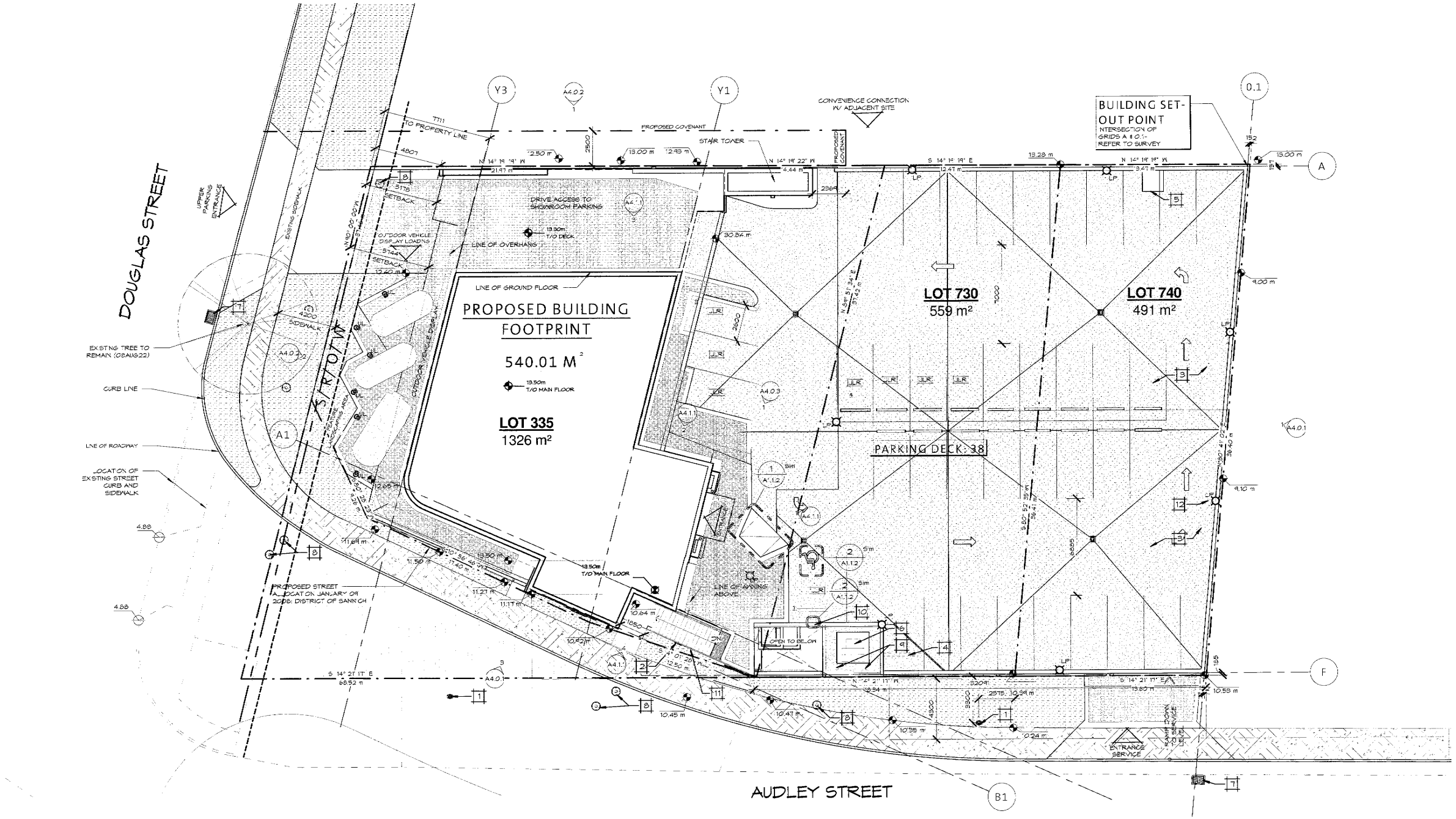

SITE KEYNOTES

1. EXISTING FIRE HYDRANT TO BE RELOCATED- REFER TO EXISTING SURVEY
2. LOCATION OF SIAMESE FIRE CONNECTION
3. HATCHED AREA DENOTES INVENTORY PARKING
4. LOCATION OF NATURAL GAS METRES BELOW
5. LOCATION OF EXHAUST VENT GRILLE (REFER TO MECHANICAL DRAWINGS)
6. TRANSFORMER LOCATION BELOW (REFER TO ELECTRICAL DRAWINGS)
7. CATCH BASIN (REFER TO CIVIL DRAWINGS)
8. MANHOLE (REFER TO CIVIL DRAWINGS)
9. BOLLARDS (SEE SITE PLAN DETAILS SHEET A1.1.1)
10. POSTED H/C PARKING SIGN (SEE SITE PLAN DETAILS SHEET A1.1.1)
11. LOCATION OF FIRE ALARM ANNUNCIATOR PANEL
12. LOCATION OF LAMP POSTS (REFER TO ELECTRICAL DRAWINGS)

BUILDING AREA SCHEDULE

NAME	AREA
CORE	56.96 m²
SERVICE	633.01 m²
GARAGE LEVEL	689.96 m²
CORE	27.80 m²
SERVICE GARAGE	212.57 m²
SECOND GARAGE LEVEL	240.37 m²
CORE	90.42 m²
SHOWROOM FLOOR	286.00 m²
MAIN PARKING LEVEL	376.41 m²
AUTO DEALERSHIP SUBTOTAL	1306.74 m²
CORE	70.98 m²
OFFICE	396.46 m²
SECOND FLOOR LEVEL	467.44 m²
CORE	70.20 m²
OFFICE	398.65 m²
THIRD FLOOR LEVEL	468.85 m²
CORE	70.20 m²
OFFICE	398.65 m²
FOURTH FLOOR LEVEL	468.85 m²
OFFICE SUBTOTAL	1405.14 m²
SERVICE PARKING AREA	1043.52 m²
GARAGE LEVEL	1043.52 m²
MAIN LEVEL PARKING	1335.07 m²
MAIN PARKING LEVEL	1335.07 m²
PARKING	2378.59 m²
STORAGE	115.60 m²
GARAGE LEVEL	115.60 m²
STORAGE	60.97 m²
SECOND GARAGE LEVEL	60.97 m²
STORAGE	176.57 m²
Grand total	5267.04 m²

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CONSULTANT

ISSUED

Date	Remarks
NOV 30/07	ISSUED FOR CLIENT REVIEW
DEC 07/07	ISSUED FOR CLIENT REVIEW
DEC 21/07	ISSUED FOR PRICING
DEC 24/07	ISSUED FOR DEVELOPMENT PERMIT
JAN 31/08	UPDATED FOR PRICING SET
FEB 08/08	ISSUED FOR DEVELOPMENT PERMIT REVISION
FEB 01/08	ISSUED FOR INTERNAL REVIEW
MAR 04/08	ISSUED FOR CLIENT REVIEW
MAR 17/08	ISSUED FOR 30% SUBMISSION
APR 02/08	ISSUED FOR PRICING
APR 07/08	ISSUED FOR 60% SUBMISSION PRICING
MAY 23/08	ISSUED FOR REVIEW
JUN 24/08	ISSUED FOR REVIEW
AUG 08/08	ISSUED FOR COORDINATION
AUG 22/08	ISSUED FOR 90% SUBMISSION PRICING
AUG 22/08	ISSUED FOR DEVELOPMENT PERMIT REVISION

REVISIONS

Date	Remarks
1 11/AUG/08	REVISION ROAD DEDICATION

DEVELOPMENT SUMMARY INFORMATION

DATA TABLE

OWNER: VICTORIA FORD ALLIANCE LTD.
ADDRESS: 5971 DOUGLAS ST. SAANICH, BC, CANADA V8Z 3L4
CONTACT: JIMMY CARSON
TELE: 250 475 2255
FAX: 250 475 2267

ARCHITECT: OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.
ADDRESS: FIFTH FLOOR, THREE BENTALL CENTRE, 395 BURRARD ST. VANCOUVER, B.C. V7X 1L4
CONTACT: JORDAN LEVINE, MABC
TELE: 604 682 1117
FAX: 604 682 3351

CIVIC ADDRESSES:
3351 DOUGLAS STREET
730 AUDLEY STREET
740 AUDLEY STREET

LEGAL ADDRESSES:
LOT A, PLAN 59184 AND LOTS 3 & 4, PLAN 1088 ALL IN SECTION 7, VICTORIA DISTRICT.

NUMBER OF UNITS BY TYPE:
NOT APPLICABLE

TABLE 1: DISTRICT OF SAANICH BYLAW REQUIREMENTS

Use	Floor Area	Bylaw Requirement	Spaces
Office	1,210m²	1 space per 25 m² up to 1,000 m² plus 1 space per 30 m² for space in excess of 1,000 m²	48
Sales	292 m²	1 space per 15 m²	20
Service Garage	780 m²	1 per two employees + 1 per service bay	13
Mechanical Cover	230 m²	N/A	
TOTAL	2,490 m²		81
Supply			65

(including eight spaces being provided in excess of requirements)

PROJECT DESCRIPTION:
4 STOREY MIXED USE BUILDING WITH CAR DEALERSHIP AUTOMOBILE REPAIR GARAGE AND OFFICE SPACE

HEIGHT OF BUILDING: ELEVATION OF 0" AVERAGE NATURAL GRADE: 11.461 m
ELEVATION OF ROOF: 31.66m
HEIGHT OF BUILDING= 22.245m

SITE AREA & SITE COVERAGE (NET AFTER ROAD AND PARK):
TOTAL SITE AREA:
LOT 335: 1,325.744 m²
LOT 730: 559.549 m²
LOT 740: 490.766 m²
TOTAL: 2,375.058 m²
SITE COVERAGE: 2,258.604 m²

TOTAL IMPERVIOUS SURFACE AREA: 2258.604 m²

TOTAL FLOOR AREA & FLOOR SPACE RATIO (FAR/FSR):
TOTAL FLOOR AREA: 2,904.27 m²
FLOOR AREA SPACE RATIO: 1.24

RATIO OF OPEN SPACE TO TOTAL SITE AREA: 86.7% COVERED

SET BACKS:
PART OF COMPREHENSIVE DEVELOPMENT ZONING

VARIANCES REQUESTED: N/A

SITE PLAN MATERIAL LEGEND

- PROPOSED BUILDING FOOTPRINT
- DISTRICT SIDEWALK
- STAMPED CONCRETE PAVING -SEE SPECIFICATIONS
- LANDSCAPING/ PLANTING- REFER TO LANDSCAPE DRAWINGS
- BROOM FINISHED CONCRETE
- BROOM FINISHED CONCRETE- INVENTORY PARKING
- AREA OF AUDLEY STREET REALIGNMENT
- UNDERGROUND PARKING EXHAUST SHAFT (REFER TO MECHANICAL DRAWINGS)
- DECORATIVE CRUSHED STONE

SITE PLAN SYMBOL LEGEND

- NATURAL GAS METRE - REFER TO MECHANICAL DRAWINGS
- CATCH BASIN- REFER TO MECHANICAL & CIVIL DRAWINGS
- MANHOLE
- RELOCATED FIRE HYDRANT
- EXISTING FIRE HYDRANT TO BE RELOCATED- REFER TO SURVEY
- EXISTING ROAD- TO BE REALIGNED
- FIRE DEPARTMENT CONNECTION
- TRANSFORMER
- BOLLARD
- LP — LIGHT POLE
- SURFACE MOUNTED UPLIGHT

GENERAL NOTES

1. THIS DRAWING IS NOT A LEGAL SURVEY. ALL INFORMATION SHOWN ON THIS PLAN IS FOR REFERENCE ONLY.

2. SURVEY DATA HAS BEEN DERIVED FROM BRAD CUNNINGHAM SURVEYOR- REFERENCE FILE NO. 9649-33 DATE OF SURVEY: AUGUST 8TH, 2006
* OMICRON ASSUMES NO RESPONSIBILITY ARISING OUT THE USE OF THIS DATA. IT IS THE SOLE RESPONSIBILITY OF THE USER TO CHECK THE VALIDITY OF ALL INFORMATION CONTAINED HEREIN. THE USER SHALL AT TIMES REFER TO RELEVANT HARD COPY OR SEALED SURVEY DRAWINGS WHEN APPLICABLE. THE USER SHALL ASSUME ALL RISKS AND LIABILITIES RESULTING FROM THE USE OF THIS DATA.

3. FOR SITE GRADING AND SERVICES INFORMATION REFER TO CIVIL DRAWINGS BY: 1ST TEAM CONSULTING, LTD.

4. FOR LANDSCAPING INFORMATION REFER TO LANDSCAPE DRAWINGS PREPARED BY: DYS LANDSCAPE ARCHITECTS DRAWING NO. L-1

5. REPAIR AND MAKE GOOD ANY EXISTING CONDITIONS THAT ARE DISTURBED TO FACILITATE TIE-INS TO ROAD ACCESS POINT AND TO ALL UNDERGROUND SERVICES.

6. RESPECT ALL SPECIAL SETBACKS UNLESS IDENTIFIED AS LIMITED CONSTRUCTION

7. CONFIRM OFF SITE ELEVATION PRIOR TO COMMENCING ROUGH GRADING AT VEHICULAR APPROACHES. CONSTRUCT VEHICULAR APPROACH TO LOCAL AUTHORITY REQUIREMENTS. TIE NEW CURB INTO EXISTING CURB TO CREATE SMOOTH TRANSITION.

NORTH

1 SITE PLAN
A1.1.1 SCALE: 1 : 150
0 150 300 750 1125 1500

LAND ROVER

SAANICH JLR DEALERSHIP
3351 DOUGLAS STREET
Saanich, B.C., Canada

RECEIVED
AUG 25 2008
PLANNING DEPT.
CORP. OF SAANICH

Drawn:	MW	Designed:	EN
Checked:	JL	Checked:	JL
Project Number	10-07-221		

MICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.
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All work shall conform to the latest editions of local Building Codes, jurisdictional codes and local ordinances. Drawing sheet numbers are prefixed as follows:
A = Architecture
S = Structural
M = Mechanical HVAC
P = Plumbing
E = Electrical
FP = Fire Protection
L = Landscape
C = CIV

SITE PLAN

A1.1.1