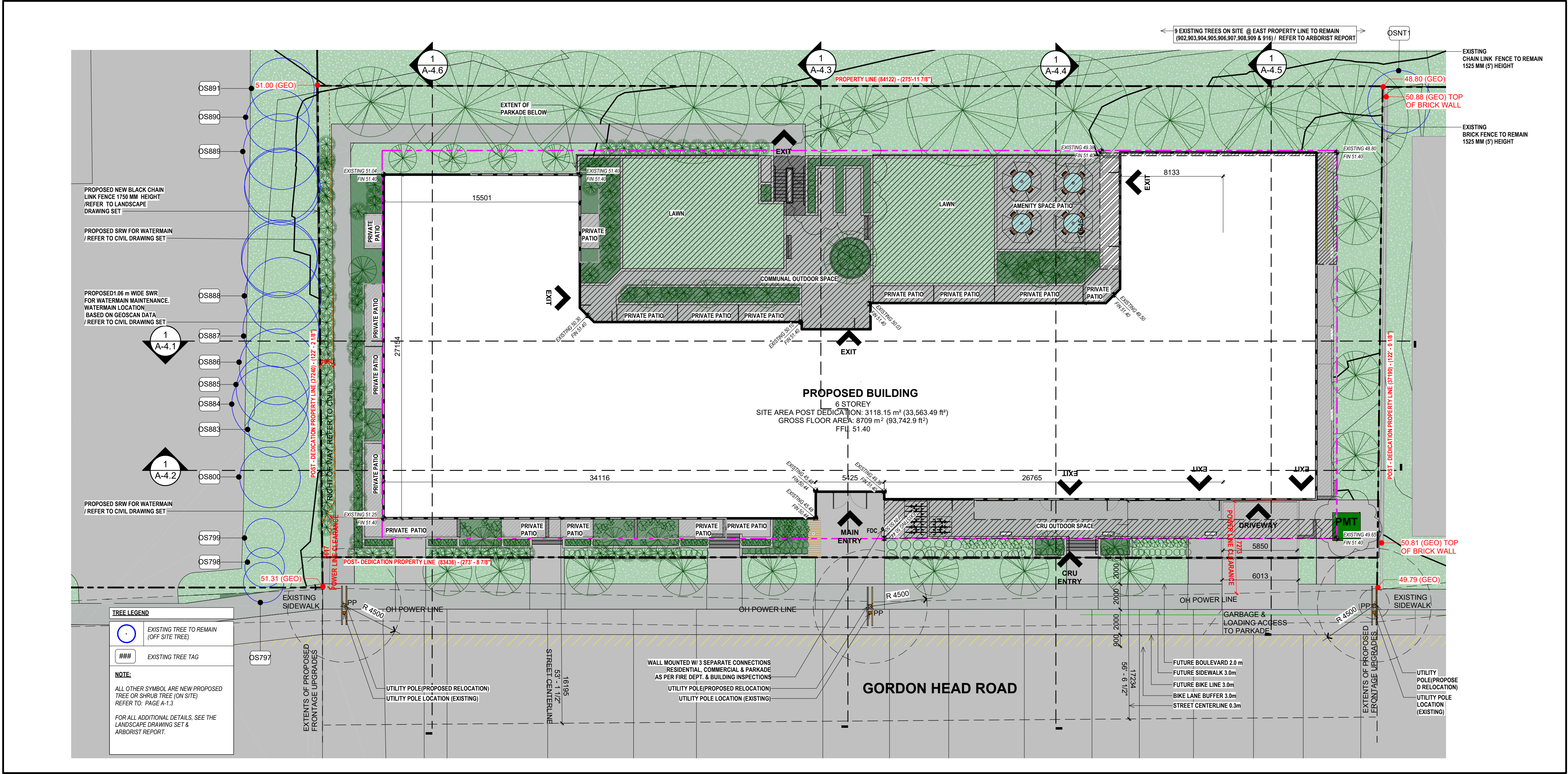




1 | PROPOSED SITE PLAN  
1 : 200

### LEGEND

|  |                               |
|--|-------------------------------|
|  | POST DEDICATION PROPERTY LINE |
|  | SETBACK PROVIDED              |

### NOTES

**CONCRETE SURFACES:**  
- ALL CONCRETE SIDEWALK TO BE 100 mm THICK CONCRETE SLAB- BROOM FINISH c/w CONTROL JOINTS @ 1524 mm o.c. / SEE LANDSCAPE DRAWING SET

**LANDSCAPE:**  
- FOR PLANTING PLAN, LANDSCAPE DETAILS (HARDSCAPE FINISHED, SOFTSCAPE, FENCE, ETC.) / SEE LANDSCAPE DRAWING SET

**LIGHTING:**  
- ALL EXTERIOR LIGHTING TO BE SHIELDED DOWNLIGHT

**CIVIL:**  
- FOR THE NEW SIDEWALK, SERVICE DETAILS, ROAD DEDICATION AND ALL SITE GRADING INFORMATION / SEE CIVIL DRAWING SET

**ARBORIST:**  
- FOR TREE INVENTORY / SEE ARBORIST REPORT

### BUILDING CODE DATA

**BRITISH COLUMBIA BUILDING CODE 2024, PART 3**  
**NOTE:** Project is considered "in-stream" and seismic and adaptable requirements to meet BCBC-2018

|                                      |                                                                          |
|--------------------------------------|--------------------------------------------------------------------------|
| Description                          | Residential - Apartment                                                  |
| Building Type:                       | Residential - Apartment                                                  |
| Group:                               | C                                                                        |
| Occupancy Classification:            | 3.2.2.51 - 6 storey - sprinklered                                        |
| Max Building Area:                   | 1,500 m <sup>2</sup> ALLOWED - 1495.3m <sup>2</sup> PROPOSED             |
| Floor/Roof/Support Structure Rating: | 1 hour                                                                   |
| Construction Type:                   | Combustible                                                              |
| Occupancy Separations:               | 2 HOUR: RESIDENTIAL (GROUP C) / MERCANTILE (GROUP E)                     |
| Sprinklered:                         | Yes                                                                      |
| Building Height:                     | 16.54m                                                                   |
| Max Travel Distance:                 | 45m                                                                      |
| Face Street :                        | 1 Street                                                                 |
| Spatial Separation:                  | Unprotected Opening limits from Table 3.2.3.1.-D / Refer to Page (A-1.6) |

**NOTE:** REFER TO SEPARATE BUILDING CODE REVIEW FOR MORE COMPLETE CODE ANALYSIS PAGE A-1.6

### LOADING TRUCK - 3 m (10') LOADING / MOVING TRUCK

**NOTE:** FOR MORE INFORMATION (LOADING TRUCK - TURNING) REFER TO BASEMENT PLAN PAGE, A-2.2.0

## PROJECT DATA

|                            |                                                                                                                                                                                                                                             |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER / CLIENT             | RAJPUR DEVELOPMENTS LTD.<br>604-726-0046<br>PO BOX 75029 SURREY, BC, V4A 0B1                                                                                                                                                                |
| ARCHITECT                  | CONTINUUM ARCHITECTURE<br>Office: 250-388-4261   Direct: 778-400-3245<br>519 Pandora Avenue Victoria, B.C. V8W 1N5                                                                                                                          |
| SITE DATA                  |                                                                                                                                                                                                                                             |
| MUNICIPAL ADDRESS:         | 3945/47/49/53 GORDON HEAD ROAD VICTORIA, BC V8N 3X2                                                                                                                                                                                         |
| LEGAL DESCRIPTION:         | LOT 3, PLAN VIP3791, SECTION 72, VICTORIA LAND DISTRICT<br>LOT 1, PLAN VIP13069, SECTION 72, VICTORIA LAND DISTRICT<br>LOT B, PLAN VIP14743, SECTION 72, VICTORIA LAND DISTRICT<br>LOT C, PLAN VIP14743, SECTION 72, VICTORIA LAND DISTRICT |
| PROJECT DESCRIPTION:       | 6 STOREY MIXED-USE BUILDING OVER AN UNDERGROUND PARKADE & BIKE STORAGE                                                                                                                                                                      |
| SITE AREA:                 | 3318.05 m <sup>2</sup> (35,715.19 ft <sup>2</sup> )                                                                                                                                                                                         |
| SITE AREA POST DEDICATION: | 3118.15 m <sup>2</sup> (33,563.49 ft <sup>2</sup> )                                                                                                                                                                                         |

## AREA SCHEDULE - FSR

| Level           | Area                |
|-----------------|---------------------|
| L1 (51.40m GEO) | 1274 m <sup>2</sup> |
| L2              | 1467 m <sup>2</sup> |
| L3              | 1492 m <sup>2</sup> |
| L4              | 1492 m <sup>2</sup> |
| L5              | 1492 m <sup>2</sup> |
| L6              | 1492 m <sup>2</sup> |
| Grand total     | 8709 m <sup>2</sup> |

## UNIT COUNT

| LEVEL           | UNIT TYPE | COUNT |
|-----------------|-----------|-------|
| L1 (51.40m GEO) | 1 BED     | 6     |
| L1 (51.40m GEO) | 2 BED     | 2     |
| L1 (51.40m GEO) | STUDIO    | 8     |
| L2              | 1 BED     | 11    |
| L2              | 2 BED     | 9     |
| L2              | STUDIO    | 26    |
| L3              | 1 BED     | 10    |
| L3              | 2 BED     | 6     |
| L3              | 3 BED     | 1     |
| L3              | STUDIO    | 9     |
| L4              | 1 BED     | 10    |
| L4              | 2 BED     | 6     |
| L4              | 3 BED     | 1     |
| L4              | STUDIO    | 9     |
| L5              | 1 BED     | 10    |
| L5              | 2 BED     | 6     |
| L5              | 3 BED     | 1     |
| L5              | STUDIO    | 9     |
| L6              | 1 BED     | 10    |
| L6              | 2 BED     | 6     |
| L6              | 3 BED     | 1     |
| L6              | STUDIO    | 9     |
| UNIT TOTAL      |           | 145   |

## UNIT TYPE & PERCENTAGE

| UNIT TYPE        | COUNT | RECOMMENDED % | PROVIDE %                   |
|------------------|-------|---------------|-----------------------------|
| STUDIO TYPE 1    | 28    |               |                             |
| STUDIO TYPE 2    | 7     |               |                             |
| STUDIO TYPE 3-AD | 24    | 60%           | (110 / 146X100 = 75.34-75%) |
| 1 BED TYPE 1     | 11    |               |                             |
| 1 BED TYPE 2     | 40    |               |                             |
| 1 BED TYPE 3-AD  | 6     |               |                             |
| 2 BED TYPE 1     | 72    | 30%           | (32 / 146X100 = 21.91-22%)  |
| 2 BED TYPE 2     | 32    |               |                             |
| 3 BED            | 4     | 10%           | (4 / 146X100 = 2.73-3%)     |

## UNIT GROSS AREA

| UNIT TYPE        | UNIT GROSS AREA   |
|------------------|-------------------|
| STUDIO TYPE 1    | 34 m <sup>2</sup> |
| STUDIO TYPE 2    | 38 m <sup>2</sup> |
| STUDIO TYPE 3-AD | 34 m <sup>2</sup> |
| 1 BED TYPE 1     | 54 m <sup>2</sup> |
| 1 BED TYPE 2     | 49 m <sup>2</sup> |
| 1 BED TYPE 3-AD  | 49 m <sup>2</sup> |
| 2 BED TYPE 1     | 71 m <sup>2</sup> |
| 2 BED TYPE 2     | 67 m <sup>2</sup> |
| 3 BED TYPE 1     | 81 m <sup>2</sup> |

**NOTE: ADAPTABLE UNITS**  
- 20.5% (30 UNITS) ARE ADAPTABLE  
- 6 (1 BEDROOM) & 24 (STUDIO)

## VEHICLE PARKING

| RESIDENTIAL PARKING           | DIMENSION     | REQUIRED-TABLE 7.1 | PROVIDED |                                                             |
|-------------------------------|---------------|--------------------|----------|-------------------------------------------------------------|
| STANDARD PARKING:             | 5500m X 2600m | N/A                | 9        |                                                             |
| H/C PARKING: (TABLE 7.1B)     | 5500m X 3700m | 2                  | 2        | NOTE: OFF STREET PARKING DIMENSION: TABLE 7.2 - RESIDENTIAL |
| H/C VAN PARKING: (TABLE 7.1B) | 5500m X 4800m | 1                  | 1        |                                                             |
| SMALL CAR PARKING:            | 4500m X 2600m | N/A                | 11       |                                                             |
| TOTAL PARKING STALLS:         |               | N/A                | 23       | 100% L2EV OUTLET                                            |

| COMMERCIAL PARKING                                                                                                             | DIMENSION     | REQUIRED-TABLE 7.1 | PROVIDED |                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------|----------|----------------------------------------------------------------------------------------------------------------------------|
| STANDARD PARKING:                                                                                                              | 5500m X 2600m | 10                 | 10       |                                                                                                                            |
| SMALL CAR PARKING:                                                                                                             | 4500m X 2600m | N/A                | N/A      | REFER TO PARKING & TDM STUDY BY: WATT CONSULTING GROUP TABLE 4/PAGE 12 FOR THE COMMERCIAL PARKING                          |
| VISITOR CAR PARKING: (15% max. from the total) VISITOR PARKING ADDITIVE TO CRU PARKING DUE TO OFF HOURS REFER TO PARKING STUDY | 5500m X 2600m | 2                  | 2        |                                                                                                                            |
| TOTAL PARKING STALLS:                                                                                                          |               | 12                 | 12       | TYPE: CRU 10 (ONE FOR CRU STAFF AT THE SECURE AREA) CRU / VISITOR 2 (MIN. 4 EYE OUTLET) NOTE: CRU STAFF AT THE SECURE AREA |

| LOADING | DIMENSION | REQUIRED-TABLE 7.1   | PROVIDED   |                                                |
|---------|-----------|----------------------|------------|------------------------------------------------|
|         |           | ONE MEDIUM ONE LARGE | ONE MEDIUM | VARIANCE - OVERHEAD HEIGHT TO 2.945m FROM 3.5m |

**NOTE:** RETAIL GROSS AREA = 53.5 sq. m. RESTAURANT GROSS AREA = 81 sq. m. **NOTE:** COMMERCIAL USE (RETAIL SALES OF GOODS AND SERVICES - RESTAURANTS) / TABLE 7.1 - 4.2 & 4.5 (53.5M<sup>2</sup> + 14M<sup>2</sup> = 67.5) - (81 M<sup>2</sup> / 10 M<sup>2</sup> = 8.1) - TOTAL REQUIRED 11.8 - 12 STALLS FOR COMMERCIAL USE. MIN. 4 STALLS C/W EYES OUTLET

## BIKE PARKING

| RESIDENTIAL                               | DIMENSION    | REQUIRED-TABLE 7.2 | PROVIDED | TABLE 7.5 (TDM) PLAN REQUIREMENTS: LAND USE CATEGORY B |
|-------------------------------------------|--------------|--------------------|----------|--------------------------------------------------------|
| STANDARD (STACKED BIKE PARKING) - CLASS I | 1800m X 800m |                    | 96       |                                                        |
| WALL MOUNTED - CLASS I                    | 1200m X 500m | 146 + 30% = 190    | 94       | TYPE: Cycling Package ABOVE MIN. 30% 30%               |
| CARGO BIKE - CLASS I                      | 2400m X 900m |                    | 29       | E outlet 20% 20%                                       |
| TOTAL PARKING STALLS:                     |              |                    | 219      | Cargo bike 15% 15%                                     |
| BIKE RACK - CLASS II                      |              | 6                  | 6        | Repair Station Y Y                                     |

| COMMERCIAL                                | DIMENSION     | REQUIRED-TABLE 7.2 | PROVIDED |                            |
|-------------------------------------------|---------------|--------------------|----------|----------------------------|
| STANDARD (STACKED BIKE PARKING) - CLASS I | 1800m X 800m  |                    | 6        | AT MAIN ENTRY              |
| BIKE RACK - CLASS I & II                  |               | min. 6             | 6        | 3 (class I) + 3 (class II) |
| TOTAL PARKING STALLS:                     |               |                    | 6        |                            |
| SCOTER PARKING                            | 2500m X 1200m | N/A                | 2        | 1 RESIDENCE # FOR CRU      |

**NOTE:** 1- For more Details- Refer to WATT Consulting Group Report - Parking & TDM Study - Date: April, 2026  
2- Zoning Data & Tables from ( DISTRICT OF SAANICH ZONING BYLAW 8200)