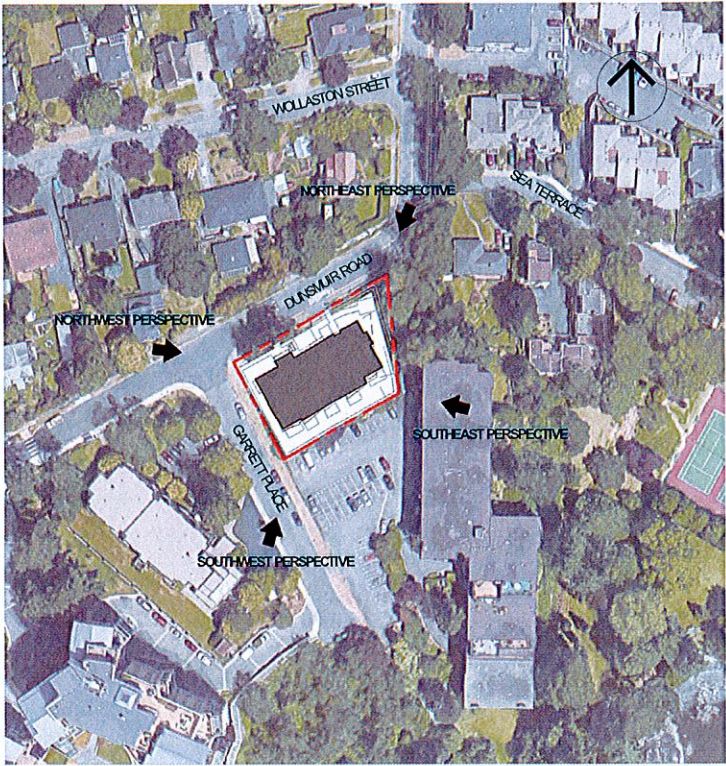


DUNSMUIR 833 + 835

ISSUED FOR DP - 2018.02.28



VIEW FROM DUNSMUIR AT GARRETT



CONTEXT PLAN



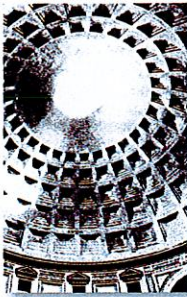
PROPOSED PROJECT INFORMATION

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	32 (5 STOREYS)
PARKING PROVIDED	35
BIKE PARKING	51 + RACK FOR 6 AT ENTRANCE
UNIT AREA (+/-)	50m ² (538 ft ²) - 111.5 m ² (1,202 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 @ SE CORNER

DRAWING LIST

A00	COVER PAGE
A01	SITE PLAN
A02	PARKADE
A03	LEVEL 1
A04	LEVEL 2
A05	LEVEL 3 - 4
A06	LEVEL 5
A07	ELEVATIONS
A08	SECTIONS
A09	STREET VIEWS
A10	SHADOW STUDIES
L1	LANDSCAPE PLAN



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DUNSMUIR 833 + 835

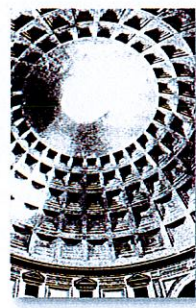
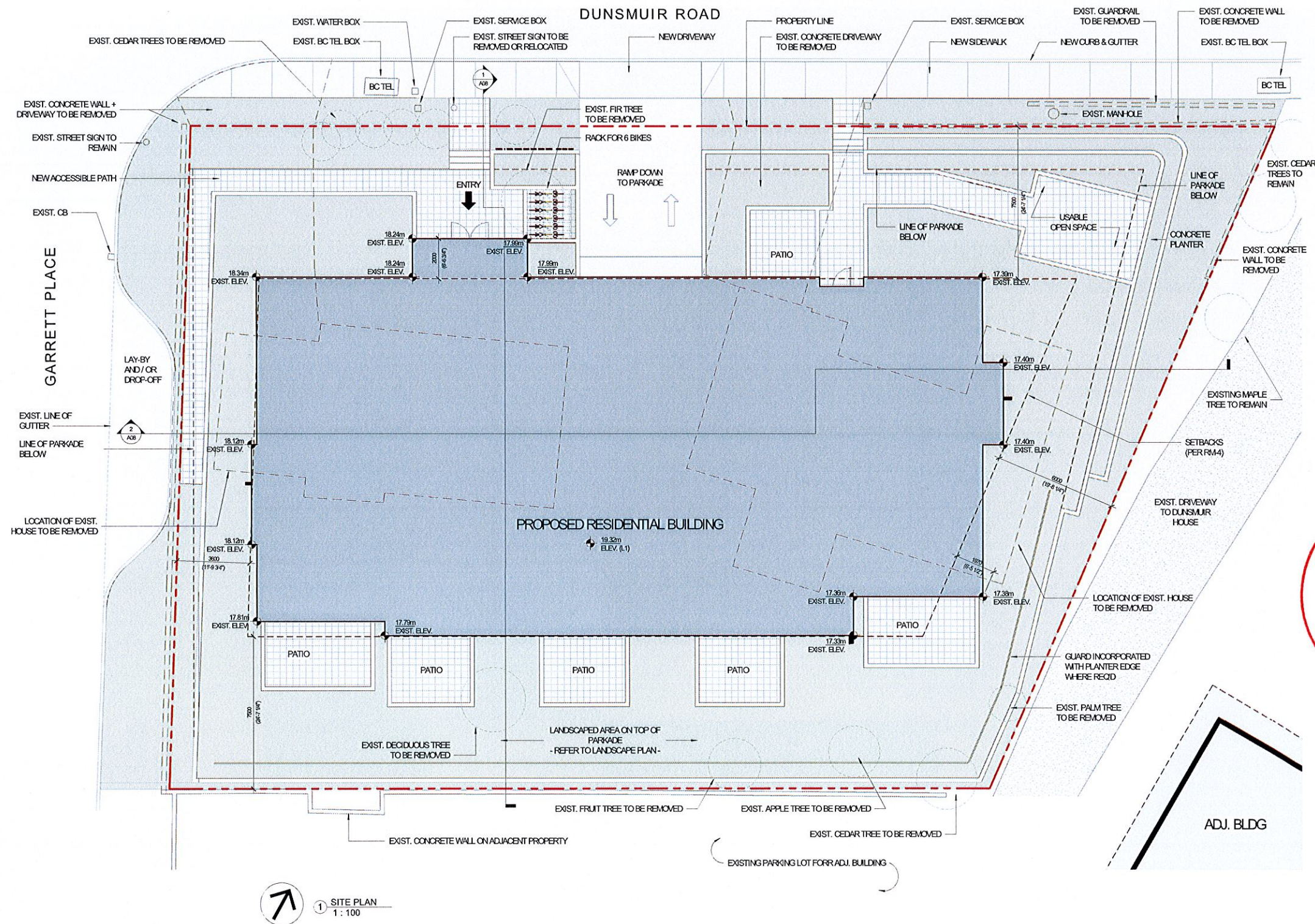
833/835 DUNSMUIR ROAD

PROJECT NO. 17-012

COVER PAGE

2018.08.24 - REVISED PER COUNCIL

A0.0



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DUNSMUIR 833 + 835

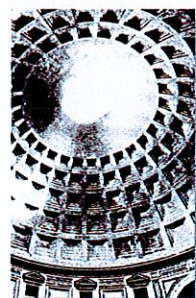
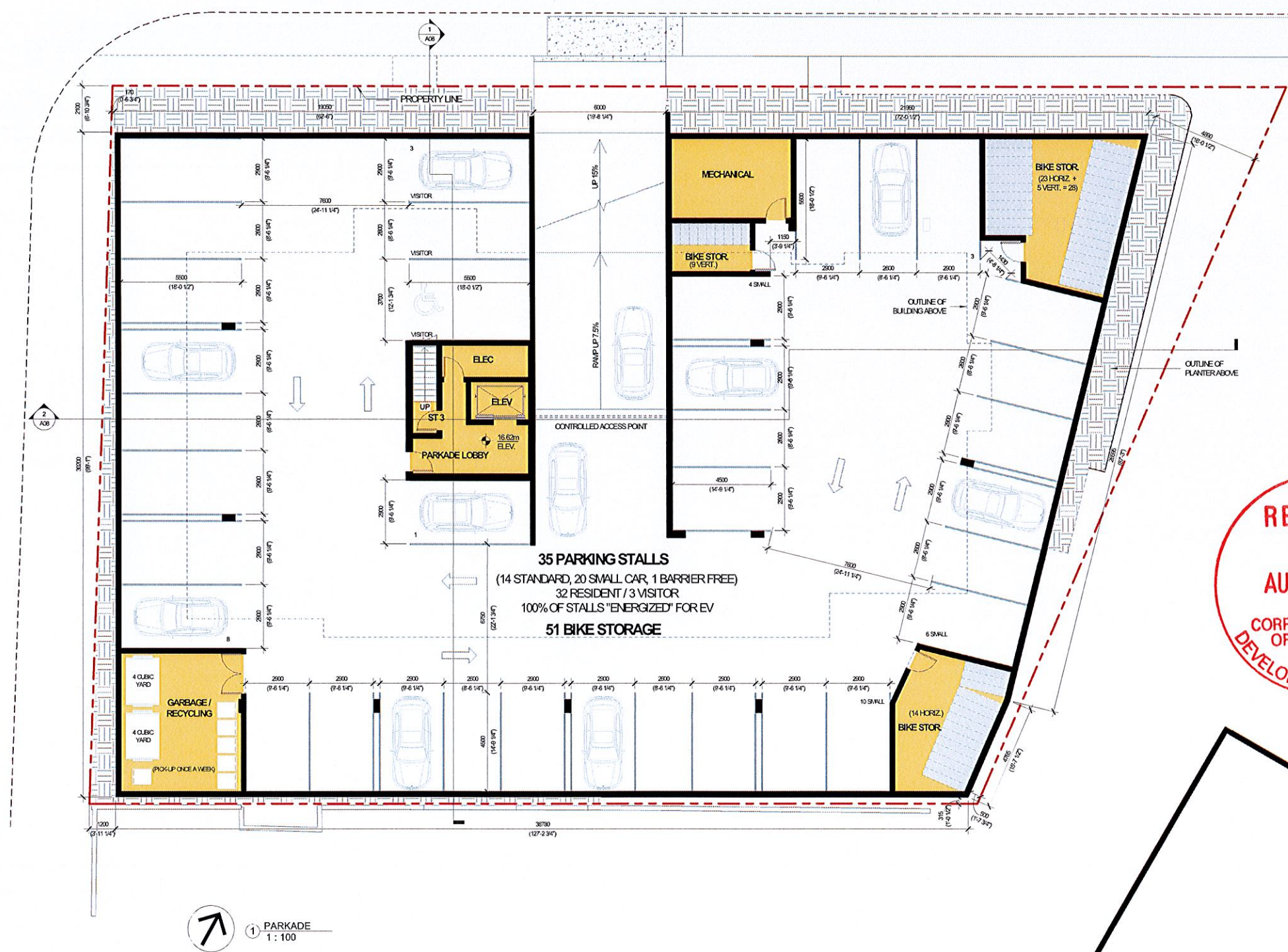
833/835 DUNSMUIR ROAD

PROJECT NO. 17-012

SITE PLAN

2018.08.24 - REVISED PER COUNCIL

A01



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DUNSMUIR 833 + 835

833/835 DUNSMUIR ROAD

PROJECT NO. 17-012

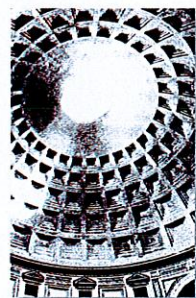
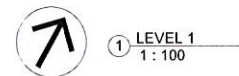
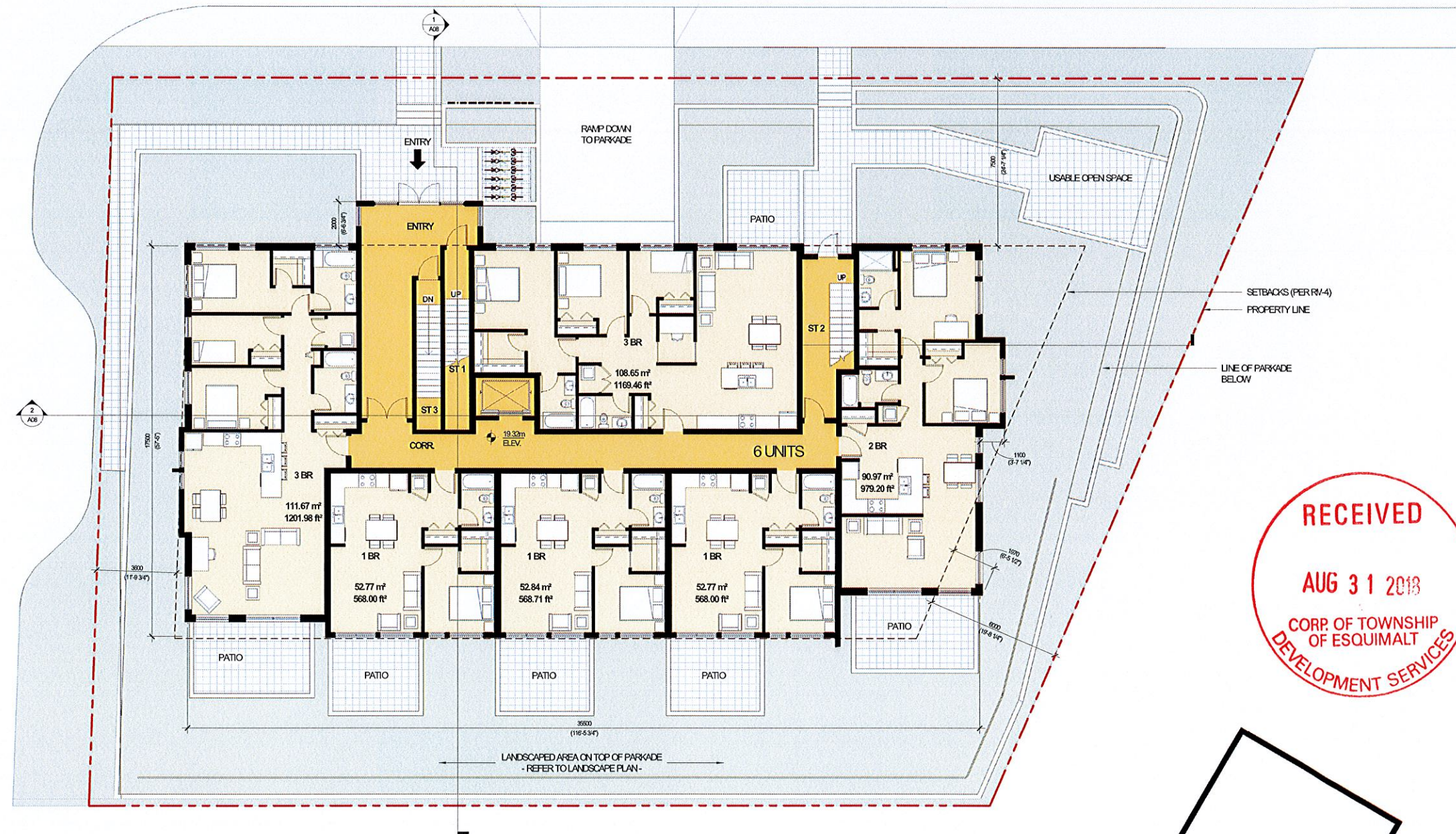
PARKADE

2018.08.24 - REVISED PER COUNCIL

A02

DUNSMUIR ROAD

GARRETT PLACE



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DUNSMUIR 833 + 835

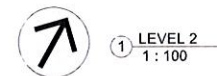
833/835 DUNSMUIR ROAD

PROJECT NO. 17-012

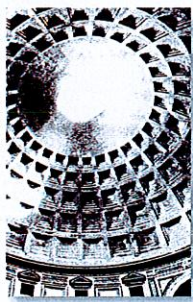
LEVEL 1

2018.08.24 - REVISED PER COUNCIL

A03



LEVEL 2
1:100



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DUNSMUIR 833 + 835

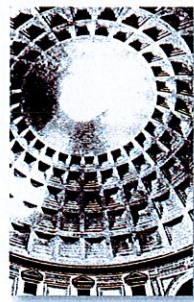
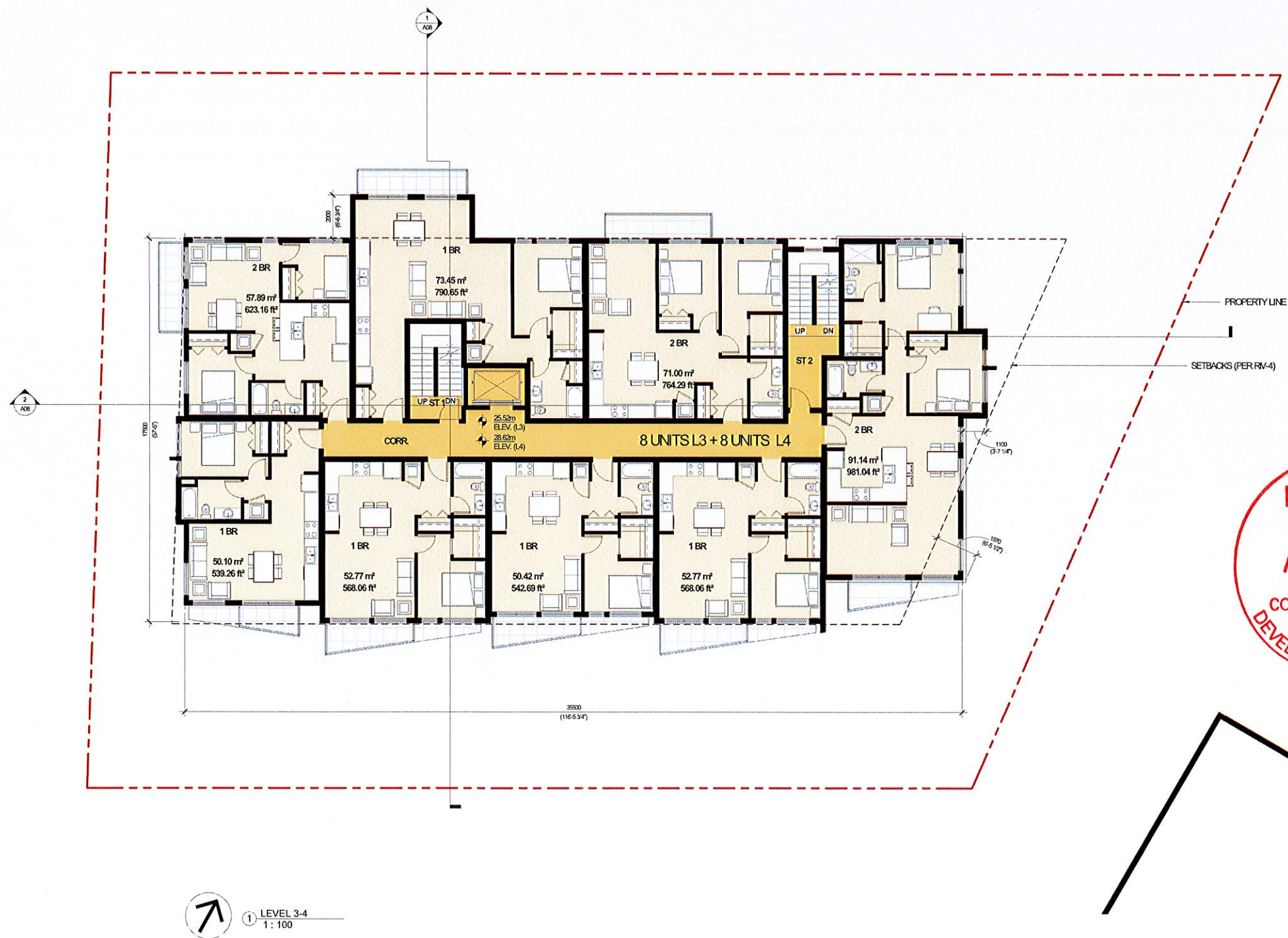
833/835 DUNSMUIR ROAD

PROJECT NO. 17-012

LEVEL 2

2018.02.28 - DEVELOPMENT PERMIT APPLICATION

A04



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DUNSMUIR 833 + 835

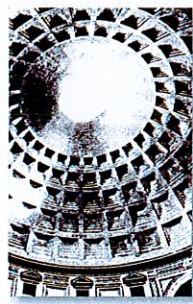
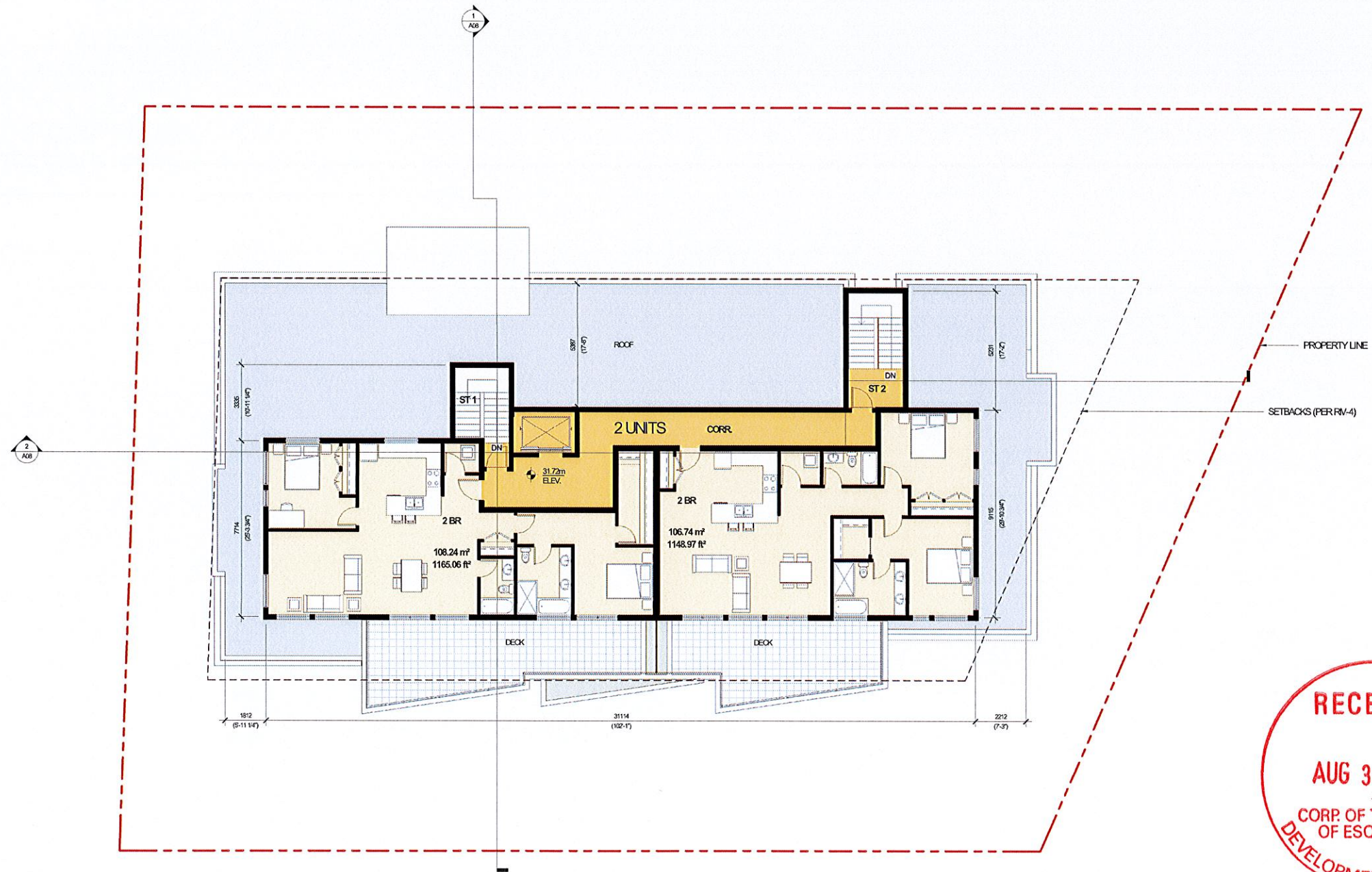
833/835 DUNSMUIR ROAD

PROJECT NO. 17-012

LEVEL 3-4

2018.02.28 - DEVELOPMENT PERMIT APPLICATION

A05



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DUNSMUIR 833 + 835

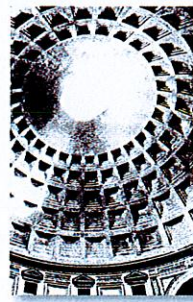
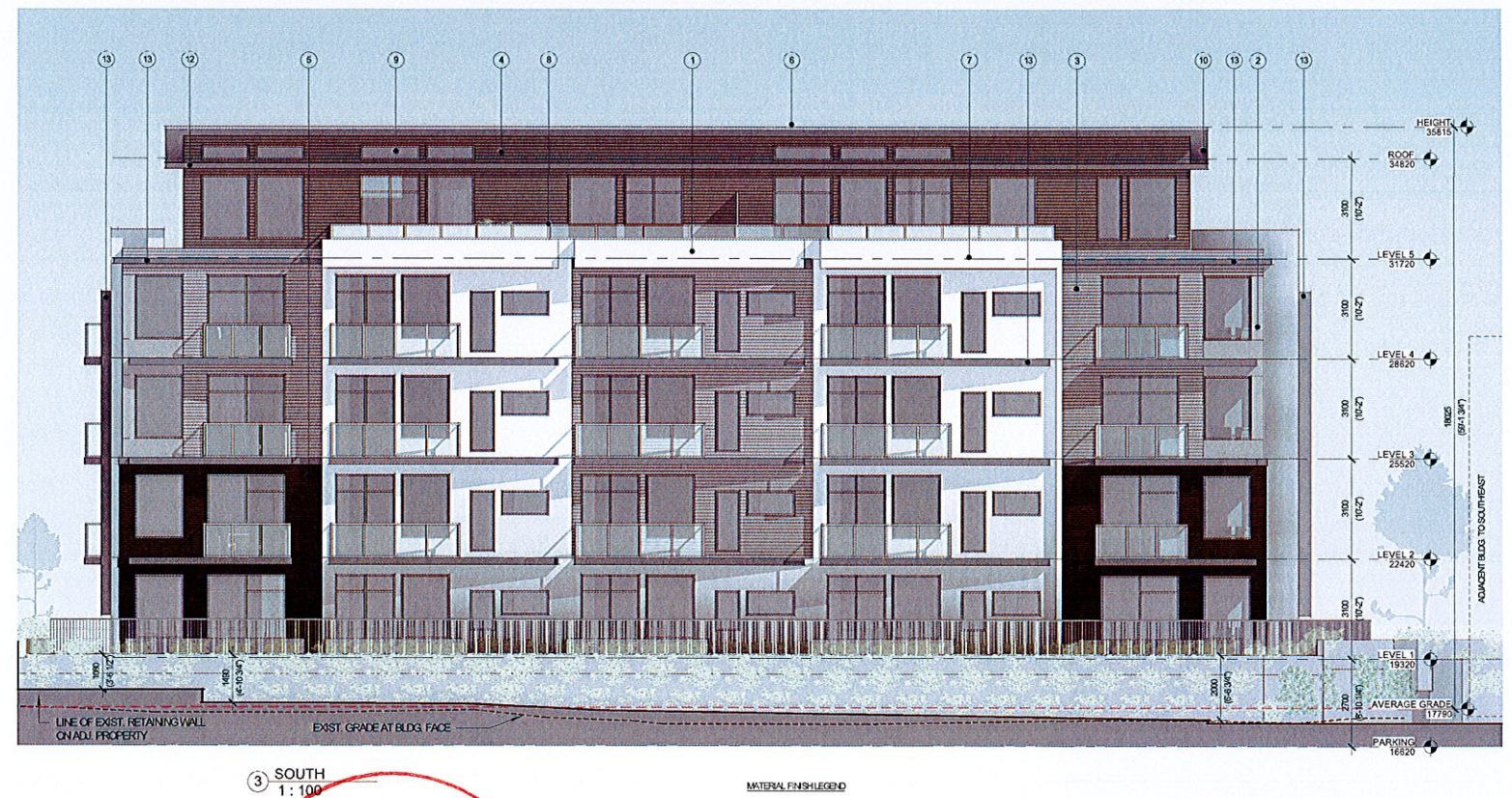
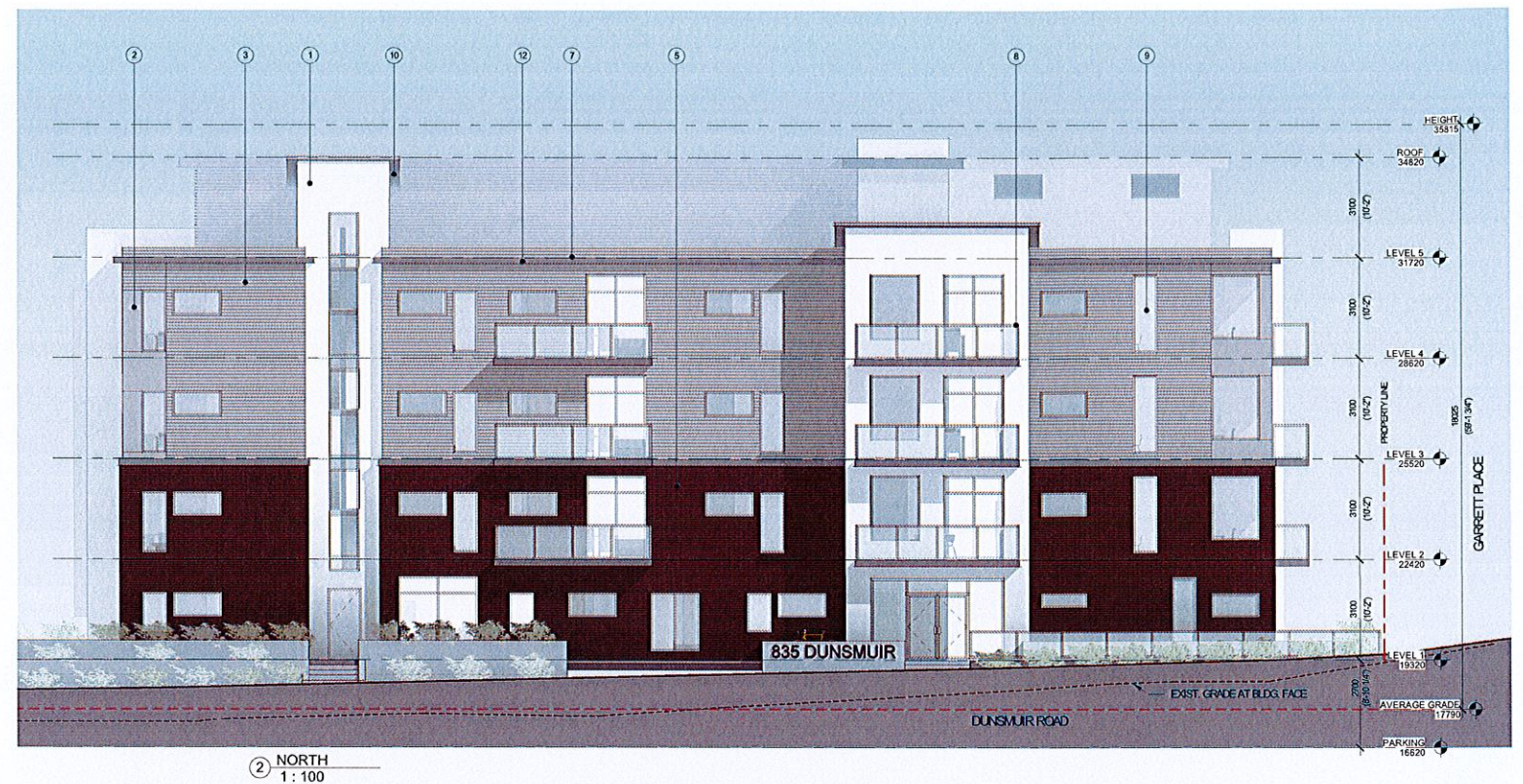
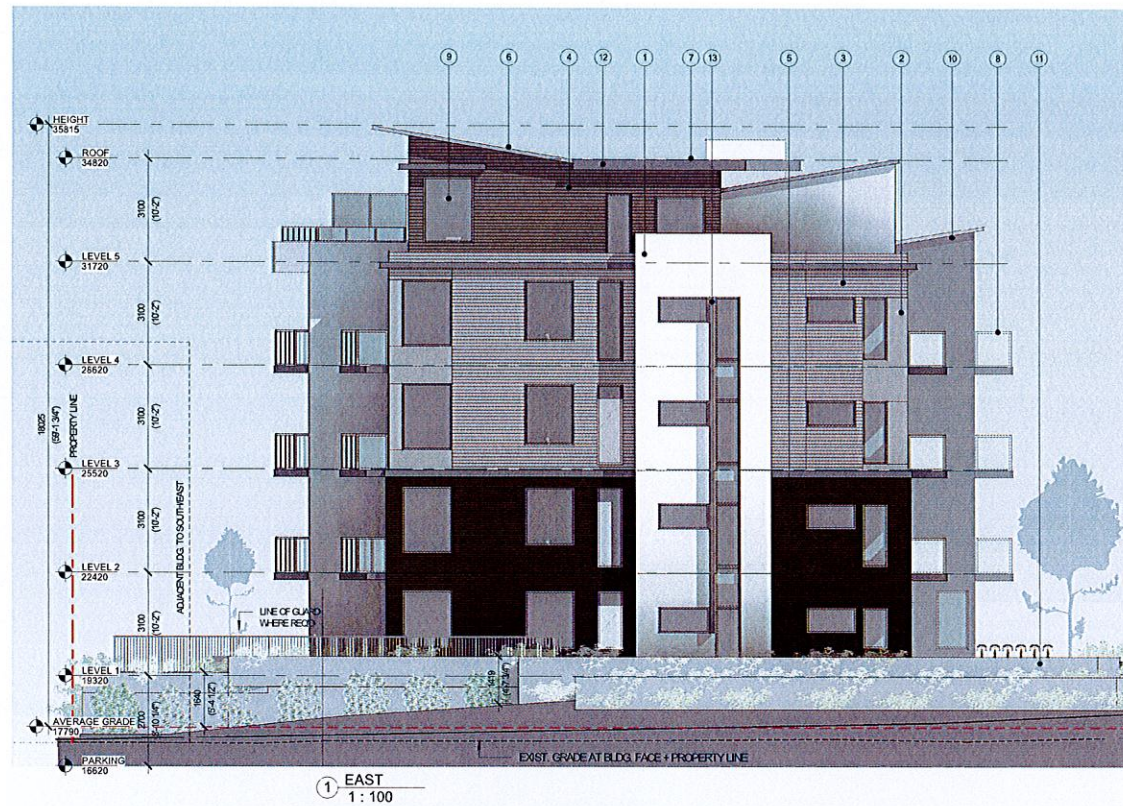
833/835 DUNSMUIR ROAD

PROJECT NO. 17-012

LEVEL 5

2018.02.28 - DEVELOPMENT PERMIT APPLICATION

A06



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DUNSMUIR 833 + 835

833/835 DUNSMUIR ROAD

PROJECT NO. 17-012

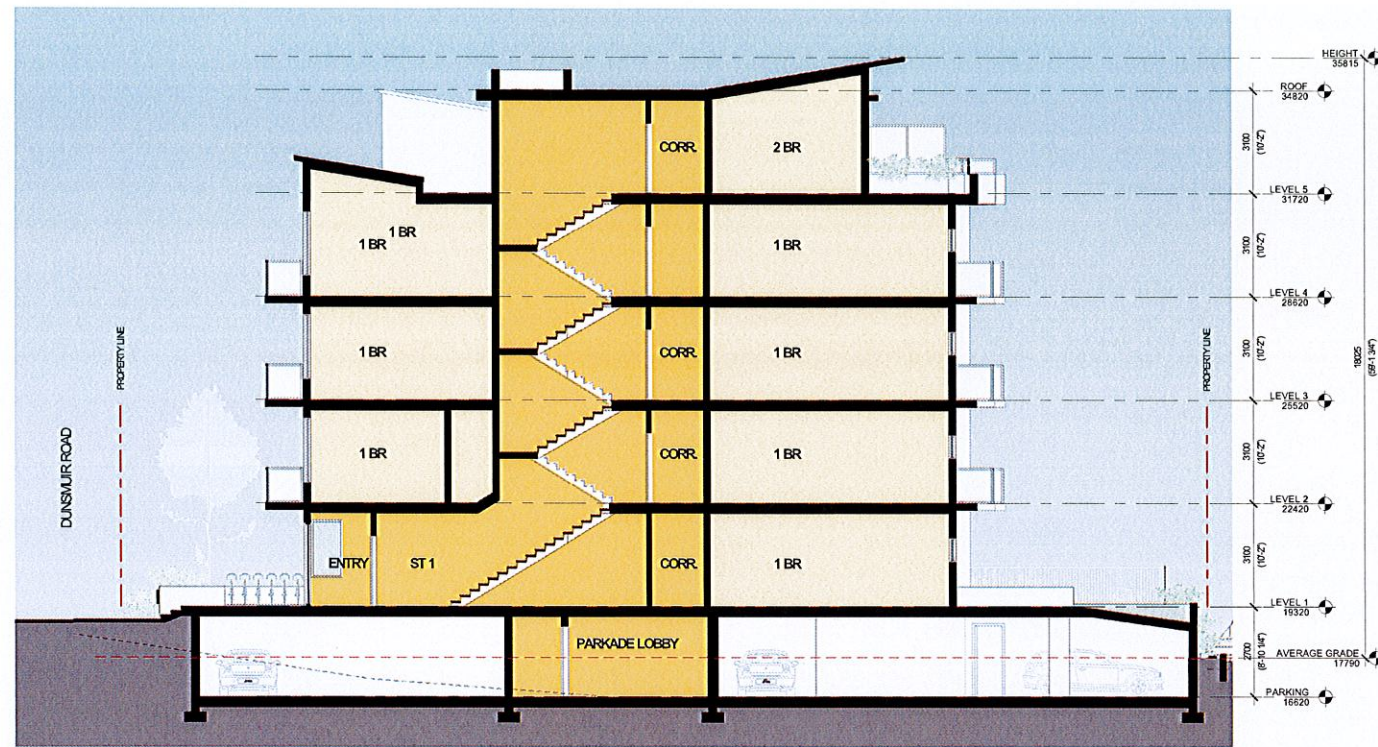


MATERIAL FINISH LEGEND					
1	STUCCO - WHITE	5	BROCK - IRON SPOT	9	ALUMINUM GLAZED VINYL WINDOWS
2	FIBRE CEMENT PANEL - PEARL GRAY	6	METAL STANDING SEAM ROOF (CH-RDIAL)	10	SOFFIT
3	HORIZONTAL SIDING - FIBRE CEMENT - PEARL GRAY	7	SSS MEMBRANE ROOF	11	CONIC PLANTER
4	HORIZONTAL SIDING - FIBRE CEMENT - ACID PEWTER	8	GLASS AND ALUMINUM RAILING	12	FASQA
				13	SUNSHADE (PREFIN. METAL)

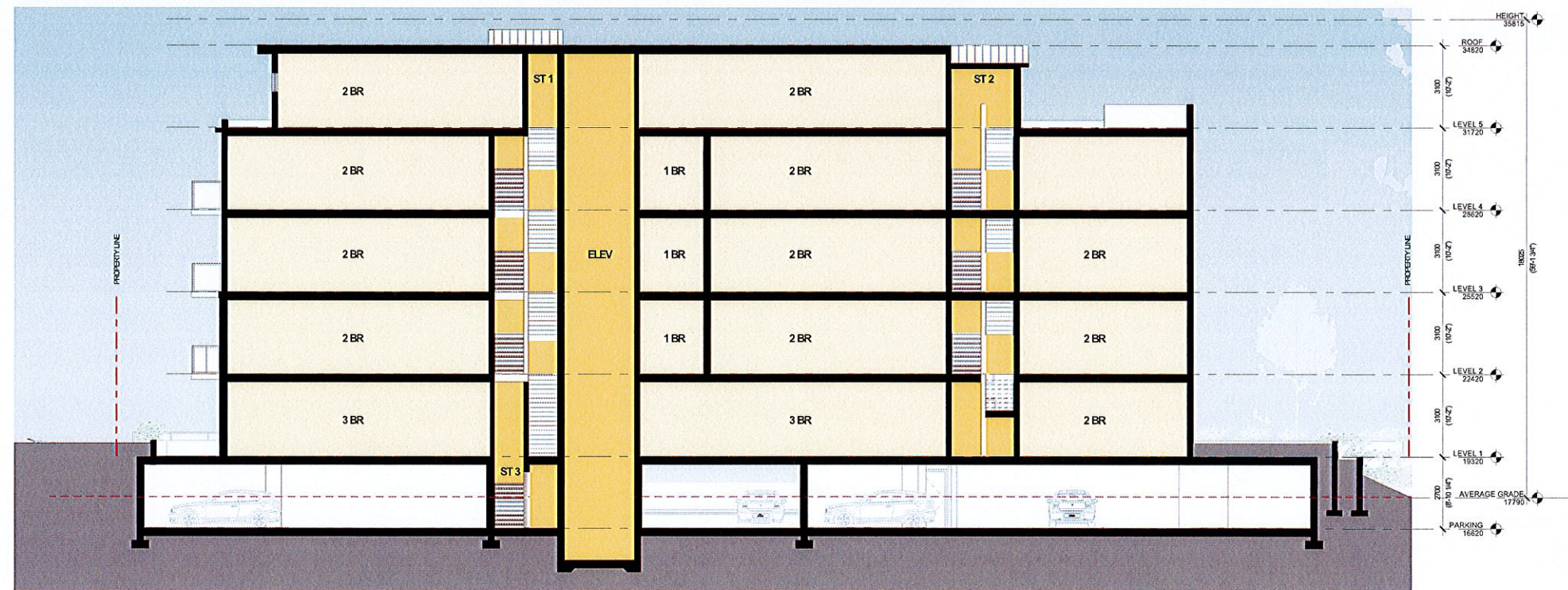
ELEVATIONS

2018.08.24 - REVISED PER COUNCIL

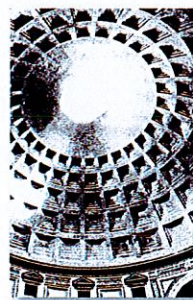
A07



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

2018.08.24 - REVISED PER COUNCIL

A08



① NORTHWEST PERSPECTIVE (FROM DUNSMUIR ROAD)



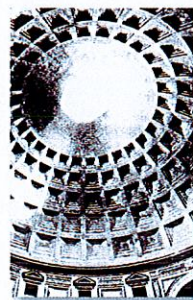
② NORTHEAST PERSPECTIVE (FROM DUNSMUIR ROAD)



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

2018.08.24 - REVISED PER COUNCIL

A09



① SUMMER 10AM
1: 1200



② SUMMER 12PM
1: 1200



③ SUMMER 3PM
1: 1200



④ SUMMER 5PM
1: 1200

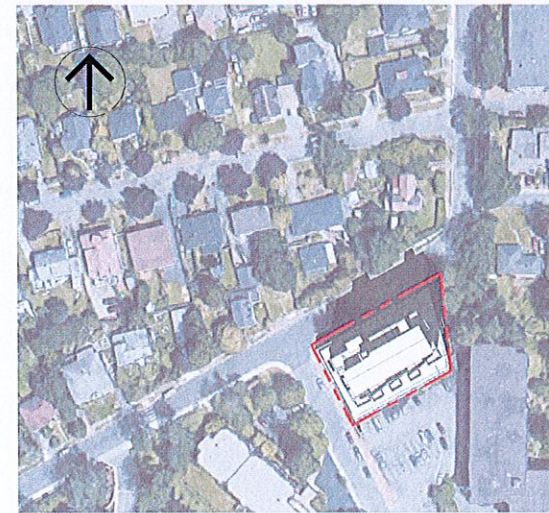
SUMMER SOLSTICE - JUNE 21



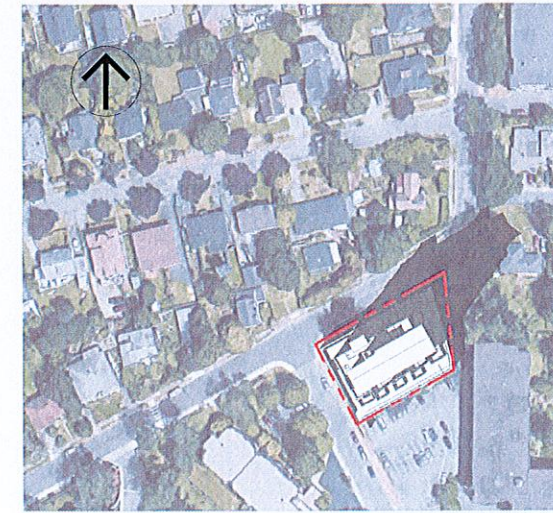
⑤ SPRING / FALL 10AM
1: 1200



⑥ SPRING / FALL 12PM
1: 1200

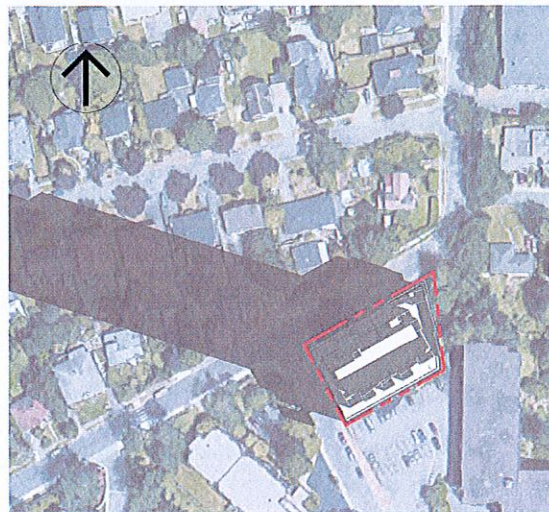


⑦ SPRING / FALL 3PM
1: 1200



⑧ SPRING / FALL 5PM
1: 1200

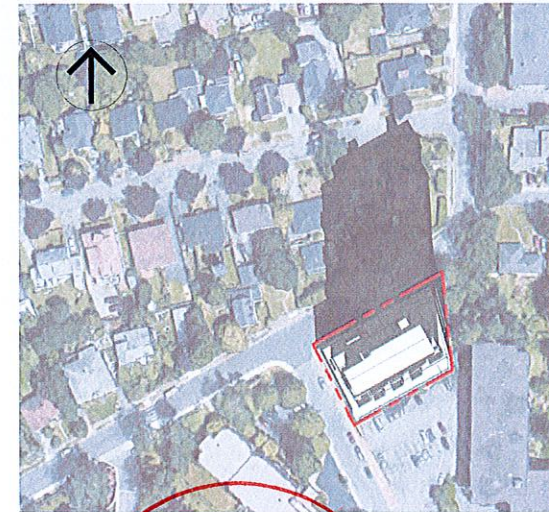
SPRING / FALL EQUINOX - MARCH 21 / SEPTEMBER 21



⑨ WINTER 10AM
1: 1200



⑩ WINTER 12PM
1: 1200

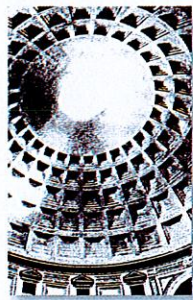


⑪ WINTER 3PM
1: 1200



⑫ WINTER 5PM
1: 1200

WINTER SOLSTICE - DECEMBER 21



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833/835 DUNSMUIR ROAD

PROJECT NO. 17-012



SHADOW STUDIES

2018.02.28 - DEVELOPMENT PERMIT APPLICATION

A10

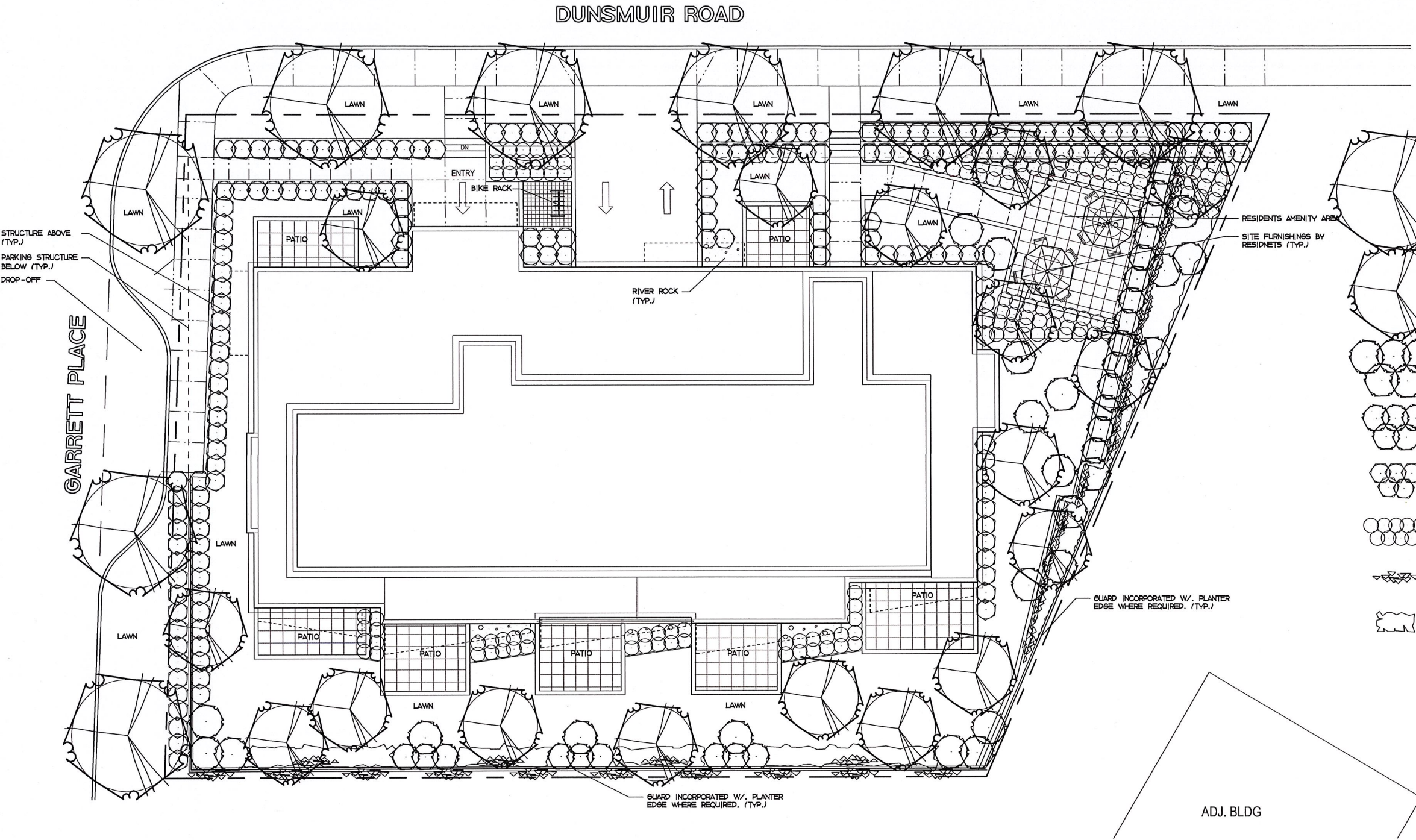


LEGEND

- 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),
PORTULACAE LAUREL (BL), RUPEA 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), PORTULACAE 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), KINKIDINKI (BL),
WINTERGREEN (BL), BEARBERRY (BL),
SIZE 15 CM POT, PLANT 45 CM O.C.

NOTES

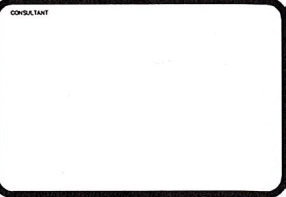
- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.



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

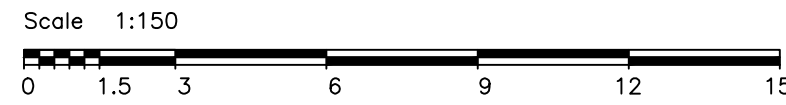
PARKING LOT

1

PLAN 9757

MULTI-STOREY
RESIDENTIAL BUILDING

J.E.Anderson and Associates
SURVEYORS ENGINEERS
VICTORIA NANAIMO



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

SITE PLAN		PIDS
AT 833/835 DUNSMUIR ROAD		005-388-881
		005-388-899
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 :	