

SFW HOLDINGS COMMERCIAL

31877 SOUTH FRASER WAY, ABBOTSFORD BC

SITE DATA

CIVIC ADDRESS: 31877 South Fraser Way, Abbotsford BC
LEGAL ADDRESS: Lot 1, Section 19, Township 16, Plan 78392
PROPOSED ZONING: C5
SITE AREA: 54,450 s.f.
BUILDING AREA: 21,530 s.f.; main floor (Gross)
FLOOR SPACE RATIO: 21,530 / 54,390 = 0.40 (1.25 allowed)

PARKING REQUIREMENTS:
OFFICE / RETAIL: 1 space / 19m² of 88% of floor area
 20,970.7 s.f. * 0.85 = 17,825.1 s.f.
 17,825.1 s.f. / 204.51 s.f. = 87.2 = 88 spaces

OR

BANQUET FACILITY: 1 space / 10m² of **gross** floor area
 21,530 s.f. / 107.64 s.f. = 200 spaces
PARKING PROVIDED: u/g parkade = 58 spaces
 surface = 58 spaces
TOTAL: 116 spaces



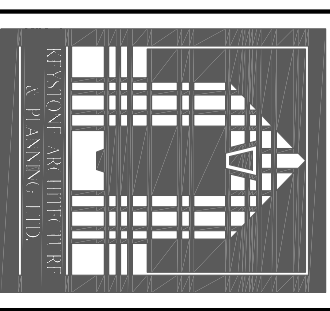
SITE PLAN
 SCALE: 1/16" = 1'-0"

Issues & Revisions List

No.	Description	Date
1	ISSUE FOR REVIEW	FEB. 25/09

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Keystone Architecture & Planning Ltd.
 110 - 2881 Garden Street, Abbotsford, BC V2T 4X1
 Tel: 604-853-1528 or 604-850-0577
 Fax: 604-853-8128
 Email: mallie@keystonearch.ca
 Web: www.keystonearch.ca

Project
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31877 SOUTH FRASER WAY
 ABBOTSFORD, BC

Drawing Title
SITE PLAN

Seal

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Job No.: 09-104 Drawing No.
 Scale: 1/16" = 1'-0" **SK1**
 Start Date: FEB. 12/09
 Drawn: HM