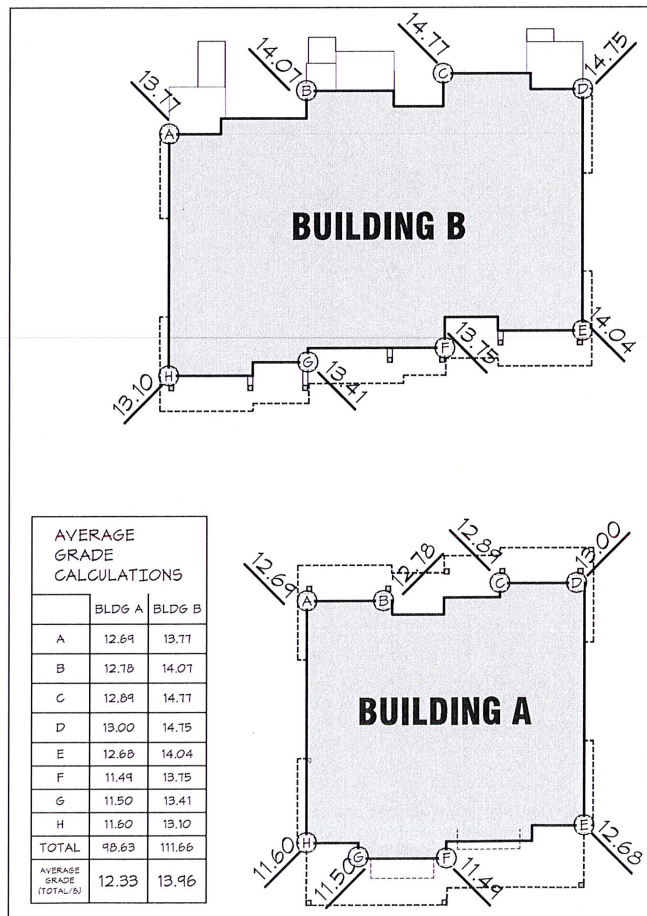
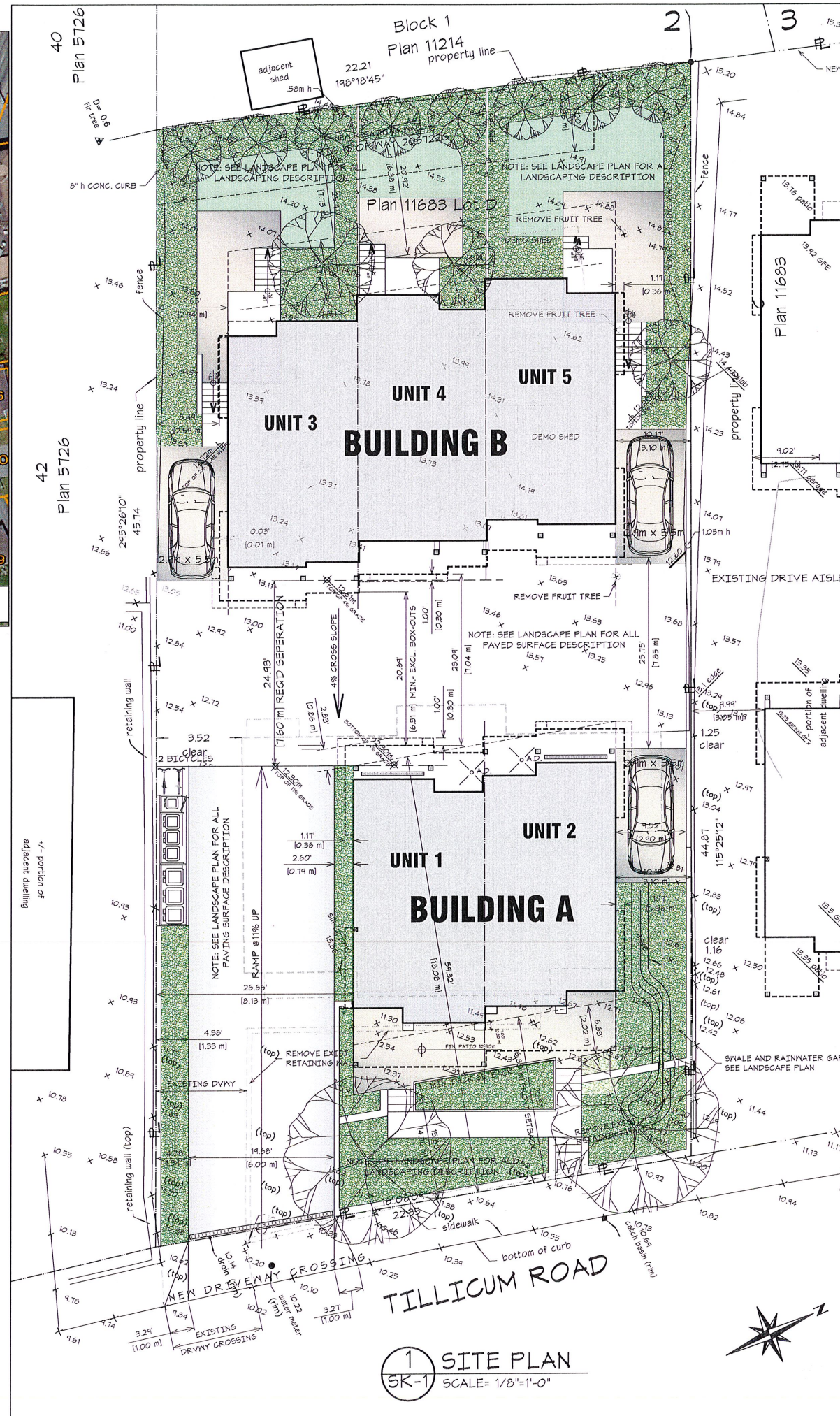




2 CONTEXT PLAN
SK-1 SCALE= NTS



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 104.75 m² [1181.4 sf]
MAIN 107.03 m² [1152.1 sf]
GROUND 48.43 m² [521.3 sf]
TOTAL 265.22 m² [2854.8 sf]

FLOOR AREA
BUILDING B
UPPER 162.58 m² [1750.5 sf]
MAIN 160.59 m² [1728.6 sf]
GROUND 76.14 m² [820.1 sf]
TOTAL 399.36 m² [4299.2 sf]

BUILDING HEIGHT

BUILDING A
AVERAGE GRADE= 12.93m
BUILDING HEIGHT= 9.27m [30.41']

BUILDING B
AVERAGE GRADE= 13.96m
BUILDING HEIGHT= 7.93m [26.01']

NET INTERIOR
FLOOR AREA BLDGS. A & B =
265.22 m² + 399.36 m² = 664.58 m²
[2854.8+4299.2= 7154.0 sf]

FAR = 7154.0/10,752 = .665

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' (-.36m 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

RECEIVED

MAY 09 2019

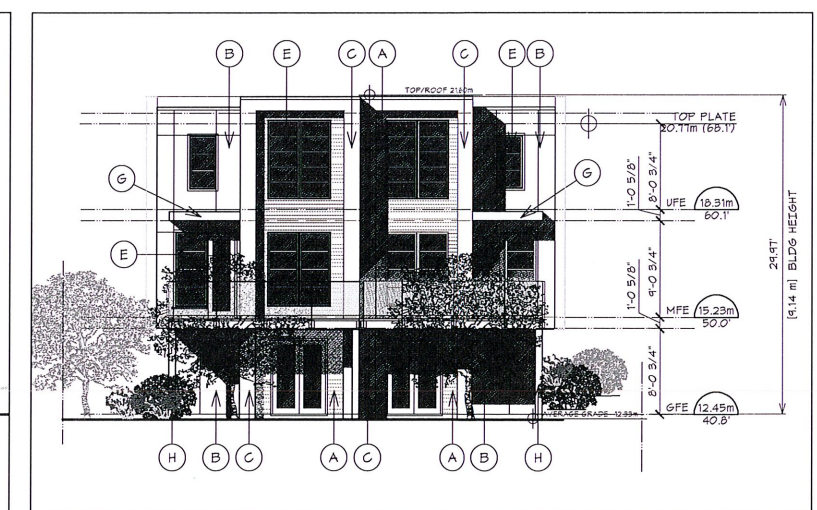
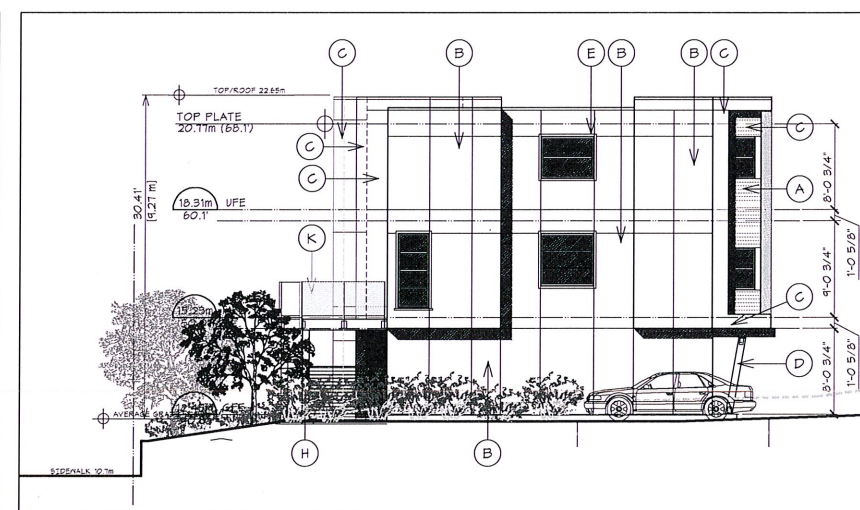
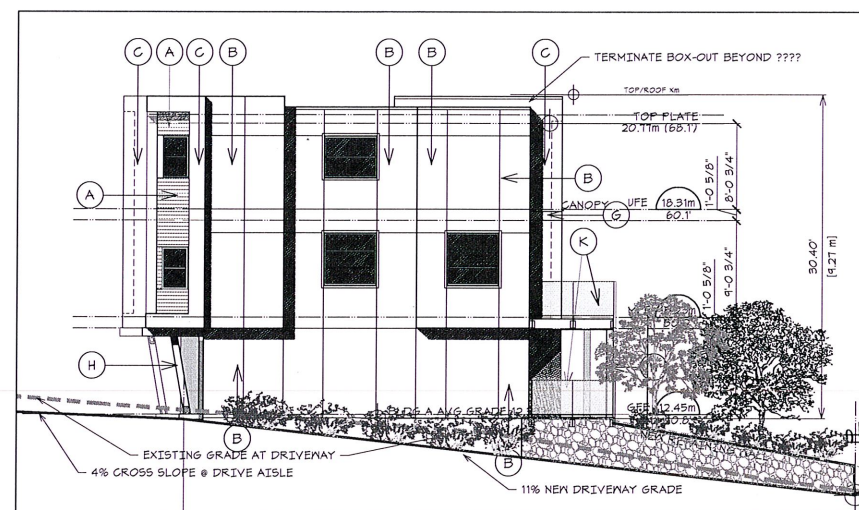
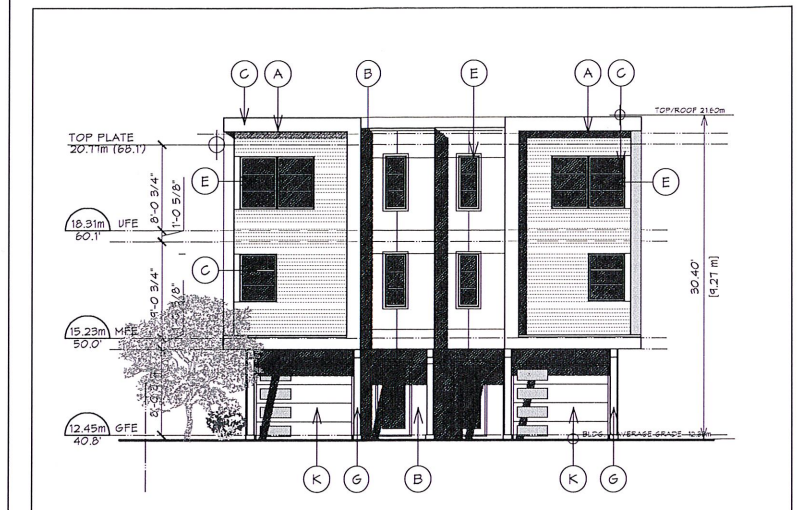
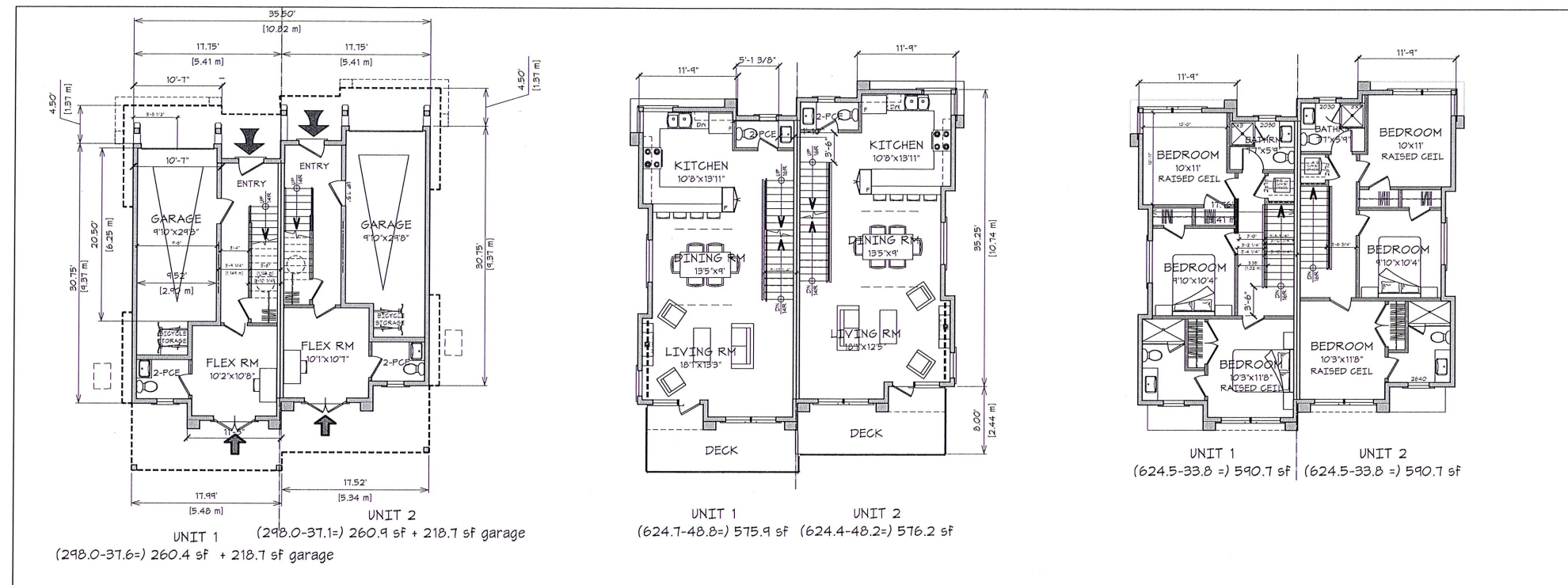
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

SITE PLAN & PROJECT DATA
PROPOSED REZONING AT
1048-1050 TILLICUM RD.
ESQUIMALT B.C.

05.07.19

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





BUILDING A PLANS AND ELEVATIONS

PROPOSED REZONING AT
1048-1050 TILlicum RD.
ESQUIMALT B.C. SCALE =

05.07.19

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

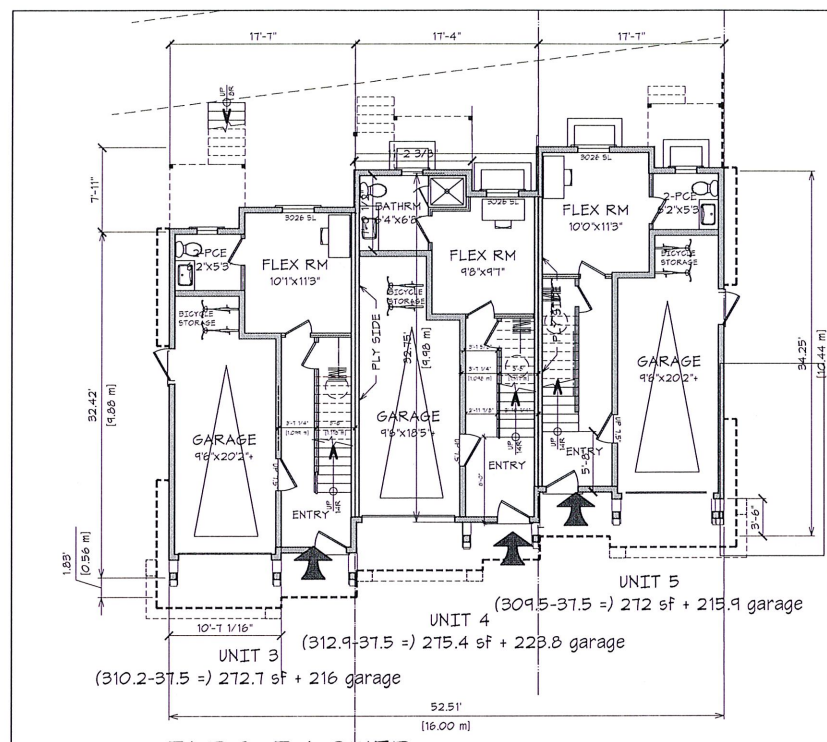


FINISH SCHEDULE	
A	4" w V-GROOVE CEDAR SIDING
B	CEMENTITIOUS PANELS 6" w REVEALS
C	PREFIN.MTL. BOX-OUTS
D	8x8 TIMBER KNEE BRACE & CANT'D BEAM
E	2.5" w/ HORIZONTAL NAILMENT BAR(S)
F	1" x 10" w/ WINDOW/DR TRIM @ CEMENT. PANELS
G	1" x 10" FASCIA ON PROJECTING CANOPY
H	8x8 TIMBER POST
J	4x4 TIMBER POSTS
K	PRE-ENG. GLAZED BALCONY GUARDRAILS
L	GARAGE DOOR w/ WINDOWS

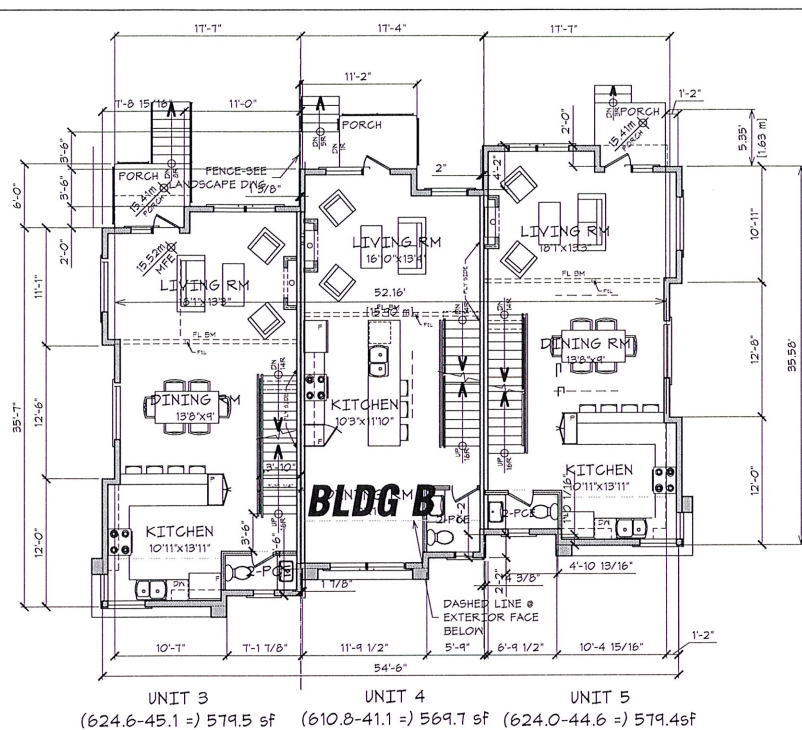
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	05/07/14

ZEBRADESIGN

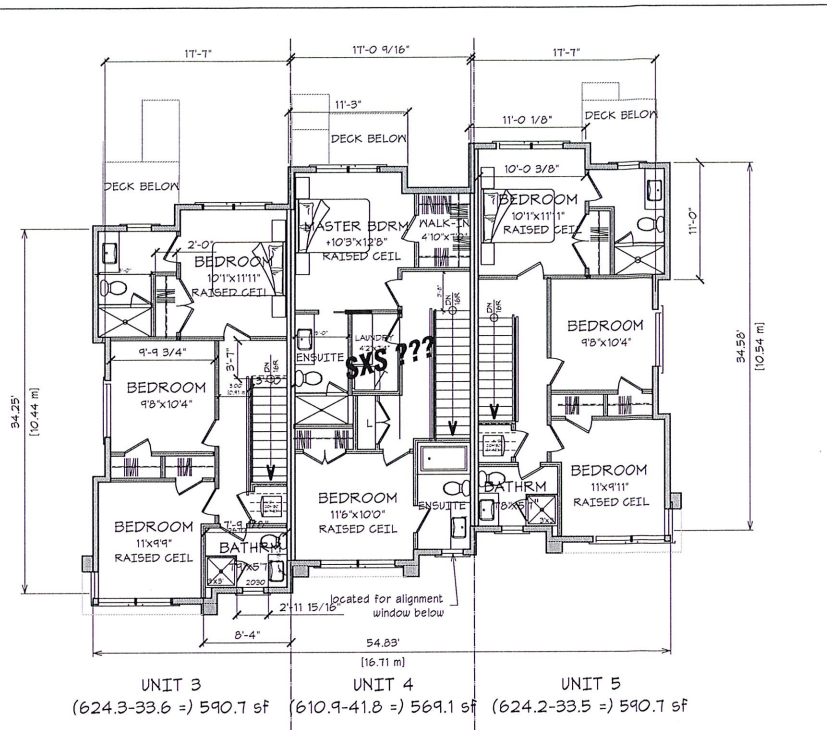
SK-2



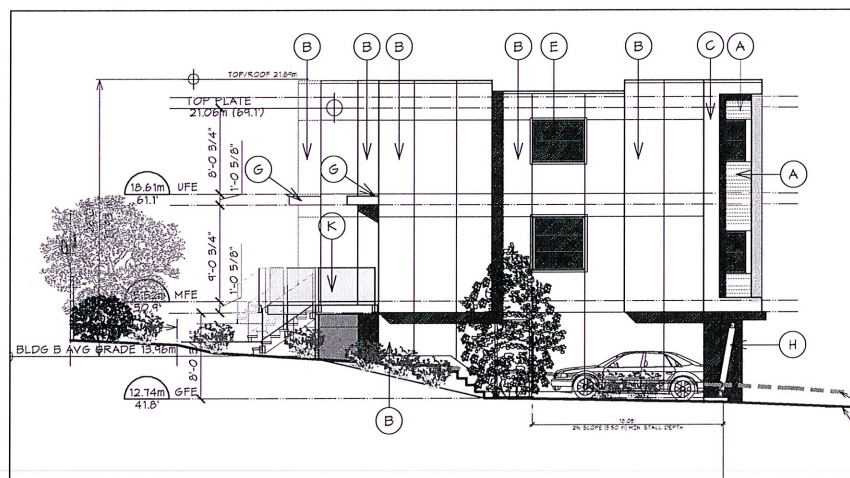
1 GROUND FLOOR PLAN
SK-3 SCALE= 1/8"=1'-0" 66.225m + garages



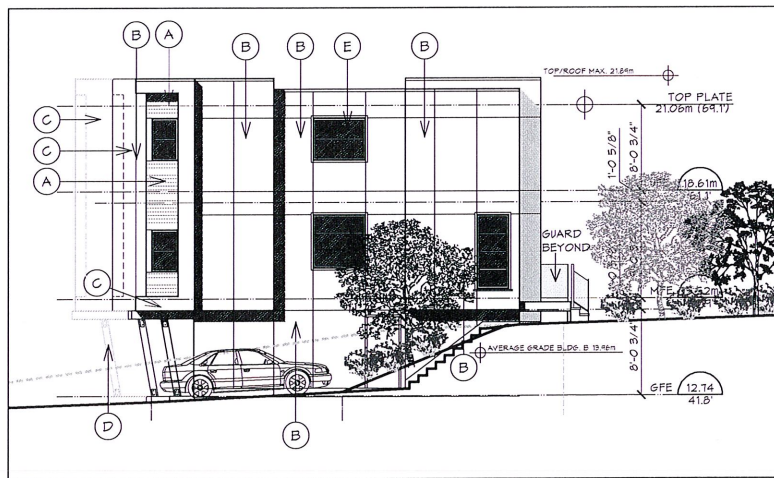
2 MAIN FLOOR PLAN
SK-3 SCALE= 1/8"=1'-0" 159.52 sm



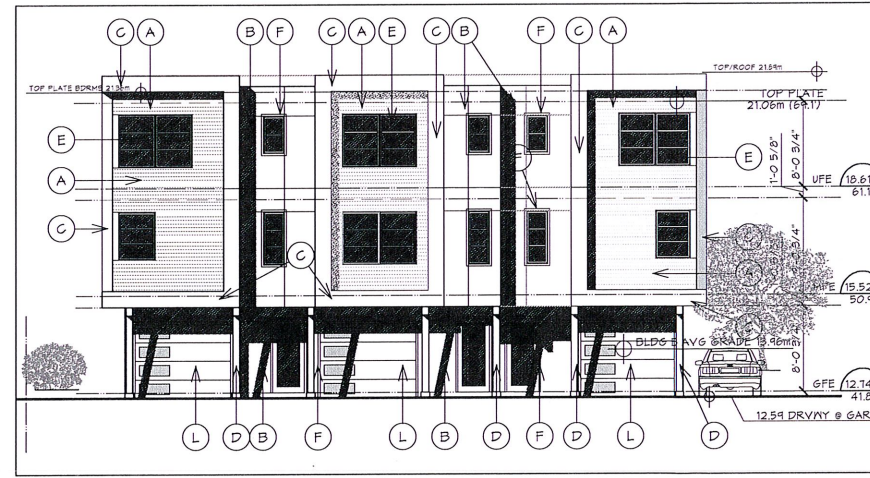
3 UPPER FLOOR PLAN
SK-3 SCALE= 1/8"=1'-0" 162.58 sm



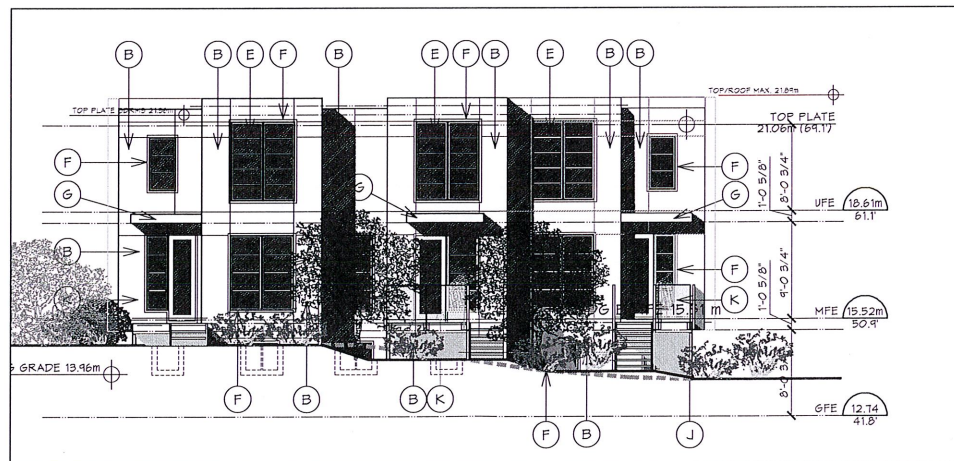
4 SOUTH ELEVATION
SK-3 SCALE= 1/8"=1'-0"



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
PROPOSED REZONING AT
1048-1050 TILlicum RD.
ESQUIMALT B.C**

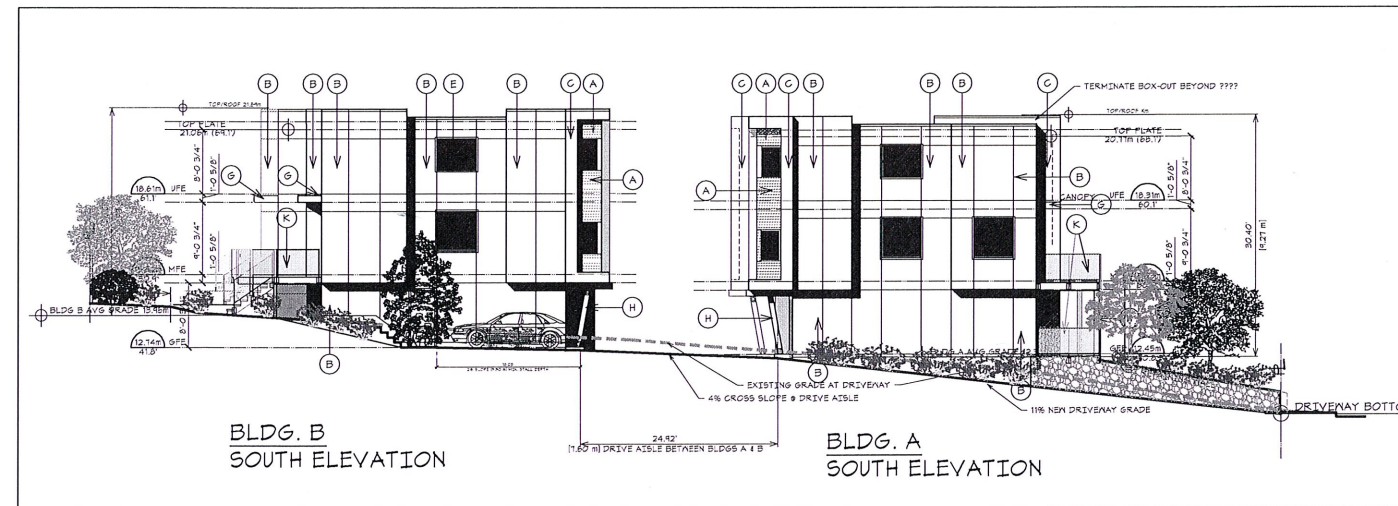
05.07.19
SCALE = 1/8"=1'-0"



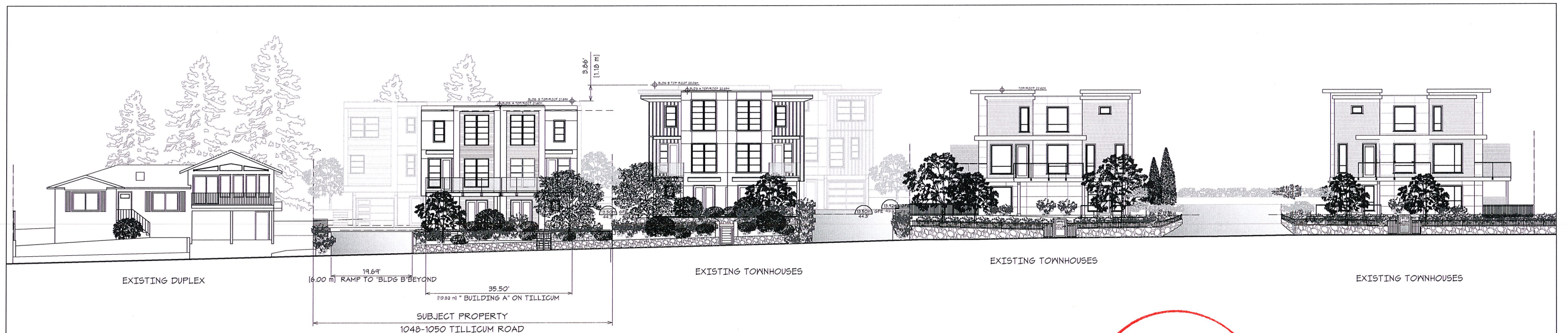
FINISH SCHEDULE	
A	4" w V-GROOVE CEDAR SIDING
B	CEMENTITIOUS PANELS c/w REVEALS
C	PREFIN.MTL. BOX-OUTS
D	6x8 TIMBER KNEE BRACE & CANTD BEAM
E	WINDOW WITH HORIZONTAL MUNTIN BAR(S)
F	2.5" w WINDOW/DR TRIM @ CEMENT. PANELS
G	1x10 FASCIA ON PROJECTING CANOPY
H	6x8 TIMBER POST
J	4x4 TIMBER POSTS
K	PRE-ENG. GLAZED BALCONY GUARDRAILS
L	GARAGE DOOR w. WINDOWS

REVISIONS & ISSUES	
REV.	DESCRIPTION
A	REZONING APPLICATION
DATE	05.07.19





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
PROPOSED REZONING AT
1048-1050 TILLICUM RD.
ESQUIMALT B.C. SCALE = 3/32"=1'-0"



REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	05.01.19



SK-4