

THE GATEWAY TOWNHOMES

ESQUIMALT, B.C.

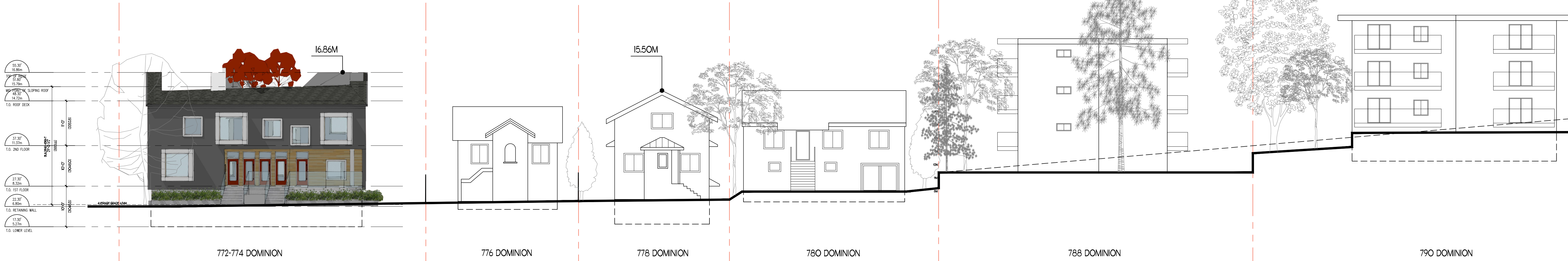
CIVIC ADDRESS: 772 & 774 DOMINION RD, ESQUIMALT
LEGAL DESCRIPTION: LOT 2, SECTION 10, ESQUIMALT DISTRICT, PLAN 13346, P.I.D. 000-040-240

ISSUED FOR DEVELOPMENT PERMIT - DECEMBER 7, 2022



1 STREET PERSPECTIVE
A000 NTS

2 CONTEXT
A000 NTS



SITE INFORMATION			
LEGAL DESCRIPTION	Site Plan of: Lot 2, Section 10, Esquimalt District, Plan 13346. PID 000-040-240		
CIVIC ADDRESS	772/774 DOMINION ROAD, ESQUIMALT		
ZONING AND DESIGN GUIDELINES	OCP	EXISTING (ALLOWED)	PROPOSED
	MEDIUM DENSITY RESIDENTIAL	RM-3	RM-3
SITE AREA (ft²)	8,028		
F.A.R.		ALLOWED	PROPOSED
		0.60	0.60
SITE COVERAGE	VARIANCE	25%	39.9%
BUILDING HEIGHT		9M	8.99M
SETBACKS			
FRONT (DOMINION)	VARIANCE	7.5M	5.6M TO STAIR/6.5M TO BUILDING
EXTERIOR SIDE (DEVONSHIRE)	VARIANCE	3.6M	2.1M
INTERIOR SIDE		4.5M	4.5M
REAR		7.5M	8.4M
USABLE OPEN SPACE	VARIANCE	7.5% (602SF)	~10% (808SF)
PARKING			
PARKING	VARIANCE	16	10
BIKE PARKING			18

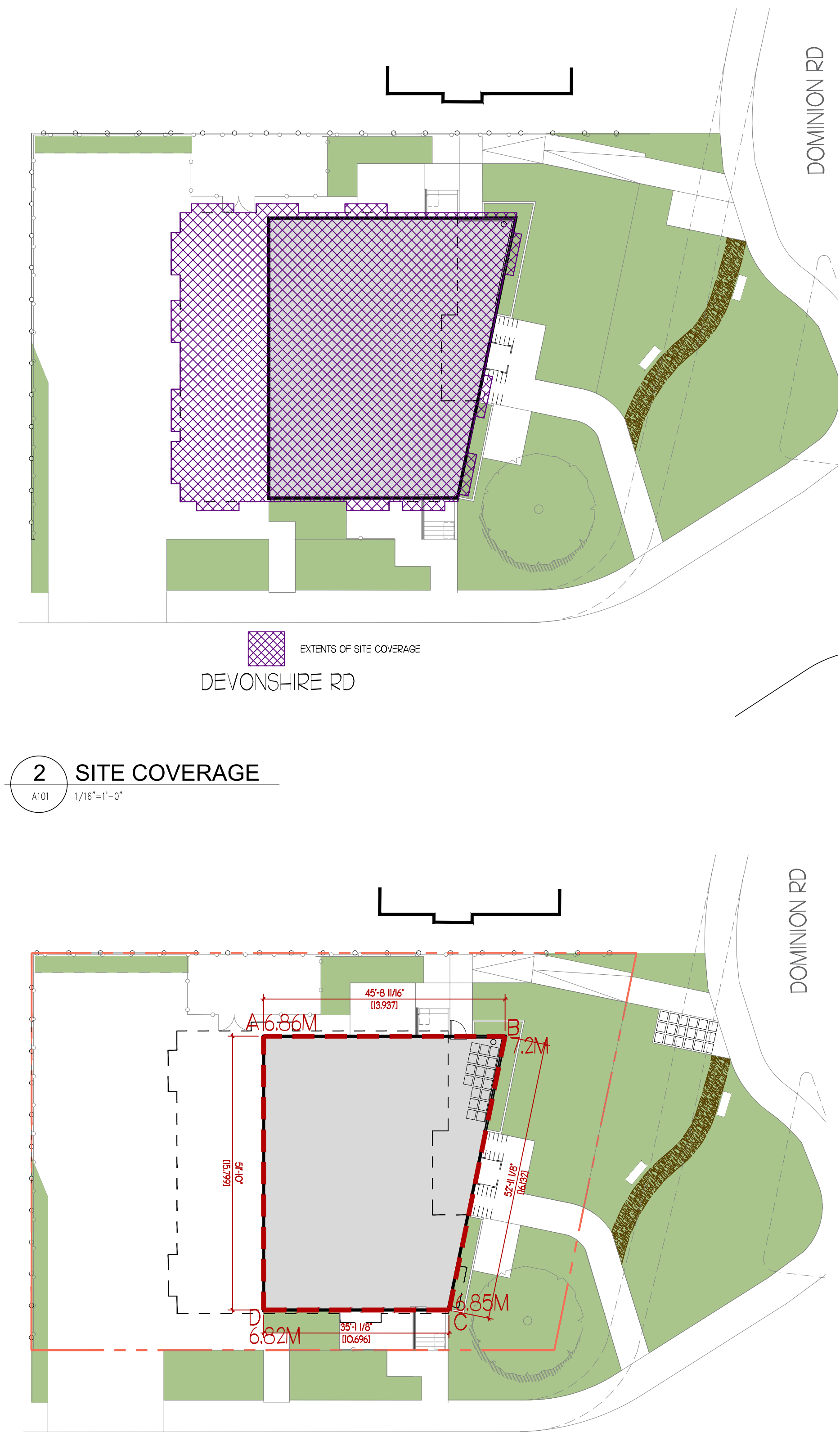
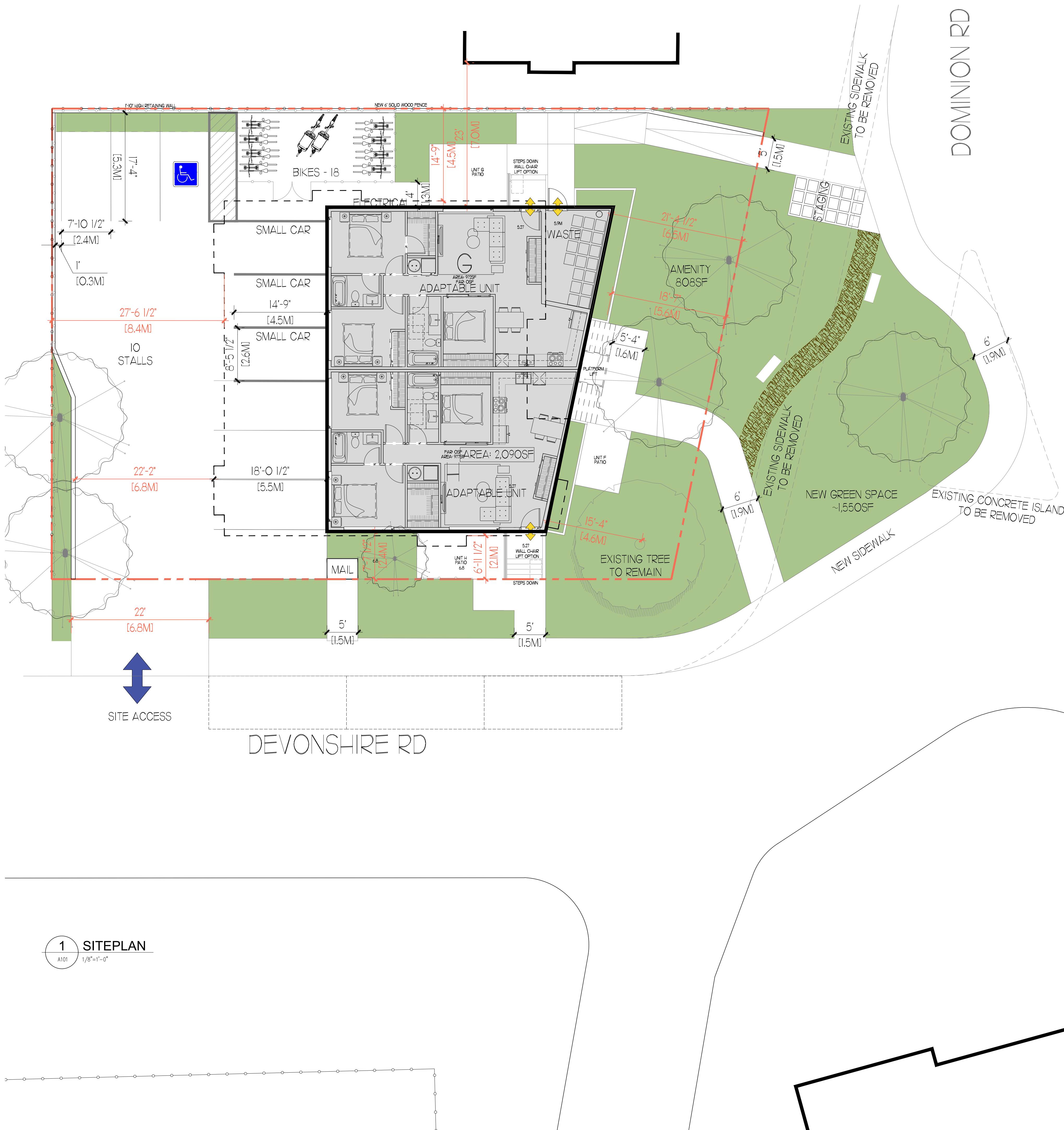


PROJECT NAME:
**THE GATEWAY TOWNS,
ESQUIMALT**

PROJECT ADDRESS:
**772 & 774 DOMINION STREET
ESQUIMALT**

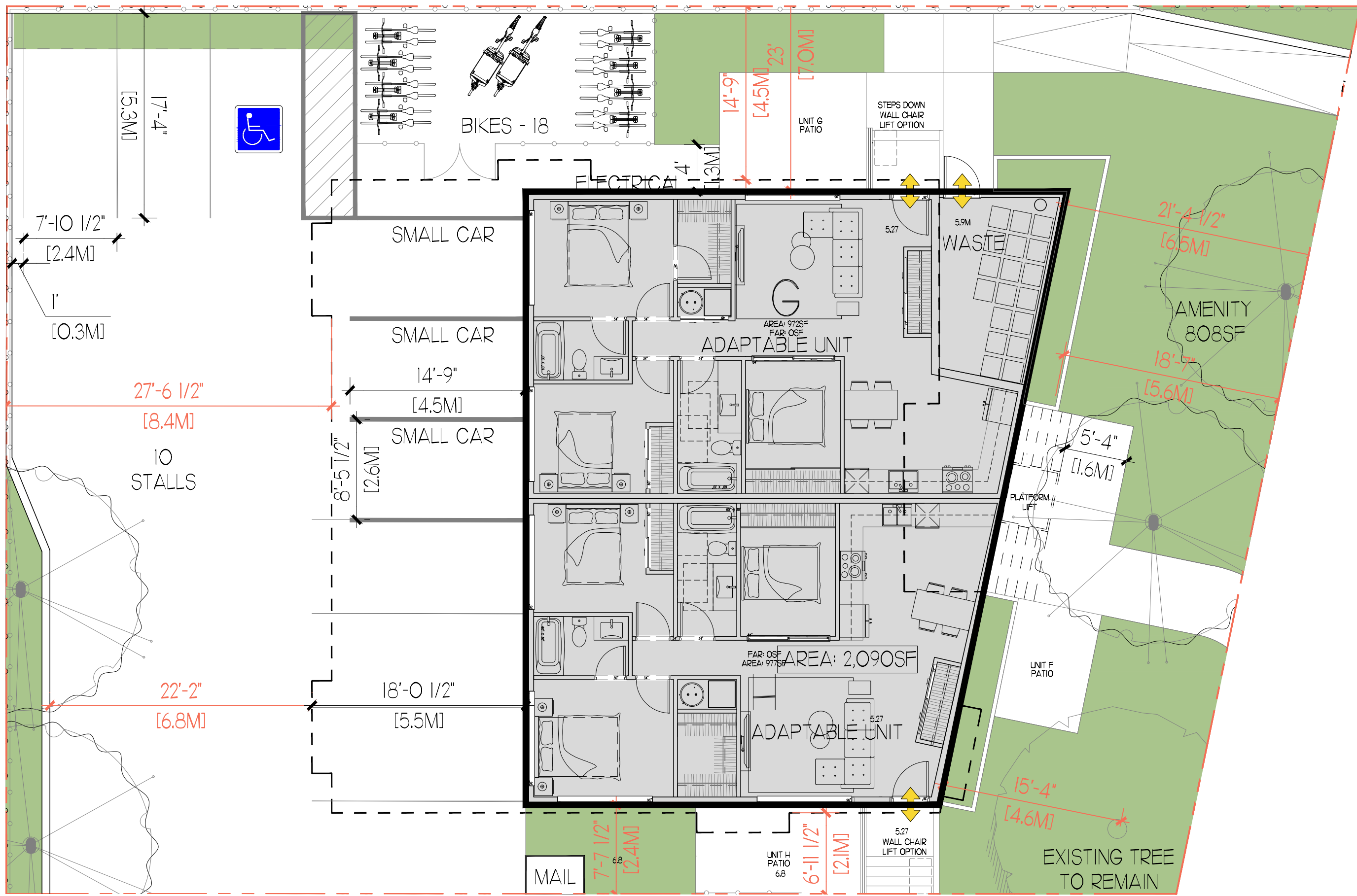
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COVER PAGE

PROJECT NO: DRAWN BY:
SCALE: AS NOTED REVIEW BY:
DWG NO: **A000**

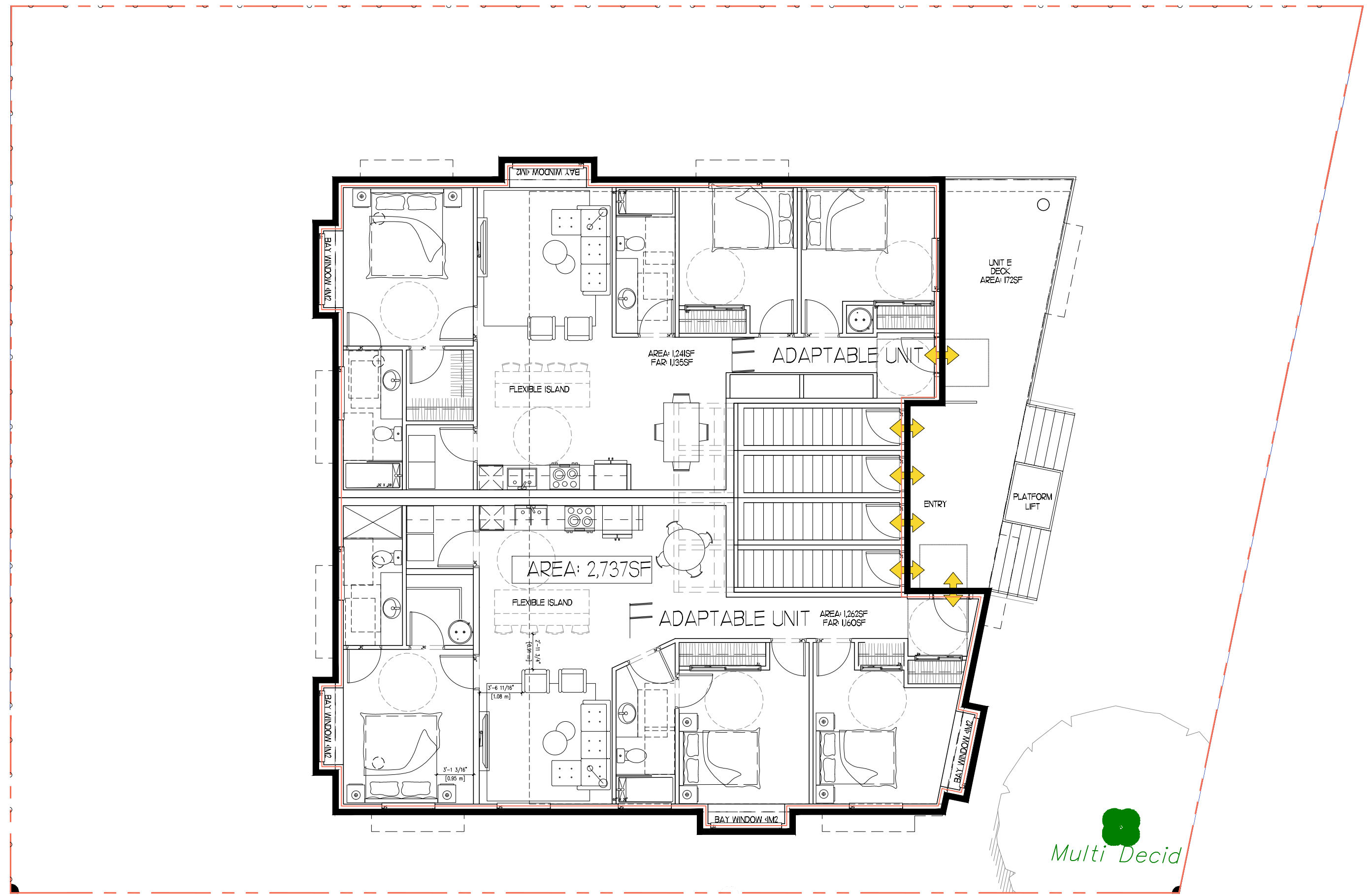


772-774 Dominion

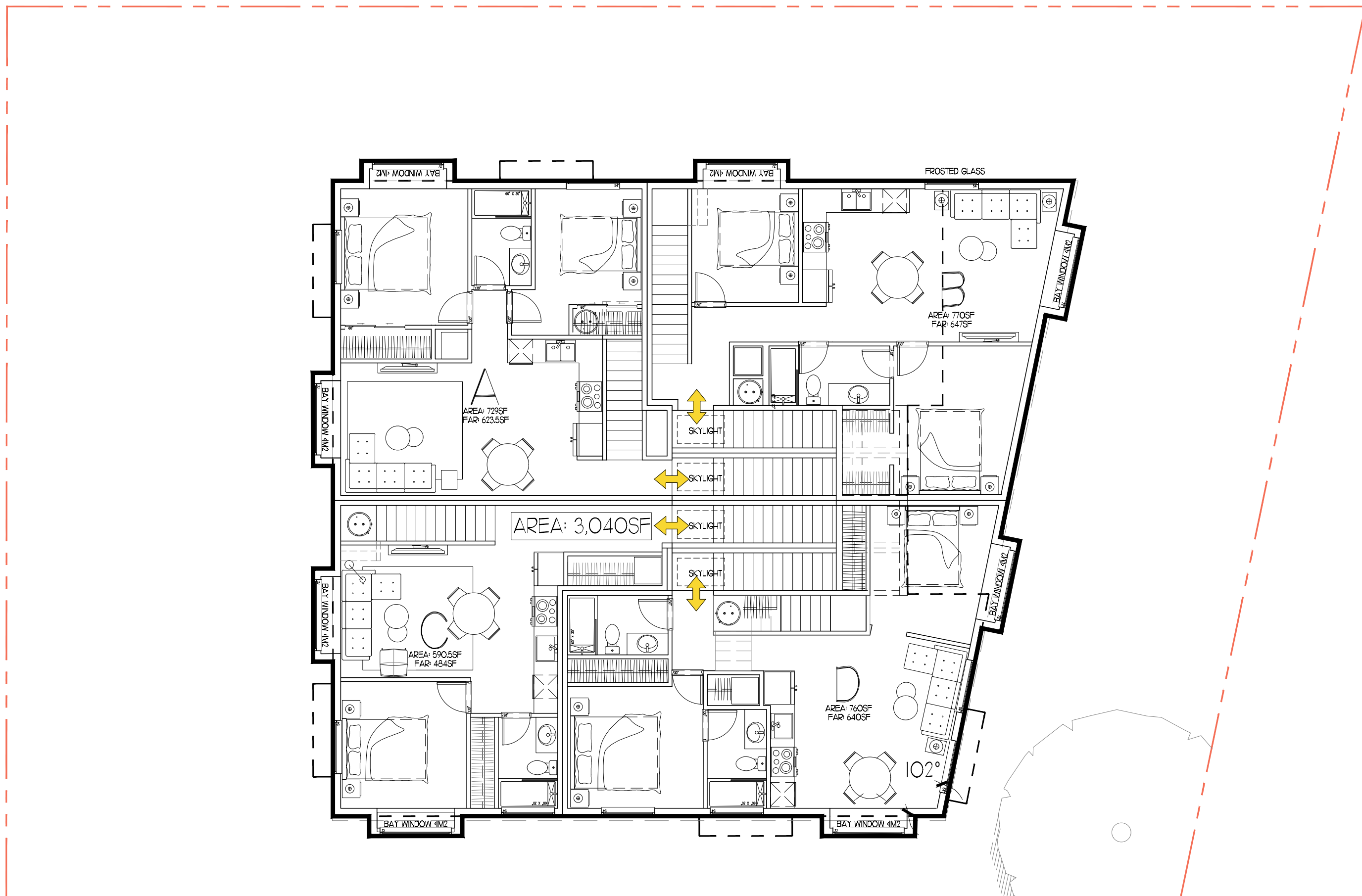
AB	6.86	7.20	7.03	13.94	98.00
BC	7.20	6.85	7.03	16.14	113.38
CD	6.85	6.82	6.84	10.72	73.27
DA	6.82	6.86	6.84	15.80	108.07
Subtotals				56.60	392.72
Average					6.94



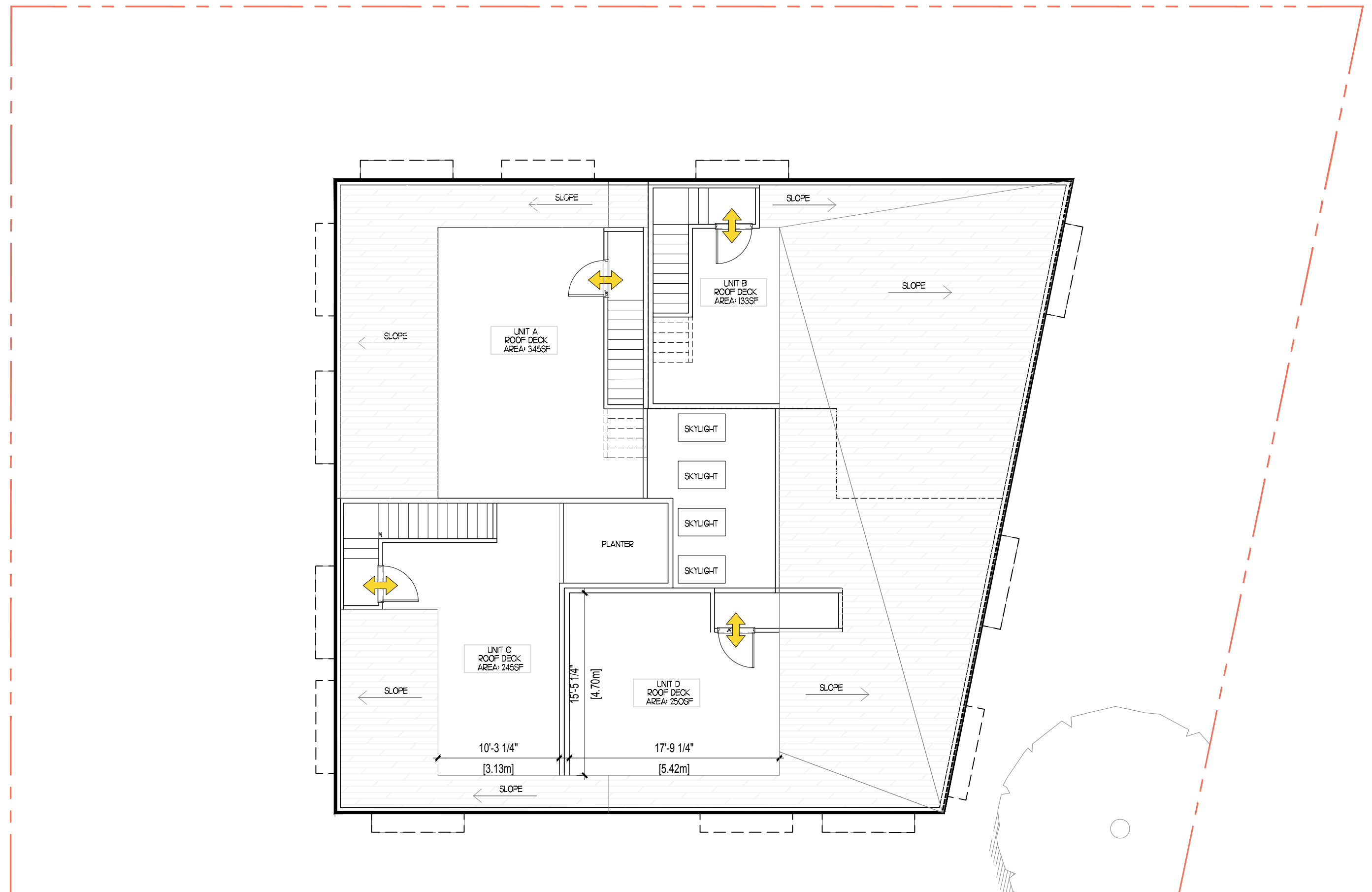
1 SITEPLAN & LOWER FLOOR PLAN
A201 1/8"=1'-0"



2 MAIN FLOOR
A201 1/8"=1'-0"



3 2ND FLOOR
A201 1/8"=1'-0"



4 ROOF DECK
A201 1/8"=1'-0"



RE-ISSUED FOR DVP -
SEPTEMBER 07 2022

PROJECT NAME:
**THE GATEWAY TOWNS,
ESQUIMALT**

PROJECT ADDRESS:
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ESQUIMALT**

DRAWING TITLE:
FLOOR PLANS

PROJECT NO:

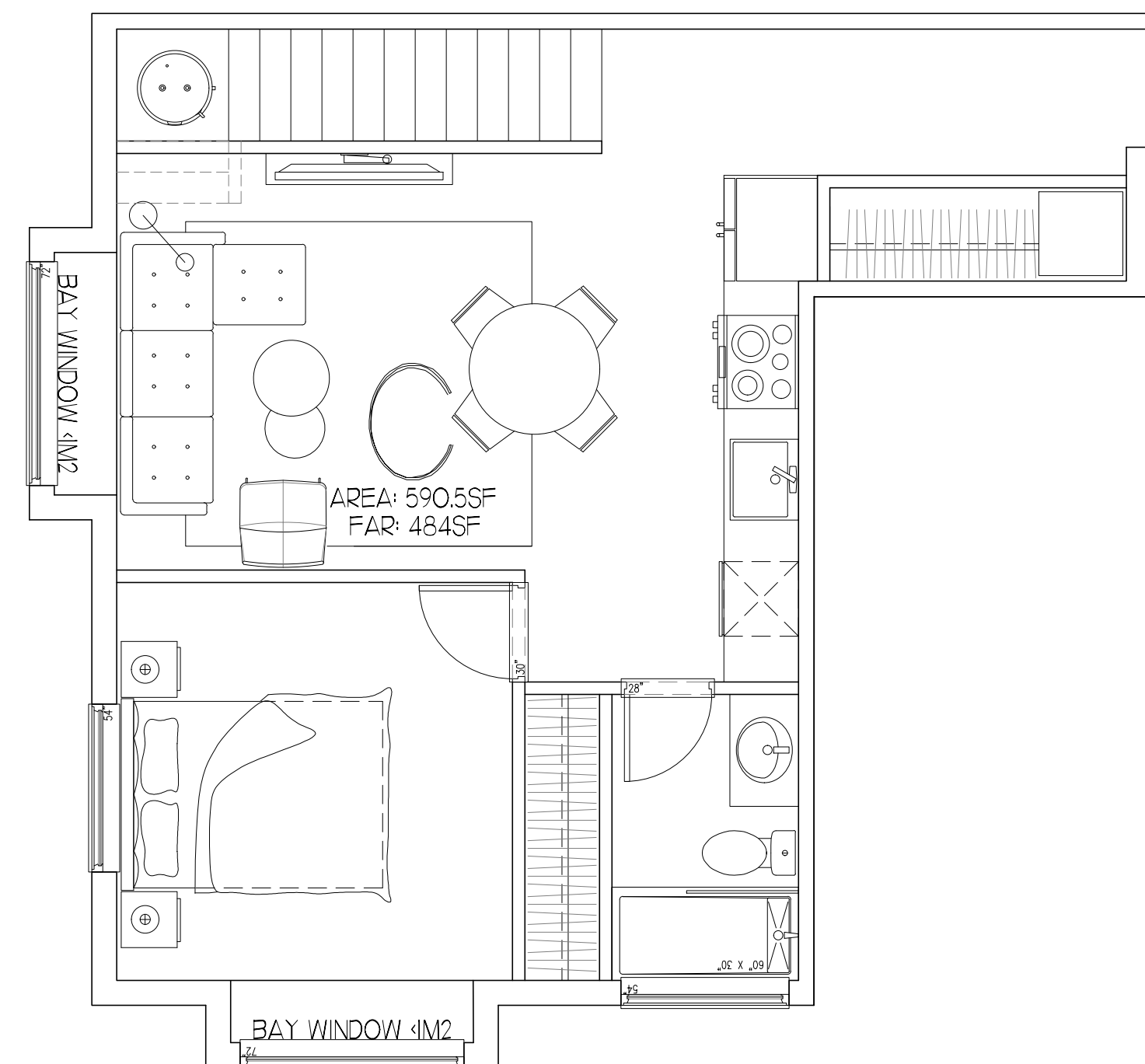
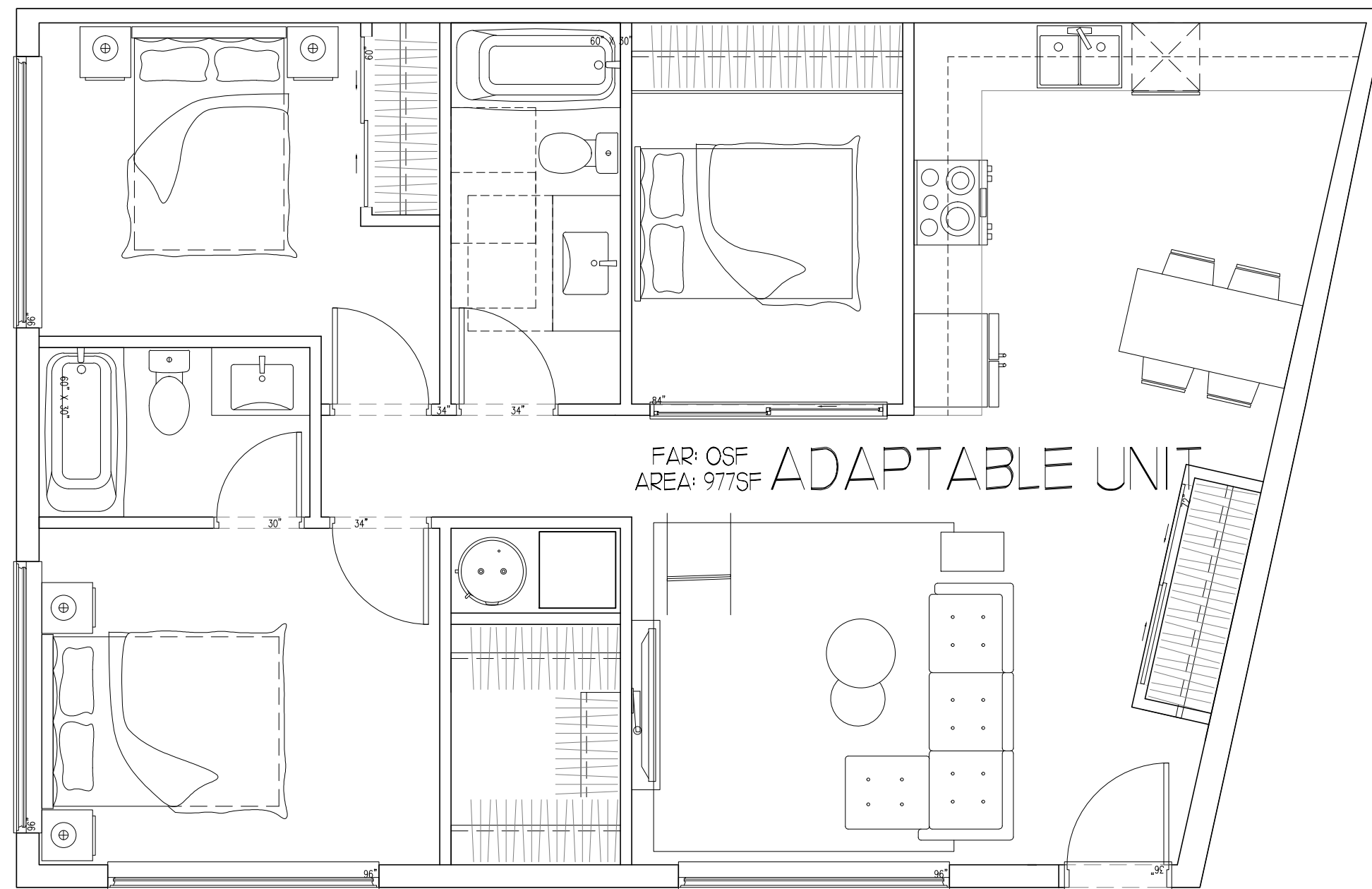
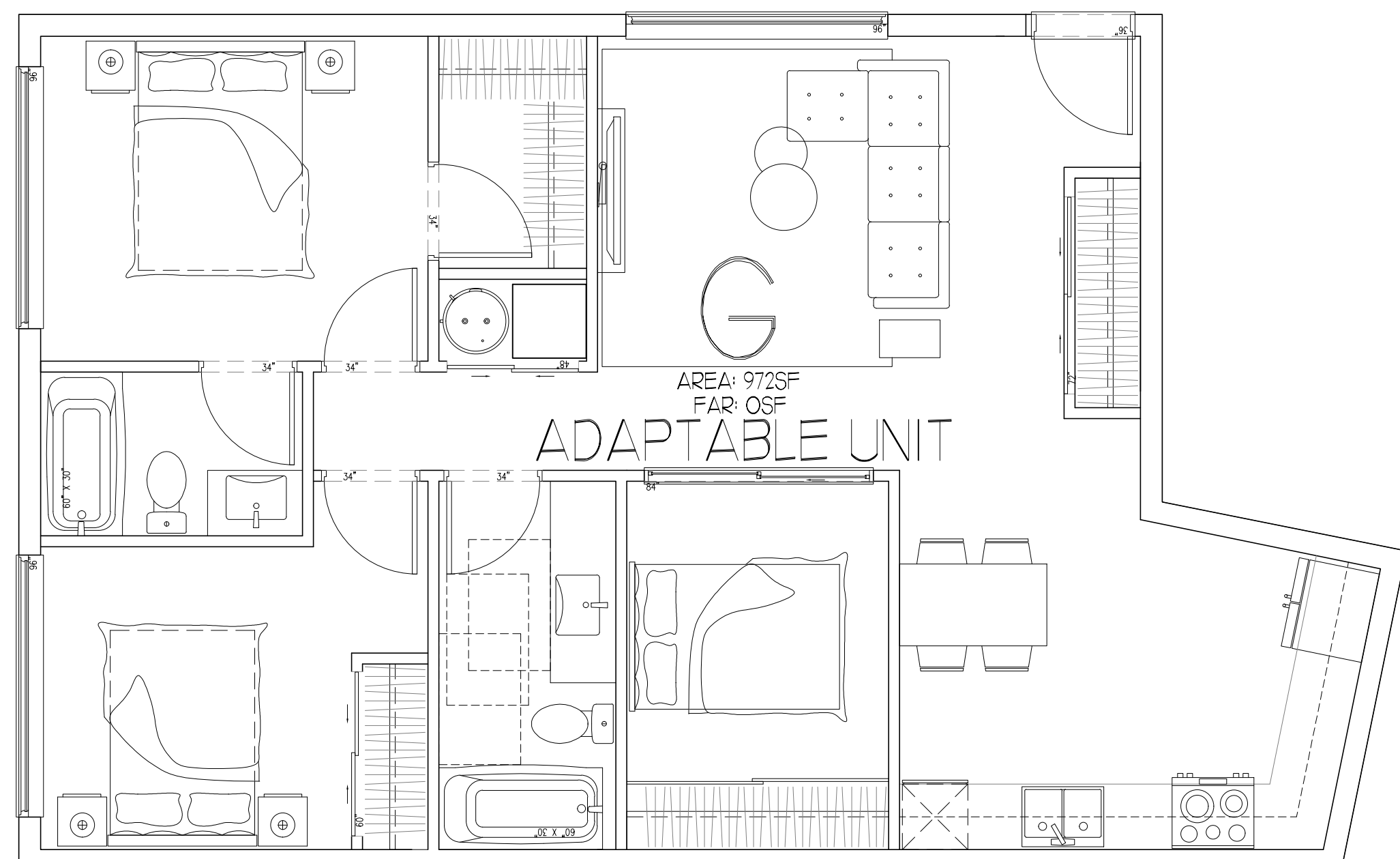
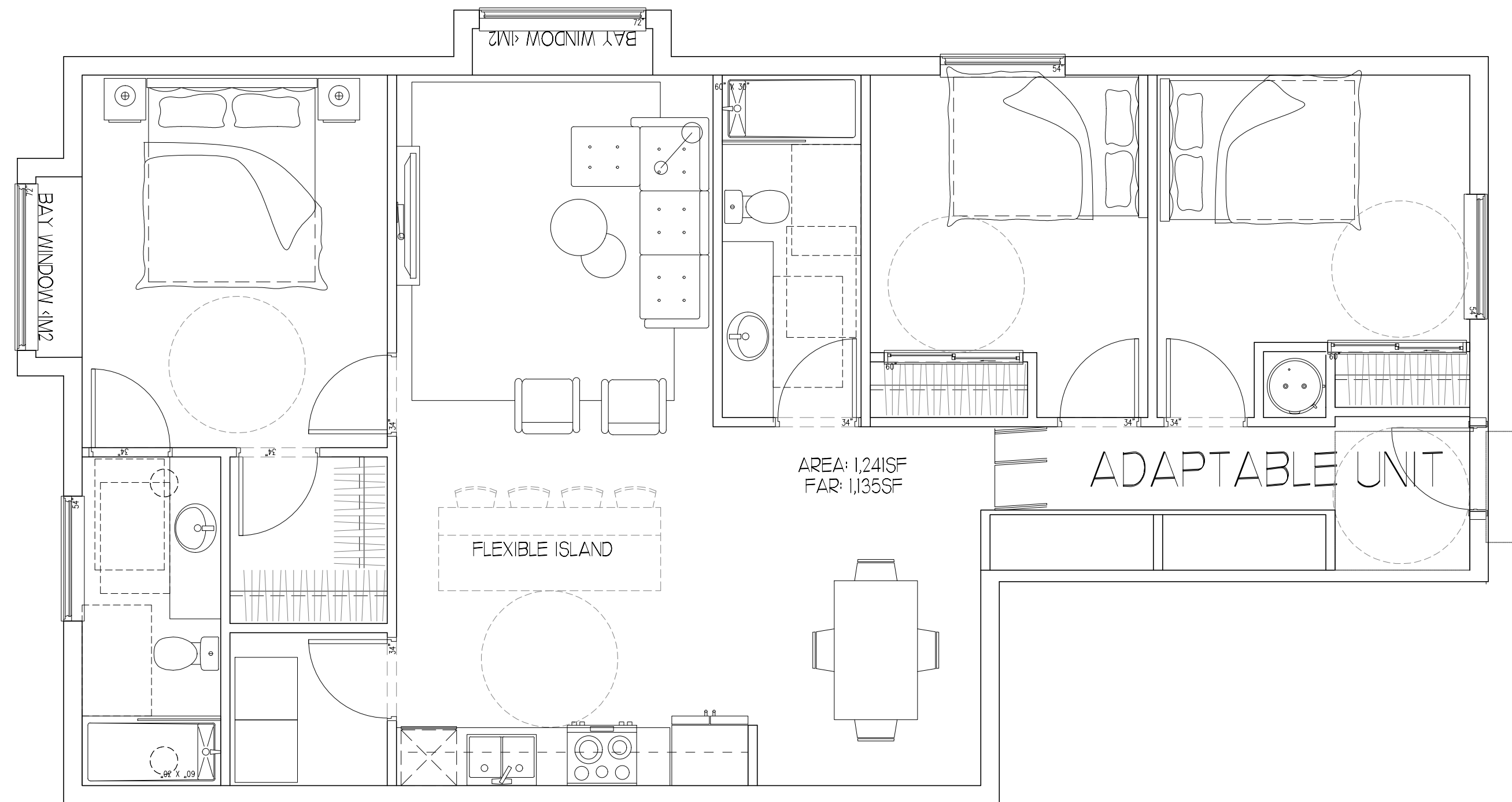
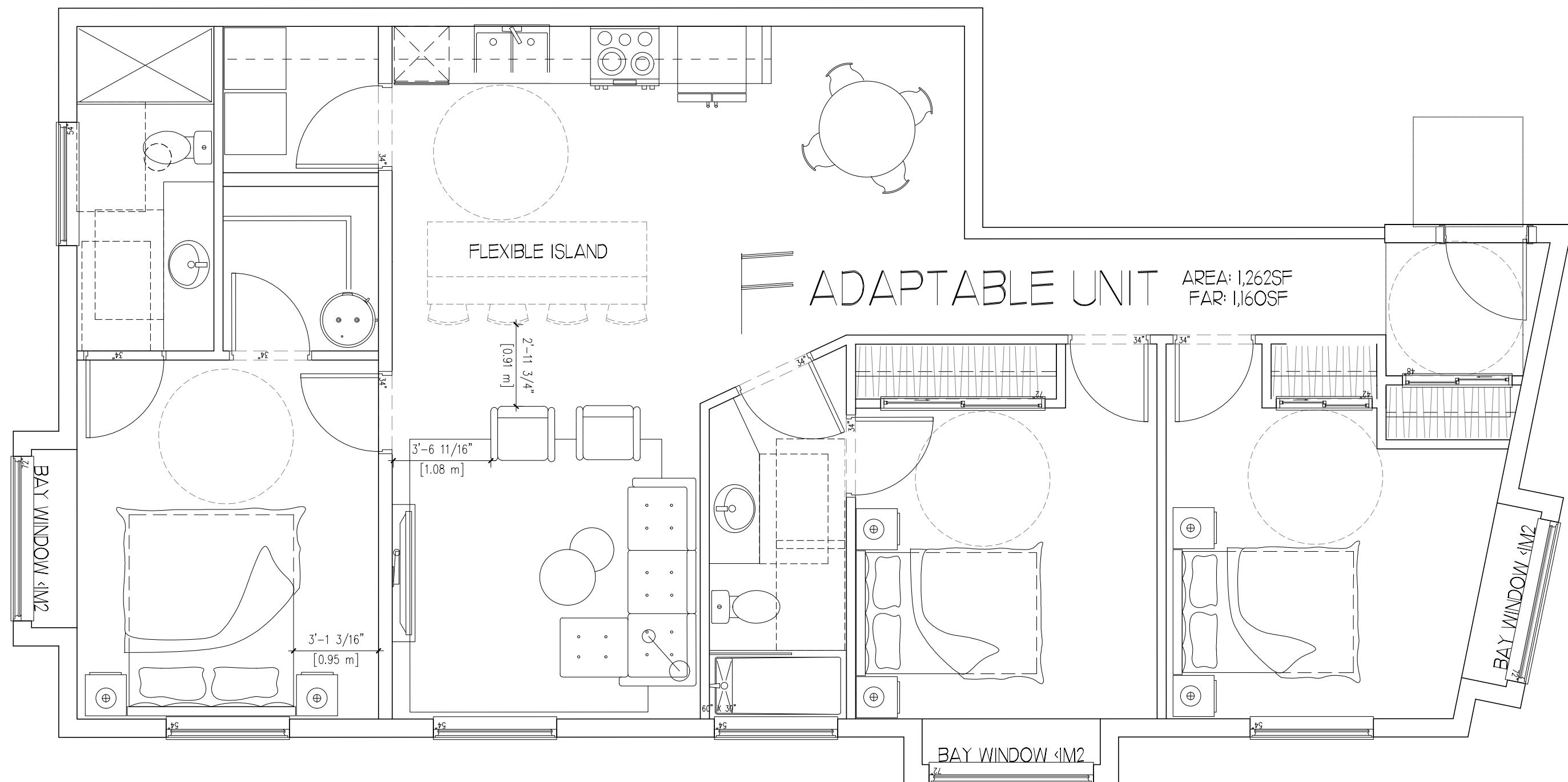
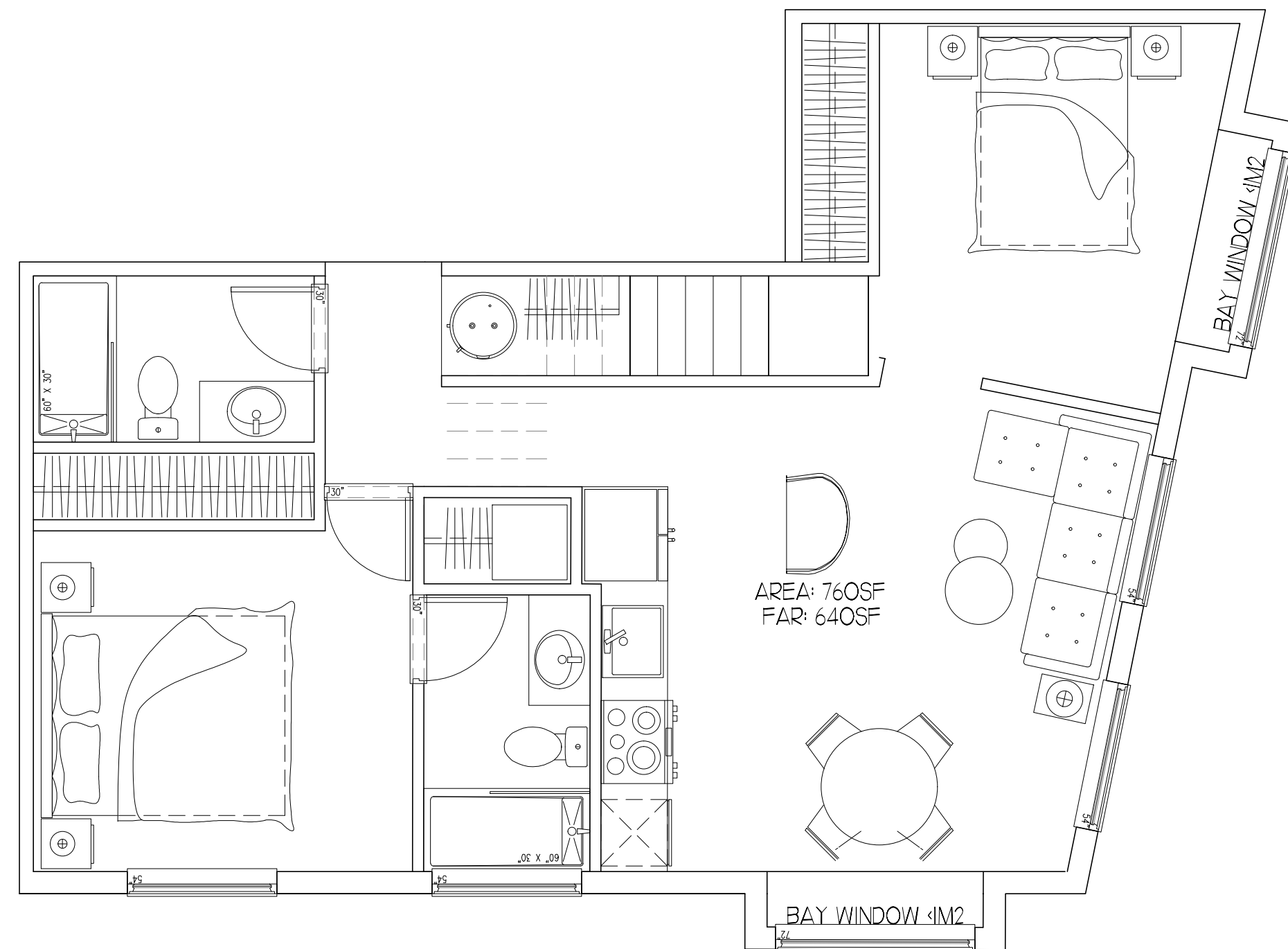
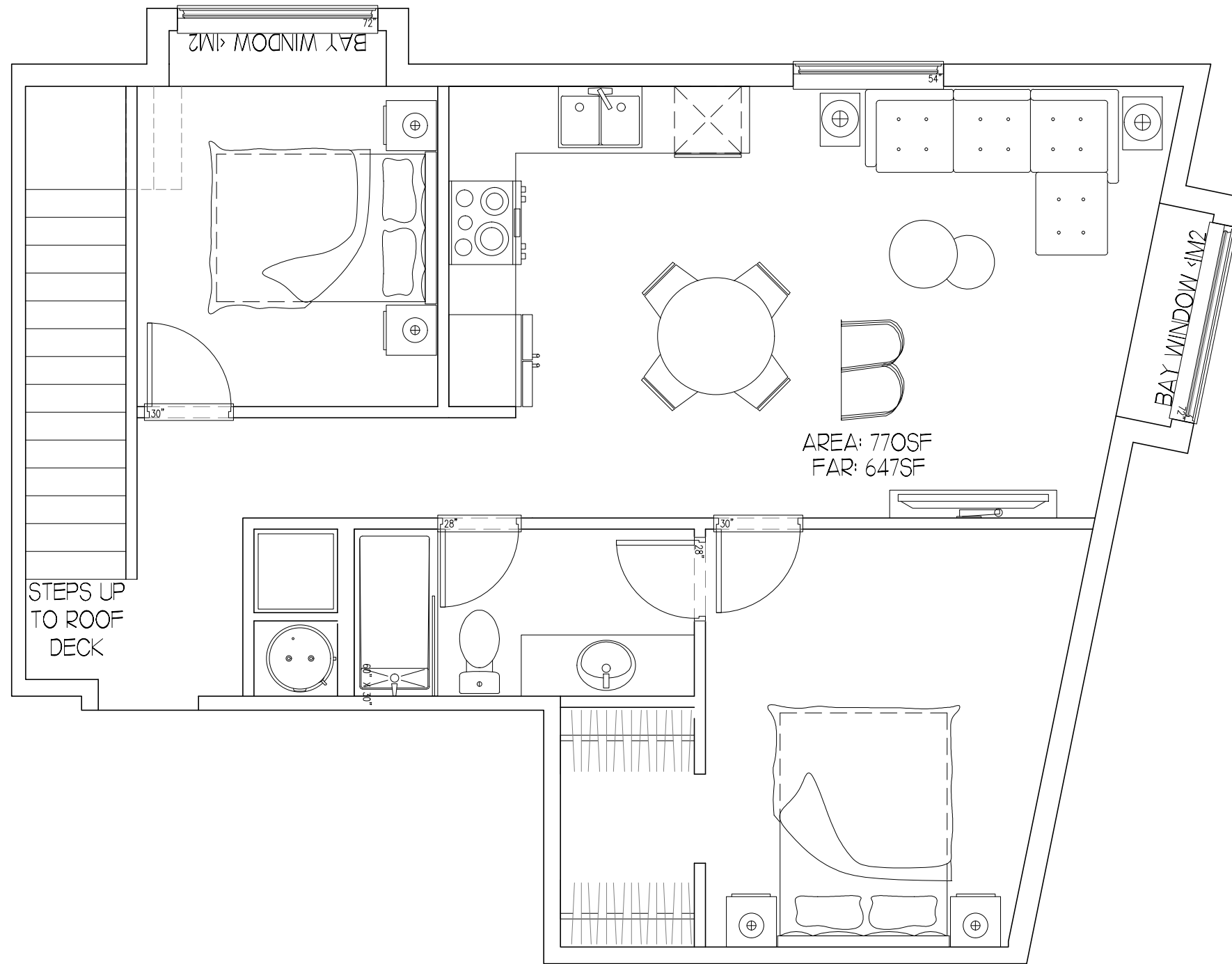
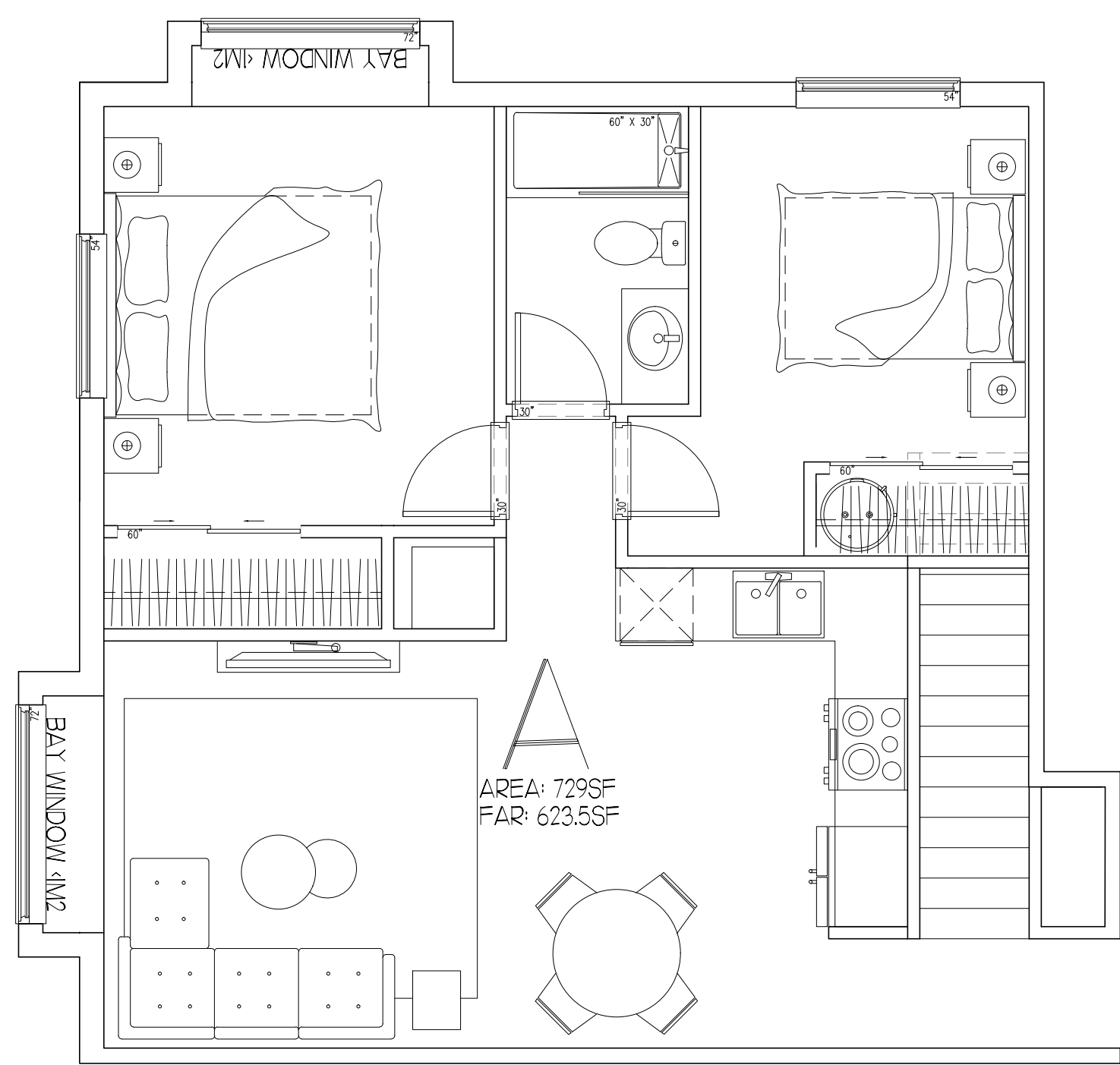
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SCALE: AS NOTED

REVIEW BY:

DWG NO:

A201



PROJECT NAME:
**THE GATEWAY TOWNS,
ESQUIMALT**

PROJECT ADDRESS:
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DRAWING TITLE:
UNIT PLANS

PROJECT NO:

DRAWN BY:

SCALE: 1/4" = 1'-0"

REVIEW BY:

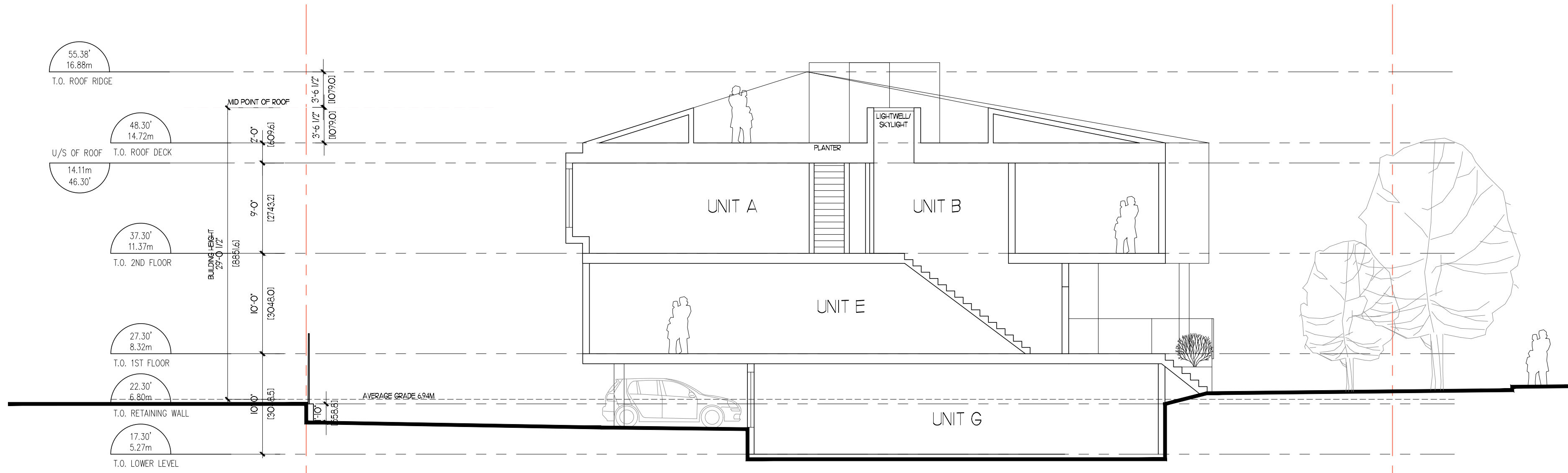
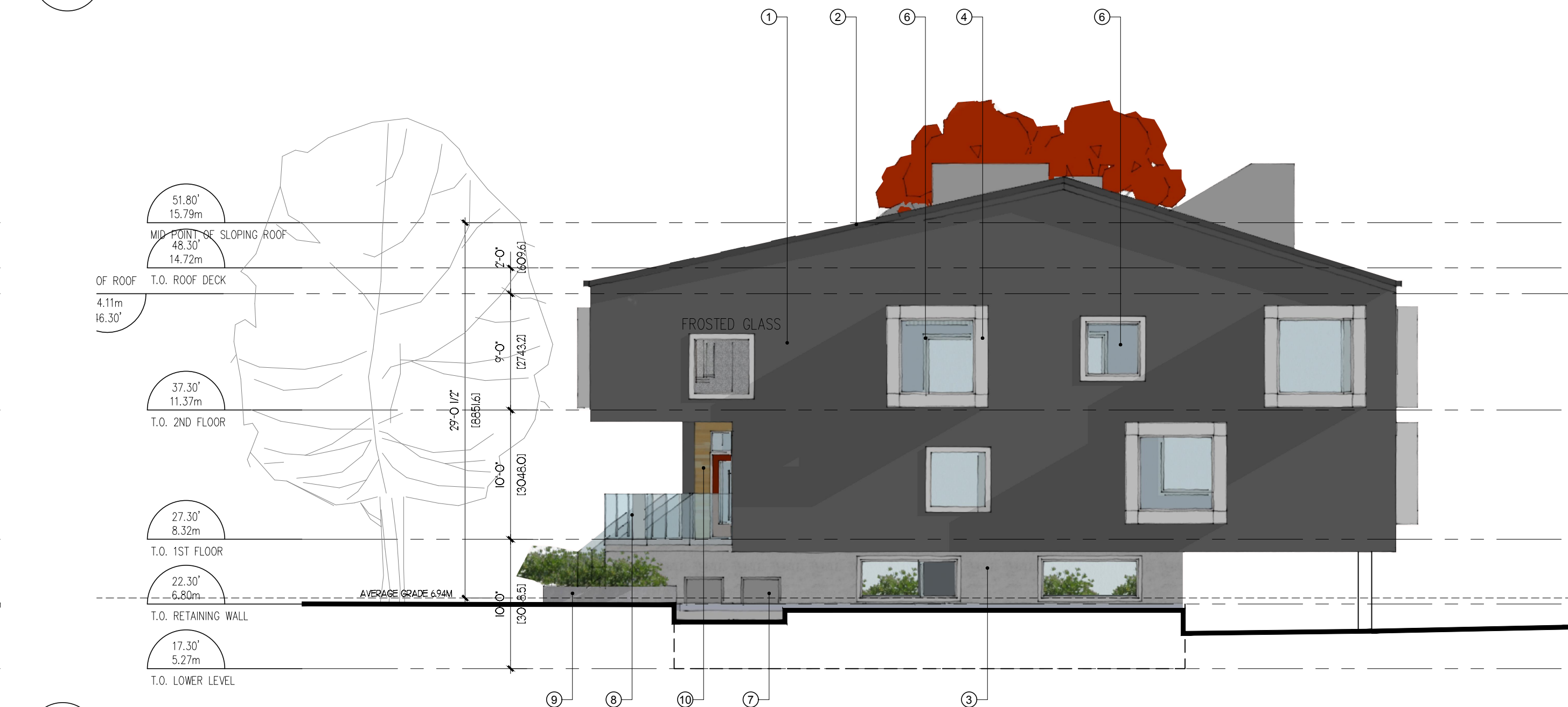
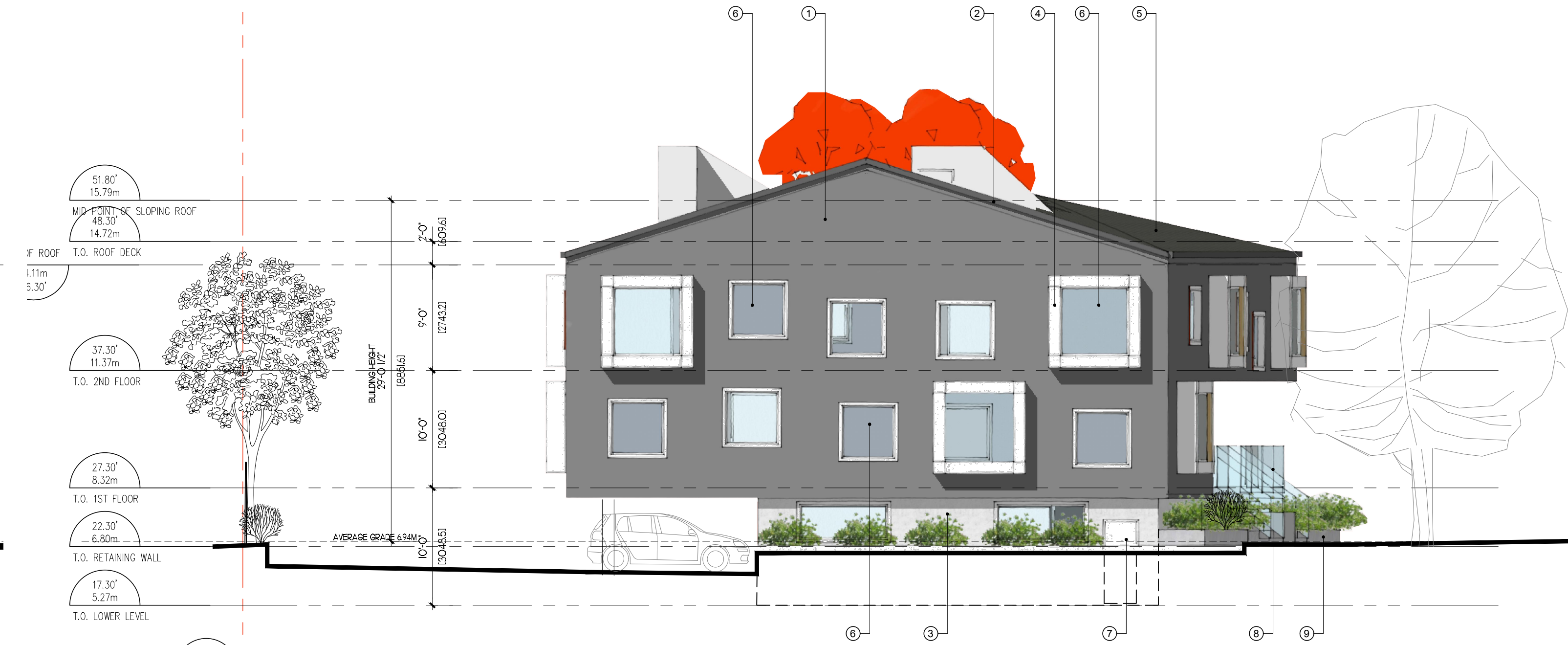
DWG NO:

A202



MATERIALS LEGEND

- 1 ACRYLIC STUCCO - GRAY
- 2 METAL FLASHING - GRAY
- 3 CONCRETE
- 4 HARDIE REVEAL PANEL - WHITE
- 5 ASPHALT SHINGLES
- 6 VINYL WINDOW - WHITE
- 7 VINYL ENTRANCE DOOR
- 8 GLASS RAILING
- 9 CONCRETE PLANTER
- 10 WOOD-PATTERN SIDING/WOOD



WINDOW TRIM



DOOR GRAPHICS



BUILDING GRAPHICS



GLASS RAILINGS



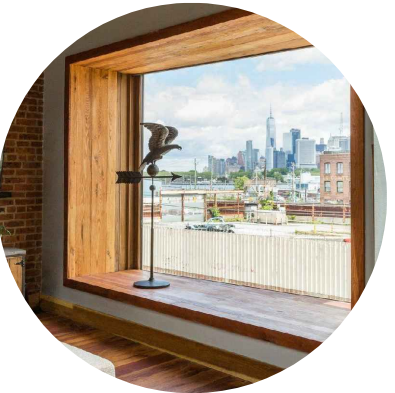
CONCRETE PLANTER



WOOD PATTERN SIDING OR WOOD



ACRYLIC STUCCO



BAY WINDOW

PROJECT NAME:

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ESQUIMALT**

DRAWING TITLE:

ELEVATIONS

PROJECT NO:

SCALE: AS NOTED

DWG NO:

DRAWN BY:

REVIEW BY:

A301

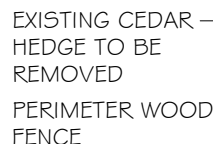


PROJECT NAME:
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DRAWING TITLE:
3D VIEWS

PROJECT NO: DRAWN BY:
SCALE: AS NOTED REVIEW BY:
DWG NO: **A501**



NOTES:

- ALL WOOD MEMBERS TO BE PRE-STAINED WITH 2 COATS STAIN, COLOUR TO BE APPROVED BY OWNER.
- FINAL COVERAGE AND QUALITY OF STAIN TO BE APPROVED BY OWNER. CONTRACTOR SHALL SUBMIT FINISHED PRODUCT SAMPLE FOR APPROVAL PRIOR TO STAINING.
- CONTRACTOR'S UNIT PRICE SHALL INCLUDE ALL NECESSARY ADJUSTMENTS AND REVISIONS AS REQUIRED TO OBTAIN OWNER AND CITY APPROVAL.
- ALL CUT MEMBERS TO BE STAINED IN FIELD.
- FENCE TO BE LOCATED WITHIN PROJECT PROPERTY LINES.

6' HT. PERIMETER WOOD FENCE

SCALE 1/8" = 1'-0"

 LARGE SHRUB

NEES TO BE
TAINED

TREES TO BE
REMOVED

ESQUIMALT, BC

REV. DATE	NUMBER	DESCRIPTION
22-05-20	1	LANDSCAPE CONCEPT PLAN - FOR REVIEW
22-05-27	2	ISSUED FOR DEVELOPMENT PERMIT
22-09-08	3	REVISED FOR DP
22-10-17	4	REVISED FOR DP
22-10-25	5	REVISED FOR DP
22-11-16	6	REVISED FOR DP
22-12-19	7	REVISED FOR DP

LANDSCAPE CONCEPT PLAN

DRAWN BY

BR