

VEYANESS EARLY LEARNING CENTER

CENTRAL SAANICH BC
NEW CHILDCARE - ISSUED FOR REZONING
FACTORY BUILT MODULAR UNIT

JULY 15 2022



DRAWING LIST

A-0.0 COVER SHEET AND BYLAWS
A-1.0 SITE PLAN
A-1.1 SITE PLAN
A-2.0 FLOOR PLAN
A-2.2 ROOF 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: 250-662-7341
C: 250-217-4163

ARCHITECT: BRADLEY SHUYA ARCHITECT INC.
7808 SHIPS POINT ROAD
FANNY BAY, B.C. V0R 1W0
P: 250-566-2723

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 | 60.5 SQ M = 31.7 SQ M NAP ROOM FOR 12 CHILDREN
STUDIO SECTION #2 | 89.5 SQ M | 24 CHILDREN
STUDIO SECTION #3 | 89.5 SQ M | 24 CHILDREN
MINIMUM 3 TOILETS AND 3 WASH BASINS PROVIDED FOR EACH STUDIO (SEE DRAWINGS)
OUTDOOR PLAY AREA: MINIMUM 1330 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-A

SITE AREA: 17 065 SQ M
SITE COVERAGE ALLOWED: 40%
SITE COVERAGE EXT: 0.9 SQ M ± 0%
SITE COVERAGE PROPOSED: 431 SQ M
SITE COVERAGE TOTAL: ± 431 SQ M | ± 8.1%

SETBACKS:
FRONT YARD: 7.5 M
REAR YARD: 7.5 M
SIDE YARD: 8.0 M

AVERAGE GRADE: 65.5 M
GROSS FLOOR AREA PROPOSED: 431 SQ M

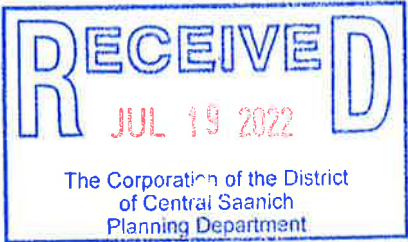
FLOOR SPACE RATIO: 0.4
MAX HEIGHT: 8.0 M
STOREYS: 1 STOREY PROPOSED

IMPERMEABLE SURFACE: ROOF: 414 SQ M
STAIRS AND LANDING: 167 SQ M
SIDEWALK: 220 SQ M
ASPHALT ROAD: 130 SQ M
TOTAL: 1 931 SQ M

STORMWATER WILL BE A COMBINED INFILTRATION AND RETENTION CAPACITY GREATER THAN OR EQUAL TO THE DEPTH OF 38 MM OF WATER OVER THE AREA OF THE PARCEL. WATER STORAGE CAPACITY ON THE PARCEL EQUAL TO AT LEAST A DEVICE LIMITING THE STORMWATER FLOW FROM THE PARCEL TO THE PUBLIC DRAINAGE SYSTEM TO A MAXIMUM OF 17.5 LITRES PER SECOND PER HECTARE OF PARCEL AREA. ENGINEERING DRAWINGS WILL BE SUBMITTED FOR BUILDING PERMIT.

PARKING

OFF STREET PARKING
1 STALL PER 5 CHILDREN REQUIRED FOR CHILDCARE
NEW PARKING FOR CHILDCARE = 14 STALLS
PROPOSED FOR PROJECT = 14 STALLS
(2 ACCESSIBLE (TYPE A AND TYPE B) AND 2 ENERGIZED SPACES WITH 2 ENERGIZED ELECTRIC VEHICLE SUPPLY EQUIPMENT)
NO BIKE PARKING REQUIRED | 8 PARKING SPACES IN EXTERIOR BIKE RACK PROVIDED
1.3 M H VEGETATION SCREEN REQUIRED AROUND PARKING



SCHOOL DISTRICT 63
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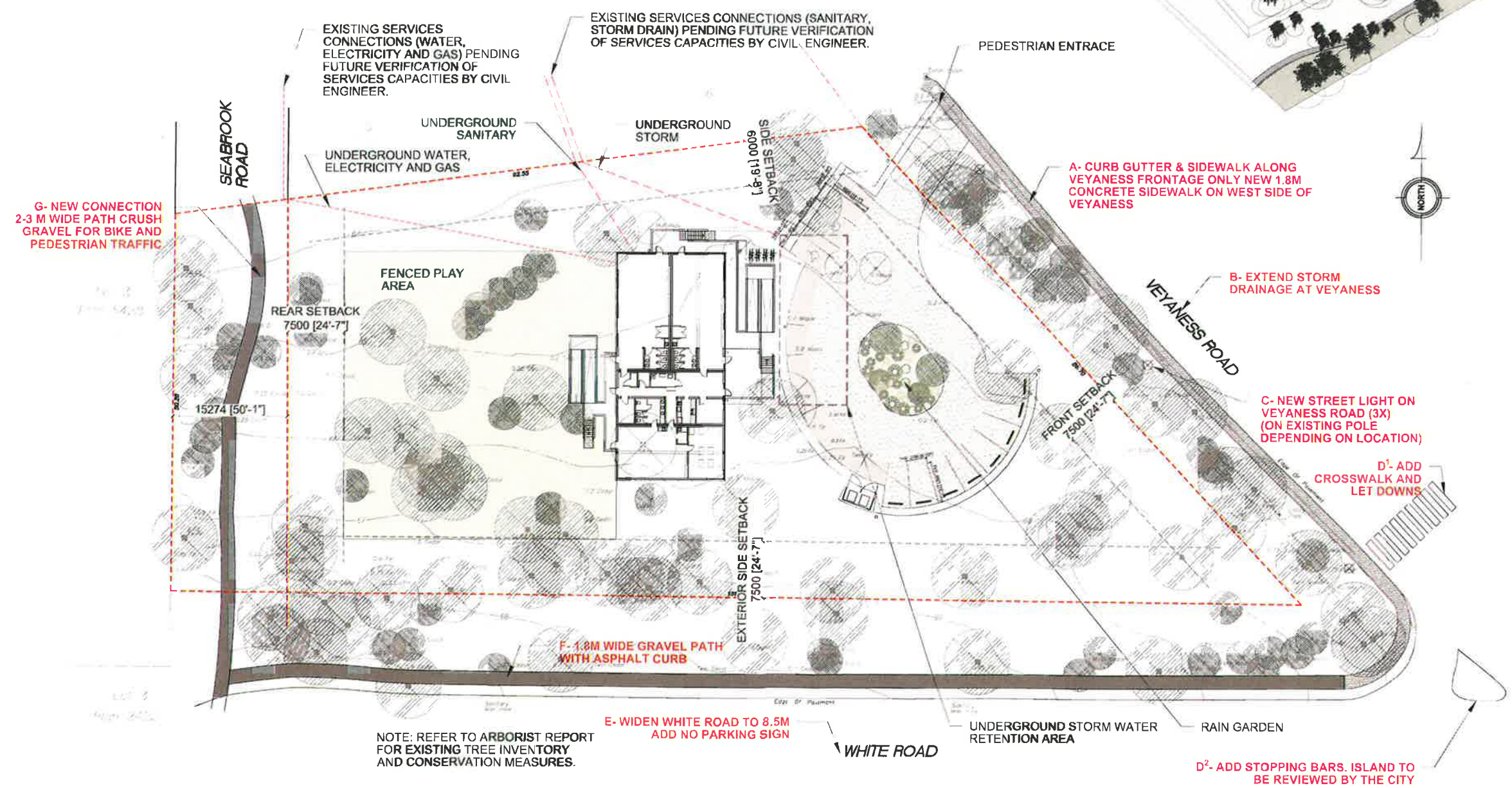
The design and development of this project is for the purpose of providing a safe and secure environment for the children and staff. The design is based on the latest British Columbia Building Code and Saanich School District standards. The design is intended to provide a safe and secure environment for the children and staff.

BSA
BRADLEY SHUYA
ARCHITECTS
7808 SHIPS POINT ROAD
FANNY BAY, B.C. V0R 1W0
PHONE: 250-566-2723
bradley@shuyaarchitects.com
www.shuyaarchitects.com

COVER
SHEET
AND BYLAWS
Date: JULY 15 2022
Scale: AS NOTED
Client: AC
Job: 22-04
Sheet: A0.0

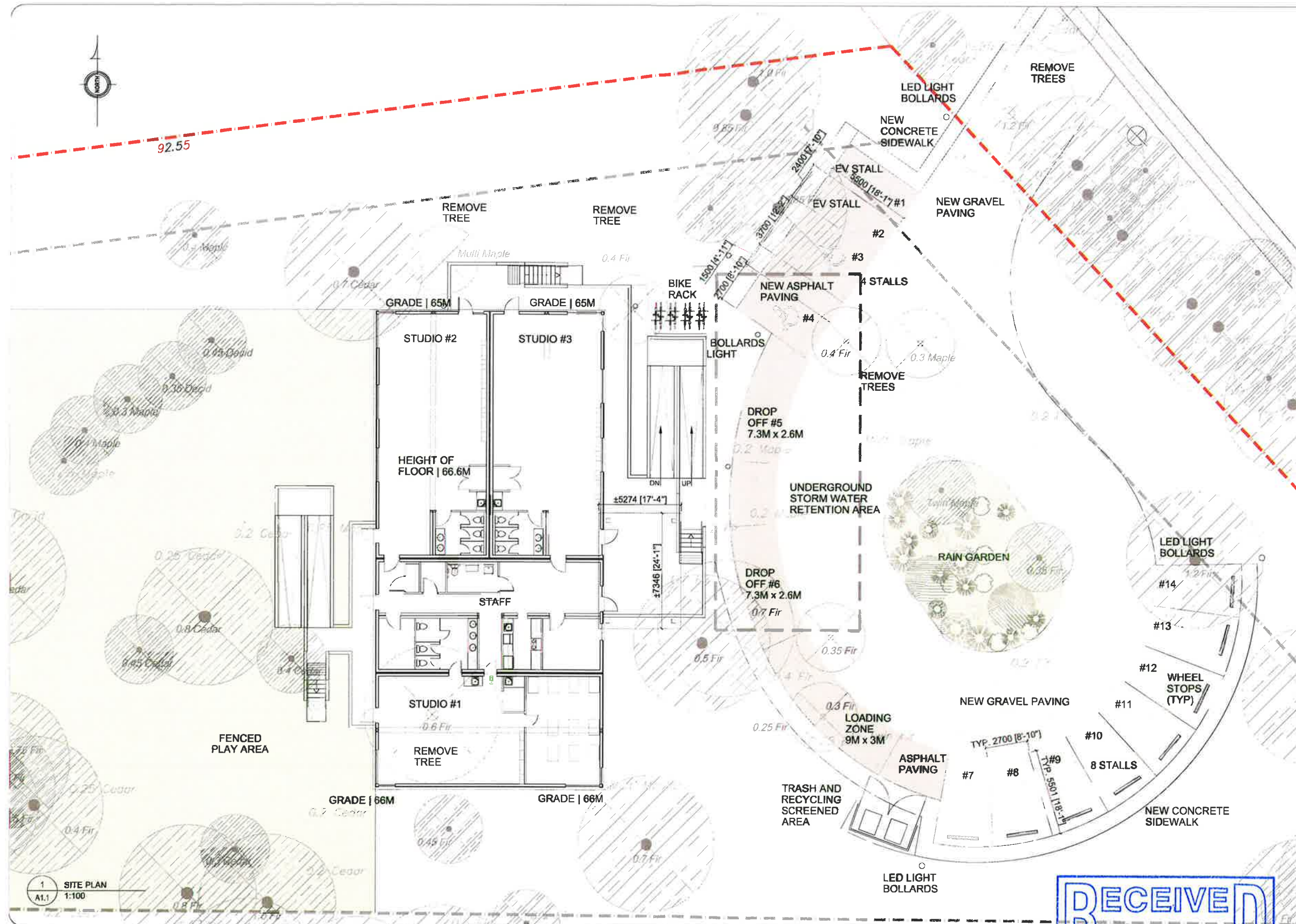


The Corporation of the District
of Central Saanich
Planning Department



1 SITE PLAN
A1.0 1:250

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REVISIONS	
4	FOR RECORDING V08
3	FOR RECORDING V07
2	FOR RECORDING V02
1	ISSUE FOR RECORDING

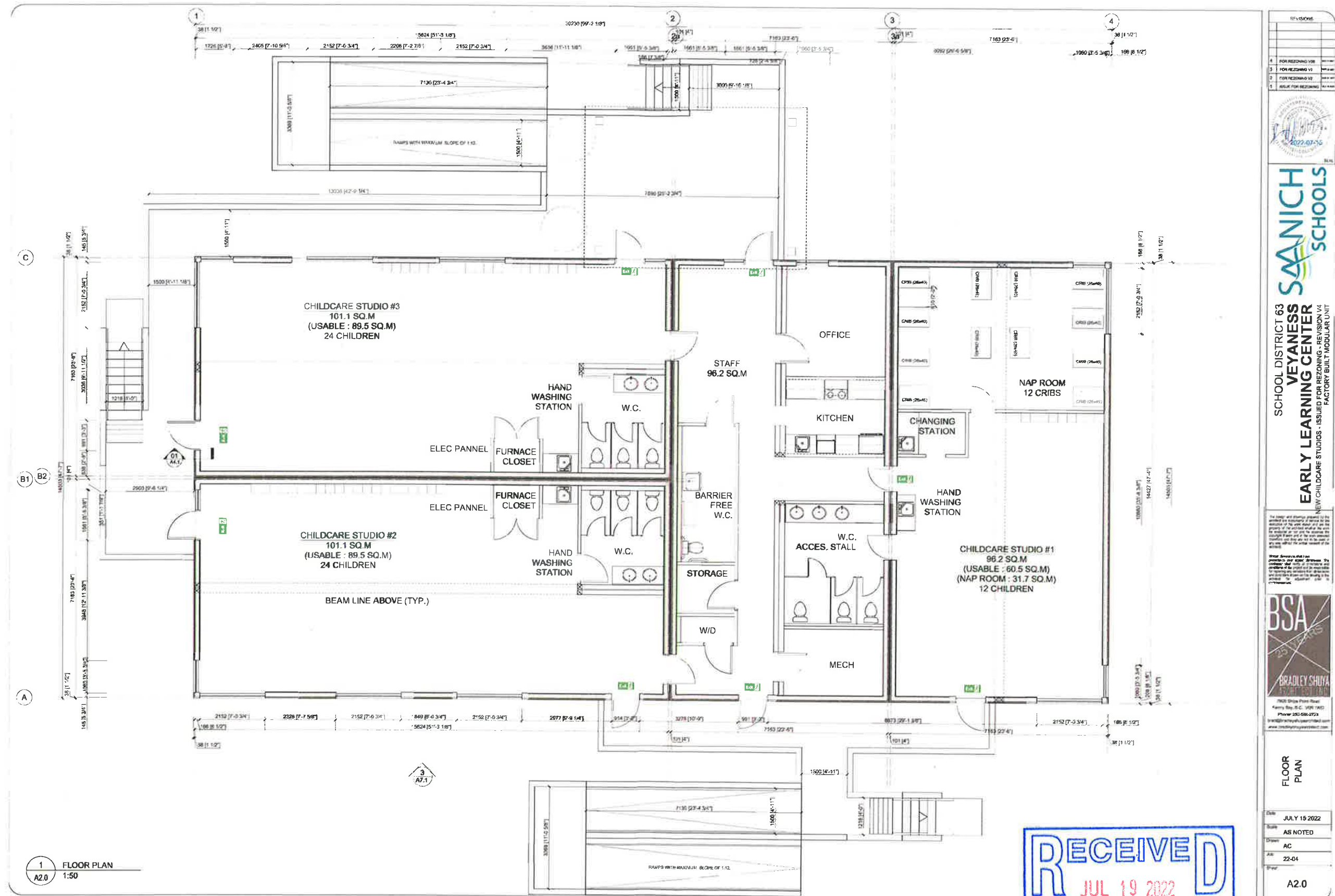

SAANICH SCHOOLS
 SCHOOL DISTRICT 63
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The design and planning prepared for this project are based on the information provided by the client. The design is not intended to be a final design and is subject to change. The design is not intended to be a final design and is subject to change. The design is not intended to be a final design and is subject to change.

BSA
 BRADLEY SHUYA
 7500 Shaw Street Road
 Surrey, BC V4N 1W0
 Phone: 778-580-2722
 Email: bsa@bradleyshuya.com

SITE PLAN
 Date: JULY 15 2022
 Scale: AS NOTED
 Drawn: AC
 App: 22-04
 Sheet: A1.1

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SAANICH SCHOOLS

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The design and drawings presented are the property of the designer and are not to be used for any other project without the written consent of the designer. The designer assumes no responsibility for the construction of the project or the safety of the project. The designer is not responsible for the construction of the project or the safety of the project.

BSA
25 YEARS
BRADLEY SHIVA
ARCHITECT
7800 Shipy Point Road
Campbell River, B.C. V9W 1W3
Phone: 250-586-0723
www.bradleyshivaarchitect.com

FLOOR PLAN	
Date	JULY 15 2022
Scale	AS NOTED
Drawn	AC
App	22-04
Rev	
	A2.0

