

PROJECT INFORMATION

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

PROJECT: NEW 5-STORY MULTI-FAMILY RESIDENCE
 OWNER: MICHIGAN PROJECTS, LTD
 ARCHITECT: ALAN LOWE ARCHITECT, INC.

ZONING DATA

ZONING: CURRENT: RS-6
 PROPOSED: C-2BW

ORIGINAL SITE AREA : 2,881.02m² (31,011.06 S.F.)
 SITE AREA AFTER ROAD DEDICATION : 2,699.30m² (29,000.70 S.F.)
 IMPERVIOUS AREA: 1,579.50m² (17,001.20 S.F.)
 GREEN AREA: 1,114.80m² (11,999.50 S.F.) (41.38%)
 GROUND FLOOR AREA: 900.83m² (9,696.50 S.F.)
 TOTAL GROSS FLOOR AREA: 5,612.20m² (60,409.40 S.F.)

UNITS: TOWNHOUSE 1-BDRM 2-BDRM
 7 30 28

TOTAL UNITS: 65

OCCUPANCY: C (Const. Type: 3.2.2.50, Sprinklered)
 FIRE SEPARATION: EGRESS CORRIDOR: 1 HR
 FLOOR ASSEMBLY: 1 HR

DENSITY (F.A.R.):	PROPOSED	MAXIMUM ALLOWED
	2.08	4.30

COVERAGE:	PROPOSED	MINIMUM ALLOWED
	42%	n/a

SETBACKS :

	PROPOSED	MINIMUM ALLOWED
FRONT LOT (QUADRA STREET)	6.0 m	7.5 m (VARIANCE REQUESTED)
EXTERIOR SIDE LOT LINE (SAINT PETERS ROAD)	4.50 m	0.0 m
INTERIOR SIDE LOT LINE:	4.50 m	0.0 m
REAR LOT LINE:	8.50 m	0.0 m
HEIGHT:	17.7 m	23.0 m

AVERAGE GRADE : A=32.30m, B=31.55m, C=33.20m, D=34.70m
 PERIMETER = 221.0 m

(A+B)/2 x 50.0 m = 1,596.5 m
 (B+C)/2 x 60.65 m = 1,963.5 m
 (C+D)/2 x 50.26 m = 1,708.33 m
 (D+A)/2 x 60.0 m = 2,010.0 m
 7,276.33 m

AVE. GRADE: 7,276.33m/221.0m = 32.94 m

TOTAL PARKING: 74 (1.12/UNIT) 98 (1.5/UNIT) (VARIANCE REQUESTED)

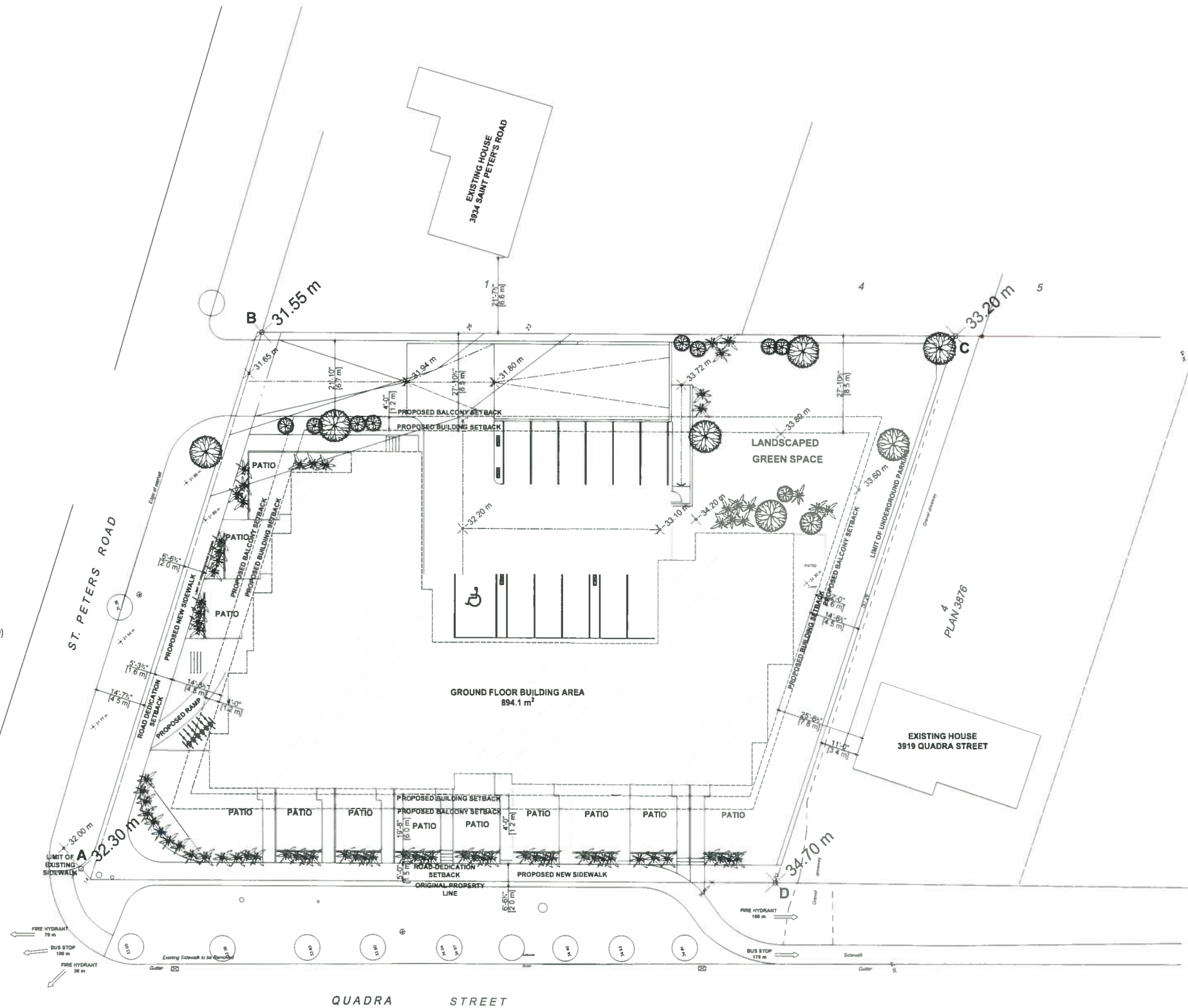
ENERGIZED SPACES: 74 74

SMALL CAR: 16 23 (30%)

ACCESSIBLE: 1 1 (TOTAL<100)

BICYCLE Type I: 68 (103%) 86

BICYCLE Type II: 6 6

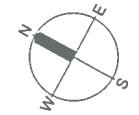


1 PROPOSED SITE PLAN
 SCALE 1/16" = 1'-0"

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consultants

project name:



issue / revisions

No.	Issued / Revisions	Date
2	FOR REZONING	2 JUNE 21
1	FOR REVIEW	21 APR 20

alan lowe architect inc.

#118 - 21 Erie St
 Victoria, British Columbia 1 250 360 2888

see:



project title:
 APARTMENT COMPLEX

3921 QUADRA STREET
 VICTORIA, BC

drawing title:
 PROPOSED SITE PLAN

project no.: 20-649

date: 21 APR 2020 scale: AS NOTED

checked by: LOWE drawn by: RM & CF

sheet no.:

A1.0

