

Received
City of Victoria

JUN 28 2019

Planning & Development Department
Development Services Division

MT EDWARDS
1002 VANCOUVER STREET
EXISTING BUILDING LOCATION



1 LOCATION PLAN
Scale = N.T.S.



PROJECT INFORMATION TABLE			
ZONE (EXISTING)	R84		
	REQUIRED	PROVIDED	NOTES
SITE AREA (M ²)	2900M ²	2927M ²	**AREA OF BASEMENT EXCLUDED FROM TOTAL
TOTAL FLOOR AREA (M ²)	3525M ²	3111M ² **	
COMMERCIAL FLOOR AREA (M ²)	-	-	
FLOOR SPACE RATIO	1.2:1	1.06:1	
SITE COVERAGE	43%	43.7%	NO CHANGE TO PARKING
OPEN SITE SPACE	N/A	-	
HEIGHT OF BUILDING	12.3M	12.3M	
NUMBER OF STOREYS	3	3	
PARKING STALLS (NUMBER ON SITE)	12*	12	
BICYCLE PARKING NUMBER (STORAGE AND RACK)	16	16	
BUILDING SETBACKS (M)			
FRONT YARD	3.70M	3.70M	
REAR YARD	6.65M	6.65M	
SIDE YARD (NORTH)	3.20M	3.20M	
SIDE YARD (SOUTH)	5.40M	3.67M	
COMBINED SIDE YARDS	-	-	
RESIDENTIAL USE DETAILS			
TOTAL NUMBER OF UNITS	93	93	
UNIT TYPE, E.G., 1 BEDROOM	N/A	N/A	
GROUND ORIENTED UNITS	N/A	N/A	
MINIMUM UNIT FLOOR AREA (M ²)	N/A	N/A	
TOTAL RESIDENTIAL FLOOR AREA (M ²)	N/A	N/A	

* PARKING NUMBER WAS REDUCED FROM 21 TO 12 AS A PART OF DVP 000195

JGA
Jensen Group Architects
Suite 111 - 1234 Jordan Street, Victoria, BC V8M1P7
P: 250.360.9009 E: jga@jgagroup.com

The design and drawings prepared by the Architect are instruments of service for the execution of the work shown and are the property of the Architect. The work shall be executed in accordance with the copyright therein and in the work executed thereon, and they are not to be used in any way without the written consent of the Architect.

Written dimensions shall have precedence over scaled dimensions. The contractor shall verify all dimensions and conditions of the project and be responsible for registering any variations from dimensions and conditions shown on this drawing to the Architect by adjustment prior to commencement.

These Design Documents are prepared solely for the use by the Party with whom the Design Professional has entered into a Contract and there are no representations of any kind made by the Design Professional to any Party with whom the Design Professional has not entered into contract.

AVERAGE GRADE CALCULATION

(ZONING)
(23.80+23.19)/2 X 8.85m = 198.9
(24.47+24.48)/2 X 22.05m = 567.9
(24.43+24.48)/2 X 3.40m = 83.2
(24.43+24.48)/2 X 7.00m = 171.7
(24.44+24.46)/2 X 14.87m = 363.7
(21.81+24.46)/2 X 19.32m = 447.0
(24.44+24.45)/2 X 8.76m = 218.8
(24.43+23.23)/2 X 32.03m = 784.4
(23.21+22.81)/2 X 36.42m = 843.3
1578.9

PERIMETER = 155.19m

AVERAGE GRADE = 3.478/9155.199 = 23.7

MAIN FLOOR ELEVATION = 24.48

BASEMENT CEILING = 24.18

24.18 - 23.7 = 0.48 < 1.8M

THEREFORE THE AREA OF THE BASEMENT IS NOT INCLUDED IN THE TOTAL BUILDING AREA BASED ON THE DEFINITION OF "TOTAL FLOOR AREA" AS SHOWN IN SCHEDULE A OF THE ZONING BYLAW

TOTAL EXISTING FLOOR AREA = 3,093.6M²
NEW GARAGE ENCLOSURE = 17.5

3093.6 + 17.5 = 3111.1M²
SITE AREA = 2927M²
3111.1M² / 2927M² = 1.06
FLOOR SPACE RATIO = 1.06:1

Project
MT. EDWARDS RENOVATION
1002 VANCOUVER STREET
VICTORIA, BC

Title
SITE PLAN

Project No: 1707
Drawn By: P.J.
Checked By: DB
Scale: AS SHOWN

1. DESIGN REPLACEMENT DATE: JUNE 2019
2. ZONING PLAN CHECK COMMENTS: NOT N/A
3. VARIATION ALLOCATION PERMIT: CHANGING

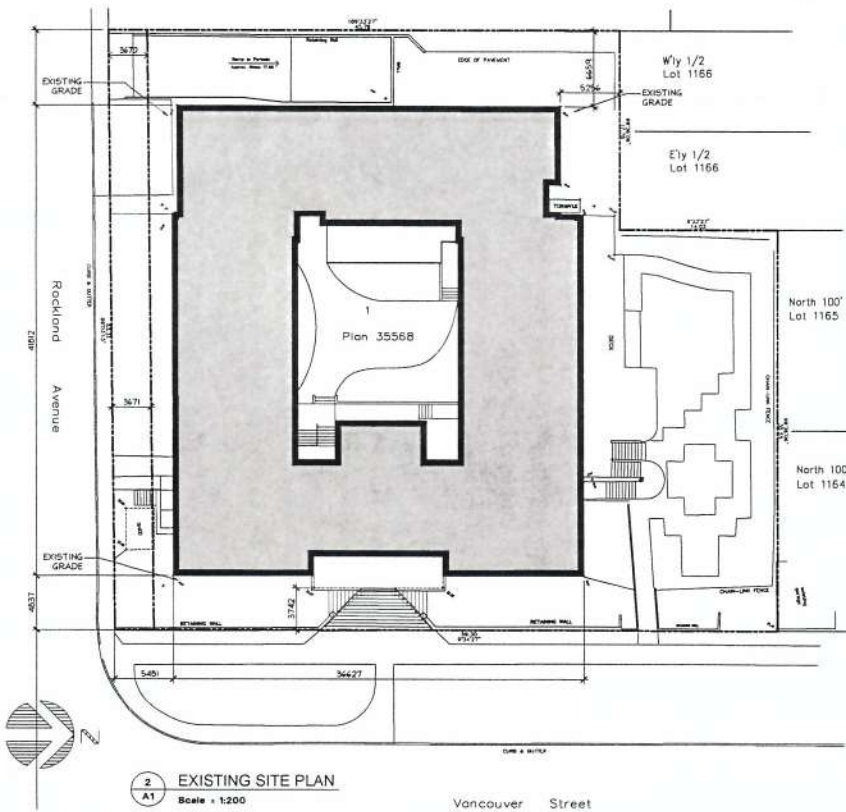
Rev: 0006
Revision History
Issued For: DATE: 10/10/2019

REVIEW
THIS REVIEW
DATE REVIEW
THROUGH
BUILDING PERMIT
CONSTRUCTION
AS BUILT

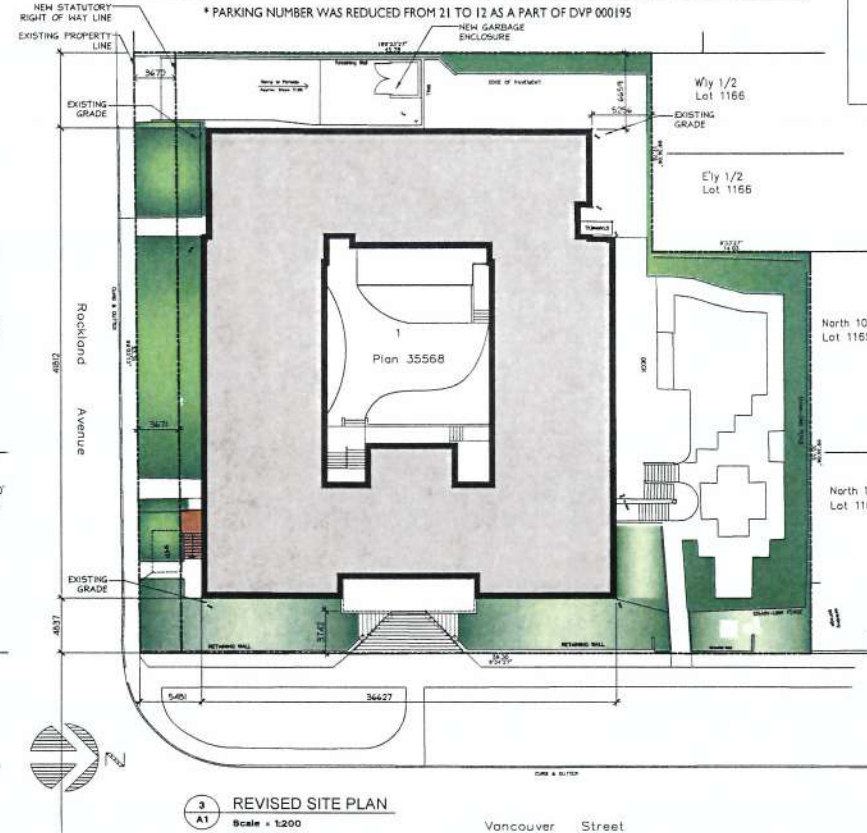
Date: JAN 10, 2019

A1

ATTACHMENT E



2 EXISTING SITE PLAN
Scale = 1:200



3 REVISED SITE PLAN
Scale = 1:200

Received
City of Victoria

JUN 28 2019

Planning & Development Department
Development Services Division

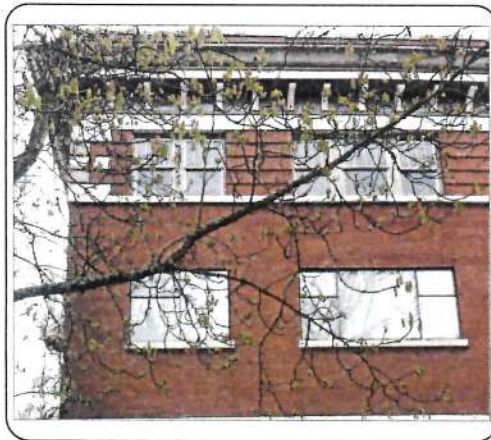
JGA
Jensen Group Architects
Suite 111 - 1034 Johnson Street, Victoria, BC, V8W 2H7
P: 250.360.8009 E: projects@jgarchitects.com

The design and drawings prepared by the Architect are instruments of service for the execution of the work shown and are the property of the Architect. Whether the work be executed or not and he reserves the copyright therein and in the work executed hereon, and they are not to be used in any way without the written consent of the Architect.

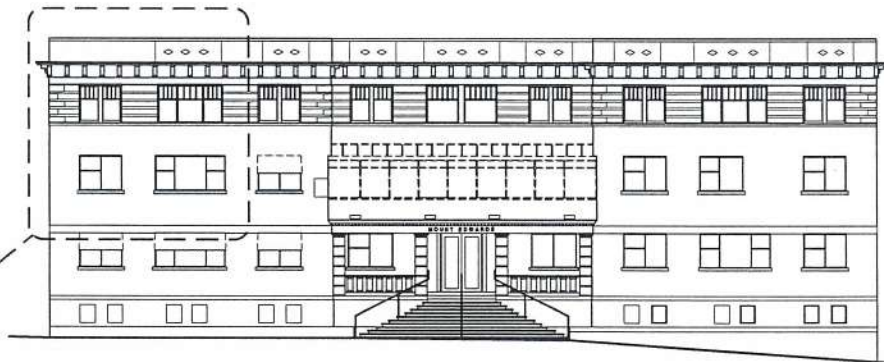
Written dimensions shall have precedence over scaled dimensions. The contractor shall verify all dimensions and conditions of the project and be responsible for reporting any variations from dimensions and conditions shown on the drawing to the Architect for adjustment prior to commencement.

These Design Documents are prepared solely for the use by the Party with whom the Design Professional has entered into a Contract and there are no representations of any kind made by the Design Professional to any Party with whom the Design Professional has not entered into contract.

Legend:



EXISTING



1 EXISTING WOOD WINDOWS 3RD FLR - ALUMINUM WINDOWS ON 2ND FLR
A2 Scale - NTS

2 EXISTING WEST ELEVATION VANCOUVER STREET
A2 Scale - 1:100



NEW



3 NEW VINYL WINDOWS 3RD FLR - EX. ALUMINUM ON 2ND FLR
A2 Scale - NTS

4 NEW WEST ELEVATION VANCOUVER STREET
A2 Scale - 1:100

Project:
MT. EDWARDS RENOVATION
1002 VANCOUVER STREET
VICTORIA, BC

Title:
EXISTING
& PROPOSED WINDOWS
WEST SIDE ELEVATION

Project No.: 1707
Drawn By: DB
Checked By: DB
Scale: AS SHOWN

1. WINDOW REPLACEMENT JUNE 2019
2. SIGNING PLAN CHECK COMMENTS MAY 2019
3. HERITAGE ALTERATION PERMIT JUNE 2019

No. Issue: DATE:
Revision History

Issued For: Drawing No.:
A2
DATE: JAN 30, 2019

Received
City of Victoria

JUN 28 2019

Planning & Development Department
Development Services Division

JGA
Jensen Group Architects
Suite 111 - 1034 Johnson Street, Victoria, BC V8W 0V7
P: 250 360 9009 E: jga@jgaarchitects.com

The design and drawings prepared by the Architect are instruments of service for the execution of the work shown and are the property of the Architect. The work shall be executed or not and he reserves the copyright. Given and in the work executed, variations and they are not to be used in any way without the written consent of the Architect.

Written dimensions shall have precedence over stated dimensions. The contractor shall verify all dimensions and conditions of the project and be responsible for reporting any variations from dimensions and conditions stated on this drawing to the Architect for adjustment prior to commencement.

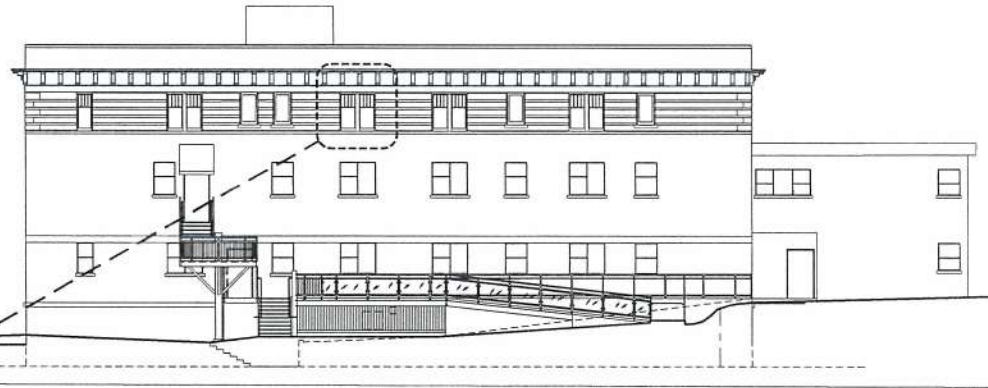
These Design Documents are prepared solely for the use of the Party with whom the Design Professional has entered into a Contract and there are no representations of any kind made by the Design Professional to any Party with whom the Design Professional has not entered into contract.

Legend

EXISTING



1
A3 EXISTING WOOD WINDOW ON 3RD FLR
Scale - NTS

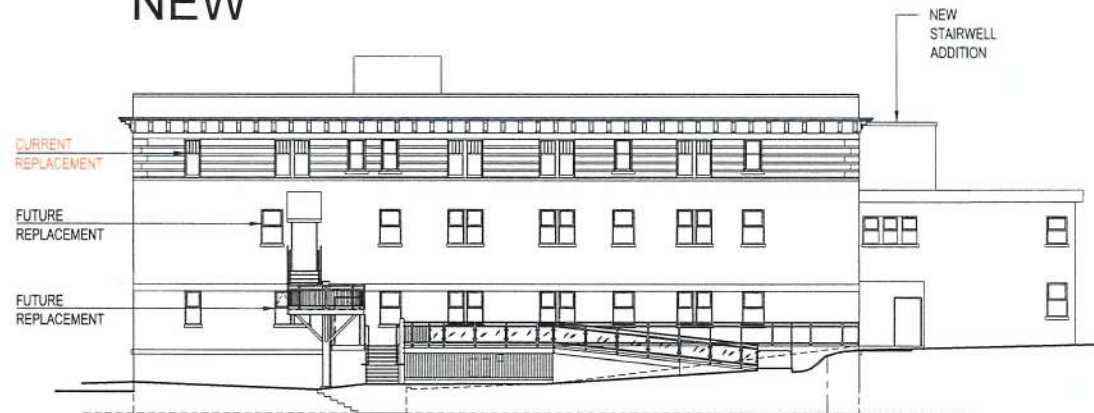


2
A3 EXISTING NORTH ELEVATION - GARDEN
Scale - 1:100

NEW



3
A3 TYPICAL VINYL WINDOW
Scale - NTS



4
A3 NEW NORTH ELEVATION - GARDEN
Scale - 1:100

Project
MT. EDWARDS RENOVATION
1002 VANCOUVER STREET
VICTORIA, BC

Title
EXISTING
& PROPOSED WINDOWS
NORTH SIDE ELEVATION

Project No: 1707
Drawn By: SS
Checked By: DB
Scale: A3 SHOWN

1 WINDOW REPLACEMENT JANE JUNE
2 WINDOW REPLACEMENT JANE JUNE

NO. ISSUE DATE
Revision History

Issued For: Drawing No: A3
0 REVIEW
1 REVIEW
2 REVIEW
3 REVIEW
4 REVIEW
5 REVIEW
6 REVIEW
7 REVIEW
8 REVIEW
9 REVIEW
10 REVIEW

Date: JAN 10, 2019

Received
City of Victoria

JUN 28 2019

Planning & Development Department
Development Services Division

JGA
Jensen Group Architects

Suite 111 - 1036 Vernon Avenue, Victoria, BC V8P2P1
P: 250 360 9009 E: jga@jensengroup.com

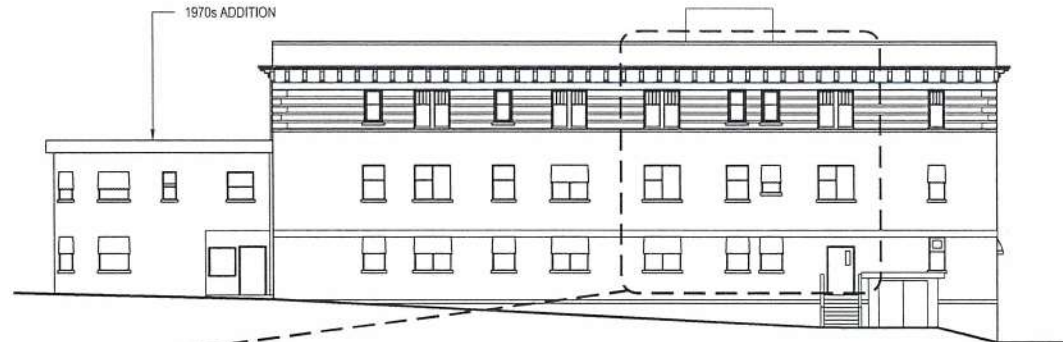
The design and drawings prepared by the Architect are instruments of service for the execution of the work shown and are the property of the Architect. Whether the work be executed or not and whether the copyright therein and in the work executed hereon, and they are not to be used in any way without the written consent of the Architect.

Written dimensions shall have precedence over scaled dimensions. The contractor shall verify all dimensions and conditions of the project and be responsible for reporting any variations from dimensions and conditions shown on this drawing to the Architect by adjustment prior to commencement.

These Design Documents are prepared solely for the use by the Party with whom the Design Professional has entered into a Contract and there are no representations of any kind made by the Design Professional to any Party with whom the Design Professional has not entered into contract.

Legend:

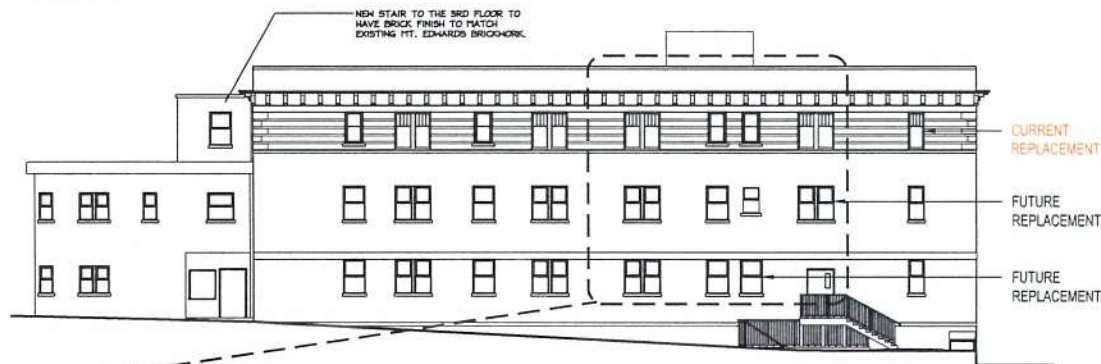
EXISTING



1 EXISTING WOOD WINDOW 3RD FLR - ALUMINUM WINDOW 2ND FLR
A4 Scale - NTS

3 EXISTING SOUTH ELEVATION - ROCKLAND AVENUE
A4 Scale - 1:100

NEW



4 NEW VINYL WINDOWS 3RD FLOOR
A4 Scale - NTS

5 NEW SOUTH ELEVATION - ROCKLAND AVENUE
A4 Scale - 1:100

Project
MT. EDWARDS RENOVATION
1002 VANCOUVER STREET
VICTORIA, BC

Title
EXISTING
& PROPOSED WINDOWS
SOUTH SIDE ELEVATION

Project No: 1707
Drawn By: SB
Checked By: DB
Scale: AS SHOWN

2. WINDOW REPLACEMENT JANE SUM
1. HERITAGE ALTERATION PERMIT FINCH/SH

No. 1001 DATE
Revision History

Issued For: Drawing No: A4
REVIEW FOR REVIEW
TERMS BUILDING PERMIT
CONSTRUCTION AS BUILT

Date: JAN 10, 2019

Received
City of Victoria

JUN 28 2019

Planning & Development Department
Development Services Division

JGA
Jensen Group Architects
Suite 111 • 1034 Johnson Street, Victoria, BC V8W 0P7
P: 250 360 9009 E: projects@jga.com

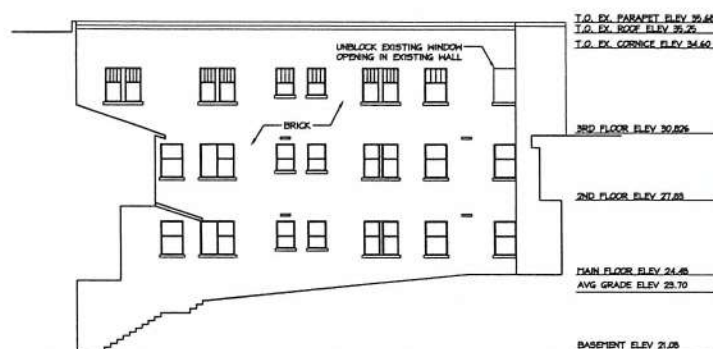
The design and drawings prepared by the Architect are instruments of service for the execution of the work shown and are the property of the Architect. Whether the work be executed or not and he reserves the copyright therein and in the work executed thereon, and they are not to be used in any way without the written consent of the Architect.

When dimensions shall have precedence over scaled dimensions. The contractor shall verify all dimensions and conditions of the project and be responsible for reporting any variations from dimensions and conditions shown on this drawing to the Architect for adjustment prior to commencement.

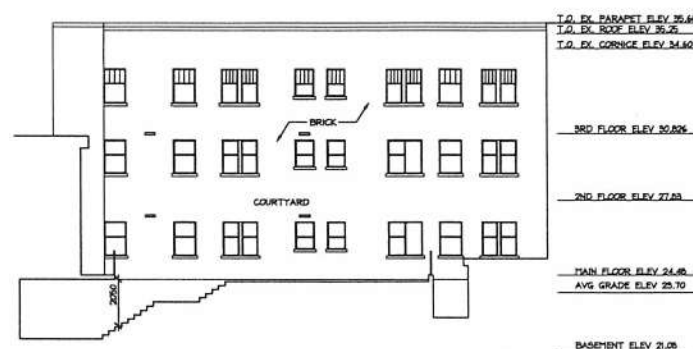
These Design Documents are prepared solely for the use by the Party with whom the Design Professional has entered into a Contract and there are no representations of any kind made by the Design Professional to any Party with whom the Design Professional has not entered into contract.

Legend:

EXISTING

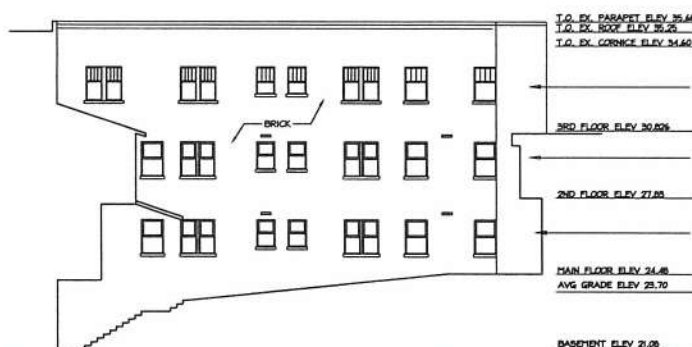


1 COURTYARD EXISTING NORTH ELEVATION
AS Scale • 1:100

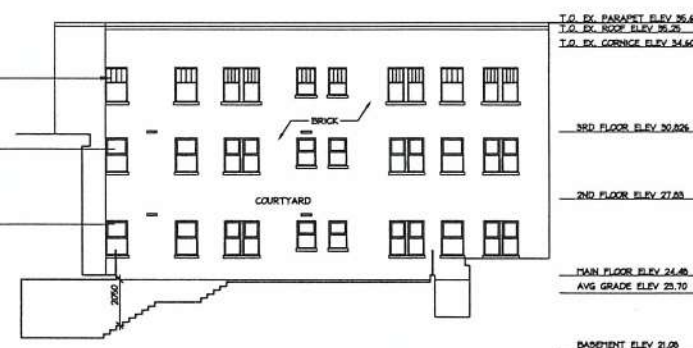


2 COURTYARD EXISTING SOUTH ELEVATION
AS Scale • 1:100

NEW



3 COURTYARD RENOVATION NORTH ELEVATION
AS Scale • 1:100



4 COURTYARD RENOVATION SOUTH ELEVATION
AS Scale • 1:100

Project
MT. EDWARDS RENOVATION
1002 VANCOUVER STREET
VICTORIA, BC

Title
EXISTING & PROPOSED WINDOWS
COURTYARD NORTH & SOUTH

Project No: 1707
Drawn By: BB
Checked By: DB
Scale: AS SHOWN

2. WINDOW REPLACEMENT JUNE 2019
1. EXISTING PLAN CHECK COMMENTS MAY 2019

No. 0001 DATE
Revision History

Issued For: Drawing No: A5

REVIEW
SQA REVIEW
TRIM
BUILDING PERMIT
CONSTRUCTION
AS BUILT

Date: JAN 10, 2019

Received
City of Victoria

JUN 28 2019

Planning & Development Department
Development Services Division

JGA
Jensen Group Architects
Suite 111 - 1038 Johnson Street, Victoria, BC V8W 0P7
P: 250 360 9009 E: projects@jgaarch.com

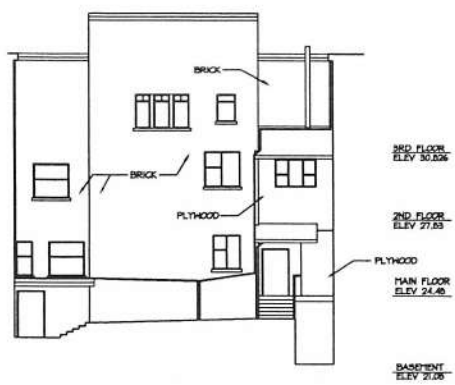
The design and drawings prepared by the Architect are instruments of service for the completion of the work shown and are the property of the Architect. The work shall be executed to the satisfaction of the Architect and the Architect reserves the right to make any changes or alterations to the design and drawings without the written consent of the Architect.

Written dimensions shall have precedence over scaled dimensions. The contractor shall verify all dimensions and conditions of the project and be responsible for reporting any variances from dimensions and conditions shown on this drawing to the Architect for adjustment prior to commencement.

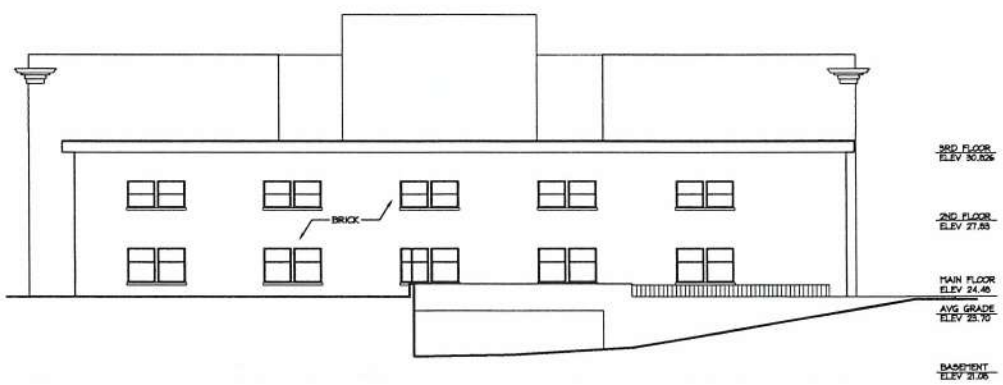
These Design Documents are prepared solely for the use by the Party with whom the Design Professional has entered into a Contract and there are no representations of any kind made by the Design Professional to any Party with whom the Design Professional has not entered into a contract.

Legend:

EXISTING

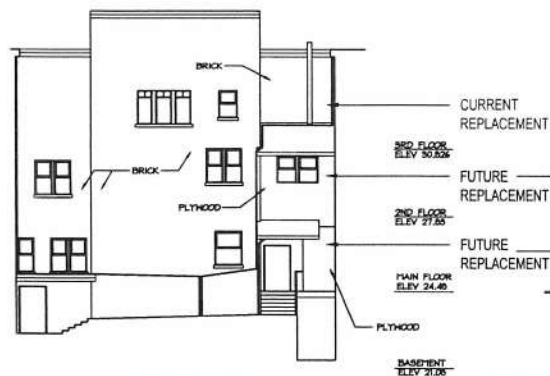


1 EXISTING EAST COURTYARD ELEVATION
AS Scale = 1/100

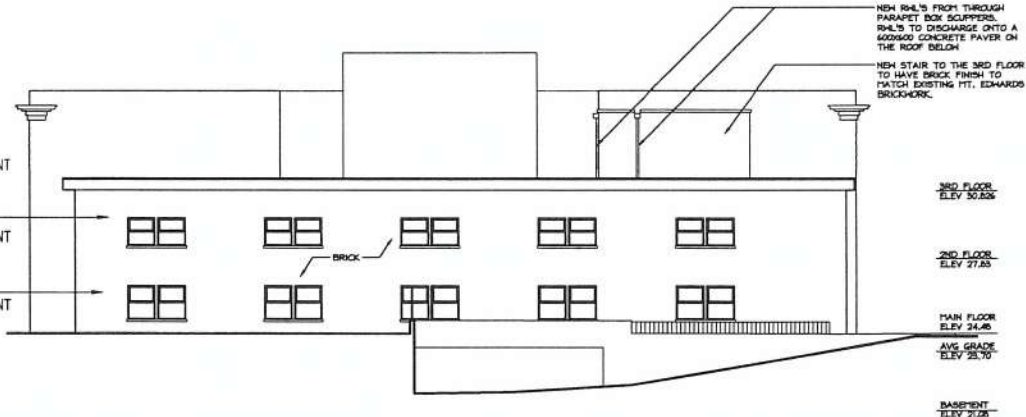


2 EXISTING EAST ELEVATION
AS Scale = 1/100

NEW



3 NEW EAST COURTYARD ELEVATION
AS Scale = 1/100



4 NEW EAST ELEVATION
AS Scale = 1/100

Project
MT. EDWARDS RENOVATION
1002 VANCOUVER STREET
VICTORIA, BC

Title
EXISTING & PROPOSED WINDOWS
EAST ELEVATIONS & COURTYARD

Project No: 1707
Drawn By: BS
Checked By: DS
Scale: AS SHOWN

2. WINDOW REPLACEMENT - ASSESS BUILT
1. BUILDING PLAN CHECK COMMENTS - NOT YET

NO. ISSUE: Revision History DATE

Issued For: Drawing No: A6
REVIEW
FOR REVIEW
FOR REVIEW
FOR REVIEW
BUILDING PERMIT
CONSTRUCTION
AS BUILT

Date: JAN 10, 2019

Received
City of Victoria

JUN 28 2019

Planning & Development Department
Development Services Division

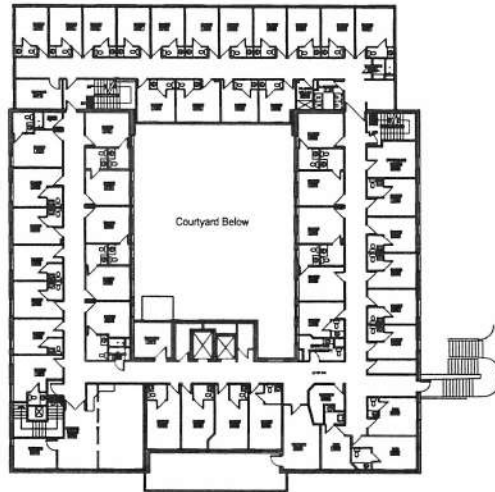
JGA
Jensen Group Architects

Suite 111 - 1034 Johnson Street, Victoria, BC V8P9P7
P: 250 340 8009 E: projects@jga.com

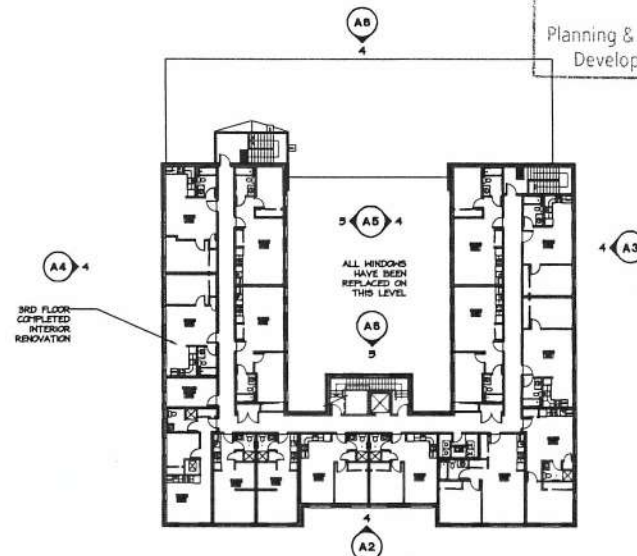
The design and drawings prepared by the Architect are instruments of service for the execution of the work shown and are the property of the Architect. Whether the work be executed or not and he reserves the copyright therein and in the work executed thereon, and they are not to be used in any way without the written consent of the Architect.

Written dimensions shall have precedence over scaled dimensions. The contractor shall verify all dimensions and conditions of the project and be responsible for reporting any variations from dimensions and conditions shown on this drawing to the Architect for adjustment prior to commencement.

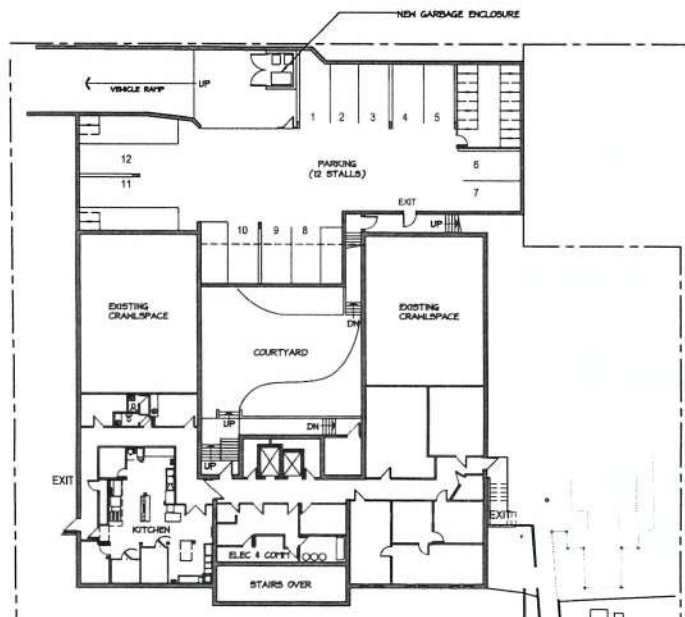
These Design Documents are prepared solely for the use by the Party with whom the Design Professional has entered into a Contract and there are no representations of any kind made by the Design Professional to any Party with whom the Design Professional has not entered into contract.



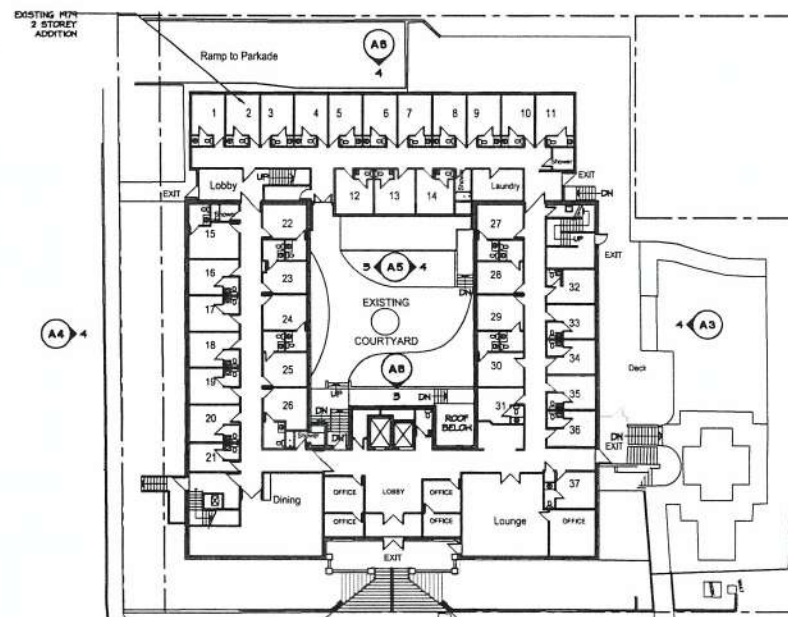
2 2ND FLOOR REFERENCE PLAN FUTURE WINDOW REPLACEMENT
A7 Scale = 1:200



4 3RD FLOOR REFERENCE PLAN CURRENT WINDOW REPLACEMENT
A7 Scale = 1:200



1 BASEMENT REFERENCE PLAN
A7 Scale = 1:200



2 1ST FLOOR REFERENCE PLAN FUTURE WINDOW REPLACEMENT
A7 Scale = 1:200

Project
MT. EDWARDS RENOVATION
1002 YANCOUVER STREET
VICTORIA, BC

Title
REFERENCE PLANS

Project No: 1707
Drawn By: PJ
Checked By: DB
Scale: 1:200

1. WINDOW REPLACEMENT JAN 2019

2. PERMITS ALTERNATION PERMIT FEBRUARY 2019

No. 1006 DATE

Revision History

Issued For: Drawing No:

01 REVIEW PJL REVIEW

02 REVIEW PJL REVIEW

03 REVIEW PJL REVIEW

04 REVIEW PJL REVIEW

05 REVIEW PJL REVIEW

06 REVIEW PJL REVIEW

07 REVIEW PJL REVIEW

08 REVIEW PJL REVIEW

09 REVIEW PJL REVIEW

10 REVIEW PJL REVIEW

11 REVIEW PJL REVIEW