



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, E-MAILS OR 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), TRADEPERSON(S) AND/OR SUBCONTRACTOR(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 BATHING ENCLOSURES, SOLERIGHTS AND GLASS IN DOORS
- 7) SMOKE 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: 296 0521 Holdings Ltd
 Civic Address: 2921 Gosworth Road, Victoria BC, V8T 5G6
 Legal Description: Amended lot 16, Block 7, Section 24-90, Victoria District Plan 1222
 Zone: R1-B
 Project Description: Reasoning lot R1-B2, Small Lot House
 Site Area: 670m² (132 SF)
 Storage: LOT A 1
 LOT B 2

PROJECT INFORMATION TABLE - PARENT LOT (A)		
	PROPOSED/EXIST.	ALLOWED
Zoning	R1-B2	
Site Area	314.6 M ²	MIN 260 M ²
Site Coverage	46.1 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	1.5 M
Number of storeys:	1	2
SETBACKS		
Front Yard:	3.56 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: 1. Side Yard Setback: from 2.4m to 1.9m (Habitable Room)
 2. Front Yard Setback: from 6.0m to 3.56m

PROJECT INFORMATION TABLE - SMALL LOT (B)		
	PROPOSED	ALLOWED
Zoning	R1-B2	
Site Area	315 M ²	MIN 260 M ²
Site Coverage	64.4 M ² = 26.5 %	40 %
Total Floor Area	142.0 M ²	190 M ²
Floor Space Ratio	0.45	0.60
Height of building (M)	6.18 M	1.5 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:	3.94 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: from 6.0m to 4.9m

PROJECT TEAM

SURVEYOR:
 PEG Hagerberg Land Surveying Inc.
 44-5221 James Hill St
 Nanaimo, BC V9L 1Z8
 250-496-9199

STRUCTURAL ENGINEER:
 Byron Rodgers, P.Eng.
 Huro Engineering Ltd.
 1160 Huron St.
 Victoria, BC, V8A 5P6
 250-587-2640

Sheet List	
Sheet Number	Sheet Name
A1	Cover
A2	Site
A3	Site - Existing
A4	1st Floor - 1st Floor Plan
A5	1st Floor - 2nd Floor Plan
A6	2nd Floor - 2nd Floor Plan
A7	2nd Floor - Upper Floor Plan

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 Development Services Division



2921 Gosworth Rd.
 Victoria, BC

2960521
 Holdings Ltd.

DATE	ISSUED FOR
Apr 16, 2019	Revisions: COTM
Jan 25, 2019	Revisions: City Review
Nov 30, 2018	Revisions: City Review
Oct 15, 2018	Rezoning Application

REZONE

Cover

ISSUED DATE: APRIL 16, 2019
 PROJECT NUMBER: 1571
 DRAWN BY: AJN
 CHECKED BY: DE

A1

SCALE: AS INDICATED

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

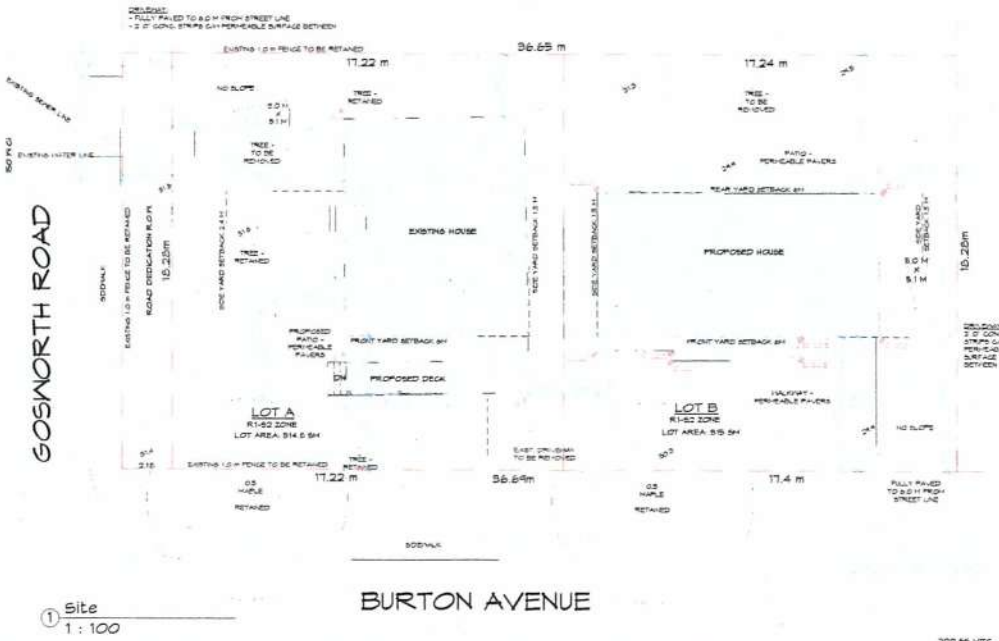


GRADE POINTS

GRADE POINT A:	30.9
GRADE POINT B:	24.7
GRADE POINT C:	24.1
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	$((30.9 + 24.7) / 2)$	X 12.34 m	= 379.90
POINTS B-C	$((24.7 + 24.1) / 2)$	X 6.25 m	= 155.69
POINTS C-D	$((24.1 + 30.5) / 2)$	X 3.99 m	= 107.76
POINTS D-E	$((30.5 + 30.5) / 2)$	X 0.41 m	= 27.76
POINTS E-F	$((30.5 + 30.7) / 2)$	X 3.41 m	= 165.35
POINTS F-G	$((30.7 + 30.7) / 2)$	X 0.46 m	= 14.12
POINTS G-H	$((30.7 + 30.7) / 2)$	X 3.95 m	= 102.65
POINTS H-A	$((30.7 + 30.9) / 2)$	X 6.86 m	= 211.24
TOTAL		= 34.16 m	= 1166.56
GRADE CALCULATION		1166.56 / 34.16 = 34.16 m	



① Site
1 : 100

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Apr 16, 2019	Revisions CO7M
Jan 26, 2019	Revisions City Review
Nov 30, 2018	Revisions City Review
Oct 15, 2018	Rezoning Application

REZONE

Site

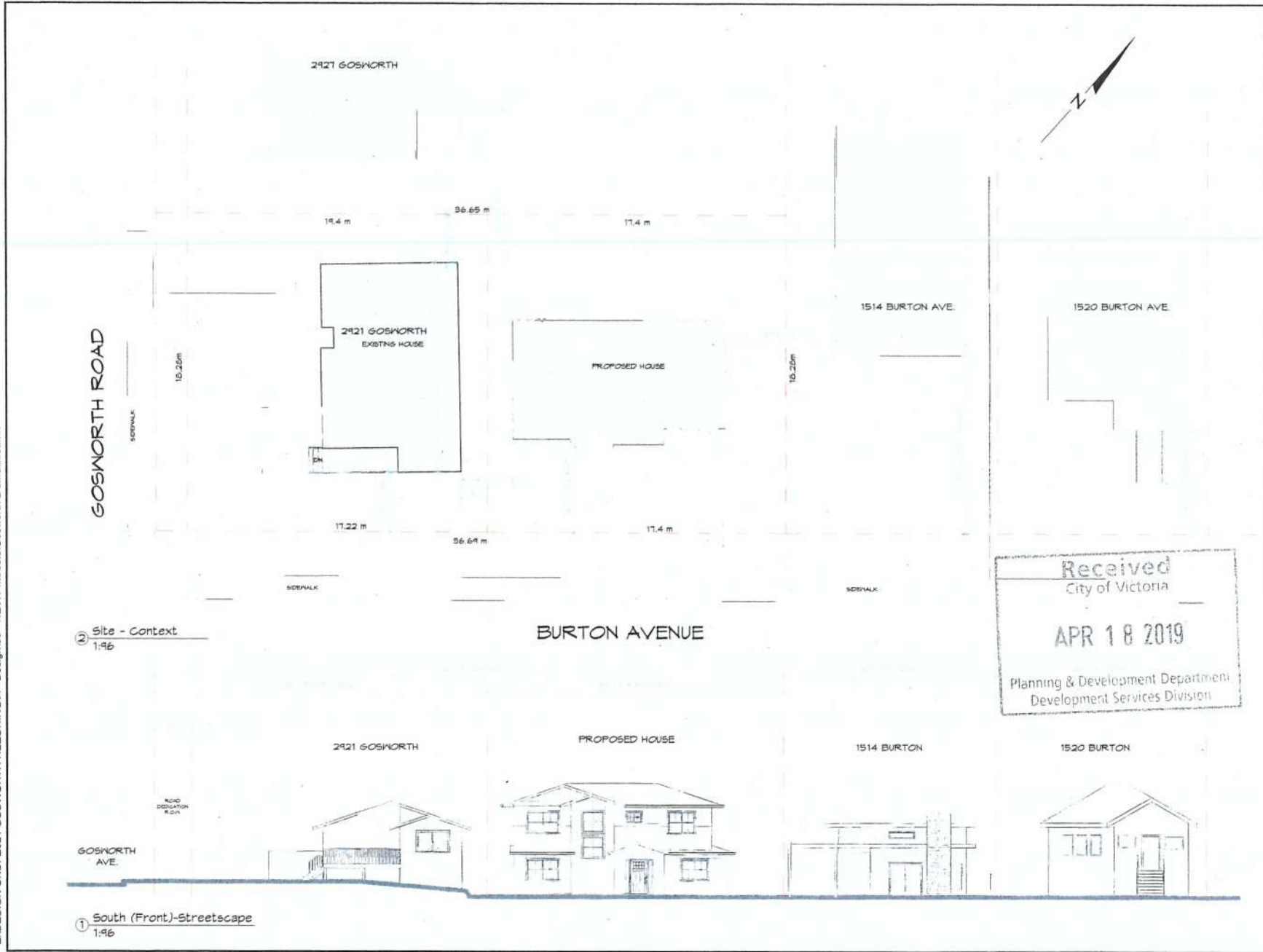
DIST. 046.045
APRIL 16, 2019

PROJECT NUMBER: 1811
DRAWN BY: AJM
CHECKED BY: DE

A2

SCALE: As Indicated

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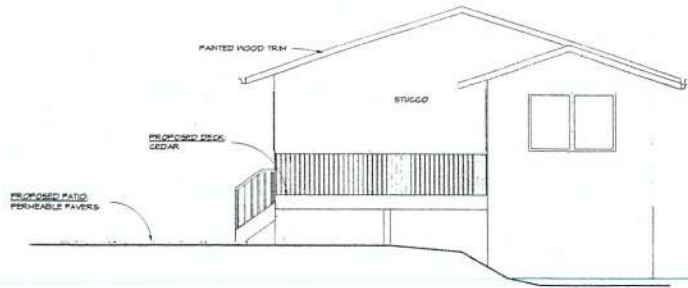
2921 Gosworth Rd.
Victoria, BC

2960321
Holdings Ltd.

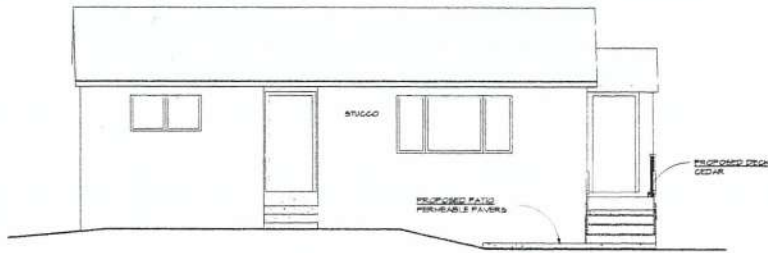
DATE	ISSUED FOR
Apr 16, 2019	Revisions: COPI
Jan 28, 2019	Revisions: City Review
Nov 30, 2018	Revisions: City Review
Oct 19, 2018	Reasoning Application

REZONE	
Site - Context	
MEET DATE:	APRIL 16, 2019
PROJECT NUMBER:	1811
DRAWN BY:	ALM
CHECKED BY:	DE
A2.1	
SCALE:	As Indicated

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① South - EXISTING
1:48

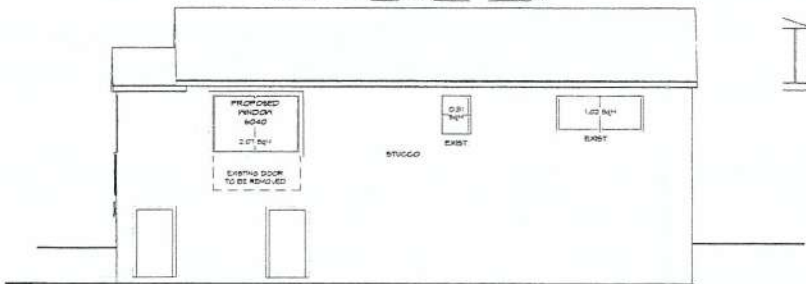


② West - EXISTING
1:48

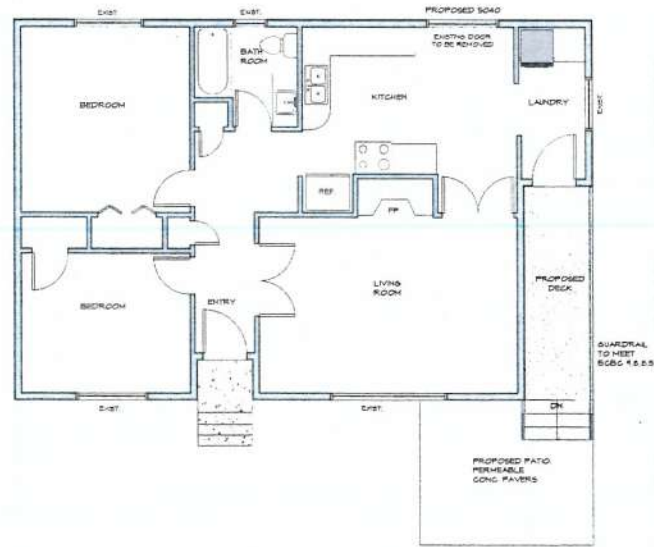
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1	2	3	4	5	6	7	8	9	10
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

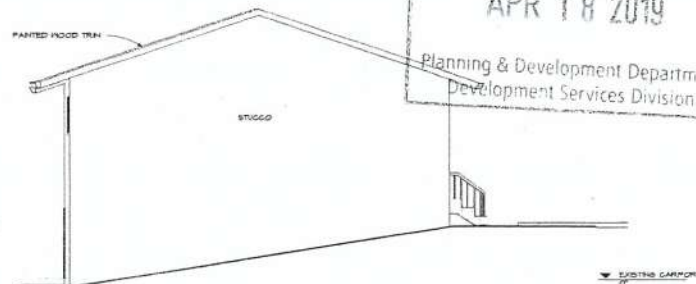
PLEASE PROVIDE THE FOLLOWING INFORMATION:
 MAX. FLOOR TO EXISTING FINISH (HEIGHT TO FINISH) = 51.2
 MAX. FLOOR TO FINISH = 5.4
 CALCULATED: 51.2 - 5.4 = 45.8



④ East - EXISTING
1:48



③ LOT A - Existing Floor Plan
1:48



⑤ North - EXISTING
1:48



2921 Gosworth Rd.
Victoria, BC

2960521
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DATE	ISSUED FOR
Apr 16, 2019	Revisions: COTM
Jan 28, 2019	Revisions: City Review
Nov 30, 2016	Revisions: City Review
Dec 19, 2010	Rezoning Application

REZONE

LOT A - Elevations
& Floor Plan

SHEET NO. DATE
APRIL 16, 2019

PROJECT NUMBER: 1811
DRAWN BY: JJA
CHECKED BY: DE

A3

SCALE: As Indicated

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① South (Front)
1/4" = 1'-0"

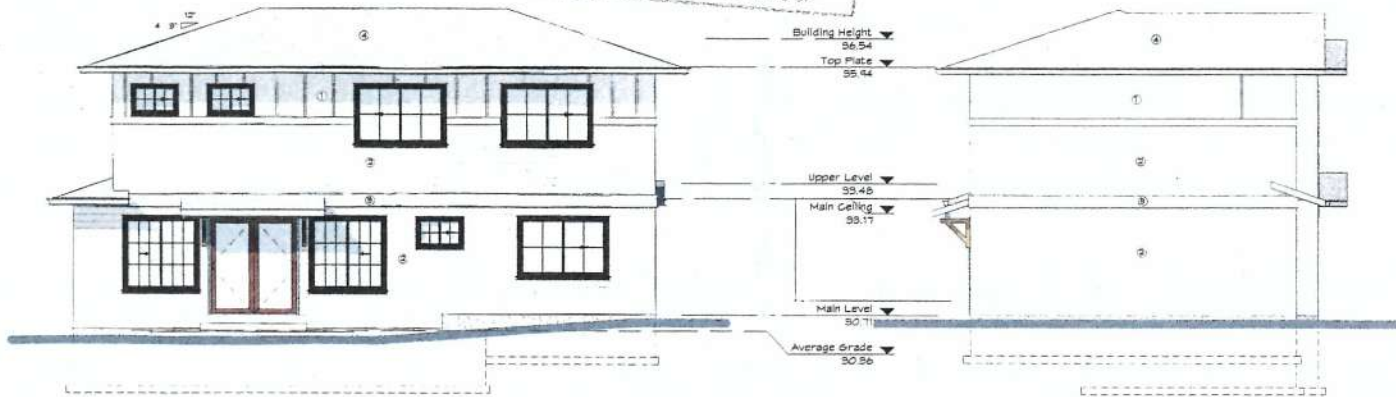
② East (right)
1/4" = 1'-0"

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MATERIAL and COLOUR KEY	
1 -	BOARD & BATTEN SIDING - HardiePanel or equal, Arctic White
2 -	LAP SIDING - HardieBoard or equal
3 -	PAINED MOOD TRIM - White
4 -	ASPHALT ROOF SHINGLES - Markey or equal, Storm Grey
-	PENDOIS AS SHOWN - Black



③ North (Rear)
1/4" = 1'-0"

④ West (Left)
1/4" = 1'-0"



2921 Gosworth Rd.
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DATE	ISSUED FOR
Apr. 16, 2014	Revisions: COTR
Jan. 28, 2014	Revisions: City Review
Nov. 30, 2016	Revisions: City Review
Oct. 15, 2018	Rezoning Application

REZONE
LOT B - Elevations

SHEET DATE	
APRIL 16, 2019	
PROJECT NUMBER	1811
DRAWN BY	APJ
CHECKED BY	DE
A4	
SCALE: AS INDICATED	



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AREA
 VIKARUS ROAD
 VICTORIA, BC
 V8M 2A7
 778-357-4084

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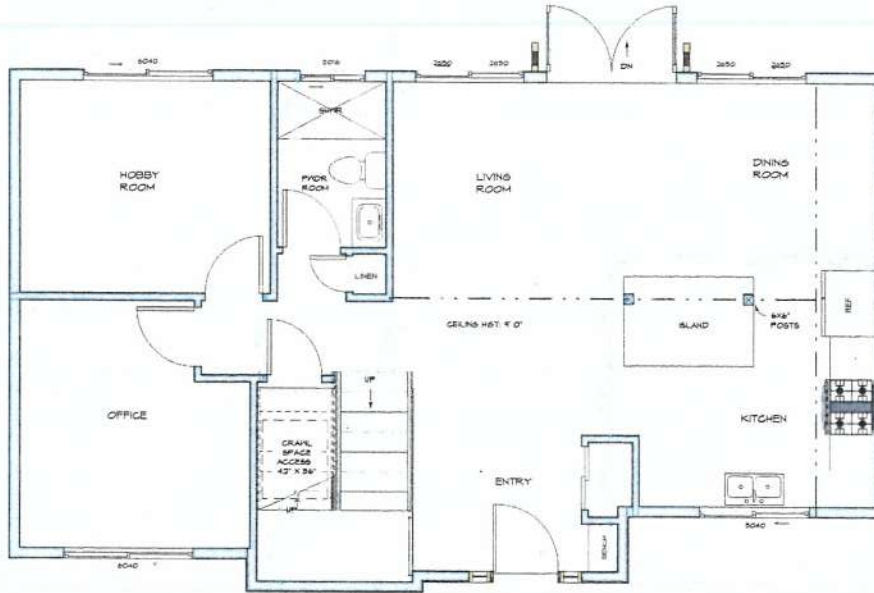
DATE	ISSUED FOR
Apr 14, 2014	Revisions COTM
Jan 26, 2014	Revisions City Review
Nov 30, 2013	Revisions City Review
Oct 15, 2013	Rezoning Application

REZONE
 LOT B - Foundation
 Plan

SHEET DATE
 APRIL 16, 2019
 PROJECT NUMBER
 DRAWN BY
 CHECKED BY

A5
 SCALE As Indicated

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

① Main Level
 1:32



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DATE	ISSUED FOR
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Oct 15, 2018	Rezoning Application

REZONE

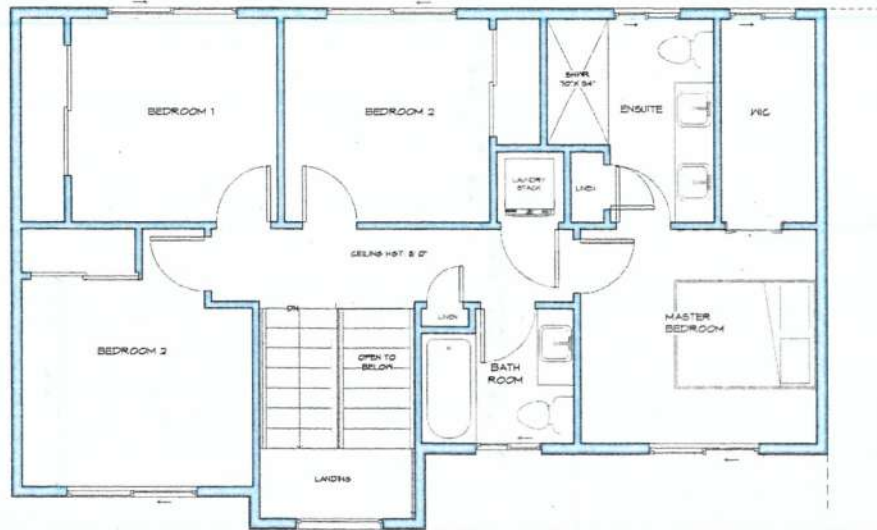
LOT B - Main Floor
 Plan

DATE: APRIL 16, 2019

PROJECT NUMBER: 1811
 DRAWN BY: AJR
 CHECKED BY: DE

A6

SCALE: As Indicated



FLOOR AREAS
 MAIN: 546 SF
 UPPER: 681 SF
 TOTAL: 1531 SF

① Upper Level
 1:32



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Oct 18, 2018	Rezoning Application

REZONE

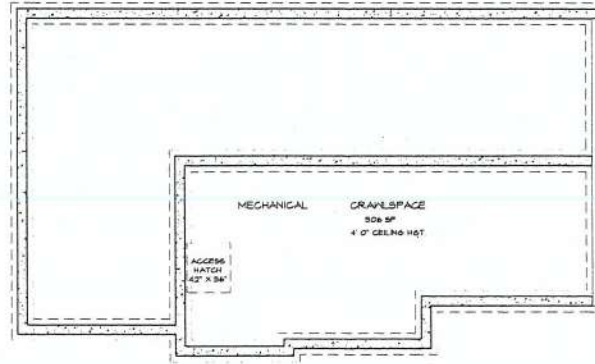
LOT B - Upper
 Floor Plan

DATE: APRIL 16, 2019

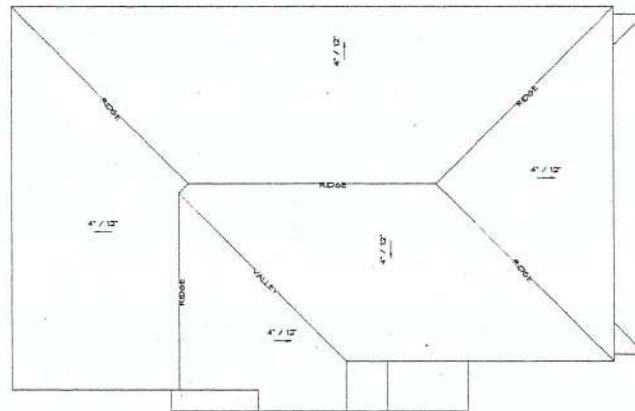
PROJECT NUMBER: 1811
 DRAWN BY: AJM
 CHECKED BY: DE

A7

SCALE: AS INDICED



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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Oct. 19, 2018	Rezoning Application

REZONE

LOT B - Foundation
and Roof Plan

PROJECT NUMBER
ISSUED FOR
DATE
APRIL 16, 2019

PROJECT NUMBER
DRAWN BY
CHECKED BY
DATE

PROJECT NUMBER
DRAWN BY
CHECKED BY
DATE

SCALE: As Indicated



LEGEND

HARDSCAPE FINISHES:

- PP1** Permeable paving to meet current 2018 City of Victoria standards
- PP2** Concrete with permeable paving (Permeable paving to meet current 2018 City of Victoria standards)
- PP3** Nonpaved road or sidewalk(s), and/or existing paving to remain.
- PP4** Gravel greater screenings

SOFTSCAPE:

- Planting area

MISCELLANEOUS:

- Welder post/metal fencing, 4x4 posts, 1500-1800mm height
- Large rock borders approx 4" x 12" dia
- Lawns or mowed rock retaining/curb with 60cm height vary.

NOTES:

- All building layout information and surface dimensions supplied by the Owner.
- All survey information supplied by the relevant BCIA and New Reporting BCIA.
- This drawing must not be scaled. The Licensed Contractor shall verify all dimensions, elevations and levels prior to commencement of work.
- All areas and materials must be reported immediately to the Designer.
- 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 Designer's name.

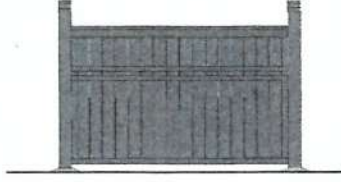
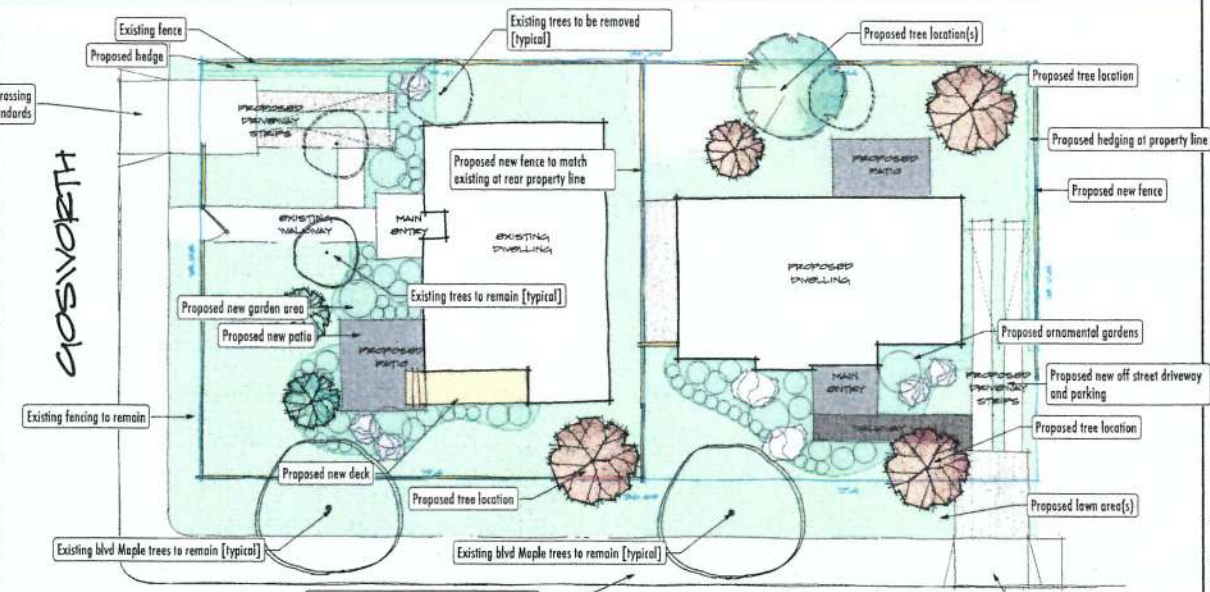
RECOMMENDED PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE / REMARKS
TREES		
Acer rubrum Canadian Sycamore	Canadian Sycamore Maple	6m tall / 1/4"
Acer palmatum Bloodleaf	Bloodleaf Japanese Maple	2.4m tall
Acer circinnatum**	Wine Maple	2.3M tall
Fragaria sp. Dwarfed Gold	Colonnade Gold Beach	3.3M tall
Liquidambar styraciflua	American Sweetgum	6m tall / 1/4"
SHRUBS & PERENNIALS		
Rosa Multiflora White Gem	Littleleaf Rosewood	#2 Pot
Camellia japonica	Pink-flowering Camellia	#5 Pot
Calamagrostis x acutiflora Earl Fencer	Kent Fencer Grass	#2 Pot
Camassia	California Lily	1.5M tall
Prospicea densa Bonell's Marne	English Wallflower	#1 Pot
Echinacea purpurea	Purple Echinacea	#1 Pot
Euphorbia wulfenii	Wolf's Euphorbia	#2 Pot
Eurospora Alata Compacta	Dwarf Burning Bush	#5 Pot
Panicum vert. Jubaea	Orange Wash Grass	1.5M tall
Limonchloa bicolorata	English Lavender	#3 Pot
Urtica dioica	Big Blue Lily Fern	#1 Pot
Megacodon	Purple Megacodon	#3 Pot
Hibiscus syriacus**	Dragon Orange	#2 Pot
Panicum alba, Oriental	Ornamental Fountain Grass	#1 Pot
Panicum alba, Little Bunny	Little Bunny Grass	#1 Pot
Phlox paniculata Amazing Red	Dwarf Red Phlox	#5 Pot
Phlox paniculata Sandalwood	White Red Phlox	#5 Pot
Wibauxia 'King Edward'	Ornamental Cornet	#5 Pot
Rosemary Off-shoot	Rosemary	#2 Pot
Redwoods Fulgida	Orange Camellia	#1 Pot
Spiraea x bertonii Goldflame	Goldflame Spirea	#2 Pot
VINES & GROUNDCOVER		
Actinophylos vine var**	Kiwandouk	SP2
Thymus praecox/latifolius	Woolly Thyme	SP2
Parthenocarpus Ficus, Fiddle	Korean Ivy	#2 Pot / 1/4"

** Indigo plants for consideration in these new garden areas

NOTES:

Plant material, installation and maintenance to conform to BCIA/BCMA standard (current edition). All growing material to comply to BCIA/BCMA standard designation "1" - Local 1/4" Standard Plant". Undergrowth irrigation system to be installed. Irrigation materials and installation to conform, as a minimum, to BCIA/BCMA Standard (current edition) and IAAI Standards. All irrigation piping under hardscapes to be above. Driveway material to be permeable. Walkways and patios to be interlocking brick pavers (concrete with 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 new rock and epoxied. Existing fence to permit property to remain as is. All existing trees listed on plan are representative. Size and details of trees are not shown, and shall be verified by a surveyor and/or arborist where necessary. Arborist to install tree protection fencing for all affected boulevard trees and existing trees to remain (as they) where necessary. Boulevard landscapes to remain unchanged from existing.



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**2921 GOSWORTH ROAD
LANDSCAPE LAYOUT**

**STUDIO ONE
CREATIVE**
PHONE: 250-688-1000
EMAIL: DESIGN@STUDIOONE.CA

SKL.01
20 JULY 2018
1 : 1 0 0
LATEST REVISION: 16 APRIL 2019

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