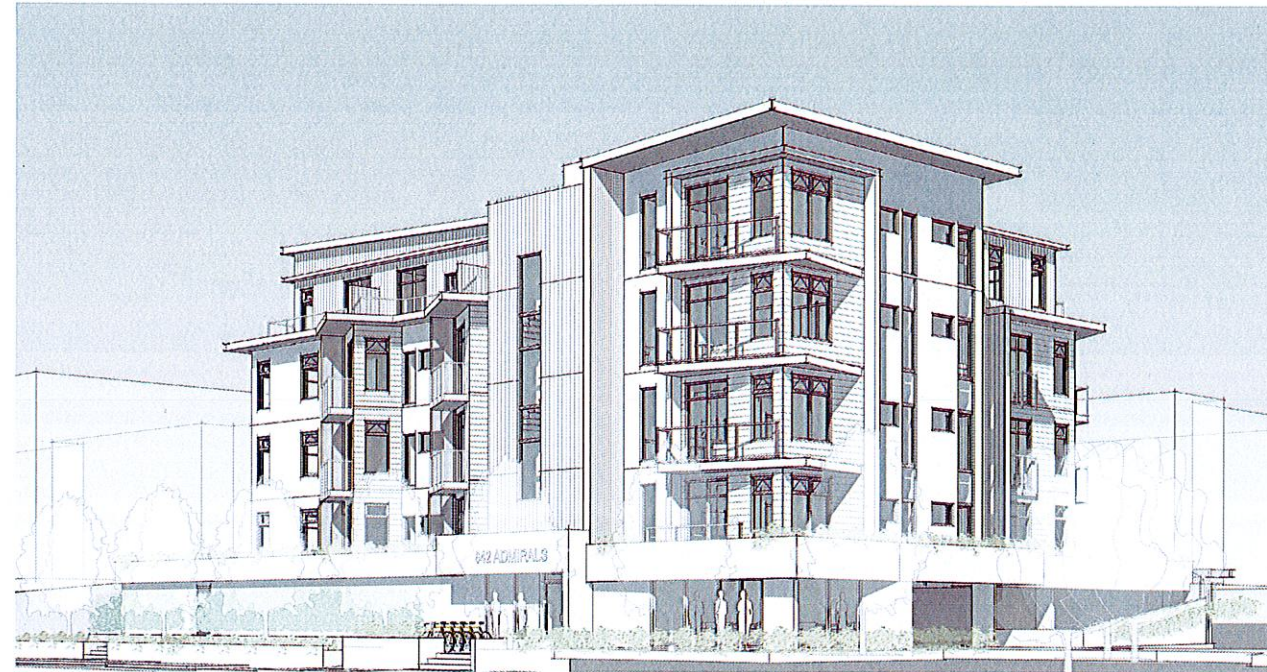


838-842 ADMIRALS ROAD

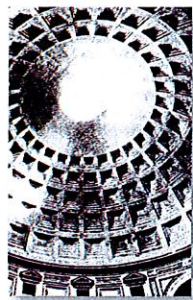
ISSUED FOR REZONING - 2017.12.15



VIEW FROM ADMIRALS AT COLLVILLE

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

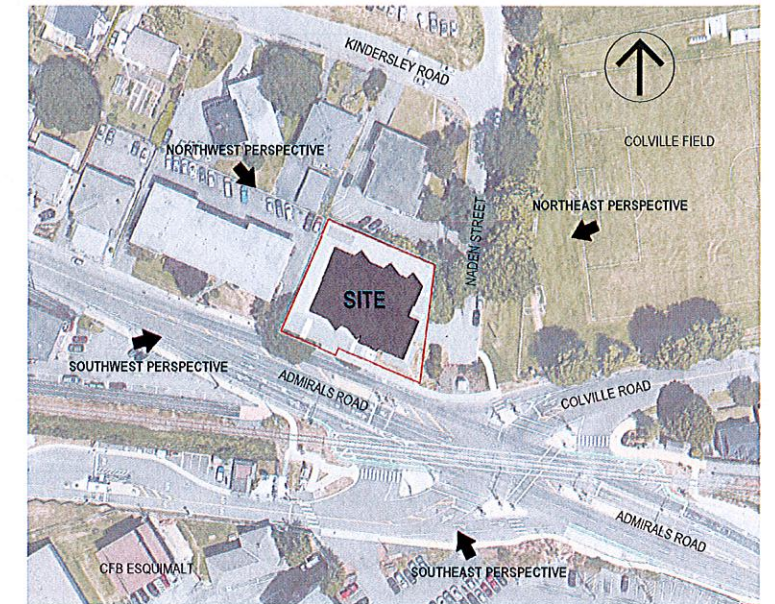


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838-842 ADMIRALS ROAD

838-842 ADMIRALS ROAD

PROJECT NO. 17-013



CONTEXT PLAN

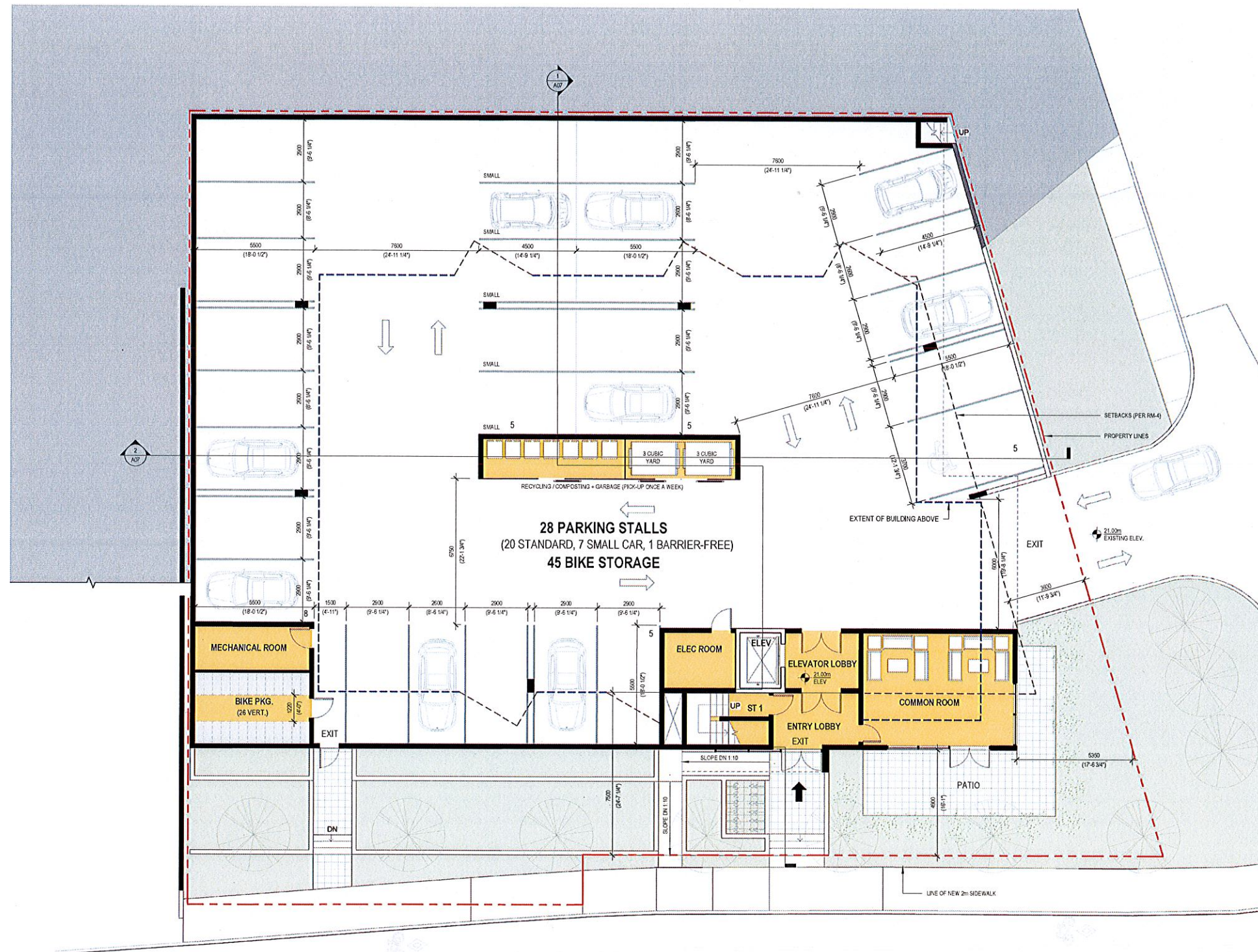
PROPOSED PROJECT INFORMATION

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	30 (4 STOREYS)
PARKING PROVIDED	30
BIKE PARKING	45 + RACK FOR 6 AT ENTRANCE
UNIT AREA (+/-)	49m ² (527 ft ²) - 88 m ² (947 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)	FRONT 7.5m (24.6') REAR 7.5m (24.6') INTERIOR SIDE 6.0m (19.7') EXTERIOR SIDE 3.6m (11.8')
	VARIANCE REQ'D VARIANCE REQ'D

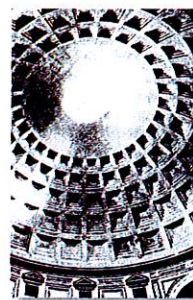
COVER SHEET

2018.02.05 - REVISED PER PLANNING

A00



① PARKADE
1:100



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838-842 ADMIRALS ROAD

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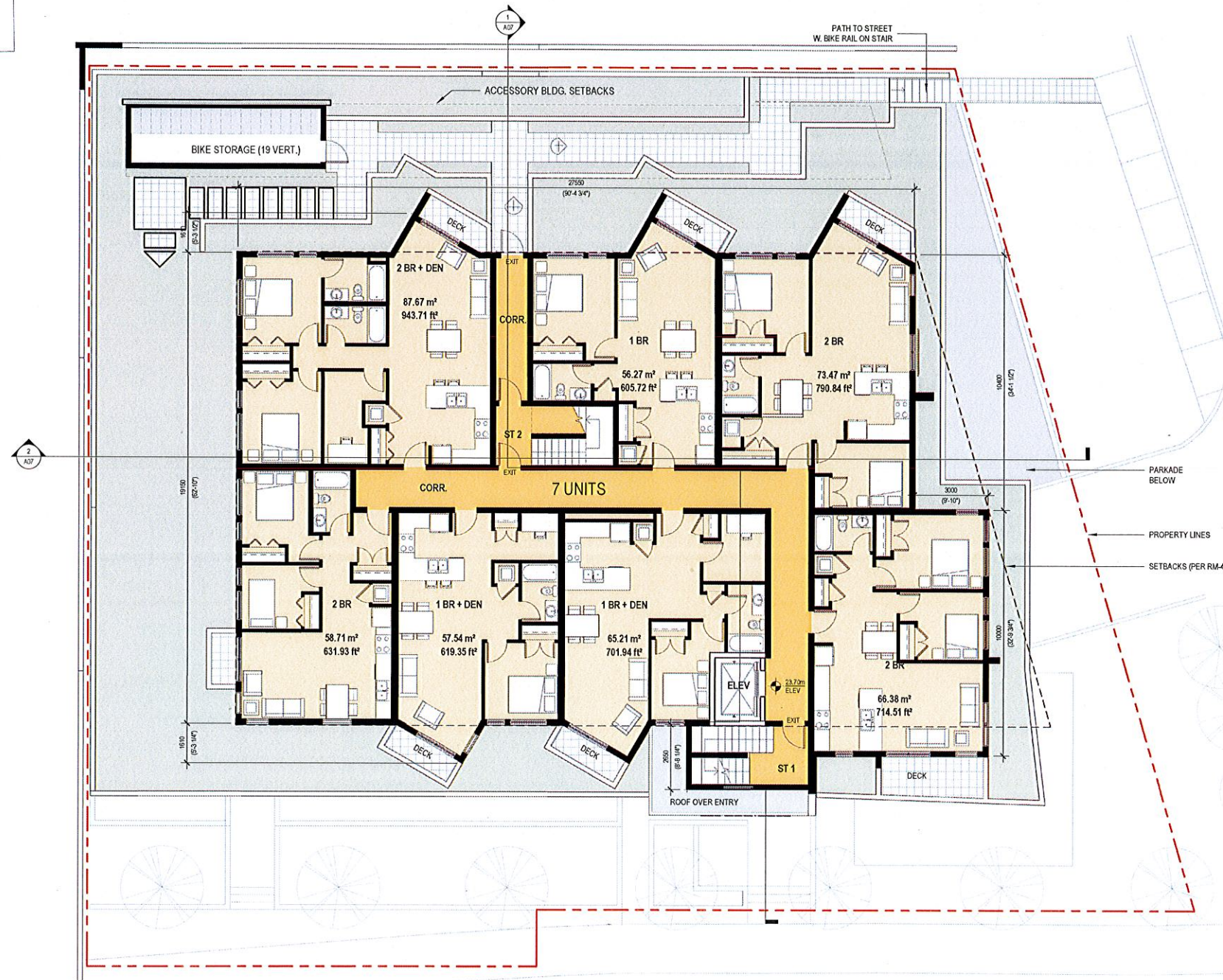
PROJECT NO. 17-013

PARKADE PLAN

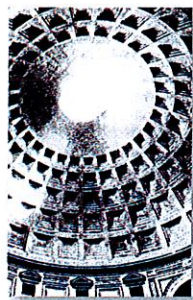
2017.02.05 - REVISED PER PLANNING



A02



① LEVEL 1
1 : 100



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PROJECT NO. 17-013

LEVEL 1

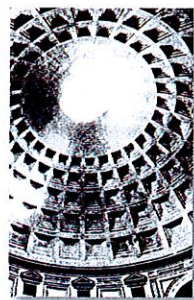
2017.12.15 - REZONING APPLICATION



A03



① LEVEL 2
1:100



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838-842 ADMIRALS ROAD

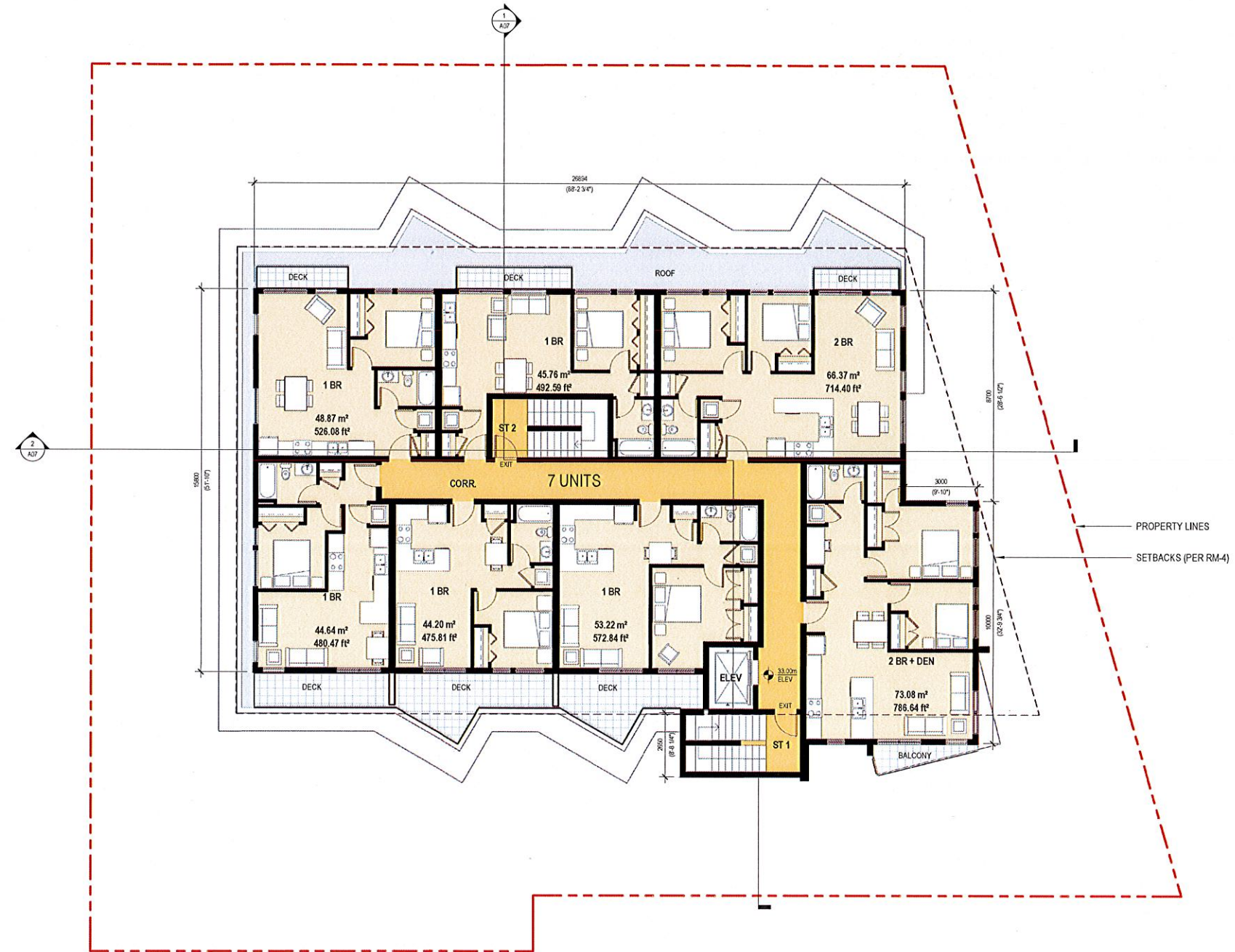
838-842 ADMIRALS ROAD

PROJECT NO. 17-013

LEVEL 2-3

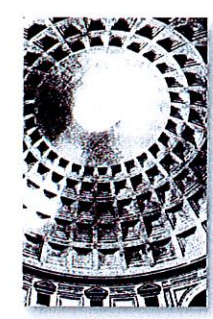
2017.12.15 - REZONING APPLICATION

A04



PROPERTY LINES
SETBACKS (PER RM-4)

① LEVEL 4
1 : 100



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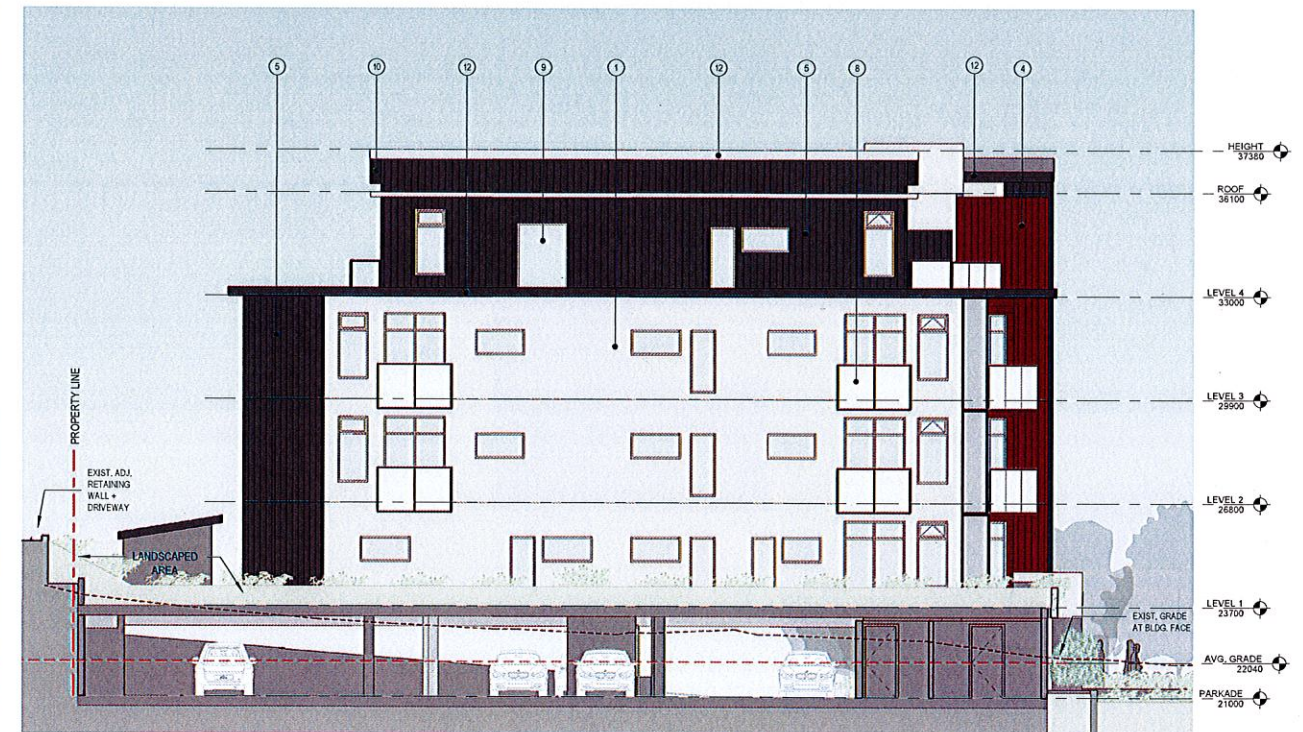
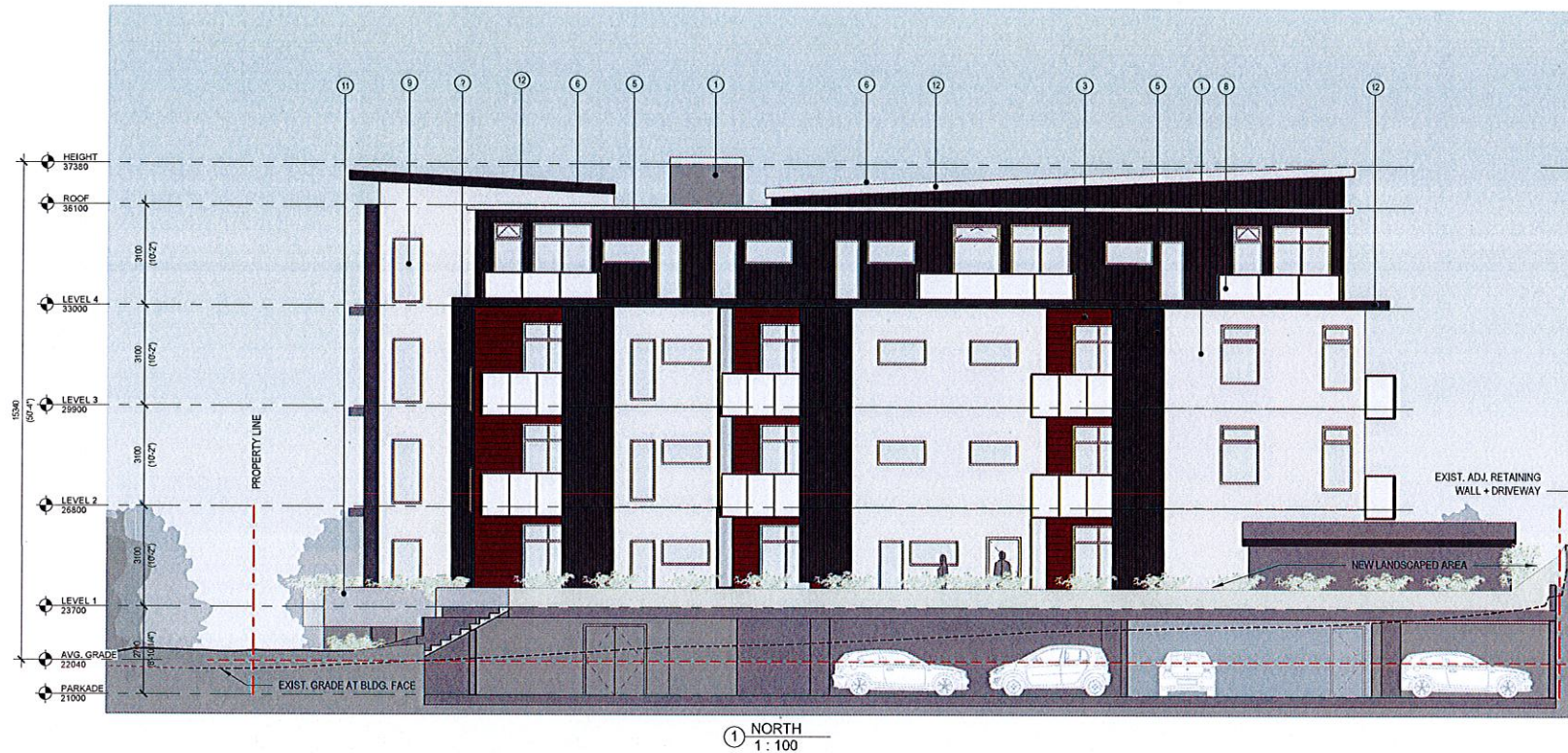
838-842 ADMIRALS ROAD

838-842 ADMIRALS ROAD PROJECT NO. 17-013

LEVEL 4

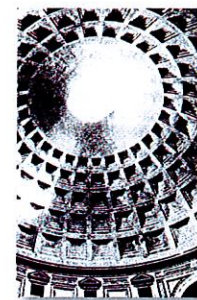
2017.12.15 - REZONING APPLICATION

A05



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 COBBLER-SMOOTH FINISH
5 VERTICAL SIDING - FIBRE CEMENT - IRON GRAY	12 FASCIA - 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

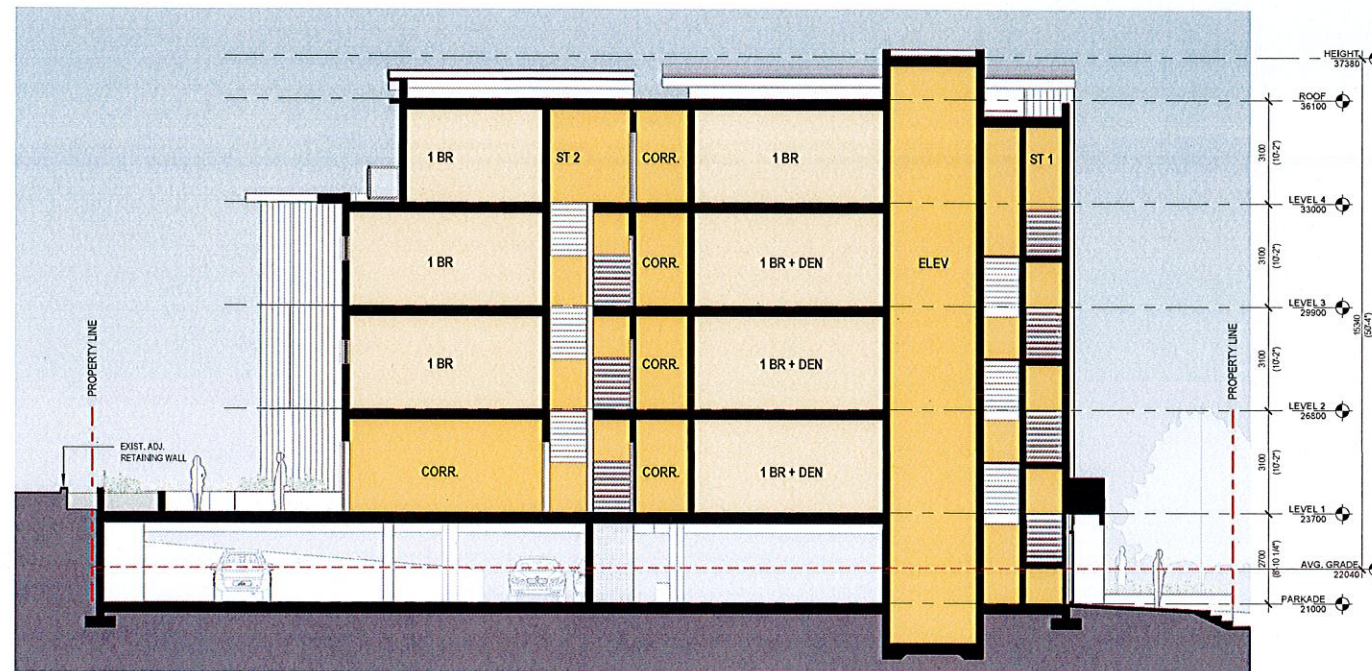
PROJECT NO. 17-013



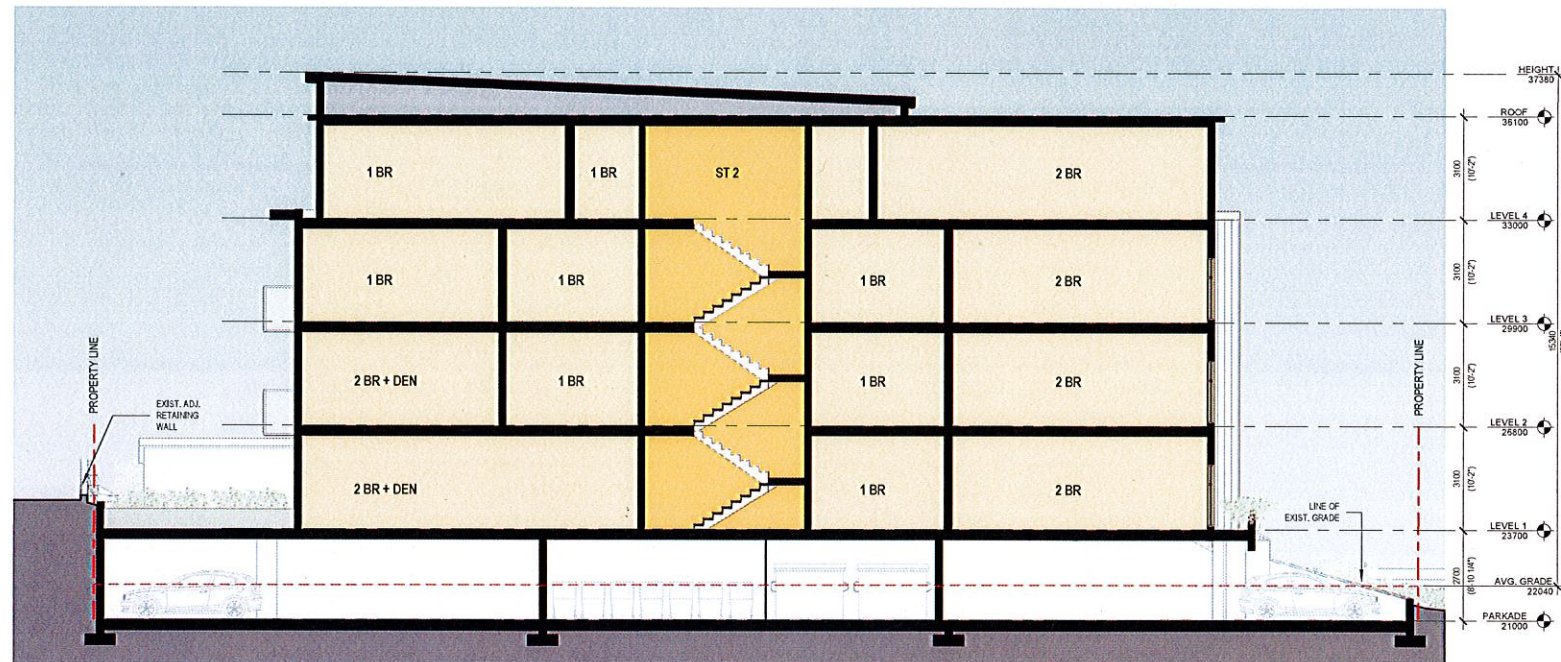
ELEVATIONS

2018.02.05 - REVISED PER PLANNING

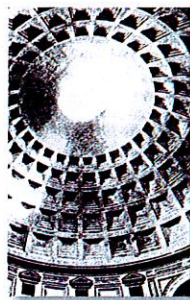
A06



① SHORT SECTION
1:100



② LONG SECTION
1:100



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838-842 ADMIRALS ROAD

PROJECT NO. 17-013

SECTIONS

2018.02.05 - REVISED PER PLANNING

A07



① SOUTHEAST PERSPECTIVE



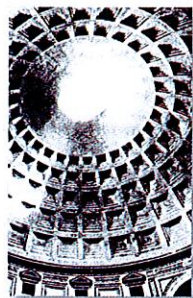
② NORTHEAST PERSPECTIVE



③ SOUTHWEST PERSPECTIVE



④ NORTHWEST PERSPECTIVE



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PROJECT NO. 17-013



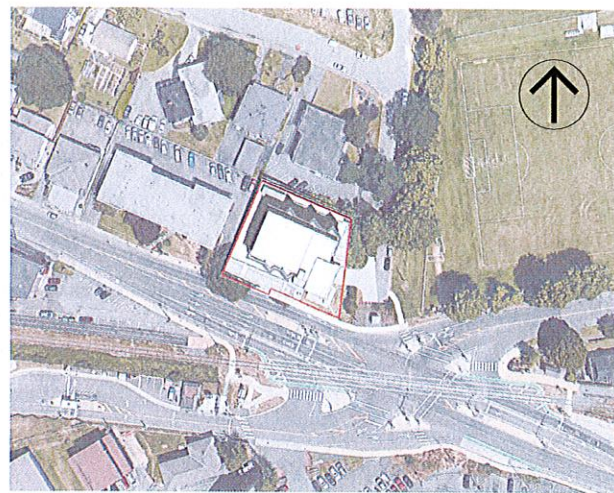
STREET VIEWS

2018.02.05 - REVISED PER PLANNING

A08



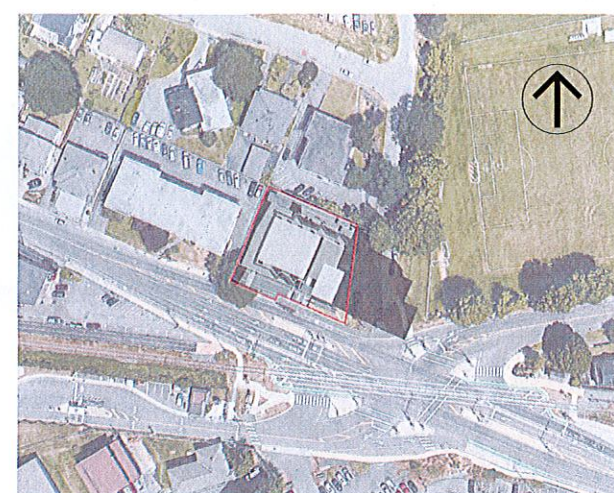
① SUMMER 9AM
1: 1200



② SUMMER 12PM
1: 1200

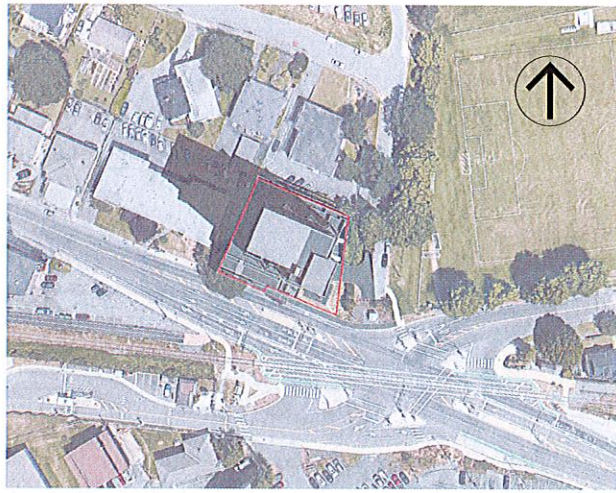


③ SUMMER 3PM
1: 1200

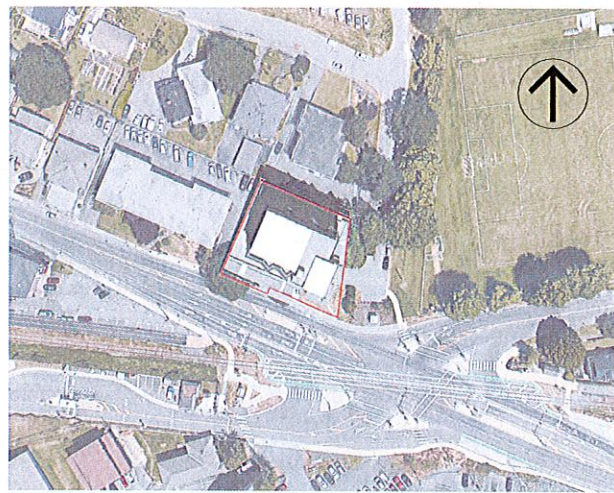


④ SUMMER 6PM
1: 1200

SUMMER SOLSTICE - JUNE 21



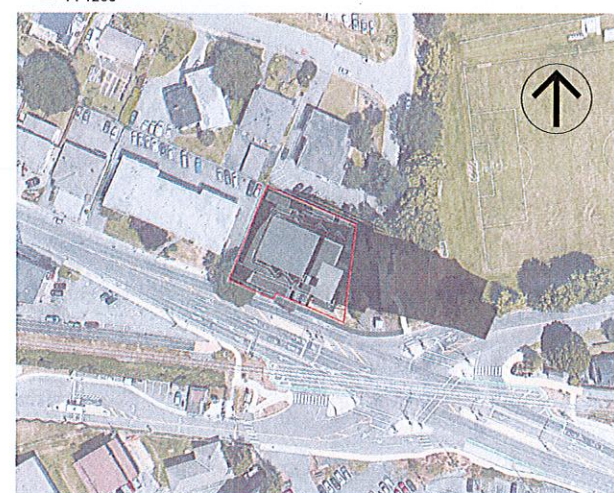
⑤ SPRING / FALL 9AM
1: 1200



⑥ SPRING / FALL 12PM
1: 1200

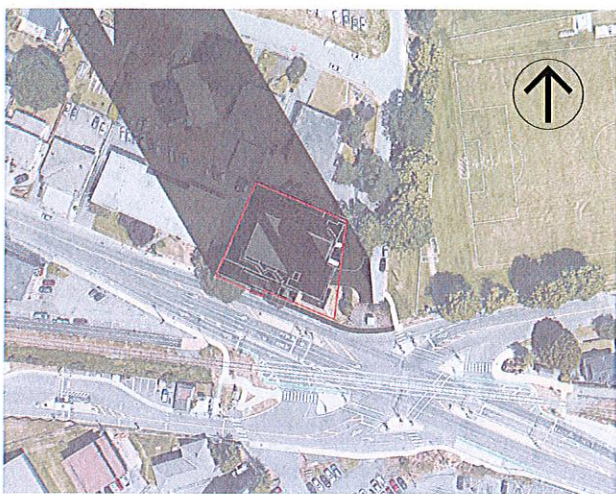


⑦ SPRING / FALL 3PM
1: 1200

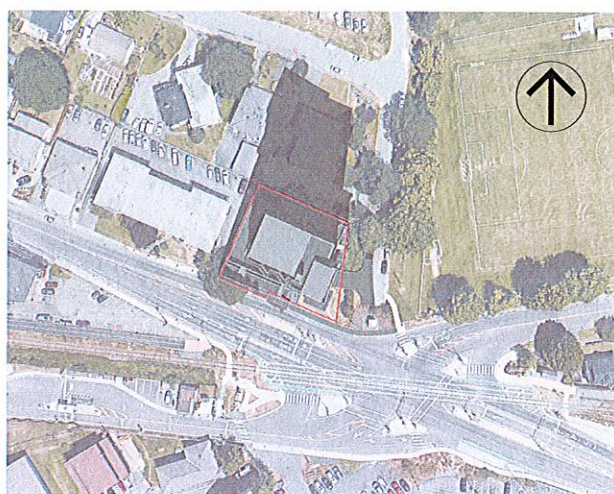


⑧ SPRING / FALL 6PM
1: 1200

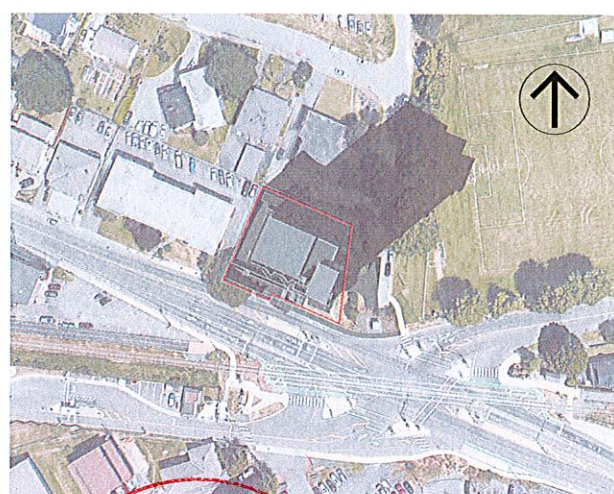
SPRING / FALL EQUINOX - MARCH 21 / SEPTEMBER 21



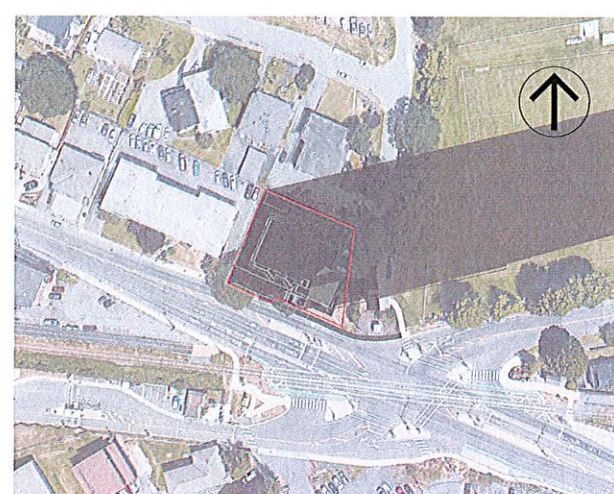
⑨ WINTER 9AM
1: 1200



⑩ WINTER 12PM
1: 1200

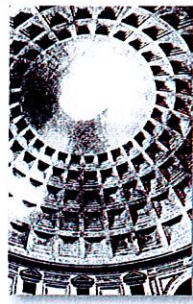


⑪ WINTER 3PM
1: 1200



⑫ WINTER 6PM
1: 1200

WINTER SOLSTICE - DECEMBER 21



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SHADOW STUDIES

2017.12.15 - REZONING APPLICATION

A09

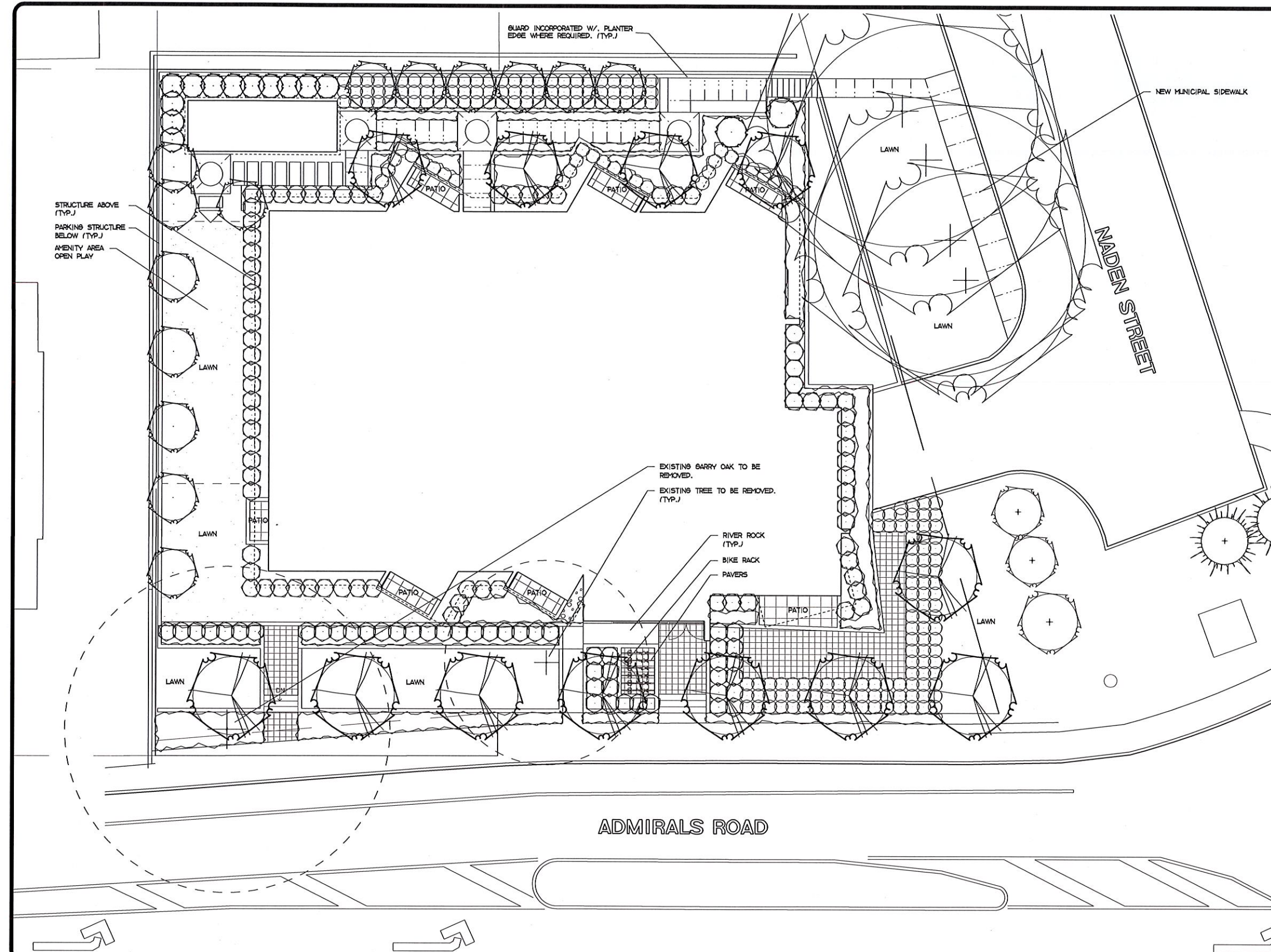


LEGEND

- COLUMNAR DECIDUOUS TREE TO BE A SELECTION OF:
COLUMNAR RED MAPLE, AUTUMN BALZE MAPLE,
ARISTONIA (GOLD) MAPLE
SIZE 7.0 CM CAL., APPROXIMATE NO. - 05
- SMALL DECIDUOUS TREE TO BE A SELECTION OF:
KOLJA 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 (BU), CANELIA (BU),
JAPANESE ARALIA (BU), LILAC (DEC)
SIZE 1.2 M HT., APPROXIMATE NO. - 14
- SPECIMEN SHRUB TO BE A SELECTION OF:
RHODODENDRON (BU), VIBURNUM (BU), DECIDUOUS
AZALEA (DEC), WILLOW LEAF COTONEASTER (BU),
SIZE 27 CM POT, APPROXIMATE NO. - 02
- LARGE SHRUB TO BE A SELECTION OF: GLOSSY
ABELIA (BU), PIERIS (BU), HANSA ROSE (DEC),
MEXICAN ORANGE (BU), DECIDUOUS AZALEA (DEC),
SIZE 27 CM POT, APPROXIMATE NO. - 12
- MEDIUM SHRUB TO BE A SELECTION OF: MAHONIA (BU),
RHODODENDRON (BU), JAPANESE AZALEA (BU), PINK
ESCALLONIA (BU), BARBERRY (BU), BUXUS (BU), FERNS (BU),
SIZE 27 CM POT, APPROXIMATE NO. - 125
- SMALL SHRUB TO BE A SELECTION OF: DWARF
RHODODENDRON (BU), EDWARD GOUCHER ABELIA (BU),
LAVENDER (BU), GOLD FLAME SPIREA (DEC), DWARF
JAPANESE AZALEA (BU), NEWPORT DWARF ESCALLONIA (BU),
LONG LEAF YAPONIA (BU), FERNS (BU),
SIZE 21 CM POT, APPROXIMATE NO. - 214
- VINES TO BE A SELECTION OF: HONEYSUCKLE (DEC),
ESSELBAYN IVY (DEC), CLEMATIS (DEC),
SIZE 21 CM POT, APPROXIMATE NO. - 13
- GROUNDCOVER TO BE A SELECTION OF:
PERIWINKLE (BU), KINKIDINICK (BU),
WINTERGREEN (BU), BEARBERRY (BU),
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
DESIGN	S.P.		
CHECKED	J.P.		
DATE	DECEMBER 19, 2017		
DRAWING	838 AR-PIR6.DWG		
FILE			



838-842 ADMIRALS ROAD
VICTORIA, B.C.

