

Legend

Plant List

- Existing Tree
- New Deciduous Tree
Armstrong Red Maple
Acer Rubrum "Armstrong"
5cm cal / B&B
- New Deciduous Tree
Bloodgood Japanese Maple
Acer Palmatum Bloodgood
3.0m Height / B&B
- Shrubs Groupings
Baldhip Rose, Evergreen Huckleberry
Snow Berry, Pink Walloper Rhododendron
Saskatoon Berry
- Groundcover
Oregon Grape
Salal, Bearberry, Bugle Weed
- Large Hedge
Hill's Yew
- Hedge Irish Yew

Hardscape

- Brushed Concrete
- Concrete Unit Paver
- Crushed Stone

Softscape

- Lawn
- Planting Area

Notes

Landscaped areas are to be irrigated with a separate, fully automatic underground irrigation system, complete with separate water meter. Refer to Civil dwgs for location and detail.

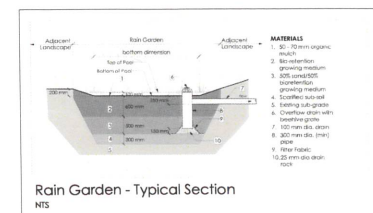
Irrigation shall be installed in accordance with Schedule C to Victoria Subdivision and Development Servicing Bylaw.

This drawing is conceptual only and not intended for construction purposes.

30% of all plantings shall be drought resistant native Vancouver Island plants (see Shrub Groupings for suggested species)

For site servicing, see plan by others

- Existing or Natural Grade
- Proposed Finished Grade



outline HOME DESIGN

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PROJECT ADDRESS

906 Old Esquimalt Rd.
Esquimalt BC

Part of Lot 6, Block 1, Section 11
Esquimalt District, Plan 195 to the west of Plan 10832

PID 009-286-292

ZONE Site Specific
LOT AREA 891.6 m² / 9,597 ft²

PROJECT DATA

Lot Area	891.6 m ² / 9,597 ft ²
Total Floor Area	535 m ² / 5700 ft ²
FAR	0.60/1
Lot Coverage	291 m ² / 32.6%
Parking	10* *5 Small Car Spaces *5 Energized (EV+)
Setbacks	See Plan
Building Height, Block 1	8.49m
Building Height, Block 2	8.94m

block 1	block 2
building floor area 223.6 m ² / 2346 ft ²	building floor area 311.4 m ² / 3354 ft ²
lower floor - 29.2m ² / 254 ft ²	lower floor - 46.8m ² / 504 ft ²
main floor - 97.8m ² / 1052 ft ²	main floor - 122.7m ² / 1320 ft ²
upper floor - 96.6m ² / 1040 ft ²	upper floor - 141.9m ² / 1530 ft ²

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JUN 02, 2022

CORP OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

REVISION LIST

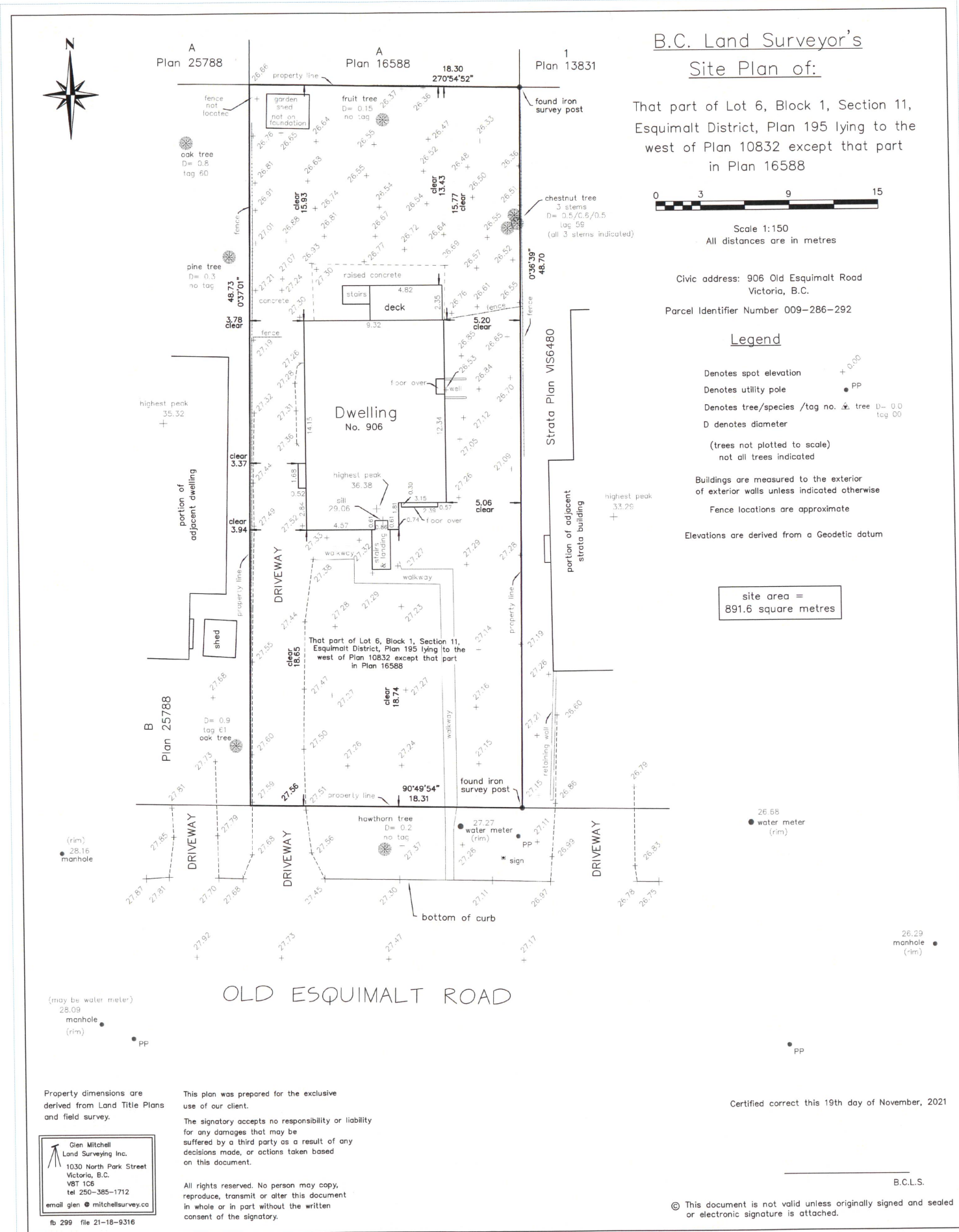
R1 May 30, 2022
Issued for Development Permit

DRAWING LIST

- A1.1 Site Plan, Landscape Plan & Data
- A1.2 Existing Site and Location Plan
- A2.1 Site Sections, Streetscape
- A2.2 Shadow Study
- A3.1 Block 1 Plans and Elevation
- A3.2 Block 2 Plans and Elevation

906 Old Esquimalt Road
Proposed Townhouses

TITLE	Site Plan
FILE	MY30.21
PROJECT NO.	2210
DRAWN BY	TDR
ISSUE FOR	DP
SCALE	as noted
DATE	May 31, 2022
SHEET NO.	REV. 1
A1.1	



906 Old Esquimalt Road Proposed Townhouses			
TITLE	Existing Site Plan, Location		
FILE	WY30.21	SCALE	as noted
PROJECT NO.	2210	DATE	May 31, 2022
DRAWN BY	TDR	SHEET NO.	
ISSUE FOR	DP	REV.	A1.2

PROJECT ADDRESS

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ZONE Site Specific

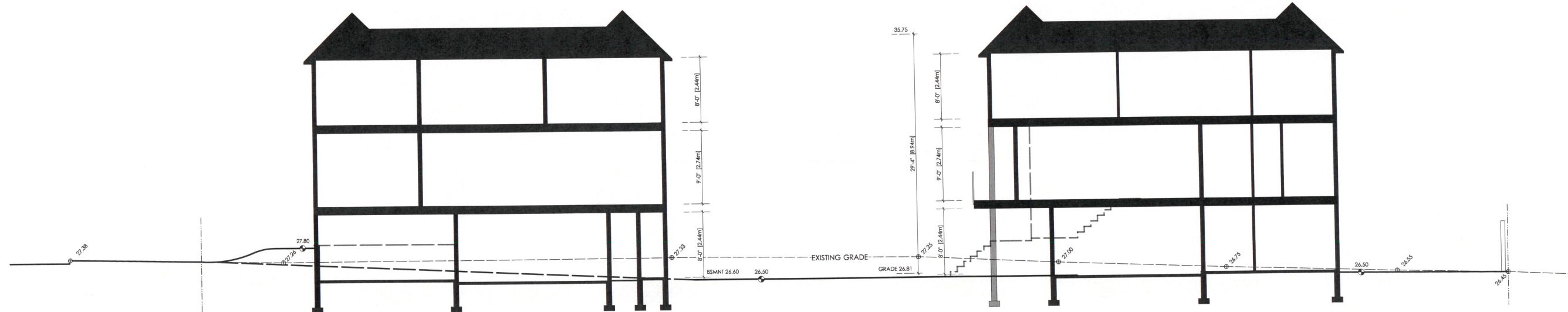
LOT AREA 891.6 m² / 9,597 ft²



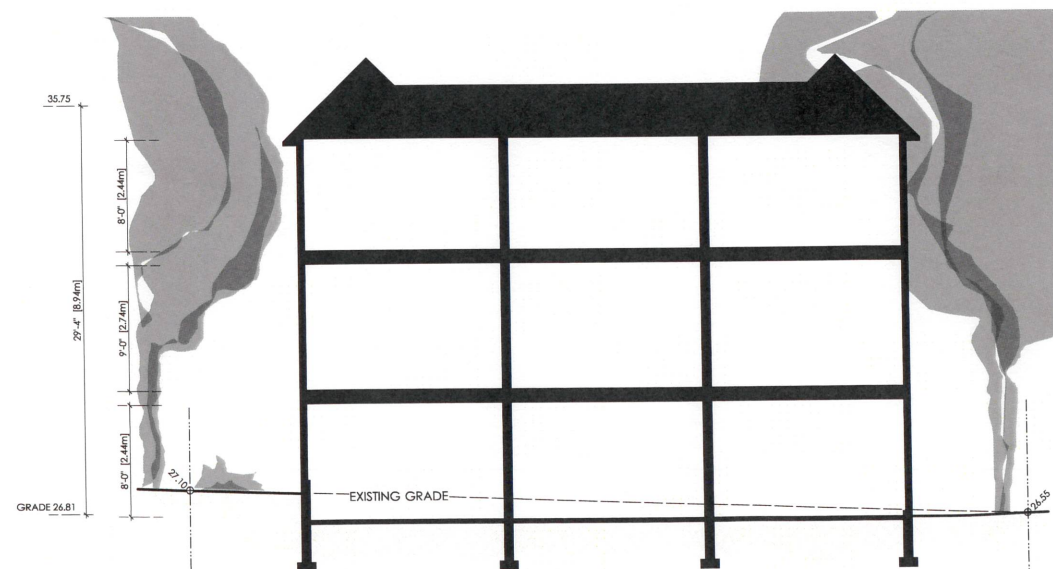
1 South Elevation, Facing Old Esquimalt Road
Scale: 1:75



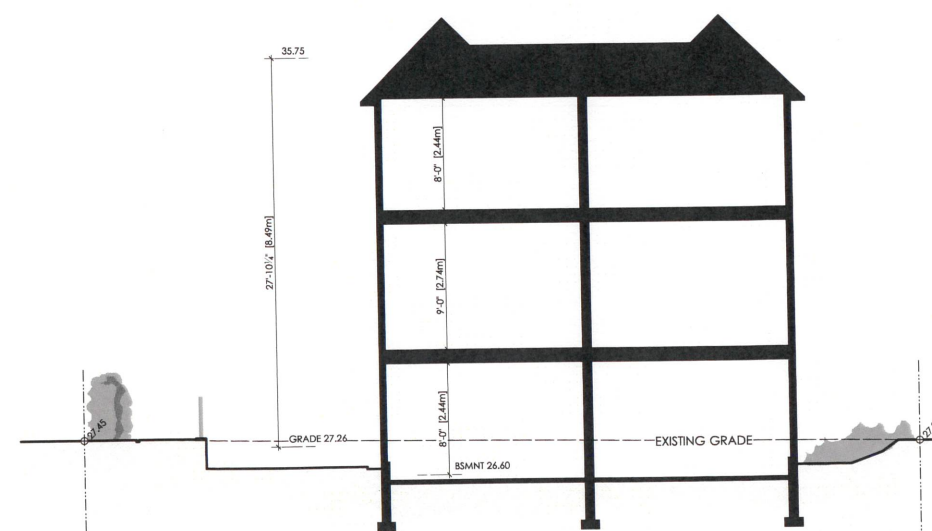
2 South Elevation, Block 2
Scale: 1:75



3 Site Section S1, North / South
Scale: 1:75



4 Site Section S2, East / West Block 2
Scale: 1:75



5 Site Section S3, East / West Block 1
Scale: 1:75

RECEIVED

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OF ESQUIMALT
DEVELOPMENT SERVICES

906 Old Esquimalt Road
Proposed Townhouses

TITLE		Site Section, Streetscape	
FILE	MY30.21	SCALE	as noted
PROJECT NO.	2210	DATE	May 31, 2022
DRAWN BY	TDR	SHEET NO.	A2.1
ISSUE FOR	DP	REV.	

PROJECT ADDRESS

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PID 009-284-292

ZONE Site Specific
LOT AREA 891.6 m2 / 9,597 ft2

March 20



Morning

June 20



Morning

September 20



Morning

December 20



Morning



Afternoon



Afternoon



Afternoon



Afternoon



906 Old Esquimalt Road Proposed Townhouses			
TITLE		Shadow Study	
FILE	MY30.21	SCALE	1:80
PROJECT NO.	2210	DATE	May 31, 2022
DRAWN BY	TDR	SHEET NO.	1
ISSUE FOR	OP	REV.	A2.2

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ZONE Site Specific

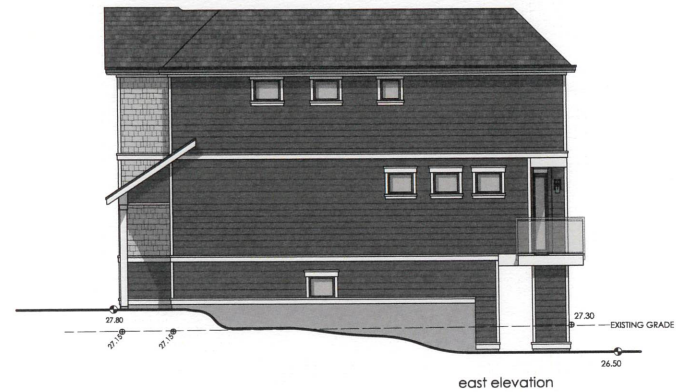
LOT AREA 891.6 m2 / 9,597 ft2



west elevation



south elevation



east elevation



north elevation



CEMENT BOARD SHINGLE
BENJAMIN MOORE 1472
SILVER CHAIN



LAP SIDING
BENJAMIN MOORE HC-166
KENDALL CHARCOAL



TRIM AND CASINGS
BENJAMIN MOORE OC-68
DISTANT GRAY



ENTRY DOOR
BENJAMIN MOORE 2085-10
ARROYO RED



GARAGE DOOR
BENJAMIN MOORE HC-166
KENDALL CHARCOAL

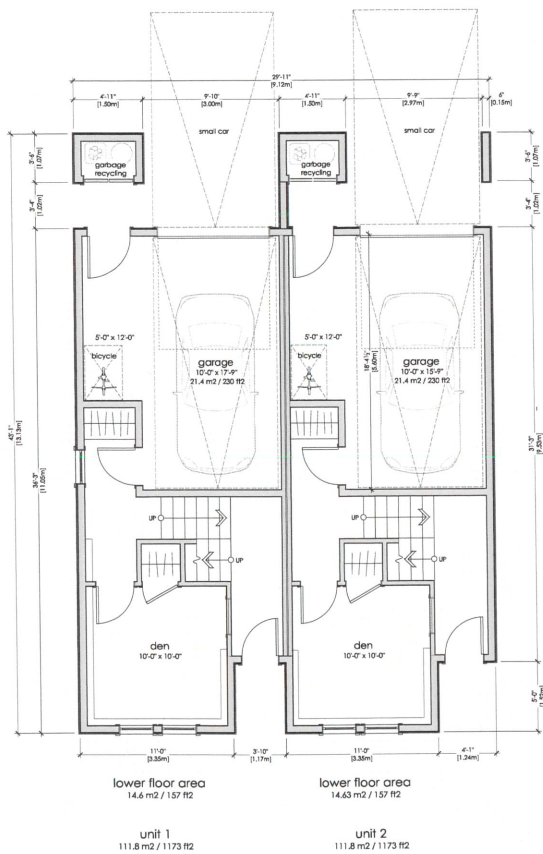


WINDOWS / METALS
CASCADIA METALS
SLATE GREY



ASHPALT SHINGLE
MALARKY LEGACY
BLACK OAK

elevations
1:100



lower floor area

14.6 m2 / 157 ft2

lower floor area

14.63 m2 / 157 ft2

unit 1

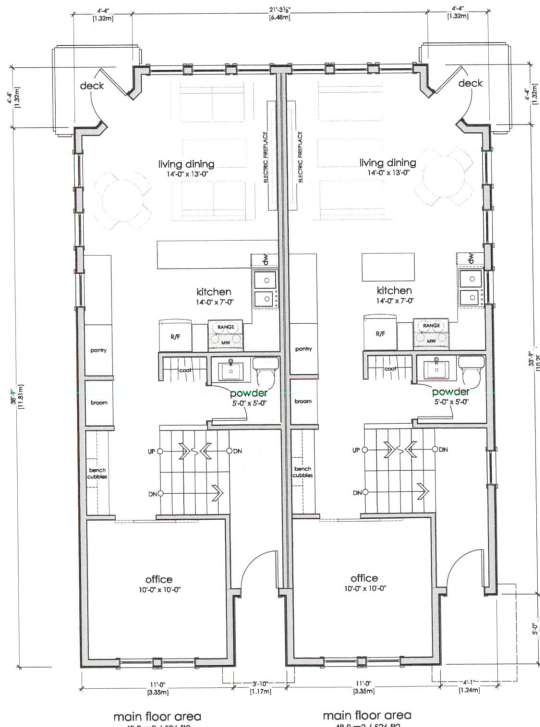
111.8 m2 / 1173 ft2

unit 2

111.8 m2 / 1173 ft2

lower plan

1:75



main floor area

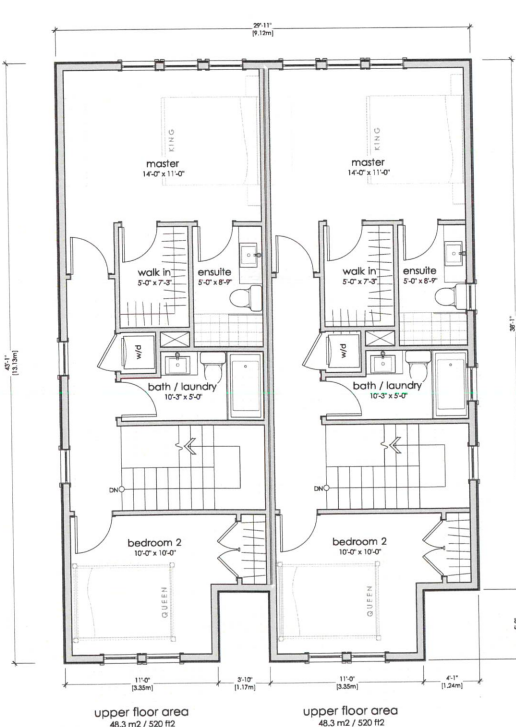
48.9 m2 / 526 ft2

main floor area

48.9 m2 / 526 ft2

main floor plan

1:75



upper floor area

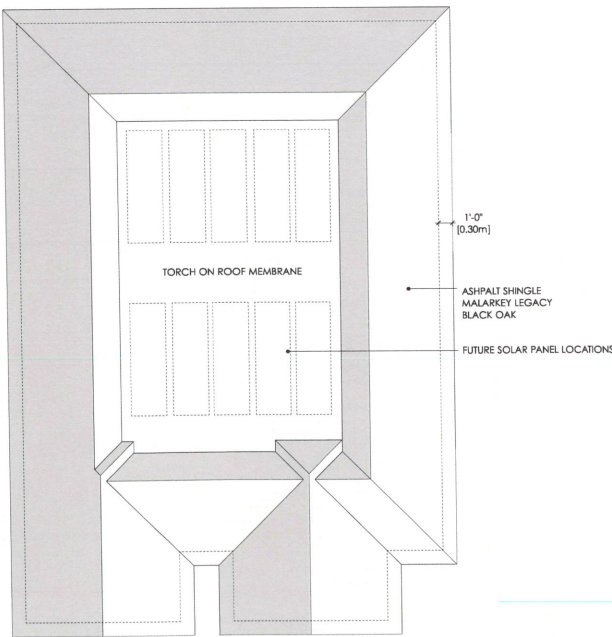
48.3 m2 / 520 ft2

upper floor area

48.3 m2 / 520 ft2

upper floor plan

1:75



roof plan

1:75

906 Old Esquimalt Road
Proposed Townhouses

Block 1 Plans			
FILE	MY30.21	SCALE	as noted
PROJECT NO.	2210	DATE	May 31, 2022
DRAWN BY	TDR	SHEET NO.	A3.1
ISSUE FOR	DP	REV.	1

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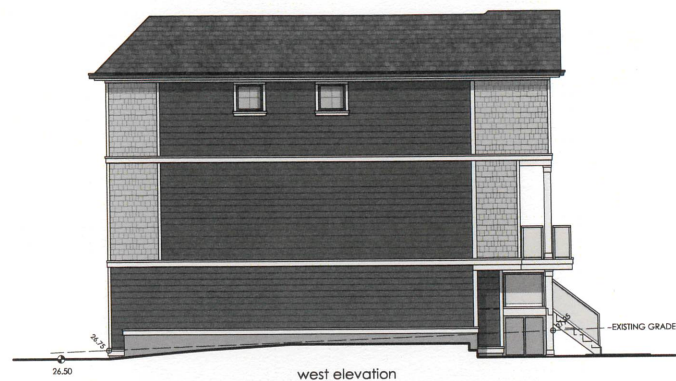
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west elevation



south elevation



east elevation



north elevation



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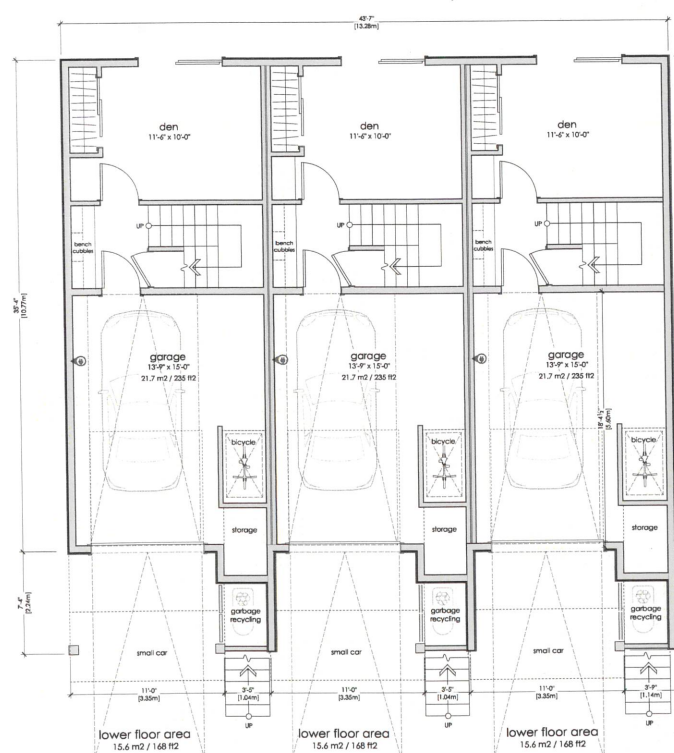
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WINDOWS / METALS
CASCADIA METALS
SLATE GREY



ASHPALT SHINGLE
MALARKEY LEGACY
BLACK OAK

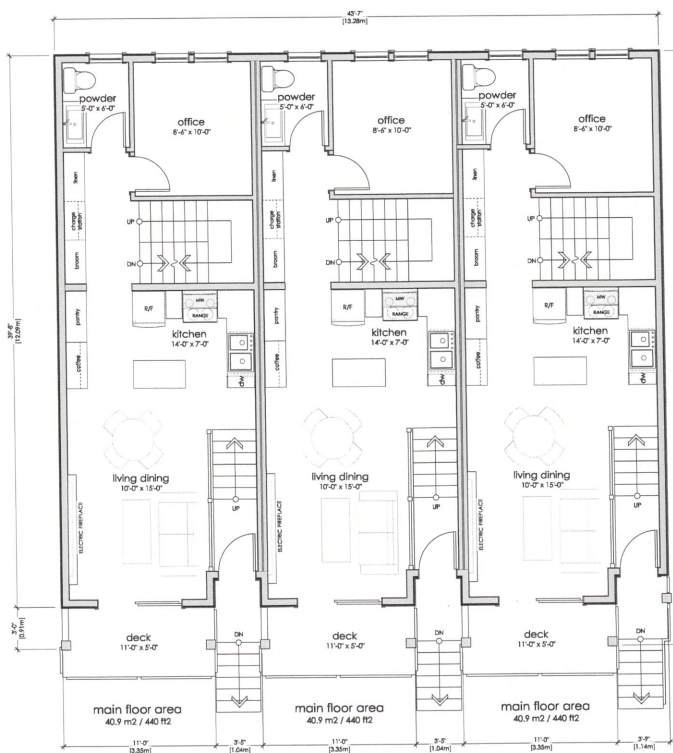


unit 3
103.8 m² / 1118 ft²

unit 4
103.8 m² / 1118 ft²

unit 5
103.8 m² / 1118 ft²

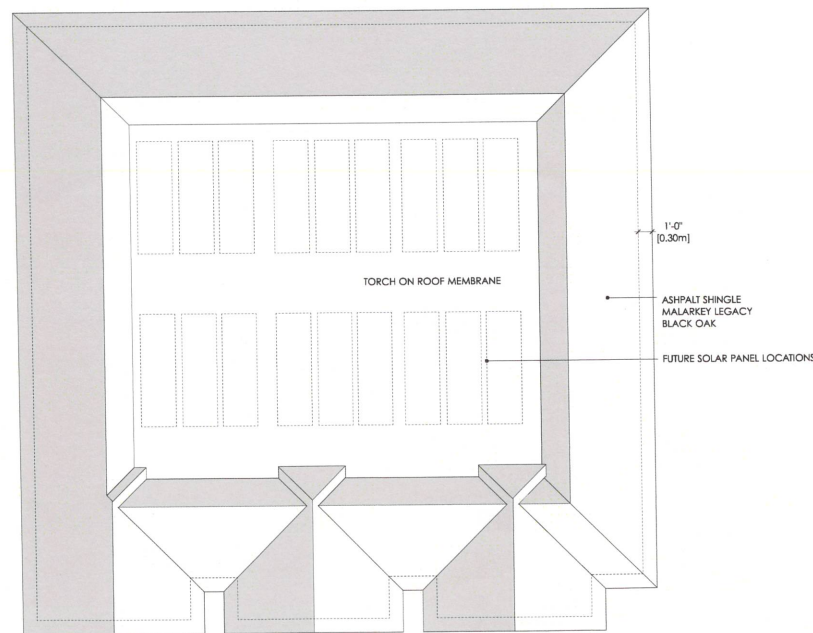
lower plan
1:75



main floor plan
1:75



upper floor plan
1:75



roof plan
1:75

906 Old Esquimalt Road Proposed Townhouses			
TITLE		Block 2 Plans	
FILE	MY30.21	SCALE	as noted
PROJECT NO.	2210	DATE	May 31, 2022
DRAWN BY	TDR	SHEET NO.	A3.2
ISSUE FOR	DP	REV.	