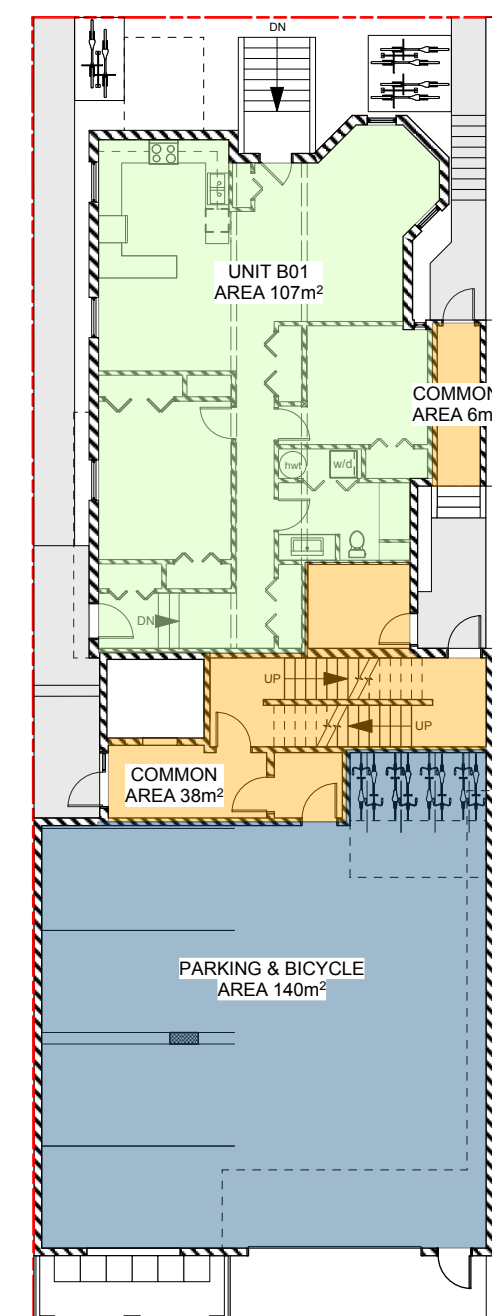




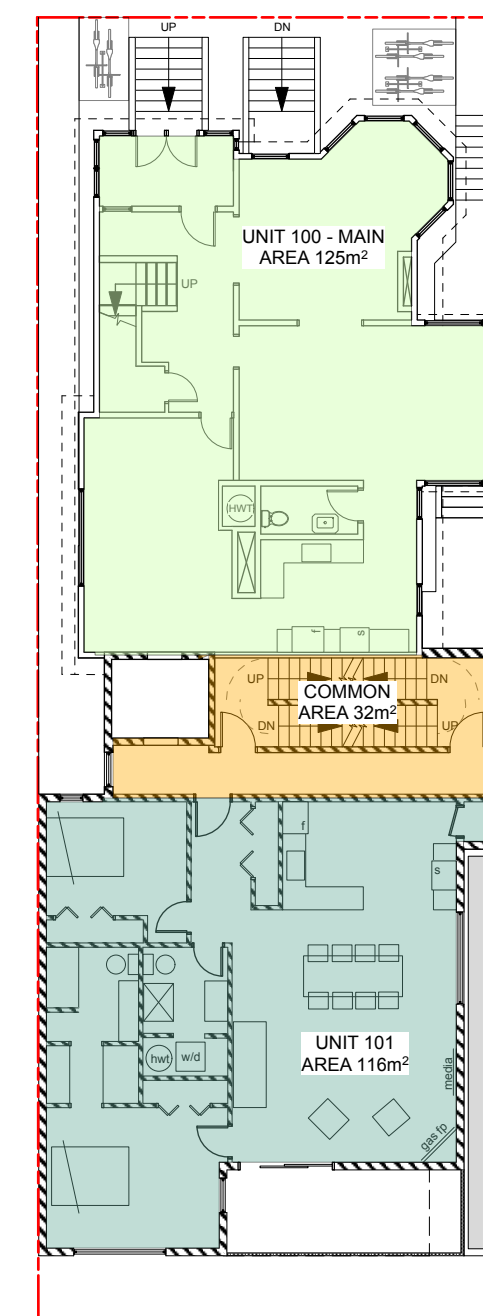
ZONING INFORMATION		
LOT INFORMATION	EXISTING	PROPOSED
Zone	R3-1	Site Specific
Site Area	—	unchanged
Total Floor Area	371 m ²	804m ²
FSR	0.88 : 1	1.91 : 1
Site Coverage	35%	81%
Open Site Space	59%	16%
Height of Existing Dwelling	existing	unchanged
Height of Addition	—	12.43 m
Number of Storeys [Existing Dwelling]	3 storeys	unchanged
Number of Storeys [Addition]	—	4
Parking Stalls	1	4 <i>variance required</i>
Bicycle Parking	—	<u>Existing Dwelling:</u> No required bike parking per Schedule C 3.2.1(b) <u>Addition:</u> 1.25 spaces per dwelling unit > 45 m ² x 3 4 required 8 provided + 6 short term
Setbacks		
Front Yard [Fort Street]	5.50 m	3.00 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	—	107 m ²
Total Residential Floor Area	371 m ²	664 m ²

UNIT SUMMARY		
UNIT	AREA	TYPE
Existing		
Unit B01	107 m ²	2 bed 1 bath
Unit 100	221 m ²	3 bed 3 bath
Addition		
Unit 101	116 m ²	2 bed 2 bath
Unit 201	112 m ²	2 bed 2 bath
Unit 301	108 m ²	2 bed 2 bath

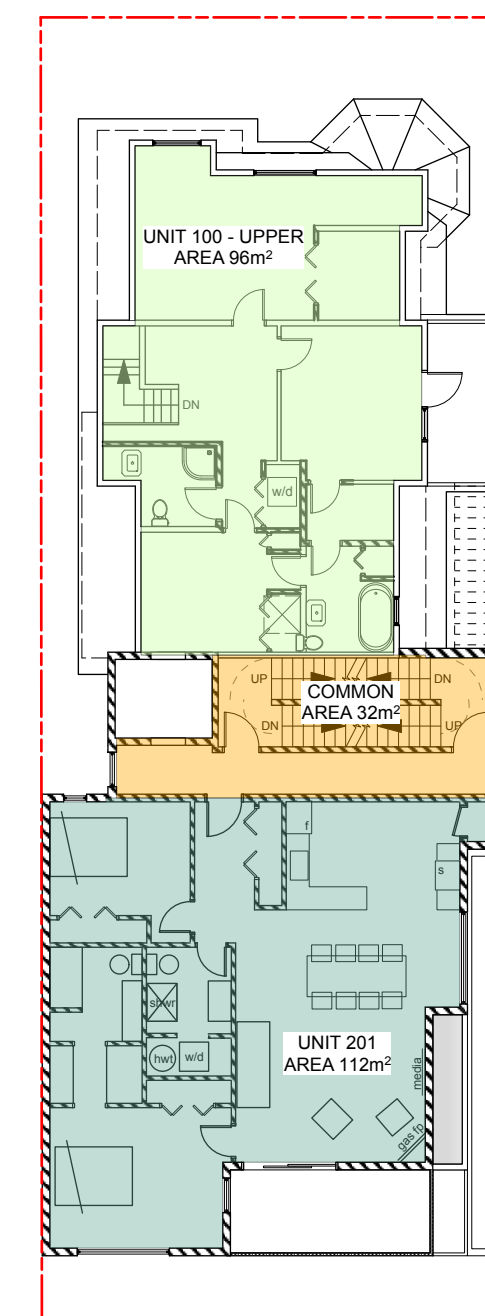
SUITE MIX	
TYPE	NUMBER
2 bed 1 bath	1
2 bed 2 bath	3
3 bed 3 bath	1
Total	5



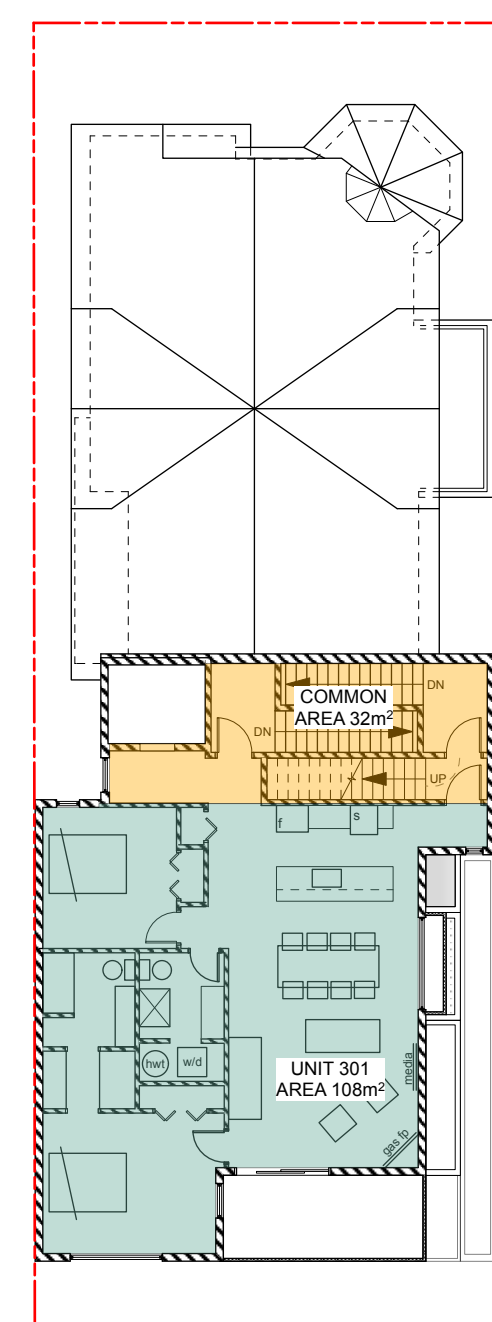
BASEMENT	
FLOOR AREAS:	
UNIT B01	107m ²
COMMON	44m ²
<u>PARKING AND BIKE</u>	140m ² <i>(excluded from total)</i>
<u>TOTAL FLOOR AREA</u>	151m ²



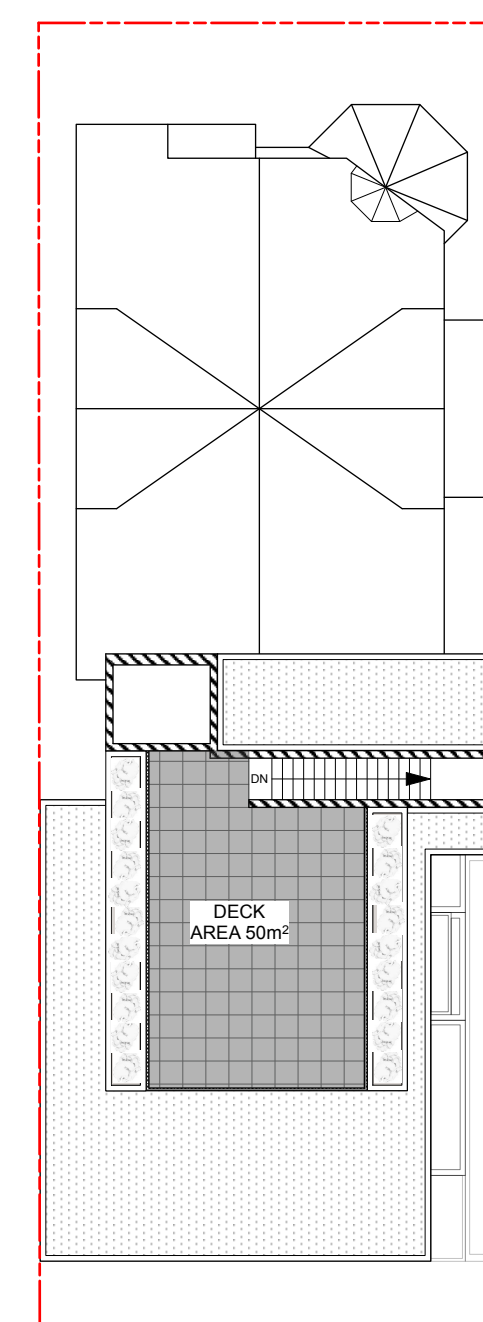
MAIN FLOOR	
FLOOR AREAS:	
SUITE 100	125m ²
SUITE 101	116m ²
<u>COMMON</u>	<u>32m²</u>
TOTAL FLOOR AREA	273m²



SECOND FLOOR	
FLOOR AREAS:	
SUITE 100	96m ²
SUITE 201	112m ²
COMMON	32m ²
TOTAL FLOOR AREA	240m²



THIRD FLOOR	
FLOOR AREAS:	
SUITE 301	108m ²
COMMON	32m ²
TOTAL FLOOR AREA	140m²



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

0 20 60 100
Scale 1:250. All distances are in metres.

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.

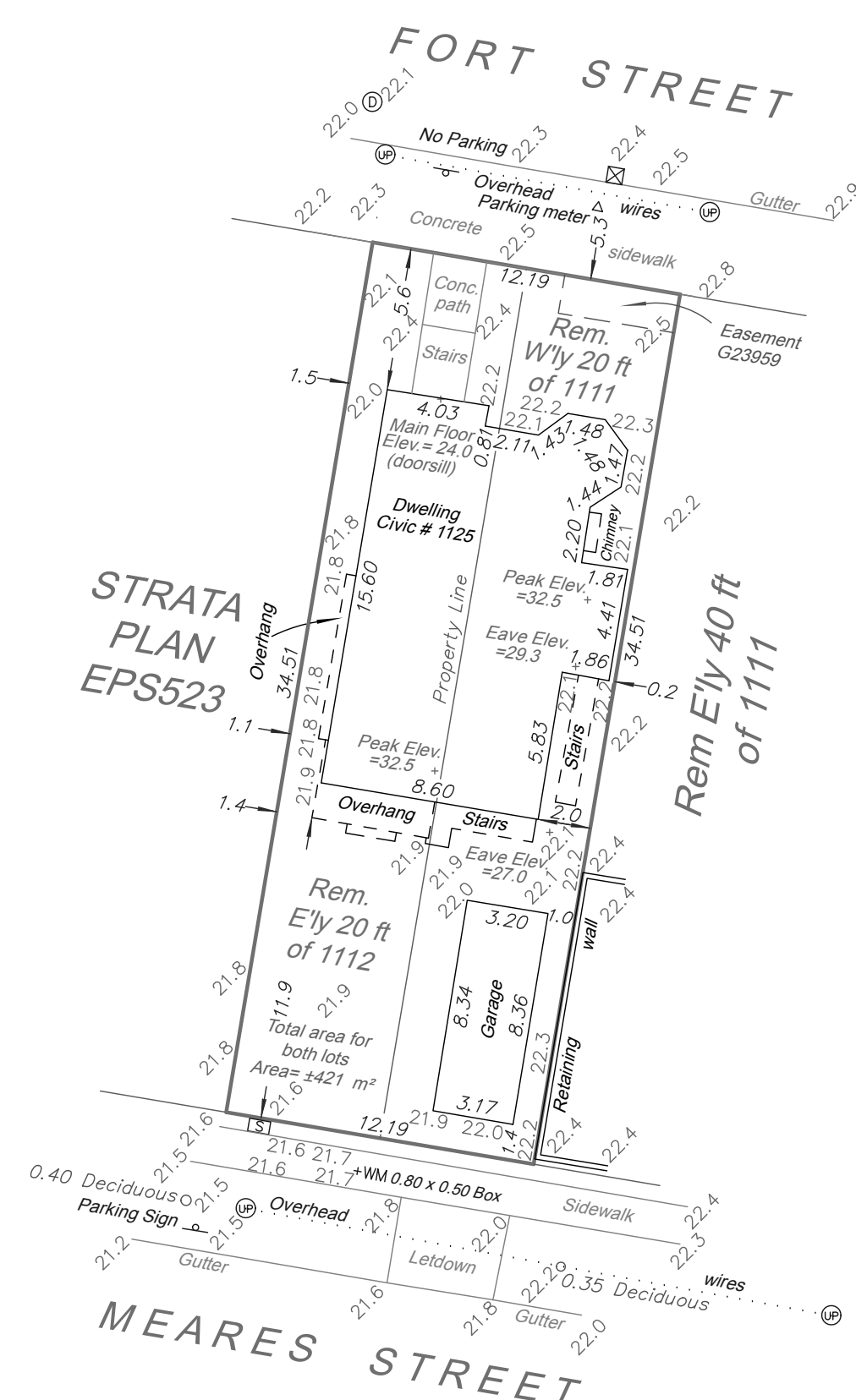
Field survey dated November 25th and 27th, 2019.

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

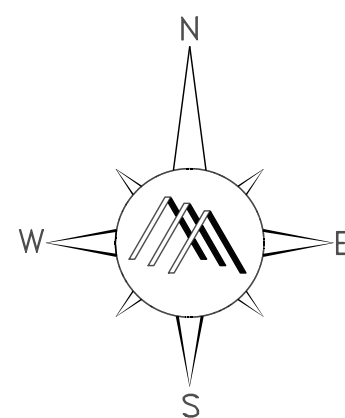
Both parcels are subject to charges:
-Easements F44889 and G23959

<u>LEGEND</u>	
	Denotes catch basin
+WM	Denotes water meter
	Denotes drain manhole
	Denotes sewer manhole
	Denotes sewer service box
\bigcirc 0.20 Fir	Denotes approximate tree location, diameter and species
	Denotes ground elevation
	Denotes utility pole
	Denotes sign

 <div> <h1>Summit Land Surveying</h1> <p>Operated by Apex Land Surveying Ltd.</p> <p>#101-630 Goldstream Avenue Victoria B.C. V9B 2W8 Telephone 250-391-6708 www.summitsurveying.ca</p> </div>	
File: 9-KEAY-SP	Date: December 2, 2019



© 2019 Apex Land Surveying Ltd



AREA CALCULATIONS
Scale: 1:200

Scale: 1:200

COMMENTS

No.	DESCRIPTION	DATE	E
1	PRELIMINARY DESIGN	18/11/04	
2	PRELIMINARY DESIGN	19/01/03	
3	REZONING SUBMISSION	19/08/15	
4	REZONING SUBMISSION REVISIONS	20/03/02	

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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

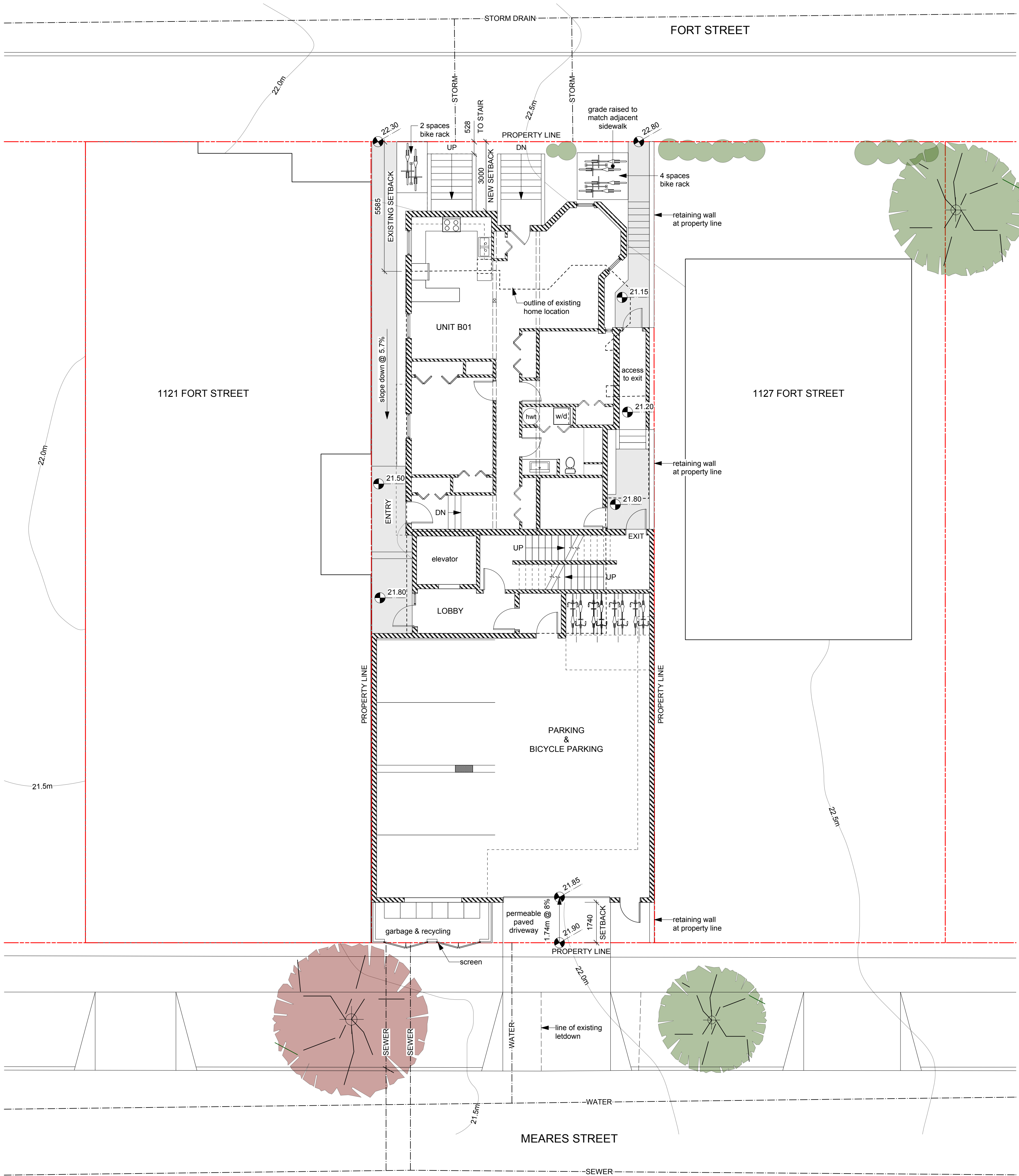
PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

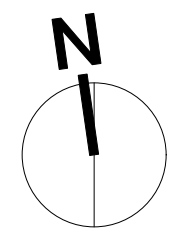
SHEET TITLE

PROJECT INFORMATION

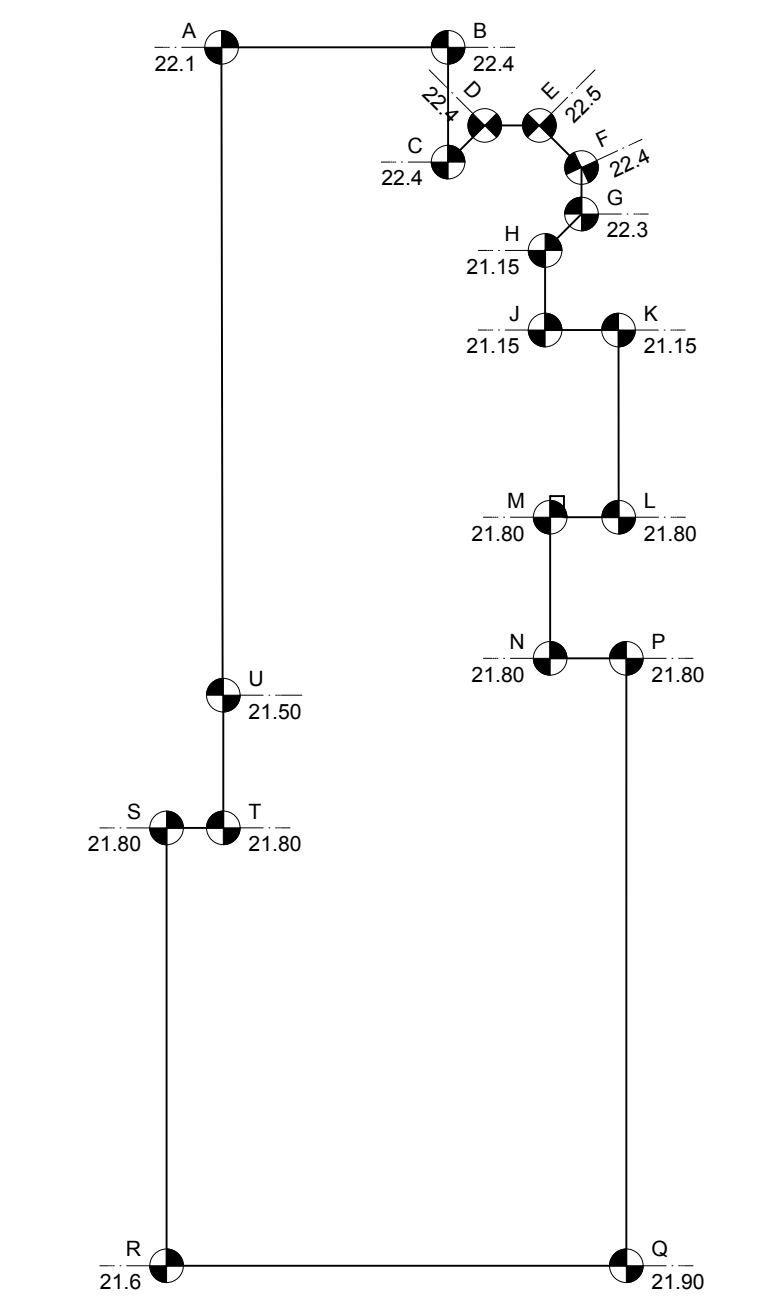
SCALE AS SHOWN	JOB No. 1741
PLOT DATE March 2, 2020	A-1.0
DRAWN JK/NS	



1 SITE PLAN
Scale: 1:100



GRADE POINTS		CALCULATIONS			
Point	Grade	Line	Average Grade	Distance	Totals
A	22.10	AB	22.25	5.99	133.28
B	22.40	BC	22.40	3.03	67.87
C	22.40	CD	22.40	1.37	30.69
D	22.40	DE	22.45	1.44	32.33
E	22.50	EF	22.50	1.58	35.55
F	22.50	FG	22.30	1.23	27.43
G	22.10	GH	21.63	1.36	29.41
H	21.15	HJ	21.15	2.11	44.63
J	21.15	JK	21.15	1.94	41.03
K	21.15	KL	21.48	4.95	106.30
L	21.80	LM	21.80	1.81	39.46
M	21.80	MN	21.80	4.29	93.52
N	21.80	NP	21.80	2.02	44.04
P	21.80	PQ	21.85	16.07	351.13
Q	21.90	QR	21.75	12.16	264.48
R	21.80	RS	21.70	11.59	251.50
S	21.80	ST	21.80	14.90	324.82
T	21.80	TU	21.65	3.51	75.99
U	21.50	UA	21.80	14.68	320.02
TOTAL			-	106.03	2313.48
AVERAGE GRADE			21.82		



2 AVERAGE GRADE CALCULATIONS
NTS

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
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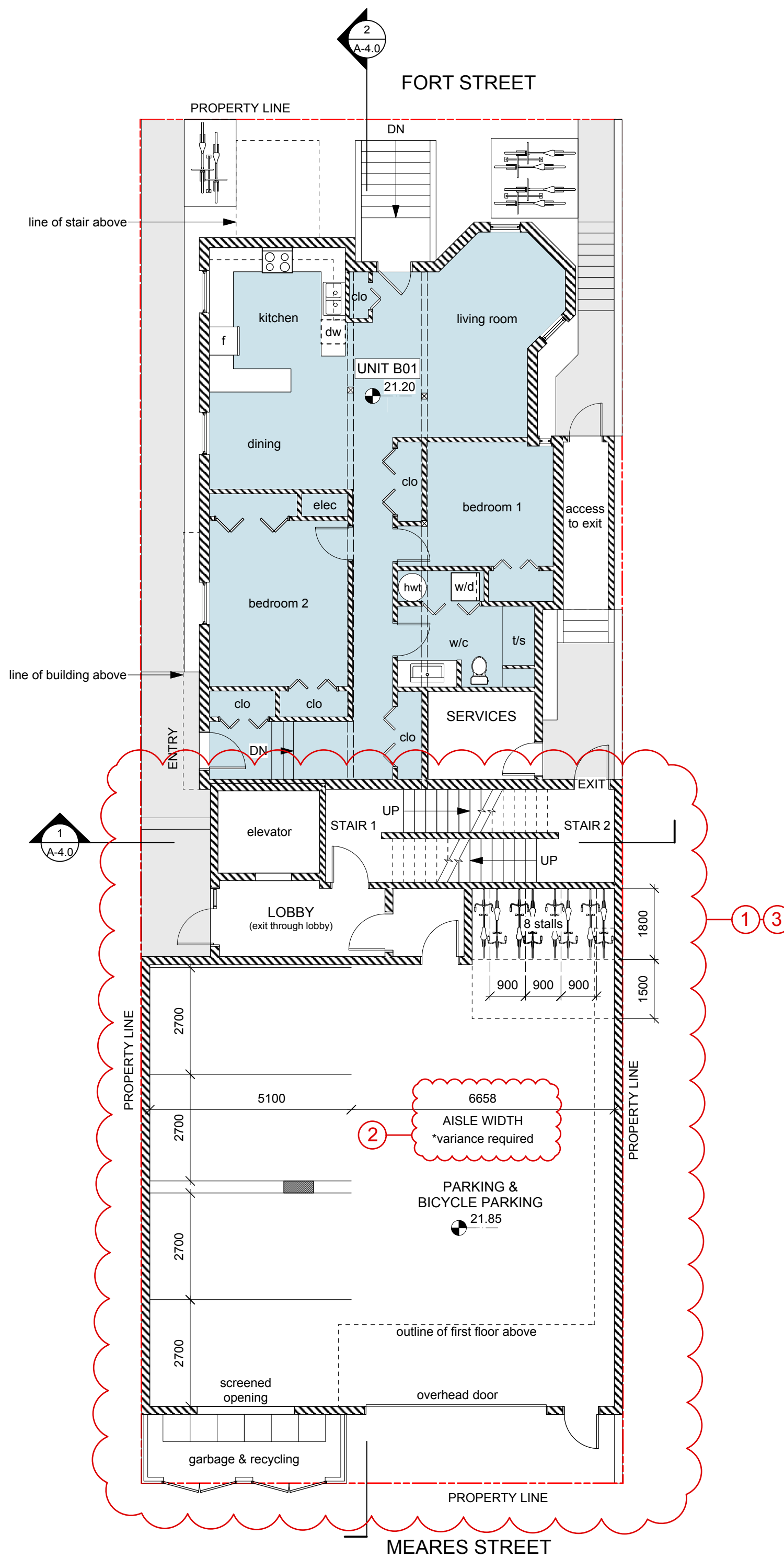
PROJECT	
PROPOSED DEVELOPMENT 1125 FORT STREET VICTORIA	
SHEET TITLE	
SITE PLAN	
SCALE AS SHOWN	JOB No. 1741
PLOT DATE March 2, 2020	A-1.1
DRAWN JK/NS	

COMMENTS

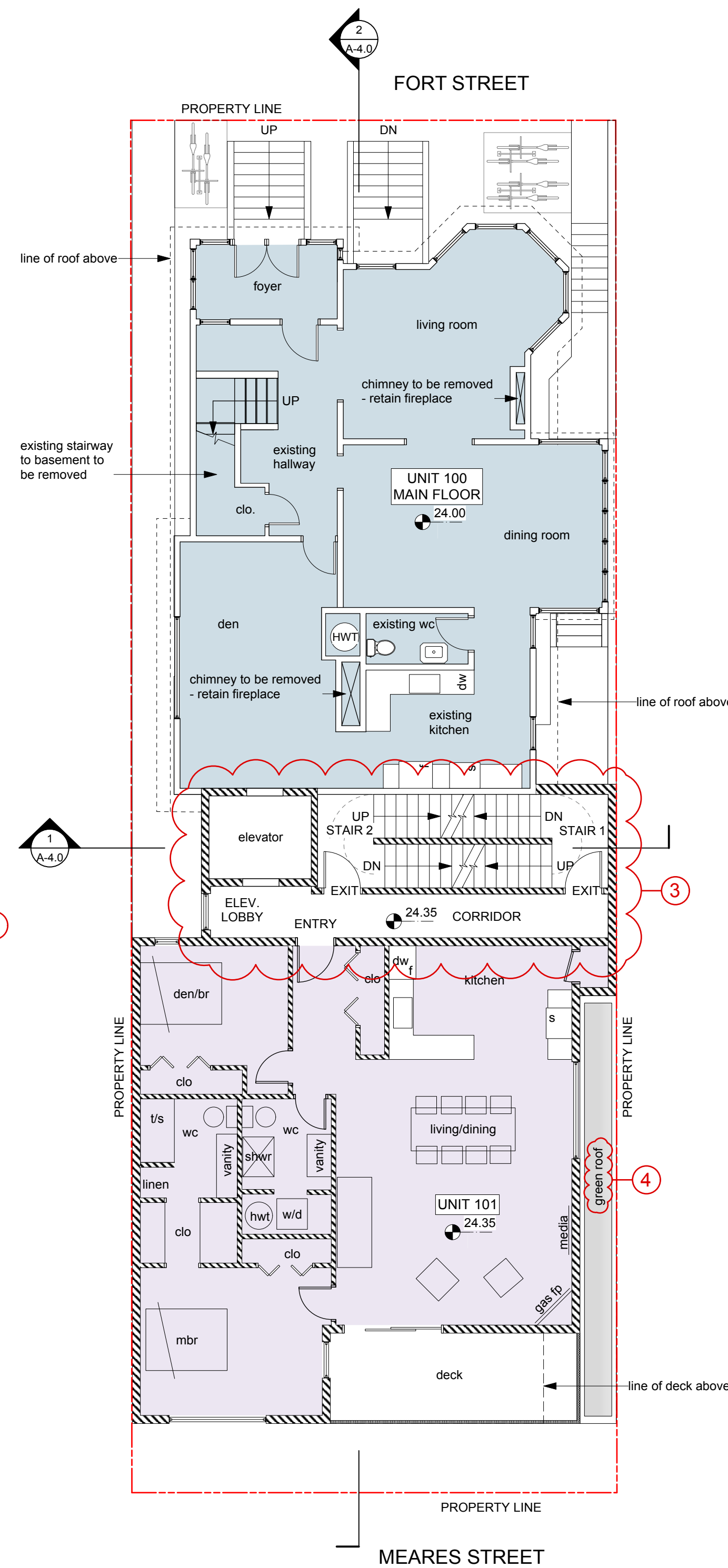
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GENERAL NOTES

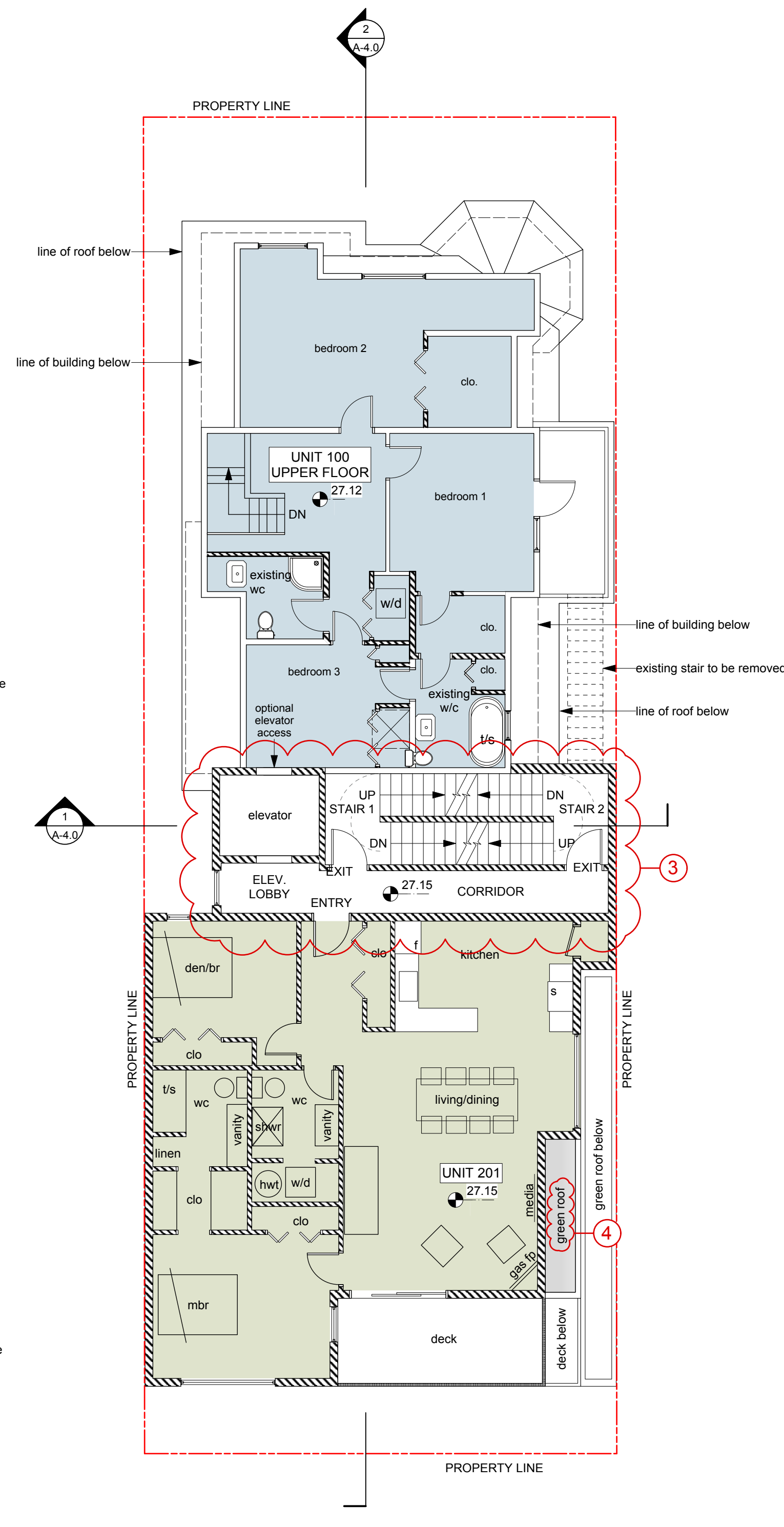
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1 BASEMENT AND PARKING PLAN
Scale: 1:100



2 FIRST FLOOR PLAN
Scale: 1:100



3 SECOND FLOOR PLAN
Scale: 1:100

PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE

BASEMENT
FIRST AND
SECOND
FLOOR PLANS

SCALE
AS SHOWN

JOB No.
1741

PLOT DATE
March 2, 2020

DRAWN
JK/NS

A-2.0

COMMENTS

No.	DESCRIPTION	DATE	BY
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

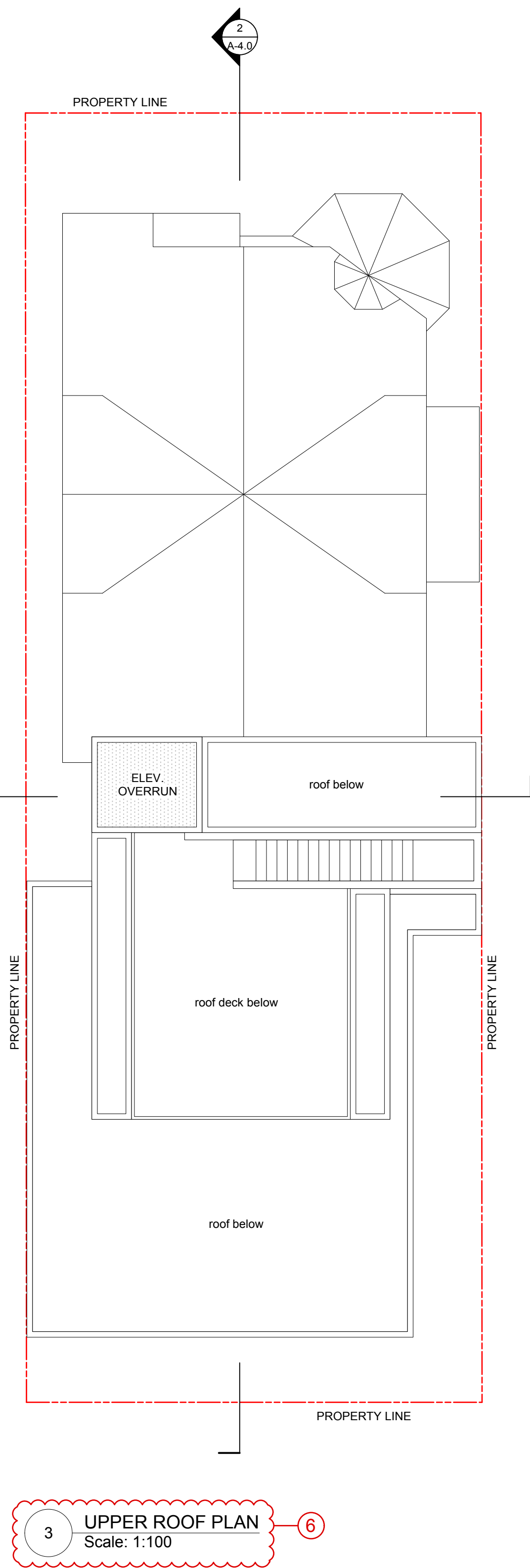
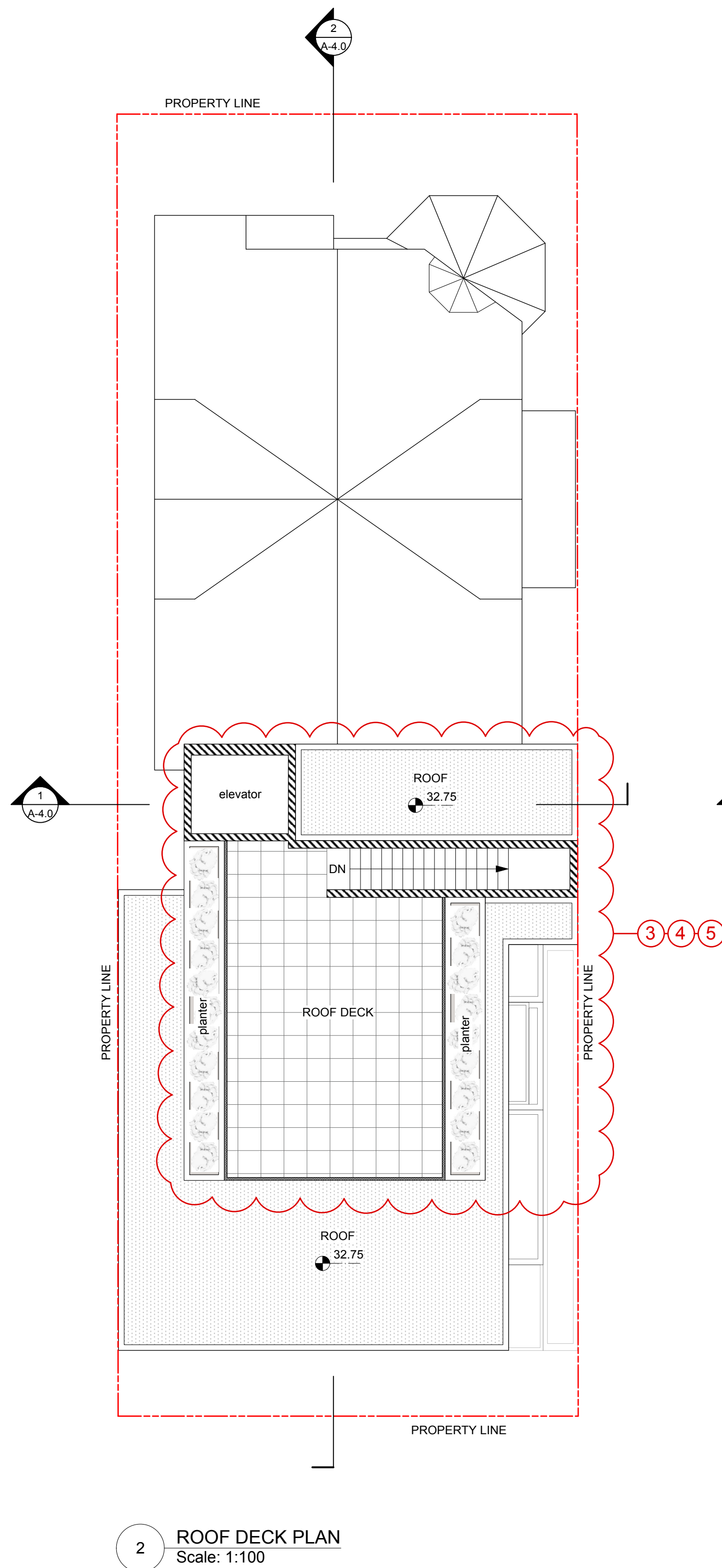
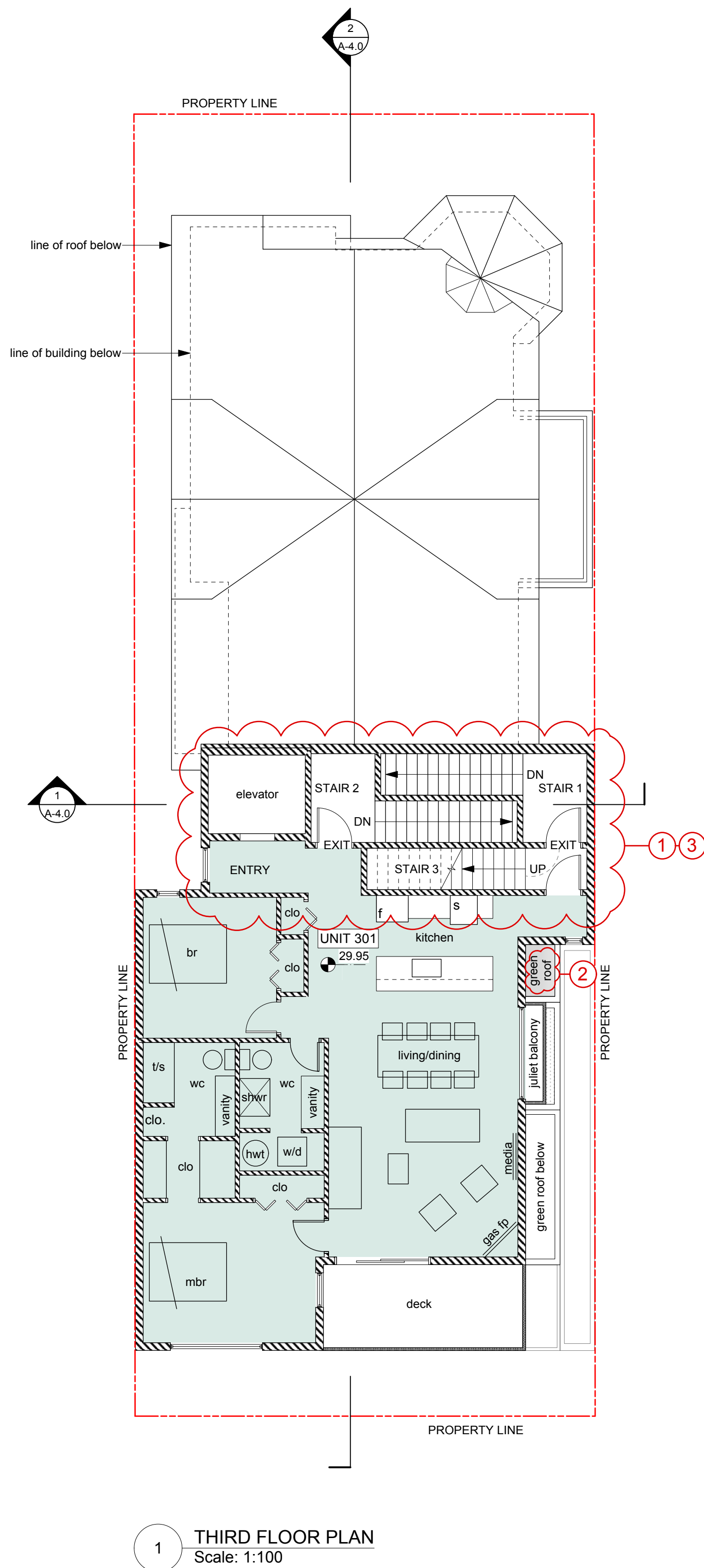
SCALE
AS SHOWN

JOB No.
1741

PLOT DATE
March 2, 2020

DRAWN
JK/NS

A-2.1

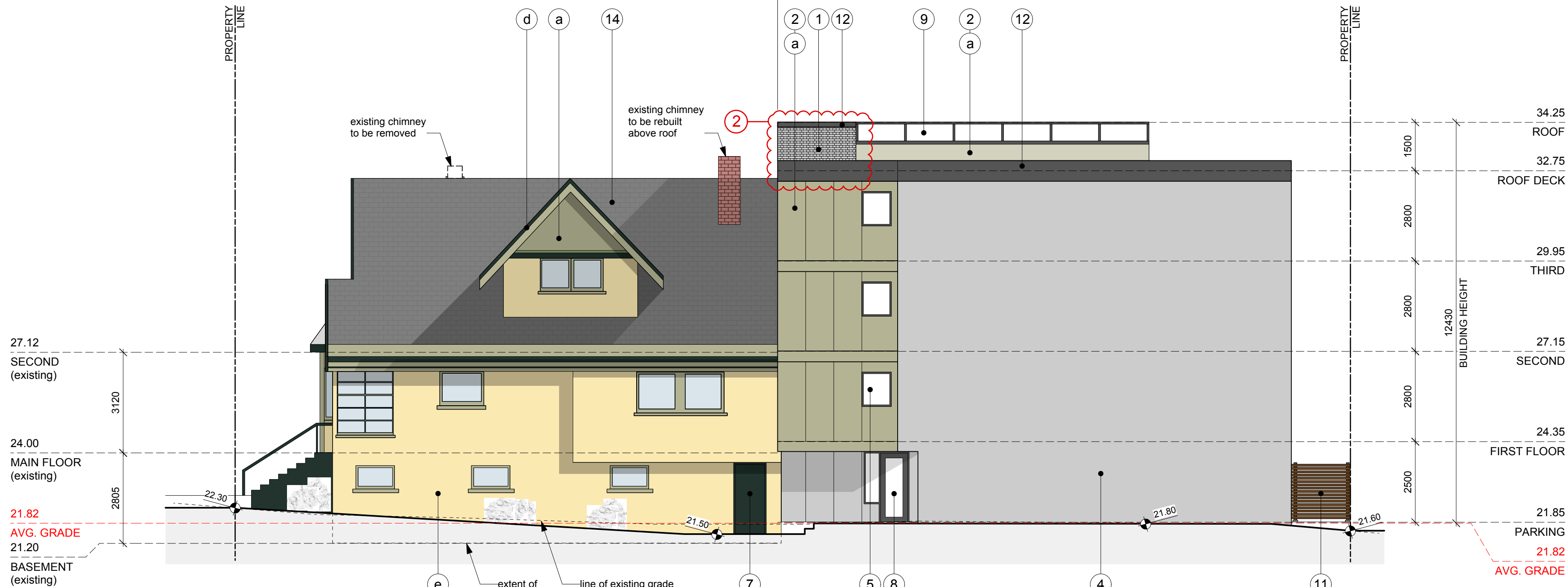
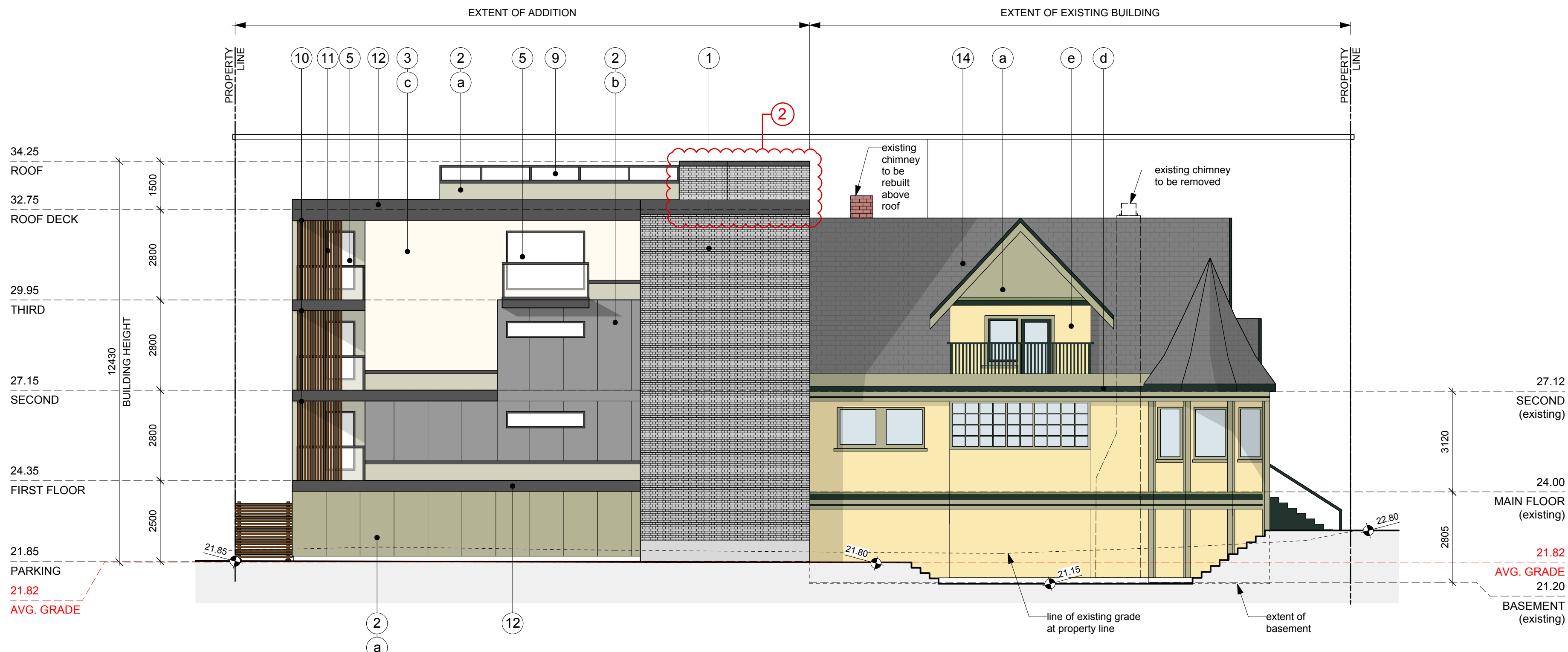
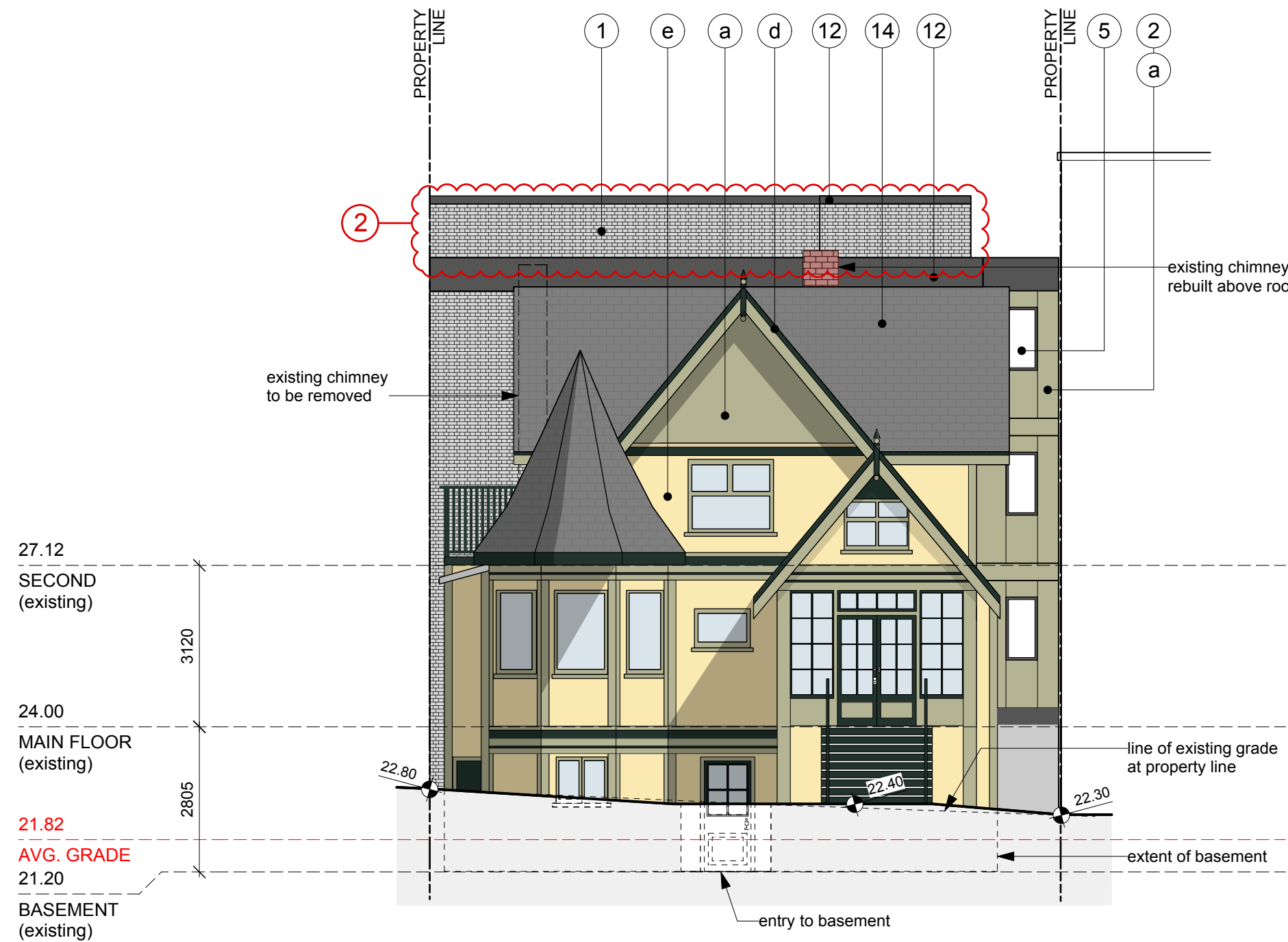
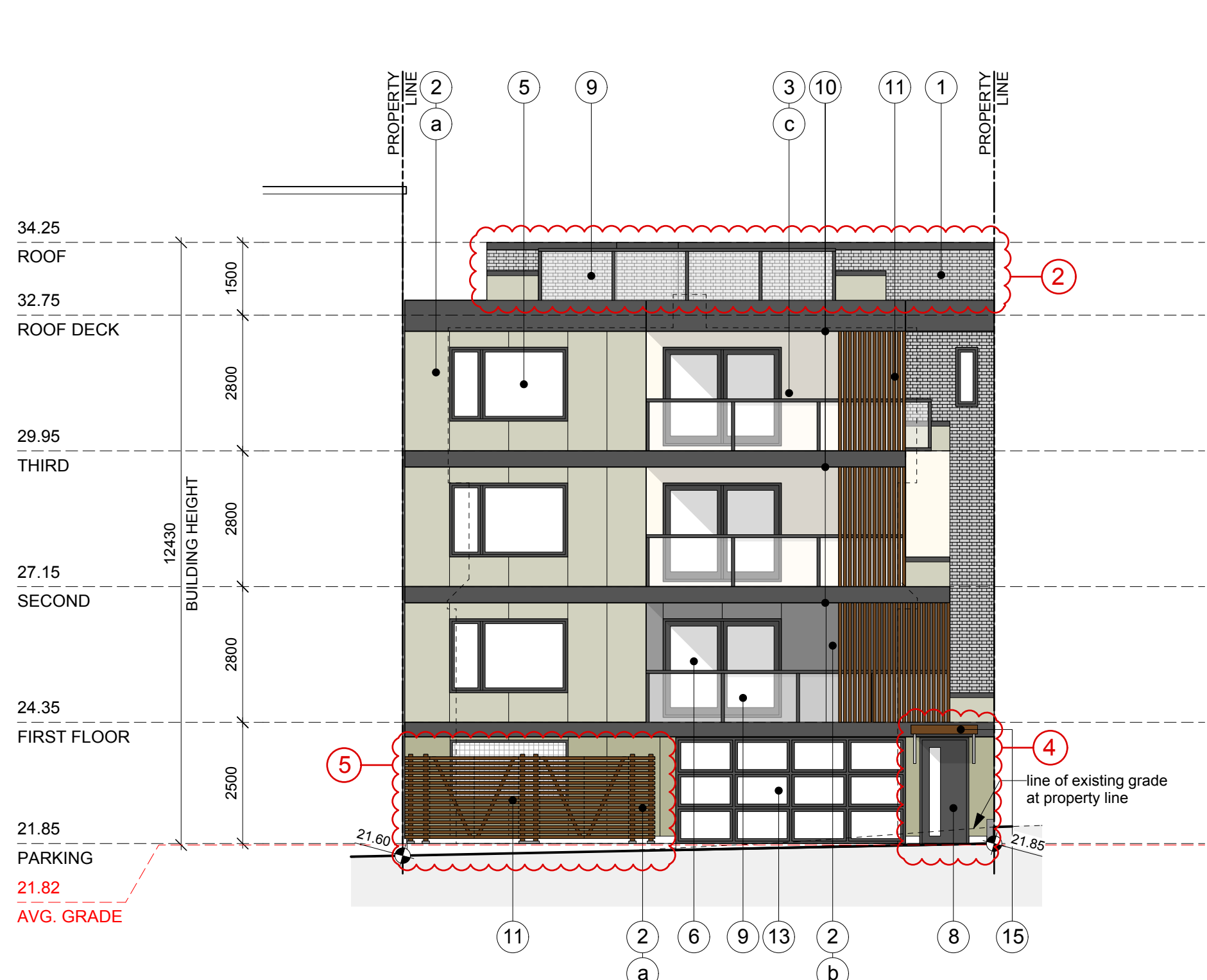


COMMENTS

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MATERIALS SCHEDULE

MATERIALS

- BRICK OR ALIKE CLADDING - WARM GREY
- VERTICAL CEMENT BOARD PANELS
- SOFT TEXTURED STUCCO - PAINTED
- CONCRETE BLOCK
- VINYL WINDOWS - CHARCOAL
- VINYL SLIDING DOORS - CHARCOAL
- PAINTED METAL DOOR
- ALUMINUM AND GLAZED DOOR - CHARCOAL
- ALUMINUM AND FROSTED GLASS GUARDS - CHARCOAL
- STAINED CEDAR SOFFITS
- STAINED CEDAR SCREENING WITH GATES
- ALUMINUM FLASHING - DARK GREY
- ALUMINUM AND GLASS OVERHEAD DOOR
- ASPHALT SHINGLES - CHARCOAL
- WOOD AND METAL CANOPY

COLOURS

- BM-VC-16 : COMOX SAGE
BENJAMIN MOORE - VANCOUVER COLLECTION
- BM-AF-700 : STORM
BENJAMIN MOORE - AFFINITY COLLECTION (or similar pre-painted cement board)
- 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

PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE

ELEVATIONS

SCALE
AS SHOWN

JOB No.
1741

PLOT DATE
March 2, 2020

DRAWN
JK/NS

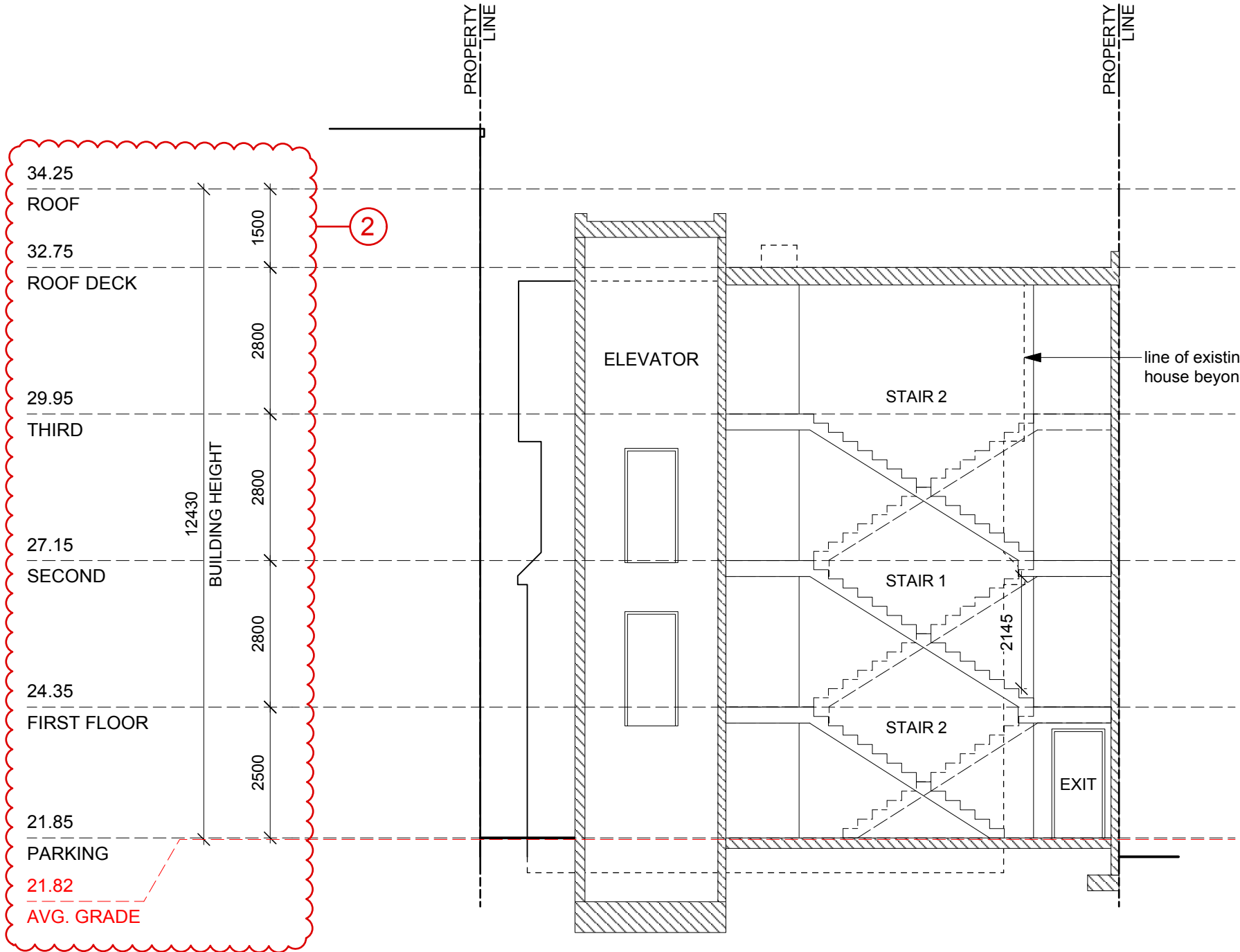
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COMMENTS

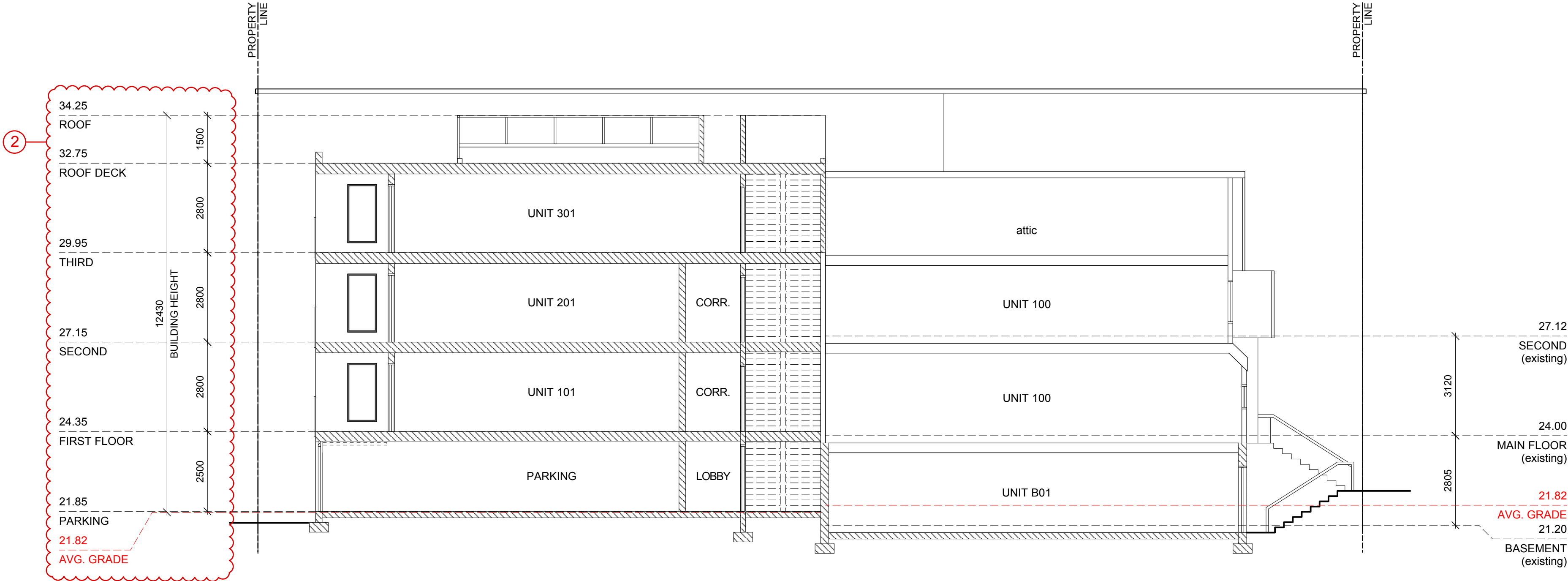
No.	DESCRIPTION	DATE	BY
1	PRELIMINARY DESIGN	18/11/04	JK
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1 CROSS SECTION AT STAIR
Scale: 1:100



2 LONGITUDINAL SECTION
Scale: 1:100



3 STREETSCAPE - FORT STREET



4 STREETSCAPE - MEARES STREET

PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE

SECTIONS
AND
STREETSCAPES

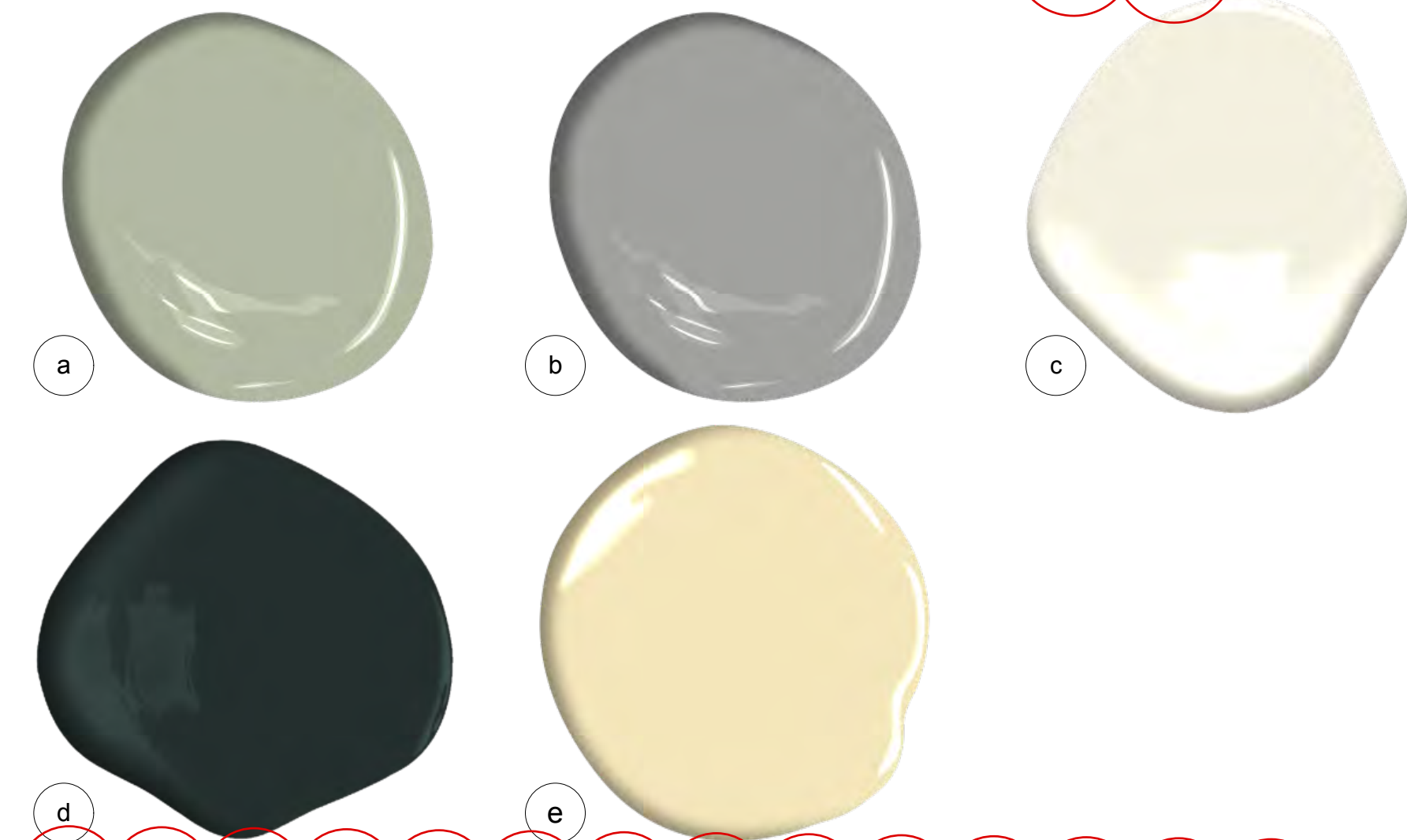
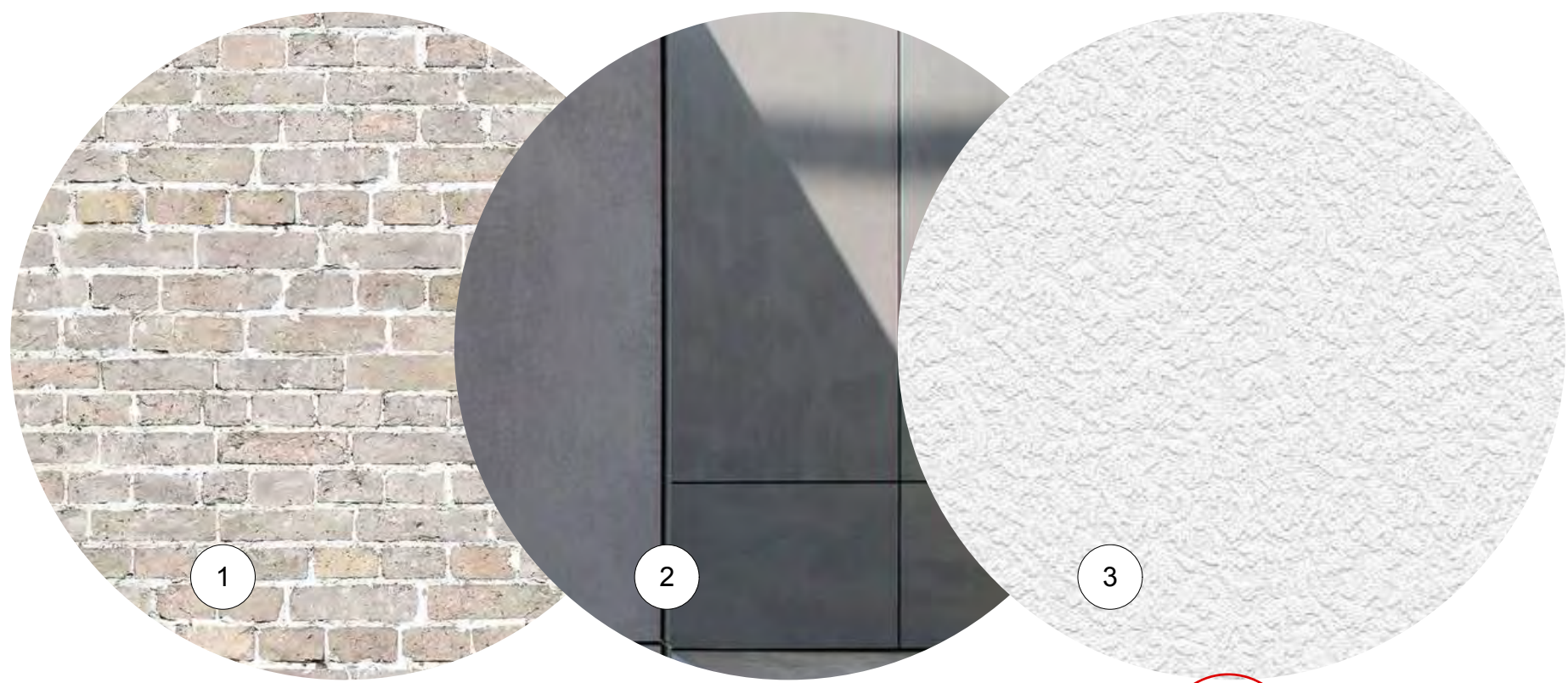
SCALE
AS SHOWN

JOB No.
1741

PLOT DATE
March 2, 2020

DRAWN
JK/NS

A-4.0



MATERIALS SCHEDULE

MATERIALS

- BRICK OR ALIKE CLADDING - WARM GREY
- VERTICAL CEMENT BOARD PANELS
- SOFT TEXTURED STUCCO - PAINTED
- CONCRETE BLOCK
- VINYL WINDOWS - CHARCOAL
- VINYL SLIDING DOORS - CHARCOAL
- PAINTED METAL DOOR
- ALUMINUM AND GLAZED DOOR - CHARCOAL
- ALUMINUM AND FROSTED GLASS GUARDS - CHARCOAL
- STAINED CEDAR SOFFITS
- STAINED CEDAR SCREENING WITH GATES
- ALUMINUM FLASHING - DARK GREY
- ALUMINUM AND GLASS OVERHEAD DOOR
- ASPHALT SHINGLES - CHARCOAL
- WOOD AND METAL CANOPY

COLOURS

- BM-VC-16 : COMOX SAGE
BENJAMIN MOORE - VANCOUVER COLLECTION
- BM-AF-700 : STORM
BENJAMIN MOORE - AFFINITY COLLECTION
(or similar pre-painted cement board)
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(or similar precoloured stucco)
- BM-VC-20 : VANCOUVER GREEN
BENJAMIN MOORE - VANCOUVER COLLECTION
- BM-VC-7 : EDWARDIAN CREAM
BENJAMIN MOORE - VANCOUVER COLLECTION



1 MEARES STREET (REAR) SOUTH ELEVATION



2 FORT STREET (FRONT) NORTH ELEVATION



3 EAST ELEVATION

keay
architecture ltd.

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

COMMENTS

No.	DESCRIPTION	DATE	BY
1	PRELIMINARY DESIGN	18/11/04	JK
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PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE

COLOUR BOARD

SCALE
AS SHOWN

JOB No.
1741

PLOT DATE
March 2, 2020

DRAWN
JK/NS

A-5.0

Plant List

COMMENTS			
No.	DESCRIPTION	No.	DESCRIPTION
1	15 - 3 Gal - Sword Ferns (Polystichum munitum)		
2	1 - 3 Gal - Virginia Creeper (Parthenocissus quinquefolia)		
3	1 - 3 Gal - Sweet Boxwood (Sarcococca hookeriana)		
4	2 - Plants - Broad-leaved Stonecrop (Sedum spathulifolium)		
5	2 - 3 Gal - Salal (Gaultheria shallon)		
6	1 - 5 Gal - Indian Plum (Oenothera cerasiformis)		
7	15 - 1 Gal - Bleeding Heart (Dicentra formosa)		
8	14 - 1 Gal - Boxwoods - Roof top plantings		

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 tree 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 monotypic 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 rooftop 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 10' - 131 ft²



VISION
LANDSCAPING

Contact:

Vision Landscaping
250-812-3311
info@visionlandscapingvictoria.ca

PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE

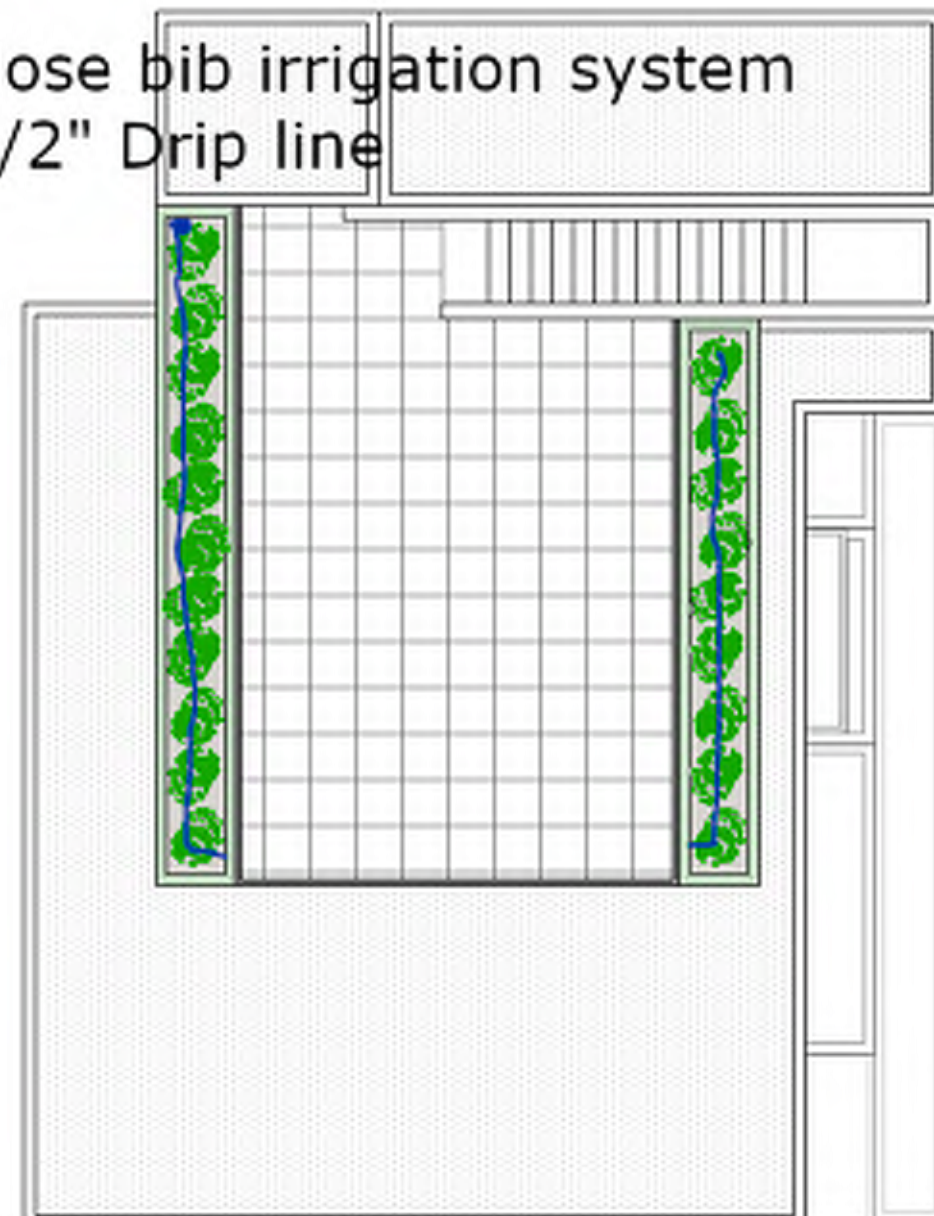
LANDSCAPE PLAN

SCALE
AS SHOWN

PLOT DATE
March 2, 2020

L-1.0

Hose bib irrigation system
1/2" Drip line



2 LANDSCAPE - ROOF DECK PLAN
Scale: 1:100

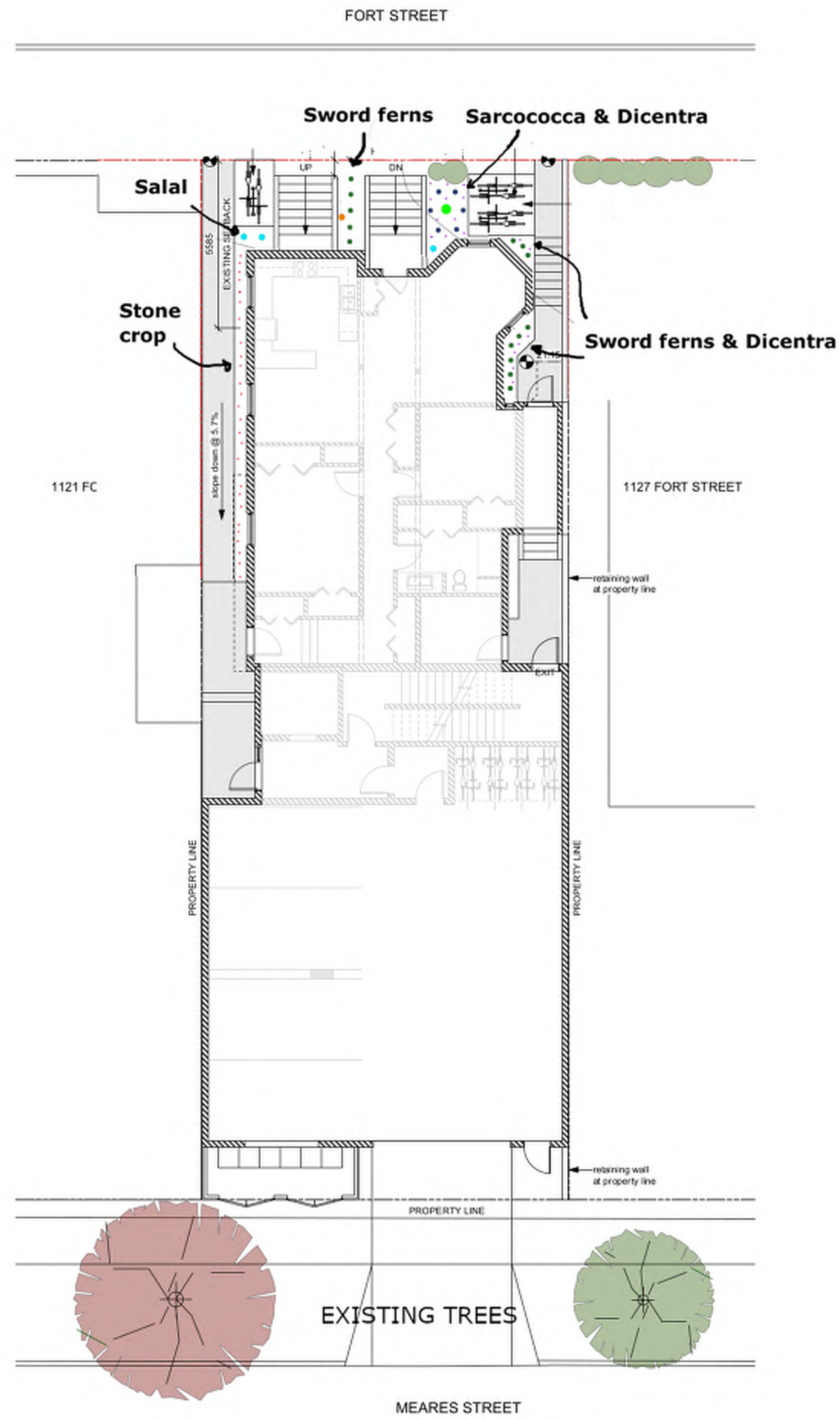
Indian plum



Pacific bleeding heart



Sword fern



1 LANDSCAPE - SITE PLAN
Scale: 1:100
*Note: Refer to 1/A-1.1 for site grading information.