

OWNER

CONTACTS

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LIST OF DRAWINGS

ARCHITECTURAL

A000	Cover
A010	Perspectives
A011	Material Specification
A050	Spatial Separation
A051	Code Analysis
A400	Site Plan and Project

Site Plan and Project Data Proposed Floor Plans L1 & L2 Proposed L3-6 & Roof Plan

Building Elevations S-W Building Elevations N-E Building Sections Context & Shadow Study **Context Perspectives**

LANDSCAPE

L1.01 Landscape Materials

CIVIL

Conceptual Site Servicing Plan Conceptual Surface Works & Site Grading



VIEW OF NORTH FACING FACADE





VIEW OF FORT STREET FRONTAGE



VIEW FROM FORT STREET EAST

3 2	RZ/DP Response to TRG Comment - Rev1 RZ/DP	NOV 30, 2021 SEPT 15, 2021
1	Issued for Development Tracker	AUG 03, 2021
NO.	DESCRIPTION	DATE



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1030 FORT STREET

JAWL PROPERTIES

1030 Fort Street, Victoria BC

Perspectives

Date JUNE 29, 2022

Scale 1 : 200

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JUNE 29, 2022 6

A010

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Terra cotta precedent: 10 Bond Street, NYC



Pre-finished metal precedent: École Ducasse, 64 Rue du Ranelagh, Paris

PALETTE

TERRA COTTA

Glazed ceramic tile in warm red brown color with scalloped

PRE-FINISHED METAL

Red brown color with scalloped

FRITTED GLASS

Vertical opaque frits of the 3 chosen red brown hues

CEDAR SOFFIT

Vertical grain, clear finish

CEMENTITIOUS PANEL

> Board and batten type finish with 2 selected red brown colors

ARCHITECTURAL CONCRETE

CONCRETE

MATERIAL



PHYSICAL SAMPLING









RZ/DP Response to ADP Comment - Rev3 APRIL 21, 2022 DESCRIPTION



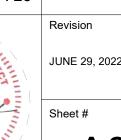
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JAWL PROPERTIES 1030 Fort Street, Victoria BC

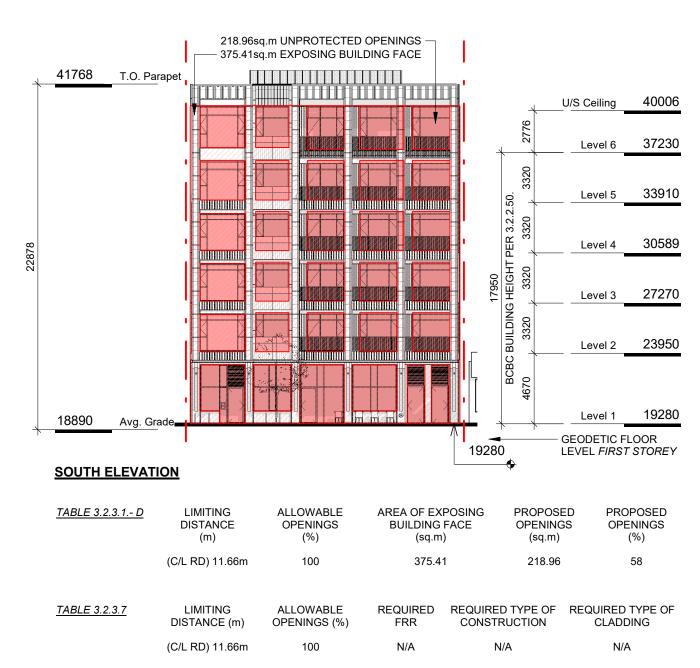
Material Specifications



JUNE 29, 2022 /6

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JUNE 29, 2022



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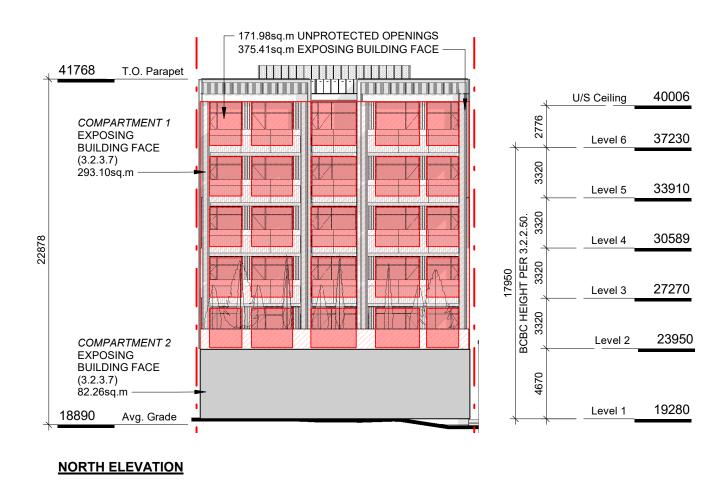
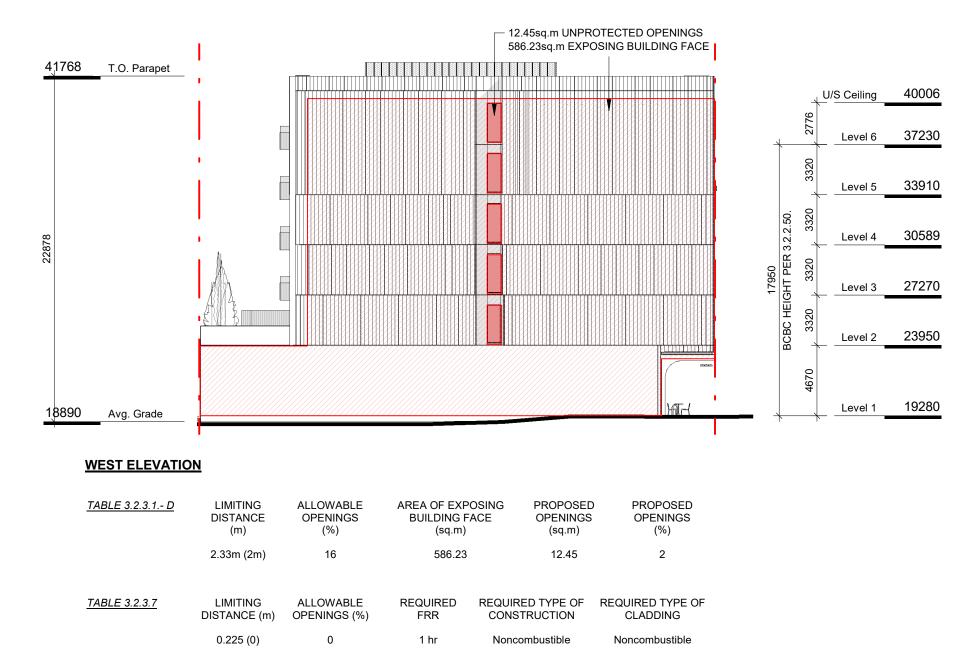
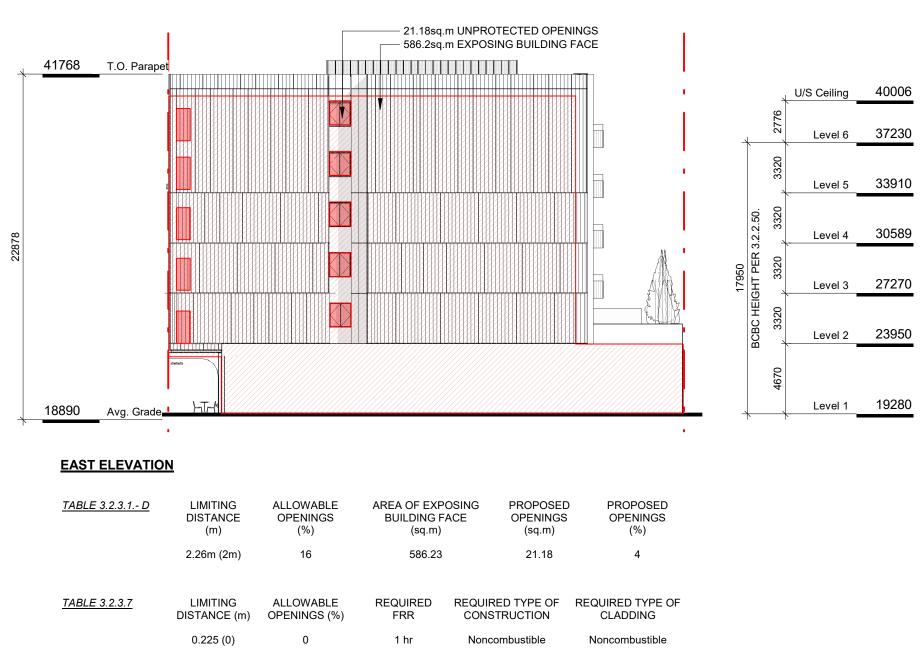


TABLE 3.2.3.1 D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPO BUILDING FA (sq.m)		PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
	6.92 (6)	52	375.41		171.98	46
TABLE 3.2.3.7 COMPARTMENT 1	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR		RED TYPE OF STRUCTION	REQUIRED TYPE OF CLADDING
	6.9m (6)	52	45 min		ALL	ALL
TABLE 3.2.3.7 COMPARTMENT 2	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR		RED TYPE OF STRUCTION	REQUIRED TYPE OF CLADDING
	0.1m (0)	0	1 hr	Non	combustible	Noncombustible

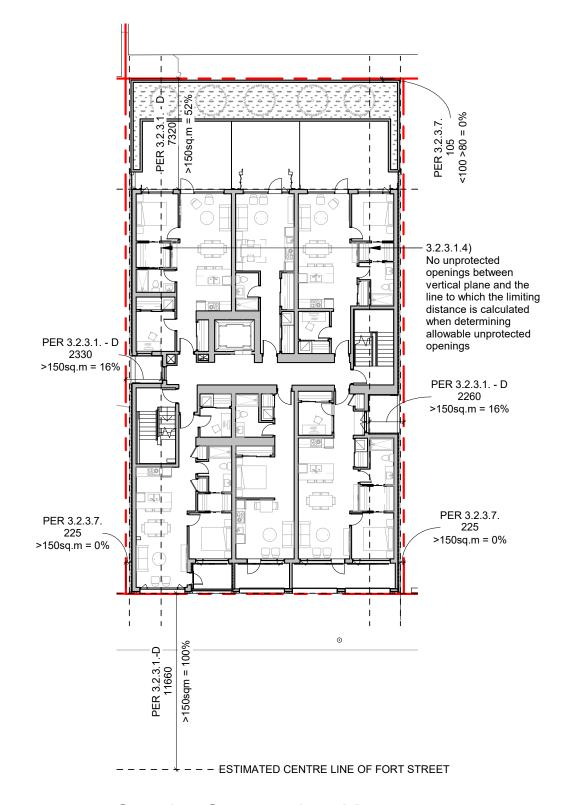
5 North Elevation - LD Key
SCALE = 1:250



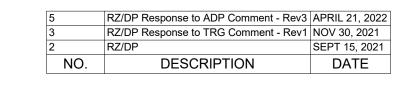
6 West Elevation - LD Key
SCALE = 1:250



East Elevation - LD Key SCALE = 1:250



9 Spatial Separation Keyplan SCALE = 1:250





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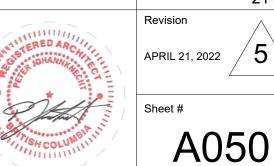
1030 FORT STREET

JAWL PROPERTIES 1030 Fort Street, Victoria BC

Spatial Separation

JUNE 29, 2022

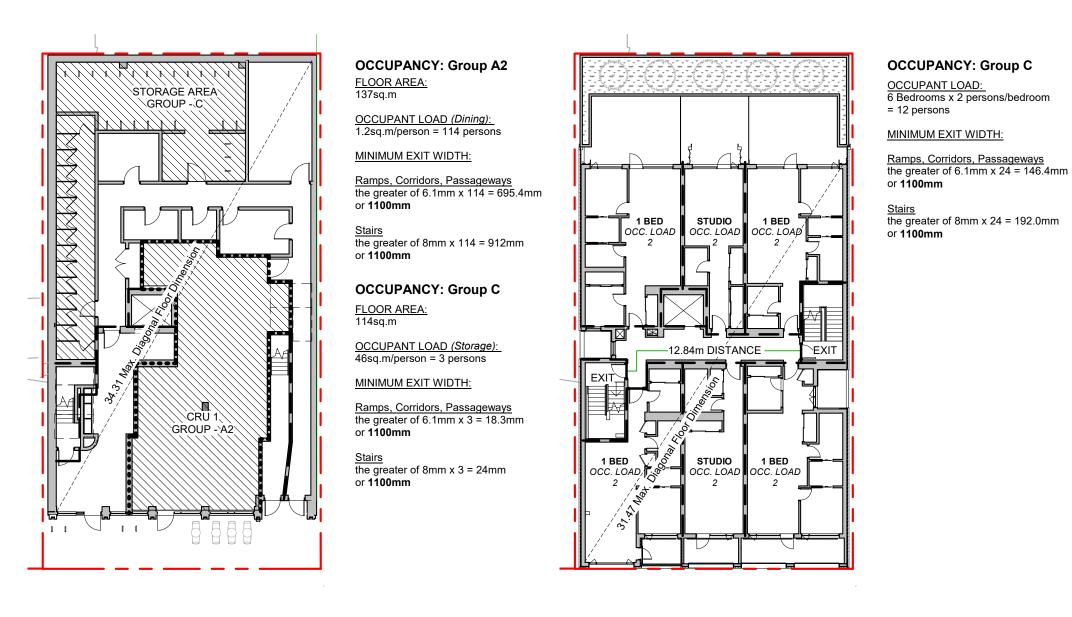
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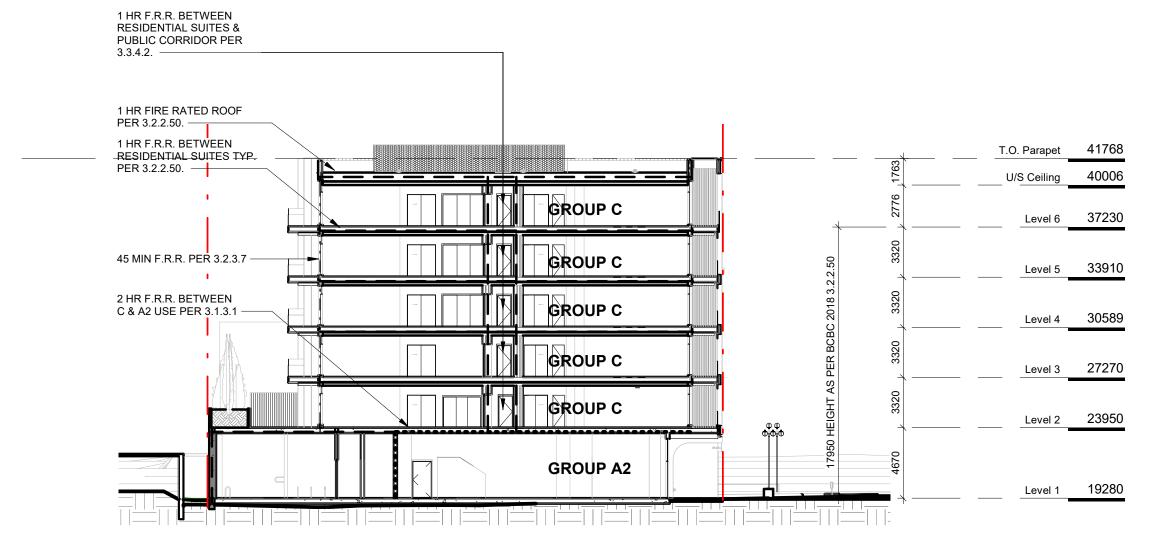
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1 Level 1 Code Plan
SCALE = 1:250





3 F.R.R. Separations - Key Section
SCALE = 1:250

BUILDING CODE ANALYSIS

PROJECT TYPE	NEW CONSTRUCTION RENOVATION ADDITION	N
GOVERNING BUILDING CODE	2018 BC BUILDING CODE / PART 3 PART 9	
MAJOR OCCUPANCY	A1 A2 A3 A4 B1 B2 B3 C D E F1 F2 F3	3.1.2.1
SUPERIMPOSED OCCUPANCY	A1 A2 A3 A4 B1 B2 B3 C D E F1 F2 F3	3.2.2.7
BUILDING AREA	576 m ²	1.4.1.2
GRADE	18.75 m geodetic	1.4.1.2
BUILDING HEIGHT (STOREYS, m)	6 STOREYS ABOVE GRADE <18 m, LEVEL 1 TO LEVEL 6 0 STOREYS BELOW GRADE	1.4.1.2, 3.2.2.50

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION

CLASSIFICATION	GROUP C, UP TO 6 STOREYS, SPRINKLERED	3.2.2.50
No. OF STREETS FACING	1	3.2.2.10
CONSTRUCTION TYPES PERMITTED	✓ COMBUSTIBLE NON-COMBUSTIBLE	3.2.2.50
FIRE ALARM SYSTEM	YES NO	3.2.4.1
STANDPIPE SYSTEM	YES NO	3.2.5.8
HIGH BUILDING	YES NO	3.2.6.1
INTERCONNECTED FLOOR SPACE	YES NO	3.2.8

FIRE RESISTANCE RATINGS

HORIZONTAL SEPARATIONS	1 hr FLOORS 1 hr MEZZANINE 1 hr ROOF	3.2.2.50
LOADBEARING WALLS, COLUMNS & ARCHES	1 hr (NOT LESS THAN THAT REQUIRED FOR SUPPORTED STRUCTURE)	3.2.2.50
EXITS	1 hr	3.4.4.1
MAJOR OCCUPANCY SEPARATION	2 hr C to A2	3.1.3.1

EXITS	FROM	FLOOR	AREA	S

NUMBER OF EXITS REQUIRED	2	3.4.2.1
SEPARATION OF EXITS (MIN.)	1/2 MAX. DIAGONAL FLOOR AREA, BUT NEED NOT BE > 9 m	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	45 m, GROUP C 45 m, GROUP A2	3.4.2.5
MEZZANINE	YES NO	3.2.8

OCCUPIED FLOOR AREAS & OCCUPANT LOAD

LEVEL 1	137	sq.m, A2 (Dining)	114	sq.m, C (Storage)	0 bds	C (Residential)	1.4.1.2, 3.1.17.1
LEVEL 2 - 6	0	sq.m, A2 (Dining)	0	sq.m, C (Storage)	6 bds	C (Residential)	1.4.1.2, 3.1.17.1
TOTAL	137	sq.m, A2 (Dining)	114	sq.m, C (Storage)	30 bds	C (Residential)	1.4.1.2, 3.1.17.1
OCCUPANT LOAD	114	1.2sq.m./person	3	46sq.m./person	60	2 persons*bdrm	3.1.17.1

WATER CLOSETS	OCCUPANT LOAD	REQUIRED	PROVIDED	
LEVEL 1(A2)	114 PERSONS	2 M 3 F	T.B.D. AT T.I.	3.7.2.2- A

ACCESSIBILITY		
UNIVERSAL WASHROOM	REQUIRED AT LEVEL 1	3.8.2.8.3

3	RZ/DP Response to TRG Comment - Rev1	NOV 30, 2021
2	RZ/DP	SEPT 15, 202
NO.	DESCRIPTION	DATE



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Project

1030 FORT STREET

JAWL PROPERTIES

1030 Fort Street, Victoria BC

Sheet

Code Analysis

JUNE 29, 2022
Project #

As indicated

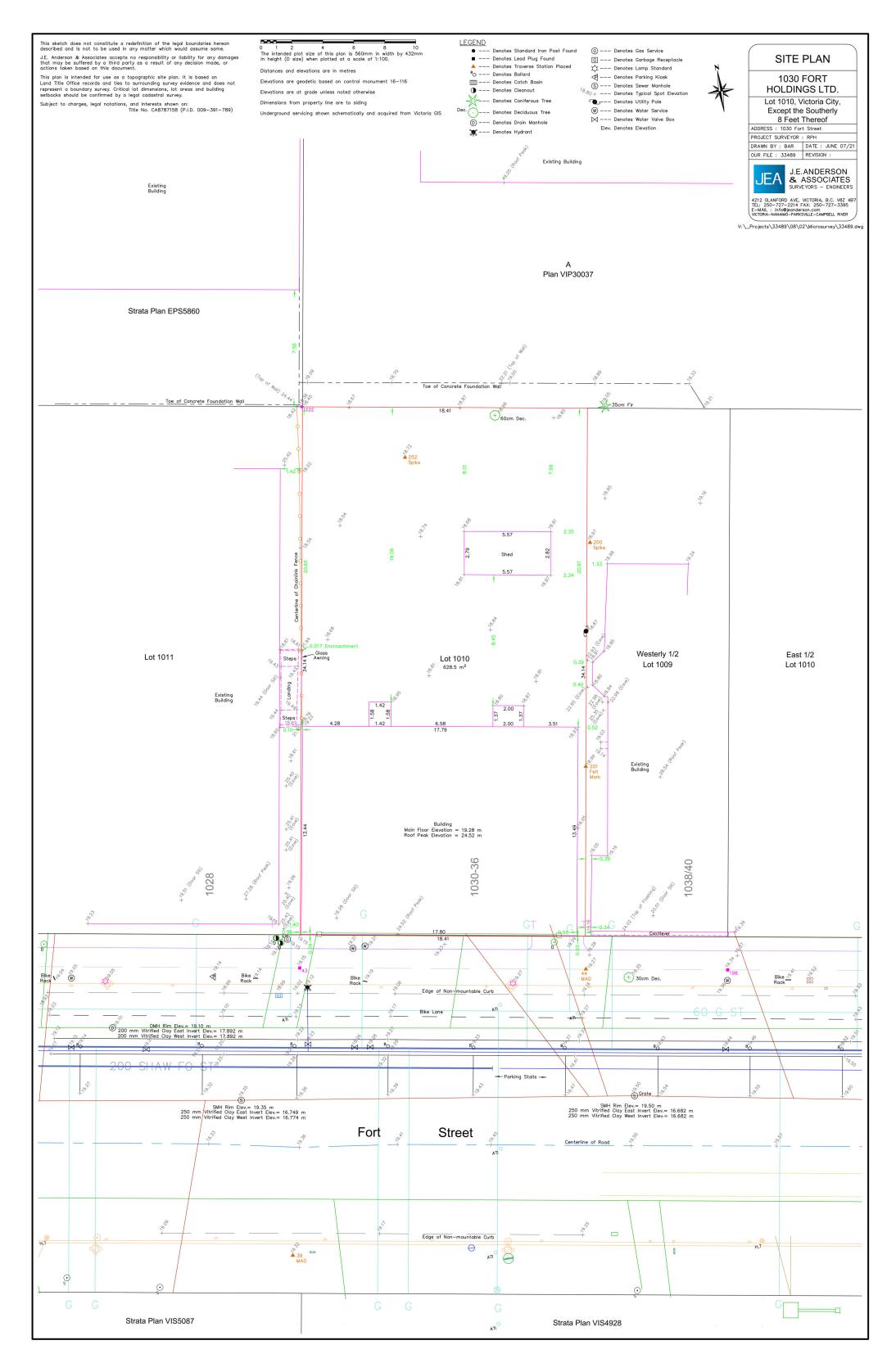
Revision

NOV 30, 2021

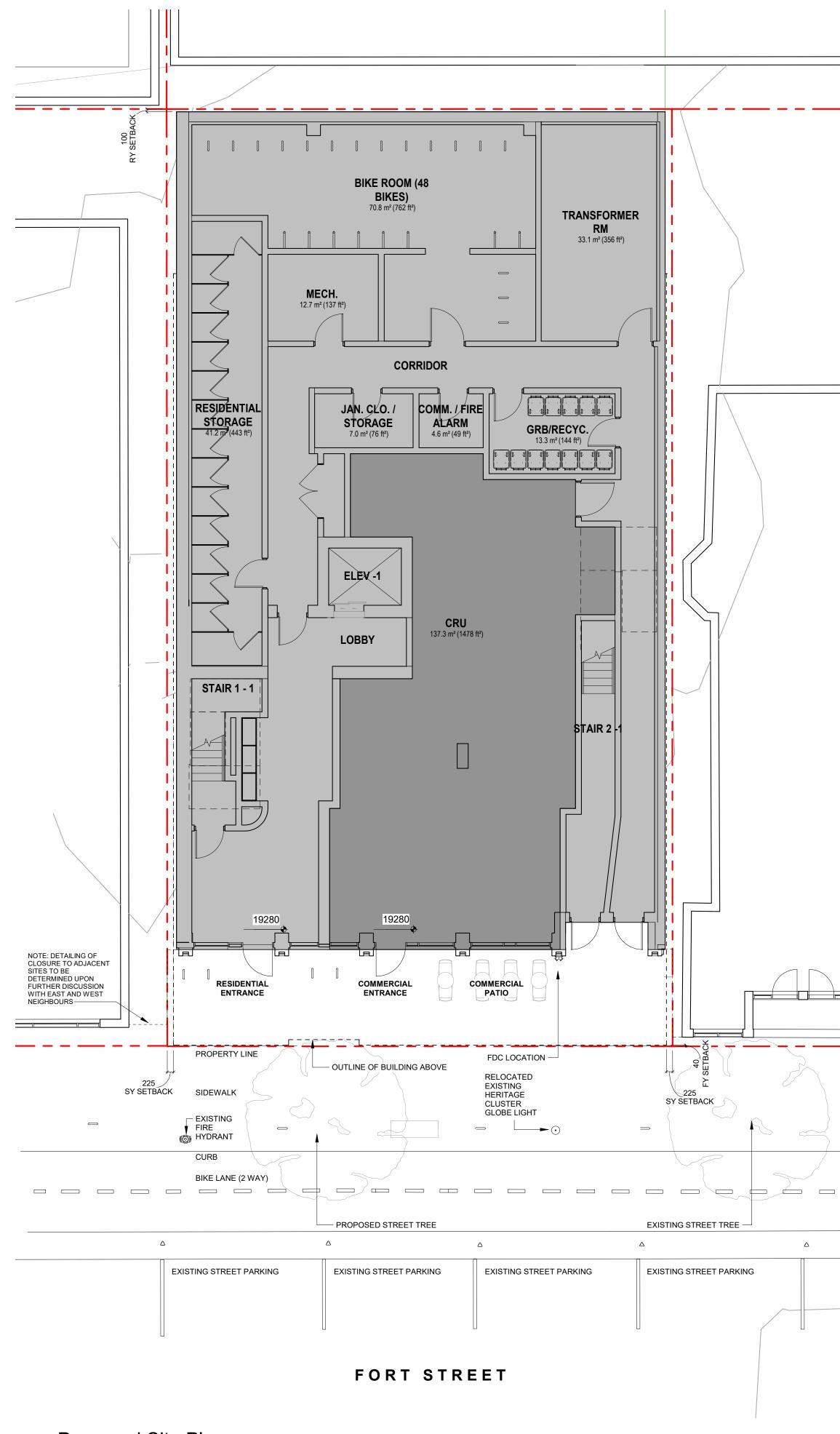
A051

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EXISTING SITE SURVEY SCALE = 1:200



DATA

MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	1030 FORT STREET, VICTORIA BC
LEGAL DESCRIPTION	LOT 1010, VICTORIA CITY, EXCEPT THE SOUTHERLY 8 FEET THEREOF
PROJECT DESCRIPTION	6 STOREY BUILDING 5 STOREYS RESIDENTIAL OVER 1 STOREY COMMERCIAL

PROJECT INFORMATION

ZONE (EXISTING)	CA-42	
PROPOSED ZONE	UNKNOWN	
SITE AREA (m²)	628.5m ²	
TOTAL FLOOR AREA (m²)	2,460m²	
COMMERCIAL FLOOR AREA (m²)	137m²	
FLOOR SPACE RATIO	4:1	
SITE COVERAGE (%)	97.5%	
OPEN SITE SPACE (%)	14%	
ROOF STRUCTURE (%)	26%	
HEIGHT (m)	22.28m	
NUMBER OF STOREYS	6	
	REQUIRED	PROVIDED
PARKING STALLS (#) ON SITE	24	0
BICYCLE PARKING (#) SHORT TERM	8	8
BICYCLE PARKING (#) LONG TERM	36	48
BICYCLE PARKING (#) LONG TERM	36	48

BUILDING SETBACKS (m)	
FRONT YARD	0.04m
REAR YARD (LEVEL 1)	0.10m
REAR YARD (TO BUILDING FACE LEVEL 2-6)	7.35m
SIDE YARD (W)	0.23m
SIDE YARD (E)	0.23m
COMBINED SIDE YARDS	0.46m

RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	30
UNIT TYPE	1 BD+ DEN (20), STUDIO (10)
GROUND-ORIENTATED UNITS	0
MINIMUM UNIT FLOOR AREA (m²)	36.7m ²
TOTAL RESIDENTIAL FLOOR AREA (m²)	1,651m ²

SUPPORTING CALCULATIONS

ZONING R FLOOR AF	EGULATION BYLAW REAS	ZONING BY FLOOR ARE	BYLAW 2018 REAS	
Level 1	444.74 m²	Level 1	450.87 m²	
Level 2	403.03 m ²	Level 2	408.60 m ²	
Level 3	403.08 m ²	Level 3	408.60 m ²	
Level 4	403.08 m ²	Level 4	408.60 m ²	
Level 5	403.08 m ²	Level 5	408.60 m ²	
Level 6	403.08 m²	Level 6	408.60 m ²	

Grand total: 6 2493.84 m² Grand total: 6 2460.09 m² FLOOR SPACE RATIO FLOOR SPACE RATIO $2460m^2 / 628.5m^2 = 3.9 : 1$ $2515m^2 / 628.5m^2 = 4:1$ rounded - 4:1

ROOFTOP STRUCTURE SITE COVERAGE % COVERAGE $608.5 \text{m}^2 / 628.5 \text{m}^2 = 0.97 (97\%)$ $129.6m^2 / 491.0m^2 = 0.264 (26\%)$ OPEN SITE SPACE $85.6m^2 / 628.5m^2 = 0.14 (14\%)$

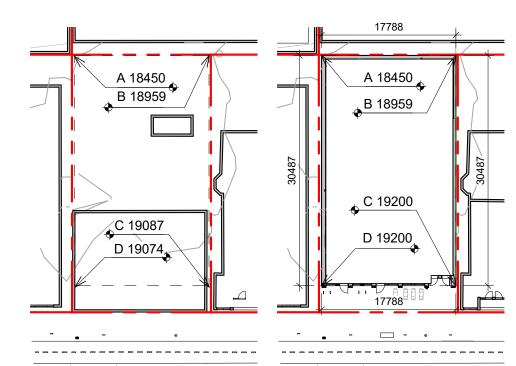
AVERAGE GRADE GRADE POINTS: GRADE POINTS: (PROPOSED) (NATURAL) 18.450 18.450 18.960 **19.090 19.070** 18.960 19.200

19.200

NATURAL GRADE POINTS (EXISTING)

GRADE POINTS: ((18.450 + 18.960)/2) x 17.8 = 332.95 ((18.960 + 19.090)/2) x 30.5 = 580.26 ((19.090 + 19.070)/2) x 17.8 = 339.62 ((19.070 + 18.450)/2) x 30.5 = 572.18

1,825.01 AVERAGE GRADE = 1825.01/96.6 = **18.89**



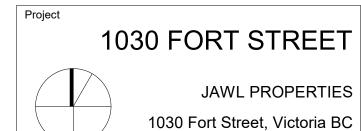
GRADE POINTS (PROPOSED)

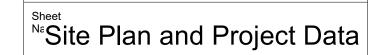
3	RZ/DP Response to TRG Comment - Rev1	NOV 30, 2021
2	RZ/DP	SEPT 15, 202
1 Issued for Development Tracker		AUG 03, 2021
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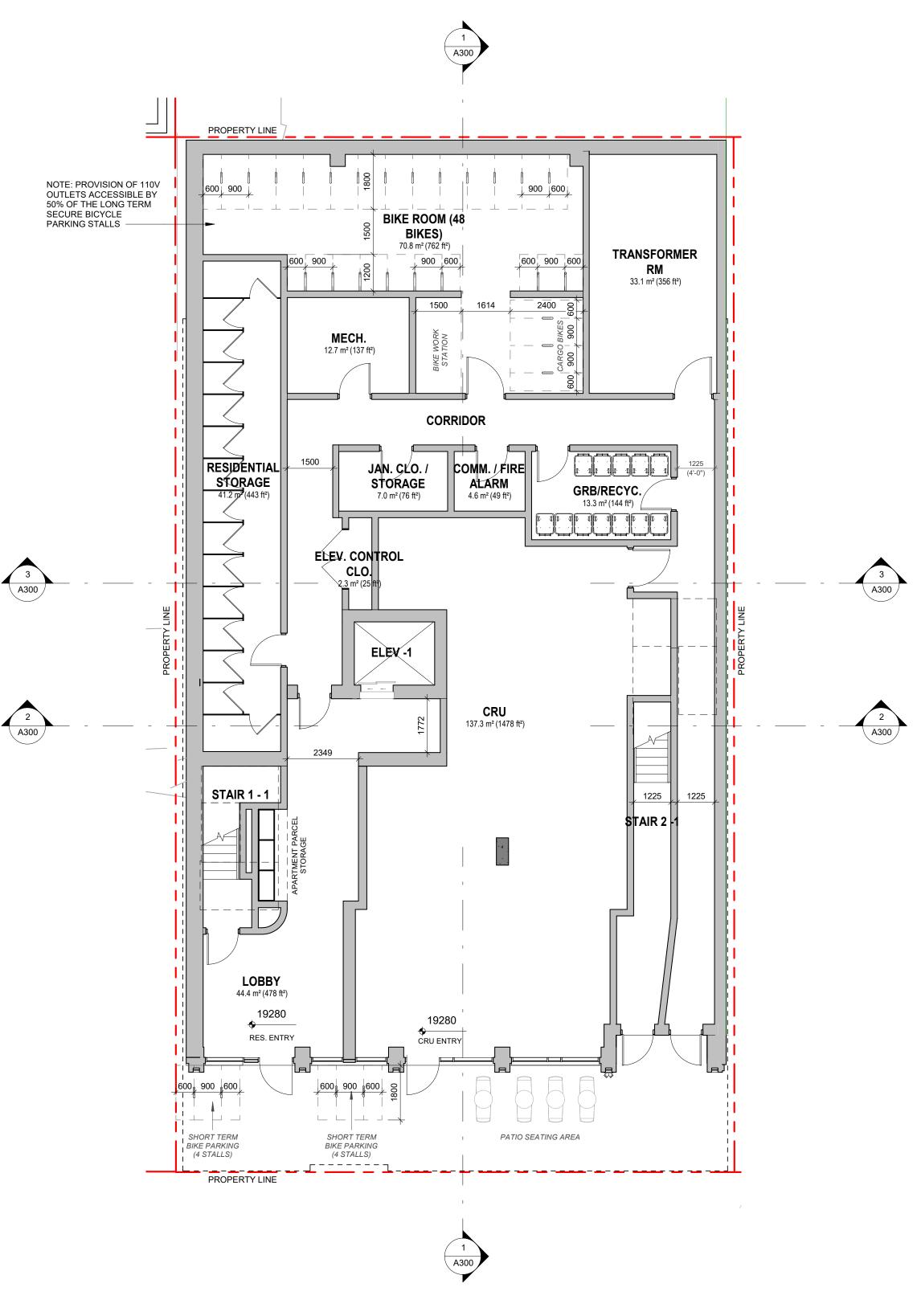
JUNE 29, 2022 As indicated 2112 Revision NOV 30, 2021 Sheet # A100

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Proposed Site Plan

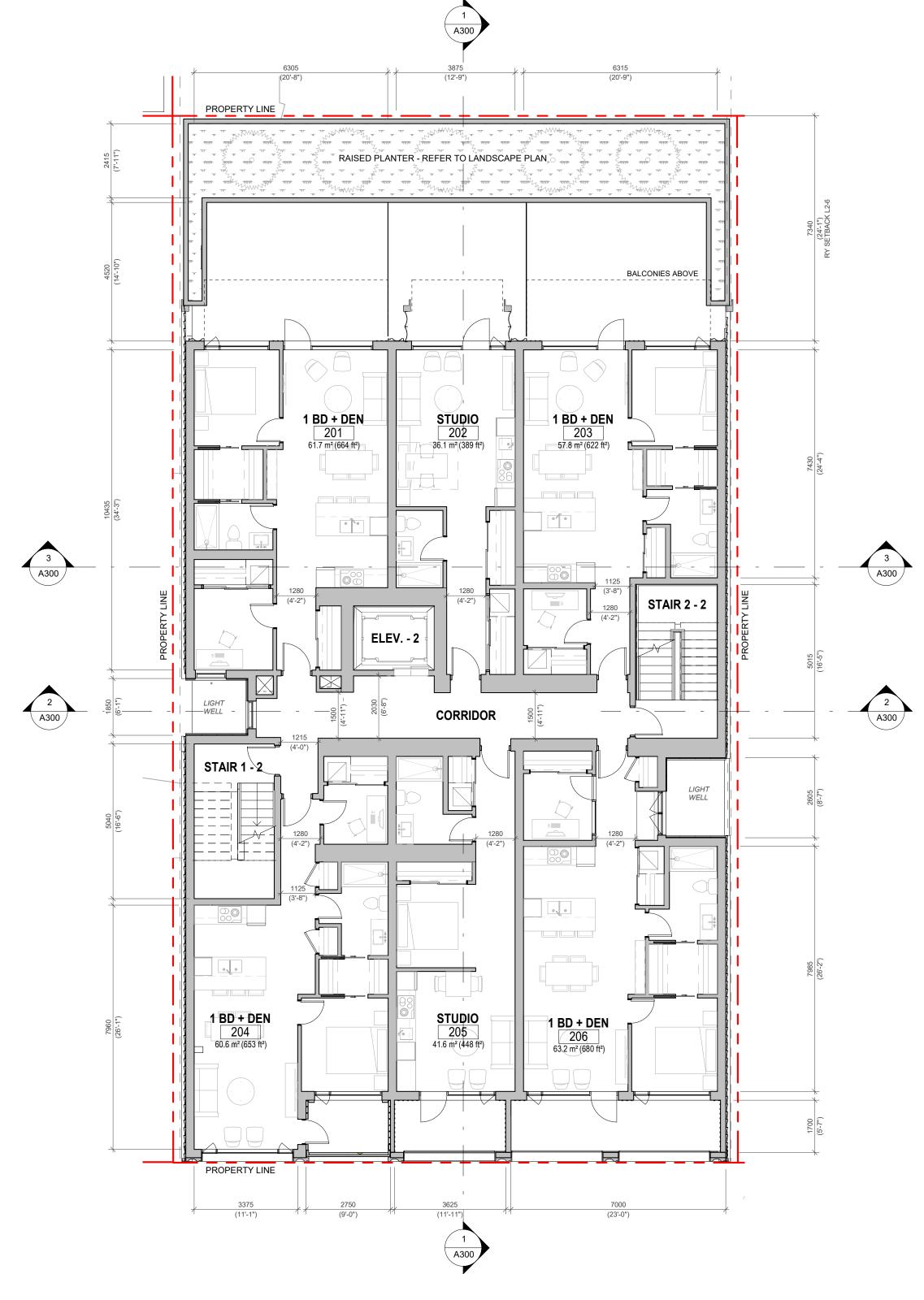
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LEVEL 1 - ZONING REGULATION BYLAW - FLOOR AREA: 445sq.m (measured to inside face of exterior wall, excluding elevator shaft & required bike parking)

LEVEL 1 - ZONING BYLAW 2018 - FLOOR AREA: 451sq.m (measured to inside face of exterior wall, excluding required bike parking)

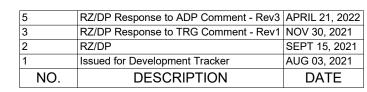
1 Level 1 Proposed Plan
SCALE = 1:100



LEVEL 2-6 - ZONING REGULATION BYLAW - FLOOR AREA: 403sq.m (measured to inside face of exterior wall, excluding elevator shaft & required bike parking)

LEVEL 2-6 - ZONING BYLAW 2018 - FLOOR AREA: 409sq.m (measured to inside face of exterior wall)

2 Levels 2 Proposed Plan
SCALE = 1:100





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Date

JUNE 29, 2022

Scale

1: 100

Project #

2112

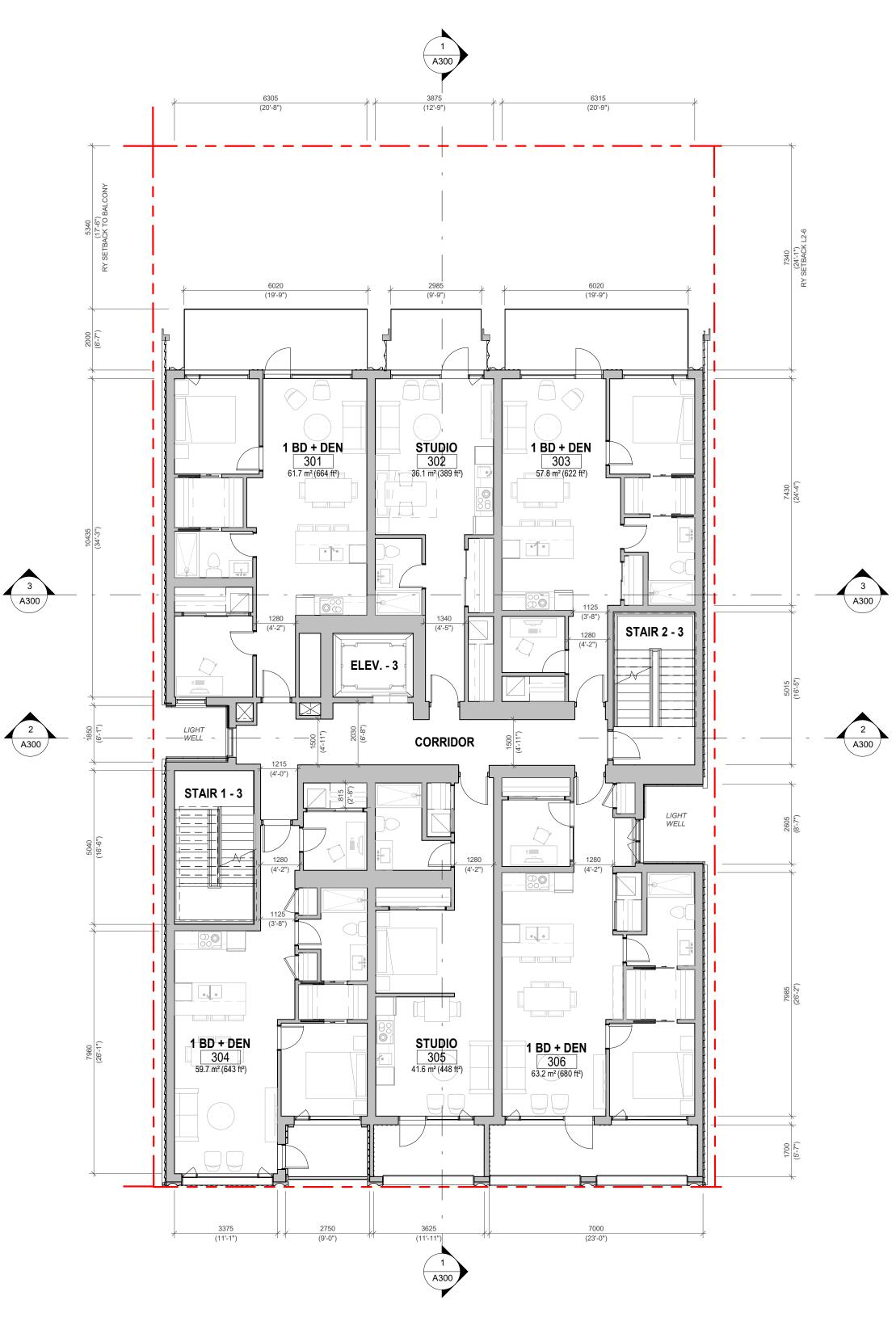
Revision

APRIL 21, 2022

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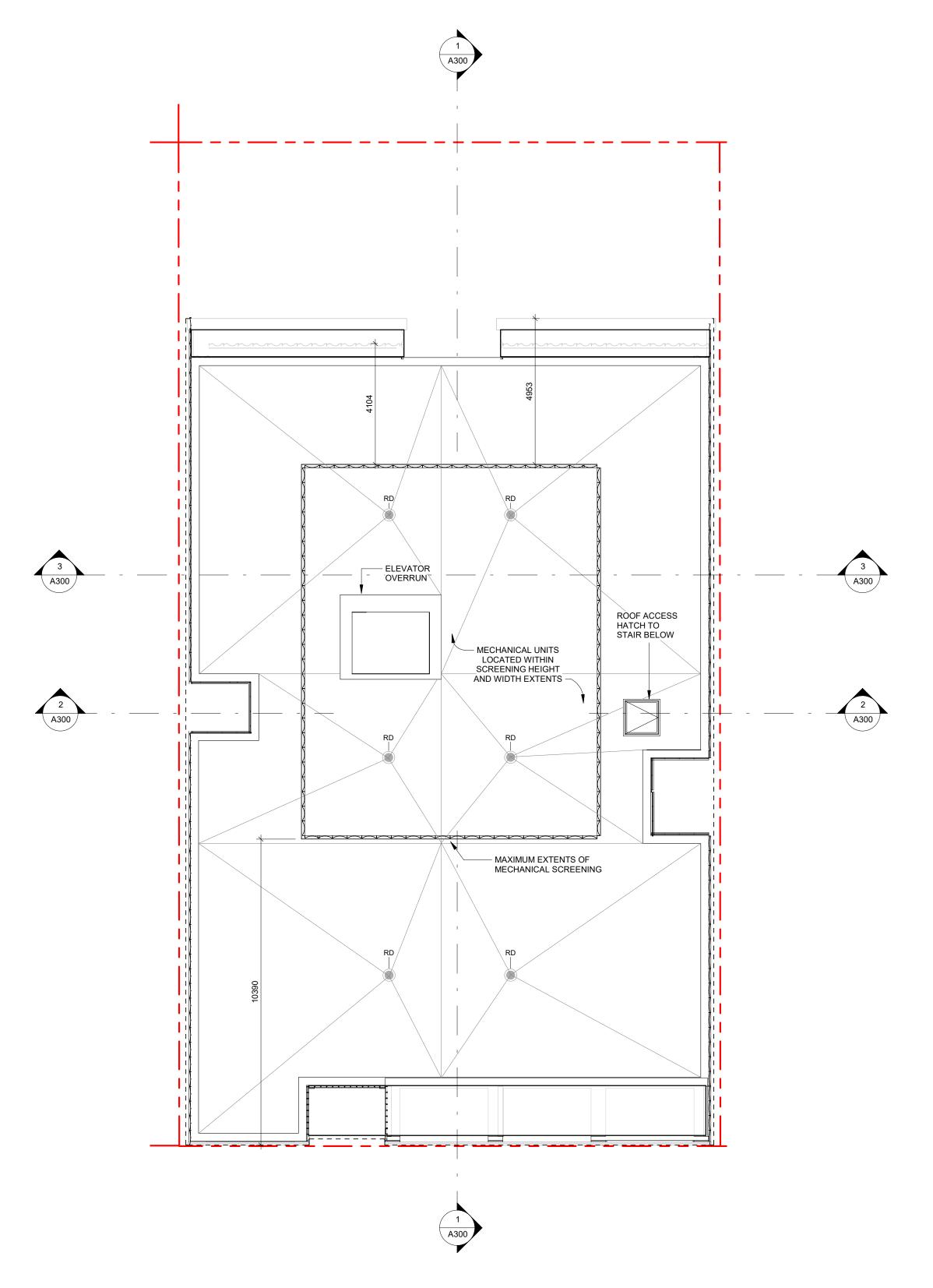
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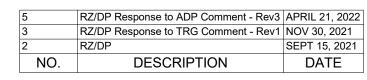


LEVEL 2-6 - ZONING REGULATION BYLAW - FLOOR AREA: 403sq.m (measured to inside face of exterior wall, excluding elevator shaft & required bike parking) LEVEL 2-6 - ZONING BYLAW 2018 - FLOOR AREA: 409sq.m (measured to inside face of exterior wall)

2 Level 3-6 Typical Proposed Plan
SCALE = 1:100



ZONING BYLAW 2018 - ROOF AREA: 491sq.m ZONING BYLAW 2018 - ROOFTOP STRUCTURE EXTENTS: 130sq.m

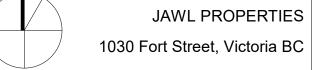




CASCADIA ARCHITECTS

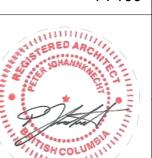
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Proposed L3-6 & Roof Plan

JUNE 29, 2022 1:100



APRIL 21, 2022 / 5

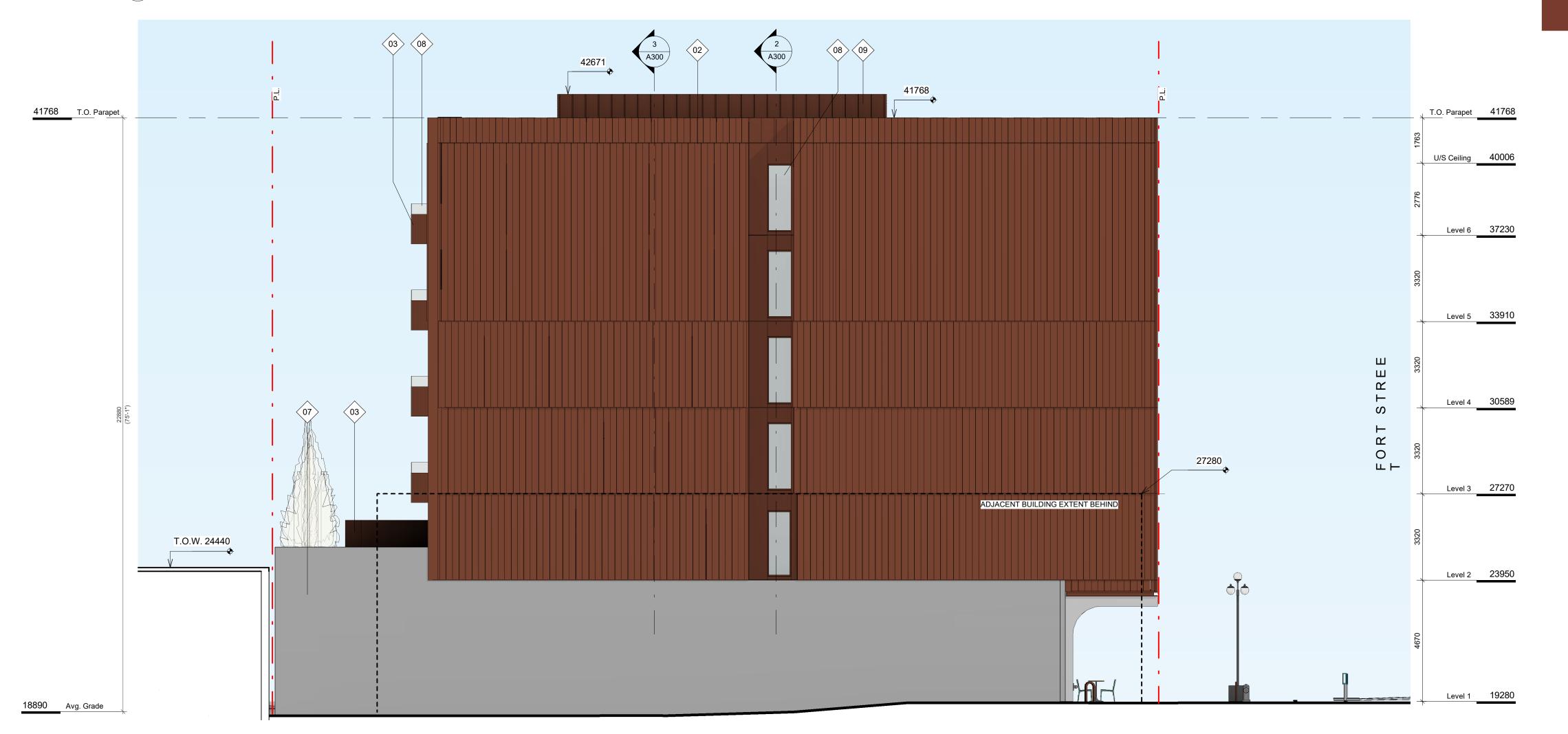
A102

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South Elevation

SCALE = 1:100



FINISH MATERIALS

01. TERRA COTTA

02. PRE-FINISHED METAL

03. FRITTED GLASS

04. CEDAR SOFFIT

05. CEMENTITIOUS **PANEL**

06. ARCHITECTURAL CONCRETE

07. CONCRETE

08. TRANSPARENT

GLASS

09. PRE-FINISHED PERFORATED METAL

NO	DESCRIPTION	DATF
1	Issued for Development Tracker	AUG 03, 2021
2	RZ/DP	SEPT 15, 2021
3	RZ/DP Response to TRG Comment - Rev1	NOV 30, 2021
4	RZ/DP Content for ADP - Rev2	FEB 09, 2022
5	RZ/DP Response to ADP Comment - Rev3	APRIL 21, 2022
6	RZ/DP Response to TRG Comment - Rev4	JUNE 29, 2022



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1030 FORT STREET

JAWL PROPERTIES 1030 Fort Street, Victoria BC

Sheet Name Building Elevations S-W

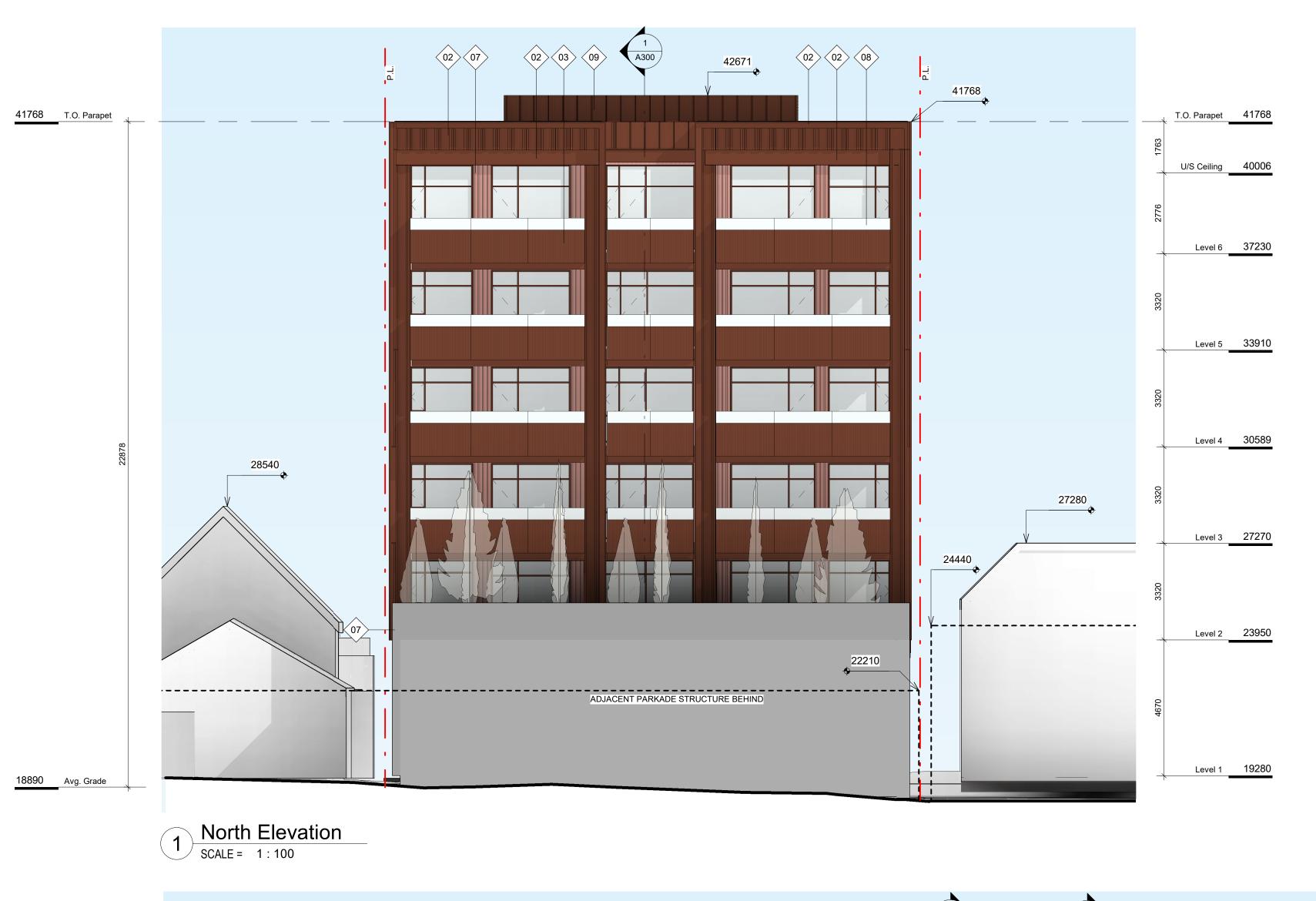
JUNE 29, 2022

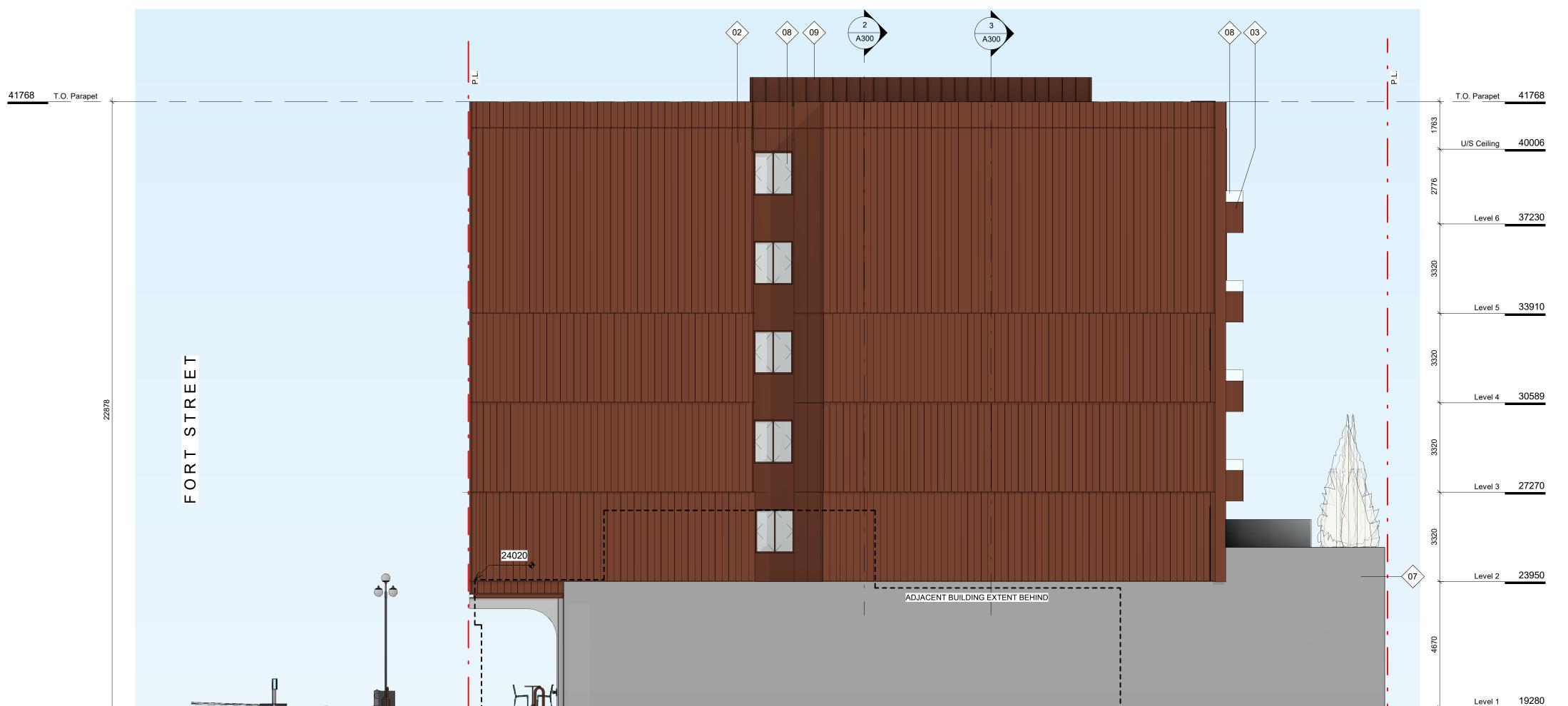
As indicated 2112 JUNE 29, 2022 /6A200

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2022-06-28







FINISH MATERIALS

01. TERRA COTTA

02. PRE-FINISHED METAL

03. FRITTED GLASS

04. CEDAR SOFFIT

05. CEMENTITIOUS PANEL

06. ARCHITECTURAL CONCRETE

07. CONCRETE

08. TRANSPARENT

)8. TRANSPARENT GLASS

09. PRE-FINISHED PERFORATED METAL

 6
 RZ/DP Response to TRG Comment - Rev4
 JUNE 29, 2022

 5
 RZ/DP Response to ADP Comment - Rev3
 APRIL 21, 2022

 4
 RZ/DP Content for ADP - Rev2
 FEB 09, 2022

 3
 RZ/DP Response to TRG Comment - Rev1
 NOV 30, 2021

 2
 RZ/DP
 SEPT 15, 2021

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1030 FORT STREET

JAWL PROPERTIES

1030 Fort Street, Victoria BC

Sheet Name Building Elevations N-E

JUNE 29, 2022

As indicated Project #

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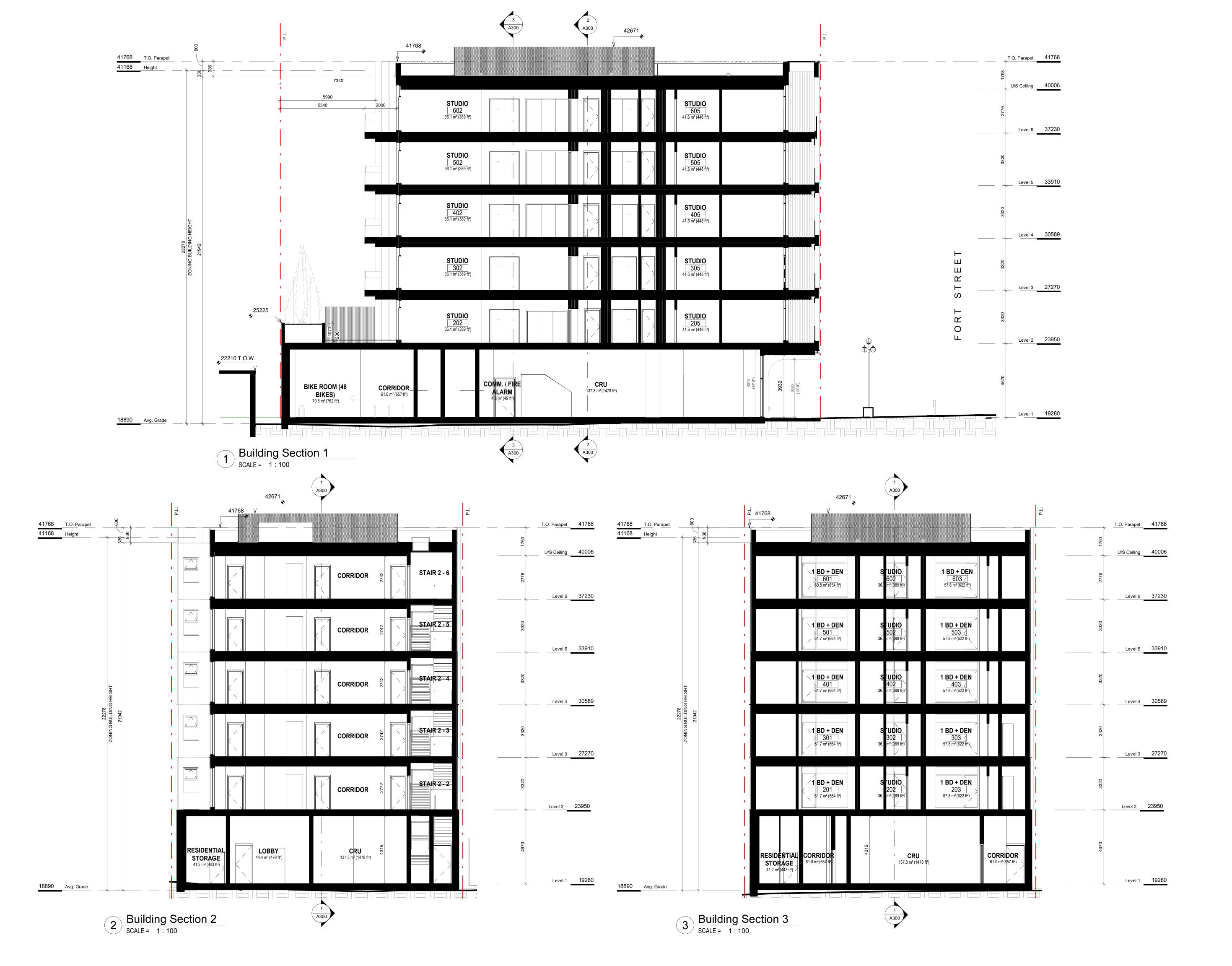
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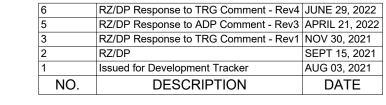
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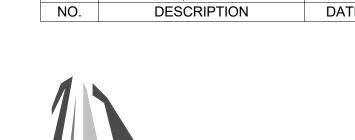
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A201

2 East Elevation
SCALE = 1:100







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1030 FORT STREET

JAWL PROPERTIES 1030 Fort Street, Victoria BC

Building Sections

Revision

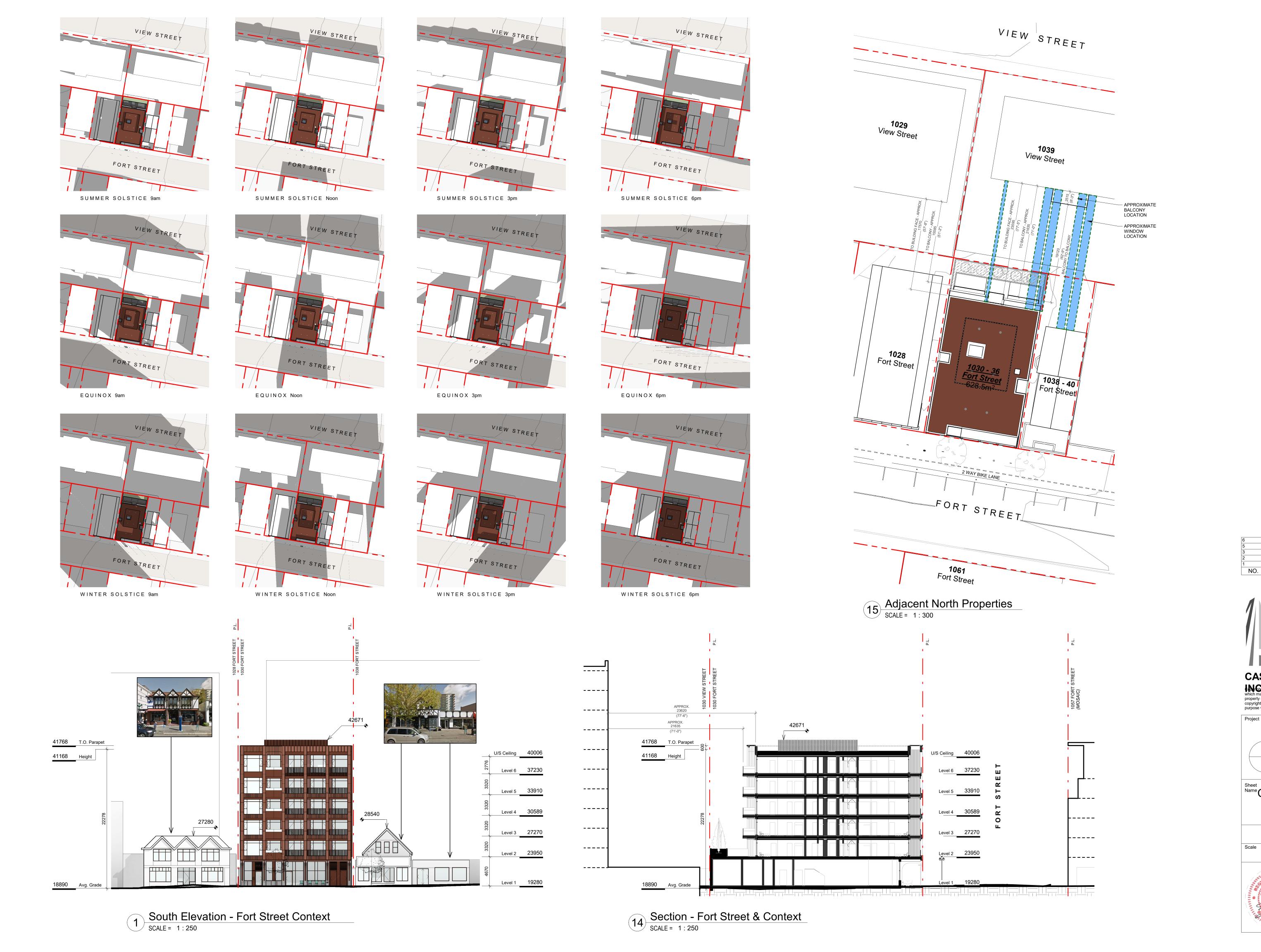
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Project

1030 FORT STREET

JAWL PROPERTIES

1030 Fort Street, Victoria BC

Sheet Name Context & Shadow Study

Date

JUNE 29, 2022

Scale

Project #

As indicated

Project #

RZ/DP Response to TRG Comment - Rev4 JUNE 29, 2022
RZ/DP Response to ADP Comment - Rev3 APRIL 21, 2022
RZ/DP Response to TRG Comment - Rev1 NOV 30, 2021

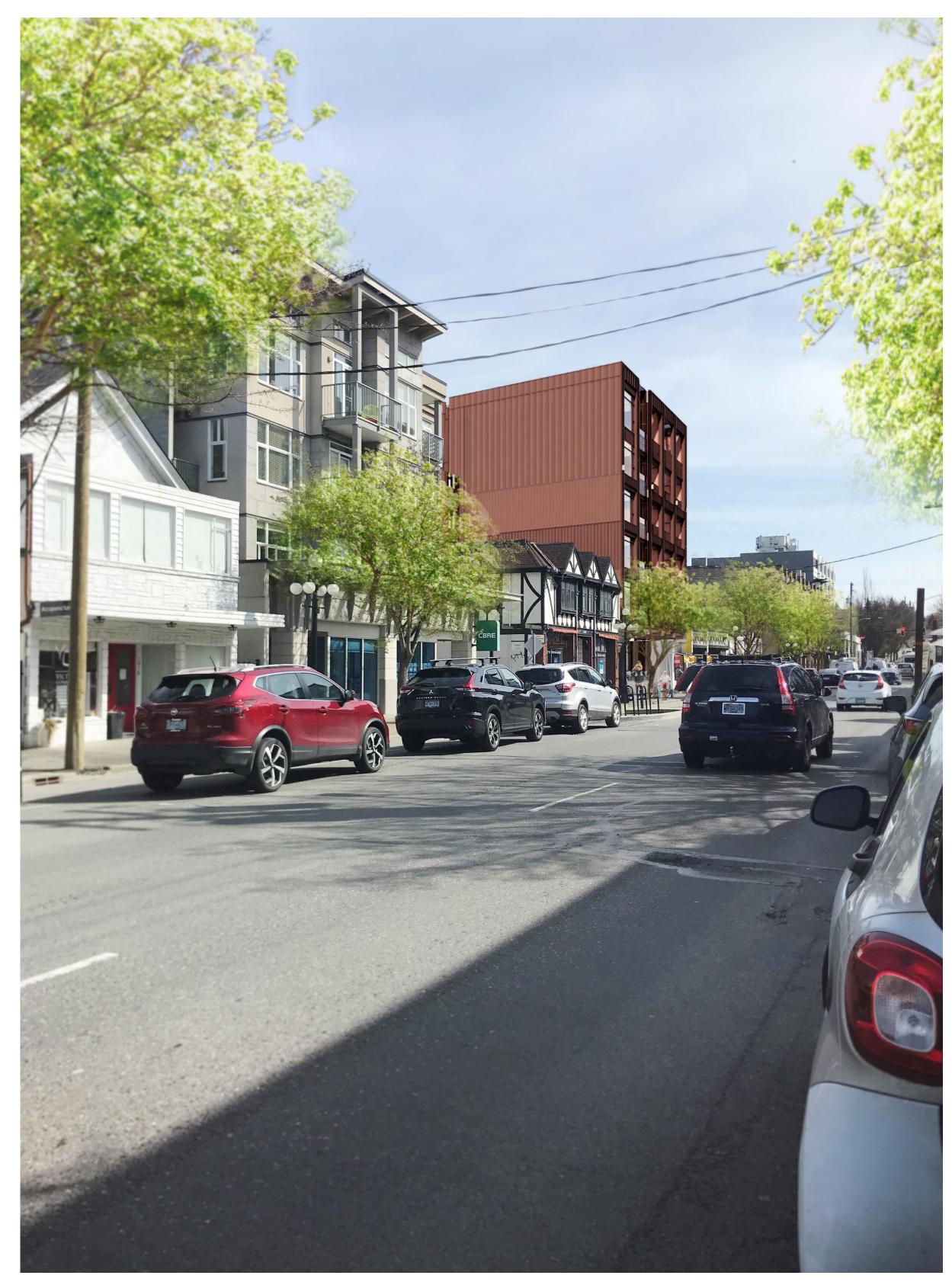
DESCRIPTION

AUG 03, 2021 DATE

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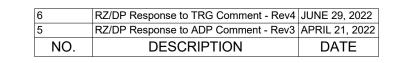
JUNE 29, 2022 / 6







CONTEXT VIEW FROM FORT STREET EAST





CASCADIA ARCHITECTS

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1030 FORT STREET

JAWL PROPERTIES

1030 Fort Street, Victoria BC

Context Perspectives

JUNE 29, 2022

1 : 200

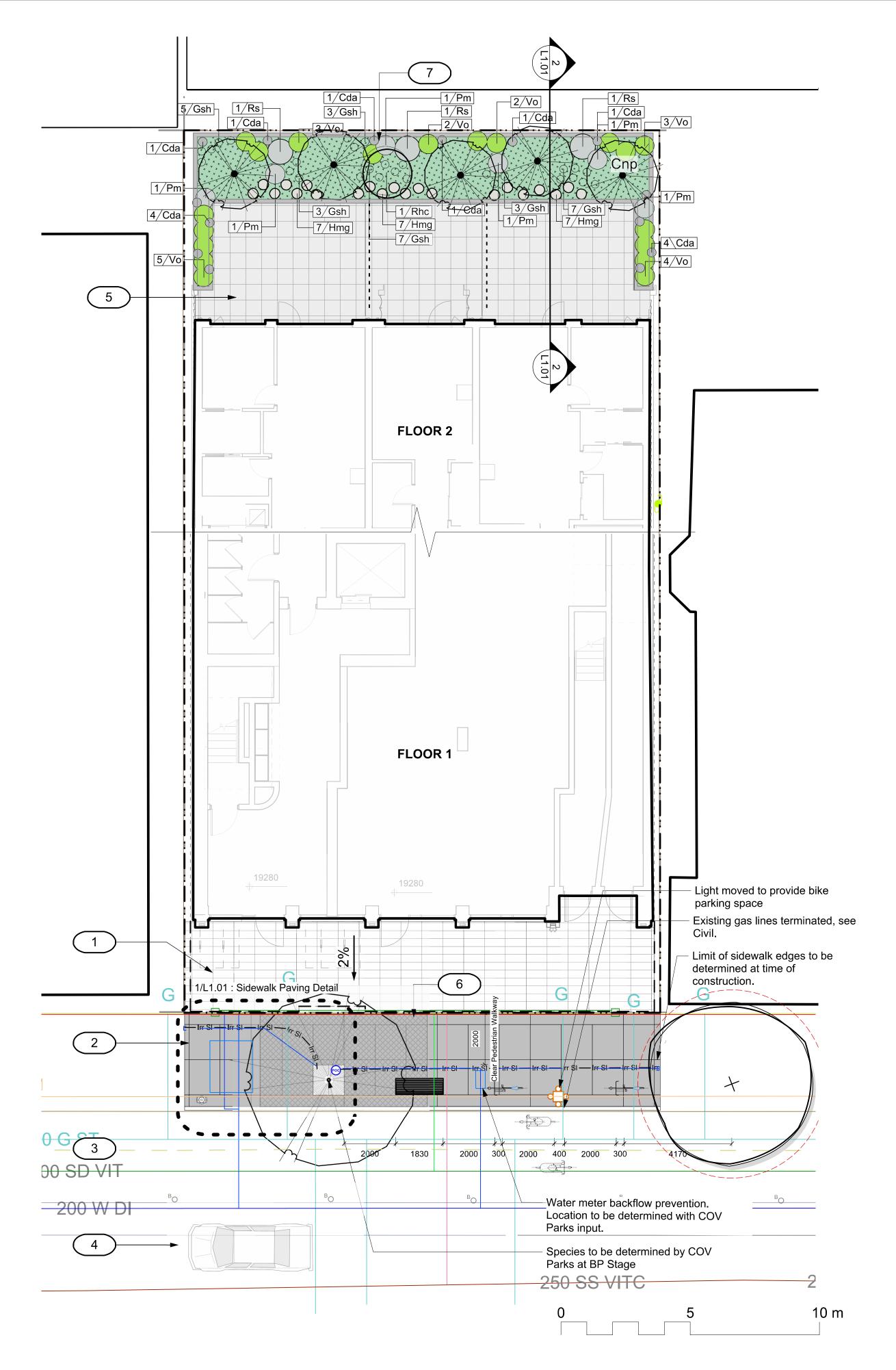
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JUNE 29, 2022

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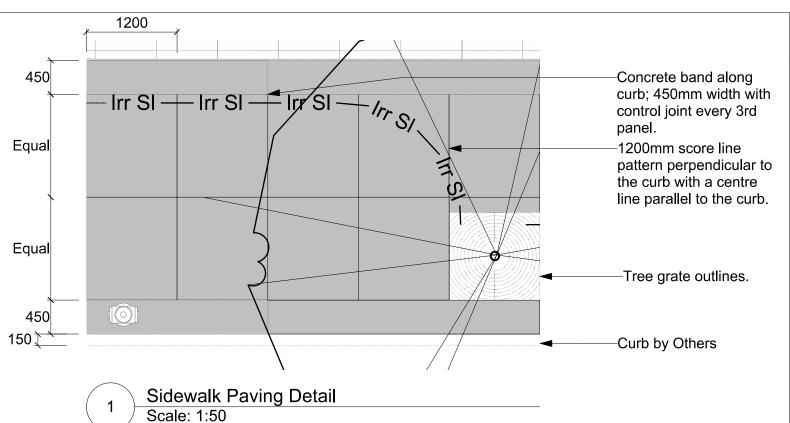
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REFERENCE NOTES

- 1. Entrance Plaza 2. Pedestrian Sidewalk
- 3. Bike Lane
- 4. Parking
- 5. Level 2 Patio with planters and tree screening.
- 6. 20 cu m growing medium for medium sized boulevard tree. 150 structural soil
- cells (50 cells x 3 cells deep)
- 7. Landscape Planter. 1200 Depth x 42.5 sq. m. Volume 51 cu m.



DRAWING NOTES

- 1. DO NOT SCALE DRAWING: Verify all property lines and existing
- structures/vegetation to remain, prior to commencing work. 2. All plan dimensions in metres and all detail dimensions in millimetres.
- 3. Plant quantities on Plans shall take precedence over plant list
- 4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- 5. Provide layout of all work for approval by Landscape Architect prior to
- proceeding with work. 6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications. Boulevard irrigation system to meet City of Victoria Supplementary Specification for Street Trees and Irrigation Bylaw.
- 7. Landscape installation to carry a 1 year warranty from date of
- acceptance. 8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- 9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
- 10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

LINE TYPE LEGEND

Extent of Roof, above

UNDERGROUND UTILITIES (Shown for reference only - refer to Civil Engineer's drawings).

> Storm drain Sewer

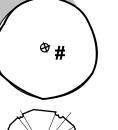
Water

Electrical

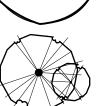
Gas Hydro Tel

EXISTING PLANT LEGEND

(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).

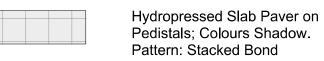


Existing Tree to be retained



Proposed Trees

MATERIALS LEGEND







Structural Soil - City Green Strata Vault or approved equivalent.

Growing Medium



900mm Depth

Planting Area

Privacy Screening Guard Rail

Concrete Retaining Wall - On Grade

New Town- City of Victoria Standard Trowel Joint Concrete; Cast in Place, Side Walk Fill & Frame Natural Colour, Fine Broom Finish

1200mm Scoreline pattern perpendicular to curb (Pattern to be adjusted to fit with tree grate layout)

450mm concrete band along curb and back side of sidewalk (Property line) Control joints every 3rd planel of 450mm bands

SITE FURNISHINGS LEGEND



Tree Grate



Fire Hydrant Planters

with back



Downtown Bike Racks



Pedestrian Lighting - New Town - Heritage Cluster Light Type A Circular

New Town - Type F: Metal modern bench



Irrigation Point of Connection - City supply for boulevard tree. Provide water servuce and electrical service from irrigation controller to valves.

— Irr SI — Irr SI · Irrigation Sleeve (100mm Dia.)

MATERIAL PALETTE



PAVING



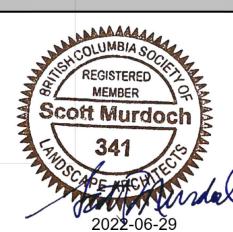


SCREENING

4	Rev 3.	2022-06-2
3	Rev 2.	2022-04-2
2	Rev 1.	2021-11-
1	DP	03/Aug/20
v no	description	date

Murdoch

Landscape Planning & Design



2022-06-29

Jawl Properties Ltd, 1515 Douglas St Suite 200, Victoria, BC

project 1030 Fort Street

1030 Fort Street,

sheet title Landscape

Materials

Victoria, B.C.

project no.

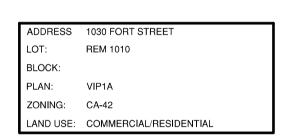
1: 100 @ 24"x36" scale drawn by checked by revison no. sheet no.

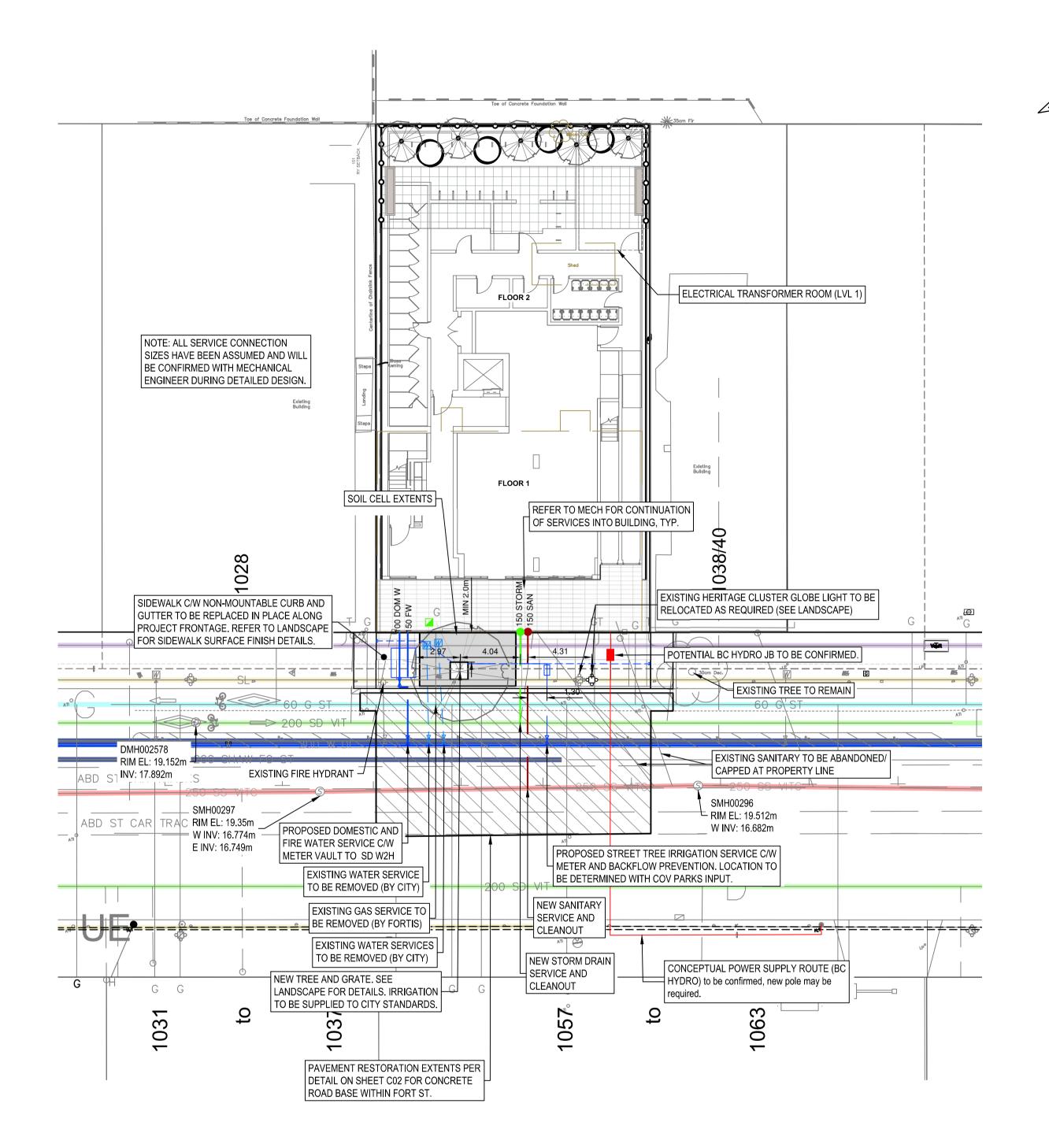


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ENGINEERING NOTES:

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VICTORIA SPECIFICATIONS, MASTER MUNICIPAL CONSTRUCTION DOCUMENT (MMCD) PLATINUM EDITION, AND THESE DRAWINGS.
- ALL CONSTRUCTION SURVEY LAYOUT TO BE PROVIDED BY THE CONTRACTOR.
- PERMIT TO CONSTRUCT WORKS ON CITY RIGHT-OF-WAY MUST BE OBTAINED FROM THE CITY ENGINEERING DEPARTMENT BEFORE WORKS COMMENCE. NOTIFY CITY OF VICTORIA 48 HOURS PRIOR TO CONSTRUCTION.
- 4. ALL SERVICE LOCATIONS AND CROSSINGS ARE NOT GUARANTEED AS TO THEIR ACCURACY. LOCATIONS OF ALL EXISTING SERVICES, FEATURES AND APPURTENANCES SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED APPROXIMATE ONLY. VERIFY ALL LOCATIONS IN THE FIELD PRIOR TO CONSTRUCTION.
- 5. CONTACT BC-1 (1-800-474-6886), BC HYDRO, TELUS, SHAW CABLE, AND FORTIS BC FOR UNDERGROUND UTILITY LOCATIONS 72 HOURS PRIOR TO CONSTRUCTION.
- 6. CONTRACTOR TO VIDEO INSPECT EXISTING 200mm STORM DRAIN BETWEEN EAST AND WEST PROPERTY LINES ALONG PROJECT FRONTAGE PRE AND POST CONSTRUCTION TO CONFIRM PIPE CONDITION.
- EXISTING SERVICES MUST BE EXPOSED AT CROSSING POINTS PRIOR TO CONSTRUCTION. 8. ANY CONFLICT BETWEEN EXISTING INFRASTRUCTURE AND THE DESIGN TO BE RELAYED
- TO ENGINEER AND CITY TECHNICIAN IMMEDIATELY. 9. ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET FINAL DESIGN GRADES. 10. CITY CREWS TO INSTALL ALL SEWER AND DRAIN CONNECTIONS AND SERVICES UP TO THE
- PROPERTY LINE, AT THE DEVELOPER'S EXPENSE. 11. WATER SERVICE CONNECTIONS ARE TO BE INSTALLED TO NEW METER AT THE PROPERTY
- LINE BY THE CITY OF VICTORIA MUNICIPAL CREW, AT THE DEVELOPER'S EXPENSE. THE CONTRACTOR SHALL NOT OPERATE ANY WATERMAIN OR SERVICE VALVES. 12. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PARTIES REQUIRED FOR SERVICING TO PROPERTY LINE, INCLUDING ABANDONMENT OF EXISTING SERVICES. CAP
- ABANDONED HYDRO/TEL/SHAW CONDUIT 300mm OUTSIDE PROPERTY LINE. UNDERGROUND WIRING TO BE CONSTRUCTED IN ACCORDANCE WITH BC ELECTRICAL
- CODE, BC HYDRO/TEL DRAWINGS AND SPECIFICATIONS.
- 14. OVERHEAD WIRING IS NOT SHOWN ON CONTRACT DRAWINGS. 15. STREETS SHALL BE SWEPT CLEAN ON A REGULAR BASIS TO REMOVE ANY CONSTRUCTION
- 16. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF VICTORIA STORMWATER
- BYLAW. 17. DISPOSE OF ALL UNSUITABLE EXCAVATED MATERIAL AS PER SPECIFICATIONS, IN
- ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- 18. ALL TRAFFIC CONTROL TO CONFORM TO THE MOST CURRENT WORKSAFE BC, MMCD AND MINISTRY OF TRANSPORTATION SPECIFICATIONS (TRAFFIC CONTROL MANUAL FOR WORK
- 19. PROVIDE TRAFFIC CONTROL, SIGNAGE, BARRICADES, ILLUMINATION, AND DETOUR ROUTING AS REQUIRED TO MAINTAIN TRAFFIC FLOW AND EMERGENCY VEHICLE ACCESS. OUTBOUND ARTERIAL ROAD TRAVEL LANES TO BE OPEN AFTER 3:00 PM.
- 20. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO EXISTING STREETS OR SERVICES BY CONSTRUCTION EQUIPMENT AND/OR TRUCKS HAULING MATERIALS TO THE SITE. THIS WILL INCLUDE DAILY CLEANING OR SWEEPING ALL EXISTING ROADS OF DIRT AND DEBRIS CAUSED BY CONSTRUCTION
- 21. ALL ASPHALT AND CONCRETE CUTS TO BE SQUARE CUT WITH SAW.
- 22. COORDINATE CONSTRUCTION OF ALL WORKS WITHIN ROADWAYS WITH CITY OF VICTORIA WORKS CREWS.
- 23. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC UTILITY CONSTRUCTION DETAILS.
- 24. FIELD SURVEY COMPLETED BY GEOVERRA 2020/2021.
- 25. CONTRACTOR IS TO PROVIDE AS-CONSTRUCTED DRAWING MARKUPS TO ENGINEER UPON CONSTRUCTION COMPLETION.





SERVICE	ESTIMATED SIZE	UTILITY PROVIDER	INSTALLATION FORCES	COST(\$) ¹
WATER	150mm	City of Victoria	City of Victoria	At Cost
SANITARY	150mm	City of Victoria	City of Victoria	At Cost
STORM DRAIN	150mm	City of Victoria	City of Victoria	At Cost
GAS	² Unconfirmed	Fortis	Utility Contractor	Based on Size
HYDRO	² Unconfirmed	BC Hydro	Utility Contractor	Based on Size
COMMUNICATIONS	² Unconfirmed	Telus/Shaw	Utility Contractor	Based on Size

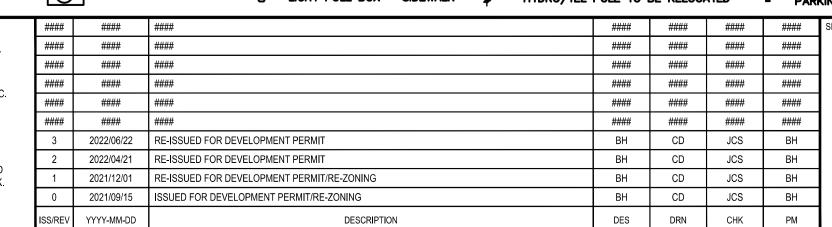
¹ City of Victoria Schedule of fees for Service Connections Provided in Appendix A ² Design loads and service size to be confirmed by mechanical and Electrical consultants during detailed design stage.

WORKS AND SERVICES CHECK TABLE					
	PLAN CHECKER AUTHORIZED REPRESENTATIVE				
	FLAN CHECKER	NAME	SIGNATURE	DATE	
	BC HYDRO				
È	TELUS				
UTILITY	FORTIS BC				
	SHAW				
AL	UNDERGROUND UTILITIES				
MUNICIPAL	TRANSPORTATION DESIGN & INFRASTRUCTURE				
MU	LAND DEVELOPMENT				

		<u>LEGEND</u>			
SURFACE DETAIL (D) STORM DRAIN MANHOLE (P) STORM DRAIN VENT (CATCH BASIN (CATCH BA	WATER VALVE ON MAIN WATER SERVICE VALVE WATER METER BOULEVARD SERVICE FIRE HYDRANT ▼ REDUCER LIGHT MANHOLE → F	TEL MANHOLE TEL POLE TEL POLE WITH DIP TEL POLE WITH LIGHT TEL SERVICE BOXES TEL VAULT POLE ANCHOR HYDRO/TEL POLE TO BE RELOCATED	LIGHT POLE (STEEL) SIGNAL POLE (STEEL) LIGHT/SIGNAL POLE (STEEL) CLUSTER LAMP — TYPE A CLUSTER LAMP — TYPE B STREET SIGN	GAS VALVE — WATE GAS SNIFFER — HYDR TEST HOLE — LIGHT —X—FENCE LINE — GAS —A RETAINING WALL ——TEL/	RM ER RO TING
COPYRIGHT: #### #### ####		#### #### ####	#### SEAL:	CLIEN	NT:

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THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. THIS DRAWING IS NOT TO BE SCALED.





JAWL PROPERTIES LTD. 1515 Douglas St Suite 200, Victoria, BC

CLIENT REF. NO:





DJECT:	TITLE:	
1030 FORT STREET MIXED-USE DEVELOPMENT	CONCEPTUAL CIVIL PLAN	
	DRAWING NO:	
	— C01	
DJECT NO: 1-06978-00	SHEET NO: 1 OF 2	
ALE:	ISSUE:	ISS/RE\
200	RE-ISSUED FOR DEVELOPMENT PERMIT	3
CIVIL	2022/06/22	

