

SITE INFORMATION JAN 30, 2018

CIVIC ADDRESS: 1027 COLLEGE ST DUNCAN

LEGAL DESCRIPTION: REF PLAN OF LOTS 2 & 3.
PLAN 4459 & PLAN VIP 62519 & SOUTH 1/2 OF LOT 5,
PLAN 1265-A. ALL WITHIN SECT. 19,
RANGE 5, QUAMICHAN DISTRICT

ZONING: MDR - MEDIUM DENSITY RESIDENTIAL

SITE AREA : 0.27168 HECTARES = 2716.88 SQ. M (29,245.3 SQ. FT.)

SET BACKS: FRONT 3M
SIDE YARDS 1.5 M,
REAR 4M where 100% pkg. in otherwise 10M

GROSS FLOOR AREA: 3 storey triplex Bldg 3= 5677, Bldg 4= 5593, Bldg 5=5593
Total for triplex bldgs = 16863
3 storey 6 plex 8875/bldg x2=Total for 6 plex bldgs 17750 sq. ft.
F.A.R.: MAX 1.2:1 = 35,094.36
PROVIDED F.A.R. = 34,613.00

SITE COVERAGE: ALLOWED 50% (14,622.65)
PROVIDED = 49.5% (14,470.0)

MAX HEIGHT : (14M)
PROPOSED 3 STOREY COMPLIES

PARKING REQ: 21 2 bed or over units x 1.2 = 25 pkg.
Visitor 1/every 20 or portion over = 2
Accessible 1/20 + 1/ea. additional 40 = 1
Total Required = 28

PARKING PROVIDED: Triplexes: 9 Private Garage, 7 driveway = 16 (incl. Visitor)
6-plexes: 8 Private Garage, 4 designated = 12
1 Designated visitor for 6 plexes = 1
1 Accessible parking = 1Pd for on street
Total Provided = 30

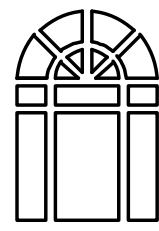
NOTE: Each garage is equipped w/ a dedicated plug for EV charging. (17 in total)

BICYCLE PARKING PROVIDED: 8 visitor & 1 per unit
Private bicycle storage is in each garage and for the 4 main floor units w/o garages,
in a secure outside closet adjacent entry.
8 visitor bike racks are located next to Building 2.

NOTE: Garbage Pick Up is by private company.

21-UNIT MULTI-FAMILY DEVELOPMENT COLLEGE ST. DUNCAN B.C.

DATE:	REVISION:
SEPT 12, 2019	PRELIMINARY W/D
OCT 23, 2019	PRELIMINARY W/D
NOV 01, 2019	PRELIMINARY W/D
NOV 19, 2019	PRELIMINARY W/D
DEC 3, 2019	CO-ORD W/ STRUCTURAL
DEC 10, 2019	REV PER CO-ORD MTG
DEC 17, 2019	REV. ASSEMBLIES
DEC 18, 2019	CO-ORD STRUCTURAL
JAN 16, 2020	MAILBOXES
JAN 27, 2020	PHASING, DRIVEWAYS, FRONT FENCE
FEB 10, 2020	BLDG 3 REV. UNIT 13

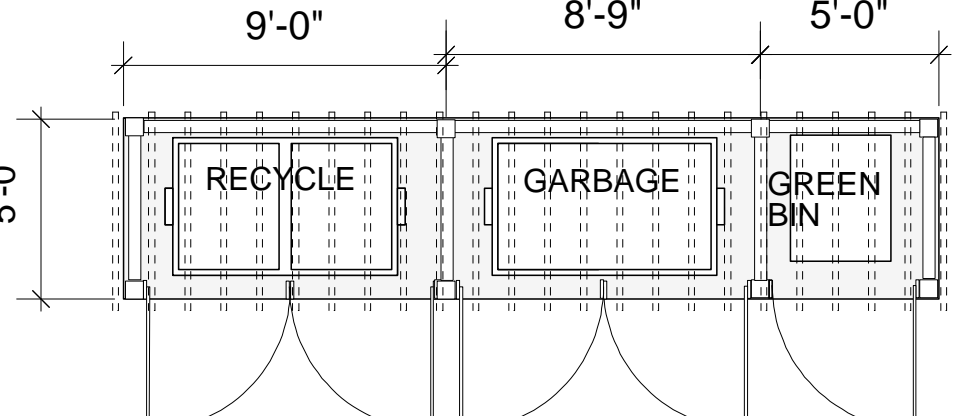

ellins architect inc.
 architecture • planning • interior design

DRAWING:

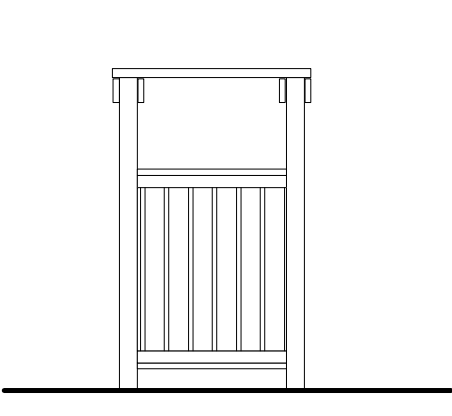
Site Plan

DRAWN BY: JE, BE, LG
 DATE: SEPT, 2019
 SCALE: AS NOTED
 PROJECT NO.
2016-15
 DRAWING NO.
A1.0

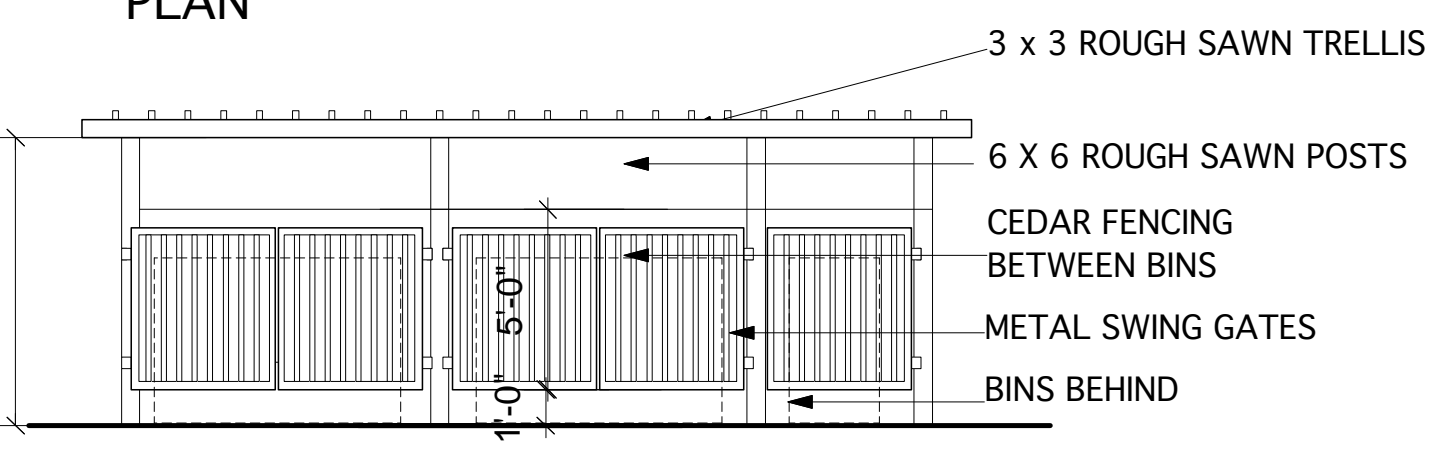
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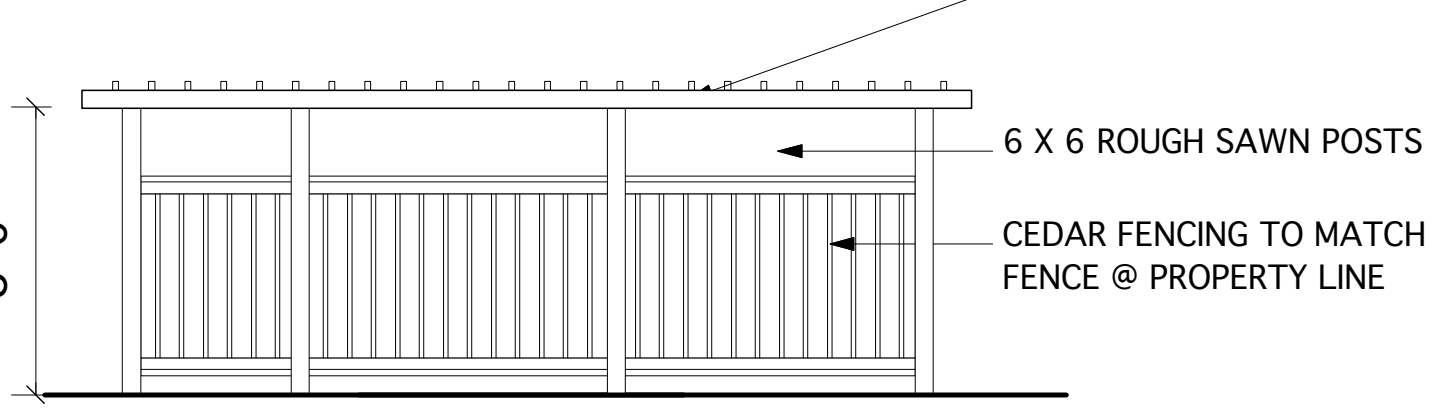
CONCRETE PAD FLUSH W/ PARKING & SIDEWALK
PLAN



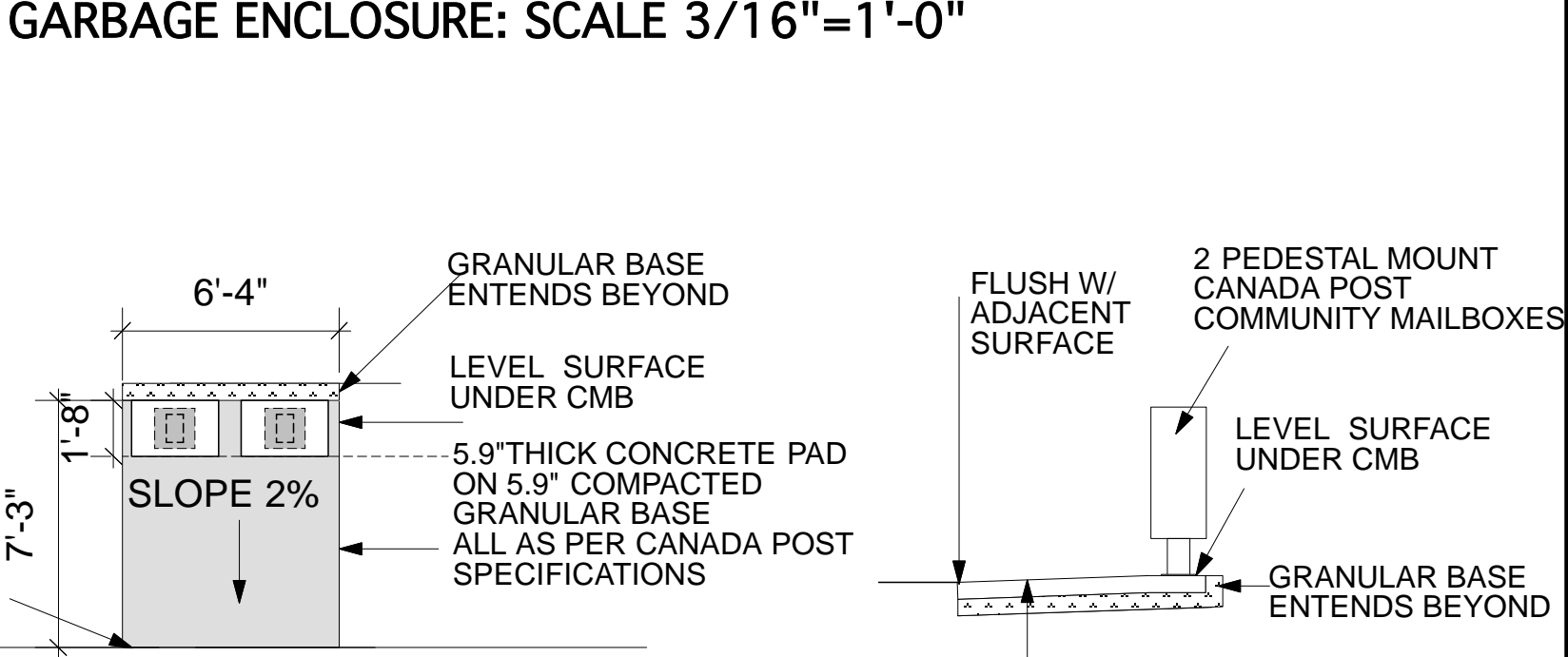
END ELEV.



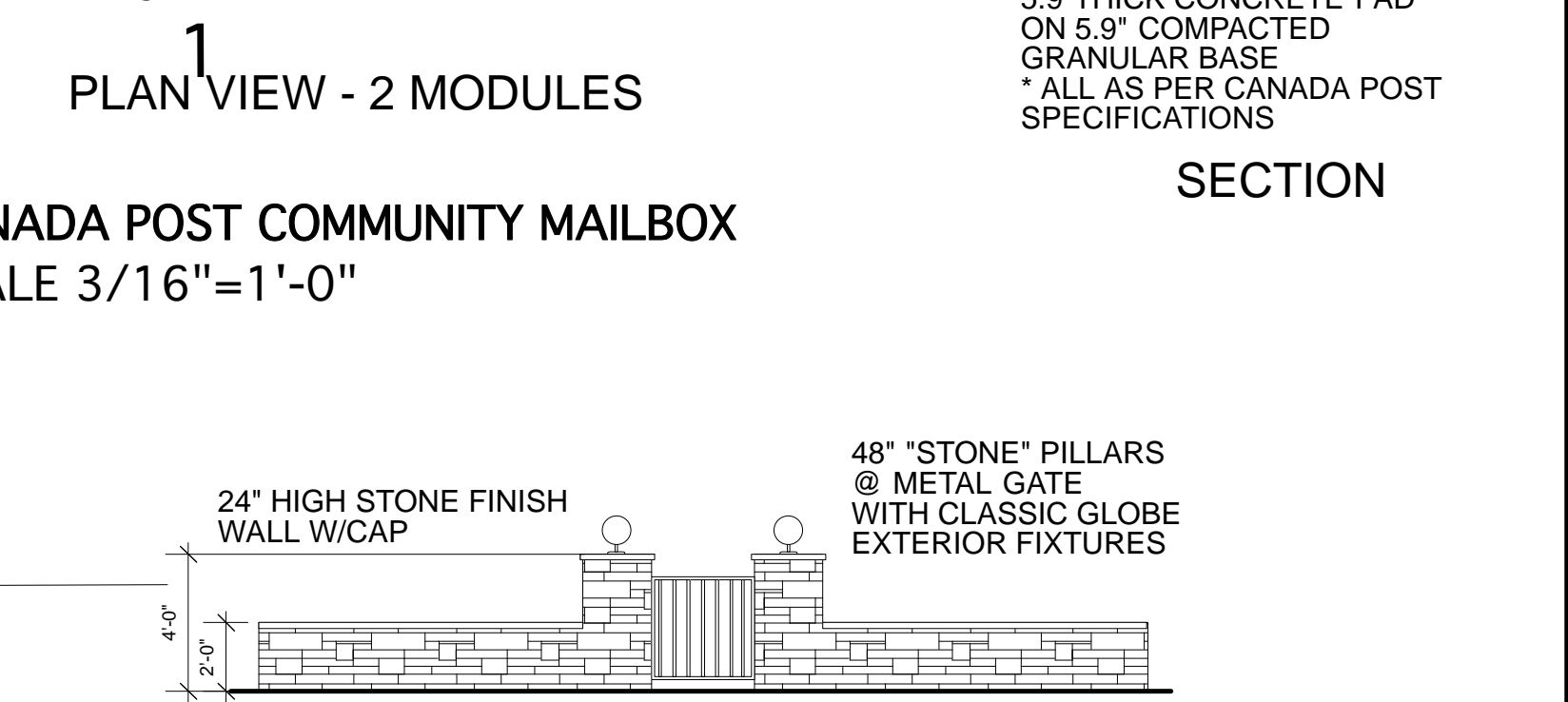
FRONT ELEVATION



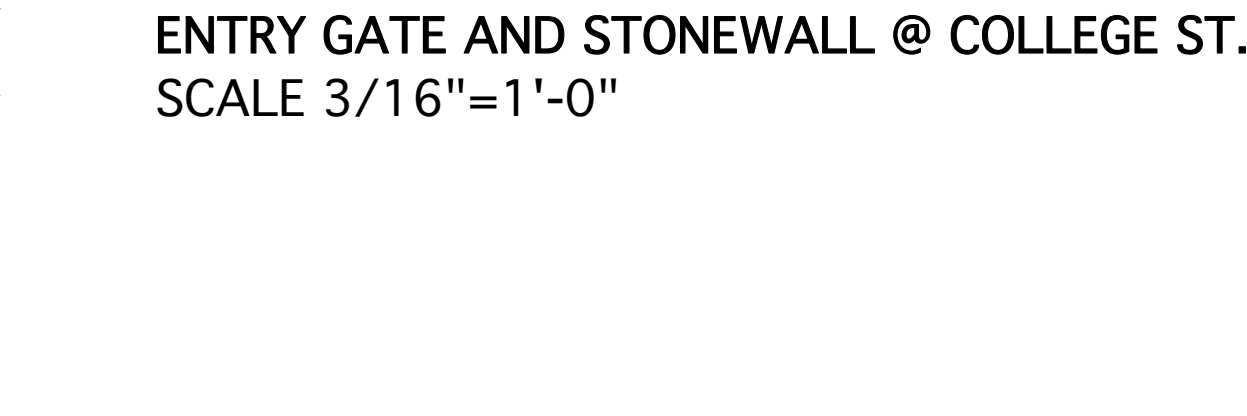
REAR ELEVATION (facing building)



GARBAGE ENCLOSURE: SCALE 3/16"=1'-0"
PLAN VIEW - 2 MODULES



CANADA POST COMMUNITY MAILBOX
SCALE 3/16"=1'-0"
SECTION



ENTRY GATE AND STONEWALL @ COLLEGE ST.
SCALE 3/16"=1'-0"

30.45

30.51

30.62

16.45

29.66

PLAN VIP62519 A

4M

REAR SETBACK

LINE OF DECK OVER

LINE OF DECK OVER

LINE OF DECK OVER

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BUILDING 3

MFE 30.30

UNIT 13 LOWER FL 622 SQ. FT. (INC. GARAGE)

UNIT 14 LOWER FL 618 SQ. FT. (INC. GARAGE)

UNIT 15 LOWER FL 614 SQ. FT. (INC. GARAGE)

UNIT 16 LOWER FL 610 SQ. FT. (INC. GARAGE)

UNIT 17 LOWER FL 606 SQ. FT. (INC. GARAGE)

UNIT 18 LOWER FL 602 SQ. FT. (INC. GARAGE)

UNIT 19 LOWER FL 598 SQ. FT. (INC. GARAGE)

UNIT 20 LOWER FL 594 SQ. FT. (INC. GARAGE)

UNIT 21 LOWER FL 590 SQ. FT. (INC. GARAGE)

UNIT 22 LOWER FL 586 SQ. FT. (INC. GARAGE)

UNIT 23 LOWER FL 582 SQ. FT. (INC. GARAGE)

UNIT 24 LOWER FL 578 SQ. FT. (INC. GARAGE)

UNIT 25 LOWER FL 574 SQ. FT. (INC. GARAGE)

UNIT 26 LOWER FL 570 SQ. FT. (INC. GARAGE)

UNIT 27 LOWER FL 566 SQ. FT. (INC. GARAGE)

UNIT 28 LOWER FL 562 SQ. FT. (INC. GARAGE)

UNIT 29 LOWER FL 558 SQ. FT. (INC. GARAGE)

UNIT 30 LOWER FL 554 SQ. FT. (INC. GARAGE)

UNIT 31 LOWER FL 550 SQ. FT. (INC. GARAGE)

UNIT 32 LOWER FL 546 SQ. FT. (INC. GARAGE)

UNIT 33 LOWER FL 542 SQ. FT. (INC. GARAGE)

UNIT 34 LOWER FL 538 SQ. FT. (INC. GARAGE)

UNIT 35 LOWER FL 534 SQ. FT. (INC. GARAGE)

UNIT 36 LOWER FL 530 SQ. FT. (INC. GARAGE)

UNIT 37 LOWER FL 526 SQ. FT. (INC. GARAGE)

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PLANT SCHEDULE

REF.	QTY.	BOTANICAL / COMMON NAME	SIZE / REMARKS
TREES			
t	3	ACER PALMATUM 'TROMPENBURGH' / JAPANESE MAPLE	2m B&B
v	2	ACER CIRCINATUM / VINE MAPLE	2m B&B
a	4	ACER RUBRUM / RED MAPLE	7cm CAL.
s	2	CHAMAECYPARIS NORTKA CYPRESS / WEeping NORTKA CYPRESS	2m B&B
	11	CORNUS NUTALLII / PACIFIC DOGWOOD	6cm CAL.
SHRUBS			
ch	20	CHOISYA 'AZTEC PEARL' / MEXICAN MOCK ORANGE	#5
	90	NANDINA DOMESTICA 'HARBOUR DWARF' / DWARF HEAVENLY BAMBOO	#3
	4	MAHONIA AQUIFOLIUM 'ATROPURPUREA' / PURPLE OREGON GRATE	#2
	140	ENKANTHUS CAMPANULATUS / REDVINE ENKANTHUS	#5
	25	PIERIS JAPONICA 'VARIEGATA' / LILY-OF-THE-VALLEY SHRUB	#3
	50	PINUS MUGHO / MUGHO PINE	#7
	12	RHODODENDRON 'HONOURABLE JEAN MARIE MONTAGUE'	#7
	8	RHODODENDRON 'COLD PLUMMER'	#2
		LONICERA 'MANDARIN' / CLIMBING HONEYSUCKLE	
GRASSES, FERNS, GROUNDCOVERS			
	200	ARCTOSTAPHYLOS 'VANCOUVER JADE' / KINKIKINNICK	#1
	100	CORNUS CANADENSIS / CREEPING DOGWOOD	#1
	30	NASSELLA TENNISIMA / MEXICAN FEATHER GRASS	#1
	50	POLETICUM MINUTUM / SWORD FERN	#1
	50	BLECHNUM SPICANT / DEER FERN	#1
	25	ACORUS GRAMINEUS 'OGON' / GOLDEN SWEET FLAG	#1
	20	GAULTHERIA SHALLOON / SALAL	#1

NOTES

1. ALL PLANTS AND PLANTINGS TO BE TO BC LANDSCAPE STANDARDS, LATEST EDITION.
2. ALL PLANTED AREAS TO BE MULCHED WITH FINE FIR BARK MULCH.
3. NATIVE SOIL TO BE AMENDED WITH SEA SOIL OR EQUIVALENT ORGANIC SOIL IN PLANTING POCKETS AROUND ALL TREES AND SHRUBS.
4. AREA OF PLANTINGS & LAWN AREAS SHALL BE IRRIGATED TO IALC STANDARDS.
5. PLANT MATERIAL SUBJECT TO AVAILABILITY. DESIGNER MAY SUBSTITUTE SIMILAR.
6. EXACT PLANT LOCATION MAY VARY TO SUIT SITE. DO NOT SCALE DRAWINGS. CONFIRM LOCATION OF EXISTING SITE SERVICES, EASEMENTS, SIDEWALKS, & STRUCTURES PRIOR TO PLACING TOPSOIL.
7. SEE SITE SURVEY & DEVELOPMENT LAYOUT PLANS FOR GRADING, EXISTING & PROPOSED ELEVATIONS & CONTOURS.
8. ALL PATIOS, DRIVEWAYS AND PARKING AREAS SHALL BE CONCRETE. PEDESTRIAN WALKWAYS WILL BE PAVERS AS INDICATED. ROADWAY SURFACE WILL BE ASPHALT.

21 UNIT MULTI FAMILY NICOL DEVELOPMENTS

1027 COLLEGE STREET, DUNCAN BC

PROPOSED LANDSCAPE PLAN

DESIGNED & DRAWN BY: JANICE NEW
NEW LANDSCAPES 250.701.7649

DATE: JAN. 2019

SCALE: 1" = 10' (APPROX.)

REVISIONS: FEB 7, 2019

APRIL 2, 2019

APRIL 11, 2019

NOV. 7, 2019

JAN. 29, 2020