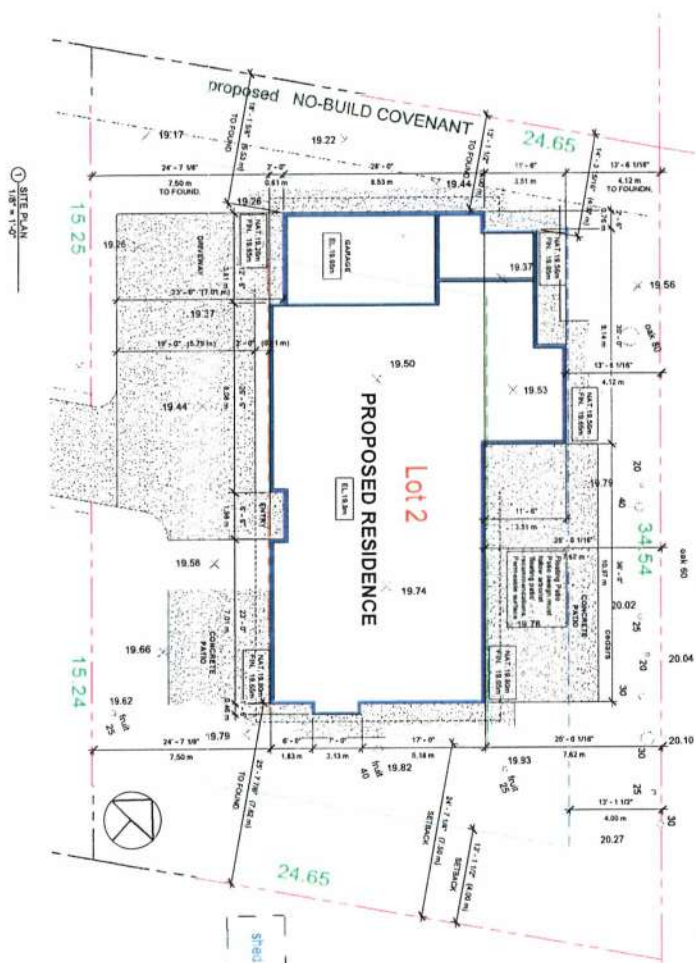
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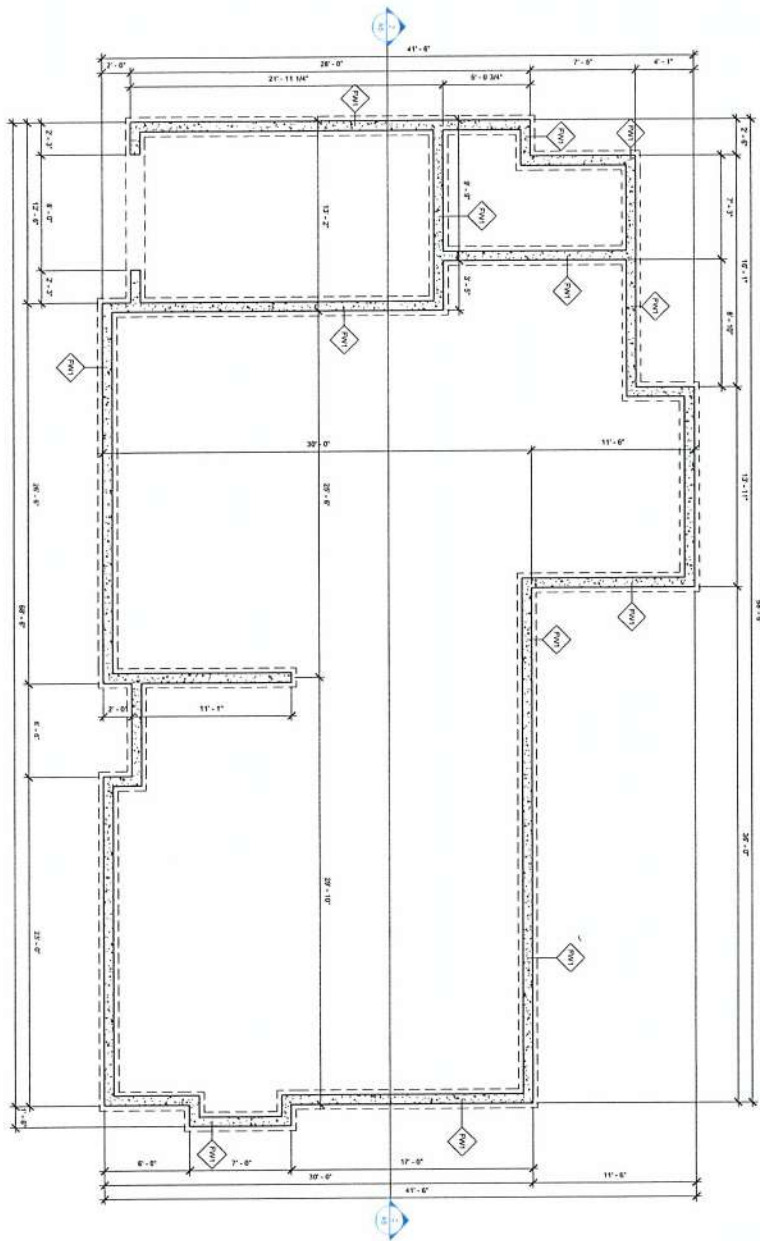
Revision Schedule		
Revision Number	Revision Description	Revision Date

**1888 Gonzales Holdings Ltd**  
Lot 2, 1888 Gonzales Ave, Victoria, BC

A1  
SHEET 1 OF 1



PLOT STAMP 2019-03-15 12:52:23 PM \\peng-arv01\CompanyData\Arch 2018 Preclaim\A19-044 - lot 2 - 1688 Gonzales Ave., Victoria - Roberts Bay Holdings\06 Reval File\lot 2 - 1688 Gonzales Ave., Victoria - reduced.rd



① FOUNDATION  
1:10 = 1:20

# WALL ASSEMBLY

1. Foundation Wall Section

2. Foundation Wall Section

3. Foundation Wall Section

4. Foundation Wall Section

5. Foundation Wall Section

6. Foundation Wall Section

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9. Foundation Wall Section

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30. Foundation Wall Section

31. Foundation Wall Section

32. Foundation Wall Section

33. Foundation Wall Section

# REVISION SCHEDULE

Revision Number

Revision Description

Revision Date

Revision Number

Revision Description

Revision Date

Revision Number

Revision Description

Revision Date

Revision Number

Revision Description

Revision Date

Revision Number

Revision Description

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Revision Description

Revision Date

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Revision Date

Revision Number

Revision Description

Revision Date

Revision Number

Revision Description

Revision Date

Revision Number

Revision Description

Revision Date

# PROPOSED RESIDENCE FOR:

1888 Gonzales Holdings Ltd.

Lot 2, 1888 Gonzales Ave, Victoria, BC

DATE: March 11, 2019

DRAWN BY: JF

CHECK: JF

SCALE: 1/8" = 1'-0"

PROJECT: 1888 Gonzales Ave

CLIENT: 1888 Gonzales Holdings Ltd.

DESIGNER: JF

DATE: March 11, 2019

DRAWN BY: JF

CHECK: JF

SCALE: 1/8" = 1'-0"

PROJECT: 1888 Gonzales Ave

CLIENT: 1888 Gonzales Holdings Ltd.

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CHECK: JF

SCALE: 1/8" = 1'-0"

PROJECT: 1888 Gonzales Ave

CLIENT: 1888 Gonzales Holdings Ltd.

DESIGNER: JF

DATE: March 11, 2019

DRAWN BY: JF

CHECK: JF





Main Floor Windows Schedule			
Mark	Type Mark	Head Height	Count
100	2200	8'-0"	3
101	2200	8'-0"	2
102	2200	8'-0"	2
103	2200	8'-0"	2
104	2200	8'-0"	2
105	2200 w/y	8'-0"	1
106	2200	8'-0"	1
107	2200	10'-0"	1
108	5200	13'-0"	2
109	6020	13'-0"	2
110	2020	13'-0"	2
111	5020	13'-0"	2
112	4014	13'-0"	1
113	2020	13'-0"	1
114	2020	13'-0"	1

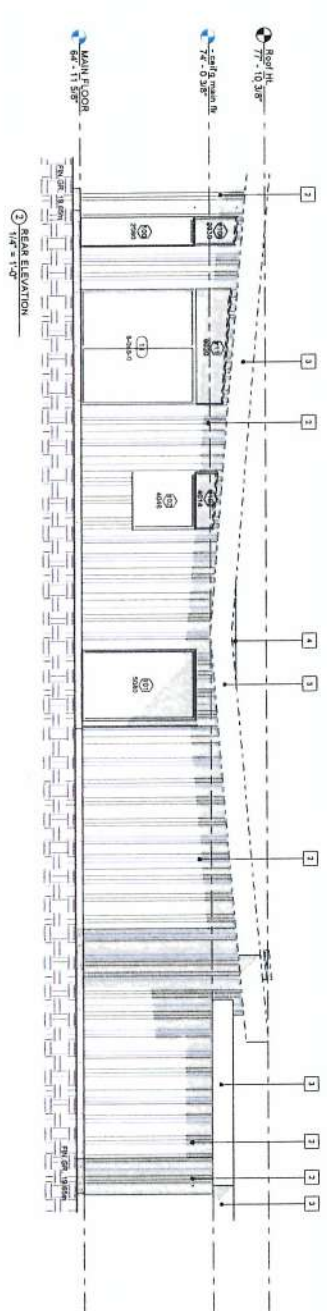
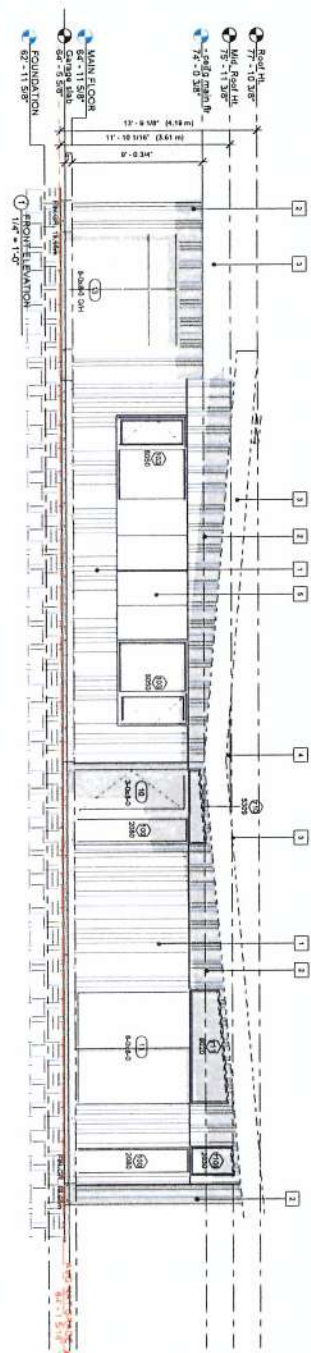
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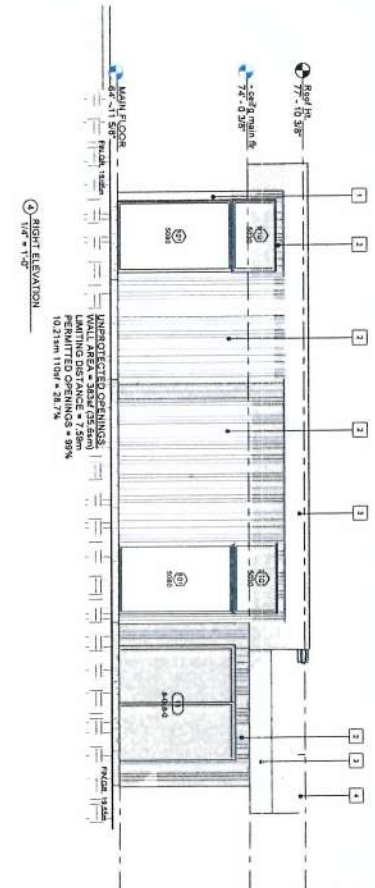
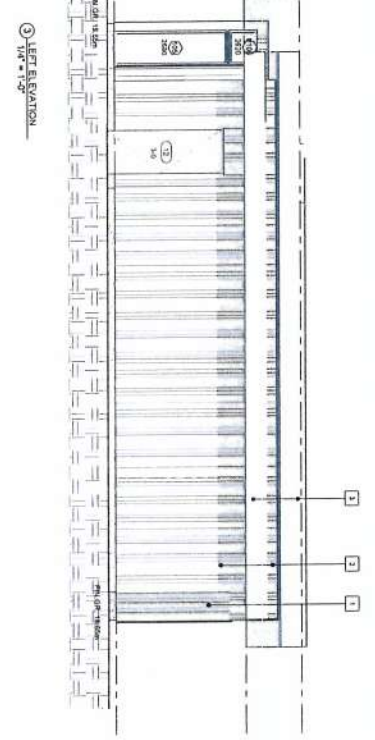
DATE: March 15, 2013
DRAWN BY: EF
AGE: 41-42
SHEET: 3 OF 6



**PRECISION  
ENGINEERING LTD**  
P.O. Box 280  
3665 Cochrane Trail & Co.  
Ward, T.D.  
(250) 929-2925  
(709) 462-5054 Fax  
A leading manufacturer of precision machine tools.



- MATERIAL LIST**
- 1 CEDAR WOOD BOND STAINED
  - 2 PRE-FINISHED CORRUGATED METAL SIDING
  - 3 PRE-FINISHED STOCK METAL FINISH
  - 4 TONGUE OR SCROING
  - 5 PRE-FINISHED METAL PANEL



Proposed Residence for:

# 1888 Gonzales Holdings Ltd.

Lot 2, 1888 Gonzales Ave, Victoria, BC

Revision Schedule		
Revision Number	Revision Description	Revision Date

**PRECISION**  
ENGINEERING LTD.

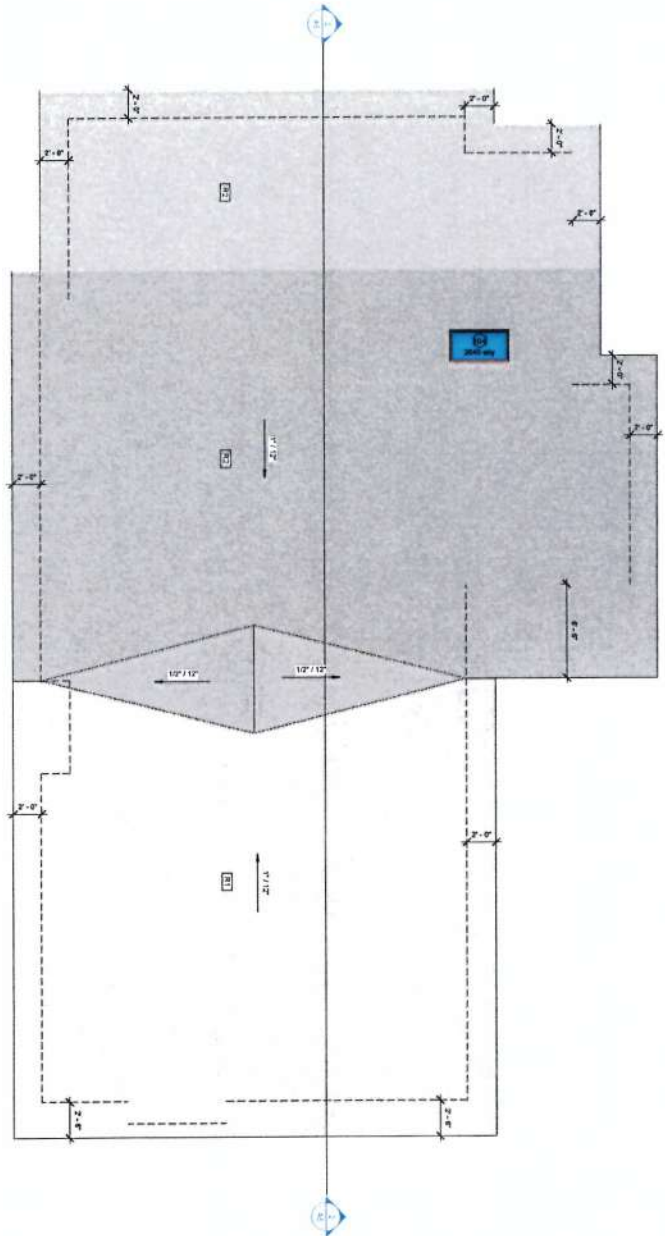
#0.304.206  
3600 Vase Lane  
Victoria, BC V8N 1L9  
(250) 523-5233  
(250) 543-0233 Fax

DATE: March 12, 2013  
DRAWN BY: JF  
CHECKED BY: JF  
SCALE: 1/4\"/>

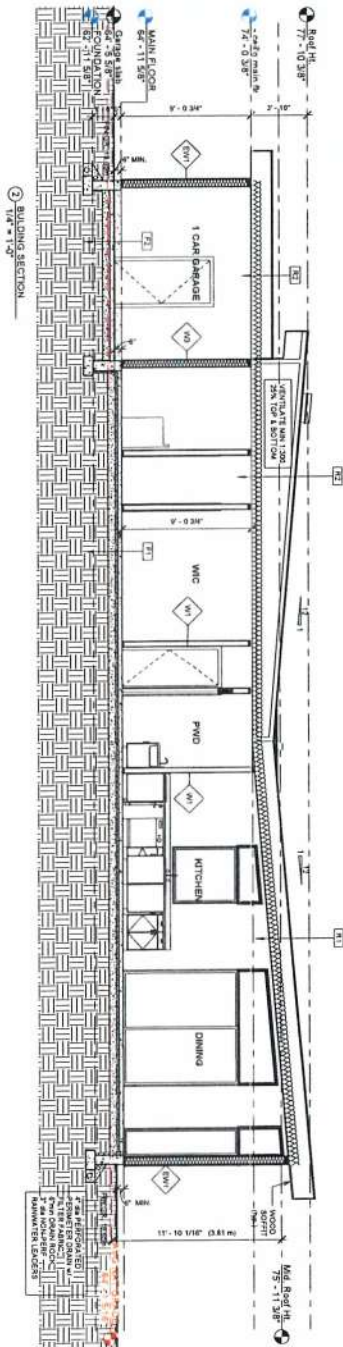
PILOT STAMP

2019-03-13 12:52:27 PM





1 ROOF PLAN  
1/8" = 1'-0"



2 BUILDING SECTION  
1/4" = 1'-0"

#### WALL ASSEMBLY

1. 1/2" Thick 2x4 @ 12" oc  
2. 1/2" Thick 2x4 @ 12" oc  
3. 1/2" Thick 2x4 @ 12" oc  
4. 1/2" Thick 2x4 @ 12" oc  
5. 1/2" Thick 2x4 @ 12" oc  
6. 1/2" Thick 2x4 @ 12" oc  
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8. 1/2" Thick 2x4 @ 12" oc  
9. 1/2" Thick 2x4 @ 12" oc  
10. 1/2" Thick 2x4 @ 12" oc

#### FLOOR ASSEMBLY

1. 1/2" Thick 2x4 @ 12" oc  
2. 1/2" Thick 2x4 @ 12" oc  
3. 1/2" Thick 2x4 @ 12" oc  
4. 1/2" Thick 2x4 @ 12" oc  
5. 1/2" Thick 2x4 @ 12" oc  
6. 1/2" Thick 2x4 @ 12" oc  
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8. 1/2" Thick 2x4 @ 12" oc  
9. 1/2" Thick 2x4 @ 12" oc  
10. 1/2" Thick 2x4 @ 12" oc

#### ROOF ASSEMBLY

1. 1/2" Thick 2x4 @ 12" oc  
2. 1/2" Thick 2x4 @ 12" oc  
3. 1/2" Thick 2x4 @ 12" oc  
4. 1/2" Thick 2x4 @ 12" oc  
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9. 1/2" Thick 2x4 @ 12" oc  
10. 1/2" Thick 2x4 @ 12" oc



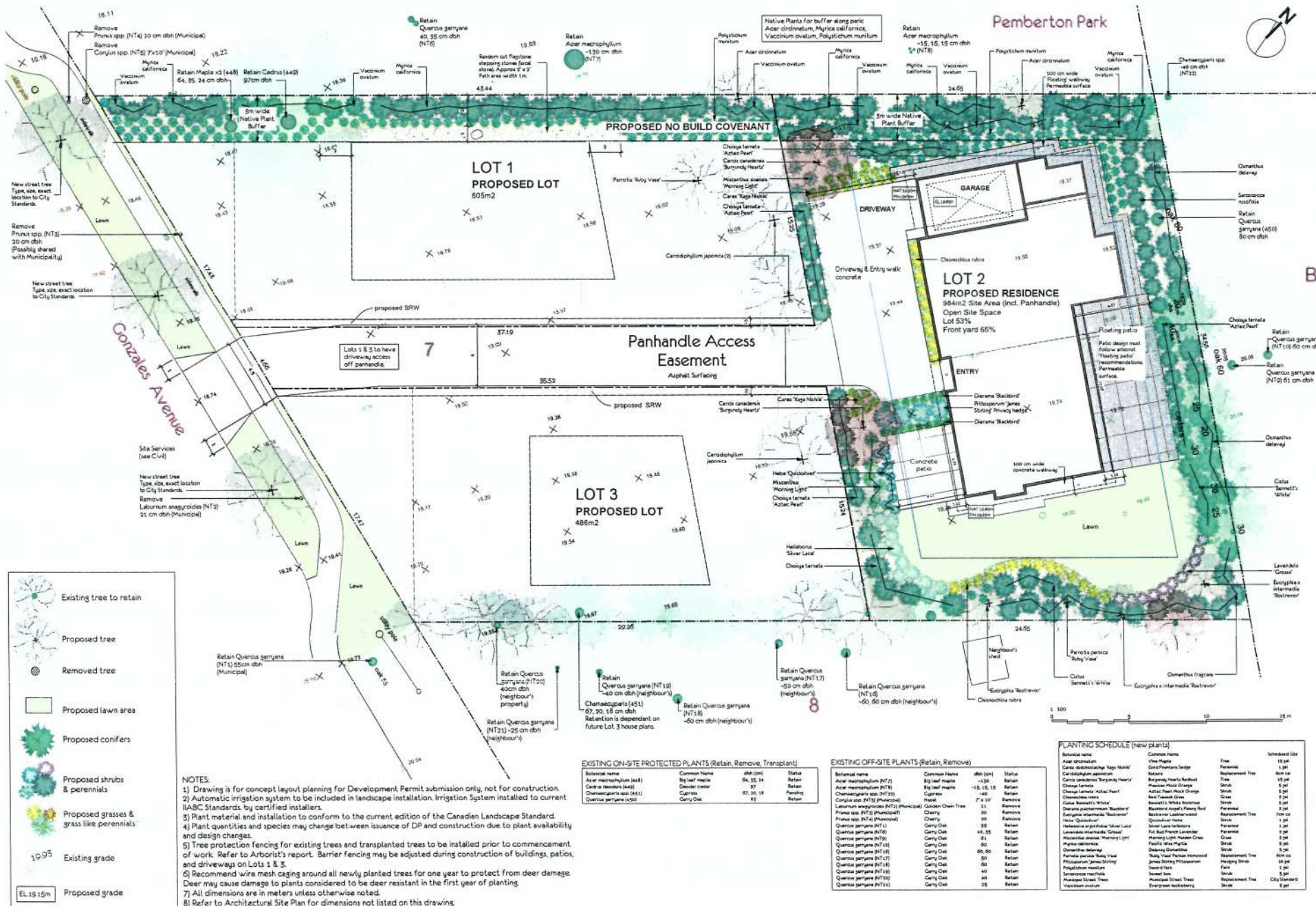
PRECISION  
ENGINEERING LTD.

P.O. Box 280  
1888 Gonzales Ave.  
Victoria, B.C.  
V8N 4A5  
(250) 725-2025 Fax  
(250) 725-2024

Revision Schedule		
Revision Number	Revision Description	Revision Date

Proposed Residence for:  
**1888 Gonzales Holdings Ltd.**  
Lot 2, 1888 Gonzales Ave, Victoria, BC

DATE: March 02, 2019  
DRAWN BY: JZ  
CHECKED BY: ALZAMALI  
**A5**  
SHEET 5 OF 6



APPLICANT:  
1888 Gonzales Holdings Ltd.  
1888 Gonzales Ave  
VICTORIA, BC  
V8N 2P5

PROJECT:  
Proposed lot 2  
1888 Gonzales Ave  
VICTORIA, BC

2164 McNeil Ave, Oak Bay  
PHONE: (250) 595-5551  
www.demitasse.ca

DEMITASSE GARDEN SERVICES  
All drawings and images copyrighted by  
Demitasse Garden Services Inc.  
Designed & Drawn by Melissa Barron

LANDSCAPE  
CONCEPT Lot 2  
& Boulevard  
March 2019

L1



# GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MICO, PLATINUM EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
- WHEN A CONFLICT BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE MOST STRINGENT SHALL APPLY.
- OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
- OBTAIN A DESIGN PERMIT PRIOR TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTISBC GAS TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
- EXPLORE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
- RED ALL PIPE USING CLASS "B" BEDDING.
- WHERE A TRENCH IS UNDER OR WITHIN 1.5m OF THE EDGE OF A ROAD OR DRIVEWAY, USE HIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PAVING OR DRIVEWAY SURFACE.
- DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG GONZALES AVENUE DURING CONSTRUCTION.
- CONFORM TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO BSA MODIFIED PROCTOR DENSITY.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADINGS.
- ENSURE THAT ALL SERVICES TO THE EXISTING HOUSE REMAIN USABLE DURING CONSTRUCTION AND ARE CONNECTED TO ALL NEW SERVICES.
- ENSURE THESE SERVICES ARE INSPECTED BY THE CITY OF VICTORIA WORKS INSPECTOR.
- CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.

## SEWER AND DRAIN

- SEWER AND DRAIN SERVICE CONNECTIONS TO BE 100% PVC DRAIN AT A MINIMUM GRADE OF 1:200 COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 150mm PVC DRAIN UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
- THE CITY OF VICTORIA SHALL INSTALL THE SEWER AND DRAIN CONNECTIONS TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
- SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DRAINER TO BE PVC DRAIN AND 300mm DRAINER AND OVER PIPE TO BE C.S.A. APPROVED PVC.
- THE CITY OF VICTORIA SHALL INSTALL THE SEWER AND DRAIN CONNECTIONS TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
- THE CITY OF VICTORIA SHALL INSTALL LEAD FOR PROPOSED CATCH BASIN TO EXISTING DRAIN MAIN AT DEVELOPER'S EXPENSE.
- CONSTRUCT ALL ENCASEMENT DRAINS TO THE PROPOSED SERVICE CONNECTION. CONTRACTOR TO RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE FOR THE AS CONSTRUCTED.
- VIDEO INSPECT ALL INSTALLED SANITARY SEWER AND STORM DRAIN MAINS ON PUBLIC AND PRIVATE PROPERTY.

## WATER

- THE CITY OF VICTORIA TO INSTALL 150mm WATER CONNECTIONS TO THE PROPERTY LINE OF LOTS 1-3 AT THE DEVELOPER'S EXPENSE.
- THE CITY OF VICTORIA SHALL CONFIRM THE DEPTH OF THE EXISTING WATER MAIN PRIOR TO START OF CONSTRUCTION.
- DRIVEWAY CROSSINGS TO BE CONSTRUCTED TO CITY STANDARDS SDCTV & TA-64, TYPE A.

## ROAD

- CONSTRUCT ALL ROADWAYS AND CUL DE SACS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAILS.
- CONTRACTOR TO ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE TO BE REINFORCED AND, IF DISTURBED, BE REPLACED BY A B.C.L.S. AT THE CONTRACTOR'S EXPENSE.
- CONFORM TO LOT 1 & 3 TO COME CITY PARKABLE, LOT 1 DRIVEWAY TO BE CONSTRUCTED OF PERMEABLE MATERIAL.

## FENCES

- OBTAIN A PERMIT FROM THE CITY OF VICTORIA PARKS DEPARTMENT PRIOR TO THE START OF ANY CONSTRUCTION.
- PROTECT ALL TREES EXCEPT THOSE TO BE REMOVED FROM DAMAGE DURING CONSTRUCTION. HANG THE WHERE ROOTS OVER DOWN AND ENCLOSURED.
- OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES OR PRIVATE OR PUBLIC PROPERTY OF THE TREE POINT SHALL BE PRESENTED TO THE CITY OF VICTORIA WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
- THE PROJECT ARCHITECT TO BE RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING AT APPROVED LOCATIONS.
- THE ARCHITECT TO DIRECT THE REMOVAL OF TREES WITHIN THE SEWER AND DRAIN EASEMENTS AND RIGHT OF WAY AND TO PREPARE ROOTS ENCLOSURES DURING TRENCHING TO ENSURE THE PROTECTION OF THE OAK TREES.
- THE ARCHITECT TO DETERMINE THE SENSITIVE ROOT ZONES AREAS AND BE OBLIGED TO SUPERVISE TRENCHING AND ROAD CONSTRUCTION.

## HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS

- CONTACT "B.C. ONE CALL" AT 1-800-474-8888 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- LOTS 1-3 TO BE SERVED UNDERGROUND.
- BC HYDRO, TELUS, SHAW CABLE AND FORTISBC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
- CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS.
- IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTISBC AT 1-888-234-2777 A MINIMUM OF 90 DAYS PRIOR TO INSTALL. FORTISBC SHALL INSTALL GAS SERVICE TO THE PROPERTY LINE.

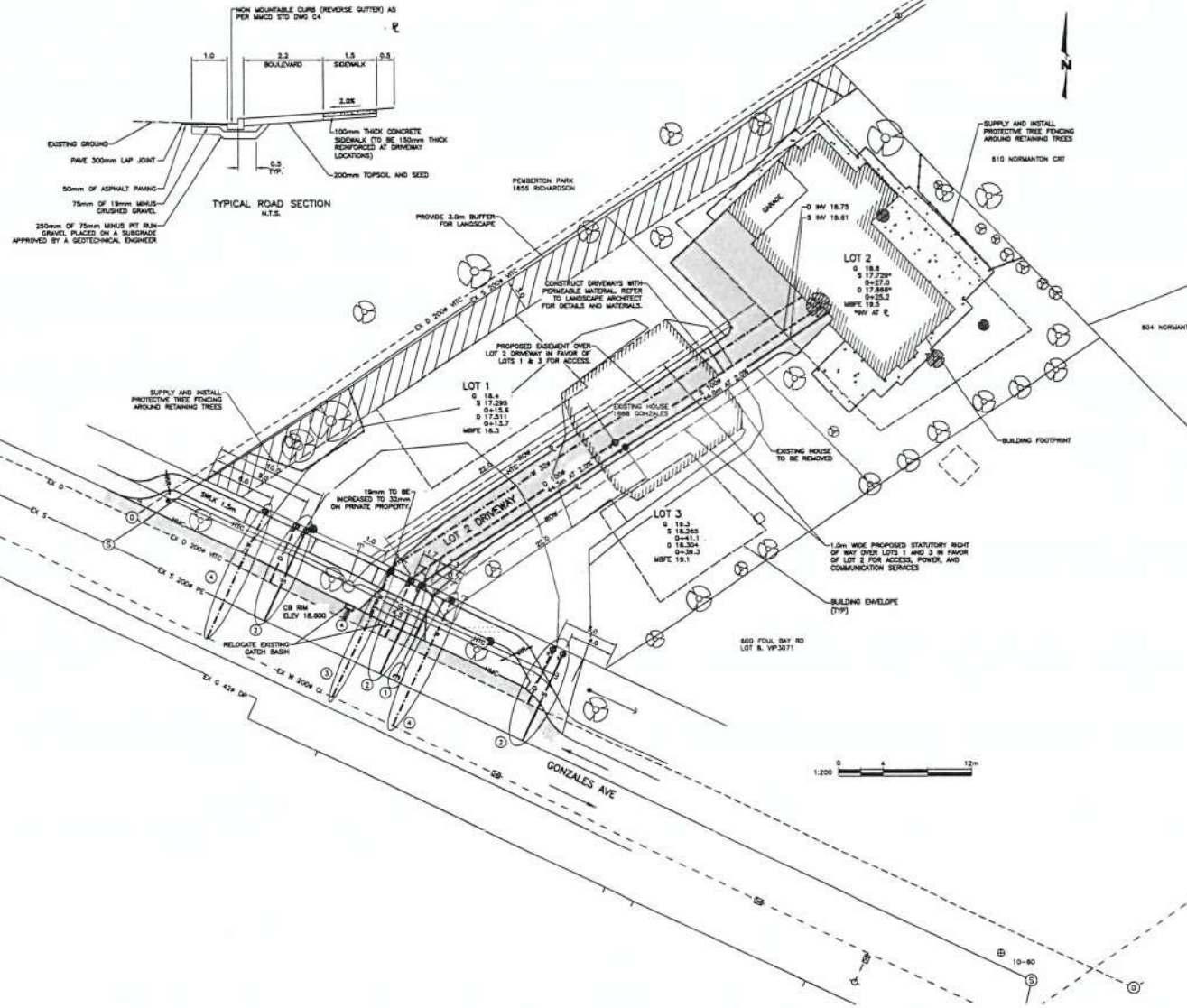
## LEGEND

- APPROXIMATE LIMIT OF ASPHALT
- PROPOSED CONCRETE
- REFER TO LANDSCAPE



## LOCATION PLAN

N.T.S.  
PROPOSED SUBDIVISION OF LOT 7, STATION 66, PLAN 3071, VICTORIA DISTRICT.



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE. OR COMPLETE, THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATIONS.

LEGEND									
WATER	—	GAS	—	EXISTING U/S UTIL	—	MANHOLE	⊙	HYDRANT	⊙
SEWER	—	CURB	—	PROPOSED U/S UTIL	—	CULVERT	⊙	VALVE	⊙
DRY	—	SIDEWALK	—	LIGHT STANDARD	⊙	CATCHBASIN	⊙	METER	⊙
DITCH	—	EDGE PAVE	—	POWER POLE	⊙	ROAD SIGN	⊙	REDUCER	⊙
CULVERT	—	BUSHLINE	—	ANCHOR	—				
HEADWALL	—	TREE	—						

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR DEVELOPMENT PERMIT	03/12/19	JS

DESIGNED BY: BC  
DRAWN BY: IT  
CHECKED BY: IT  
DATE: DECEMBER 2018  
S.M.  
ELEV. 21.886  
SCALE: HORIZ. 1:200  
VERT. 1:200

WESTBROOK PROJECT NO. 3283  
GOVERNING AUTHORITY FILE NO. 1888 GONZALES AVE  
SAKURA PROJECT MANAGEMENT  
CONCEPT DESIGN  
SHEET 1 OF 1  
REV. 1  
WESTBROOK DRAWING NO. 328301\_PRELIM