



1 Front Left



2 Front Right

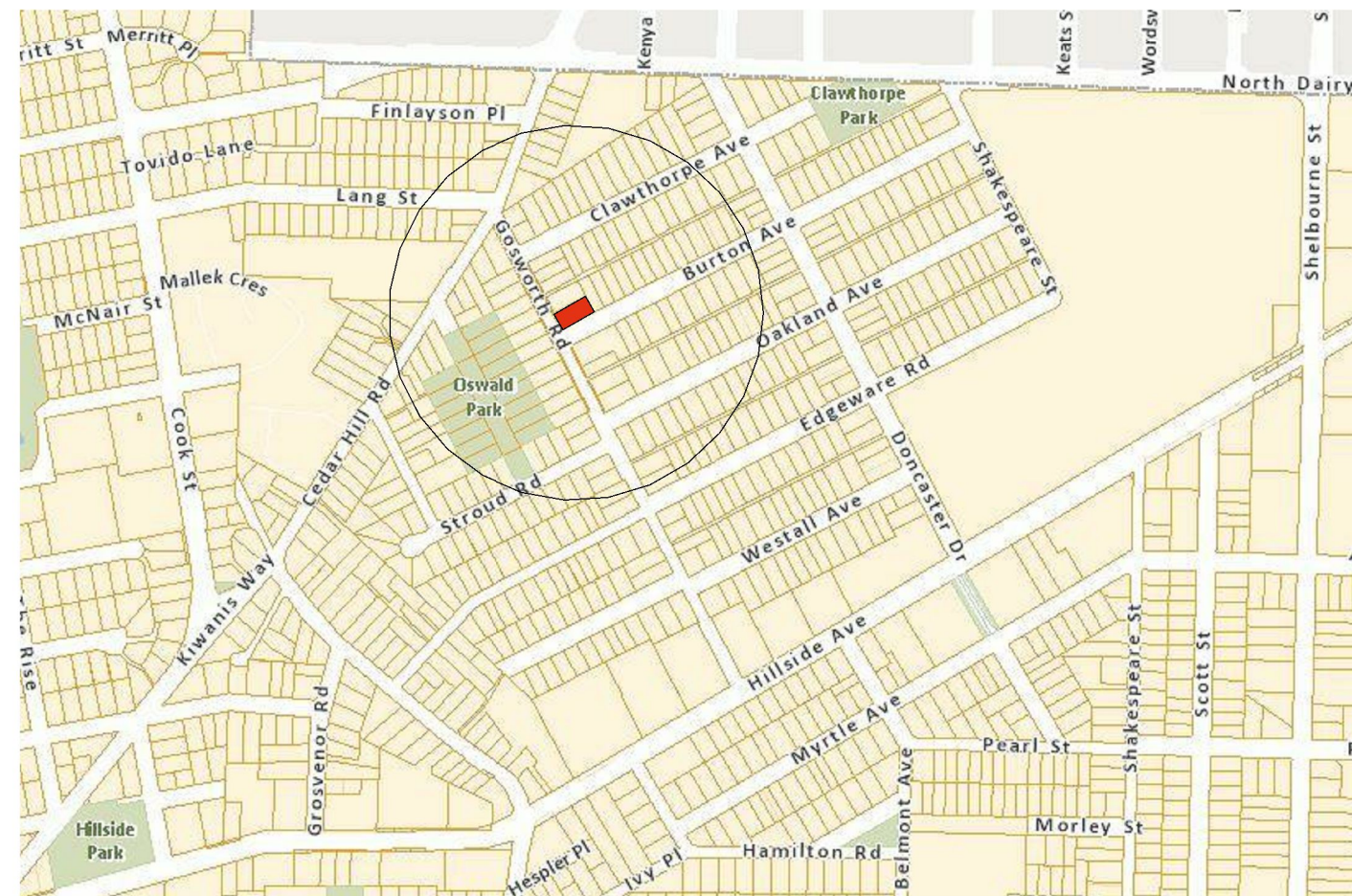


3 Rear



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

VICINITY MAP



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.

PROJECT DATA:

Property Owners: Grant Walker
Civic Address: 2921 Gosworth Road, Victoria BC, V8T 3C8
Legal Description: Amended lot 18, Block 7, 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
Variance Requested: Yes; LOT B - Front Setback

PROJECT INFORMATION TABLE - PARENT LOT (A)

	PROPOSED/EXIST.	ALLOWED
Zoning:	R1-S2	
Site Area:	354.8 M ²	MIN. 260 M ²
Site Coverage:	97.5 M ² = 38.2 %	40 %
Total Floor Area:	91.7 M ²	190 M ²
Floor Space Ratio:	0.36	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:	9.72 M	2.4 M
Open Site Space (%):	60.9 %	
Parking Stalls on site:	1	MIN. 1

VARIANCES SOUGHT: Front and Rear Yard Setback:

PROJECT INFORMATION TABLE - SMALL LOT (B)

	PROPOSED	ALLOWED
Zoning:	R1-S2	
Site Area:	315 M ²	MIN. 260 M ²
Site Coverage:	87.8 M ² = 27.8 %	40 %
Total Floor Area:	161.1 M ²	190 M ²
Floor Space Ratio:	0.51	0.60
Height of building (M):	6.93 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	1.55 M	1.5 M
Side - West	3.05 M	1.5 M
Open Site Space (%):	60.0 %	
Parking Stalls on site:	2	MIN. 1

VARIANCE SOUGHT: Front Yard setback: 1.07 m

PROJECT TEAM:

SURVEYOR:
Key Majenburg Land Surveying Inc.
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
250-656-5155

STRUCTURAL ENGINEER:

Byron Rotgans, P.Eng.
Munro Engineering Ltd.
1190 Munro St.
Victoria, BC V9A 5P6
250-857-2640

Sheet List

Sheet Number	Sheet Name
A1	Cover
A2	Site
A2.1	Site - Context
A3	LOT A - Elevations & Floor Plan
A4	LOT B - Elevations
A5	LOT B - Foundation Plan
A6	LOT B - Main Floor Plan
A7	LOT B - Upper Floor Plan
A8	LOT B - Roof Plan
A9	LOT B - Sections & Details
A10	Sections & Details
A11	Notes & RSI



2921 Gosworth Rd.
Victoria, BC

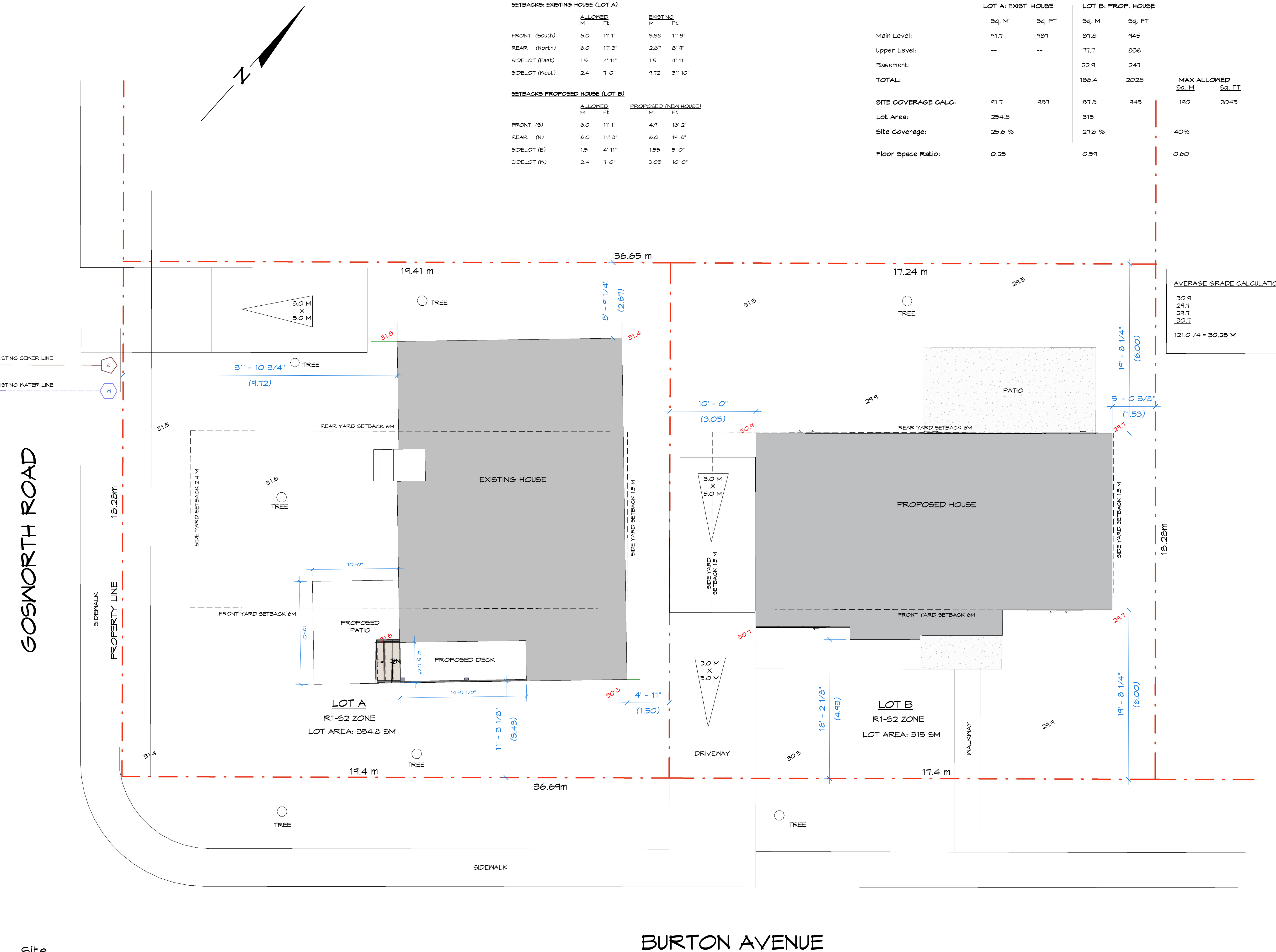
Client:
Grant Walker

DATE:	ISSUED FOR:
	Review

REZONE - Concept

Cover

SHEET ISSUE DATE	Sept. 17, 2018
PROJECT NUMBER	1817
DRAWN BY	AJW
CHECKED BY	DE
	A1
SCALE	As indicated



1 Site
3/16" = 1'-0"



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V8M 2A7
778-951-4088

2921 Gosworth Rd.
Victoria, BC

Client:
Grant Walker

DATE: ISSUED FOR:

REZONE - Concept

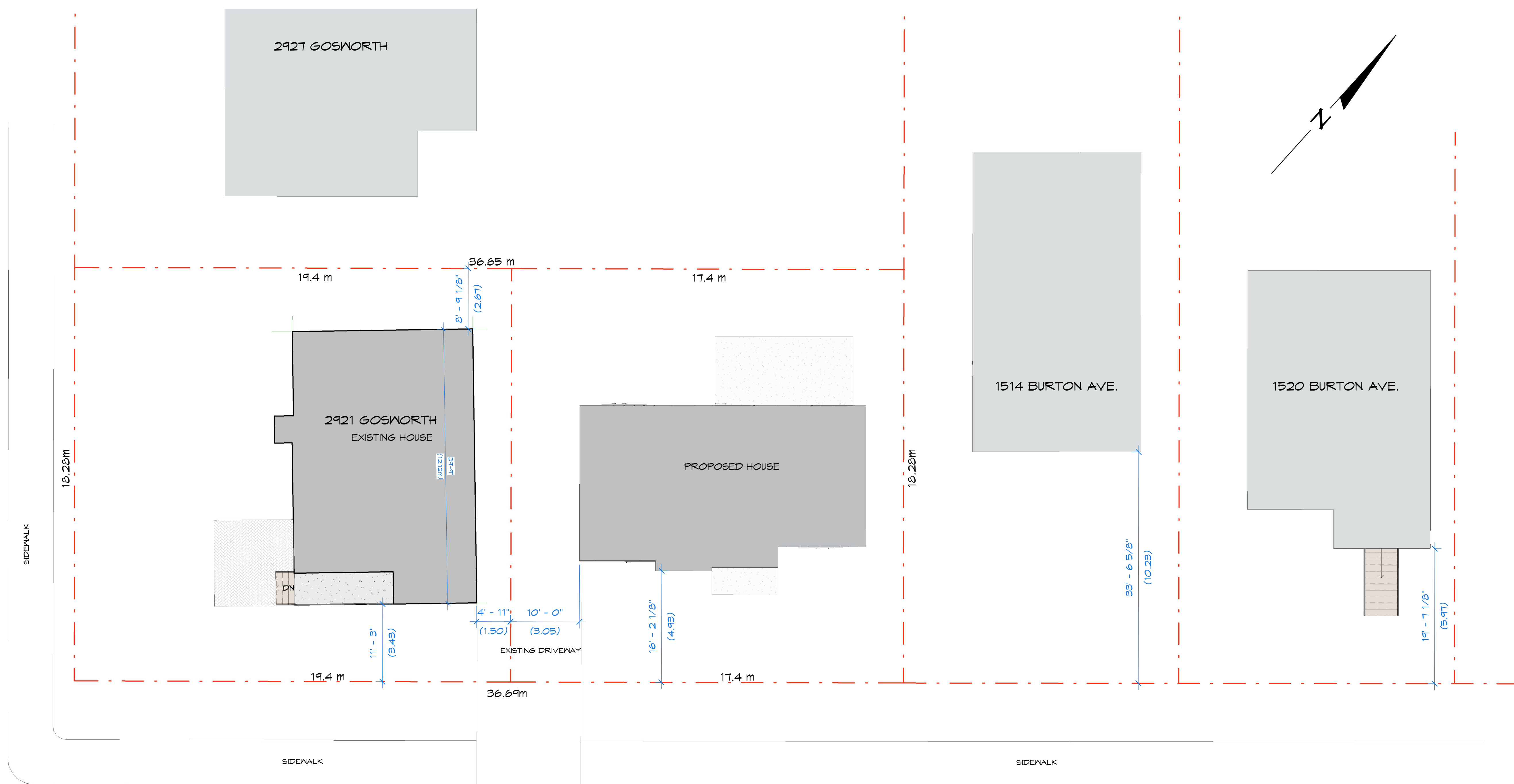
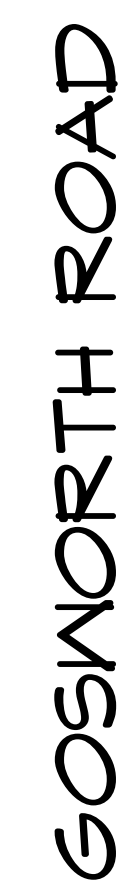
Site

SHEET ISSUE DATE
Sept. 17, 2018

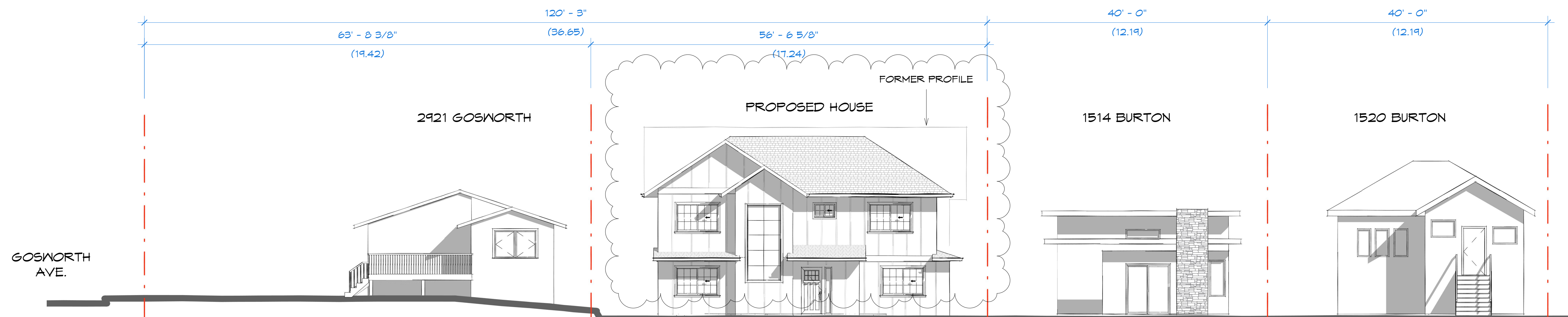
PROJECT NUMBER 1017
DRAWN BY AJW
CHECKED BY DE

A2

SCALE As indicated



② Site - Context
1/8" = 1'-0"



① South (Front)-Streetscape
1/8" = 1'-0"

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Victoria, BC

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REZONE - Concept

Site - Context

SHEET ISSUE DATE

Sept. 17, 2018

PROJECT NUMBER

1817

DRAWN BY

41W

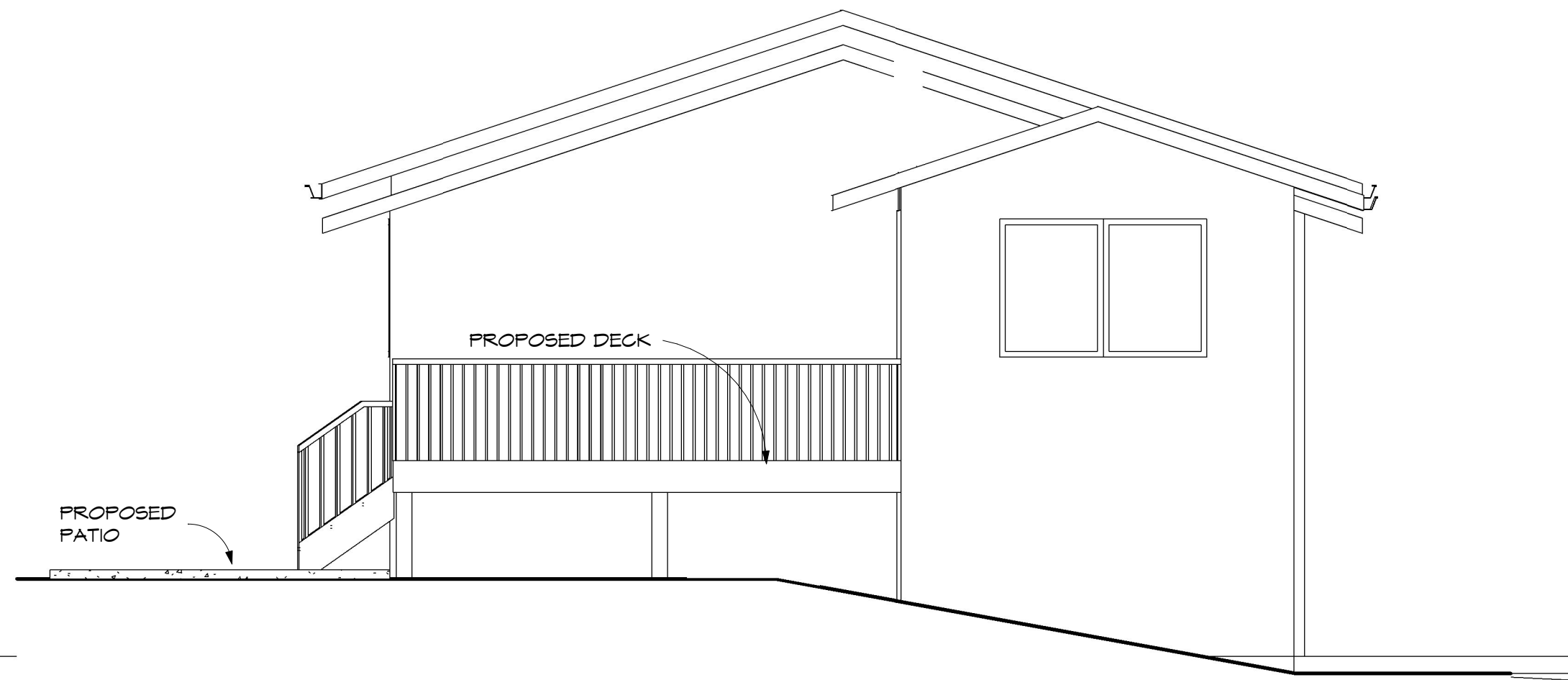
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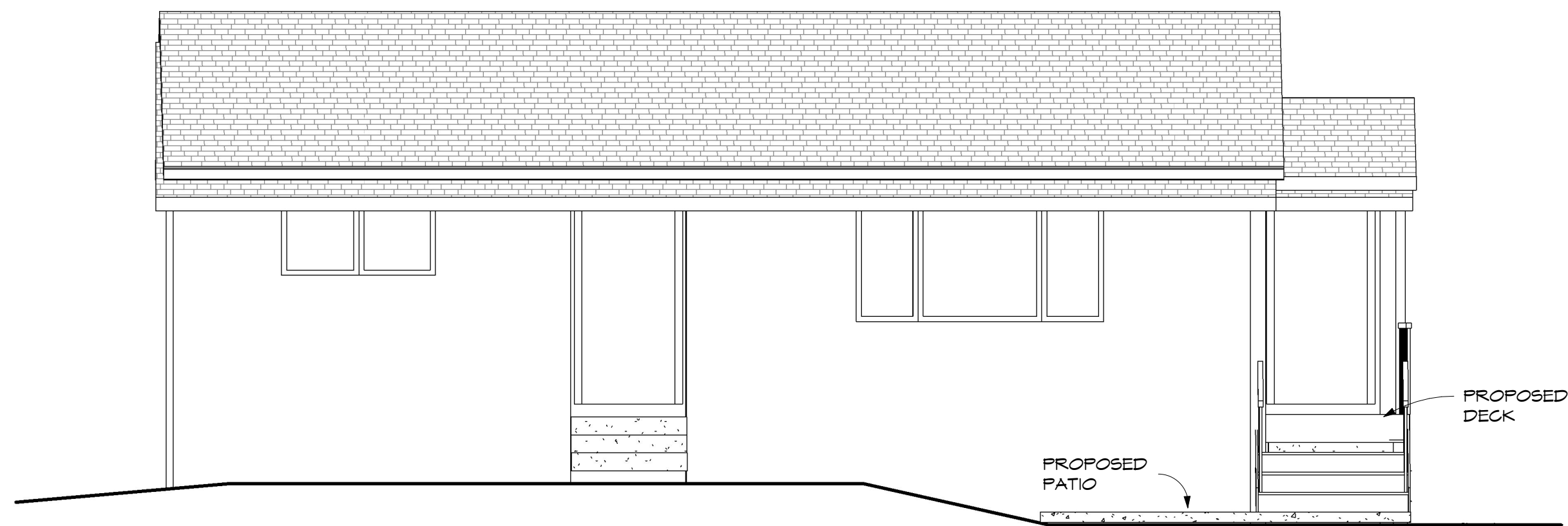
A2.1

SCALE	As indicated
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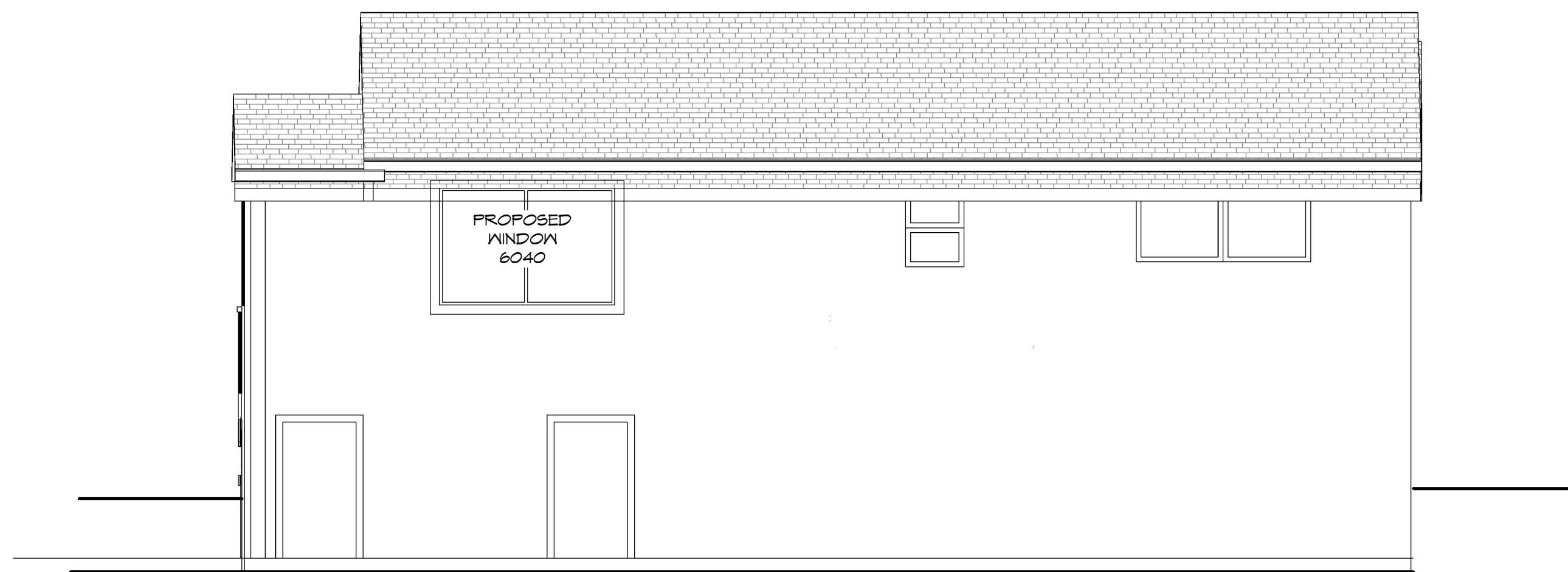
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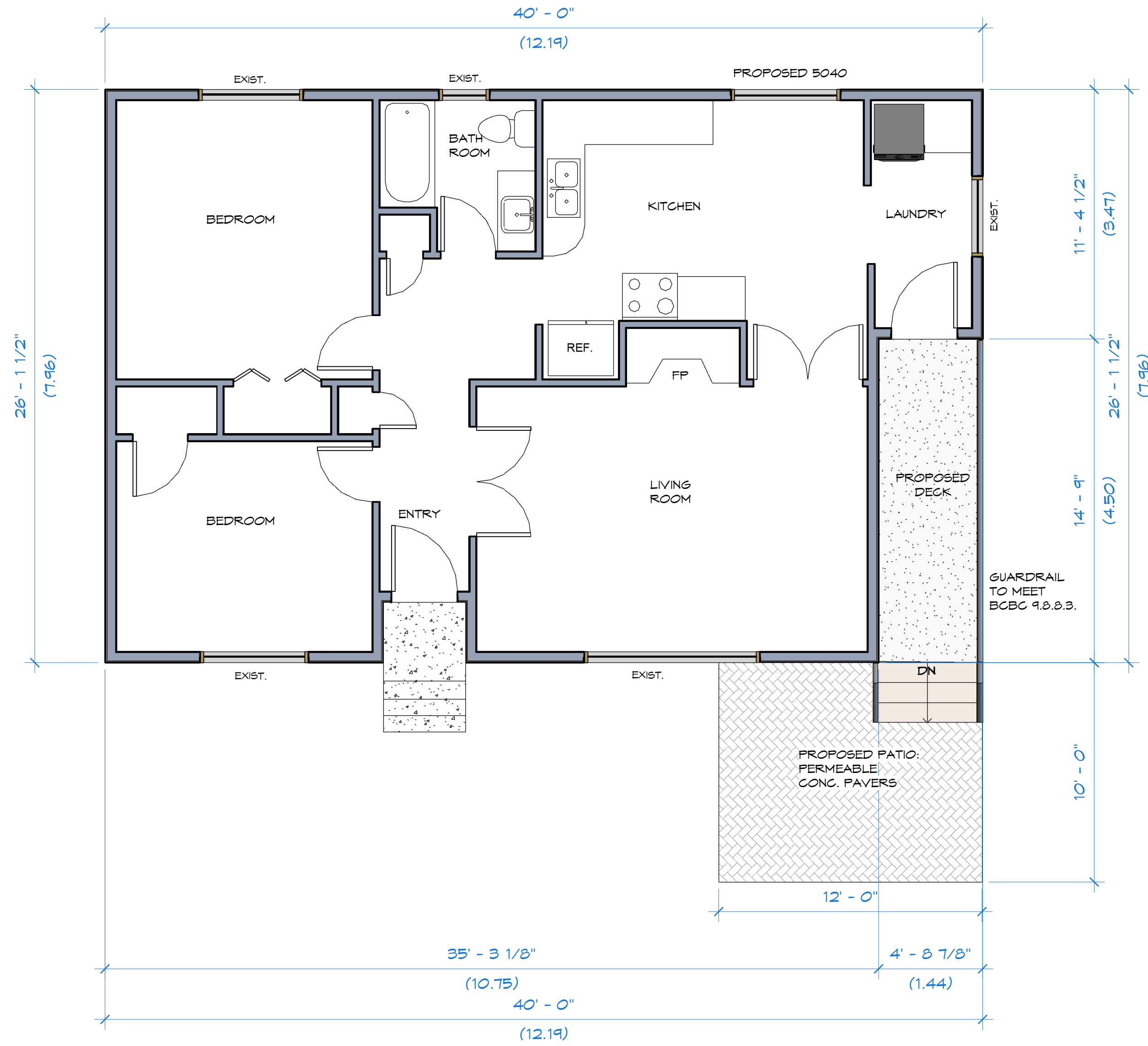
① South - EXISTING
1/4" = 1'-0"



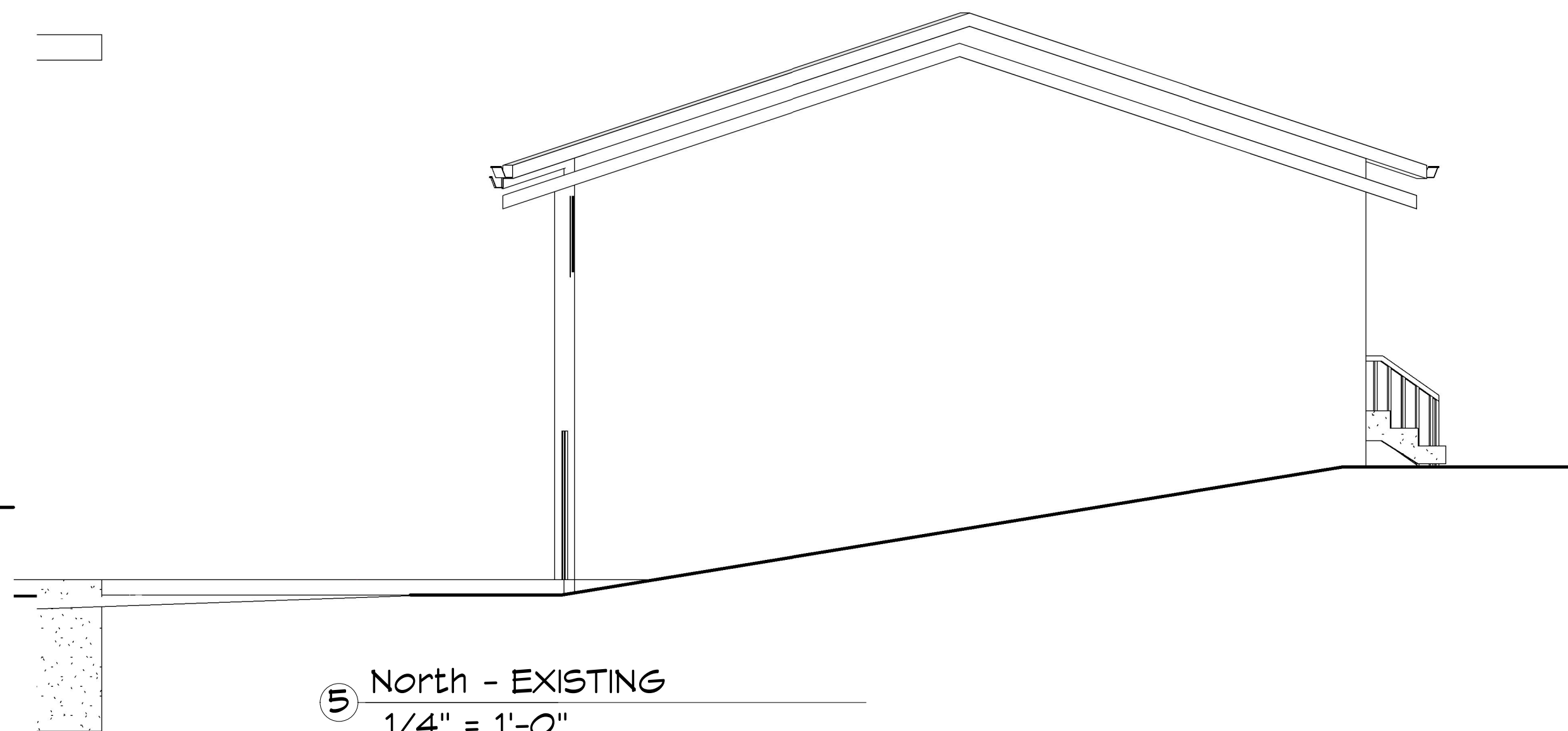
② West - EXISTING
1/4" = 1'-0"



④ East - EXISTING
1/4" = 1'-0"



③ LOT A - Existing Floor Plan
1/4" = 1'-0"



⑤ North - EXISTING
1/4" = 1'-0"

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REZONE - Concept

LOT A - Elevations
& Floor Plan

SHEET ISSUE DATE
Sept. 17, 2018

PROJECT NUMBER 1017
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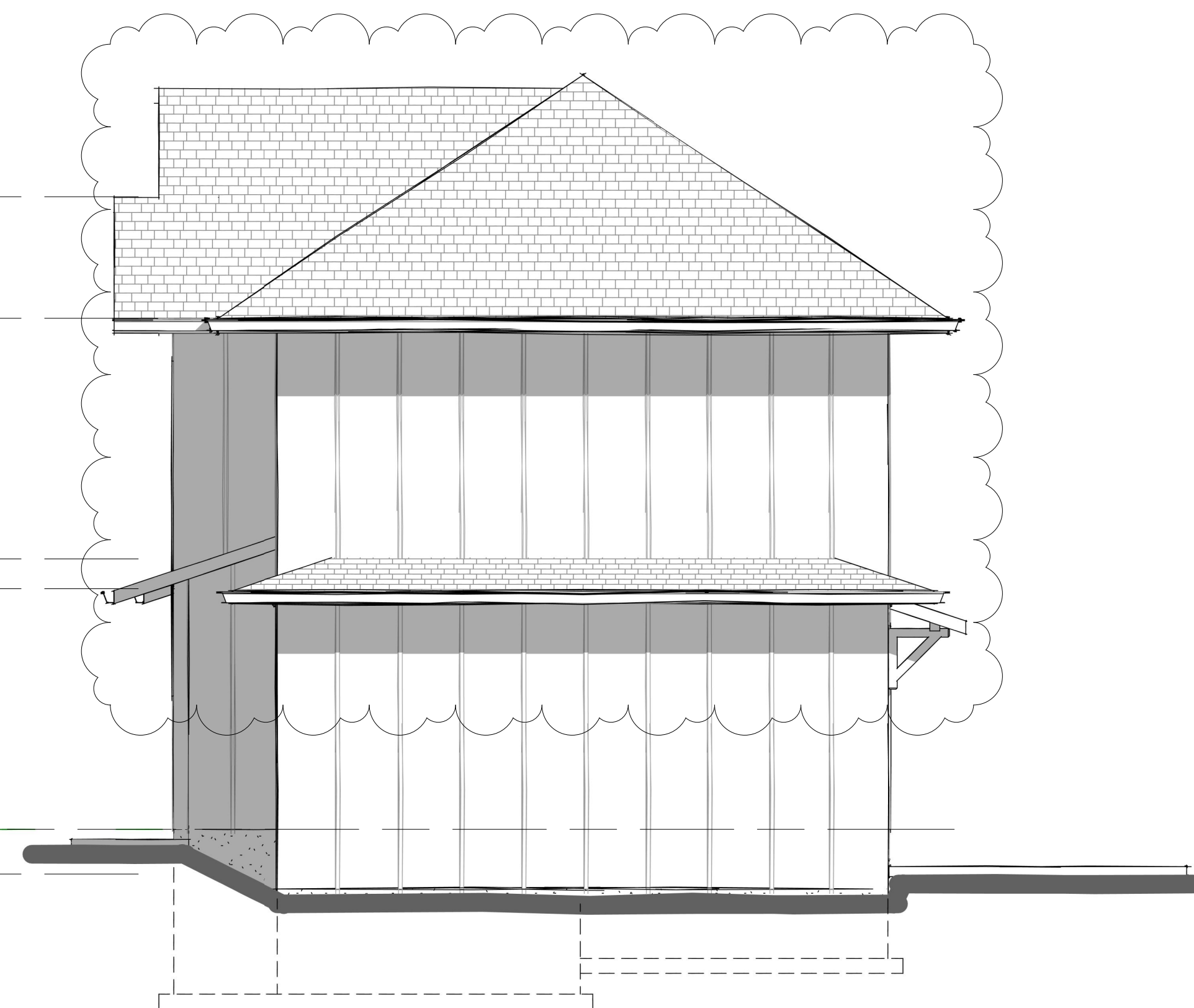
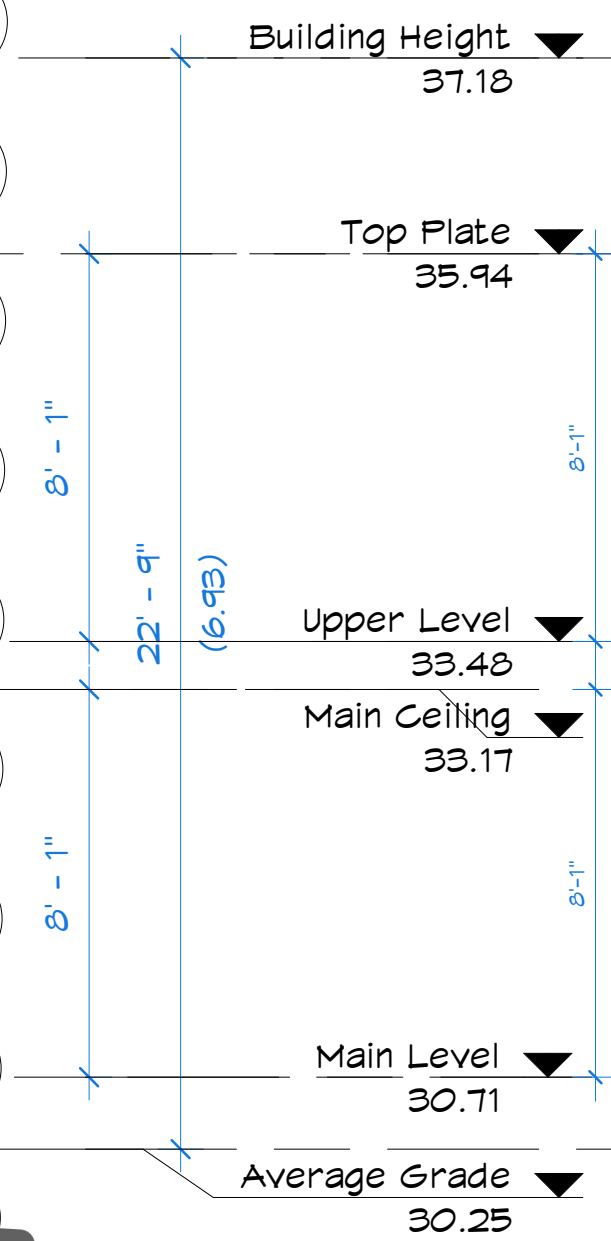
A3

SCALE 1/4" = 1'-0"

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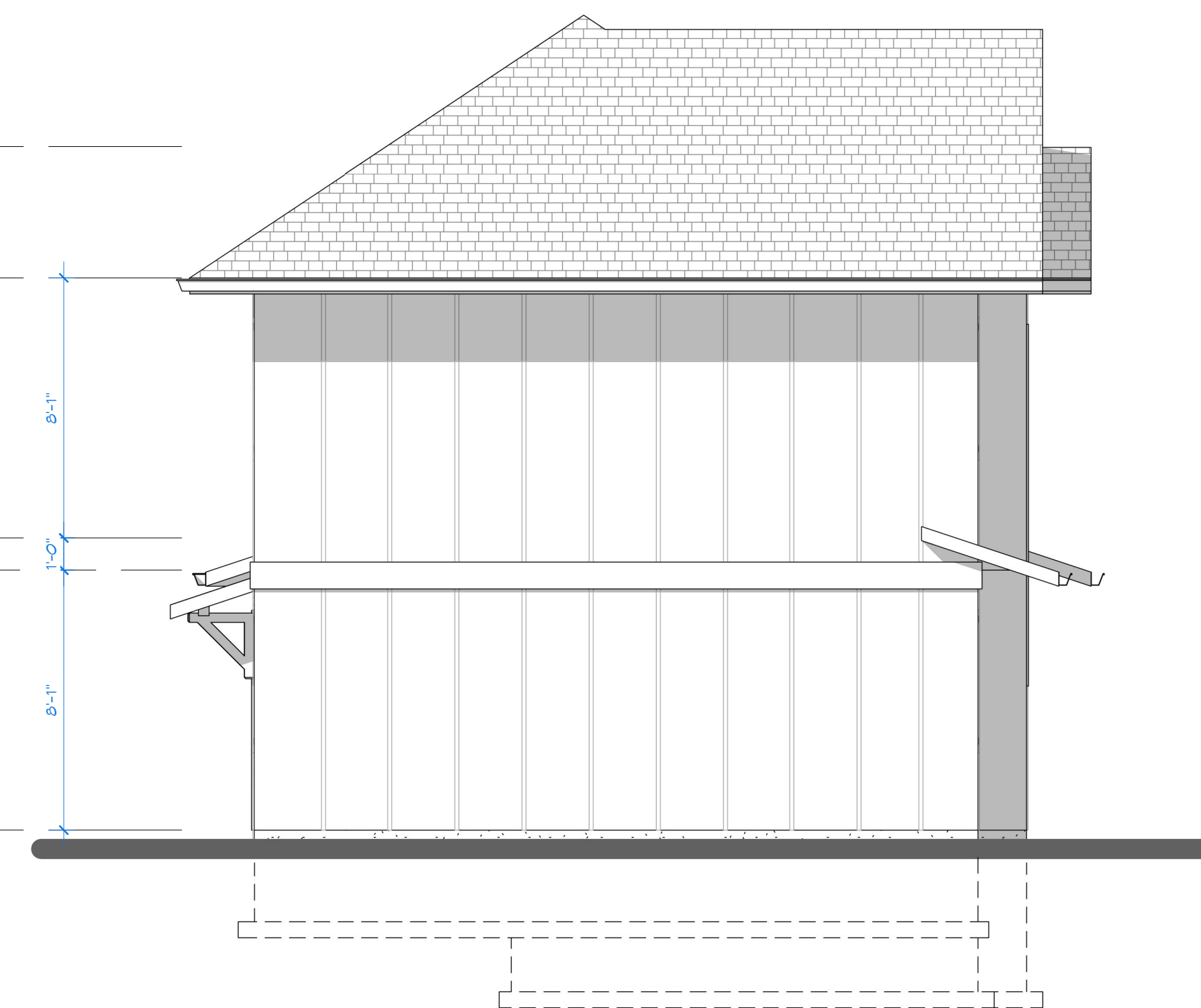
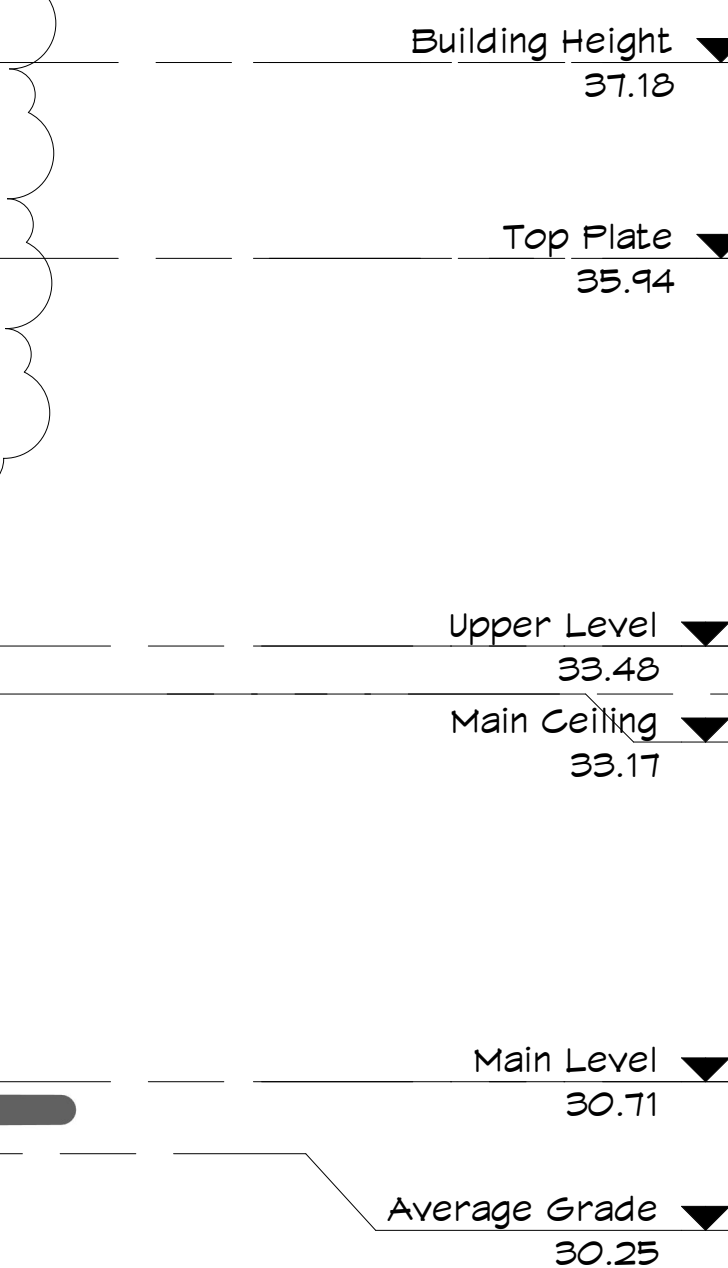
① South (Front)
1/4" = 1'-0"



② East (right)
1/4" = 1'-0"



③ North (Rear)
1/4" = 1'-0"



④ West (Left)
1/4" = 1'-0"

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REZONE - Concept

LOT B - Elevations

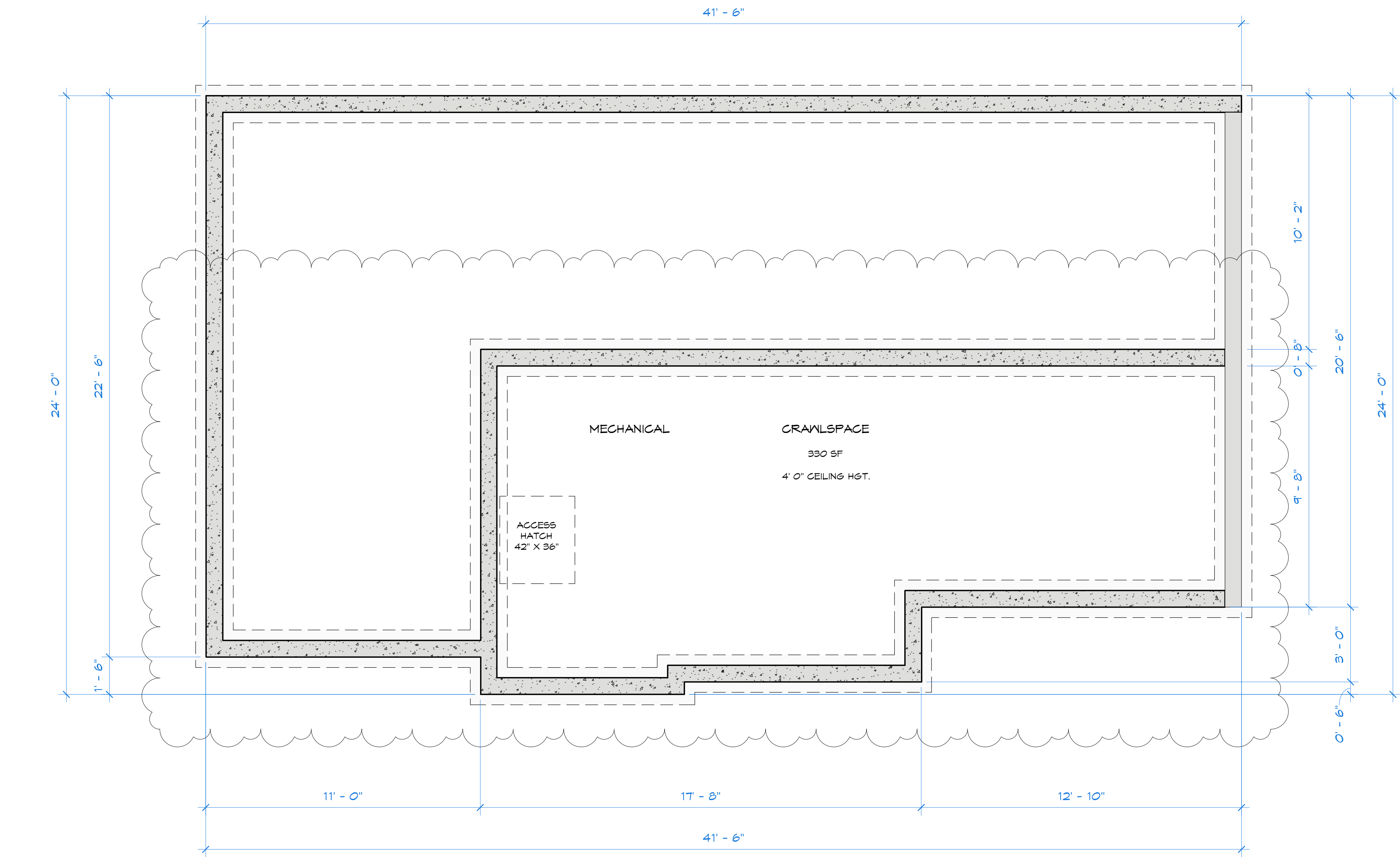
SHEET ISSUE DATE
Sept. 17, 2018

PROJECT NUMBER 1017
DRAWN BY AJW
CHECKED BY DE

A4

SCALE 1/4" = 1'-0"

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① Foundation Plan
3/8" = 1'-0"



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REZONE - Concept

LOT B - Foundation
Plan

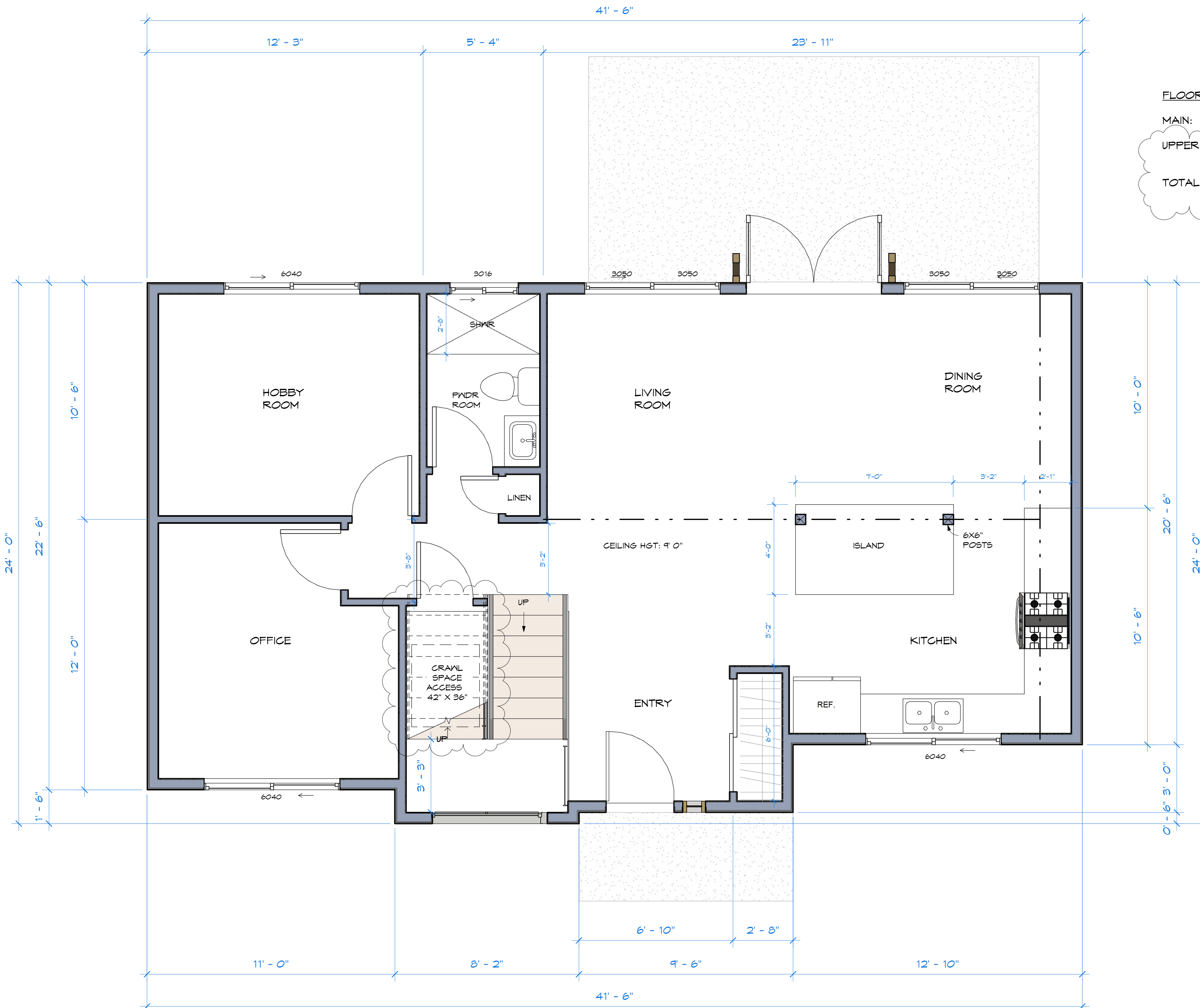
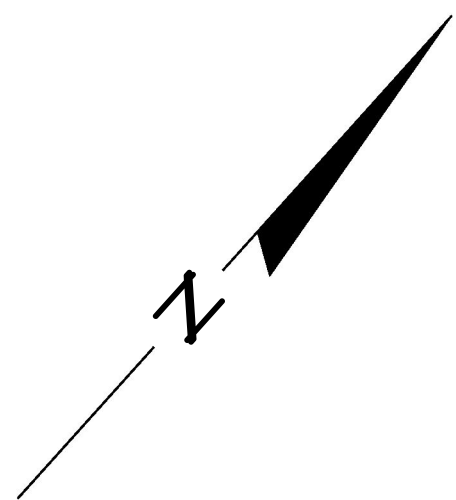
SHEET ISSUE DATE
Sept. 17, 2018

PROJECT NUMBER	1017
DRAWN BY	AJW
CHECKED BY	DE

A5

SCALE 3/8" = 1'-0"

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



FLOOR AREAS:

MAIN: 945 SF

UPPER: 789 SF

TOTAL: 1734 SF

① Main Level
3/8" = 1'-0"



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DATE:	ISSUED FOR:
	Review

REZONE - Concept

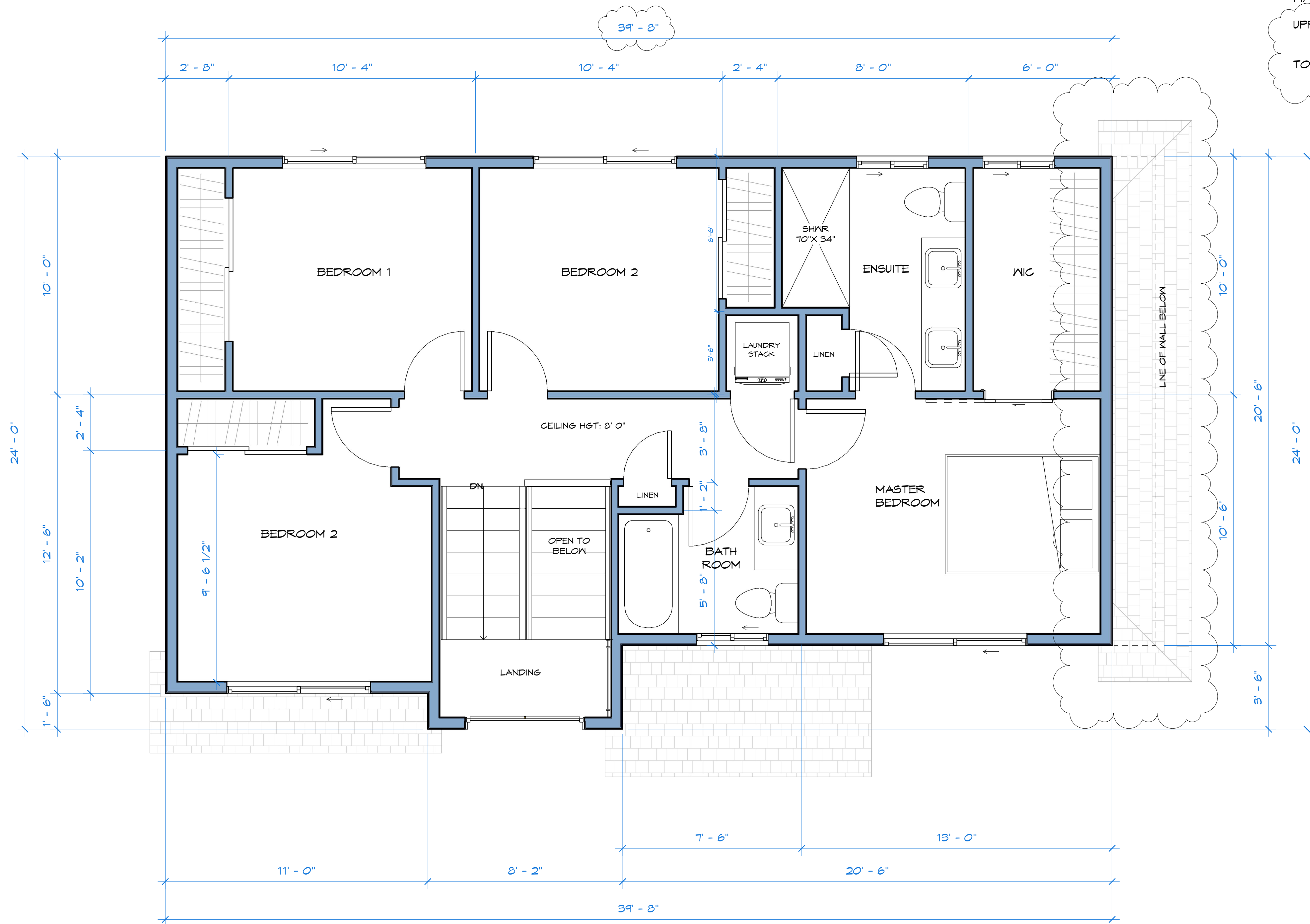
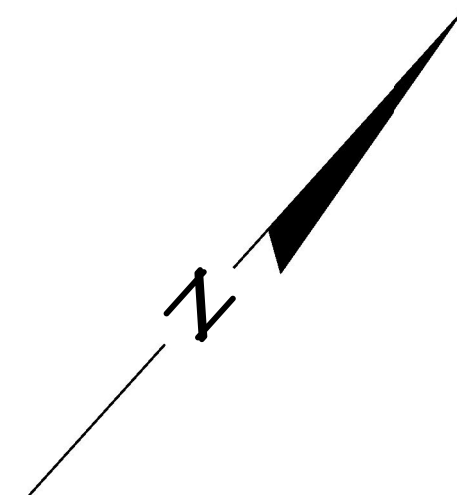
LOT B - Main Floor
Plan

SHEET ISSUE DATE
Sept. 17, 2018

PROJECT NUMBER	1017
DRAWN BY	AJW
CHECKED BY	DE

A6

SCALE As indicated



FLOOR AREAS:

MAIN: 945 SF

UPPER: 789 SF

TOTAL: 1734 SF

① Upper Level
3/8" = 1'-0"



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REZONE - Concept

LOT B - Upper
Floor Plan

SHEET ISSUE DATE
Sept. 17, 2018

PROJECT NUMBER 1017
DRAWN BY AJW
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A7

SCALE As indicated



INTERLOCKING PAVE PATIO & WALKWAYS

GROUNDCOVERS AND PERENNIALS

ROCK BOULDERS IN PLANTING AREA

DROUGHT TOLERANT PLANTS



LEGEND

HARDSCAPE FINISHES:

PP1 CIP coloured concrete, Charcoal

PP2 Concrete unit paving, Old Country Stone, Shadow, all sizes, Runner bond pattern

PP3 Municipal road or sidewalk(s)

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 Osakazuki	Osakazuki Japanese Maple	2.4M ht.	
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	#5 Pot	
Camelia Japonica	Pink Flowering Camelia	#5 Pot	
Ceanothus	California Lilac	1.5M. Ht.	
Erysimum cheiri. Bowles Mauve	English Wallflower	#1 Pot	
Euonymus Alotus 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 Rickii	Purple Magnolia	#5 Pot	
Pennisetum alopec. Moudry	Black 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	
Phormium tenax Yellow Wave	Yellow NZ Flax	#5 Pot	
Rhodod. Variety	Rhododendron	#5 Pot	
Ribes Sang. King Edward	Ornamental Currant	#5 Pot	
Rosemary Officinalis	Rosemary	#3 Pot	
Rudbeckia Fulgida	Orange Coneflower	#1 Pot	
Salvia Superba East Friesland	East Friesland Salvia	#1 Pot	
VINES & GROUNDCOVER			
Arctostaphylos uva ursi	Kinnickinnick	SP3	
Thymus pseudolanuginosus	Wooly Thyme	SP3	
Parthenocissus Tricus. Veitchii	Boston Ivy	#2 Pot / Staked	

NOTES:

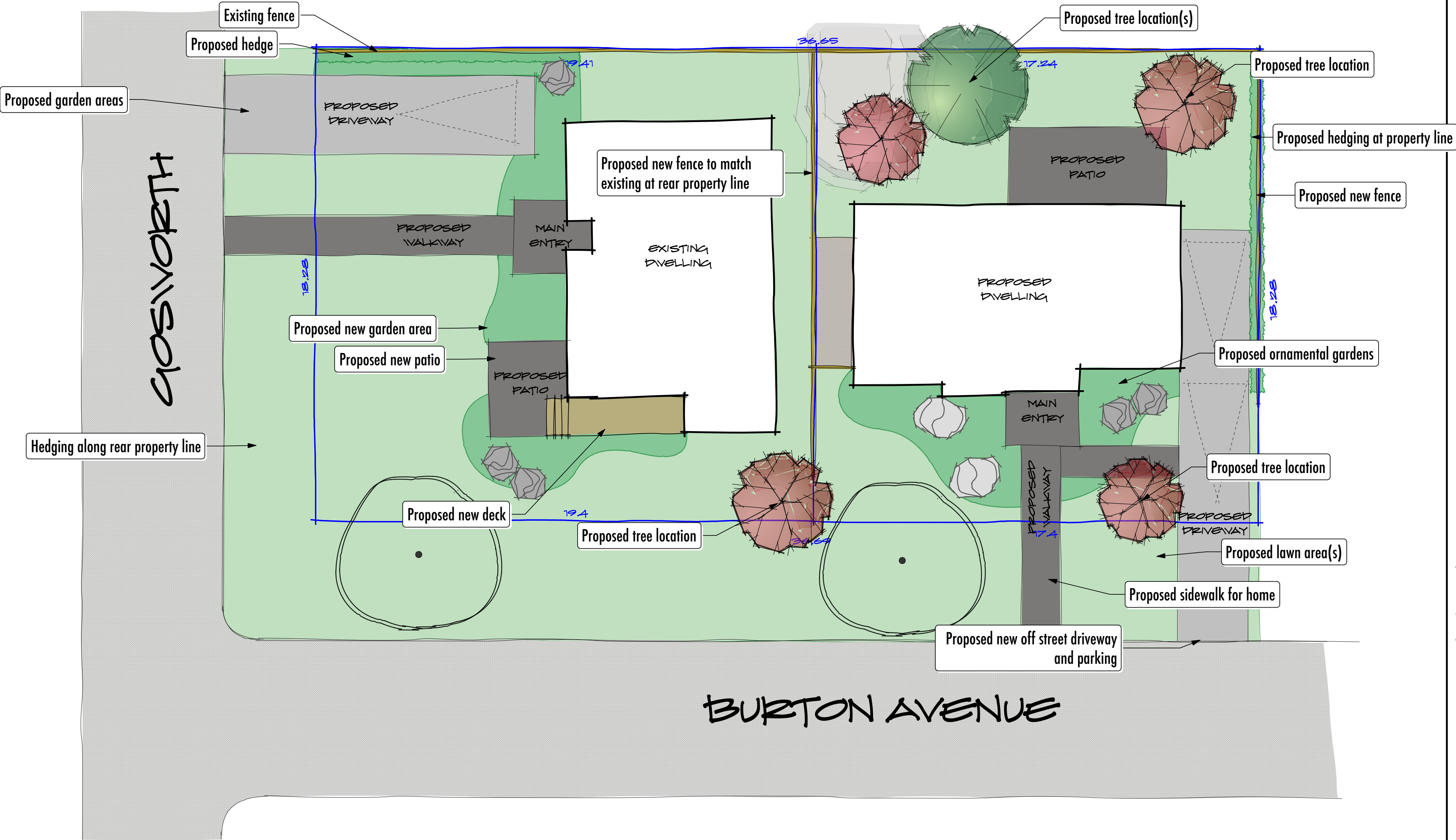
Plant material, installation and maintenance to conform to BCSLA/ BCLNA standard (current edition).

All growing medium to comply to BCLSA/ BCLNA standard designation "1P - 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.

Fencing to be built as shown on plan; portions of fencing along sideyards to be built with trellis top where shown.

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 boulevard tree where necessary. Boulevard landscape to remain unchanged from existing.



SKL.01
20.JULY.2018
1:100
LATEST REVISION: 15.OCTOBER.2018

2921 GOSWORTH ROAD LANDSCAPE LAYOUT

**STUDIO
ONE
CREATIVE**
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EMAIL: DENSING@MAC.COM