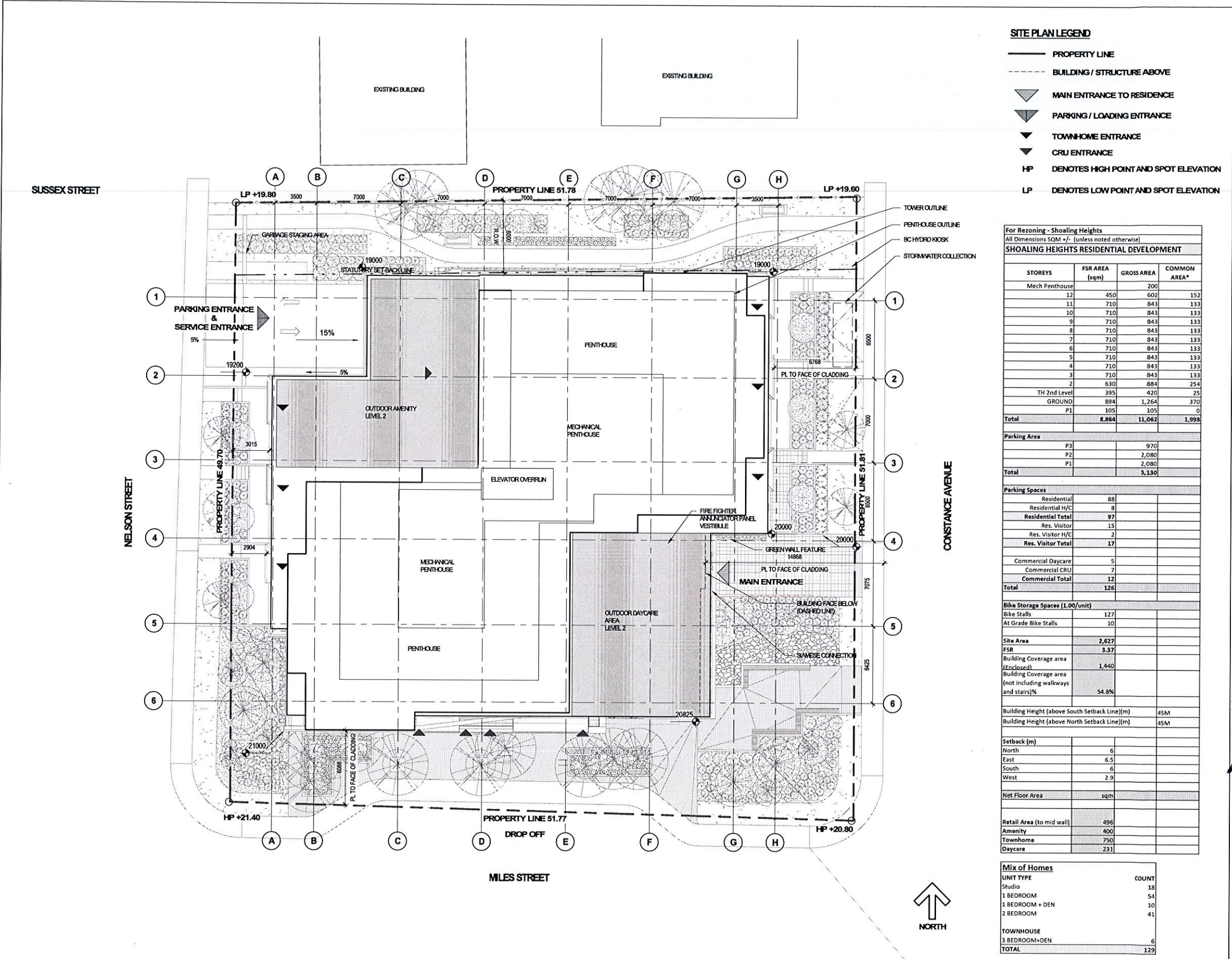


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- SITE PLAN LEGEND**
- PROPERTY LINE
  - BUILDING / STRUCTURE ABOVE
  - MAIN ENTRANCE TO RESIDENCE
  - PARKING / LOADING ENTRANCE
  - TOWNHOME ENTRANCE
  - CRU ENTRANCE
  - HP DENOTES HIGH POINT AND SPOT ELEVATION
  - LP DENOTES LOW POINT AND SPOT ELEVATION

For Rezoning - Shoaling Heights  
All Dimensions SQM +/- (unless noted otherwise)

SHOALING HEIGHTS RESIDENTIAL DEVELOPMENT			
STOREYS	FSR AREA (sqm)	GROSS AREA	COMMON AREA*
Mech Penthouse		200	
12	450	602	152
11	710	843	133
10	710	843	133
9	710	843	133
8	710	843	133
7	710	843	133
6	710	843	133
5	710	843	133
4	710	843	133
3	710	843	133
2	630	884	254
TH 2nd Level	395	420	25
GROUND	894	1,264	370
P1	105	105	0
Total	8,864	11,062	1,998

Parking Area

P3	970
P2	2,080
P1	2,080
Total	5,130

Parking Spaces

Residential	88
Residential H/C	8
Residential Total	97
Res. Visitor	15
Res. Visitor H/C	2
Res. Visitor Total	17
Commercial Daycare	5
Commercial CRU	7
Commercial Total	12
Total	126

Bike Storage Spaces (1.00/unit)

Bike Stalls	127
At Grade Bike Stalls	10

Site Area 2,627  
FSR 3.37  
Building Coverage area (Enclosed) 1,440  
Building Coverage area (not including walkways and stairs)% 54.8%

Building Height (above South Setback Line)(m) 45M  
Building Height (above North Setback Line)(m) 45M

Setback (m)

North	6
East	6.5
South	6
West	2.9

Net Floor Area sqm

Retail Area (to mid wall) 496  
Amenity 400  
Townhome 750  
Daycare 231

Mix of Homes

UNIT TYPE	COUNT
Studio	18
1 BEDROOM	54
1 BEDROOM + DEN	10
2 BEDROOM	41
TOWNHOUSE	
3 BEDROOM+DEN	6
TOTAL	129

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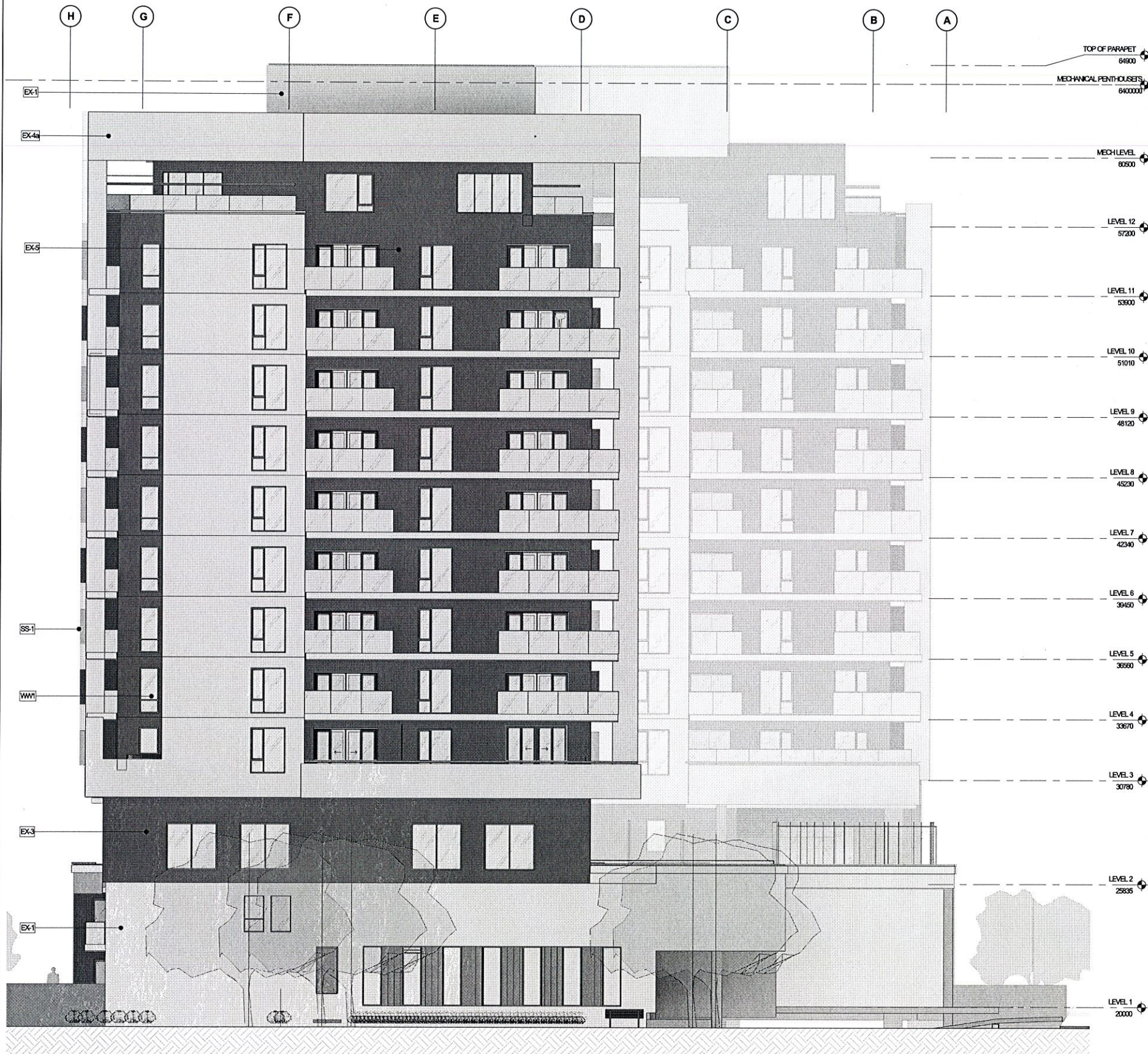
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**SITE PLAN**

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EXTERIOR MATERIALS	
Key Value	Keynote Text
10B	
EX-1	MLT CLADDING STUD WALL (WHITE)
EX-3	MLT CLADDING STUD WALL (CHARCOAL)
EX-4	MTL CLADDING PREFAB PANEL (WHITE)
EX-4a	MTL CLADDING ON CONC. SUBSTRATE (WHITE)
EX-5	MTL CLADDING PREFAB PANEL (CHARCOAL)
EX-6	WOOD FEATURE WALL
GR-2	FRITTED GLASS GUARD
SS-1	PRE-FINISHED METAL SOLAR SHADE
WW1	PUNCHED WINDOW WALL GLAZING

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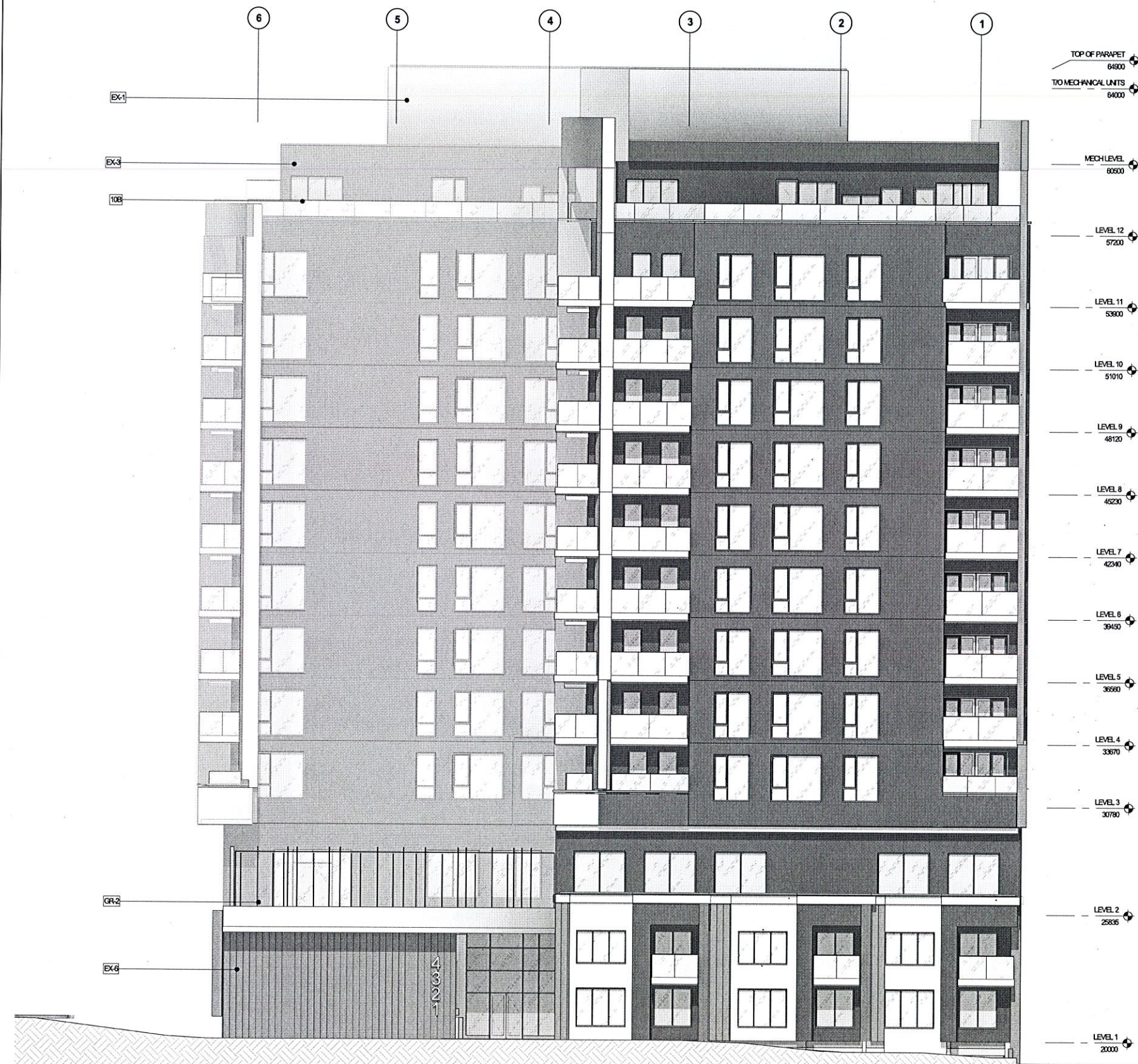
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SS-1	PRE-FINISHED METAL SOLAR SHADE
WW1	PUNCHED WINDOW WALL GLAZING

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SHOALING HEIGHTS  
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DEVELOPMENT  
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EAST ELEVATION

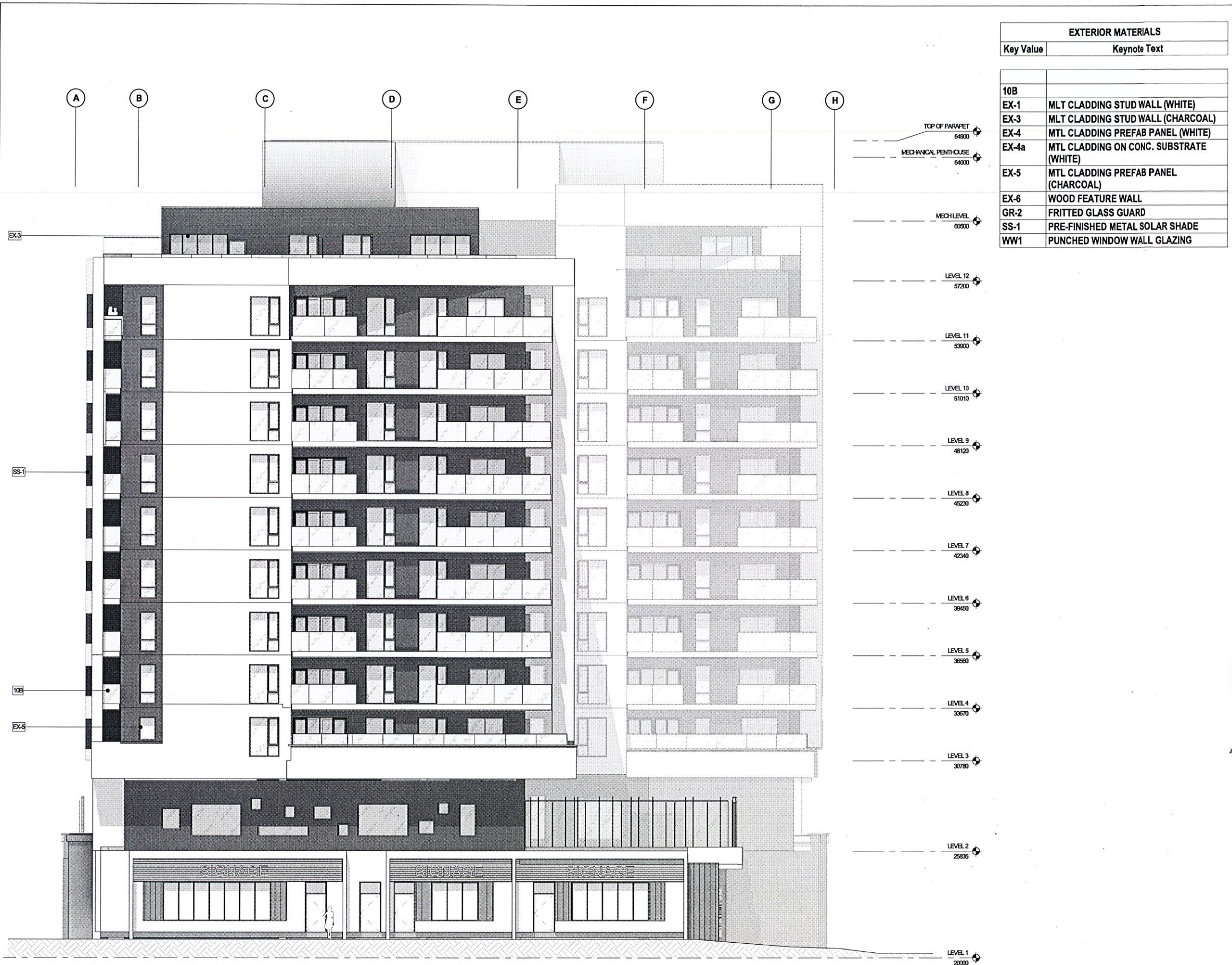
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1 EAST ELEVATION COLOR  
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SCALE: 1:100



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SS-1	PRE-FINISHED METAL SOLAR SHADE
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SOUTH ELEVATION

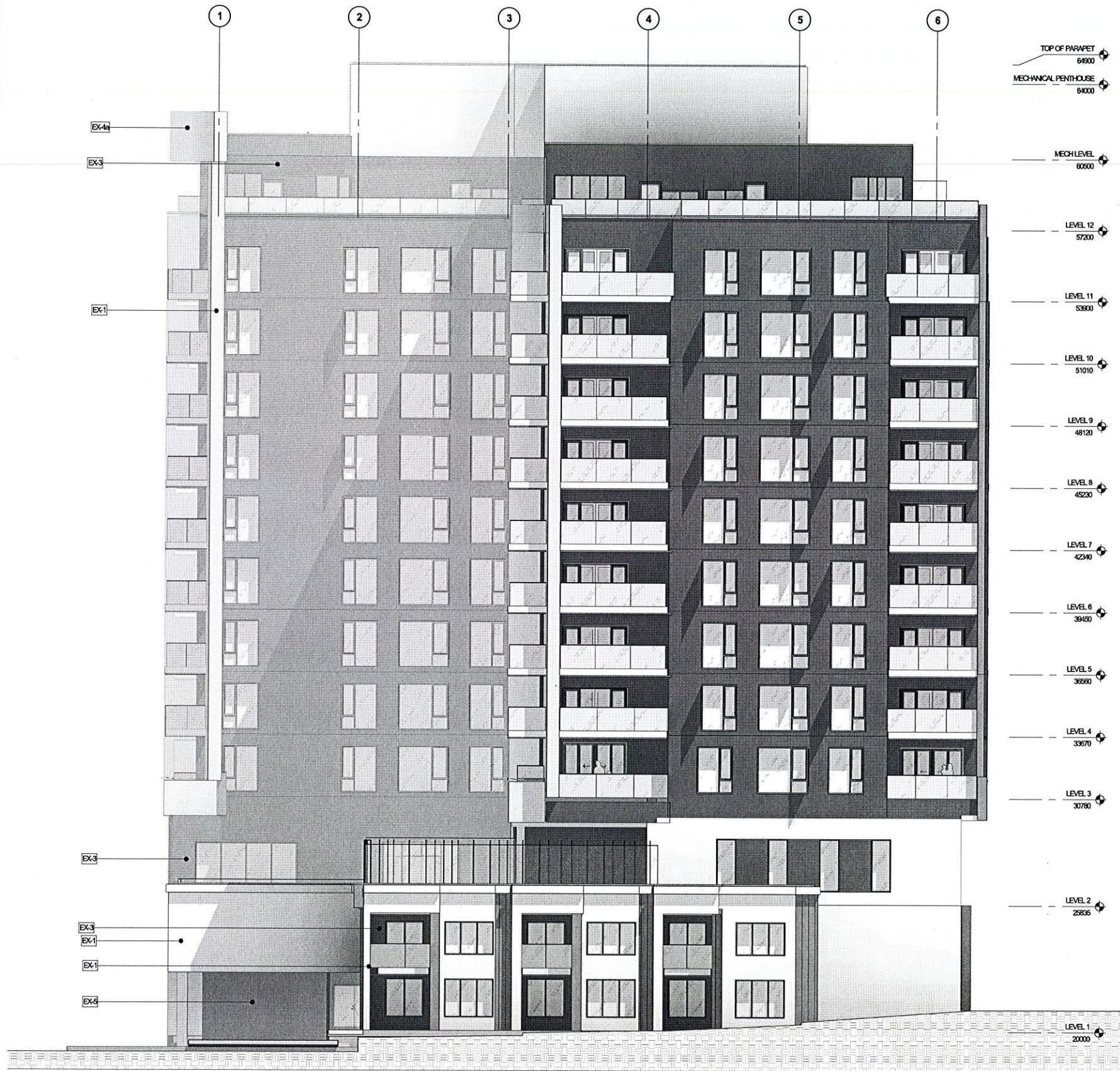
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WEST ELEVATION

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1 WEST ELEVATION  
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1 PERSPECTIVE VIEW ALONG MILES STREET  
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**SHOALING HEIGHTS  
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CONSTANCE AVENUE NELSON ST/MILES ST, ESQUIMALT,  
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**PERSPECTIVE VIEWS**

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1 PERSPECTIVE VIEW FROM SOUTH EAST AT CONSTANCE AVENUE AND MILES STREET  
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**SHOALING HEIGHTS  
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CONSTANCE AVENUE/ NELSON STREET/ MILES STREET, ESQUIMALT, BC  
**PERSPECTIVE VIEWS**

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1 PERSPECTIVE VIEW FROM SOUTH WEST AT NELSON STREET AND MILES STREET  
A-7.03 SCALE

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1 2020-04-20 REZONING  
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**PERSPECTIVE VIEWS**

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1 PERSPECTIVE VIEW ALONG NELSON STREET  
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**PERSPECTIVE VIEWS**

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1 PERSPECTIVE AERIAL VIEW  
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