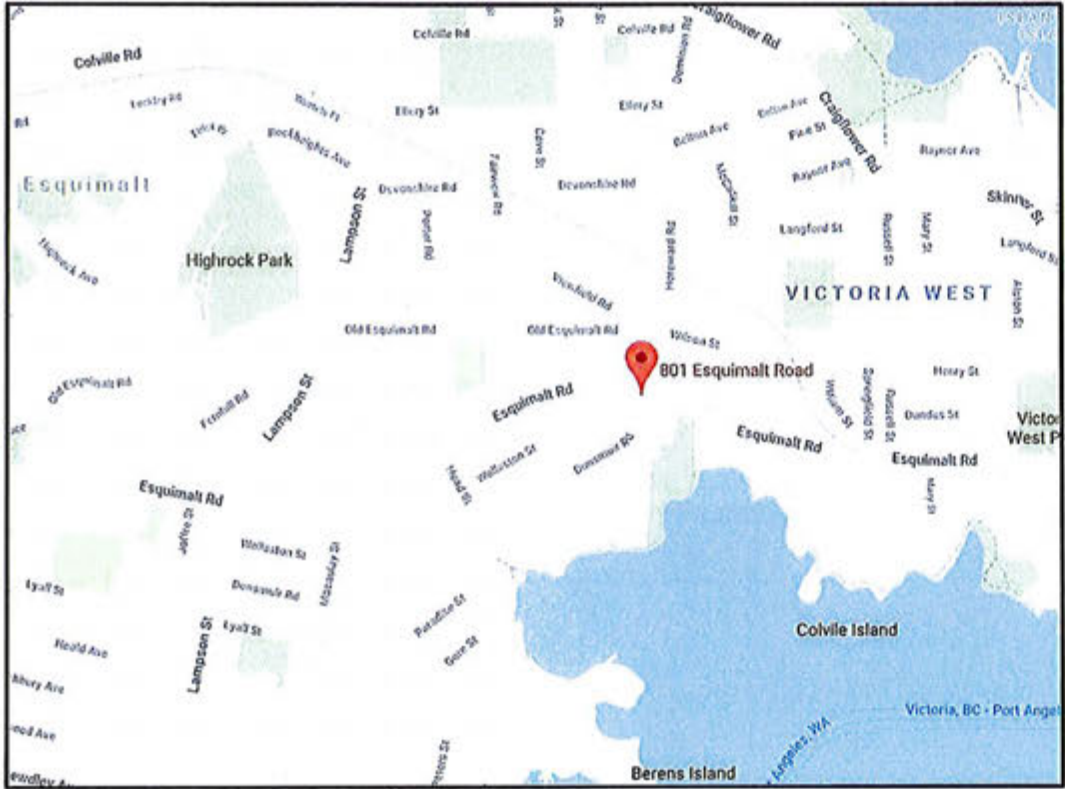


801 Esquimalt Road, Esquimalt BC - Tenant Improvement



Site Statistics

2079.17 sq.m. (22,380 sq.ft.) Site Area
520.72 sq.m. (5,605 sq.ft.) Landscape Area
630.16 sq.m (6,783 sq. ft.) Site Coverage

Existing Parking Stalls	36	Proposed Total	37
Standard Stalls	33	Standard Stalls	24
Visitors	3	Small Car Stalls	8
		Accessible Stalls	1
		Visitor Stalls	4
Existing Suite Total	31	Proposed Suite Total	32
1 Bedroom Suites	18	1 Bedroom Suites	18
2 Bedroom Suites	7	2 Bedroom Suites	7
Bachelor Suites	6	Bachelor Suites	7

CAPREIT Property Management
215 Gorge Rd East, Suite #201, Victoria, BC V9A 1L1

Scope of Work

Work consisting of:

- Proposed Vestibule:
 - Construction of a Vestibule between Exit Lobby and Entry Door to Unit 101. Vestibule walls to have a 1 hr. F.R.R. and 45 min. F.R.R. door c/w closer.
 - Installation of closer to existing Unit 101 entry door.
 - Installation of ceiling light in vestibule.
 - Relocation of security camera at corner above Unit 101 entry door to outside of proposed vestibule.
 - Relocation of existing lobby ceiling light and baseboard heater as required.
- Conversion of existing Hobby Room into Proposed Bachelor Suite:
 - Bathroom**
Removal of existing sink and toilet. Replace with new vanity & back splash, sink, toilet, bathtub and tub surround tile.
 - Kitchen**
Removal of existing hobby sink. Replace with new kitchen counter & back splash, cabinets, sink and wall tile at wall adjacent to stove. Install additional electrical outlets for countertop, fridge and stove.
 - Living / Sleeping Area**
Construction of two closets and screen wall between closets and living area.
- Proposed Additional Parking Stalls:
 - Standardize Parking Dimensions; Standard Stall 5.5m x 2.6m, Small Car Stall 4.5m x 2.6m
 - Conversion of existing parking stalls to an Accessible Parking Stall.
 - Addition of 1 Visitor Parking Stall.

Drawing List

- A-001 Cover Sheet
- A-100 Site Plan
- A-101A Parking Plan - Existing
- A-101 First Floor Plan - Existing
- A-102 Second, Third and Fourth Floor Plans - Existing
- A-103 First Floor - Fire Safety Plan
- A-104A Parking Plan - Proposed
- A-104 First Floor Plan - Proposed
- A-105 Proposed Bachelor Suite, Vestibule and Door Schedule
- A-106 Unit 102 - Proposed Bachelor Suite Interior Elevations
- A-107 Lobby - Proposed Interior Elevations
- A-201 North Elevation - Existing
- A-202 South Elevation - Existing
- A-203 West Elevation - Existing
- A-204 East Elevation - Existing
- A-205 Existing Sections and Existing & Proposed Wall Assemblies



Project Architect: Jag Singh



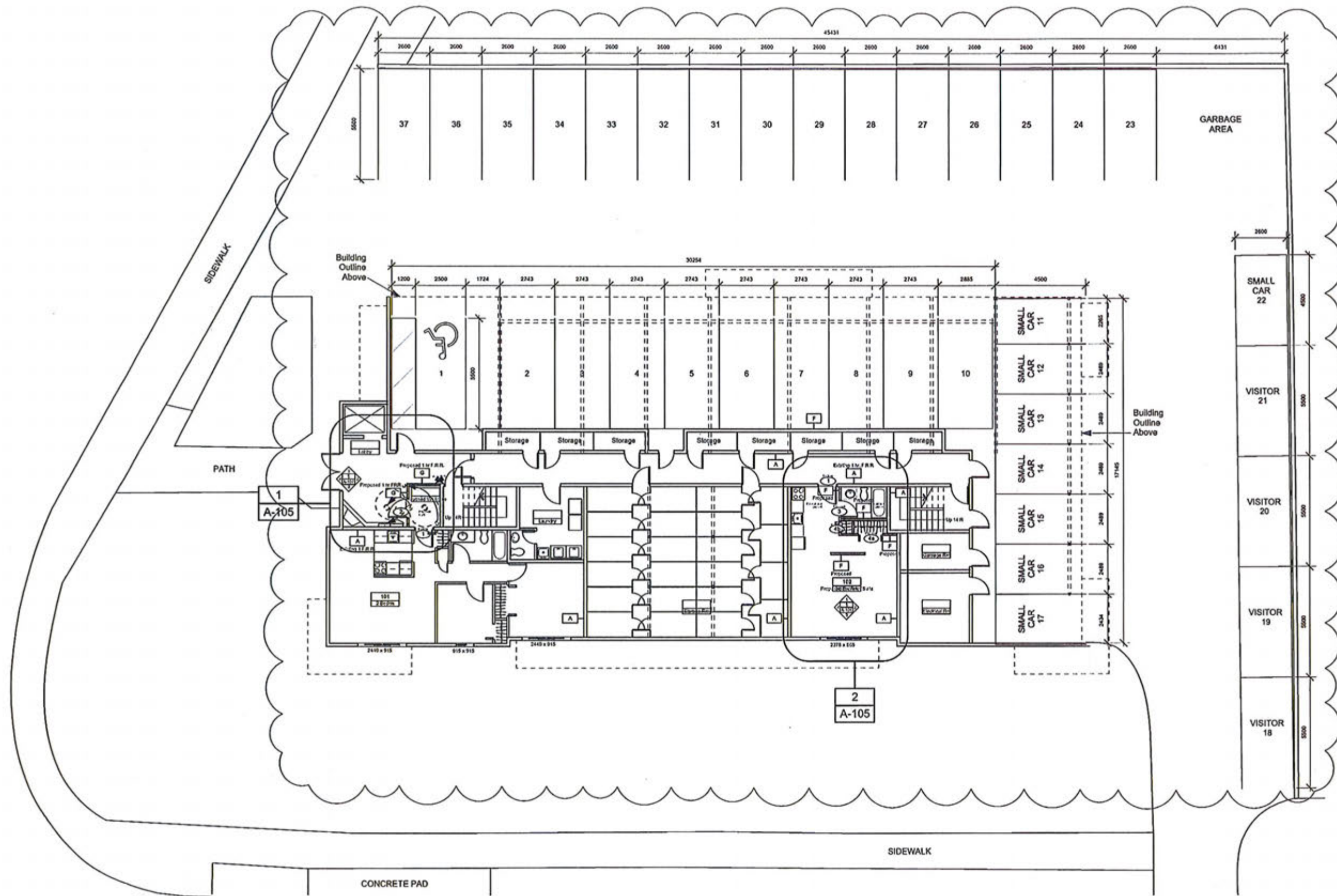
Project
801 Esquimalt Road
Esquimalt, BC

Sheet Title
Cover Sheet
Reference

Project Number
17032
Rev Date
Issued for BP 2018.01.08
Issued for DVP 2018.01.25
Revision
Reissued for DVP 2018.03.26

A-001

NSDA
ARCHITECTS
201-134 Abbott St
Vancouver BC
Canada V6B 2K4
T 604.669.1926
F 604.683.2241



Design Rationale

Site plan parking layouts modified to match current dimensional standards and required off-street parking allocations.

Net result: 1 Additional Standard Stall
36 Total Standard Stalls
Add 1 Accessible Stall

Total Stalls: 37 Stalls



Project
801 Esquimalt Road
Esquimalt, BC

Sheet Title

Parking Plan - Proposed

Reference

Project Number
Scale
1:200

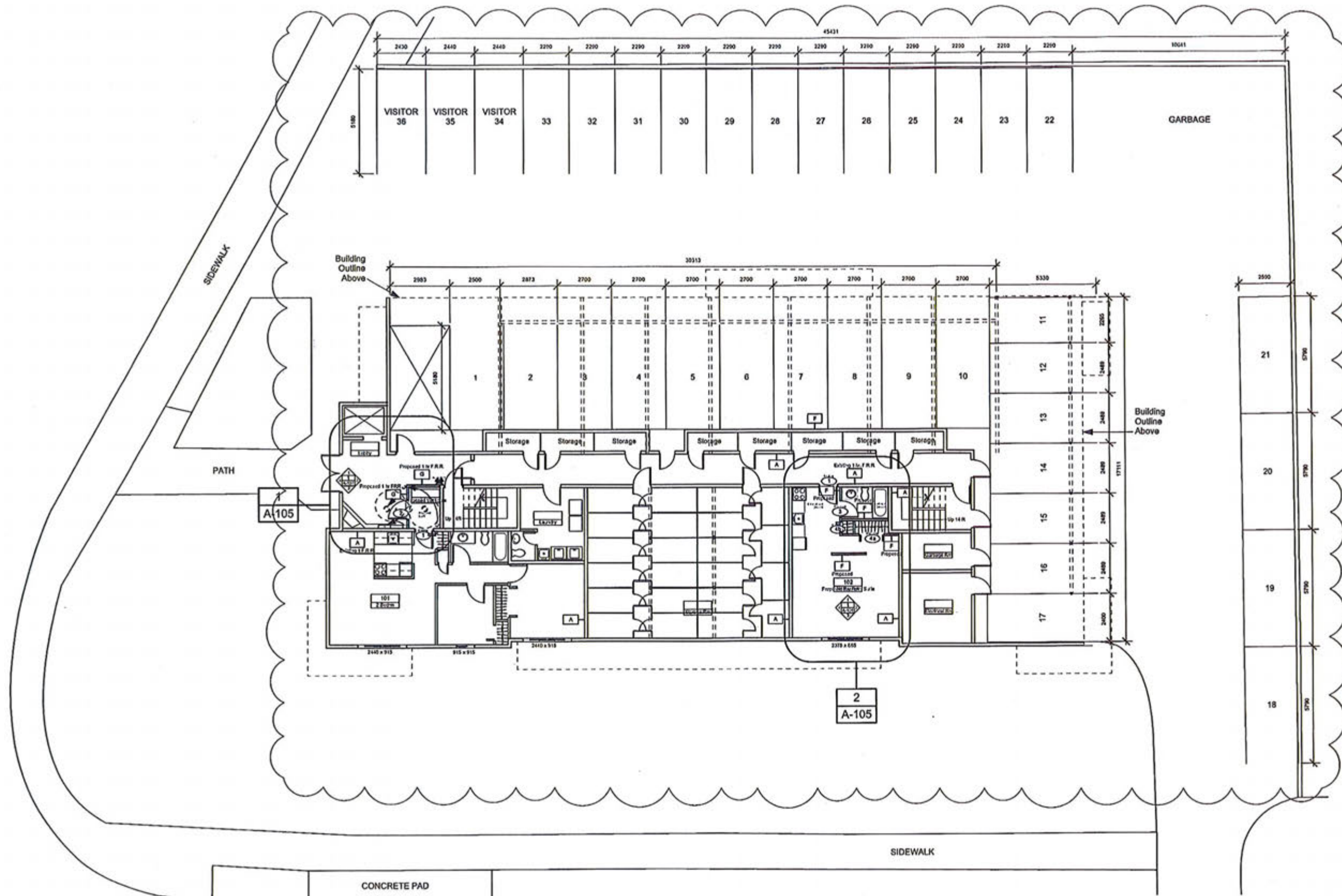
Rev Date
Issue Date
2018.01.08
Issued for BP
2018.01.25
Issued for DVP
2018.03.26
Reissued for DVP

NSDA
ARCHITECTS

201-134 Abbott St
Vancouver BC
Canada V6B 2K4

Sheet
A-104A

T 604.669.1926
F 604.683.2241



Parking

Standard Parking: 33 Stalls
 Small Parking: 0 Stalls
 Accessible Parking: 0 Stall
 Visitors Parking: 3 Stalls

Total Count: 36 Stalls



Project
 801 Esquimalt Road
 Esquimalt, BC

Sheet Title

Parking Plan - Existing

Reference

Project Number
 Scale
 1:200
 Rev Date
 Issue Date
 Issued for BP 2018.01.08
 Issued for DVP 2018.01.25
 Revision
 Relissued for DVP 2018.03.26

Sheet
A-101A

NSDA
ARCHITECTS
 201-134 Abbott St
 Vancouver BC
 Canada V6B 2K4
 T 604.669.1926
 F 604.683.2241



CAPREIT

543 GRANVILLE STREET, VANCOUVER, BC, V6C 1X8
TEL: 604.632.9991

Karen Hay, Planner

Township of Esquimalt | Development Services
1229 Esquimalt Road
Esquimalt, BC, V9A 3P1

March 23rd, 2018



RE: PARKING VARIANCE – 801 ESQUIMALT ROAD (DUNSMUIR ROYALE)

Please accept this correspondence as confirmation that of the 36 existing parking stalls, only 20, or 56%, are currently under lease. We believe there to be more than ample space for the needs of the tenants who reside in the building.

SAMSON ROMBOUGH

Senior Operations Manager | CAPREIT