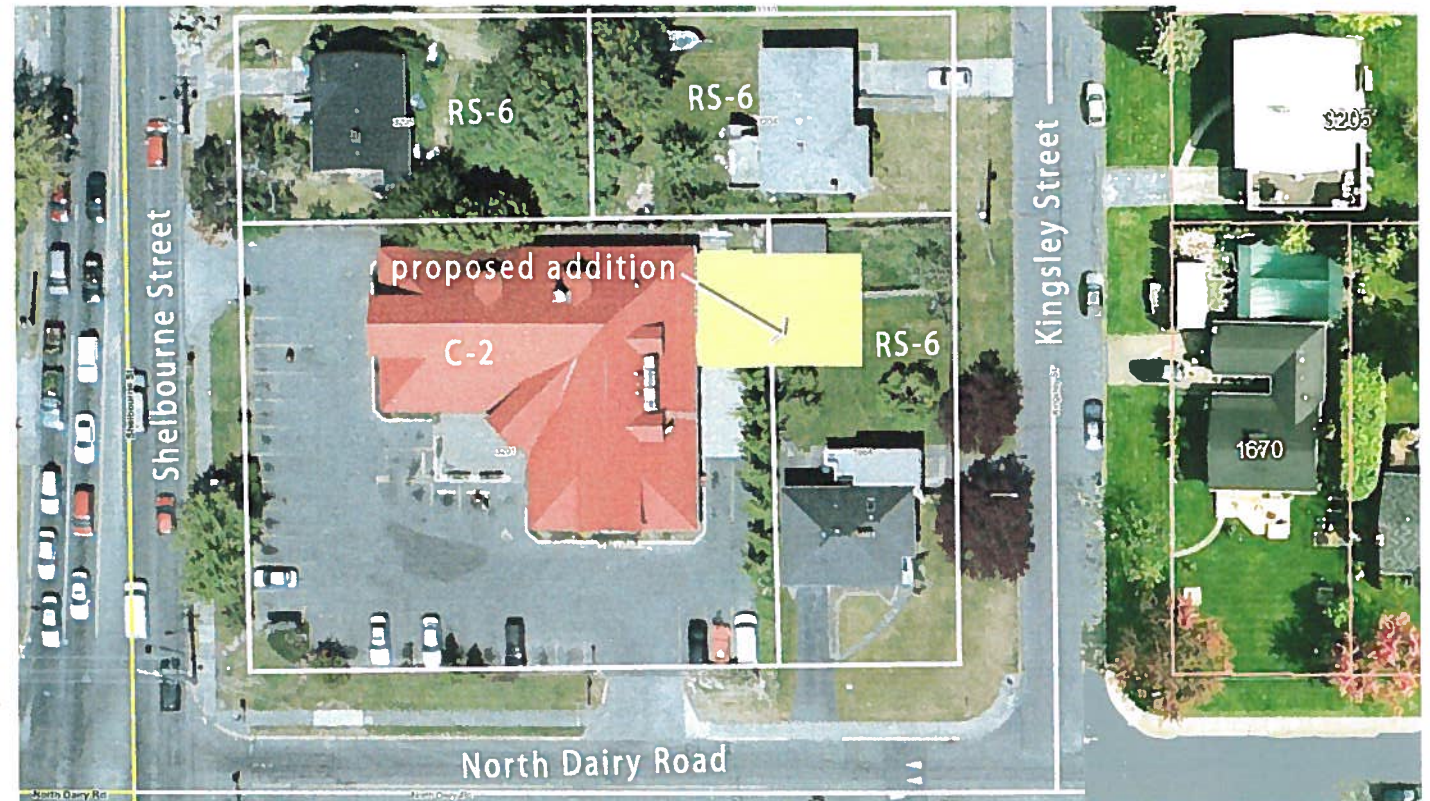




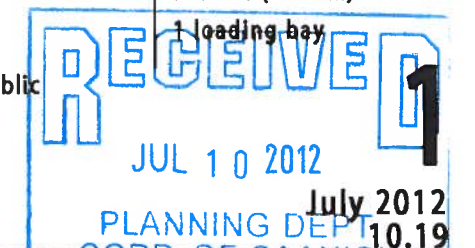
Data

address: 3201 Shelbourne Street and 1664 Kingsley Street
lot area: 22,475 sf (2088 sm) + 7718 sf (717 sm) = 30,193 sf (2805 sm)

Location Plan

	C-3L Zone Shopping Centre / Major Liquor Retail Zone	C-2LRS Zone General Commercial / Liquor Retail Zone	existing C-2 Zone General Commercial Zone	existing RS-6 Zone Single Family Dwelling Zone	PROPOSED New comprehensive Zone
Density	1.2 FSR max	1.2 FSR max	1.2 FSR max		0.27 FSR (7975 / 30193)
Setbacks					
Street:	24.6' (7.5 m)	24.6' (7.5 m)	24.6' (7.5 m)	19.7' (6.0 m)	25.0' (7.6 m)
Rear:	n/a	n/a	n/a	24.6' (7.5 m)	n/a
Interior Side: (next to RS Zone)	9.8' (3.0 m)	9.8' (3.0 m)	9.8' (3.0 m)	4.9' (1.5 m)	9.8' (3.0 m)
Exterior Side:				11.5' (3.5 m)	44.0' 13.4 m)
Height	49.2' (15.0 m) max.	49.2' (15.0 m) max.	49.2' (15.0 m) max.	24.6' (7.5 m)	23.0' (7.0 m)
Liquor Store gross floor area max.	7535 sf (700 sm)	2960 sf (275 sm)	n/a		6050 sf (562 sm) plus 1925 sf (179 sm) equals 7975 sf (741 sm)
Loading:	1 loading bay	1 loading bay	1 loading bay		1 loading bay
Parking:	required: 1 space per 59 sf (5.5 sm) of gross floor area open to the public therefore, 2950 sf / 59 sf = 50 parking spaces proposed: 45 spaces (existing: 35 spaces)				

PROPOSED IMPERVIOUS AREA: 71.4%



Hillside Liquor Store - Proposed Addition 3201 Shelbourne / 1664 North Dairy Road, Saanich, BC

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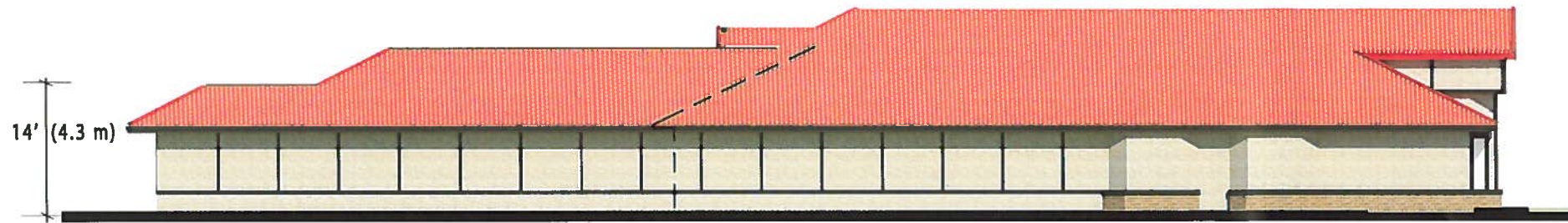
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South (street) Elevation

scale: 1/8" = 1'-0"

proposed addition



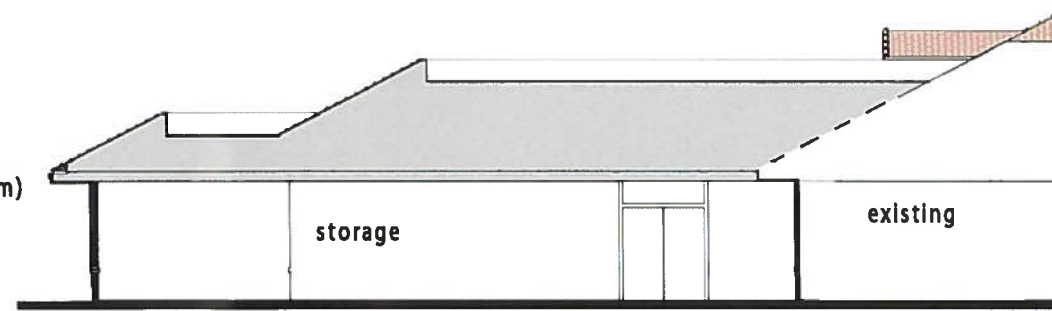
North (interior side) Elevation

proposed addition
Finishes to match existing - typical



East (street) Elevation

proposed addition

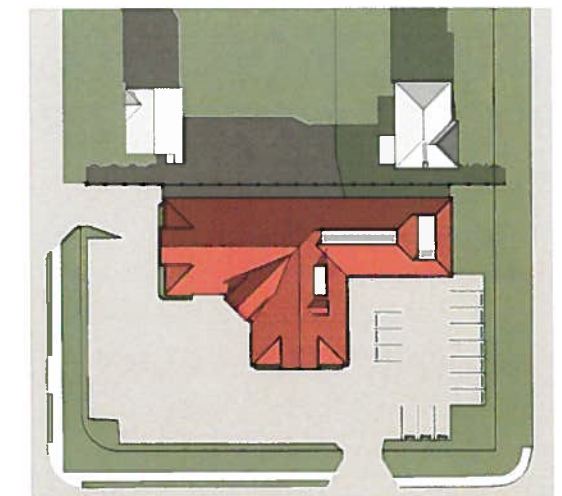


Schematic Section

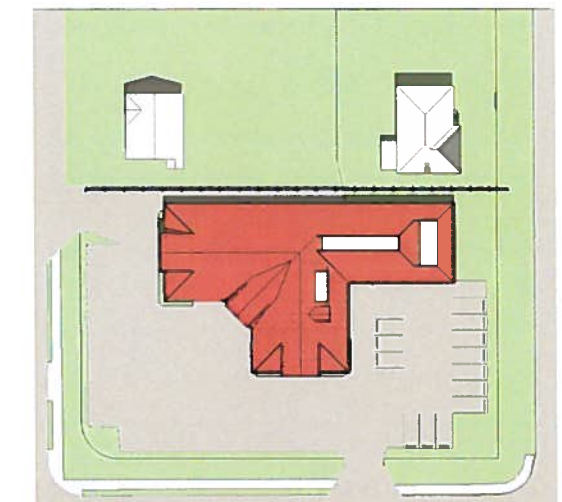
proposed addition

storage

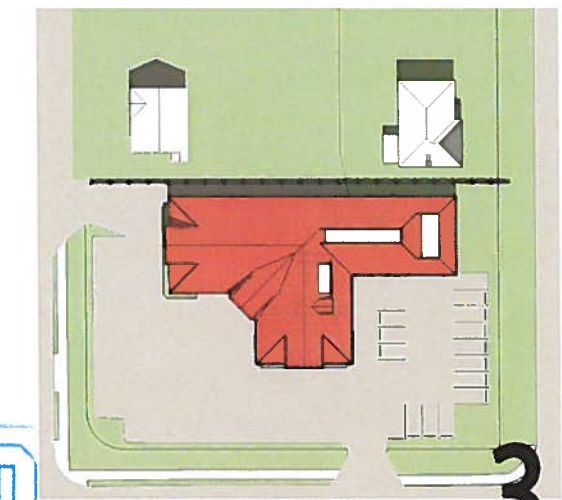
existing



Dec 21, Noon



June 21, Noon



March 21 / September 21, Noon

Shadow Analysis

July 2012
10.19

Sustainable Features

Storm water management with rain garden / retention pond and permeable paving

Use of drought tolerant plant species and high efficiency irrigation system with timer and rain sensors

Use of low VOC paints, adhesives and sealants

Durable exterior cladding materials

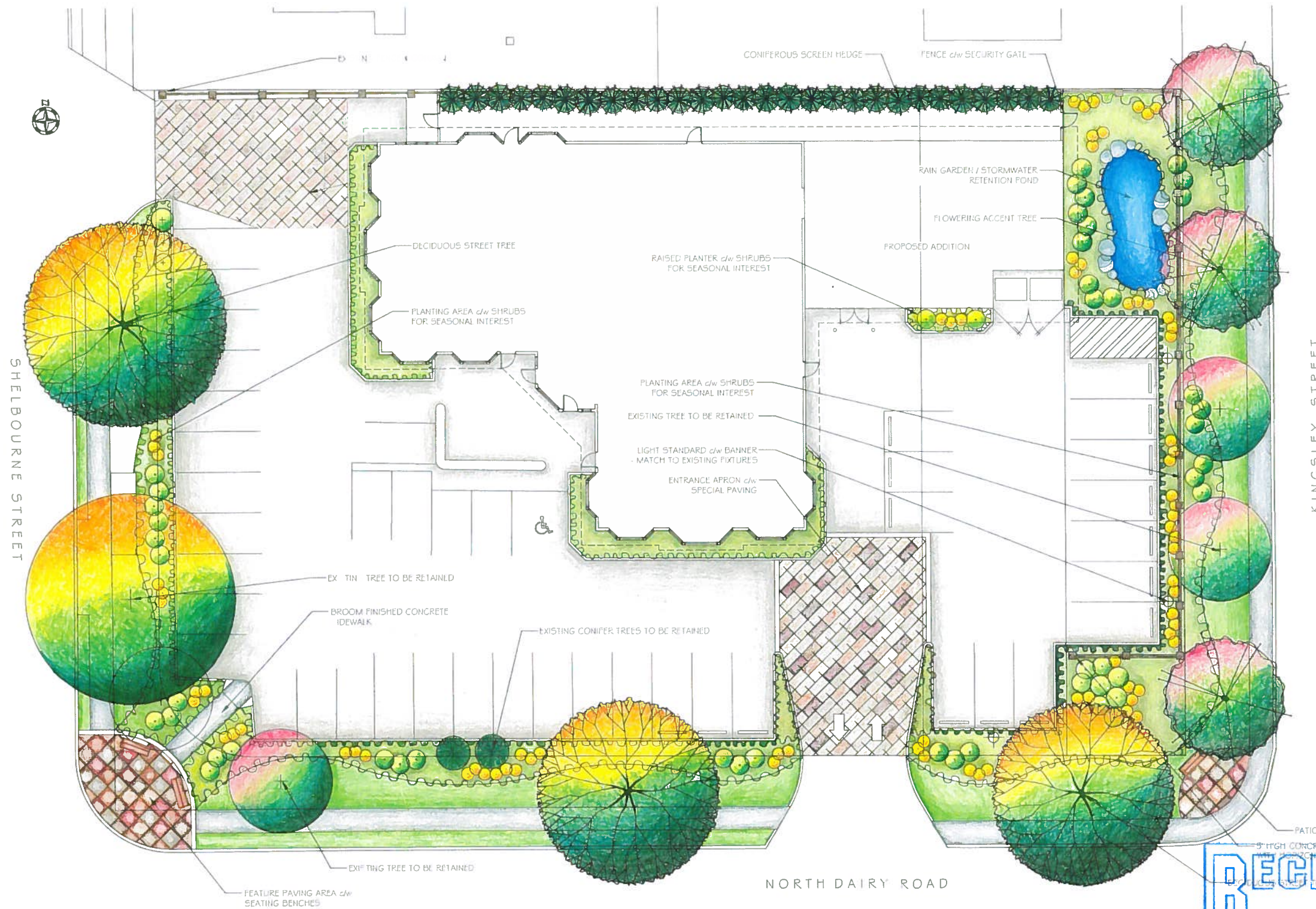


Hillside Liquor Store - Proposed Addition 3201 Shelbourne / 1664 North Dairy Road, Saanich, BC

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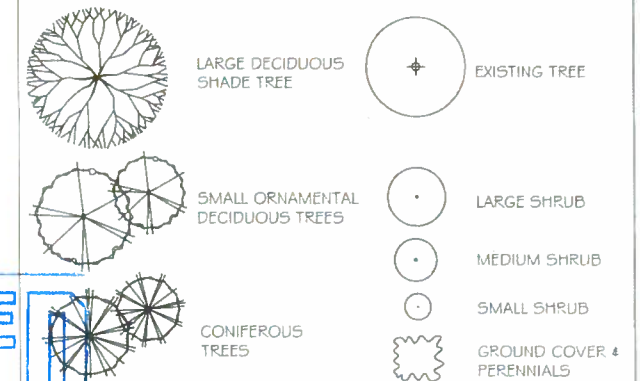


Suggested Plant List

	Common Name	Latin Name	Size
Trees	Katsura Tree	<i>Cercidiphyllum japonicum</i>	8cm Cal
	Japanese Flowering Plum	<i>Prunus cerasifera</i> var. 'Pissardi Nigra'	8cm Cal
Medium Shrubs	Mancian Orange Blossom	<i>Chorisia temata</i>	#2 Pot
	Dwarf Winged Burning Bush	<i>Euonymus alata</i> var. 'Compacta'	#2 Pot
	Heavenly Bamboo	<i>Nandina domestica</i> var. 'Gulf Stream'	#5 Pot
	New Zealand Flax	<i>Phormium tenax</i> var. 'Bronze Baby'	#2 Pot
	Rhododendron	<i>Rhododendron</i> var. 'Unique'	#2 Pot
	David Viburnum	<i>Viburnum davidii</i>	#2 Pot
Small Shrubs	Evergreen Azalea	<i>Azalea japonica</i> var. 'Gumpo White'	#1 Pot
	Winter Flowering Heather	<i>Erica darlyensis</i> var. 'Arthur Johnson'	#1 Pot
	Dwarf Escallonia	<i>Escallonia</i> X 'Newport Dwarf'	#1 Pot
	Creeping Euonymus	<i>Euonymus fortunei</i> var. 'Emerald Gaiety'	#1 Pot
	Dwarf Pinks	<i>Pinks japonica</i> var. 'Debutante'	#1 Pot
	Dwarf Rhododendron	<i>Rhododendron</i> var. 'Bow Bells'	#1 Pot
Perennials	Hardy Geranium	<i>Geranium macrorrhizum</i> & 'sanguineum'	#sp5 Pot
	Pink Dwarf Daylily	<i>Hemerocallis</i> var. 'Hail's Pink'	#sp5 Pot
	Yellow Dwarf Daylily	<i>Hemerocallis</i> var. 'Stella d'Oro'	#sp5 Pot
	Coral Bells	<i>Heuchera micrantha</i> var. 'Bressingham Bronze'	#sp5 Pot
	Sweet Iris	<i>Iris pallida</i> var. 'Aureo-Variegata'	#sp5 Pot
	Lavender	<i>Lavandula angustifolia</i> var. 'Hidcote'	#sp5 Pot
Grasses	Japanese Variegated Sedge	<i>Carex morrowii</i> var. 'Aureo-variegata'	#5P5 Pot
	Orange Flame Sedge	<i>Carex testacea</i>	#5P5 Pot
Ground Covers	Bearberry	<i>Arctostaphylos uva-ursi</i> var. 'Vancouver Jade'	#sp4 Pot
	Heartleaf Bergenia	<i>Bergenia cordifolia</i> var. 'Bressingham'	#sp5 Pot
	Penwinkle	<i>Viola minor</i> var. 'Alba'	#sp4 Pot

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification
- All areas to be irrigated with an automatic underground system.

PLANTING LEGEND



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HILLSIDE LIQUOR STORE EXPANSION

LANDSCAPE CONCEPT PLAN

SCALE: 3/32"=1'-0"

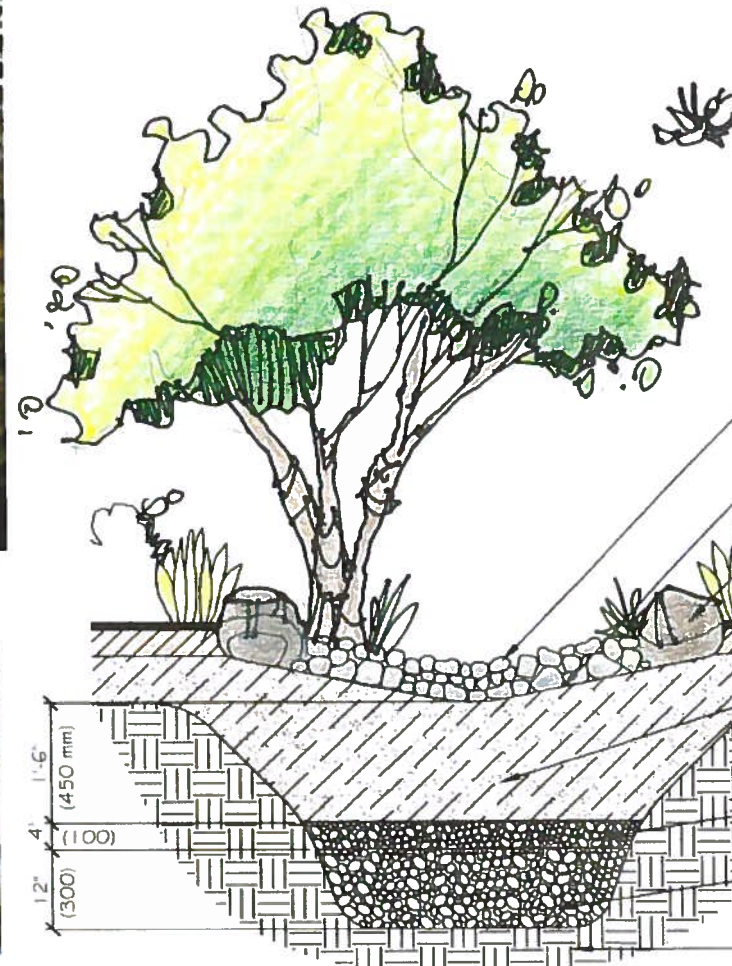
APRIL 11, 2012

4★ SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 250.590.5302

Image Board Hillside Liquor Store



Katsura



BIOSWALE

SCALE

3/4" = 1'-0"



Mexican Orange Blossom

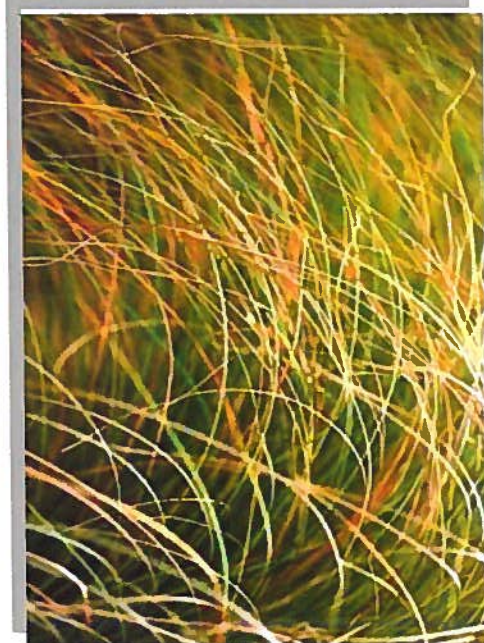


Stella d'Oro Daylily and Wintercreeper

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Oriental Fountain Grass



Orange Flame Sedge



Dwarf Escallonia



Japanese Flowering Plum