



KEY PLAN
SCALE: 1/4" = 1'-0"
NORTH

SITE INFORMATION:

CIVIC ADDRESS:	5486-5488 PATRICIA BAY HWY, SAANICH, BC
ZONING:	C2 (GENERAL COMMERCIAL) & C8 (SERVICE STATION)
TOTAL SITE AREA:	38,136 SF (0.88 ACRES)
LESS ROAD DEDICATION:	1,565 SF (0.04 ACRES)
NEW SITE AREA:	36,571 SF (0.84 ACRES)
BUILDING AREA:	5,885 SF
LOT COVERAGE:	5,885 SF / 36,571 SF X 100% = 16.1%

GROSS FLOOR AREAS:

BUILDING A [RETAIL]:	2,115 SF
BUILDING B1 [RESTAURANT]:	1,563 SF
BUILDING B2 [SERVICE STATION]:	2,040 SF
M&E ROOMS:	167 SF
TOTAL GROSS FLOOR AREA:	5,885 SF

PARKING CALCULATIONS (ROUND NEAREST):

BUILDING A [RETAIL, INCL. M&E] = 2,200 SF / 150 SF = 14.67
BUILDING B1 [RESTAURANT, INCL. M&E] = 1,645 SF / 107 SF = 15.37
BUILDING B2 [SERVICE STATION]: 2
TOTAL REQUIRED = 32.04 STALLS ~ 32 STALLS

PARKING STATISTICS:

TOTAL PARKING REQUIRED:	32 STALLS
TOTAL PARKING PROVIDED:	29 STALLS
SURFACE STALLS	29 STALLS
TOTAL PARKING PROVIDED:	29 STALLS
PARKING RATIO:	4.9 STALLS / 1,000SF

*variance requested for 3 parking stalls

PARKING BYLAW REQUIREMENTS (MUST ROUND UPWARDS):

RETAIL = 1 SPACE PER 14 SM (150 SF) G.F.A.
RESTAURANT (INCL. DRIVE THRU) = 1 SPACE PER 10 SM (107 SF) G.F.A.
SERVICE STATION = 1 PER 2 EMPLOYEES (MIN 2), PLUS 1 PER SERVICE BAY

PARKING SIZES:

REGULAR CAR STALL:	8'-6" (2.6m) x 18'-0" (5.5m)
HANDICAP CAR STALL (1 PER 100 STALLS):	12'-2" (3.7m) x 18'-0" (5.5m)
SMALL CAR STALL (MAX 30%):	8'-6" (2.6m) x 14'-9" (4.5m)
CAR STALL (ADJACENT TO STRUCTURE):	9'-6" (2.9m) x 18'-0" (5.5m)
MANOEUVRING ANGLE WIDTH (PARKING TWO SIDES):	25'-0" (7.6m)
MANOEUVRING ANGLE WIDTH (PARKING ONE SIDE):	22'-2" (6.75m)
LOADING SPACE (MINIMUM SIZE):	9'-10" (3.0m) x 47'-6" (14.5m)

GENERAL NOTE:
BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.

SITE PLAN
SCALE: 3/32" = 1'-0"
A-11

RECEIVED
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PLANNING DEPT.
DISTRICT OF SAANICH

COMMERCIAL DEVELOPMENT
5486-5488 PATRICIA BAY HWY
SAANICH, BC



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