

LOCATION MAP



NEIGHBORHOOD CONTEXT



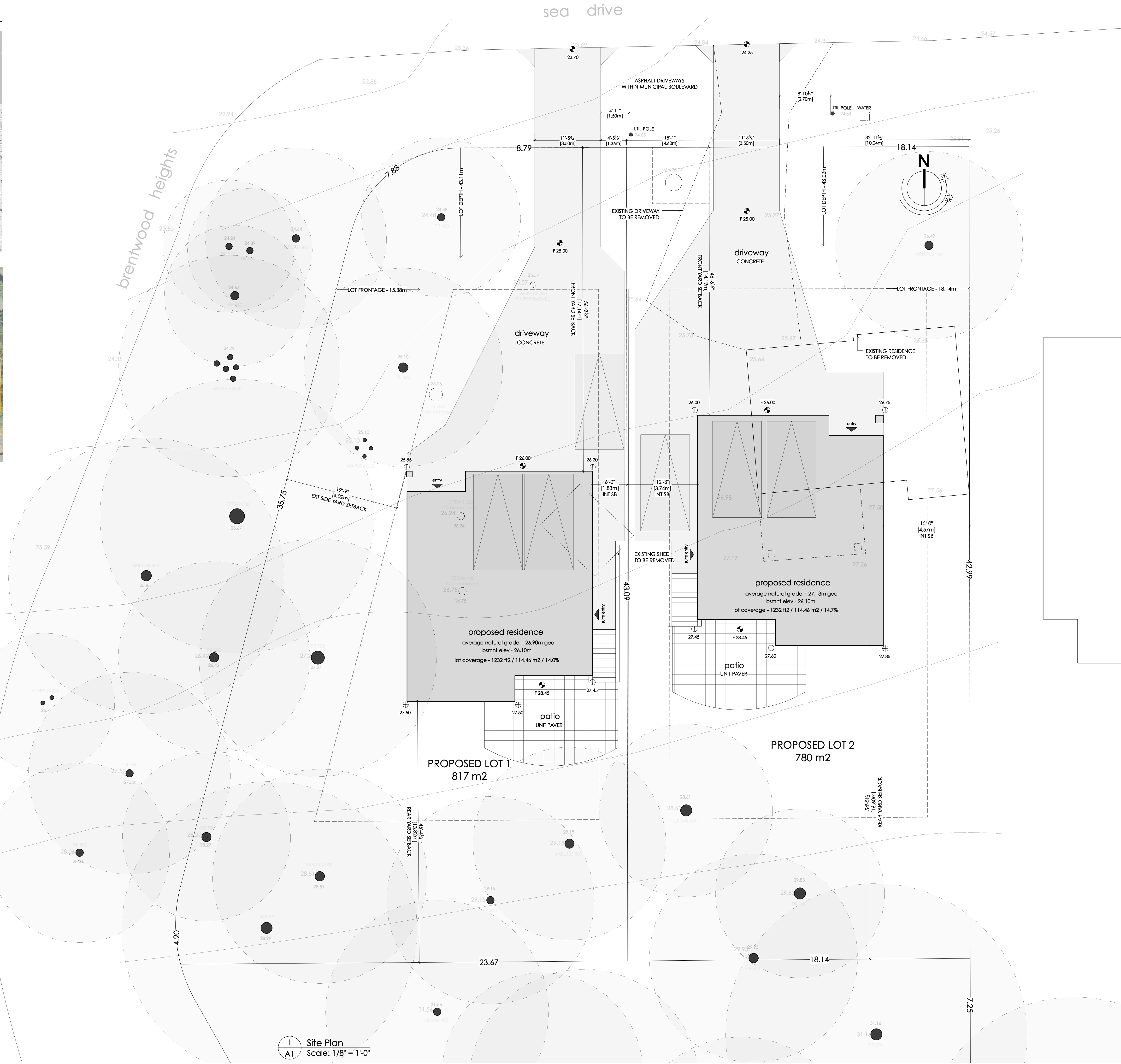
759 Sea Drive



752 Sea Drive (Subject Property)  
View from Sea Drive looking Southwest



752 Sea Drive (Subject Property)  
View from Northview Rd looking Southeast



# outline

## HOME DESIGN

www.outlinehomedesign.com

p. 250 818 3981 e. info@outlinehomedesign.com

PROJECT ADDRESS

753 Sea Drive  
Central Saanich, BC

Lot B (DD A7881), Block D, Section 12  
Range 2 West, South Saanich District, Plan 2060

PID 001-125-249

ZONE R-1

LOT AREA 1949 m2

PROJECT DATA

Lot 1

Use Single Family w/ Secondary Suite

Setbacks  
Front Yard 17.14m  
Rear Yard 13.82m  
Side Yard Interior (E) 1.83m  
Side Yard Exterior (W) 6.02m

Building Height 7.97m

Lot Area 817 m2  
Lot Coverage 114.46m2 / 14.0%  
Lot Frontage 15.38m

Parking Provided, Principal Residence 2

Parking Provided, Secondary Suite 1

Floor Areas  
Lower Floor 68.28 m2 / 735 ft2  
Main Floor 93.83 m2 / 1010 ft2  
Upper Floor 86.86 m2 / 935 ft2  
Garage 43.20 m2 / 465 ft2  
Total Floor Area 292.18 m2 / 3145 ft2

FAR 0.36/1

Lot 2

Use Single Family w/ Secondary Suite

Setbacks  
Front Yard 14.19m  
Rear Yard 16.60m  
Side Yard Interior (E) 4.57m  
Side Yard Interior (W) 3.74m

Building Height 7.97m

Lot Area 780 m2  
Lot Coverage 114.46m2 / 14.7%  
Lot Frontage 18.14m

Parking Provided, Principal Residence 2

Parking Provided, Secondary Suite 1

Floor Areas  
Lower Floor 69.21 m2 / 745 ft2  
Main Floor 96.62 m2 / 1040 ft2  
Upper Floor 84.54 m2 / 910 ft2  
Garage 44.59 m2 / 460 ft2  
Total Floor Area 293.11 m2 / 3155 ft2

FAR 0.38/1

REVISION LIST

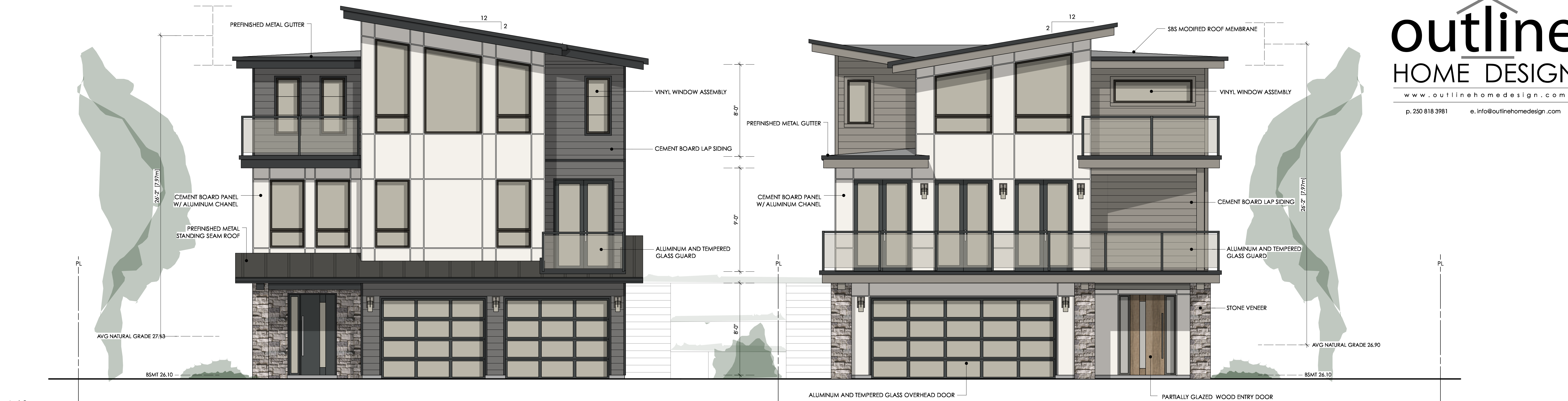
R1 - November 24, 2020  
Issue for Review / Rezoning

DRAWING LIST

- A1 Site & Location Plans
- A2 Lot 1 & 2 Design Plans, Streetscape
- A3 Design Elevations, Lot 1
- A4 Design Elevations, Lot 2

Proposed 2 Lot Subdivision  
753 Sea Drive

TITLE	Site and Location Plans		
FILE	NV19.20	SCALE	As Noted
PROJECT NO.	2046	DATE	Nov. 25, 2020
DRAWN BY	TDR	SHEET NO.	A1
ISSUE FOR	Issue For Rezoning	REV.	1



Lot 2  
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Setbacks  
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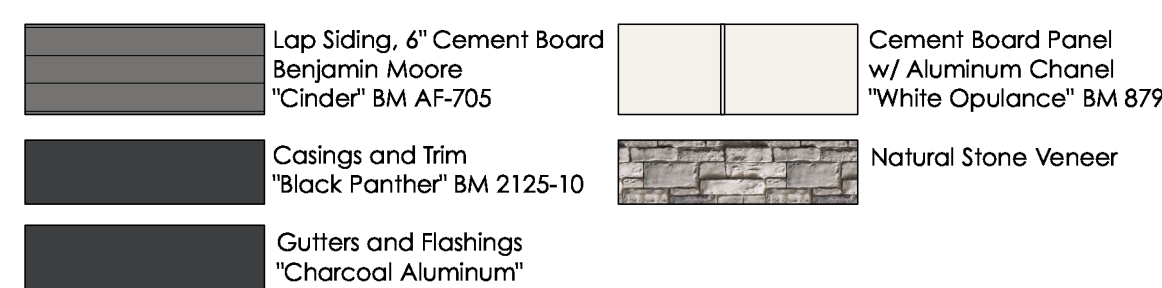
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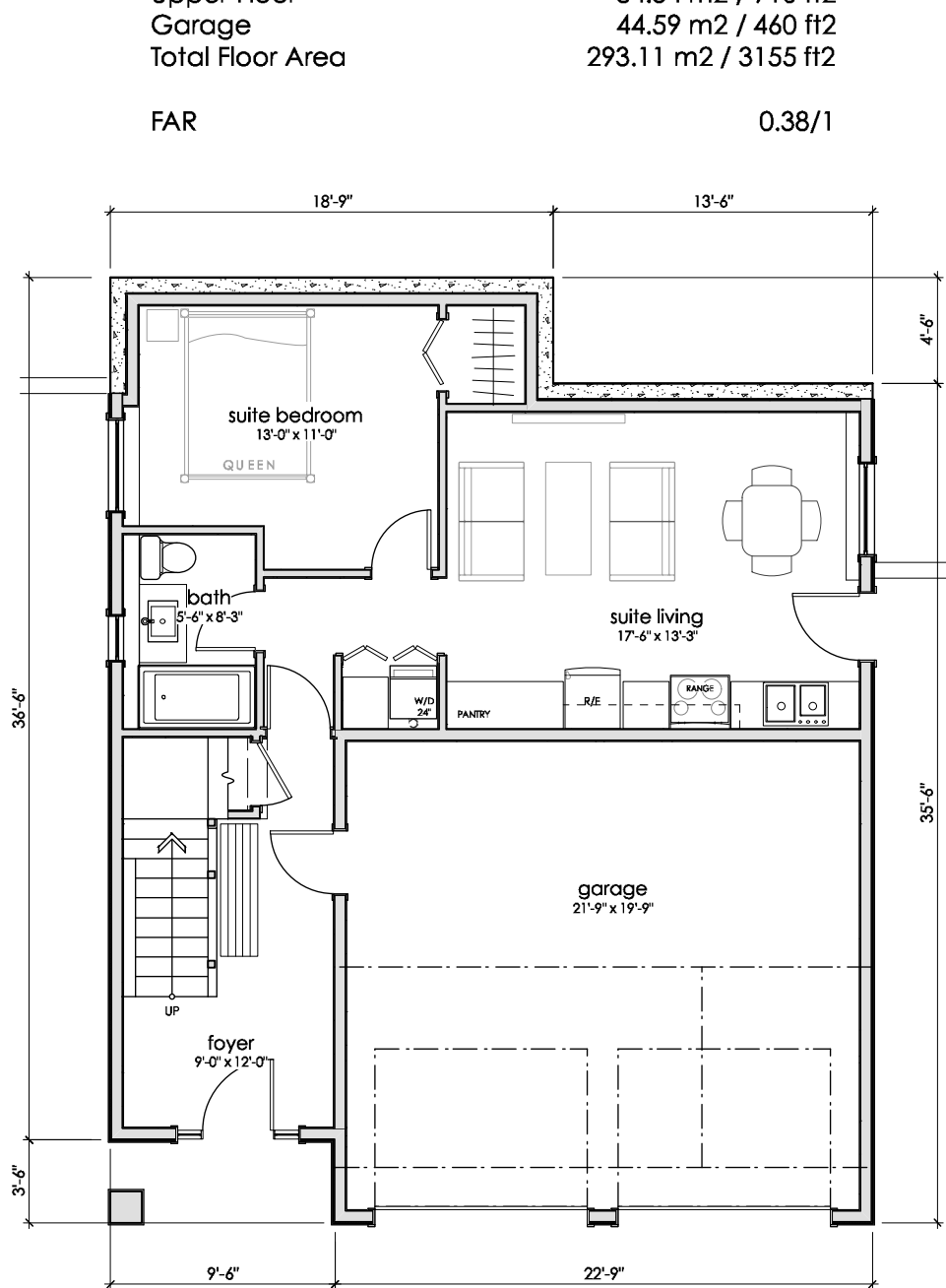
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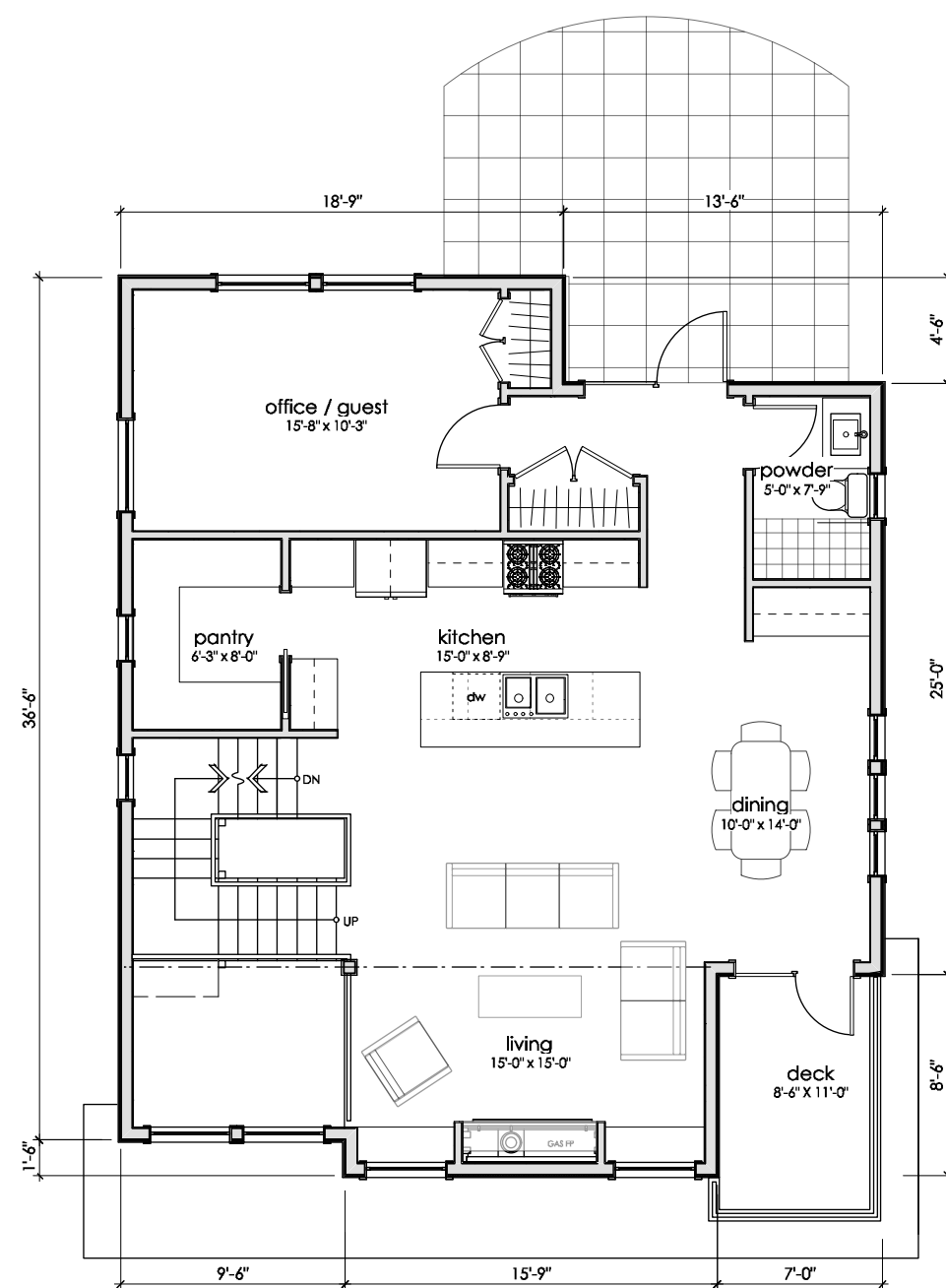
FAR 0.38/1



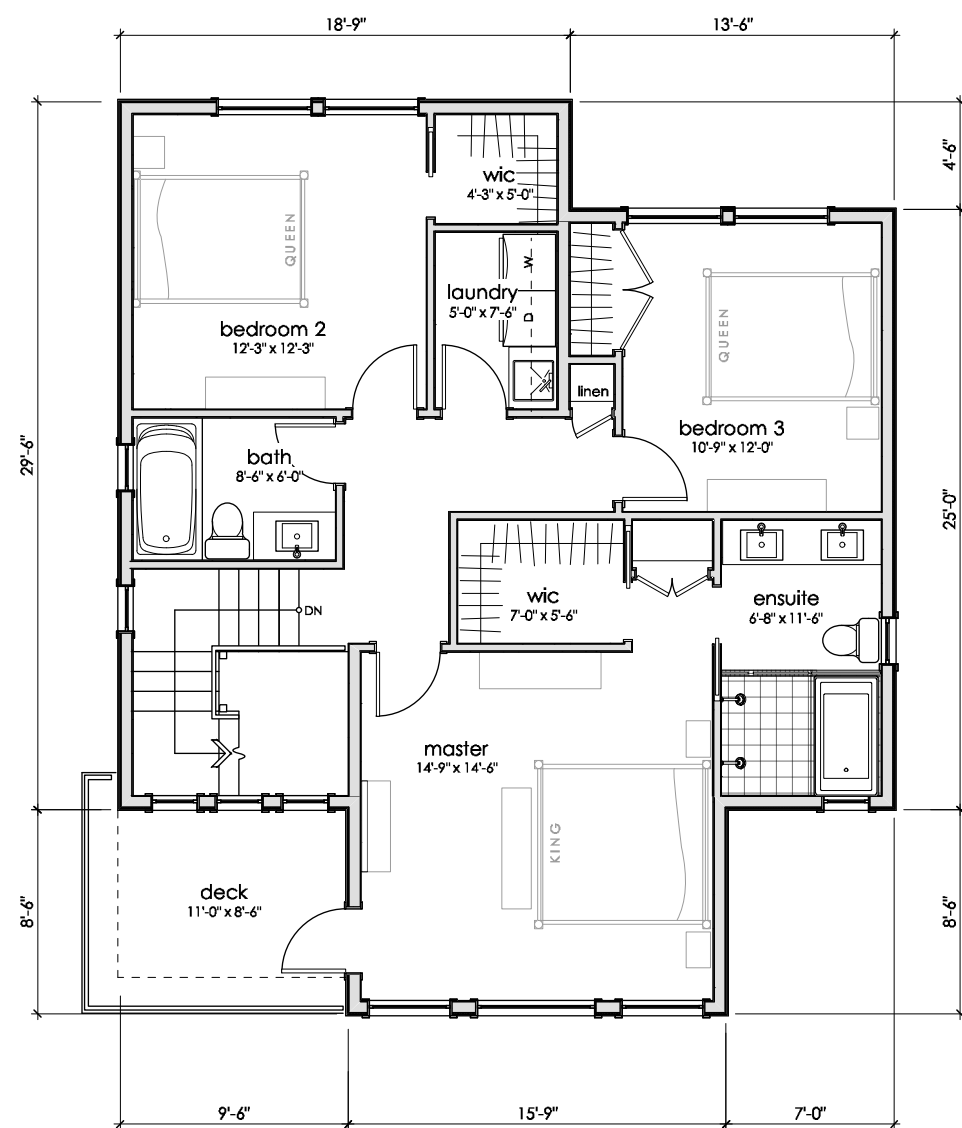
1 North Elevation (Sea Drive), Lot 2  
Scale: 1/4" = 1'-0"



basement floor area  
735 ft2

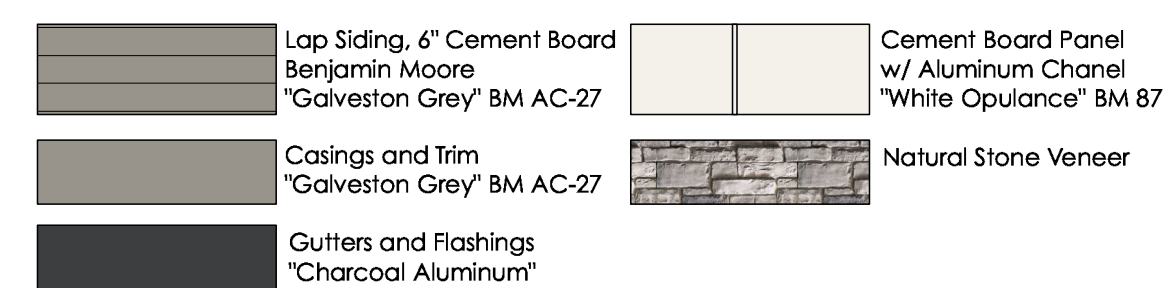


main floor area  
1010 ft2

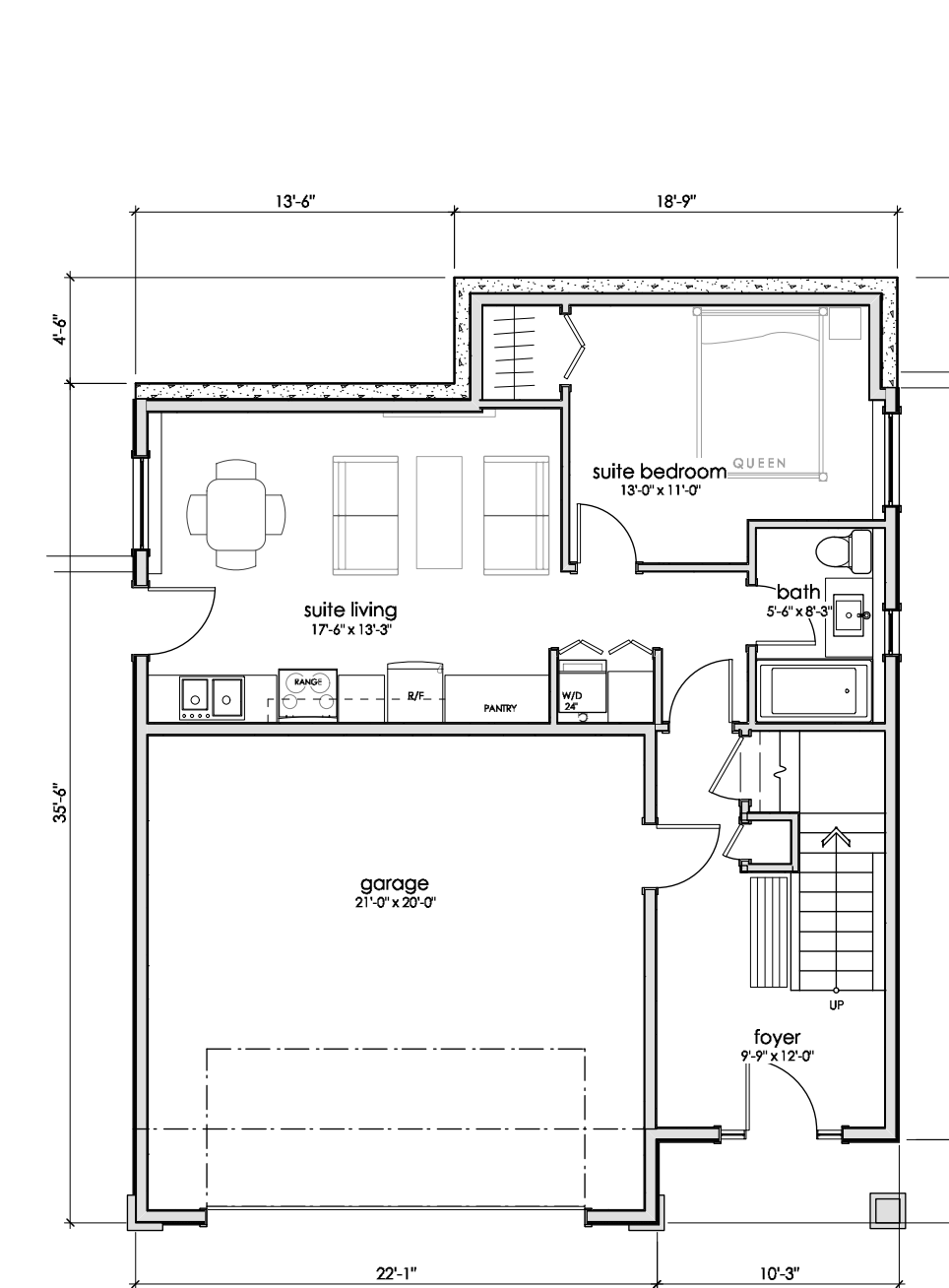


upper floor area  
935 ft2

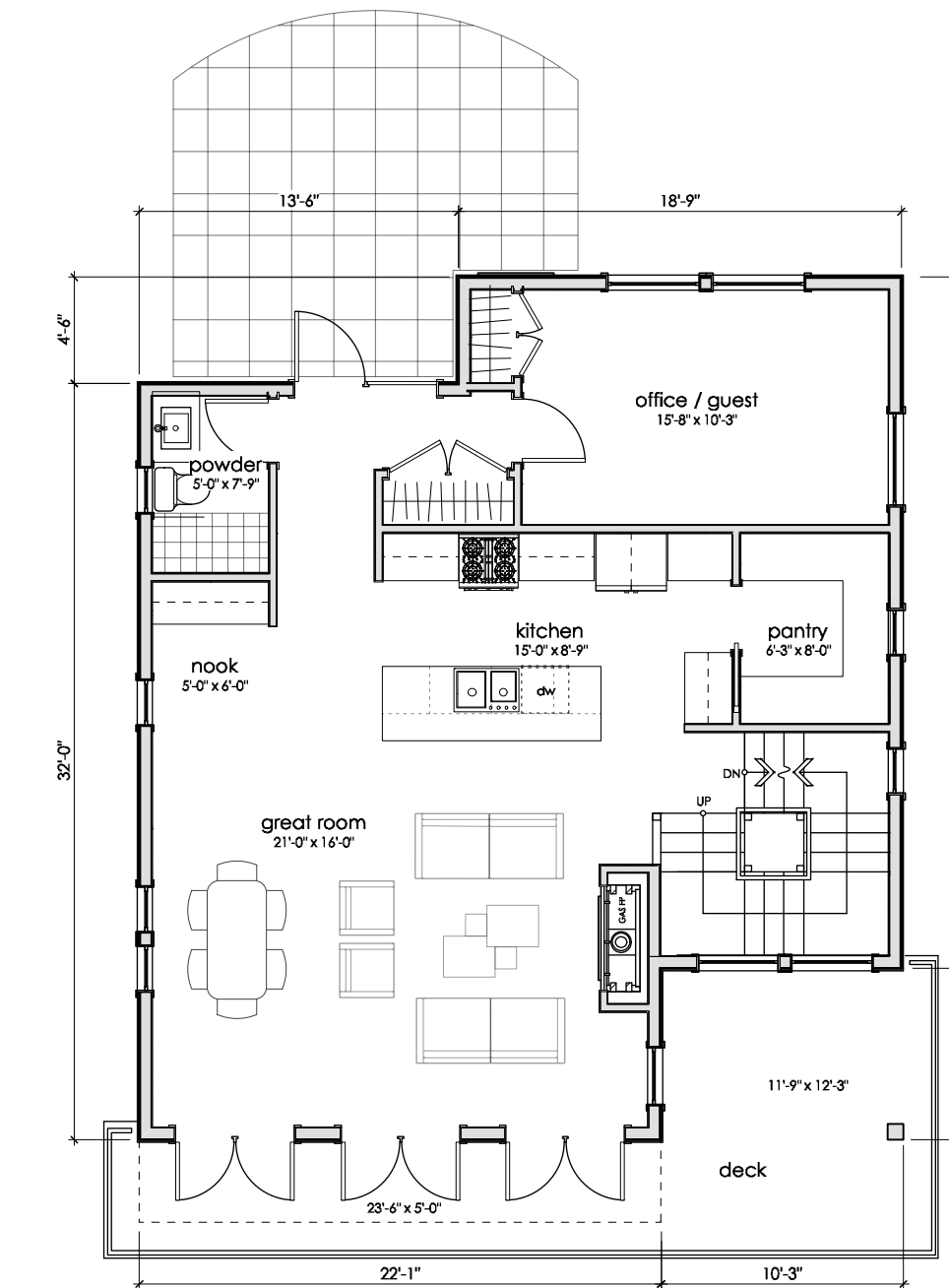
residence 1



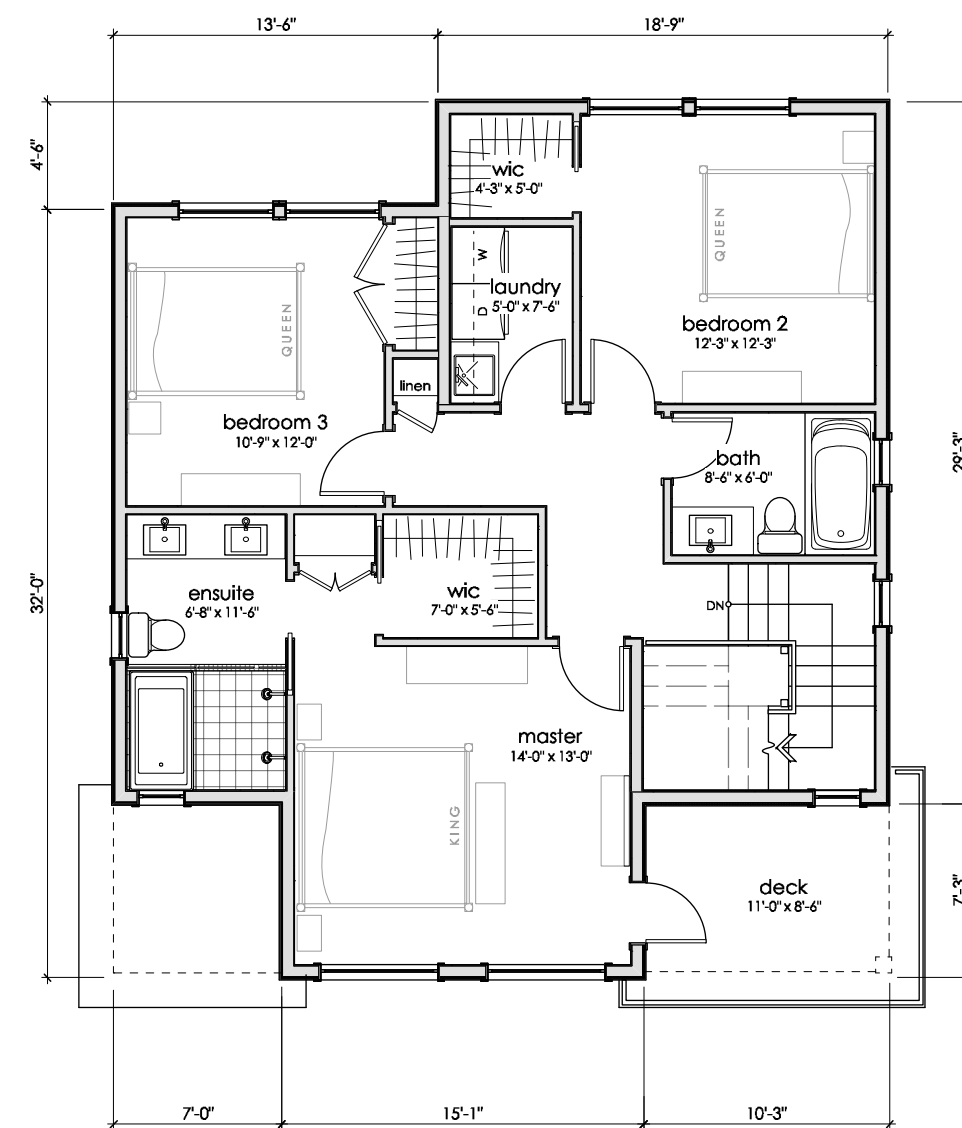
3 North Elevation (Sea Drive), Lot 1  
Scale: 1/4" = 1'-0"



basement floor area  
745 ft2



main floor area  
1040 ft2



upper floor area  
910 ft2

Lot 1  
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FAR 0.36/1

2 Design Plans, Lot 2  
Scale: 1/8" = 1'-0"

4 Design Plans, Lot 2  
Scale: 1/8" = 1'-0"

Proposed 2 Lot Subdivision 753 Sea Drive			
TITLE	Design Plans, Lot 1 and 2		
FILE	NV19.20	SCALE	As Noted
PROJECT NO.	2046	DATE	Nov. 25, 2020
DRAWN BY	TDR	SHEET NO.	A2
ISSUE FOR	Issue For Rezoning	REV.	1

