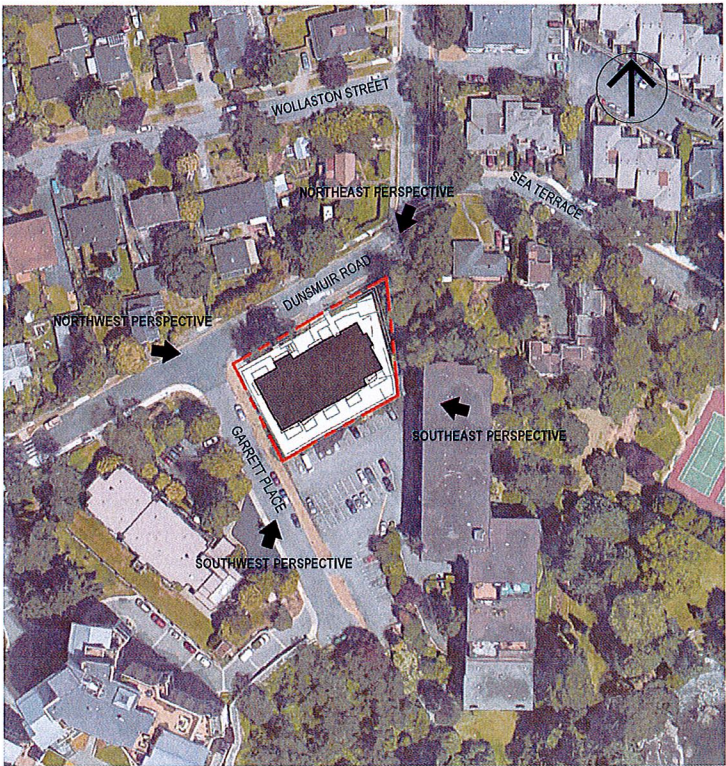


DUNSMUIR 833 + 835

ISSUED FOR REZONING - 2017.12.12



VIEW FROM DUNSMUIR AT GARRETT



CONTEXT PLAN

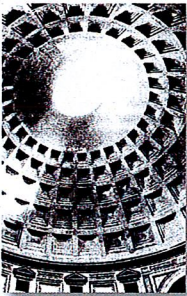
PROPOSED PROJECT INFORMATION

EXISTING ZONING	835 = RD-3 (2 FAMILY / 1 FAMILY)	
	833 = RM-4 (MULTI-FAMILY)	
REZONE TO	NEW COMPREHENSIVE ZONE	
SITE AREA	0.15 Ha / 0.37 Ac / 1,528 m ² / 16,447 ft ²	
NO. UNITS	34 (5 STOREYS)	
PARKING PROVIDED	35	
BIKE PARKING	51 + RACK FOR 6 AT ENTRANCE	
UNIT AREA (+/-)	50m ² (538 ft ²) - 113 m ² (1,216 ft ²)	
TOTAL UNIT AREA	2,176 m ² (23,422 ft ²)	
BUILDING AREA	628 m ² (6,760 ft ²)	
FLOOR AREA RATIO	1.4 : 1	
COVERAGE	41%	
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: +2m @ ENTRY
VARIANCE REQ'D: + 1.9m @ S/E CORNER

DRAWING LIST

A00	COVER PAGE
A01	SITE PLAN
A02	PARKADE
A03	LEVEL 1
A04	LEVEL 2
A05	LEVEL 3 - 4
A06	LEVEL 6
A07	ELEVATIONS
A08	SECTIONS
A09	STREET VIEWS
A10	SHADOW STUDIES
L1	LANDSCAPE PLAN



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architects inc.

DUNSMUIR 833 + 835

833/835 DUNSMUIR ROAD

PROJECT NO. 17-012

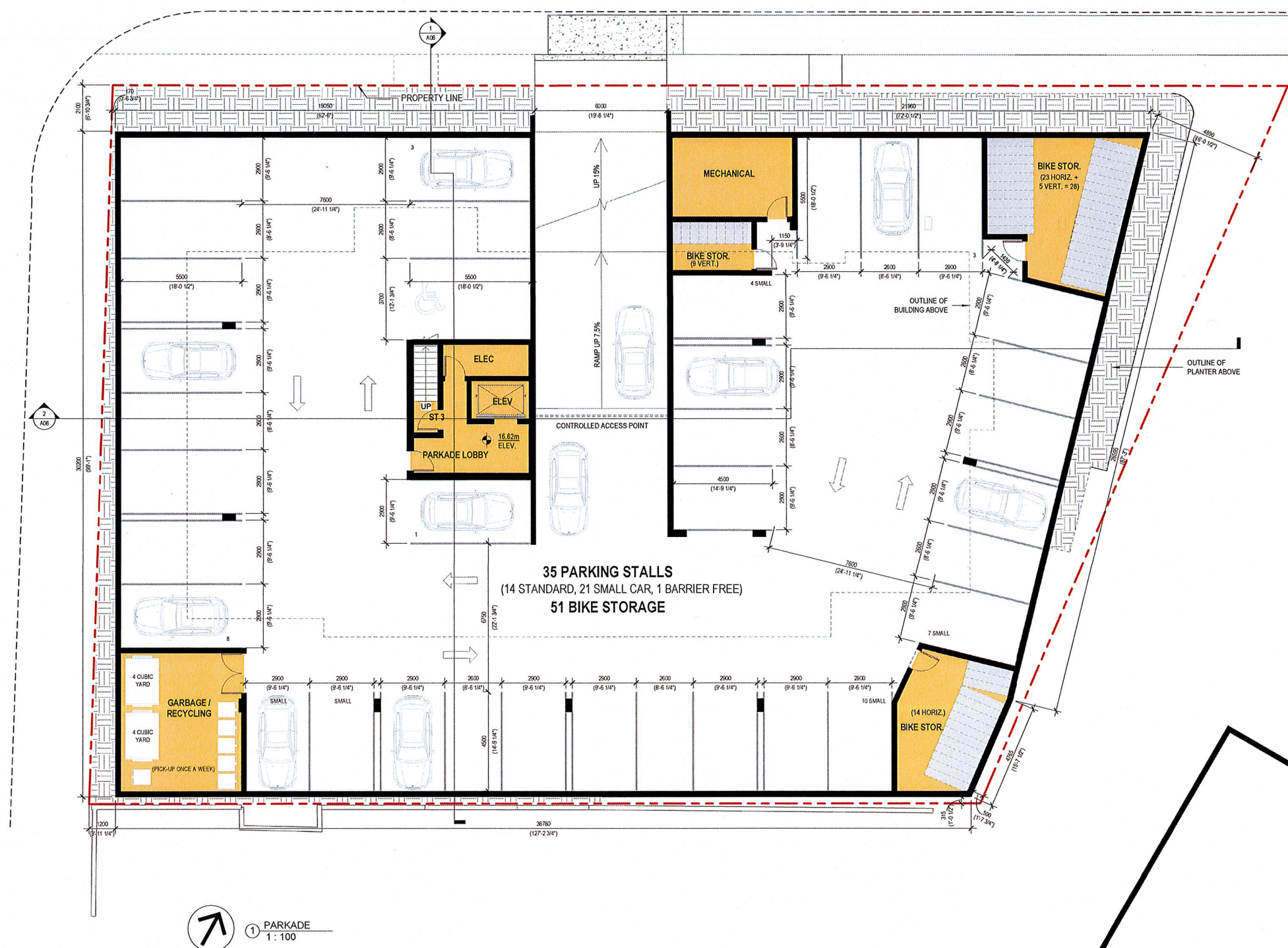
COVER PAGE

2018.01.30 - REVISED PER PLANNING

A0.0

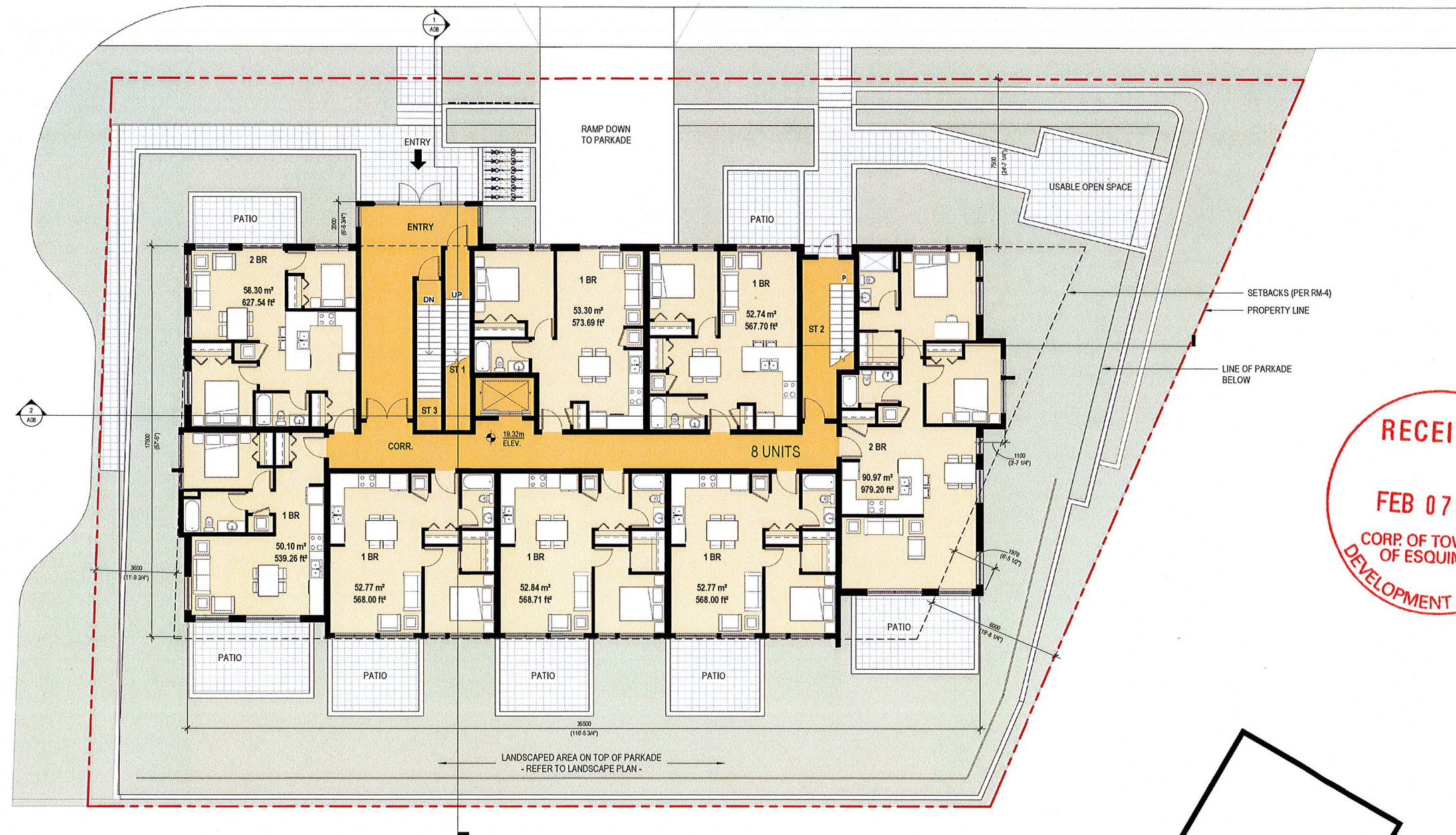


A01

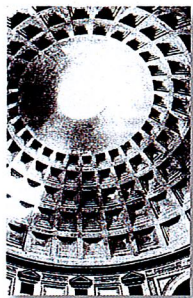


DUNSMUIR ROAD

GARRETT PLACE



① LEVEL 1
1: 100



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DUNSMUIR 833 + 835

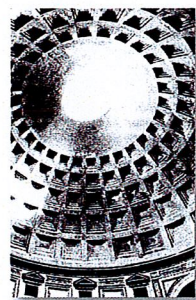
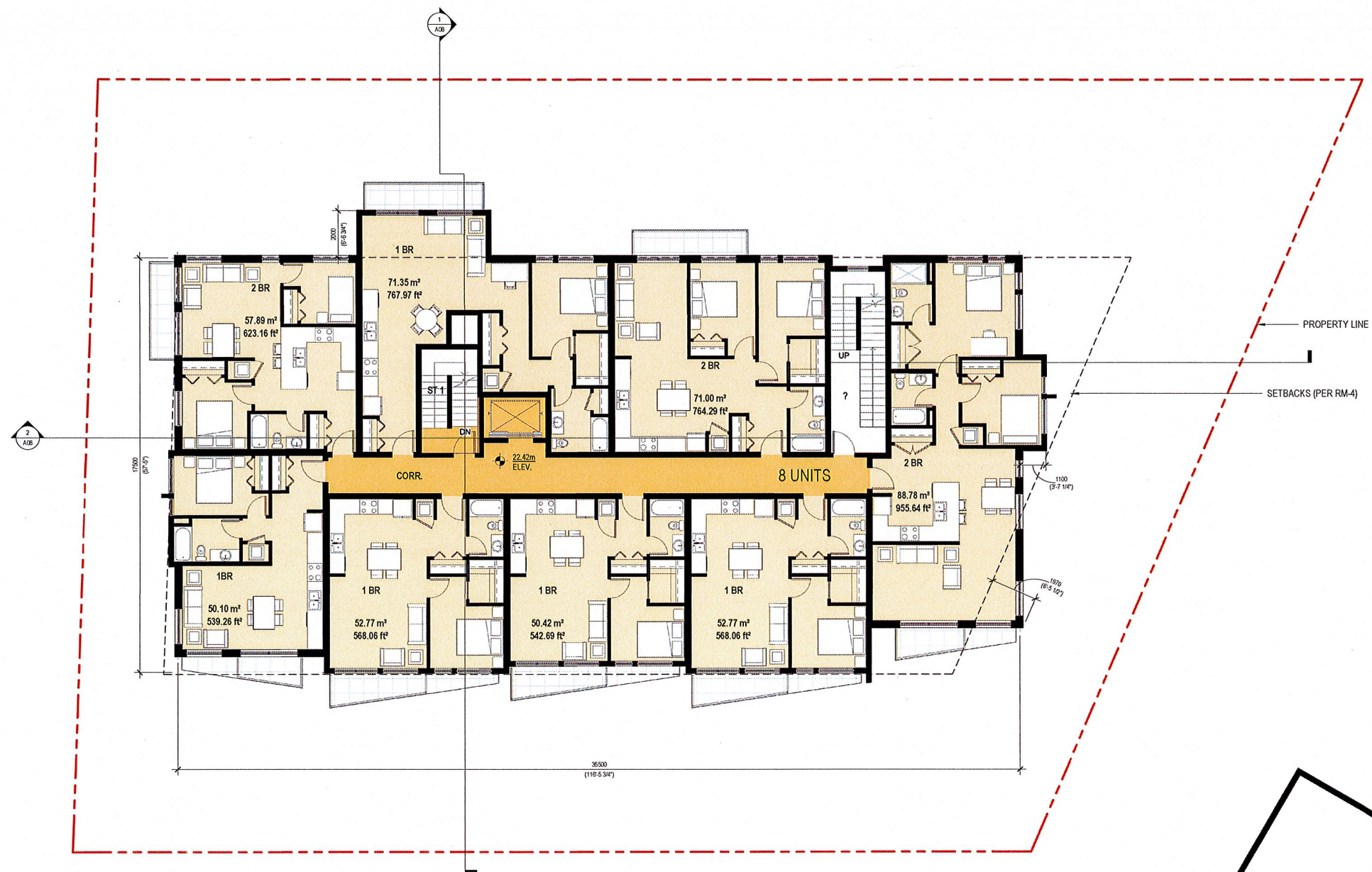
833/835 DUNSMUIR ROAD

PROJECT NO. 17-012

LEVEL 1

2018.01.30 - REVISED PER PLANNING

A03



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architects inc.

DUNSMUIR 833 + 835

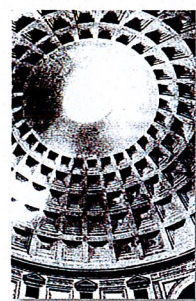
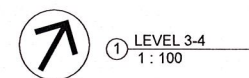
833/835 DUNSMUIR ROAD

PROJECT NO. 17-012

LEVEL 2

2018.01.30 - REVISED PER PLANNING

A04



P R A X I S
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DUNSMUIR 833 + 835

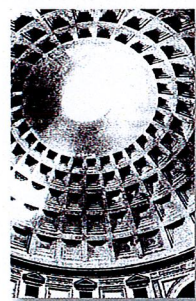
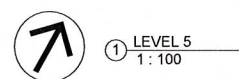
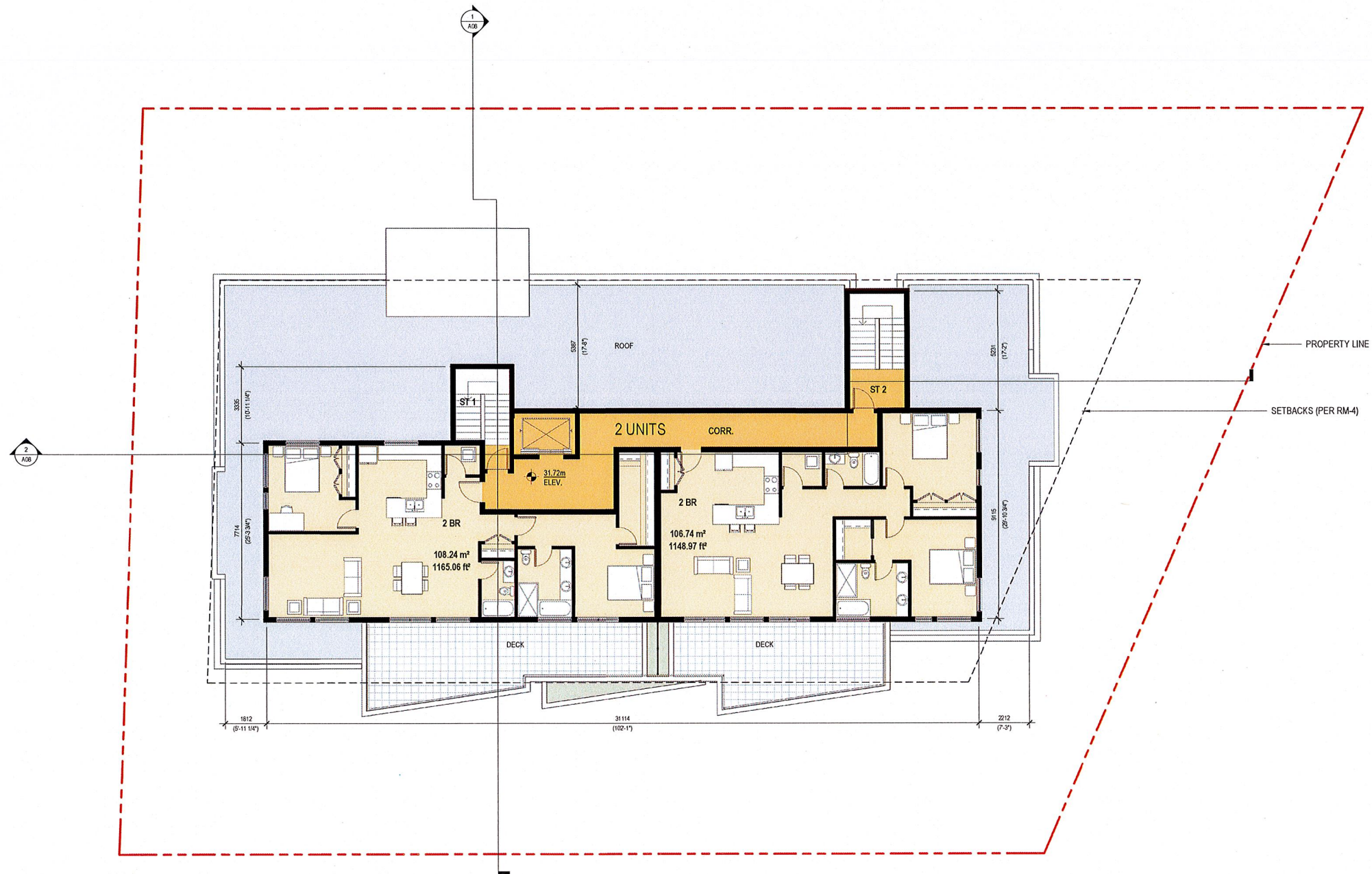
833/835 DUNSMUIR ROAD

PROJECT NO. 17-012

LEVEL 3-4

2018.01.30 - REVISED PER PLANNING

A05



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architects inc.

DUNSMUIR 833 + 835

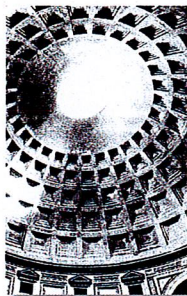
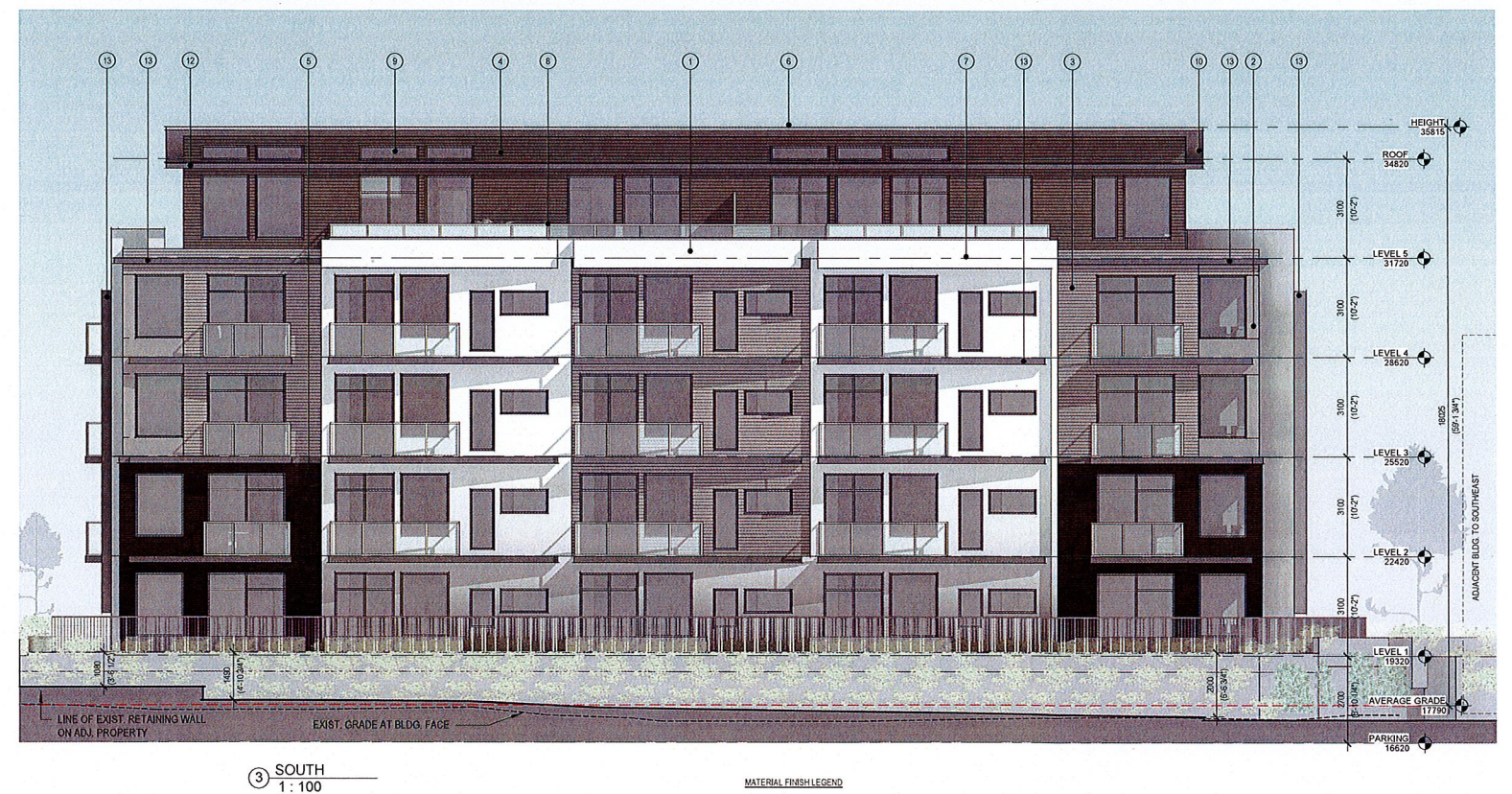
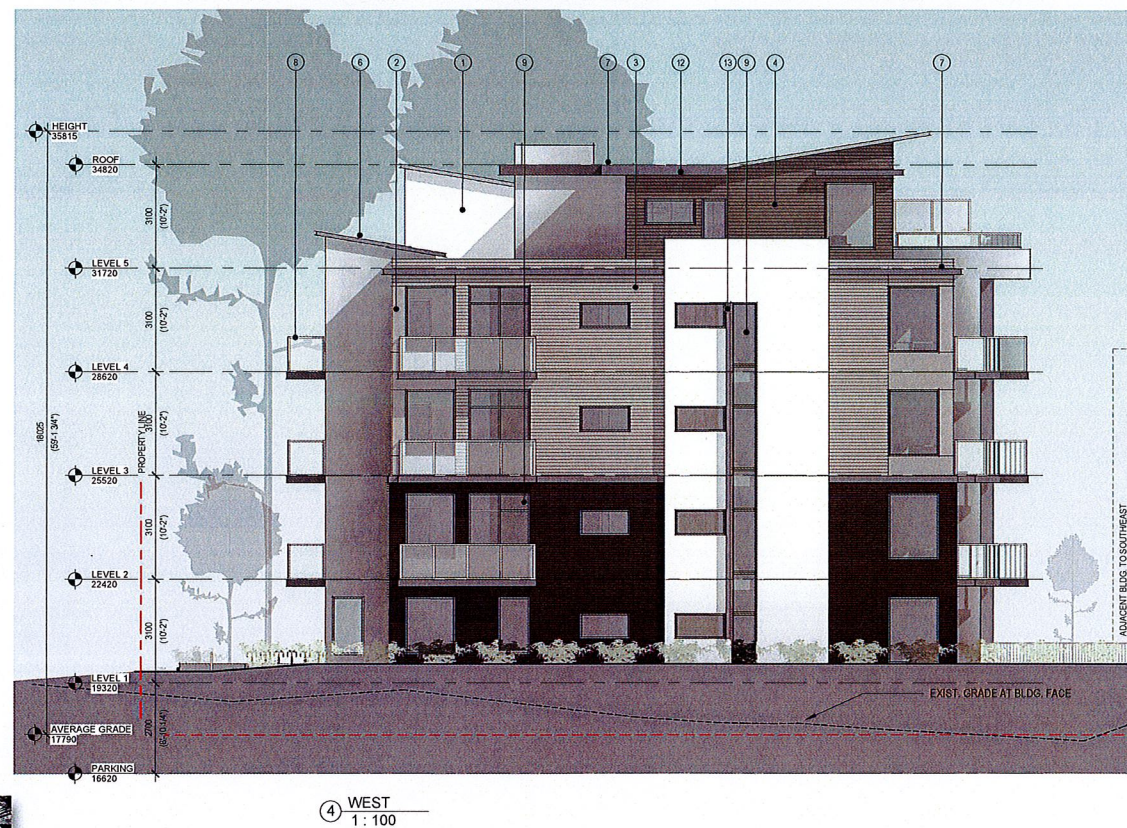
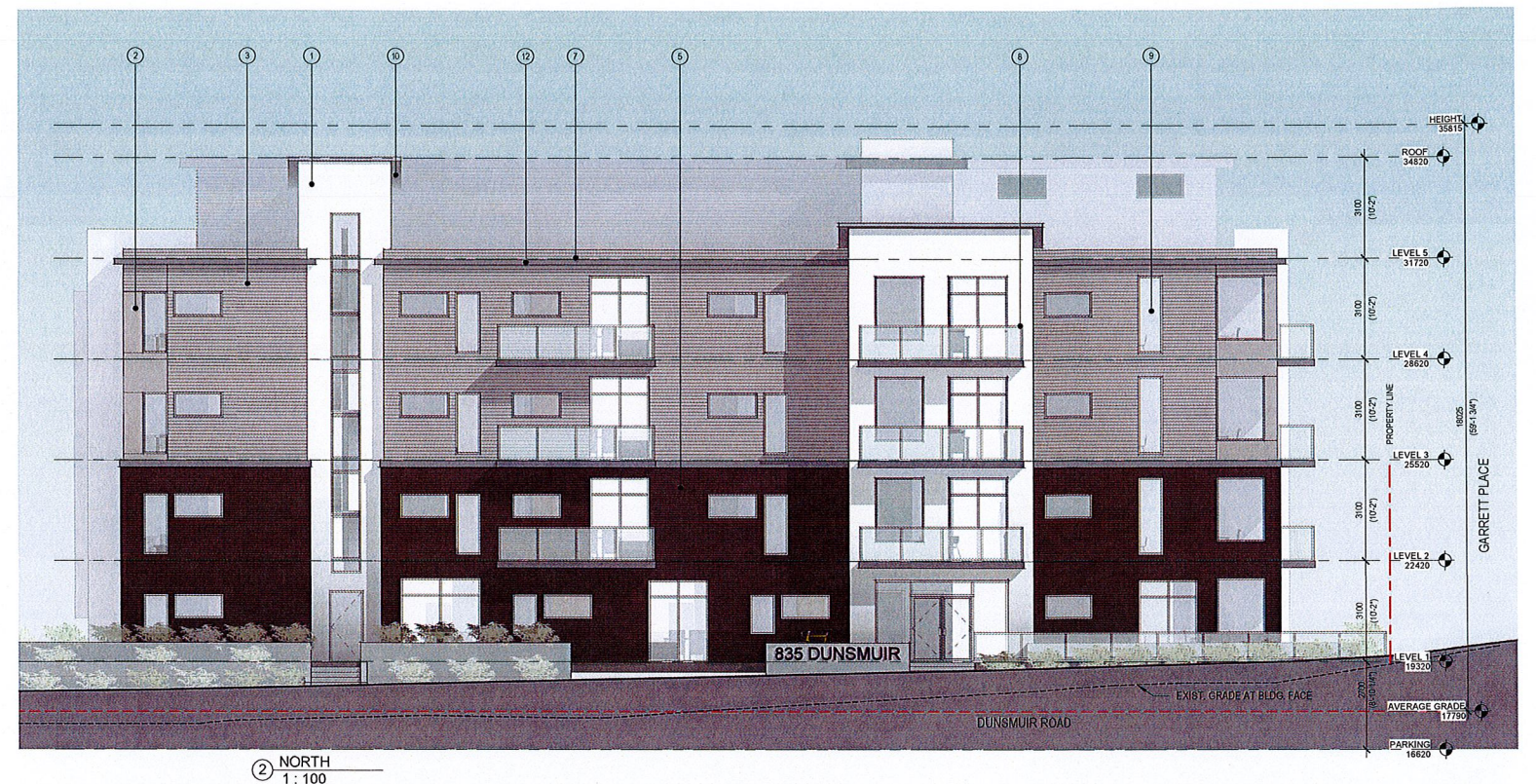
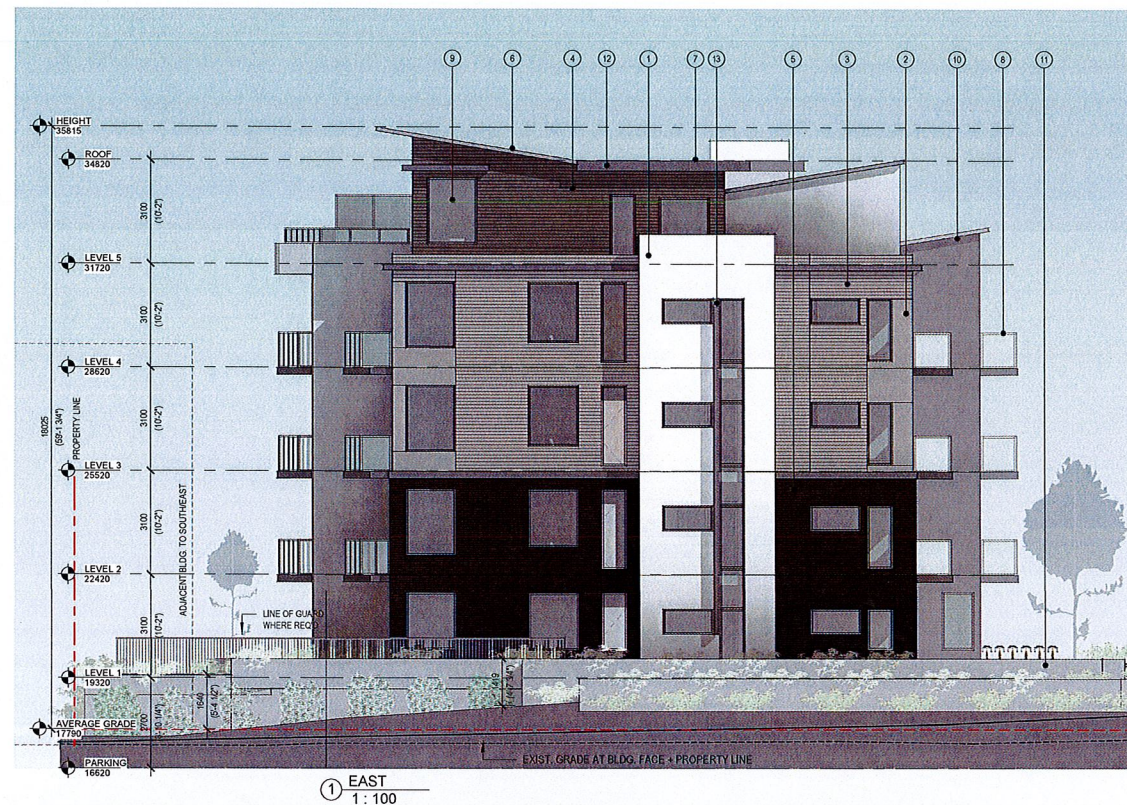
833/835 DUNSMUIR ROAD

PROJECT NO. 17-012

LEVEL 5

2018.01.30 - REVISED PER PLANNING

A06



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DUNSMUIR 833 + 835

833/835 DUNSMUIR ROAD

PROJECT NO. 17-012



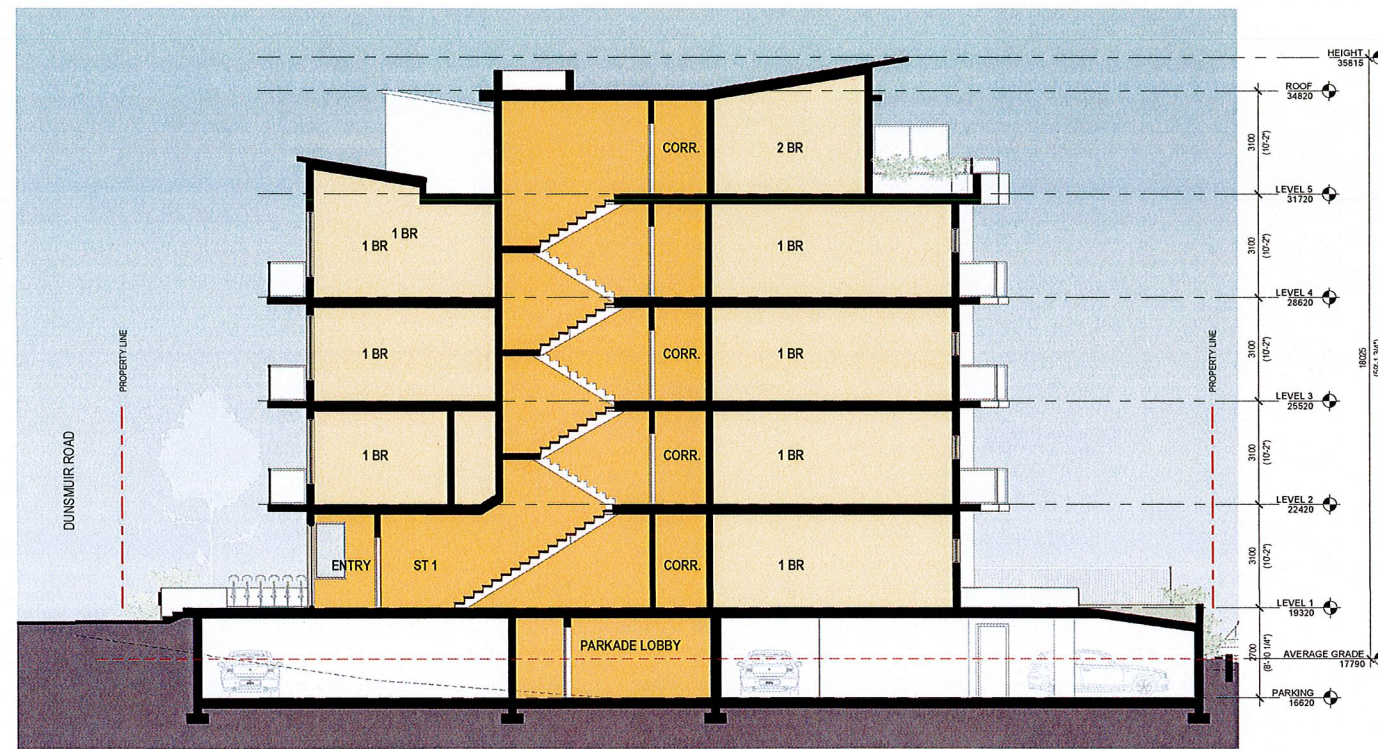
MATERIAL FINISH LEGEND

- | | | |
|--|--|-------------------------------|
| ① FIBRE CEMENT PANEL - ARCTIC WHITE | ⑤ BRICK - ENKOCOTT - MAGNANISE IRONSPOT VELOUR MODULAR | ⑨ ALUMINUM CLAD VINYL WINDOWS |
| ② FIBRE CEMENT PANEL - PEARL GRAY | ⑥ METAL STANDING SEAM ROOF (CHARCOAL) | ⑩ SOFFIT |
| ③ HORIZONTAL SIDING - FIBRE CEMENT - PEARL GRAY | ⑦ SRS MEMBRANE ROOF | ⑪ CONC. PLANTER |
| ④ HORIZONTAL SIDING - FIBRE CEMENT - AGED PEWTER | ⑧ GLASS AND ALUMINUM RAILING | ⑫ FASCIA |
| | | ⑬ SUNSHADE (PREFIN. METAL) |

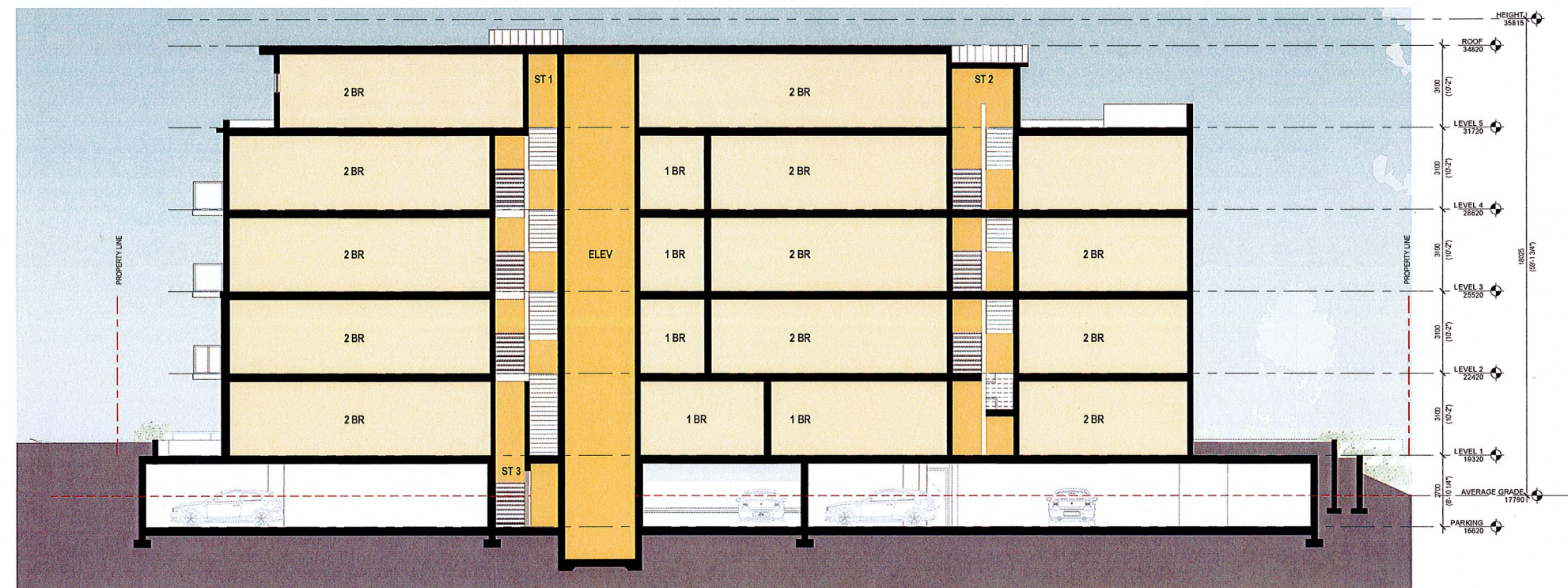
ELEVATIONS

2018.01.30 - REVISED PER PLANNING

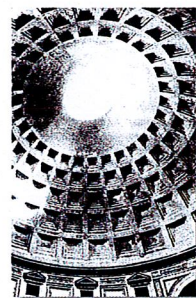
A07



① SHORT SECTION
1:100



② LONG SECTION
1:100



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DUNSMUIR 833 + 835

833/835 DUNSMUIR ROAD

PROJECT NO. 17-012

SECTIONS

2018.01.30 - REVISED PER PLANNING

A08



① NORTHWEST PERSPECTIVE (FROM DUNSMUIR ROAD)



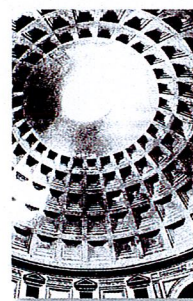
② NORTHEAST PERSPECTIVE (FROM DUNSMUIR ROAD)



③ SOUTHWEST PERSPECTIVE (FROM GARRETT PLACE)



④ SOUTHEAST PERSPECTIVE (FROM APARTMENT PARKING LOT)



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DUNSMUIR 833 + 835

833/835 DUNSMUIR ROAD

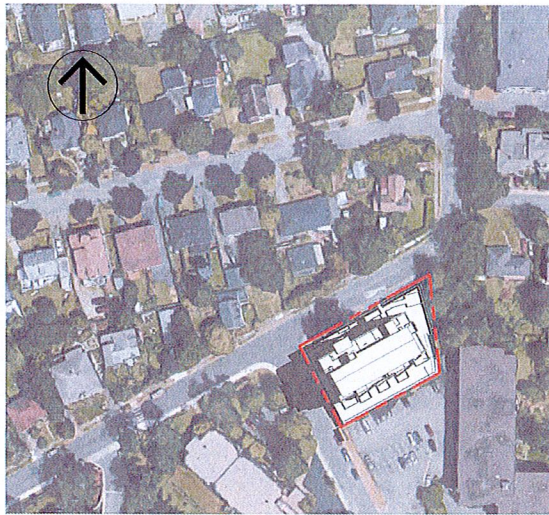
PROJECT NO. 17-012



STREET VIEWS

2018.01.30 - REVISED PER PLANNING

A09



① SUMMER 10AM
1: 1200



② SUMMER 12PM
1: 1200



③ SUMMER 3PM
1: 1200

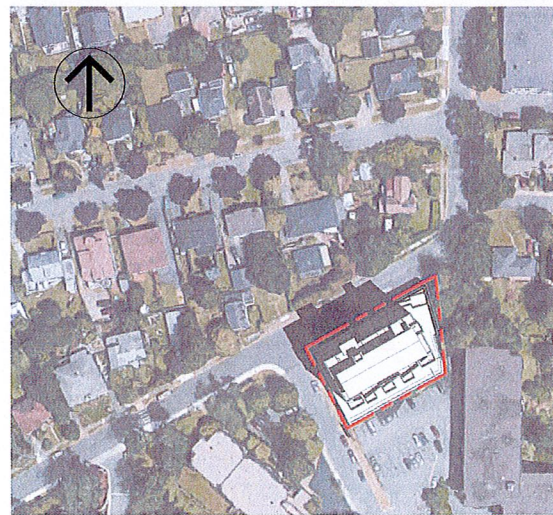


④ SUMMER 5PM
1: 1200

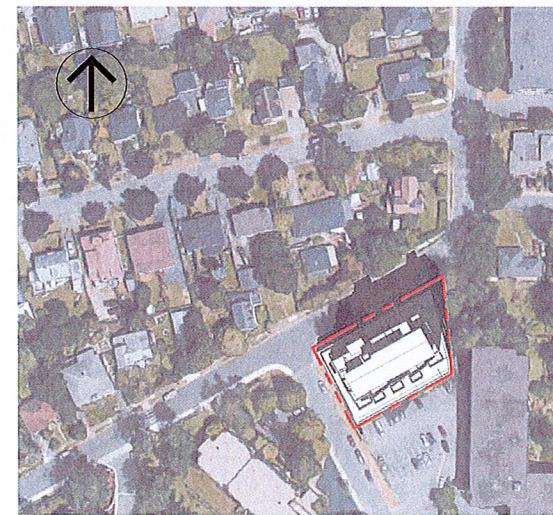
SUMMER SOLSTICE - JUNE 21



⑤ SPRING / FALL 10AM
1: 1200



⑥ SPRING / FALL 12PM
1: 1200

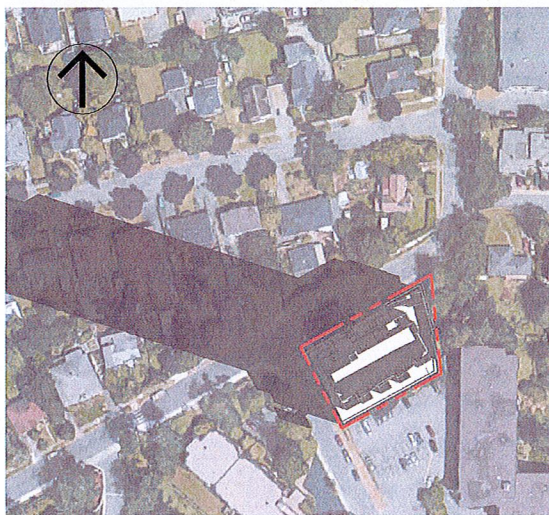


⑦ SPRING / FALL 3PM
1: 1200

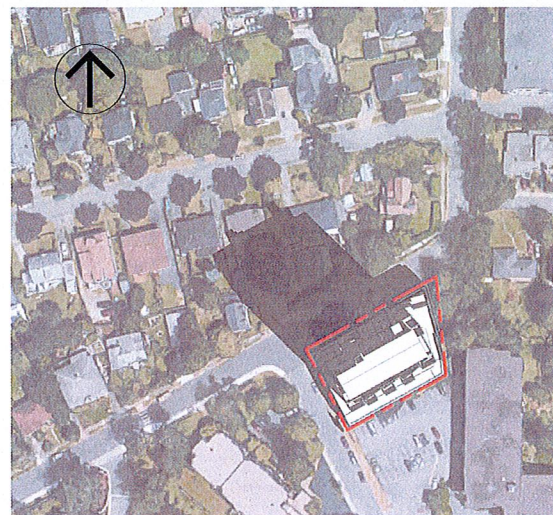


⑧ SPRING / FALL 5PM
1: 1200

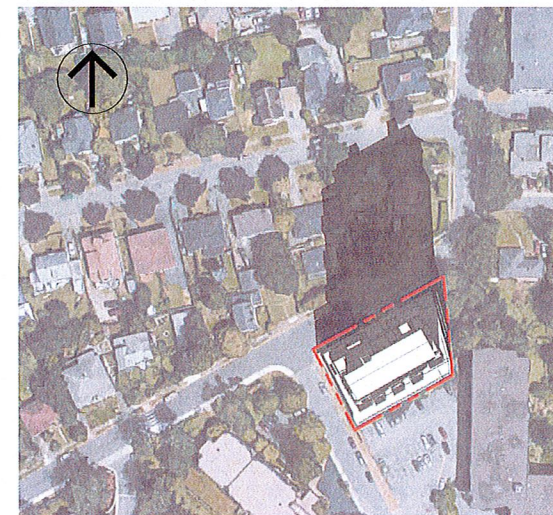
SPRING / FALL EQUINOX - MARCH 21 / SEPTEMBER 21



⑨ WINTER 10AM
1: 1200



⑩ WINTER 12PM
1: 1200

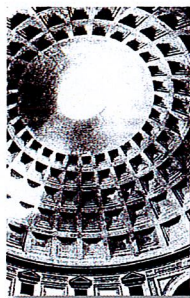


⑪ WINTER 3PM
1: 1200



⑫ WINTER 5PM
1: 1200

WINTER SOLSTICE - DECEMBER 21



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DUNSMUIR 833 + 835

833/835 DUNSMUIR ROAD

PROJECT NO. 17-012



SHADOW STUDIES

2017.12.12 - REZONING APPLICATION

A10

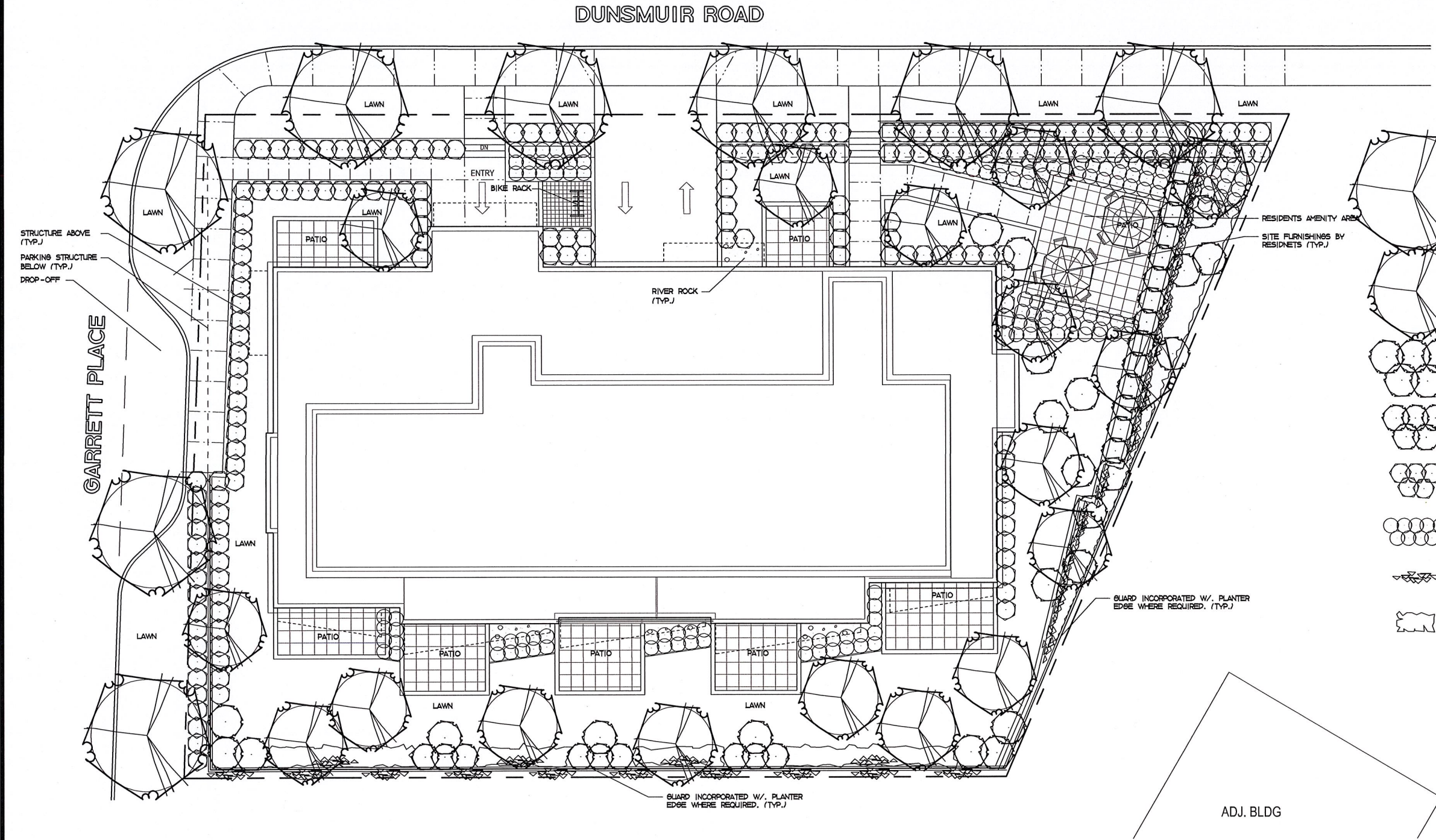


LEGEND

- MEDIUM DECIDUOUS TREE TO BE A SELECTION OF:
RED MAPLE (KATSURAI), RED HEDGE MAPLE, POPEY
LOCUST, LITTLE LEAF LINDEN, TREVILIAN ASPEN,
SIZE 6.0 CM CAL., APPROXIMATE NO. 8
- SMALL DECIDUOUS TREE TO BE A SELECTION OF:
KOLSA DOGWOOD, RED DOGWOOD, JAPANESE MAPLE,
SIZE 2.0 - 2.5 M HT., APPROXIMATE NO. - 17
- SPECIMEN SHRUB TO BE A SELECTION OF:
RHODODENDRON (BL), VIBURNUM (BL), DECIDUOUS
AZALEA (DEC), WILLOWLEAF COTONEASTER (BL),
PORTUGUESE LAUREL (BL), RUSSIA ESCALLONIA (BL),
SIZE 27 CM POT, APPROXIMATE NO. - 23
- LARGE SHRUB TO BE A SELECTION OF: GLOSSY
ABELIA (BL), PIERIS (BL), RHODODENDRON (BL),
MEXICAN ORANGE (BL), DECIDUOUS AZALEA (DEC),
COTONEASTER (BL), PORTUGUESE LAUREL (BL),
FIRETHORN (BL), HYDRANGEA (DEC),
SIZE 27 CM POT, APPROXIMATE NO. - 23
- 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. - 191
- SMALL SHRUB TO BE A SELECTION OF: DWARF
RHODODENDRON (BL), EDWARD BOUGHER ABELIA (BL),
LAVENDER (BL), GOLDEN YEW (DEC), DWARF
JAPANESE AZALEA (BL), NEWPORT DWARF ESCALLONIA (BL),
LONG LEAF MAHONIA (BL), FERNS (BL),
SIZE 21 CM POT, APPROXIMATE NO. - 145
- VINES TO BE A SELECTION OF: HONEYSUCKLE (DEC),
BIBERMAN IVY (DEC), CLEMATIS (DEC),
SIZE 21 CM POT, APPROXIMATE NO. - 26
- GROUND COVER TO BE A SELECTION OF:
PERIWINKLE (BL), KINKIKINICK (BL),
WINTERGREEN (BL), BEARBERRY (BL),
SIZE 15 CM POT, PLANT 45 CM O.C.

NOTES

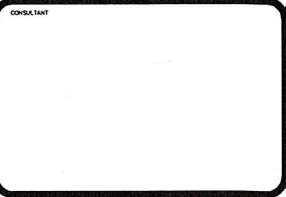
- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.



NO.	DATE	BY	REVISION
1.	FEB.07.18	S.P.	GENERAL
S.P.			
J.P.			
DATE: DECEMBER 12, 2017			
DRAWING: 833 DR - PIR3			
FILE: 253 17 01			



833+835 DUNSMUIR
VICTORIA, B.C.





DUNSMUIR ROAD

PLAN 9757

9757

AREA = 764 Sq. M.

EXISTING RESIDENCE

AREA = 764 Sq. M.

EXISTING RESIDENCE

PROPOSED RESIDENTIAL BUILDING

AVERAGE NATURAL GRADE = 17.79

PARKING LOT

1

PLAN 9757

MULTI-STOREY
RESIDENTIAL BUILDING

J.E.Anderson and Associates

SURVEYORS ENGINEERS
VICTORIA NANAIMO

SITE PLAN

PIDS
005-388-881
005-388-899

AT 833/835 DUNSMUIR ROAD

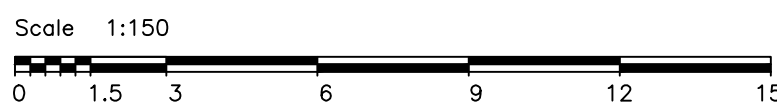
LEGAL : LOTS 2 AND 3. SECTION 11,
ESQUIMALT DISTRICT,
PLAN 9757

DRAWN BY : DBL PROJECT SURVEYOR : D.R. CARRIER

SCALE : 1 : 150 DATE : JUNE 15, 2017.

CLIENT : GT MANN CONTRACTING

OUR FILE : 30536 REVISION :



NOTE : ELEVATIONS ARE TO GEODETIC DATUM

THE DECIMAL POINT OF THE ELEVATION
DENOTES THE LOCATION OF THE SHOT
TAKEN UNLESS OTHERWISE NOTED

BUILDING SETBACKS ARE CALCULATED
TO THE EXTERIOR OF SIDING

TREE INFORMATION MUST BE CONFIRMED BY AN ARBORIST
TREE DIAMETERS ARE SHOWN IN mm

PROPERTY BOUNDARIES HAVE BEEN CALCULATED
FROM CURRENT SURVEY AND EXISTING SURVEY RECORDS

DUE TO A LACK OF SURVEY EVIDENCE - IF MINIMUM SETBACKS
ARE CONTEMPLATED, A REPOSTING SURVEY WILL BE REQUIRED

V:\DAN_L\ACAD2000_SERVER\30536_SITE.DWG DBL