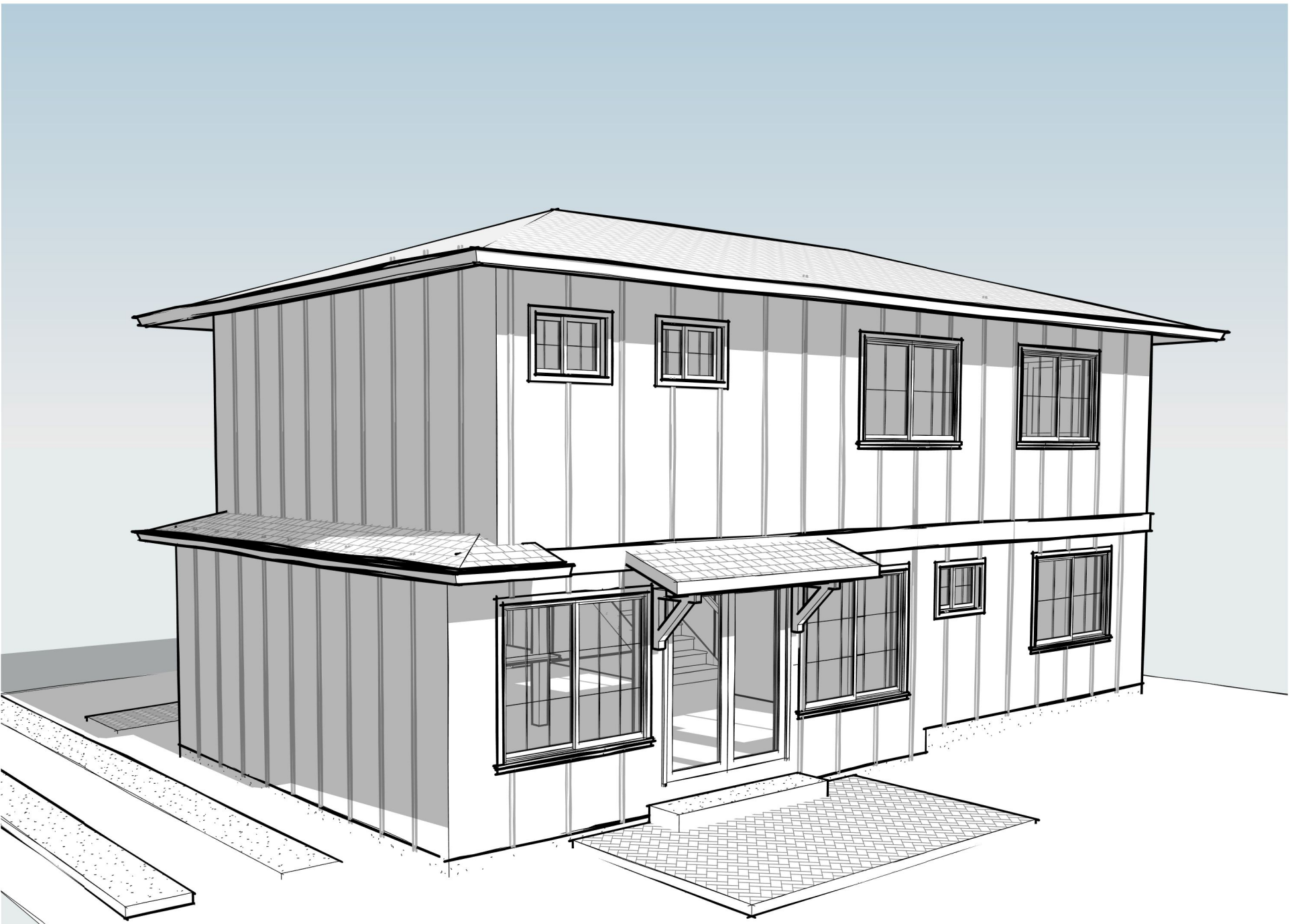




1 Front Left



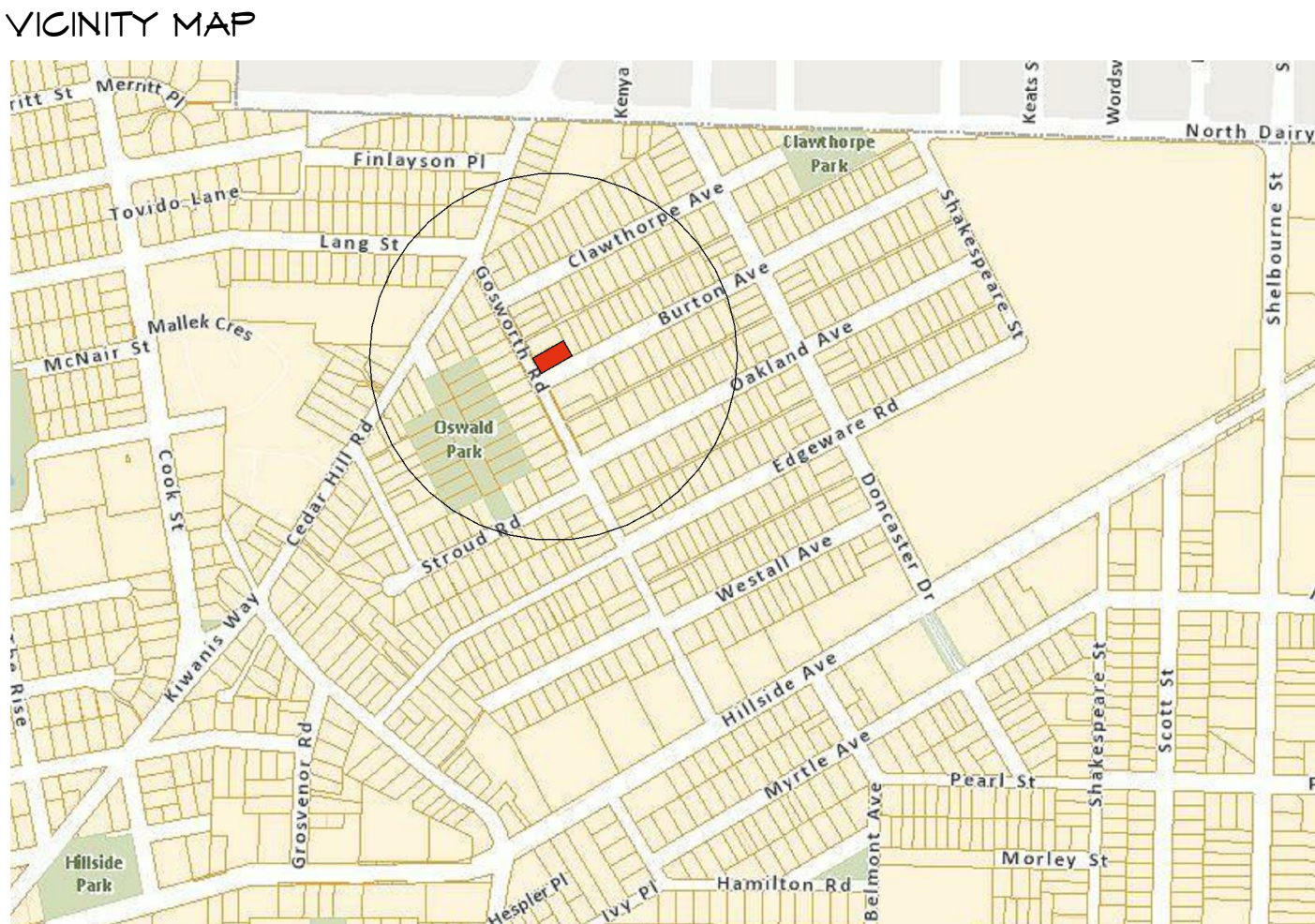
2 Front Right



3 Rear



4 South (Front) Cover
3/16" = 1'-0"



GENERAL NOTES:

- 1) DIMENSIONS PROVIDED SHALL TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS OF BUILDING DESIGNER AND CONSULTANT'S DRAWINGS PRIOR TO WORK COMMENCEMENT. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY. ANY NOTES ELSEWHERE ON THE PLANS THAT EXCEED THE REQUIREMENTS STATED IN THE GENERAL NOTES TAKE PRECEDENCE.
- 2) PRIOR TO ANY ALTERATION OR MODIFICATION OF PLANS OR DETAILS ON SITE, CONTRACTOR(S), TRADEPERSONS AND/OR HOMEOWNER(S) MUST CONTACT BUILDING DESIGNER TO CONFIRM BUILDING CODE AND/OR STRUCTURAL ENGINEERING REQUIREMENTS AND TO MAINTAIN ACCURACY AND COMPLETENESS OF PLANS.
- 3) ALL NEW CONSTRUCTION TO MEET CURRENT BC BUILDING CODE 2012.
- 4) VENTILATION INTAKE AND EXHAUST TO MEET ALL BCBC REGULATIONS.
- 5) VENTILATION CHECKLIST TO BE COMPLETED PRIOR TO FRAMING INSPECTION.
- 6) SAFETY GLASS REQUIRED FOR ALL BATHTUB ENCLOSURES, SIDELIGHTS, AND GLASS IN DOORS.
- 7) EGRESS FROM ALL BEDROOMS TO MEET CURRENT BCBC REGULATIONS.
- 8) CARBON MONOXIDE ALARM LOCATIONS TO BE DETERMINED, AS PER BCBC.
- 9) PHOTO-ELECTRIC/INTERCONNECTED SMOKE DETECTORS LOCATED AS PER BCBC.

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
December 11/18

LIST OF CHANGES MADE TO PREVIOUS SET OF PLANS:

- 1 - FLOOR AREA REDUCED BY 15.4 M²
- 2 - MASSING AND HEIGHT OF PROPOSED HOUSE REDUCED BY LOWERING ROOF PITCH TO 4/12.
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- 7 - SPATIAL SEPERATION PROVIDED; 2921 GOSWORTH; SHEET A3.
- 8 - DRIVEWAY SLOPE PROVIDED; SHEET A2
- 9 - SPATIAL SEPERATION PROVIDED; SHEET A3.
- 10 - ENTRY AND OVERHANGS MODIFIED; SHEET A4.

PROJECT DATA:

Property Owners: 2960521 Holdings Ltd.
Civic Address: 2921 Gosworth Road, Victoria BC, V8T 3C8
Legal Description: Amended lot 18, Block 1, Section 29-30, Victoria District, Plan 1222
Zone: R1-B
Project Description: Rezoning to R1-S2; Small Lot House
Site Area: 670m² (7212 SF)
Stores: LOT A: 1
LOT B: 2

PROJECT INFORMATION TABLE - PARENT LOT (A)

	PROPOSED/EXIST.	ALLOWED
Zoning:	R1-S2	
Site Area:	314.8 M ²	MIN. 260 M ²
Site Coverage:	96.1 M ² = 30.5 %	40 %
Total Floor Area:	91.7 M ²	190 M ²
Floor Space Ratio:	0.29	0.6
Height of building (M):	4.7 M	7.5 M
Number of storeys:	1	2
SETBACKS		
Front Yard:	3.38 M	6.0 M
Rear Yard:	2.67 M	6.0 M
Side - East:	1.5 M	1.5 M
Side - West:	7.54 M	2.4 M
Open Site Space (%):	62.5 %	
Parking Stalls on site:	1	MIN. 1

VARIANCE SOUGHT: Side Yard Setback: 0.9 m (Habitable Room)

PROJECT INFORMATION TABLE - SMALL LOT (B)

	PROPOSED	ALLOWED
Zoning:	R1-S2	
Site Area:	315 M ²	MIN. 260 M ²
Site Coverage:	84.4 M ² = 26.8 %	40 %
Total Floor Area:	144.6 M ²	190 M ²
Floor Space Ratio:	0.46	0.60
Height of building (M):	6.18 M	7.5 M
Number of storeys:	2	2
SETBACKS		
Front Yard:	4.9 M	6.0 M
Rear Yard:	6.0 M	6.0 M
Side - East	3.39 M	1.5 M
Side - West	1.50 M	1.5 M
Open Site Space (%):	60.0 %	
Parking Stalls on site:	1	MIN. 1

VARIANCE SOUGHT: Front Yard setback: 1.07 m

PROJECT TEAM:

SURVEYOR:

Wey Mayerburg Land Surveying Inc.
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
250-656-5155

STRUCTURAL ENGINEER:

Byron Rotgans, P.Eng.
Munro Engineering Ltd.
1198 Munro St.
Victoria, BC V8A 5P6
250-851-2640

Sheet List

Sheet Number	Sheet Name
A1	Cover
A2	Site
A2.1	Site - Context
A3	LOT A - Elevations & Floor Plan
A4	LOT B - Elevations
A6	LOT B - Main Floor Plan
A7	LOT B - Upper Floor Plan
A8	LOT B - Foundation and Roof Plan
A9	LOT B - Sections & Details
A10	Sections & Details
A11	Notes & RSI

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REZONE

Cover

SHEET ISSUE DATE

NOV. 30, 2018

PROJECT NUMBER

1017

DRAWN BY

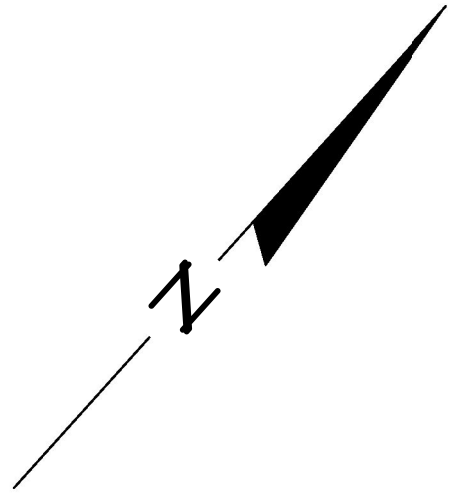
AJN

CHECKED BY

DE

A1

SCALE As indicated



GRADE POINTS

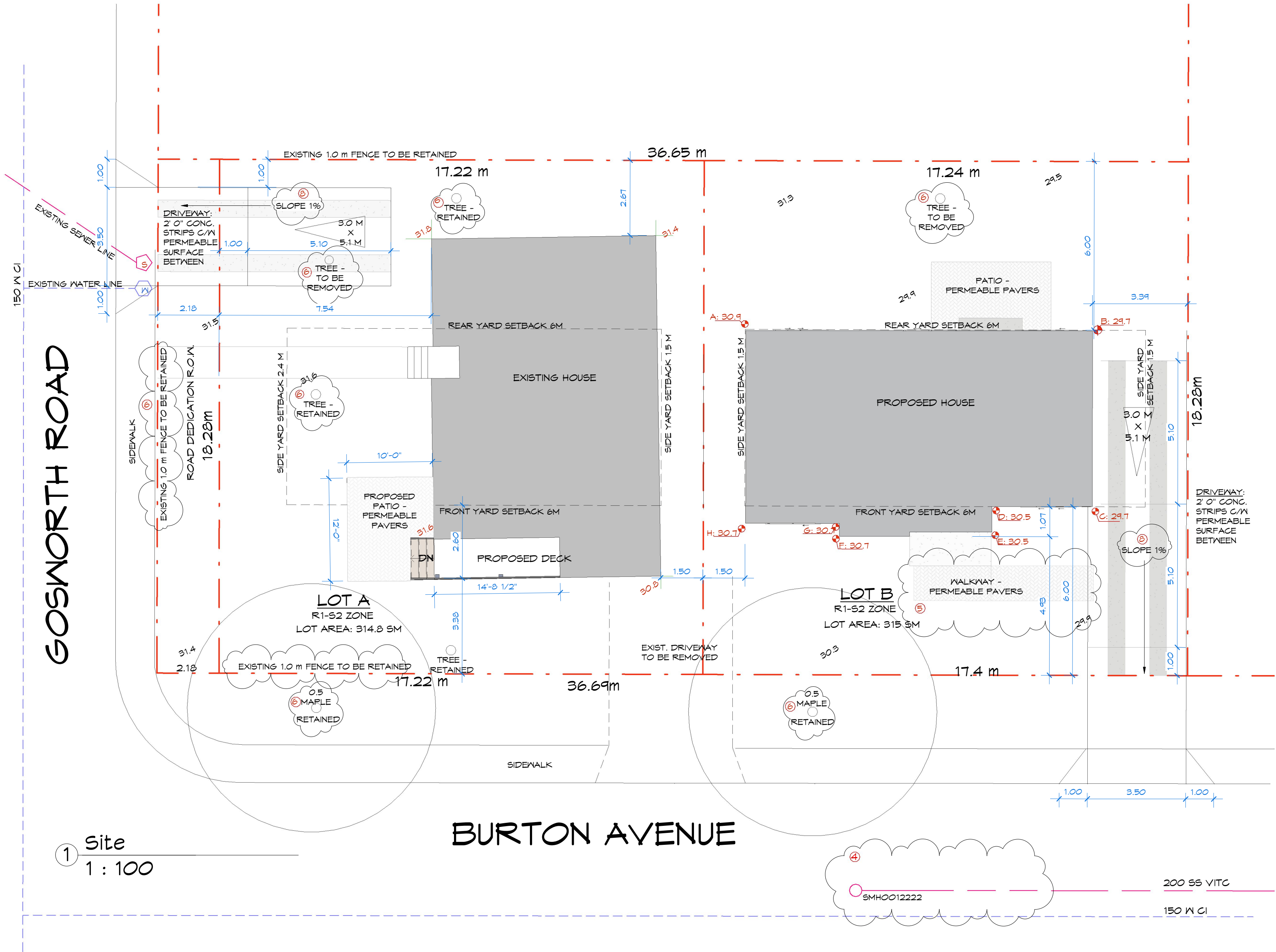
GRADE POINT A: 30.9
GRADE POINT B: 29.7
GRADE POINT C: 29.7
GRADE POINT D: 30.5
GRADE POINT E: 30.5
GRADE POINT F: 30.7
GRADE POINT G: 30.7
GRADE POINT H: 30.7

PROPOSED AVERAGE GRADE

GRADE POINTS	AVERAGE OF POINTS	DIST. BETWEEN	TOTALS
POINTS A-B	$((30.9 + 29.7) / 2)$	X 12.34 m	= 373.90
POINTS B-C	$((29.7 + 29.7) / 2)$	X 6.25 m	= 185.63
POINTS C-D	$((29.7 + 30.5) / 2)$	X 3.58 m	= 107.76
POINTS D-E	$((30.5 + 30.5) / 2)$	X 0.91 m	= 27.76
POINTS E-F	$((30.5 + 30.7) / 2)$	X 5.41m	= 165.55
POINTS F-G	$((30.7 + 30.7) / 2)$	X 0.46 m	= 14.12
POINTS G-H	$((30.7 + 30.7) / 2)$	X 3.35 m	= 102.85
POINTS H-A	$((30.7 + 30.9) / 2)$	X 6.86 m	= 211.29
TOTAL			= 39.16 m = 1188.86
GRADE CALCULATION			$1188.86 / 39.16 = 30.36 \text{ m}$

LIST OF CHANGES MADE TO PREVIOUS SET OF PLANS:

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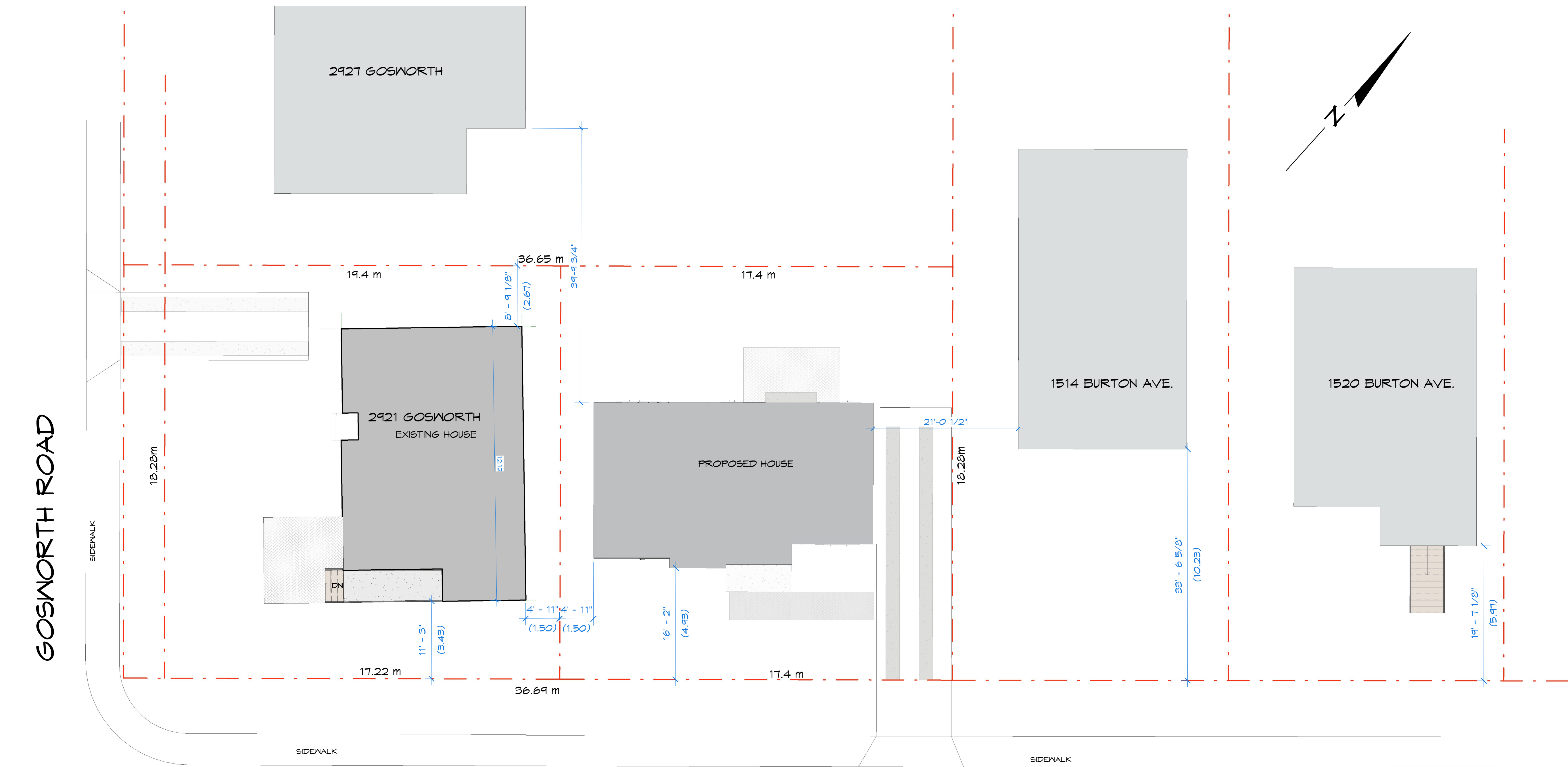
DATE	ISSUED FOR
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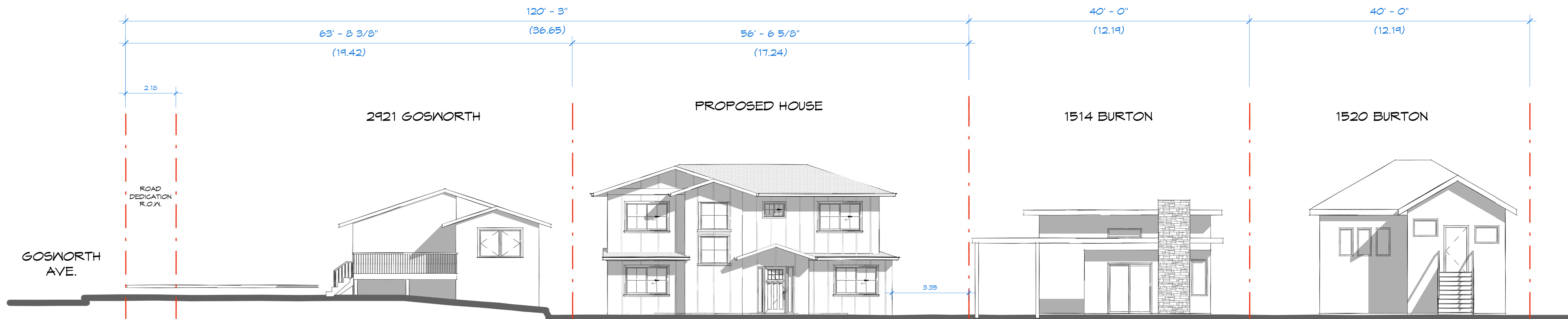
Site

SHEET ISSUE DATE	
NOV. 30, 2018	
PROJECT NUMBER	1817
DRAWN BY	AJW
CHECKED BY	DE
A2	
SCALE As indicated	

Z:\DESIGN ONLY\2921 GOSWORTH REZONING\A - Design\99 - REVIT models\Gosworth 2-smallified.rvt



② Site - Context
1:96



① South (Front)-Streetscape
1:96

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REZONE

Site - Context

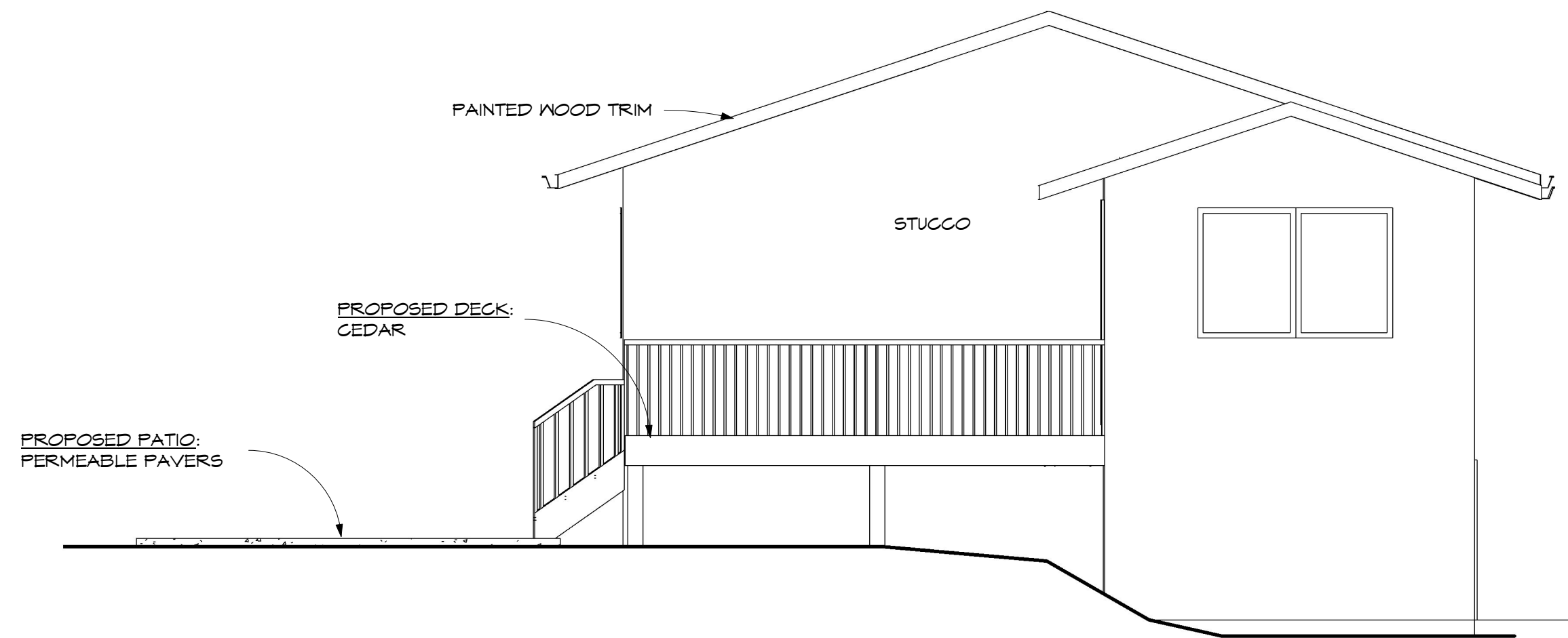
SHEET ISSUE DATE
NOV. 30, 2018

PROJECT NUMBER 1017
DRAWN BY AJN
CHECKED BY DE

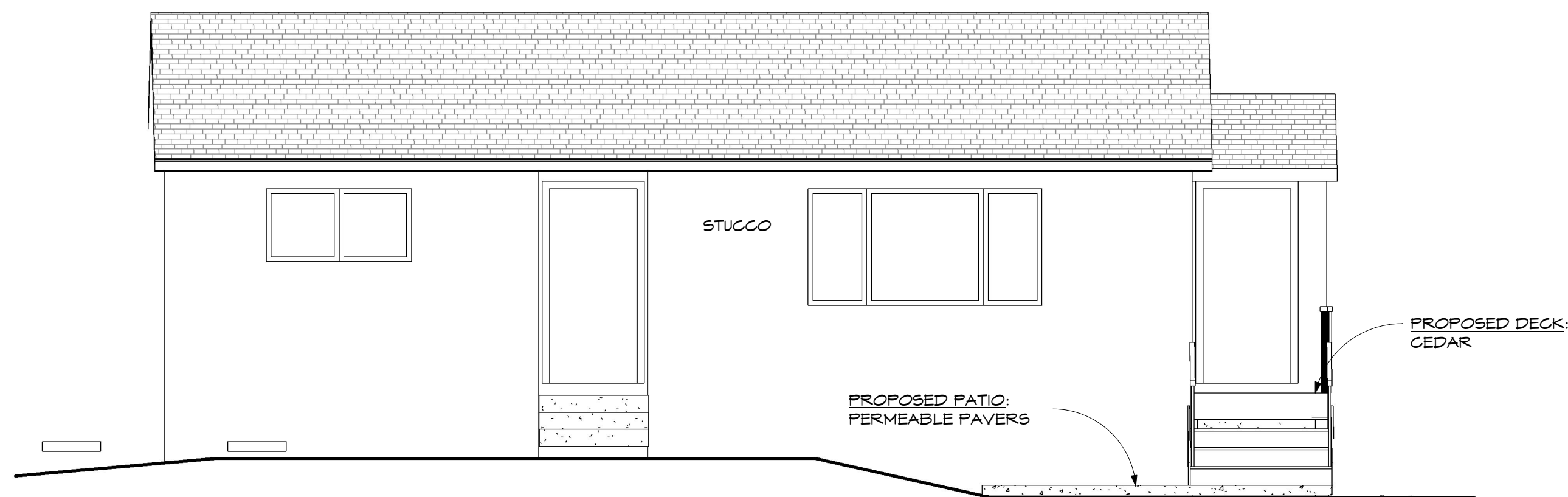
A2.1

SCALE As indicated

Z:\DESIGN ONLY\2921 GOSWORTH REZONING\A - Design\99 - REVIT models\Gosworth 2-smallified.rvt



① South - EXISTING
1:48



② West - EXISTING
1:48

(2)

Table 9.16.15.4
Maximum Area of Glazed Openings in Exterior Walls of Buildings Containing only Dwelling Units
Forming Part of Sentence 9.10.15.4 (1)

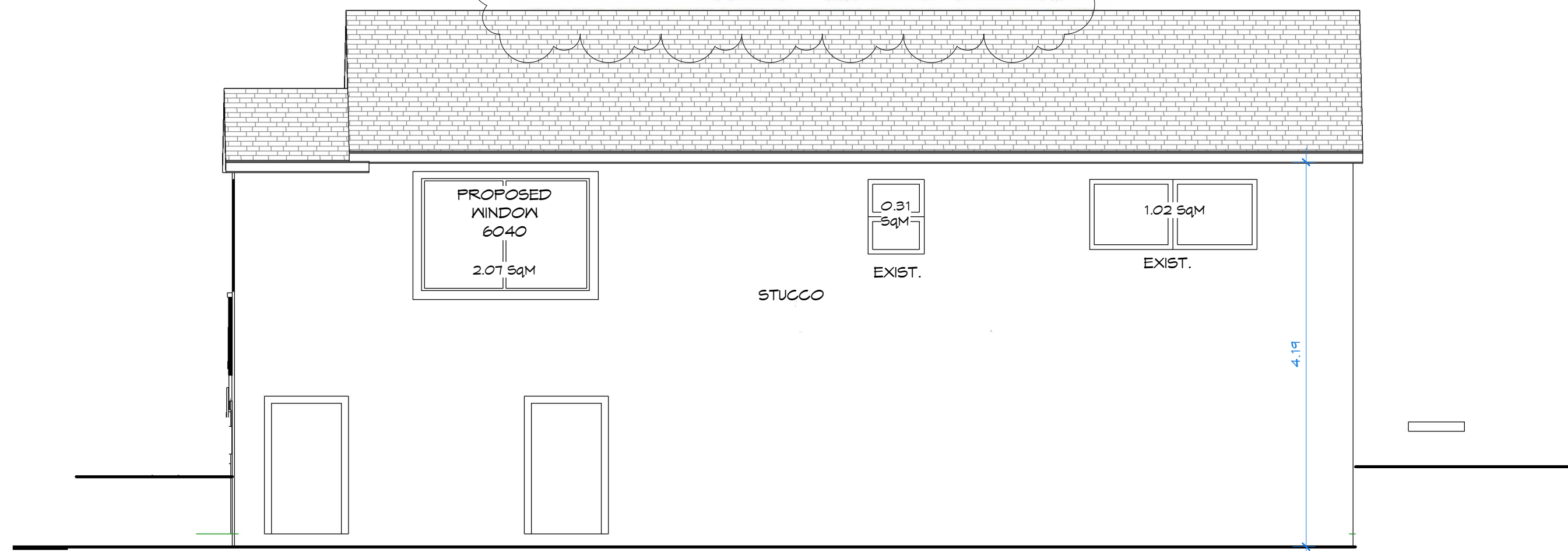
Column 1	Column 2: Maximum Aggregate Area of Glazed Openings, % of Exposing Building Face Area	Limiting Distance, m	1.2	1.5	2.0	4.0	6.0	8.0	10.0	12.0	16.0	20.0	25.0
Maximum Area of Exposing Building Face, m ²	Less than 1.2												
30	0	7	9	12	30	88	100	-	-	-	-	-	-
40	0	7	8	11	32	69	100	-	-	-	-	-	-
50	0	7	8	10	28	57	100	-	-	-	-	-	-
60	0	7	7	9	18	34	56	84	100	-	-	-	-
Over 100	0	7	7	8	12	15	28	40	59	92	100	-	-

PLEASE PROVIDE THE FOLLOWING INFORMATION:

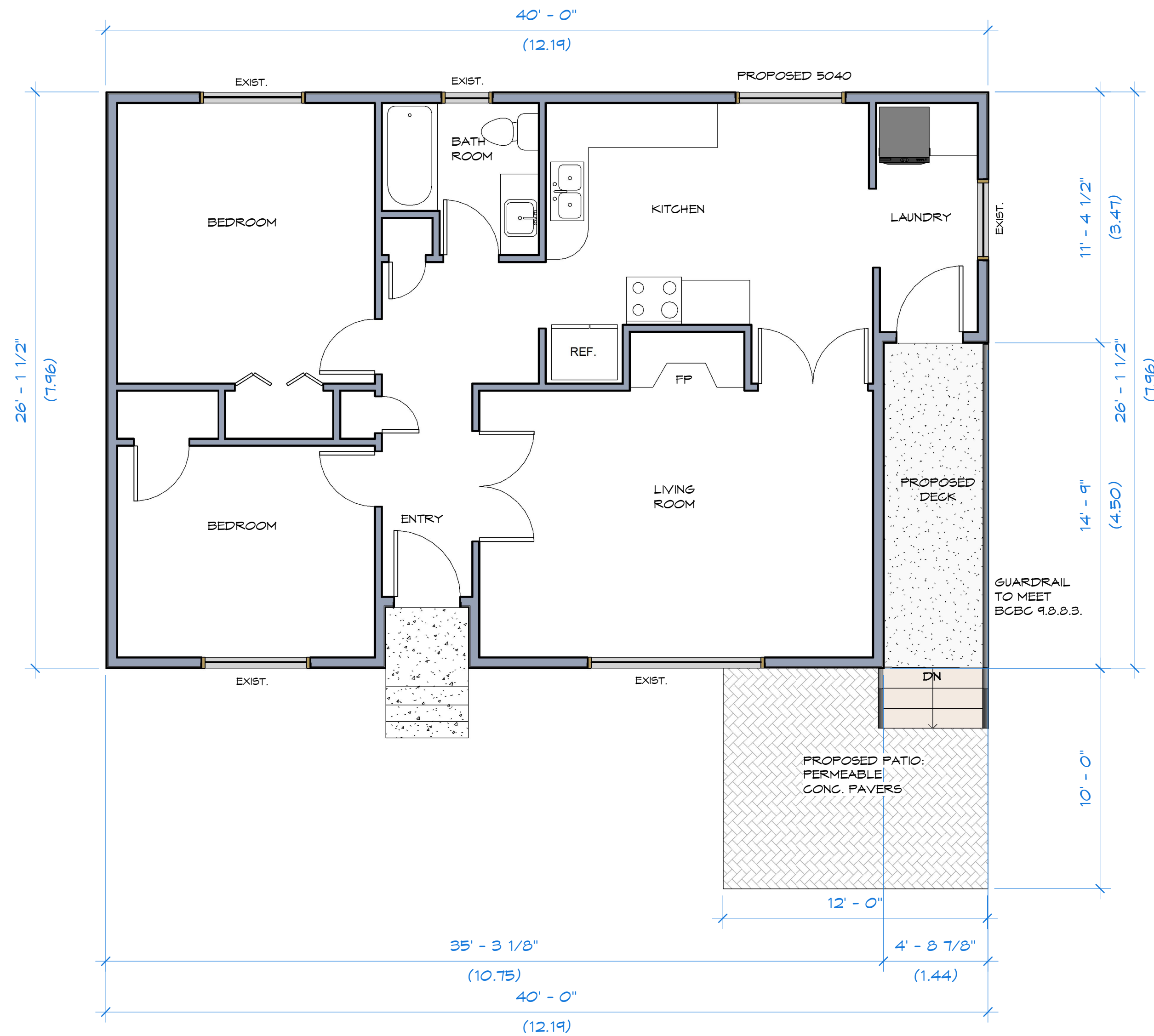
Area of exterior wall of existing building adjacent to proposed new lot line: 51.2 (a)

Area of all openings on the wall: 3.4 (b)

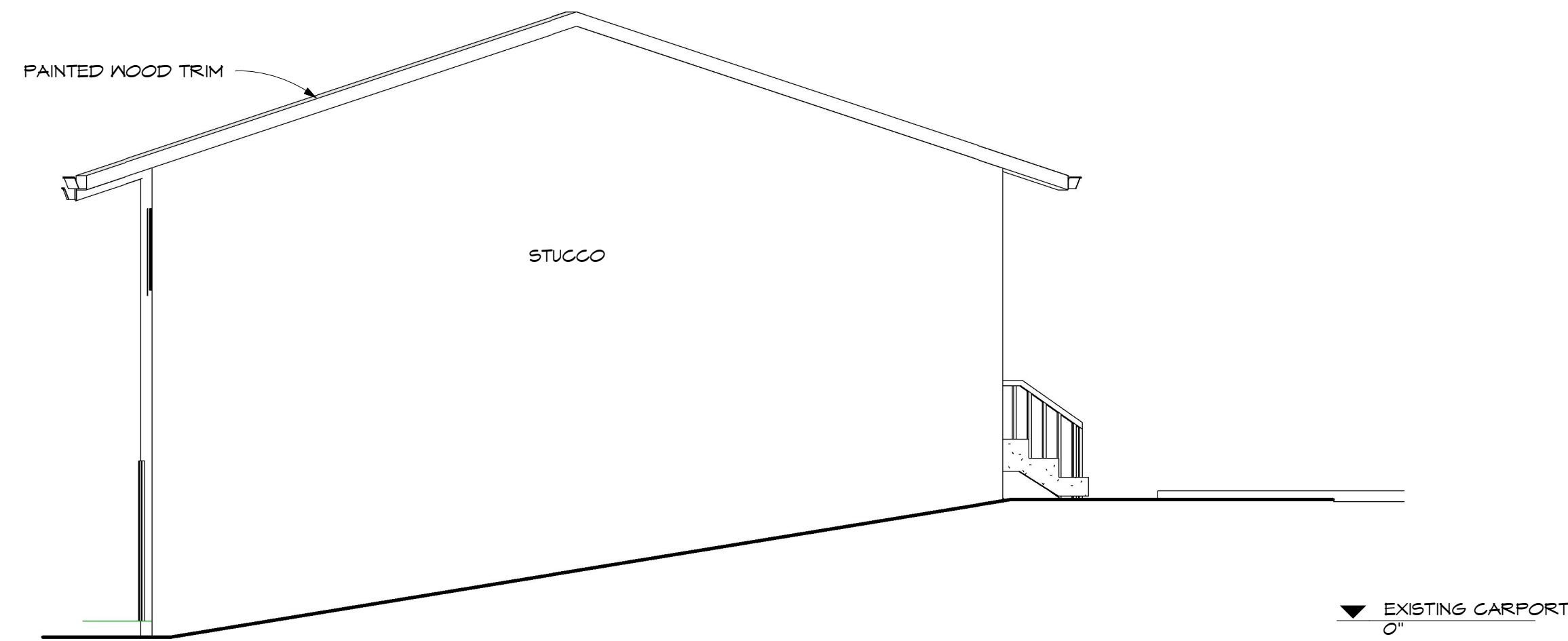
Calculations: 100 X (b) 3.4 divided by (a) 51.2 = 6.6 % (c)



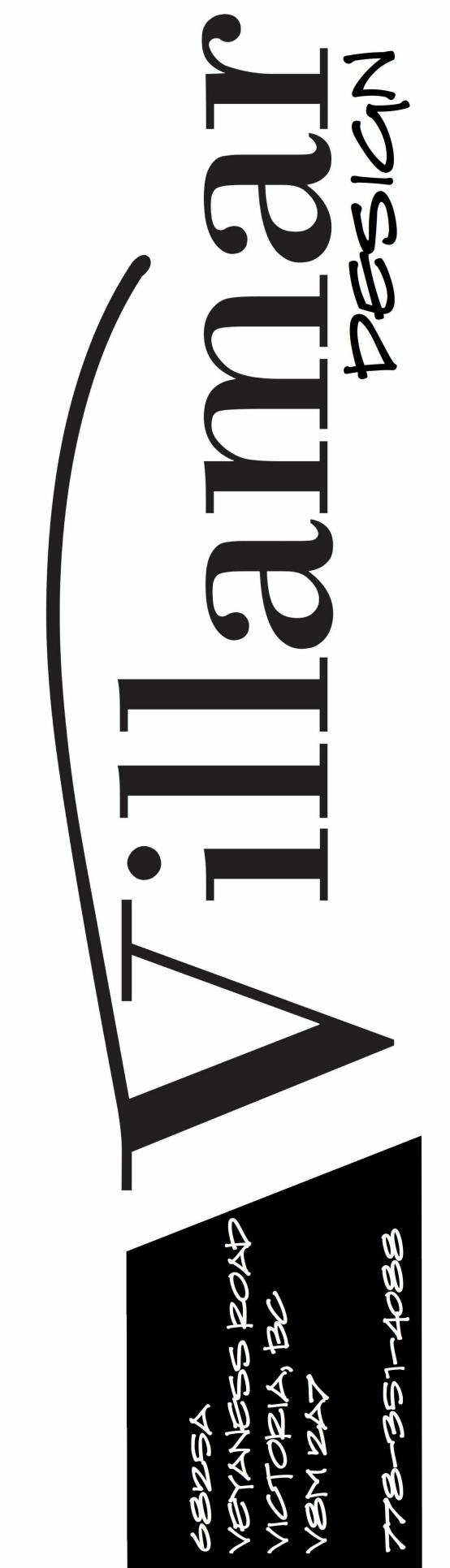
④ East - EXISTING
1:48



③ LOT A - Existing Floor Plan
1:48



⑤ North - EXISTING
1:48



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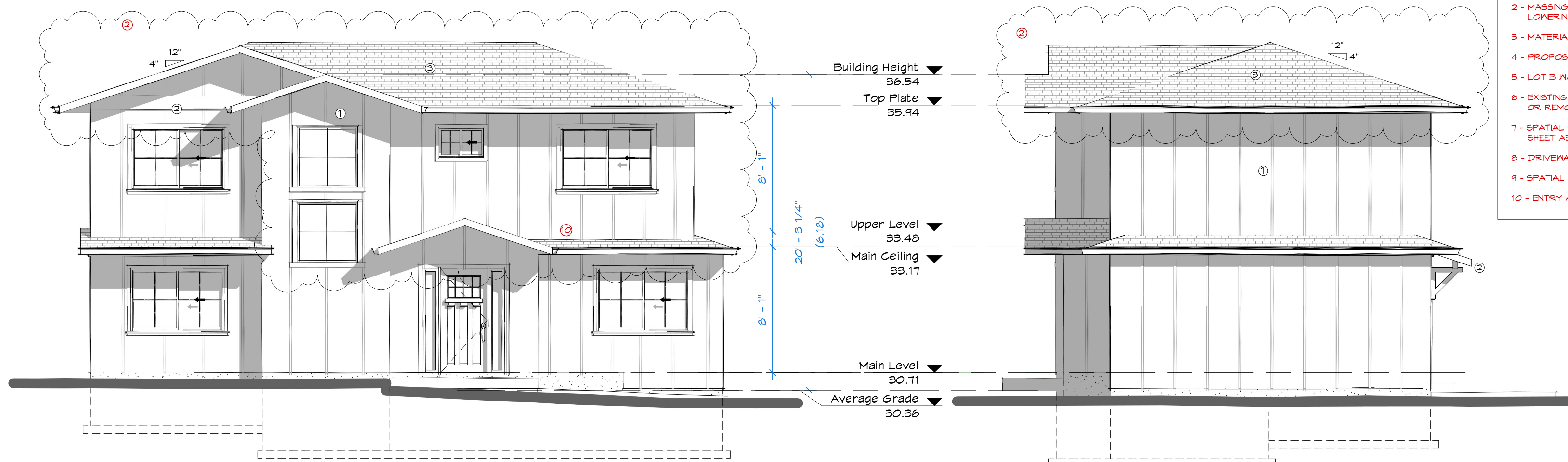
DATE	ISSUED FOR
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LOT A - Elevations
& Floor Plan

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PROJECT NUMBER	1017
DRAWN BY	AJW
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SCALE	As indicated

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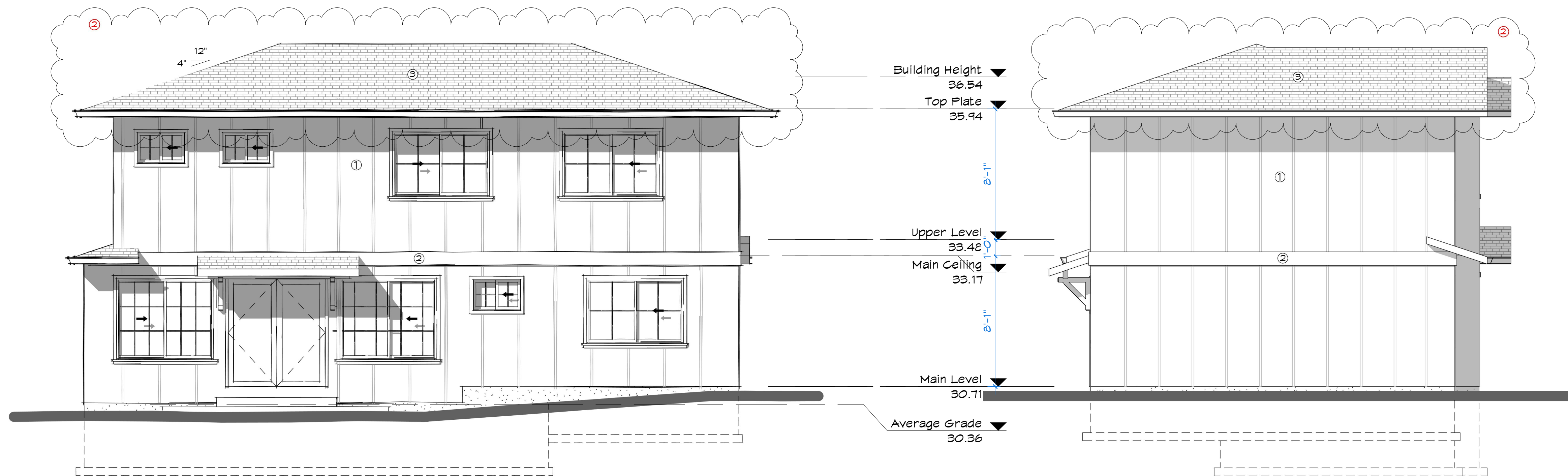


① South (Front)
1/4" = 1'-0"

② East (right)
1/4" = 1'-0"

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 - 9 - SPATIAL SEPERATION PROVIDED; SHEET A3.
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- MATERIAL KEY
- 1 BOARD & BATTEN SIDING
 - 2 PAINTED WOOD TRIM
 - 3 ASPHALT ROOF SHINGLES



③ North (Rear)
1/4" = 1'-0"

④ West (Left)
1/4" = 1'-0"

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LOT B - Elevations

SHEET ISSUE DATE

NOV. 30, 2018

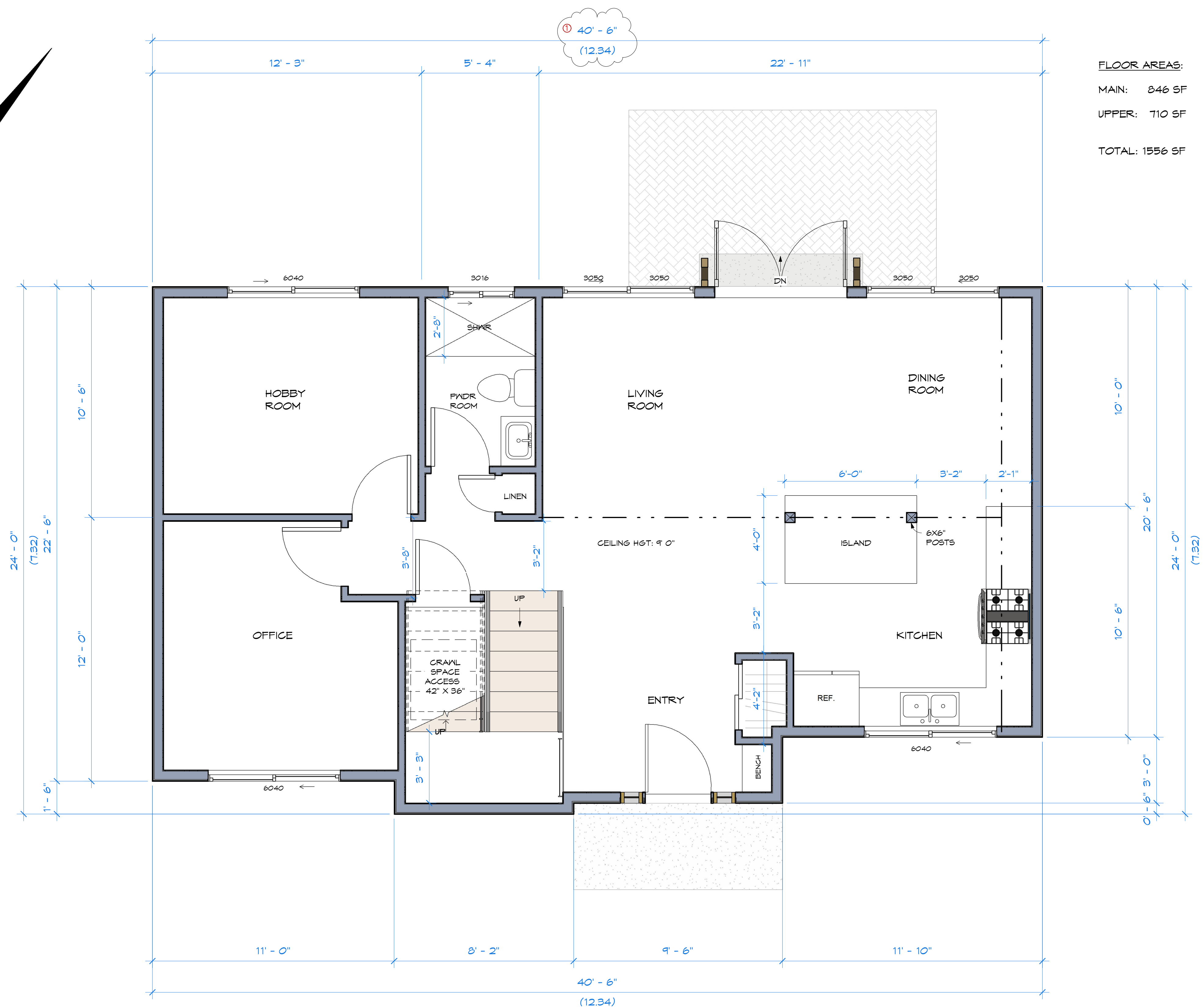
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A4

SCALE As indicated



① Main Level
1:32



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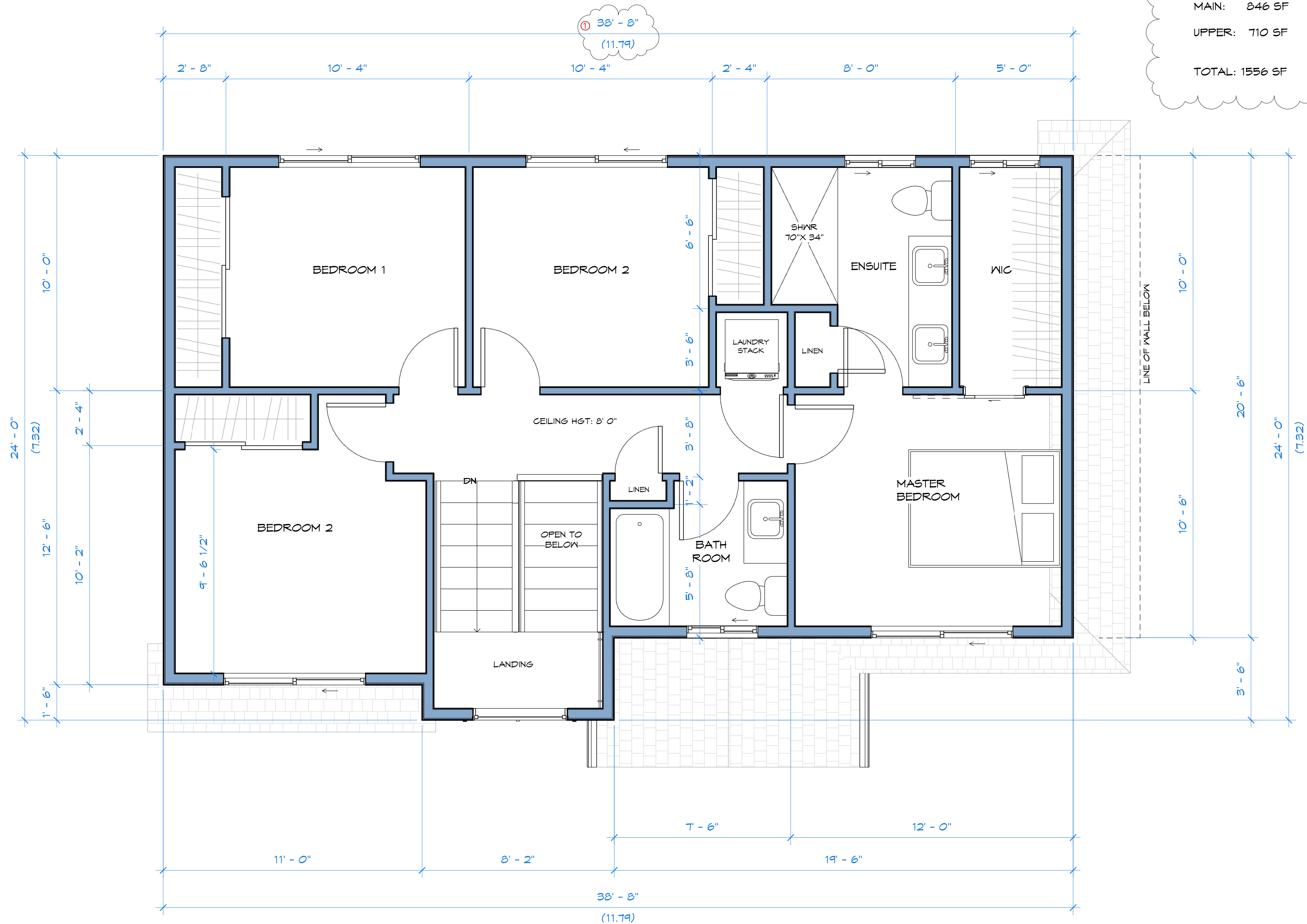
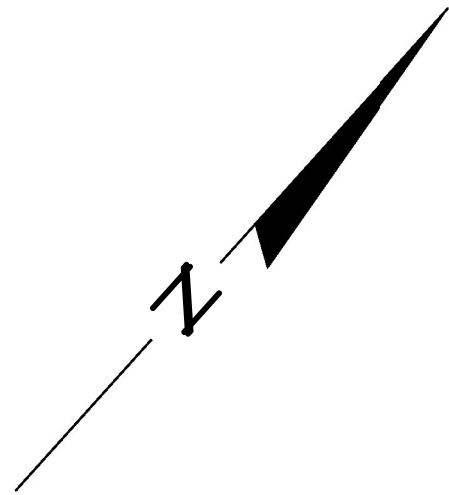
REZONE

LOT B - Main Floor
Plan

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NOV. 30, 2018	
PROJECT NUMBER	1817
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A6	
SCALE	As indicated

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① Upper Level
1:32



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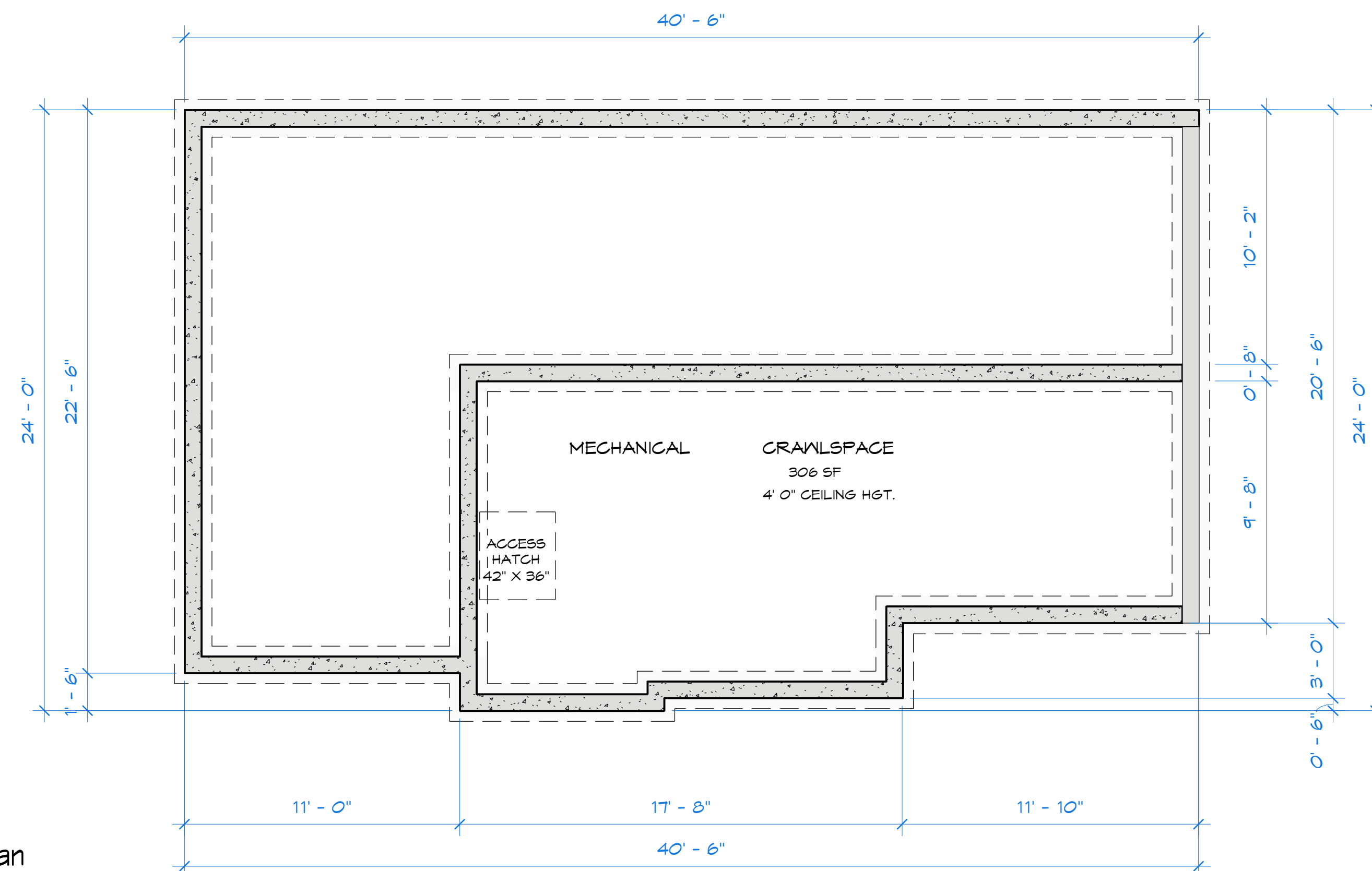
LOT B - Upper
Floor Plan

SHEET ISSUE DATE NOV. 30, 2018	
PROJECT NUMBER	1017
DRAWN BY	AJW
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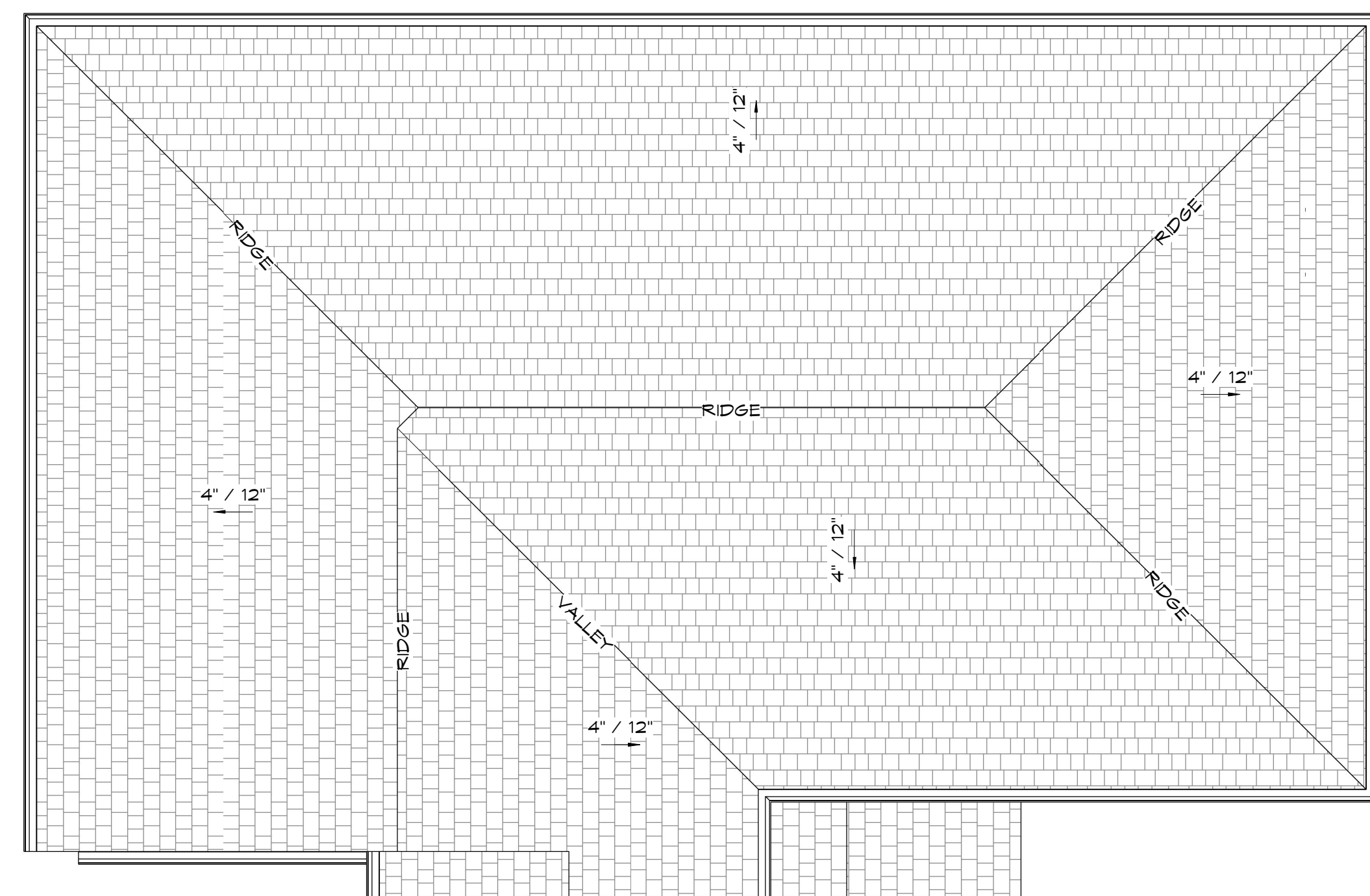
A7

SCALE As indicated

② Foundation Plan
1/4" = 1'-0"



① Roof Plan
1/4" = 1'-0"

ROOF AREAS:

MAIN ROOF: SF
VERANDAH ROOFS: SF

TOTAL: SF

* THIS IS FOR REFERENCE ONLY
AND MUST BE CONFIRMED BY
ROOFING CONTRACTOR

[illegible]

2921 Gosworth Rd.
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29GOS21
Holdings Ltd.

REZONE

LOT B - Foundation
and Roof Plan

SHEET ISSUE DATE

NOV. 30, 2018

PROJECT NUMBER	1817
----------------	------

DRAWN BY	AJW
CHECKED BY	DE

A8

SCALE	As indicated
-------	--------------



INTERLOCKING PAVES PATIO & WALKWAYS



GROUNDCOVERS AND PERENNIALS



ROCK BOULDERS IN PLANTING AREA



COLOUR AND TEXTURE PLANTIS SCHEME



LEGEND

HARDSCAPE FINISHES:

- PP1** Permeable paving to meet current 2018 City of Victoria standards
- PP2** Concrete unit permeable paving [Permeable paving to meet current 2018 City of Victoria standards]
- PP3** Municipal road or sidewalk(s), and/or existing paving to remain.
- PP4** Crushed granular screenings

SOFTSCAPE:

- Lawn**
- Planting area**

MISCELLANEOUS:

- Wooden privacy screening approx. 1500-1800mm height**
- Large rock boulders approx 4' x3' dia.**
- Concrete or mortared rock retaining/upstand walls; Heights vary.**

NOTES:

- 1) All building layout information and setback dimensions supplied by Villamar Design.
- 2) All survey information supplied by Glen Mitchell BCLS and Wey Mayenburg BCLS.
- 3) This drawing must not be scaled. The General Contractor shall verify all dimensions, datums and levels prior to commencement of work.
- 4) All errors and omissions must be reported immediately to the Designer.
- 5) This drawing is the exclusive property of the Designer and can be reproduced only with the permission of the designer, in which case the reproduction must bear the designers name.

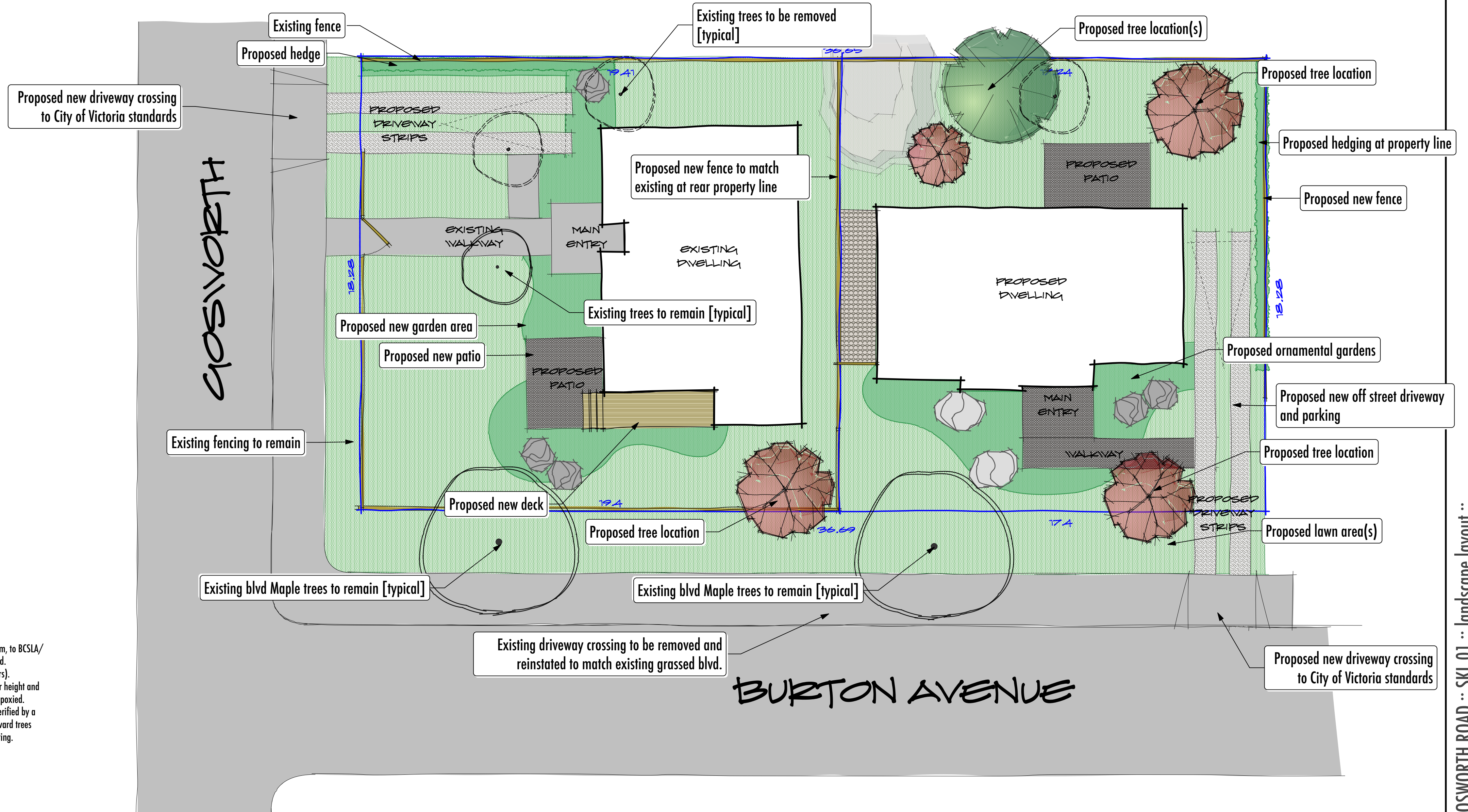
RECOMMENDED PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE /REMARKS
TREES		
Acer rubrum Crimson Sentry	Crimson Sentry Maple	6cm. cal. /B&B
Acer palmatum Bloodgood	Bloodgood Japanese Maple	2.4M ht.
Acer circinatum**	Vine Maple	2.0M ht.
Fagus sylv. Dawyckii Gold	Columnar Gold Beech	3.5M ht.
Liquidambar styraciflua	American Sweetgum	6cm. cal. /B&B
SHRUBS & PERENNIALS		
Buxus Microphylla Winter Gem	Littleleaf Boxwood	#3 Pot
Camelia Japonica	Pink Flowering Camelia	#5 Pot
Calamagrostis x acutiflora Karl Foerster	Karl Foerster Grass	#2 Pot
Ceanothus	California Lilac	1.5M. Ht.
Erysimum cheiri. Bowles Mauve	English Wallflower	#1 Pot
Echinacea purpurea	Purple Echinacea	#1 Pot
Euphorbia wulfenii	Wolf's Euphorbia	#2 Pot
Euonymus Alatus Compacta	Dwarf Burning Bush	#5 Pot
Hamamelis Int. Jellena	Orange Witch Hazel	1.5M. Ht.
Lavandula Munstead	English Lavender	#1 Pot
Liriope Muscari	Big Blue Lily Turf	#1 Pot
Magnolia Kickii	Purple Magnolia	#5 Pot
Mahonia aquifolium**	Oregon Grape	#3 Pot
Pennisetum alopec. Orientale	Oriental Fountain Grass	#1 Pot
Pennisetum alopec. Little Bunny	Little Bunny Grass	#1 Pot
Phormium tenax Amazing Red	Dwarf NZ Flax	#5 Pot
Phormium tenax Sundowner	Bronze NZ Flax	#5 Pot
Ribes Sang. King Edward**	Ornamental Currant	#5 Pot
Rosemary Officinalis	Rosemary	#3 Pot
Rudbeckia Fulgida	Orange Coneflower	#1 Pot
Spiraea x bumalda Goldflame	Goldflame Spirea	#2 Pot
VINES & GROUNDCOVER		
Arctostaphylos uva ursi**	Kinnikinnick	SP3
Thymus pseudolanuginosus	Wooly Thyme	SP3
Parthenocissus Tricus. Veitchii	Boston Ivy	#2 Pot / Staked

** indigenous plants for consideration in these new garden areas

NOTE S:

Plant material, installation and maintenance to conform to BCSLA/ BCLNA standard (current edition). All growing medium to comply to BCSLA/ BCLNA standard designation "TP - Level-1 Well Groomed Areas". Underground irrigation system to be installed. Irrigation materials and installation to conform, as a minimum, to BCSLA/ BCLNA Standard (current edition) and IABC Standards. All irrigation piping under hardsurfaces to be sleeved. Driveway material to be permeable. Walkways and patios to be interlocking brick pavers (concrete unit pavers). Fencing to be built to match existing perimeter fencing. All new fencing to meet the City of Victoria bylaws for height and extent. All new fence posts to have metal bracket connections set into concrete piers or drilled into rock and epoxied. All existing trees located on plan are approximate. Size and dripline of trees are not shown, and should be verified by a surveyor and /or arbourist where necessary. Arbourist to install tree protection fencing for all affected boulevard trees and existing trees to remain (on site) where necessary. Boulevard landscape to remain unchanged from existing.



SKL.01
20.JULY.2018
1:100
LATEST REVISION: 07.DECEMBER.2018

2921 GOSWORTH ROAD LANDSCAPE LAYOUT

STUDIO ONE
CREATIVE
PHONE: 250-881-0706
EMAIL: DENISING@MAC.COM

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SMALL LOT REZONING :: 2921 GOSWORTH ROAD :: SKL.01 :: landscape layout ::