

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

SCALE 1 : 2 0 0



All distances are shown in metres.
Plot on 11" x 17" sheet.

LEGEND

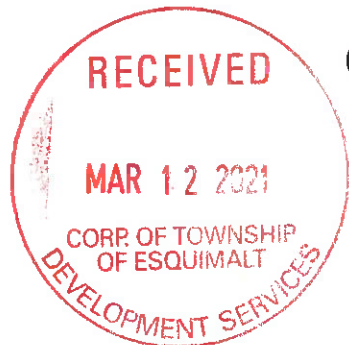
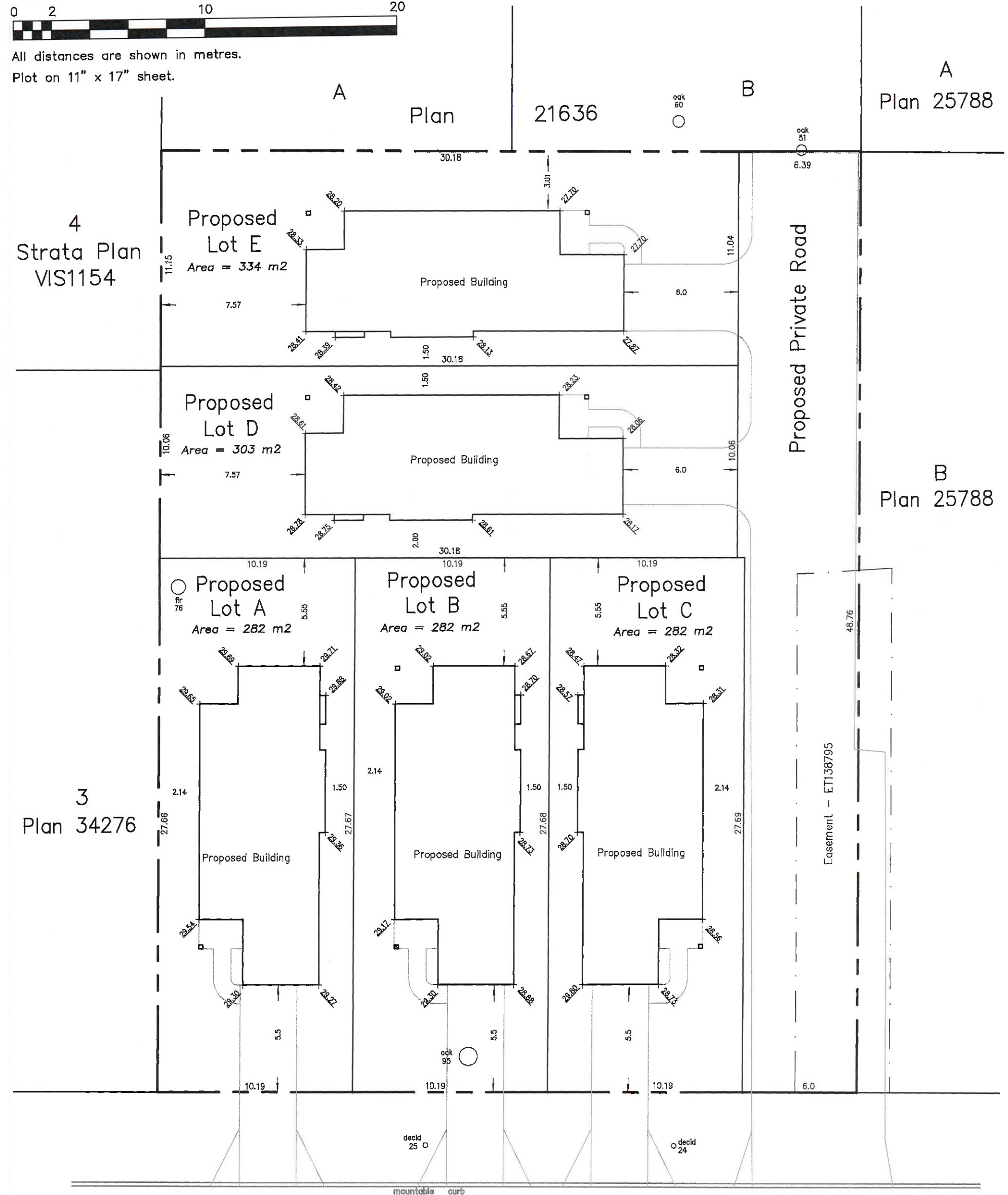
Elevations are to geodetic datum.

+ - denotes - existing elevation

Tree diameters are in centimetres.

Site Area = 1785 m2

The following non-financial charge is shown on the
current title for Lot C and may affect the property.
ET138795 - Easement



Old Esquimalt Road



CERTIFIED CORRECT

This 10th day of February, 2021.

Scott Pearse
7YJFZM

Scott T. Pearse, BCLS

Date	February 10, 2021
Drawing	2511 SUB05.dwg
File	12511 - 18
POWELL & ASSOCIATES B C Land Surveyors 250-2950 Douglas Street Victoria, BC V8T 4N4 phone (250) 382-8855	

Digitally signed by Scott Pearse
7YJFZM
DN: cn=CA, cn=Scott Pearse
7YJFZM, o=BC Land Surveyor,
ou=Verify ID at www.juricert.com/
LKUP.cfm?id=7YJFZM
Date: 2021.02.10 12:14:51 -08'00'

Recommended Nursery Stock

Trees

ID	Quantity	Botanical Name	Common Name	Size
AsC	5	Acer diaphanum	Vine Maple	#15 pot; 2m ht min; clump
AsP	1	Acer palmatum	Japanese Maple	5cm cal
CaL	3	Cercidiphyllum japonicum	Katsura Tree	5cm cal
MaG	2	Magnolia 'Galaxy'	Galaxy Magnolia	5cm cal
StJa	2	Styrax japonice	Japanese Snowbell	5 cm cal

Large Shrubs

ID	Quantity	Botanical Name	Common Name	Size
CoAK	6	Cornus alba 'Kesselringii'	Tatarian Dogwood	#3 pot
HyNB	13	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangeas	#5 pot
RhAK	9	Rhododendron 'Annie Kruschke'	Annie Kruschke Rhododendron	#5 pot; 1.2m ht
RiSa	15	Ribes sanguineum	Red Flowering Currant	#5 pot
RoCS	3	Rosa 'Constance Spry' climbing (D.Austin)	Constance Spry Cl.Rose (deep pink)	#1 pot
ViD	3	Viburnum x bodnantense 'Dawn'	Pink Dawn Viburnum	#5 pot; 1m ht

Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
AsSh	6	Aucuba 'Snowbird'	Snowbird Fragrant Azalea (decid)	#5 pot
ClHy	1	Cistus x hybridus	White Rockrose	#3 pot
ClSa	9	Cistus x 'Sunset'	Sunset Rock Rose	#3 pot
CoAK	5	Cornus alba 'Kesselringii'	Tatarian Dogwood	#5 pot
HyMLW	9	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangeas	#5 pot
RhKJ	19	Rhododendron 'Ken Janek'	Ken Janek Rhododendron	#5 pot
SaR	10	Sarcococca ruscifolia	Sweet Box	#5 pot

Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
AzJ	22	Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#5 pot
CoK	48	Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#2 pot
GeuP	61	Gaultheria procumbens	Wintergreen	#2P3 pot
HeuP	9	Hebe buxifolia 'Patty's Purple'	Patty's Purple Hebe	#5 pot
HyNB	1	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangeas	#1 pot
LaDu	18	Laurencia strobilifera 'Cito Coast'	Spanish Lavender	#1 pot
MaN	148	Malva nana	Low Oregon Grape	#1 pot
NaGS	3	Nandina domestica 'Golf Stream'	Golf Stream Heavenly Bamboo	#1 pot
PU	42	Pieris japonica 'Frolde'	Frolde Pieris	#3 pot
SkJ	18	Skimmia japonica	Skimmia	#2 pot
SyA	10	Symphoricarpos albus	Strawberry	#2 pot

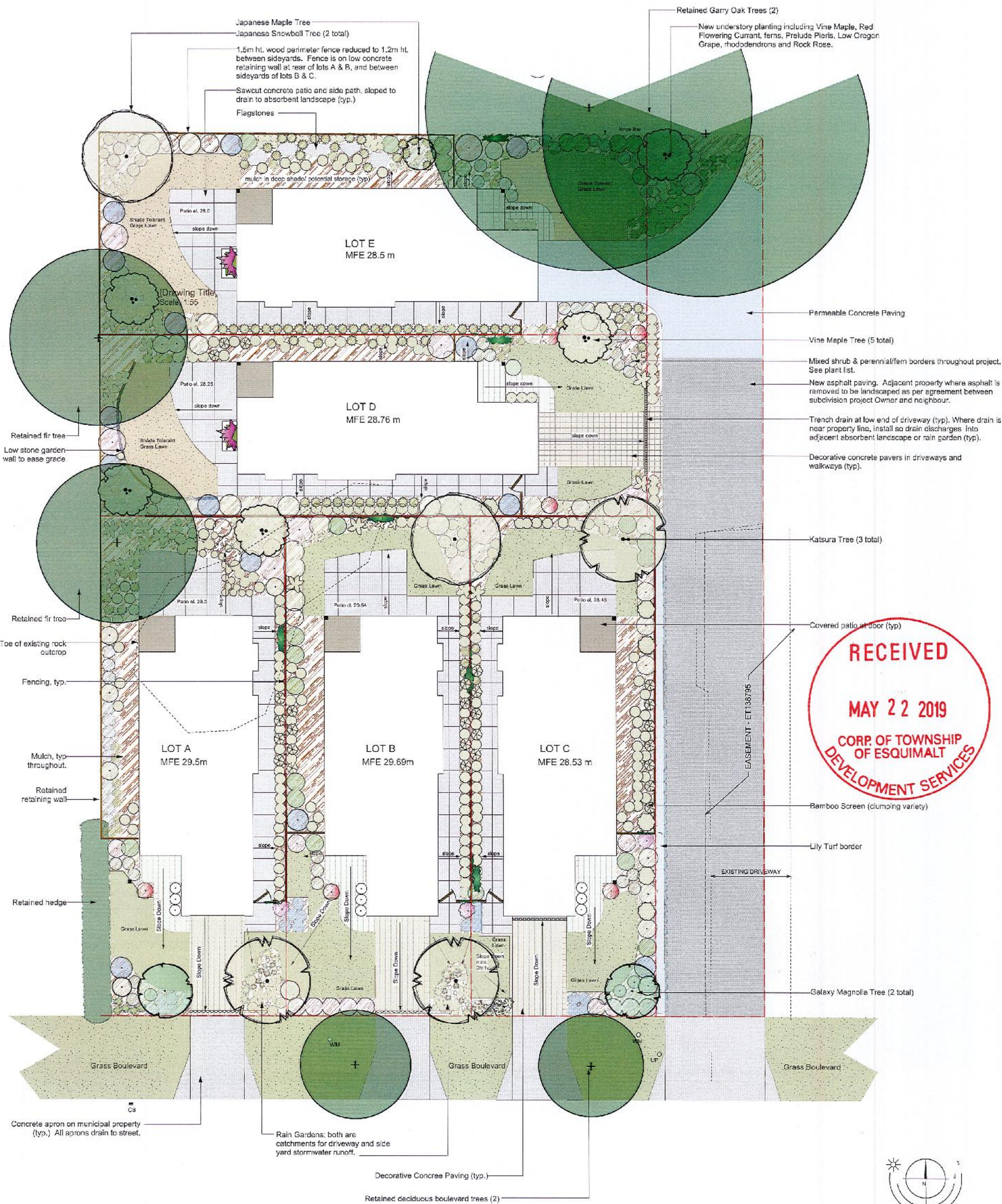
Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
BIS	23	Blechnum spicant	Deer Fern	#1 pot
CoJ	17	Carex densa	Dense Sedge	#1 pot
PaJ	40	Polygonum viviparum	Red Fountain Sparganium	clump
HeSe	29	Hebe x 'Jazz' 'Jazz'	Blue Cut Grass	#1 pot
HeSe	15	Hebe x 'Jazz' 'Jazz'	Blue Cut Grass	#1 pot
LiS	57	Liriodendron tulipifera	Orange Lily	#1 pot
Polu	42	Polystichum munitum	Sword Fern	#1 pot
Polu	129	Polystichum munitum	Sword Fern	#1 pot

Vines

ID	Quantity	Botanical Name	Common Name	Size
SchH	6	Schizophragma hydrangeoides	Japanese Hydrangea Vine	#7 pot

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



Old Esquimalt Road - Landscape Concept Plan

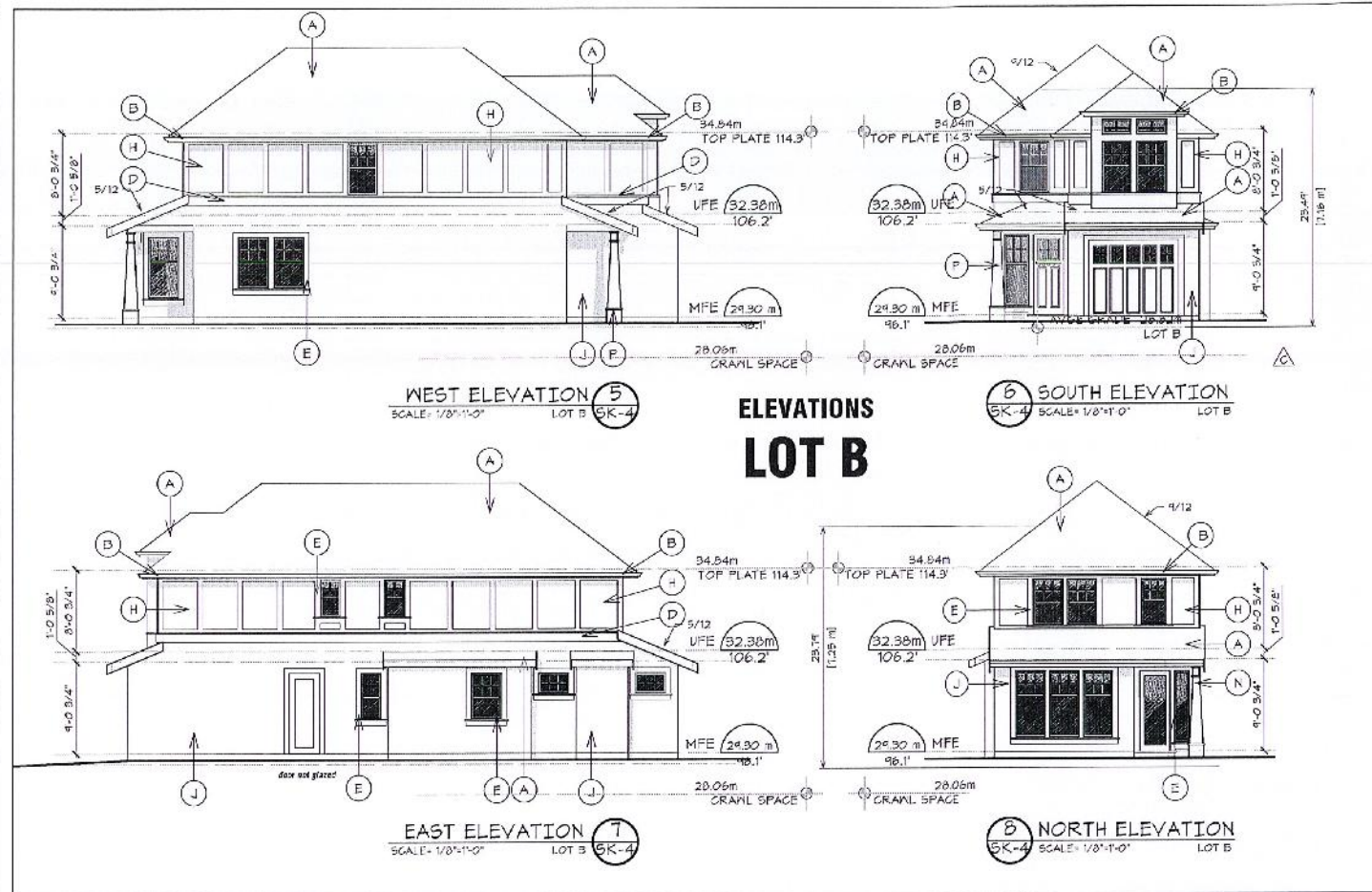
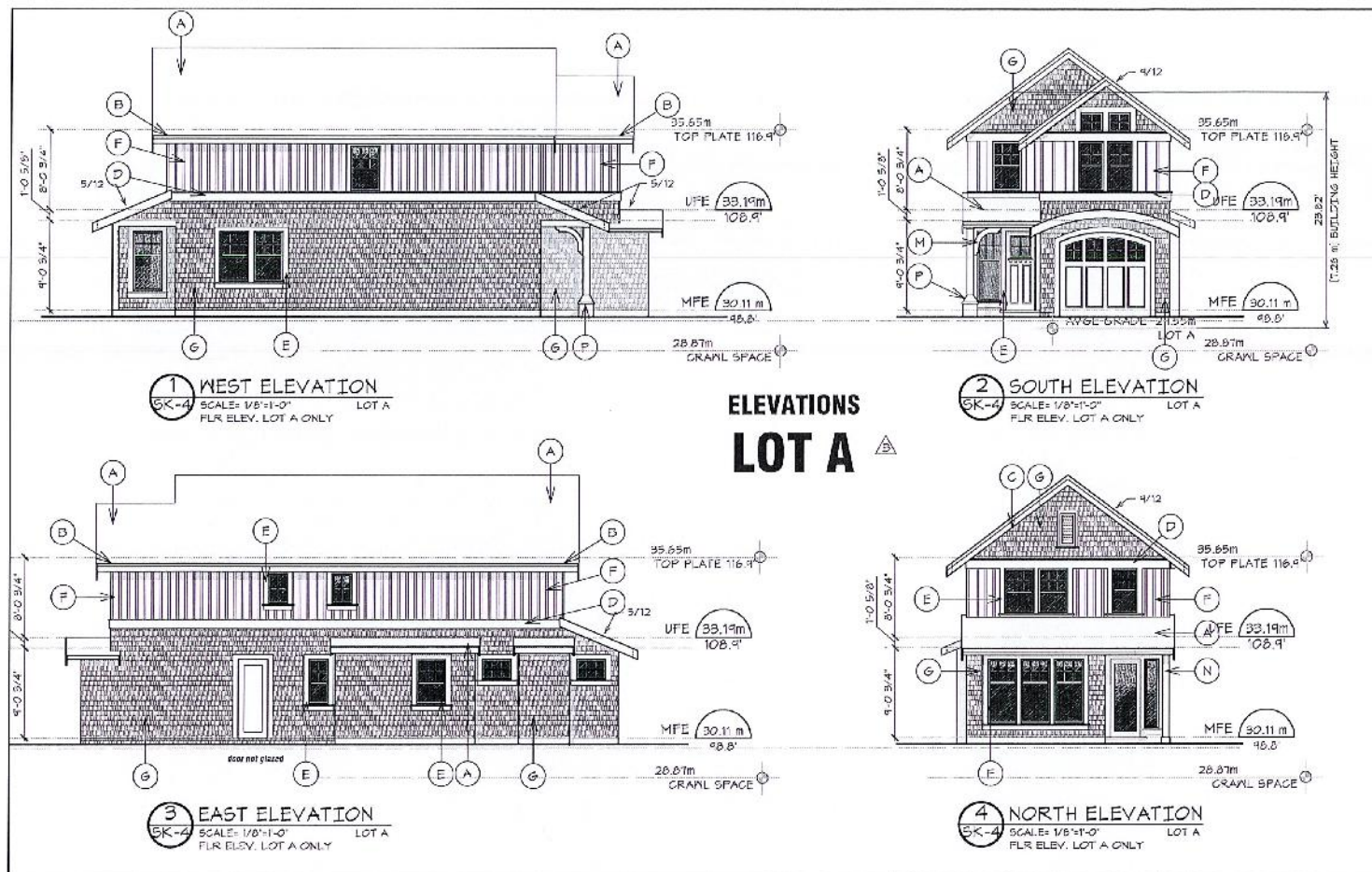


LADR LANDSCAPE ARCHITECTS

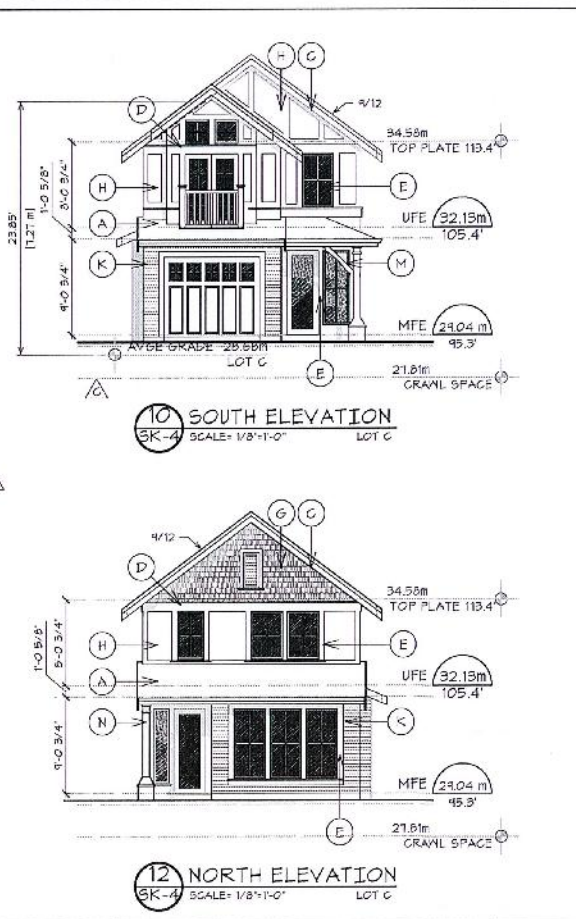
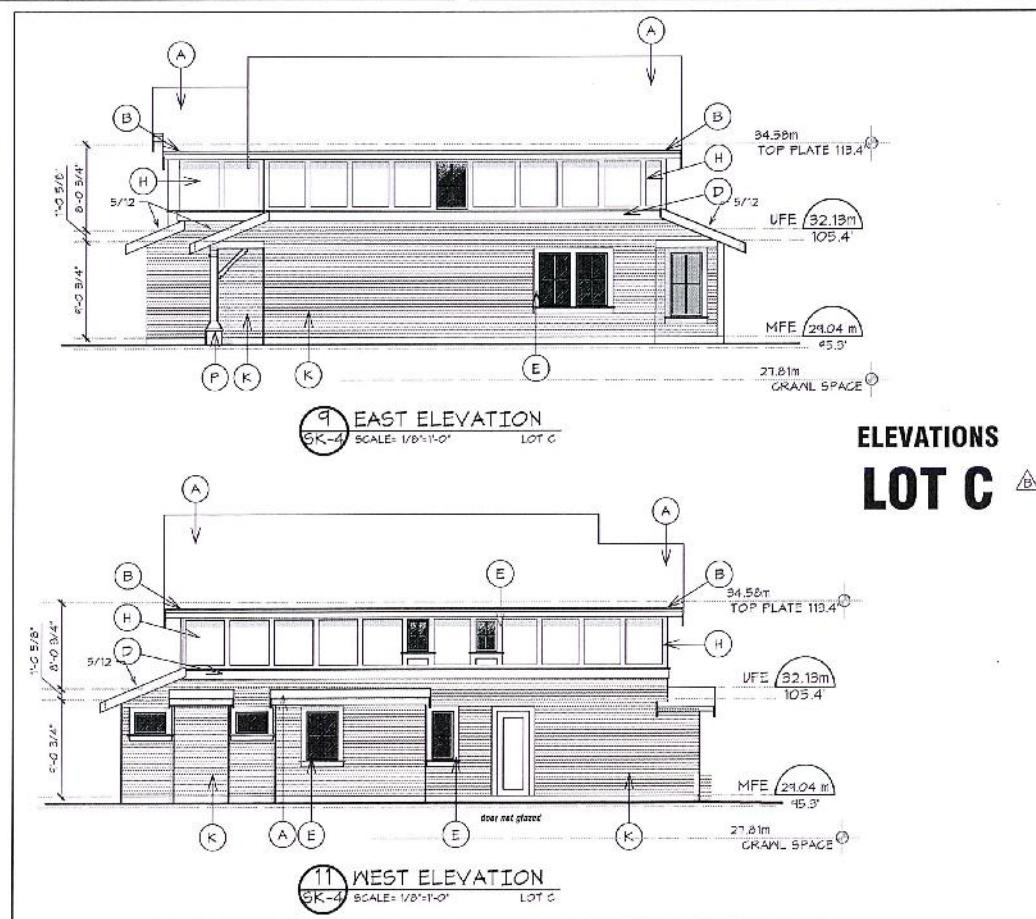
Project No: 1825 Jan 24, 2019

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 586-0105





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, 6" MIN.



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

04.03.18

REVISIONS & ISSUES	
REV.	DESCRIPTION
REV. E	DATE: 04.03.18 SUBDIVISION APPLICATION LOT D & E ELEVATIONS SEPARATED TO SK-4B REVISED ALL AVERAGE GRADES AND ELEVATIONS SPACE OPTION: LOT C FOR PERM., INCURRING CRANL SPACE OPTION ONLY ALL LOTS



SK-4



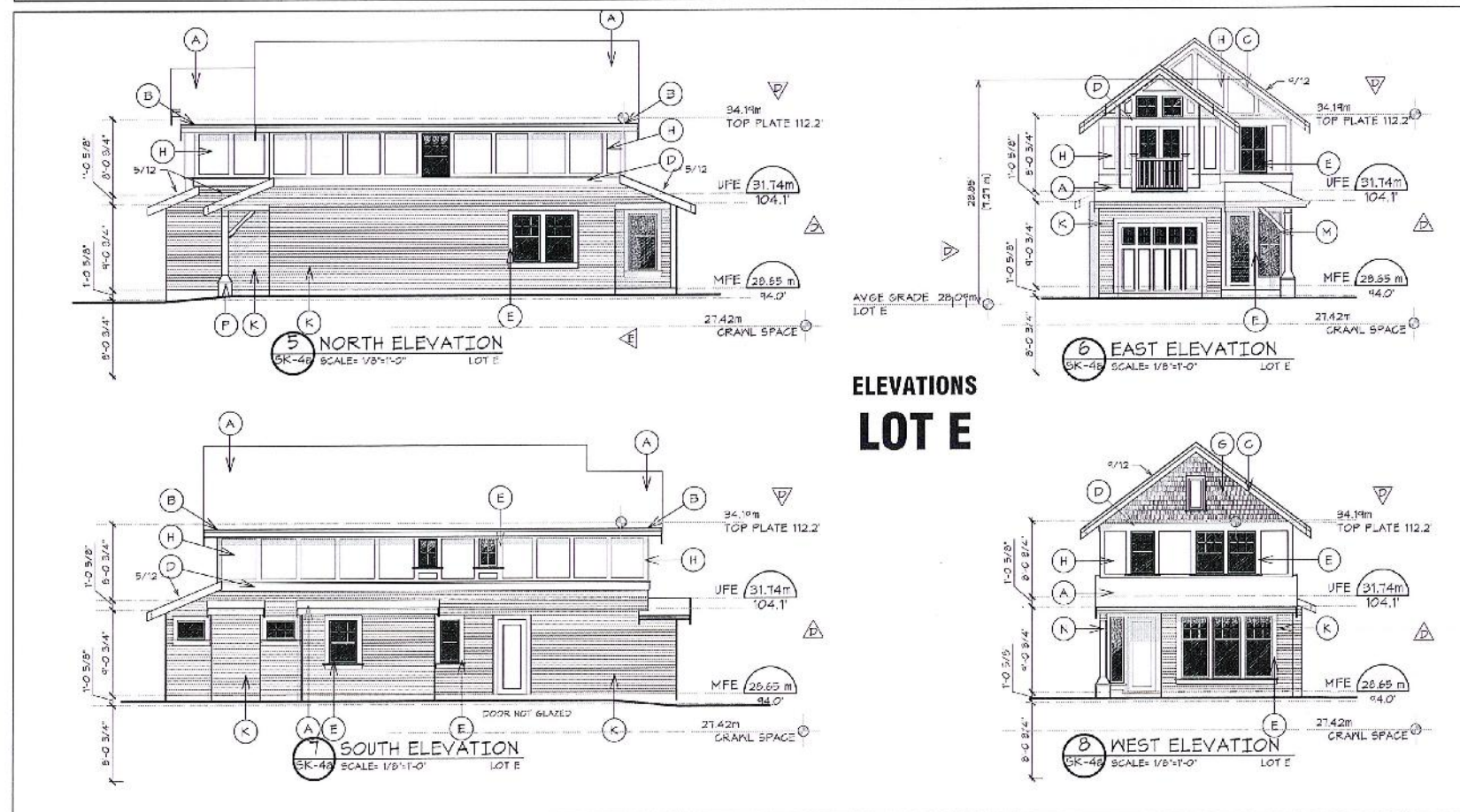
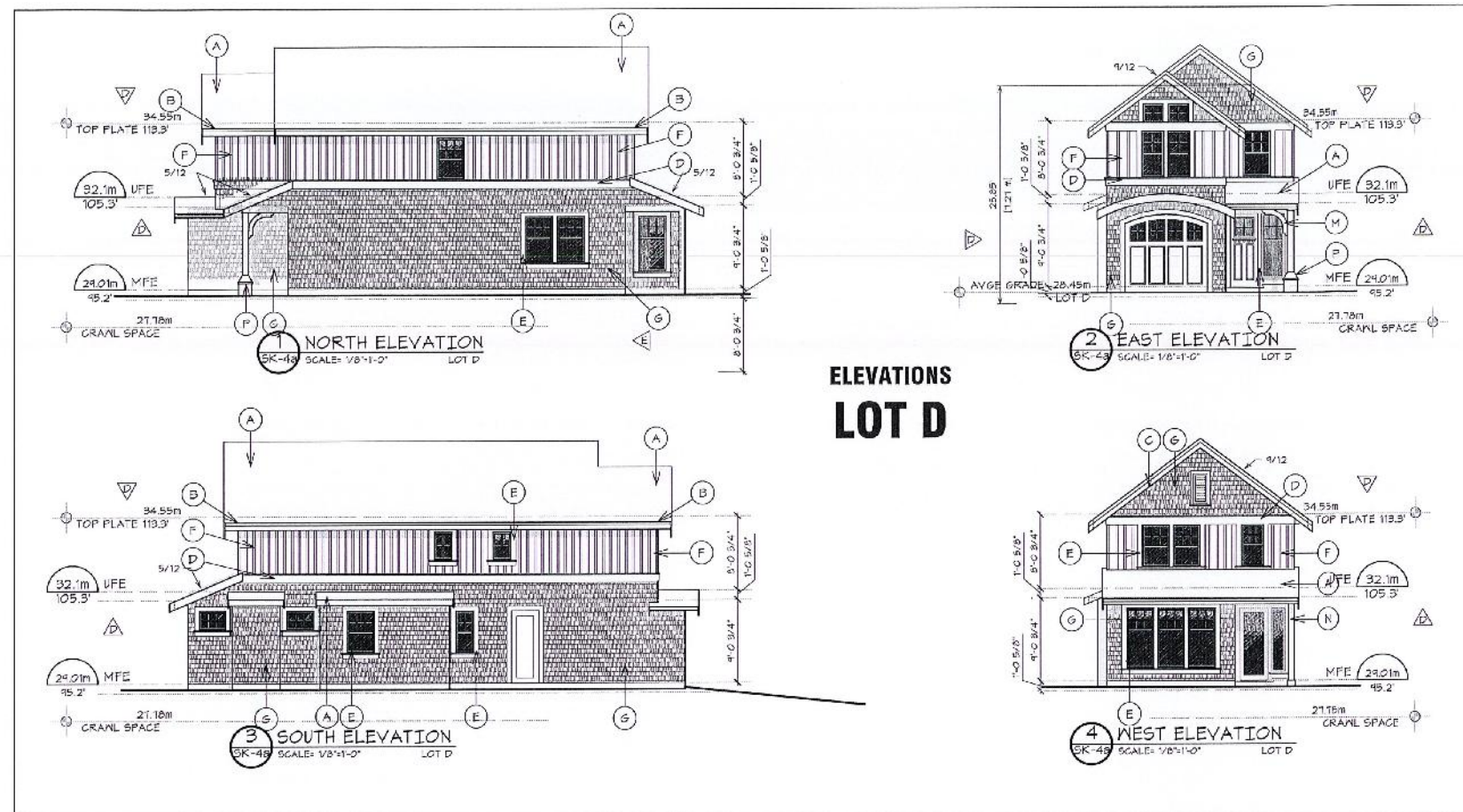
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ELEVATIONS, LOTS D & E
SUBDIVISION AT
916-920 OLD ESQUIMALT RD.
ESQUIMALT, B.C
SCALE: 1/8"=1'-0"

04.03.18

B



REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04.03.18
2	REVISED ELEVATIONS SEPARATED TO T-20 SHEET	05.07.18
3	REVISED AVERAGE GRADE AND BUILDING HEIGHTS	09.01.18
4	REVISED ELEVATIONS SEPARATED TO T-20 SHEET	01.25.18
5	REMOVE EXTENSION STAIR WELL, INDICATE GRAVEL	04.02.18
6	REMOVE EXTENSION STAIR WELL, INDICATE GRAVEL	05.18.18

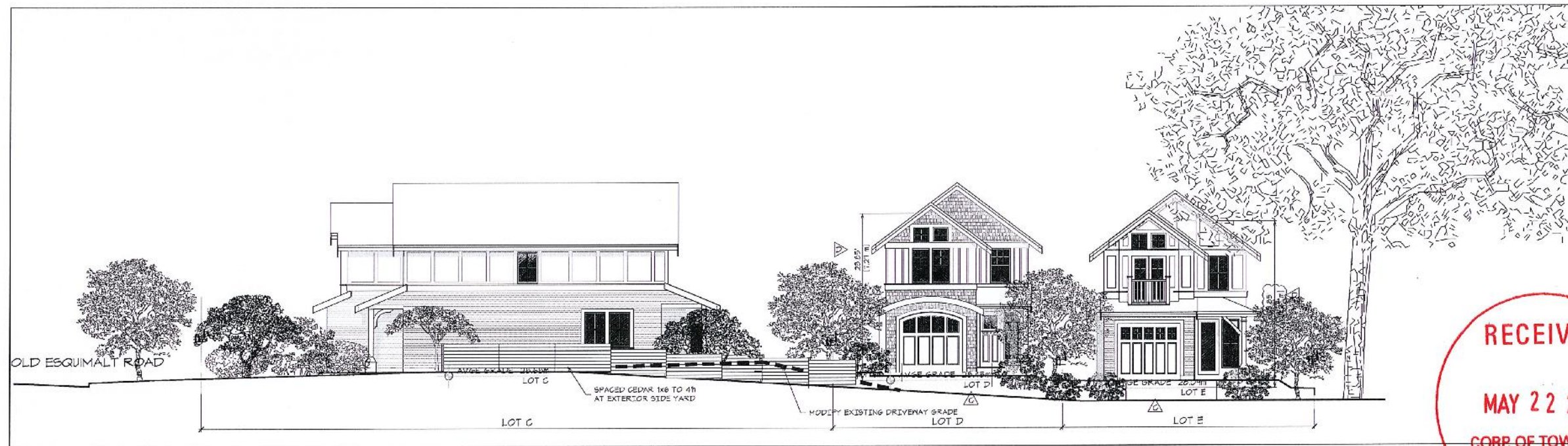
REV. F



SK-4a

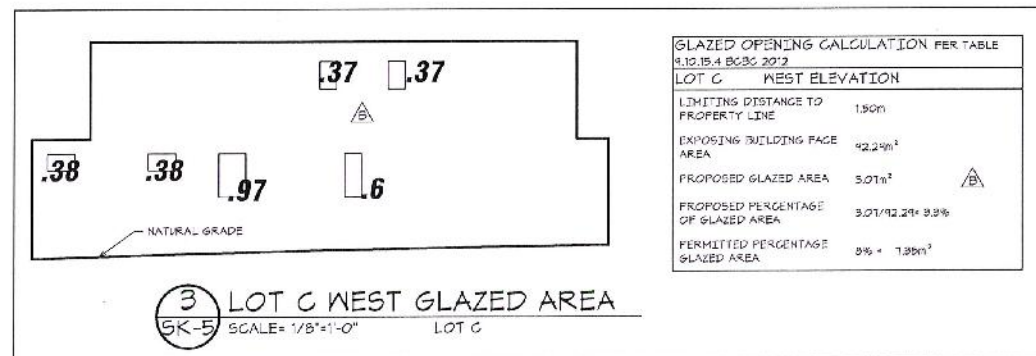


1 STREETScape ON OLD ESQUIMALT RD.
SK-5 SCALE: 1/8" = 1'-0"



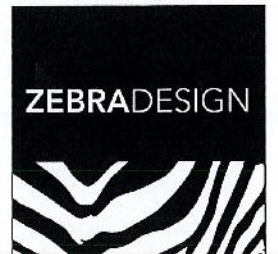
2 STREETScape AT DRIVEWAY
SK-5 SCALE: 1/8" = 1'-0"

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



REV.	DESCRIPTION	DATE
A	SMALLER WINDOW FOR UNPROTECTED OPENING	04.03.18
B	REDUCED LOT WIDTHS A, B & GREATER LOT WIDTH	05.01.18
C	REVISED AVERAGE SPACING	06.01.18
D	REVISED AVERAGE SPACING	06.01.18
E	ADD LOT D HOUSE BACKGROUND REMOVE TREE	06.01.18
F	COORDINATE TREE LOCATIONS W/ LANDSCAPE PLAN	01.24.19

REV. D



SK-5