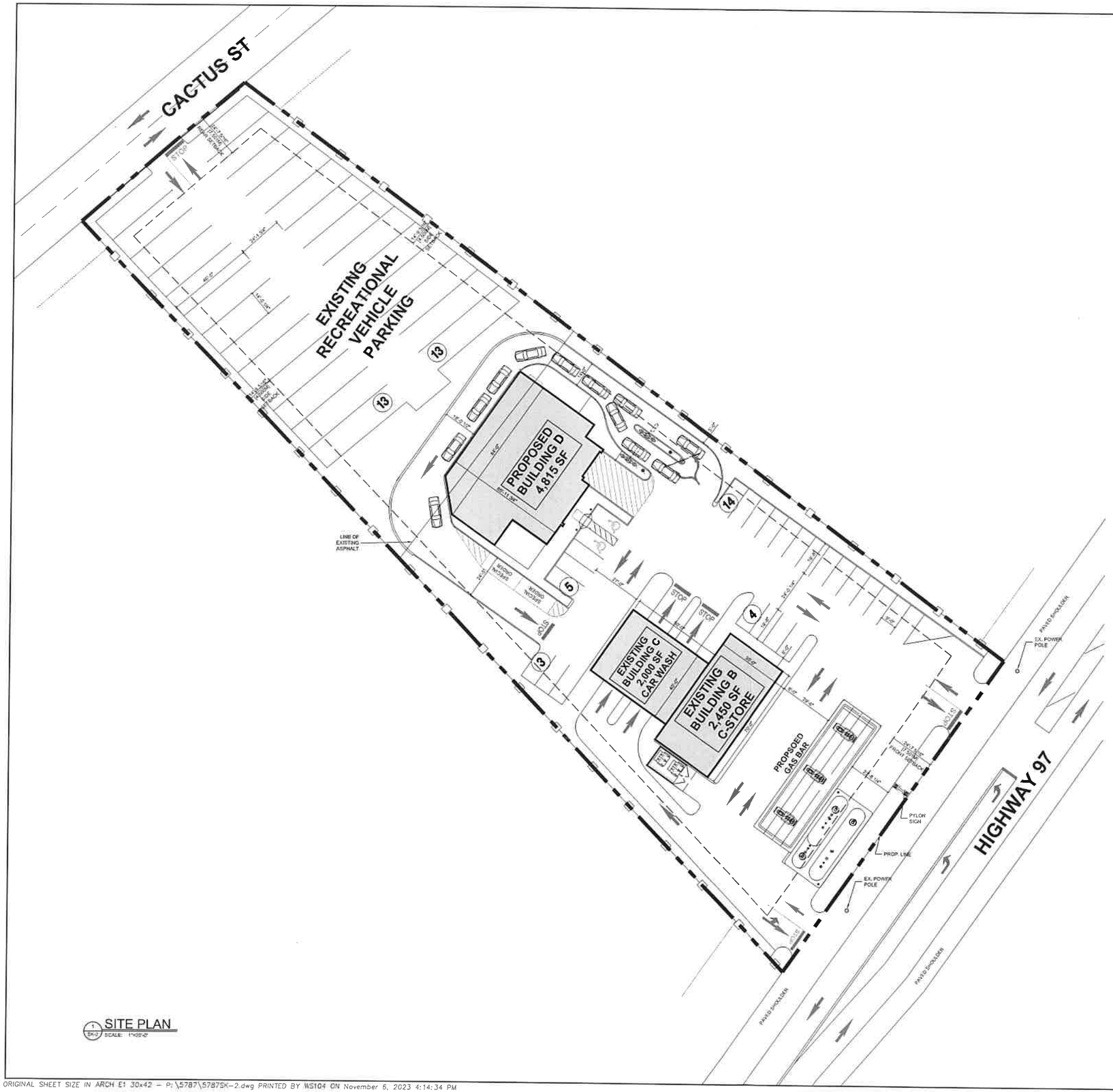
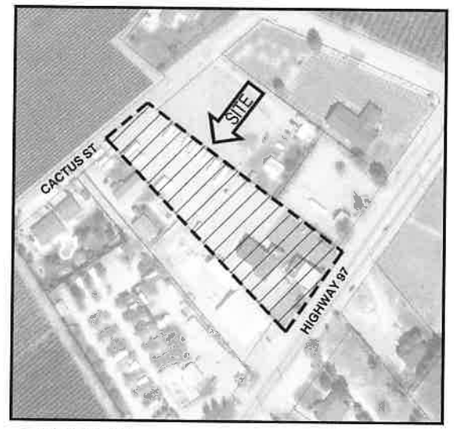



1 SITE PLAN
SK-2 SCALE: 1"=20'-0"




1 KEY PLAN
SK-2 SCALE: NTS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| SITE INFORMATION: | | | | | | | |
| LEGAL DESCRIPTION: | LOT 1338, PLAN KAP2897, DISTRICT LOT 24505, SIMILKAMEEN DIV OF YALE LAND DISTRICT, EXCEPT PLAN 15135; PID010-935-410 | | | | | | |
| CIVIC ADDRESSES: | 5647 CACTUS ST, 5668 HIGHWAY 97, 5672 HIGHWAY 97 | | | | | | |
| ZONING: | C1 - GENERAL COMMERCIAL & I2 - GENERAL INDUSTRIAL *ELECT. AREA C | | | | | | |
| TOTAL SITE AREA (APPROX.): | 7,868 SM | 84,665 SF | 1.9 AC | | | | |
| LOT COVERAGE: | 861 SM / 7,868 SM X 100 = 10.94% | | | | | | |
| FLOOR AREA RATIO: | 861 SM / 7,868 SM = 0.11 | | | | | | |
| BUILDING AREA & PARKING REQUIREMENTS | | | | | | | |
| FLOOR AREAS | | | | | | | |
| EXISTING BLDG B (APPROX) | 228 SM | 2,450 SF | | | | | |
| EXISTING BLDG C (APPROX) | 186 SM | 2,000 SF | | | | | |
| PROPOSED BLDG D | 447 SM | 4,815 SF | | | | | |
| TOTAL GFA (APPROX) | 861 SM | 9265 SF | | | | | |
| PARKING SUMMARY | | | | | | | |
| TOTAL PARKING REQUIRED | 26.00 STALLS | | | | | | |
| TOTAL PARKING PROVIDED | 26 STALLS | | | | | | |
| PARKING RATIO (TOTAL GFA) | 3.86 /100 SM | 3.7 /1,000 SF | | | | | |
| BYLAW REQUIREMENTS | | | | | | | |
| | C1 ZONE | | | | I1 ZONE | | |
| MINIMUM PARCEL AREA: | 1000 SM | 10760 SF | | 10000 SM | 107600 SF | | |
| MINIMUM PARCEL WIDTH: | 25% OF PARCEL DEPTH | | | 25% OF PARCEL DEPTH | | | |
| MIN. BUILDING SETBACK (FRONT LOT LINE) | 7.5 M | 24.608 FT | | 7.5 M | 24.608 FT | | |
| MIN. BUILDING SETBACK (REAR LOT LINE) | 4.5 M | 14.765 FT | | 7.5 M | 24.608 FT | | |
| MIN. BUILDING SETBACK (INTERIOR SIDE LOT LINE) | 4.5 M | 14.765 FT | | 4.5 M | 14.765 FT | | |
| MIN. BUILDING SETBACK (EXTERIOR SIDE LOT LINE) | 4.5 M | 14.765 FT | | 4.5 M | 14.765 FT | | |
| MAXIMUM BUILDING HEIGHT: | 10 M | 32.810 FT | | 15 M | 49.215 FT | | |
| MAXIMUM PARCEL COVERAGE: | 50% | | | 60% | | | |
| PARKING REQUIREMENTS (ROUND UPWARDS) | | | | | | | |
| RETAIL, PERSONAL SERVICE, SERVICE STATION | 1 PER 30 SM GFA | | | | | | |
| EATING AND DRINKING ESTABLISHMENT | 1 PER 4 SEATS OR 1 PER 10SM OF PUBLIC AREA, WHICHEVER IS GREATER. | | | | | | |
| PARKING DIMENSIONS AND NOTES | | | | | | | |
| | WIDTH | | LENGTH | | AISLE | | NOTES: |
| STANDARD CAR SPACE | 2.70 M | 8.86 FT | 6.00 M | 19.69 FT | 7.30 M | 23.95 FT | TWO WAY TRAFFIC |
| ACCESSIBLE PARKING | 3.70 M | 12.14 FT | 6.00 M | 19.69 FT | 7.30 M | 23.95 FT | TWO WAY TRAFFIC |
| PARALLEL PARKING | 2.70 M | 8.86 FT | 7.00 M | 22.97 FT | 7.30 M | 23.95 FT | TWO WAY TRAFFIC |
| LOADING | 3.00 M | 9.84 FT | 9.00 M | 29.53 FT | 7.30 M | 23.95 FT | TWO WAY TRAFFIC |
| STALLS ADJ. TO OBSTRUCTIONS > 0.15M (6") H. | 0.30 M | 0.98 FT | INCREASE WIDTH OF PARKING SPACE | | | | |

**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.

revisions

| No | Date | Description |
|---|---|---|
| - | 2023-10-25 | ISSUED FOR REVIEW |

NORTH

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consultant

# COMMERCIAL DEVELOPMENT

DEEP DOSANJH

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OLIVER, BC

PRELIMINARY

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project number 5787

sheet title

SITE PLAN

| | | | |
|---|---|---|---|
| date | 2023-10-25 | sheet number | |
| scale | 1"=20'-0" | | |
| drawn | CDC | | SK-2 |
| checked | AV | | |

ORIGINAL SHEET SIZE IN ARCH E1 30x42 – P:\5787\5787SK-2.dwg PRINTED BY WS104 ON November 6, 2023 4:14:34 PM