

PROJECT LOCATION PLAN (NTS)

CONTACTS

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ARCHITECT

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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

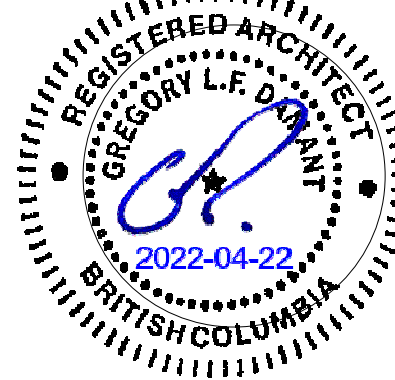
- C1 Conceptual Site Servicing Plan
- C02 Conceptual Surface Works & Site Grading



Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date
April 22, 2022

Project #	Date	Revision
2112	April 21, 2022	5
A000		





VIEW FROM FORT STREET WEST



VIEW OF FORT STREET FRONTAGE



VIEW OF NORTH FACING FACADE



VIEW FROM FORT STREET EAST

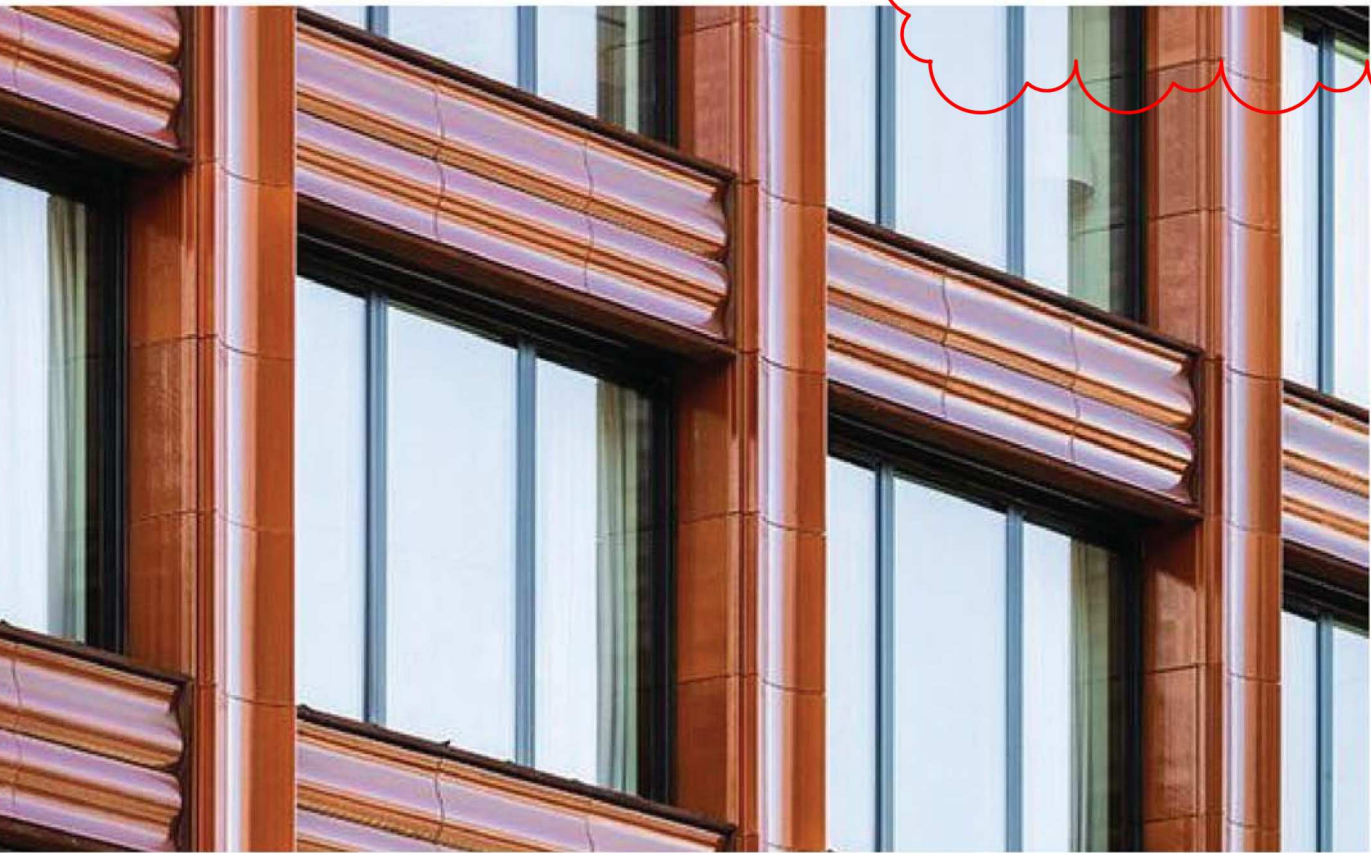
5	RZ/DP Response to ADP Comment - Rev3	APRIL 21, 2022
4	RZ/DP Content for ADP - Rev2	FEB 09, 2022
3	RZ/DP Response to TRG Comment - Rev1	NOV 30, 2021
2	RZ/DP	SEPT 15, 2021
1	Issued for Development Tracker	AUG 03, 2021
NO.	DESCRIPTION	DATE



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Project		
1030 FORT STREET		
JAWL PROPERTIES		
1030 Fort Street, Victoria BC		
Sheet Name		
Perspectives		
Date		
April 21, 2022		
Scale	Project #	Revision
1 : 200	2112	5
2022-04-22		A010
4/21/2022 9:50:52 AM		



Terra cotta precedent:
10 Bond Street, NYC



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

- 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**

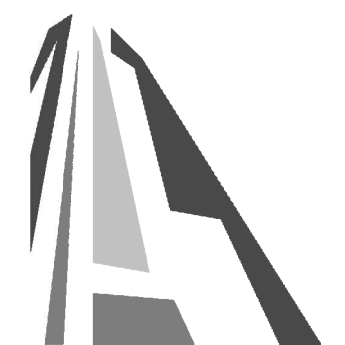
MATERIAL PALETTE



PHYSICAL SAMPLING



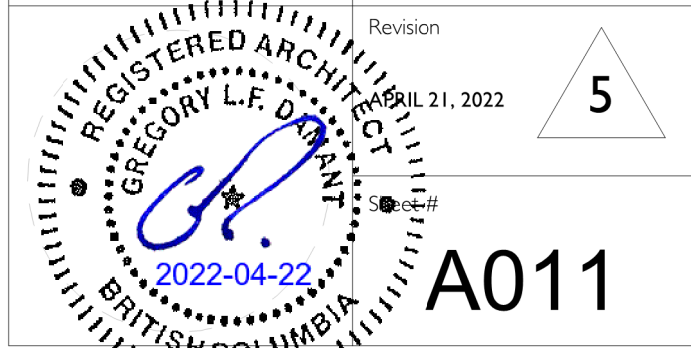
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NO.	DESCRIPTION	DATE

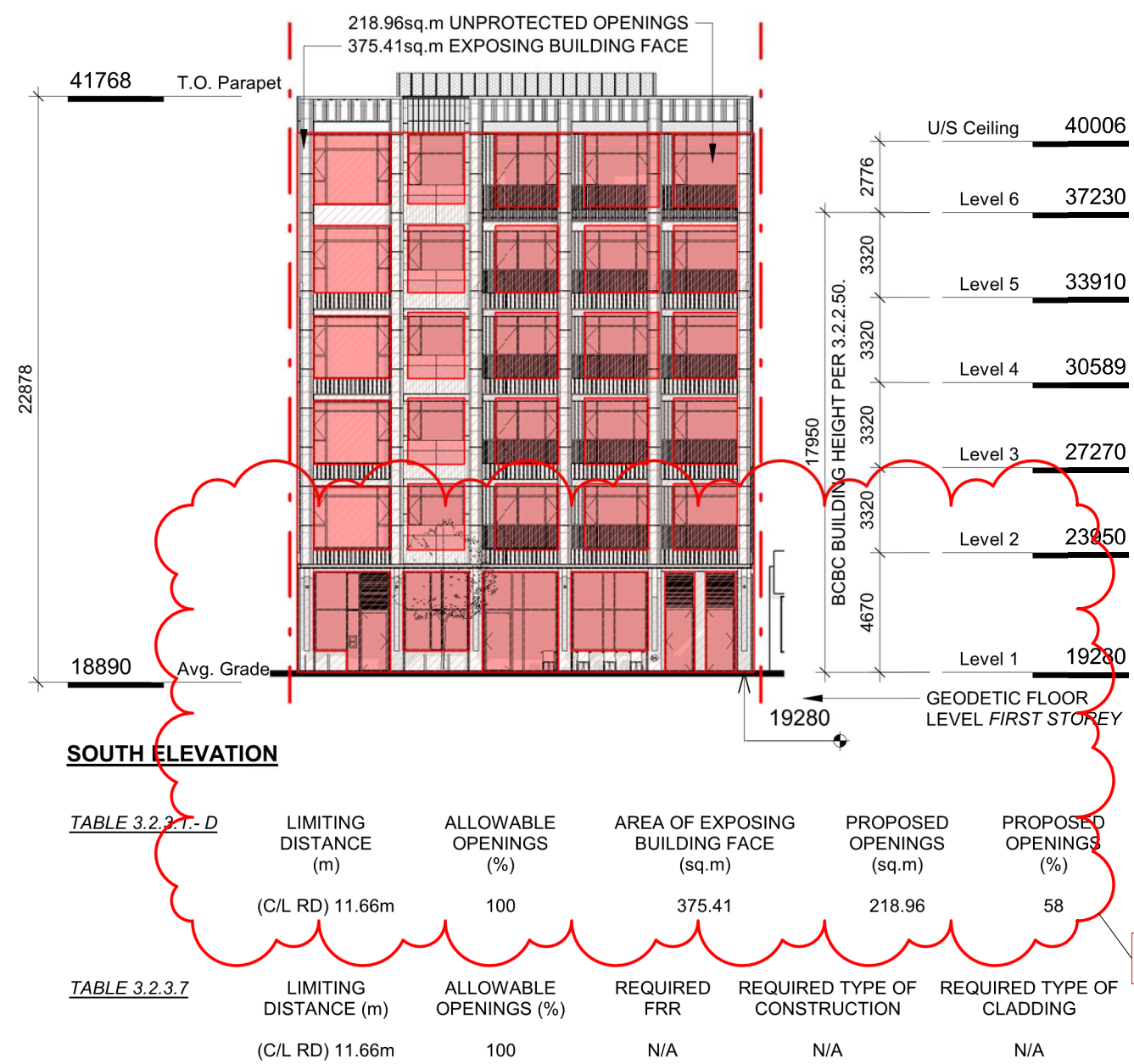


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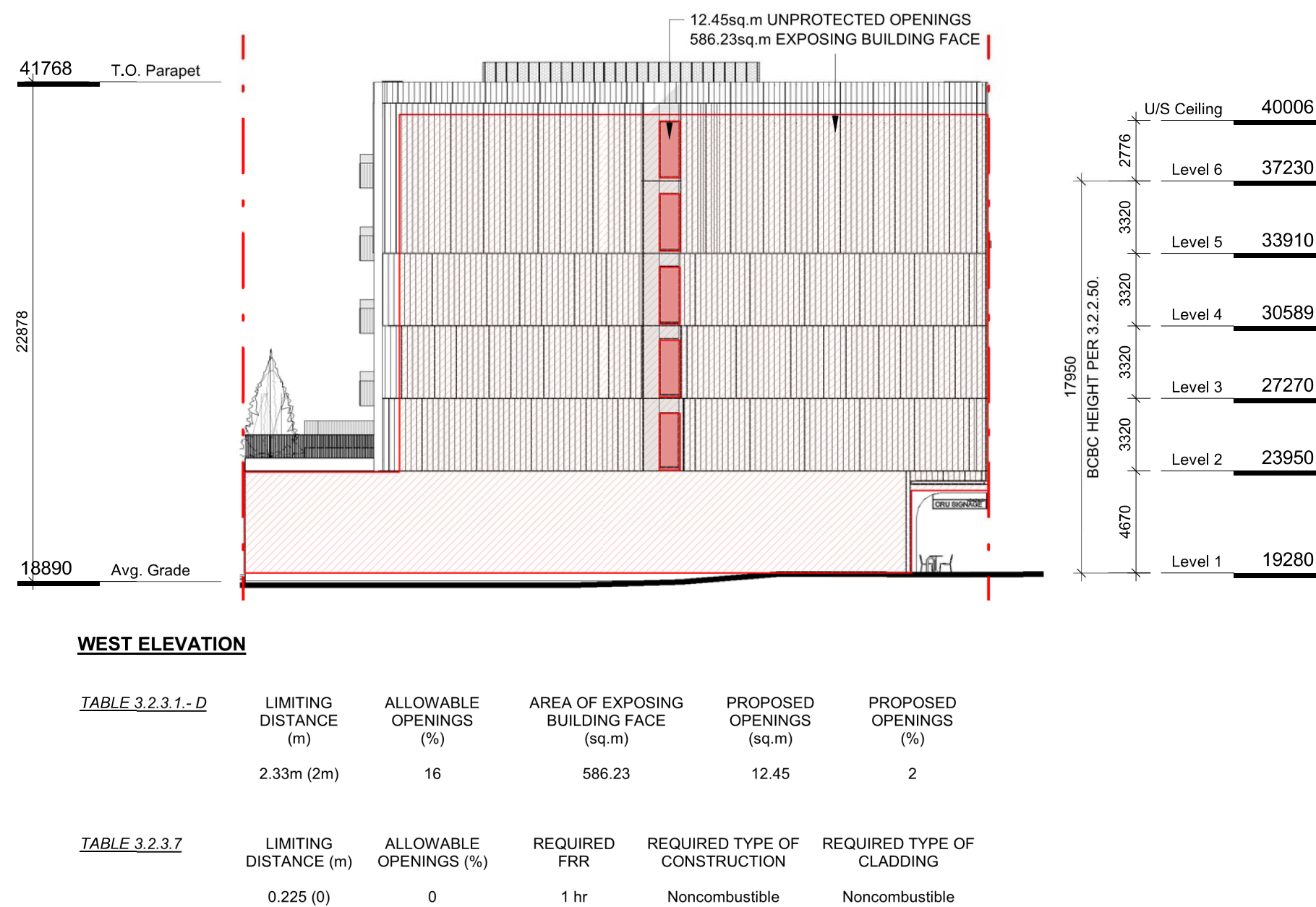
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Project		1030 FORT STREET	
		JAWL PROPERTIES 1030 Fort Street, Victoria BC	
Sheet Name		Material Specifications	
Date		April 21, 2022	
Scale	1 : 25	Project #	2112
		Revision	5
		A011	

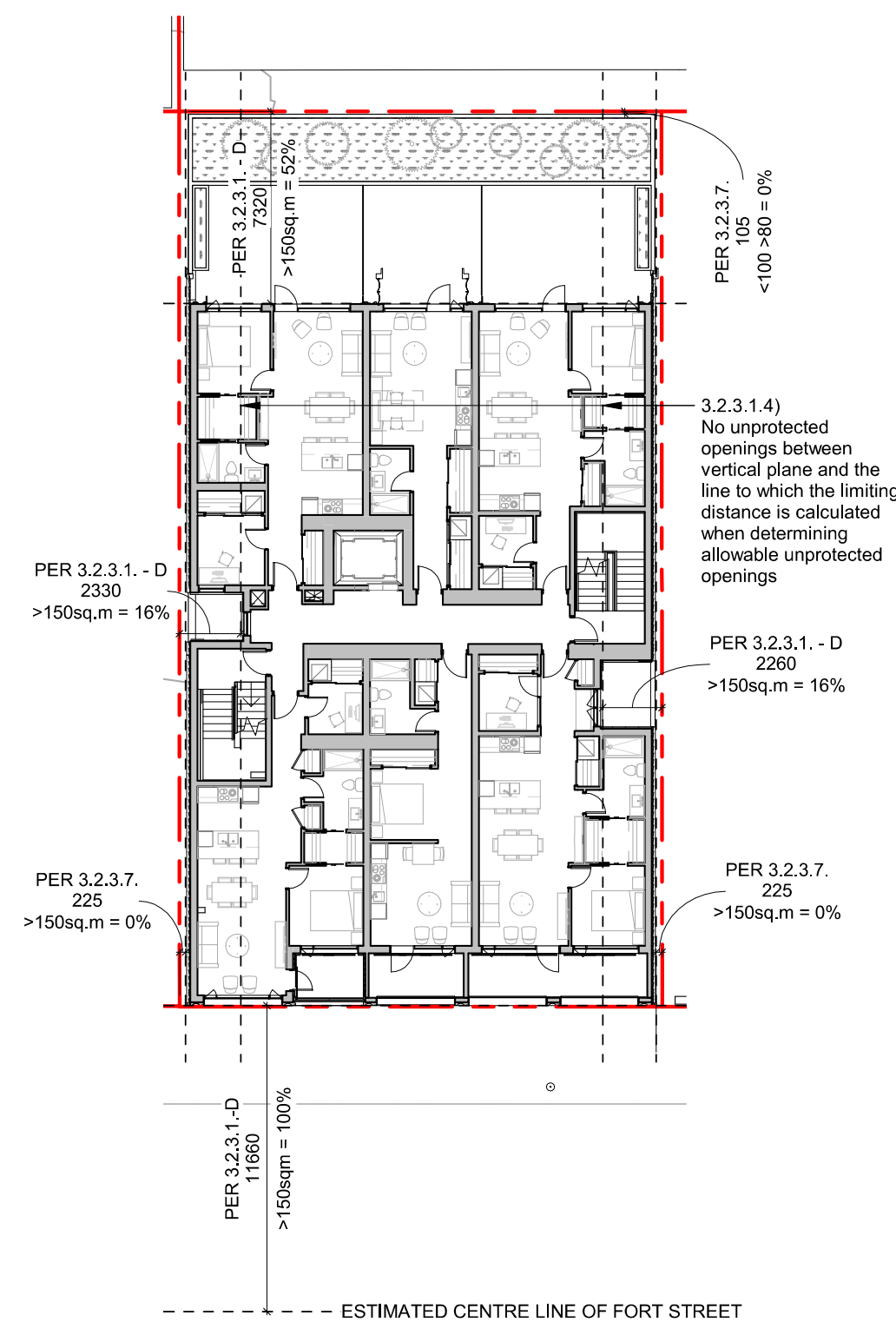




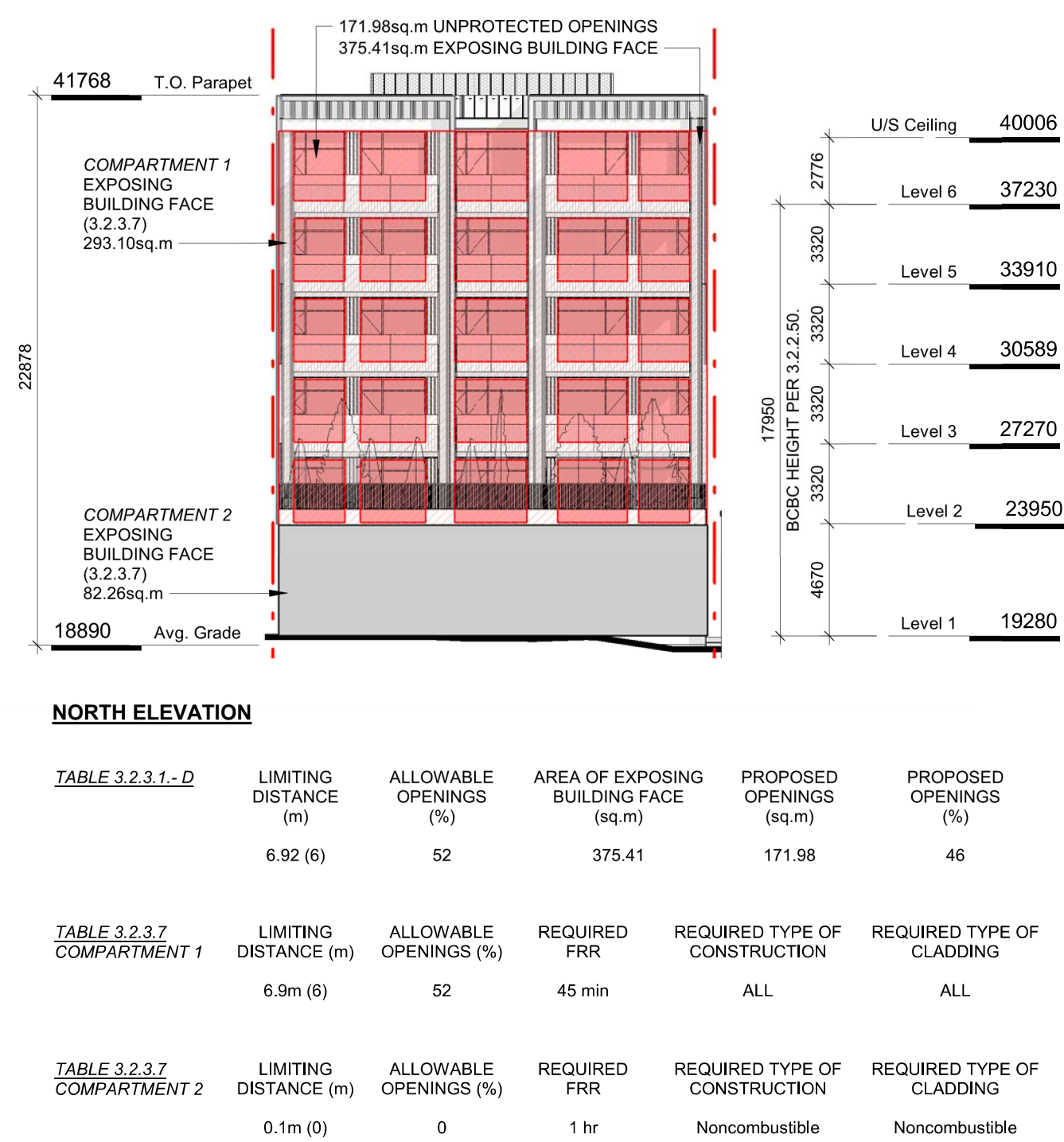
3 South Elevation - LD Key
SCALE = 1 : 250



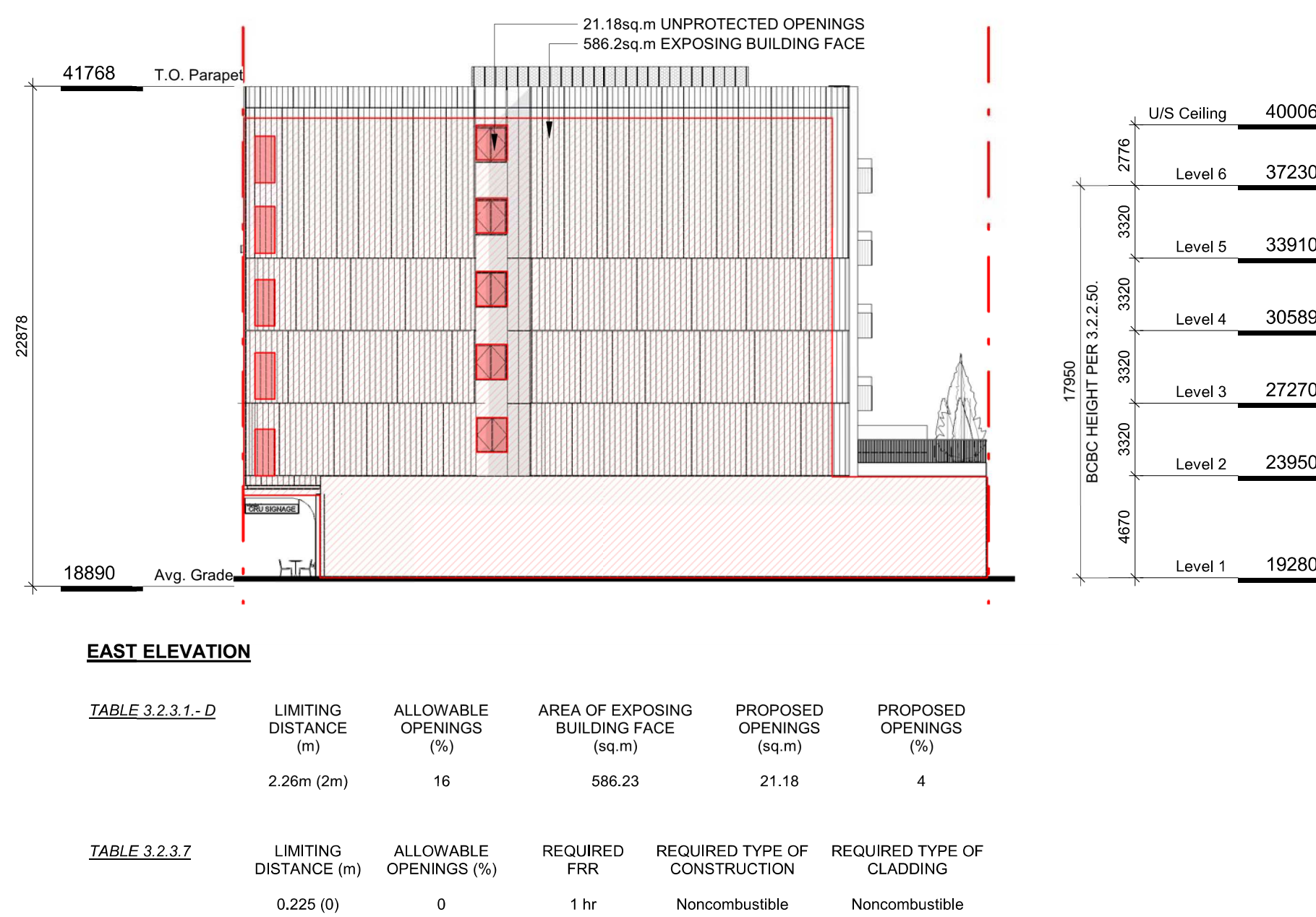
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SCALE = 1 : 250



9 Spatial Separation Keyplan
SCALE = 1 : 250

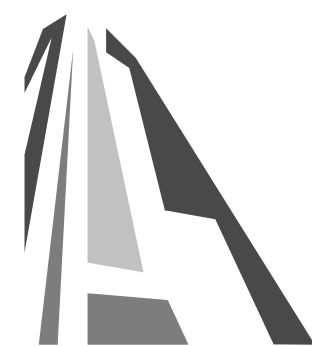


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SCALE = 1 : 250



4 East Elevation - LD Key
SCALE = 1 : 250

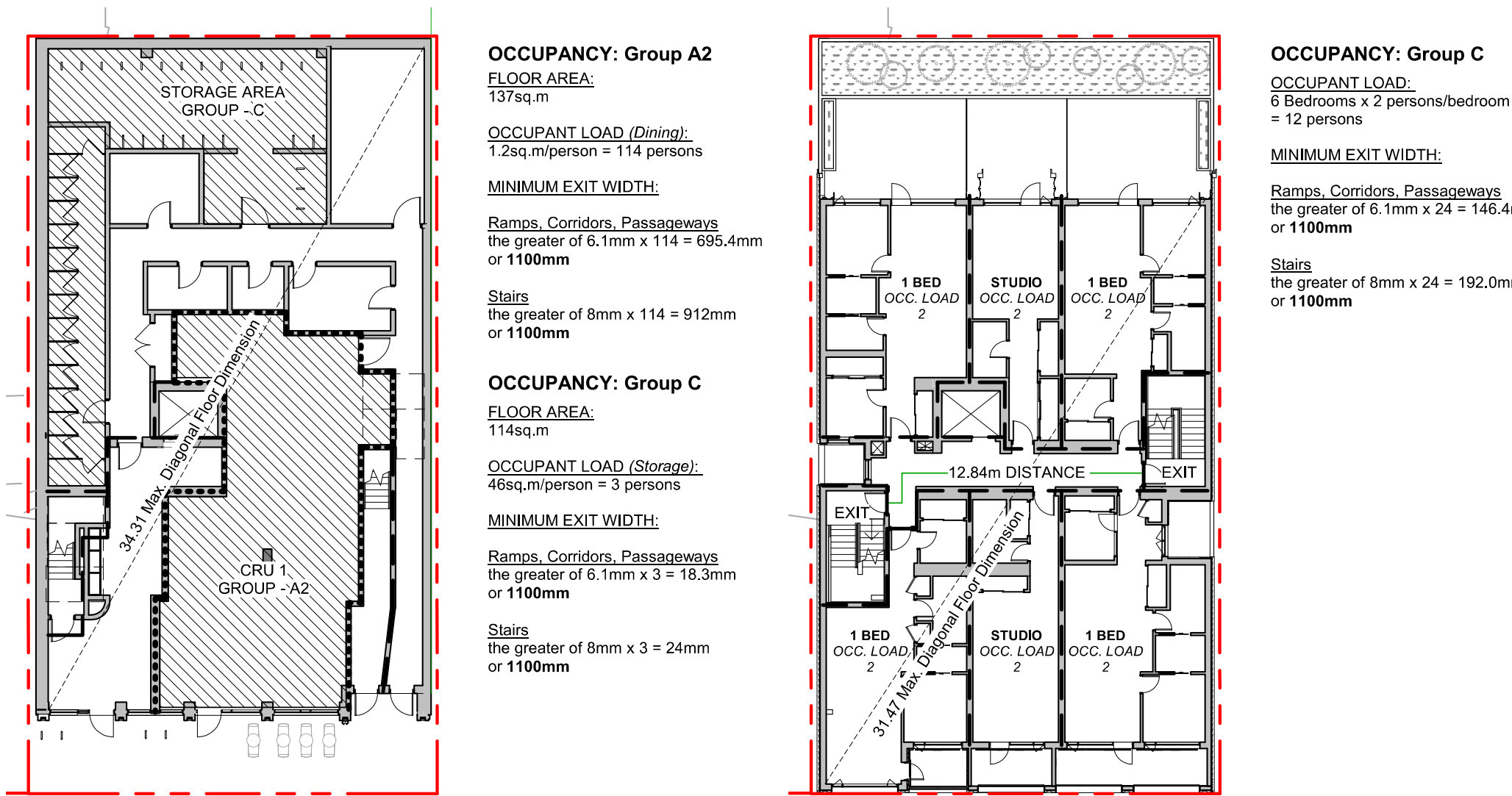
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2	RZ/DIP	SEPT 15, 2021
NO.	DESCRIPTION	DATE



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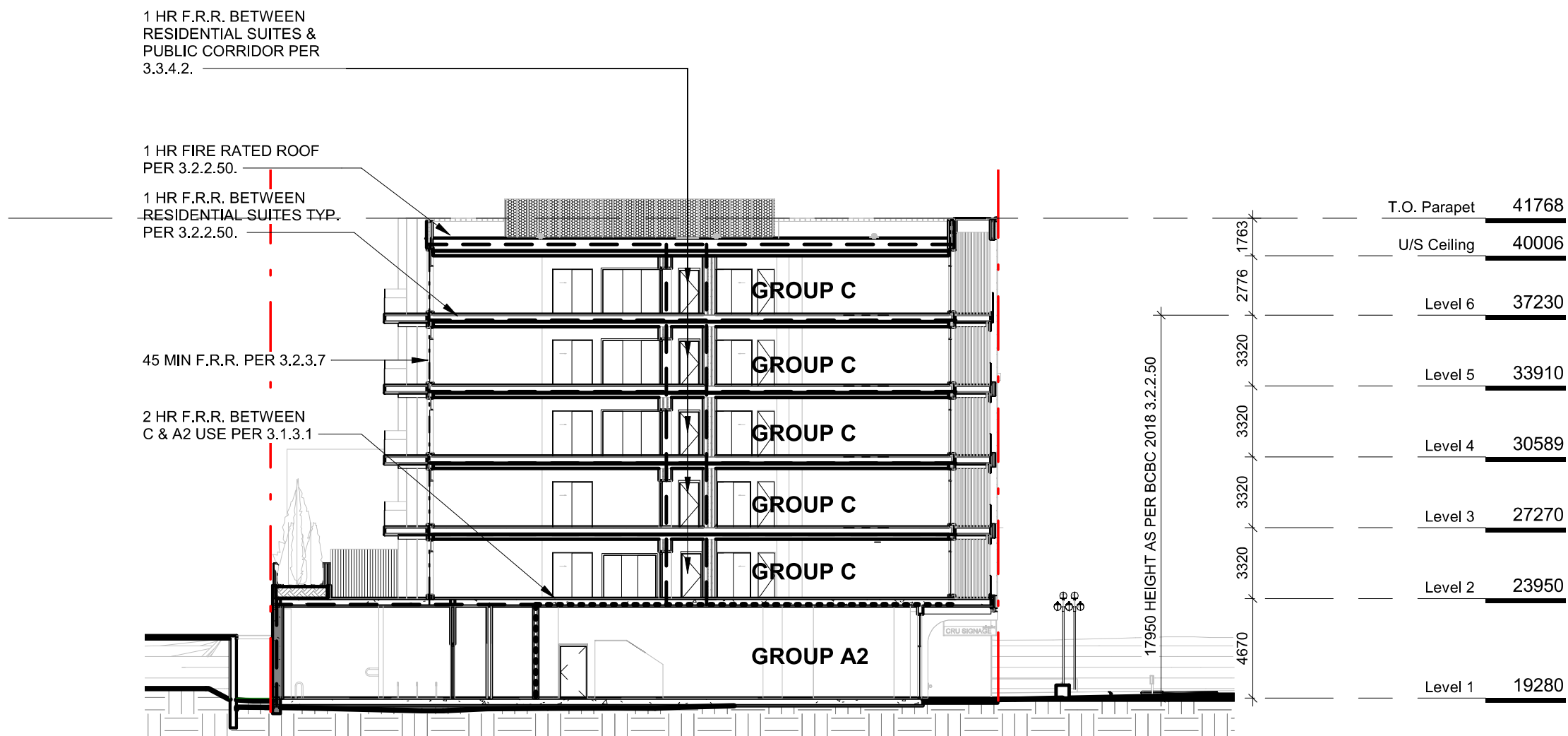
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Project	
1030 FORT STREET	
JAWL PROPERTIES	
1030 Fort Street, Victoria BC	
Sheet Name	
Spatial Separation	
Date	
April 21, 2022	
Scale	Project #
1 : 250	2112
Revision	
2022-04-22	5
A050	



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	<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> RENOVATION	<input type="checkbox"/> ADDITION
GOVERNING BUILDING CODE	2018 BC BUILDING CODE	<input checked="" type="checkbox"/> PART 3	<input type="checkbox"/> PART 9
MAJOR OCCUPANCY	A1 A2 A3 A4 B1 B2 B3 C D E F1 F2 F3	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3.1.2.1
SUPERIMPOSED OCCUPANCY	A1 A2 A3 A4 B1 B2 B3 C D E F1 F2 F3	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	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

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

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	<input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> 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

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

ACCESSIBILITY

UNIVERSAL WASHROOM	REQUIRED AT LEVEL 1	3.8.2.8.3
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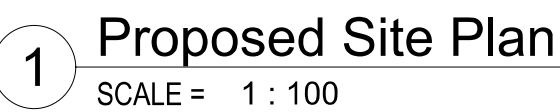
3	RZIDP Response to TRG Comment - Rev1	NOV 30, 2021
2	RZIDP	SEPT 15, 2021
NO.	DESCRIPTION	DATE



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Project	1030 FORT STREET	
	JAWL PROPERTIES	
	1030 Fort Street, Victoria BC	
Sheet Name	Code Analysis	
Date	April 21, 2022	
Scale	As indicated	Project # 2112
	Revision	3
REGISTERED ARCHITECT GREGORY L.F. DUNN 2022-04-22 BRITISH COLUMBIA		A051



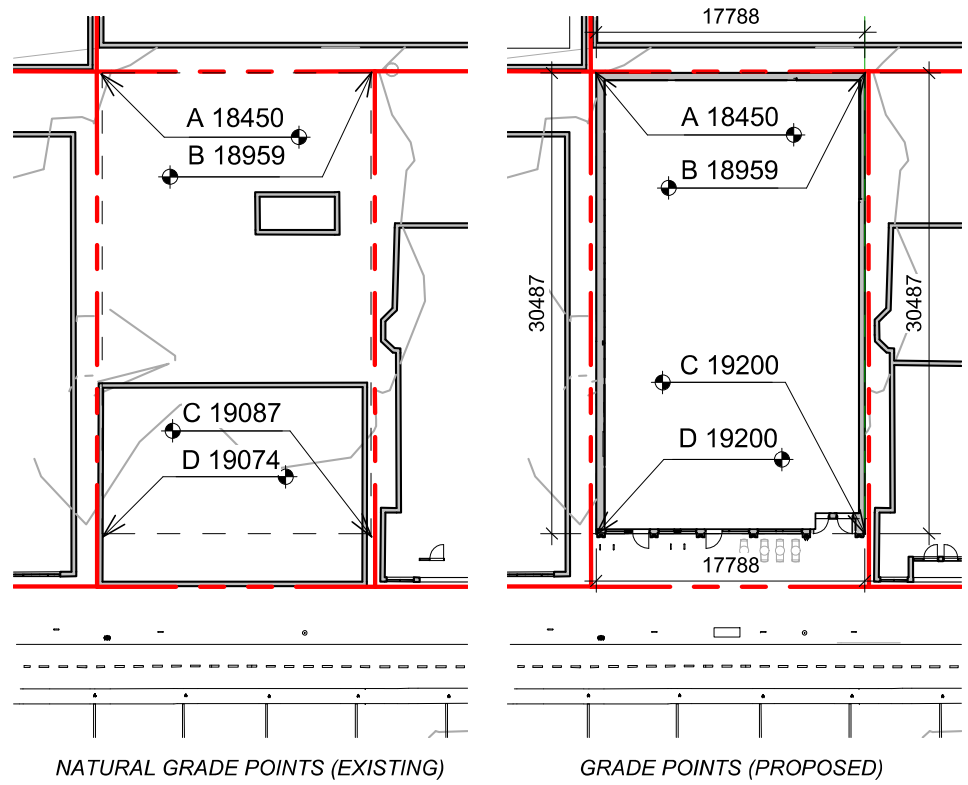
MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	1030 FORT STREET, VICTORIA BC
LEGAL DESCRIPTION	LOT 1010, VICTORIA CITY, EXCEPT THE SOUTHERLY 8 FEET THEREOF
PROJECT DESCRIPTION	6 STOREY BUILDING 5 STOREYS RESIDENTIAL OVER 1 STOREY COMMERCIAL

ZONE (EXISTING)	CA-42	
PROPOSED ZONE	UNKNOWN	
SITE AREA (m ²)	628.5m ²	
TOTAL FLOOR AREA (m ²)	2,460m ²	
COMMERCIAL FLOOR AREA (m ²)	137m ²	
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

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

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

ZONING REGULATION BYLAW FLOOR AREAS		ZONING BYLAW 2018 FLOOR AREAS	
Level 1	444.74 m ²	Level 1	450.87 m ²
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 m ²	Level 6	408.60 m ²
Grand total 6	2460.09 m ²	Grand total 6	2493.84 m ²
FLOOR SPACE RATIO		FLOOR SPACE RATIO	
2460m ² / 628.5m ²	= 3.9 : 1	2515m ² / 628.5m ²	= 4 : 1
rounded	= 4 : 1		
SITE COVERAGE		ROOFTOP STRUCTURE % COVERAGE	
608.5m ² / 628.5m 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: (PROPOSED)	
A:	18.450	A:	18.450
B:	18.360	B:	18.960
C:	18.200	C:	18.090
D:	19.200	D:	19.070
GRADE POINTS:		GRADE POINTS: (NATURAL)	
A-B:	((18.450 + 18.960)/2)	x	17.8 = 332.95
B-C:	((18.960 + 19.090)/2)	x	30.5 = 580.26
C-D:	((19.090 + 19.070)/2)	x	17.8 = 339.62
D-A:	((19.070 + 18.450)/2)	x	30.5 = 572.18
		<hr/>	
		96.6 1,825.01	
		<hr/>	
		AVERAGE GRADE = 1825.01/96.6 = 18.89	



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Project

1030 FORT STREET

JAWL PROPERTIES
1030 Fort Street, Victoria BC

Sheet Name

Site Plan and Project Data

Date April 21, 2022

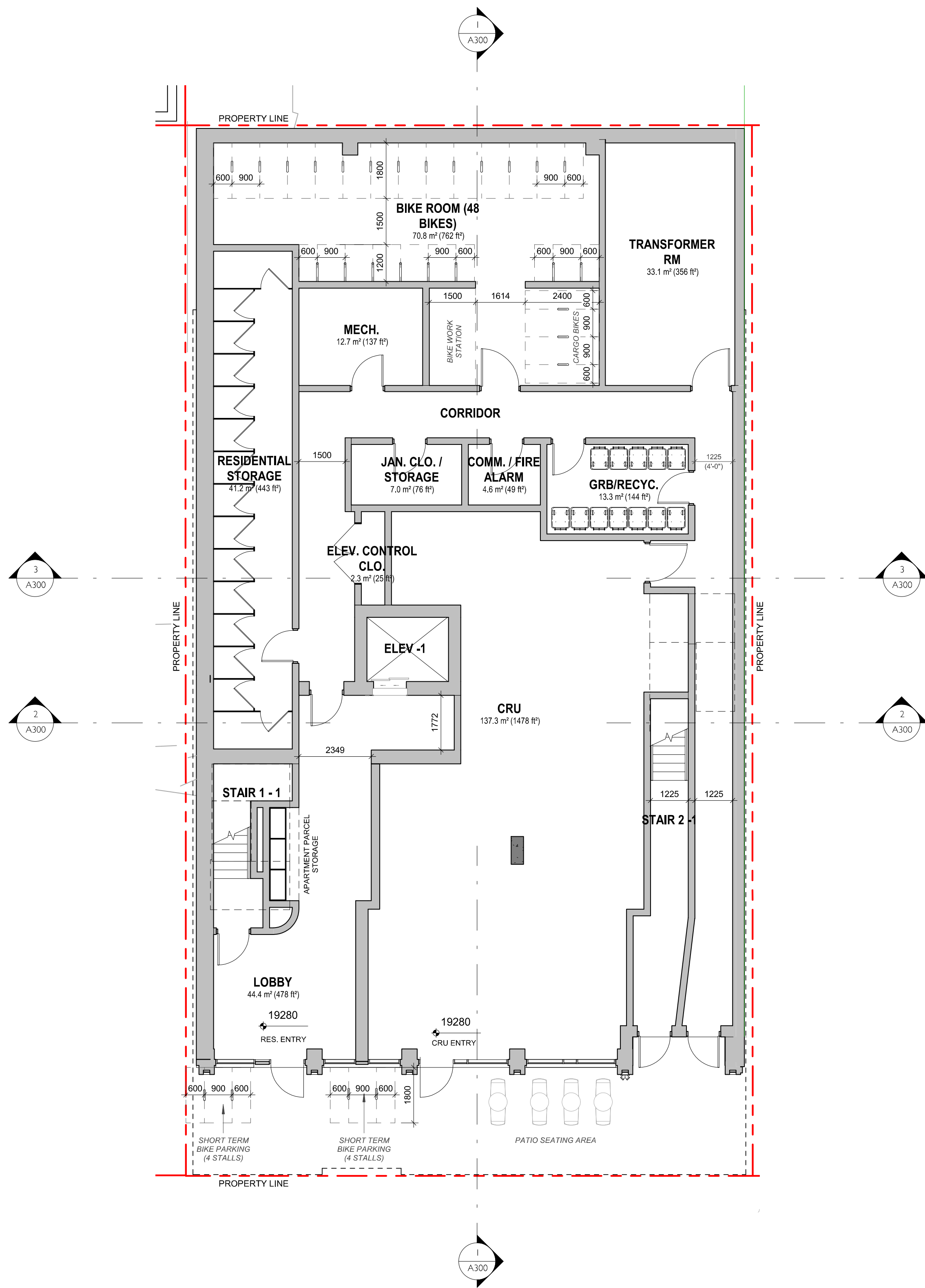
Scale	Project #
As indicated	2112


 Revision
 NOV 30, 2021
 3

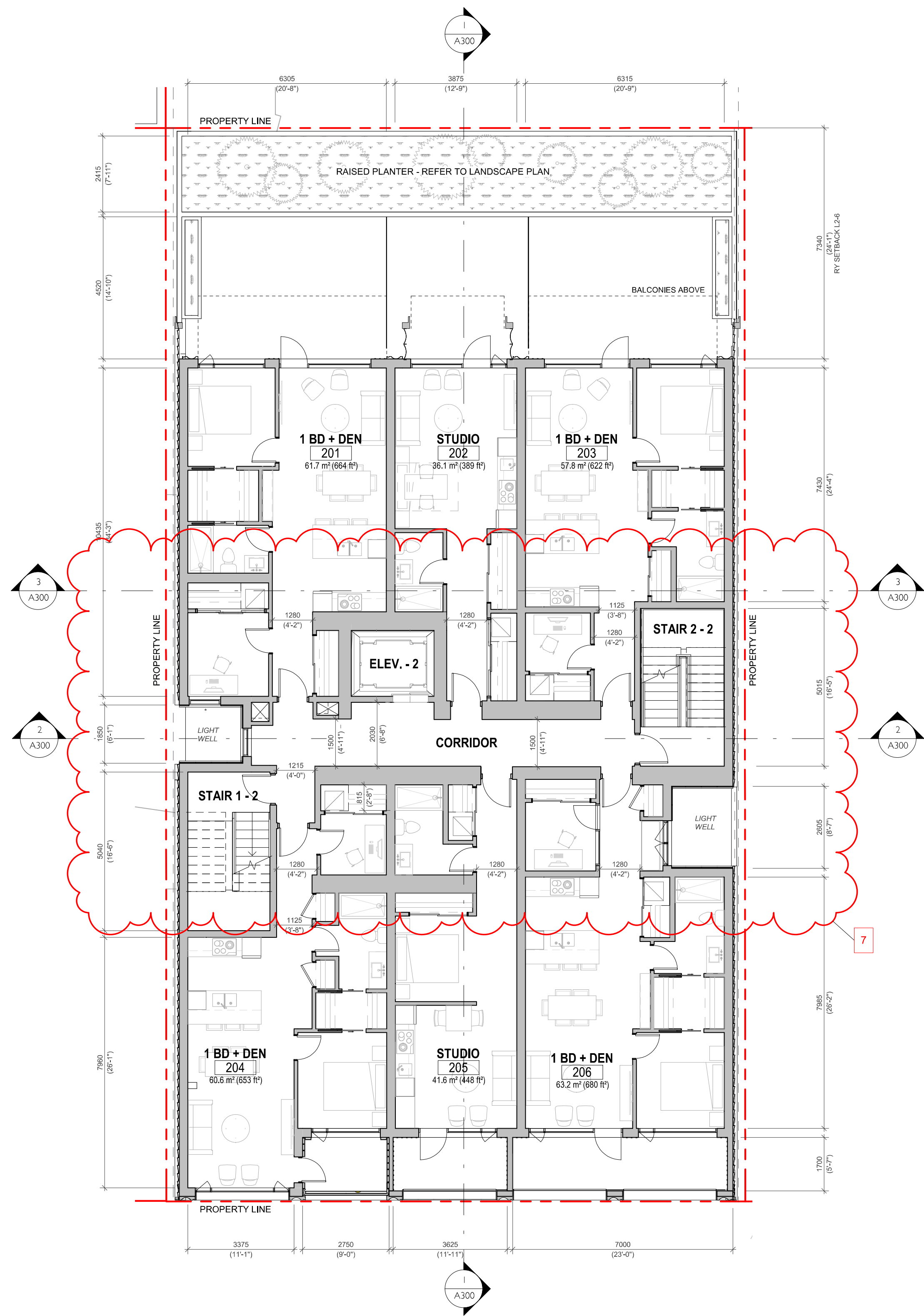
ANTHONY

2022-04-22 A100

4/21/2022 9:51:43 AM



1 Level 1 Proposed Plan
SCALE = 1 : 100



2 Levels 2 Proposed Plan
SCALE = 1 : 100

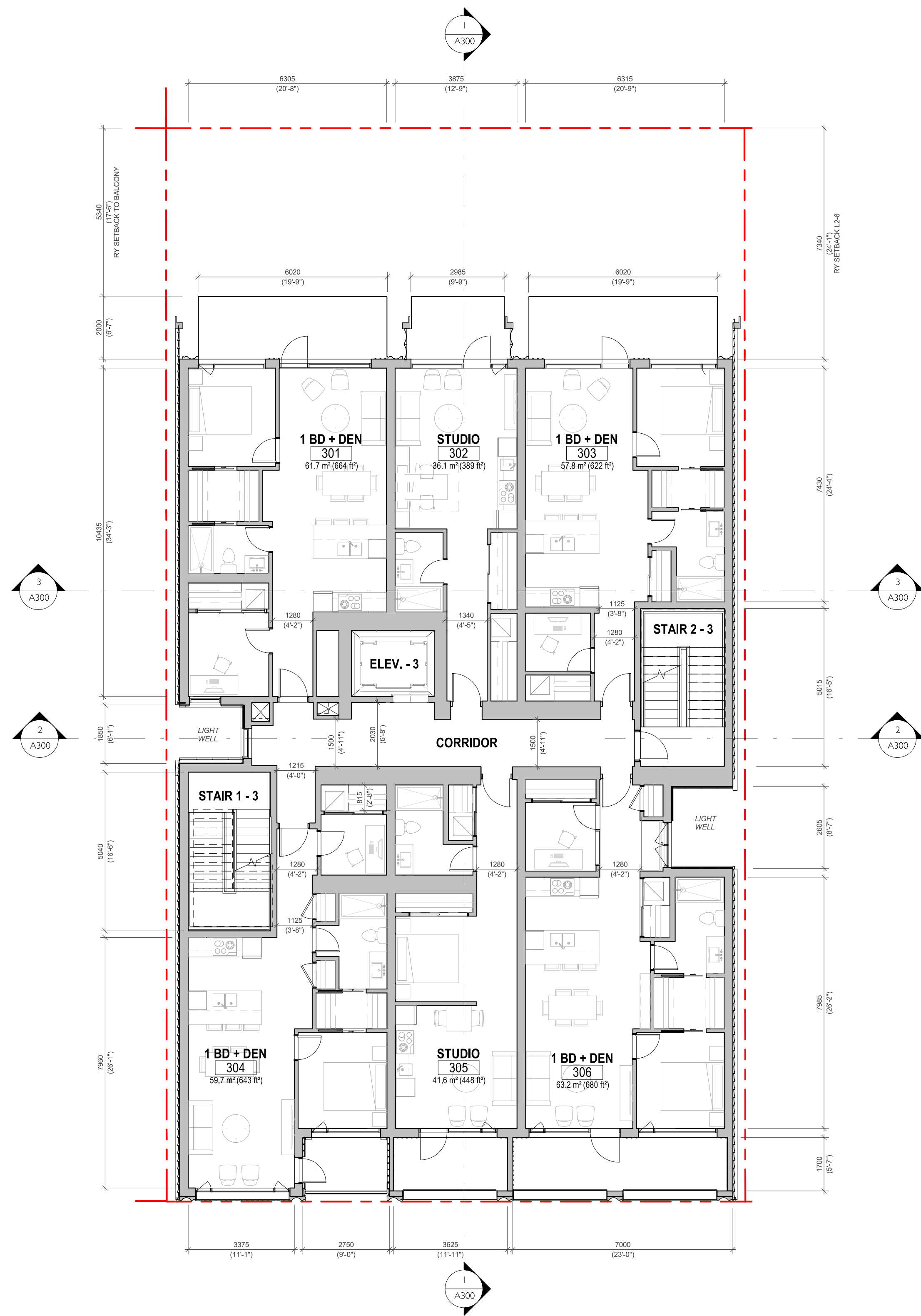
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3	RZ/DIP Response to TRG Comment - Rev1	NOV 30, 2021
2	RZ/DIP	SEPT 15, 2021
1	Issued for Development Tracker	AUG 03, 2021
NO.	DESCRIPTION	DATE



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

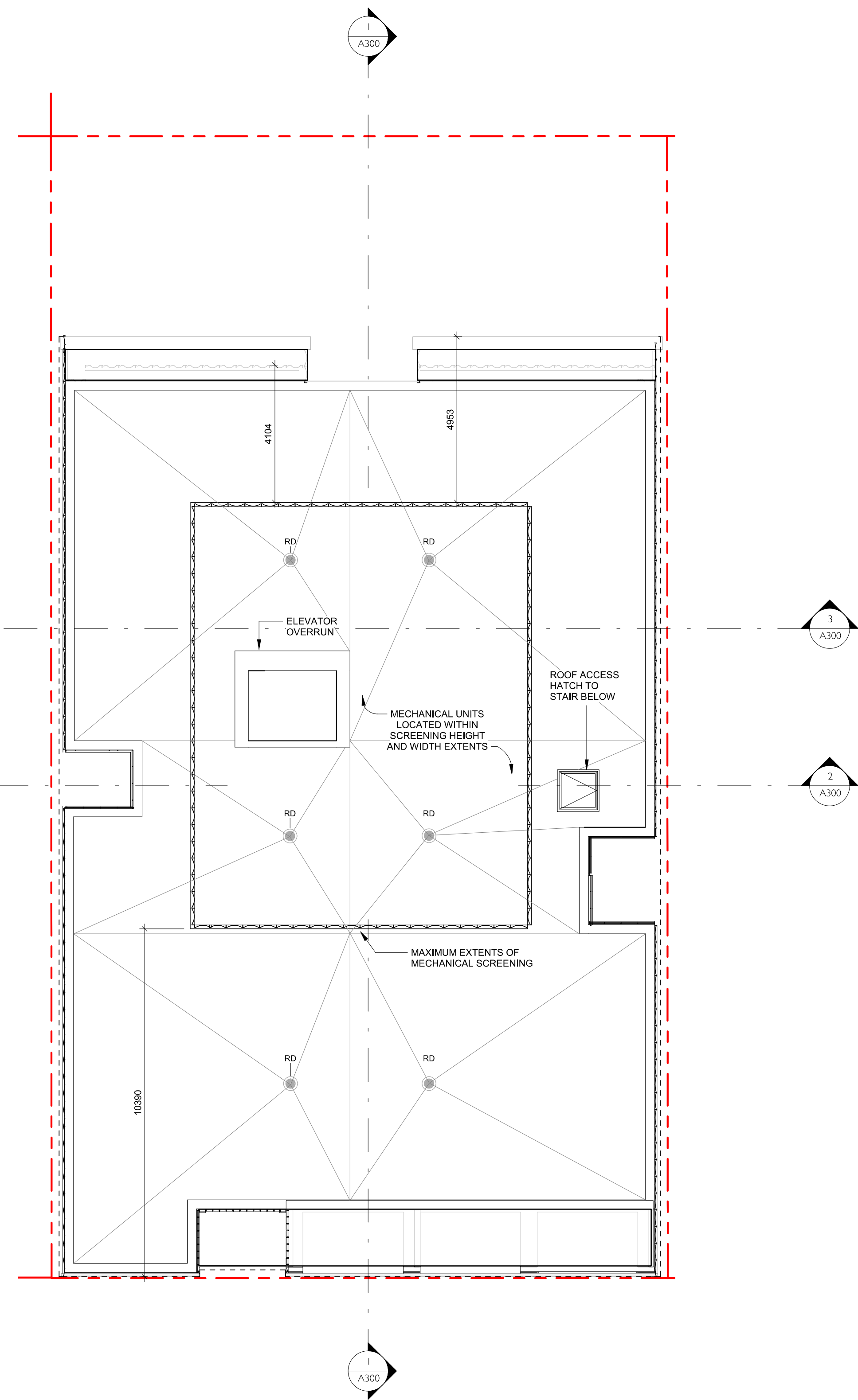


LEVEL 2-6 - ZONING REGULATION BYLAW - FLOOR AREA: 403sq.m
(measured to inside face of exterior wall, excluding elevator shaft & required bike parking)

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

4



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

1 Roof Plan
SCALE = 1 : 100

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

1030 FORT STREET

JAWL PROPERTIES

1030 Fort Street, Victoria BC

Sheet Name

Proposed L3-6 & Roof Plan

Date

April 21, 2022

Scale

1 : 100

Project #

2112

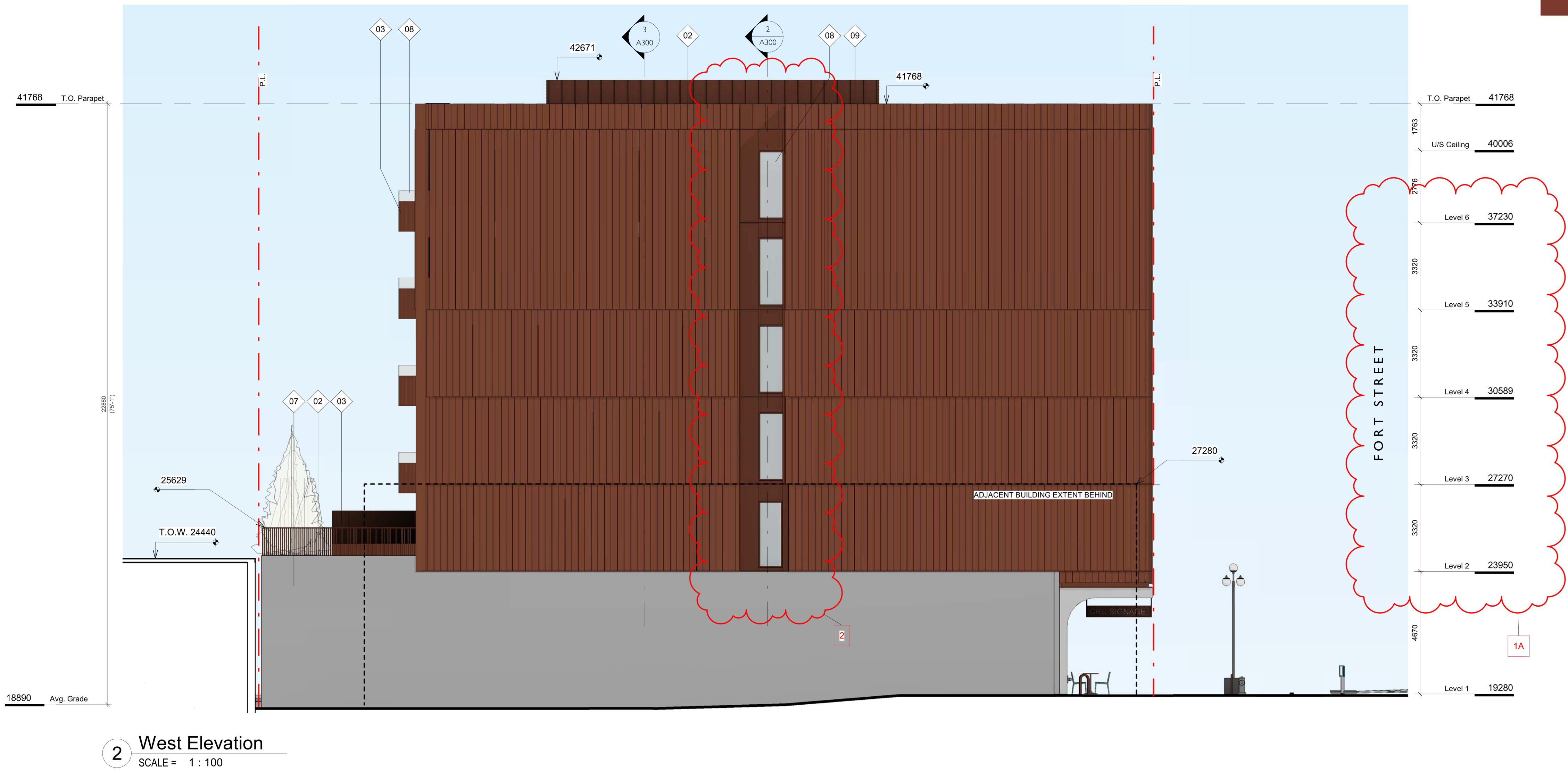
Revision

5

2022-04-22

BRITISH COLUMBIA

A102



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

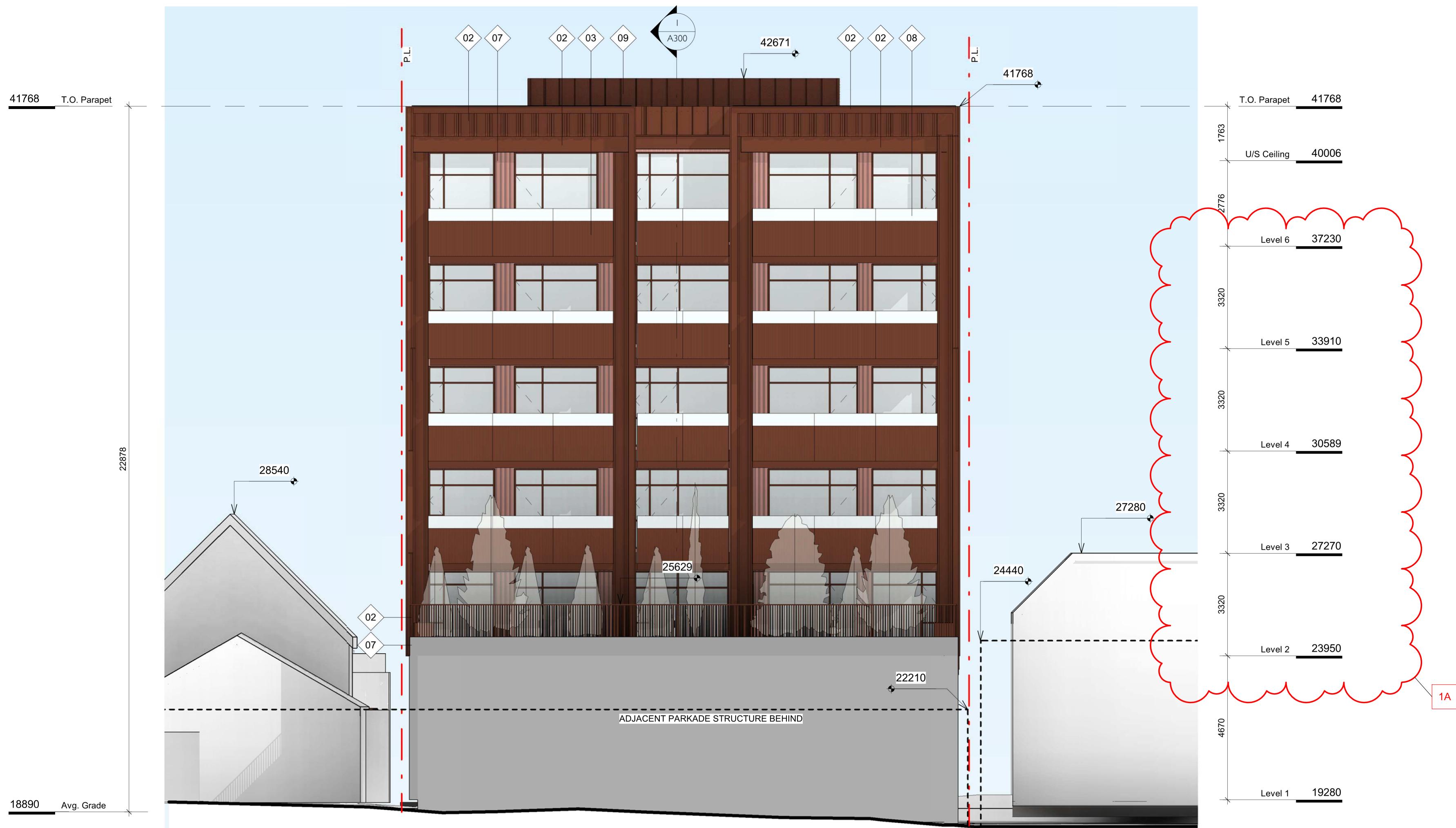
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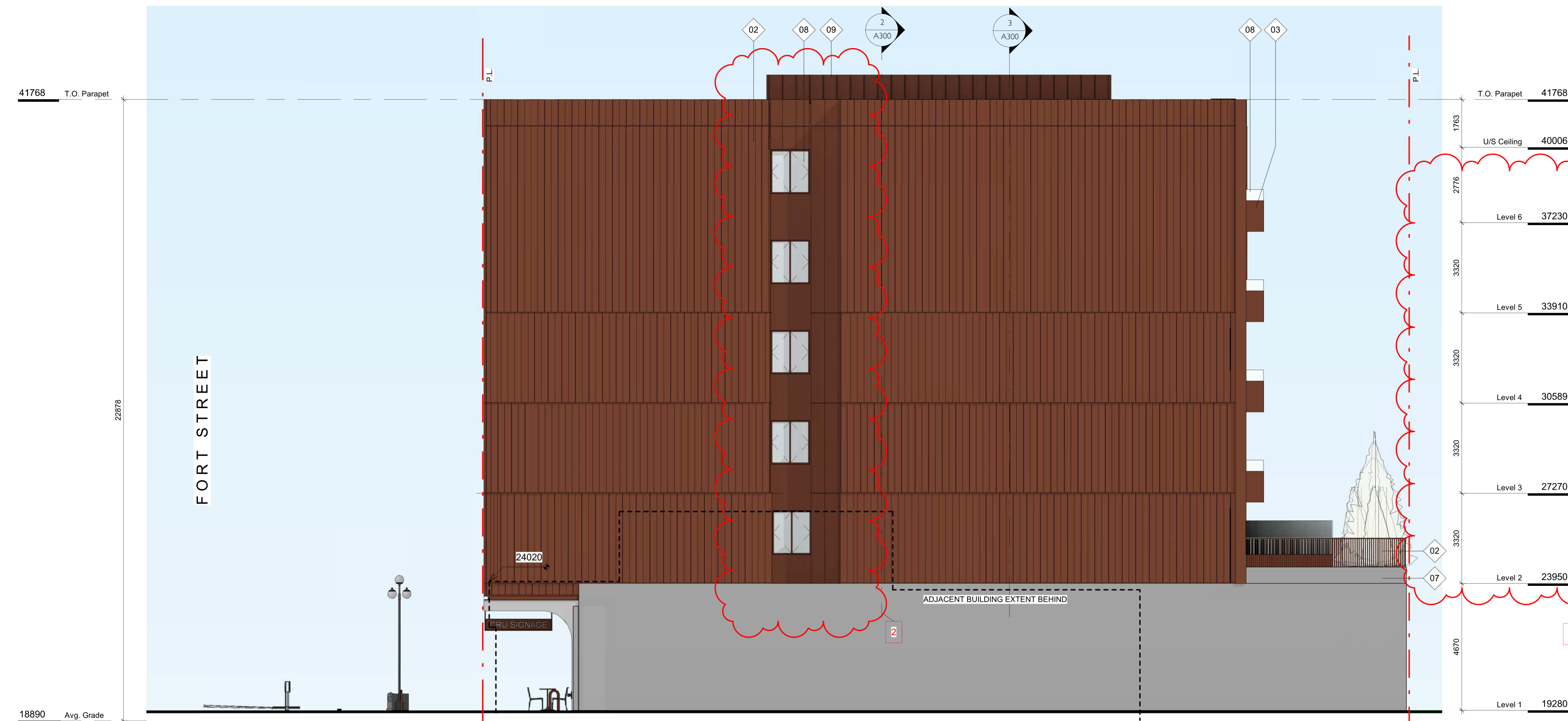
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Project		
1030 FORT STREET		
JAWL PROPERTIES		
1030 Fort Street, Victoria BC		
Sheet Name		
Building Elevations S-W		
Date		
April 21, 2022		
Scale	As indicated	Project #
		2112
Revision		5
2022-04-22		A200



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

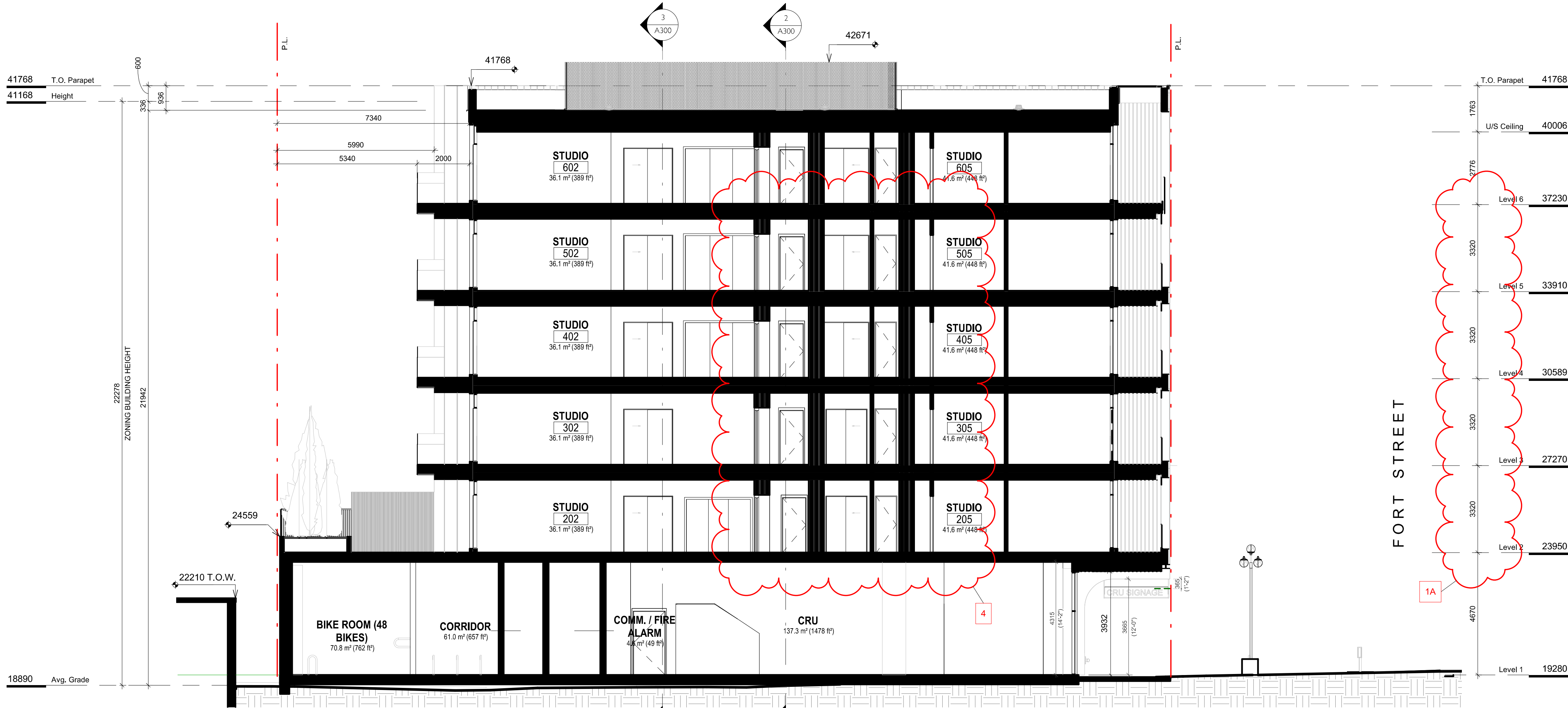
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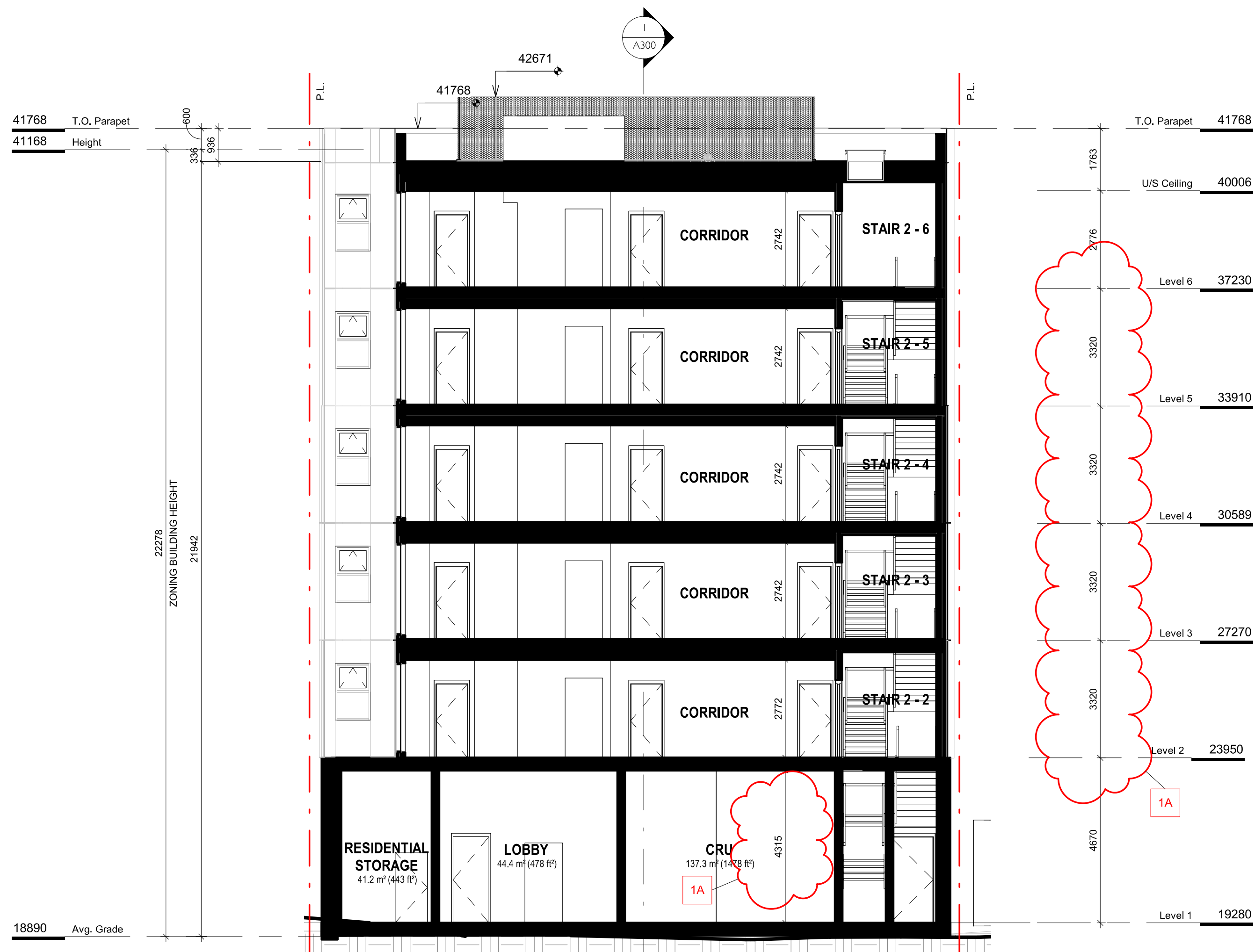
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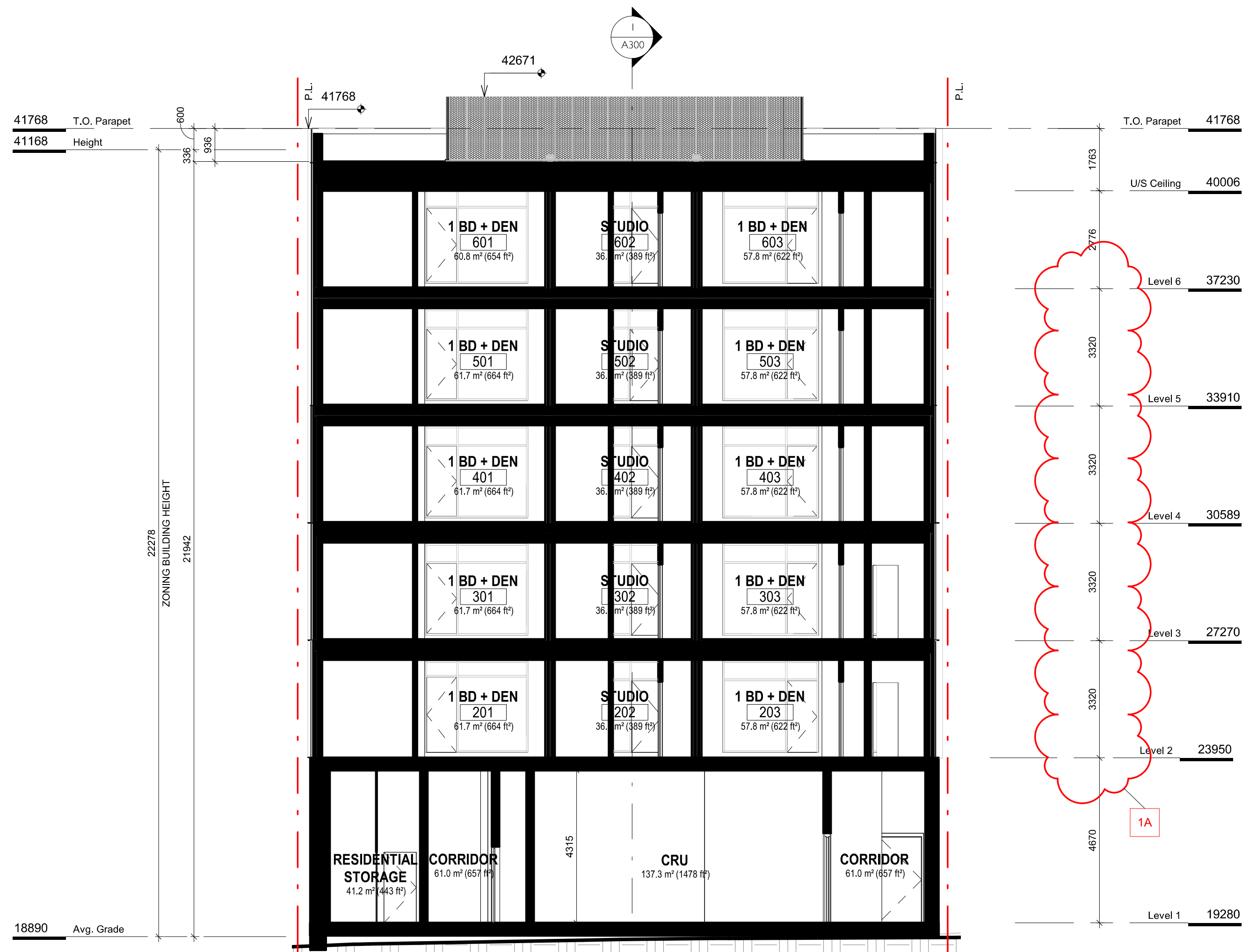
Project		
1030 FORT STREET		
JAWL PROPERTIES		
1030 Fort Street, Victoria BC		
Sheet Name		
Building Elevations N-E		
Date		
April 21, 2022		
Scale	As indicated	Project #
		2112
Revision		5
2022-04-22		A201



1 Building Section 1
SCALE = 1 : 100

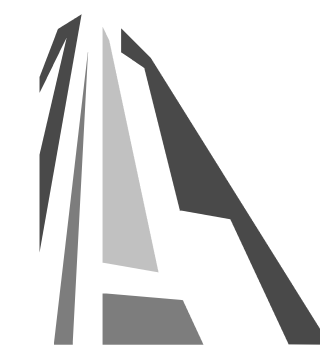


2 Building Section 2
SCALE = 1 : 100



3 Building Section 3
SCALE = 1 : 100

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Project		
1030 FORT STREET		
JAWL PROPERTIES		
1030 Fort Street, Victoria BC		
Sheet Name		
Building Sections		
Date		
April 21, 2022		
Scale	Project #	
1 : 100	2112	
Revision		
2022-04-22		5
REGISTERED ARCHITECT GREGORY L.F. DUNCAN BRITISH COLUMBIA		A300



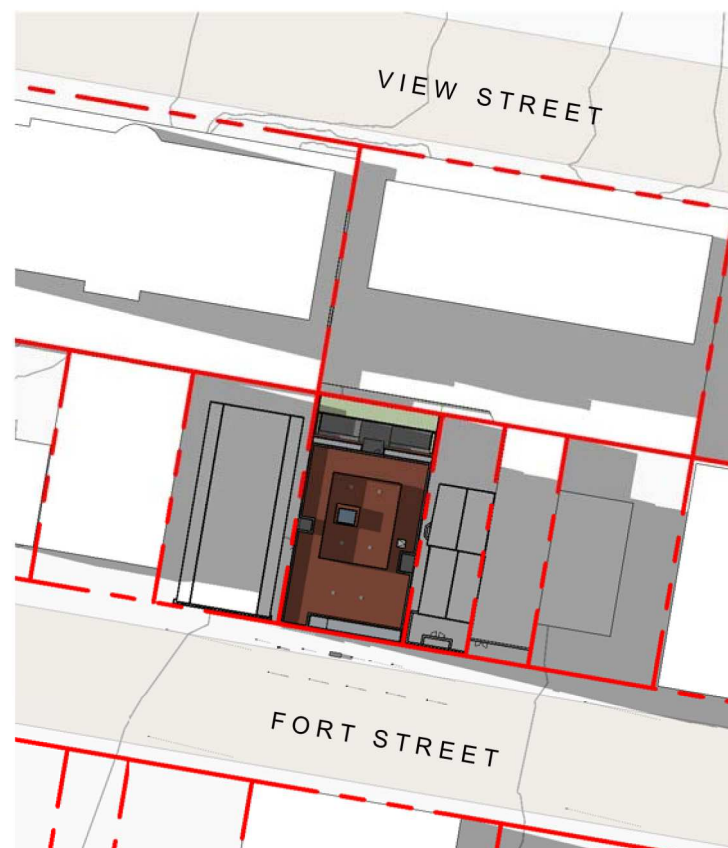
SUMMER SOLSTICE 9am



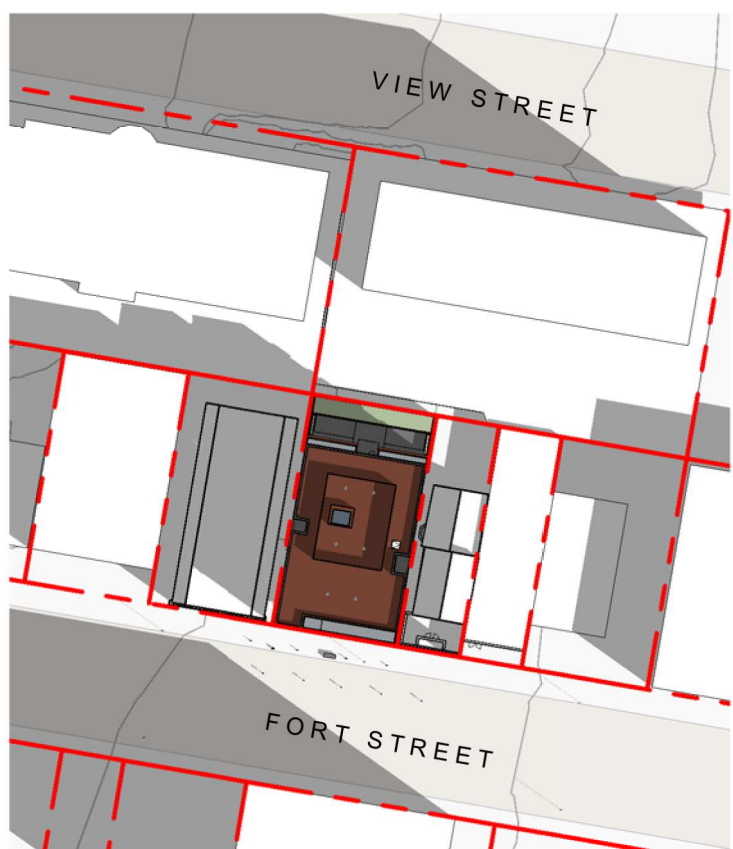
SUMMER SOLSTICE Noon



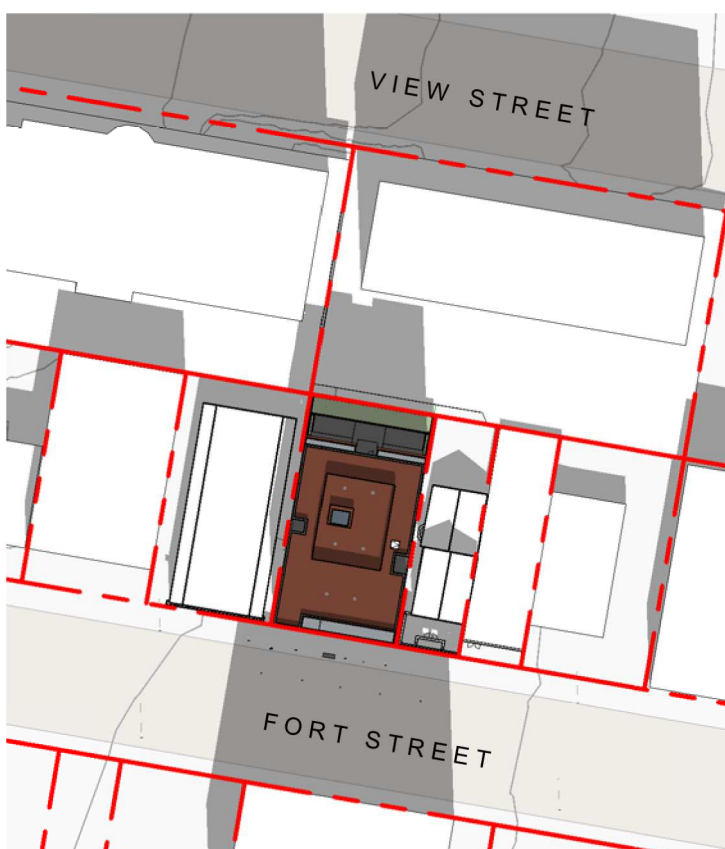
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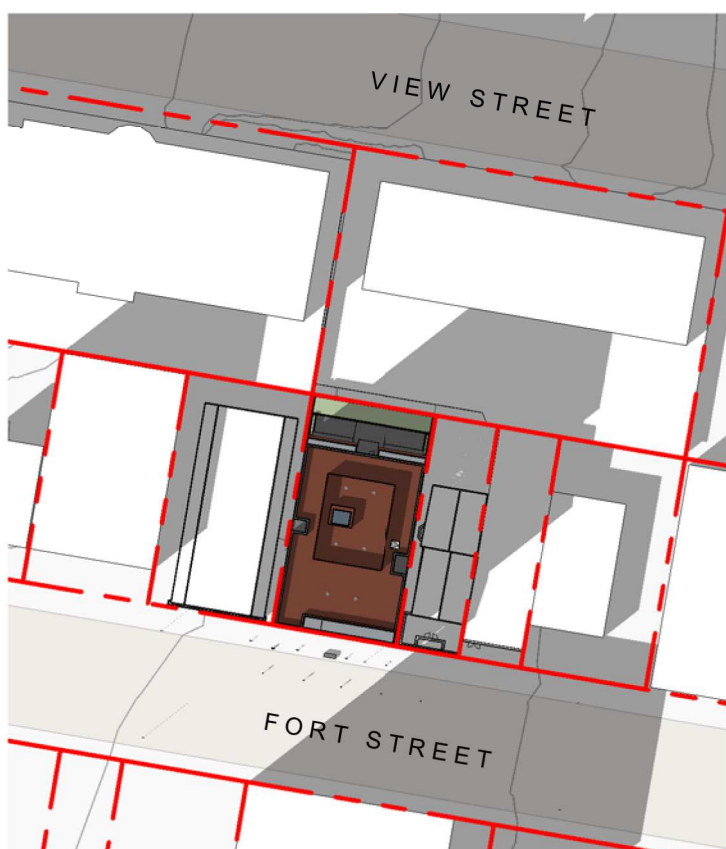
SUMMER SOLSTICE 6pm



EQUINOX 9am



EQUINOX Noon



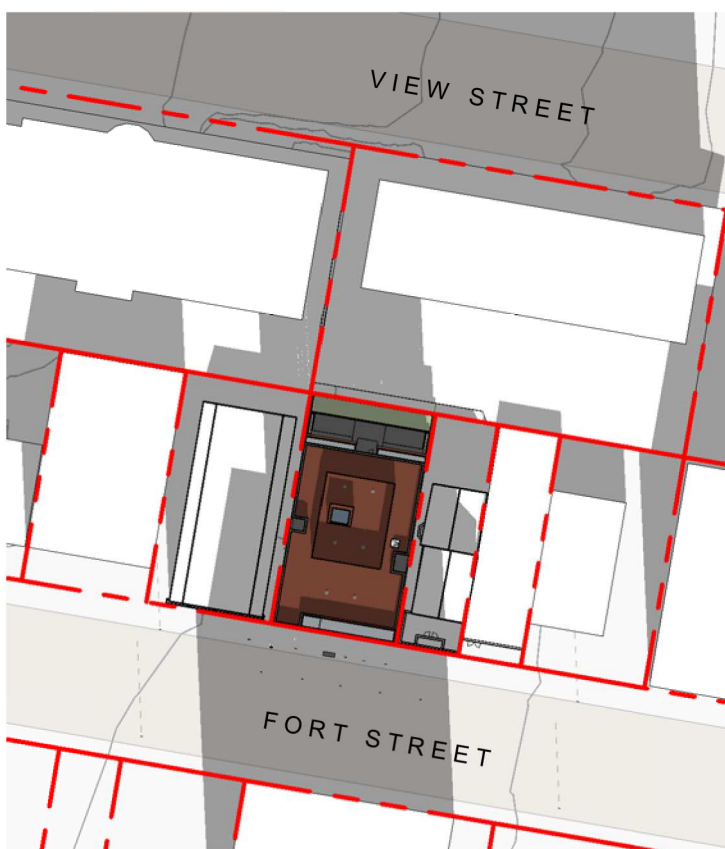
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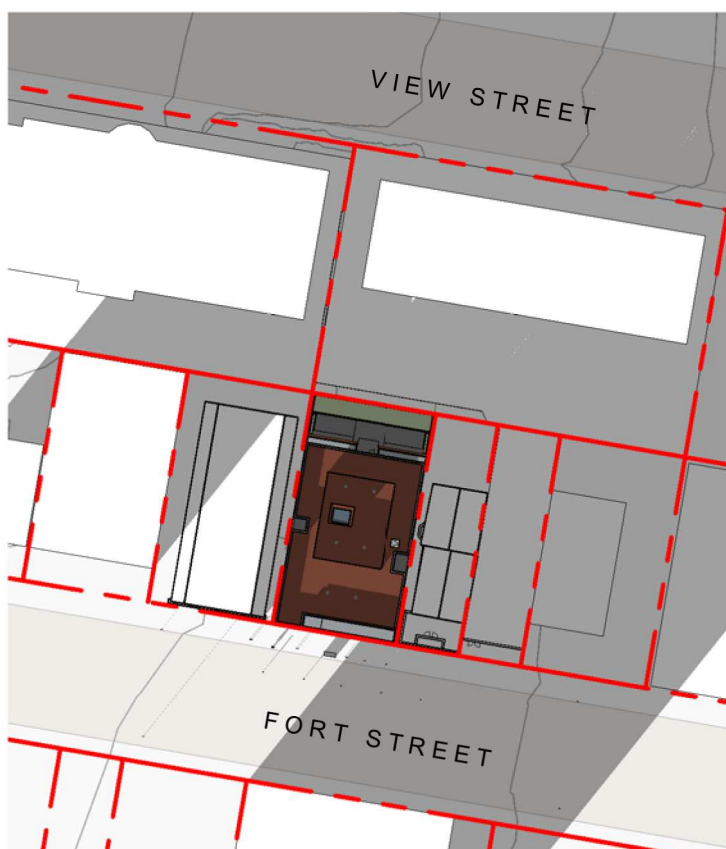
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WINTER SOLSTICE 9am



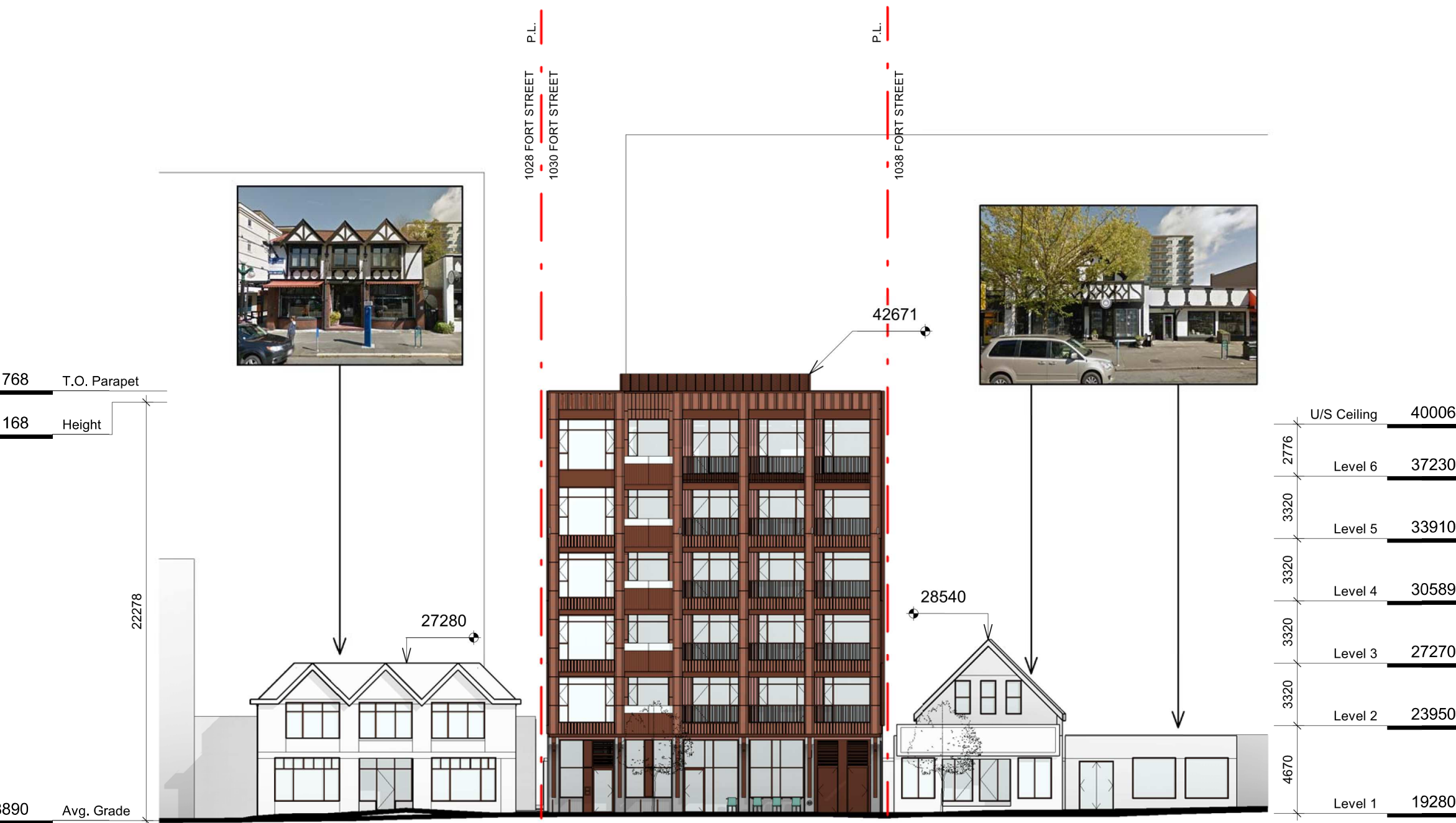
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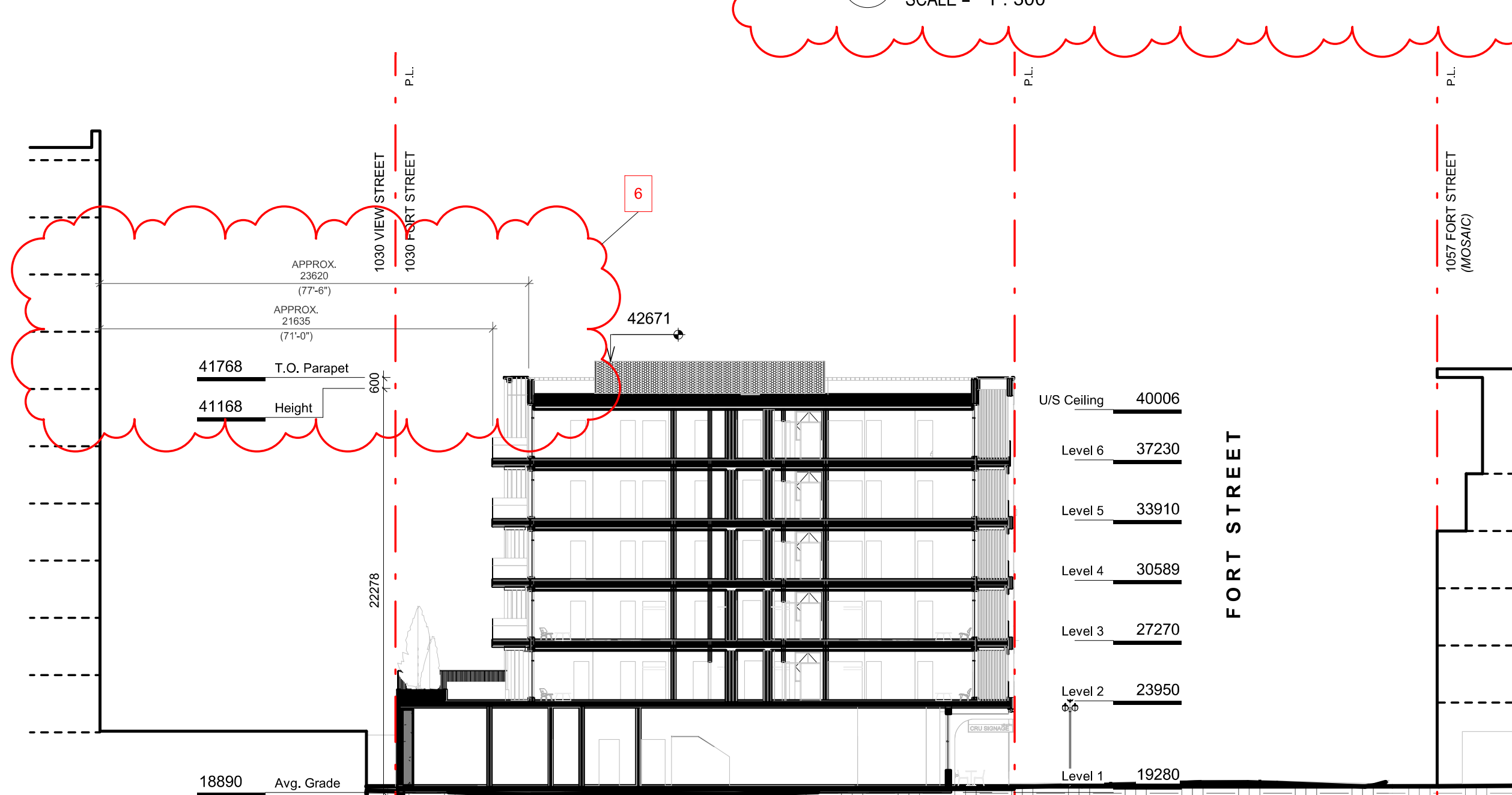
WINTER SOLSTICE 3pm



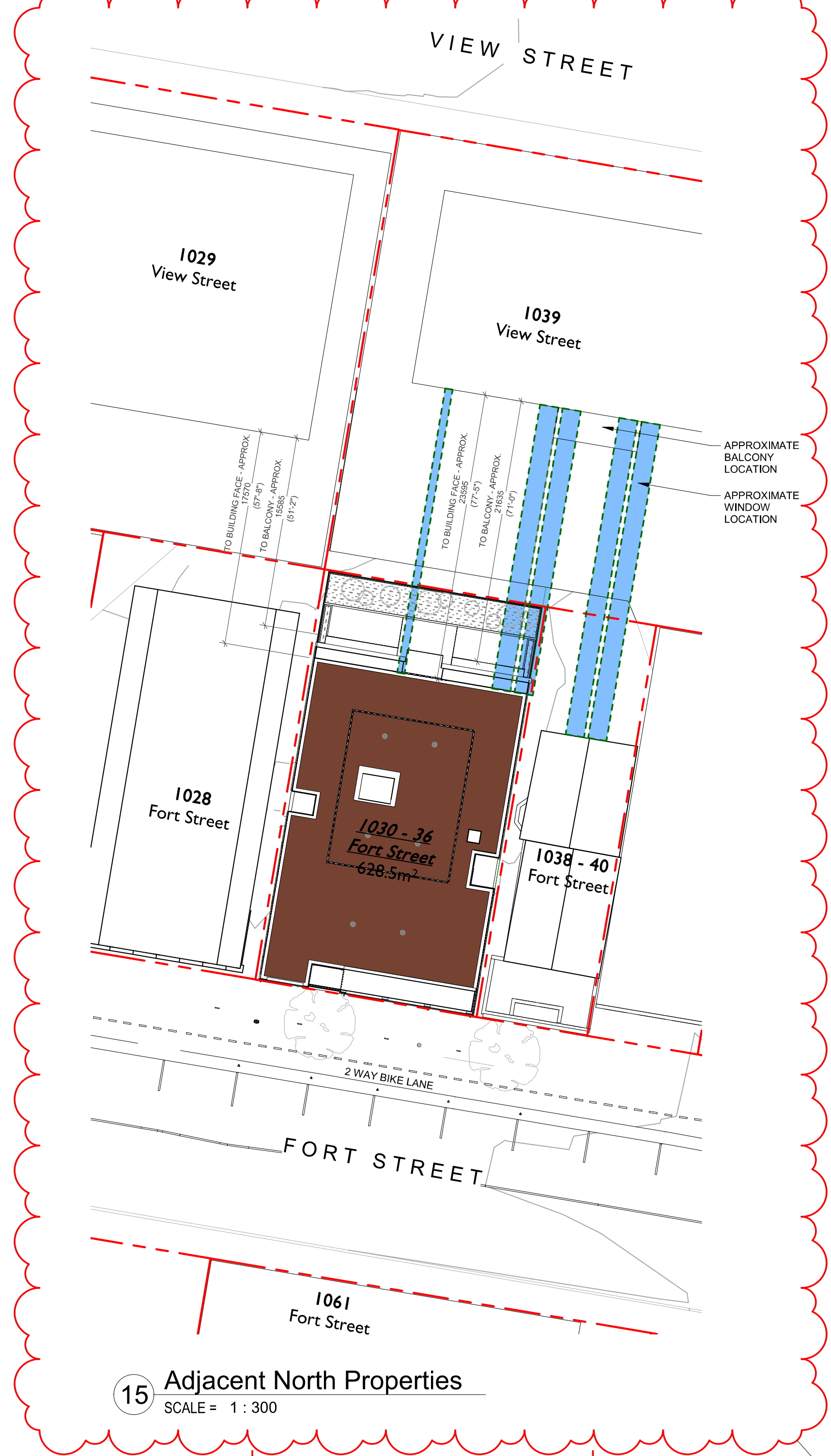
WINTER SOLSTICE 6pm



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



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



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


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

Sheet Name
Context & Shadow Study

Date
April 21, 2022

Scale
As indicated

Project #
2112

Revision
2022-04-22

APRIL 21, 2022

5

A500

4/21/2022 9:55:15 AM



CONTEXT VIEW FROM FORT STREET WEST



CONTEXT VIEW FROM FORT STREET EAST

5	RZ/DP Response to ADP Comment - Rev3	APRIL 21, 2022
NO.	DESCRIPTION	DATE



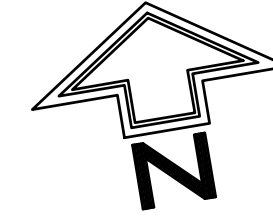
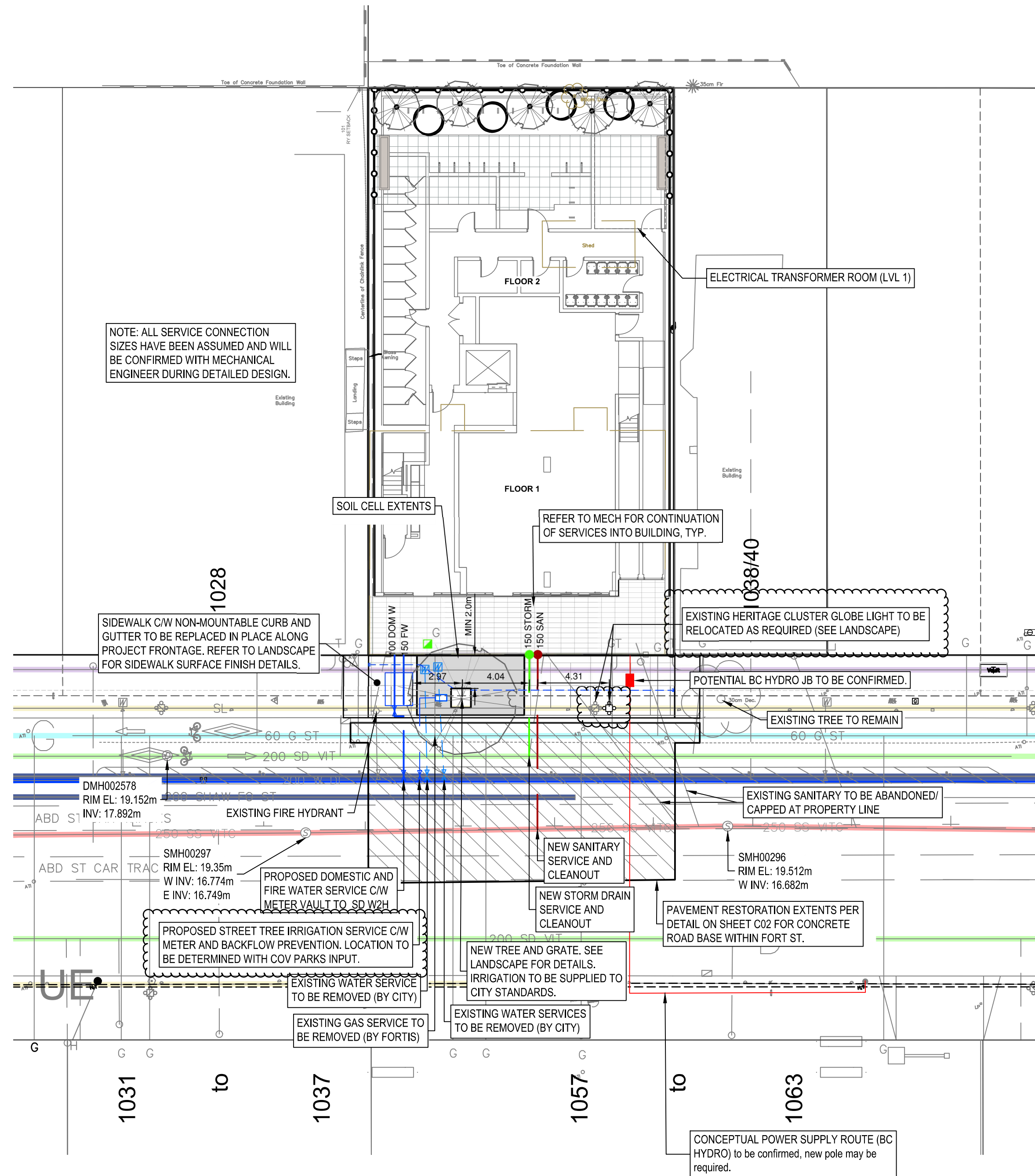
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Project		1030 FORT STREET	
		JAWL PROPERTIES	
		1030 Fort Street, Victoria BC	
Sheet Name		Context Perspectives	
Date		April 21, 2022	
Scale	1 : 200	Project #	2112
Revision		5	
2022-04-22		A501	

1. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VICTORIA SPECIFICATIONS, MASTER MUNICIPAL CONSTRUCTION DOCUMENT (MCMC) 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, MCMC 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

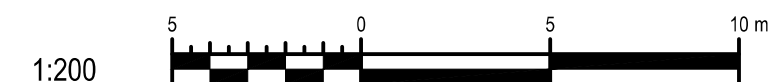


SERVICE	ESTIMATED SIZE	UTILITY PROVIDER	INSTALLATION FORCES	COST(\$) ¹
WATER	150mm	City of Victoria	City of Victoria	At Cost
SANITARY	150mm	City of Victoria	City of Victoria	At Cost
STORM DRAIN	150mm	City of Victoria	City of Victoria	At Cost
GAS	² Unconfirmed	Fortis	Utility Contractor	Based on Size
HYDRO	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		Y	SEWER LATERAL	Ⓢ	TEL MANHOLE	⊖	SIGNAL PULL BOX - SIDEWALK	✕	HYDRO/TEL POLE TO BE REMOVED	—	SANITARY
Ⓢ	STORM DRAIN MANHOLE	Ⓢ	WATER VALVE ON MAIN	Ⓢ	TEL POLE	Ⓢ	LIGHT/SIGNAL PULL BOX - STREET	Ⓢ	GAS METER	—	STORM
Ⓢ	STORM DRAIN VENT	Ⓢ	WATER SERVICE VALVE	Ⓢ	TEL POLE WITH DIP	Ⓢ	LIGHT POLE (STEEL)	Ⓢ	GAS VALVE	—	WATER
Ⓢ	CATCH BASIN	Ⓢ	WATER METER	Ⓢ	TEL POLE WITH LIGHT	Ⓢ	SIGNAL POLE (STEEL)	Ⓢ	GAS SNIFFER	—	HYDRO
Ⓢ	DRAIN CLEANOUT	Ⓢ	BOULEVARD SERVICE	Ⓢ	TEL SERVICE BOXES	Ⓢ	LIGHT/SIGNAL POLE (STEEL)	Ⓢ	TEST HOLE	—	LIGHTING
Ⓢ	DRAIN LATERAL	Ⓢ	FIRE HYDRANT	Ⓢ	TEL VAULT	Ⓢ	CLUSTER LAMP - TYPE A	Ⓢ	FENCE LINE	—	GAS
Ⓢ	SANITARY SEWER MANHOLE	Ⓢ	REDUCER	Ⓢ	POLE ANCHOR	Ⓢ	CLUSTER LAMP - TYPE B	Ⓢ	RETAINING WALL	—	TEL/CABLE
Ⓢ	SANITARY SEWER VENT	Ⓢ	LIGHT MANHOLE	Ⓢ	HYDRO/TEL POLE TO BE RELOCATED	Ⓢ	STREET SIGN	Ⓢ	TREE		
Ⓢ	SEWER CLEANOUT	Ⓢ	LIGHT PULL BOX - SIDEWALK			Ⓢ	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.

THIS DRAWING IS NOT TO BE SCALED.

				ISSUED	REVIEWED	APPROVED	REMARKS
2	2022/04/21	RE-ISSUED FOR DEVELOPMENT PERMIT		BH	CD	JCS	BH
1	2021/11/201	RE-ISSUED FOR DEVELOPMENT PERMIT/RE-ZONING		BH	CD	JCS	BH
0	2021/09/15	ISSUED FOR DEVELOPMENT PERMIT/RE-ZONING		BH	CD	JCS	BH
ISS/REV	YYYY-MM-DD	DESCRIPTION		DES	DRN	CHK	PM

SEAL



Engineers and Geoscientists BC
Permit to Practice #1000200

CLIENT

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Victoria, BC



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F+ 1 250-386-2844
wsp.com

PROJECT: **1030 FORT STREET
MIXED-USE DEVELOPMENT**

PROJECT NO:	211-06978-00
SCALE:	1:200
DISCIPLINE:	

TITLE: **CONCEPTUAL CIVIL PLAN**

DRAWING NO: 334

SHEET NO: 1 OF 2
ISSUE:
RE-ISSUED FOR DEVELOPMENT PERMIT
2022/04/21

ISS/REV:

