

SITE PLAN

SCALE: 1:200

EXISTING BUILDING LOCATION



LOCATION PLAN

SCALE: NTS

PROJECT DATA
BUILDING AREA: 1,261M² (13,574FT²)

TOTAL EXISTING FLOOR AREA: 3,504M² (37,718FT²)
(EXCLUDING PARKADE)
(BUILDING CODE DEFINITION OF AREA)

PROPOSED TOTAL FLOOR AREA: 3,093.6M² (33,300FT²)
(ZONING DEFINITION OF AREA)

SITE AREA: 2,927M² (31,506FT²)

SITE COVERAGE: 43%

FLOOR SPACE RATIO: 1.05

SETBACKS (FROM SURVEY):

REAR: 6.66M

FRONT: 4.84M

SIDE (SOUTH): 5.48M

SIDE (NORTH): 3.25M

BUILDING AREAS (BUILDING CODE DEFINITION OF AREA)

	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))

AVERAGE GRADE CALCULATION:

(22.80+22.13)/2 X 8.855m = 198.9
(24.47+24.48)/2 X 23.205m = 567.9
(24.43+24.48)/2 X 3.403m = 83.2
(24.43+24.46)/2 X 7.026m = 171.7
(24.46+24.46)/2 X 14.871m = 363.7
(21.81+24.46)/2 X 19.322m = 447.0
(24.46+24.45)/2 X 9.765m = 238.8
(24.45+23.25)/2 X 32.050m = 764.4
(23.25+22.8)/2 X 36.627m = 843.3
3,678.9

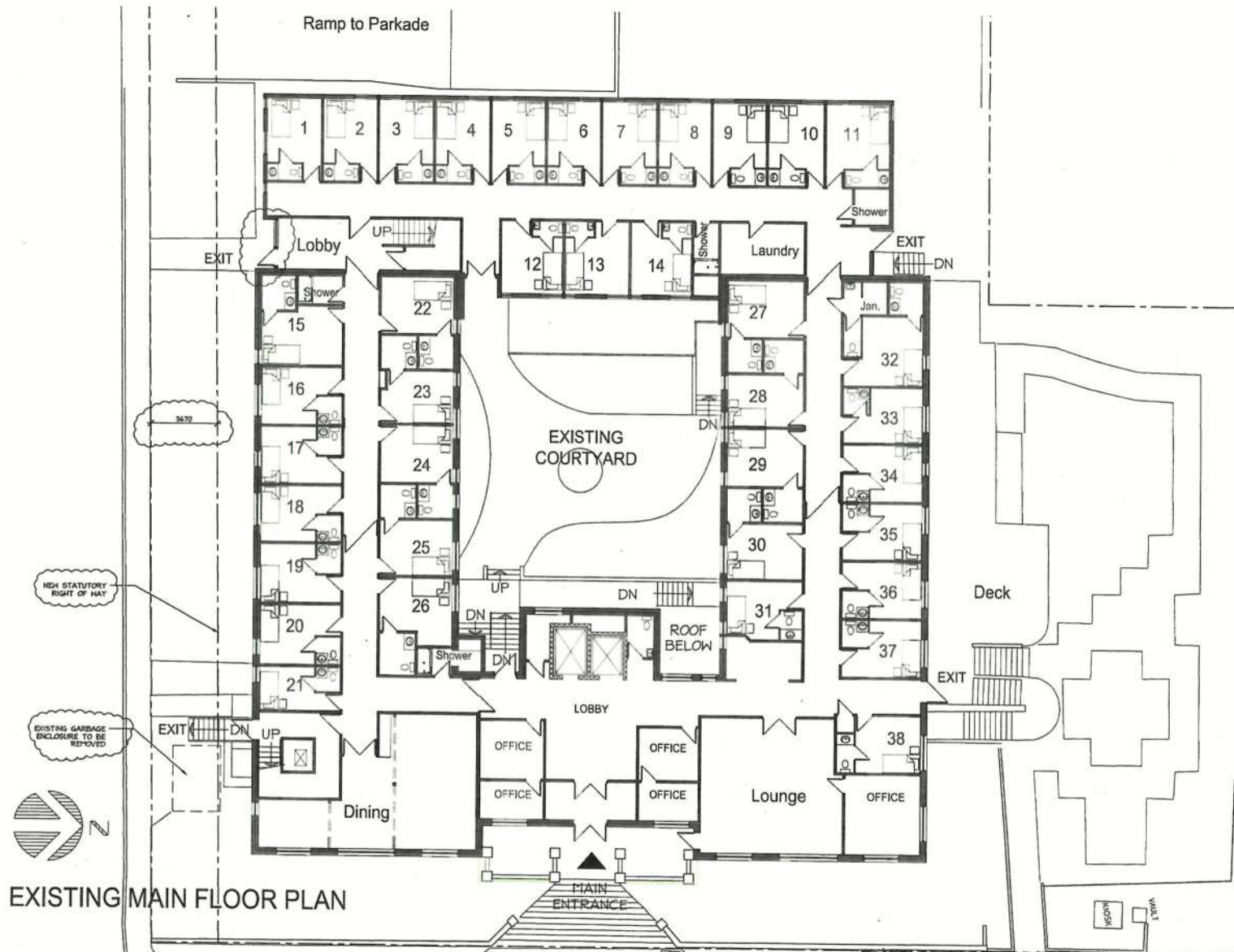
PERIMETER = 155.199m

AVERAGE GRADE = 3,678.9/155.199 = 23.7

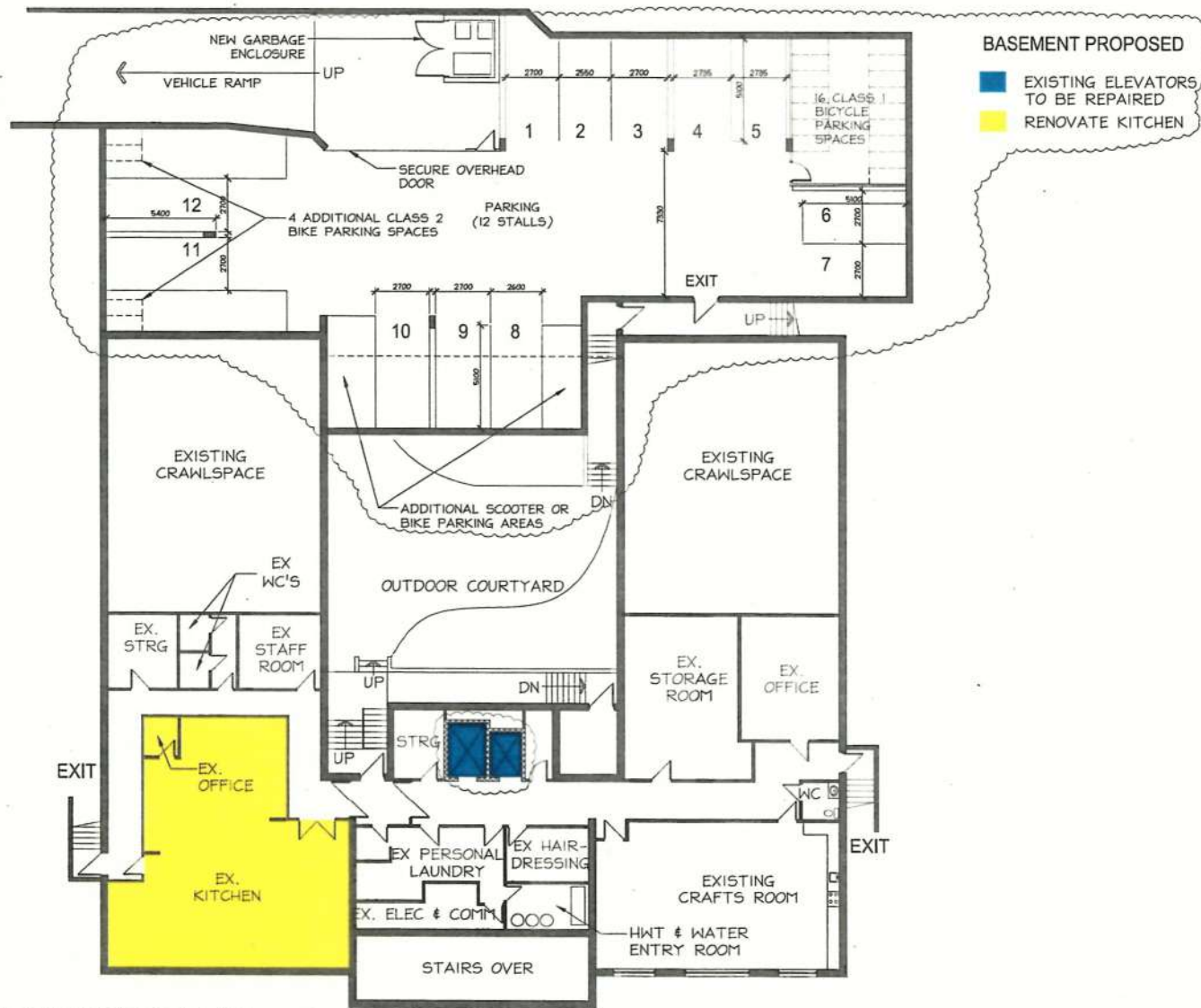
OPEN SITE SPACE

BUILDING AREA 1,261M²
PARKADE DRIVE AISLE +158.9M²
1,419.9M²
SITE AREA 2,927M²
BUILDING AREA+PARKING -1,419.9M²
OPEN SPACE 1,507.1M²

1507.1M²/2927M² X 100 = 51.5%



EXISTING MAIN FLOOR PLAN



PROPOSED BASEMENT PLAN



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

CITY OF VICTORIA
RECEIVED
DEEMED

SEP 15 2017

SCALE 1:100
MAY 23 2017

A8
JULY 6, 2017