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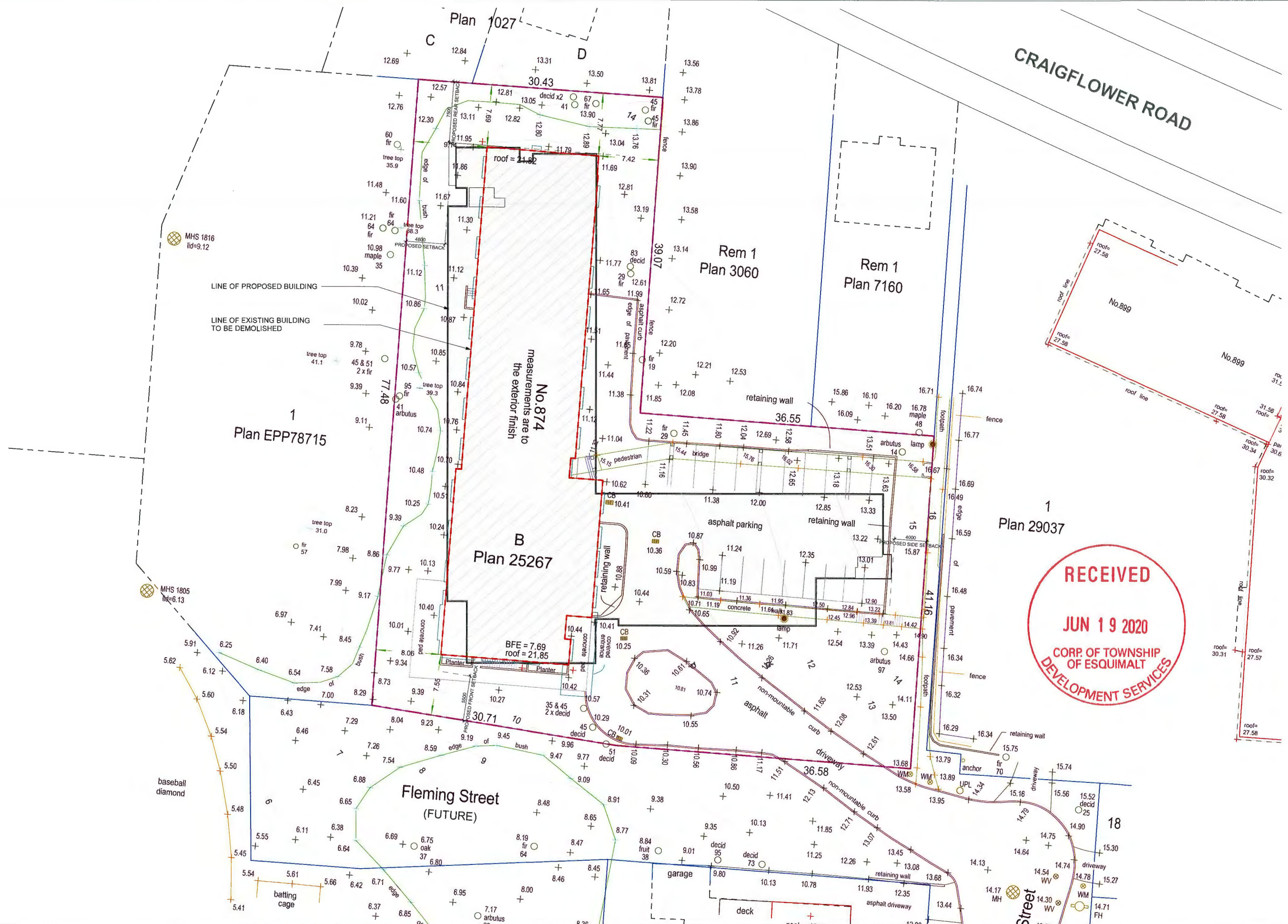
LOW HAMMOND ROWE ARCHITECTS



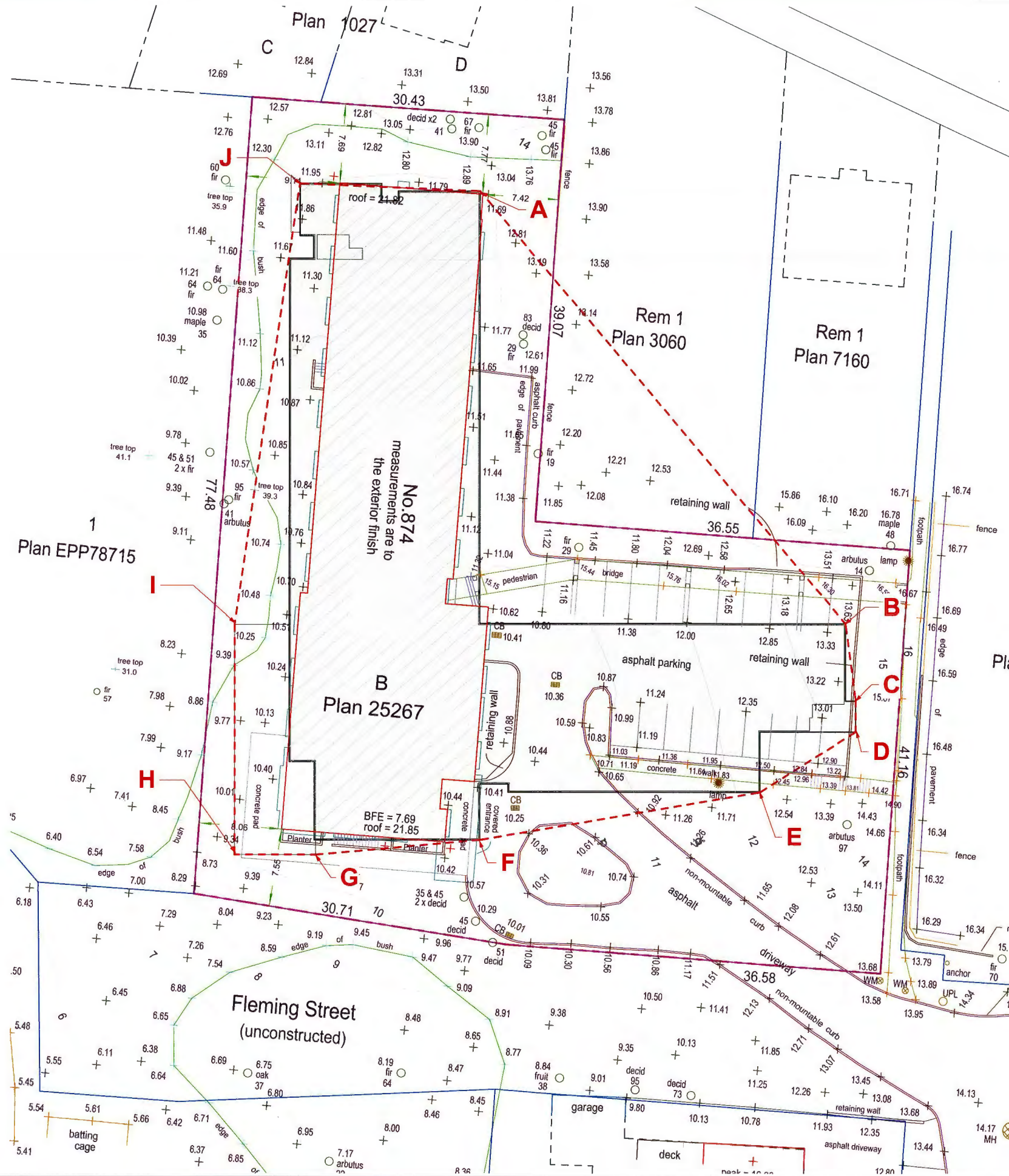
ESQUIMALT RENTAL HOUSING
874 FLEMING STREET, ESQUIMALT, BC

EXISTING SITE PLAN W/ PROPOSED BUILDING
scale 1:200 date 2020.06.17

D01



PRELIMINARY - NOT FOR CONSTRUCTION



AVERAGE GRADE CALCULATION W/ BASEMENT PROTRUSION:
ALL DATUMS IN GEODETIC IN METRES

- A:** NORTHEAST CORNER
EXISTING 11.70m
NEW 11.40m
- B:** NORTHEAST OUTSIDE CORNER
EXISTING 13.43m
NEW 11.40m
- C:** EAST INSIDE CORNER
EXISTING 13.80m
NEW 11.40m
- D:** EAST OUTSIDE CORNER
EXISTING 13.80m
NEW 11.40m
- E:** SOUTHEAST CORNER
EXISTING 12.54m
NEW 11.40m
- F:** SOUTH CORNER
EXISTING 10.42m
NEW 11.40m
- G:** SOUTH INSIDE CORNER
EXISTING 10.35m
NEW 11.40m
- H:** SOUTHWEST CORNER
EXISTING 10.00m
NEW 11.40m
- I:** WEST INSIDE CORNER
EXISTING 9.50m
NEW 11.40m
- J:** NORTHWEST OUTSIDE CORNER
EXISTING 11.93m
NEW 11.40m

AVERAGE GRADE CALCULATION
 $11.70 + 13.43 + 13.80 + 12.54 + 10.42 + 10.35 + 10.00 + 9.50 + 11.93 = 117.47$
 $117.47 / 10 = 11.75m$ GEO

AVERAGE GRADE:
11.75m GEO



LOW HAMMOND ROWE ARCHITECTS



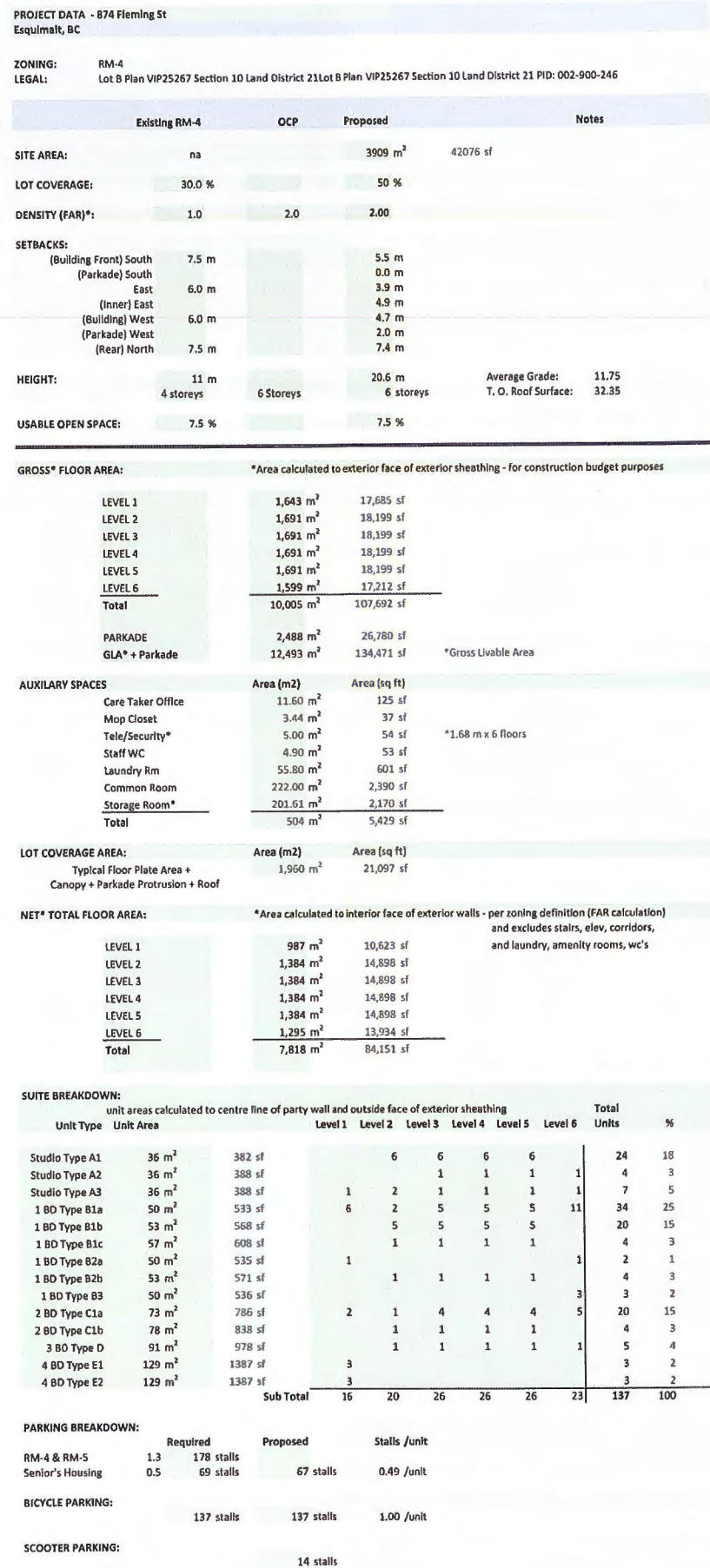
ESQUIMALT RENTAL HOUSING
874 FLEMING STREET, ESQUIMALT, BC

AVERAGE GRADE CALCULATION
scale 1 : 200 date 2020.06.17

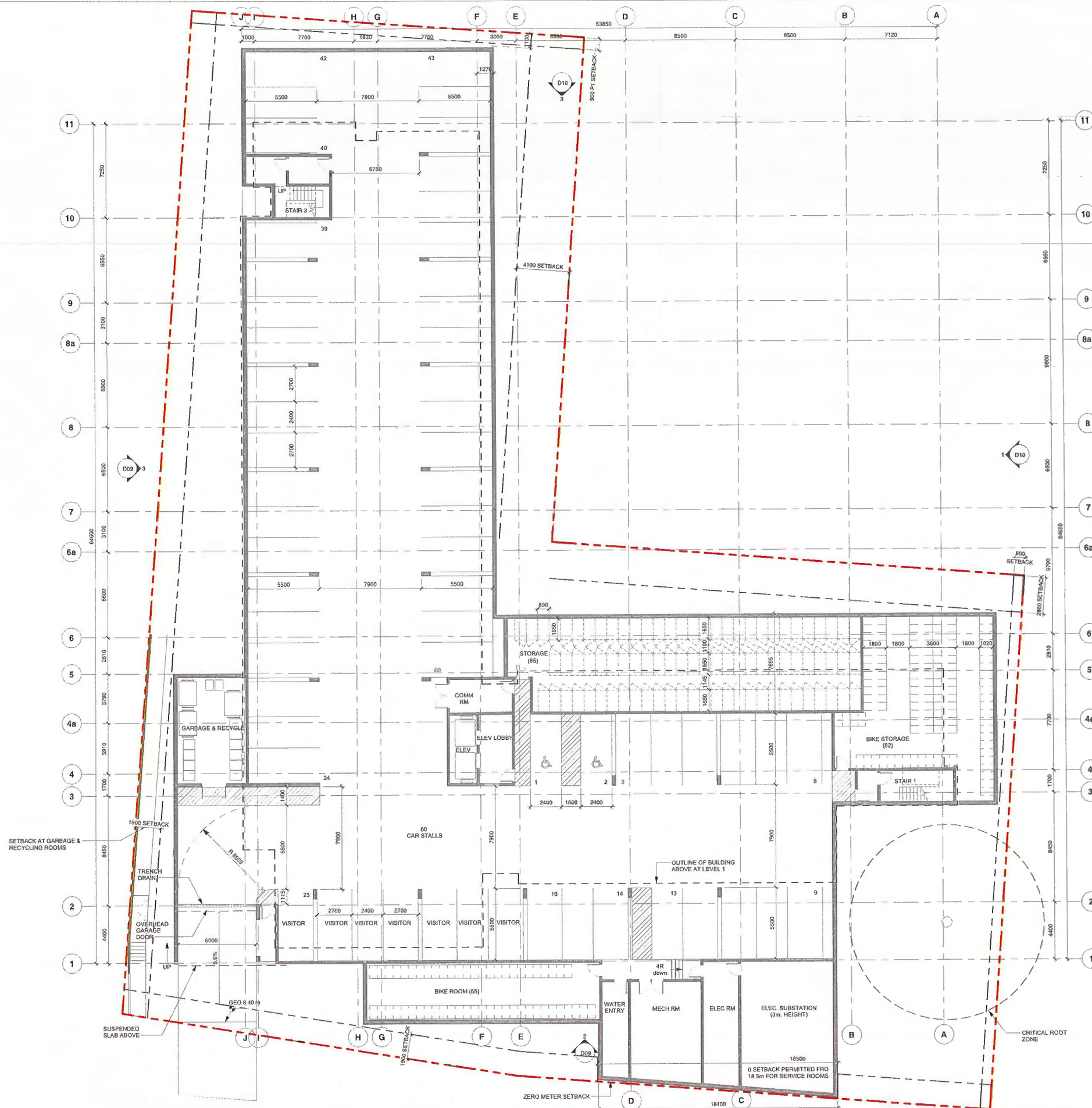
D02



NOTE:
ROAD ELEVATIONS ARE PRELIMINARY AND MAY
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NOTE:
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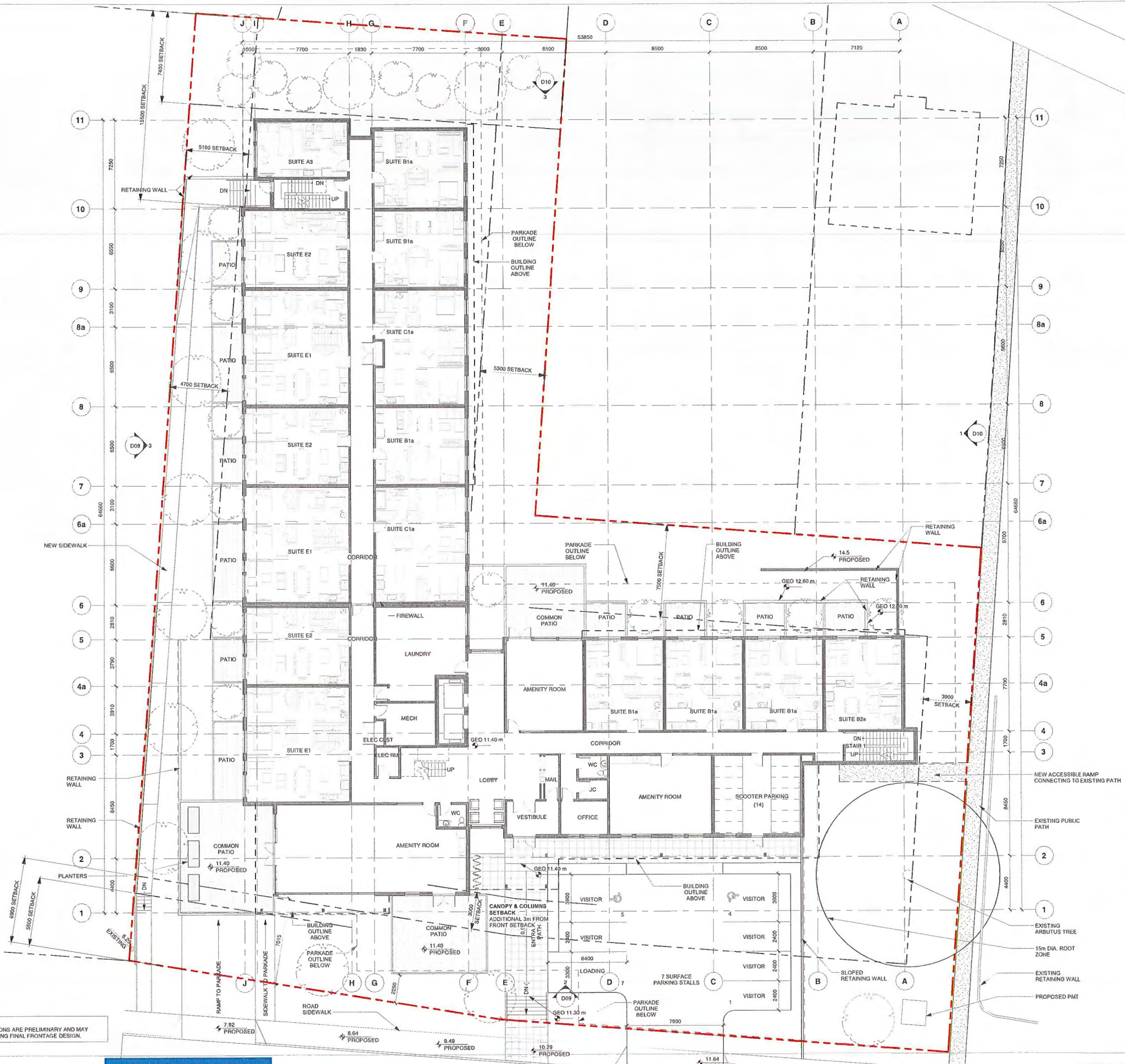
LOW HAMMOND ROWE ARCHITECTS



ESQUIMALT RENTAL HOUSING
874 FLEMING STREET, ESQUIMALT, BC

LEVEL 1 FLOOR PLAN
scale 1 : 150 date 2020.06.17

D05





GREATER VICTORIA
HOUSING SOCIETY
Since 1956

LEVEL 2 FLOOR PLAN
scale 1 : 150 date 2020.06.17

D06



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LEVEL 3 to 5 FLOOR PLAN
scale 1 : 150 date 2020.06.17

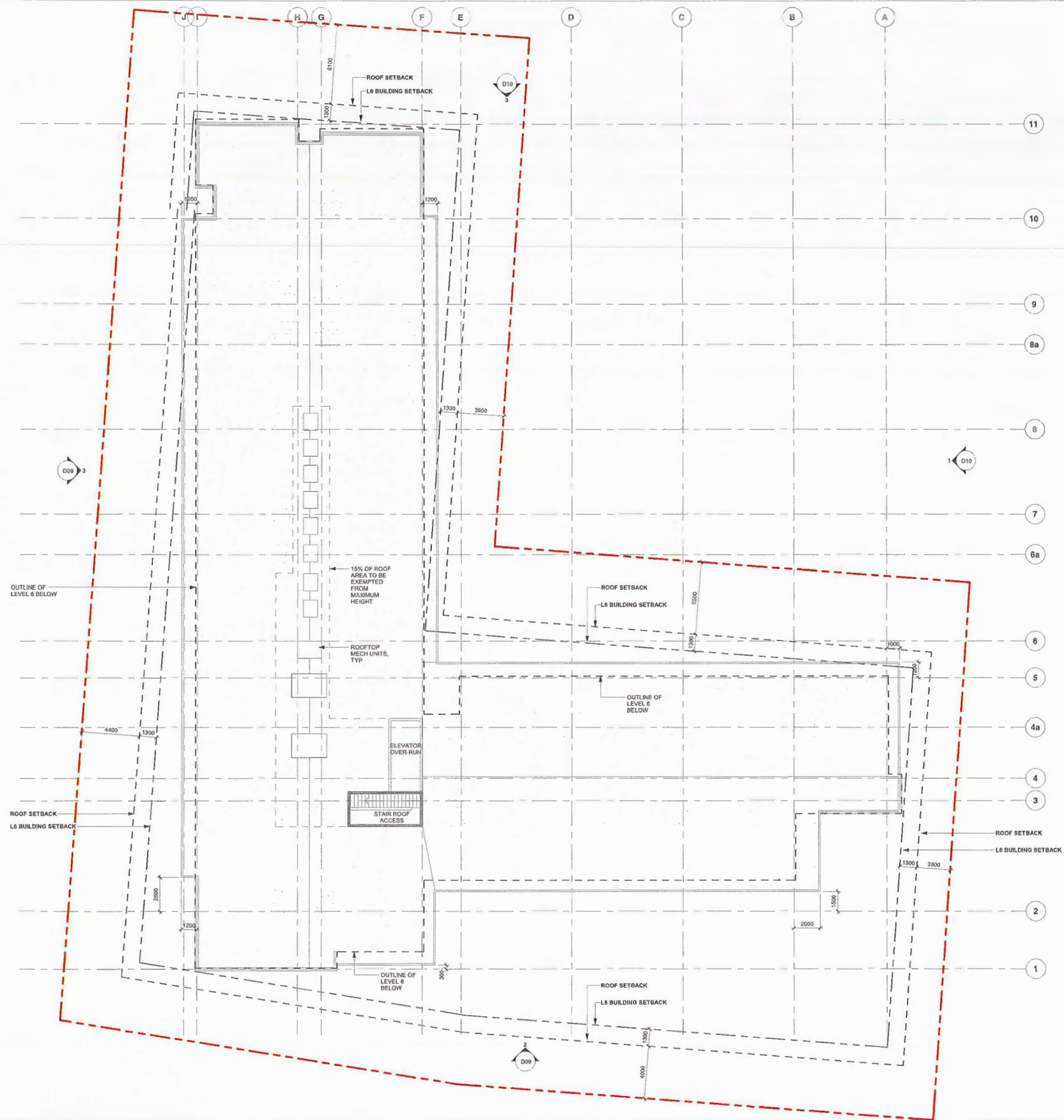
D07



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SOUTH ELEVATION.



WEST ELEVATION.

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PRELIMINARY - NOT FOR CONSTRUCTION

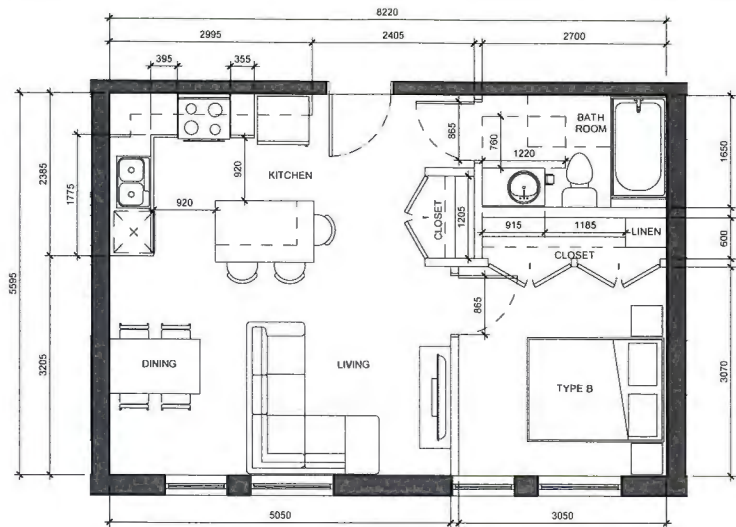


LOW HAMMOND ROWE ARCHITECTS



ESQUIMALT RENTAL HOUSING
874 FLEMING STREET, ESQUIMALT, BC

BUILDING ELEVATIONS **D10**
scale 1 : 100 date 2020.06.17



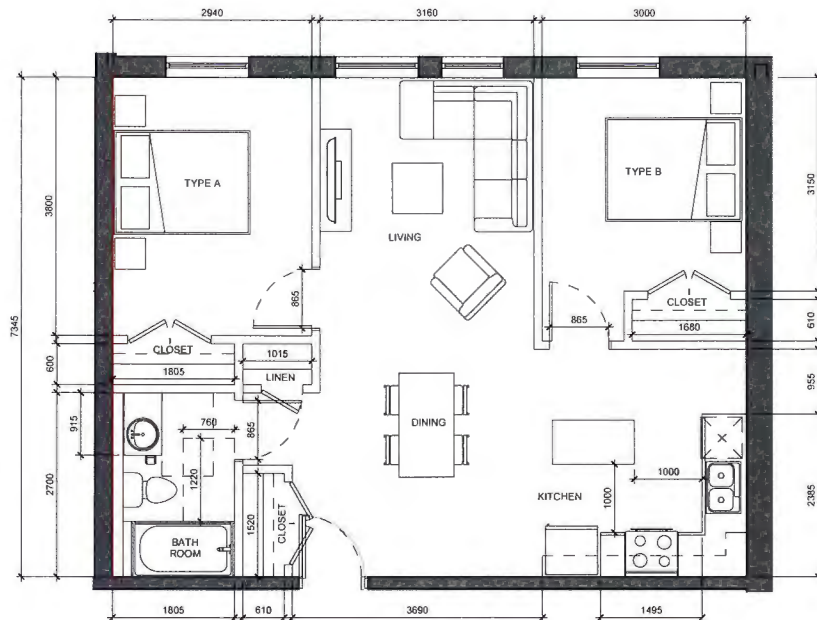
SUITE TYPE B3 49.8 m² (535.8 sf)

1 : 50

BCH DESIGN GUIDELINES - 1 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	49 m ²	YES	49.8 m ²
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1205 mm
5.3.2.1	Living Room seating capacity	4 seats	YES	4 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recomb. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	4 seats	YES	4 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.4.2	Bedroom type	1 Type B	YES	-
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m ² in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	BIT
6.1.3	Counter Frontage Recomb.	2440 mm	YES	2525 mm
6.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	YES
	Shower (914x1220mm)	1	YES	815 x 1525 mm tub
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.4.2	Bedroom type 1 B	YES	YES	-
	Type B Min Area	9.30 m ²	YES	9.30 m ²
	Type B Min Dimension	2800 mm	YES	3050 mm
	Type B Closet width	1500 mm	YES	2100 mm

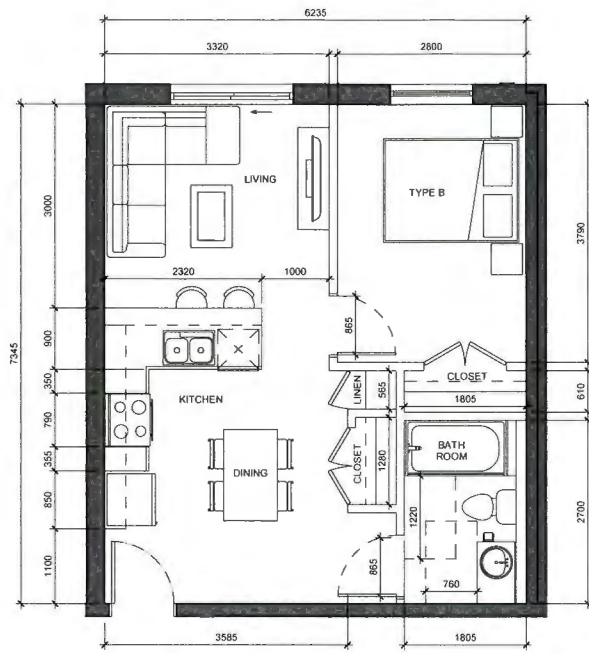


SUITE TYPE C 73 m² (786 sf) & 77.8 m² (837.6 sf)

1 : 50

BCH DESIGN GUIDELINES - 2 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	67 m ²	YES	72 m ²
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1570 mm
5.3.2.1	Living Room seating capacity	5 seats	YES	5 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recomb. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	4 seats	YES	4 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.4.2	Bedroom type	1 A / 1 B	YES	-
	Type A Min Area	11.15 m ²	YES	11.17 m ²
	Type A Min Dimension	2800 mm	YES	2940 mm
	Type A Closet width	1500 mm	YES	1805 mm
	Type B Min Area	9.30 m ²	YES	9.45 m ²
	Type B Min Dimension	2050 mm	YES	3050 mm
	Type B Closet width	1500 mm	YES	1680 mm
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m ² in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	YES
6.1.3	Counter Frontage Recomb.	2440 mm	YES	3020 mm
6.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	1
	Shower (914x1220mm) or ST tub	1	YES	815 x 1525 mm tub
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-

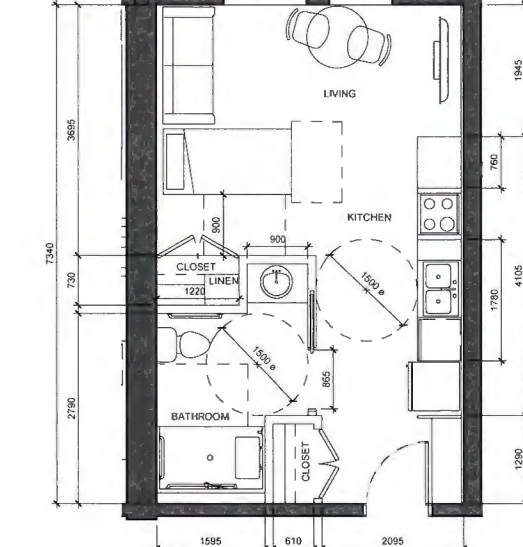


SUITE TYPE B2 49.7 m² (535.4 sf) & 53 m² (570.6 sf)

1 : 50

BCH DESIGN GUIDELINES - 1 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	49 m ²	YES	50 m ²
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1370 mm
5.3.2.1	Living Room seating capacity	4 seats	YES	4/5 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recomb. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	4 seats	YES	4 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.4.2	Bedroom type	1 Type B	YES	-
	Type B Min Area	9.30 m ²	YES	9.30 m ²
	Type B Min Dimension	2800 mm	YES	3000 mm
	Type B Closet width	1500 mm	YES	1370 mm + 868 mm
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m ² in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	Bedroom Closet
6.1.3	Counter Frontage Recomb.	2440 mm	YES	3020 mm
6.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	1
	Shower (914 x 1220mm)	1	NO	815 x 1525 mm tub
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-

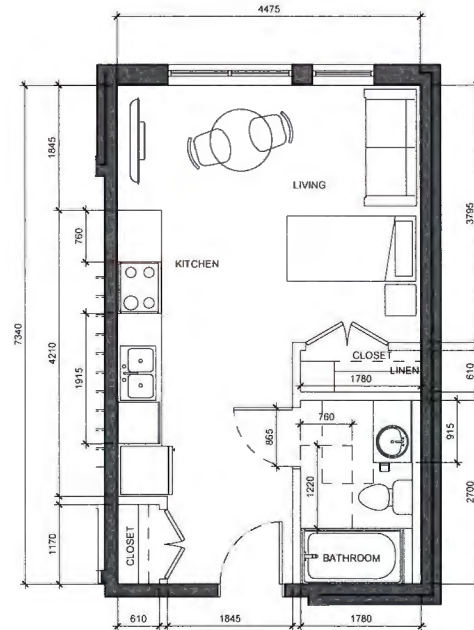


SUITE TYPE A3 (ACCESSIBLE) 36 m² (387.9 sf)

1 : 50

BCH DESIGN GUIDELINES - STUDIO ACCESSIBLE

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	37 m ²	YES	36 m ²
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1170 mm
5.3.2.1	Living Room seating capacity	2 seats	YES	2 seats
5.3.2.2	Circulation spaces Min. Width	915 mm	YES	-
5.3.2.3	Interior Corridor Recomb. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	2 seats	YES	2 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.4.2	Bedroom type	N/A	N/A	-
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m ² in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	Entrance next to Fridge
6.1.3	Counter Frontage Recomb.	1860 mm	YES	2540 mm
6.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	1
	Shower (914 x 1220mm)	1	YES	1
	Water Closet	1	YES	1
	Lav Basin with Vanity	1	YES	1
8.2.2.1	1500 mm turning radius	YES	YES	-
	Both sides of Entry Door	YES	YES	-
	Inside Bedroom	YES	YES	-
	Inside Bathroom	YES	YES	-
	Inside Kitchen	YES	YES	-

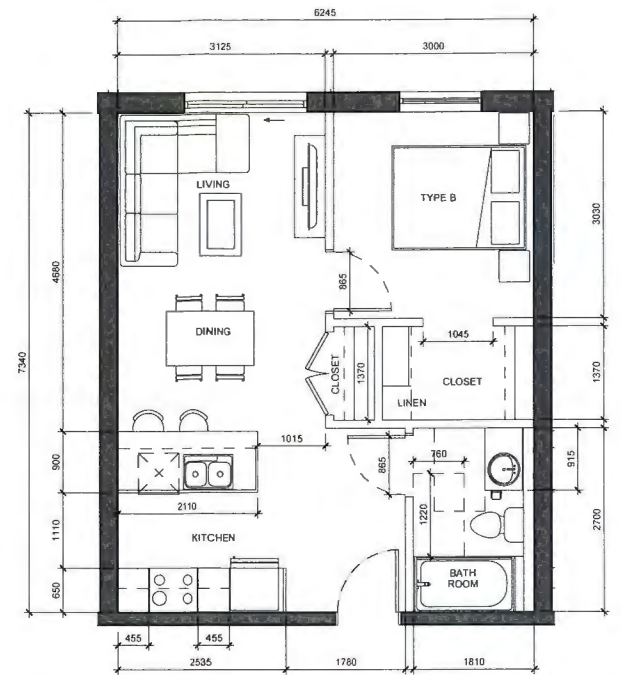


SUITE TYPE A2 (STUDIO 02) 36 m² (387.9 sf)

1 : 50

BCH DESIGN GUIDELINES - STUDIO

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	33 m ²	YES	36 m ²
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1170 mm
5.3.2.1	Living Room seating capacity	2 seats	YES	2 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recomb. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	2 seats	YES	2 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.4.2	Bedroom type	N/A	N/A	-
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m ² in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	-
6.1.3	Counter Frontage Recomb.	1860 mm	YES	2675 mm
6.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	1
	Shower (914 x 1220mm)	1	NO	815 x 1525 Bathub
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-

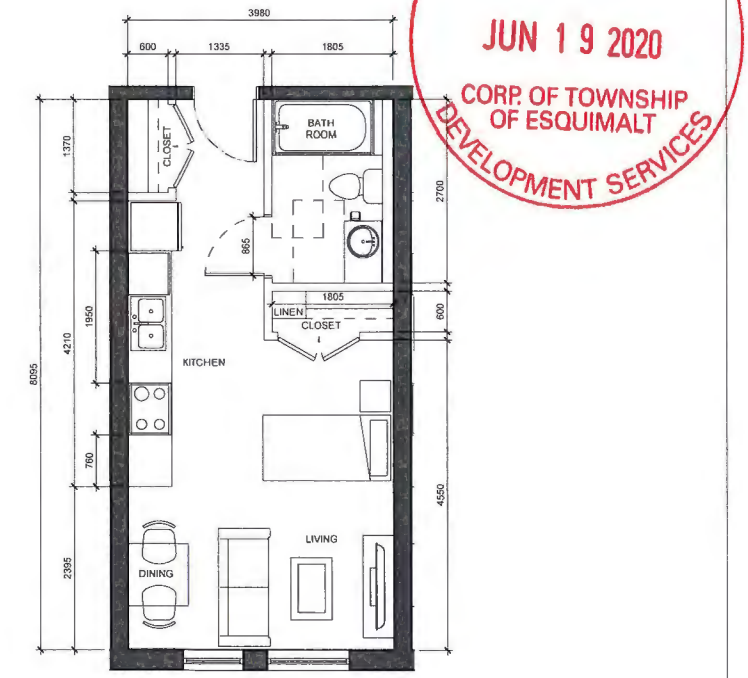


SUITE TYPE B1 50 m² (533 sf) & 52.8 m² (568 sf) & 56.5 m² (608 sf)

1 : 50

BCH DESIGN GUIDELINES - 1 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	49 m ²	YES	50 m ²
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1370 mm
5.3.2.1	Living Room seating capacity	4 seats	YES	4/5 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recomb. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	4 seats	YES	4 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.4.2	Bedroom type	1 Type B	YES	-
	Type B Min Area	9.30 m ²	YES	9.30 m ²
	Type B Min Dimension	2800 mm	YES	3000 mm
	Type B Closet width	1500 mm	YES	1370 mm + 868 mm
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m ² in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	Bedroom Closet
6.1.3	Counter Frontage Recomb.	2440 mm	YES	3020 mm
6.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	1
	Shower (914 x 1220mm)	1	NO	815 x 1525 mm tub
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-



SUITE TYPE A1 (STUDIO 01) 35.5 m² (382.3 sf)

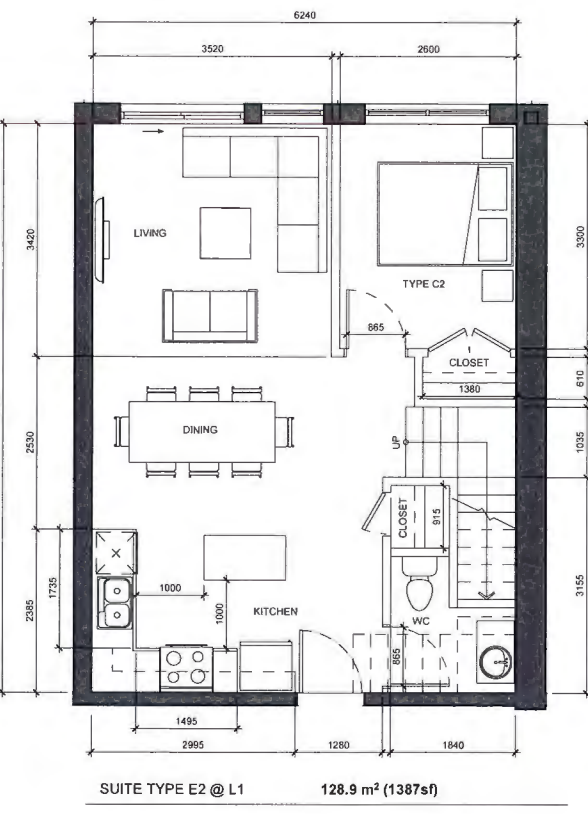
1 : 50

BCH DESIGN GUIDELINES - STUDIO

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	33 m ²	YES	35.5 m ²
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1170 mm
5.3.2.1	Living Room seating capacity	2 seats	YES	3 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recomb. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	2 seats	YES	2 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.4.2	Bedroom type	N/A	N/A	-
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m ² in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	-
6.1.3	Counter Frontage Recomb.	1860 mm	YES	2710 mm
6.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	1
	Shower (914 x 1220mm)	1	NO	815 x 1525 Bathub
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-

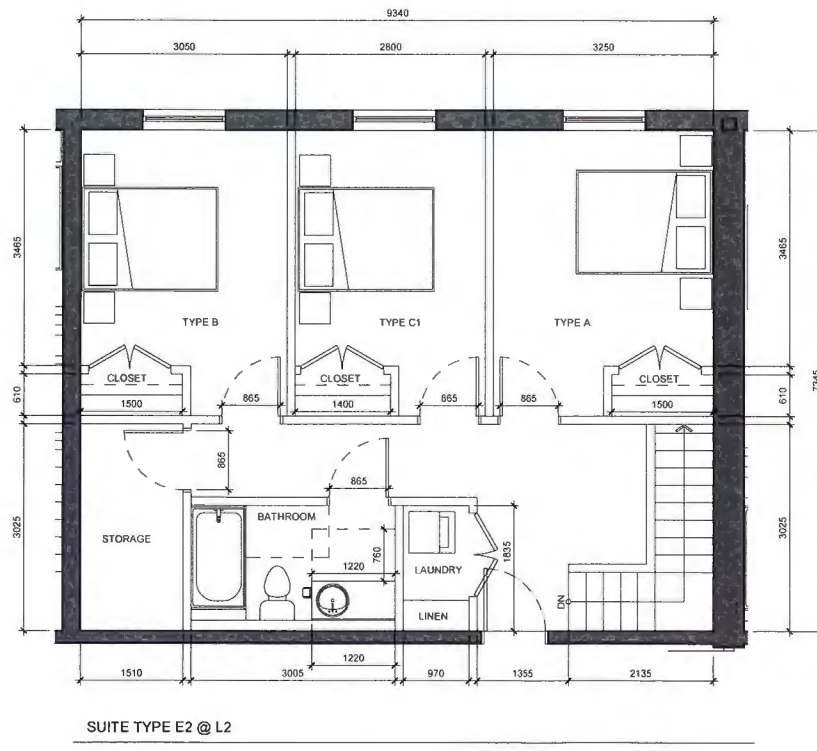


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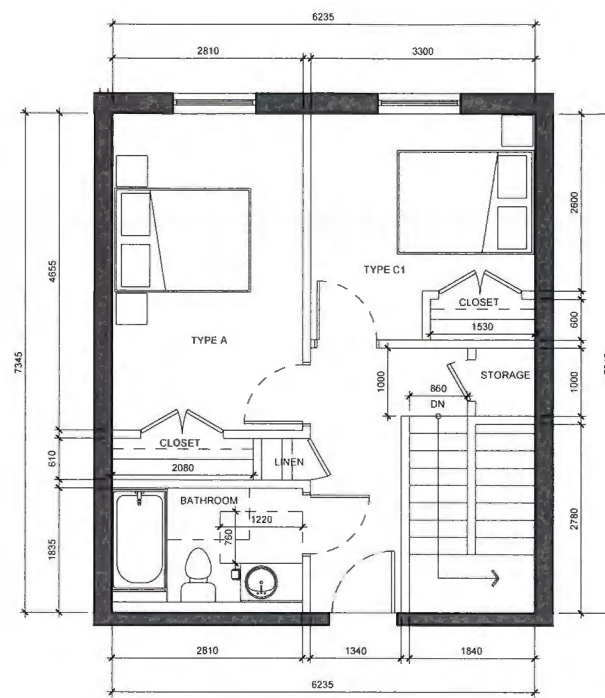
SUITE TYPE E2 @ L1 128.9 m² (1387sf)

1 : 50



SUITE TYPE E2 @ L2

1 : 50



SUITE TYPE E1 @ L2

1 : 50

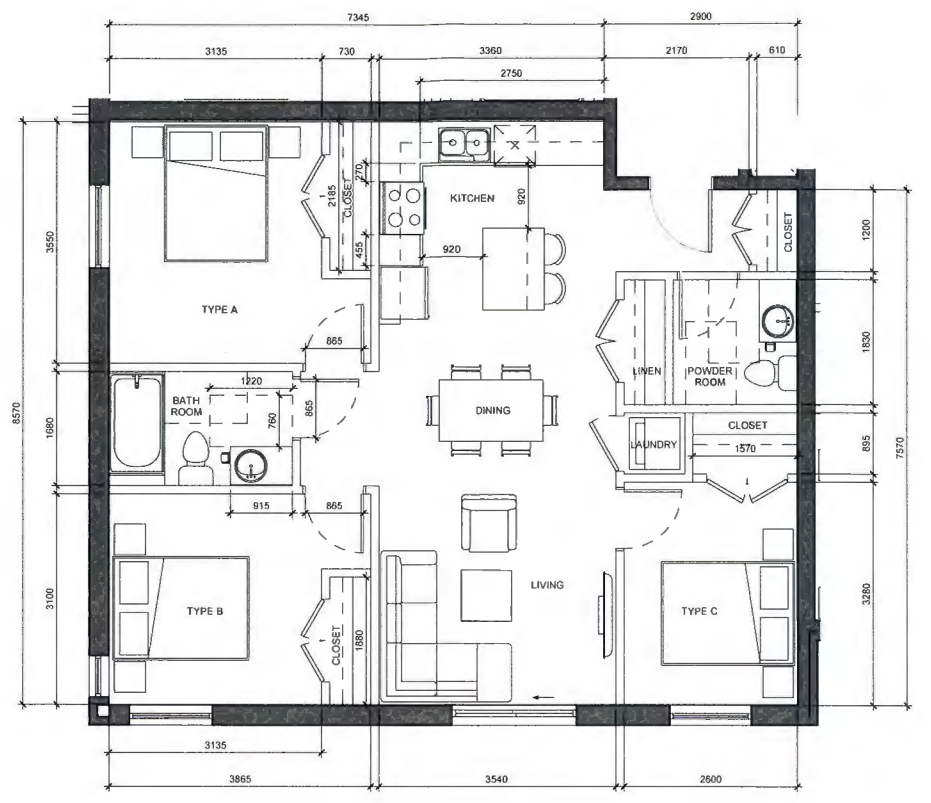
BCH DESIGN GUIDELINES - 4 BEDROOM				
SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	112 m ²	YES	125.8 m ²
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1800 mm
5.3.2.1	Living Room seating capacity	7 seats	YES	7 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recand. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	8 seats	YES	8 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.5.1.1	Provide 2.3 sm of storage	YES	YES	2.3 m ²
5.5.1	Provide Linen Closet	YES	YES	-
6.1.3	Counter Frontage Recand.	2800 mm	YES	4685 mm
6.2.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	YES
	Shower (914x1220mm) or ST tub	YES	YES	615 x 1525 mm tub
	Water Closet	1	YES	1
6.2.5	Lav Basin with Vanity	1	YES	1
	Powder Room	1	YES	1
	Water Closet	1	YES	1
	Lav Basin with Vanity	1	YES	1

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.4.2	Bedroom type 1 A / 1 B / 2 C	YES	YES	YES
	Type A: Min Area	11.15 m ²	YES	13.08 m ²
	Type A: Min Dimension	2800 mm	YES	2810mm
	Type A: Closet width	1500 mm	YES	2080 mm
	Type B: Min Area	9.30 m ²	YES	9.52 m ²
	Type B: Min Dimension	2800 mm	YES	2885 mm
	Type B: Closet width	1500 mm	YES	1580 mm
	Type C1: Min Area	8.50 m ²	YES	8.58 m ²
	Type C1: Min Dimension	2600 mm	YES	2600 mm
	Type C1: Closet width	915 mm	YES	1530 mm
	Type C2: Min Area	8.50 m ²	YES	8.58 m ²
	Type C2: Min Dimension	2600 mm	YES	2600 mm
	Type C2: Closet width	915 mm	YES	1380 mm

NOTE:
UNIT AREA CALCULATED FROM THE CENTRE LINE OF DEMISING WALLS, CENTRE LINE OF CORRIDOR WALLS AND OUTSIDE FACE OF SHEATHING ON EXTERIOR WALLS.
TOWNHOUSE INTERIOR STAIR AREAS ARE ONLY CALCULATED AT GROUND LEVEL.

BCH DESIGN GUIDELINES - 4 BEDROOM				
SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	112 m ²	YES	122.8 m ²
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	915 mm
5.3.2.1	Living Room seating capacity	7 seats	YES	7 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recand. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	8 seats	YES	8 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.5.1.1	Provide 2.3 sm of storage	YES	YES	2.3 m ²
5.5.1	Provide Linen Closet	YES	YES	-
6.1.3	Counter Frontage Recand.	2800 mm	YES	4685 mm
6.2.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	YES
	Shower (914x1220mm) or ST tub	YES	YES	615 x 1525 mm tub
	Water Closet	1	YES	1
6.2.5	Lav Basin with Vanity	1	YES	1
	Powder Room	1	YES	1
	Water Closet	1	YES	1
	Lav Basin with Vanity	1	YES	1

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.4.2	Bedroom type 1 A / 1 B / 2 C	YES	YES	YES
	Type A: Min Area	11.15 m ²	YES	11.26 m ²
	Type A: Min Dimension	2800 mm	YES	3250 mm
	Type A: Closet width	1500 mm	YES	1500 mm
	Type B: Min Area	9.30 m ²	YES	10.57 m ²
	Type B: Min Dimension	2800 mm	YES	3050 mm
	Type B: Closet width	1500 mm	YES	1500 mm
	Type C1: Min Area	8.50 m ²	YES	9.70 m ²
	Type C1: Min Dimension	2600 mm	YES	2800 mm
	Type C1: Closet width	915 mm	YES	1400 mm
	Type C2: Min Area	8.50 m ²	YES	9.58 m ²
	Type C2: Min Dimension	2600 mm	YES	2600 mm
	Type C2: Closet width	915 mm	YES	1380 mm



SUITE TYPE D

1 : 50

BCH DESIGN GUIDELINES - 3 BEDROOM				
SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	86 m ²	YES	90.8 m ²
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1000 mm
5.3.2.1	Living Room seating capacity	6 seats	YES	6 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recand. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	6 seats	YES	6 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m ² in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	-
6.1.3	Counter Frontage Recand.	2800 mm	YES	3475 mm
6.2.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	YES
	Shower (914x1220mm) or ST tub	YES	YES	615 x 1525 mm tub
	Water Closet	1	YES	1
6.2.5	Lav Basin with Vanity	1	YES	1
	Powder Room	1	YES	1
	Water Closet	1	YES	1
	Lav Basin with Vanity	1	YES	1

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.4.2	Bedroom type 1 A / 1 B / 1 C	YES	YES	YES
	Type A: Min Area	11.15 m ²	YES	11.13 m ²
	Type A: Min Dimension	2800 mm	YES	3135 mm
	Type A: Closet width	1500 mm	YES	2185 mm
	Type B: Min Area	9.30 m ²	YES	9.72 m ²
	Type B: Min Dimension	2800 mm	YES	3100 mm
	Type B: Closet width	1500 mm	YES	1880 mm
	Type C: Min Area	8.50 m ²	YES	8.53 m ²
	Type C: Min Dimension	2600 mm	YES	2600 mm
	Type C: Closet width	915 mm	YES	1570 mm



AREA SCHEDULE - GROSS BUILDING		
Name	Area (sqm)	AREA (sqft)
LEVEL 1	1642.8 m²	17683 ft²
LEVEL 2	1690.7 m²	18199 ft²
LEVEL 3	1690.7 m²	18199 ft²
LEVEL 4	1690.7 m²	18199 ft²
LEVEL 5	1690.7 m²	18199 ft²
LEVEL 6	1599.3 m²	17215 ft²
Grand total	10005 m²	107693 ft²

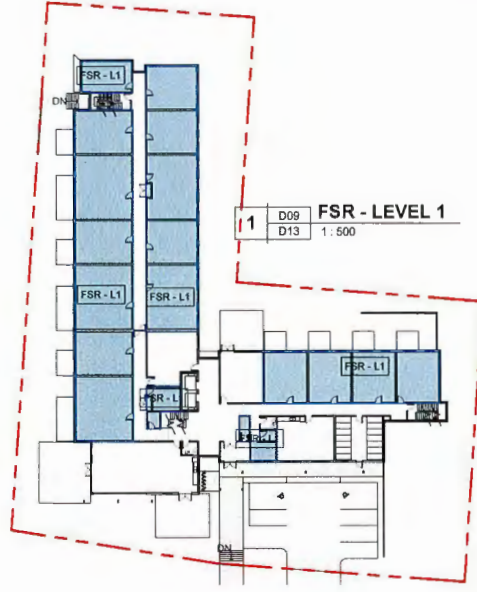
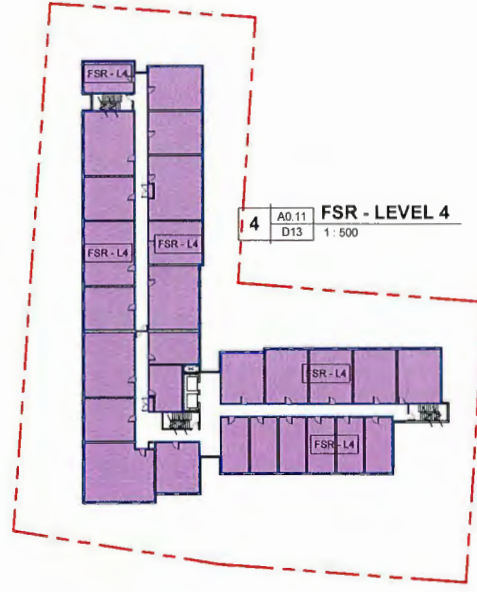
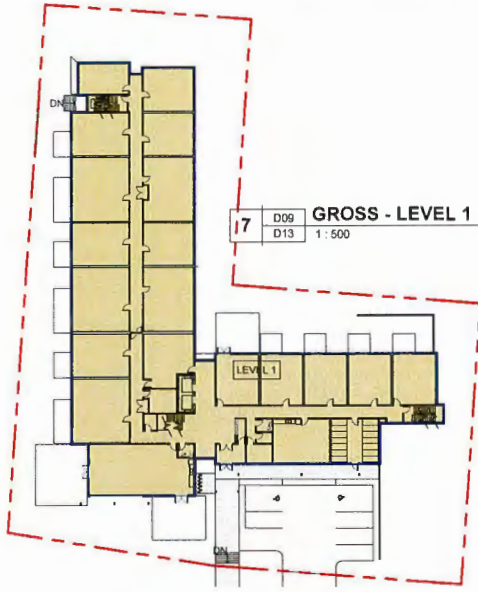
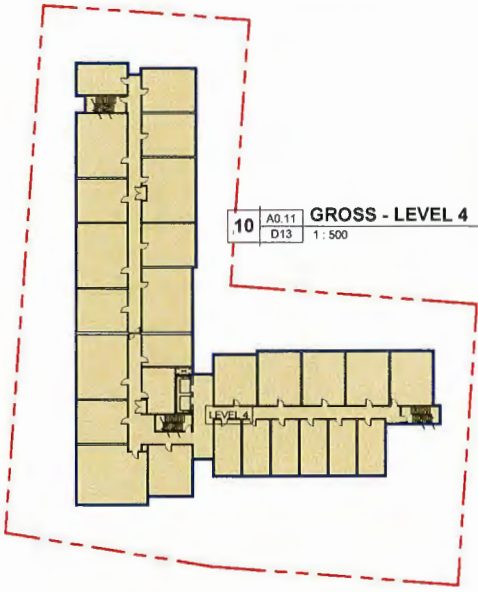
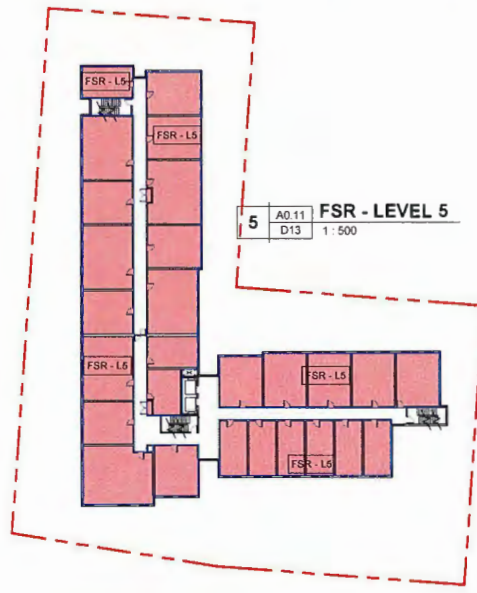
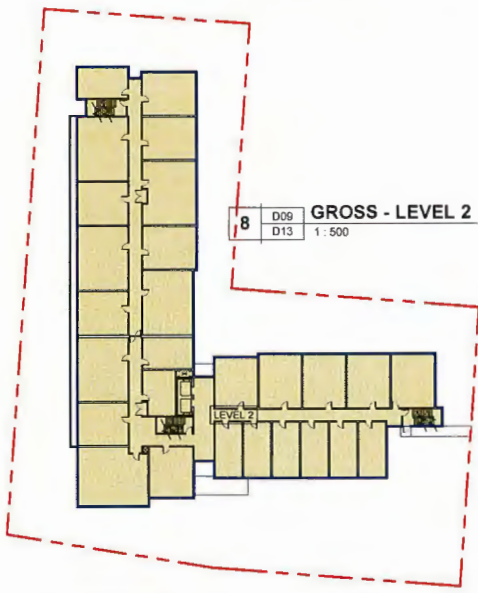
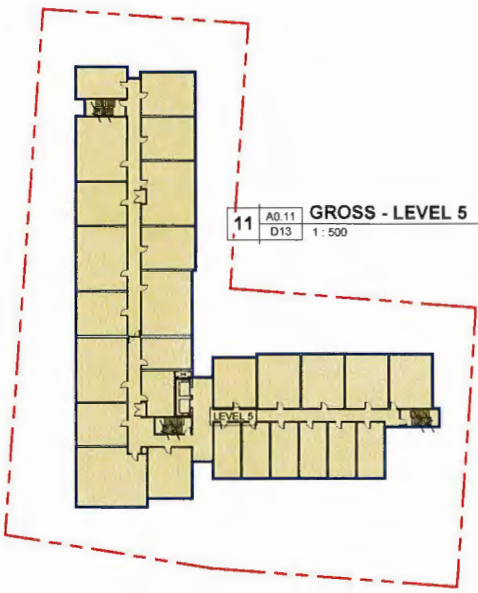
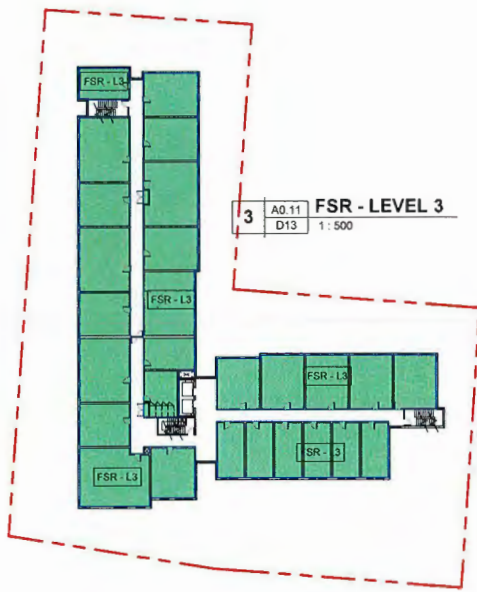
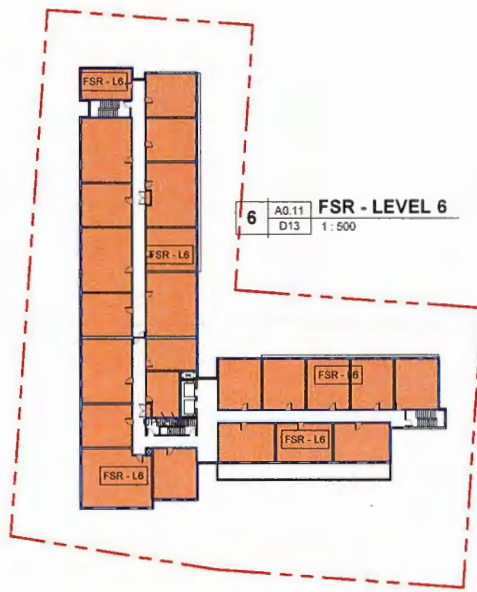
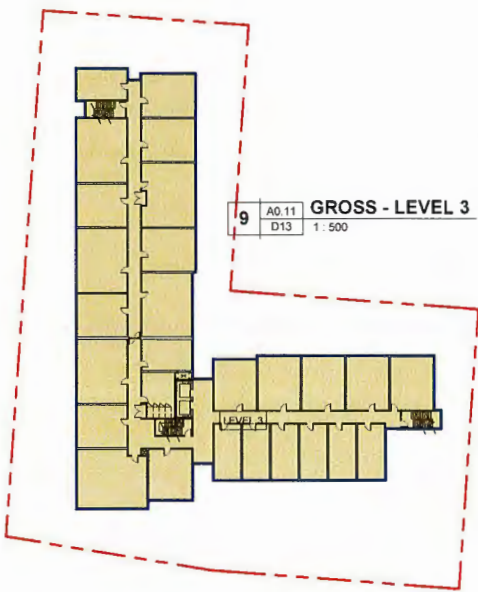
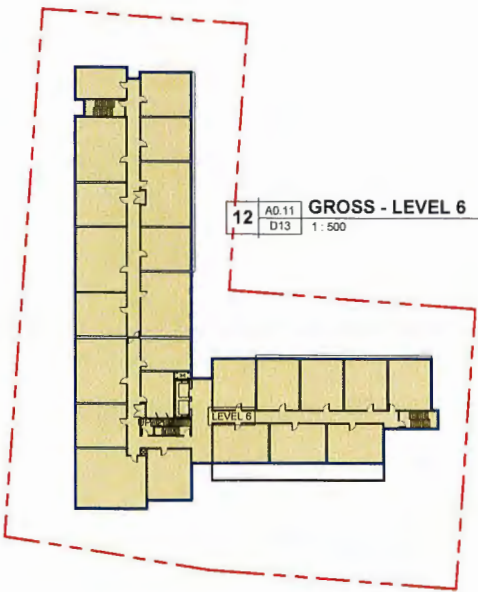
AREA SCHEDULE - FAR		
Level	Area (sqm)	AREA (sqft)
LEVEL 1	23.1 m²	249 ft²
LEVEL 1	25.8 m²	277 ft²
LEVEL 1	34.5 m²	372 ft²
LEVEL 1	196.1 m²	2110 ft²
LEVEL 1	293.3 m²	3154 ft²
LEVEL 1	414.4 m²	4481 ft²
LEVEL 2	34.5 m²	372 ft²
LEVEL 2	209.6 m²	2256 ft²
LEVEL 2	256.9 m²	2765 ft²
LEVEL 2	380.2 m²	4093 ft²
LEVEL 2	502.9 m²	5413 ft²
LEVEL 3	1384.1 m²	14899 ft²
LEVEL 3	34.5 m²	372 ft²
LEVEL 3	209.6 m²	2256 ft²
LEVEL 3	256.9 m²	2765 ft²
LEVEL 3	380.2 m²	4093 ft²
LEVEL 3	502.9 m²	5413 ft²
LEVEL 4	34.5 m²	372 ft²
LEVEL 4	209.6 m²	2256 ft²
LEVEL 4	256.9 m²	2765 ft²
LEVEL 4	380.2 m²	4093 ft²
LEVEL 4	502.9 m²	5413 ft²
LEVEL 4	1384.1 m²	14899 ft²
LEVEL 5	34.5 m²	372 ft²
LEVEL 5	209.6 m²	2256 ft²
LEVEL 5	256.9 m²	2765 ft²
LEVEL 5	380.2 m²	4093 ft²
LEVEL 5	502.9 m²	5413 ft²
LEVEL 5	1384.1 m²	14899 ft²
LEVEL 6	34.5 m²	372 ft²
LEVEL 6	146.7 m²	1579 ft²
LEVEL 6	244.5 m²	2632 ft²
LEVEL 6	365.9 m²	3938 ft²
LEVEL 6	502.9 m²	5413 ft²
LEVEL 6	1294.5 m²	13934 ft²
Grand total	7817.9 m²	84152 ft²

FAR : 7817.9 m² / 3909 m² = 2.00%



NOTE:
FAR IS CALCULATED FROM THE INSIDE FACE OF EXTERIOR WALL AND INCLUDES ALL INTERIOR STORAGE AND SERVICE ROOMS ABOVE GRADE, AND EXCLUDES STAIRS, ELEVATOR SHAFTS, CORRIDORS, LAUNDRY, AMENITY ROOMS AND WATER CLOSETS. EXCLUSIONS ARE MEASURED TO THE INSIDE FACE OF THE BOUNDING WALL.
GROSS AREA IS CALCULATED FROM FACE OF EXTERIOR SHEATHING.

PRELIMINARY - NOT FOR CONSTRUCTION





USABLE OPEN SPACE
A: 732.07 ft2 (68.01 m2)
B: 635.64 ft2 (59.05 m2)
C: 417.02 ft2 (38.74 m2)
D: 1620.96 ft2 (150.59 m2)

TOTAL USABLE OPEN SPACE: A + B + C + D = 3405.69 ft2 (316.4 m2) /
LOT AREA: 42076 ft2 (3909 m2)
= USABLE OPEN SPACE: 8%

AREA OF PARKADE
28454.09 ft2 (2643.47m2)

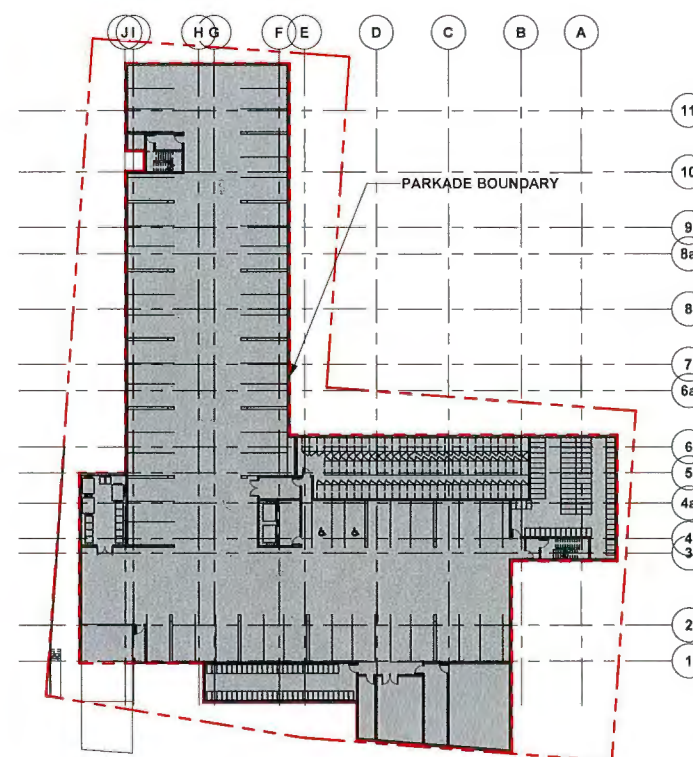
PARKADE PROJECTION 28454.09 ft2 (2643.47 m2) / LOT AREA: 42076 ft2 (3909 m2)
= LOT COVERAGE: 67.6%

AREA OF BUILDING PROJECTION
20286.22 ft2 (1884.65m2)

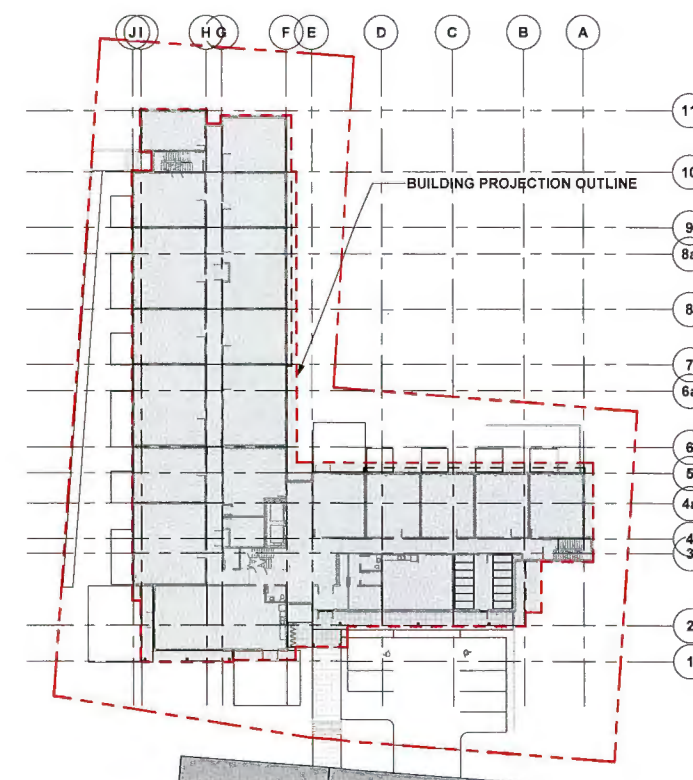
BUILDING PROJECTION 20286.22 ft2 (1884.65 m2) / LOT AREA: 42076 ft2 (3909 m2)
= LOT COVERAGE: 48.2%



3 D09 D13b 1:400 USABLE AREA PLAN



2 D09 D13b 1:400 PARKADE AREA



1 D13b 1:400 LOT COVERAGE AREA PLAN

PRELIMINARY - NOT FOR CONSTRUCTION



AERIAL VIEW



VIEW FROM FLEMING STREET

PRELIMINARY - NOT FOR CONSTRUCTION



LOW HAMMOND ROWE ARCHITECTS



ESQUIMALT RENTAL HOUSING
874 FLEMING STREET, ESQUIMALT, BC

scale

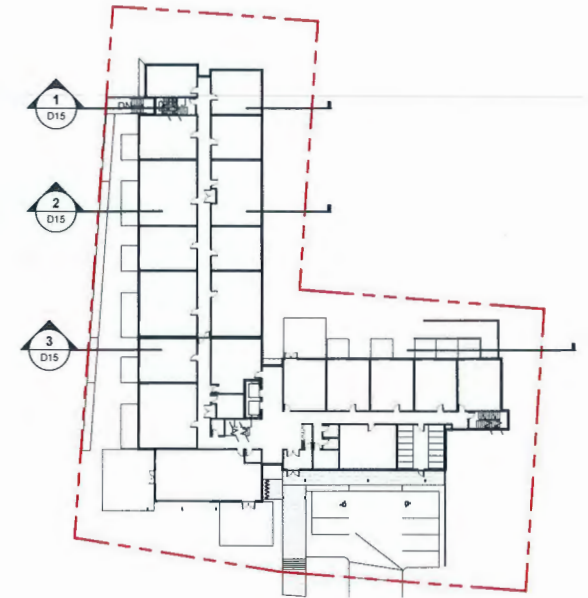
RENDERINGS
date 2020.06.17

D14

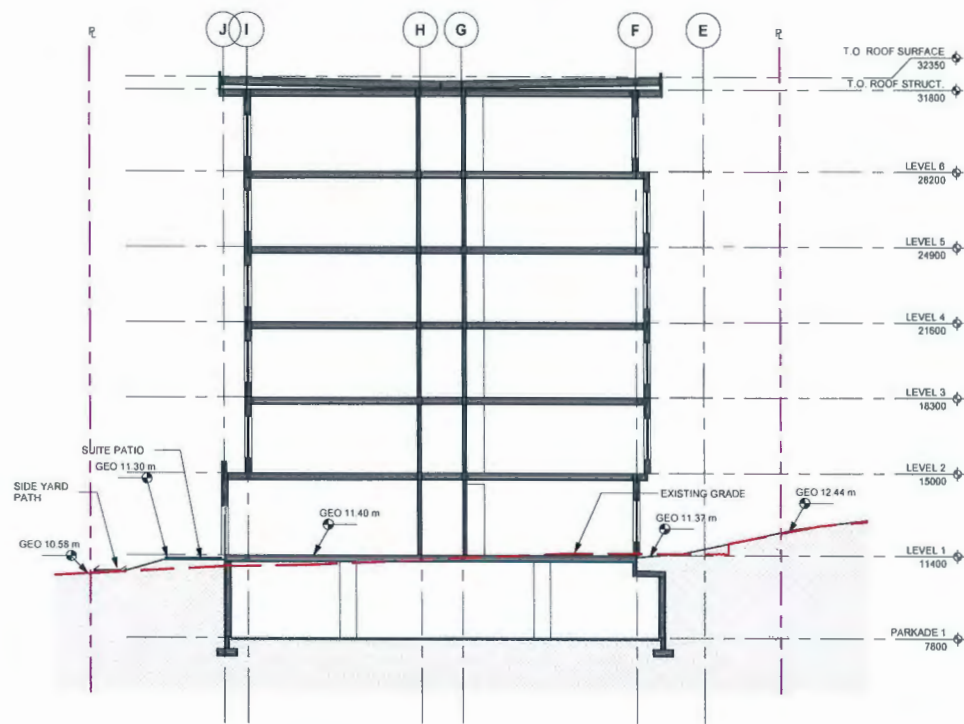
PRELIMINARY - NOT FOR CONSTRUCTION



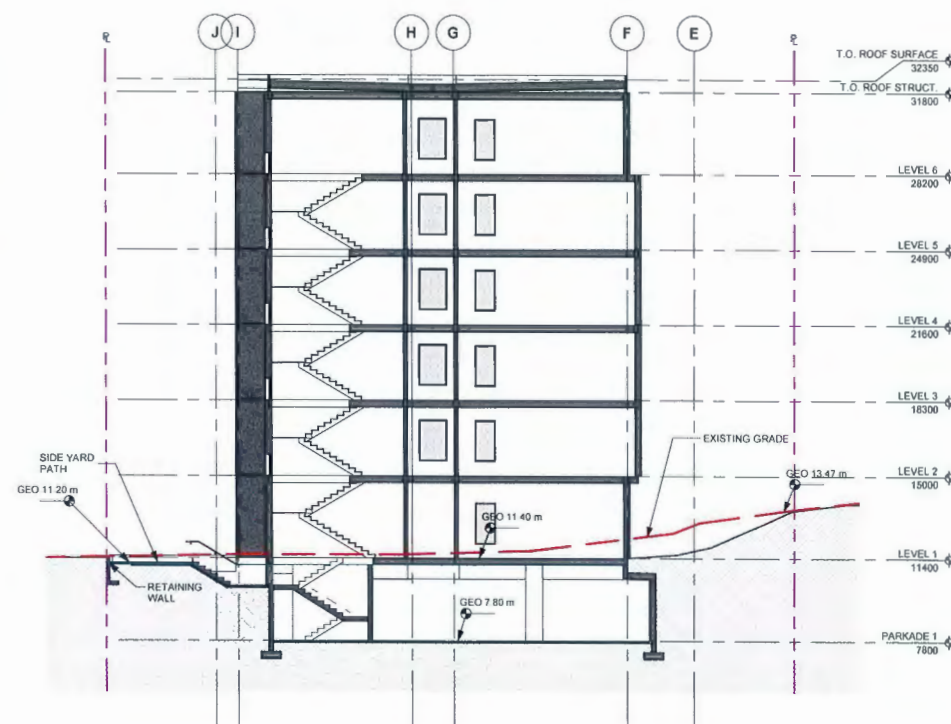
3 EAST WEST SECTION 03
D15
D15 1:150



SECTION KEY PLAN



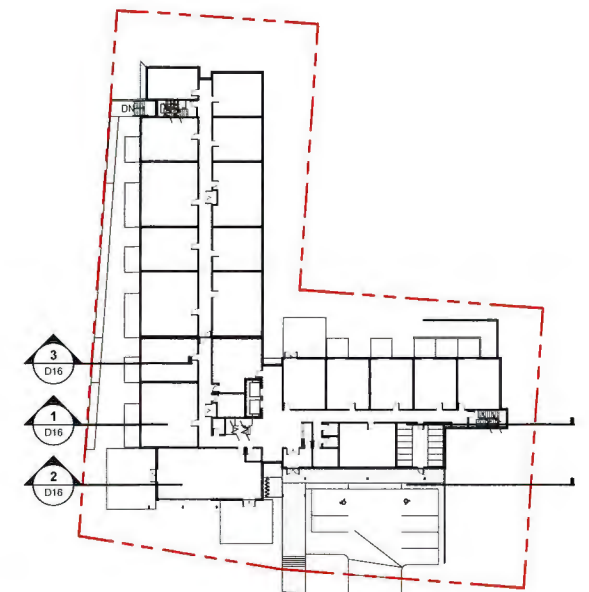
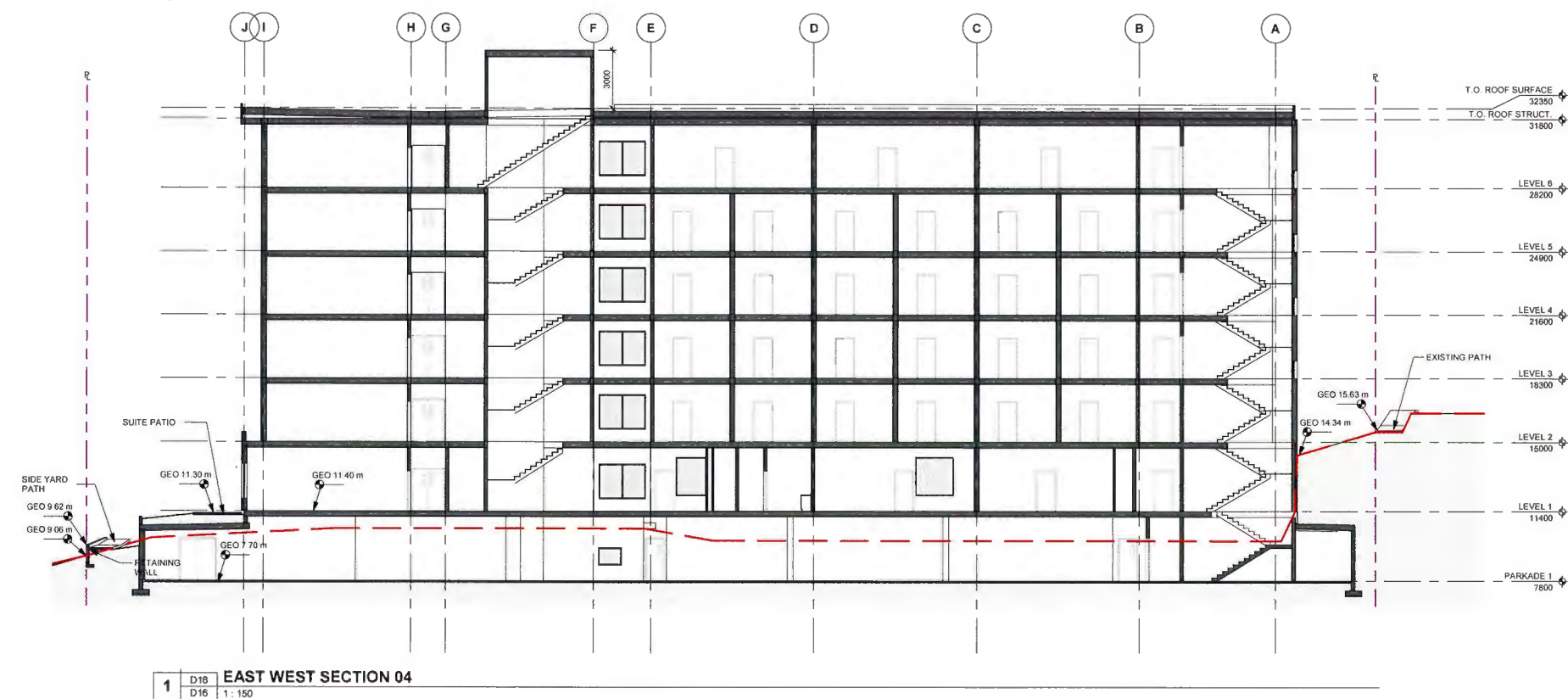
2 EAST WEST SECTION 02
D15
D15 1:150



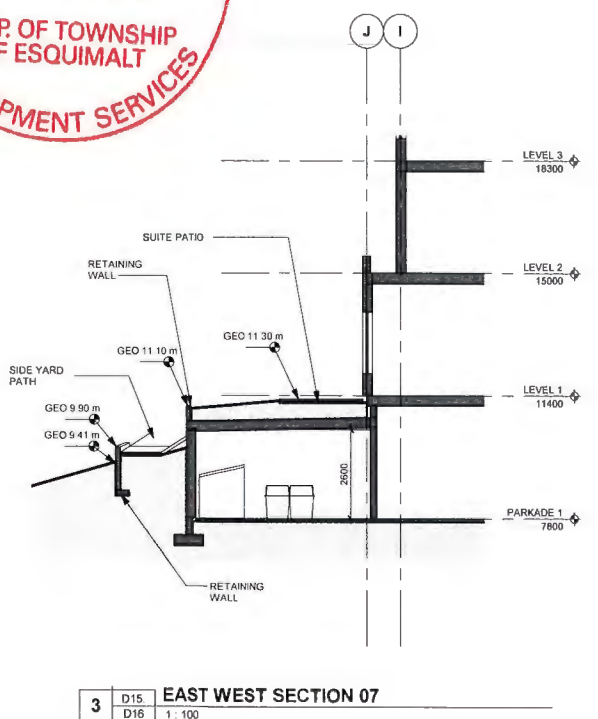
1 EAST WEST SECTION 01
D15
D15 1:150



PRELIMINARY - NOT FOR CONSTRUCTION



SECTION KEY PLAN



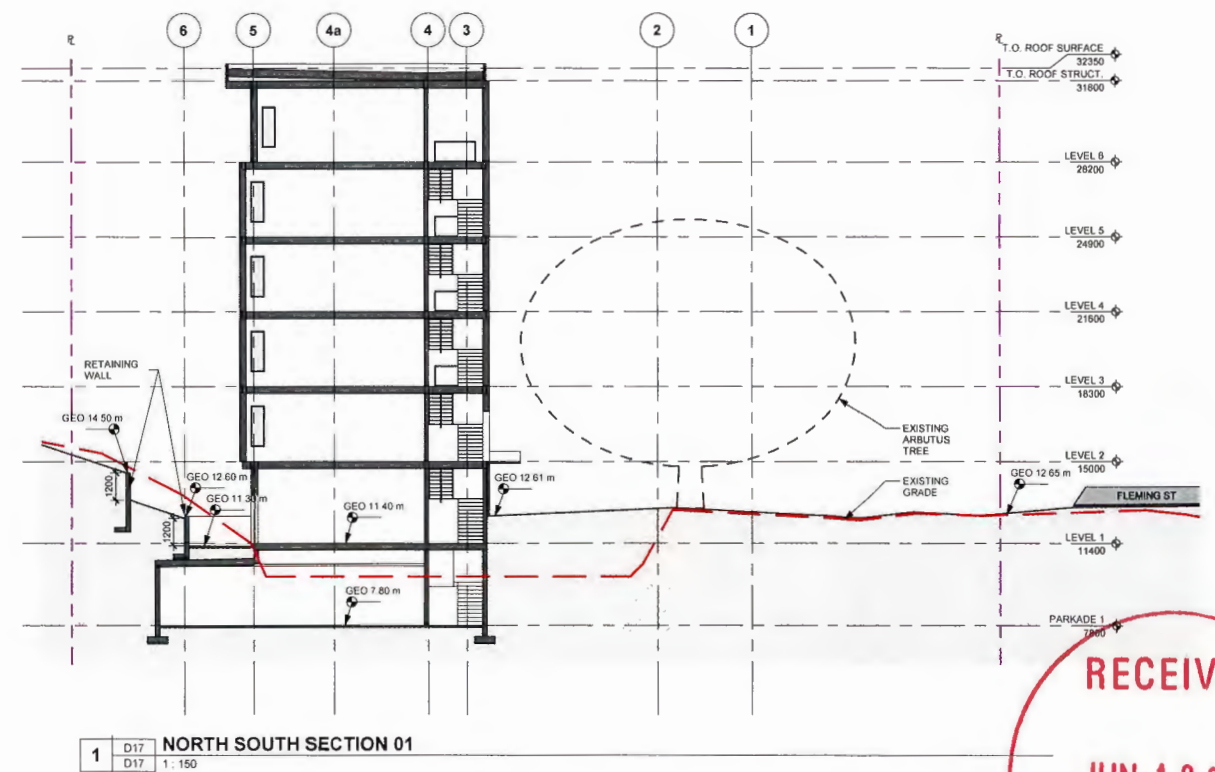
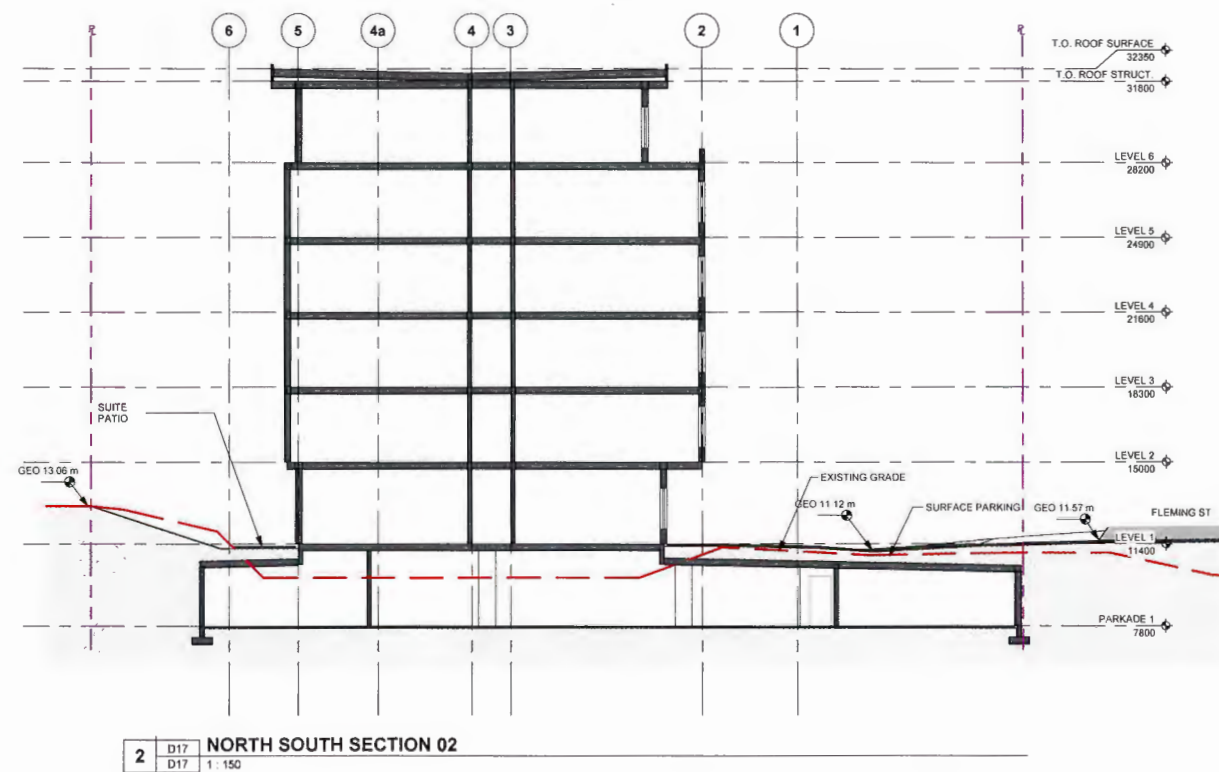
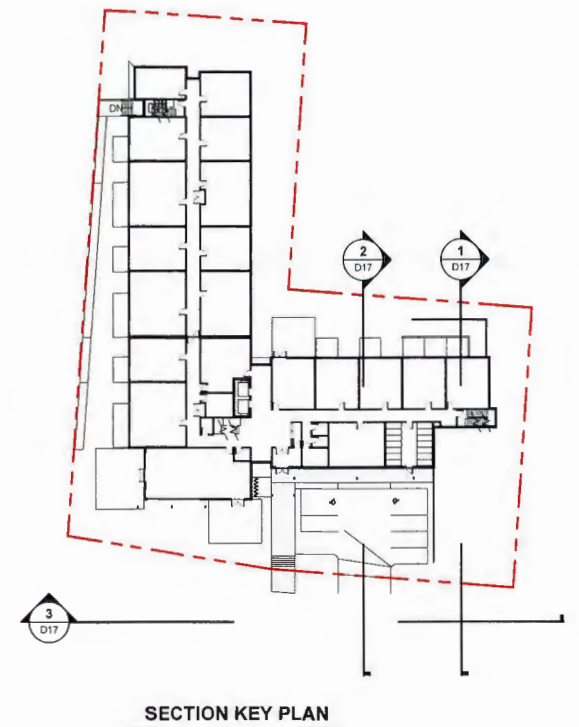
LOW HAMMOND ROWE ARCHITECTS



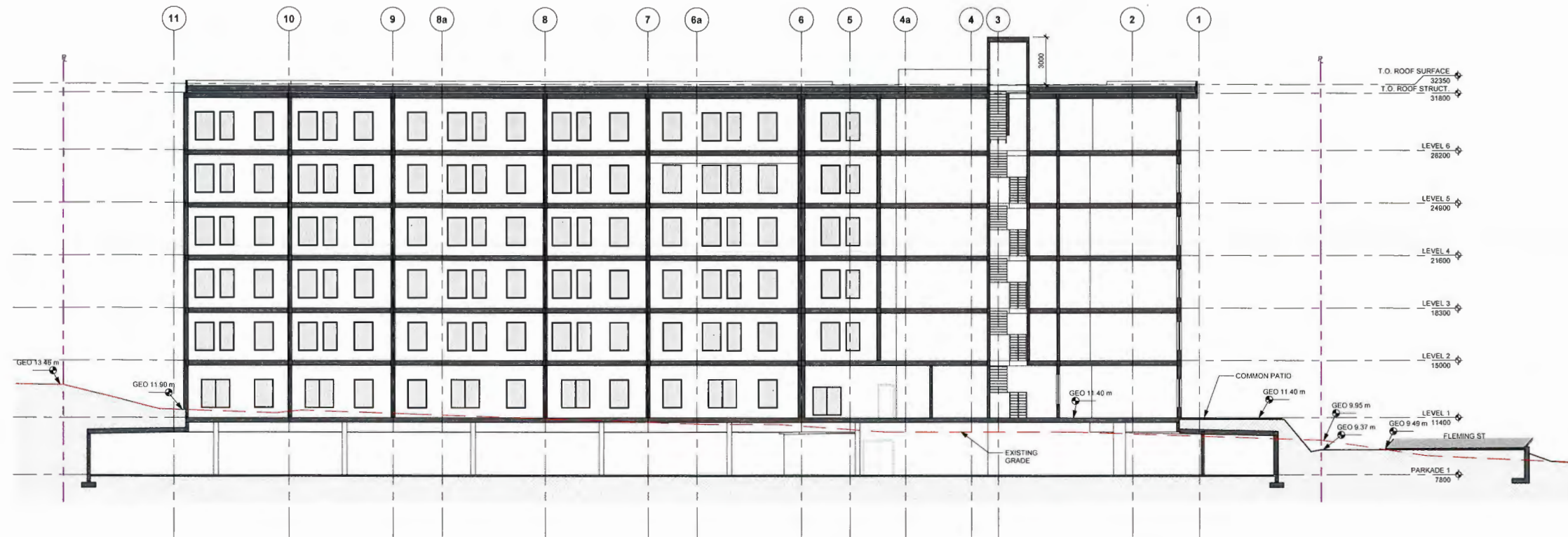
ESQUIMALT RENTAL HOUSING
874 FLEMING STREET, ESQUIMALT, BC

EAST WEST SECTIONS
scale AS indicated date 2020.06.17

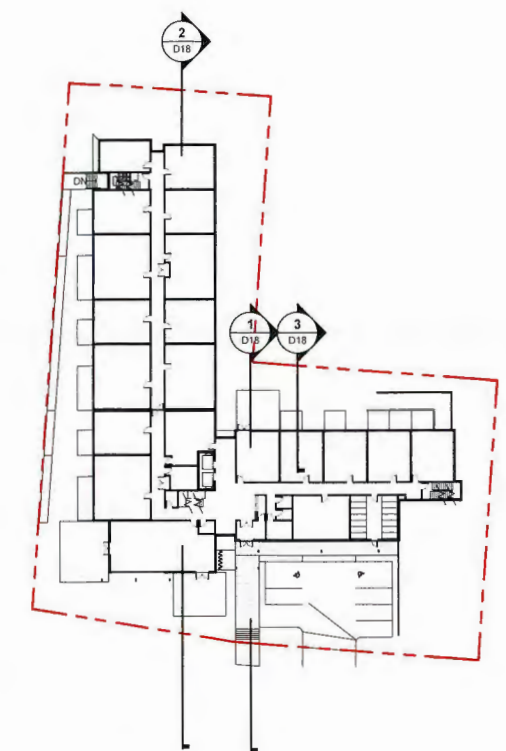
D16



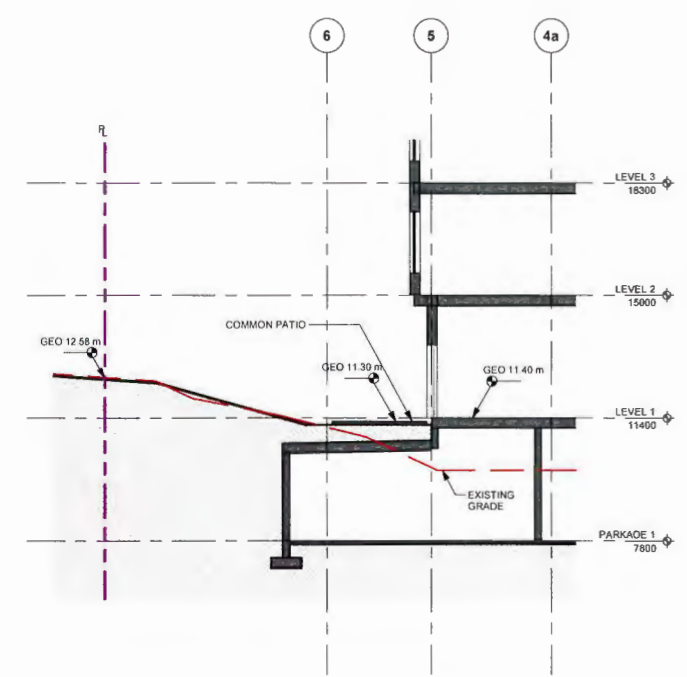
PRELIMINARY - NOT FOR CONSTRUCTION



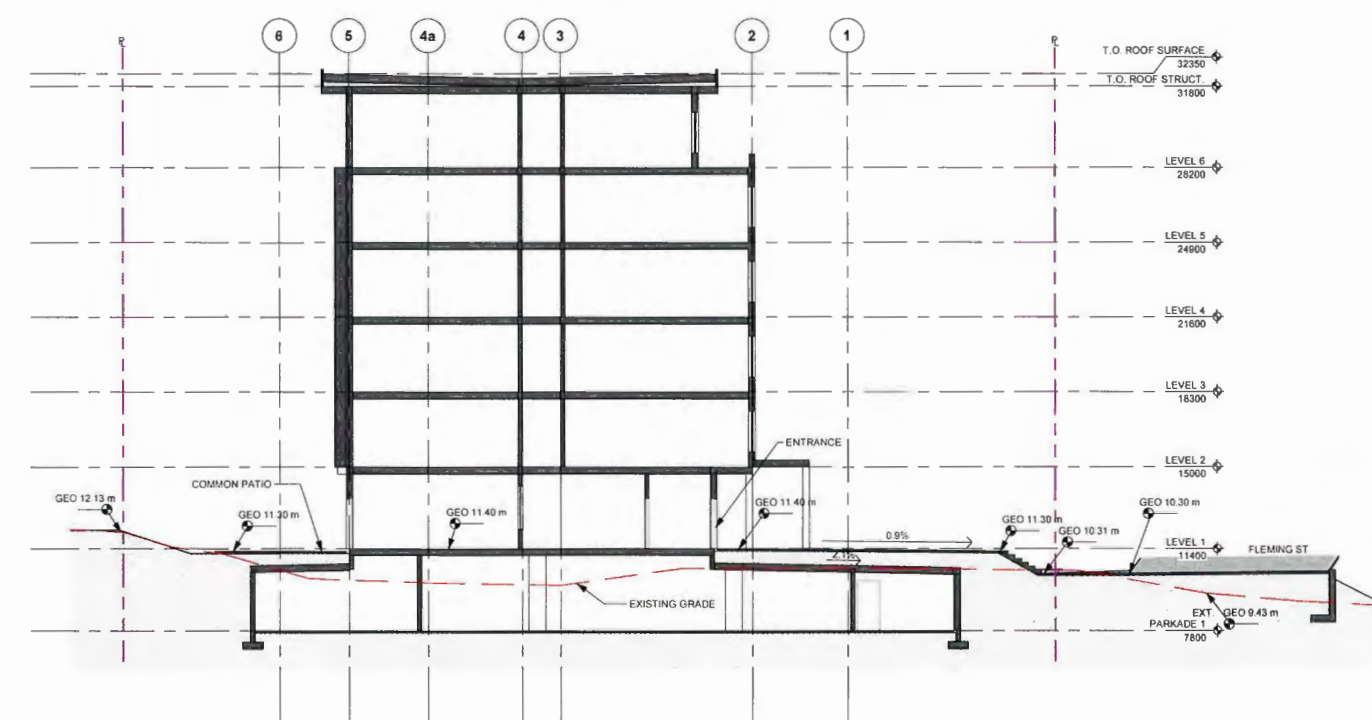
2 D18 NORTH SOUTH SECTION 04
D18 1:150



SECTION KEY PLAN



3 D15 NORTH SOUTH SECTION 07
D18 1:100



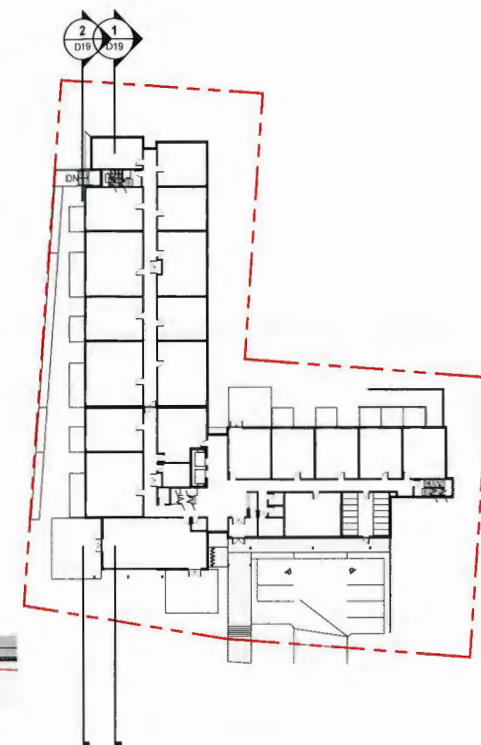
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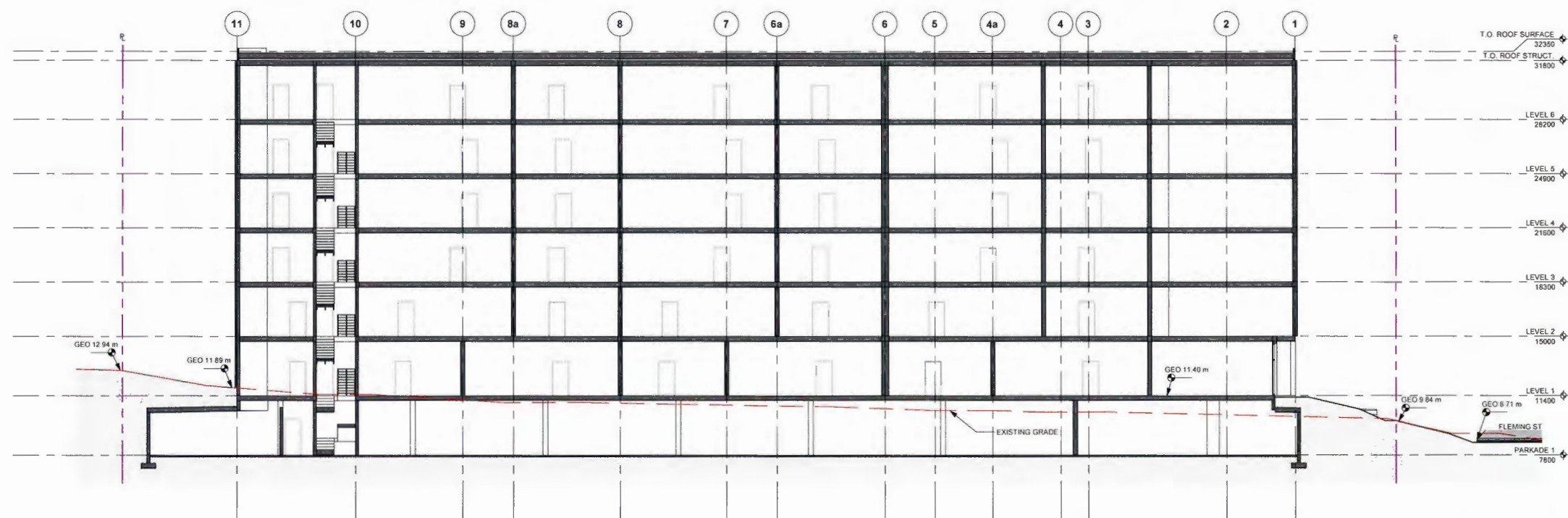
PRELIMINARY - NOT FOR CONSTRUCTION



2 D19 NORTH SOUTH SECTION 06
D19 1:150



SECTION KEY PLAN



1 D19 NORTH SOUTH SECTION 05
D19 1:150



PRELIMINARY - NOT FOR CONSTRUCTION



LOW HAMMOND ROWE ARCHITECTS



ESQUIMALT RENTAL HOUSING
874 FLEMING STREET, ESQUIMALT, BC

NORTH SOUTH SECTIONS **D19**
scale AS indicated date 2020.06.17

BC LAND SURVEYORS SITE PLAN OF:

Civic: 874 Fleming Street

Legal: Lot B, Section 10, Esquimalt District, Plan 25267

Scale - 1 : 400 Distances are in metres.



The intended print size is 11" by 17".

LEGEND

Elevations are to geodetic datum.

+ - denotes - existing elevation

#000 - denotes tree & tag number

For full tree details refer to Construction Impact Assessment & Tree Preservation Plan provided by Talbot Mackenzie & Associates dated June 26, 2019

Drawing	2826 BCLS Site03
File	12,826 - 23
POWELL & ASSOCIATES	
B C Land Surveyors	
250-2950 Douglas Street	
Victoria, BC V8T 4N4	
phone (250) 382-8855	



Lot Area = 3909m²



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This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. This location certificate has been prepared in accordance with the ABCLS Professional Reference Manual and is certified correct this 8th day of June, 2020.

Scott Pearse
1BUGAM

This document is not valid unless digitally signed and sealed.

The following non-financial charges are shown on the current title and may affect the property.

M76301 - Undersurface Rights
106260G - Undersurface Rights
A64775 - Restrictive Covenant



Image 1. Katsura Tree

Recommended Nursery Stock

Trees

ID	Quantity	Botanical Name	Common Name	Size
CeJa	3	Cercidiphyllum japonicum	Katsura Tree	6 cm cal.
MaGa	7	Magnolia Galaxy	Galaxy Magnolia	6 cm cal.
PsNi	2	Pinus nigra	Black pine	6 cm cal.
PsMe	7	Pseudotsuga menziesii	Douglas Fir	3 m ht.

Large Shrubs

ID	Quantity	Botanical Name	Common Name	Size
ChTe	11	Choisya ternata	Mexican Orange Blossom	# 5 pot
CoCo	6	Cotinus coggygia	Smoke Bush	# 7 pot

Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
CoSt	20	Cornus stolonifera	Redtwig Dogwood	# 5 pot
RiSa	33	Ribes sanguineum	Red Flowering Currant	# 5 pot
RoNu	31	Rosa nutkana	Nootka Rose	# 2 pot
RuSp	29	Rubus spectabilis	Salmonberry	# 2 pot
SaRu	121	Sarcococca ruscifolia	Sweet Box	# 1 pot

Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
GaSh	264	Gaultheria shallon	Salal	# 1 pot
SkJa	31	Skimmia japonica	Skimmia	# 1 pot
SpDo	73	Spirea douglasii	Hardhack	# 1 pot

Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
AcMi	65	Achillea millefolium	Common White Yarrow	# 1 pot
AsYo	68	Astilbe younique white	Dwarf Astilbe	# 1 pot
EcPu	241	Echinacea purpurea	Purple Coneflower	SP4
MsSi	69	Miscanthus sinensis	Japanese Silver Grass	# 5 pot
PeAl	71	Pennisetum alopecuroides	Fountain Grass	# 1 pot
PolMu	113	Polystichum munitum	Sword Fern	SP4
RuFu	201	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	SP4

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system



Image 2. Evergreen screen with Douglas fir

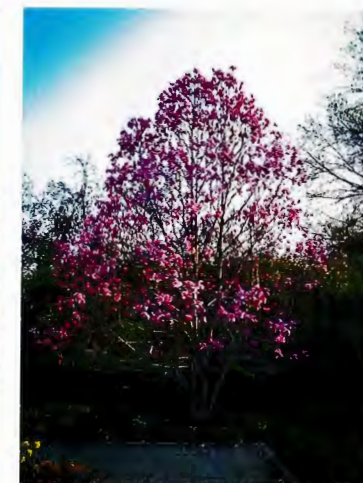


Image 3. Galaxy Magnolia Tree



Image 4. Vine Maple Tree

Existing mature Arbutus tree to be retained and protected

Planted areas with Sweetbox hedge, Ornamental grasses, Red Flowering Currant, and Salal surround surface parking area

Katsura tree in front gardens (Typical.)

1 Landscape Concept Plan
Scale: 1:150



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C.	Feb 10, '20	Rezoning Submission Revisions
B.	Oct 22, '19	Revised Rezoning Submission
A.	Aug 19, '19	Rezoning Submission

REVISIONS



#3-884 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

PROJECT

874 Fleming St.
Esquimalt, B.C.

TITLE

Landscape Concept
Plan

SCALE As shown DRAWN O.L.
CHECKED B.W.

PROJECT No. 1907

DATE Oct 22, 2019 1 of 1
SHEET