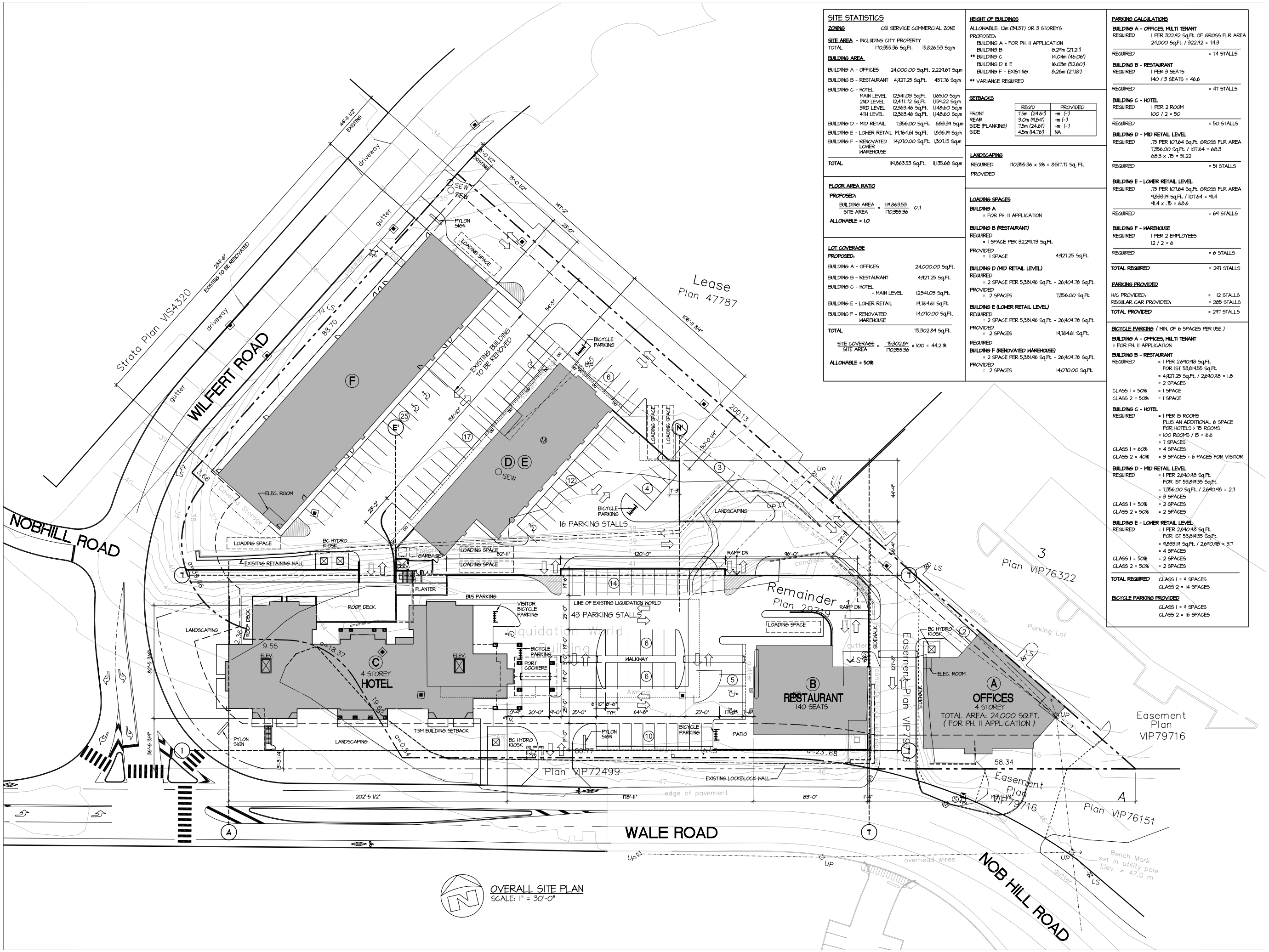

OVERALL SITE PLAN
SCALE: 1" = 30'-0"

SITE STATISTICS

ZONING CSI SERVICE COMMERCIAL ZONE

SITE AREA - INCLUDING CITY PROPERTY

TOTAL	110,355.36 Sq.Ft.	15,826.53 Sqm

BUILDING AREA

BUILDING A - OFFICES	24,000.00 Sq.Ft.	2,229.67 Sqm
BUILDING B - RESTAURANT	4,927.25 Sq.Ft.	457.76 Sqm
BUILDING C - HOTEL		
MAIN LEVEL	12,541.03 Sq.Ft.	1,165.10 Sqm
2ND LEVEL	12,477.72 Sq.Ft.	1,159.22 Sqm
3RD LEVEL	12,363.46 Sq.Ft.	1,148.60 Sqm
4TH LEVEL	12,363.46 Sq.Ft.	1,148.60 Sqm
BUILDING D - MID RETAIL	7,356.00 Sq.Ft.	683.394 Sqm
BUILDING E - LOWER RETAIL	19,764.61 Sq.Ft.	1,836.14 Sqm
BUILDING F - RENOVATED LOWER WAREHOUSE	14,070.00 Sq.Ft.	1,307.15 Sqm
TOTAL	119,863.53 Sq.Ft.	11,135.68 Sqm

FLOOR AREA RATIO

PROPOSED:

$$\frac{\text{BUILDING AREA}}{\text{SITE AREA}} = \frac{119,863.53}{110,355.36} = 1.0$$

ALLOWABLE = 1.0

LOT COVERAGE

PROPOSED:

BUILDING A - OFFICES	24,000.00 Sq.Ft.
BUILDING B - RESTAURANT	4,927.25 Sq.Ft.
BUILDING C - HOTEL - MAIN LEVEL	12,541.03 Sq.Ft.
BUILDING E - LOWER RETAIL	19,764.61 Sq.Ft.
BUILDING F - RENOVATED WAREHOUSE	14,070.00 Sq.Ft.
TOTAL	75,302.89 Sq.Ft.

$$\frac{\text{SITE COVERAGE}}{\text{SITE AREA}} = \frac{75,302.89}{110,355.36} \times 100 = 44.2\ \%$$

ALLOWABLE = 50%

HEIGHT OF BUILDINGS

ALLOWABLE: 12m (39.37') OR 3 STOREYS

PROPOSED:

BUILDINGS A - FOR PH. II APPLICATION	
BUILDINGS B	8.29m (27.21')
** BUILDING C	14.04m (46.06')
BUILDINGS D & E	16.09m (52.80')
BUILDINGS F - EXISTING	8.28m (27.18')

** VARIANCE REQUIRED

SETBACKS

	REQ'D	PROVIDED
FRONT	7.5m (24.61')	-m (-')
REAR	3.0m (9.84')	-m (-')
SIDE (FLANKING)	7.5m (24.61')	-m (-')
SIDE	4.5m (14.76')	NA

LANDSCAPING

REQUIRED 110,355.36 x 5% = 8,517.77 Sq. Ft.

PROVIDED

LOADING SPACES

BUILDING A
= FOR PH. II APPLICATION

BUILDING B (RESTAURANT)
REQUIRED
= 1 SPACE PER 32,291.13 Sq.Ft.
PROVIDED
= 1 SPACE 4,927.25 Sq.Ft.

BUILDING D (MID RETAIL LEVEL)
REQUIRED
= 2 SPACE PER 5,381.96 Sq.Ft. - 26,909.78 Sq.Ft.
PROVIDED
= 2 SPACES 7,356.00 Sq.Ft.

BUILDING E (LOWER RETAIL LEVEL)
REQUIRED
= 2 SPACE PER 5,381.96 Sq.Ft. - 26,909.78 Sq.Ft.
PROVIDED
= 2 SPACES 19,764.61 Sq.Ft.
REQUIRED
BUILDING F (RENOVATED WAREHOUSE)
= 2 SPACE PER 5,381.96 Sq.Ft. - 26,909.78 Sq.Ft.
PROVIDED
= 2 SPACES 14,070.00 Sq.Ft.

PARKING CALCULATIONS

BUILDING A - OFFICES, MULTI TENANT
REQUIRED 1 PER 322.92 Sq.Ft. OF GROSS FLR AREA
24,000 Sq.Ft. / 322.92 = 74.3
REQUIRED = 74 STALLS

BUILDING B - RESTAURANT
REQUIRED 1 PER 3 SEATS
140 / 3 SEATS = 46.6
REQUIRED = 47 STALLS

BUILDING C - HOTEL
REQUIRED 1 PER 2 ROOM
100 / 2 = 50
REQUIRED = 50 STALLS

BUILDING D - MID RETAIL LEVEL
REQUIRED .75 PER 107.64 Sq.Ft. GROSS FLR AREA
7,356.00 Sq.Ft. / 107.64 = 68.3
68.3 x .75 = 51.22
REQUIRED = 51 STALLS

BUILDING E - LOWER RETAIL LEVEL
REQUIRED .75 PER 107.64 Sq.Ft. GROSS FLR AREA
8,833.14 Sq.Ft. / 107.64 = 91.4
91.4 x .75 = 68.6
REQUIRED = 69 STALLS

BUILDING F - WAREHOUSE
REQUIRED 1 PER 2 EMPLOYEES
12 / 2 = 6
REQUIRED = 6 STALLS

TOTAL REQUIRED = 247 STALLS

PARKING PROVIDED

H/C PROVIDED:	= 12 STALLS
REGULAR CAR PROVIDED:	= 285 STALLS
TOTAL PROVIDED	= 297 STALLS

BICYCLE PARKING (MIN. OF 6 SPACES PER USE)

BUILDING A - OFFICES, MULTI TENANT
= FOR PH. II APPLICATION

BUILDING B - RESTAURANT
REQUIRED = 1 PER 2,640.98 Sq.Ft.
FOR 1ST 53,819.55 Sq.Ft.
= 4,927.25 Sq.Ft. / 2,640.98 = 1.8
= 2 SPACES
CLASS 1 = 50% = 1 SPACE
CLASS 2 = 50% = 1 SPACE

BUILDING C - HOTEL
REQUIRED = 1 PER 15 ROOMS
PLUS AN ADDITIONAL 6 SPACE
FOR HOTELS > 75 ROOMS
= 100 ROOMS / 15 = 6.6
= 7 SPACES
CLASS 1 = 60% = 4 SPACES
CLASS 2 = 40% = 3 SPACES + 6 PACES FOR VISITOR

BUILDING D - MID RETAIL LEVEL
REQUIRED = 1 PER 2,640.98 Sq.Ft.
FOR 1ST 53,819.55 Sq.Ft.
= 7,356.00 Sq.Ft. / 2,640.98 = 2.7
= 3 SPACES
CLASS 1 = 50% = 2 SPACES
CLASS 2 = 50% = 2 SPACES

BUILDING E - LOWER RETAIL LEVEL
REQUIRED = 1 PER 2,640.98 Sq.Ft.
FOR 1ST 53,819.55 Sq.Ft.
= 8,833.14 Sq.Ft. / 2,640.98 = 3.3
= 4 SPACES
CLASS 1 = 50% = 2 SPACES
CLASS 2 = 50% = 2 SPACES

TOTAL REQUIRED CLASS 1 = 9 SPACES
CLASS 2 = 14 SPACES

BICYCLE PARKING PROVIDED
CLASS 1 = 9 SPACES
CLASS 2 = 16 SPACES

PRELIMINARY

ISSUE	DESCRIPTION	DATE

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

CONSULTANT

P J L O V I C K A R C H I T E C T L T D.

3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 3V6 E-MAIL: pjlovick@pjlovick.com
(604) 298-3700 FAX: 298-6081

SEAL

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DRAWN RMR

APPROVED

PROJECT

DEVELOPMENT PROPOSAL

314 WALE ROAD
VICTORIA, B.C.

DRAWING

OVERALL SITE PLAN

PROJECT NUMBER	DRAWING NUMBER
05-95	A-

SCALE
1" = 30'-0"

DATE	REVISION
DECEMBER 2005	-