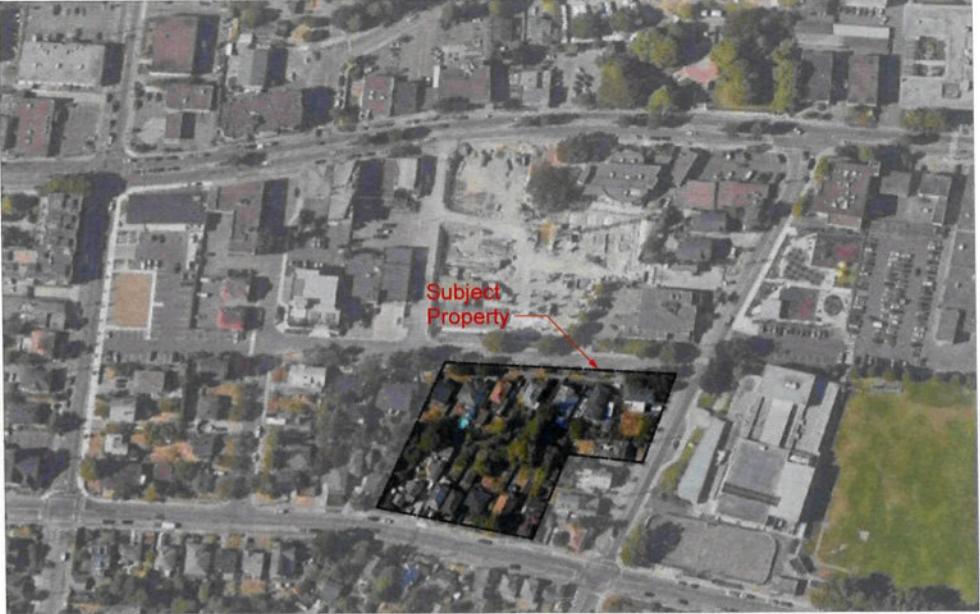


The Marin, Esquimalt BC
Rental Housing Proposal



LIST OF ABBREVIATIONS			
The following abbreviations are used on door, window, and finish schedules as well as on architectural drawings and details.			
ACST	Acrylic Stucco	HP	High Point
ACT	Acoustical Tile	HSS	Hollow Steel Section
AFF	Above Finished Floor	HW	Hardware
AL	Aluminum	INSUL	Insulated
BL	Building Grade	LAM	Laminated Glass
CEM	Cementitious Backing Board	LP	Low Point
CCC	Concrete	MDFB	Medium Density Fibreboard Base
CBK	Concrete Block	MR	Mirror
CL	Centerline	MP	Metal Panel
CT	Capel Tile	OH	Overhead
CW	Ceramic Tile	OW	Operable Window
DD	Deck Drain	PF	Prefinished
EL	Elevation	PLAM	Plastic Laminate
EXP AGG	Exposed Aggregate	PLS	Plaster
EXT	Exterior	PSF	Pressed Steel Frame
FD	Floor Drain	PT	Paint
FEC	Fire Extinguisher Cabinet	PTD	Paper Towel Dispenser / Waste
FE	Finished Floor Elevation	PTW	Paper Towel Waste
FG	Finished Grade	RA	Rail Anchor
GB	Glass Block	RB	Rubber Base
GBL	Glass	RES	Resilient Flooring
GL	Glass	RD	Roof Drain
GWG	Georgian Wire Glass	RD-P	Roof Drain - Planter
GW	Gypsum Wallboard	RWL	Rain Water Leader
HC	Hollow Core	SAFI	Spray Applied Fibrous Insulation
HCW	Hollow Core Wood	SCW	Solid Core Wood
HVC	Handicap	SD	Soap Dispenser
HM	Hollow Metal	SL	Sealer
		SP	Spandrel Glass
		SPC	Solid Particleboard Core
		ST	Structure
		STL	Steel
		STN	Stair(e)
		STNT	Stone Tile
		SS	Stainless Steel
		SVF	Sheet Vinyl Flooring
		TB	Tempered / Double Glazed
		TLAM	Tempered Laminated Glass
		TGL	Tempered Glass
		TLGL	Translucent Glass
		TOD	Top of Concrete
		TOI	Top of Insulation
		TOP	Top of Parapet
		TOS	Top of Slab
		TOW	Top of Wall
		TP	Toilet Paper
		UNF	Unfinished (for GWB means taped and filled by not sanded to minimum U.L.C. requirements where applicable)
		UNO	Unless Noted Otherwise
		UIS	Underside of
		VCT	Vinyl Composition Tile
		VI	Vision Glass
		VIS	Vinyl Impact Sheet
		VT	Vinyl Tile
		WVC	Vinyl Wall Covering
		WC	Water Closet
		WD	Wood
		WPM	Waterproof Membrane
		WRC	Water Repellent Coating

ANNOTATIONS LEGEND	
The following annotations are used on architectural drawings and details:	
BEDROOM	ROOM NAME & ROOM NUMBER
201	
101a	DOOR NUMBER
	See Door Schedule
W-10	WINDOW NUMBER
	See Window Schedule
W1	WALL TYPE
	See Assemblies Schedule
2.0 hr	RATED WALL DESIGNATION
00.00	ELEVATION DATUM
2440	CEILING HEIGHT
	AREA OF DROP CEILING
1	KEYNOTE SYMBOL
12	MATERIAL TAG
A901	INTERIOR ELEVATION REFERENCE
W1C1F1B1	ROOM FINISHES



2 Subject Property
A000 N.T.S.

LIST OF DRAWINGS

ARCHITECTURAL	
Cover Sheet	A000
Site Survey	A100
Site Plan	A101
Shadow Studies	A105
Parkade Level 2	A201
Parkade Level 1	A202
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Roof Plan	A208
Building Elevation - NS	A301
Building Elevation - EW	A302
Site Context Sections	A401

PROJECT DESCRIPTION

CIVIC ADDRESS:
1221 CARLISLE AVENUE
ESQUIMALT, BC
V8Y 3K3

LEGAL DESCRIPTION:
LOT 11, LOT 14, LOT 15, LOT 16, LOT 17,
LOT 18, LOT 19, LOT 20, LOT 22, LOT 23,
SECTION 11, ESQUIMALT DISTRICT PLAN 946

LOT A, LOT B,
SECTION 11, ESQUIMALT DISTRICT PLAN 3829

THAT PART OF LOT 21, SECTION 11, ESQUIMALT DISTRICT
PLAN 946, LYING TO THE EAST OF A STRAIGHT BOUNDARY
JOINING THE POINTS OF SECTION OF THE NORTH EASTERLY
AND SOUTH WESTERLY BOUNDARIES OF SAID LOT

LOT 21, SECTION 11, ESQUIMALT DISTRICT PLAN 946, EXCEPT
THAT PART LYING TO THE EAST OF A STRAIGHT BOUNDARY
JOINING THE POINTS OF SECTION OF THE NORTH EASTERLY
AND SOUTH WESTERLY BOUNDARIES OF SAID LOT

ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
5 Storey Residential Rental Housing

USES:
Managed Rental Residential Accommodation

EXISTING ZONE: RM-4

PROPOSED ZONE: RM-4 (To be Confirmed)

SITE AREA: 80,972 m² (871,576 s.f.)

FLOOR AREAS CONTRIBUTING TO FAR:

Level 1	Building A	12,480 m ²	(134,333 s.f.)
	Building B	20,228 m ²	(217,732 s.f.)
Level 2	Building A	14,342 m ²	(154,376 s.f.)
	Building B	21,003 m ²	(226,074 s.f.)
Level 3	Building A	14,342 m ²	(154,376 s.f.)
	Building B	21,003 m ²	(226,074 s.f.)
Level 4	Building A	12,577 m ²	(135,377 s.f.)
	Building B	17,794 m ²	(191,533 s.f.)
Level 5	Building A	12,577 m ²	(135,377 s.f.)
	Building B	17,794 m ²	(191,533 s.f.)
TOTAL PROPOSED:		164,140 m ²	(1,766,788 s.f.)

FLOOR SPACE RATIO: 2.0 FAR
*Residential Use Area Only, per Esquimalt Zoning Bylaw

GRADE OF BUILDING: 22.7 m (Approx. Avg. Grade)

SITE COVERAGE: 75 % Coverage
24% Open / Unexcavated Site
*Refer to A101 for Area Summaries

HEIGHT OF BUILDING: 16 m

NUMBER OF STOREYS: 5 STOREYS

RESIDENTIAL PARKING: 213 stalls (incl. 5 accessible, 7 visitor)
1:1 Parking Ratio

BICYCLE PARKING: 213 Class 1 + 10 short term (rack)
*All wall racks to be EV ready, with area allowance for cargo bikes

SETBACKS:

FRONT (West Bay Terrace)	Varies, min 4.5 m
FRONT (Lyall Street)	Varies, min 4.5 m
EXTERIOR SIDE (Fraser Street)	6.0 m
INTERIOR SIDE (East)	Varies, min 4.5 m
INTERIOR SIDE (West)	6.0 m

*Refer to A101 for setbacks

SUITE COMPOSITION:

Studio:	2
1 BR:	113
2 BR:	82
3 BR:	16

TOTAL: 213 SUITES

PROJECT DIRECTORY

REGISTERED OWNER
Carlisle Ave Development BC Ltd
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21/04/30		Issued for Rezoning	
Print Date	21/04/30	Drawing File	
Drawn By	SWS	Checked By	ADM
Scale	As indicated	Project Number	2101

Cover Sheet

dH Ka A000

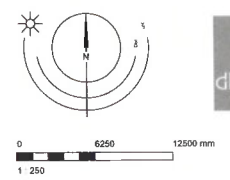
dH Architects
Victoria
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Nanaimo
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


Site Coverage Summary	
Total Site Area	80,972 m ²
Building Coverage	76%
Unexcavated / Open Site	24%



Site Plan

21/04/30	Issued for Reasoning		
Plot Date	21/04/30	Drawing File	
Drawn By	SWS	Checked By	ADM
Scale	1 : 250	Project Number	2101

**A101**

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OF ESQUIMALT
DEVELOPMENT SERVICES



1 Elevation - North @ Carlisle Ave
A301 SCALE: 1 : 200



2 Elevation - South @ Lyall Street
A301 SCALE: 1 : 200



3 Elevation - South @ Parkade
A301 SCALE: 1 : 200

21/04/20		Issued for Resizing	
Plot Date	21/04/20	Drawing File	
Drawn By	SWS	Checked By	ADM
Scale	1 : 200	Project Number	2101

NOTE: All dimensions are shown in millimeters

Building Elevation -
N/S



A301

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1 Elevation - East @ Side Yard
A302 SCALE: 1 : 200



2 Elevation - East @ Fraser Street
A302 SCALE: 1 : 200



3 Elevation - West @ Side Yard
A302 SCALE: 1 : 200



21/04/30	Issued for Rezoning		
Plot Date	21/04/30	Drawing File	
Drawn By	SWS	Checked By	ADM
Scale	1 : 200	Project Number	2101

NOTE: All dimensions are shown in millimeters.

Building Elevation -
E/W



A302

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