

SKETCH PLAN OF LOTS 13 & 16, BLOCK 12, SECTIONS 64 & 65, AND LOT 17, BLOCK 12, SECTION 64, VICTORIA DISTRICT, PLAN 1358

P.I.D. 007-502-681
P.I.D. 000-315-460
P.I.D. 007-502-729

SITE DATA	C4	C4
ITEMS	PERMITTED	PROPOSED
LOT AREA		2,160.00 sqm
BUILDING HT	15.00 m	16.92 m*
SETBACKS		
BUILDING & STRUCTURES		
- FRONT (West)	3.75 m	1.22 m*
- REAR (East)	7.50 m	5.83 m*
- SIDE (North)	6.00 m	6.23 m*
- SIDE (South)	3.75 m	3.76 m*
APARTMENT USE		
- FRONT (West)	7.50 m	4.87 m*
- REAR (East)	10.00 m	6.09 m*
- SIDE (North)	7.50 m	6.23 m*
- SIDE (South)	7.50 m	3.76 m*
FLOOR AREA		
- FOURTH FLOOR (6 RESIDENTIAL UNITS)		518.46 sqm
- THIRD FLOOR (8 RESIDENTIAL UNITS)		650.94 sqm
- SECOND FLOOR (8 RESIDENTIAL UNITS)		650.94 sqm
- FIRST FLOOR (COMMERCIAL LEVEL)		746.43 sqm
- LOWER (EXCEPT PARKING AREA)		251.49 sqm
TOTAL FLOOR AREA		2,818.26 sqm
- BASEMENT AREA		234.36 sqm
GROSS FLOOR AREA		2,583.90 sqm
COVERED PARKING		
TOTAL		616.07 sqm
TOTAL		
		3,434.33 sqm
FLOOR SPACE RATIO		
	1.20	1.196

* REQUESTED VARIANCE(S)

AVRG GRADE CALCULATION:
41.2 + 44.2 + 44.4 + 43.3 + 42.05 + 41.15 + 40.5 + 40.3 = 337.10 / 8 = 42.14m

GRADE DATA DERIVED FROM WEY MAYENBURG LAND SURVEYING PLAN DATED JUNE 5TH, 2018

PROPOSED ELEVATIONS:

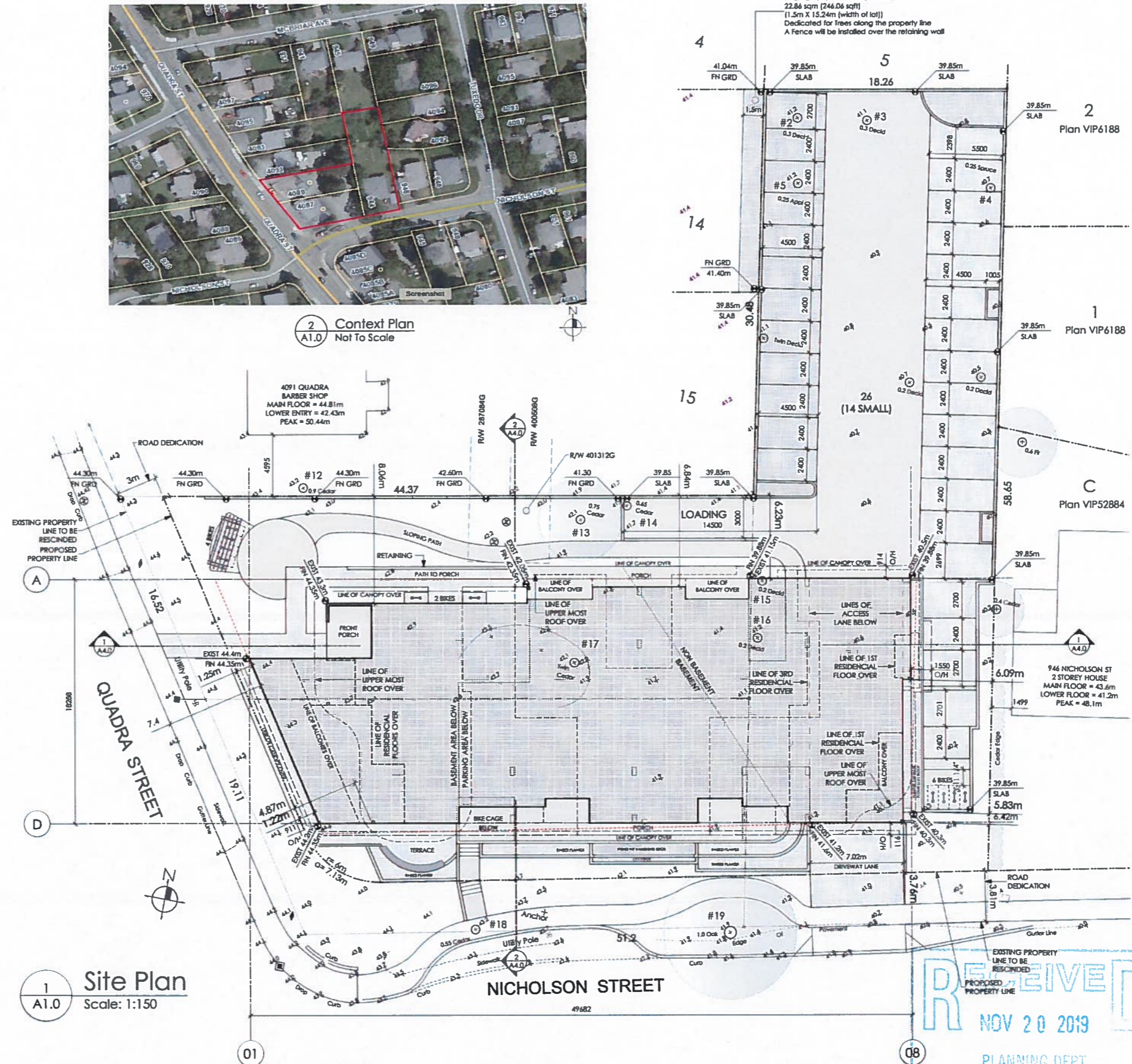
4th FLOOR = 55.08m
3rd FLOOR = 51.96m
2nd FLOOR = 48.84m
1st FLOOR = 44.50m
PARKING LEVEL = 39.88m
AVRG GRADE = 42.14m

PARKING STALLS	REQUIRED	PROPOSED
RESIDENTIAL (22 UNITS)	33	22
COMMERCIAL (402 sqm)	16	16
MUSIC SCHOOL (3 EMPLOYEES)	5	5
TOTAL PARKING STALLS	54	43
MAX SMALL CAR STALLS		
ACCESSIBLE STALL(S)	15	15
BICYCLE STALLS		
CLASS I RESIDENTIAL	22	27
CLASS I COMMERCIAL	2	2
CLASS I SCHOOL EMPLOYEES	1	3
TOTAL CLASS I	25	32
CLASS II RESIDENTIAL		
CLASS II COMMERCIAL	6	6
CLASS II SCHOOL STUDENTS	2	6
TOTAL CLASS II	4	7
TOTAL CLASS II	12	19

SITE LEGEND

- 1.8m X 0.8m BIKE STALL
- PLANTERS
- PERMEABLE PAVING
- CONCRETE
- FOND
- PROPOSED BUILDING ENVELOPE

- EXISTING TREE TO BE RETAINED
REFER TO ARBORIST REPORT FOR DETAILS ON EXISTING TREES AND THE LANDSCAPE PLAN FOR REPLACEMENT TREES
- MANHOLE
REFER TO CIVIL ENGINEER PLAN FOR SERVICING DETAILS



1 Site Plan
A1.0 Scale: 1:150

2 Context Plan
A1.0 Not To Scale

AREA OF EASEMENT REQUESTED:
22.86 sqm (246.06 sqft)
(1.5m X 15.24m (width of lot))
Dedicated for trees along the property line
A Fence will be installed over the retaining wall

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LIST OF DRAWINGS

NO	DATE	DESCRIPTION
A0.0		Cover Sheet - Perspectives
A0.1		Streetscapes
A0.2		Shadow Study
A1.0		Site Plan, Data & Location Plan
A2.0		Lower Floor Plan (Parking & Lockers)
A2.1		Main Floor Plan (Commercial)
A2.2		Second Floor Plan (1 st Residential)
A2.3		Third Floor Plan (2 nd Residential)
A2.4		Fourth Floor Plan (3 rd Residential)
A2.5		Roof Plan
A3.0		Quadra (West) & Nicholson (South) Elevations
A3.1		Rear (East) & Left (North) Elevations
A4.0		Building Sections

ISSUED/REVISED

NO	DATE	DESCRIPTION
1	Nov 12, 2019	For Rezoning/DP Application

General Contractor and/or Owner to verify and thoroughly review all aspects of this and any required consultants' plans, prior to commencement and setting out of all work. Any discrepancies are to be reported to the Building Designer (VDC) immediately. VDC is not liable for plan modifications or discrepancies not reported. Refer to General notes.

B.C.L.S. and/or Contractor to verify placement and staking of all structures on the lot. VDC is not responsible for encroachments of any kind with regard to staking or placement of structures on lots.

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DATE: 2019 April 19th REVISED: 8062
DRAWN BY: N.C.T. REVIEWED BY: J.P.J / W.S.P.

Proposed:
The Harmony House
Ad Lib Holdings Ltd
4087, 4089 Quadra &
944 Nicholson, Saanich BC

REVISION DATE: 2019 Nov 12th SHEET # A1.0

RECEIVED
NOV 20 2019
PLANNING DEPT.
DISTRICT OF SAANICH