

LEGEND

EXISTING WALLS

NEW WALLS

45 min. fire rating

EXISTING GRADE SURVEY

FINISHED GRADE / FLOOR ELEVATION

EXHAUST FAN

SMOKE ALARM

CARBON MONOXIDE ALARM

ELEC. PANEL

WALL MTD HEATER

BASEBOARD HEATER

DUPLEX RECEPTACLE

DEDICATED RECEPTACLE

CABLE / TV

TEL. / DATA OUTLET

THERMOSTAT

LIGHT SWITCH

LIGHT - SURFACE

LIGHT - RECESSED LED

LIGHT - PENDANT

GENERAL NOTES.

1. All work to be carried out in accordance with the 2018 BC Building Code, Part 9, latest edition, governing legislation and Standards, and applicable local Bylaws.

2. Inspect all existing conditions before commencing the Work. Report any unsuitable or nonconforming existing conditions that would have a deleterious effect on the work to be performed and do not proceed until unsatisfactory conditions have been corrected. Starting work shall imply acceptance of existing conditions.

3. All glazing less than 1100mm above a floor area, including elevator landings, shall be designed to withstand the lateral loads for guards as per BCBC 4.1.5.14.

4. All glazed areas abutting and adjacent to exterior level areas shall consist of safety glass to CAN/CGSB-12.1-M, or equivalent, and be designed to resist forced entry as per BCBC 9.7.5.

5. At Completion, notify Architect and Authority having jurisdiction for review and acceptance of the Work and issuance of Occupancy Permit.

6. All existing trees are to be preserved and protected throughout the construction process in accordance with municipal requirements and instructions.

PROJECT INFORMATION			
Property address:	3052C Washington Avenue, Victoria, BC.		
Legal:	Lot 6, Section 7-A, Victoria, VIS856, LUC H5660		
Zoning:	R1-B / Land Use Contract H5660		
Development Permit Area:	DPA 16		
	Bylaw / LUC	Proposed Change	
Site Area:	5,376.75 m ²	existing,	no change
Floor Area - Total:	Interior space	existing,	no change
Floor Area - Unit 6:	Interior space	existing,	no change
Floor Space Ratio - Total:	Existing	no change	
Floor Space Ratio - Unit 6:	Existing	no change	
Site Coverage - Total:	Bylaw 40%	LUC Total Tenant Areas: 2,266.74m ² = 42.16% LUC Tenant Areas less patios: 2,066.83m ² = 38.44% Previous additions, approx.: 49.1m ² Apt 2, area added: 14.4 - 4.3 = 10.1m ² New total: 2,066.83 + 59.2 = 2,126.03m ² = 39.54% coverage	
Site Open Space - Total:	Bylaw N/A	no change	
Building Height:	Bylaw 7.6m	6.8m +/-, exist., no change	
Deck Height (Building 2):	Bylaw 3.5m	2.85m ex., no change	
Storeys:	Two	no change	
Vehicle Parking:		existing, no change	
Bicycle Parking:		existing, no change	
Setbacks:	Front yard (east)	Building 1 - 7.81m	no change
	Rear yard (west)	Building 3 - 7.72m	no change
	Side yard (north)	Building 4 - 7.82m	no change
	Side yard (south)	Building 4 - 4.66m	no change
	Side yard (south)	Building 3 - 4.73m	no change
	Side yard (south)	Building 2 - 9.45m	no change
	Side yard (south)	Bldg 2 deck - 6.0m +/-	no change
	Side yard (south)	Building 1 - 9.15m	no change



3 CONCEPT SKETCH
A1.0 NTS



View South to 3048 Washington Avenue from Unit 3052C, 3.7m Hedge in Foreground .



Unit 3052C, Rear Yard, Unit 3052D Enlarged Deck Beyond .

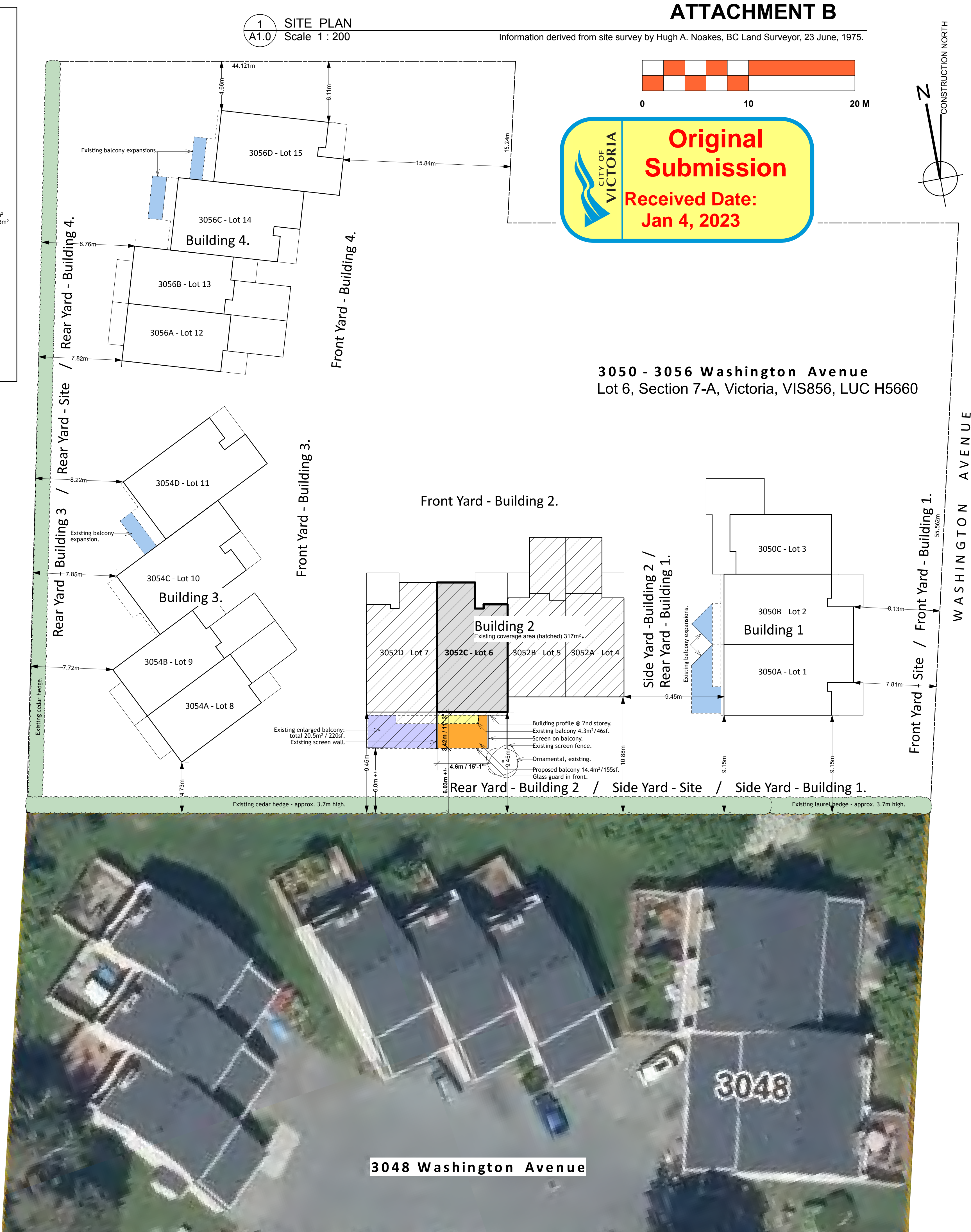


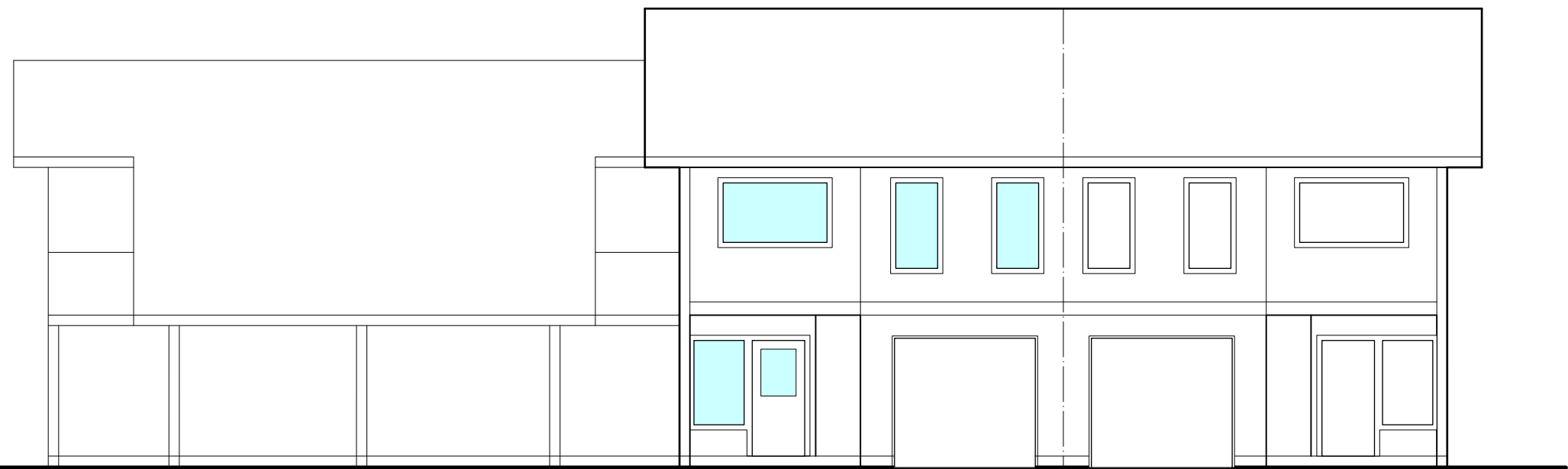
Unit 3052D, Rear Yard, Previously Expanded Deck, Unit 3052C Beyond.



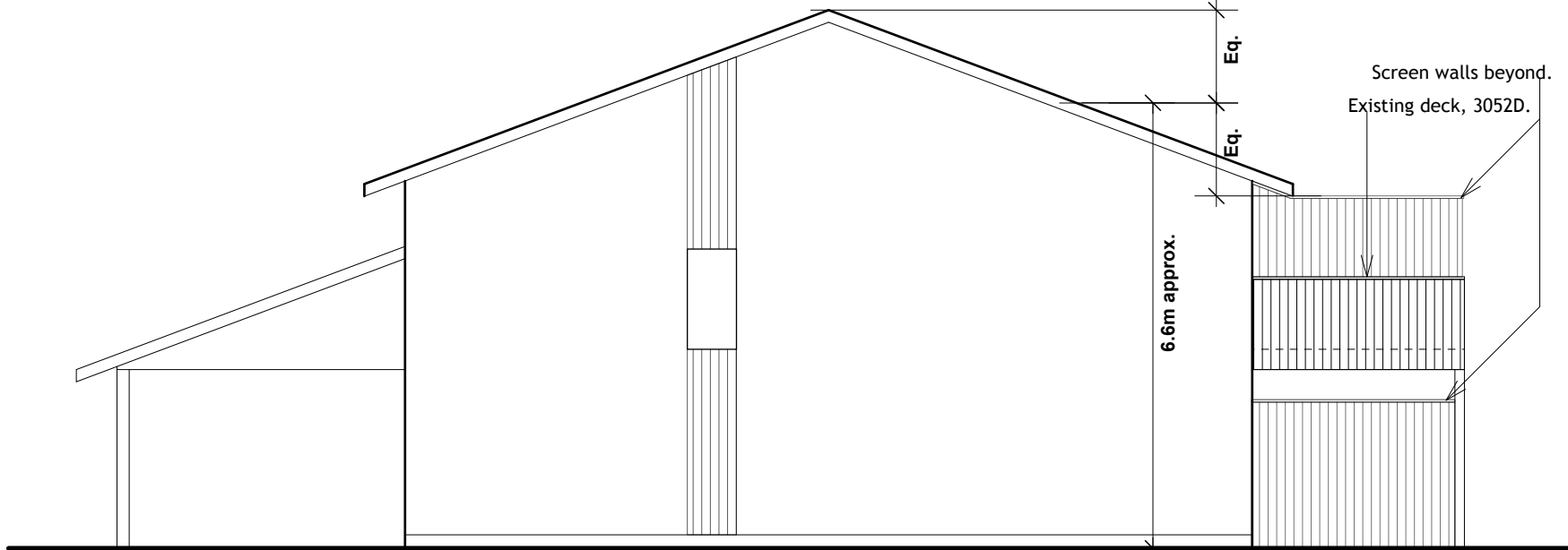
Unit 3052A & B, Rear Yards, Unit 3052C Beyond .

2 SITE IMAGES
A1.0 NTS

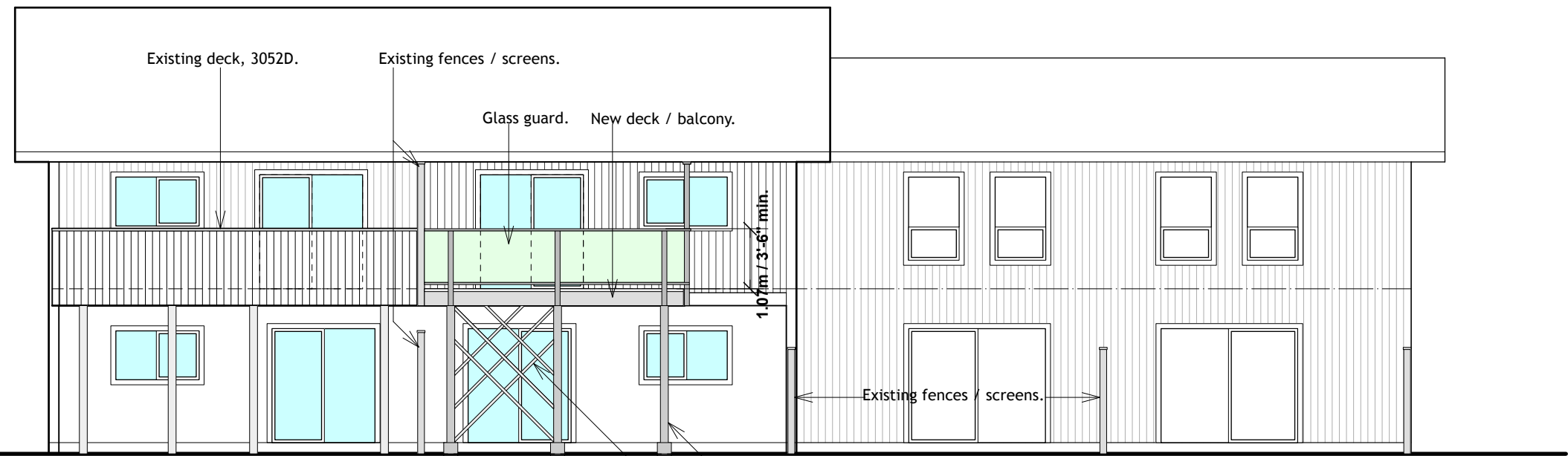




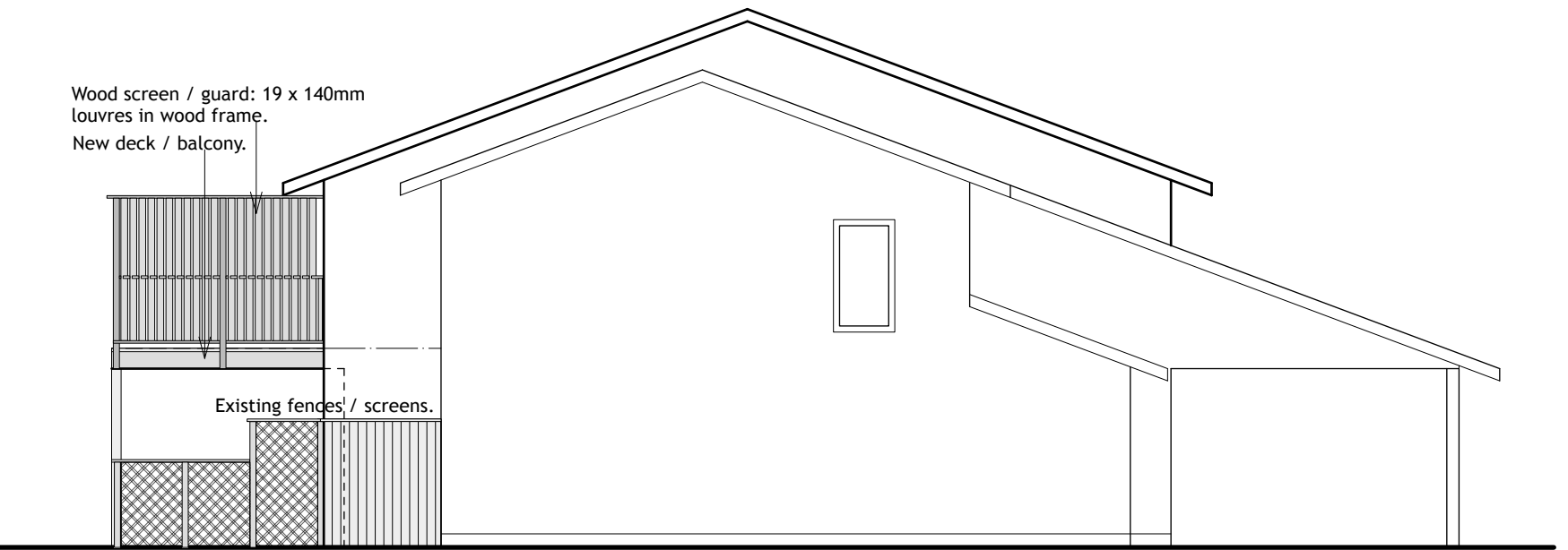
3 NORTH ELEVATION
A2.0 1:100



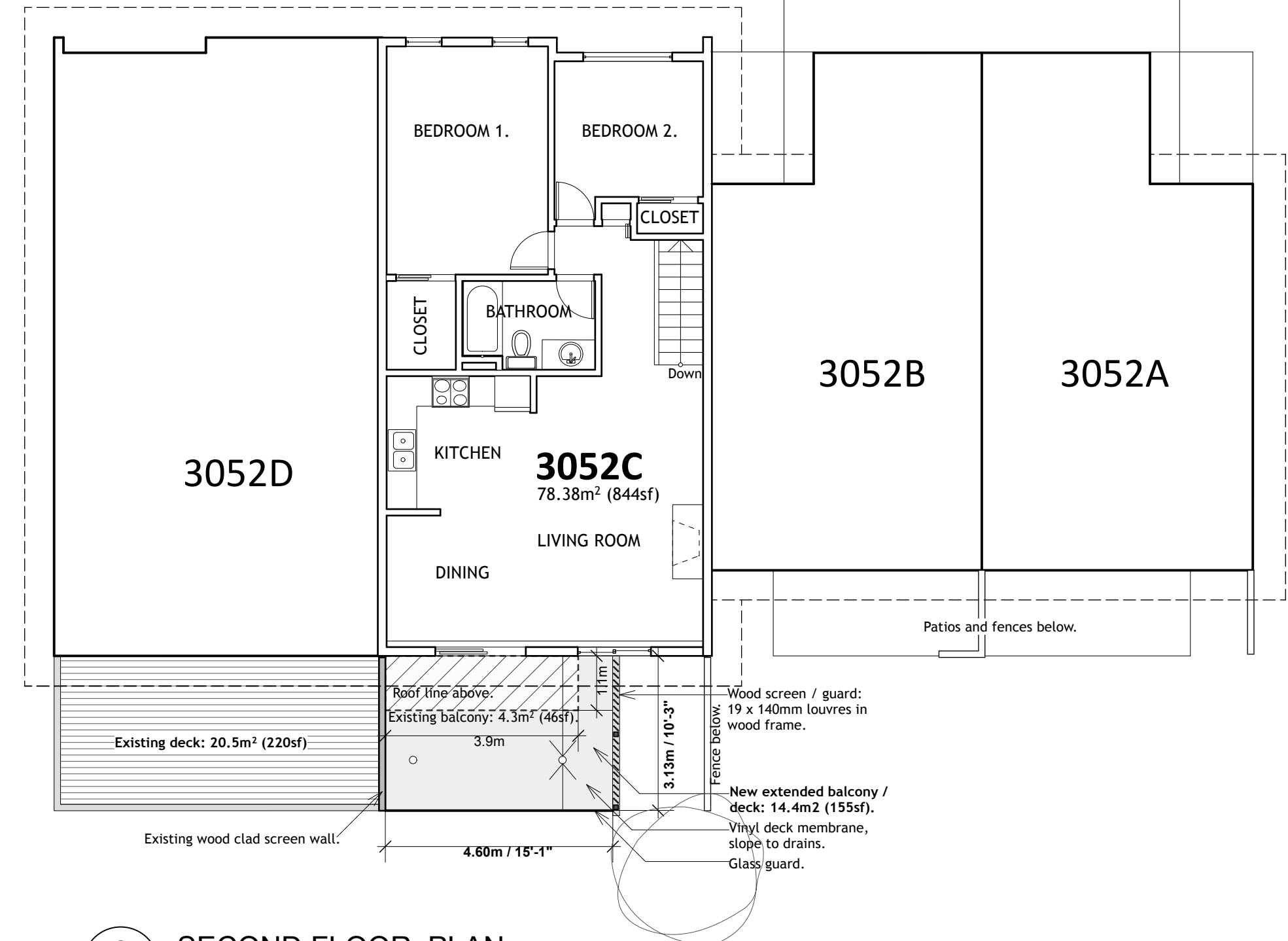
4 WEST ELEVATION
A2.0 1:100



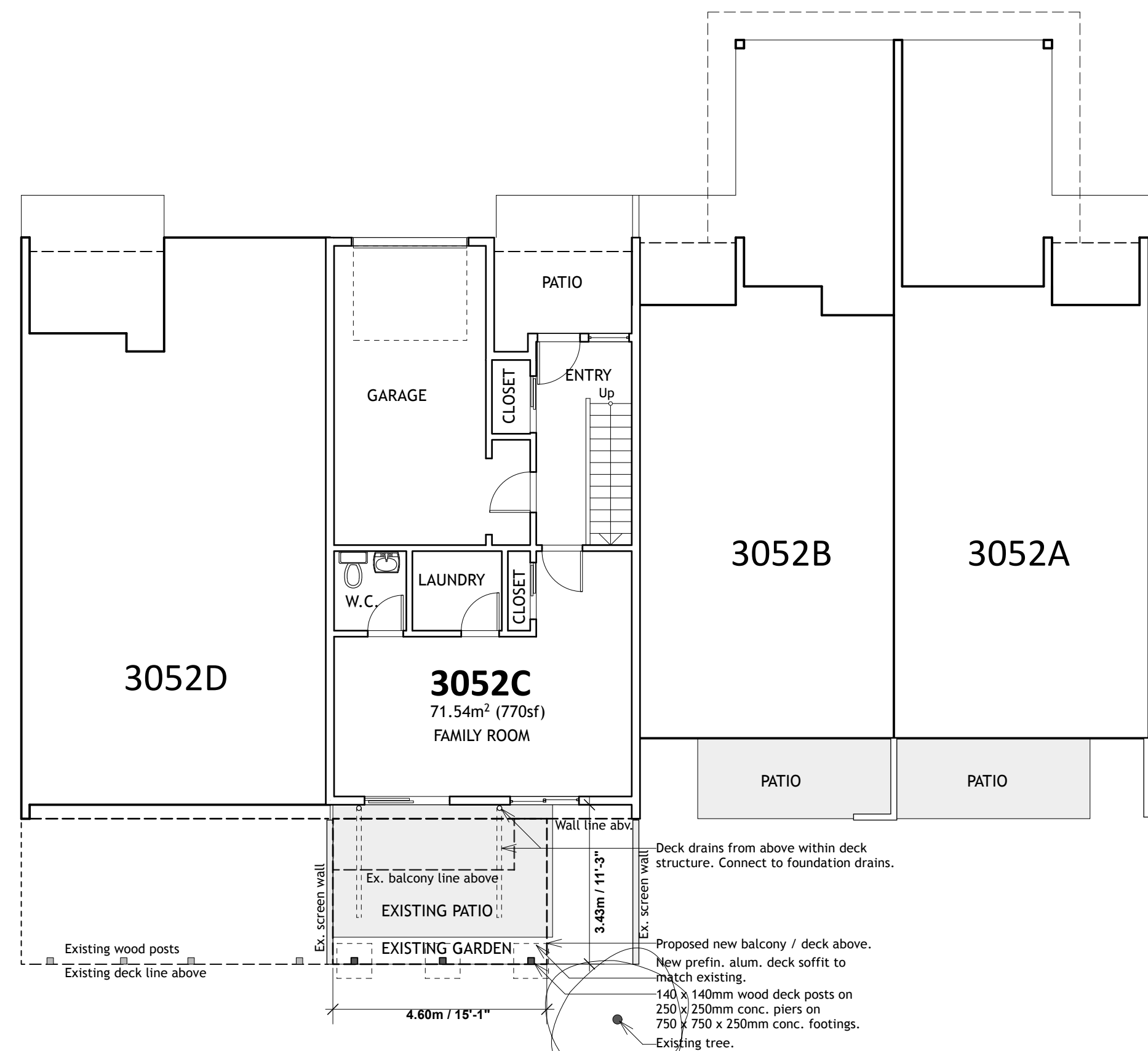
5 SOUTH ELEVATION
A2.0 1:100



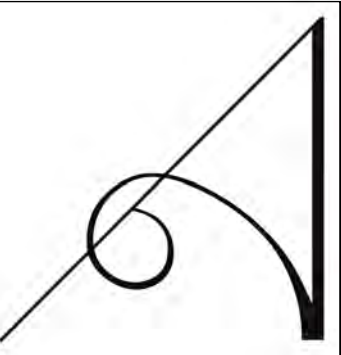
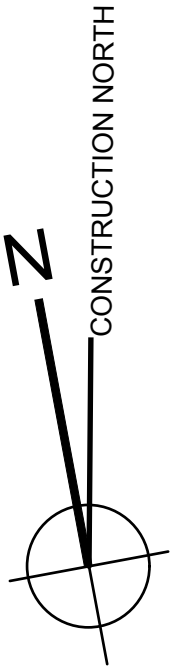
6 EAST ELEVATION
A2.0 1:100



2 SECOND FLOOR PLAN
A2.0 1:100



1 GROUND FLOOR PLAN
A2.0 1:100



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1. Do not scale drawings.
2. Verify all dimensions.
3. Check Drawings against Specifications. In case of discrepancies, specifications shall govern.
4. Use latest revised drawings only.

Revisions:

Project:

BALCONY ENLARGEMENT, UNIT 3052C
Condominium Strata VIS856
3050-56 Washington Avenue, Victoria, BC.

Title:
BUILDING TWO -
FLOOR PLANS,
ELEVATIONS,
CONSTR. DETAILS.

Date: January 3, 2023
Scale: As noted
Issue: Devel. Variance Permit

Sheet Number:

A-2.0

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