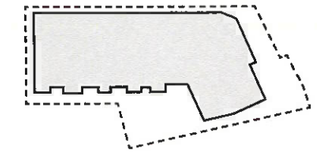
SE CORNER



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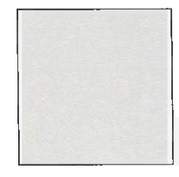
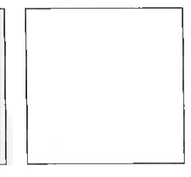
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

GREY BRICK

CONCRETE PANEL

WOOD SOFFIT





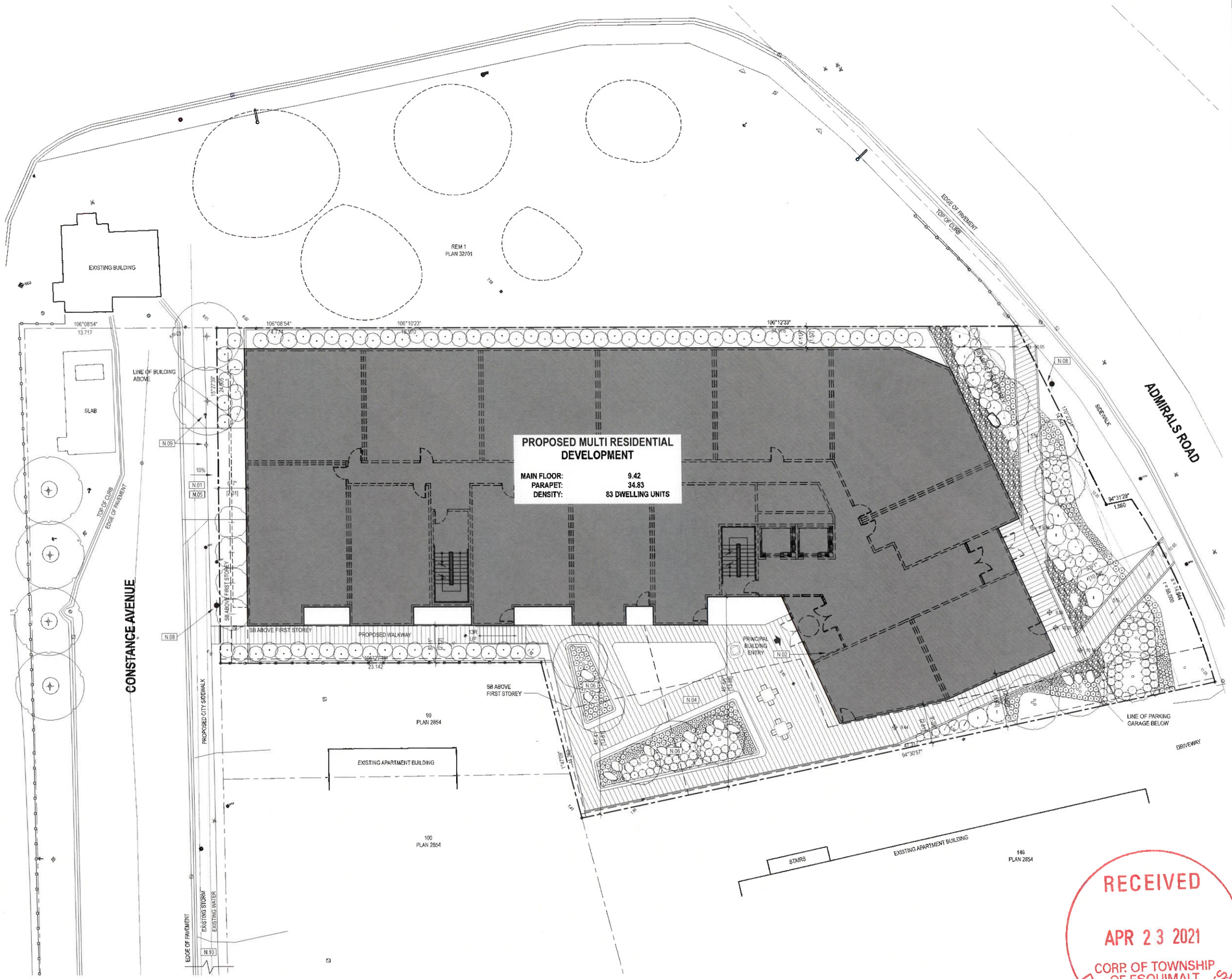
GREY & WHITE METAL PANEL

PERSPECTIVE
REDNER

2021.04.22

CONSTANCE
HOUSE

FAAS



1 SITE PLAN
DP.100 1/8" = 1'-0"

CONSTANCE HOUSE RESIDENTIAL DEVELOPMENT			
STOREYS	**FSR AREA (sqm)**	**GROSS AREA (sqm)**	**COMMON AREA (sqm)**
Total	5371	6797	548
PARKING AREA		**(sqm)**	
P1		1463	
P2		1463	
Total		2926	
SITE AREA		1921	
BUILDING COVERAGE		1192	
LOT COVERAGE		62.1%	
FSR		2.8	
PARKING SPACES			
RESIDENTIAL		82	
RES. VISITOR		8	
H/C STALL		2	
TOTAL		92	
BUILDING HEIGHT		25.4m	
UNIT TYPES			
STUDIO		7	
1 BED		27	
2 BED		43	
3 BED		6	
TOTAL		83	
UNIT SIZES	**%**		
>90sm	7%	6	
>60sm	36%	42	
>40sm	51%	30	
>35sm	6%	5	
TOTAL		83	

SHEET NOTES

- N.01 PARKADE ENTRY
- N.02 INDICATES PRIMARY ENTRANCE. FIRE ALARM PANEL LOCATED AT ENTRY. FDC LOCATED TO PROVIDE NECESSARY CLEARANCE REQUIREMENTS FOR OPERATION
- N.03 EXTERIOR LIGHTING AS PER DARK SKY CRITERIA
- N.04 AMENITY TERRACE
- N.05 PROPOSED DRIVEWAY / CURB CUT
- N.06 PLANTER
- N.07 OWNER TO COME TO AGREEMENT WITH ADJACENT PARCELS AND REPLACE FENCES AS NEEDED
- N.08 PROPOSED HYDRANT, FINAL LOCATION TO BE CONFIRMED BY MUNICIPALITY
- N.09 TELEPHONE POLE AND ASSOCIATED GUY WIRE TO BE RELOCATED
- N.10 PROPOSED SIDEWALK TO EXTEND TO ASTILE STREET
- N.11 ADDITIONAL SIDEWALK TO BE CONSTRUCTED ON THE NORTH SIDE OF ASTILE STREET FROM ADMIRALS TO CONSTANCE

GENERAL NOTES

A. ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.

B. REFER TO LANDSCAPE PLANS FOR ALL PLANTING AND GROUND COVER INFORMATION & DETAILS.

C. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.

D. ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.

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DEVELOPMENT SERVICES

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	04-21-21

PROJECT NAME
CONSTANCE HOUSE

MUNICIPAL ADDRESS
658, 661, & 663 ADMIRALS ROAD
999 CONSTANCE AVE

LEGAL ADDRESS
L. 1 P. 32701/01, SUBURBAN LOT 43, ESQUIMALT LAND DISTRICT, SUBURBAN LOT 44

PROJECT NO.
21.03.COR

DRAWN: CHECKED:

DATE: SCALE:
2021 AS NOTED

DRAWING TITLE
SITE PLAN

DRAWING NUMBER
DP.100

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1 NORTH ELEVATION
DP.200 1/8" = 1'-0"

EXTERIOR FINISHES LEGEND

A - WOOD

A1 ARCHITECTURAL GRADE WOOD SOFFIT
COLOUR : CLEAR STAIN

B - MASONRY

B1 BRICK
COLOUR - BLACK

C - METAL CLADDING

C1 PRE-FINISHED METAL PANEL
COLOUR WHITE

C2 PRE-FINISHED METAL PANEL
COLOUR : CHARCOAL

C3 PRE-FINISHED METAL CAP FLASHING

C4 CURTAIN WALL MULLION
COLOUR : BLACK

C5 WINDOW FRAME
COLOUR : BLACK

C6 METAL GUARDRAIL
COLOUR : BLACK

D - CONCRETE

D1 CONCRETE PANEL
COLOUR : GREY

E - GLASS

E1 GLASS GUARDRAIL

E2 SPANDREL PANEL
COLOUR : GREY

E3 SPANDREL PANEL
COLOUR WHITE

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CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

FAAS
FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
D1	ISSUED FOR DP	04.01.21

PROJECT TITLE
CONSTANCE HOUSE

MAILING ADDRESS
808, 880, 886 ADMIRALS ROAD
848 CONSTANCE AVE

LEGAL ADDRESS
L. 1 - P. 42 PRIVEST, SUBURBAN LOT 43, ESQUIMALT LAND DISTRICT, SUBURBAN LOT 44

PROJECT NO.
21.03.COR

DRAWN CHECKED

DATE SCALE
XX AS NOTED

DRAWING TITLE
ELEVATIONS

DRAWING NUMBER
DP.200

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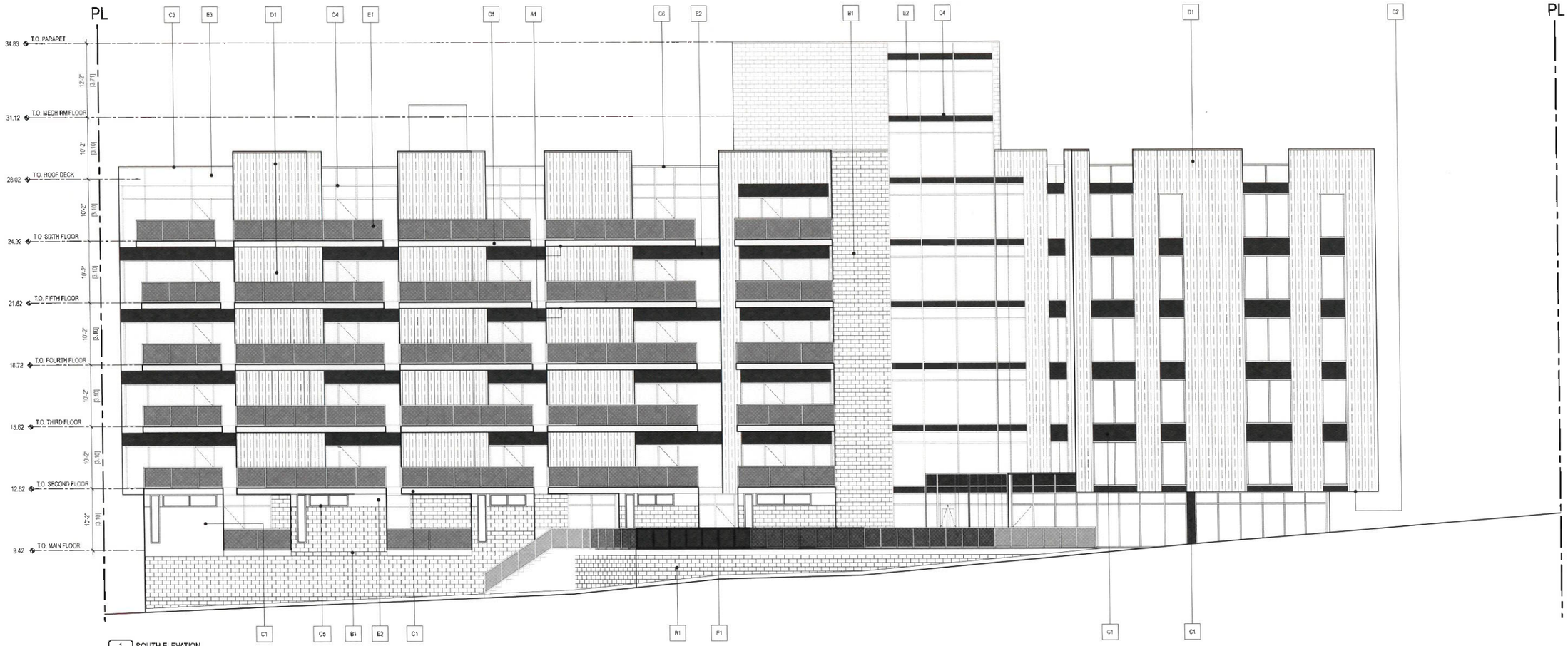

1 SOUTH ELEVATION
DP.201 1/8" = 1'-0"

EXTERIOR FINISHES LEGEND

A - WOOD

A1 ARCHITECTURAL GRADE WOOD SOFFIT
COLOUR : CLEAR STAIN

B - MASONRY

B1 BRICK
COLOUR - BLACK

C - METAL CLADDING

C1 PRE-FINISHED METAL PANEL
COLOUR : WHITE

C2 PRE-FINISHED METAL PANEL
COLOUR : CHARCOAL

C3 PRE-FINISHED METAL CAP FLASHING

C4 CURTAIN WALL MULLION
COLOUR : BLACK

C5 WINDOW FRAME
COLOUR : BLACK

C6 METAL GUARDRAIL
COLOUR : BLACK

D - CONCRETE

D1 CONCRETE PANEL
COLOUR : GREY

E - GLASS

E1 GLASS GUARDRAIL

E2 SPANDREL PANEL
COLOUR : GREY

E3 SPANDREL PANEL
COLOUR : WHITE

RECEIVED
APR 23 2021
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DEVELOPMENT SERVICES

FAAS
FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	04.21.21

PROJECT NAME
CONSTANCE HOUSE

BUILDING ADDRESS
639, 641, & 643 DOWFALLS ROAD
663 CONSTANCE AVE

LEGAL ADDRESS
L. 1 P. 82975 IST, SUBURBAN LOT 42, ESQUIMALT LAND DISTRICT, SUBURBAN LOT 44

PROJECT NO
21.03.COR

DRAWN SHEET

DATE SCALE
XX AS NOTED

DRAWING TITLE
ELEVATIONS

DRAWING NUMBER
DP.201

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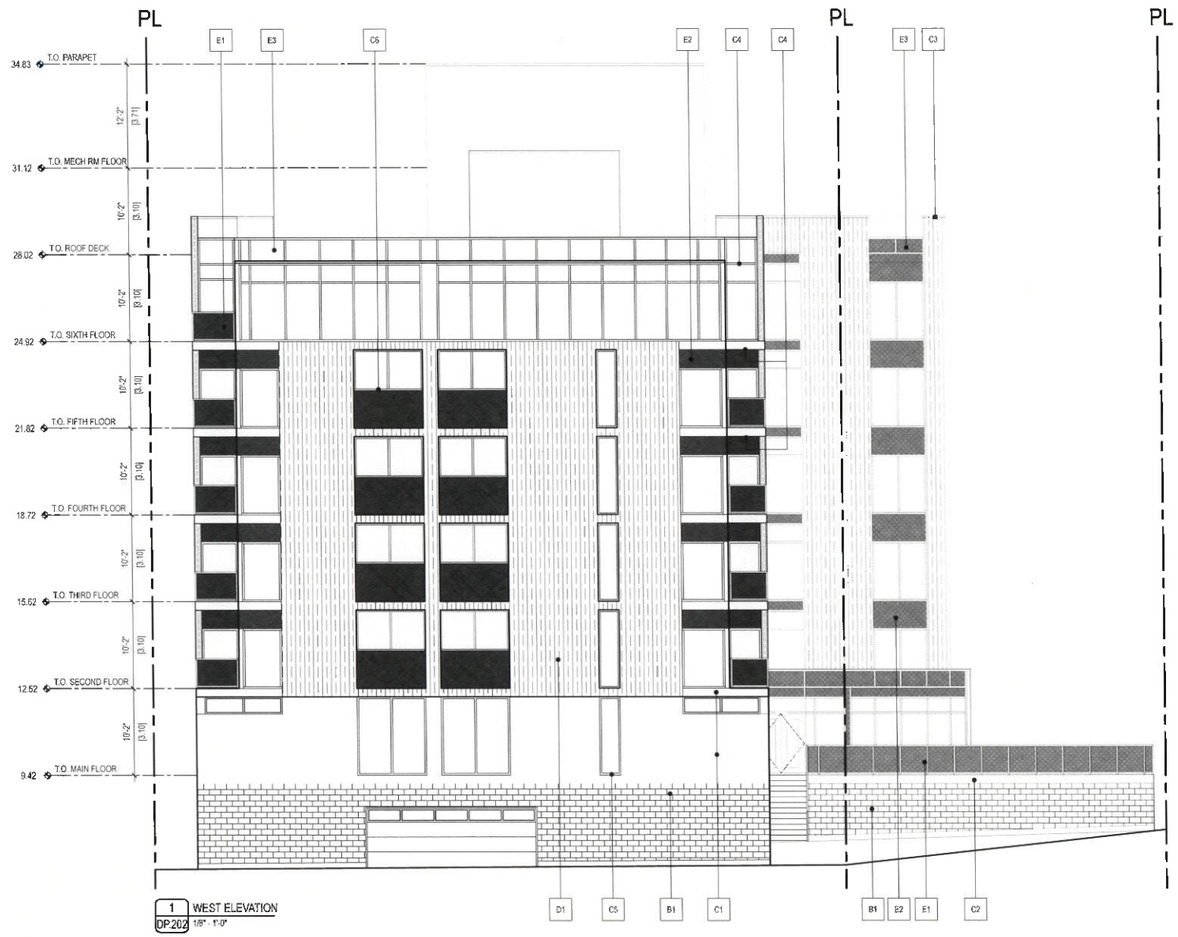

1 WEST ELEVATION
DP.202 1/8" = 1'-0"

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

SHEET NOTES

N.01 WALL MURAL TO BE COMMISSIONED WITH LOCAL ARTIST, SIZE AND VALUE TO BE DETERMINED IN CONJUNCTION WITH FREESTANDING PUBLIC ART ON EAST SIDE OF BUILDING

EXTERIOR FINISHES LEGEND

A - WOOD

A1 ARCHITECTURAL GRADE WOOD SOFFIT
COLOUR : CLEAR STAIN

B - MASONRY

B1 BRICK
COLOUR - BLACK

C - METAL CLADDING

C1 PRE-FINISHED METAL PANEL
COLOUR : WHITE

C2 PRE-FINISHED METAL PANEL
COLOUR : CHARCOAL

C3 PRE-FINISHED METAL CAP FLASHING

C4 CURTAIN WALL MULLION
COLOUR : BLACK

C5 WINDOW FRAME
COLOUR : BLACK

C6 METAL GUARDRAIL
COLOUR : BLACK

D - CONCRETE

D1 CONCRETE PANEL
COLOUR : GREY

E - GLASS

E1 GLASS GUARDRAIL

E2 SPANDREL PANEL
COLOUR : GREY

E3 SPANDREL PANEL
COLOUR : WHITE

RECEIVED
APR 23 2021
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

RELEASES

NO.	DESCRIPTION	DATE
D1	ISSUED FOR DP	04.21.21

PROJECT NAME
CONSTANCE HOUSE

BUILDING LOCATION
556 INC & 562 ADMIRALS ROAD
685 CONSTANCE AVE

LEGAL SURVEY
L 1-P EPP79157, SUBURBAN LOT 43 ESQUIMALT LAND DISTRICT SUBURBAN LOT 44

PROJECT NO.
21.03.COR

DRAWN CHECKED

DATE SCALE
JCK AS NOTED

DRAWING TITLE
ELEVATIONS

DRAWING NUMBER
DP.202

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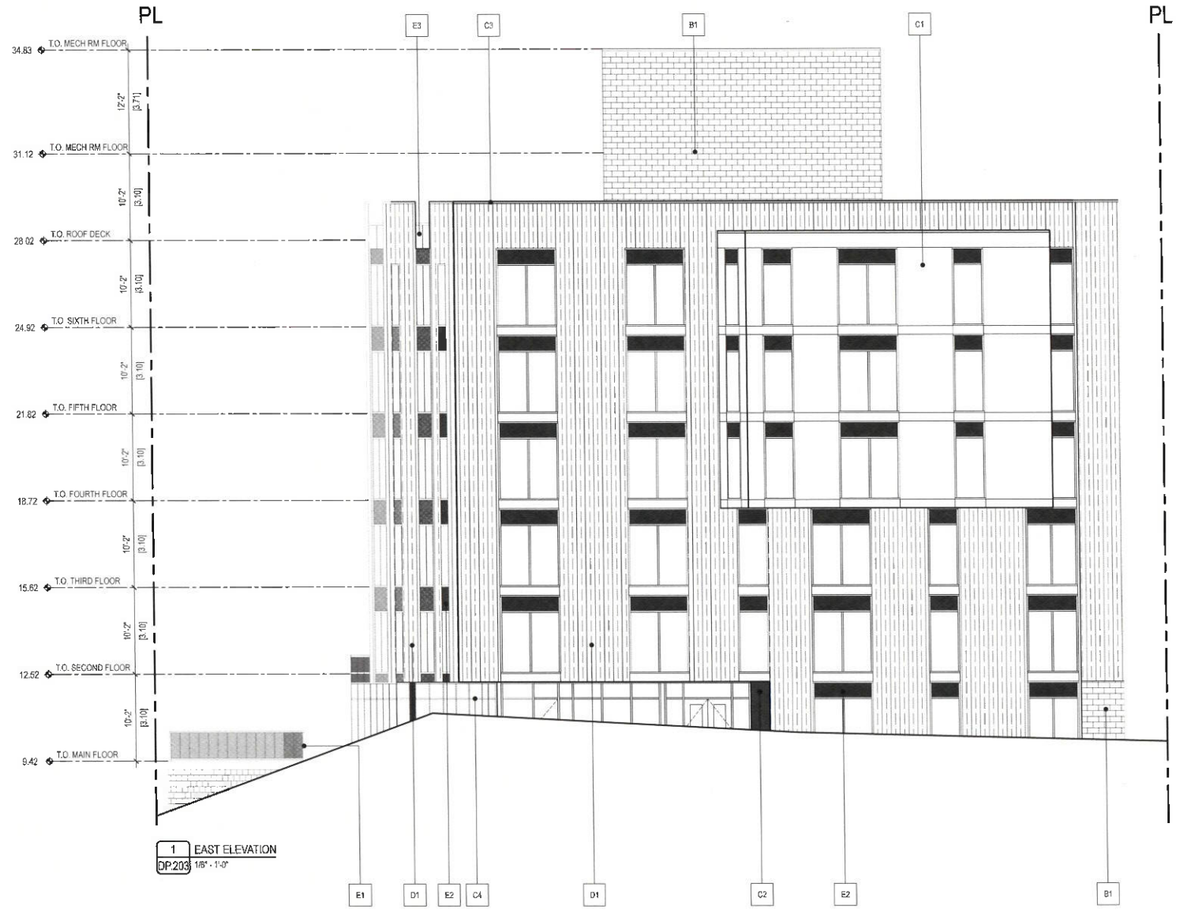

1 DP.203 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISHES LEGEND

A - WOOD

A1 ARCHITECTURAL GRADE WOOD SOFFIT
COLOUR : CLEAR STAIN

B - MASONRY

B1 BRICK
COLOUR - BLACK

C - METAL CLADDING

C1 PRE-FINISHED METAL PANEL
COLOUR : WHITE

C2 PRE-FINISHED METAL PANEL
COLOUR : CHARCOAL

C3 PRE-FINISHED METAL CAP FLASHING

C4 CURTAIN WALL MULLION
COLOUR : BLACK

C5 WINDOW FRAME
COLOUR : BLACK

C6 METAL GUARDRAIL
COLOUR : BLACK

D - CONCRETE

D1 CONCRETE PANEL
COLOUR : GREY

E - GLASS

E1 GLASS GUARDRAIL

E2 SPANDREL PANEL
COLOUR : GREY

E3 SPANDREL PANEL
COLOUR : WHITE

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APR 23 2021
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

FAAS
FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
0	ISSUED FOR DP	04.21.21

PROJECT

CONSTANCE HOUSE

PROPERTY ADDRESS
656, 657, & 662 ADMIRALS ROAD
1059 CONSTANCE AVE

LEGAL ADDRESS
L. 1 P. 23875 DIST. SUBURBAN LOT 43, ESQUIMALT
LAND DISTRICT SUBURBAN LOT 43

PROJECT NO
21.03.COR

DRAWN CHECKED

DATE SCALE
XX AS NOTED

DRAWING TITLE
ELEVATIONS

DRAWING NUMBER
DP.203

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