

1 SITE PLAN
Scale: 1:150

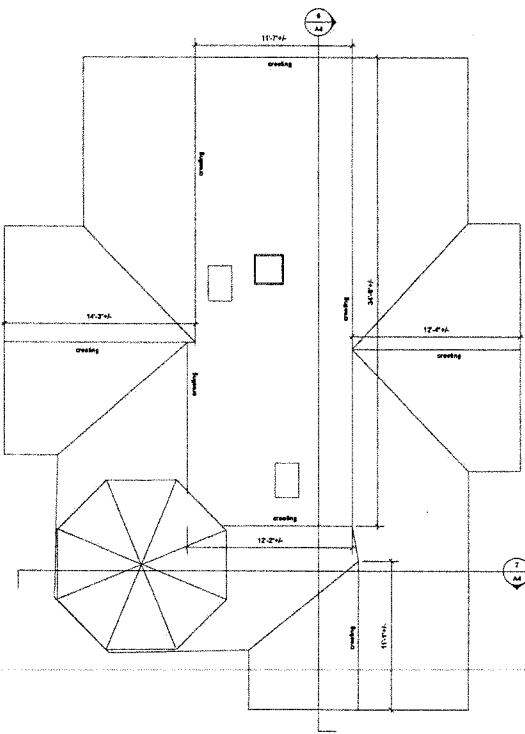
LEGAL: LOT 33 PLAN VIP182 LAND
DISTRICT 57 SPRING RIDGE
PID: 006-450-073
CIVIC: 1702 FERNWOOD ROAD, VICTORIA



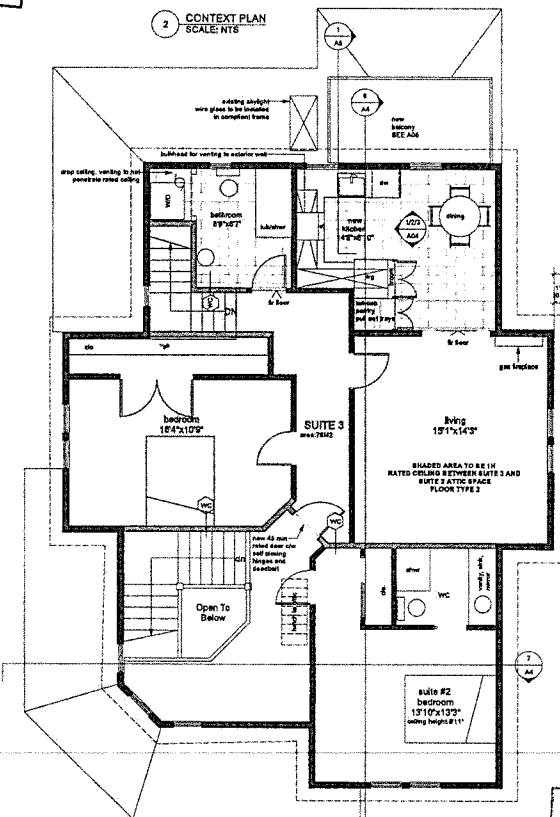
2 CONTEXT PLAN
SCALE: NTS



3 1908 PHOTO, TAKEN TWO YEARS AFTER COMPLETION



4 roof plan
Scale: 1/4" = 1'-0"



5 second floor
Scale: 1/4" = 1'-0"

EXISTING	PROPOSED
ZONE	R1-B CONVERSION
LOT AREA	63342 UNCHANGED
FLOOR AREA BAYD (EX ACC & BAYD)	3711 UNCHANGED
LOT COVERAGE	59.4% 54.5%
DEVELOPMENT %	18.4% 18.4%
REAR AREA	182.9m ² UNCHANGED
OPEN SPACE % REAR YARD	28.4% 28.4%
PARKING	2 UNCHANGED
BICYCLE PARKING	0-4m C 2.2 4
RETRACTOR DWELLING	84M UNCHANGED
FRONT LOT LINE	4.8M UNCHANGED
REAR LOT LINE	1.2M UNCHANGED
TOTAL SIDE LOT LINE	8M UNCHANGED
REAR LOT LINE	10.8M UNCHANGED
INTERIOR SIDE LOT LINE	0.4M UNCHANGED
FRONT LOT LINE	0.4M UNCHANGED
REAR LOT LINE	36.3M UNCHANGED
DISTANCE FROM DWELLING	4.1M UNCHANGED
HEIGHT OF ACCESSORY BUILDING	2.7M UNCHANGED
NUMBER OF STOREYS	2 UNCHANGED
VOLUME OF ACCESSORY BUILDING	37.9M ³ UNCHANGED
AVERAGE GRADE	387.9M UNCHANGED
GROSS FLOOR AREA	128.8M ² UNCHANGED
MAIN FLOOR	128.8M ² UNCHANGED
SECOND FLOOR	128.8M ² UNCHANGED
BASEMENT FLOOR	128.8M ² UNCHANGED
ACCESSORY BUILDING (NOT IN GROSS FLOOR AREA)	34M ² UNCHANGED
TOTAL NUMBER OF UNITS	3
UNIT TYPE: 1X2 BEDROOM, 2X1 BEDROOM	
GROSS GRENATED UNITS	1
SUITE AREA: 1 18M ² , 2 18M ² , 3 18M ²	78M ²
MINIMUM UNIT FLOOR AREA	26M ²
TOTAL RESIDENTIAL FLOOR AREA	333M ² UNCHANGED

parking calculation
4 req. - 2 req = 1 vehicle

- NOTE:
- REFER TO THE SPECIFICATIONS WHICH ACCOMPANY THESE DRAWINGS
 - REFER TO THE SCOPE OF WORK AS PREPARED BY QUANTITY MANAGEMENT
 - VENTILATION TO COMPLY WITH CODE REQUIREMENTS
 - UNITS TO BE AS SPECIFIED BY THE OWNER
 - TOP AND BOTTOM BUTTER TO HAVE FABRICE BUTTERS THAT COMPLY WITH CODES
 - CARBON MONOXIDE DETECTION TO BE IN ACCORDANCE WITH CODE
 - REFER TO ELECTRICAL DRAWINGS

- Second Floor Scope of Work
- floor separating unit 263 is rated as shown on A01
 - ceiling revision see detail
 - all walls painted to owners spec
 - new kitchen millwork to owners spec
 - install original finishes and repair minor damage, refresh to match existing in kitchen
 - install new rated door between new suite 263
 - lighting fixtures to be cleaned and installed
 - see electrical
 - fresh air intake in bedroom and living room of unit 3, bedroom fan to run continuously
 - carbon monoxide detection to be installed

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City of Victoria
SEP 30 2019
Planning & Development Department
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LEGEND	
[Symbol]	existing reuse wall
[Symbol]	working wall

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COMMENTS		
No.	Description	Date
1	ISSUED FOR REVIEW	25/08/19 JA
2	ISSUED FOR SHAW	25/08/19 JA
3	ISSUED FOR PERMIT/ALTERATION/REVISION	10/10/19 JA
4	ISSUED FOR HAP	26/09/19 JA
5	REV1	16/10/19 JA

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PROJECT
1702 FERNWOOD ROAD
EXTERIOR ALTERATIONS
TRIPLEX CONVERSION
HAP

SHEET TITLE
CONTEXT PHOTO
SITE PLAN
FLOOR PLAN
DATA TABLE

SCALE	FOR THIS SHEET
AS SHOWN	1:80
DATE PLOTTED	SEPT 26, 2019
DRAWN BY	JGUA
	A01

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COMMENTS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	23MAY18 JA
2	ISSUED FOR DMAP	27JUN18 JA
3	ISSUED FOR PERMIT/ALTERATION COMMENTARY	12OCT18 JA
4	ISSUED FOR HAP	06NOV18 JA
5	REV 1	18NOV18 JA

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PROJECT

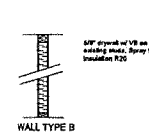
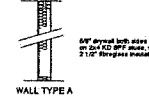
1702 FERNWOOD ROAD
 EXTERIOR ALTERATIONS
 TRIPLEX CONVERSION
 HAP

SHEET TITLE

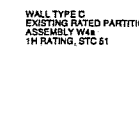
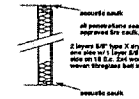
BASEMENT AND MAIN
 FLOOR PLANS
 & DETAILS

SCALE AS SHOWN	JOB No. 1803
DATE PLOTTED SEPT 26, 2019	A02
DRAWN BY AJL/JA	

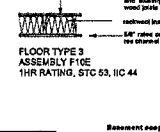
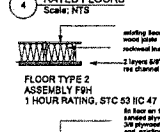
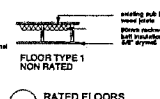
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 Scale: NTS



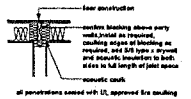
2 RATED PARTITIONS
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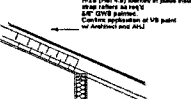
3 NON RATED FLOORS
 Scale: NTS



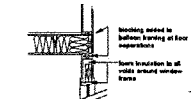
5 TYPICAL FLOOR BLOCKING
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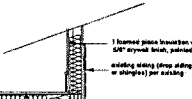
6 ROOF INSULATION DETAIL
 Scale: NTS



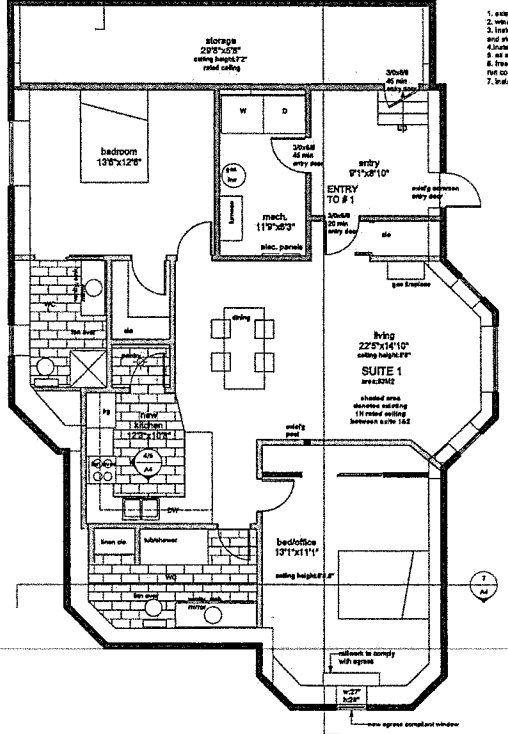
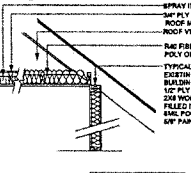
8 TYPICAL EXTERIOR WALL DETAIL
 Scale: 1/16" = 1'-0"



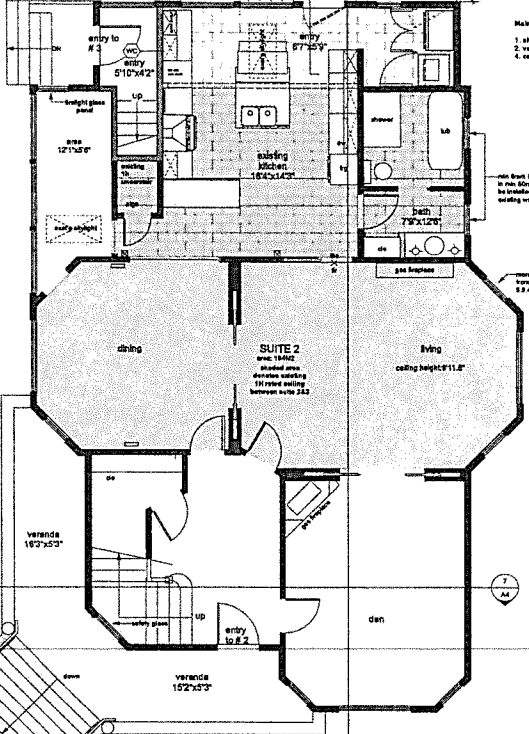
9 LOWER WALL SECTION
 NTS



7 TYPICAL ATTIC AND ROOF INSULATION DETAIL
 Scale: NTS



- Basement Scope of Work**
1. ceiling steel work and ceiling to align
 2. windows to comply with egress code in bedrooms
 3. install new 20mm door for suite and new 45 mm door for mech and storage
 4. install kitchen cabinets, fixtures and appliances
 5. all areas painted, ceiling to have smooth drywall joint work
 6. break air intake in all bedrooms and living area, bedroom fan to the outside only
 7. install carbon monoxide detector on main area



- Main Floor Scope of Work**
1. shaded area of ceiling is noted see detail
 2. venting to outside
 3. carbon monoxide detector to be installed

10 basement suite 1
 Scale: 1/4" = 1'-0"

11 main floor - suite 2
 Scale: 1/4" = 1'-0"

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LEGEND

- existing wall
- existing door
- new wall

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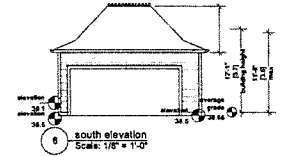
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COMMENTS

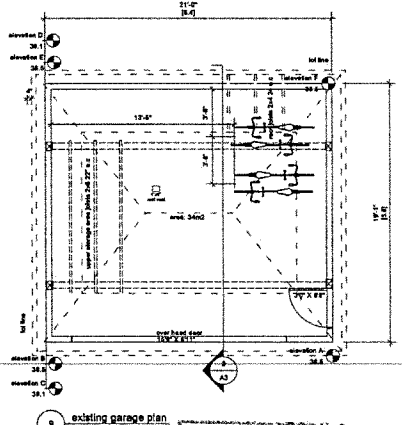
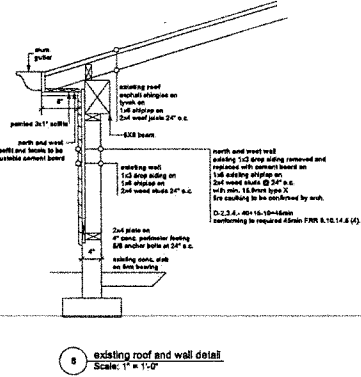
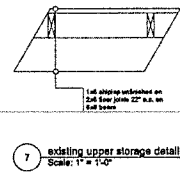
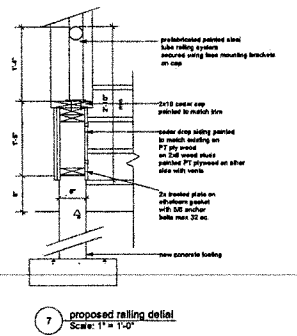
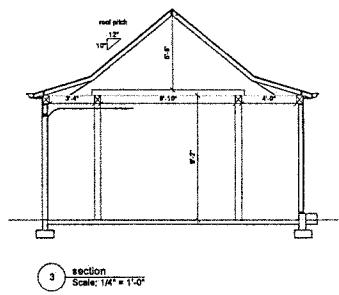
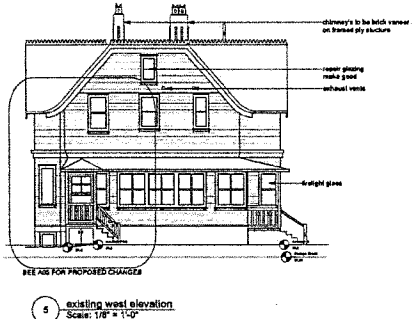
no.	description	date	by
1	ISSUED FOR REVIEW	25/07/18	JA
2	ISSUED FOR SHOP	31/07/18	JA
3	ISSUED FOR PERMIT (Development)	12/10/18	JA
4	ISSUED FOR HAP	04/09/19	JA
5	REV 1	16/10/19	JA

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garage average grade
17'-11"
17'-0"
16'-0"
15'-0"
14'-0"
13'-0"
12'-0"
11'-0"
10'-0"
9'-0"
8'-0"
7'-0"
6'-0"
5'-0"
4'-0"
3'-0"
2'-0"
1'-0"
0'-0"
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-17'-0"
-18'-0"
-19'-0"
-20'-0"



SCALE AS SHOWN	JOB NO. 1803
DATE PLOTTED SEPT 26, 2019	A03
DRAWN BY JOKIA	

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City of Victoria
SEP 30 2019
Planning & Development Department
Development Services Division

PROJECT
1702 FERNWOOD ROAD
EXTERIOR ALTERATIONS
TRIPLEX CONVERSION
HAP

SHEET TITLE
ELEVATIONS
EXISTING
STORAGE SHED

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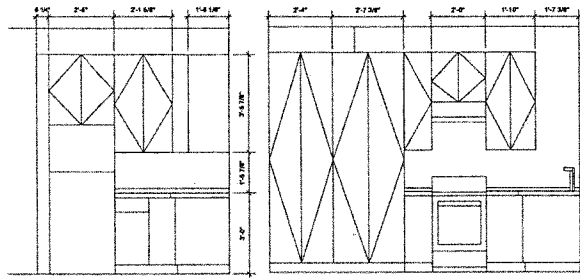
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COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REVIEW	22/04/19	JA
2.	ISSUED FOR CHAP	21/07/19	JA
3.	ISSUED FOR PERMIT AND/OR COMPLIANCE	12/10/19	JA
4.	ISSUED FOR HAP	06/06/19	JA
5.	REV 1	16/10/18	JA

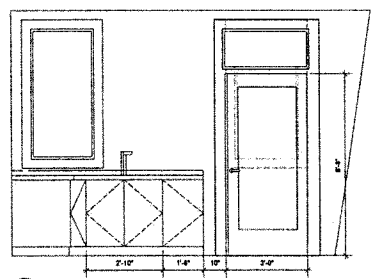
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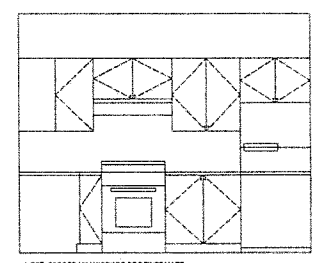


1 Unit #3 Kitchen - East
Scale: 1/2" = 1'-0"

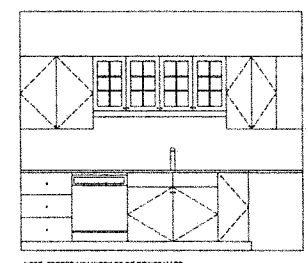
2 Unit #3 Kitchen - South
Scale: 1/2" = 1'-0"



3 Unit #3 Kitchen - West
Scale: 1/2" = 1'-0"



4 Unit #1 Kitchen - South
Scale: 1/2" = 1'-0"



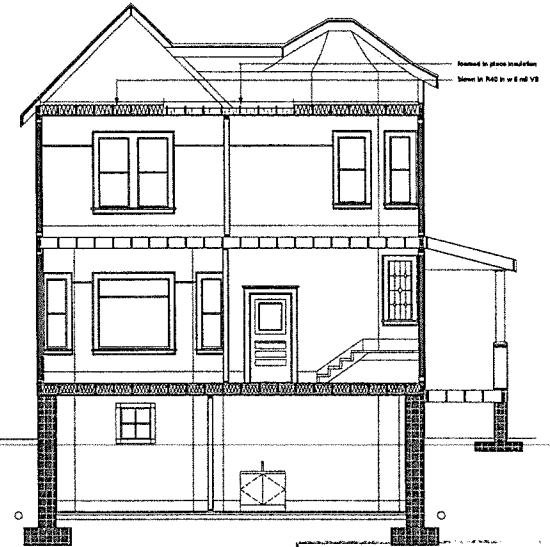
5 Unit #1 Kitchen - West
Scale: 1/2" = 1'-0"

NOTE #1000 MILLWORK TO BE REINSTALLED

NOTE #1000 MILLWORK TO BE REINSTALLED



6 section
Scale: 1/4" = 1'-0"



7 section
Scale: 1/4" = 1'-0"

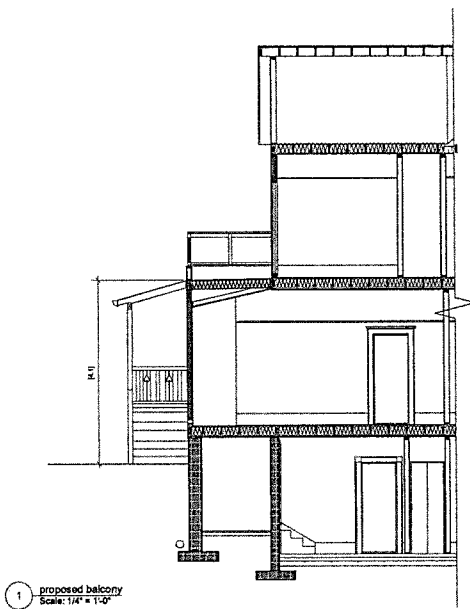
PROJECT
 1702 FERNWOOD ROAD
 EXTERIOR ALTERATIONS
 TRIPLEX CONVERSION
 HAP

SHEET TITLE
 INTERIOR ELEVATIONS
 SECTIONS

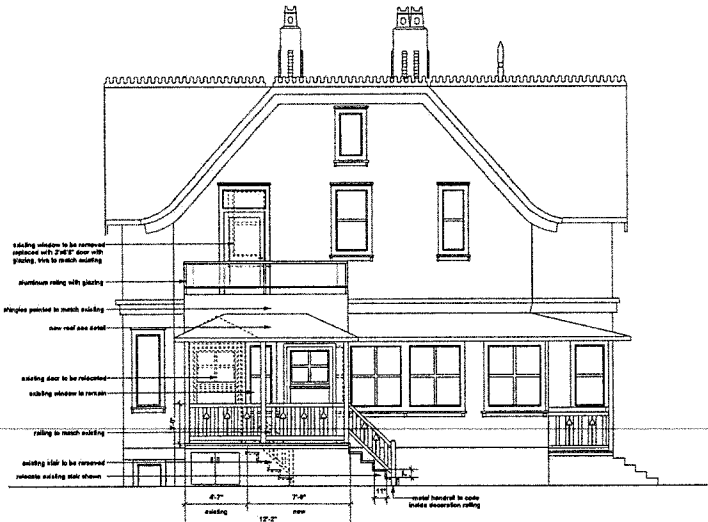
SCALE AS SHOWN	DATE 1803
DATE PLOTTED SEPT 26, 2019	
DRAWN BY JKJA	A04

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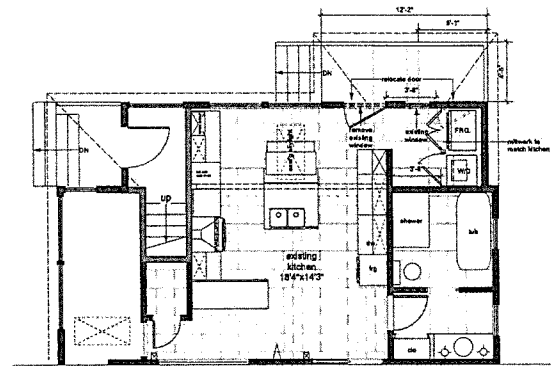
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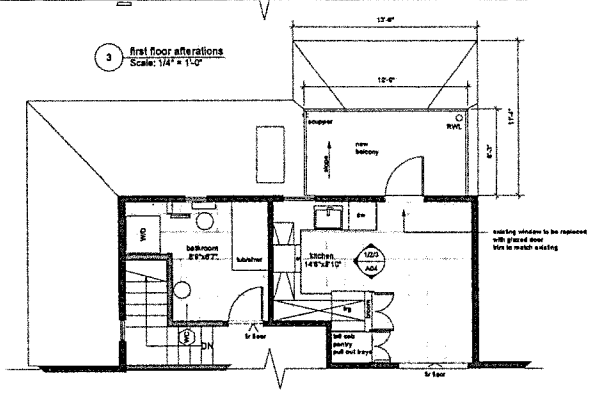
1 proposed balcony
Scale: 1/4" = 1'-0"



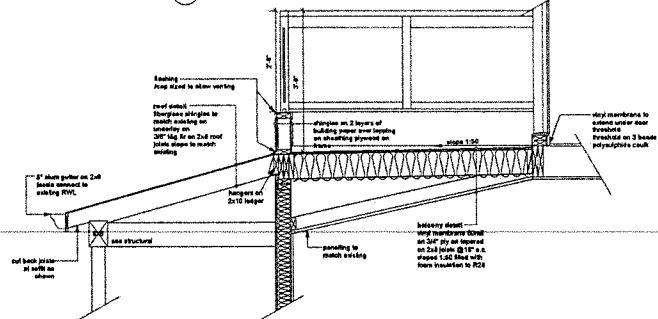
2 proposed alterations
Scale: 1/4" = 1'-0"



3 first floor alterations
Scale: 1/4" = 1'-0"



4 second floor proposed balcony
Scale: 1/4" = 1'-0"



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COMMENTS

No.	Description	Date	By
1	ISSUED FOR REVIEW	23/4/18	JA
2	ISSUED FOR DMAP	21/07/18	JA
3	ISSUED FOR PERM/Pre-work conversion	12/07/18	JA
4	ISSUED FOR VAP	06/09/18	JA
5	REV 1	18/10/18	JA

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PROJECT
1702 FERNWOOD ROAD
EXTERIOR ALTERATIONS
TRIPLEX CONVERSION
HAP

SHEET TITLE
EXTERIOR ALTERATIONS
FLOOR PLANS
ELEVATIONS

SCALE AS SHOWN	JOB No. 1803
DRAWN BY SEPT 26, 2019	
CHECKED BY JGLJA	A05

Received
City of Victoria

SEP 30 2019

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