

1 CONTEXT PLAN
Scale: 1:1000

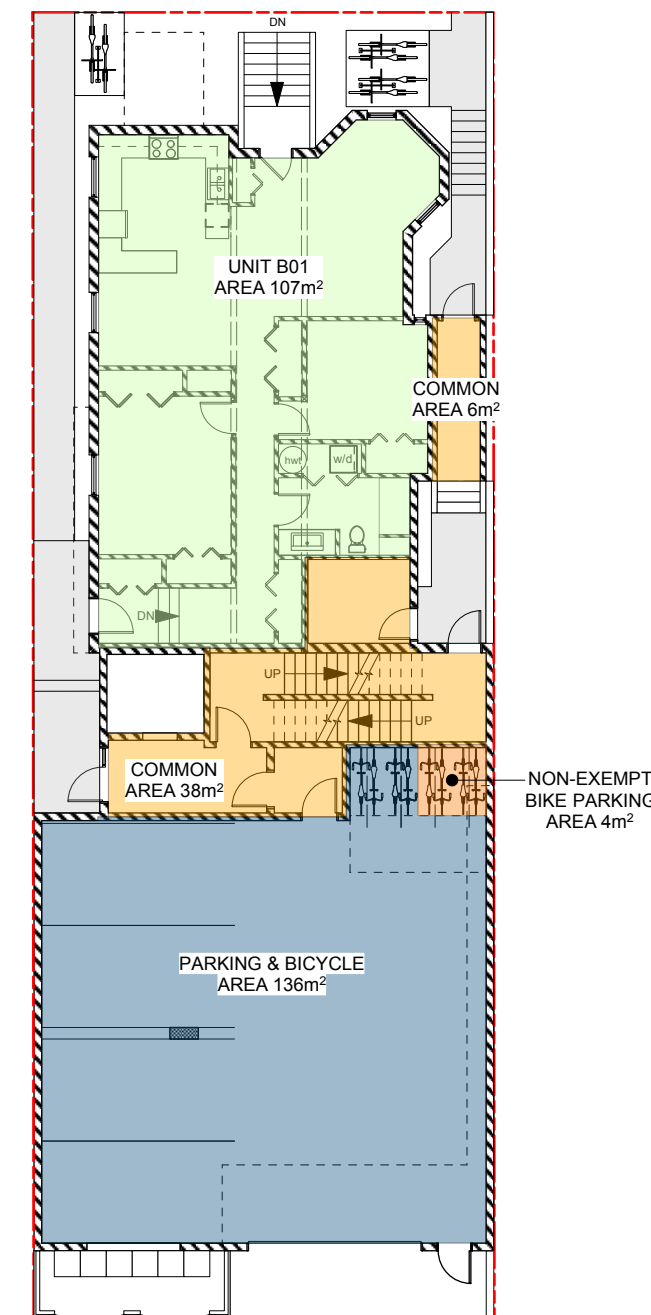
CIVIC ADDRESS: 1125 FORT STREET, VICTORIA B.C.
LEGAL: WESTERLY 20 FEET OF LOT 1111
AND THE EASTERLY 20 FEET OF LOT 1112,
BOTH OF VICTORIA CITY EXCEPT THE
NORTHERLY 8 FEET THEREOF

ZONING INFORMATION		
LOT INFORMATION	EXISTING	PROPOSED
Zone	R3-1	Site Specific
Site Area	420.6 m ²	unchanged
Total Floor Area	371 m ²	808 m ²
FSR	0.88 : 1	1.92 : 1
Site Coverage	35%	81%
Open Site Space	59%	16%
Height of Existing Dwelling	existing	unchanged
Height of Addition	—	12.43 m
Number of Storeys [Existing Dwelling]	3 storeys	unchanged
Number of Storeys [Addition]	—	4
Parking Stalls	1	4 <i>variance required</i>
Bicycle Parking	—	Existing Dwelling: No required bike parking per Schedule C 3.2.1(b) Addition: 1.25 spaces per dwelling unit > 45 m ² x 3 4 required 8 provided + 6 short term
Setbacks		
Front Yard [Fort Street]	5.33 m	2.60 m
Rear Yard [Meares Street]	12.18 m	1.74 m
Side Yard [West]	0.00 m	0.00 m
Side Yard [East]	0.23 m	0.00 m
Residential Use Details		
Total Number of Units	1	5
Unit Types	Single Family	1 Rental 4 Strata <i>refer to unit summary</i>
Ground-Orientated Units	2	2
Minimum Floor Area	—	106 m ²
Total Residential Floor Area	371 m ²	659 m ²

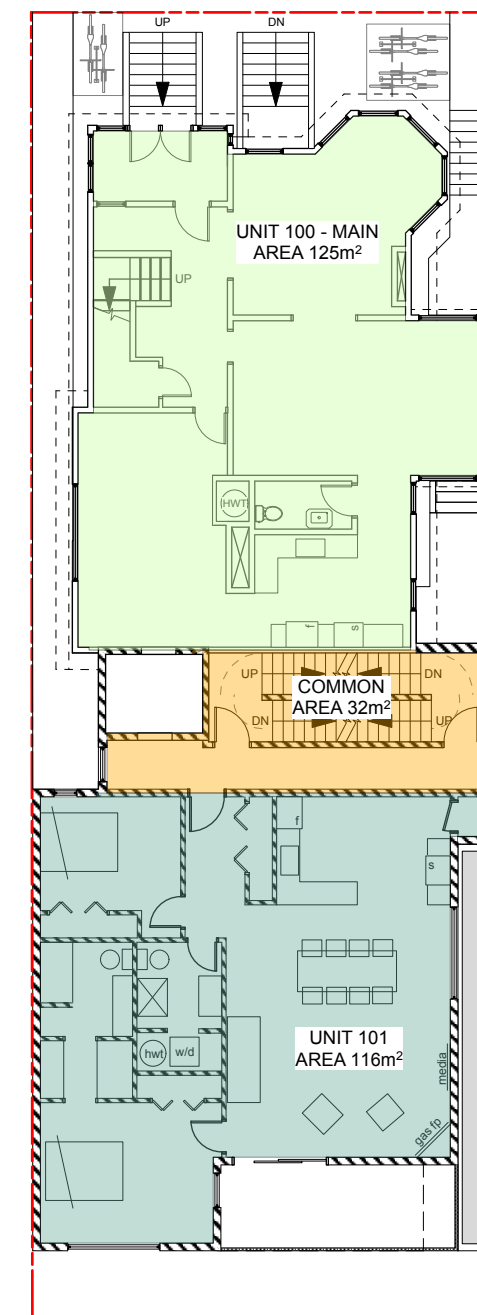
UNIT SUMMARY		
UNIT	AREA	TYPE
Existing		
Unit B01	106 m ²	2 bed 1 bath
Unit 100	220 m ²	3 bed 3 bath
Addition		
Unit 101	115 m ²	2 bed 2 bath
Unit 201	111 m ²	2 bed 2 bath
Unit 301	107 m ²	2 bed 2 bath

Note: Unit areas above measured to interior face of exterior and demising walls.

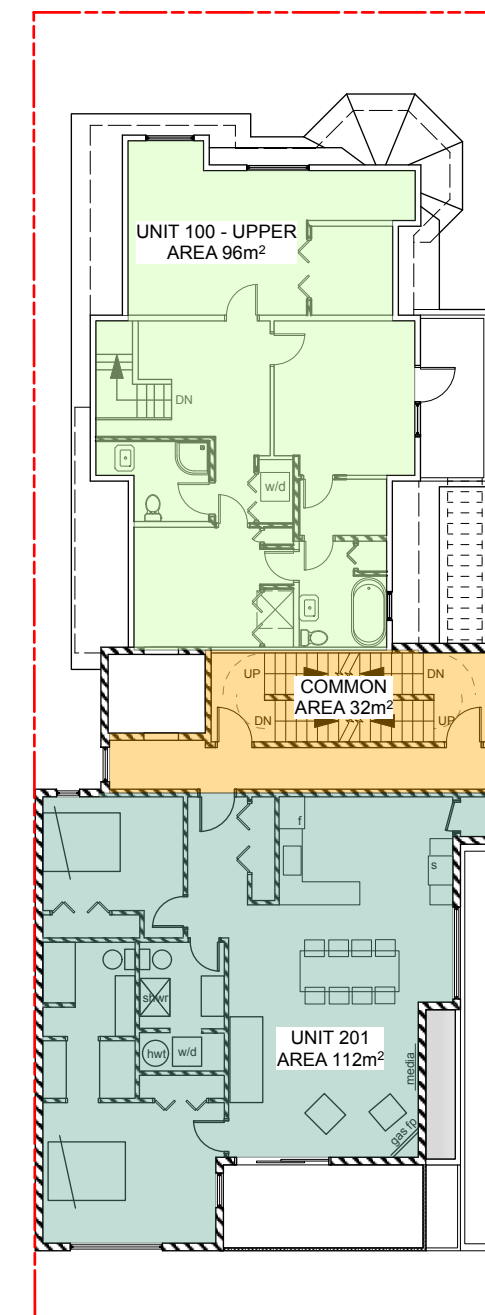
SUITE MIX	
TYPE	NUMBER
2 bed 1 bath	1
2 bed 2 bath	3
3 bed 3 bath	1
Total	5



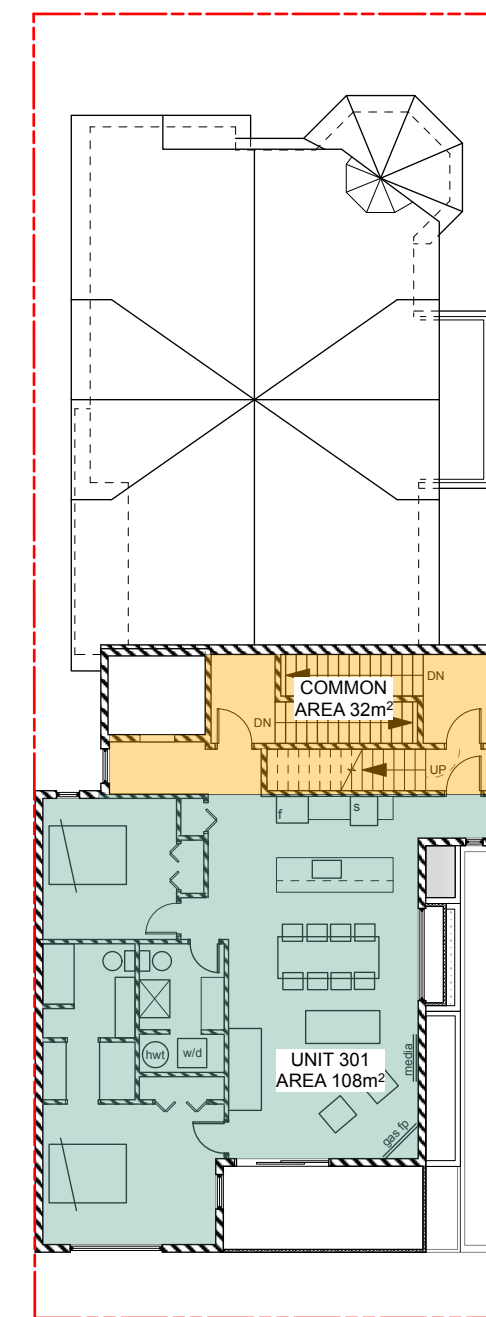
BASEMENT	
FLOOR AREAS:	
UNIT B01	107m ²
COMMON	48m ²
PARKING AND BIKE	136m ² (excluded from total)
TOTAL FLOOR AREA	155m ²



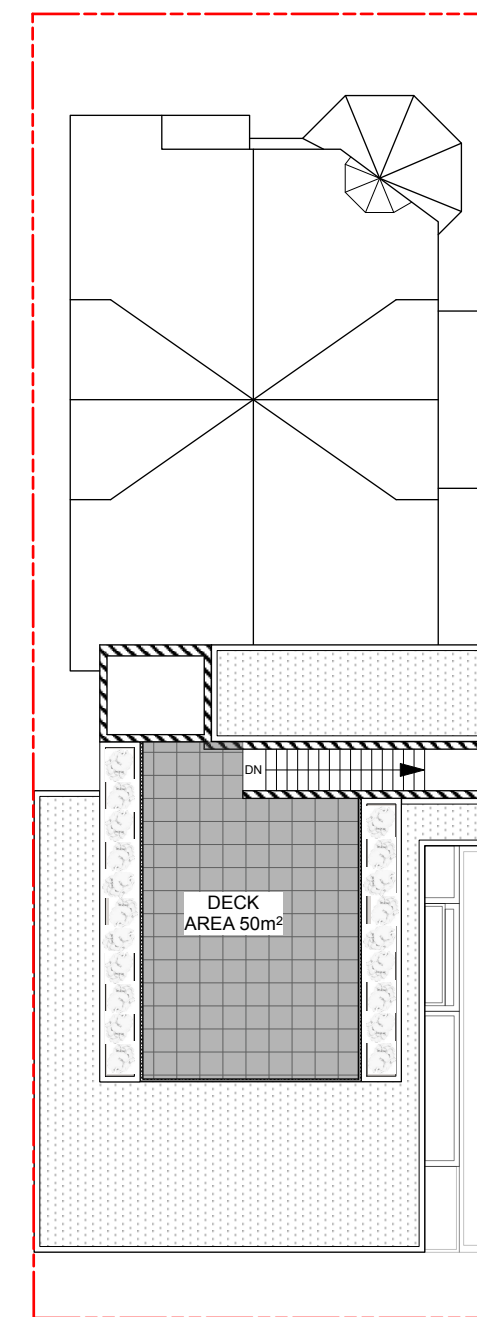
MAIN FLOOR	
FLOOR AREAS:	
SUITE 100	125m ²
SUITE 101	116m ²
COMMON	32m ²
TOTAL FLOOR AREA	273m ²



SECOND FLOOR	
FLOOR AREAS:	
SUITE 100	96m ²
SUITE 201	112m ²
COMMON	32m ²
TOTAL FLOOR AREA	240m ²

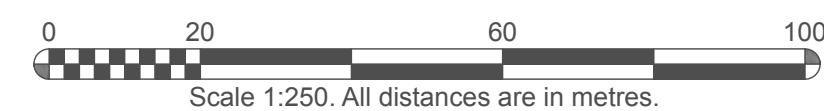


THIRD FLOOR	
FLOOR AREAS:	
SUITE 301	108m ²
COMMON	32m ²
TOTAL FLOOR AREA	140m ²



ROOF DECK	
FLOOR AREAS:	
DECK	50m ² (excluded from total)
TOTAL FLOOR AREA	n/a

SITE PLAN OF THE EASTERLY 20 FEET OF LOT 1112 AND THE WESTERLY 20 FEET OF LOT 1111, BOTH IN VICTORIA CITY EXCEPT THE NORTHERLY 8 FEET THEREOF.



NOTE:

Lot dimensions shown are based upon Plan EPP94814 and may vary from those registered.

Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey.

Geodetic elevations shown are based upon observations to geodetic control monument 9-2 (Elev. -29.68m).

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

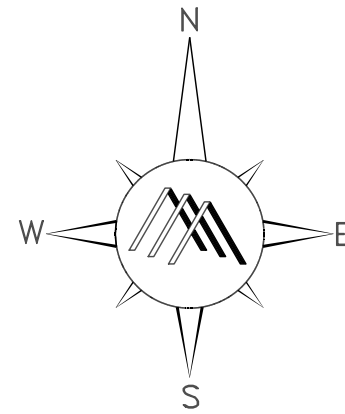
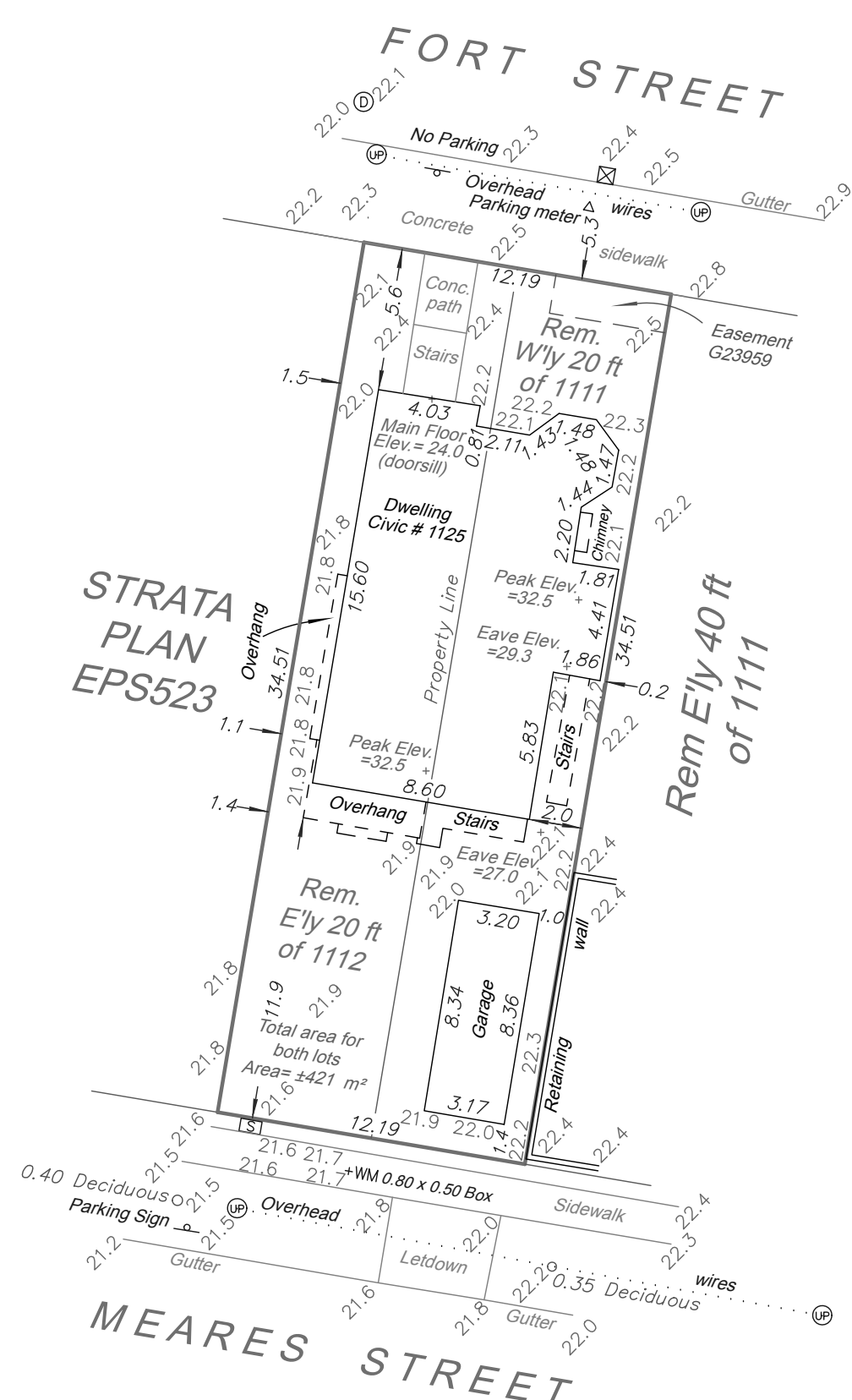
Field survey dated November 25th and 27th, 2019.

PID: 009-394-338 (Westerly 20 feet of lot 1111)
PID: 009-394-311 (Easterly 20 feet of lot 1112)

Both parcels are subject to charges:
-Easements F44889 and G23959

LEGEND	
☒	Denotes catch basin
+WM	Denotes water meter
⊙	Denotes drain manhole
⊙	Denotes sewer manhole
⊙	Denotes sewer service box
⊙	Denotes approximate tree location, diameter and species
⊙	Denotes ground elevation
⊙	Denotes utility pole
⊙	Denotes sign

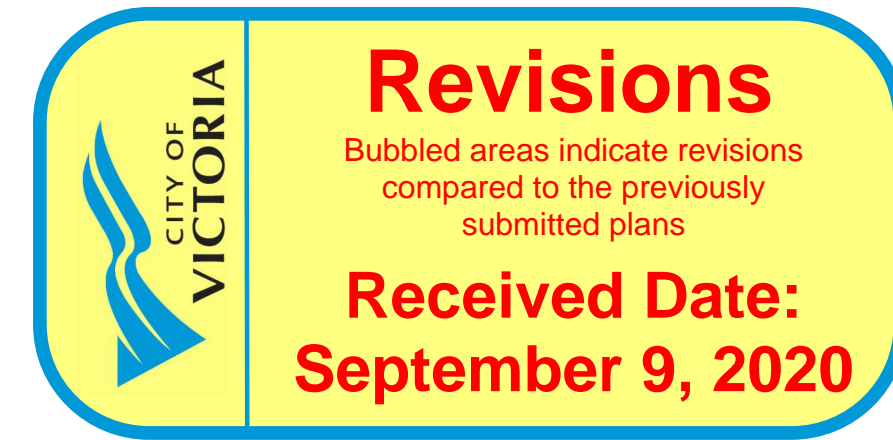
Summit Land Surveying
Operated by Apex Land Surveying Ltd.
#101-630 Goldstream Avenue
Victoria B.C. V9B 2W8
Telephone 250-391-6708
www.summitsurveying.ca
File: 9-KEAY-SP Date: December 2, 2019



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2 SURVEY
Scale: 1:250

3 AREA CALCULATIONS
Scale: 1:200



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COMMENTS			
No.	DESCRIPTION	DATE	BY
1	PRELIMINARY DESIGN	18/11/04	JK
2	PRELIMINARY DESIGN	19/01/03	JK
3	REZONING SUBMISSION	19/08/15	JA
4	REZONING SUBMISSION REVISIONS	20/03/02	NS
5	REZONING SUBMISSION REVISIONS	20/09/08	NS

GENERAL NOTES

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DRAWING LIST

- A-1.0 PROJECT INFORMATION
- A-1.1 SITE PLAN
- A-2.0 BASEMENT, FIRST, AND SECOND FLOOR PLANS
- A-2.1 THIRD FLOOR AND ROOF PLAN
- A-3.0 ELEVATIONS
- A-4.0 SECTIONS AND STREETSCAPES
- A-5.0 COLOUR BOARD

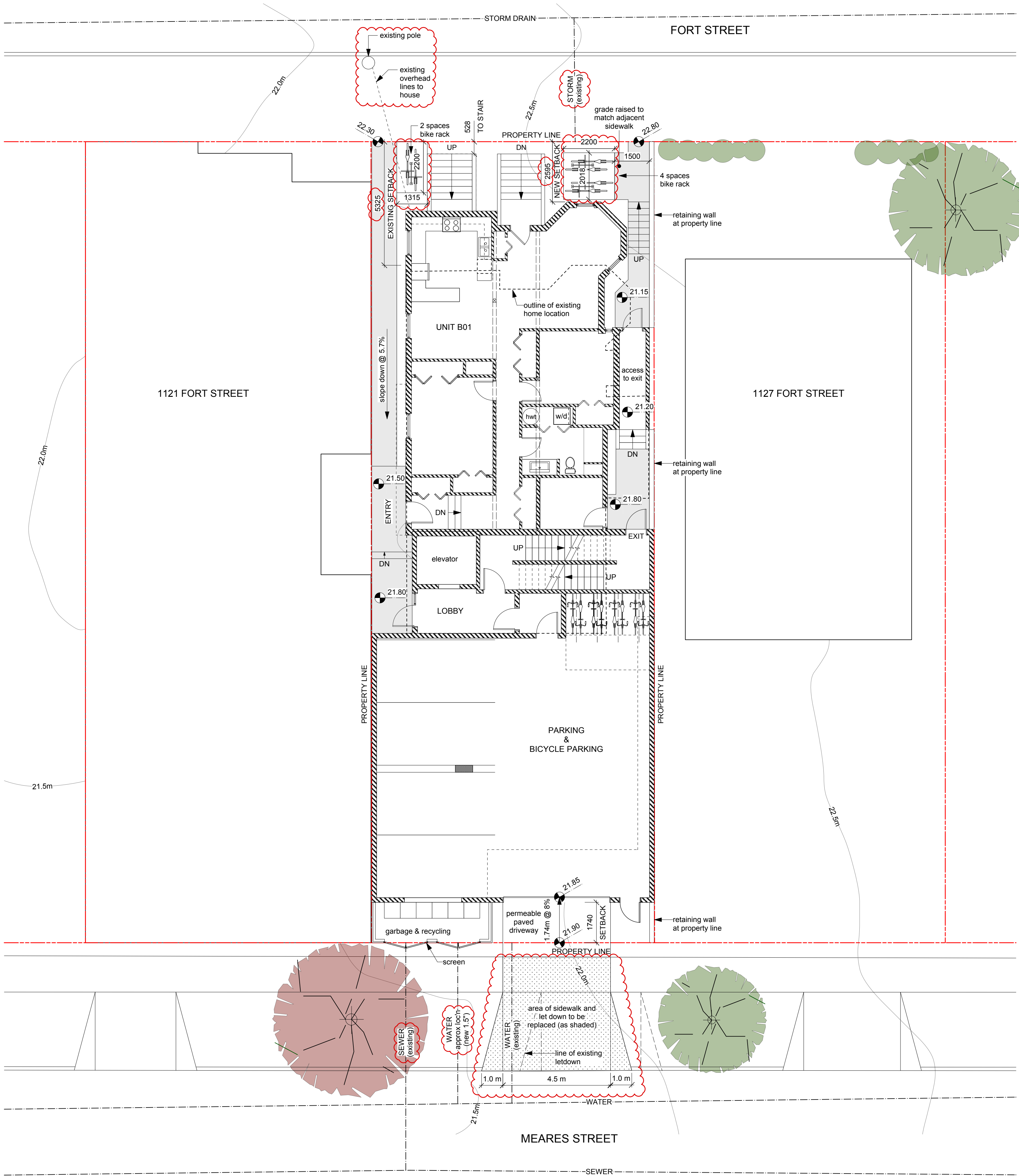
PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE

PROJECT INFORMATION

SCALE AS SHOWN	JOB No. 1741
PLOT DATE Sep 08, 2020	A-1.0
DRAWN JK/NS	



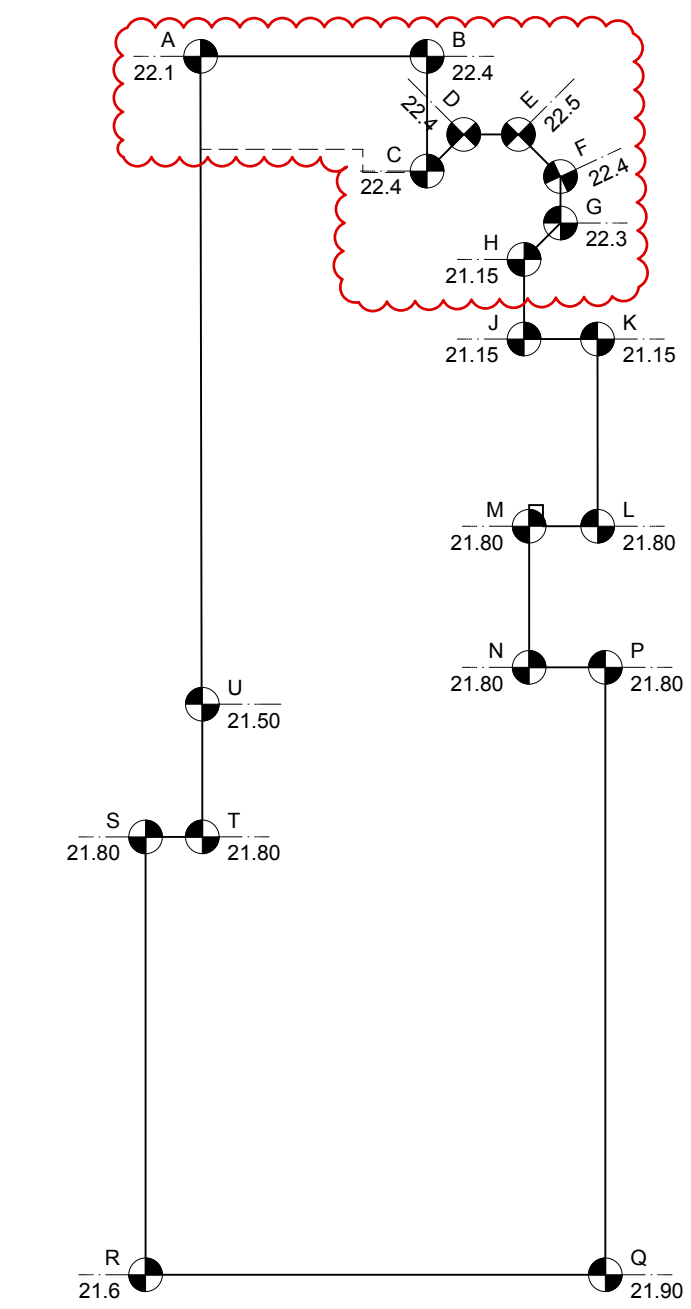
1 SITE PLAN
Scale: 1:100

GRADE POINTS

Point	Grade
A	22.10
B	22.40
C	22.40
D	22.40
E	22.50
F	22.50
G	22.10
H	21.15
J	21.15
K	21.15
L	21.80
M	21.80
N	21.80
P	21.80
Q	21.90
R	21.80
S	21.80
T	21.80
U	21.50

CALCULATIONS

Line	Average Grade	Distance	Totals
AB	22.25	5.99	133.28
BC	22.40	3.03	67.87
CD	22.40	1.37	30.69
DE	22.45	1.44	32.33
EF	22.50	1.58	35.55
FG	22.30	1.23	27.43
GH	21.63	1.36	29.41
HJ	21.15	2.11	44.63
JK	21.15	1.94	41.03
KL	21.48	4.95	106.30
LM	21.80	1.81	39.46
MN	21.80	4.29	93.52
NP	21.80	2.02	44.04
PQ	21.85	16.07	351.13
QR	21.75	12.16	264.48
RS	21.70	11.59	251.50
ST	21.80	14.90	324.82
TU	21.65	3.51	75.99
UA	21.80	14.68	320.02
TOTAL	-	106.03	2313.48
AVERAGE GRADE	21.82		



2 AVERAGE GRADE CALCULATIONS
NTS

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PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE

SITE PLAN

SCALE
AS SHOWN

JOB No.
1741

PLOT DATE
Sep 08, 2020

DRAWN
JK/NS

A-1.1

COMMENTS

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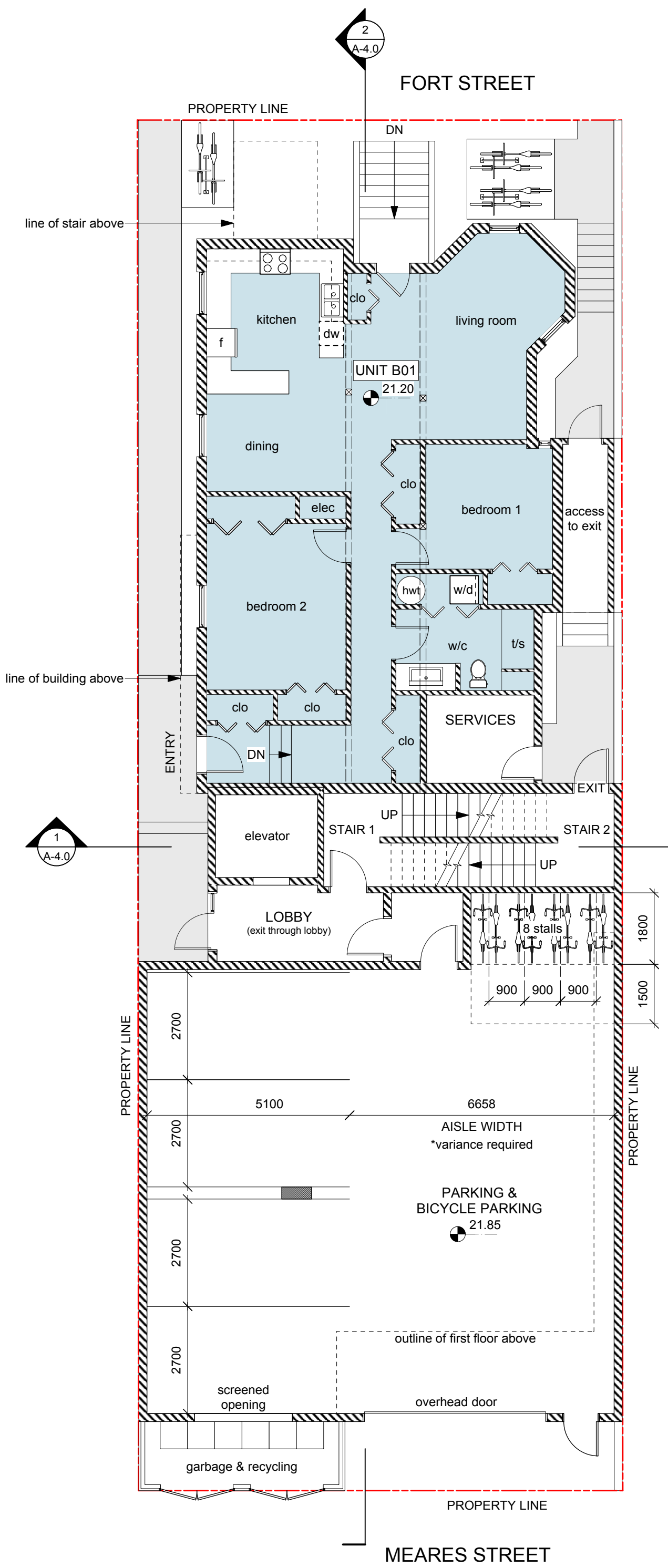
PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

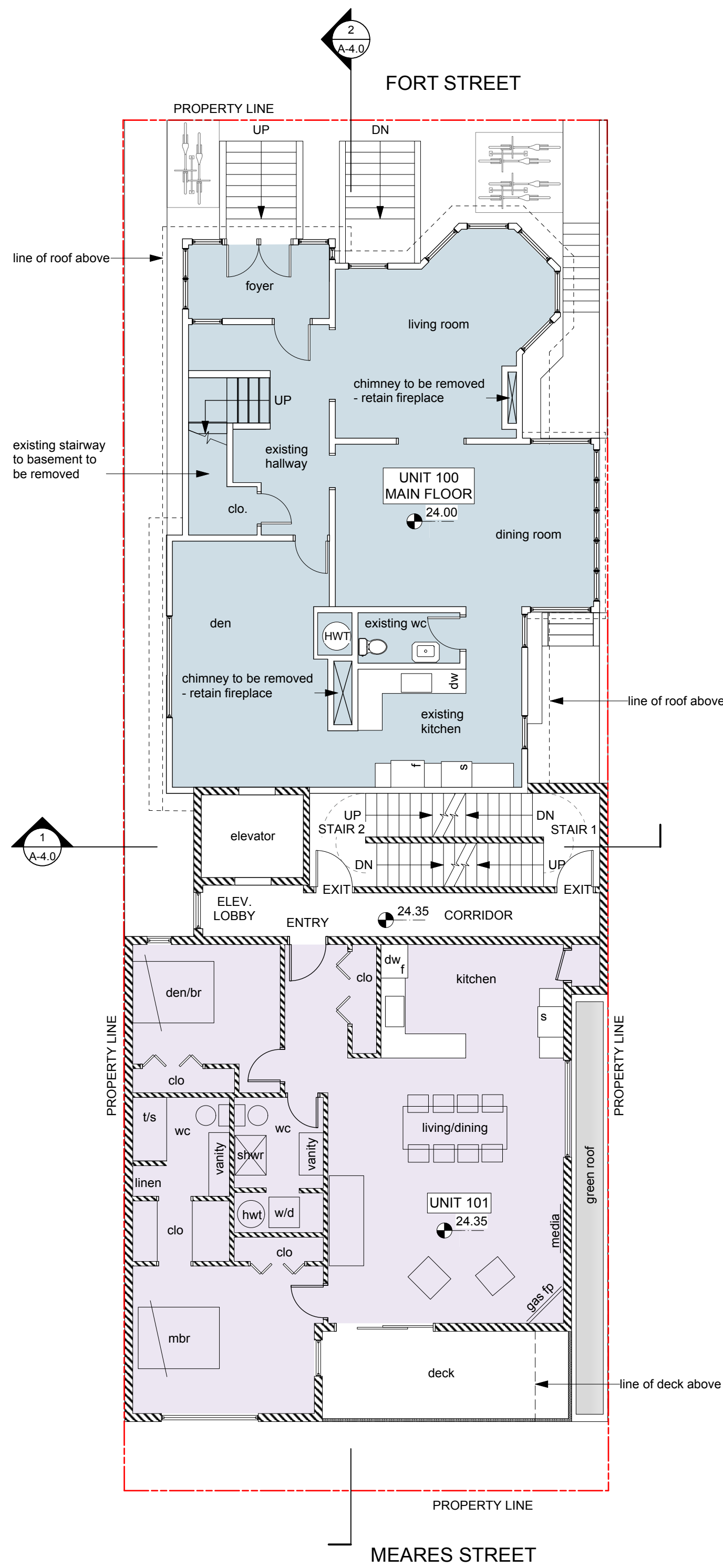
SHEET TITLE

BASEMENT
FIRST AND
SECOND
FLOOR PLANS

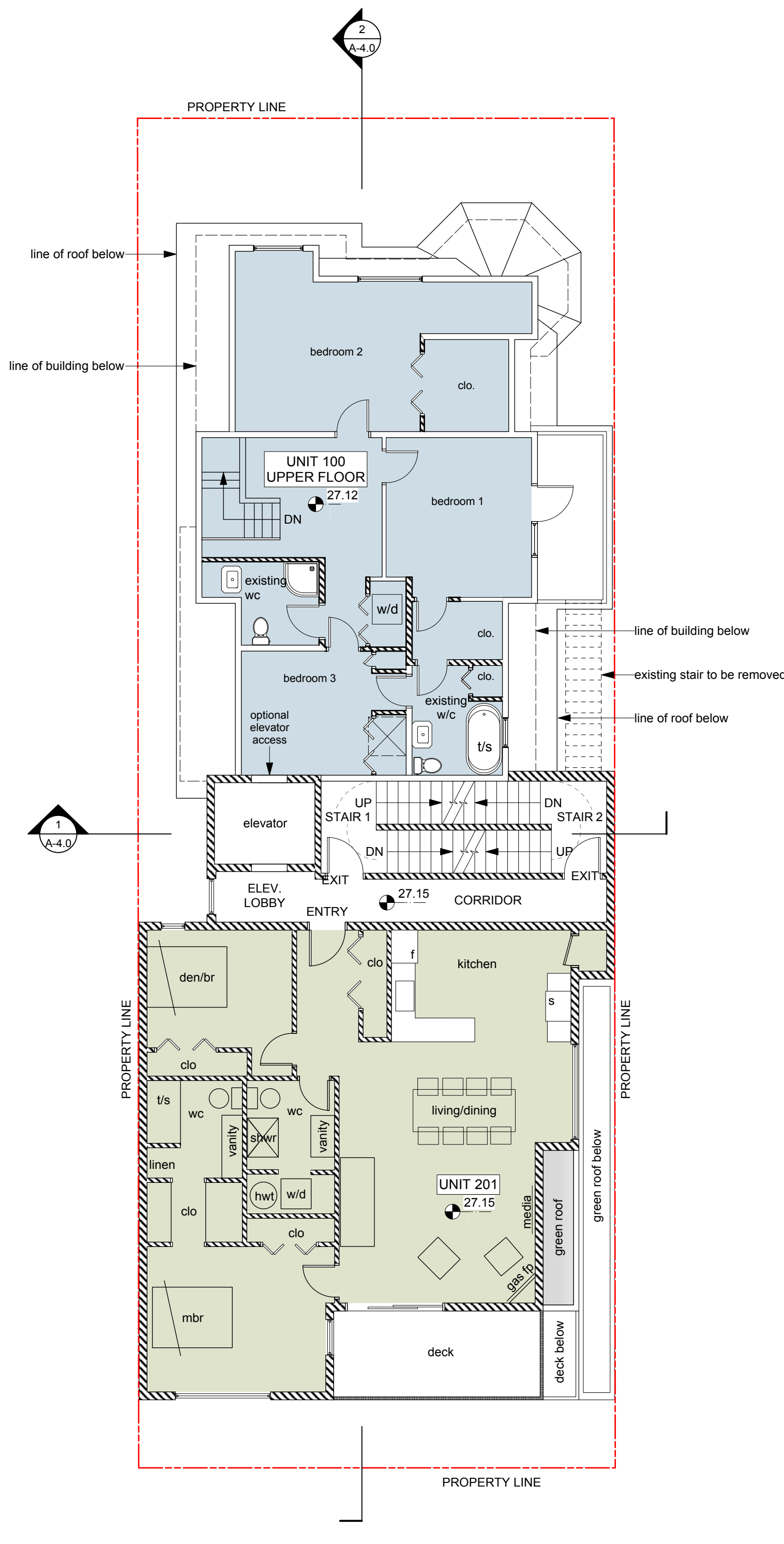
SCALE AS SHOWN	JOB No. 1741
PLOT DATE Sep 08, 2020	A-2.0
DRAWN JK/NS	



1 BASEMENT AND PARKING PLAN
Scale: 1:100



2 FIRST FLOOR PLAN
Scale: 1:100



3 SECOND FLOOR PLAN
Scale: 1:100

COMMENTS			
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1	PRELIMINARY DESIGN	18/11/04	JK
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PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE

THIRD FLOOR AND ROOF PLANS

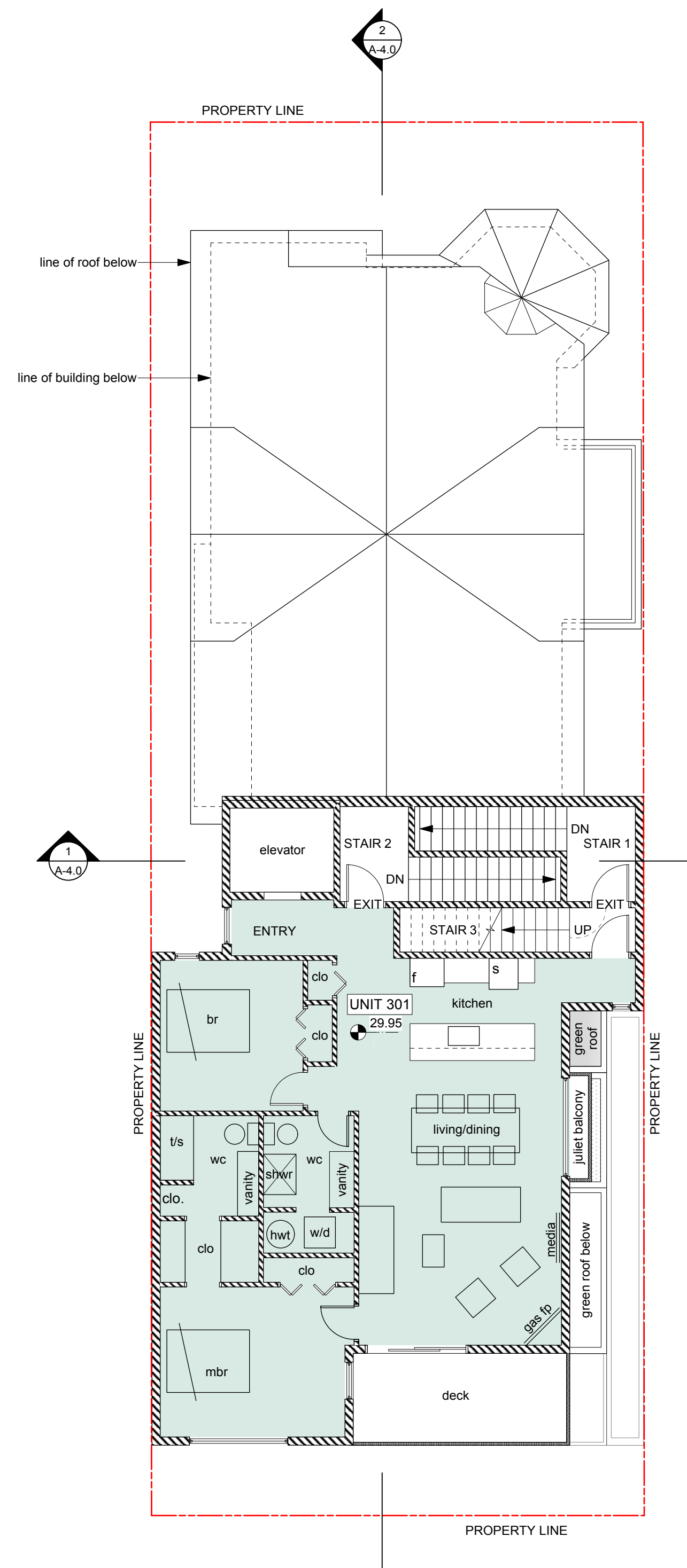
SCALE
AS SHOWN

JOB No.
1741

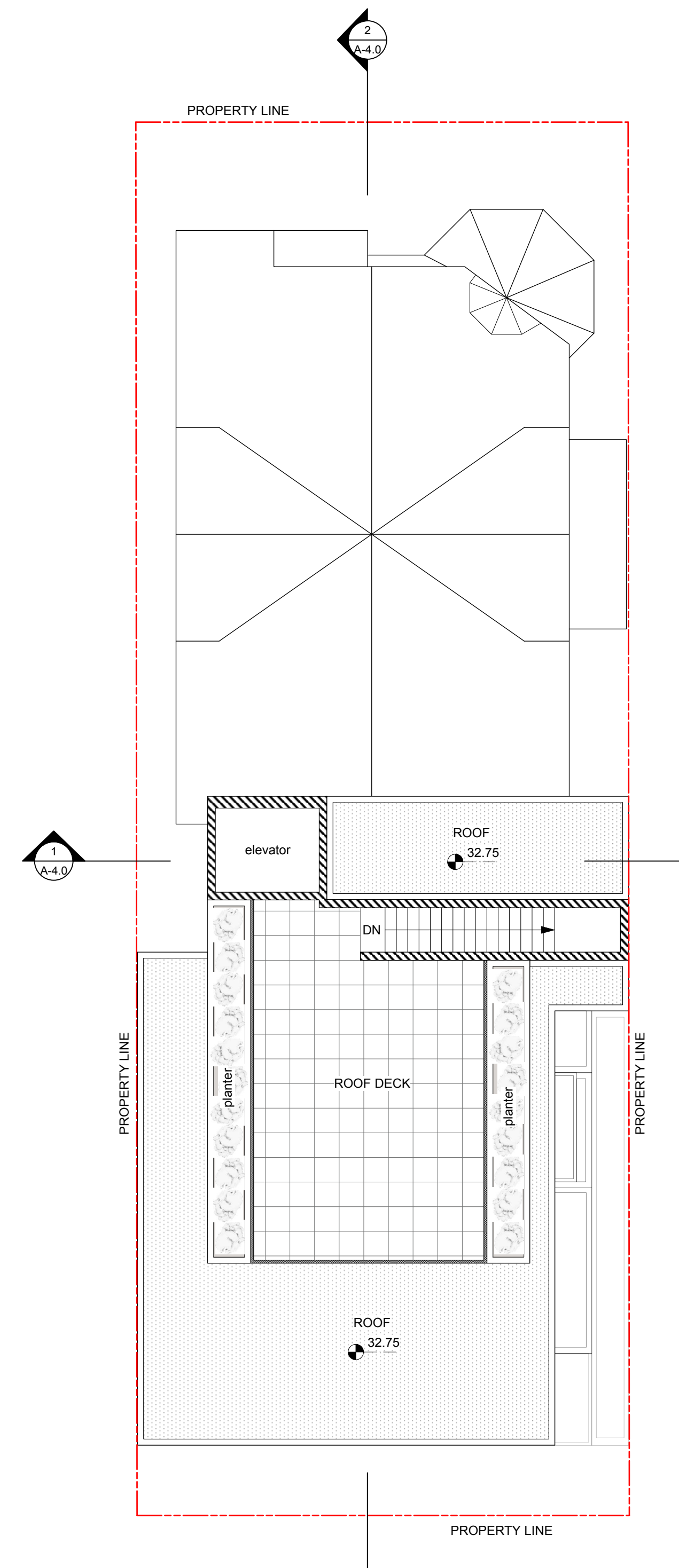
PLOT DATE
Sep 08, 2020

DRAWN
JK/NS

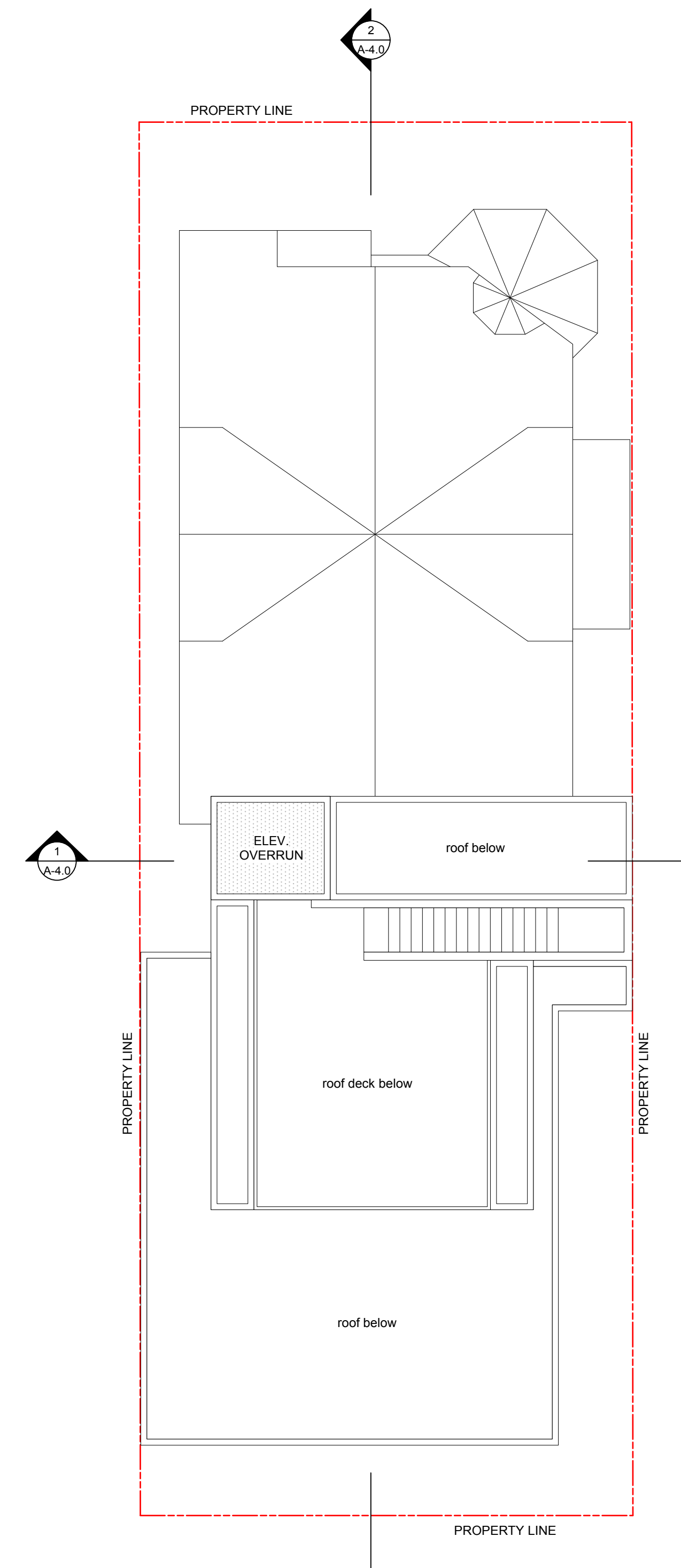
A-2.1



1 THIRD FLOOR PLAN
Scale: 1:100



2 ROOF DECK PLAN
Scale: 1:100



3 UPPER ROOF PLAN
Scale: 1:100

COMMENTS

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1	PRELIMINARY DESIGN	18/11/04	JK
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PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE

ELEVATIONS

SCALE
AS SHOWN

JOB No.
1741

PLOT DATE
Sep 08, 2020

DRAWN
JK/NS

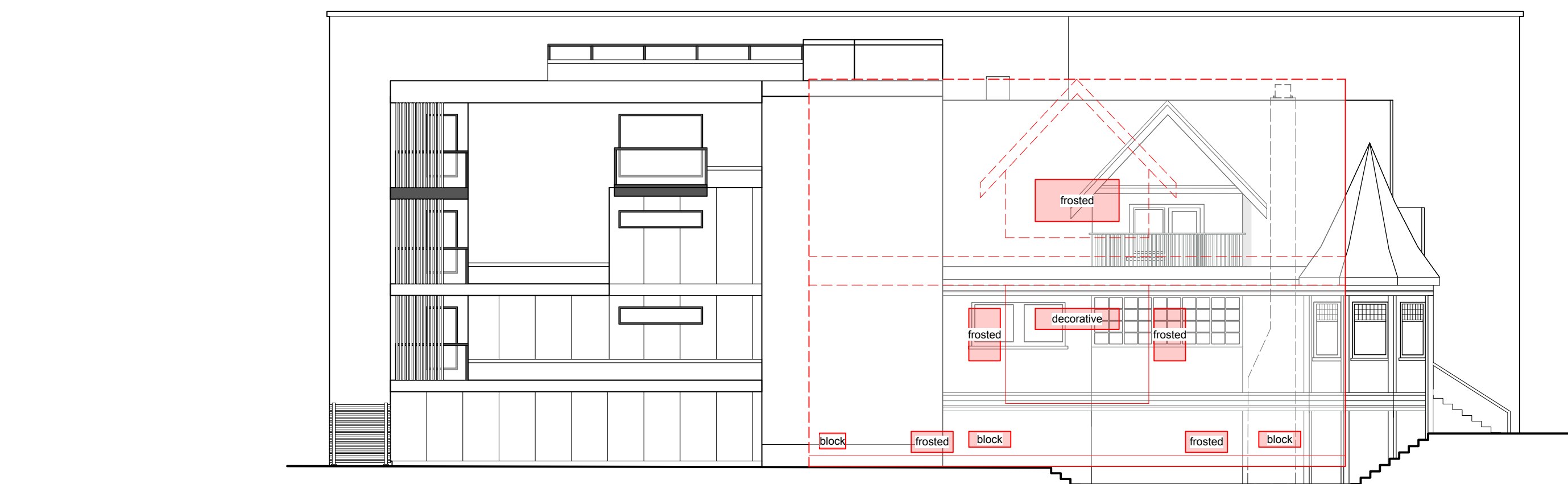
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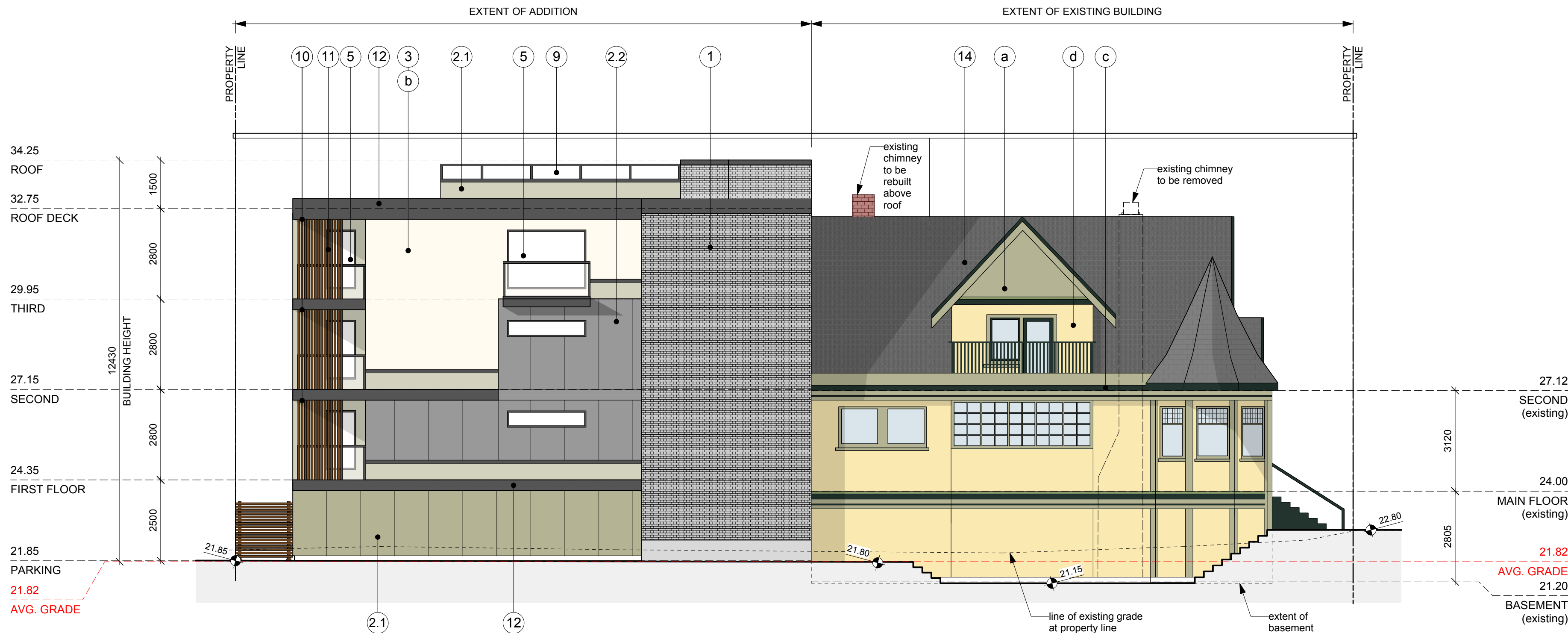
1 MEARES STREET (REAR) SOUTH ELEVATION
Scale: 1:100



3 FORT STREET (FRONT) NORTH ELEVATION
Scale: 1:100



5 EAST ELEVATION WINDOW OVERLAY
N.T.S.
*Windows at 1127 Fort Street



2 EAST ELEVATION
Scale: 1:100



4 WEST ELEVATION
Scale: 1:100

MATERIALS SCHEDULE

MATERIALS

- BRICK OR ALIKE CLADDING
- MUTUAL MATERIALS - SEA GREY (SMOOTH)
- HARDIPANEL VERTICAL SIDING - KEYLINE (or similar cement board panel)
- HARDIPANEL VERTICAL SIDING - GRAY SLATE (or similar cement board panel)
- SOFT TEXTURED STUCCO - PAINTED (BM-VC-1 : OXFORD IVORY)
- CONCRETE BLOCK
- VINYL WINDOWS - CHARCOAL
- VINYL SLIDING DOORS - CHARCOAL
- METAL DOOR - PAINTED (BM-VC-20 : VANCOUVER GREEN)
- ALUMINUM AND GLAZED DOOR - CHARCOAL
- ALUMINUM AND FROSTED GLASS GUARDS - CHARCOAL
- STAINED CEDAR SOFFITS
- STAINED CEDAR SCREENING WITH GATES
- ALUMINUM FLASHING - CHARCOAL
- ALUMINUM AND GLASS OVERHEAD DOOR
- ASPHALT SHINGLES - CHARCOAL
- WOOD AND METAL CANOPY

COLOURS

- BM-VC-16 : COMOX SAGE
- BENJAMIN MOORE - VANCOUVER COLLECTION
- BM-VC-1 : OXFORD IVORY
- BENJAMIN MOORE - VANCOUVER COLLECTION (or similar precoloured stucco)
- BM-VC-20 : VANCOUVER GREEN
- BENJAMIN MOORE - VANCOUVER COLLECTION
- BM-VC-7 : EDWARDIAN CREAM
- BENJAMIN MOORE - VANCOUVER COLLECTION

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PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE

SECTIONS
AND
STREETSCAPES

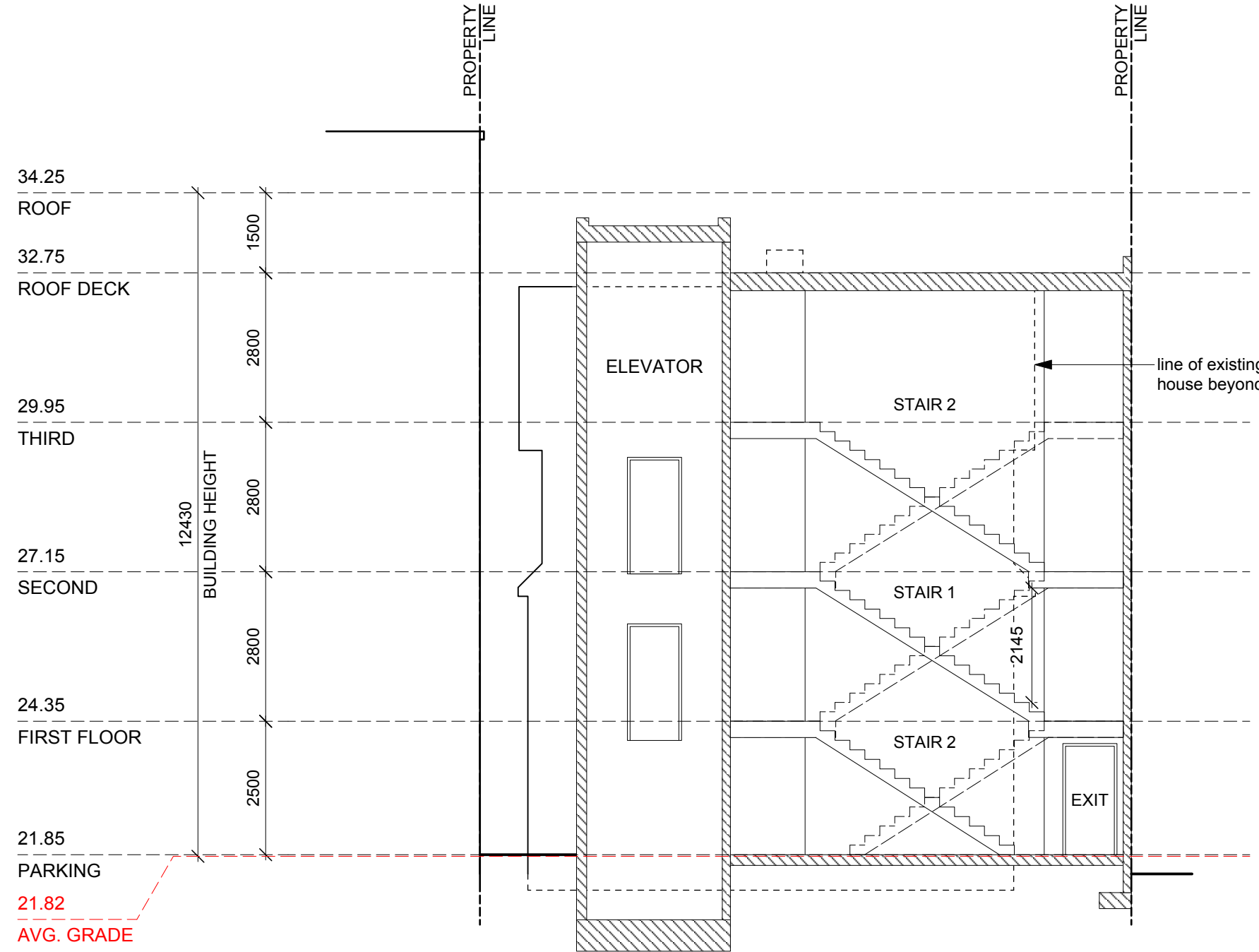
SCALE
AS SHOWN

JOB No.
1741

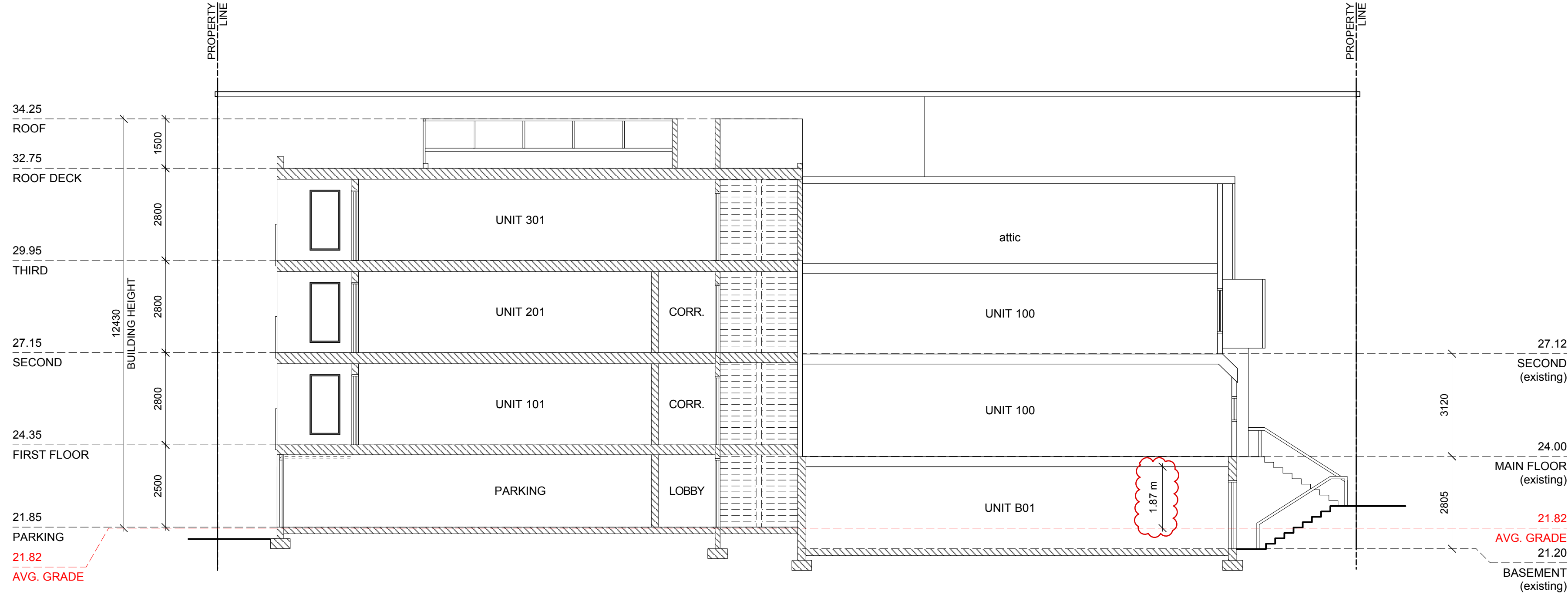
PLOT DATE
Sep 08, 2020

DRAWN
JK/NS

A-4.0



1 CROSS SECTION AT STAIR
Scale: 1:100



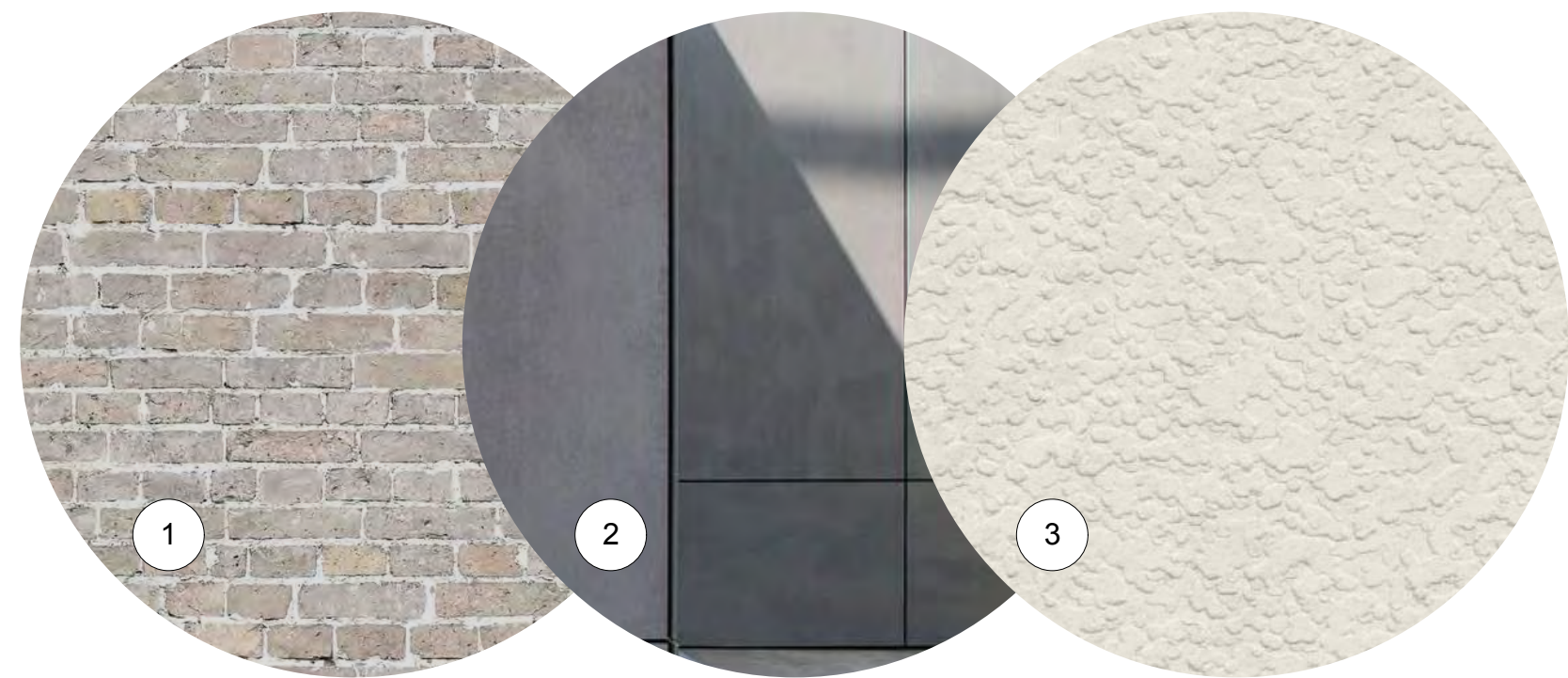
2 LONGITUDINAL SECTION
Scale: 1:100



3 STREETSCAPE - FORT STREET



4 STREETSCAPE - MEARES STREET



MATERIALS SCHEDULE

MATERIALS

- 1 BRICK OR ALIKE CLADDING
MUTUAL MATERIALS - SEA GREY (SMOOTH)
- 2.1 HARDIEPANEL VERTICAL SIDING - KEYLIME
(or similar cement board panel)
- 2.2 HARDIEPANEL VERTICAL SIDING - GRAY SLATE
(or similar cement board panel)
- 3 SOFT TEXTURED STUCCO - PAINTED
(BM-VC-1 : OXFORD IVORY)
- 4 CONCRETE BLOCK
- 5 VINYL WINDOWS - CHARCOAL
- 6 VINYL SLIDING DOORS - CHARCOAL
- 7 METAL DOOR - PAINTED
(BM-VC-20 : VANCOUVER GREEN)
- 8 ALUMINUM AND GLAZED DOOR - CHARCOAL
- 9 ALUMINUM AND FROSTED GLASS
GUARDS - CHARCOAL
- 10 STAINED CEDAR SOFFITS
- 11 STAINED CEDAR SCREENING WITH GATES
- 12 ALUMINUM FLASHING - CHARCOAL
- 13 ALUMINUM AND GLASS OVERHEAD DOOR
- 14 ASPHALT SHINGLES - CHARCOAL
- 15 WOOD AND METAL CANOPY

COLOURS

- a BM-VC-16 : COMOX SAGE
BENJAMIN MOORE - VANCOUVER COLLECTION
- b BM-VC-1 : OXFORD IVORY
BENJAMIN MOORE - VANCOUVER COLLECTION
(or similar precoloured stucco)
- c BM-VC-20 : VANCOUVER GREEN
BENJAMIN MOORE - VANCOUVER COLLECTION
- d BM-VC-7 : EDWARDIAN CREAM
BENJAMIN MOORE - VANCOUVER COLLECTION



1 MEARES STREET (REAR) SOUTH ELEVATION



2 FORT STREET (FRONT) NORTH ELEVATION



3 EAST ELEVATION

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PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE

COLOUR BOARD

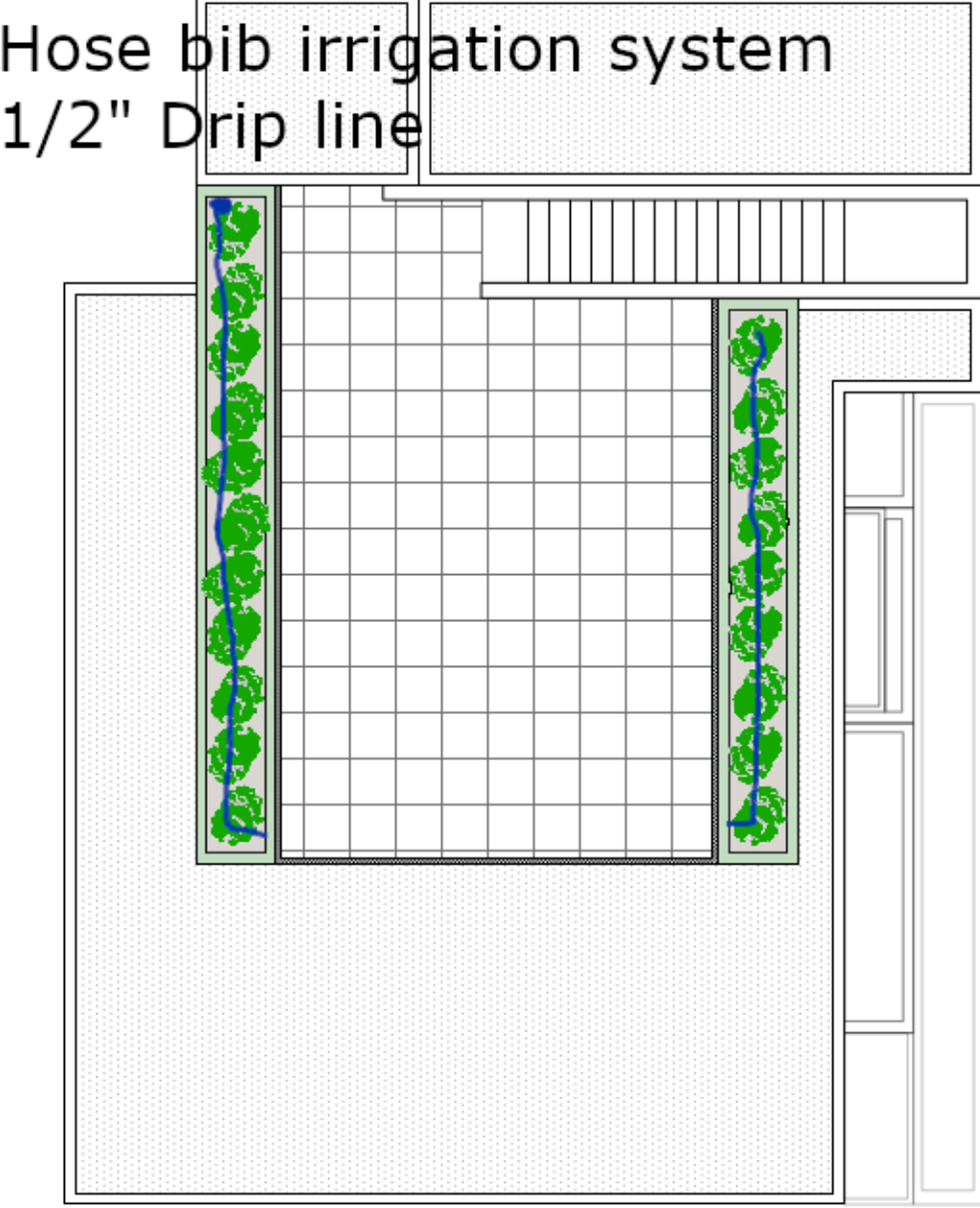
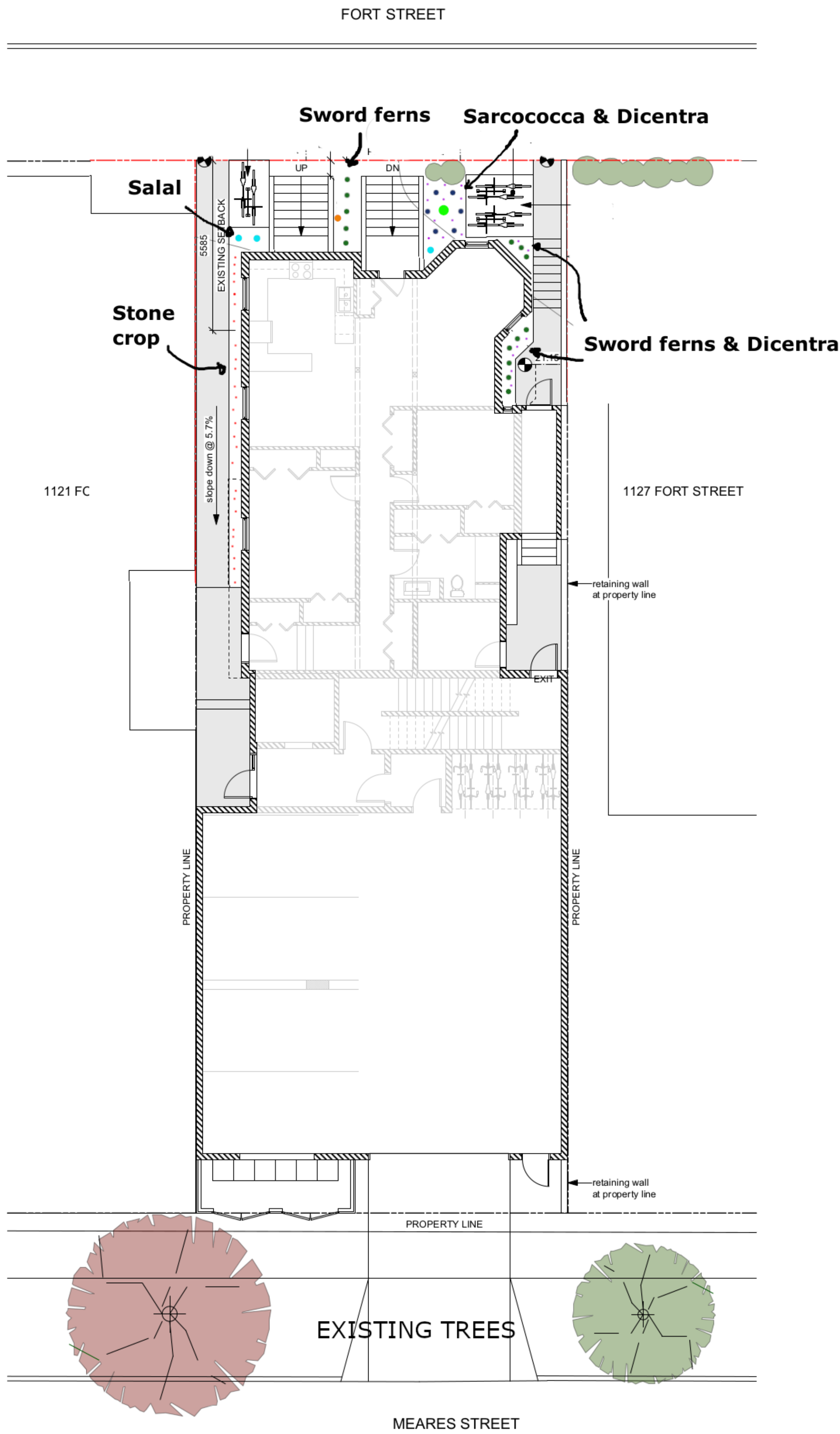
SCALE
AS SHOWN

JOB No.
1741

PLOT DATE
Sep 08, 2020

DRAWN
JK/NS

A-5.0



2 LANDSCAPE - ROOF DECK PLAN
Scale: 1:100



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 o. 250-382-3823 e. info@keayarchitecture.com

Plant List

COMMENTS			
No.	DESCRIPTION		
11	3 Gal - Sword Ferns (Polystichum munitum)		
1	3 Gal - Virginia Creeper (Parthenocissus quinquefolia)		
6	3 Gal - Sweet Boxwood (Sarcococca hookeriana)		
2	Flats - Broad-leaved Stonecrop (Sedum spathulifolium)		
3	3 Gal - Salal (Gaultheria shallon)		
1	5 Gal - Indian Plum (Oemleria cerasiformis)		
16	1 Gal - Bleeding Heart (Dicentra formosa)		
R	34 - 1 Gal - Boxwoods - Roof top planting		

This landscape plan was designed by Vision Landscaping. The front yard will have a simple modern appearance. The use of drought-tolerant natives is key in this design. Sword ferns create an elegant west coast feel while providing evergreen interest all year round. Virginia creeper will climb the up staircase turning the concrete into a beautiful, yet simple living wall. The use of live walls brings a sense of lushness and happiness to the environment. An Indian plum lies to the left of the eastern bike rack. The Indian plum is one of the first flowering native shrubs. It has a small, white flower that marks the beginning of spring and invites hummingbirds to drink from its nectar. The rest of this area will be filled with Sarcococca and Pacific Bleeding hearts. The former is a beautiful native herbaceous flower that will bring a floral element to the landscape (see below for attached picture). This flower will bring a lot of beauty to the landscape and invite hummingbirds to the environment. The Sarcococca is the one nonnative plant we have elected to use in this garden. It brings year-round interest as an evergreen shrub however it shines during the winter when its flowers bloom and release an amazing sweet scent into the landscape. Salal is a great plant to fill the west bike rack garden bed. Drought-tolerant, native, evergreen. Broadleaf stonecrop will be used to fill the small shaded bed along the eastern side of the building. All planted areas will be finished with a dark rich fish mulch to suppress weeds and reduce maintenance. The eastern rooftop gardens on the first, second and third floors will be covered with a Sedum mat. This is an excellent product that requires very little maintenance and watering. The topmost roof deck will be completed with a row of boxwoods.

Rooftop plantings:

Green roof sedum mats: 11.4 m² - This sedum mat will cover the following rooftop planters:
 First Floor - 7.2 m²
 Second Floor - 3.1 m²
 Third Floor - 1.1 m²

Roof Deck - 12.2 m² (1 @ 6.7m² + 1 @ 5.5m²)
 34 boxwoods - 1 Gal - Spacing every 18" - 131 ft²



VISION
LANDSCAPING

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PROJECT

PROPOSED DEVELOPMENT
 1125 FORT STREET
 VICTORIA

SHEET TITLE

LANDSCAPE PLAN

SCALE
AS SHOWN

PLOT DATE
March 2, 2020

L-1.0