

SKETCH PLAN OF:
LEGAL AMENDED LOT 66
(DD 2398481), SECTION 11,
ESQUIMALT DISTRICT
PLAN 265

SITE DATA	PROPOSED
ITEMS	PROPOSED
TOTAL LOT AREA =	1148.00 sq.m.
PROPOSED UNITS =	7
PROPOSED PARKING SPACES =	9
TOTAL LOT COVERAGE =	40% (MAX.)
UNITS 1 - 3	
SUBTOTAL FLOOR AREA =	458.06 sq.m.
TOTAL FLOOR AREA =	342.36 sq.m.
(GARAGES EXCLUDED)	
UNITS 4 - 7	
SUBTOTAL FLOOR AREA =	604.44 sq.m.
TOTAL FLOOR AREA =	457.60 sq.m.
(GARAGES EXCLUDED)	
SETBACKS (MIN.)	
-SOUTH	3.50 m.
-NORTH	3.10 m.
-WEST	4.50 m.
-EAST	*4.01 m.
SUBTOTAL FLOOR AREA =	1,062.50 sq.m.
TOTAL FLOOR AREA =	799.96 sq.m.
(GARAGES EXCLUDED)	
FLOOR AREA RATIO =	0.69 TO 1.0

*A variance to reduce the required setback from 6.25m(min.) to 4.0m(min.) is required for the Eastern property line.

 DENOTES CONCRETE (BROOM FINISH)

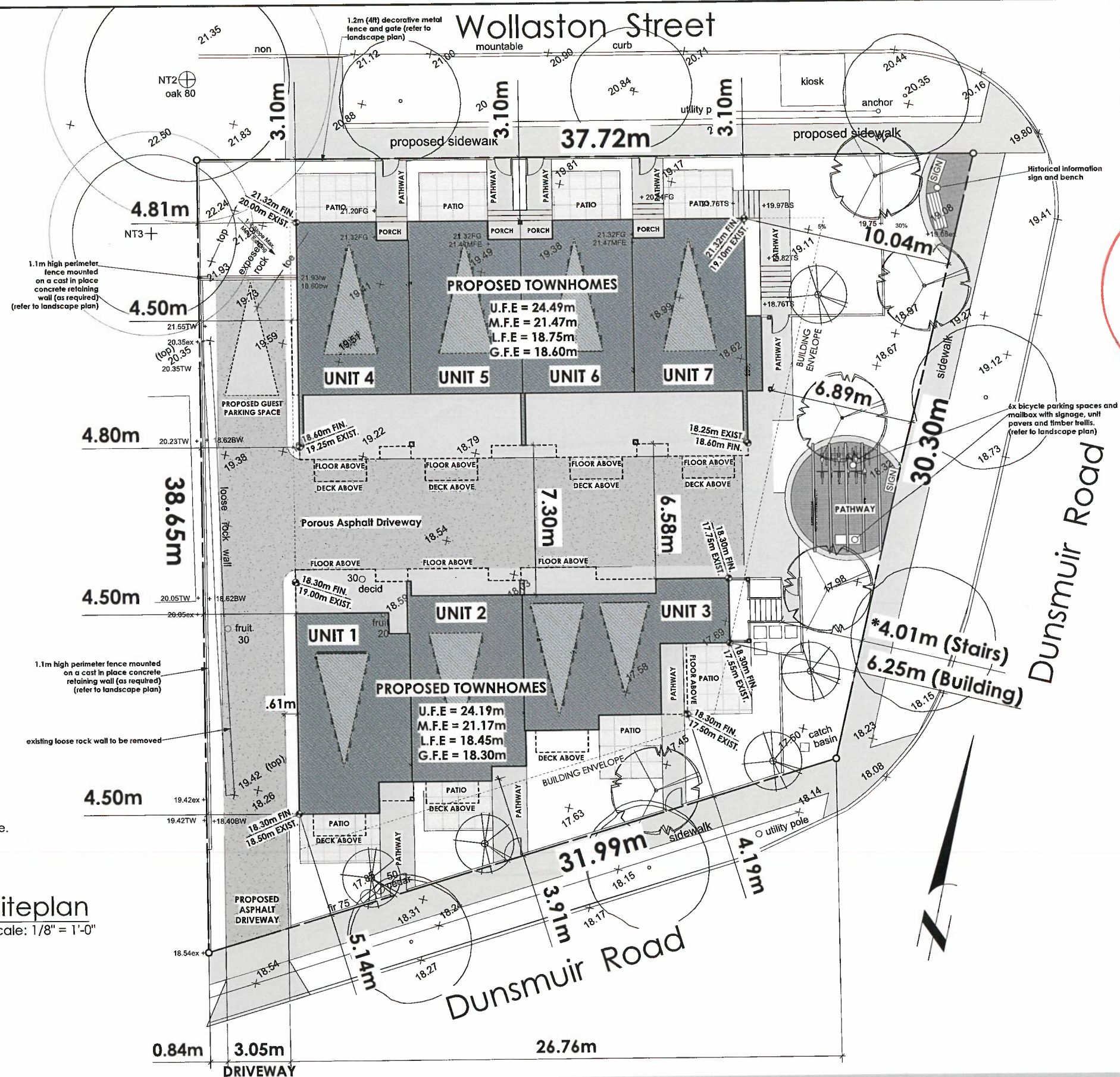
 DENOTES POROUS ASPHALT

AVERAGE EXISTING GRADE CALCULATION:

UNITS 1-3
 $18.50 + 19.00 + 17.75 + 17.55 + 17.50$
 $= 90.30 / 5$
 $= 18.06m$

UNITS 4-7
 $19.25 + 20.00 + 19.10 + 18.25$
 $= 76.6 / 4$
 $= 19.15m$

Siteplan
Scale: 1/8" = 1'-0"



#103 - 891 ATTREE AVENUE
VICTORIA, B.C.
V9B 0A6
P. 250.382.7374
F. 250.382.7364

RECEIVED

SEP 21 2021

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

PROPOSED SITE PLAN

Date _____

September 16, 2021

Project Address

820 Dunsmuir Road

Prepared for
Large & Co.

Project #
8325

Scale

As Noted

Drawn By

CB/WGM

820 DUNSMUIR ROAD

PROPOSED REZONING

LOWER
FLOOR

UNITS 1-3



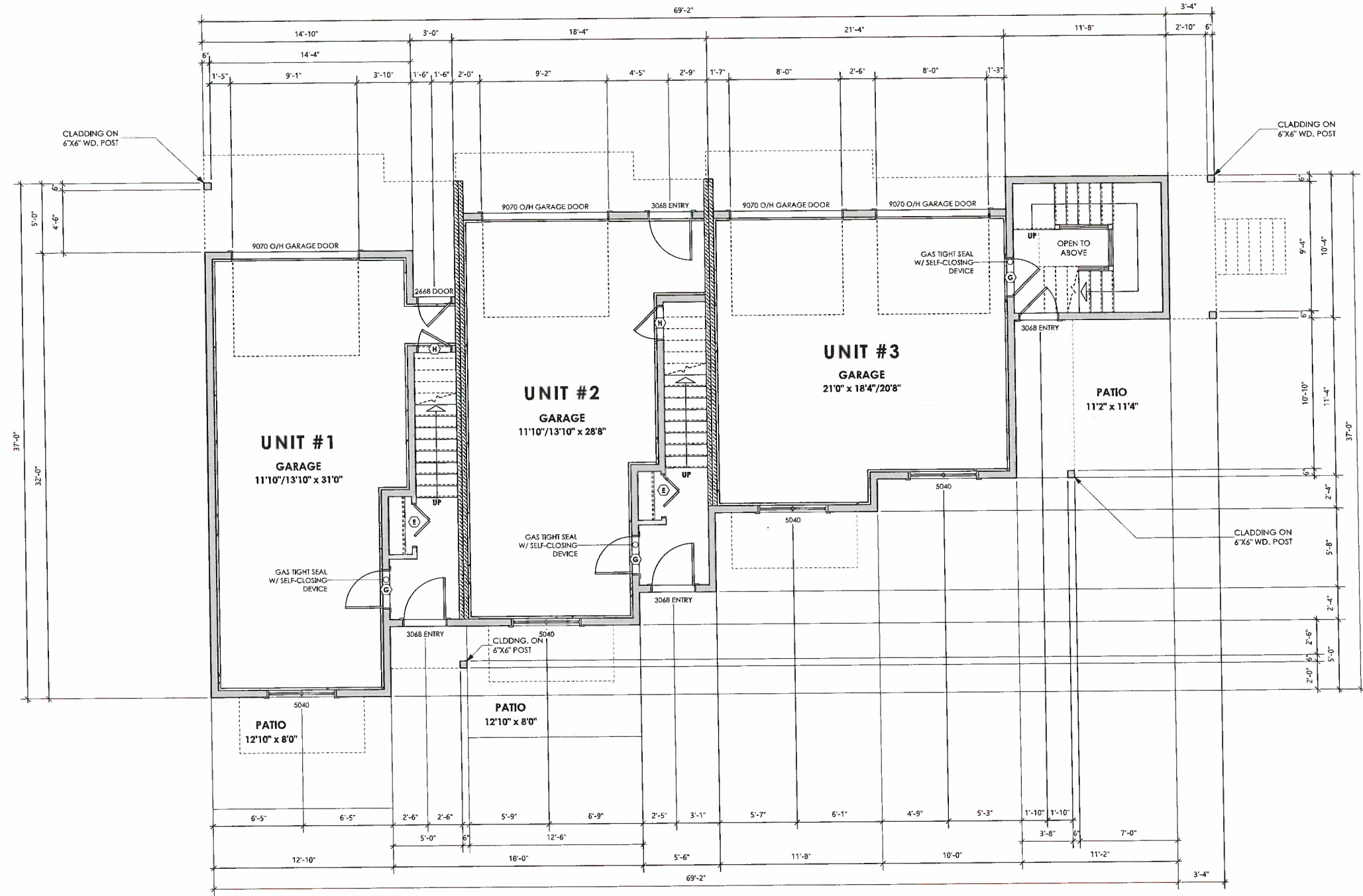
Date
September 16, 2021
Project Address
820 Dunsmuir Road

Prepared for
Large & Co.

Project #
8325

Scale
As Noted

Drawn By
CB/WGM



UNITS 1-3
Lower Floor Plan
Scale: 1/4" = 1'-0"

FLOOR AREAS:	GARAGE AREAS:
Unit 1: 87.73 sq.ft. (8.15 sq.m.)	Unit 1 Garage: 417.86 sq.ft. (38.83 sq.m.)
Unit 2: 88.69 sq.ft. (8.24 sq.m.)	Unit 2 Garage: 409.78 sq.ft. (38.07 sq.m.)
Unit 3: 103.01 sq.ft. (9.57 sq.m.)	Unit 3 Garage: 417.53 sq.ft. (38.79 sq.m.)
Total: 279.54 sq.ft. (25.97 sq.m.)	Total Garage: 1,245.38 sq.ft. (115.70 sq.m.)

820 DUNSMUIR ROAD

PROPOSED REZONING

MAIN FLOOR

UNITS 1-3

RECEIVED

SEP 21 2021

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

Date

September 16, 2021

Project Address

820 Dunsmuir Road

Prepared for

Large & Co.

Project #

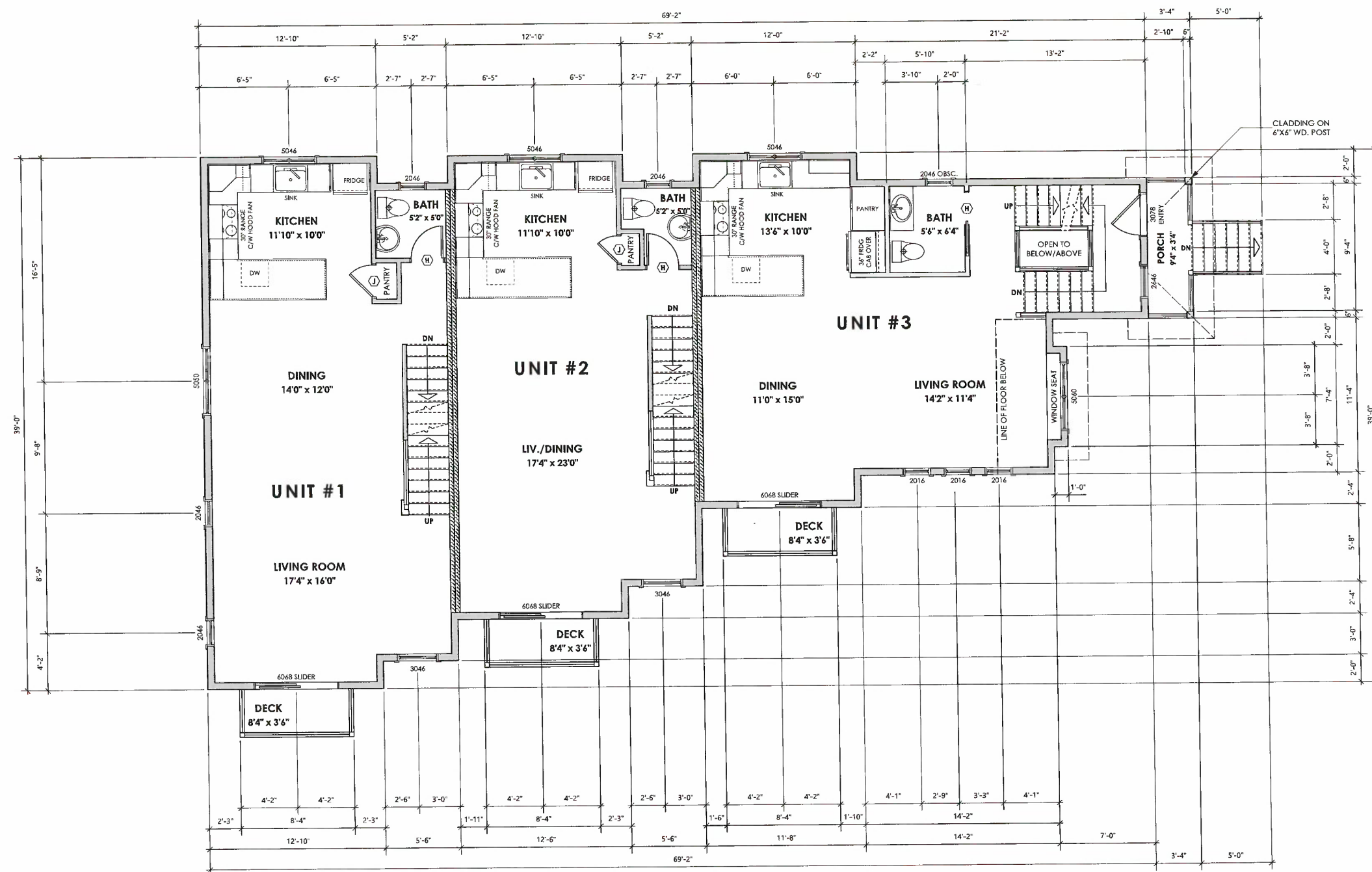
8325

Scale

As Noted

Drawn By

CB/WGM



UNITS 1-3 Main Floor Plan

Scale: 1/4" = 1'-0"

FLOOR AREAS:

Unit 1: 605.36 sq.ft. (56.24 sq.m.)
Unit 2: 524.53 sq.ft. (48.73 sq.m.)
Unit 3: 556.49 sq.ft. (51.70 sq.m.)
Total: 1,686.38 sq.ft. (156.67 sq.m.)

820 DUNSMUIR ROAD

PROPOSED REZONING

UPPER FLOOR

UNITS 1-3

RECEIVED

SEP 21 2021

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

Date

September 16, 2021

Project Address

820 Dunsmuir Road

Prepared for

Large & Co.

Project #

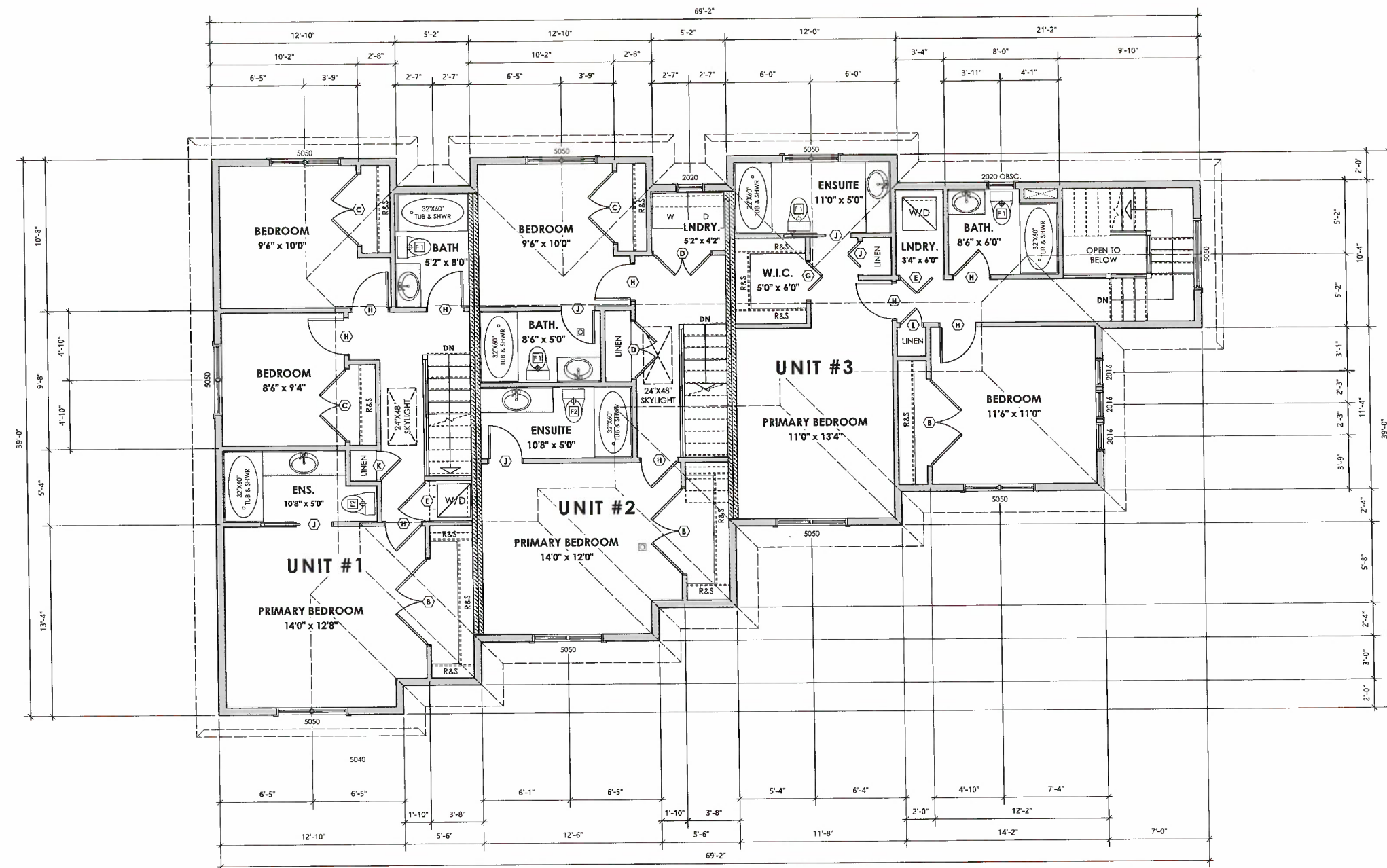
8325

Scale

As Noted

Drawn By

CB/WGM



UNITS 1-3

Upper Floor Plan

Scale: 1/4" = 1'-0"

FLOOR AREAS:

Unit 1: 618.39 sq.ft. (57.45 sq.m.)
Unit 2: 534.75 sq.ft. (49.68 sq.m.)
Unit 3: 566.07 sq.ft. (52.59 sq.m.)
Total: 1,719.21 sq.ft. (159.72 sq.m.)

820 DUNSMUIR ROAD

PROPOSED REZONING

UNITS 1-3

CB/WGM



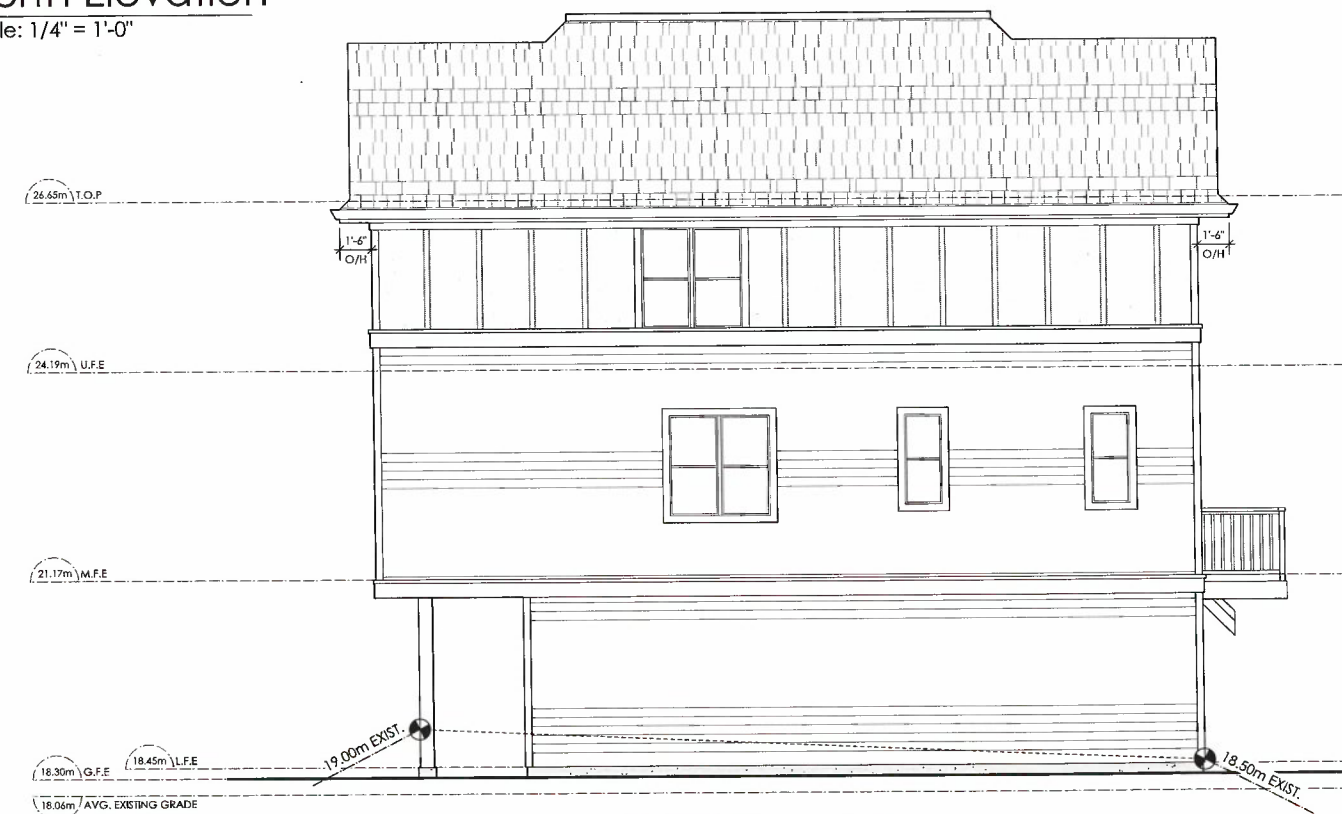
PROPOSED REZONING

PROPOSED ELEVATIONS

UNITS 1-3



North Elevation
Scale: 1/4" = 1'-0"



West Elevation
Scale: 1/4" = 1'-0"



Date
September 16, 2021

Project Address
820 Dunsmuir Road

Prepared for
Large & Co.

Project #
8325

Scale
As Noted

Drawn By
CB/WGM

820 DUNSMUIR ROAD

PROPOSED REZONING

ELEVATIONS:
PROPOSED
COLOURS

UNITS 1-3



South (Front) Elevation - Dunsmuir Road

Scale: 1/4" = 1'-0"

COLOR LEGEND:

(A) JAMES HARDIE PLANK: VC-26 Edwarion Grey	(G) ENTRY DOOR: PAINTED, VC-27 Strathcona Red
(B) JAMES HARDIE PLANK: VC-14 DUNBAR GREY	(H) REAR & GARAGE DOOR: WHITE
(C) BOARD & BATTEN/CONC. FIBRE SHINGLES: SW7551-GREEK VILLA	(I) CONCRETE STEP, FOUNDATION
(D) PEAK DETAIL: SW7551-GREEK VILLA	(J) METAL ROOF: CHARCOAL METAL, TBC
(E) FASCIA BOARD, COLUMN & TRIM: SW7551-GREEK VILLA	(K) ASPHALT SHINGLE: MALARKEY MIDNIGHT BLACK
(F) WINDOWS, RAILING: BLACK	



East Elevation - Dunsmuir Road

Scale: 1/4" = 1'-0"

Date
September 16, 2021

Project Address
820 Dunsmuir Road

Prepared for
Large & Co.

Project #
8325

Scale
As Noted

Drawn By
CB/WGM

820 DUNSMUIR ROAD

PROPOSED REZONING



ELEVATIONS: PROPOSED COLOURS

UNITS 1-3



North Elevation

Scale: 1/4" = 1'-0"

COLOR LEGEND:

() JAMES HARDIE PLANK: VC-26 Edwarlan Grey	(G) ENTRY DOOR: PAINTED, VC-27 Strathcona Red
() JAMES HARDIE PLANK: VC-14 DUNBAR GREY	(H) REAR & GARAGE DOOR: WHITE
(C) BOARD & BATTEN/CONC. FIBRE SHINGLES: SW7551-GREEK VILLA	(I) CONCRETE STEP, FOUNDATION
(D) PEAK DETAIL: SW7551-GREEK VILLA	(J) METAL ROOF: CHARCOAL METAL, TBC
(E) FASCIA BOARD, COLUMN & TRIM: SW7551-GREEK VILLA	(K) ASPHALT SHINGLE: MALARKEY MIDNIGHT BLACK
(F) WINDOWS, RAILING: BLACK	



West Elevation

Scale: 1/4" = 1'-0"

Date
September 16, 2021

Project Address
820 Dunsmuir Road

Prepared for
Large & Co.

Project #
8325

Scale
As Noted

Drawn By
CB/WGM

820 DUNSMUIR ROAD

PROPOSED REZONING

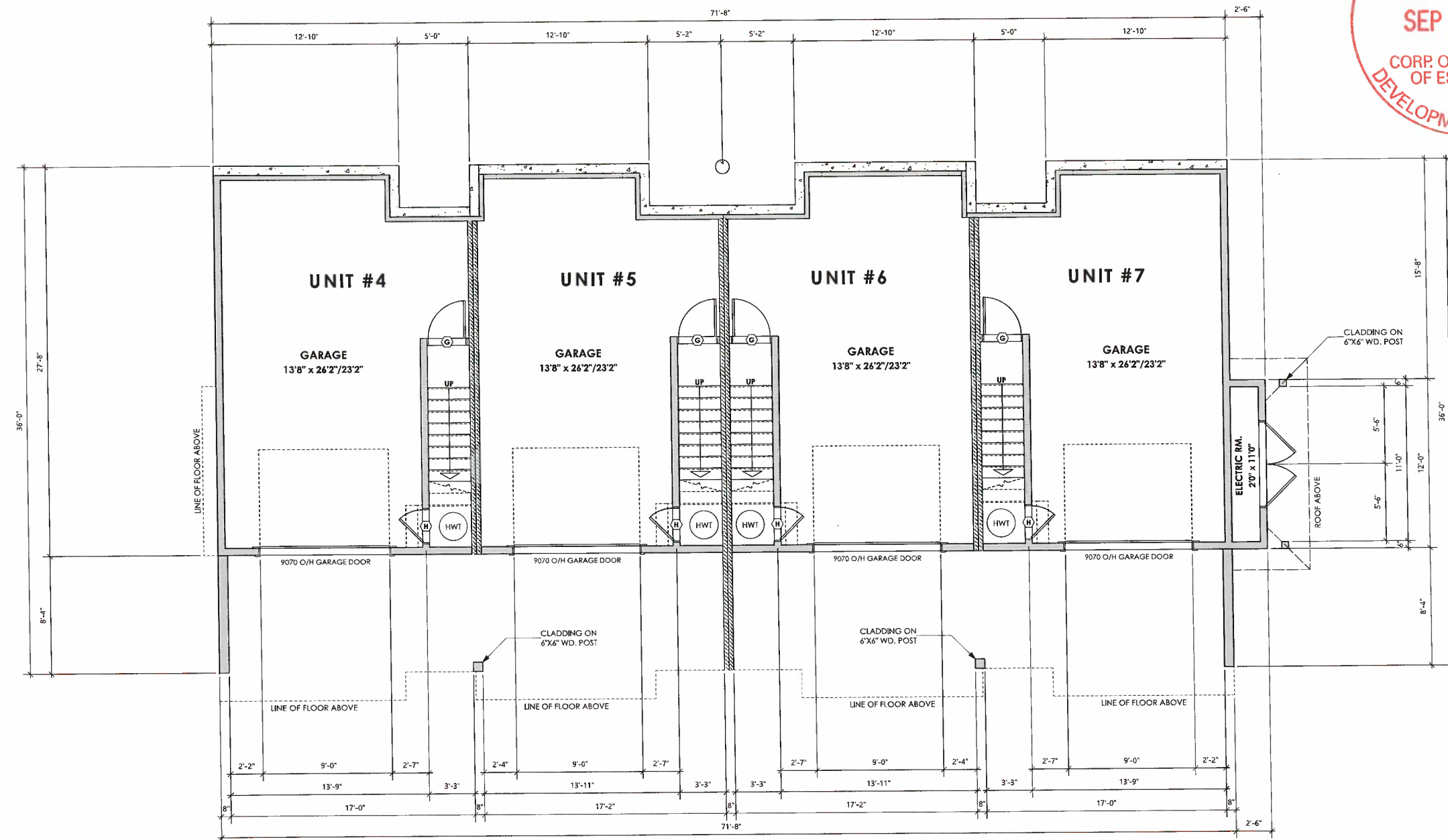
RECEIVED

SEP 21 2021

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

LOWER
FLOOR

UNITS 4-7



UNITS 4-7

Lower Floor Plan

Scale: 1/4" = 1'-0"

FLOOR AREAS:

Unit 4: 47.36 sq.ft. (4.40 sq.m.)
Unit 5: 47.36 sq.ft. (4.40 sq.m.)
Unit 6: 47.36 sq.ft. (4.40 sq.m.)
Unit 7: 47.36 sq.ft. (4.40 sq.m.)
Total: 189.44 sq.ft. (17.60 sq.m.)

GARAGE AREAS:

Unit 4 (Garage): 392.02 sq.ft. (36.42 sq.m.)
Unit 5 (Garage): 398.27 sq.ft. (37.00 sq.m.)
Unit 6 (Garage): 398.27 sq.ft. (37.00 sq.m.)
Unit 7 (Garage): 392.02 sq.ft. (36.42 sq.m.)
Total: 1,580.57 sq.ft. (146.84 sq.m.)

OTHER:

Unit 4 Electrical Storage: 21.86 sq.ft. (2.04 sq.m.)

Date

September 16, 2021

Project Address

820 Dunsmuir Road

Prepared for

Large & Co.

Project #

8325

Scale

As Noted

Drawn By

CB/WGM

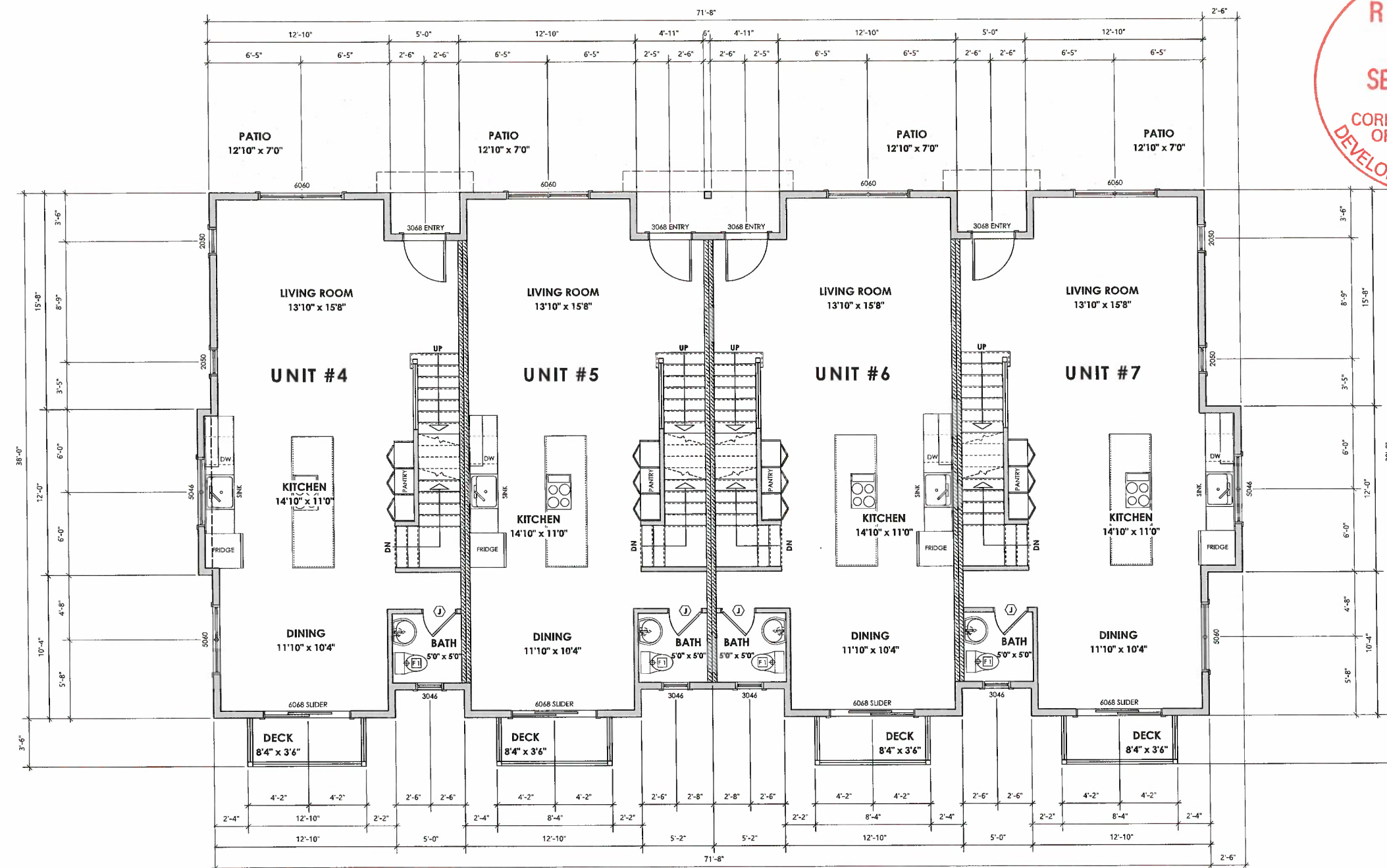
820 DUNSMUIR ROAD

PROPOSED REZONING



MAIN FLOOR

UNITS 4-7



UNITS 4-7

Main Floor Plan

Scale: 1/4" = 1'-0"

FLOOR AREAS:

Unit 4: 574.25 sq.ft. (53.35 sq.m.)
Unit 5: 573.93 sq.ft. (53.32 sq.m.)
Unit 6: 573.93 sq.ft. (53.32 sq.m.)
Unit 7: 590.72 sq.ft. (54.88 sq.m.)
Total: 2,312.84 sq.ft. (214.87 sq.m.)

820 DUNSMUIR ROAD

PROPOSED REZONING

Date
September 16, 2021

Project Address
820 Dunsmuir Road

Prepared for
Large & Co.

Project #
8325

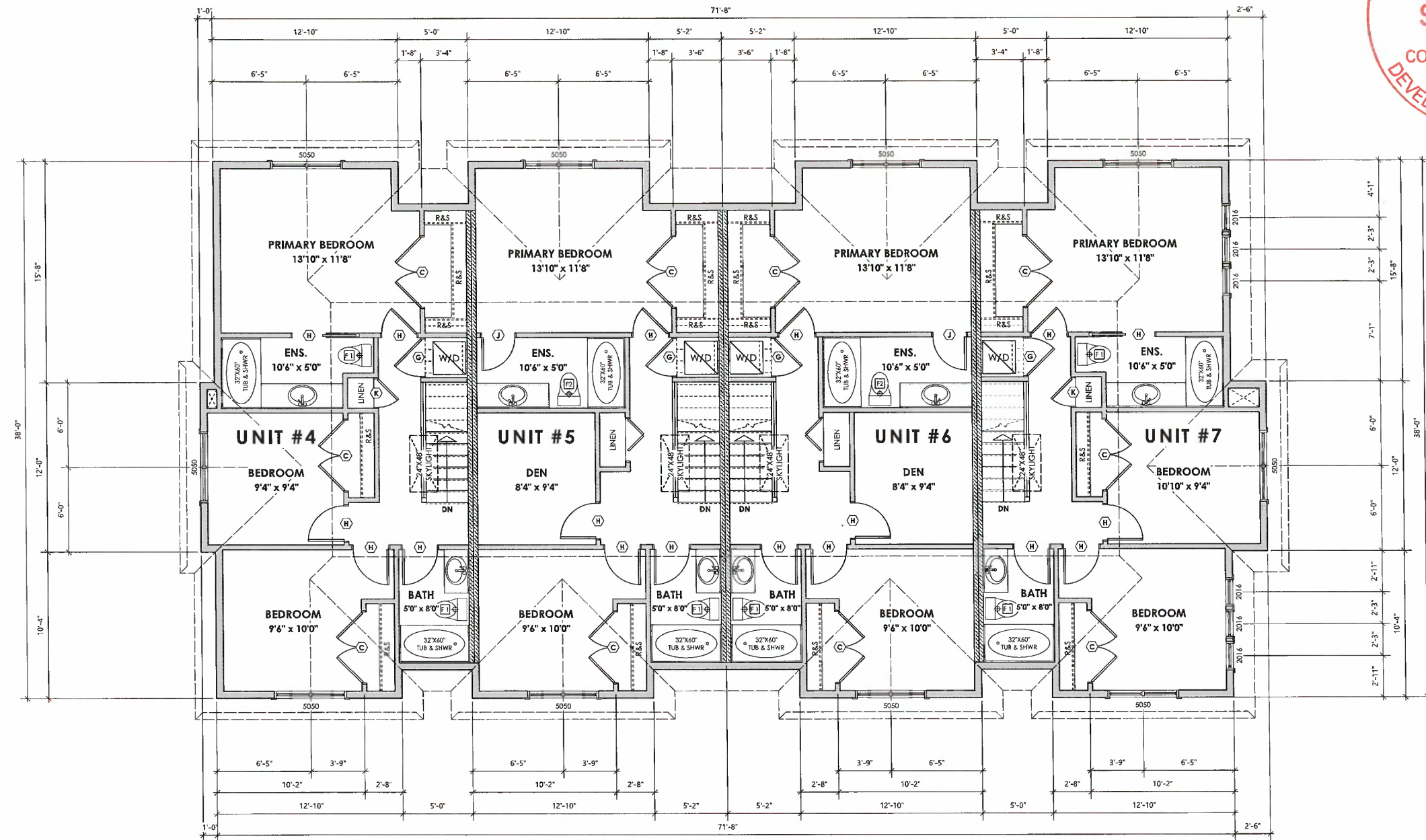
Scale
As Noted

Drawn By
CB/WGM



UPPER
FLOOR

UNITS 4-7



UNITS 4-7

Upper Floor Plan

Scale: 1/4" = 1'-0"

FLOOR AREAS:

Unit 4: 601.81 sq.ft. (55.91 sq.m.)
Unit 5: 601.49 sq.ft. (55.88 sq.m.)
Unit 6: 601.49 sq.ft. (55.88 sq.m.)
Unit 7: 618.39 sq.ft. (57.45 sq.m.)
Total: 2,423.17 sq.ft. (225.12 sq.m.)

Date

September 16, 2021

Project Address

820 Dunsmuir Road

Prepared for

Large & Co.

Project

8325

Scale

As Noted

Drawn By

CB/WGM

820 DUNSMUIR ROAD

PROPOSED REZONING



PROPOSED ELEVATIONS

UNITS 4-7



South Elevation
Scale: 1/4" = 1'-0"



East Elevation - Dunsmuir Road
Scale: 1/4" = 1'-0"

820 DUNSMUIR ROAD

PROPOSED REZONING

Date
September 16, 2021

Project Address
820 Dunsmuir Road

Prepared for
Large & Co.

Project #
8325

Scale
As Noted

Drawn By
CB/WGM

RECEIVED

SEP 21 2021

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

PROPOSED
ELEVATIONS

UNITS 4-7



North (Front) Elevation - Wollaston Street View

Scale: 1/4" = 1'-0"



West Elevation

Scale: 1/4" = 1'-0"

Date

September 16, 2021

Project Address

820 Dunsmuir Road

Prepared for

Large & Co.

Project #

8325

Scale

As Noted

Drawn By

CB/WGM

820 DUNSMUIR ROAD

PROPOSED REZONING

ELEVATIONS:
PROPOSED
COLOURS

UNITS 4-7



South Elevation

Scale: 1/4" = 1'-0"

COLOR LEGEND:

(A) JAMES HARDIE PLANK: VC-26 Edwarian Grey	(G) ENTRY DOOR: PAINTED, VC-27 Strathcona Red
(B) JAMES HARDIE PLANK: VC-14 DUNBAR GREY	(H) REAR & GARAGE DOOR: WHITE
(C) BOARD & BATTEN/CONC. FIBRE SHINGLES: SW7551-GREEK VILLA	(I) CONCRETE STEP, FOUNDATION
(D) PEAK DETAIL: SW7551-GREEK VILLA	(J) METAL ROOF: CHARCOAL METAL, TBC
(E) FASCIA BOARD, COLUMN & TRIM: SW7551-GREEK VILLA	(K) ASPHALT SHINGLE: MALARKEY MIDNIGHT BLACK
(F) WINDOWS, RAILING: BLACK	



East Elevation - Dunsmuir Road

Scale: 1/4" = 1'-0"

Date
September 16, 2021

Project Address
820 Dunsmuir Road

Prepared for
Large & Co.

Project #
8325

Scale
As Noted

Drawn By
CB/WGM

820 DUNSMUIR ROAD

PROPOSED REZONING

ELEVATIONS:
PROPOSED
COLOURS

UNITS 4-7

Date

September 16, 2021

Project Address

820 Dunsmuir Road

Prepared for

Large & Co.

Project #

8325

Scale

As Noted

Drawn By

CB/WGM



North (Front) Elevation - Wollaston Street View
Scale: 1/4" = 1'-0"

COLOR LEGEND:

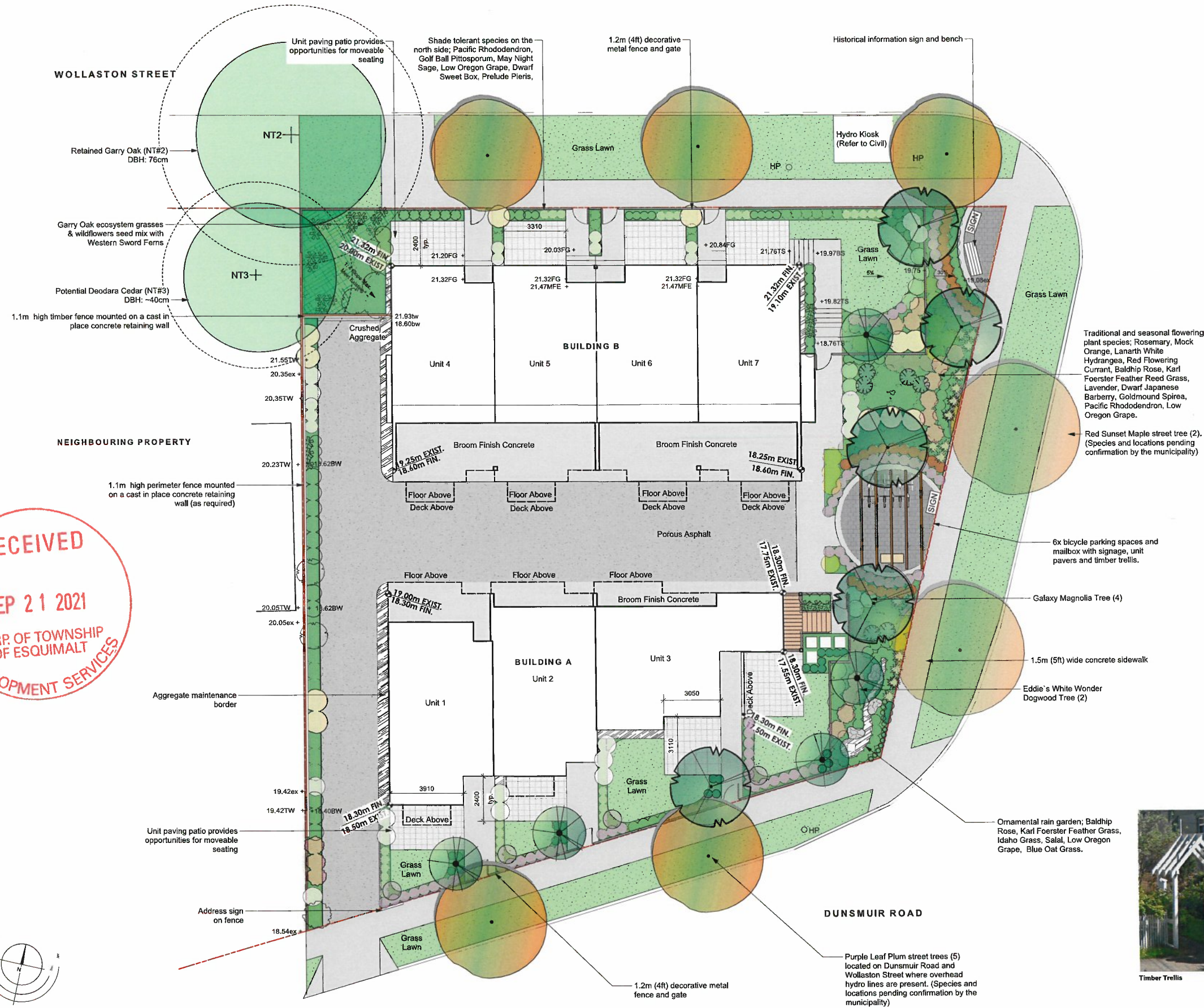
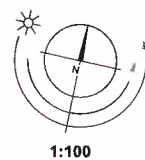
(A) JAMES HARDIE PLANK: VC-26 Edwarian Grey	(G) ENTRY DOOR: PAINTED, VC-27 Strathcona Red
(B) JAMES HARDIE PLANK: VC-14 DUNBAR GREY	(H) REAR & GARAGE DOOR: WHITE
(C) BOARD & BATTEN/CONC. FIBRE SHINGLES: SW7551-GREEK VILLA	(I) CONCRETE STEP, FOUNDATION
(D) PEAK DETAIL: SW7551-GREEK VILLA	(J) METAL ROOF: CHARCOAL METAL, TBC
(E) FASCIA BOARD, COLUMN & TRIM: SW7551-GREEK VILLA	(K) ASPHALT SHINGLE: MALARKEY MIDNIGHT BLACK
(F) WINDOWS, RAILING: BLACK	



West Elevation
Scale: 1/4" = 1'-0"

820 DUNSMUIR ROAD

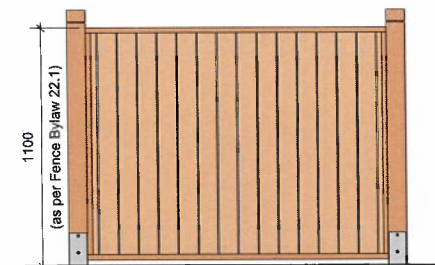
PROPOSED REZONING



Recommended Plant List

Trees 17	Botanical Name	Common Name	Size
	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6cm cal.
	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	5cm cal.
	Magnolia Galaxy	Galaxy Magnolia	6cm cal.
	Prunus cerasifera 'Thunder Cloud'	Purple Leaf Plum	6cm cal.
Large Shrubs 17	Botanical Name	Common Name	Size
	Philadelphus lewisii	Mock Orange	#5 pot, 1.0m ht.
Medium Shrubs 93	Botanical Name	Common Name	Size
	Vaccinium ovatum	Evergreen Huckleberry	#5 pot
	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#5 pot
	Mahonia aquifolium	Tall Oregon Grape	#3 pot
	Pittosporum tenuifolium 'Golf Ball'	Golf Ball Pittosporum	#3 pot
	Rhododendron macrophyllum	Pacific Rhododendron	#5 pot
	Ribes sanguineum	Red Flowering Currant	#3 pot
	Rosa gymnocarpa	Baldhip Rose	#3 pot
	Rosmarinus officinalis	Rosemary	#5 pot
Small Shrubs 266	Botanical Name	Common Name	Size
	Azalea 'Snowbird'	Snowbird Azalea	#5 pot
	Berberis thunbergii f. atropurpurea	Dwl Purpleleaf Japanese Barberry	#1 pot
	Gaultheria shallon	Salal	#1 pot
	Lavandula angustifolia 'Munstead'	Munstead English Lavender	#1 pot
	Mahonia repens	Low Oregon Grape	#1 pot
	Pieris japonica 'Prelude'	Prelude Pieris	#3 pot
	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#1 pot
	Spiraea douglasii	Western Spirea	#1 pot
	Spiraea x bumalda 'Goldmound'	Goldmound Spirea	#2 pot
	Symphoricarpos albus	Snowberry	#2 pot
Perennials, Annuals and Ferns 10	Botanical Name	Common Name	Size
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	Festuca idahoensis	Idaho Fescue	#1 pot
	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
	Polystichum munitum	Sword Fern	#1 pot
	Salvia mainacht	May Night Sage	#1 pot

- Notes:
1. All work to be completed to current CSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system
 3. Street trees species to be selected by the Township of Esquimalt.



1100mm high Cedar Perimeter Fence on Retaining Wall
1:25



Timber Trellis



1200mm (4ft) high Decorative Metal Fence
NTS

Landscape Plan - 820 Dunsmuir Road