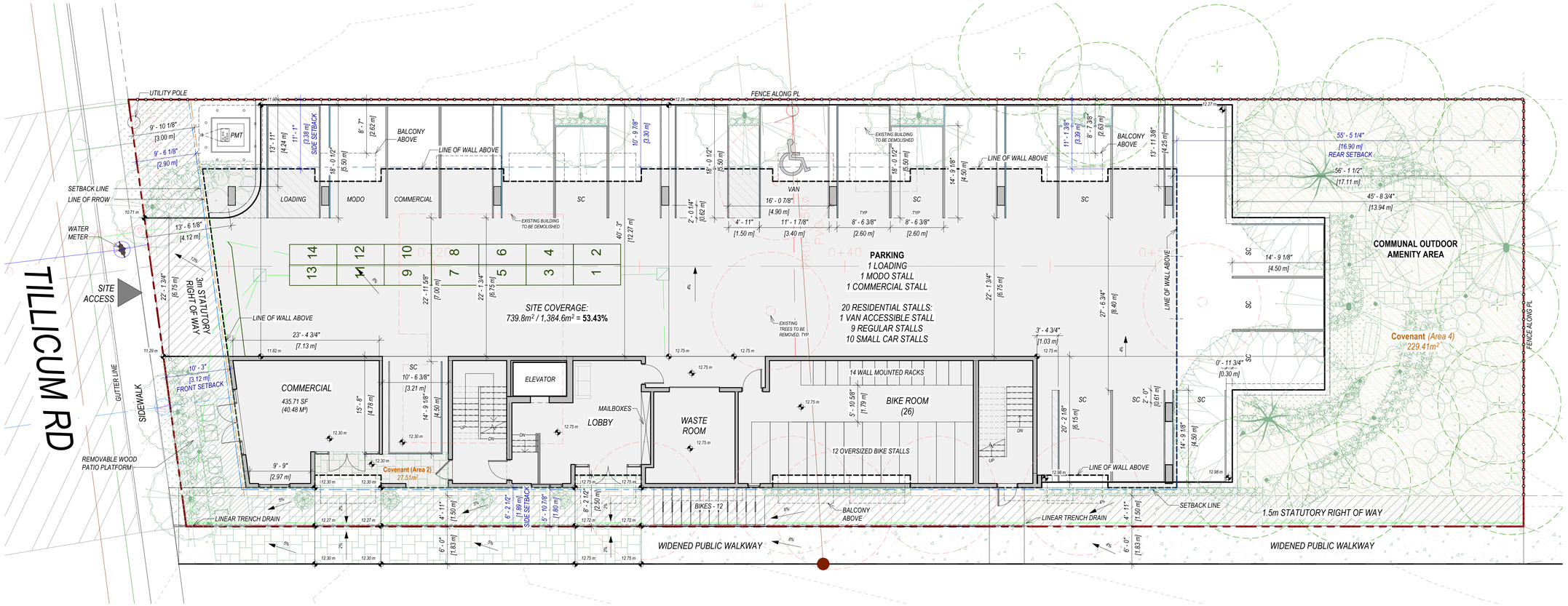
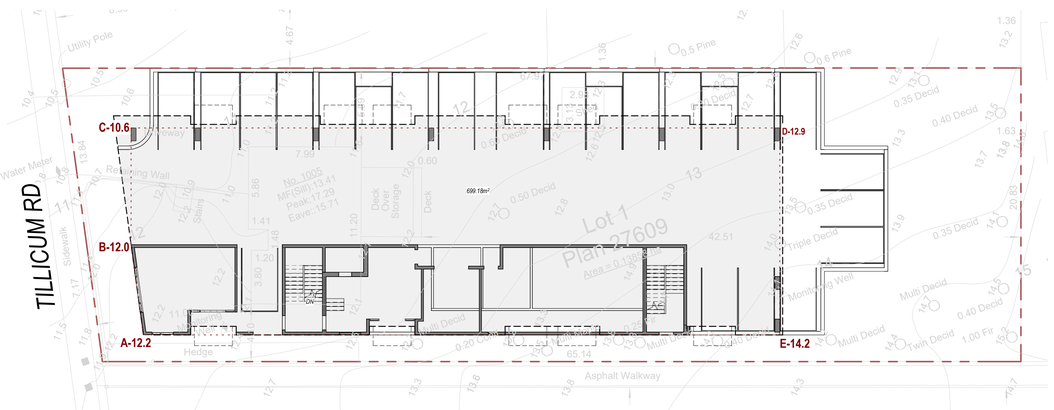


1 SITE PLAN

Scale : 1 : 100

FLOOR AREA (F.A.R)		
Level	Area (SF)	Area (m²)
MAIN LEVEL	430 SF	39.96 m²
LEVEL 2	5,966 SF	554.26 m²
LEVEL 3	6,429 SF	597.30 m²
LEVEL 4	6,429 SF	597.30 m²
TOTAL	19,255 SF	1,788.83 m²



2 SITE PLAN - AVERAGE GRADE

Scale : 1 : 200

AVERAGE GRADE	
POINTS	
A	12.2
B	12.0
C	10.6
D	12.9
E	14.2
	61.9 / 5
AVERAGE GRADE	12.38

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- STRUCTURE TO BE DEMOLISHED
- DRAIN
- SEWER
- WATER
- SITE COVERAGE
- STATUTORY RIGHT OF WAY
- COVENANT AREAS

XQUIMALT DEVELOPMENTS

XV ARCHITECTURE
•THOUGHTFULLY DESIGNED • CAREFULLY BUILT•

REGISTERED ARCHITECT XENIYA VINS BRITISH COLUMBIA

2026-07-22

ISSUED FOR DEVELOPMENT PERMIT	2026.07.22
RE-ISSUED FOR REZONING/ OCP AMENDMENT	2025.04.07
RE-ISSUED FOR REZONING/ OCP AMENDMENT	2024.12.18
ISSUED FOR REZONING/DP	2023.11.30

PROJECT NAME

1005 TILLICUM ROAD

PROJECT ADDRESS

1005 TILLICUM ROAD, ESQUIMALT, BC

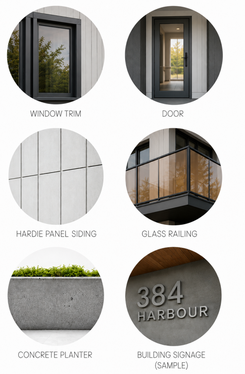
DRAWING TITLE

SITE PLAN

PROJECT NO.	23-004	DRAWN BY	KO/IY
SCALE	As indicated	REVIEW BY	XV

DRAWING NO.

A101





1 WEST ELEVATION
Scale : 1/8" = 1'-0"



3 EAST ELEVATION
Scale : 1/8" = 1'-0"



2 SOUTH ELEVATION
Scale : 1/8" = 1'-0"

XQUIMALT DEVELOPMENTS

XV ARCHITECTURE
•THOUGHTFULLY DESIGNED • CAREFULLY BUILT•

REGISTERED ARCHITECT
XENIYA VINS
BRITISH COLUMBIA
2026-07-22

ISSUED FOR DEVELOPMENT PERMIT	2026.07.22
RE-ISSUED FOR REZONING/ OCP AMENDMENT	2025.04.07
RE-ISSUED FOR REZONING/ OCP AMENDMENT	2024.12.18
ISSUED FOR REZONING/DP	2023.11.30

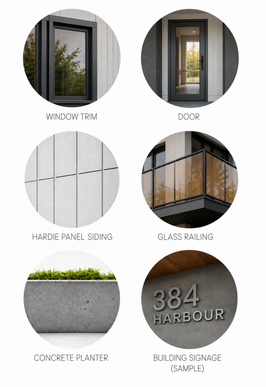
PROJECT NAME
1005 TILLICUM ROAD

PROJECT ADDRESS
1005 TILLICUM ROAD, ESQUIMALT, BC

DRAWING TITLE
WEST, EAST & SOUTH ELEVATIONS

PROJECT NO.	23-004	DRAWN BY	KO/IY
SCALE	1/8" = 1'-0"	REVIEW BY	XV

DRAWING NO.
A301





2 NORTH ELEVATION

Scale : 1/8" = 1'-0"



A SECTION A

Scale : 1/8" = 1'-0"

XQUIMALT DEVELOPMENTS

XV ARCHITECTURE
•THOUGHTFULLY DESIGNED • CAREFULLY BUILT•

REGISTERED ARCHITECT
XENIYA VINS
BRITISH COLUMBIA
2026-07-22

ISSUED FOR DEVELOPMENT PERMIT	2026.07.22
RE-ISSUED FOR REZONING/ OCP AMENDMENT	2025.04.07
RE-ISSUED FOR REZONING/ OCP AMENDMENT	2024.12.18
ISSUED FOR REZONING/DP	2023.11.30

PROJECT NAME

1005 TILLICUM ROAD

PROJECT ADDRESS

1005 TILLICUM ROAD, ESQUIMALT, BC

DRAWING TITLE

NORTH ELEVATION & SECTION A

PROJECT NO.	23-004	DRAWN BY	KO/IY
SCALE	1/8" = 1'-0"	REVIEW BY	XV

DRAWING NO. **A302**



3D PERSPECTIVE - FRONT VIEW



3D PERSPECTIVE - SIDE VIEW



3D PERSPECTIVE - FRONT VIEW



3D PERSPECTIVE - SIDE VIEW

XQUIMALT DEVELOPMENTS

XV ARCHITECTURE
•THOUGHTFULLY DESIGNED • CAREFULLY BUILT•

REGISTERED ARCHITECT
XENIYA VINS
BRITISH COLUMBIA
2026-07-22

ISSUED FOR DEVELOPMENT PERMIT	2026.07.22
RE-ISSUED FOR REZONING/ OCP AMENDMENT	2025.04.07
RE-ISSUED FOR REZONING/ OCP AMENDMENT	2024.12.18
ISSUED FOR REZONING/DP	2023.11.30

PROJECT NAME
1005 TILLICUM ROAD

PROJECT ADDRESS
1005 TILLICUM ROAD, ESQUIMALT, BC

DRAWING TITLE
3D VIEWS

PROJECT NO.	23-004	DRAWN BY	XV
SCALE		REVIEW BY	XV

DRAWING NO.
A502