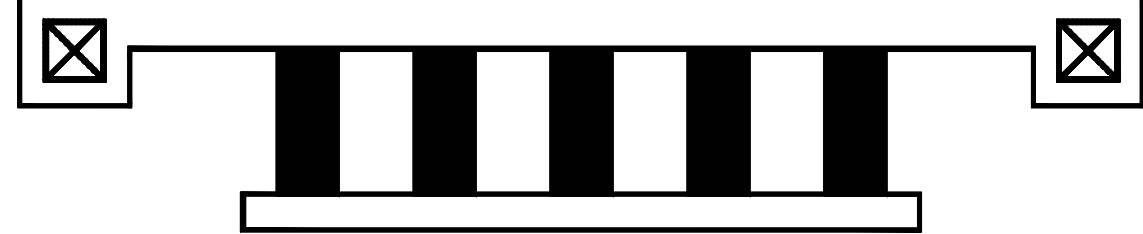


Rezoning Application Drawings




PID: 008674477

Owner: Gordon D. Osborne

121 Menzies St, Victoria, BC, V8V-2G4

Legal: Lot 27, Section 11 Beckley Farm, Victoria, BC

Plan: 753



Revisions
Received Date:
May 26, 2021


 <p>John Ivison & Associates Ltd. 1-778-898-1909 JohnIvison@JohnIvison.com</p> <p>Mainland: 3164 W. 6th Ave., Vancouver, B.C. V6K 1X8, Canada Island: 6251 Thomson Terrace, Maple Bay, Duncan, B.C. V8L 5R1</p>	SCALE: <u>1/8"=1'</u> DRAWN: <u>CDM</u> DATE: <u>MAY.20.2021</u> CHECKED: <u>JTI/JIAA</u>	Mr. Gordon Osborne (REZONING DRAWINGS) 121 Menzies Street, Victoria, B.C.		Drwg #: <h1>C1</h1>
	Approved for use in Construction (Initials) _____	Rezoning Application Drawings		
	DISK NO. <u>NA</u> FILE No. <u>GDO-001/0814</u>	Issue Date: May 2021	EDIT VERSION	

Table of Contents

- C1 - Cover Sheet
- C2 - Table Of Contents
 - Construction Notes
 - Door and Window Schedule
 - Suite Data Information Table
- C3 - Lot Plan - Survey - 2014
 - Project Data Table
- C3A - Bike Storage
- C4 - City to House Site Services

Architectural (APPROVED) 1992 - Drawing

HOUSE

- A1 - Floor Plans - Main / Bsmnt
- A2 - Floor Plans - 2nd / Attic
- A3 - Elevations - West
- A4 - Elevations - East
- A5 - Elevations - North
- A6 - Elevations - South
- A7 - General X Section
- A8 - Concrete FND, FTG's and Walls
- A8A - Bikes & Garden STG Detail
- A9 - UTILITY BLDG - Elevations
- A10 - UTILITY BLDG - Foundation
- A11 - UTILITY BLDG - Cross section

Window Schedule

- 20-60 ½ - 1
- 26-50 0 - 2
- 26-56 ½ - 3
- 30-36 ½ - 4
- 36-36 ½ - 5
- 36-56 ½ - 6
- 40-36 0 - 7
- 40-40 0 - 8
- 40-50 0 - 9
- 60-30 ¾ - 10
- 60-40 0 - 11
- 60-50 0 - 12
- 20-40 0 - 13
- 26-30 0 - 14

Door Schedule (Rating)


- 24" std - 1 24" Fire 1.0 Hour - 1
- 28" std - 2 28" Fire 1.0 Hour - 2
- 30" std - 3 30" Fire 1.0 Hour - 3
- 32" std - 4 32" Fire 1.0 Hour - 4
- 34" std - 5 34" Fire 1.0 Hour - 5
- 36" std - 6 36" Fire 1.0 Hour - 6

General Construction Notes

- 1) Building contractor is to Verify all dimensions on site before proceeding
- 2) Measurements on site take precedence over scaling off drawings.
- 3) All concrete is to be a minimum 20 mpa (3000 psi) @ 28 days
- 4) All lintels in load bearing walls to be a minimum 2@2x10 SPF unless otherwise noted.
- 5) All plates on concrete to be rot treated & or be separation isolated upon installation.
- 6) Flush framed members shall be anchored using joist hangers.
- 7) Flash all unprotected openings and changes in materials on exterior walls.
- 8) All grades shown are approximate only.
- 9) All construction to comply with Local, BC and National Building codes as applicable.
- 10) All materials specified are subject to local availability
- 11) Roof Trusses and Manufactured floor members shall be designed by authorized engineer, who shall ensure that lintels, beams and posts over load bearing points are designed to withstand appropriate loads imposed upon them.
- 12) Design snow loads = 35psf (not to be exceeded)
- 13) All structural framing lumber shall be #1 & 2 SPF or better unless noted otherwise.
- 14) Do not use Fingerjoint (FJ) studs under beams, lintels or girders.
- 15) Lot Survey has been completed and construction is to be contained and maintained within dimensions of observed building envelope.

Suite Data Information Table

Floor / Suite #	ft 2	m2	Configuratiion
Bsmnt #8	312.08	28.99	Bachelor w/ Bath
Bsmnt #9	549.70	51.06	1 Bedroom w/ 2 bath Full Kichen & Dining "Caretaker"
Bsmnt #11	159.15	14.78	Bachelor w/ Bath & Kitchenette
Main Flr #1	317.67	29.51	Bachelor w/ Bath & Kitchen w/ Stg Loft
Main Flr #3	348.49	32.37	1 Bedroom w/ Bath and Kitchen
Main Flr #10	543.34	50.47	2 Bedroom w/ Bath and Kitchen w/ Stg Loft
2nd Floor #4	448.87	41.70	1 Bedroom w/ Bath and Kitchen w/ Stg Loft - 2 Levels
2nd Floor #5	384.12	35.68	1 Bedroom w/ Bath and Kitchen w/ Stg Loft
2nd Floor #6	261.29	24.27	Bachelor w/ Bath and Kitchen w/ Stg Loft
2nd Floor #7	757.99	70.41	1 Bedroom w/ 2 bath and Kitchen w/ Stg Loft - 2 Levels
Bsmnt Office	255.88	23.77	Caretaker / Owner Office space
Totals	4338.58	403.07	Mixed Usage Units



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SCALE: 1/8"=1' DRAWN: CDM
 DATE: MAY.20.2021 CHECKED: JTI/JIAA

Approved for use in Construction (Initials) _____

DISK NO. NA FILE No. GDO-001/0814

Mr. Gordon Osborne (REZONING DRAWINGS)
 121 Menzies Street, Victoria, B.C.

Table of Contents - Rezoning Dwgs

Issue Date: May 2021 EDIT VERSION 9

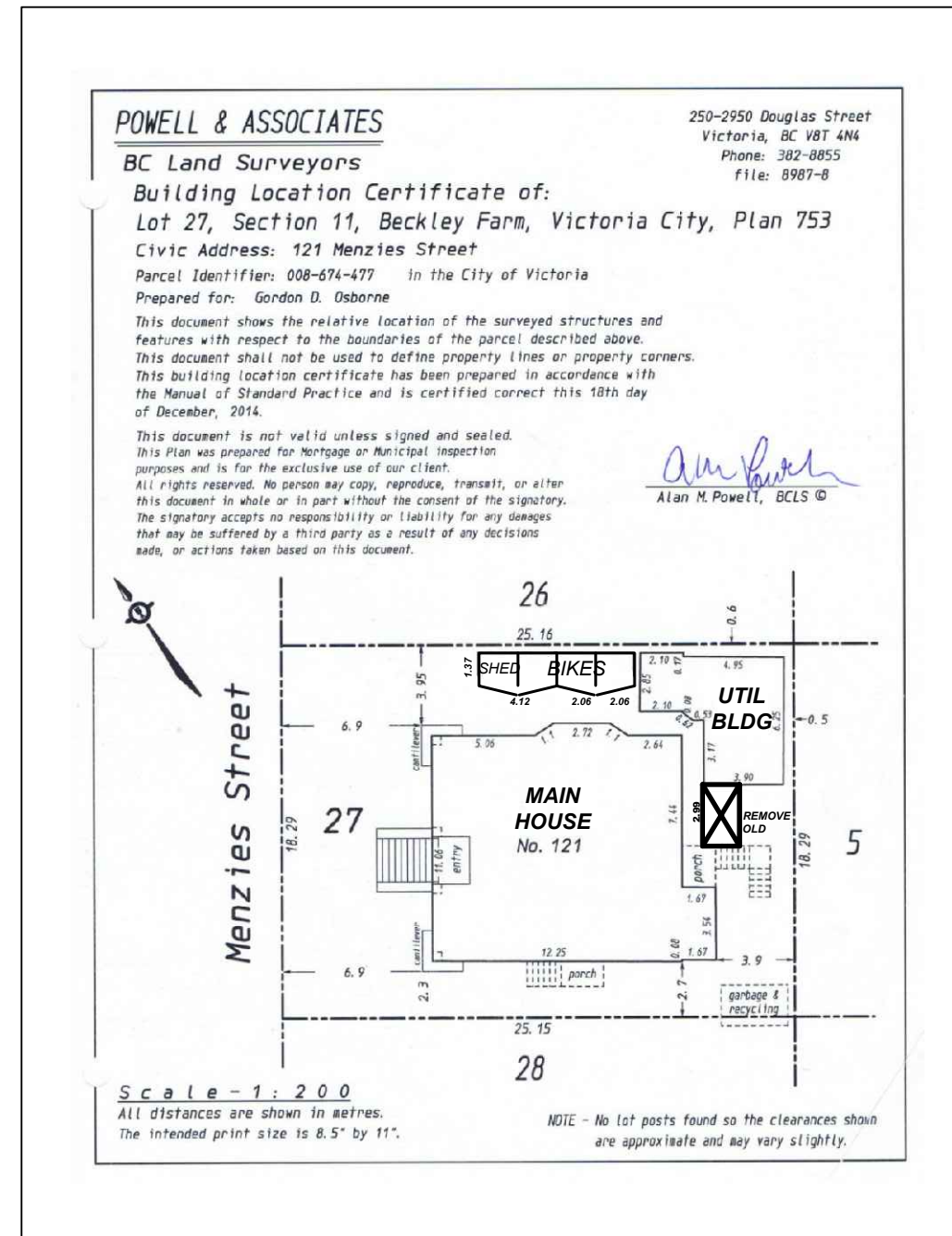
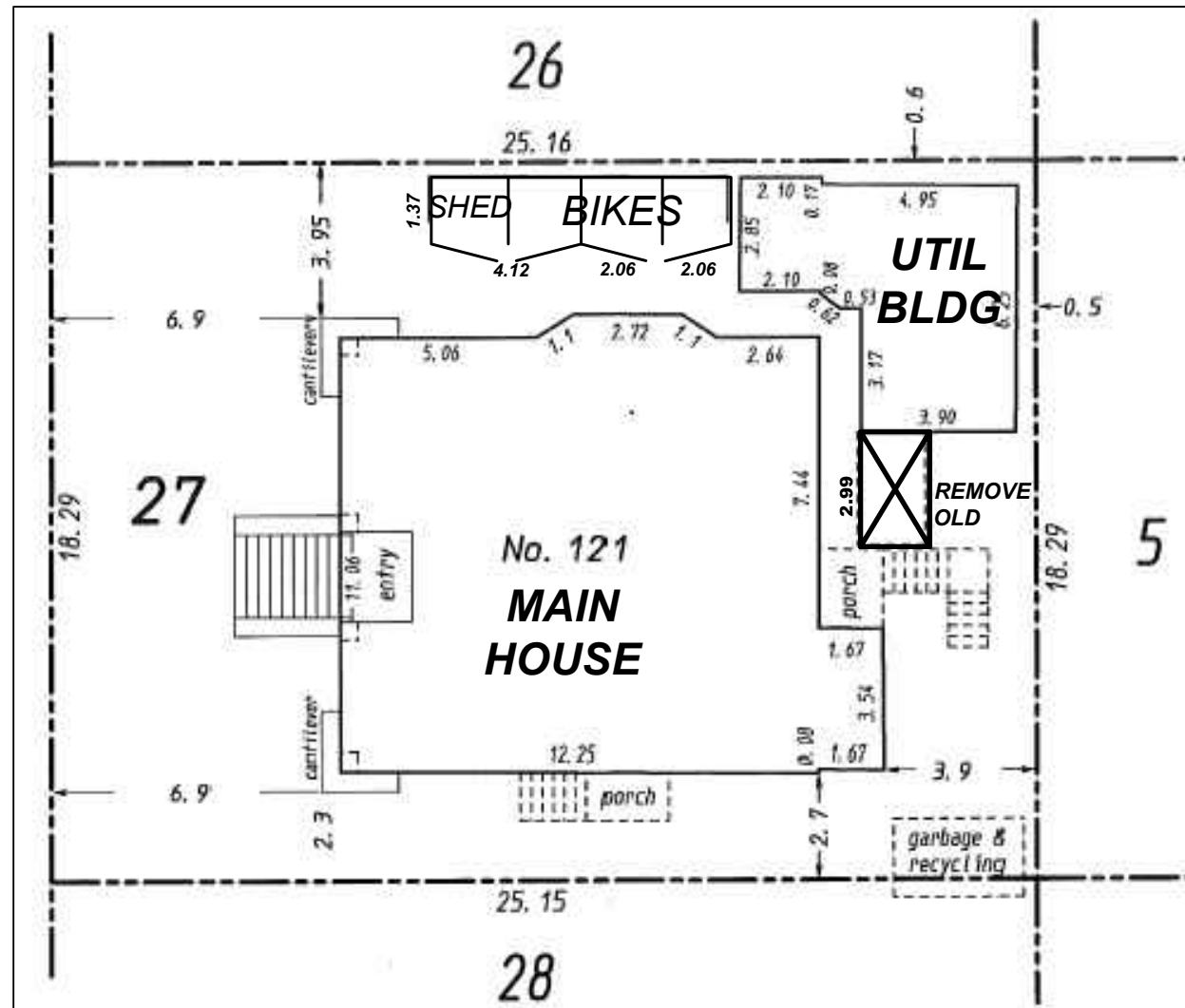
Drwg #:
C2

Project Information Data Table	
Zone Existing	R-2 (DP16)
Proposed Zone	New Zone - Site Specific
Site Area	*5028.80 sf (467.19 m2)
Total Floor Area	*5625.95 sf (522.67 m2)
Commercial Floor Area	NA
Floor Space Ratio	*1.12
Site Coverage %	42.3
Open Site Space %	*44
Height of Building	39'-11 ³ / ₄ " (12.19m)
Number of Storeys	4
Parking Stalls on Site #	1
Bicycle Parking	*10

Building Setbacks	
Front Yard	24'-3 ¹ / ₄ " (7.40m)
Rear Yard	12'-9 ¹ / ₂ " (3.90m)
Side Yard (North)	11'-9 ³ / ₈ " (3.59m)
Side Yard (South)	9'-2 ¹ / ₄ " (2.80m)
Combined Side Yards	20'-11 ⁵ / ₈ " (6.39m)

* Denotes Revised Data

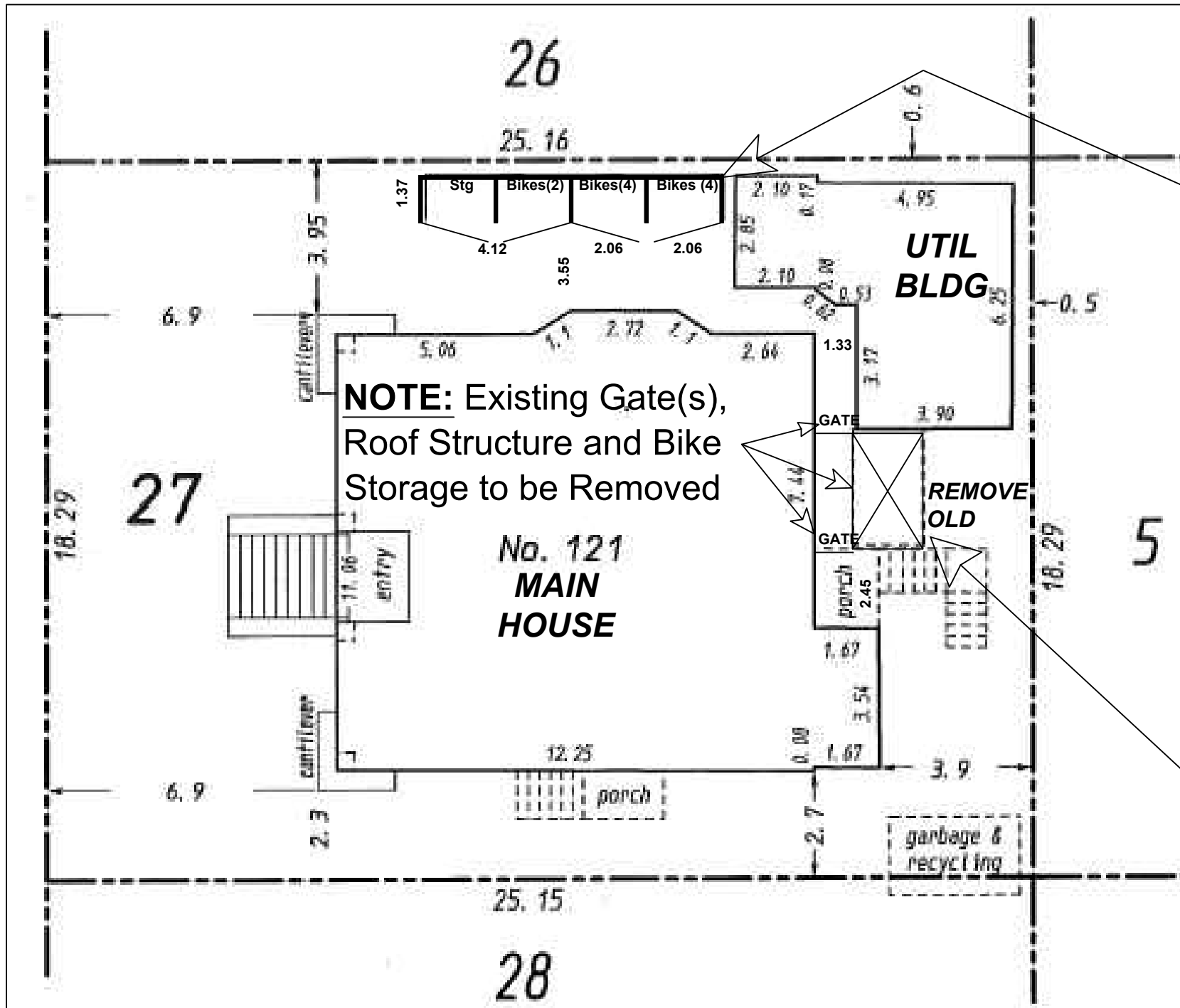
Residential Units Details	
Total Number of Units	*10 Mixed Usage
Unit Type	*1 Bdrm / 2 Bdrm / Bachelor
Ground Orientated Units	3
Min Unit Floor Area	*159.15 sf (14.78 m2)
Residential Floor Area	Refer to Suite Data Table - DWG C2



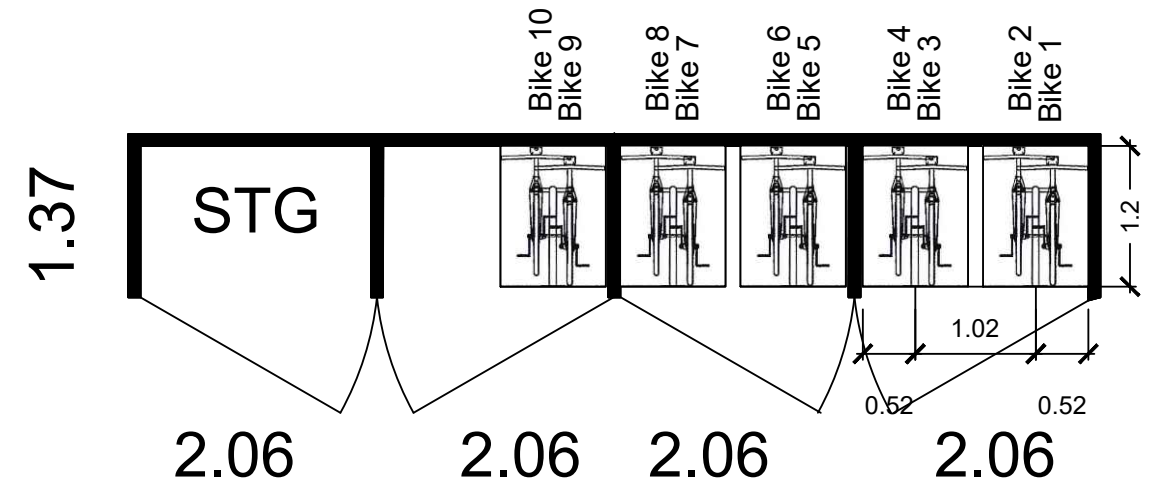
A Proposed Bike Parking - STG Area

SCALE: 1/8"=1'	DRAWN: CDM	Mr. Gordon Osborne (REZONING DRAWINGS) 121 Menzies Street, Victoria, B.C.	
DATE: MAY.20.2021	CHECKED: JTI/JIAA	Site Plan and Data - Rezoning Dwgs	
Approved for use in Construction (Initials)		Issue Date: May 2021	EDIT VERSION 9
DISK NO. NA	FILE No. GDO-001/0814		

C3



***** NEW *****
SHED & BIKE STORAGE



NOTE 1: 10 Bikes @ Vertical Stg Position (as per City specification)

NOTE 2: Existing Gates, Roof Structure and Bike Storage to be Removed

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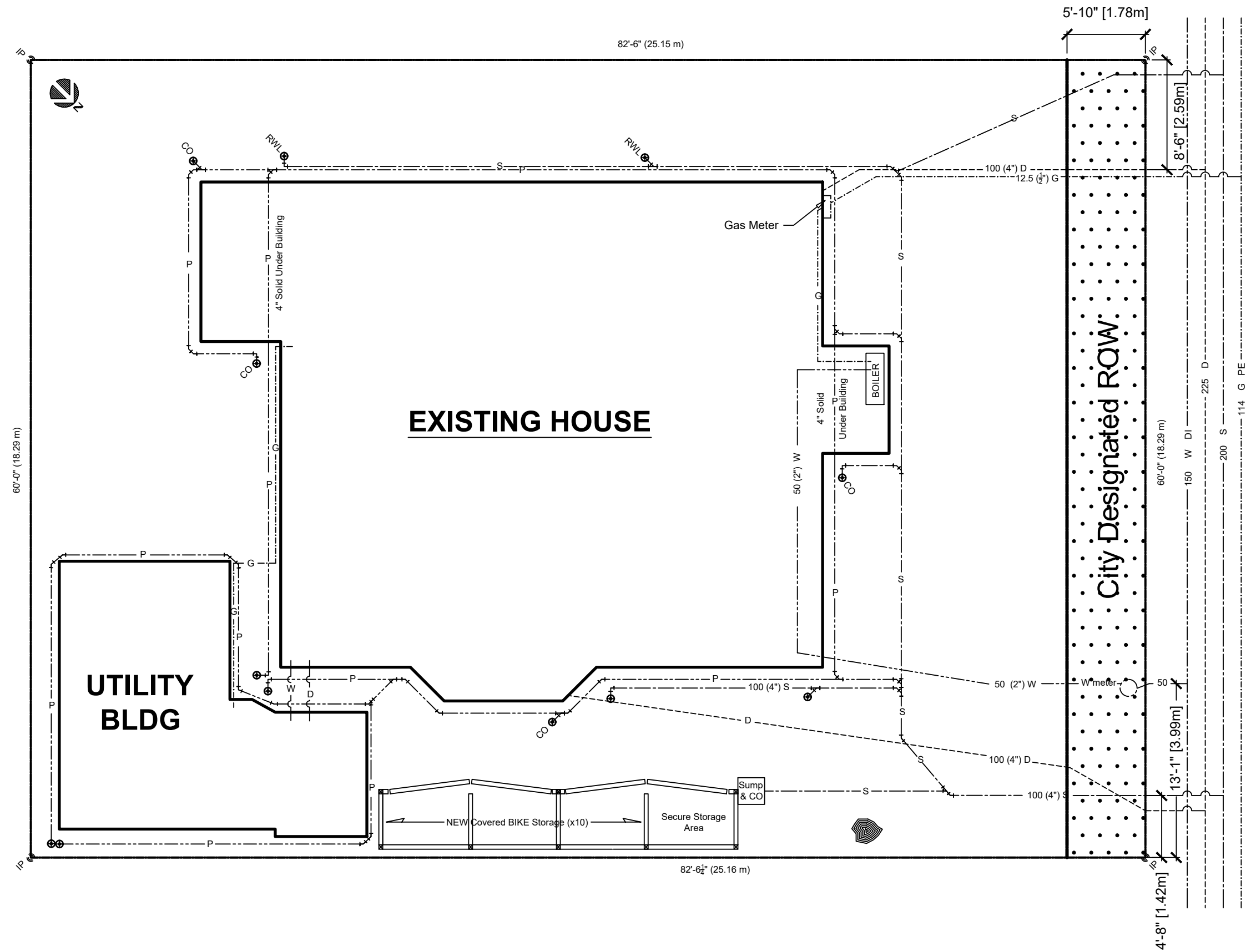
DISK NO. NA FILE No. GDO-001/0814

Mr. Gordon Osborne (REZONING DRAWINGS)
 121 Menzies Street, Victoria, B.C.

Site Plan and Data - Bike Storage

Issue Date: May 2021 EDIT VERSION 9

Drwg #:
C3
A



Menzies Street

LEGEND :

- 4" PVC Street "Y"
- 4" PVC "45°" Elbow
- 4" PVC "90°" Elbow
- Rain Water Leader (RWL) or Clean Out (CO)
- 200 P Domestic Perimeter 4" Solid PVC
- 200 S City Storm - 8" | Domestic 4" PVC
- 150 W DI City Water - 6" | Domestic 2" PVC
- 114 G PE City Gas - 4.5" | Domestic 1/2" Copper
- 225 D City Sanitary - 9" | Domestic 4" PVC
- Iron Pin (IP)

B Site Services

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DISK NO. NA FILE No. GDO-001/0814

Mr. Gordon Osborne (REZONING DRAWINGS)
 121 Menzies Street, Victoria, B.C.

Site Services - App'd 1992 - Alternate Plan

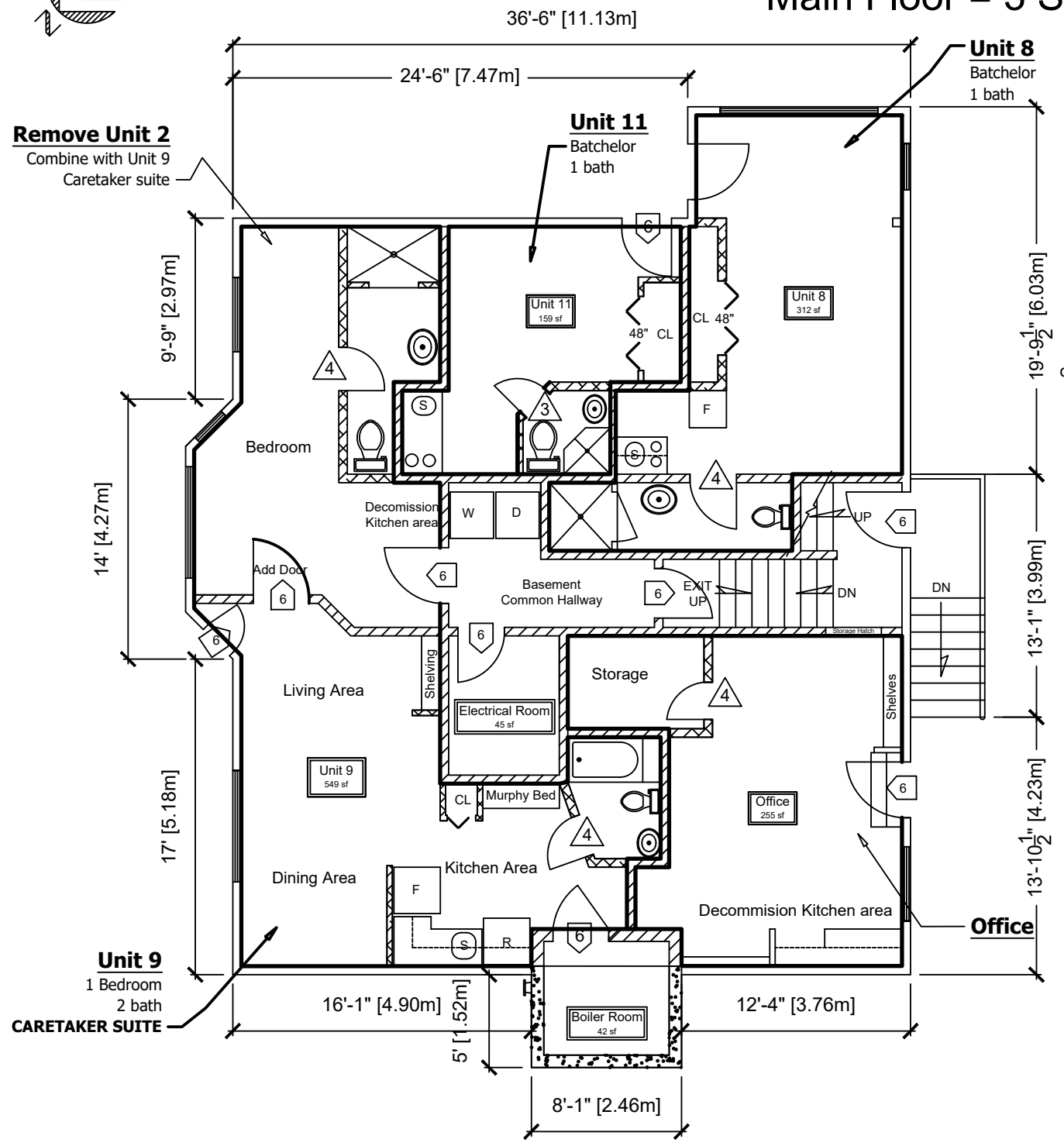
Issue Date: May 2021 EDIT VERSION 9

Drwg #: **C4**



Basement Floor = 3 Suites (w/ baths) + Office
Main Floor = 3 Suites (w/ baths)

Remove Unit 2
 Combine with Unit 9
 Caretaker suite

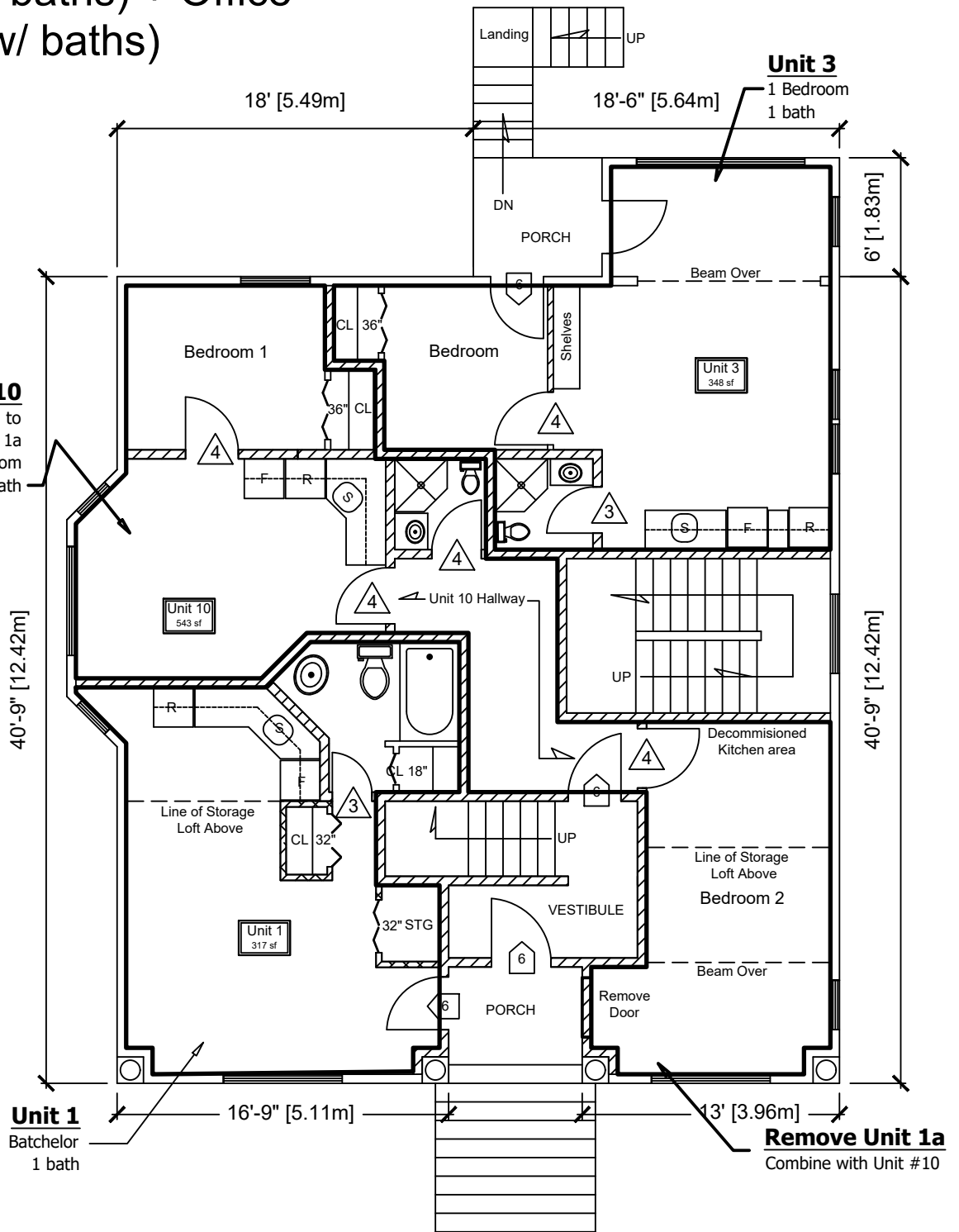


A Basement Floor
 1576.45 sf [146.46m²]

Wall Legend :

- Fire Rated Separation
- Unrated Interior Partition
- Exterior Wall - Existing House Envelope

Unit 10
 Reconfigured to combine with Unit 1a
 2 Bedroom
 1 bath



B Main Floor
 1548.84 sf [143.89m²]

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SCALE: 1/8"=1' DRAWN: CDM
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DISK NO. NA FILE No. GDO-001/0814

Mr. Gordon Osborne (REZONING DRAWINGS)
 121 Menzies Street, Victoria, B.C.

Floor Plans House (Basement /Main)

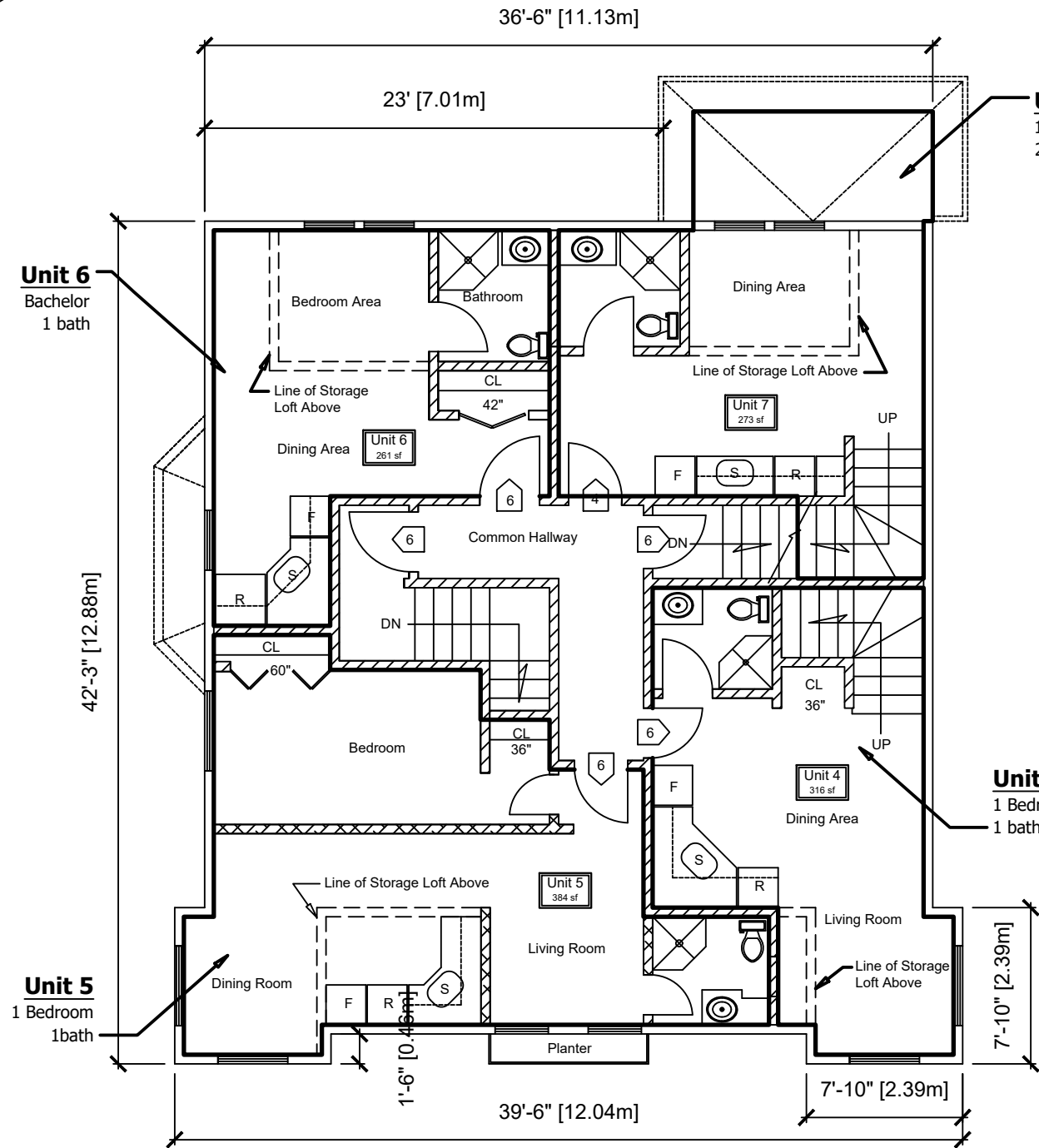
Issue Date: May 2021 EDIT VERSION 9

Drwg #:
A1

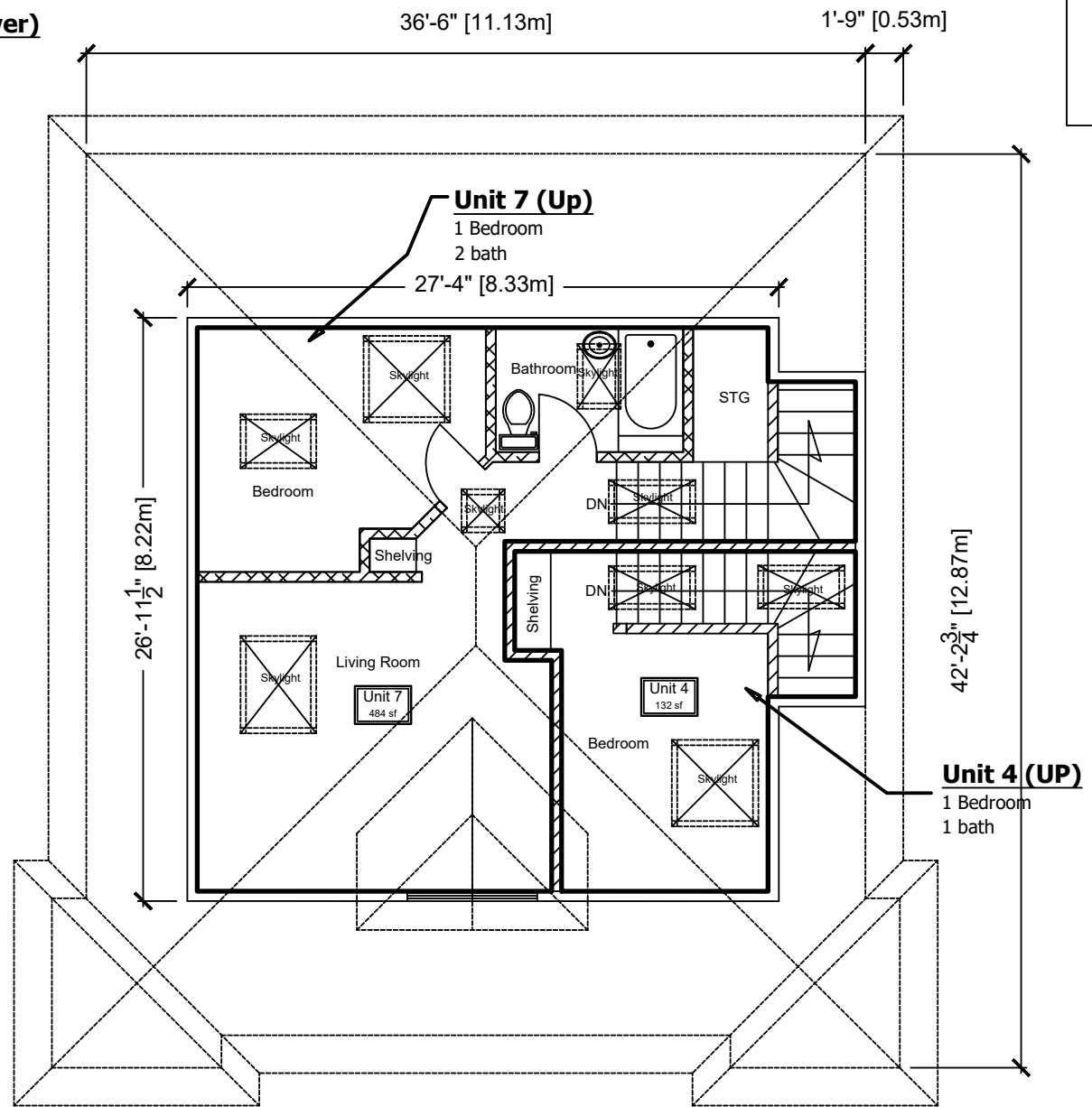


Second Floor = 4 Suites (w/ baths)
Attic Floor = Upper level of existing 2 suites from Second floor (4 & 7)

	Fire Rated Separation
	Unrated Interior Partition
	Exterior Wall - Existing House Envelope



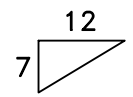
A Second Floor
1601.87sf [148.82m²]



B Attic Floor
798.98 sf [74.22m²]

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			Mr. Gordon Osborne (REZONING DRAWINGS) 121 Menzies Street, Victoria, B.C. Floor Plans House (Second / Attic)	A2
			Issue Date: May 2021 EDIT VERSION 9	

Top Of Roof	+39'-11 ³ / ₄ " (12.185m)
Avg Roof	+34'-1 ³ / ₈ " (10.398m)
Attic Floor	+28'-3" (8.610m)
Second Floor	+19'-6" (5.943m)
Main Floor	+9'-6" (2.895m)
Patio	~+21" (0.533m)
Avg Grade	0
Street	~-15" (-0.381m)



UTILITY BLDG - Dwg A9
(Detached Structure
Not shown for Clarity)

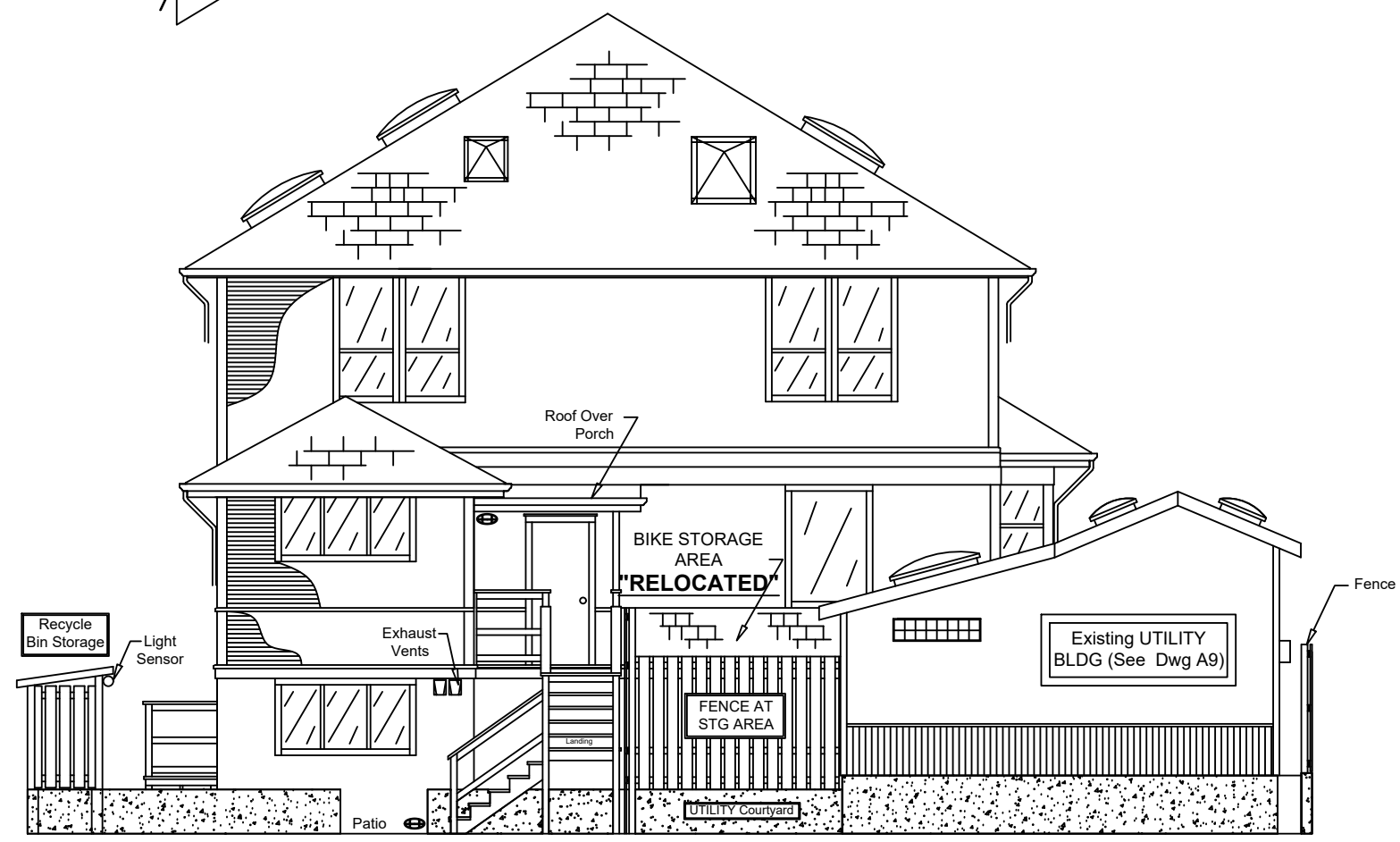
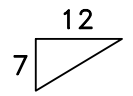
Private
Secure
Gate
Access

Private
Secure
Gate
Access

A Elevation - West

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	<p>Approved for use in Construction (Initials) _____</p>	<p>Elevation West - Rezoning Drawings</p>		
	<p>DISK NO. NA FILE No. GDO-001/0814</p>	<p>Issue Date: May 2021</p>	<p>EDIT VERSION 9</p>	

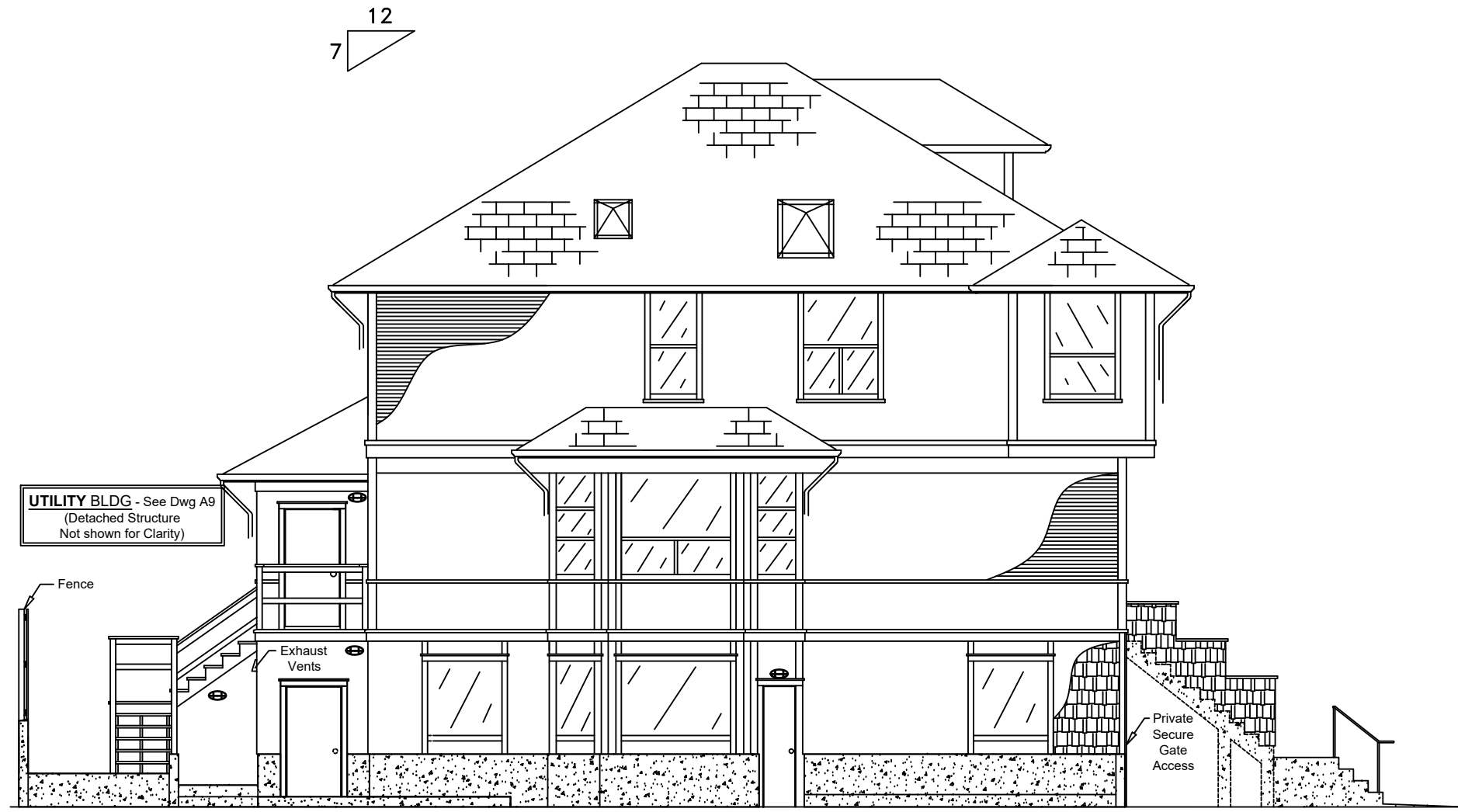
Top Of Roof	+39'-11 ³ / ₄ " (12.185m)
Avg Roof	+34'-1 ³ / ₈ " (10.398m)
Attic Floor	+28'-3" (8.610m)
Second Floor	+19'-6" (5.943m)
Main Floor	+9'-6" (2.895m)
Patio	~+21" (0.533m)
Avg Grade	0
Street	~-15" (-0.381m)




A Elevation - East

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	<p>Approved for use in Construction (Initials) _____</p>	<p>Elevation East - Rezoning Drawings</p>		<p>A4</p>
	<p>DISK NO. NA FILE No. GDO-001/0814</p>	<p>Issue Date: May 2021</p>	<p>EDIT VERSION 9</p>	

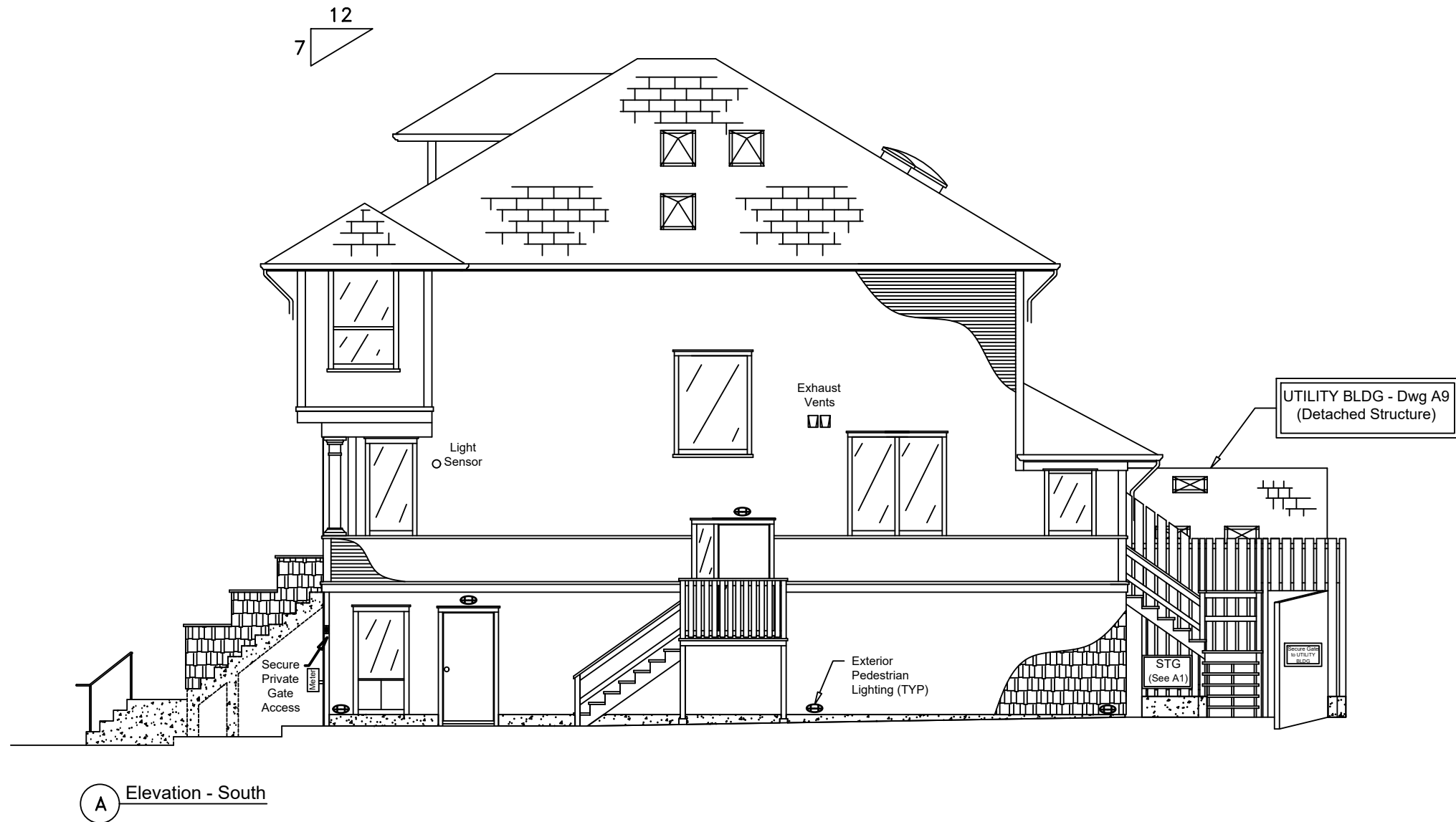
Top Of Roof +39'-11 $\frac{3}{4}$ " (12.185m)
 Avg Roof +34'-1 $\frac{3}{8}$ " (10.398m)
 Attic Floor +28'-3" (8.610m)
 Second Floor +19'-6" (5.943m)
 Main Floor +9'-6" (2.895m)
 Patio ~+21" (0.533m)
 Avg Grade 0
 Street ~-15" (-0.381m)




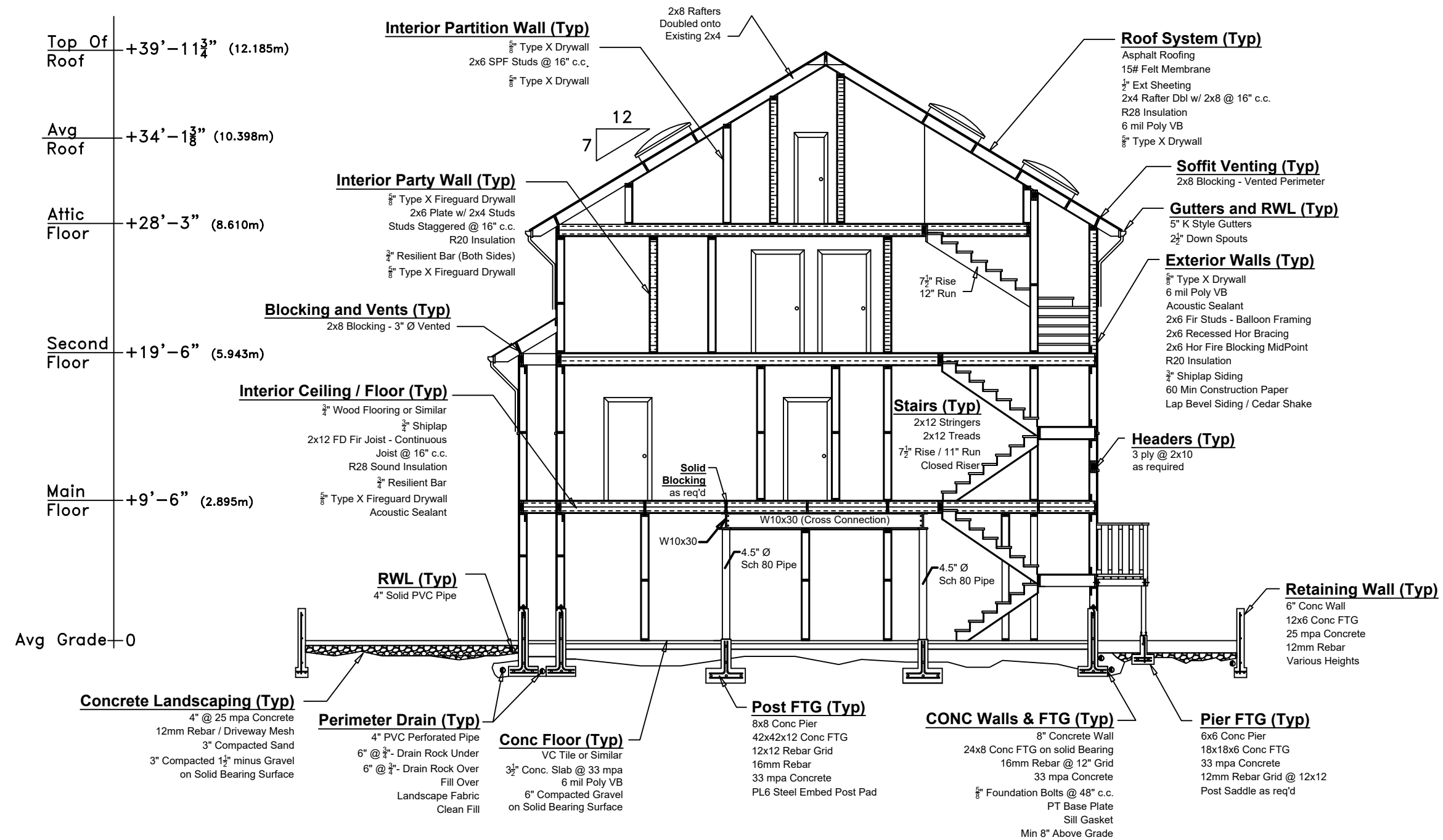
(A) Elevation - North

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	Approved for use in Construction (Initials) _____	Elevation North - Rezoning Drawings		
	DISK NO. NA FILE No. GDO-001/0814	Issue Date: May 2021	EDIT VERSION	

Top Of Roof	+39'-11 $\frac{3}{4}$ " (12.185m)
Avg Roof	+34'-1 $\frac{3}{8}$ " (10.398m)
Attic Floor	+28'-3" (8.610m)
Second Floor	+19'-6" (5.943m)
Main Floor	+9'-6" (2.895m)
Patio	~+21" (0.533m)
Avg Grade	0
Street	~-15" (-0.381m)

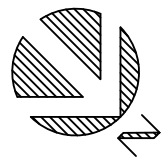


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	Approved for use in Construction (Initials) _____	Elevation South - Rezoning Drawings		
	DISK NO. <u>NA</u> FILE No. <u>GDO-001/0814</u>	Issue Date: <u>May 2021</u>	EDIT VERSION <u>9</u>	



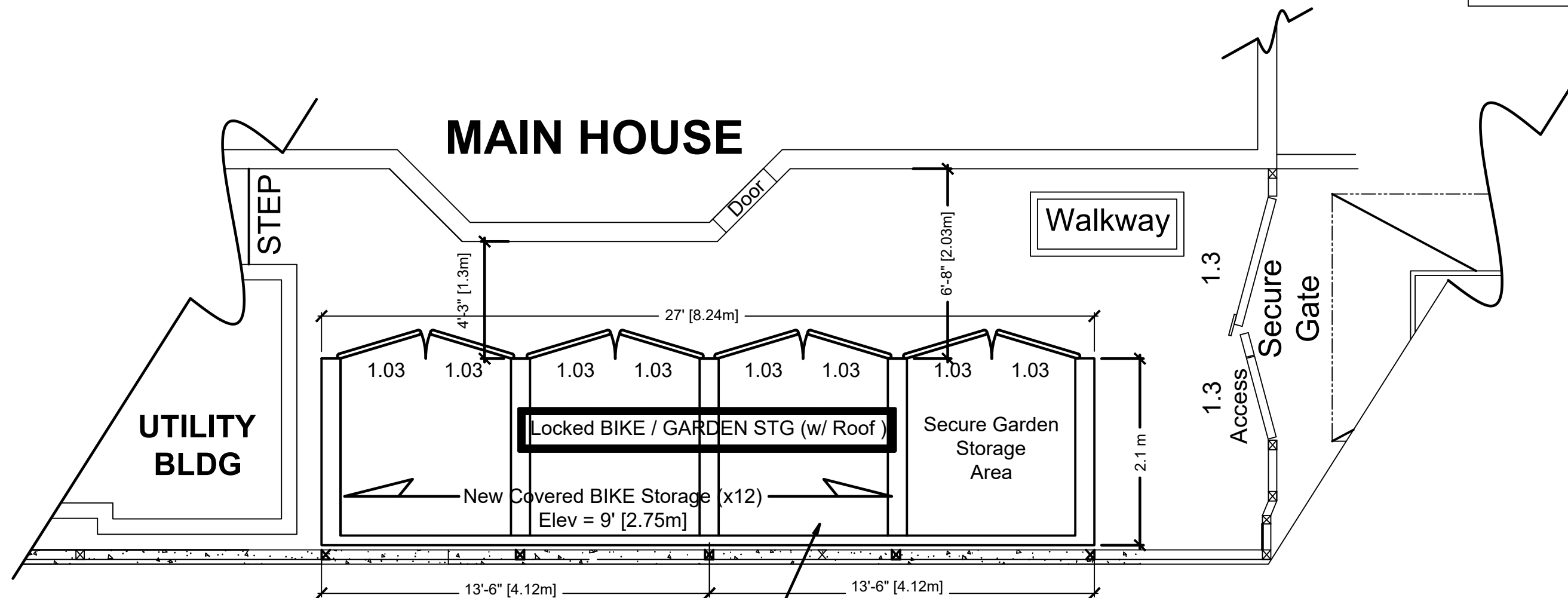
A Existing House - General X Section
Information Observed or Confirmed as drawn

<p>John Ivison & Associates Ltd. 1-778-898-1909 JohnIvison@johnivison.com</p> <p><small>Mainland 3164 W. 6th Ave., Vancouver, B.C. V6K 1X6 Canada</small></p> <p><small>Island 6251 Thomson Terrace, Maple Bay, Duncan, B.C. V9L 5R1</small></p>	SCALE: 1/8"=1' DATE: <u>MAY.20.2021</u>	DRAWN: <u>CDM</u> CHECKED: <u>JTI/JIAA</u>	Mr. Gordon Osborne (REZONING DRAWINGS) 121 Menzies Street, Victoria, B.C.		Drwg #:	
	Approved for use in Construction (Initials) _____			Gen X Section - Rezoning Drawings		A7
	DISK NO. <u>NA</u> FILE No. <u>GDO-001/0814</u>		Issue Date: May 2021		EDIT VERSION 9	



Wall Legend :

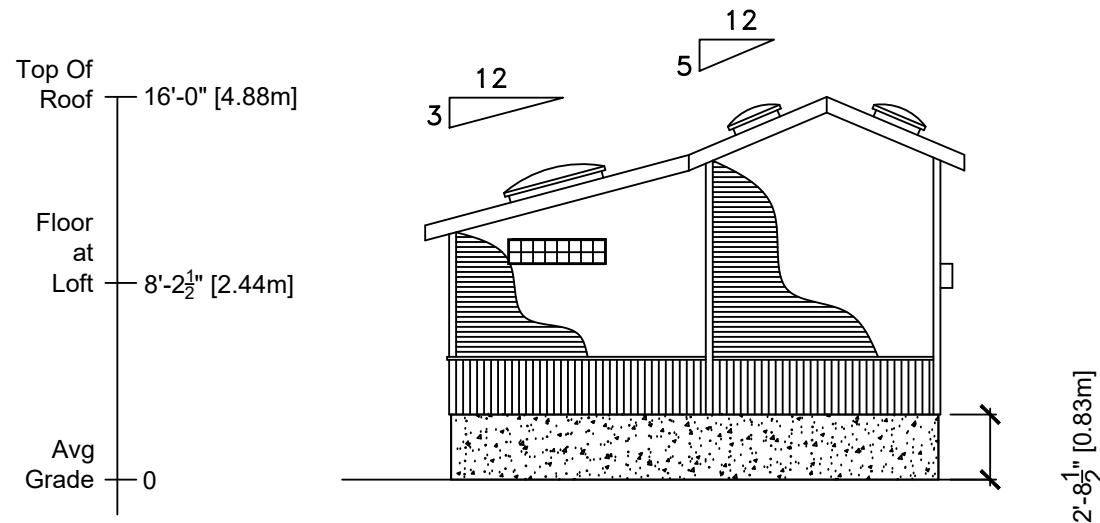
- Concrete FND FTG & Wall
- Approved Permit 1992
- Fence Line with Post
- Fence around perimeter



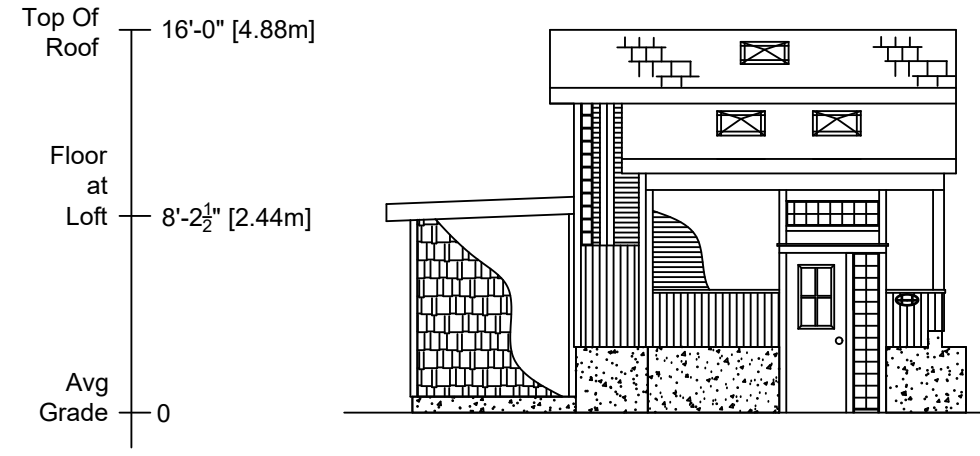
See Also Detail C3a / A8

A Detail Bike / Garden Storage
See DWG A8

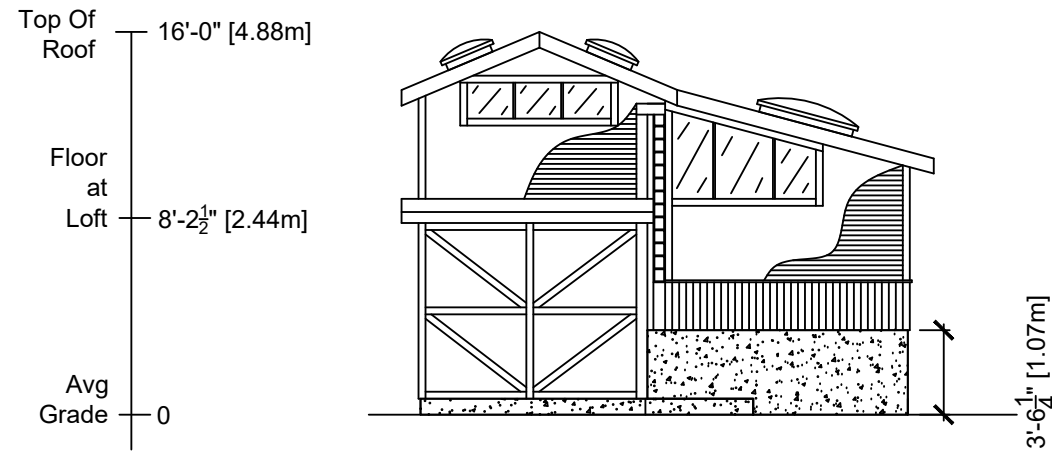
<p>John Ivison & Associates Ltd. 1-778-898-1909 JohnIvison@JohnIvison.com</p> <p><small>Mainland 3164 W. 8th Ave., Vancouver, B.C. V6K 1X6 Canada</small></p> <p><small>Island 6251 Thomson Terrace, Maple Bay, Duncan, B.C. V9L 5R1</small></p>	<p>SCALE: 1/8"=1' DRAWN: <u>CDM</u></p> <p>DATE: <u>MAY.20.2021</u> CHECKED: <u>JTI/JIAA</u></p>	<p>Mr. Gordon Osborne (REZONING DRAWINGS) 121 Menzies Street, Victoria, B.C.</p>		<p>Drwg #:</p>	
	<p>Approved for use in Construction (Initials) _____</p>		<p>Detail - Bikes & Garden STG - Proposed</p>		<p>A8</p>
	<p>DISK NO. <u>NA</u> FILE No. <u>GDO-001/0814</u></p>		<p>Issue Date: May 2021</p>	<p>EDIT VERSION</p>	<p>A</p>



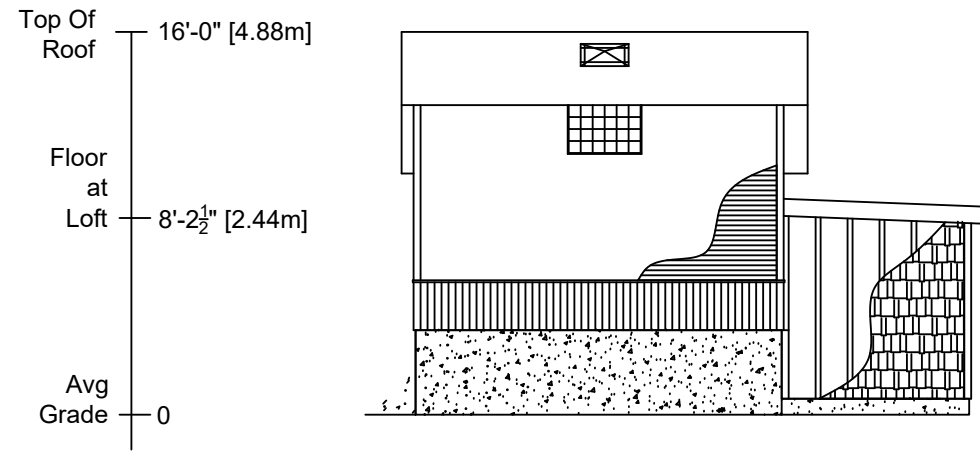
B UTILITY BLDG - East Elev
General Representation



D UTILITY BLDG - South Elev
General Representation



A UTILITY BLDG - West Elev
General Representation



C UTILITY BLDG - North Elev
General Representation

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Mr. Gordon Osborne (REZONING DRAWINGS)
121 Menzies Street, Victoria, B.C.

UTILITY BLDG Elev - Rezoning Dwgs

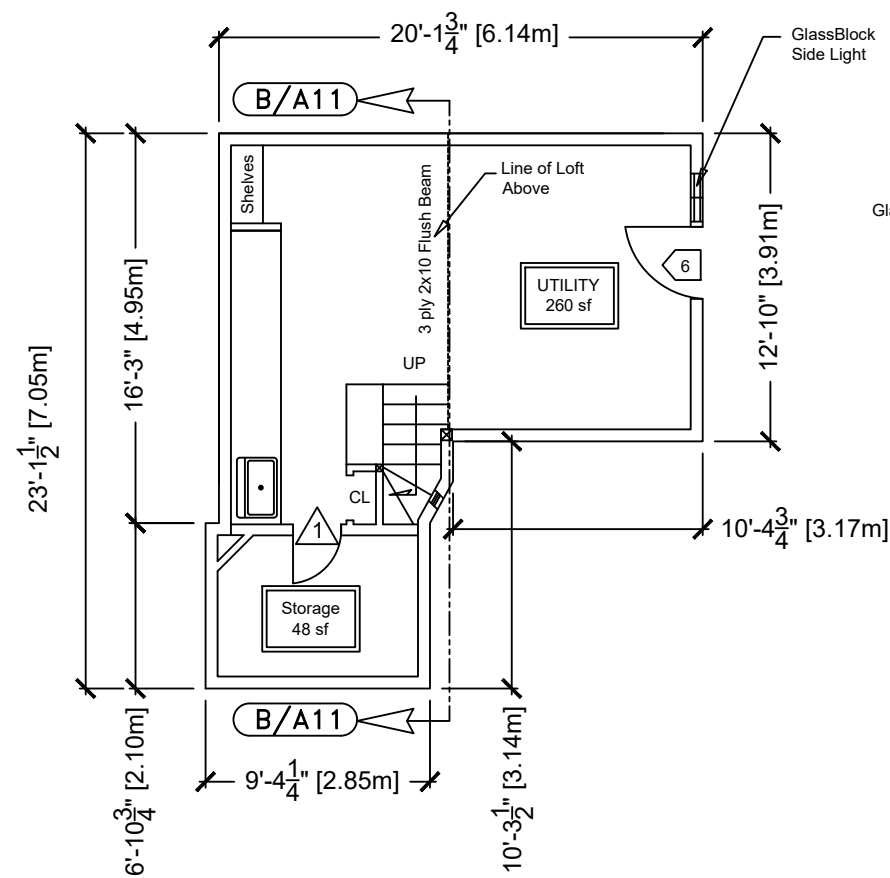
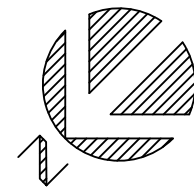
Issue Date: May 2021

EDIT VERSION

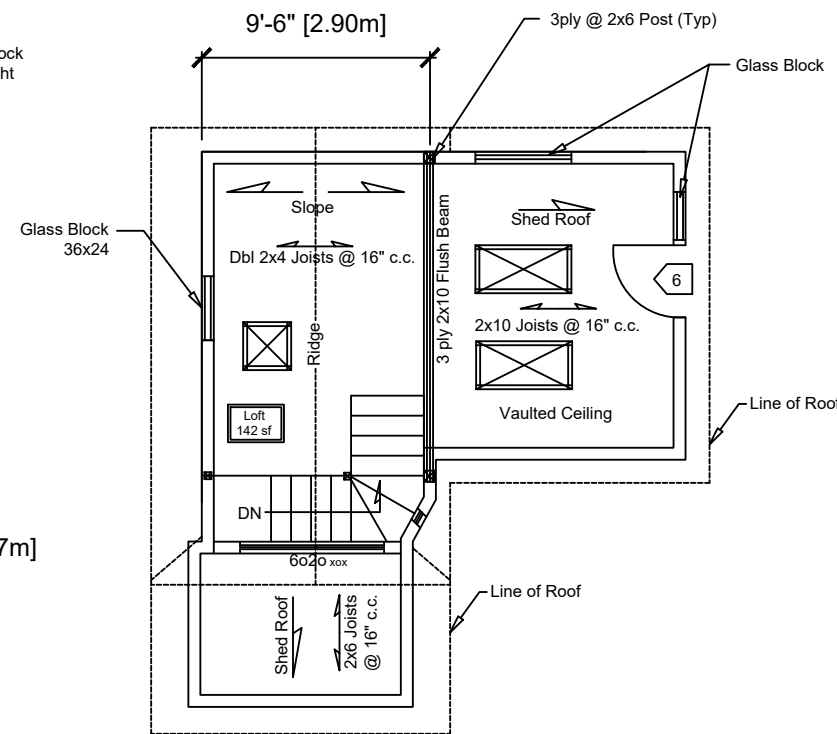
9

Drwg #:

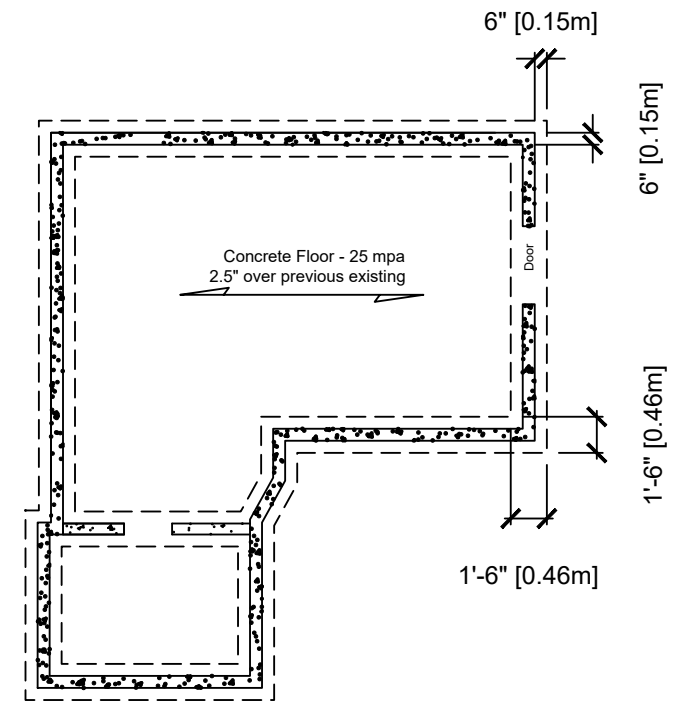
A9



A UTILITY BLDG - Floor Plan - Lower Flr
312.94 sf [29.07m²]



B UTILITY BLDG - Flr Plan - Upper Loft
134.33 sf [13.22m²]



C UTILITY BLDG - FND Plan

UTILITY BLDG

447 sf [41.52 m²]

John Ivison & Associates Ltd.
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Mainland: 3184 W. 8th Ave., Vancouver, B.C. V6K 1X6, Canada
Island: 6251 Thomson Terrace, Maple Bay, Duncan, B.C. V9L 5R1

SCALE: 1/8"=1' DRAWN: CDM
DATE: MAY.20.2021 CHECKED: JTI/JIAA

Approved for use in Construction (Initials) _____

DISK NO. NA FILE No. GDO-001/0814

Mr. Gordon Osborne (REZONING DRAWINGS)
121 Menzies Street, Victoria, B.C.

UTILITY BLDG - FND - Rezoning Dwgs

Issue Date: May 2021 EDIT VERSION 9

Drwg #: **A10**

