

D01	SITE SURVEY
D02	EXISTING SITE PLAN W/ PROPOSED BUILDING
D03	OVERALL SITE PLAN
D04	LEVEL PARKADE FLOOR PLAN
D05	LEVEL 1 FLOOR PLAN
D06	LEVEL 2 FLOOR PLAN
D07	LEVEL 3 to 5 FLOOR PLAN
D08	LEVEL 6 FLOOR PLAN
D09	ROOF PLAN
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D11	BUILDING ELEVATIONS
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D13	SUITE PLANS
D14	AREA SUMMARIES
D15	SITE COVERAGE AND OPEN SPACE CALCULATIONS
D16	RENDERINGS
D17	BUILDING SECTIONS
L1.00	LANDSCAPE SITE PLAN
CSP-1	CIVIL CONCEPTUAL SERVICING PLAN
CSP-2	CIVIL CONCEPTUAL SERVICING SECTIONS AND PROFILE

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DEC 18 2020

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



LOW HAMMOND ROWE ARCHITECTS

ESQUIMALT RENTAL HOUSING

874 FLEMING STREET, ESQUIMALT, BC

ISSUED FOR DEVELOPMENT PERMIT
DEC 8, 2020



BC LAND SURVEYORS SITE PLAN OF:

Civic: 874 Fleming Street

Legal: Lot B, Section 10,
Esquimalt District, Plan 25267

Parcel Identifier: 002-900-246 in the Township of Esquimalt

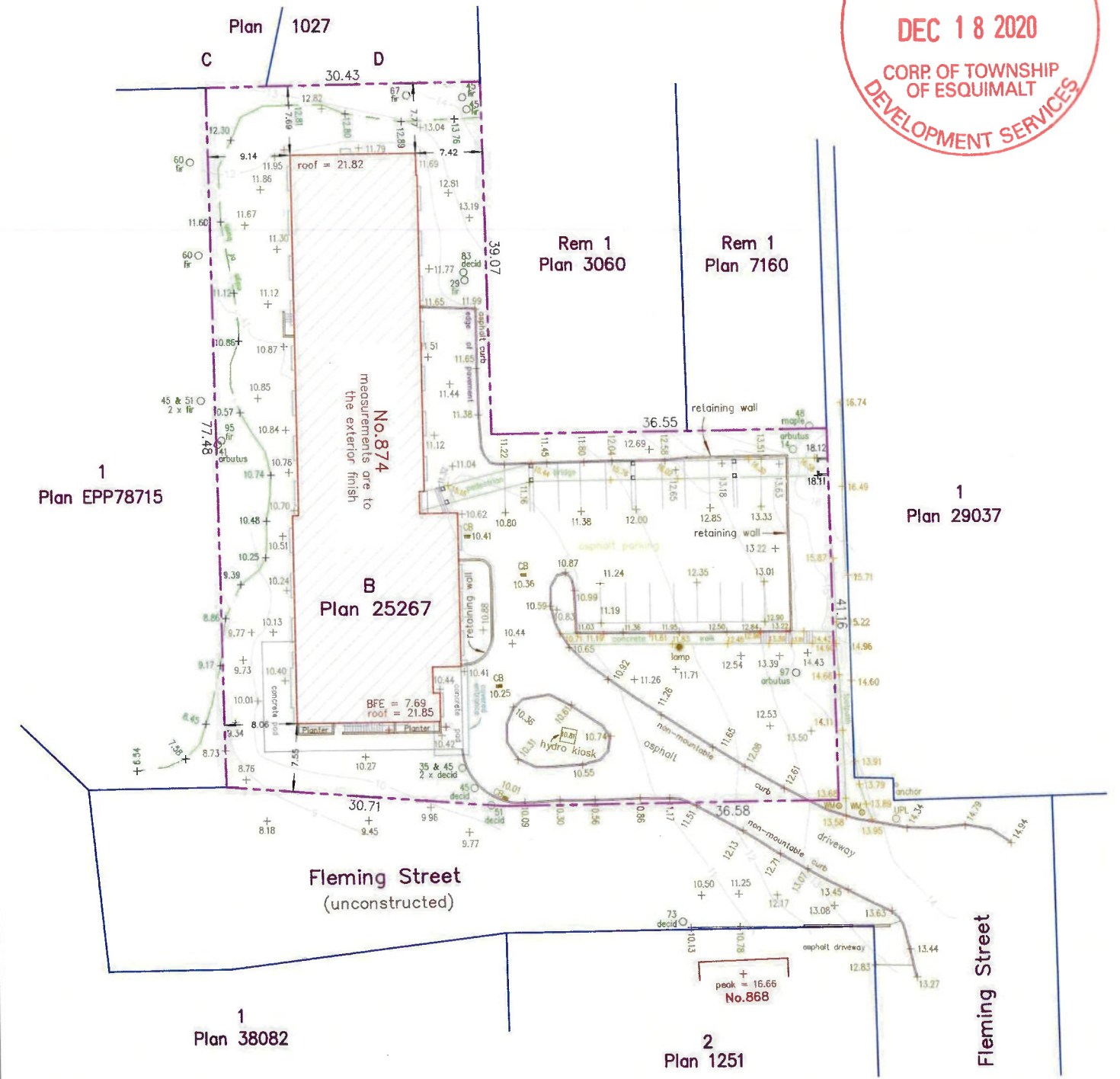
SCALE 1 : 3 0 0



All distances are shown in metres.
Plot on C size sheet.

LEGEND

Elevations are to geodetic datum.
+ - denotes - existing elevation
Tree diameters are in centimetres.
Contour Interval = 1.0 metres
Contours have been derived by digital terrain
modelling and any critical elevations must
be verified by field survey.
Lot Area = 3909 m2



August 7, 2018
File : 12,826 - 23
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Setbacks are derived from field survey.
Parcel dimensions shown hereon are
derived from Land Title Office records.
This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.

The following non-financial charges are shown on
the current title and may affect the property.
M76301 - Undersurface Rights
1062806 - Undersurface Rights
A64775 - Restrictive Covenant

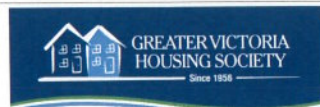
PRELIMINARY - NOT FOR CONSTRUCTION

ELEVATION MATERIALS LEGEND

- 1a CEMENTITIOUS PLANKS - HARDIE PLANK 'MAIZE'
- 1b CEMENTITIOUS PLANKS - HARDIE PLANK 'BROWN BLAZE'
- 2 BRICK MASONRY - PACIFIC CLAY 'DARK IRON SPOT'
- 3a CEMENTITIOUS PANELS - HARDIE PANEL 'ARCTIC WHITE'
- 3b CEMENTITIOUS PANELS - HARDIE PANEL 'WEATHERED DOCK'
- 3c CEMENTITIOUS PANELS - HARDIE PANEL 'BROWN BLAZE'
- 3d CEMENTITIOUS PANELS - HARDIE PANEL 'CHARCOAL'
- 3e METAL FASCIA PANEL - 'CHARCOAL'
- 4 CURTAIN WALL - CHARCOAL
- 5 CHARCOAL VINYL FRAMED WINDOWS
- 6 SACK RUBBED CONCRETE FINISH
- 7 BIKE RACK
- 8 GLASS GUARDRAIL
- 9 HORIZONTAL LOUVER SHADE
- 10 VERTICAL SUNSHADE
- 11 BOX FRAME SHADE
- 12 WOOD PRIVACY SCREEN
- 13 GLAZED PRIVACY SCREEN
- 14 TRANSLUCENT GLASS
- 15 WOOD PERIMETER FENCE. REFER TO LANDSCAPE DWGS.
- 16 PAINTED STEEL PICKET GUARDRAIL
- 17 EXPOSED WOOD GLULAM COLUMN
- 18 MECHANICAL SCREEN
- 19 MECHANICAL LOUVRE



LOW HAMMOND ROWE ARCHITECTS



ESQUIMALT RENTAL HOUSING
874 FLEMING STREET, ESQUIMALT, BC

BUILDING ELEVATIONS D10
scale As indicated date DEC 8, 2020

- ELEVATION MATERIALS LEGEND**
- 1a CEMENTITIOUS PLANKS - HARDIE PLANK 'MAIZE'
 - 1b CEMENTITIOUS PLANKS - HARDIE PLANK 'BROWN BLAZE'
 - 2 BRICK MASONRY - PACIFIC CLAY 'DARK IRON SPOT'
 - 3a CEMENTITIOUS PANELS - HARDIE PANEL 'ARCTIC WHITE'
 - 3b CEMENTITIOUS PANELS - HARDIE PANEL 'WEATHERED DOCK'
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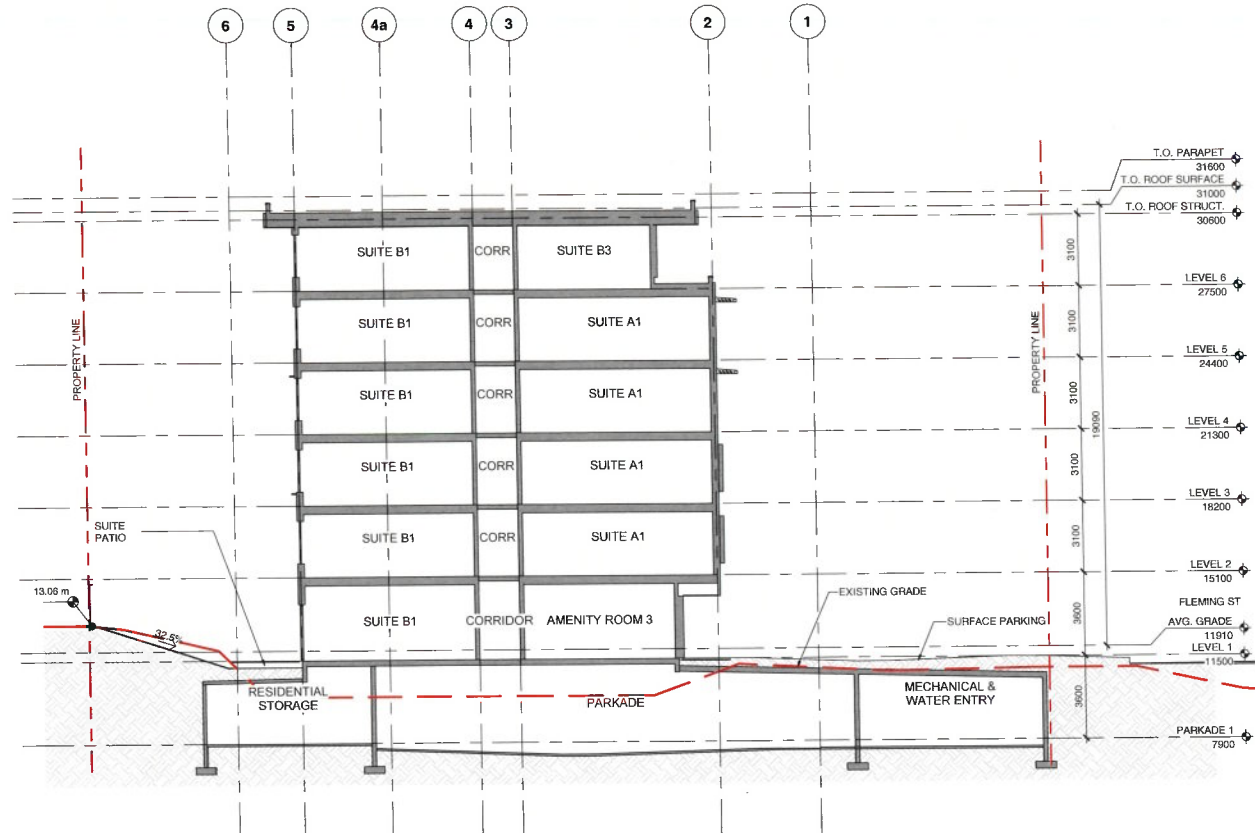


LOW HAMMOND ROWE ARCHITECTS

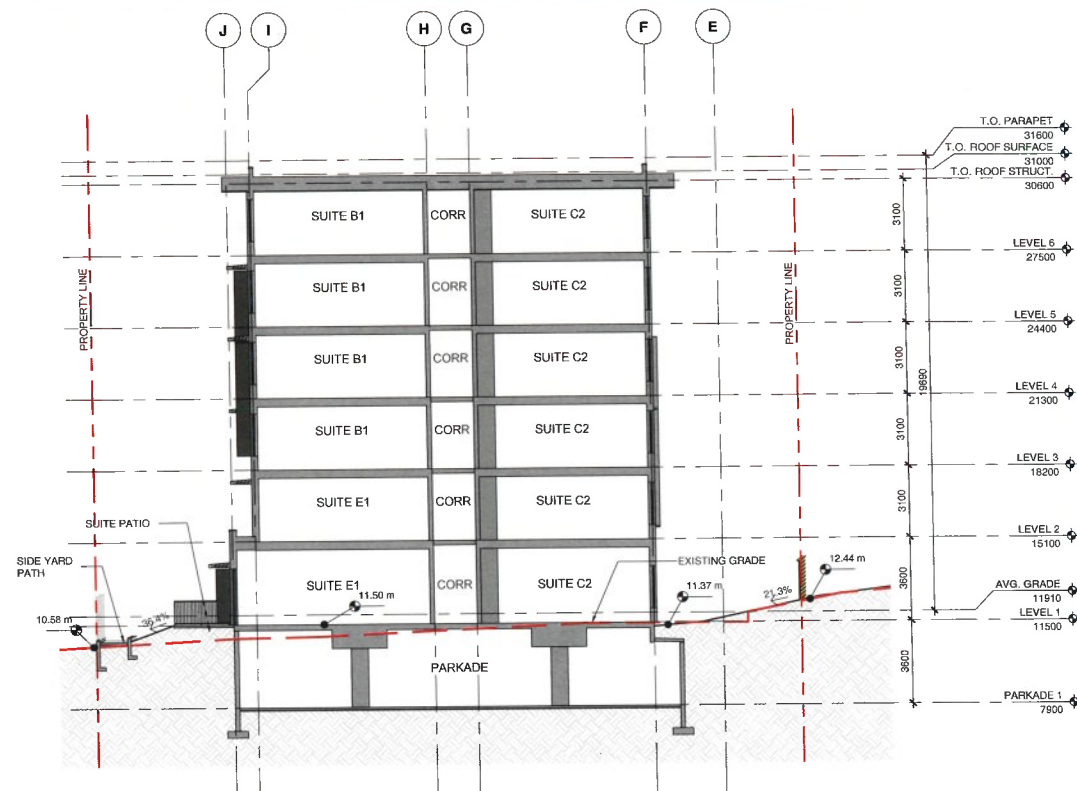


ESQUIMALT RENTAL HOUSING
874 FLEMING STREET, ESQUIMALT, BC

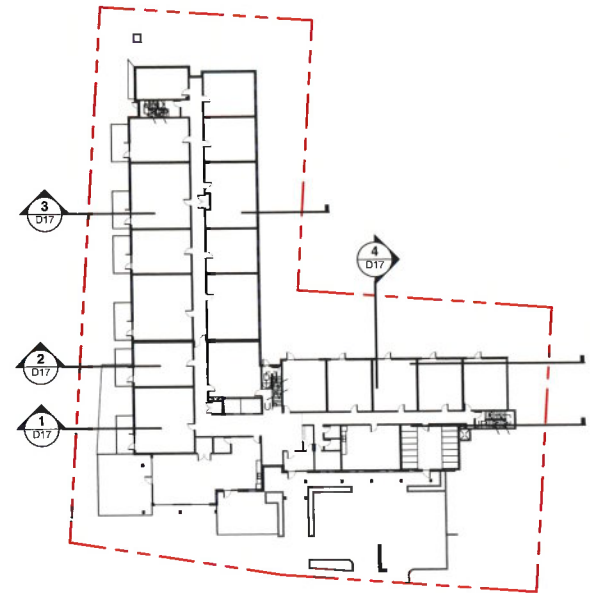
BUILDING ELEVATIONS D11
scale As indicated date DEC 8, 2020



4 D17 NORTH SOUTH SECTION 01.
D17 1:150



3 D17 EAST WEST SECTION 03.
D17 1:150



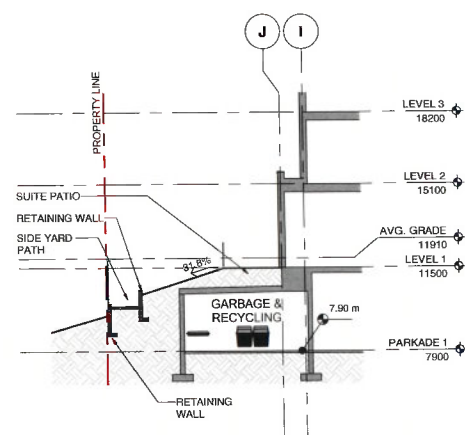
SECTION KEY PLAN

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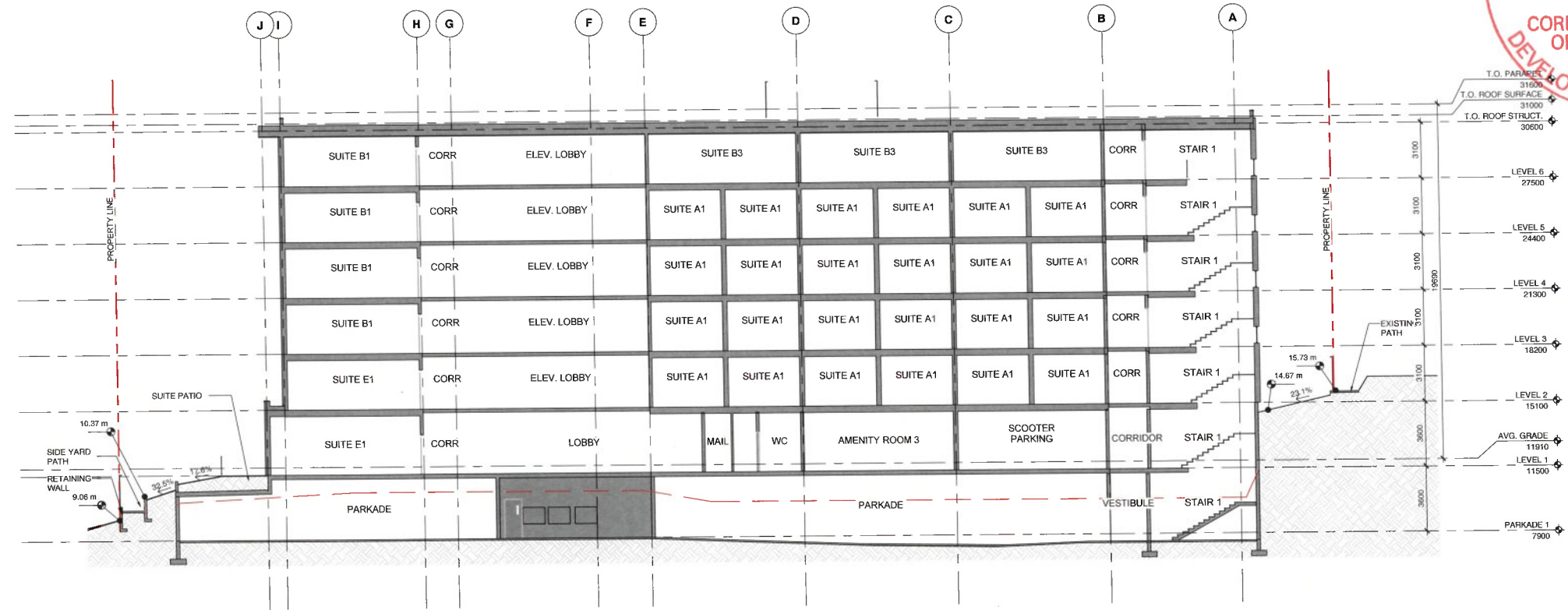
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CORP. OF TOWNSHIP
OF ESQUIMALT

DEVELOPMENT SERVICES



2 D17 EAST WEST SECTION 02.
D17 1:150



1 D17 EAST WEST SECTION 01.
D17 1:150

