

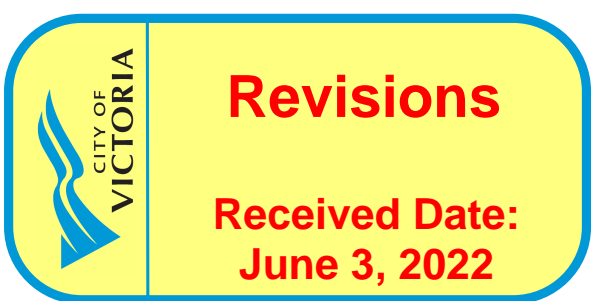


PROJECT INFORMATION		
Civic Address	700 Government Street Victoria, BC V8W 1W5	
Legal Description	Lot A - Bed of Victoria Harbour District Plan VIP 73552	
Zone (Existing)	IHSS	
Site Area (m²)	33400 m ²	359514 sf
Total Floor Area (m²)	464 m ²	4994 sf
Commercial Floor Area (m²)	464 m ²	4994 sf
Floor Space 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	

HAVN

COASTAL CULTURE

HAVN Experiences Ltd.
+1 250 818-1566
Nicholas Joel Van Buren, CEO
nicholasjoelvanburen@gmail.com
845 Carrie Street Victoria, BC V9A 5R5



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 NJVB / AM

Date 25 February 2022

Notes

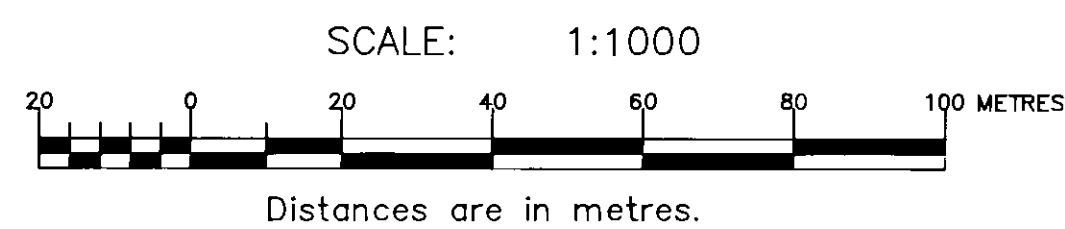
SYMBOL LEGEND			
NAME	SYMBOLS	NAME	SYMBOLS
DRAWING TITLE	1 <u>DRAWING TITLE</u> Scale	DETAIL REFERENCE	1/A4.01
SECTION MARKER	# / A# . # # ELEVATION MARKER	GRID LINE	1
INTERIOR ELEVATION DETAIL REFERENCE	1 4 A# . # # 2 3	PLAN ELEVATION MARKER	##.###
	WINDOW SCHEDULE	ROOM NUMBER	00-000
ELEVATION MARKER	DOOR SCHEDULE	REVISION NUMBER	#.#
	HEIGHT MARKER	↑ 375 TOC	
NOTES	+/- 0.00m ELEVATION	WALL TYPE	W0.0 W0.0 W0.0 F2
	NEW GRADE	EXISTING GRADE	00.000 00.000 T.O.W. 00.000 00.000 T.O.W.
NORTH ARROW		EGRESS	PRIMARY EXIT # # m EGRESS PATH SECONDARY EXIT

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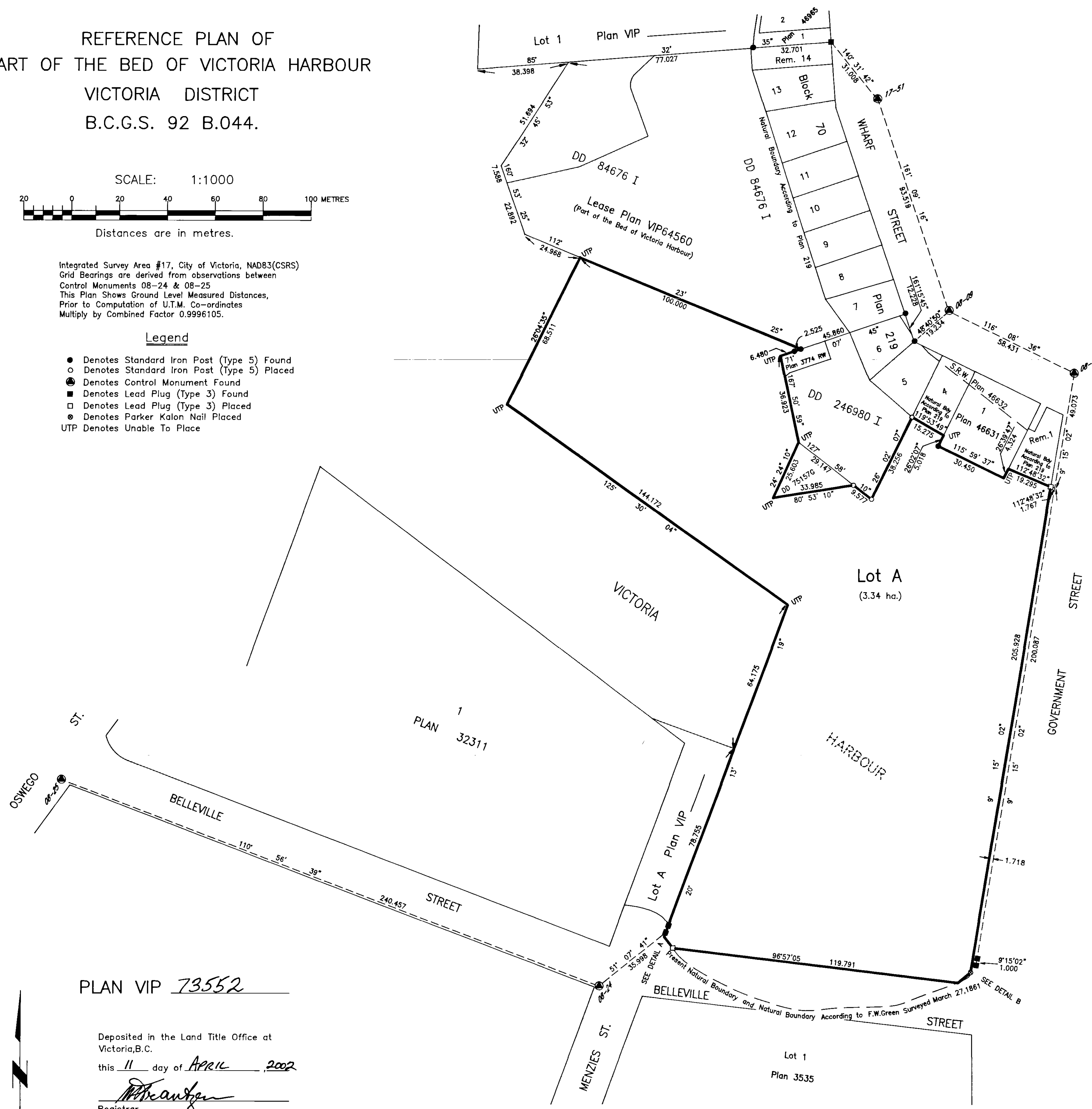
REFERENCE PLAN OF
PART OF THE BED OF VICTORIA HARBOUR
VICTORIA DISTRICT
B.C.G.S. 92 B.044.



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 Motherwell & 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

[Signature]
Witness

[Signature]
Occupation

#600-600 Burrard
Vancouver
Address

I, John L. Motherwell, 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.

HAVN Experiences Ltd.
+1 250 818-1566
Nicholas Joel Van Buren, CEO
nicholasjoelvanburen@gmail.com
845 Carrie Street Victoria, BC V9A 5R5

Project

HARBOUR SAUNA

SHIP POINT, VICTORIA

Issue / Revision

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.
Reformatted for
document size.
Original drawing
scale preserved.

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or resizing. Do not rescale drawing unless directed.
Documents not intended for construction.



1 VICMAP CONTEXT PLAN - AERIAL
1:2000

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

3 VICMAP CONTEXT PLAN - ZONING OVERLAY
1:2000

- Land**
 - City Boundary
 - Parcels (PID based)
- City Owned Parcels**
 - CoreService
 - NonCoreService
 - Remnant
 - School
 - Other
 - Buildings
- Parks**
 - Parks and Open Space

- EngineeringAndPublicWorks**
 - Block Numbers
 - Surveyed Trees
 - Fences and Retaining Walls (PW)
- Transportation**
 - Footpaths
- Streets and Parcels Basemap**
 - Ferries
 - Water
 - Parks and Open Space
 - Blocks

- Zoning Boundary**
 - Special Polygons
 - Zoning Polygons
 - Comprehensive Development Area Boundary
 - Land Use Contract
- Heritage Properties**
 - Designated
 - Registered

Project

HARBOUR SAUNA

SHIP POINT, VICTORIA

Issue / Revision

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

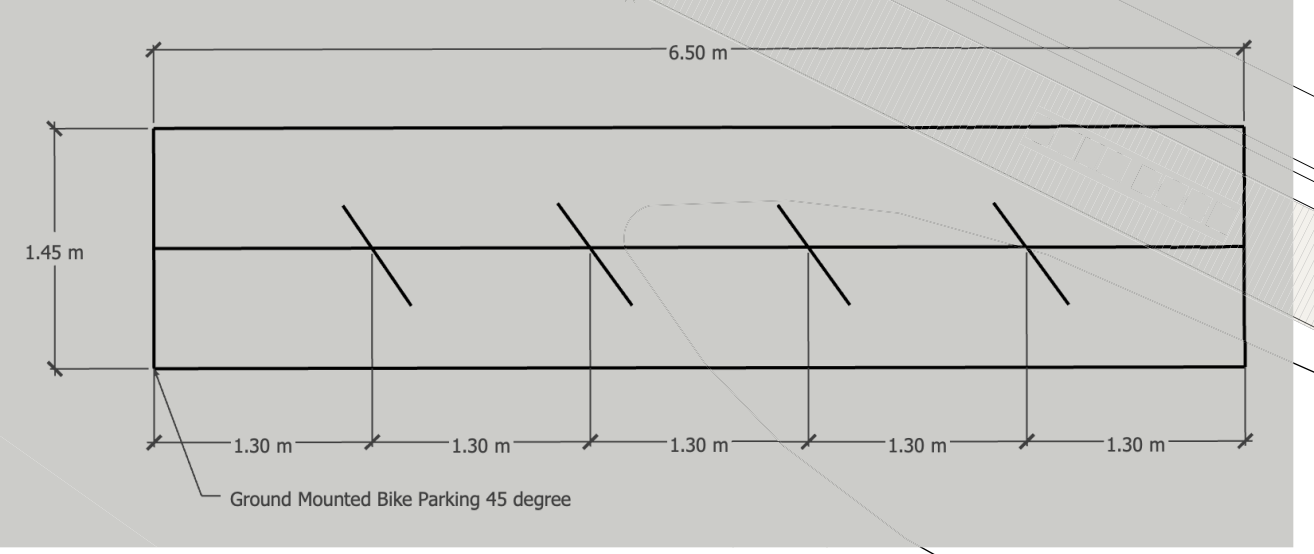
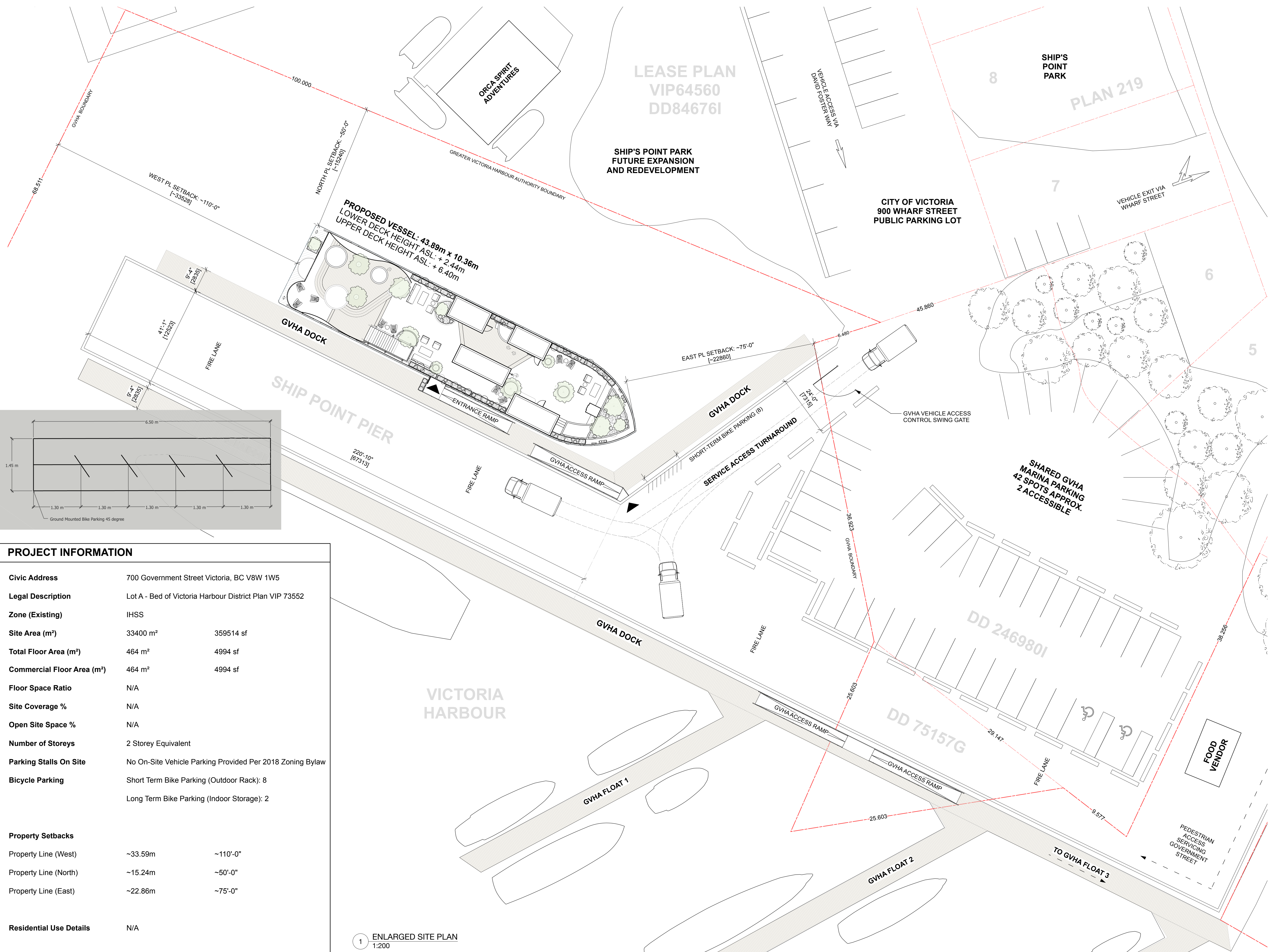
Sheet

0.02

CONTEXT PLANS

Project ID	21-01
Scale	1:2000
Drawn By	NJV/B / AM
Date	25 February 2022
Notes	Reference only. Reformatted for document size. Original drawing scale preserved.





PROJECT INFORMATION		
Civic Address	700 Government Street Victoria, BC V8W 1W5	
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Property Line (North)	~15.24m	~50'-0"
Property Line (East)	~22.86m	~75'-0"
Residential Use Details	N/A	

1 ENLARGED SITE PLAN
1:200

Project

HARBOUR SAUNA
SHIP POINT, VICTORIA

Issue / Revision

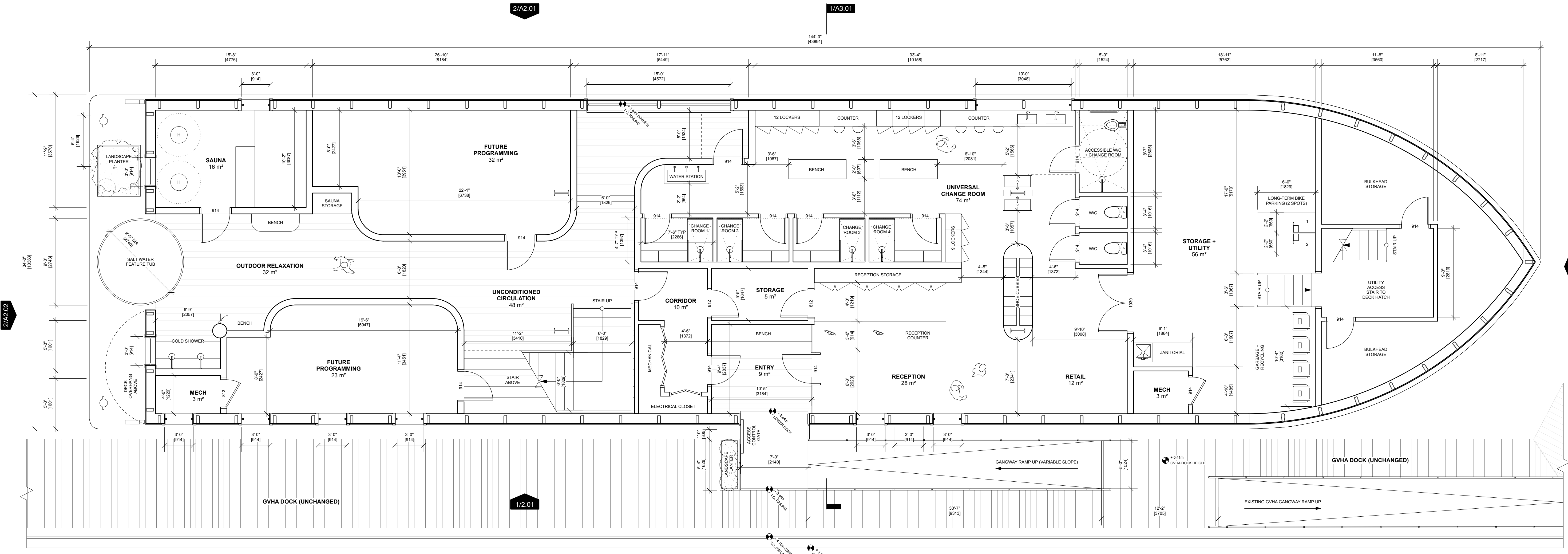
No.	Date (YMD)	Notes
DRP	2022 / 02 / 25	DEVELOPMENT + REZONING PERMIT

Sheet

1.00
ENLARGED SITE PLAN

Project ID	21-01
Scale	1:200
Drawn By	NJV/B / AM
Date	25 February 2022
Notes	

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1 LOWER DECK PLAN
1:64

Project

HARBOUR SAUNA
SHIP POINT, VICTORIA

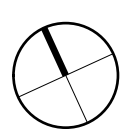
Issue / Revision

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

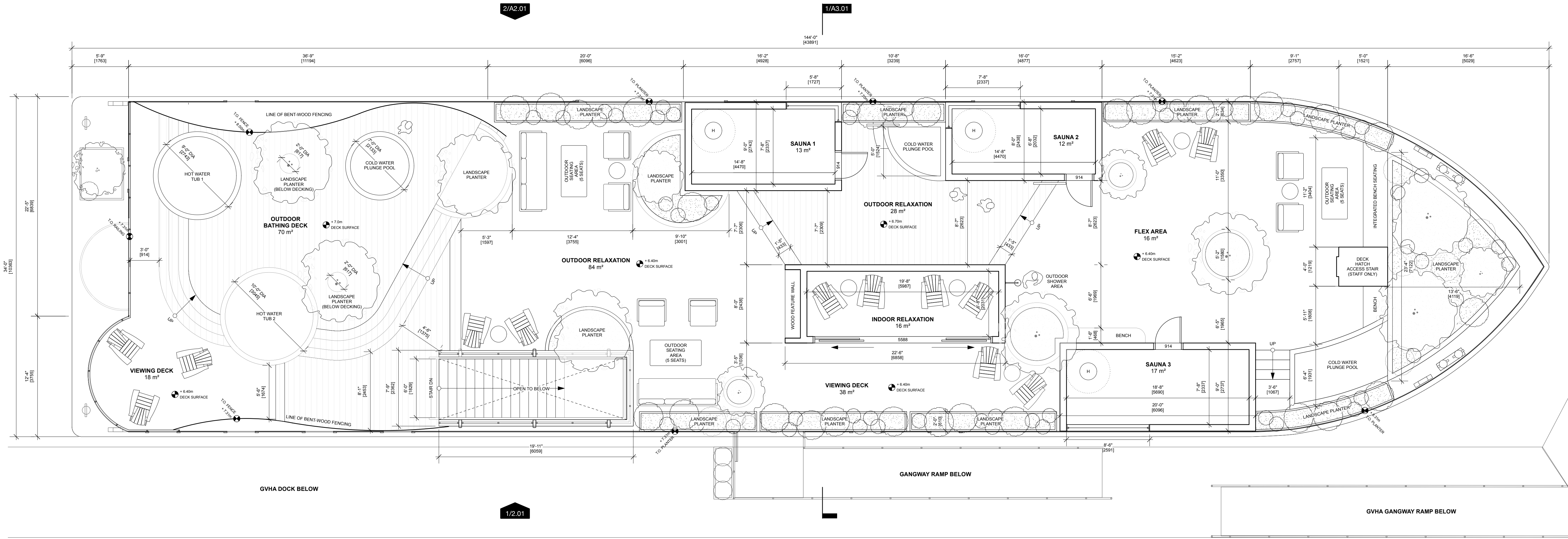
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1.01
LOWER DECK PLAN

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



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1 UPPER DECK PLAN
1:64

Project

HARBOUR SAUNA
SHIP POINT, VICTORIA

Issue / Revision

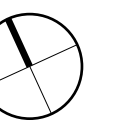
No.	Date (YMD)	Notes
DRP	2022 / 02 / 25	DEVELOPMENT + REZONING PERMIT

Sheet

1.02

UPPER DECK PLAN

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



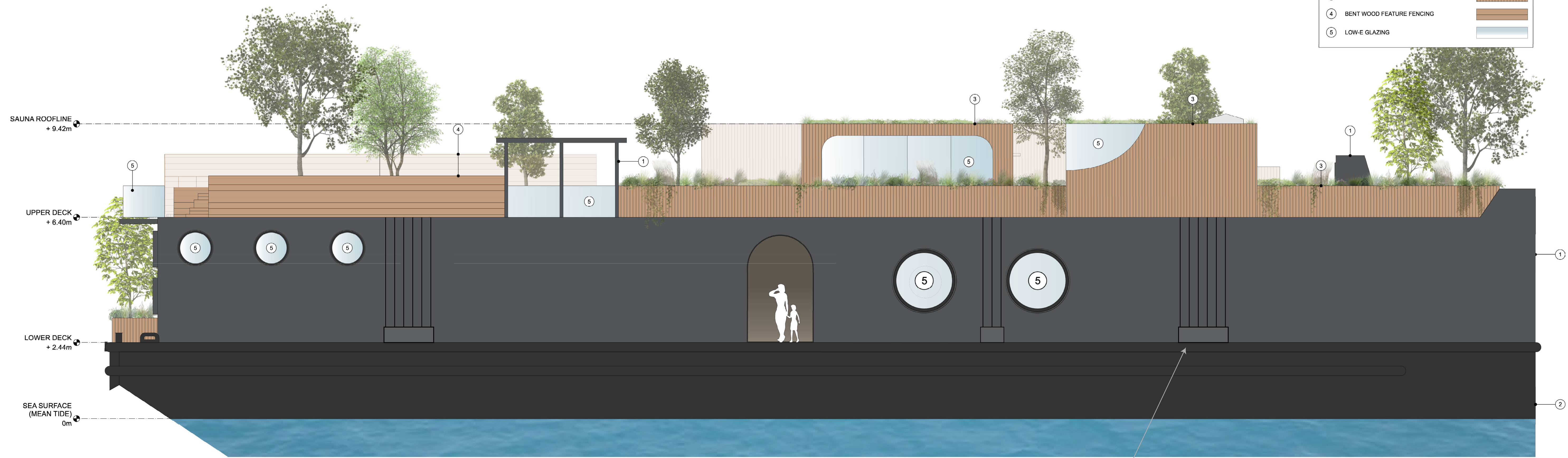
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HAVN

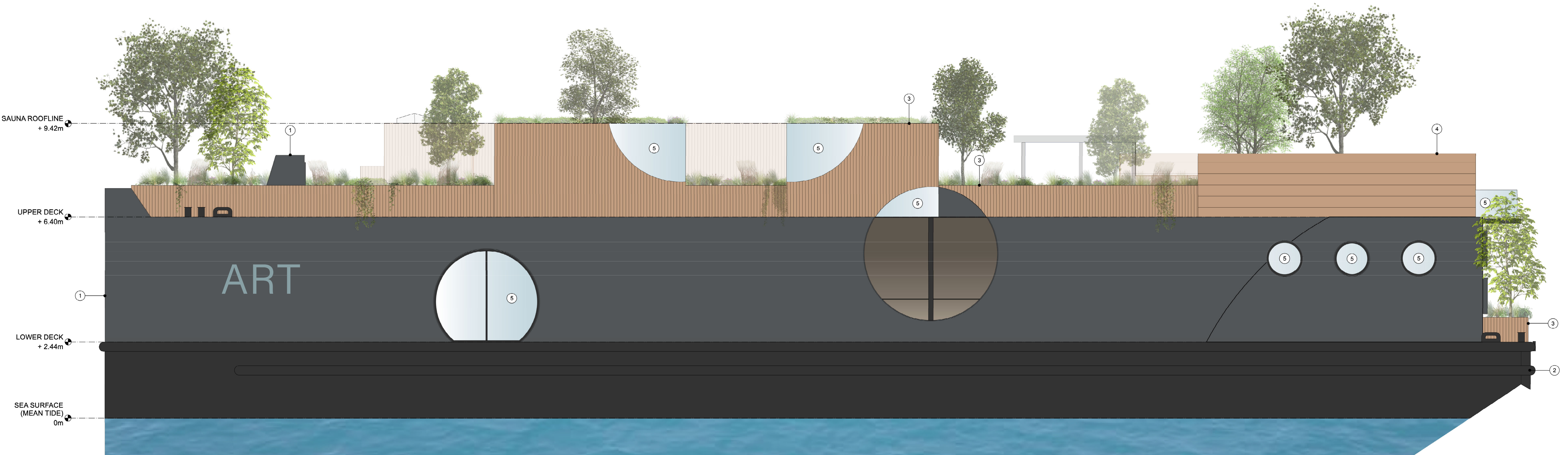
COASTAL CULTURE

HAVN Experiences Ltd.
 +1 250 818-1566
 Nicholas Joel Van Buren, CEO
 nicholasjoelvanburen@gmail.com
 845 Carrie Street Victoria, BC V9A 5R5

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

Project

HARBOUR SAUNA

SHIP POINT, VICTORIA

Issue / Revision

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

Sheet

2.01

ELEVATIONS

Project ID 21-01

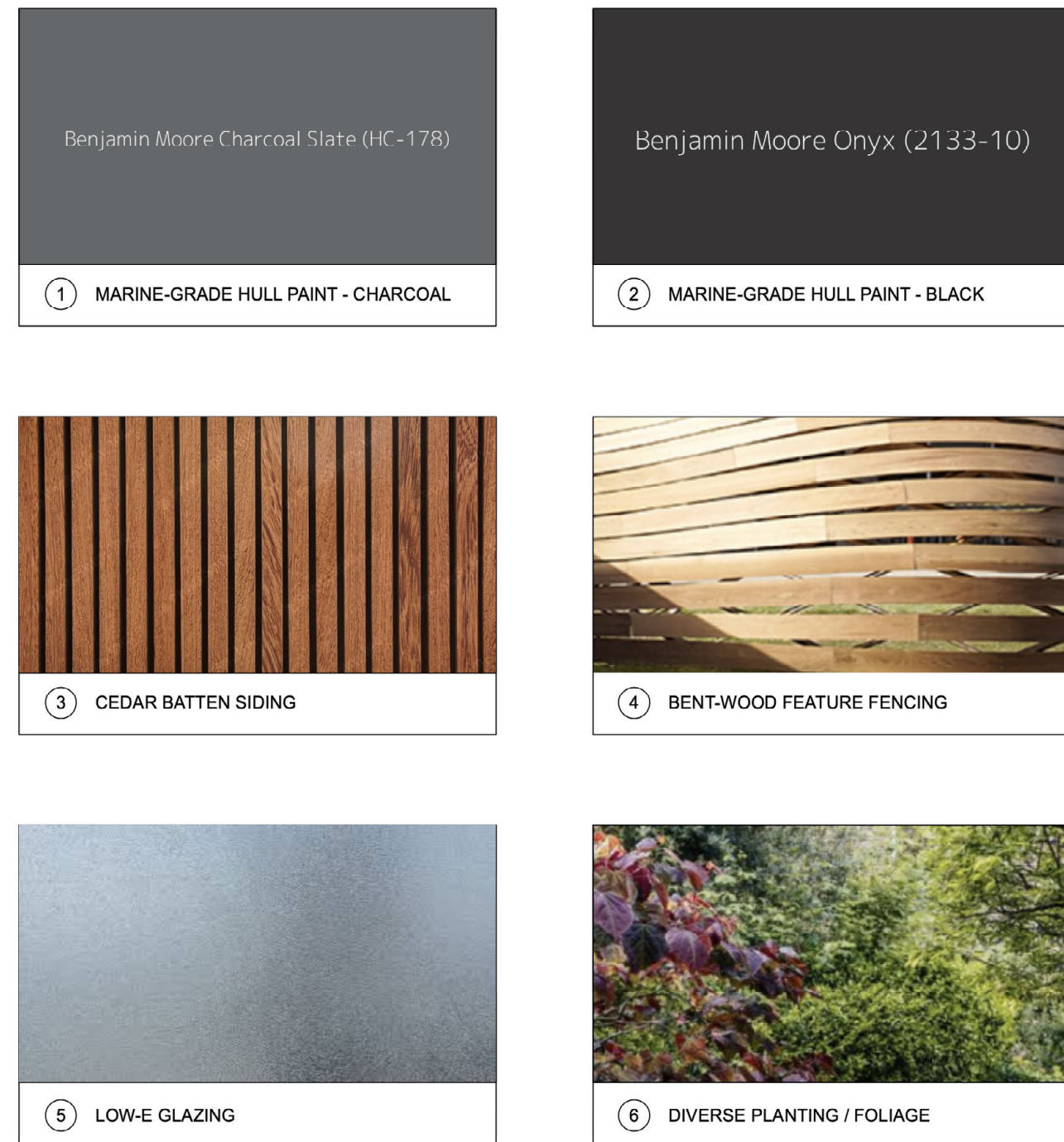
Scale 1:64

Drawn By NJVB / AM

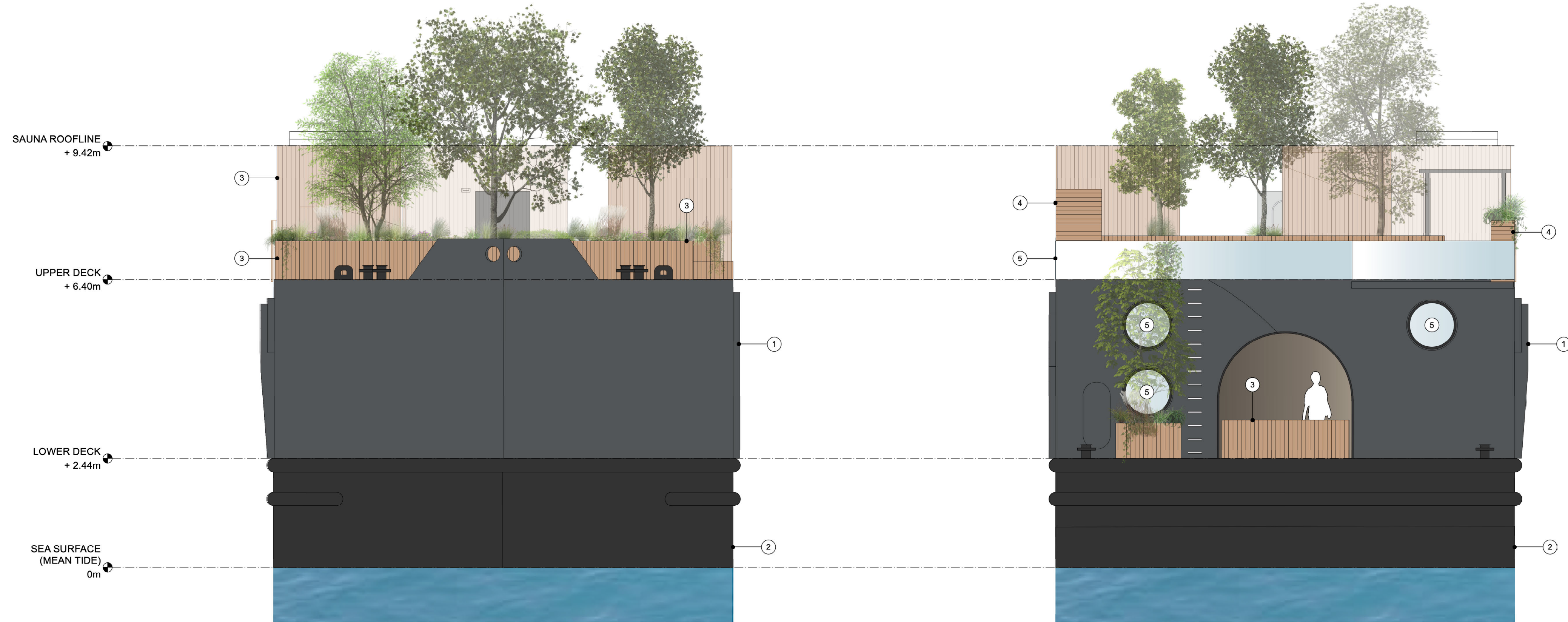
Date 25 February 2022

Notes

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PRELIMINARY MATERIAL SAMPLES



1 EAST ELEVATION
1:64

2 WEST ELEVATION
1:64

Project

HARBOUR SAUNA

SHIP POINT, VICTORIA

Issue / Revision

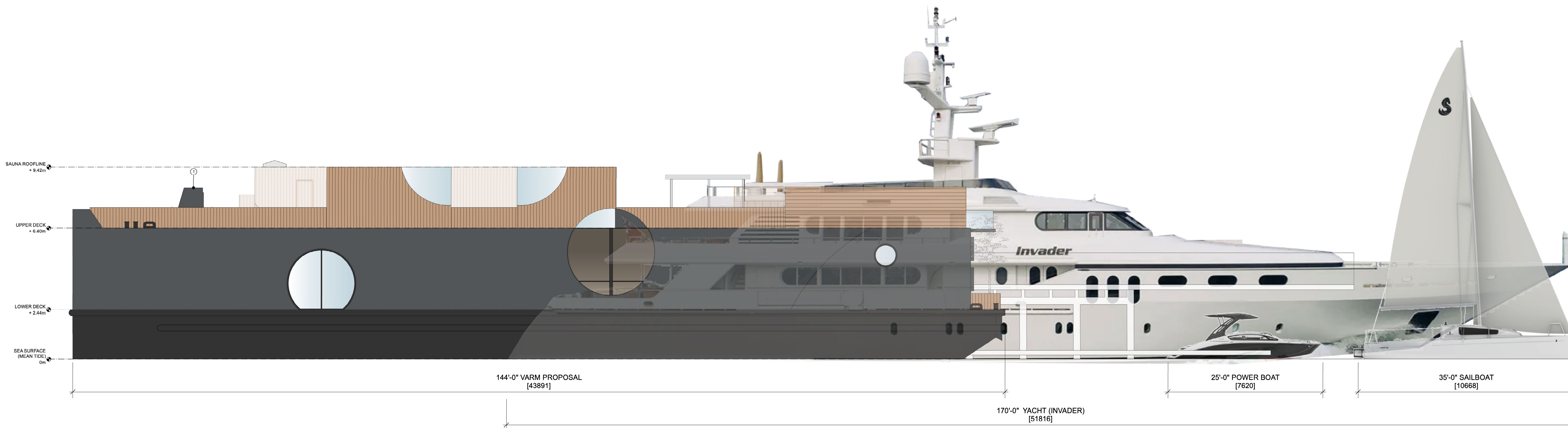
No.	Date (YMD)	Notes
DRP	2022 / 02 / 25	DEVELOPMENT + REZONING PERMIT

Sheet

2.02

ELEVATIONS

Project ID	21-01
Scale	3/16" = 1'-0"
Drawn By	NJV / AM
Date	25 February 2022
Notes	



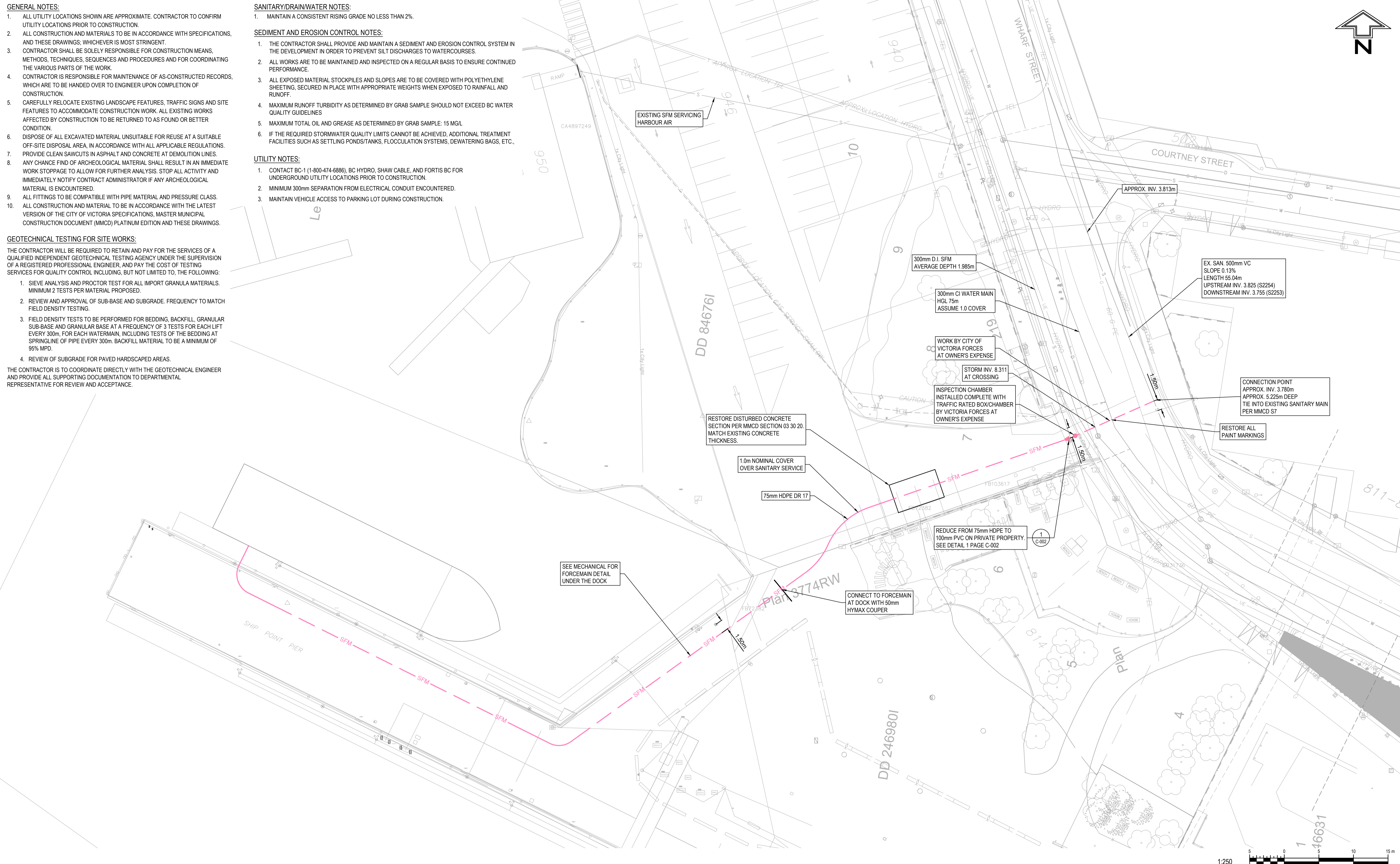
3 CONTEXT ELEVATION
1:100

- GENERAL NOTES:**
- ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO CONFIRM UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH SPECIFICATIONS, AND THESE DRAWINGS, WHICHEVER IS MOST STRINGENT.
 - CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING THE VARIOUS PARTS OF THE WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF AS-CONSTRUCTED RECORDS, WHICH ARE TO BE HANDED OVER TO ENGINEER UPON COMPLETION OF CONSTRUCTION.
 - CAREFULLY RELOCATE EXISTING LANDSCAPE FEATURES, TRAFFIC SIGNS AND SITE FEATURES TO ACCOMMODATE CONSTRUCTION WORK. ALL EXISTING WORKS AFFECTED BY CONSTRUCTION TO BE RETURNED TO AS FOUND OR BETTER CONDITION.
 - DISPOSE OF ALL EXCAVATED MATERIAL UNSUITABLE FOR REUSE AT A SUITABLE OFF-SITE DISPOSAL AREA, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 - PROVIDE CLEAN SAWCUTS IN ASPHALT AND CONCRETE AT DEMOLITION LINES.
 - ANY CHANCE FIND OF ARCHEOLOGICAL MATERIAL SHALL RESULT IN AN IMMEDIATE WORK STOPPAGE TO ALLOW FOR FURTHER ANALYSIS. STOP ALL ACTIVITY AND IMMEDIATELY NOTIFY CONTRACT ADMINISTRATOR IF ANY ARCHEOLOGICAL MATERIAL IS ENCOUNTERED.
 - ALL FITTINGS TO BE COMPATIBLE WITH PIPE MATERIAL AND PRESSURE CLASS.
 - ALL CONSTRUCTION AND MATERIAL TO BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VICTORIA SPECIFICATIONS, MASTER MUNICIPAL CONSTRUCTION DOCUMENT (MMCD) PLATINUM EDITION AND THESE DRAWINGS.

- GEOTECHNICAL TESTING FOR SITE WORKS:**
- THE CONTRACTOR WILL BE REQUIRED TO RETAIN AND PAY FOR THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING AGENCY UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER, AND PAY THE COST OF TESTING SERVICES FOR QUALITY CONTROL INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
- SIEVE ANALYSIS AND PROCTOR TEST FOR ALL IMPORT GRANULA MATERIALS. MINIMUM 2 TESTS PER MATERIAL PROPOSED.
 - REVIEW AND APPROVAL OF SUB-BASE AND SUBGRADE. FREQUENCY TO MATCH FIELD DENSITY TESTING.
 - FIELD DENSITY TESTS TO BE PERFORMED FOR BEDDING, BACKFILL, GRANULAR SUB-BASE AND GRANULAR BASE AT A FREQUENCY OF 3 TESTS FOR EACH LIFT EVERY 300m. FOR EACH WATERMAIN, INCLUDING TESTS OF THE BEDDING AT SPRINGLINE OF PIPE EVERY 300m. BACKFILL MATERIAL TO BE A MINIMUM OF 95% MPD.
 - REVIEW OF SUBGRADE FOR PAVED HARDSCAPED AREAS.

THE CONTRACTOR IS TO COORDINATE DIRECTLY WITH THE GEOTECHNICAL ENGINEER AND PROVIDE ALL SUPPORTING DOCUMENTATION TO DEPARTMENTAL REPRESENTATIVE FOR REVIEW AND ACCEPTANCE.

- SANITARY/DRAIN/WATER NOTES:**
- MAINTAIN A CONSISTENT RISING GRADE NO LESS THAN 2%.
- SEDIMENT AND EROSION CONTROL NOTES:**
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SEDIMENT AND EROSION CONTROL SYSTEM IN THE DEVELOPMENT IN ORDER TO PREVENT SILT DISCHARGES TO WATERCOURSES.
 - ALL WORKS ARE TO BE MAINTAINED AND INSPECTED ON A REGULAR BASIS TO ENSURE CONTINUED PERFORMANCE.
 - ALL EXPOSED MATERIAL STOCKPILES AND SLOPES ARE TO BE COVERED WITH POLYETHYLENE SHEETING, SECURED IN PLACE WITH APPROPRIATE WEIGHTS WHEN EXPOSED TO RAINFALL AND RUNOFF.
 - MAXIMUM RUNOFF TURBIDITY AS DETERMINED BY GRAB SAMPLE SHOULD NOT EXCEED BC WATER QUALITY GUIDELINES
 - MAXIMUM TOTAL OIL AND GREASE AS DETERMINED BY GRAB SAMPLE: 15 MG/L
 - IF THE REQUIRED STORMWATER QUALITY LIMITS CANNOT BE ACHIEVED, ADDITIONAL TREATMENT FACILITIES SUCH AS SETTLING PONDS/TANKS, FLOCCULATION SYSTEMS, DEWATERING BAGS, ETC.,
- UTILITY NOTES:**
- CONTACT BC-1 (1-800-474-6886), BC HYDRO, SHAW CABLE, AND FORTIS BC FOR UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
 - MINIMUM 300mm SEPARATION FROM ELECTRICAL CONDUIT ENCOUNTERED.
 - MAINTAIN VEHICLE ACCESS TO PARKING LOT DURING CONSTRUCTION.



LEGEND

<ul style="list-style-type: none"> STORM DRAIN MANHOLE STORM DRAIN VENT CATCH BASIN DRAIN CLEANOUT DRAIN LATERAL SANITARY SEWER MANHOLE SANITARY SEWER VENT SEWER CLEANOUT SEWER LATERAL 	<ul style="list-style-type: none"> HYDRO MANHOLE HYDRO POLE HYDRO POLE WITH DIP JOINT POLE HYDRO POLE WITH LIGHT HYDRO SERVICE BOXES HYDRO VAULT POLE ANCHOR 	<ul style="list-style-type: none"> FLUSH WATER VALVE ON MAIN WATER SERVICE VALVE WATER METER BOULEVARD SERVICE FIRE HYDRANT REDUCER LIGHT MANHOLE LIGHT PULL BOX - SIDEWALK 	<ul style="list-style-type: none"> TEL MANHOLE TEL POLE TEL POLE WITH DIP TEL POLE WITH LIGHT TEL SERVICE BOXES TEL VAULT HYDRO/TEL POLE TO BE REMOVED HYDRO/TEL POLE TO BE RELOCATED 	<ul style="list-style-type: none"> SIGNAL PULL BOX - SIDEWALK LIGHT/SIGNAL PULL BOX - STREET LIGHT POLE (STEEL) SIGNAL POLE (STEEL) LIGHT/SIGNAL POLE (STEEL) CLUSTER LAMP - TYPE A CLUSTER LAMP - TYPE B STREET SIGN PARKING METER 	<ul style="list-style-type: none"> GAS METER GAS VALVE GAS SNIFFER TEST HOLE FENCE LINE RETAINING WALL TREE ROCK OUTCROP
---	--	--	---	--	--

REVISIONS

NO.	REVISION DESCRIPTION	DATE

KEY NOTES

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PROFESSIONAL SEAL

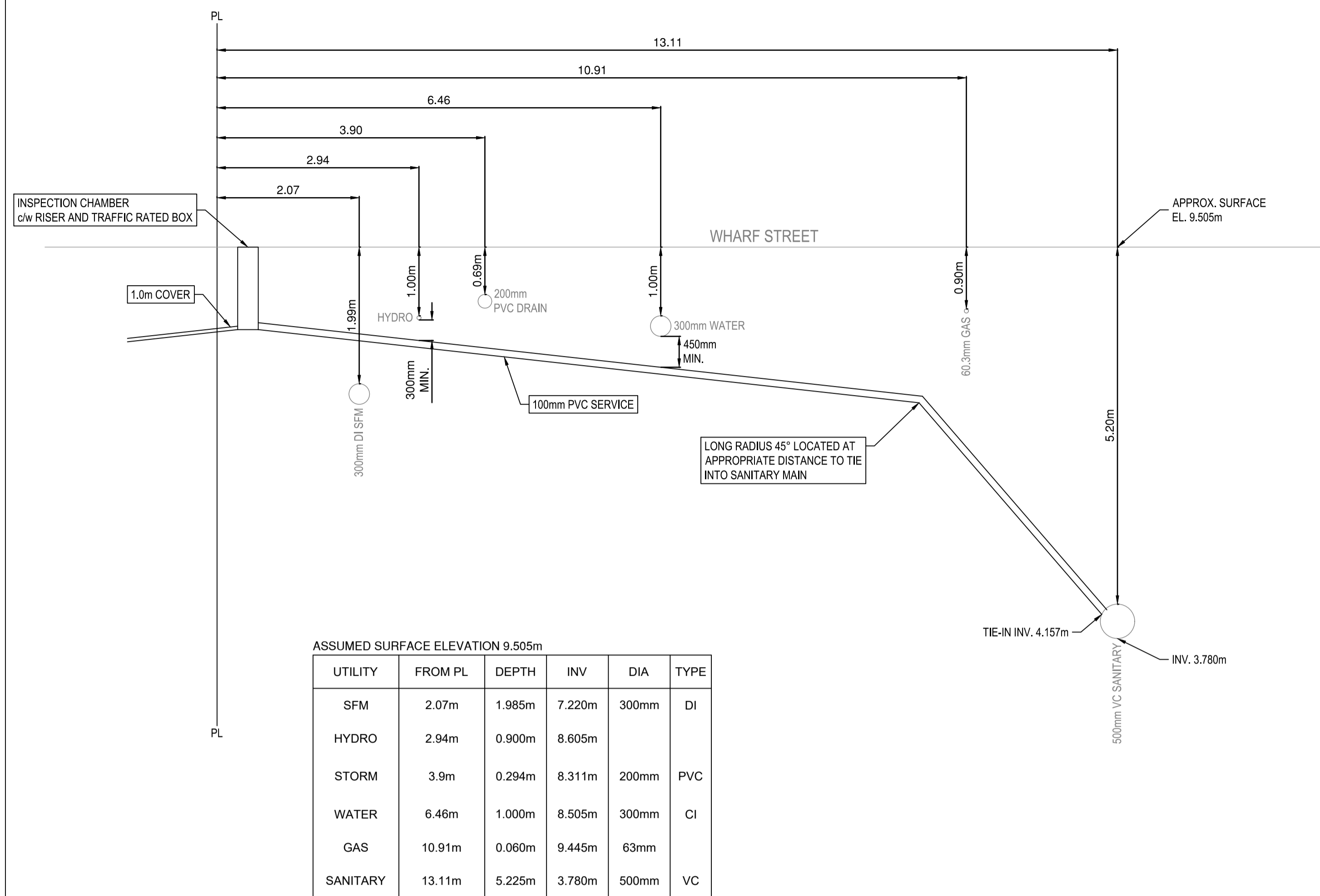
PROJECT: HAVN AT POINT SHIPT/SITE PLAN - GENERAL NOTES

CHECKED BY: J. SOMERVILLE	DIRECTOR OF ENGINEERING: P. BELLEFONTAINE	APPROVED BY:	SCALE: 1:250 H
DRAWN BY: S. GAGNON	DESIGN BY: A. LAFONTAINE	SHT. No.: 1 OF 2	DATE: 2022.03.22

CITY OF VICTORIA

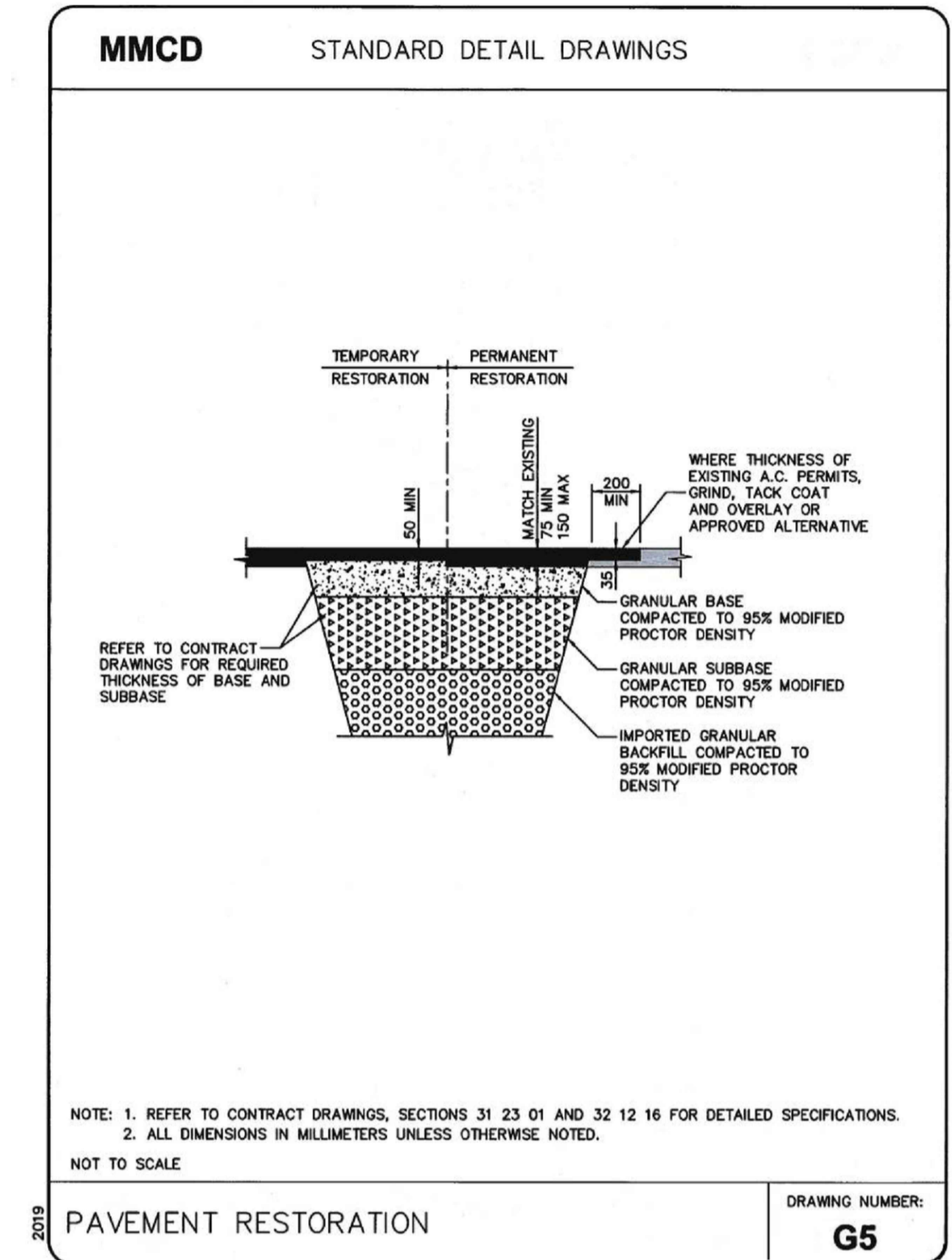
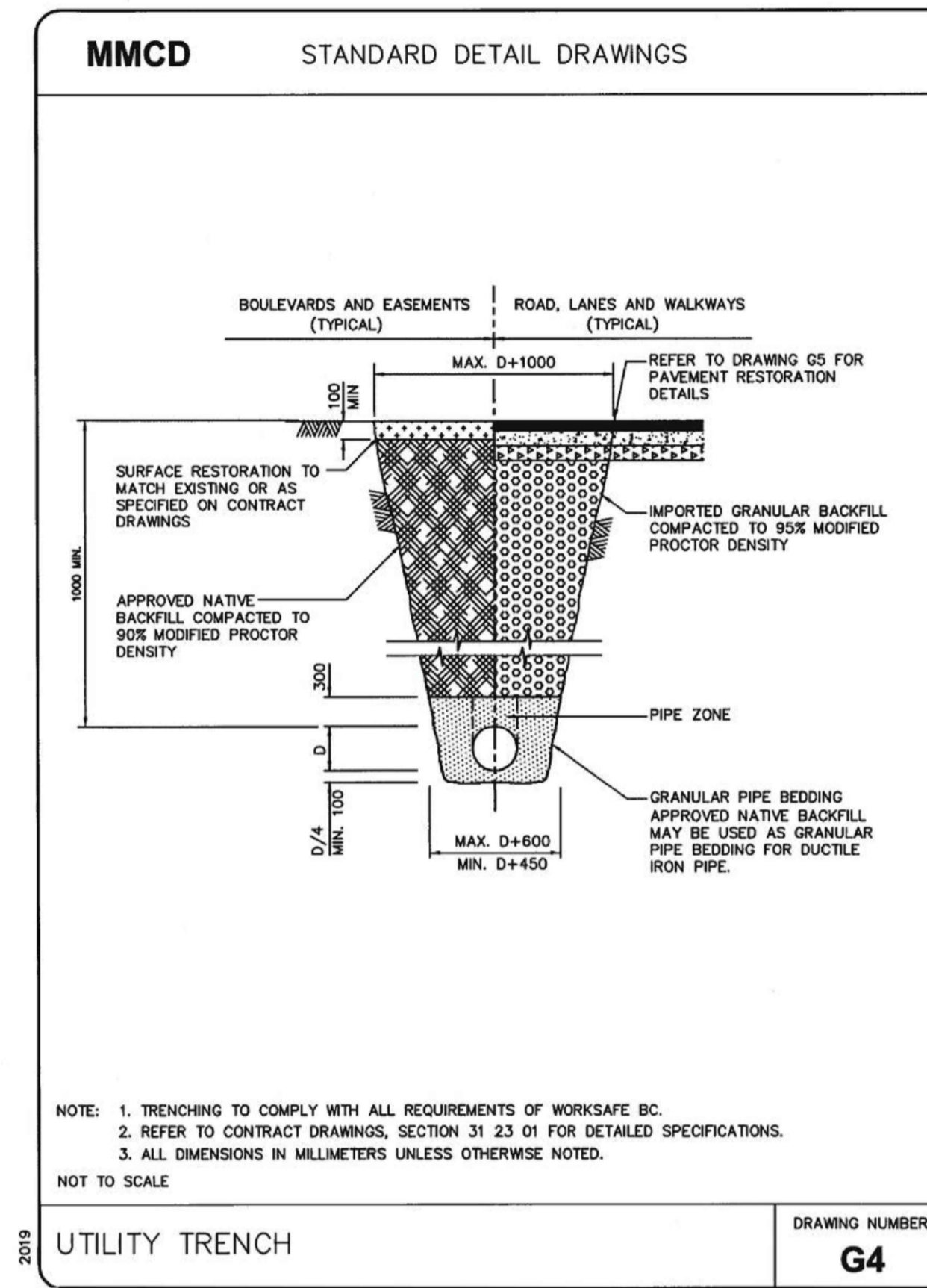
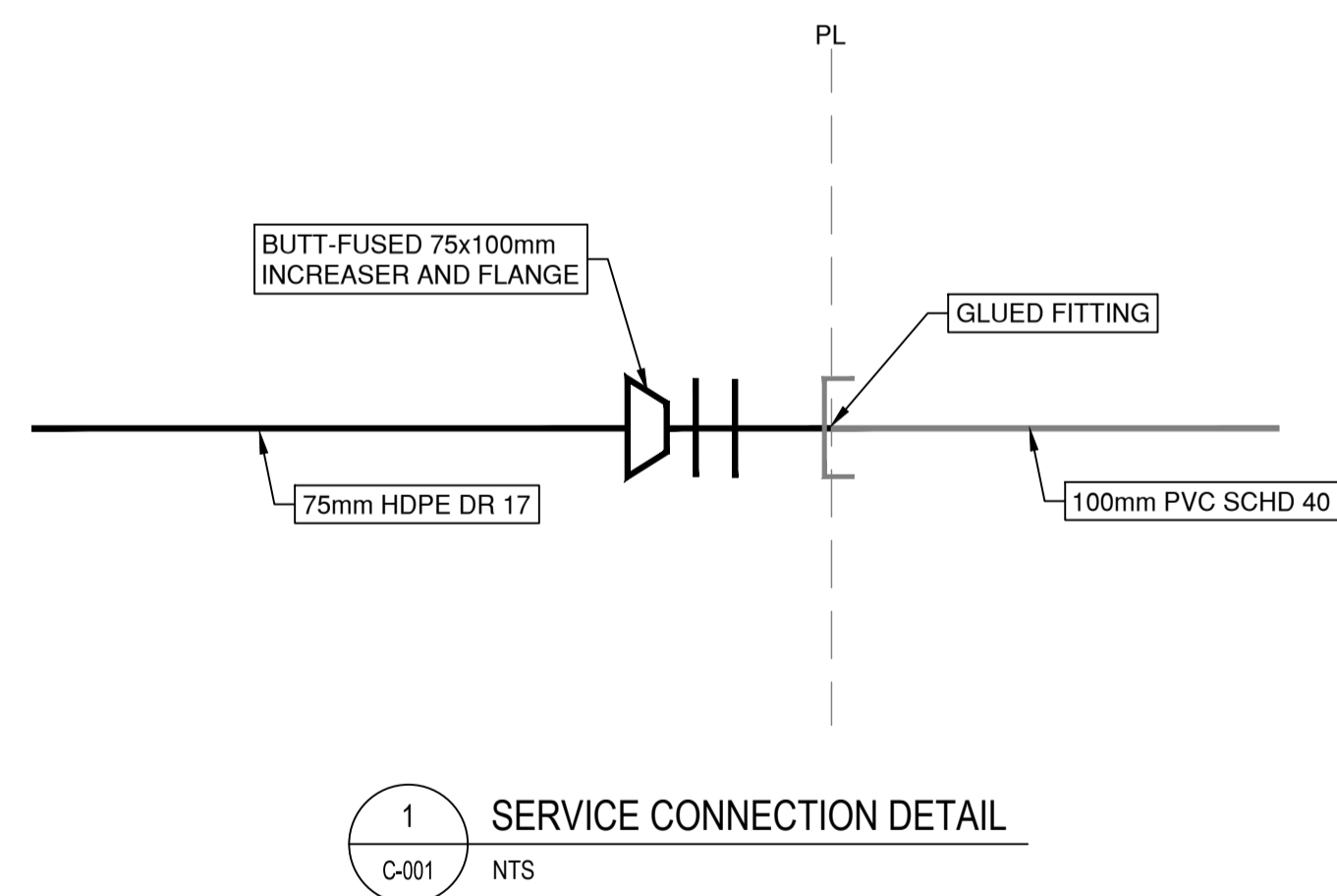
DRAWING NUMBER: C-001

Permit to Practice Number: 1001425



UTILITY PROFILE

1:50



LEGEND

<ul style="list-style-type: none"> STORM DRAIN MANHOLE STORM DRAIN VENT CATCH BASIN DRAIN CLEANOUT DRAIN LATERAL SANITARY SEWER MANHOLE SANITARY SEWER VENT SEWER CLEANOUT SEWER LATERAL 	<ul style="list-style-type: none"> HYDRO MANHOLE HYDRO POLE HYDRO POLE WITH DIP JOINT POLE HYDRO POLE WITH LIGHT HYDRO SERVICE BOXES HYDRO VAULT POLE ANCHOR 	<ul style="list-style-type: none"> FLUSH WATER VALVE ON MAIN WATER SERVICE VALVE WATER METER BOULEVARD SERVICE FIRE HYDRANT REDUCER LIGHT MANHOLE LIGHT PULL BOX - SIDEWALK 	<ul style="list-style-type: none"> TEL MANHOLE TEL POLE TEL POLE WITH DIP TEL POLE WITH LIGHT TEL SERVICE BOXES TEL VAULT HYDRO/TEL POLE TO BE REMOVED HYDRO/TEL POLE TO BE RELOCATED 	<ul style="list-style-type: none"> SIGNAL PULL BOX - SIDEWALK LIGHT/SIGNAL PULL BOX - STREET LIGHT POLE (STEEL) SIGNAL POLE (STEEL) LIGHT/SIGNAL POLE (STEEL) CLUSTER LAMP - TYPE A CLUSTER LAMP - TYPE B STREET SIGN PARKING METER 	<ul style="list-style-type: none"> GAS METER GAS VALVE GAS SNIFFER TEST HOLE FENCE LINE RETAINING WALL TREE ROCK OUTCROP
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REVISIONS

NO.	REVISION DESCRIPTION	DATE

KEY NOTES

--

PROFESSIONAL SEAL

PROJECT: HAVN AT POINT SHIPT/DETAILS

CHECKED BY: J. SOMERVILLE	DIRECTOR OF ENGINEERING: P. BELLEFONTAINE	APPROVED BY:	SCALE: AS NOTED
DRAWN BY: S. GAGNON	DESIGN BY: A. LAFONTAINE	SHT. No.: 2 OF 2	DATE: 2022.03.22

CITY OF VICTORIA

C-002

DRAWING NUMBER

Permit to Practice Number: 1001425