



3 FAGUS SYLVATICA
DAWYCK GOLD
5cm CAL
DAWYCK GOLD BEECH

GARBAGE ENCLOSURE

RETAINING WALL

42" TALL RAILING

EMERALD CEDAR
HEDGES, 6-8' TALL

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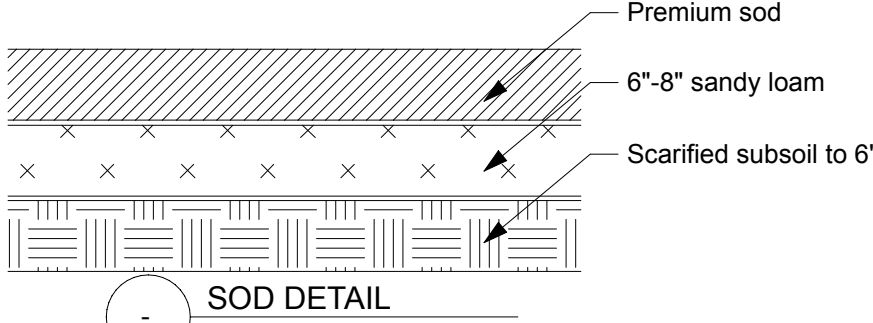
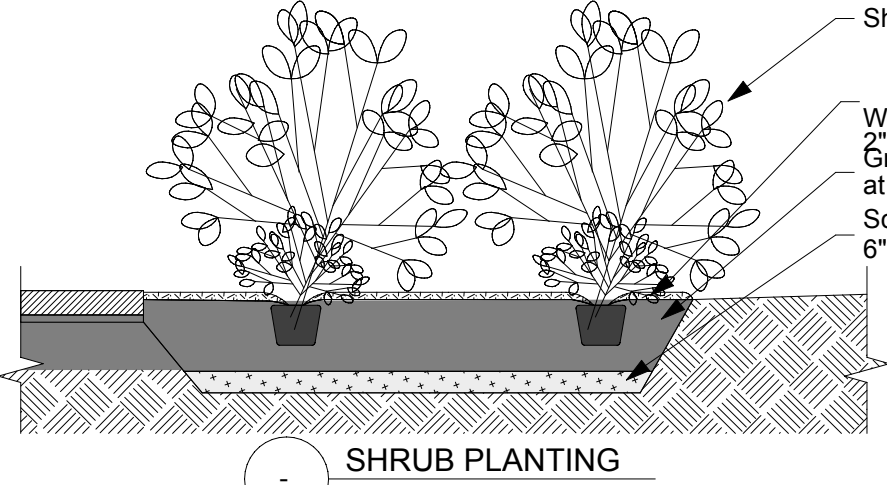
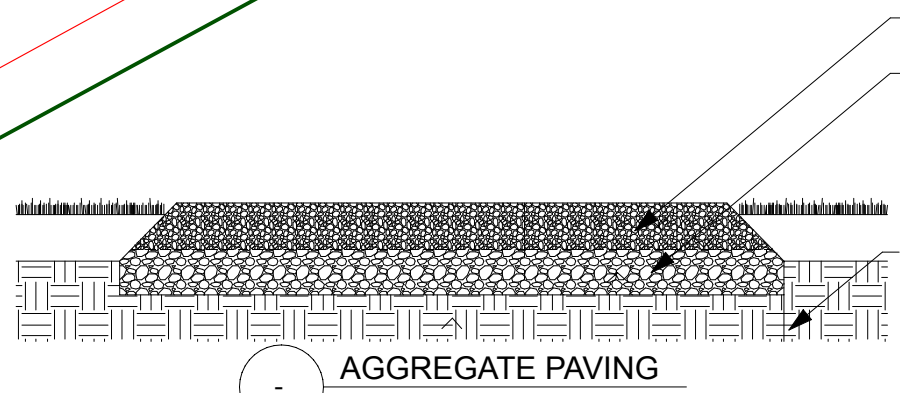
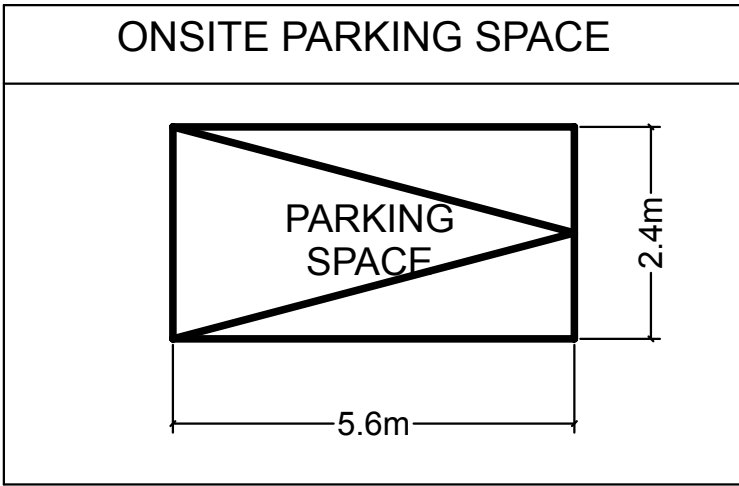
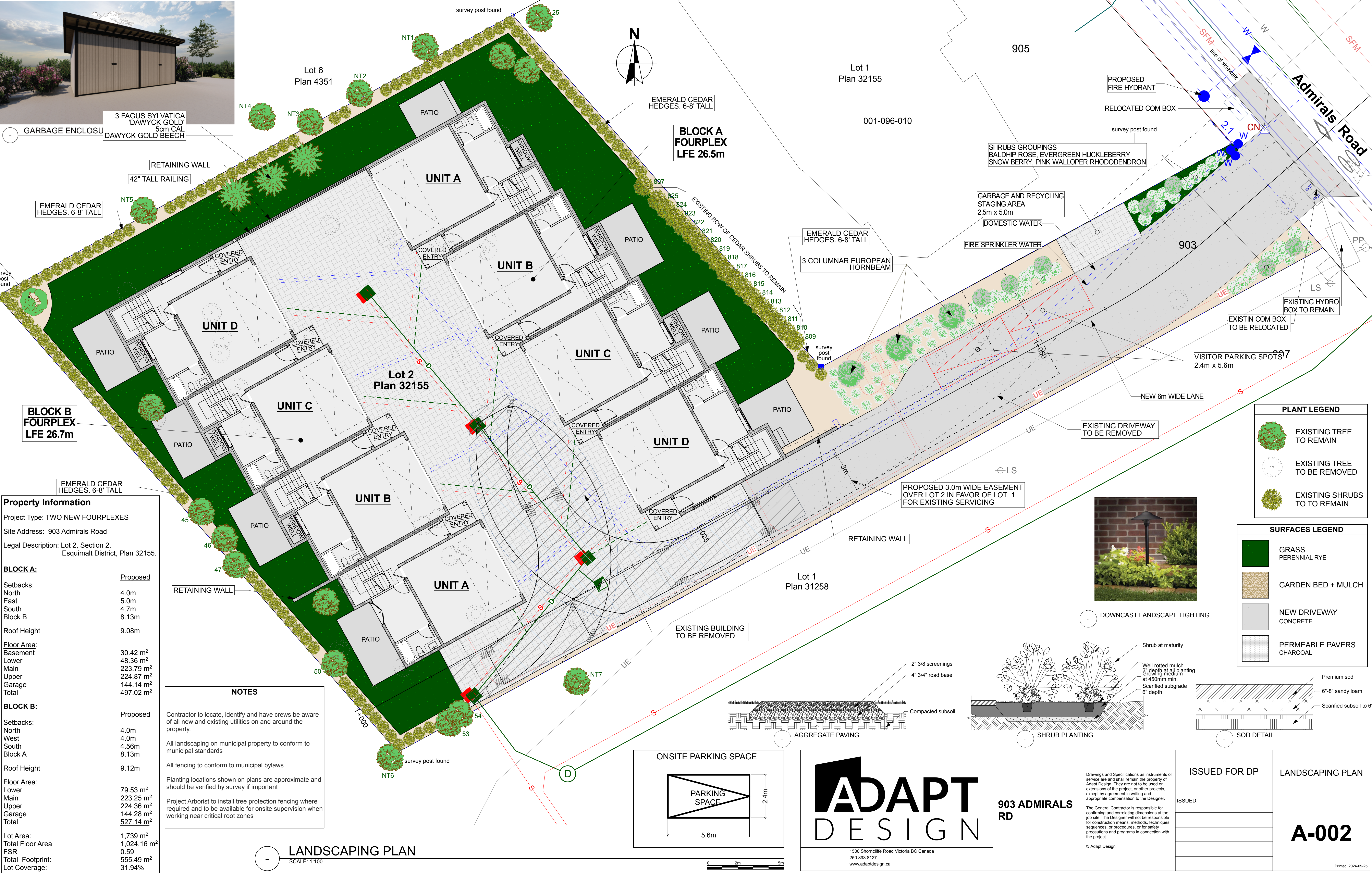
EMERALD CEDAR
HEDGES, 6-8' TALL

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Property Information	
Project Type: TWO NEW FOURPLEXES	
Site Address: 903 Admirals Road	
Legal Description: Lot 2, Section 2, Esquimalt District, Plan 32155.	
BLOCK A:	
Setbacks:	Proposed
North	4.0m
East	5.0m
South	4.7m
Block B	8.13m
Roof Height	9.08m
Floor Area:	
Basement	30.42 m ²
Lower	48.36 m ²
Main	223.79 m ²
Upper	224.87 m ²
Garage	144.14 m ²
Total	497.02 m ²
BLOCK B:	
Setbacks:	Proposed
North	4.0m
West	4.0m
South	4.56m
Block A	8.13m
Roof Height	9.12m
Floor Area:	
Lower	79.53 m ²
Main	223.25 m ²
Upper	224.36 m ²
Garage	144.28 m ²
Total	527.14 m ²
Lot Area:	1,739 m ²
Total Floor Area	1,024.16 m ²
FSR	0.59
Total Footprint:	555.49 m ²
Lot Coverage:	31.94%

NOTES	
Contractor to locate, identify and have crews be aware of all new and existing utilities on and around the property.	
All landscaping on municipal property to conform to municipal standards	
All fencing to conform to municipal bylaws	
Planting locations shown on plans are approximate and should be verified by survey if important	
Project Arborist to install tree protection fencing where required and to be available for onsite supervision when working near critical root zones	

LANDSCAPING PLAN
SCALE: 1:100



1500 Shorncliffe Road Victoria BC Canada
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903 ADMIRALS RD

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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ISSUED:

LANDSCAPING PLAN

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