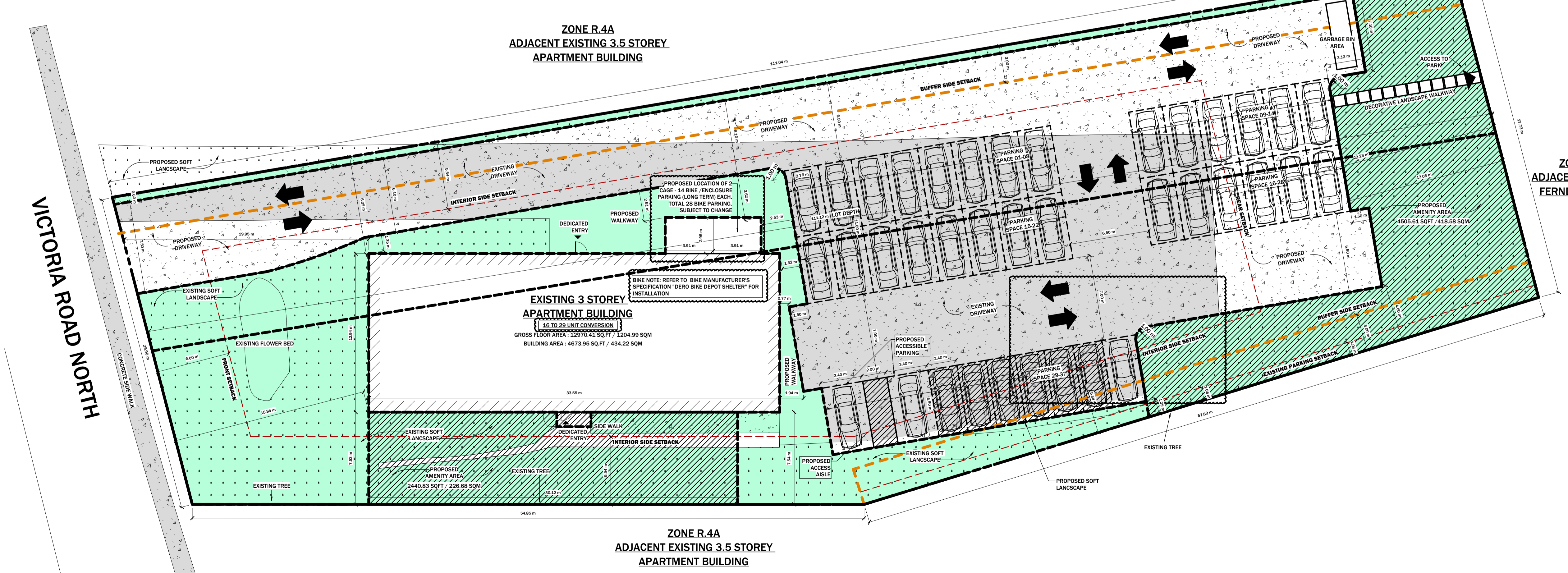


1 EXISTING SITE PLAN  
A002 1/16" = 1'-0"



3 PROPOSED SITE PLAN V2  
A002 1/16" = 1'-0"

SITE STATISTICS (OLD ZONING)					
SITE REQUIREMENT	REQ'D	EX-PROPD	CONFORMITY	REASON	BYLAW REF.
PROPOSED ZONING	R.4A				
FRONT YARD SETBACK	6.00m	6.00m	YES		TABLE 6.1.1.1.1
INTERIOR SIDE YARD SETBACK	5.54	5.54	YES		TABLE 6.1.1.1.1
REAR YARD SETBACK	22.23	22.23	YES		TABLE 6.1.1.1.1
BUILDING HEIGHT (MAX)	8 STOREY	8 STOREY	YES		TABLE 6.1.1.1.1
BUFFER STRIPS			NO	VARIANCE APPLICATION	TABLE 6.1.1.1.1
LOT AREA	650m <sup>2</sup>	650m <sup>2</sup>			TABLE 6.1.1.1.1
MAX. DENSITY	29 UNITS	29 UNITS	YES		TABLE 6.1.1.1.1
LOT COVERAGE	434.22 m <sup>2</sup>	434.22 m <sup>2</sup>			TABLE 6.1.1.1.1
LANDSCAPE AREA (20% MIN)	686.00 m <sup>2</sup>	1340.27 m <sup>2</sup>	YES		TABLE 6.1.1.1.1
# PARKING SPACES REQUIRED	27	27	NO	VARIANCE APPLICATION	TABLE 6.1.1.1.1
PARKING SPACE SIZE	2.75m x 5.50m	2.75m x 5.50m	YES		TABLE 6.1.1.1.1
ACCESSIBLE PARKING SPACES	1	1	YES		TABLE 6.1.1.1.1
COMMON AMENITY SPACE (INDOOR & OUT)	636.94 m <sup>2</sup>	636.94 m <sup>2</sup>	NO	VARIANCE APPLICATION	TABLE 6.1.1.1.1

SITE STATISTICS (NEW ZONING)					
SITE REQUIREMENT	REQ'D	EX-PROPD	CONFORMITY	REASON	BYLAW REF.
PROPOSED ZONING	RM.6 MEDIUM DENSITY RESIDENTIAL 6				
FRONT YARD SETBACK	6.00m	6.00m	YES		6.1.1.1.1
INTERIOR SIDE YARD SETBACK	3.00m	5.54	YES		6.1.1.1.1
REAR YARD SETBACK	7.50m	22.23	YES		6.1.1.1.1
BUILDING HEIGHT (MAX)	6 STOREY	8 STOREY	YES		6.1.1.1.1
BUFFER STRIPS	3.00m		NO	VARIANCE APPLICATION	6.1.1.1.1
LOT AREA	650m <sup>2</sup>	650m <sup>2</sup>			TABLE 6.1.1.1.1
MAX. DENSITY	29 UNITS	29 UNITS	YES		6.1.1.1.1
LOT COVERAGE	434.22 m <sup>2</sup>	434.22 m <sup>2</sup>			TABLE 6.1.1.1.1
LANDSCAPE AREA (40% MIN)	1371.99 m <sup>2</sup>	1340.27 m <sup>2</sup>	NO	VARIANCE APPLICATION	6.1.1.1.1
# PARKING SPACES REQUIRED	27	27	NO	VARIANCE APPLICATION	TABLE 6.1.1.1.1
PARKING SPACE SIZE (NORMAL)	2.75m x 5.50m	2.75m x 5.50m	YES		TABLE 6.1.1.1.1
# PARKING SPACES (COMPACT) REQUIRED	6	6	YES		TABLE 6.1.1.1.1
PARKING SPACE SIZE (COMPACT)	2.40m x 5.50m	2.40m x 5.50m			TABLE 6.1.1.1.1
ACCESSIBLE PARKING SPACES	2	2	YES		TABLE 6.1.1.1.1
ACCESSIBLE PARKING SIZE (TYPE A)	3.40m x 5.50m	3.40m x 5.50m			TABLE 6.1.1.1.1
ACCESSIBLE PARKING SIZE (TYPE B)	2.40m x 5.50m	2.40m x 5.50m			TABLE 6.1.1.1.1
# BIKE SPACES REQUIRED (LONG TERM)	29	29	NO	VARIANCE APPLICATION	TABLE 6.1.1.1.1
# BIKE SPACES REQUIRED (SHORT TERM)	4	4	YES		TABLE 6.1.1.1.1
BIKE SPACE SIZE	0.60m x 1.80m	0.60m x 1.80m	YES		TABLE 6.1.1.1.1
COMMON AMENITY SPACE (INDOOR & OUT)	636.94 m <sup>2</sup>	636.94 m <sup>2</sup>	YES		6.1.1.1.1

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**31 UNIT CONVERSION**

PROJECT NAME: ADDRESS: VICTORIA APT CONVERSION  
483 VICTORIA RD N, SUITE 100  
SHEET NAME: ARCHITECTURAL SITE PLAN  
SCALE: AS INDICATED

PROJECT NO. 2024-001  
START DATE: MAY 2024  
DRAWN BY: NICOLA CARINAD  
REVIEWED BY: HENRY H. SALVA ROJAS

REVISIONS

NO.	DATE	GENERAL DESCRIPTION	INITIALS
01	12 SEP 2024	ISSUED FOR REVIEW	HS

WALL LEGEND

EXISTING	LOAD BEARING
(Symbol)	(Symbol)
DEMOL	FIRE SEPARATION / EXIT PATH
(Symbol)	(Symbol)
PROPOSED	INSULATION
(Symbol)	(Symbol)
(Symbol)	VAPOR BARRIER
(Symbol)	(Symbol)

ENGINEER'S STAMP

PROJECT NO. 2024-001  
SHEET NO. A002

**A002**