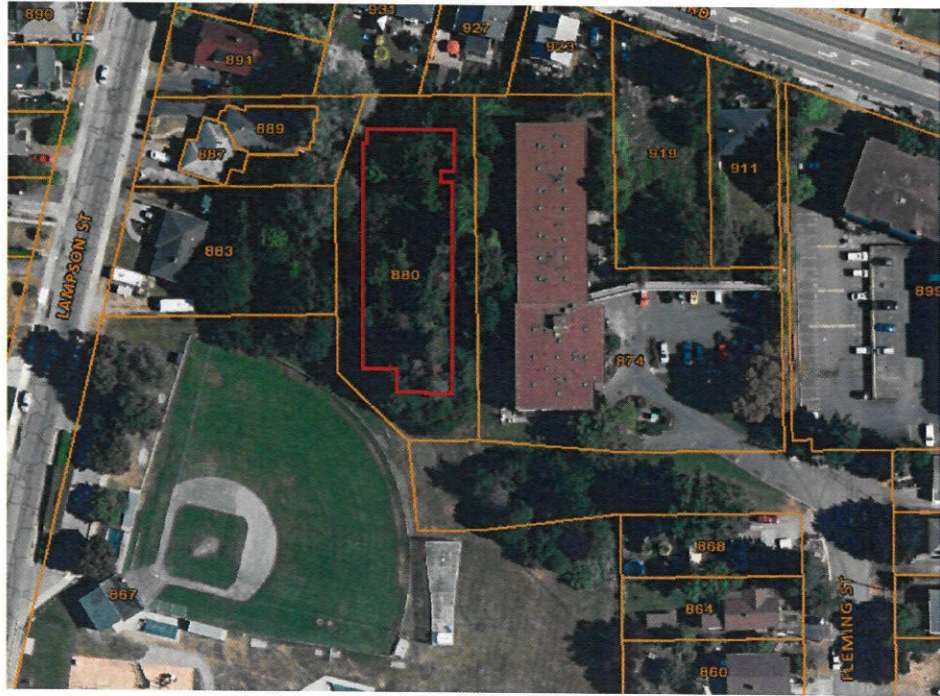




1 LOCATION PLAN
R-0 SCALE: N.T.S.

CONSULTANTS:

ARCHITECTURAL:
STELLER ARCHITECTURAL CONSULTING
210-4252 COMMERCE CIRCLE
VICTORIA, BC V8Z 4M2
250-294-8076
EDWARD WILLIAMS
eddie@stellerconsulting.com

LIST OF DRAWINGS:

ARCHITECTURAL:
R-0 LOCATION PLAN, LIST OF DRAWINGS
R-1 TOPOGRAPHIC SITE PLAN
R-2 SITE PLAN
R-3 PARKADE PLAN
R-4 MAIN FLOOR PLAN
R-5 SECOND FLOOR PLAN
R-6 THIRD FLOOR PLAN
R-7 FOURTH FLOOR PLAN
R-8 FIFTH FLOOR PLAN
R-9 ROOF PLAN
R-10 EAST EXTERIOR ELEVATION
R-11 WEST EXTERIOR ELEVATION
R-12 NORTH AND SOUTH EXTERIOR ELEVATIONS
R-13 BUILDING SECTIONS
R-14 BUILDING SECTION
R-15 BUILDING SECTION
R-16 BUILDING SECTION
R-17 BUILDING SECTION
R-18 MATERIALS AND FINISHES

LEGAL DESCRIPTION:
LOT 1, PLAN EPP78715,
SECTION 10, LAND DISTRICT 21
PID: 030-353-566



CIVIL:
CALID SERVICES LTD.
207-2750 QUADRA STREET
VICTORIA, BC V8T 4E8
250-388-6919
GARY CARROTHERS
engineer@calid.ca

LANDSCAPE:
BIOPHILIA DESIGN COLLECTIVE LTD.
1608 CAMOSUM AVENUE
VICTORIA, BC V8T 3E6
250-590-1156
BIANCA BODLEY
bianca@biophilialcollective.ca

SURVEYOR:
WEY MAYENBURG LAND SURVEYING INC.
#4-2227 JAMES WHITE BOULEVARD
SIDNEY, BC V8L 1Z5
250-656-5155
BRENT MAYENBURG
brent@weysurveys.com

CIVIL:

768-01 SITE SERVICING PLAN & DETAILS

LANDSCAPE:

L1 LANDSCAPE SITE PLAN
L2 PLANTING PLAN
L3 PLANTING PLAN
L4 ROOFTOP AND GREEN ROOF PLAN

SURVEY:

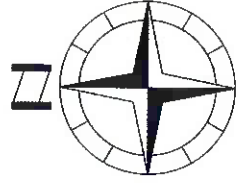
BCLS TOPOGRAPHIC SITE PLAN



REZONING APPLICATION FOR 880 FLEMING STREET

PROJECT: FLEMING APARTMENTS	
PROJECT ADDRESS: 880 FLEMING STREET ESQUIMALT, BC	
CLIENT: METHOD BUILT	
steller ARCHITECTURAL CONSULTING 210-4252 Commerce Circle Victoria, BC V8Z 4M2 250-294-8076	
ISSUED FOR: REZONING APPLICATION	DATE: APRIL 23, 2021
REVISION NO.:	DATE:
SAC PROJECT NO.: FLE - 880 - 20	
DRAWN BY: FWM	
DATE: APRIL, 2021	
SCALE: N.T.S.	
DRAWING TITLE: LOCATION PLAN, LIST OF DRAWINGS	
DRAWING NUMBER: R-0	

Topographic Site Plan Of:
Lot 1, Section 10,
Esquimalt District, Plan EPP78715,
P.I.D. 030-353-556



Scale = 1:300

Dated this 1st day of December, 2020.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from CCM 6440173.

This site plan is for building and design purposes and is for the exclusive use of our client.

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.

Lot 1
Plan VP86657

Lot C
Plan 1027

Strata
Plan V5519

Lot 1
Plan 7500

Plan EPP78715

Lot B
Plan VP25267

Lot 1
Plan 29037

Lot 1
Plan VP38082

Lot 2

1251

Lot 3

Lot 4

Plan

Manhole
Lid EL: 8.11
IC in MH EL: 7.85

Sanitary Manhole
Lid EL: 7.00

Sanitary Manhole
Lid EL: 5.14

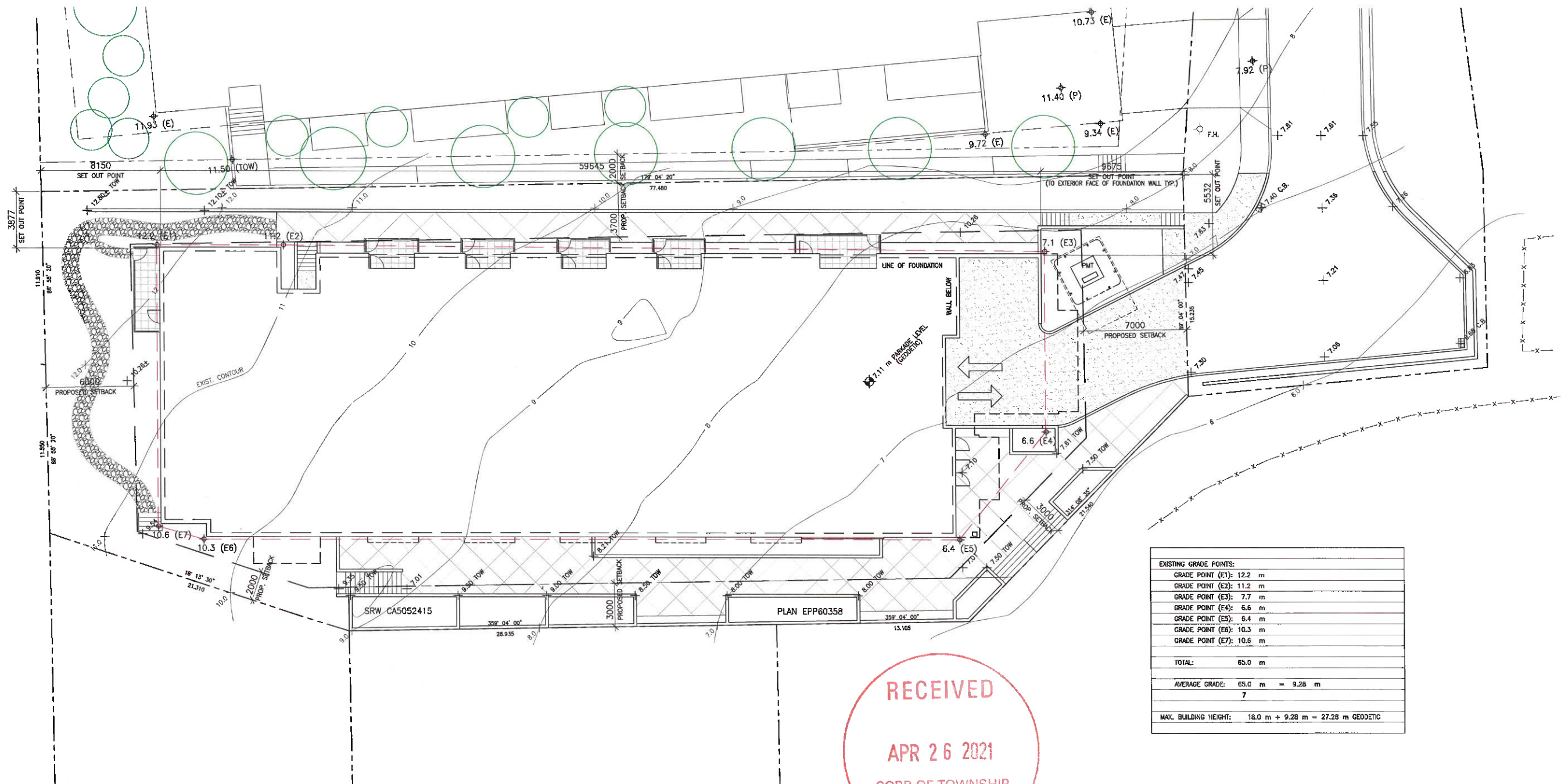
Drainage Manhole
Lid EL: 5.10

The subject property is affected by
the following registered document:
CA5052415.

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 200364\ST\GH

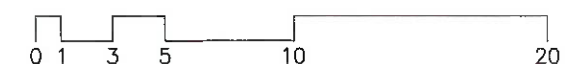


PROJECT:	
FLEMING APARTMENTS	
PROJECT ADDRESS:	
880 FLEMING STREET ESQUIMALT, BC	
CLIENT:	
METHOD BUILT	
stella ARCHITECTURAL CONSULTING	
210-4552 Conference Circle Victoria, BC V8E 6M2 250-274-8076	
ISSUED FOR:	DATE:
REZONING APPLICATION	APRIL 23, 2021
REVISION NO:	DATE:
SAC PROJECT NO:	
FLE - 880 - 20	
DRAWN BY:	FWM
DATE:	APRIL, 2021
SCALE:	N.T.S.
DRAWING TITLE:	TOPOGRAPHIC SITE PLAN
DRAWING NUMBER:	R-1



1 SITE PLAN
R-2 SCALE: 1:150

RECEIVED
APR 26 2021
CORP OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



PROJECT:
**FLEMING
APARTMENTS**

PROJECT ADDRESS:
**880 FLEMING STREET
ESQUIMALT, BC**

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL
CONSULTING
210-4353 Columbia Circle
Vancouver, BC V6Z 4A4
604.281.8976

ISSUED FOR:
REZONING
APPLICATION

DATE:
APRIL 23, 2021

REVISION NO.: DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

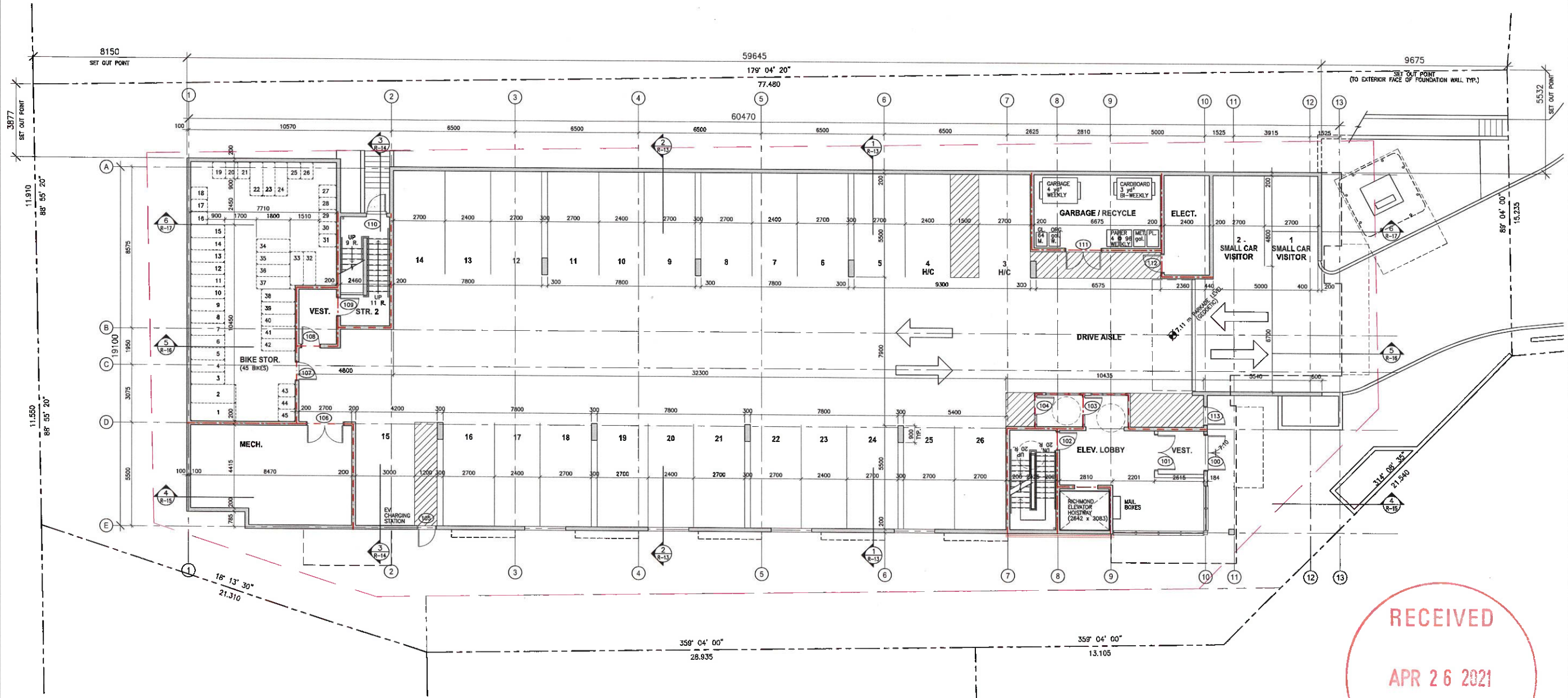
DATE:
APRIL, 2021

SCALE:
1:150

DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:

R-2



PROJECT:
**FLEMING
APARTMENTS**

PROJECT ADDRESS:
**880 FLEMING STREET
ESQUIMALT, BC**

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL
CONSULTING
210-4282 Gwynne Circle
Victoria, BC V8E 4M2
250-294-8078

ISSUED FOR:
REZONING
APPLICATION

DATE:
APRIL 23, 2021

REVISION NO.:
DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

DATE:
APRIL, 2021

SCALE:
1:100

DRAWING TITLE:
PARKADE FLOOR PLAN

DRAWING NUMBER:

R-3

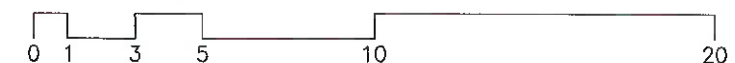


UNIT TYPES:			
UNIT A1 1 BED + DEN	INTERIOR:	51.1 m ²	UNIT B2 2 BED + DEN
	DECK:	5.0 m ²	INTERIOR: 87.9 m ²
	TOTAL:	56.1 m ²	DECK: 8.7 m ²
UNIT A2 1 BED + DEN	INTERIOR:	53.6 m ²	TOTAL: 96.6 m ²
	DECK:	4.8 m ²	UNIT B3 2 BED + DEN
	TOTAL:	58.4 m ²	INTERIOR: 96.0 m ²
UNIT B1 2 BED + DEN	INTERIOR:	84.5 m ²	DECK: 8.1 m ²
	DECK:	7.1 m ²	TOTAL: 104.1 m ²
	TOTAL:	91.6 m ²	UNIT C1 3 BED + DEN
			INTERIOR: 122.9 m ²
			DECK: 9.7 m ²
			TOTAL: 132.6 m ²

BUILDING SUMMARY:			
SITE AREA:	0.217 ha	2171 m ²	LOT COVERAGE: $\frac{1189 \text{ m}^2}{2171 \text{ m}^2} = 55\%$
NUMBER OF UNITS:	RENTAL:	42	FLOOR AREA RATIO: $\frac{3450 \text{ m}^2}{2171 \text{ m}^2} = 1.59$
	STRATA:	3	
	TOTAL:	45	
PARKING SPACES:	H/C:	2	BICYCLE STORAGE: TOTAL: 45
	VISITOR:	2	
	TOTAL:	25	
			FAR: PARKADE: 57.5 m ²
			MAIN FLOOR: 912.7 m ²
			SECOND FLOOR: 912.7 m ²
			THIRD FLOOR: 912.7 m ²
			FOURTH FLOOR: 401.7 m ²
			FIFTH FLOOR: 253.1 m ²
			TOTAL: 3450.4 m ²



1 MAIN FLOOR PLAN
R-4 SCALE: 1:100



PROJECT:
**FLEMING
APARTMENTS**

PROJECT ADDRESS:
**880 FLEMING STREET
ESQUIMALT, BC**

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL
CONSULTING
210-4252 Commerce Circle
Victoria, BC, V8E 4M2
250-234-9076

ISSUED FOR:
REZONING
APPLICATION

DATE:
APRIL 23, 2021

REVISION NO.:
DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

DATE:
APRIL, 2021

SCALE:
1:100

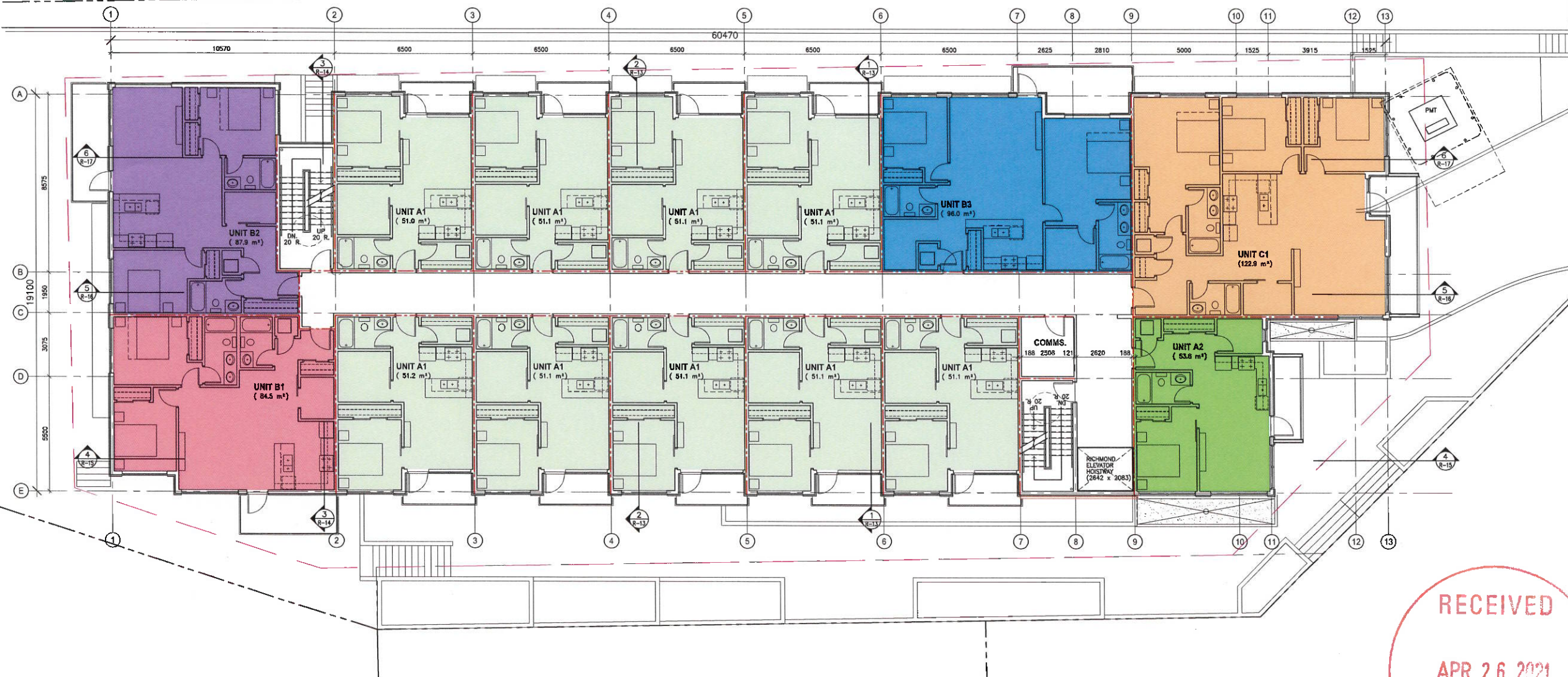
DRAWING TITLE:
MAIN FLOOR PLAN

DRAWING NUMBER:

R-4



UNIT TYPES:							
UNIT A1 1 BED + DEN		INTERIOR:	51.1 m ²	UNIT B2 2 BED + DEN		INTERIOR:	87.9 m ²
		DECK:	4.4 m ²			DECK:	8.7 m ²
		TOTAL:	55.5 m ²			TOTAL:	96.6 m ²
UNIT A2 1 BED + DEN		INTERIOR:	53.6 m ²	UNIT B3 2 BED + DEN		INTERIOR:	96.0 m ²
		DECK:	4.8 m ²			DECK:	8.1 m ²
		TOTAL:	58.4 m ²			TOTAL:	104.1 m ²
UNIT B1 2 BED + DEN		INTERIOR:	84.5 m ²	UNIT C1 3 BED + DEN		INTERIOR:	122.9 m ²
		DECK:	7.1 m ²			DECK:	9.7 m ²
		TOTAL:	91.6 m ²			TOTAL:	132.6 m ²



1 SECOND FLOOR PLAN
R-5 SCALE: 1:100



PROJECT:
**FLEMING
APARTMENTS**

PROJECT ADDRESS:
**880 FLEMING STREET
ESQUIMALT, BC**

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL
CONSULTING
210-4452 Commerce Circle
Victoria, BC V8S 4M6
250-234-8078

ISSUED FOR:
REZONING
APPLICATION

DATE:
APRIL 23, 2021

REVISION NO.:
DATE:

SAC PROJECT NO.:
FILE - 880 - 20

DRAWN BY:
FWM

DATE:
APRIL, 2021

SCALE:
1:100

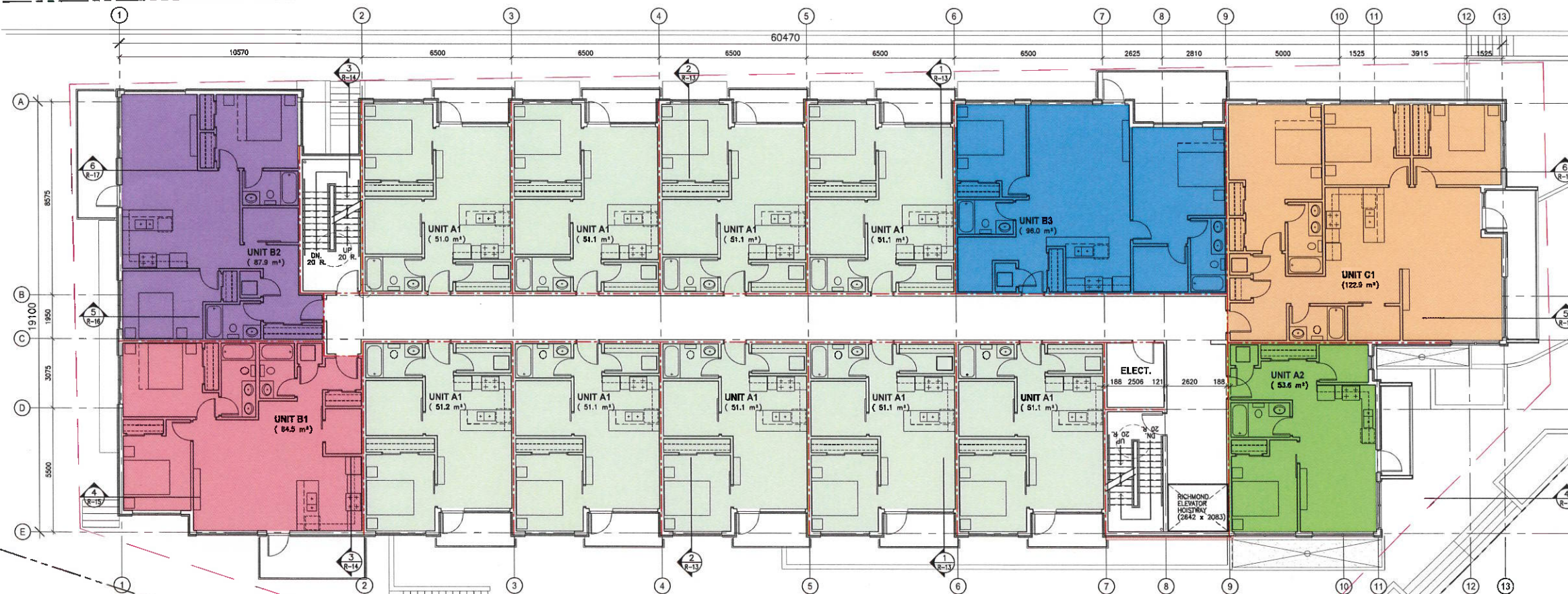
DRAWING TITLE:
SECOND FLOOR PLAN

DRAWING NUMBER:

R-5



UNIT TYPES:			
UNIT A1 1 BED + DEN	INTERIOR:	51.1 m ²	UNIT B2 2 BED + DEN
	DECK:	5.0 m ²	
	TOTAL:	56.1 m ²	
UNIT A2 1 BED + DEN	INTERIOR:	53.6 m ²	UNIT B3 2 BED + DEN
	DECK:	4.8 m ²	
	TOTAL:	58.4 m ²	
UNIT B1 2 BED + DEN	INTERIOR:	84.5 m ²	UNIT C1 3 BED + DEN
	DECK:	7.1 m ²	
	TOTAL:	91.6 m ²	
			INTERIOR: 87.9 m ²
			DECK: 8.7 m ²
			TOTAL: 96.6 m ²
			INTERIOR: 96.0 m ²
			DECK: 8.1 m ²
			TOTAL: 104.1 m ²
			INTERIOR: 122.9 m ²
			DECK: 9.7 m ²
			TOTAL: 132.6 m ²



1 THIRD FLOOR PLAN
R-6 SCALE: 1:100



PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CUENT:
METHOD BUILT

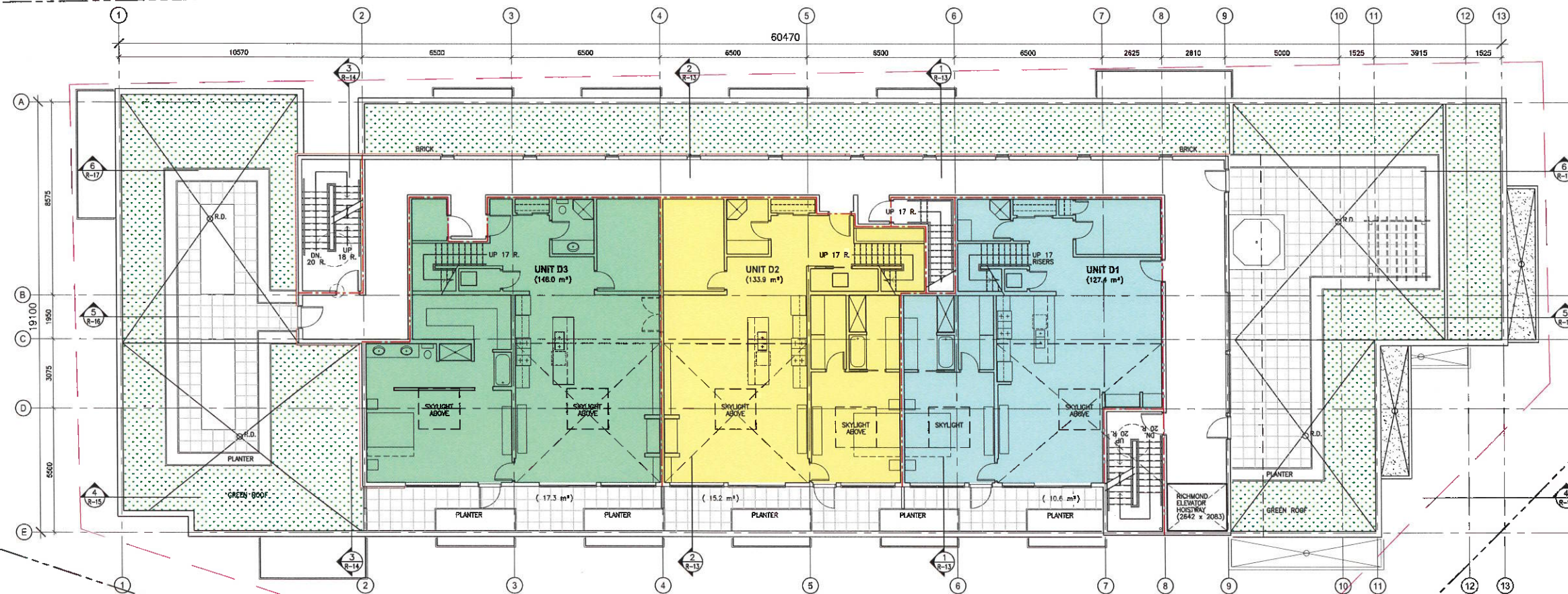
steller
ARCHITECTURAL CONSULTING
210-4252 Commons Court
Vancouver, BC V6Z 4M2
604-241-0076

ISSUED FOR: REZONING APPLICATION	DATE: APRIL 23, 2021
REVISION NO.:	DATE:
SAC PROJECT NO.:	FLE - 880 - 20
DRAWN BY:	FWM
DATE:	APRIL, 2021
SCALE:	1:100
DRAWING TITLE:	THIRD FLOOR PLAN
DRAWING NUMBER:	R-6



UNIT TYPES:		
UNIT D1	LEVEL 4:	127.4 m ²
	LEVEL 5:	77.1 m ²
	DECK:	10.6 m ²
	TOTAL:	215.1 m ²
UNIT D2	LEVEL 4:	133.9 m ²
	LEVEL 5:	85.7 m ²
	DECK:	15.2 m ²
	TOTAL:	234.8 m ²

UNIT TYPES:		
UNIT D3	LEVEL 4:	148.0 m ²
	LEVEL 5:	93.3 m ²
	DECK:	17.3 m ²
	TOTAL:	258.6 m ²



1
R-7
FOURTH FLOOR PLAN
SCALE: 1:100



PROJECT:
**FLEMING
APARTMENTS**

PROJECT ADDRESS:
**880 FLEMING STREET
ESQUIMALT, BC**

CLIENT:
METHOD BUILT
A FIVE STAR GROUP

steller
ARCHITECTURAL
CONSULTING
210-4252 Commerce Circle
Victoria, BC V8S 4M2
250-234-8078

ISSUED FOR:
REZONING
APPLICATION

DATE:
APRIL 23, 2021

REVISION NO.: DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

DATE:
APRIL, 2021

SCALE:
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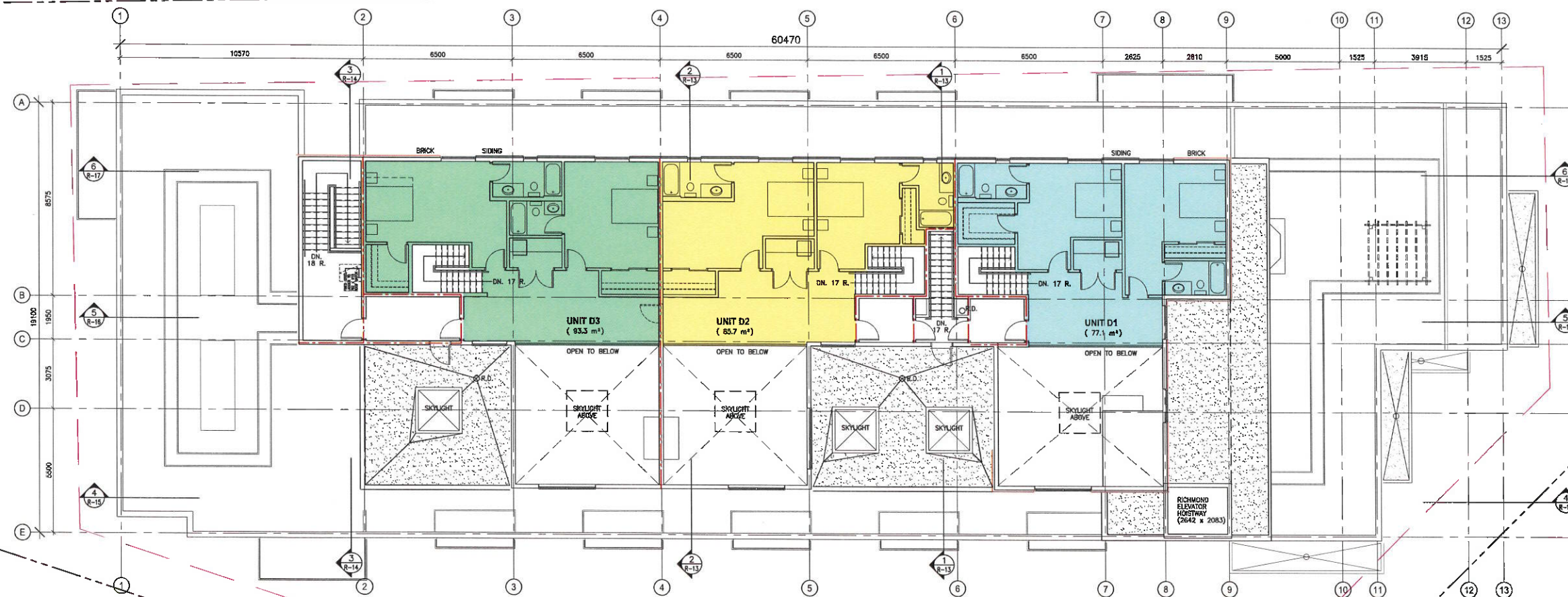
DRAWING TITLE:
FOURTH FLOOR PLAN

DRAWING NUMBER:
R-7



UNIT TYPES:		
UNIT D1 3 BED + DEN	LEVEL 4:	127.4 m ²
	LEVEL 5:	77.1 m ²
	DECK:	10.6 m ²
	TOTAL:	215.1 m ²
UNIT D2 3 BED + DEN	LEVEL 4:	133.9 m ²
	LEVEL 5:	85.7 m ²
	DECK:	15.2 m ²
	TOTAL:	234.8 m ²

UNIT TYPES:		
UNIT D3 3 BED + DEN	LEVEL 4:	148.0 m ²
	LEVEL 5:	93.3 m ²
	DECK:	17.3 m ²
	TOTAL:	258.6 m ²



1 FIFTH FLOOR PLAN
R-8 SCALE: 1:100



PROJECT:
**FLEMING
APARTMENTS**

PROJECT ADDRESS:
**880 FLEMING STREET
ESQUIMALT, BC**

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL
CONSULTING
210-4252 Commerce Circle
Victoria, BC V8L 4M2
250.250.8070

ISSUED FOR: DATE:
REZONING APPLICATION APRIL 23, 2021

REVISION NO.: DATE:

SAC PROJECT NO:
FLE - 880 - 20

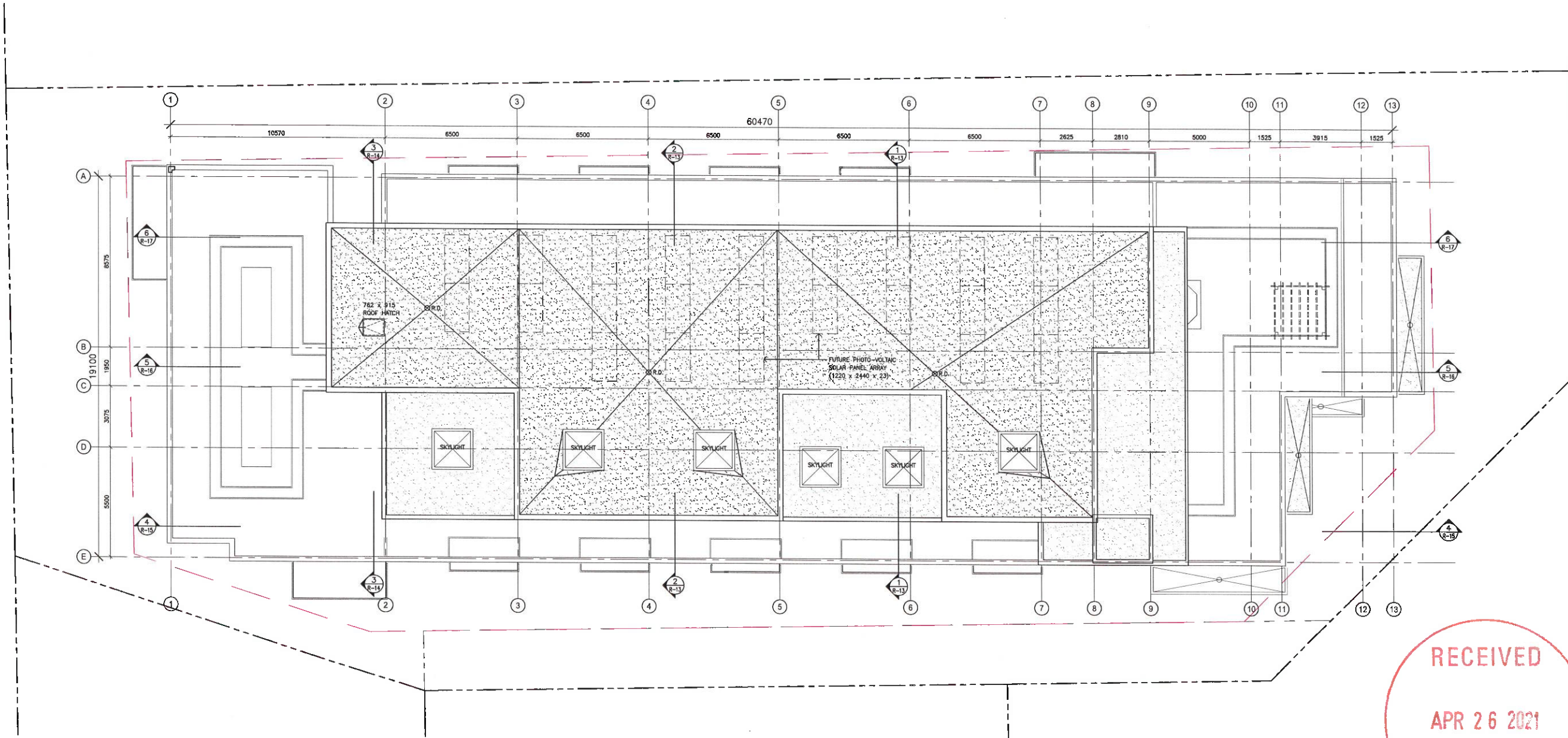
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DATE:
APRIL, 2021

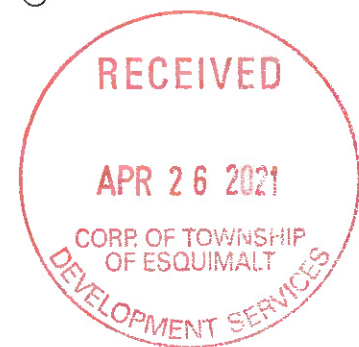
SCALE:
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DRAWING TITLE:
FIFTH FLOOR PLAN

DRAWING NUMBER:
R-8



1 ROOF PLAN
R-9 SCALE: 1:100



PROJECT:
**FLEMING
APARTMENTS**

PROJECT ADDRESS:
**880 FLEMING STREET
ESQUIMALT, BC**

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL
CONSULTING
210-4252 Commerce Centre
Victoria, BC V8E 4M2
250-254-9876

ISSUED FOR:
REZONING
APPLICATION

DATE:
APRIL 23, 2021

REVISION NO.:
DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

DATE:
APRIL, 2021

SCALE:
1:100

DRAWING TITLE:
ROOF PLAN

DRAWING NUMBER:
R-9

PROJECT:
**FLEMING
APARTMENTS**

PROJECT ADDRESS:
**880 FLEMING STREET,
ESQUIMALT, BC**

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL
CONSULTING
210-4252 Commerce Circle
Victoria, BC V8T 4M2
250-284-8076

ISSUED FOR:
REZONING
APPLICATION

DATE:
APRIL 23, 2021

REVISION NO.: DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

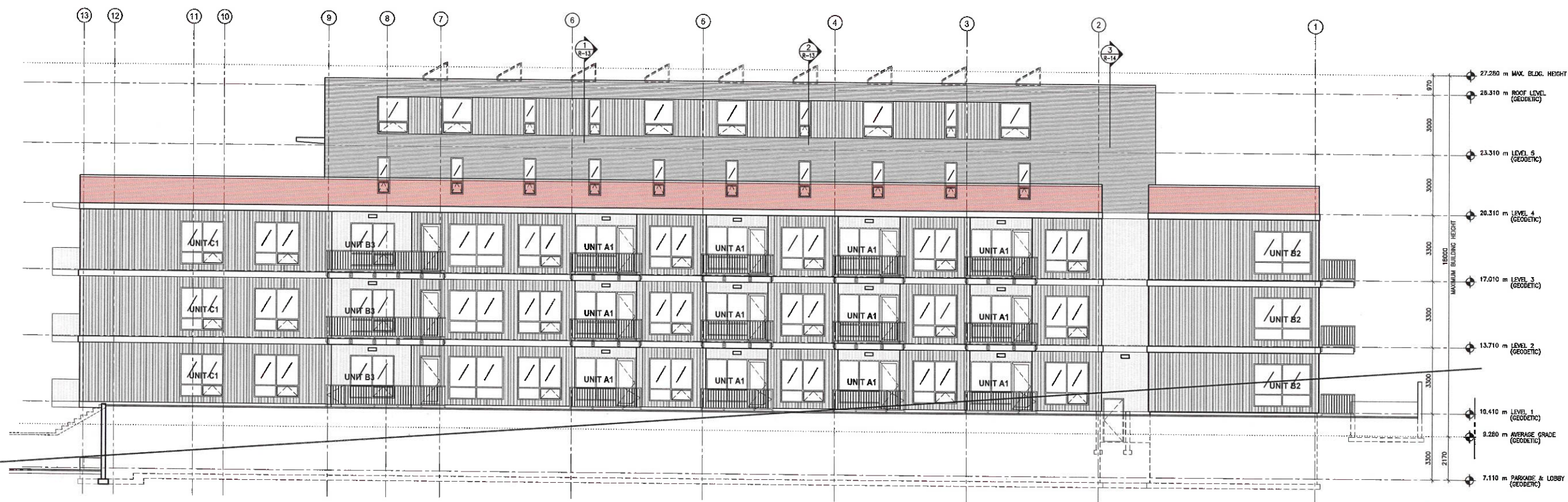
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APRIL, 2021

SCALE:
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DRAWING TITLE:
**EAST EXTERIOR
ELEVATION**

DRAWING NUMBER:

R-10

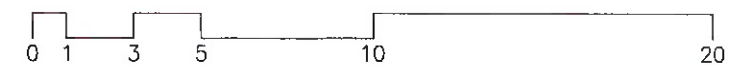


1 EAST EXTERIOR ELEVATION
SCALE: 1:100
R-10

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APR 26 2021
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



1 WEST EXTERIOR ELEVATION
SCALE: 1:100



PROJECT:
**FLEMING
APARTMENTS**

PROJECT ADDRESS:
**880 FLEMING STREET,
ESQUIMALT, BC**

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL
CONSULTING
110-4251 Cormorant Circle
Victoria, BC V8Z 4M2
250.254.9076

ISSUED FOR:
REZONING
APPLICATION

DATE:
APRIL 23, 2021

REVISION NO.: DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

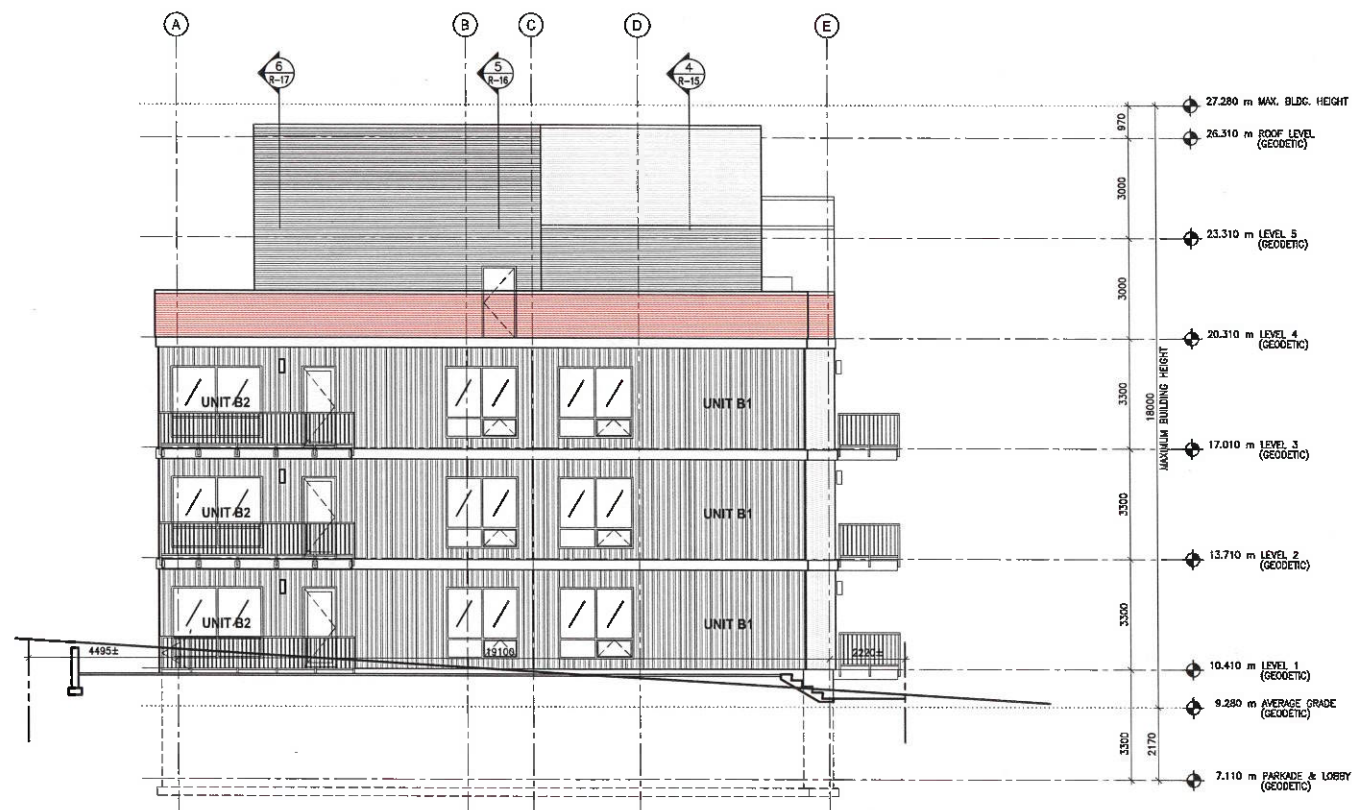
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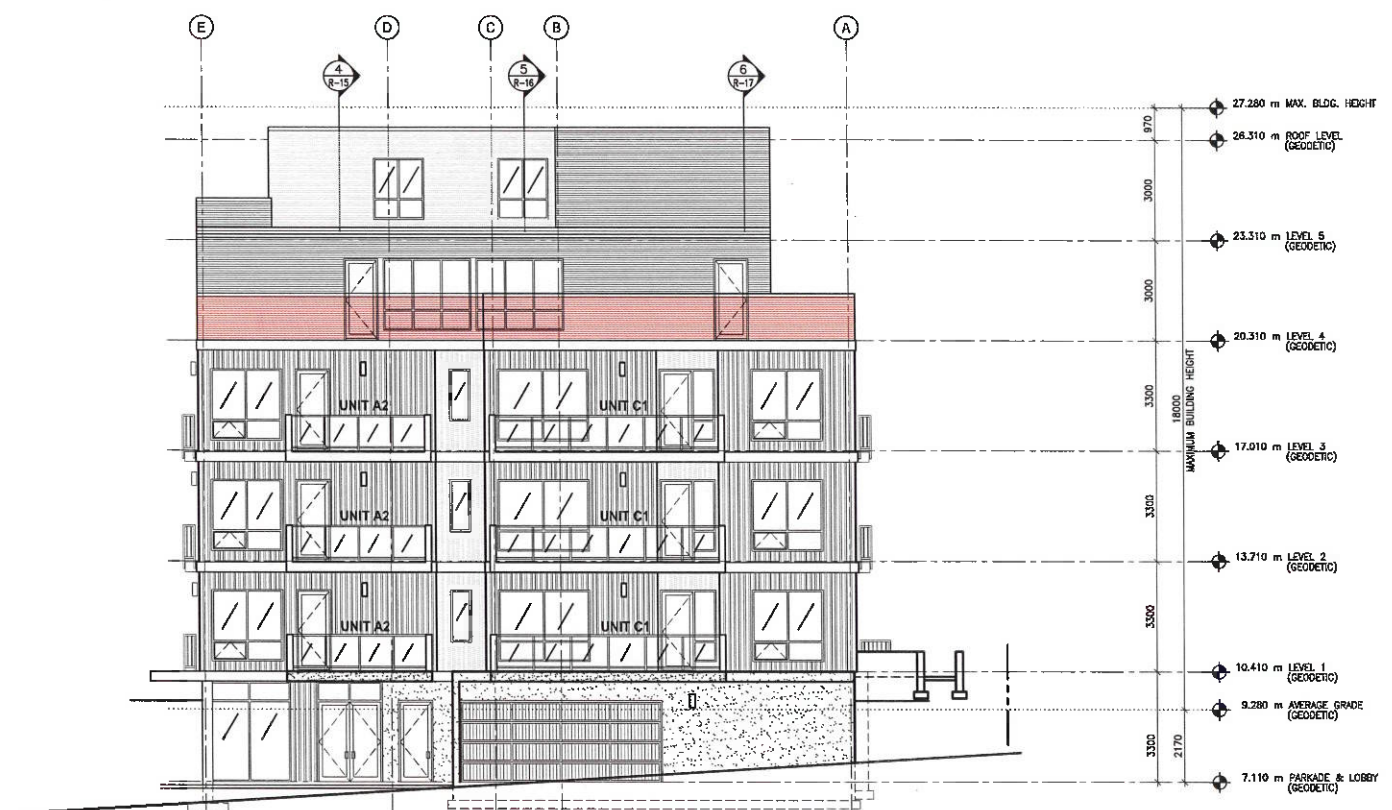
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ELEVATION**

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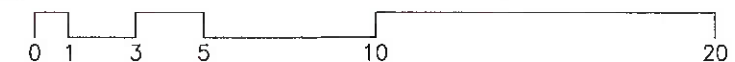
R-11



1 NORTH EXTERIOR ELEVATION
SCALE: 1:100



2 SOUTH EXTERIOR ELEVATION
SCALE: 1:100



PROJECT:
**FLEMING
APARTMENTS**

PROJECT ADDRESS:
880 FLEMING STREET,
ESQUIMALT, BC

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL
CONSULTING
210-4252 Cormorant Circle
Victoria, BC V8S 4M2
250.234.8078

ISSUED FOR: DATE:
REZONING APPLICATION APRIL 23, 2021

REVISION NO.: DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

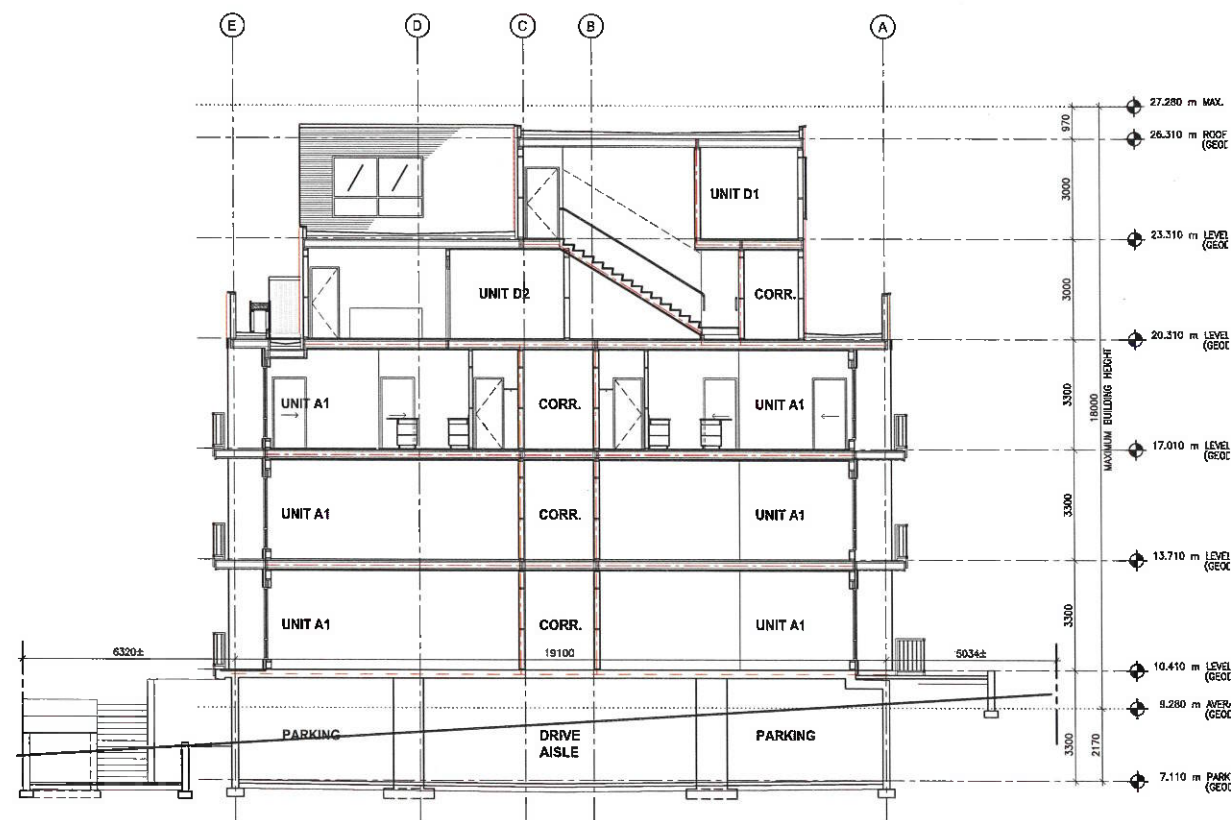
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APRIL, 2021

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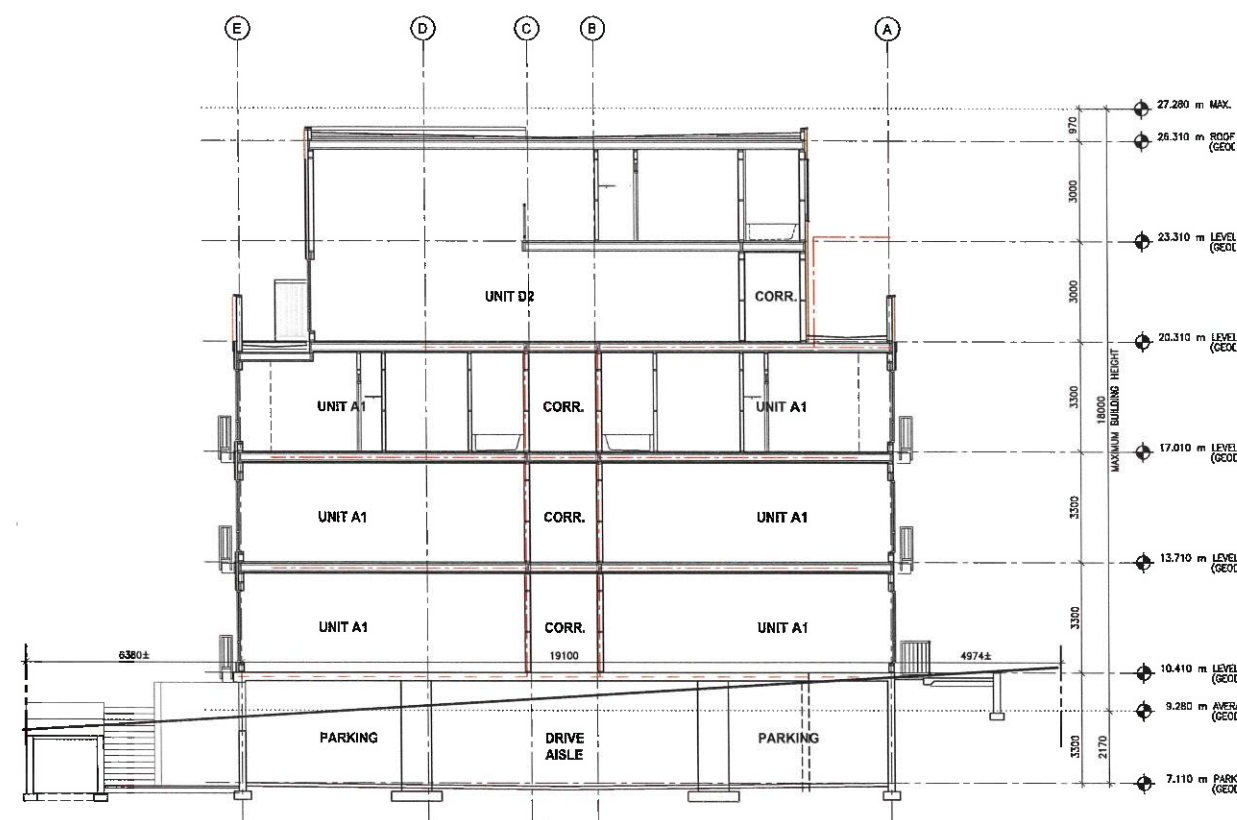
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**NORTH & SOUTH
EXTERIOR ELEVATIONS**

DRAWING NUMBER:

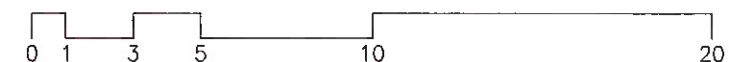
R-12



1 BUILDING SECTION
SCALE: 1:100



2 BUILDING SECTION
SCALE: 1:100



PROJECT:

**FLEMING
APARTMENTS**

PROJECT ADDRESS:

880 FLEMING STREET
ESQUIMALT, BC

CLIENT:

METHOD BUILT

steller
ARCHITECTURAL
CONSULTING
210-4322 Columbia Circle
Victoria, BC, V8E 4M4
250.234.8078

ISSUED FOR: DATE:
REZONING APPLICATION APRIL 23, 2021

REVISION NO.: DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

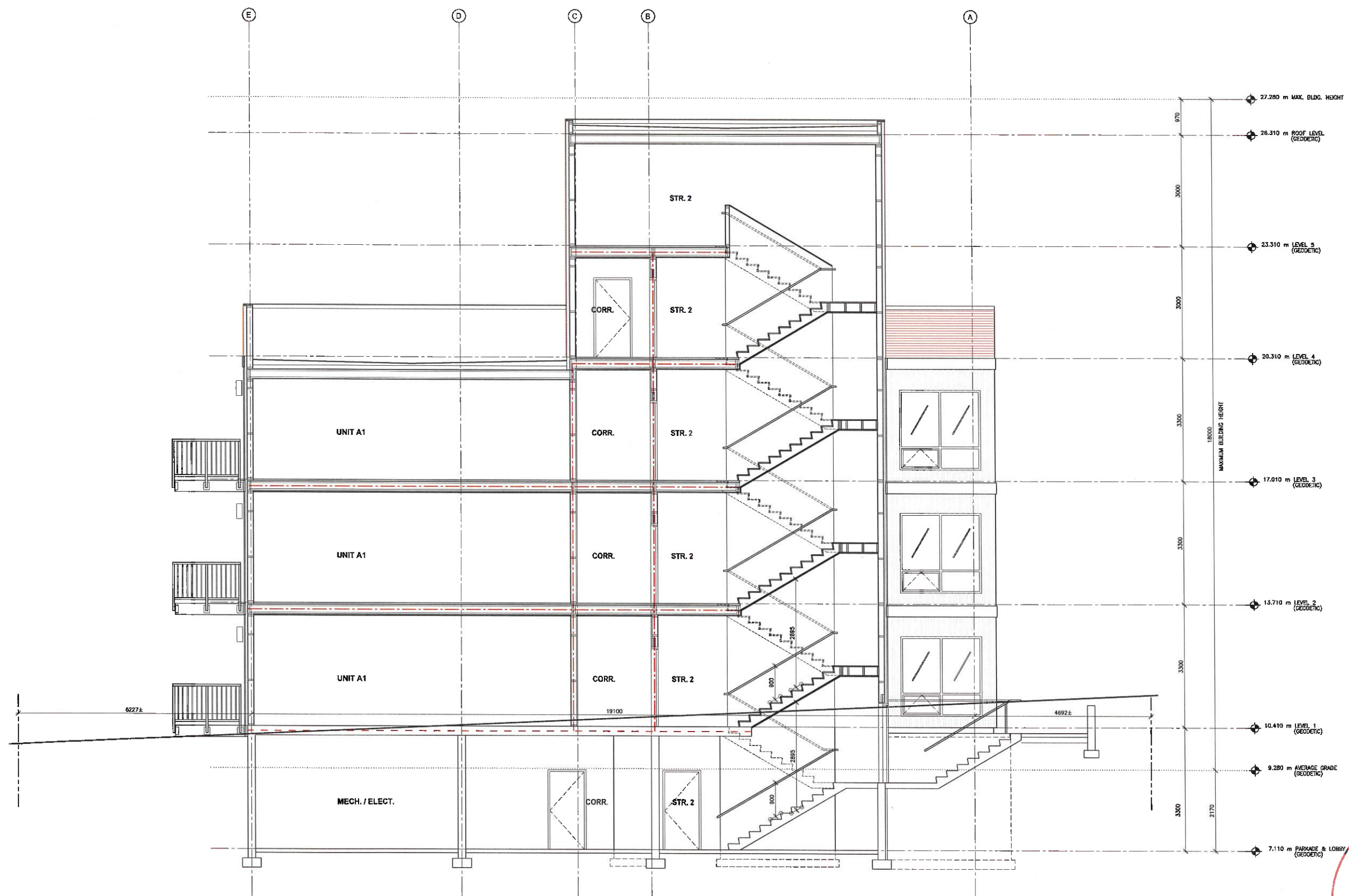
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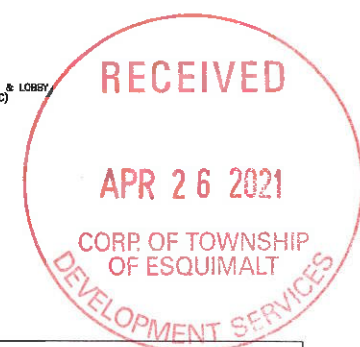
DRAWING TITLE:
BUILDING SECTION

DRAWING NUMBER:

R-13



1 BUILDING SECTION
R-14 SCALE: 1:50



PROJECT:
**FLEMING
APARTMENTS**

PROJECT ADDRESS:
**880 FLEMING STREET
ESQUIMALT, BC**

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL
CONSULTING
210-4151 Commerce Circle
Victoria, BC V8P 2M2
250-234-8076

ISSUED FOR: DATE:
REZONING APPLICATION APRIL 23, 2021

REVISION NO.: DATE:

SAC PROJECT NO:
FLE - 880 - 20

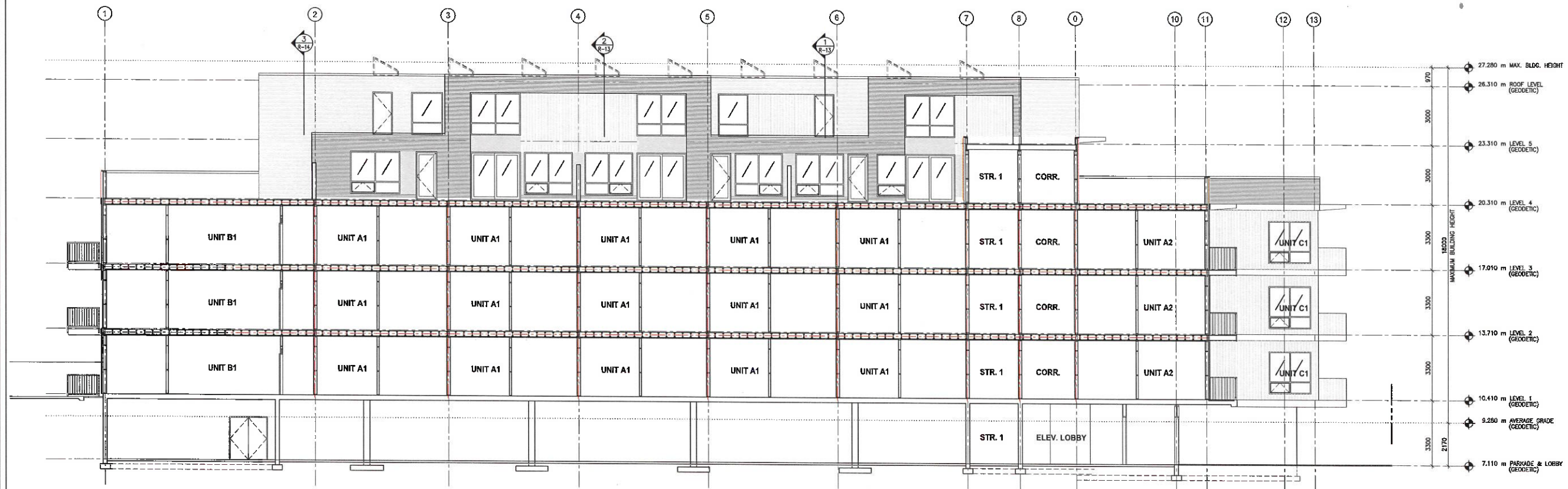
DRAWN BY:
FWM

DATE:
DECEMBER, 2020

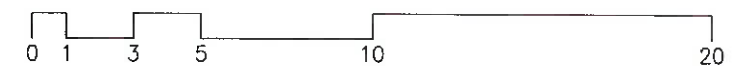
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DRAWING TITLE:
BUILDING SECTION

DRAWING NUMBER:
R-14



1 BUILDING SECTION
R-15 SCALE: 1:100



PROJECT:

**FLEMING
APARTMENTS**

PROJECT ADDRESS:

880 FLEMING STREET
ESQUIMALT, BC

CLIENT:

METHOD BUILT
A TRUE NORTH BUILDING

steller
ARCHITECTURAL
CONSULTING
210-4251 Corn Marsh Circle
Victoria, BC V8Z 4A2
250.254.5078

ISSUED FOR: DATE:
REZONING APPLICATION APRIL 23, 2021

REVISION NO.: DATE:

SAC PROJECT NO:
FLE - 880 - 20

DRAWN BY:
FWM

DATE:
DECEMBER, 2020

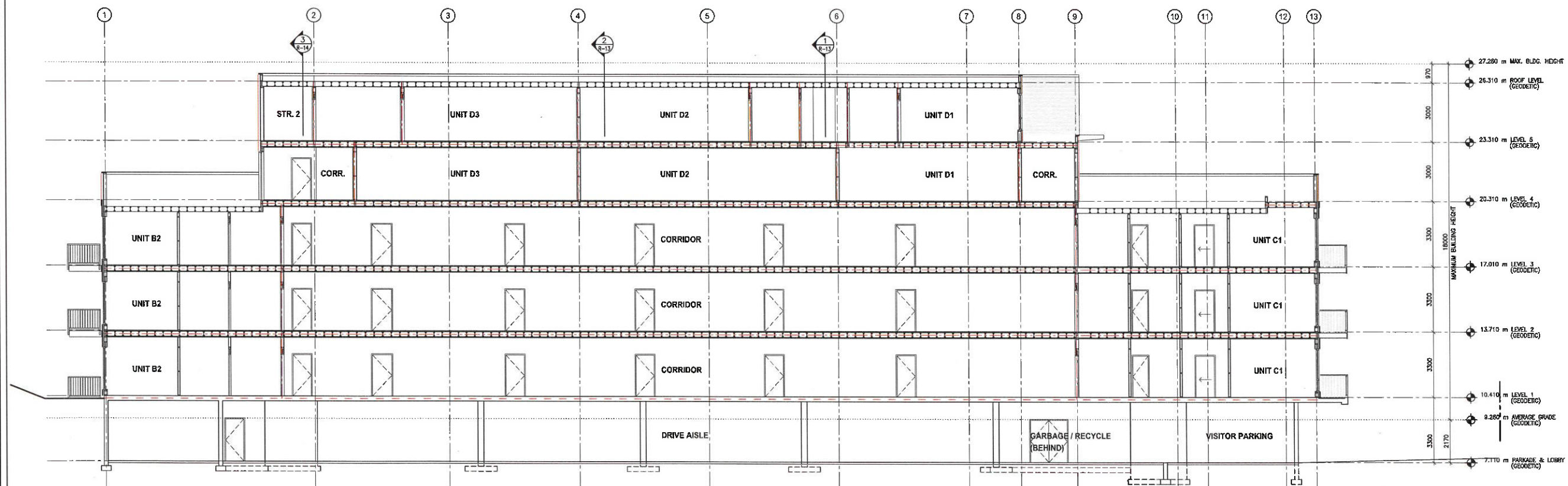
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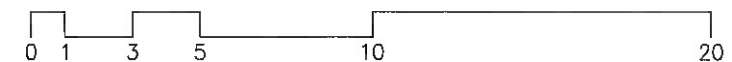
DRAWING NUMBER:

R-15





1 BUILDING SECTION
R-16 SCALE: 1:100



PROJECT:
**FLEMING
APARTMENTS**

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL
CONSULTING
210-4452 Cormorant Circle
Victoria, BC V8E 4M4
250-294-8078

ISSUED FOR: DATE:
REZONING APPLICATION APRIL 23, 2021

REVISION NO.: DATE:

SAC PROJECT NO:
FLE - 880 - 20

DRAWN BY:
FWM

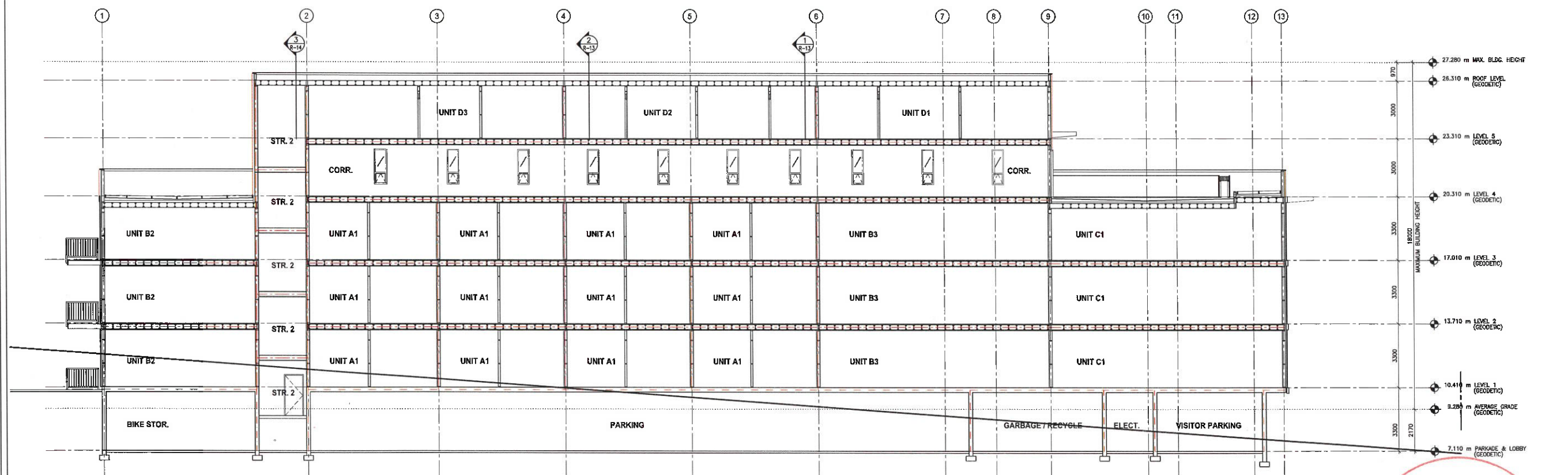
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DECEMBER, 2020

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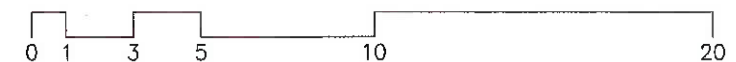
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BUILDING SECTION

DRAWING NUMBER:

R-16



1 BUILDING SECTION
R-17 SCALE: 1:100



PROJECT:
**FLEMING
APARTMENTS**

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL
CONSULTING
219-4252 Commerce Drive
Victoria, BC V8E 4M2
250-234-8078

ISSUED FOR: DATE:
REZONING APPLICATION APRIL 23, 2021

REVISION NO.: DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

DATE:
DECEMBER, 2020

SCALE:
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DRAWING TITLE:
BUILDING SECTION

DRAWING NUMBER:

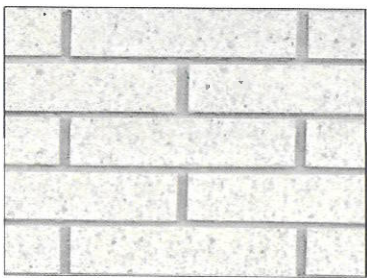
R-17



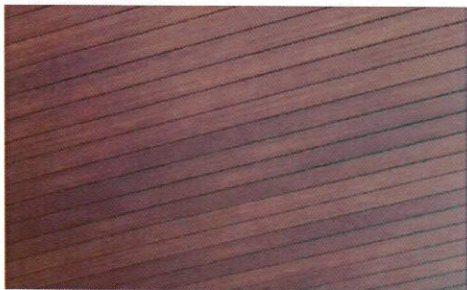
WEST EXTERIOR ELEVATION



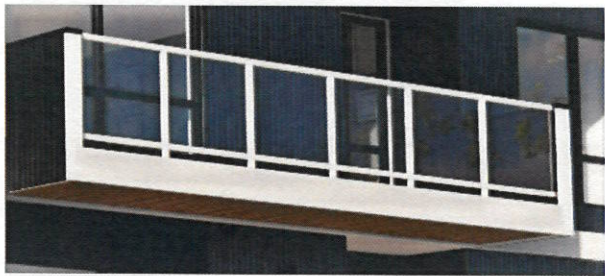
PREFINISHED ALUMINUM RAILING - RAILS



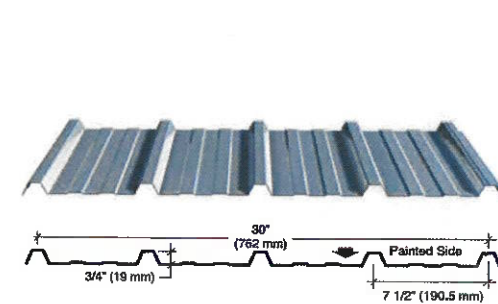
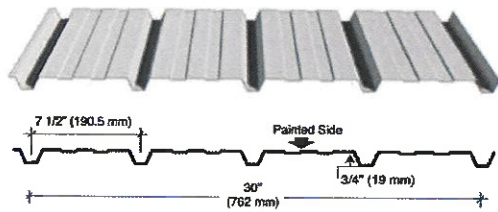
STO ECO-SHAPE BRICK CLADDING



PREFINISHED ALUMINUM SOFFIT - WOOD GRAIN FINISH



PREFINISHED ALUMINUM RAILING - GLAZED PANELS



PREFINISHED METAL SIDING



56062
Dark Brown
SIDING COLOUR



9433 80 Sto White
STO ECO-SHAPE COLOUR



ARCHITECTURAL CONCRETE - SMOOTH FINISH



SOUTH WEST EXTERIOR ELEVATION

REZONING APPLICATION FOR 880 FLEMING STREET

PROJECT:
**FLEMING
APARTMENTS**

PROJECT ADDRESS:
**880 FLEMING STREET
ESQUIMALT, BC**

CLIENT:
METHOD BUILT
A TYP GROUP COMPANY

steller
ARCHITECTURAL
CONSULTING
219-4111 COMMERCIAL DRIVE
VICTORIA, BC V8E 4A2
250-294-8078

ISSUED FOR:
REZONING
APPLICATION

DATE:
APRIL 23, 2021

REVISION NO.:
DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

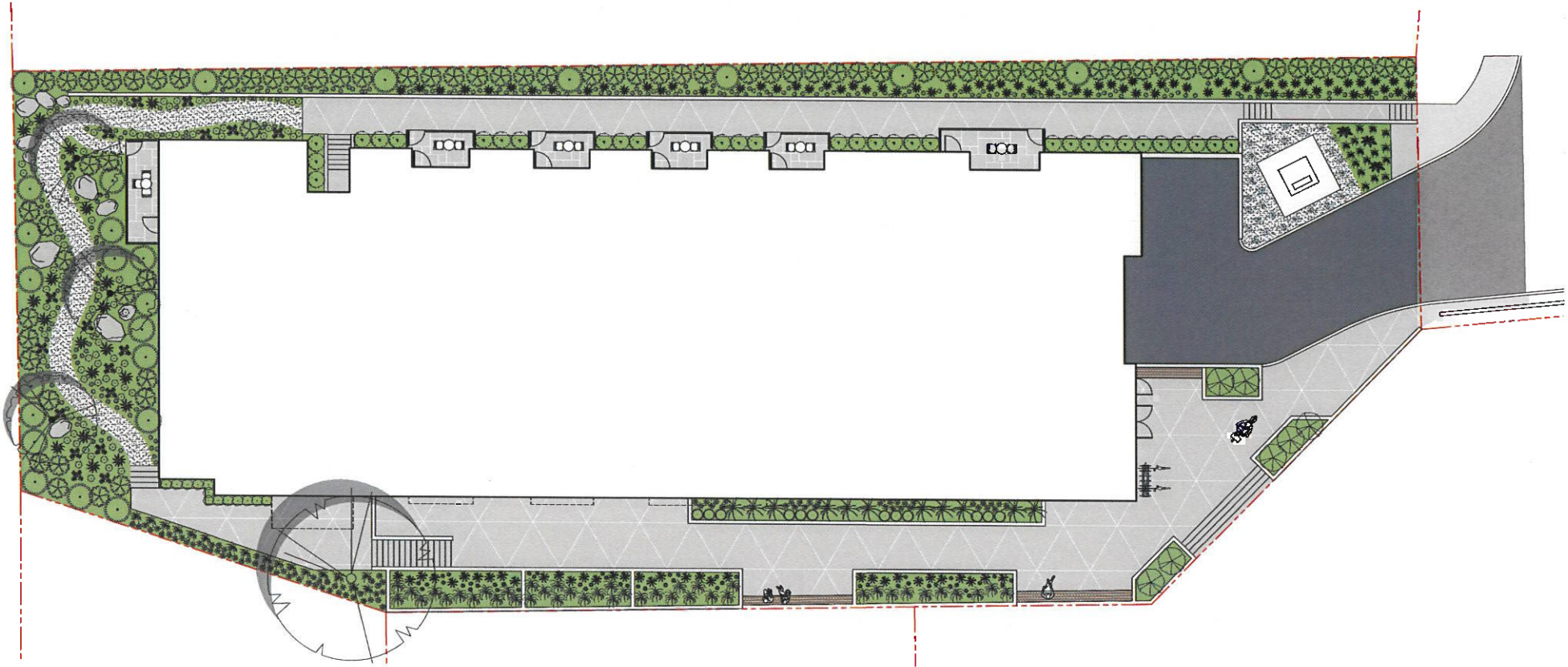
DATE:
APRIL, 2021

SCALE:
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DRAWING TITLE:
MATERIALS & FINISHES

DRAWING NUMBER:

R-18



LEGEND

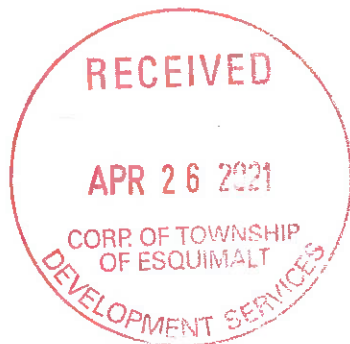
- PROPERTY LINE
- ON-SITE LANDSCAPE AREA
- CONCRETE SIDEWALK WITH CUT LINES
- ASPHALT DRIVEWAY
- CONCRETE PATIO WITH CUT LINES
- CUSTOM WOOD BENCH
- BIKE RACK



CUSTOM WOOD BENCH



CONCRETE SLAB WITH GEOMETRIC CUT LINES



ISSUED FOR REZONING
April 20, 2021

Scale: 1:150



L1 Landscape Site
Plan

DATE: April, 2021

PROJECT
Fleming Apartments

ADDRESS
880 Fleming Street,
Esquimalt, BC

DESIGNED BY
Bianca Bodley

DRAWN BY
KH/ KT

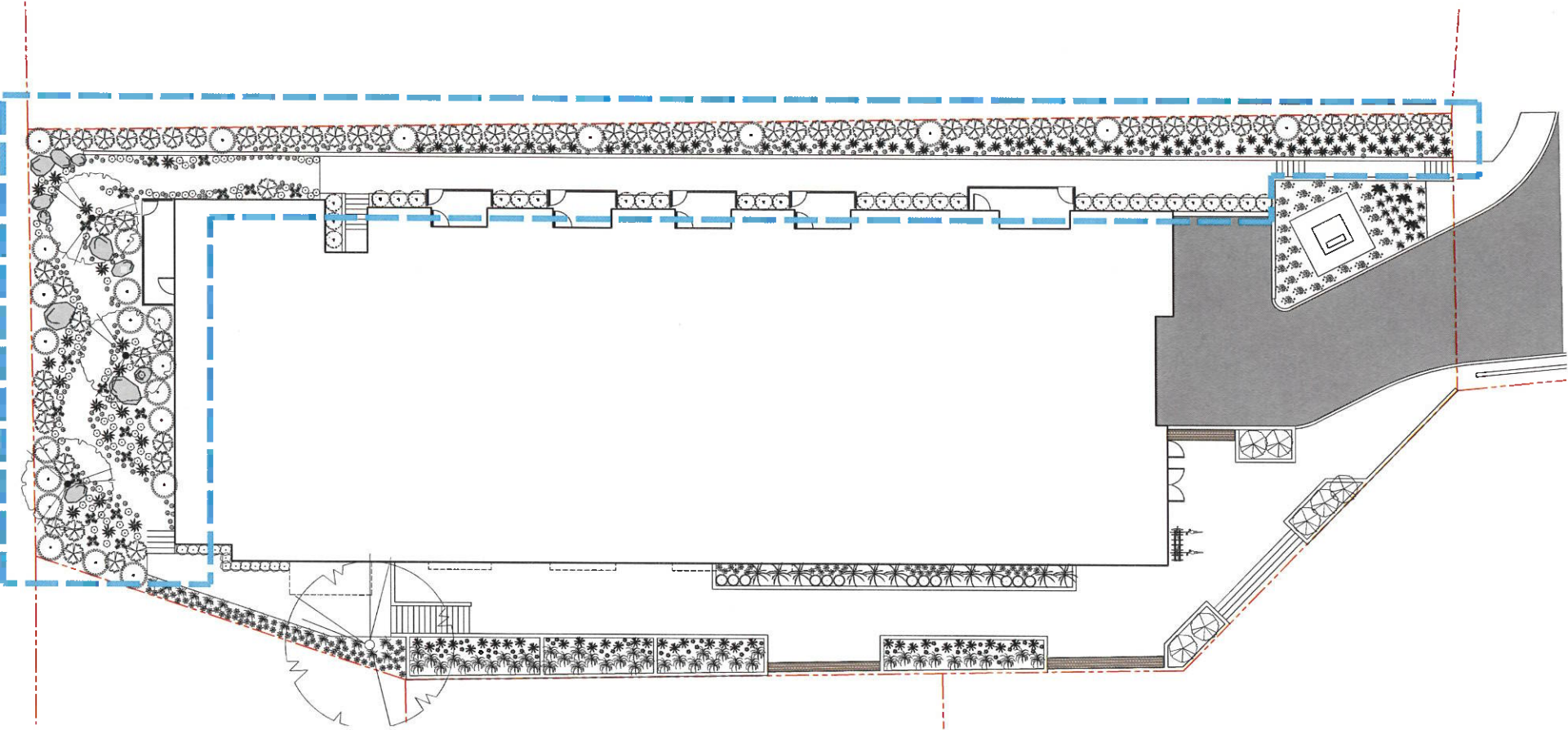
ISSUED FOR REZONING
April 20, 2021

Scale: 1:150



L2 Planting Plan

DATE: April, 2021



PLANT SCHEDULE

ID	Quantity	Symbol	Latin Name	Common Name	Size
Ck	3		Malus fusca	Pacific Crabapple	6cm cal.
Vo	25		Vaccinium ovatum	Evergreen Huckleberry	#3 pot
Oc	75		Oemleria cerasiformis	Indian Plum	\$3 pot
Pm	20		Polystichum munitum	Sword Fern	#1 pot
Pp	97		Polystichum polyblepharum	Tassel Fern	#1 pot
Hi	84		Helleborus 'Ivory Prince'	Christmas Rose	#1 pot
Cc	50		Cornus canadensis	Bunchberry	flat
Sh	31		Sarcococca hookeriana var. humilis	Sweetbox	#1 pot

SHADE PLANT PALETTE



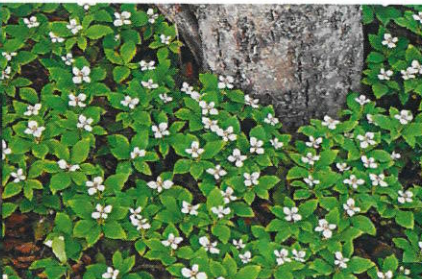
SWORD FERN



HELLEBORUS 'IVORY PRINCE'



TASSEL FERN



BUNCHBERRY



SARCOCOCCA HOOKERIANA
VAR. HUMILIS



INDIAN PLUM



PACIFIC CRABAPPLE

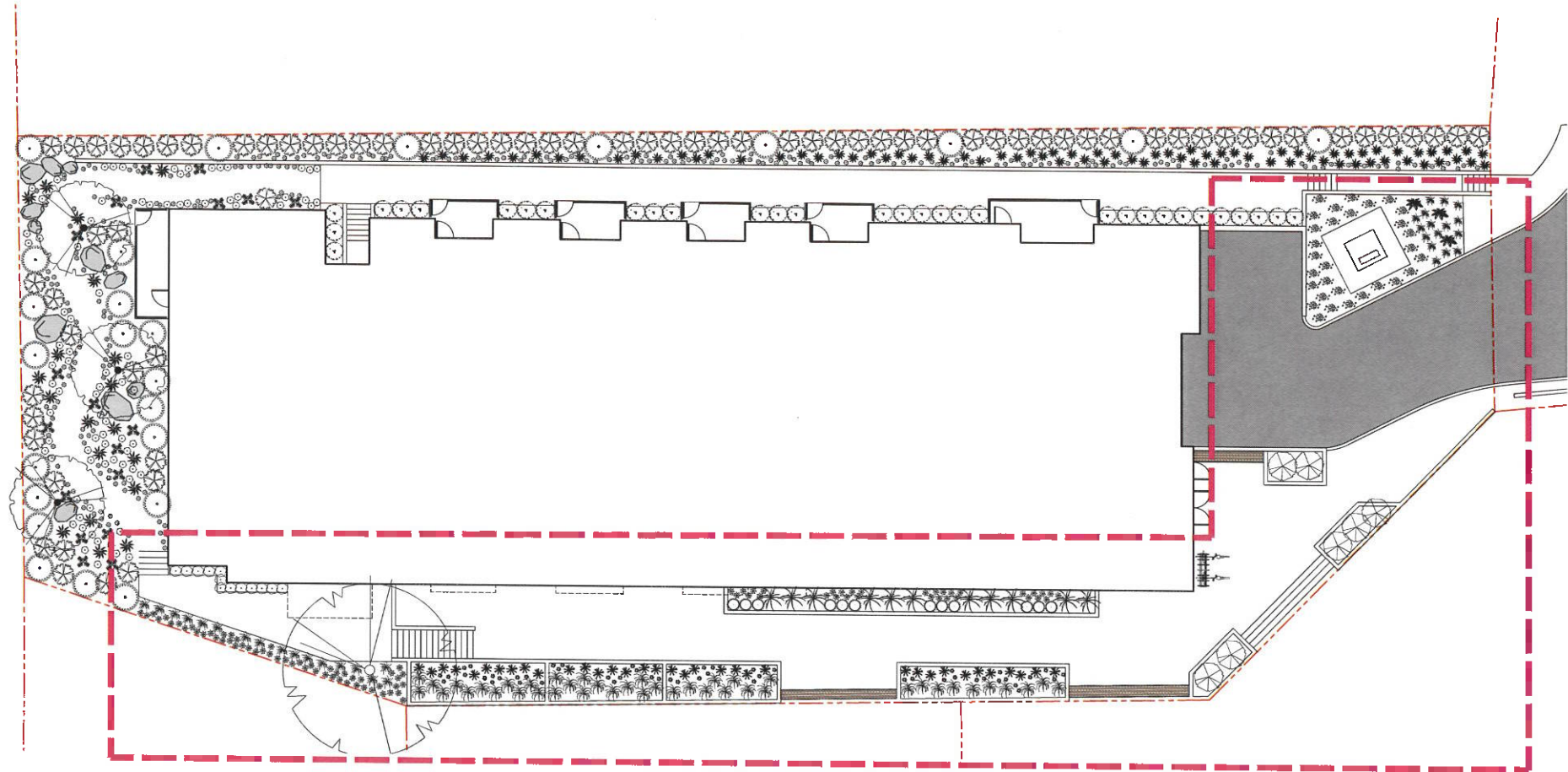


PROJECT
Fleming Apartments

ADDRESS
880 Fleming Street,
Esquimalt, BC

DESIGNED BY
Bianca Bodley

DRAWN BY
KH/ KT



PLANTING SCHEDULE					
ID	Quantity	Symbol	Latin Name	Common Name	Size
Pc	20		Prostanthera cuneata	Australian Mint	#1 pot
Ro	5		Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	Flat
Ts	100		Thymus serpyllum	Woolly Thyme	Flat
Ss	101		Sedum sarmentosum	Stringy Stonecrop	Flat
Sp	102		Saxifraga paniculata	White Mountain Saxifrage	Flat
Sa	103		Sedum album	White Stonecrop	Flat
Ss	104		Sedum spathulifolium 'Cape Blanco'	Broadleaf Stonecrop	Flat
Ss	105		Sedum spurium 'Dragon's Blood'	Stonecrop	Flat

SUN PLANT PALETTE



CAREX TESTACEA

RUDBECKIA



MISCANTHUS MORNING LIGHT AUSTRALIAN MINT WOOD'S COMPACT KINNIKINNICK AZALEA HINO WHITE



KARL FOERSTER

WHITE ECHINACEA

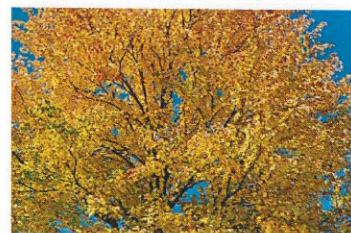
SUPER BLUE LAVENDER



MEXICAN ORANGE BLOSSOM

JAPANESE PLUM YEW

Woolly thyme



KATSURA



ISSUED FOR REZONING
April 20, 2021

Scale: 1:150



L3 Planting Plan

DATE: April, 2021

Biophilia Design Collective Ltd.
250.590.1156
info@biophiliacollective.ca

PROJECT
Fleming Apartments

ADDRESS
880 Fleming Street,
Esquimalt, BC

DESIGNED BY
Bianca Bodley

DRAWN BY
KH/ KT

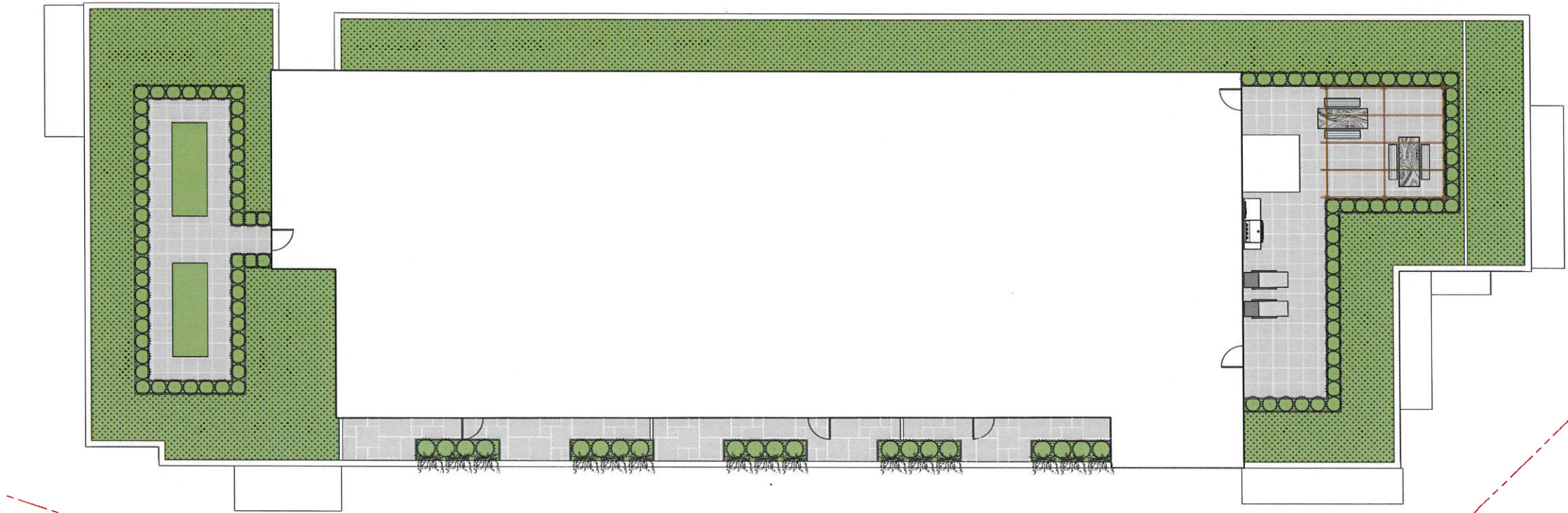
ISSUED FOR REZONING
April 20, 2021

Scale: 1:150



L4 Rooftop and
Green Roof Plan

DATE: April, 2021



GREEN ROOF PLANTS



Woolly Thyme

Stringy Stonecrop

Saxifraga paniculata

White Stonecrop

Sedum spathulifolium 'Cape
Blanco'

Sedum spurium
'Dragon's Blood'

PLANTER PLANTS



WEeping ROSEMARY

AUSTRALIAN MINT

PLANTING SCHEDULE

ID	Quantity	Symbol	Latin Name	Common Name	Size
Pc	20		Prostanthera cuneata	Australian Mint	#1 pot
Ro	5		Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	Flat
Ts	100		Thymus serpyllum	Woolly Thyme	Flat
Ss	101		Sedum samentosum	Stringy Stonecrop	Flat
Sp	102		Saxifraga paniculata	White Mountain Saxifrage	Flat
Sa	103		Sedum album	White Stonecrop	Flat
Ss	104		Sedum spathulifolium 'Cape Blanco'	Broadleaf Stonecrop	Flat
Ss	105		Sedum spurium 'Dragon's Blood'	Stonecrop	Flat



Site Plan Of:
Lot 1, Section 10,
Esquimalt District, Plan EPP78715.
P.I.D. 030-353-556



Scale = 1:300

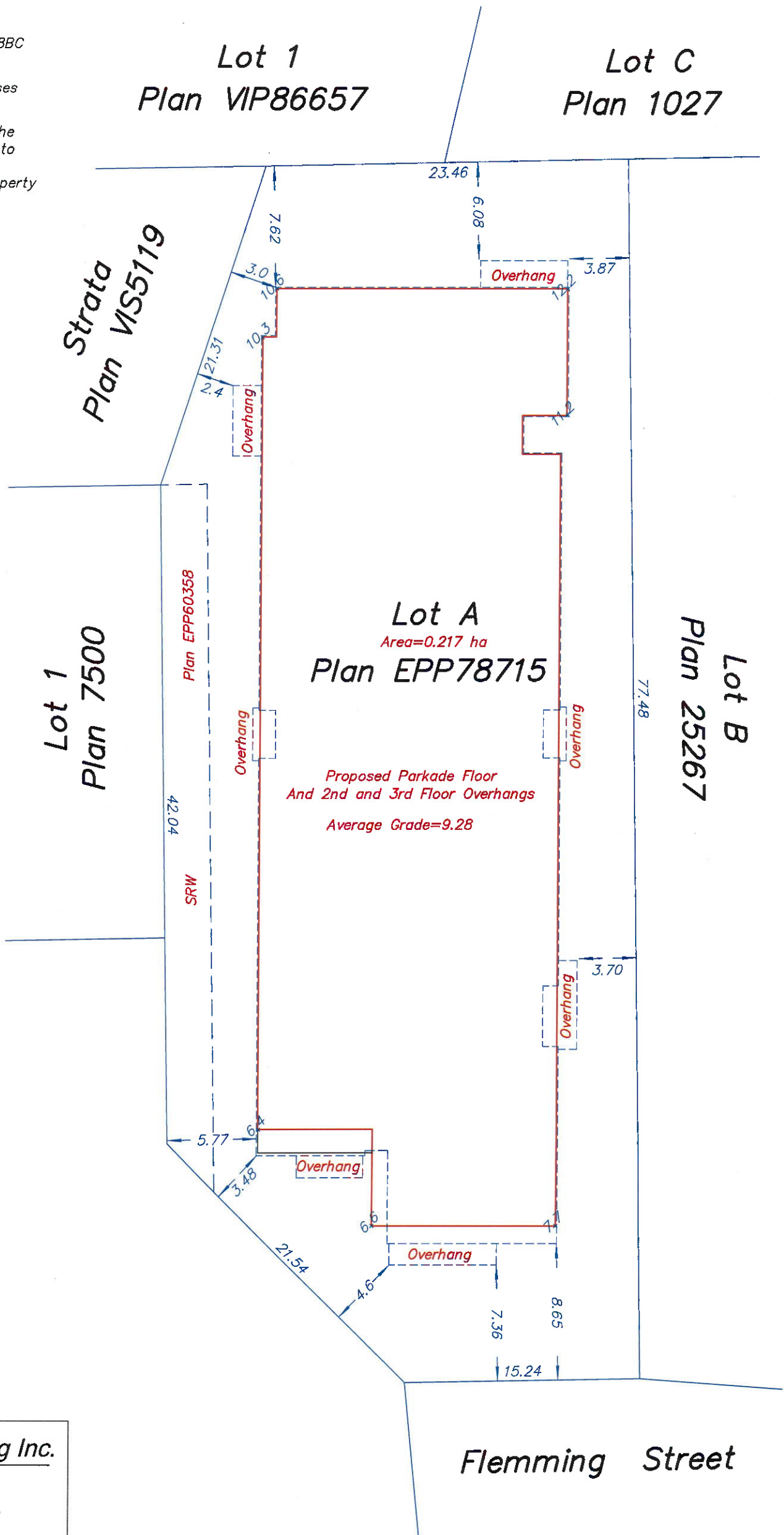
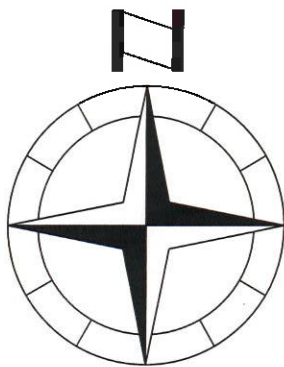
Dated this 20th day of April, 2021.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OCM 84H0179.

This site plan is for building and design purposes and is for the exclusive use of our client.

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.



The subject property is affected by the following registered document:
[CA5052415](#).

Wey Mayenburg Land Surveying Inc.

www.weysurveys.com

#4-2227 James White Boulevard

Sidney, BC V8L 1Z5

Telephone (250) 656-5155

File: 200364\SIT\GH