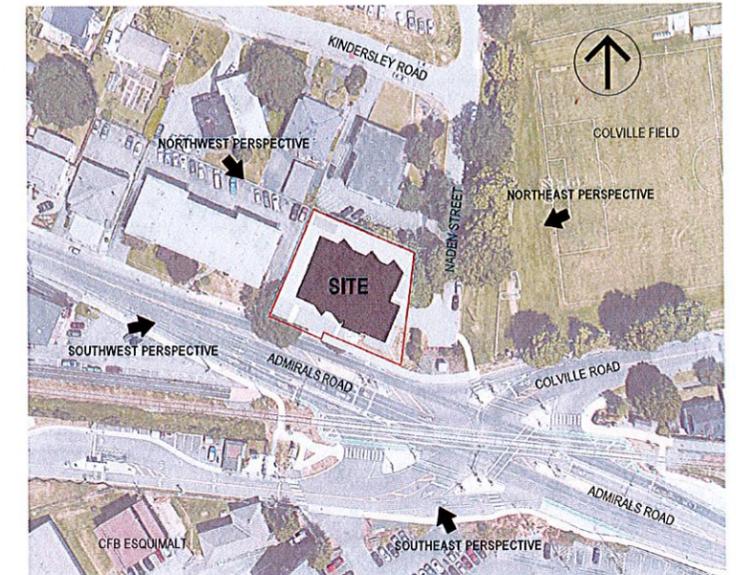


838-842 ADMIRALS ROAD

ISSUED FOR REZONING - 2017.12.15



VIEW FROM ADMIRALS AT COLLVILLE



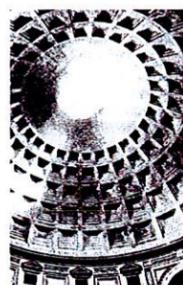
CONTEXT PLAN

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 m ² / 15,252 ft ²												
NO. UNITS	28 (4 STOREYS)												
PARKING PROVIDED	28												
BIKE PARKING	45 + RACK FOR 6 AT ENTRANCE												
UNIT AREA (+/-)	49m ² (527 ft ²) - 112.6 m ² (1,212 ft ²)												
TOTAL FLOOR AREA	1,781 m ² (19,171 ft ²)												
BUILDING AREA	594 m ² (6,394 ft ²)												
FLOOR AREA RATIO	1.3 : 1												
COVERAGE	42%												
SETBACKS (PER RM-4)	<table border="0"> <tr> <td>FRONT</td> <td>7.5m (24.6')</td> <td>VARIANCE REQ'D</td> </tr> <tr> <td>REAR</td> <td>7.5m (24.6')</td> <td>VARIANCE REQ'D</td> </tr> <tr> <td>INTERIOR SIDE</td> <td>6.0m (19.7')</td> <td></td> </tr> <tr> <td>EXTERIOR SIDE</td> <td>3.6m (11.8')</td> <td></td> </tr> </table>	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')	
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

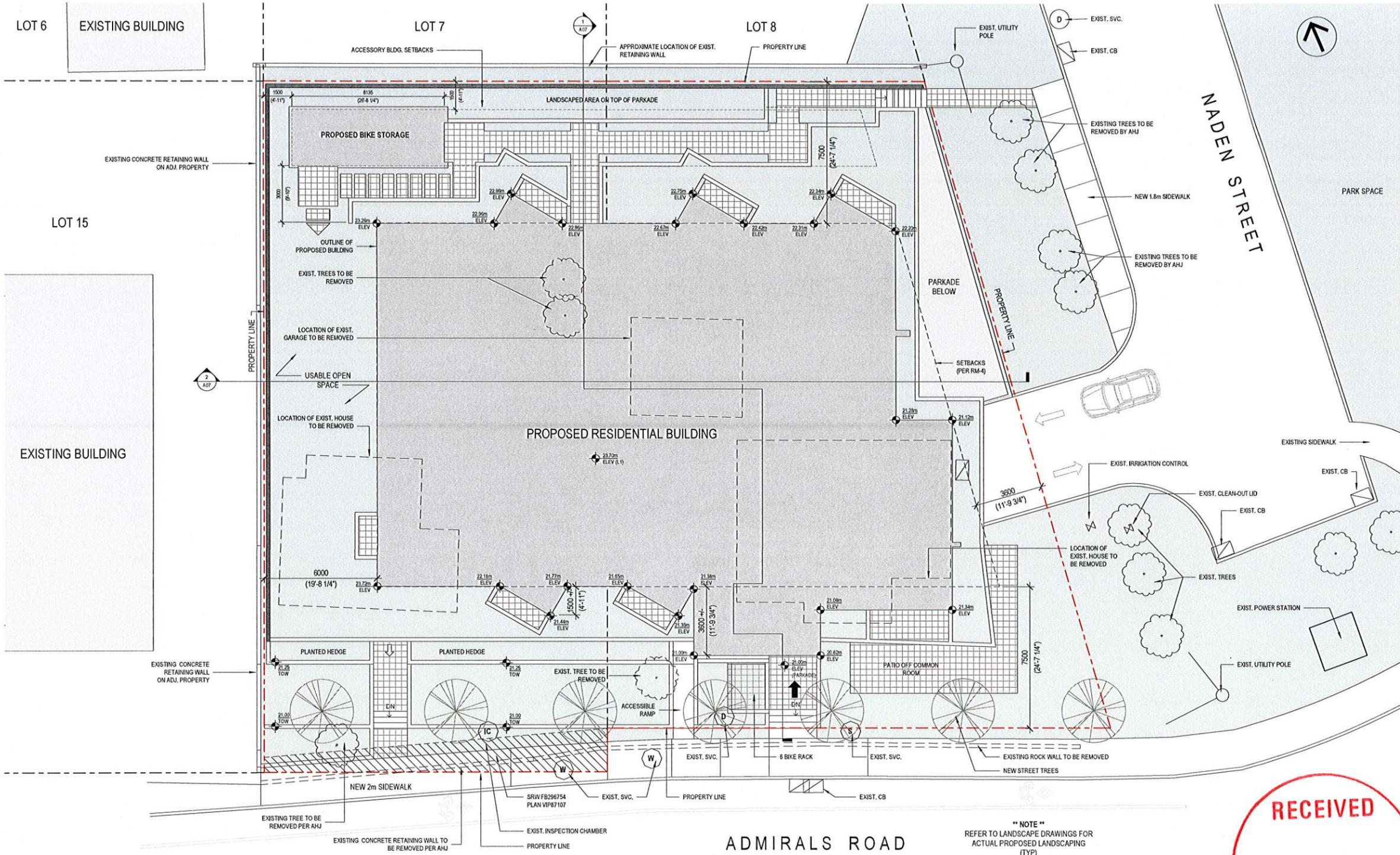
838-842 ADMIRALS ROAD

PROJECT NO. 17-013

COVER SHEET

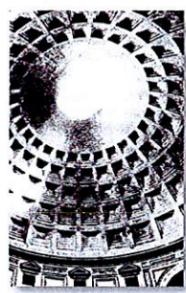
2018.08.27 - REVISED PER COUNCIL

A00



① SITE PLAN
1 : 100

**** NOTE ****
REFER TO LANDSCAPE DRAWINGS FOR
ACTUAL PROPOSED LANDSCAPING
(TYP)



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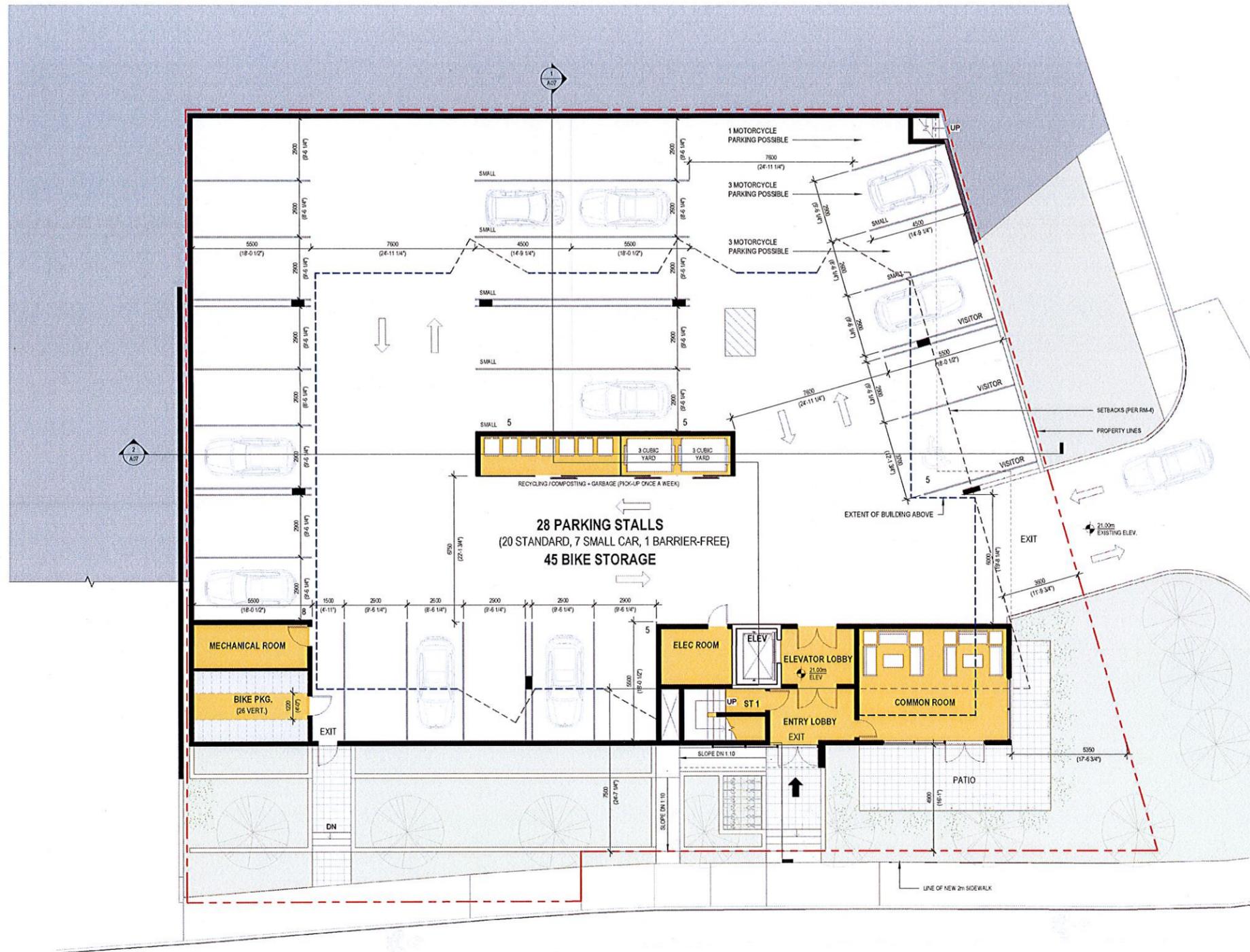
838-842 ADMIRALS ROAD

838-842 ADMIRALS ROAD PROJECT NO. 17-013

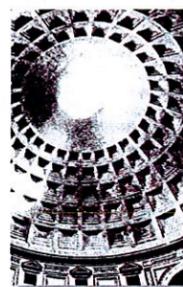
SITE PLAN

2018.02.05 - REVISED PER PLANNING

A01



① PARKADE
1 : 100



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838-842 ADMIRALS ROAD

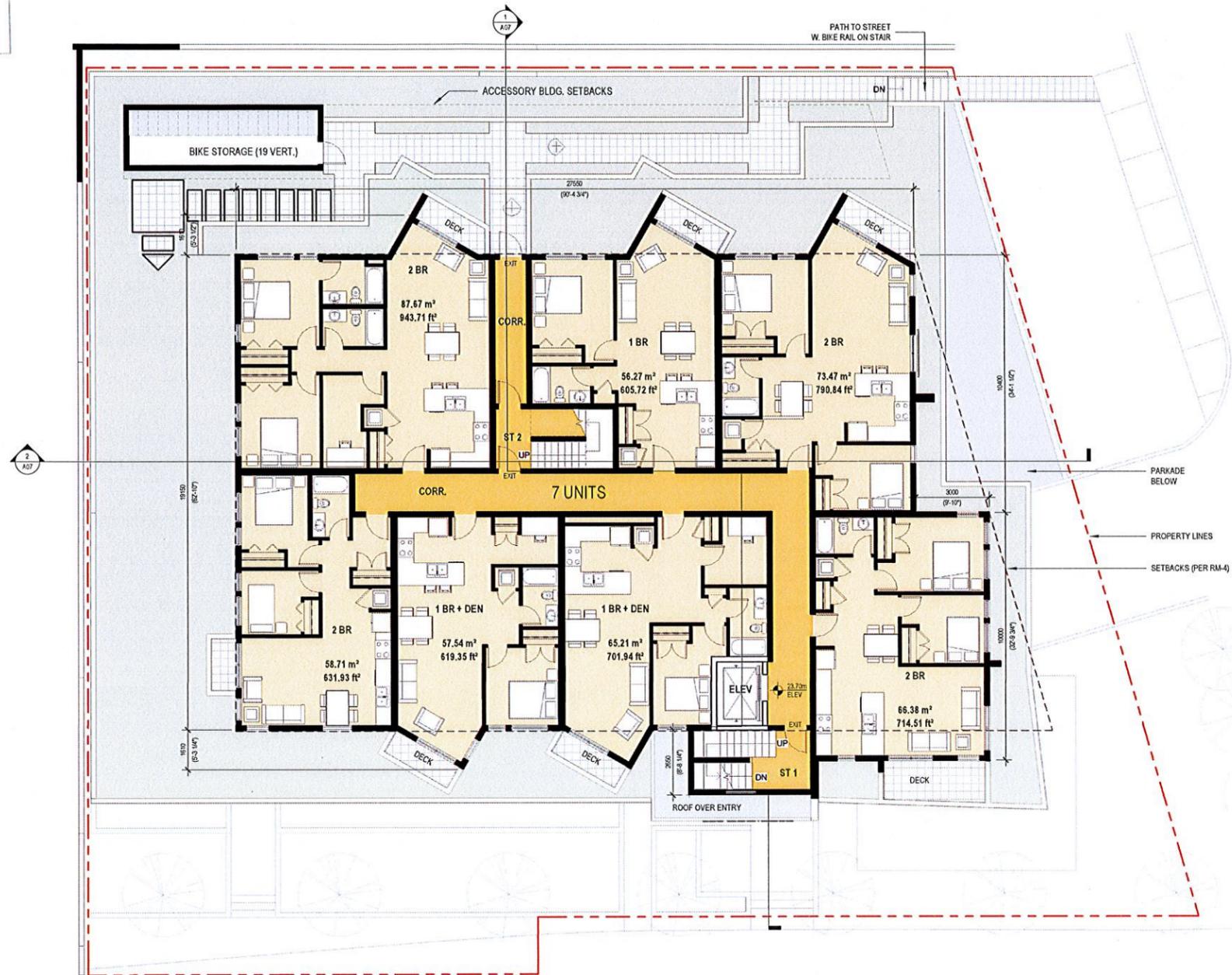
838-842 ADMIRALS ROAD

PROJECT NO. 17-013

PARKADE PLAN

2017.02.05 - REVISED PER PLANNING

A02



RECEIVED
 SEP 07 2018
 CORP. OF TOWNSHIP
 OF ESQUIMALT
 DEVELOPMENT SERVICES

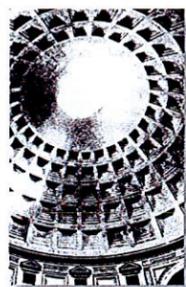
① LEVEL 1
1 : 100

838-842 ADMIRALS ROAD

838-842 ADMIRALS ROAD PROJECT NO. 17-013

LEVEL 1

2017.12.15 - REZONING APPLICATION



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architects inc.

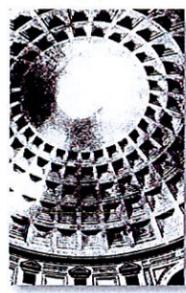
A03



RECEIVED
 SEP 07 2018
 CORP. OF TOWNSHIP
 OF ESQUIMALT
 DEVELOPMENT SERVICES

PROPERTY LINES
 SETBACKS (PER RM-4)

① LEVEL 2
 1: 100



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 architects inc.

838-842 ADMIRALS ROAD

838-842 ADMIRALS ROAD PROJECT NO. 17-013

LEVEL 2-3

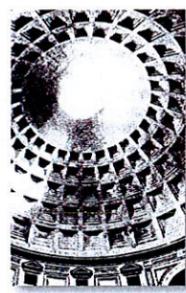
2018.08.27 - REVISED PER COUNCIL

A04



RECEIVED
 SEP 07 2013
 CORP. OF TOWNSHIP
 OF ESQUIMALT
 DEVELOPMENT SERVICES

① LEVEL 4
 1:100



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 architects inc.

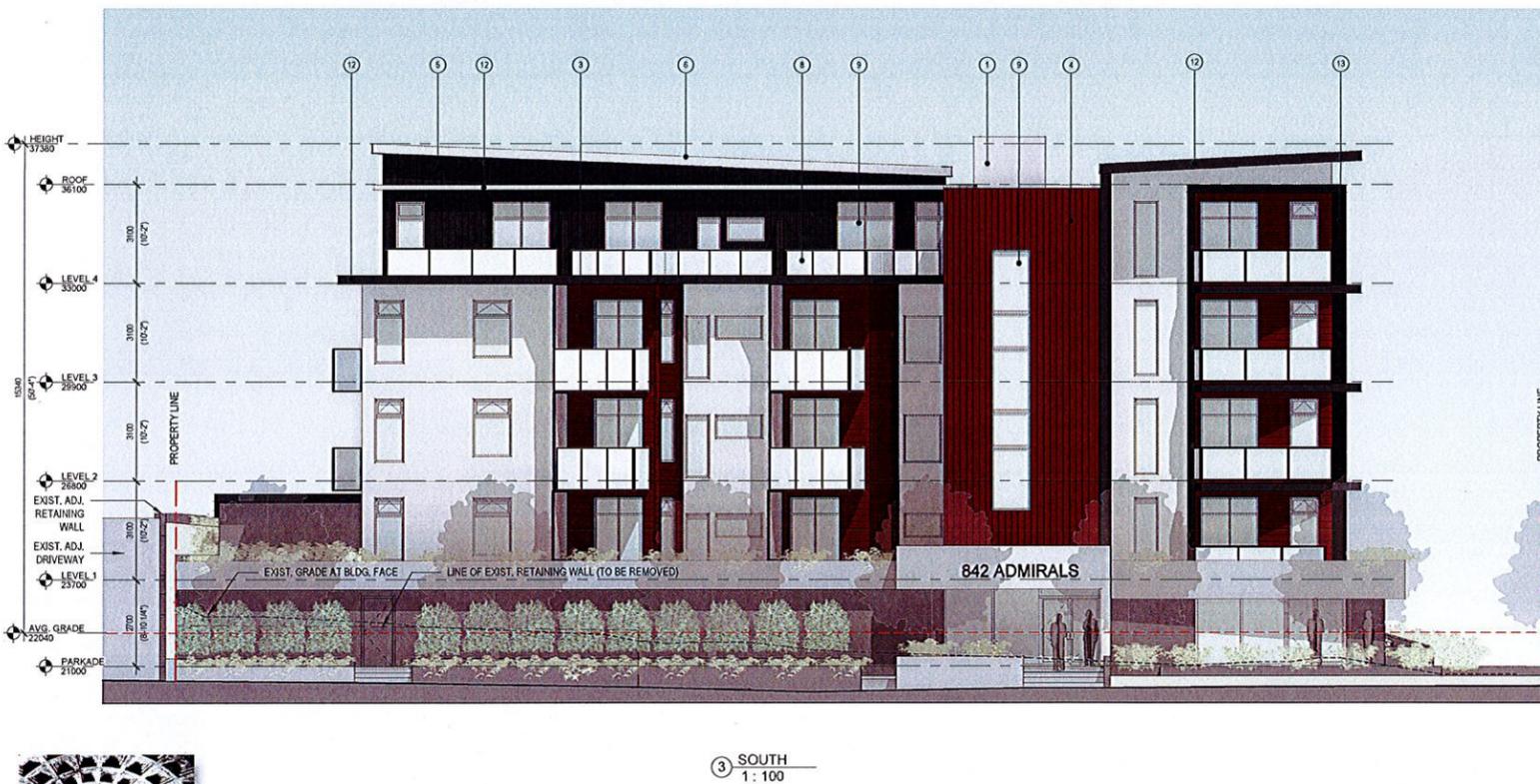
838-842 ADMIRALS ROAD

838-842 ADMIRALS ROAD PROJECT NO. 17-013

LEVEL 4

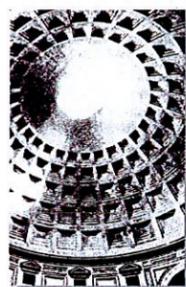
2017.12.15 - REZONING APPLICATION

A05



MATERIAL FINISH LEGEND

1	FIBRE CEMENT PANEL - ARCTIC WHITE	8	GLASS AND ALUMINIUM RAILING
2	FIBRE CEMENT PANEL - TRADITIONAL RED	9	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	FASOIA - 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

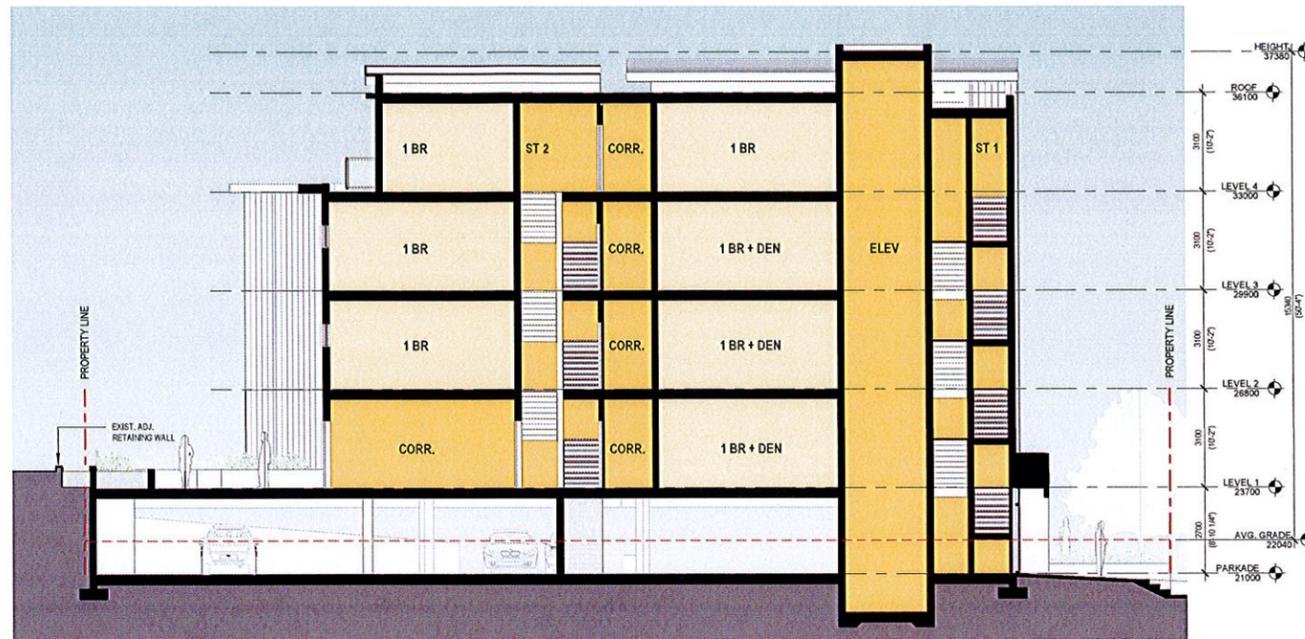
838-842 ADMIRALS ROAD

PROJECT NO. 17-013

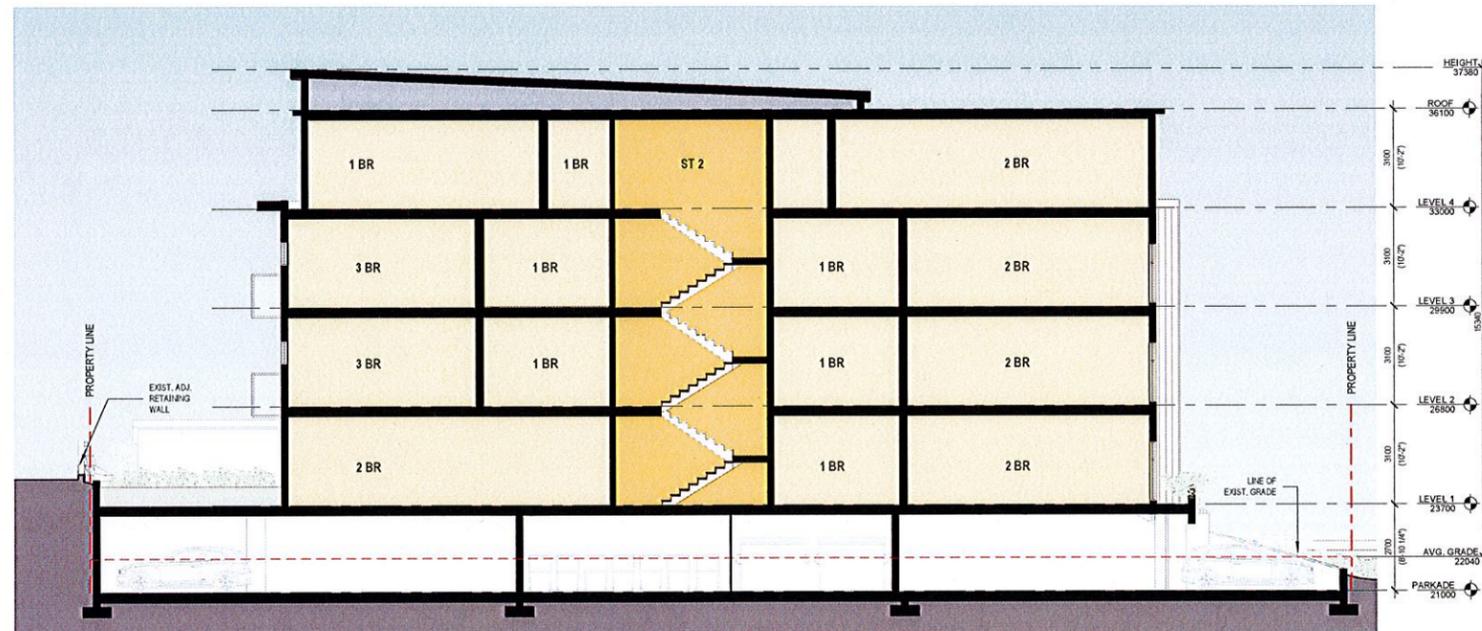
ELEVATIONS

2018.08.27 - REVISED PER COUNCIL

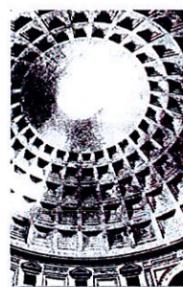
A06



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

2018.08.27 - REVISED PER COUNCIL

A07



① SOUTHEAST PERSPECTIVE



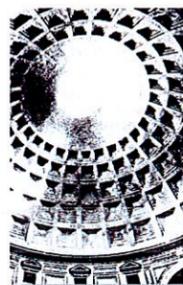
② NORTHEAST PERSPECTIVE



③ SOUTHWEST PERSPECTIVE



④ NORTHWEST PERSPECTIVE



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838-842 ADMIRALS ROAD

838-842 ADMIRALS ROAD

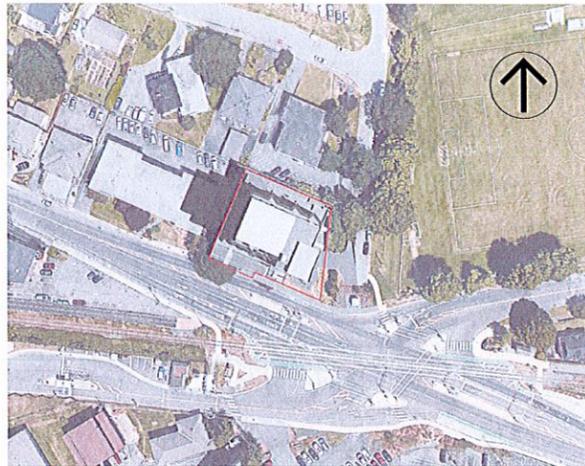
PROJECT NO. 17-013



STREET VIEWS

2018.08.27 - REVISED PER COUNCIL

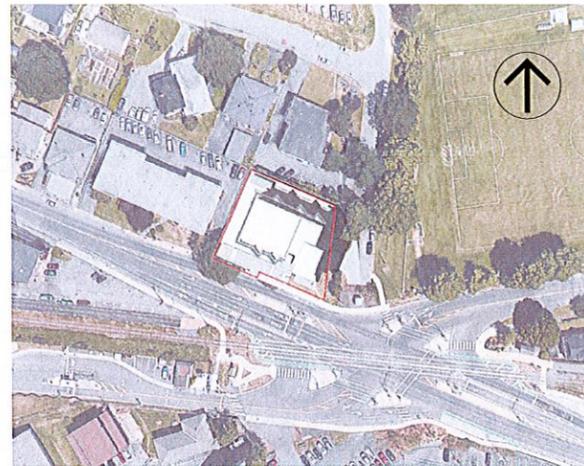
A08



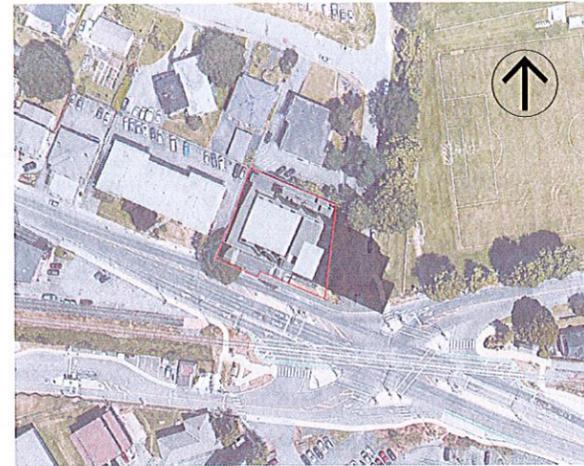
1 SUMMER 9AM
1: 1200



2 SUMMER 12PM
1: 1200



3 SUMMER 3PM
1: 1200

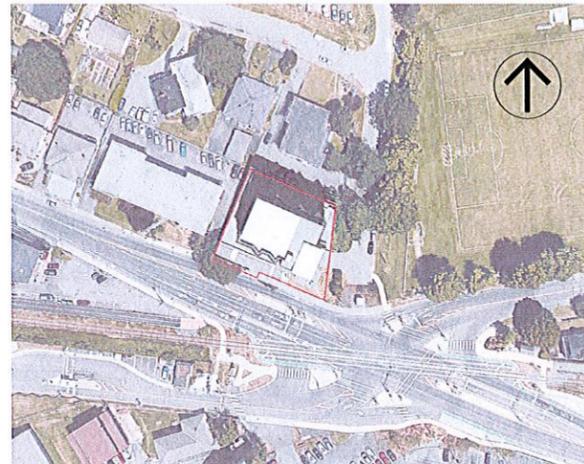


4 SUMMER 6PM
1: 1200

SUMMER SOLSTICE - JUNE 21



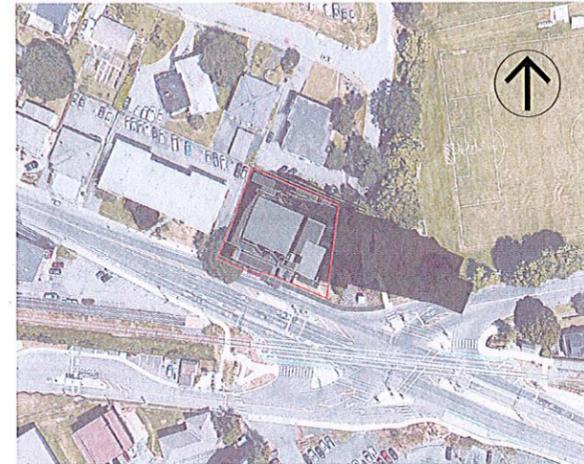
5 SPRING / FALL 9AM
1: 1200



6 SPRING / FALL 12PM
1: 1200



7 SPRING / FALL 3PM
1: 1200

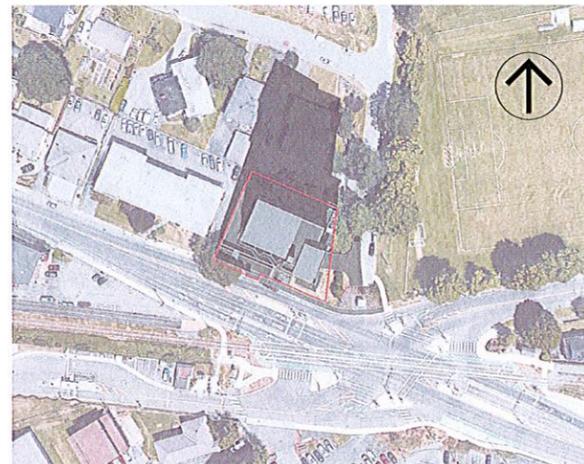


8 SPRING / FALL 6PM
1: 1200

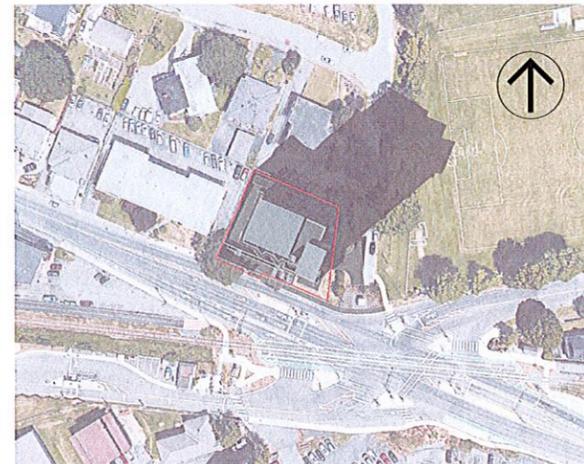
SPRING / FALL EQUINOX - MARCH 21 / SEPTEMBER 21



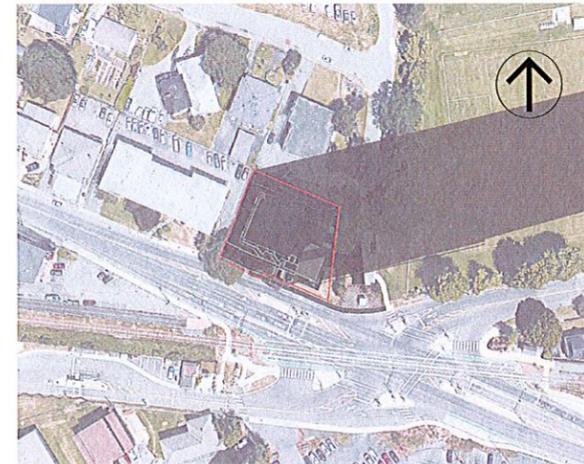
9 WINTER 9AM
1: 1200



10 WINTER 12PM
1: 1200

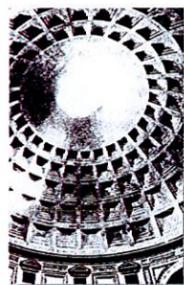


11 WINTER 3PM
1: 1200



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

**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

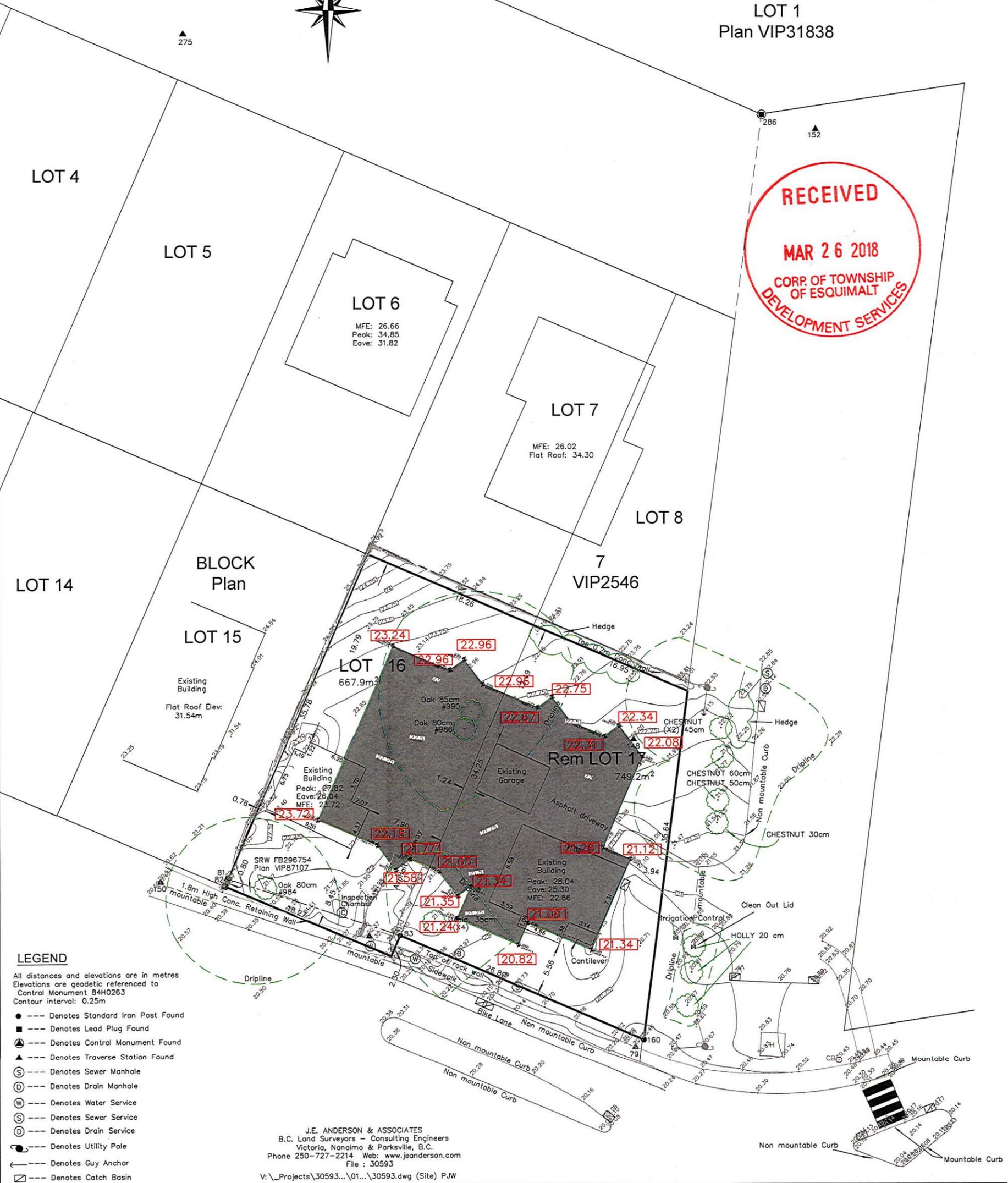
CLIENT: GT MANN CONSTRUCTION LTD.

Scale 1:250

0 2.5 5 10 15 20 25
The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:250



LOT 1
Plan VIP31838



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
- W --- Denotes Water Service
- S --- 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