

## LOCATION PLAN

N.T.S.

SITE LOCATION

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## CONSULTANT LIST

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### PROJECT DATA

#### LEGAL ADDRESS:

#### CIVIC ADDRESS:

681 & 685 ADMIRALS WAY ESQUIMALT BC

#### ZONING:

CD?

#### LOT SIZE

+/- 1518 SQ.M.

#### BUILDING AREA:

PROPOSED FOOTPRINT 1205 SQ.M. (PARTIALLY UNDERGROUND PARKADE)  
638 SQ.M. (RESIDENTIAL FOOTPRINT)

#### FLOOR AREAS:

PARKADE	1122 SQ.M.
MAIN	497 SQ.M.
SECOND	565 SQ.M.
THIRD	565 SQ.M.
FOURTH	565 SQ.M.
FIFTH	565 SQ.M.
SIXTH	565 SQ.M.
TOTAL (NET)	3322 SQ.M. EXCLUDING PARKADE
COMMON (PARKADE)	80 SQ.M.
COMMON (MAIN)	140 SQ.M.
COMMON (SECOND)	72 SQ.M.
COMMON (THIRD)	72 SQ.M.
COMMON (FOURTH)	72 SQ.M.
COMMON (FIFTH)	72 SQ.M.
COMMON (SIXTH)	72 SQ.M.
TOTAL (NET)	500 SQ.M. EXCLUDING PARKADE
TOTAL (GROSS)	3822 SQ.M. EXCLUDING PARKADE

#### FLOOR AREA RATIO:

PROPOSED: 2.18

#### DENSITY:

PROPOSED: 50 UNITS

#### LOT COVERAGE:

79% (FOOTPRINT OF PARTIALLY UNDERGROUND PARKADE)  
42% (RESIDENTIAL FOOTPRINT)

#### OPEN SPACE:

10% OF LOT = 150 SQ.M.  
PROVIDED = 180 SQ.M.

#### BUILDING HEIGHT:

6 STOREYS  
19.25M FROM NATURAL AVERAGE GRADE (AS NOTED ON SITE PLAN)

#### UNIT COUNT:

	MAIN	2-3RD FLOORS	4-6TH FLOORS	BUILDING
STUDIO BEDROOM	2	2 (*2)	1 (*3)	9
ONE BEDROOM	3	3 (*2)	3 (*3)	18
TWO BEDROOM	2	3 (*2)	3 (*3)	17
THREE BEDROOM	1	1 (*2)	1 (*3)	6
TOTAL	8	9 (*2)	8 (*3)	50

#### SETBACKS

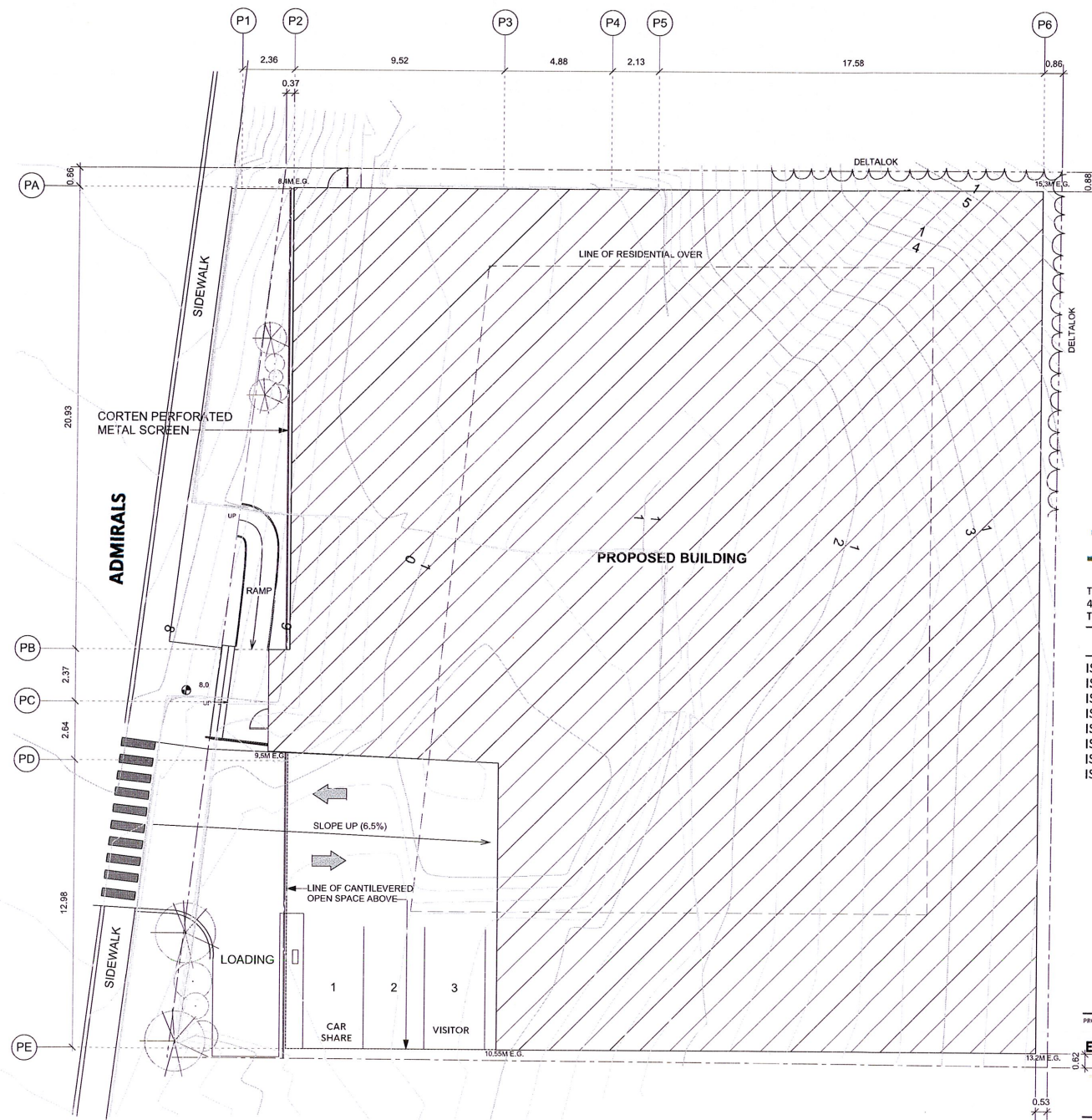
FRONT (WEST)	PROPOSED	9.93M TO RESIDENTIAL	0.37M TO PARKADE
REAR (EAST)	PROPOSED	5.23M TO RESIDENTIAL	0.53M TO PARKADE
SIDE (NORTH)	PROPOSED	4.20M TO RESIDENTIAL	0.86M TO PARKADE
SIDE (SOUTH)	PROPOSED	6.75M TO RESIDENTIAL	0.62M TO PARKADE

#### PARKING:

PROVIDED	RESIDENTIAL 0.9 PER UNIT:	45
TOTAL		45
PROVIDED	STANDARD:	20
	HANDICAP STALLS (2% REQ'D)	1
	SMALL CAR (50% ALLOWABLE)	24 (VARIANCE OF 2 REQ'D)
TOTAL		45

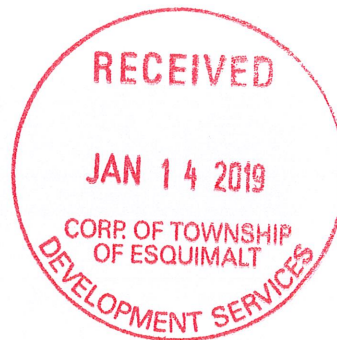
#### BICYCLE PARKING:

PROVIDED	27
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## SITE PLAN

SCALE: 1:128 METRIC



CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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NO.	DATE
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ISSUED FOR REVIEW	OCT. 01 2018
ISSUED FOR REVIEW	OCT. 09 2018
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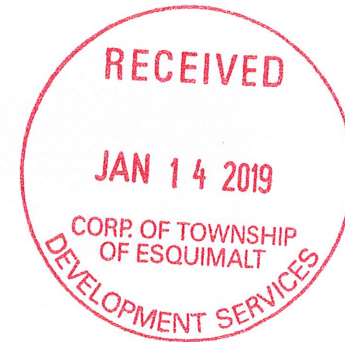
PROJECT  
ESQUIMALT APARTMENT

DRAWING  
SCHEMATIC SITE PLAN

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# PR1





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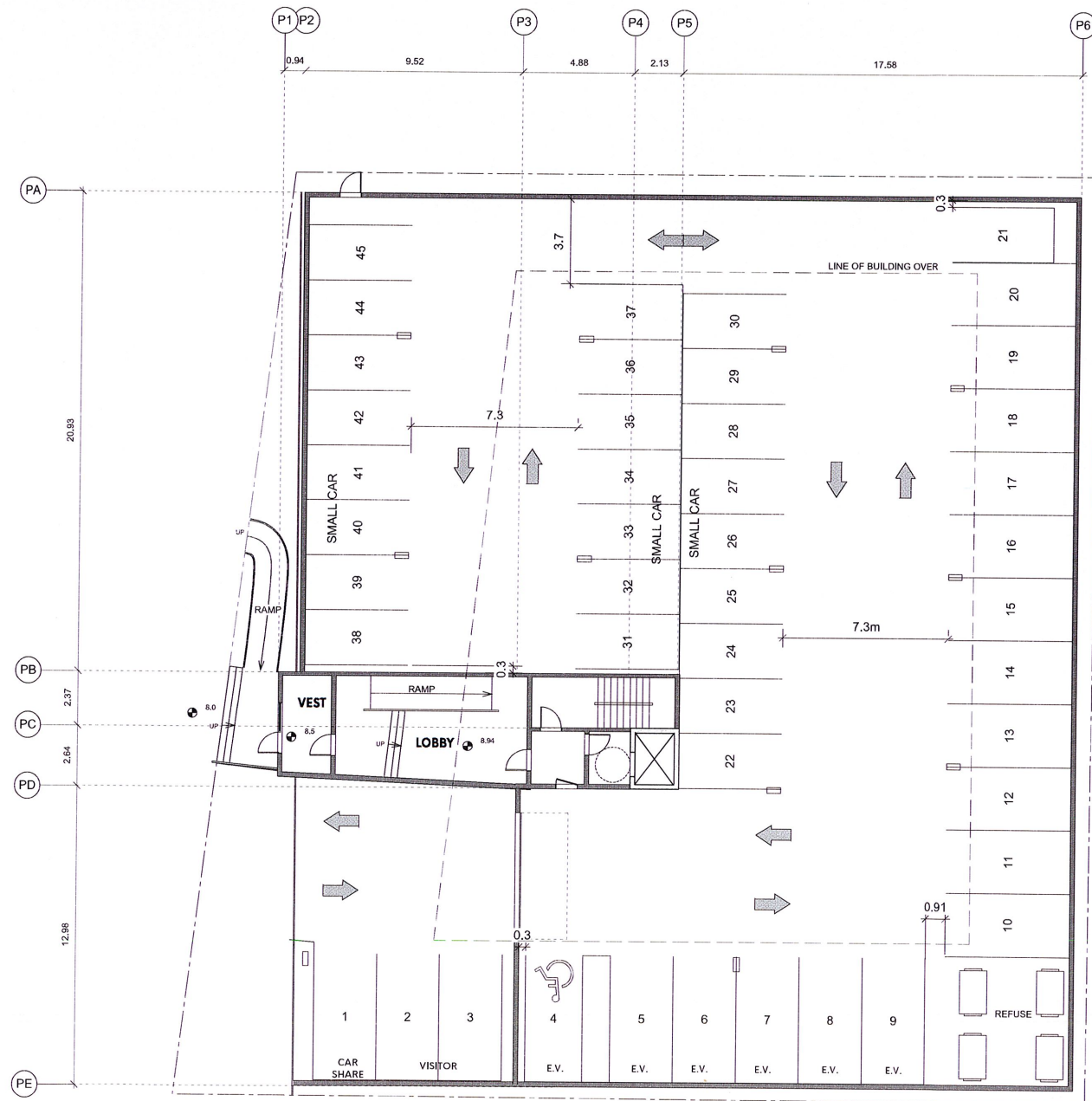
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## PROPOSED FLOOR PLAN - MAIN

SCALE: 1:128 METRIC

8 UNITS



BIKE HOOKS AT EACH STALL  
LOCATED ALONG WALL  
PROVIDED: 27 TOTAL



## PARKADE PLAN

SCALE: 1:128 METRIC

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PROJECT  
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**SCHEMATIC FLOOR PLANS**

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**PR2**

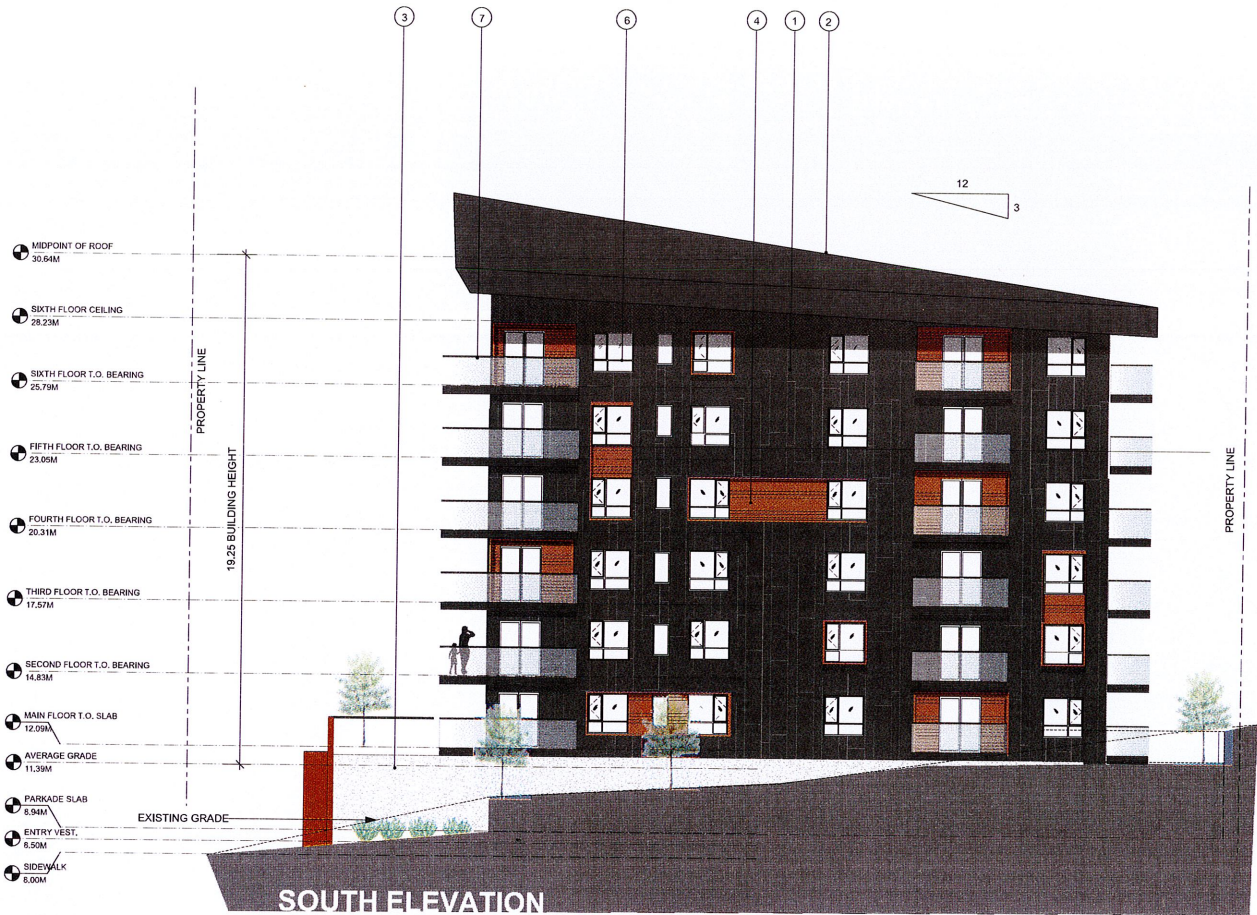


SPATIAL SEPARATIONS: (as per Part 3 Table 3.2.3.1D)

	EAST WALL	WEST WALL	NORTH WALL	SOUTH WALL
LIMITING DISTANCE	5.23m	9.93m	4.20m	6.75m
UNPROTECTED OPENINGS (TOTAL m²):	98.4m²	159.6m²	56.8m²	92.8m²
ENVELOPED AREA (TOTAL m²):	485m²	475m²	375m²	385m²
SPATIAL SEPARATION PERCENTAGE (%):	20%	33.6%	15%	24%
SPATIAL SEPARATION ALLOWABLE PERCENTAGE (%):	40%	100%	35%	42.5%

MATERIAL LEGEND

- ① FIBRE CEMENT PANELS: "DEEP GREY" SMOOTH FINISH
- ② STANDING SEAM METAL ROOFING: "DEEP GREY"
- ③ ARCHITECTURAL CAST IN PLACE CONCRETE
- ④ SOFFITS, WINDOW BOXES: ALUMINUM FX "NATURAL FIR"
- ⑤ CORTEN PERFORATED SCREEN
- ⑥ VINYL WINDOWS - BLACK
- ⑦ HANDRAILS, FASCIAS, DOWNSPOUTS, FLASHING PAINTED: "DEEP GREY"



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PROJECT  
**ESQUIMALT APARTMENT**

DRAWING  
**PROPOSED ELEVATIONS**

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PR4



SPATIAL SEPARATIONS: (as per Part 3 Table 3.2.3.1D)

	EAST WALL	WEST WALL	NORTH WALL	SOUTH WALL
LIMITING DISTANCE	5.23m	9.93m	4.20m	6.75m
UNPROTECTED OPENINGS (TOTAL m2):	98.4m <sup>2</sup>	159.6m <sup>2</sup>	56.8m <sup>2</sup>	92.8m <sup>2</sup>
ENVELOPED AREA (TOTAL m <sup>2</sup> ):	485m <sup>2</sup>	475m <sup>2</sup>	375m <sup>2</sup>	385m <sup>2</sup>
SPATIAL SEPARATION PERCENTAGE (%):	20%	33.6%	15%	24%
SPATIAL SEPARATION ALLOWABLE PERCENTAGE (%):	40%	100%	35%	42.5%

MATERIAL LEGEND

- ① FIBRE CEMENT PANELS: "DEEP GREY" SMOOTH FINISH
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PROJECT  
**ESQUIMALT APARTMENT**

DRAWING  
**PROPOSED ELEVATIONS**

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**PR5**





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PROJECT  
**ESQUIMALT APARTMENT**

DRAWING  
**RENDERINGS**

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**PR7**