DATA INFORMATION TABLE

RESIDENCE AT	LATORIA- COLWOOD - Site Statistics
Civic address	360 Latoria Boulevard, Colwood, British Columbia
Legal Description	LOT 2 SECTIONS 39 & 40 ESQUIMALT DISTRICT PLAN EPP65598
PID	030-310-521
Zone	RBCD3A

	<u>Lot Area</u>	
	Permitted minimum lot area- apartment lots	Proposed/ existing lot area
Hectare	0.18	0.727
Square meters	1,800	7,270
Square feet	19,375	78,253.60

Gross floor area Ca	<u>llculations</u>	
	SF	SM
Gross	floor area - Building A	•
Ground	12,430	1,154.78
2	12,380	1,150.14
3	12,380	1,150.14
4	12,380	1,150.14
5	12,350	1,147.35
Mechanical Penthouse	200	18.58
Total- Principal Building	62,120	5,771.14

Comme	rcial (Retail) Floor Space (SM)	
	GFA - SF	GFA-SM
Building A	N/A	
Total	1755	163.04

Floor Are	a Ratio
Maximum Permitted FAR	Proposed FAR
1	5771.14 SM / 7270 SM = 0.79

Developme	nt Density
Maximum Permitted	Proposed
105 units per hectare for apartment housing	72 units
105 x 0.727 = 76.33 = 76 units	

Cove	rage
Maximum Permitted Coverage	Proposed Coverage
75%	1154.78 SM / 7270 SM (LOT AREA) = 16 %

	<u>Setbacks</u>	
	Minimum Setback Required	Setback Proposed
Front Yard (North- East)	4.5 M	4.5 M
Rear Yard South- West)	10 M	10 M
Side Yard- Flanking (South- East)	4.5 M	4.5 M
Side Yard (North- West)	6 M	6 M

Nih	an of Daire simal Davildina Chance	
<u>Numbe</u>	er of Principal Building Storeys	
	Maximum Permitted Number of	Proposed Number of
	Storeys	Storeys
Principal Building	N/A	5

	Building Heights	
	Maximum Permitted Height	Proposed Height
Principal Building	15 M	15 M

	Units Count - Princip	oal Building		
	Studio	One Bed.	One Bed. + Den	Two Bed.
Ground	_	8	_	2
2	2	7	3	4
3	2	7	3	4
4		7	3	5
5		7	3	5
Total units Drive in al Duilding	4	36	12	20
Total units - Principal Building		72		
	6%	50%	17%	28%

Proposed parking	Minimum required parking
	1.5 spaces per dwelling unit in Residential Apartments Use
	1.5 stalls X 72 dwelling units= 108 spaces
144 spaces	extra 15 spaces
	21 stalls for Retails
	Total required 144 spaces
Disabilities	Parking Spaces for Persons wi
Proposed parking	Minimum required parking
4 Spaces	4

4	4 Spaces
Bicycle Parking	
Class I bicycle Parking	
Minimum required parking	Proposed parking
1 spaces per dwelling unit in Residential Apartments Zone	73 spaces
1 spaces X 72 dwelling units= 72 spaces	
50% of 1 per 250SM Gross Floor Area (GFA) for first 5000SM	
50% x (163/250)= 1 space	
Class II bicycle Parking	
Minimum required parking	Proposed parking
6 space rack at each entrance of a Residential Apartment Dwelling	r ioposeu paikilig
6 x 1 =6 spaces	
50% of 1 per 250SM Gross Floor Area (GFA) for first 5000SM	12 spaces
50% x (163/250)= 1 space	

CONSULTANT LIST

OWNER/ CLIENT

Company DISTRICT GROUP

200 - 8809 HEATHER STREET, VANCOUVER, BC 604-322-5762

ARCHITECT

Company Musson Cattell Mackey Partnership

1900 - 1066 West Hastings Street, Vancouver, BC.

604-687-2990

LANDSCAPE ARCHITECT

Company LADR Landscape Architects Ltd. #3-864 Queens Ave. Victoria B.C.

250-598-0105

CIVIL CONSULTANT Company Aplin & Martin Consultants Ltd.

1818 - 1177 W Hastings St Suite 1818, Vancouver, BC. LANDSCAPE LANDSCAPE CONCEPT PLAN

604-678-9434

SURVEYOR

Company McIlvaney Riley Land Surveying Inc. #113-2244 Sooke RD., Victoria, BC

250-474-5538

DRAWING INDEX

SHEET # DRAWING DESCRIPTION

ARCHITECTURAL

A001	COVER SHEET & PROJECT INFO.	N.T.S		
A002	OVERALL SITE PLAN	1/16"=1'-0"		
A003	LEVEL P1 (PARKING)	1/16"=1'-0"		
A201	BUILDING FLOOR PLANS	1/8"=1'-0"		
A202	BUILDING FLOOR PLANS	1/8"=1'-0"		
A203	ROOF LEVEL	1/8"=1'-0"		
A301	BUILDING ELEVATIONS	1/8"=1'-0"		
A302	BUILDING ELEVATIONS	1/8"=1'-0"		
A303	BUILDING ELEVATIONS	1/8"=1'-0"		
A315	WASTE AND RECYCLING ENCLOSURE ELEVATIONS	3/8"=1'-0"		
A321	BUILDING SECTIONS	1/16"=1'-0"		
A380	MATERIAL BOARD	N.T.S		

SCALE

1:250 METRIC

1:250 METRIC

1:250 METRIC

1:250 METRIC

N.T.S

LANDSCAPE

18-5199-10 FIRE PLAN

18-5199-13 DETAILS

18-5199-11 WEST CROSS - SECTIONS

18-5199-12 SOUTH CROSS - SECTIONS

18-5199-14 STORMWATER MANAGEMENT PLAN

LANDSCAPE LIGHTING PLAN

CIVIL 18-5199-00 COVER

18-5199-00	COVER	N.T.S
18-5199-01	GENERAL NOTES	N.T.S
18-5199-02	KEY PLAN	1:250 METRIC
18-5199-03	GRADING PLAN	1:250 METRIC
18-5199-04	SERVICING PLAN	1:250 METRIC
18-5199-05	STORM D1-D2 PLAN & PROFILE	1:250 METRIC
18-5199-06	EAST STORM &SANITARY PLAN & PROFILE	1:250 METRIC
18-5199-07	CENTER PARKING AREA PLAN & PROFILE	1:250 METRIC
18-5199-08	PARKADE RAMP PLAN & PROFILE	1:250 METRIC
18-5199-09	NORTH PARKING PLAN & PROFILE	1:250 METRIC
10 - 100 10		

18-5199 FIRE FLOW CALCULATION

SURVEY

6174 SITE

ISSUE LOG

ISSUE LOG KEY:

SITE CONTEXT



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360 LATORIA BLVD. COLWOOD

PROJECT INFORMATION

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360 LATORIA BLVD.

1/16" = 1'-0"



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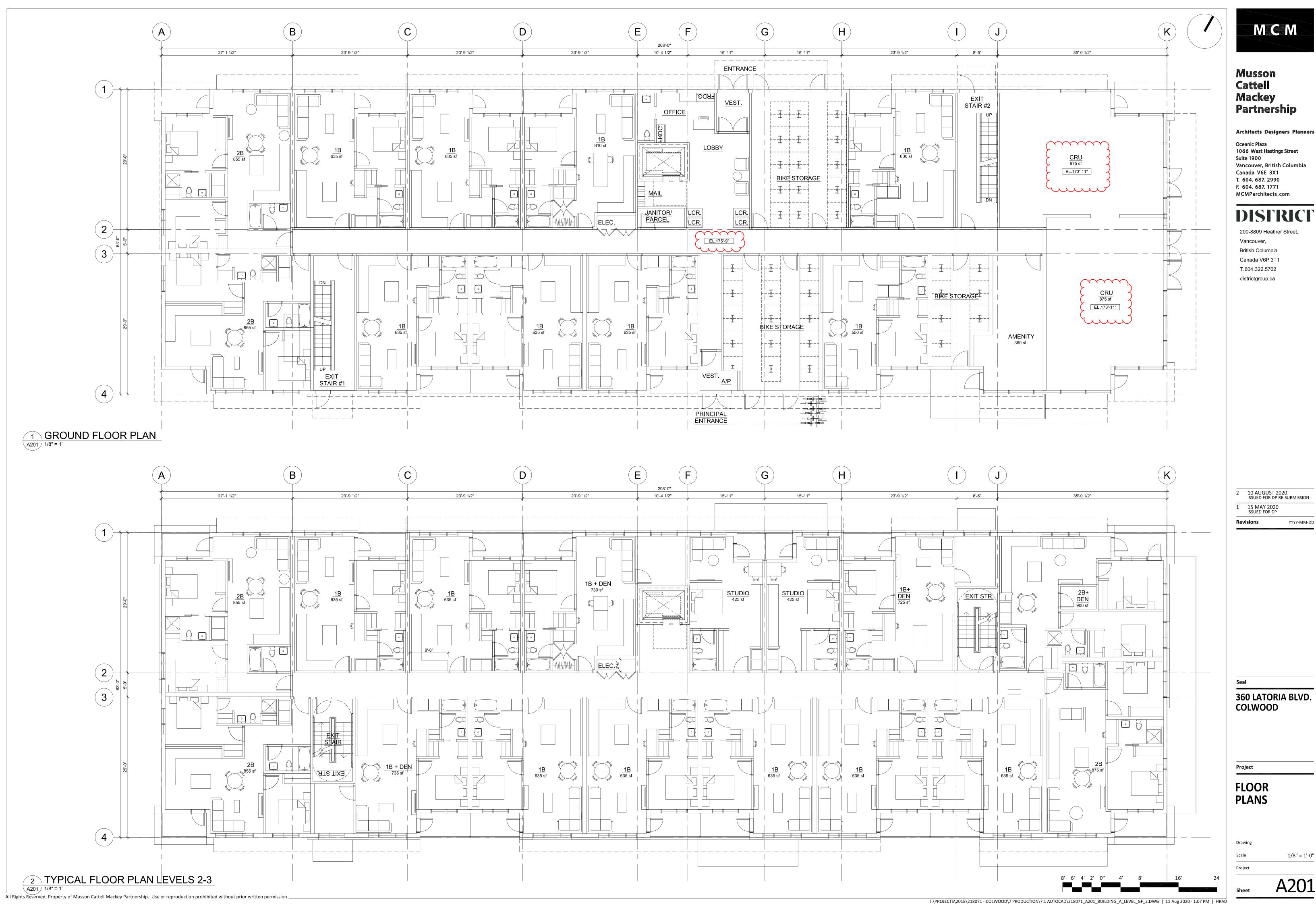
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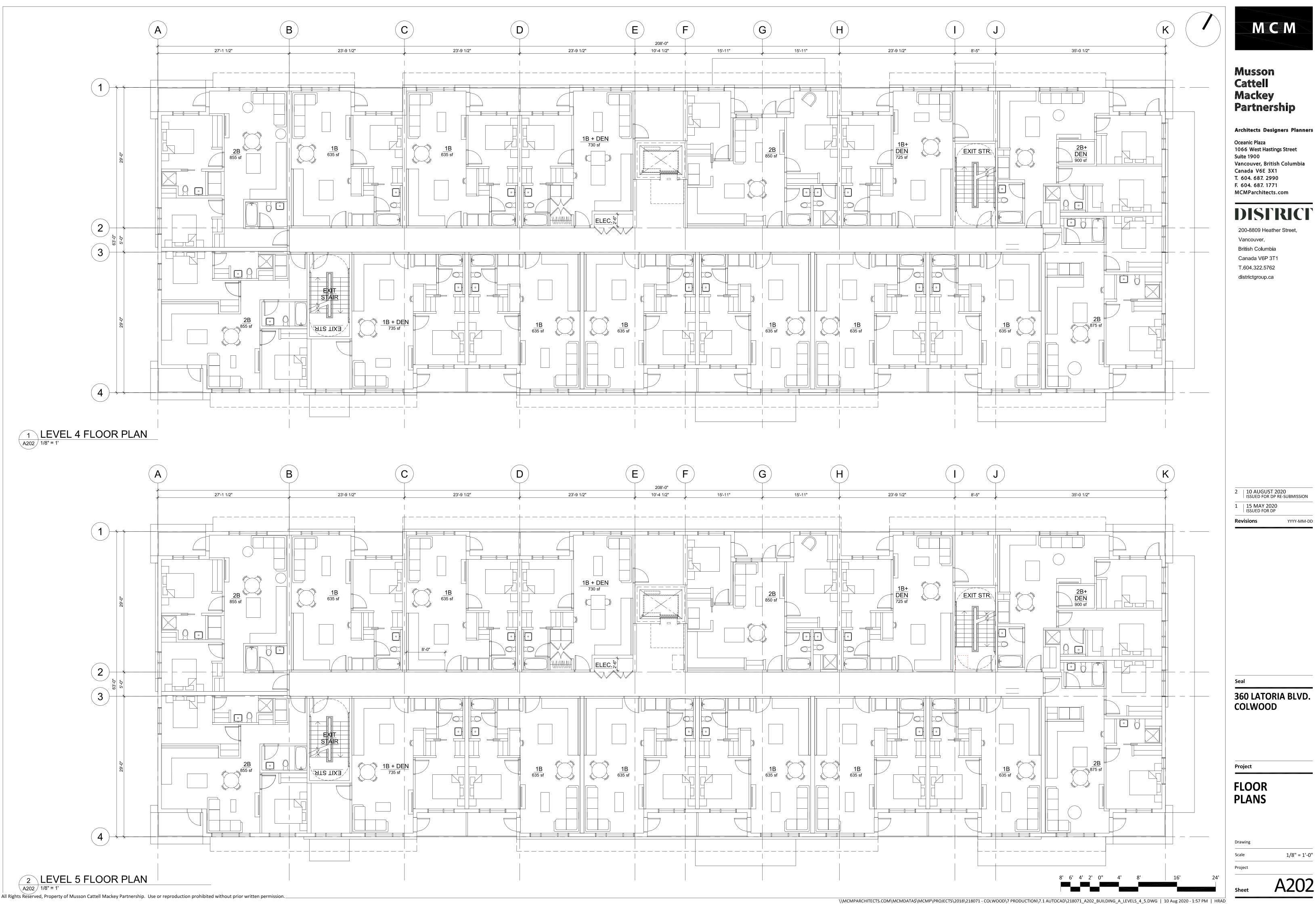
PARKADE - P1

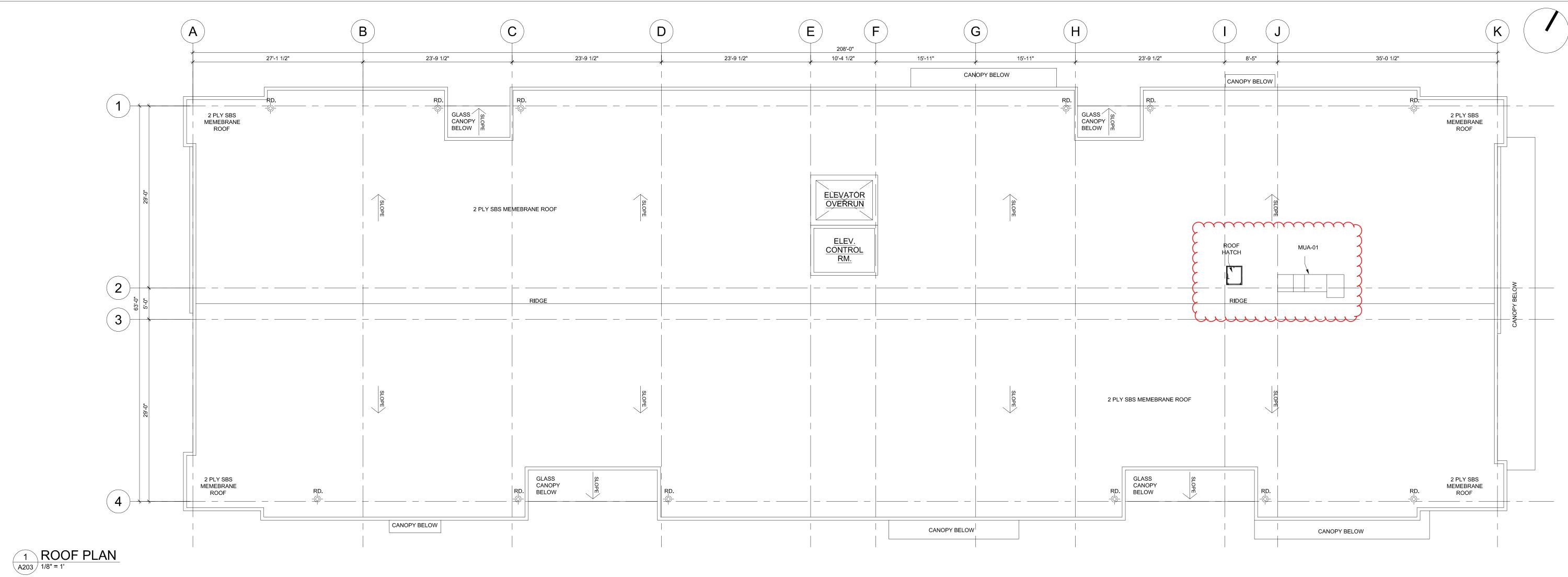
1/16" = 1'-0"

A003



1/8" = 1'-0"





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FLOOR PLANS

Drawing

1/8" = 1'-0"

Shoot A203



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BUILDING **ELEVATIONS**

1/8" = 1'-0"

A301



1 SOUTH ELEVATION
A301 1/8" = 1'

MATERIALS LEGEND

T1 - WOOD TRIM- COLOR 1 - DARK GRAY

G1 - VISION GLASS

G2 - SPANDREL GLASS

F2 - WINDOW VINYL FRAME- GRAY

P3 - LARGE FORMAT PANEL- COLOR 3 - SLATE GRAY P4 - LARGE FORMAT PANEL- COLOR 4 - WOOD FINISH F1) - WINDOW VINYL FRAME- WHITE

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P2 - LARGE FORMAT PANEL- COLOR 2 - GRAY

P1 - LARGE FORMAT PANEL- COLOR 1 - ARCTIC WHITE

B1 - GRAY BRICK M1) - PAINTED METAL RAILING 1 STOREFRONT ALUMINUM SYSTEM

2 STOREFRONT ENTRY DOORS

3 VINYL WINDOW SYSTEM

5 EASY TRIM CONNECTOR-COLOR TO MATCH PANEL

KEY NOTES

4 SINGAGE

6 CANOPY ABOVE ENTRANCE CEMENT BOARD CLADDING 7 WOOD FINISH SOFFIT

 $\langle \mathtt{B} \rangle$ BOARD AND BATTEN SIDING

© HORIZONTAL SIDING

(A) VERTICAL SIDING

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Scale

Project

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A302



NORTH ELEVATION

1/8" = 1"

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MATERIALS LEGEND **KEY NOTES** 6 CANOPY ABOVE ENTRANCE CEMENT BOARD CLADDING P1 - LARGE FORMAT PANEL- COLOR 1 - ARCTIC WHITE B1) - GRAY BRICK (A) VERTICAL SIDING T1 - WOOD TRIM- COLOR 1 - DARK GRAY 1 STOREFRONT ALUMINUM SYSTEM G1 - VISION GLASS P2 - LARGE FORMAT PANEL- COLOR 2 - GRAY M1) - PAINTED METAL RAILING $\langle \mathtt{B}
angle$ BOARD AND BATTEN SIDING 2 STOREFRONT ENTRY DOORS 7 WOOD FINISH SOFFIT 3 VINYL WINDOW SYSTEM G2 - SPANDREL GLASS P3 - LARGE FORMAT PANEL- COLOR 3 - SLATE GRAY © HORIZONTAL SIDING P4 - LARGE FORMAT PANEL- COLOR 4 - WOOD FINISH (F1) - WINDOW VINYL FRAME- WHITE 4 SINGAGE 5 EASY TRIM CONNECTOR-COLOR TO MATCH PANEL F2 - WINDOW VINYL FRAME- GRAY



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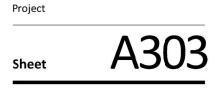
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BUILDING **ELEVATIONS**

Scale



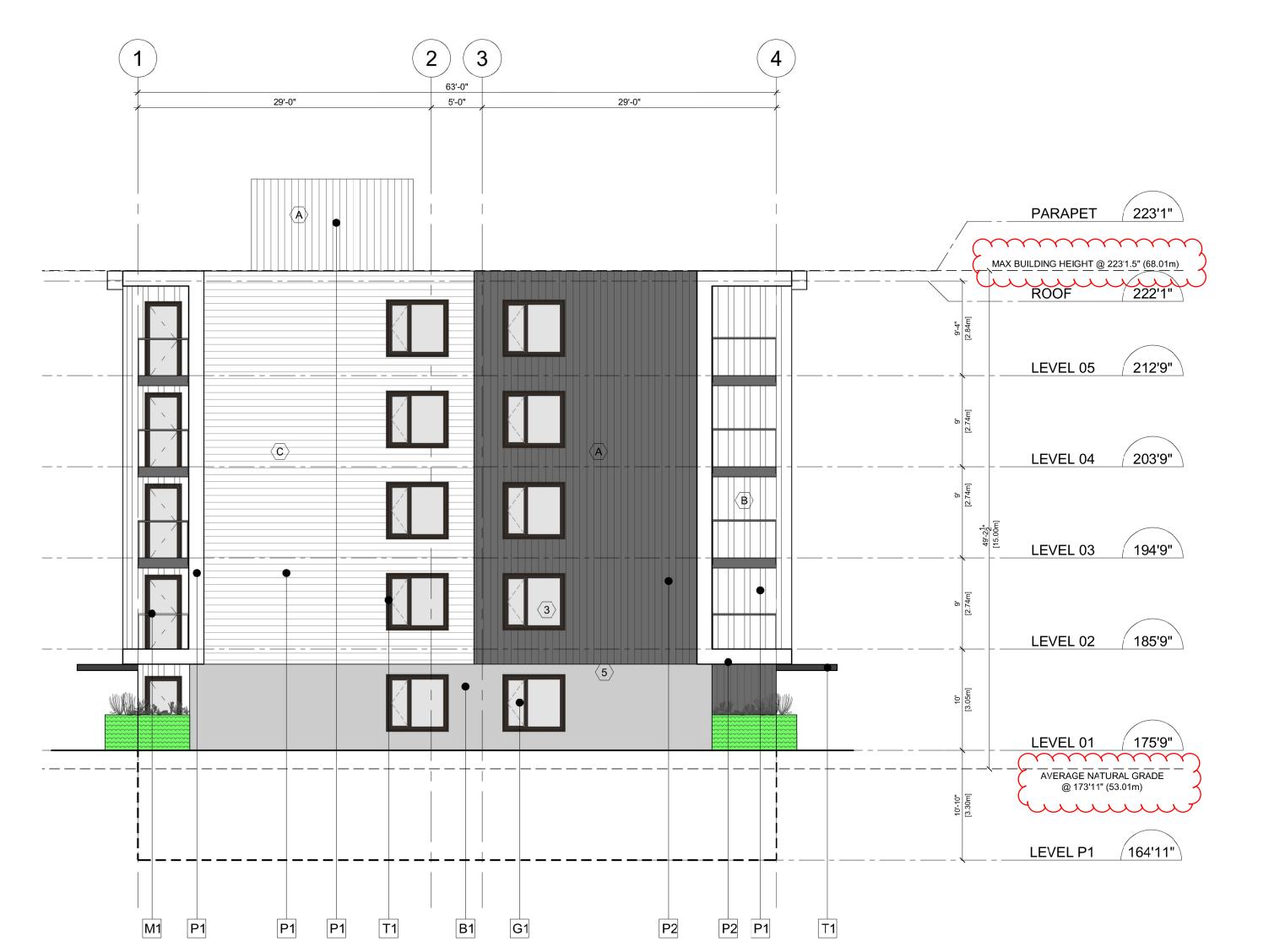


P1 - LARGE FORMAT PANEL- COLOR 1 - ARCTIC WHITE

(P3) - LARGE FORMAT PANEL- COLOR 3 - SLATE GRAY

P4 - LARGE FORMAT PANEL- COLOR 4 - WOOD FINISH

P2 - LARGE FORMAT PANEL- COLOR 2 - GRAY



1 EAST ELEVATION
A303 1/8" = 1'

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2 WEST ELEVATION
A303 1/8" = 1'

L	
	MATERIALS LEGEND
	MA I EKIALO LEGEND

- T1) WOOD TRIM- COLOR 1 DARK GRAY
- G1 VISION GLASS
- G2 SPANDREL GLASS
- F1) WINDOW VINYL FRAME- WHITE
- F2 WINDOW VINYL FRAME- GRAY

KEY NOTES

B1) - GRAY BRICK

M1) - PAINTED METAL RAILING

1 STOREFRONT ALUMINUM SYSTEM

2 STOREFRONT ENTRY DOORS

3 VINYL WINDOW SYSTEM

5 EASY TRIM CONNECTOR-COLOR TO MATCH PANEL

4 SINGAGE

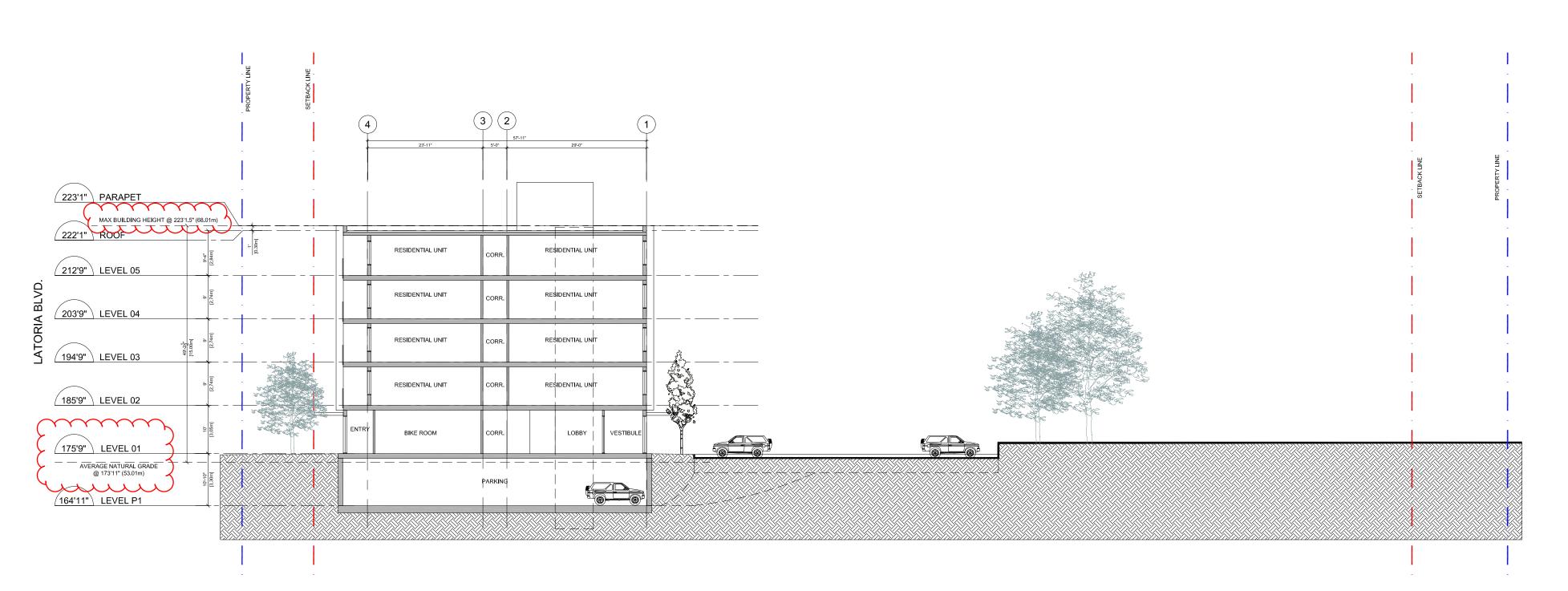
- 6 CANOPY ABOVE ENTRANCE CEMENT BOARD CLADDING
- 7 WOOD FINISH SOFFIT

- - $\langle c \rangle$ HORIZONTAL SIDING

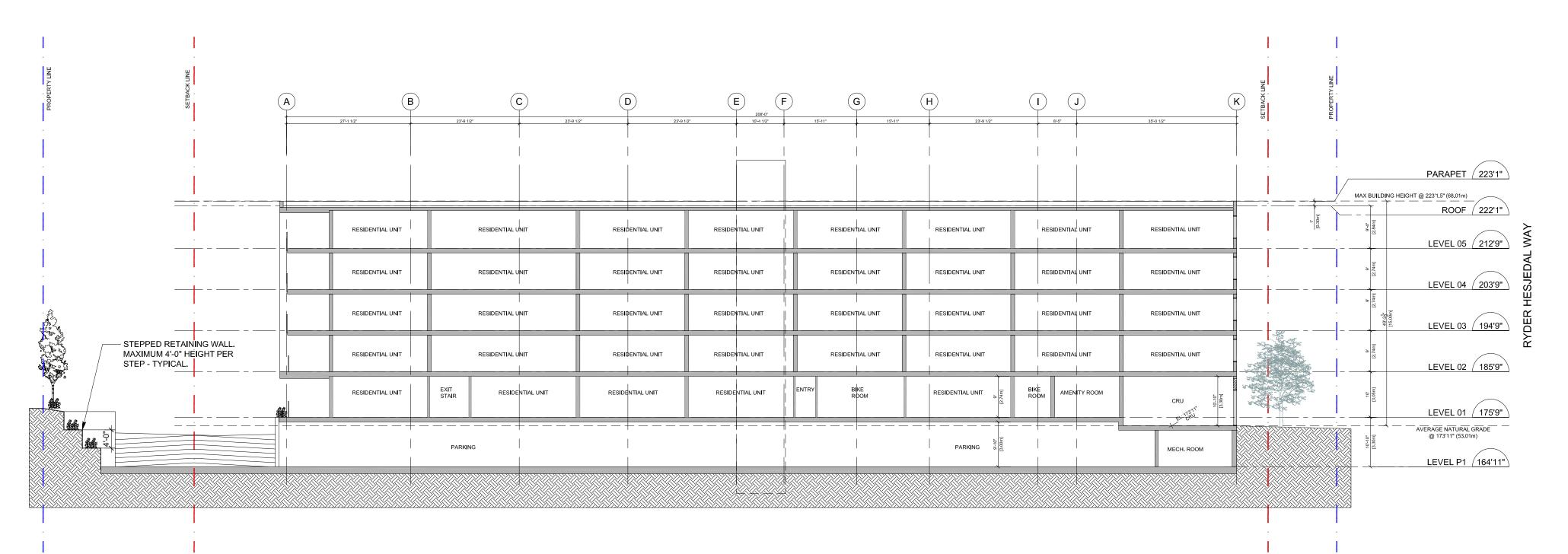
(A) VERTICAL SIDING

B BOARD AND BATTEN SIDING

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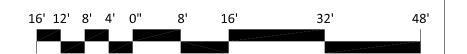


1 BUILDING SECTION 1
A321 1/16" = 1'



2 BUILDING SECTION 2
A321 1/16" = 1'

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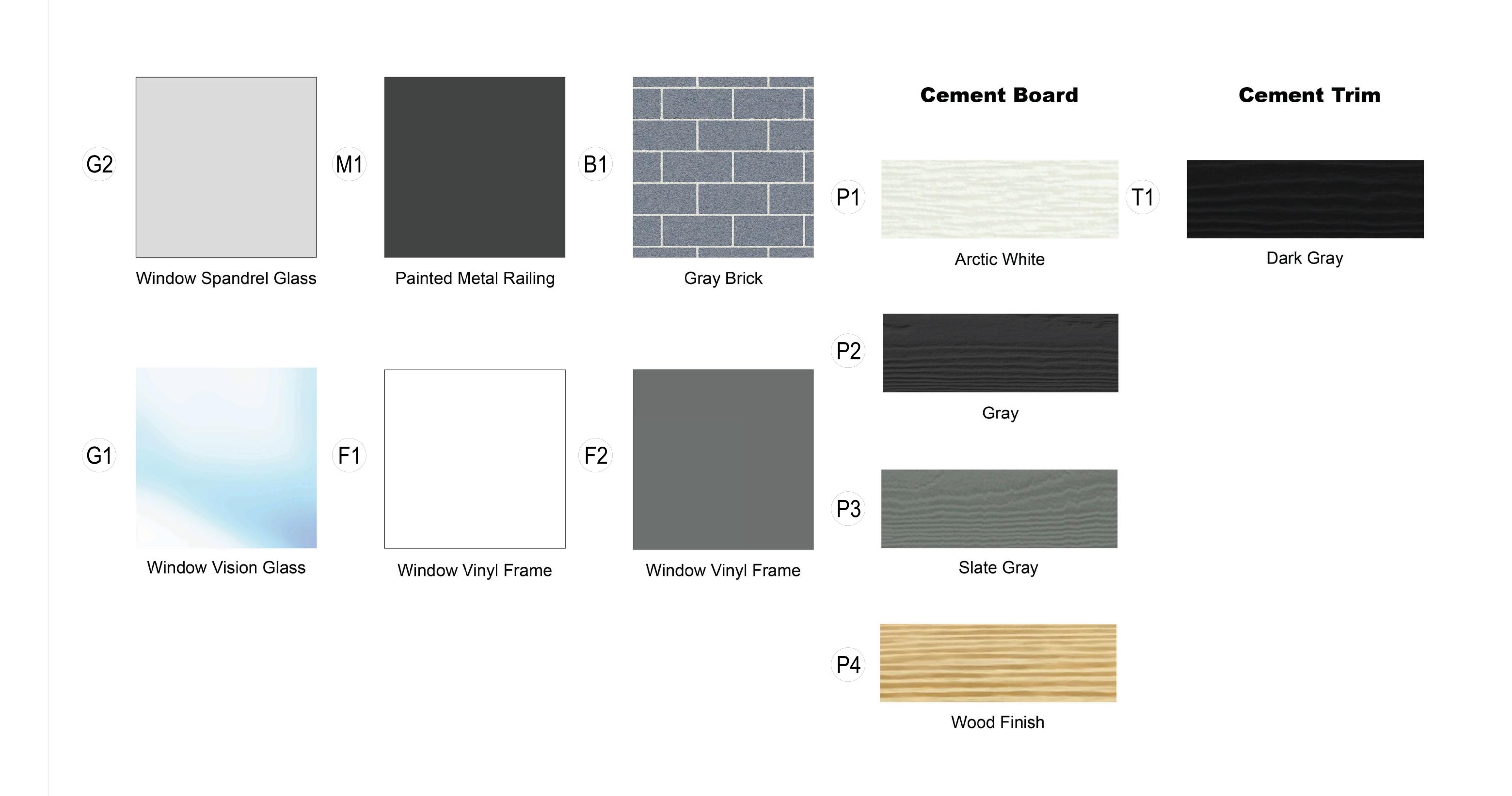
BUILDING SECTIONS

Draw

Scale 1/16" = 1'-0"

Project _____

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MATERIAL BOARD

Drawing Scale

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N.T.S.