

BC LAND SURVEYORS SITE PLAN OF:

Site: 1002 Vancouver Street

Legal: Lot 1, Victoria City, Plan 33000

File Number: 100-100-100

SCALE: 1:150 (ANSI D Sheet)



Distances are shown in metres.

LEGEND

Boundaries are shown relative to City of Victoria

Green: Boundary 1-200 (Green 200)

Blue: Boundary 1-200 (Blue 200)

Red: Boundary 1-200 (Red 200)

Black: Boundary 1-200 (Black 200)

Grey: Boundary 1-200 (Grey 200)

Lot Area = 2927 m²



April 4, 2017

File: 100-100-100
 POWELL & ASSOCIATES
 B.C. Land Surveyors
 100-1000 (Vancouver Street)
 Victoria, BC V8T 1G4
 phone: (250) 382-8888

Boundaries are shown from field survey.

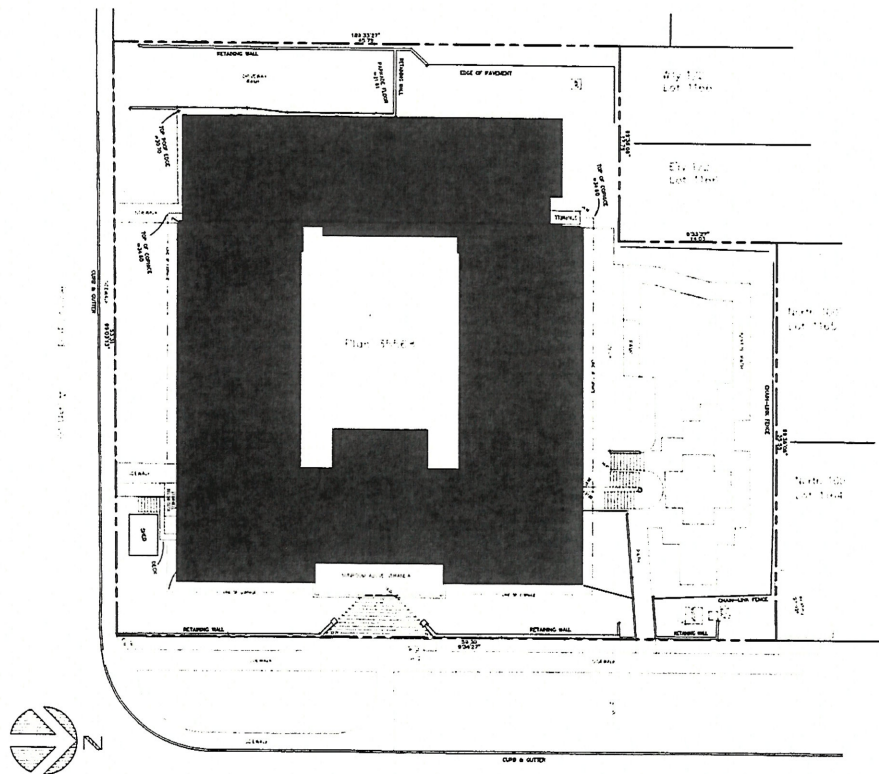
Point: Boundary 1-200 (Point 200)

Two: Boundary 1-200 (Two 200)

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SITE PLAN

SCALE: 1:200

EXISTING BUILDING LOCATION



LOCATION PLAN

SCALE: NTS



PROJECT DATA
 BUILDING AREA: 1,261M² (13,574FT²)
 TOTAL FLOOR AREA: 3,504M² (37,718FT²)
 (EXCLUDING PARKADE)
 SITE AREA: 2,927M² (31,506FT²)
 SITE COVERAGE: 43%
 FLOOR SPACE RATIO: 1.2

SETBACKS(FROM SURVEY):
 REAR: 6.66M
 FRONT: 4.84M
 SIDE (SOUTH): 5.48M
 SIDE (NORTH): 3.25M

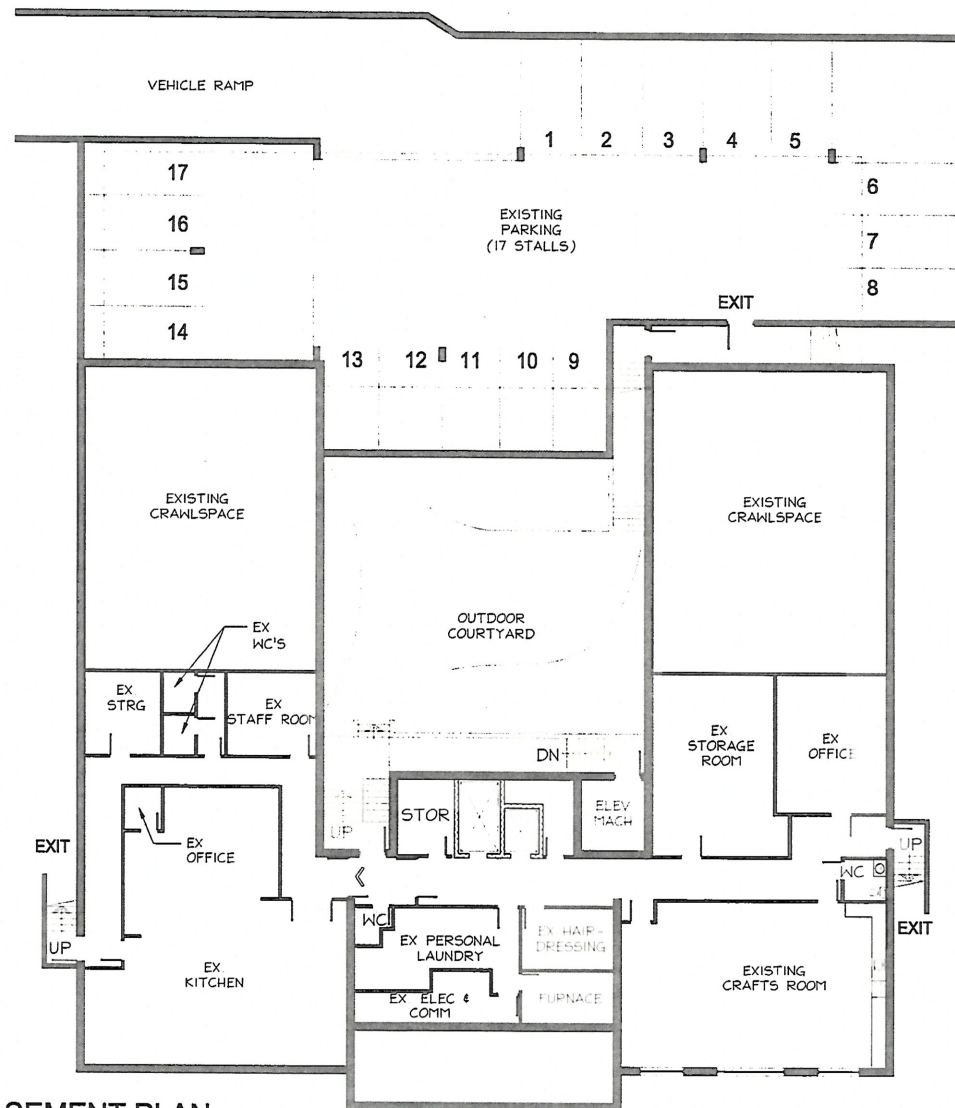
BUILDING AREAS		
	EXISTING	PROPOSED
BASEMENT	485M ² (5,220FT ²)	485M ² (5,220FT ²)
1ST FLOOR	1,114M ² (11,991FT ²)	1,114M ² (11,991FT ²) *
2ND FLOOR	1,128M ² (12,142FT ²)	1,086.2M ² (11,692FT ²) *
3RD FLOOR	777M ² (8,364FT ²)	798.8M ² (8,597FT ²) **
TOTAL AREA	3,504M ² (37,717FT ²)	3,484M ² (37,502FT ²)
PARKADE	527M ² (5,673FT ²)	

* SOLARIUM REMOVED ON THE 2ND FLOOR (-41.8M² (450FT²))
 ** ADDITION OF STAIR FROM 2ND TO 3RD FLOOR (21.8M² (235FT²))

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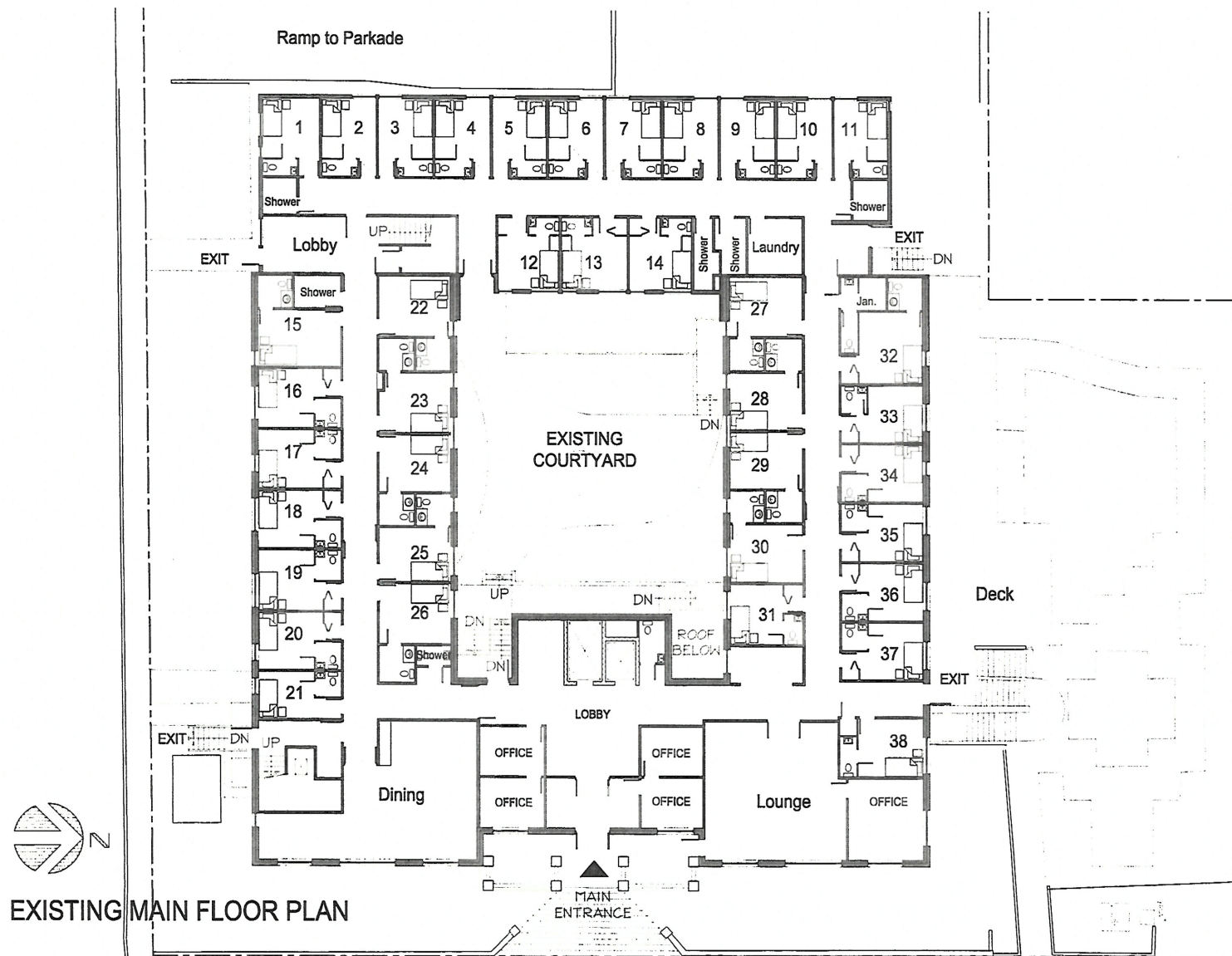


EXISTING BASEMENT PLAN

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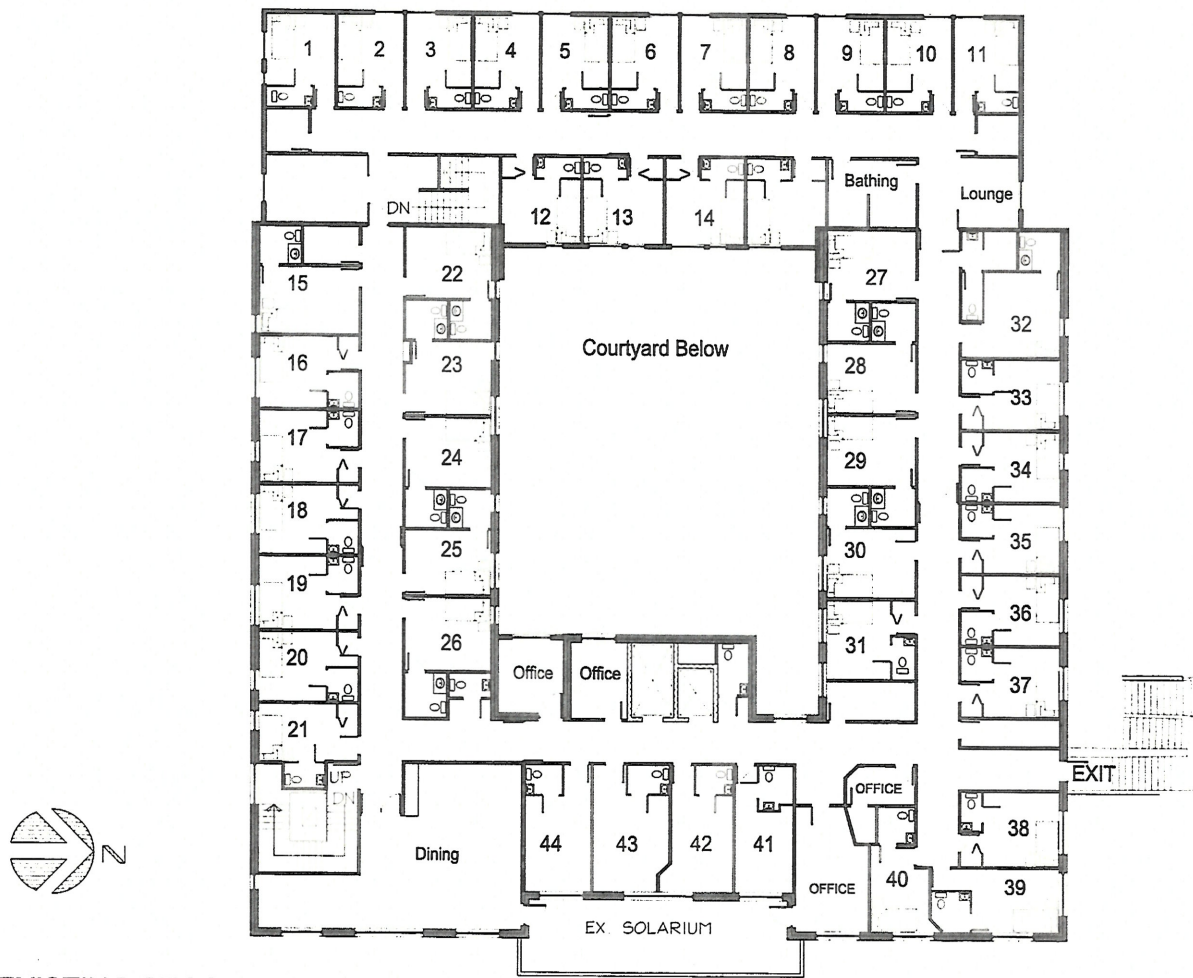


EXISTING MAIN FLOOR PLAN

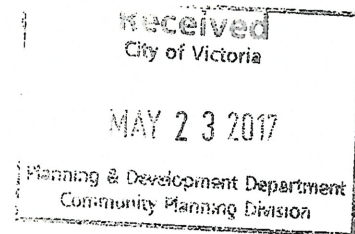
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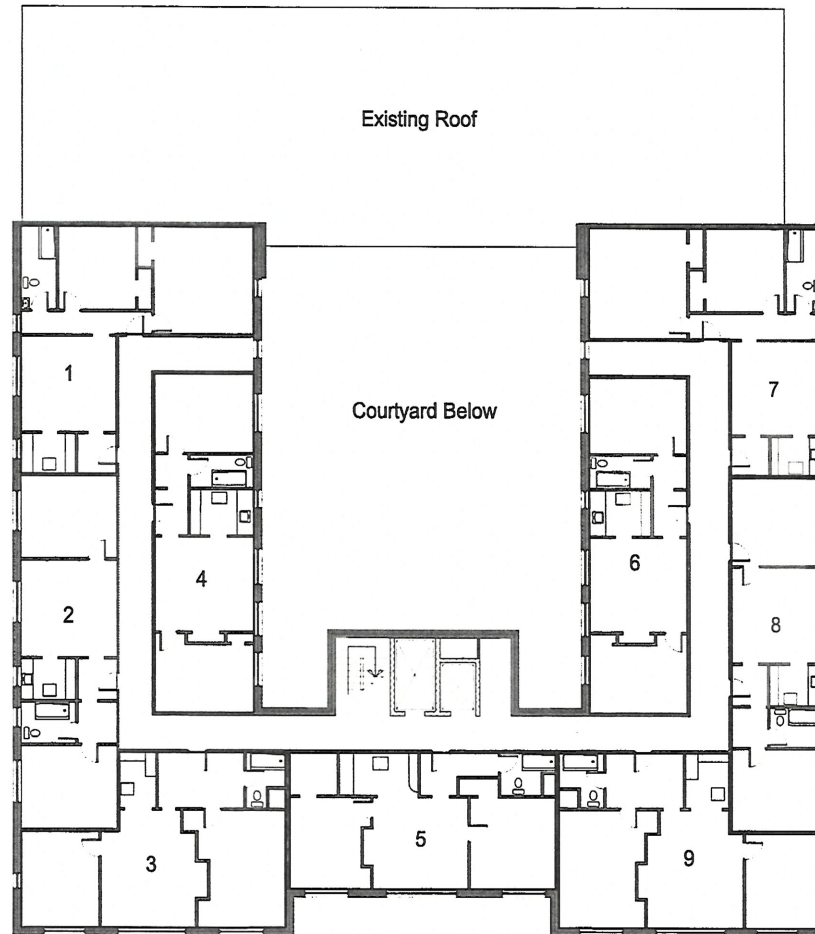
EXISTING SECOND FLOOR PLAN



MT EDWARDS, 1002 VANCOUVER STREET, VICTORIA BC
 JENSEN GROUP ARCHITECTS

SCALE 1:100

A4
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EXISTING THIRD FLOOR PLAN

1002 VANCOUVER STREET
 1002 VANCOUVER STREET
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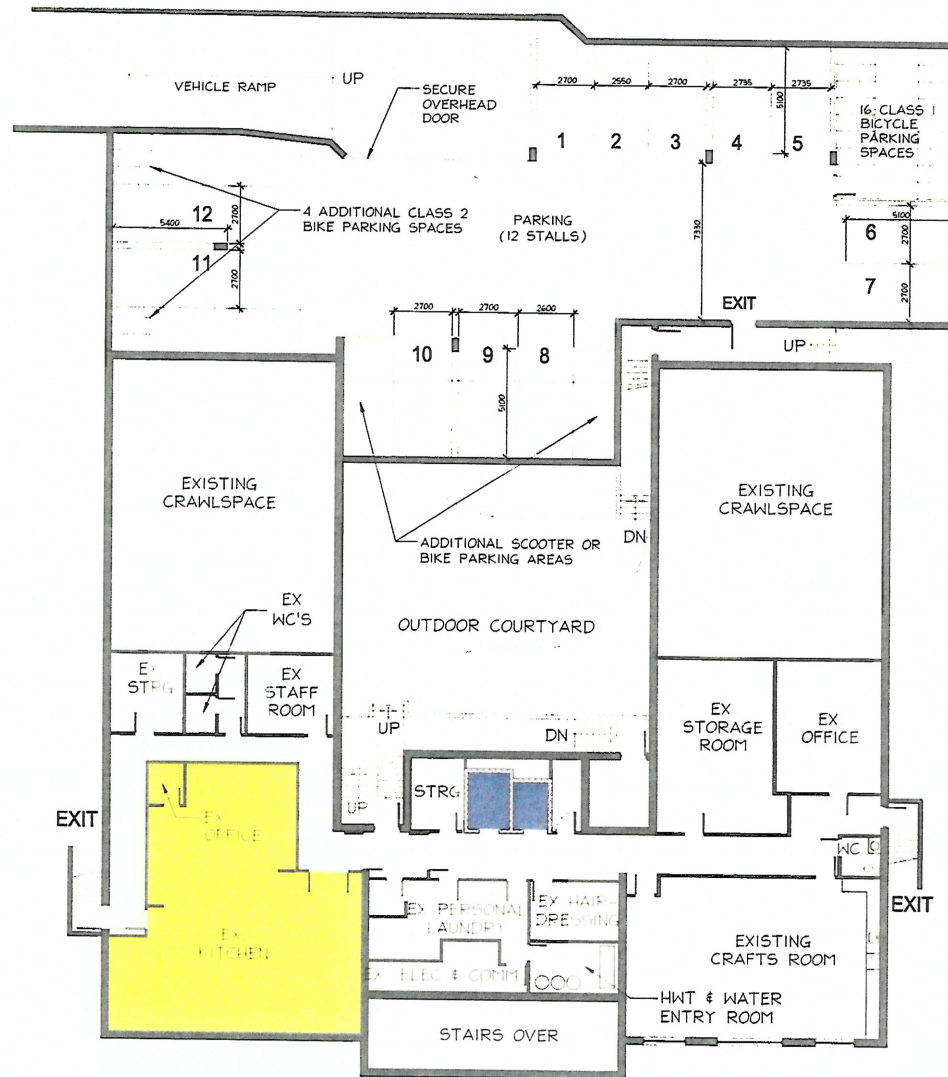


EXISTING EAST ELEVATION

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EXISTING SOUTH ELEVATION



BASEMENT PROPOSED

- EXISTING ELEVATORS TO BE REPAIRED
- RENOVATE KITCHEN

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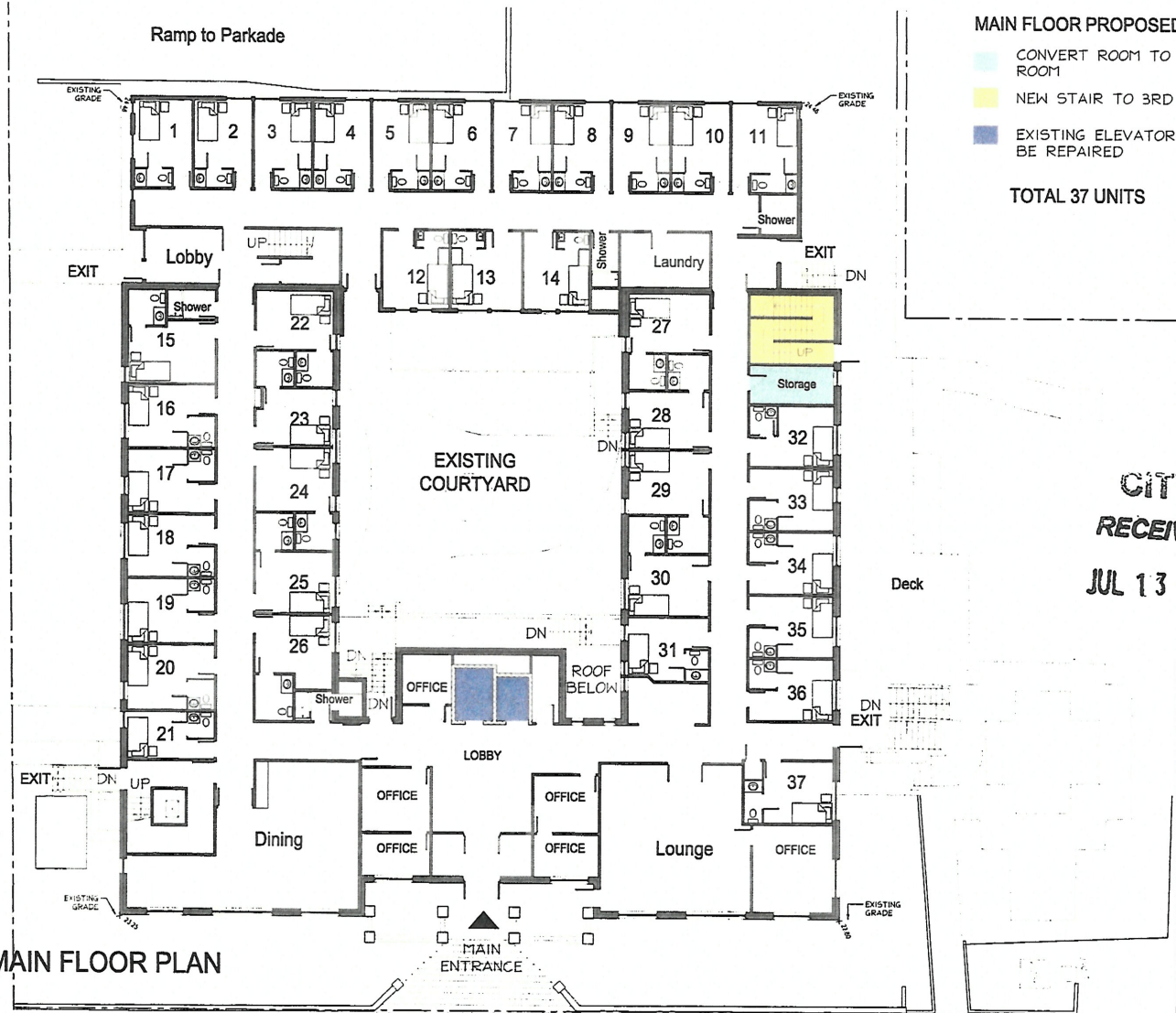
PROPOSED BASEMENT PLAN



MT EDWARDS, 1002 VANCOUVER STREET, VICTORIA BC
 JENSEN GROUP ARCHITECTS

SCALE 1:100

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 JULY 6, 2017



PROPOSED MAIN FLOOR PLAN

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2ND FLOOR PROPOSED

- 
 CONVERT ROOM TO STORAGE ROOM
- 
 NEW STAIR TO 3RD FLOOR
- 
 NEW LAUNDRY ROOM
- 
 CONVERT TO SHOWER ROOM
- 
 EXISTING ELEVATORS TO BE REPAIRED

TOTAL 41 UNITS

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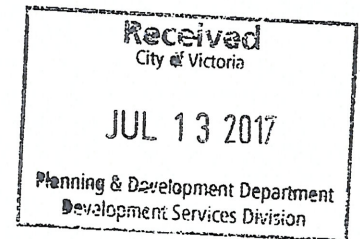
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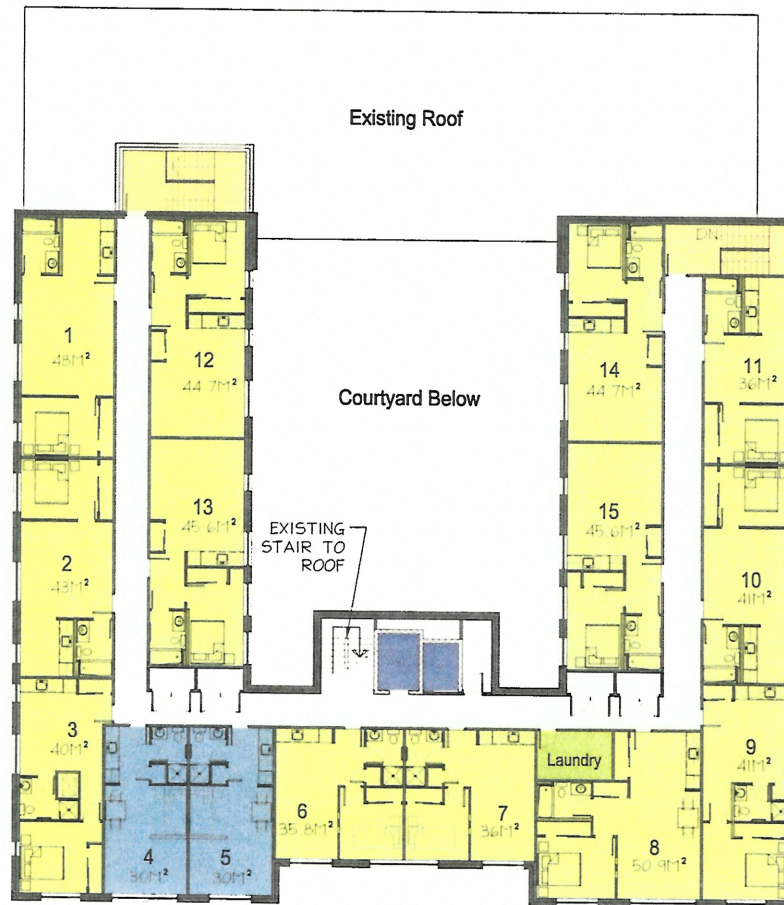
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PROPOSED SECOND FLOOR PLAN





3RD FLOOR PROPOSED

- NEW STAIR TO 3RD FLOOR
- NEW LAUNDRY ROOM
- CONVERT TO NEW 1 BEDROOM SUITE
- CONVERT TO NEW STUDIO UNIT
- EXISTING ELEVATORS TO BE REPAIRED

TOTAL 15 UNITS

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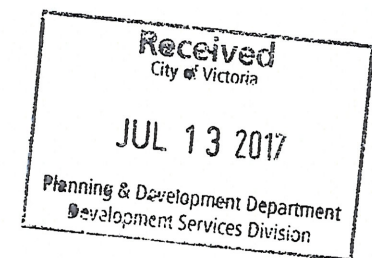
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PROPOSED THIRD FLOOR PLAN



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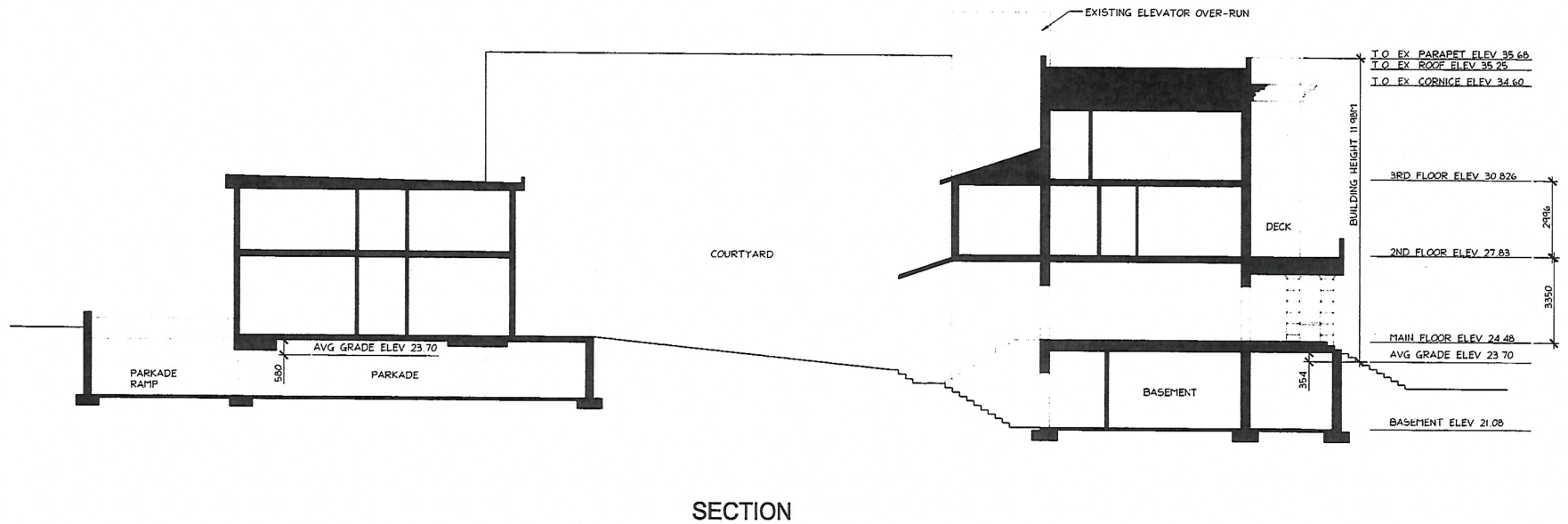
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Examples of a wood bench, cantilevered trellis, freestanding planter and screens, and raised planting beds.



Examples of hedging, large flowering shrubs, evergreen shrubs, perennials, and ground cover

Project No: 1725 May 15-17 3-864 Queens Ave. Vernon B.C. V8T 1M5
Phone: (250) 568-0100