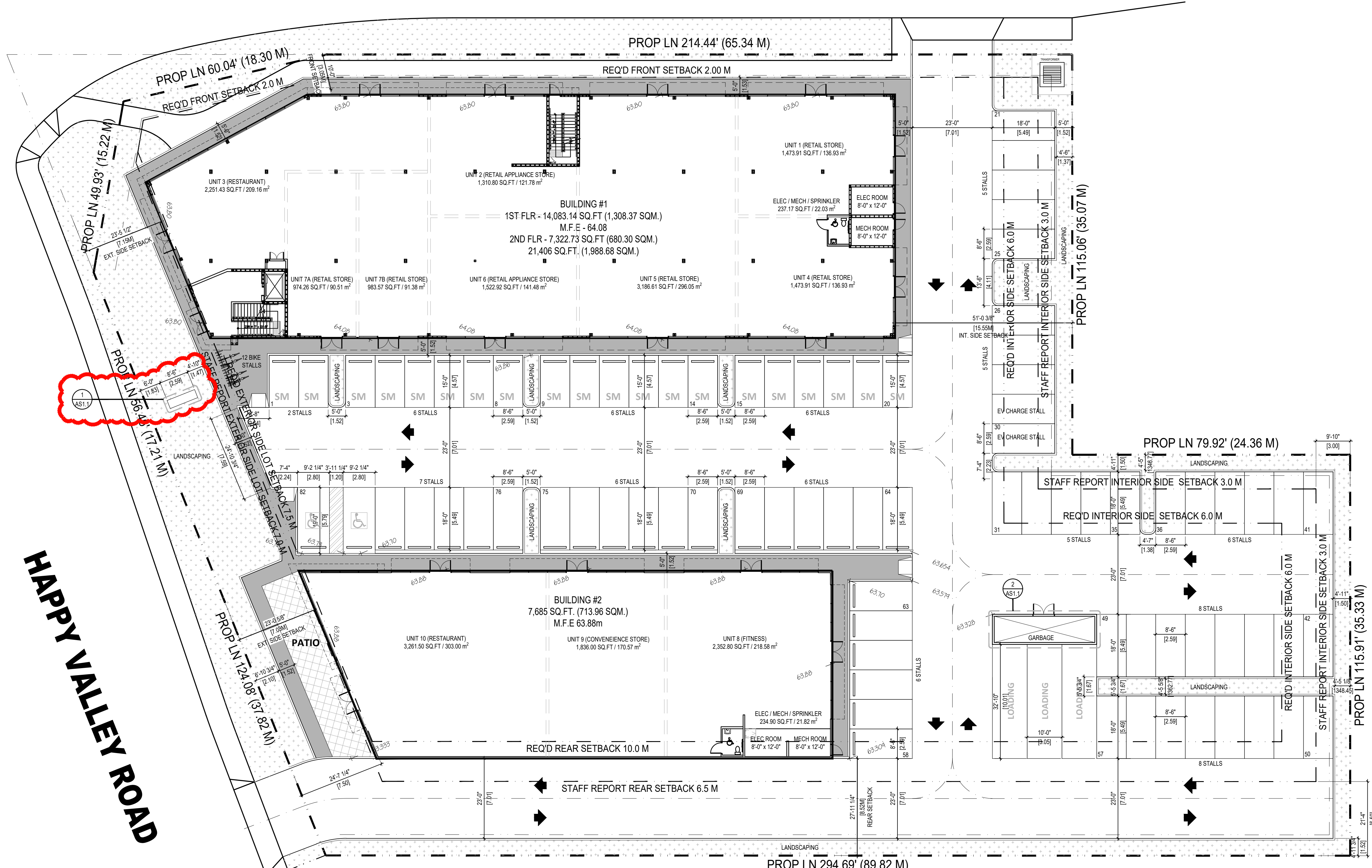
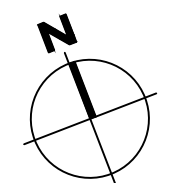


LATORIA ROAD



- LANDSCAPE
- WALKWAY
- BY-LAW STBK LINE
- STAFF REPORT STBK LINE



SITE PLAN
SCALE: 1/16" = 1'-0"

SITE STATISTICS			
ZONING : C1			
SITE AREA:			
GROSS - 69,286.82 SQ.FT. (6,436.96 SQ.M.)			
ROAD DEDICATION - 1,504.09 SQ.FT. (139.73 SQ.M.)			
NET - 67,782.73 SQ.FT. (6,297.22 SQ.M.)			
SETBACKS	ALLOWED	STAFF REPORT	PROPOSED
	BY LAW	LINE # 2, 202	PROPOSED BLDG.
FRONT (NORTH)	(2.00 M)	(2.00 M)	(3.05 M)
REAR (SOUTH)	(6.00 M)	(6.50 M)	(9.52 M)
INT. (EAST)	(6.00 M)	(3.00 M)	(5.55 M)
EXT. (WEST)	(1.50 M)	(1.00 M)	(1.09 M)
BUILDING AREA:			
BLDG 1 - 1ST FLR - 14,083.14 SQ.FT. (1,308.37 SQ.M.)			
2ND FLR - 7,322.73 SQ.FT. (680.30 SQ.M.)			
BLDG 2 - 7,685 SQ.FT. (713.96 SQ.M.)			
GARBAGE - 299.21 SQ.FT. (27.80 SQ.M.)			
1ST FLR TOTAL = 22,027.35 SQ.FT. (2,046.41 SQ.M.)			
GROSS BLDG TOTAL = 29,350.08 SQ.FT. (2,726.71 SQ.M.)			
LOT COVERAGE:			
ALLOWED - 50 %			
PROPOSED - 22,027.35 / 67,782.73 = 32.49%			
32.50% COVERAGE			
FAR:			
ALLOWED - 50 %			
PROPOSED - 29,350.08 / 67,782.73 = 43.30%			
43.30% FAR			
BUILDING HEIGHT:			
ALLOWED - 9.0 M (29.5 FT)			
PROPOSED - 7.8 M (25.75 FT)			
DAYCARE INFORMATION:			
CHILDREN UNDER 36 MONTHS = 38 CHILDREN & 9 TEACHERS			
CHILDREN OVER 36 MONTHS = 64 CHILDREN & 8 TEACHERS			
TOTAL CHILDREN = 100 CHILDREN			
TOTAL TEACHERS = 17 TEACHERS			
PARKING:			
BYLAW REQUIREMENT:			
RETAIL STORE = 1 PER 30 SQM			
RESTAURANT = 1 PER 4 SEATS			
CONVENIENCE STORE = 1 PER 35 SQM			
FITNESS = 1 PER 25 SQM			
RETAIL + 2000 SQM SELLING APPLIANCES = 1 PER 30 SQM			
GROUP DAYCARE = 2 PLUS 1 PER STAFF PERSON			
PROVIDED:			
RETAIL STORE - 751.80 SQM / 30 SQM = 25.06			
RESTAURANT - MAX. 40 SEATS (50% RESTAURANTS) / 4 = 10			
CONVENIENCE STORE - 175.87 SQM / 35 SQM = 4.87			
FITNESS - 218.58 SQM / 25 SQM = 8.74			
RETAIL APPLIANCE - 263.25 SQM / 30 SQM = 8.78			
GROUP DAYCARE - 2 PLUS 17 (STAFF) = 19			
25.06 + 10 + 4.87 + 8.74 + 8.78 + 19 = 76.45			
REQ. = 77 STALLS			
PROVIDED = 82 INCLUDING 2 H.C. STALLS (1 PER 50 PARKING STALLS)			
AND 20 SMALL CAR (LESS THAN ONE THIRD)			
BIKE PARKING			
REQUIRED:			
1 PER 250 SQM FOR THE FIRST 5,000 SQM			
2,674.96 / 250 = 10.70 STALLS			
PROVIDED = 12 STALLS			
LOADING REQUIREMENT:			
RETAIL STORE = 300 M2 TO 2,500 M2 = 2 SPACES			
ASSEMBLY OCCUPANCY 300 M2 TO 3,000 M2 = 1 SPACE			
TOTAL REQ. = 3			
PROVIDED = 3			

REV	DATE	DESCRIPTION
06	07/03/24	RE-ISSUED FOR DP AMENDMENT
05	04/26/24	RE-ISSUED FOR DP AMENDMENT
04	01/16/24	ISSUED FOR CONSTRUCTION
03	10/13/23	ISSUED FOR BP
02	03/30/23	RE-ISSUED FOR DP
01	01/30/23	ISSUED FOR DP

CONSULTANT

CONSULTANT SEAL

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

ARCHITECT



3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
604.298.3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA
ARCHITECTURAL SEAL

COPYRIGHT LOVICK SCOTT ARCHITECTS LTD. THIS MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. REPRODUCTION OR RE-USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT AND NAME OF LOVICK SCOTT ARCHITECTS LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

DRAWN BY: A.T./DS
PROJECT: HAPPY VALLEY COMMERCIAL
995 & 991 LATORIA RD
LANGFORD, BRITISH COLUMBIA
DRAWING: SITE PLAN & STATISTICS

PROJECT NUMBER: 22-023
DRAWING NUMBER: A1.0
SCALE: 1/16" = 1'-0"
DATE: MAY 2022
REVISION: JULY 3RD, 2024

HAPPY VALLEY COMMERCIAL (22-023)