



HYTHE POINTE

DEVELOPMENT PERMIT

2023-04-21



ZEIDLER ARCHITECTURE
400-1207 Douglas Street
Victoria, BC V8W 2E7
T +1 250 388 9494



NOT FOR CONSTRUCTION



AVENIR SENIOR LIVING

HYTHE POINTE
817 - ESQUIMALT ROAD
219-141

COVER SHEET

scale:	NTS
drawn by:	Author
checked by:	Checker
project no:	219-141
date issued:	2023-04-21

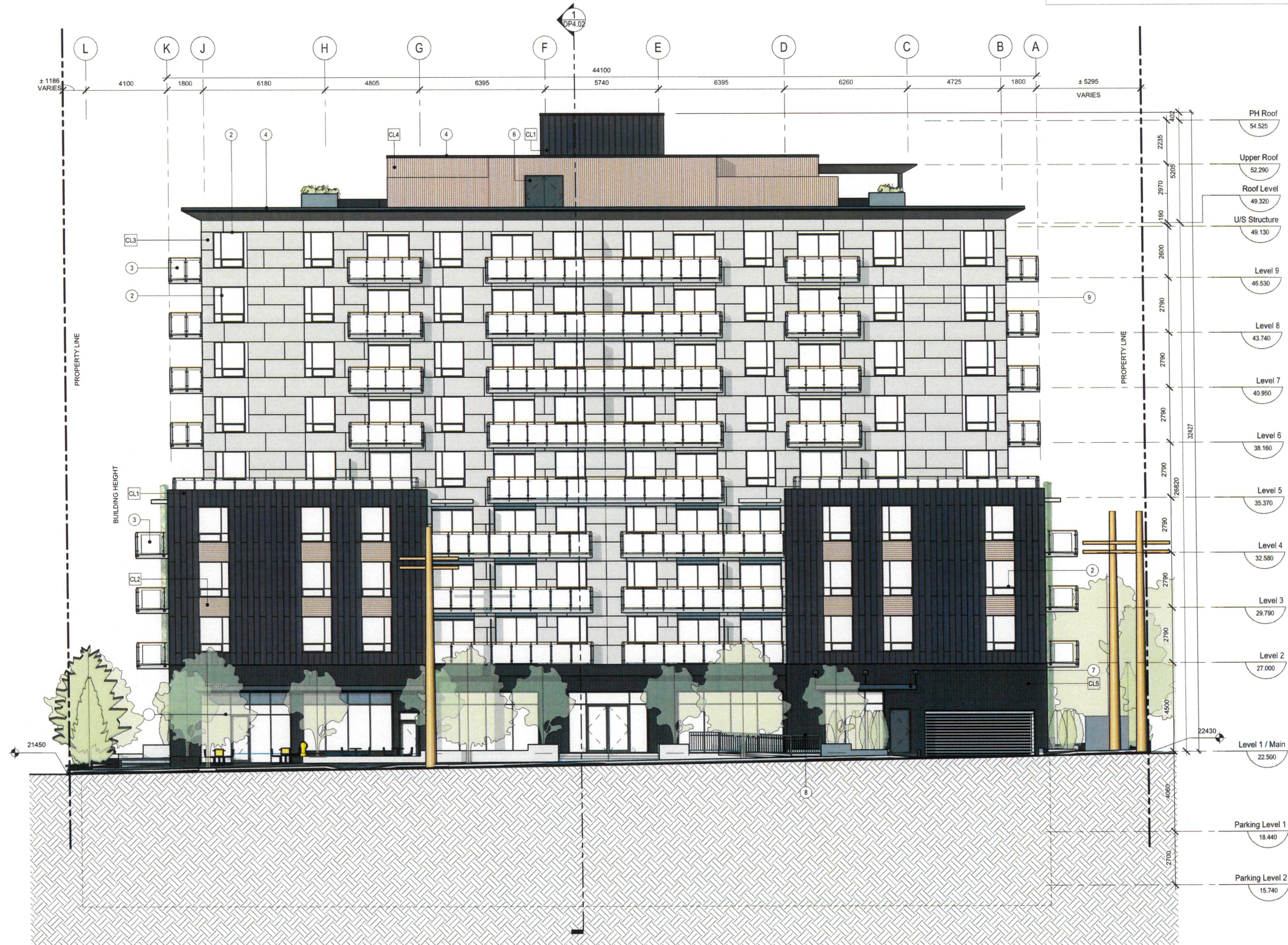
re-issue no: sheet no: DP0.00

EXTERIOR CLADDING ASSEMBLIES LEGEND

- CL1 PREFINISHED VERTICAL METAL PANEL - ANTHRACITE GREY
CL2 PREFINISHED HORIZONTAL METAL PANEL - LIGHT FIR
CL3 FIBRE CEMENT PANEL - PEARL GRAY
CL4 FIBRE CEMENT VERTICAL PLANKS
CL5 BRICK - BLACK
CL6 GREEN WALL (EFIS STUCCO BEHIND)

EXTERIOR BUILDING MATERIALS LEGEND

- 1 STOREFRONT SYSTEM
2 VINYL WINDOWS - BLACK
3 BALCONY - BLACK METAL WITH WOOD TOP RAIL
3a BALCONY PARTITION - METAL FRAMING WITH FROSTED GLASS
4 PREFINISHED METAL FLASHING - BLACK
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8 PREFINISHED METAL RAILING
9 TYPICAL GLAZED BALCONY SLIDING DOOR
10 SCUPPER / RAINWATER LEADER
11 MECHANICAL LOUVER - BLACK



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Issue No.	Date	Description
1	2022-04-05	DEVELOPMENT PERMIT
2	2023-01-05	ZONING AMENDMENT
3	2023-04-21	DEVELOPMENT PERMIT

client



project title

HYTHE POINTE

817 ESQUIMALT ROAD
VICTORIA, BC V9A 3M5

drawing title

MAY - 8 2023
NORTH ELEVATION
**CORP. OF TOWNSHIP
OF ESQUIMALT**

scale: As indicated

drawn by: Author

checked by: Checker

project no: 219-141

date issued: 2023-04-21

re-issue no:

3 DP3.01

A:\desk\Draws\Hythe Pointe\AR_219-141_L_Hythe Pointe_R03.rvt

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client

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HYTHE POINTE

817 ESQUIMALT ROAD
VICTORIA, BC V9A 3M5

drawing title

SOUTH ELEVATION

scale: As indicated

drawn by: Author

checked by: Checker

project no: 219-141

date issued: 2023-04-21

re-issue no: 3 sheet no: DP3.02

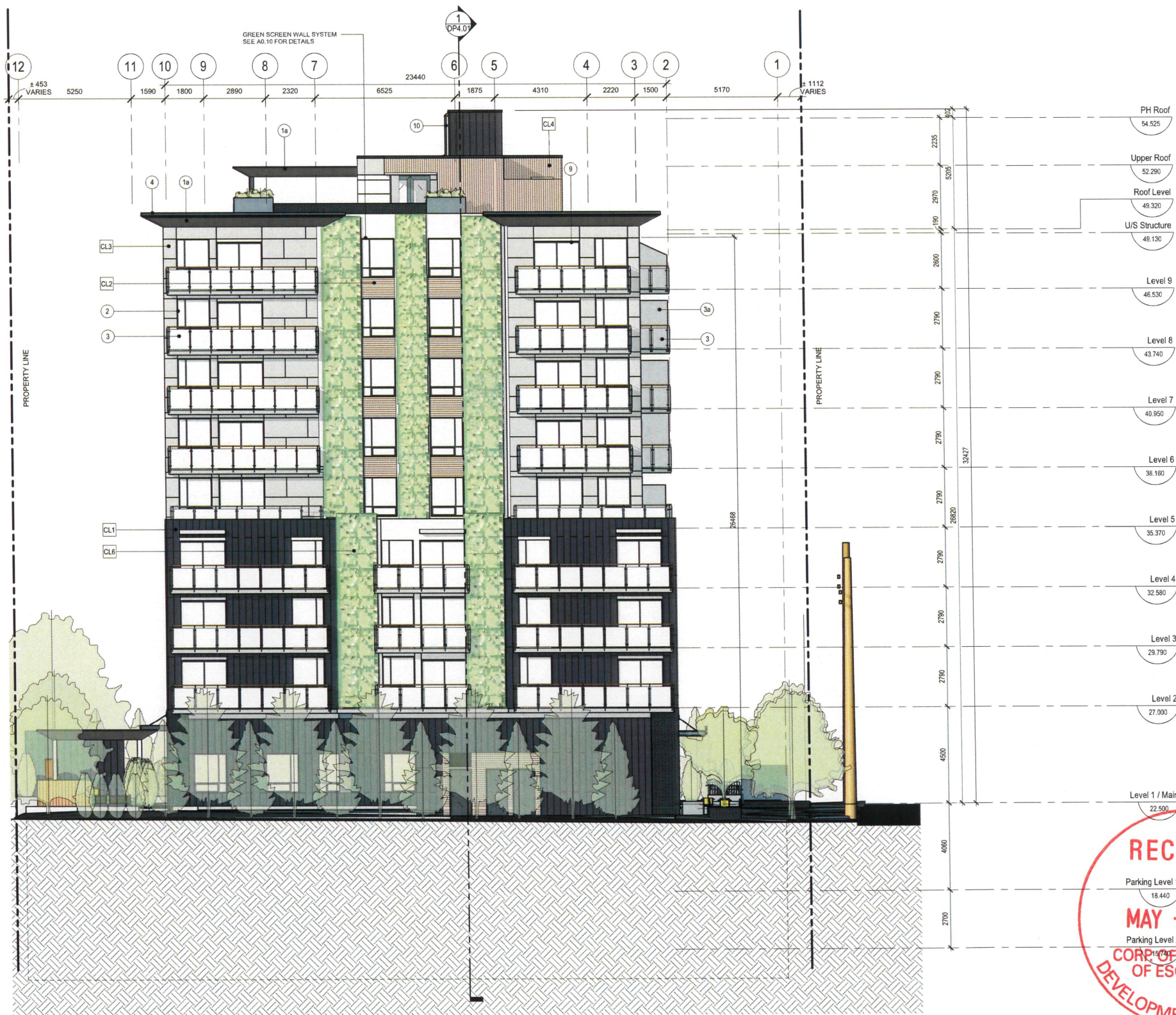
Autodesk Docs:Hythe Pointe/AR_219-141_Hythe Pointe_R23.rvt

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HYTHE POINTE

817 ESQUIMALT ROAD
VICTORIA, BC V9A 3M5

drawing title

EAST ELEVATION

scale:	As indicated
drawn by:	Author
checked by:	Checker
project no:	219-141
date issued:	2023-04-21
re-issue no:	sheet no:

RECEIVED

Parking Level 1

18.440

MAY - 8 2023

Parking Level 2

15.150

CORPORATION OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

3 DP3.03

Autodesk Docs\Hythe Pointe\AR_219-141_Hythe Pointe_R23.rvt

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HYTHE POINTE
817 ESQUIMALT ROAD
VICTORIA, BC V9A 3M5

drawing title
WEST ELEVATION

scale: As indicated
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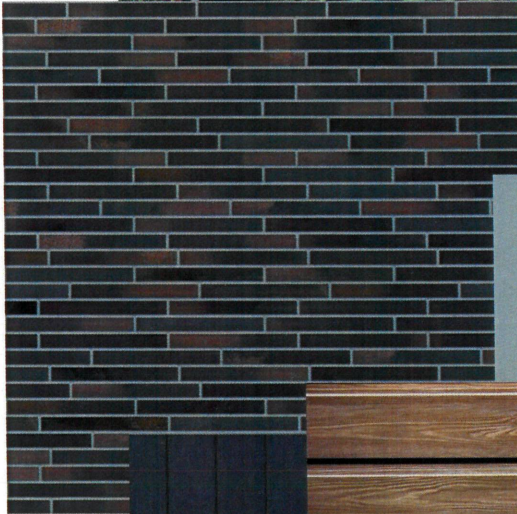
re-issue no: sheet no: 3 DP3.04



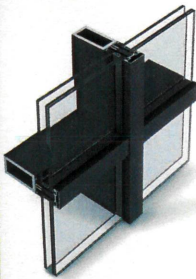
2. BLACK VINYL
WINDOWS



CL5 BRICK -
BLACK



CL6 GREENSCREEN (EIFS STUCCO BEHIND)



1. STOREFRONT GLAZING
WITH BLACK MULLIONS

CL3 COMPOSITE
& CEMENT
CL4 PANEL IN
LIGHT GREY



CL2 METAL PANEL -
LONGBOARD IN
LIGHT FIR

CL1 METAL PANEL -
VERTICAL
HPC RAL 7016



EXTERIOR CLADDING ASSEMBLIES LEGEND

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HYTHE POINTE

817 ESQUIMALT ROAD
VICTORIA, BC V9A 3M5

drawing title

MATERIALS BOARD

scale: As indicated
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project no: 219-141
date issued: 2023-04-21

re-issue no: sheet no: 3 DP9.01





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HYTHE POINTE

817 ESQUIMALT ROAD
VICTORIA, BC V9A 3M5

drawing title

STREETSCAPE

scale: 1 : 1
drawn by: MP
checked by: JB
project no: 219-141
date issued: 2023-04-21

re-issue no: sheet no: 3 DP9.04



BENCHES (x3)
KINGSEY PARK BENCH
MODEL NUMBER: BKG-AV (GFT)
COLOUR: REDWOOD
CAST ALUMINUM FRAME: TEXTURED BLACK
SUPPLIER: WISHBONE FURNISHINGS

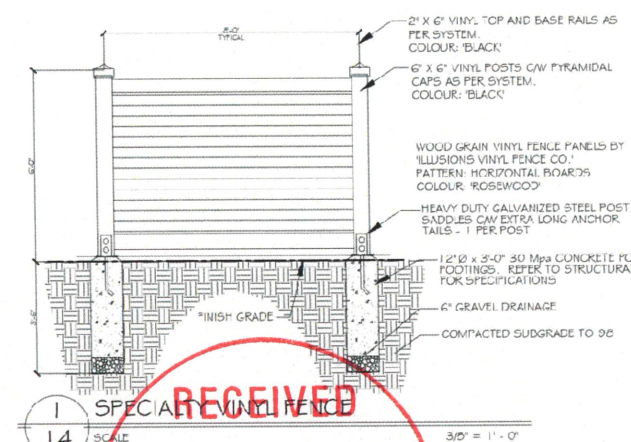
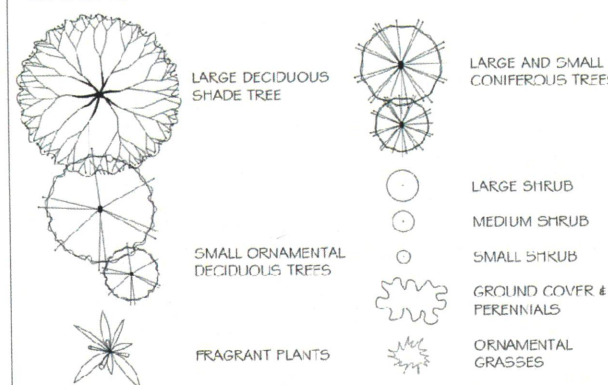
EXISTING LANDSCAPED TRAFFIC ISLAND (LOCATION APPROXIMATE)

TREE GRATES (x3)
MODEL: CNK 48 TREE GRATE
SUPPLIER: DOBNEY FOUNDRY

SUGGESTED PLANT LIST

	Key	Common Name	Latin Name	Size
Trees	VMAP	Vine Maple	Acer circinnatum	6cm Cal.
	GLD	Glossy Hawthorn Tree	Crataegus baccata var. 'Shademaster'	8cm Cal.
	AGU	Glossy Golden Birch	Fraxinus sylvatica var. 'Dorset Gold'	4m Ht.
	JMAP	Japanese Maple	Acer palmatum var. 'Bloodgood'	6cm Cal.
	RMAP	Columbian Red Maple	Acer rubrum var. 'Armstrong'	7cm Cal.
Large Shrubs	PIER	Lily of the Valley Shrub	Persea japonica var. 'Forest Flame'	#7 Pot
	STAR	Star Magnolia	Magnolia stellata var. 'Royal Star'	#7 Pot
	SUG	Sweetgum	Liquidambar styraciflua var. 'Sensation Double Blue'	#7 Pot
	TRHU	Trumpet Cedar	Thuja occidentalis var. 'Emerald'	2m Ht.
	RRHA	Rhododendron	Rhododendron var. 'Pink Wagoner'	#7 Pot
Medium Shrubs	MOCK	Mockorange	Philadelphus lewisii	#7 Pot
	ALAT	Doyle's Daphne	Eurymorpha alba var. 'Conspicua'	#5 Pot
	VACC	Evergreen Huckleberry	Vaccinium ovatum var. 'Thunderbird'	#2 Pot
	MRHA	Rhododendron	Rhododendron var. 'Unique'	#5 Pot
	ABE	Groby Arelia	Abelia x grandiflora var. 'Edward Goucher'	#2 Pot
Small Shrubs	DVIB	Dwarf Viburnum	Viburnum davidii	#1 Pot
	MEV	Manzanita Orange Blossom	Chonoxia tenuis	#5 Pot
	KODA	English Rose	Rosa var. 'Lady Emma Hamilton'	#5 Pot
	DWPI	Dwarf Lily of the Valley Shrub	Persea japonica var. 'Debutante'	#2 Pot
	EUOF	Creeping Euonymus	Euonymus fortunei var. 'Emerald & Gold'	#1 Pot
Grasses	SARC	Sweetgrass	Sarcococca hookeriana humilis	#1 Pot
	AZAR	Evergreen Azalea	Azalea japonica var. 'Gumpo Pink'	#2 Pot
	DWRH	Dwarf Rhododendron	Rhododendron var. 'Snow Belle'	#2 Pot
	HYD	Hydrangea	Hydrangea macrophylla var. 'Conquer Pink'	#5 Pot
	GARD	Frost Proof Hardy Gardenia	Gardenia jasminoides var. 'Frost Proof'	#2 Pot
Ground Covers	POK	Korean Dogwood	Dawsonia serrata var. 'Winter Gem'	#5 Pot
	BEAR	Bearberry	Arctostaphylos uva-ursi var. 'Vancouver Jade'	SP4
	BERG	Heartsong Bergenia	Bergenia cordifolia var. 'Bressingham Ruby'	SP5
	CCNV	Lily of the Valley	Convallaria majalis	SP5
	CARE	Variegated Sedge	Carex monnina var. 'Top Dancer'	SP5
Perennials	KARL	Feather Reed Grass	Calamagrostis canadensis var. 'Karl Foerster'	#1 Pot
	WACK	Witchhazel	Hamamelis virginica	#1 Pot
	HEUC	Coral Bells	Heuchera macrostachya var. 'Bressingham Bronze'	SP5
	LAV	English Lavender	Lavandula angustifolia var. 'Hulcata'	SP5
	SCIZ	Salix Lily	Saxifraga oppositifolia var. 'Dorset Sunset'	SP7
Vines	SWSP	Sweetspine	Illex virginica var. 'Little Henry'	SP5
	PEON	Garden Peony	Paeonia var. 'Duchesse of Nemours' (fragrant white)	#1 Pot
	CLIM	Montana Clematis	Clematis montana var. 'Jackmanii' (dark blue)	#7 Pot
	QUAS	Star Jasmine	Jasminum officinale	#5 Pot
	ARM	Armstrong Clematis	Clematis armandi	#7 Pot

LEGEND



RECEIVED
MAY - 8 2023
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES
L4 SCALE 3/8" = 1' - 0"

4★SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 250.608.7885

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ARCH. STAMP

819-825 ESQUIMALT ROAD

CLIENT

REV. DATE	NUMBER	DESCRIPTION
22-12-19	1	LANDSCAPE CONCEPT PLAN FOR DP

SCALE 1:100
DRAWN BY BF/RF

LANDSCAPE CONCEPT PLAN

L1