

# PROJECT INFORMATION

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consultants:

**LEGAL ADDRESS:** LOTS 1, 2, & 3, SECTION 32, PLAN 3876  
**SAANICH DISTRICT**  
 3921, 3925, 3933 QUADRA STREET  
 VICTORIA, B.C.

**CIVIC ADDRESS:**

**PROJECT:** NEW 6-STOREY MULTI-FAMILY RESIDENCE  
**OWNER:** MICHIGAN PROJECTS, LTD  
**ARCHITECT:** ALAN LOWE ARCHITECT, INC.

## ZONING DATA

**ZONING:** CURRENT: RS-6  
 PROPOSED: RA-11

**ORIGINAL SITE AREA :** 2,879.16 m<sup>2</sup> (30,991.02 S.F.)

**SITE AREA AFTER ROAD DEDICATION:** 2,743.96 m<sup>2</sup> (29,535.82 S.F.)

**GROUND FLOOR AREA:** 1,101.81 m<sup>2</sup> (11,859.86 s.f.)

**TOWNHOUSE MEZZANINES:** 186.06 m<sup>2</sup> (2,002.79 s.f.)

**2ND -4TH FLOOR AREA:** 1,196.76 m<sup>2</sup> (12,881.87 s.f.) X 3 FLOORS

**FIFTH FLOOR AREA:** 1,002.25 m<sup>2</sup> (10,788.13 s.f.)

**SIXTH FLOOR AREA:** 712.27 m<sup>2</sup> (7,666.83 s.f.)

**TOTAL GROSS FLOOR AREA:** 6,592.67 m<sup>2</sup> (70,962.91 s.f.)

**B.C.B.C. BUILDING AREA:** 1,196.76 m<sup>2</sup> (12,881.87 s.f.)

## UNITS:

ONE BEDROOM	18	53%
ONE BEDROOM + Den	21	
TWO BEDROOM	26	40%
TWO BEDROOM + Den	4	
3 BEDROOM	5	7%
<b>TOTAL UNITS:</b>	<b>74</b>	

<b>DENSITY (F.A.R.):</b>	PROPOSED 2.4	ALLOWED 2.9
<b>COVERAGE:</b>	43.6%	50%

**SETBACKS :**

FRONT LOT (St. Peters Road) :	4.52 m	5.0 m (VARIANCE OF 0.48m REQUESTED)
EXTERIOR SIDE LOT LINE (Quadra St.) :	6.50 m	5.0 m
INTERIOR SIDE LOT LINE :	7.54 m	4.0 m
REAR YARDLOT LINE :	6 m	6.50 m (VARIANCE OF 0.5 m REQUESTED)

**BALCONIES SETBACKS :**

FRONT LOT (St. Peters Road) :	2.18m	1.2 m (VARIANCE OF 0.98m REQUESTED)
EXTERIOR SIDE LOT LINE (Quadra St.) :	0.15 m	1.2 m
INTERIOR SIDE LOT LINE :	0 m	0.6m
REAR YARD LOT LINE :	0.41 m	1.2m

**HEIGHT:** 20.94 m 21.50m

**AVERAGE GRADE :**  
 AVERAGE GRADE = SUM OF GRADES/ NUMBER OF GRADES  
 A+B+C+D+E+F+G+H+I+J+K+L+M/13  
 31.77 + 31.72 + 31.58 + 31.49 + 31.45 + 33.21 + 33.21 + 33.99 + 34.16 + 34.60 + 34.52 + 32.28 + 32.14/ 13  
 AVERAGE GRADE = 32.77m

SURFACE PARKING LOCATION FROM FRONT LINE :

<b>PARKING</b>	PROPOSED	ALLOWED
TOTAL PARKING:	51 (.74/UNIT)	111 (1.5/UNIT) (60 VARIANCE REQUESTED)
ENERGIZED SPACES:	100%	100%
SMALL CAR:	9	39 (30% OF THE REQUIRED PARKING)
VISITOR PARKING (.3 PER UNIT):	4	23 (19 VARIANCE REQUESTED)
	5.17 m	7.5m (2.33m VARIANCE REQUESTED)
ACCESSIBLE:	2	1 (1 FOR EVERY 100 REQUIRED)
BICYCLE Type I:	109.4% (81 BICYCLE RACK)	100% (74 BICYCLE RACK)
BICYCLE Type II:	6	6

## BUILDING CODE DATA

**BC BUILDING CODE EDITION :** 2018, PART 3

**BUILDING AREA :** 1,196.76 m<sup>2</sup>

**NO. OF STREETS FACING :** 2

**BUILDING HEIGHT:** 6 STOREYS

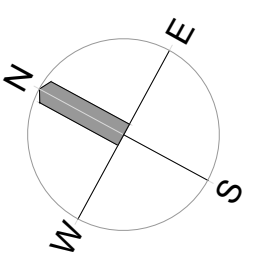
**OCCUPANCY CLASSIFICATIONS :** C (RESIDENTIAL) (MAJOR OCCUPANCY)  
 F3 (STORAGE GARAGE) (SUBSIDIARY OCCUPANCY)

**BUILDING CLASSIFICATIONS :** B.C.B.C. 3.2.2.50 - GROUP C - 6 storeys, Sprinklered, Combustible or Noncombustible, Building Area not more than 1 500 m<sup>2</sup>  
 Floor and roof assemblies shall be fire separations with a fire-resistance rating not less than 1 Hour  
 B.C.B.C. 3.2.2.88 - GROUP F3 -One Storey, Sprinklered, Noncombustible, Building Area not more than 16,800 m<sup>2</sup>

**SPRINKLERED :** YES (NFPA13) (B.C.B.C. 3.2.5.12.1)

	FLOORS	ROOFS	SUPPORTING STRUCTURES
<b>F.R.R. BETWEEN SUITES :</b>	1 HR (B.C.B.C. 3.3.4.2.1)	1 HR	1 HR
<b>F.R.R. OF CORRIDOR :</b>	1 HR (B.C.B.C. 3.3.4.2.2)		
<b>FIRE ALARM SYSTEM :</b>	YES (B.C.B.C. 3.2.4.1.1)		
<b>STANDPIPE SYSTEM :</b>	YES (B.C.B.C. 3.2.5.8)		
<b>EMERGENCY POWER :</b>	YES		
<b>UNIT ENTRY DOOR F.R.R. :</b>	20 min. (B.C.B.C. 3.1.8.12)		
<b>ACCESSIBILITY :</b>	NOT REQUIRED TO: SERVICE ROOMS AND SPACES, ELEVATOR MACHINE ROOMS, ATTIC OR ROOF SPACES (B.C.B.C. 3.8.2.3.2)		

project north:



issue / revisions:

No.	Issued / Revisions	Date
7	REVISIONS FOR REZONING	18 JAN '24
6	FOR COORDINATION	17 NOV '23
5	FOR COORDINATION	17 OCT '23
4	FOR REZONING	03 JAN '23
3	FOR REZONING	03 OCT '22
2	FOR REZONING	18 JUNE '21
1	FOR REVIEW	21 APR '20

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sent:



project title:  
**74 UNIT RESIDENTIAL BUILDING**

3921, 3925, 3933 QUADRA STREET  
 VICTORIA, BC

drawing title:  
**SITE PLAN & PROJECT INFO**

project no.: 20-649

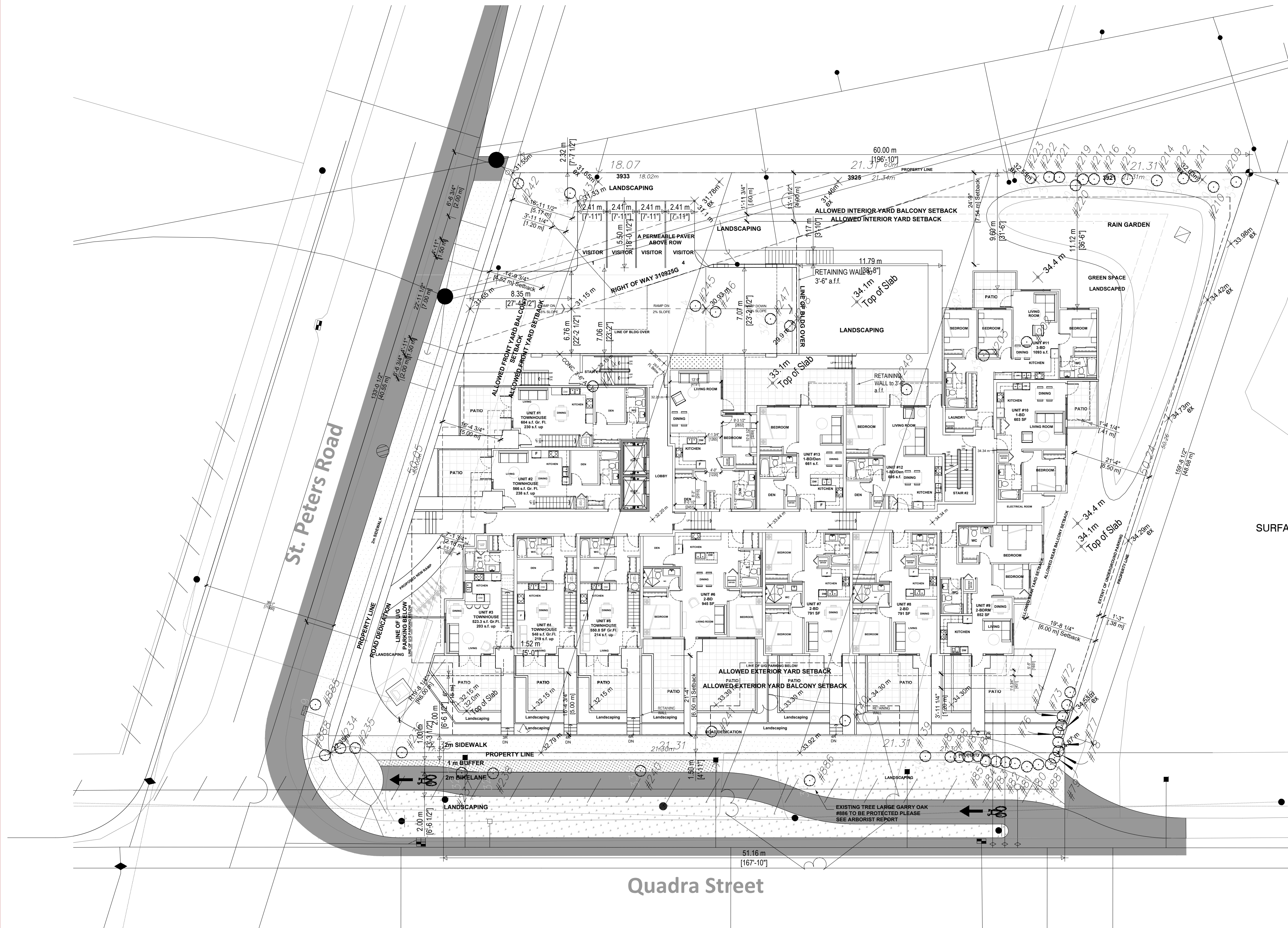
date: 18 JAN 2024 scale: AS NOTED

checked by: LOWE drawn by: JW, NA

sheet no.:

# A1.1

RECEIVED  
 FEB 02, 2024  
 PLANNING DEPT  
 DISTRICT OF SAANICH



1 SITE PLAN  
 SCALE: 1/16" = 1'-0"