

PROPOSED BUILDING POSITION
UPON LOT 4, SECTION 11,
ESQUIMALT DISTRICT, PLAN 9757.



NOTE:

Lot dimensions shown are based upon field survey measurements and may vary from those registered.
Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey.

Proposed building positioned as per digital files received March 8, 2022 from Steller Architectural Consulting.
Building position must be confirmed by approving authorities prior to construction.

Geodetic elevations shown are based upon observations to geodetic control monuments 84H0200 (Elev.=20.52m) and 84H0190 (Elev.=18.14m).

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

PID: 005-388-902

LEGEND

(17.6) Denotes geodetic elevation



Summit Land Surveying
Operated by Apex Land Surveying Ltd.
#101-630 Goldstream Avenue
Victoria B.C. V9B 2W8
Telephone 250-391-6708
www.summitsurveying.ca

File: 18-SCALA-LO5

Date: March 14, 2022

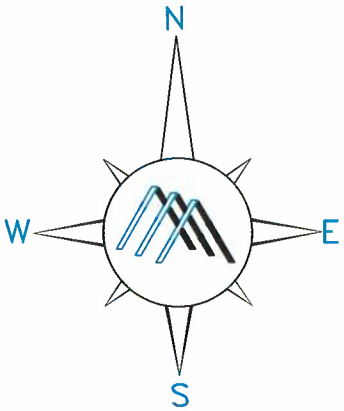
DUNSMUIR ROAD

SEA TERRACE

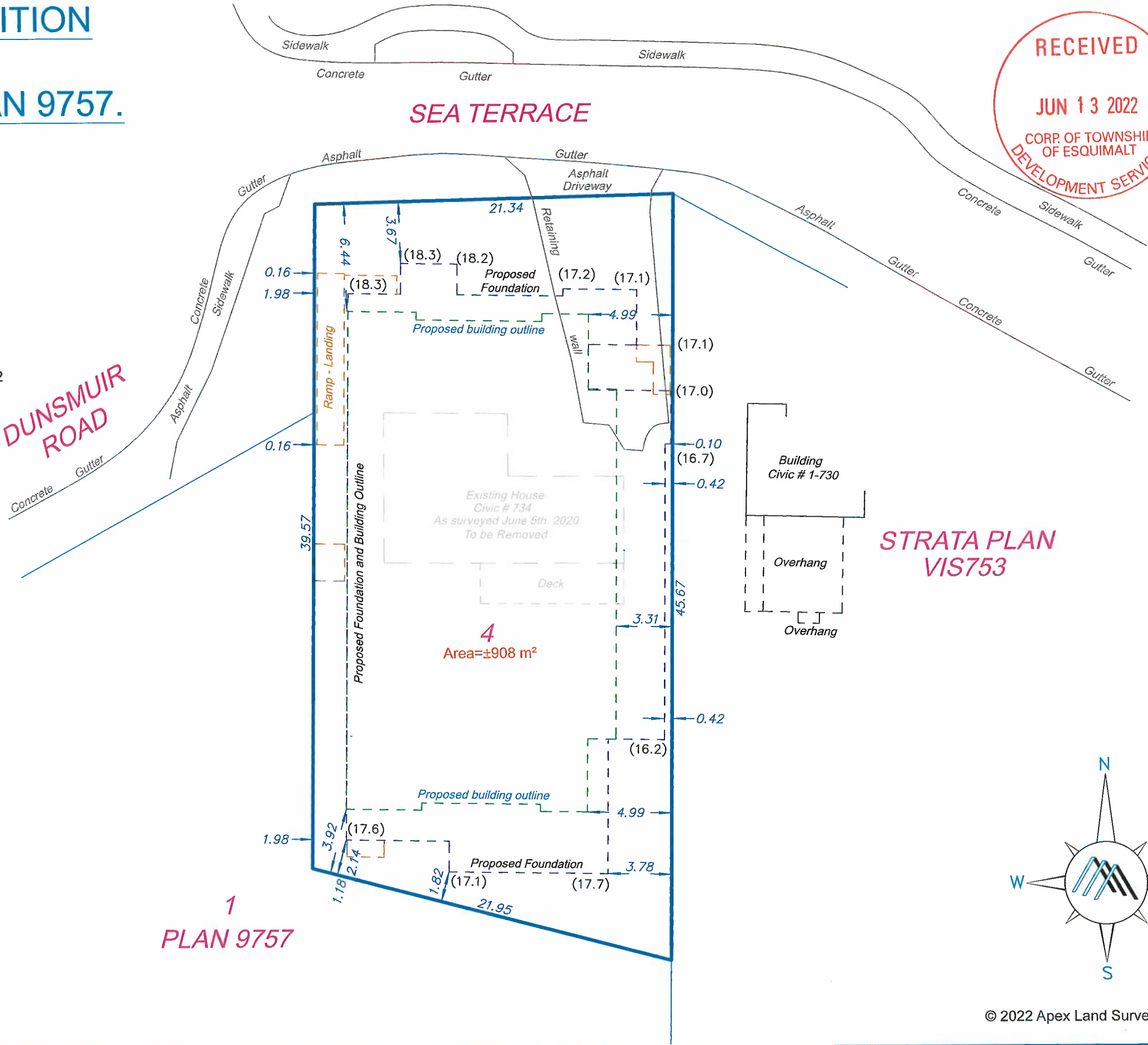


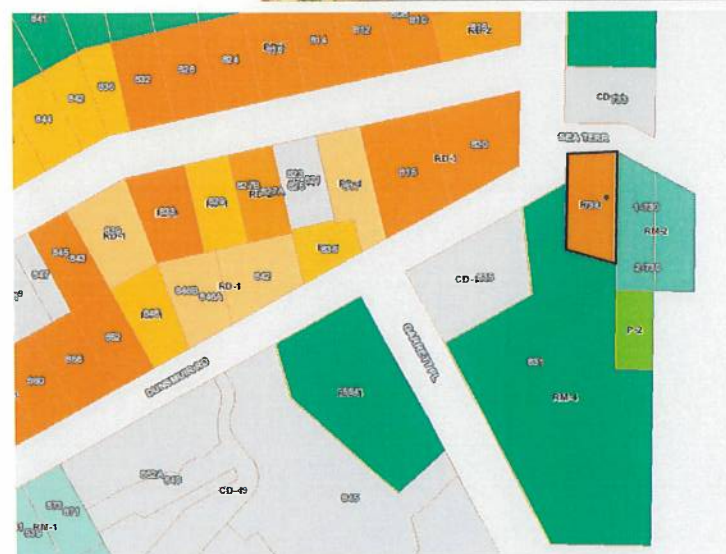
STRATA PLAN
VIS753

1
PLAN 9757



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PROJECT LOCATION



PROJECT LOCATION

PROJECT:
**734 SEA TERRACE
MULTI-UNIT
RESIDENTIAL**

PROJECT ADDRESS:
**734 SEA TERRACE
ESQUIMALT, BC**

CLIENT:
**SCALA DEVELOPMENT
CONSULTANTS LTD**



ISSUED FOR:
REZONING

DATE:
JUNE 06, 2022

REVISION No:	DATE:
1	7/28/2021
2	12/08/2021
3	03/10/2022
4	04/22/2022
5	06/06/2022

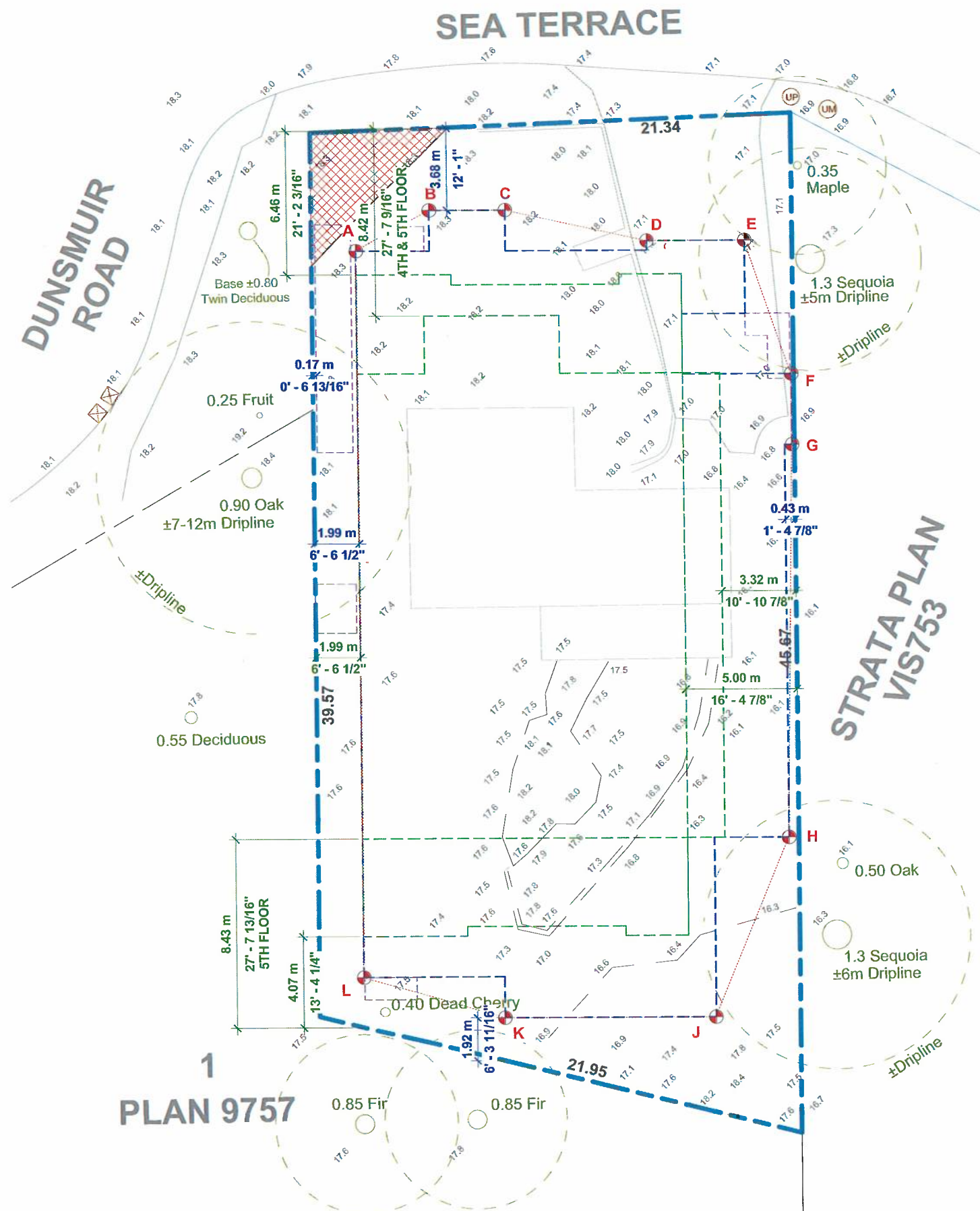
SAC PROJECT NO:
SEA-01-20

DRAWN BY:
JDS

SCALE:
1 : 500

DRAWING TITLE:
COVER PAGE

DRAWING NUMBER:
A-0.0



CIVIC ADDRESS: 734 SEA TERRACE, ESQUIMALT, BC
LEGAL DESCRIPTION: LOT 4, SECTION 11, ESQUIMALT DISTRICT, PLAN 9757

PROJECT DESCRIPTION: PROPOSED 5-STOREY RESIDENTIAL BUILDING
CURRENT ZONING: RD-3
PROPOSED ZONING: COMPREHENSIVE DEVELOPMENT ZONE

SITE AREA:	908.5 m²	NUMBER OF DWELLING UNITS:	19	
NUMBER OF STOREYS:	5	UNIT TYPE	AREA (m²)	QUANTITY
HEIGHT OF BUILDING:	17.58 m	STUDIO	46	2
SETBACKS			51	2
GARAGE LEVEL		ONE BEDROOM	78	1
FRONT YARD (NORTH)	3.68 m		92	2
SIDE YARD (WEST)	1.99 m	TWO BEDROOM	75	1
SIDE YARD (WEST - RAMP LANDING)	0.17 m		89	4
SIDE YARD (EAST)	0.43 m		99	1
REAR YARD (SOUTH)	1.92 m		102	4
MAIN BUILDING LEVEL		THREE BEDROOM	130	1
FRONT YARD (NORTH)	6.46 m		132	1
SIDE YARD (WEST)	1.99 m			
SIDE YARD (EAST - 1ST TO 3RD FLOORS)	3.32 m			
SIDE YARD (EAST - 4TH & 5TH FLOORS)	5.00 m			
REAR YARD (SOUTH)	4.07 m			
BUILDING AREA:	602.6 m²	NUMBER OF PARKING STALLS:	16*	1*
SITE COVERAGE:	0.66	*SEE PARKING STUDY		
TOTAL FLOOR AREA:	1692.5 m²	NUMBER OF BICYCLE STALLS:	29*	5
FLOOR SPACE RATIO	1.79	*TWO STALLS TO BE DESIGNED FOR CARGO BIKES		

LEGEND	
	PROPERTY LINES
	BUILDING OUTLINE (GARAGE LEVEL)
	BUILDING OUTLINE (RESIDENTIAL FLOORS)
	LANDING / RAMP / STAIRS OUTLINES
	AVERAGE GRADE POLYGON
	6m SITE TRIANGLE AT INTERSECTION

AVERAGE GRADE CALCULATION		
GRADE POINTS	EXISTING	PROPOSED
A	18.3	18.3
B	18.3	18.3
C	18.2	18.2
D	17.2	17.2
E	17.1	17.1
F	16.9	16.9
G	16.9	16.9
H	16.3	16.3
J	16.6	16.6
K	16.9	16.9
L	17.6	17.6
		AVERAG GRADE 17.3 m

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CONSULTANTS LTD**


210 - 4252 Commerce Circle
Victoria, BC V8Z 4M2

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4	04/22/2022

SAC PROJECT NO:

SEA-01-20

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JDS

SCALE:

1 : 100

DRAWING TITLE:

PROJECT DATA

DRAWING NUMBER:

A-0.1



PROJECT:
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SAC PROJECT NO:
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DRAWING TITLE:
PERSPECTIVES

DRAWING NUMBER:
A-0.2



1 NEIGHBOUR'S PERSPECTIVE 01



2 NEIGHBOUR'S PERSPECTIVE 02

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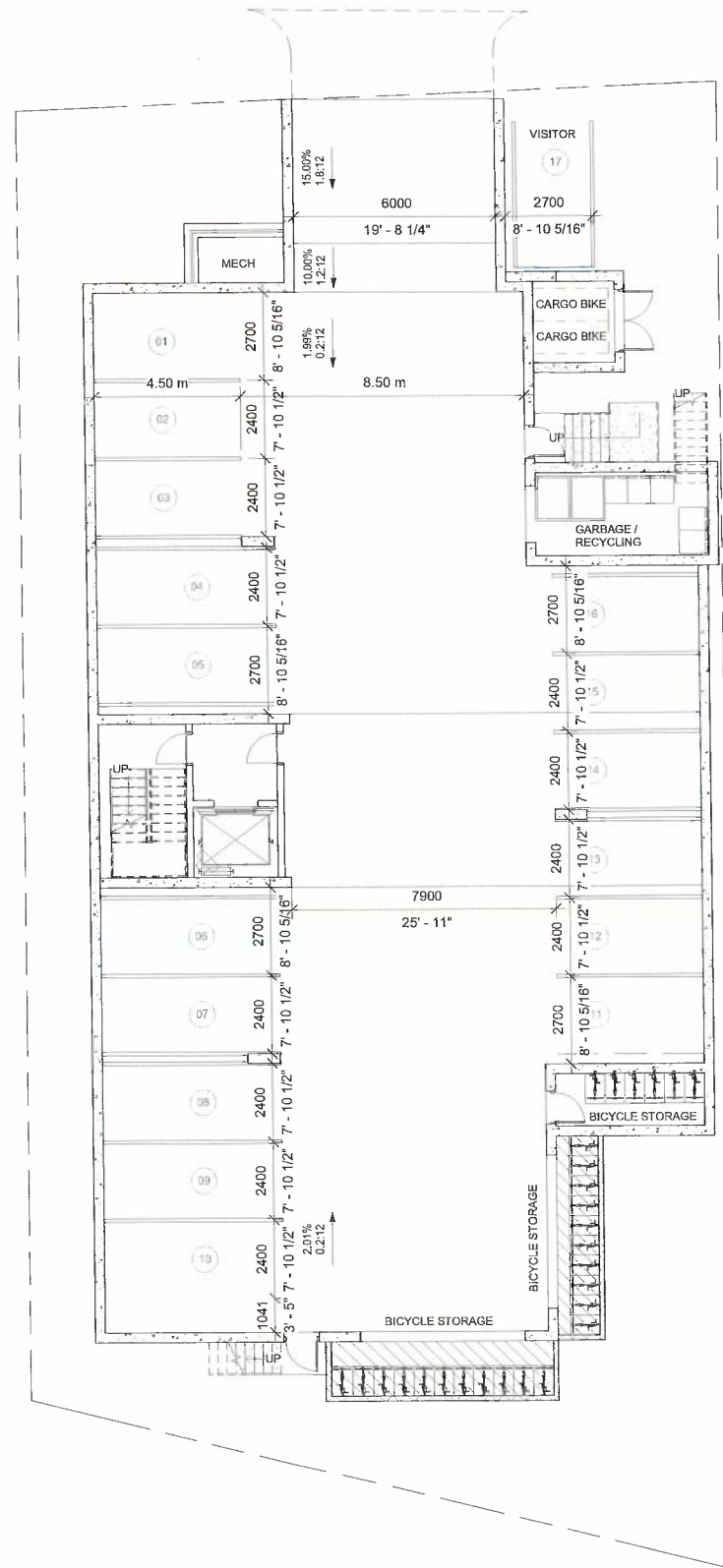
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SEA-01-20

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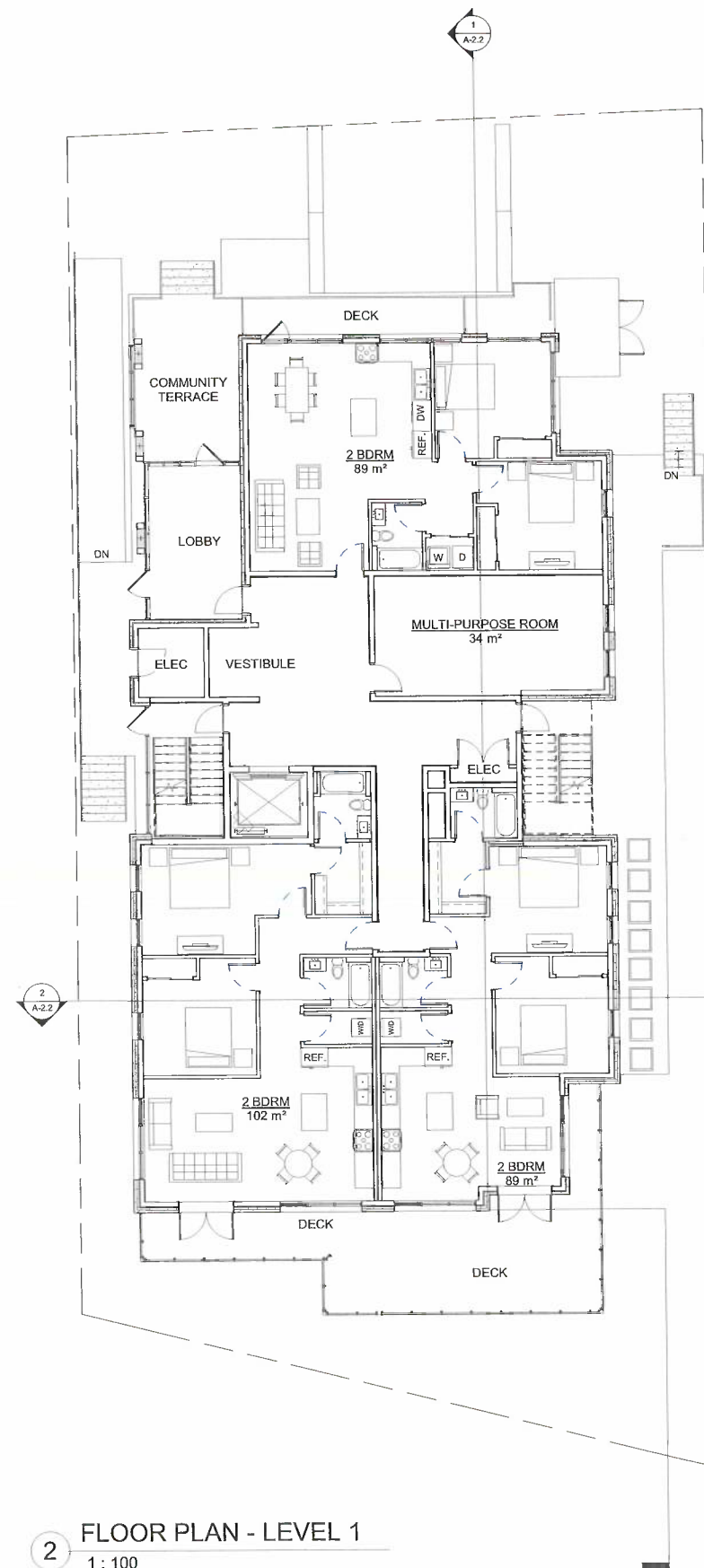
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**VIEW FROM
NEIGHBOUR'S
PROPERTY**

DRAWING NUMBER:
A-0.3



1 PARKING GARAGE LEVEL
1 : 100



2 FLOOR PLAN - LEVEL 1
1 : 100

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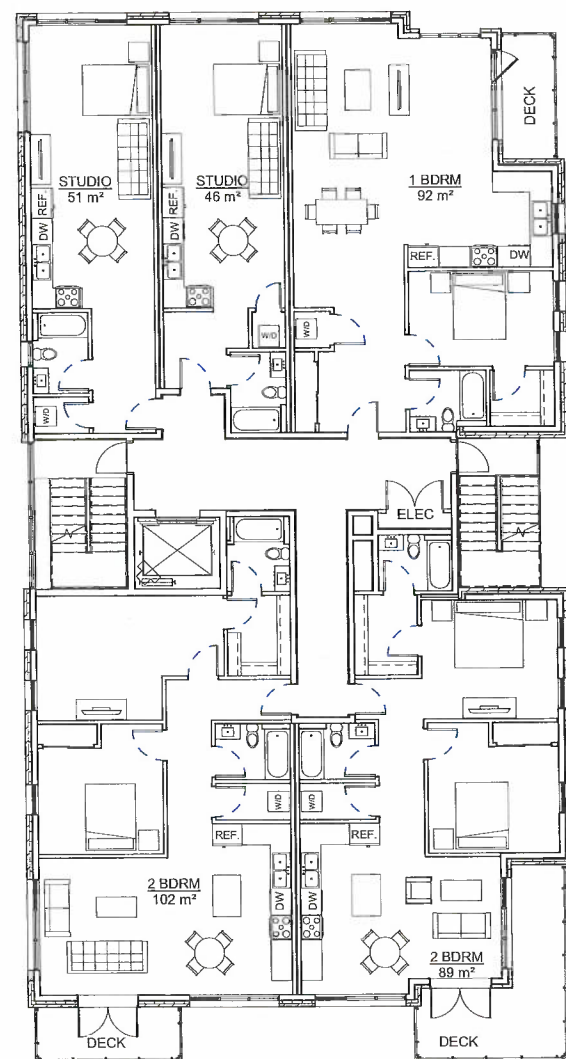
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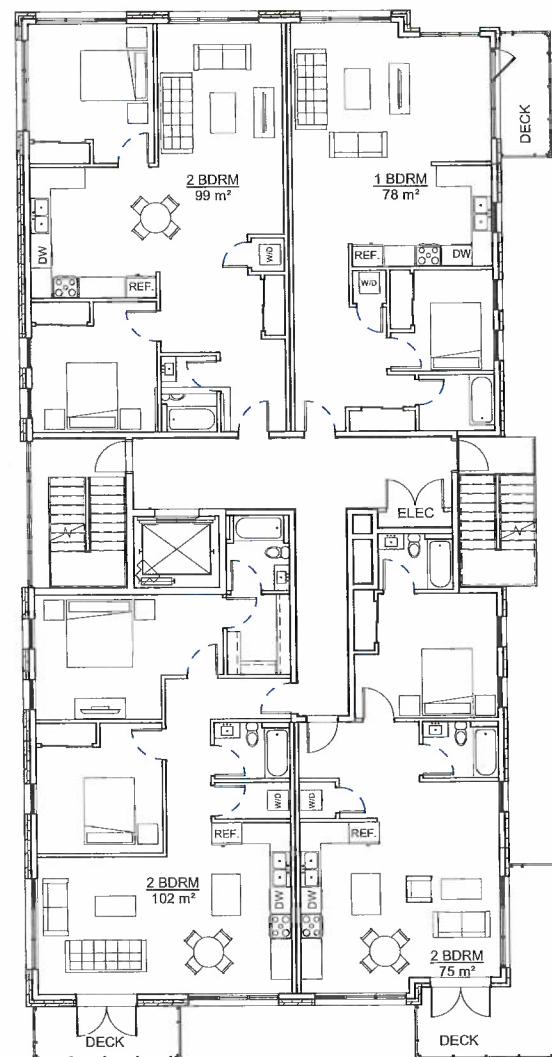
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**FLOOR PLANS -
GARAGE AND LEVEL 1**

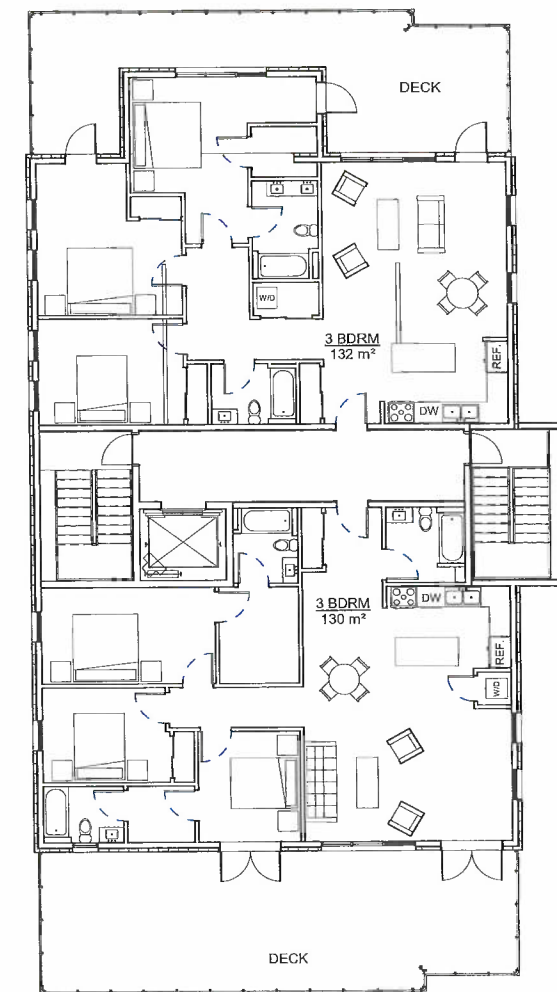
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A-1.0



1 FLOOR PLAN - LEVELS 2 & 3
1 : 100



2 FLOOR PLAN - LEVEL 4
1 : 100



3 FLOOR PLAN - LEVEL 5
1 : 100

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Victoria, BC V8Z 4M2



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DRAWING TITLE:
**FLOOR PLANS - LEVELS
2 TO 5**

DRAWING NUMBER:
A-1.1



1 SEA TERRACE FRONTAGE (NORTH ELEVATION)
1 : 100



2 DUNSMUIR STREET FRONTAGE (WEST ELEVATION)
1 : 100

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SCALE:
1 : 100

DRAWING TITLE:
**ELEVATIONS -
FRONTAGES**

DRAWING NUMBER:
A-2.0



1 SOUTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100

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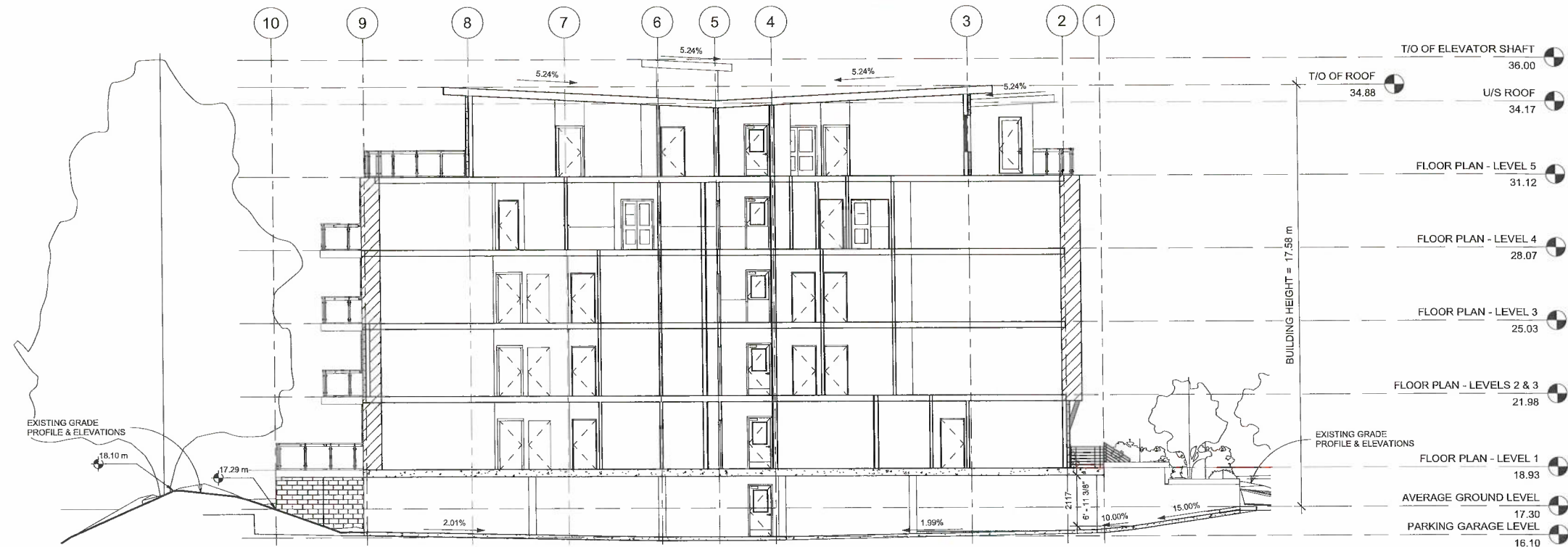
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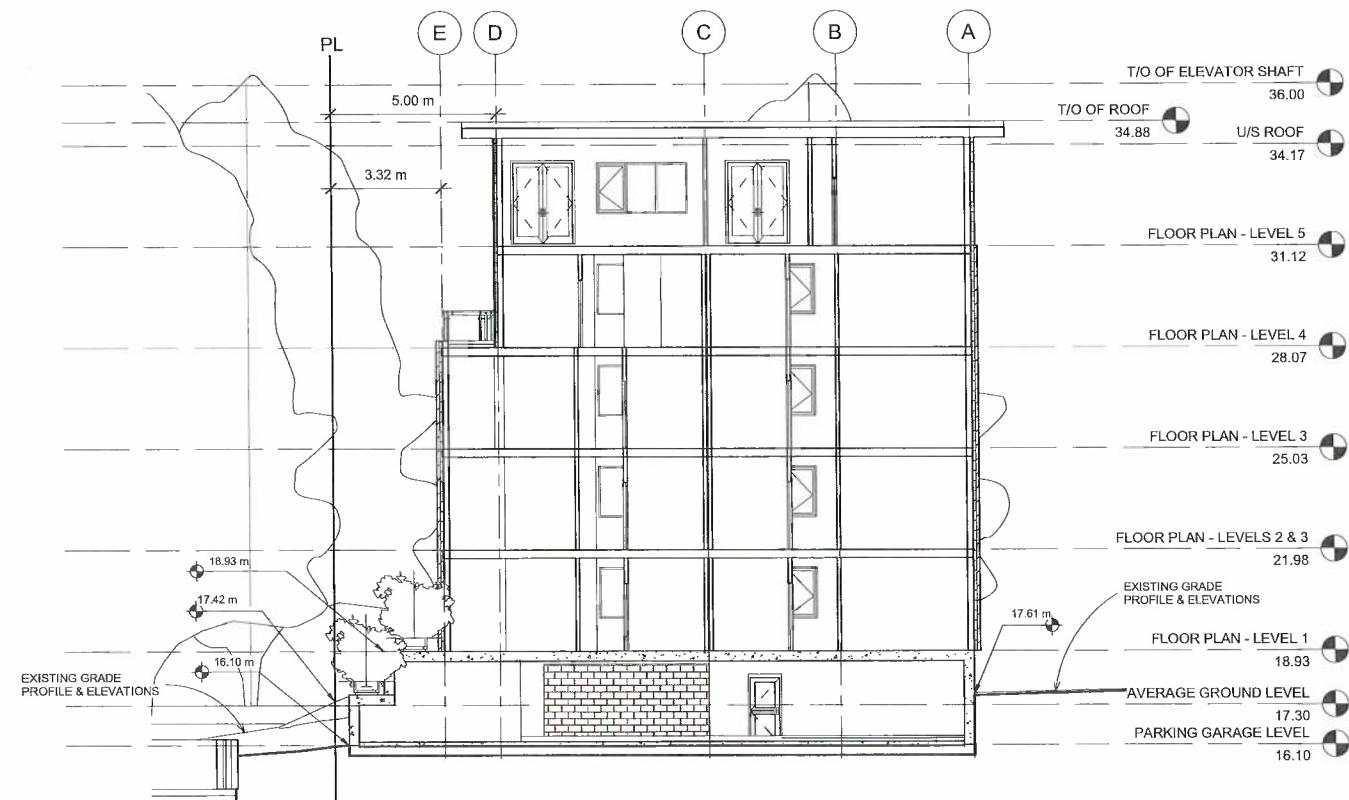
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**ELEVATIONS - SOUTH &
EAST**

DRAWING NUMBER:
A-2.1



1 BUILDING SECTION 1
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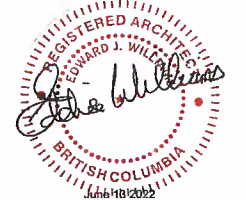


2 BUILDING SECTION 2
1 : 100

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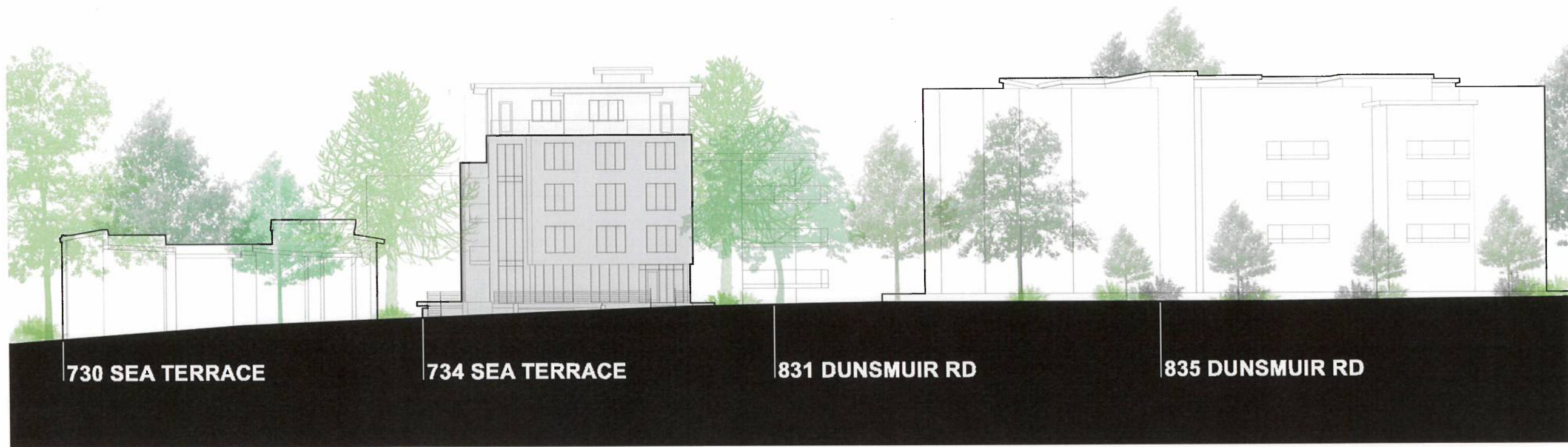
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SCALE:
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DRAWING TITLE:
BUILDING SECTIONS

DRAWING NUMBER:
A-2.2



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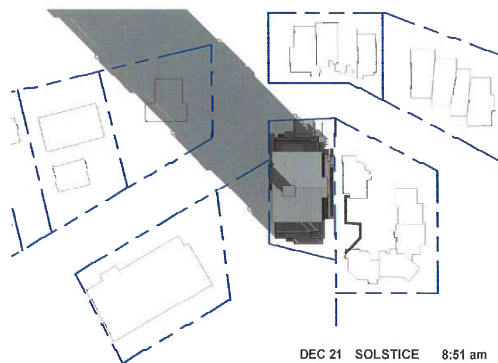
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Author

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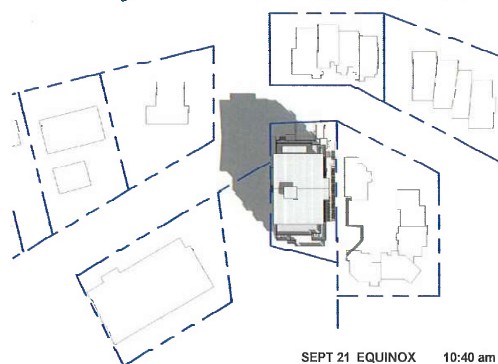
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STREETSCAPE**

DRAWING NUMBER:
A-2.3



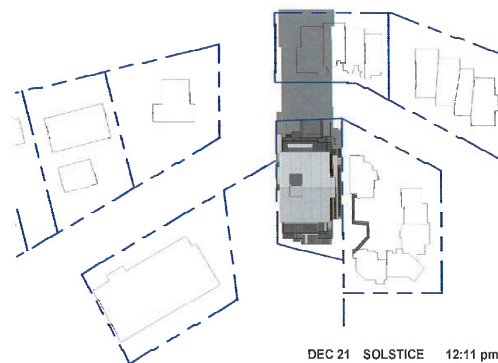
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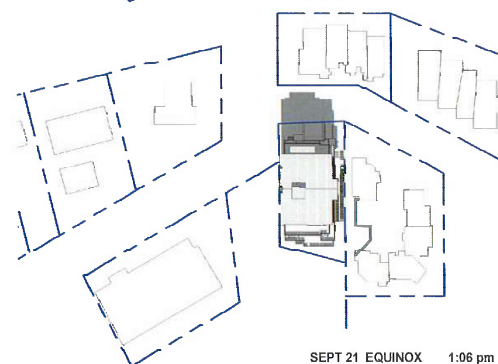
SEPT 21 EQUINOX 10:40 am



JUN 21 SOLSTICE 11:40 am



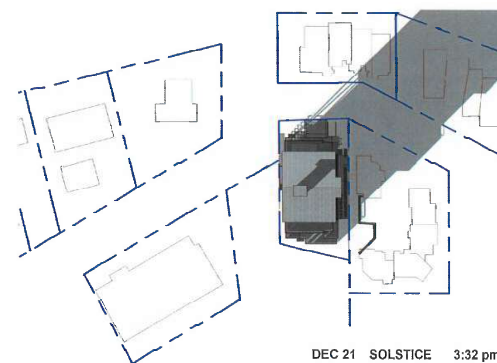
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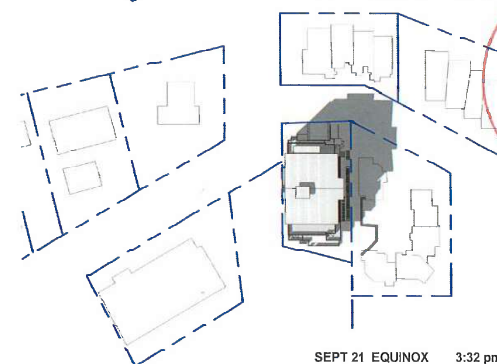
SEPT 21 EQUINOX 1:06 pm



JUN 21 SOLSTICE 1:15 pm



DEC 21 SOLSTICE 3:32 pm



SEPT 21 EQUINOX 3:32 pm



JUN 21 SOLSTICE 2:50 pm

JUNE 21	SOLSTICE	ANGLE	DIRECTION
RISE	5:11 am	0°	52° NE
MERIDIAN	1:15 pm	65°	180° S
SET	9:18 pm	0°	308° NW

JUNE 21	SOLSTICE	ANGLE	DIRECTION
RISE	11:40 am	69°	135° SE
MERIDIAN	1:15 pm	65°	180° S
SET	2:50 pm	59°	225° SW

SEPT 21	EQUINOX	ANGLE	DIRECTION
RISE	6:58 am	0°	85° E
MERIDIAN	1:06 pm	42°	180° S
SET	7:12 pm	0°	271° W

SEPT 21	EQUINOX	ANGLE	DIRECTION
RISE	10:40 am	33°	135° SE
MERIDIAN	1:06 pm	65°	180° S
SET	3:33 pm	33°	225° SW

DEC 21	SOLSTICE	ANGLE	DIRECTION
RISE	8:02 am	0°	120° SE
MERIDIAN	12:11 pm	18°	180° S
SET	4:20 pm	0°	234° SW

DEC 21	SOLSTICE	ANGLE	DIRECTION
RISE	8:51 am	5°	135° SE
MERIDIAN	12:11 pm	18°	180° S
SET	3:32 pm	5°	225° SW

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JAN 05 2022

CORP. OF TOWNSHIP
OF ESQUIMALT



December 30 2021

ISSUED FOR:
REZONING

DATE:
DECEMBER 8, 2021

REVISION No:	DATE:
1	7/28/2021
2	12/08/2021

SAC PROJECT NO:
SEA-01-20

DRAWN BY:
JDS

SCALE:
1:700

DRAWING TITLE:
SHADOW STUDY

DRAWING NUMBER:
A-3.0

PROJECT:
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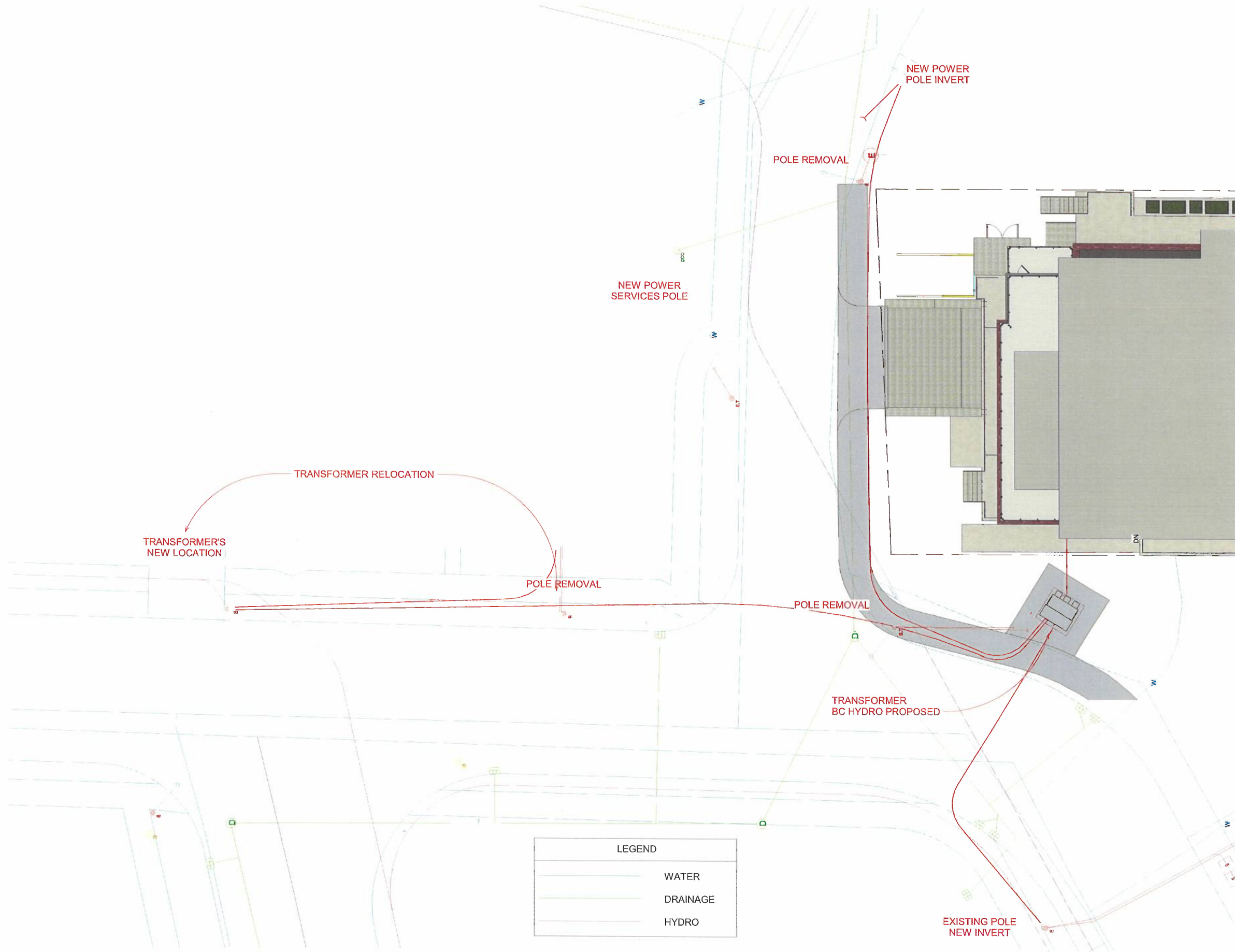
SAC PROJECT NO:
SEA-01-20

DRAWN BY:
JDS

SCALE:
1 : 100

DRAWING TITLE:
**BC HYDRO PROPOSED
LOCATIONS - POLES
AND TRANSFORMERS**

DRAWING NUMBER:
A-3.1





EXISTING PLANT LEGEND
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).

Existing Tree to be retained

MATERIALS LEGEND

Cast in Place Concrete

Unit Paving - Pedestrian

Unit Paving - Permeable

Aggregate Surfacing

Rain Garden Area

Planting Area

Planting Area - Existing

Naturalized Landscape / Grass Area

Concrete Retaining Wall

SITE FURNISHINGS LEGEND

Bicycle Rack, 6 Bicycle capacity

Bench

Landscape Boulder



rev no	description	date
4	REV 4	12/23/2021
3	REV 3	21/07/29
2	REZONING RESUB	21/05/13
1	REZONING	21/02/22

Murdoch deGreeff INC
Landscape Planning & Design
200-524 Galt Road
Victoria, BC V8C 1G1
Phone: 250.412.2811
Fax: 250.412.0253

12/23/2021
client
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VICTORIA, BC

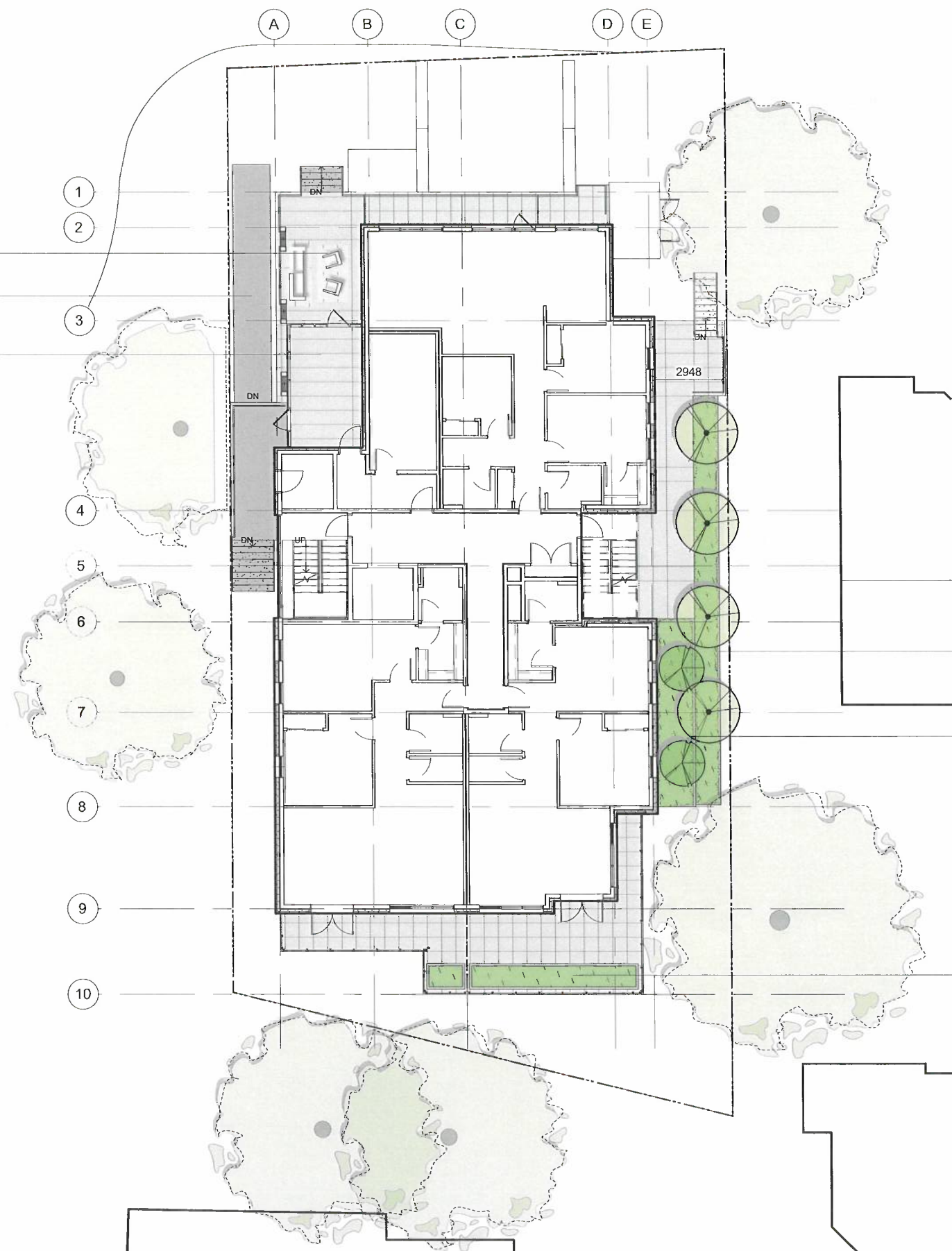
project
734 SEA TERRACE,
ESQUIMALT

sheet title
Landscape Plan
Ground

project no. 121.04
scale 1: 100 @ 24"x36"
drawn by MV
checked by SM

revision no. 4
sheet no. **L1.01**

"COMMUNITY" PORCH ON LEVEL 1 ENTRY
RAMP TO LEVEL 1 ENTRY
HYDRAPRESSED SLAB



EXISTING PLANT LEGEND
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).

Existing Tree to be retained

MATERIALS LEGEND

- Cast in Place Concrete
- Unit Paving - Pedestrian
- Unit Paving - Permeable
- Aggregate Surfacing
- Rain Garden Area
- Planting Area
- Planting Area - Existing
- Naturalized Landscape / Grass Area
- Concrete Retaining Wall

SITE FURNISHINGS LEGEND

- Bicycle Rack, 6 Bicycle capacity
- Bench
- Landscape Boulder

ADJACENT BUILDING

PLANTER WITH VINE MAPLES, SHRUBS & TRAILING VINES

CONCRETE PLANTER WITH UPSTAND WALL

PREFAB PLANTER WITH HANGING VINES

RECEIVED
JAN 05 2022
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DEVELOPMENT SERVICES

rev no	description	date
4	REV 4	12/23/2021
3	REV 3	21/07/29
2	REZONING RESUB	21/05/13
1	REZONING	21/02/22

Murdoch de Greeff INC
Landscape Planning & Design
200 - 524 Cultural Road
Victoria, BC V8Z 1S1
Phone: 250 412-3881
Fax: 250 412-3882

12/23/2021

client
SCALA DEVELOPMENT CONSULTANTS LTD.
VICTORIA, BC

project
734 SEA TERRACE,
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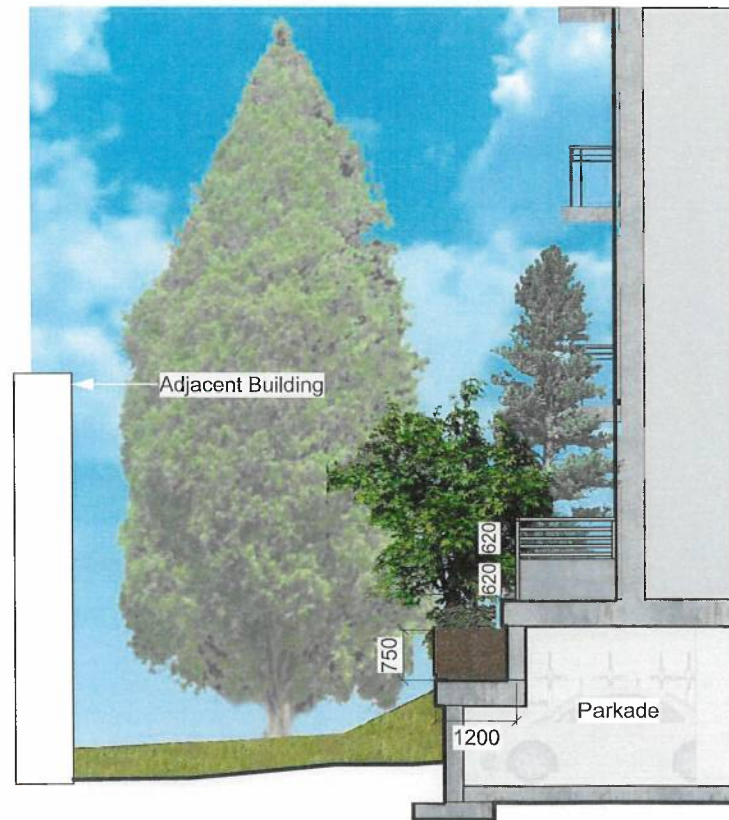
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Landscape Plan L1

project no. 121.04
scale 1: 100 @ 24"x36"
drawn by MV
checked by SM

revision no. 4
sheet no. **L1.02**



1 Section Elevation
Scale: 1:50



2 Section - Parking
Scale: 1:50



3 Perspective



4 Key Plan
Scale: 1:200



client
12/23/2021
SCALA DEVELOPMENT
CONSULTANTS LTD.
VICTORIA, BC

project
734 SEA TERRACE,
ESQUIMALT

sheet title
Landscape Section

project no. 121.04
scale 1: 50 @ 24"x36"
drawn by MV
checked by SM
revision no. sheet no.

4 L1.03