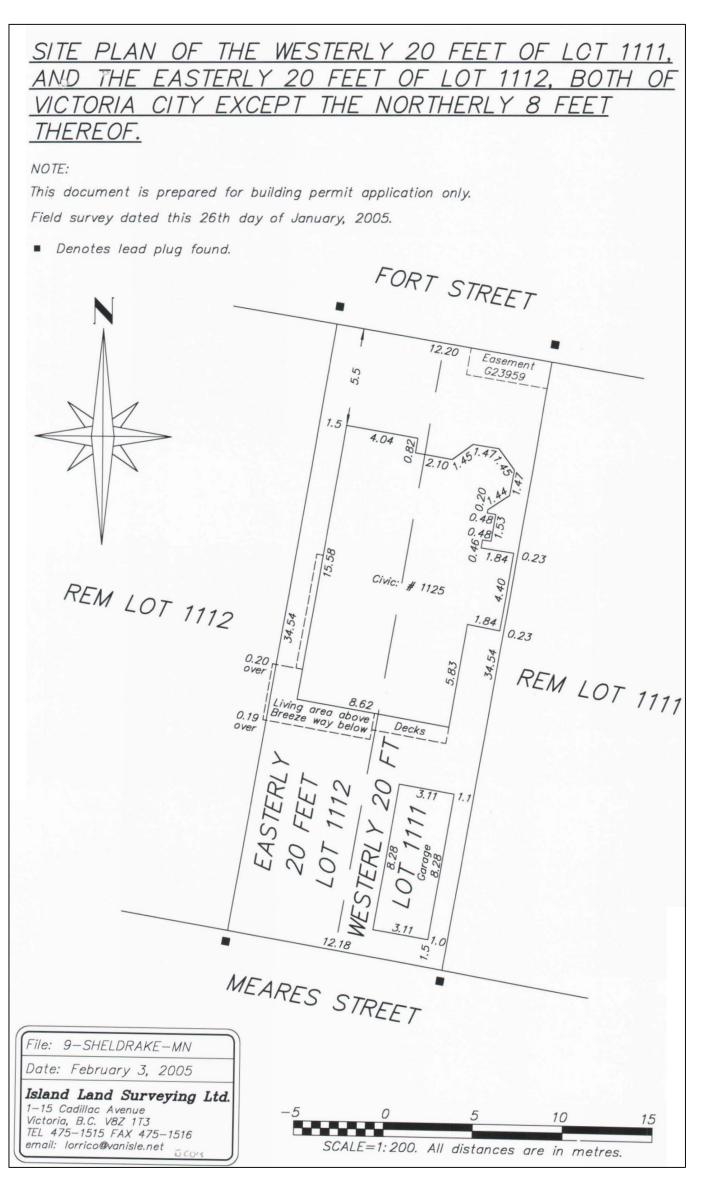
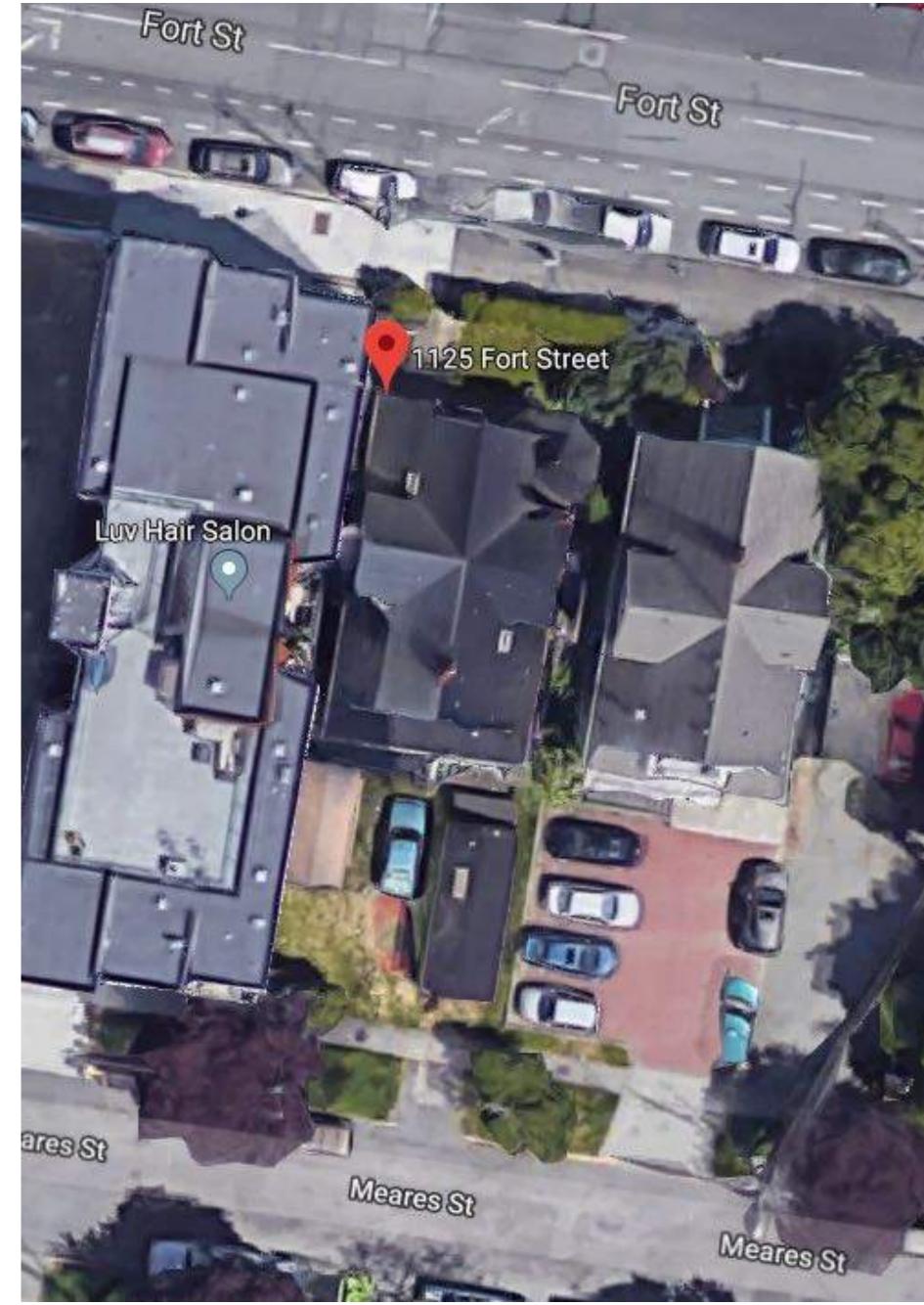
PROJECT INFORMATION TABLE			
	EXISTING	PROPOSED	
ZONE:	R3-1	SITE SPECIFIC	
LOT AREA:	421.4 SQ.M.	UNCHANGED	
TOTAL FLOOR AREA:	371 SQ. M.	870.9 SQ. M.	
FLOOR SPACE RATIO:	0.88:1	2:1	
SITE COVERAGE:%	35%	75%	
OPEN SITE SPACE: %	58.6%	30%	
HEIGHT OF EXISTING DWELLING:	EXISTING	UNCHANGED	
HEIGHT OF ADDITION:	0	14.44M	
NUMBER OF STOREYS (EXISTING DWELL.):	3	UNCHANGED	
NUMBER OF STOREYS (ADDITION):	0	4	
PARKING STALLS:	1	4 (VARIANCE OF 2)	
BIKE PARKING STALLS:	0	12	
BUILDING SETBACK FRONT YARD: REAR YARD: SIDE YARD (WEST): SIDE YARD (EAST):	5.5M 12.18M 0M 0.23M	3M 1.8M .05m .01M	
RESIDENTIAL USE DETAILS TOTAL NUMBER OF UNITS: UNIT TYPES: GROUND ORIENTATED UNITS: MINIMUM UNIT FLOOR AREA: TOTAL RESIDENTIAL FLOOR AREA:	1 SFD 0 N/A 371 SQ.M	5 1 RENTAL/4 STRATA 1 105SQ.M 664.1SQ.M	









FLOOR AREA CALCULATION LOWER FLOOR: SUITE 1 = 105M2 COMMON = 32.55M2

FLOOR AREA = 290.26M2 MAIN FLOOR: SUITE 2 = 105.86M2 COMMON = 18.41M2 UNIT A = 119M2

PARKING = 152.71M2

FLOOR AREA = **243.27M2** SECOND FLOOR: SUITE 2 = 94M2 COMMON = 18.31 UNIT AM = 116.22M2

FLOOR AREA = **228.53M2** THIRD FLOOR:

UNIT B = 124.93M2FLOOR AREA = **124.93M2**

ROOF DECK: 26.16M2 FLOOR AREA = **26.16M2**

FLOOR AREA EXCLUSIONS: BIKE PARKING: -16.1 ROOF DECK: -26.16

TOTAL FLOOR AREA: 870.9M2

DWELLING AREAS EXISTING DWELLING: SUITE 1: 105m2 SUITE 2: 199m2 **NEW ADDITION:** UNIT A: 119M2 UNIT AM: 116.2M2 UNIT B: **124.9M2**

BIKE CALCULATION

EXISTING DWELLING: SUITE 1: 105m2 SUITE 2: 199m2

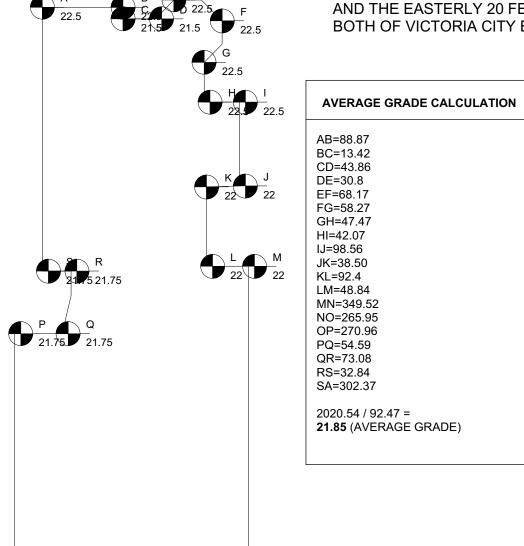
NO REQUIRED BIKE PARKING 3.2.1(B) **NEW ADDITION:** UNIT A: **119M2** UNIT AM: 116.2M2 UNIT B: 124.9M2

3X1.25 = 3.75 = **4 REQUIRED** SHORT TERM = 6 REQUIRED 10 REQUIRED - 12 PROVIDED

PARKING CALCULATION **EXISTING DWELLING:** SUITE 1: 105m2 SUITE 2: 199m2 **NEW ADDITION:**

UNIT A: 119M2

UNIT AM: **116.2M2** UNIT B: **124.9M2** 5X1.20 = 6 = **6 REQUIRED** 6 REQUIRED - 4 PROVIDED = 2 VARIANCE



overhead door garbage & recycling MEARES STREET PARKING AND BASEMENT SITE PLAN Scale: 1:100 CIVIC ADDRESS: 1125 FORT STREET, VICTORIA B.C. LEGAL: WESTERLY 20 FEET OF LOT 1111
AND THE EASTERLY 20 FEET OF LOT 1112, BOTH OF VICTORIA CITY EXCEPT THE NORTHERLY 8 FEET THEREOF

e21.5m

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FORT STREET

Elevator

STALLS 2.8X5.1

ELEV 99

grade raised to natch adj sidewalk

8 LONG TERM

PARKING

e22.5m

 $\frac{1}{0.01}$ 6.5M2 - SPACE EXCLUDED FROM

─9.6M2 - SPACE EXCLUDED FROM

Received Date:

August 28, 2019

2nd Floor, 1124 Fort Street, Victoria, BC, V8V 3K8 o. 250-382-3823 e. info@keayarchitecture.com

	COMMENTS	,	
No.	DESCRIPTION	DATE	E
1	PRELIMINARY DESIGN	4/11/18	J
2	PRELIMINARY DESIGN	3/1/19	J
3	REZONING SUBMISSION	15/8/19	J
			_

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PROJECT

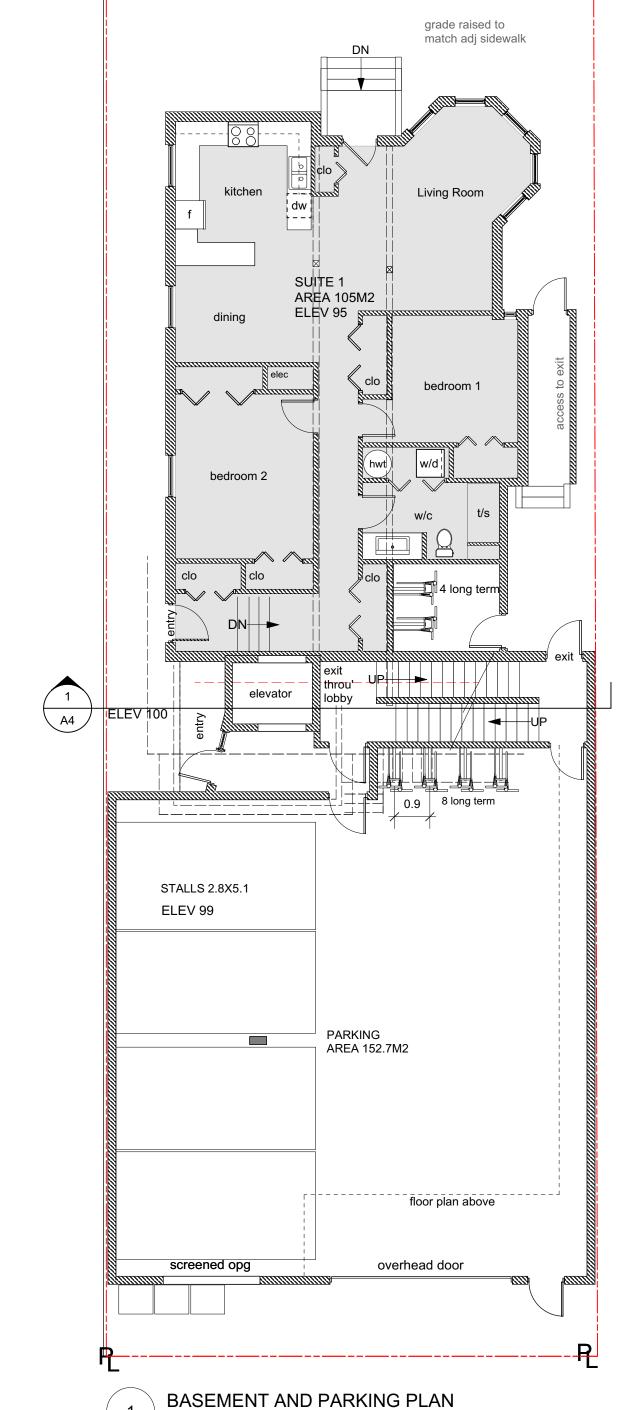
PROPOSED DEVELOPMENT FOR 1125 FORT STREET, VICTORIA

SHEET TITLE

PROJECT DATA SITE PLAN

SCALE	JOB No.
AS SHOWN	1124 - 1741
PLOT DATE AUG 14, 2019	
DRAWN JK/JA	A-1.0

FORT STREET FORT STREET



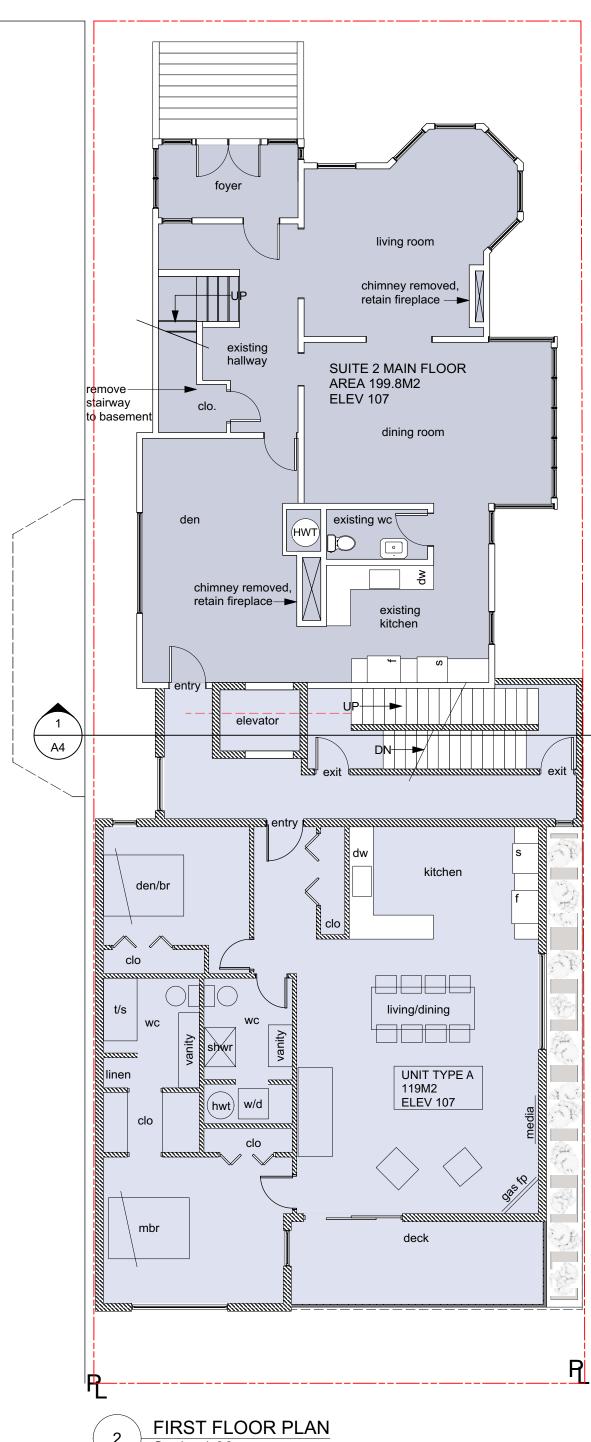
Scale: 1:96

MEARES STREET

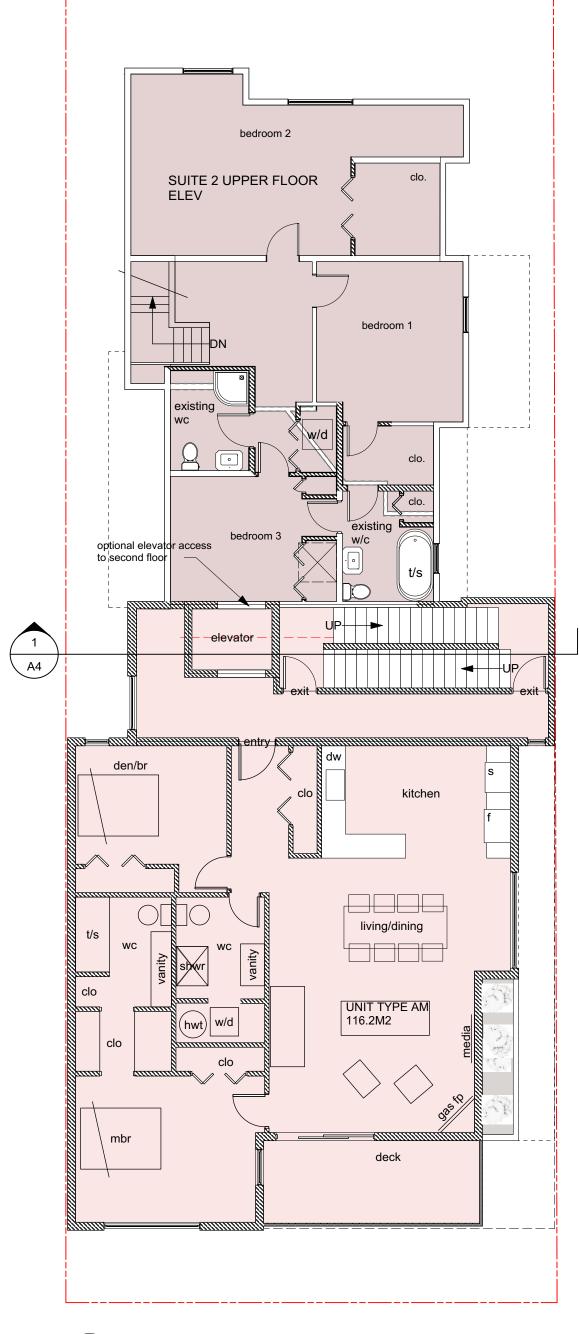
SUITE 1 = 105M2 COMMON = 32.55M2 PARKING = 152.71M2 TOTAL FLOOR AREA = 290.26M2

FLOOR AREAS:

FLOOR AREAS: SUITE 2 = 105.86M2 COMMON = 18.41M2 UNIT A = 119M2 TOTAL FLOOR AREA = 243.27M2



∫ Scale: 1:96



SECOND FLOOR PLAN √ Scale: 1:96

FLOOR AREAS: SUITE 2 = 94M2 COMMON = 18.31 UNIT AM = 116.22M2 TOTAL FLOOR AREA = 228.53M2 architecture Itd.

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	COMMENTS		
No.	DESCRIPTION	DATE	ВҮ
1	PRELIMINARY DESIGN	4/11/18	JK
2	PRELIMINARY DESIGN	3/1/19	JK
3	REZONING SUBMISSION	15/8/19	JA

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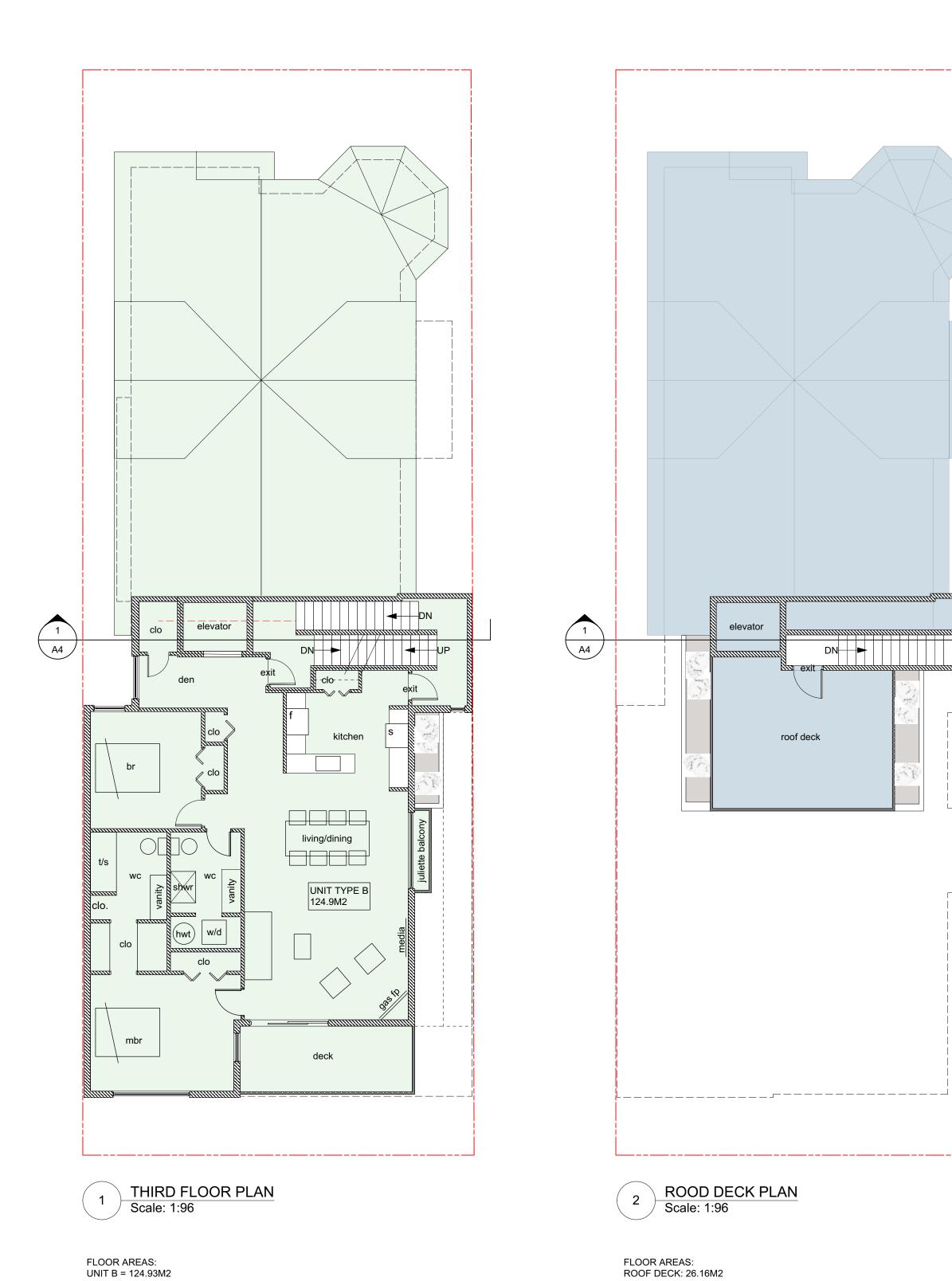
PROJECT

PROPOSED DEVELOPMENT FOR 1125 FORT STREET, VICTORIA

SHEET TITLE

BASEMENT FIRST AND SECOND FLOOR PLANS

SCALE	JOB No.
AS SHOWN	1124 - 1741
PLOT DATE AUG 14, 2019	
DRAWN JK/JA	A-2.0



TOTAL FLOOR AREA = 26.16M2

TOTAL FLOOR AREA = 124.93M2

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	COMMENTS		
No.	DESCRIPTION	DATE	Е
1	PRELIMINARY DESIGN	4/11/18	J
2	PRELIMINARY DESIGN	3/1/19	J
3	REZONING SUBMISSION	15/8/19	J

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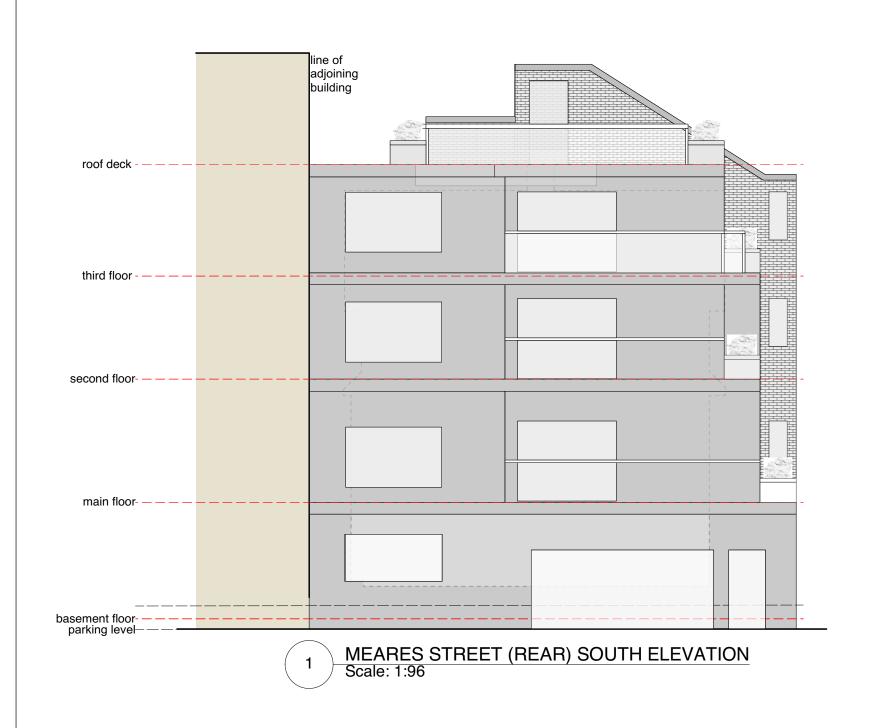
PROJECT

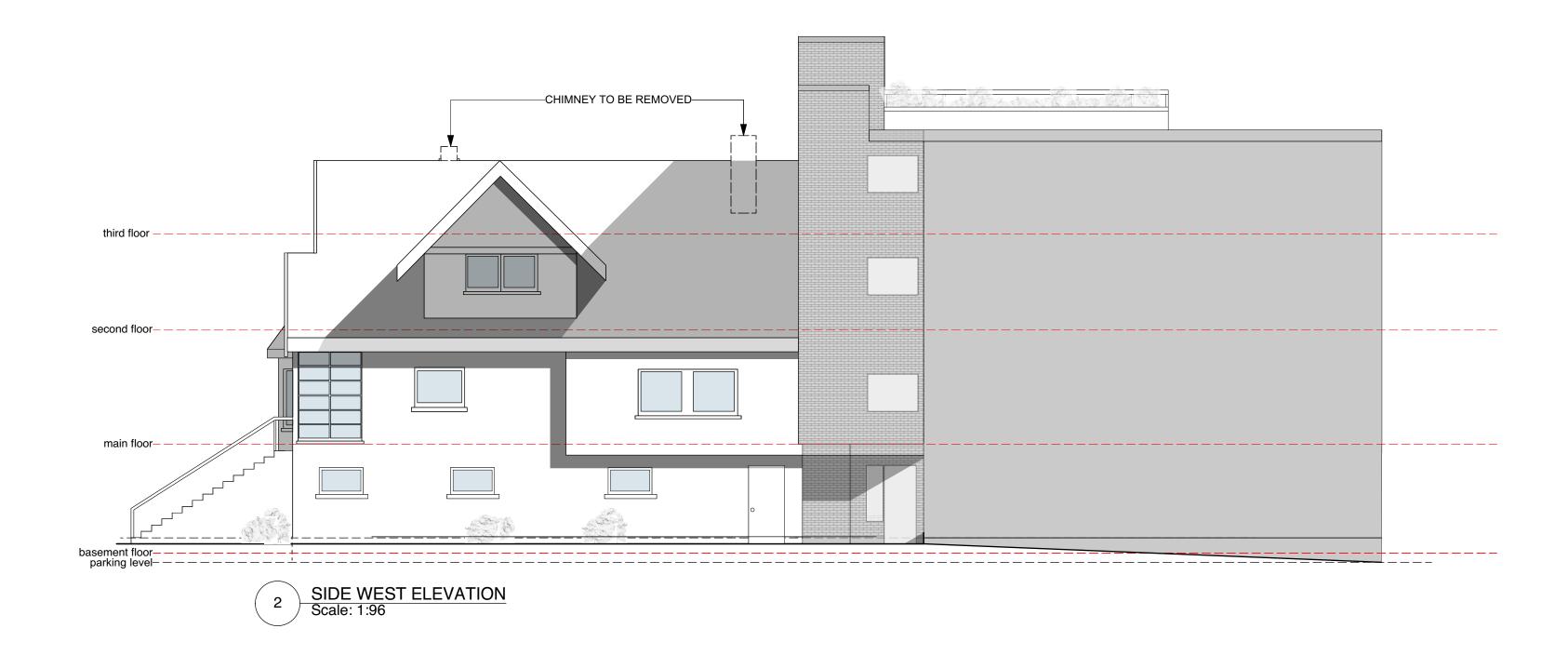
PROPOSED DEVELOPMENT FOR 1125 FORT STREET, VICTORIA

SHEET TITLE

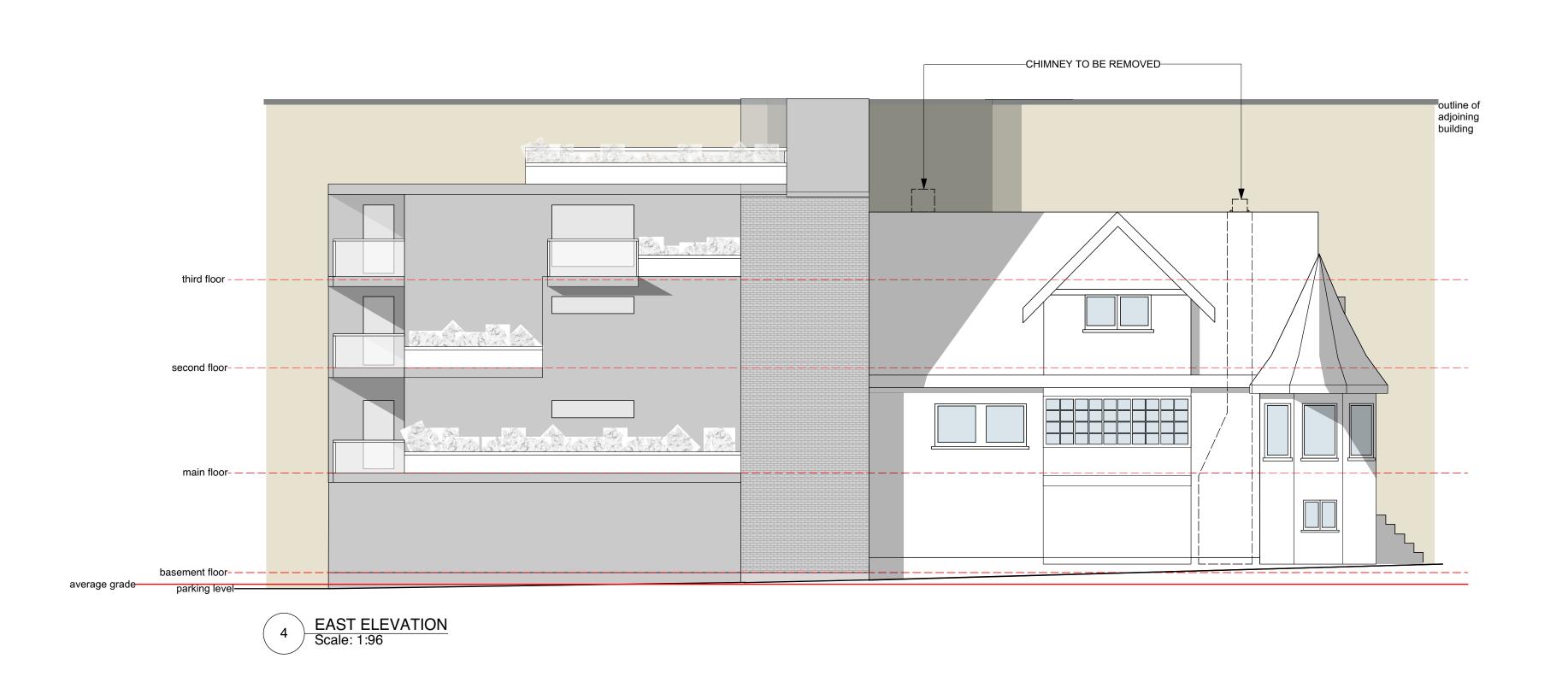
THIRD FLOOR AND ROOF PLAN

SCALE	JOB No.
AS SHOWN	1124 - 1741
PLOT DATE	
AUG 14, 2019	
DRAWN	A-2.1
JK/JA	/ \ -∠. I









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	COMMENTS		
No.	DESCRIPTION	DATE	1
1	PRELIMINARY DESIGN	4/11/18	
2	PRELIMINARY DESIGN	3/1/19	
3	REZONING SUBMISSION	15/8/19	Ī
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			İ
			1

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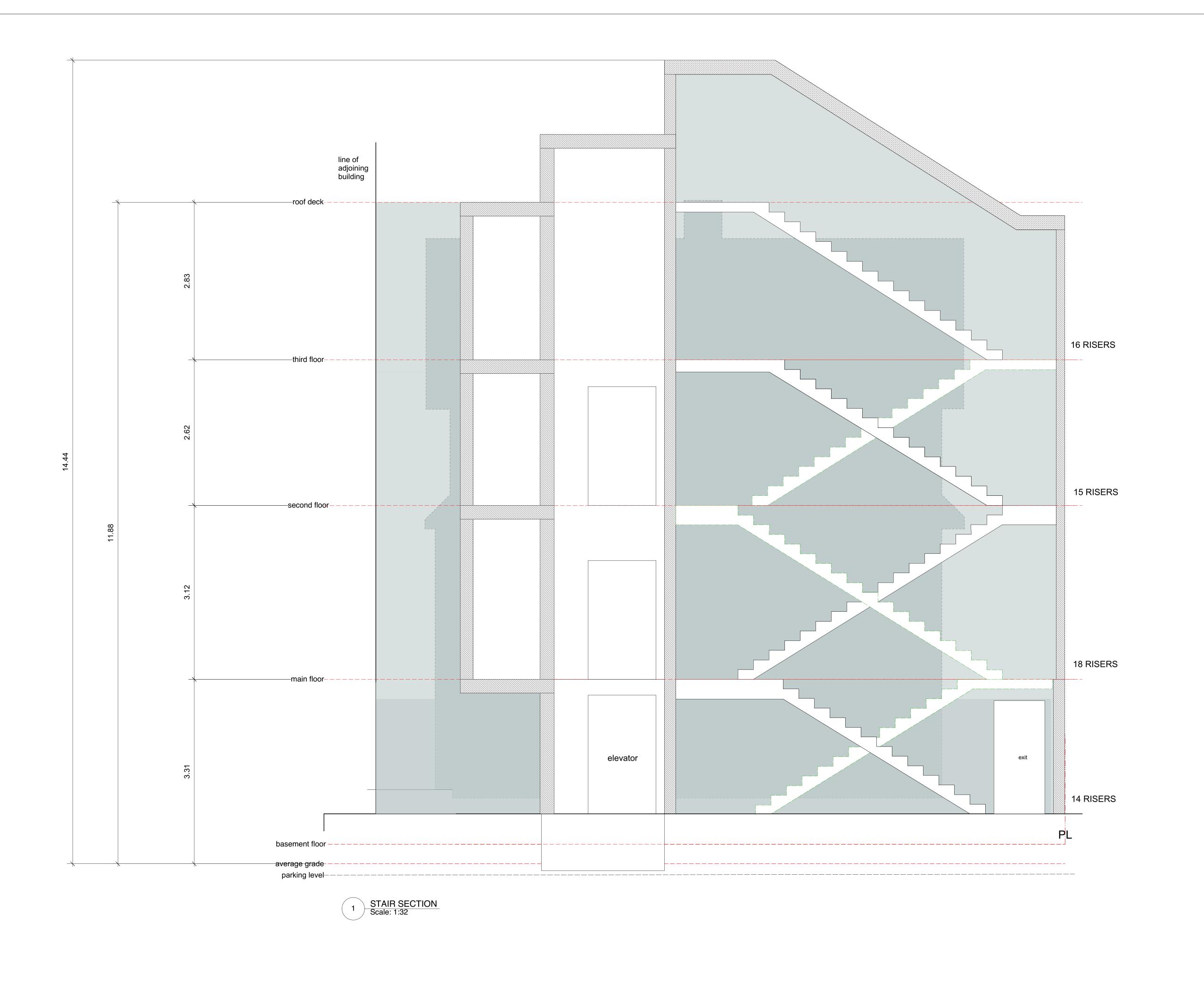
PROJECT

PROPOSED DEVELOPMENT FOR 1125 FORT STREET, VICTORIA

SHEET TITLE

ELEVATIONS

SCALE	JOB No.
AS SHOWN	1124 - 1741
PLOT DATE AUG 14, 2019	
DRAWN JK/JA	A-3.0



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	COMMENTS		
No.	DESCRIPTION	DATE	ВҮ
1	PRELIMINARY DESIGN	4/11/18	JK
2	PRELIMINARY DESIGN	3/1/19	JK
3	REZONING SUBMISSION	15/8/19	JA

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PROJECT

PROPOSED DEVELOPMENT FOR 1125 FORT STREET, VICTORIA

SHEET TITLE

SECTIONS

SCALE	JOB No.
AS SHOWN	1124 - 1741
PLOT DATE AUG 14, 2019	
DRAWN JK/JA	A-4.0

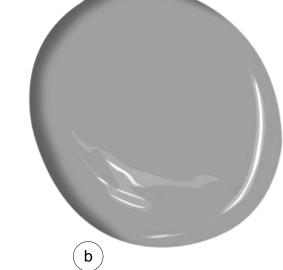


- 1 BRICK OR ALIKE CLADDING, COLOUR TO BE WARM GREY
- 2 VERTICLE CEMENT BOARD PANELS
- 3 SOFT TEXTURED STUCCO PAINTED
- 4 STAINED CEDAR SOFFITS
- 5 STAINED VERTICLE CEDAR SCREENING ON BALCONY
- 6 DARK GREY ALUM FLASHING
- a PAINT BM VC-16
- b PAINT BM AF-700 OR ALIKE PRE-PAINTED CEMENT BOARD
- PAINT BM VC-1 OR ALIKE PRECOLOURED STUCCO
- d vc-20
- **e** VC-16
- f vc-7















MEARES STREET (REAR) SOUTH ELEVATION
Scale: 1/8" = 1'-0"



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	COMMENTS		
No.	DESCRIPTION	DATE	E
1	PRELIMINARY DESIGN	4/11/18	J
2	PRELIMINARY DESIGN	3/1/19	J
3	REZONING SUBMISSION	11/3/19	J
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PROPOSED DEVELOPMENT FOR 1125 FORT STREET, VICTORIA

SHEET TITLE

COLOUR BOARD

JOB No.

	1124 - 1741
PLOT DATE AUG 15, 2019	
DRAWN JK/JA	A-5.0