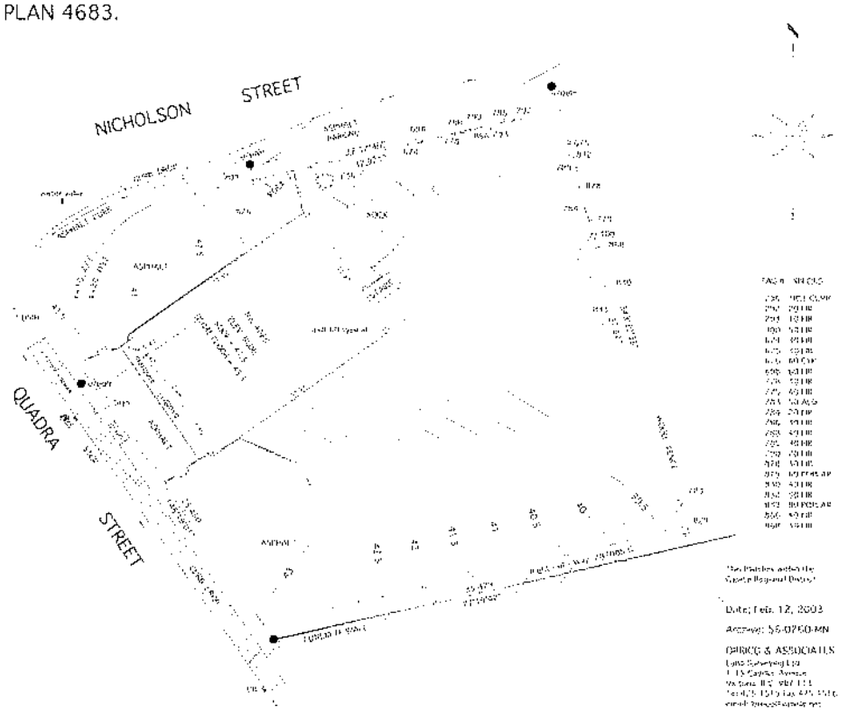
SITE PLAN OF PARCEL A (DD 336035-I), SECTION 64, VICTORIA DISTRICT, PLAN 4683.

SCALE 1:250. All distances are in metres.

Owner: 4085 QUADRA HOLDINGS LTD

LEGEND
Elevations shown are based upon geodetic datum. Bearings and distances may vary upon completion of a Legal Survey

● Denotes standard iron post found



GROUND FLOOR APPROXIMATE AREAS INSIDE MEASURE

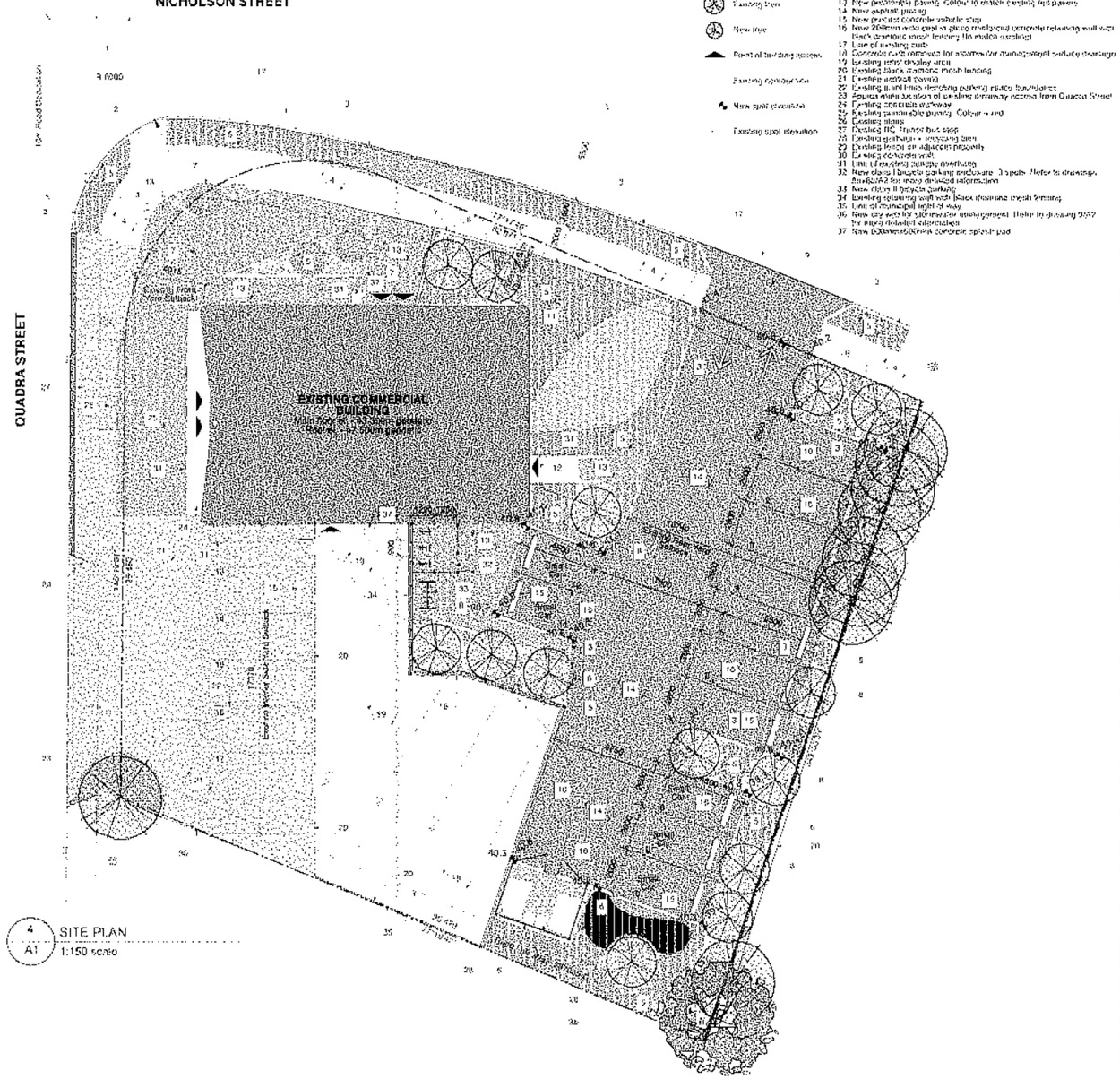
SECOND FLOOR APPROXIMATE AREAS INSIDE MEASURE

Date: Feb. 12, 2003

Approved: SS-07/00-MN

DIRICO & ASSOCIATES
Land Surveying Ltd.

1 / A1 SITE SURVEY
AS NOTED



4 / A1 SITE PLAN
1:150 scale

General Notes

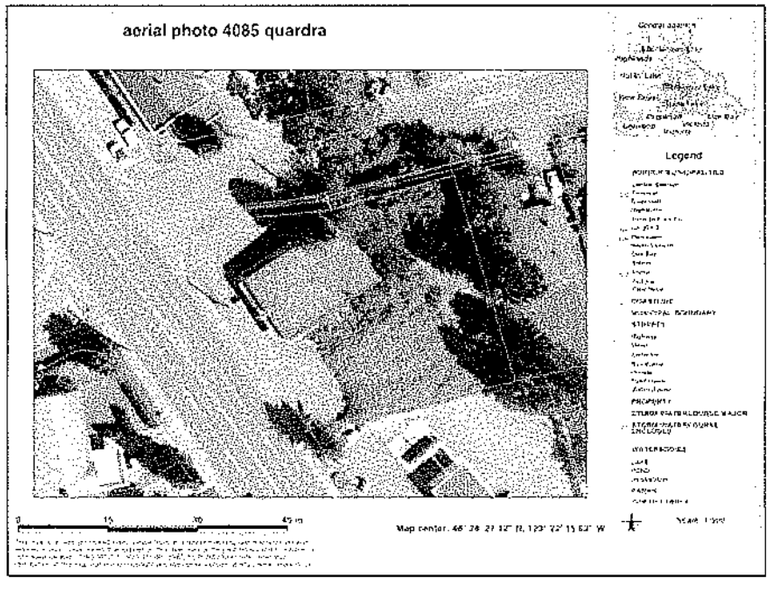
1. All dimensions shown are in millimetres unless noted otherwise.
2. All contour elevations shown are measured in metres (geodetic) unless noted otherwise.

Symbol Legend

- Existing utility pole
- Existing overhangs
- Existing catch basin
- Existing tree
- New tree
- Point of building access
- Existing contour line
- New spot elevation
- Existing spot elevation

Keynotes

1. Approximate centre line of Nicholson Street
2. Line of 20m municipal road dedication
3. New concrete curb and gutter (refer to Saanich engineering standards for design requirements)
4. New concrete sidewalk (refer to Saanich engineering standards for design requirements)
5. New landscape area
6. New 1.8m high opaque fencing. Refer to drawing SD-A2 for more detailed information
7. New 150mm high cast-in-place concrete curb
8. New sod - 44 Regular
9. New driveway crossing (refer to Saanich engineering standards for design requirements)
10. New 100mm wide painted line. Colour: yellow
11. Line of existing rock outcrop
12. Existing concrete stairs, and rock moraines
13. New decorative paving. Colour to match existing red pavers
14. New asphalt paving
15. New precast concrete vehicle stop
16. New 200mm wide cast-in-place reinforced concrete retaining wall with black powder coat finish, fence, lifetime warranty
17. Line of existing curb
18. Concrete curb removed for approximate quantities and surface drainage
19. Existing new display area
20. Existing black powder coat mesh fencing
21. Existing asphalt paving
22. Existing and new decorative paving, refer boundaries
23. Approximate location of existing driveway access from Quadra Street
24. Existing concrete sidewalk
25. Existing permeable paving. Colour - red
26. Existing stairs
27. Existing HC Transit bus stop
28. Existing garbage + recycling area
29. Existing fence on adjacent property
30. Existing concrete wall
31. Line of existing canopy overhang
32. New class I bicycle parking enclosure - 3 spaces. Refer to drawings SD-A2 & 3 for more detailed information
33. New class II bicycle parking
34. Existing retaining wall with black powder coat finish
35. Line of municipal right-of-way
36. New dry well for stormwater management. Refer to drawing SD-A2 for more detailed information
37. New 600mm x 600mm concrete splash pad



2 / A1 AERIAL PHOTO
AS NOTED

PROJECT DATA

REGISTERED OWNER

ADDRESS

LEGAL

ZONING ANALYSIS

ZONING

PROPOSED USES

SITE AREA & PARCEL COVERAGE

BUILDING AREA:

GROSS FLOOR AREA

FLOOR SPACE RATIO

NUMBER OF STOREYS

SETBACK REQUIREMENTS

OFF STREET PARKING REQUIREMENTS

BICYCLE PARKING REQUIREMENTS

LANDSCAPING AND SCREENING REQUIREMENTS

3 / A1 PROJECT DATA / ZONING ANALYSIS
N.T.S

RECEIVED
DEC 21 2007
PLANNING DEPT.
CORP. OF SAANICH

Issued for Rezoning - 01NOV07

4085 Quadra St., Saanich, BC

A1 Site Plan / Project Data
as noted

November 1, 2007

KMA ARCHITECTURE