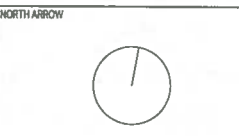




DATA TABLE
4011 RAINBOW STREET
 Project No. 2005

REVISION NO.07	DATE			2021-06-16	
SITE DATA					
OWNER	ABSTRACT DEVELOPMENTS				
ARCHITECT	COLIN HARPER ARCHITECT				
LEGAL DESCRIPTION	THAT PART OF LOT 1 SECTION 49, VICTORIA DISTRICT, PLAN 0074 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	28 UNIT TOWNHOUSE DEVELOPMENT				
ZONING	EXISTING	MODEL	PROPOSED		
	R-8 SINGLE FAMILY DWELLING	RT-WA	COMPREHENSIVE		
	5,323.5	900 (min.)	5,221.2		
SITE (COMBINED)					
FLOOR SPACE RATIO		1.1	0.77		
GROSS FLOOR AREA (m ²)			4,010		
LOT COVERAGE		40% (max.)	33.0%		
ACC. OFF-STREET PARKING AREA		30% (max.)	25.0%		
TOTAL IMPERVIOUS SURFACE (m ²)			2,935		
OPEN SITE RATIO			22.7%		
BUILDING SEPARATION		3.0m (min.)	4.24m (min.)		
# OF UNITS			28		
LOT WIDTH		30m (min.)	76.5m		
BUILDING SETBACKS					
FRONT	BUILDING SETBACK	3.00m	6.44m		
	PATIO SETBACK	3.00m	4.03m		
REAR	BUILDING SETBACK	4.00m	4.79m		
NORTH (SIDE)	BUILDING SETBACK	4.00m	2.30m		
	BAY WINDOW PROJECTION	0.60m	0.36m		
	ELECTRICAL CLOSET SETBACK	1.5m	1.18m		
SOUTH (SIDE)	BUILDING SETBACK	4.00m	2.91m		
	BAY WINDOW PROJECTION	0.60m	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	144.64	181.44	2	289.28	362.88
A3	148.37	186.18	2	296.74	372.36
B	137.68	160.91	3	413.05	482.72
B2	143.26	167.69	2	286.51	335.38
C	149.48	180.70	2	298.96	361.39
D1	158.03	194.26	2	316.06	366.52
D2	159.38	195.65	3	478.13	566.96
E	164.44	197.79	9	1,479.94	1,780.11
BUILDING HEIGHT					
BUILDING A	8.85m				
BUILDING B	10.09m				
BUILDING C	11.18m				
BUILDING D	10.84m				
BUILDING E	10.64m				
BUILDING F	10.62m				
PARKING DATA					
PROPOSED PARKING	# OF PARKING				
RESIDENTIAL	45				
VISITOR PARKING	5				
ACCESSIBLE PARKING	1				
ON-SITE PARKING RATIO	1.92				
REQUIRED PARKING	# OF PARKING				
RESIDENTIAL PARKING	current by-law: 2 spaces for each attached housing				
VISITOR PARKING	current by-law: 0.3 spaces per dwelling unit (included in total)				
ACCESSIBLE PARKING	current by-law: 1 space per 100 parking spaces (included in total)				
TOTAL REQUIRED PARKING	82				
PARKING VARIANCE	2				
PROPOSED BIKE PARKING	# OF PARKING				
CLASS I BIKE PARKING	26				
CLASS II BIKE PARKING	5				
REQUIRED BIKE PARKING	# OF PARKING				
CLASS I BIKE PARKING	one per unit				
CLASS II BIKE PARKING	n/a for townhouse				

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NOTES

- REFER TO CIVIL GRADING PLAN FOR GRADES AT CENTERLINE OF CURB, BACK OF SIDEWALK, RETAINING WALLS AND DRIVEWAYS.
- REFER TO CIVIL CONCEPTUAL SERVING 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 1 ARCHITECTURAL INSTITUTE OF BC AND THE ENGINEERS AND GEOSCIENTISTS BC. THE AUTHENTIC ORIGINAL HAS BEEN TRANSMITTED TO YOU IN DIGITAL FORM.

LEGEND

- EXISTING TREE TAG
- SCALED TRUNK DIAMETER
- TREE PROPOSED FOR REMOVAL
- NON-BY-LAW UNDERSIZE TREE
- UNSURVEYED TREE
- PROPOSED TREE
- EXISTING TREE CRZ
- EXISTING TREE CANOPY
- SITE SERVING
- FREIGHTING ACCESS

OWNER/CLIENT ABSTRACT DEVELOPMENTS
 2508835579

NO.	REVISION	DATE
01	ISSUED FOR ZONING/DEVELOPMENT PERMIT	06/16/21

PROJECT NAME
4011 RAINBOW
SAANICH, BC

PROJECT ADDRESS
4011 RAINBOW
SAANICH, BC



DRAWING TITLE
PROPOSED SITE PLAN

PROJECT NO.	2005	DRAWN BY:	CH
SCALE:	1:200	REVIEW BY:	CH
DRAWING NO.			A



1 PROPOSED SITE PLAN