

REZONE OPEN HOUSE

6031 DUNBAR LOW RISE RENTAL



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2.



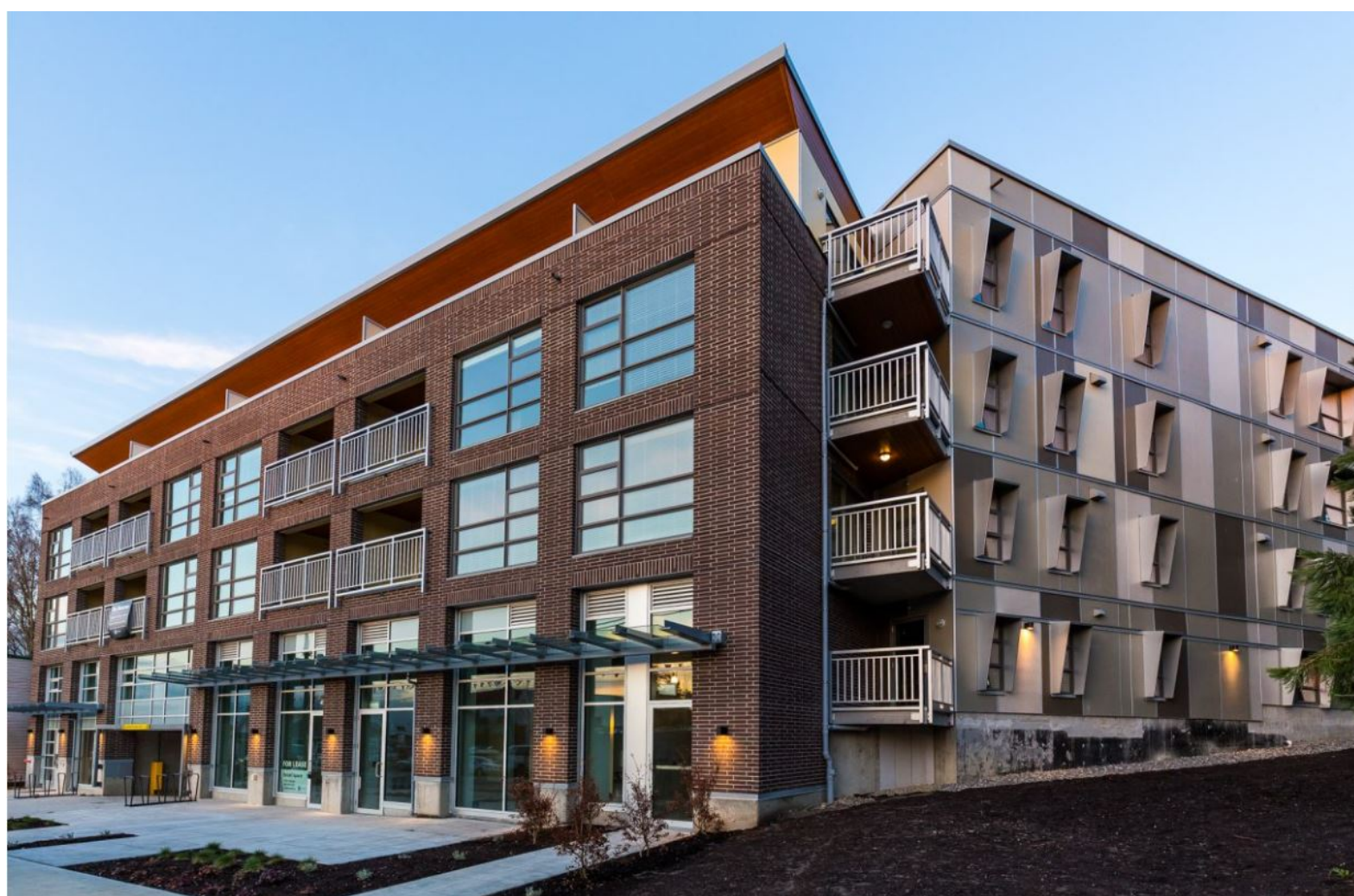
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DIAMOND GROUP ARCHITECTURE INC

Suite 410 - 119 W Pender Street
Vancouver BC V6B 1S5
604-734-2004 info@darchgroup.com



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FIRM MISSION

To deliver great projects and satisfaction to our clientele by finding the synergies between project needs, approvals paths, sound building practice, and well-conceived design.

FIRM

Diamond Group Architecture inc. is a professional practice of registered architects and technologists located in the Crosstown neighbourhood of Vancouver BC. Our practice is focused on the south coast of BC, with the majority of our projects in the City of Vancouver.

PRACTICE

Our core area of practice is residential architecture at all scales, including custom homes, laneway houses, infill, renovations, adaptive reuse, heritage revitalization, multi-unit residential buildings, and mixed-use buildings. In addition, we have extensive expertise in commercial tenant improvements, restaurants, food services, industrial, and agricultural buildings. We have a proven track record assisting our clientele with authorities in an increasingly complex approvals environment.

THIS EVENINGS OPEN HOUSE ATTENDEES FROM DGA:

David An, DGA Office Administrator - Event Coordinator
David Garrioch, Architect AIBC - Project Manager
Craig MerCs, Architect AIBC - Project Design & Principal of DGA

DGA PAST WORK SAMPLES

1. KERRISDALE GARDENS - MIXED USE RESIDENTIAL
CRAIG MERCS PROJECT ARCHITECT *
2. CONTEMPORARY SINGLE FAMILY HOME in VANCOUVER
GRAHAM ELVIDGE PROJECT ARCHITECT *
3. BOWEN ISLAND SINGLE FAMILY RESIDENTIAL
CRAIG MERCS PROJECT ARCHITECT *
4. WEST VANCOUVER RENOVATION
GRAHAM ELVIDGE ARCHITECT AIBC
5. THE BEACON - MIXED USE RESIDENTIAL
GRAHAM ELVIDGE PROJECT ARCHITECT *

* ALLAN DIAMOND ARCHITECT OF RECORD

CONSULTANT TEAM:

ARCHITECT:
DIAMOND GROUP
ARCHITECTURE

SUSTAINABILITY CONSULTANT:
FOCAL ENGINEERING

MECHANICAL CONSULTANT:
RALPH CHENG ENGINEERING

LANDSCAPE CONSULTANT:
LARRY FIDDLER DESIGN

STRUCTURAL CONSULTANT:
ENNOVA ENGINEERS

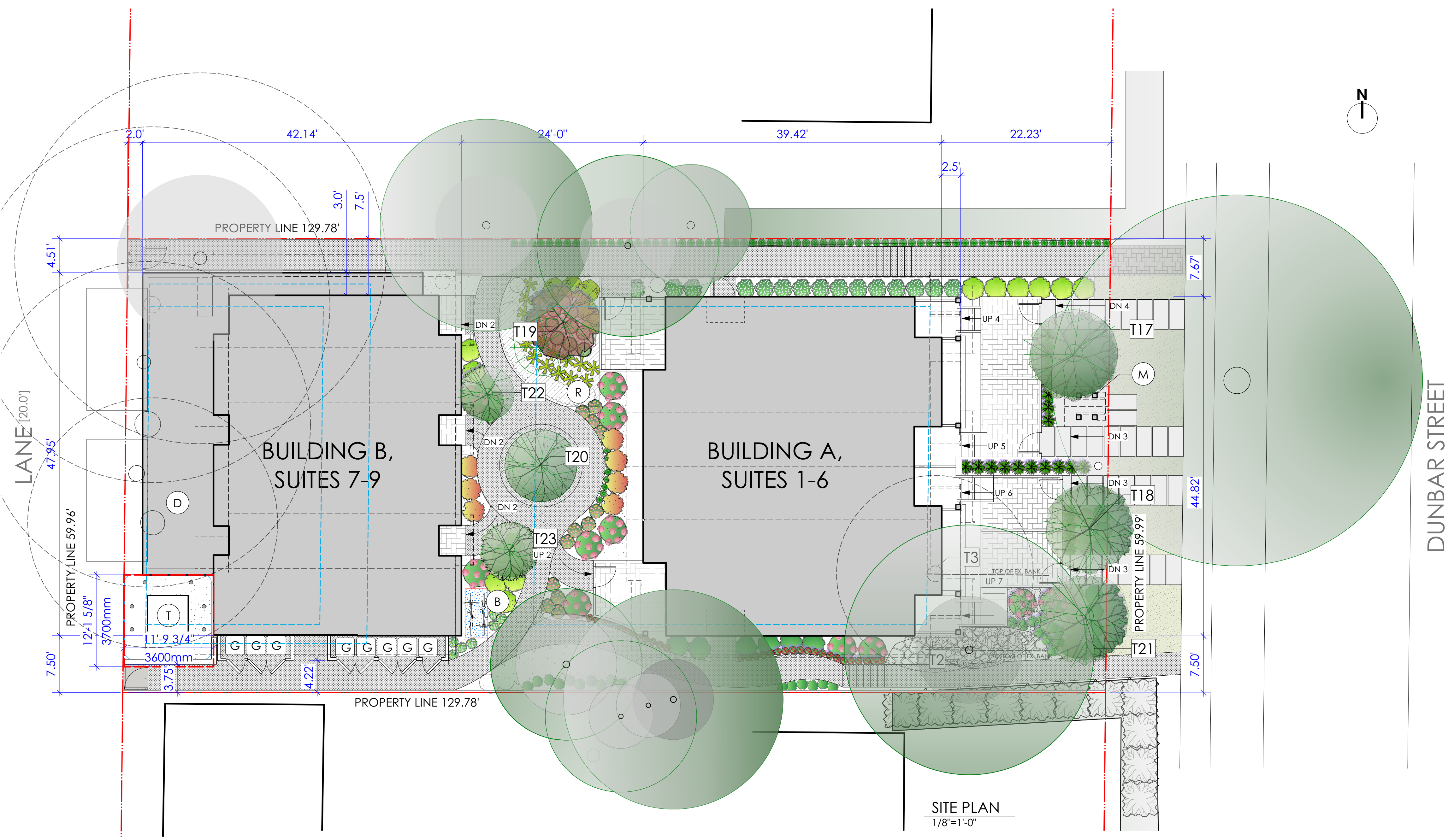
SURVEYOR:
LYON, FLYNN AND COLLINS
ENGINEERING

CIVIL ENGINEER, RAINWATER
MANAGEMENT:
CREUS ENGINEERING

LIFE CYCLE ASSESSMENT
CONSULTANT:
PRIOPTA CONSULTING

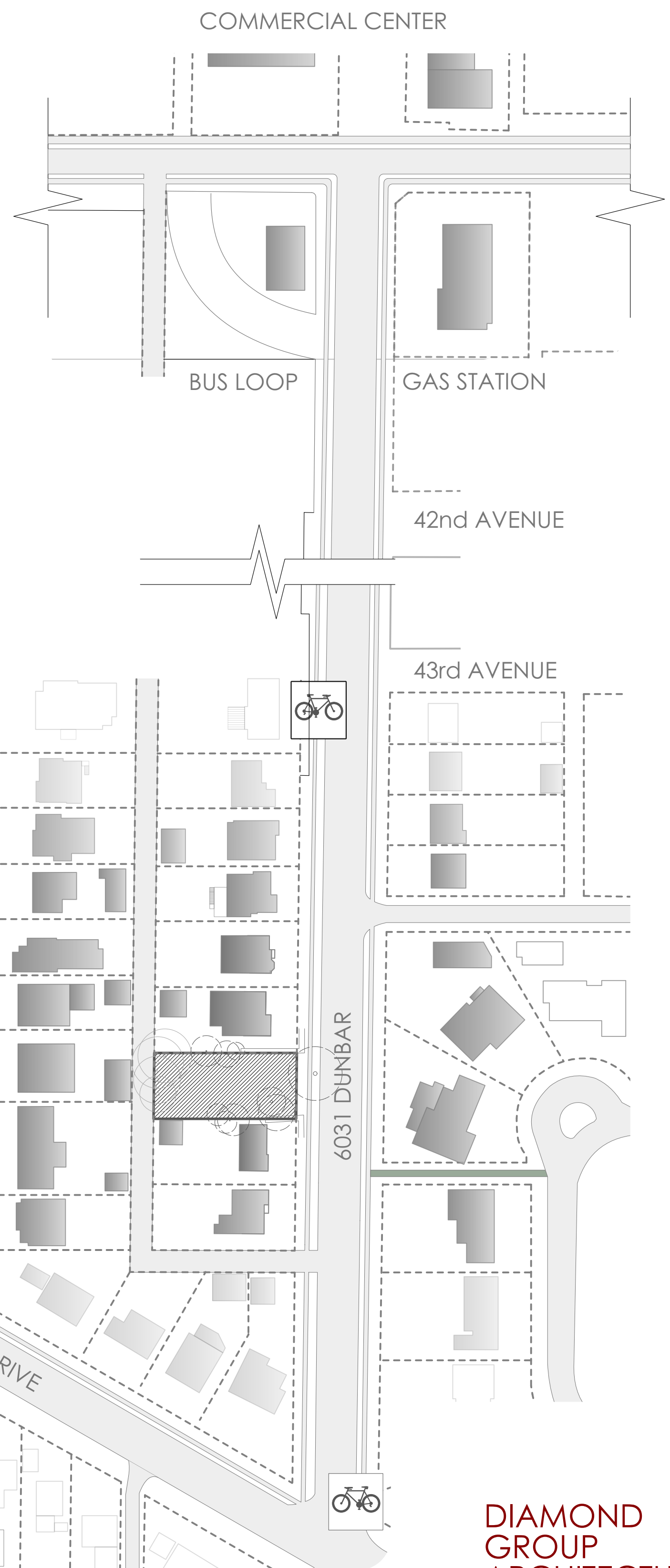
ELECTRICAL CONSULTANT:
OPAL ENGINEERING

GEO-TECHNICAL CONSULTANT /
HYDRO-GEOLOGY:
BRAUN ENGINEERING



PROJECT OVERVIEW

A dynamic mix of nine purpose built rental dwelling units are proposed within a structure that seeks to integrate within this single family neighborhood. The combination of 2, 3 and 4 modest sized bedroom units will promote different types of renters, from families to students to empty nesters. The proposed units are in a part of the city that is proximate to UBC, a variety of transit options, and where rental accommodation of this type is scarce.



SITE PLAN LEGEND		CONTEXT PLAN LEGEND	
	TREE PROTECTION ZONE		GREEN WAY
	EXISTING TREE TO BE RETAINED		BUILDING OUTLINE
	EXISTING TREE TO BE REMOVED		CoV DESIGNATED BIKE LANE
	NEW TREE - SEE ARBORIST REPORT		PROPERTY LINE
	GARBAGE / RECYCLING	NEW TREES LEGEND	
	TRANSFORMER (BC HYDRO R.O.W.)		NEW GREEN ASH
	BIKE PARKING CLASS B		NEW GREEN ASH
	RAIN GARDEN		FOREST PANSY REDBUD
	MAIL KIOSK		NEW GREEN ASH
	DECK		NEW GREEN ASH
	PERMEABLE PAVERS		NEW DOGWOOD
	AT GRADE PATIO / UNIT ENTRANCE		NEW DOGWOOD

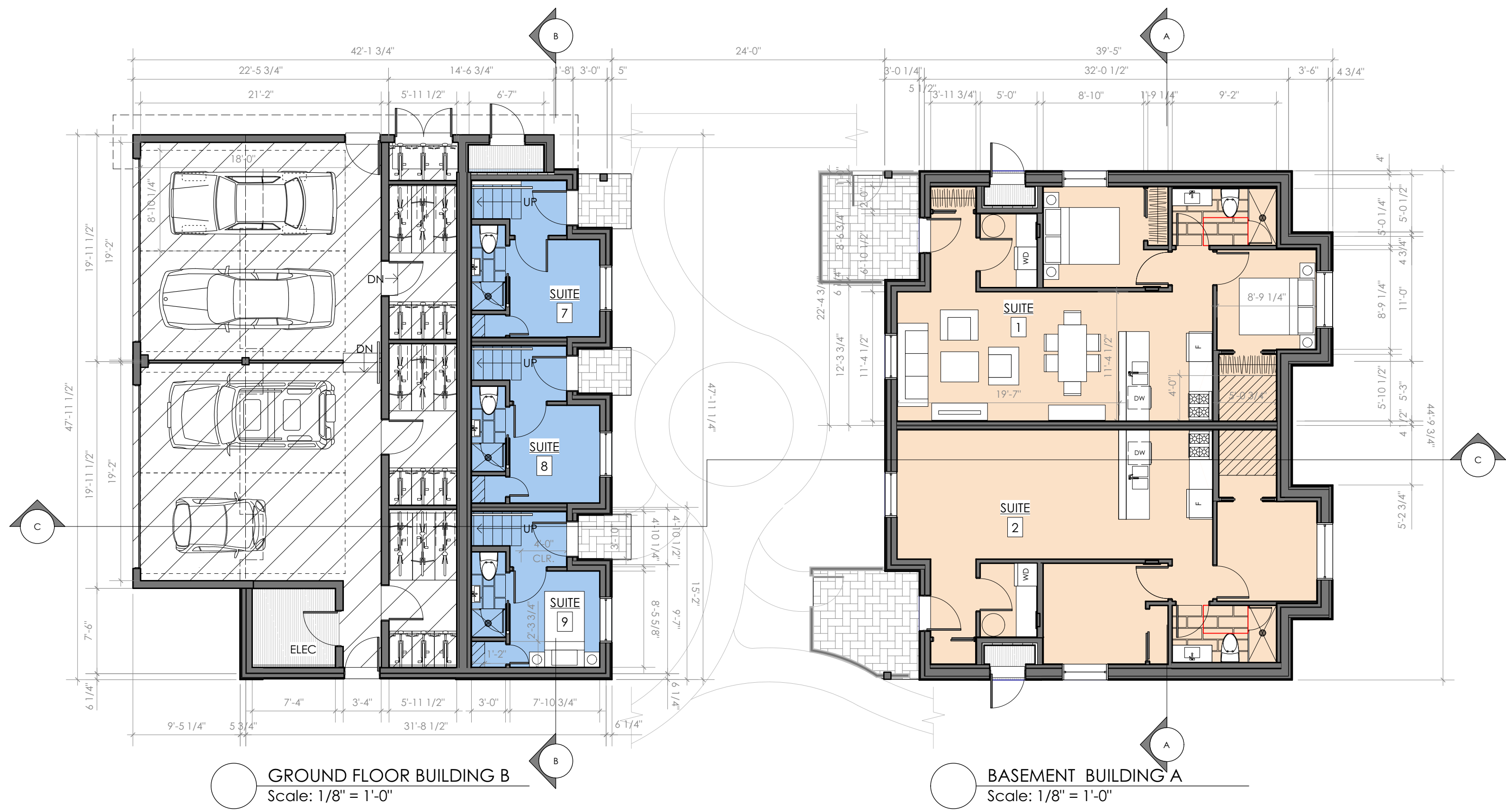
PROJECT INFO	EXISTING ALLOWABLE	PROPOSED RE-ZONE
ZONE	RS-5 - SINGLE FAMILY	CD
SITE SQ'	+/- 60' X 130' = 7,783 SQ'	UNCHANGED
DWELLING UNIT #	1 + SECONDARY SUITE	- 9
FSR	.85 CONDITIONAL*	- 1.128 FSR
HEIGHT - STOREY'S	2 1/2 + BASEMENT	4 (E) & 3 (W)
HEIGHT - FEET	35.1'	- 35.1' + 2.58'
NET AREA SQ'	6,615.5 SQ'	- 8,777.4 SQ'
GROSS AREA SQ'		10,924 SQ'
SIDE YARD SET BACK	9'-0"	- 7.67' (N) 7.5' (S)
PARKING (4.5A.1)	2	4 SPACES

* SPECIFIC CIRCUMSTANCES & PENDING DOP APPROVAL

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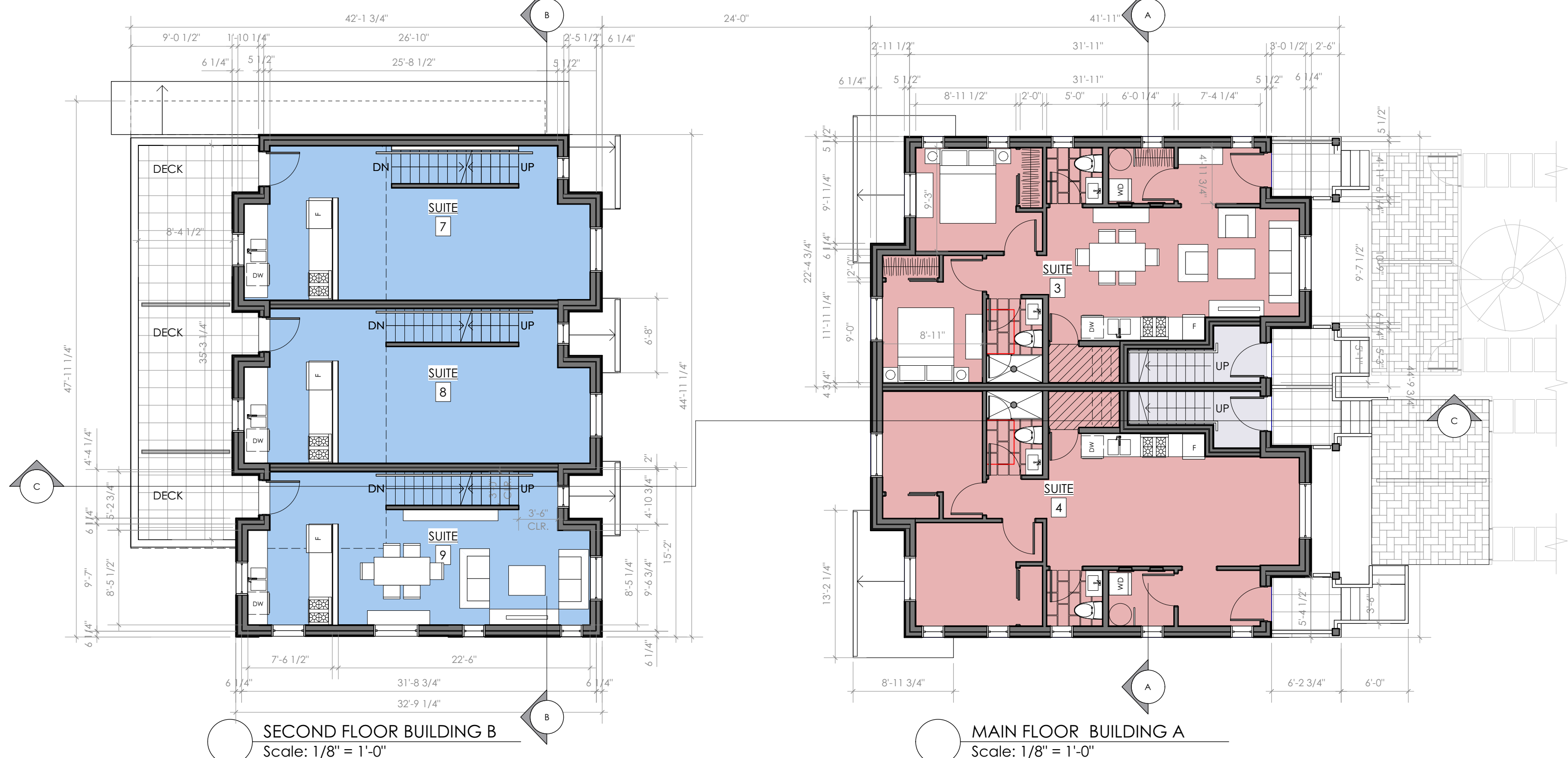
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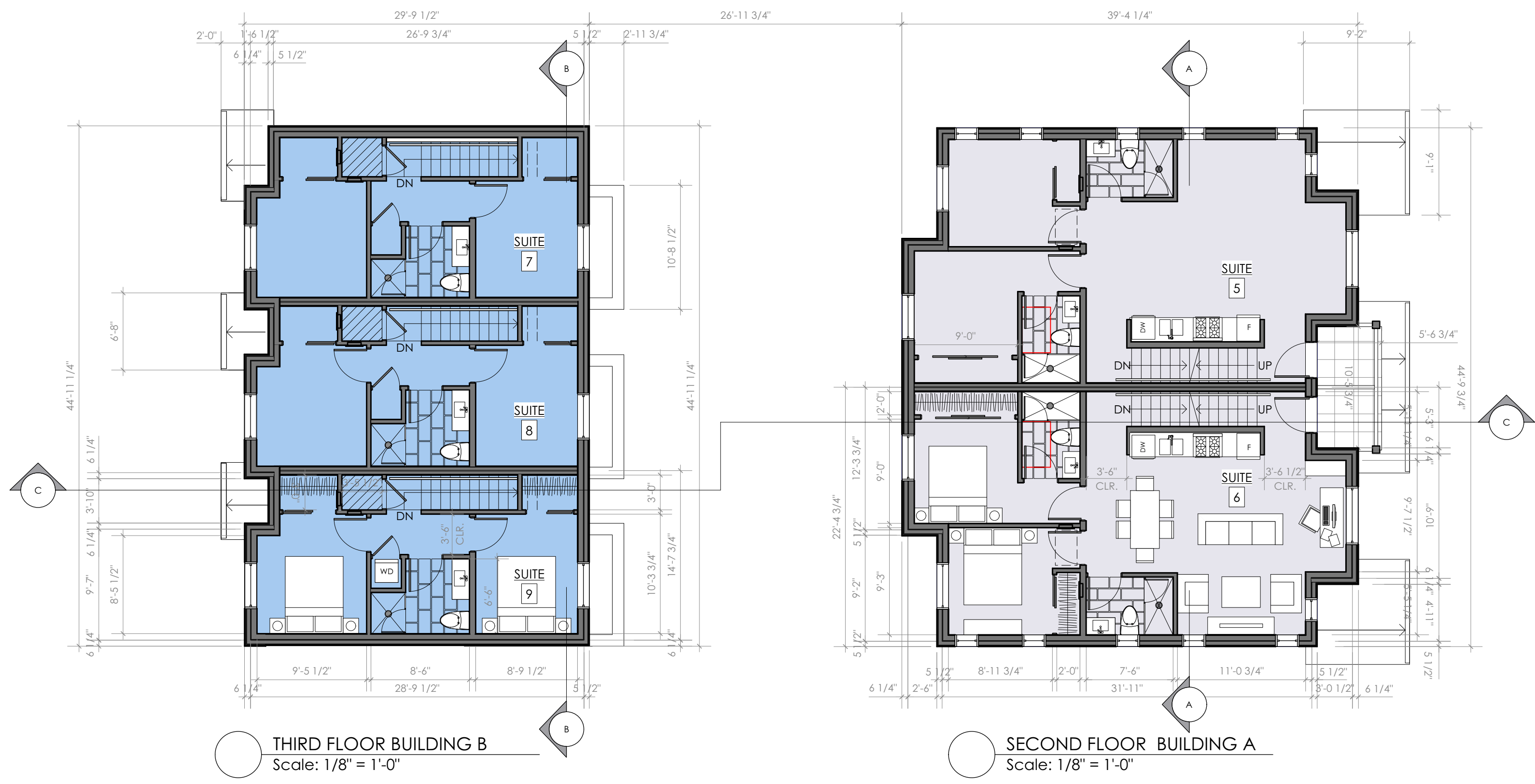
GROUND FLOOR BUILDING B
Scale: 1/8" = 1'-0"

BASEMENT BUILDING A
Scale: 1/8" = 1'-0"



SECOND FLOOR BUILDING B
Scale: 1/8" = 1'-0"

MAIN FLOOR BUILDING A
Scale: 1/8" = 1'-0"

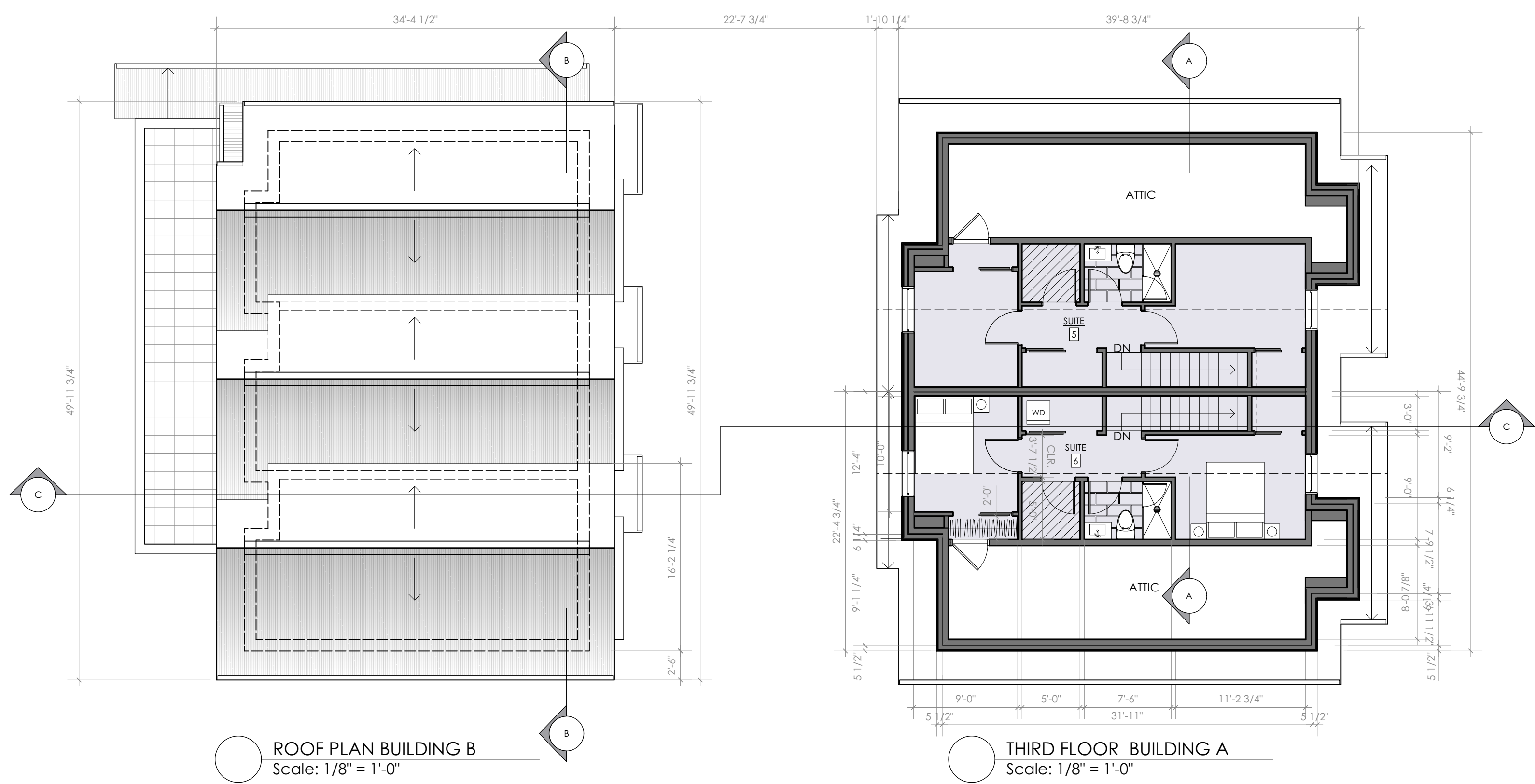


THIRD FLOOR BUILDING B
Scale: 1/8" = 1'-0"

SECOND FLOOR BUILDING A
Scale: 1/8" = 1'-0"

LEGEND

- PARKING / BIKE PARKING
- UNIT STORAGE
- 2 BEDROOM**
- 2 - 2BR @ 675 SQFT (SUITES 1 & 2)
- 2 - 2BR @ 658 SQFT (SUITES 3 & 4)
- 3 BEDROOM**
- 3 - 3BR @ 916 SQFT (SUITES 7, 8 & 9)
- 4 BEDROOM**
- 2 - 4BR @ 1130 SQFT (SUITES 5 & 6)
- NORTH ARROW



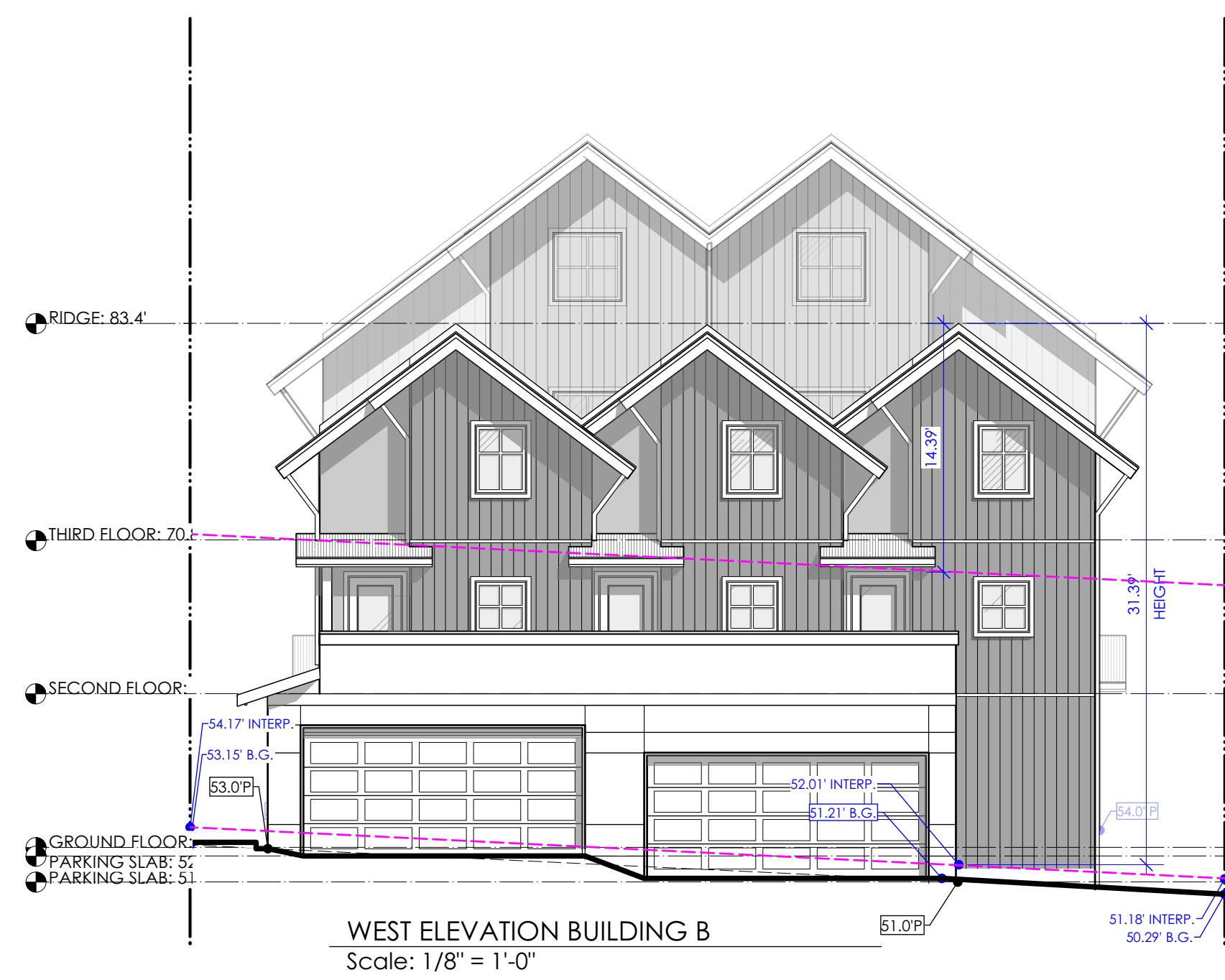
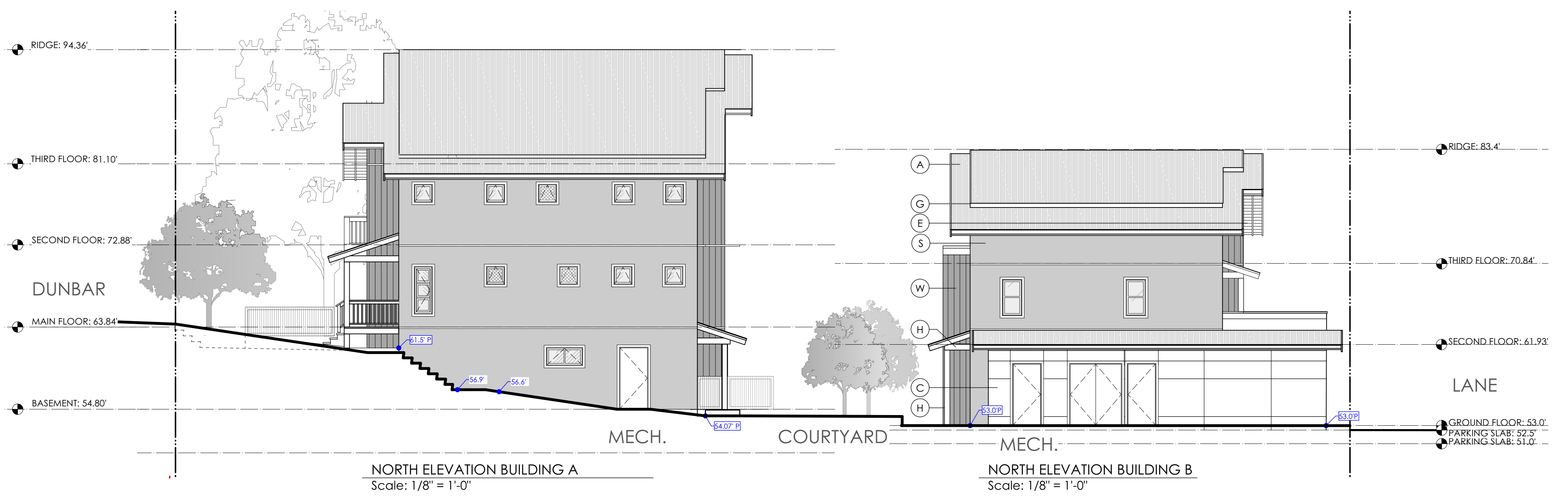
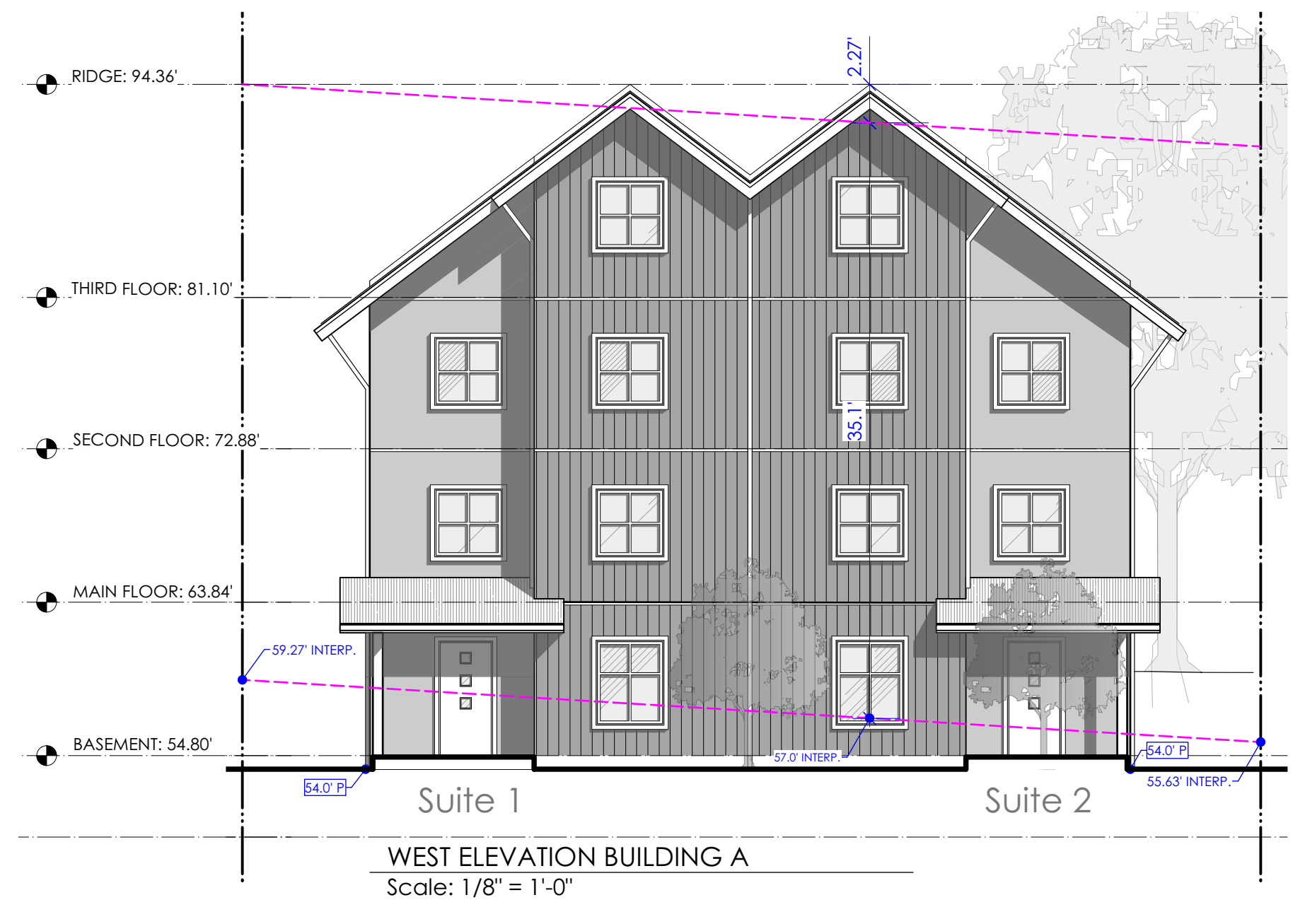
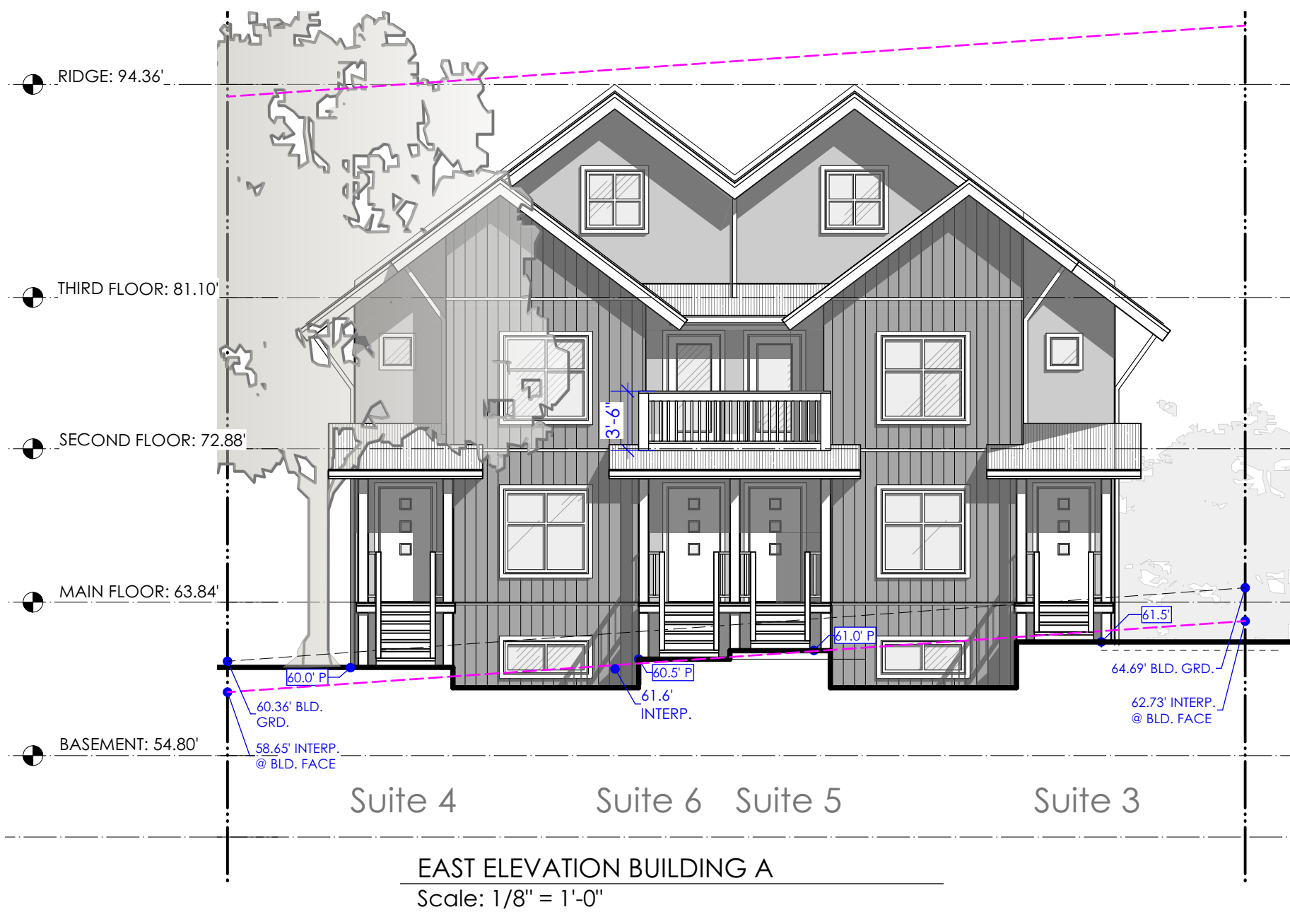
ROOF PLAN BUILDING B
Scale: 1/8" = 1'-0"

THIRD FLOOR BUILDING A
Scale: 1/8" = 1'-0"

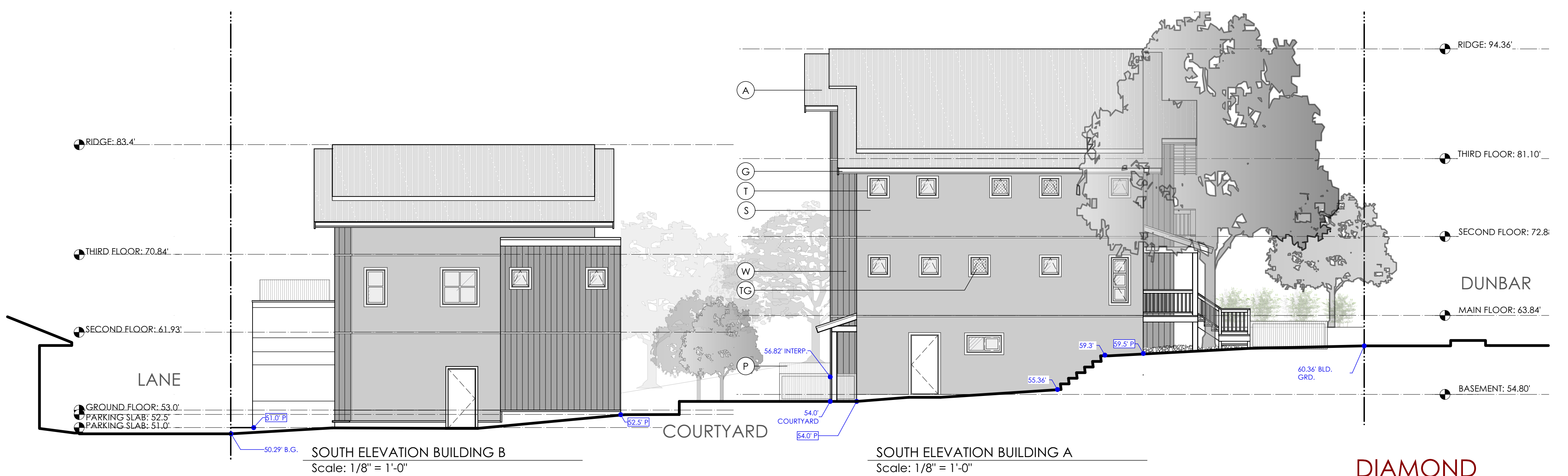
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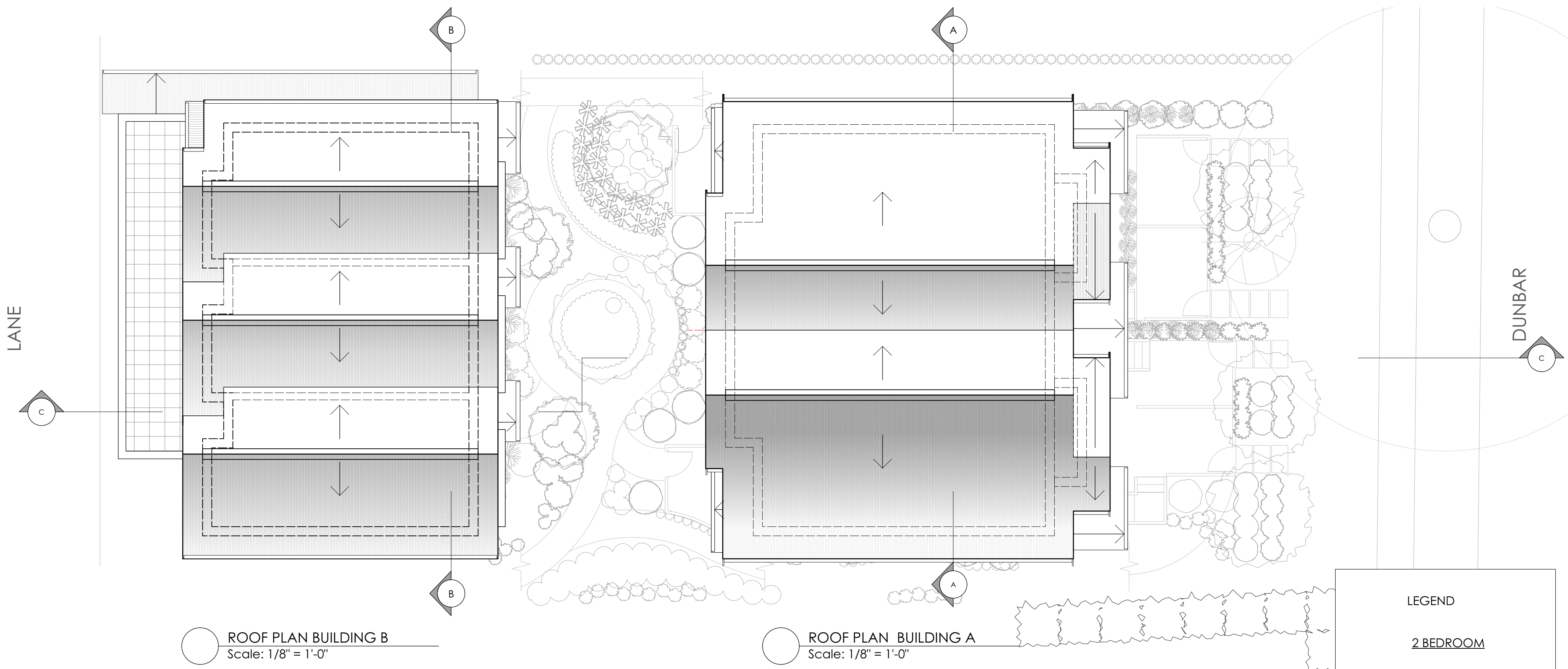
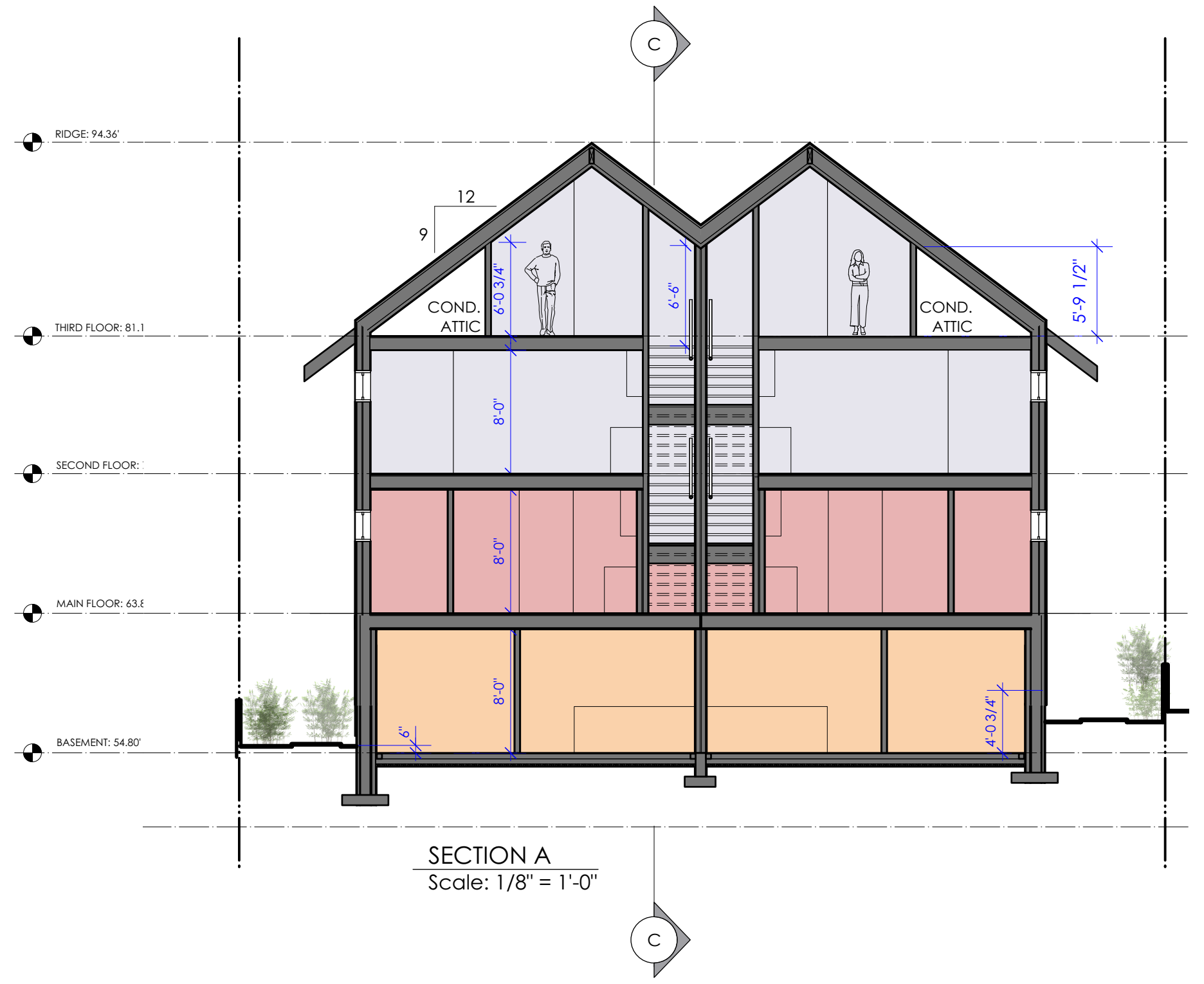
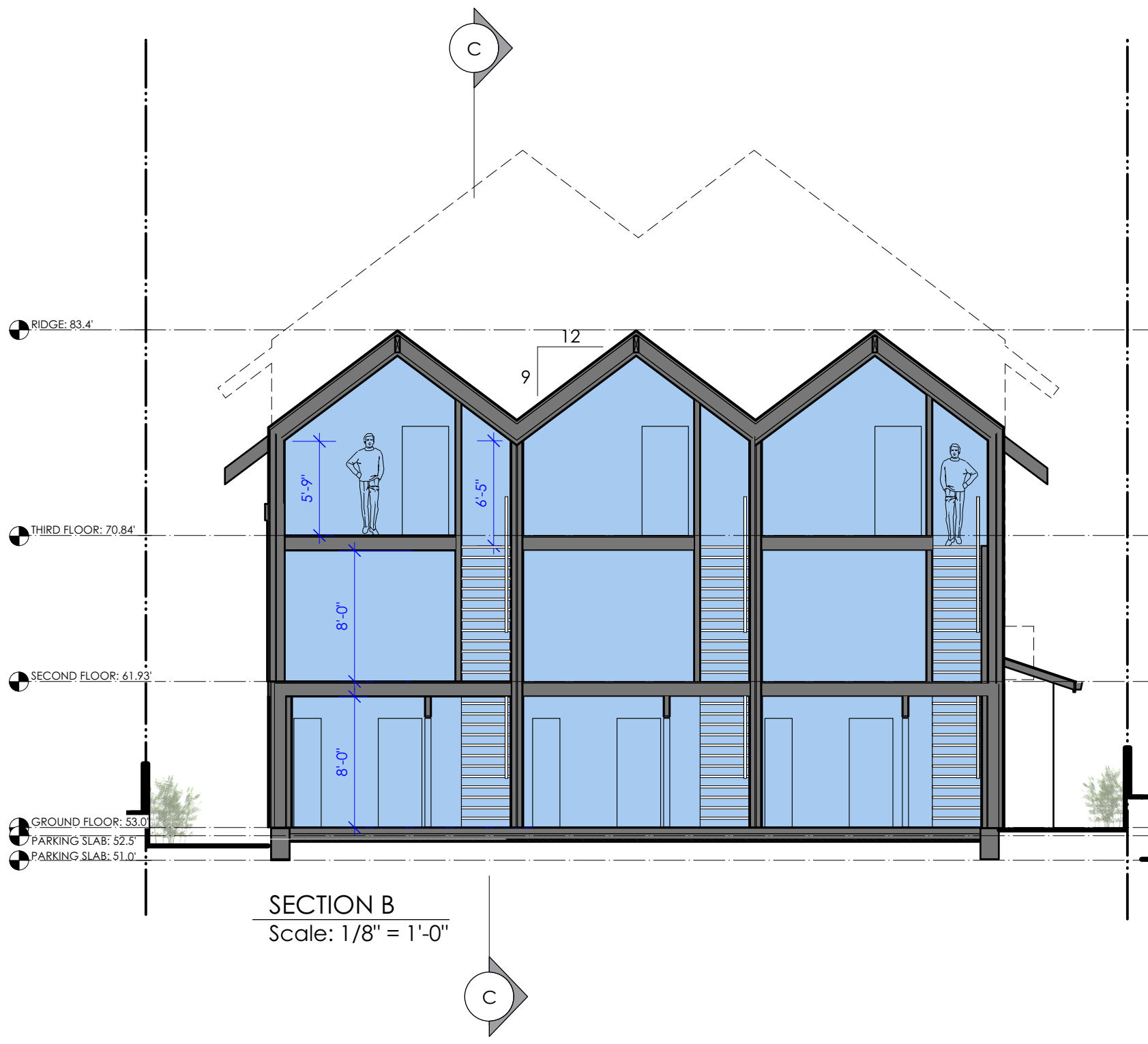
LEGEND	
(S)	STUCCO
(W)	VERTICAL CEDAR WOOD - 4" EXPOSURE
(A)	ASPHALT ROOFING
(C)	EXPOSED CONCRETE W/ 1" REVEALS AS SHOWN
(F)	ALUMINUM PAINTED FLASHING
(E)	1X4 PAINTED WOOD SOFFIT
(P)	PRIVACY SCREEN
(T)	TRIMS (DOOR & WINDOW) 1X4 PAINTED WOOD
(H)	PAINTED WOOD CLAD STRUCTURAL POST/BEAMS
(R)	PAINTED WOOD GUARDS & 2X2 WOOD PICKETS
(TG)	TRANSLUCENT GLAZING



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LEGEND

2 BEDROOM

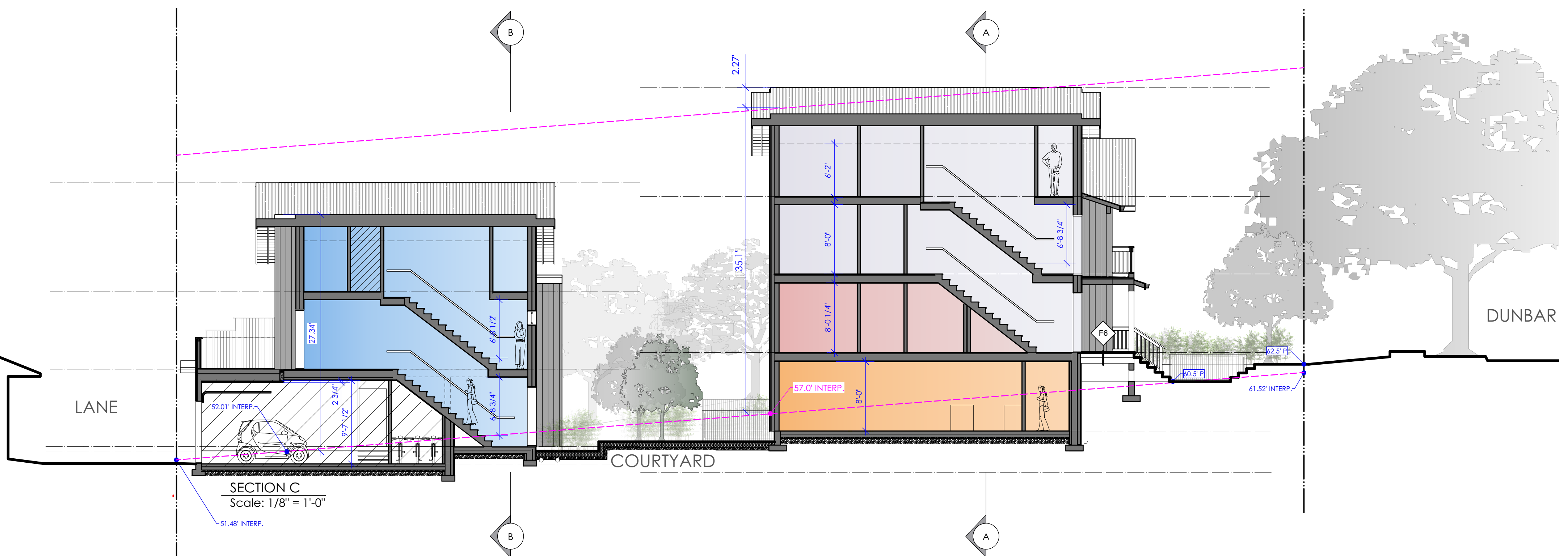
- 2 - 2BR @ 675 SQFT (SUITES 1 & 2)
- 2 - 2BR @ 658 SQFT (SUITES 3 & 4)

3 BEDROOM

- 3 - 3BR @ 916 SQFT (SUITES 7, 8 & 9)

4 BEDROOM

- 2 - 4BR @ 1130 SQFT (SUITES 5 & 6)





RENDER 1 DUNBAR STREET VIEW



RENDER 2 - LANE VIEW