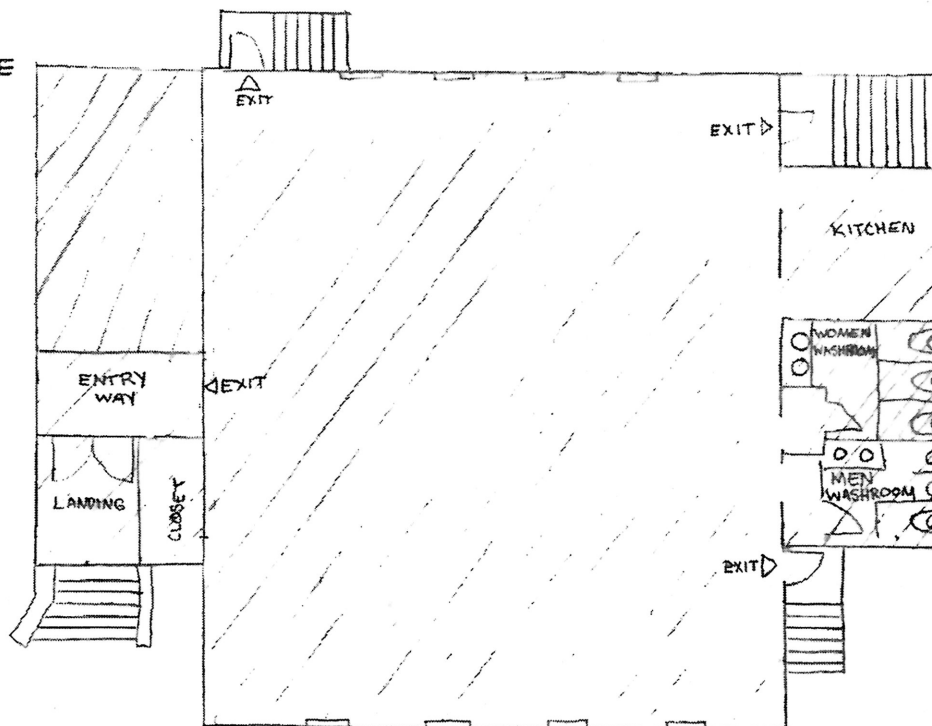


MAIN FLOOR PLAN
SCALE 1:100
205 SIMCOE

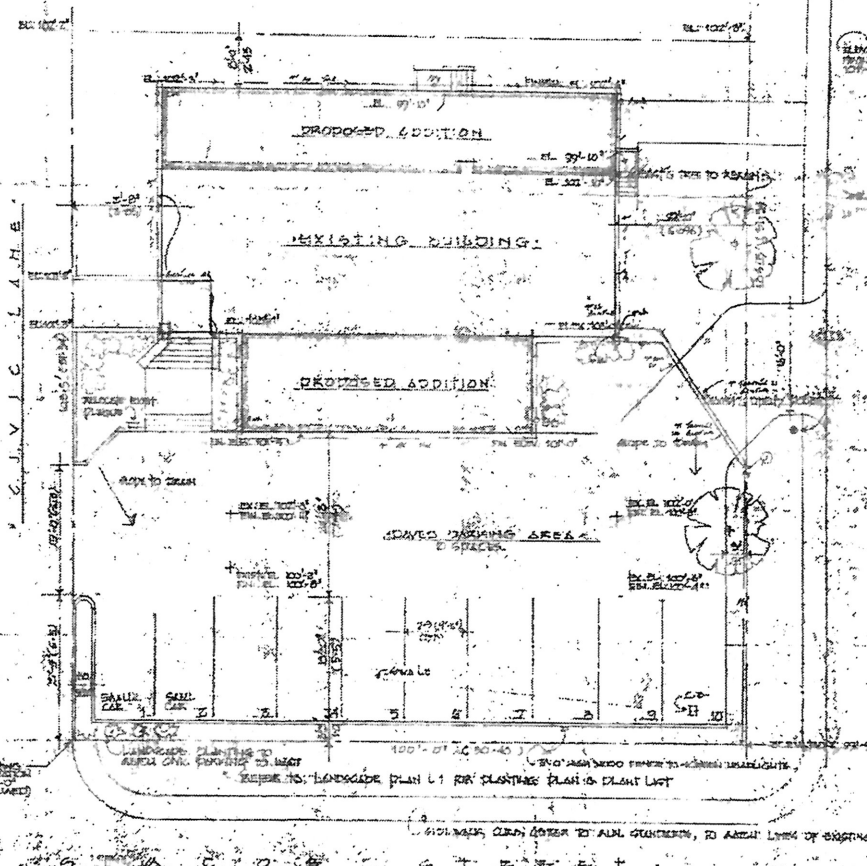
USED FOR DAYCARE
278.14 m²



OCT 11 2018

F41
ONLY
FIRST BP
PLANS

• AUNICIPAL PARKING
• 16 SPACES



PROPOSED CLADDING EXTENSION

16000 SQ. METERS (170000 SQ. FT.)

PROJECT DATA

SITE DEVELOPMENT:
 EXISTING SITE COVERAGE: 1625 SQ. M (17124 SQ. FT.)
 PROPOSED SITE COVERAGE: 2045 SQ. M (21952 SQ. FT.)
 SITE AREA: 10380 SQ. M (111450 SQ. FT.)
 EXISTING BLDG. AREA: 4156 SQ. M (44550 SQ. FT.)
 PROPOSED BLDG. AREA: 5372 SQ. M (57850 SQ. FT.)
 EXISTING LOT AREA: 10380 SQ. M (111450 SQ. FT.)
 PROPOSED LOT AREA: 10380 SQ. M (111450 SQ. FT.)

VEHICULAR PARKING FOR CLD. USE:
 PROPOSED: 16 SPACES
 EXISTING: 0 SPACES
 TOTAL: 16 SPACES

BUILDING DEVELOPMENT:

BASEMENT:
 EXISTING: 1940 SQ. M (20900 SQ. FT.)
 ADDITION: 510 SQ. M (5460 SQ. FT.)
 TOTAL: 2450 SQ. M (26360 SQ. FT.)
 ASSESSABLE: 1145 SQ. M (12340 SQ. FT.)

FIRST FLR:
 EXISTING: 1566 SQ. M (16900 SQ. FT.)
 ADDITION: 1426 SQ. M (15300 SQ. FT.)
 TOTAL: 2992 SQ. M (32200 SQ. FT.)
 ASSESSABLE: 1706 SQ. M (18300 SQ. FT.)

OVERALL WORKER (AS DEFINED): 211 (64400)

TO CALIFORNIA LOADS:

BASEMENT: EXISTING: 2 SPACES
 PROPOSED: 0 SPACES

FIRST FLOOR: EXISTING: 0 SPACES
 PROPOSED: 170 SPACES

EXISTING ZONED R1-2

UNZONED HIGH DENSITY RESIDENTIAL

Received
City of Victoria

OCT 11 2018

Planning & Development Department
Development Services Division

PRE-APPROVED PARKING PLANS WILL BE COMPLETED

DESIGNED BY: JAMES RAY
 DRAWN BY: JAMES RAY
 CHECKED BY: JAMES RAY
 PROJECT NO: 17000

PROPOSED CENTRAL EXTENSION
 JAMES RAY ARCHITECTS
 17000

LEGAL DESCRIPTION:

Lot 1
Section 2
Plan 1000
VICTORIA DISTRICT