

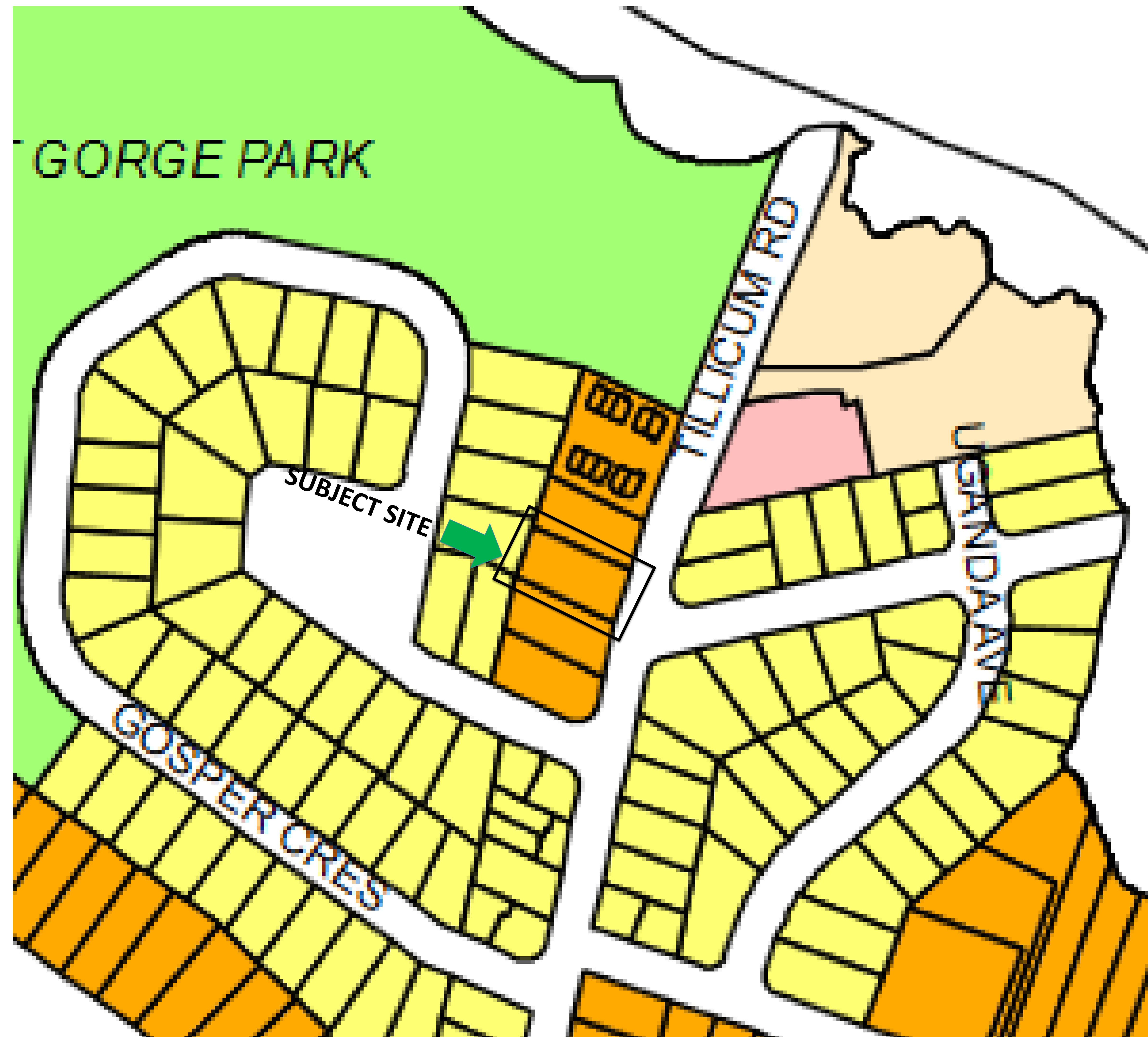


1048-1050 TILICUM RD.

CONTEXT

APPLICATION FOR

- **RE-ZONING TO CD FROM RD-1**
- **OCP AMENDMENT**



Legend

- Low Density Residential
- Townhouse Residential
- Medium Density Residential
- High Density Residential
- Parks and Open Space
- Agricultural Land Reserve
- Neighbourhood Commercial Mixed-Use
- Commercial/Commercial Mixed-Use
- Business
- Public Utilities
- Institutional
- Federal Land
- English Inn Mixed-Use
- Esquimalt Town Square
- Floathome Residential

EXCERPT FROM SCHEDULE B

1048-1050 TILLICUM RD

APPLICATION FOR

- RE-ZONING TO CD FRM RD-1
- OCP AMENDMENT

ZEBRADESIGN



LANDSCAPE CONCEPT PLAN



POLYSTICHUM MUNITUM



ACHILLEA, SALVIA, HEMEROCALLIS



ALLIUM CERNUUM



LAVANDULA ANGUSTIFOLIA

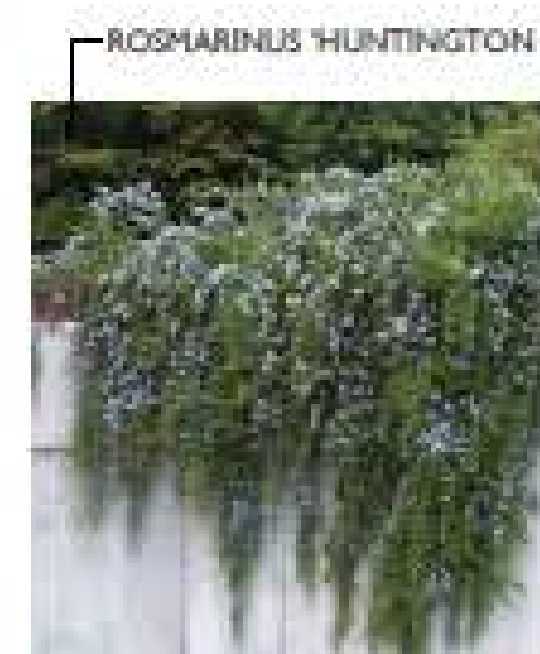


ACHILLEA MILLEFOLIUM

QUERCUS GARRYANA



POPULUS TREMULA 'ERECTA'



ROSMARINUS 'HUNTINGTON CARPET'



PINUS CONTORTA

PLANTED RAIN SWALE

8X POPULUS TREMULA 'ERECTA'
WOODEN FENCES ON RETAINING WALLS TO RIGHT OF WAY
STAINED BLACK TOTAL HEIGHT AT 1800MM

1X CORNUS 'EDDIE'S WHITE WONDER'

EXISTING FENCE

1X PINUS CONTORTA

DECORATIVE TRENCH DRAIN

BICYCLE STORAGE

WALKING PATH SAME GRADE AS DRIVEWAY
WITH DIFFERENT PAVING PATTERN

REFUSE AREA
ENCLOSED WITH BLACK WOODEN
GATES AND FENCING, 48" HEIGHT,
1X4" HORIZONTAL SLATS
PLACED 1" APART
EACH STALL WILL
STEP WITH GRADE

PLANTED DRAINAGE SWALE

UNIT PAVERS

3X POPULUS TREMULA 'ERECTA'

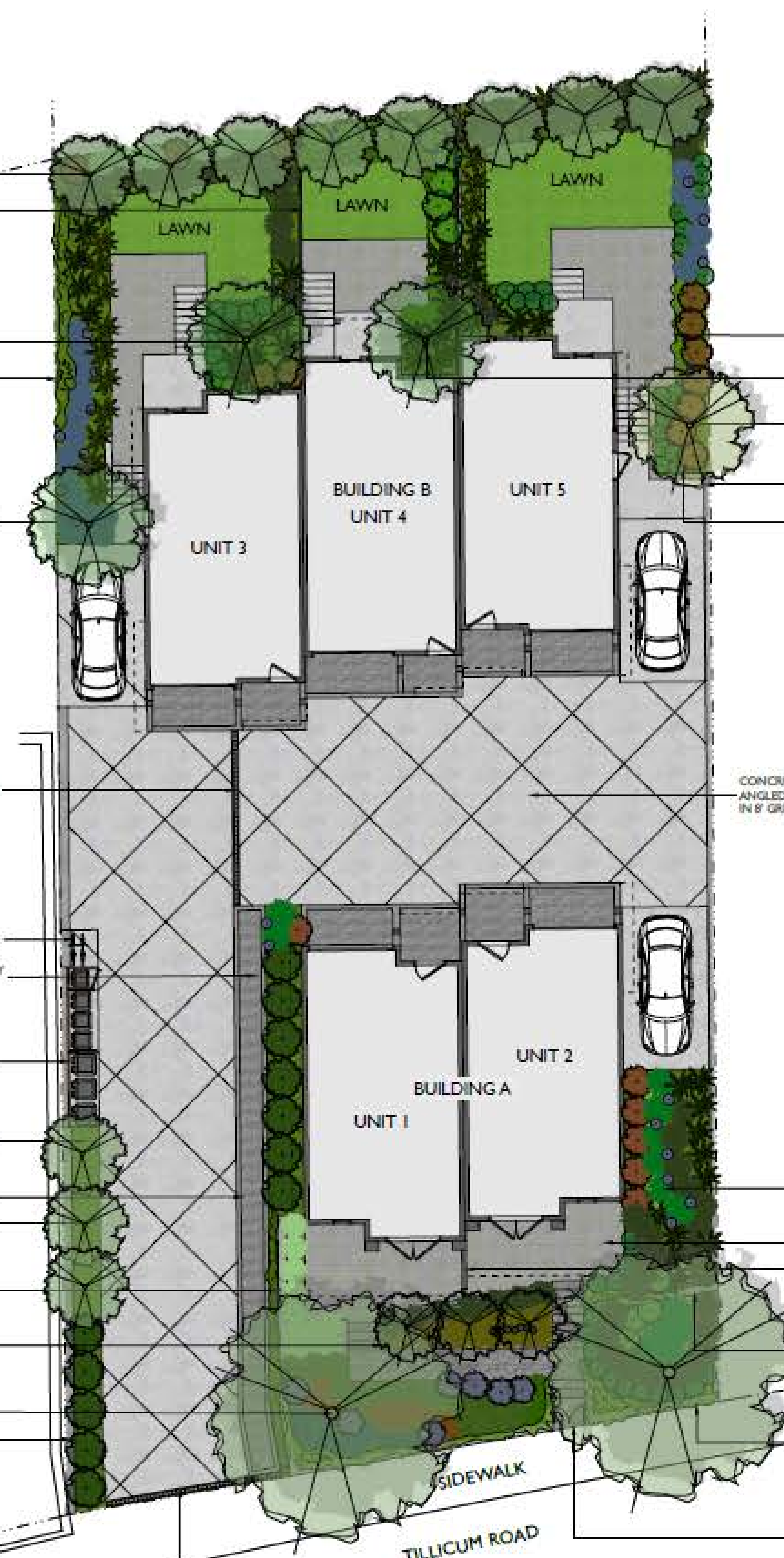
BLAST ROCK WALL
TOP OF WALL AT PATIO GRADE
BOTTOM OF WALL AT NATURAL GRADE

BLAST ROCK PLANTER BED 37.5" HIGH AT BOTTOM,
TOP AT PATIO GRADE

2X QUERCUS GARRYANA
BLAST ROCK WALL WILL STEP UP
WITH GRADE TO RETAIN NEIGHBOURING SITE

PROPERTY LINE

DECORATIVE TRENCH DRAIN



KOELERIA HIRCANTHA



SALVIA NEMEROSA AND
ECHINACEA SPECIES

CORNUS 'EDDIE'S WHITE WONDER'

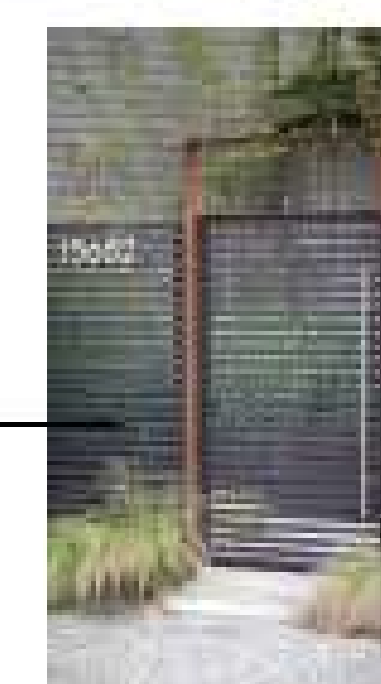


BLAST ROCK WALL



CONCRETE DRIVE AISLE WITH
ANGLED EXPANSION JOINTS
IN 8' GRID

STEEL GATE WITH BLACK INLAY
AND BLACK METAL FENCING



SWALE WILL TAKE EXCESS WATER FROM
PARKING AREA TO GARDENS
AND CUT THROUGH STONE WALL

UNIT PAVES PATIOS

1800MM PRIVACY SCREEN

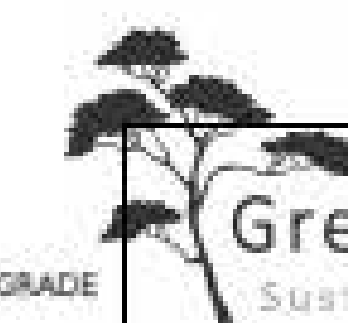


ACER CIRCINATUM

BLAST ROCK WALL
TOP OF WALL AT PATIO GRADE
BOTTOM OF WALL AT NATURAL GRADE

BLAST ROCK WALL
2' HIGH

DOUBLE SELF-CLOSING GATE



Greenspace Designs
Sustainable Landscape Design

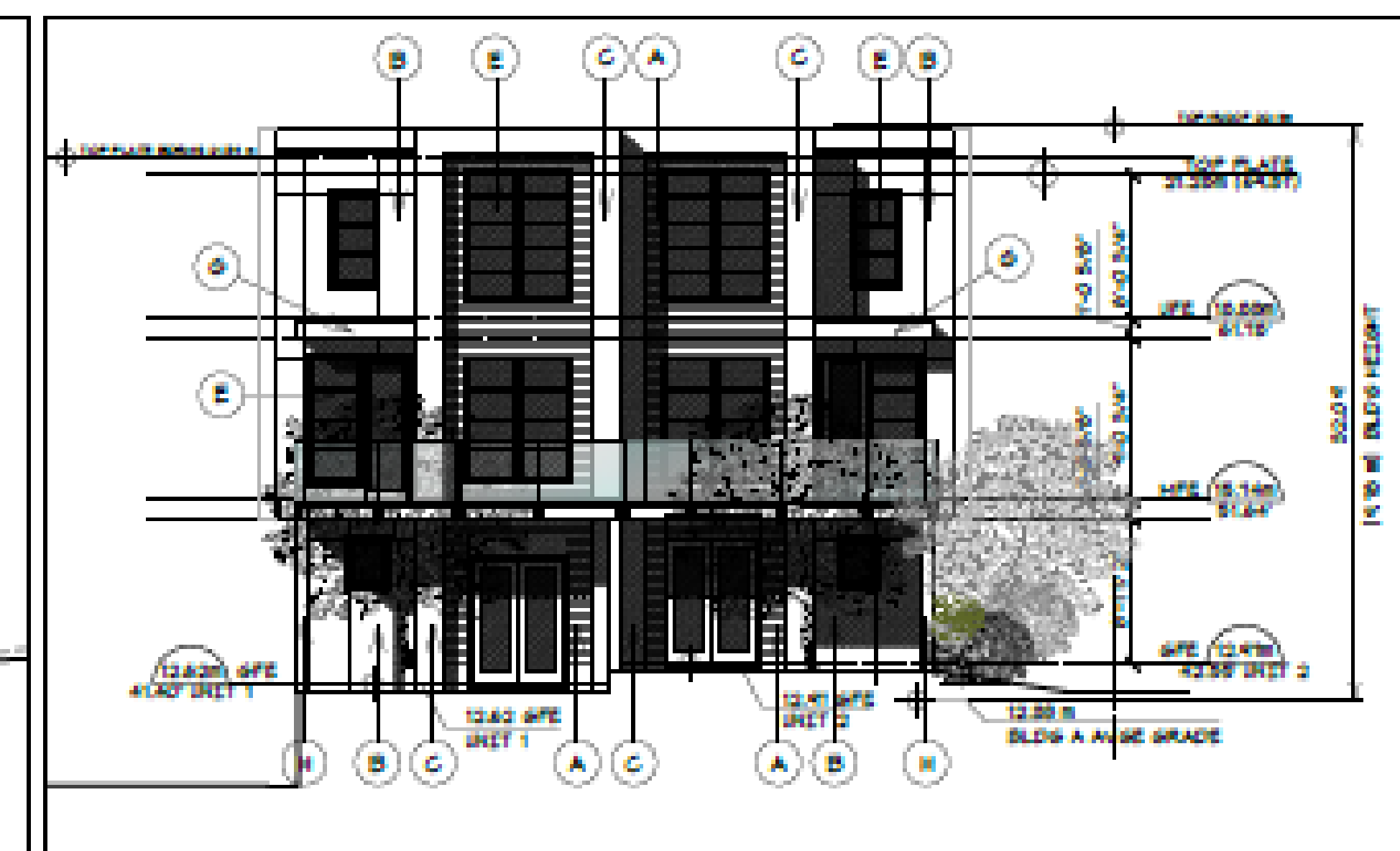
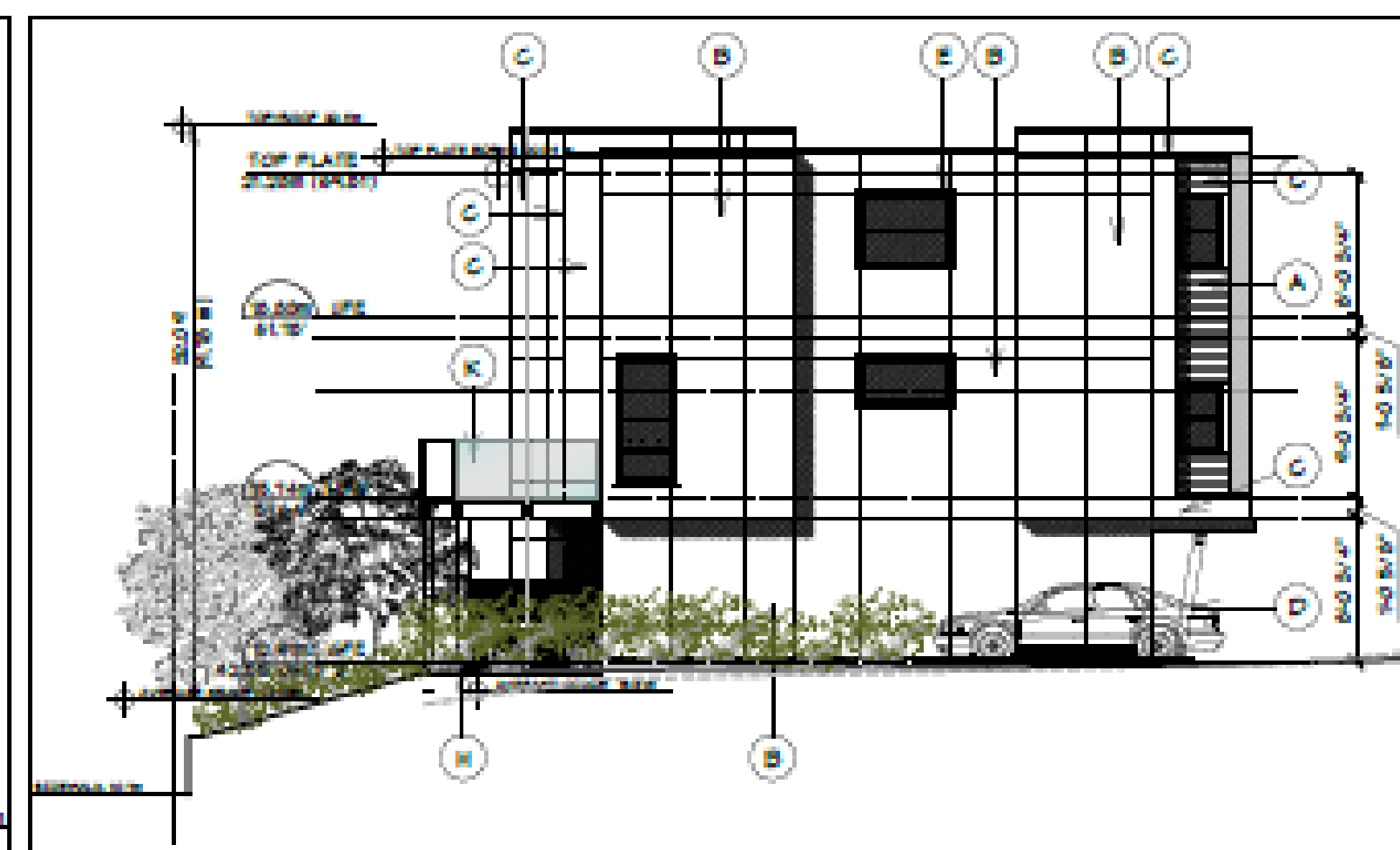
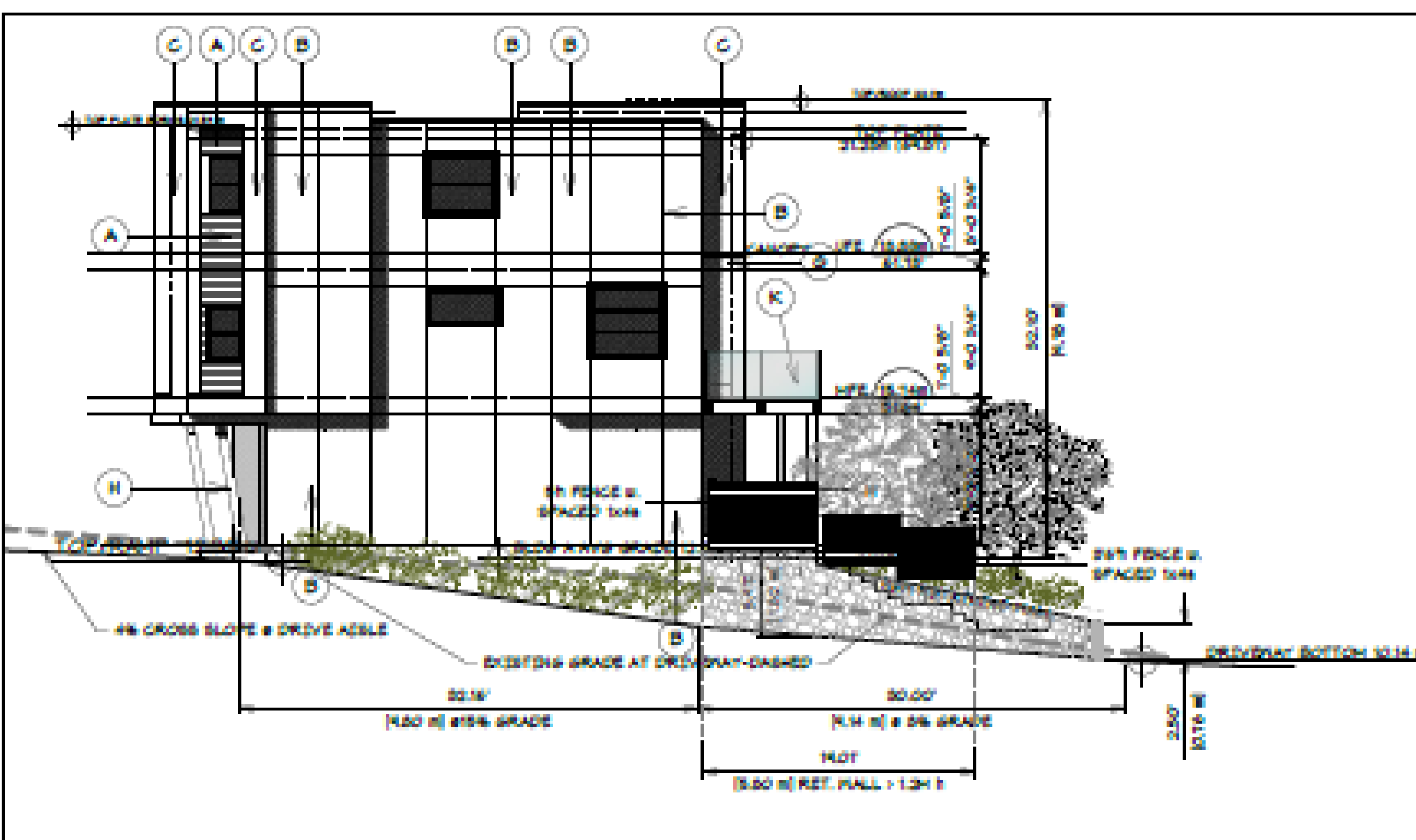
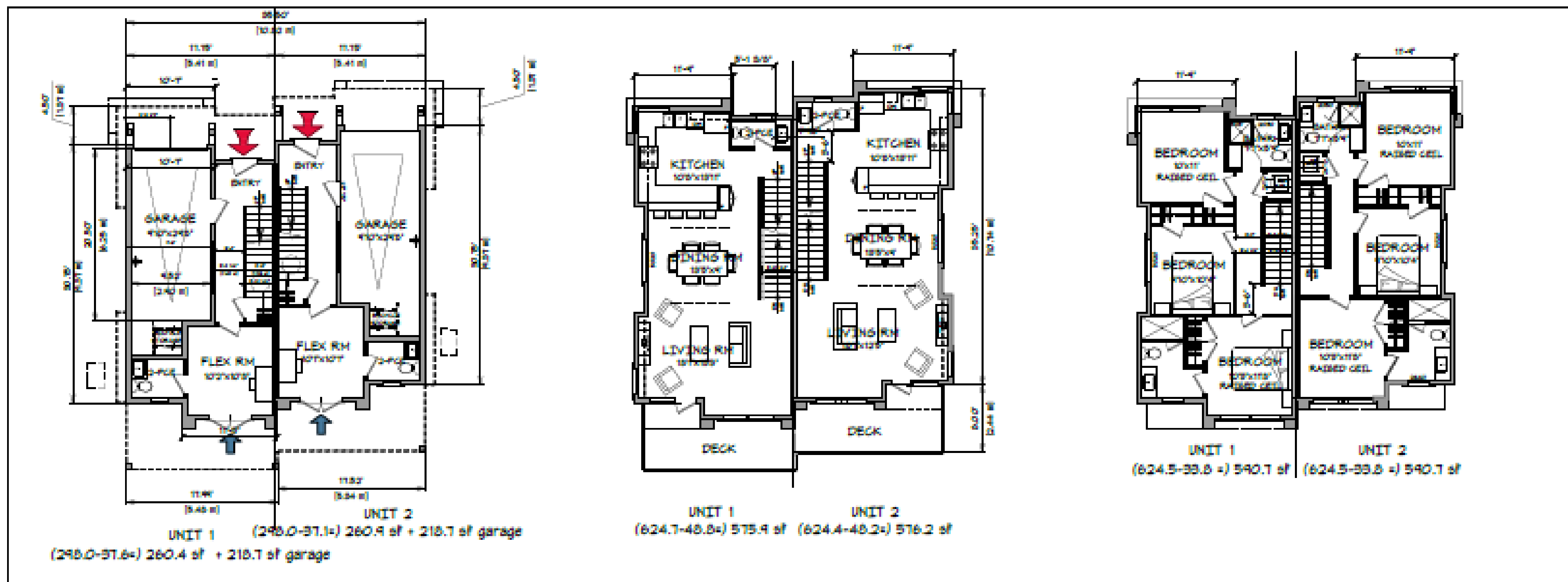
PROJECT TITLE
LANDSCAPE PLAN for
ANDREW MILLS
1048-1050 TILlicum ROAD, ESQUIMALT, BC

PAGE TITLE
LANDSCAPE CONCEPT PLAN

DATE
MAY 1, 2019
revised AUGUST 27, 2019
revised FEBRUARY 14, 2020
revised MARCH 6, 2020

SCALE
1:56





FINISH SCHEDULE	
A	4" V-GROOVE CEDAR SIDING
B	CORNER/END PANELS C/W REVEALS
C	PREFINISHED BOX-OUTS
D	6x6 TIMBER KNEE BRACE + CANTO BEAM
E	RENDER WITH HORIZONTAL HUNTER BARNS
F	3.5" x 6" RENDER/CLAY TRIM + CORNER PANELS
G	5/8" FASCIA ON PROJECTIONS CANOPY
H	6x6 TIMBER POST
J	4x4 TIE-BACK POSTS
K	PREFIN. GLAZED BALCONY GUARDRAILS
L	GARAGE DOOR w. REPAIRS

REV	DESCRIPTION	DATE
1	REVISIONS & ISSUES	05.07.19
2	REVISIONS & ISSUES	05.07.19
3	REVISIONS & ISSUES	05.07.19
4	REVISIONS & ISSUES	05.07.19
5	REVISIONS & ISSUES	05.07.19

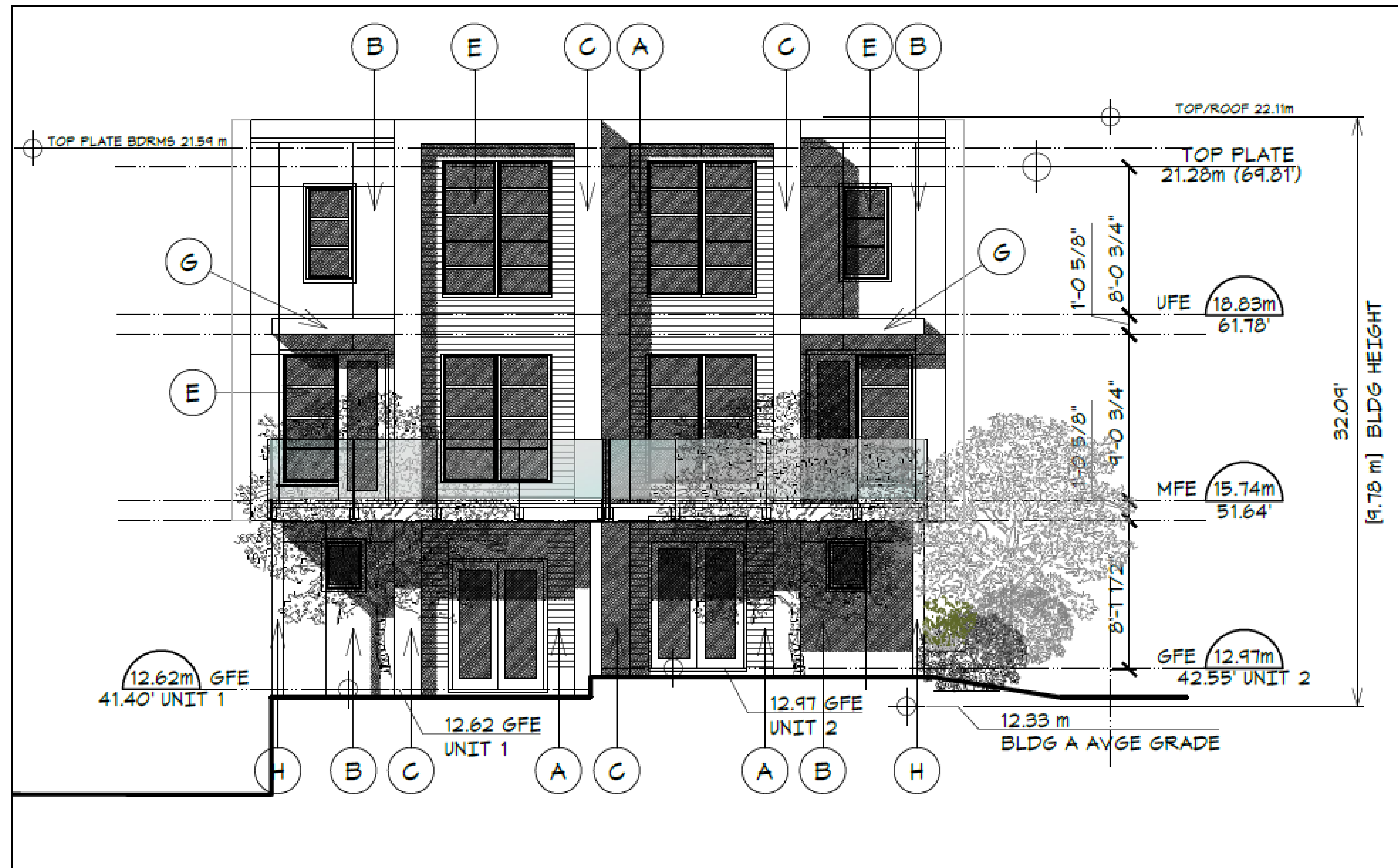
BUILDING A PLANS AND ELEVATIONS

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

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

REV E
SK-2





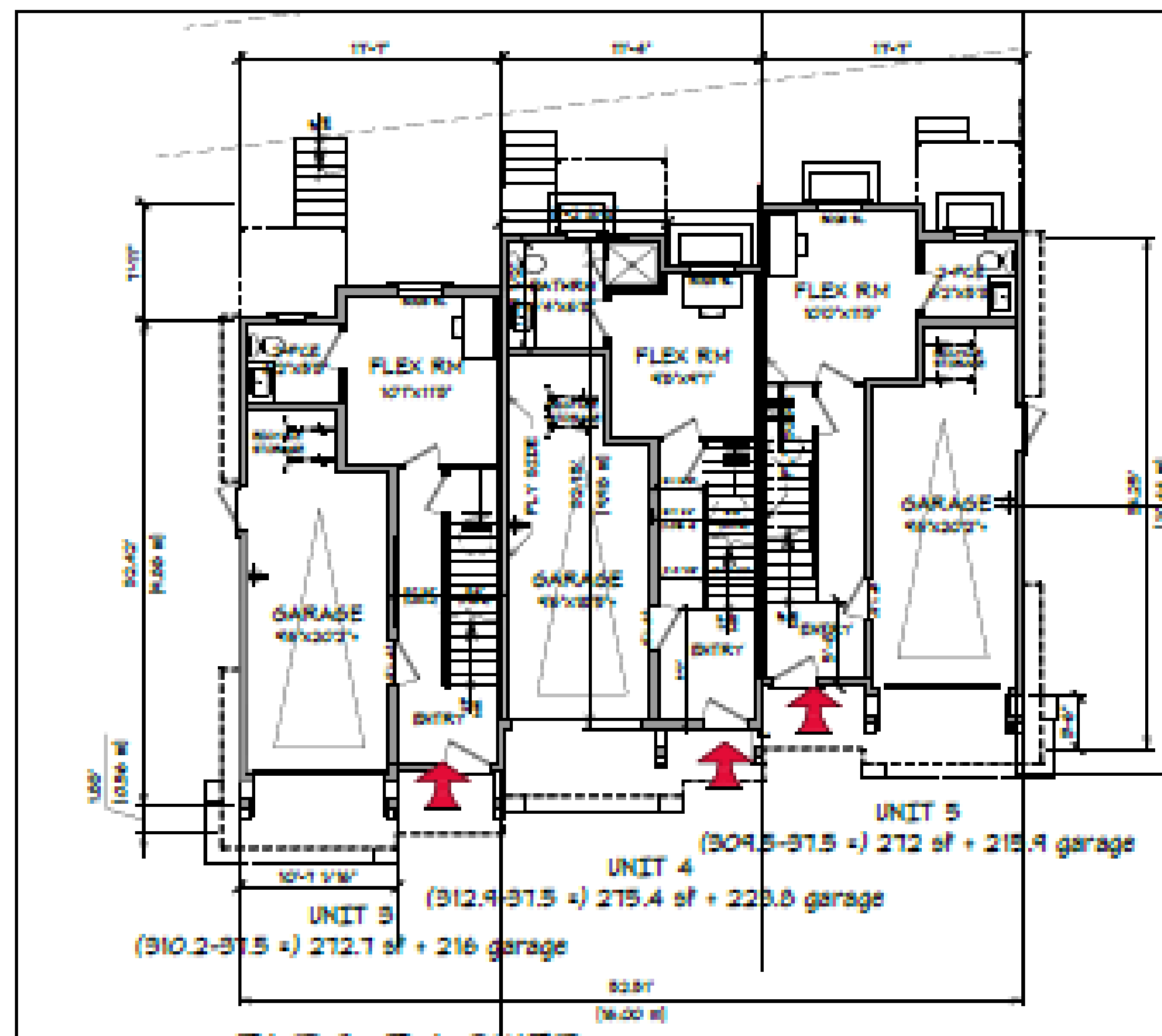
**BUILDING A
EAST ELEVATION**

1048-1050 TILlicum RD.

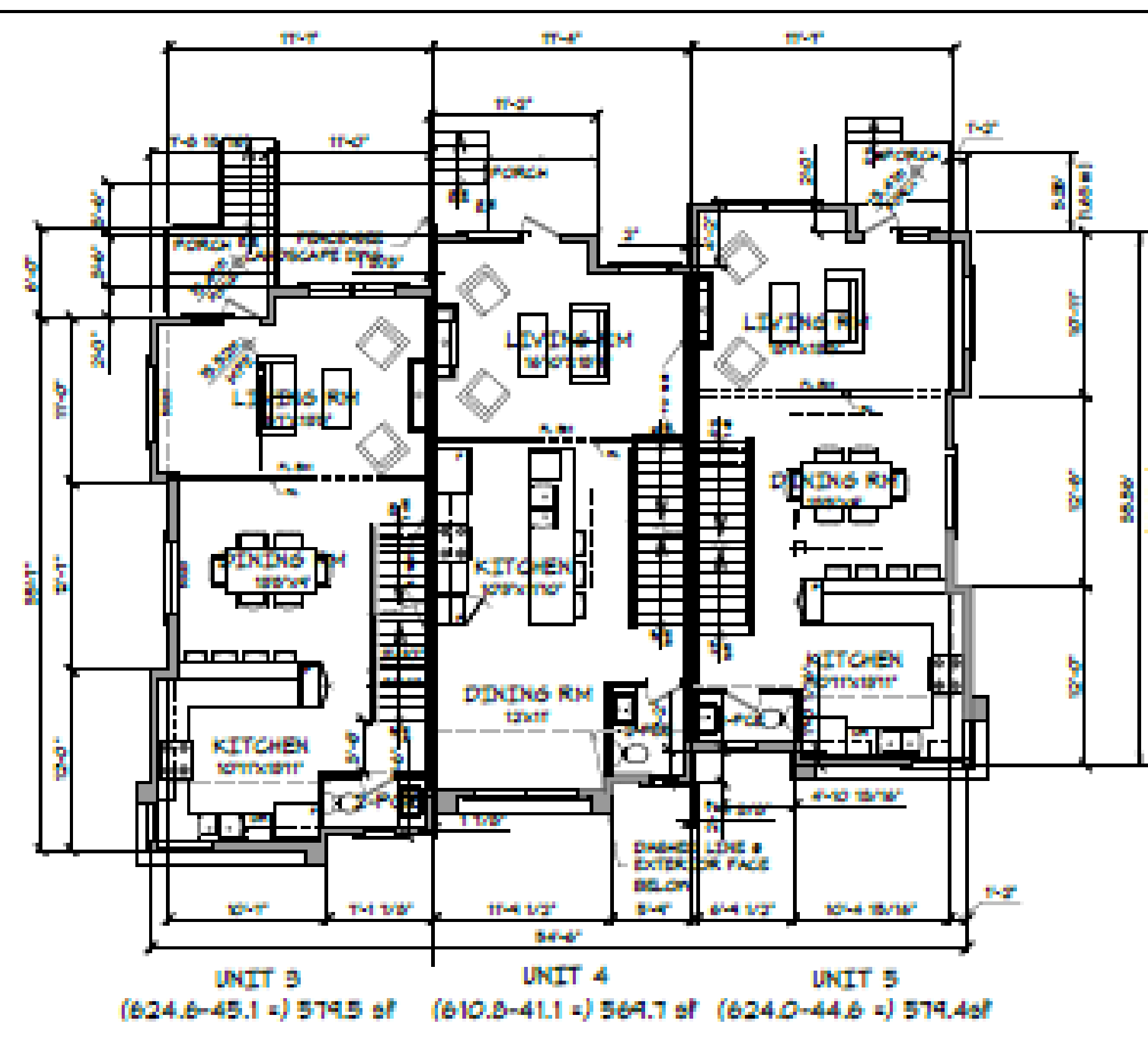
**APPLICATION FOR
RE-ZONING TO CD FROM RD-1
OCP AMENDMENT**

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 & 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

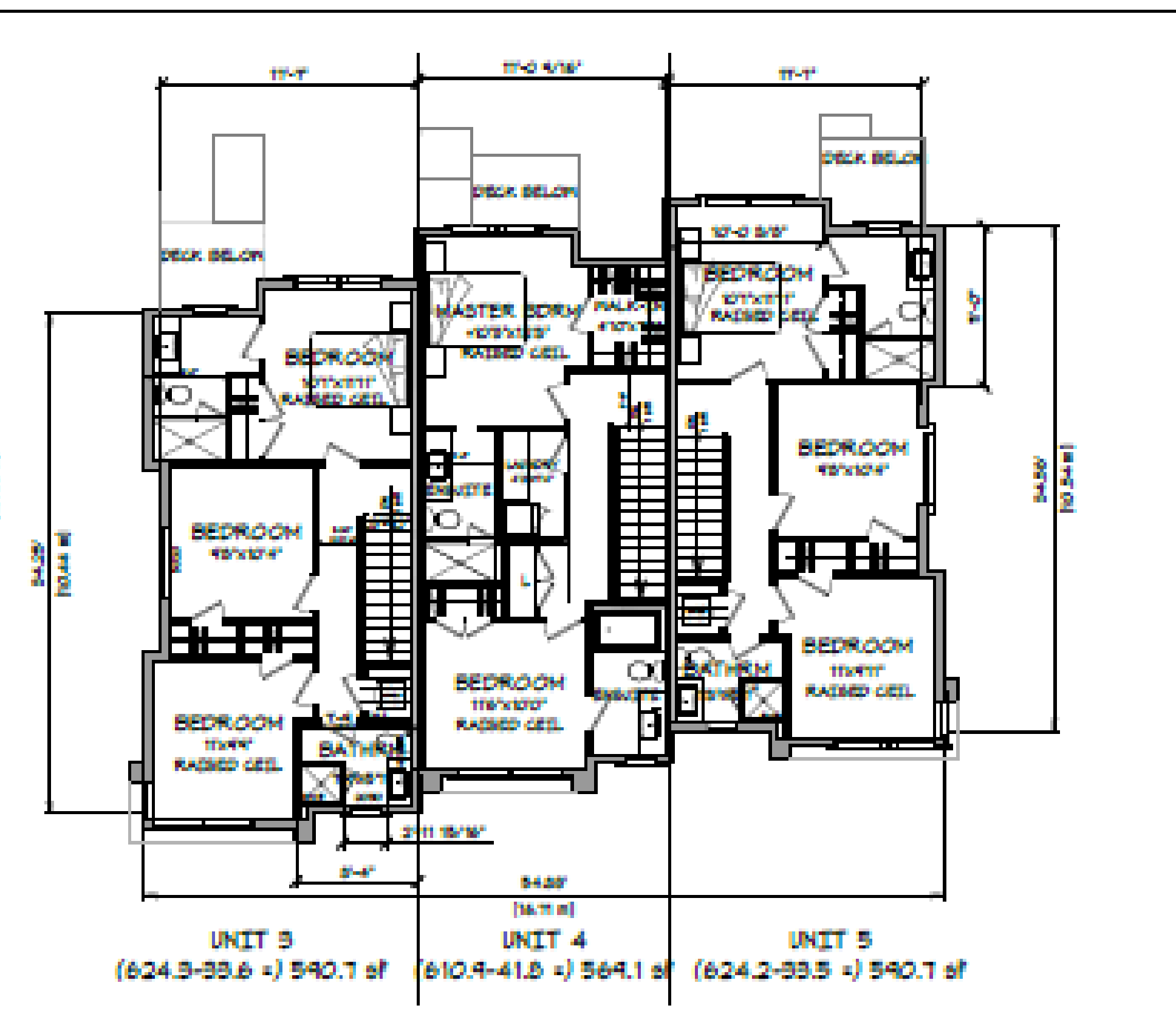




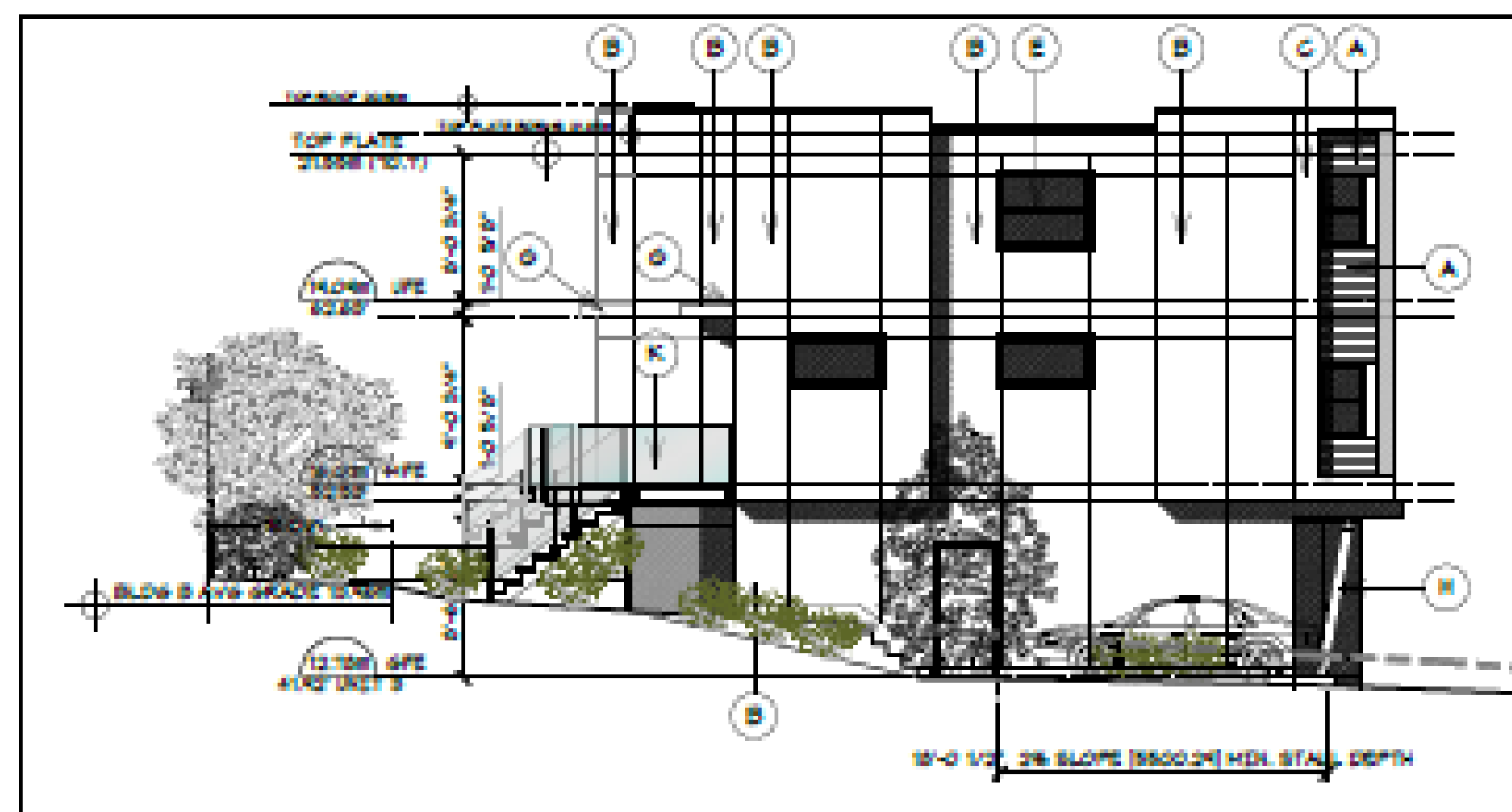
1 GROUND FLOOR PLAN
SK-3 SCALE: 1/8"=1'-0" 66.22m + garages



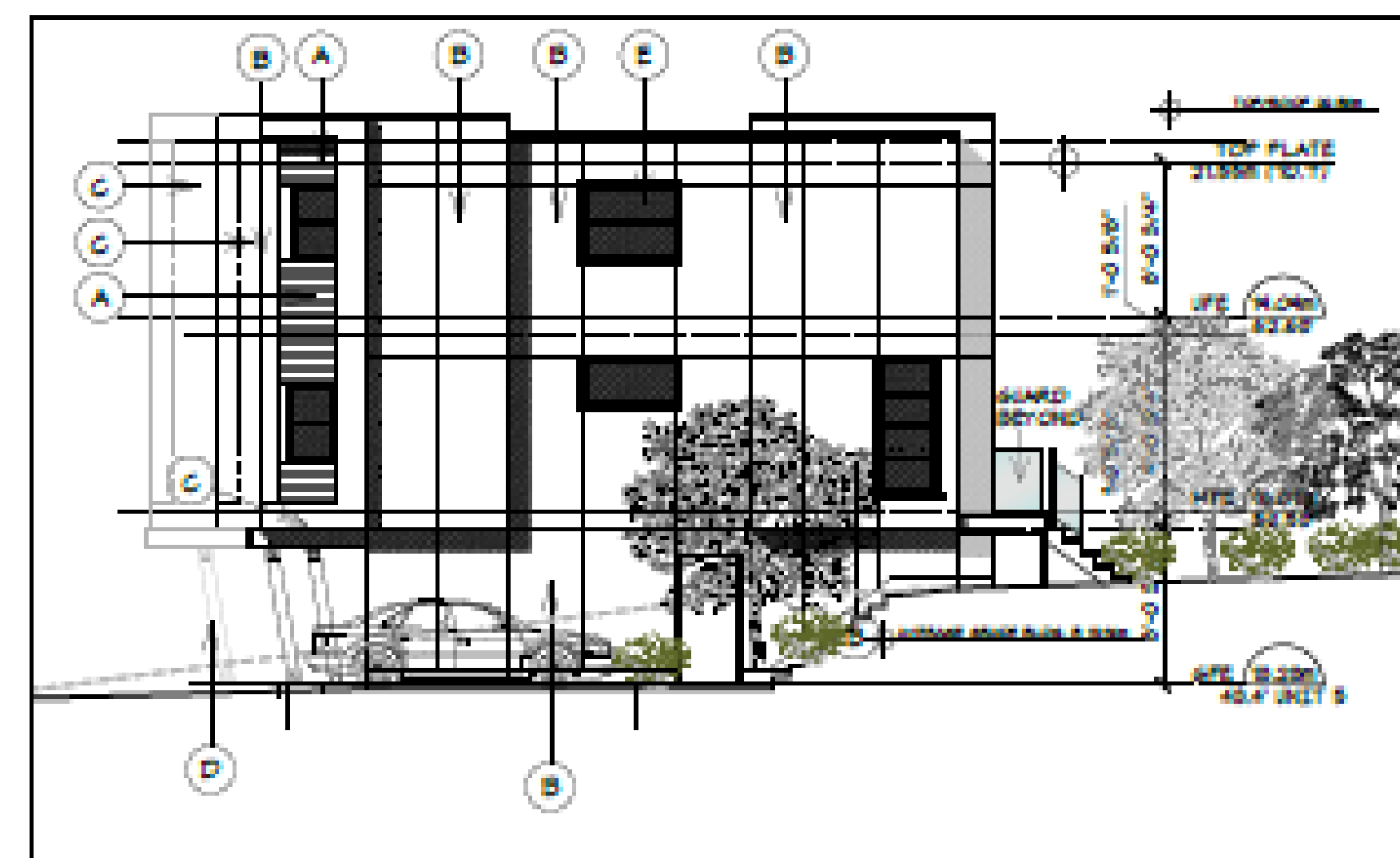
2 MAIN FLOOR PLAN
SK-3 SCALE: 1/8"=1'-0" 159.52 m



3 UPPER FLOOR PLAN
SK-3 SCALE: 1/8"=1'-0" 162.56 m



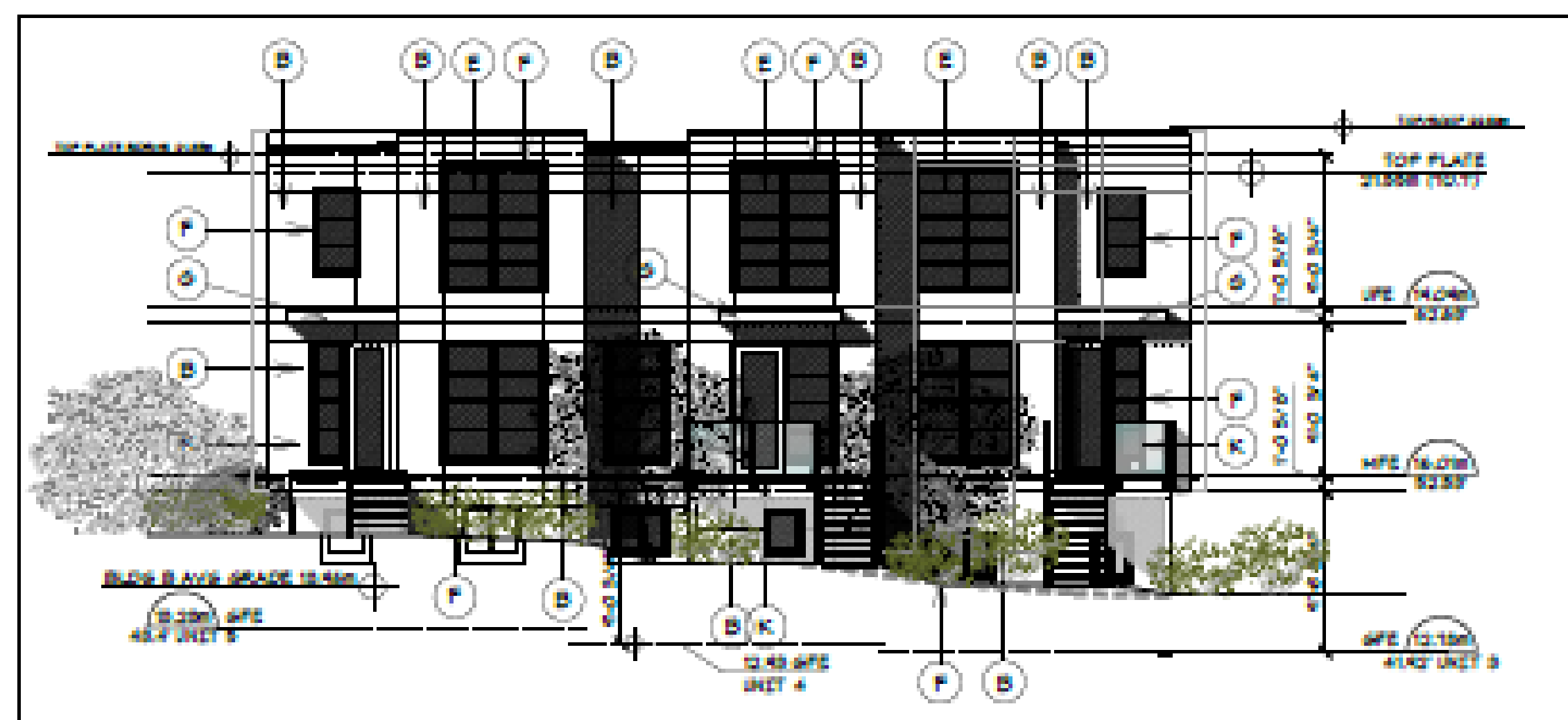
4 SOUTH ELEVATION
SK-3 SCALE: 1/8"=1'-0"



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

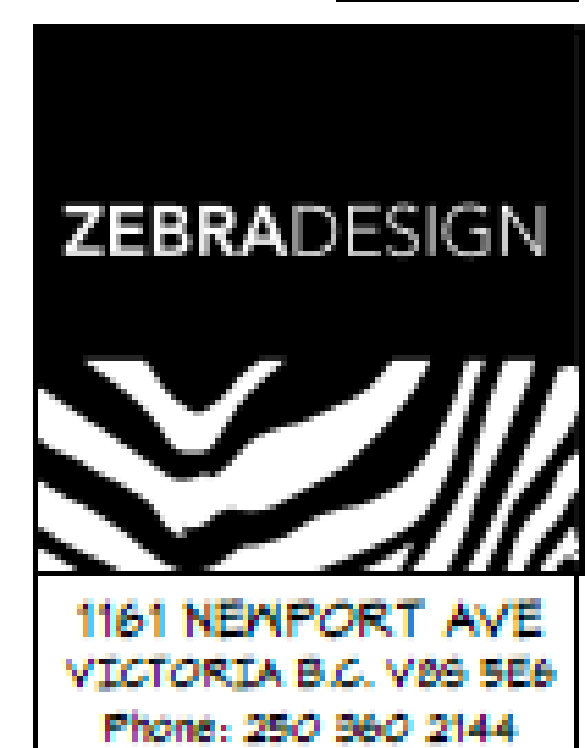
05.01.19
SCALE = 1/8"=1'-0"

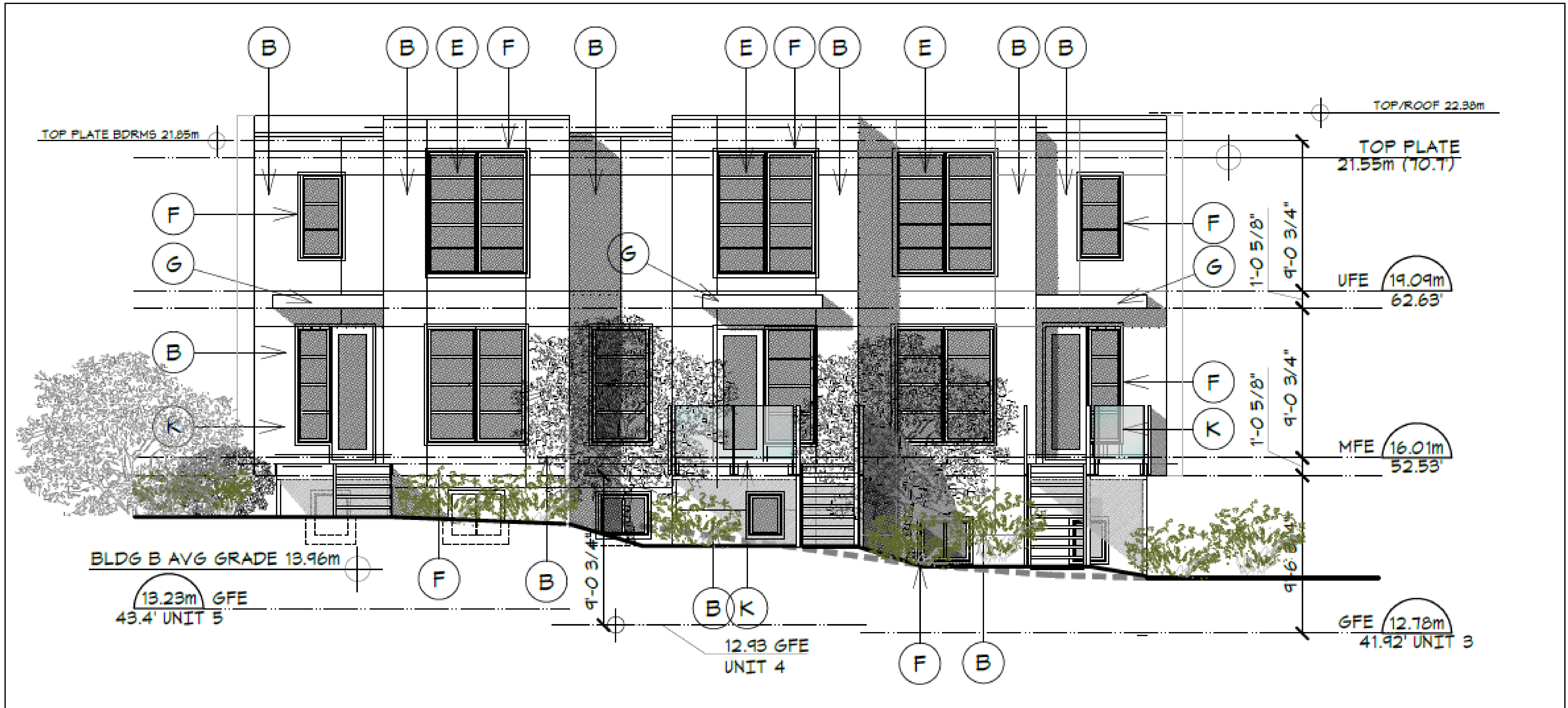
FINISH SCHEDULE	
A	4" x 1" V-GROOVE CEDAR SIDING
B	CERAMETIC PANELS ON REVEALS
C	PREPARED LVL. BOX-OUTS
D	6x6 TIMBER KNEE BRACE & CANT'D BEAM
E	WOODEN FLOOR WITH HORIZONTAL HUNTER BAR(S)
F	2x4" x 10' PENDING/DR. TRIM & CEILING PANELS
G	1x10 FASCIA ON PROJECTION CANOPY
H	6x6 TIMBER POST
J	4x4 TIMBER POSTS
K	PRE-FIN. GLAZED BALCONY SURROUNDS
L	GARAGE DOOR & HINGERS

REV C

SK-3

REV	DESCRIPTION	DATE
1	REVISION: 1/8"=1'-0"	05.01.19
2	REVISION: 1/8"=1'-0"	05.01.19
3	REVISION: 1/8"=1'-0"	05.01.19
4	REVISION: 1/8"=1'-0"	05.01.19
5	REVISION: 1/8"=1'-0"	05.01.19
6	REVISION: 1/8"=1'-0"	05.01.19
7	REVISION: 1/8"=1'-0"	05.01.19
8	REVISION: 1/8"=1'-0"	05.01.19
9	REVISION: 1/8"=1'-0"	05.01.19
10	REVISION: 1/8"=1'-0"	05.01.19





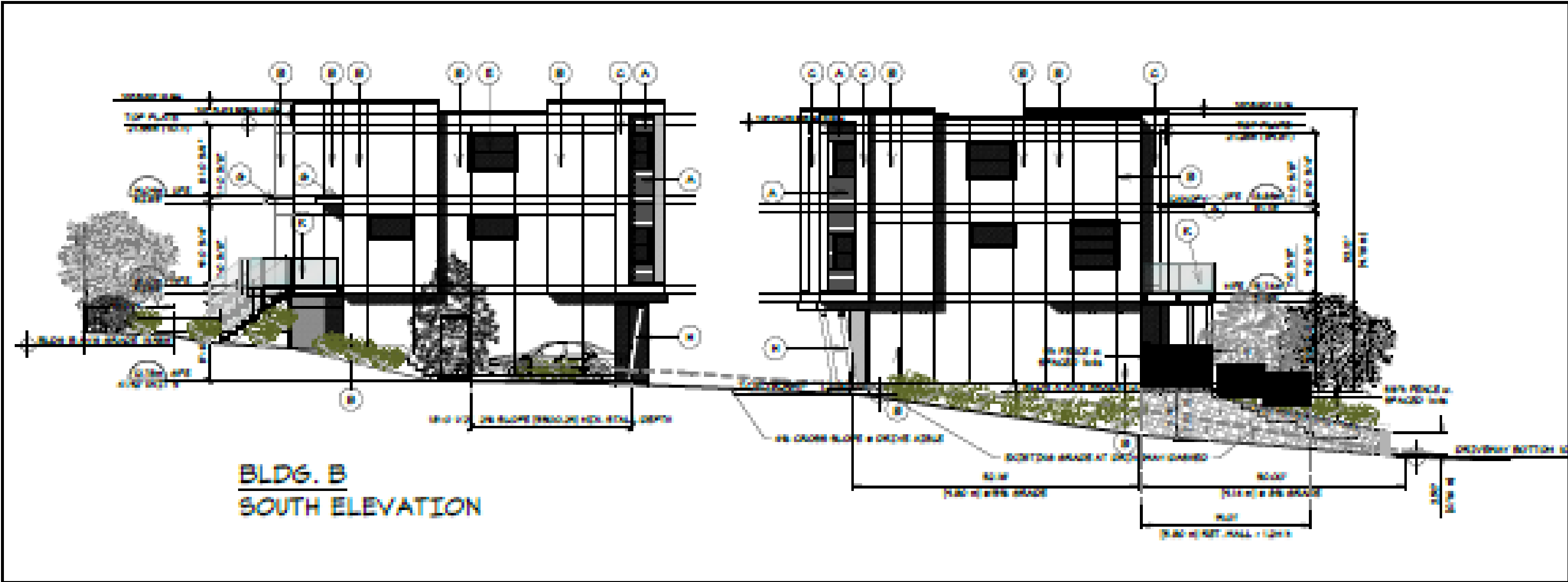
BUILDING B
WEST ELEVATION
1048-1050 TILlicum RD.
 APPLICATION FOR
RE-ZONING TO CD FROM RD-1
OCP AMENDMENT

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 & 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

ZEBRADESIGN





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	08.07.14
B	SUBMIT FOR DP	08.26.14
C	RAISE BLDG A BY 800 (1.8M), RAISE BLDG B BY 416 (1.0M)	02.02.20
D	SHOW RETAINING WALL, CURBATURE & NORTH CORNER OF DRIVEWAY ENTRY	08.04.20

REV B, DP

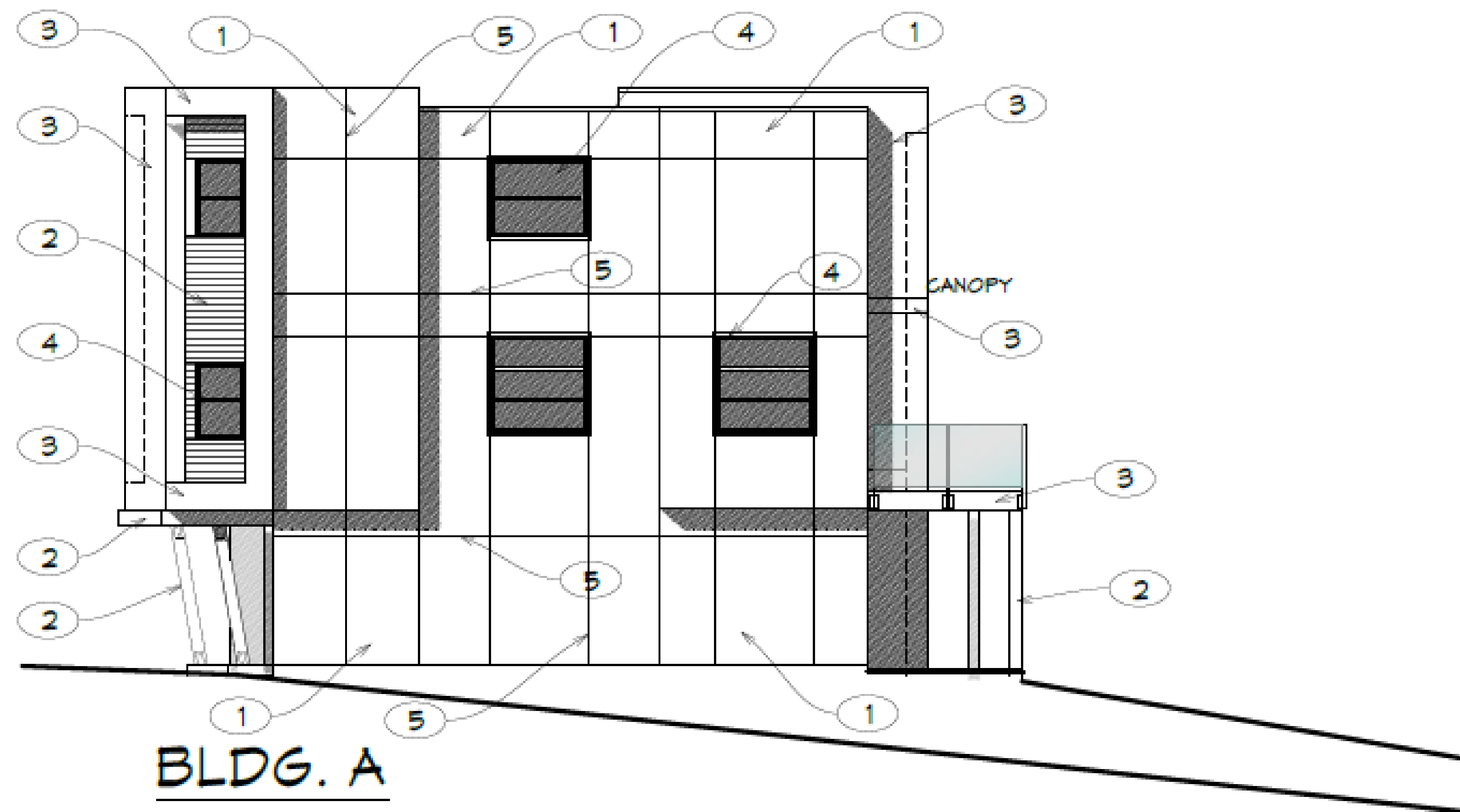
SK-4

ZEBRADESIGN

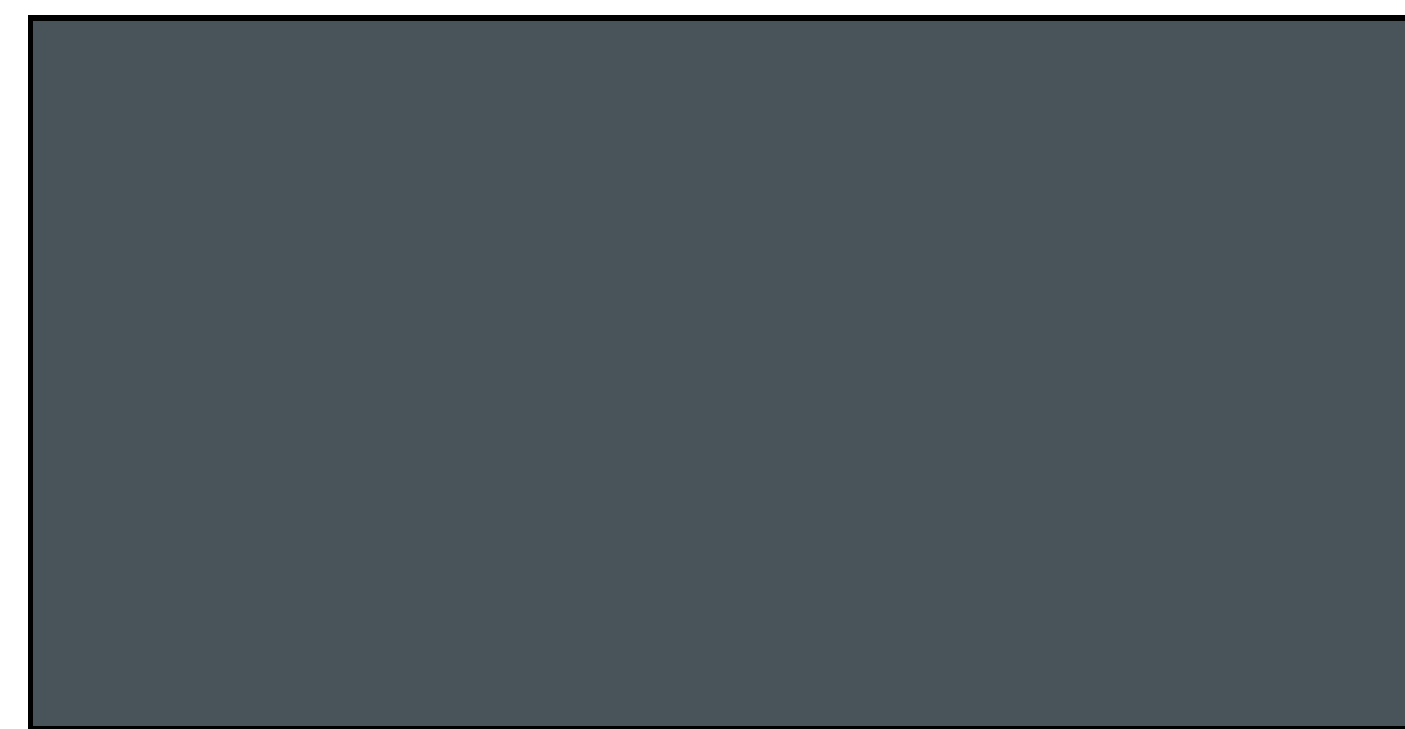
1161 NEWPORT AVE
VICTORIA B.C. V8S 5E6
Phone: 250 360 2144



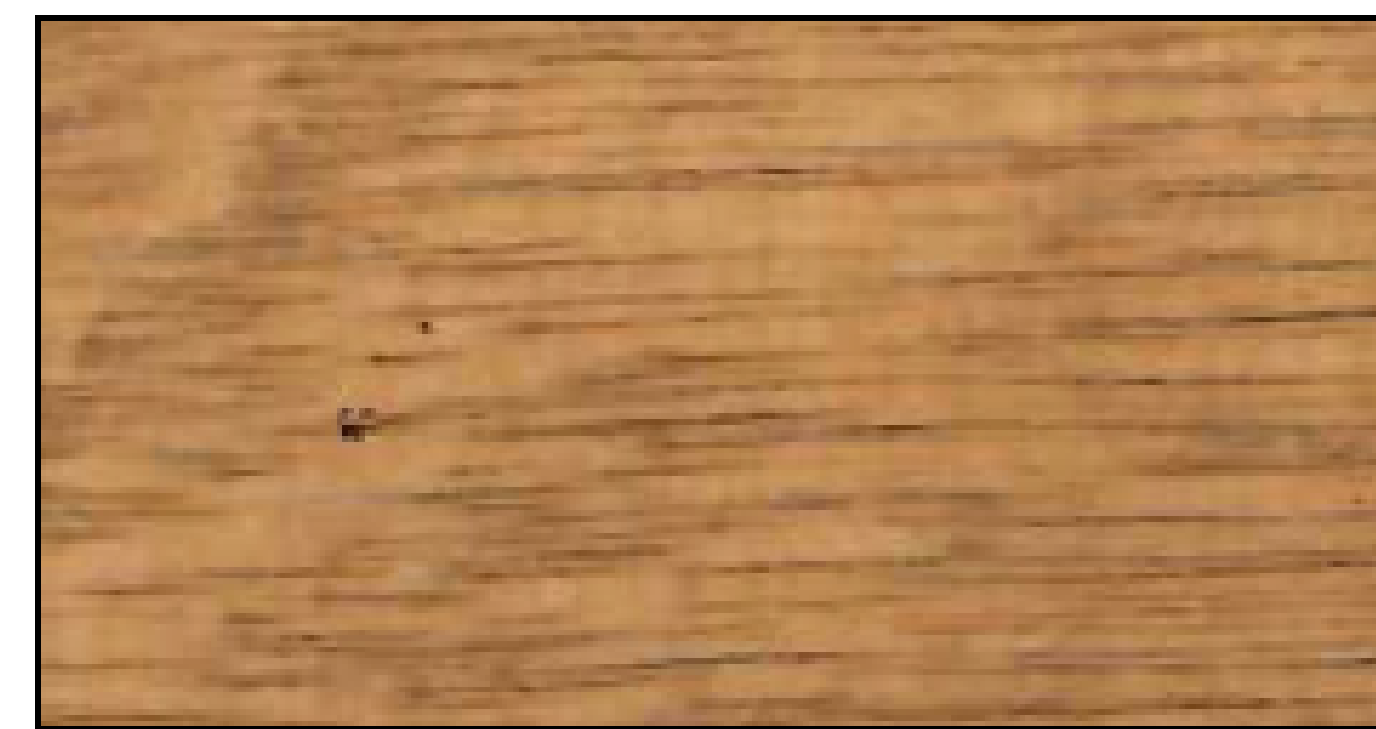
BLDG. A
EAST ELEVATION/STREET



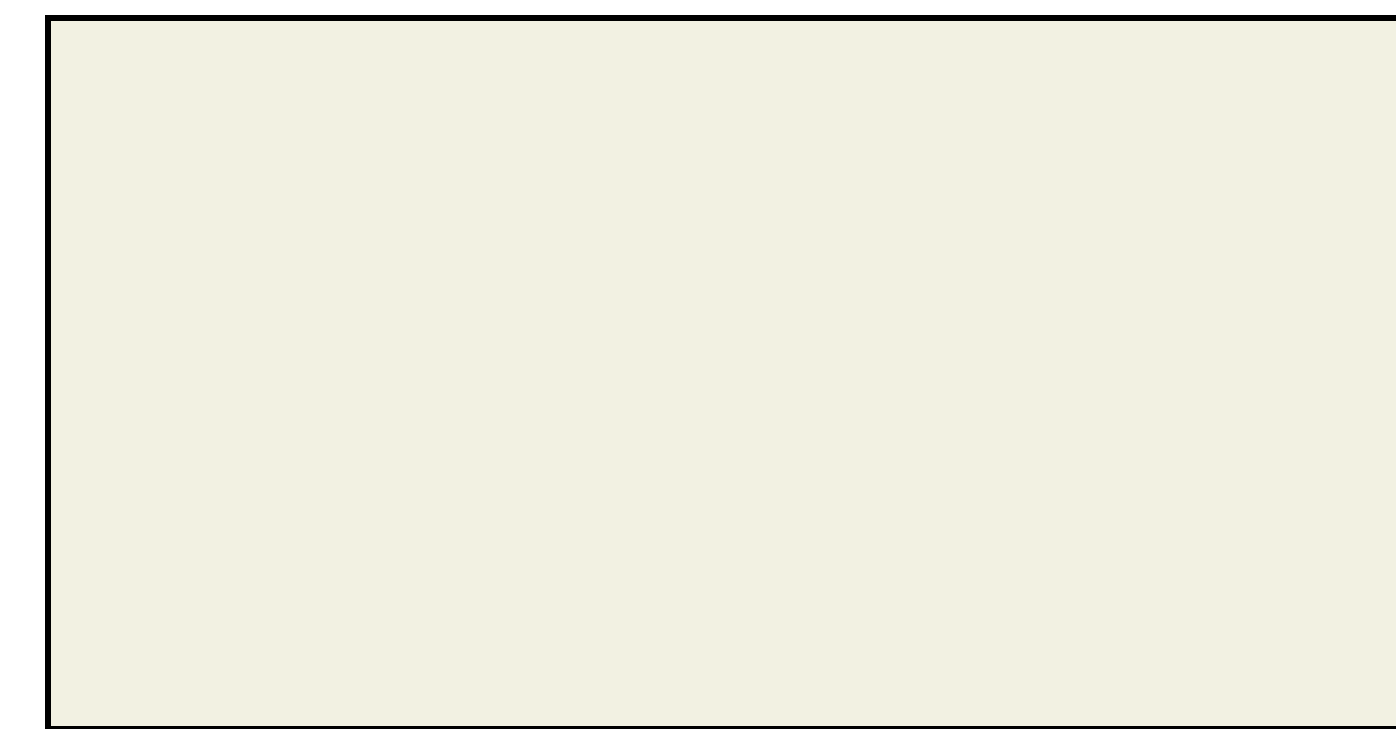
BLDG. A
SOUTH ELEVATION



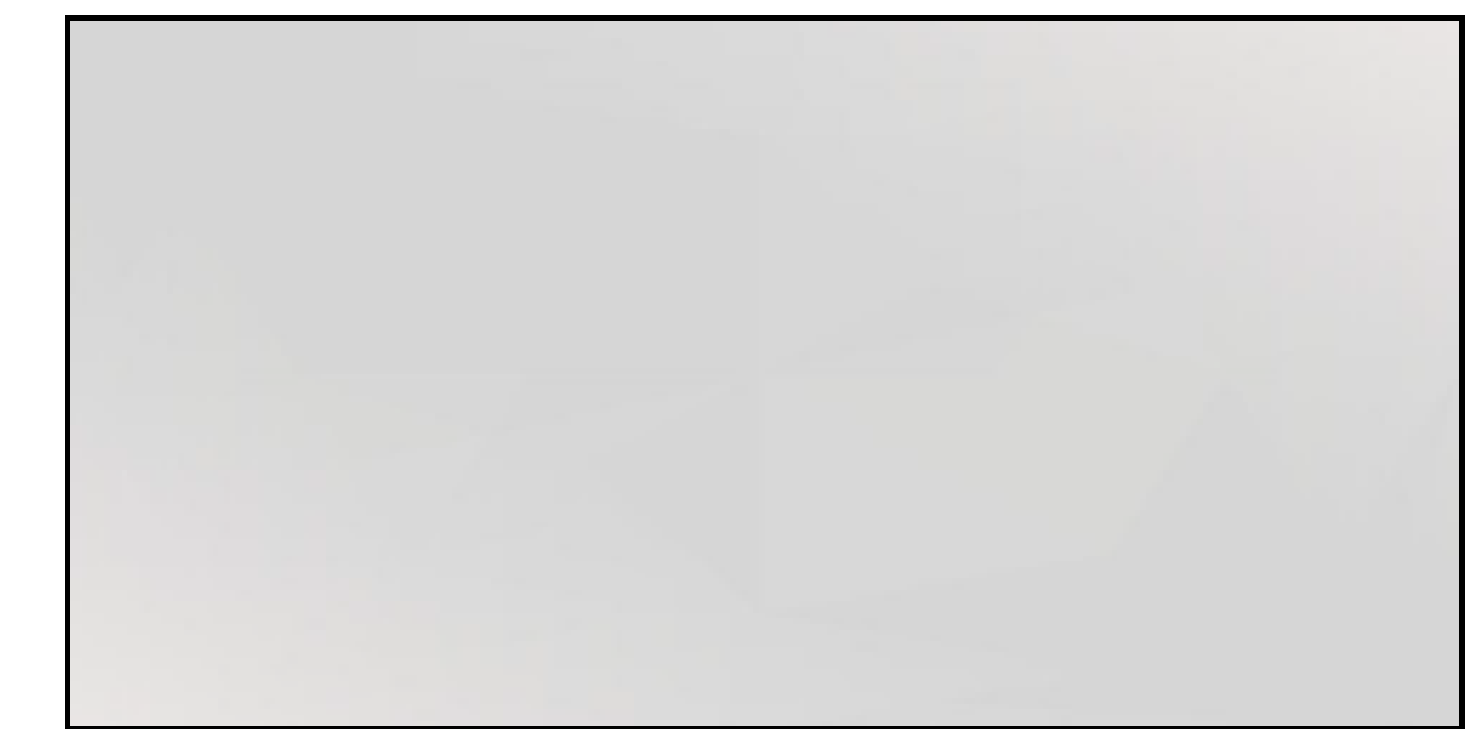
FINISH TYPE 1
HARDIE PANEL
IRON GRAY



FINISH TYPE 2
BENJAMIN MOORE
ARBORCOAT SEMI-TRANSPARENT
HIDDEN VALLEY
ON 4" h CEDAR SIDING



FINISH TYPE 3
METAL BOX OUTS
MAKIN METAL
CAMBRIDGE WHITE



FINISH TYPE 4
WESTECK
SILVER WINDOW FRAME



FINISH TYPE 5 REVEALS
LARSON - GUN BARREL XL-382

COLOUR SCHEME BUILDING A
PROPOSED REZONING AT
1048-1050 TILlicum RD.
ESQUIMALT B.C

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

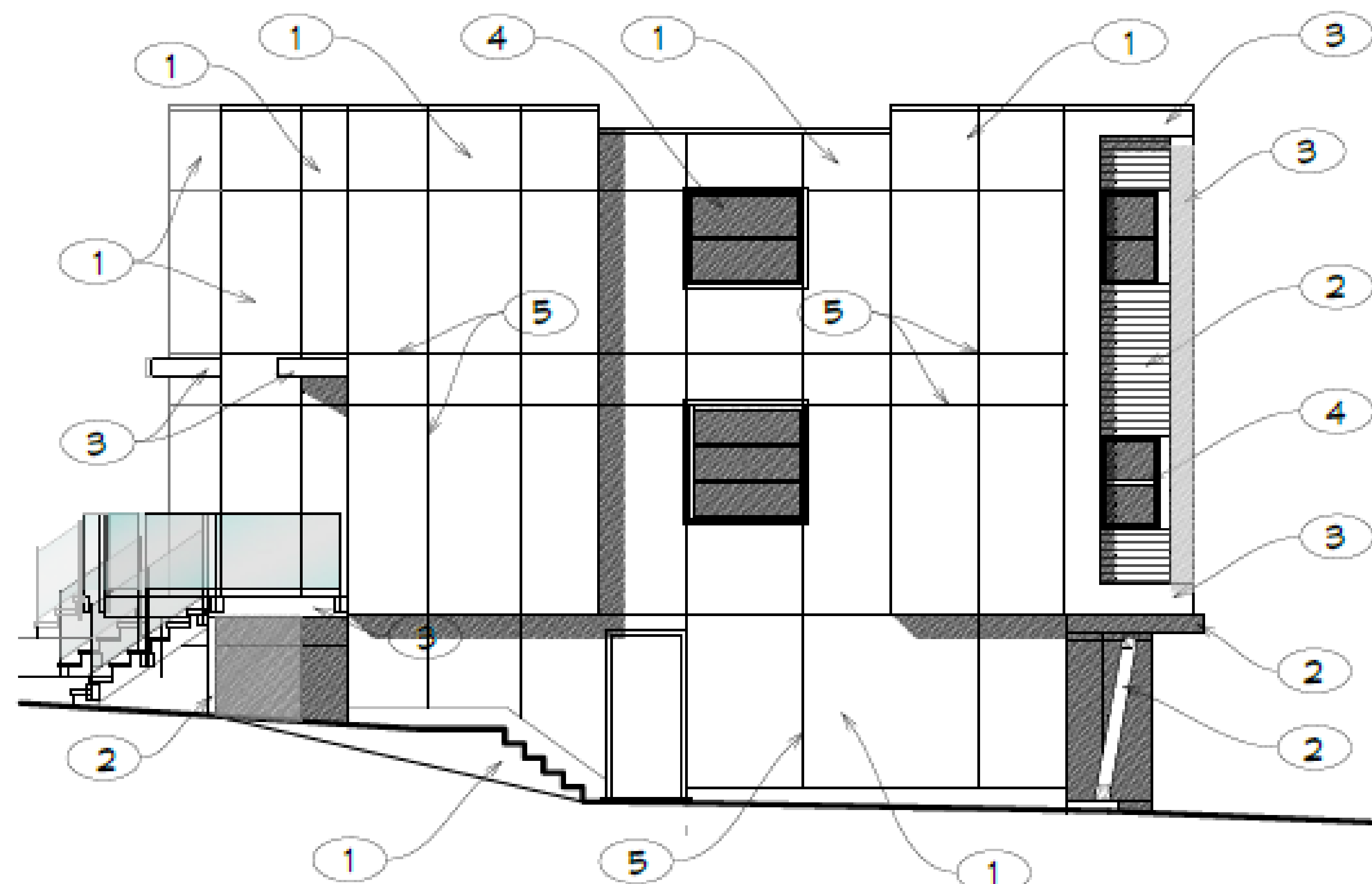
REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	REZONING APPLICATION	05.01.19

SK-5





BLDG. B
EAST ELEVATION



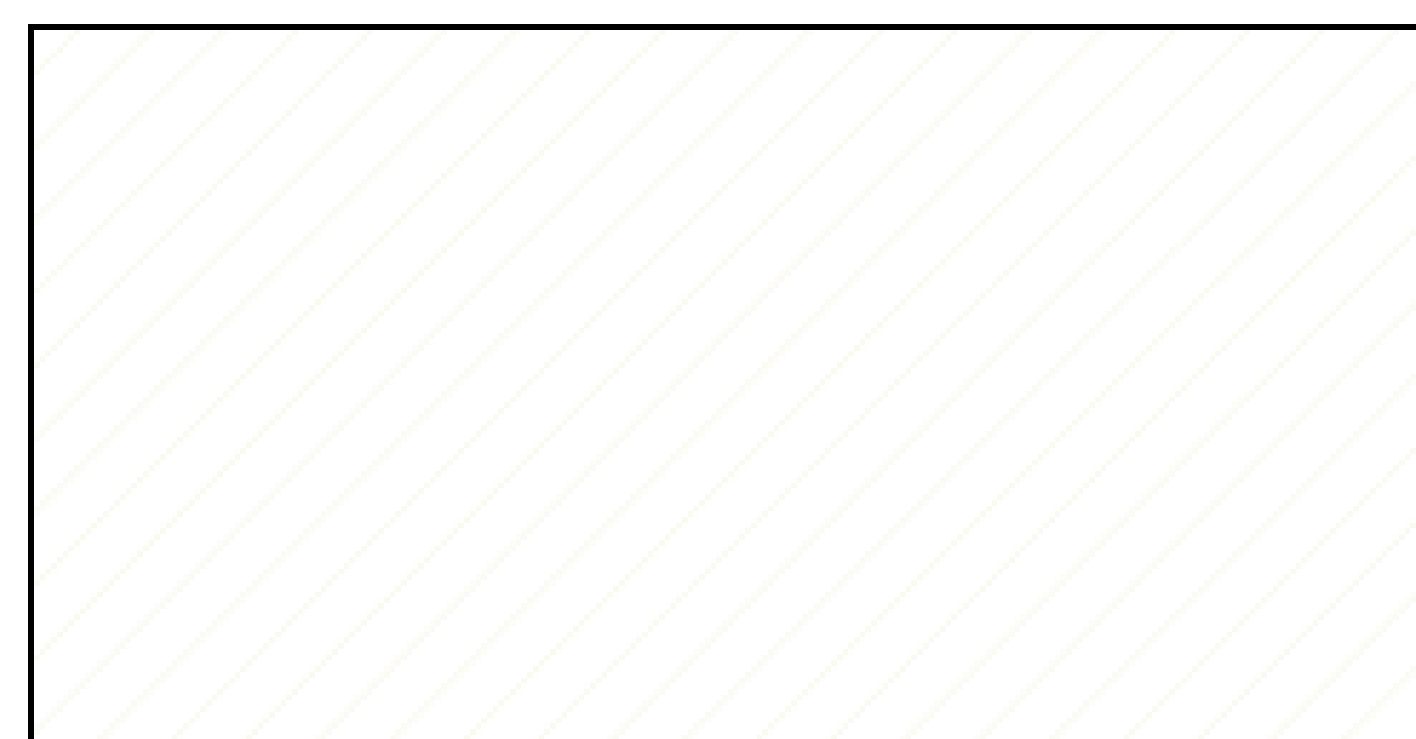
BLDG. B
SOUTH ELEVATION



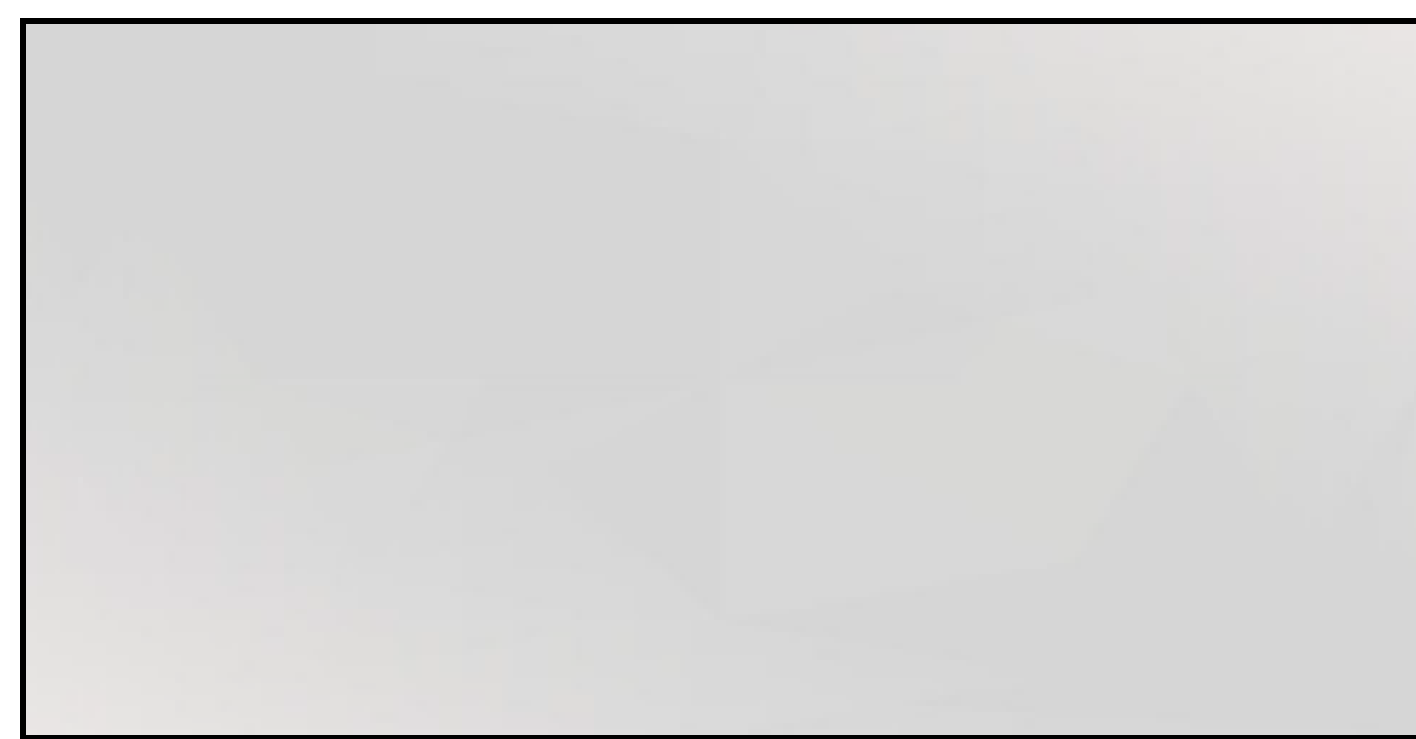
FINISH TYPE 1
HARDIE PANEL
IRON GRAY



FINISH TYPE 2
BENJAMIN MOORE
ARBORCOAT SEMI-TRANSPARENT
HIDDEN VALLEY
ON 4" h CEDAR SIDING



FINISH TYPE 3
METAL BOX OUTS
MAKIN METAL
CAMBRIDGE WHITE



FINISH TYPE 4
WESTECK
SILVER WINDOW FRAME



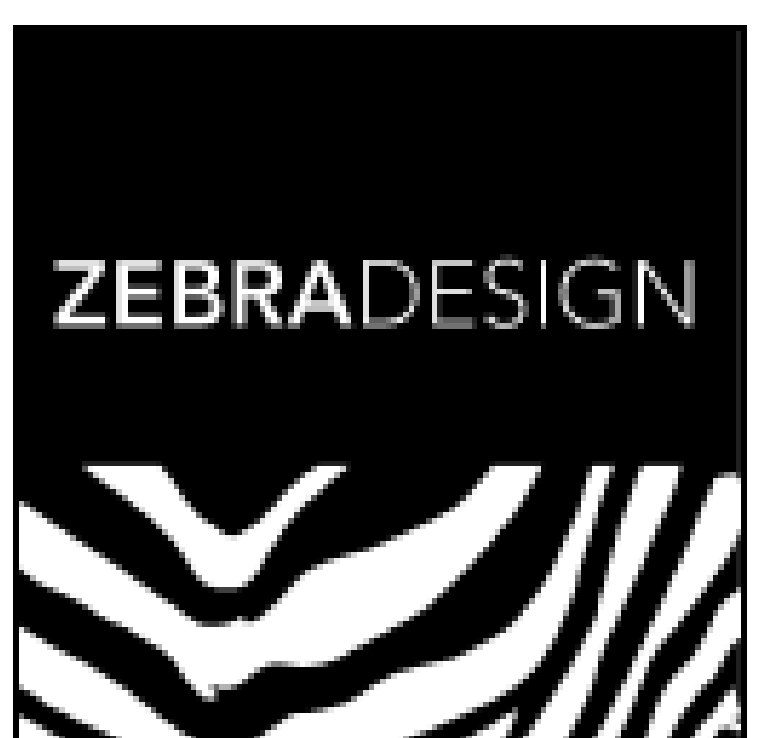
FINISH TYPE 6 GARAGE DR
SHERWIN WILLIAMS AFRICAN
GREY 9162

COLOUR SCHEME BUILDING B
PROPOSED REZONING AT
1048-1050 TILlicum RD.
ESQUIMALT B.C

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

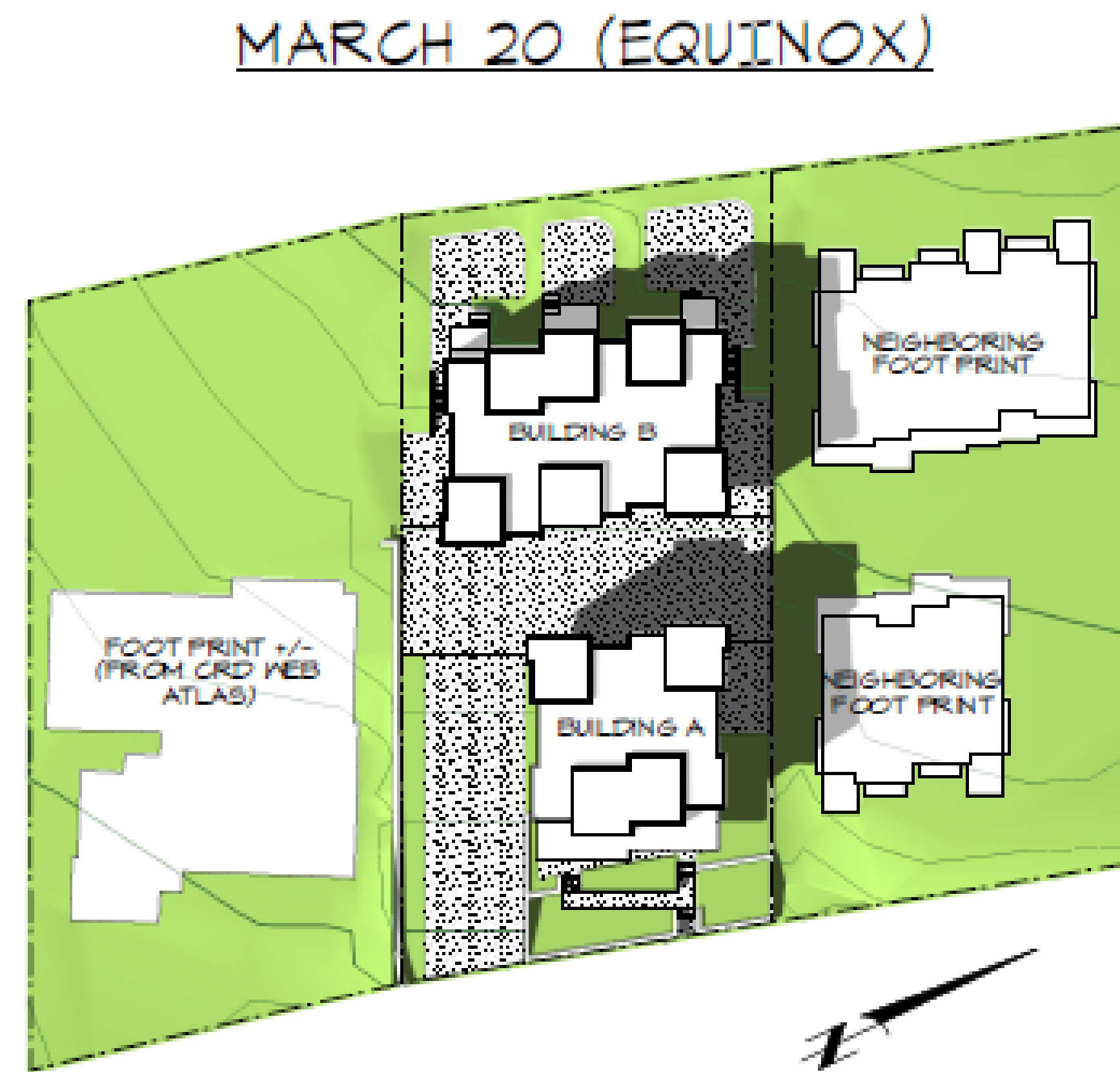
REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	05.07.19

SK-6





9:00 AM



12:00 PM



3:00 PM

JUNE 21 (SOLSTICE)



9:00 AM



12:00 PM



3:00 PM

SHADOW STUDY

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

SCALE = 1:300

REVISION & ISSUES	DATE	OTHER
KEY DESCRIPTION		
A SUPPLY ADDED TO RE-ZONING APPLICATION		

ZEBRADESIGN

SUP-1



SEPTEMBER 23 (EQUINOX)



9:00 AM

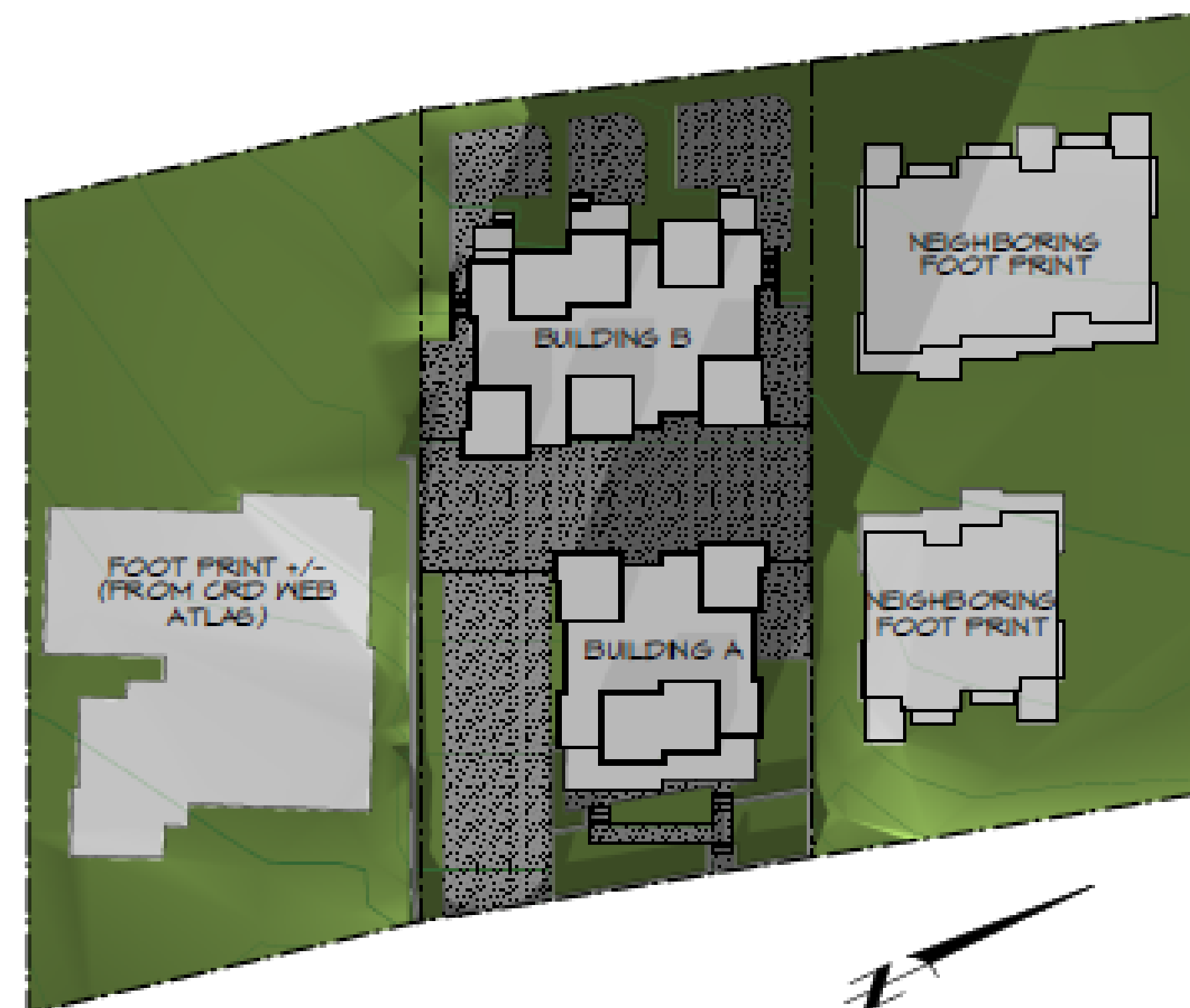


12:00 PM

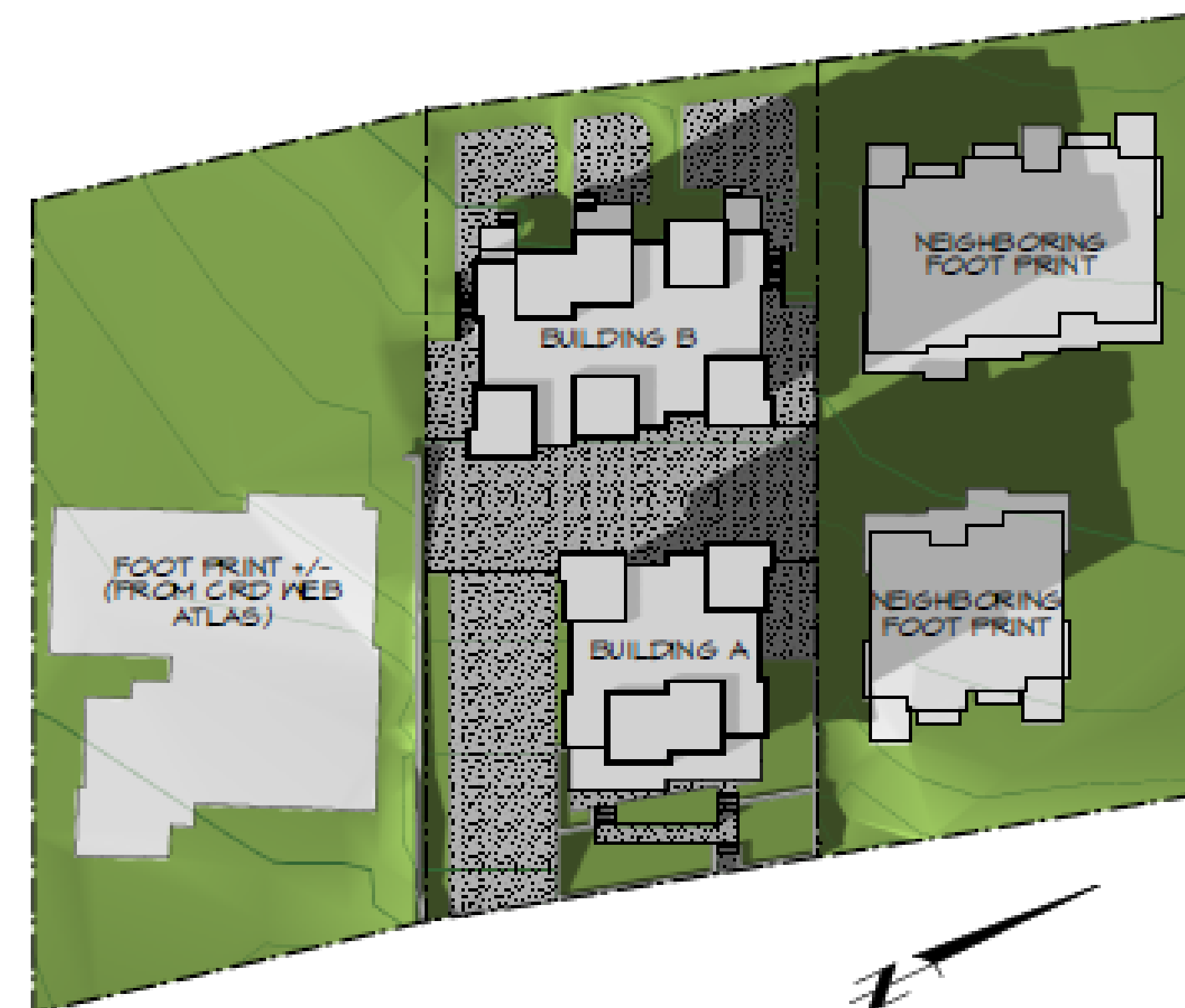


3:00 PM

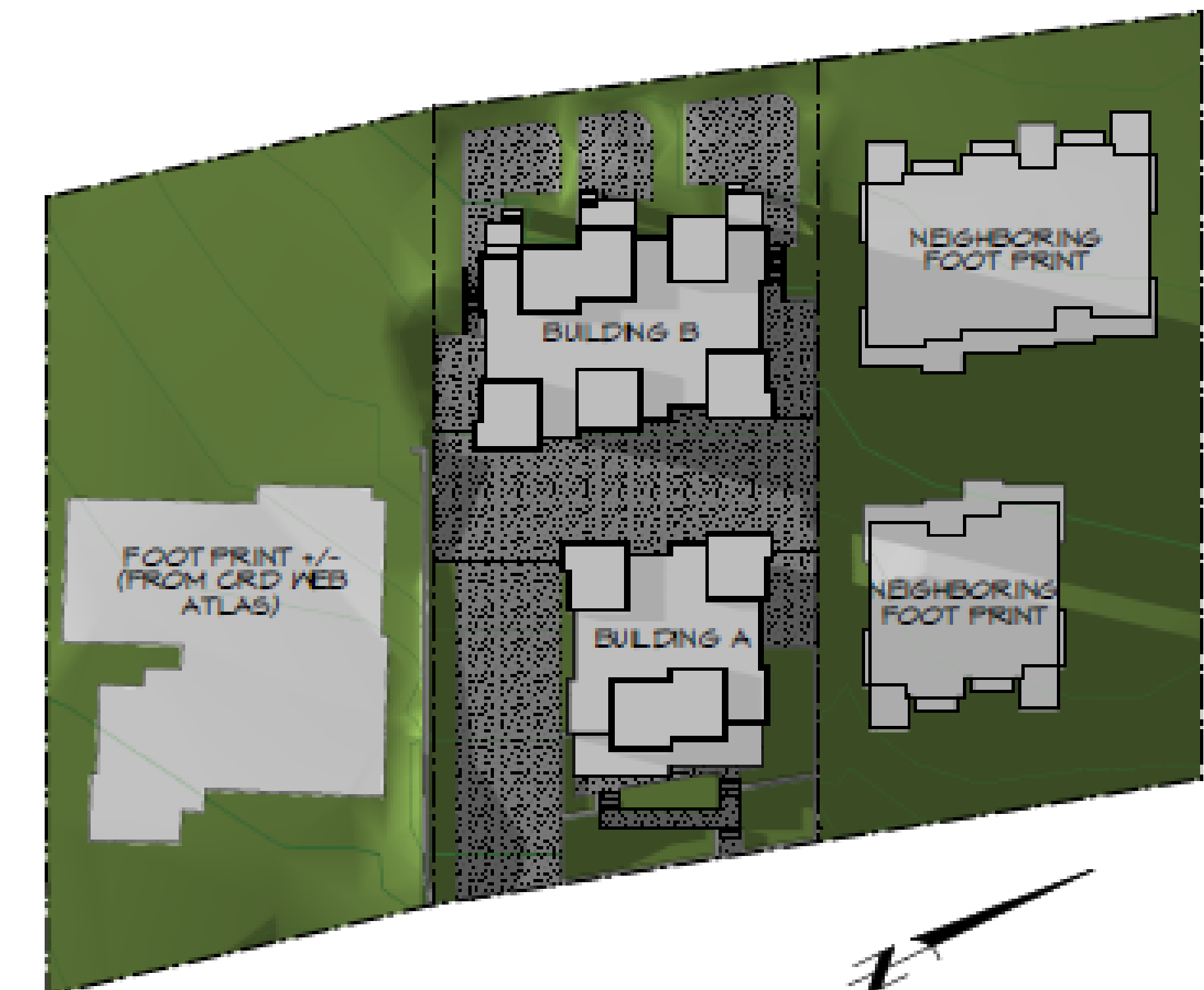
DEC 22 (SOLSTICE)



9:00 AM



12:00 PM



3:00 PM

SHADOW STUDY

PROPOSED REZONING AT
1048-1050 TILGUM RD.
ESQUIMALT B.C.

SCALE = 1:300

REVISION #	ISSUES	DATE
REV	DESCRIPTION	
A	SUPP-2 ADDED TO REZONING APPLICATION	07.08.14

ZEBRADESIGN

SUP-2

