ATTACHMENT C

1137 DOMINION ROAD
VICTORIA, B.C.
PROJECT # 1701

CIVIC ADDRESS: 1137 DOMINION ROAD, VICTORIA, B.C.
LEGAL DESCRIPTION: LOT 10 PLAN 253 SECTION 10 VICTORIA

ISSUED FOR DEVELOPMENT PERMIT
OCTOBER 03, 2018

CONTACT LIST
CLIENT ARCHITECT/DESIGNER TEL [illegible] DESIGNER COLIN HARPER [illegible] DOK STREET, VICTORIA BC TEL [illegible] LANDSCAPE SEAN HARTLEY NEWMAN [illegible] DOMINANT ST VICTORIA BC [illegible] TEL [illegible] EMAIL SEAN@HARTLEY

DRAWING LIST	
ARCHITECTURAL	A000 COVER SHEET A001 SCHEDULES A101 EXISTING SITE PLAN A102 PROPOSED SITE PLAN A103 GROUND FLOOR PLAN ROOF PLAN A201 ELEVATIONS A202 CONTEXT ELEVATIONS A301 BUILDING SECTIONS
LANDSCAPE	L1 LANDSCAPE PLAN

SCOPE OF WORK

CONSTRUCTION OF A ONE STORY SINGLE FAMILY HOME

SITE

N.T.S.

Received
City of Victoria
OCT 1 0 2018
Planning & Development Department
Development Services Division

RE-ISSUED FOR DEVELOPMENT PERMIT – OCTOBER 03, 2018

302-666 COOK STREET
VICTORIA, BC V8V 3Y7
T: 778 884 0842

ColinHarperDesign

EXTERIOR WALL TYPES

EW1

EW2

EW3

EW4

EW5

INTERIOR WALL TYPES

W1

W2

W3

FLOOR TYPES

F1

ROOF TYPES

R1 FLAT ROOF

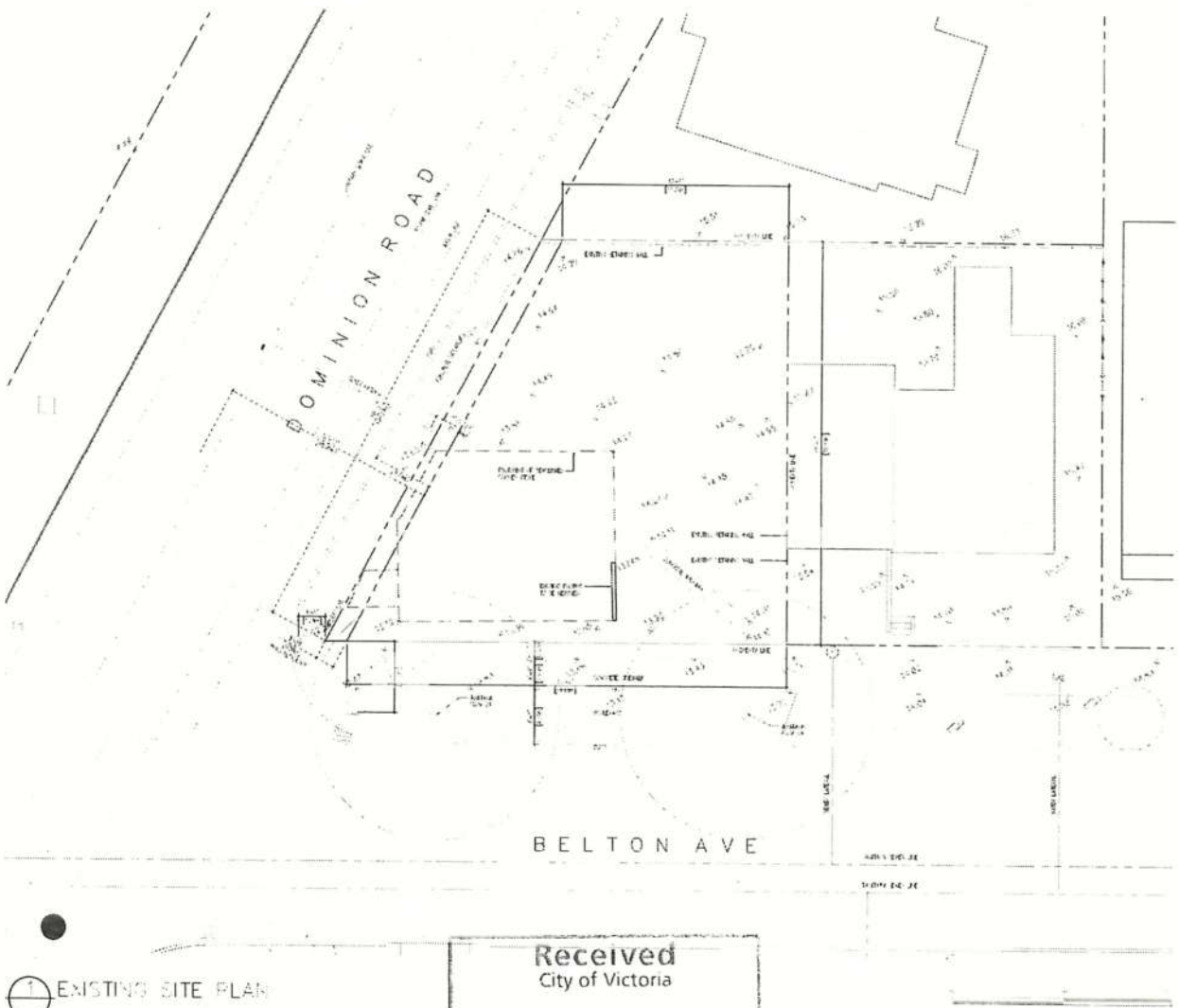
R2 CATHEDRAL ROOF

R3 CATHEDRAL ROOF

R5 FLAT ROOF

DOOR SCHEDULE

| DOOR NO | | SIZE | | | DOOR | | |



1 EXISTING SITE PLAN

Received
City of Victoria
OCT 1 0 2018
Planning & Development Department
Development Services Division

PROPERTY INFORMATION

Project Address:
1137 Dominion Road., Victoria, BC V8A 2Z7
Legal Description:
LOT 10 PLAN 253 SECTION 10 VICTORIA
Zoning:
R1-SC
Development Permit Area:
DPA 16

SITE PLAN SYMBOLS LEGEND:

- Property Line
- Fence
- Curb Line
- Storm Catch Basin
- Manhole
- Power Pole / Light Pole
- Light Pole
- Sign
- Fire Hydrant
- Water Meter
- Property Corner
- Sewer Fitting
- EXISTING GRADE

SITE PLAN NOTES:

A. All Property Information and Dimensions Shown Are Approximate and Are To Be Field Verified.
B. Contractor To Verify Existing Utility Locations Prior To Construction. Typ.
C. Erosion Control Measures Per Jurisdictional Requirements
D. Reference Roof Plan for Storm Drain Locations
E. Water Meter and Connections to Main By City of Victoria
F. Utility connections by others.
G. Stormwater will be diverted to the City of Victoria Stormwater System.

Copyright notice: All parts of this drawing are the exclusive property of ColinHarperDesign and shall not be used without their express permission. All dimensions shall be verified by the contractor before commencing work.

SEAL

NOTES/LEGEND

DRAWING(S) AND SPECIFICATIONS

NO	REVISION	DATE
2	REVISED TO NEW DWG	[illegible]

PROJECT NAME

1137 DOMINION RD

DOMINION RD,
VICTORIA, BC

PROJECT ADDRESS

1137 DOMINION ROAD
VICTORIA, BC V8A 4E8

DESIGN
202-466 COOK STREET
Victoria, BC V8V 3Y7
T. 778-694-6882
[illegible]

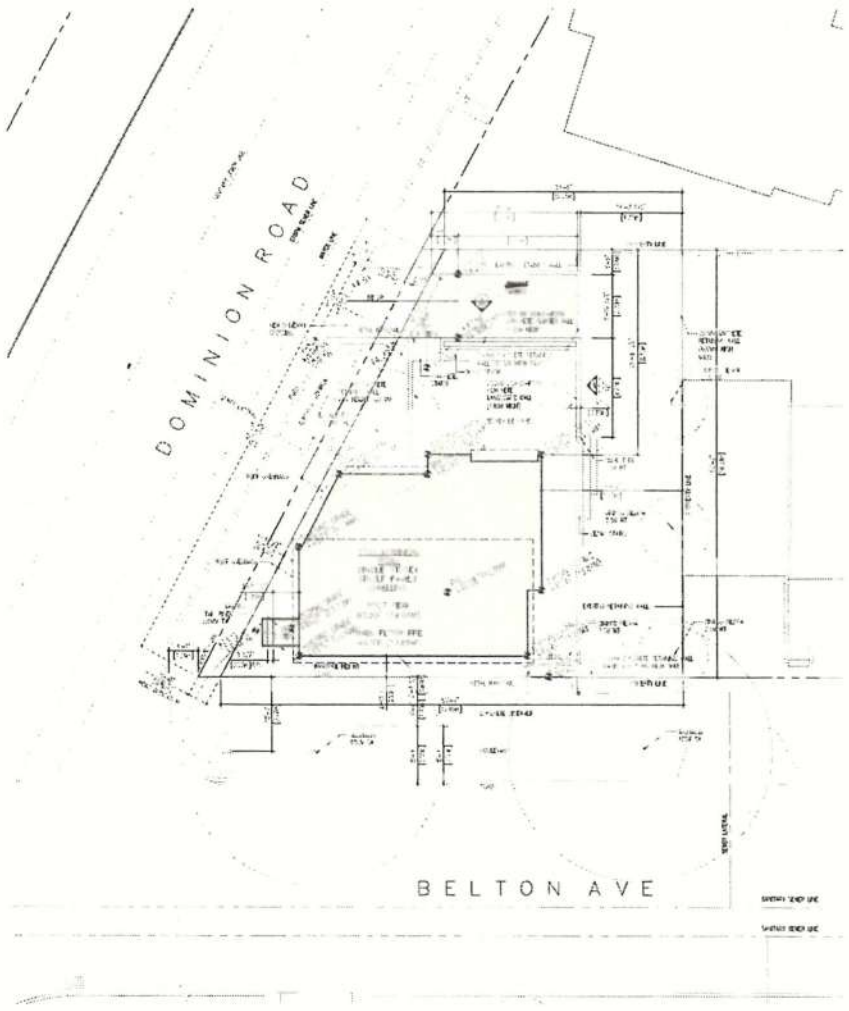
ColinHarperDesign

CONSULTANTS
STRUCTURAL
MECHANICAL
ELECTRICAL
CIVIL
LANDSCAPE

DRAWING TITLE

EXISTING
SITE PLAN

PROJECT NO	[illegible]	DRAWN BY	[illegible]
SCALE	1:150	REVIEWED BY	[illegible]
DATE	[illegible]	DRAWING NO	A100



1 PROPOSED SITE PLAN

GRADES

Grade

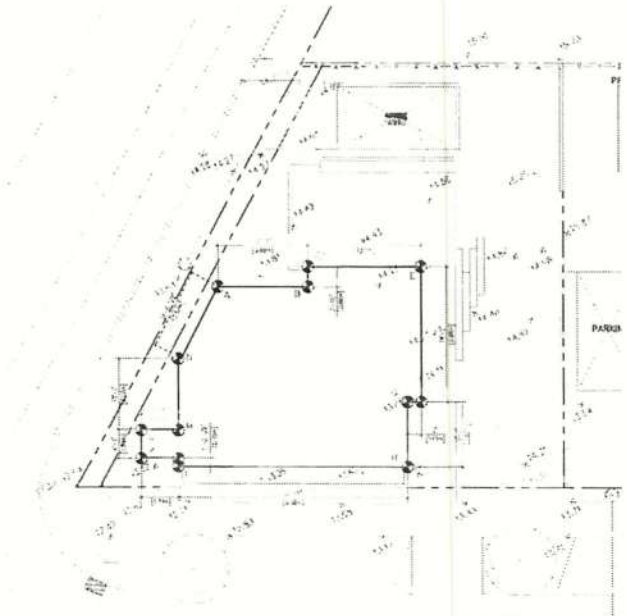
Points	Existing	Proposed	Lower
Points A	13.70	13.70	13.70
Points B	14.01	14.01	14.01
Points C	14.02	13.84	13.84
Points D	14.02	13.84	13.84
Points E	14.40	13.84	13.84
Points F	13.84	13.84	13.84
Points G	13.84	13.84	13.84
Points H	13.81	13.84	13.81
Points I	13.16	13.16	13.16
Points J	13.17	13.17	13.17
Points K	13.11	13.11	13.11
Points L	13.22	13.23	13.22
Points M	13.28	13.26	13.28
Points N	13.30	13.29	13.30

Grade Calculation

Grade Points	Average of Points		Distance Between Grade Points	Totals
Points A & B	(13.7+13.84)/2	13.77	x 3.86	53.15
Points B & C	(13.84+13.84)/2	13.84	x 0.80	11.00
Points D & E	(13.84+13.84)/2	13.84	x 4.88	67.54
Points E & F	(13.84+13.84)/2	13.84	x 5.84	80.83
Points F & G	(13.84+13.84)/2	13.84	x 0.61	8.44
Points G & H	(13.84+13.81)/2	13.83	x 2.82	38.99
Points H & I	(13.81+13.16)/2	13.49	x 9.88	133.18
Points I & J	(13.16+13.17)/2	13.16	x 0.39	5.13
Points J & K	(13.17+13.11)/2	13.14	x 1.62	21.29
Points K & L	(13.11+13.22)/2	13.17	x 1.21	15.93
Points L & M	(13.22+13.28)/2	13.25	x 1.62	21.47
Points M & N	(13.28+13.30)/2	13.34	x 3.07	40.94
Points N & A	(13.30+13.70)/2	13.55	x 3.53	47.68
				SAL 46

Grade Calculation

546.46 / 40.10 = 13.60



2 AVERAGE GRADE KEY PLAN

PROPERTY INFORMATION

Project Address:
1137 Dominion Road., Victoria, BC V8A 2Z7
Legal Description:
LOT 10 PLAN 253 SECTION 10 VICTORIA
Zoning:
R1-SC
Development Permit Area:
DPA 16

	REQUIRED	PROPOSED
LOT AREA	260.00 m	278.69 m
LOT WIDTH	10.00 m	19.98 m
LOT DEPTH		18.33 m
SETBACKS		
FRONT	6.00 m	0.90 m
REAR	6.00 m	9.77 m
SIDE (EAST)	2.40 m	6.52 m
SIDE (WEST)	2.40 m	0.42 m
COMBINED SIDE YARD		6.52 m
AVERAGE GRADE		13.60 m
BUILDING HEIGHT	7.50 m	5.47 m
NUMBER OF STORIES		1
FLOOR AREA		
UPPER FLOOR		
MAIN FLOOR		80.42 sq m
BASEMENT		
TOTAL FLOOR AREA		80.42 sq m
FLOOR SPACE RATIO	0.5 TO 1	0.29
SITE COVERAGE	40 %	30.00 %
OPEN SITE SPACE		63.40 %
IMPERVIOUS AREA		180.12 sq m
PERVIOUS AREA		98.60 sq m
PARKING	1 SPACE	1 SPACE
BICYCLE PARKING	N/A	N/A

PROPOSED VARIANCES (LOT A)	REQUIRED	PROPOSED	VARIANCE
FRONT YARD SETBACK	6.00 m	0.90 m	5.10 m
SIDE YARD SETBACK (WEST)	2.40 m	0.42 m	1.98 m

SITE PLAN SYMBOLS LEGEND:

- Property Line
- Fence
- Curb Line
- Storm Catch Basin
- Manhole
- Power Pole / Light Pole
- Light Pole
- Sign
- Fire Hydrant
- Water Meter
- Property Corner
- Sewer Fitting
- EXISTING GRADE

SITE PLAN NOTES:

A. All Property Information and Dimensions Shown Are Approximate and Are To Be Field Verified
B. Contractor To Verify Existing Utility Locations Prior To Construction. Typ.
C. Erosion Control Measures Per Jurisdictional Requirements
D. Reference Roof Plan for Storm Drain Locations
E. Water Meter and Connections to Main By City of Victoria
F. Utility connections by others.
G. Stormwater will be diverted to the City of Victoria Stormwater System.

Received
City of Victoria
OCT 10 2018
Planning & Development Department
Development Services Division

Copyright reserved. All parts of this drawing are the exclusive property of Colin Harper Design and shall not be reproduced without our express permission. All dimensions shall be verified by the Contractor before commencing work.

SEAL

NORTH ELEVATION

OWNER/CLIENT AND AUTHORIZED AGENT

12	[illegible]	[illegible]
11	[illegible]	[illegible]
10	[illegible]	[illegible]
09	[illegible]	[illegible]
08	[illegible]	[illegible]
07	[illegible]	[illegible]
06	[illegible]	[illegible]
05	[illegible]	[illegible]
04	[illegible]	[illegible]
03	[illegible]	[illegible]
02	[illegible]	[illegible]
01	[illegible]	[illegible]
NO	REVISION	DATE

PROJECT NAME

1137 DOMINION RD

DOMINION RD,
VICTORIA, BC

PROJECT ADDRESS

1137 DOMINION ROAD
VICTORIA, BC. V8A 4E8

Victoria
[illegible] COOK STREET
Victoria, BC V8V 3Y7
T: 778-554-0082
colin.harperdesign@gmail.com

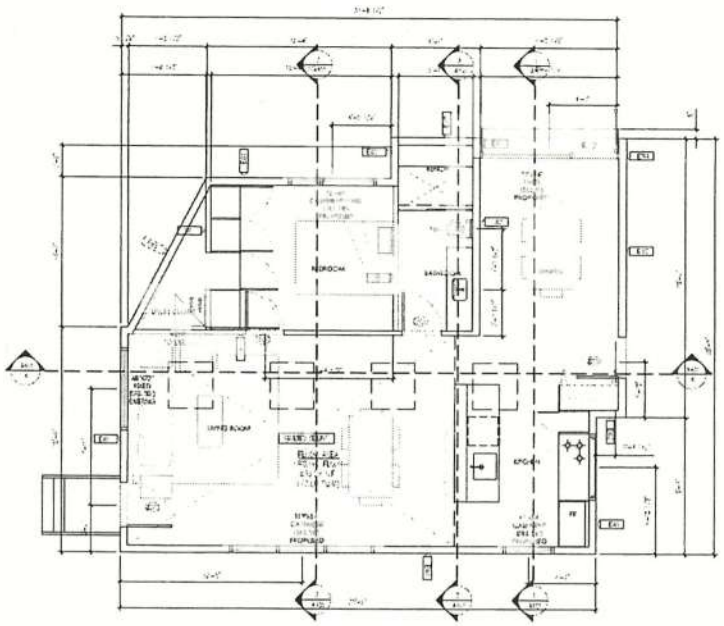
ColinHarperDesign

CONSULTANTS
STRUCTURAL ENGINEERING
MECHANICAL
ELECTRICAL
CIVIL
LANDSCAPE ARCHITECTURE

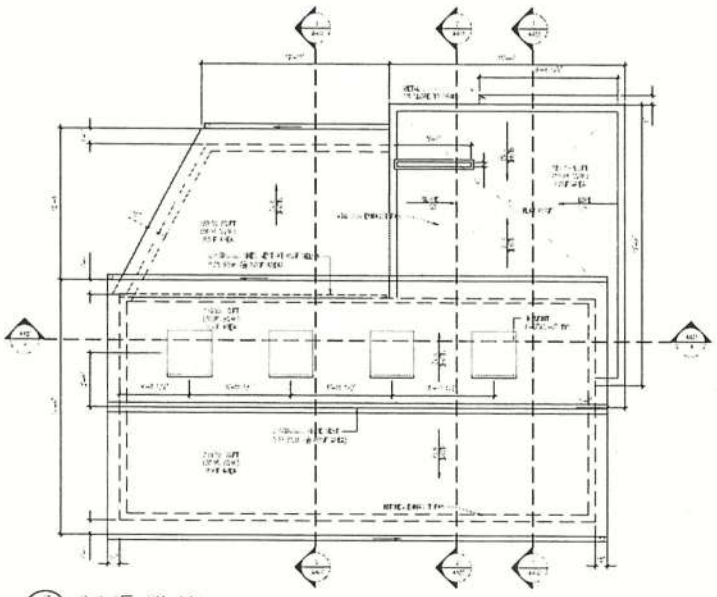
DRAWING TITLE

PROPOSED
SITE PLAN

PROJECT NO	1718	DRAWN BY	CH
SCALE	1:100	REVIEWED BY	CH
DATE	JUL 2017	DRAWING	A101



1 GROUND FLOOR PLAN



2 ROOF PLAN

Received
City of Victoria

OCT 10 2018

Planning & Development Department
Development Services Division

SEAL

NORTH ANGLE

12	ISSUED FOR DEVELOPMENT PERMIT	[illegible]
11	ISSUED FOR [illegible]	[illegible]
10	REVISED FOR DEVELOPMENT PERMIT	[illegible]
9	REVISED FOR DEVELOPMENT PERMIT	[illegible]
8	ISSUED FOR PLANNING REVIEW	[illegible]
7	ISSUED FOR PLANNING	[illegible]
6	ISSUED FOR PLANNING	[illegible]
NO	REVISION	ISSUE

PROJECT NAME

1137 DOMINION RD

DOMINION RD,
VICTORIA, BC

PROJECT ADDRESS

1137 DOMINION ROAD
VICTORIA, BC V9A 4E8

Victoria
[illegible] COOK STREET
Victoria, BC V8V 3Y7
T 778-594-6812
[illegible]

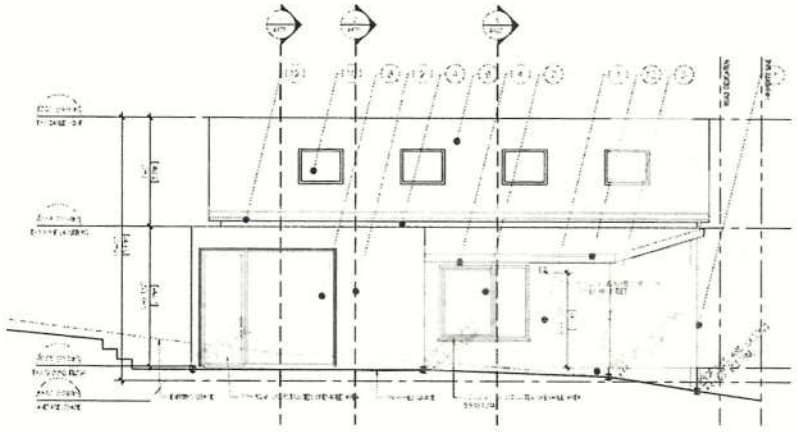
ColinHarperDesign

CONSULTANTS
STRUCTURAL [illegible]
MECHANICAL
ELECTRICAL
CIVIL
LANDSCAPE [illegible]

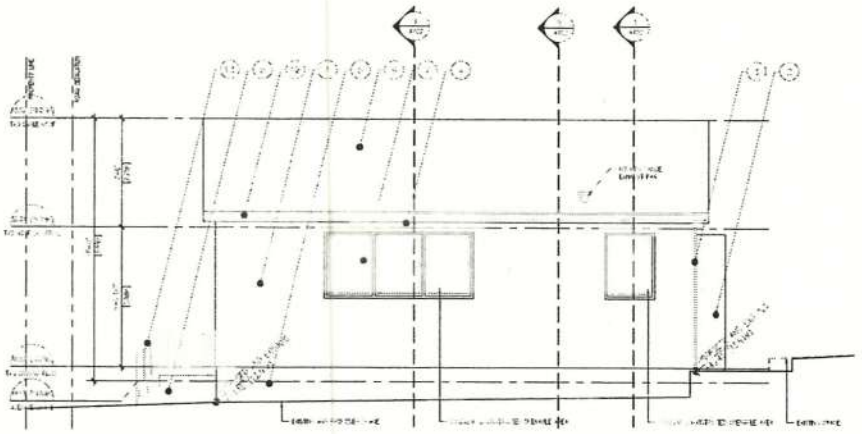
DRAWING TITLE

PLANS

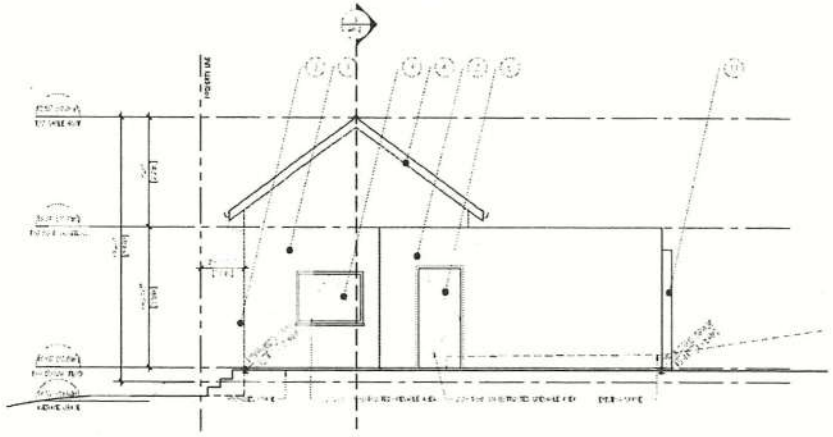
PROJECT NO.	[illegible]	DRAWN BY	[illegible]
SCALE	1:100	REVIEWED BY	[illegible]
DATE	[illegible]	DRAWING NO.	A201



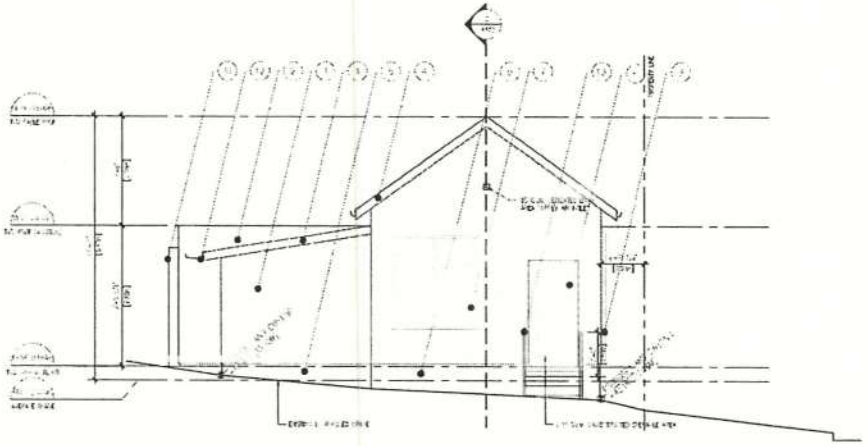
1 NORTH ELEVATION



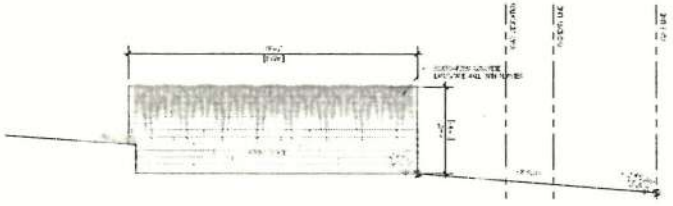
2 SOUTH ELEVATION



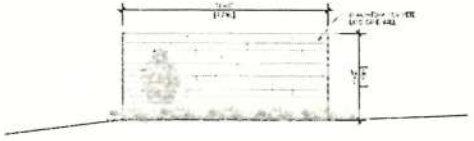
3 EAST ELEVATION



4 WEST ELEVATION



5 LANDSCAPE WALL NORTH ELEVATION AND DRIVEWAY PROFILE



6 LANDSCAPE WALL EAST ELEVATION

Received
City of Victoria
OCT 10 2018
Planning & Development Department
Development Services Division

LEGEND OF FINISHES

1137 DOMINION RD

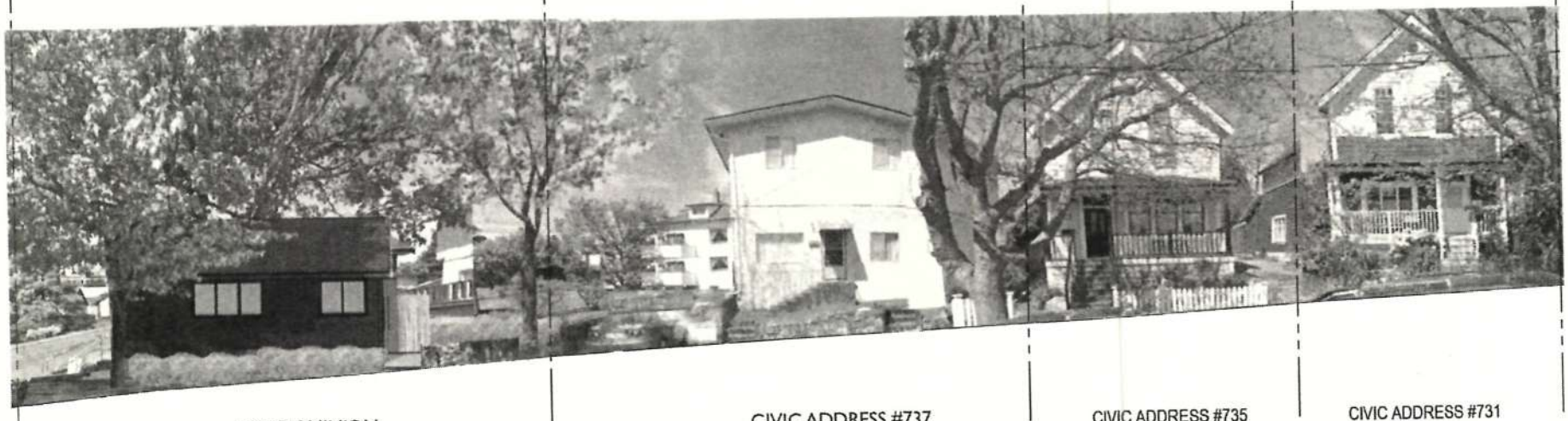
DOMINION RD,
VICTORIA, BC

1137 DOMINION ROAD,
VICTORIA, BC. V9A 4E8

ColinHarperDesign

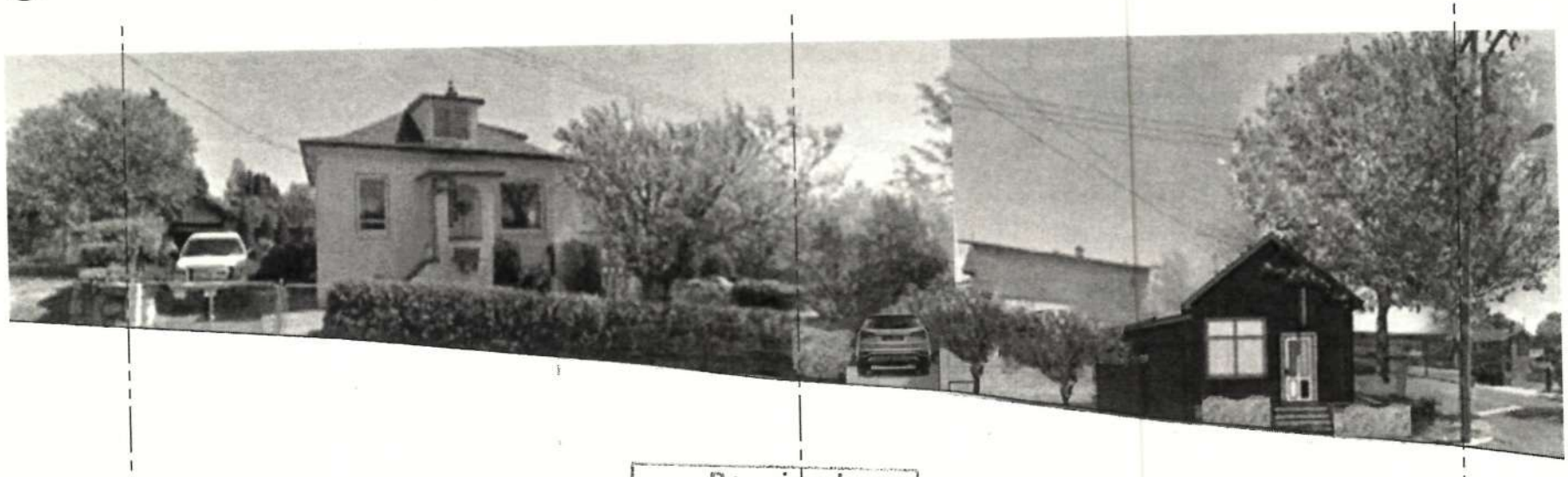
ELEVATIONS

A301



1137 DOMINION | CIVIC ADDRESS #737 | CIVIC ADDRESS #735 | CIVIC ADDRESS #731

1 BELTON AVE STREETSCAPE



CIVIC ADDRESS 1143 | 1137 DOMINION

2 DOMINION ROAD STREETSCAPE

Received
City of Victoria
OCT 10 2018
Planning & Development Department
Development Services Division

SEAL

NORTH ARROW

NO.	REVISION	BY
12	[illegible]	[illegible]
11	[illegible]	[illegible]
10	[illegible]	[illegible]
9	[illegible]	[illegible]
8	[illegible]	[illegible]
7	[illegible]	[illegible]
6	[illegible]	[illegible]

PROJECT NAME

1137 DOMINION RD

DOMINION RD,
VICTORIA, BC

PROJECT ADDRESS

1137 DOMINION ROAD,
VICTORIA, BC. V9A 4E8

Victoria
352-666 COOK STREET
Victoria, BC V8V 1V7
T 778-034 0282

ColinHarperDesign

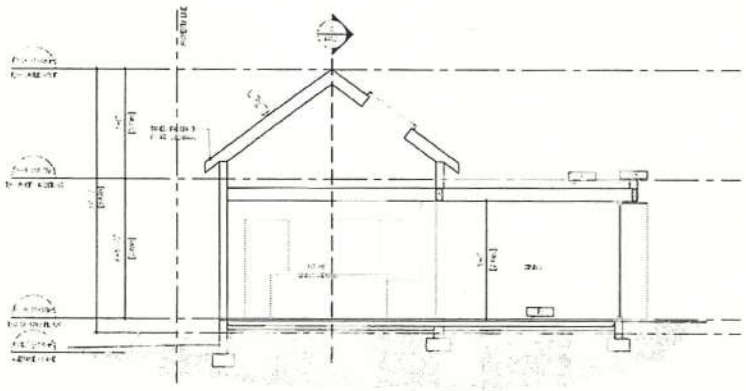
CONSULTANTS

STRUCTURAL
MECHANICAL
ELECTRICAL
CIVIL
LANDSCAPE

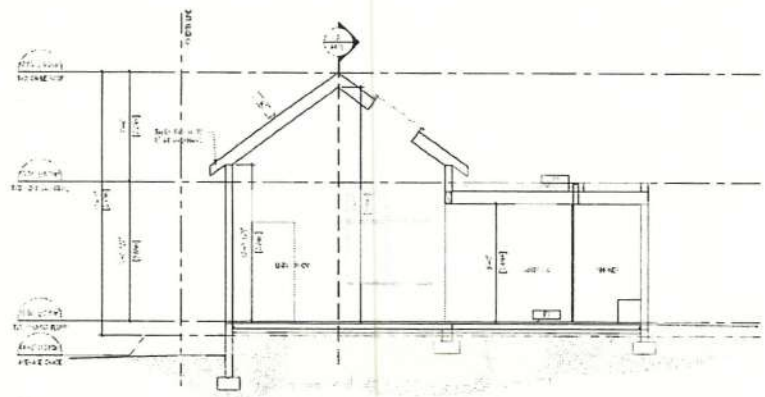
DRAWING TITLE

STREETSCAPES

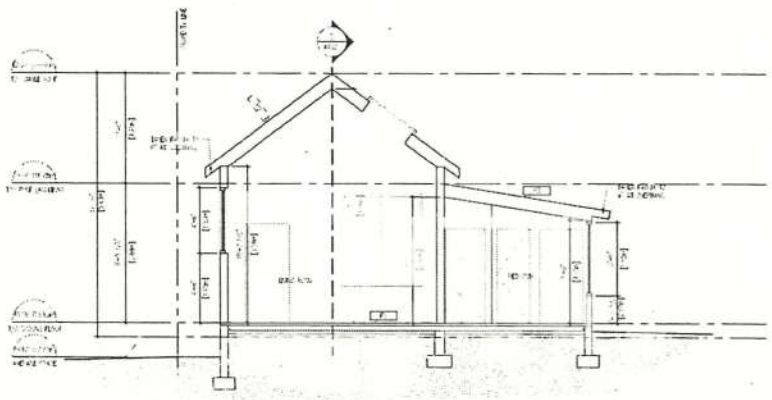
PROJECTION	[illegible]	DRAWN BY	CH
SCALE	[illegible]	REVIEWED BY	
DATE	[illegible]	DRAWING NO.	A302



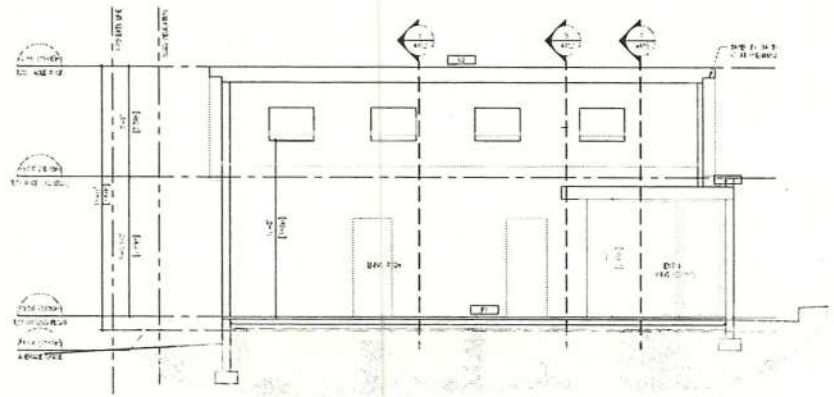
SECTION 1



SECTION 2



SECTION 3



SECTION 5

Received
City of Victoria
OCT 10 2018
Planning & Development Department
Development Services Division

SEAL

NOTIFICATION

OWNER/CLIENT

3	RE-ISSUED FOR REZONING REVIEW	[illegible]
2	ISSUED FOR REZONING DEVELOPMENT PERMIT	[illegible]
1	ISSUED FOR REVIEW	[illegible]
0	ISSUED FOR REVIEW	[illegible]
0	ISSUED FOR REVIEW	[illegible]
NO	REVISION	DATE

PROJECT NAME

1137 DOMINION RO

DOMINION RD,
VICTORIA, BC

PROJECT ADDRESS

1137 DOMINION ROAD
VICTORIA, BC. V9A 4E8

VICTORIA
[illegible] COOK STREET
Victoria, BC V8V 3X7
T: 778-994-0882
[illegible]

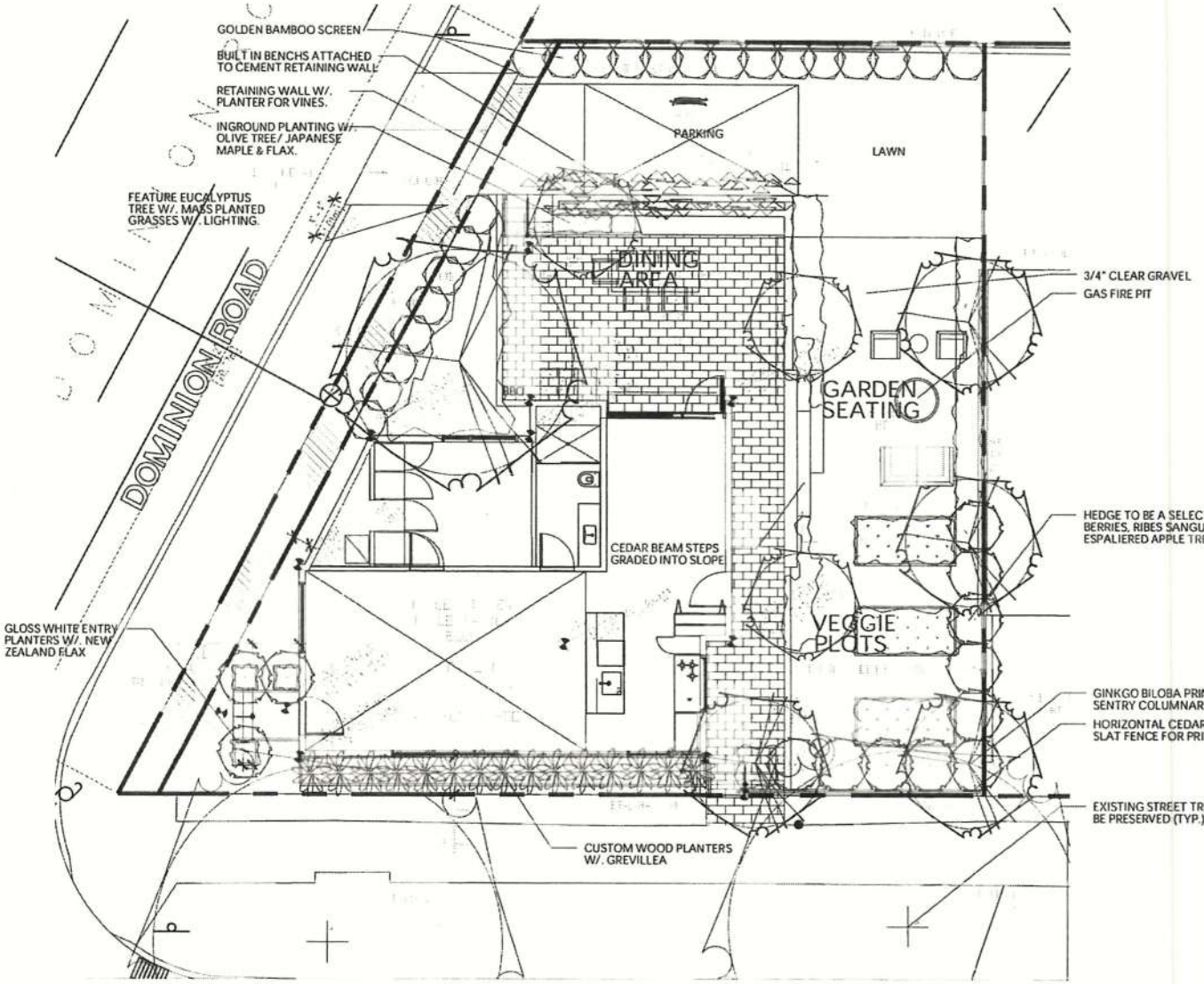
ColinHarperDesign

CONSULTANTS
STRUCTURAL ENGINEERING
MECHANICAL
ELECTRICAL
CIVIL
LANDSCAPE [illegible]

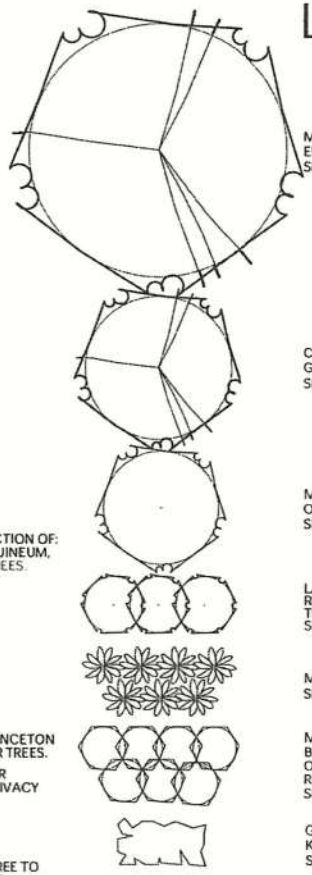
DRAWING TITLE

BUILDING SECTIONS

PROJECT NO.	ITEM	DRAWN BY	CH
SCALE	1/8"=1'-0"	ISSUED BY	
DATE	[illegible]	DRAWING NO.	A401



LEGEND



MEDIUM DECIDUOUS TREE TO BE:
EUCALYPTUS (BL)
SIZE 5.0 CM CAL.; APPROXIMATE NO. - 01

COLUMNAR DECIDUOUS TREE TO BE:
GINKGO BILOBA 'PRINETON SENTRY'
SIZE 2.5 M HT.; APPROXIMATE NO. - 04

MULTISTEM TREE TO BE:
OLIVE TREE, JAPANESE MAPLE
SIZE B&B 1.5M. HT.; APPROXIMATE NO. - 02

LARGE SHRUB TO BE A SELECTION F:
RIBES SANGUINEUM, ESPALIER APPLE TREE, MIXED BERRIES.
SIZE 27 CM POT; APPROXIMATE NO. - 10

MEDIUM SHRUB TO BE: GREVILLEA
SIZE 21 CM POT; APPROXIMATE NO. - 49

MEDIUM SHRUB TO BE SELECTION OF:
BLACK BAMBOO, GOLDEN BAMBOO, OAKLEAF HYDRANGEA, JAPANESE FOREST GRASS, RUSSIAN SAGE,
SIZE 21 CM POT; APPROXIMATE NO. - 21

GROUNDCOVER TO BE A SELECTION OF:
KINNIKINNICK, LIRIOPE, GRASSES.
SIZE 10 CM POT; APPROXIMATE NO. - 40

NOTES

- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND SERVICES AND ANY DAMAGE TO SAME CAUSED BY HIS WORK.
- ALL LANDSCAPE AREAS TO BE IRRIGATED.
- IF YOU HAVE ANY QUESTION ABOUT SCHEMATIC DESIGN, CALL SEAN PARTLOW # 250-884-6673

Landscape Plan

Gauthier Residence

Victoria, B.C.

Received
City of Victoria
OCT 10 2018
Planning & Development Department
Development Services Division

Sean Partlow Design

Scale: 1:50
Date: March 22, 2018
File: GR-SIR3 DWG