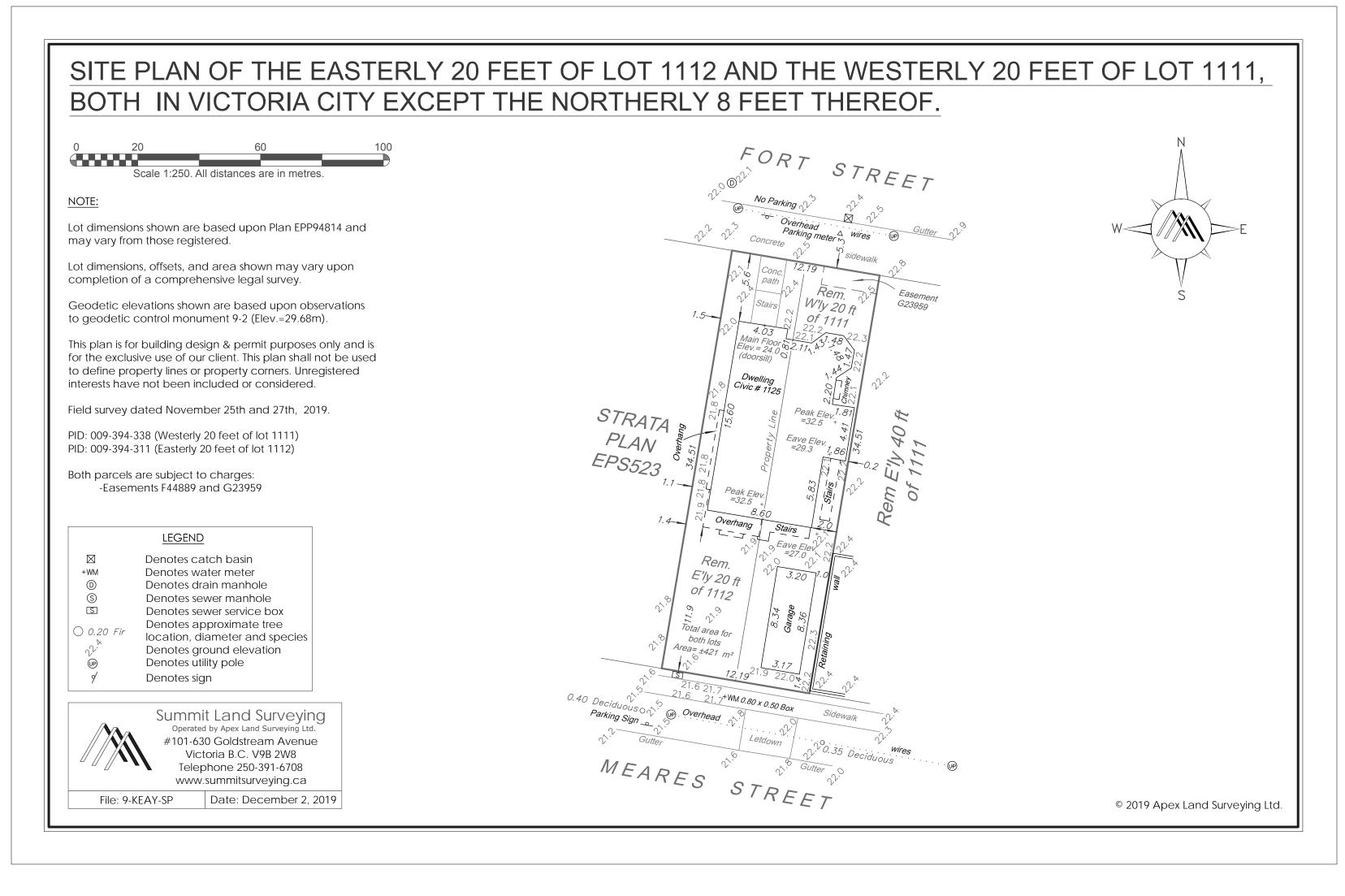


LOT INFORMATION	EXISTING	PROPOSED
Zone	R3-1	Site Specific
Site Area	420.6 m ²	unchanged
Total Floor Area	371 m ²	808 m ²
FSR	0.88 : 1	1.92 : 1
Site Coverage	35%	81%
Open Site Space	59%	16%
Height of Existing Dwelling	existing	unchanged
Height of Addition	_	12.45 m
Number of Storeys [Existing Dwelling]	3 storeys	unchanged
Number of Storeys [Addition]		4
Parking Stalls	1	4 variance required
Bicycle Parking	_	Existing Dwelling: 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]	5.33 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		1
Total Number of Units	1	5
Unit Types	Single Family	1 Rental 4 Strata refer to unit summary
Ground-Orientated Units	2	2
Minimum Floor Area		106 m ²
Total Residential Floor Area	371 m ²	659 m ²

CONTEXT PLAN Scale: 1:1000

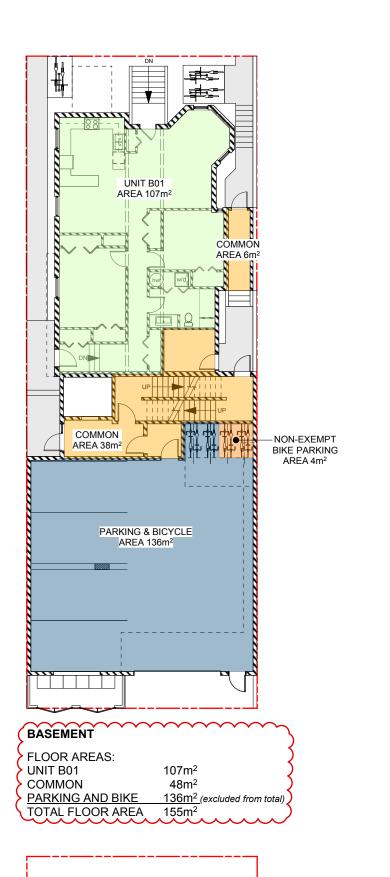
CIVIC ADDRESS: 1125 FORT STREET, VICTORIA B.C. LEGAL: WESTERLY 20 FEET OF LOT 1111 AND THE EASTERLY 20 FEET OF LOT 1112, BOTH OF VICTORIA CITY EXCEPT THE NORTHERLY 8 FEET THEREOF

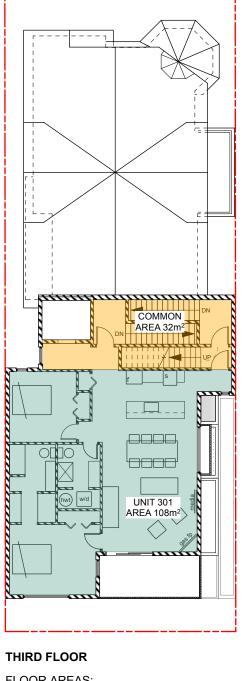


SURVEY Scale: 1:250 2

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

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





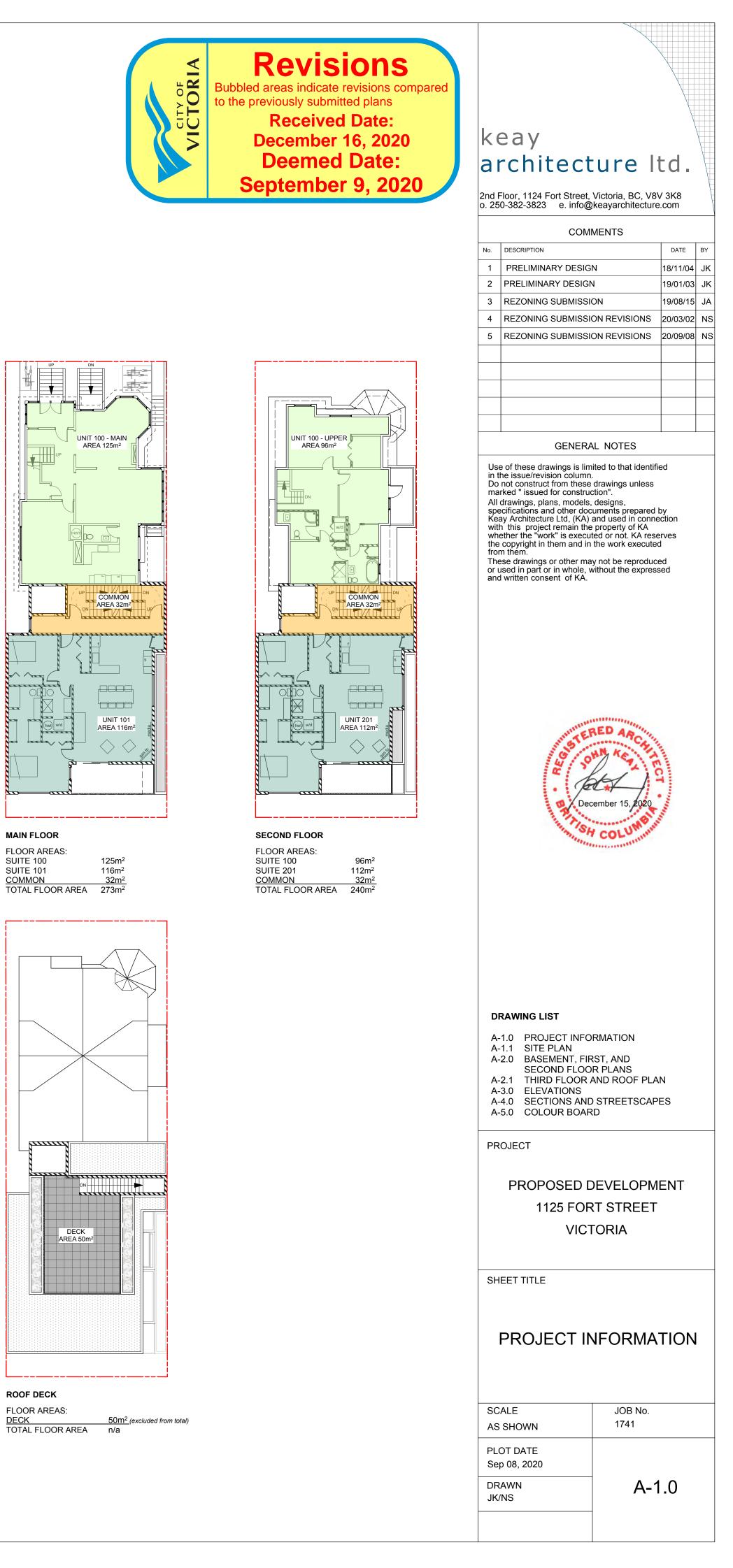
FLOOR AREAS: SUITE 301 108m² COMMON32m²TOTAL FLOOR AREA140m²

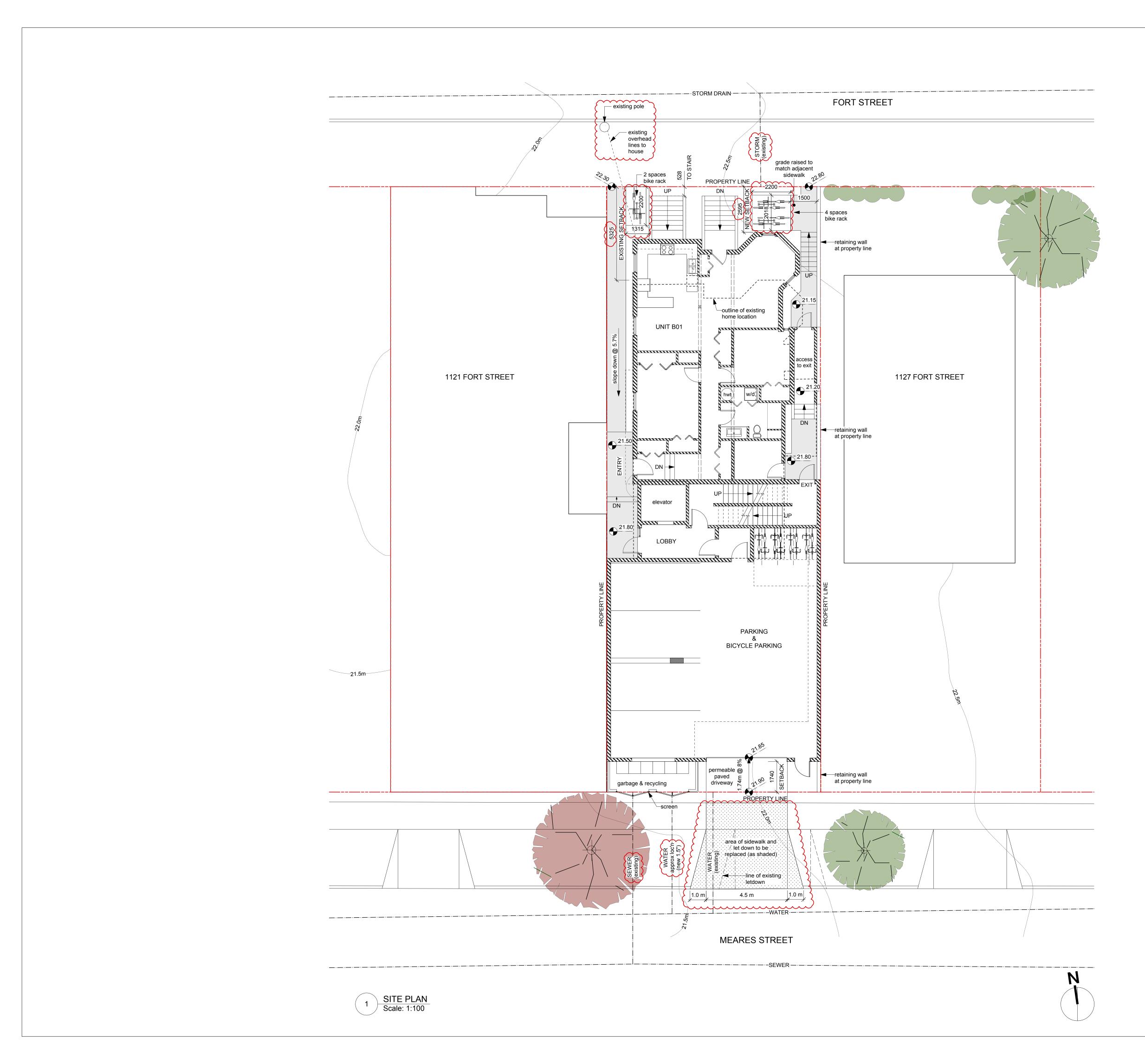
Scale: 1:200

3

AREA CALCULATIONS

ROOF DECK DECK





	a 2nd F	Chitecture	/ 3K8	
		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
F				

GENERAL NOTES

Use of these drawings is limited to that identified in the issue/revision column. Do not construct from these drawings unless marked " issued for construction".

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PROJECT

PROPOSED DEVELOPMENT 1125 FORT STREET VICTORIA

SHEET TITLE

SITE PLAN

SCALE	JOB No.
AS SHOWN	1741
PLOT DATE	
Sep 08, 2020	
DRAWN	A-1.1
JK/NS	

Point	Grade
Α	22.10
В	22.10
С	22.40
D	22.40
Е	22.20
F1	22.20
F2	21.15
G	21.15
H1	21.15
H2	22.40
J	22.40
К	22.50
L	22.50
М	22.10
Ν	21.15
Ρ	21.15
Q	21.15
R	21.80
S	21.80
т	21.80
U	21.80
V	21.90
W	21.60
Х	21.80
Υ	21.80

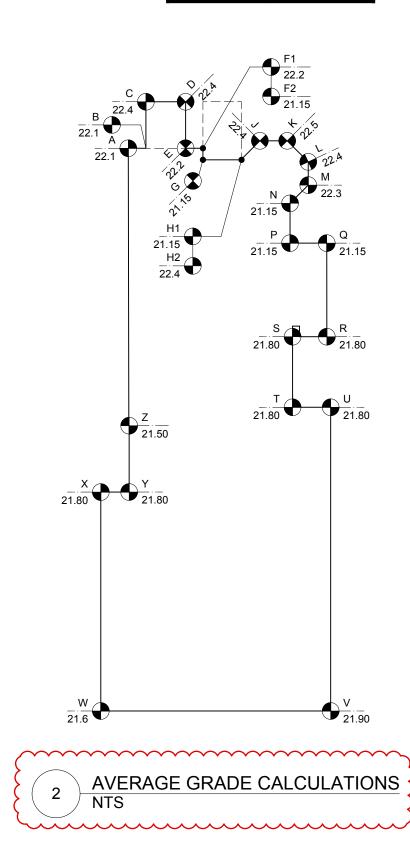
Z 21.50

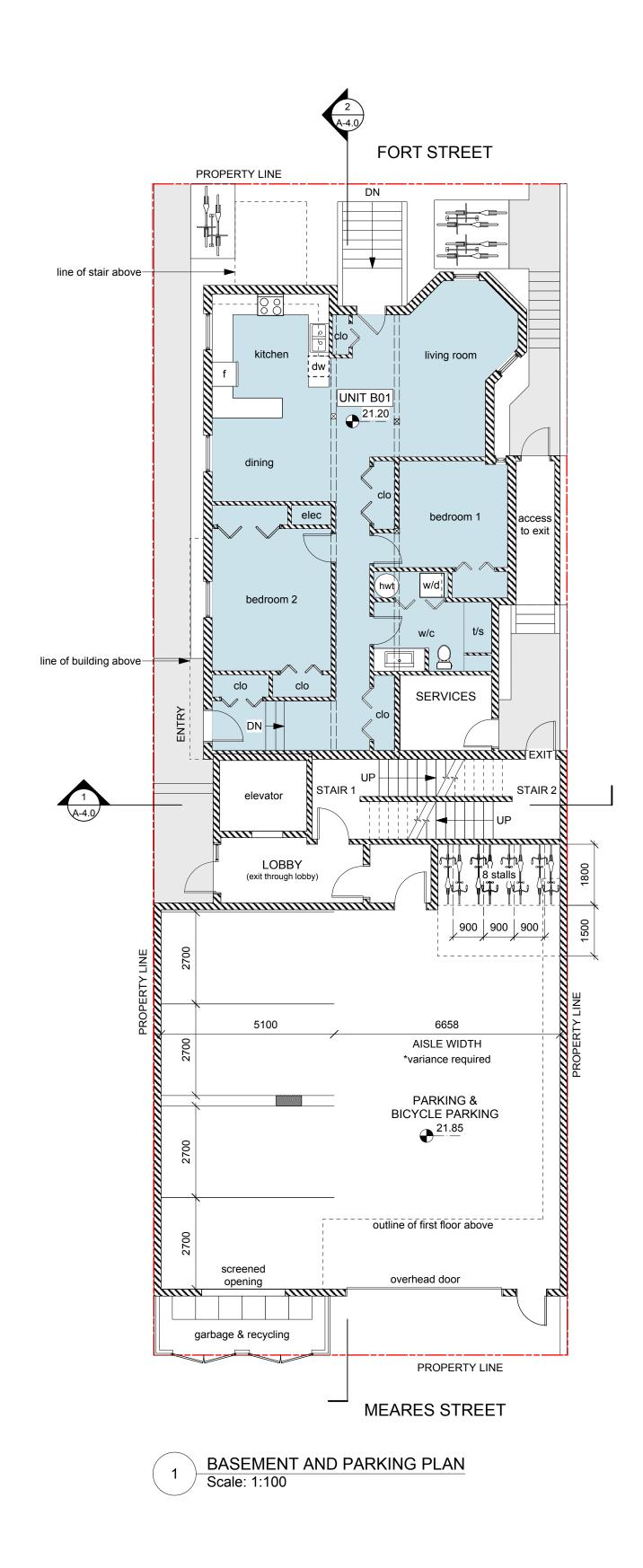
GRADE POINTS

	• · · · · · •	Distant	T - 4 - 1 -
Line	Average Grade	Distance	Totals
AB	22.10	0.93	20.55
вс	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
ХҮ	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

CALCULATIONS

AVERAGE GRADE 21.80

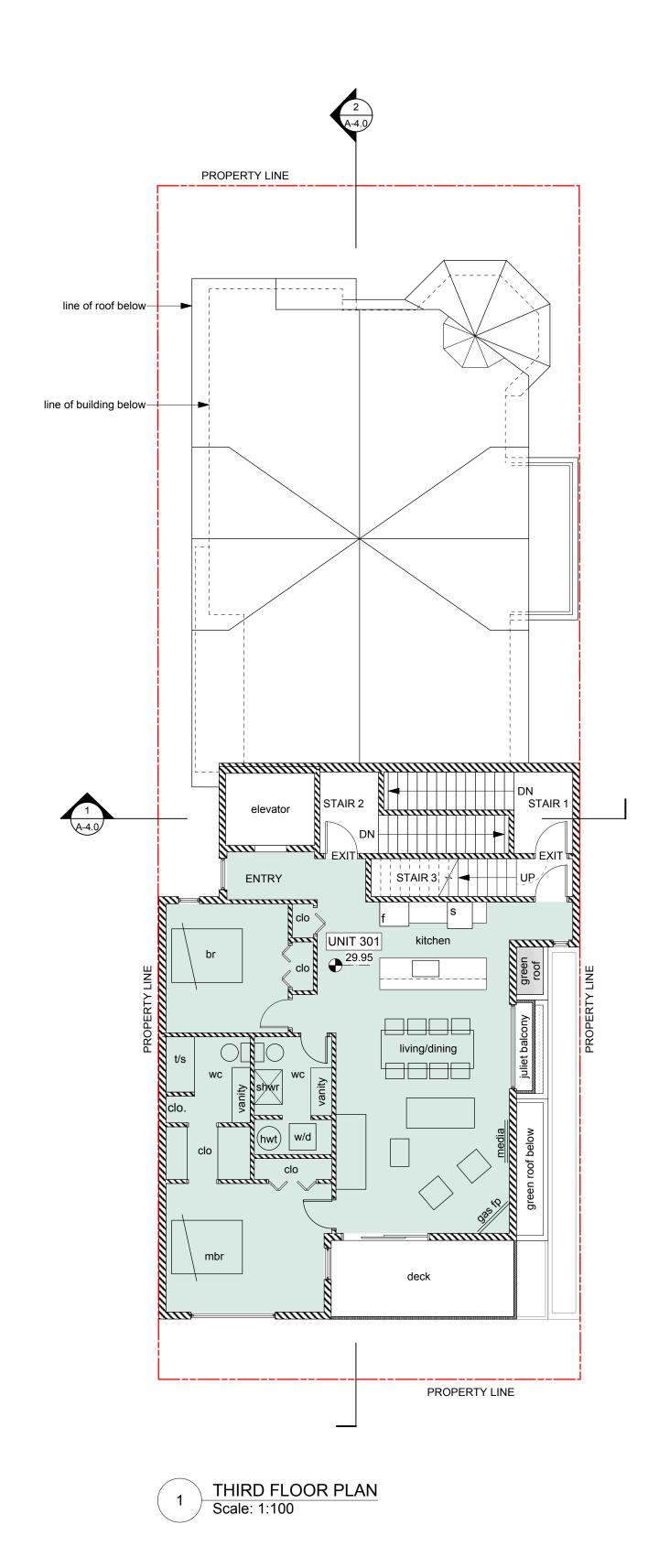


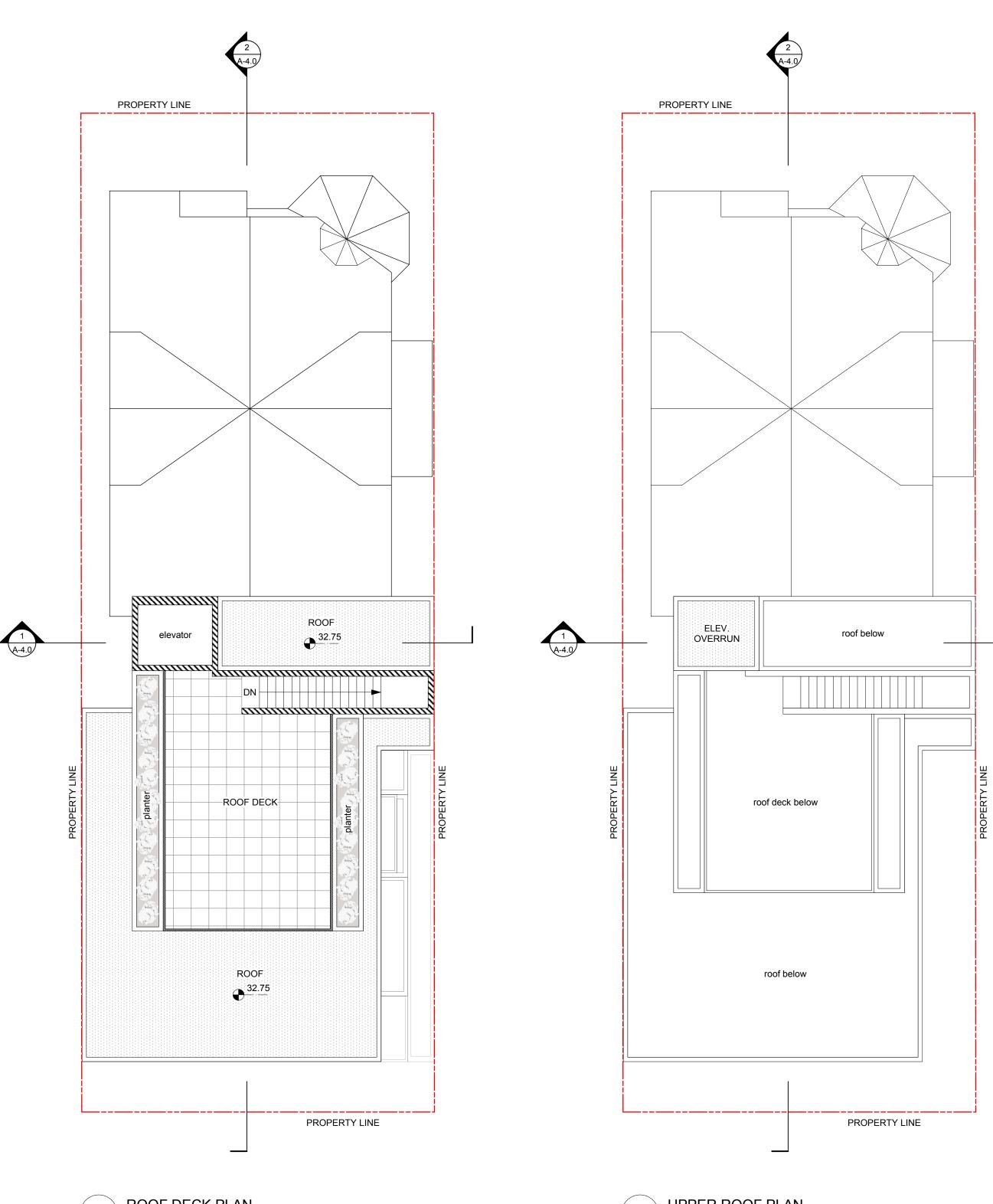




2 FIRST FLOOR PLAN Scale: 1:100 3 SECOND FLOOR PLAN Scale: 1:100

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2nd F	loor, 1124 Fort Street,	Victoria, BC, V8	/ 3K8
o. 25	0-382-3823 e. info@	keayarchitecture	.com
No.	DESCRIPTION		DATE
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5	REZONING SUBMISSI	ON REVISIONS	20/09/08
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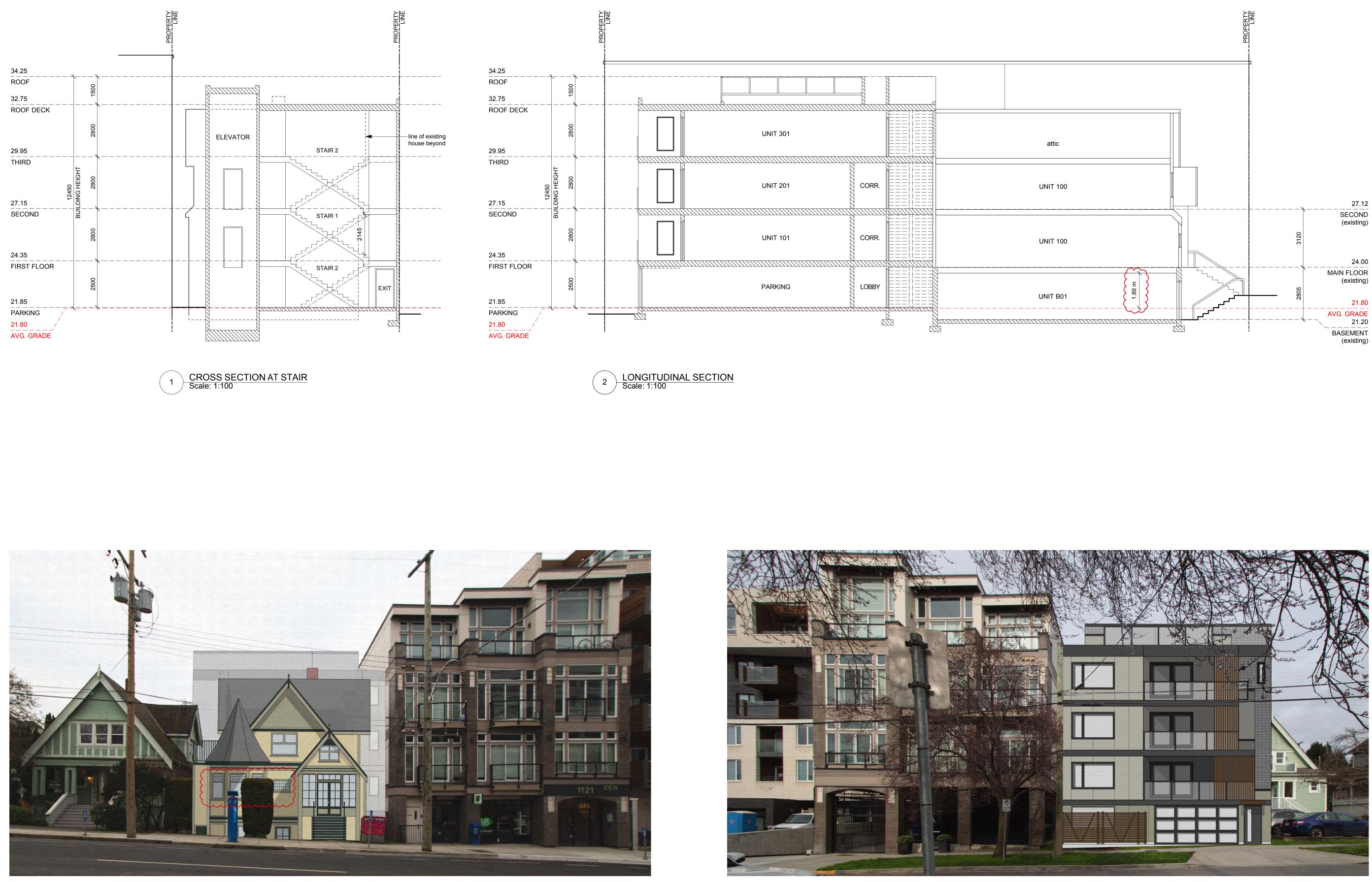




2 ROOF DECK PLAN Scale: 1:100 3 UPPER ROOF PLAN Scale: 1:100

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	4	REZONING SUBMISSI		20/03/02 NS
	5	REZONING SUBMISSI	ON REVISIONS	20/09/08 NS
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