

PROPOSED
DETACHED ACCESSORY
DWELLING UNIT (DADU)

EXISTING
PRINCIPAL
DWELLING (PD)



VIEW FROM STREET



PROPOSED DADU ENTRANCE



PROPOSED DADU UNCOVERED DECK/PATIO

DP DRAWING LIST		
Sheet #	TITLE	ISSUED
DP00	LOCATION, SURVEY PLAN, 3D VIEW & PERSPECTIVES	2026/01/05
DP01	SITE PLAN & CALCULATIONS	2026/01/05
DP02	LANDSCAPE PLAN	2026/01/05
DP10	FLOOR PLANS & ELEVATIONS	2026/01/05
DP11	ELEVATIONS & SECTIONS	2026/01/05



1004 GOSPER CRESCENT
VICINITY MAP



1004 GOSPER CRESCENT
LOCATION MAP

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1004 Gosper Crescent
Legal - Lot 20, Block 2, Section 10,
Esquimalt District, Plan 11214

Parcel Identifier: 000-225-754 In the Township of Esquimalt

Scale - 1:200 Distances are in metres.

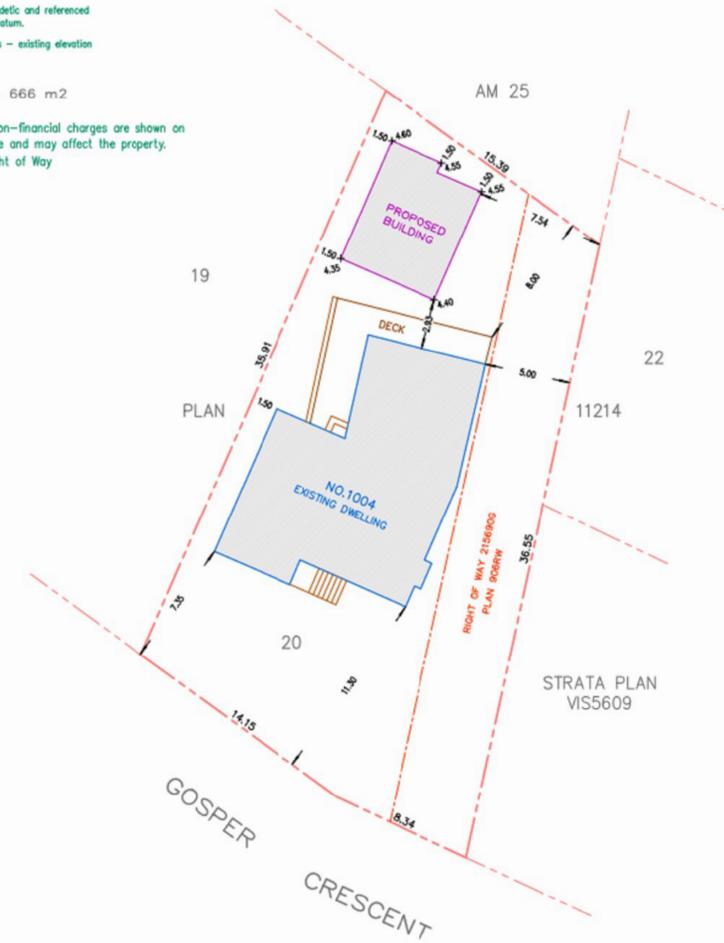
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The intended print size is 11" by 17".

LEGEND
Elevations are geodetic and referenced to the CVD28BC datum.
+ ## - denotes - existing elevation

Lot Area = 666 m²

The following non-financial charges are shown on the current title and may affect the property.
215690G - Right of Way



File: 12,999
V.I. POWELL & ASSOCIATES
LAND SURVEYING
250-2950 DOUGLAS ST.
VICTORIA, BC, V8T 4N4
250-362-8855

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

Setbacks are derived from field survey.
Parcel dimensions shown herein are derived from Land Title Office records.



CERTIFIED CORRECT
dated this 1st day of April, 2025

April Larocque
B.C.L.S.
This document is not valid unless digitally signed.

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL AUTHORIZED IN WRITING BY THE OWNER.

KEYPLAN

BUILDER

BERNARD CIRIACO
1004 GOSPER CRESCENT,
ESQUIMALT, BC
V9A 4J3
t: 250-884-0475
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NO.	DATE	DESCRIPTION
1	2026/01/05	Issued for DP Application

PROPOSED ACCESSORY DWELLING
1004 GOSPER CRESCENT, ESQUIMALT, BC

DRAWING TITLE
LOCATION, SURVEY PLAN, 3D
VIEW & PERSPECTIVES

OWNER

MR. & MRS. RAMILITO & JOSEPHINE CIRIACO

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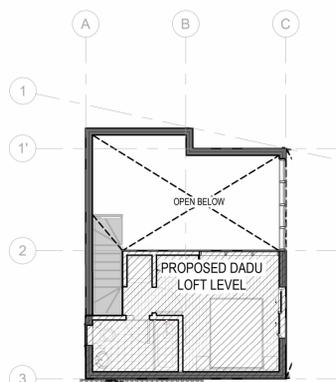
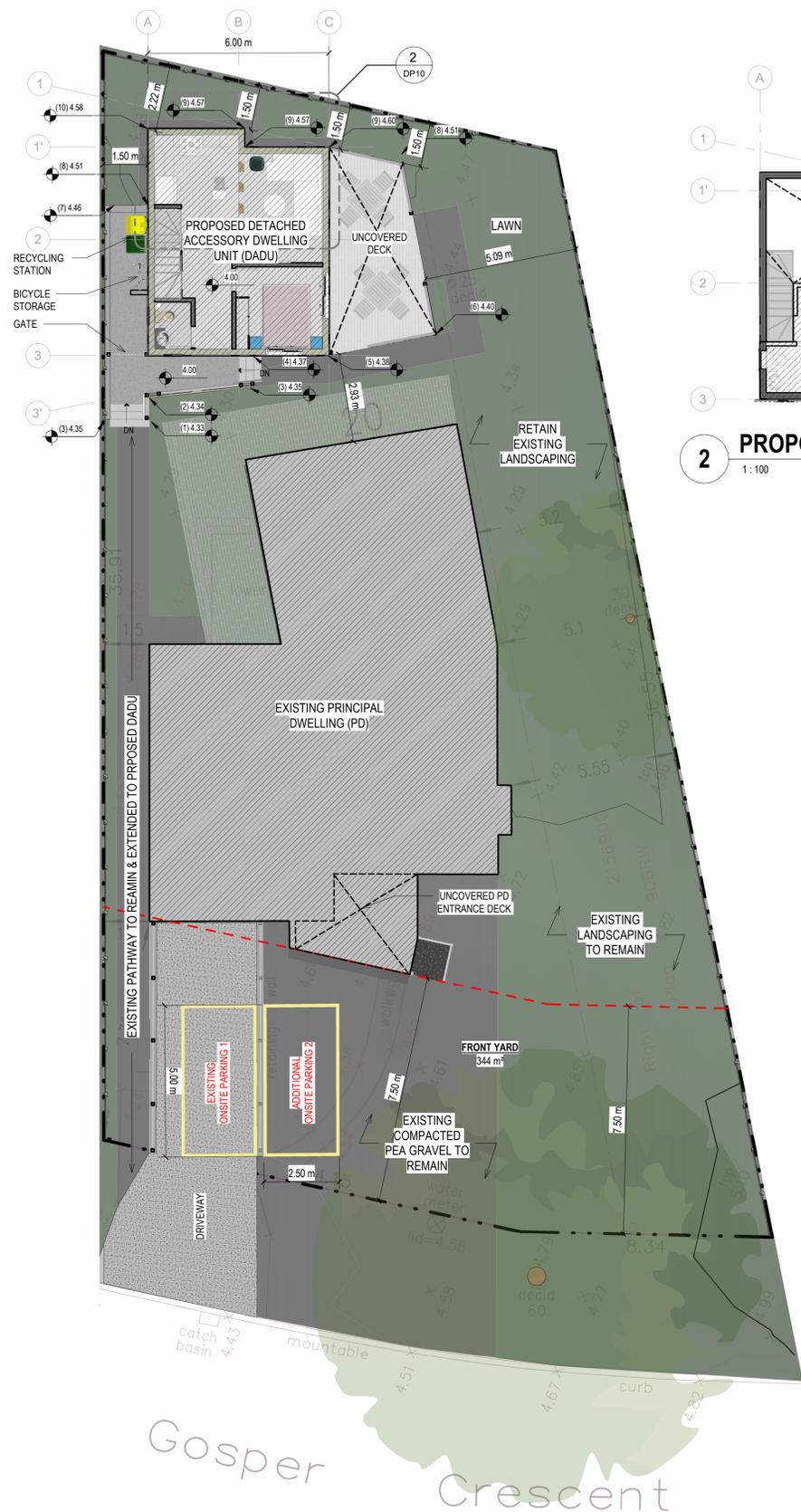
PROJECT NO.
202503BC01R1

ISSUED
01/05/26

DRAWN
AA

SHEET NUMBER
DP00

SCALE
NTS



2 PROPOSE DADU LOFT LEVEL
1:100



3 PROPOSED DADU BUILDING HEIGHT
1:100

Overall Area Schedule		
Number	Name	Area
1	FRONT YARD	344.34 m ²
2	PRINCIPAL DWELLING	143.68 m ²
3	REAR YARD	134.74 m ²
5	DADU (LEVEL 1)	43.20 m ²
Grand total: 4		665.95 m ²

Buildings & Structures		
Number	Name	Area
2	PRINCIPAL DWELLING	143.68 m ²
5	DADU (LEVEL 1)	43.20 m ²
Grand total: 2		186.87 m ²

Detached Accessory Dwelling Unit (DADU)		
Number	Name	Area
4	DADU - LOFT	20.81 m ²
5	DADU (LEVEL 1)	43.20 m ²
Grand total: 2		64.00 m ²

SUMMARY OF REQUIREMENT:

Location: Rear yard only
Proposed location: Rear yard

Maximum DADU floor area 65sqm. (700sqft)
Proposed: 64m² (688ft²)

Maximum height = 4.2m (13ft)
Proposed: 4.0m
 4.33m+4.34m+4.35m+4.37m+4.38m+4.40m+4.45m+4.51m+4.57m+4.58m = 4.43m(average level)
 10
 Average level to average roof height = 4.2m (refer to BUILDING HEIGHT)

Setbacks Side=1.5m; Rear=1.5m (4.9ft)
Proposed: Side=1.5m; Rear=1.5m~2.22m (refer to SITE PLAN)

Setbacks Exterior Side=3.6m (11.8ft)
Proposed: Exterior Side=5.09m (refer to SITE PLAN)

Distance from principal dwelling=2.5m (8ft)
Proposed: 2.93m (refer to SITE PLAN)

Lot coverage:

(a) *All Buildings and Structures combined shall not cover more than 30% of the Area of the Parcel*
1-(186.36m²/665.95m²) = 28%

(b) *The Detached Accessory Dwelling and all Accessory Buildings and Structures combined shall not cover more than 10% of the Area of the Parcel.*
1-(43.20m²/665.95m²) = 6%

(c) *The Detached Accessory Dwelling and all Accessory Buildings and Structures combined shall not cover more than 25% of the Area of the Rear Yard.*
1-(43.20m²/178.95m²) = 24%

Floor Area Ratio (FAR)
186.36m²/665.95m² = 0.28

Parking
1 existing onsite + 1 additional onsite parking proposed

KEYPLAN



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NO.	DATE	ISSUED FOR	DESCRIPTION
1	2026/1/05	Issued for DP Application	

PROPOSED ACCESSORY DWELLING

1004 GOSPER CRESCENT, ESQUIMALT, BC

DRAWING TITLE

SITE PLAN & CALCULATIONS

OWNER

MR. & MRS. RAMILITO & JOSEPHINE CIRIACO

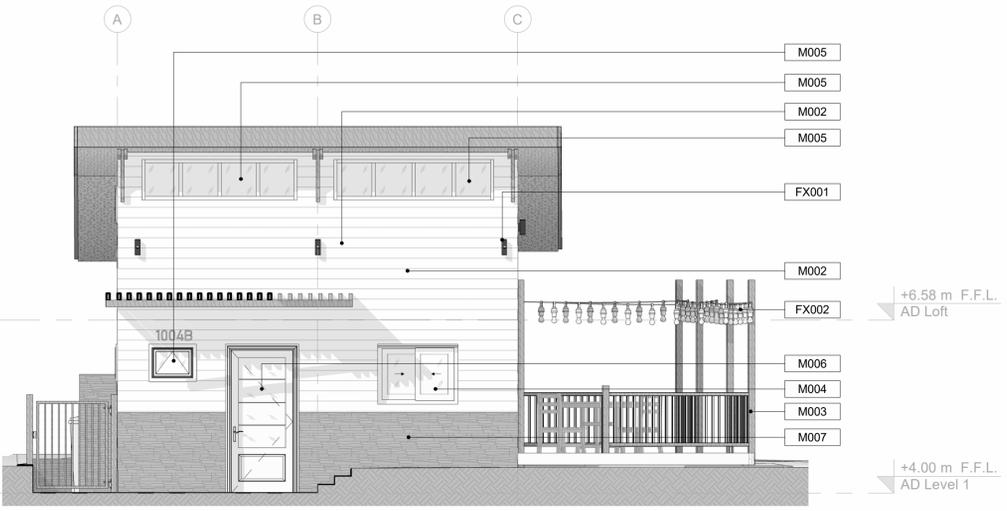
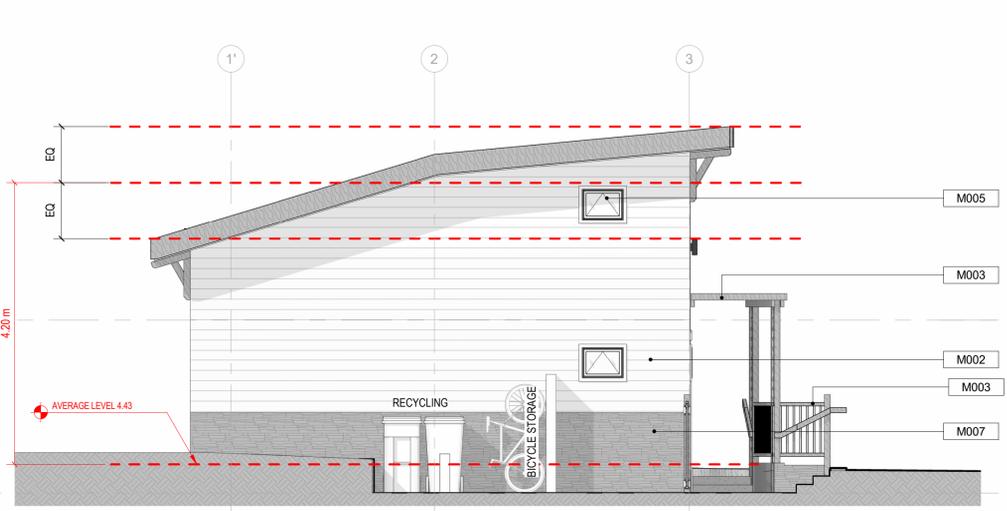
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1 SITE PLAN - 1004 GOSPER CRESCENT
1:100

PROJECT NO.	ISSUED
202503BC01R1	01/05/26
AA	DRAWN
AA	CHECK NUMBER
NTS	DP01

MATERIAL FINISH KEYNOTE	
MARK	DESCRIPTION
FX001	EXTERIOR LIGHTING FIXTURE, WALL SCONCE
FX002	EXTERIOR LIGHTING FIXTURE, STRING LIGHTS, BLACK
M001	ASPHALT SHINGLES, TO MATCH EXISTING PRINCIPAL BUILDING ROOF FINISH
M002	HARDPLANK SIDING EXTERIOR CLADDING, PAINT TO MATCH EXISTING PRINCIPAL BUILDING EXTERIOR WALL CLADDING
M003	TREATED WOOD TIMBER, NATURAL WOOD FINISH TO MATCH ORNAMENTS OF THE EXISTING PRINCIPAL BUILDING
M004	WINDOW GLAZING, CLEAR W/ U-FACTOR AT OR BELOW 1.61 W/m ² K. PROVIDE BLINDS AS REQUIRED FOR PRIVACY
M005	WINDOW GLAZING, TRANSLUCENT W/ U-FACTOR AT OR BELOW 1.61 W/m ² K
M006	DOOR GLAZING, CLEAR W/ U-FACTOR AT OR BELOW 1.61 W/m ² K. PROVIDE BLINDS AS REQUIRED FOR PRIVACY
M007	STONE SIDING FINISH TO MATCH THE EXISTING PRINCIPAL BUILDING'S FINISH

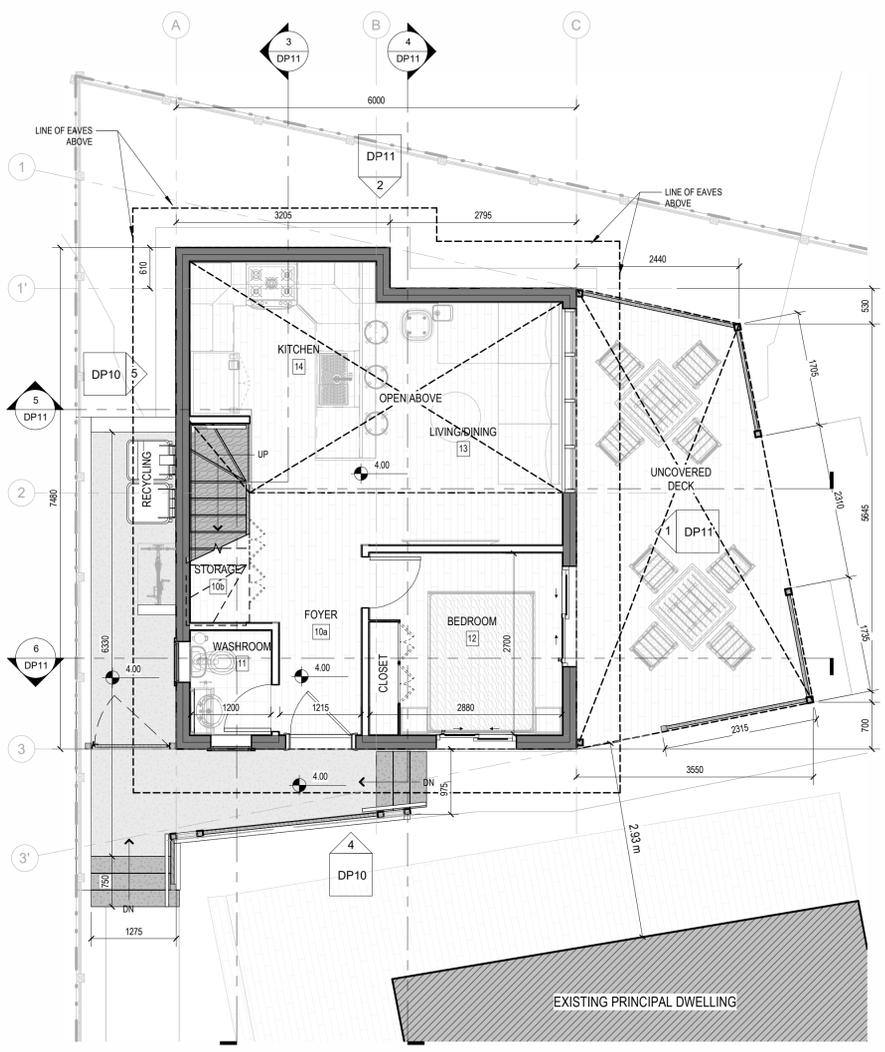
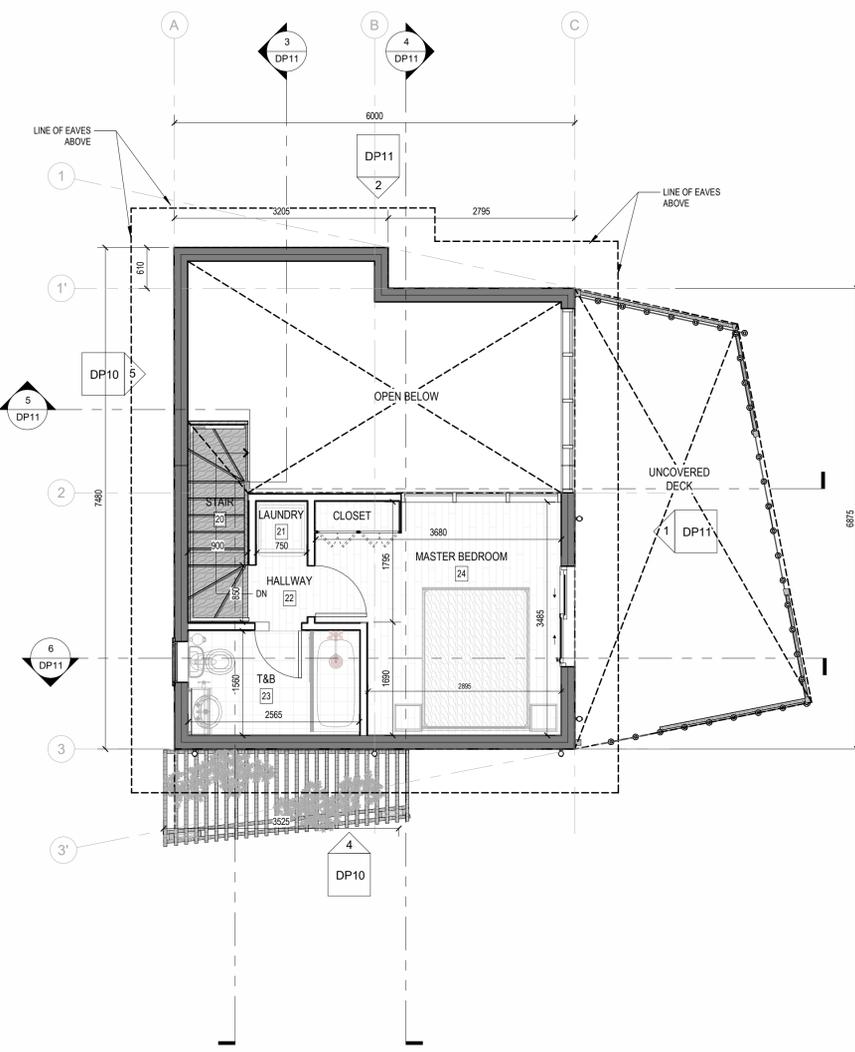
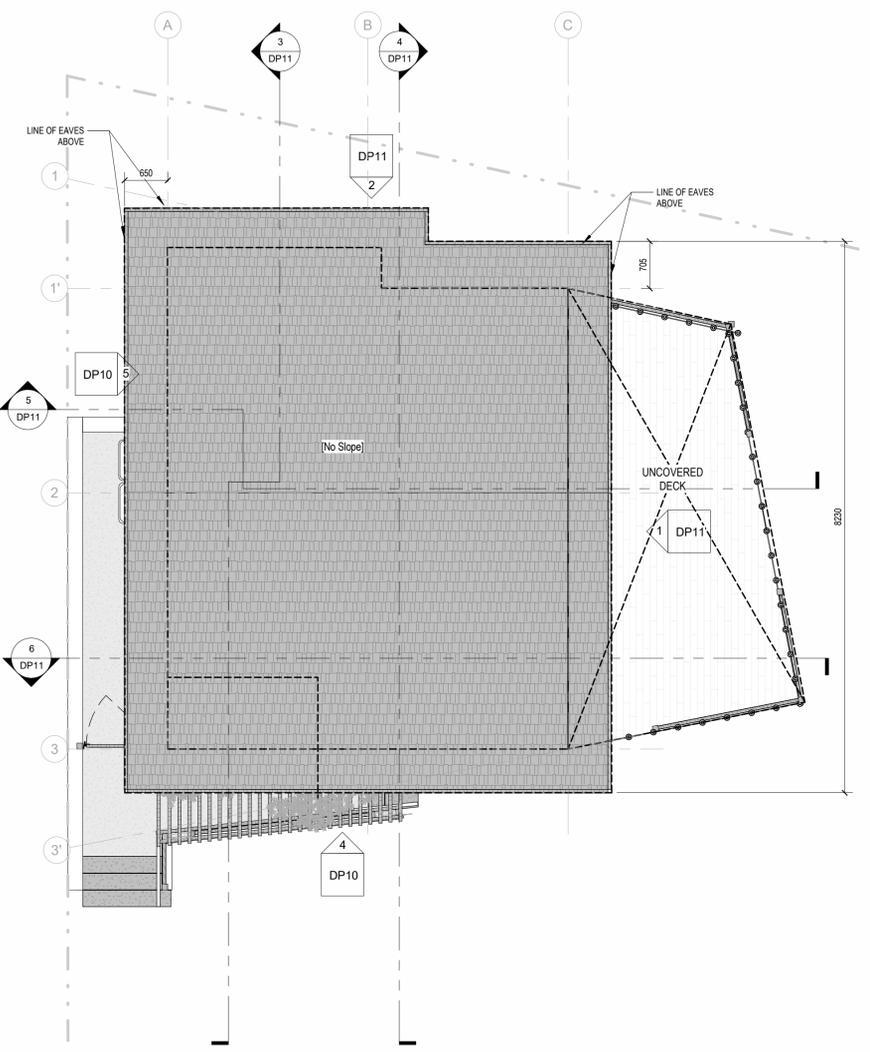
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5 ELEVATION-WEST
1:50

4 ELEVATION - SOUTH (FRONT)
1:50

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1004 GOSPER CRESCENT, ESQUIMALT, BC
DRAWING TITLE
FLOOR PLANS & ELEVATIONS

OWNER
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3 ROOF PLAN
1:50

2 LOFT PLAN
1:50

1 GROUND FLOOR PLAN
1:50

PROJECT NO.	ISSUED
202503BC01R1	05/01/26
AA	DRAWN
AA	CHECKED
	SHEET NUMBER
	DP10

SCALE
1:50