

EXISTING PRINCIPAL BUILDING

2 VIEW FROM STREET



PROPOSED SSMFH (BUILDING-2)

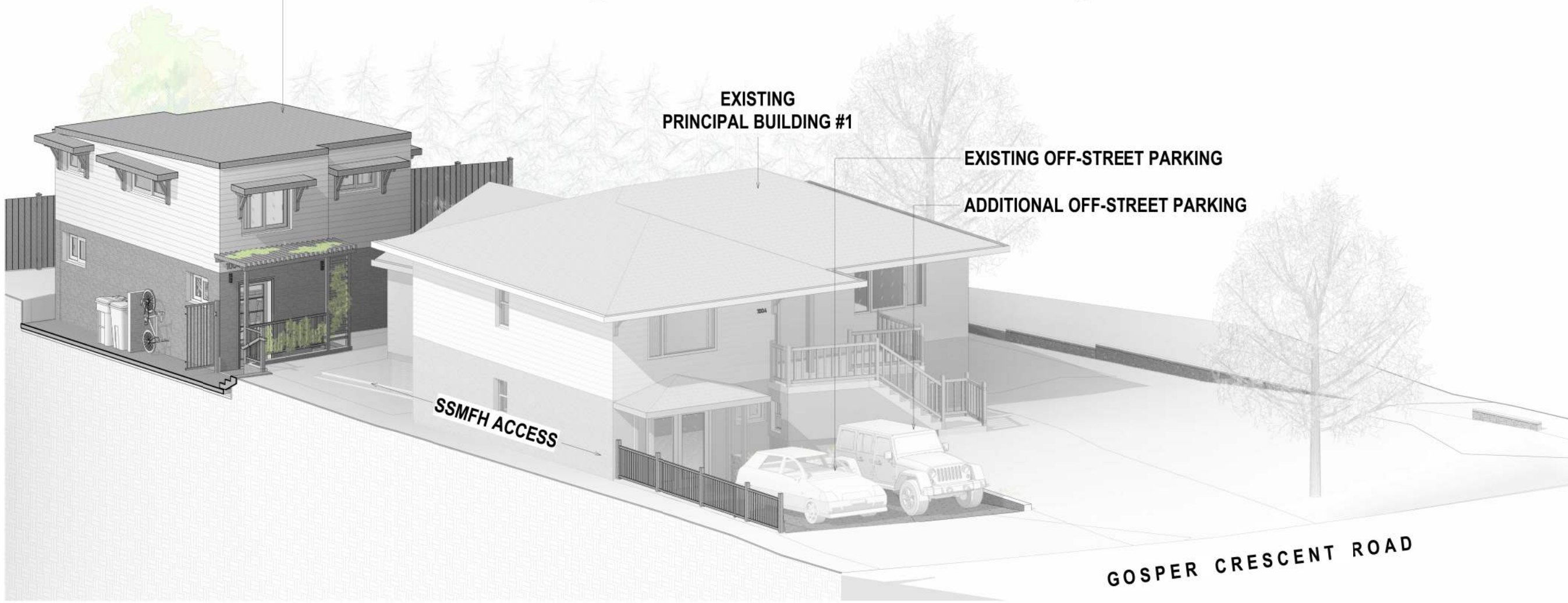
3 SSMFH ENTRANCE



PROPOSED SSMFH (BUILDING-2)

4 SSMFH SIDE YARD

**PROPOSED SMALL SCALE MULTI-FAMILY HOUSING (SSMFH) PRINCIPAL BUILDING #2**



EXISTING PRINCIPAL BUILDING #1

EXISTING OFF-STREET PARKING

ADDITIONAL OFF-STREET PARKING

SSMFH ACCESS

GOSPER CRESCENT ROAD

1 1004 GOSPER CRESCENT

KEYPLAN

BUILDER

**BERNARD CIRIACO**  
 1004 GOSPER CRESCENT,  
 ESQUIMALT, BC  
 V9A 4J3  
 t: 250-884-0475  
 e: jbernardc95@gmail.com

NO.	DATE	BY	DESCRIPTION
1	2025-11-20	JP	Approval (SSMFH)

EXISTING PRINCIPAL BUILDING  
 1004 GOSPER CRESCENT, ESQUIMALT, BC

DRAWING TITLE  
**3D VIEW & PERSPECTIVES**

OWNER

**MR. & MRS. RAMILITO & JOSEPHINE CIRIACO**  
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PROJECT NO.	DATE	BY	DESCRIPTION
202509BC01R1	03/16/25	AA	PROJECT NUMBER

SCALE  
 NTS  
**A000**

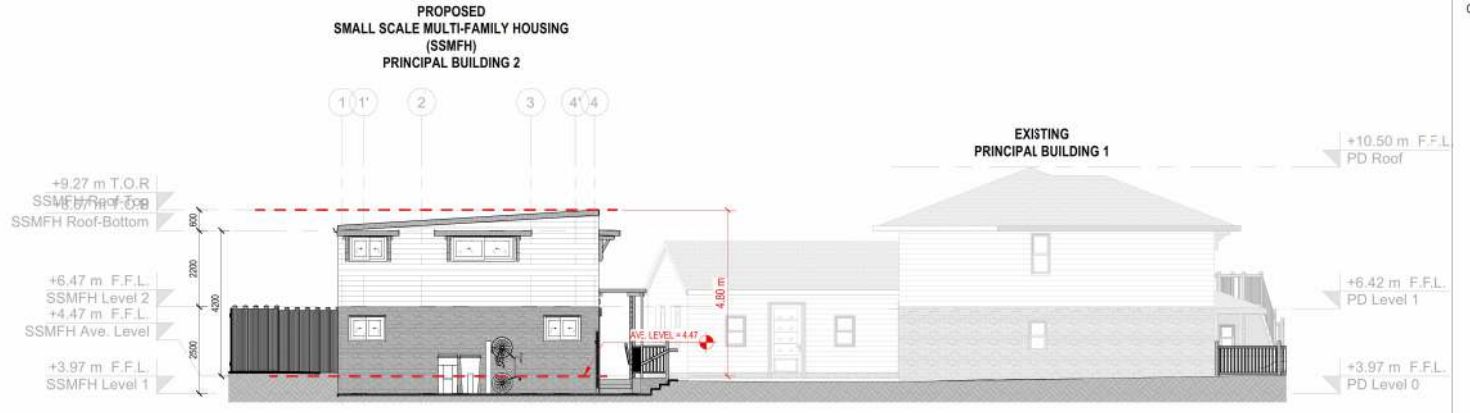


**1 SITE PLAN & EXISTING BUILDING LOWER LEVEL**  
1:100



**3 SSMFH LEVEL 2**  
1:100

Overall Area Schedule		
Number	Name	Area
1	YARD/SETBACK	480.38 m <sup>2</sup>
2	EXISTING PRINCIPAL BUILDING	143.68 m <sup>2</sup>
5	PROPOSED SSMFH	41.88 m <sup>2</sup>
6	EXISTING PRINCIPAL BUILDING	Not Placed
Grand total: 4		655.95 m <sup>2</sup>



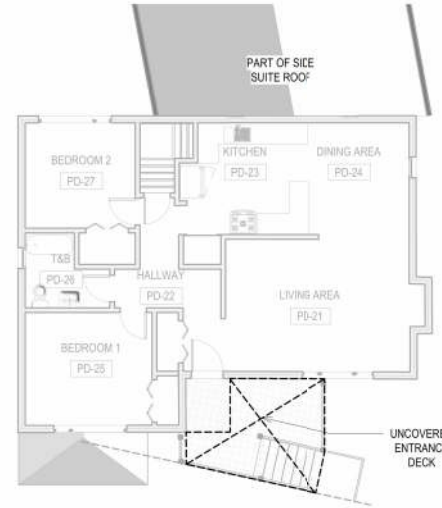
**4 PROPOSED BUILDING HEIGHT - SSMFH**  
1:100

Buildings & Structures		
Number	Name	Area
2	EXISTING PRINCIPAL BUILDING	143.68 m <sup>2</sup>
5	PROPOSED SSMFH	41.88 m <sup>2</sup>
6	EXISTING PRINCIPAL BUILDING	Not Placed
Grand total: 3		185.56 m <sup>2</sup>

Small Scale Multi-Family Housing (SSMFH)		
Number	Name	Area
4	PROPOSED SSMFH (DWELLING-3) LEVEL-2	41.88 m <sup>2</sup>
5	PROPOSED SSMFH	41.88 m <sup>2</sup>
Grand total: 2		83.77 m <sup>2</sup>

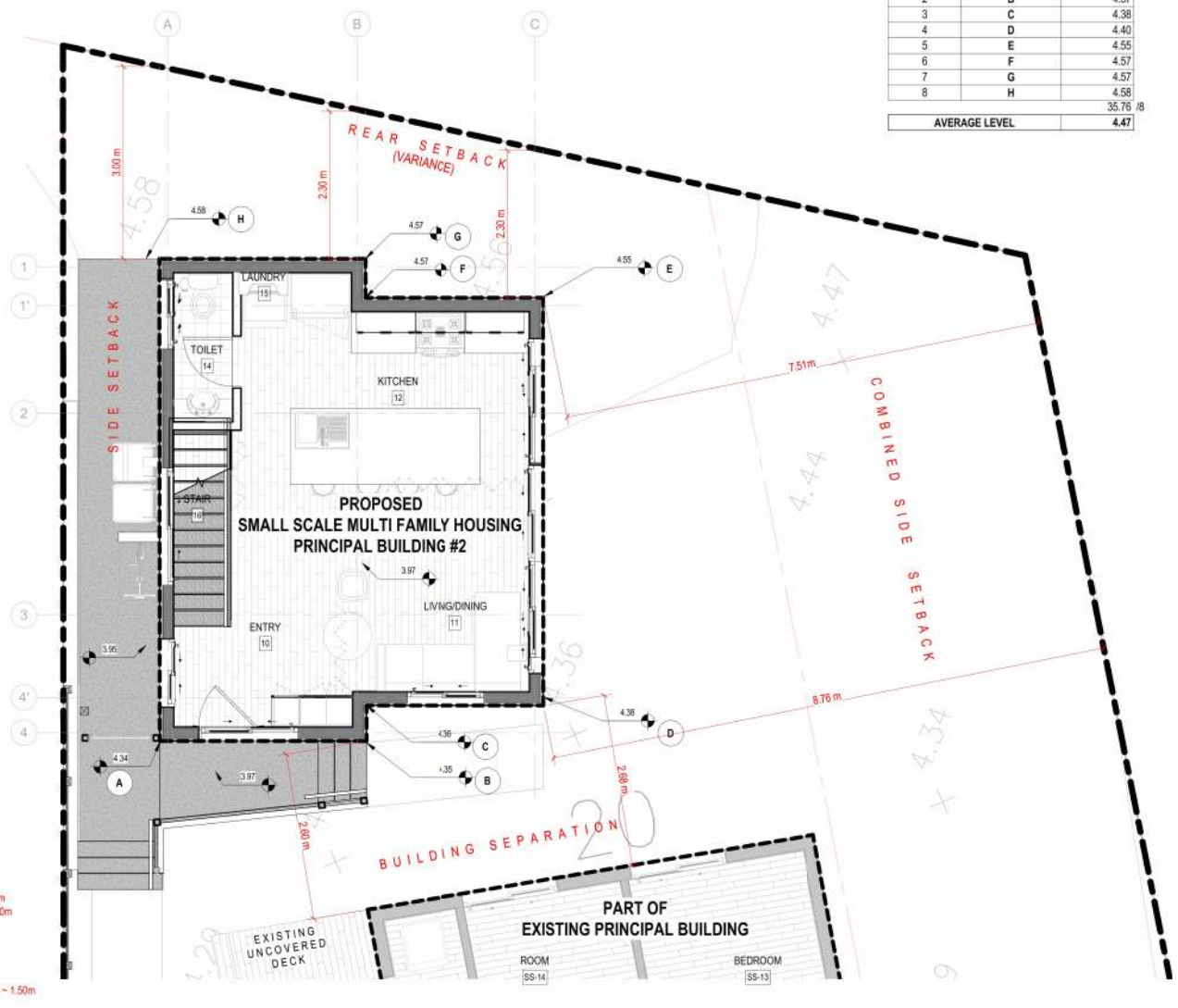
**Lot coverage:**  
All Buildings and Structures combined shall not cover more than 50% of the Area of the Parcel  
**1-(185.57m<sup>2</sup>/665.95m<sup>2</sup>) = 27%**

LEVEL CALCULATION		
NUMBER	MARK	ELEV. (m)
1	A	4.34
2	B	4.37
3	C	4.38
4	D	4.40
5	E	4.55
6	F	4.57
7	G	4.57
8	H	4.58
AVERAGE LEVEL		4.47



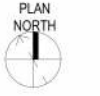
**2 EXT. BUILDING UPPER LEVEL**  
1:100

- 40.3 SMALL-SCALE MULTI-FAMILY HOUSING ZONE (MEDIUM LOT) [RSM-2]**  
[Amendment Bylaw, 2024, No. 3142]  
The intent of this Zone is to accommodate three to four-unit Small-Scale Multi-Family Housing on individual Parcels of land.
- Permitted Uses  
The following Uses and no others are permitted:  
(a) Small-Scale Multi-Family Housing Proposed: SSMFH  
(b) Home Occupation N/A  
(c) Boarding, subject to the requirements of Section 38.3 of this bylaw N/A  
(d) Urban Hens: subject to the requirements of Section 30.4 of this bylaw N/A
  - Density  
The maximum number of Dwelling Units per Parcel is four (4). Proposed: Total three (3) Dwelling Units
  - Number of Principal Buildings  
Notwithstanding Section 12 of this Bylaw, the maximum number of Principal Buildings per Parcel is two (2). Proposed: Total two (2) Principal Buildings
  - Unit Size  
The minimum Floor Area for each Dwelling Unit shall not be less than 25.0 square metres. Proposed Building 2 = 83.77m<sup>2</sup>
  - Building Height  
(a) No Principal Building shall exceed a Height of 11.0 metres or three (3) storeys.  
(b) No Accessory Building shall exceed a Height of 3.1 metres. Proposed = Height of 5.66m (2) Storeys
  - Lot Coverage  
All Principal Buildings, Accessory Buildings and Structures combined, shall not cover more than:  
(a) 40% of the Area of a Parcel that is equal to or greater than 1,215.0 square metres in size, or  
(b) 50% of the Area of a Parcel that is less than 1,215.0 square metres in size. Proposed: 27%
  - Siting Requirements  
(a) Principal Buildings  
(i) Front Setback: No Principal Building shall be located within 4.0 metres of a Front Lot Line. Existing: 7.50m Proposed: 1.50m  
(ii) Side Setback: No Principal Building shall be located within 1.2 metres of a Side Lot Line. In the case where Rear Yard parking is accessed from the Front Yard, no Principal Building shall be located within 3.0 metres of the Side Lot Line within the portion of the Side Yard used to access the Rear Yard. N/A  
(iii) Combined Side Setback: The two Principal Building Side Setbacks shall not together measure less than 3.0 metres. Proposed: 4.59m - 5.55m  
(iv) Rear Setback: No Principal Building shall be located within 4.5 metres of a Rear Lot Line. Variance: 2.18m - 1.50m  
(v) Building Separator: No Principal Building shall be located within 2.5 metres of any other Building. Proposed: 7.37m - 8.51m
  - Fencing  
Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building nearest to the Front Lot Line and 2.0 metres behind the front face of the Principal Building nearest to the Front Lot Line.
  - Off Street Parking  
Off street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011 (as amended or replaced). Proposed: Two (2) Off-street Parking



**5 SITE PLAN - PROPOSED S.S.M.F.H. PRINCIPAL BUILDING 2**  
1:50

KEYPLAN



**BUILDER**  
**BERNARD CIRIACO**  
1004 GOSPER CRESCENT,  
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V9A 4J3  
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NO.	DATE	BY (Author/394m)	DESCRIPTION
1	2025-11-20		

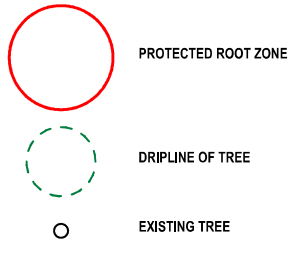
**EXISTING PRINCIPAL BUILDING**  
1004 GOSPER CRESCENT, ESQUIMALT, BC  
**DRAWING TITLE**  
**SITE PLAN & CALCULATIONS**

**OWNER**  
**MR. & MRS. RAMILTO & JOSEPHINE CIRIACO**  
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t: 250-889-0621  
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PROJECT NO.	DATE	SCALE	REVISION
202509BC01R1	03/14/25	NTS	AA
			SHEET NUMBER
			<b>A010</b>

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.

**TREE LEGEND**



ON-SITE PLANT SCHEDULE				
TYPE	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME
<b>Shrubs</b>				
BA	3	#5	Berberis Aquifolium	Tall Oregon Grape
HD	2	#5	Holodiscus Discolor	Ocean Spray
PL	7	#7	Prunus Lusitanica 'Lolita'	Lolita Portugese Laurel
RS	2	#5	Ribes Sanguineum	Flowering Red Currant
<b>Perennials, Bulbs, Ferns &amp; Grasses</b>				
BV	7	#1	Bromus Vulgaris	Columbia Brome
PM	3	#1	Polystichum Munitum	Sword Fern
<b>Ground Covers &amp; Vines</b>				
AU	40	4"	Arctostaphylos Uva-Ursi	Kinnikinnick
GS	2	#1	Gaultheria Shallon	Salal
RC	3	#1	Rosa 'Claire Austin'	Claire Austin Climbing Rose



- GARBAGE & RECYCLING
- SECURED BICYCLE PARKING
- NEW GATE FOR PROPOSED BUILDING
- BUILDING ENTRANCE



L4 EXTERIOR WALL SCONCE TO ILLUMINATE BUILDING ENTRANCE AT NIGHT.



L3 LOW PATHWAY LIGHTS TO ILLUMINATE WALKWAY TO ENTRANCE



L2 COMPACTED PEA GRAVEL WALKWAYS TO REMAIN. TO BE EXTENDED TO PROPOSED PRINCIPAL BUILDING #2.



L1 EXISTING CONCRETE DRIVEWAY/ PARKING TO REMAIN.



L5 NEW 1.8M HIGH WOOD FENCE ALONG THE PROPERTY PERIMETER



L6 TREATED WOOD SAFETY GURADRAILS



GS Gaultheria Shallon



RS Ribes Sanguineum



BV Bromus Vulgaris



RS Arctostaphylos Uva-Ursi



BA Berberis Aquifolium



RS Rosa 'Claire Austin'



PL Prunus Lusitanica 'Lolita'



PM Polystichum Munitum



HD Holodiscus Discolor

**KEYPLAN**



**BUILDER**

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NO.	DATE	BY	DESCRIPTION
1	20250320	AA	SP Application (SSMFH)

**EXISTING PRINCIPAL BUILDING**  
 1004 GOSPER CRESCENT, ESQUIMALT, BC

**DRAWING TITLE**  
**LANDSCAPE PLAN & DETAILS**

**OWNER**

**MR. & MRS. RAMILITO & JOSEPHINE CIRIACO**  
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**1 LANDSCAPE PLAN**

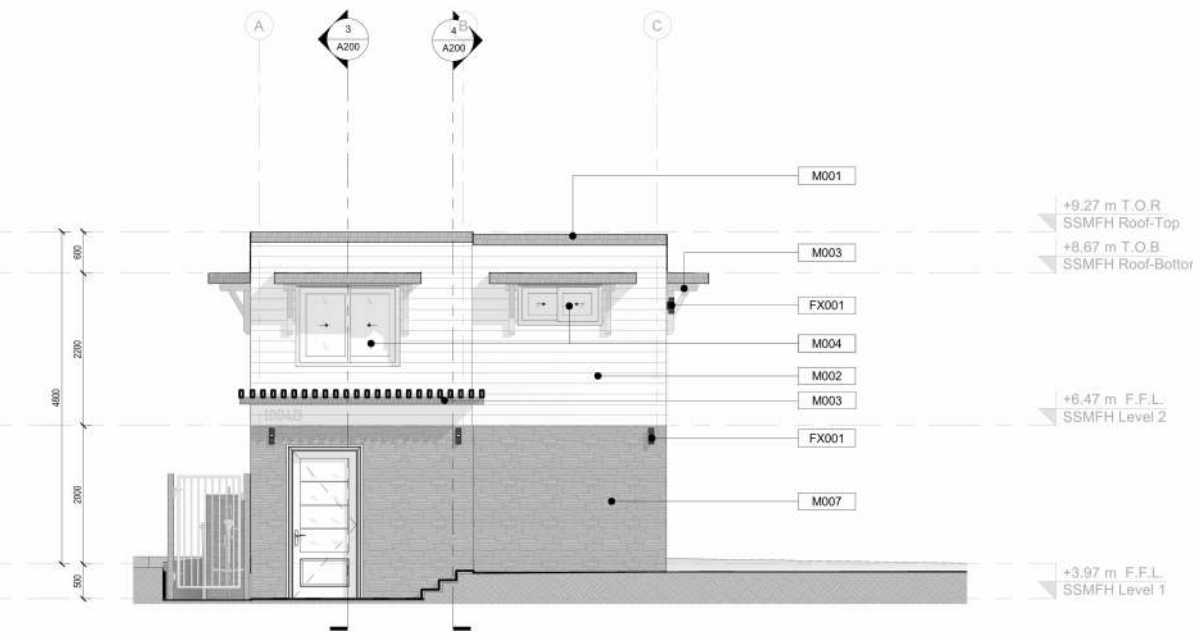
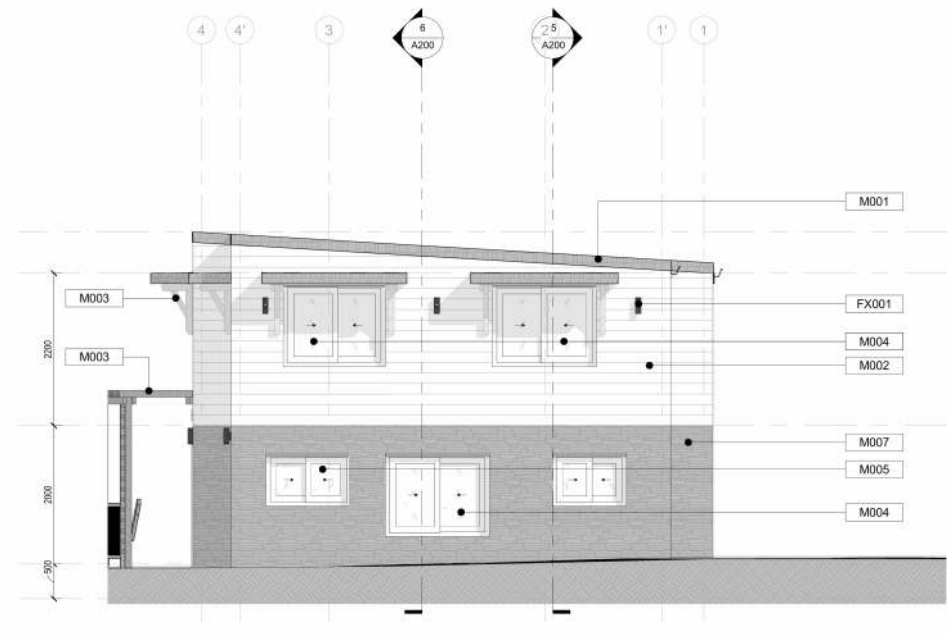
1:100

PROJECT NO.	ISSUED
202508C01R1	03/30/25

SCALE	SHEET NUMBER
NTS	A011

MATERIAL FINISH KEYNOTE	
MARK	DESCRIPTION
FX001	EXTERIOR LIGHTING FIXTURE, WALL SCONCE
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 <sup>2</sup> K, PROVIDE BLINDS AS REQUIRED FOR PRIVACY
M005	WINDOW GLAZING, TRANSLUCENT W/ U-FACTOR AT OR BELOW 1.61 W/m <sup>2</sup> K
M007	STONE SIDING FINISH TO MATCH THE EXISTING PRINCIPAL BUILDING'S FINISH

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.



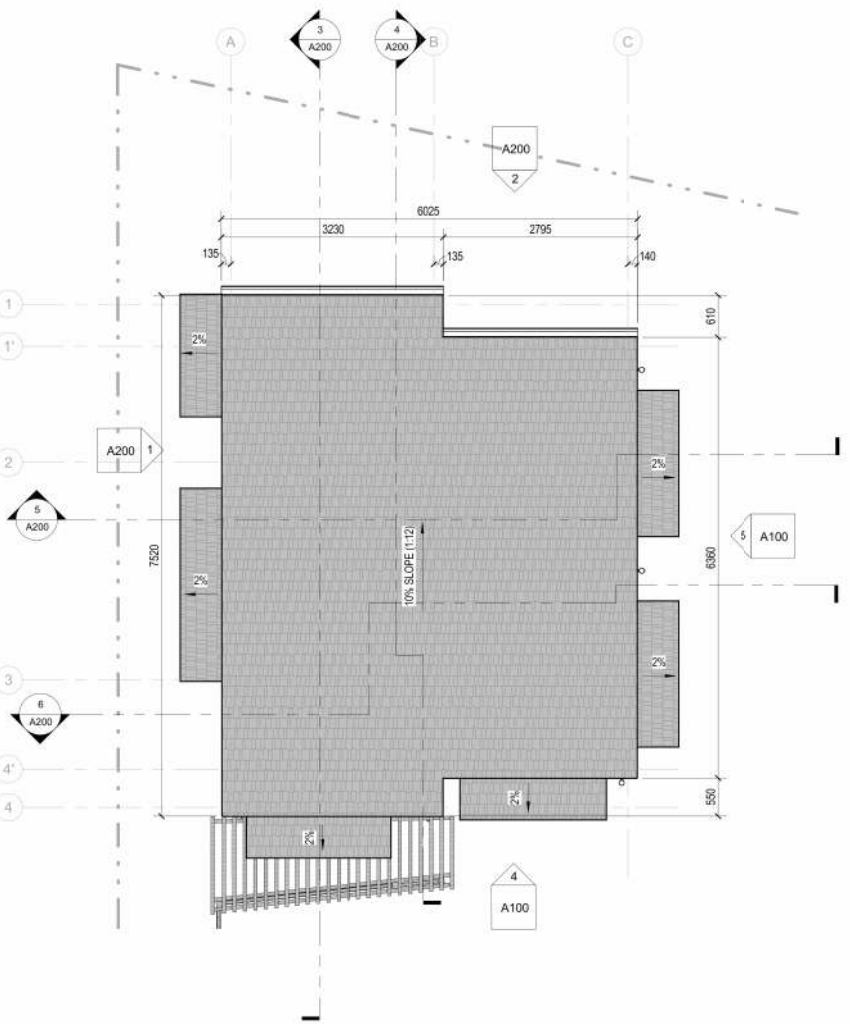
**5 ELEVATION-EAST (SIDE)**  
1:50

**4 ELEVATION - SOUTH (FRONT)**  
1:50

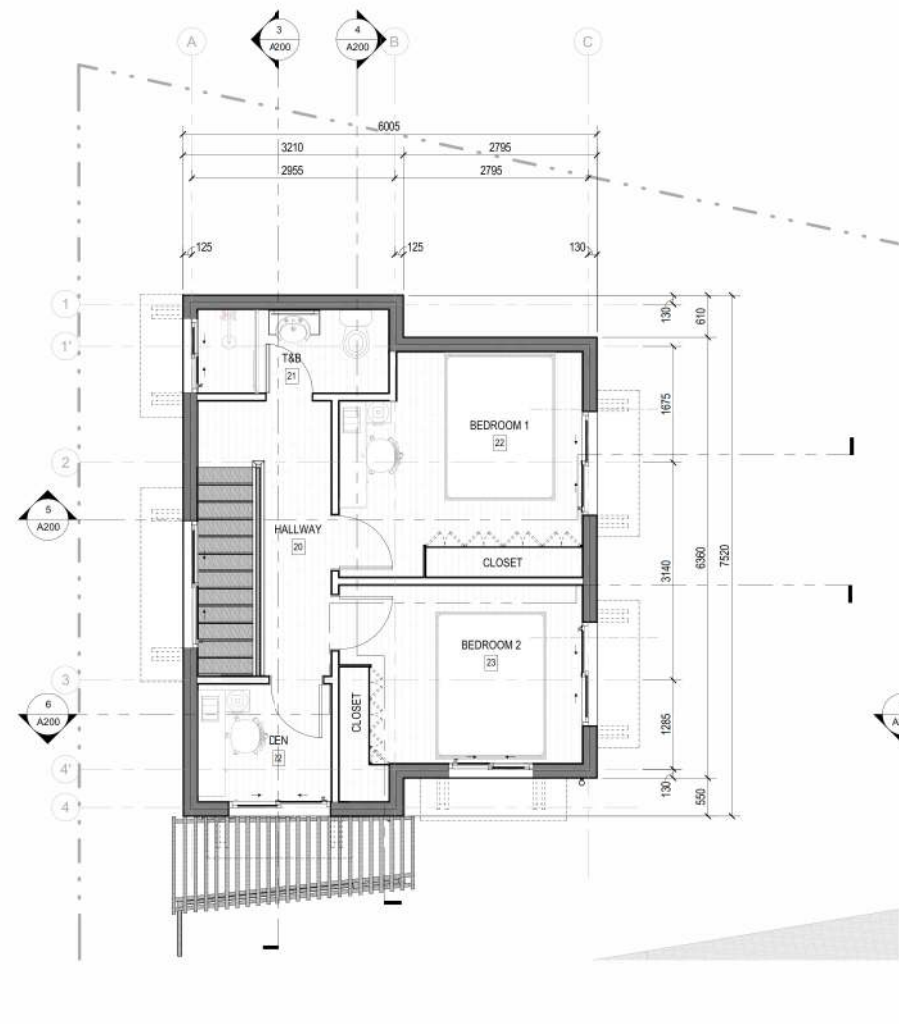


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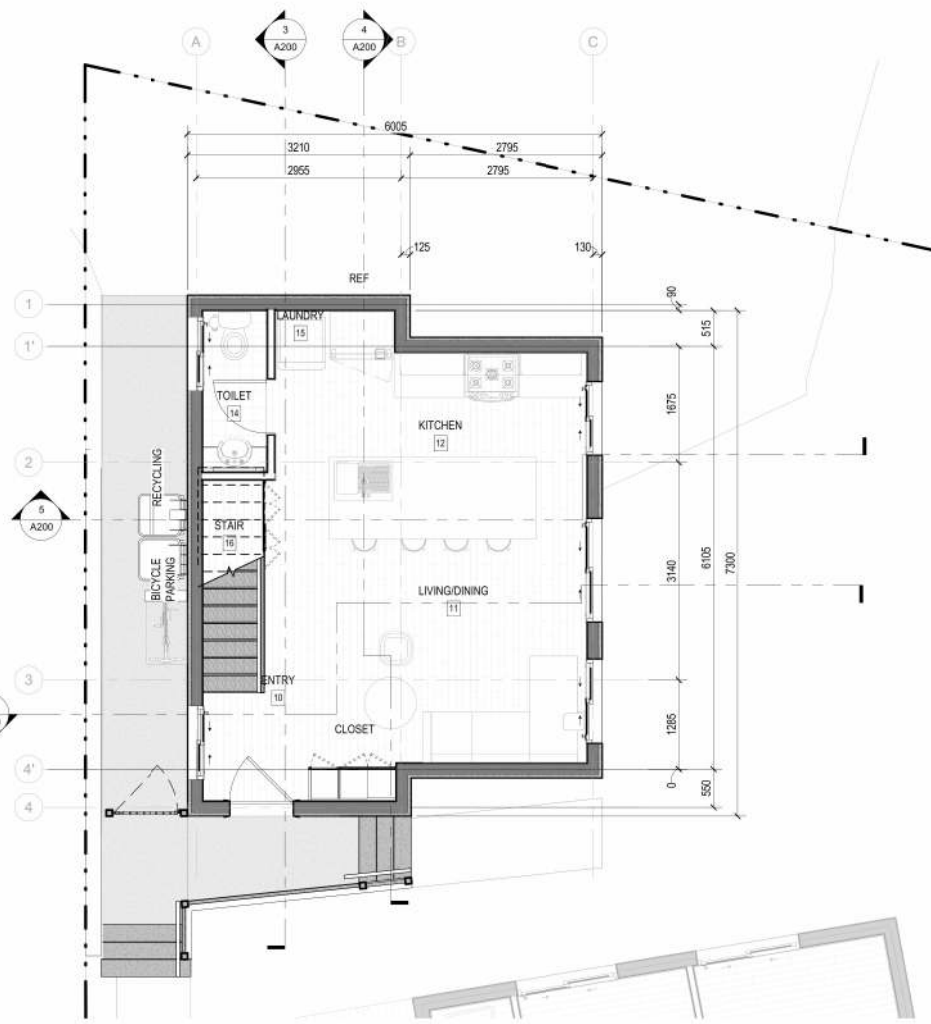
NO.	DATE	BY/APPROVED (S/M/F)	DESCRIPTION
1	2025-11-20	SP/Agustin (S/M/F)	



**3 SSMFH - ROOF**  
1:50



**2 SSMFH - L2**  
1:50



**1 SSMFH - L1**  
1:50

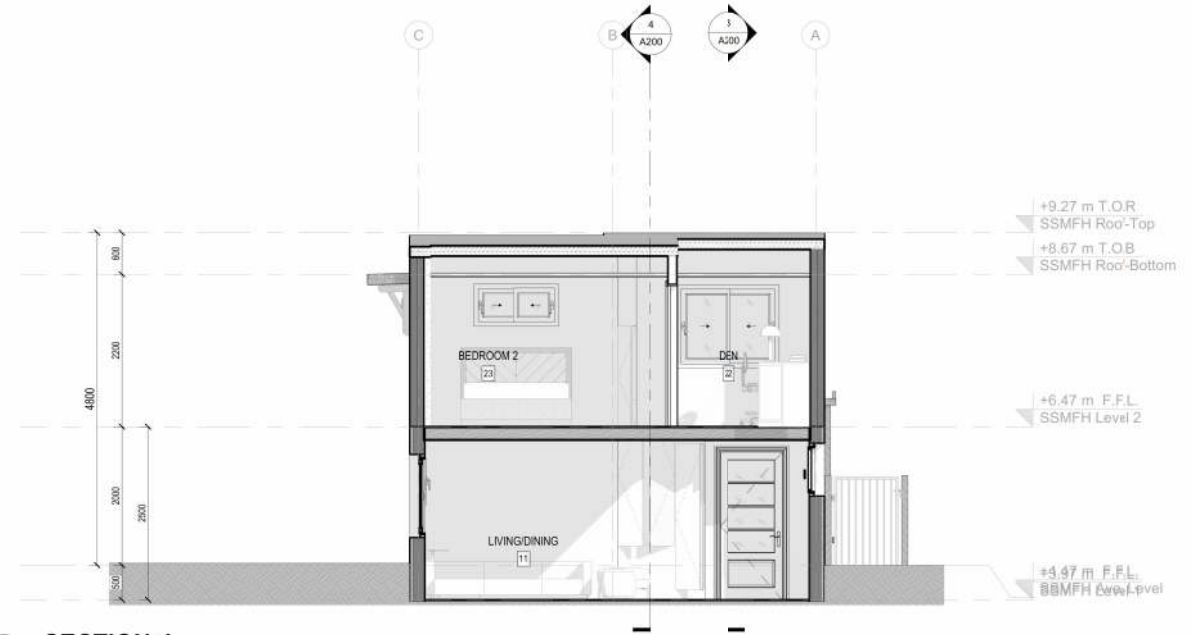
**EXISTING PRINCIPAL BUILDING**  
1004 GOSPER CRESCENT, ESQUIMALT, BC  
**DRAWING TITLE**  
**FLOOR PLANS & ELEVATIONS**

**OWNER**  
**MR. & MRS. RAMILTO & JOSEPHINE CIRIACO**  
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ESQUIMALT, BC  
V9A 4J3  
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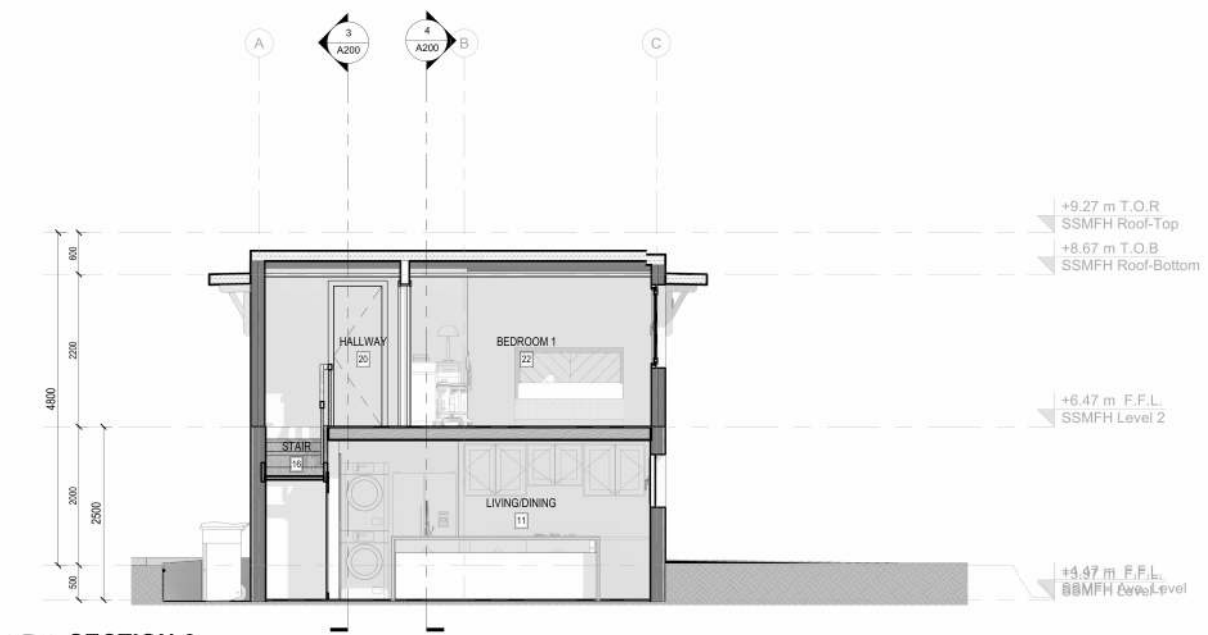
PROJECT NO.	DATE	BY/APPROVED (S/M/F)	DESCRIPTION
202509BC01R1	09/22/25	AA	

SCALE: 1:50  
SHEET NUMBER: **A100**

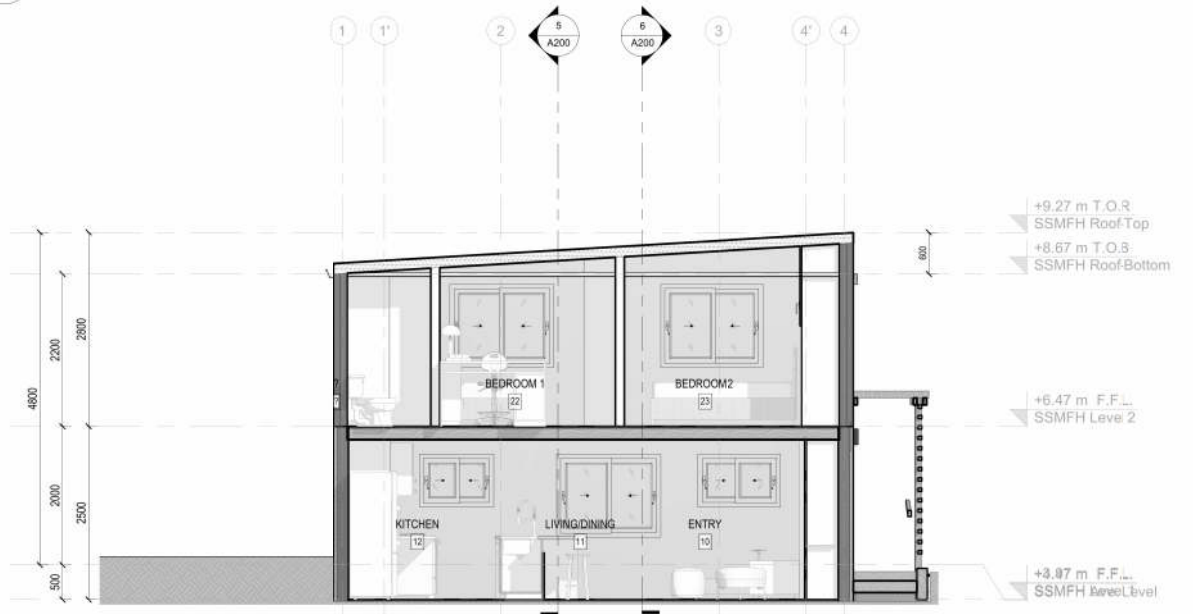
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6 SECTION-4  
1:50



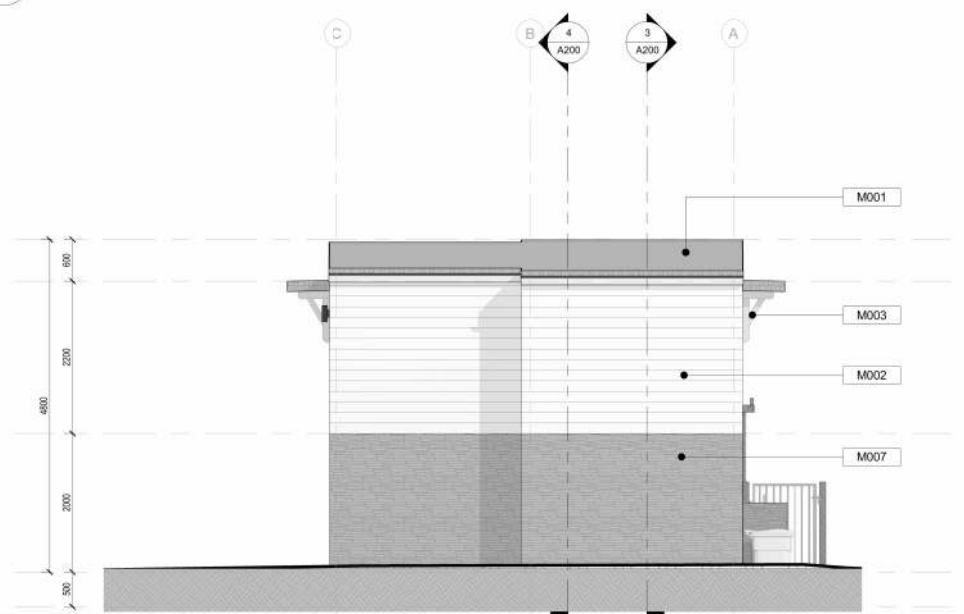
5 SECTION-3  
1:50



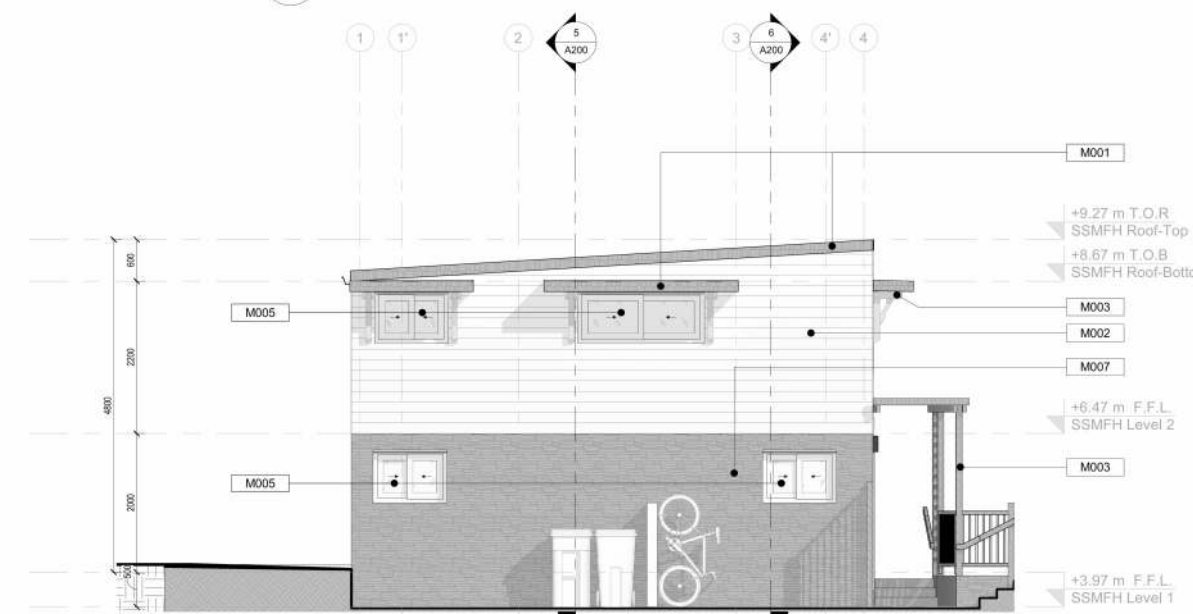
4 SECTION-2  
1:50



3 SECTION-1  
1:50



2 ELEVATION-NORTH (REAR)  
1:50



1 ELEVATION-WEST (SIDE)  
1:50

MATERIAL FINISH KEYNOTE	
MARK	DESCRIPTION
FX001	EXTERIOR LIGHTING FIXTURE, WALL SCONCE
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M005	WINDOW GLAZING, TRANSLUCENT W/ U-FACTOR AT OR BELOW 1.61 Wm <sup>2</sup> K.
M007	STONE SIDING FINISH TO MATCH THE EXISTING PRINCIPAL BUILDING'S FINISH.

KEYPLAN

**BUILDER**  
**BERNARD CIRIACO**  
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NO.	DATE	BY/APPROVED (S/M/F)	DESCRIPTION
1	2025-11-20	SP/Author (S/M/F)	

**EXISTING PRINCIPAL BUILDING**  
1004 GOSPER CRESCENT, ESQUIMALT, BC  
**DRAWING TITLE**  
**ELEVATIONS & SECTIONS**

**OWNER**  
**MR. & MRS. RAMILITO & JOSEPHINE CIRIACO**  
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PROJECT NO.	DATE	SCALE	PROJECT NUMBER
202509BC01R1	09/22/25	1:50	A200