EARLY LEARNING CENTER

WHITE ROAD AND VEYANESS RD - CENTRAL SAANICH BC

NEW CHILDCARE - ISSUED FOR REZONING

DECEMBER 7TH, 2020

SUBJECT SITE

CONSULTANT TEAM (Drawing List)

MANAGING CONSULTANT / ARCHITECTURAL

BRADLEY SHUYA ARCHITECT INC.
PH: 250-727-0605 FAX: 250-727-0636
email: brad@bradleyshuyaarchitect.com

A-0.0 COVER SHEET AND BYLAWS
A-1.0 SITE PLAN
A-1.1 SITE PLAN
A-2.0 FLOOR PLAN
A-3.0 ELEVATIONS

PROJECT INFORMATION

OWNER /PROJECT CONTACT : ROB LUMB
DIRECTOR OF FACILITIES, SAANICH SCHOOLS
2125 KEATING CROSS ROAD
SAANICHTON, BC V8M 2A5
P: 250-652-7341
C: 250-217-4163

ARCHITECT : BRADLEY SHUYA ARCHITECT INC.
762 RALPH ST.
VICTORIA B.C. V8X 3C9
P: 250-727-0636
F: 250-727-0605

PROJECT DESCRIPTION : NEW CHILDCARE STUDIOS

GENERAL NOTES

ALL WORK SHALL CONFORM TO THE LATEST BRITISH COLUMBIA BUILDING CODE OR LOCAL BUILDING CODES AND BY-LAWS WHICH MAY TAKE PRECEDENCE.

DO NOT SCALE OFF DRAWINGS; CONTACT THE CONSULTANT FOR MISSING INFORMATION.

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.

ALL DOCUMENTS TO BE READ AS A WHOLE.

LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.

REFER TO SPECIFICATIONS FOR MATERIALS.

CHILD CARE LICENSING REGULATION

USABLE FLOOR AREA :

STUDIO SECTION #1 | 94.4 SQ.M | 24 CHILDREN
STUDIO SECTION #2 | 89.0 SQ.M | 24 CHILDREN
STUDIO SECTION #3 | 89.0 SQ.M | 24 CHILDREN

TOTAL | 272.4 SQ.M | 72 CHILDREN

3 TOILETS AND 2 WASH BASINS PROVIDED FOR EACH STUDIO
TOTAL | 9 TOILETS AND 6 WASH BASINS

OUTDOOR PLAY AREA : 72 CHILDREN X 6 M2 = MINIMUM 432 M2

ZONING SUMMARY

CIVIC ADDRESS:	WHITE ROAD AND VEYANESS
LEGAL DESCRIPTION:	LOT A, SECTION 8, RANGE 3 EAST, SOUTH SAANICH DISTRICT, PLAN 17298
ZONING:	CURRENT RE2 - REZONE TO P1
SITE AREA:	±7 065 SQ.M
SITE COVERAGE ALLOWED:	40%
SITE COVERAGE EXTG:	0 SQ.M | ± 0%
SITE COVERAGE PROPOSED:	431 SQ.M
SITE COVERAGE TOTAL:	± 431 SQ.M | ± 6.1%
SETBACKS:	
FRONT YARD	7.5 M
REAR YARD	7.5 M
SIDE YARD	6.0 M
GROSS FLOOR AREA PROPOSED:	431 SQ.M
FLOOR SPACE RATIO:	0.4
MAX HEIGHT	8.0 M
STOREYS:	-

PARKING

OFF STREET PARKING

1 STALL PER 5 CHILDREN REQUIRED FOR CHILDCARE
NEW PARKING FOR CHILDCARE = 14 STALLS

PROPOSED FOR PROJECT = 14 STALLS
(1 ACCESSIBLE AND 2 ENERGIZED SPACES WITH 2 ENERGIZED ELECTRIC VEHICLE SUPPLY EQUIPMENT)

NO BIKE PARKING REQUIRED

1.3 M H VEGETATION SCREEN REQUIRED

REVISIONS

SEAL

SCHOOL DISTRICT 63
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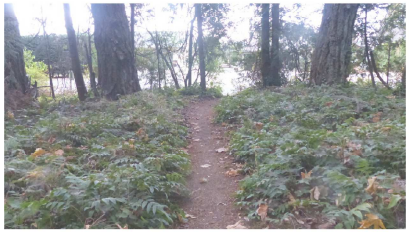
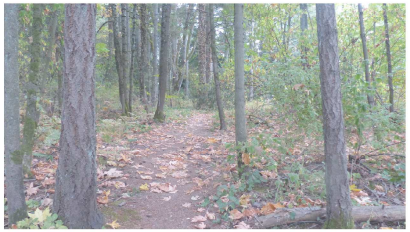
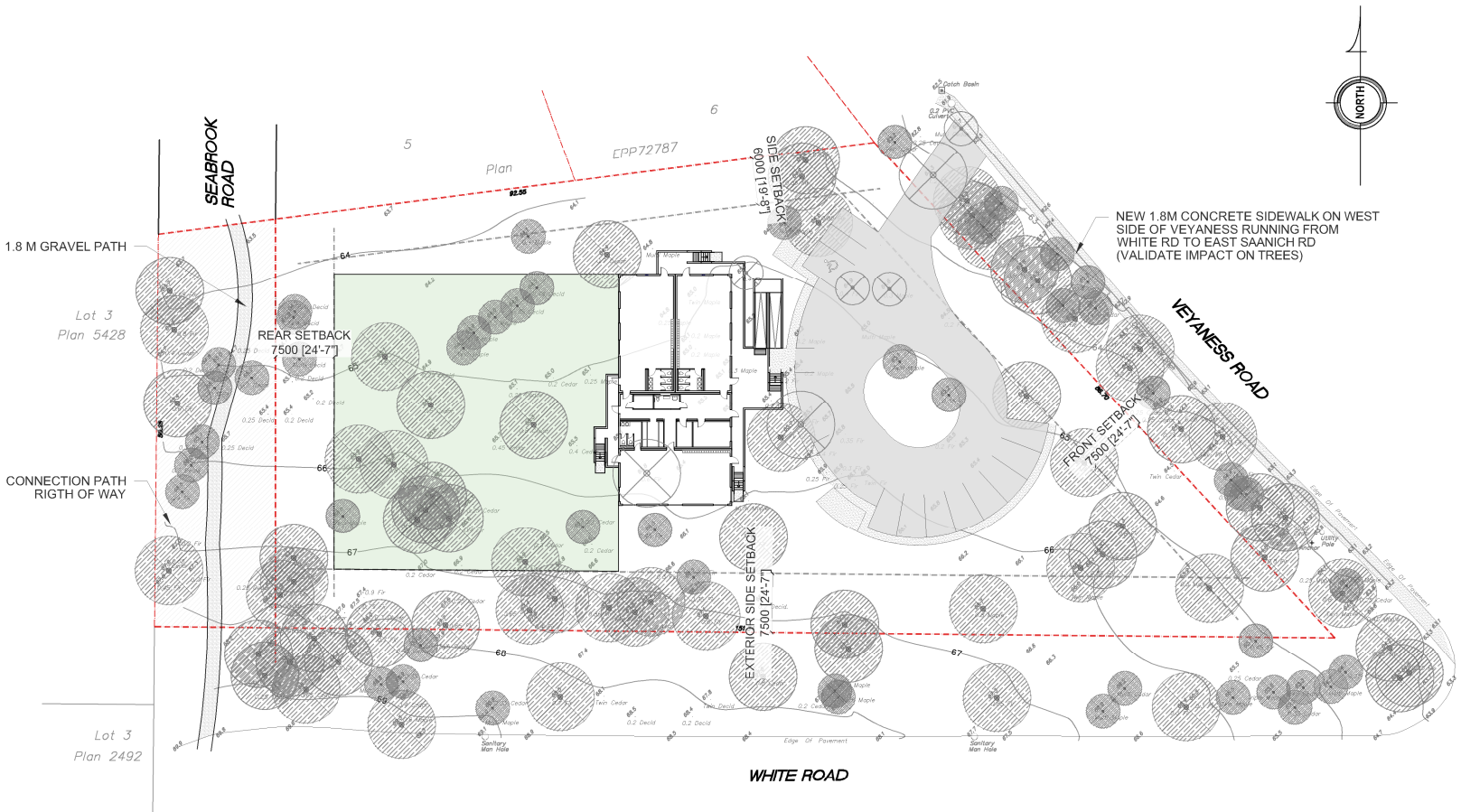
COVER SHEET AND BYLAWS

Date	DEC 7 2020
Scale	AS NOTED
Drawn	AC
Job	20-17
Sheet	A0.0







1 A1.0 SITE PLAN
1:250

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Date	DEC 7 2020
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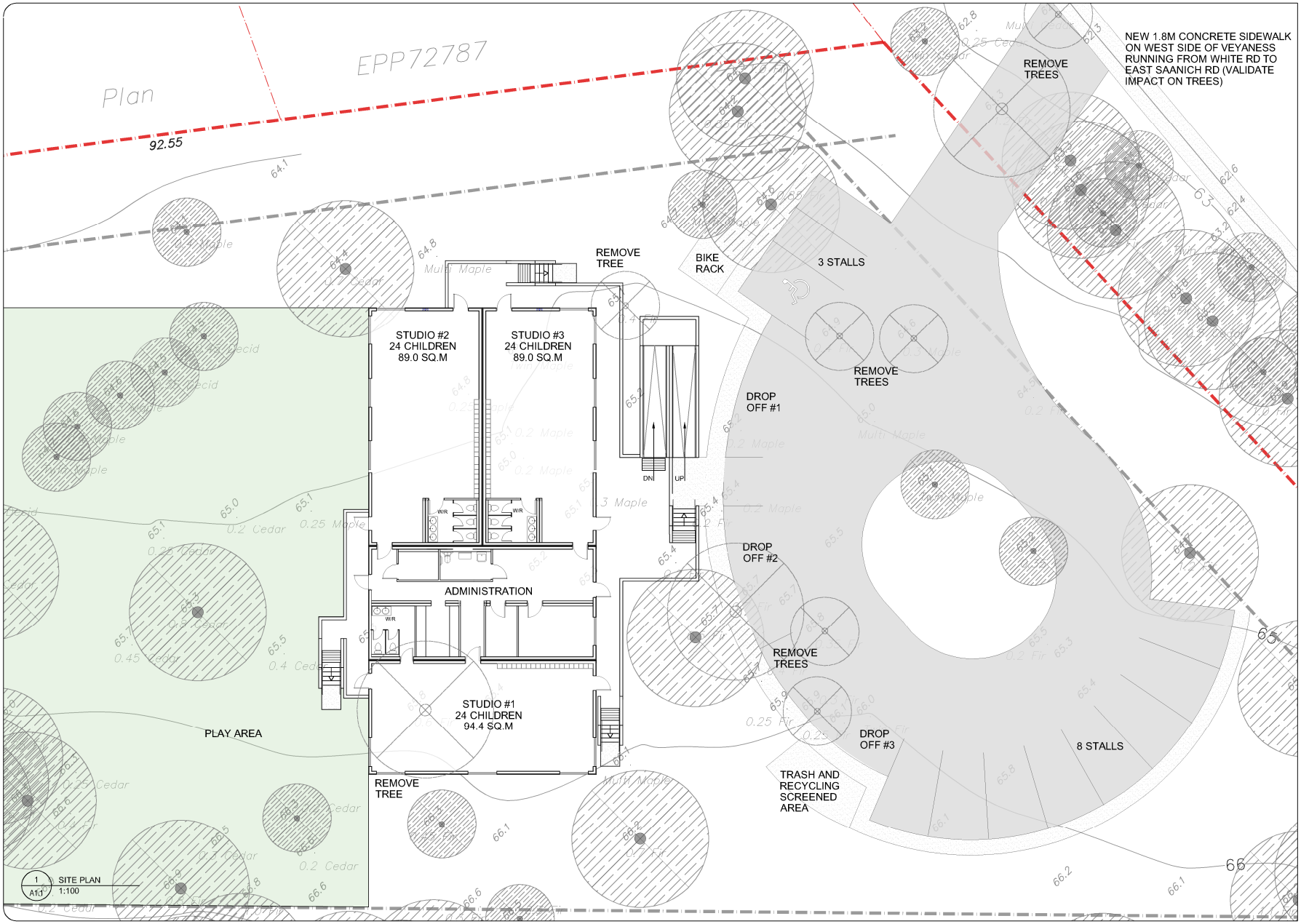

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Date	DEC 7 2020
Scale	AS NOTED
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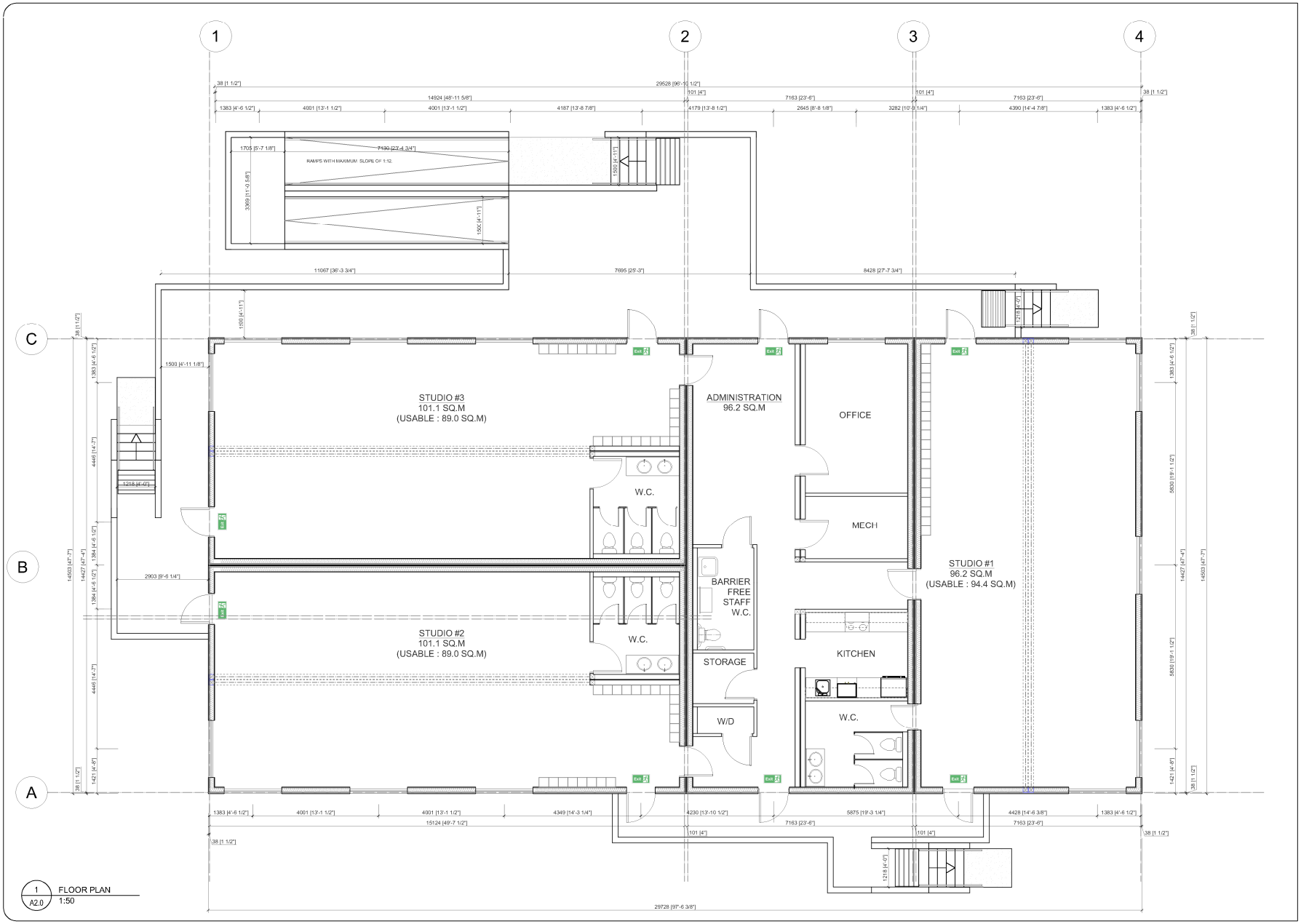
Sheet	A1.1



1 A2.0 FLOOR PLAN
1:50

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FLOOR PLAN

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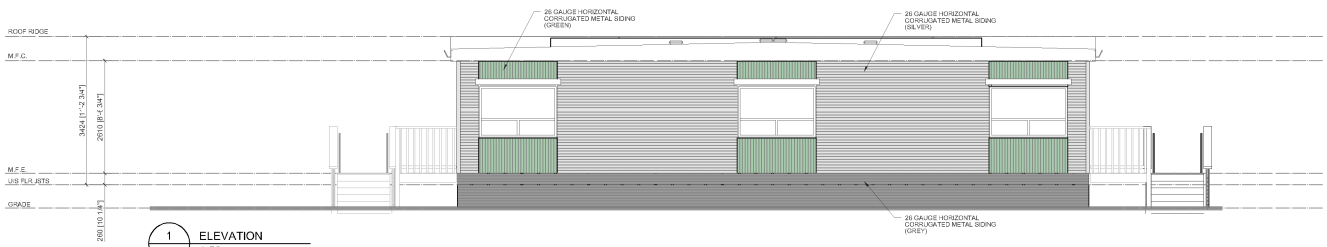
Sheet	A2.0



1 A3.0 ELEVATION
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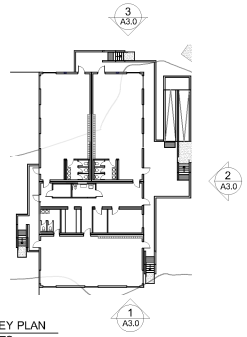
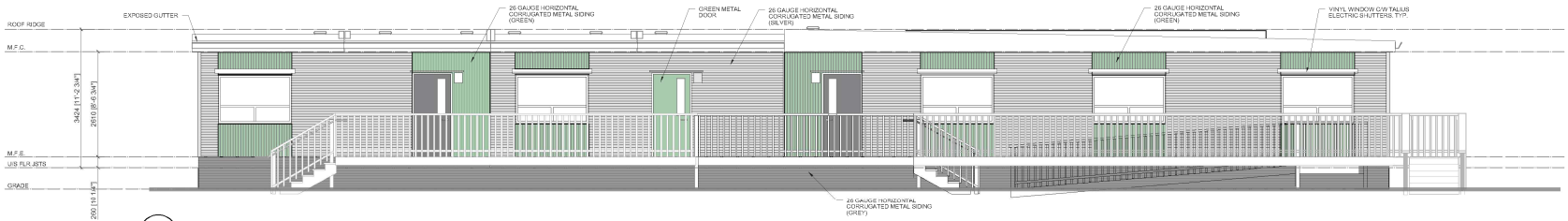


5 A3.0 KEY PLAN
NTS



2 A3.0 ELEVATION
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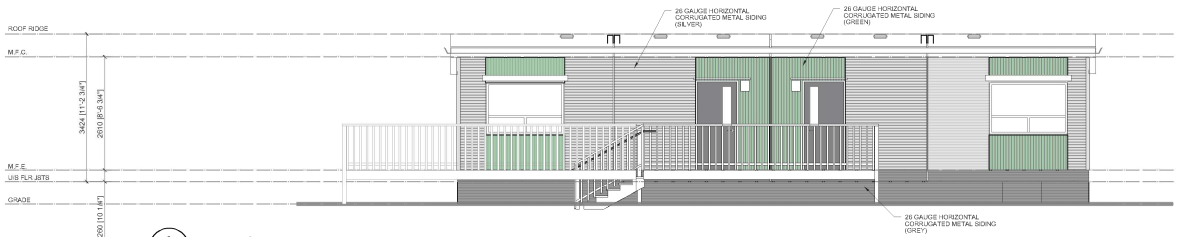

3 A3.0 ELEVATION
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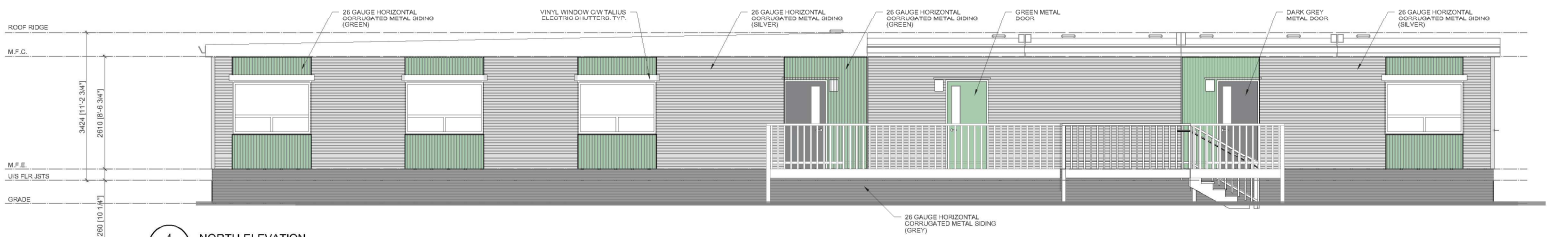

4 A3.0 NORTH ELEVATION
1:50

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