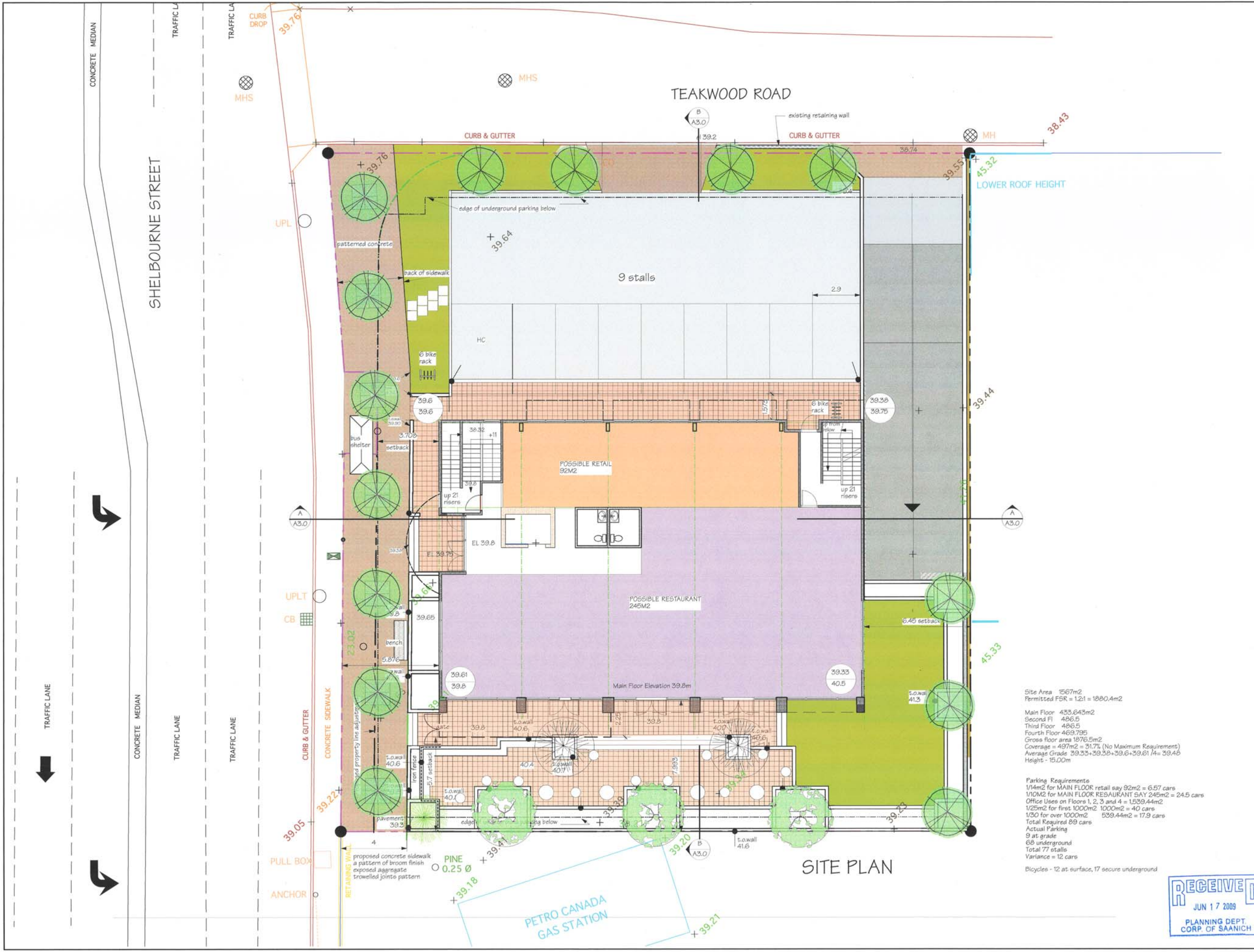


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Site Area 1567m²
 Permitted FCR = 1.21 = 1880.4m²
 Main Floor 433.643m²
 Second Fl 486.5
 Third Floor 486.5
 Fourth Floor 469.795
 Gross floor area 1876.5m²
 Coverage = 497m² = 31.7% (No Maximum Requirement)
 Average Grade 39.33+39.38+39.6+39.61/4 = 39.48
 Height - 15.00m

Parking Requirements
 1/14m² for MAIN FLOOR retail say 92m² = 6.57 cars
 1/10m² for MAIN FLOOR RESTAURANT SAY 245m² = 24.5 cars
 Office Uses on Floors 1, 2, 3 and 4 = 15,39.44m²
 1/25m² for first 1000m² 1000m² = 40 cars
 1/30 for over 1000m² 539.44m² = 17.9 cars
 Total Required 89 cars
 Actual Parking
 9 at grade
 69 underground
 Total 77 stalls
 Variance = 12 cars
 Bicycles - 12 at surface, 17 secure underground

SITE PLAN



4	June 15/08	Rev for Planning
3	Dec 19/08	Rev for parkade corner
2	Dec 2/08	Rev for assessment/Amplification
1	July 24/08	Revised for Planning
NO.	DATE:	REVISION:

SEAL:



PROJECT TITLE:
OFFICE BUILDING
 3959 Shelbourne Street
 Victoria, BC

SHEET TITLE:
SITE PLAN

SCALE: 1:100m	DRAWN: ML	SHEET NO. A0.1
DATE: May 2008	PROJECT NO. 07-143	