



CITY OF VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date

July 4, 2022



PROJECT LOCATION PLAN (NTS)

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

JAWL PROPERTIES

1030 FORT STREET

JUNE 29, 2022

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



CASCADIA ARCHITECTS

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Victoria V8W 1E4 Canada
250.590.3223
cascadiaarchitect
s.ca





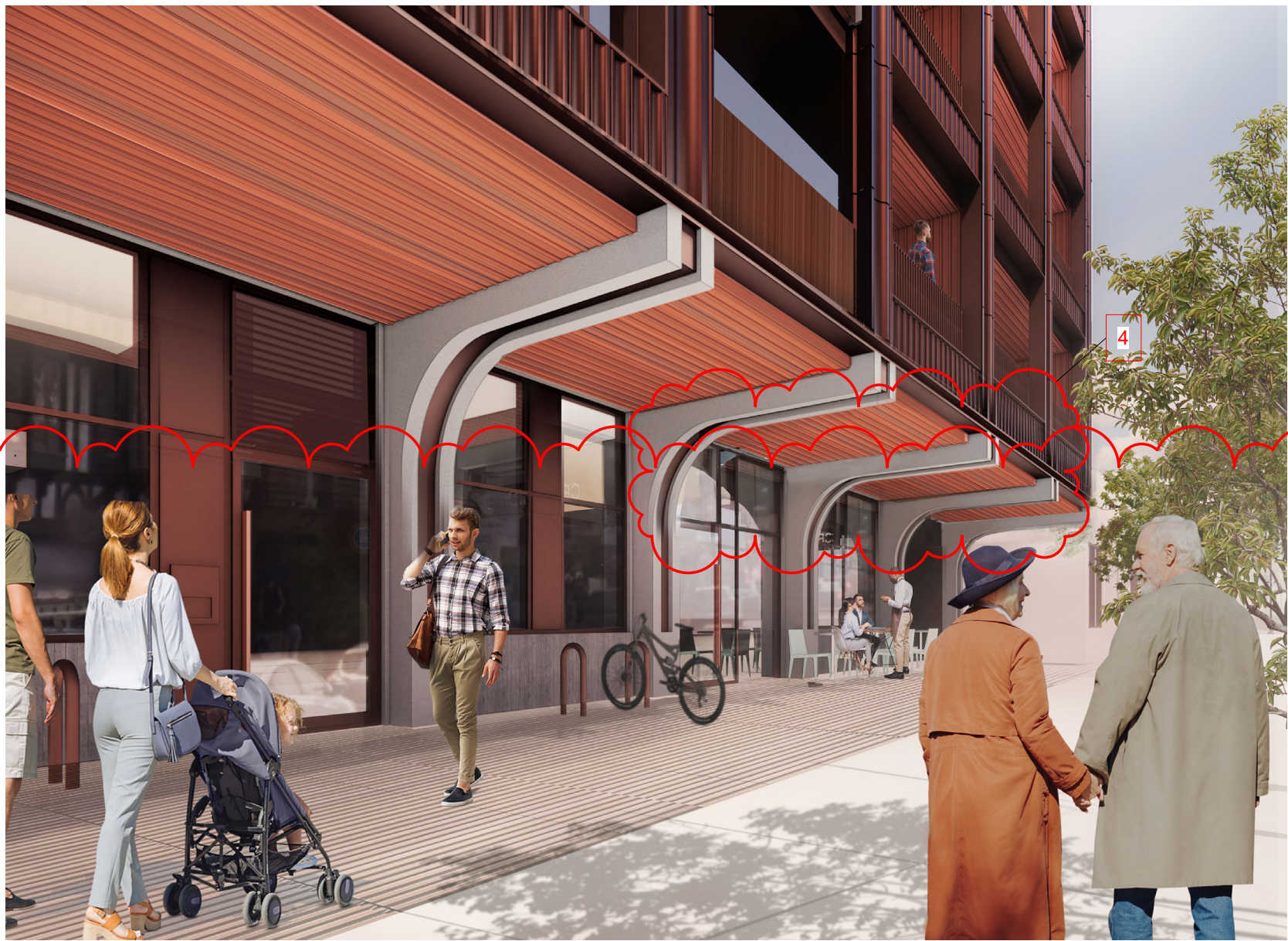
VIEW FROM FORT STREET WEST



VIEW OF NORTH FACING FACADE



VIEW FROM FORT STREET EAST



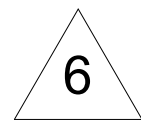
VIEW OF FORT STREET FRONTAGE

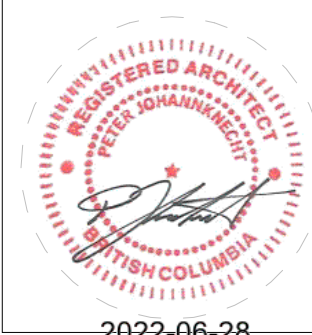
6	RZ/DP Response to TRG Comment - Rev4	JUNE 29, 2022
5	RZ/DP Response to ADP Comment - Rev3	APRIL 21, 2022
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2	RZ/DP	SEPT 15, 2021
1	Issued for Development Tracker	AUG 03, 2021
NO.	DESCRIPTION	DATE



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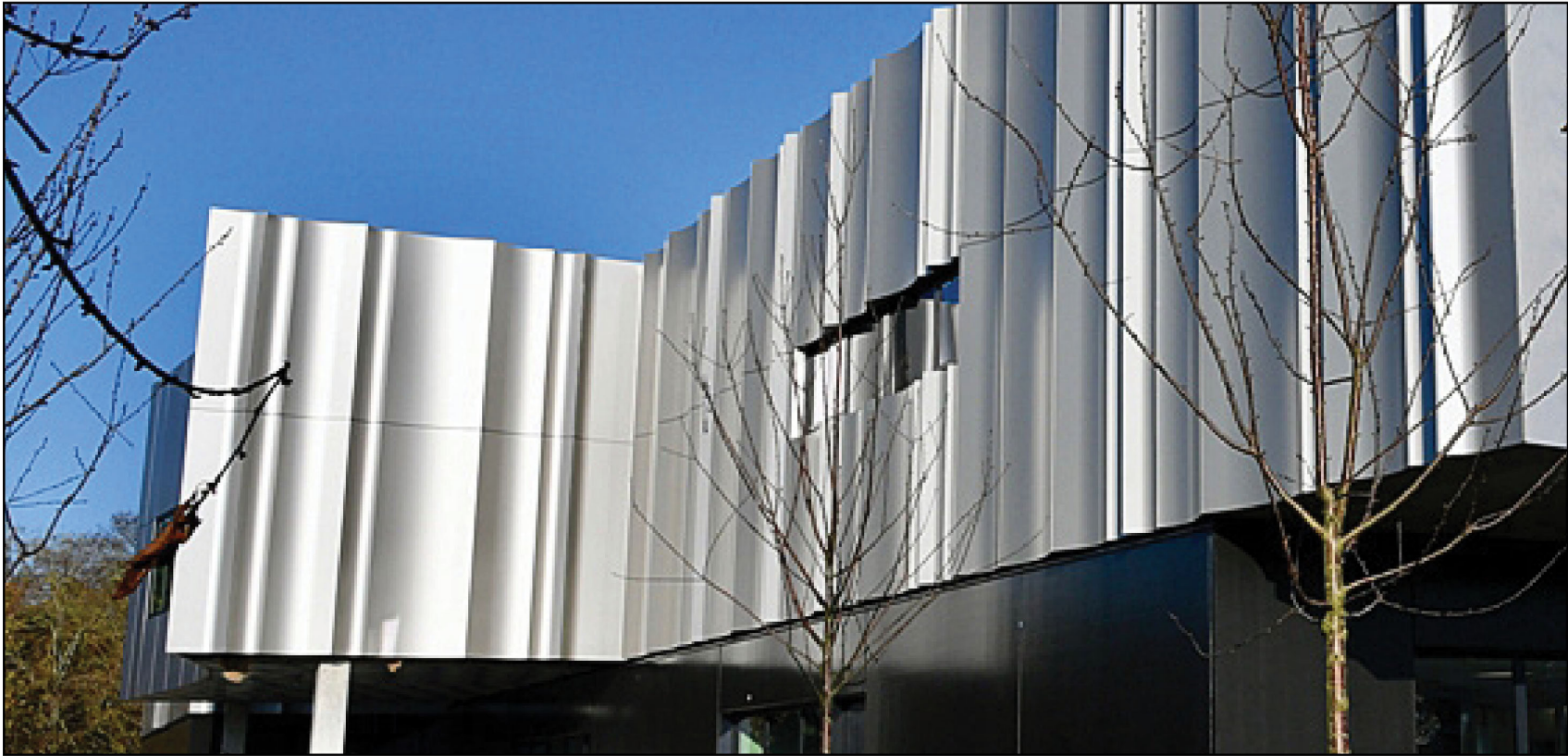
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Project		
1030 FORT STREET		
JAWL PROPERTIES		
1030 Fort Street, Victoria BC		
Sheet Name		
Perspectives		
Date		
JUNE 29, 2022		
Scale	1 : 200	Project #
		2112
Revision		
JUNE 29, 2022		
Sheet #		A010





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

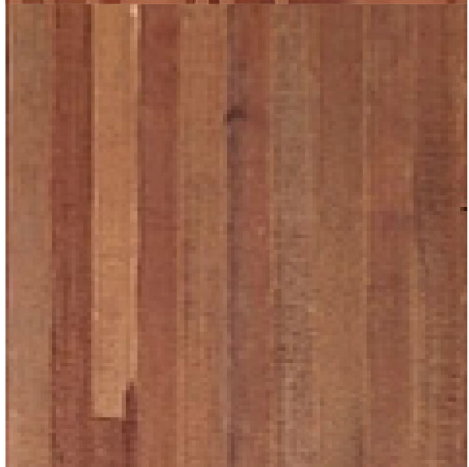
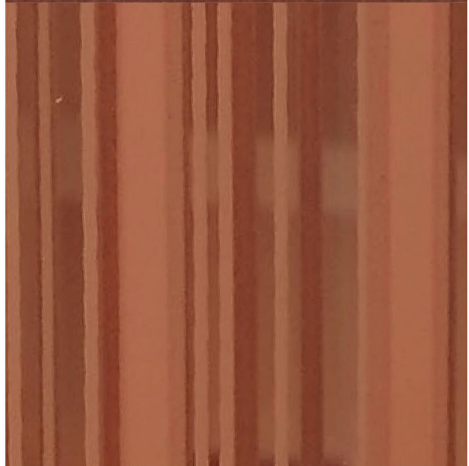
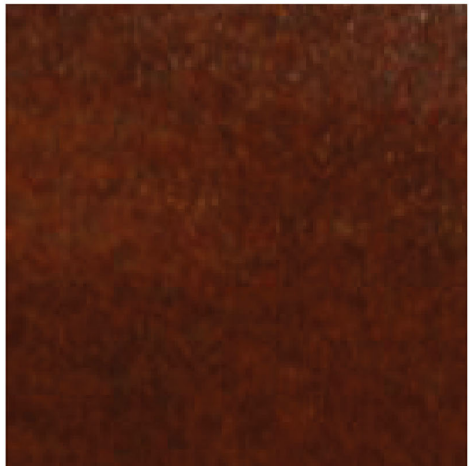
CEDAR SOFFIT
Vertical grain, clear finish
- 5

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

ARCHITECTURAL CONCRETE
- 7

CONCRETE

MATERIAL PALETTE



PHYSICAL SAMPLING



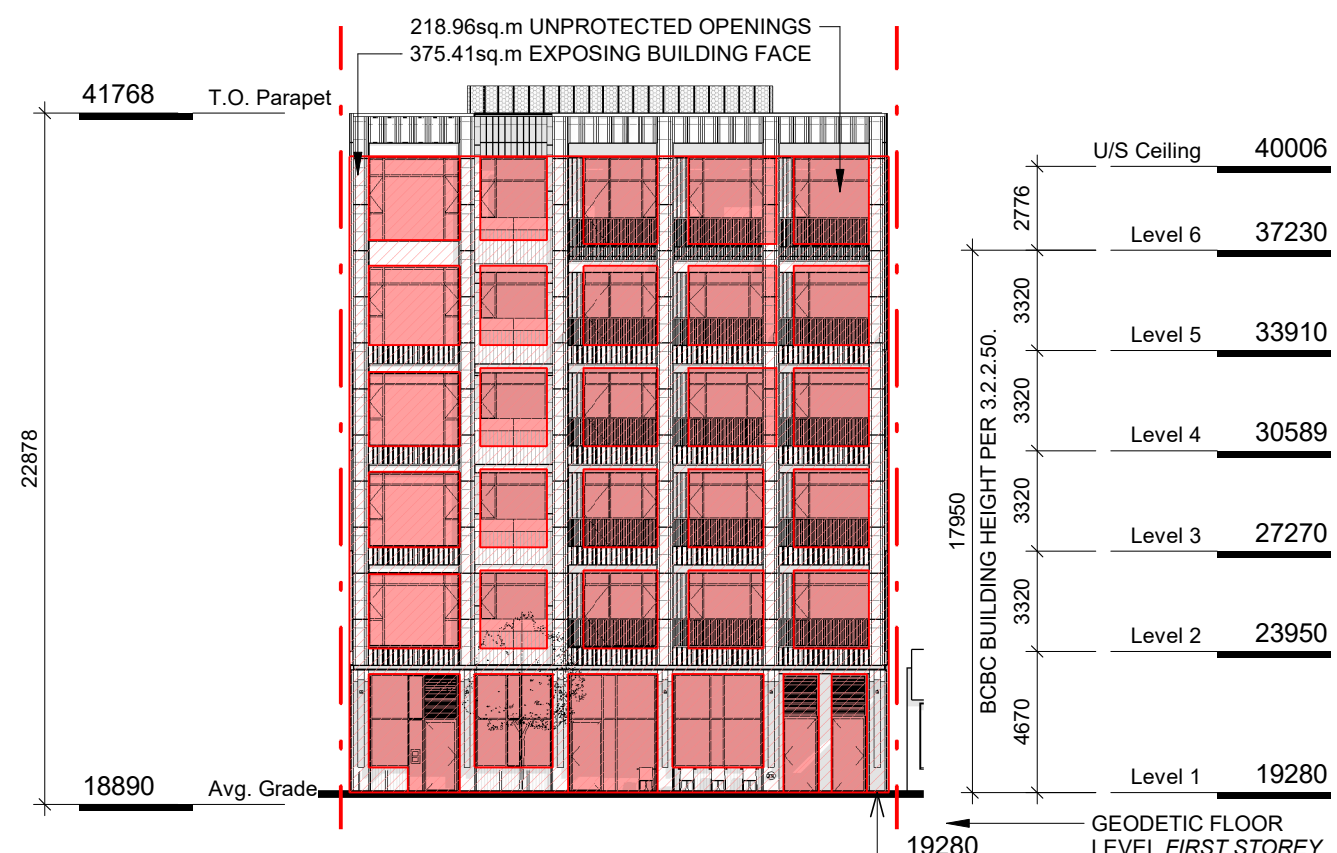
6	RZ/DP Response to TRG Comment - Rev4	JUNE 29, 2022
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Project		1030 FORT STREET	
		JAWL PROPERTIES 1030 Fort Street, Victoria BC	
Sheet Name		Material Specifications	
Date		JUNE 29, 2022	
Scale	1 : 25	Project #	2112
		Revision	JUNE 29, 2022 6
		Sheet #	A011

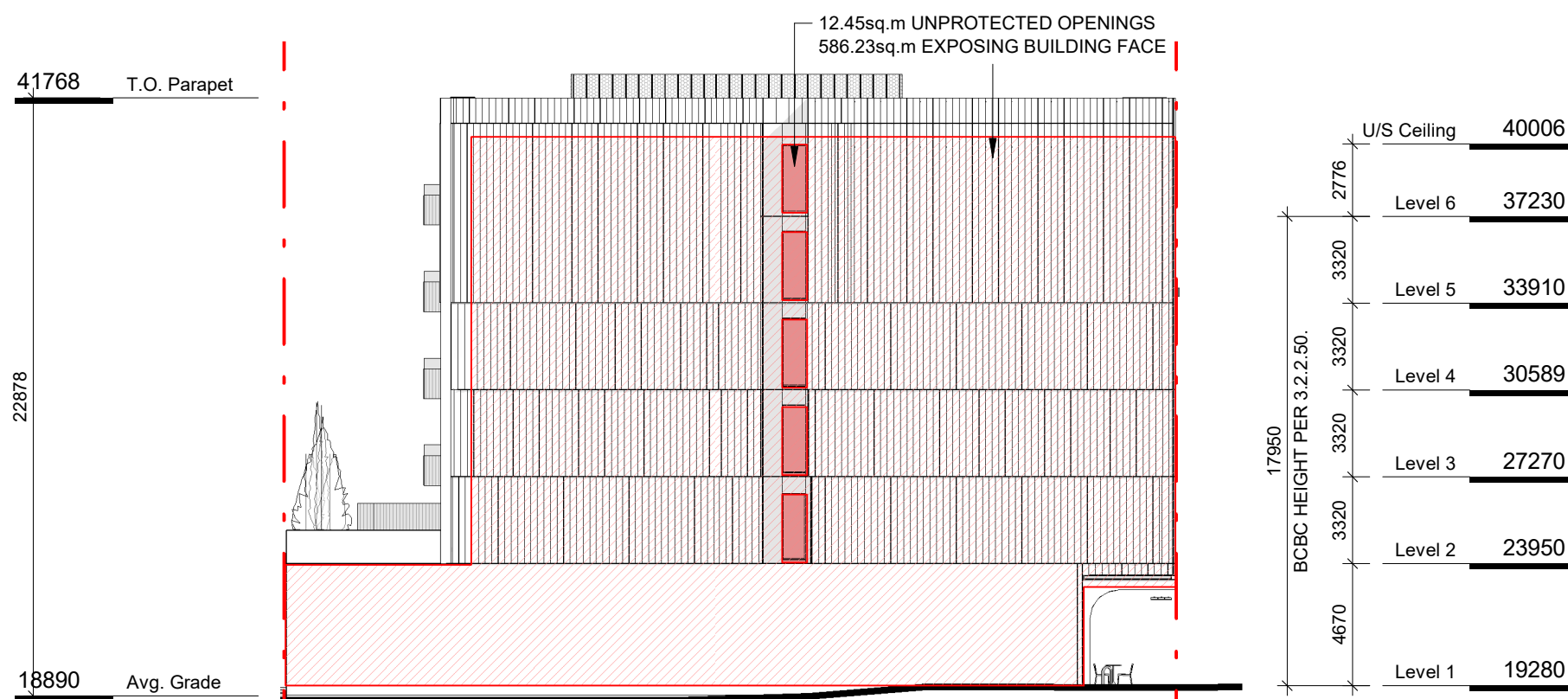


SOUTH ELEVATION

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

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

3 South Elevation - LD Key
SCALE = 1 : 250

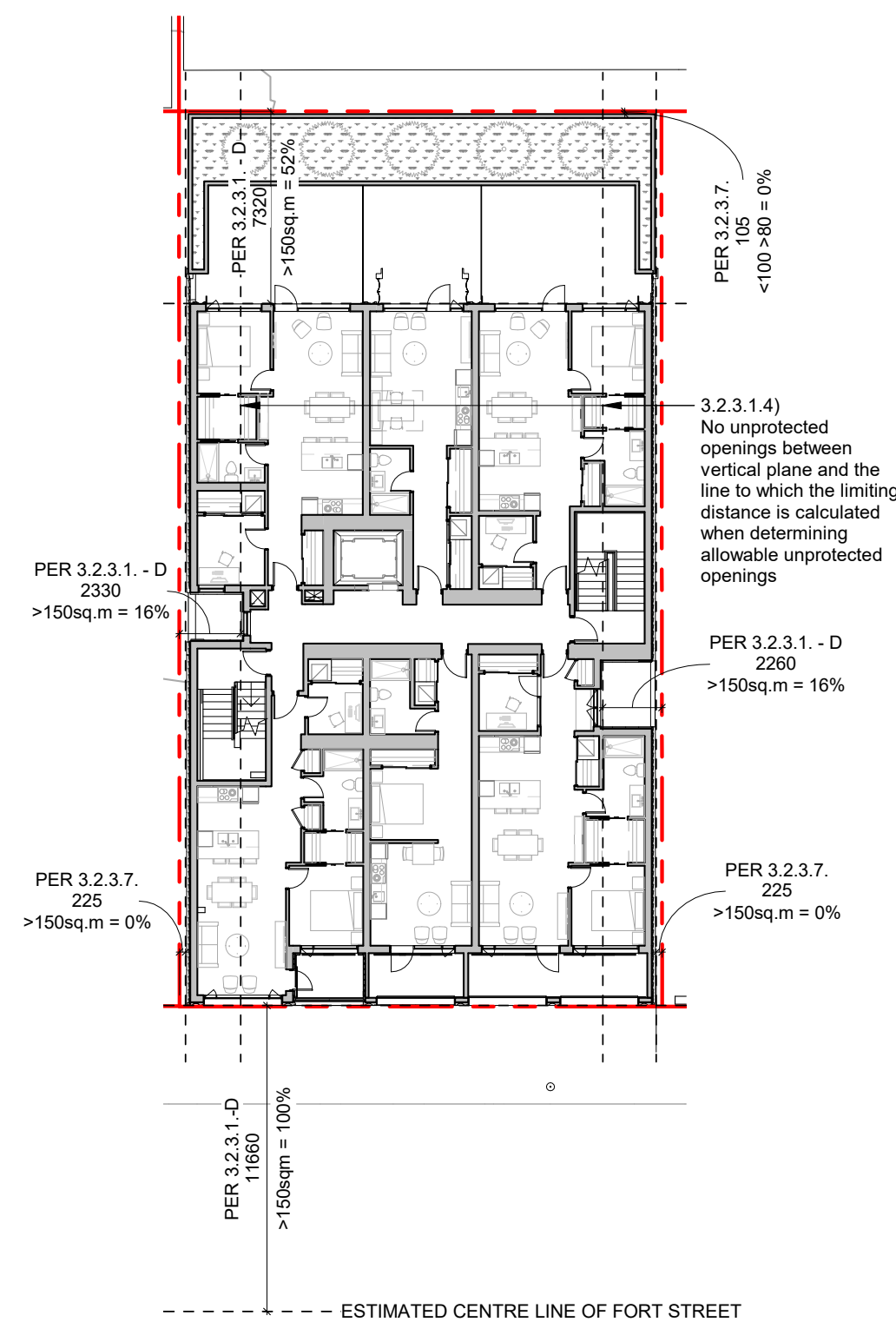


WEST ELEVATION

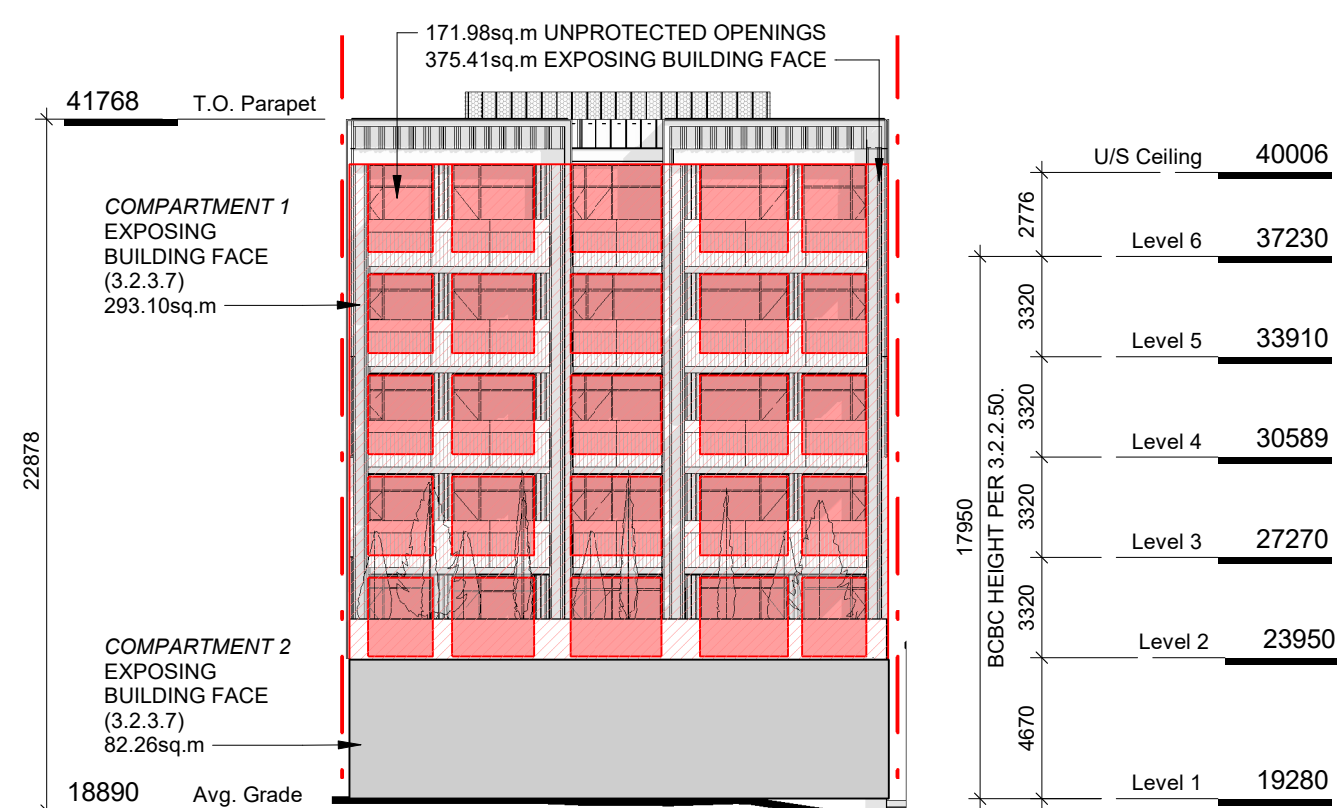
TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
2.33m (2m)	16		586.23	12.45	2

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

6 West Elevation - LD Key
SCALE = 1 : 250



9 Spatial Separation Keyplan
SCALE = 1 : 250



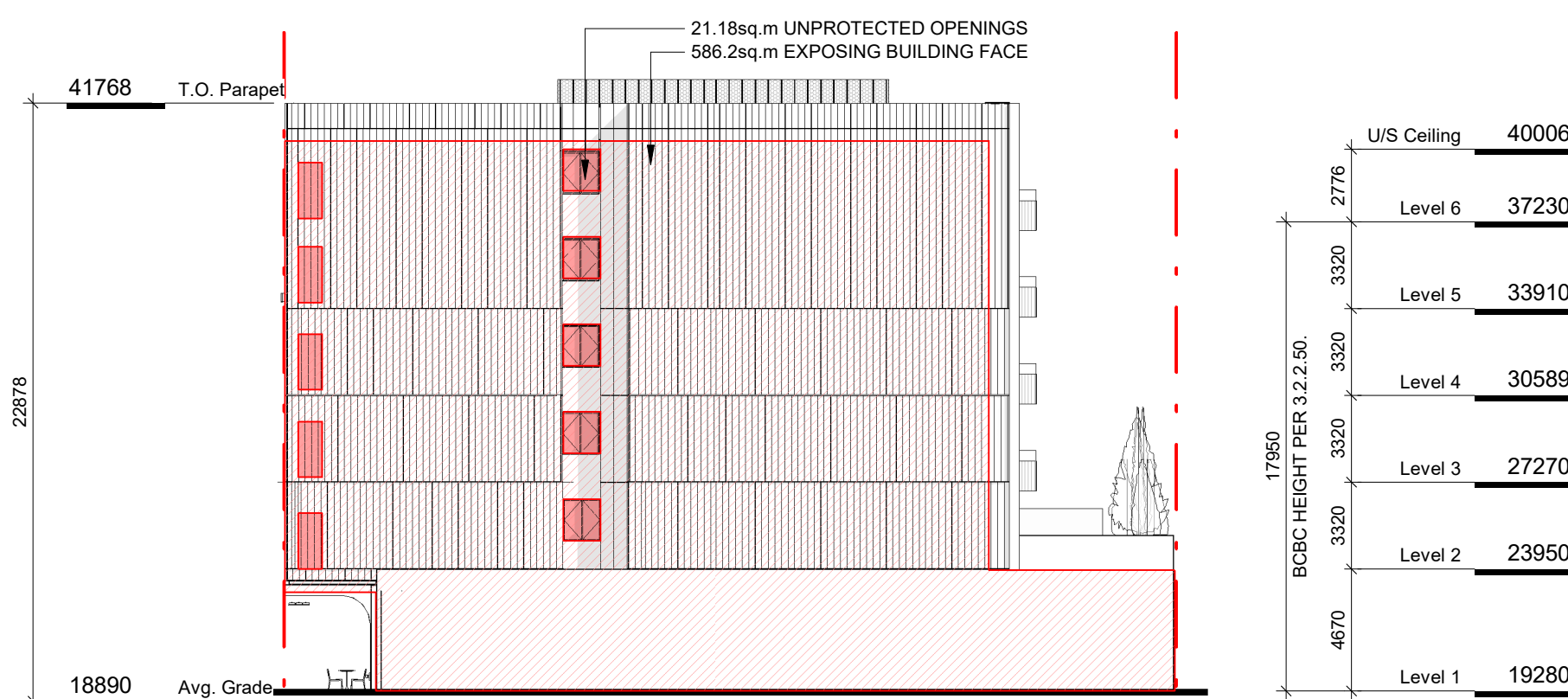
NORTH ELEVATION

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

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

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

5 North Elevation - LD Key
SCALE = 1 : 250



EAST ELEVATION

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

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

4 East Elevation - LD Key
SCALE = 1 : 250

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



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Project
1030 FORT STREET

JAWL PROPERTIES
1030 Fort Street, Victoria BC

Sheet
Name
Spatial Separation

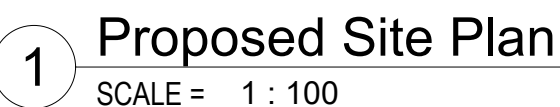
Date
JUNE 29, 2022

Scale
1 : 250

Project #
2112

Revision
APRIL 21, 2022 5

Sheet #
A050



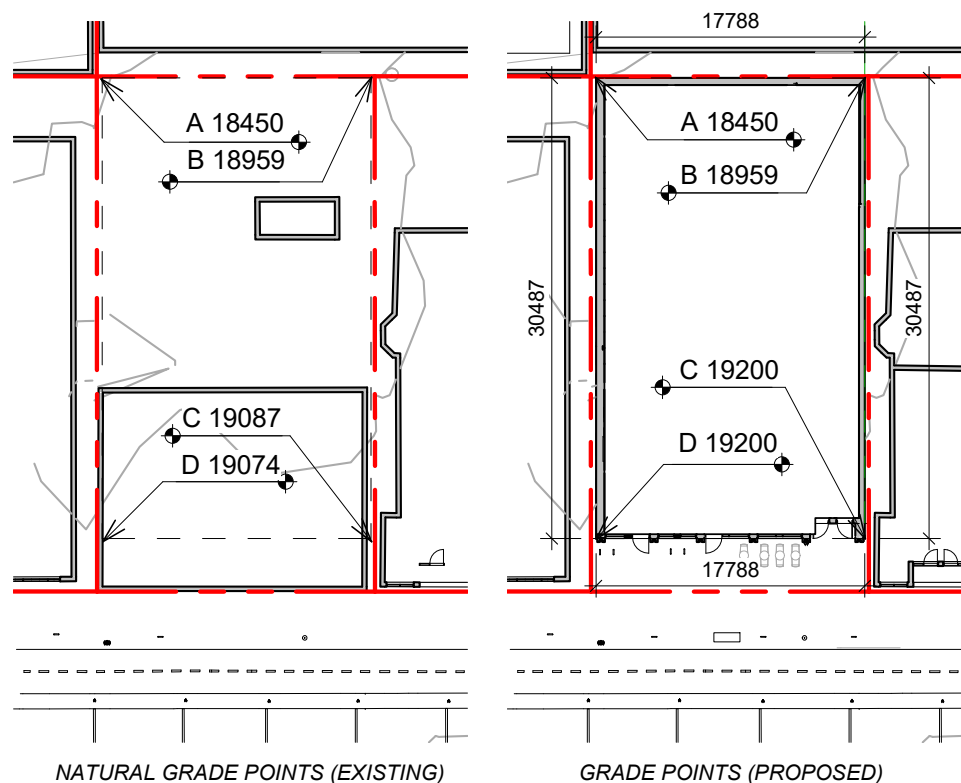
MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	1030 FORT STREET, VICTORIA BC
LEGAL DESCRIPTION	LOT 1010, VICTORIA CITY, EXCEPT THE SOUTHERLY 8 FEET THEREOF
PROJECT DESCRIPTION	6 STOREY BUILDING 5 STOREYS RESIDENTIAL OVER 1 STOREY COMMERCIAL

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

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:	2460.09 m ²	Grand total:	2495.84 m ²
FLOOR SPACE RATIO		FLOOR SPACE RATIO	
2460m ² / 628.5m ²	= 3 : 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)	GRADE POINTS: (NATURAL)		
A: 18.450	B: 18.450		
C: 18.960	D: 18.960		
E: 19.200	C: 19.000		
D: 19.200	D: 19.070		
GRADE POINTS:			
A-B: ((18.450 + 18.960)/2) x	17.8 =	332.95	
B-C: ((18.960 - 19.000)/2) x	30.5 =	580.26	
C-D: ((19.000 - 19.070)/2) x	17.8 =	339.62	
D-A: ((19.070 + 18.450)/2) x	30.5 =	572.18	
	96.6	1,825.01	
	AVERAGE GRADE = 1825.01/96.6 =	18.89	



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
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 **JAWL PROPERTIES**
1030 Fort Street, Victoria BC

Sheet
No. **Site Plan and Project Data**

Date JUNE 29, 2022

Scale	Project #
As indicated	2112

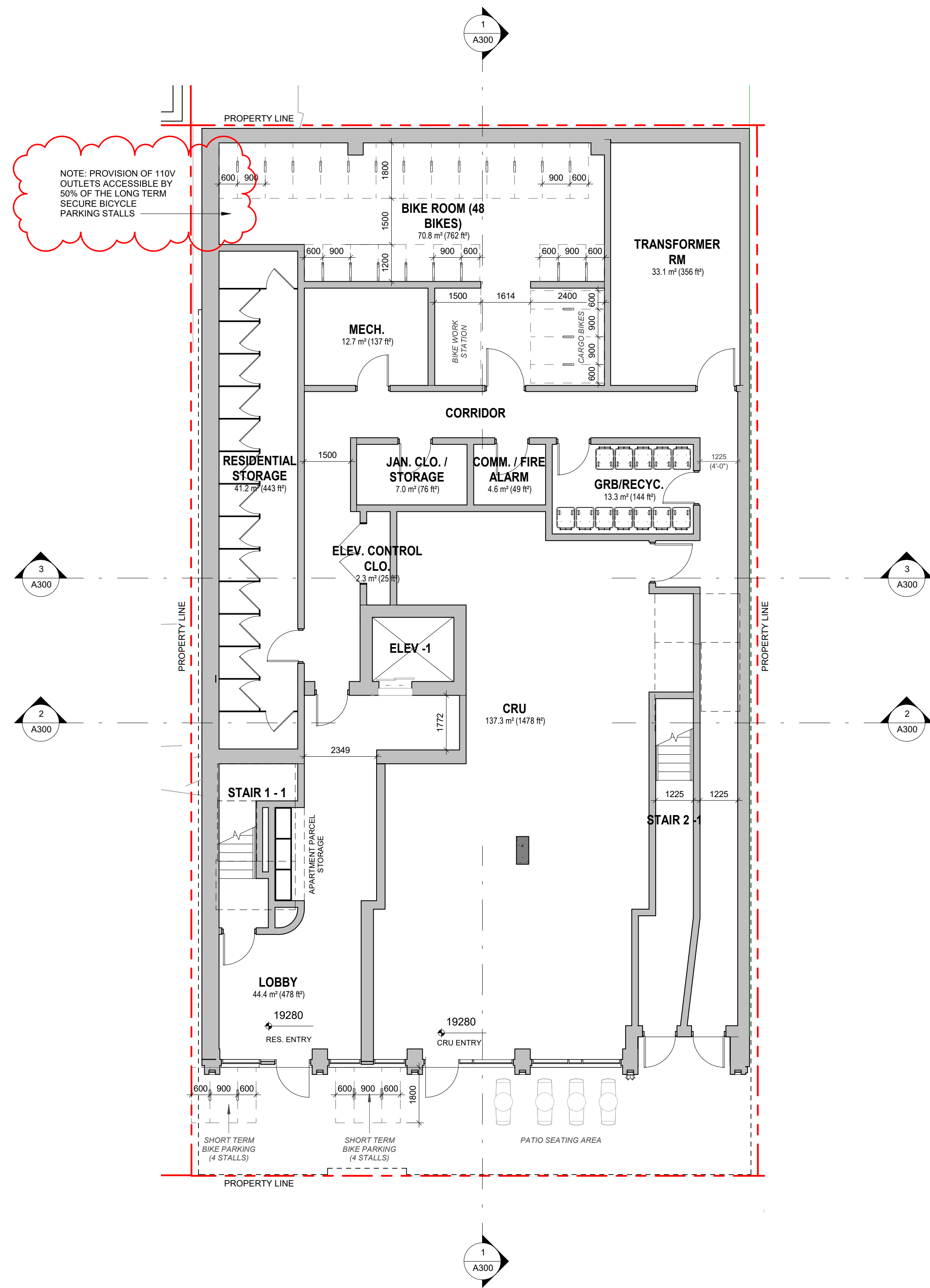

 Revision
 NOV 30, 2021
 

Sheet #



A100

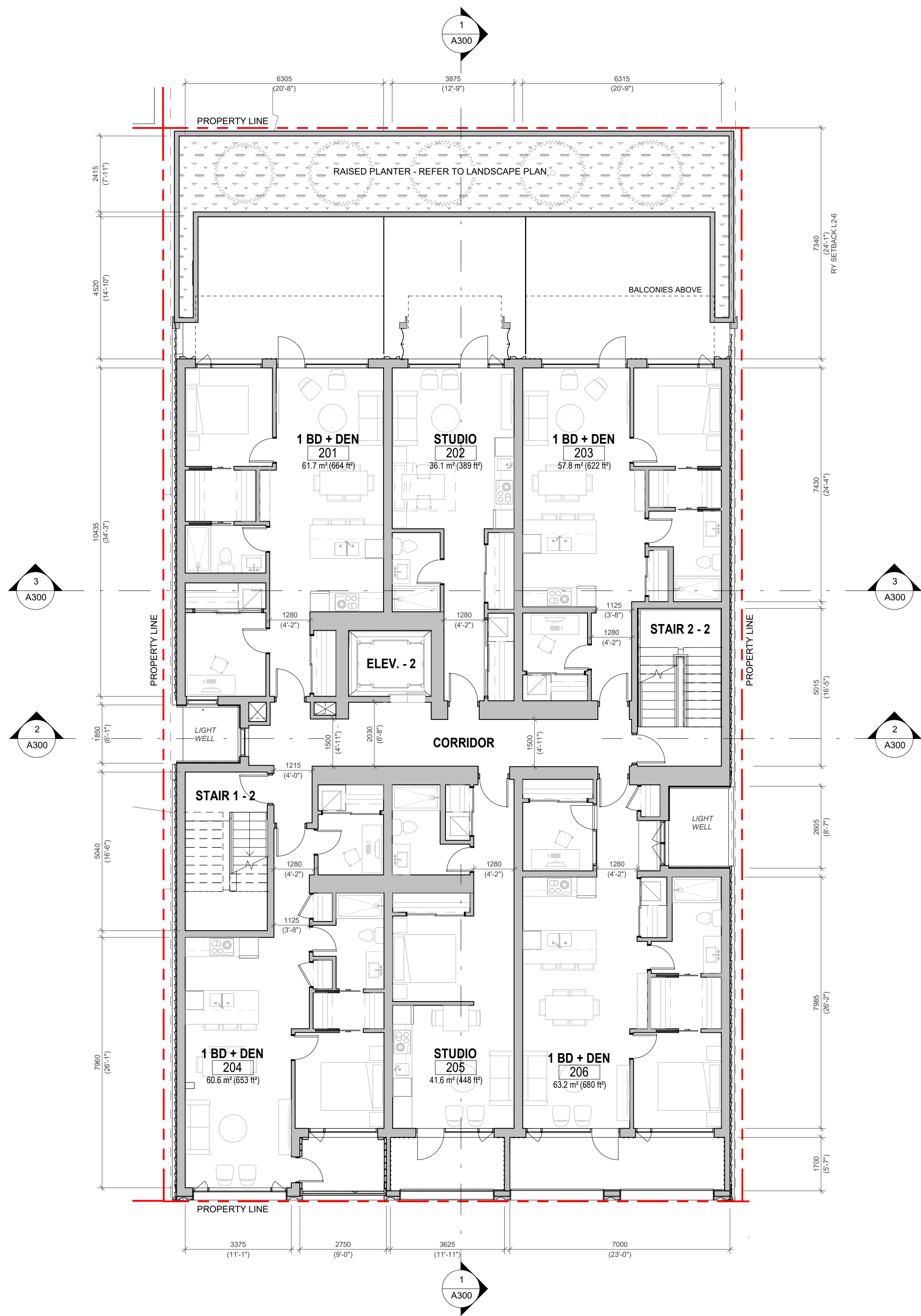
2022-06-28 10:05:24 AM



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

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

1 Level 1 Proposed Plan
SCALE = 1 : 100



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

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

2 Levels 2 Proposed Plan
SCALE = 1 : 100

6	RZ/DP Response to TRG Comment - Rev4	JUNE 29, 2022
5	RZ/DP Response to ADP Comment - Rev3	APRIL 21, 2022
3	RZ/DP Response to TRG Comment - Rev1	NOV 30, 2021
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Project
1030 FORT STREET
JAWL PROPERTIES
1030 Fort Street, Victoria BC

Sheet
Proposed Floor Plans L1 & L2

Date
JUNE 29, 2022

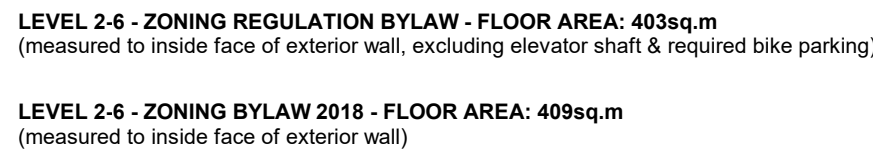
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Project #
2112

Revision
JUNE 29, 2022
6

Sheet #
A101





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

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

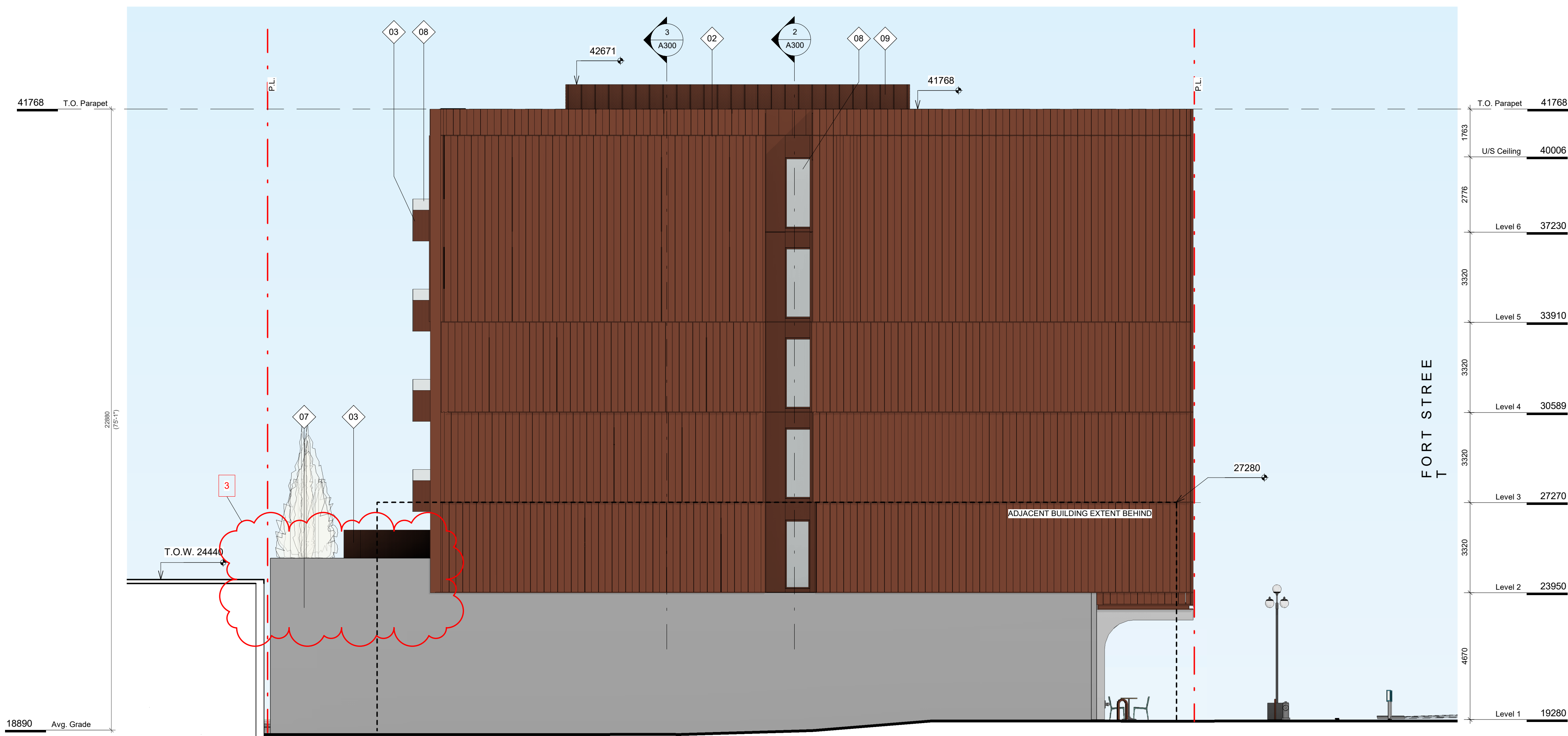


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2022-06-28



1 South Elevation
SCALE = 1 : 100



2 West Elevation
SCALE = 1 : 100

FINISH MATERIALS



6	RZ/DP Response to TRG Comment - Rev4	JUNE 29, 2022
5	RZ/DP Response to ADP Comment - Rev3	APRIL 21, 2022
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Project
1030 FORT STREET

JAWL PROPERTIES
1030 Fort Street, Victoria BC

Sheet Name
Building Elevations S-W

Date
JUNE 29, 2022

Scale
As indicated

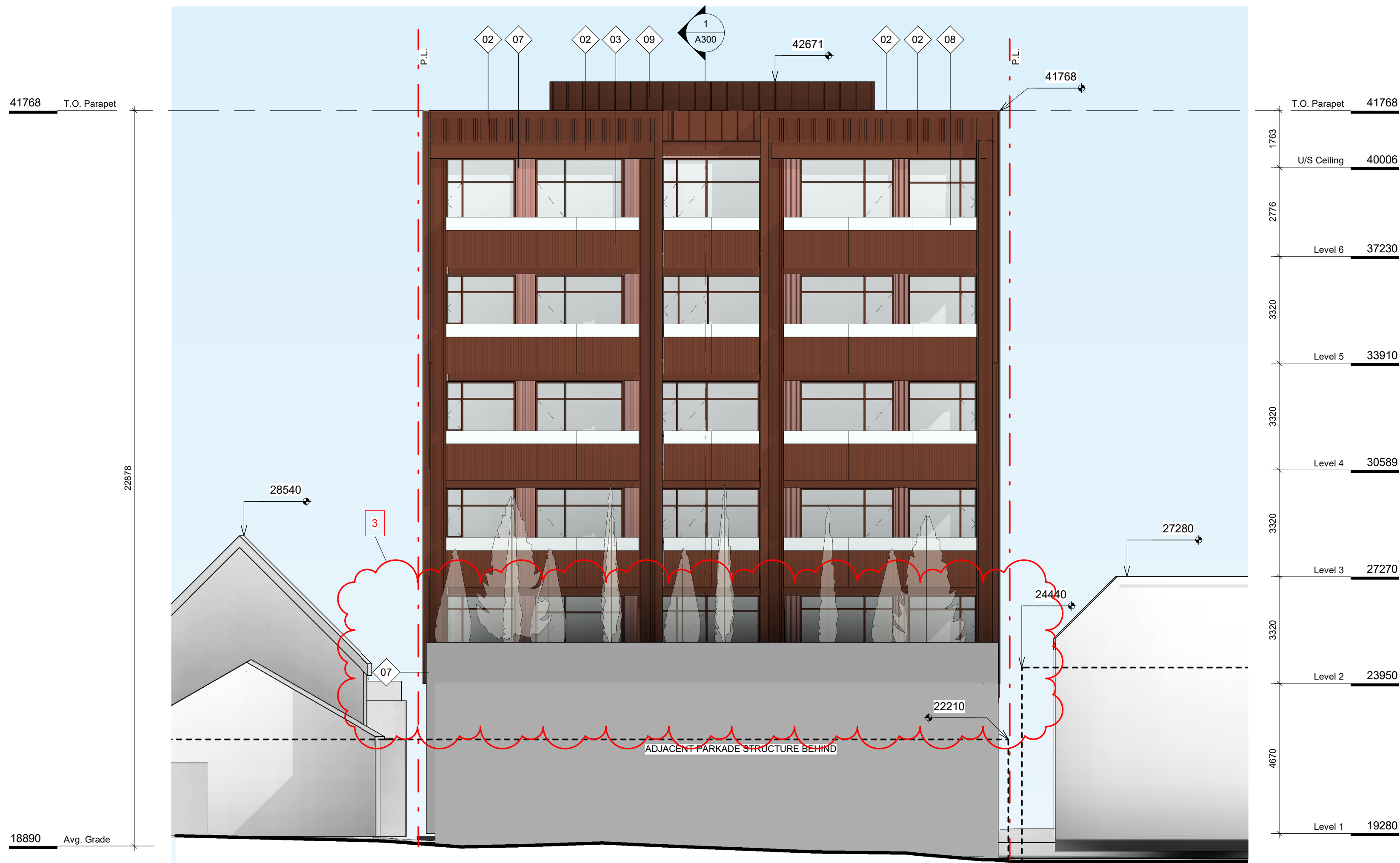
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2112

Revision
JUNE 29, 2022

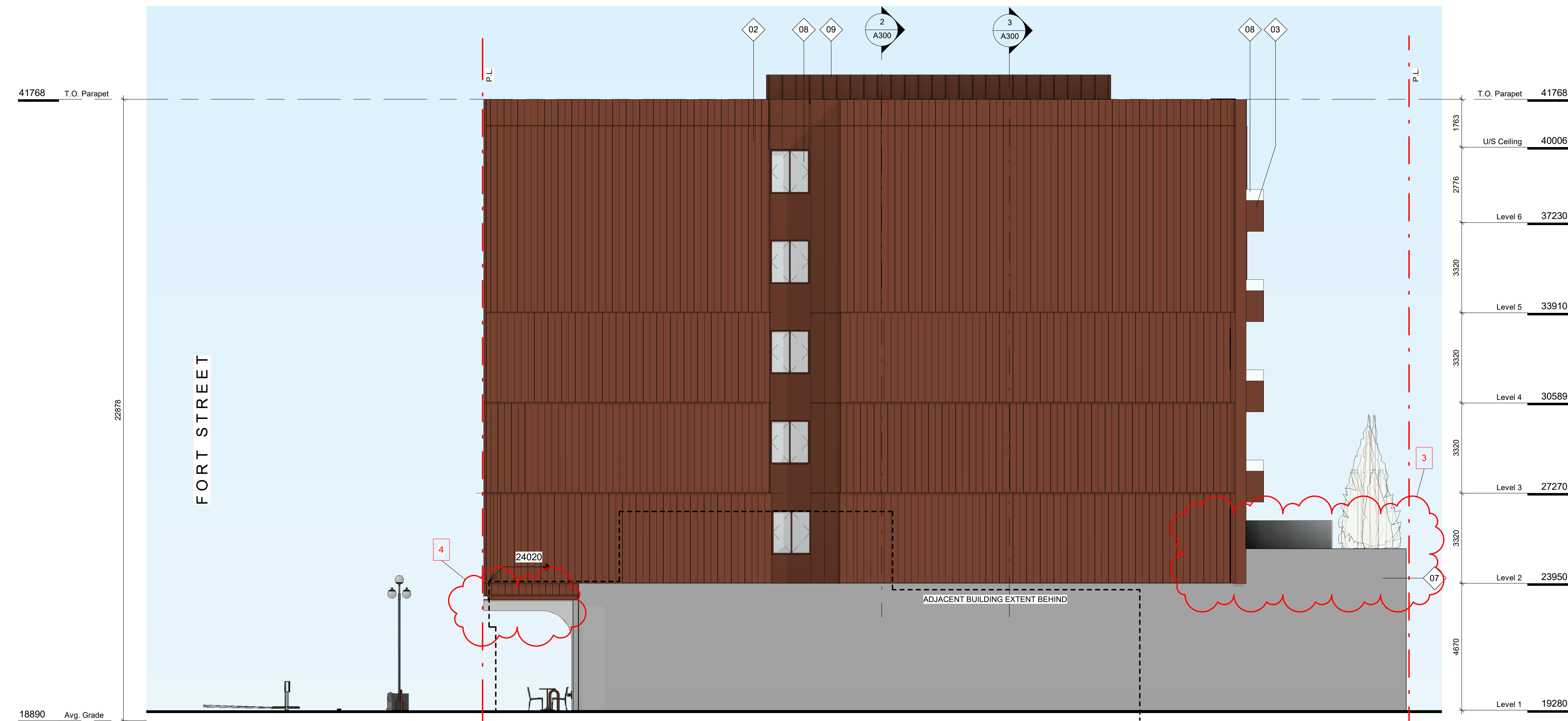
Sheet #
A200

2022-06-28

2022-06-28 10:06:05 AM



1 North Elevation
SCALE = 1 : 100



2 East Elevation
SCALE = 1 : 100

FINISH MATERIALS

01. TERRA COTTA

02. PRE-FINISHED METAL

03. FRITTED GLASS

04. CEDAR SOFFIT

05. CEMENTITIOUS PANEL

06. ARCHITECTURAL CONCRETE

07. CONCRETE

08. TRANSPARENT GLASS

09. PRE-FINISHED PERFORATED METAL

6	RZ/DP Response to TRG Comment - Rev4	JUNE 29, 2022
5	RZ/DP 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
Building Elevations N-E

Date
JUNE 29, 2022

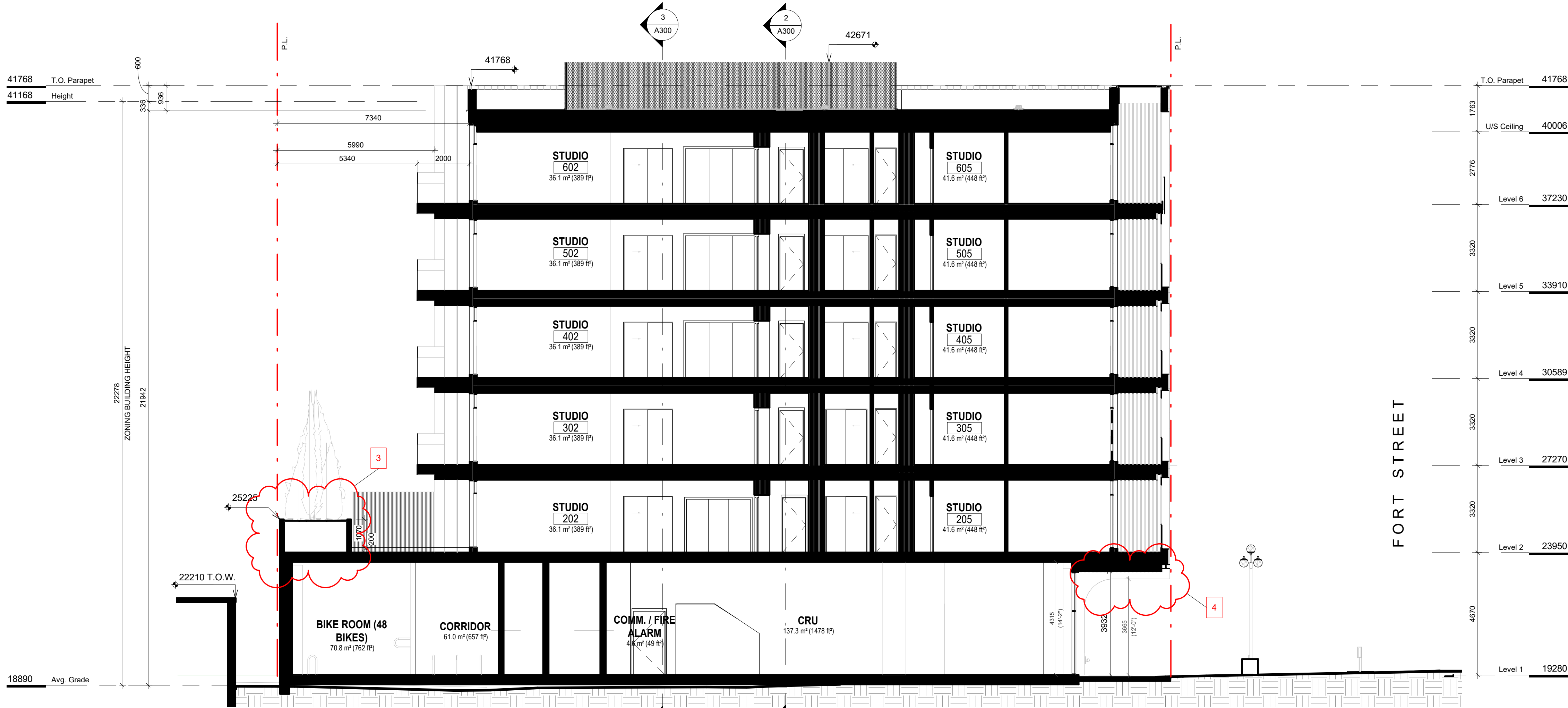
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Project #
2112

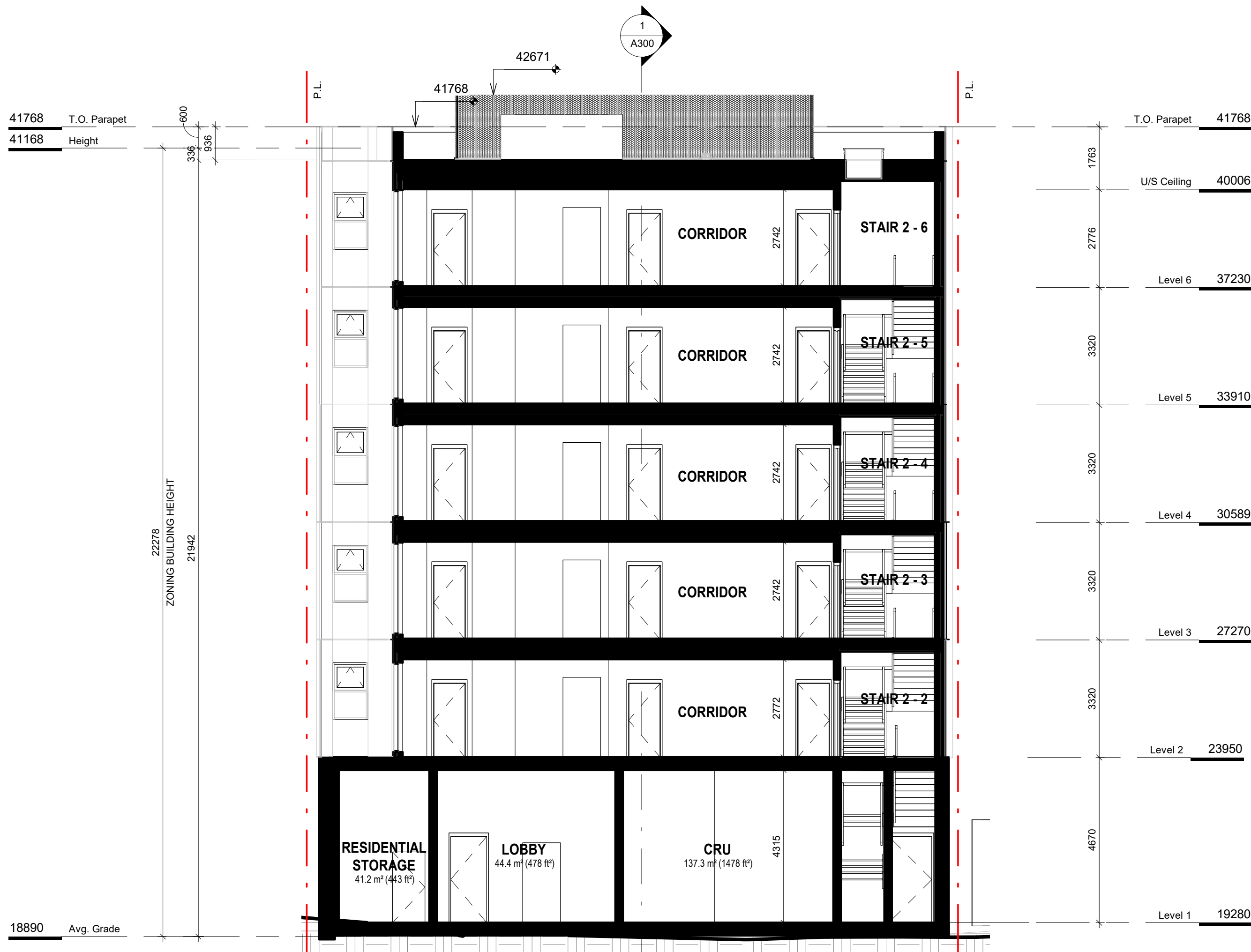
Revision
JUNE 29, 2022
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Sheet #
A201

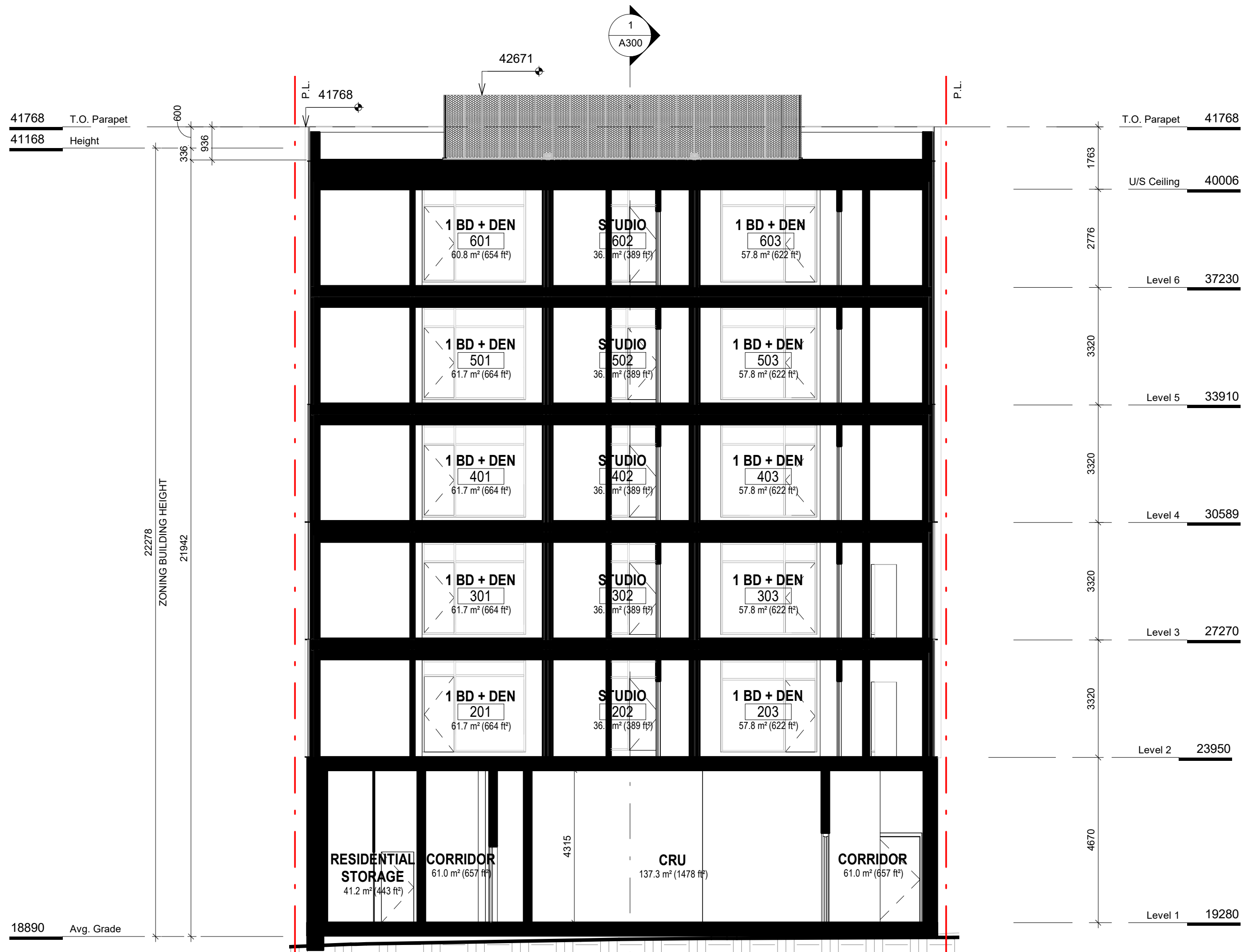
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1 Building Section 1
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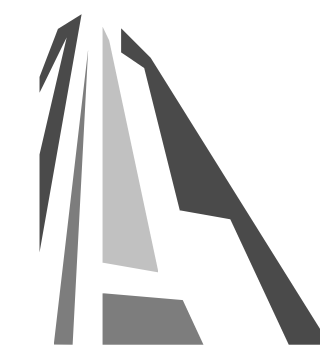


2 Building Section 2
SCALE = 1 : 100



3 Building Section 3
SCALE = 1 : 100

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

Date
JUNE 29, 2022

Scale
1 : 100

Project #
2112

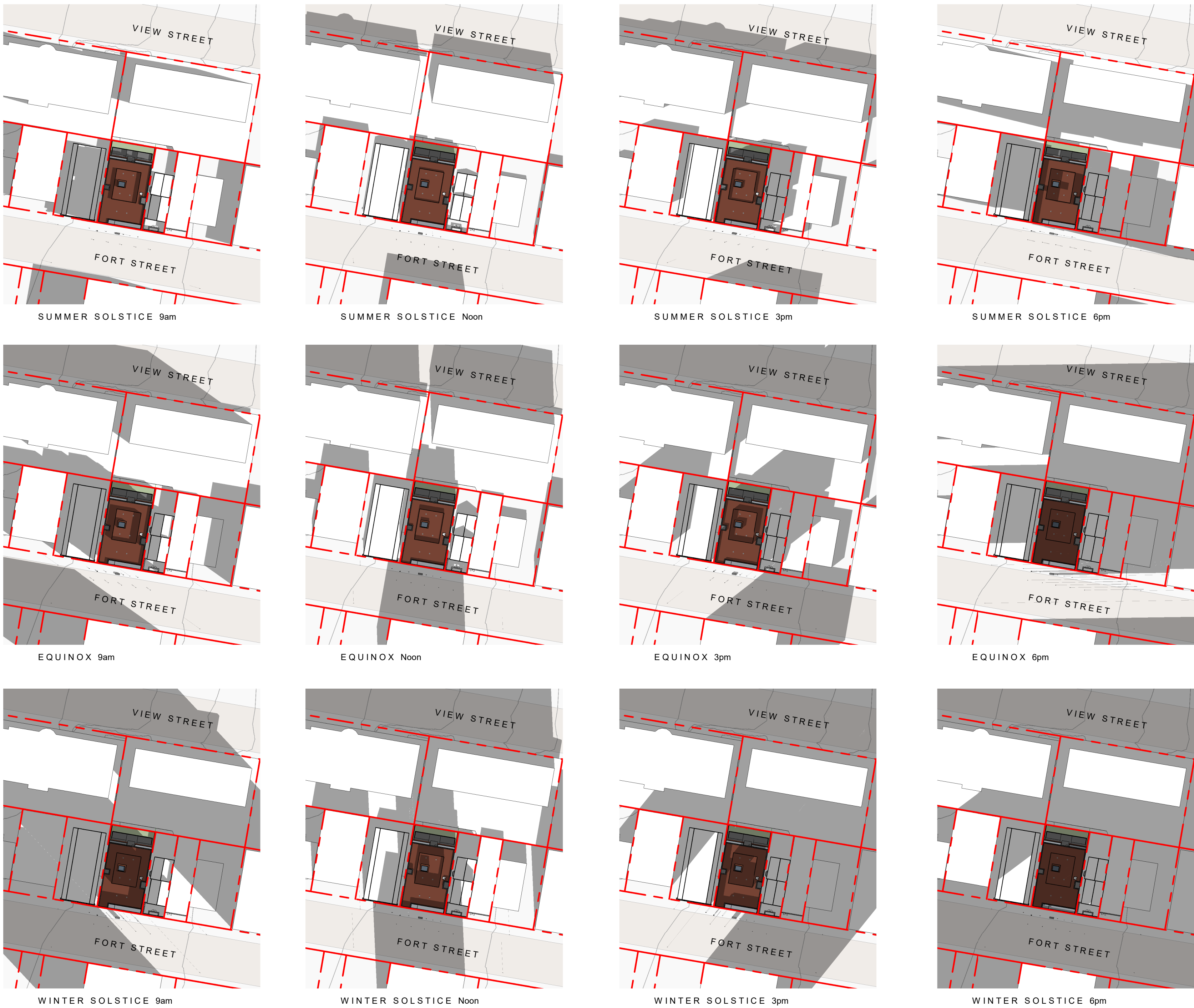
Revision
JUNE 29, 2022

Sheet #
6

A300

2022-06-28

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15 Adjacent North Properties
SCALE = 1 : 300

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

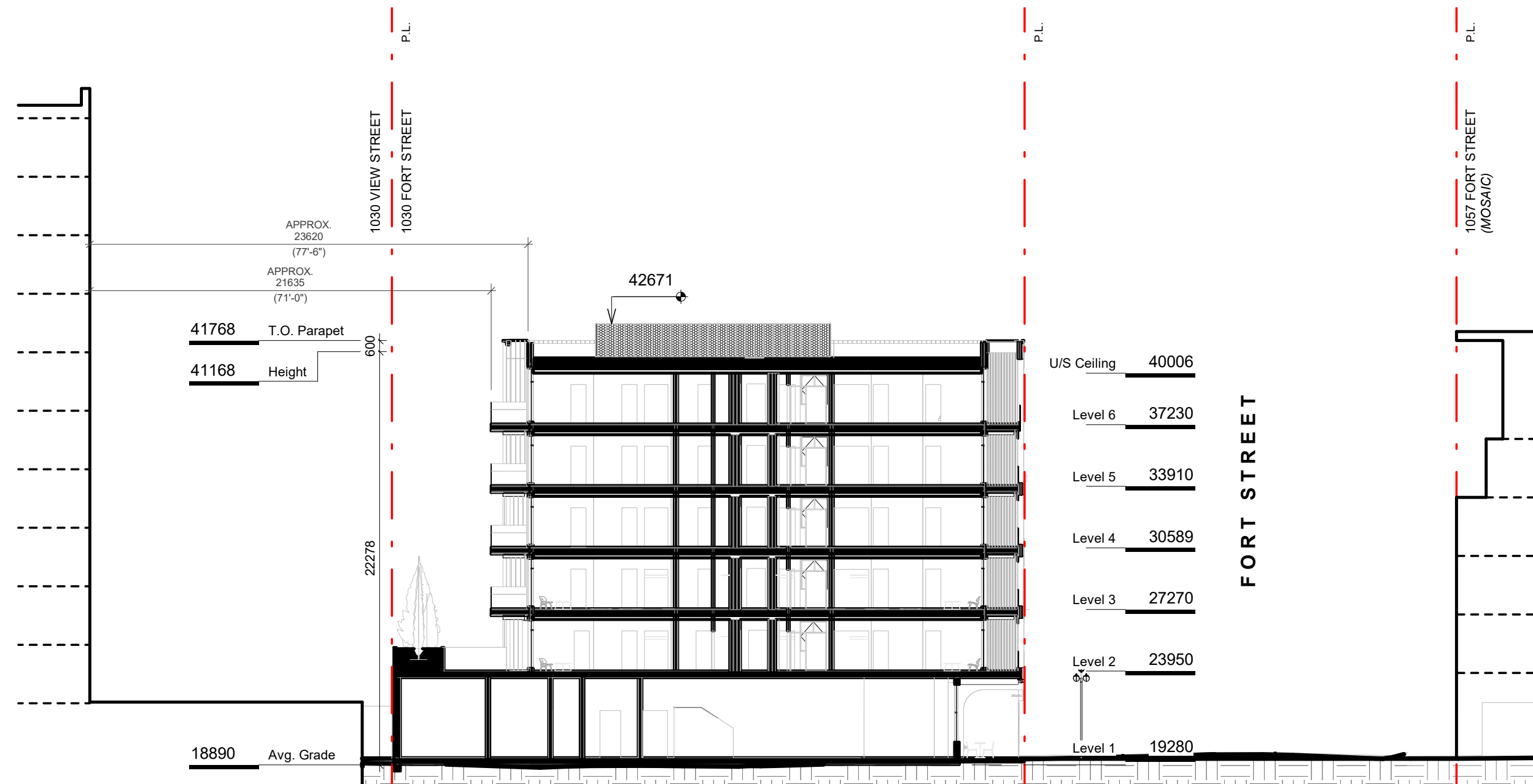
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Project	1030 FORT STREET
JAWL PROPERTIES	1030 Fort Street, Victoria BC
Sheet Name	Context & Shadow Study

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



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



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



CONTEXT VIEW FROM FORT STREET WEST



CONTEXT VIEW FROM FORT STREET EAST

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



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Project
1030 FORT STREET

JAWL PROPERTIES
1030 Fort Street, Victoria BC

Sheet Name
Context Perspectives

Date
JUNE 29, 2022

Scale
1 : 200

Project #
2112

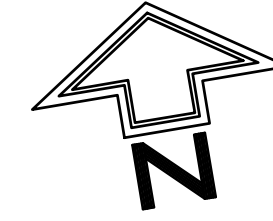
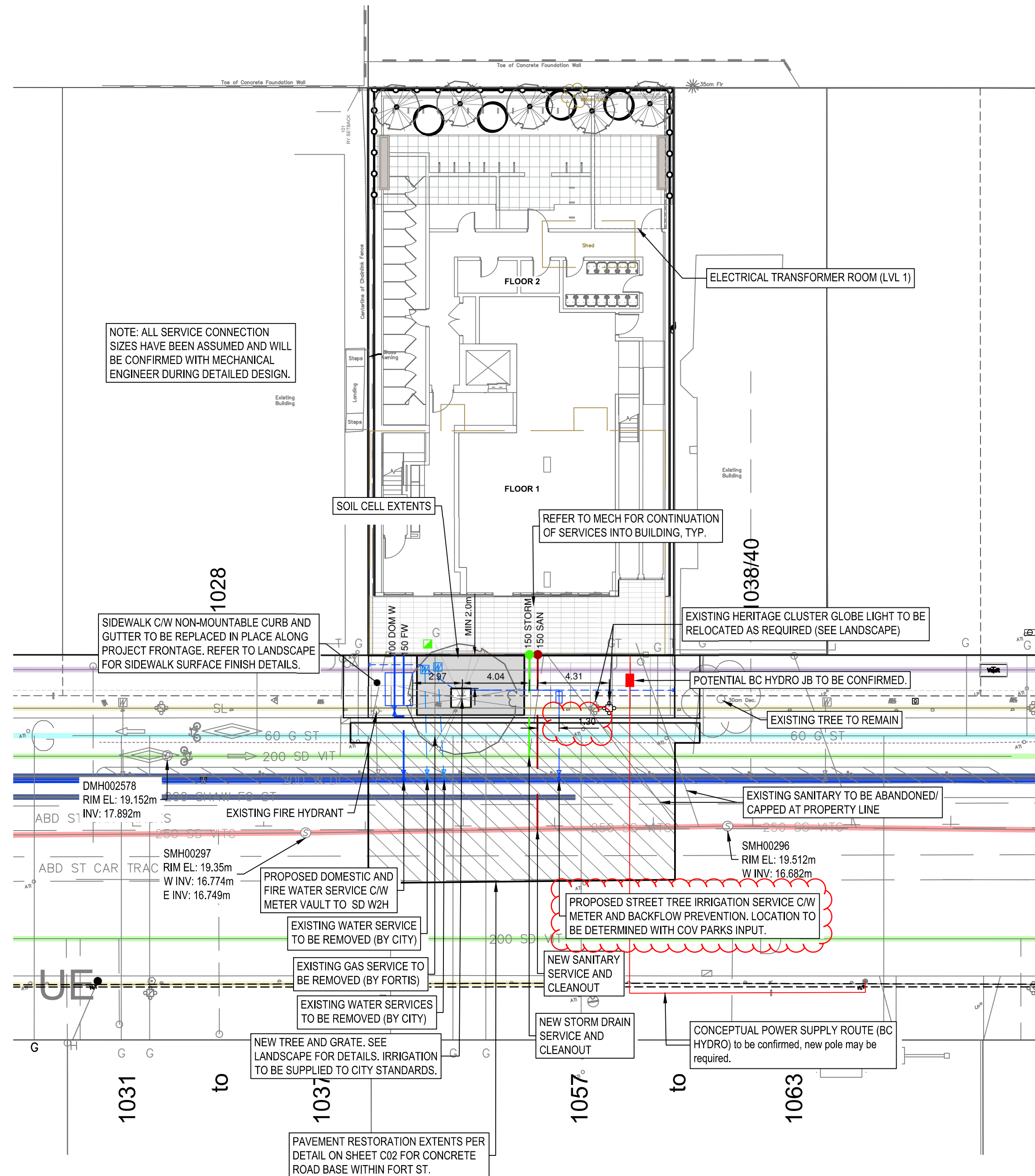
Revision
JUNE 29, 2022

Sheet #
A501

2022-06-28 10:07:28 AM

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

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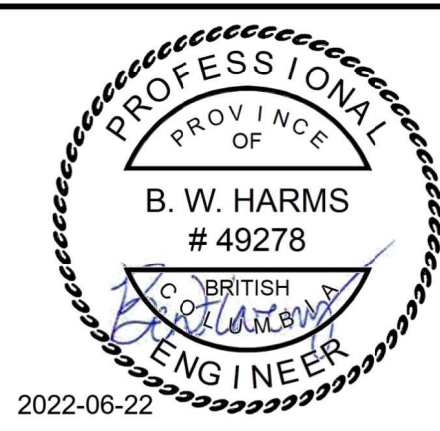
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ISS/REV	YYYY-MM-DD	DESCRIPTION	DES	DRN	CHK	PM
3	2022/06/22	RE-ISSUED FOR DEVELOPMENT PERMIT	BH	CD	JCS	BH
2	2022/04/21	RE-ISSUED FOR DEVELOPMENT PERMIT	BH	CD	JCS	BH
1	2021/12/01	RE-ISSUED FOR DEVELOPMENT PERMIT/RE-ZONING	BH	CD	JCS	BH
0	2021/09/15	ISSUED FOR DEVELOPMENT PERMIT/RE-ZONING	BH	CD	JCS	BH

SEAL



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Permit to Practice #1000200

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wsp.com

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

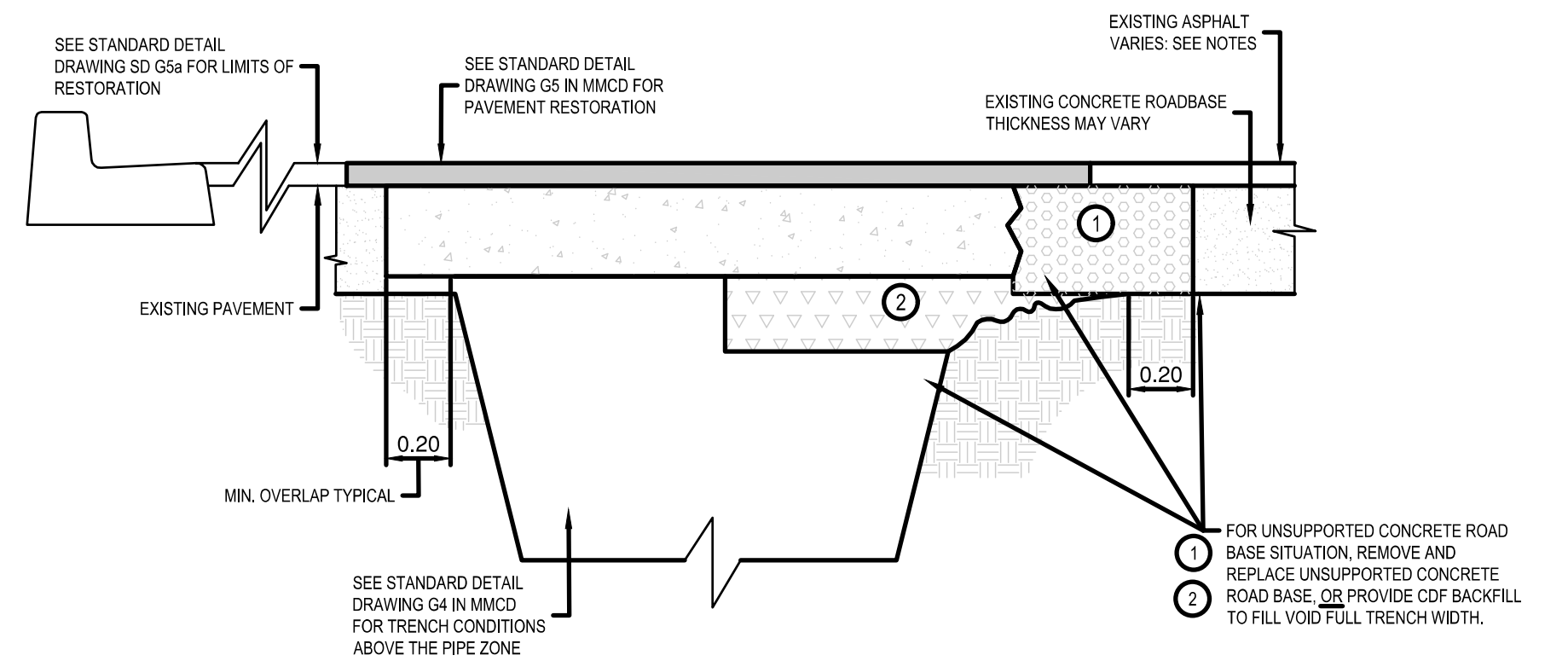
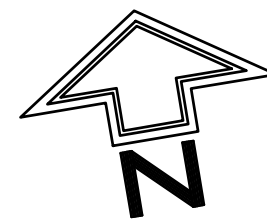
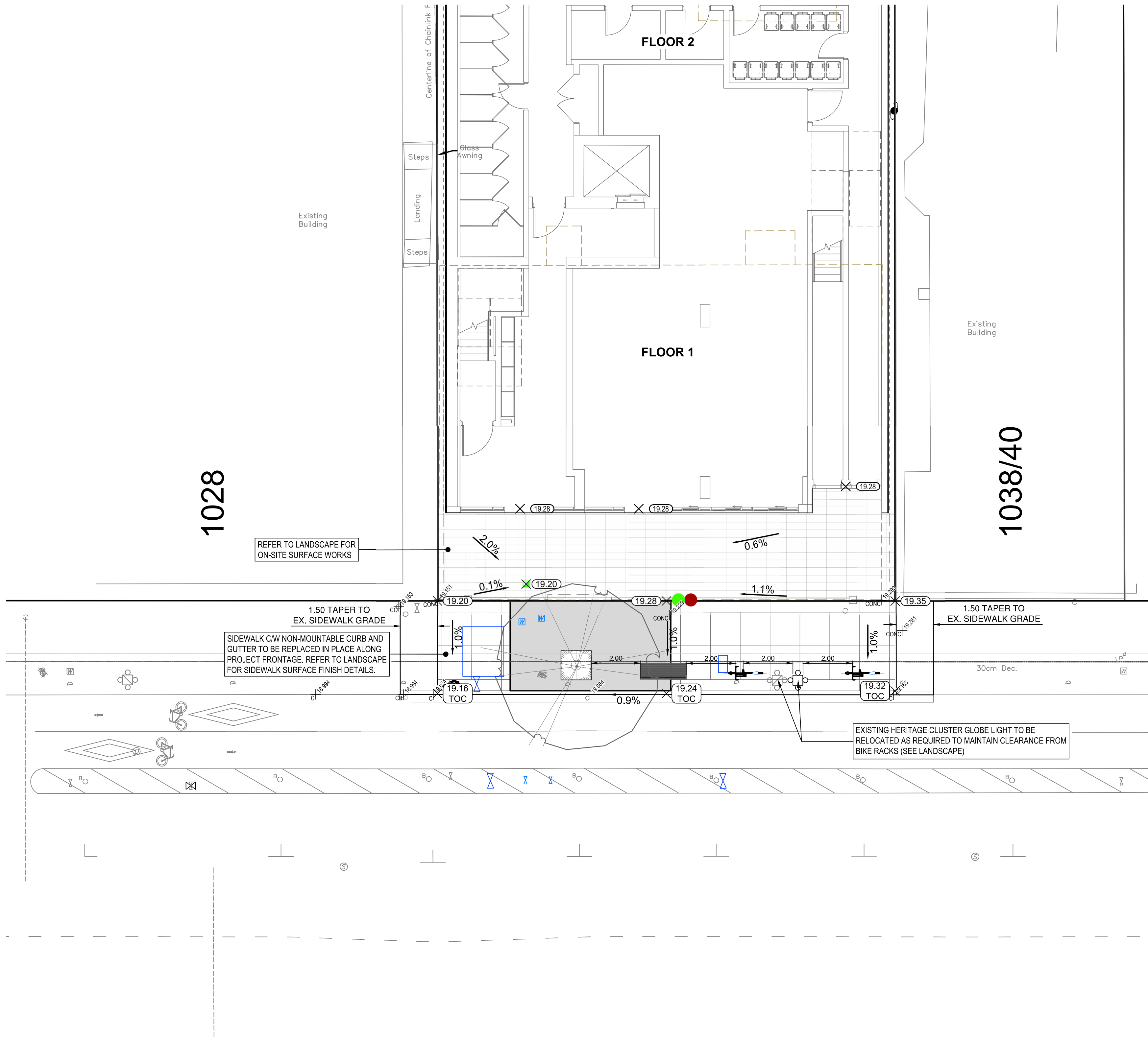
PROJECT NO:	211-06978-00
SCALE:	1:200
DISCIPLINE:	

TITLE: **CONCEPTUAL CIVIL PLAN**

DRAWING NO: **C01**

SHEET NO: 1 OF 2

RE-ISSUED FOR DEVELOPMENT PERMIT
2022/06/22



- NOTES:
- 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.

TRENCH RESTORATION FOR CONCRETE ROAD BASE

1:20
CoV SD G5b

LEGEND

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

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1	2021/12/01	RE-ISSUED FOR DEVELOPMENT PERMIT-RE-ZONING	BH	CD	JCS	BH	
0	2021/08/15	ISSUED FOR DEVELOPMENT PERMIT-RE-ZONING	BH	CD	JCS	BH	

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OF
B. W. HARMS
49278
BRITISH
ENGINEER

2022-06-22

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PROJECT:

**1030 FORT STREET
MIXED-USE DEVELOPMENT**

PROJECT NO:
211-06978-00

SCALE:
1:100

DISCIPLINE:
CIVIL

TITLE:

**CONCEPTUAL SURFACE WORKS
& SITE GRADING**

DRAWING NO:
C02

SHEET NO:
2 OF 2

ISSUE:
RE-ISSUED FOR DEVELOPMENT PERMIT

ISS/REV:
3

2022/06/22