



DATA TABLE
4011 RAINBOW STREET
 Project No. 2005

REVISION NO.06	DATE	2022-03-08			
SITE DATA					
OWNER	ABSTRACT DEVELOPMENTS				
ARCHITECT	COLIN HARPER ARCHITECT				
LEGAL DESCRIPTION	THAT PART OF LOT 1 SECTION 46, VICTORIA DISTRICT, PLAN 8074 LYING TO THE NORTH OF THE PRODUCTION EASTERLY OF THE NORTHERLY BOUNDARY OF LOT 2 OF SAID PLAN				
CIVIC ADDRESS	4011 RAINBOW STREET				
PROJECT DESCRIPTION	26 UNIT TOWNHOUSE DEVELOPMENT				
ZONING	EXISTING	MODEL			
	R-6 SINGLE FAMILY DWELLING	RT-WA			
	5,323.5	900 (min.)			
		PROPOSED			
		COMPREHENSIVE			
		5,221.2			
SITE (COMBINED)					
FLOOR SPACE RATIO	1.1	0.74			
GROSS FLOOR AREA (m ²)		3,871			
LOT COVERAGE	40% (max.)	32.4%			
ACC. OFF-STREET PARKING AREA	30% (max.)	23.4%			
TOTAL IMPERVIOUS SURFACE (m ²)		2,893			
OPEN SPACE		25.2%			
BUILDING SEPARATION	3.0m (min.)	3.98m (min.)			
# OF UNITS		26			
LOT WIDTH	30m (min.)	76.5m			
BUILDING SETBACKS					
FRONT	BUILDING SETBACK	3.00m			
	PATIO SETBACK	3.00m			
	BUILDING SETBACK	4.00m			
REAR	BUILDING SETBACK	4.00m			
NORTH (SIDE)	BUILDING SETBACK	4.00m			
	ELECTRICAL CLOSET SETBACK	1.5m			
SOUTH (SIDE)	BUILDING SETBACK	0.60m			
	BAY WINDOW PROJECTION	0.60m			
	BAY WINDOW PROJECTION	0.36m			
UNIT DATA					
UNIT TYPE	GFA/UNIT (m ²)	GFA + GARAGE/UNIT (m ²)	UNIT COUNT (m ²)	TOTAL GFA (m ²)	TOTAL GFA + GARAGE (m ²)
A	142.51	179.12	1	142.51	179.12
A2	145.11	181.72	4	580.46	725.87
B	137.68	160.91	5	688.41	804.54
C	143.81	173.73	2	287.63	347.46
D	159.33	195.65	2	318.66	391.31
D2	159.33	195.65	3	477.99	586.95
E	164.39	199.42	9	1,479.53	1,794.75
BUILDING HEIGHT					
BUILDING A		10.11m			
BUILDING B		8.30m			
BUILDING C		10.83m			
BUILDING D		10.48m			
BUILDING E		10.48m			
BUILDING F		10.82m			
PARKING DATA					
PROPOSED PARKING		# OF PARKING			
RESIDENTIAL PARKING		45			
VISITOR PARKING		5			
ACCESSIBLE PARKING		1			
ON-SITE PARKING RATIO		1.82			
REQUIRED PARKING		# OF PARKING			
RESIDENTIAL PARKING	current by-law 2 spaces for each attached housing	52			
VISITOR PARKING	current by-law 0.3 spaces per dwelling unit (included in total)	8			
ACCESSIBLE PARKING	current by-law 1 space per 100 parking spaces (included in total)	1			
TOTAL REQUIRED PARKING		62			
PARKING VARIANCE		2			
PROPOSED BIKE PARKING		# OF PARKING			
CLASS I BICYCLE PARKING		26			
CLASS II BICYCLE PARKING		6			
REQUIRED BIKE PARKING		# OF PARKING			
CLASS I BICYCLE PARKING	one per unit	26			
CLASS II BICYCLE PARKING	n/a for townhouse				

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SEAL

2022-03-08

NORTH ARROW

NOTES

- REFER TO CIVIL GRADING PLAN FOR GRADES AT CENTERLINE OF ROAD, CURB, BACK OF SIDEWALK, RETAINING WALLS AND DRIVEWAYS
- REFER TO CIVIL CONCEPTUAL SERVICES PLAN FOR UNDERGROUND SURFACE AND OVERHEAD SERVICES
- REFER TO LANDSCAPE FOR SURFACE TREATMENTS AND PLANTING
- THIS DOCUMENT HAS BEEN DIGITALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ARCHITECTURAL INSTITUTE OF BC AND THE ENGINEERS AND GEODESISTS BC. THE AUTHENTIC ORIGINAL HAS BEEN TRANSMITTED TO YOU IN DIGITAL FORM
- ALL ELECTRIC VEHICLE STALLS TO BE ENERGIZED WITH A MINIMUM CHARGING LEVEL OF 1.5A

LEGEND

- EXISTING TREE TAG
- SCALED TRUNK DIAMETER
- TREE PROPOSED FOR REMOVAL
- NON-BY-LAW UNDERSIZE TREE
- UNSURVEYED TREE
- PROPOSED TREE
- EXISTING TREE CANOPY
- EXISTING TREE CANOPY
- SITE SERVICES
- FIREFIGHTING ACCESS

OWNERS/CLIENT: ABSTRACT DEVELOPMENTS
250.883.5579

NO.	REVISION	DATE
09	ISSUED FOR REZONING/DEVELOPMENT PERMIT	03/08/2022
08	ISSUED FOR CLIENT REVIEW	02/22/2022
07	ISSUED FOR COORDINATION	02/17/2022
06	ISSUED FOR COORDINATION	02/07/2022
05	ISSUED FOR CLIENT REVIEW	01/25/2022
04	ISSUED FOR CLIENT REVIEW	01/17/2022
03	ISSUED FOR CLIENT REVIEW	01/13/2022
02	ISSUED FOR CLIENT REVIEW	09/20/2021
01	ISSUED FOR REZONING/DEVELOPMENT PERMIT	09/18/2021

PROJECT NAME

4011 RAINBOW
SAANICH, BC

PROJECT ADDRESS

4011 RAINBOW
 SAANICH, BC

CHA
 COLIN HARPER ARCHITECT
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DRAWING TITLE

PROPOSED SITE PLAN

PROJECT NO. 2005 DRAWN BY: CH

SCALE: 1:200 REVIEW BY: CH

DRAWING NO. **A102**

1 PROPOSED SITE PLAN

