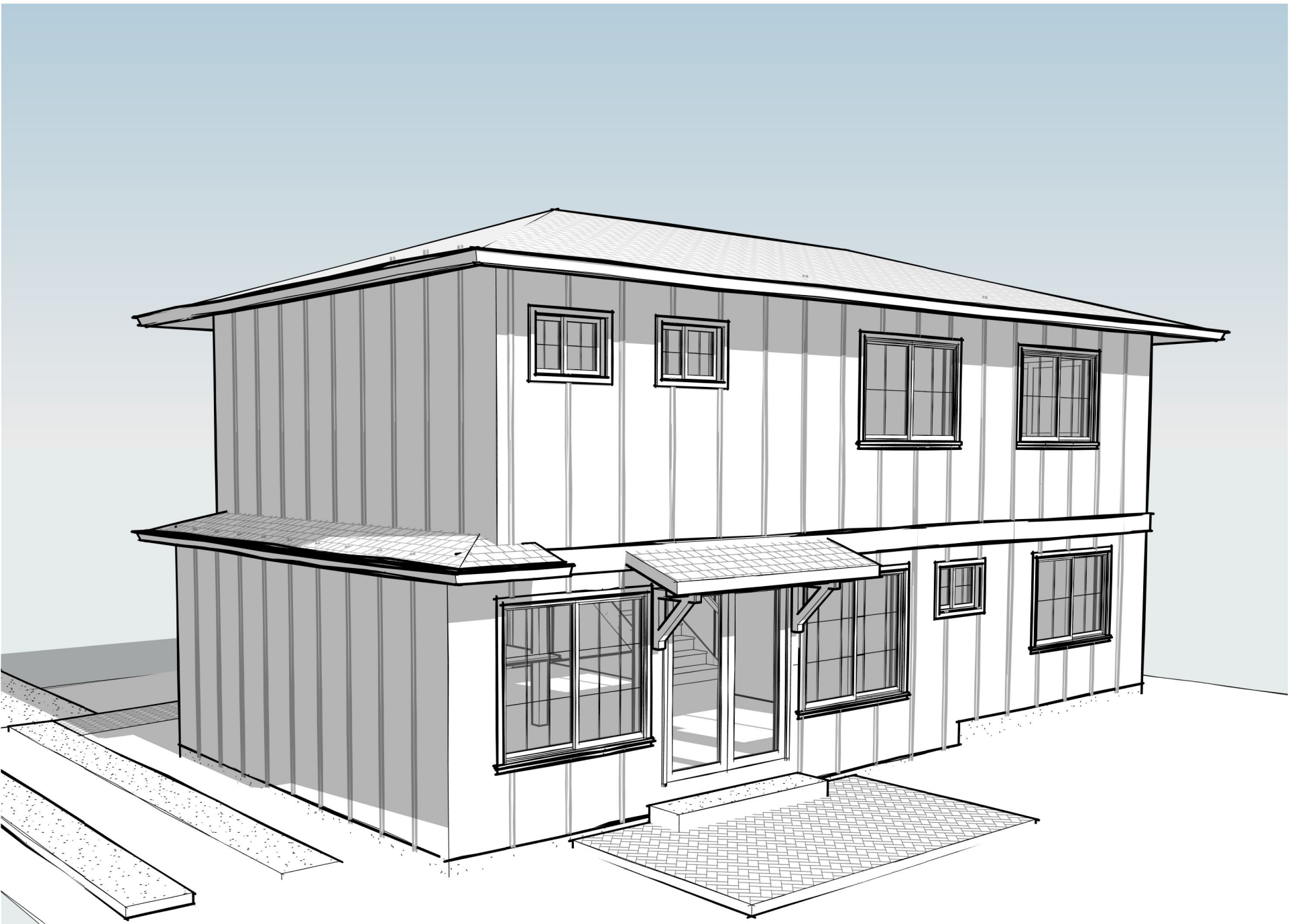




1 Front Left



2 Front Right

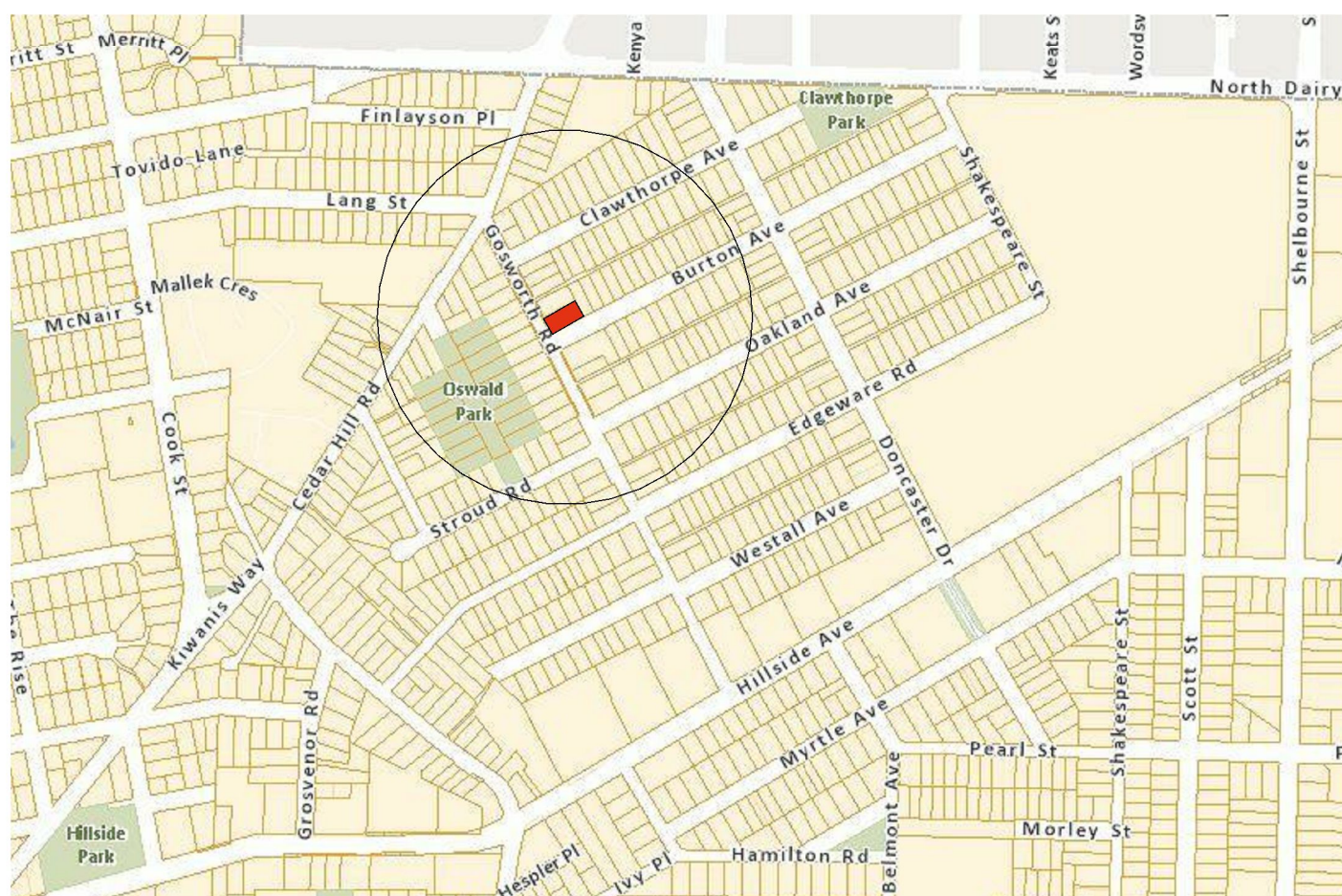


3 Rear



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

VICINITY MAP



GENERAL NOTES:

- 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.
- 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.
- ALL NEW CONSTRUCTION TO MEET CURRENT BC BUILDING CODE 2012.
- VENTILATION INTAKE AND EXHAUST TO MEET ALL BCBC REGULATIONS.
- VENTILATION CHECKLIST TO BE COMPLETED PRIOR TO FRAMING INSPECTION.
- SAFETY GLASS REQUIRED FOR ALL BATHTUB ENCLOSURES, SIDELIGHTS, AND GLASS IN DOORS.
- EGRESS FROM ALL BEDROOMS TO MEET CURRENT BCBC REGULATIONS.
- CARBON MONOXIDE ALARM LOCATIONS TO BE DETERMINED, AS PER BCBC.
- PHOTO-ELECTRIC/INTERCONNECTED SMOKE DETECTORS LOCATED AS PER BCBC.

LIST OF CHANGES MADE TO PREVIOUS SET OF PLANS:

- ADDITIONAL VARIANCE FOR FRONT YARD SETBACK LOT A EXISTING HOUSE. SHEET A1.
- DRIVEWAY CROSSINGS TO BE PAVED 6.0 M FROM STREET LINE. SHEET A2.1
- CLARIFICATION OF MOTIVE FOR HABITABLE ROOM (KITCHEN) WINDOW IN EXISTING HOUSE. SHEET A3.
- ELEVATIONS SHOWN IN COLOUR AS COLOUR MATERIAL BOARD. 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)
Storesys: 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 |

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 Mayenburg 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 |

Villamar DESIGN

6825A
VICTORIA ROAD
VICTORIA, BC
V8M 2A7
778-951-4088

2921 Gosworth Rd.
Victoria, BC

2960521
Holdings Ltd.

| DATE | ISSUED FOR |
|---------------|------------------------|
| Jan. 25, 2019 | Revisions: City Review |
| Nov. 30, 2018 | Revisions: City Review |
| Oct. 15, 2018 | Rezoning Application |
| | |
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REZONE

Cover

SHEET ISSUE DATE

JAN. 25, 2019

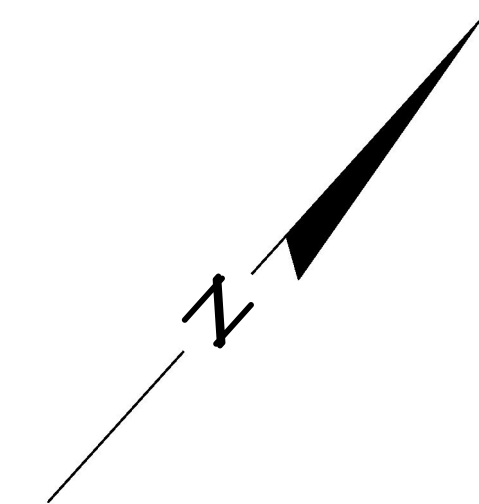
PROJECT NUMBER 1017

DRAWN BY AJN

CHECKED BY DE

A1

SCALE As indicated



GRADE POINTS

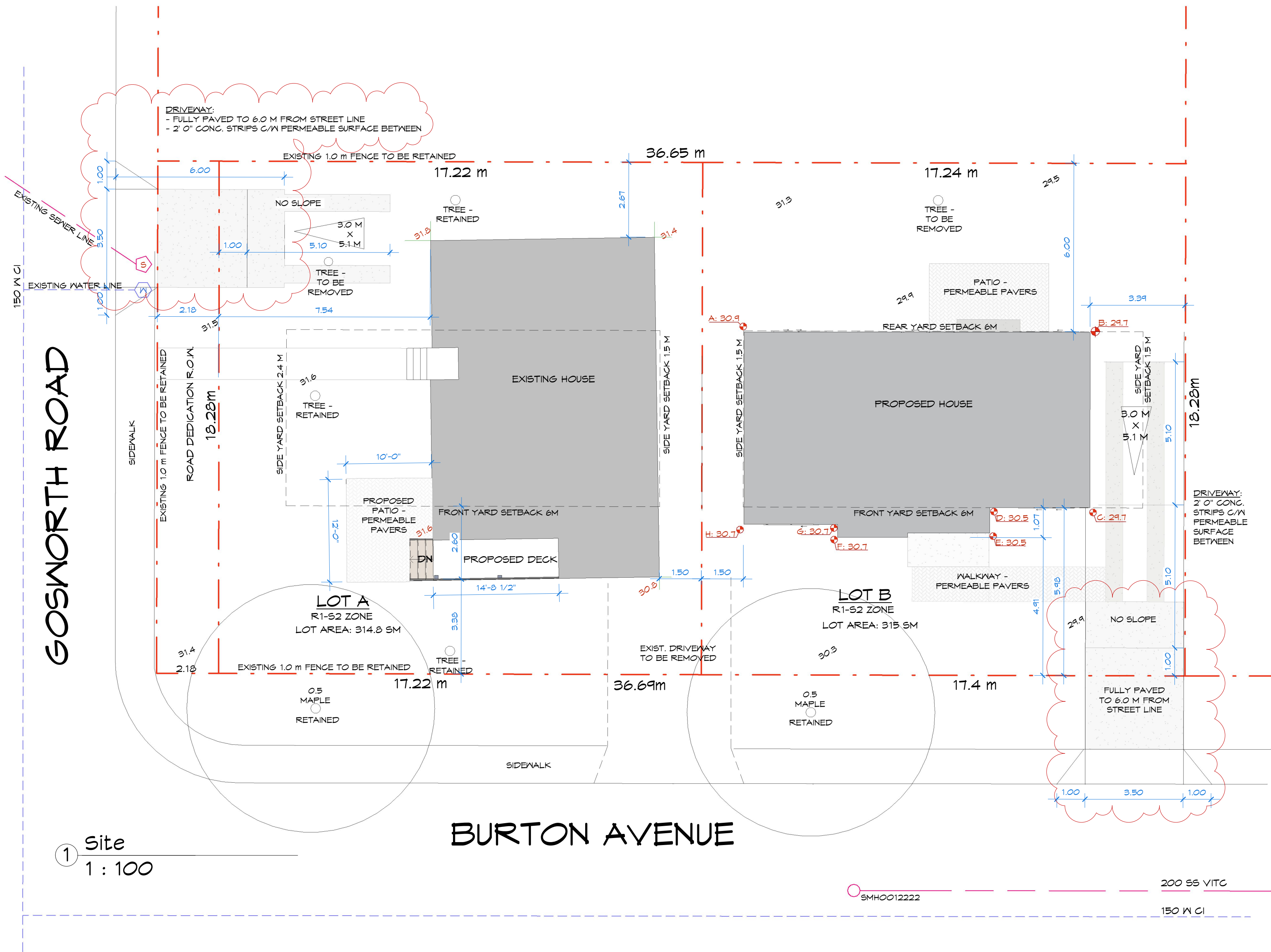
GRADE POINT A: 30.9
GRADE POINT B: 29.7
GRADE POINT C: 29.7
GRADE POINT D: 30.5
GRADE POINT E: 30.5
GRADE POINT F: 30.7
GRADE POINT G: 30.7
GRADE POINT H: 30.7

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 5.41 m | = 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 m |

LIST OF CHANGES MADE TO PREVIOUS SET OF PLANS:

- 1 - ADDITIONAL VARIANCE FOR FRONT YARD SETBACK LOT A EXISTING HOUSE. SHEET A1.
- 2 - DRIVEWAY CROSSINGS TO BE PAVED 6.0 M FROM STREET LINE. SHEET A2.1
- 3 - CLARIFICATION OF MOTIVE FOR HABITABLE ROOM (KITCHEN) WINDOW IN EXISTING HOUSE. SHEET A3.
- 4 - ELEVATIONS SHOWN IN COLOUR AS COLOUR MATERIAL BOARD. SHEET A4



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REZONE

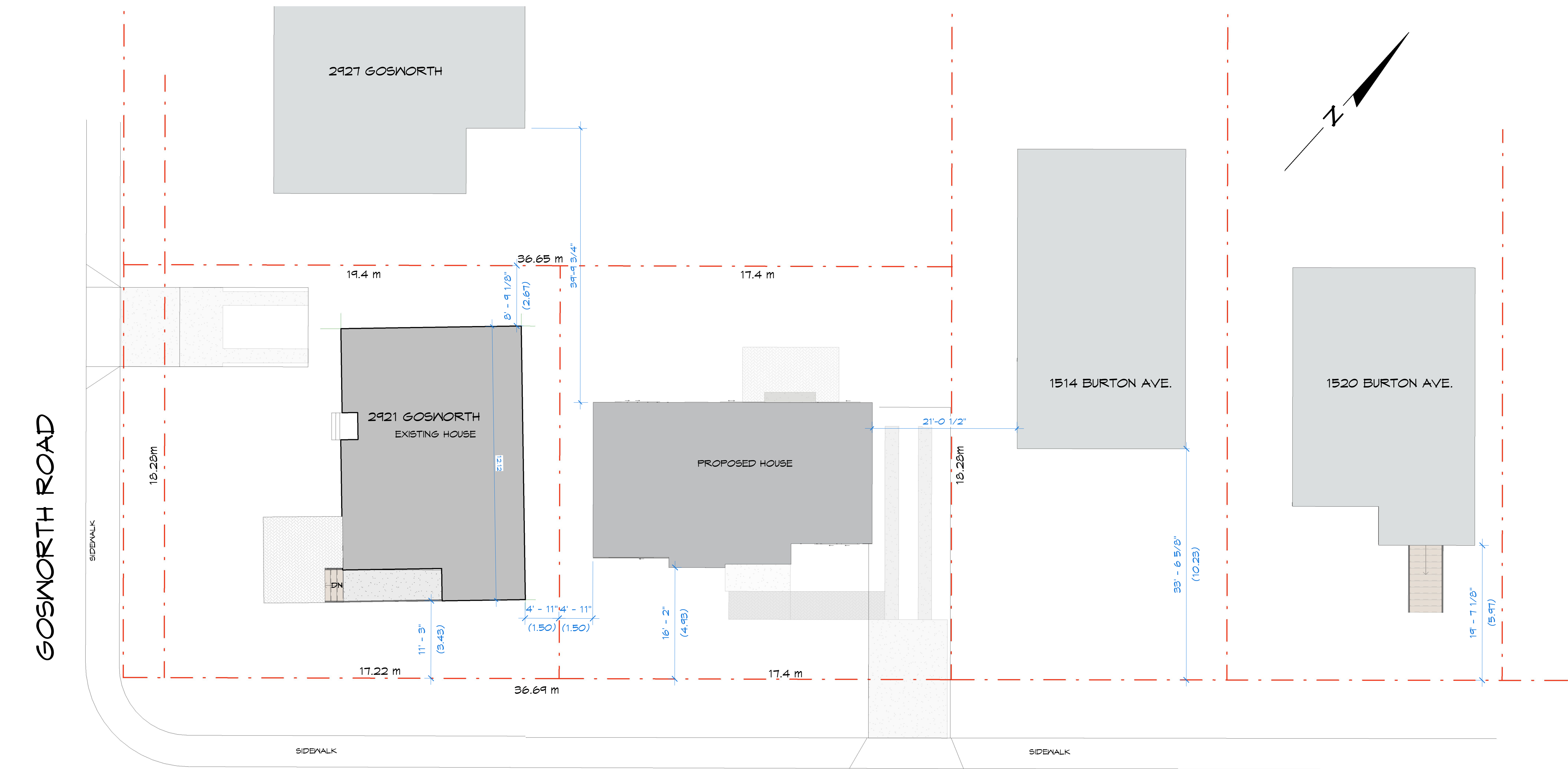
Site

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| JAN. 25, 2019 | |
| PROJECT NUMBER | 1817 |
| DRAWN BY | AJW |
| CHECKED BY | DE |

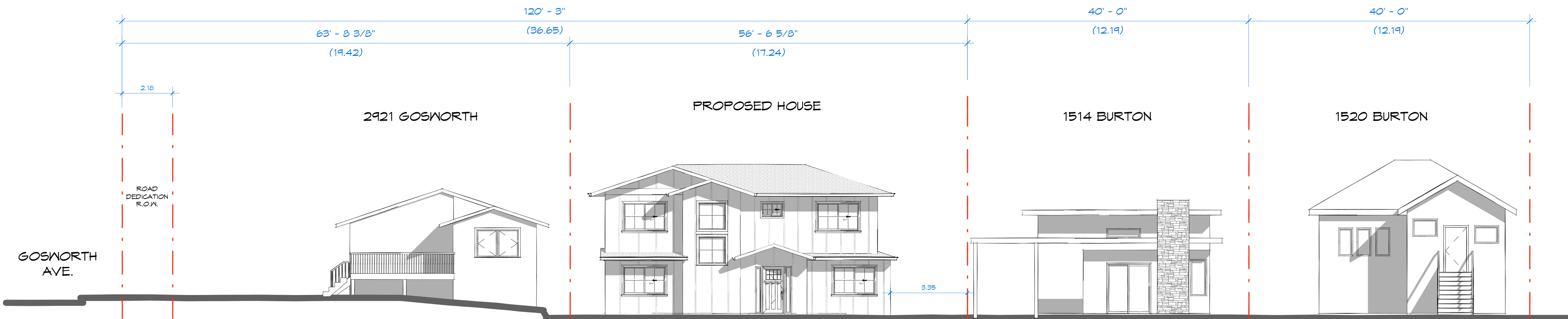
A2

SCALE As indicated

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② Site - Context
1:96



① South (Front)-Streetscape
1:96

Villamar^{DESIGN}

6805A
VETERANESS ROAD
VICTORIA, BC
V8M 2A7
778-951-4088

2921 Gosworth Rd.
Victoria, BC

29GOS21
Holdings Ltd.

| DATE | ISSUED FOR |
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REZONE

Site - Context

SHEET ISSUE DATE
JAN. 25, 2019

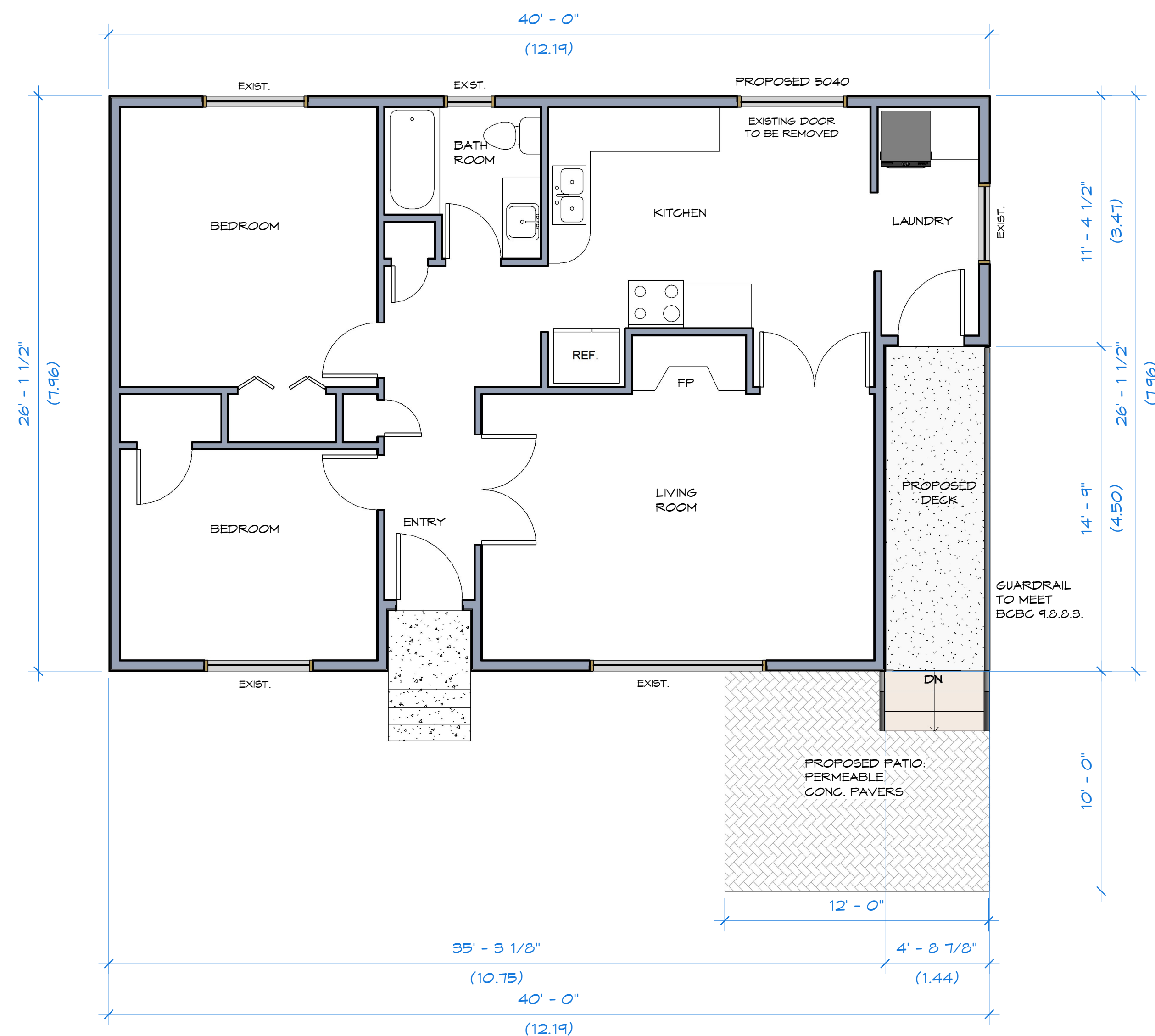
PROJECT NUMBER 1017
DRAWN BY AJN
CHECKED BY DE

A2.1

SCALE As indicated

4 East - EXISTING

1:48



PAINTED WOOD TRIM

STUCCO

0' EXISTING CARPORT

5 North - EXISTING
1:48

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REZONE

LOT A - Elevations & Floor Plan

SHEET ISSUE DATE

JAN. 25, 2019

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

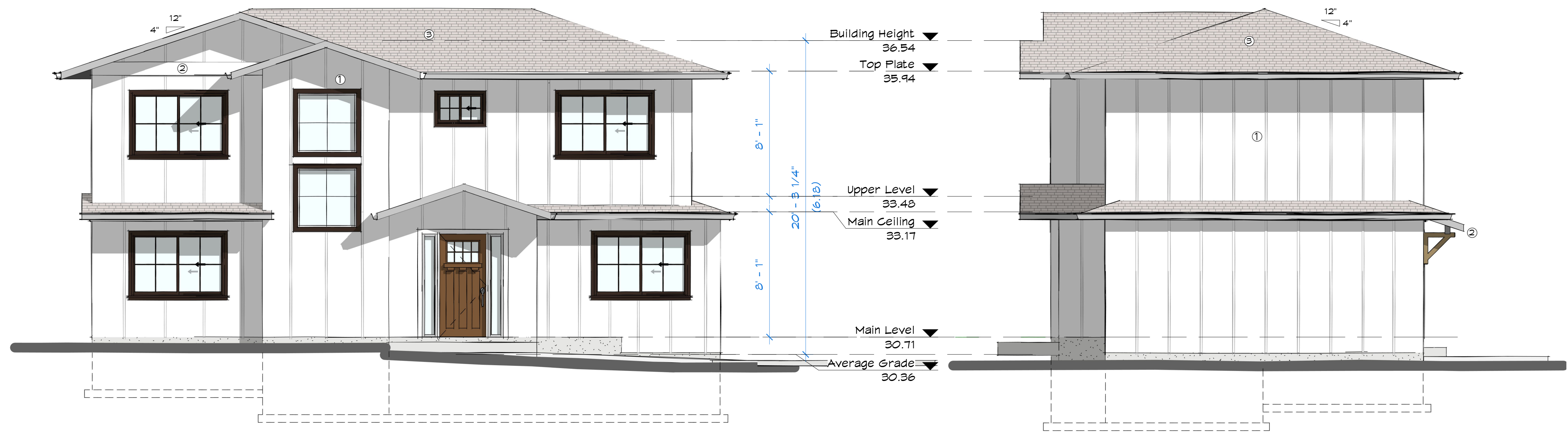
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A3

| | |
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| SCALE | As indicated |
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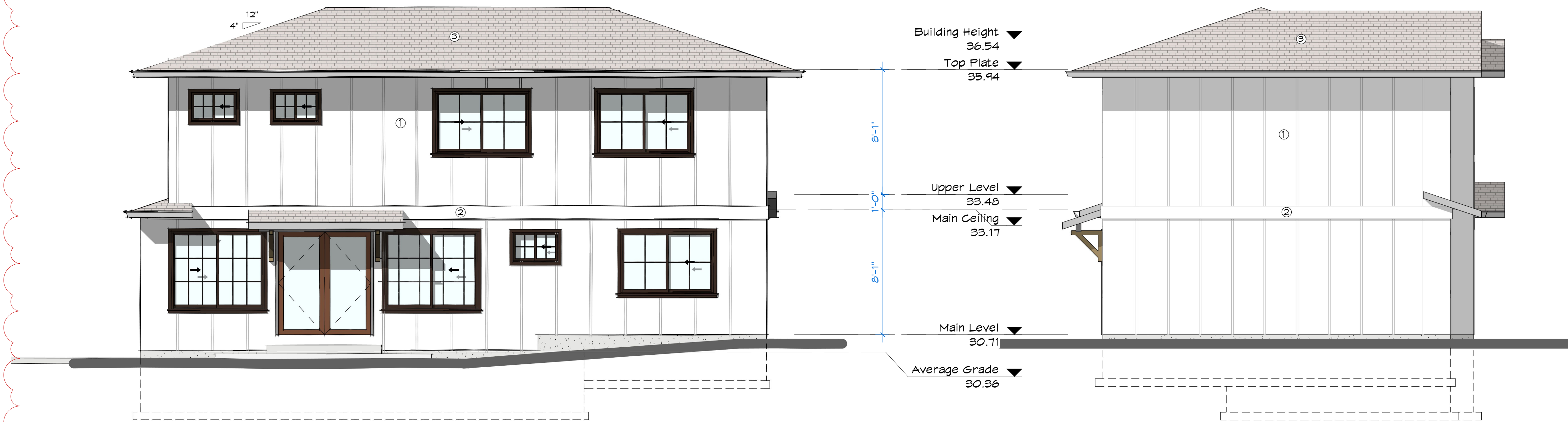


① South (Front)
1/4" = 1'-0"

② East (right)
1/4" = 1'-0"

MATERIAL and COLOUR KEY

- 1 BOARD & BATTEN SIDING - HardiePanel or equal, Arctic White
- 2 PAINTED WOOD TRIM - White
- 3 ASPHALT ROOF SHINGLES - Malarkey or equal, Storm Grey
- WINDOWS AS SHOWN - Black



③ North (Rear)
1/4" = 1'-0"

④ West (Left)
1/4" = 1'-0"

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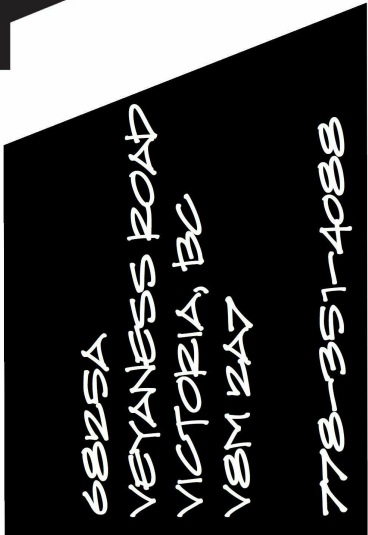
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| Oct. 15, 2018 | Rezoning Application |
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REZONE

LOT B - Elevations

| | |
|------------------|---------------|
| SHEET ISSUE DATE | JAN. 25, 2019 |
| PROJECT NUMBER | 1017 |
| DRAWN BY | AJW |
| CHECKED BY | DE |
| SCALE | As indicated |

A4



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Victoria, BC

29GOS21
Holdings Ltd.

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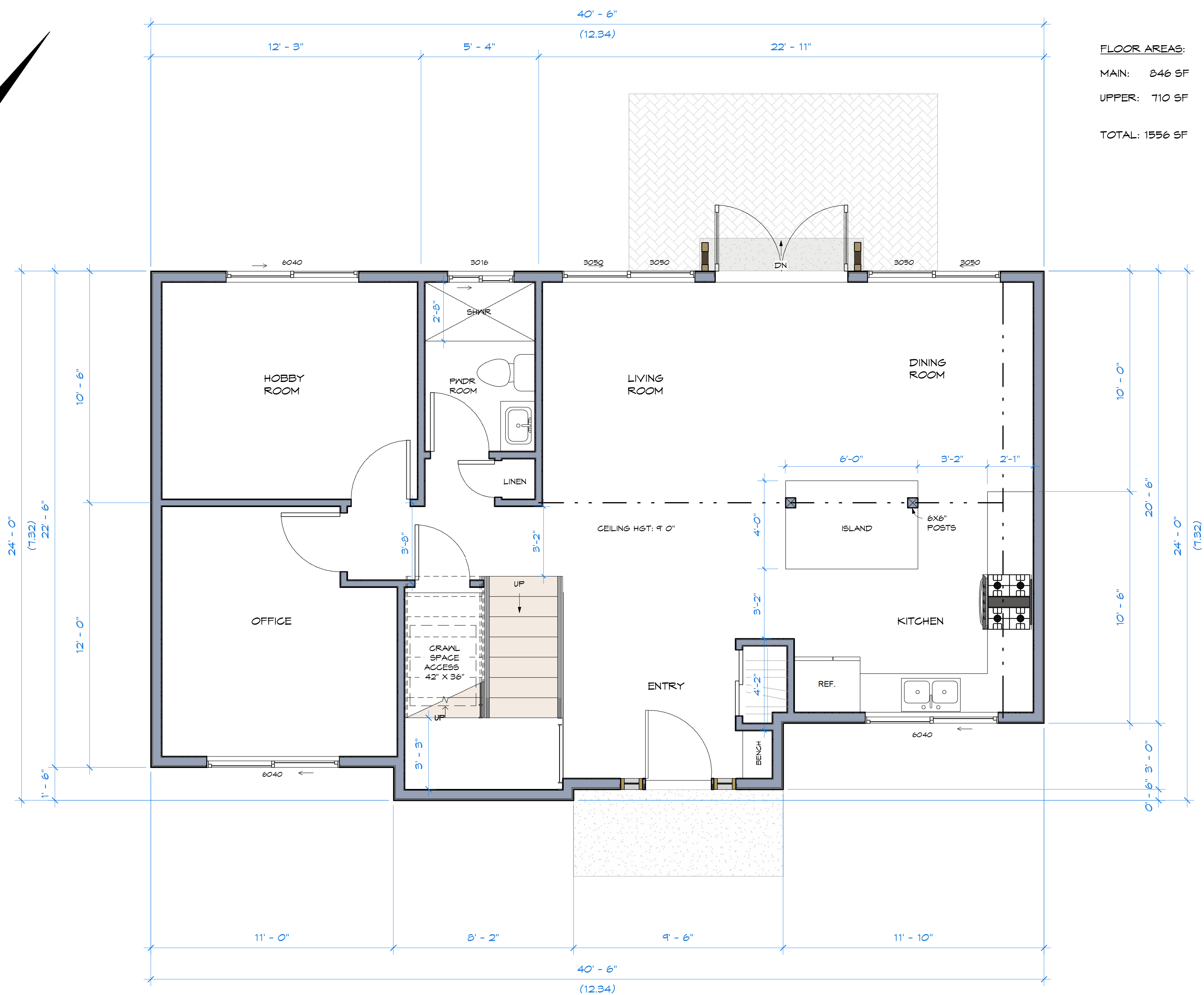
REZONE

LOT B - Foundation
Plan

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|------------------|------|
| SHEET ISSUE DATE | |
| JAN. 25, 2019 | |
| PROJECT NUMBER | 1017 |
| DRAWN BY | AJW |
| CHECKED BY | DE |

A5

SCALE As indicated



1 Main Level
1:32



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REZONE

LOT B - Main Floor
Plan

SHEET ISSUE DATE

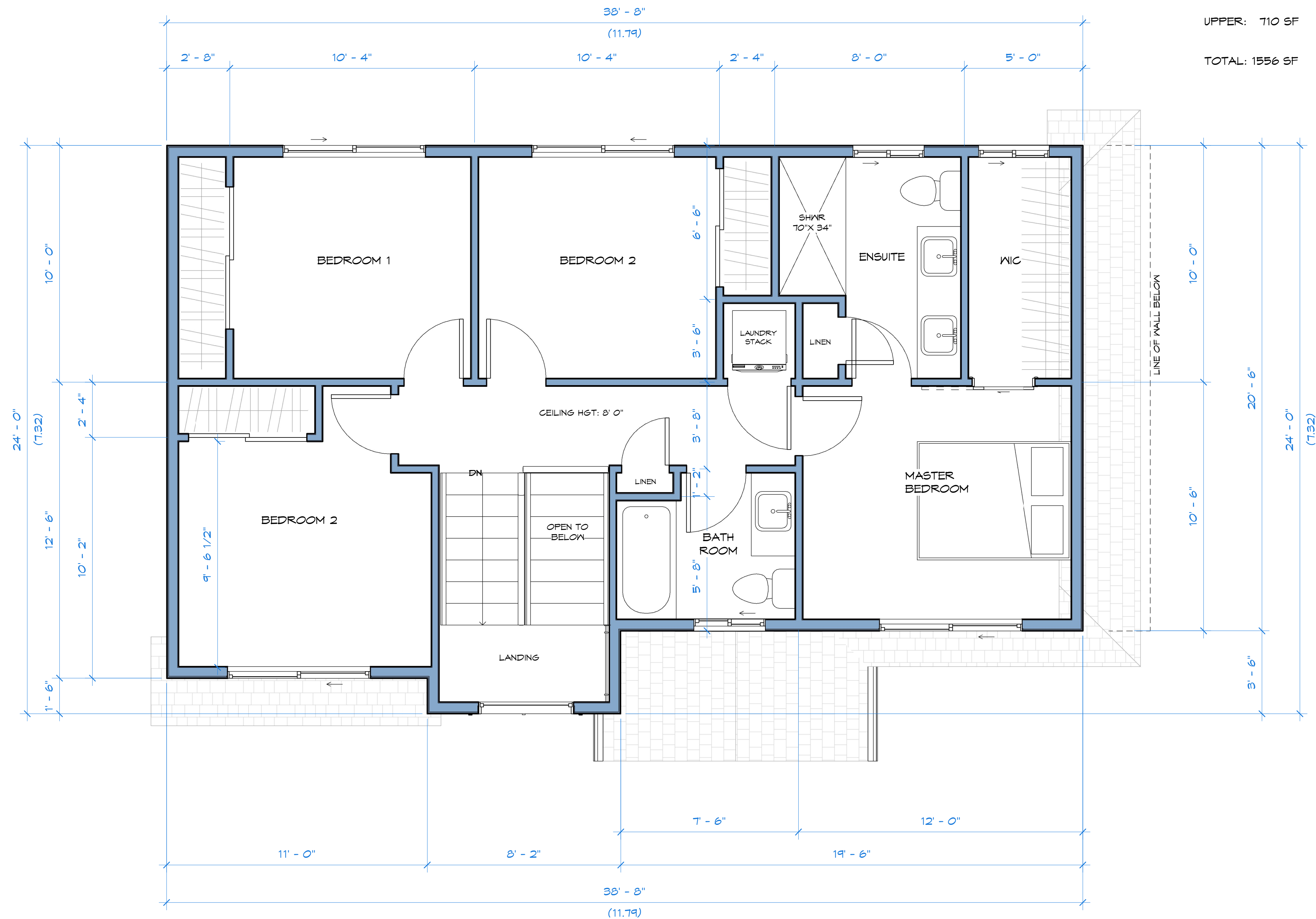
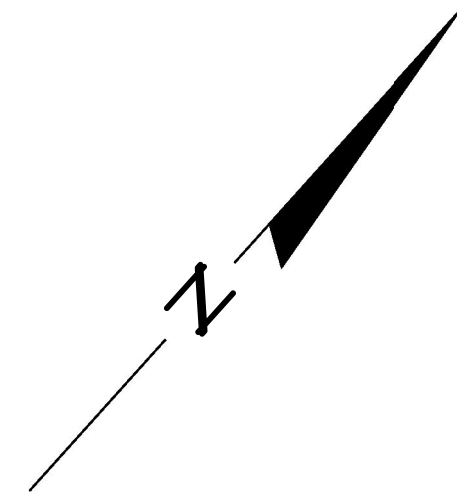
JAN. 25, 2019

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| PROJECT NUMBER | 1817 |
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| DRAWN BY | AJW |
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A6

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



FLOOR AREAS:
MAIN: 846 SF
UPPER: 710 SF
TOTAL: 1556 SF

① Upper Level
1:32



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VICTORIA, BC
V8M 2A7
778-951-4088

2921 Gosworth Rd.
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REZONE

LOT B - Upper
Floor Plan

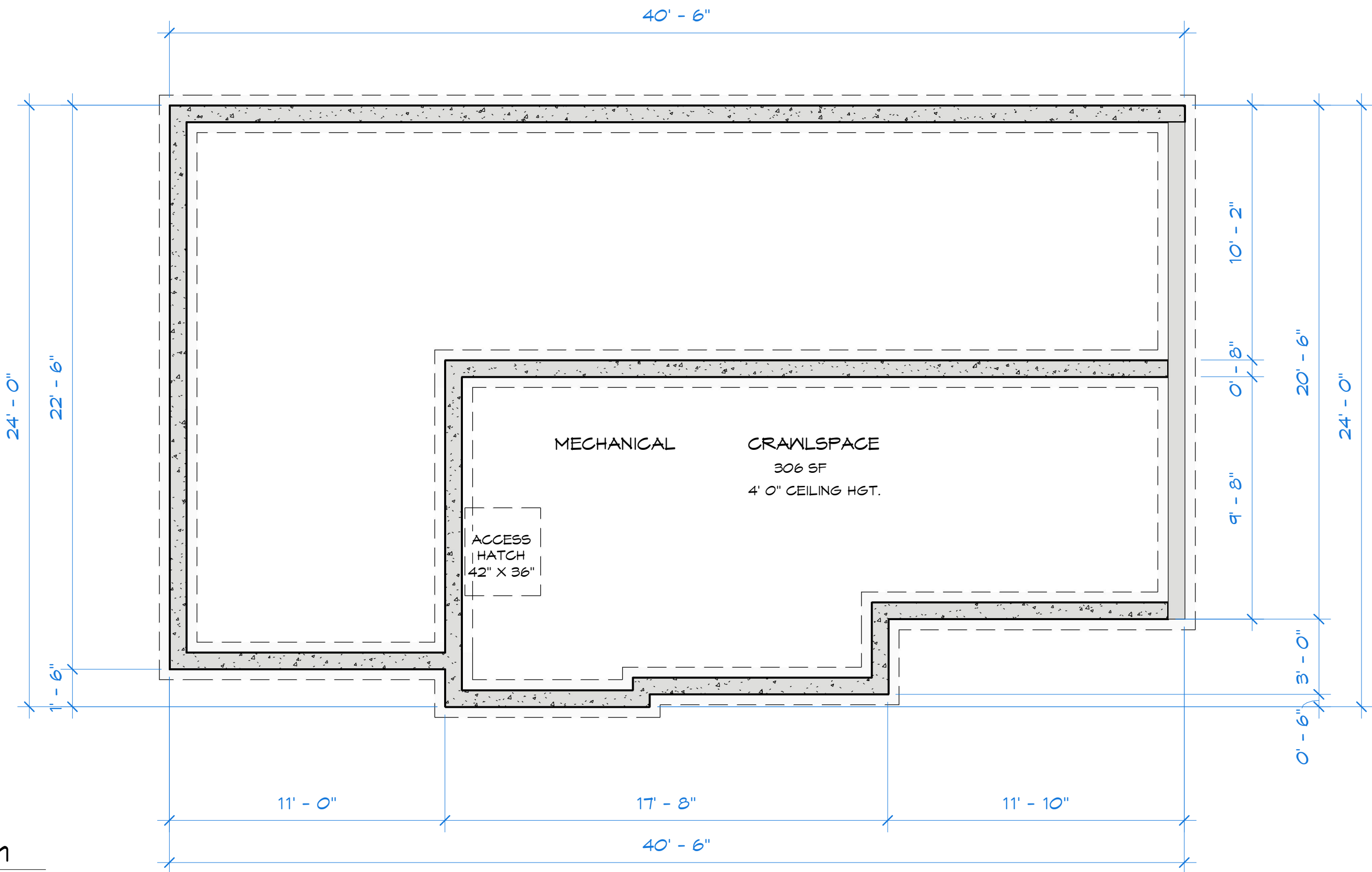
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| SHEET ISSUE DATE | JAN. 25, 2019 |
| PROJECT NUMBER | 1017 |
| DRAWN BY | AJW |
| CHECKED BY | DE |

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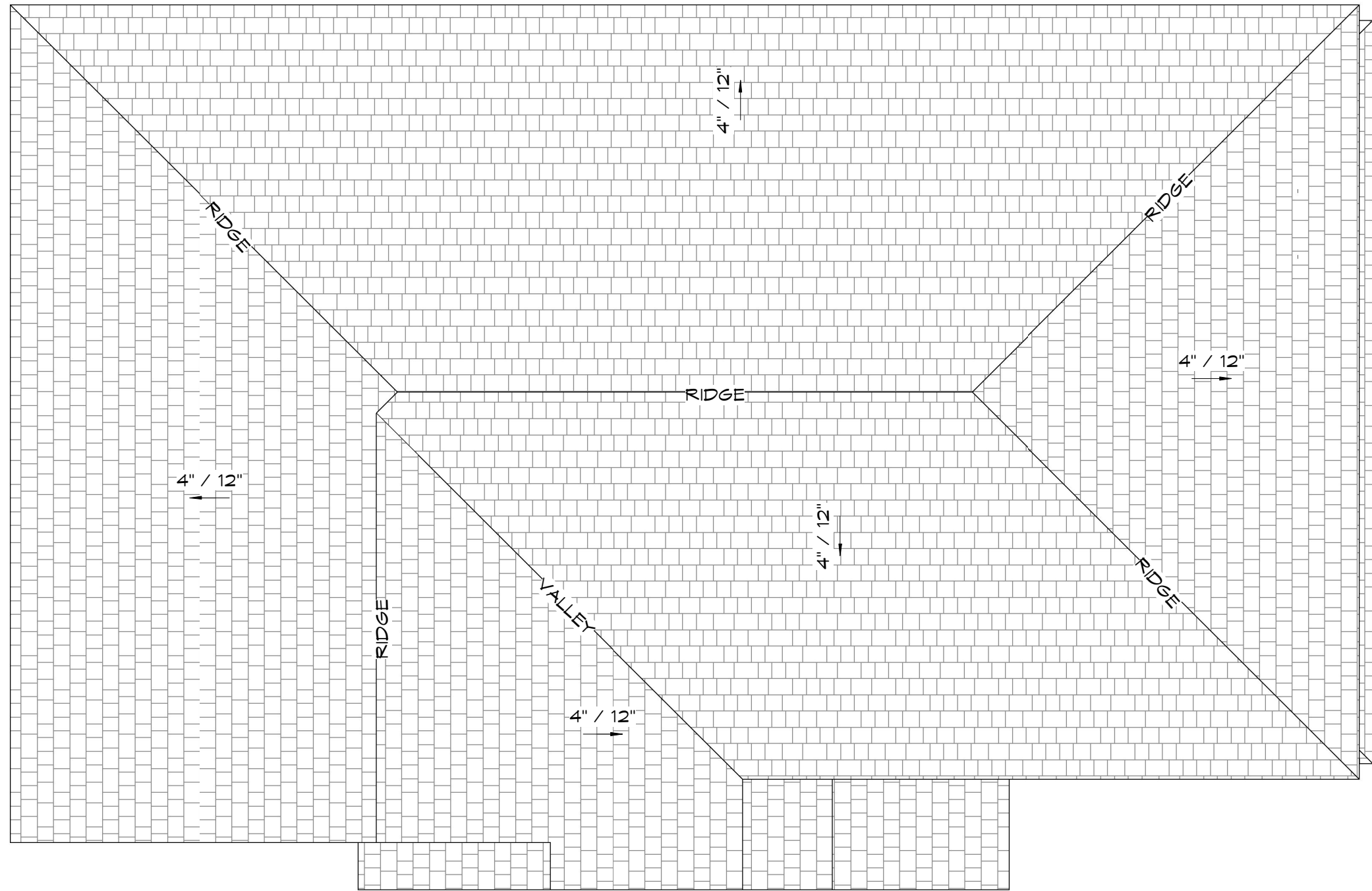
SCALE As indicated

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② Foundation Plan
1/4" = 1'-0"



① Roof Plan
1/4" = 1'-0"

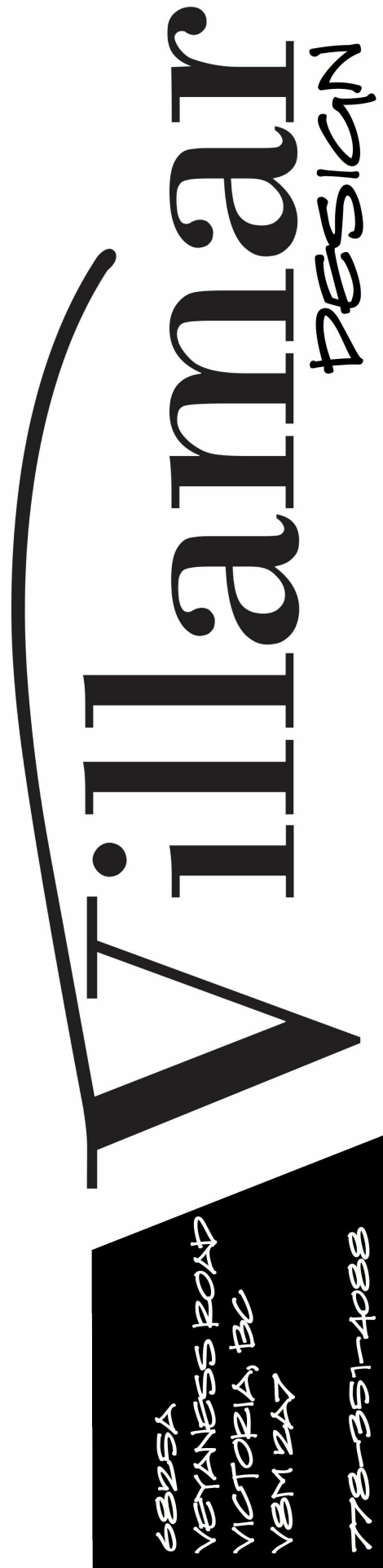


ROOF AREAS:

MAIN ROOF: 1170 SF
LOWER ROOFS: 192 SF

TOTAL: 1362 SF

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



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Victoria, BC

29GOS21
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REZONE

LOT B - Foundation
and Roof Plan

| | |
|------------------|------|
| SHEET ISSUE DATE | |
| JAN. 25, 2019 | |
| PROJECT NUMBER | 1017 |
| DRAWN BY | AJW |
| CHECKED BY | DE |

A8

SCALE As indicated



INTERLOCKING PAYER 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 perimeter fencing /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.

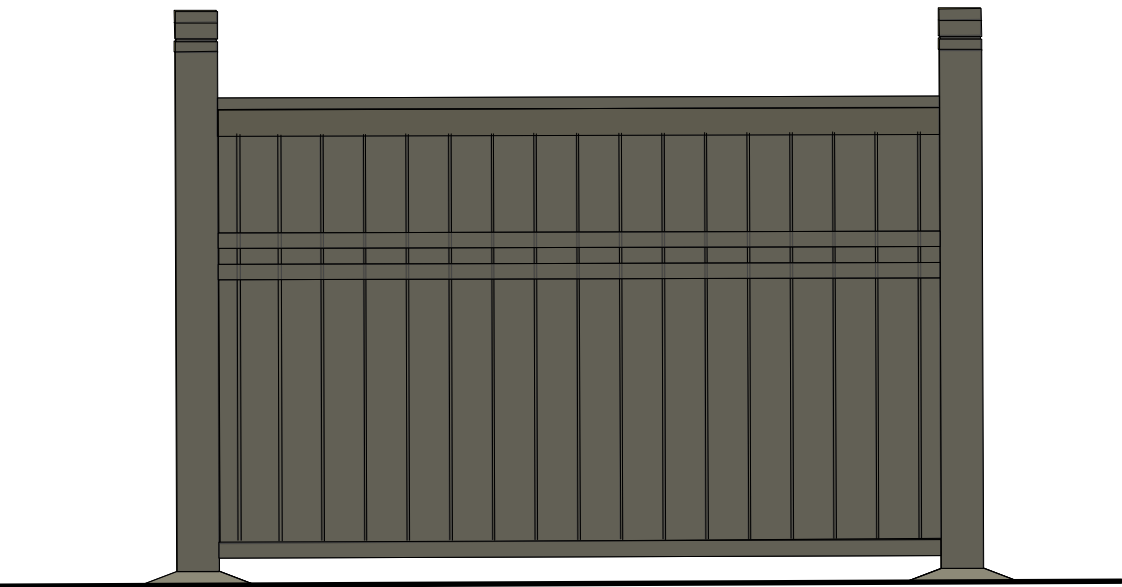
4) All errors and omissions must be reported immediately to the Designer.

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.

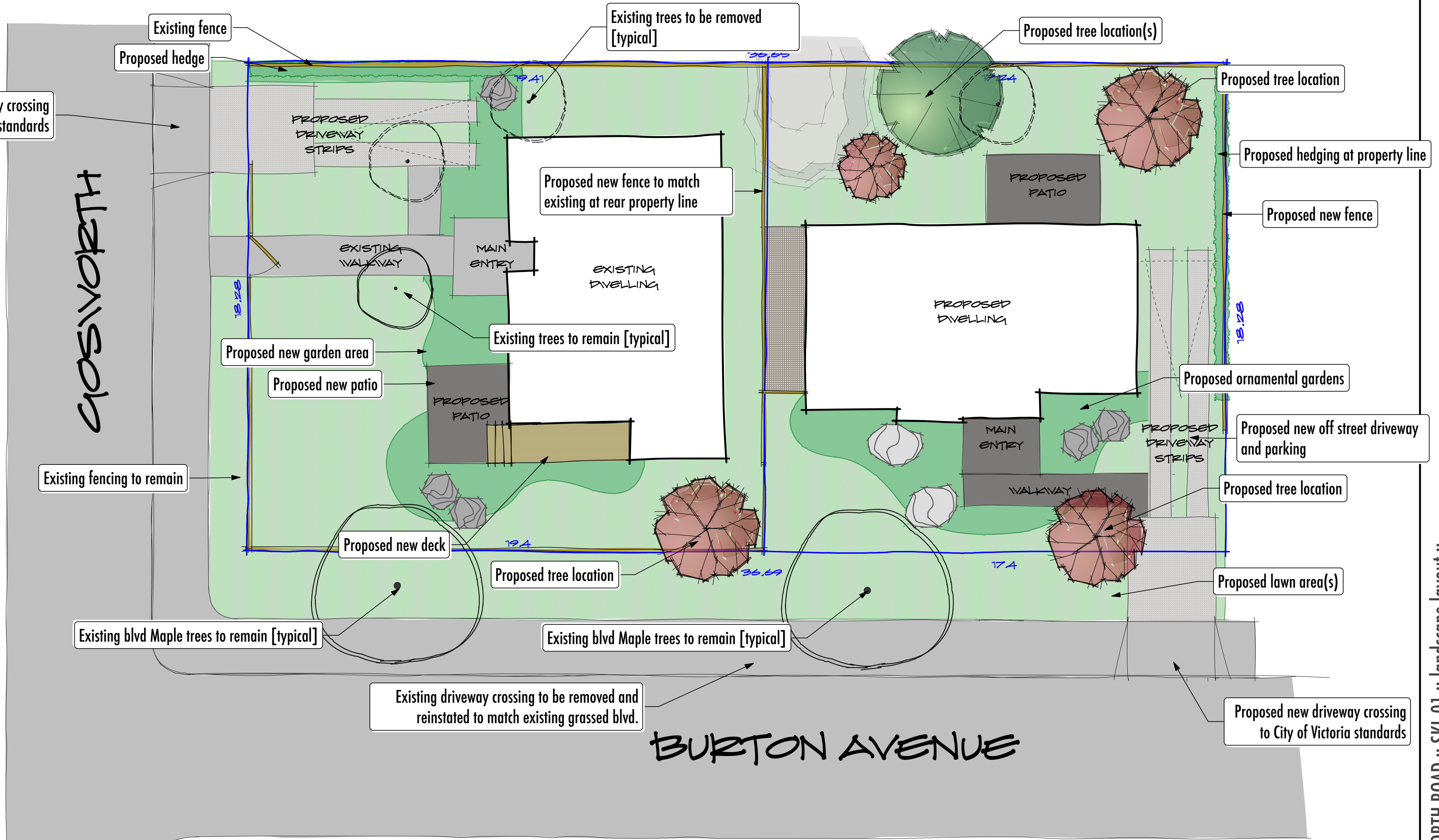
| RECOMMENDED PLANT LIST | | | |
|------------------------------------------------------------------|--------------------------|-----------------|--|
| BOTANICAL NAME | COMMON NAME | SIZE /REMARKS | |
| TREES | | | |
| Acer rubrum Crimson Sentry | Crimson Sentry Maple | 6cm. cal. /B&B | |
| Acer palmatum 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 | Wall'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 alop. Orientale | Oriental Fountain Grass | #1 Pot | |
| Pennisetum alop. 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** | Kinnickinnick | SP3 | |
| Thymus pseudolanuginosus | Wooly Thyme | SP3 | |
| Parthenocissus Tricus. Veitchii | Boston Ivy | #2 Pot / Staked | |
| ** indigenous plants for consideration in these new garden areas | | | |

NOTES:

Plant material, installation and maintenance to conform to BCSLA/ BCLNA standard (current edition). All growing medium to comply to BCLSA/ 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. Existing fence in parent property to remain as is. 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.



PERIMETER FENCING / SCREENING NTS



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: DENSING@MAC.COM