



## CONTACTS

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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

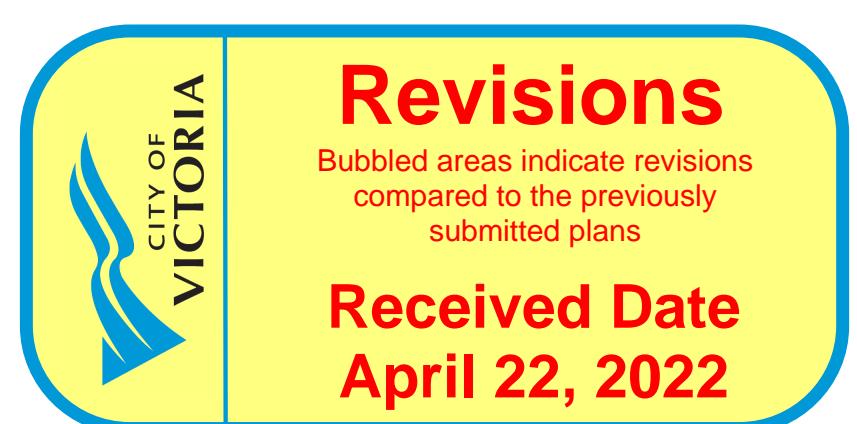
1030 FORT STREET  
JAWL PROPERTIES  
April 21, 2022

Project # 2112 Date April 21, 2022

Project #	2112	Date	April 21, 2022
Sheet #		Revision	April 21, 2022



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101 - 804 Broughton Street  
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cascadiaarchitects.ca





VIEW FROM FORT STREET WEST



VIEW OF FORT STREET FRONTAGE



VIEW FROM FORT STREET EAST



VIEW OF NORTH FACING FACADE

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

1 : 200

Project #

2112

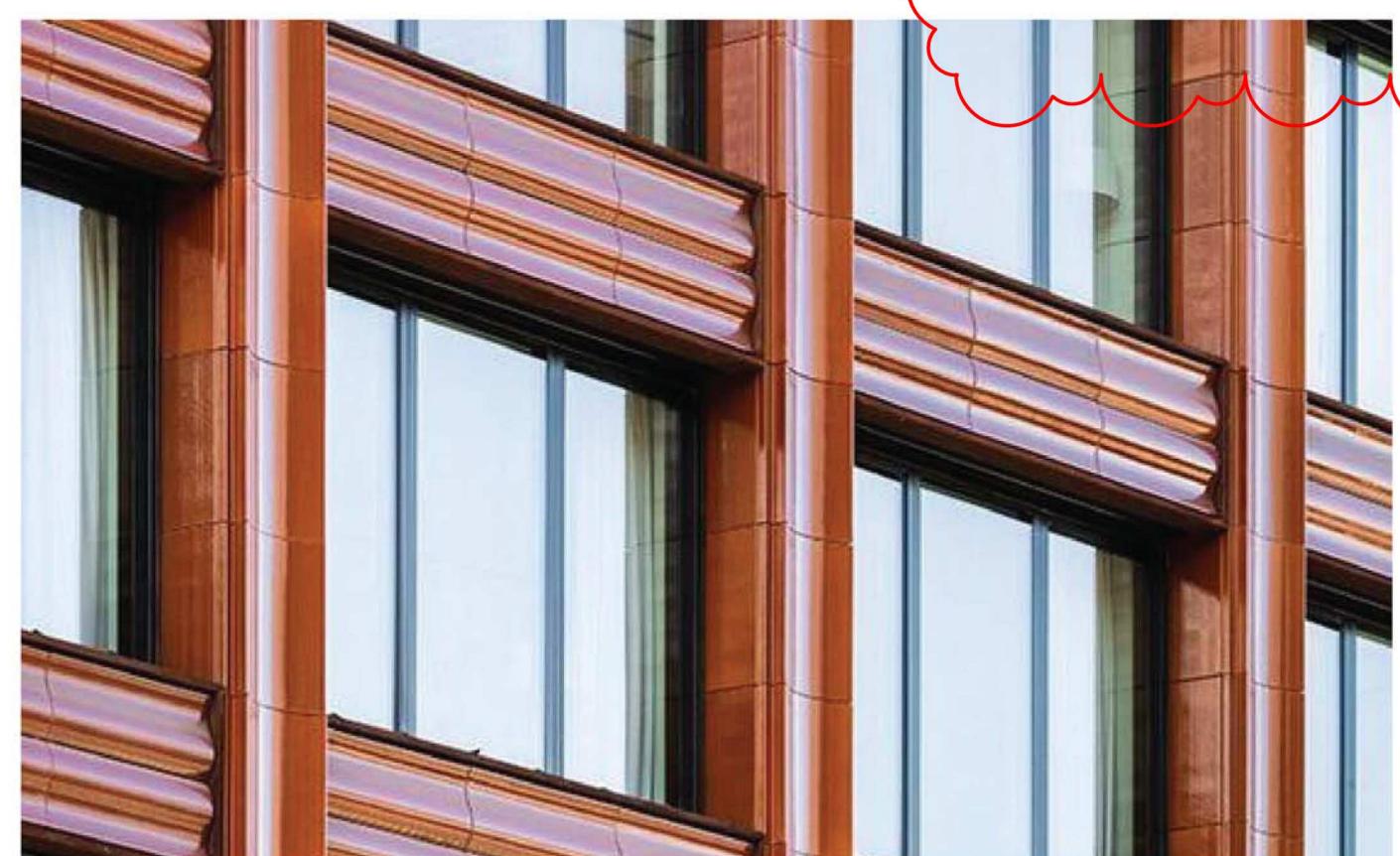
Revision

5

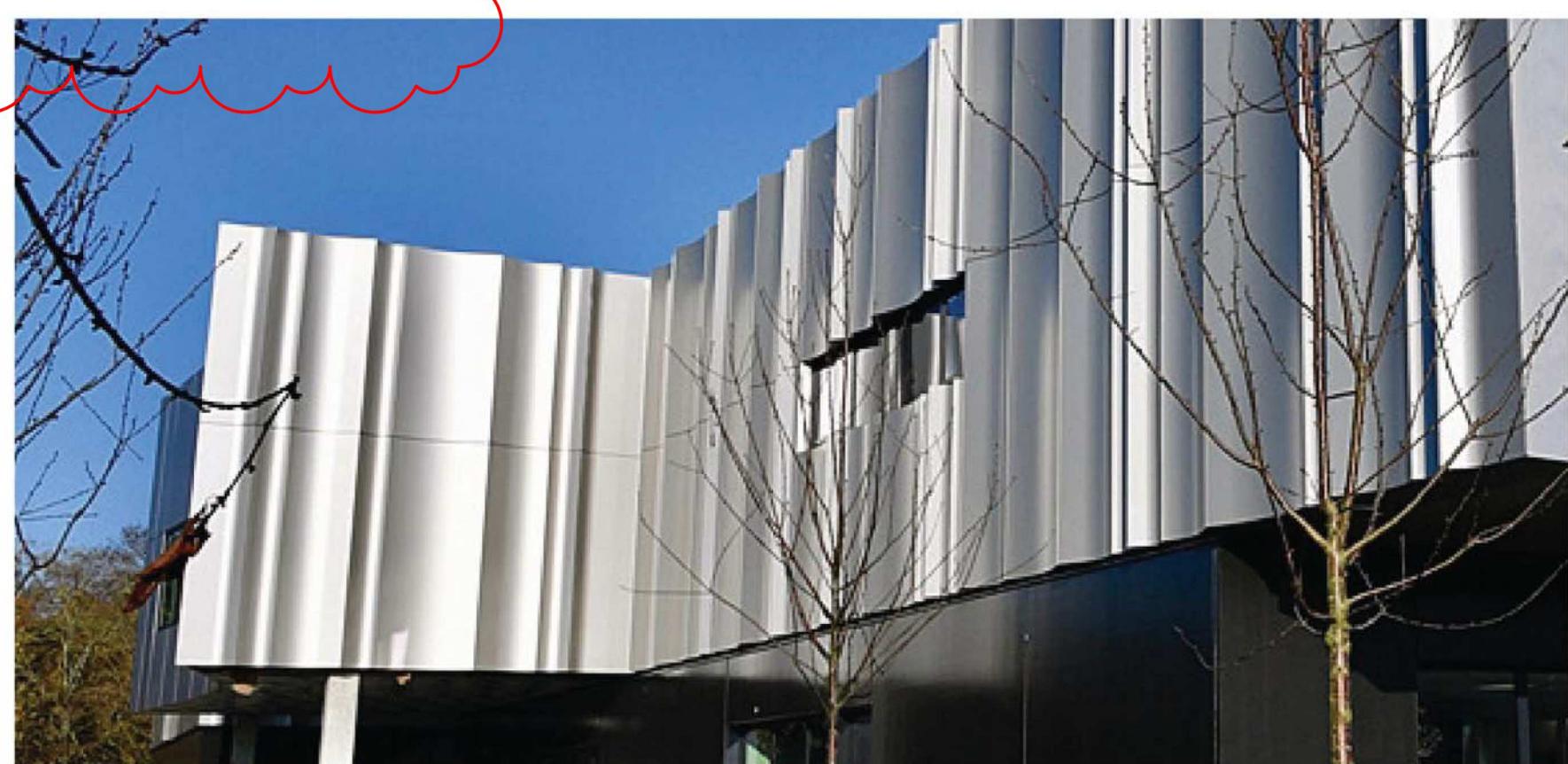


A010

4/21/2022 9:50:52 AM



Terra cotta precedent:  
**10 Bond Street, NYC**

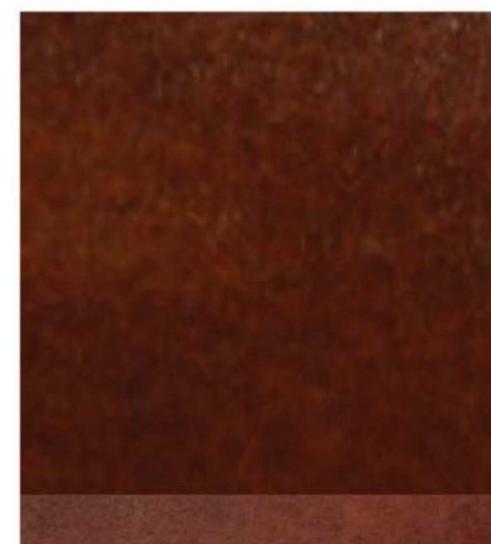


Pre-finished metal precedent:  
**École Ducasse, 64 Rue du Ranelagh, Paris**

## 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



5	RZ/DP Response to ADP Comment - Rev3	APRIL 21, 2022
4	RZ/DP Content for ADP - Rev2	FEB 09, 2022
NO.	DESCRIPTION	DATE



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Project

**1030 FORT STREET**

JAWL PROPERTIES

1030 Fort Street, Victoria BC

Sheet Name

**Material Specifications**

Date

April 21, 2022

Scale

I : 25 Project #

2112

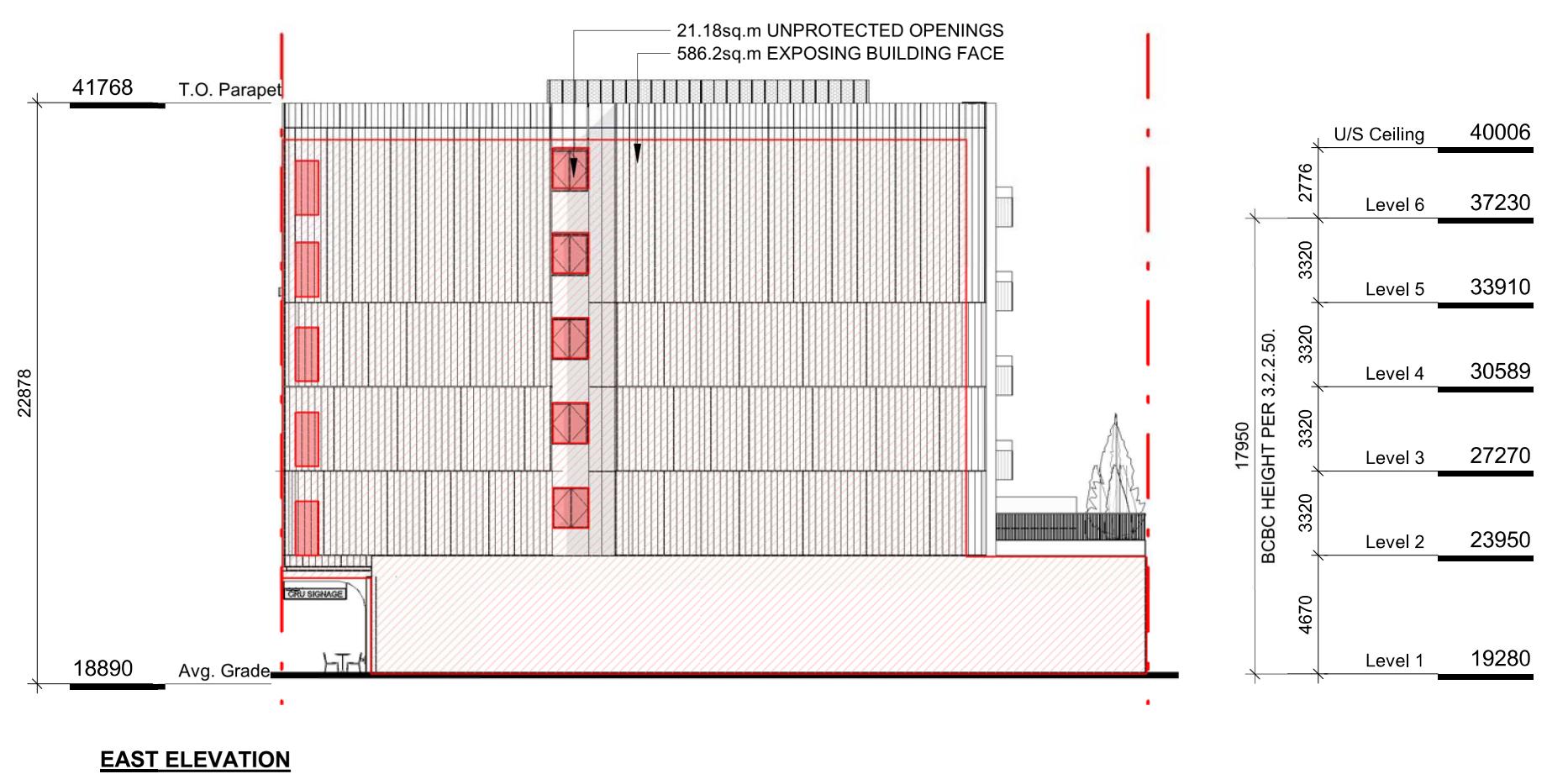
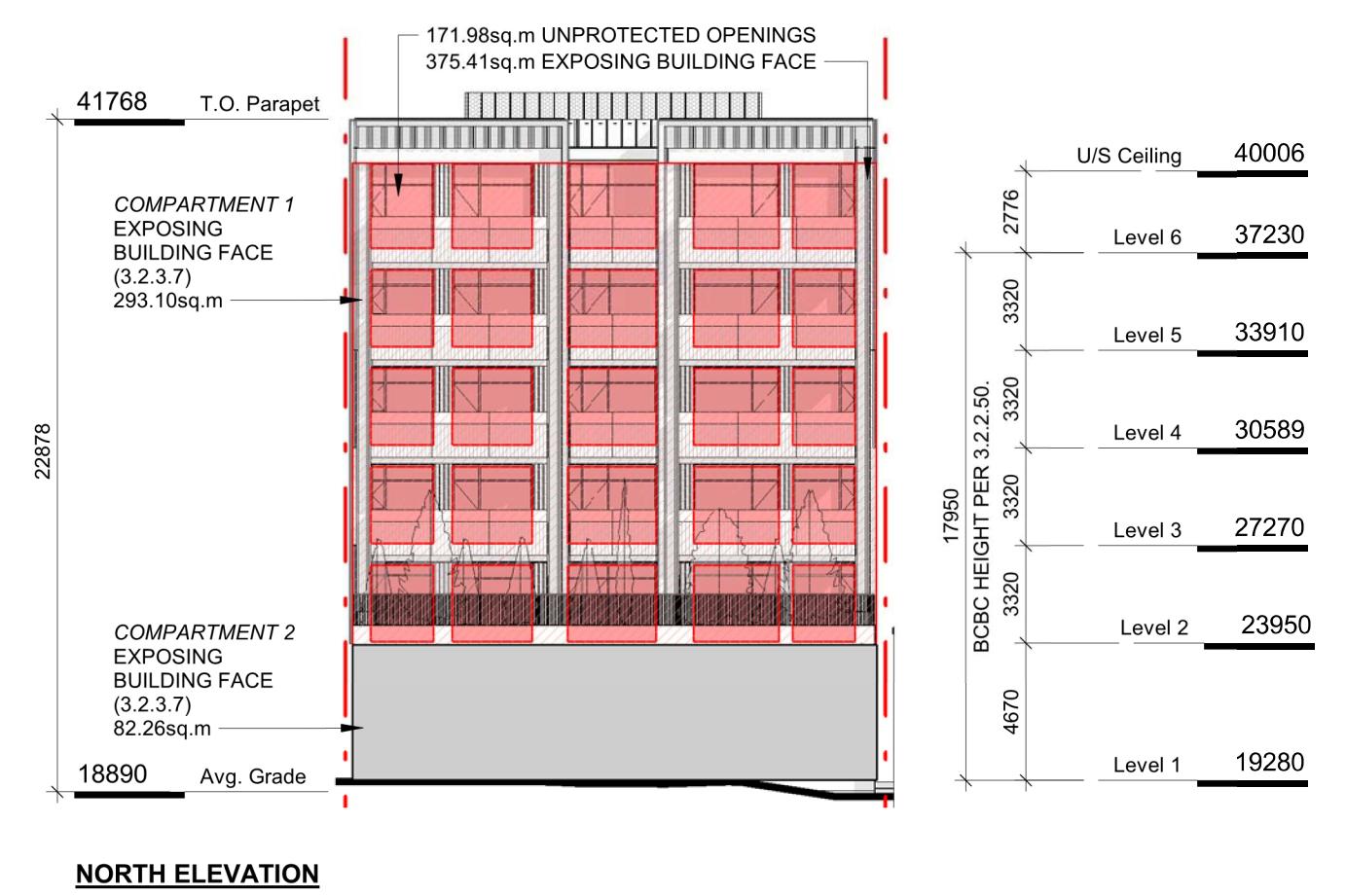
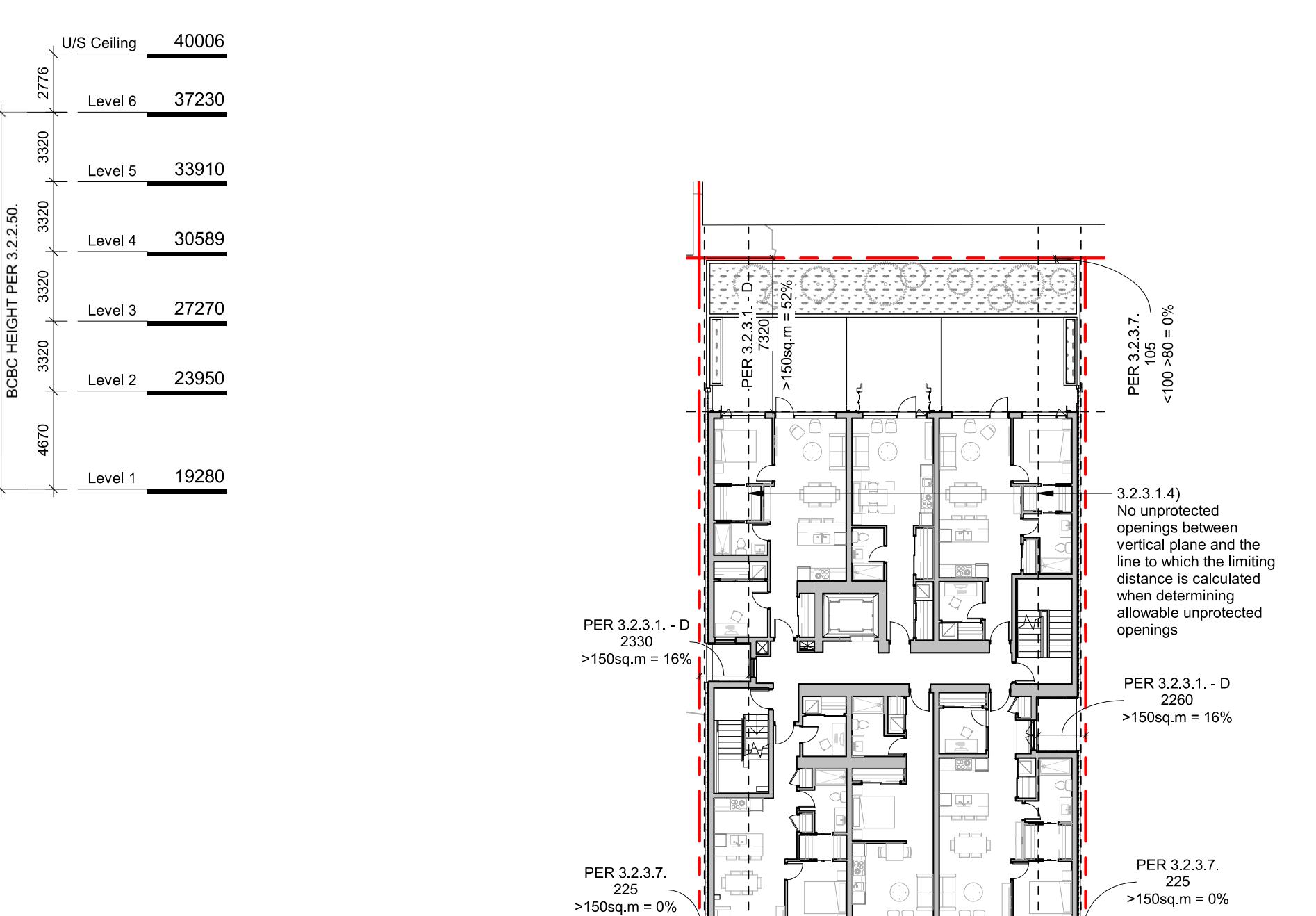
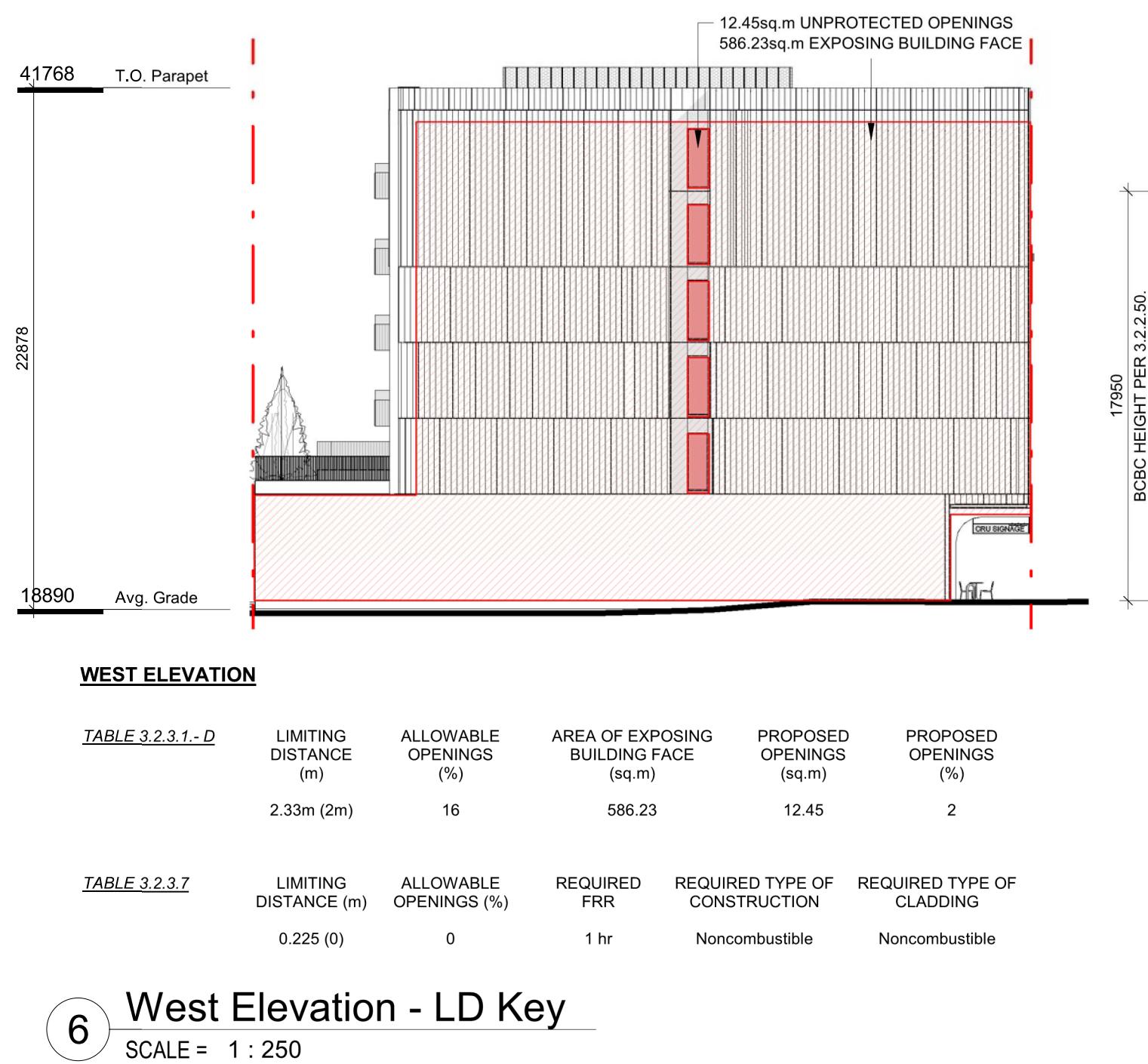
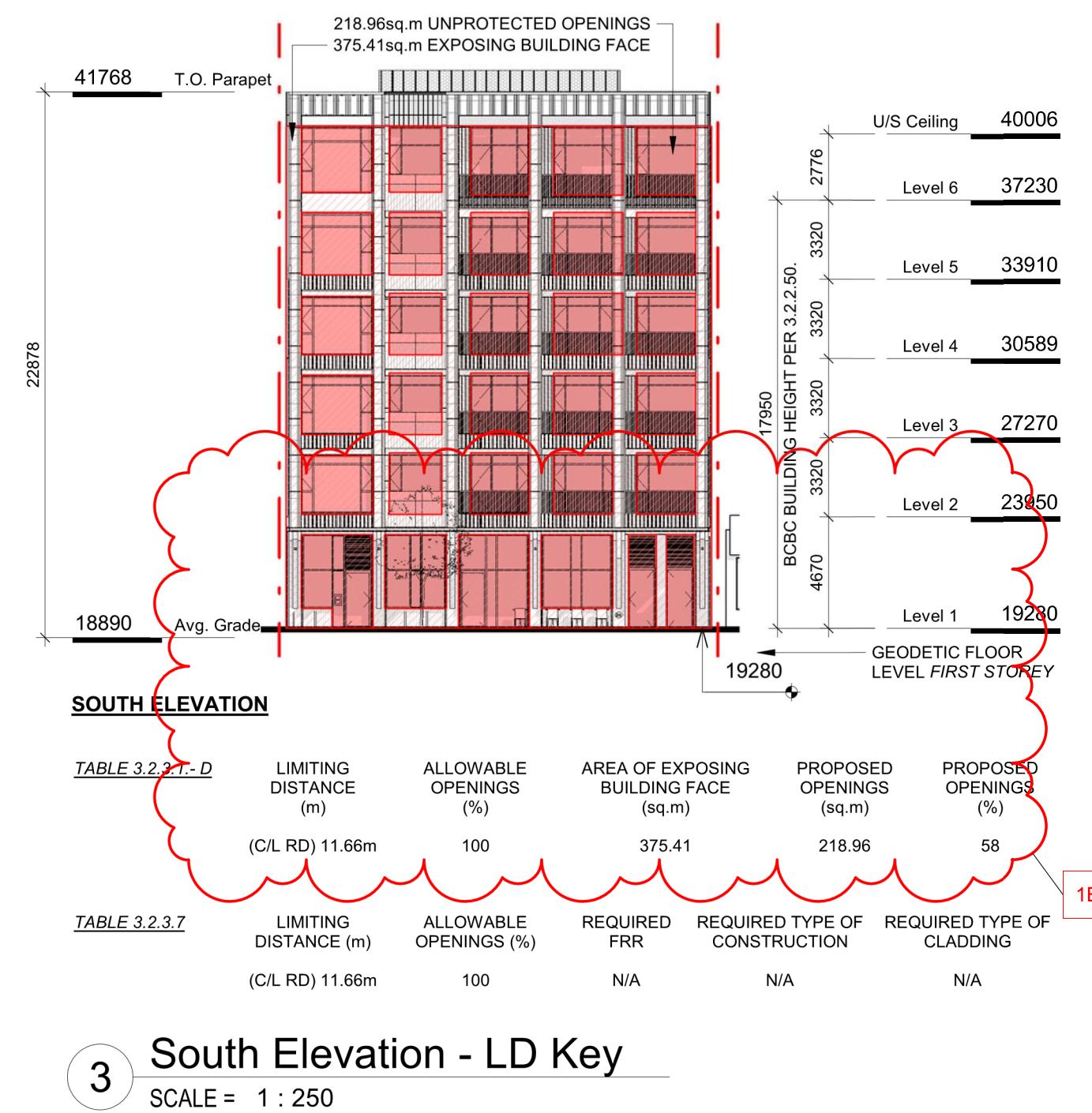
Revision

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A011

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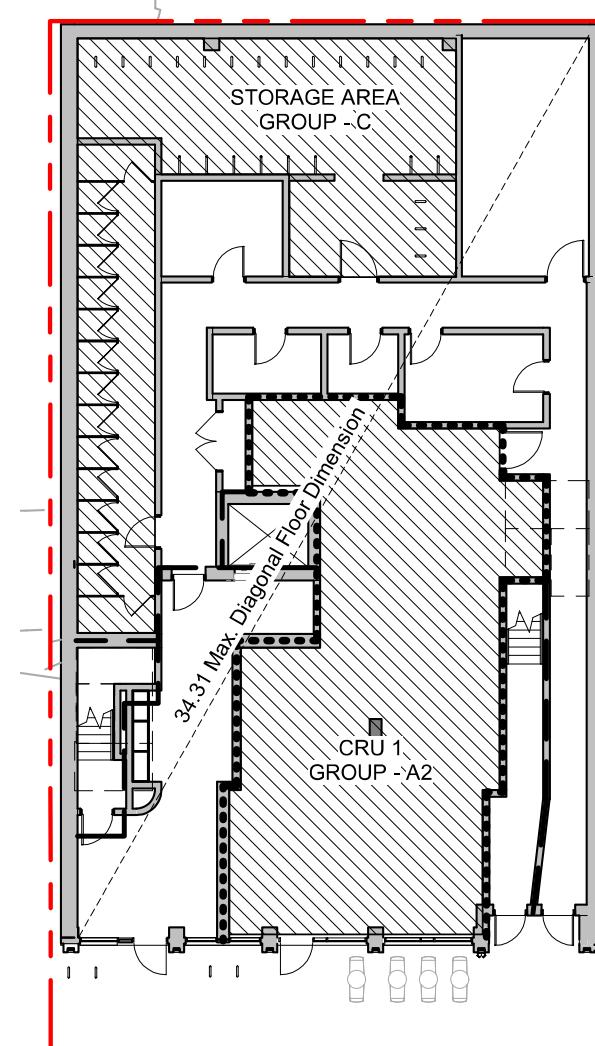


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3	RZ/DP Response to TRG Comment - Rev1	NOV 15, 2021
2	RZ/DP	SEPT 15, 2021

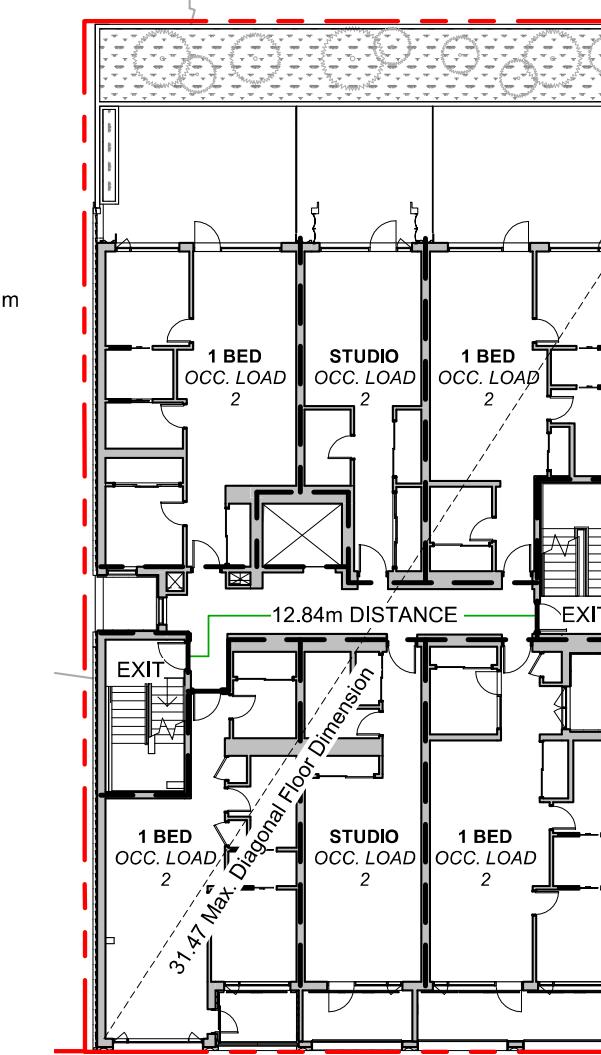


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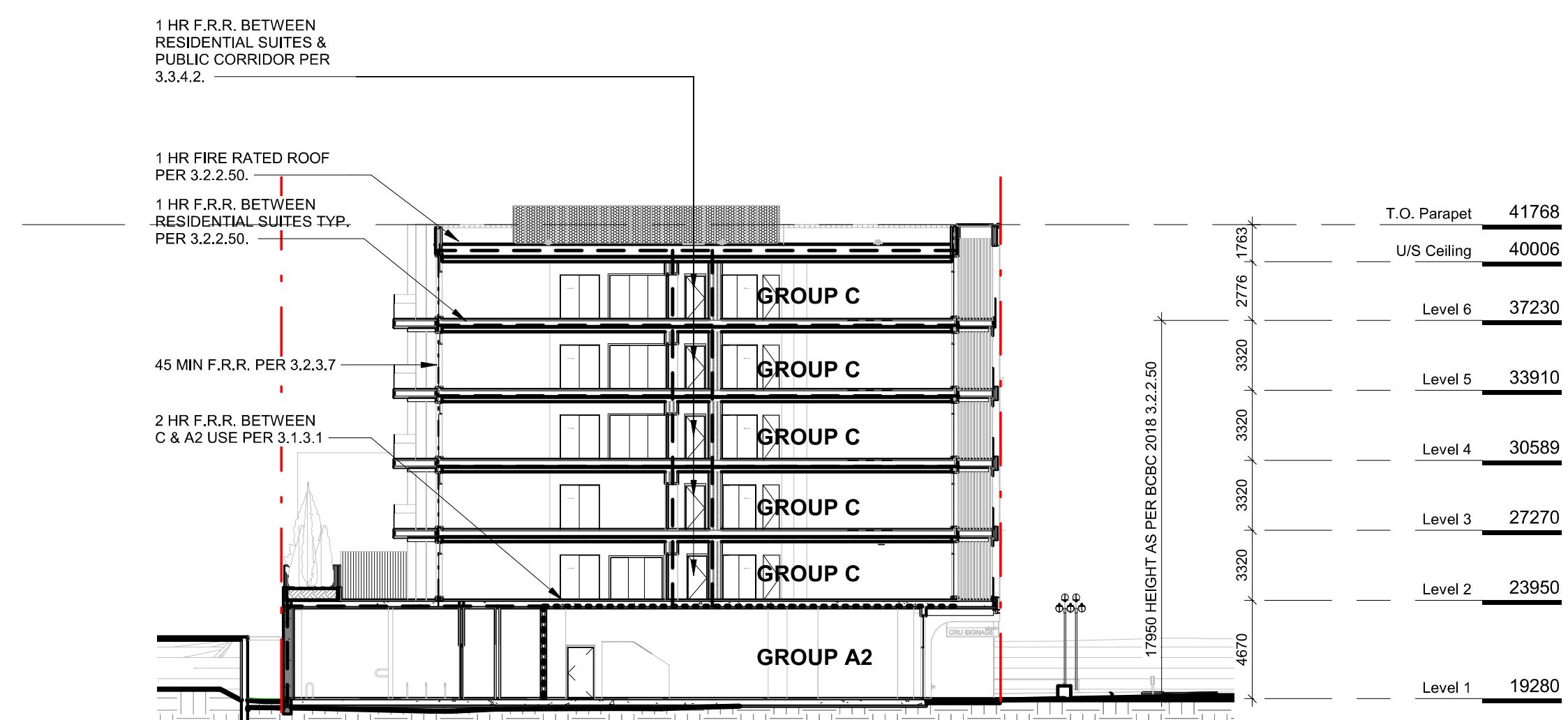
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	JAWL PROPERTIES	
	1030 Fort Street, Victoria BC	
Sheet Name	Spatial Separation	
Date	April 21, 2022	
Scale	1 : 250	Project #
	2112	
Revision	5	
REGISTERED ARCHITECTURE BOARD OF BRITISH COLUMBIA APRIL 21, 2022		
GREGORY L.F. DAVIS AIA, LEED AP BD+C, RA, RA(BC), RA(AB), RA(PE)		
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	NEW CONSTRUCTION										RENOVATION		ADDITION	
GOVERNING BUILDING CODE	<input checked="" type="checkbox"/> 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	3.1.2.1
SUPERIMPOSED OCCUPANCY														3.2.2.7
BUILDING AREA	576 m <sup>2</sup>										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				1.4.1.2, 3.2.2.50				0 STOREYS BELOW GRADE				

FIRE RESISTANCE RATING - KEY	
-----	UNRATED FIRE SEPARATIONS
-----	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	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.4.1
STANDPIPE SYSTEM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.5.8
HIGH BUILDING	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.6.1
INTERCONNECTED FLOOR SPACE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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)					
EXITS	1 hr						
MAJOR OCCUPANCY SEPARATION	2 hr	C to A2					

#### 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, (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

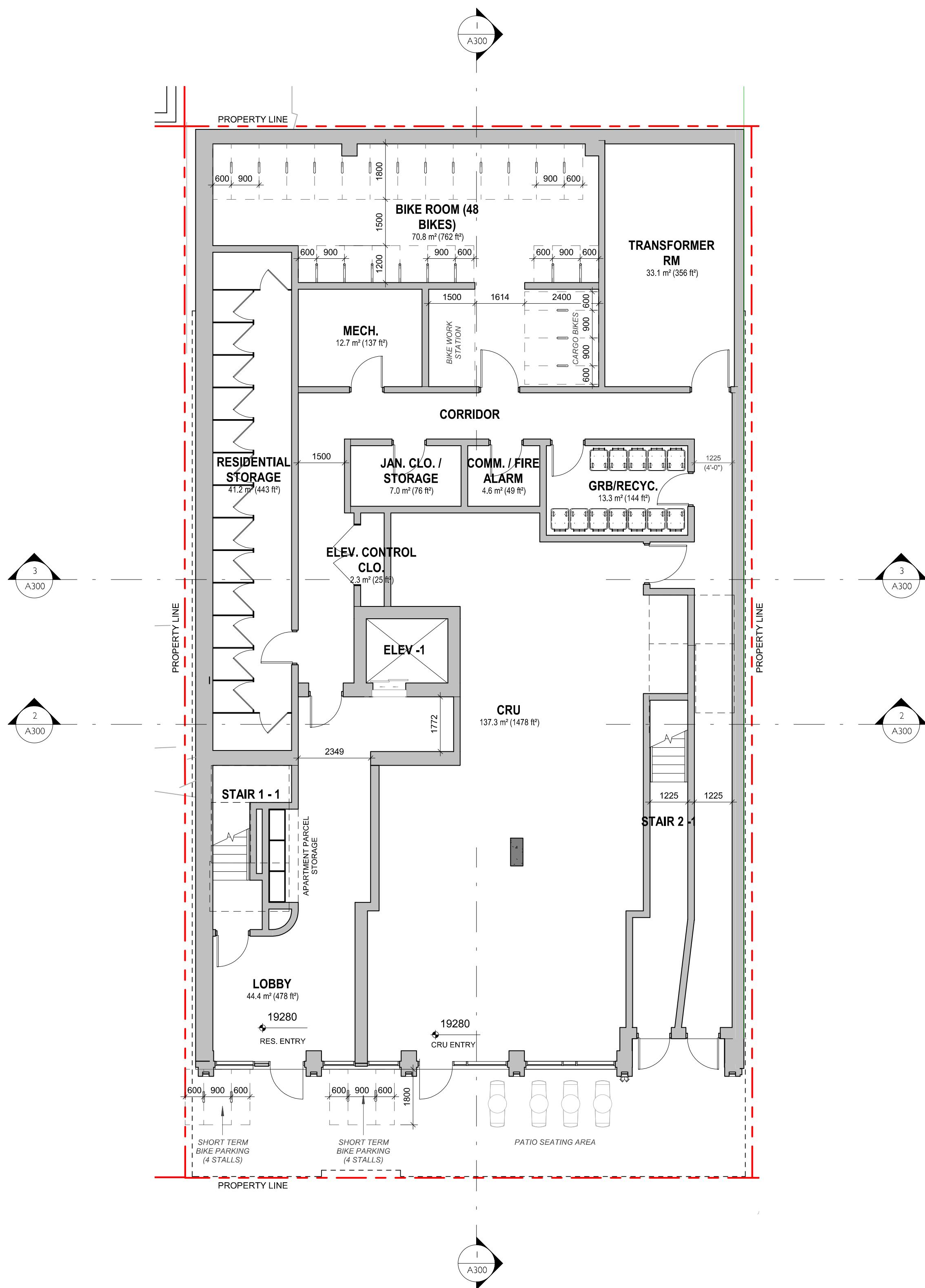
3	RZ/DP Response to TRG Comment - Rev1	NOV 30, 2021
2	RZ/DP	SEPT 15, 2021



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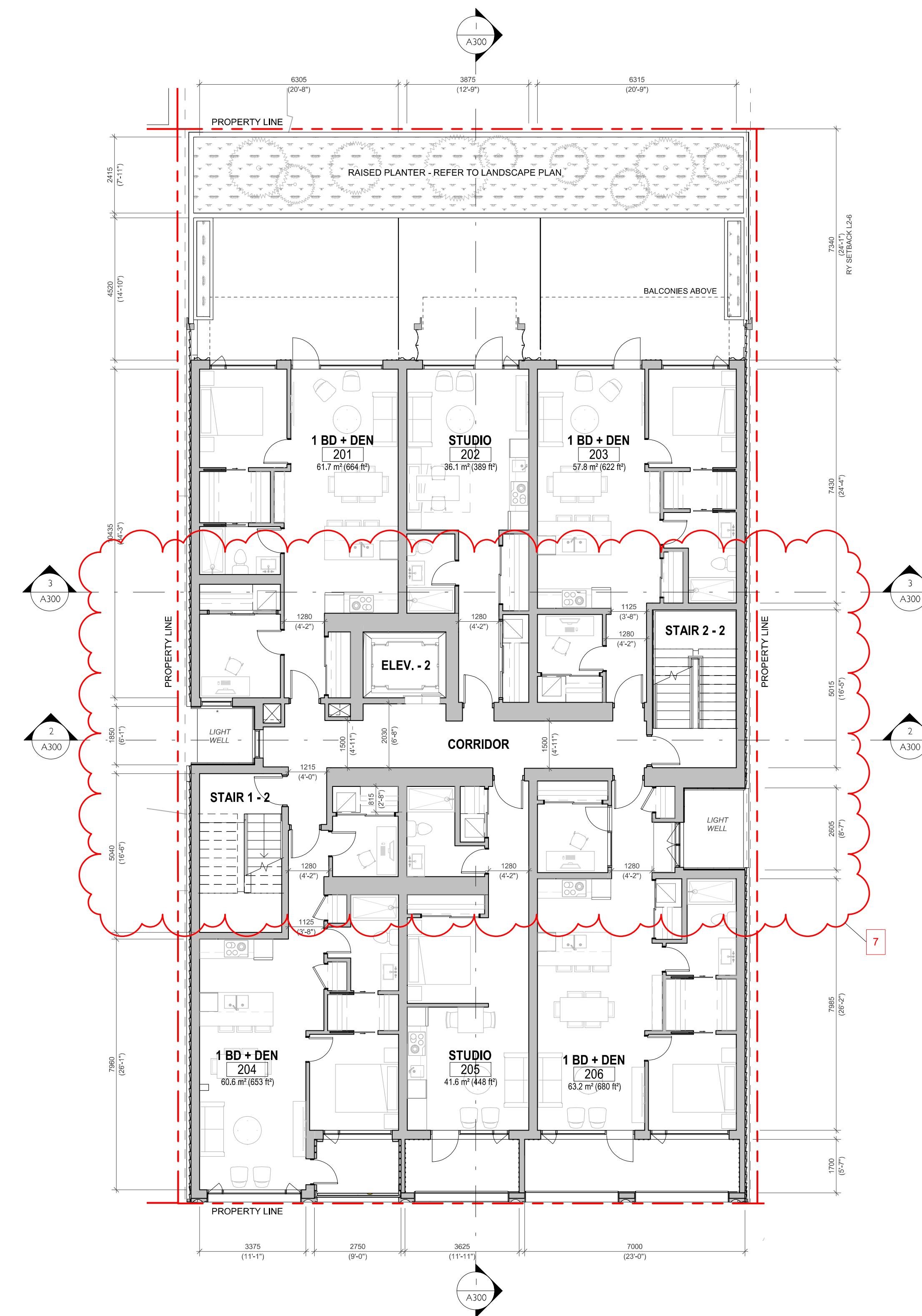
Project	1030 FORT STREET	
JAWL PROPERTIES	1030 Fort Street, Victoria BC	
Sheet Name		
Code Analysis		
Date	April 21, 2022	
Scale	As indicated	Project # 2112
Revision	3	
REGISTERED ARCHITECTURE BOARD OF BRITISH COLUMBIA		
GREGORY L.F. D'ANTONIO, RA, BSC, LEED AP		
2022-04-22		
A051		





1 Level 1 Proposed Plan

SCALE = 1 : 100



2 Levels 2 Proposed Plan

SCALE = 1 : 100

NO.	DESCRIPTION	DATE
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



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Project

1030 FORT STREET

JAWL PROPERTIES

1030 Fort Street, Victoria BC

Sheet Name

Proposed Floor Plans L1 & L2

Date

April 21, 2022

Scale

1 : 100

Project #

2112

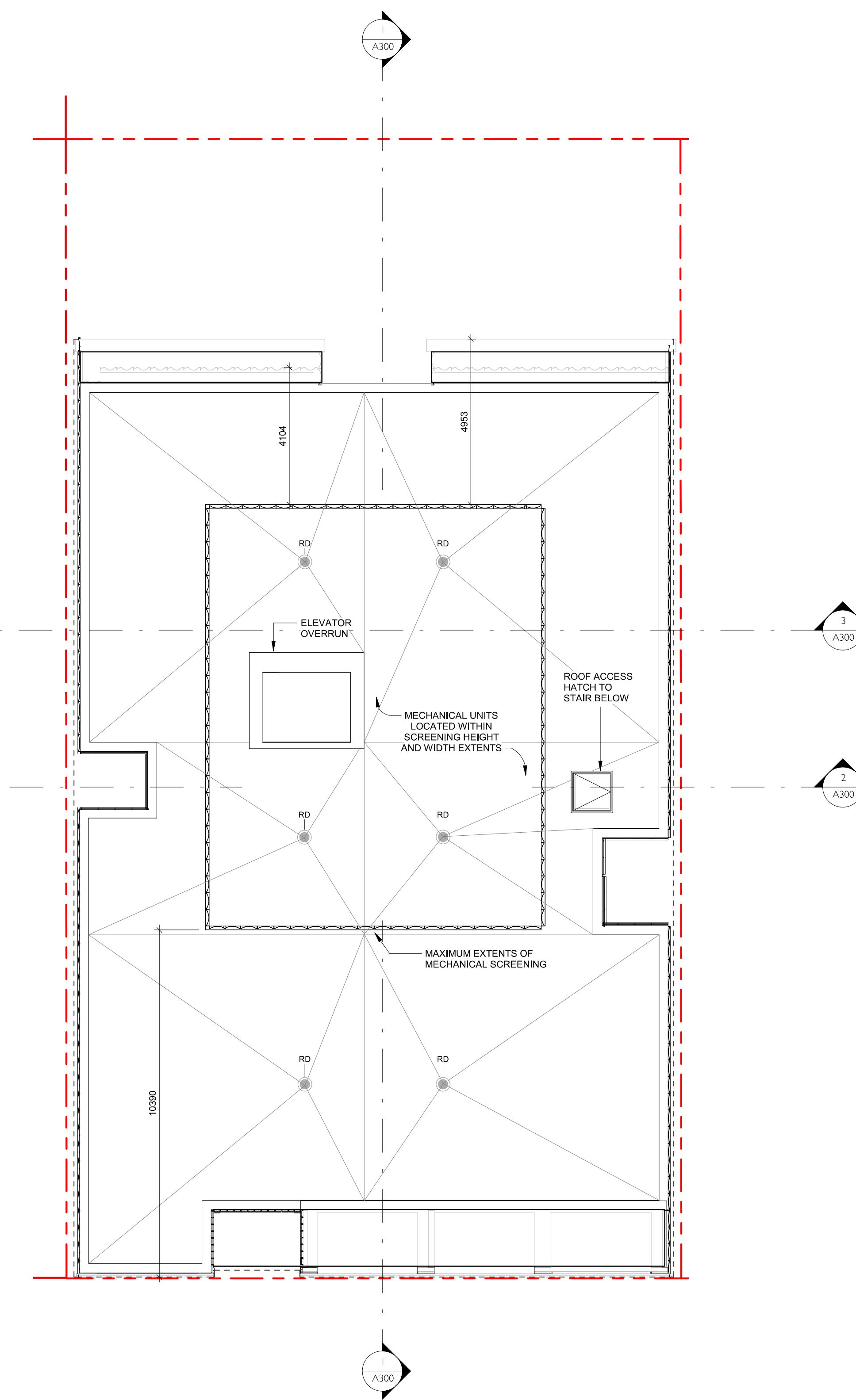
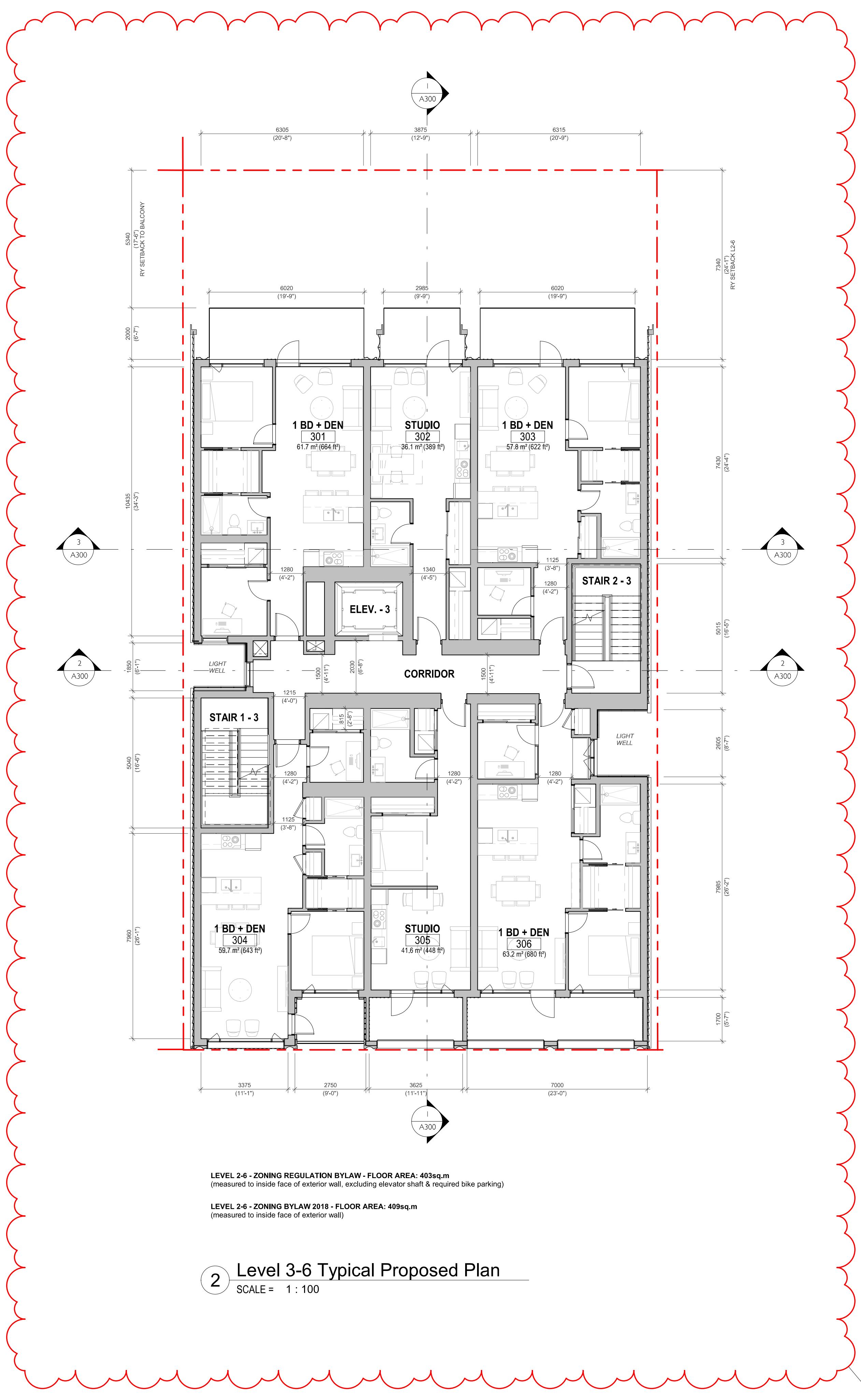
Revision

5

REGISTERED ARCHITECTURE PRACTICE  
GREGORY L.F. D'ANTONIO  
2022-04-22  
BRITISH COLUMBIA

A101

4/21/2022 9:51:46 AM



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 Name: Proposed L3-6 & Roof Plan

Date: April 21, 2022

Scale: 1 : 100 Project # 2112

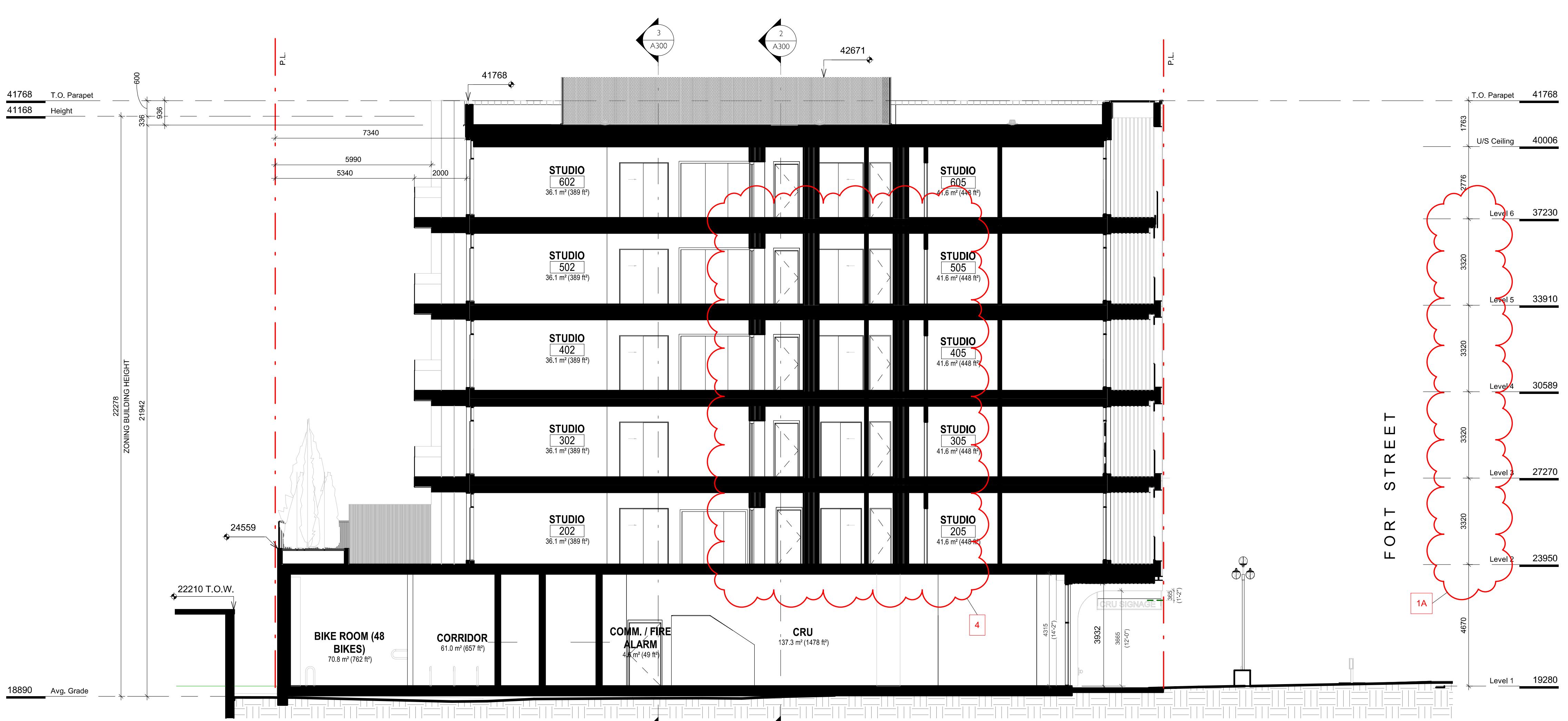
Revision: 5

REGISTERED ARCHITECTURE PRACTICE  
GREGORY L.F. D'ANTONIO  
2022-04-22  
BRITISH COLUMBIA

A102

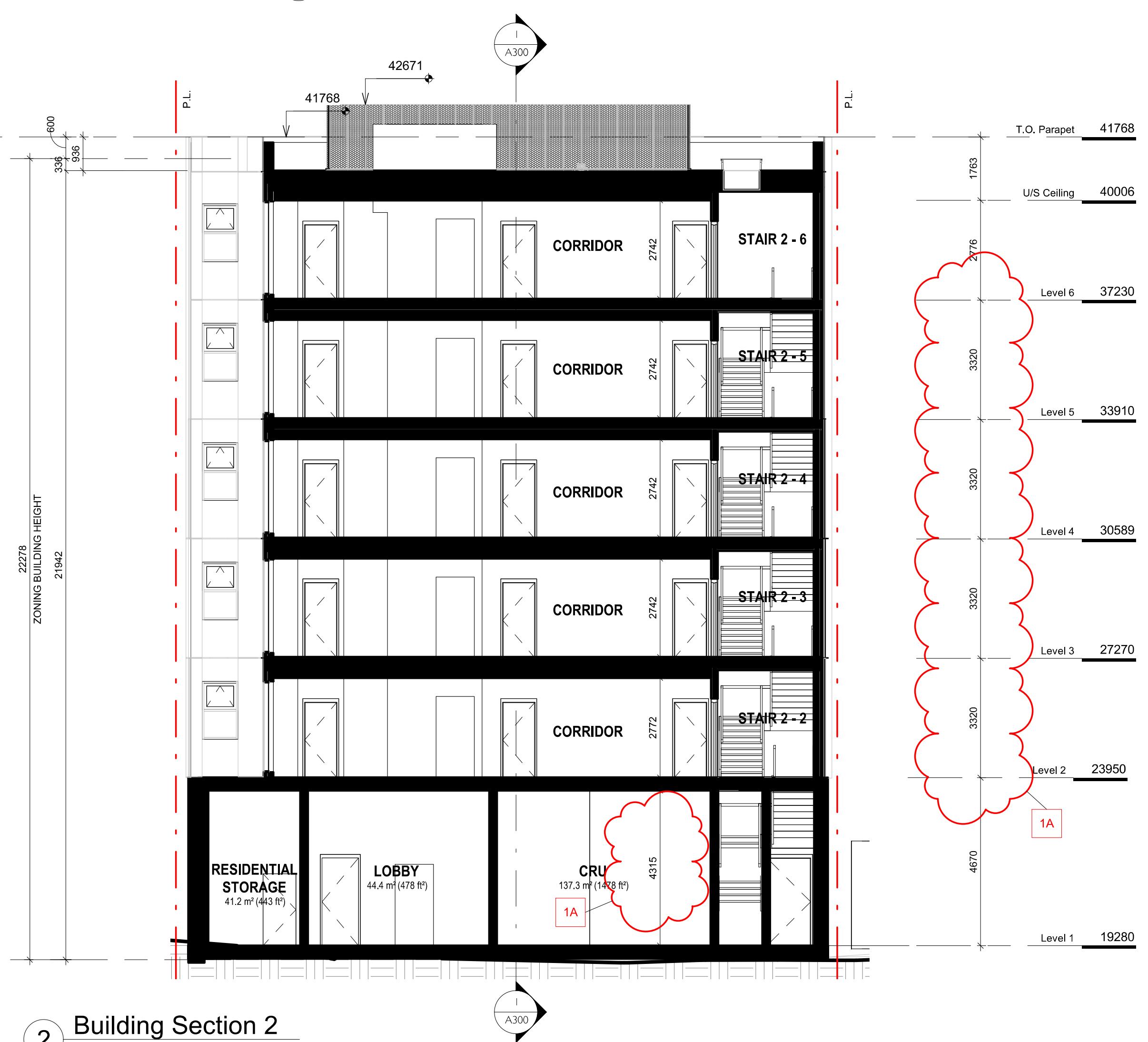






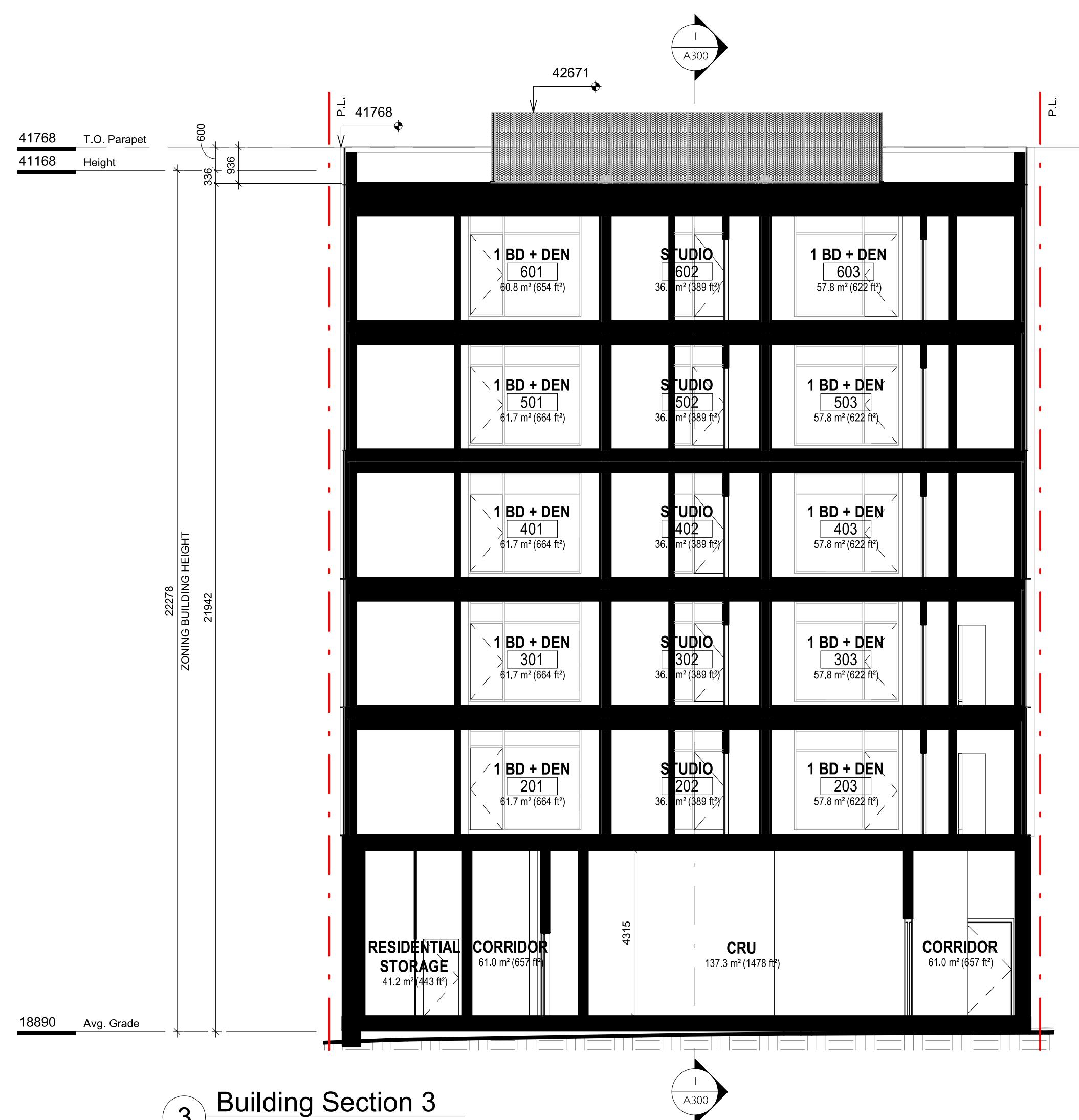
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2015-16 100

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2 Building Section 2  
SCALE 1:100

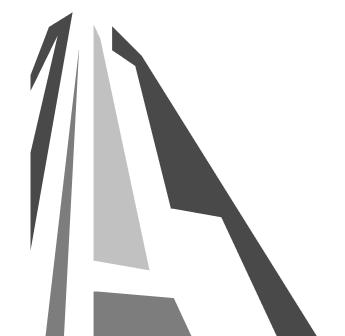
SCALE = 1 : 10



3 Building Section 3  
SCALE 1:100

SCALE = 1 : 1

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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11. *What is the primary purpose of the following statement?*

# 1030 FORT STREET

## JAWL PROPERTIES

## Building Sections

April 21, 2022

I : 100

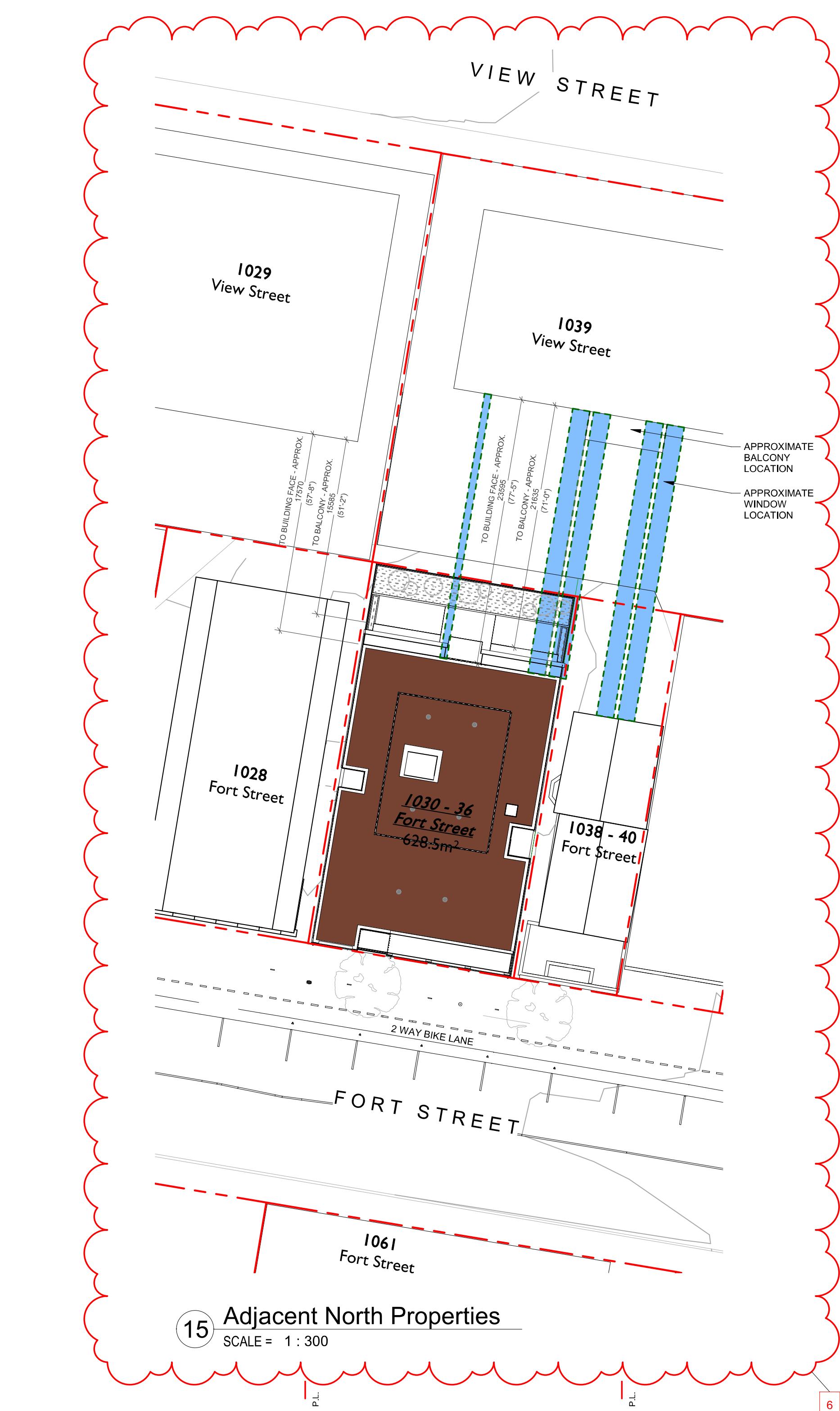
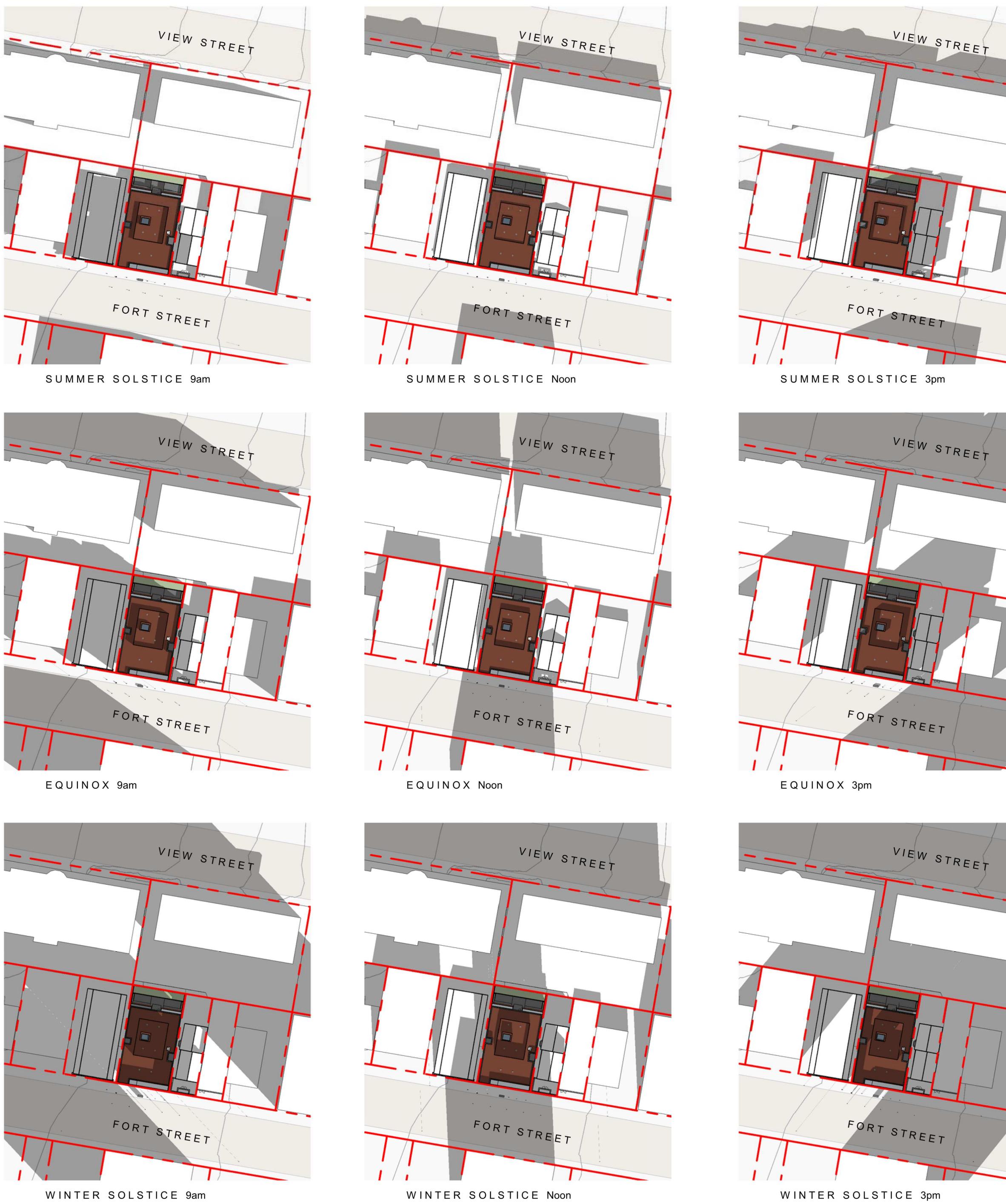
ED ARCHITECTURE

SECRET

Street #

2-07-22  
COLUMBIA A300

4/21/2022 9:54:08 AM



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



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## Project

# 1030 FORT STREET

10 of 10

JAWL PROPERTIES

1030 Fort Street, Victoria BC

Sheet Name

# Context & Shadow Study

11. *W. E. B. DuBois, The Negro in America, 1903* (New York: Holt, 1903).

Date April 24, 2022

April 21, 2022

As indicated 2112

	Revision	
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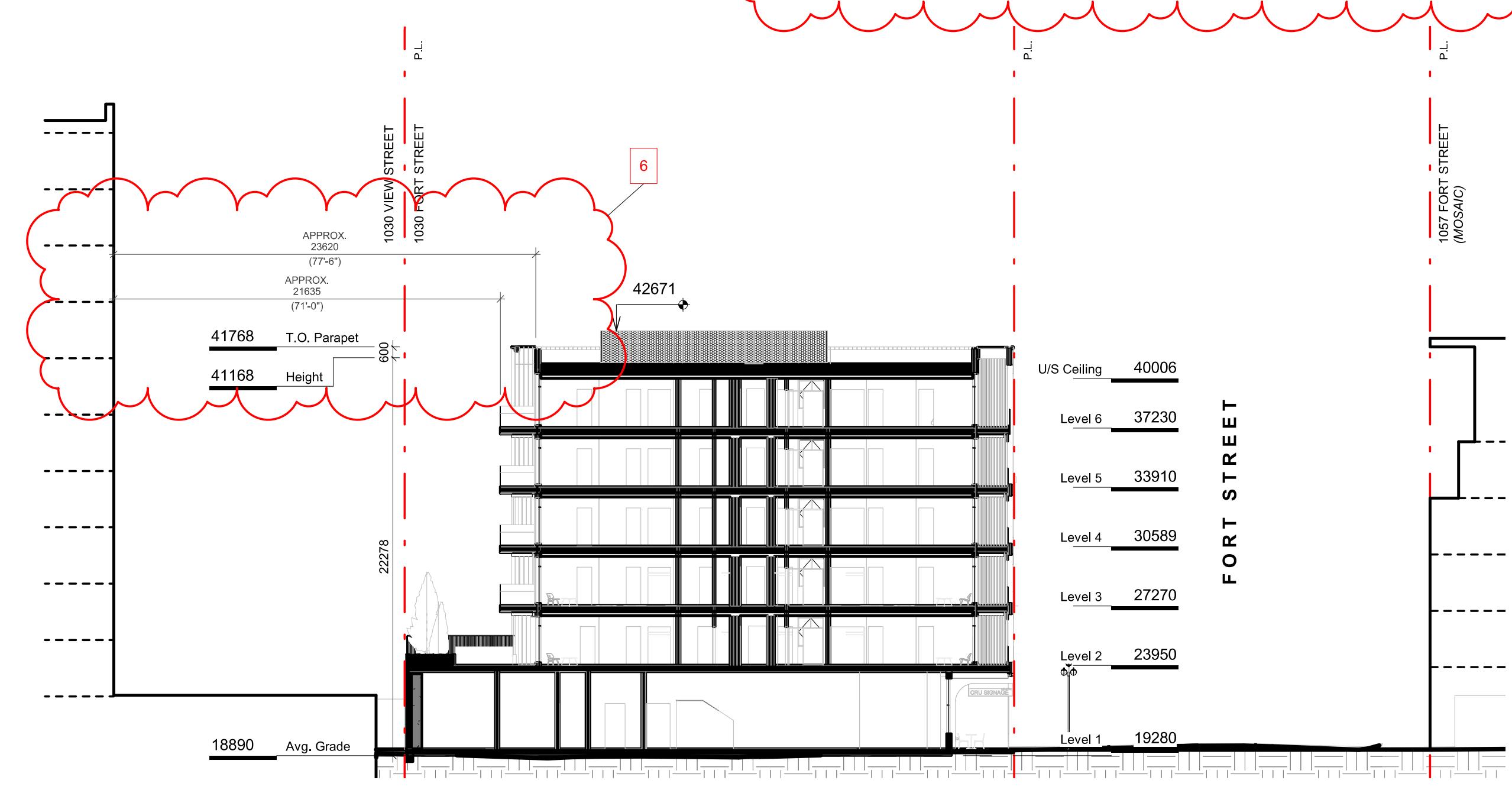
APRIL 21, 2022 5

• G C N Sect #

2022-04-22 A500

# BRITISH COLUMBIA A500

4/21/2022 9:55:15 AM



# 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

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

Project

1030 FORT STREET

JAWL PROPERTIES

1030 Fort Street, Victoria BC

Sheet Name

Context Perspectives

Date

April 21, 2022

Scale

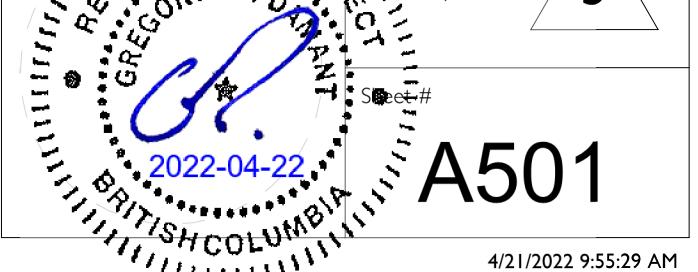
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Project #

2112

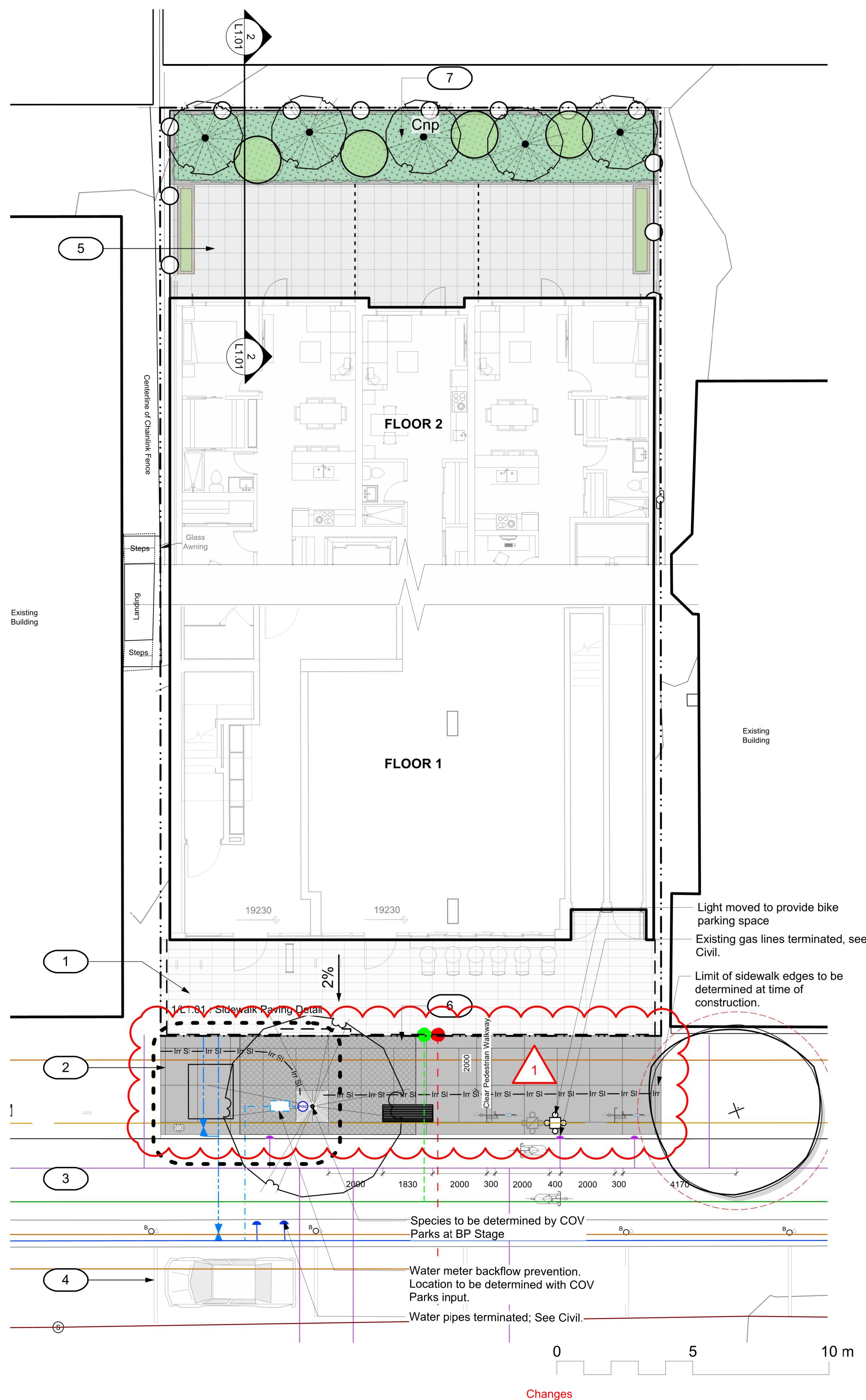
Revision

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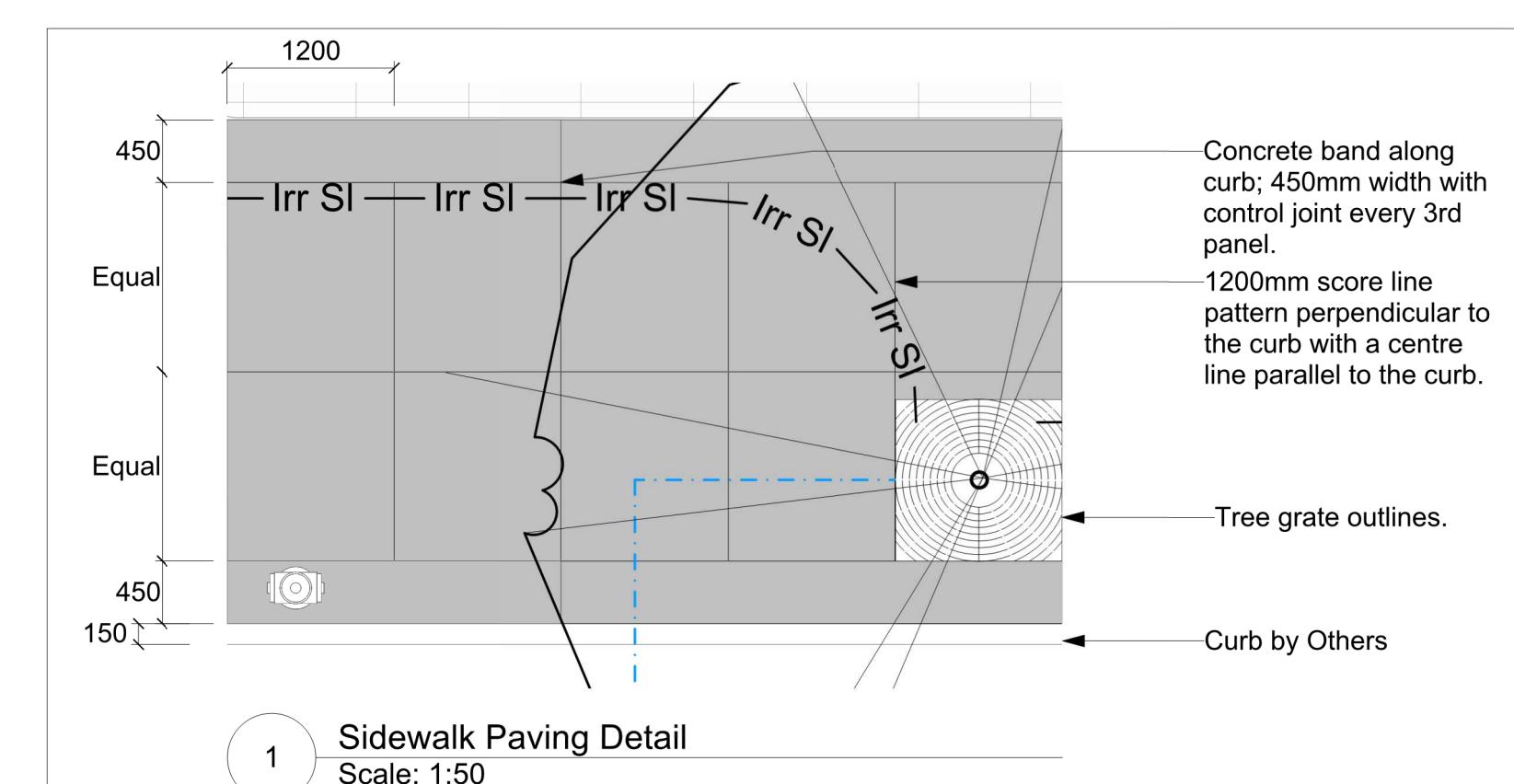
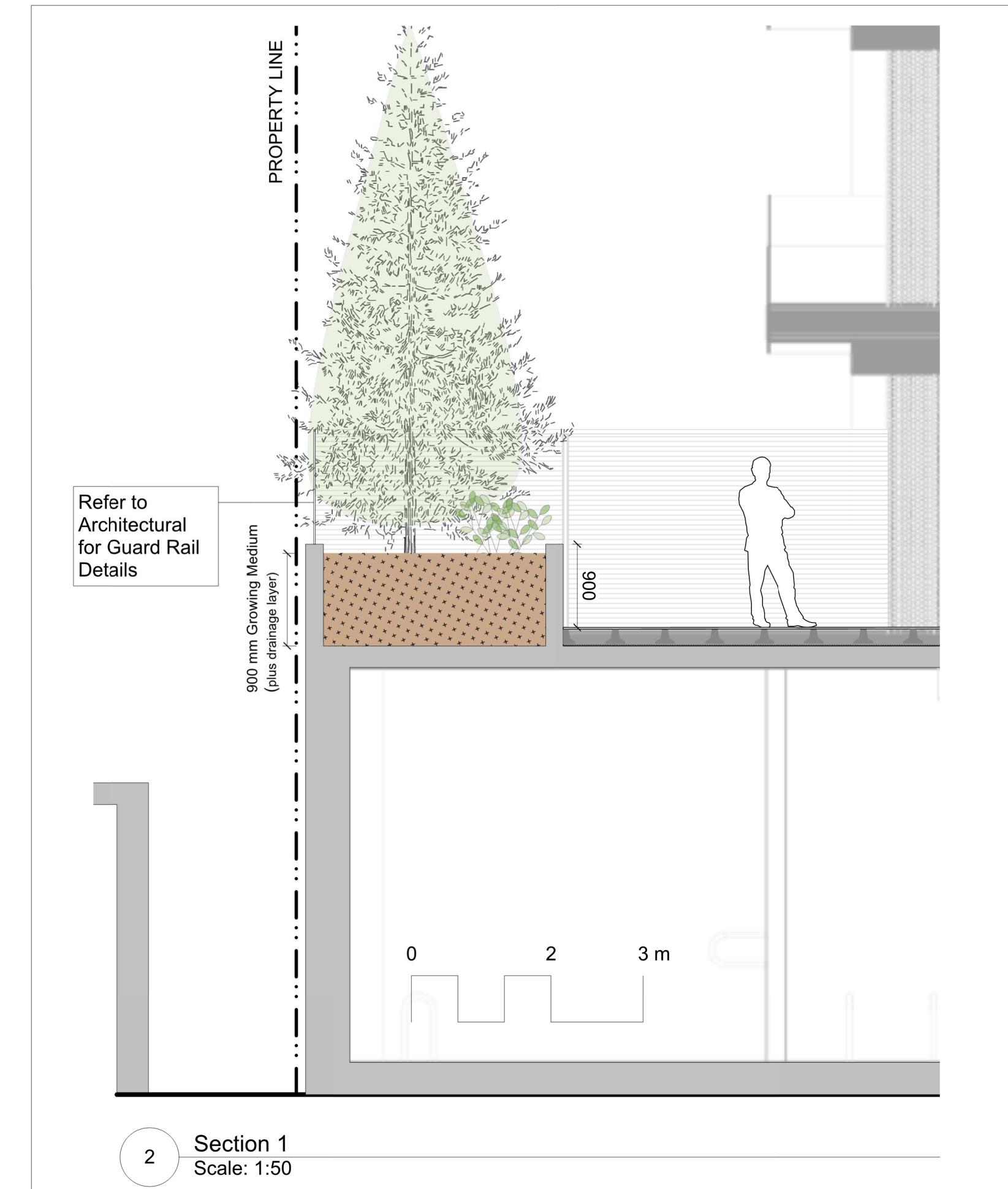


A501

4/21/2022 9:55:29 AM



<u>PLANT LIST</u>				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
<b>TREES:</b>				
Cnp	5	<i>Chamaecyparis nootkatensis 'Pendula'</i>	Nootka False Cypress	2.5 m ht
Gts	1	<i>Gleditsia triacanthos 'shade master'</i>	Shade Master Honeylocust	5.0 cm cal, b+b
<b>SHRUBS/FERNS/GRASSES/VINES:</b>				
	5	<i>Azalea japonica 'Pjm'</i>	Azalea PJM	#1 pot
	22	<i>Cotoneaster dammeri</i>	Bearberry	#1 pot / 500 cm O.C.
	4	<i>Hamamelis ° intermedia 'Diane'</i>	Hybrid Witch Hazel	#15 pot
	6	<i>Oxalis oregana</i>	Redwood Sorrel	Sp3, 30cm o.c.
	6	<i>Pachysandra terminalis</i>	Japanese Spurge	Sp3



## **DRAWING NOTES**

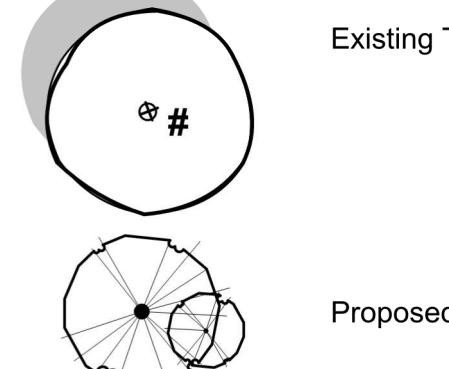
1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm 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

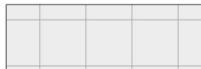
	Property line
	Extent of Roof, above
EXISTING	PROPOSED
	Storm drain
	Sewer
	Water
	Electrical
	Gas
	Hydro Tel

## EXISTING PLANT LEGI

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



## MATERIALS LEGEND



Hydropressed Slab Paver on Pedistals; Colours Shadow.  
Pattern: Stacked Bond



Concrete Unit Paving.  
Belgarde-Moduline Series Plank Pavers, Colour: Grey.  
Pattern: Stacked Bond



Structural Soil - City Green Strata  
Vault or approved equivalent.



Growing Medium



Planting Area  
900mm Depth

-----



Privacy Screening  
Guard Rail



Concrete Retaining Wall - On Grade

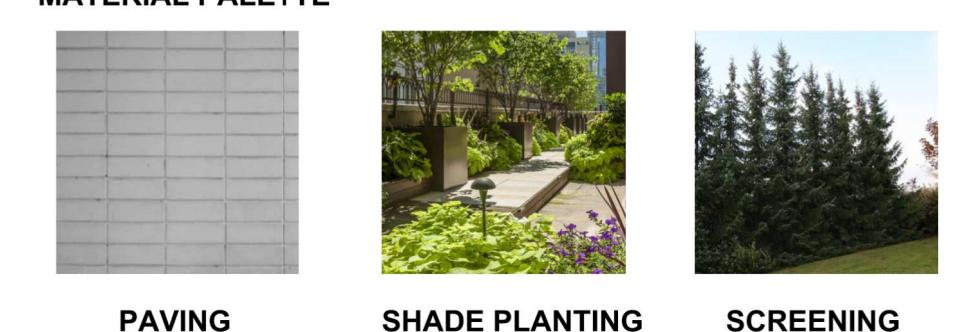


New Town- City of Victoria Standard  
Trowel Joint Concrete

## SITE FURNISHINGS LEGEND

SITE FURNISHINGS LEGEND	
	Tree Grate
	Fire Hydrant
	Planters
	Downtown Bike Racks
	New Town - Type F: Metal modern bench with back
	Pedestrian Lighting - New Town - Heritage Cluster Light Type A Circular
	Irrigation Point of Connection - City supply for boulevard tree. Provide water service and electrical service from irrigation controller to valves

## MATERIAL PALETTE



3	Rev 2.	2022-04-08
2	Rev 1.	2021-11-30
1	DP	03/Aug/2021
	description	1



2022-04-22

1515 Douglas St Suite 200,  
Victoria, BC

# Victoria, B.C.

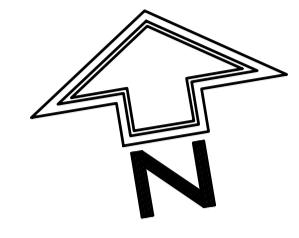
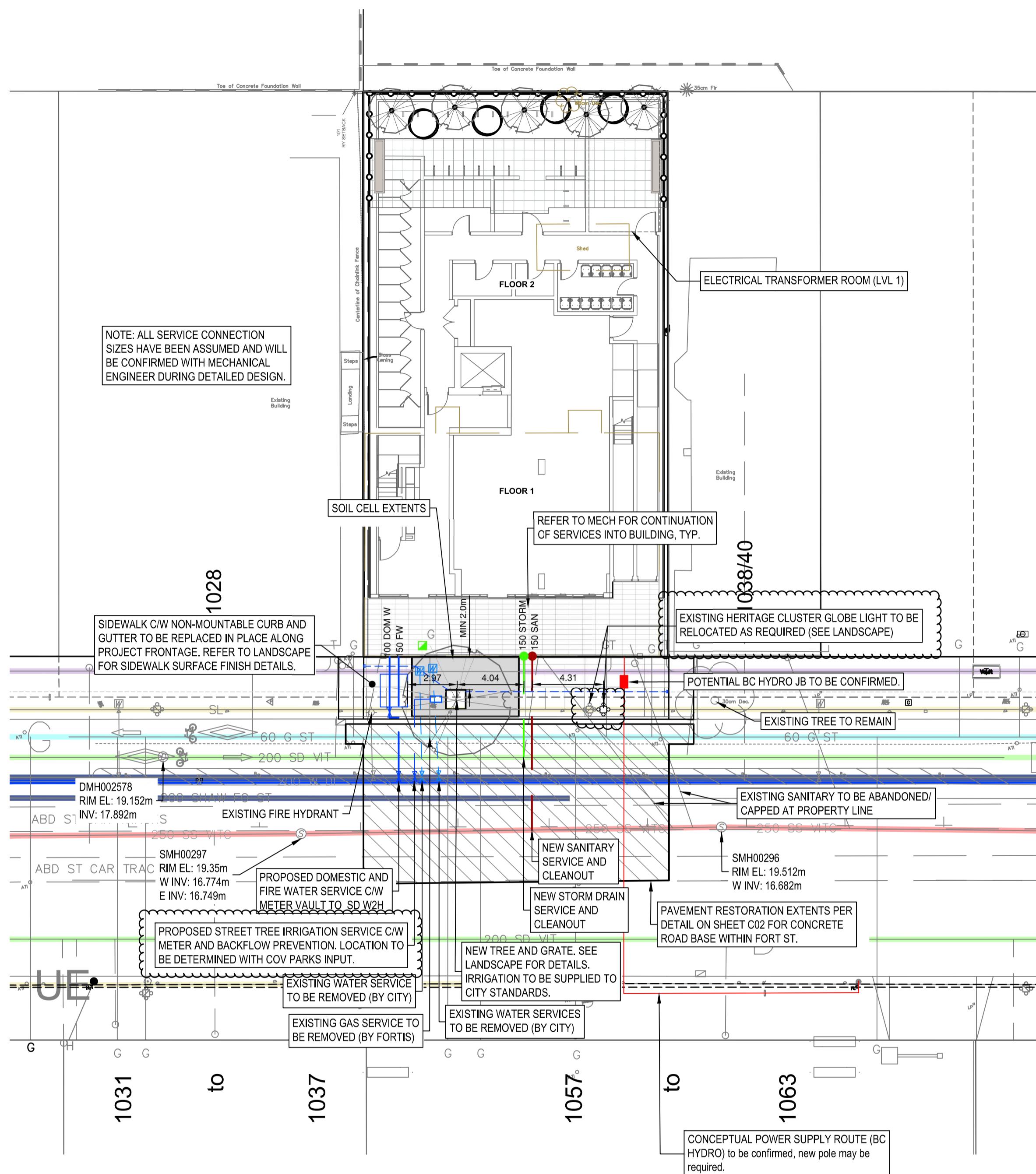
# Landscape Materials

project no.	121.
scale	1: 100 @ 24"x
drawn by	B
checked by	S
revision no.	sheet no.

## ENGINEERING NOTES

1. 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.
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 (1-800-474-6886), 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.
7. 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.
13. 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 DEBRIS.
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 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 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 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(\$) <sup>1</sup>
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	<sup>2</sup> Unconfirmed	Fortis	Utility Contractor	Based on Size
HYDRO	<sup>2</sup> Unconfirmed	BC Hydro	Utility Contractor	Based on Size
COMMUNICATIONS	<sup>2</sup> Unconfirmed	Telus/Shaw	Utility Contractor	Based on Size

<sup>1</sup> City of Victoria Schedule of fees for Service Connections Provided in Appendix A  
<sup>2</sup> Design loads and service size to be confirmed by mechanical and Electrical consultants

<sup>2</sup> 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		

### LEGEND

<b>SURFACE DETAIL</b>		<b>Y SEWER LATERAL</b>		<b>TEL MANHOLE</b>	
① STORM DRAIN MANHOLE	(H)	HYDRO MANHOLE	☒ WATER VALVE ON MAIN	○ TEL POLE	TEL MANHOLE
② STORM DRAIN VENT	○	HYDRO POLE	☒ WATER SERVICE VALVE	○	TEL POLE WITH DIP
□ CATCH BASIN	○ H	HYDRO POLE WITH DIP	⊖ WATER METER	○	TEL POLE WITH LIGHT
○ DRAIN CLEANOUT	○ H	JOINT POLE	□ BOULEVARD SERVICE	○ T	TEL SERVICE BOXES
△ DRAIN LATERAL	○ H T	HYDRO POLE WITH LIGHT	○ FIRE HYDRANT	(T)	TEL VAULT
④ SANITARY SEWER MANHOLE	(H) H	HYDRO SERVICE BOXES	▽ REDUCER	→	POLE ANCHOR
⑤ SANITARY SEWER VENT	(H)	HYDRO VAULT	○ LIGHT MANHOLE	↗	HYDRO/TEL POLE TO BE RELOCATED
○ SEWER CLEANOUT			○ LIGHT PULL BOX - SIDEWALK		

⊖	SIGNAL PULL BOX - SIDEWALK	⊗	HYDRO/TEL POLE TO BE REMOVED	—	SANI
⊖	LIGHT/SIGNAL PULL BOX - STREET	◐	GAS METER	—	STOR
□	LIGHT POLE (STEEL)	⊗	GAS VALVE	—	WATE
☒	SIGNAL POLE (STEEL)	ATT°	GAS SNIFFER	—	HYDR
☒	LIGHT/SIGNAL POLE (STEEL)	●	TEST HOLE	—	LIGH
❖	CLUSTER LAMP - TYPE A	↔	FENCE LINE	—	GAS
❖	CLUSTER LAMP - TYPE B	—	RETAINING WALL	—	TEL/
↗	STREET SIGN	◐	TREE		
●	PARKING METER	◐	ROCK OUTCROP		

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SEAL: 

2022-04-21

Engineers and Geoscientists  
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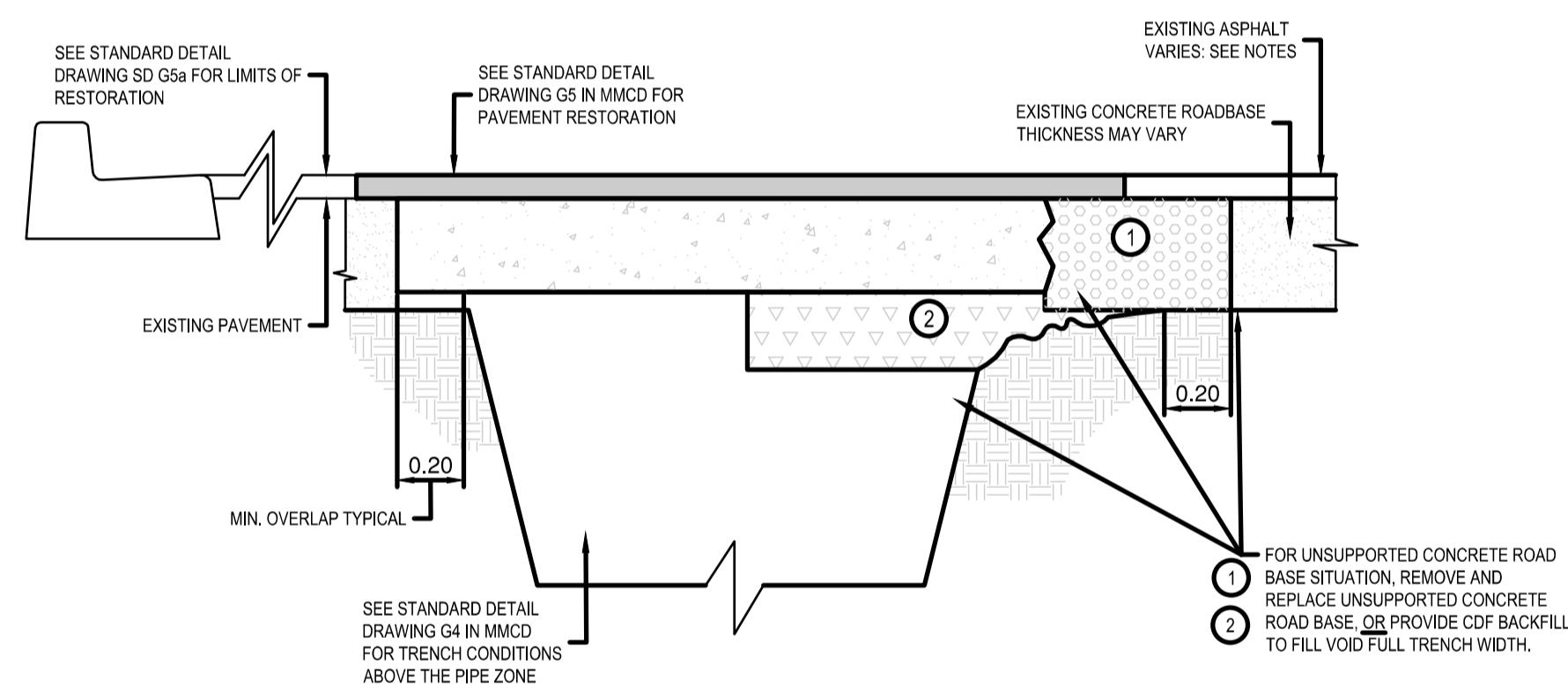
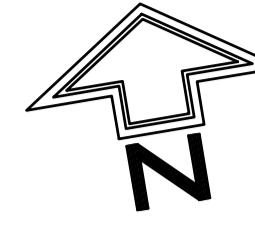
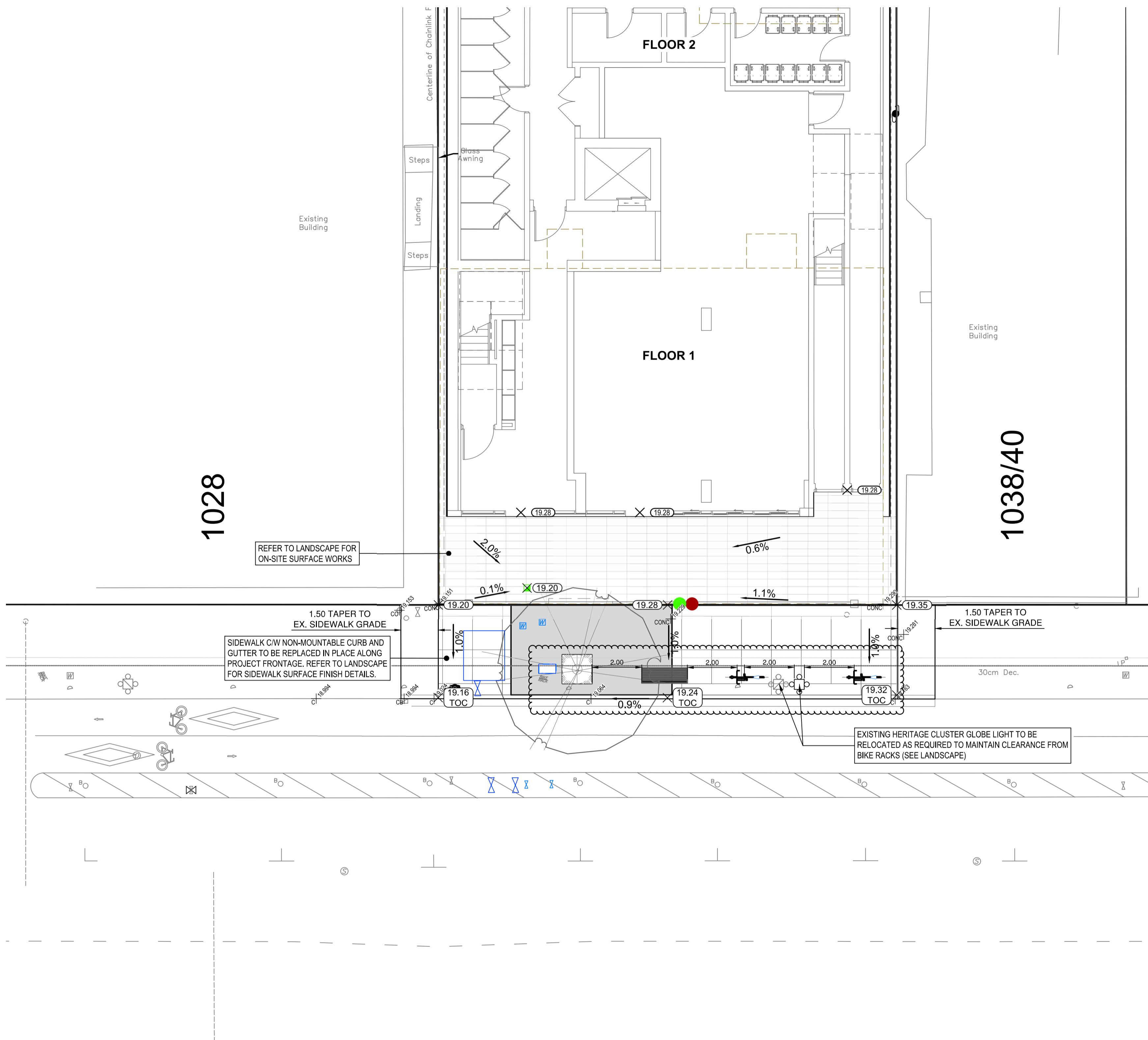
# 1030 FORT STREET ED-USE DEVELOPMENT

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CONCEPTUAL CIVIL PLAN

1000

ED FOR DEVELOPMENT PERM



# **TRENCH RESTORATION FOR CONCRETE ROAD BASE**

0 / SD G5b

IF PAVEMENT THICKNESS IS 150mm OR LESS, REPLACE CONCRETE ROAD BASE UP TO EXISTING PAVEMENT LOWER LEVEL.  
IF PAVEMENT THICKNESS IS GREATER THAN 150mm REPLACE CONCRETE ROAD BASE UP TO A LEVEL OF 150mm BELOW THE SURFACE OF EXISTING PAVEMENT.  
MUNICIPALITY MAY REQUEST FURTHER ASPHALT REMOVAL DEPENDING ON PAVEMENT CONDITIONS.  
REFER TO CONTRACT DRAWINGS FOR DETAILED SPECIFICATIONS.  
RESTORE CONCRETE ROAD BASE TO 200mm THICKNESS.  
DOWEL NEW CONCRETE ROAD BASE INTO EXISTING AT THE DISCRETION OF THE CITY ENGINEER.

## LEGEND

<b>SURFACE DETAIL</b>		<b>Y</b>	<b>SEWER LATERAL</b>	<b>(T)</b>	<b>TEL MANHOLE</b>
<b>(D)</b>	<b>STORM DRAIN MANHOLE</b>	(H)	<b>HYDRO MANHOLE</b>	(■)	<b>WATER VALVE ON MAIN</b>
<b>(P)</b>	<b>STORM DRAIN VENT</b>	(H)	<b>HYDRO POLE</b>	(■)	<b>WATER SERVICE VALVE</b>
<b>(B)</b>	<b>CATCH BASIN</b>	(H)	<b>HYDRO POLE WITH DIP</b>	(⊖)	<b>WATER METER</b>
<b>(O)</b>	<b>DRAIN CLEANOUT</b>	(H)	<b>JOINT POLE</b>	(□)	<b>BOULEVARD SERVICE</b>
<b>(A)</b>	<b>DRAIN LATERAL</b>	(H)	<b>HYDRO POLE WITH LIGHT</b>	(○)	<b>FIRE HYDRANT</b>
<b>(S)</b>	<b>SANITARY SEWER MANHOLE</b>	(H) (H)	<b>HYDRO SERVICE BOXES</b>	(▽)	<b>REDUCER</b>
<b>(V)</b>	<b>SANITARY SEWER VENT</b>	(H)	<b>HYDRO VAULT</b>	(L)	<b>LIGHT MANHOLE</b>
<b>(C)</b>	<b>SEWER CLEANOUT</b>			(○)	<b>LIGHT PULL BOX - SIDEWALK</b>
				(—)	<b>POLE ANCHOR</b>
				(•)	<b>HYDRO/TEL POLE TO BE RELOCATED</b>

⊖	SIGNAL PULL BOX - SIDEWALK	⊗	HYDRO/TEL POLE TO BE REMOVED
⊖	LIGHT/SIGNAL PULL BOX - STREET	⊖	GAS METER
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□	SIGNAL POLE (STEEL)	ATT°	GAS SNIFFER
□	LIGHT/SIGNAL POLE (STEEL)	⊗	TEST HOLE
❖	CLUSTER LAMP - TYPE A	× ×	FENCE LINE
❖	CLUSTER LAMP - TYPE B	— —	RETAINING WALL
✓	STREET SIGN	flower	TREE
●	PARKING METER	rock	ROCK OUTCROP

CO 19.153

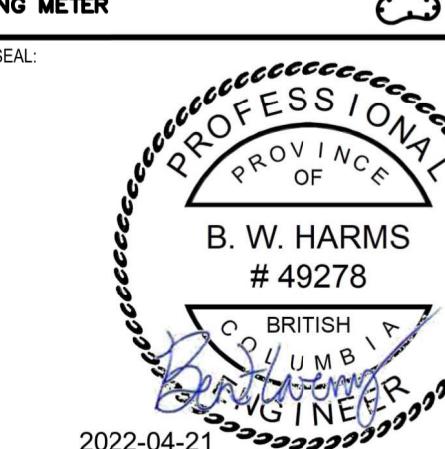
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V8Z 0B9

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

**TITLE:**

**CONCEPTUAL SURFACE WORKS  
& SITE GRADING**

DRAWING NO: C02

SHEET NO: 2 OF 2

ISSUE: RE-ISSUED FOR DEVELOPMENT PERMIT

2022/04/21