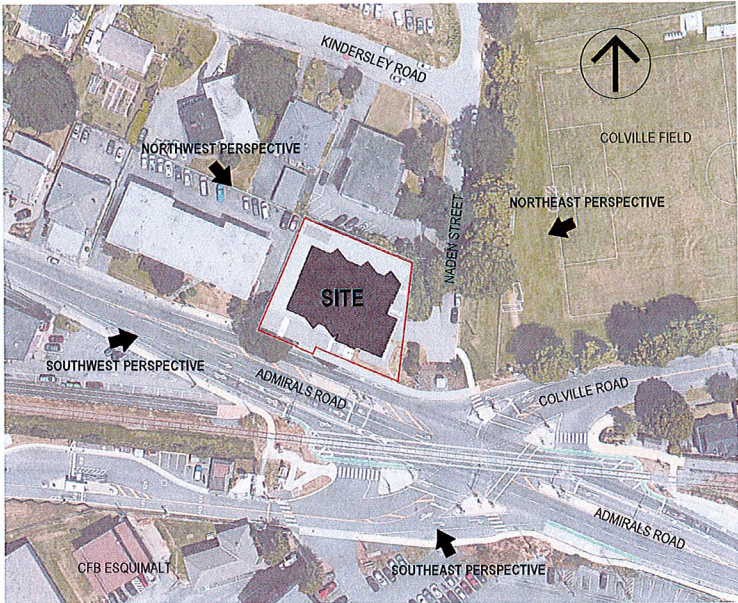


838-842 ADMIRALS ROAD

ISSUED FOR REZONING - 2017.12.15



VIEW FROM ADMIRALS AT COLLVILLE



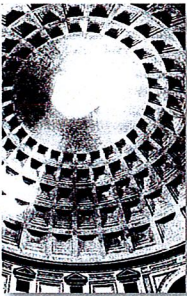
CONTEXT PLAN

DRAWING LIST

- A00 COVER PAGE
- A01 SITE PLAN
- A02 PARKADE PLAN
- A03 LEVEL 1
- A04 LEVEL 2 - 3
- A05 LEVEL 4
- A06 ELEVATIONS
- A07 SECTIONS
- A08 STREET VIEWS
- A09 SHADOW STUDIES
- L1 LANDSCAPE PLAN

PROPOSED PROJECT INFORMATION

EXISTING ZONING	842 = RD-3 (2 FAMILY / 1 FAMILY) 838 = CD-75 (COMPREHENSIVE DEVELOPMENT)		
REZONE TO	NEW COMPREHENSIVE ZONE		
SITE AREA	0.14 Ha / 0.35 Ac / 1,417 m² / 15,252 ft²		
NO. UNITS	30 (4 STOREYS)		
PARKING PROVIDED	30		
BIKE PARKING	45 + RACK FOR 6 AT ENTRANCE		
UNIT AREA (+/-)	49m² (527 ft²) - 88 m² (947 ft²)		
TOTAL FLOOR AREA	1,781 m² (19,171 ft²)		
BUILDING AREA	594 m² (6,394 ft²)		
FLOOR AREA RATIO	1.3 : 1		
COVERAGE	42%		
SETBACKS (PER RM-4)	FRONT	7.5m (24.6')	VARIANCE REQ'D
	REAR	7.5m (24.6')	VARIANCE REQ'D
	INTERIOR SIDE	6.0m (19.7')	
	EXTERIOR SIDE	3.6m (11.8')	



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838-842 ADMIRALS ROAD

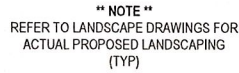
838-842 ADMIRALS ROAD

PROJECT NO. 17-013

COVER SHEET

2018.02.05 - REVISED PER PLANNING

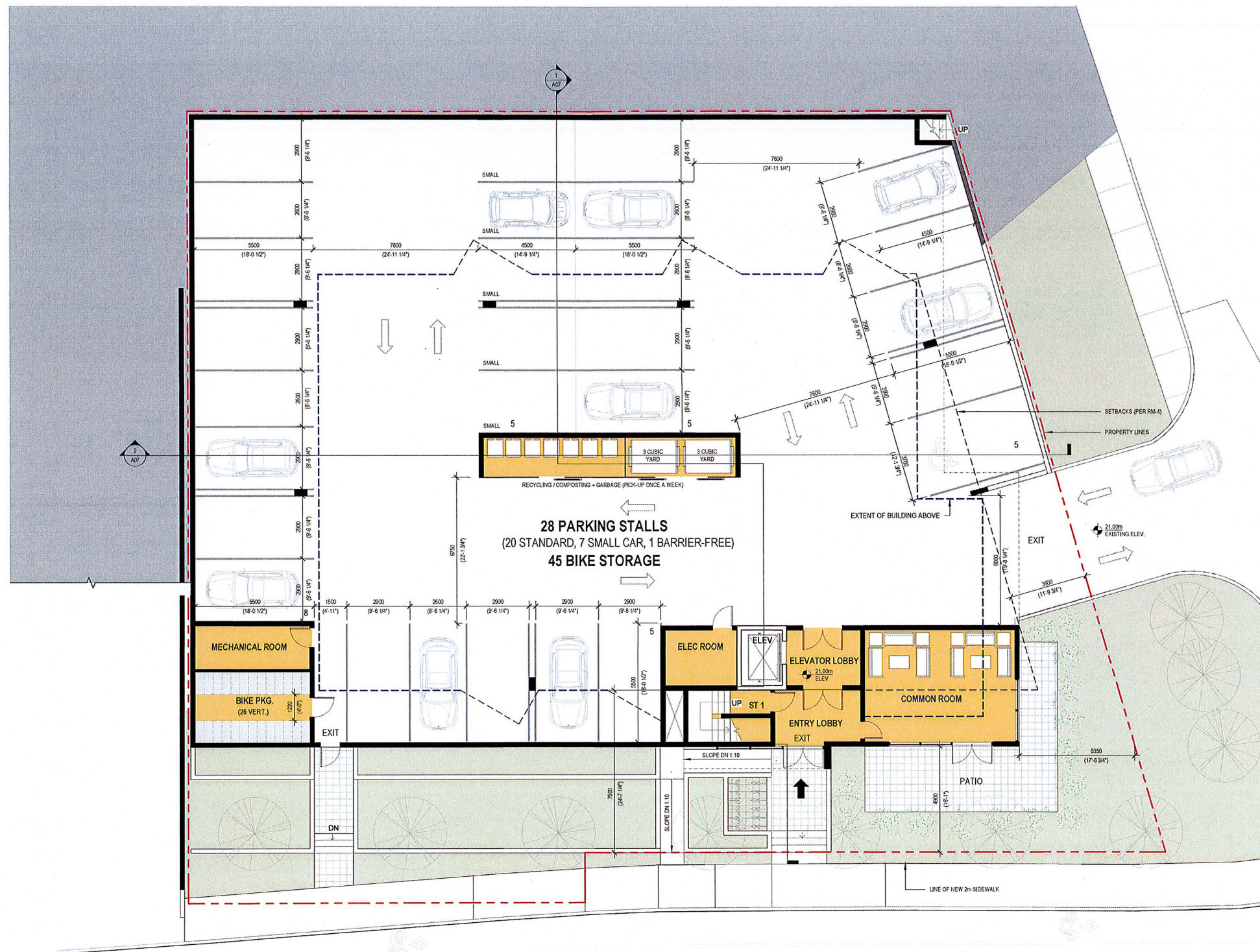
A00



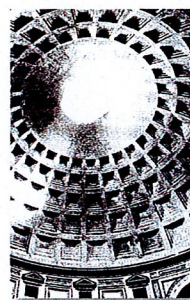
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



A01



① PARKADE
1:100



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838-842 ADMIRALS ROAD

838-842 ADMIRALS ROAD

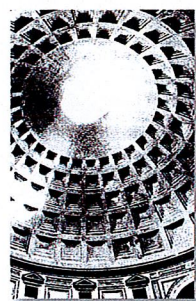
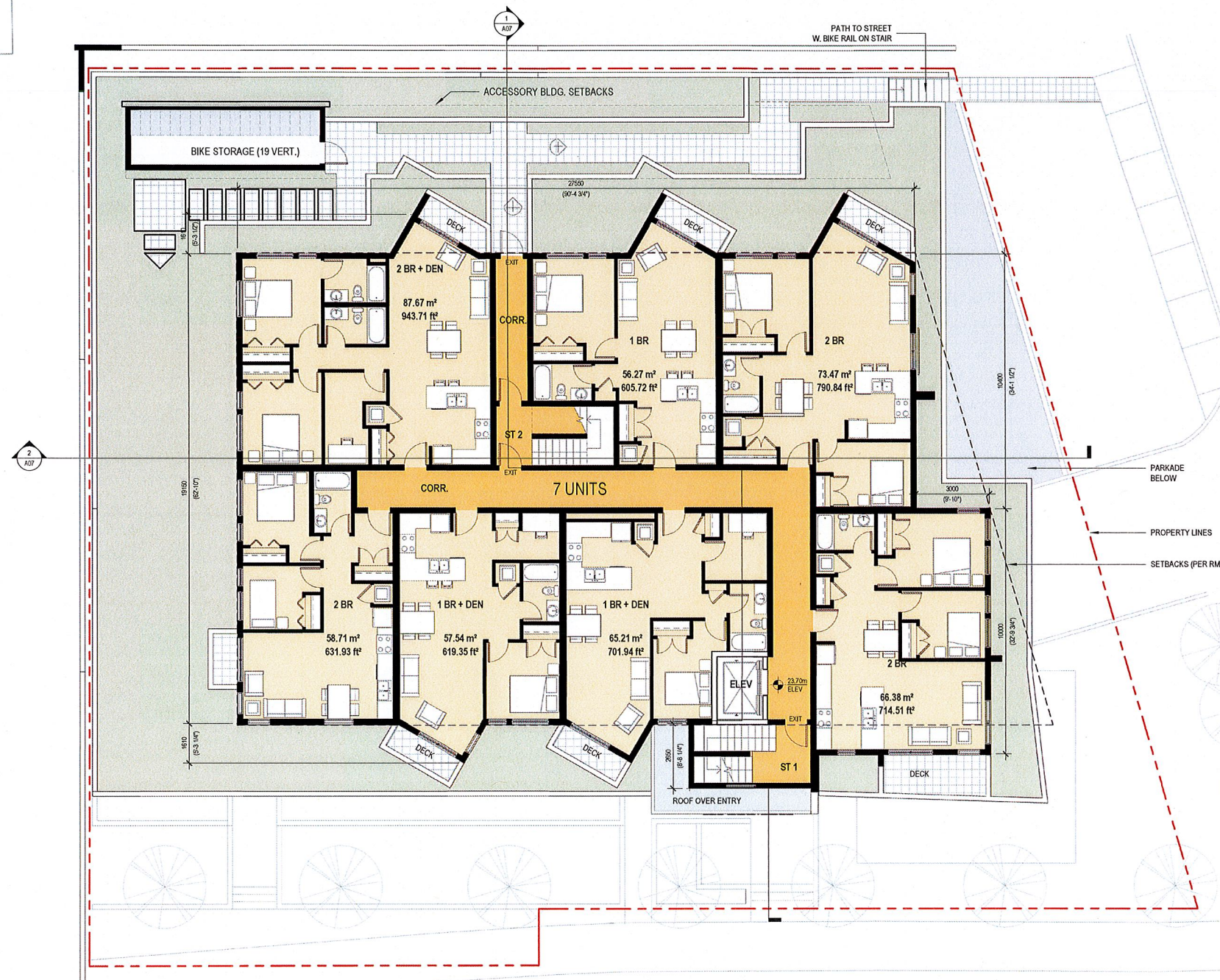
PROJECT NO. 17-013

PARKADE PLAN

2017.02.05 - REVISED PER PLANNING



A02



PRAXIS
architects inc.

838-842 ADMIRALS ROAD

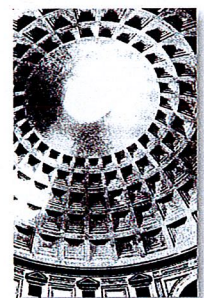
838-842 ADMIRALS ROAD

PROJECT NO. 17-013

LEVEL 1

2017.12.15 - REZONING APPLICATION

A03



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① LEVEL 2
1:100

838-842 ADMIRALS ROAD

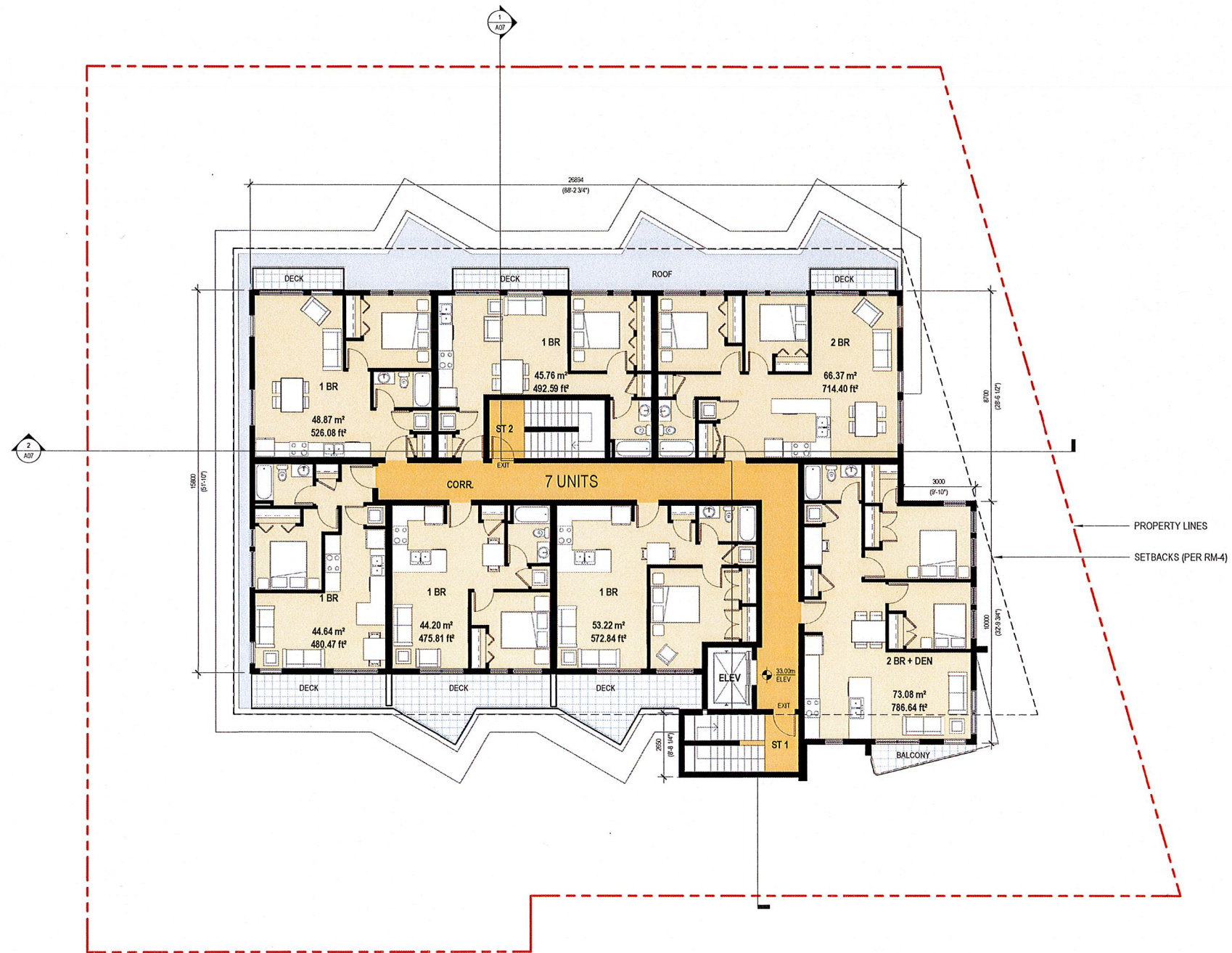
838-842 ADMIRALS ROAD

PROJECT NO. 17-013

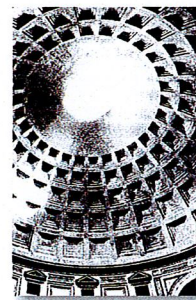
LEVEL 2-3

2017.12.15 - REZONING APPLICATION

A04



① LEVEL 4
1:100



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838-842 ADMIRALS ROAD

838-842 ADMIRALS ROAD

PROJECT NO. 17-013

LEVEL 4

2017.12.15 - REZONING APPLICATION

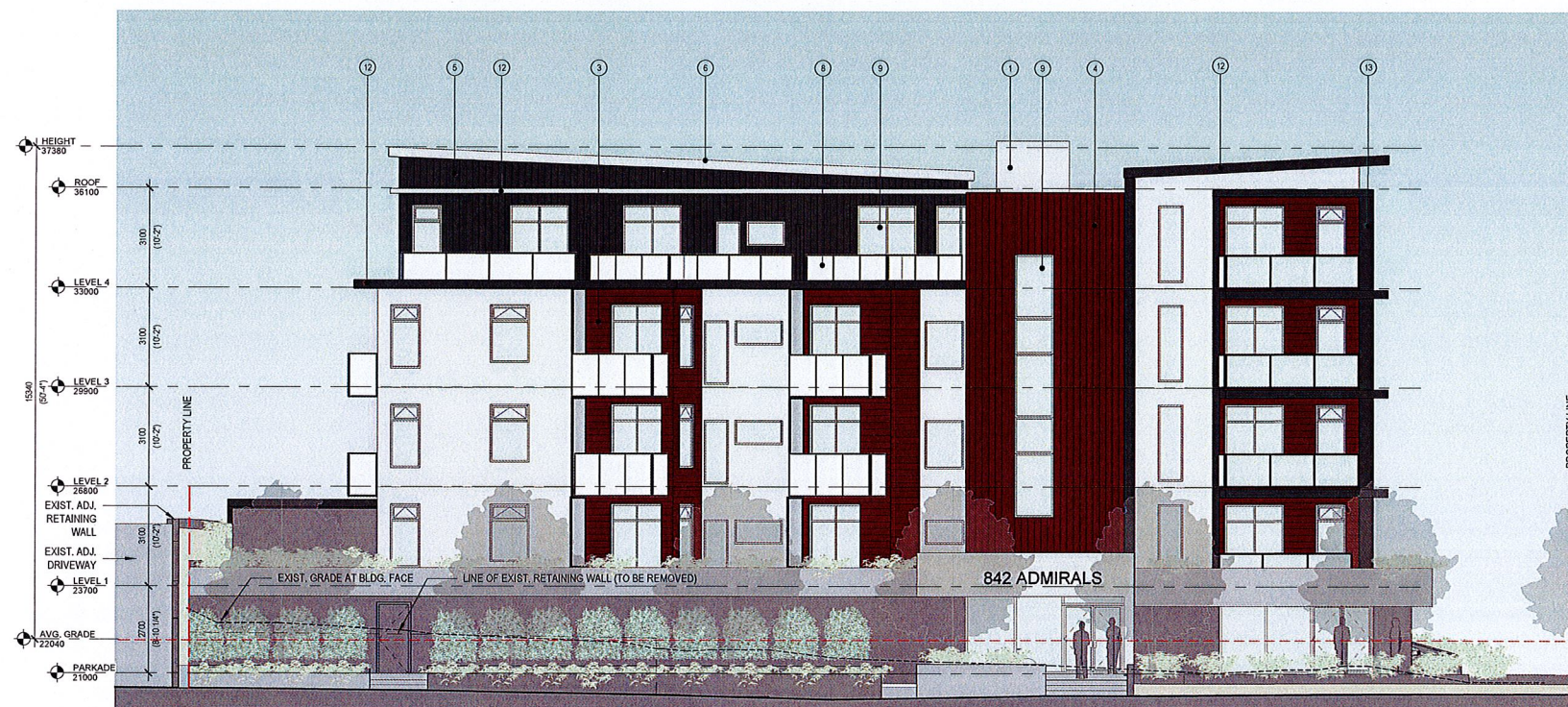
A05



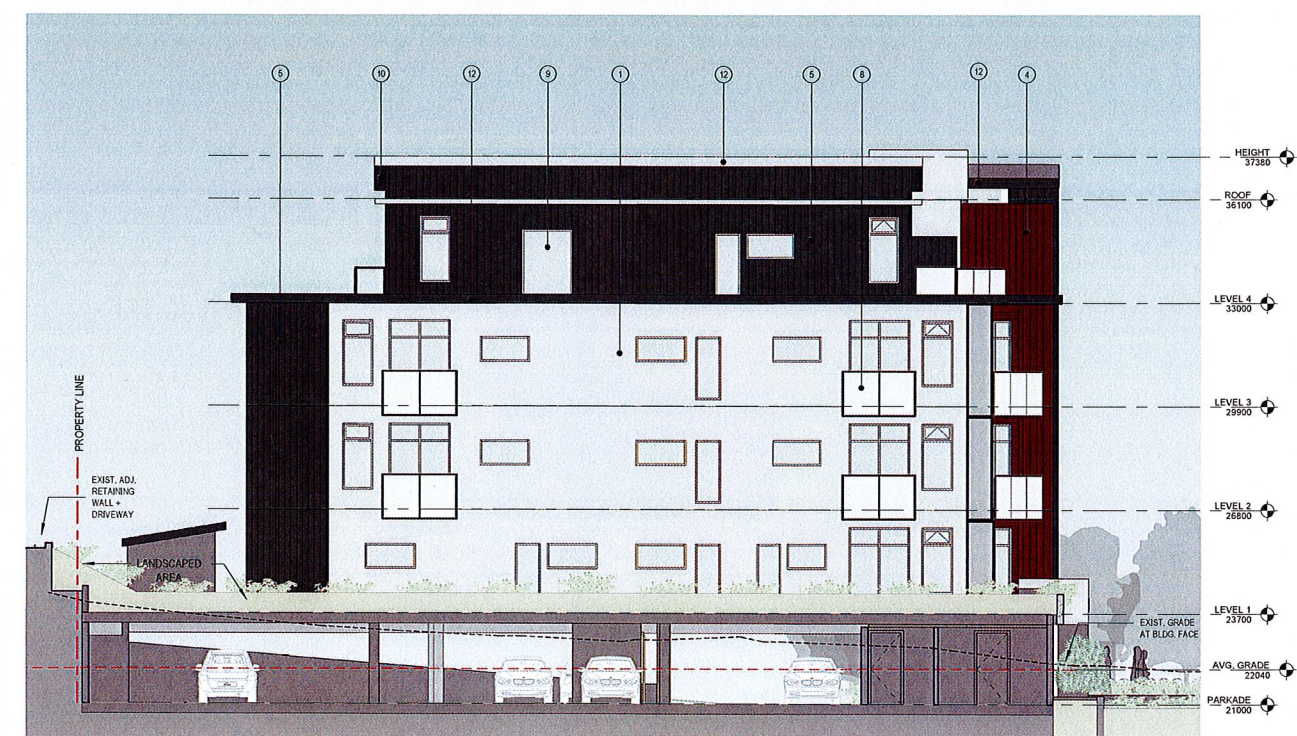
① NORTH
1: 100



② EAST
1: 100



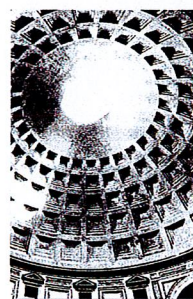
③ SOUTH
1: 100



④ WEST
1: 100

MATERIAL FINISH LEGEND

- | | |
|--|---|
| ① FIBRE CEMENT PANEL - ARCTIC WHITE | ⑧ GLASS AND ALUMINUM RAILING |
| ② FIBRE CEMENT PANEL - TRADITIONAL RED | ⑨ ALUMINUM-CLAD VINYL WINDOWS |
| ③ HORIZONTAL SIDING - FIBRE CEMENT - TRADITIONAL RED | ⑩ SOFFIT |
| ④ VERTICAL SIDING - FIBRE CEMENT - TRADITIONAL RED | ⑪ CONCRETE-SMOOTH FINISH |
| ⑤ VERTICAL SIDING - FIBRE CEMENT - IRON GRAY | ⑫ FASGIA - PREFIN. METAL TO MATCH IRON GRAY |
| ⑥ METAL STANDING SEAM ROOF - CHARCOAL | ⑬ SUN SHADE (PREFIN. METAL) |
| ⑦ SBS MEMBRANE ROOF | |



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838-842 ADMIRALS ROAD

838-842 ADMIRALS ROAD

PROJECT NO. 17-013

RECEIVED

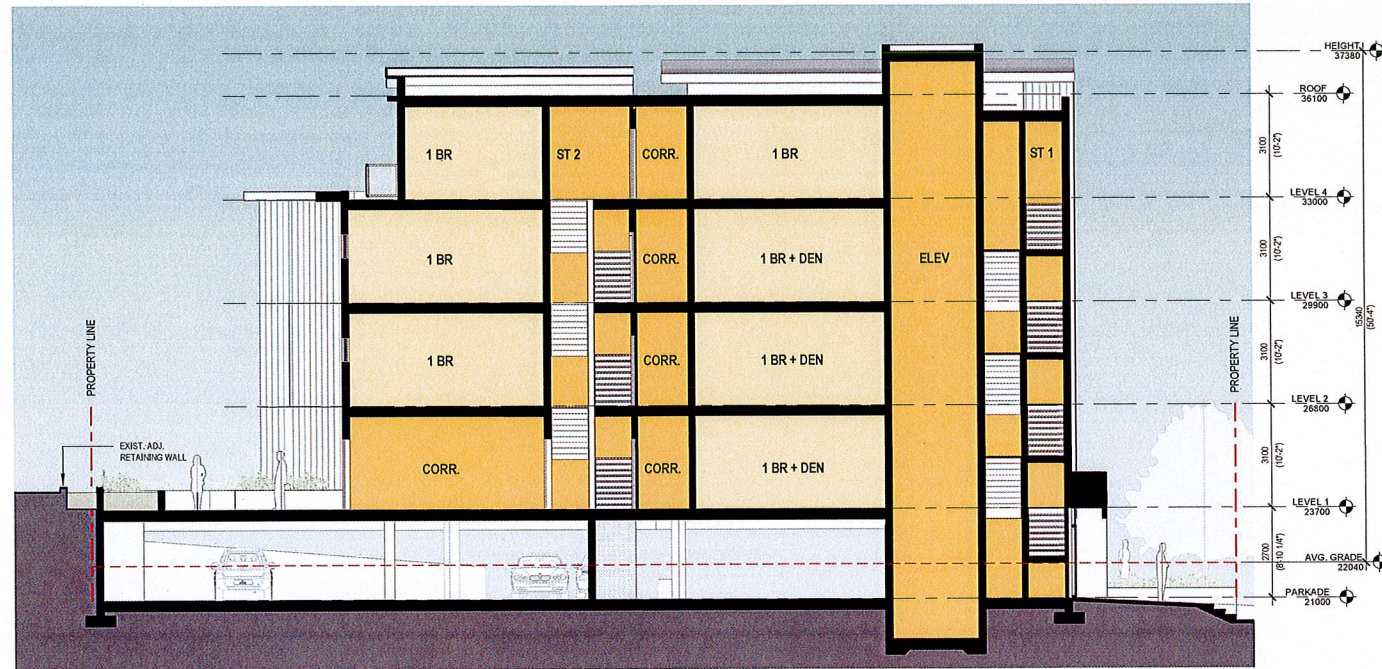
FEB 08 2013

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

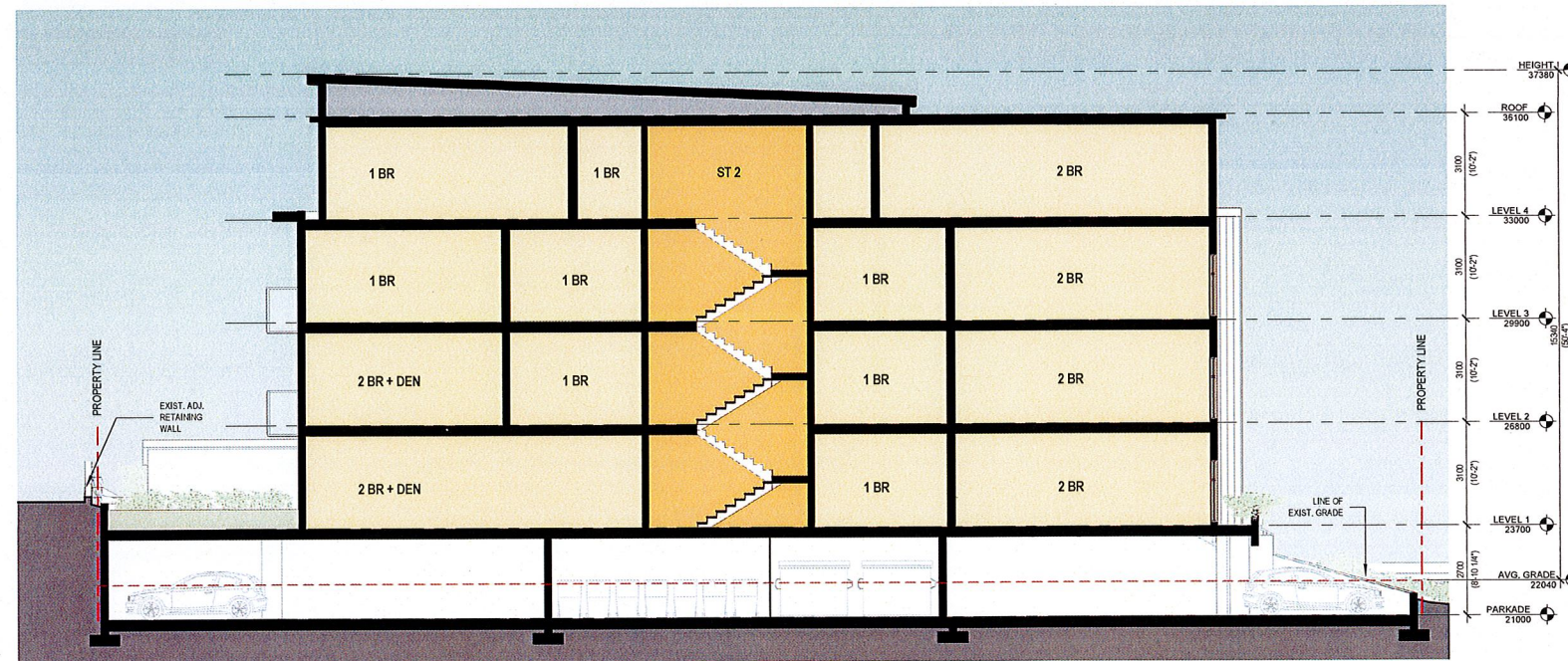
ELEVATIONS

2018.02.05 - REVISED PER PLANNING

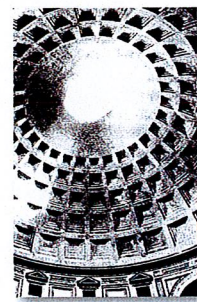
A06



① SHORT SECTION
1:100



② LONG SECTION
1:100



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838-842 ADMIRALS ROAD

838-842 ADMIRALS ROAD

PROJECT NO. 17-013

SECTIONS

2018.02.05 - REVISED PER PLANNING

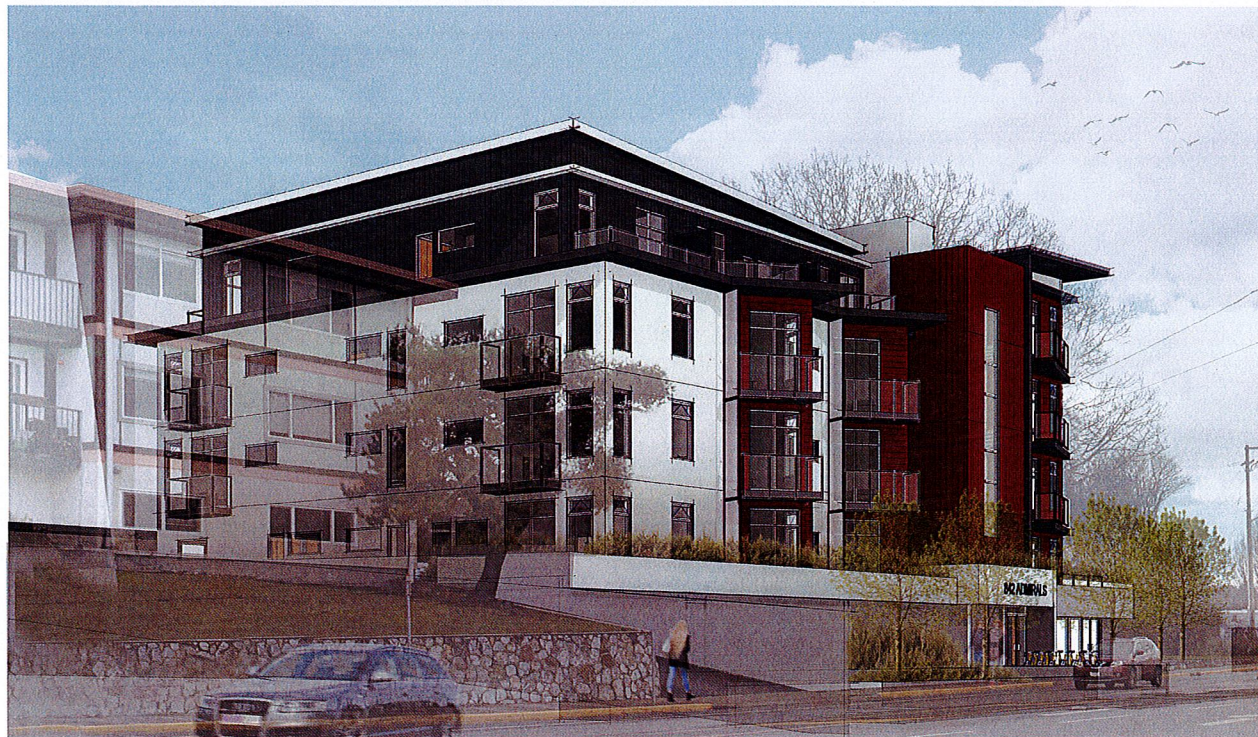
A07



① SOUTHEAST PERSPECTIVE



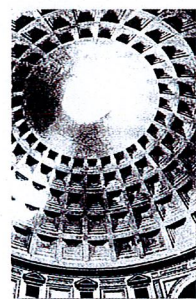
② NORTHEAST PERSPECTIVE



③ SOUTHWEST PERSPECTIVE



④ NORTHWEST PERSPECTIVE



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838-842 ADMIRALS ROAD

838-842 ADMIRALS ROAD

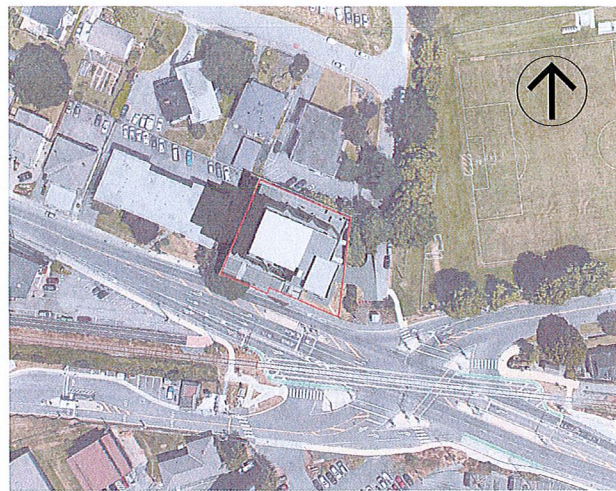
PROJECT NO. 17-013



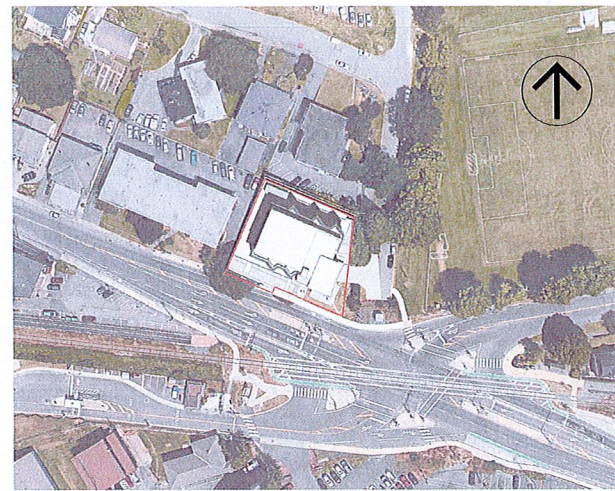
STREET VIEWS

2018.02.05 - REVISED PER PLANNING

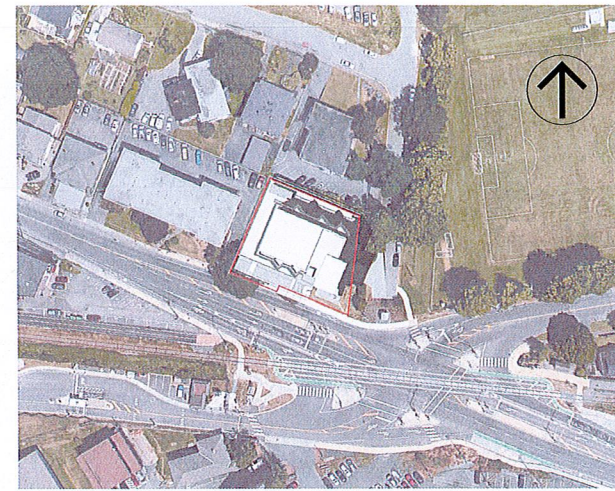
A08



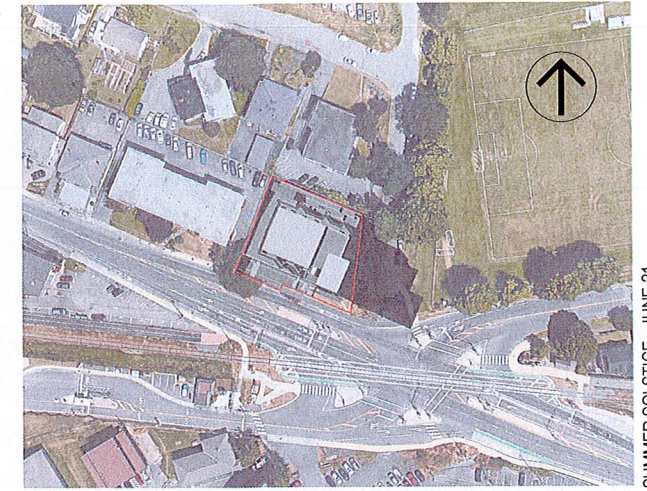
① SUMMER 9AM
1: 1200



② SUMMER 12PM
1: 1200



③ SUMMER 3PM
1: 1200



④ SUMMER 6PM
1: 1200

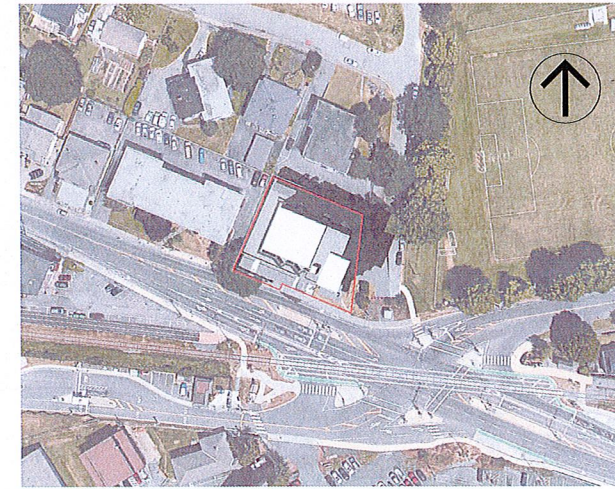
SUMMER SOLSTICE - JUNE 21



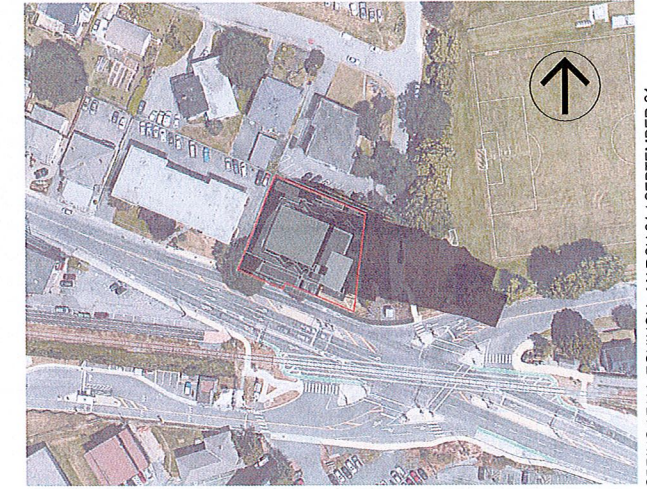
⑤ SPRING / FALL 9AM
1: 1200



⑥ SPRING / FALL 12PM
1: 1200

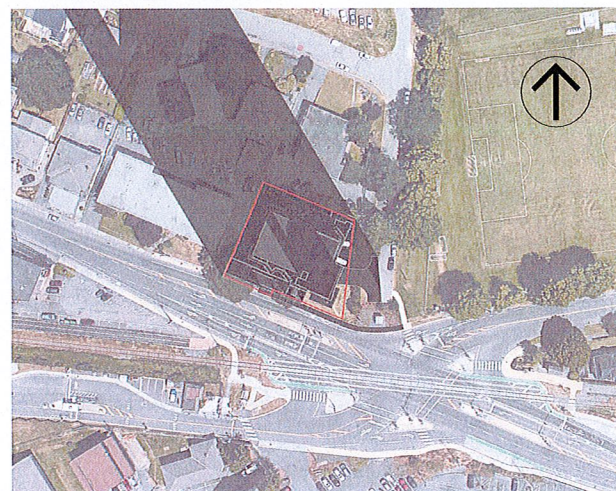


⑦ SPRING / FALL 3PM
1: 1200

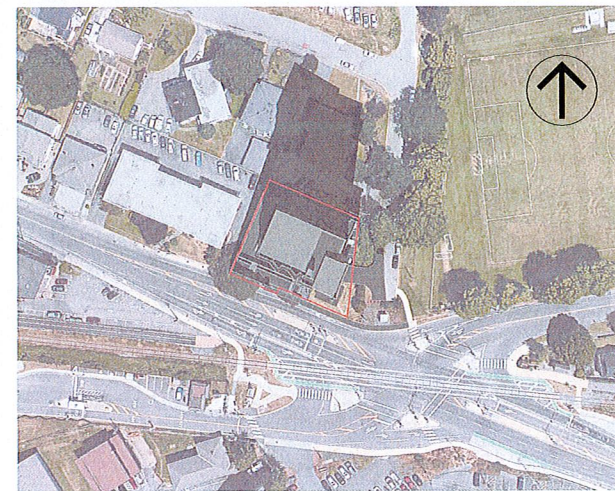


⑧ SPRING / FALL 6PM
1: 1200

SPRING / FALL EQUINOX - MARCH 21 / SEPTEMBER 21



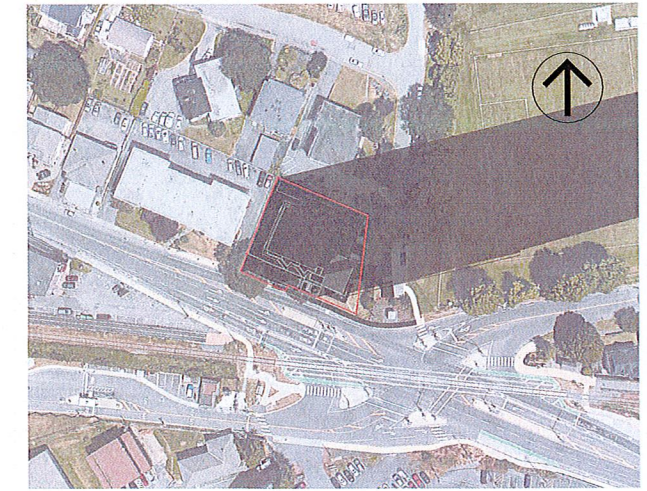
⑨ WINTER 9AM
1: 1200



⑩ WINTER 12PM
1: 1200

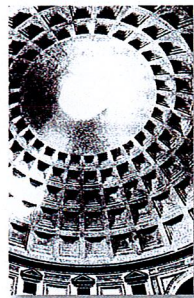


⑪ WINTER 3PM
1: 1200



⑫ WINTER 6PM
1: 1200

WINTER SOLSTICE - DECEMBER 21

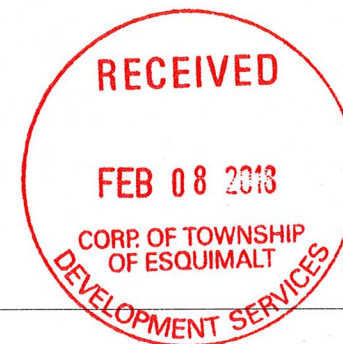


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838-842 ADMIRALS ROAD

838-842 ADMIRALS ROAD

PROJECT NO. 17-013



SHADOW STUDIES

2017.12.15 - REZONING APPLICATION

A09

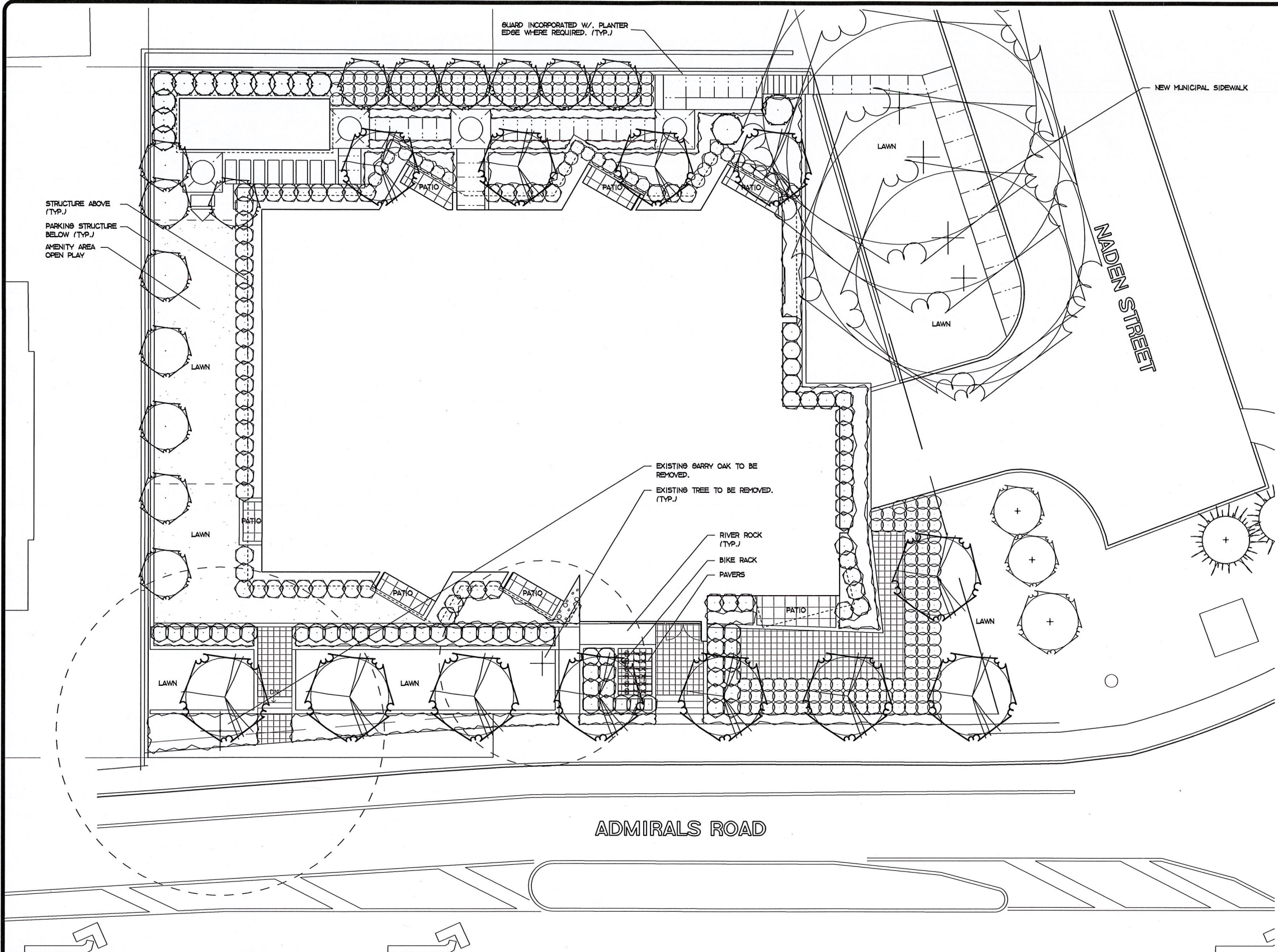


LEGEND

- COLUMNAR DECIDUOUS TREE TO BE A SELECTION OF: COLUMNAR RED MAPLE, AUTUMN BALZE MAPLE, ARMSTRONG BOLD MAPLE, SIZE 7.0 CM CAL., APPROXIMATE NO. - 05
- SMALL DECIDUOUS TREE TO BE A SELECTION OF: KOLSA DOGWOOD, RED DOGWOOD, JAPANESE MAPLE, PINK DOGWOOD, SIZE 2.0 - 2.5 M HT., APPROXIMATE NO. - 04
- MULTISTEM TO BE A SELECTION OF: STAR MAGNOLIA (DEC), STAGHORN SUMAC (DEC), HOLLY (BL), CAHELIA (BL), JAPANESE ARALIA (BL), LILAC (DEC), SIZE 1.2 M HT., APPROXIMATE NO. - 14
- SPECIMEN SHRUB TO BE A SELECTION OF: RHODODENDRON (BL), VIBURNUM (BL), DECIDUOUS AZALEA (DEC), WILLOW LEAF COTONEASTER (BL), SIZE 27 CM POT, APPROXIMATE NO. - 02
- LARGE SHRUB TO BE A SELECTION OF: GLOSSY ADELIA (BL), PIERIS (BL), HANSA ROSE (DEC), MEXICAN ORANGE (BL), DECIDUOUS AZALEA (DEC), SIZE 27 CM POT, APPROXIMATE NO. 12
- MEDIUM SHRUB TO BE A SELECTION OF: MAHONIA (BL), RHODODENDRON (BL), JAPANESE AZALEA (BL), PINK ESCALLONIA (BL), BARBERRY (BL), BUXUS (BL), FERNS (BL), SIZE 27 CM POT, APPROXIMATE NO. - 125
- SMALL SHRUB TO BE A SELECTION OF: DWARF RHODODENDRON (BL), EDWARD BOUCHER ADELIA (BL), LAVENDER (BL), GOLDFLAME SPIREA (DEC), DWARF JAPANESE AZALEA (BL), NEWPORT DWARF ESCALLONIA (BL), LONG LEAF MAHONIA (BL), FERNS (BL), SIZE 21 CM POT, APPROXIMATE NO. - 214
- VINES TO BE A SELECTION OF: HONEYSUCKLE (DEC), ENGELMANN IVY (DEC), CLEMATIS (DEC), SIZE 21 CM POT, APPROXIMATE NO. - 18
- GROUND COVER TO BE A SELECTION OF: PERIWINKLE (BL), KINKINNICK (BL), WINTERGREEN (BL), BEARBERY (BL), SIZE 15 CM POT, PLANT 45 CM O.C.

NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.



NO.	DATE	BY	REVISION
1.	FEB.09.18.	S.P.	STREET FRONTAGE
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838-842 ADMIRALS ROAD
VICTORIA, B.C.

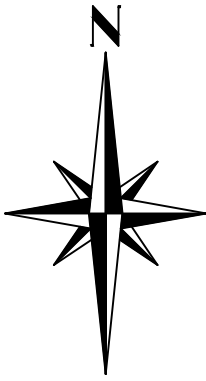
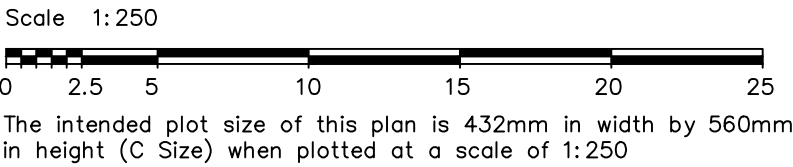


LANDSCAPE PLAN 1P1

SITE PLAN OF LOT 16 and LOT 17, EXCEPT PART IN PLAN VIP86845,
BOTH IN BLOCK 7, SECTION 10, ESQUIMALT DISTRICT, PLAN 2546

Address: 838-842 Admirals Road, Esquimalt
Date: August 3, 2017

CLIENT: GT MANN CONSTRUCTION LTD.



LOT 1
Plan VIP31838

LOT 4

LOT 5

LOT 6

MFE: 26.66
Peak: 34.85
Eave: 31.82

LOT 7

MFE: 26.02
Flat Roof: 34.30

LOT 8

LOT 14

BLOCK
Plan

LOT 15

Existing
Building
Flat Roof Elev:
31.54m

LOT 16

667.9m²

Rem LOT 17

749.2m²

LEGEND

All distances and elevations are in metres
Elevations are geodetic referenced to
Control Monument 84H0263
Contour interval: 0.25m

- --- Denotes Standard Iron Post Found
- --- Denotes Lead Plug Found
- ▲ --- Denotes Control Monument Found
- ▲ --- Denotes Traverse Station Found
- Ⓢ --- Denotes Sewer Manhole
- ⓓ --- Denotes Drain Manhole
- Ⓦ --- Denotes Water Service
- Ⓢ --- Denotes Sewer Service
- ⓓ --- Denotes Drain Service
- ⦿ --- Denotes Utility Pole
- ⚡ --- Denotes Guy Anchor
- ☐ --- Denotes Catch Basin

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria, Nanaimo & Parksville, B.C.
Phone 250-727-2214 Web: www.jeanderson.com
File : 30593

V: _Projects\30593...\01...\30593.dwg (Site) PJW

Non mountable Curb
Mountable Curb