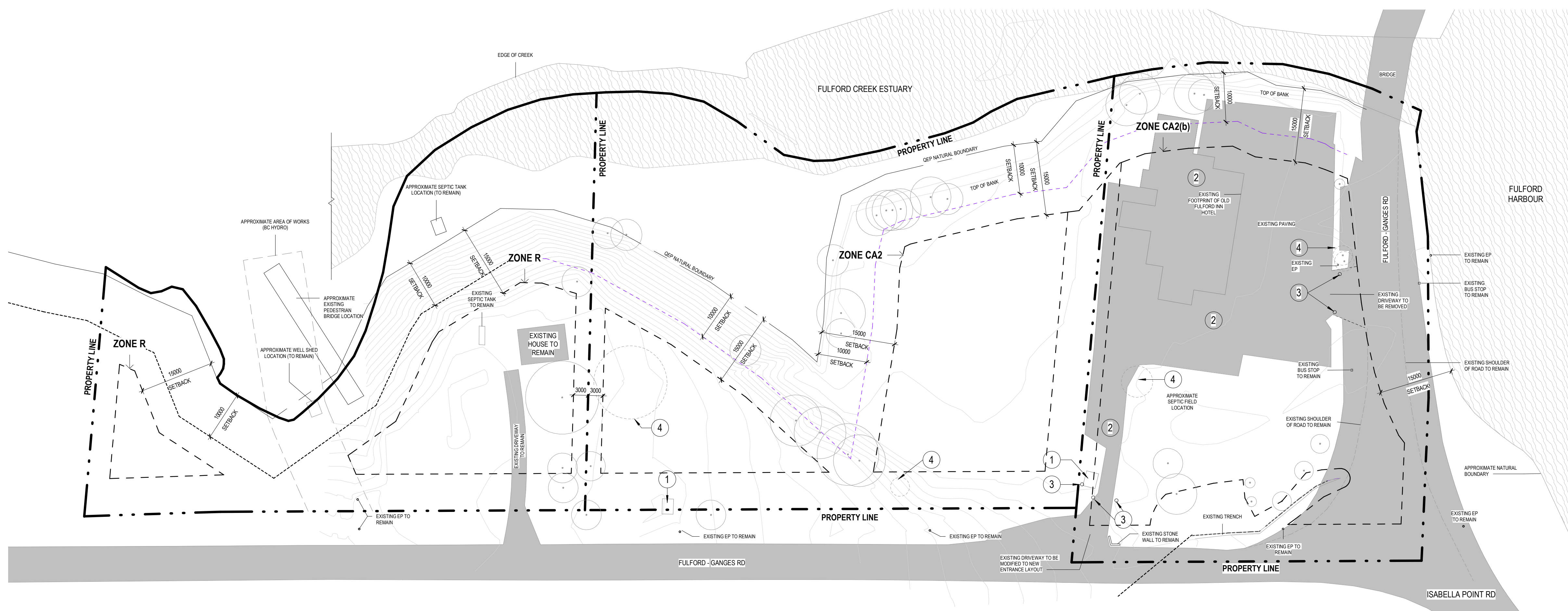


OCEAN ESTUARY PROJECT

2661, 2621 FULFORD-GANGES ROAD, SALT SPRING ISLAND BC, V8K 1Z4
2018-008

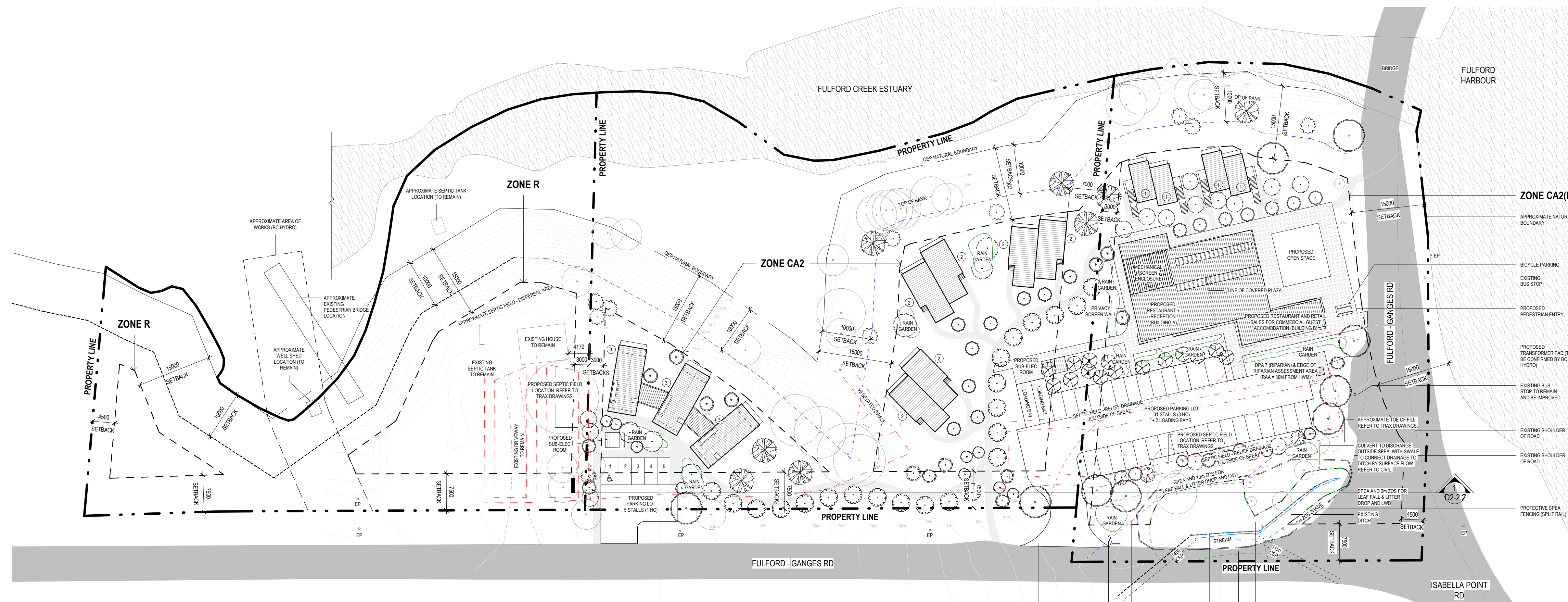
ISSUE FOR REVISED DEVELOPMENT PERMIT
NOVEMBER 09, 2021

PROJECT INFORMATION	CODE SYNOPSIS	LOCATION PLAN												
<p>PROJECT DESCRIPTION:</p> <p>PROPOSED PRINCIPAL USES:</p> <ul style="list-style-type: none"> COMMERCIAL GUEST ACCOMMODATION UNITS IN MOTEL UNITS RESTAURANTS <p>PROPOSED ACCESSORY USES:</p> <ul style="list-style-type: none"> GUEST RETAIL ACCESSORY TO COMMERCIAL GUEST ACCOMMODATION <p>LEGAL DESCRIPTION:</p> <p>PARCEL C (D4380051) OF SECTION 13, RANGE 1, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT.</p> <p>CIVIC ADDRESS:</p> <p>2661, 2621 FULFORD-GANGES ROAD, SALT SPRING ISLAND, BRITISH COLUMBIA</p> <p>ZONING:</p> <ul style="list-style-type: none"> LOT 2621 FULFORD-GANGES ROAD: ZONE R* (RURAL) LOT 2661 FULFORD-GANGES ROAD: ZONE CA2(b) (COMMERCIAL ACCOMMODATION) <p>LOT COVERAGE PERMITTED:</p> <p>LOT 2621 FULFORD-GANGES ROAD:</p> <ul style="list-style-type: none"> ZONE R*: 5278.18 SM - 945.02 SM WETLAND AREA = 4333.16 SM @ 33% LOT COVERAGE = 1741.80 SM (0.1742 HECTARES) ZONE CA2: 8143.82 SM - 1999.94 SM WETLAND AREA = 6143.88 SM @ 33% LOT COVERAGE = 2027.48 SM (0.2027 HECTARES) <p>LOT 2661 FULFORD-GANGES ROAD:</p> <ul style="list-style-type: none"> ZONE CA2(b): 6716.03 SM - 196.33 SM WETLAND AREA = 6519.7 SM @ 33% LOT COVERAGE = 2151.50 SM (0.2152 HECTARES) <p>SETBACKS PERMITTED:</p> <p>FRONT YARD = 7.5M REAR YARD = 7.5M SIDE YARD (INTERIOR) = 15.0M SIDE YARD (EXTERIOR) = 4.5M</p> <p><small>*NOTE: ZONE R (RURAL) @ 2621 FULFORD-GANGES ROAD IS NOT BEING INCLUDED IN THIS APPLICATION AND IS NOT BEING DEVELOPED AT THIS TIME.</small></p>	<p>BUILDING CODE & ZONING REQUIREMENTS</p> <p>THESE COMMENTS ARE PREPARED FOR THE PURPOSE OF THE APPROVAL AUTHORITY'S REVIEW. CONTRACTORS ARE CAUTIONED TO USE THESE FIGURES FOR CONSTRUCTION.</p> <p>APPLICABLE BUILDING CODE: BRITISH COLUMBIA BUILDING CODE LATEST EDITION OR VANCOUVER BUILDING BYLAW LATEST EDITION.</p> <p>OCCUPANCY:</p> <p>ZONE R - LOT 2621 FULFORD-GANGES ROAD* - NON APPLICABLE</p> <p>ZONE CA2 - LOT 2621 FULFORD-GANGES ROAD</p> <ul style="list-style-type: none"> COMMERCIAL GUEST ACCOMMODATION IN MOTEL UNITS - RESIDENTIAL <p>ZONE CA2(b) - LOT 2661 FULFORD-GANGES ROAD</p> <ul style="list-style-type: none"> COMMERCIAL GUEST ACCOMMODATION IN MOTEL UNITS - RESIDENTIAL RESTAURANT - MERCANTILE/ASSEMBLY RETAIL SALES ACCESSORY TO COMMERCIAL GUEST ACCOMMODATION - MERCANTILE / ASSEMBLY <p>BUILDING FLOOR AREA:</p> <p>ZONE R - LOT 2621 FULFORD-GANGES ROAD* - NON APPLICABLE</p> <p>ZONE CA2 - LOT 2621 FULFORD-GANGES ROAD</p> <ul style="list-style-type: none"> COMMERCIAL GUEST ACCOMMODATION IN MOTEL UNITS TOTAL FLOOR AREA: <ul style="list-style-type: none"> MOTEL UNIT TYPE 2: 69.15 SM x 6 UNITS = 414.87 SM MOTEL UNIT TYPE 3 (3 UNITS) = 314 SM SUB-ELECTRICAL ROOMS: 9.0 SM x 2 BLDGS = 18.0 SM <p>ZONE CA2(b) - LOT 2661 FULFORD-GANGES ROAD</p> <ul style="list-style-type: none"> COMMERCIAL GUEST ACCOMMODATION IN MOTEL UNITS TOTAL FLOOR AREA: <ul style="list-style-type: none"> MOTEL UNIT TYPE 1: 53.60 SM x 4 BLDGS (8 UNITS) = 214.40 SM RESTAURANT AND SUPPORTIVE SPACES FOR PRINCIPAL USE (BUILDING A): 384.96 SM RESTAURANT (BUILDING B) FLOOR AREA: 84.35 SM RETAIL SALES (BUILDING B) ACCESSORY TO COMMERCIAL GUEST ACCOMMODATION FLOOR AREA: 10 SM <p>• EXTERIOR COVERED PLAZA TOTAL FLOOR AREA: 111.09 SM • EXTERIOR UNCOVERED PLAZA TOTAL FLOOR AREA: 265.30 SM</p> <p>BUILDING HEIGHT:</p> <p>PERMITTED BUILDING HEIGHT FOR ALL STRUCTURES IS 7.6 M, PROVIDED THAT NOT MORE THAN 2 STOREYS ARE PERMITTED IN ANY STRUCTURE.</p> <p>PROPOSED BUILDING HEIGHT FOR ALL BUILDING TYPES:</p> <ul style="list-style-type: none"> COMMERCIAL GUEST ACCOMMODATION IN MOTEL UNITS: 2 STOREYS EACH <ul style="list-style-type: none"> MOTEL UNIT TYPE 1 - (2 STOREYS) HEIGHT: 7.44 M MOTEL UNIT TYPE 2 - (2 STOREYS) HEIGHT: 6.56 M MOTEL UNIT TYPE 3 - (2 STOREYS) HEIGHT: 6.92 M RESTAURANT (BUILDING A, 1 STOREY): 6.7 M RETAIL SALES (BUILDING B) ACCESSORY TO COMMERCIAL GUEST ACCOMMODATION (1 STOREY): 4.10 M RETAIL SERVICES ACCESSORY TO COMMERCIAL GUEST ACCOMMODATION (1 STOREY): 6.7 M (WITHIN RESTAURANT BUILDING A) 	<p>LOT COVERAGE:</p> <p>ZONE R - LOT 2621 FULFORD-GANGES ROAD* - NON APPLICABLE</p> <p>PERMITTED LOT COVERAGE: 2027.48 SM (33% LOT COVERAGE)</p> <p>ZONE CA2 - LOT 2621 FULFORD-GANGES ROAD</p> <p>PROPOSED LOT COVERAGE: COMMERCIAL GUEST ACCOMMODATION IN MOTEL UNITS</p> <ul style="list-style-type: none"> MOTEL UNIT TYPE 2 LOT COVERAGE: 65.96 SM @ 6 UNITS = 395.88 SM MOTEL UNIT TYPE 3 LOT COVERAGE (3 UNITS) = 314 SM SUB-ELEC ROOM LOT COVERAGE: 9 SM <p>TOTAL LOT COVERAGE PROPOSED = 719 SM TOTAL LOT COVERAGE = 11.7% COVERAGE</p> <p>ZONE CA2(b) - LOT 2661 FULFORD-GANGES ROAD</p> <p>PERMITTED LOT COVERAGE: 2151.50 SM (33% LOT COVERAGE)</p> <p>PROPOSED LOT COVERAGE: COMMERCIAL GUEST ACCOMMODATION IN MOTEL UNITS</p> <ul style="list-style-type: none"> MOTEL UNIT TYPE 1 LOT COVERAGE: 45.88 SM @ 4 BLDGS = 183.52 SM RESTAURANT AND SUPPORTIVE SPACES FOR PRINCIPAL USE (BUILDING A) LOT COVERAGE (INCLUDING UNDERCOVER PLAZA): 513.57 SM RESTAURANT (BUILDING B) ACCESSORY TO COMMERCIAL GUEST ACCOMMODATION LOT COVERAGE: 99.97 SM RETAIL SALES (BUILDING B) ACCESSORY TO COMMERCIAL GUEST ACCOMMODATION LOT COVERAGE: 12.26 SM SUB-ELEC ROOM LOT COVERAGE: 9 SM <p>TOTAL LOT COVERAGE PROPOSED = 809.32 SM TOTAL LOT COVERAGE = 12.4% COVERAGE</p> <p>SIGNAGE:</p> <p>PERMITTED PER PRINCIPAL USE: 2 SIGNS @ 1.8 SM TOTAL = 4 SIGNS @ 3.6 SM TOTAL</p> <p>PROPOSED:</p> <p>ZONE CA2(b) - LOT 2621 FULFORD-GANGES ROAD</p> <p>RESTAURANT (BUILDING A): SIGN A @ 0.685 SM RESTAURANT (BUILDING B): SIGN A @ 0.685 SM</p> <p>COMMERCIAL GUEST ACCOMMODATION: RETAIL SALES (BUILDING B) ACCESSORY TO COMMERCIAL GUEST ACCOMMODATION: NO SIGN</p> <p>RECEPTION (BUILDING A): SIGN B @ 0.325 SM MAIN ENTRANCE (BUILDING A): SIGN C @ 1.472 SM</p> <p>COMBINED # OF SIGNAGE: 4 SIGNS COMBINED TOTAL AREA OF SIGNAGE: 3.17 SM</p> <p>LOCATION PLAN</p> <p>SCALE 1:2000</p>												
		<p>DRAWING LIST</p> <table border="1"> <thead> <tr> <th>ARCHITECTURAL DRAWINGS</th> <th>SHEET NO.</th> <th>SHEET NAME</th> </tr> </thead> <tbody> <tr> <td>A0.0 - COVER SHEET / DRAWING LIST / CONTEXT PLAN</td> <td>A1.1 - OVERALL PROPOSED & EXISTING SITE PLAN</td> <td>A1.2 - PROPOSED SITE PLAN</td> </tr> <tr> <td>A2.0 - VILLAGE SQUARE</td> <td>A2.1 - MOTEL UNIT TYPE 1 - STUDIO</td> <td>A2.2 - MOTEL UNIT TYPE 2 - 1 BED LOFT</td> </tr> <tr> <td>A2.3 - MOTEL UNIT TYPE 3 - 2 BED</td> <td>A4.1 - OVERALL PROPOSED SITE PLAN - RAR INFO</td> <td>A4.2 - SITE LOT DESCRIPTIONS & WETLAND AREA PLAN</td> </tr> </tbody> </table>	ARCHITECTURAL DRAWINGS	SHEET NO.	SHEET NAME	A0.0 - COVER SHEET / DRAWING LIST / CONTEXT PLAN	A1.1 - OVERALL PROPOSED & EXISTING SITE PLAN	A1.2 - PROPOSED SITE PLAN	A2.0 - VILLAGE SQUARE	A2.1 - MOTEL UNIT TYPE 1 - STUDIO	A2.2 - MOTEL UNIT TYPE 2 - 1 BED LOFT	A2.3 - MOTEL UNIT TYPE 3 - 2 BED	A4.1 - OVERALL PROPOSED SITE PLAN - RAR INFO	A4.2 - SITE LOT DESCRIPTIONS & WETLAND AREA PLAN
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1 | OVERALL EXISTING SITE PLAN

A1.1 SCALE: 1 : 500



2 | OVERALL PROPOSED SITE PLAN

A1.1 SCALE: 1 : 500

PLAN LEGEND

- SHADED HATCHING DENOTES EXISTING PAVING & ROADWAYS
- SHADED LINE DENOTES EXISTING
- SOLID LINE DENOTES NEW CONSTRUCTION
- DASHED & DOTTED LINE DENOTES PROPERTY LINE
- SHADED LINE DENOTES EXISTING TREES TO REMAIN
- SHADED AND DASHED LINE DENOTES EXISTING TREES TO BE REMOVED
- SOLID SYMBOL DENOTES NEW TREES
- EP EXISTING ELECTRICAL POLE
- SC SMALL CAR STALL

PLAN KEYNOTES - EXISTING

- 1 EXISTING WELL TO BE REMOVED AND DECOMMISSIONED
- 2 EXISTING CONCRETE PAVING TO BE DEMOLISHED
- 3 EXISTING FENCE POST TO BE DEMOLISHED
- 4 EXISTING TREES TO BE REMOVED

PLAN KEYNOTES - PROPOSED

- 1 MOTEL UNIT #1 - STUDIO - 2 STOREYS
- 2 MOTEL UNIT #2 - LOFT - 2 STOREYS
- 3 MOTEL UNIT #3 - 2 BED - 2 STOREYS

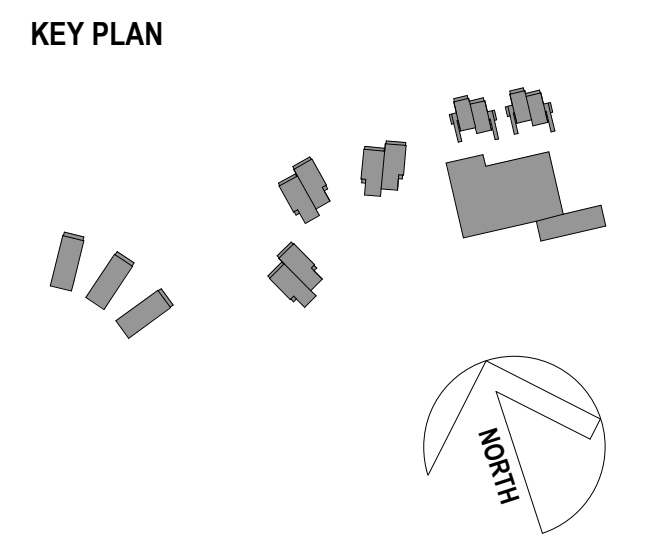
GENERAL NOTES

- 1 - ONLY TREES THAT HAVE BEEN SURVEYED HAVE BEEN IDENTIFIED IN DRAWINGS.
- 2 - BUILDINGS DRAWN CROSSING OVER LOT LINE ARE CANTILEVERING OVER THE LINE.
- 3 - HEIGHT ELEVATIONS ARE CALCULATED FROM GEODETIC ELEVATION.

*NOTE: ZONE R (RURAL) @ 2621 FULFORD-GANGES ROAD IS NOT BEING INCLUDED IN THIS APPLICATION AND WILL NOT BE DEVELOPED AT THIS TIME.

CONSULTANTS:

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Issued For:

NO	DESCRIPTION	DATE
1	ISSUED FOR DP	2018-09-17
2	ISSUED FOR REVISED DP	2019-01-11
3	ISSUED FOR DP VARIANCE	2019-07-09
4	ISSUED FOR ADDITIONAL DPV INFO	2019-07-22
5	ISSUED FOR DP	2020-02-19
6	ISSUED FOR REVISED DP	2021-10-01
7	ISSUED FOR REVISED DP	2021-11-09

Project Title
OCEAN ESTUARY PROJECT
2661, 2621 FULFORD-GANGES ROAD,
SALT SPRING ISLAND BC, V8K 1Z4

Drawing Title
OVERALL SITE PLAN

Sheet Information

Date:	2021-10-01
Project Number:	2018-008
Drawn:	KRA
Checked:	KRA
Approved:	KRA

Stamp

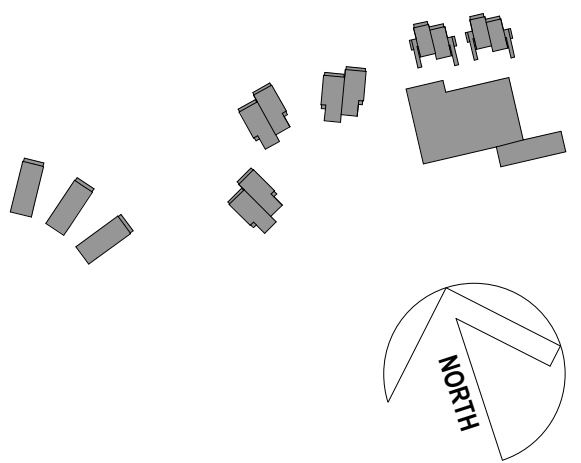
Drawing No.

A1.1

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KEY PLAN



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7	ISSUED FOR REVISED DP	2021-11-09

Project Title

OCEAN ESTUARY PROJECT

2661, 2621 FULFORD-GANGES ROAD,
SALT SPRING ISLAND BC, V8K 1Z4

Drawing Title

PROPOSED SITE PLAN

Sheet Information

Date:	2021-10-01
Project Number:	2018-008
Drawn:	KRA
Checked:	KRA
Approved:	KRA

Stamp

Drawing No.

A1.2

DPA GUIDELINES

DPA 3: SHORELINE = 10m FROM MARINE SHORELINE (FULFORD CREEK ESTUARY AND FULFORD BAY)
DPA 4: LAKES, STREAMS AND WETLANDS = 10m (SOULE CREEK AND FULFORD CREEK ESTUARY)
DPA 7: RIPARIAN = 30m FROM FRESHWATER (SOULE CREEK)
LAND USE BY-LAW SETBACK (FLOOD PROTECTION) = 15m (ALL WATERBODIES)
LAND USE BY-LAW SETBACK (WATER QUALITY) = 30m (ALL WATERBODIES)
*VARIANCE REQUESTED TO REDUCE THIS VIA TRAX REPORT FOR HIGH QUALITY SEWAGE TREATMENT

GENERAL NOTES

- ONLY TREES THAT HAVE BEEN SURVEYED HAVE BEEN IDENTIFIED IN DRAWINGS.
- BUILDINGS DRAWN CROSSING OVER LOT LINE ARE CANTILEVERING OVER THE LINE.
- HEIGHT ELEVATIONS ARE CALCULATED FROM GEODETIC ELEVATION.

WATER MANAGEMENT LEGEND

- 30m SETBACK FROM RIPARIAN ASSESSMENT AREA - FROM STREAM/DITCH (DPA 7)
- 15m SETBACK FROM QEP NATURAL BOUNDARY
- 10m SETBACK (DPA 3 & DP4A)
- ZOS & SPEA AREA
- STREAM & DITCH
- APPROXIMATE LOCATION OF RAIN GARDEN
- APPROXIMATE SEPTIC DISPERSAL AREA OR DRAIN
- APPROXIMATE TOE OF FILL

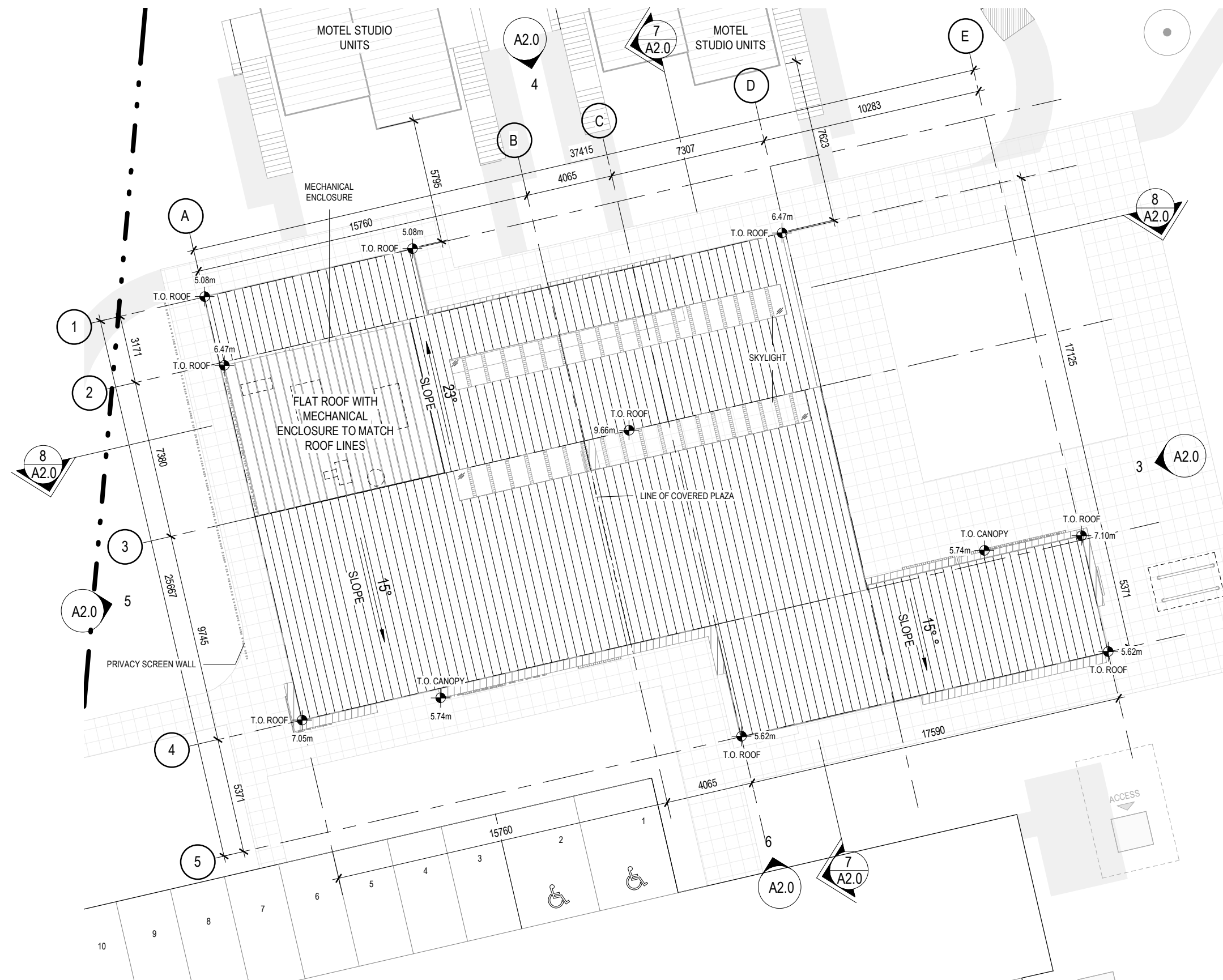
PLAN LEGEND

- SHADED HATCHING DENOTES EXISTING PAVING & ROADWAYS
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- SC SMALL CAR STALL





1 | COMMERCIAL BUILDINGS - FLOOR PLAN
A2.0 SCALE: 1:200



2 | COMMERCIAL BUILDINGS - ROOF PLAN
A2.0 SCALE: 1:200

PLAN LEGEND

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GENERAL NOTES

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- BUILDINGS DRAWN CROSSING OVER LOT LINE ARE CANTILEVERING OVER THE LINE.
- HEIGHT ELEVATIONS ARE CALCULATED FROM GEODETIC ELEVATION.

BUILDING AREAS

- RESTAURANT AND SUPPORTIVE SPACES FOR PRINCIPAL USE (BUILDING A): 384.96 SM
- RESTAURANT (BUILDING B) FLOOR AREA: 84.35 SM
- RETAIL SALES (BUILDING B) ACCESSORY TO COMMERCIAL GUEST ACCOMMODATION FLOOR AREA: 10 SM
- EXTERIOR COVERED PLAZA TOTAL FLOOR AREA: 111.09 SM
- EXTERIOR UNCOVERED PLAZA TOTAL FLOOR AREA: 265.30 SM

NOTE: PROPOSED PEDESTRIAN PATHWAYS & LANDSCAPING TO BE UPDATED DURING DP DRAWING PHASE.

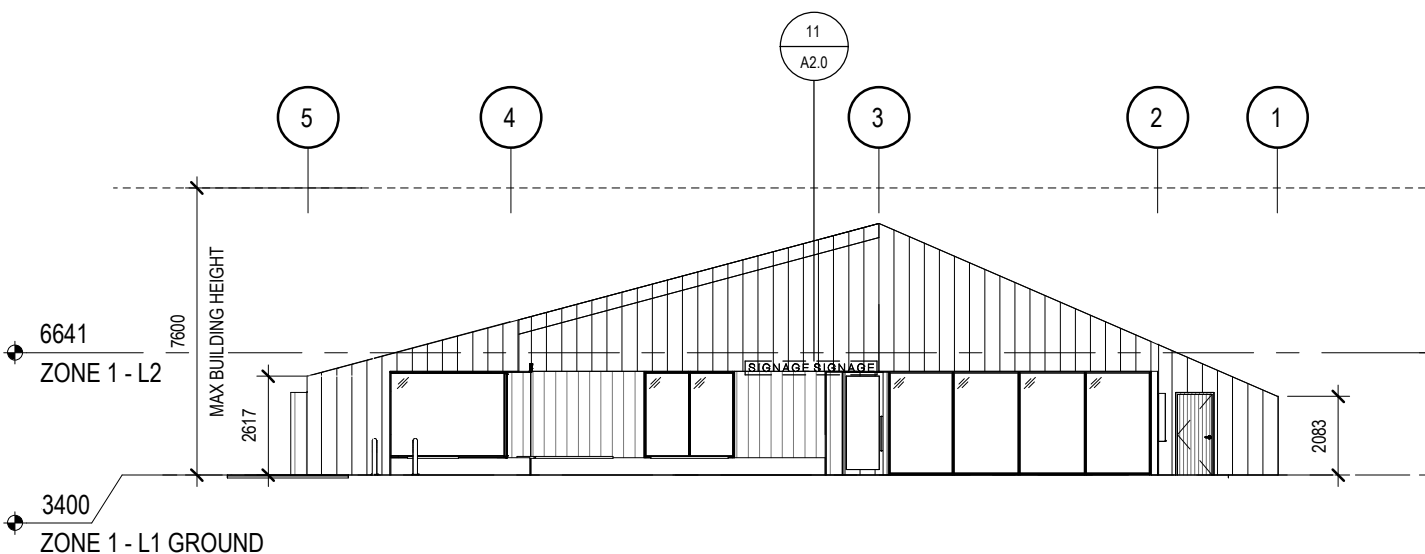
KRA
KIRSTEN REITE
ARCHITECTURE

368 POWELL STREET
VANCOUVER BC, V6A 1G4
WWW.KRARCHITECTURE.CA

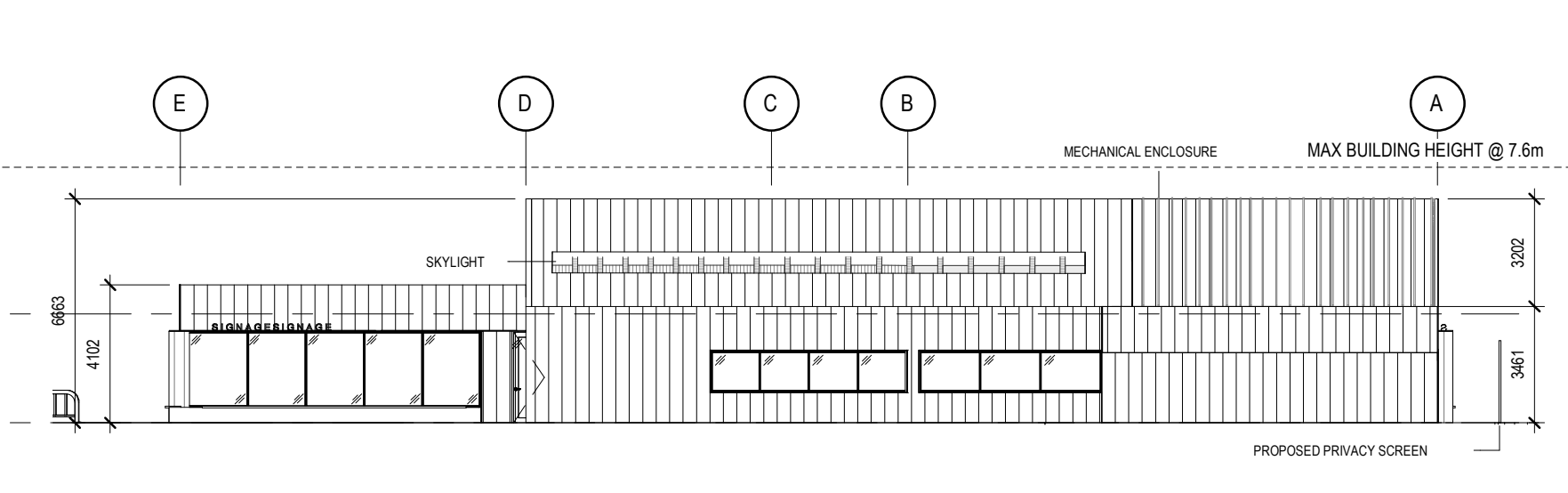
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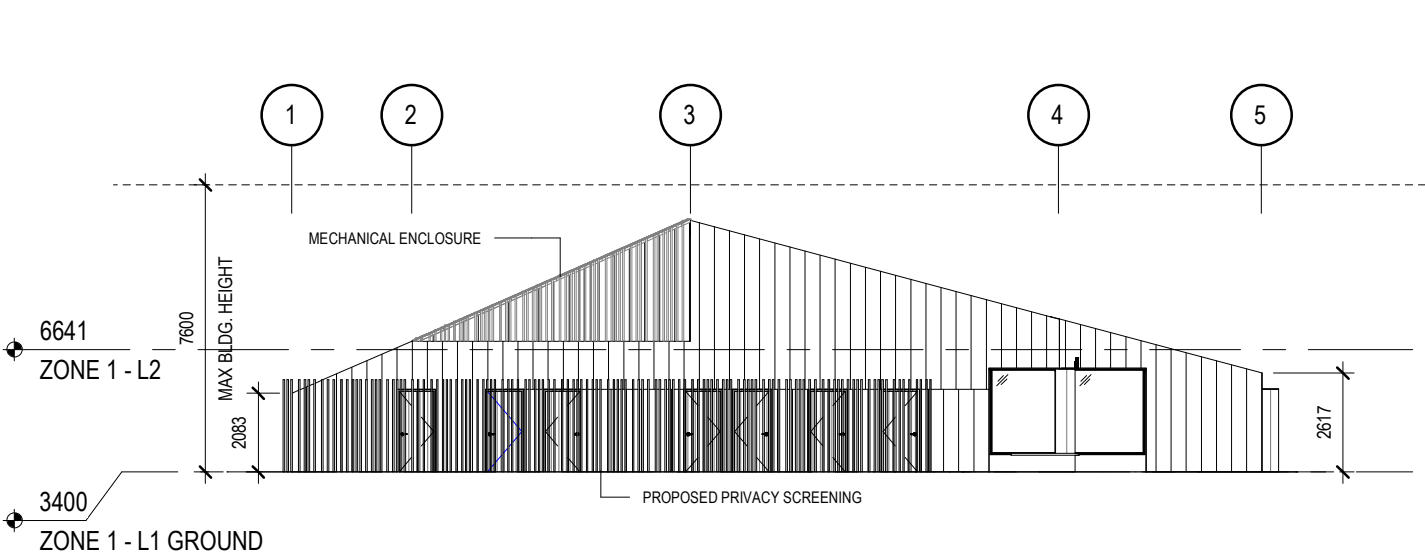
KEY PLAN



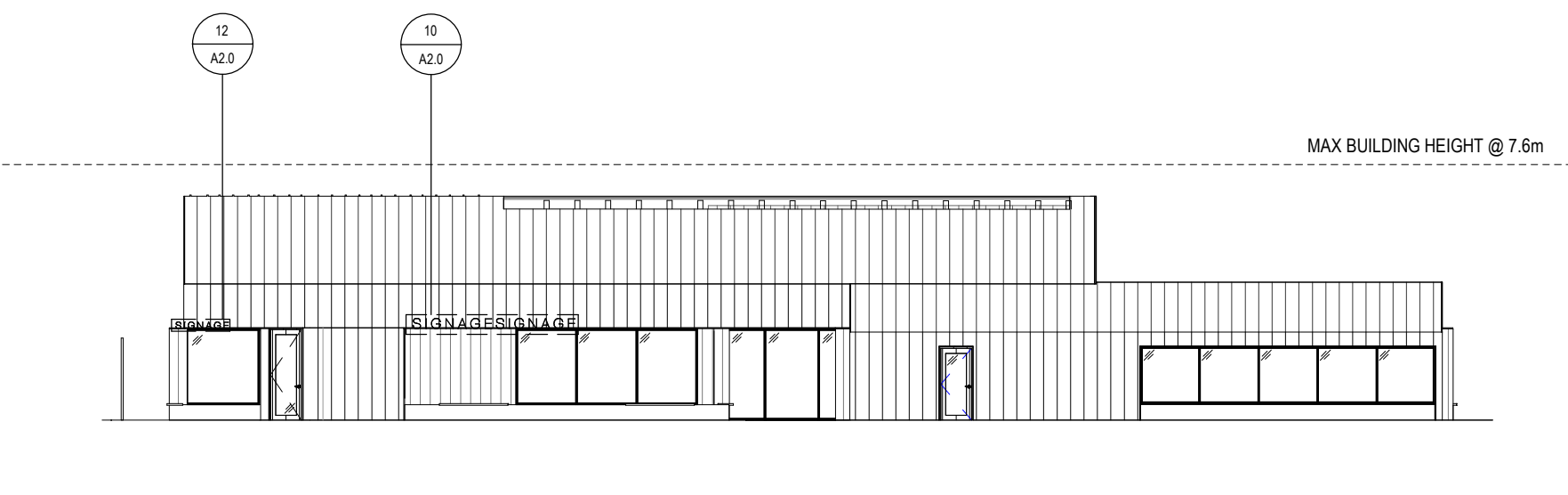
3 | COMMERCIAL - EAST ELEVATION
A2.0 SCALE: 1:200



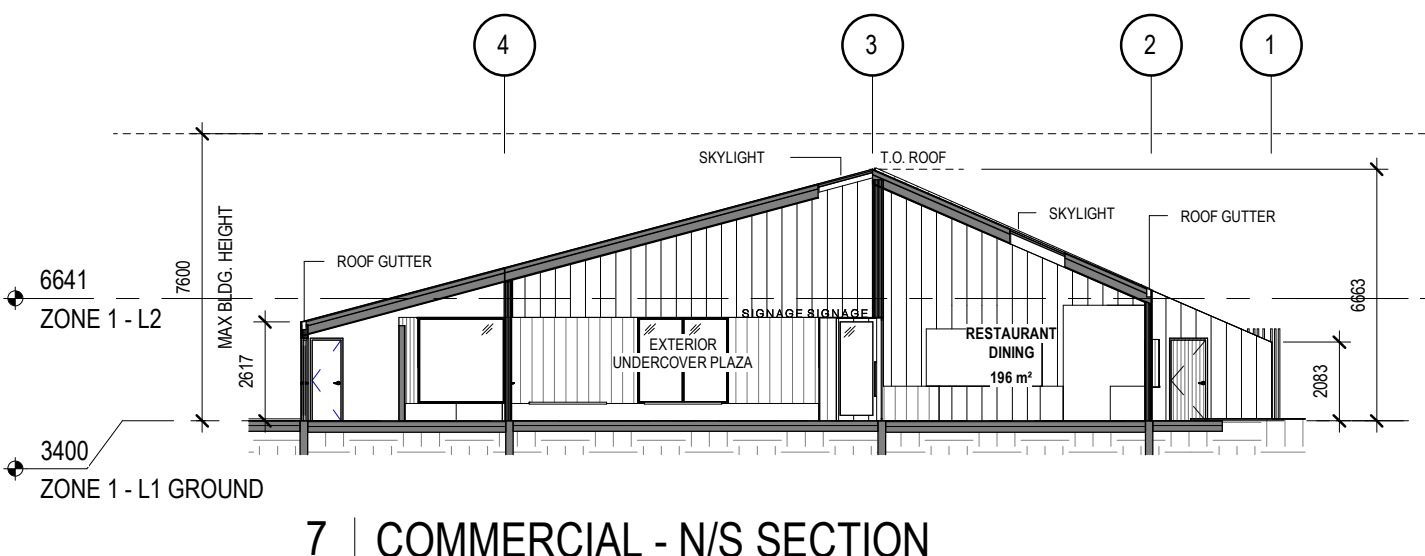
4 | COMMERCIAL - NORTH ELEVATION
A2.0 SCALE: 1:200



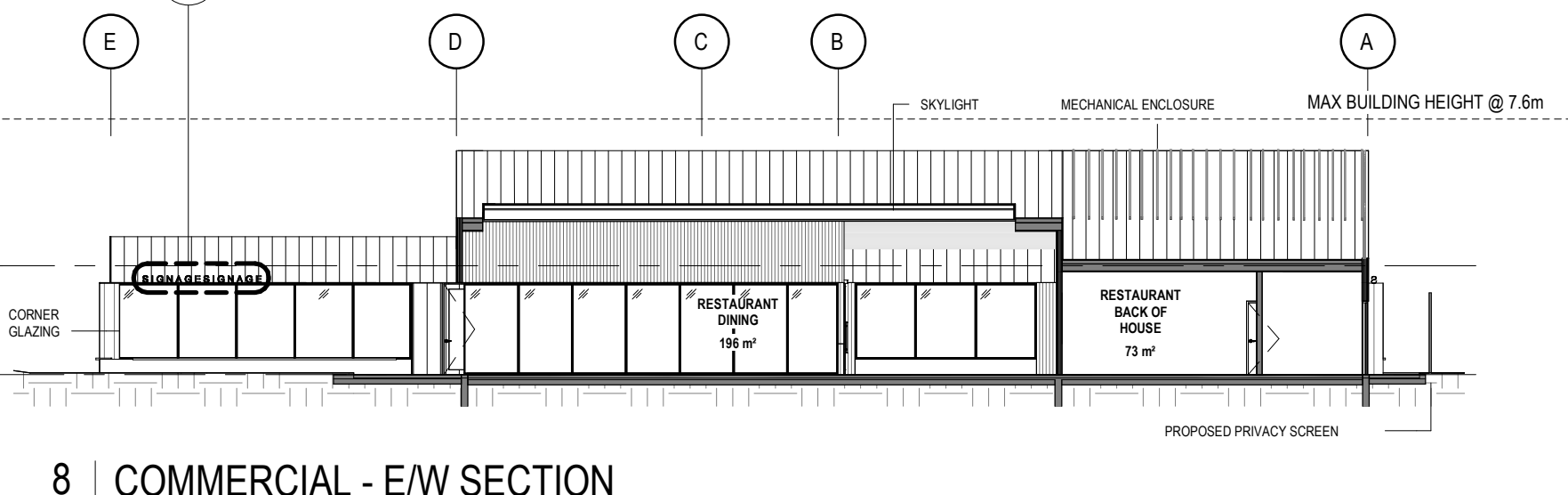
5 | COMMERCIAL - WEST ELEVATION
A2.0 SCALE: 1:200



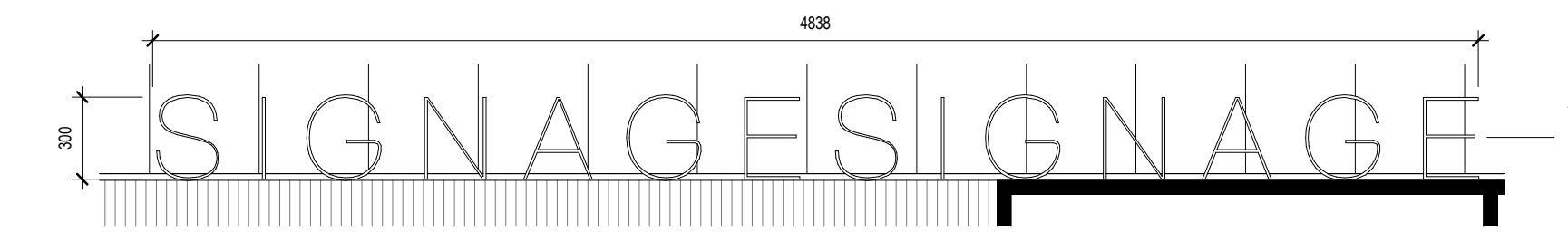
6 | COMMERCIAL - SOUTH ELEVATION
A2.0 SCALE: 1:200



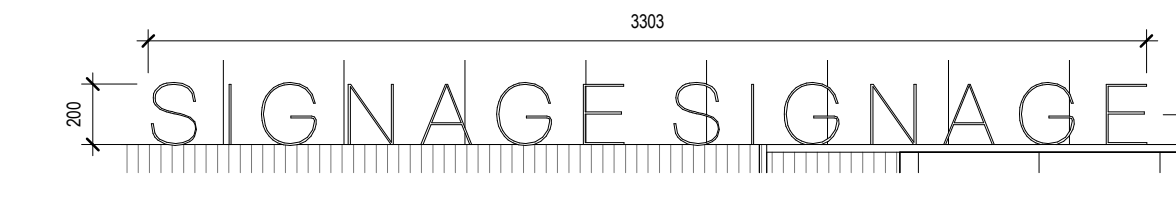
7 | COMMERCIAL - N/S SECTION
A2.0 SCALE: 1:200



8 | COMMERCIAL - E/W SECTION
A2.0 SCALE: 1:200



10 | SIGN TYPE C @ MAIN ENTRANCE
A2.0 SCALE: 1:25



11 | SIGN TYPE A @ RESTAURANT
A2.0 SCALE: 1:25



12 | SIGN TYPE B @ RECEPTION
A2.0 SCALE: 1:25

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6	ISSUED FOR REVISED DP	2021-11-09

Project Title

OCEAN ESTUARY PROJECT

2661, 2621 FULFORD-GANGES ROAD,
SALT SPRING ISLAND BC, V8K 1Z4

Drawing Title

COMMERCIAL BUILDINGS

Sheet Information

Date: 2021-10-01
Project Number: 2018-008
Drawn: KRA
Checked: KRA
Approved: KRA

Stamp

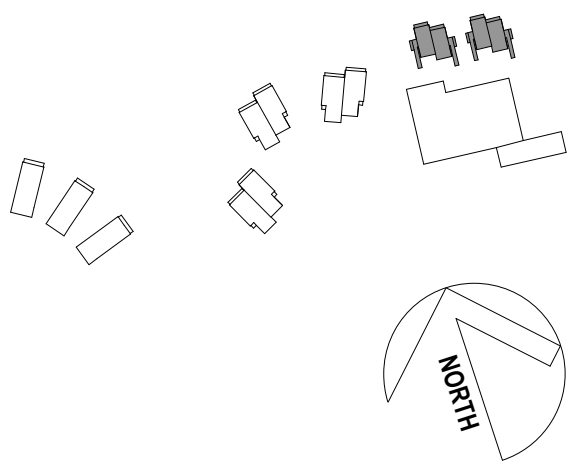
Drawing No.

A2.0

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Project Title

OCEAN ESTUARY PROJECT

2661, 2621 FULFORD-GANGES ROAD,
SALT SPRING ISLAND BC, V8K 1Z4

Drawing Title

MOTEL UNIT TYPE 1 - STUDIO

Sheet Information

Date:	2021-10-01
Project Number:	2018-008
Drawn:	KRA
Checked:	KRA
Approved:	KRA

Stamp

Drawing No.

A2.1

PLAN LEGEND

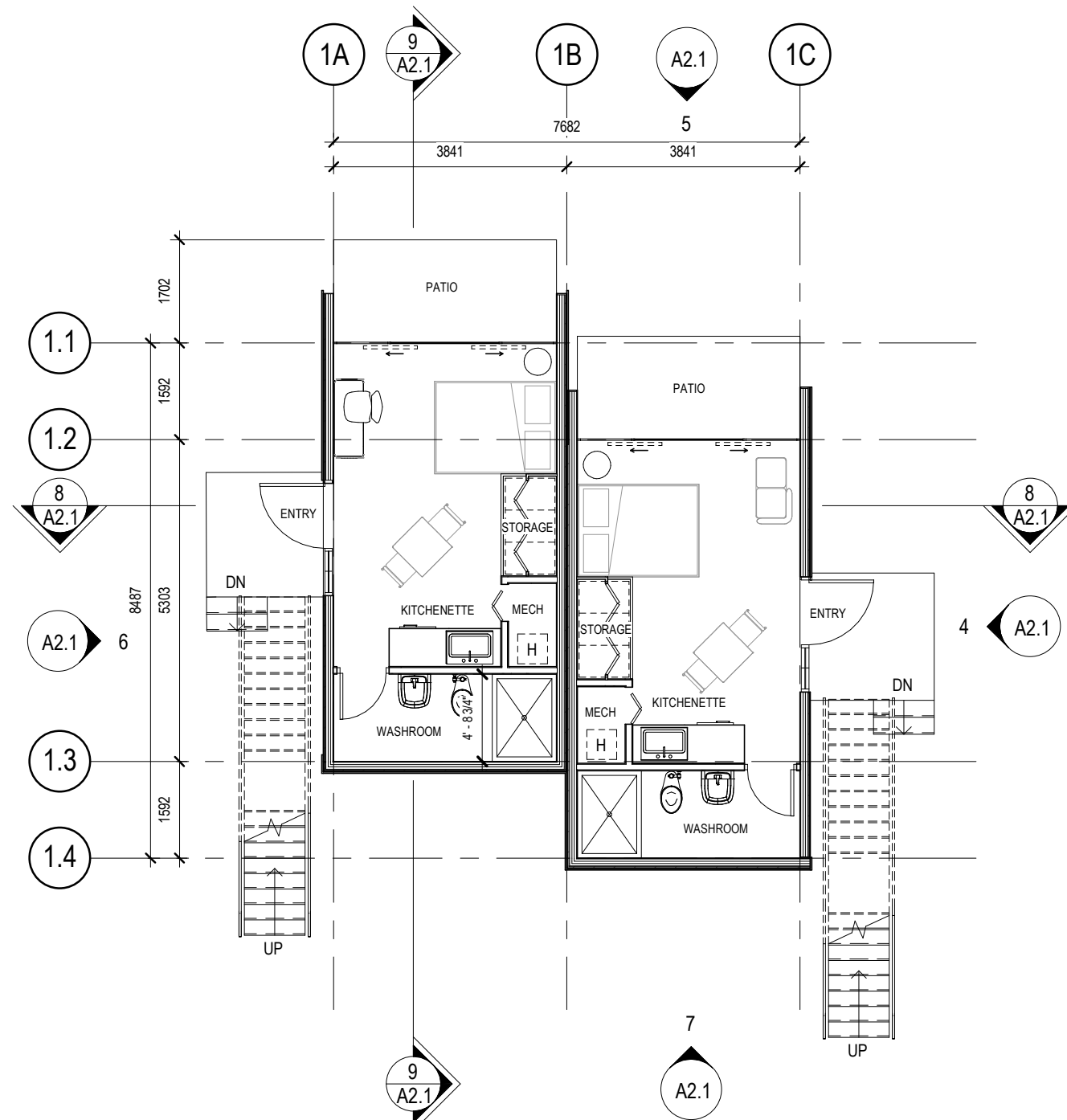
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GENERAL NOTES

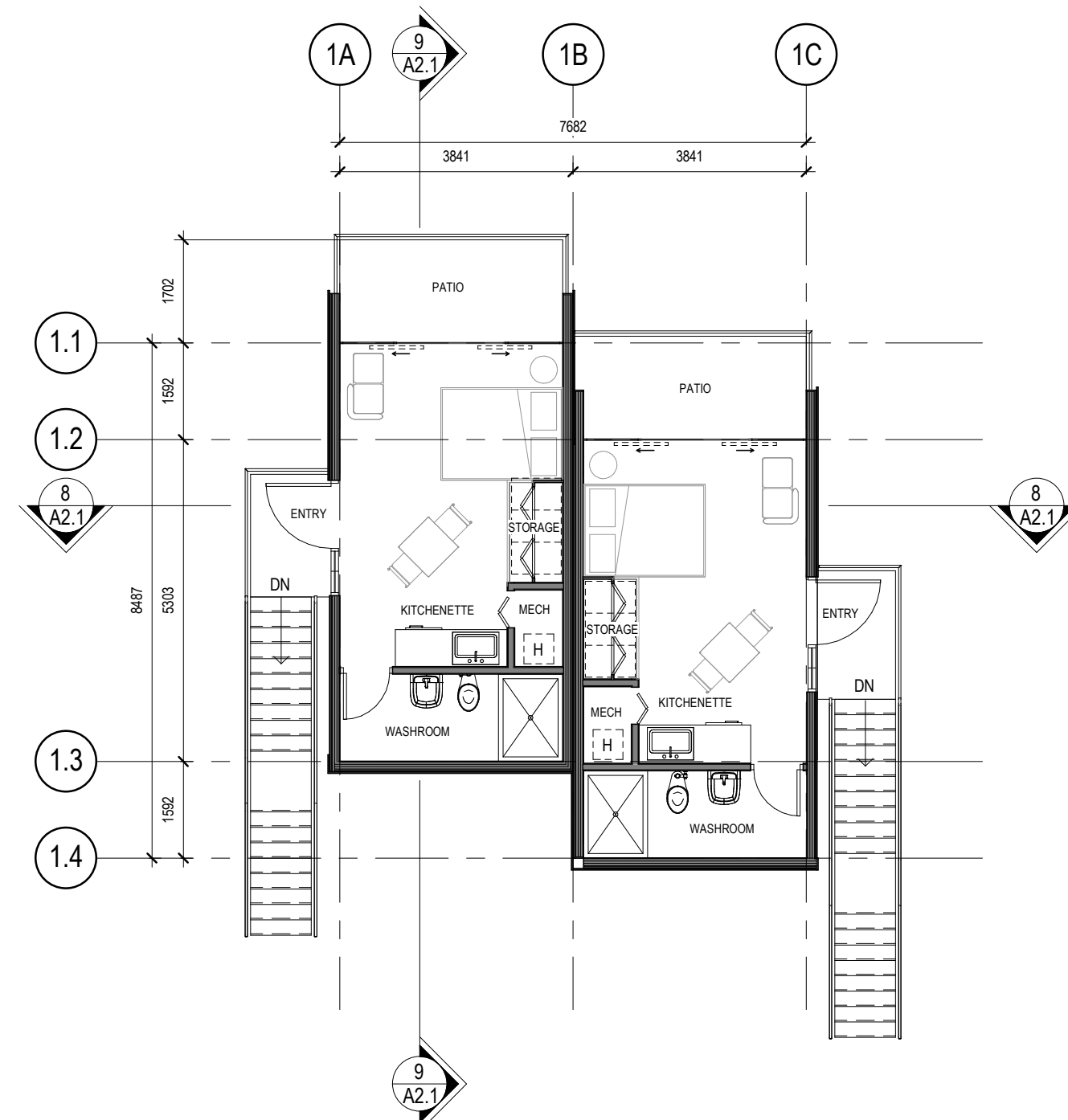
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BUILDING AREAS

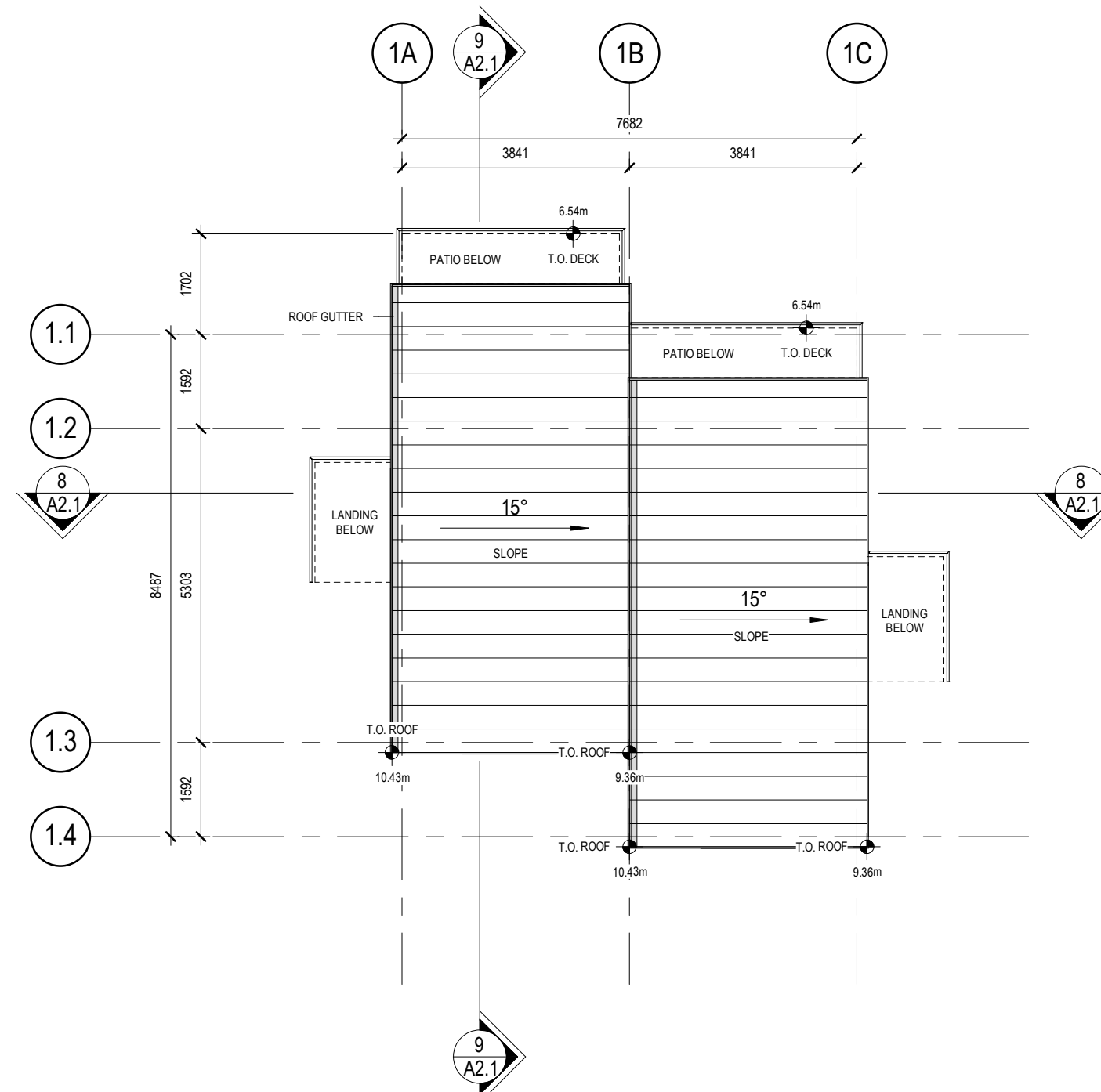
COMMERCIAL GUEST ACCOMMODATION IN MOTEL UNITS TOTAL FLOOR AREA:
MOTEL UNIT TYPE 1: 53.60 SM x 4 BLDGS (8 UNITS) = 214.40 SM



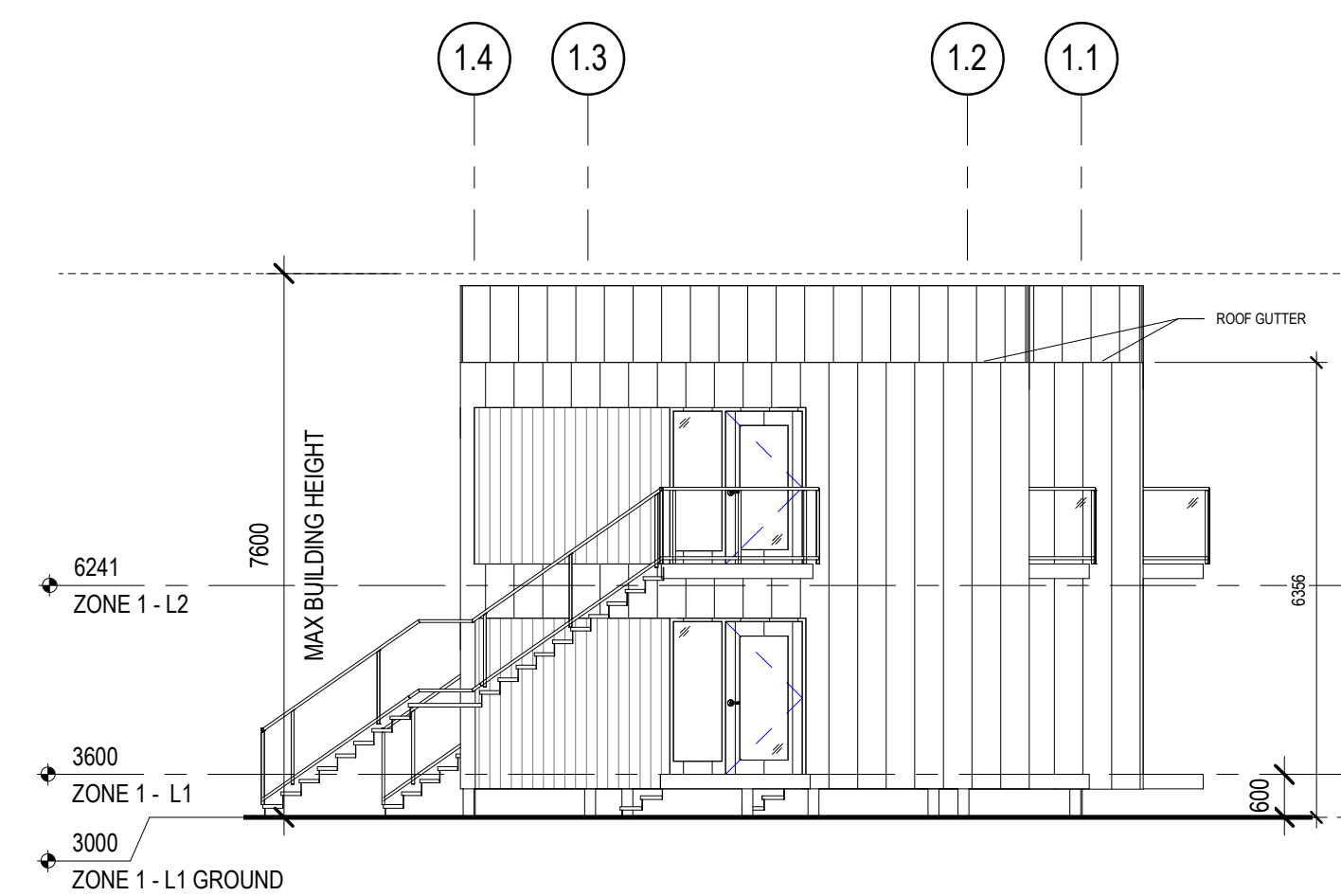
1 STUDIO - L1 PLAN
A2.1 SCALE: 1:100



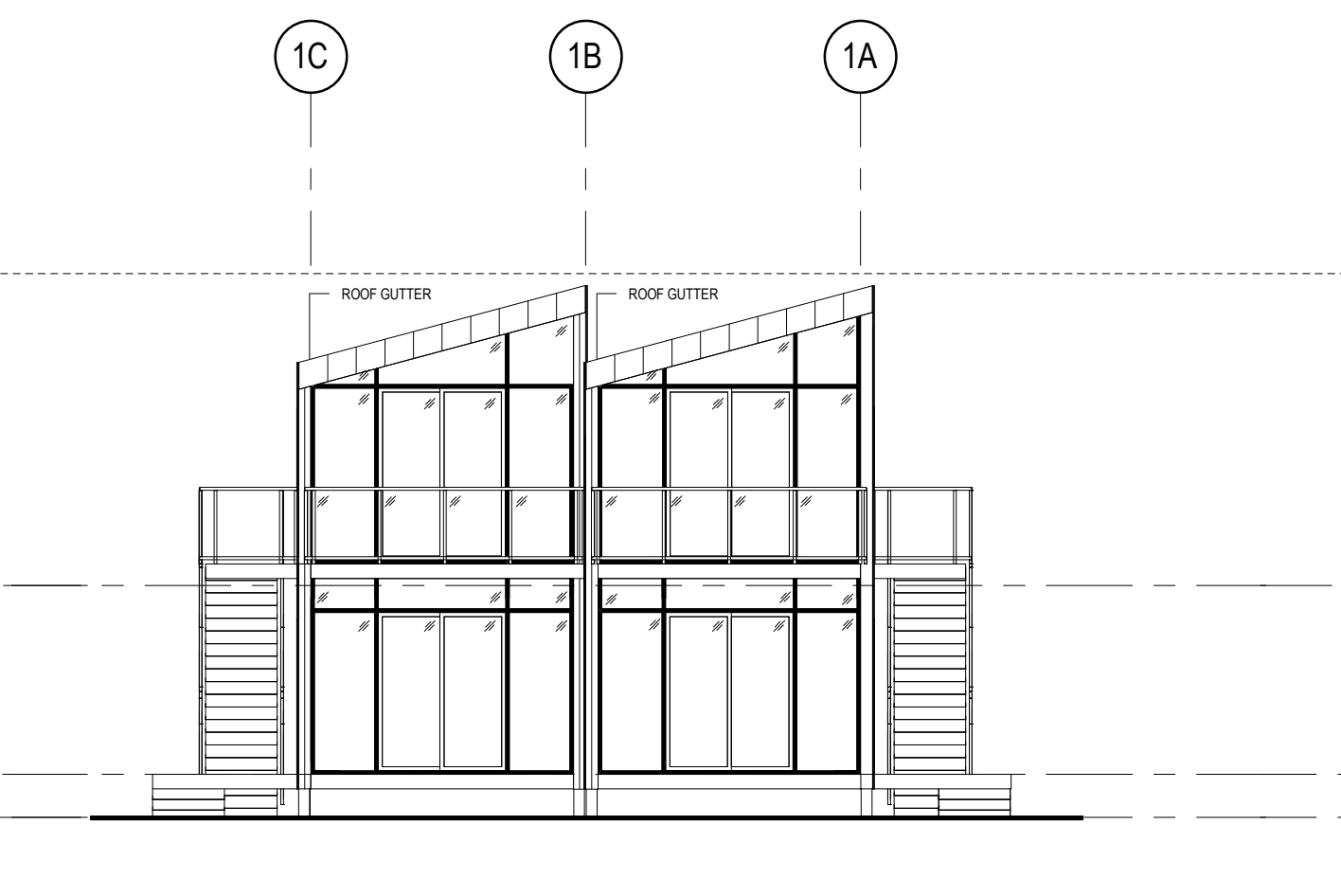
2 STUDIO - L2 PLAN
A2.1 SCALE: 1:100



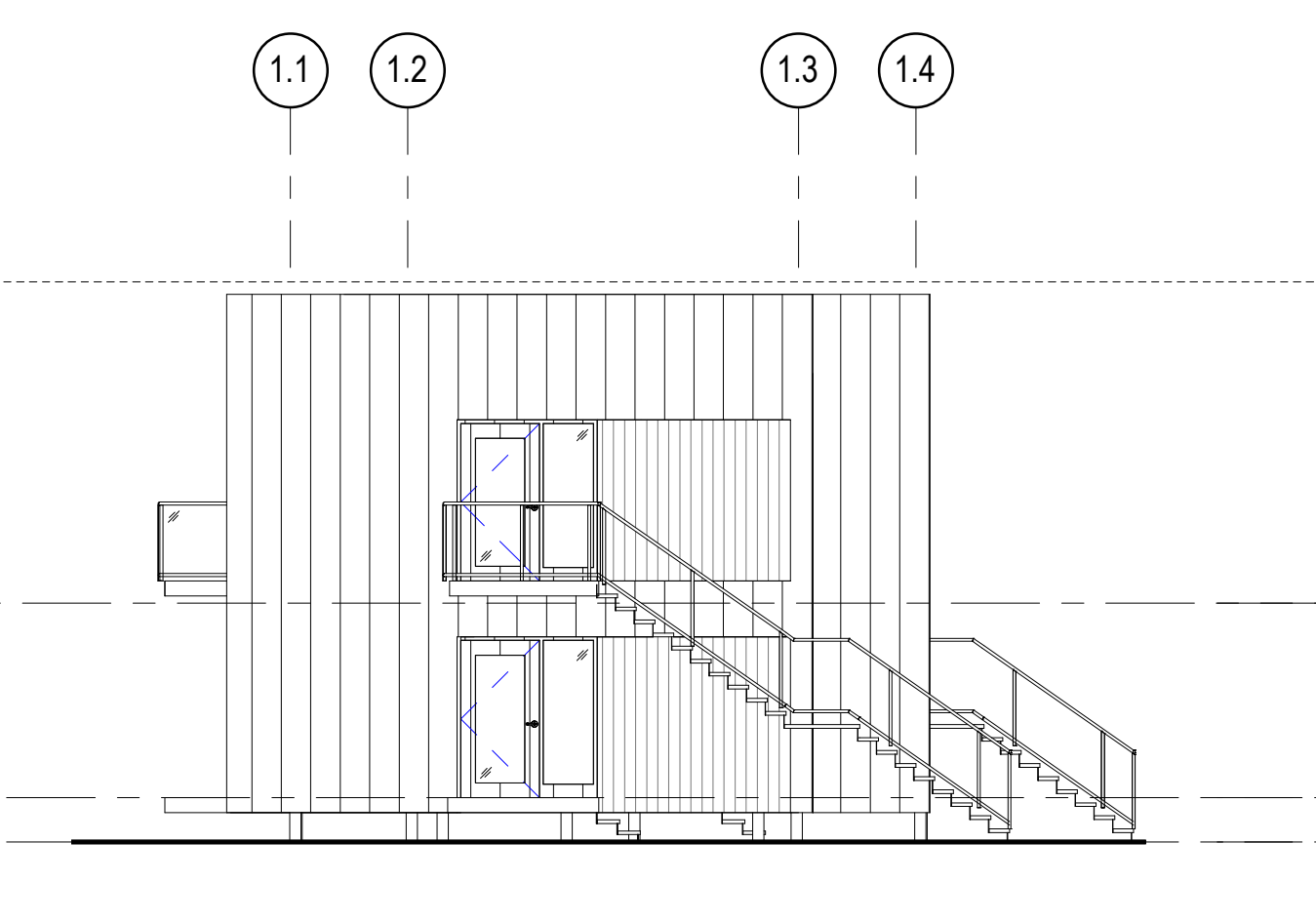
3 STUDIO - ROOF PLAN
A2.1 SCALE: 1:100



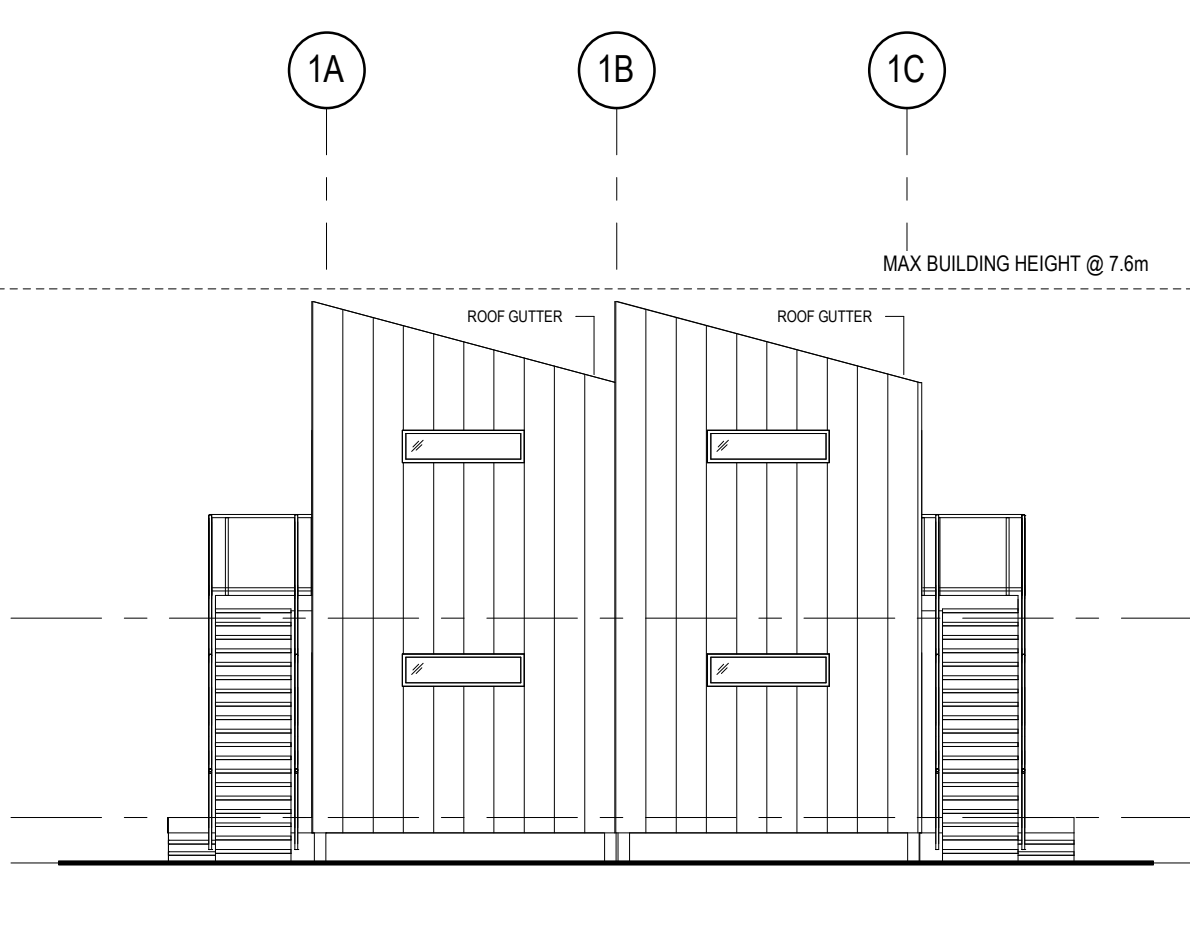
4 STUDIO - EAST ELEVATION
A2.1 SCALE: 1:100



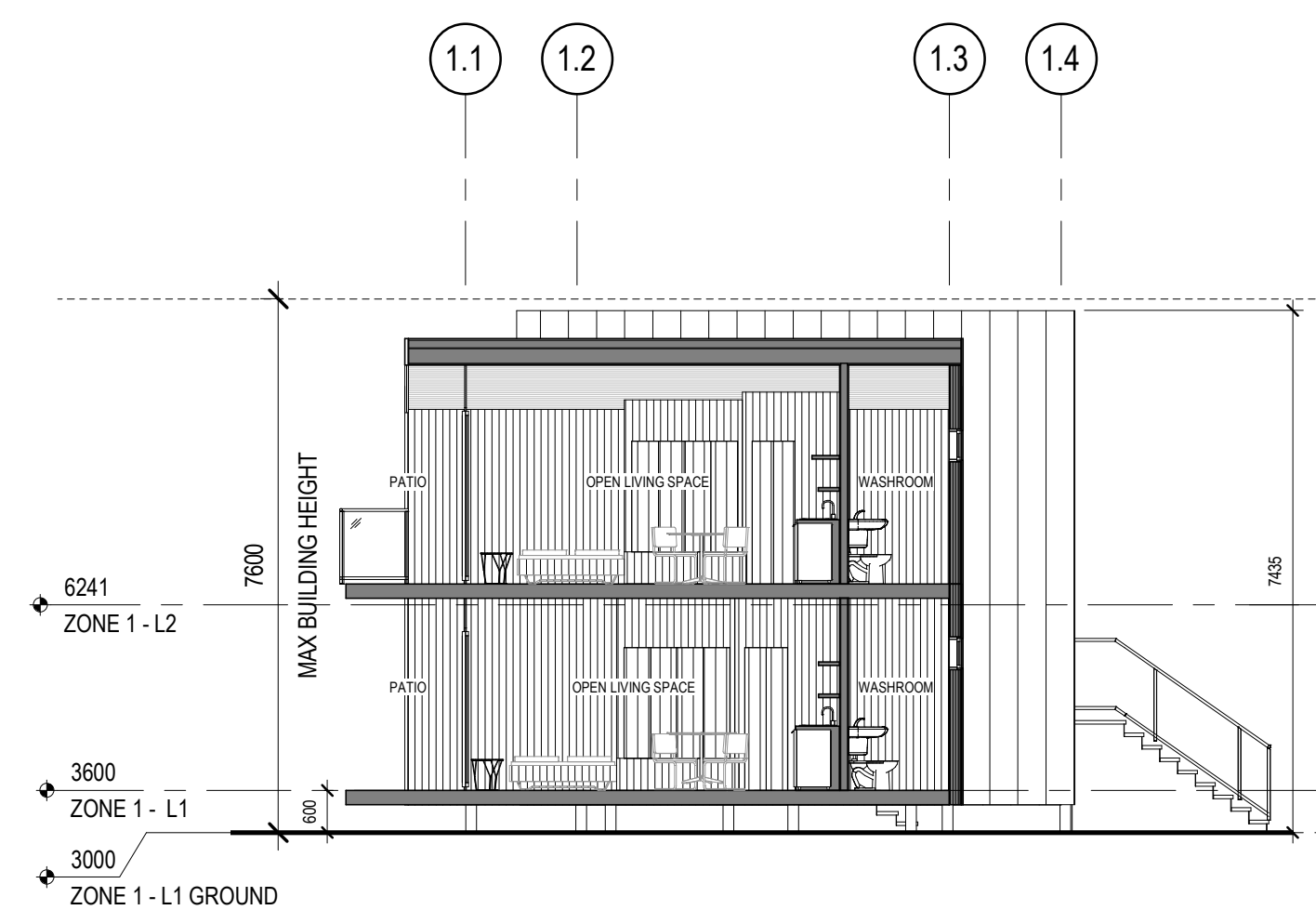
5 STUDIO - NORTH ELEVATION
A2.1 SCALE: 1:100



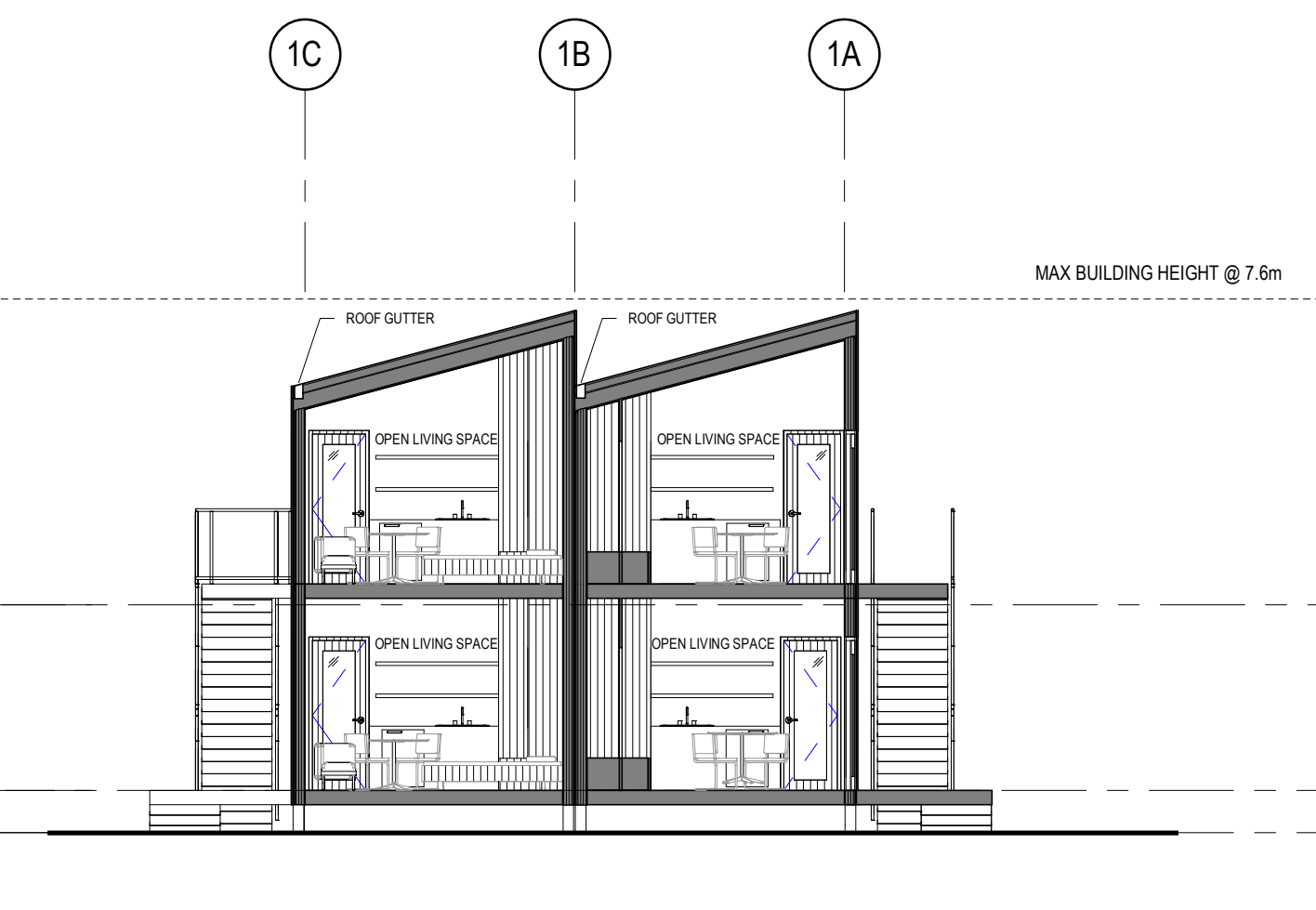
6 STUDIO - WEST ELEVATION
A2.1 SCALE: 1:100



7 STUDIO - SOUTH ELEVATION
A2.1 SCALE: 1:100



9 STUDIO - N/S SECTION
A2.1 SCALE: 1:100

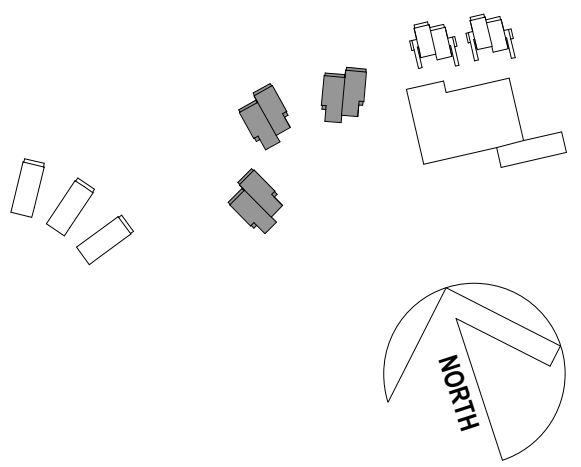


8 STUDIO - E/W SECTION
A2.1 SCALE: 1:100

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KEY PLAN



Issued For:

NO	DESCRIPTION	DATE
1	ISSUED FOR DP	2018-09-17
2	ISSUED FOR REVISED DP	2019-01-11
3	ISSUED FOR DP VARIANCE	2019-07-09
4	ISSUED FOR DP	2020-02-19
5	ISSUED FOR REVISED DP	2021-10-01
6	ISSUED FOR REVISED DP	2021-11-09

Project Title

OCEAN ESTUARY PROJECT

2661, 2621 FULFORD-GANGES ROAD,
SALT SPRING ISLAND BC, V8K 1Z4

Drawing Title

MOTEL UNIT TYPE 2 - 1 BED LOFT

Sheet Information

Date: 2021-10-01
Project Number: 2018-008
Drawn: KRA
Checked: KRA
Approved: KRA

Stamp

Drawing No.

A2.2

PLAN LEGEND

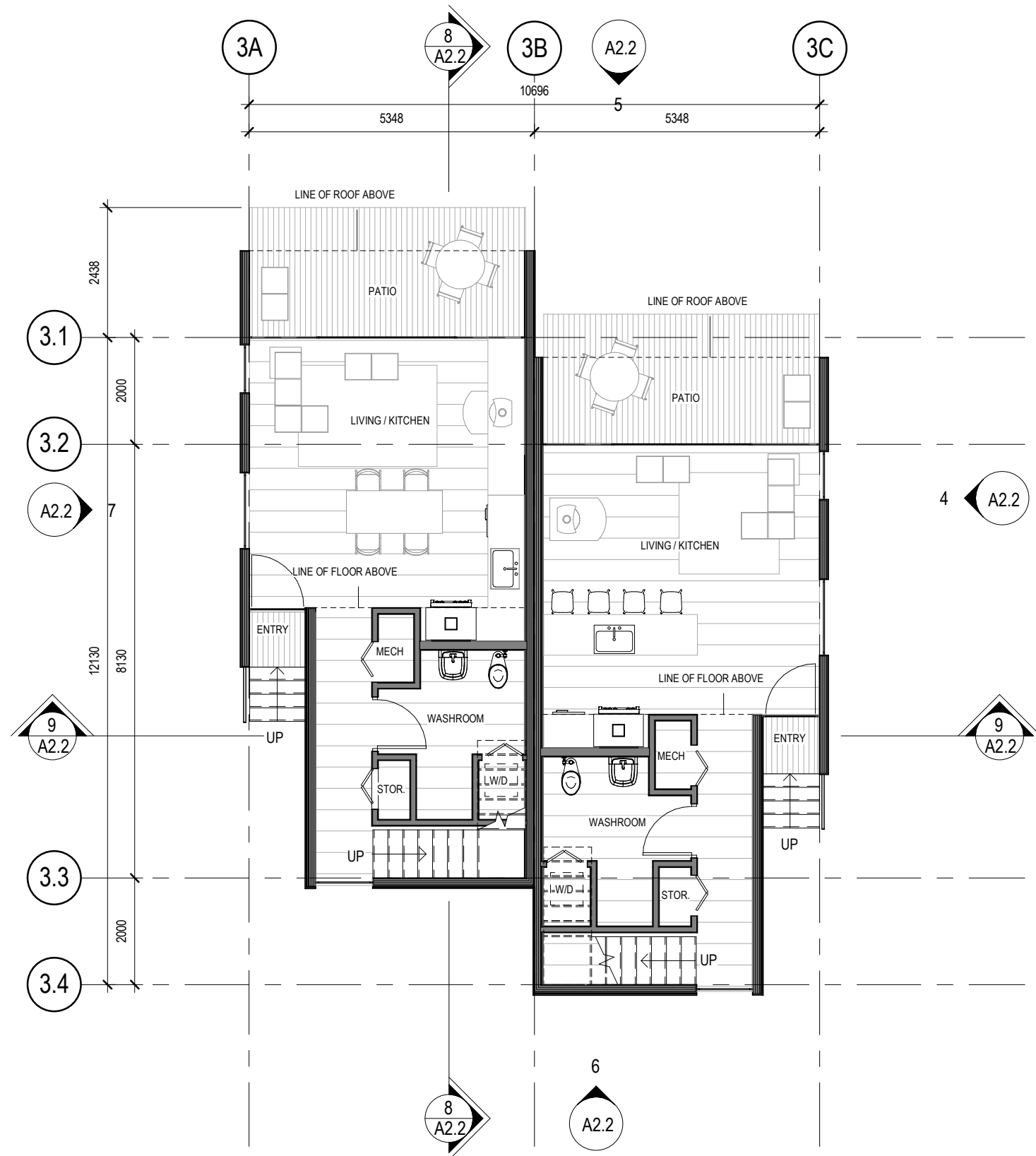
- SHADED HATCHING DENOTES EXISTING PAVING & ROADWAYS
- SHADED LINE DENOTES EXISTING
- SOLID LINE DENOTES NEW CONSTRUCTION
- DASHED & DOTTED LINE DENOTES PROPERTY LINE
- SHADED LINE DENOTES EXISTING TREES TO REMAIN
- SHADED AND DASHED LINE DENOTES EXISTING TREES TO BE REMOVED
- SOLID LINE DENOTES NEW TREES
- EP EXISTING ELECTRICAL POLE
- SC SMALL CAR STALL

GENERAL NOTES

- 1 - ONLY TREES THAT HAVE BEEN SURVEYED HAVE BEEN IDENTIFIED IN DRAWINGS.
- 2 - BUILDINGS DRAWN CROSSING OVER LOT LINE ARE CANTILEVERING OVER THE LINE.
- 3 - HEIGHT ELEVATIONS ARE CALCULATED FROM GEODETIC ELEVATION.

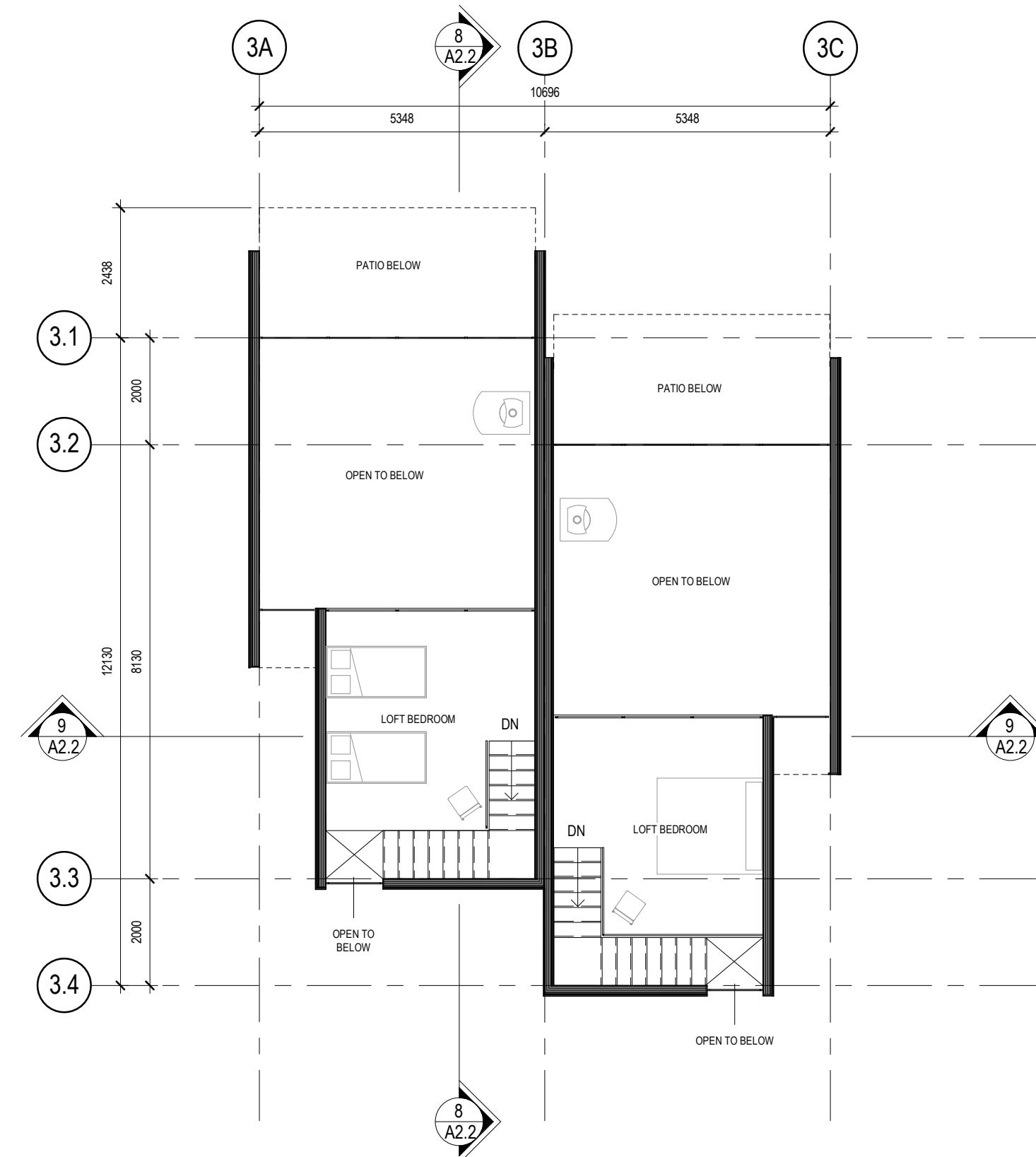
BUILDING AREAS

COMMERCIAL GUEST ACCOMMODATION IN MOTEL UNITS TOTAL FLOOR AREA:
MOTEL UNIT TYPE 2: 69.15 SM x 6 UNITS = 414.87 SM



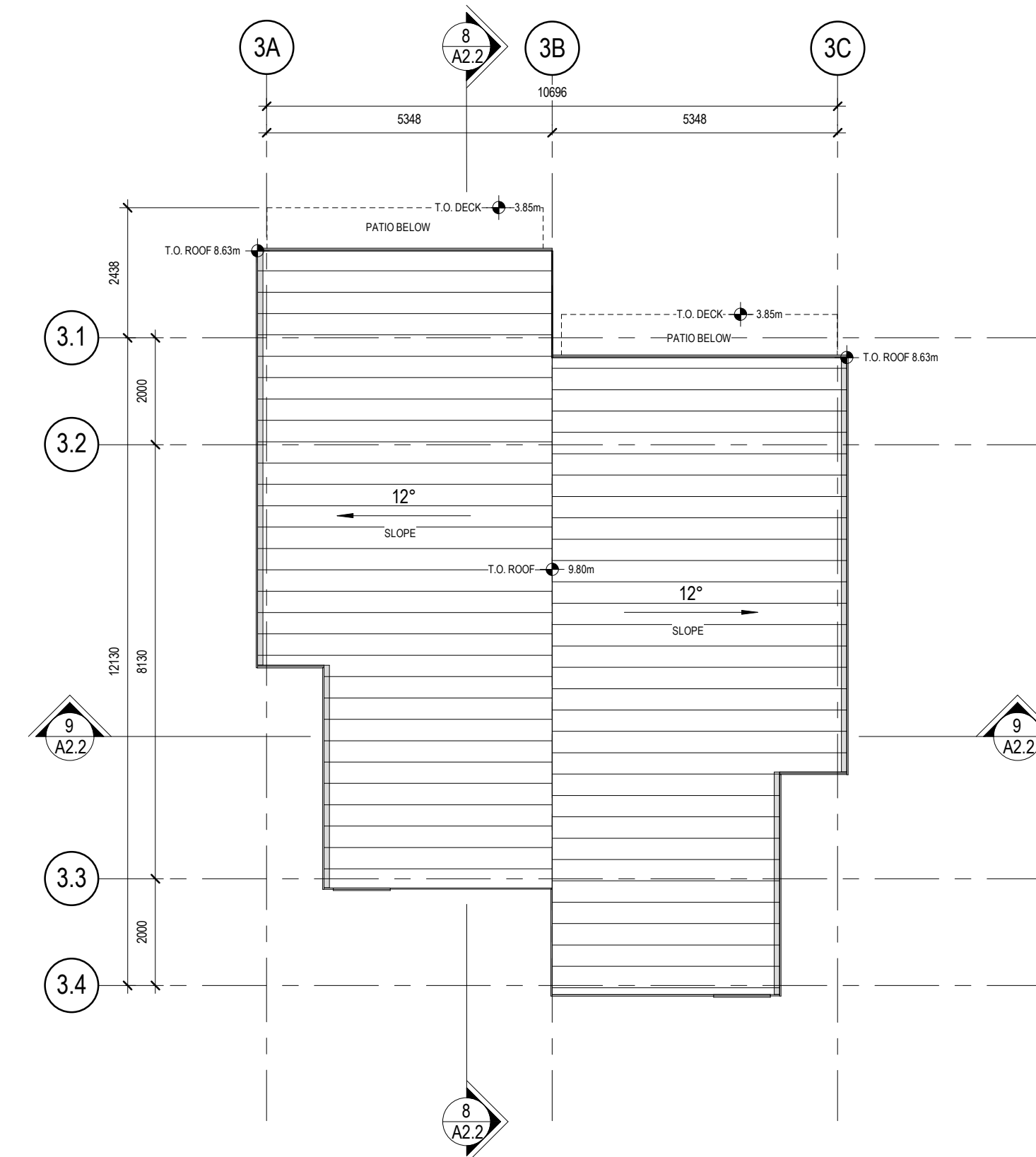
1 | LOFT MOTEL UNIT - L1

A2.2 SCALE: 1:100



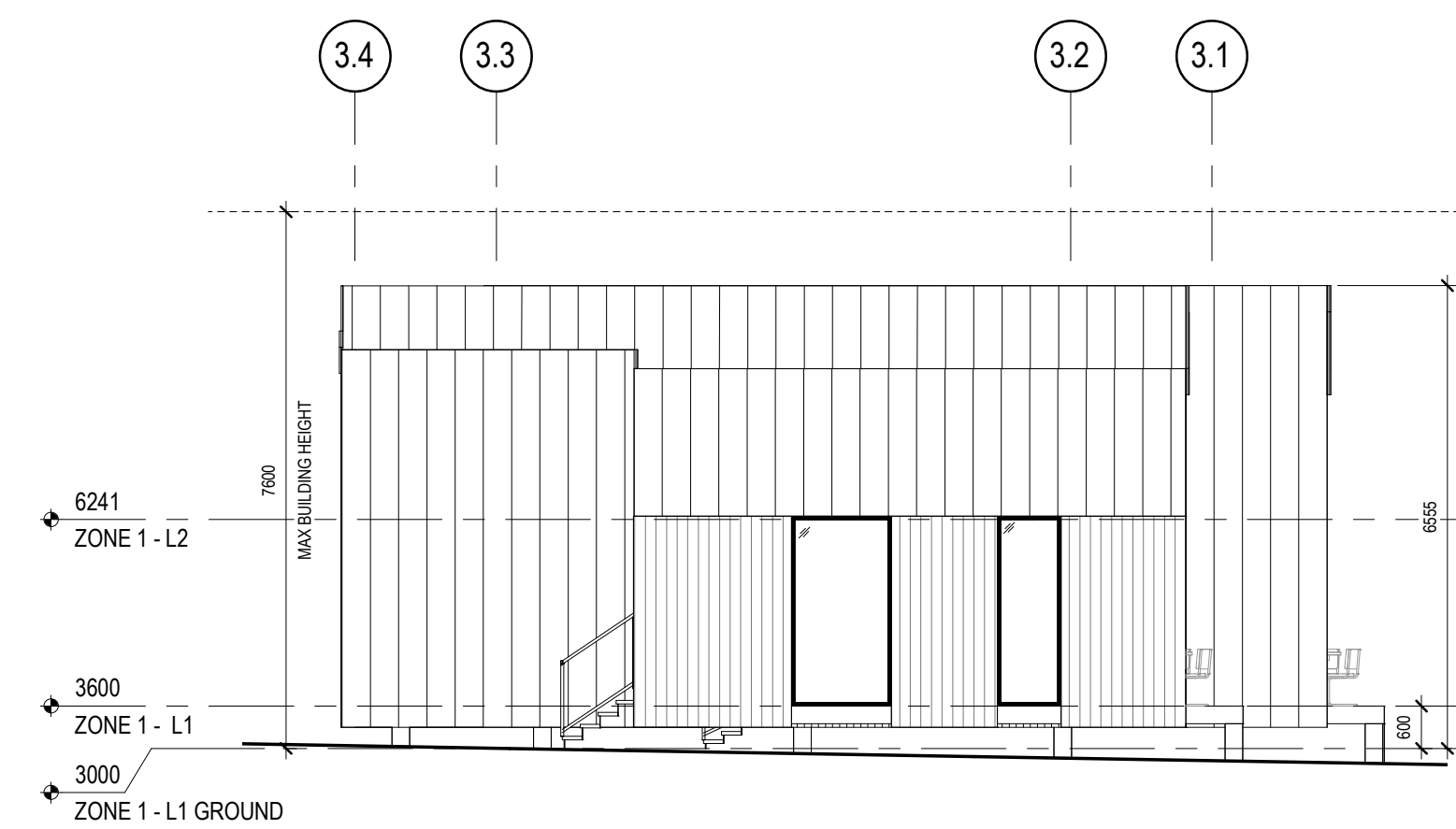
2 | LOFT MOTEL UNIT - L2

A2.2 SCALE: 1:100



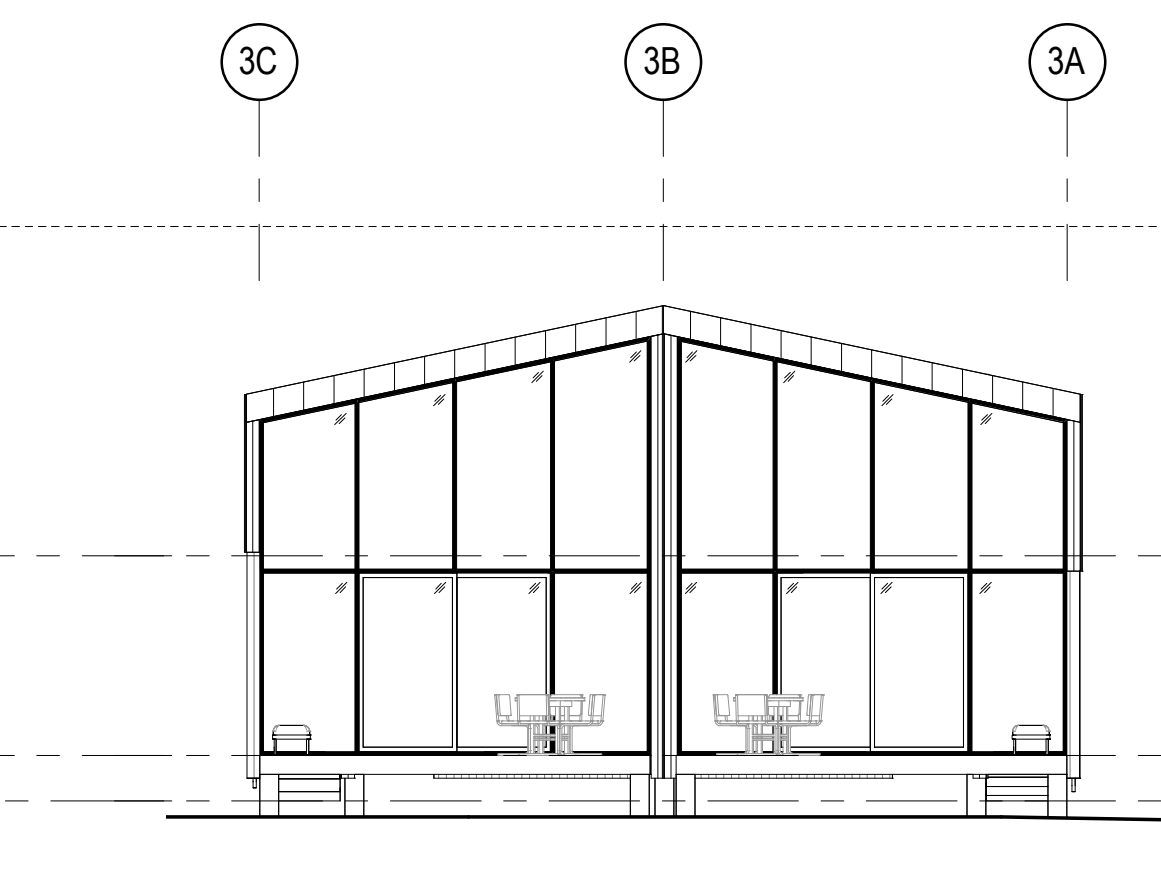
3 | LOFT MOTEL UNIT - ROOF PLAN

A2.2 SCALE: 1:100



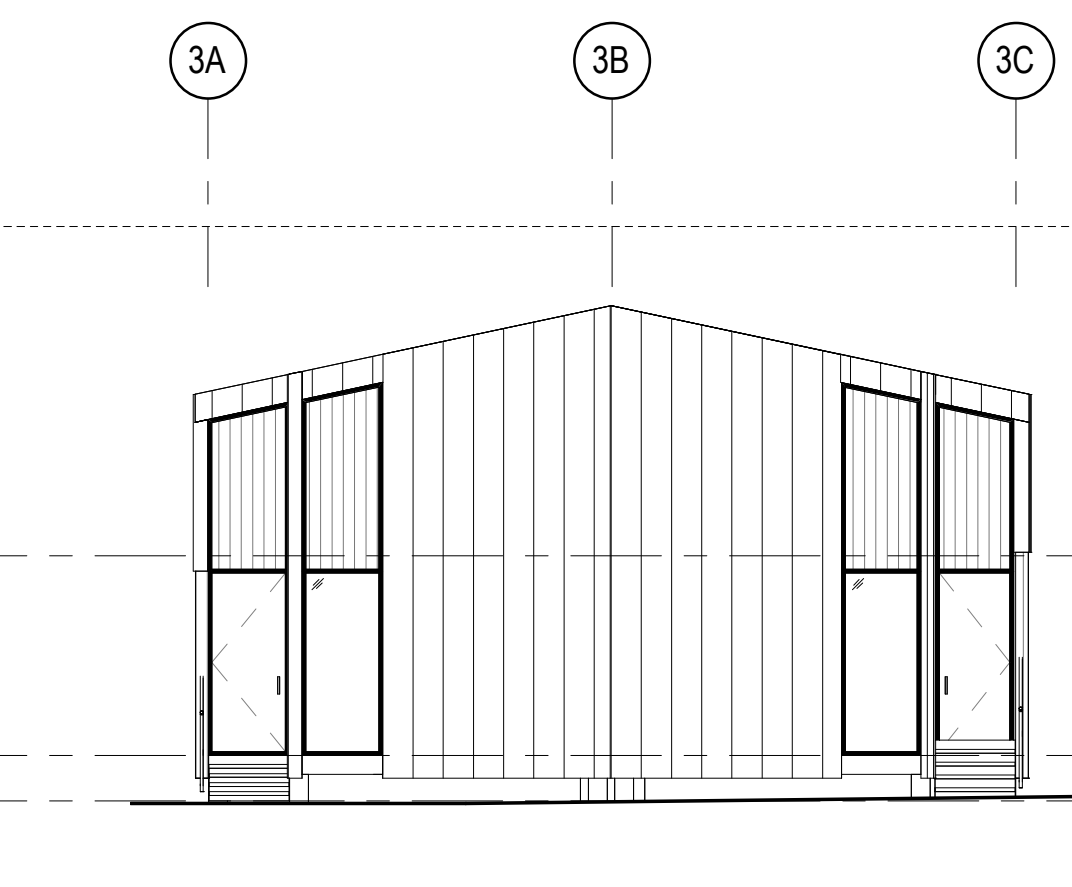
4 | LOFT - EAST ELEVATION

A2.2 SCALE: 1:100



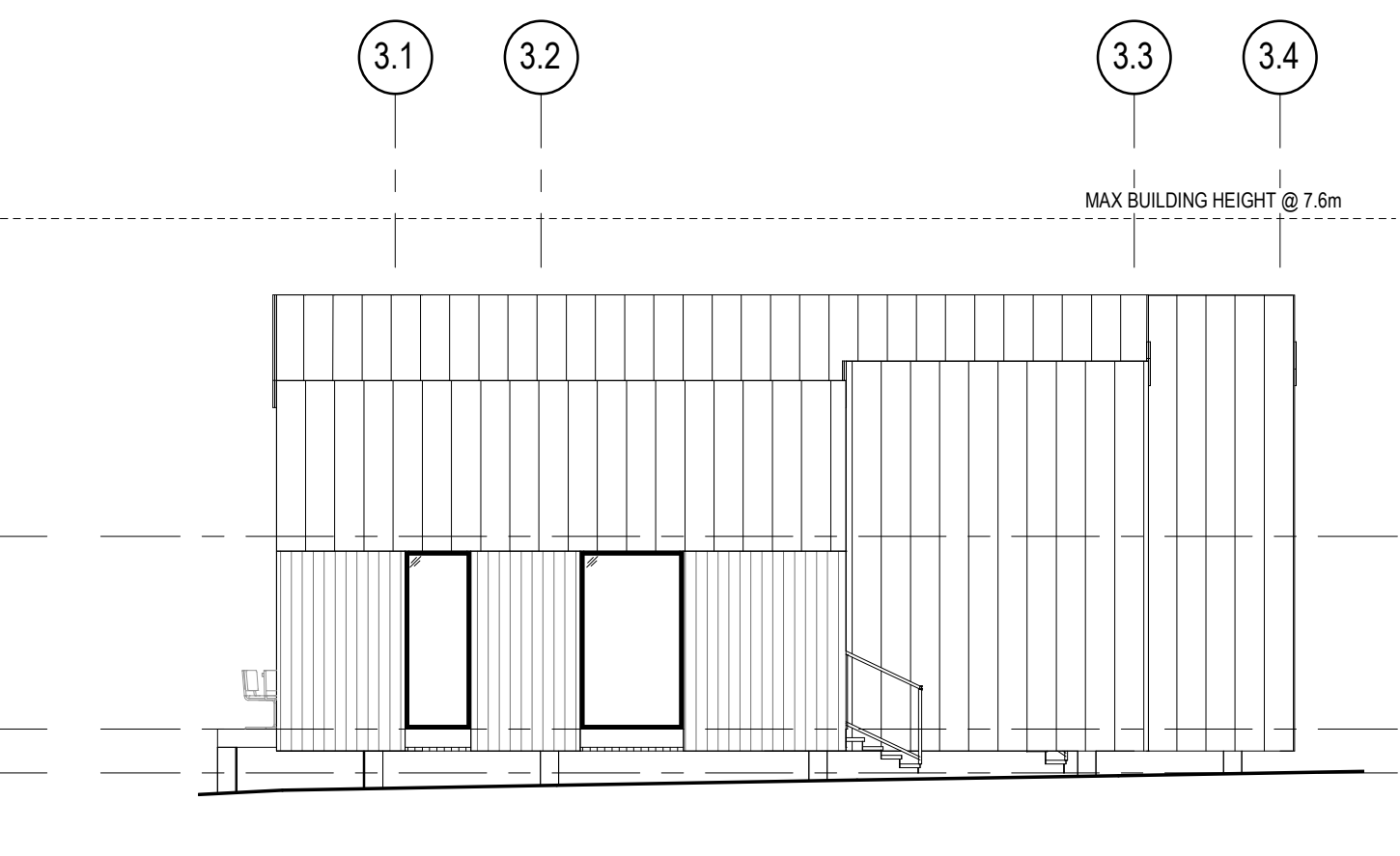
5 | LOFT - NORTH ELEVATION

A2.2 SCALE: 1:100



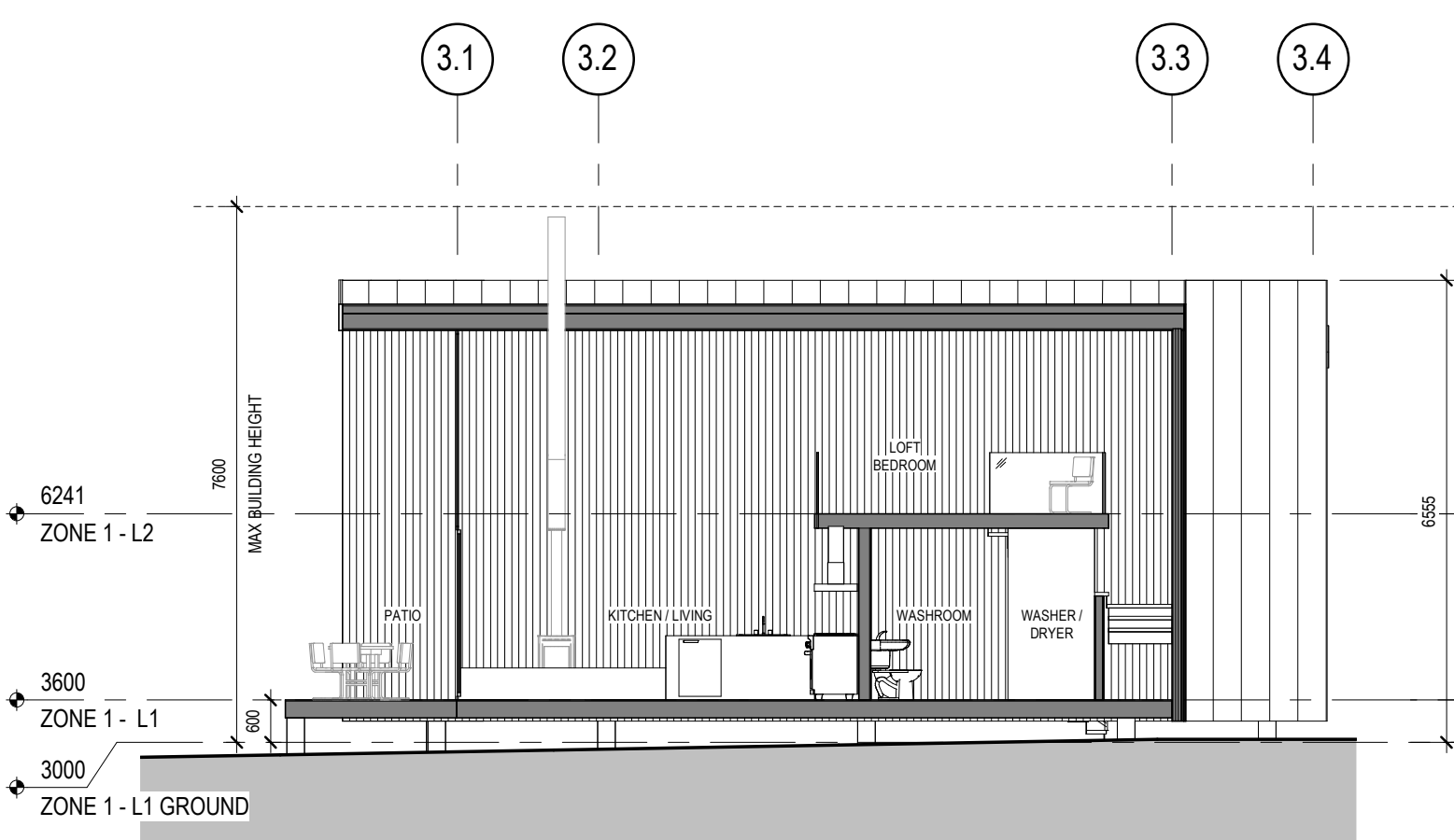
6 | LOFT - SOUTH ELEVATION

A2.2 SCALE: 1:100



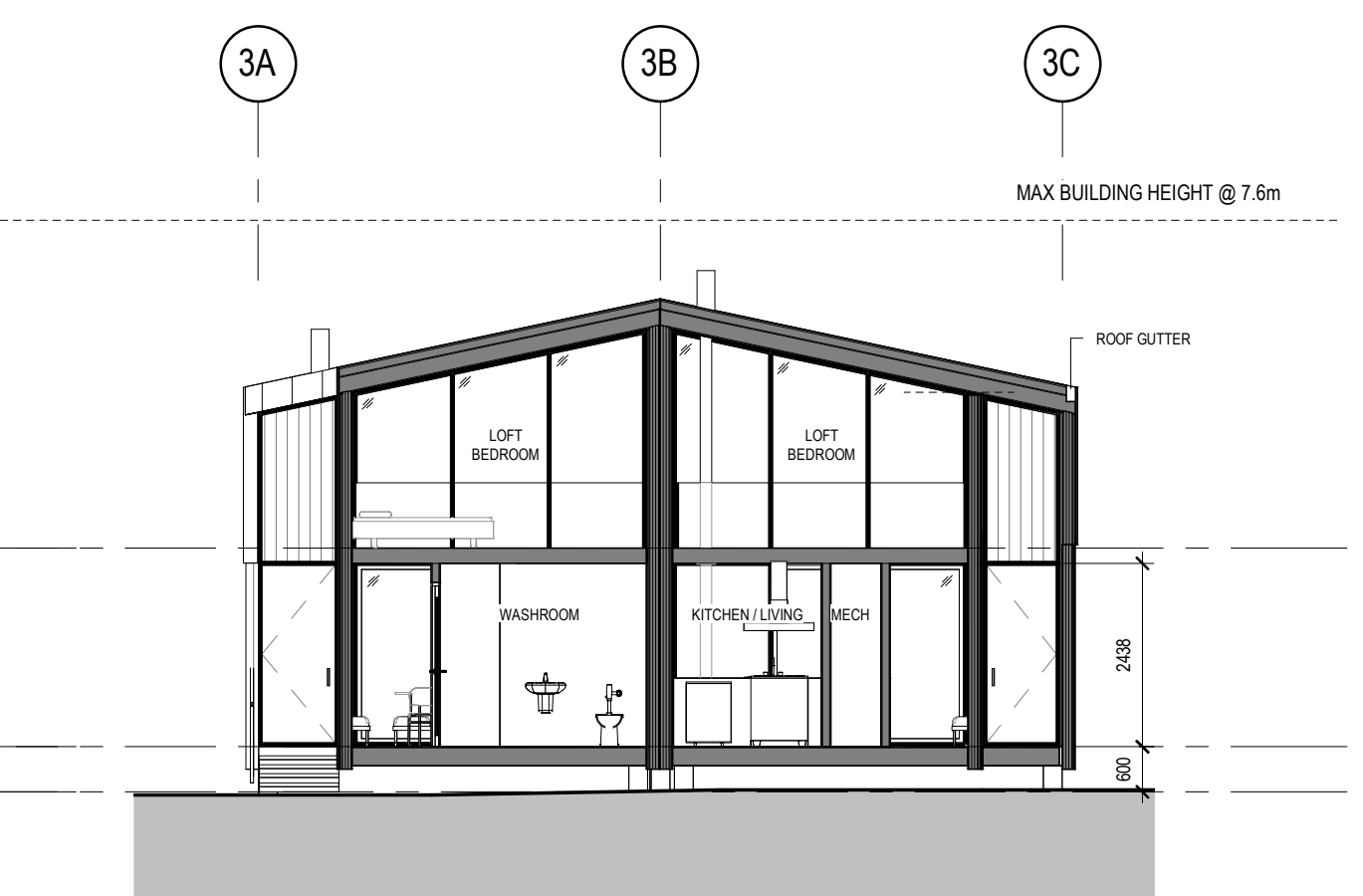
7 | LOFT - WEST ELEVATION

A2.2 SCALE: 1:100



8 | LOFT - N/S SECTION

A2.2 SCALE: 1:100



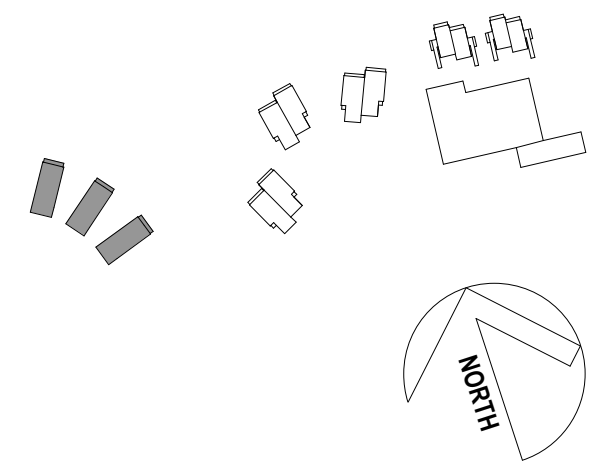
9 | LOFT - E/W SECTION

A2.2 SCALE: 1:100

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KEY PLAN



Issued For:

NO	DESCRIPTION	DATE
1	ISSUED FOR DP	2018-09-17
2	ISSUED FOR REVISED DP	2019-01-11
3	ISSUED FOR DP VARIANCE	2019-07-09
4	ISSUED FOR DP	2020-02-19
5	ISSUED FOR REVISED DP	2021-10-01
6	ISSUED FOR REVISED DP	2021-11-09

Project Title

OCEAN ESTUARY PROJECT

2661, 2621 FULFORD-GANGES ROAD,
SALT SPRING ISLAND BC, V8K 1Z4

Drawing Title

MOTEL UNIT TYPE 3 - 2 BED

Sheet Information

Date:	2021-10-01
Project Number:	2018-008
Drawn:	KRA
Checked:	KRA
Approved:	KRA

Stamp

Drawing No.

A2.3

PLAN LEGEND

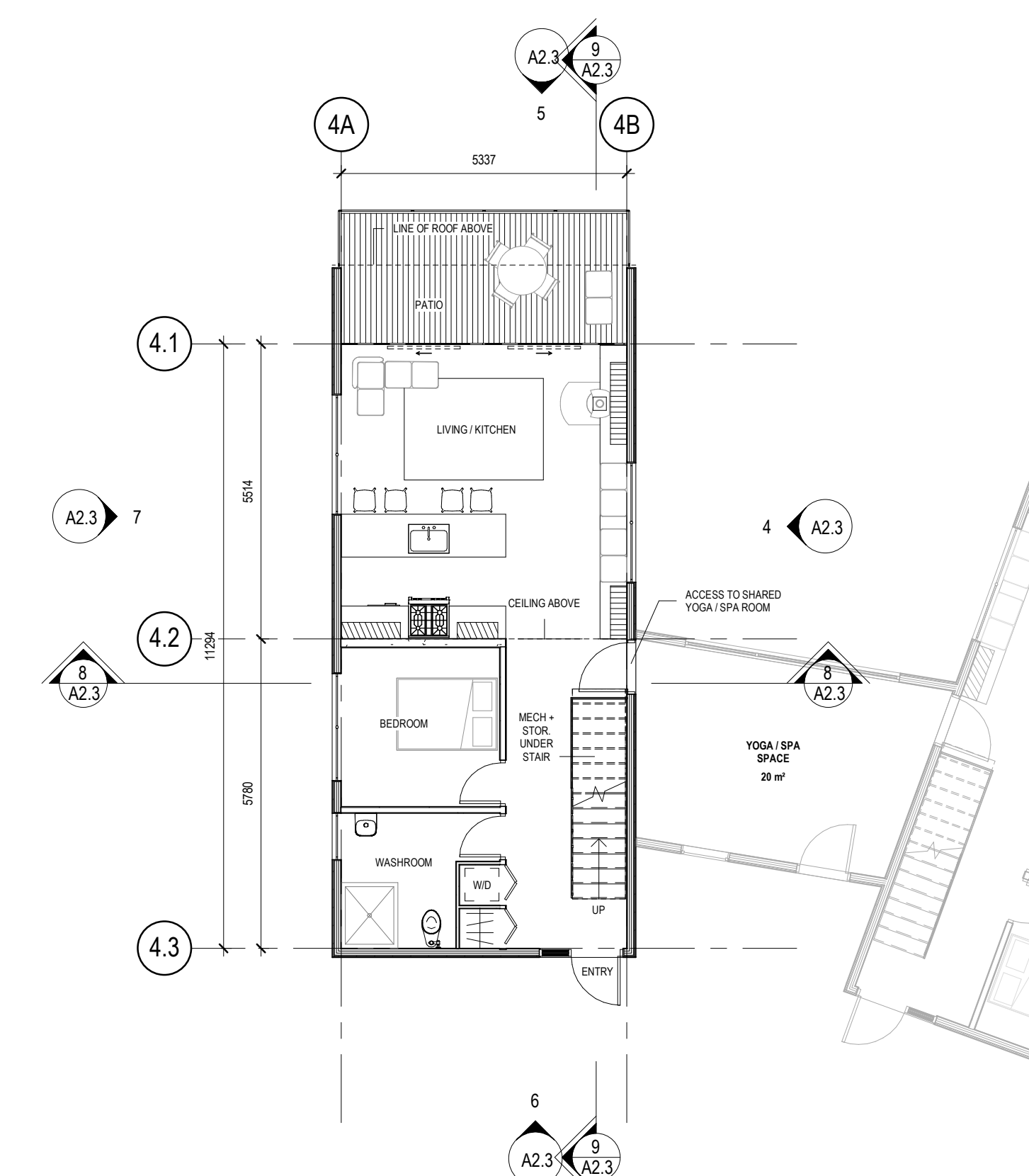
- SHADED HATCHING DENOTES EXISTING PAVING & ROADWAYS
- SHADED LINE DENOTES EXISTING
- SOLID LINE DENOTES NEW CONSTRUCTION
- DASHED & DOTTED LINE DENOTES PROPERTY LINE
- SHADED LINE DENOTES EXISTING TREES TO REMAIN
- SHADED AND DASHED LINE DENOTES EXISTING TREES TO BE REMOVED
- SOLID SYMBOL DENOTES NEW TREES
- EP EXISTING ELECTRICAL POLE
- SC SMALL CAR STALL

GENERAL NOTES

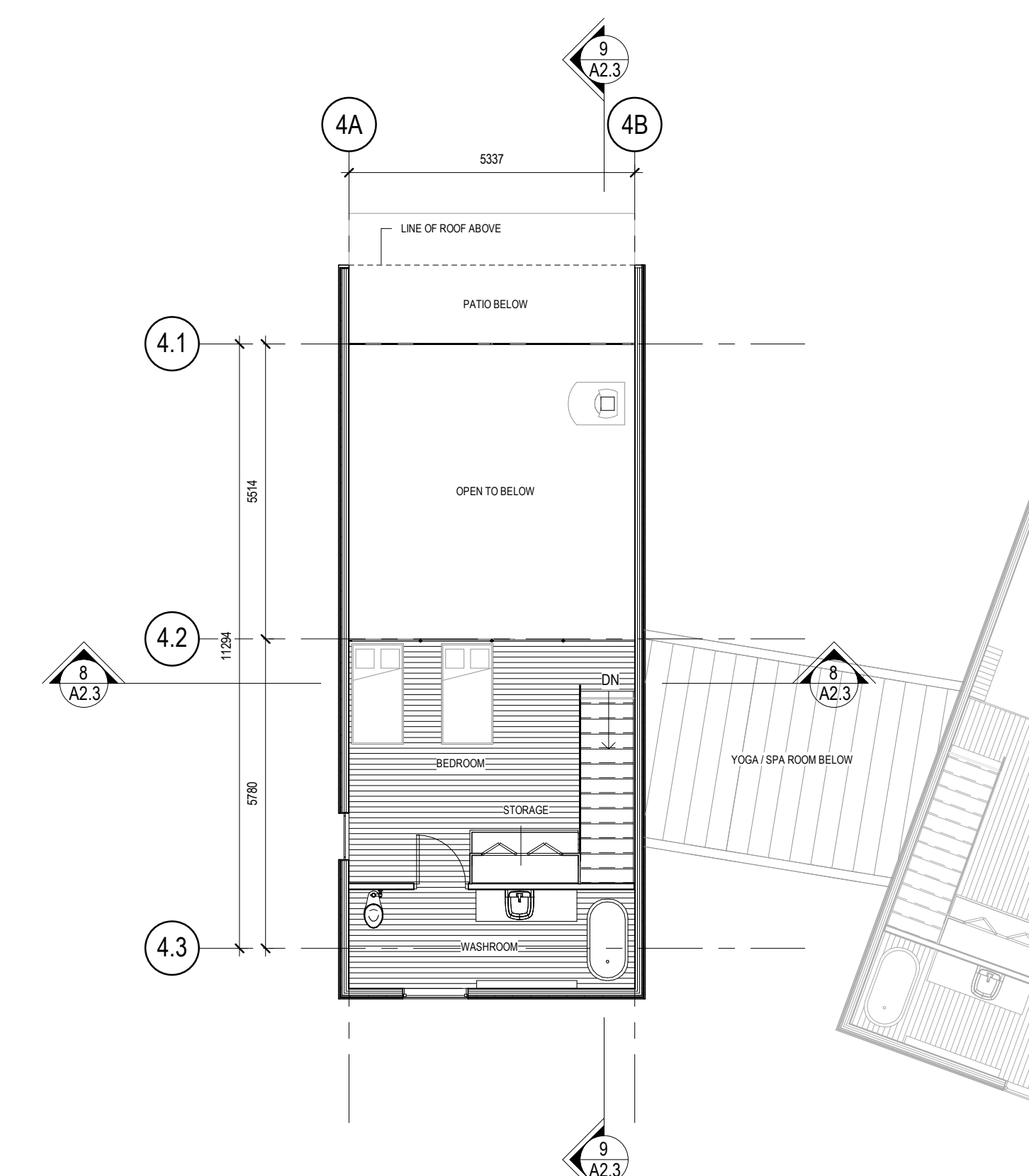
- 1 - ONLY TREES THAT HAVE BEEN SURVEYED HAVE BEEN IDENTIFIED IN DRAWINGS.
- 2 - BUILDINGS DRAWN CROSSING OVER LOT LINE ARE CANTILEVERING OVER THE LINE.
- 3 - HEIGHT ELEVATIONS ARE CALCULATED FROM GEODETIC ELEVATION.

BUILDING AREAS

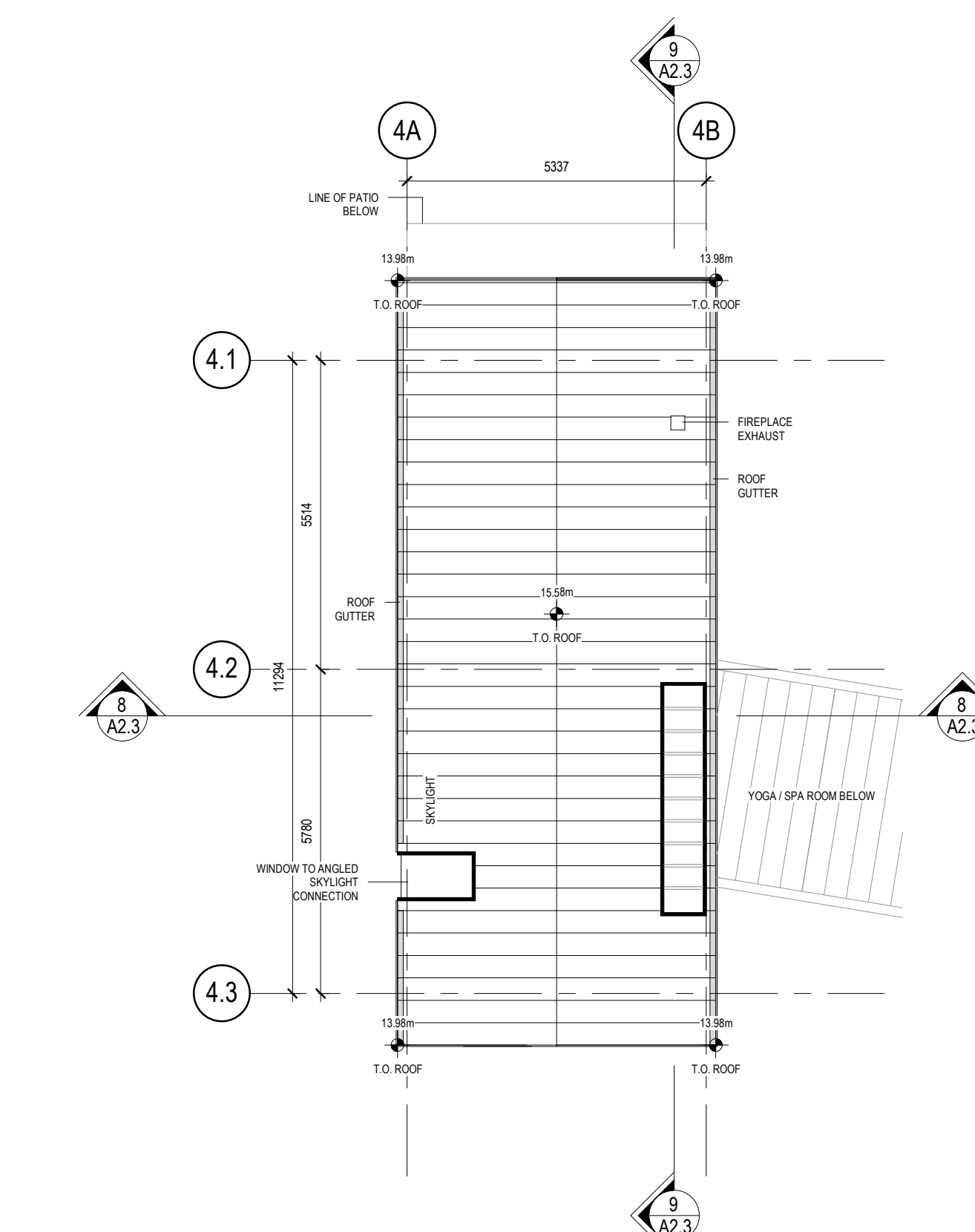
COMMERCIAL GUEST ACCOMMODATION IN MOTEL UNITS TOTAL FLOOR AREA:
MOTEL UNIT TYPE 3 (COMBINED 3 UNITS) = 314 SM



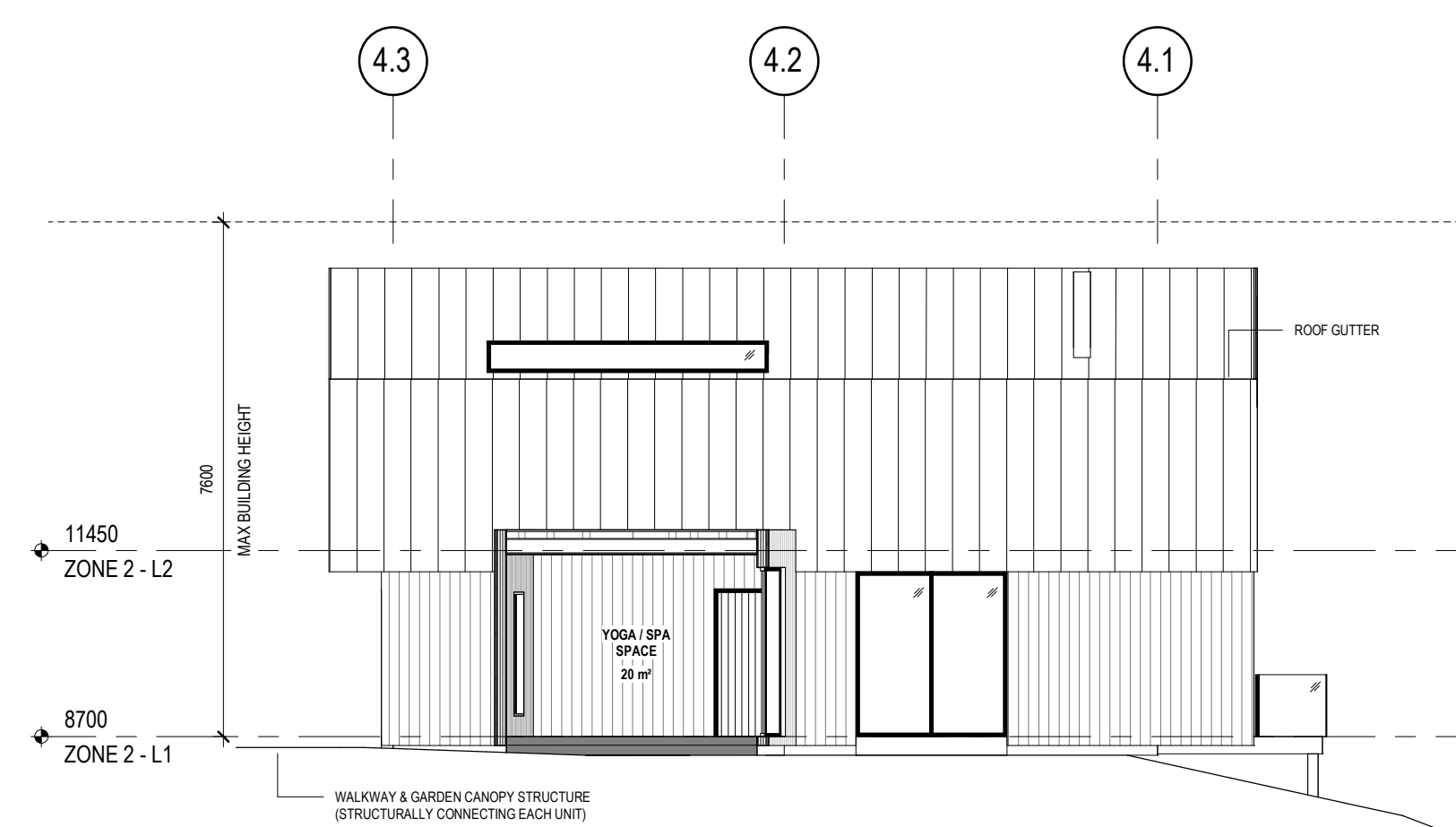
1 | 2 BED MOTEL UNIT - L1
A2.3 | SCALE: 1:100



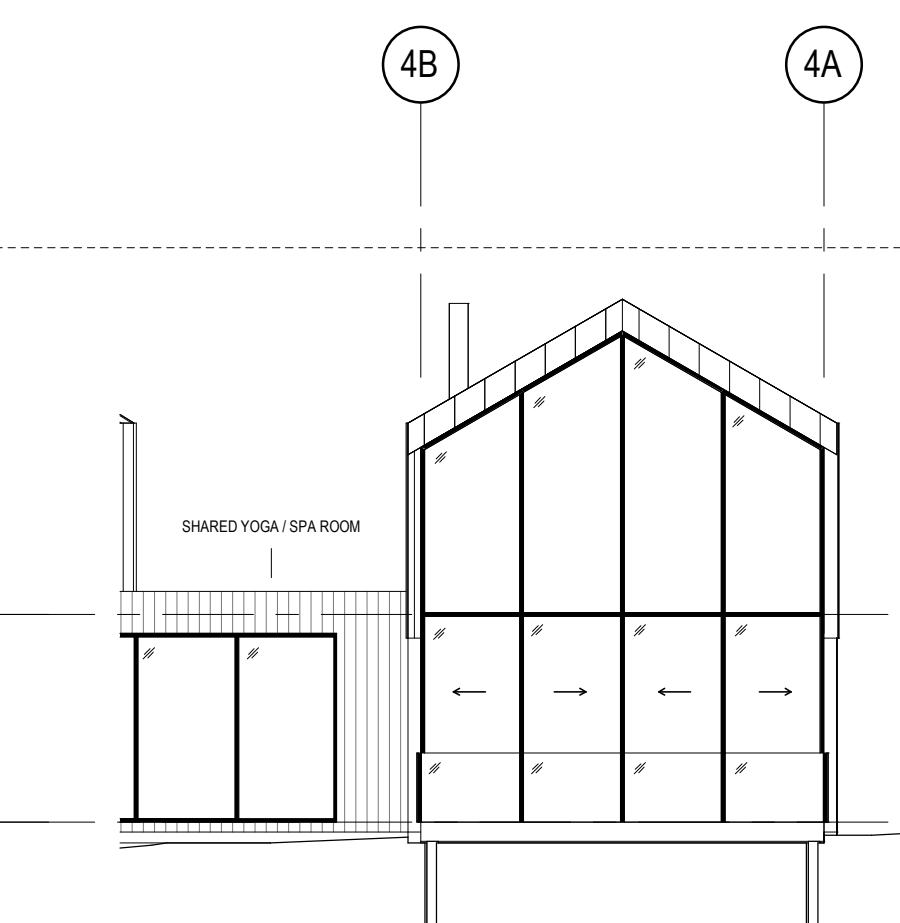
2 | 2 BED MOTEL UNIT - L2
A2.3 | SCALE: 1:100



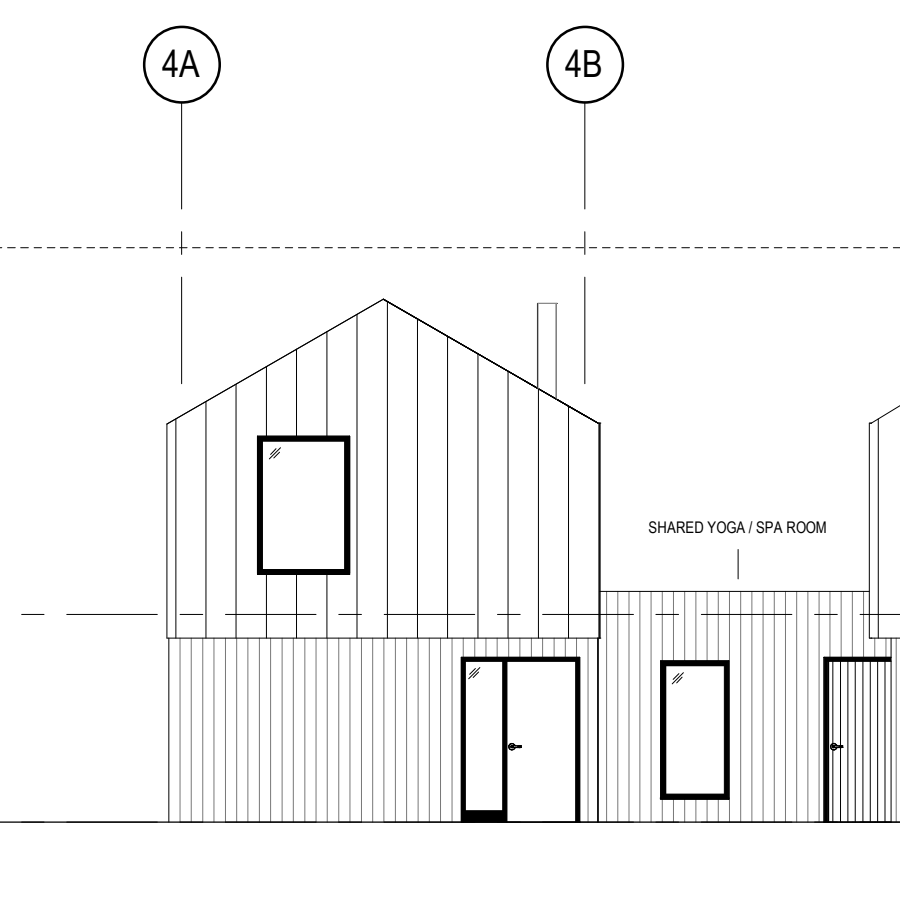
3 | 2 BED MOTEL UNIT - ROOF
A2.3 | SCALE: 1:100



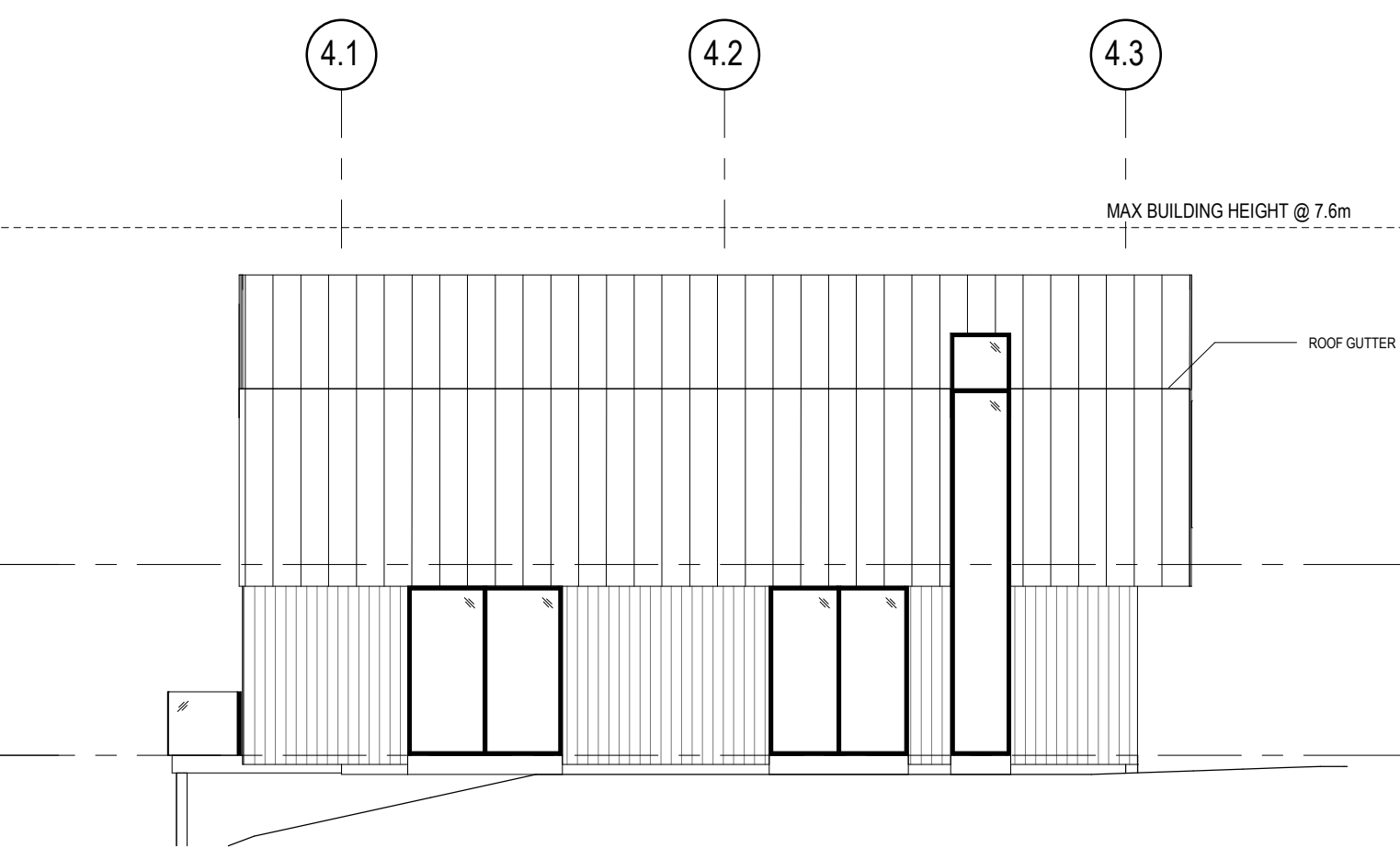
4 | 2 BED - EAST ELEVATION
A2.3 | SCALE: 1:100



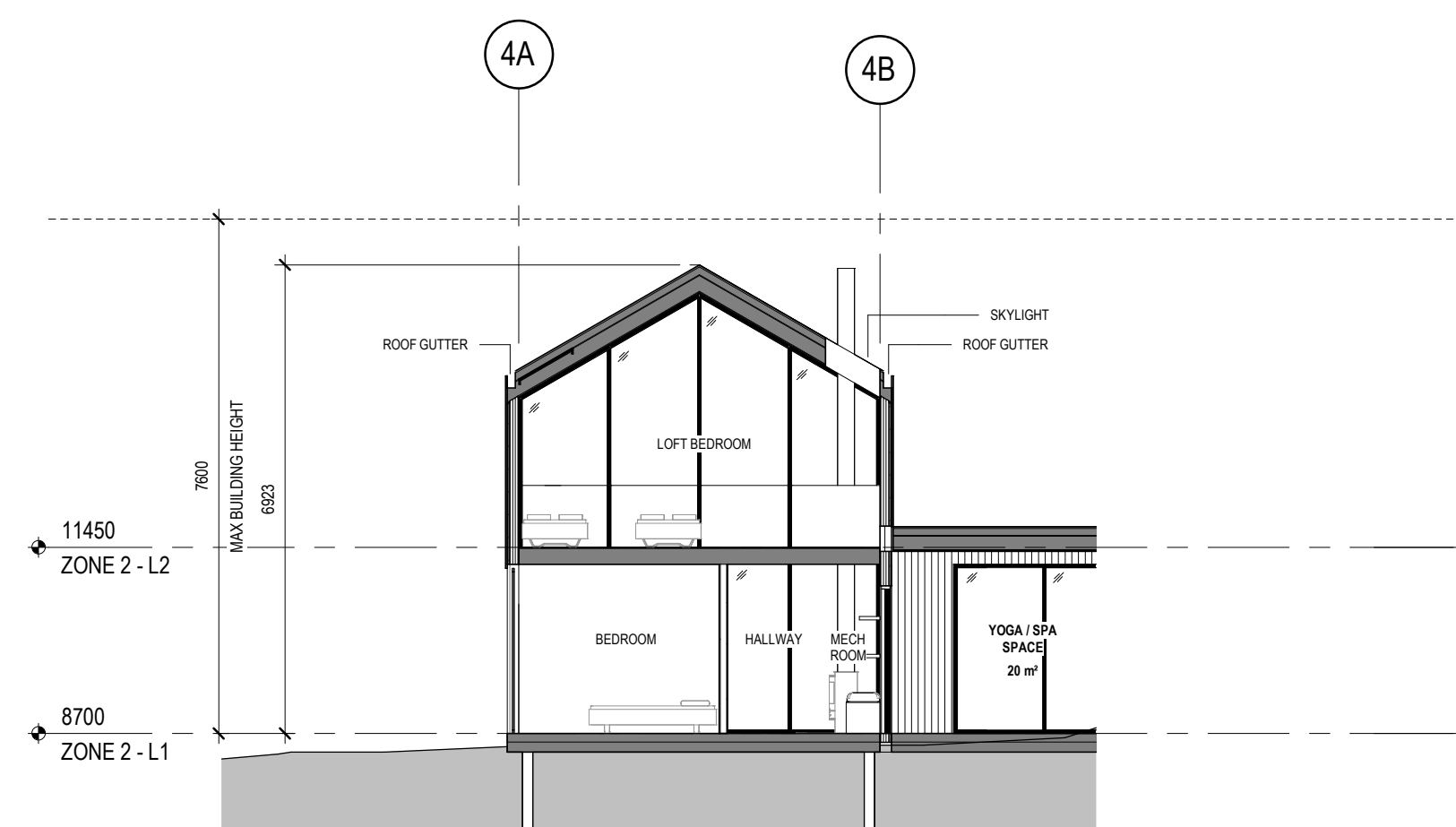
5 | 2 BED - NORTH ELEVATION
A2.3 | SCALE: 1:100



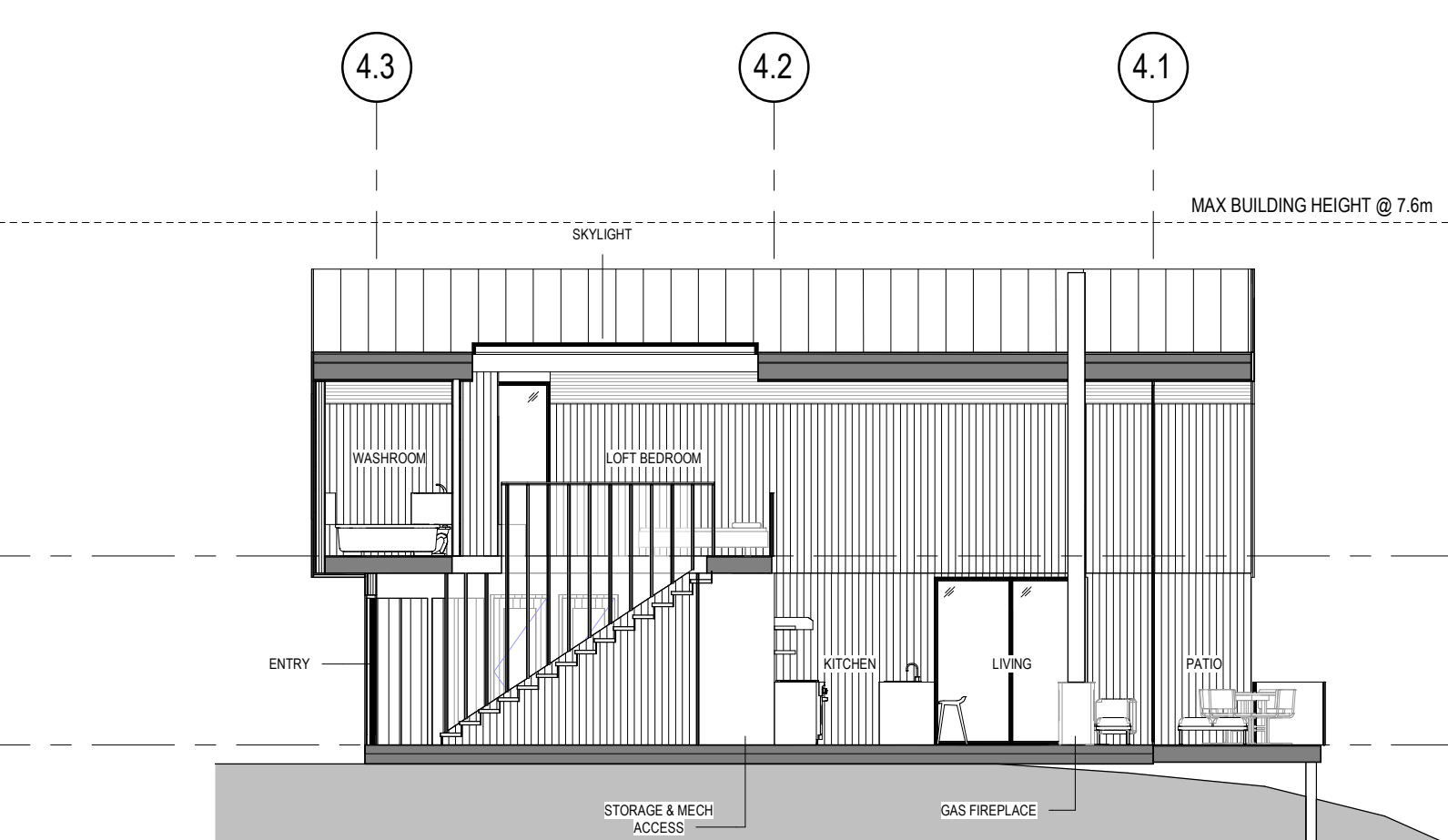
6 | 2 BED - SOUTH ELEVATION
A2.3 | SCALE: 1:100



7 | 2 BED - WEST ELEVATION
A2.3 | SCALE: 1:100



8 | 2 BED - E/W SECTION
A2.3 | SCALE: 1:100

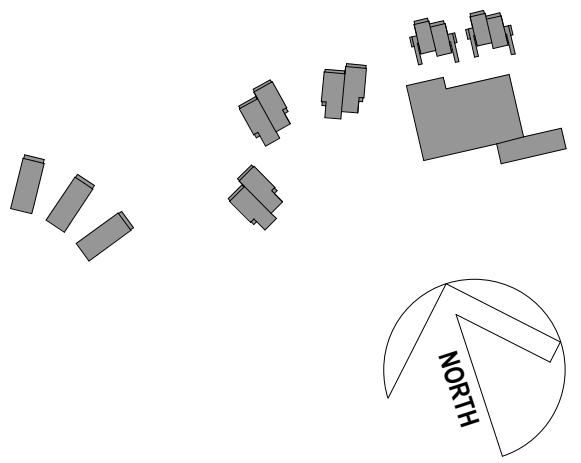


9 | 2 BED - N/S SECTION
A2.3 | SCALE: 1:100

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KEY PLAN



Issued For:

NO	DESCRIPTION	DATE
1	ISSUED FOR DP	2018-09-17
2	ISSUED FOR REVISED DP	2019-01-11
3	ISSUED FOR DP VARIANCE	2019-07-09
4	ISSUED FOR DP	2020-02-19
5	ISSUED FOR REVISED DP	2021-10-01
6	ISSUED FOR REVISED DP	2021-11-09

Project Title

OCEAN ESTUARY PROJECT

2661, 2621 FULFORD-GANGES ROAD,
SALT SPRING ISLAND BC, V8K 1Z4

Drawing Title

OVERALL PROPOSED SITE PLAN WITH RAR INFO

Sheet Information

Date:	2021-10-01
Project Number:	2018-008
Drawn:	KRA
Checked:	KRA
Approved:	KRA

Stamp

Drawing No.

A4.1

WATER MANAGEMENT LEGEND

- 30m SETBACK FROM RIPARIAN ASSESSMENT AREA - FROM STREAM/DITCH (DPA 7)
- 15m SETBACK FROM QEP NATURAL BOUNDARY
- 10m SETBACK (DPA 3 & DPA4)
- ZOS & SPEA AREA
- STREAM & DITCH
- APPROXIMATE LOCATION OF RAIN GARDEN
- APPROXIMATE SEPTIC DISPERSAL AREA OR DRAIN
- APPROXIMATE TOE OF FILL

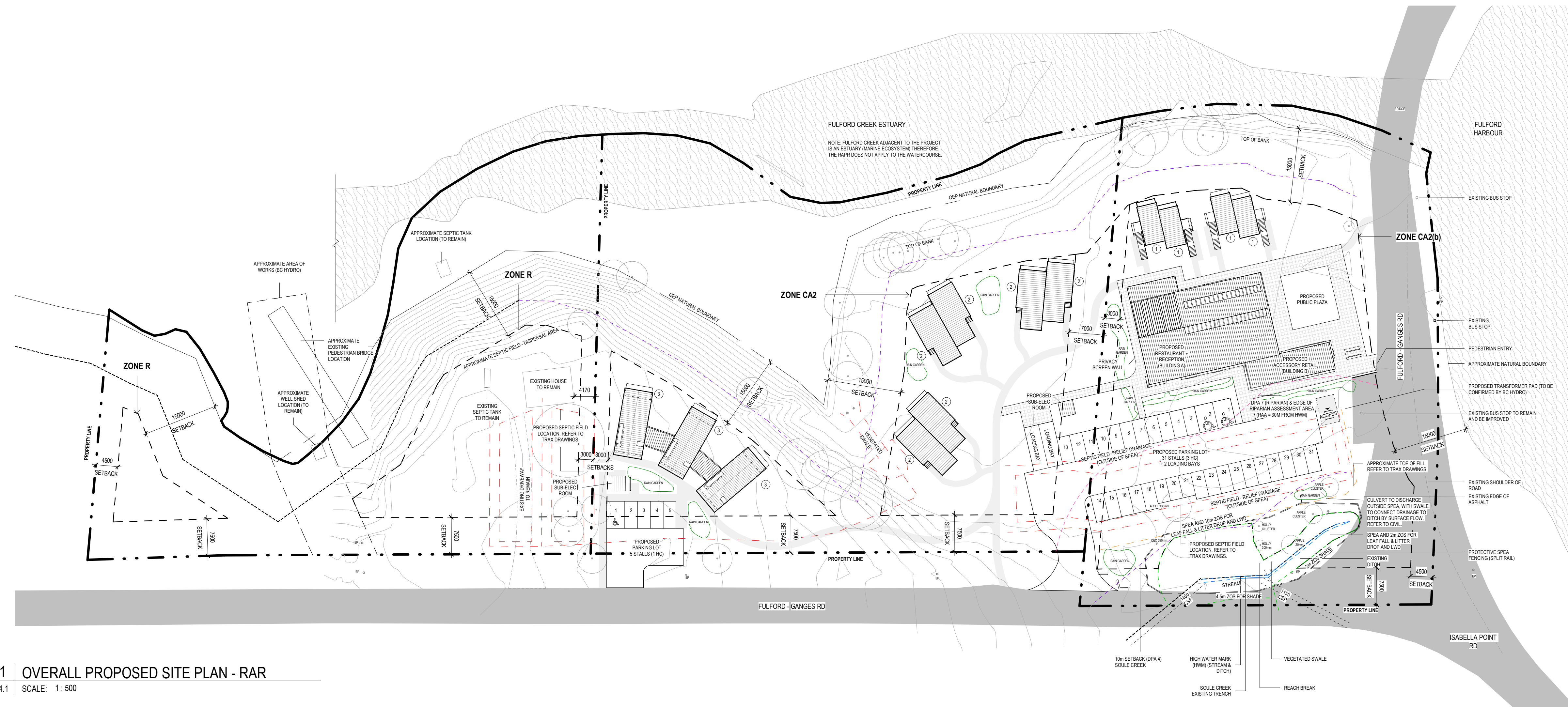
PLAN KEYNOTES - PROPOSED

- 1 MOTEL UNIT #1 - STUDIO - 2 STOREYS
- 2 MOTEL UNIT #2 - LOFT - 2 STOREYS
- 3 MOTEL UNIT #3 - 2 BED - 2 STOREYS

*NOTE: ZONE R (RURAL) @ 2621 FULFORD-GANGES ROAD IS NOT BEING INCLUDED IN THIS APPLICATION AND WILL NOT BE DEVELOPED AT THIS TIME.

DPA GUIDELINES

- DPA 3: SHORELINE = 10m FROM MARINE SHORELINE (FULFORD CREEK ESTUARY AND FULFORD BAY)
- DPA 4: LAKES, STREAMS AND WETLANDS = 10m (SOLE CREEK AND FULFORD CREEK ESTUARY)
- DPA 7: RIPARIAN = 30m FROM FRESHWATER (SOLE CREEK)
- LAND USE BYLAW SETBACK (FLOOD PROTECTION) = 15m (ALL WATERBODIES)
- LAND USE BYLAW SETBACK (WATER QUALITY) = 30m (ALL WATERBODIES)*
- *VARIANCE REQUESTED TO REDUCE THIS VIA TRAX REPORT FOR HIGH QUALITY SEWAGE TREATMENT



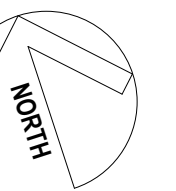
1 OVERALL PROPOSED SITE PLAN - RAR

A4.1 SCALE: 1:500

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KEY PLAN



Issued For:

NO	DESCRIPTION	DATE
1	ISSUED FOR ADDITIONAL DP INFORMATION	2019-04-05
2	ISSUED FOR DP VARIANCE	2019-07-09
3	ISSUED FOR DP	2020-02-19
4	ISSUED FOR REVISED DP	2021-10-01
5	ISSUED FOR REVISED DP	2021-11-09

Project Title

OCEAN ESTUARY PROJECT

2661, 2621 FULFORD-GANGES ROAD,
SALT SPRING ISLAND BC, V8K 1Z4

Drawing Title

SITE LOT DESCRIPTIONS & WETLAND AREA PLAN

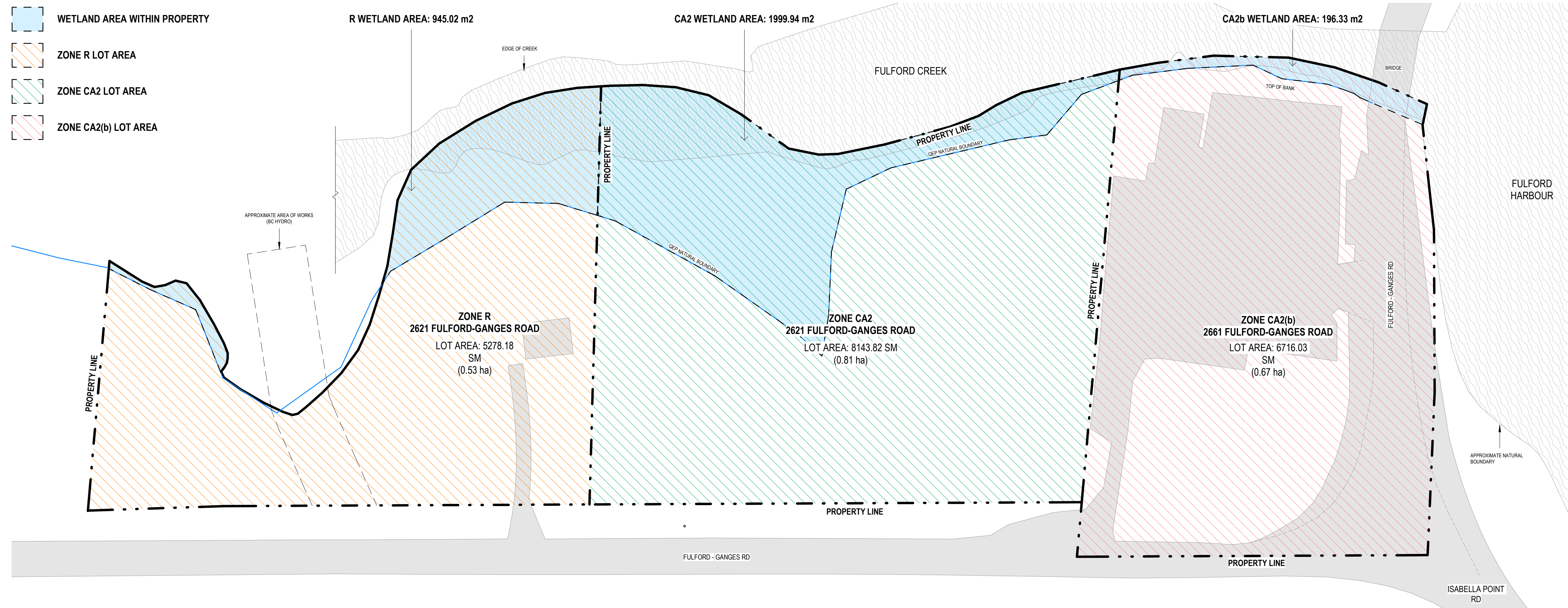
Sheet Information

Date:	2021-10-01
Project Number:	2018-008
Drawn:	KRA
Checked:	KRA
Approved:	KRA

Stamp

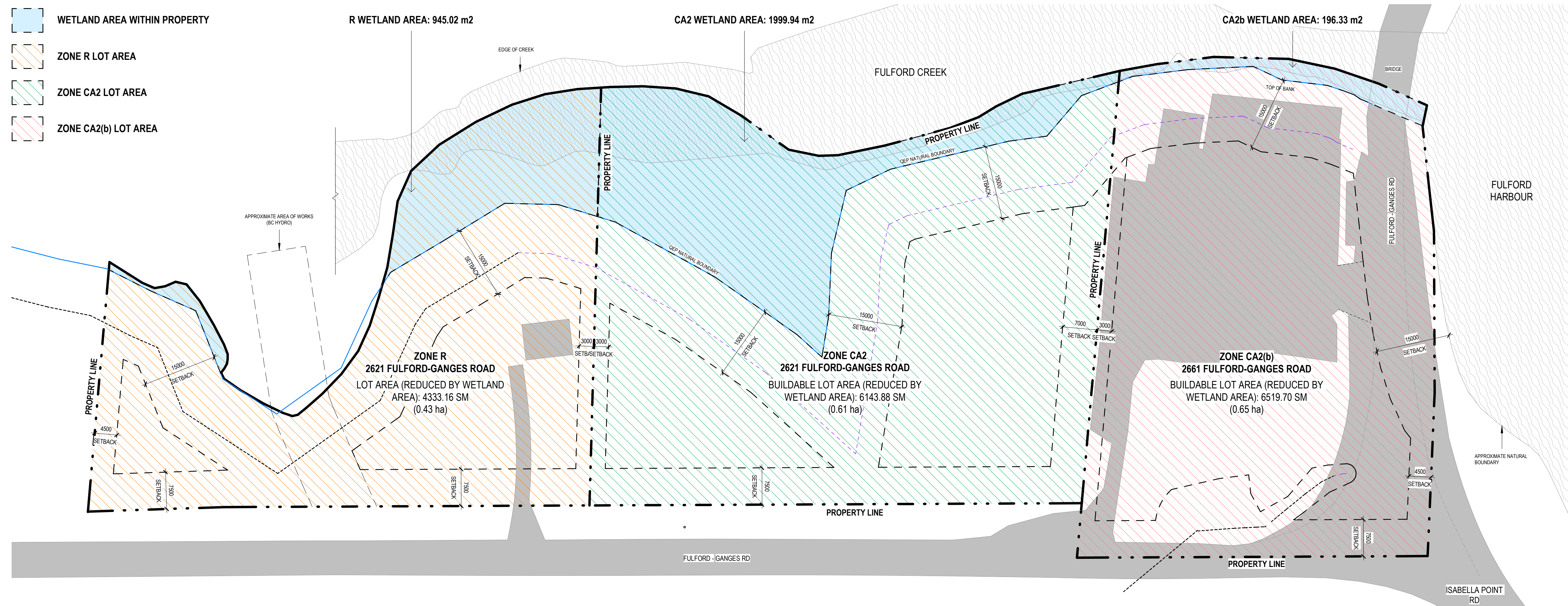
Drawing No.

A4.2



1 | EXISTING SITE PLAN - LOT AREA

A4.2 SCALE: 1:500



2 | EXISTING SITE PLAN - BUILDABLE LOT AREA

A4.2 SCALE: 1:500