

**BC LAND SURVEYORS SITE PLAN  
OF PROPOSED SUBDIVISION**

**Civic: 916 & 920 Old Esquimalt Road**

**Legal: Lots C & D, Section 11,  
Esquimalt District, Plan 21636**

Parcel Identifiers: 003-446-093, 003-446-395  
in the Municipality of Esquimalt



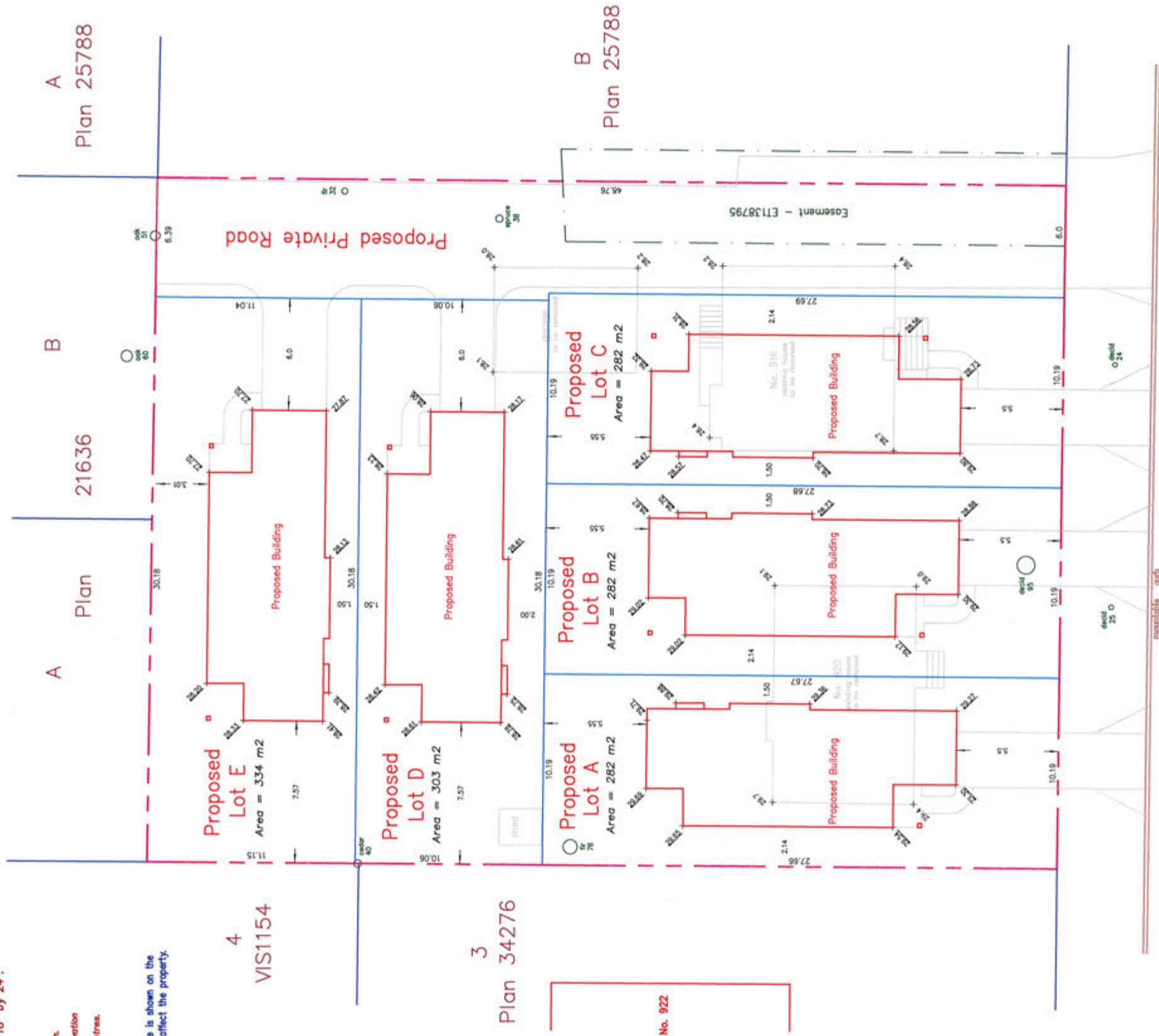
The intended print size is 18" by 24".

**LEGEND**

- Elevations are to geodetic datum.
- + - denotes - existing elevation
- Tree diameters are in centimetres.

Site Area = 1785 m<sup>2</sup>

The following non-financial charge is shown on the current title for Lot C and may affect the property.  
E1138795 - Easement



Date	January 22, 2019
Drawing	2511_SJB04.dwg
File	12511 - 1B
<b>POWELL &amp; ASSOCIATES</b> B C Land Surveyors 250-2800 Douglas Street Victoria, BC V8T 4N4 phone (250) 382-8855	

Old Esquimalt Road

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This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. This location certificate has been prepared in accordance with the ABLS Professional Reference Manual and is certified correct this 22nd day of January, 2019.

Digitally signed by Scott Pearce  
DN: cn=Scott Pearce, o=1BUGAM, ou=1BUGAM, email=1BUGAM@1BUGAM.COM, serial=2019012214062348908

**Scott Pearce**  
**1BUGAM**

Scott T. Pearce, B.C.L.S.  
This document is not valid unless digitally signed and sealed.

N.T.S.

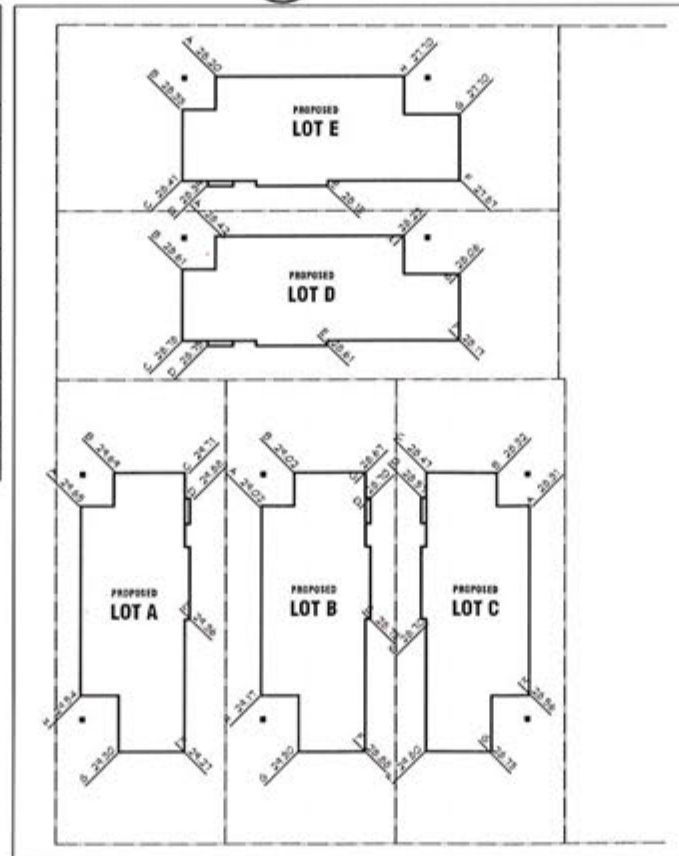


1 CONTEXT PLAN  
SK-1

AVERAGE GRADE CALCULATIONS					
	LOT A	LOT B	LOT C	LOT D	LOT E
A	29.65	29.02	28.31	28.42	28.20
B	29.69	29.02	28.32	28.61	28.33
C	29.71	28.67	28.47	28.78	28.41
D	29.88	28.70	28.57	28.75	28.39
E	29.36	28.73	28.70	28.61	28.13
F	29.27	28.88	29.80	28.17	27.87
G	29.30	29.30	28.73	28.06	27.70
H	29.54	29.17	28.56	28.23	27.70
TOTAL	236.40	231.49	229.46	227.63	224.73
AVERAGE GRADE (TOTAL/8)	29.55	28.93	28.68	28.45	28.09

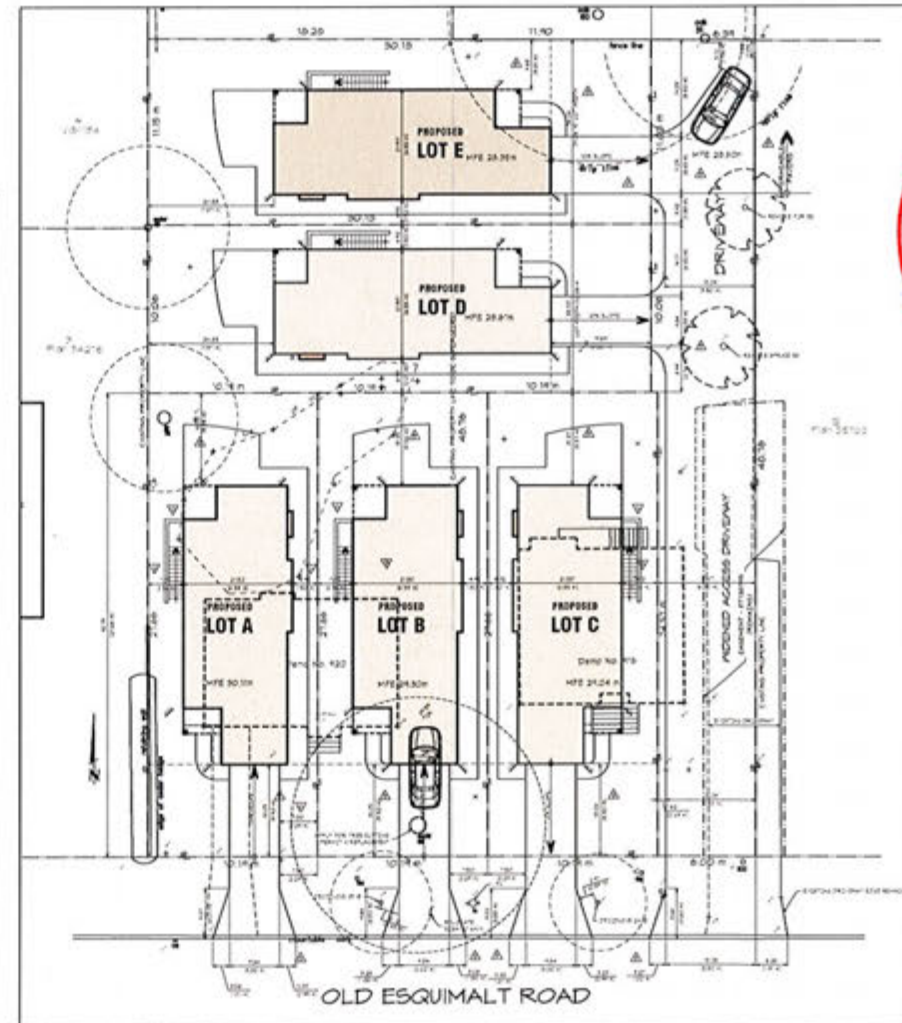
C

PROJECT DATA & KEY PLAN  
SUBDIVISION AT  
916-920 OLD ESQUIMALT RD.  
ESQUIMALT, B.C 04.03.18  
SCALE: 1/8" = 1'=0"



2 ELEVATIONS FOR AVERAGE GRADE  
SK-1 SCALE: 1:200

PROPOSED 5 LOT SUBDIVISION & REZONING AT 916 & 920 OLD ESQUIMALT ROAD					
SITE DATA	LOT A	LOT B	LOT C	LOT D	LOT E
LEGAL DESCRIPTION	LOTS C & D, SECTION 11, ESQUIMALT DISTRICT, PLAN 21636				
EXISTING ZONING	RD-3	RD-3	RD-3	RD-3	RD-3
PROPOSED ZONING	SITE SPECIFIC	SITE SPECIFIC	SITE SPECIFIC	SITE SPECIFIC	SITE SPECIFIC
LOT AREA	281.4 m <sup>2</sup> (3034.7 sf)	282.0 m <sup>2</sup> (3035.8 sf)	282.15 m <sup>2</sup> (3037.0 sf)	303.5 m <sup>2</sup> (3267.5 sf)	334.7 m <sup>2</sup> (3609.0 sf)
LOT WIDTH	10.14 m (33.43)	10.14 m (33.43)	10.14 m (33.43)	10.06 m (33.0)	11.06 m (36.28)
LOT COVERAGE	1091.4/3034.7 = 36%	1091.4/3035.8 = 36%	1091.4/3037.0 = 36%	1091.4/3267.5 = 33.4%	1091.4/3609 = 30.3%
SETBACKS					
FRONT	5.5m (18.05')	5.5m (18.05')	5.5m (18.05')	6.00m (19.69')	6.00m (19.69')
REAR	5.55m (18.22')	5.56m (18.24')	5.57m (18.27')	7.51m (24.63')	7.51m (24.63')
SIDE -AS NOTED	2.14 m (7.01') WEST	2.14 m (7.02') WEST	1.50 m (4.92') WEST	1.50 m (4.92') NORTH	3.01 m (9.86') NORTH
SIDE -AS NOTED	1.50 m (4.92') EAST	1.50m (4.92') EAST	2.14 m (7.02') EAST	2.01 m (6.58') SOUTH	1.50 m (4.92') SOUTH
STOREYS	2 STOREYS	2 STOREYS	2 STOREYS	2 STOREYS	2 STOREYS
AVERAGE GRADE	29.54 m (96.9')	28.82 m (94.8')	28.68m (94.1')	28.41 m (93.2')	28.08m (92.1')
BUILDING HEIGHT	7.26 m (23.82')	7.16 m (23.49')	7.27 m (23.85')	7.27 m (23.85')	7.27 m (23.85')
FLOOR AREA TO INTERIOR OF EXTERIOR WALLS					
MAIN FLOOR	62.8 m <sup>2</sup> (676.6 sf)	62.8 m <sup>2</sup> (676.6 sf)	62.8 m <sup>2</sup> (676.6 sf)	62.8 m <sup>2</sup> (676.6 sf)	62.8 m <sup>2</sup> (676.6 sf)
UPPER FLOOR	75.45 m <sup>2</sup> (812.1 sf)	75.45 m <sup>2</sup> (812.1 sf)	75.45 m <sup>2</sup> (812.1 sf)	75.45 m <sup>2</sup> (812.1 sf)	75.45 m <sup>2</sup> (812.1 sf)
1ST & 2ND FLR AREA	138.25 m <sup>2</sup> (1488.7 sf)	138.0 m <sup>2</sup> (1488.7 sf)	138.0 m <sup>2</sup> (1488.7 sf)	138.25 m <sup>2</sup> (1488.7 sf)	138.0 m <sup>2</sup> (1488.7 sf)
FLOOR AREA RATIO	138.25/281.4 = 49	138/282 = 49	138/282.15 = 49	138.25/303.5 = 45.5	138/334.7 = 41.5
BASEMENT FLOOR AREA	56.48 m <sup>2</sup> (608.5 sf)	56.48 m <sup>2</sup> (608.5 sf)	56.48 m <sup>2</sup> (608.5 sf)	56.48 m <sup>2</sup> (608.5 sf)	56.48 m <sup>2</sup> (608.5 sf)
SECONDARY SUITE AREA	43.3 m <sup>2</sup> (466.3 sf)	43.3 m <sup>2</sup> (466.3 sf)	43.3 m <sup>2</sup> (466.3 sf)	43.3 m <sup>2</sup> (466.3 sf)	43.3 m <sup>2</sup> (466.3 sf)
SECONDARY SUITE PERCENTAGE AREA	43.3/194.73 = 22%	43.3/194.73 = 22%	43.3/194.73 = 22%	43.3/194.73 = 22%	43.3/194.73 = 22%
LOT COVERAGE	101.4/281.4 = 36%	101.4/282 = 36%	101.4/282.1 = 36%	101.4/303.5 = 33.4%	101.4/334.7 = 30.3%



3 KEY PLAN  
SK-1 SCALE: 1:200

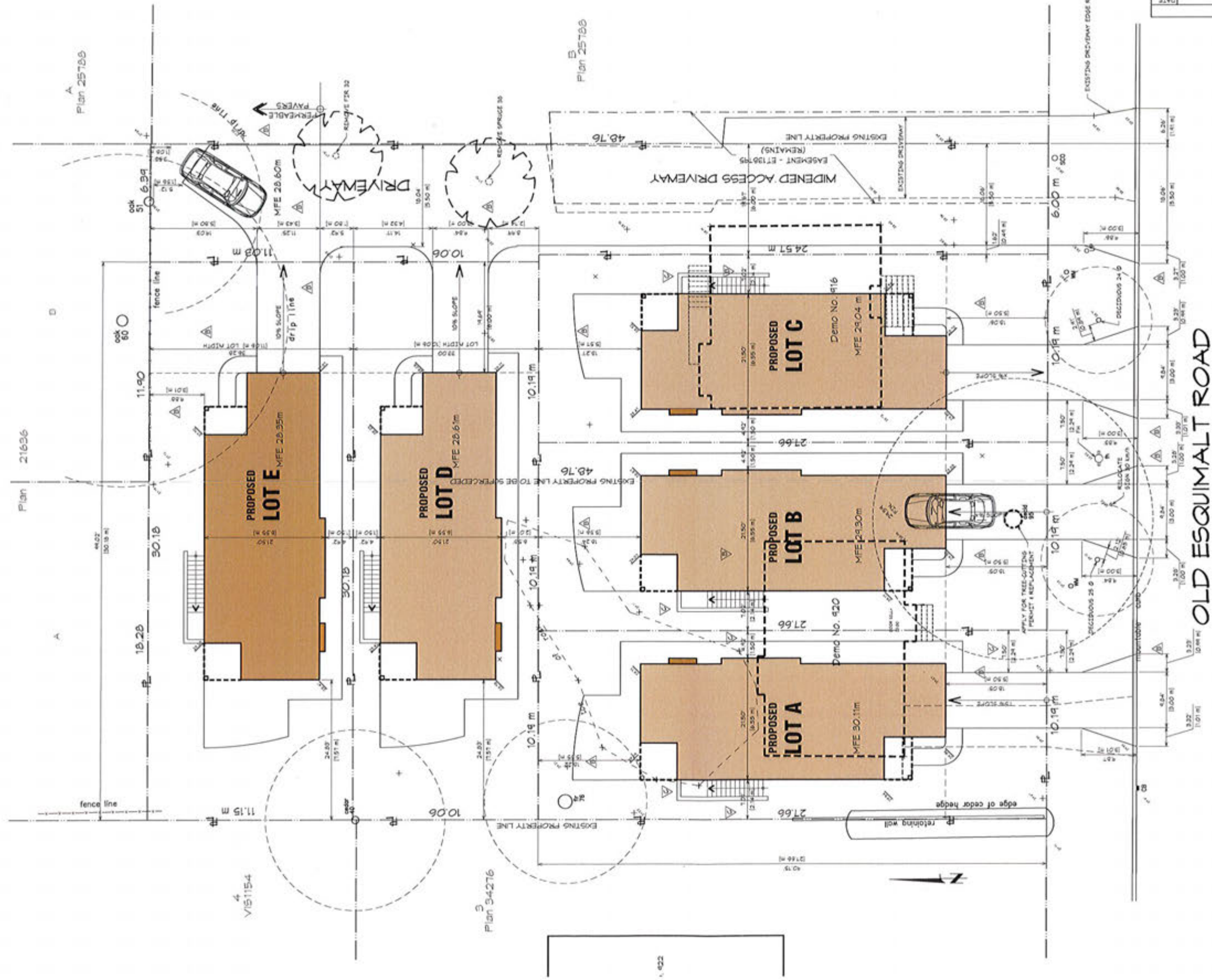


REV.	DESCRIPTION	DATE
A	PROVISIONAL APPLICATION	09/07/18
B	RECEIVED PROJECT DATA TABLE SETBACKS, AVERAGE GRADE, INCLUDING HEIGHTS, ETC. REFER TO SK-2 SITE PLAN FOR OTHER DETAILS. LOTS D & E IN DATA TABLE	09/21/18
C	UPDATE AVERAGE GRADE LOT C	07/25/18
D		

REV. D



SK-1



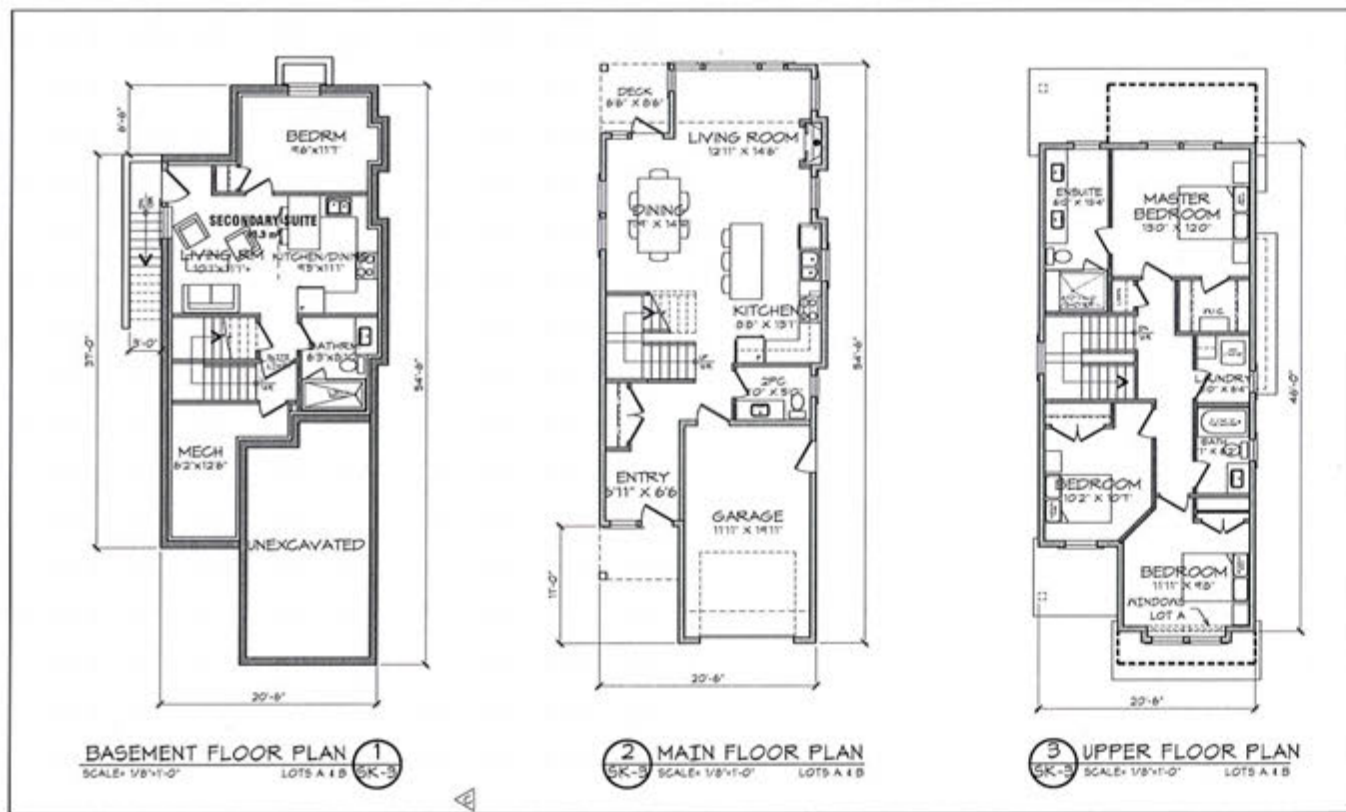
REV.	DESCRIPTION	DATE
1	REVISIONS 1 ISSUE	04.03.18
2	LOT 5 AS SHOWN BY THE REDUCED WIDTH AS	04.03.18
3	REVISION APPLICABLE	04.03.18
4	REVISION APPLICABLE	04.03.18
5	LOT 5 AS SHOWN BY THE REDUCED WIDTH AS	04.03.18
6	REVISION APPLICABLE	04.03.18
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100	REVISION APPLICABLE	04.03.18



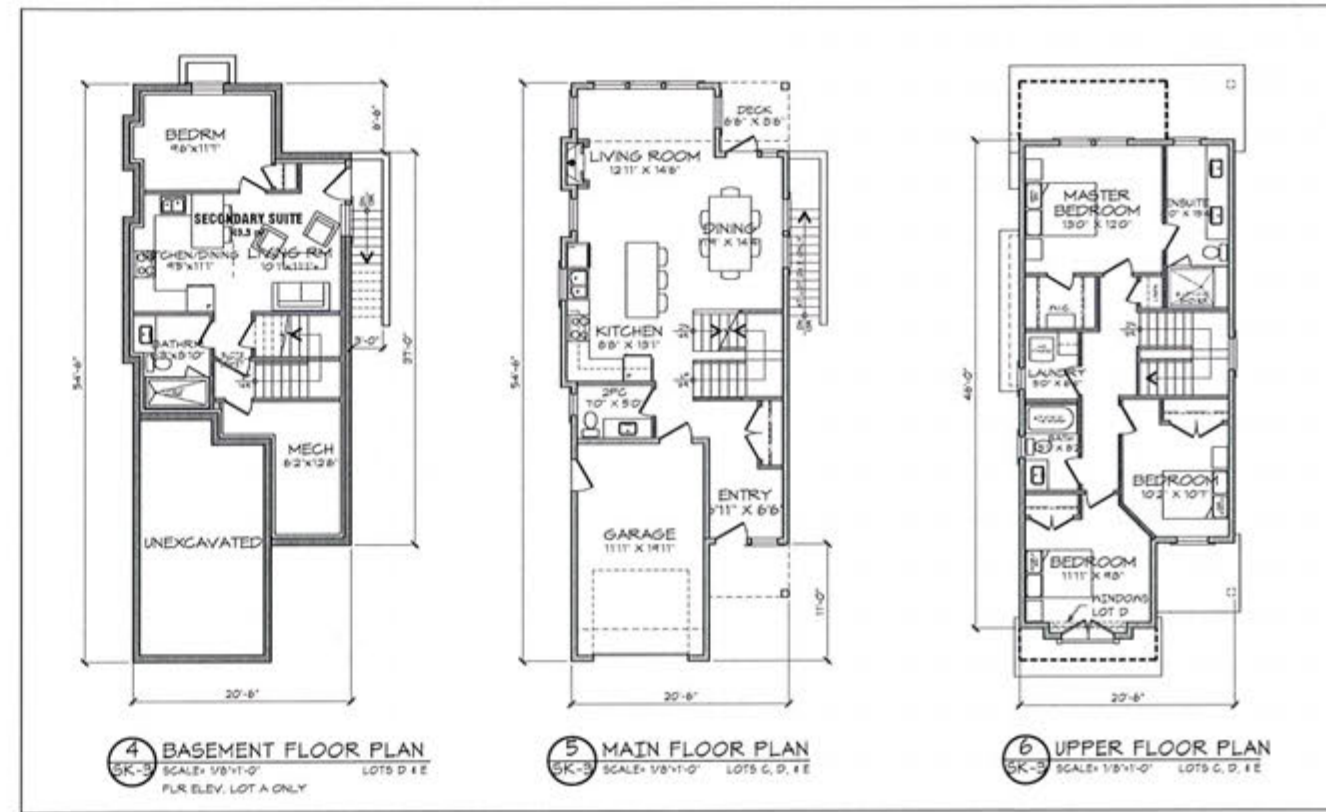
**SITE PLAN  
 PROPOSED SUBDIVISION AT  
 916-920 OLD ESQUIMALT RD.  
 ESQUIMALT, B.C. 04.03.18  
 SCALE: 1:100**



**SK-2**



**LOTS A & B**



**LOTS C, D, & E**

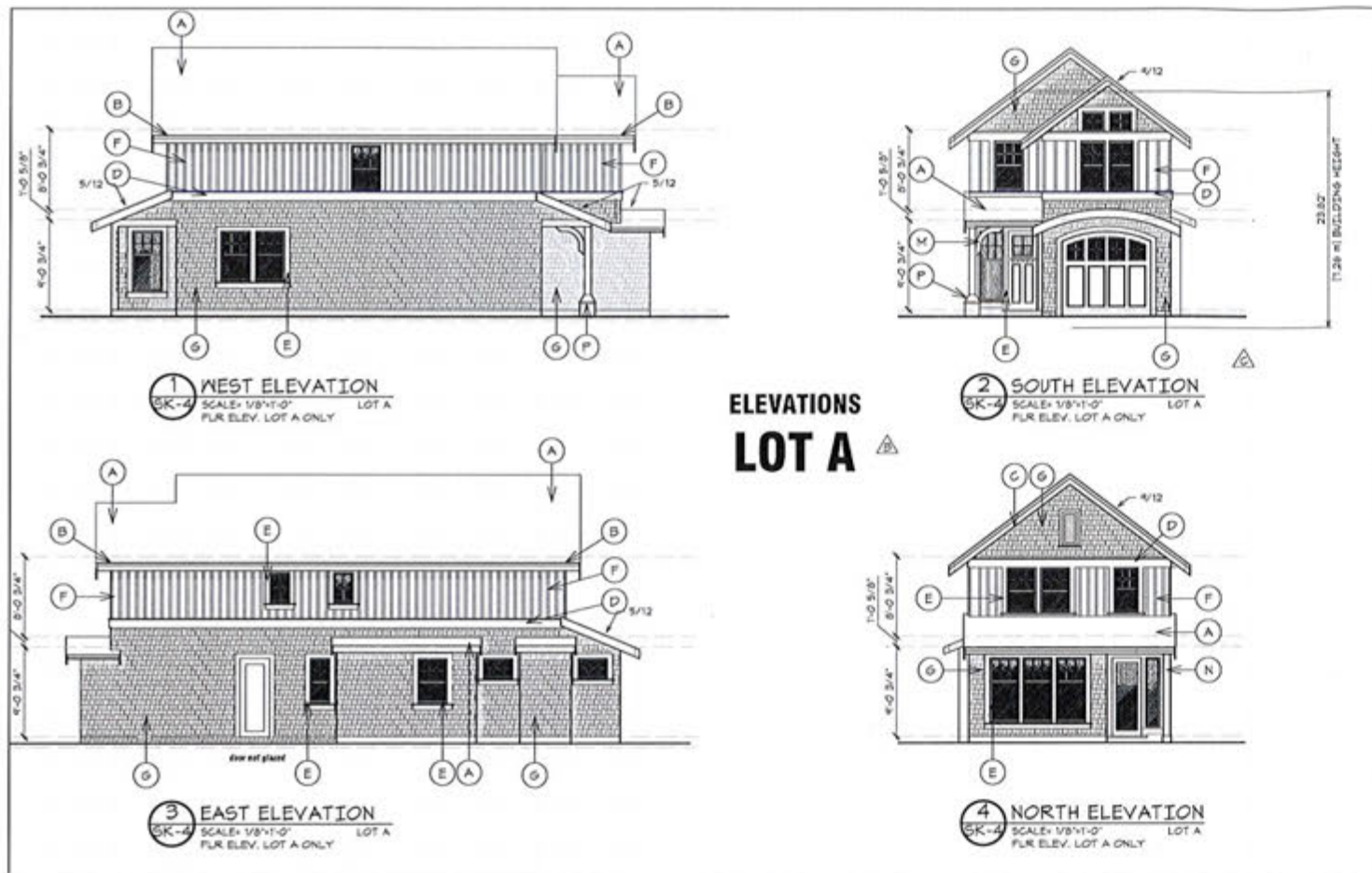
FLOOR PLANS  
 SUBDIVISION AT  
 916-920 OLD ESQUIMALT RD.  
 ESQUIMALT, B.C 04.03.18  
 SCALE: 1/8" = 1'-0"

REVISIONS # 159625	DATE
REV. DESCRIPTION	04.03.18
1 SUBDIVISION APPLICATION	04.01.18
2 ADD LOT C BASEMENT & SECONDARY SUITE	07.25.18
3 ADD BASEMENT SUITE TO LOTS A & B	

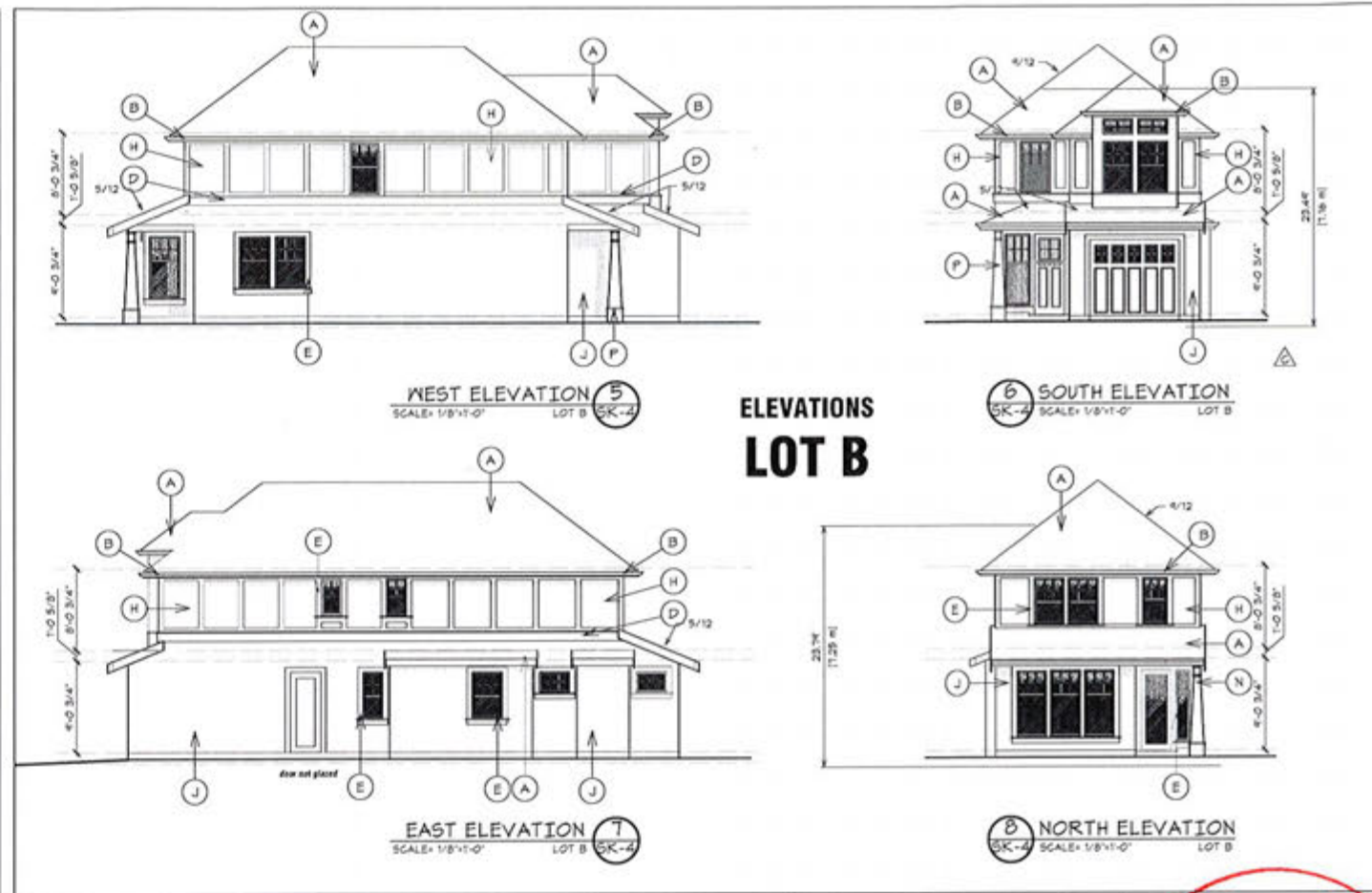
REV. C



SK-3



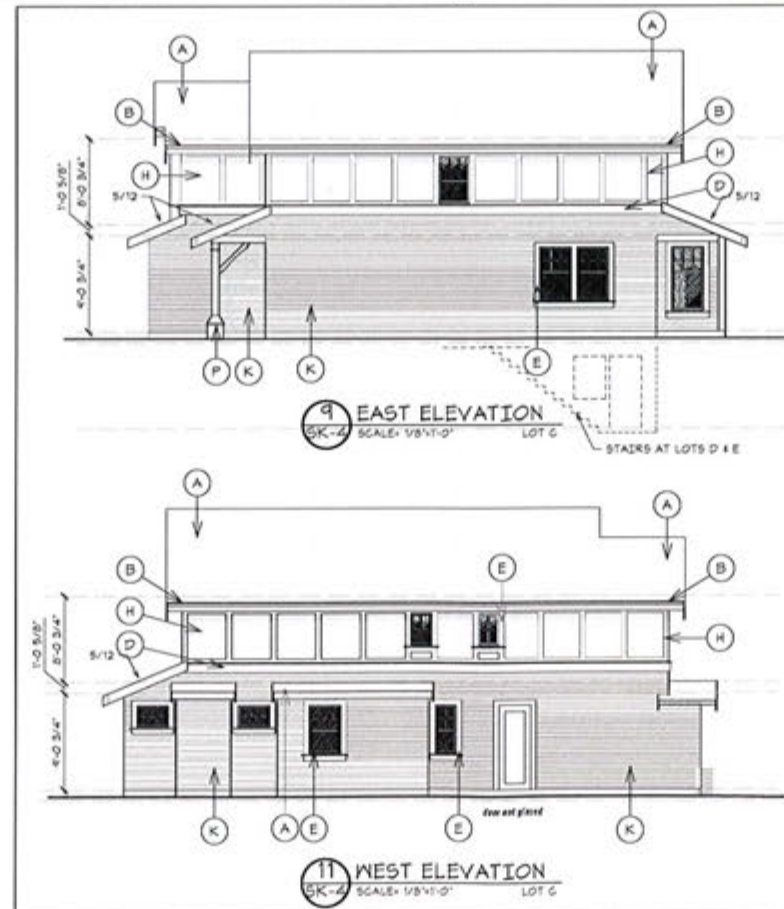
**ELEVATIONS  
LOT A**



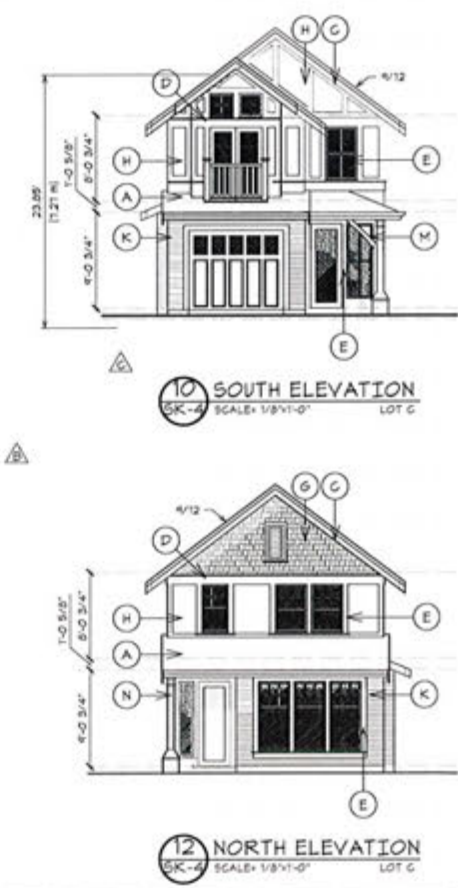
**ELEVATIONS  
LOT B**

**FINISH SCHEDULE**

A	FIBREGLASS SHINGLES
B	MTL GUTTER ON 2x FASCIA
C	4"W TRIM ON 2x10 BARGE BOARD
D	CANTED 2x ON 2x10 FRIEZE/BELLY BAND
E	6" W WINDOW & DOOR TRIM
F	BOARD & BATTEN - 2x3 ON 1x10 CEDAR
G	CEMENTITIOUS SHINGLES
H	CEMENTITIOUS PANELS AND TRIM
J	STUCCO
K	HORIZ. DROPPED SIDING MAX 4" WIDE
L	6"x6" POSTS c/w GUARD. RAIL & 3x3" FIN. PICKETS
M	SHAPED TIMBER BRACKETS
N	8"x8" TIMBER POSTS
P	TAPERED PEDESTAL OR TAPERED COLUMN, 8" MIN.



**ELEVATIONS  
LOT C**



**ELEVATIONS, LOTS A,B,&C  
SUBDIVISION AT  
916-920 OLD ESQUIMALT RD.  
ESQUIMALT, B.C**

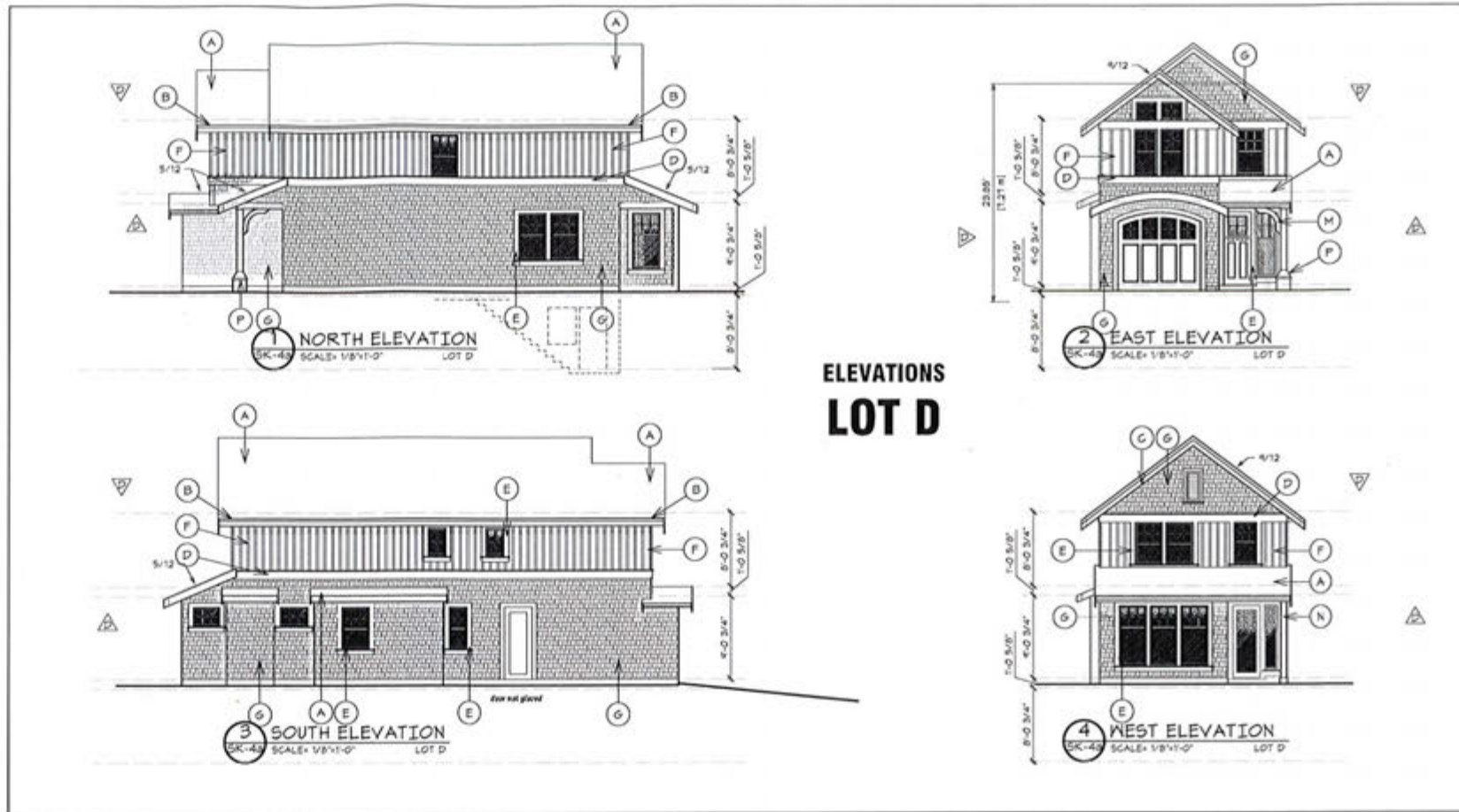
04.03.18

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

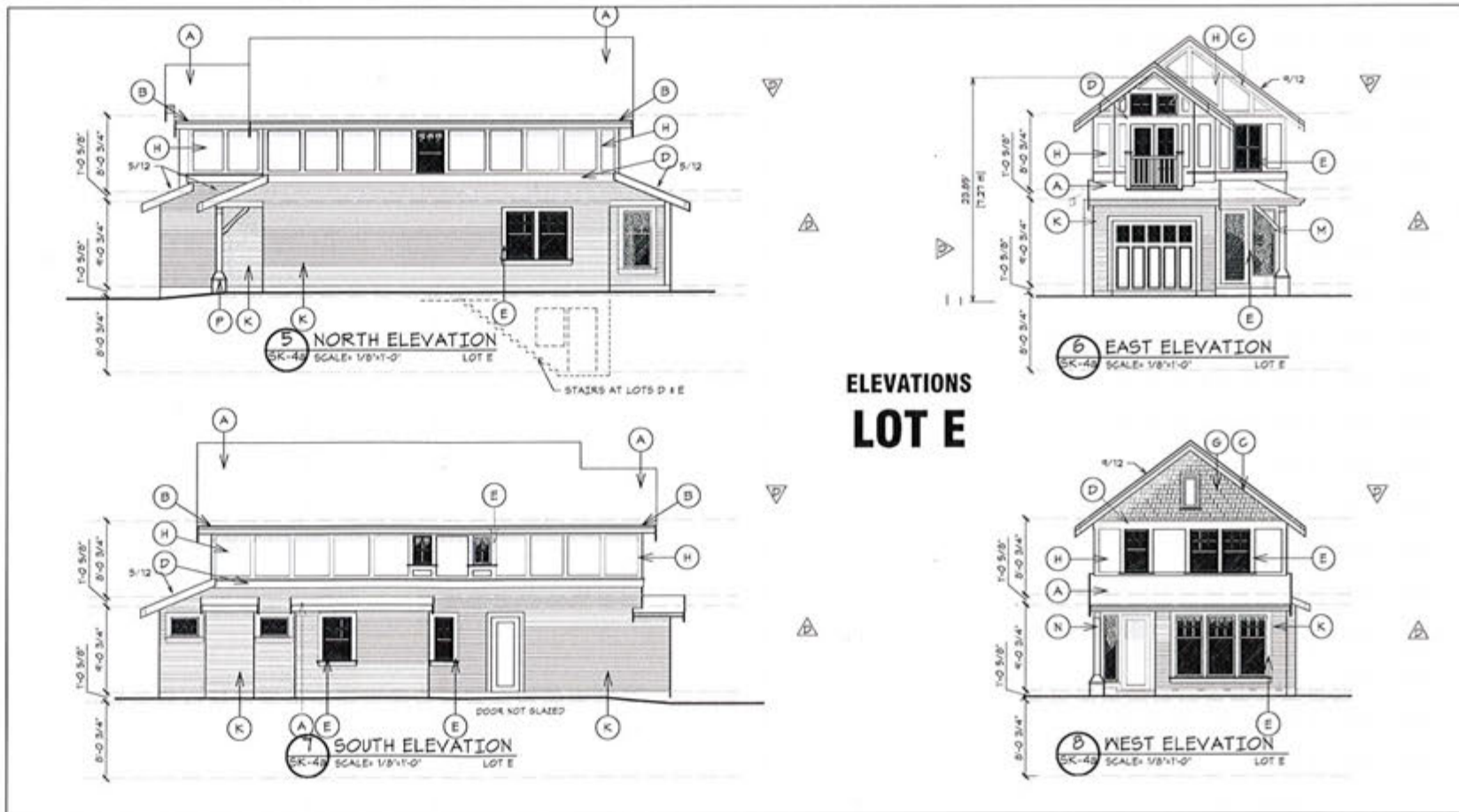
REVISIONS & ISSUES	
REV.	DESCRIPTION
A	PROVISION APPLICATION
B	LOT D & E ELEVATIONS SEPARATED TO SK-48
C	REVISE ALL AVERAGE GRANES AND BLDG HEIGHTS



REV. C **SK-4**



FINISH SCHEDULE	
A	FIBREGLASS SHINGLES
B	MTL GUTTER ON 2x FASCIA
C	4" W TRIM ON 2x10 BARGE BOARD
D	CANTED 2x ON 2x10 FRIEZE/BELLY BAND
E	6" W WINDOW & DOOR TRIM
F	BOARD & BATTEN - 2x3 ON 1x10 CEDAR
G	CEMENTITIOUS SHINGLES
H	CEMENTITIOUS PANELS AND TRIM
J	STUCCO
K	HORIZ. DROPPED SIDING MAX 4" WIDE
L	6"X6" POSTS c/w GUARD. RAIL & 3x3" FIN. PICKETS
M	SHAPED TIMBER BRACKETS
N	8"X8" TIMBER POSTS
P	TAPERED PEDESTAL OR TAPERED COLUMN, 8" MIN.



ELEVATIONS, LOTS D & E  
SUBDIVISION AT  
916-920 OLD ESQUIMALT RD.  
ESQUIMALT, B.C  
SCALE: 1/8"=1'-0"

04.03.18



REV.	DESCRIPTION	DATE
1	PROVISION APPLICATION	04.03.18
2	LOT D & E ELEVATIONS SEPARATED TO THIS SHEET	09.21.18
3	REVISED AVENUE GRADE AND BLDG HEIGHTS	09.21.18
4	REVISED BLDG HEIGHTS LOTS D & E	07.23.19

REV. D



SK-4a

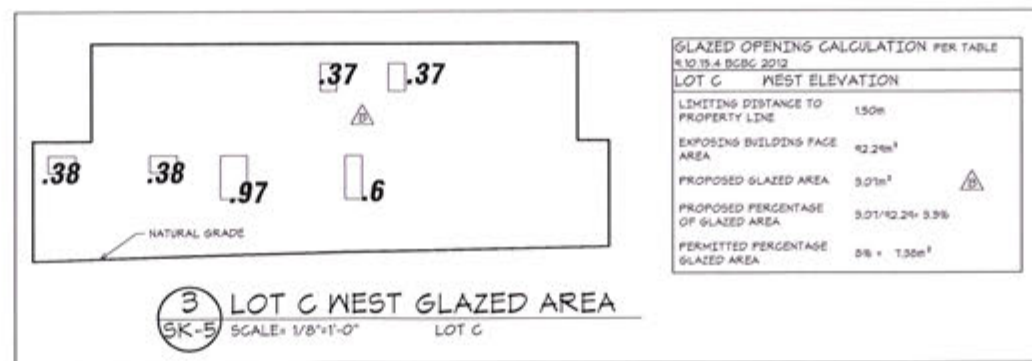


1 STREETScape ON OLD ESQUIMALT RD.  
SK-5 SCALE: 1/8" = 1'-0"



2 STREETScape AT DRIVEWAY  
SK-5 SCALE: 1/8" = 1'-0"

STREETSCAPE & LANESCAPE  
PROPOSED SUBDIVISION AT  
916-920 OLD ESQUIMALT RD.  
ESQUIMALT, B.C. 04.03.18  
SCALE: 1/8" = 1'-0"



3 LOT C WEST GLAZED AREA  
SK-5 SCALE: 1/8" = 1'-0"



REV.	DESCRIPTION	DATE
1	INITIAL APPLICATION	04.03.18
2	SMALLER WINDOW PER UNPROTECTED OPENING	05.01.18
3	REDUCED LOT HEIGHTS A, B, C, GREATER LOT WIDTH	06.01.18
4	REVISE BLOSS HEIGHTS LOTS D & E	06.01.18
5	ADD LOT D HOUSE BACKGROUND, REMOVE TREE	01.24.19

REV. D



SK-5

**Recommended Nursery Stock**

ID	Quantity	Botanical Name
ACG	5	<i>Acer palmatum</i>
ADP	3	<i>Aster multiflorus</i>
ADL	3	<i>Chamaecyparis japonicum</i>
MAJ	2	<i>Malus 'Golden Celebration'</i>
MAJ	2	<i>Malus 'Syraby'</i>

ID	Quantity	Botanical Name
ADL	6	<i>Adiantum species</i>
ADL	12	<i>Asplenium species</i>
ADL	4	<i>Polka Dot Plant</i>
ADL	4	<i>Hosta</i>
ADL	3	<i>Hosta</i>

ID	Quantity	Botanical Name
ADL	23	<i>Asplenium species</i>
ADL	17	<i>Carex densa</i>
ADL	43	<i>Fern species</i>
ADL	10	<i>Hosta</i>
ADL	29	<i>Hosta</i>
ADL	15	<i>Hosta</i>
ADL	73	<i>Hosta</i>
ADL	42	<i>Hosta</i>
ADL	122	<i>Hosta</i>
ADL	0	<i>Hosta</i>

ID	Quantity	Botanical Name
ADL	33	<i>Hosta</i>
ADL	84	<i>Hosta</i>
ADL	1	<i>Hosta</i>
ADL	18	<i>Hosta</i>
ADL	131	<i>Hosta</i>
ADL	11	<i>Hosta</i>
ADL	27	<i>Hosta</i>
ADL	35	<i>Hosta</i>
ADL	19	<i>Hosta</i>

ID	Quantity	Botanical Name
ADL	1	<i>Hosta</i>
ADL	1	<i>Hosta</i>
ADL	1	<i>Hosta</i>
ADL	1	<i>Hosta</i>
ADL	1	<i>Hosta</i>
ADL	1	<i>Hosta</i>
ADL	1	<i>Hosta</i>
ADL	1	<i>Hosta</i>
ADL	1	<i>Hosta</i>

**Large Shrubs**

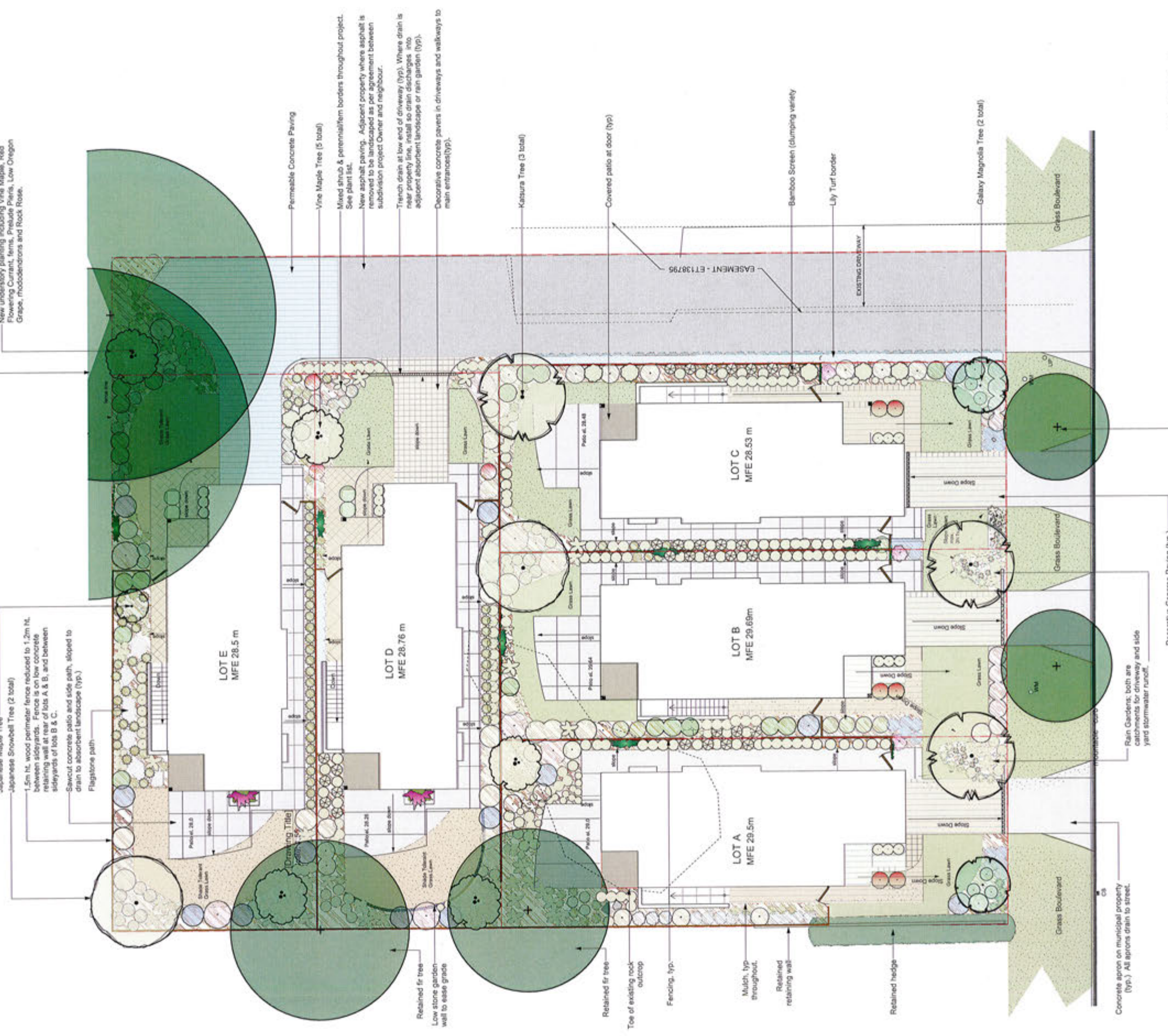
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ADL	27	<i>Hosta</i>
ADL	35	<i>Hosta</i>
ADL	19	<i>Hosta</i>

ID	Quantity	Botanical Name
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ADL	1	<i>Hosta</i>
ADL	1	<i>Hosta</i>
ADL	1	<i>Hosta</i>
ADL	1	<i>Hosta</i>



Notes:  
 1. All work to be completed to current BCSLA Landscape Standards.  
 2. All soft landscape to be irrigated with an automatic irrigation system.



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 DEVELOPMENT SERVICES