

Received  
City of Victoria  
OCT 22 2018  
Planning & Development Department  
Development Services Division

PROJECT INFORMATION TABLE	
Zone (existing)	R1-B
Proposed zone or site specific zone	NEW ZONE
Site Area	671 M <sup>2</sup>
Total Floor Area	4003 M <sup>2</sup>
Commercial Floor Area	N/A
Floor space ratio	0.60
Site Coverage	32.2 % (215.9 SQM)
Open site space (%)	64.6 %
Height of Building	8.90 M *
Number of Storages	2
Parking Stalls on site	1 *
Biocycle Parking Number	6
SETBACKS	
Front yard	7.50 M
Rear yard	11.22 M
Side yard - West (left)	2.64 M *
Side yard - East (right)	1.29 M *
Combined side yards	4.59 M
RESIDENTIAL USE DETAILS	
Total Number of Units	3
Unit Type	4 Br 2 Bdr 1 Br 1 Bdr 1 Br 1 Bdr
Ground-oriented units	5713 M <sup>2</sup>
Minimum Unit Floor Area (m <sup>2</sup> )	5713 M <sup>2</sup>
Total Residential Floor Area	58126 M <sup>2</sup>

\* VARIANCE SOUGHT

REVISIONS		
NO.	DATE	DESCRIPTION
1	2018.07.19	ISSUE FOR PERMIT
2	2018.07.19	ISSUE FOR PERMIT
3	2018.07.19	ISSUE FOR PERMIT
4	2018.07.19	ISSUE FOR PERMIT
5	2018.07.19	ISSUE FOR PERMIT
6	2018.07.19	ISSUE FOR PERMIT
7	2018.07.19	ISSUE FOR PERMIT
8	2018.07.19	ISSUE FOR PERMIT
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10	2018.07.19	ISSUE FOR PERMIT
11	2018.07.19	ISSUE FOR PERMIT
12	2018.07.19	ISSUE FOR PERMIT
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14	2018.07.19	ISSUE FOR PERMIT
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25	2018.07.19	ISSUE FOR PERMIT
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33	2018.07.19	ISSUE FOR PERMIT
34	2018.07.19	ISSUE FOR PERMIT
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40	2018.07.19	ISSUE FOR PERMIT
41	2018.07.19	ISSUE FOR PERMIT
42	2018.07.19	ISSUE FOR PERMIT
43	2018.07.19	ISSUE FOR PERMIT
44	2018.07.19	ISSUE FOR PERMIT
45	2018.07.19	ISSUE FOR PERMIT
46	2018.07.19	ISSUE FOR PERMIT
47	2018.07.19	ISSUE FOR PERMIT
48	2018.07.19	ISSUE FOR PERMIT
49	2018.07.19	ISSUE FOR PERMIT
50	2018.07.19	ISSUE FOR PERMIT

**GENERAL NOTES**

- 1) DRAWINGS PROVIDED SHALL HAVE PREFERENCE OVER SCALE CONTRIBUTIONS TO VARIETY ALL CONTRIBUTIONS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY. ANY WORKS SHALL BE DONE ON THE PLANS THAT EXCEED THE REQUIREMENTS STATED IN THE GENERAL NOTES.
- 2) PRIOR TO ANY ALTERATION OR MODIFICATION OF PLANS OR DETAILS ON THE CONTRACTOR(S), THE ARCHITECT/ENGINEER/DESIGNER SHALL BE NOTIFIED AND APPROVED BY THE ARCHITECT/ENGINEER/DESIGNER. ANY ALTERATION AND/OR MODIFICATION SHALL BE APPROVED BY THE ARCHITECT/ENGINEER/DESIGNER AND THE CITY OF VICTORIA.
- 3) ALL NEW CONTRIBUTIONS TO THE EXISTING SHALL BE SHOWN IN RED.
- 4) VENTILATION SYSTEMS AND EQUIPMENT TO MEET ALL CODE REGULATIONS.
- 5) VENTILATION EQUIPMENT TO BE CONSIDERED PRIOR TO PERMITS APPLICATION.
- 6) SAFETY GULCHES REQUIRED FOR ALL EXISTING EXCAVATIONS, RETAINMENTS, AND GULCHES IN EXISTING AREAS.
- 7) SERVICES PROVIDED TO MEET CURRENT CODE REGULATIONS.
- 8) CROWN ROOFING ALUMINUM LOCATIONS TO BE DETERMINED AS PER CODE.
- 9) PHOTO-ELECTRIC/CONTROLLED LIGHTING FIXTURES LOCATED AS PER CODE.

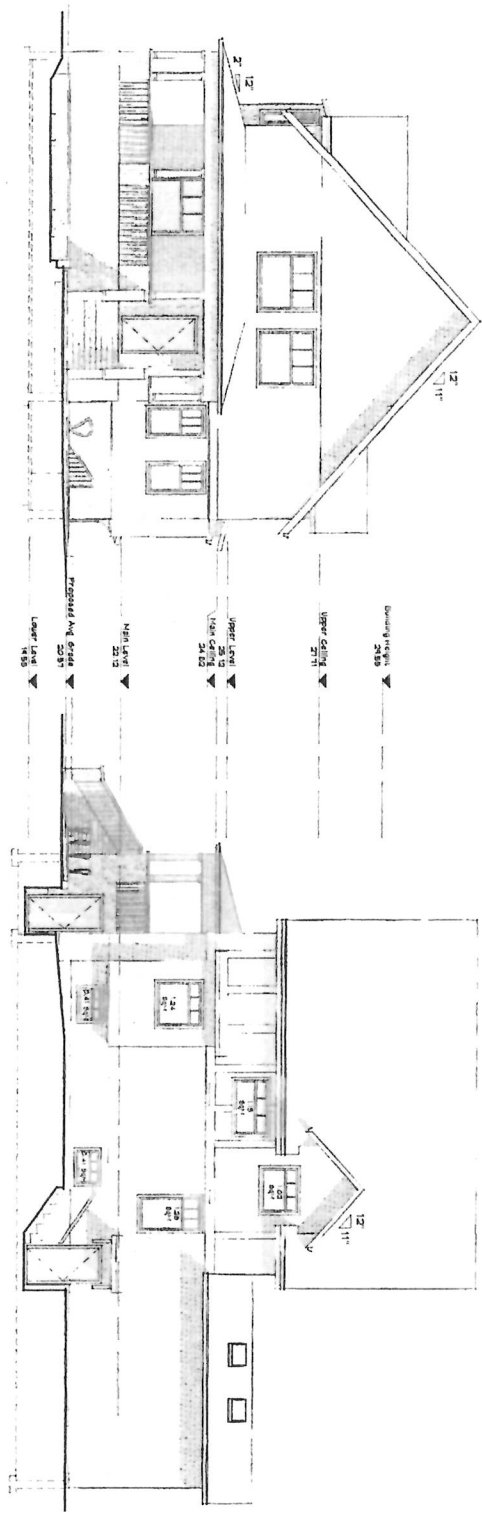
1150 McClure St.  
Victoria, BC

Client:  
Jesika and Mike  
Edison

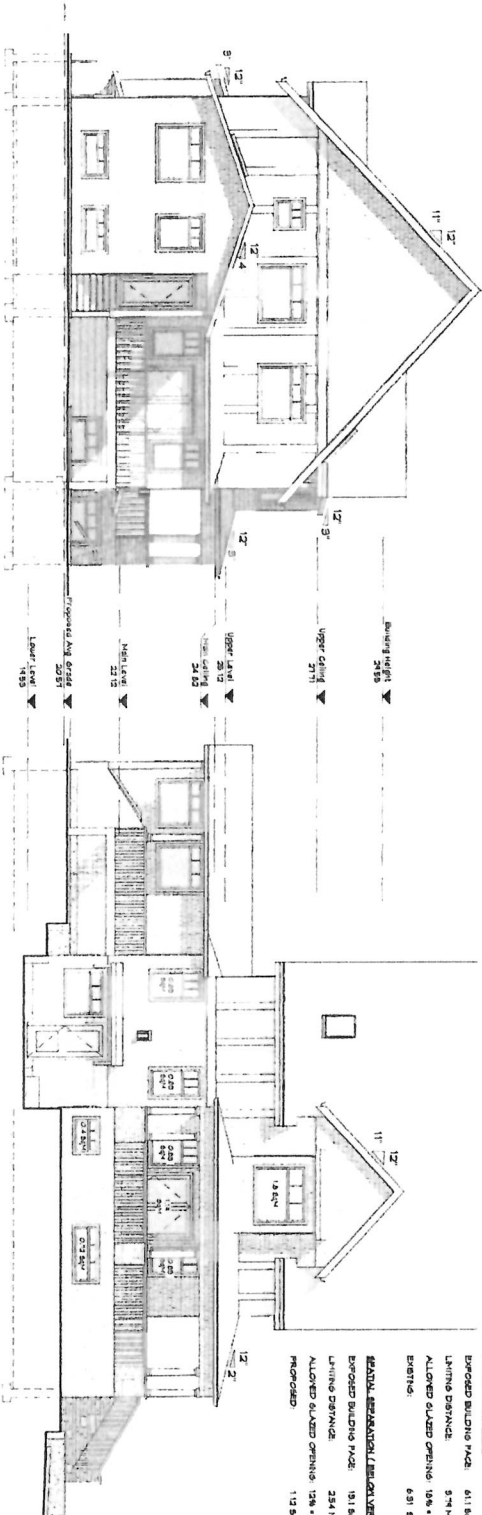
778-951-4088

DATE: 08.22.2018

SCALE: A1



① South (Front)  
3/16" = 1'-0"



② East (Right)  
3/16" = 1'-0"

③ North (Rear)  
3/16" = 1'-0"

④ West (Left)  
3/16" = 1'-0"

PROPOSED MATERIAL SPECIFICATION		EXISTING MATERIAL SPECIFICATION	
EXPOSED BUILDING FACE	71.8 SQM	EXPOSED BUILDING FACE	71.0 SQM
LIMITING DISTANCE	2.81M	LIMITING DISTANCE	1.67M
ALLOWED GLAZED OPENING	48.14 SQM	ALLOWED GLAZED OPENING	48.14 SQM
EXISTING OPENINGS	42.9 SQM	EXISTING OPENINGS	124.8 SQM

EXISTING MATERIAL SPECIFICATION		PROPOSED MATERIAL SPECIFICATION	
EXPOSED BUILDING FACE	61.1 SQM	EXPOSED BUILDING FACE	151.1 SQM
LIMITING DISTANCE	3.74M	LIMITING DISTANCE	12.41M
ALLOWED GLAZED OPENING	10.8 SQM	ALLOWED GLAZED OPENING	12.41M
EXISTING	6.93 SQM	EXISTING	1.12 SQM


  
 4825 ST. VICTORIA ROAD  
 VICTORIA, BC  
 V8M 1S8  
 778-391-4088

1150 McClure St.  
Victoria, BC

Client:  
Jesika and Mike  
Edison

DATE	ISSUED FOR
OCT. 14, 2016	REVISIONS
OCT. 15, 2016	REVISIONS
OCT. 2, 2016	REVISIONS
SEPT. 1, 2016	REVISIONS
JULY 31, 2016	REVISIONS

REZONING

Elevations

OCT. 14, 2018

NO.	DATE	BY	CHKD.
1			
2			
3			

Received  
 City of Victoria  
 OCT 22 2018  
 Planning & Development Department  
 Development Services Division

1 Site  
1 : 100



12

Plan 13

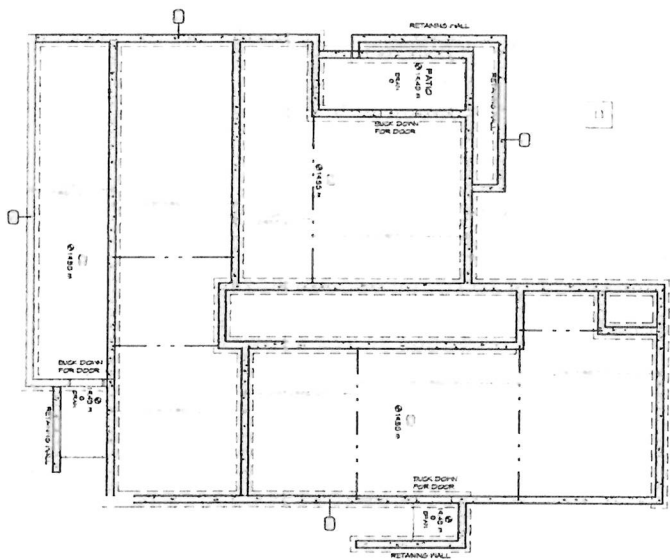
14

PROPOSED AREA'S SCHEDULE

DESCRIPTION	AREA (SQ. M)	PERCENT	TOTAL
1.00	100.00	100.00	100.00
2.00	100.00	100.00	100.00
3.00	100.00	100.00	100.00
4.00	100.00	100.00	100.00
5.00	100.00	100.00	100.00
6.00	100.00	100.00	100.00
7.00	100.00	100.00	100.00
8.00	100.00	100.00	100.00
9.00	100.00	100.00	100.00
10.00	100.00	100.00	100.00
11.00	100.00	100.00	100.00
12.00	100.00	100.00	100.00
13.00	100.00	100.00	100.00
14.00	100.00	100.00	100.00
15.00	100.00	100.00	100.00
16.00	100.00	100.00	100.00
17.00	100.00	100.00	100.00
18.00	100.00	100.00	100.00
19.00	100.00	100.00	100.00
20.00	100.00	100.00	100.00
21.00	100.00	100.00	100.00
22.00	100.00	100.00	100.00
23.00	100.00	100.00	100.00
24.00	100.00	100.00	100.00
25.00	100.00	100.00	100.00
26.00	100.00	100.00	100.00
27.00	100.00	100.00	100.00
28.00	100.00	100.00	100.00
29.00	100.00	100.00	100.00
30.00	100.00	100.00	100.00
TOTAL	100.00	100.00	100.00



2 Foundation Plan  
1 : 64



Received  
City of Victoria  
OCT 22 2018  
Planning & Development Department  
Development Services Division

1150 McClure St.  
Victoria, BC

Client:  
Jessica and Mike  
Edison

DATE: OCT 14 2018

REVISIONS:

NO. DESCRIPTION

1.00 FOUNDATION PLAN

2.00 FOUNDATION PLAN

3.00 FOUNDATION PLAN

4.00 FOUNDATION PLAN

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30.00 FOUNDATION PLAN

REZONING

Site & Foundation  
Plan

DATE: OCT 14 2018

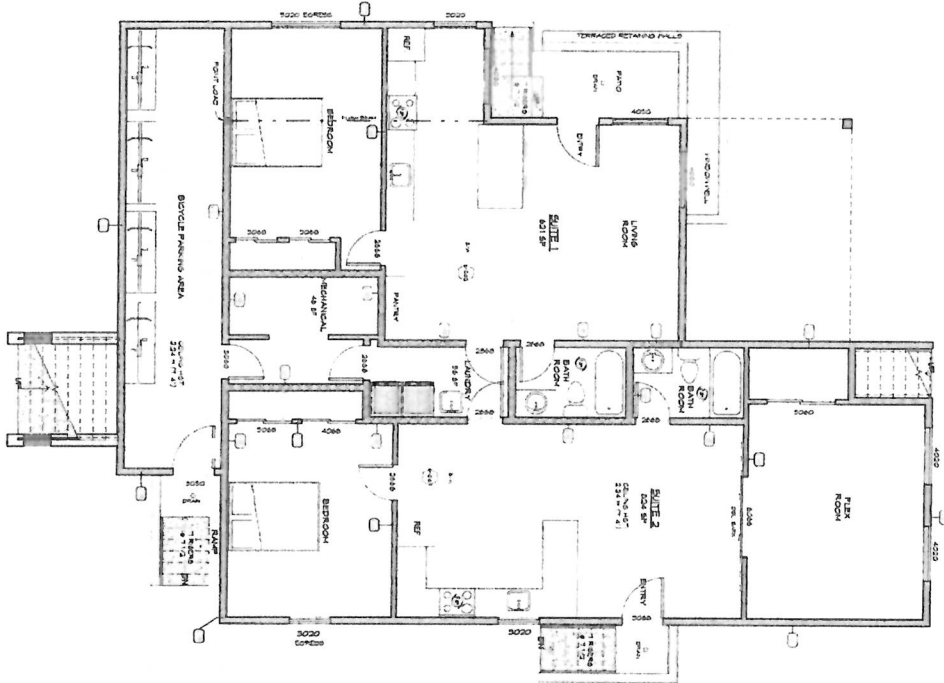
PROJECT NUMBER: 111

DRAWN BY: JAV

CHECKED BY: JF

SCALE: A3

① Lower Level  
1:50



DETAIL ROOM AREAS	
SUITE 1	841
SUITE 2	621
COMMON LVL	634
SUITE 3	850
SUITE 4	850
SUITE 5	850
TOTAL	4032
	4912



**DETAILS**

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**NOTES**

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- 20. ALL DIMENSIONS ARE PER OWNER

**Received**  
City of Victoria

**OCT 27 2018**

Planning & Development Department  
Development Services Division

1150 McClure St.  
Victoria, BC

Client:  
**Jesika and Mike  
Edison**

6825A  
VANANESS ROAD  
VICTORIA BC  
V8M 2A7  
778-361-4788

DATE	ISSUED FOR
OCT 14 2018	RE-ZONING
OCT 15 2018	RE-ZONING
OCT 2 2018	RE-ZONING
SEPT 1 2018	REVISIONS
JULY 31 2018	REVISIONS

**REZONING**

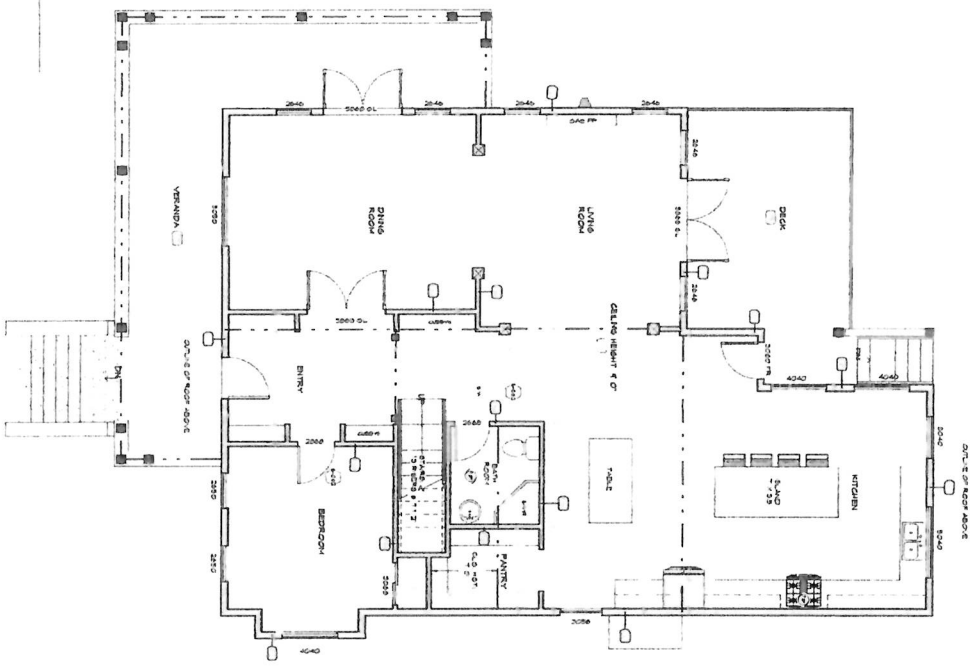
Basement Floor  
Plans

DATE: OCT 14 2018

SCALE: AS SHOWN

PROJECT: A4

① Main Level  
1:50



- DETAILS**
- 1. ALL FINISHES TO BE AS SHOWN
  - 2. ALL FINISHES TO BE MATCHED TO ADJACENT AREAS
  - 3. ALL FINISHES TO BE MATCHED TO ADJACENT AREAS
  - 4. ALL FINISHES TO BE MATCHED TO ADJACENT AREAS
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  - 10. ALL FINISHES TO BE MATCHED TO ADJACENT AREAS
- NOTES**
- 1. ALL FINISHES TO BE AS SHOWN
  - 2. ALL FINISHES TO BE MATCHED TO ADJACENT AREAS
  - 3. ALL FINISHES TO BE MATCHED TO ADJACENT AREAS
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  - 10. ALL FINISHES TO BE MATCHED TO ADJACENT AREAS

Received  
City of Victoria  
OCT 22 2018  
Planning & Development Department  
Development Services Division

DATE	ISSUED FOR
OCT. 14 2018	REVISIONS - REVISED
OCT. 15 2018	REVISIONS - REVISED
OCT. 2 2019	REVISIONS - REVISED
SEPT. 7 2019	REVISIONS - REVISED
JULY 31 2019	REVISIONS - REVISED

Client:  
Jesika and Mike  
Edison

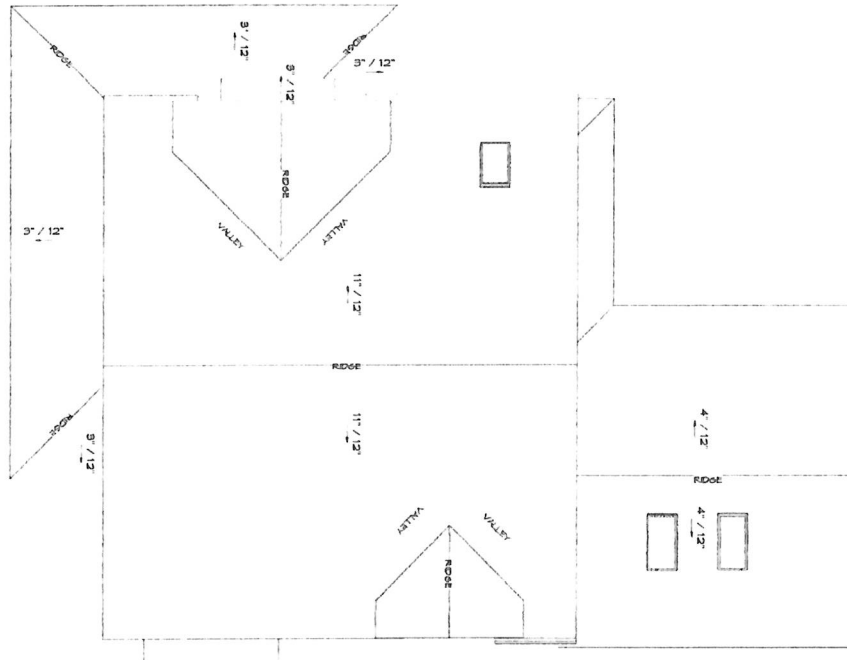
1150 McClure St.  
Victoria, BC



REZONING  
Main Floor Plans

DATE	ISSUED FOR
OCT. 19 2018	REVISIONS - REVISED
	REVISIONS - REVISED
	REVISIONS - REVISED
	REVISIONS - REVISED
	REVISIONS - REVISED





① Roof Plan  
1 : 50

**ROOF AREAS**  
 UPPER ROOF: 2461 SF  
 VERANDAH ROOFS: 419 SF  
 TOTAL: 2880 SF  
 \* THIS IS FOR REFERENCE ONLY  
 AND IS NOT TO BE USED BY  
 ROOFING CONTRACTOR

**ROOF VENTILATION:**  
 - SUGGESTED INTAKE TO BE 5" CONTINUOUS SOFFIT SLOT  
 AS PER INTAKE RATE OF 1/200  
 - SUGGESTED EXHAUST TO BE 1 BAR FLAT TOP VENTS,  
 AS PER EXHAUST RATE OF 1/200

Received  
 City of Victoria  
 OCT 22 2018

Planning & Development Department  
 Development Services Division



1150 McClure St.  
 Victoria, BC

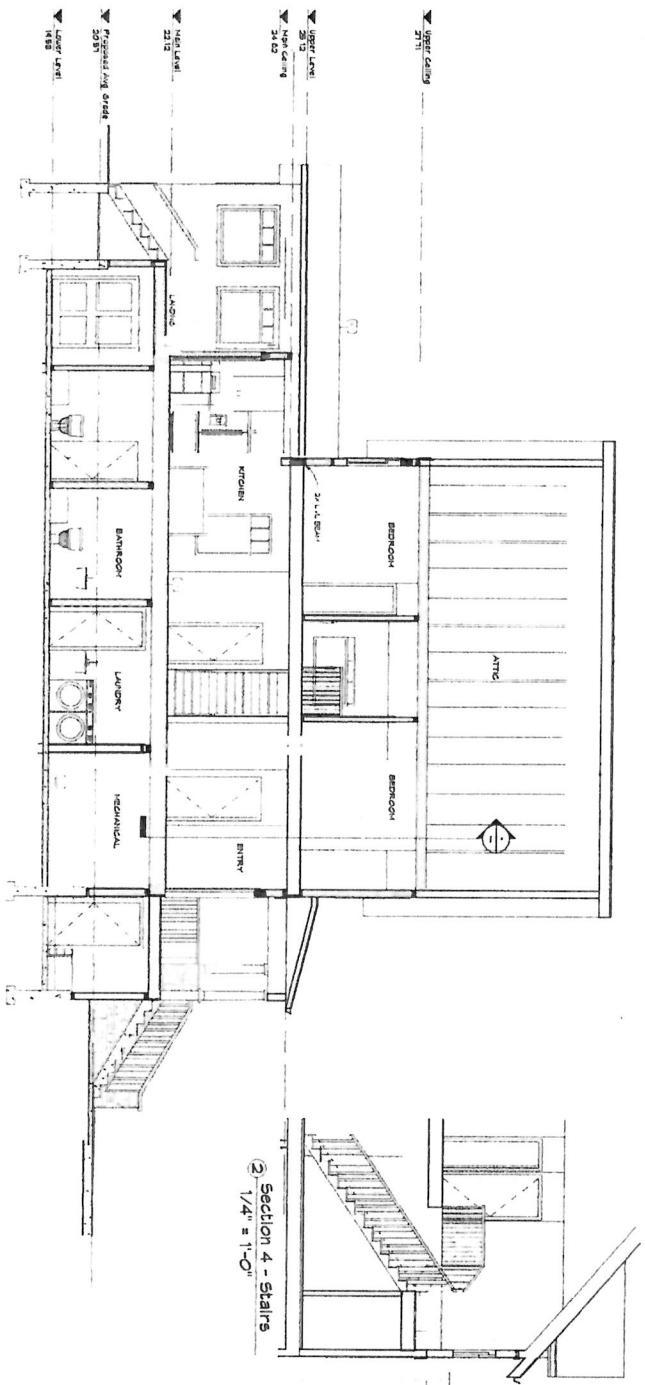
Client:  
 Jesika and Mike  
 Edison

DATE	ISSUED FOR
OCT 14 2018	REVISED PER I.D.
OCT 15 2018	REVISED PER I.D.
OCT 2 2018	REVISED PER I.D.
SEPT 1 2018	REVISIONS
JULY 31 2018	REVISIONS

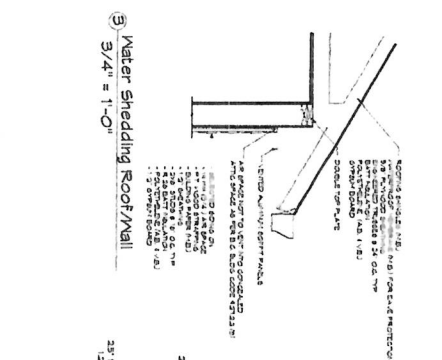
REZONING

Roof Plan

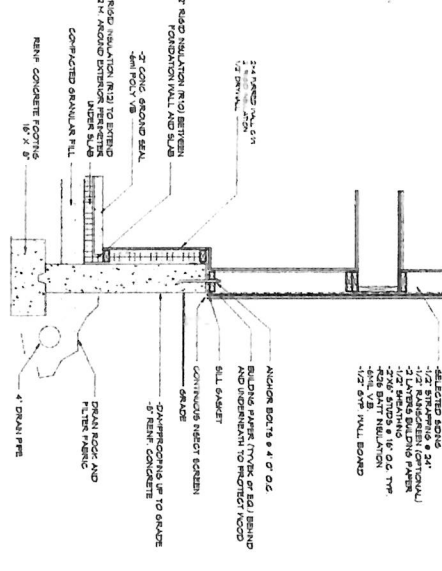
FOR RELEASE	DATE
FOR RELEASE	OCT. 15, 2018
PREPARED BY	TNT
CHECKED BY	SAI
DATE	08
SCALE	A7



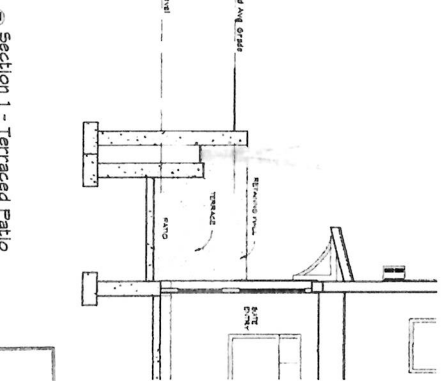
2 Section 4 - Stairs  
1/4" = 1'-0"



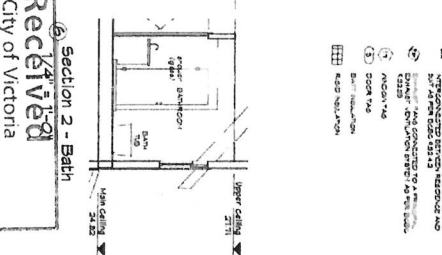
3 Water Shedding Roof Wall  
3/4" = 1'-0"



4 FDN Wall - Basement (NTS)  
3/4" = 1'-0"



5 Section 1 - Terraced Patio  
3/8" = 1'-0"



6 Section 2 - Bath  
3/8" = 1'-0"

**CONSTRUCTION ASSUMPTIONS**

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 BC BUILDING CODE.
- 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
- 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 5. ALL FINISHES SHALL BE AS NOTED.
- 6. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 7. ALL INSULATION SHALL BE R-19 UNLESS OTHERWISE NOTED.
- 8. ALL FLOORING SHALL BE AS NOTED.
- 9. ALL WALLS SHALL BE 1/2" GYP WALL BOARD UNLESS OTHERWISE NOTED.
- 10. ALL CEILING SHALL BE 5/8" GYP WALL BOARD UNLESS OTHERWISE NOTED.
- 11. ALL DOORS SHALL BE 1 3/4" THICK UNLESS OTHERWISE NOTED.
- 12. ALL WINDOWS SHALL BE 2 1/4" THICK UNLESS OTHERWISE NOTED.
- 13. ALL STAIRS SHALL BE 36" WIDE UNLESS OTHERWISE NOTED.
- 14. ALL HALLWAYS SHALL BE 48" WIDE UNLESS OTHERWISE NOTED.
- 15. ALL ROOMS SHALL BE 8' HIGH UNLESS OTHERWISE NOTED.
- 16. ALL ROOFING SHALL BE 12/12 PITCH UNLESS OTHERWISE NOTED.
- 17. ALL FOUNDATION SHALL BE 18" CONCRETE UNLESS OTHERWISE NOTED.
- 18. ALL EXTERIOR WALLS SHALL BE 8" CONCRETE UNLESS OTHERWISE NOTED.
- 19. ALL INTERIOR WALLS SHALL BE 1/2" GYP WALL BOARD UNLESS OTHERWISE NOTED.
- 20. ALL FLOORS SHALL BE 1 1/2" GYP WALL BOARD UNLESS OTHERWISE NOTED.
- 21. ALL CEILING SHALL BE 5/8" GYP WALL BOARD UNLESS OTHERWISE NOTED.
- 22. ALL ROOFING SHALL BE 1/2" GYP WALL BOARD UNLESS OTHERWISE NOTED.
- 23. ALL INSULATION SHALL BE R-19 UNLESS OTHERWISE NOTED.
- 24. ALL FINISHES SHALL BE AS NOTED.

Received  
City of Victoria  
OCT 22 2018  
Planning & Development Department  
Development Services Division

**Villamar DESIGN**  
6835A WYANESS ROAD  
VICTORIA BC  
V8M 2A4  
778-451-4088

1150 McClure St.  
Victoria, BC

Client:  
Jesika and Mike  
Edison

DATE	ISSUED FOR
OCT 14 2018	RE: 2018 REVISED
OCT 15 2018	RE: 2018 REVISED
OCT 2 2018	RE: 2018 REVISED
SEPT. 1 2018	REVISIONS
JULY 31 2018	REVISIONS

REZONING

Sections 1 & Details

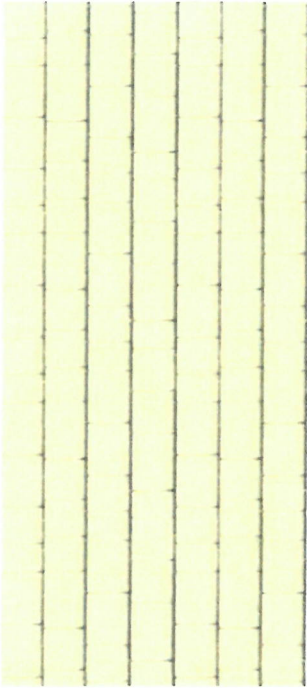
PERMITS	DATE
OCT 15 2018	

DESIGNED BY: JLN  
DRAWN BY: JLN  
CHECKED BY: JLN





SHAKE SHINGLES



STONE CLADDING



Received  
City of Victoria

OCT 2 2 2018

Planning & Development Department  
Development Services Division



1150 McClure St.  
Victoria, BC

Client:  
Jesika and Mike  
Edison

REZONING

Photos and  
Materials

PREPARED BY  
OCT. 15, 2018

SCALE  
DATE  
DRAWN BY  
CHECKED BY  
APPROVED BY

A9

