

1 SITE PLAN
Scale: 1:100

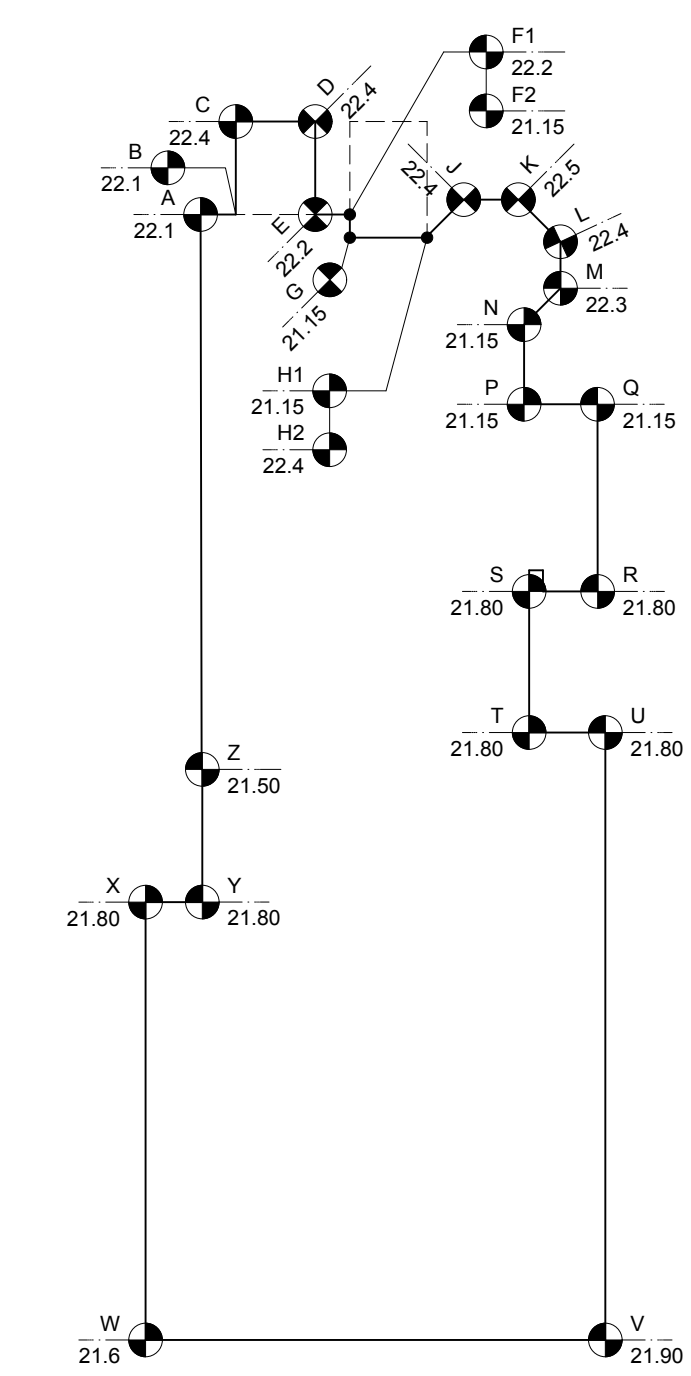
GRADE POINTS

Point	Grade
A	22.10
B	22.10
C	22.40
D	22.40
E	22.20
F1	22.20
F2	21.15
G	21.15
H1	21.15
H2	22.40
J	22.40
K	22.50
L	22.50
M	22.10
N	21.15
P	21.15
Q	21.15
R	21.80
S	21.80
T	21.80
U	21.80
V	21.90
W	21.60
X	21.80
Y	21.80
Z	21.50

CALCULATIONS

Line	Average Grade	Distance	Totals
AB	22.10	0.93	20.55
BC	22.25	2.46	54.74
CD	22.40	2.10	47.04
DE	22.30	2.46	54.86
EF1	22.20	0.91	20.20
F1F2	21.68	0.00	0.00
F2G	21.15	0.61	12.90
GH1	21.15	2.04	43.15
H1H2	21.78	0.00	0.00
H2J	22.40	1.37	30.69
JK	22.45	1.44	32.33
KL	22.50	1.58	35.55
LM	22.30	1.23	27.43
MN	21.63	1.36	29.41
NP	21.15	2.11	44.63
PQ	21.15	1.94	41.03
QR	21.48	4.95	106.30
RS	21.80	1.81	39.46
ST	21.80	4.29	93.52
TU	21.80	2.02	44.04
UV	21.85	16.07	351.13
VW	21.75	12.16	264.48
WX	21.70	11.59	251.50
XY	21.80	14.90	324.82
YZ	21.65	3.51	75.99
ZA	21.80	14.68	320.02
TOTAL	-	108.52	2365.76

AVERAGE GRADE 21.80



2 AVERAGE GRADE CALCULATIONS
NTS

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architecture ltd.

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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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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

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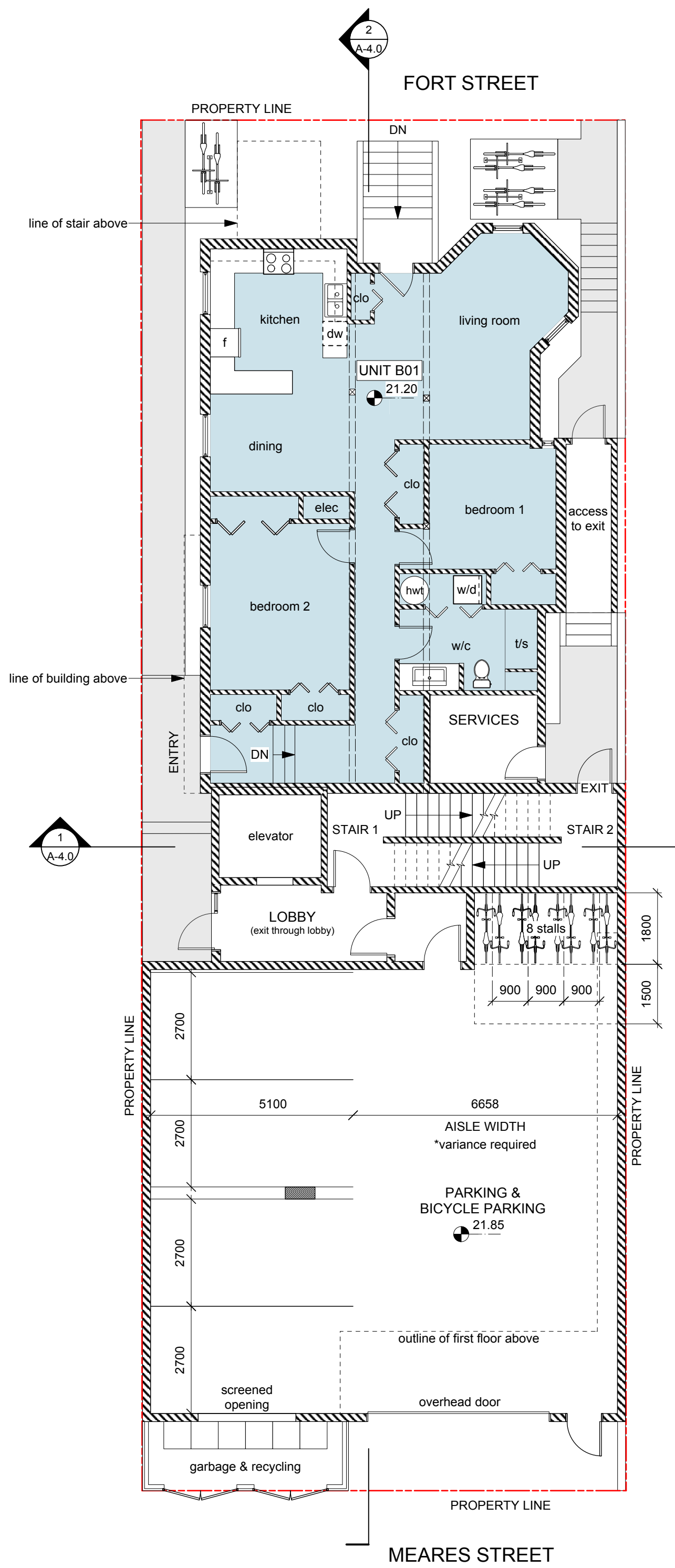
PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

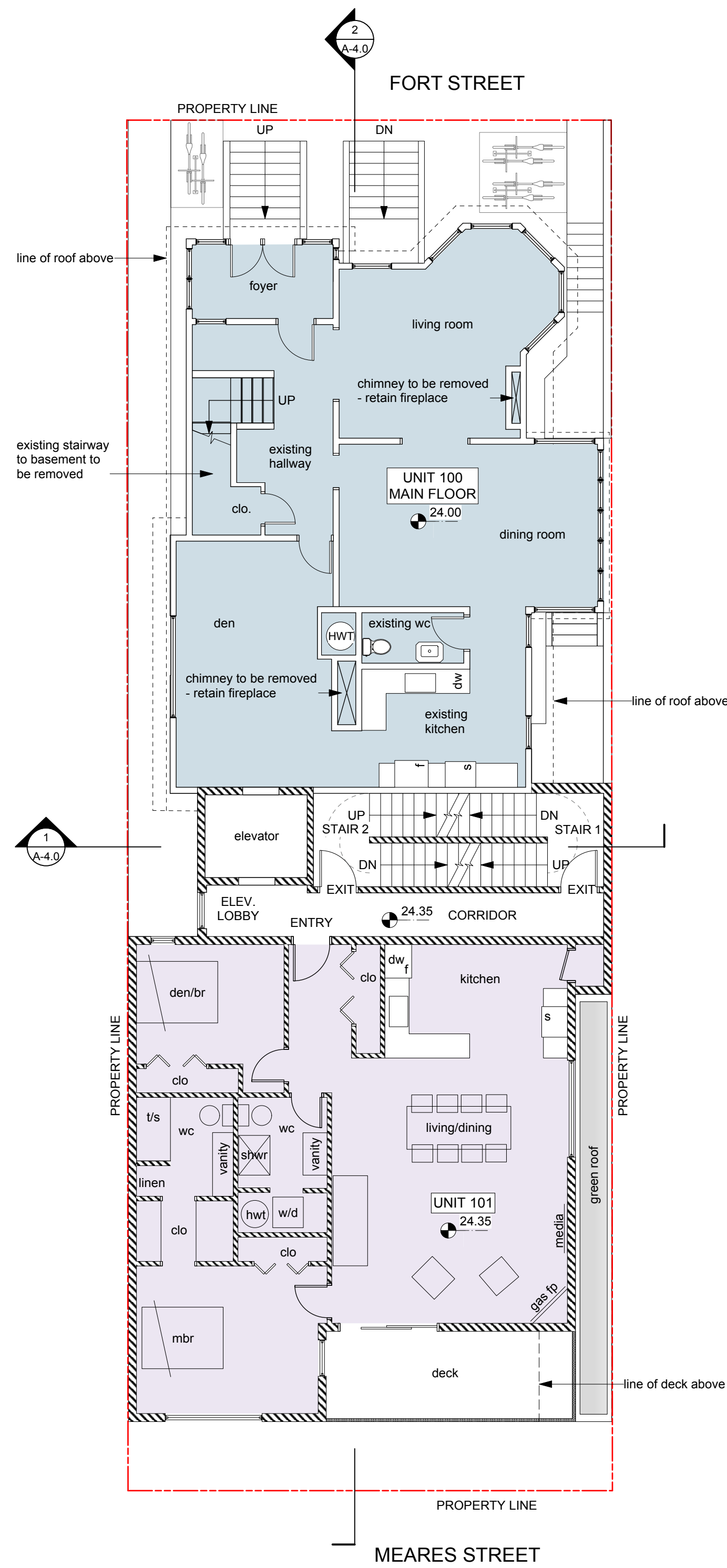
SHEET TITLE

BASEMENT
FIRST AND
SECOND
FLOOR PLANS

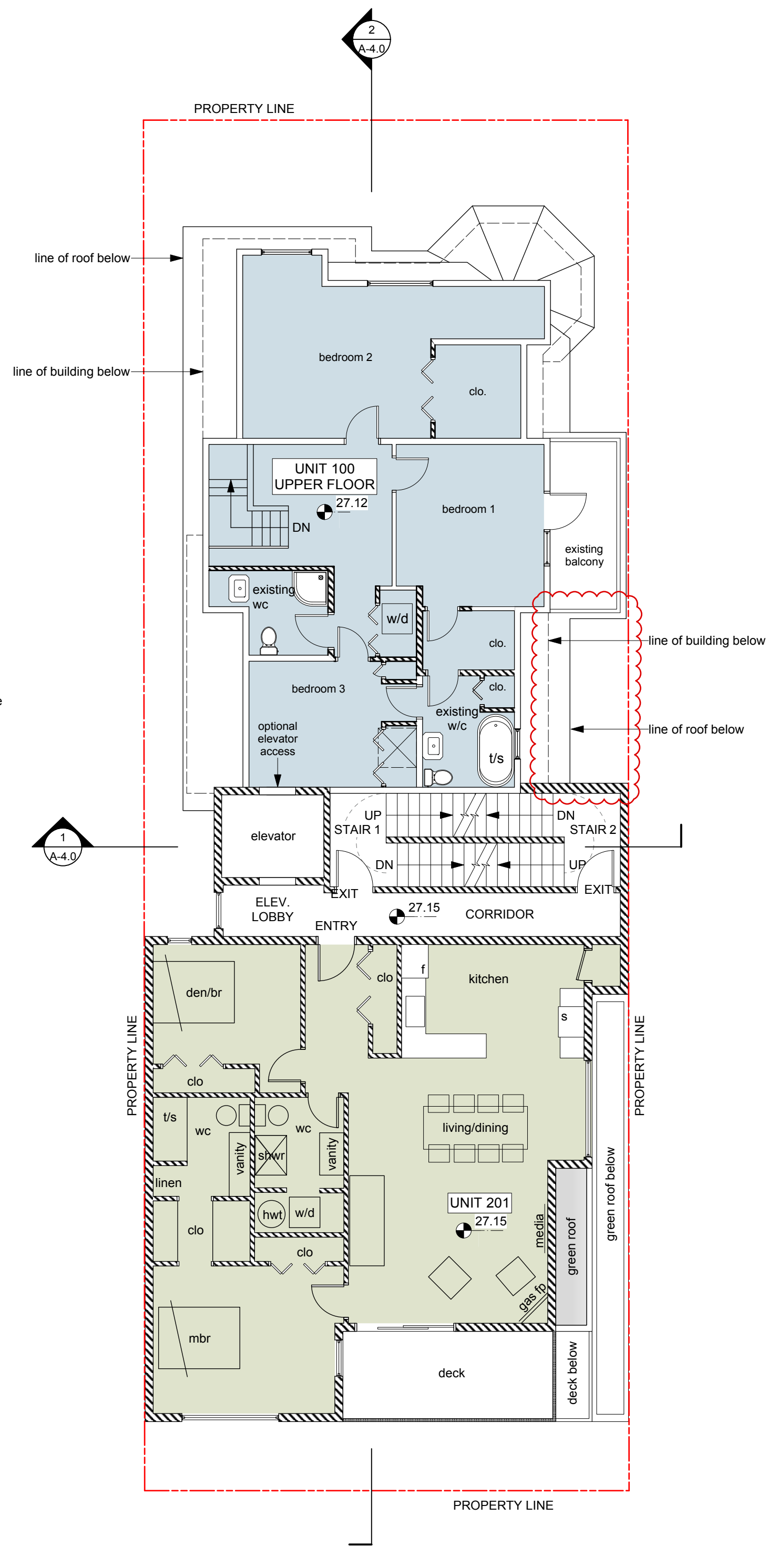
SCALE AS SHOWN	JOB No. 1741
PLOT DATE Sep 08, 2020	A-2.0
DRAWN JK/NS	



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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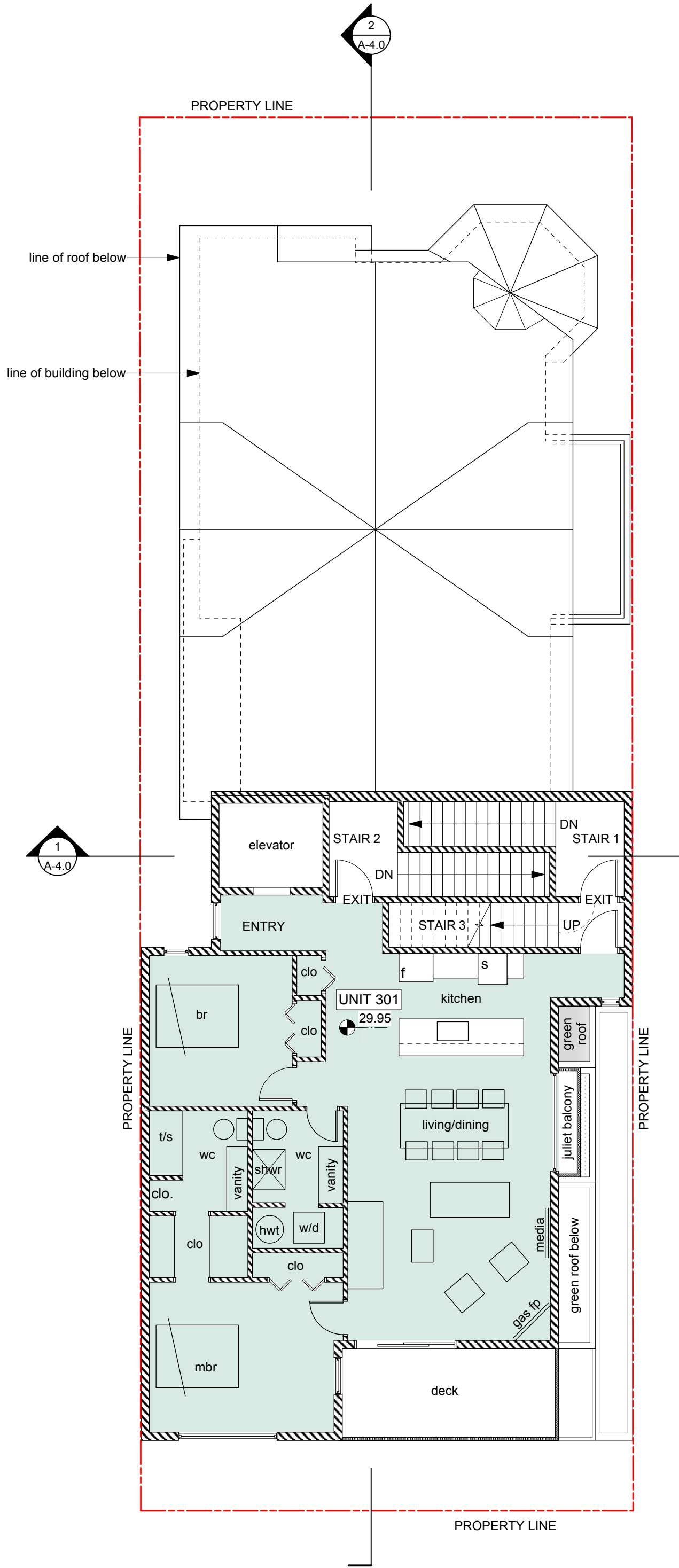
PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

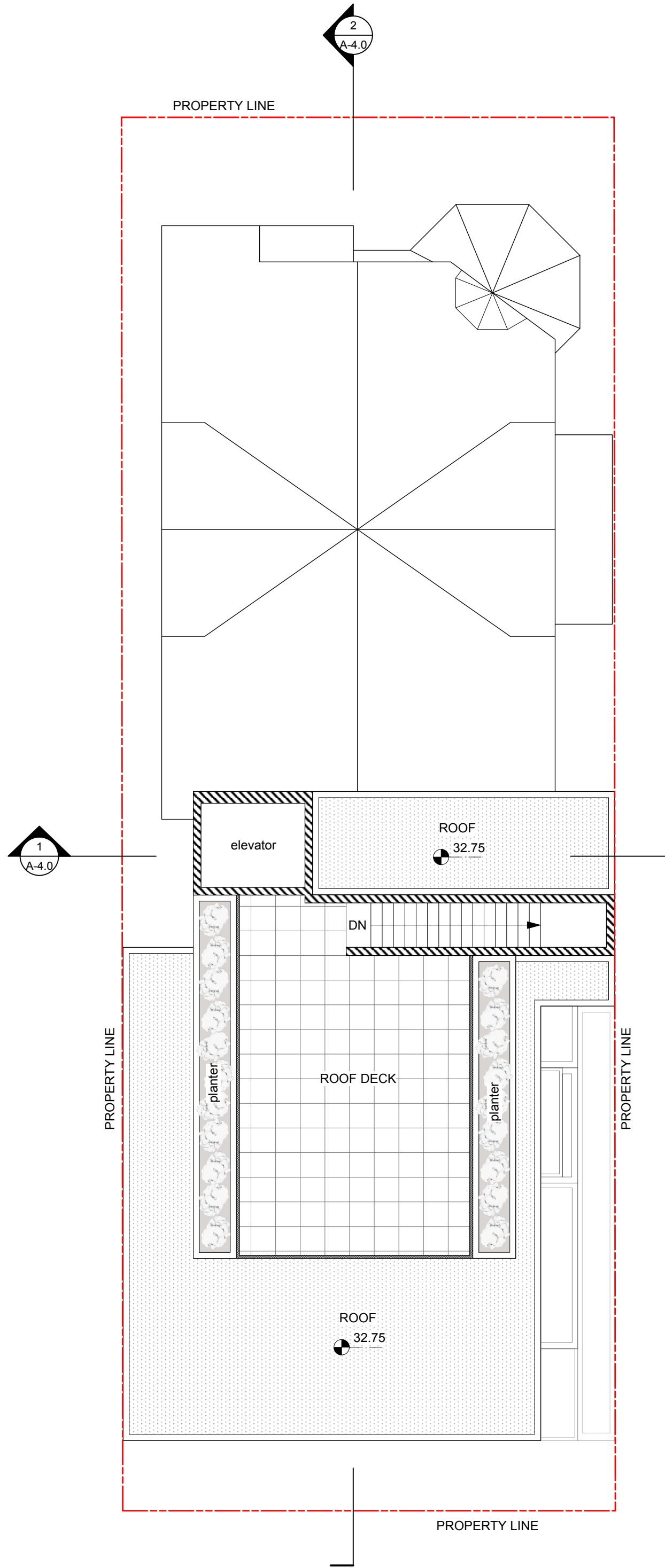
SHEET TITLE

THIRD FLOOR
AND
ROOF PLANS

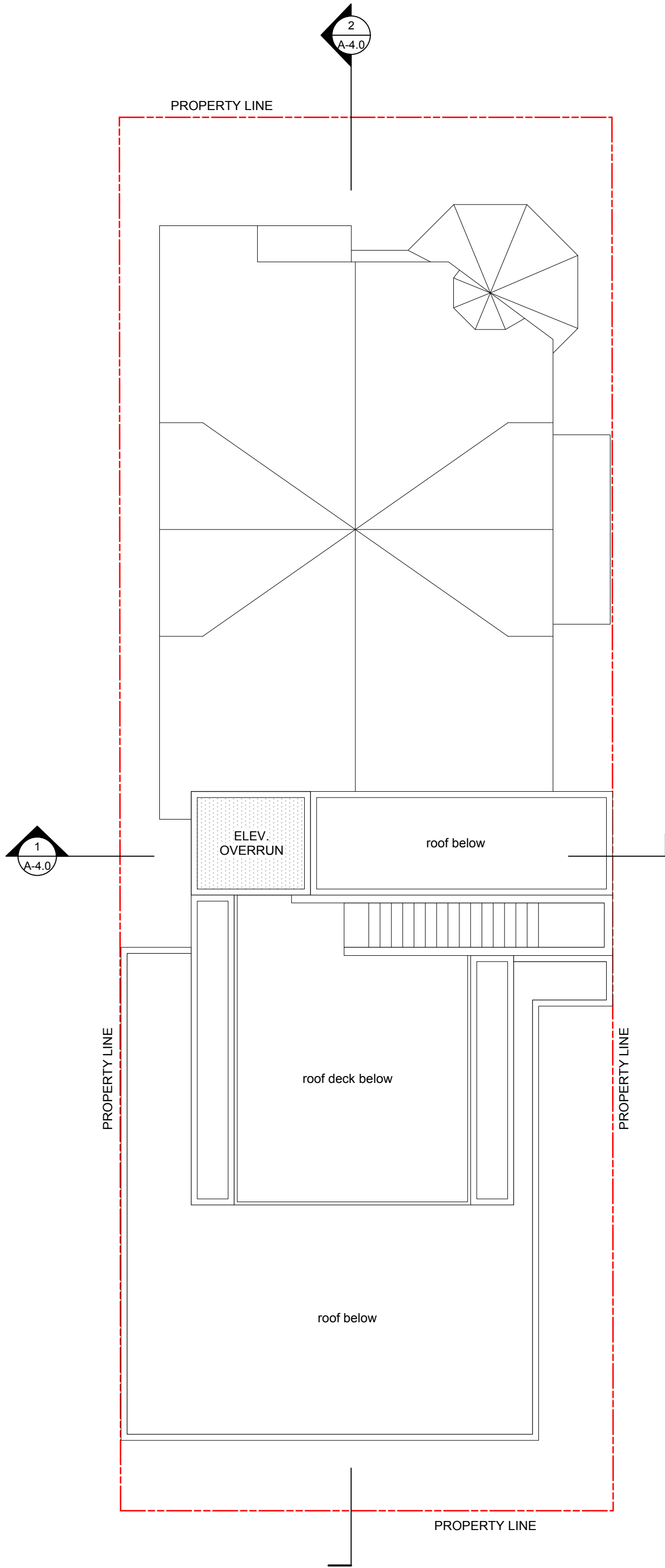
SCALE AS SHOWN	JOB No. 1741
PLOT DATE Sep 08, 2020	A-2.1
DRAWN JK/NS	



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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PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE

ELEVATIONS

SCALE
AS SHOWN

JOB No.
1741

PLOT DATE
Sep 08, 2020

DRAWN
JK/NS

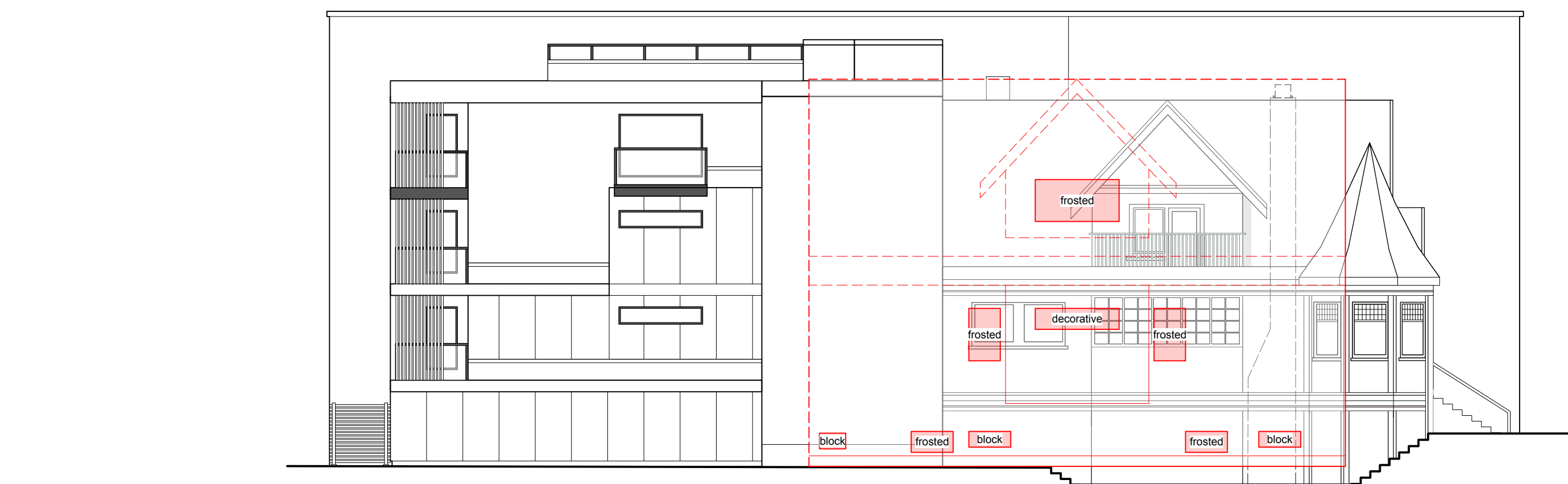
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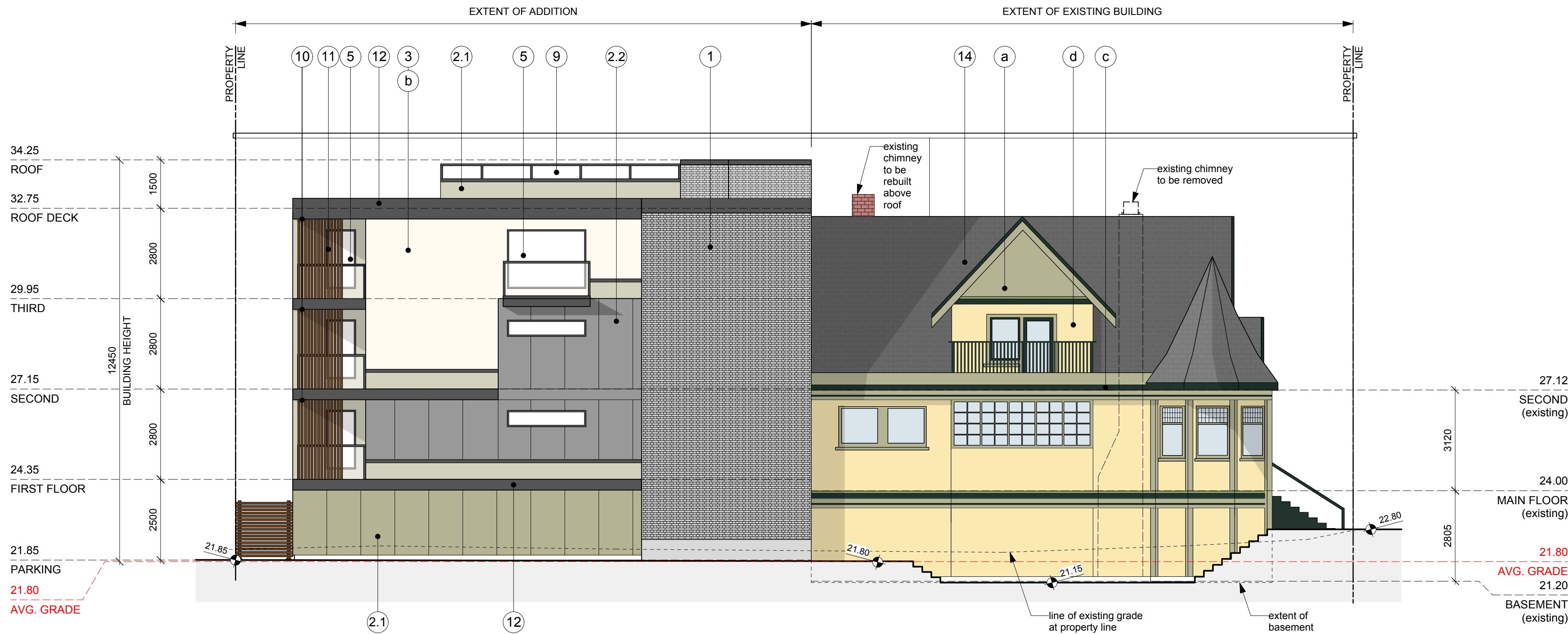
1 MEARES STREET (REAR) SOUTH ELEVATION
Scale: 1:100



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 CLADDING (running bond)
- 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

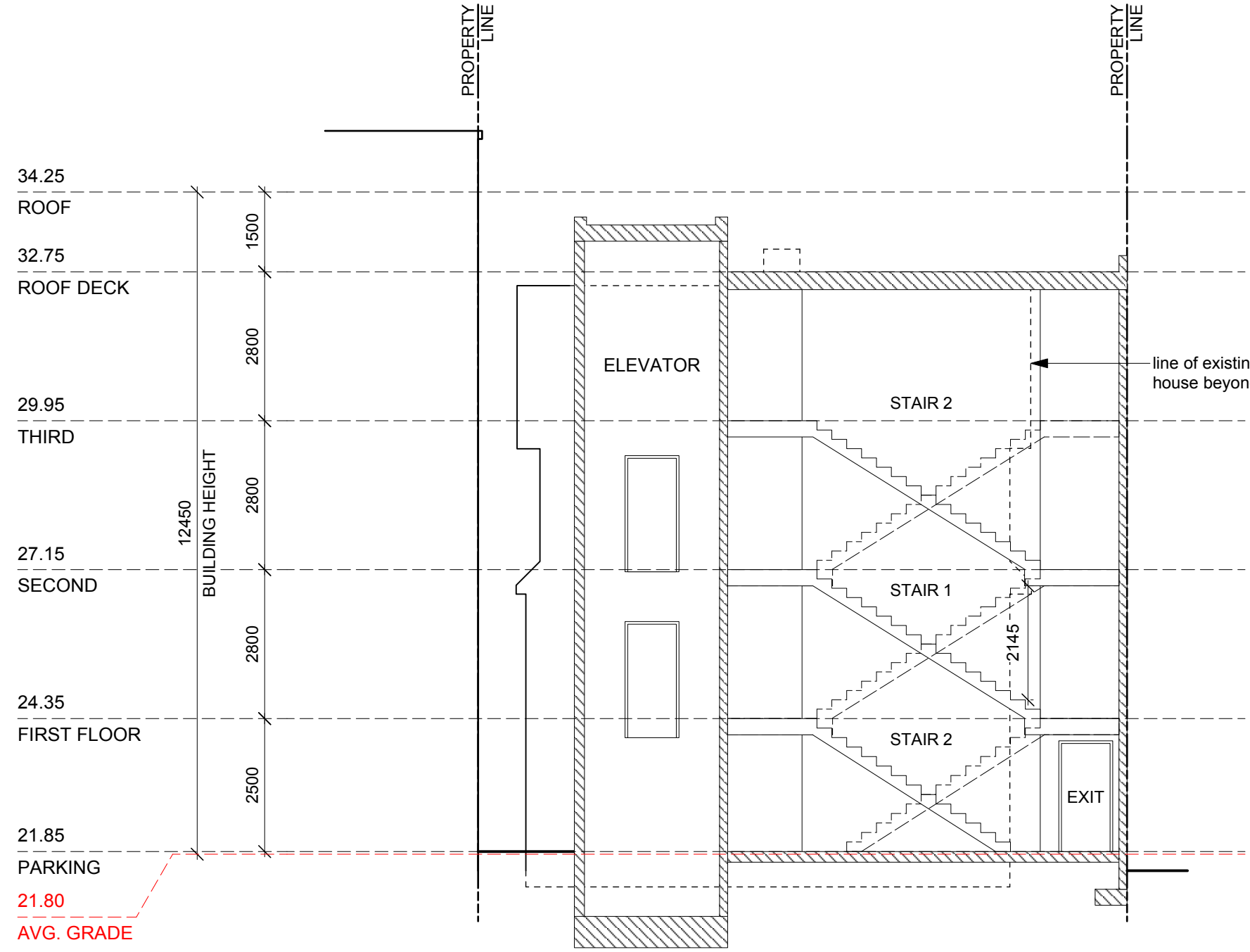
SCALE
AS SHOWN

JOB No.
1741

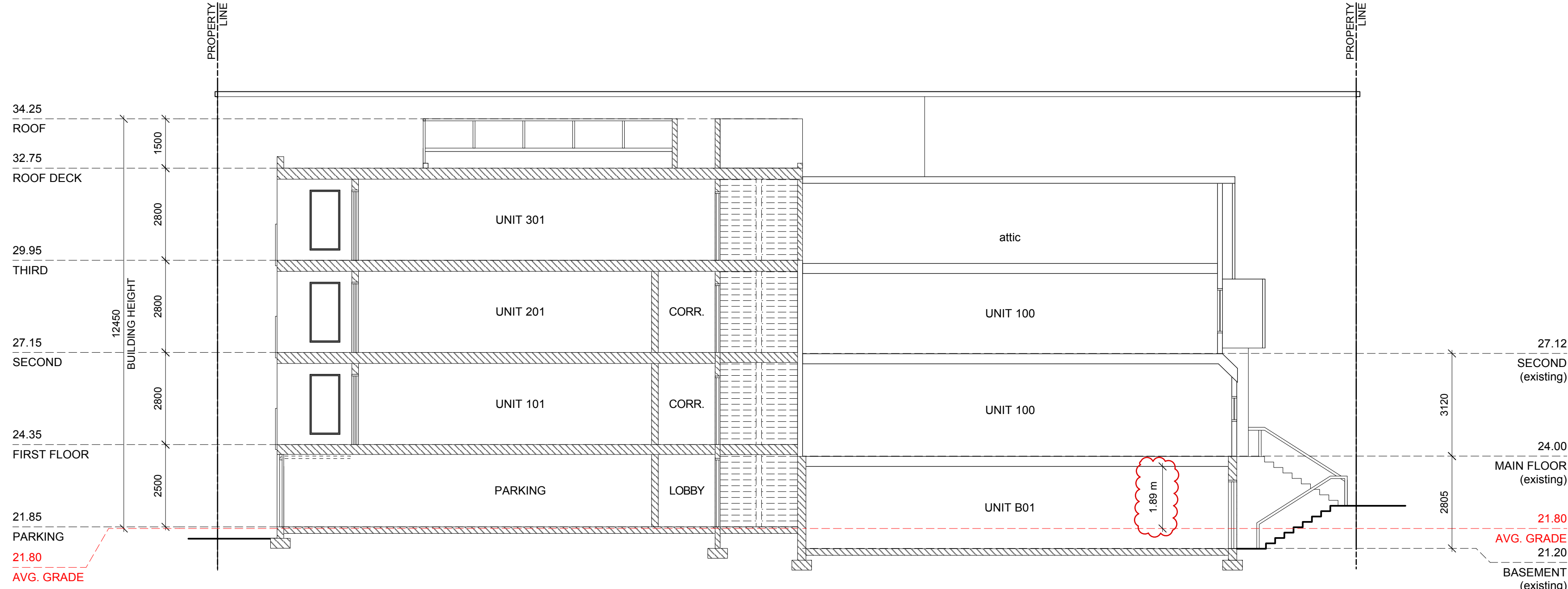
PLOT DATE
Sep 08, 2020

DRAWN
JK/NS

A-4.0



1 CROSS SECTION AT STAIR
Scale: 1:100



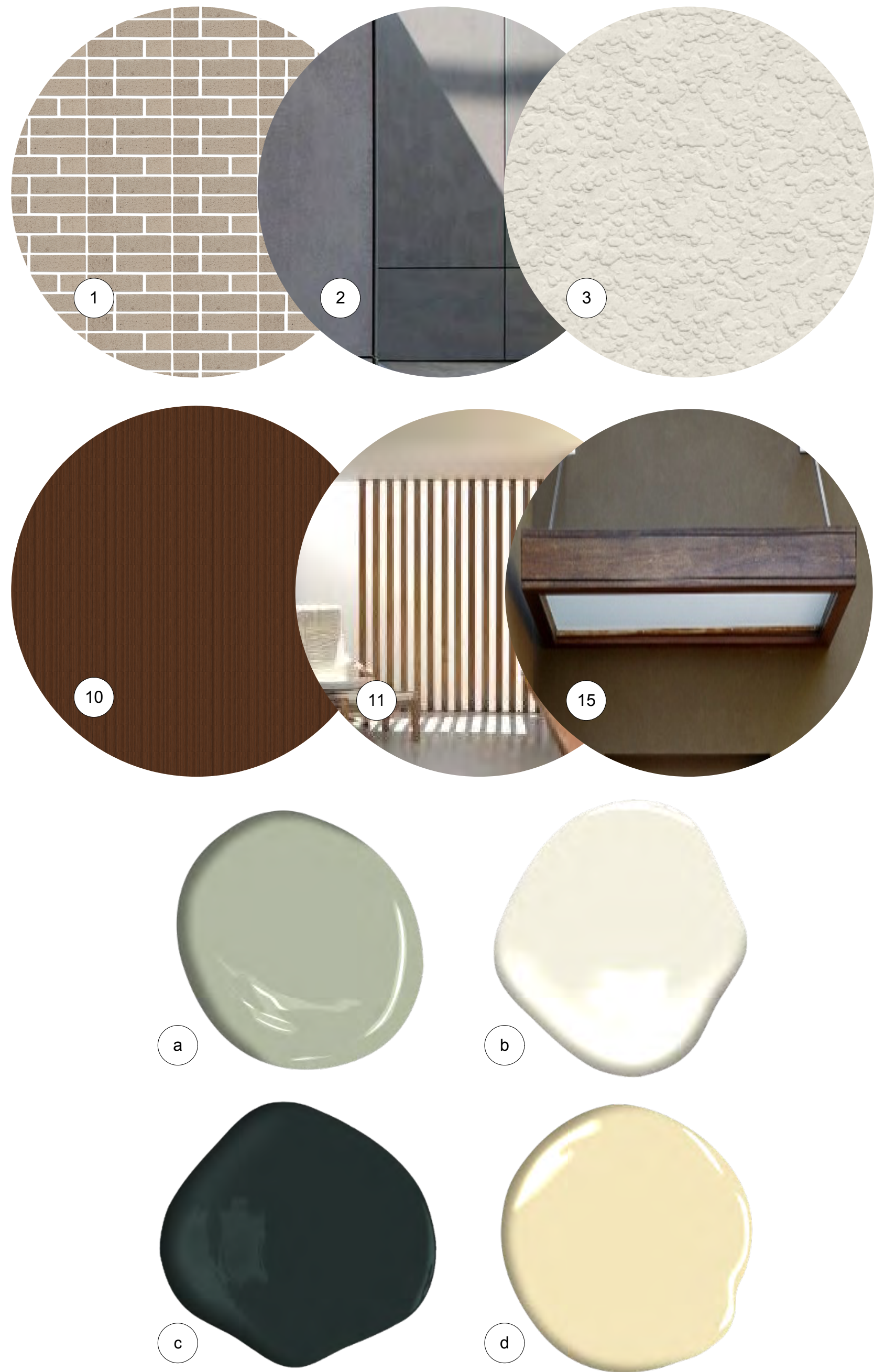
2 LONGITUDINAL SECTION
Scale: 1:100



3 STREETSCAPE - FORT STREET



4 STREETSCAPE - MEARES STREET



MATERIALS SCHEDULE

MATERIALS

- 1 BRICK CLADDING (running bond)
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

keay
architecture ltd.

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

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PROJECT

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VICTORIA

SHEET TITLE

COLOUR BOARD

SCALE
AS SHOWN

JOB No.
1741

PLOT DATE
Sep 08, 2020

DRAWN
JK/NS

A-5.0