

NOT FOR CONSTRUCTION

**SITE PLAN LEGEND**

- PROPERTY LINE
- BUILDING / STRUCTURE ABOVE
- ▼ MAIN ENTRANCE TO RESIDENCE
- ▬ PARKING / LOADING ENTRANCE
- ▼ TOWNHOME ENTRANCE
- HP DENOTES HIGH POINT AND SPOT ELEVATION
- LP DENOTES LOW POINT AND SPOT ELEVATION

SUSSEX STREET



For Rezoning - Shoaling Heights			
All Dimensions S/M (unless noted otherwise)			
SHOALING HEIGHTS RESIDENTIAL DEVELOPMENT			
STOREYS	FSR AREA (sqm)	GROSS AREA	COMMON AREA
12	518	628	110
11	767	933	166
10	767	933	166
9	767	933	166
8	767	933	166
7	767	933	166
6	767	933	166
5	767	933	166
4	767	933	166
3	765	859	134
2	910	1,153	243
1	983	1,329	345
GROUND			
<b>Total</b>	<b>9,312</b>	<b>11,473</b>	<b>2,161</b>
Parking Area			
B3		1,258	
B2		2,128	
B1		2,128	
<b>Total</b>		<b>5,514</b>	
Parking Spaces (0.80/unit)			
Regular	88		
Visitor	13		
Daycare	3		
Medical/Retail	9		
<b>Total</b>	<b>113</b>		
Bike Storage Spaces (1.25/unit)			
Bike Stalls	129		
At Grade Bike Stalls	10		
Site Area			
Site Area	2,630		
FSR	3.54		
Building Coverage area (Enclosed)			
	1,329		
Building Coverage area (not including walkways and stairs)%			
	50.5%		
Building Height (above South Setback Line)(m)			
		44M	
Building Height (above North Setback Line)(m)			
		46M	
Setback (m)			
North	6		
East	6		
South	6		
West	3		
Net Floor Area			
	900		
Retail Area (to mid wall)			
	276		
Amenity			
	504		
Townhome			
	864		
Daycare			
	181		

**Mix of Homes**

UNIT TYPE	COUNT
Studio	9
1 BEDROOM	18
1 BEDROOM + DEN	18
2 BEDROOM	45
3 BEDROOM	9
2 BEDROOM PENTHOUSE	2
3 BEDROOM PENTHOUSE	1
3 BEDROOM + DEN PENTHOUSE	1
Townhome	
3 BEDROOM+DEN	6
Total	109

**METRIC**

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**SHOALING HEIGHTS RESIDENTIAL DEVELOPMENT**

CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT, BC

**SITE PLAN**

DRAWN: Author CHECK/Checker  
PLOT DATE: 11/23/2018 3:45:13 AM

**A1.01**





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 1 2018/11/23 REZONING

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**SHOALING HEIGHTS  
 RESIDENTIAL  
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 CONSTANCE AVE/NELSON ST/MILES ST, ESQUIMALT,  
 BC

**PERSPECTIVE VIEWS**

DRAWN: Author CHECKED: Checker  
 PLOT DATE: 23/11/2018 1:26:08 AM

**A1.02**

1 PERSPECTIVE VIEW ALONG MILES STREET  
 A1.02 SCALE:





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 VANCE HARRIS

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 BC

**PERSPECTIVE VIEWS**

DRAWN Author CHECKER  
 PLOT DATE: 23/11/2018 1:28:33 AM

**A1.03**

1 PERSPECTIVE VIEW FROM SOUTH EAST AT CONSTANCE AVENUE AND MILES STREET  
 A1.03 SCALE





1 PERSPECTIVE VIEW FROM SOUTH WEST AT NELSON STREET AND MILES STREET  
A1.04 SCALE

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**PERSPECTIVE VIEWS**

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**A1.04**





1 PERSPECTIVE VIEW ALONG NELSON STREET  
A1.05 SCALE

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**PERSPECTIVE VIEWS**

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**A1.05**





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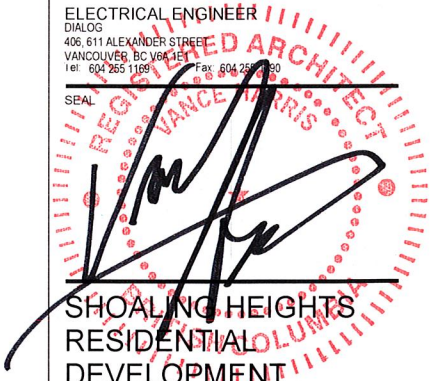
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**PERSPECTIVE VIEWS**

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 PLOT DATE: 23/11/2018 1:35:57 AM

**A1.06**

1 PERSPECTIVE AERIAL VIEW  
 A1.06 SCALE



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CORP. OF TOWNSHIP OF ESQUIMALT

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 CONSTANCE AVENUE/NELSON ST/MILES ST, ESQUIMALT, BC

**EXTERIOR ELEVATIONS**

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**A4.01**





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DARKER COLOUR ALUMINUM COMPOSITE PANEL

ROOF LEVEL 63221

LEVEL 12 59871

LEVEL 11 56521

DOUBLE GLAZED INSULATED UNIT

LEVEL 10 53171

LEVEL 9 49821

LEVEL 8 46471

LEVEL 7 43121

LEVEL 6 39771

LEVEL 5 36421

LEVEL 4 33071

LIGHT COLOUR MASONRY UNITS

LEVEL 3 29721

WOOD ACCENT ALUMINUM COMPOSITE PANEL

LEVEL 2 26371

LEVEL 1 MEZZANINE 22721

LEVEL 1 21371

DARK COLOUR MASONRY UNITS

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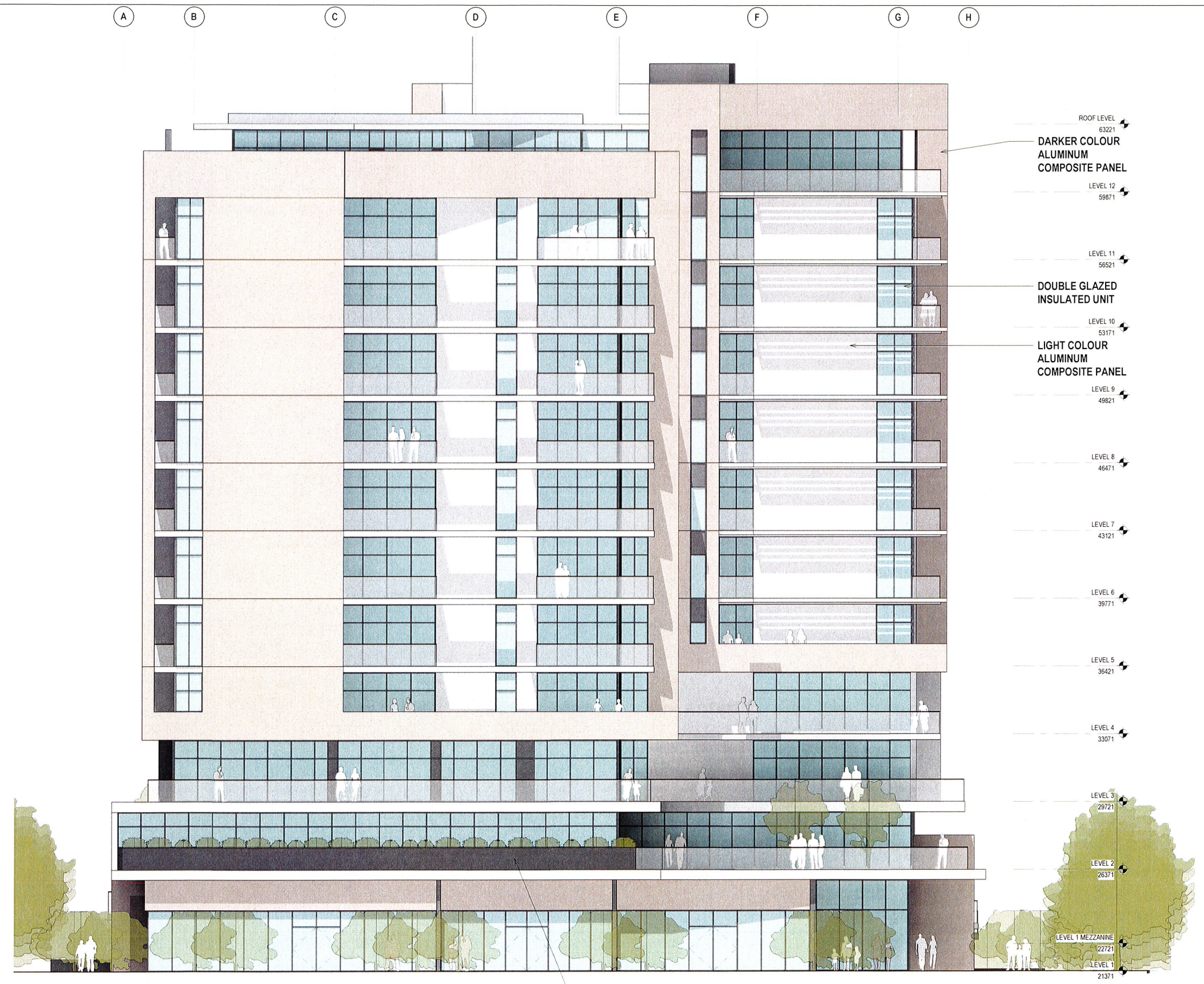
**A4.02**

1 EAST ELEVATION  
 A4.02 SCALE: 1:100





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- ROOF LEVEL 63221
- LEVEL 12 59871
- LEVEL 11 56521
- LEVEL 10 53171
- LEVEL 9 49821
- LEVEL 8 46471
- LEVEL 7 43121
- LEVEL 6 39771
- LEVEL 5 36421
- LEVEL 4 33071
- LEVEL 3 29721
- LEVEL 2 26371
- LEVEL 1 MEZZANINE 22721
- LEVEL 1 21371

DARKER COLOUR ALUMINUM COMPOSITE PANEL

DOUBLE GLAZED INSULATED UNIT

LIGHT COLOUR ALUMINUM COMPOSITE PANEL

DARK COLOUR MASONRY UNITS

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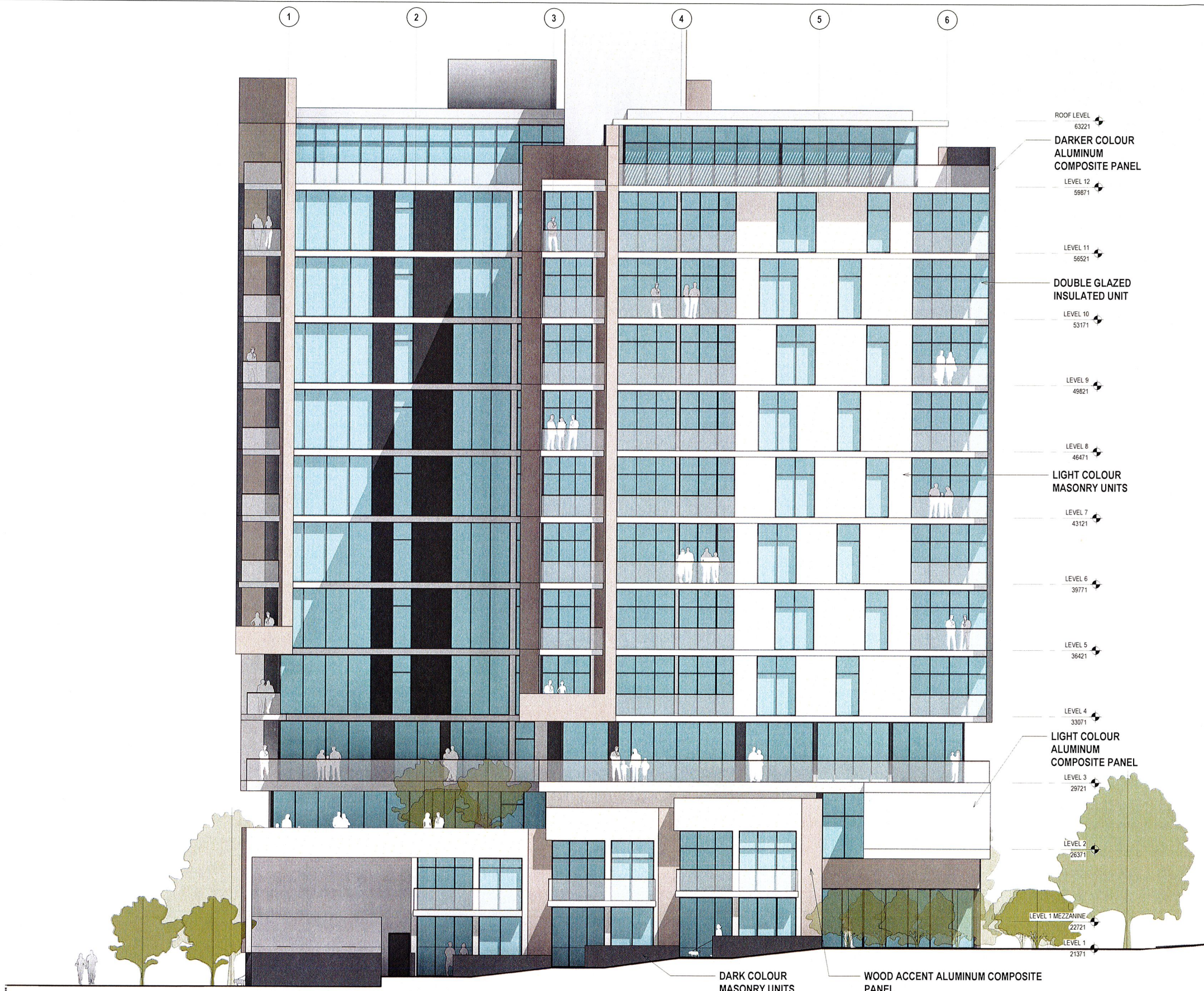


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**EXTERIOR ELEVATIONS**

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**A4.04**



1 WEST ELEVATION  
 A4.04 SCALE: 1:100