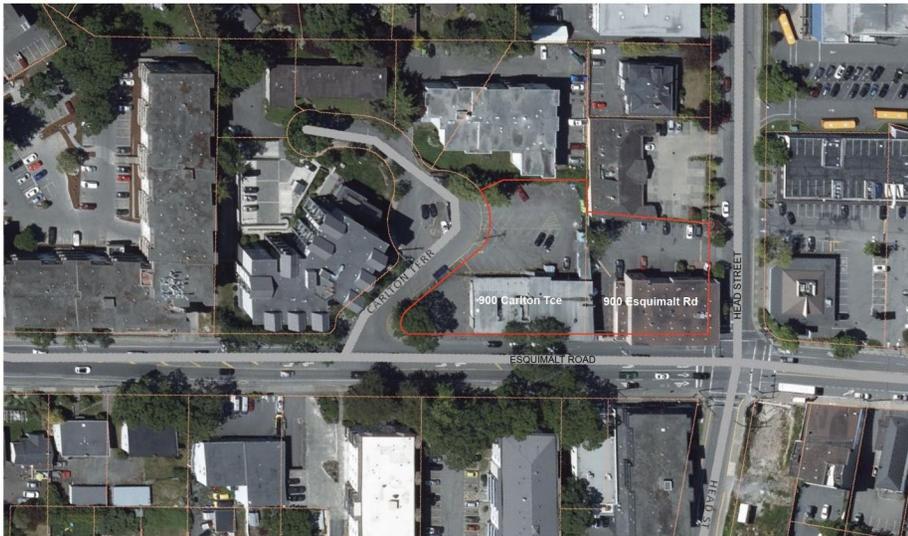


1 A001 Location Plan
N.T.S.



2 A001 Local Context
N.T.S.

ZONING SUMMARY

BUILDING DESCRIPTION:
28 Storey mixed-use commercial/residential building, with mechanical penthouse & 2 levels underground parking

ZONE: C-2 Neighborhood Commercial

USE: Mixed Commercial/Residential

DEVELOPMENT PERMIT AREA:

DPA-1 Natural Environment
DPA-4 Commercial
DPA-7 Energy Conservation & Greenhouse Gas
DPA-8 Water Conservation
DPA-11 West Bay

SITE AREA: 3650 sq.m.

SITE COVERAGE: 2361 sq.m. = 65%

FLOOR AREA RATIO: 4.7 : 1

See A221 Floor Area Determination

OPEN SPACE: 3761 sq.m.

See A222 Open Space Determination

GRADE OF BUILDING: 26.5 m (GEODETTIC)

See A101 Site Plan for grade calculation

HEIGHT OF BUILDING:

PERMITTED: 13 m MAXIMUM

PROPOSED: 63 m*

NUMBER OF STOREYS:

28 storeys + mechanical penthouse

RESIDENTIAL PARKING:

Condominium Tower: 141 stalls (+18 visitor, shared with Commercial)

Rental Mid-rise: 63 stalls (+9 visitor, shared with Commercial)

TOTAL PROVIDED: 204 stalls

COMMERCIAL PARKING:

Restaurant: 10 stalls = 1 stall per 25 sq.m. x 250 sq.m.

Retail: 17 stalls = 1 stall per 28 sq.m. x 480 sq.m.

TOTAL PROVIDED: 27 stalls + 1 Loading

TOTAL PARKING:

231 stalls* (including 7 HC) + 1 Loading

BICYCLE PARKING:

Condominium Tower: 176 stalls (including 18 oversize)

Rental Mid-rise: 96 stalls (including 10 oversize)

6-space bike racks: 18 stalls

TOTAL PROVIDED: 290 stalls

SETBACKS:

	required:	proposed:
Front, Head St. (East PL)	0.0 m	2.0 m
Exterior Side, Esquimalt Rd.	0.0 m	3.5 m
Rear, Carlton Tce. (West PL)	3.0 m	0.5 m
Interior Side (North) - adj. Res.	3.0 m	10.0 m
Interior Side (North) - adj. Com.	0.0 m	0.0 m

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LIST OF DRAWINGS

Architectural

- A001 Project Data
- A100 Survey Plan
- A101 Site Plan
- A201 P2 Parking Plan
- A202 P1 Parking Plan
- A203 L1 Plan
- A204 L1 Mezzanine Plan
- A205 L2 Plan
- A206 L3 Plan
- A207 L4-L7 Plan
- A208 L8 Plan
- A209 L9 Plan
- A210 L10 Plan
- A211 L11-L24 Plan
- A212 L25 Plan
- A213 L26 Plan
- A214 Mechanical Penthouse
- A215 Roof Plan
- A221 Floor Area Determination
- A222 Open Space Determination
- A301 South & East Elevations
- A302 North & West Elevations
- A303 Colours & Materials
- A401 Building Sections
- A402 Building Sections
- A403 Building Sections
- A404 Building Sections
- A510 Shadow Study

Landscape

- L1 Existing Tree Plan
- L2 Landscape Ground Plane Site Plan
- L3 Ground Plane Tree Planting Plan
- L4 Ground Plane Planting Plan
- L5 Landscape Rooftop Plan
- L6 Rooftop Tree Planting Plan
- L7 Rooftop Planting Plan



FLOOR AREA SUMMARY

Commercial Floor Area
L1 Floor Area = 730 sm
Site Area = 3650 sm
Commercial FAR = 0.20

Residential Floor Area
L3 Floor Area = 1275 sm
L4-L7 Floor Area = 5100 sm
L8 Floor Area = 1275 sm
L9 Floor Area = 450 sm
L10 Floor Area = 450 sm
L11-L24 Floor Area = 7000 sm
L25 Floor Area = 350 sm
Residential Area = 16400 sm
Site Area = 3650 sm
Residential FAR = 4.50

Commercial FAR = 0.20
Residential FAR = 4.50
TOTAL FAR = 4.70 : 1

NOTE: For the purposes of FAR calculation, areas are calculated to interior face of exterior walls.

OPEN SPACE SUMMARY

Usable Open Space
L1 560 sm
L3 174 sm
L8 868 sm
TOTAL 1,426 sm

Private Open Space
L2 182 sm
L3 166 sm
L4-L7 560 sm
L8 175 sm
L9 127 sm
L10 50 sm
L11-24 910 sm
L25 58 sm
L26 114 sm
TOTAL 2,341 sm

TOTAL OPEN SPACE: 3,767 sm

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Rev.	Date	Description	23.09 Project Dates
pre date	23.06.19	Issued by	23.09 Project Dates
date by	L5F	checked by	PDH
date	L5F	approved	23.09

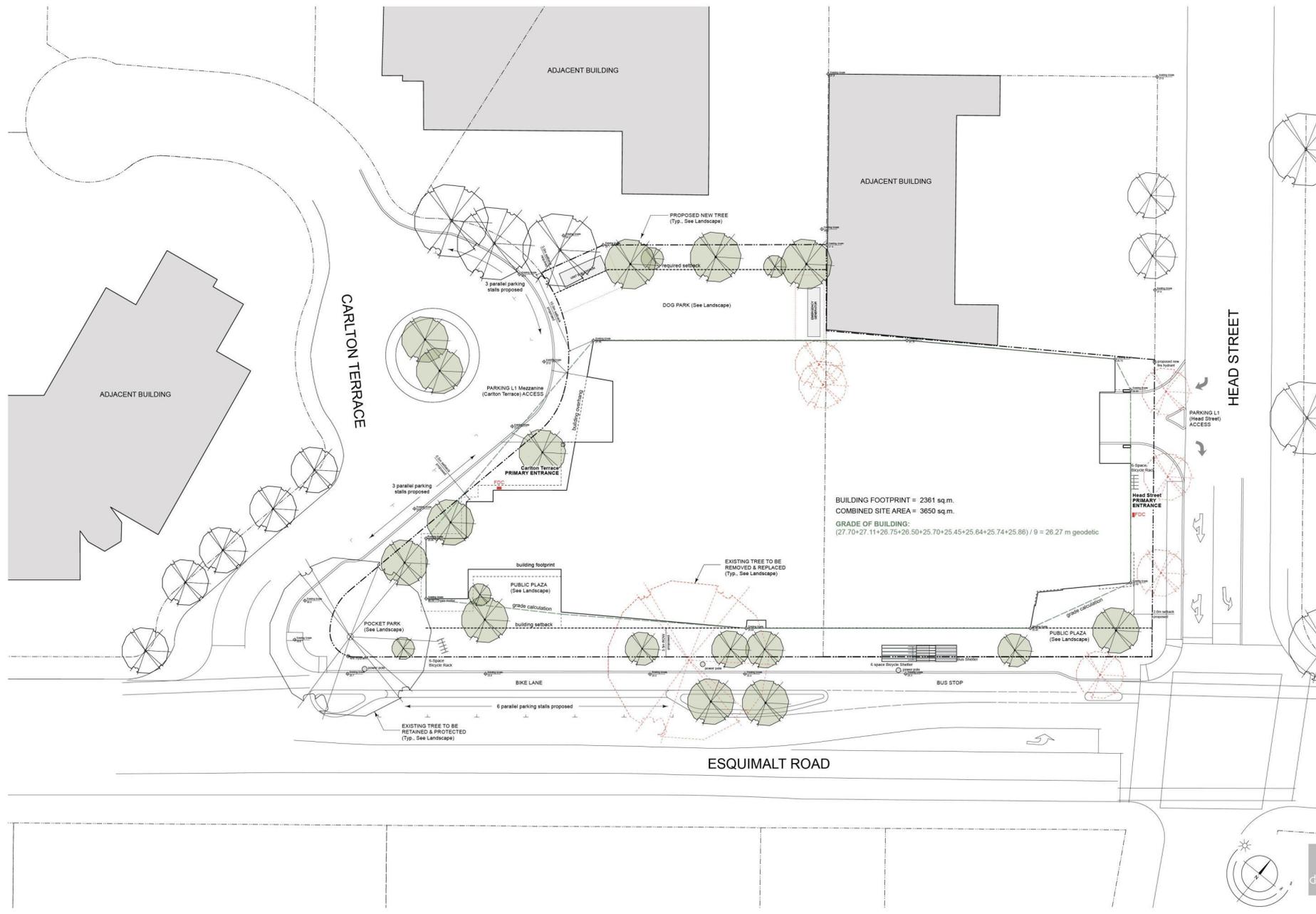
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Carlton Terrace
900 Carlton Terrace
Esquimalt BC
Project Data



dHKarchitects
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Nanaimo
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- General Notes**
1. denotes new fn. grade
 2. denotes existing fn. grade
 3. All existing and new datums are geoidic (metres)
 4. All exterior lighting to conform to the municipal outdoor lighting standards to control light pollution.
 5. See A100 Survey Plan for existing site conditions.
 6. See Landscape plans for proposed landscape design.
 7. Road configuration shown on site plans corresponds to anticipated road design for new bike path.



Rev.	Date	Description	Issued For
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2	23-10-13	DP REVISIONS	
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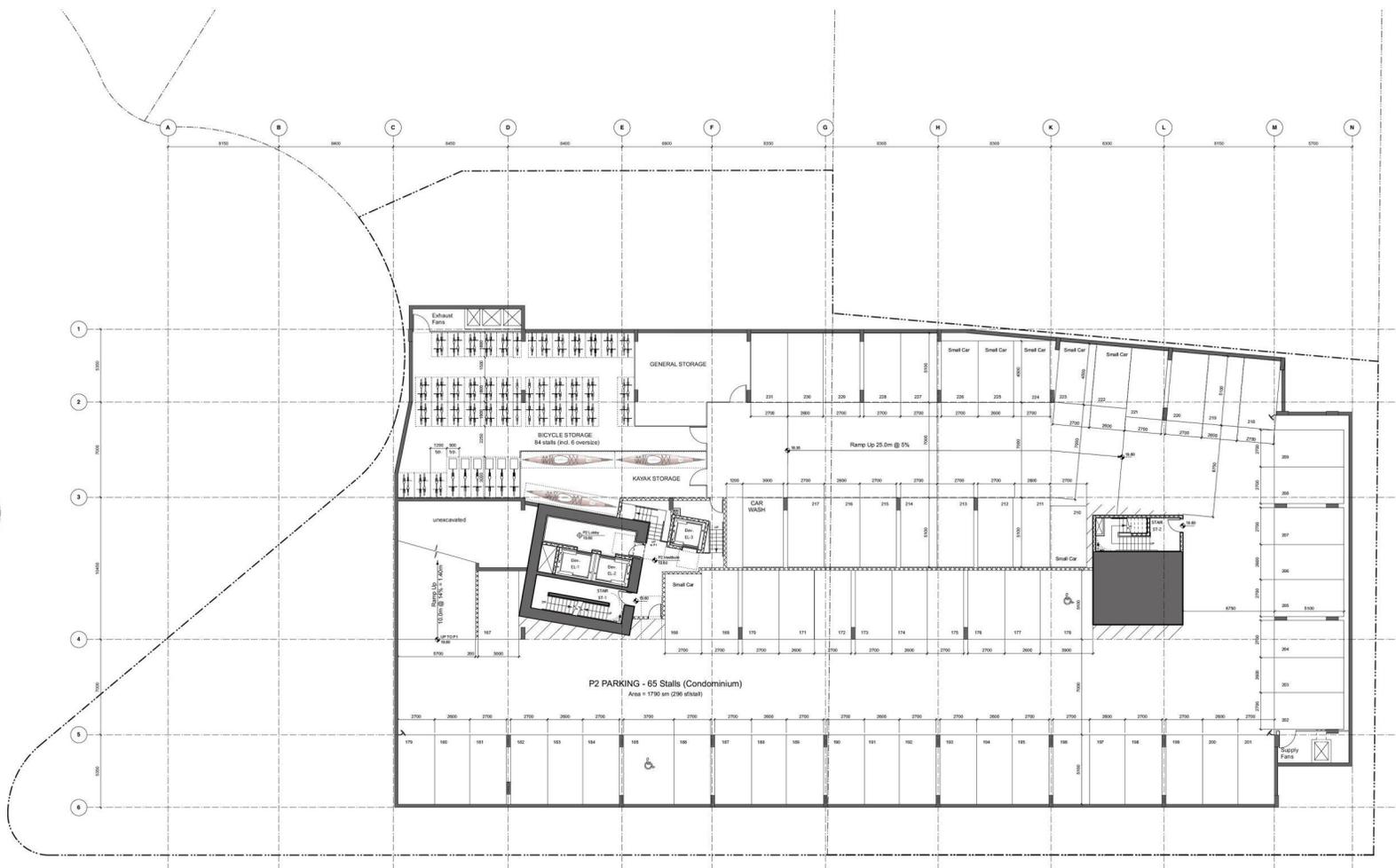
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Esquimalt BC
Site Plan

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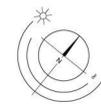
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Rev. No.	Date	Description	2139 Plans, v04
Rev. No.	23-06-19	Checked by	PDH
Rev. No.	1-150	Project number	2139

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
P2 Parking Plan

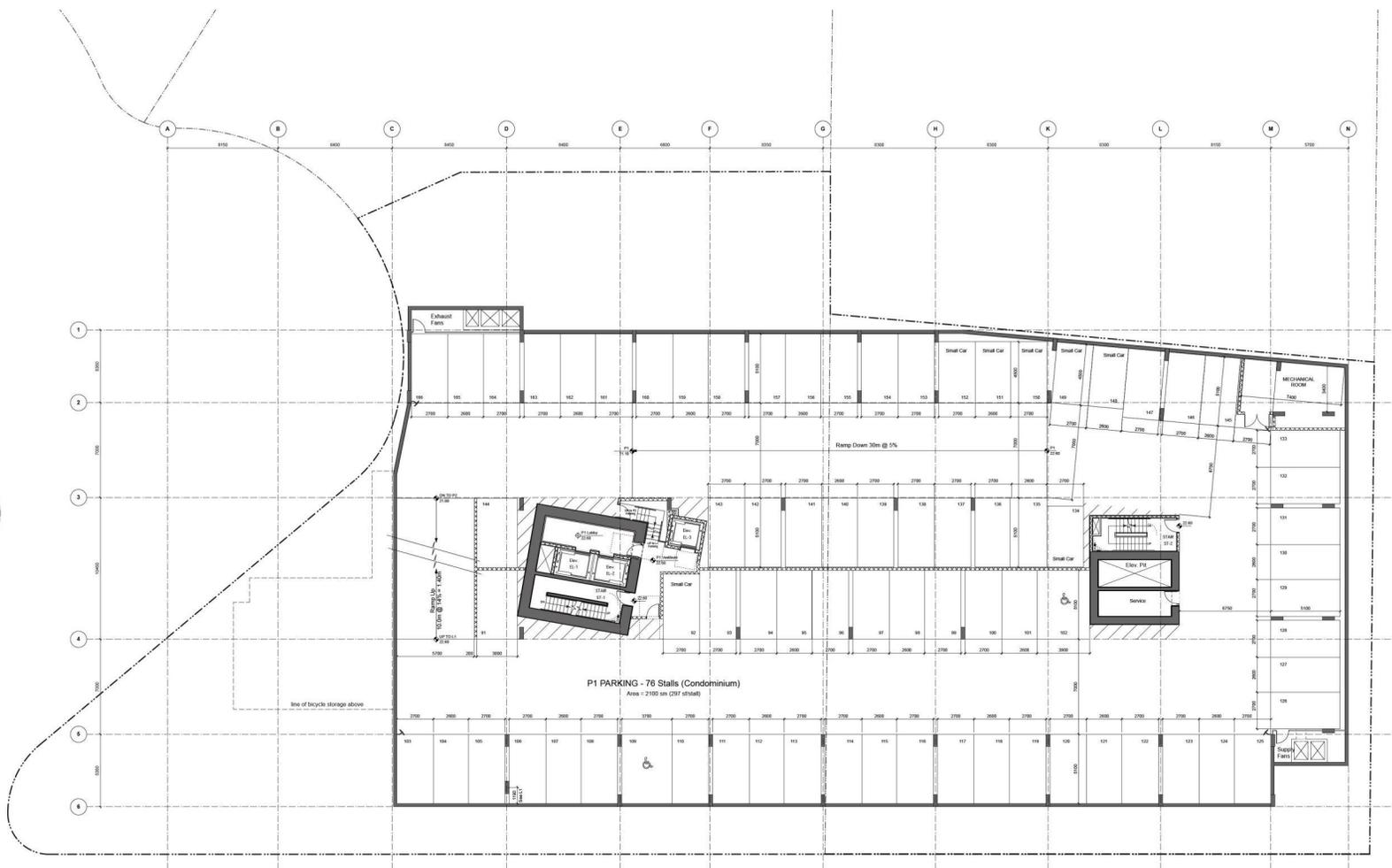


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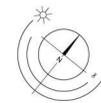


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	23-06-19	ISSUED FOR DP/EVP

Rev.	Date	Description
1	23-06-19	Issued for 2130 Plans, v04
		Drawn by: L.G.F. Checked by: P.D.H.
		Date: 11/20 Project number: 2130

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Carlton Terrace
900 Carlton Terrace
Esquimalt BC
P1 Parking Plan

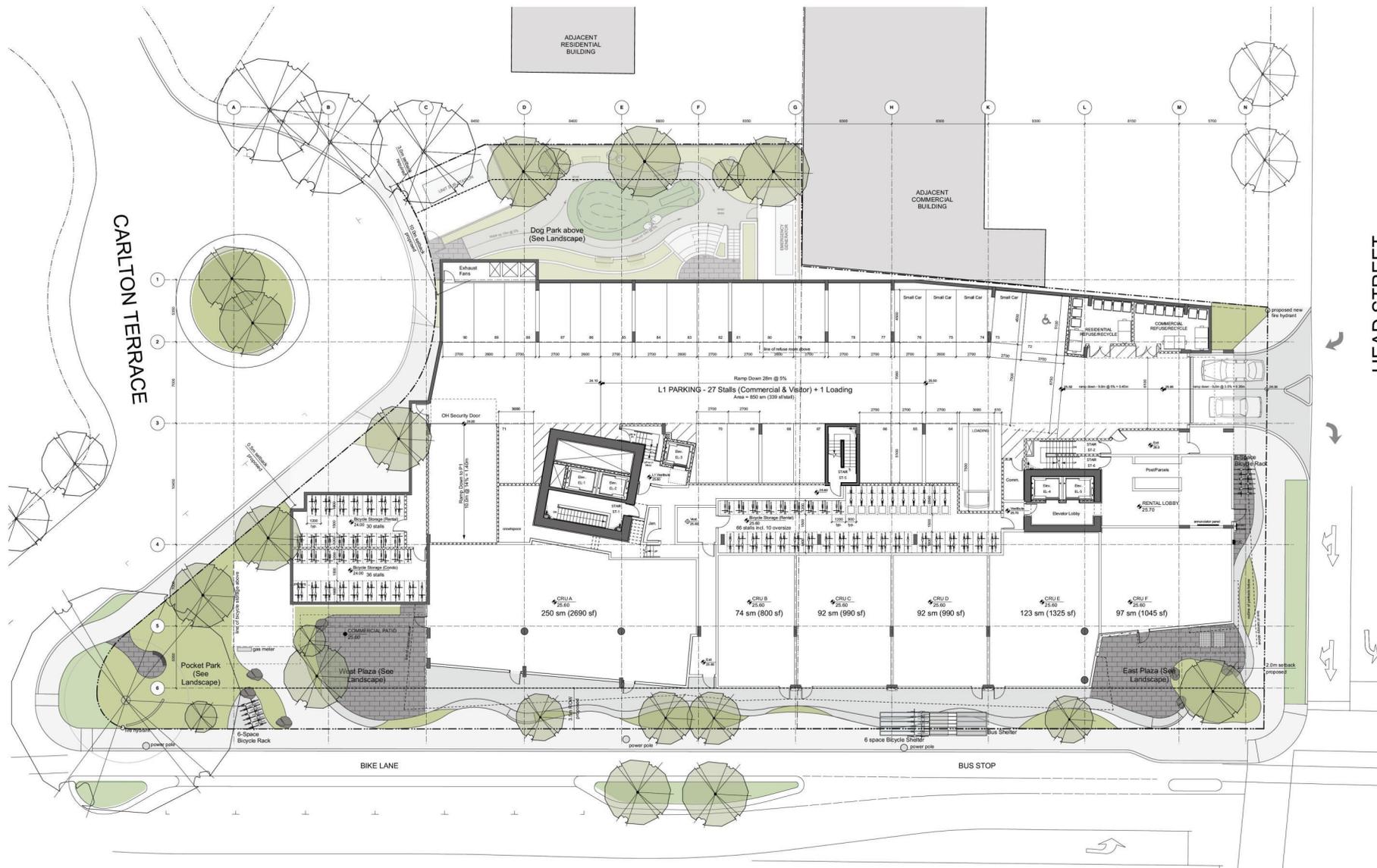


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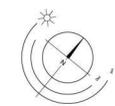


HEAD STREET

CARLTON TERRACE

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1	24-02-15	DP REVISIONS			2139 Plans_v04
2	23-10-13	DP REVISIONS			2139
3	23-06-19	ISSUED FOR DP/DP			2139

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L1 Plan
(Head Street)



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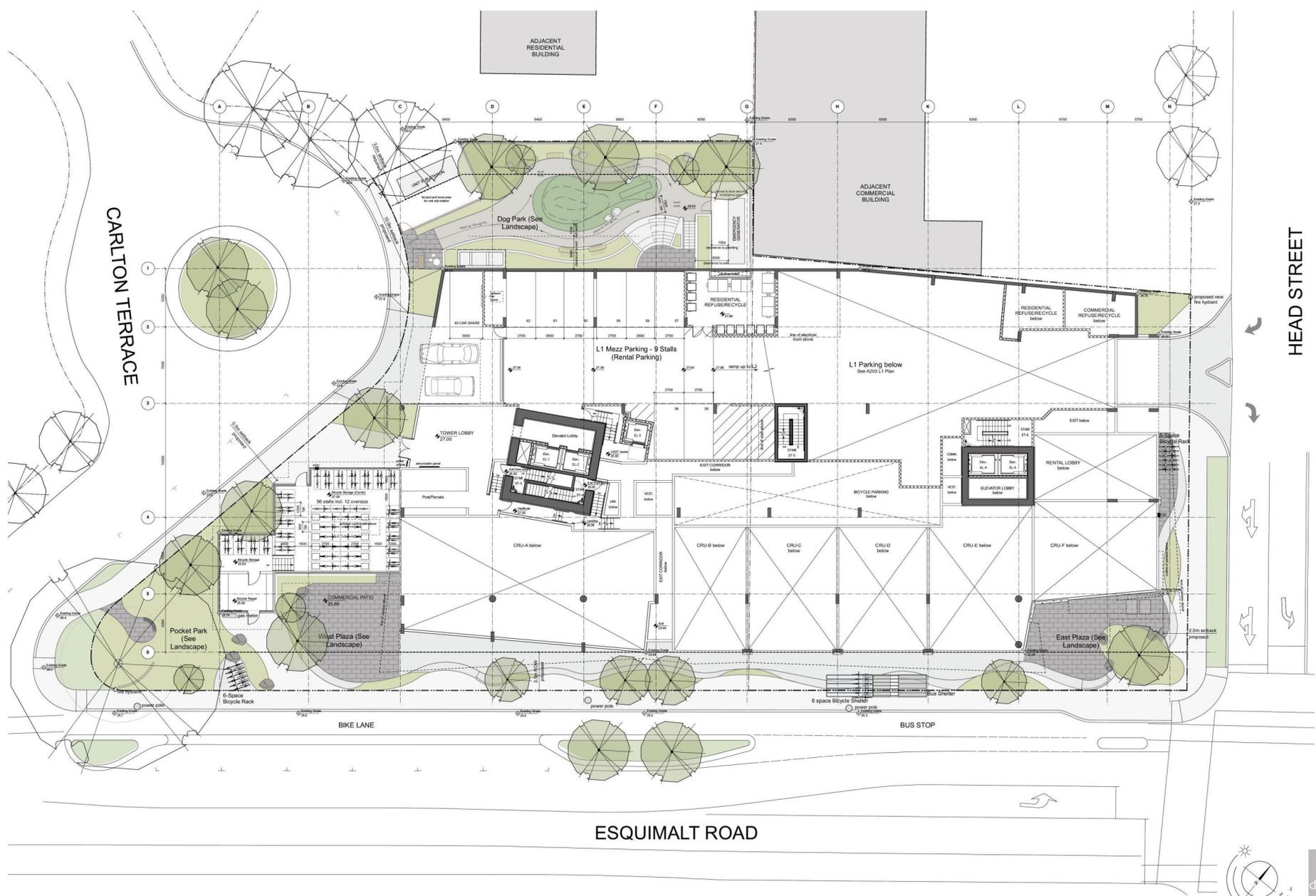
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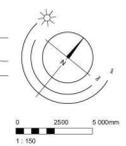
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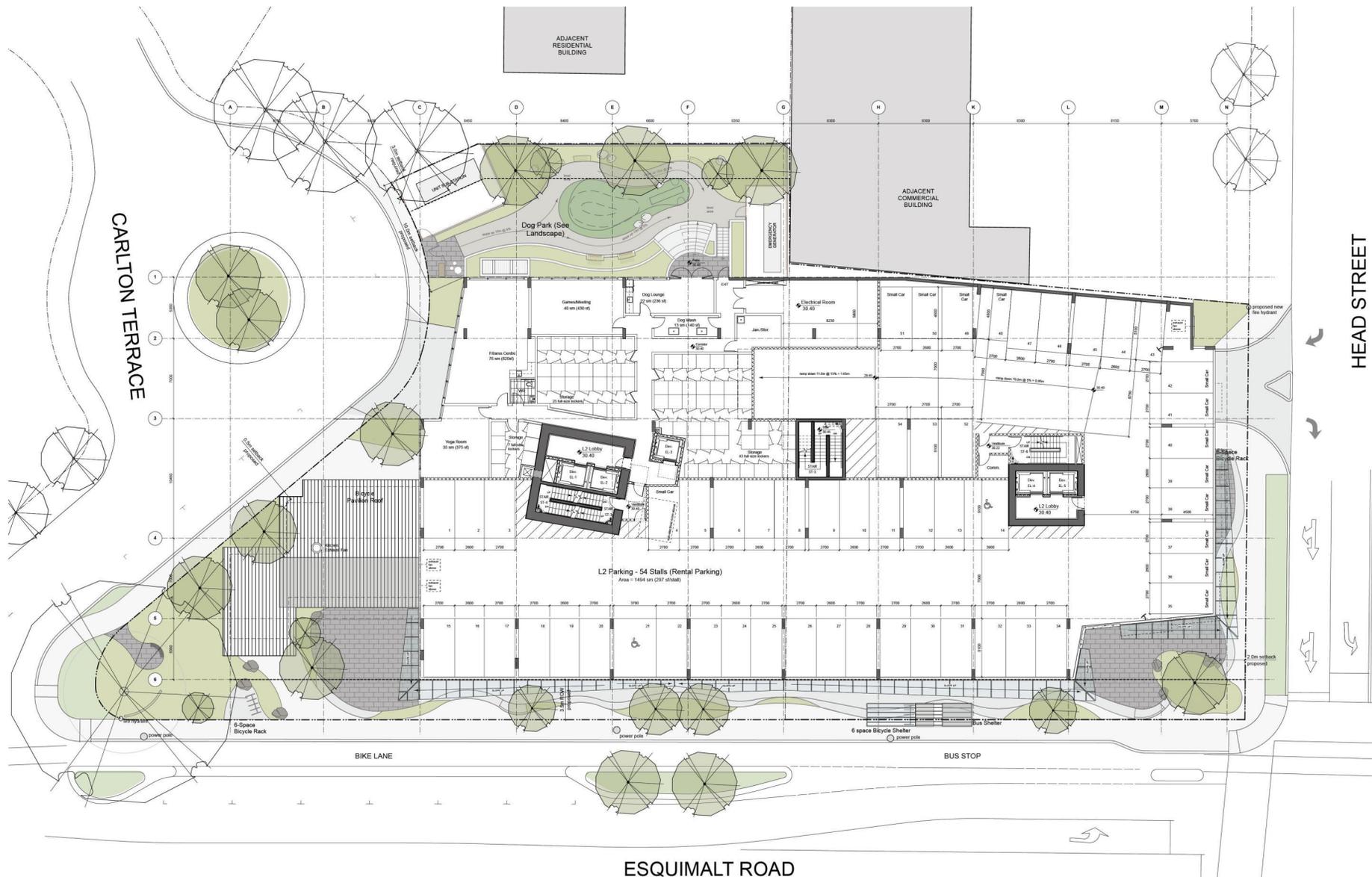
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3	23-06-19	ISSUED FOR DP/DPV			2139

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Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L1 Mezzanine Plan
(Carlton Terrace)



dHkA A204



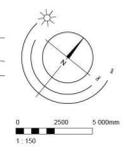
HEAD STREET

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24.02.15			
23.06.19			
23.06.19			2130 Plans_v04x
			PDH
	1.150	project number	2130

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L2 Plan - Amenity &
Upper Level Parking



dHka A205

CARLTON TERRACE

HEAD STREET

ESQUIMALT ROAD

BIKE LANE

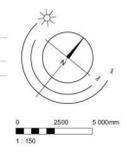
BUS STOP



Rev.	Date	Description	DP REVISIONS
	24-02-15		ISSUED FOR DP/VP
	23-06-19		
Rev.	Date	Description	2130 Plans, v04
Rev.	23-06-19	L3P	checked by: PCH
Rev.	1-150	project number	2130

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Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L3 Plan

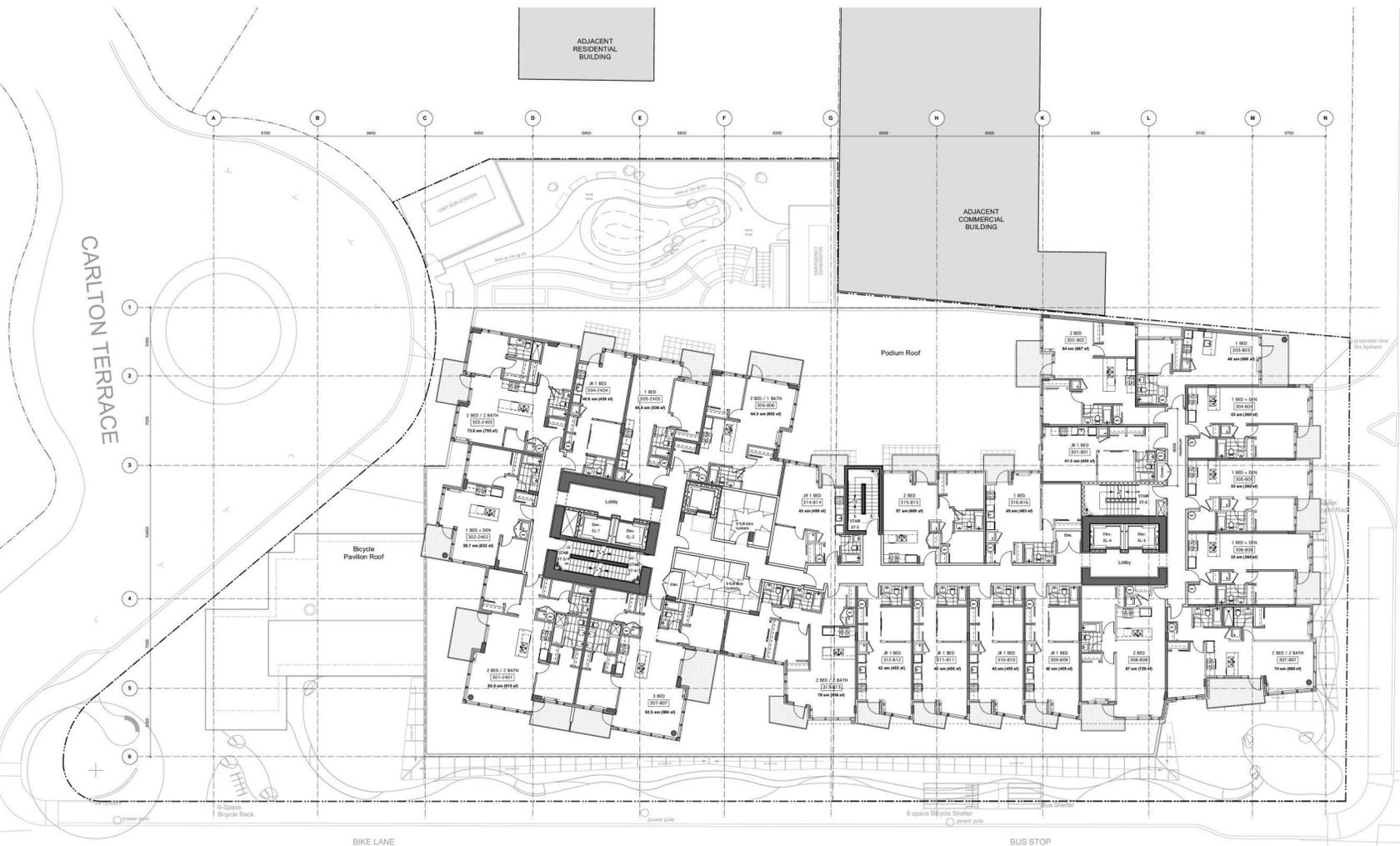


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HEAD STREET

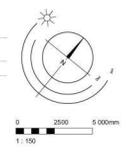
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	23-06-19		
Rev.	23-08-19	Change file	2130 Plans_v00x
Drawn by	LGF	Checked by	PDH
Date	1-150	Project number	2130

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Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L4-L7 - Residential



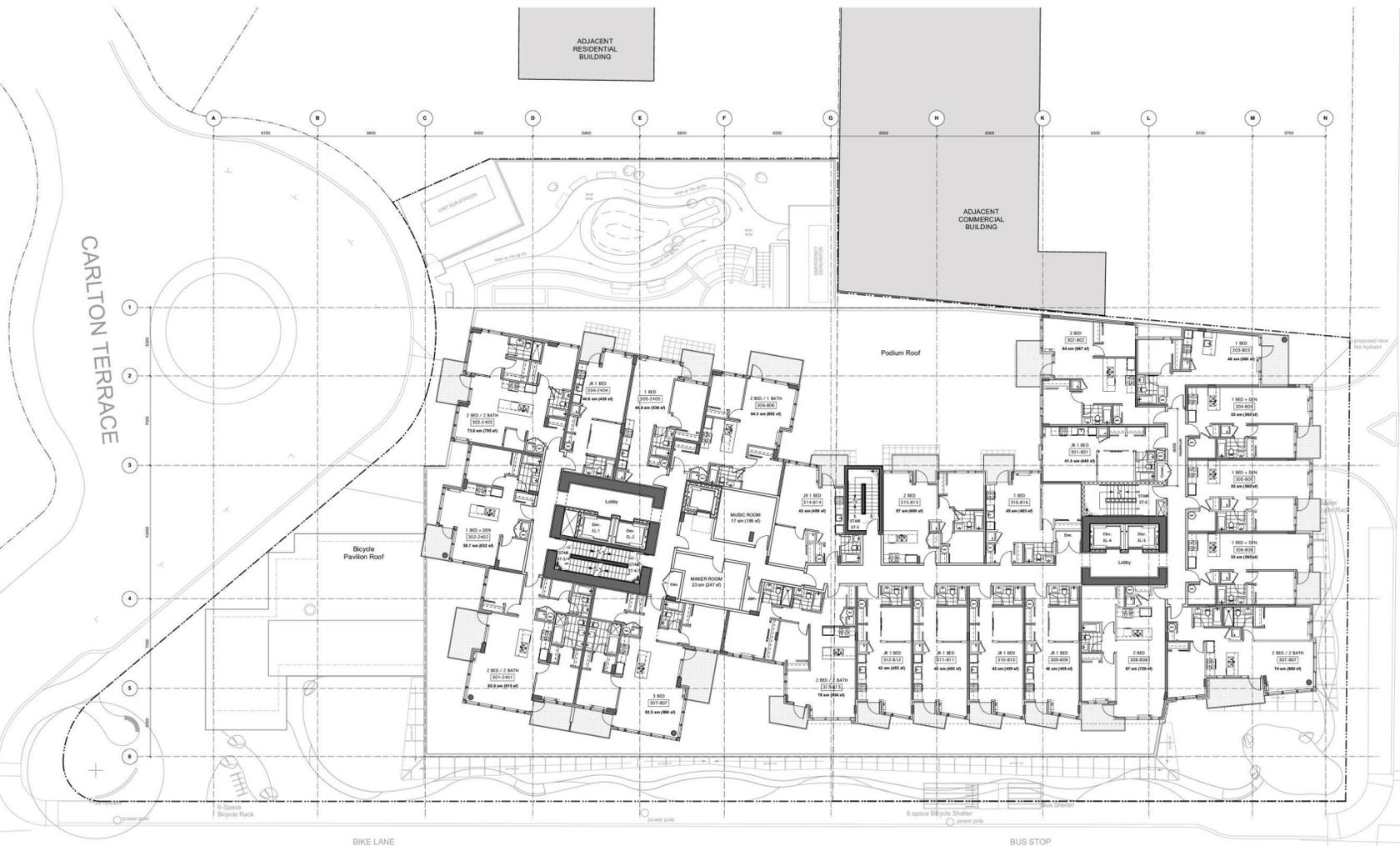
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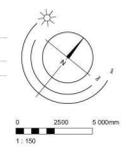
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Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L8 - Residential



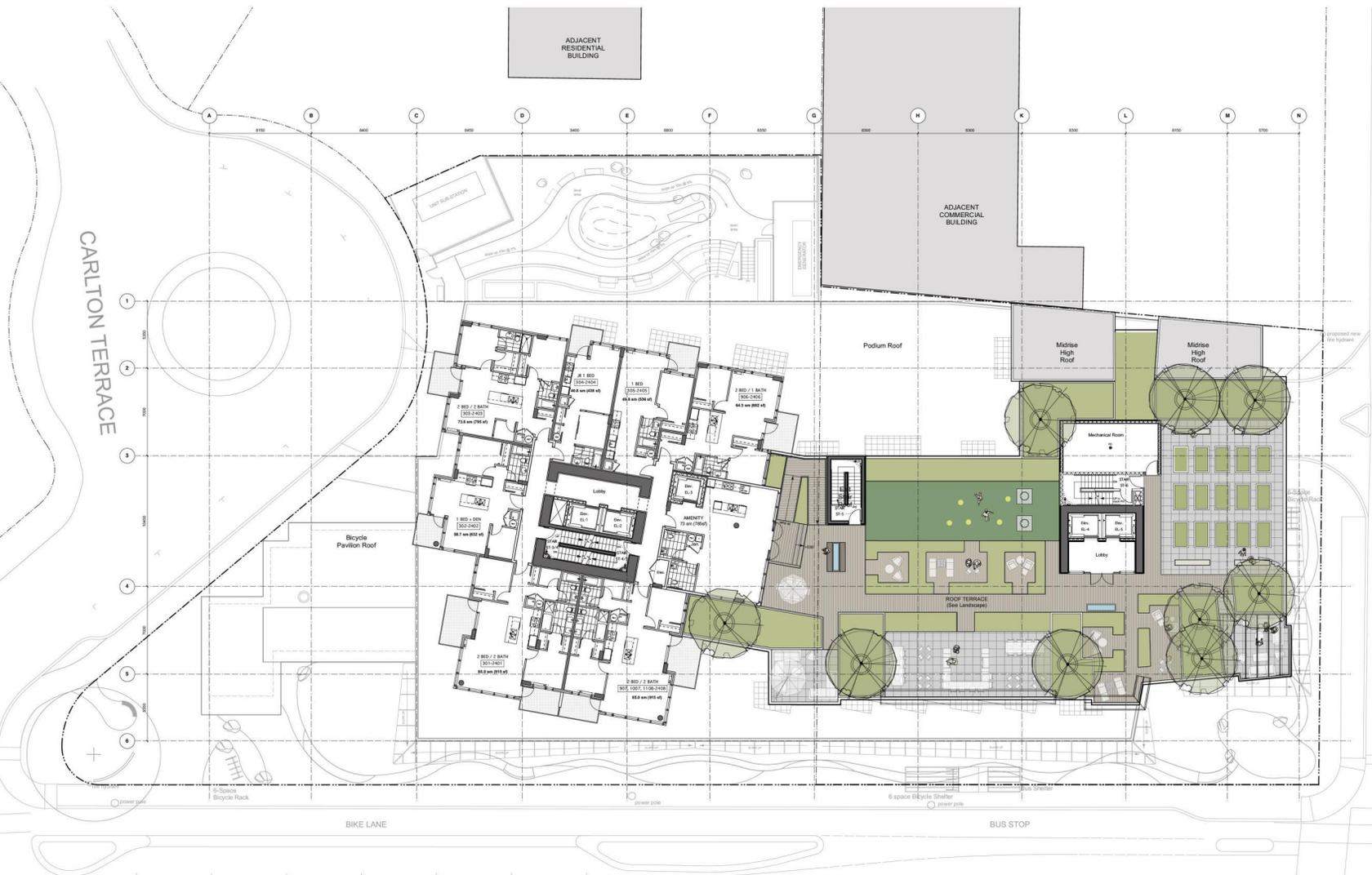
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HEAD STREET

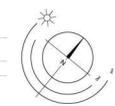
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Rev. 02	LGF	Checked by	PDH
Rev. 03	1:150	Project number	2130

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Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L9 - Residential



1 : 150
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HEAD STREET

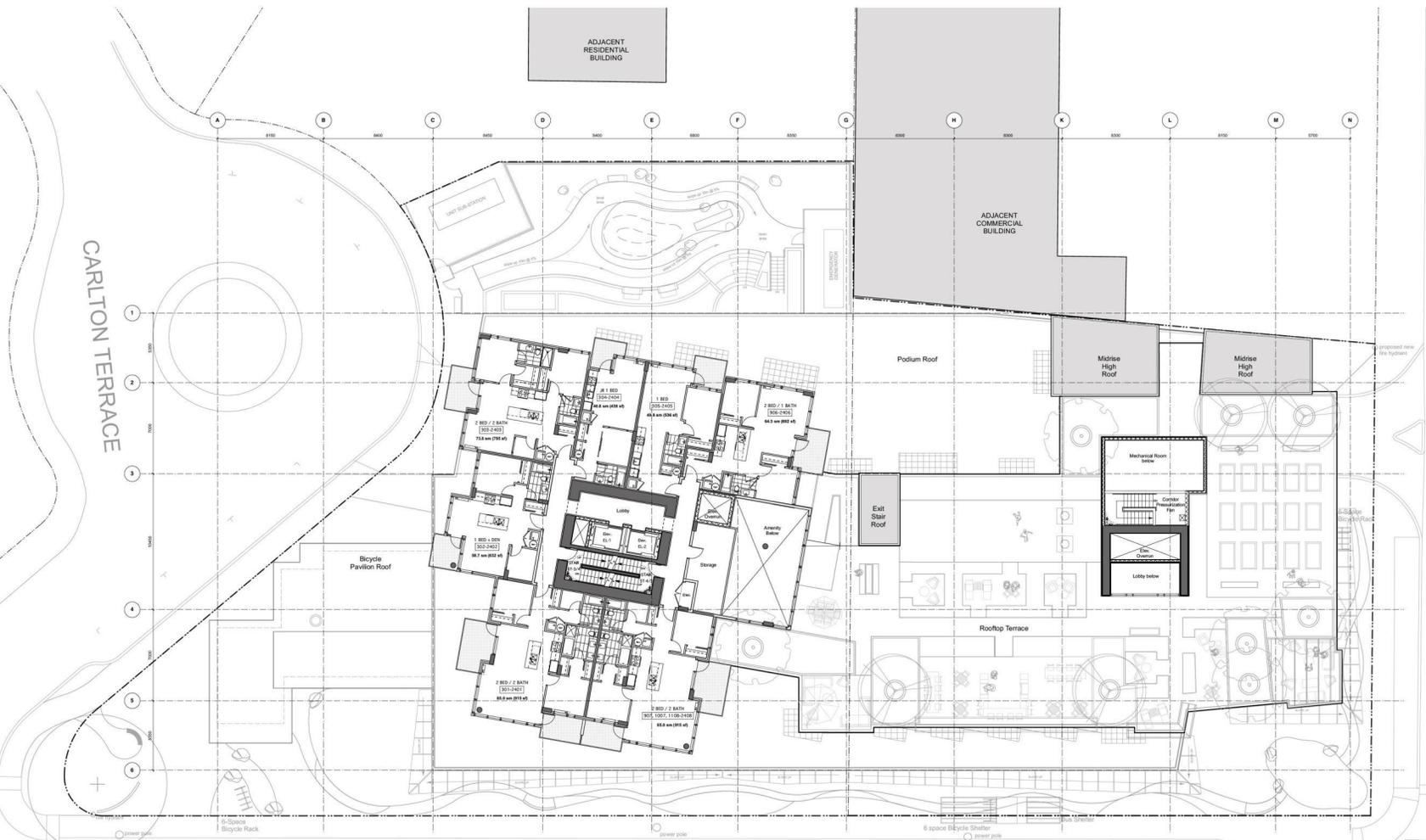
ESQUIMALT ROAD

BIKE LANE

BUS STOP

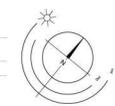
ADJACENT
RESIDENTIAL
BUILDING

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COMMERCIAL
BUILDING



Rev.	Date	Description	DP REVISIONS
	24-02-15		ISSUED FOR DP/VP
	23-06-19		
Rev. 01	23-08-19	Change file	2130 Plans_v01
Rev. 02	LGP	Checked by	PDH
Rev. 03	1:150	Project number	2130

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L10 - Residential



0 2500 5 000mm
1 : 150

dHka A210

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HEAD STREET

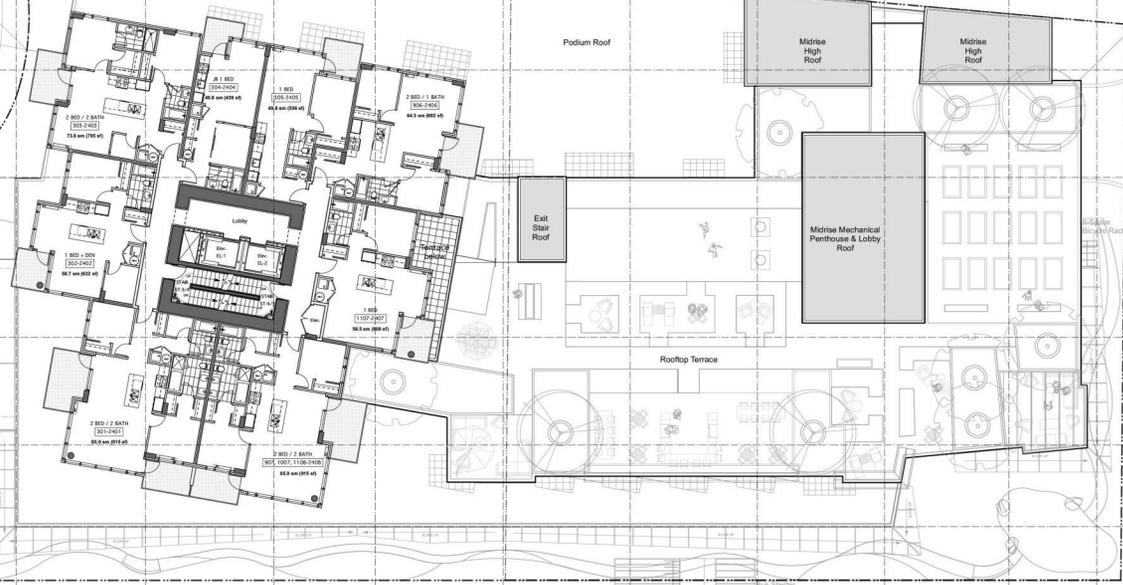
ESQUIMALT ROAD

BIKE LANE

BUS STOP

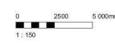
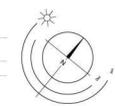
ADJACENT
RESIDENTIAL
BUILDING

ADJACENT
COMMERCIAL
BUILDING



Rev.	Date	Description	DP REVISIONS
	24-02-15		ISSUED FOR DP/IVP
	23-06-19		
Rev. 01	23-08-19	Change file	2130 Plans_v01
Rev. 02	LGF	Checked by	PDH
Rev. 03	1:150	Project number	2130

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L11-24 - Residential



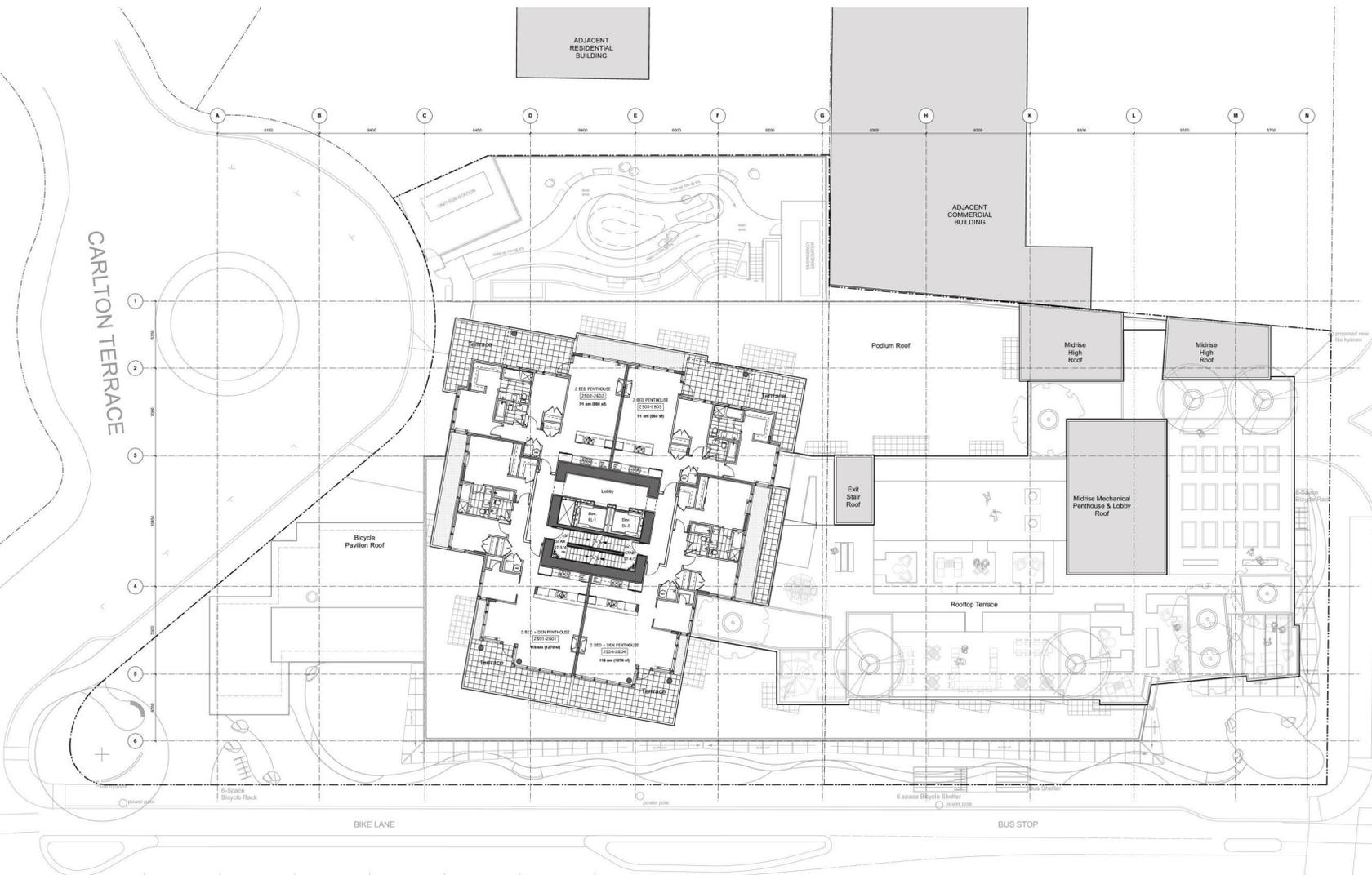
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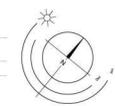
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ESQUIMALT ROAD



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	24-02-15		ISSUED FOR DP/VP
	23-06-19		
Rev. 01	23-08-19	LGF checked by	2130 Plans, vvx
Rev. 02	11-09	project number	2130

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
**L25 - Residential
Sub-Penthouse**



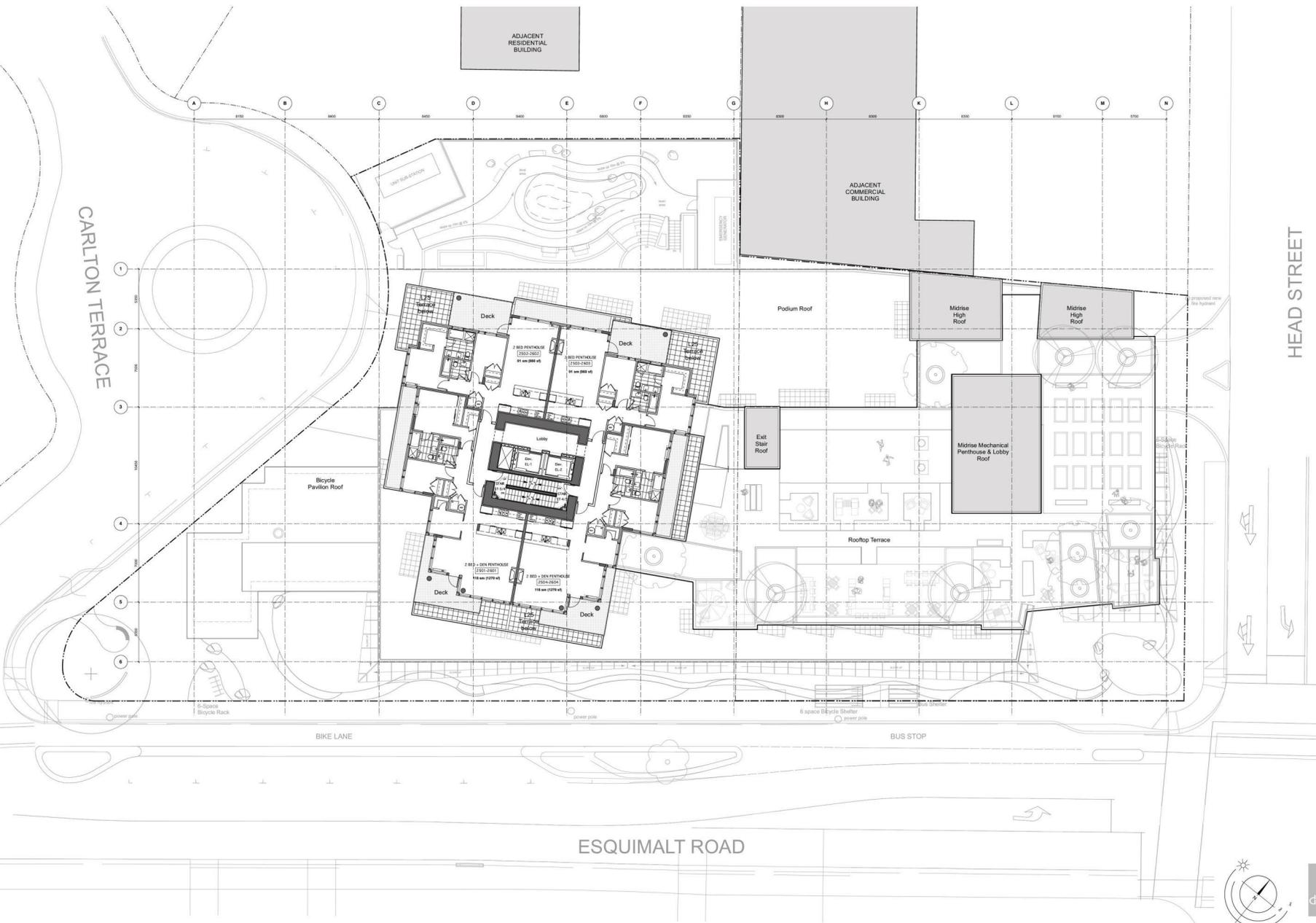
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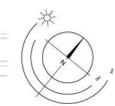
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Rev.	Date	Description	DP REVISIONS
	24-02-15		ISSUED FOR DP/VP
	23-06-19		
Rev. Date Description	23-06-19	Issued by	2130 Plans, vpx
Drawn by	LGF	Checked by	PDH
Date	11/50	Project number	2130

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L26 - Residential
Penthouse



dHKA A213

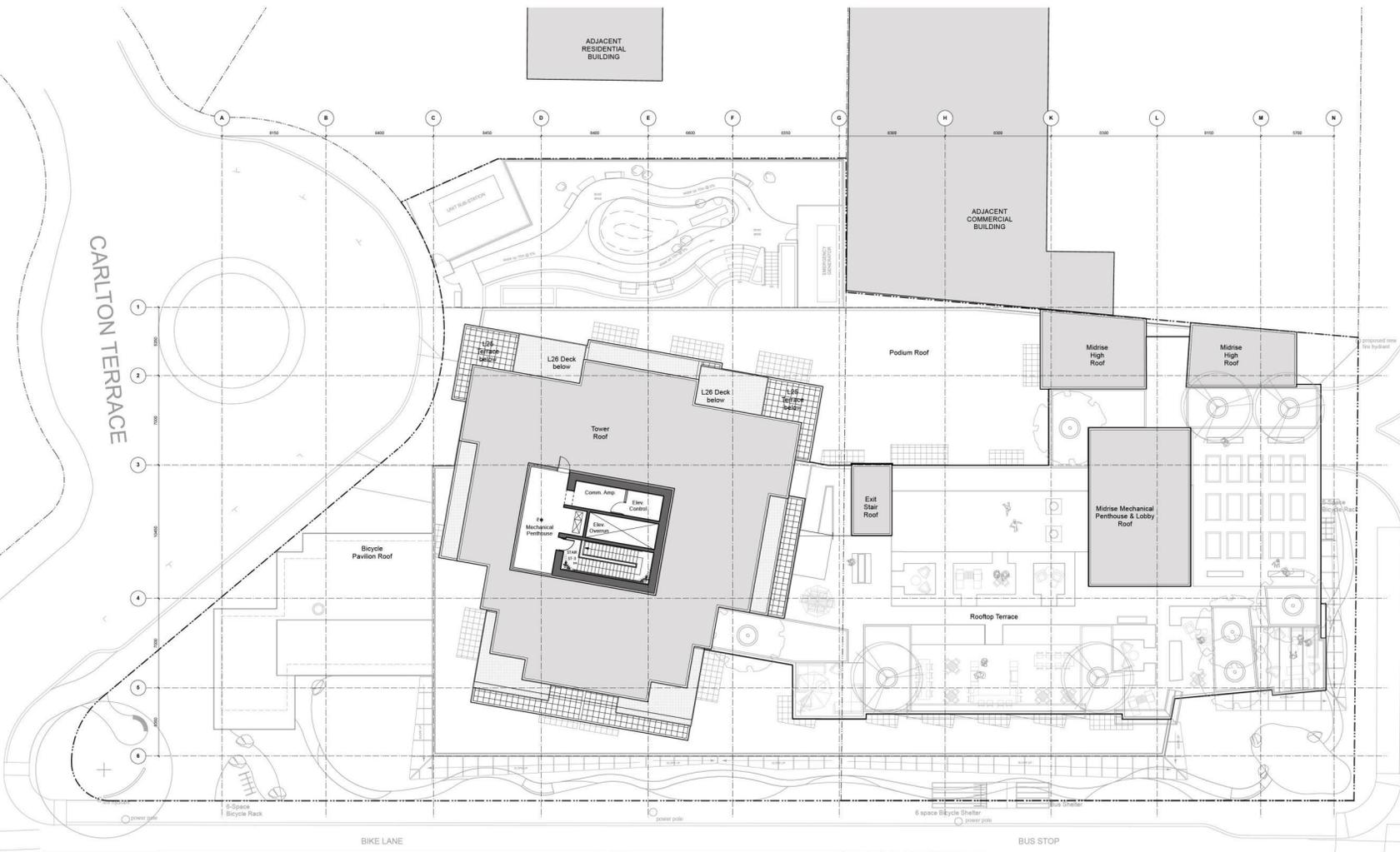
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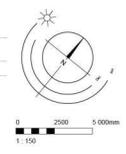


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24.02.15			ISSUED FOR DP/EVP
23.06.19			
23.06.19			2130 Plans, v04x
			PDF1
	1.150	sheet number	2130

NOTE: All dimensions are shown in millimeters (m.m.).

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
Mechanical Penthouse

dHka A214

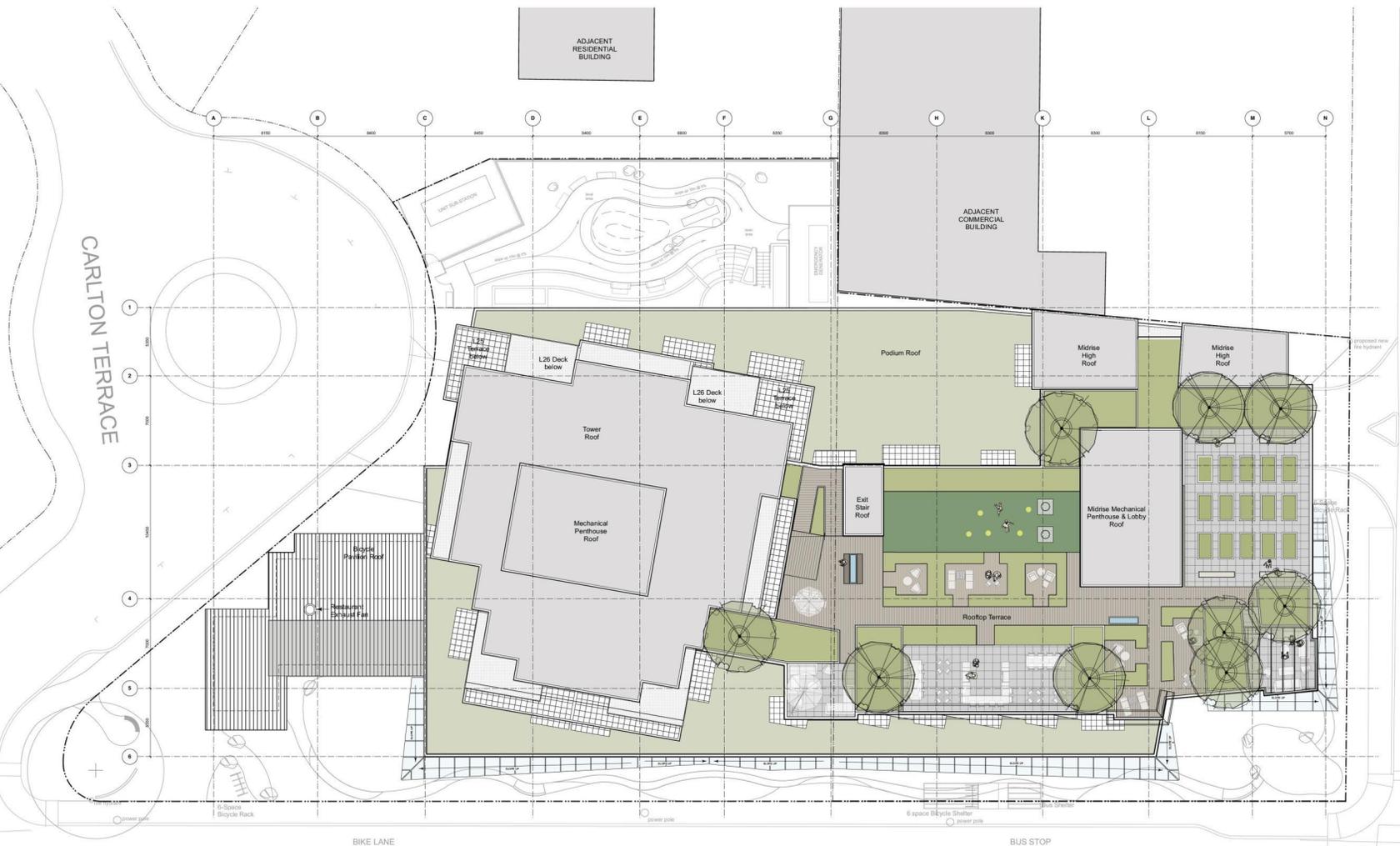


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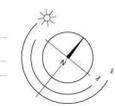
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	23-06-19		
Rev. 01	23-08-19	Change by	2130 Plans, vvx
Rev. 02		LGCF checked by	PDH
Rev. 03	1-150	project number	2130

NOTE: All dimensions are shown in millimeters (m.m.).

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
Roof Plan



dHka A215



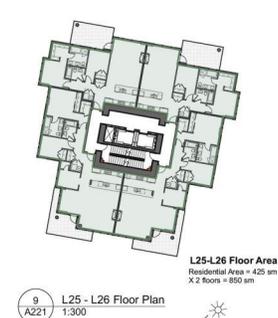
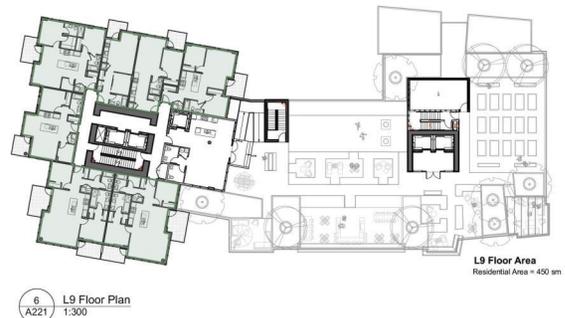
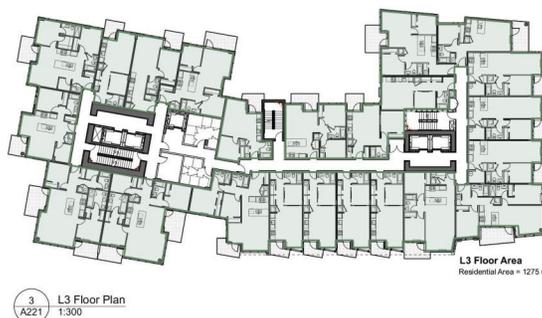
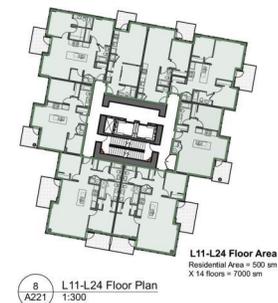
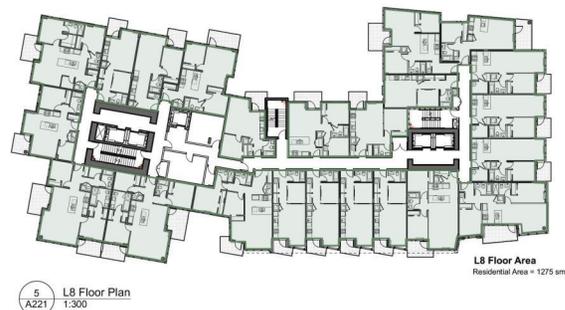
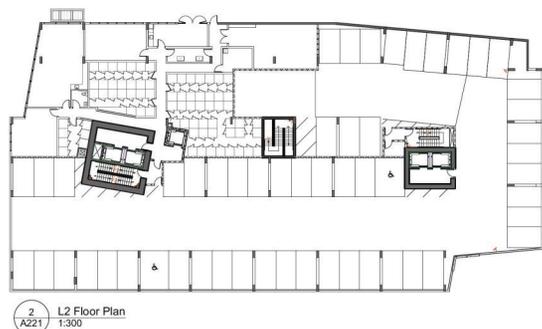
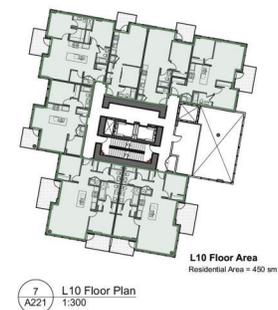
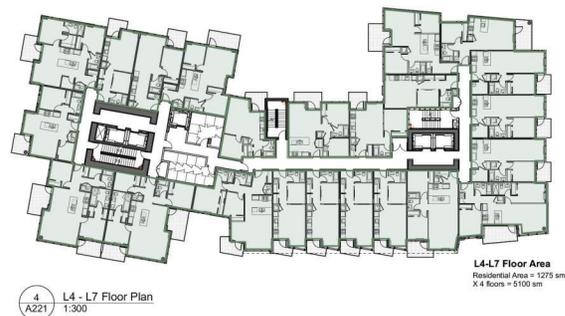
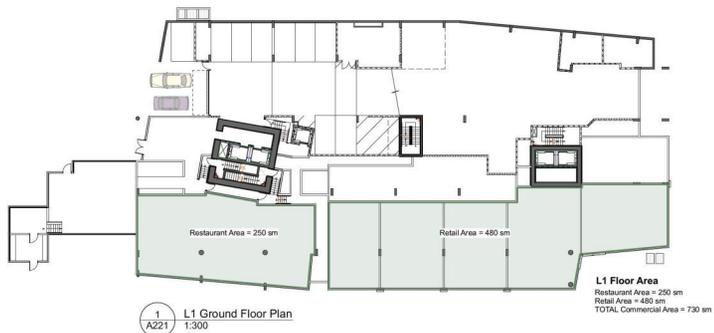
FLOOR AREA SUMMARY

Commercial Floor Area
L1 Floor Area = 730 sm
Site Area = 3650 sm
Commercial FAR = 0.20

Residential Floor Area
L3 Floor Area = 1275 sm
L4-L7 Floor Area = 5100 sm
L8 Floor Area = 1275 sm
L9 Floor Area = 425 sm
L10 Floor Area = 450 sm
L11-L24 Floor Area = 7000 sm
L25-L26 Floor Area = 850 sm
Residential Area = 16400 sm
Site Area = 3650 sm
Residential FAR = 4.50

Total FAR
Commercial FAR = 0.20
Residential FAR = 4.50
TOTAL FAR = 4.70 :1

NOTE: Areas are calculated to interior face of wall

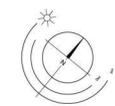


Date	Description	DP REVISIONS
24-02-15		ISSUED FOR DP/DP
23-06-19		

Rev.	Date	Drawn by	Checked by	2130 Plans_vxxx
01	23-08-05	LGF		PDH
02	1-300	project number		2130

NOTE: All dimensions are shown in millimeters.

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
Floor Area
Determination



dHKA A221

LEGEND

- Useable Open Space
- Private Open Space

OPEN SPACE SUMMARY

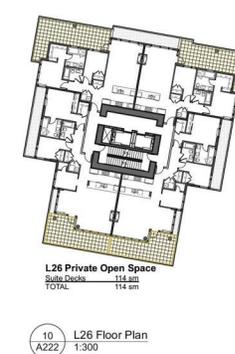
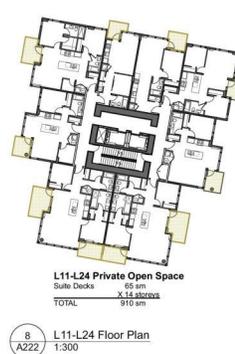
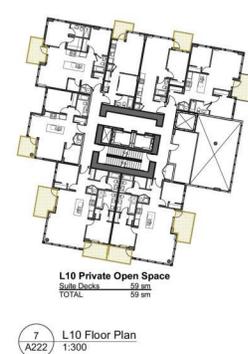
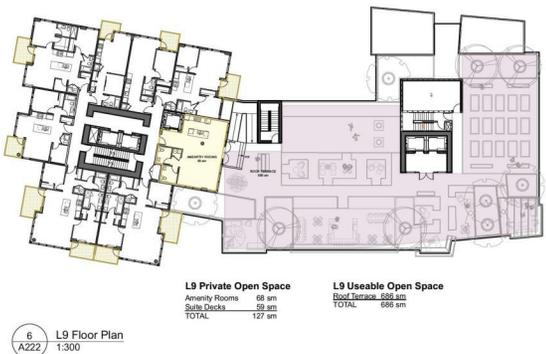
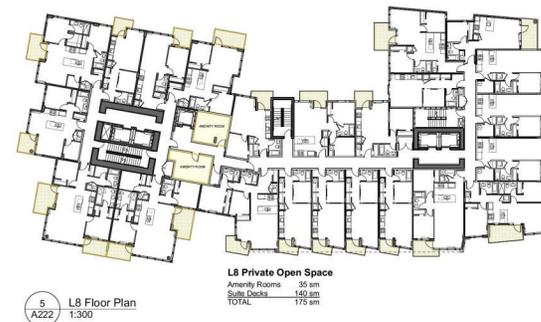
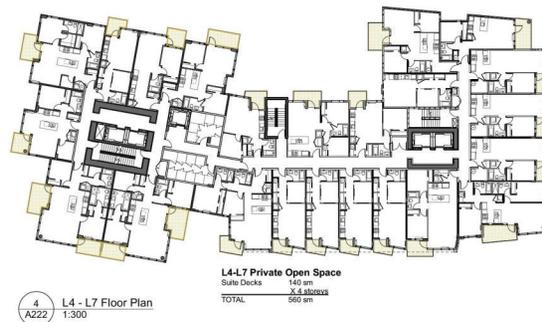
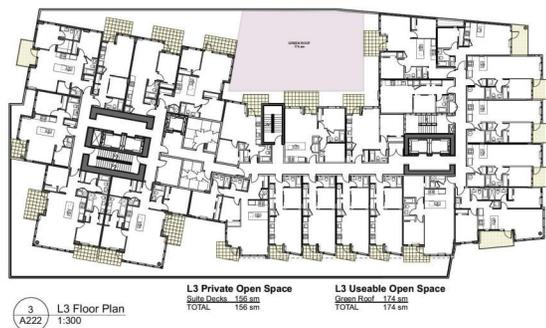
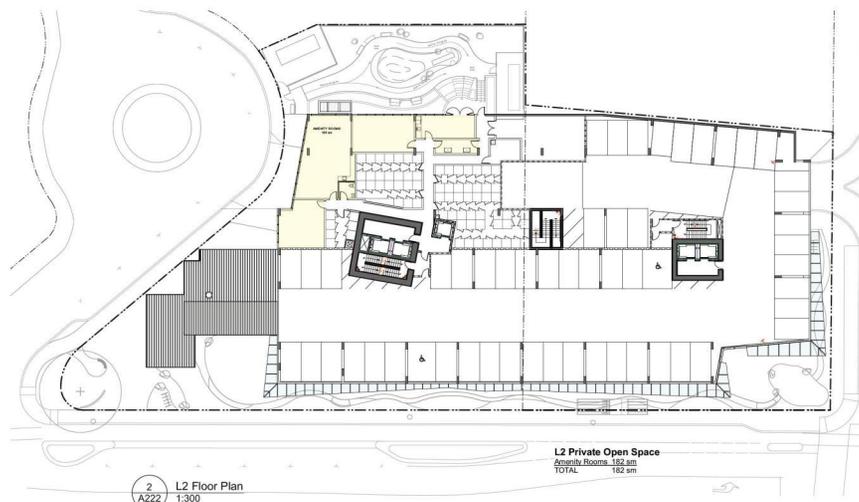
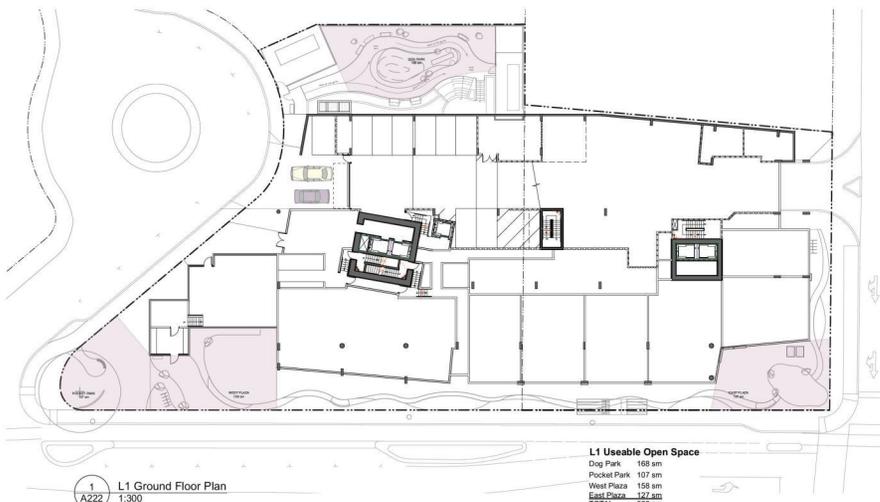
Useable Open Space

L1	560 sm
L3	174 sm
L8	686 sm
TOTAL	1,420 sm

Private Open Space

L2	182 sm
L3	156 sm
L4-L7	500 sm
L8	175 sm
L9	127 sm
L10	59 sm
L11-24	910 sm
L25	58 sm
L26	114 sm
TOTAL	2,341 sm

TOTAL OPEN SPACE: 3,761 sm



Date	Description	DP REVISIONS
24-02-15		ISSUED FOR DP/VP
23-06-19		

Date	Description	2130 Plans, v04
23-08-02	checked by	PDH
1:300	project number	2130

NOTE: All dimensions are shown in millimeters.

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
Open Space
Determination

- MATERIALS SCHEDULE**
- 1 PREFINISHED ALUMINUM WINDOW WALL SYSTEM
W/ LOW E CLEAR VISION GLASS
 - 2 OPAQUE INSULATED SPANDREL PANEL
 - 3 COMPOSITE METAL PANEL
- White OR Applied Colour Design
 - 4 COMPOSITE METAL PANEL
- Dark Gray
 - 5 PAINTED CONCRETE COLUMN
- White
 - 6 PAINTED CONCRETE/CONCRETE BLOCK
- Dark Gray
 - 7 TEMPERED CLEAR GLASS BALCONY GUARD WITH
PREFINISHED ALUMINUM FRAME - Aluminum Gray
 - 8 STONE VENEER - Charcoal
 - 9 PREFINISHED METAL CANOPY
- Aluminum Gray & Translucent Glass
 - 10 STANDING SEAM METAL ROOFING
- Galvalum
 - 11 PREFINISHED METAL GRILLES & LOUVRES
- Aluminum Gray
 - 12 PREFINISHED METAL & GLASS O/H GATE
- Aluminum Gray
 - 13 ACCENT METAL PANELS
- Brass
 - 14 HEAVY TIMBER FRAME & SOFFIT
- Natural Stain
 - 15 PREFINISHED METAL LOUVER
Refer to M&C
 - 16 PAINTED / APPLIED MURAL
 - 17 COMPOSITE METAL PANEL (Horizontally or
Vertically Angled) - White Colour
 - 18 TRANSLUCENT GLAZED PRIVACY SCREENS
- Aqua

*NOTE: Art & Murals shown are artist's conception only. Artwork to be designed on appropriate material backing and pending confirmation of neighboring property future development.

Rev.	Date	Description	Issued For
2	24.02.15		DP REVISIONS
1	23.10.13		DP REVISIONS
	23.06.19		Issued For DP / DWP

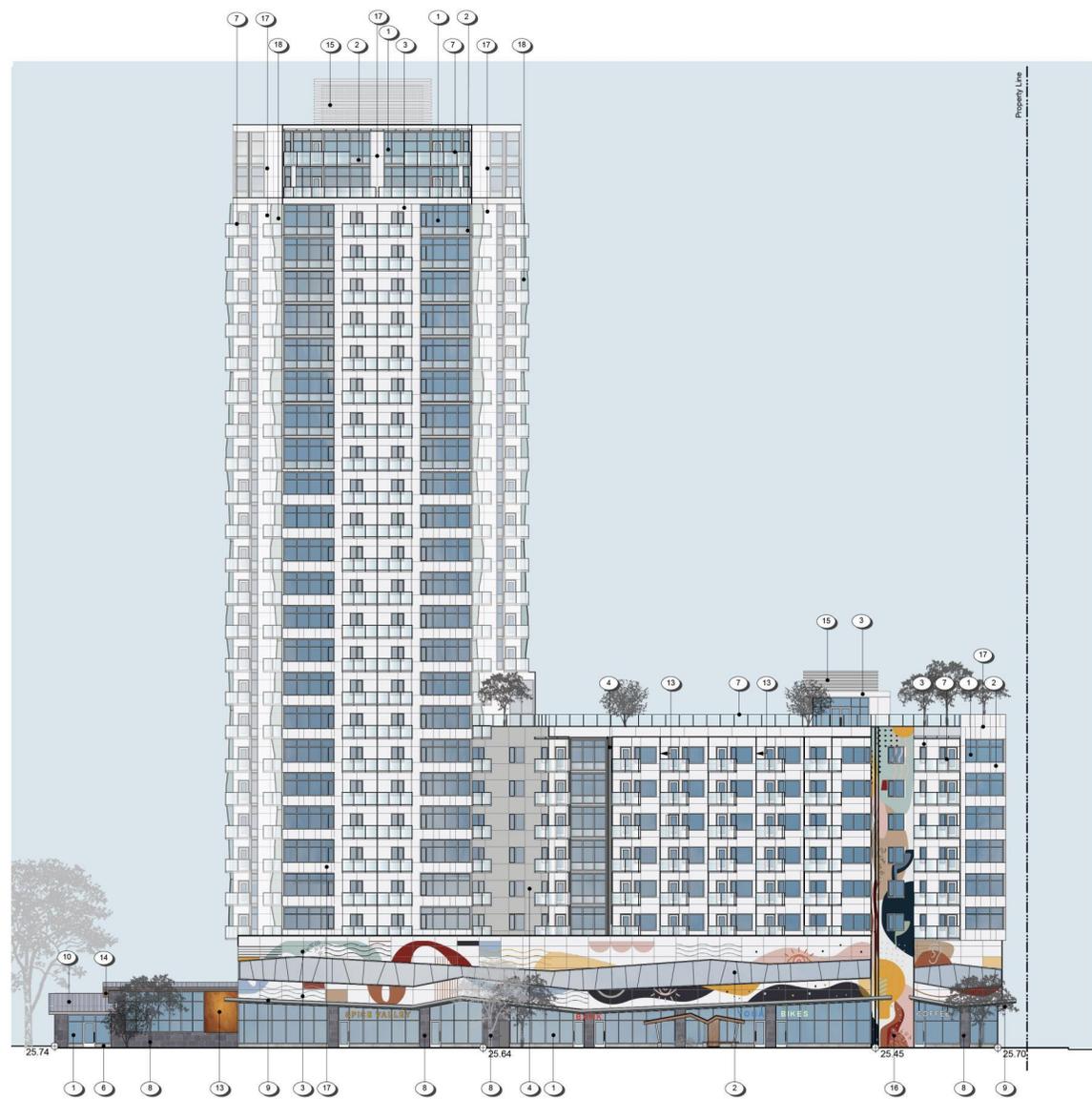
Rev.	Date	Description	Issued For
01	23.10.13	Issued for	2139 Elevations, vwx
		Drawn by	PHB
		Checked by	
		Scale	1:200
		Author	2139

NOTE: All dimensions are shown in millimeters (M.M.).

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
S & E Elevations

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SOUTH ELEVATION Esquimalt Road

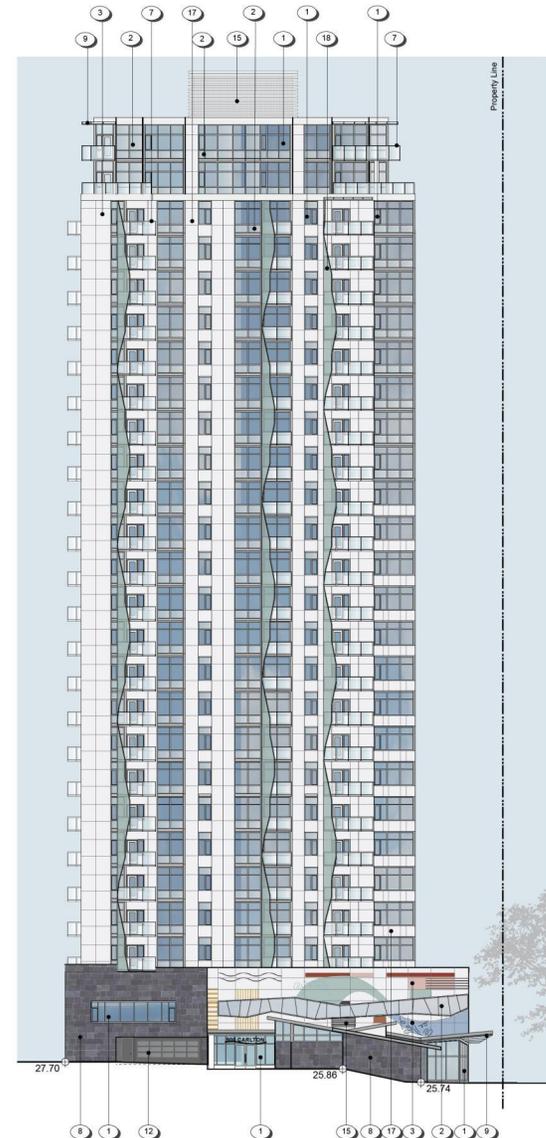


EAST ELEVATION Head Street





NORTH ELEVATION



WEST ELEVATION Carlton Terrace

- MATERIALS SCHEDULE**
- 1 PREFINISHED ALUMINUM WINDOW WALL SYSTEM W/ LOW E CLEAR VISION GLASS
 - 2 OPAQUE INSULATED SPANDREL PANEL
 - 3 COMPOSITE METAL PANEL - White OR Applied Colour Design
 - 4 COMPOSITE METAL PANEL - Dark Gray
 - 5 PAINTED CONCRETE COLUMN - White
 - 6 PAINTED CONCRETE/CONCRETE BLOCK - Dark Gray
 - 7 TEMPERED CLEAR GLASS BALCONY GUARD WITH PREFINISHED ALUMINUM FRAME - Aluminum Gray
 - 8 STONE VENEER - Charcoal
 - 9 PREFINISHED METAL CANOPY - Aluminum Gray & Translucent Glass
 - 10 STANDING SEAM METAL ROOFING - Galvalume
 - 11 PREFINISHED METAL GRILLES & LOUVRES - Aluminum Gray
 - 12 PREFINISHED METAL & GLASS O/H GATE - Aluminum Gray
 - 13 ACCENT METAL PANELS - Brass
 - 14 HEAVY TIMBER FRAME & SOFFIT - Natural Stain
 - 15 PREFINISHED METAL LOUVER - Refer to MECA
 - 16 PAINTED / APPLIED MURAL
 - 17 COMPOSITE METAL PANEL (Horizontally or Vertically Angled) - White Colour
 - 18 TRANSLUCENT GLAZED PRIVACY SCREENS - Aqua

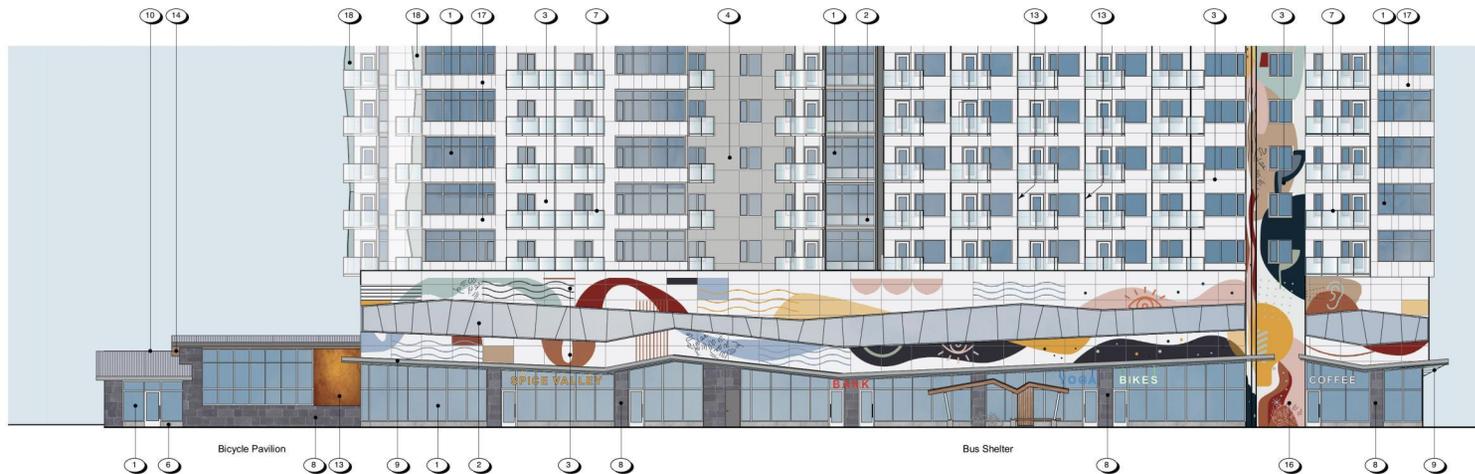
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Rev.	Date	Description
2	24-02-15	DP REVISIONS
1	23-10-13	DP REVISIONS
	23-06-19	Issued For DP / DWP

Rev.	Date	Description
001	23-10-13	Issued for 2139 Elevations, vwx
		Prepared by: PPH
		Checked by: LGF
		Drawn by: P200
		Scale: 1:200
		Sheet: 2139

NOTE: All dimensions are shown in millimeters (M.M.).

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
N & W Elevations

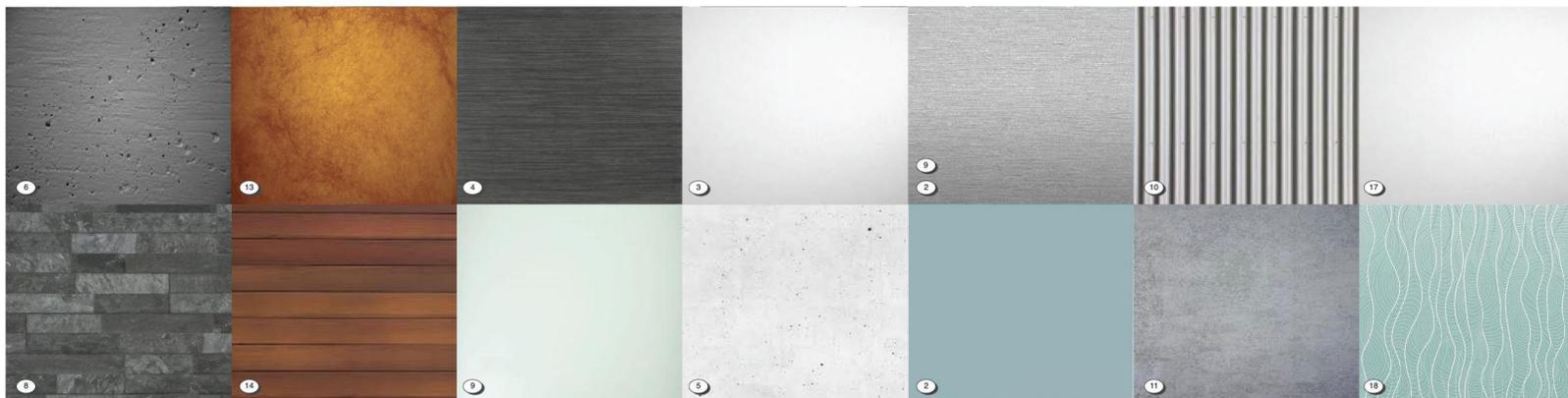


Partial South Elevation at Esquimalt Road
scale 1:150

MATERIALS SCHEDULE

- 1 PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
- W/ LOW E CLEAR VISION GLASS
- 2 OPAQUE INSULATED SPANDREL PANEL
- 3 COMPOSITE METAL PANEL
- White OR Applied Colour Design
- 4 COMPOSITE METAL PANEL
- Dark Gray
- 5 PAINTED CONCRETE COLUMN
- White
- 6 PAINTED CONCRETE/CONCRETE BLOCK
- Dark Gray
- 7 TEMPERED CLEAR GLASS BALCONY GUARD WITH
- PREFINISHED ALUMINUM FRAME - Aluminum Gray
- 8 STONE VENEER - Charcoal
- 9 PREFINISHED METAL CANOPY
- Aluminum Gray & Translucent Glass
- 10 STANDING SEAM METAL ROOFING
- Galvalum
- 11 PREFINISHED METAL GRILLES & LOUVRES
- Aluminum Gray
- 12 PREFINISHED METAL & GLASS O/H GATE
- Aluminum Gray
- 13 ACCENT METAL PANELS
- Steel
- 14 HEAVY TIMBER FRAME & SOFFIT
- Natural Stain
- 15 PREFINISHED METAL LOUVER
- Refer to MECA
- 16 PAINTED / APPLIED MURAL
- 17 COMPOSITE METAL PANEL (horizontally or
- Vertically Angled) - White Colour
- 18 TRANSLUCENT GLAZED PRIVACY SCREENS
- Aqua

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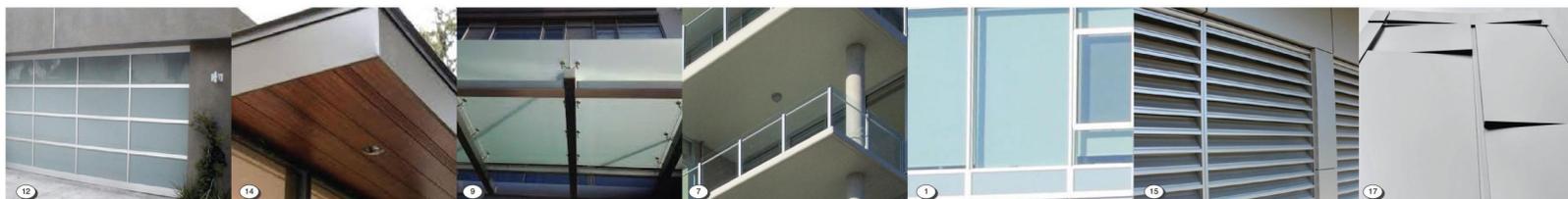


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1	23-10-13	DP REVISIONS
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Rev.	Date	Description
per date	23-10-13	drawing No. 2139 Elevations.vwx
drawn by	PHH	checked by LGP
date	7/200	project number 2139

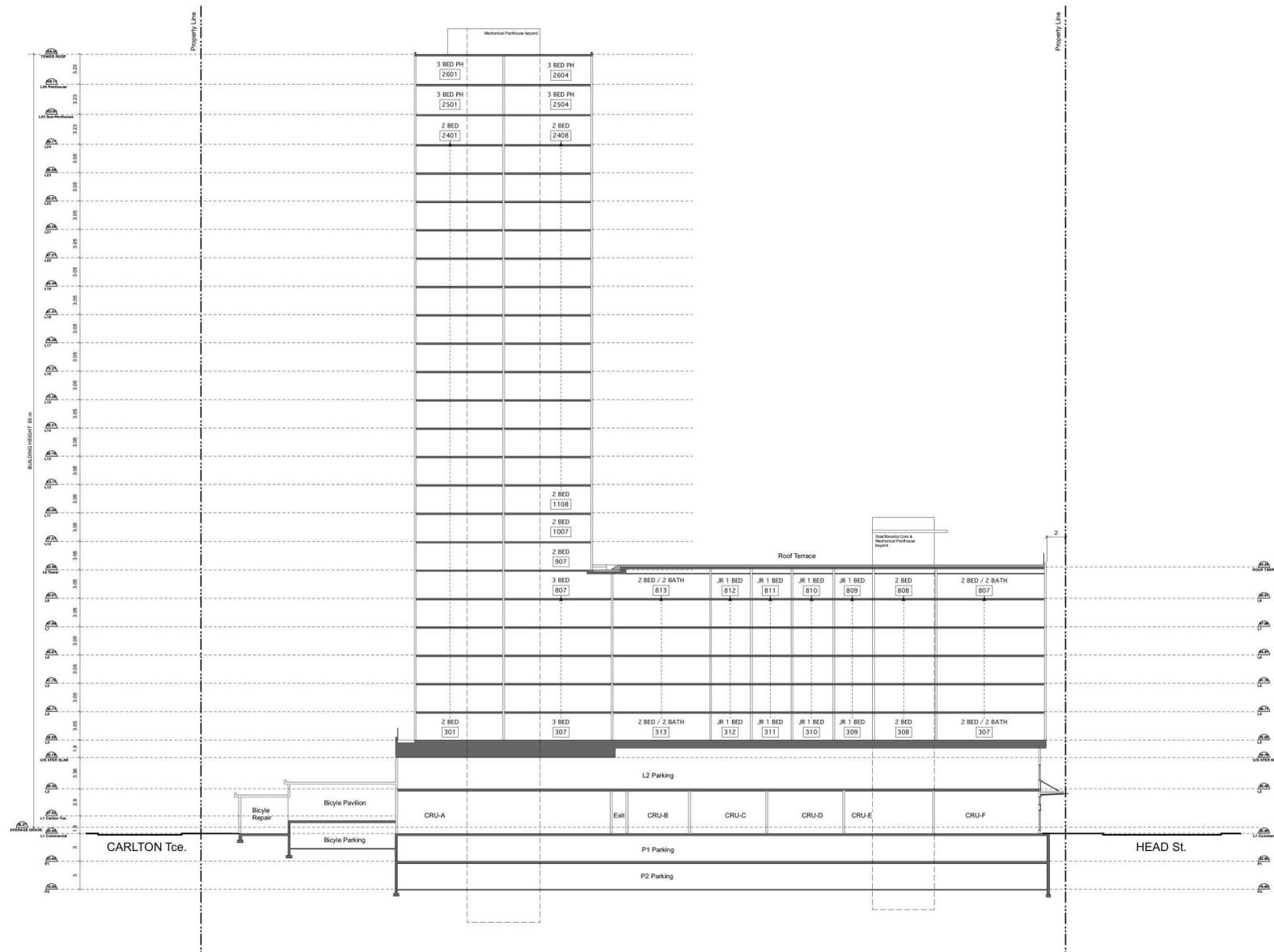
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Carlton Terrace
900 Carlton Terrace
Esquimalt BC
Colours & Materials



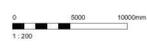
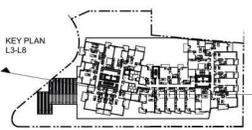
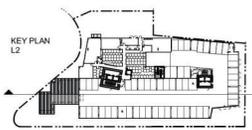
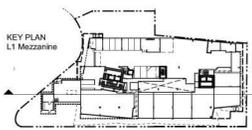
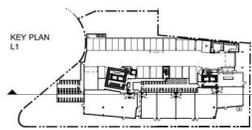
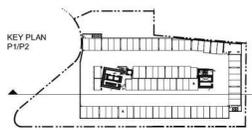
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2	23-10-13	DP REVISIONS			2139
3	23-06-19	ISSUED FOR DP/VP			2139
4	23-10-13	LOG			2139
5	1-20	project number			2139

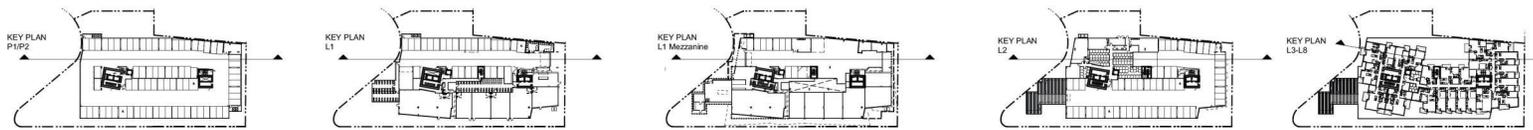
Carlton Terrace
900 Carlton Terrace
Esquimalt BC
Building Section
thru Commercial



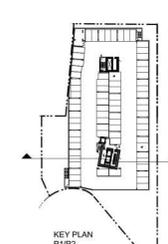
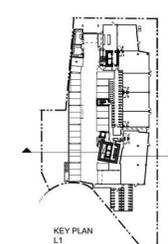
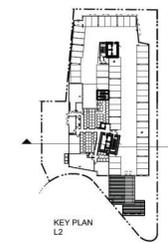
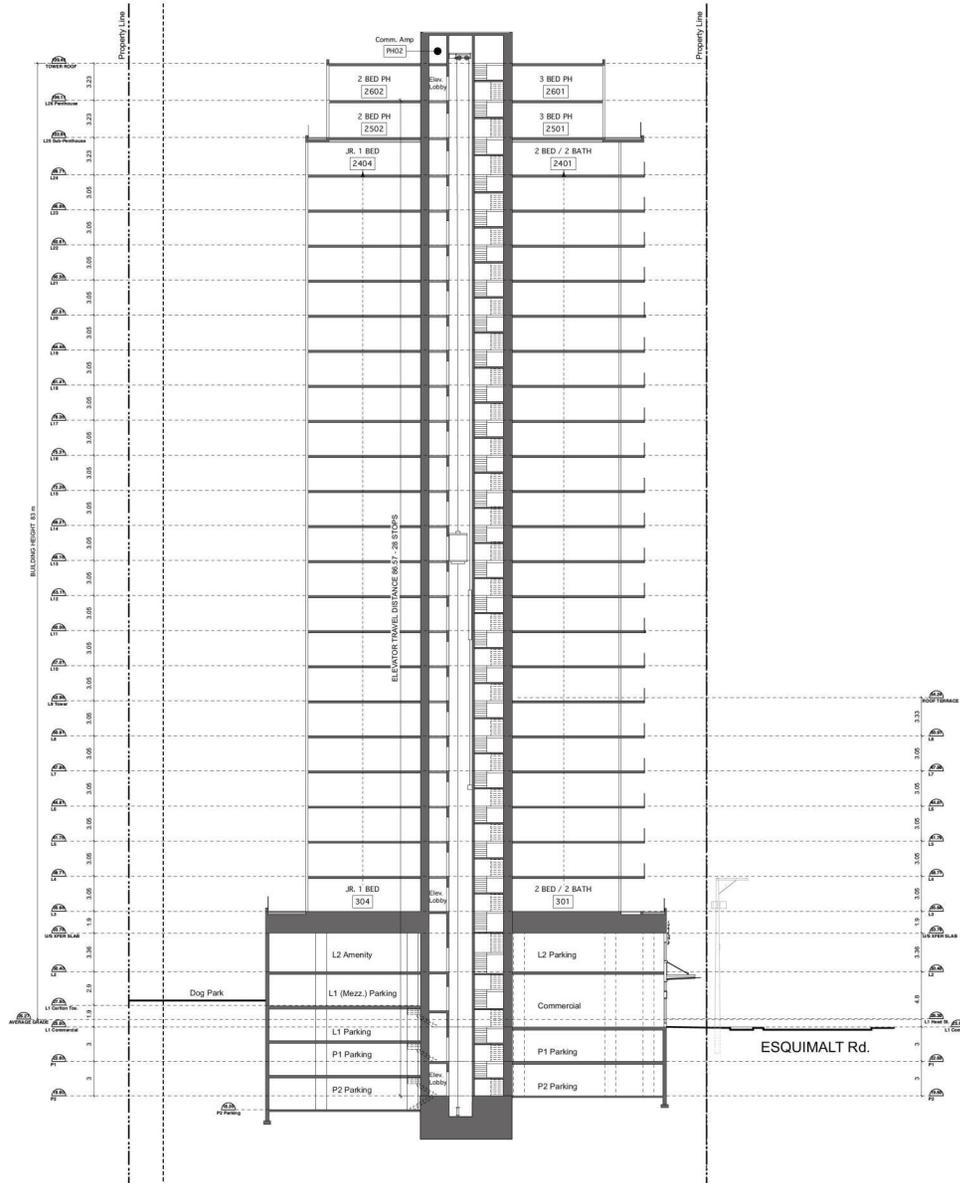
dHka A401



Carlton Terrace
900 Carlton Terrace
Esquimalt BC
Building Section
thru Parkade Entry



dHka A402

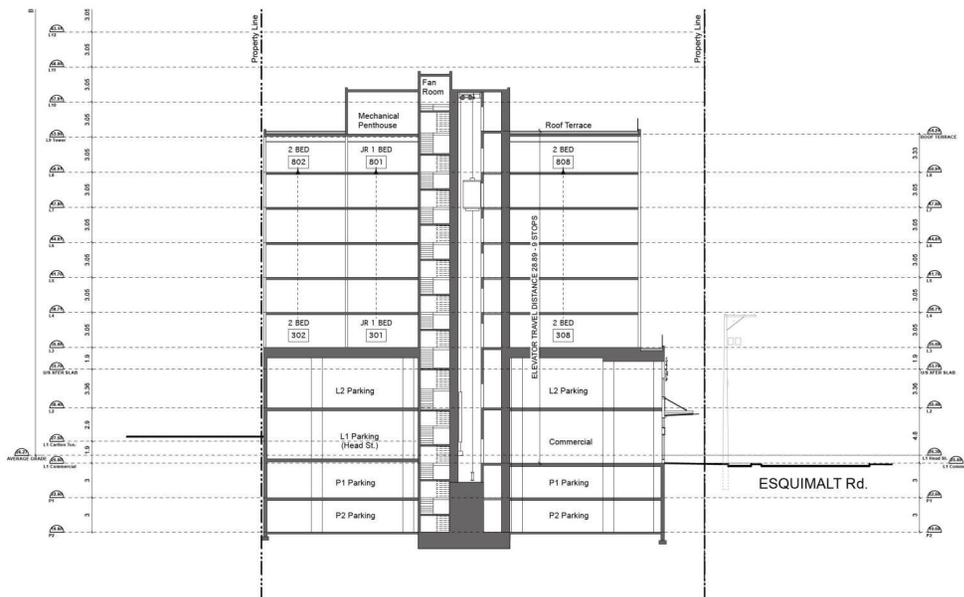


Rev.	Date	Description	Drawn by	Checked by	2139 Sections.vsw
2	24-02-15	DP REVISIONS			
1	23-10-13	DP REVISIONS			
	23-06-19	ISSUED FOR DP/VP			

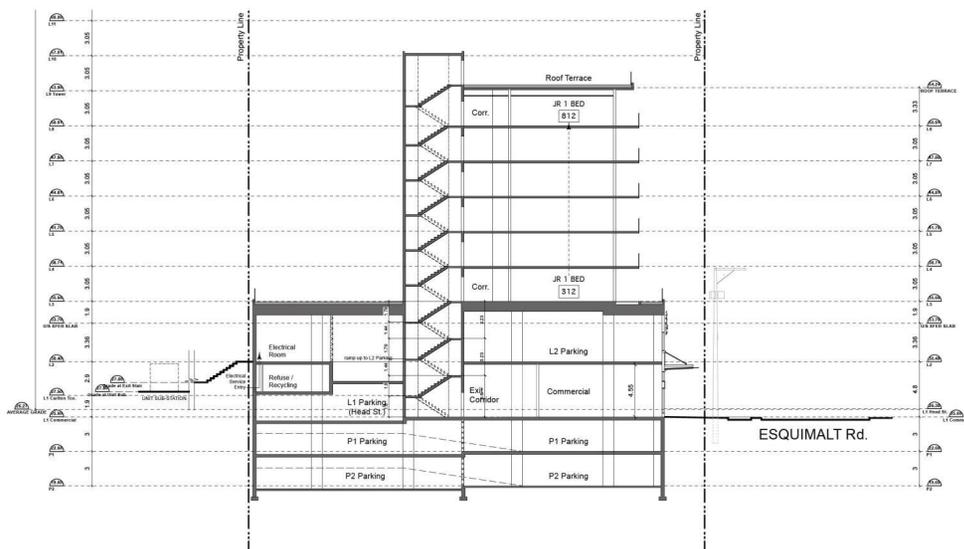
Carlton Terrace
900 Carlton Terrace
Esquimalt BC
Building Section
thru Tower Core

dHkA **A403**

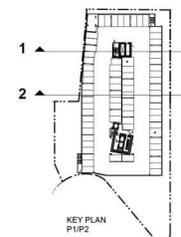
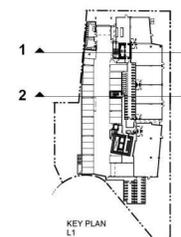
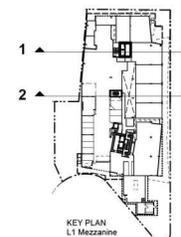
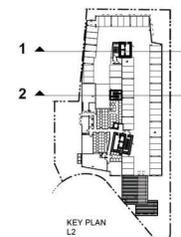
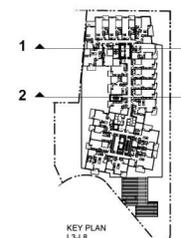




1/A404 Building Section Through Elevator Core
1:200



2/A404 Building Section Through Secondary Exit Stair
1:200



Rev.	Date	Description	Drawn by	Checked by	2139 Sections.vaux
2	24.02.15	DP REVISIONS			
1	23-10-13	DP REVISIONS			
	23.06.19	ISSUED FOR DP/EVP			
Rev.	Date	Description	Drawn by	Checked by	2139 Sections.vaux
0	23.06.19	LOF	LSG	LSG	PDFH
Scale	1:200	Project number			2139

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
Building Section
thru Mid-rise Core

dKa A404

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SUMMER SOLSTICE



8:00 AM



12:00 PM



4:00 PM

EQUINOX



8:00 AM



12:00 PM



4:00 PM

WINTER SOLSTICE



9:00 AM



12:00 PM



3:00 PM

2	24.02.15	DP REVISIONS
1	23.10.13	DP REVISIONS
	23.06.19	ISSUED FOR DP/DPV
Rev.	Date	Description
pre sub	23.06.19	Issued by 2139 Project Data
issue by	PHB	checked by LGF
date	1/200	sheet number 2139

NOTE: All dimensions are shown in millimeters U.N.C.D.

Carlton Terrace
 900 Carlton Terrace
 Esquimalt BC
 Shadow Studies