



O.C.A. ARCHITECTURE INC.
 2724 W. 1st AVENUE, VANCOUVER BC V6H 1H3
 Tel. 604-408-8970 Email in@oca-arch.com

SITE DATA:
 ZONING: EXISTING: C-8
 PROPOSED: TO FOLLOW
 CIVIL ADDRESS: 4079 QUADRA STREET
 SAANICH, BC
 LEGAL ADDRESS: LOT 1, SECTION 64, VICTORIA DISTRICT PLAN 22060
 OWNER: TO FOLLOW
 SITE AREA: 18,458 sf / 1714.80m (EXISTING)
 14,737.5 sf / 1368.18m (AFTER DEDICATION)
 BUILDING AREA: 3,336 sf / 310m
 COVERAGE:
 PERMITTED: N/A
 PROVIDED: 3,336 SF / 14,737.5 SF x 100 = 23%
 DENSITY:
 PERMITTED: .5
 PROVIDED: 6,264 SF / 14,737.5 SF = 43
 G.F.A.: G.F.A. USE:
 GRD. FLOOR 3,336 SF / 310m MEDICAL OFFICE
 2ND FLOOR 2,928 SF / 272m RESIDENTIAL
 6,264 SF / 582m

BUILDING HEIGHT:
 PERMITTED: 7.5m (24.6')
 PROPOSED: 7.7m (25.25') (EXCL. ROOF TOP MECH.)
SETBACKS: REQ'D. PROPOSED
 FRONT YARD (W) 7.5m / 24.6' or 3.75m / 12.3'
 SIDE YARD (N) 3.0m / 9.83'
 SIDE YARD (E) 6.0m / 19'-6"
 REAR YARD 7.5m / 24.6' N/A
PARKING REQUIRED:
 OFFICE-MEDICAL: 1/20m (215sf) OF GFA
 RESIDENTIAL: 1.5/DWELLING UNIT
 OFFICE-MEDICAL: (3,070 SF = GRD. FLOOR MEDICAL OFFICE GFA)
 3,070 SF / 215 SF = 14.2 SPACES
 RESIDENTIAL: 3 UNITS x 1.5/UNIT = 4.5 SPACES
PARKING PROVIDED:
 REGULAR 11 SPACES
 H/C 1 SPACES
 SMALL 6 SPACES = 33% (30% ALLOWABLE)
 18 SPACES

OPEN SPACE:

BUILDING FOOTPRINT:	3336sf
HARD LANDSCAPING:	7610sf
SOFT LANDSCAPING:	3781sf (26%)
TOTAL SITE AREA(NET)	14737.5sf

UNIT MIX:

UNIT #	USE	G.F.A.
UNIT 101	MEDICAL OFFICE	3070 sf / 285.2m
UNIT 201	RESIDENTIAL 2 BED / 2 BATH	1154 sf / 107.2m
UNIT 202	RESIDENTIAL 2 BED / 2 BATH	1270 sf / 118m
UNIT 203	RESIDENTIAL 1 BED / 1 BATH	924 sf / 85.4m

BUILDING CLASSIFICATION:
 3.2.2.53. GROUP C, UP TO 3 STOREYS
 MAX. BLDG. AREA = 1800 S.M.
 3.2.2.58. GROUP D, UP TO 3 STOREYS
 MAX. BLDG. AREA = 4800 S.M.
 COMBUSTIBLE CONSTRUCTION
 SPRINKLERED
 F.R.R.:
 FLOORS: 45 min.
 I.B. WALLS, COLS, ETC.: 45 min.
 ROOF: N/A
 BETWEEN SLATE: 45 min.
 BETWEEN C/D: 1 hr. (TABLE 3.1.3.1)
 BETWEEN D/D: 0 hr.
 BETWEEN C/C: 1 hr. (3.3.4.2)
 3.1.17.1 OCCUPANT LOAD
 OFFICE-MEDICAL: 310m/9.3 = 34 PERSONS
 RESIDENTIAL: 3 UNITS x 2/UNIT = 6 PERSONS
 40 PERSONS
 3.7.2.2 WATER CLOSETS
 OFFICE: 34 PERSONS/2=17 PERSONS/SEX 1 WC/SEX (REQ'D)
 RESIDENTIAL: 1 WC/UNIT REQ'D.
 1 WC/UNIT PROVIDED

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 VIS6008
 STRATA PLA

LEGEND:

[Red line]	EXISTING PROPERTY LINE	[Green circle]	EXIST. TREE
[Dashed line]	PROPOSED PROPERTY LINE	[Green circle with cross]	PROPOSED TREE
[Grey fill]	EXISTING BUILDING	[Green circle with dot]	EXISTING TREE
[White fill]	PROPOSED BUILDING	[Green circle with star]	PROPOSED TREE
[Blue fill]	EXISTING DRIVEWAY	[Green circle with triangle]	EXISTING TREE
[Blue fill]	PROPOSED DRIVEWAY	[Green circle with square]	PROPOSED TREE
[Green fill]	EXISTING LANDSCAPING	[Green circle with diamond]	EXISTING TREE
[Green fill]	PROPOSED LANDSCAPING	[Green circle with hexagon]	PROPOSED TREE

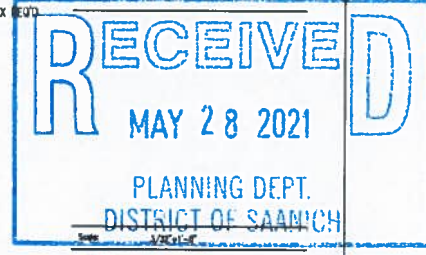
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1	REVISION
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4	REVISION	1/28/21
3	CLIENT REVIEW	3/9/21
2	CLIENT REVIEW	1/22/21
1	CLIENT REVIEW	11/20/20

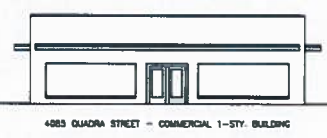
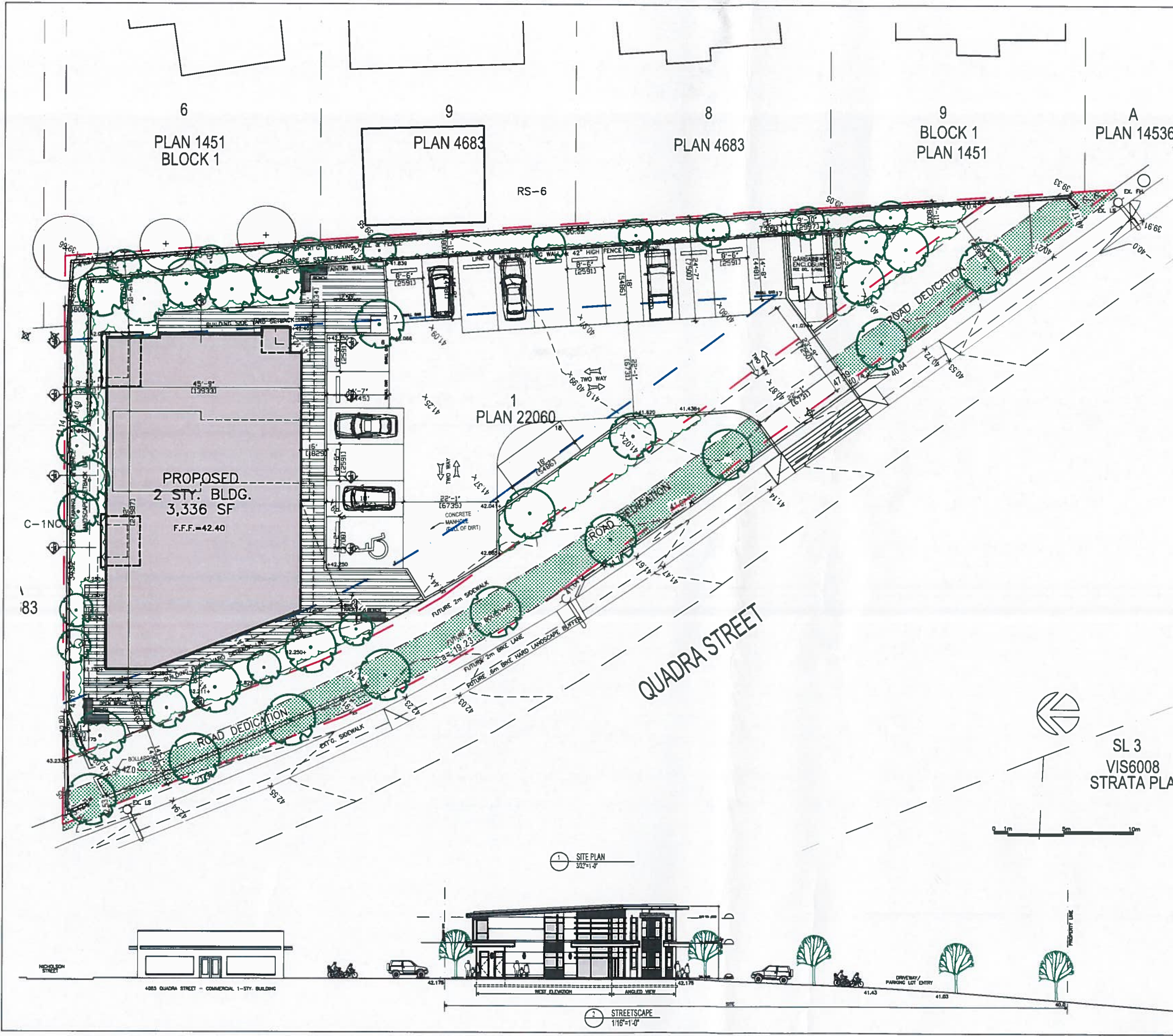
Project:
 4079 QUADRA STREET
 SAANICH, B.C.

Drawing Title:
 SITE PLAN
 SITE DATA
 CODE REVIEW



Drawn By:
 Checked By:
 Project Number: 2001
 Date: NOV. 2020
 Drawing Number:

A01.1



STREETSCAPE
 1/16"=1'-0"