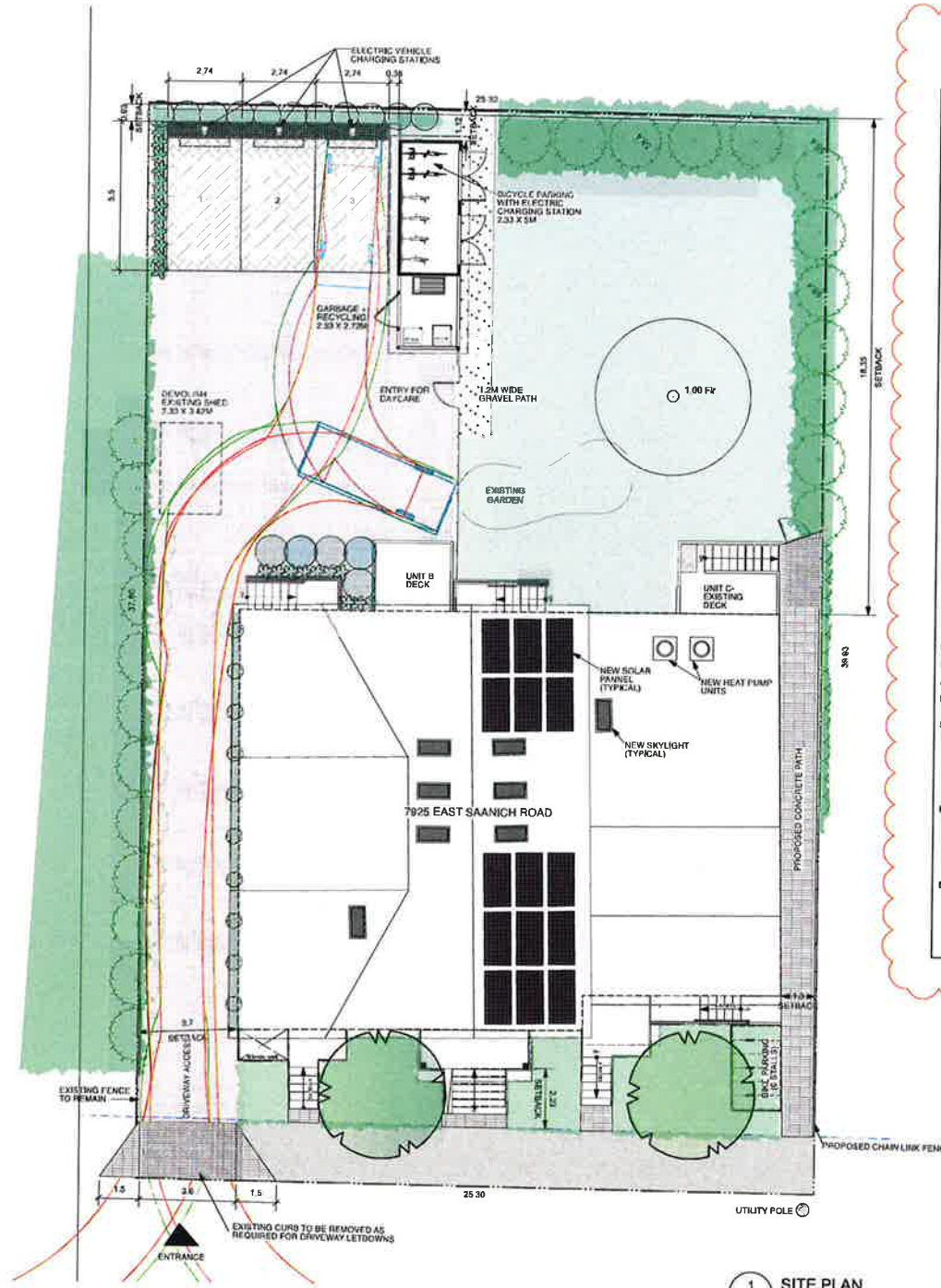




2 AERIAL VIEW
Scale: Not to scale



4 IMAGE - FRONT VIEW
Scale: Not to scale



1 SITE PLAN
Scale: 1:100

PROJECT DATA

LEGAL DESCRIPTION: LOT 6, SECTION 5, RANGE 3 EAST, SOUTH SAANICH DISTRICT, PLAN 3123
 ZONING: C-3A
 LOT AREA: 0.055 HECTARE / 0.236 ACRE / 956.14 M²
 USE: DAYCARE AND MULTI FAMILY HOUSING - 3 UNITS
 BUILDING AREA: 317.97 M² / 3422.80 FT²
 GROSS FLOOR AREA:

PRINCIPAL BUILDING
 • LEVEL 1: 248.82 (DAYCARE) + 55.16 (UNIT A) = 303.98 M²
 • LEVEL 2: 276.33 (UNITS) + 6.72 (LOBBY) + 15.75 (BIKE ROOM) = 399.80 M²
 • LEVEL 3: 45.47 M² (UNIT B)
 DEDUCT MECHANICAL ROOM: -3.85M²
 SUBTOTAL: 840.40 M²

ACCESSORY BUILDINGS
 • BIKE SHED: 11.63 M²
 • WASTE SHED: 6.34 M²
 SUBTOTAL: 17.97 M²
TOTAL GROSS FLOOR AREA = 858.39 M² / 9205.85 FT²

UNIT AREAS:

1) DAYCARE : 248.82 M²
 2) UNIT A : 129.22 M²
 3) UNIT B : 138.11 M²
 4) UNIT C : 104.63 M²
 5) LOBBY : 6.72 M²
 6) BIKE ROOM : 15.75 M²
 7) MECHANICAL ROOM : -3.85 M²

TOTAL GROSS FLOOR AREA : 858.39 M² / 9205.85 FT²

LOT COVERAGE PERMITTED: 40%
 LOT COVERAGE PROVIDED: (317.97 M² / 956.14 M² = 0.33) - 33 %

FLOOR AREA RATIO PERMITTED: 0.60
 FLOOR AREA RATIO: PROPOSED F.A.R. = 858.39 M² / 956.14 M² = 0.89 F.A.R. (AVG HEIGHT 17.20M) (MAX HEIGHT 10.0M)

AVERAGE NATURAL GRADE: 59.44 M (59.2 + 59.2 + 59.2 + 59.2)

HEIGHT: • PERMITTED: 10.0 M
 • EXISTING: 8.62 M

SETBACKS

	REQUIRED	PROVIDED
FRONT YARD	0.6M	2.33M
REAR YARD	7.5M	18.25M
SIDE YARD INTERIOR (TOTAL TWO SIDES)	3.0M	5.00M
ACCESSORY REAR YARD	1.0M	1.12M

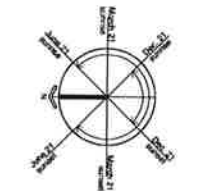
PARKING

	REQUIRED	PROVIDED
RESIDENTIAL	4.5 STALLS	3 STALLS
DAYCARE	7.4 STALLS	0 STALLS
VISITOR	0.76 STALLS	0 STALLS

BICYCLE PARKING

	REQUIRED	PROVIDED
LONG TERM RESIDENTIAL	5 @ 1.2 BIKES/UNIT	6
DAYCARE	1 @ 10 VEHICULAR PARKING SPACES	6 (2 EV)
TEMPORARY	2 @ 1/10 VEHICULAR PARKING SPACES	6

3 PROJECT DATA
Scale: Not to scale



**7925 East Saanich Rd. Development
A1.00r1 SITE PLAN**

7925 East Saanich Rd., VICTORIA B.C.
 PROJECT No. 21452
 SCALE: AS NOTED
 JANUARY 17, 2022



© Copyright 2022. These plans and drawings are and will remain the property of Finlayson Bonet Architecture Ltd. All rights reserved. No part of this project may be reproduced without the written permission of the architect.