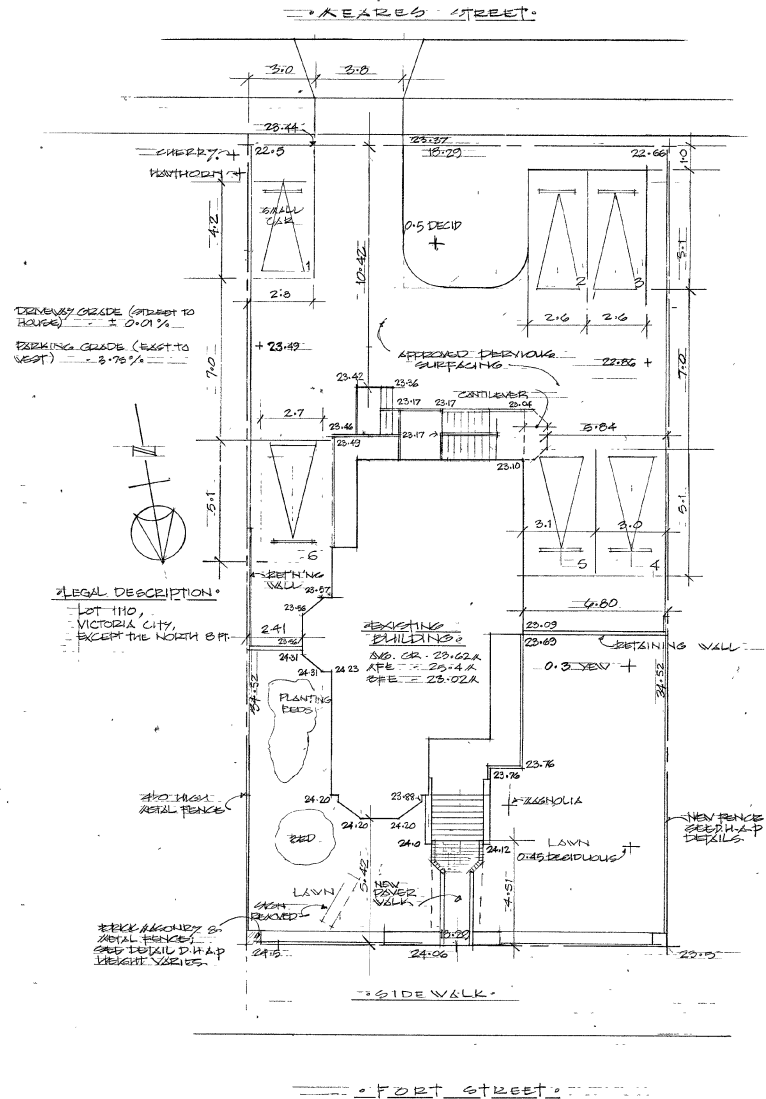


Revisions
 Received Date: October 20, 2020
 Deemed Date: September 15, 2020

PROJECT INFORMATION TABLE	
EXISTING ZONE	R3-1
PROPOSED ZONE	CA-2 (OUT OF SPEC COR)
SITE AREA	631.12
TOTAL FLOOR AREA	179.8112
COMMERCIAL FLOOR AREA	179.8112
FLOOR SPACE RATIO	0.425 to 1
SITE COVERAGE	23.5% (149.8212)
OPEN SITE SPACE	32.8% (207.5012)
HEIGHT OF BUILDING	9.89 m
NUMBER OF STOREYS	3
PARKING STALLS ON SITE	6
BICYCLE PARKING	-
BUILDING SETBACKS	
FRONT YARD	5.42 m
REAR YARD	10.42 m
INTERIOR SIDE (EAST)	2.41 m
INTERIOR SIDE (WEST)	5.84 m
COMBINED SIDE YARDS	8.25 m
RESIDENTIAL USE DETAILS	
NO RESIDENTIAL USES AT PRESENT	

80.0612 REZONING NOT INCLUDED

NOTE:
 ALL INFORMATION DERIVED FROM BUILDING DEPARTMENT RECORDS AND SITE MEASUREMENT; THIS APPLICATION PROPOSES ZONING TO REPLACE CANCELLED LAND USE CONTRACT. ALL CONDITIONS ARE EXISTING, NO WORK IS PROPOSED TO EXISTING HERITAGE DESIGNATED BUILDING.
 ALL SITE DATA AND CALCULATIONS UPDATED FROM FIELD SURVEY BY GLEN MITCHELL, B.C.L.S. 2020-08-04. FILE NO. 000-050-394



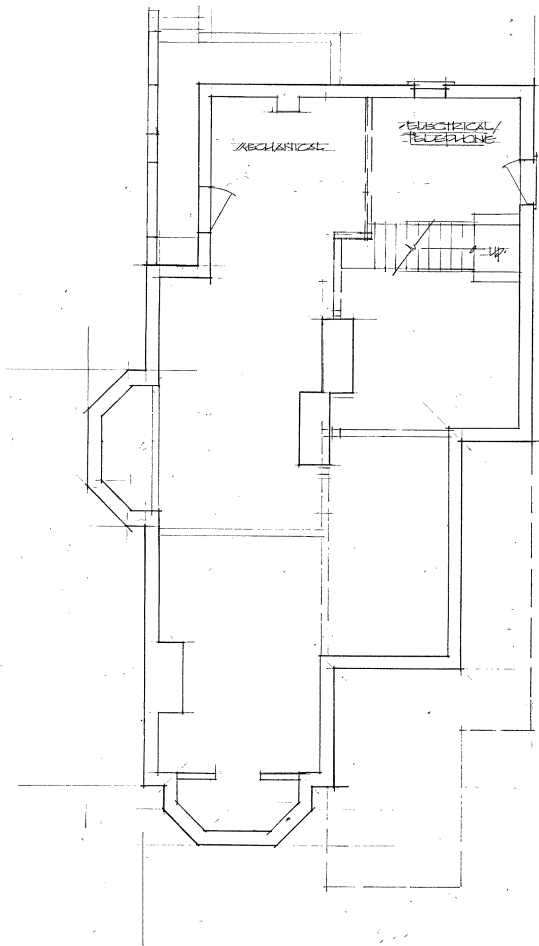
LEGAL DESCRIPTION:
 LOT 110,
 VICTORIA CITY,
 EXCEPT THE NORTH 8 FT.

banks design
 250-986-3381
 victoria 250-986-3381

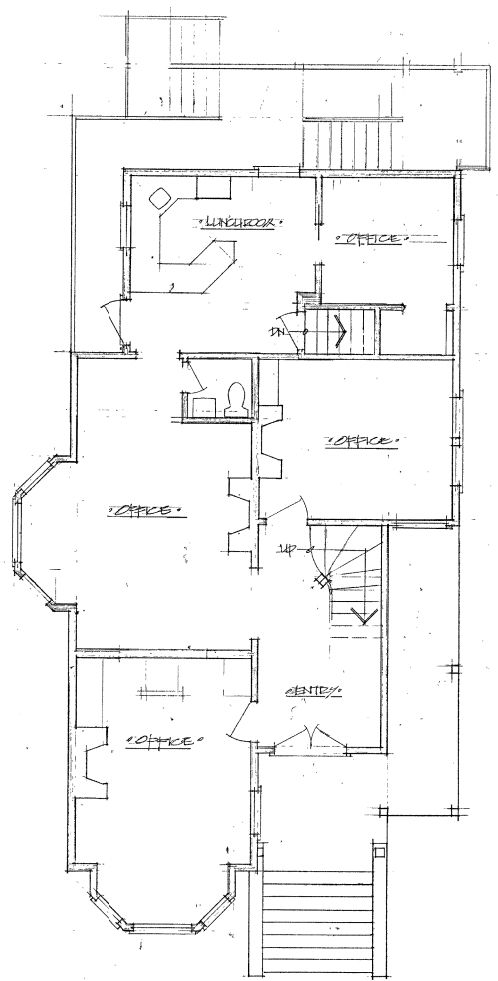
DESIGNER: WND
 DESIGNER EXISTING
 SCALE: 1:100
 DATE: July 20, 2020
 PROJECT: 1000

PROPOSED REZONING
 for
BATTERY STREET HOLDINGS
 SITE PLAN & PROJECT INFORMATION
 1133 PORT ST.
 VICTORIA, B.C.

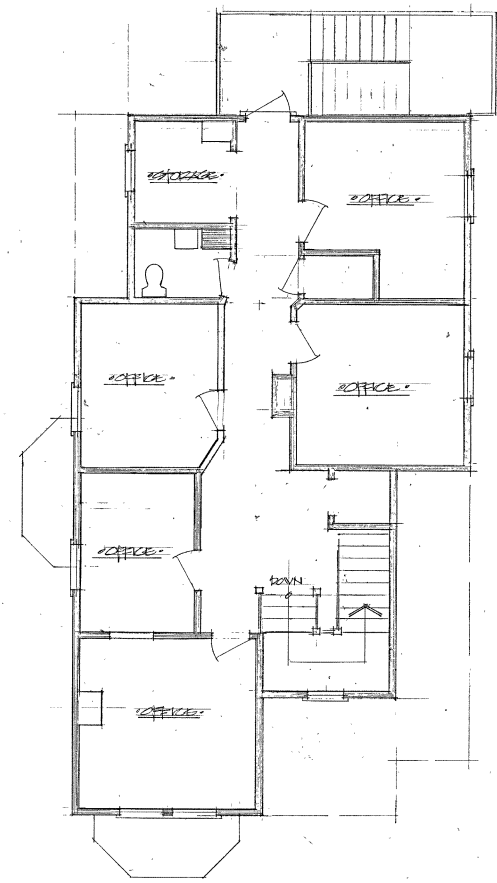
banks design
 250-986-3381
 victoria 250-986-3381



• LOWER FLOOR PLAN •
 80.50 A.2 (953.21 SF)



• MAIN FLOOR PLAN •
 95.42 A.2 (1027122 SF)

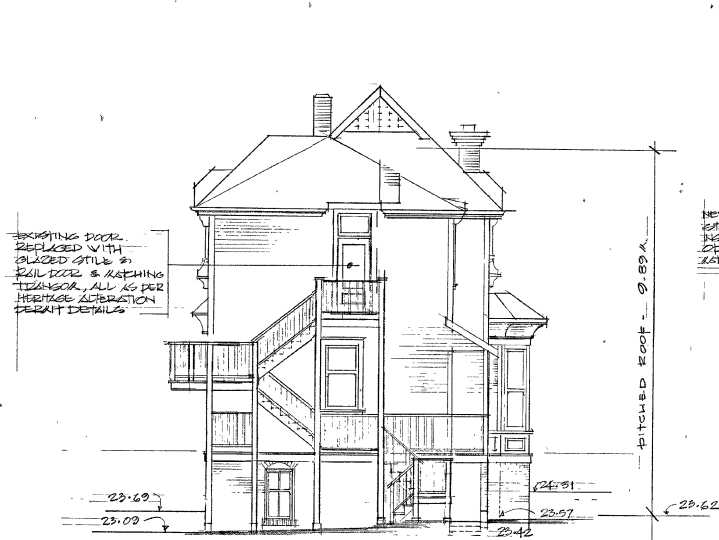


• UPPER FLOOR PLAN •
 84.33 A.2 (920.375 SF)

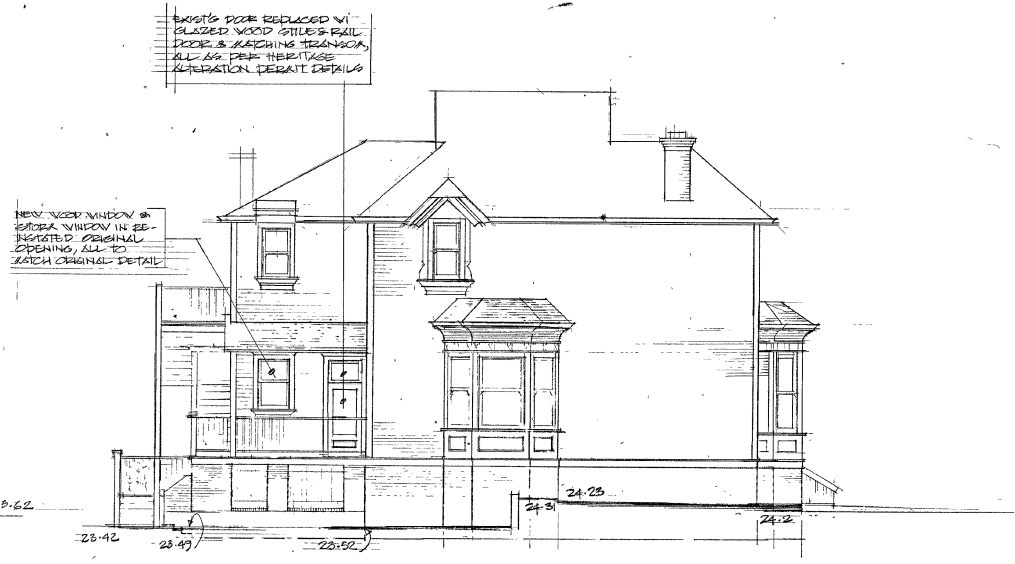
DRAWN BY: MB
 DESIGN: EXISTING
 SCALE: 1/4" = 1'-0"
 DATE: APRIL 10, 2019
 DRAWING NO.: 1500

PROPOSED REZONING
 1133 FORT STREET
 FLOOR PLANS
 1133 FORT ST
 VICTORIA, B.C.

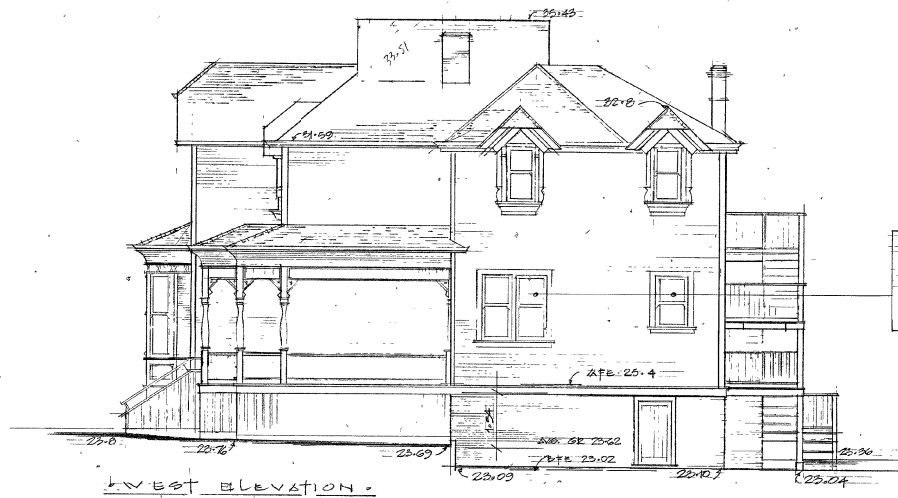
banks design
 victoria.250.986.3331



SOUTH ELEVATION (NEARER STREET)



EAST ELEVATION



WEST ELEVATION

NEW WOOD STICK WINDOWS TYPICAL TO ALL EXTERIOR CLOSED OPENINGS; WINDERS HEAD TO OPEN OUT WHERE NEEDED ON OPERATING SIDE; BY METAL, AS LISTABLE HOLD OPENING



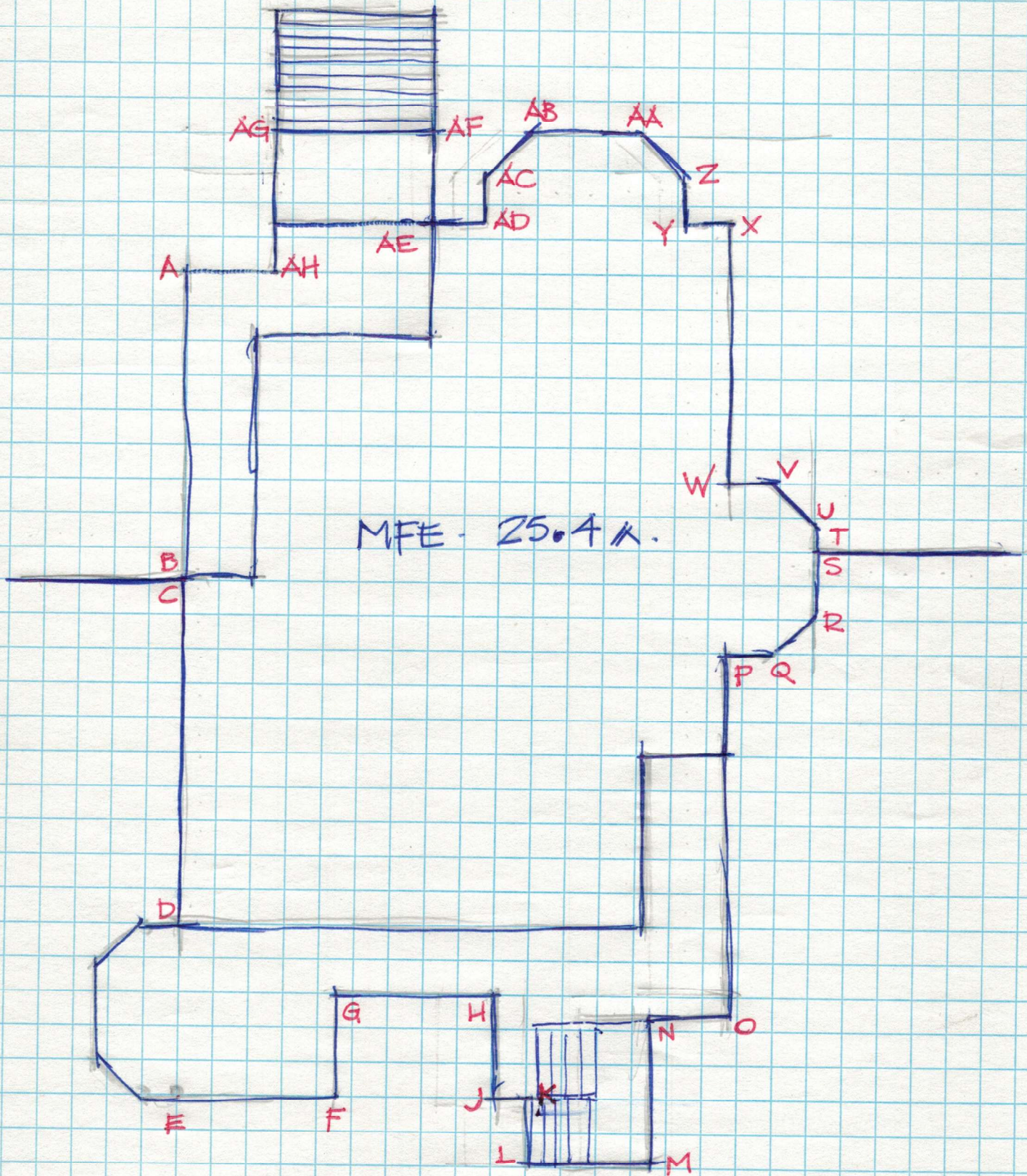
NORTH ELEVATION (FORT STREET)

DESIGNER - SURVEY DATA - 05/06/20
PLANNING - 14/09/20

DRAWING NO. 1/2/3
DESIGNED BY: TMB
DESIGNER: BANKS
SCALE: 3/16" = 1'-0"
DATE: JULY 26, 2020
DRAWING NO. 12000

PROPOSED FOR ZONING
24 TERRY STREET HOLDINGS
BUILDING ELEVATIONS
1133 FORT ST.
VICTORIA, B.C.

banks design
VICTORIA 250-386-3331
1133 FORT ST.



1133 FORT STREET
 AVERAGE GRADE CALCULATIONS

AB	23.76	23.69	23.725 × 6.0	-	142.35
CD	23.09	23.10	23.095 × 7.43	-	171.595
DE	23.10	23.04	23.07 × 2.2	-	50.75
EF	23.04	23.17	23.105 × 1.4	-	32.347
FG		23.17	23.17 × 1.1	-	25.48
GH		23.17	23.17 × 1.42	-	32.90
HJ		23.17	23.17 × 1.1	-	25.48
JK	23.17	23.36	23.265 × 1.9	-	44.203
KL	23.17	23.36	23.36 × 1.0	-	23.36
LM	23.36	23.42	23.39 × 1.82	-	42.56
MN	23.42	23.46	23.44 × 2.0	-	46.88
NO	23.46	23.49	23.475 × 1.08	-	25.353
OP	23.49	23.57	23.53 × 6.97	-	164.004
PQ	23.57	23.57	23.57 × .35	-	8.249
QR	23.57	23.56	23.565 × 1.15	-	27.099
RS		23.56	23.56 × 1.3	-	30.628
TU	24.31		24.31 × .29	-	7.04
UV		24.31	24.31 × 1.15	-	27.956
VW	24.31	24.23	24.27 × .35	-	8.4945
WX	24.23	24.20	24.215 × 5.35	-	129.55
XY		24.20	24.2 × 0.39	-	9.438
YZ		24.20	24.2 × 0.35	-	8.47
ZAA		24.20	24.2 × 1.15	-	27.83
AAAB		24.20	24.2 × 1.59	-	38.478
ABAC	24.20	24.0	24.10 × 1.15	-	27.715
ACAD	24.20	23.88	24.04 × .35	-	8.414
ADAE		23.88	23.88 × .36	-	8.596
AEEAF	23.88	24.0	23.94 × 2.1	-	50.274
AFAAG	24.0	24.12	24.06 × 2.7	-	64.962
AGAH	24.12	23.76	23.94 × 2.1	-	50.274
AHAA	23.76	23.76	23.76 × 1.4	-	33.264

PERIMETER → 59.0 K

1394.0368

$$\text{AVG. GR.} = \frac{23.62 \text{ K}}{1394.0368}$$

1133 FORT STREET -
Average Grade Calculation

Main Floor Elevation (by bus) 25.04 m
floor assembly thickness - 0.238 m.

Ceiling height of lowest level 25.06 m
average grade as calculated - 23.62 m

Ceiling is 1.54 m above average grade, so lowest floor is included in total floor area 1.54

This is reflected in Project Data included on Drawing A1. of

268.37 m²

LOWEST STOREY VS - AVG GRADE CALCS.

SEE DRAWING A3.

1133 FORT STREET