



PROJECT INFORMATION		
Civic Address	700 Government Street Victoria, BC V8W 1W5	
Legal Description	Lot A - Bed of Victoria Harbour District Plan VIP 73552	
Zone (Existing)	IHSS	
Site Area (m²)	33400 m ²	359514 sf
Total Floor Area (m²)	464 m ²	4994 sf
Commercial Floor Area (m²)	464 m ²	4994 sf
Floor Space Ratio	N/A	
Site Coverage %	N/A	
Open Site Space %	N/A	
Number of Storeys	2 Storey Equivalent	
Parking Stalls On Site	No On-Site Vehicle Parking Provided Per 2018 Zoning Bylaw	
Bicycle Parking	Short Term Bike Parking (Outdoor Rack): 8 Long Term Bike Parking (Indoor Storage): 2	
Property Setbacks		
Property Line (West)	~33.59m	~110'-0"
Property Line (North)	~15.24m	~50'-0"
Property Line (East)	~22.86m	~75'-0"
Residential Use Details	N/A	

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COASTAL CULTURE

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Project

HARBOUR SAUNA

SHIP POINT, VICTORIA

Issue / Revision

No.	Date (YMD)	Notes
DRP	2022 / 02 / 25	DEVELOPMENT + REZONING PERMIT

Sheet

0.00

COVER SHEET

Project ID 21-01

Scale -

Drawn By NJV/B / AM

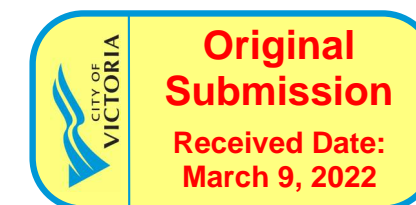
Date 25 February 2022

Notes

SYMBOL LEGEND			
NAME	SYMBOLS	NAME	SYMBOLS
DRAWING TITLE	1 DRAWING TITLE Scale	DETAIL REFERENCE	1/A4.01
SECTION MARKER	# / A# . ## ELEVATION MARKER	GRID LINE	1
INTERIOR ELEVATION DETAIL REFERENCE	1 4 A# . ## 2 3 WINDOW SCHEDULE DOOR SCHEDULE	PLAN ELEVATION MARKER	###
ELEVATION MARKER	+/- 0.00m ELEVATION	REVISION NUMBER	#
NOTES	1	ROOM NUMBER	00-000
NORTH ARROW		HEIGHT MARKER	↑ 375 TOC
		WALL TYPE	W0.0 W0.1 W0.2 W0.3
		BUILDING GRADE	NEW GRADE 00.000 EXISTING GRADE 00.000 T.O.W.
		EGRESS	PRIMARY EXIT SECONDARY EXIT ##m EGRESS PATH

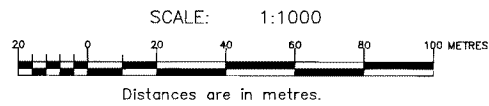
ABBREVIATIONS			
APPROX	APPROXIMATELY	PL	PROPERTY LINE
B.G.	BUILDING GRADE	REQ'D	REQUIRED
B.O.	BOTTOM OF	SS	STAINLESS STEEL
DIA	DIAMETER	THRU	THROUGH
DIM	DIMENSION	T.O.	TOP OF
DWG	DRAWING	T.O.P.	TOP OF PARAPET
E.G	EXISTING GRADE	T.O.S.	TOP OF SLAB
N.G.	NEW BUILDING GRADE	T.O.W.	TOP OF WALL
NIC	NOT IN CONTRACT	TYP	TYPICAL
NIS	NOT IN SCOPE	VIF	VERIFY IN FIELD
O.C.	ON CENTRE	W/	WITH
ASL	ABOVE SEA LEVEL		

SHEET LIST				
SHEET NO.	DRAWING TITLE	SCALE	ISSUE DATE	NOTES
0.00	COVER SHEET	NTS	FEB 25, 2022	DEVELOPMENT + REZONING PERMIT
0.01	EXISTING SURVEY	1:1000 @ ARCH D	FEB 25, 2022	DEVELOPMENT + REZONING PERMIT
0.02	CONTEXT PLANS	1:2000 @ ARCH D	FEB 25, 2022	DEVELOPMENT + REZONING PERMIT
1.00	ENLARGED SITE PLAN	1:200 @ ARCH D	FEB 25, 2022	DEVELOPMENT + REZONING PERMIT
1.01	LOWER DECK PLAN	1:64 @ ARCH D	FEB 25, 2022	DEVELOPMENT + REZONING PERMIT
1.02	UPPER DECK PLAN	1:64 @ ARCH D	FEB 25, 2022	DEVELOPMENT + REZONING PERMIT
2.01	ELEVATIONS	1:64 @ ARCH D	FEB 25, 2022	DEVELOPMENT + REZONING PERMIT
2.02	ELEVATIONS	1:64 @ ARCH D	FEB 25, 2022	DEVELOPMENT + REZONING PERMIT
3.01	CONTEXT SECTION	1:64 @ ARCH D	FEB 25, 2022	DEVELOPMENT + REZONING PERMIT
4.01	//RESERVED			
5.01	//RESERVED			
6.01	//RESERVED			
7.01	//RESERVED			



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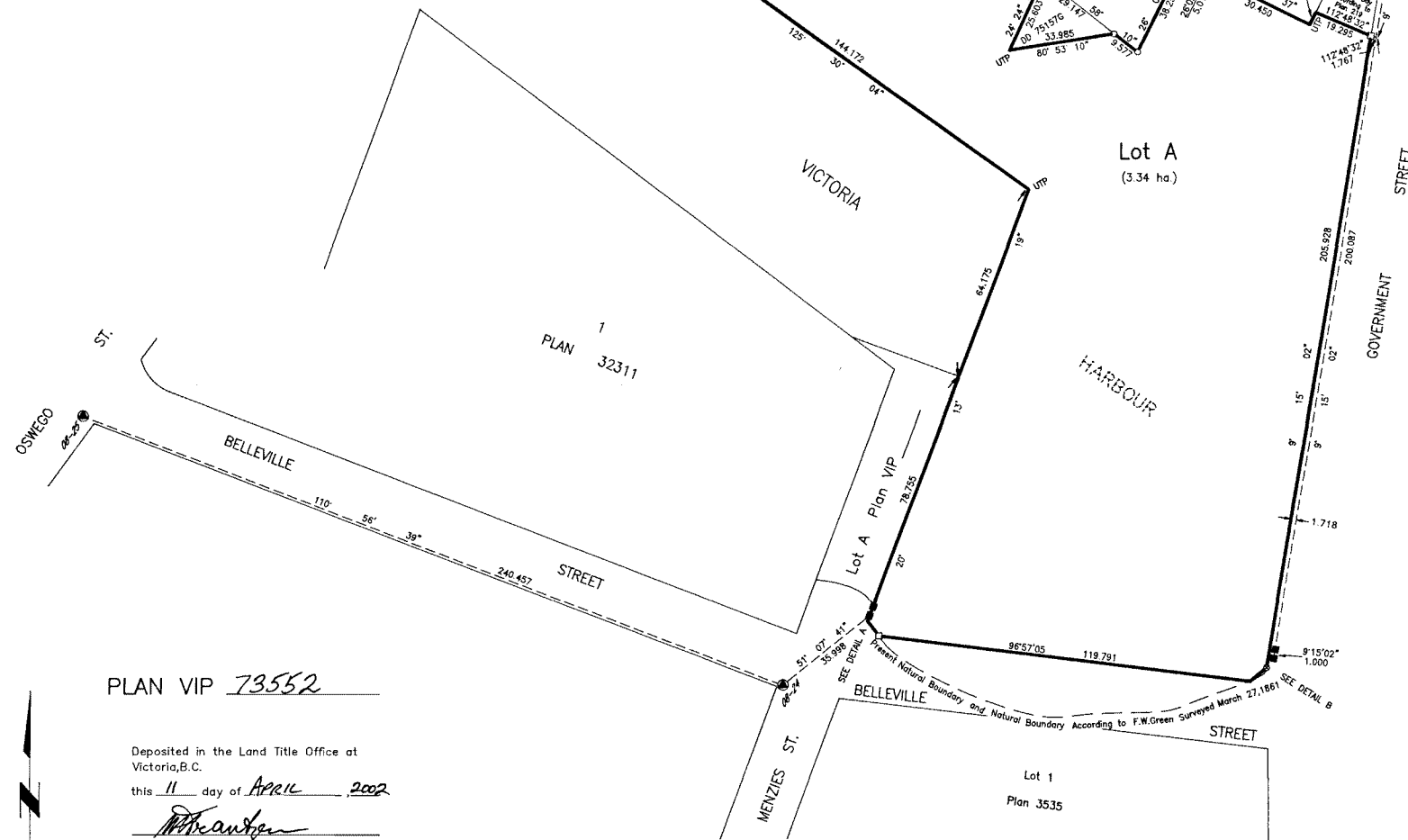
REFERENCE PLAN OF
PART OF THE BED OF VICTORIA HARBOUR
VICTORIA DISTRICT
B.C.G.S. 92 B.044.



Integrated Survey Area #17, City of Victoria, NAD83(CSRS)
Grid Bearings are derived from observations between
Control Monuments 08-24 & 08-25
This Plan Shows Ground Level Measured Distances,
Prior to Computation of U.T.M. Co-ordinates
Multiply by Combined Factor 0.9996105.

Legend

- Denotes Standard Iron Post (Type 5) Found
- Denotes Standard Iron Post (Type 5) Placed
- ⊙ Denotes Control Monument Found
- Denotes Lead Plug (Type 3) Found
- Denotes Lead Plug (Type 3) Placed
- ⊕ Denotes Parker Kalon Nail Placed
- UTP Denotes Unable To Place



PLAN VIP 73552

Deposited in the Land Title Office at
Victoria, B.C.
this 11 day of April, 2002
[Signature]
Registrar

This Plan lies within the
Capital Regional District.

John Matherwell & Associates,
B.C. Land Surveyors,
Victoria, B.C.
File: D6 - 14

Her Majesty The Queen in Right of Canada
as represented by the Minister of Transport

[Signature]
Authorized Signatory

Jane Frost
Witness

IC Coordinator
Occupation

#600- 600 Burrard
Address Vancouver

I, John L. Matherwell, a British Columbia Land Surveyor,
of Victoria, in British Columbia, certify that I was present
at and personally superintended the survey represented by
this plan and that the survey and plan are correct.
The survey was completed on the 4th day of June, 2000.

[Signature]
B.C.L.S.

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SHIP POINT, VICTORIA

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No.	Date (YMD)	Notes
DRP	2022 / 02 / 25	DEVELOPMENT + REZONING PERMIT

Sheet

0.01

EXISTING SURVEY

Project ID 21-01

Scale 1:1000

Drawn By NJV/B / AM

Date 25 February 2022

Notes Reference only.
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document size.
Original drawing
scale preserved.

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1 VICMAP CONTEXT PLAN - AERIAL
1:2000



2 VICMAP CONTEXT PLAN - PARCEL / EASEMENT OVERLAY
1:2000



3 VICMAP CONTEXT PLAN - ZONING OVERLAY
1:2000

Project

HARBOUR SAUNA

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Sheet

0.02

CONTEXT PLANS

Land	EngineeringAndPublicWorks	Zoning Boundary
City Boundary	Block Numbers	Special Polygons
Parcels (PID based)	Surveyed Trees	Zoning Polygons
City Owned Parcels	Fences and Retaining Walls (PW)	Comprehensive Development Area Boundary
CoreService	Transportation	Land Use Contract
NonCoreService	Footpaths	Heritage Properties
Remnant	Streets and Parcels Basemap	Designated
School	Ferries	Registered
Other	Water	
Buildings	Parks and Open Space	
Parks	Blocks	
Parks and Open Space		

Project ID	21-01
Scale	1:2000
Drawn By	NJV/B / AM
Date	25 February 2022
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No.	Date (YMD)	Notes
DRP	2022 / 02 / 25	DEVELOPMENT + REZONING PERMIT

Sheet

1.00

ENLARGED SITE PLAN

Project ID 21-01

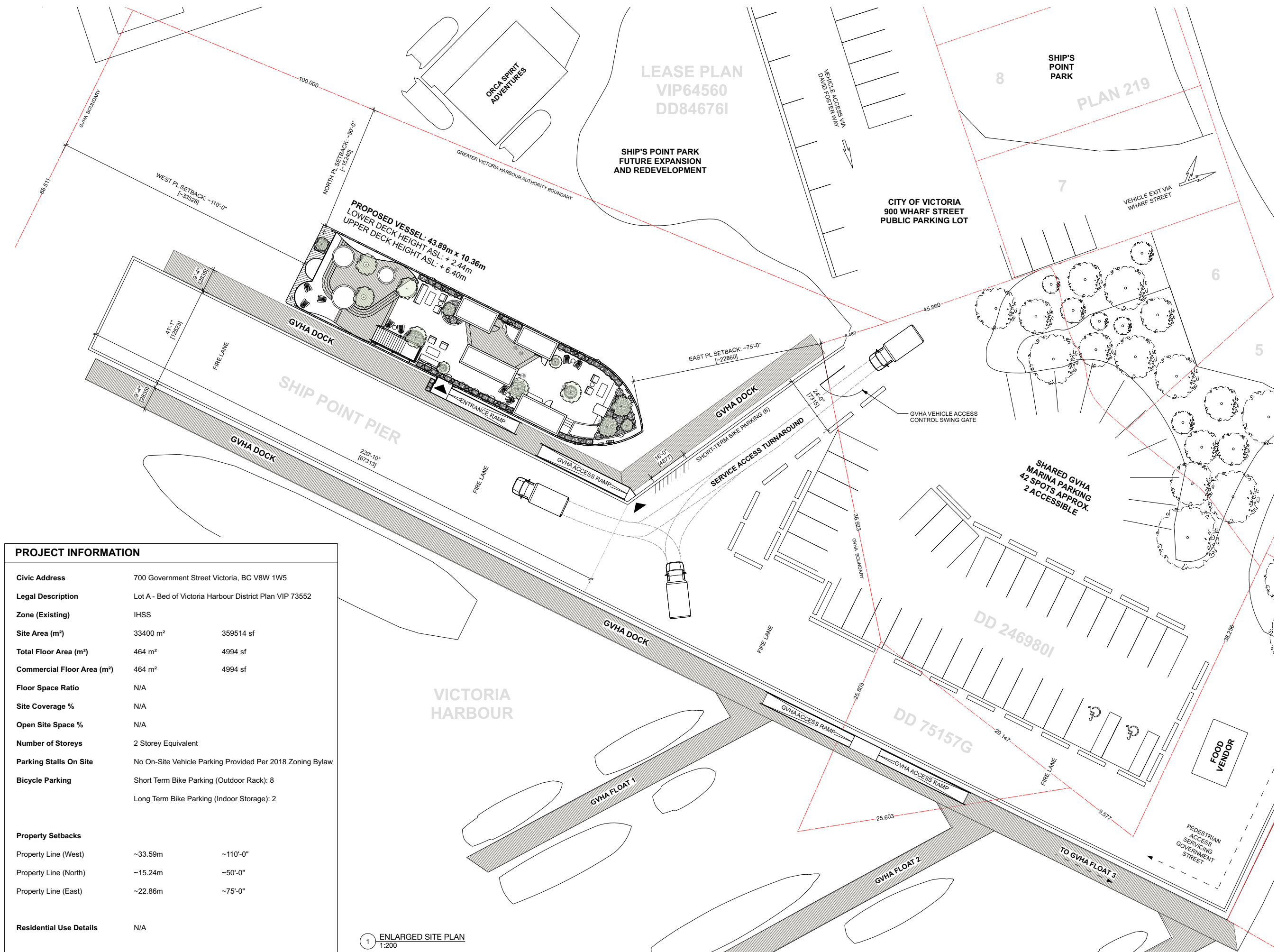
Scale 1:200

Drawn By NJVB / AM

Date 25 February 2022

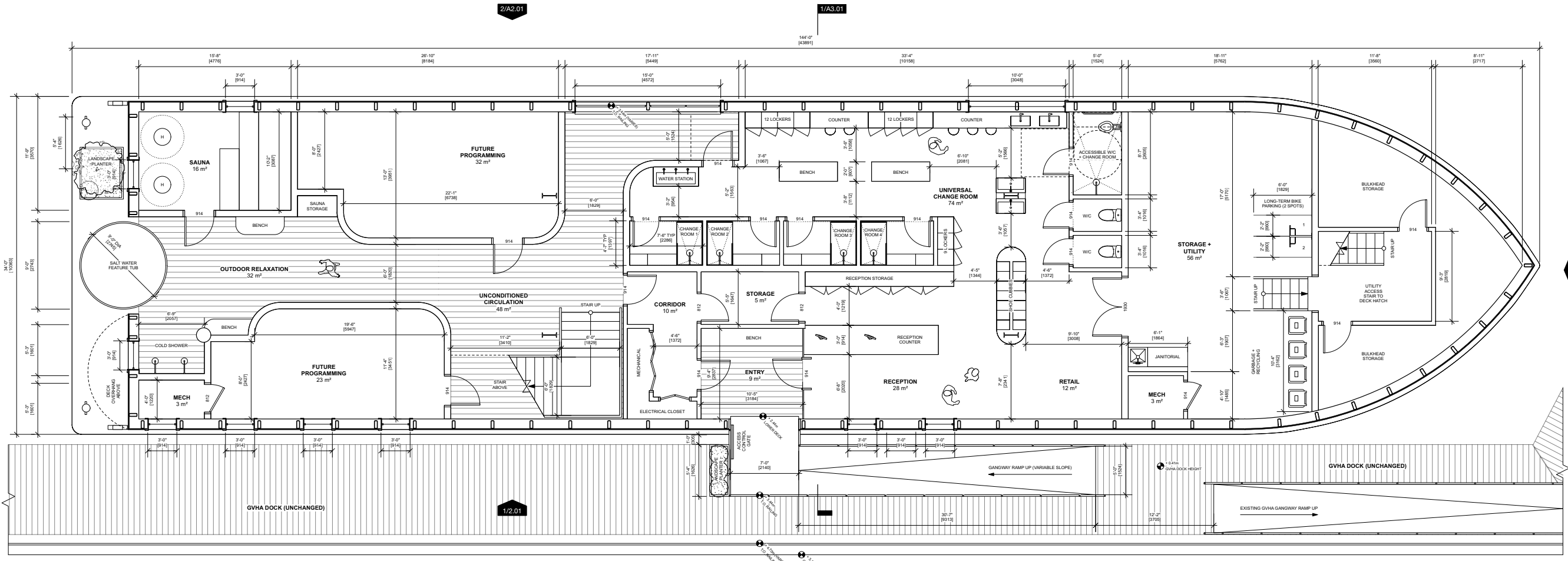
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Residential Use Details	N/A	

1 ENLARGED SITE PLAN
1:200



1 LOWER DECK PLAN
 1:64

Project

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Sheet

1.01

LOWER DECK PLAN

Project ID: 21-01

Scale: 1:64

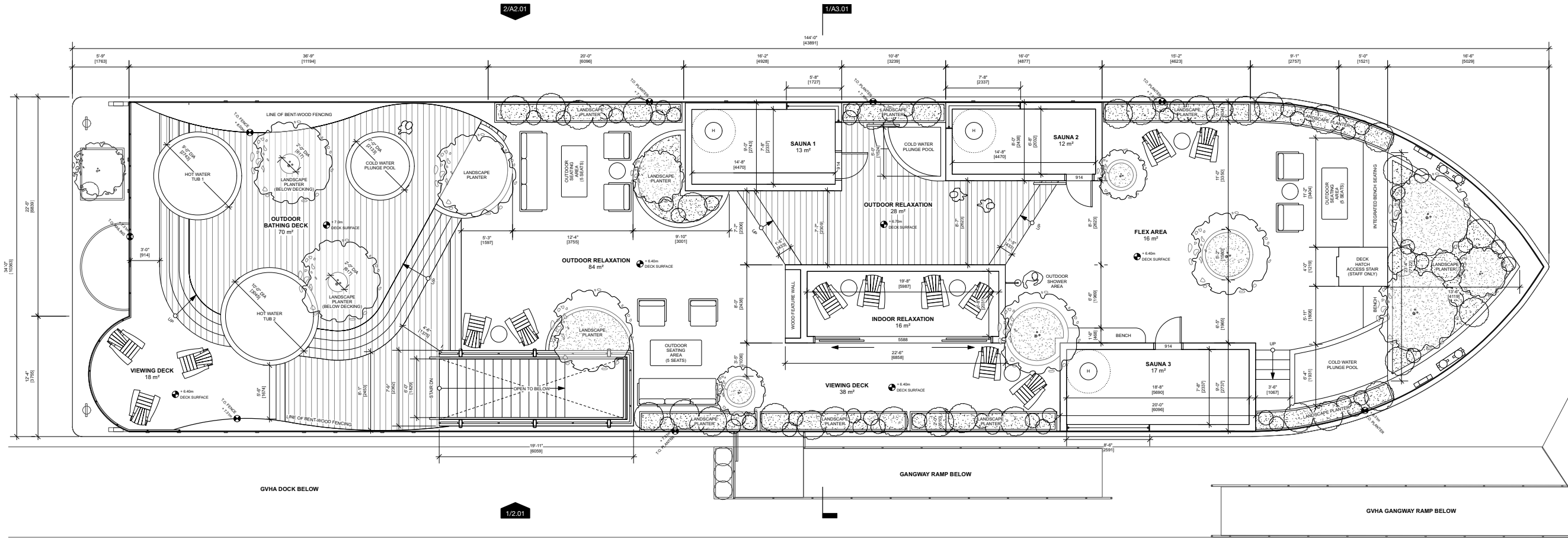
Drawn By: NJV / AM

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1.02

UPPER DECK PLAN

1 UPPER DECK PLAN
1:64

Project ID	21-01
Scale	1:64
Drawn By	NJV/B / AM
Date	25 February 2022
Notes	



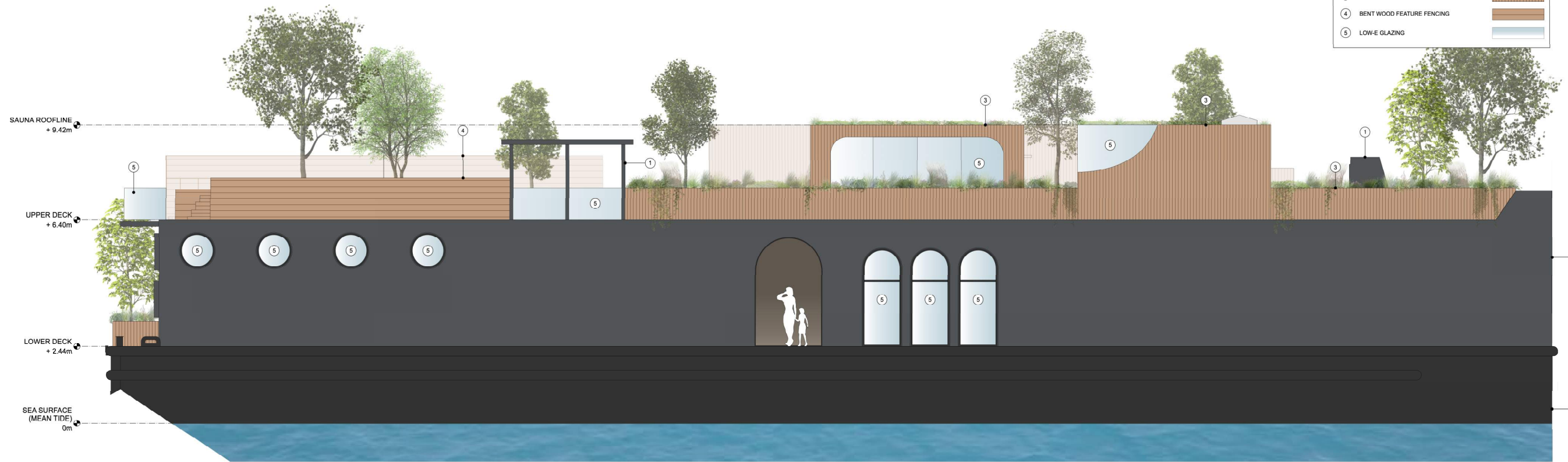
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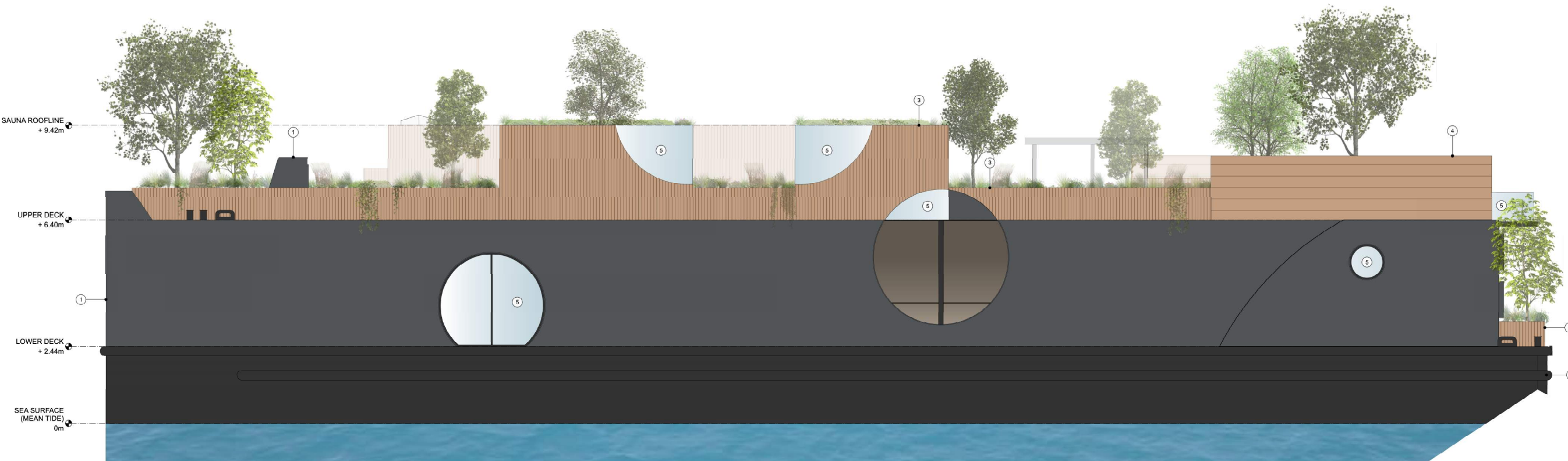
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MATERIAL LEGEND / NOTES	
1	MARINE-GRADE HULL PAINT - CHARCOAL
2	MARINE-GRADE HULL PAINT - BLACK
3	CEDAR BATTEN SIDING
4	BENT WOOD FEATURE FENCING
5	LOW-E GLAZING



1 SOUTH ELEVATION
1:64



2 NORTH ELEVATION
1:64

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2.01

ELEVATIONS

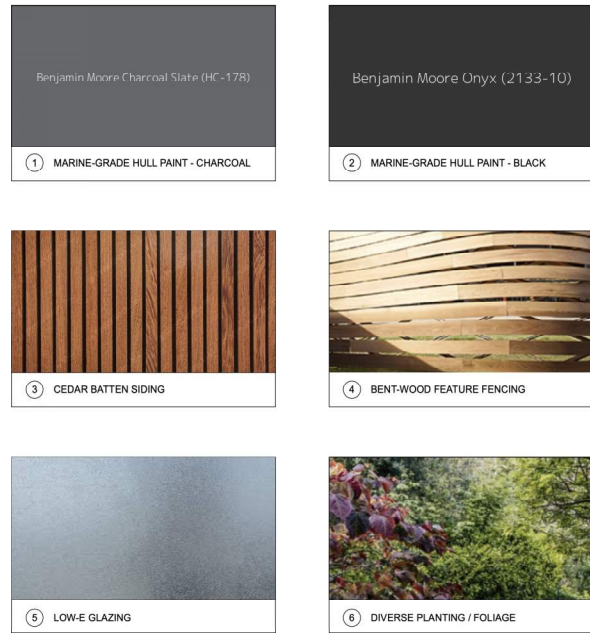
Project ID	21-01
Scale	1:64
Drawn By	NJVB / AM
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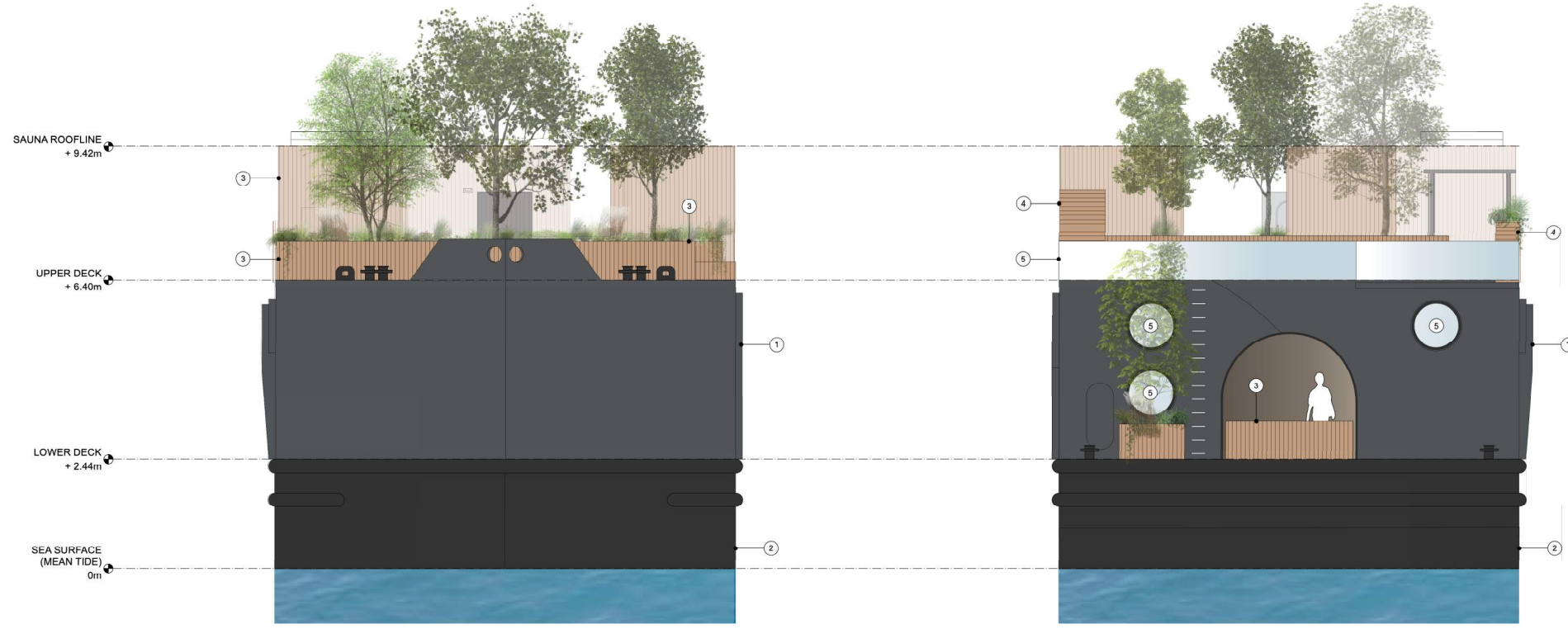
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PRELIMINARY MATERIAL SAMPLES



1 EAST ELEVATION
1:64

2 WEST ELEVATION
1:64

Project

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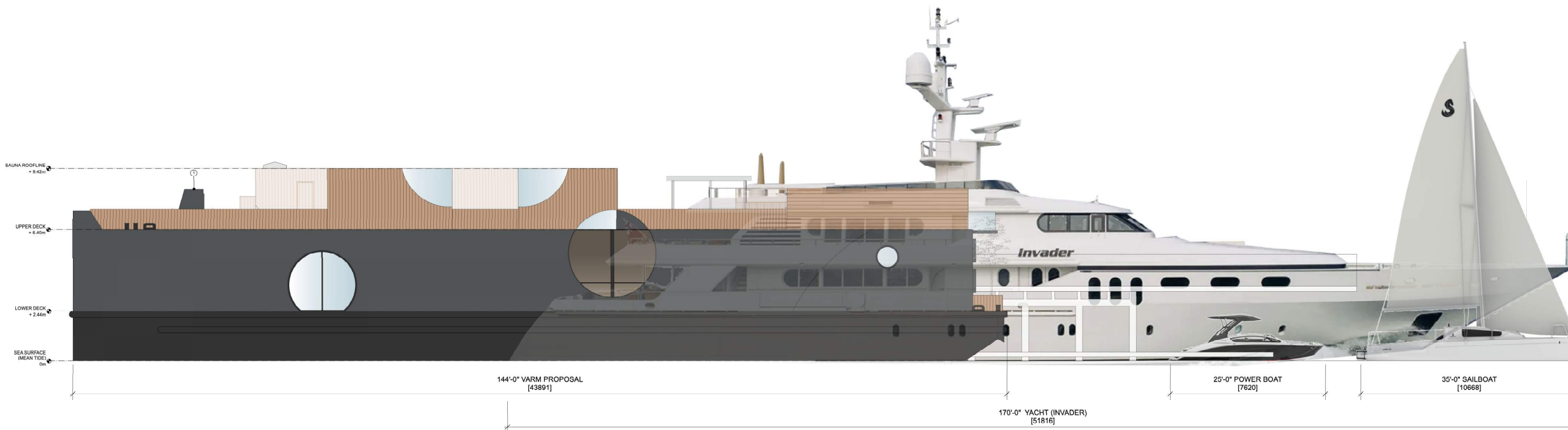
No.	Date (YMD)	Notes
DRP	2022 / 02 / 25	DEVELOPMENT + REZONING PERMIT

Sheet

2.02

ELEVATIONS

Project ID	21_01
Scale	3/16" = 1'-0"
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Date	25 February 2022
Notes	



3 CONTEXT ELEVATION
1:100

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3.01

CONTEXT SECTION

Project ID 21-01

Scale 1:100

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