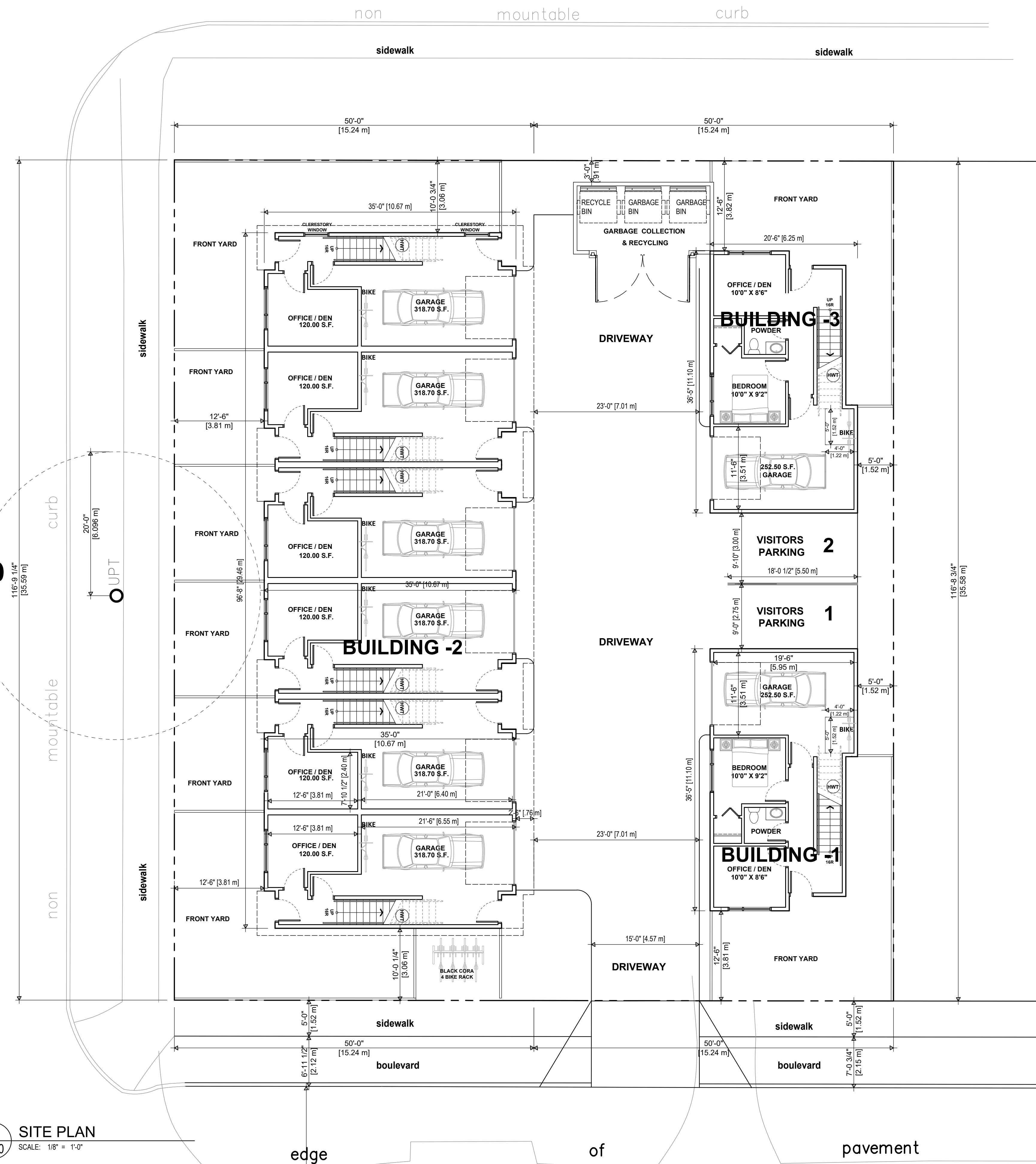


Vancouver Street

King Street



1 SITE PLAN
A1.0 SCALE: 1/8" = 1'-0"

PROJECT INFORMATION

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consultants:

LEGAL ADDRESS: VICTORIA DISTRICT

CIVIC ADDRESS: 2580 & 2582 Vancouver Street
VICTORIA, B.C.

ZONING DATA

| | ZONING: | TOTAL | |
|--------------------|---|---|---|
| SITE AREA: | 11,670.80 sq.ft. [1084.20 m ²] | | |
| GROUND FLOOR AREA: | 366.50 sq.ft. (X 2) [34.05 m ²] | BUILDING -1 & 3 1,329.70 sq.ft. [123.53 m ²] | BUILDING -2 2,062.70 sq.ft. [191.63 m ²] |
| 2nd FLOOR AREA: | 587.20 sq.ft. (X 2) [54.55 m ²] | 3,344.30 sq.ft. [310.53 m ²] | 4,518.70 sq.ft. [419.63 m ²] |
| 3rd FLOOR AREA: | 573.20 sq.ft. (X 2) [53.25 m ²] | 2,879.75 sq.ft. [267.50 m ²] | 4,026.15 sq.ft. [374.00 m ²] |
| Total: | | 10,607.55 sq.ft. [985.26 m ²] | |

FLOOR SPACE RATIO: 0.91 : 1.0

BUILDING-1 & 3 (Greatest Horizontal) Area: (697.40 + 697.40) = 1394.80 sq.ft. [129.58 m²]

BUILDING-2 (Greatest Horizontal) Area: 3281.95 sq.ft. [304.90 m²]

Total (Greatest Horizontal) Area: 4676.75 sq.ft. [434.48 m²]

SITE COVERAGE PROPOSED: 40.07 %

NUMBER OF TOWNHOUSES: 8
NUMBER OF STOREYS: 3 Storey (in each Town House)

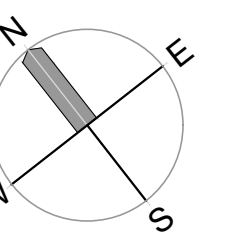
SETBACKS:

KINGS STREET: 3.81 M (12'-6")
VANCOUVER STREET: 3.06 M (10'-0")
FIFTH STREET: 3.06 M (10'-0")
REAR: 1.50 M (5'-0")

PARKING:

PARKING PROVIDED: 1 IN EACH TOWN HOUSE BUILDING
2 -VISITOR'S PARKING
BICYCLE PARKING: 4 (CLASS-1)
1 IN EACH TOWN HOUSE BUILDING

project north:



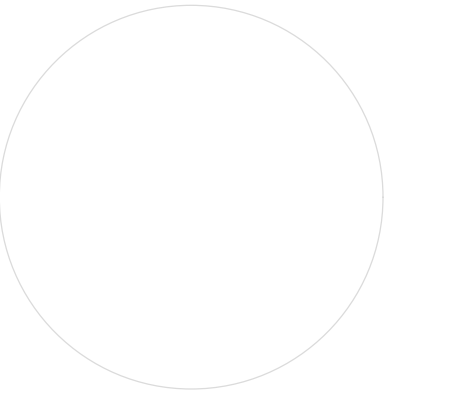
Issue / revisions:

| No. | Issued / Revisions | Date |
|-----|--------------------|------------|
| 1 | REVIEW | 12 JULY 19 |

alan lowe architect inc.

#118 - 21 Erie St. Victoria, British Columbia t 250.360.2888

seal:



project title:

2580 & 2582 Vancouver Street

drawing title:

SITE PLAN & PROJECT DATA

project no.: 19-608

date: 12 JULY 2019 scale: AS NOTED

checked by: LOWE drawn by: JW

sheet no.:

A1.0

DESIGN REVIEW