



Revisions

Received Date:
July 4, 2022



PROJECT LOCATION PLAN (NTS)

CONTACTS

OWNER
1030 Fort Street Holdings Ltd.
Care of Jawl Properties Ltd.
1515 Douglas St Suite 200
Victoria, BC V8W 2G4

ARCHITECT
Cascadia Architects
101 - 804 Broughton Street
Victoria, BC V8W 1E4

LANDSCAPE DESIGNER
Murdoch de Greeff
200 - 524 Cuduthel Road
Victoria, BC V8Z 1G1

CIVIL ENGINEER
WSP
301-3600 Uptown Blvd.
Victoria, BC V8Z 089

Robert Jawl
rkj@jawlproperties.com
250.475.0338

Gregory Damant, Architect AIBC
greg@cascadiaarchitects.ca
250.590.3223

Scott Murdoch, Landscape Architect, R.P. Bio.
scott@mdidesign.ca
250.412.2891

Ben Harms, P. Eng.
Ben.Harms@wsp.com
250.384.5510

LIST OF DRAWINGS

ARCHITECTURAL

- A000 Cover
- A010 Perspectives
- A011 Material Specifications
- A050 Spatial Separation
- A051 Code Analysis
- A100 Site Plan and Project Data
- A101 Proposed Floor Plans L1 & L2
- A102 Proposed L3-6 & Roof Plan
- A200 Building Elevations S-W
- A201 Building Elevations N-E
- A300 Building Sections
- A500 Context & Shadow Study
- A501 Context Perspectives

LANDSCAPE

- L1.01 Landscape Materials

CIVIL

- C1 Conceptual Site Servicing Plan
- C02 Conceptual Surface Works & Site Grading

JAWL PROPERTIES

1030 FORT STREET

JUNE 29, 2022

Project #	2112	Date	JUNE 29, 2022
		Revision	6
Sheet #	A000		



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101- 804 Broughton Street
Victoria V8W 1E4 Canada
250.590.3223
cascadiaarchitect
s.ca





VIEW FROM FORT STREET WEST



VIEW OF FORT STREET FRONTAGE



VIEW OF NORTH FACING FACADE



VIEW FROM FORT STREET EAST

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
1	Issued for Development Tracker	AUG 03, 2021
NO.	DESCRIPTION	DATE



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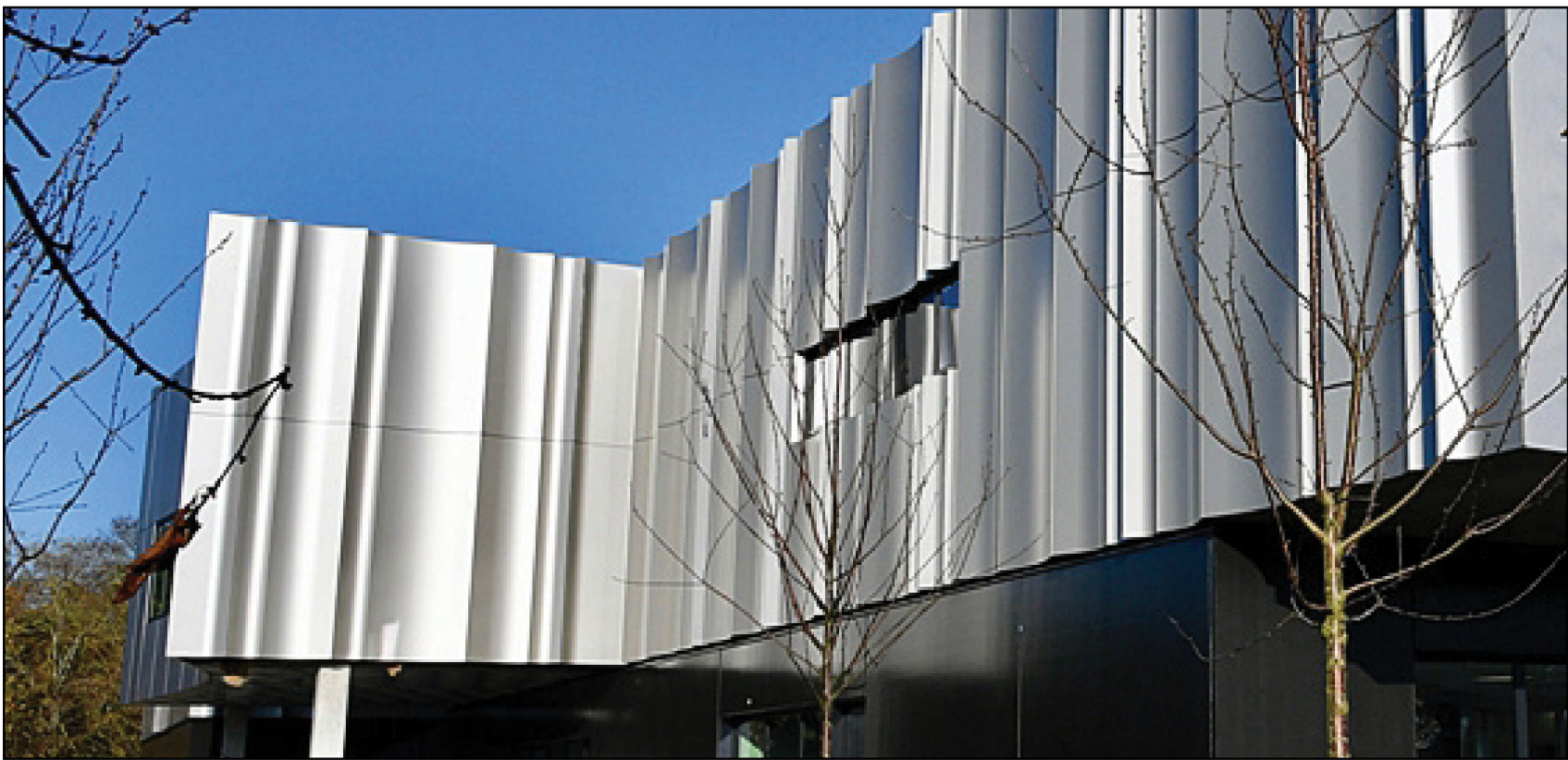
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Project		1030 FORT STREET	
		JAWL PROPERTIES 1030 Fort Street, Victoria BC	
Sheet Name		Perspectives	
Date		JUNE 29, 2022	
Scale	1 : 200	Project #	2112
		Revision	JUNE 29, 2022 6
		Sheet #	A010





Terra cotta precedent:
10 Bond Street, NYC



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

MATERIAL
PALETTE

- 1

TERRA COTTA
Glazed ceramic tile in warm red brown color with scalloped profile
- 2

PRE-FINISHED METAL
Red brown color with scalloped profile
- 3

FRITTED GLASS
Vertical opaque frits of the 3 chosen red brown hues
- 4

CEDAR SOFFIT
Vertical grain, clear finish
- 5

CEMENTITIOUS PANEL
Board and batten type finish with 2 selected red brown colors
- 6

ARCHITECTURAL CONCRETE
- 7

CONCRETE

PHYSICAL
SAMPLING

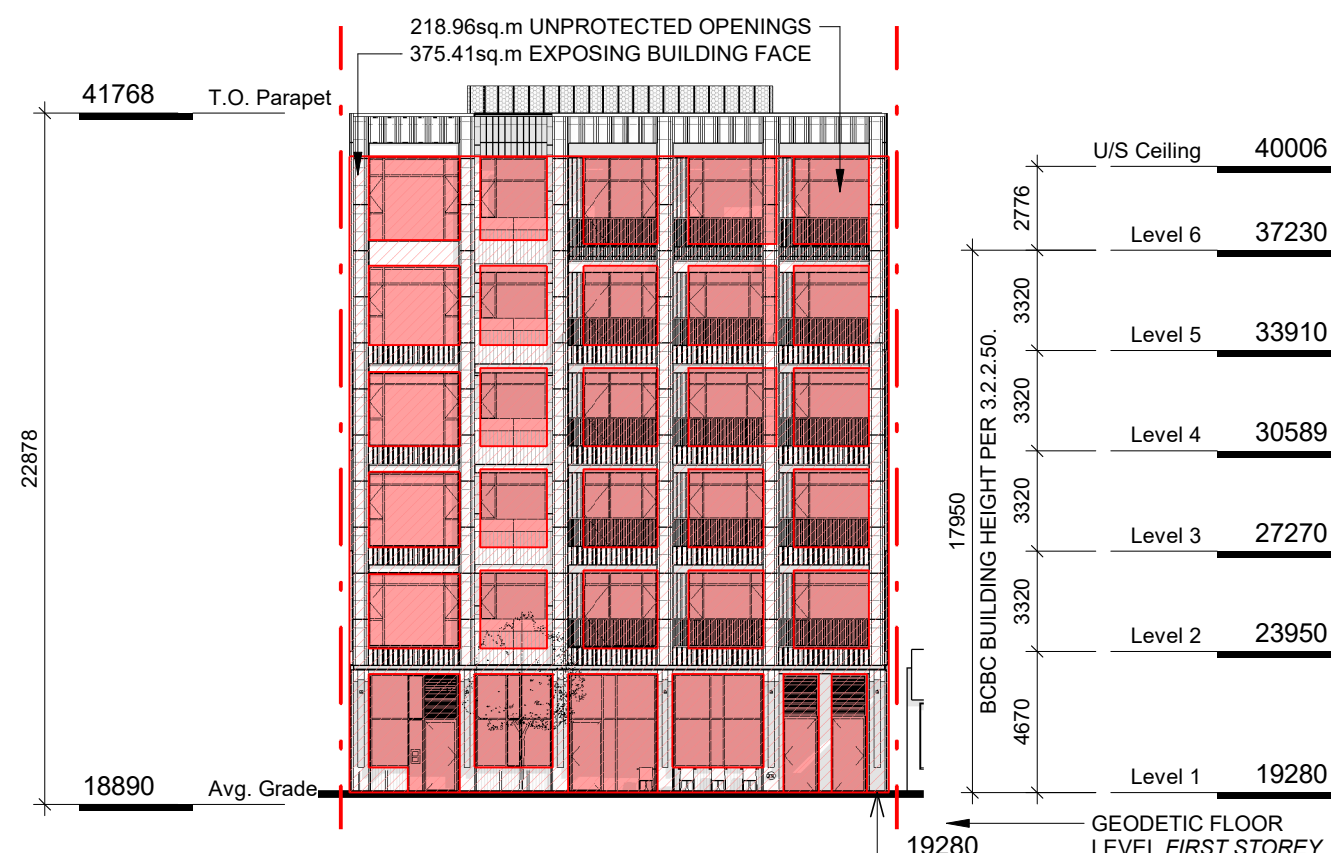


6	RZ/DP Response to TRG Comment - Rev4	JUNE 29, 2022
5	RZ/DP Response to ADP Comment - Rev3	APRIL 21, 2022
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NO.	DESCRIPTION	DATE



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Project		1030 FORT STREET	
		JAWL PROPERTIES 1030 Fort Street, Victoria BC	
Sheet Name		Material Specifications	
Date		JUNE 29, 2022	
Scale	1 : 25	Project #	2112
		Revision	JUNE 29, 2022 6
		Sheet #	A011
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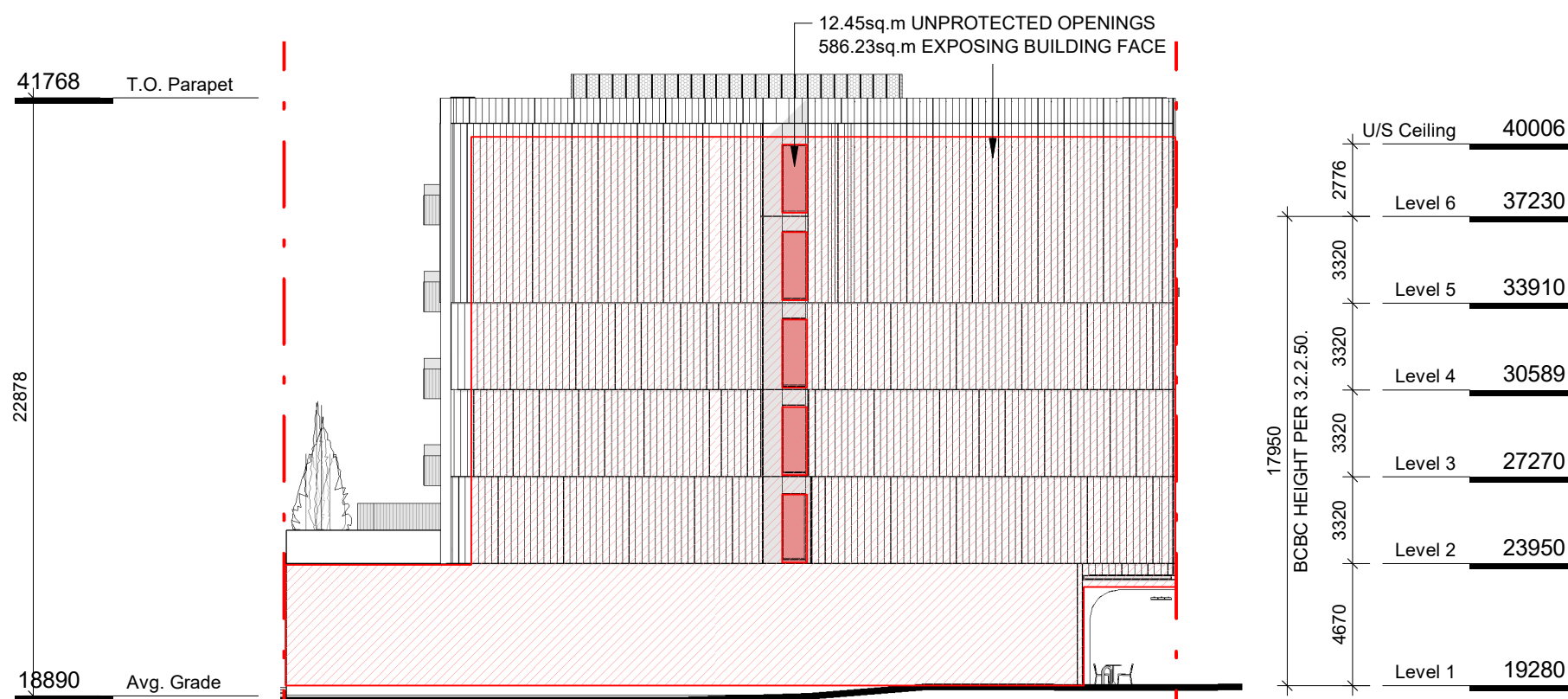


SOUTH ELEVATION

TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
(C/L RD) 11.66m	100		375.41	218.96	58

TABLE 3.2.3.7	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
(C/L RD) 11.66m	100		N/A	N/A	N/A

3 South Elevation - LD Key
SCALE = 1 : 250

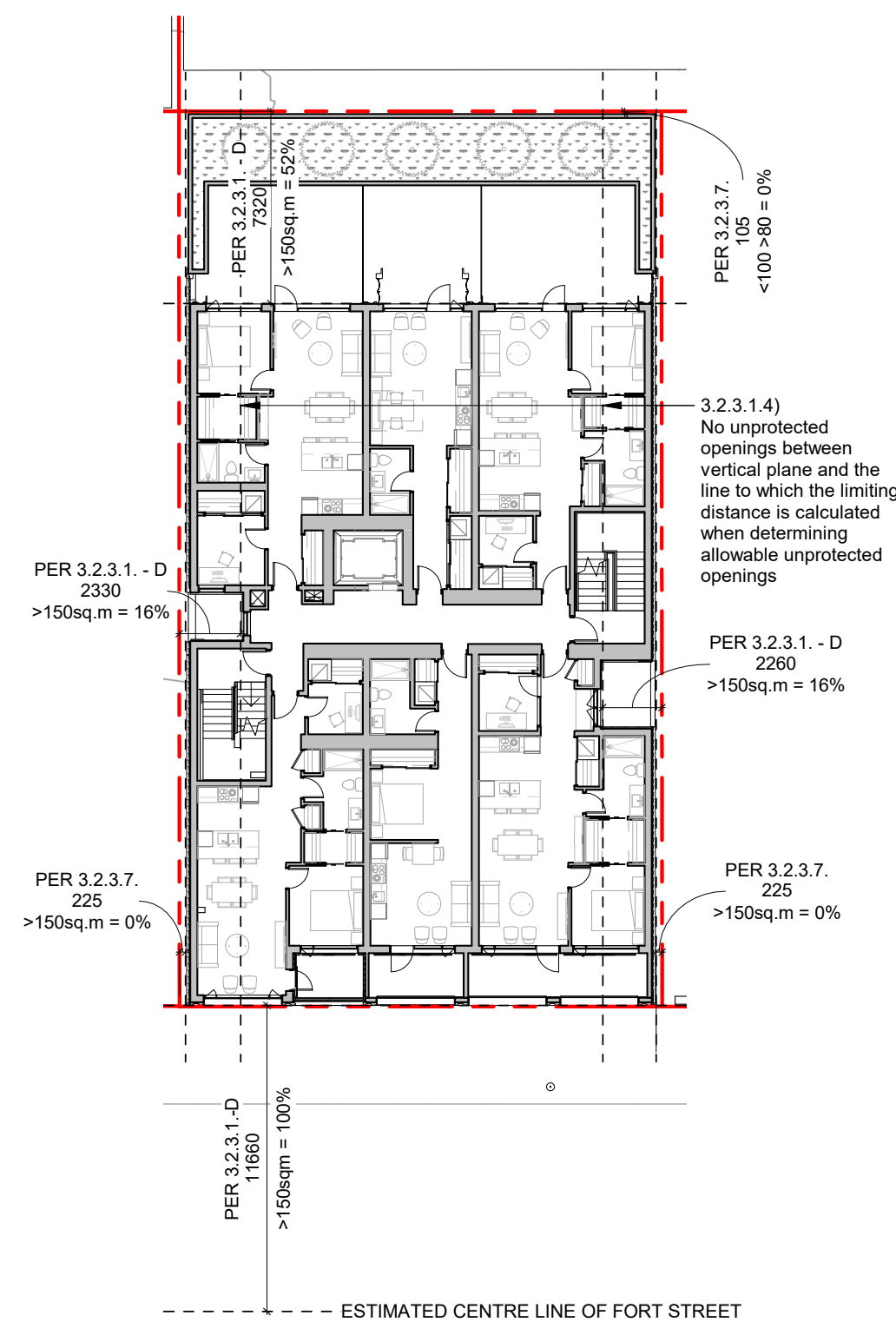


WEST ELEVATION

TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
2.33m (2m)	16		586.23	12.45	2

TABLE 3.2.3.7	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
0.225 (0)	0		1 hr	Noncombustible	Noncombustible

6 West Elevation - LD Key
SCALE = 1 : 250



9 Spatial Separation Keyplan
SCALE = 1 : 250



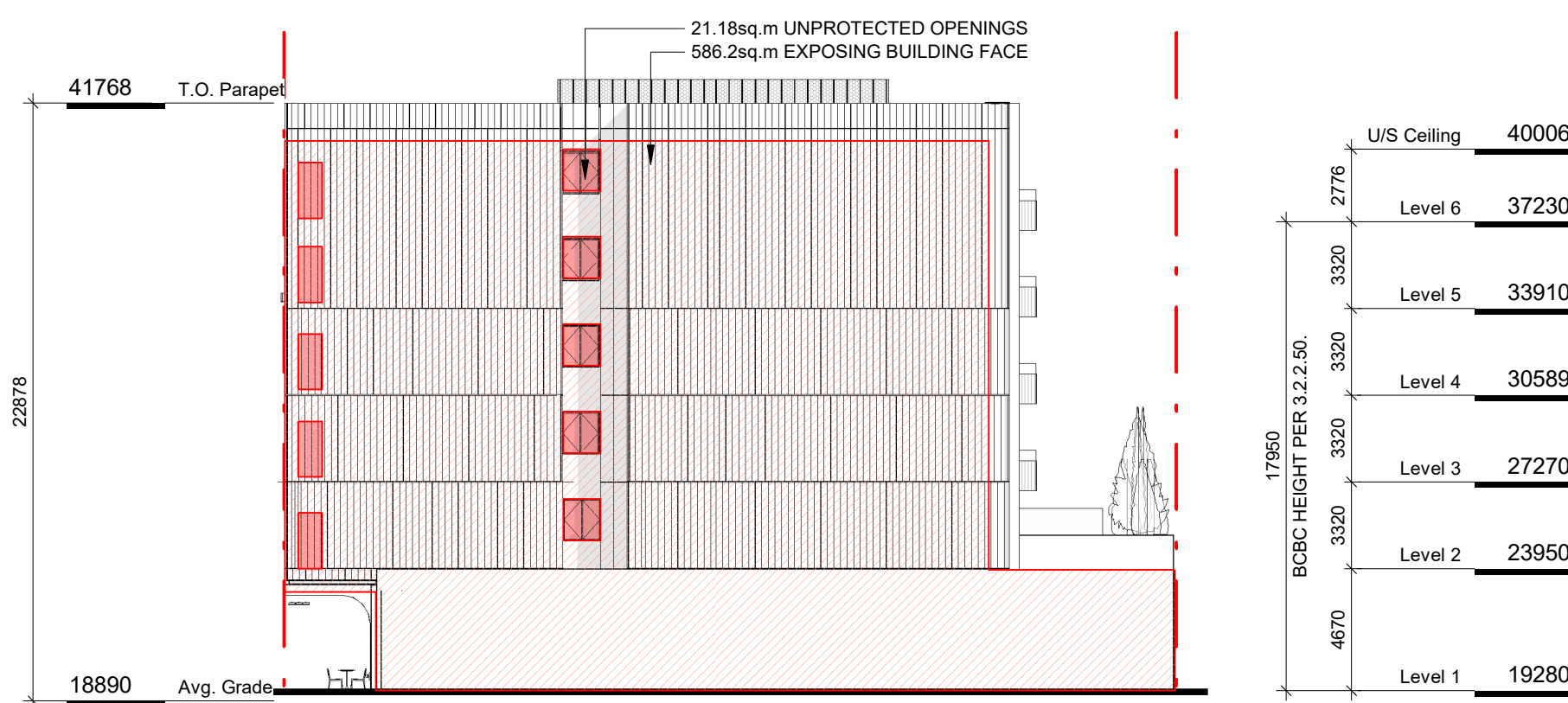
NORTH ELEVATION

TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
6.92 (6)	52		375.41	171.98	46

TABLE 3.2.3.7	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
6.9m (6)	52		45 min	ALL	ALL

TABLE 3.2.3.7	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
0.1m (0)	0		1 hr	Noncombustible	Noncombustible

5 North Elevation - LD Key
SCALE = 1 : 250



EAST ELEVATION

TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
2.26m (2m)	16		586.23	21.18	4

TABLE 3.2.3.7	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
0.225 (0)	0		1 hr	Noncombustible	Noncombustible

4 East Elevation - LD Key
SCALE = 1 : 250

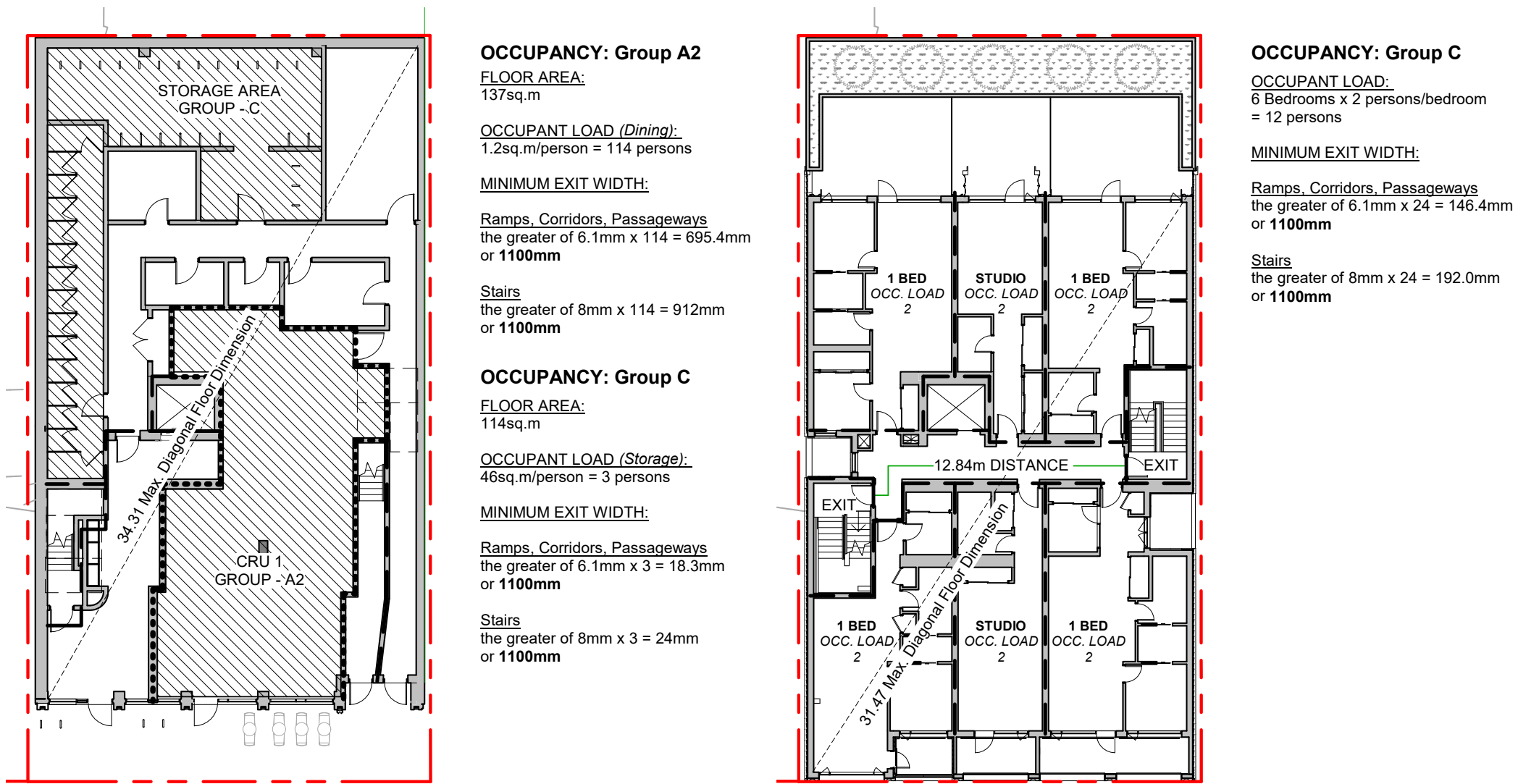
5	RZ/DOP Response to ADP Comment - Rev3	APRIL 21, 2022
3	RZ/DOP Response to TRG Comment - Rev1	NOV 30, 2021
2	RZ/DOP	SEPT 15, 2021
NO.	DESCRIPTION	DATE



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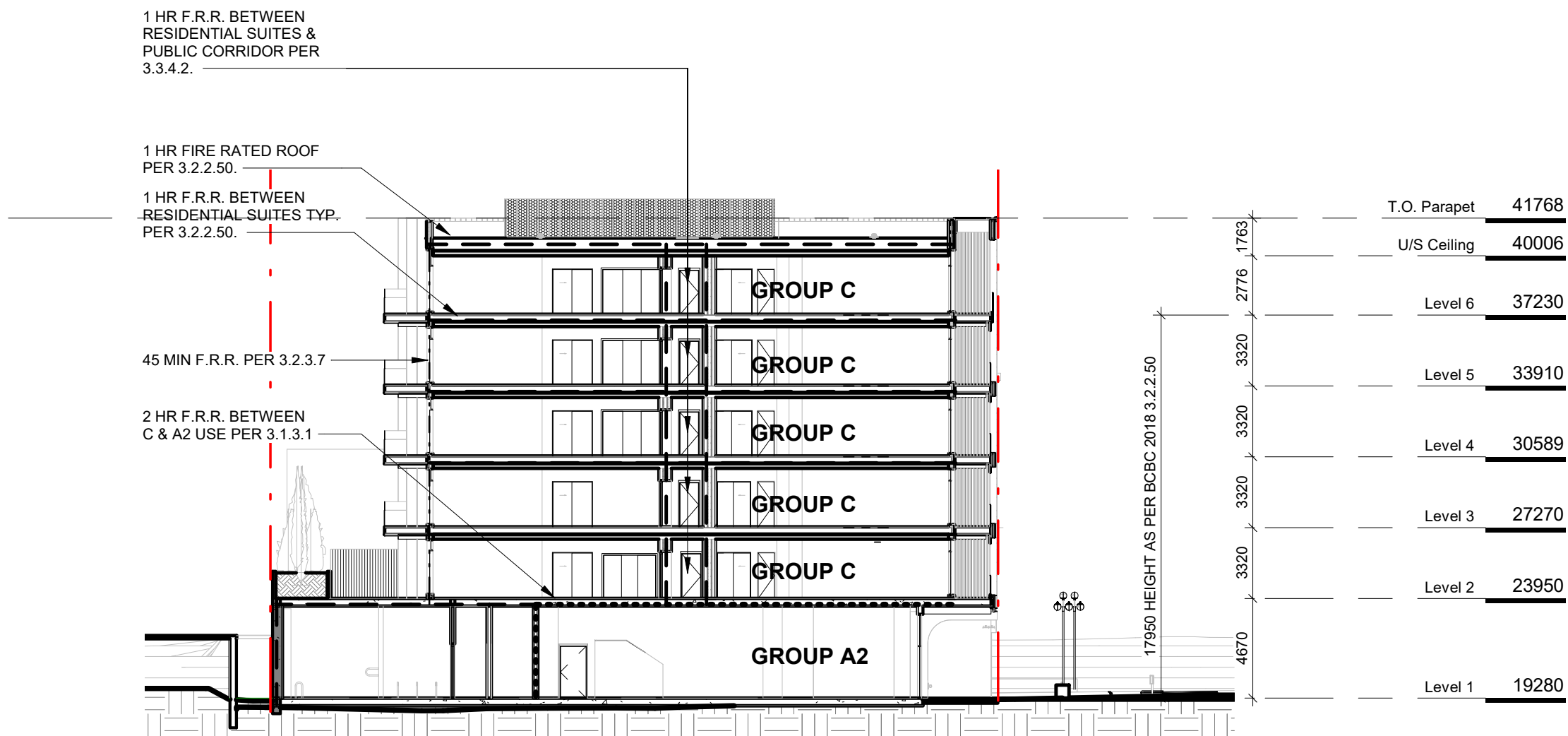
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Project	1030 FORT STREET
JAWL PROPERTIES	1030 Fort Street, Victoria BC
Sheet Name	Spatial Separation
Date	JUNE 29, 2022
Scale	1 : 250
Project #	2112
Revision	APRIL 21, 2022 5
Sheet #	A050
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1 Level 1 Code Plan
SCALE = 1 : 250

2 Level 2-6 Typ. Code Plan
SCALE = 1 : 250



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

BUILDING CODE ANALYSIS

PROJECT TYPE	☒ NEW CONSTRUCTION	☐ RENOVATION	☐ ADDITION
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	m²	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 AREAS

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*bdm	3.1.17.1

WATER CLOSETS

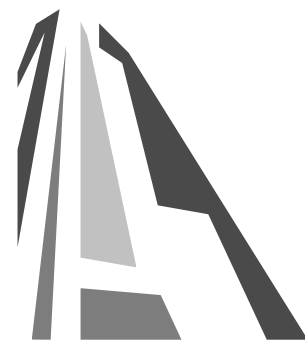
LEVEL 1(A2)	114	PERSONS	2	M	3	F	T.B.D. AT T.I.	3.7.2.2-A
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ACCESSIBILITY

UNIVERSAL WASHROOM	REQUIRED AT LEVEL 1	3.8.2.8.3
--------------------	---------------------	-----------

FIRE RESISTANCE RATING - KEY	
----	UNRATED FIRE SEPERATIONS
----	45 MIN
----	1 HOUR
----	1.5 HOUR
----	2 HOUR

3	RZDP Response to TRG Comment - Rev1	NOV 30, 2021
2	RZDP	SEPT 15, 2021
NO.	DESCRIPTION	DATE



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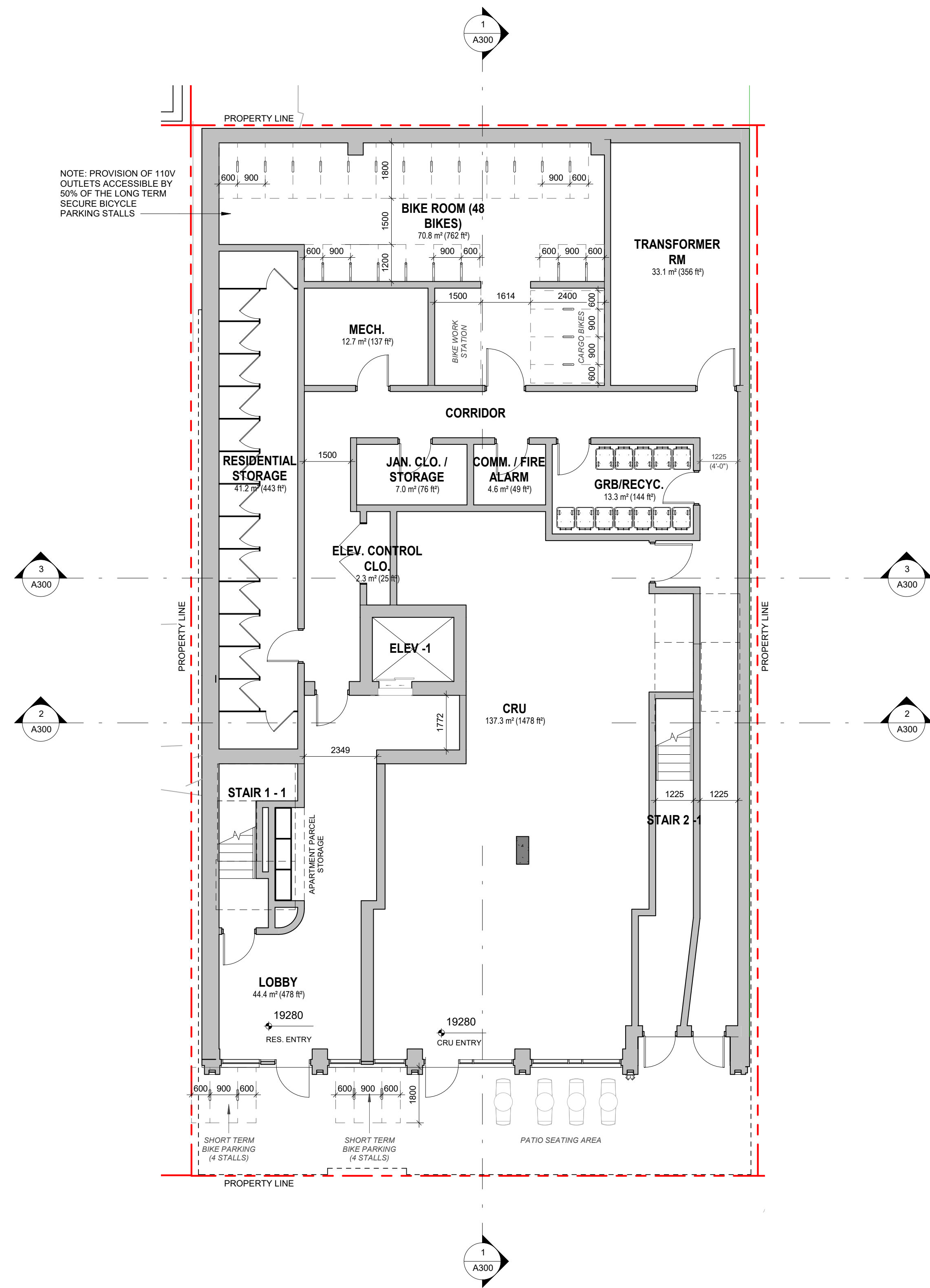
Project	1030 FORT STREET
	JAWL PROPERTIES 1030 Fort Street, Victoria BC
Sheet Name	Code Analysis
Date	JUNE 29, 2022
Scale	As indicated
Project #	2112
Revision	NOV 30, 2021 3
Sheet #	A051



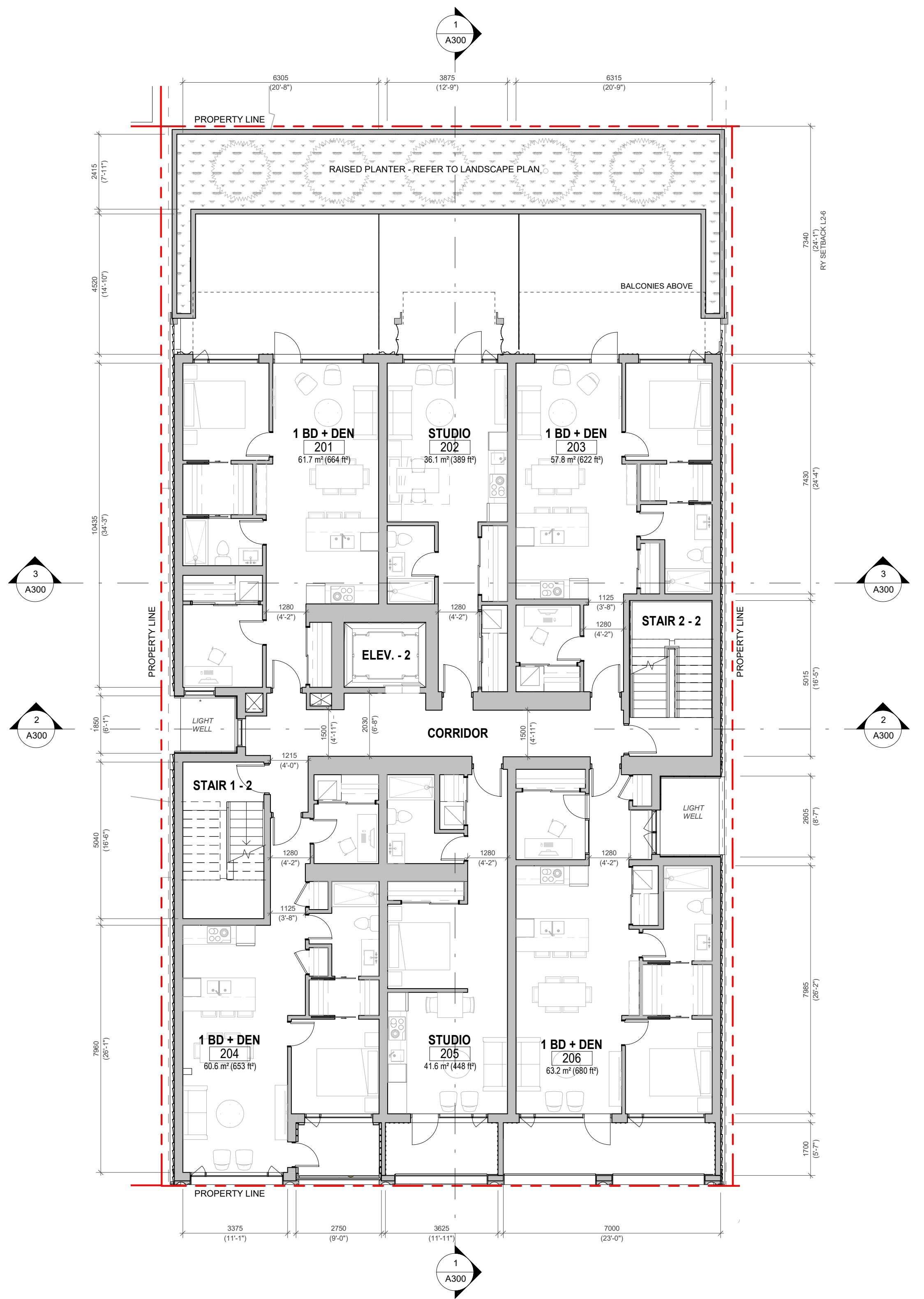


1 Proposed
SCALE = 1 : 100





1 Level 1 Proposed Plan
SCALE = 1 : 100



2 Levels 2 Proposed Plan
SCALE = 1 : 100

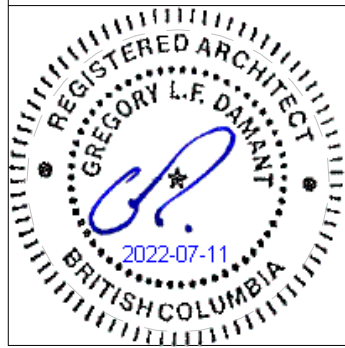
5	RZ/DP Response to ADP Comment - Rev3	APRIL 21, 2022
3	RZ/DP Response to TRG Comment - Rev1	NOV 30, 2021
2	RZ/DP	SEPT 15, 2021
1	Issued for Development Tracker	AUG 03, 2021
NO.	DESCRIPTION	DATE

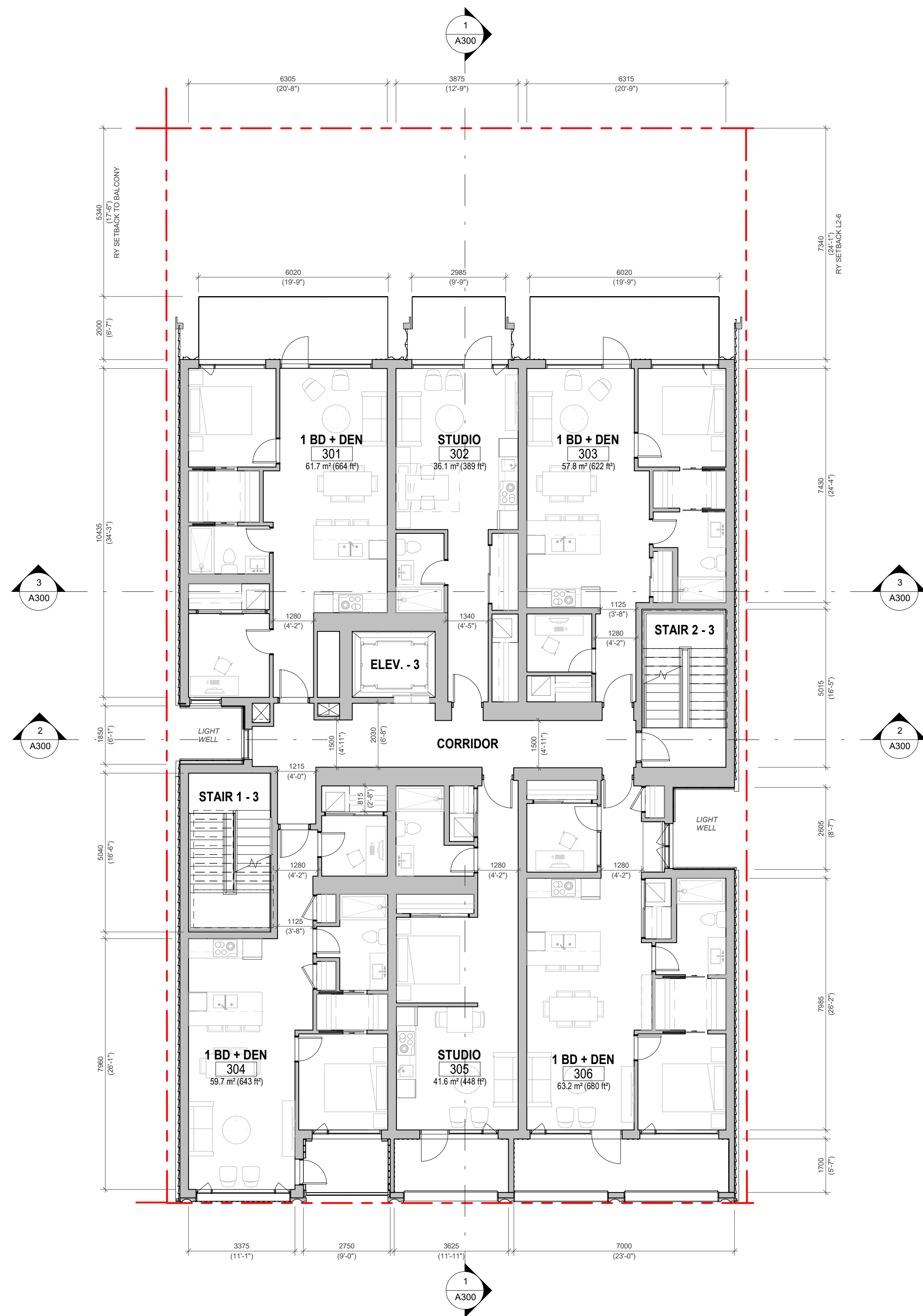


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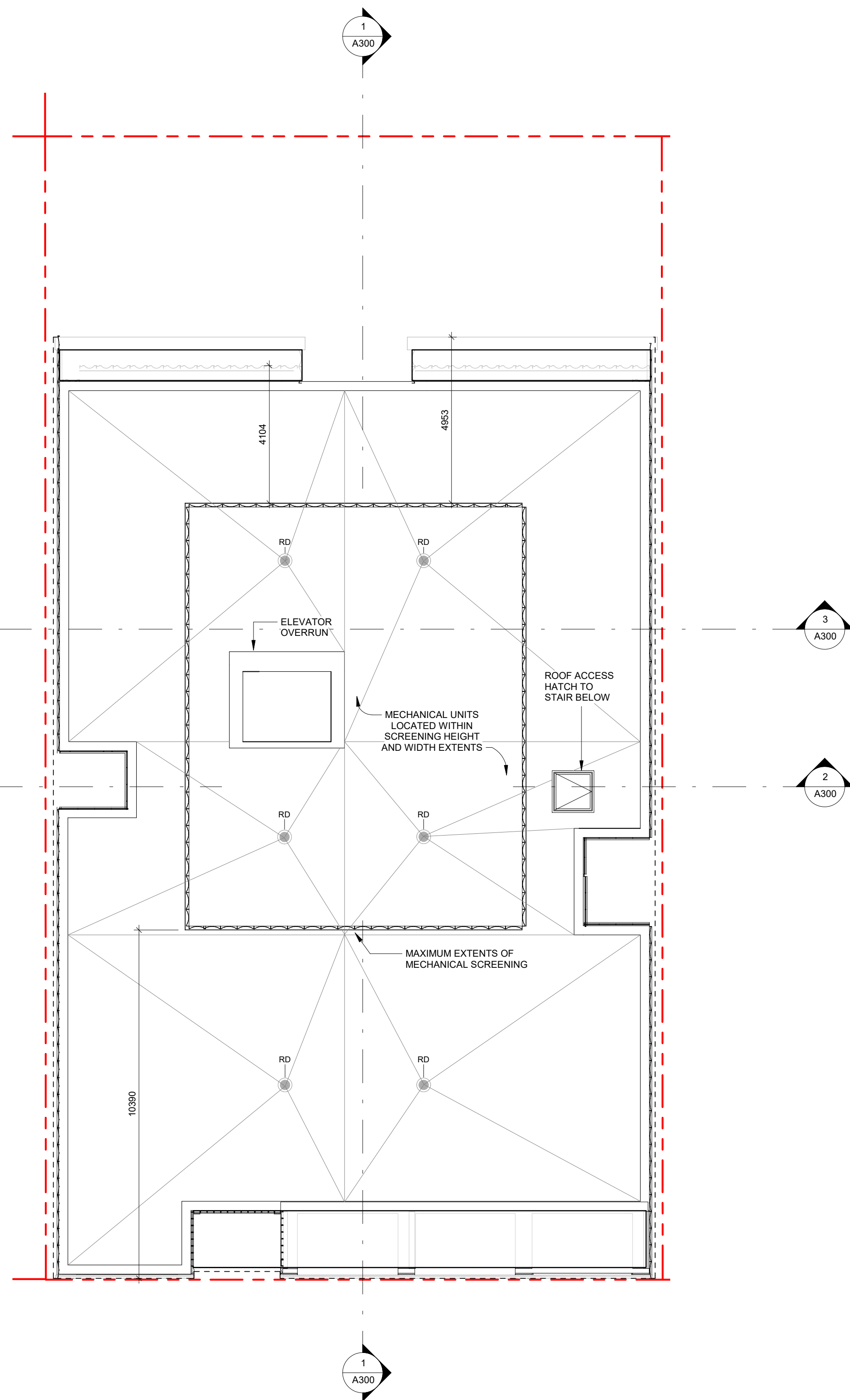
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Project		1030 FORT STREET	
		JAWL PROPERTIES 1030 Fort Street, Victoria BC	
Sheet		Proposed Floor Plans L1 & L2	
Date		JUNE 29, 2022	
Scale	1 : 100	Project #	2112
		Revision	APRIL 21, 2022 5
		Sheet #	A101





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



1 Roof Plan
SCALE = 1 : 100

5	RZ/DP Response to ADP Comment - Rev3	APRIL 21, 2022
3	RZ/DP Response to TRG Comment - Rev1	NOV 30, 2021
2	RZ/DP	SEPT 15, 2021
NO.	DESCRIPTION	DATE



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Project	1030 FORT STREET
	JAWL PROPERTIES 1030 Fort Street, Victoria BC

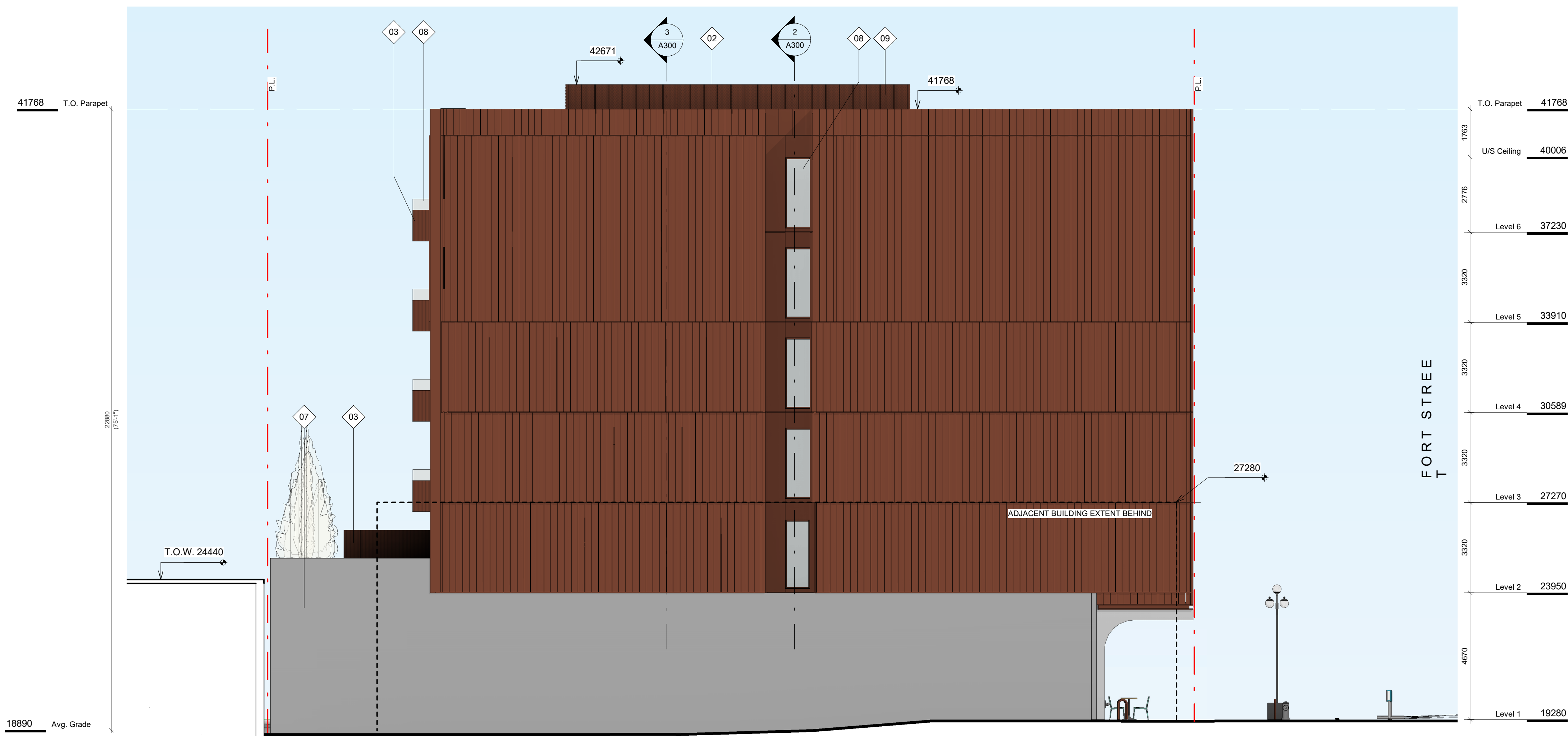
Sheet
Proposed L3-6 & Roof Plan

Date	JUNE 29, 2022
Scale	1 : 100
Project #	2112
Revision	APRIL 21, 2022 5
Sheet #	A102





1 South Elevation
SCALE = 1 : 100



2 West Elevation
SCALE = 1 : 100

FINISH MATERIALS



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
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Project
1030 FORT STREET

JAWL PROPERTIES
1030 Fort Street, Victoria BC

Sheet Name
Building Elevations S-W

Date
JUNE 29, 2022

Scale
As indicated

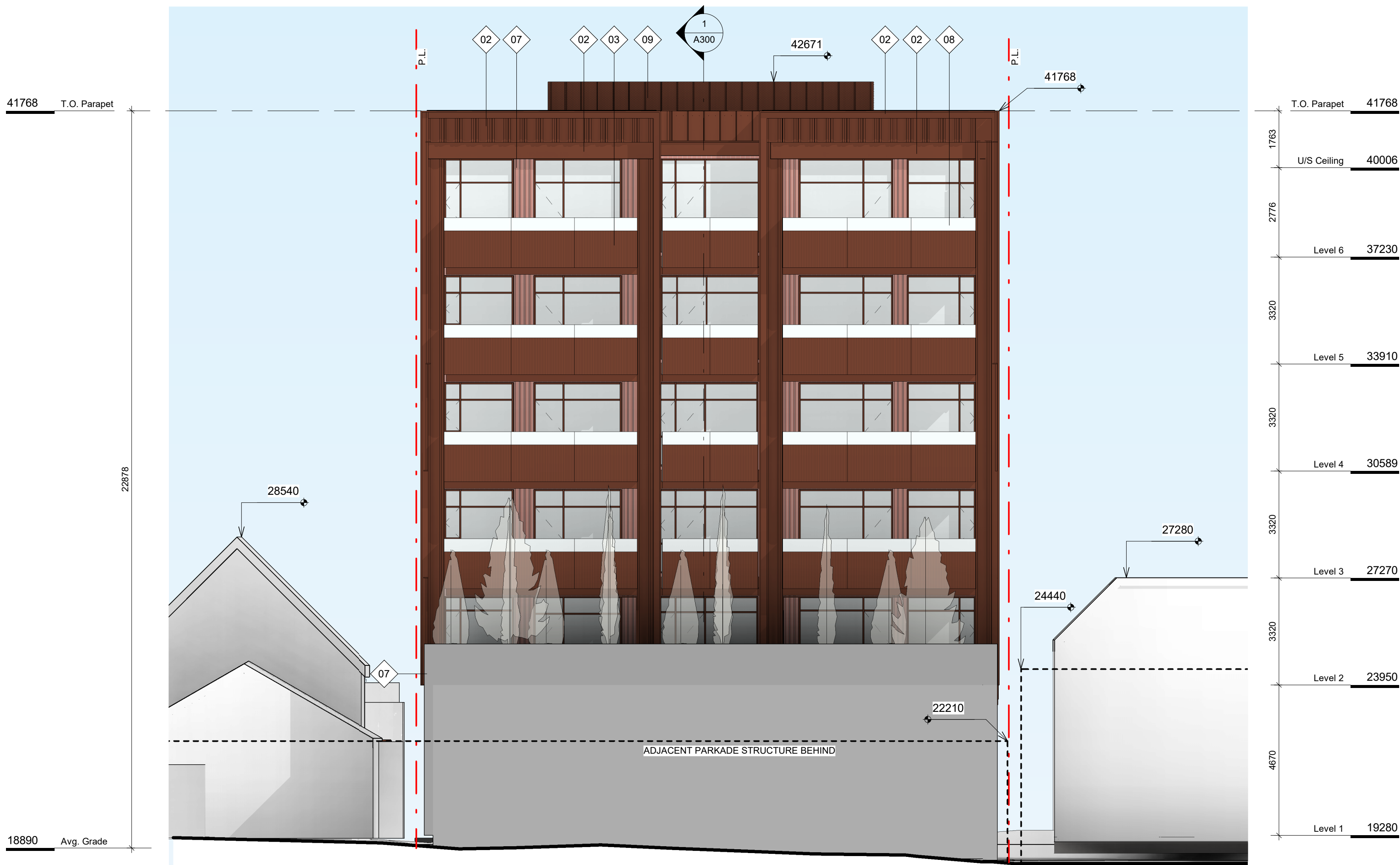
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2112

Revision
JUNE 29, 2022

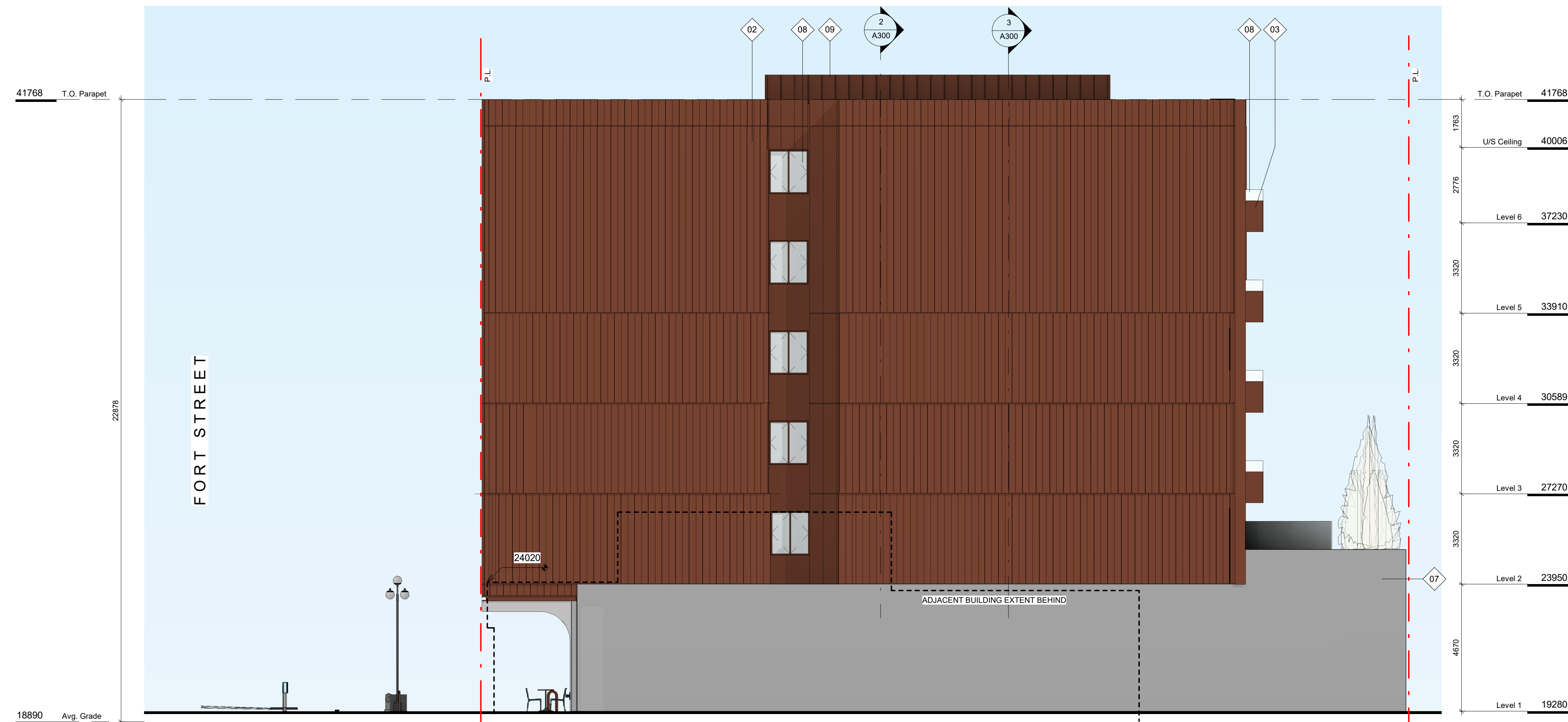
Sheet #
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A200

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1 North Elevation
SCALE = 1 : 100



2 East Elevation
SCALE = 1 : 100

FINISH MATERIALS

01. TERRA COTTA

02. PRE-FINISHED METAL

03. FRITTED GLASS

04. CEDAR SOFFIT

05. CEMENTITIOUS PANEL

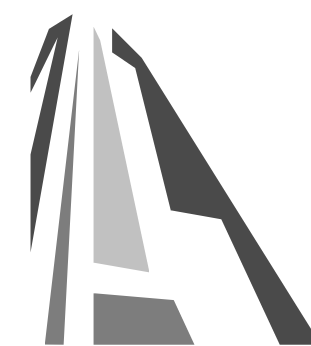
06. ARCHITECTURAL CONCRETE

07. CONCRETE

08. TRANSPARENT GLASS

09. PRE-FINISHED PERFORATED METAL

6	RZ/DP Response to TRG Comment - Rev4	JUNE 29, 2022
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Project
1030 FORT STREET

JAWL PROPERTIES
1030 Fort Street, Victoria BC

Sheet Name
Building Elevations N-E

Date
JUNE 29, 2022

Scale
As indicated

Project #
2112

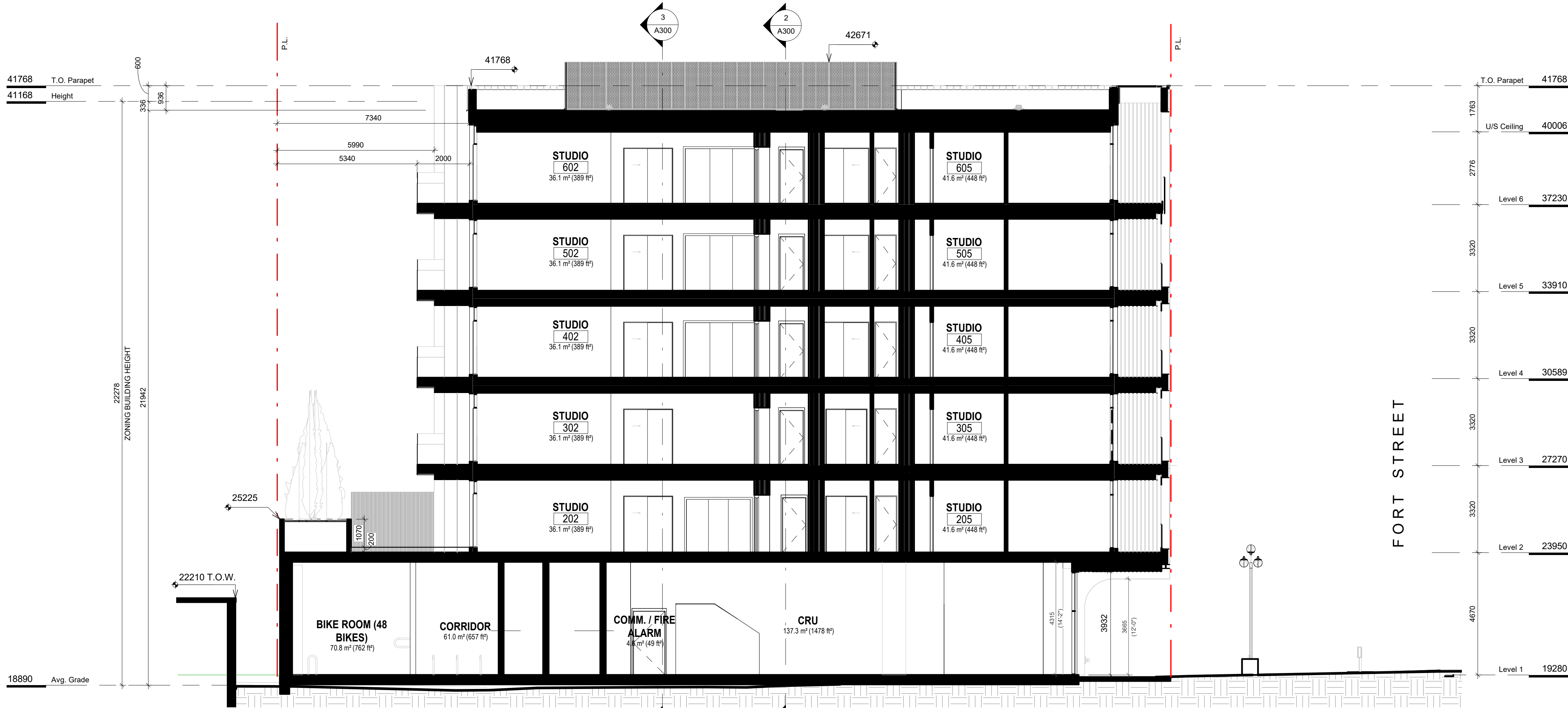
Revision
JUNE 29, 2022

Sheet #
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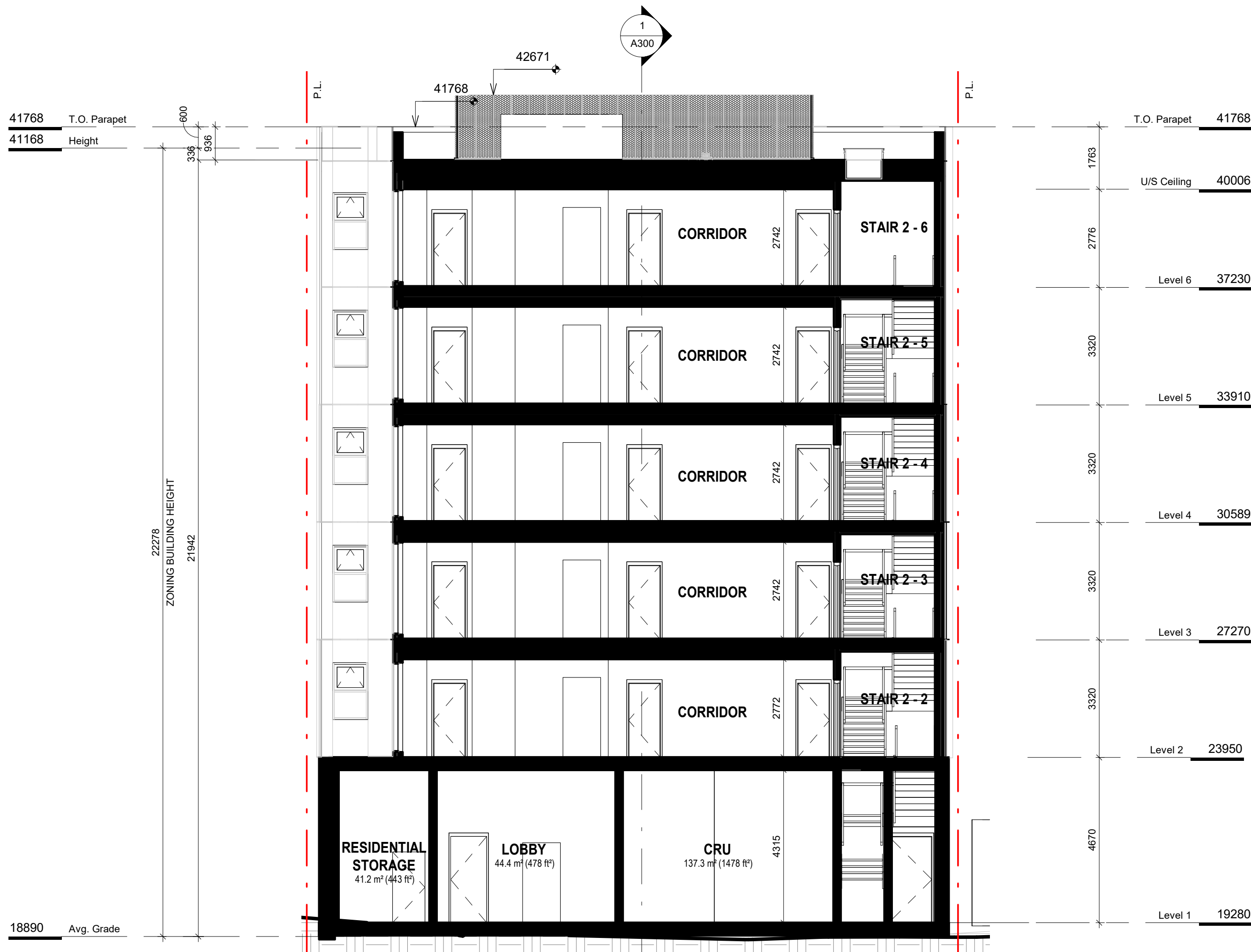
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A201

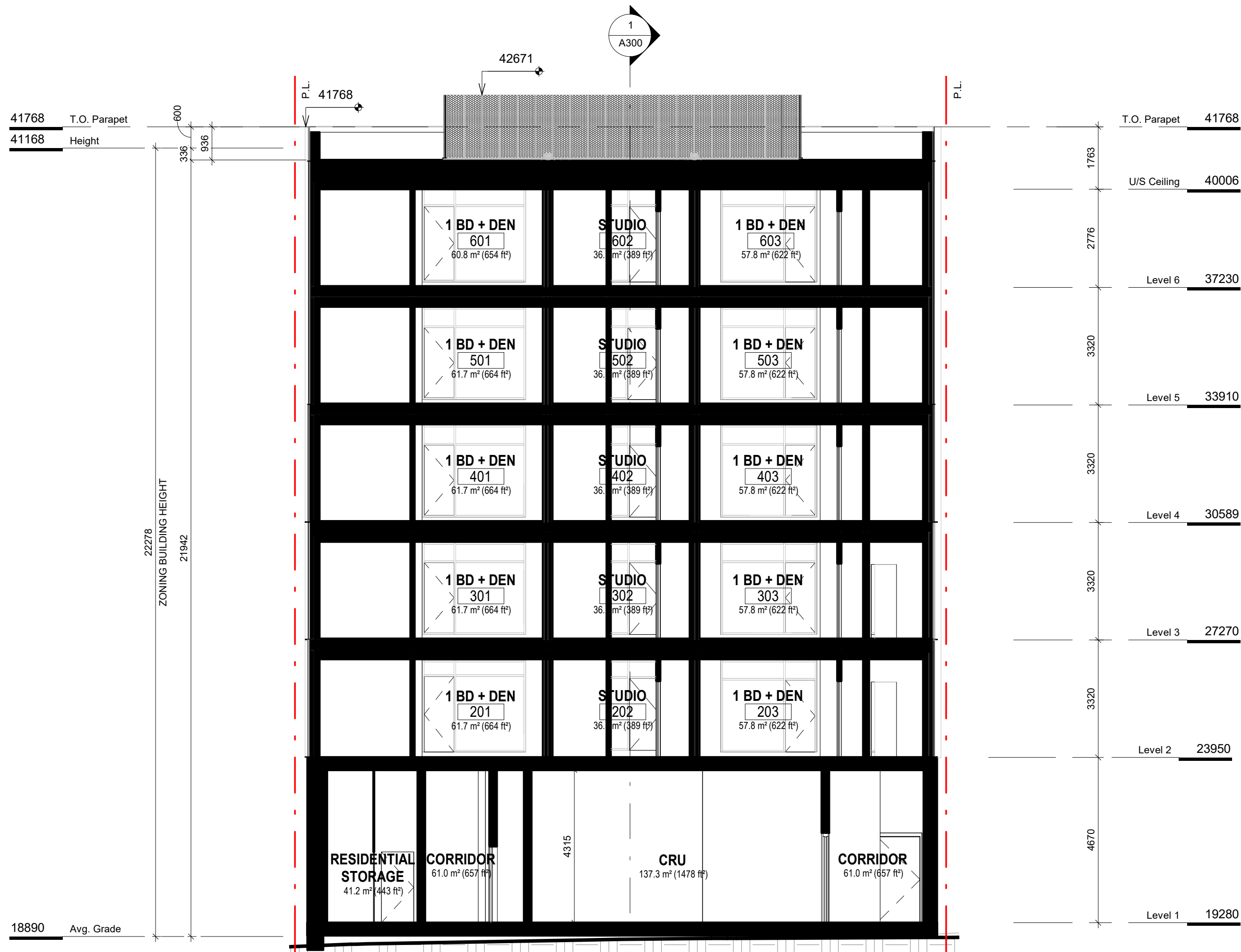
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1 Building Section 1
SCALE = 1 : 100



2 Building Section 2
SCALE = 1 : 100



3 Building Section 3
SCALE = 1 : 100

6	RZ/DP Response to TRG Comment - Rev4	JUNE 29, 2022
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Project
1030 FORT STREET

JAWL PROPERTIES
1030 Fort Street, Victoria BC

Sheet
Name
Building Sections

Date
JUNE 29, 2022

Scale
1 : 100

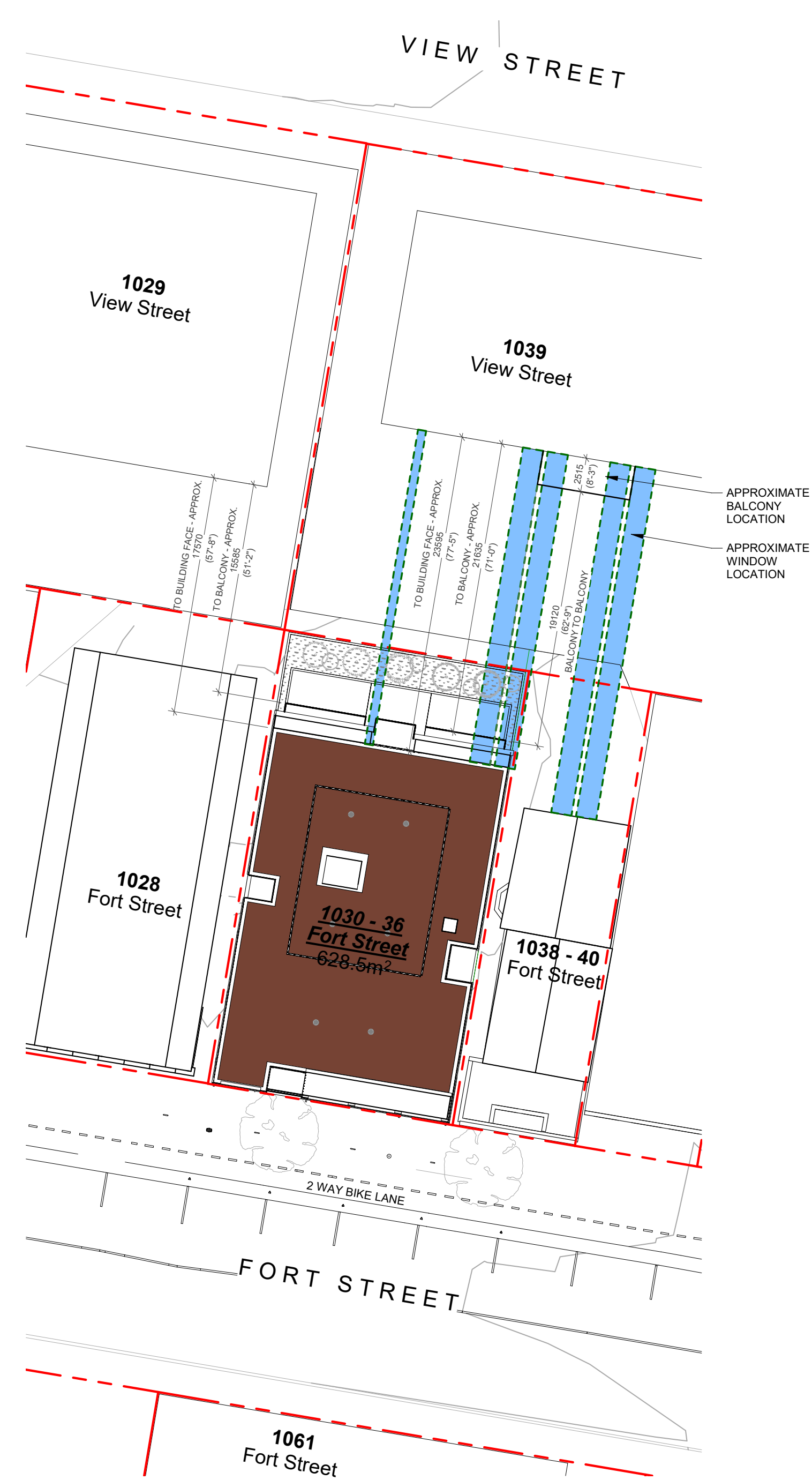
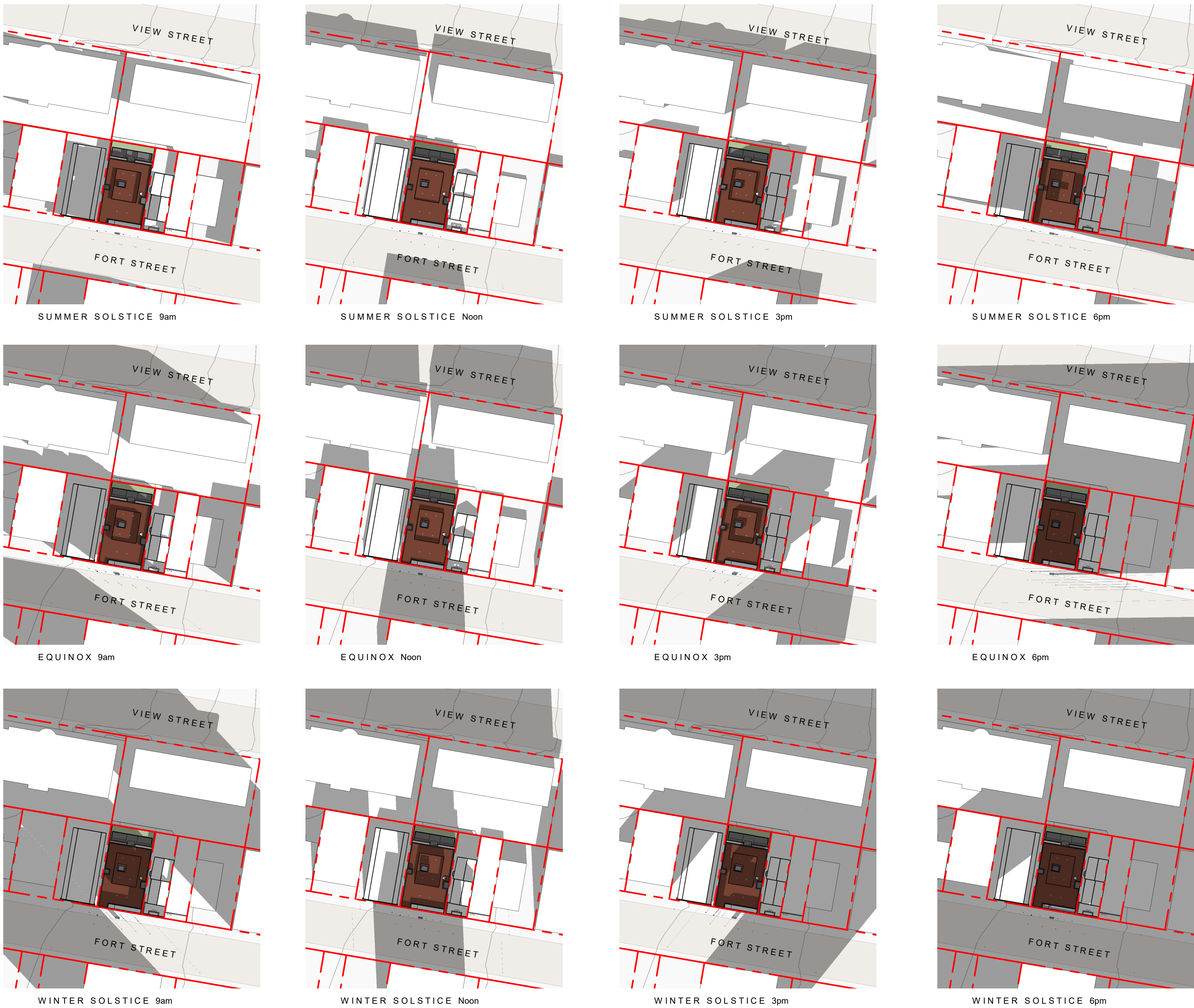
Project #
2112

Revision
JUNE 29, 2022
6

Sheet #
A300

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15 Adjacent North Properties
SCALE = 1 : 300

6	RZ/DP Response to TRG Comment - Rev4	JUNE 29, 2022
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Project
1030 FORT STREET

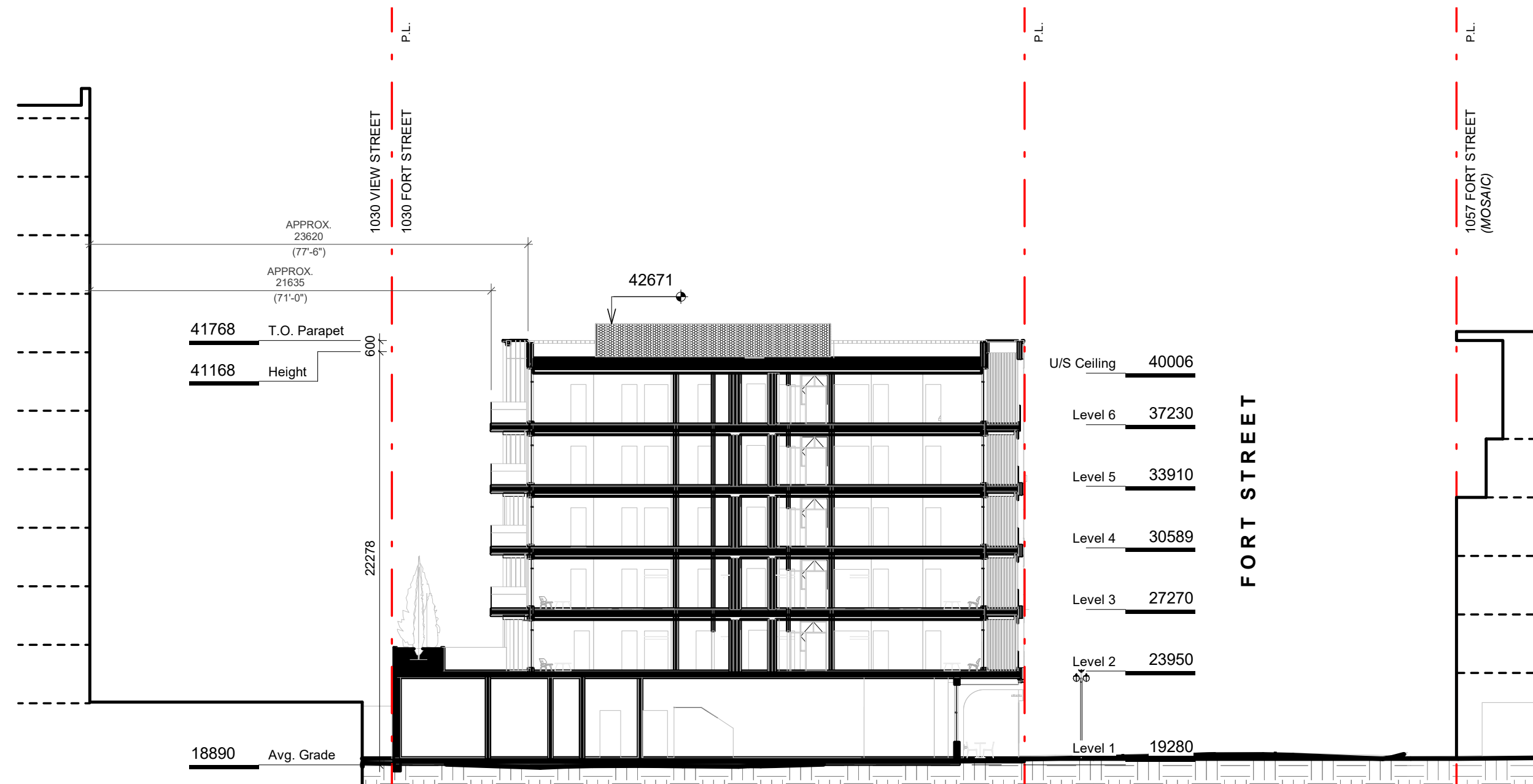
JAWL PROPERTIES
1030 Fort Street, Victoria BC

Sheet Name
Context & Shadow Study

Date	JUNE 29, 2022
Scale	As indicated
Project #	2112
Revision	JUNE 29, 2022
Sheet #	6
	A500



1 South Elevation - Fort Street Context
SCALE = 1 : 250



14 Section - Fort Street & Context
SCALE = 1 : 250

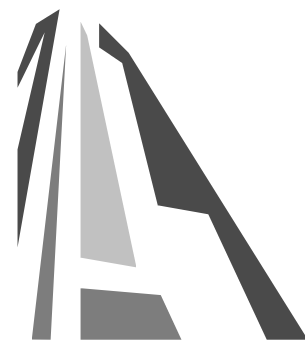


CONTEXT VIEW FROM FORT STREET WEST



CONTEXT VIEW FROM FORT STREET EAST

6	RZDP Response to TRG Comment - Rev4	JUNE 29, 2022
5	RZDP Response to ADP Comment - Rev3	APRIL 21, 2022
NO.	DESCRIPTION	DATE



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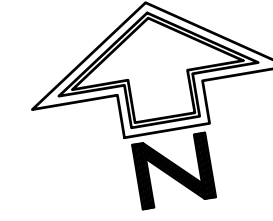
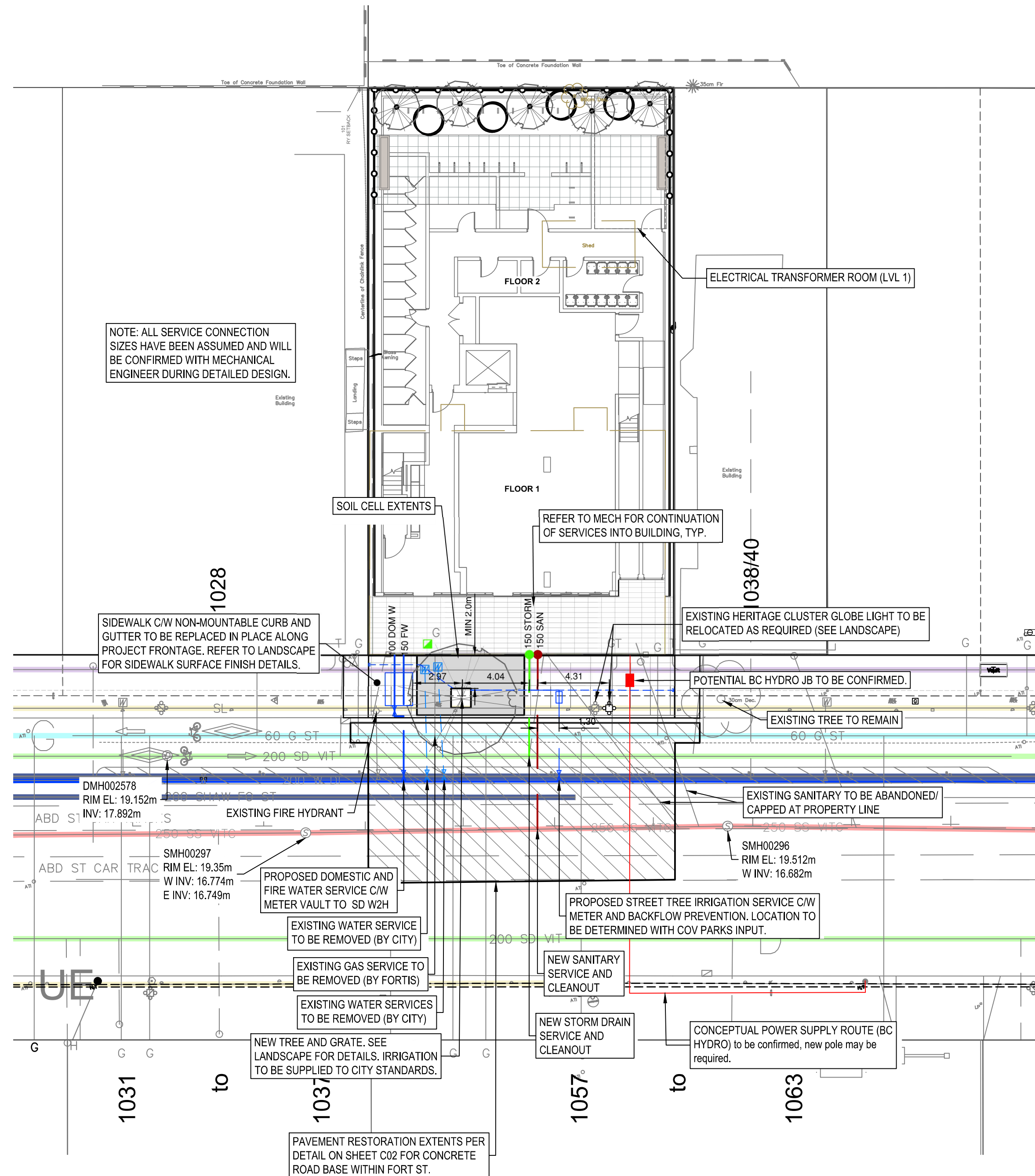
Project	1030 FORT STREET
	JAWL PROPERTIES 1030 Fort Street, Victoria BC
Sheet Name	Context Perspectives

Date	JUNE 29, 2022
Scale	1 : 200
Project #	2112
Revision	JUNE 29, 2022 6
Sheet #	A501



1. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VICTORIA SPECIFICATIONS, MASTER MUNICIPAL CONSTRUCTION DOCUMENT (MCMCD) PLATINUM EDITION, AND THESE DRAWINGS.
2. ALL CONSTRUCTION SURVEY LAYOUT TO BE PROVIDED BY THE CONTRACTOR.
3. 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 (1-800-474-8886), 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.
7. EXISTING SERVICES MUST BE EXPOSED AT CROSSING POINTS PRIOR TO CONSTRUCTION. 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. 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/TELUS/SHAW CONDUIT 300mm OUTSIDE PROPERTY LINE.
13. UNDERGROUND WIRING TO BE CONSTRUCTED IN ACCORDANCE WITH BC ELECTRICAL CODE, BC HYDRO/TELUS DRAWINGS AND SPECIFICATIONS.
14. OVERHEAD WIRING IS NOT SHOWN ON CONTRACT DRAWINGS.
15. STREETS SHALL BE SWEEPED CLEAN ON A REGULAR BASIS TO REMOVE ANY CONSTRUCTION DEBRIS.
16. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF VICTORIA STORMWATER BYLAW.
17. REMOVE 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, MCMCD AND MINISTRY OF TRANSPORTATION SPECIFICATIONS (TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS).
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 P.M.
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 ACTIVITY.
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.

ADDRESS	1030 FORT STREET
LOT:	REM 1010
BLOCK:	
PLAN:	VIP1A
ZONING:	CA-42
LAND USE:	COMMERCIAL/RESIDENTIAL

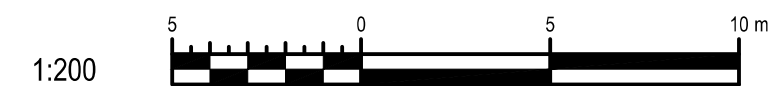


SERVICE	ESTIMATED SIZE	UTILITY PROVIDER	INSTALLATION FORCES	COST(\$) ¹
WATER	150mm	City of Victoria	City of Victoria	At Cost
SANITARY	150mm	City of Victoria	City of Victoria	At Cost
STORM DRAIN	150mm	City of Victoria	City of Victoria	At Cost
GAS	² Unconfirmed	Fortis	Utility Contractor	Based on Size
HYDRO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

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		DATE
		NAME	SIGNATURE	
UTILITY	BC HYDRO			
	TELUS			
	FORTIS BC			
	SHAW			
MUNICIPAL	UNDERGROUND UTILITIES			
	TRANSPORTATION DESIGN & INFRASTRUCTURE			
	LAND DEVELOPMENT			

SURFACE DETAIL		SEWER LATERAL		TEL MANHOLE		SIGNAL PULL BOX - SIDEWALK		HYDRO/TEL POLE TO BE REMOVED		SANITARY	
⊙	STORM DRAIN MANHOLE	⊙	HYDRO MANHOLE	⊙	TEL POLE	⊙	LIGHT/SIGNAL PULL BOX - STREET	⊙	GAS METER	⊙	STORM
⊙	STORM DRAIN VENT	⊙	HYDRO POLE	⊙	TEL POLE WITH DIP	⊙	LIGHT POLE (STEEL)	⊙	GAS VALVE	⊙	WATER
⊙	CATCH BASIN	⊙	HYDRO POLE WITH DIP	⊙	TEL POLE WITH LIGHT	⊙	SIGNAL POLE (STEEL)	⊙	GAS SNIFFER	⊙	HYDRO
⊙	DRAIN CLEANOUT	⊙	JOINT POLE	⊙	TEL SERVICE BOXES	⊙	LIGHT/SIGNAL POLE (STEEL)	⊙	TEST HOLE	⊙	LIGHTING
⊙	DRAIN LATERAL	⊙	HYDRO POLE WITH LIGHT	⊙	TEL VAULT	⊙	CLUSTER LAMP - TYPE A	⊙	FENCE LINE	⊙	GAS
⊙	SANITARY SEWER MANHOLE	⊙	HYDRO SERVICE BOXES	⊙	POLE ANCHOR	⊙	CLUSTER LAMP - TYPE B	⊙	RETAINING WALL	⊙	TEL/CABLE
⊙	SANITARY SEWER VENT	⊙	HYDRO VAULT	⊙	HYDRO/TEL POLE TO BE RELOCATED	⊙	STREET SIGN	⊙	TREE	⊙	
⊙	SEWER CLEANOUT					⊙	PARKING METER	⊙	ROCK OUTCROP		



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DISCLAIMER:	####	####	####	####	####	####	####		
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.	3	2022/06/22	RE-ISSUED FOR DEVELOPMENT PERMIT	BH	CD	JCS	BH		
	2	2022/04/21	RE-ISSUED FOR DEVELOPMENT PERMIT	BH	CD	JCS	BH		
	1	2021/12/01	RE-ISSUED FOR DEVELOPMENT PERMIT/RE-ZONING	BH	CD	JCS	BH		
THIS DRAWING IS NOT TO BE SCALED.	0	2021/09/15	ISSUED FOR DEVELOPMENT PERMIT/RE-ZONING	BH	CD	JCS	BH		
ISS/REV	YYYY-MM-DD	DESCRIPTION							
				DES	DRN	CHK	PM	2022-06-22	

CLIENT:

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

CLIENT REF. NO:

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wsp

301-3600 Uptown Blvd
Victoria BC, Canada
V8Z 0B5

T-1 250-596-5510
F-1 250-386-2844
wsp.com

PROJECT:	1030 FORT STREET MIXED-USE DEVELOPMENT
PROJECT NO:	211-06978-00
SCALE:	1:200
DISCIPLINE:	CIVIL

TITLE:		CONCEPTUAL CIVIL PLAN	
DRAWING NO:		C01	
SHEET NO:		1 OF 2	
ISSUE:	RE-ISSUED FOR DEVELOPMENT PERMIT		ISS-REV:
2022/06/22			3

