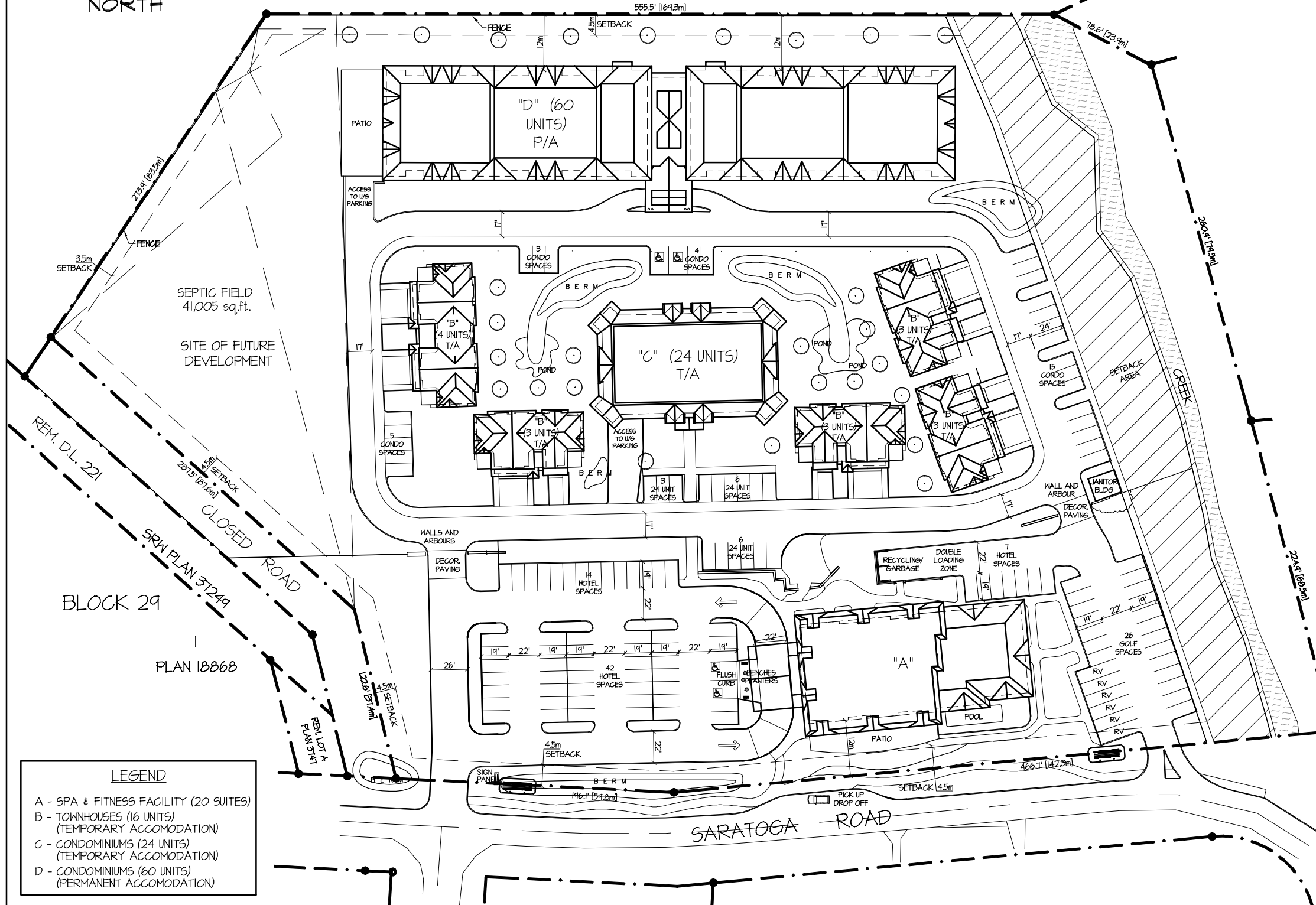




REM. LOT A
PLAN 5860



SITE PARTICULARS		
CIVIC ADDRESS:	SARATOGA ROAD, BLACK CREEK, BC	
LEGAL ADDRESS:	PART OF LOT A, DISTRICT LOT 221, COMOX DISTRICT, PLAN 15216	
ZONING:	TOURIST COMMERCIAL ONE (TC-1)	
PROJECT DATA		
DESCRIPTION	REQUIRED / ALLOWED	PROPOSED
USE	Principle Uses - Tourist Accomodation - Recreational Facilities Accessory Uses - Restaurant - A Licenced Establishment - Offices - Accessory Buildings	Principle Uses - Tourist Accomodation - 40 units - temporary accom. - 60 units - permanent accom. 50% - Spa - 20 rooms Accessory Uses - Retail Strata Units - 140 seats - Recreational Facilities - Spa & Fitness Facility
LOT AREA	4,000 m2 (43,057 sq.ft.) Max.	35,464.3 m2 (382,091 sq.ft.)
OPEN SPACE	40% Minimum = 14,198.5 m2 (152,836 sq.ft.)	12% = 25,550.4 m2 (275,036 sq.ft.)
FLOOR AREA RATIO	0.5 = 17,741.6 m2 (190,975 sq.ft.)	0.43 = 15,147 m2 (163,045 sq.ft.)
	For each 10% additional open space, to a maximum of 60%, F.A.R. is increased by 0.05	
DENSITY	$\frac{382,091 \text{ sq.ft.} (0.5 \times 1.5)}{430.6 \text{ sq.ft.}} = 333$ units	120 units
SETBACKS	Principle Buildings FRONT: 4.5 m (14.8') Min. SIDE: 3.5 m (11.5') Min. SIDE (side street): 4.5 m (14.8') Min. REAR: 4.5 m (14.8') Min. Accessory Buildings FRONT: 4.5 m (14.8') Min. SIDE: 3.5 m (11.5') Min. SIDE (side street): 4.5 m (14.8') Min. REAR: 1 m (3.3') Min.	FRONT: 12 m (39.4') SIDE: 39.3 m (129') SIDE: 20 m (66') REAR: 12 m (39.4') SIDE: 25.2 m (83') SIDE: 31.4 m (103')
BUILDING HEIGHT	Principle Buildings At Req. Setback: 8m (26.3') Max. At 1.5m from lot line: 10m (32.8') Max. At 12m from lot line: 12m (39.4') Max.	Principle Buildings At 12m from lot line: 11.9m (39')

PARKING PROVIDED		
USE	PROVIDED	
Spa 20 Rooms (1 per room)	20	
Retail Strata Units, 140 seats (1 per 3 seats)	46	
Loading	2 bays	= 66
Golf	20 6 RV	= 26
16 Townhomes (2 per unit) (includes garages & driveways)	32	= 32
24 Unit Apartment (1.5 per unit)	16 surface 20 u/g	= 36
60 Unit Condominium (1.5 per unit)	23 surface 83 u/g	= 106
		Total = 266

- LEGEND**
- A - SPA & FITNESS FACILITY (20 SUITES)
 - B - TOWNHOUSES (16 UNITS)
(TEMPORARY ACCOMODATION)
 - C - CONDOMINIUMS (24 UNITS)
(TEMPORARY ACCOMODATION)
 - D - CONDOMINIUMS (60 UNITS)
(PERMANENT ACCOMODATION)

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from dimensions and conditions shown on the drawing. Shop drawings shall be submitted to this office for approval before proceeding with fabrication.

NO	DATE	REVISIONS

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ARCHITECTS PLANNERS

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NANAIMO, B.C.
V9R 2T6
TEL: (250) 753-3495
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SCALE 1"=80'-0"

DRAWN

CHECKED

DATE 21 FEB 08

PROJECT SARATOGA BEACH RESORT & SPA

CLIENT

PROJECT NO. 2507

SHEET TITLE SITE PLAN

SHEET NO. A1

REVISION