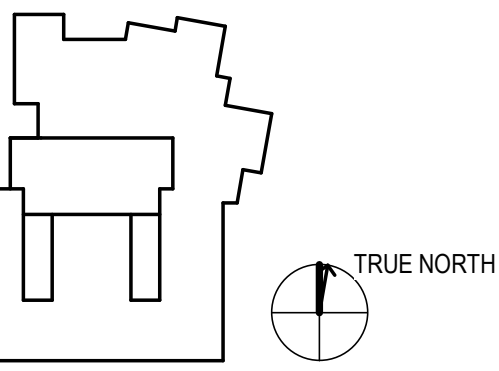


Revisions
Received Date:
November 30, 2020

Parking Count	
Standard stalls	79
Accessible stalls	3
Total stalls	82



Project Manager	DIANA STUDER
Project Designer	JIM MANN
Project Architect	LADR LANDSCAPE ARCHITECTS
Landscape Architect	WESTBROOK ENGINEERING
Civil Engineer	HEROLD ENGINEERING
Structural Engineer	M3 ENGINEERING
Mechanical Engineer	RB ENGINEERING
Electrical Engineer	M3 ENGINEERING
Plumbing Engineer	HDR ARCHITECTURE
Interior Designer	HDR ARCHITECTURE
Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE

NO.	DATE	DESCRIPTION
1	AUGUST 11, 2020	ISSUED FOR VARIANCE PERMIT
2	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

Project Number	10198559
Original Issue	07/09/20

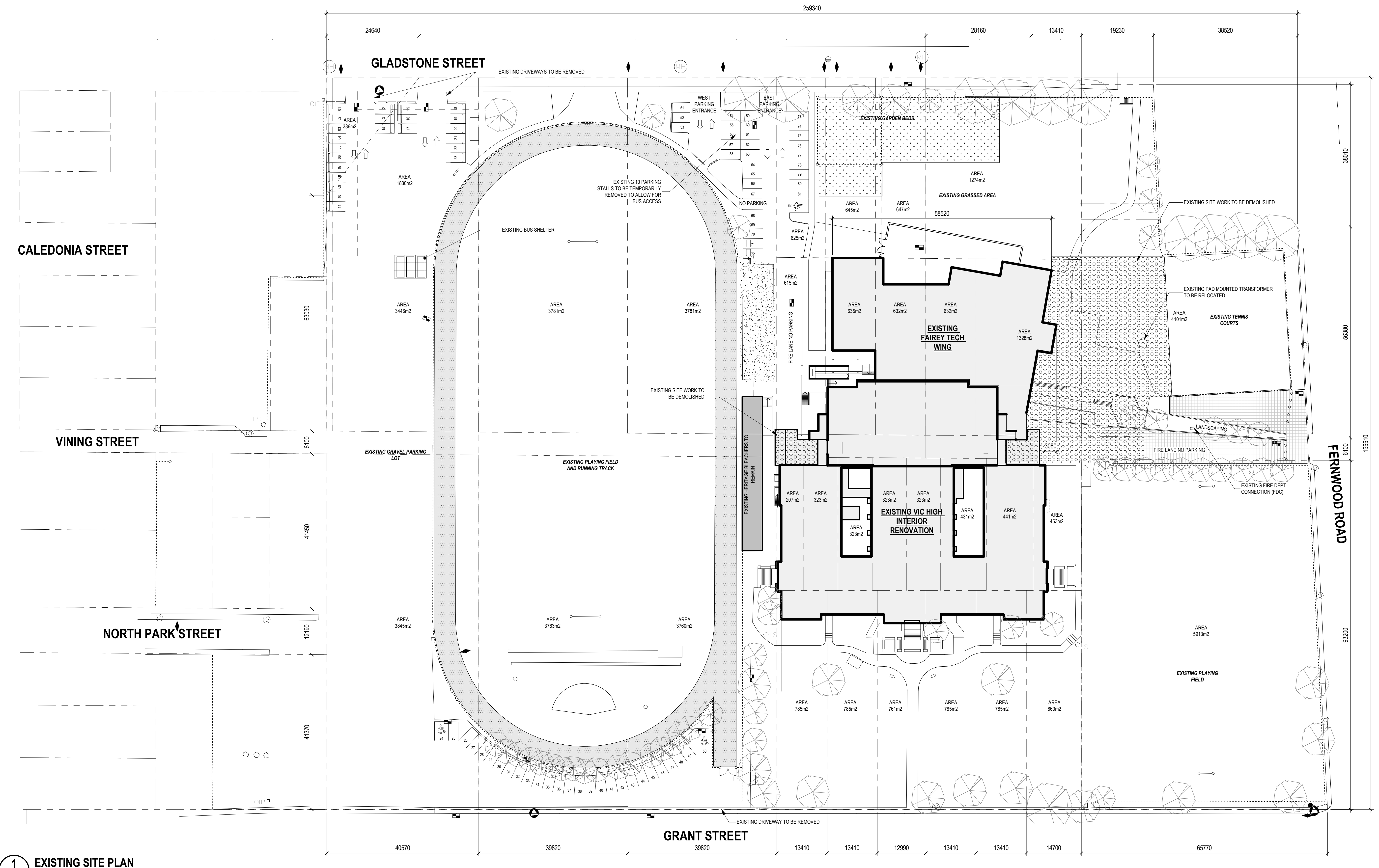
Sheet Name
**Variance Submission for City -
Site Plan - Existing**

Scale
1 : 500

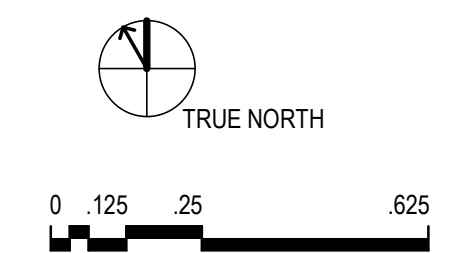
Sheet Number

AC1.1

Project Status
Project Status



1 EXISTING SITE PLAN
A3.500 1 : 500



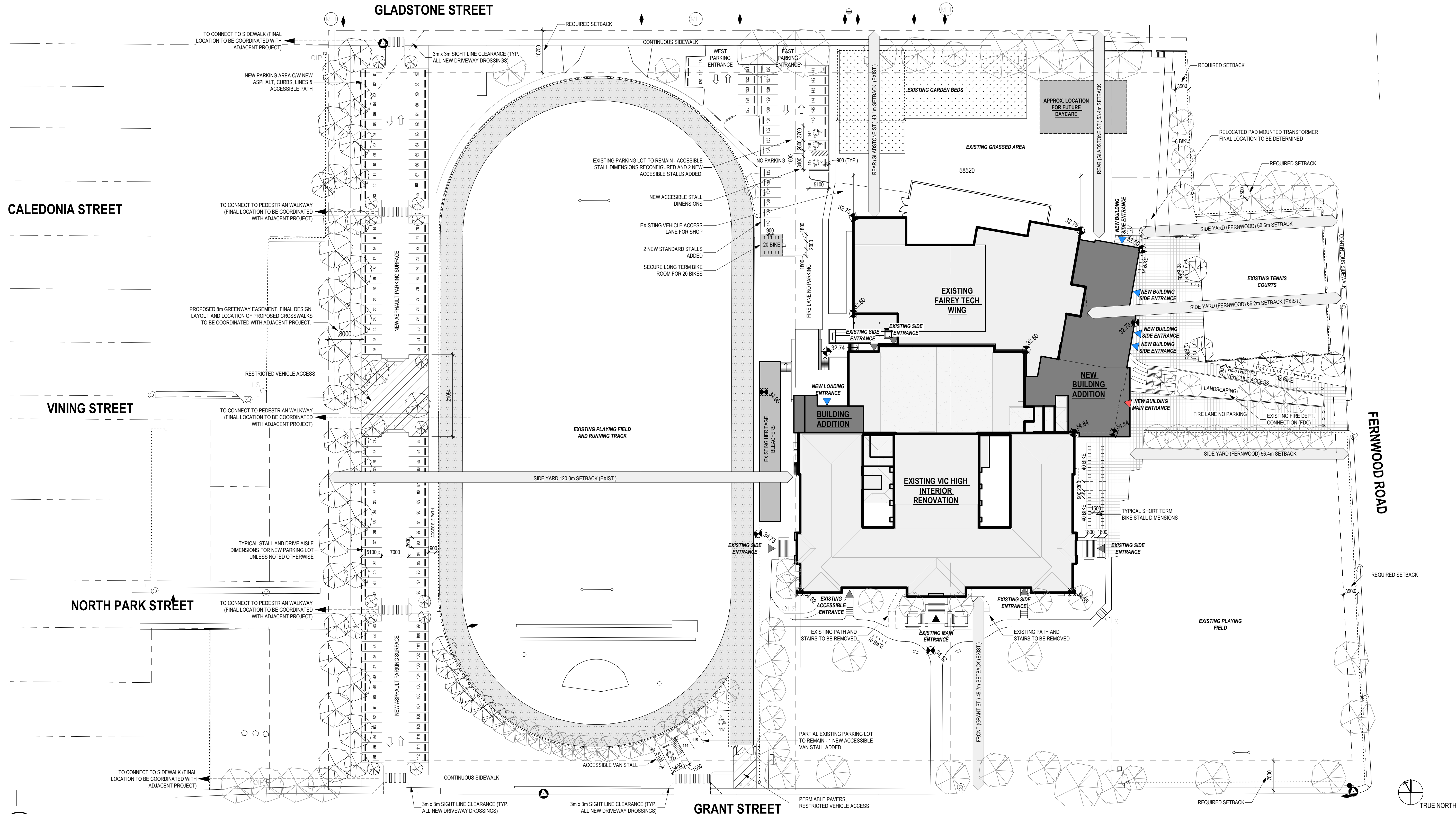
1/20/2020 4:01:05 PM C:\w\2019\2019_10198559-Vic_High_School\New_Consultant\TDTTLE.rvt



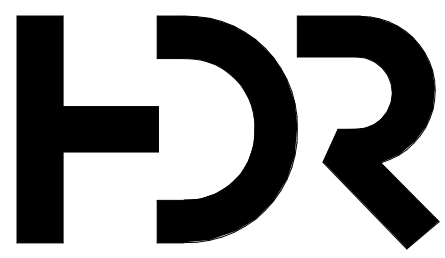
PROJECT DATA			
CIVIC ADDRESS:	1260 GRANT STREET, VICTORIA, BC, CANADA		
LEGAL DESCRIPTION:	LOT B, SECTION 59, SPRING RIDGE, VICTORIA, PLAN 25139, LOT A-F, SECTION 57, SPRING RIDGE		
PROJECT DESCRIPTION:	RENOVATION AND ADDITION TO EXISTING SCHOOL		
FLOOR AREA:			
EXISTING FLOOR AREA	19,275 m ² (207,474 ft ²)		
NEW FLOOR AREA ADDED	1,608 m ² (17,254 ft ²)		
TOTAL FLOOR AREA	20,904 m ² (225,008 ft ²)		
SITE AREA:	49,791 m ² (535,946 ft ²)	555m ² (5973ft ²)	49,791 m ² (535,946ft ²)
SITE COVERAGE:	12%	MAX. 40%	14%
OPEN SITE SPACE:	80%	MIN. 30%	78%
FLOOR SPACE RATIO	0.39 to 1	MAX. 5 to 1	0.42 to 1
BUILDING HEIGHT	23.6m (77.4')	11m (36.1')	23.6m (77.4')
NUMBER OF STOREYS	4	2.5	4

	REQUIRED	PROPOSED
PARKING (VEHICLE):	283	149
PARKING (BICYCLE):		
LONG TERM	13	20
SHORT TERM	168	180
TOTAL	181	200

*ALL PARKING AREAS HAVE A SLOPE OF LESS THAN 3%



2 NEW SITE PLAN
A3.500 1:500

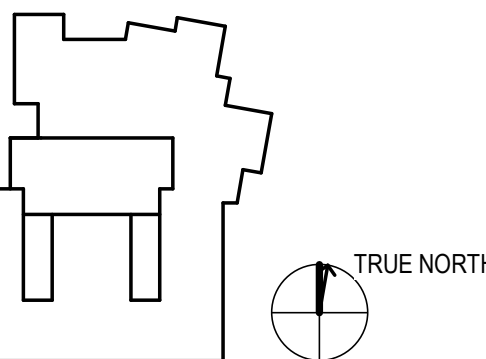


HDR ARCHITECTURE ASSOCIATES
203 655 TYEE ROAD
VICTORIA, B.C. V8A 6X5
PH. 1.250.388.5588



**SCHOOL DISTRICT 61
VIC HIGH SCHOOL**

1260 GRANT STREET
VICTORIA, BC
V8T 1C2



- Project Manager: DIANA STUDER
- Project Designer: JIM MANN
- Project Architect: LADR LANDSCAPE ARCHITECTS
- Structural Engineer: HEROLD ENGINEERING
- Civil Engineer: WESTBROOK ENGINEERING
- Mechanical Engineer: M3 ENGINEERING
- Electrical Engineer: RB ENGINEERING
- Plumbing Engineer: M3 ENGINEERING
- Interior Designer: HDR ARCHITECTURE
- Equipment Planner: HDR ARCHITECTURE
- Wayfinding: HDR ARCHITECTURE

Sheet Reviewer: JIM MANN

NO.	DATE	DESCRIPTION
1	AUGUST 11, 2020	ISSUED FOR VARIANCE PERMIT
2	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

Project Number: 10198559
Original Issue: 07/09/20

Sheet Name:
Variance Submission - Site Plan - New

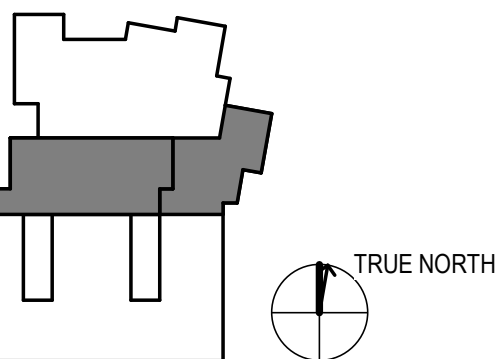
Scale:
As indicated

Sheet Number:
AC1.2

Project Status:
Project Status

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11/20/2020 10:25:23 PM



Project Manager	DIANA STUDER
Project Designer	JIM MANN
Project Architect	LADR LANDSCAPE ARCHITECTS
Landscape Architect	WESTBROOK ENGINEERING
Civil Engineer	HEROLD ENGINEERING
Structural Engineer	M3 ENGINEERING
Mechanical Engineer	RB ENGINEERING
Electrical Engineer	M3 ENGINEERING
Plumbing Engineer	HDR ARCHITECTURE
Interior Designer	HDR ARCHITECTURE
Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE

Sheet Reviewer Author

NO.	DATE	DESCRIPTION
1	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

Project Number 10198559
Original Issue 08/11/20

Sheet Name
**Variance Submission
Basement Floorplan**

Sheet Number

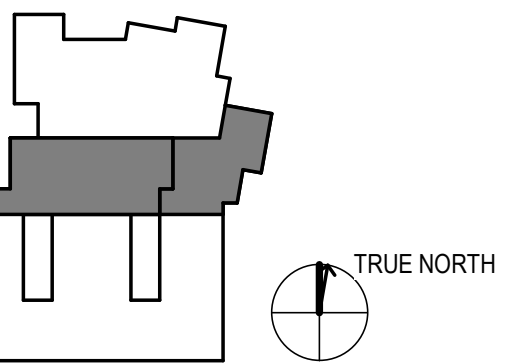
AC1.3

Project Status
Project Status



1 VARIANCE SUBMISSION - LEVEL 0 (Basement)
A3.600 1:200





Project Manager	DIANA STUDER
Project Designer	
Project Architect	JIM MANN
Landscape Architect	LADR LANDSCAPE ARCHITECTS
Civil Engineer	WESTBROOK ENGINEERING
Structural Engineer	HEROLD ENGINEERING
Mechanical Engineer	M3 ENGINEERING
Electrical Engineer	RB ENGINEERING
Plumbing Engineer	M3 ENGINEERING
Interior Designer	HDR ARCHITECTURE
Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE

Sheet Reviewer: Author

NO.	DATE	DESCRIPTION
1	AUGUST 11, 2020	ISSUED FOR VARIANCE PERMIT
2	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

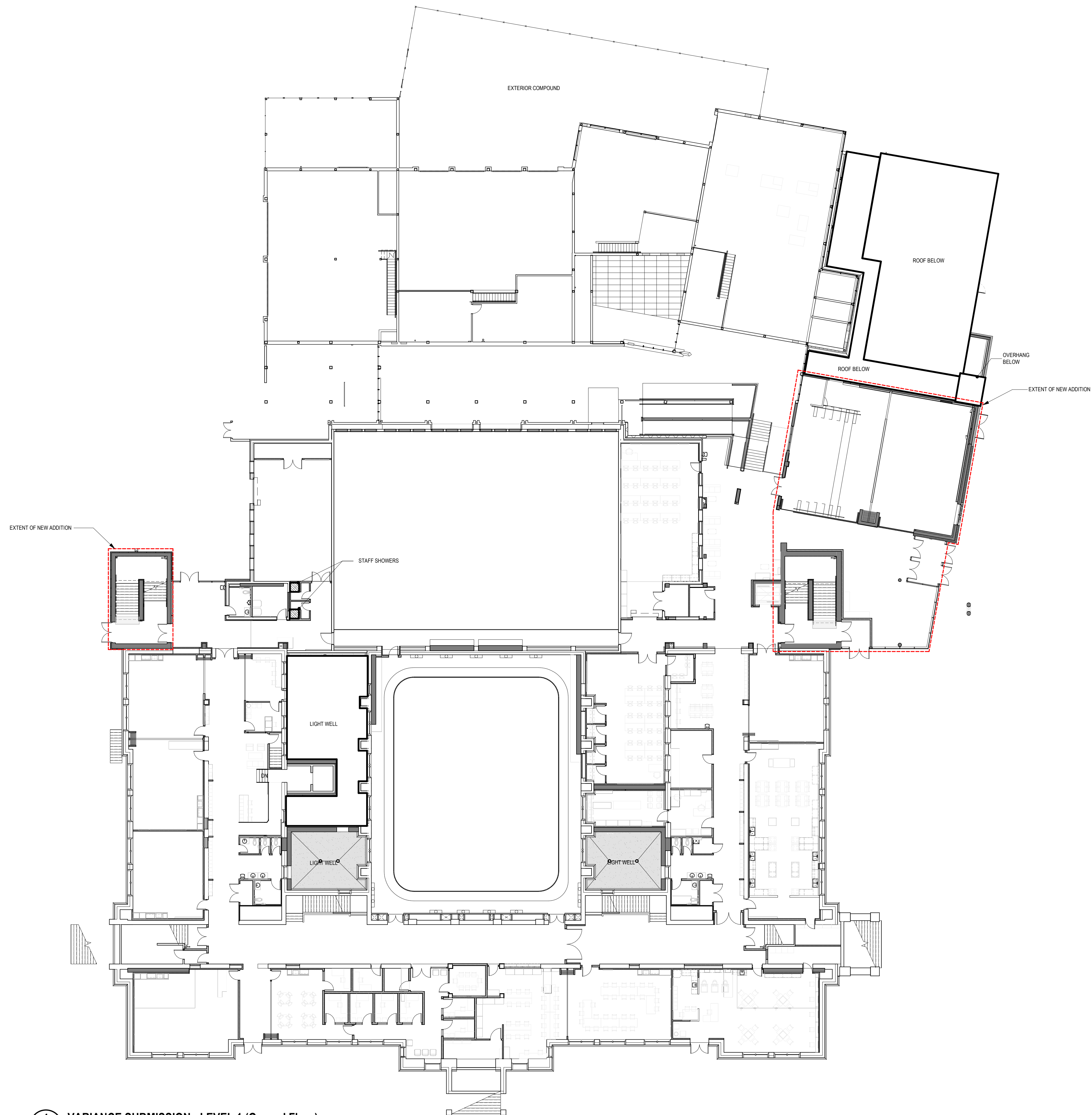
Project Number: 10198559
Original Issue: 08/12/20

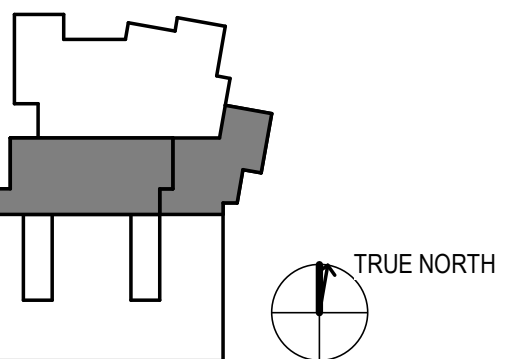
Sheet Name
**Variance Submission Level 1
Floorplan**

Sheet Number

AC1.4

Project Status
Project Status





Project Manager	DIANA STUDER
Project Designer	JIM MANN
Project Architect	LADR LANDSCAPE ARCHITECTS
Landscape Architect	WESTBROOK ENGINEERING
Civil Engineer	HEROLD ENGINEERING
Structural Engineer	M3 ENGINEERING
Mechanical Engineer	RB ENGINEERING
Electrical Engineer	M3 ENGINEERING
Plumbing Engineer	HDR ARCHITECTURE
Interior Designer	HDR ARCHITECTURE
Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE

Sheet Reviewer Author

NO.	DATE	DESCRIPTION
1	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

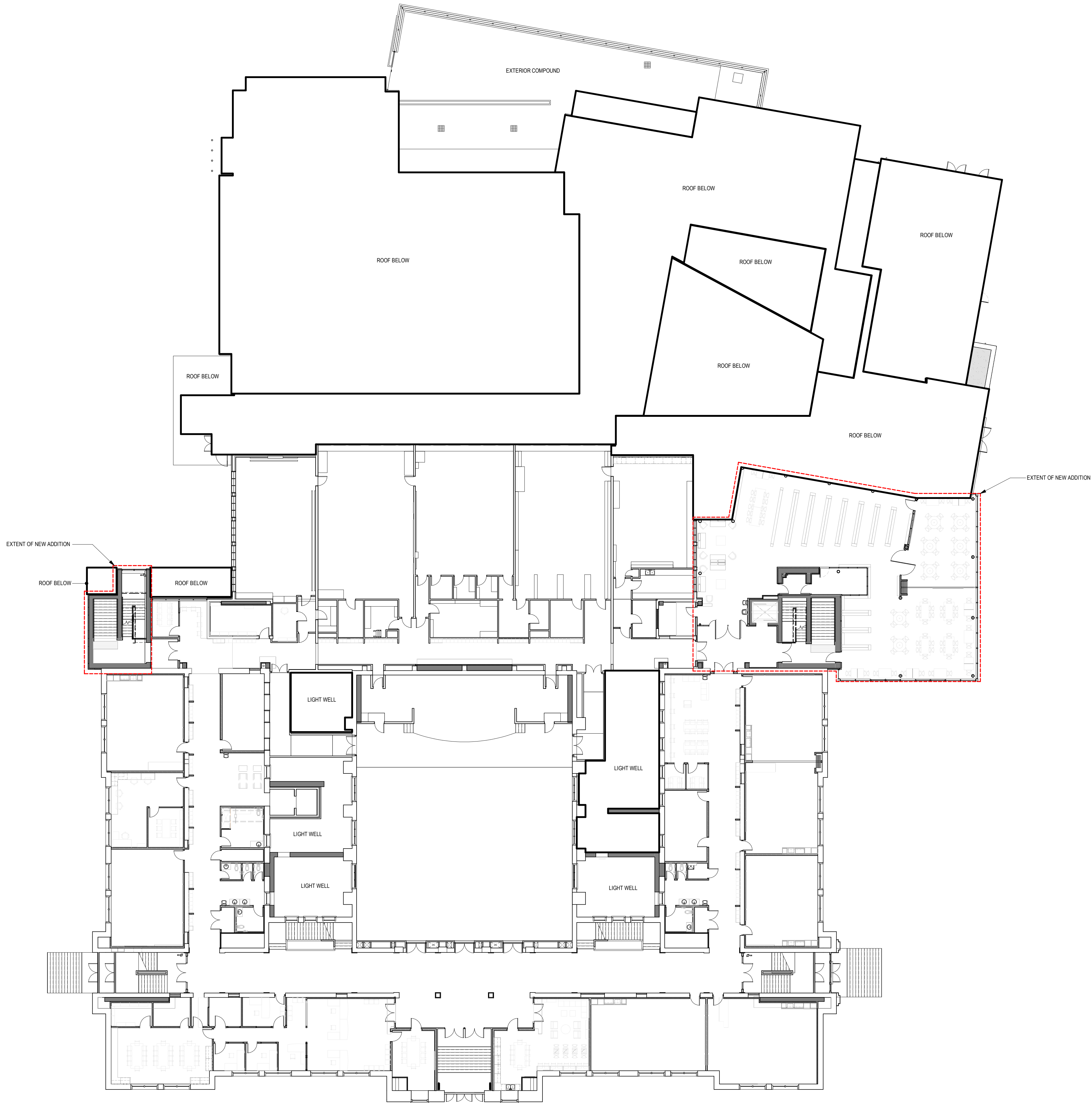
Project Number 10198559
Original Issue 08/12/20

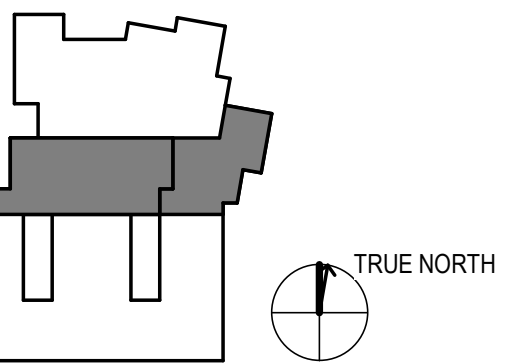
Sheet Name
**Variance Submission Level 2
Floorplan**

Sheet Number

AC1.5

Project Status
Project Status





Project Manager	DIANA STUDER
Project Designer	
Project Architect	JIM MANN
Landscape Architect	LADR LANDSCAPE ARCHITECTS
Civil Engineer	WESTBROOK ENGINEERING
Structural Engineer	HEROLD ENGINEERING
Mechanical Engineer	M3 ENGINEERING
Electrical Engineer	RB ENGINEERING
Plumbing Engineer	M3 ENGINEERING
Interior Designer	HDR ARCHITECTURE
Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE

Sheet Reviewer Author

NO.	DATE	DESCRIPTION
1	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

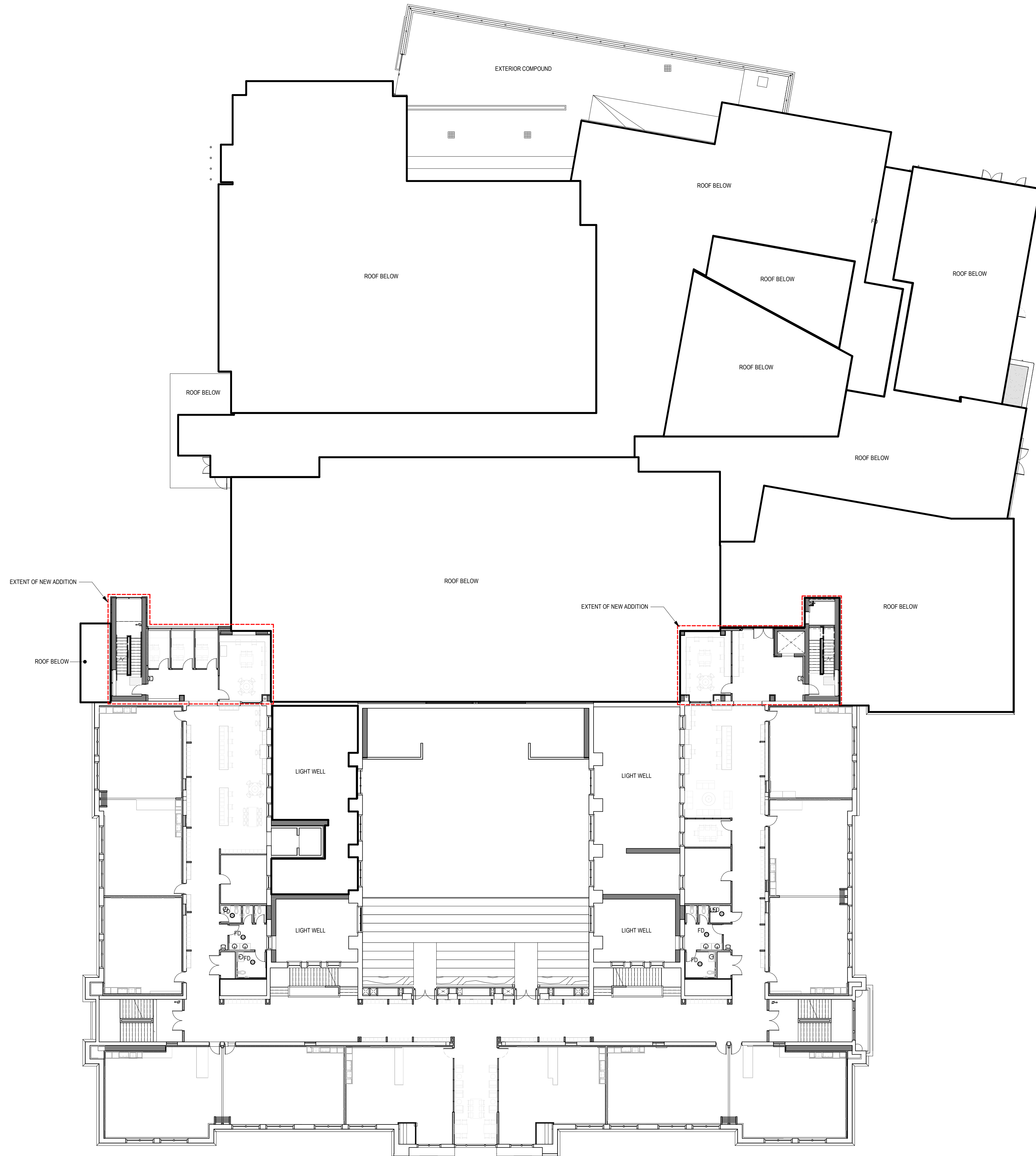
Project Number 10198559
Original Issue 08/12/20

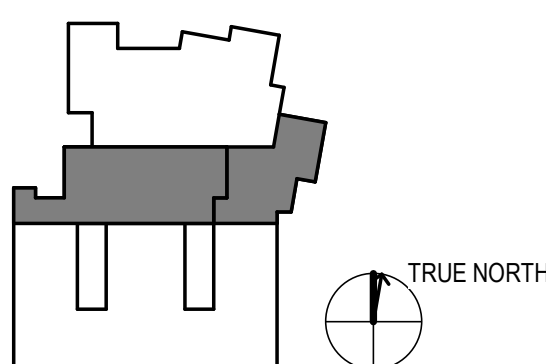
Sheet Name
**Variance Submission Level 3
Floorplan**

Sheet Number

AC1.6

Project Status
Project Status





Project Manager	DIANA STUDER
Project Designer	
Project Architect	JIM MANN
Landscape Architect	LADR LANDSCAPE ARCHITECTS
Civil Engineer	WESTBROOK ENGINEERING
Structural Engineer	HEROLD ENGINEERING
Mechanical Engineer	M3 ENGINEERING
Electrical Engineer	R8 ENGINEERING
Plumbing Engineer	M3 ENGINEERING
Interior Designer	HDR ARCHITECTURE
Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE

Sheet Reviewer Author

NO.	DATE	DESCRIPTION
1	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

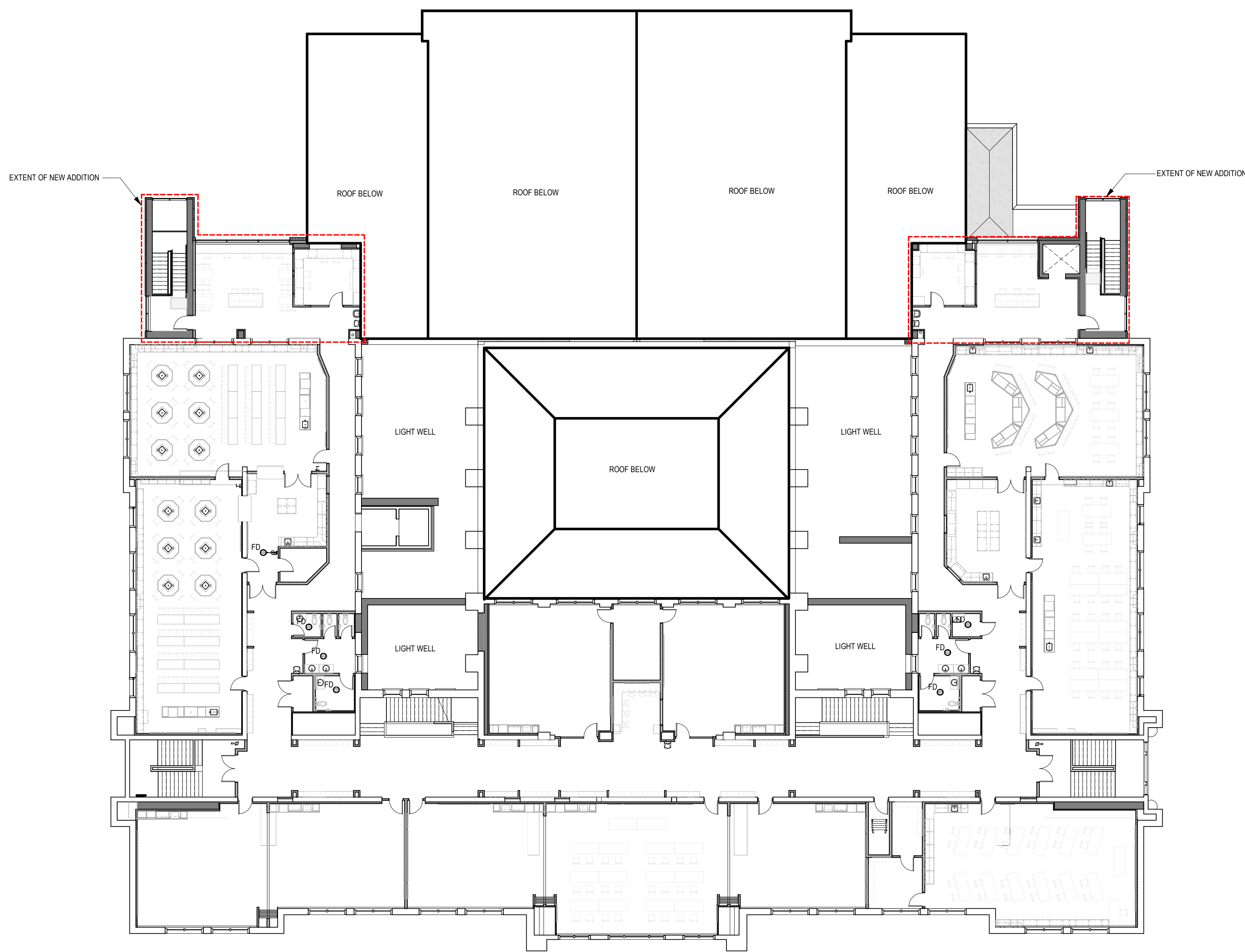
Project Number 10198559
Original Issue 08/12/20

Sheet Name
**Variance Submission Level 4
Floorplan**

Sheet Number

AC1.7

Project Status
Project Status



Project Manager	DIANA STUDER
Project Designer	JIM MANN
Project Architect	LADR LANDSCAPE ARCHITECTS
Landscape Architect	WESTBROOK ENGINEERING
Civil Engineer	HEROLD ENGINEERING
Structural Engineer	HEROLD ENGINEERING
Mechanical Engineer	MG ENGINEERING
Electrical Engineer	RB ENGINEERING
Plumbing Engineer	MG ENGINEERING
Interior Designer	HDR ARCHITECTURE
Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE

Sheet Reviewer: Author

NO.	DATE	DESCRIPTION
1	MAY 20, 2020	ISSUED FOR PRICING
2	AUG. 11, 2020	ISSUED FOR 90% REVIEW / COSTING
3	OCT. 27, 2020	ISSUED FOR PROGRESS REVIEW
4	NOV. 02, 2020	ISSUED FOR CONCRETE TENDER
5	NOV. 16, 2020	ISSUED FOR BUILDING PERMIT
6	NOV. 17, 2020	ISSUED FOR CONCRETE TENDER ADDENDUM 2
7	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

Project Number: 10198559
Original Issue: 05/04/20

Sheet Name:
EXTERIOR ELEVATIONS

Scale:
As indicated

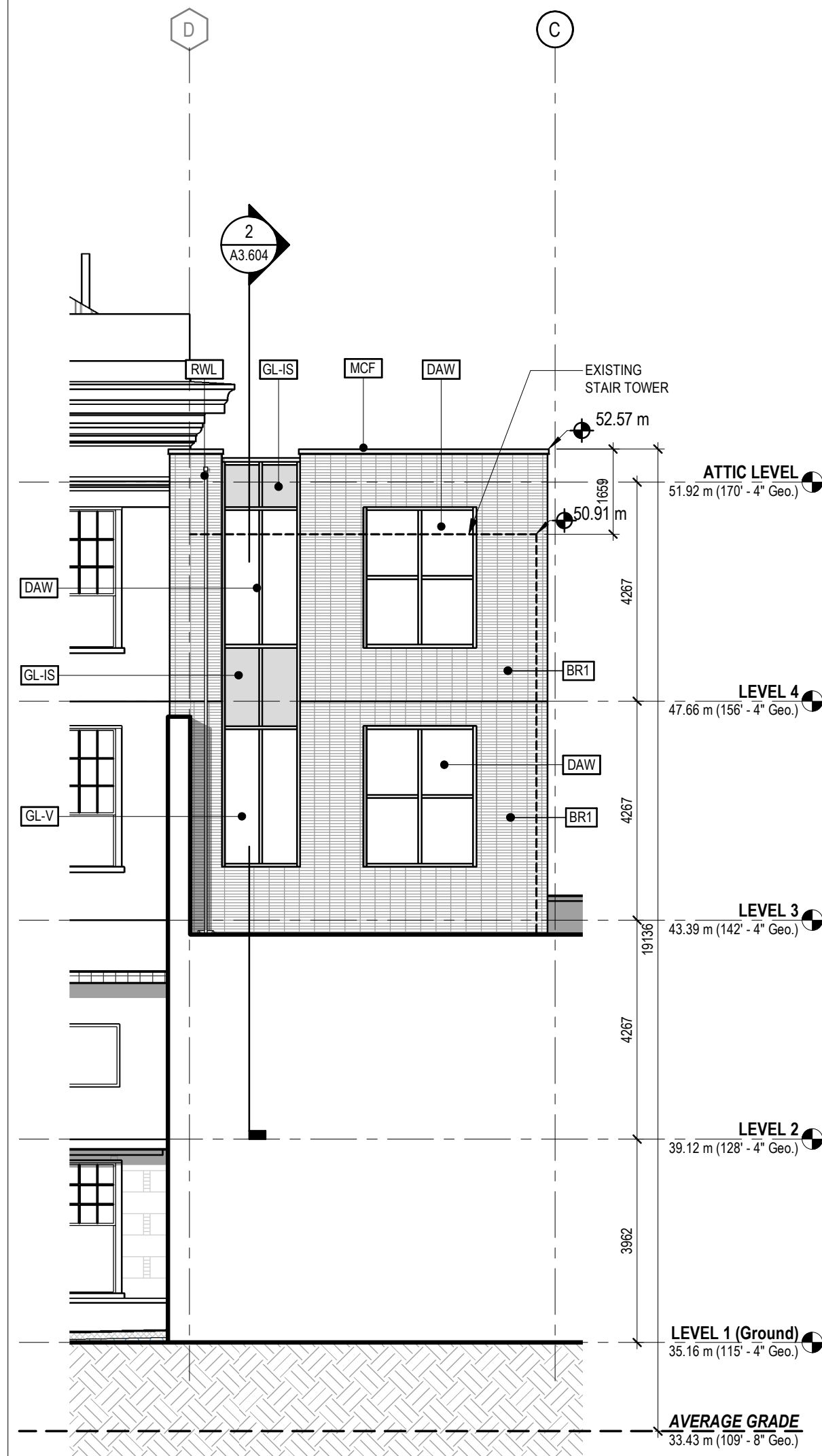
Sheet Number:

A3.500

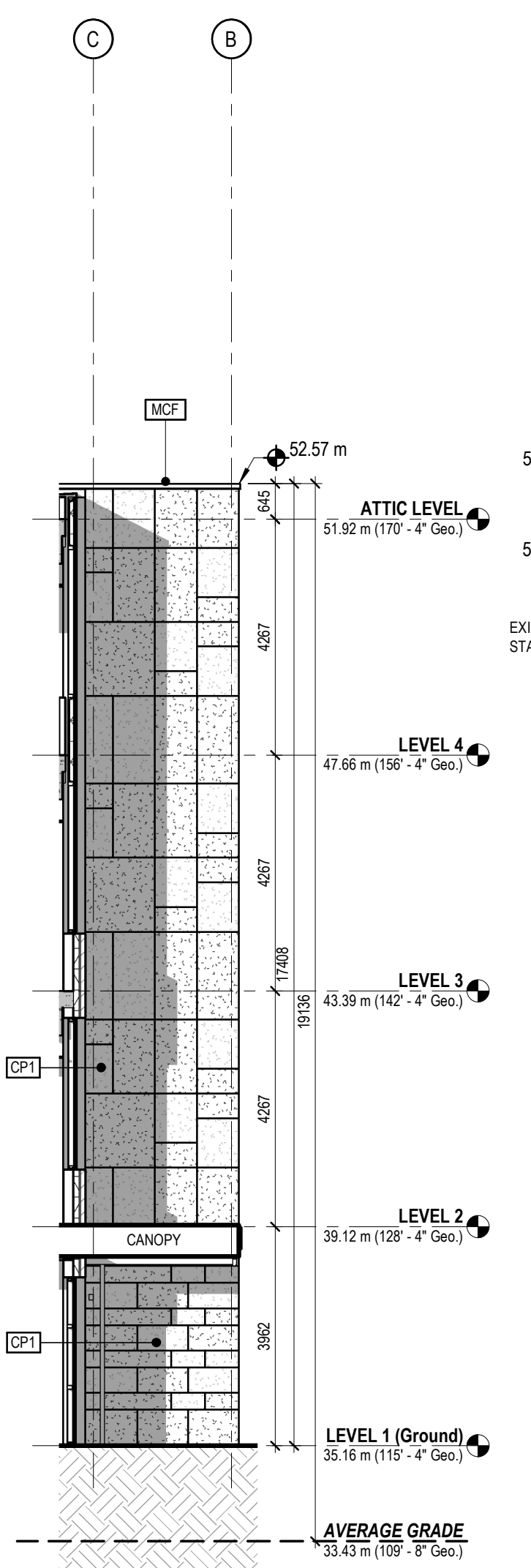
Project Status:
Project Status

EXTERIOR ELEVATIONS LEGEND

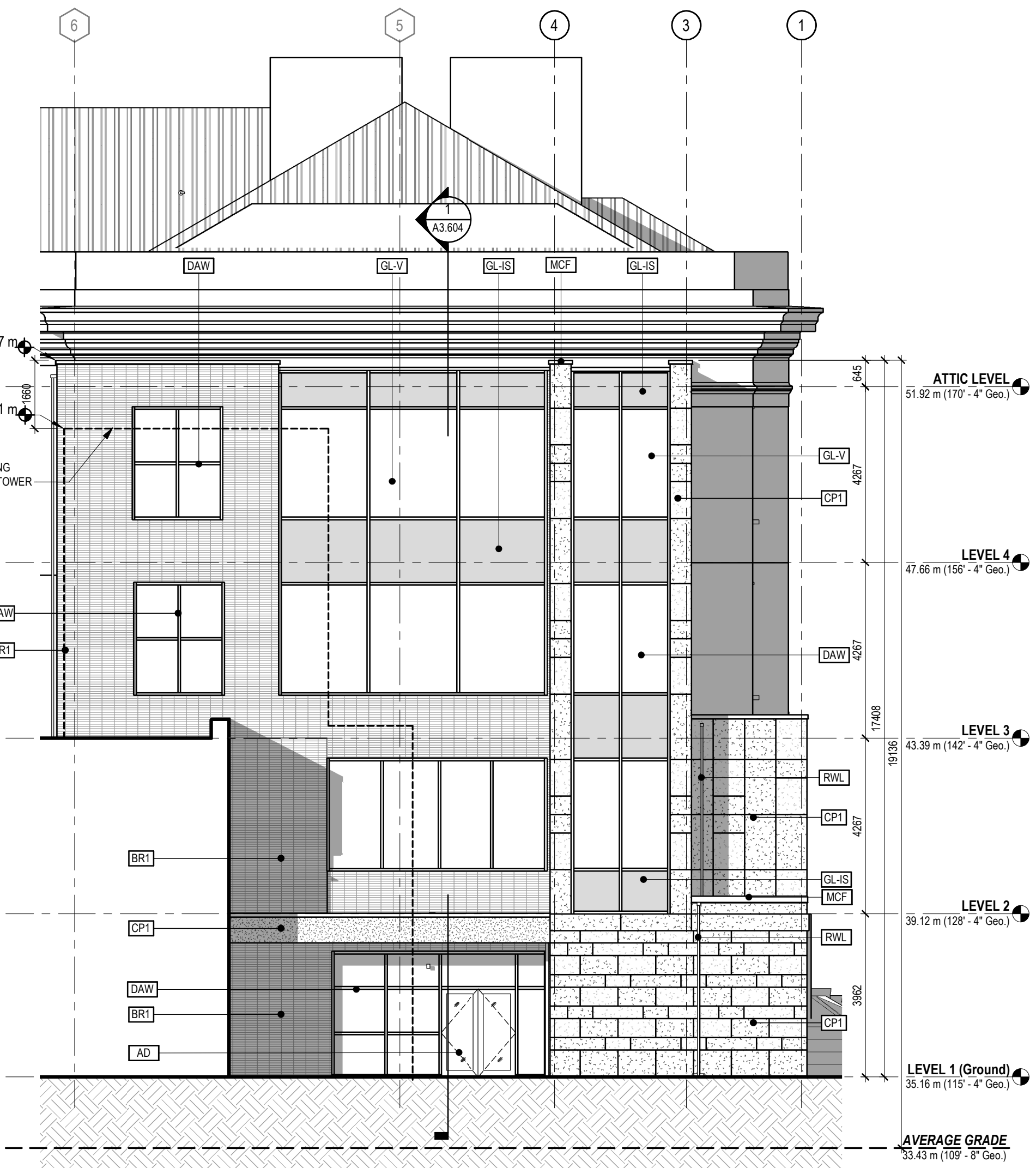
- AD - ALUMINUM DOOR
- AG - ALUMINUM PICKET GUARDRAIL
- BR1 - BRICK STACK BOND (HORIZONTAL)
- BR2 - BRICK STACK BOND (VERTICAL)
- BR3 - BRICK LATTICE
- C2 - SEALED CONCRETE
- CP1 - FIBRE CEMENT COMPOSITE PANEL 'LIGHT GREY'
LIGHT GREY A
- CP2 - FIBRE CEMENT COMPOSITE PANEL 'DARK GREY'
LIGHT GREY B
- DAW - DOUBLE GLAZED ALUMINUM WINDOW
- GL-V - CLEAR VISION GLASS
- GL-VF - GLAZING - VISION FRIT (30%), WHITE
- GL-IF - INSULATED GLAZING FRIT (50%), WHITE
- GL-IS - INSULATED SPANDREL PANEL-OPAQUE GLASS 'GREY'
- IMD - INSULATED METAL DOOR AND FRAME
- MC - METAL COLUMN (PAINTED)
- MG - METAL GATE (LOCKABLE)
- MCF - PREFINISHED METAL CAP FLASHING
- ML - PREFINISHED MECHANICAL LOUIRE
- MT - INSULATED SPANDREL PANEL- PREFINISHED METAL
- RWL - RAIN WATER LEADER
- TF - PREFINISHED THROUGH WALL METAL FLASHING



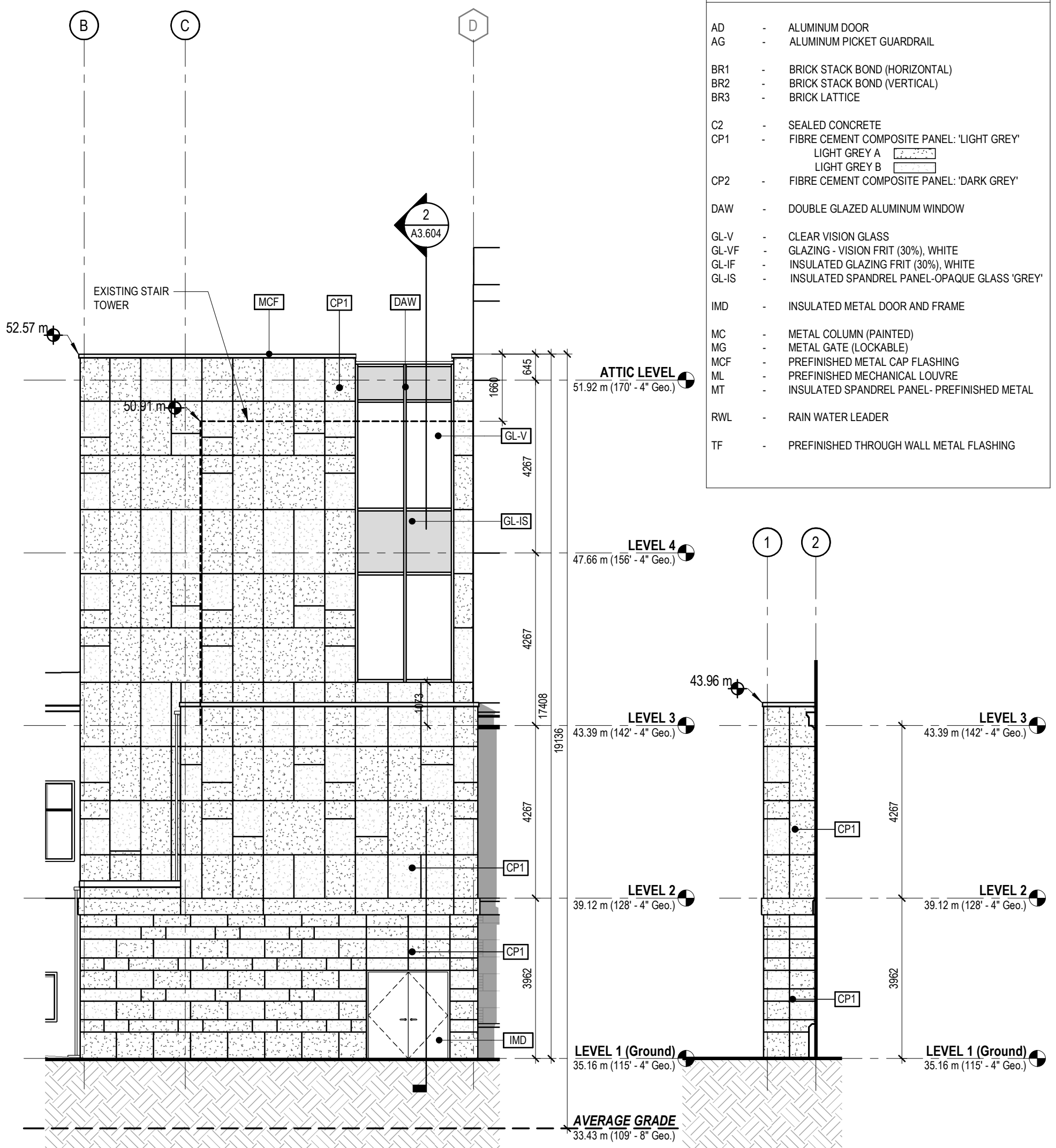
5 ELEVATION - STAIR 1 (EAST.A)
A3.300 1:100



4 ELEVATION - STAIR 1 (EAST.B)
A3.302 1:100

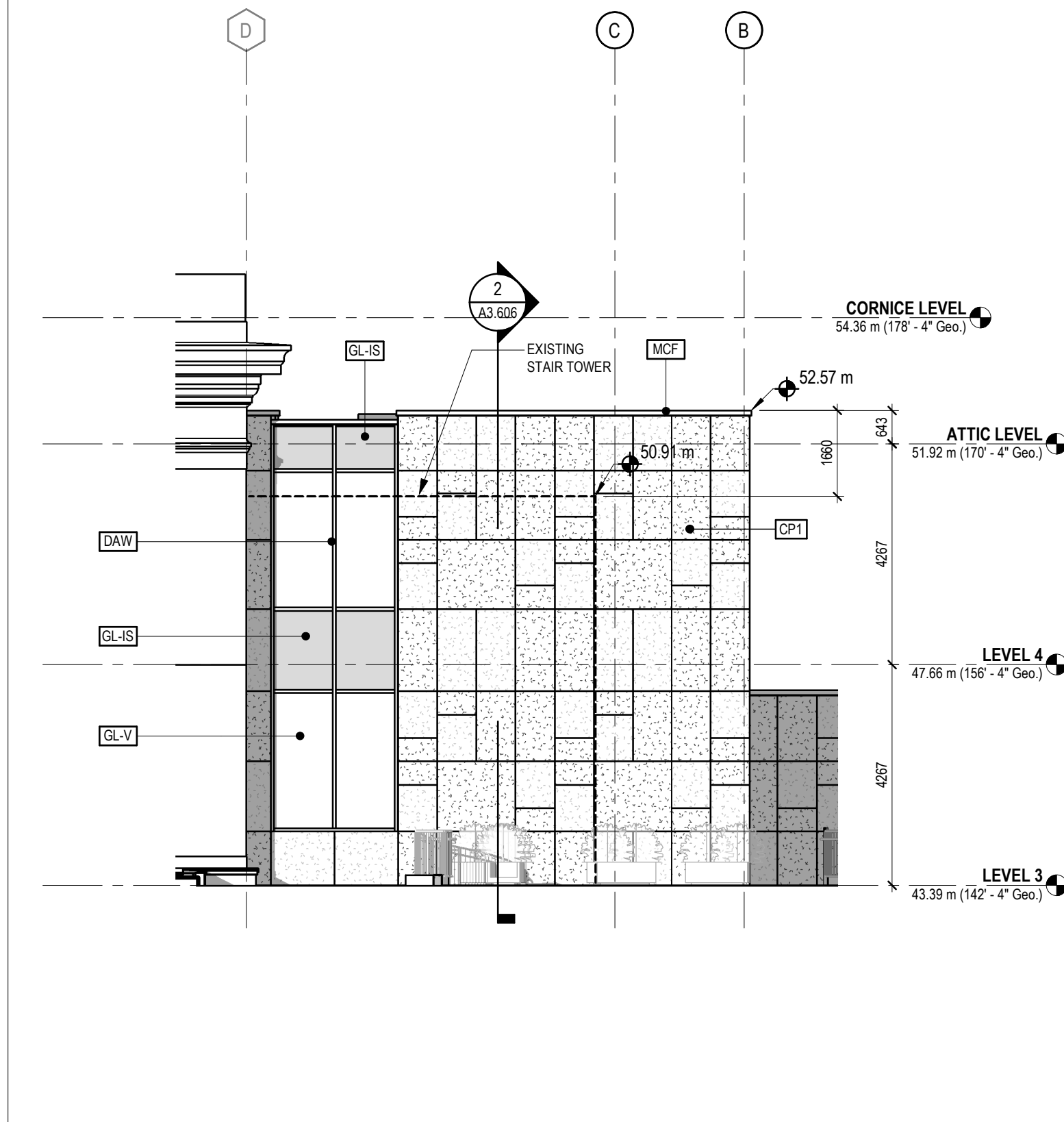


3 ELEVATION - STAIR 1 (NORTH)
A3.302 1:100

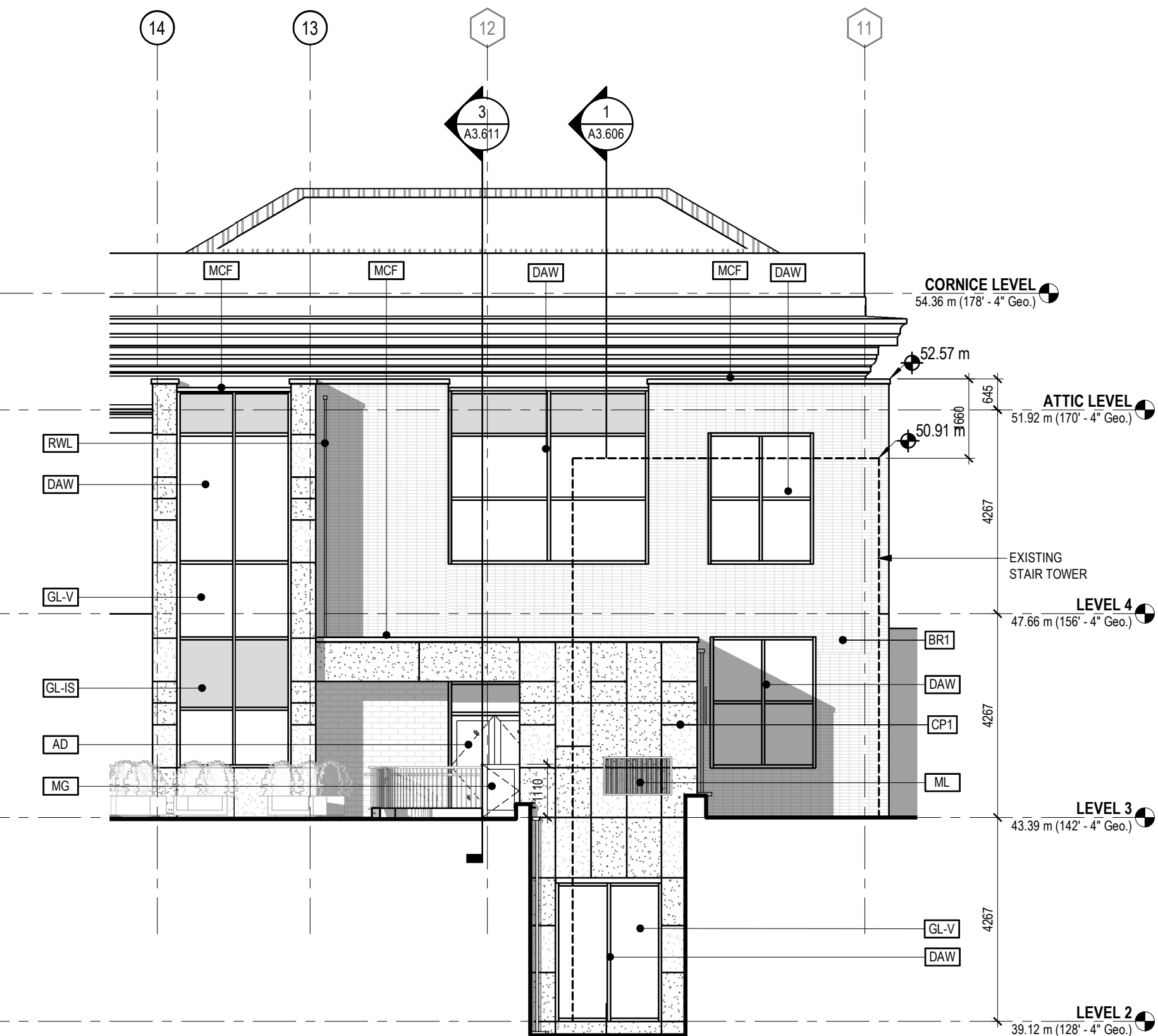


2 ELEVATION - STAIR 1 (WEST)
A3.300 1:100

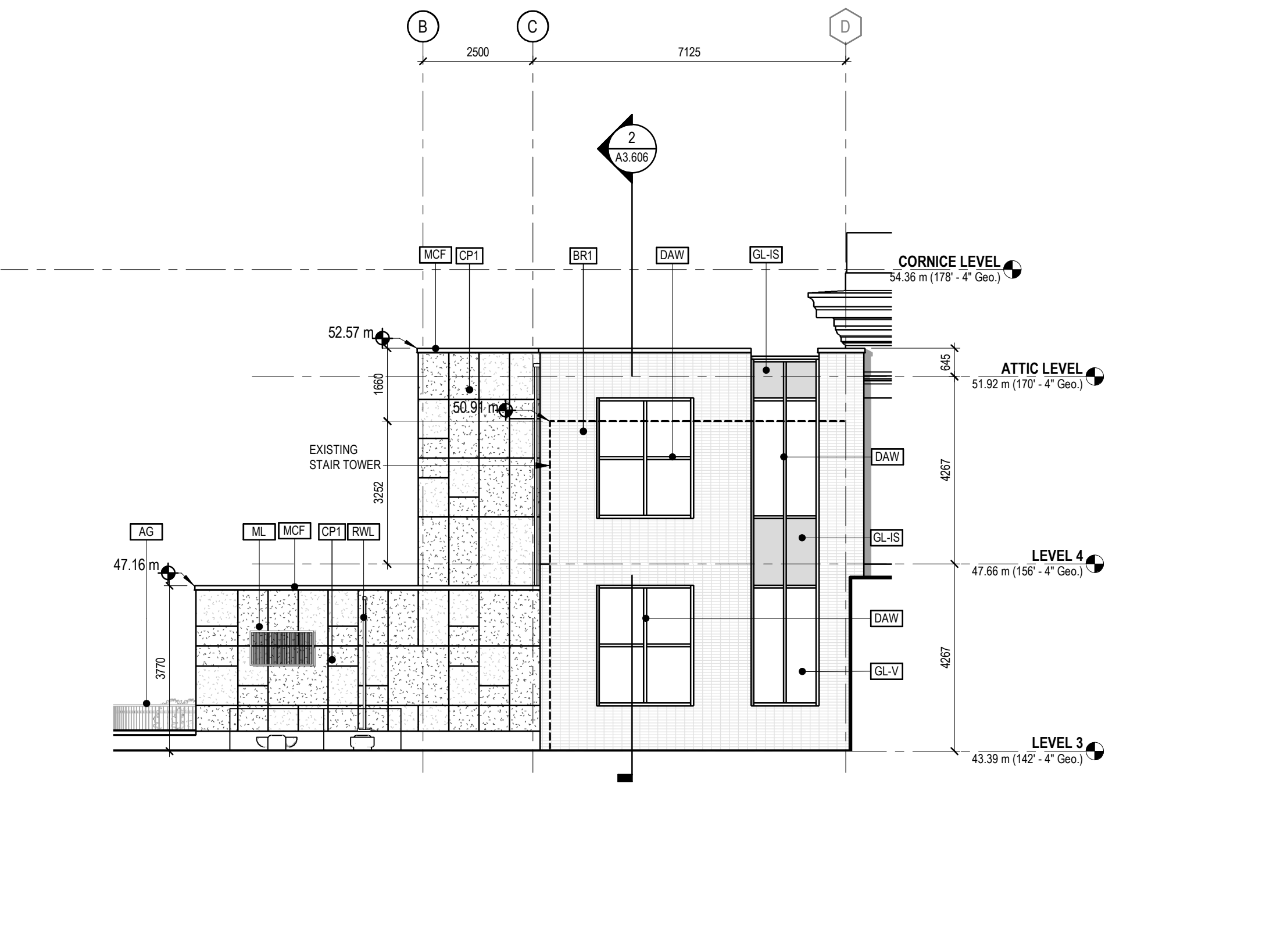
1 ELEVATION - STAIR 1 (SOUTH)
A3.300 1:100



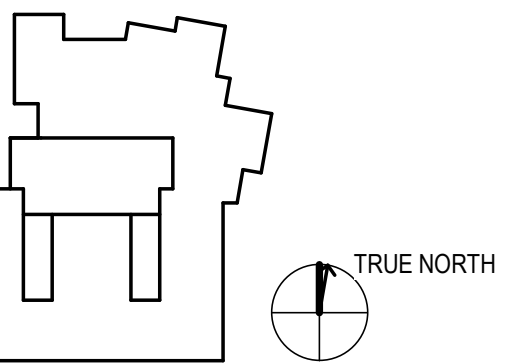
8 ELEVATION - STAIR 2 (EAST)
A3.315 1:100



7 ELEVATION - STAIR 2 (NORTH)
A3.311 1:100



6 ELEVATION - STAIR 2 (WEST)
A3.315 1:100



Project Manager	DIANA STUDER
Project Designer	JIM MANN
Project Architect	LADR LANDSCAPE ARCHITECTS
Landscape Architect	WESTBROOK ENGINEERING
Civil Engineer	HEROLD ENGINEERING
Structural Engineer	MG ENGINEERING
Mechanical Engineer	RB ENGINEERING
Electrical Engineer	MG ENGINEERING
Plumbing Engineer	HDR ARCHITECTURE
Interior Designer	HDR ARCHITECTURE
Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE

Sheet Reviewer: Author

NO.	DATE	DESCRIPTION
1	AUG. 11, 2020	ISSUED FOR 30% REVIEW / COSTING
2	OCT. 27, 2020	ISSUED FOR PROGRESS REVIEW
3	NOV. 02, 2020	ISSUED FOR CONCRETE TENDER
4	NOV. 16, 2020	ISSUED FOR BUILDING PERMIT
5	NOV. 17, 2020	ISSUED FOR CONCRETE TENDER ADDENDUM 2
6	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

Project Number: 10198559
Original Issue: 06/22/20

Sheet Name:
EXTERIOR ELEVATIONS

Scale:
As indicated

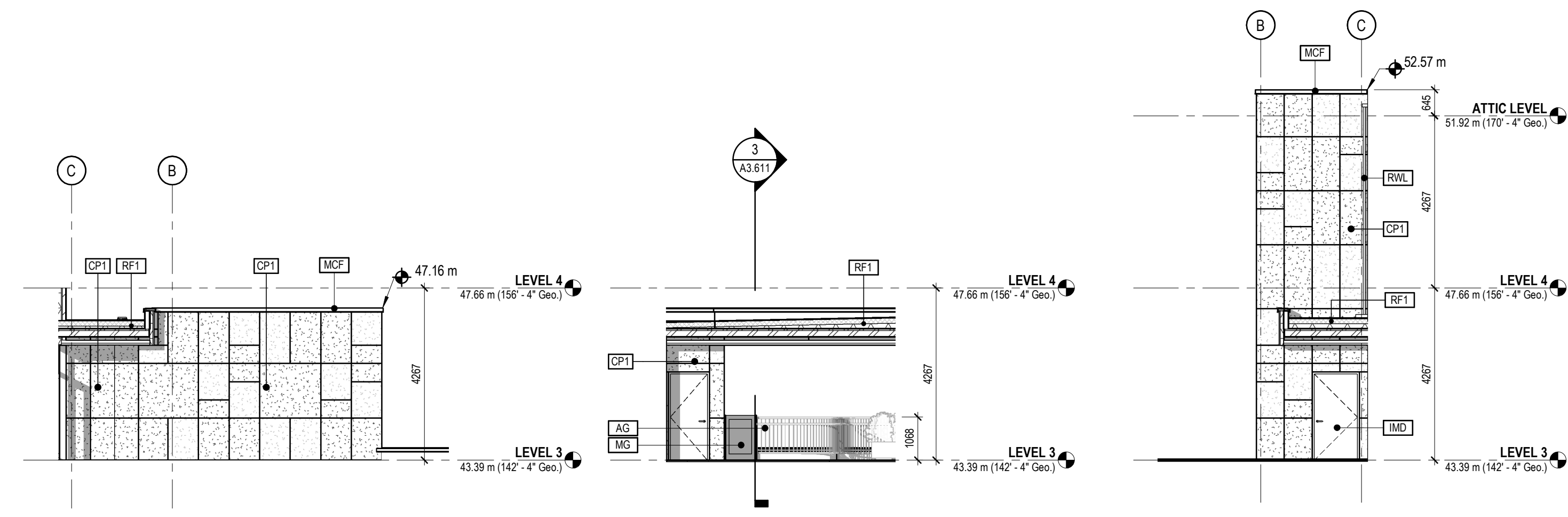
Sheet Number:

A3.501

Project Status:
Project Status

EXTERIOR ELEVATIONS LEGEND

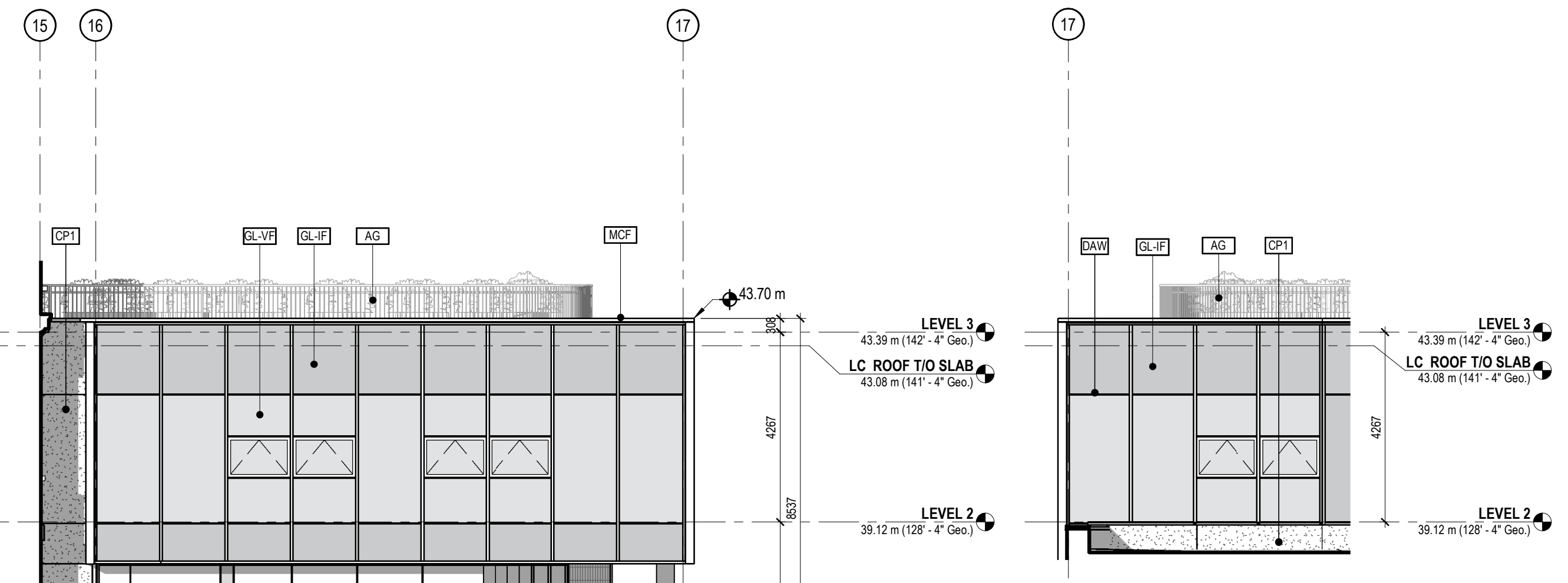
- AD - ALUMINUM DOOR
- AG - ALUMINUM PICKET GUARDRAIL
- BR1 - BRICK STACK BOND (HORIZONTAL)
- BR2 - BRICK STACK BOND (VERTICAL)
- BR3 - BRICK LATTICE
- C2 - SEALED CONCRETE
- CP1 - FIBRE CEMENT COMPOSITE PANEL 'LIGHT GREY'
LIGHT GREY A
- CP2 - FIBRE CEMENT COMPOSITE PANEL 'DARK GREY'
- DAW - DOUBLE GLAZED ALUMINUM WINDOW
- GL-V - CLEAR VISION GLASS
- GL-VF - GLAZING - VISION FRIT (30%), WHITE
- GL-IF - INSULATED GLAZING FRIT (50%), WHITE
- GL-IS - INSULATED SPANDREL PANEL-OPAQUE GLASS 'GREY'
- IMD - INSULATED METAL DOOR AND FRAME
- MC - METAL COLUMN (PAINTED)
- MG - METAL GATE (LOCKABLE)
- MCF - PREFINISHED METAL CAP FLASHING
- ML - PREFINISHED MECHANICAL LOUIRE
- MT - INSULATED SPANDREL PANEL- PREFINISHED METAL
- RWL - RAIN WATER LEADER
- TF - PREFINISHED THROUGH WALL METAL FLASHING



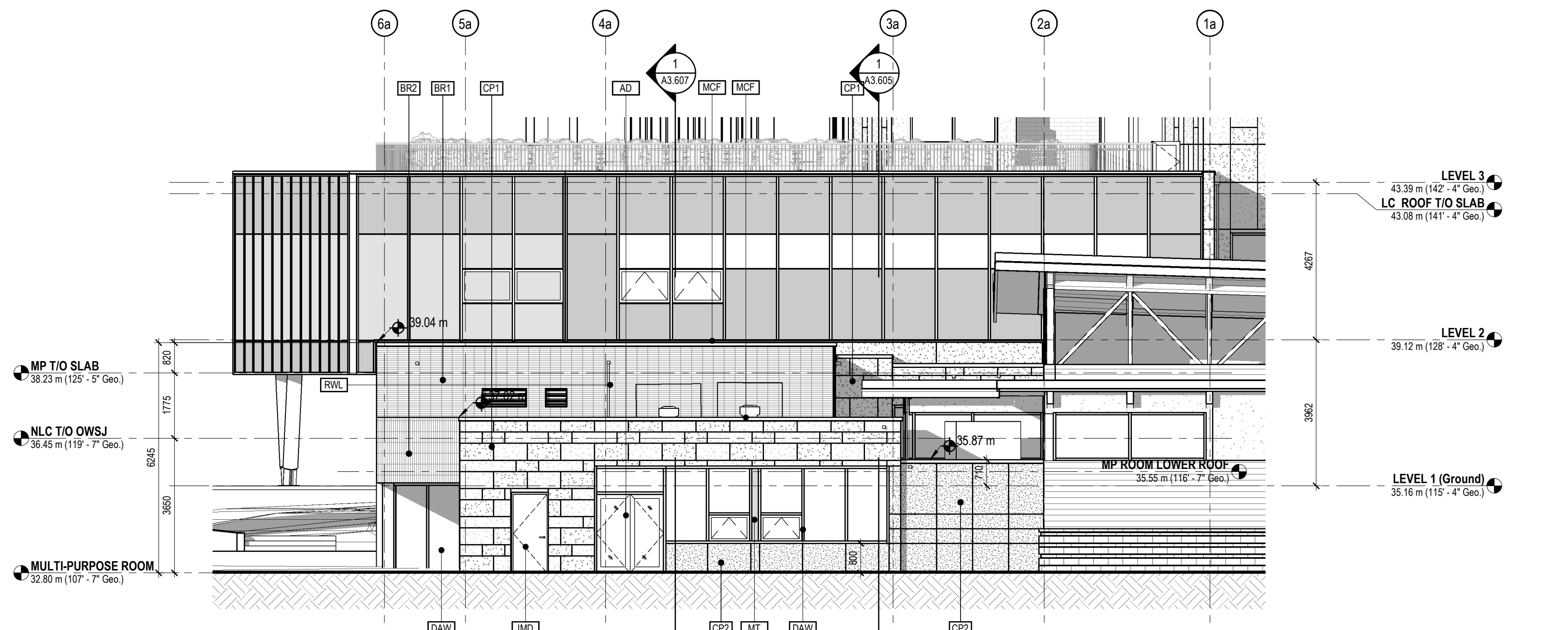
3 ELEVATION - MECH - EAST A3.315 1:100
2 ELEVATION - MECH - SOUTH A3.315 1:100
1 ELEVATION - MECH - WEST A3.315 1:100



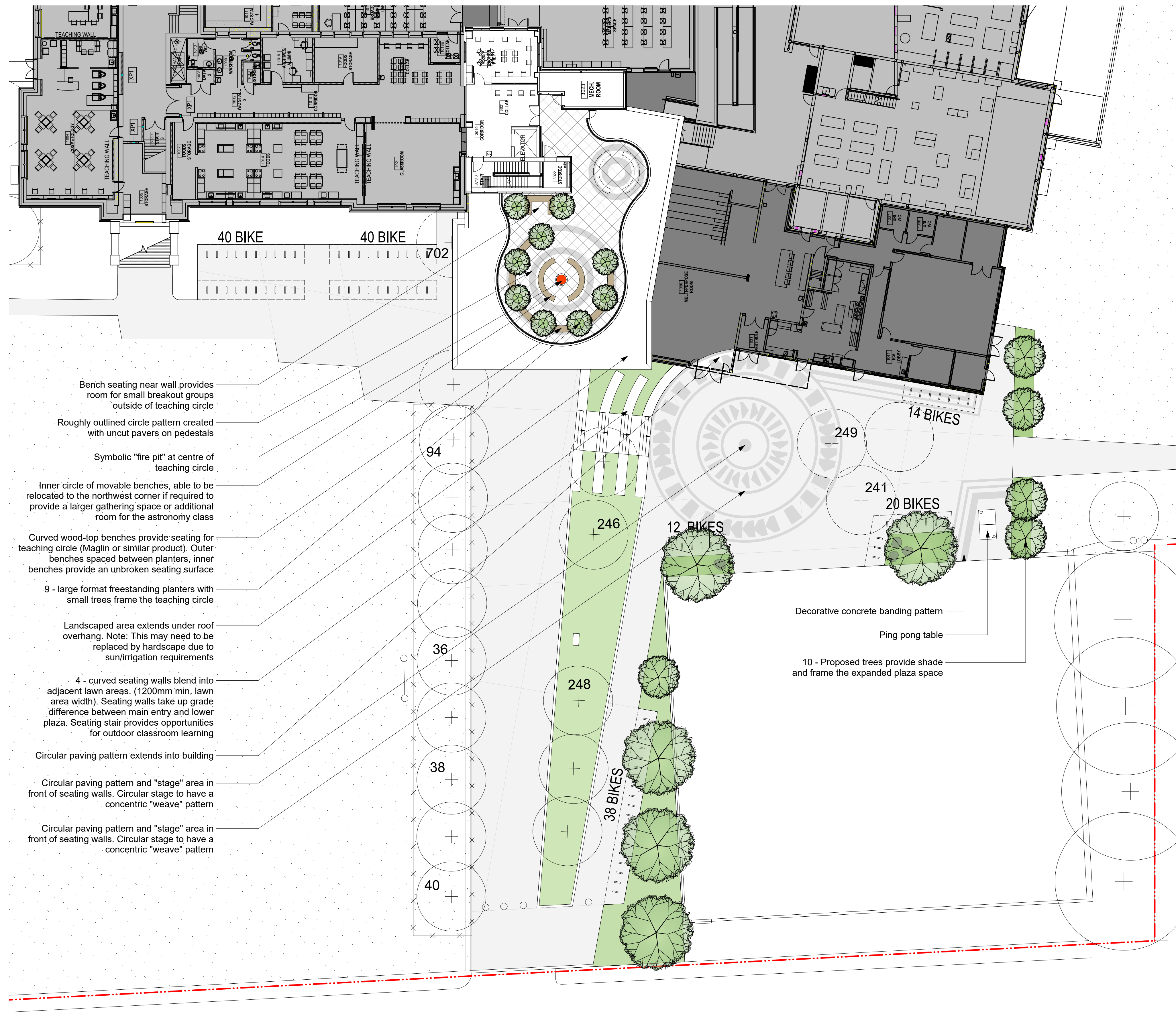
5 ELEVATION - NLC - NORTH 1 A3.311 1:100



6 ELEVATION - NLC - NORTH 2 A3.311 1:100
4 ELEVATION - NLC - WEST A3.311 1:100
7 ELEVATION - NLC - SOUTH A3.305 1:100



8 ELEVATION - NLC - NORTH 3 A3.303 1:100



TREE LEGEND

RETAINED TREE
 REMOVED TREE

PROTECTIVE TREE FENCING

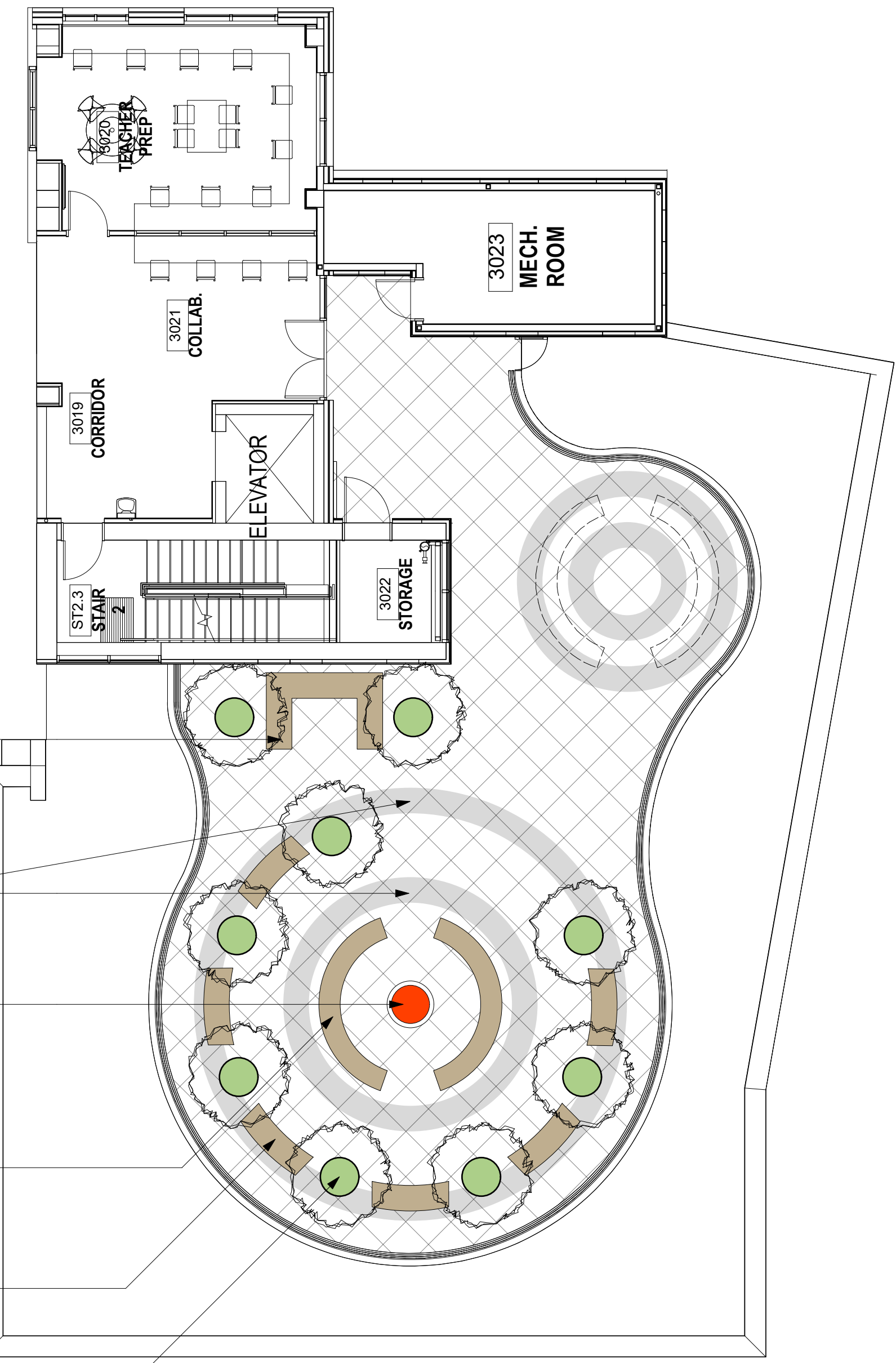
TOTAL REMOVED TREES: 8

REMOVED TREE TABLE

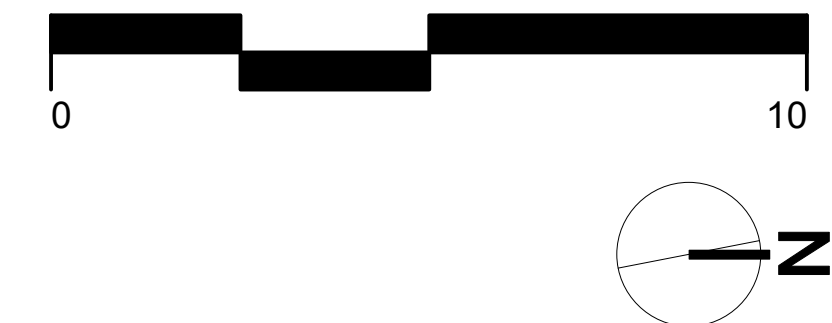
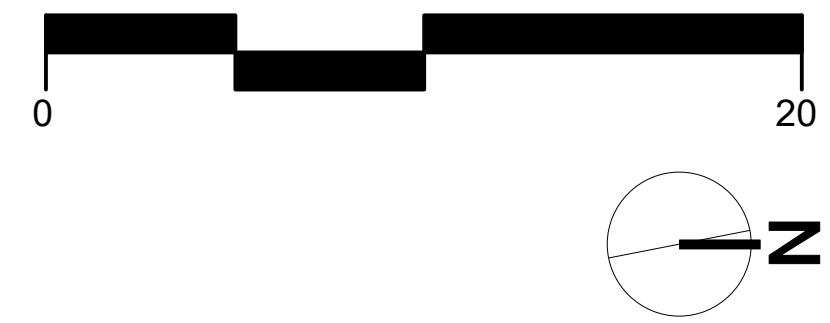
TAG NUMBER	TREE SPECIES	DBH (cm)
241	Not listed	
245	Not listed	
249	Not listed	
376	Lawson Cypress	27/37/80
379	Not listed	
452	Lawson Cypress	52
463	Lawson Cypress	69
464	Lawson Cypress	48
702	Not listed	
708	Lawson Cypress	59

- Bench seating near wall provides room for small breakout groups outside of teaching circle
- Roughly outlined circle pattern created with uncut pavers on pedestals
- Symbolic "fire pit" at centre of teaching circle
- Inner circle of movable benches, able to be relocated to the northwest corner if required to provide a larger gathering space or additional room for the astronomy class
- Curved wood-top benches provide seating for teaching circle (Maglin or similar product). Outer benches spaced between planters, inner benches provide an unbroken seating surface
- 9 - large format freestanding planters with small trees frame the teaching circle
- Landscaped area extends under roof overhang. Note: This may need to be replaced by hardscape due to sun/irrigation requirements
- 4 - curved seating walls blend into adjacent lawn areas. (1200mm min. lawn area width). Seating walls take up grade difference between main entry and lower plaza. Seating stair provides opportunities for outdoor classroom learning
- Circular paving pattern extends into building
- Circular paving pattern and "stage" area in front of seating walls. Circular stage to have a concentric "weave" pattern
- Circular paving pattern and "stage" area in front of seating walls. Circular stage to have a concentric "weave" pattern

- Bench seating near wall provides room for small breakout groups outside of teaching circle
- Roughly outlined circle pattern created with uncut pavers on pedestals
- Symbolic "fire pit" at centre of teaching circle
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- Curved wood-top benches provide seating for teaching circle (Maglin or similar product). Outer benches spaced between planters, inner benches provide an unbroken seating surface
- 9 - large format freestanding planters with small trees frame the teaching circle



FERNWOOD ROAD



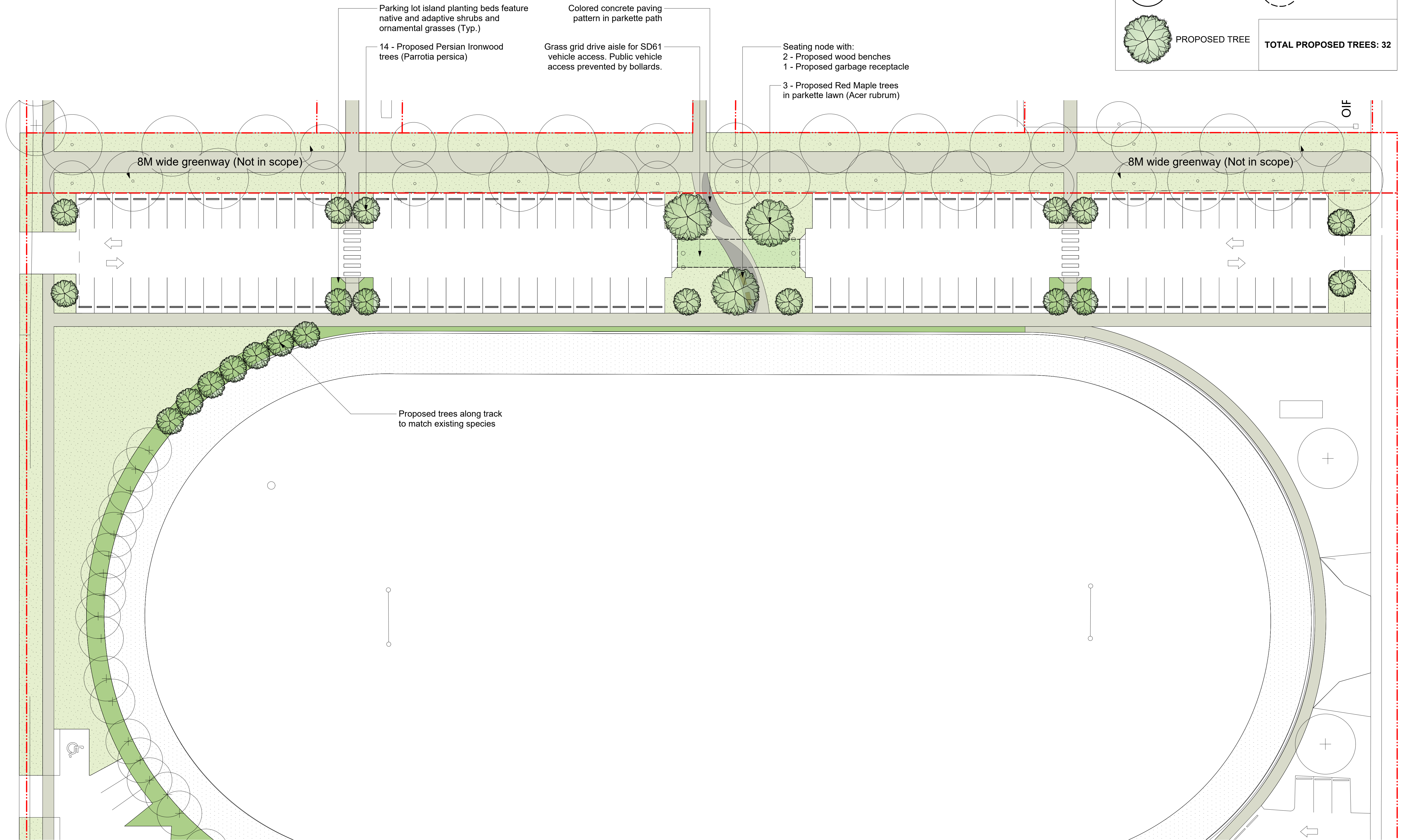
VICTORIA HIGH SCHOOL - ENTRY CONCEPT

GRANT STREET

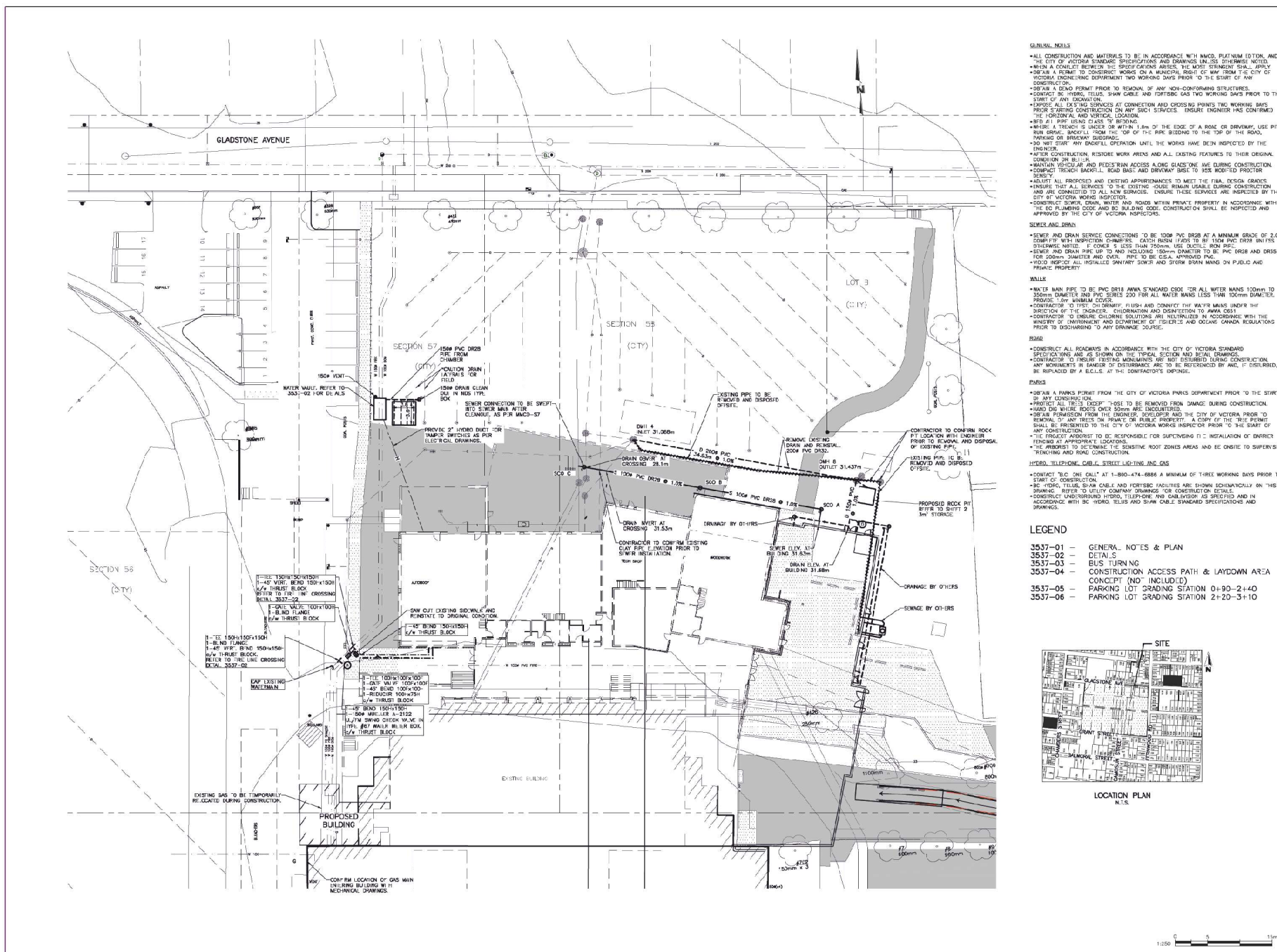
GLADSTONE STREET

TREE LEGEND

	RETAINED TREE		REMOVED TREE
	PROPOSED TREE	TOTAL PROPOSED TREES: 32	



VIC HIGH - WEST PARKING | LANDSCAPE CONCEPT



- GENERAL NOTES**
- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH N.M.C.D. PLUMBING EDITION, AND THE CITY OF VICTORIA SEWERAGE SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
 - WHEN A CONFLICT EXISTS IN THE SPECIFICATIONS ABOVE, THE MOST STRINGENT SHALL APPLY.
 - DESIGN A PERMIT TO CONDUCT WORK ON A MUNICIPAL STREET OR HWY FROM THE CITY OF VICTORIA ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
 - DESIGN A GENO PERMIT PRIOR TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
 - MATERIALS TO BE HYDRO TESTED, SWAN CABLE AND FIBRE OPTIC CABLES TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
 - EXPRESS ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE EXISTING AND VERTICAL LOCATION.
 - IF AT PIPE USING CLASS OF BEDDING.
 - WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRADE BACKFILL FROM THE TOP OF THE PIPE BEING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SURFACE.
 - DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
 - AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
 - MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG GLADSTONE AVE DURING CONSTRUCTION.
 - CONDUCT TRIBUTARY BACKFILL, ROAD BASE AND DRIVEWAY BENE TO TEST MOD-1 PROCTURE DENSITY.
 - MAINTAIN ALL PROPOSED AND EXISTING APPROPRIATE TO MEET THE F.I.R.A. DESIGN GRADES.
 - ENSURE THAT ALL SERVICES TO THE EXISTING HOUSE REMAIN USABLE DURING CONSTRUCTION AND ARE CONNECTED TO ALL NEW SERVICES. ENSURE THESE SERVICES ARE INSPECTED BY THE CITY OF VICTORIA WORKS INSPECTOR.
 - CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.

- SEWER AND DRAIN**
- SEWER AND DRAIN SERVICE CONNECTIONS TO BE 100% PVC DR20B AT A MINIMUM GRADE OF 2.0%.
 - IDENTIFY WITH INSPECTION CHAMBERS. CLEAN RISES TO BE 100% PVC DR20B UNLESS OTHERWISE NOTED. IF CONCRETE IS LESS THAN 200mm, USE DUCTILE IRON PIPE.
 - SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER TO BE PVC DR20B AND DR15 FOR 200mm DIAMETER AND OVER. PIPE TO BE CSA APPROVED PVC.
 - HYDRO TEST ALL INSTALLED SEWER/DRAIN SIZES AND SHOW DRAIN MANHOLES ON P.L.C.D. AND PRIVATE PROPERTY.

- WALKS**
- WATER MAIN PIPE TO BE PVC DR18 ANNA STANDARD CODE FOR ALL WATER MAINS 100mm TO 300mm DIAMETER AND PVC SERIES 200 FOR ALL WATER MAINS LESS THAN 100mm DIAMETER. PROVIDE 1.0% MINIMUM COVER.
 - CONTRACTOR TO TEST, CLEAN, FLUSH AND CONNECT THE WATER MAINS UNDER THE DIRECTION OF THE ENGINEER. CLEANING AND DISINFECTION TO ANNA CS11.
 - CONTRACTOR TO ENSURE CHEMICAL SOLUTIONS ARE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEVELOPMENT OF BRITAIN'S AND OCEANIA CANADA REGULATIONS PRIOR TO DISCHARGING TO ANY DRAINAGE COURSE.

- ROAD**
- CONSTRUCT ALL ROADWAYS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS FOR THE TYPICAL SECTION AND TYPICAL DRAWINGS.
 - CONTRACTOR TO PROTECT EXISTING MONUMENTS. IF NOT RESTORED DURING CONSTRUCTION, ANY MONUMENTS IN DANGER OF DISTURBANCE AND TO BE REPLACED BY ANM, IF DESTROYED, BE REPLACED BY A B.C.E.L.S. AT THE CONTRACTOR'S EXPENSE.

- PARKS**
- DESIGN A PARKS PERMIT FROM THE CITY OF VICTORIA PARKS DEPARTMENT PRIOR TO THE START OF ANY CONSTRUCTION.
 - PROTECT ALL TREES (EXCEPT TREES TO BE REMOVED FROM DAMAGE DURING CONSTRUCTION). HADO THE WORK AREAS OVER TREES ARE ENCOUNTERED.
 - DESIGN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY. A COPY OF THE TREE PERMIT SHALL BE PRESENTED TO THE CITY OF VICTORIA WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
 - THE PROJECT ARCHITECT TO BE RESPONSIBLE FOR SUPERVISION OF THE INSTALLATION OF DRAINAGE TRENCHES AT APPROPRIATE LOCATIONS.
 - THE ARCHITECT TO DETERMINE THE SENSITIVE ROOT ZONE AREAS AND BE OBLIGED TO SUPERVISE TRENCHING AND ROSE CONSTRUCTION.

- HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS**
- CONTACT T.S.C. ONE CALL AT 1-800-474-6884 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
 - THE HYDRO, TELEPHONE, CABLE AND FIBRE OPTIC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
 - CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLEWORK AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SWAN CABLE STANDARD SPECIFICATIONS AND DRAWINGS.

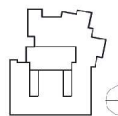
- LEGEND**
- 3537-01 - GENERAL NOTES & PLAN
 - 3537-02 - DETAILS
 - 3537-03 - BUS TURNING
 - 3537-04 - CONSTRUCTION ACCESS PATH & LAYDOWN AREA CONCEPT (NOT INCLUDED)
 - 3537-05 - PARKING LOT GRADING STATION 0+90-2+40
 - 3537-06 - PARKING LOT GRADING STATION 2+20-3+10



DATE: 2005-11-17

HDR ARCHITECTURE ASSOCIATES, INC. VICTORIA HIGH SEISMIC UPGRADES

1000 BURNBY STREET, VICTORIA, B.C. V8W 2V5



PROJECT NUMBER	DESCRIPTION
3537-01	GENERAL NOTES & PLAN
3537-02	DETAILS
3537-03	BUS TURNING
3537-04	CONSTRUCTION ACCESS PATH & LAYDOWN AREA CONCEPT (NOT INCLUDED)
3537-05	PARKING LOT GRADING STATION 0+90-2+40
3537-06	PARKING LOT GRADING STATION 2+20-3+10

PROJECT NUMBER: B1045
 Original Issue: ESDS/O&P/BUILDING PERMIT AND TENDER - MAY 15, 2005
 ISSUED: ORIGINAL PERMIT AND TENDER - MAY 15, 2005
 REVISED: CONSTRUCTION PERMIT - JULY 28, 2005
 ISSUE NO.: 02 AND APPROVAL DOCUMENTATION: 020

Professional Engineer
 M.W. WISWALDE
 2005-11-17

Scale: 1:500

Sheet Number: C1.01

Project Name: GENERAL NOTES & PLAN

Scale: 1:500

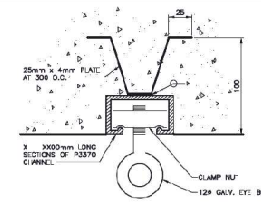
Sheet Number: C1.01

VICTORIA, CANADA (TEL. (250) 353-1117 FAX (250) 353-1114 EMAIL: info@hadr.com.au www.hadr.com.au

ENGINEERING NOTES - CHAMBER:

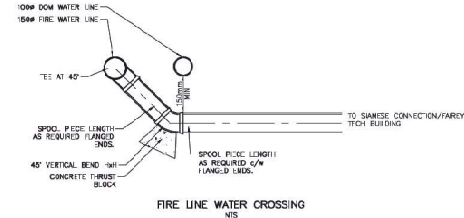
1. ALL MATERIALS OR COMPONENTS MUST CONFORM TO THE CITY OF VICTORIA APPROVED PRODUCT LIST UNLESS NOTED OTHERWISE. ANY PROPOSED EQUIVALENT MATERIALS OR COMPONENTS SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
2. ALL CAST IRON FLANGES SHALL BE CLASS 152 TO ASH 216.1. ALL STEEL PIPE FLANGES SHALL BE CLASS 150.
3. ALL VALVES TO BE RIGHT HAND CLOCKWISE TO OPEN.
4. ALL IRON FITTING CHAMBERS SHALL BE SCH 40 STEEL, SPOOL COATED INSIDE AND OUT WITH FUSION-BONDED FPOXY TO CONFORM TO MINN 1.4.4.1, INTERIOR COATING TO BE B1.
5. FOR ALL FLANGED CONNECTIONS BETWEEN DUCTILE IRON AND STAINLESS STEEL, REFER TO FLANGED ISOLATION DETAIL.
6. CHAMBER SHALL BE CAST CHANNEL AS SHOWN.

7. ALL PIPE OPENINGS SHALL BE GROUT SEALED AND ROUGH SURFACES GRINDED SMOOTH.
8. FINAL PIPE OPENING SURFACES SHALL HAVE TWO COATS OF "MILK" WATERPROOFING TREATMENT APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS TO PREVENT WATER INTRUSION AND THE OUTER "MIL" SHALL BE COATED WITH ASPHALTIC EMULSION DAMP-PROOFING.
9. BACKFILL LOCATION WITH 300mm UNITS PT BULK CRUMBLE COMPACTED TO BEAR MODIFIED PROCTOR DENSITY IN LAYERS NOT TO EXCEED 150mm, PROVIDE 150mm OUSION OF 15mm WATER REDUCING DRAIN" ON UNDERSID AND #1 SIZES OF CHAMBER COMPACTED TO 95% PROCTOR DENSITY IN LAYERS NOT TO EXCEED 150mm.
10. ALL SPIC AND FITTING MATERIALS SHALL BE REBATCH TO MINIMUM 150MPa.
11. DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.

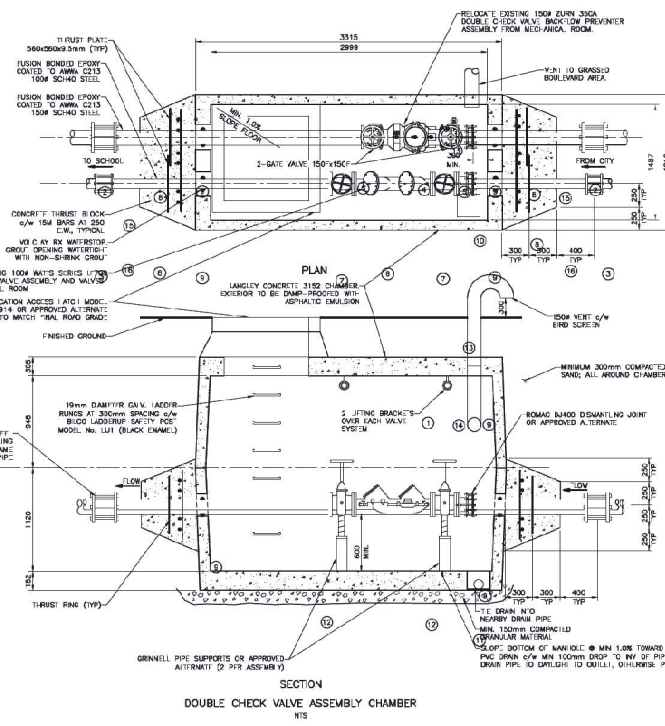


NOTE:
CHANNEL SECTION TO BE CAST INTO CHINING OF CHAMBER
OVER THE MAINLINE AND STRAYE LINE.

LIFTING BRACKET DETAIL
N.T.S.

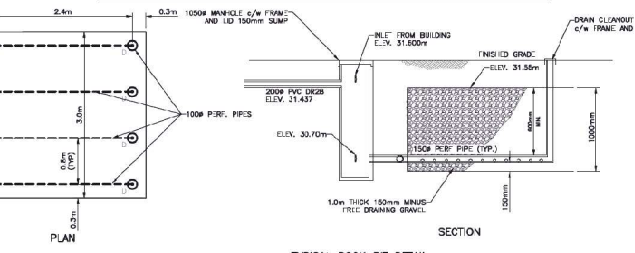
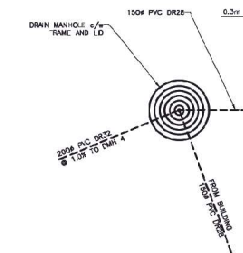
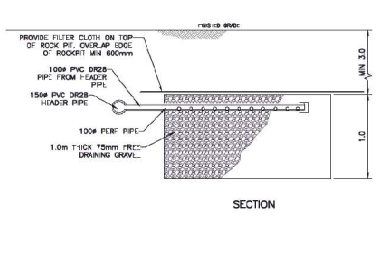
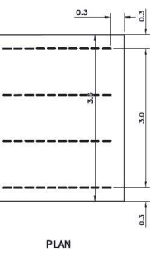


FIRE LINE WATER CROSSING
N.T.S.



BILL OF MATERIALS - 150mmø DCVA & 100mm DCVA

ITEM	QUANTITY	DESCRIPTION
1	1	PRECAST CONCRETE CHAMBER, LANGLEY MODEL 3102 OR APPROVED EQUIVALENT.
2	2	150mmø TRANSITION COMP. IBC ROBAR 1104 COUPLING (EPOXY COATED WITH STAINLESS STEEL 'ASTENERS').
3	2	120mmø TRANSITION COMP. IBC ROBAR 1106 COUPLING (EPOXY COATED WITH STAINLESS STEEL 'ASTENERS').
4	1	150mmø BURN STOP DOUBLE CHECK VALVE BACKFLOW PREVENTER ASSEMBLY. RELOCATE EXISTING FROM MECHANICAL ROOM.
5	2	150mmø MULTIFLEX 238B IS/FM R/SI 911 FMOG GATE VALVE 150x150 C/W TAMPER SWITCHES.
6	1	100mmø WHITE SERIES L709 DOUBLE CHECK VALVE ASSEMBLY. RELOCATE EXISTING FROM MECHANICAL ROOM.
7	2	100mmø GA. & VALVE 100x100
8	8	T-BUSI RING PLATE (710mm x 710mm x 9.5mm 7100)
9	1	150mmø DISMANTLING JOINT C/W D CLASS FLANGE, ROMAC D440 OR APPROVED EQUIVALENT.
10	1	100mmø DISMANTLING JOINT C/W D CLASS FLANGE, ROMAC D440 OR APPROVED EQUIVALENT.
11	1	150P PVC SORB DRAIN C/W 11MP.
12	4	GRINELL PIPE SUPPORTS OR APPROVED ALTERNATE (2 FOR ASSEMBLY).
13	1	150mmø PERV PINT C/W HE BRD SCRFFIN, FUSION BONDED FPOXY-COATED STONIFRIND GRAY.
14	3	PENETRATION BELT SEALS 'LINK SEA' OR APPROVED EQUIVALENT.
15	2	150mmø T.G. X FLUSH 2ND STEEL SPOOD. PIECE, MINIMUM LENGTH 1.4M, C/W TYPE 'P' SQ. RESTRAINER HANGERS AS SHOWN ON VAULT DETAIL.
16	2	150mmø T.G. X FLUSH 2ND STEEL SPOOD. PIECE, MINIMUM LENGTH 1.4M, C/W TYPE 'P' SQ. RESTRAINER HANGERS AS SHOWN ON VAULT DETAIL.

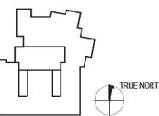


TYPICAL ROCK PIT DETAIL FOR VALVE

TYPICAL ROCK PIT DETAIL N.T.S.



HDR ARCHITECTURE ASSOCIATES INC.
VICTORIA HIGH SEISMIC UPGRADES
1501 BURN STREET
VICTORIA, BC V8W 2E2



Item	Quantity	Description
1	1	PRECAST CONCRETE CHAMBER
2	2	150mmø TRANSITION COMP. IBC ROBAR 1104 COUPLING
3	2	120mmø TRANSITION COMP. IBC ROBAR 1106 COUPLING
4	1	150mmø BURN STOP DOUBLE CHECK VALVE BACKFLOW PREVENTER ASSEMBLY
5	2	150mmø MULTIFLEX 238B IS/FM R/SI 911 FMOG GATE VALVE
6	1	100mmø WHITE SERIES L709 DOUBLE CHECK VALVE ASSEMBLY
7	2	100mmø GA. & VALVE 100x100
8	8	T-BUSI RING PLATE
9	1	150mmø DISMANTLING JOINT C/W D CLASS FLANGE
10	1	100mmø DISMANTLING JOINT C/W D CLASS FLANGE
11	1	150P PVC SORB DRAIN C/W 11MP
12	4	GRINELL PIPE SUPPORTS OR APPROVED ALTERNATE
13	1	150mmø PERV PINT C/W HE BRD SCRFFIN
14	3	PENETRATION BELT SEALS 'LINK SEA'
15	2	150mmø T.G. X FLUSH 2ND STEEL SPOOD. PIECE
16	2	150mmø T.G. X FLUSH 2ND STEEL SPOOD. PIECE

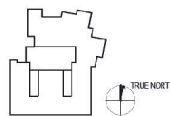


Project Number: 15010
Original Issue: 2015 (REVISED/REVISED/REVISED)
Issued: ORIGINAL PRINT AND DIGITAL MAY 15, 2015
Revised: ORIGINAL PRINT AND DIGITAL MAY 15, 2015
Revised: ORIGINAL PRINT AND DIGITAL MAY 15, 2015

DETAILS

C1.02

Project Name



Project Manager	
Project Engineer	
Project Architect	GR
Lead Design Architect	
City Engineer	WESTBROOK CONSULTING LTD.
Structural Engineer	
Mechanical Engineer	MECHANICAL CONSULTING
Electrical Engineer	
Plumbing Engineer	
Sanitary Engineer	
Fire Protection Engineer	
Interior Designer	
Interior Architect	
Interior Finisher	
Interior Painter	
Interior Carpenter	
Interior Electrician	
Interior Plumber	
Interior Masonry	
Interior Scaffolding	
Interior Signage	
Interior Security	
Interior Storage	
Interior Tiling	
Interior Upholstery	
Interior Woodwork	

NO.	DATE	DESCRIPTION



Project Number: 801
Original Issue: TRUCK TURNING - MAY 11, 2005
ISSUED: ORIGINAL PRINT AND CHECK: MAY 11, 2005
ISSUED: RE-CORRECTED PLAN: JULY 19, 2005
ISSUED: REVISED APPROVAL: NOVEMBER 1, 2005

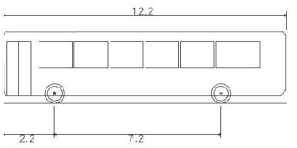
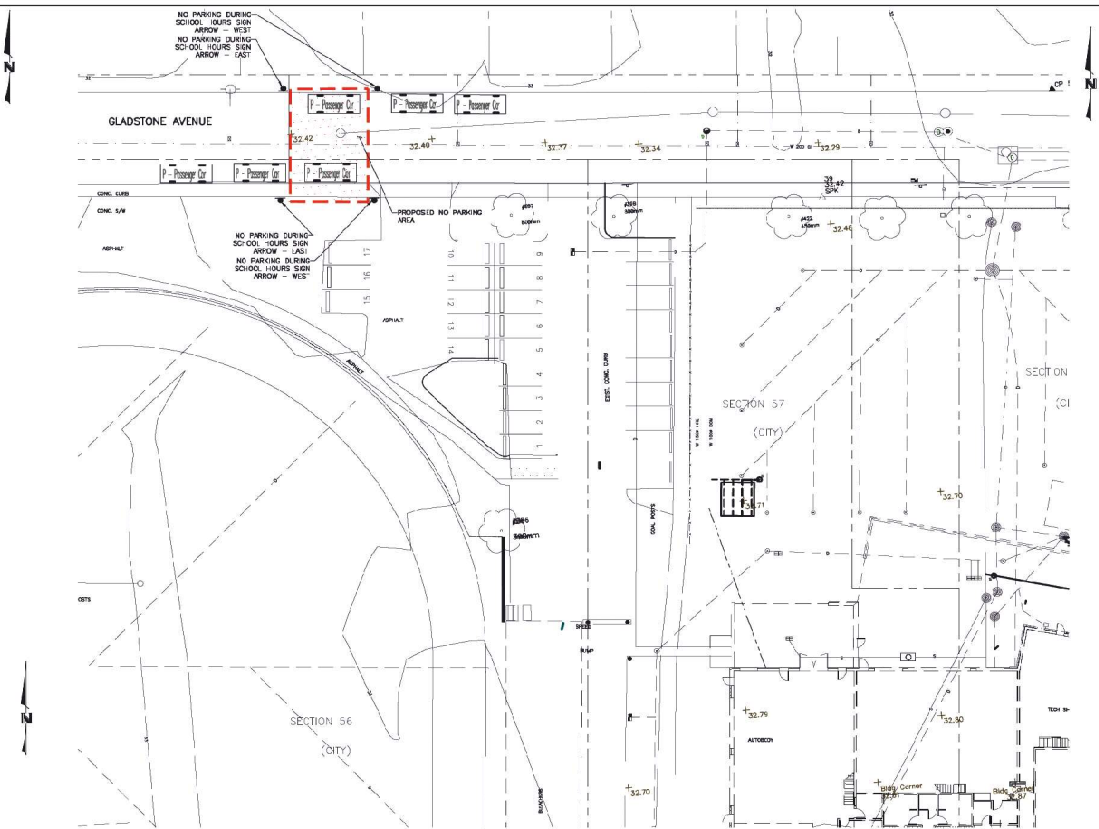
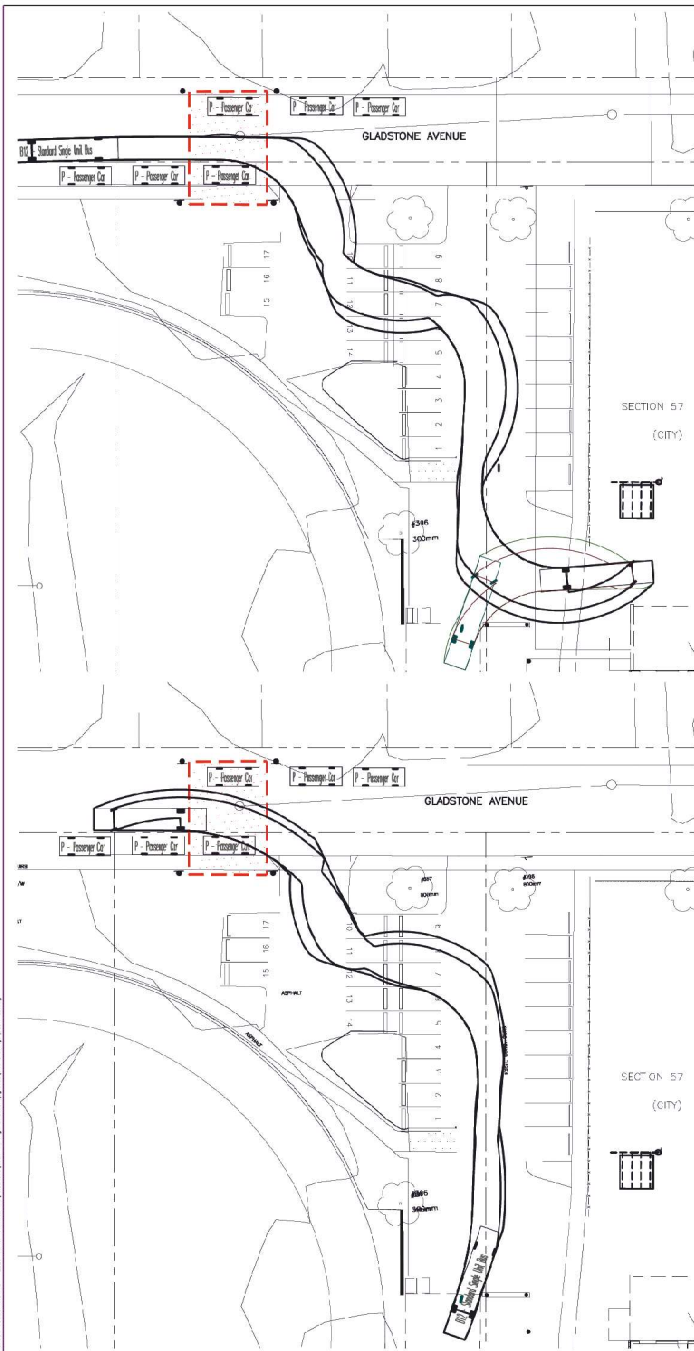
BUS TURNING

Date:

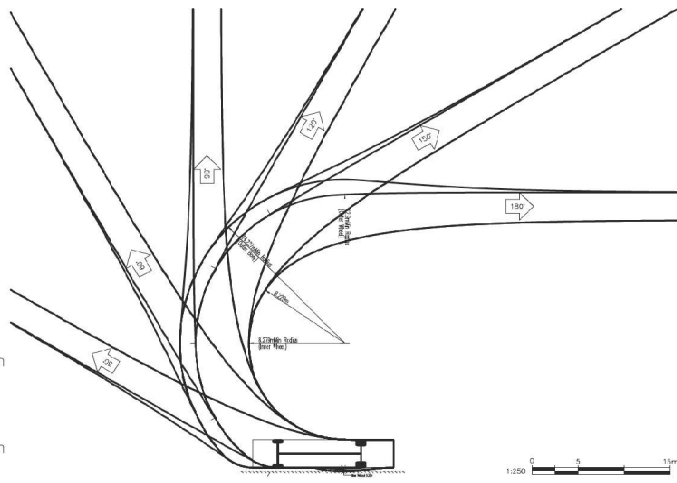
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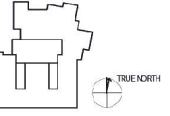
C1.03

Project Name:



B12 - Standard Single Unit Bus
Overall Length 12.200m
Overall Width 2.400m
Overall Eoc Height 3.084m
Min Body Ground Clearance 0.319m
Track Width 2.400m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 12.900m





Project Manager	
Project Engineer	SEI
Project Architect	SEI
Landscape Architect	
Client/Owner	WESTBROOK CONSULTING
Structural Engineer	NEARBY CONSULTING INC.
Mechanical/Electrical	SEI ENGINEERING
Plumbing/Heating	SEI ENGINEERING
Interior Designer	
Exterior Designer	
Architectural	
Site/Grading	
Other	

NO.	DATE	DESCRIPTION

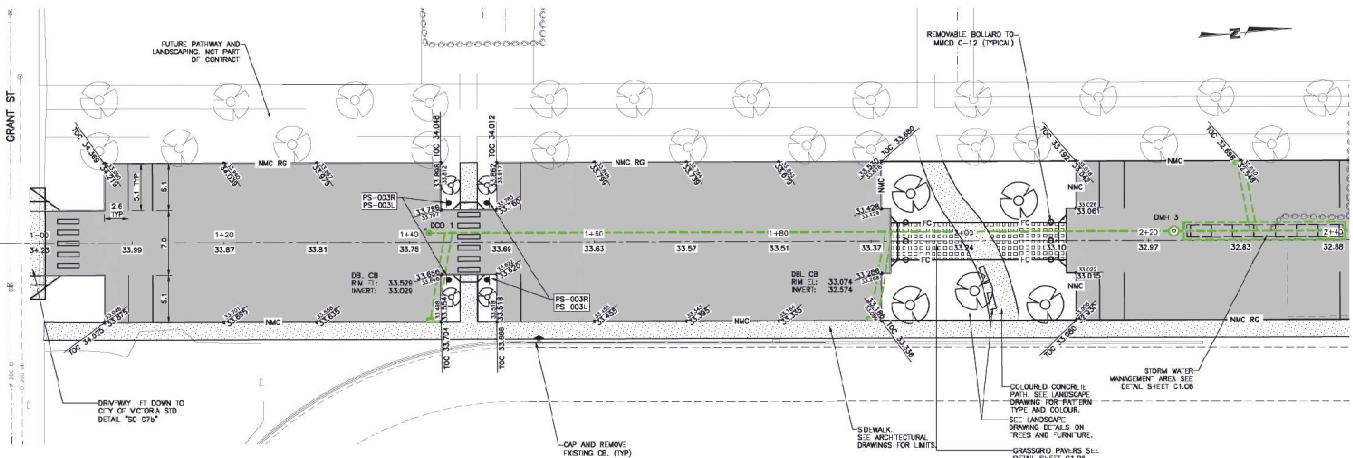
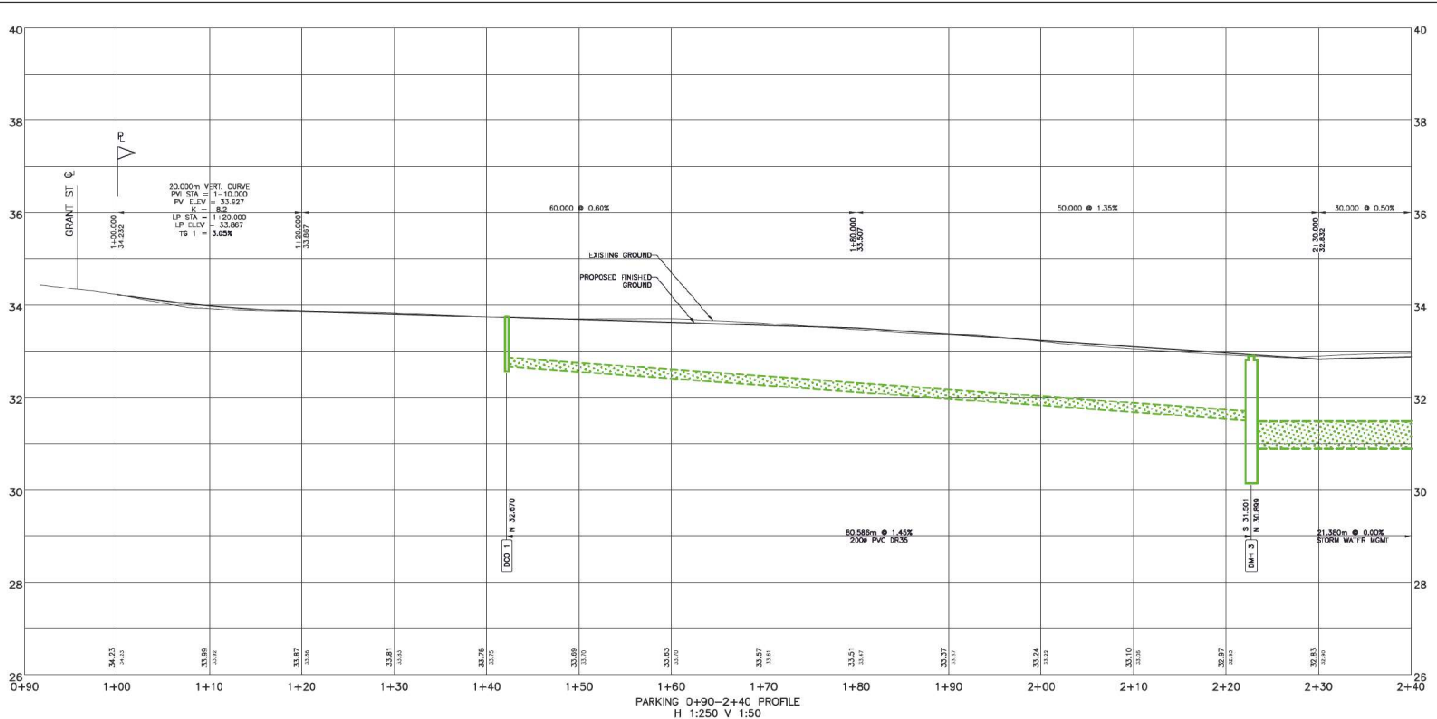


Project Name: VHSU
 Issued For: SEISMIC UPGRADES AND PARKING LOT - MAY 15, 2024
 Issued On: BIDDING PERMITS AND TENDERS - MAY 15, 2024
 Issued On Construction: JULY 2025
 ADD'L BILLING PERIODS: NOVEMBER 15, 2025

Station
**PARKING LOT GRADING
 STATION C+30-2+40**

Sheet
C1.05

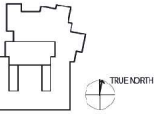
Project Name



LEGEND

- ASPHALT
- UNSETTLE OR APPROVED ALTERNATE - SEE LANDSCAPE DRAWINGS FOR DETAILS
- CONCRETE 100MM 1/4" A" SIDEWALKS, 150MM 1/4" A" DRIVEWAY CROSSINGS, SEE LANDSCAPE FOR SURFACE PATTERNS
- PROPOSED CUTTER D. EXISTING DRIVE





Project Manager	
Project Designer	SR
Project Engineer	SR
Landscape Architect	
Civil Engineer	WESTROCK CONSULTING
Structural Engineer	WESTROCK CONSULTING INC.
Mechanical/Electrical	TRADING GROUP
Planning Consultant	
Interior Designer	
Exterior Designer	
Architectural	
Sign Reviewer	

NO. DATE DESCRIPTION



Project Name: 3034
Original Issue: 2022 (SUBMITTING PERMITS) - MAY 13, 2022
Issued On Construction: JULY 2022
Revised On Construction: PERMITS - NOVEMBER 19, 2023

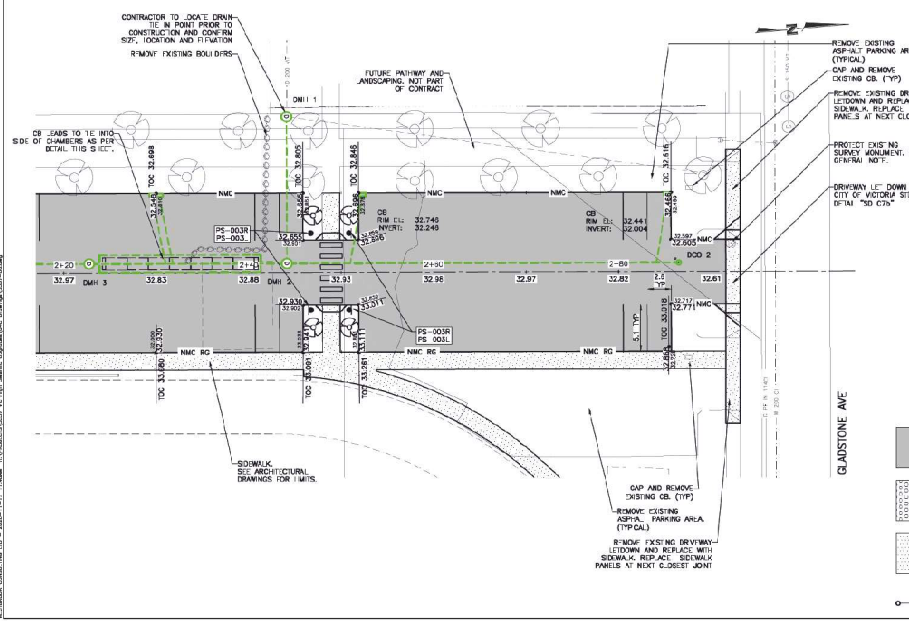
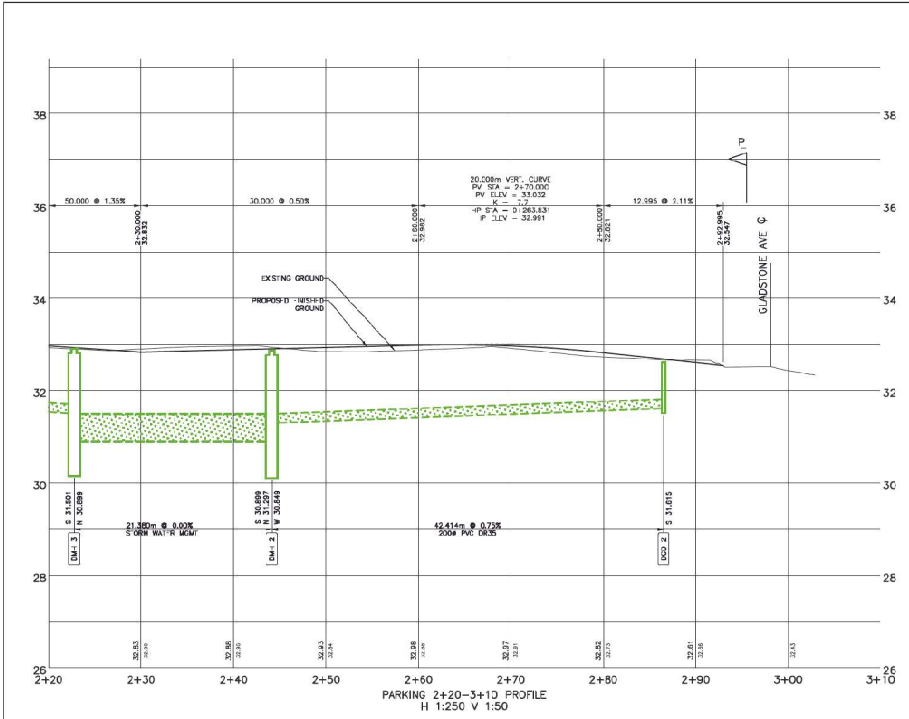
Parking Lot Grading
Station 2+20-3+10

Scale:

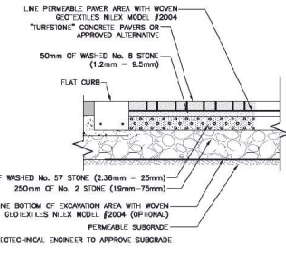
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C1.06

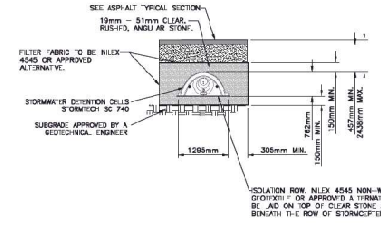
Project Name:



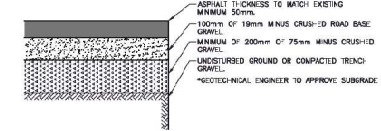
PS-003L
PS-003R
PEDESTRIAN CROSSWALK SIGN



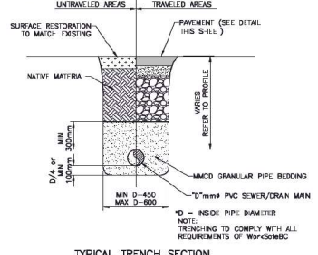
TYPICAL TURFSTONE PAVER SECTION



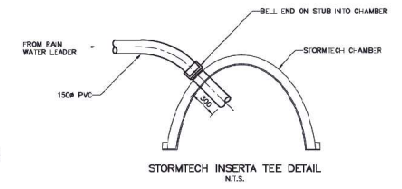
STORMWATER DETENTION CELLS



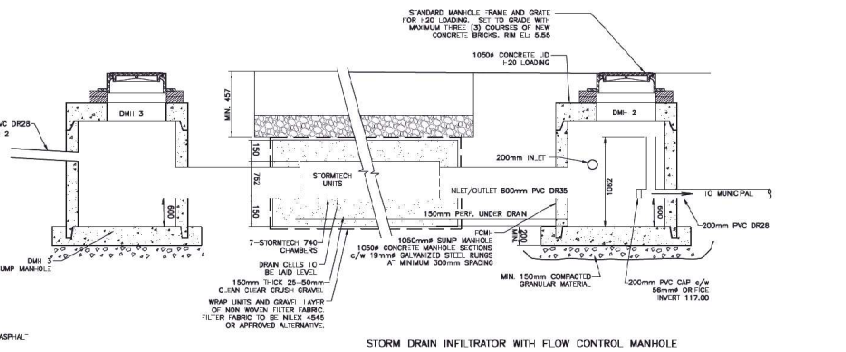
ASPHALT SECTION PARKING LOT



TYPICAL TRENCH SECTION



STORMTECH INSERT TEE DETAIL



STORM DRAIN INFILTRATOR WITH FLOW CONTROL MANHOLE

- LEGEND
- ASPHALT
 - GRASS/STONE OR APPROVED ALTERNATIVE. SEE ANSCOPING DRAWINGS FOR DETAILS
 - CONCRETE: 100mm THICK AT SIDEWALKS, 100mm THICK AT DRIVE ASSETS OR PARKING AREAS. SEE LANDSCAPE FOR SURFACE PATTERN
 - PROPOSED GUTTER EL.
 - EXISTING DRAIN

