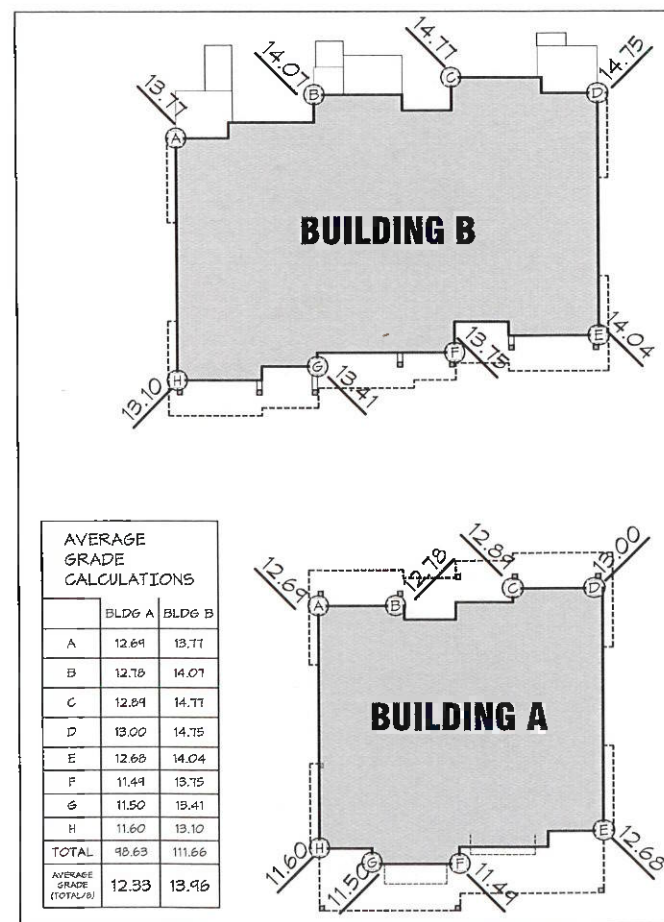
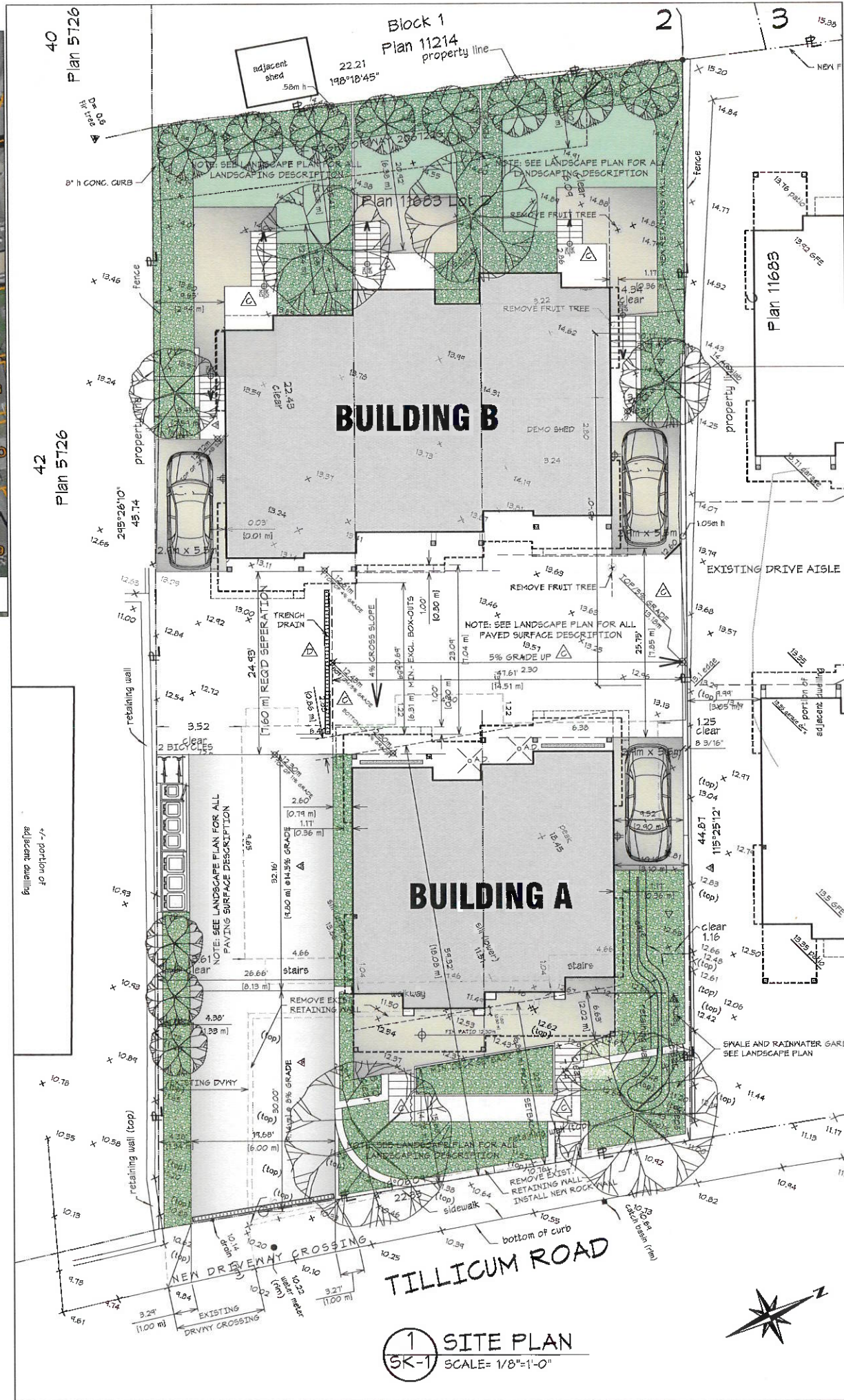




2 CONTEXT PLAN
SK-1 SCALE= NTS



3 ELEVATIONS FOR AVERAGE GRADE
SK-1 SCALE= NTS



1 SITE PLAN
SK-1 SCALE= 1/8"=1'-0"

PROJECT DATA

LEGAL DESCRIPTION
LOT D, SECTION D,
ESQUIMALT DISTRICT, PLAN 11683

CURRENT ADDRESS
1048 TILlicum ROAD

ZONING
CURRENT ZONE: RD-1 (TWO-FAMILY)
PROPOSED ZONE: CD

SITE AREA
998.9 m² (10,752 sf) PER SURVEY

NO. OF UNITS
5 (FIVE)

TOTAL COVERAGE =
1573.5+2140.2/10752 = 34.54%

BLDG. A COV. 146.18 m² (1573.5 sf)
BLDG. B COV. 198.83 m² (2140.2 sf)
TOTAL COV. 345.01 m² (3713.7 sf)

FLOOR AREA
BUILDING A
UPPER 110.00 m² (1184.0 sf)
MAIN 108.9 m² (1150.7 sf)
GROUND 46.9 m² (504.9 sf)
TOTAL 265.81 m² (2839.6 sf)

FLOOR AREA
BUILDING B
UPPER 162.97 m² (1754.3 sf)
MAIN 160.59 m² (1720.6 sf)
GROUND 76.14 m² (819.9 sf)
TOTAL 399.66 m² (4302.8 sf)

BUILDING HEIGHT

BUILDING A
AVERAGE GRADE= 12.33m
BUILDING HEIGHT = 9.18m [32.10']

BUILDING B
AVERAGE GRADE= 13.96m
BUILDING HEIGHT= 8.42m [27.62']

NET INTERIOR
FLOOR AREA BLDGS. A & B =
265.81 m² + 399.66 m² = 665.47 m²
[2839.6+4302.8 = 7142.4 sf]

FAR = 7142.4/10,752 = .664

PARKING
COVERED 5 STALLS
VISITOR 3 STALLS
TOTAL: 8 STALLS

SETBACKS BUILDING A

SETBACK TYPE	COMPARE CD-106	PROPOSED
FRONT @ STREET	6.8 m 22.31'	6.80 m 22.31' MIN. @ NE CORNER OF UNIT 1
PERMITTED REDUCTION OF FRONT YARD FOR EXT. DECKS	2.5m 8.20'	2.02m 6.63'
SEPARATION TO BLDG. B AT GRADE	7.6 m 24.93'	7.6 m 24.93'
SIDE NORTH	2.9 m 9.51' (-36 m TO CANTILEVER)	3.10 m 10.18' (-36 m TO CANTILEVER)
SIDE SOUTH	7.8 M 25.6' (-36 m TO CANTILEVER)	8.13 m 26.66' (-36 m TO CANTILEVER)

SETBACKS BUILDING B

SETBACK TYPE	COMPARE CD-89	PROPOSED
REAR	6.4m 21.0'	7.75 m 25.41'
PERMITTED REDUCTION OF REAR YARD FOR EXT. DECKS	2.5m 8.20'	2.44m 8.0'
SEPARATION TO BLDG. A AT GRADE	7.6m 24.93'	7.6 M 24.93'
SIDE NORTH	3.0 m 9.8' (-36 m TO CANTILEVER)	3.10 m [10.17'] (-36 m @ CANTILEVER)
SIDE SOUTH	2.9 m 9.5' (-36 m TO CANTILEVER)	2.94 m [9.65'] (-36 m @ CANTILEVER)

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	05.07.19
B	RE-VISE DRIVEWAY SLOPE TO 8% AND 14.5%, ADD TREES IN SIDEYARDS TO LIMIT OVERLOOK	08.14.19
C	CHANGE DRIVE AISLE GRADE TO 5%, RAISE BUILDING HEIGHTS, ADD EXTERIOR RISERS THRU-OUT	02.10.20
D	INDICATE TRENCH DRAIN AT FOOT OF DRIVE AISLE SLOPE	03.05.20
E	SMALL REDUCTION TO FAR	04.17.20
F	DEVELOPMENT PERMIT APPLICATION	03.04.21

REV F

RECEIVED

MAR 16 2021

CORP OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

SITE PLAN & PROJECT DATA

DEVELOPMENT PERMIT APPLICATION FOR
PROPOSED REZONING AT
1048-1050 TILlicum RD.
ESQUIMALT B.C

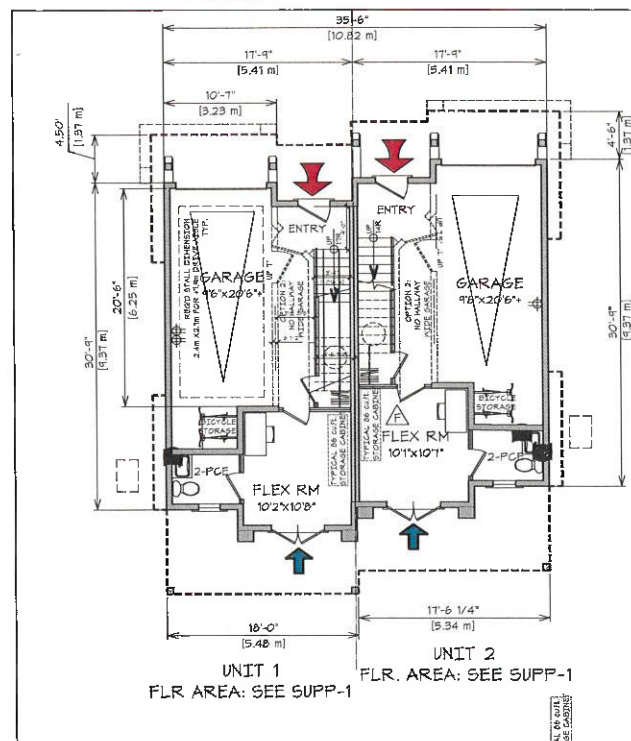
03.03.21

SCALE = 1/8"=1'-0"

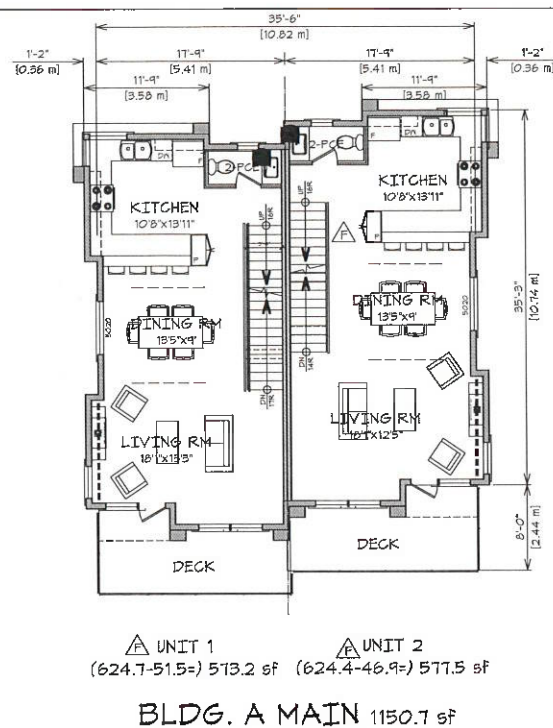
ZEBRADESIGN



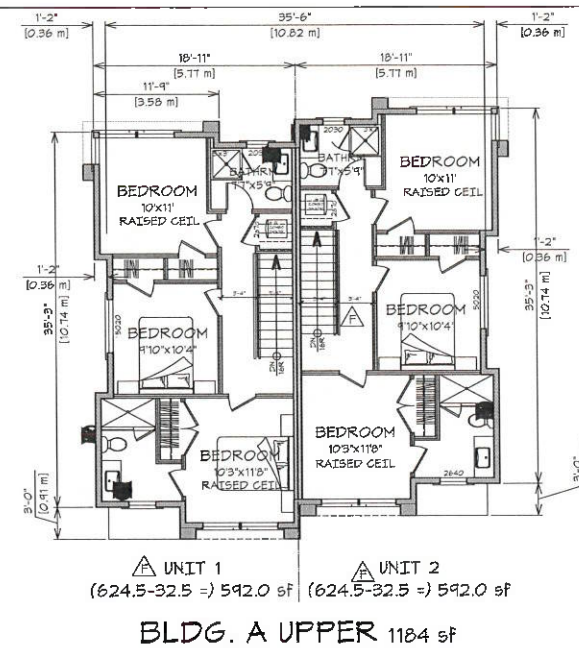
1161 NEWPORT AVE
VICTORIA B.C. V8S 5E6
Phone: 250 360 2144



1 GROUND FLOOR PLAN
SK-2 SCALE= 1/8"=1'-0" 47.50 sm + garages



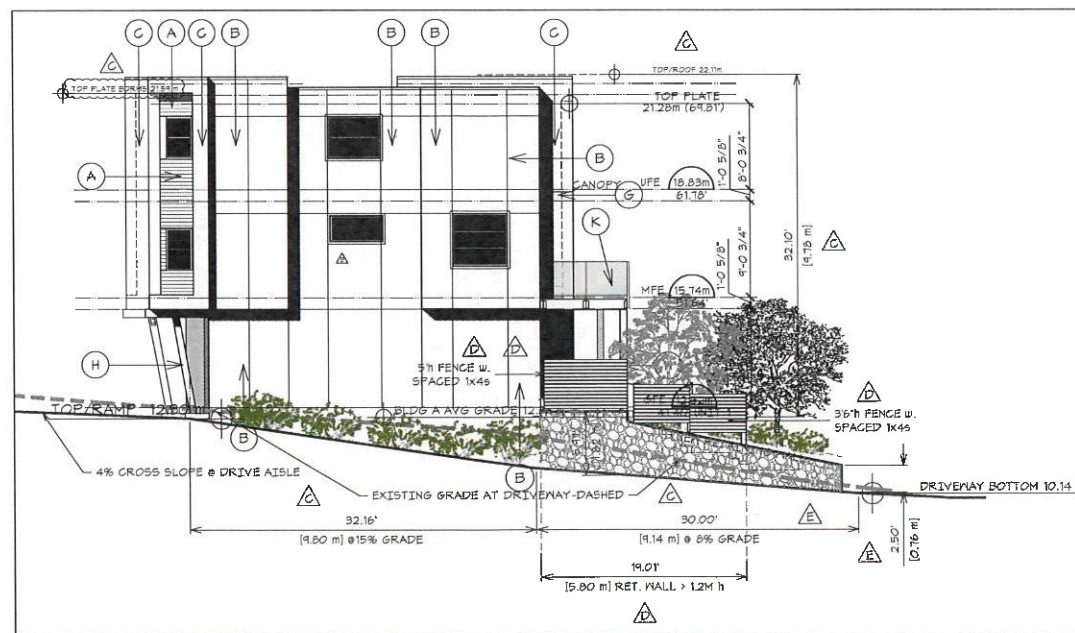
2 MAIN FLOOR PLAN
SK-2 SCALE= 1/8"=1'-0" 107.03 sm



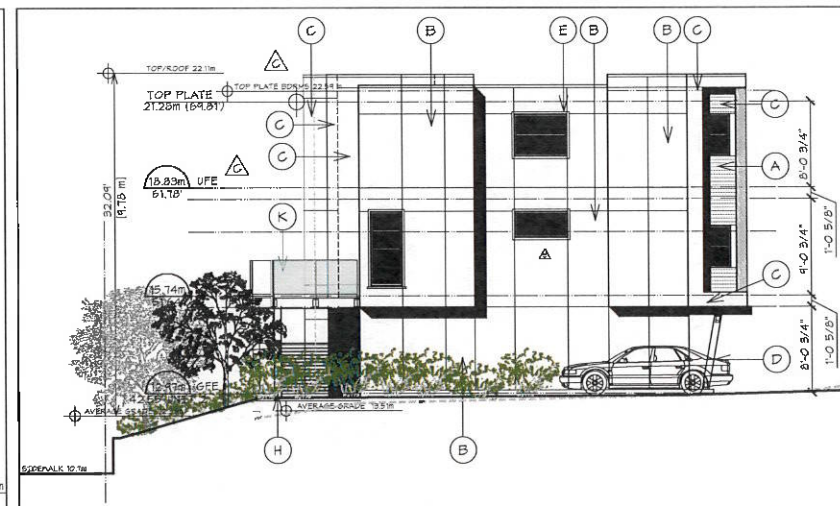
3 UPPER FLOOR PLAN
SK-2 SCALE= 1/8"=1'-0" 109.15 sm



4 WEST ELEVATION
SK-2 SCALE= 1/8"=1'-0"



5 SOUTH ELEVATION
SK-2 SCALE= 1/8"=1'-0"



6 NORTH ELEVATION
SK-2 SCALE= 1/8"=1'-0"



7 EAST ELEVATION
SK-2 SCALE= 1/8"=1'-0"

BUILDING A PLANS AND ELEVATIONS DEVELOPMENT PERMIT APPLICATION FOR PROPOSED REZONING AT 1048-1050 TILlicum RD. ESQUIMALT B.C.

03.04.21

SCALE = 1/8"=1'-0"

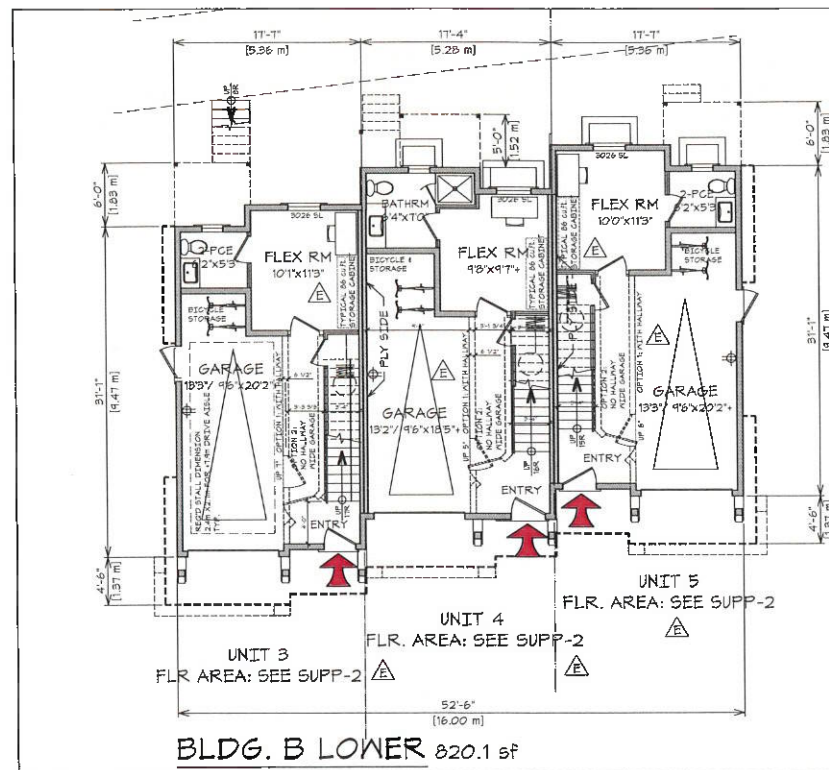
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	05.07.19
B	REDUCE DINING RM WINDOWS TO TRANSOM SIZE	08.14.19
C	CHANGE DRIVE AISLE GRADE, RAISE BUILDING HEIGHT	02.12.20
D	ON 5/SK-2 SPECIFY RETAINING WALL HEIGHT & FENCE HT. HEIGHT	03.07.20
E	ON 5/SK-2 SHOW WALL CURVATURE	03.07.20
F	ADJUSTMENTS TO FLOOR AREAS	04.19.20
G	DEVELOPMENT PERMIT APPLICATION	03.04.21

FINISH SCHEDULE	
A	4" W V-GROOVE CEDAR SIDING
B	CEMENTITIOUS PANELS C/W REVEALS
C	PREFIN.MTL. BOX-OUTS
D	8x8 TIMBER KNEE BRACE & CANTD BEAM
E	WINDOW WITH HORIZONTAL MUNTIN BAR(S)
F	2.5" W WINDOW/DR TRIM @ CEMENT. PANELS
G	1x10 FASCIA ON PROJECTING CANOPY
H	8x8 TIMBER POST
J	4x4 TIMBER POSTS
K	PRE-ENG. GLAZED BALCONY GUARDRAILS
L	GARAGE DOOR W. WINDOWS

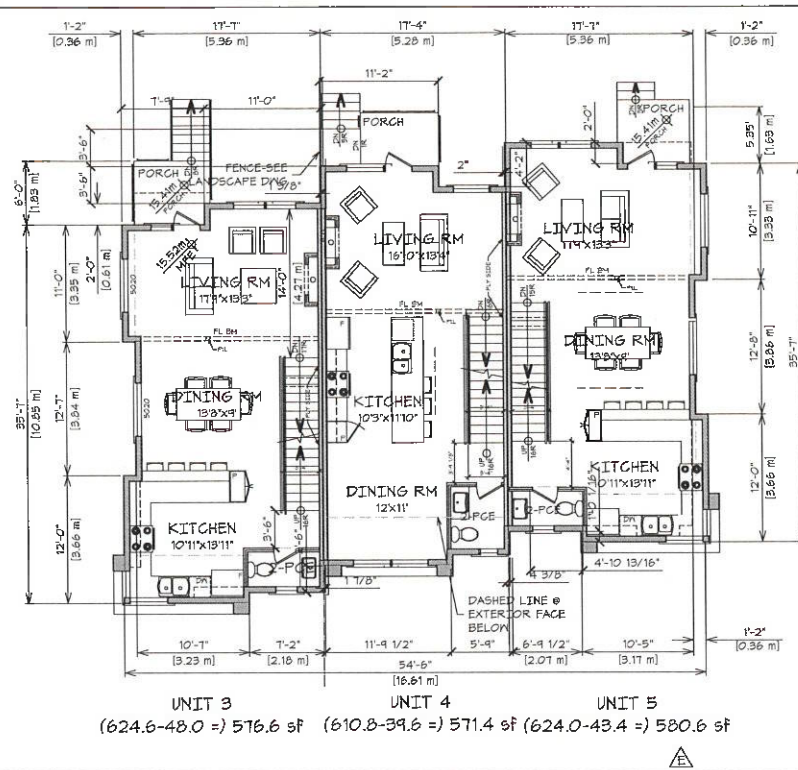
REV 6

SK-2

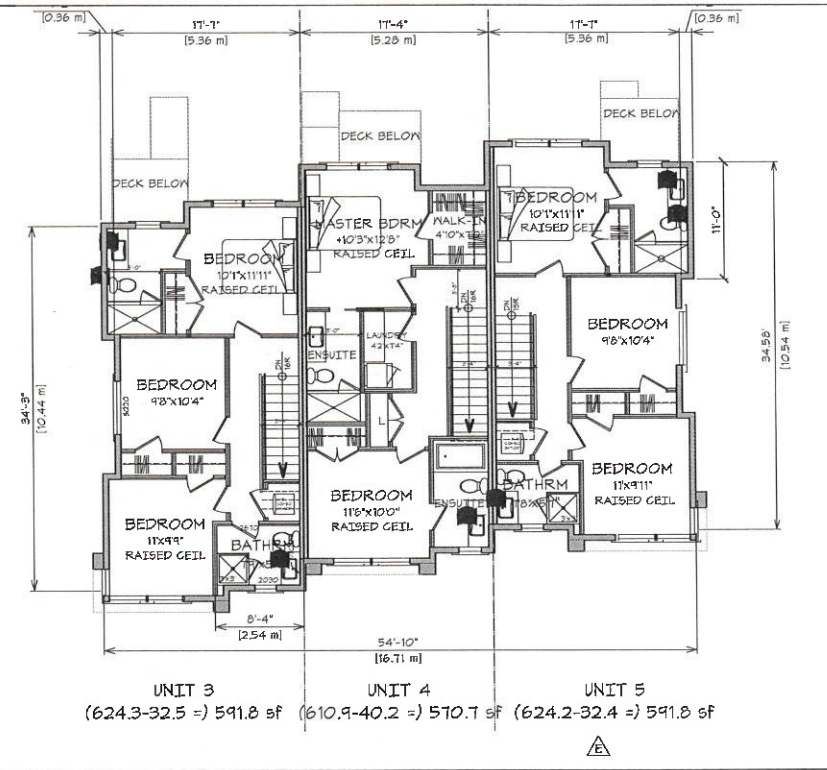
ZEBRADesign
1161 NEWPORT AVE
VICTORIA B.C. V8S 5E6
Phone: 250 360 2144



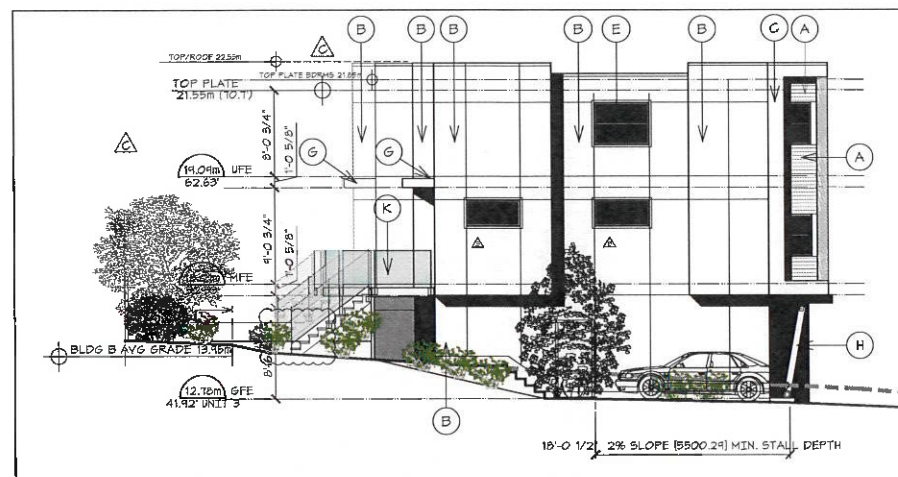
1 GROUND FLOOR PLAN
SK-3 SCALE: 1/8"=1'-0" FLR. AREAS: REFER TO SUPP-2



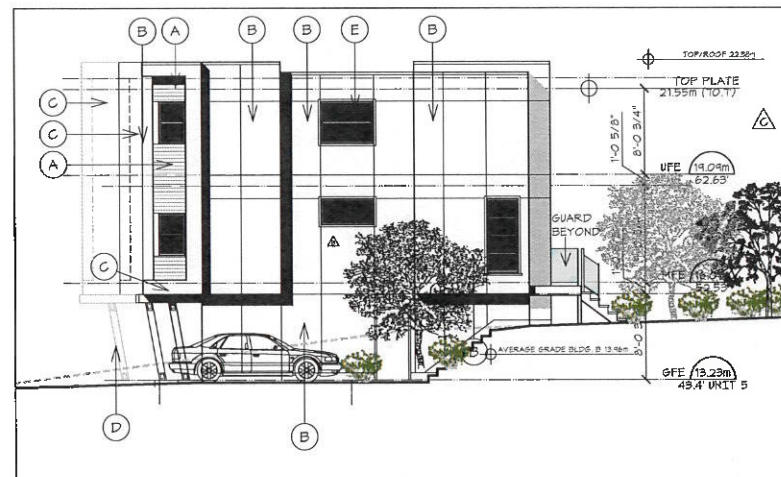
2 MAIN FLOOR PLAN
SK-3 SCALE: 1/8"=1'-0" 160.39 sq m



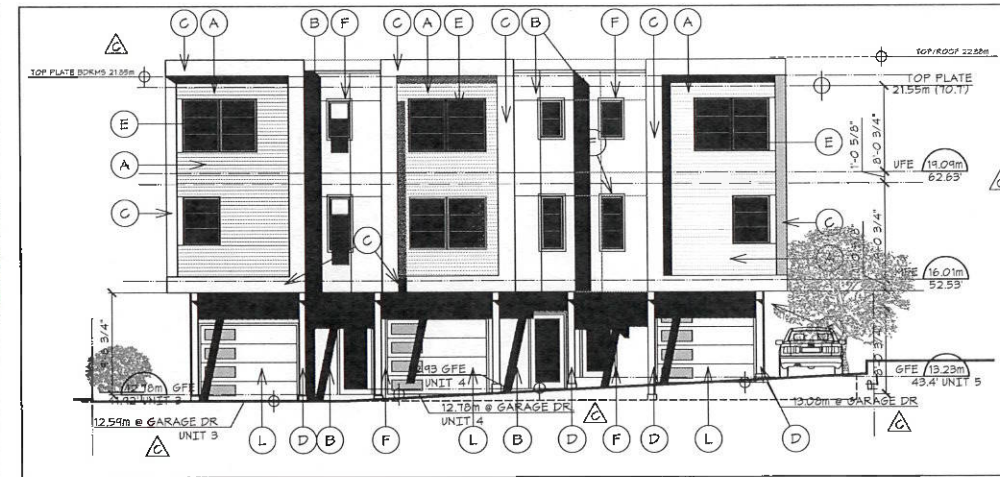
3 UPPER FLOOR PLAN
SK-3 SCALE: 1/8"=1'-0" 162.98 sq m



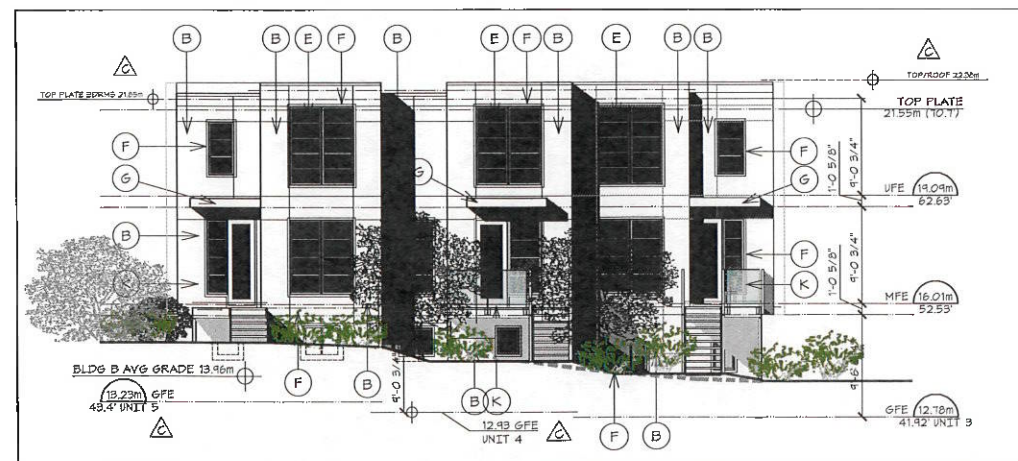
4 SOUTH ELEVATION
SK-3 SCALE: 1/8"=1'-0"



5 NORTH ELEVATION
SK-3 SCALE: 1/8"=1'-0"



6 EAST ELEVATION
SK-3 SCALE: 1/8"=1'-0"



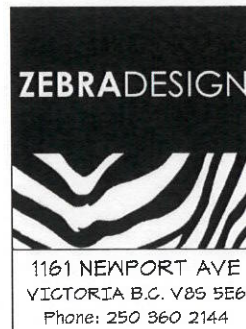
7 WEST ELEVATION
SK-3 SCALE: 1/8"=1'-0"

**BUILDING B
PLANS AND ELEVATIONS**
DEVELOPMENT PERMIT APPLICATION FOR
PROPOSED REZONING AT
1048-1050 TILlicum RD.
ESQUIMALT B.C

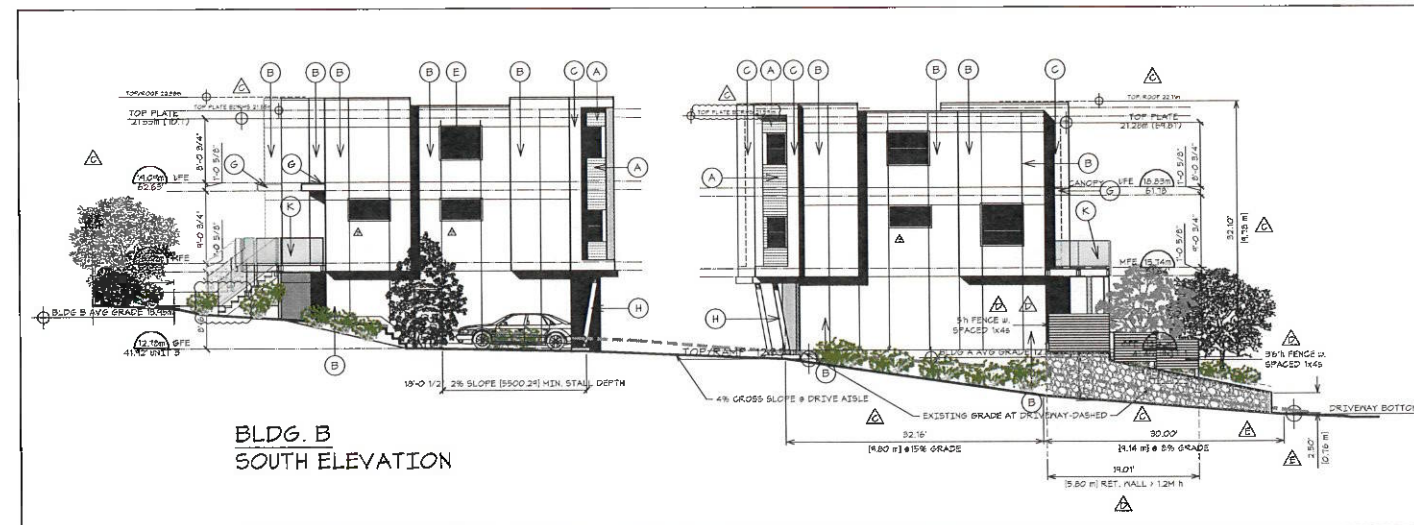
03.04.21
SCALE = 1/8"=1'-0"

FINISH SCHEDULE	
A	4" w V-GROOVE CEDAR SIDING
B	CEMENTITIOUS PANELS c/w REVEALS
C	PREFIN.MTL. BOX-OUTS
D	8x8 TIMBER KNEE BRACE 4 CANT'D BEAM
E	WINDOW WITH HORIZONTAL MUNTIN BAR(S)
F	2.5" w WINDOW/DR. TRIM @ CEMENT. PANELS
G	1x10 FASCIA ON PROJECTING CANOPY
H	8x8 TIMBER POST
J	4x4 TIMBER POSTS
K	PRE-ENG. GLAZED BALCONY GUARDRAILS
L	GARAGE DOOR w. WINDOWS

REV.	DESCRIPTION	DATE
1	REVISION APPLICATION	03.01.21
2	REVISION APPLICATION	03.14.21
3	TOTAL RISE SIZE, KIDNEY NORTH, DINING ROOM, KITCHEN	03.12.20
4	ALTER DRIVE AISLE GRADE, RAISE BUILDING HEIGHTS	03.12.20
5	ADJUSTED FLOOR AREAS - PER UNCHANGED	04.11.20
6	DEVELOPMENT PERMIT APPLICATION	03.04.21



REV F
SK-3



1 SECTION AT ACCESS DRIVE
SK-4 SCALE= 3/32"=1'-0"

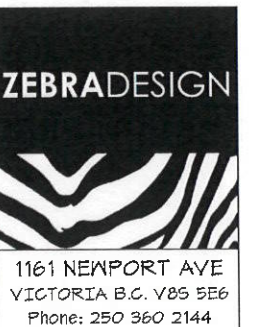


2 STREETSCAPE at TILlicUM RD.
SK-4 SCALE= 3/32"=1'-0"

STREETSCAPE & SITE SECTION
DEVELOPMENT PERMIT APPLICATION FOR
PROPOSED REZONING AT
1048-1050 TILlicUM RD.
ESQUIMALT B.C.

SCALE = 3/32"=1'-0"

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	09.01.14
B	SUBMIT FOR DP	09.28.14
C	RAISE BLDG A BY .52m (1.64'), RAISE BLDG B BY .49 m (1.61')	02.12.20
D	SHOW RETAINING WALL CURVATURE @ NORTH CORNER OF DRIVEWAY ENTRY	03.04.20
E	DEVELOPMENT PERMIT APPLICATION	03.04.21



REV E
SK-4