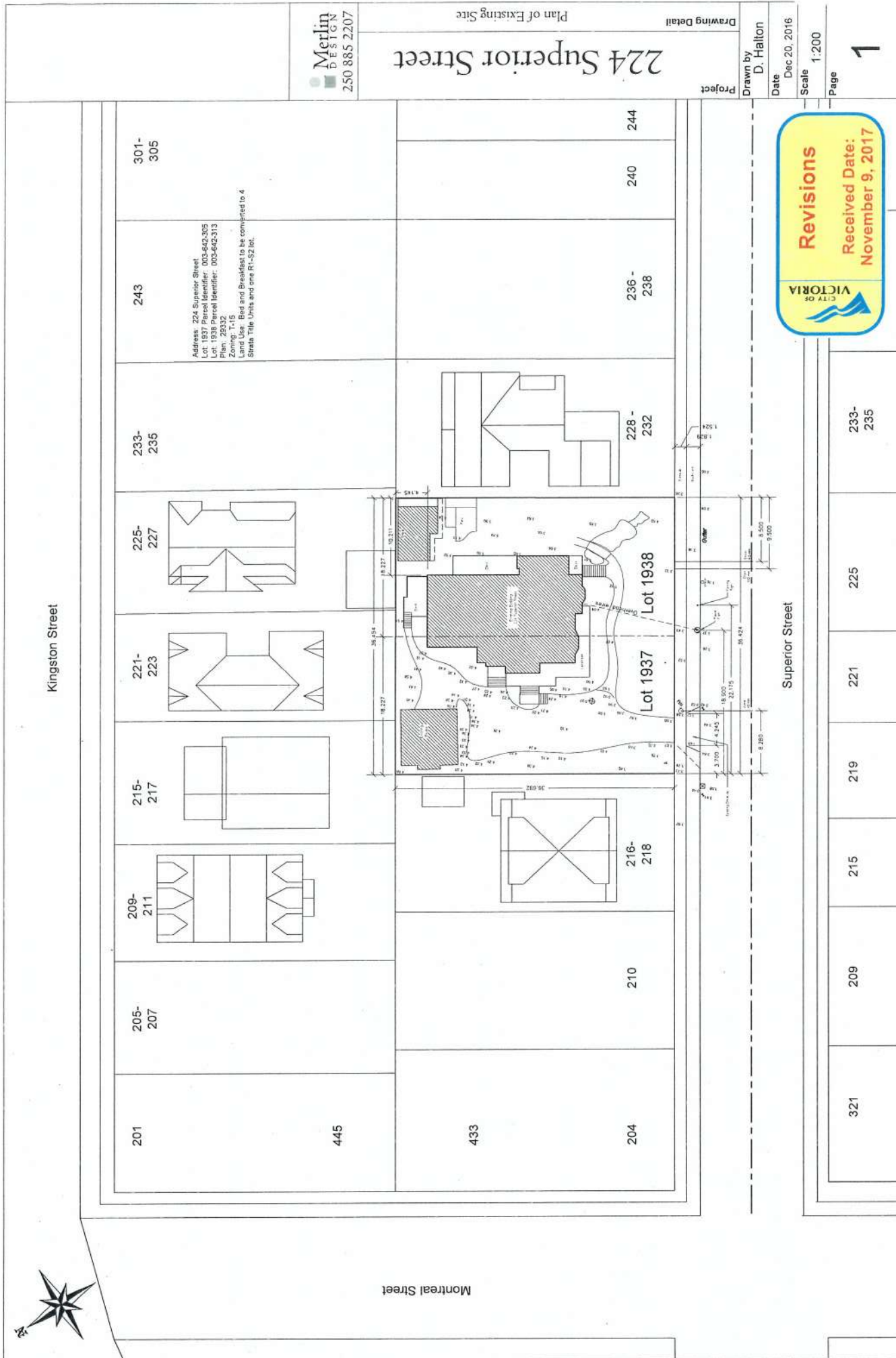




Revisions: August 4, 2017
1. Description
2. Height Reconsidered
3. Average Grade Added
4. Style of Entry Door Changed
5. Porch Added
6. Porch Added
7. Porch Added
8. Kitchen Reconfigured
9. Stained Glass Replaced
10. Glass Removal

Merlin
DESIGN
250 885 2207

222 Superior Street

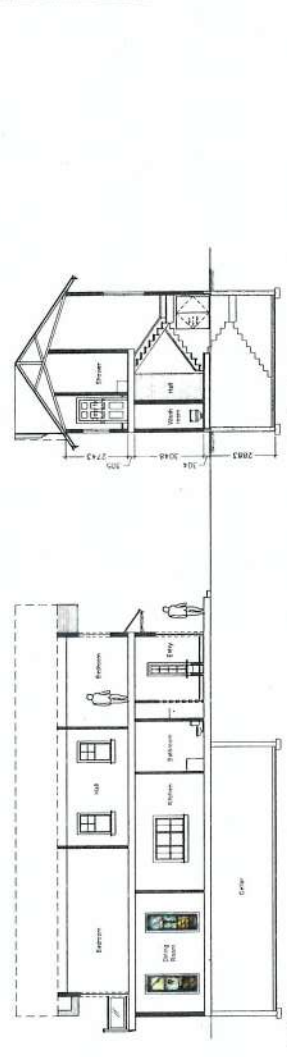
Elevations, Plans and Sections

Drawing Detail
Project

Drawn by
D. Halton
Date
Dec. 20, 2016
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Page

A1

NOV 09 2017
Planning & Development Department
Development Services Division



Section Separation-Adly Spindler Building

Building Use	Area (sq. ft.)	Volume (cu. ft.)	Height (ft.)	Weight (lb.)	Weight (kg.)
1. Single Unit	1,000	10,000	10	10,000	4,536
2. Double Unit	2,000	20,000	20	20,000	9,072
3. Triple Unit	3,000	30,000	30	30,000	13,608
4. Quadruple Unit	4,000	40,000	40	40,000	18,144
5. Quintuple Unit	5,000	50,000	50	50,000	22,680
6. Sextuple Unit	6,000	60,000	60	60,000	27,216
7. Septuple Unit	7,000	70,000	70	70,000	31,752
8. Octuple Unit	8,000	80,000	80	80,000	36,288
9. Nonuple Unit	9,000	90,000	90	90,000	40,824
10. Decuple Unit	10,000	100,000	100	100,000	45,360

City of Victoria



Address: 224 Superior Street
Lot: 1937 Parcel Identifier: 003-442-305
City: Victoria Parcel Identifier: 003-642-313
Plan: 19372
Zoning: T-15
Land Use: Bed and Breakfast to be converted to 4
Strata Title Units and one R1-52 lot.

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224 Superior Street

Existing Landscape Plan

Drawing Detail

Project

Drawn by
D. Halton

Date
Dec 20, 2016

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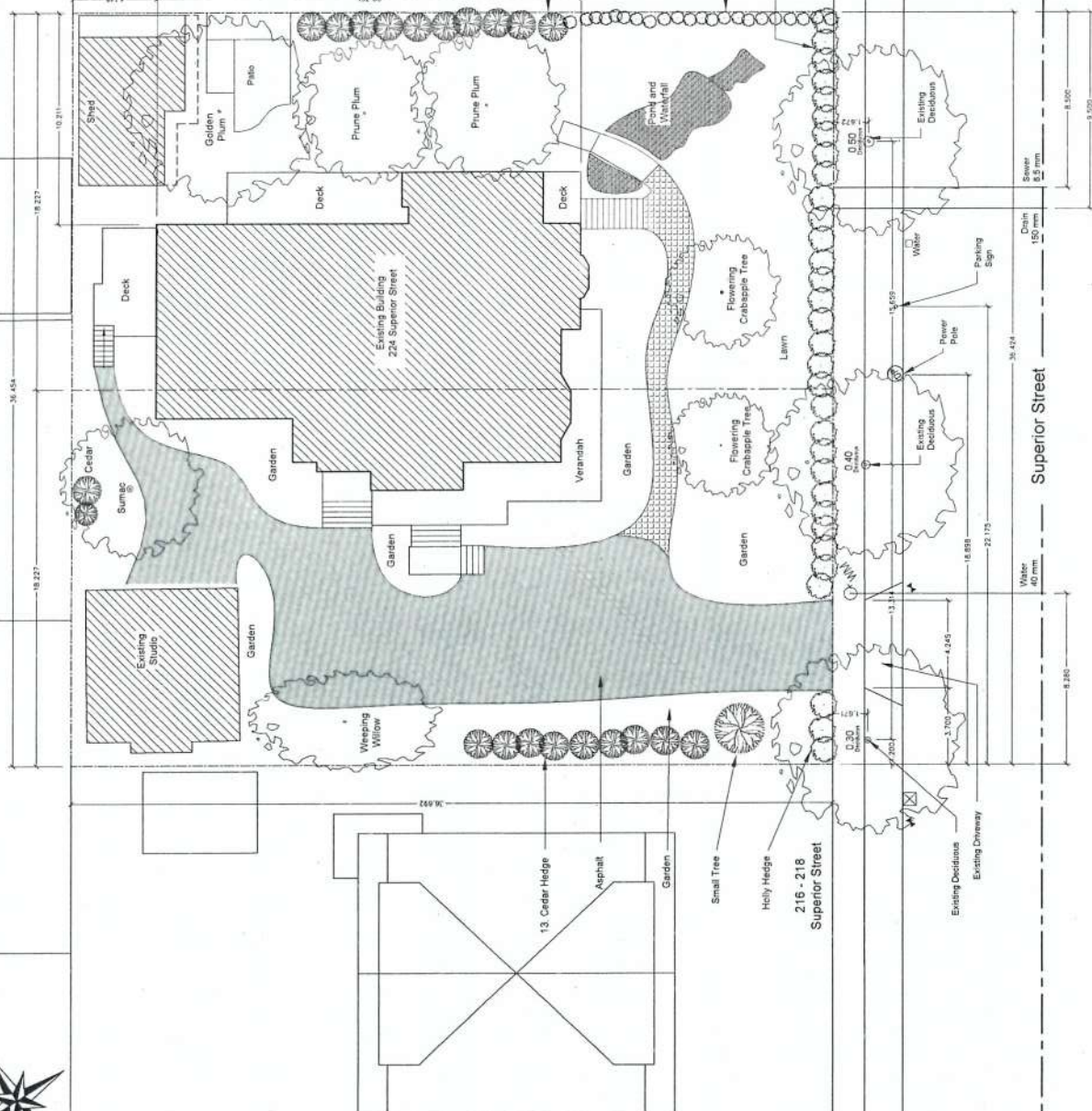
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City of Victoria

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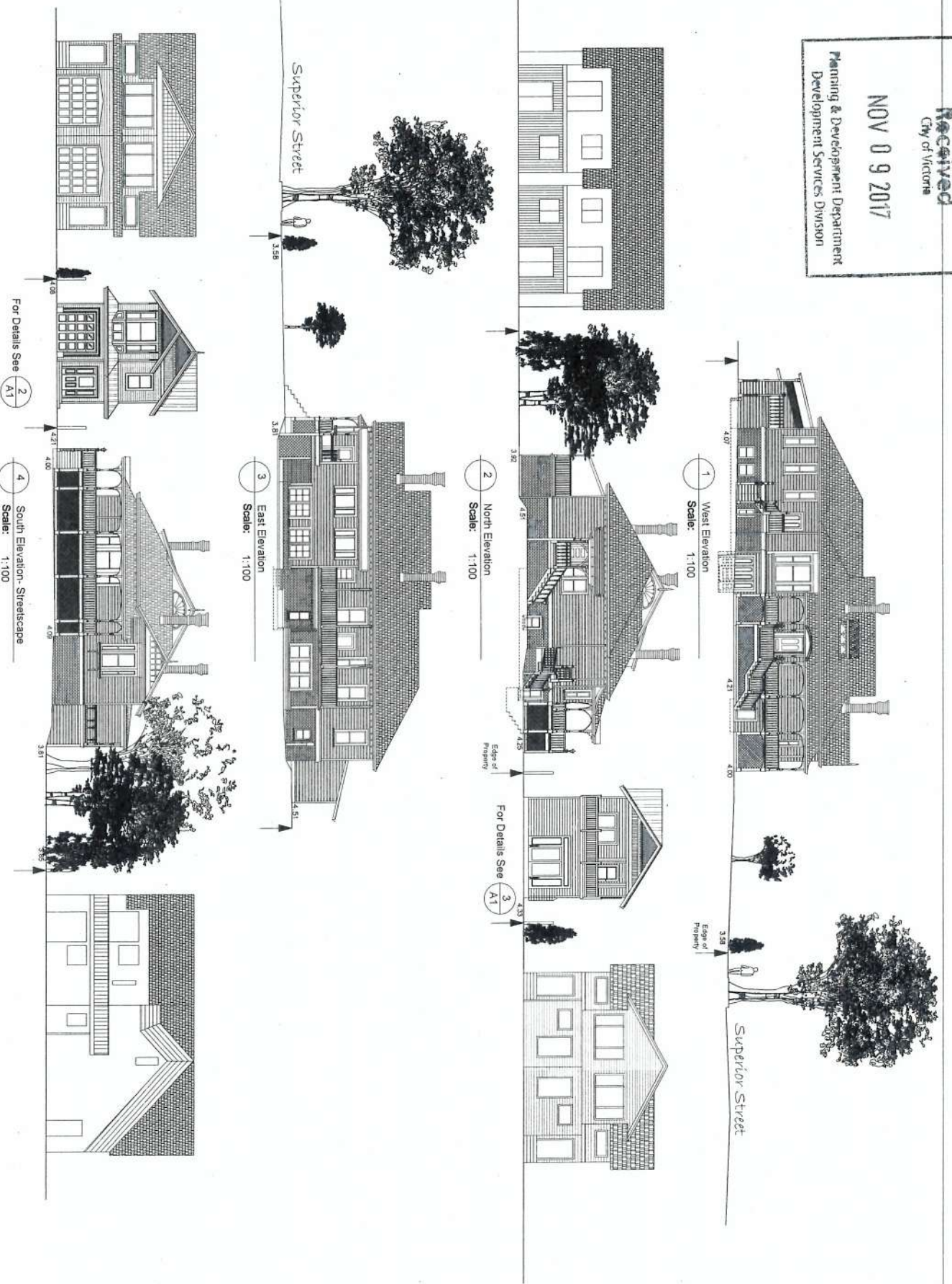
City of Victoria



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City of Victoria

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Planning & Development Department
Development Services Division



Revisions	Date	By	Description
1	Feb 28, 2017	Shirley	Initial Design
2			Revised Design
3			Revised Design
4			Revised Design
5			Revised Design
6			Revised Design
7			Revised Design
8			Revised Design
9			Revised Design
10			Revised Design

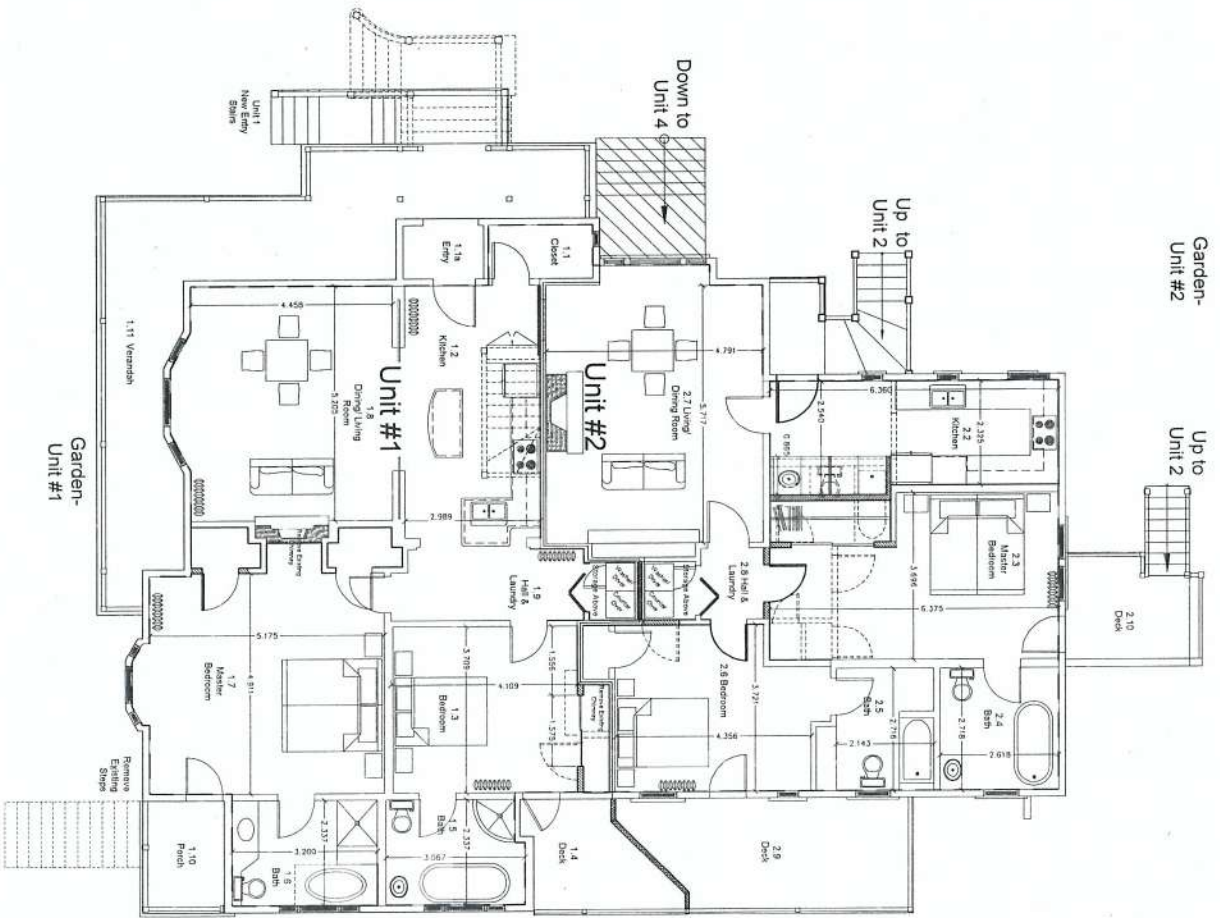
Merlin
DESIGN
250 885 2207

224 Superior Street

Elevations

Project
Drawing Detail

Drawn by
D. Halton
Date
Dec 20, 2016
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Page
6



Garden-
Unit #2

Up to
Unit 2

2.10
Deck

2.3
Bedroom

2.4
Bath

2.5
Bath

2.6
Deck

Garden-
Unit #2

Garden-
Unit #4

Garden-
Unit #3

1.1
Deck

1.2
Kitchen

1.3
Bedroom

1.4
Bath

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Bedroom

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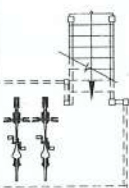
1.272
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Garden-
Unit #2



Garden-
Unit #2

Address: 224 Superior Street
Lot: 1897 Parcel Identifier: 003-642-305
Lot: 1898 Parcel Identifier: 003-642-313
Plan: 28332
Zoning: T-15
Land Use: Bed and Breakfast to be converted to a
Strata title Units and one B1-52 SR.

Key to Symbols

HEAVY LINE

indicates a wall that needs
refinishing or repair.

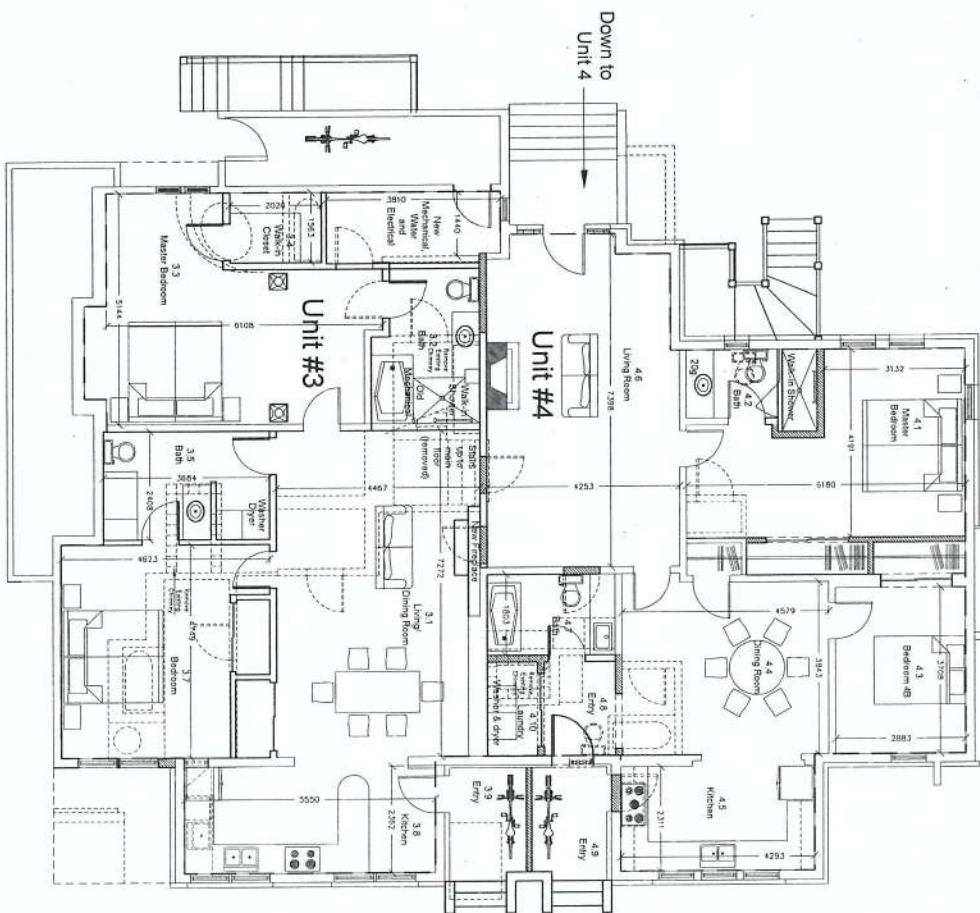
HEAVY LINE
with HATCHING

indicates a new wall.

DASHED LINE

indicates a wall or element
that is to be removed.

Total Square Footage:
Lower Floor: 242.25 sq. ft.



Garden-
Unit #3

Garden-
Unit #4

Garden-
Unit #1

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Planning & Development Department
Development Services Division

Revisions: August 4, 2017

No.	Description
1	Square Footage Area Drawn
2	Square Footage Calculation
3	Modified Room Allocation
4	Area Reconfigured
5	Room Renumbered
6	Storage Renumbered

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224 Superior Street

Plan- Lower Floor of Strata

Project

Drawing Detail

Drawn by
D. Halton

Date
Dec. 20, 2016

Scale
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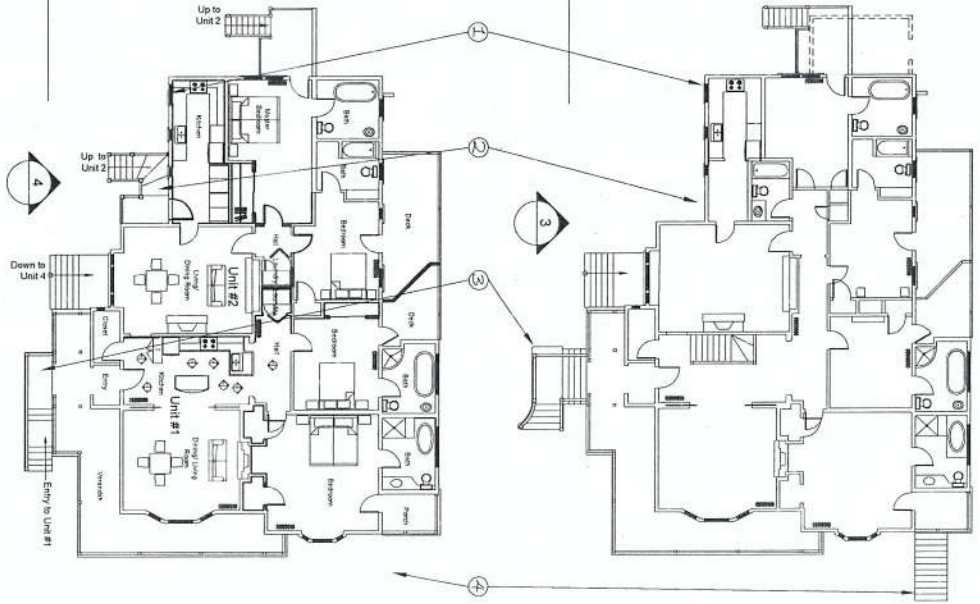
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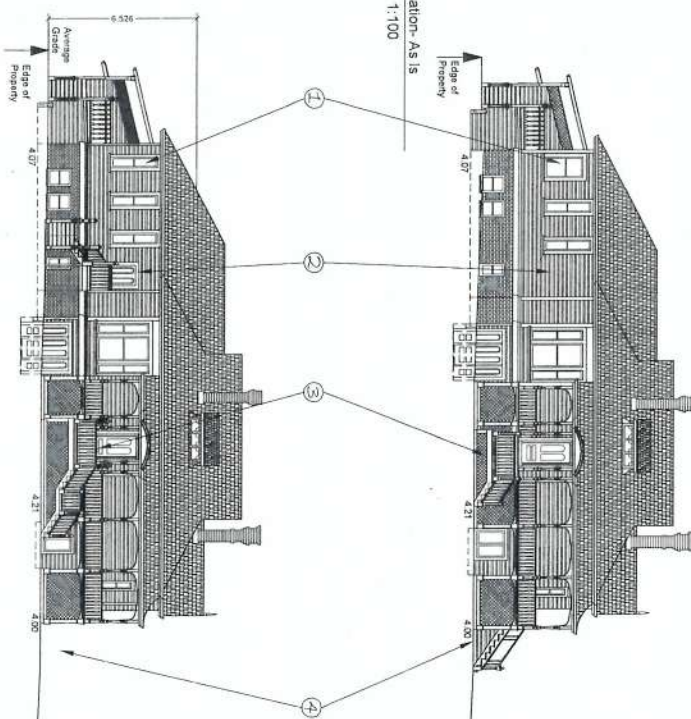
1 Plan- As Is
Scale: 1:100

2 Plan- Proposed
Scale: 1:100



3 West Elevation- As Is
Scale: 1:100

4 West Elevation- Proposed
Scale: 1:100



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1. The window indicated in ① is not original to the house, it was a door. In the renovation of 1990, the door was converted to a window. We would like to change this window to one that matches the original window.
2. Add a new door and entry stairs. This will become the entry to Unit #2.
3. Reconfigure the existing entry stairs. This will be the entrance to Unit #1. The configuration as they exist now is not original to the house. The new stairs would maintain the original design but would be configured as shown in Drawing ④.
4. These stairs are not original to the house. With the new interior configuration, these stairs would give access from Unit 1 to the parking area. Therefore, these stairs would be removed.

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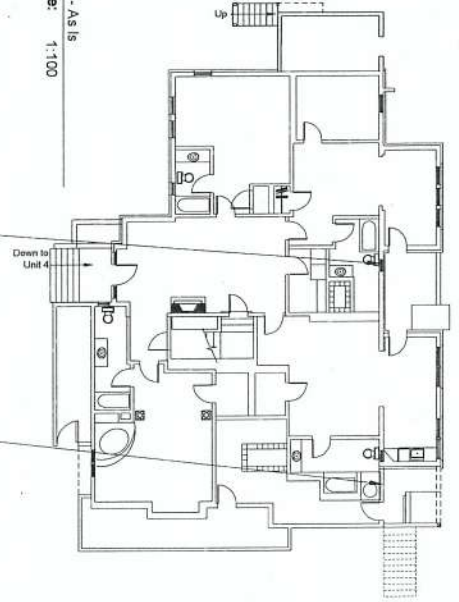
224 Superior Street

Project
Drawing Detail
Proposed Changes to the Exterior- West Elevation

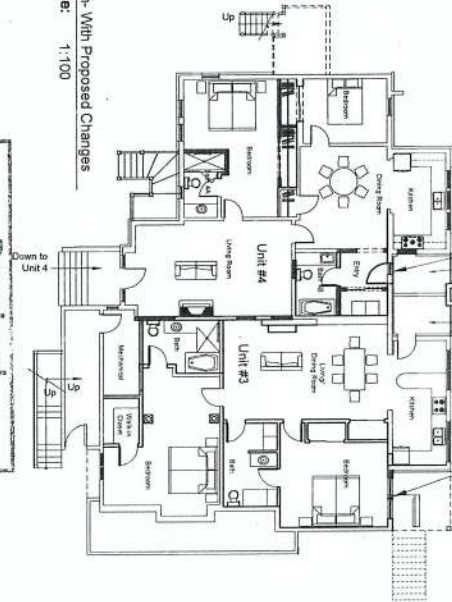
Drawn by
D. Halton
Date
Dec. 20, 2016
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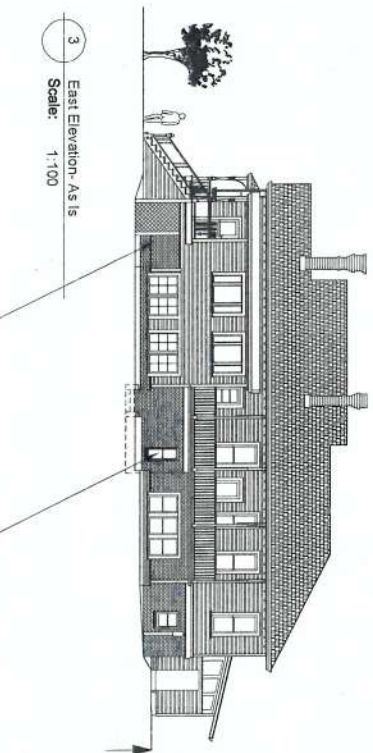
1 Plan- As Is
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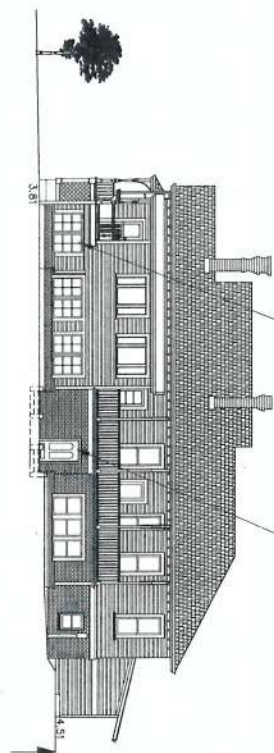
2 Plan- With Proposed Changes
Scale: 1:100



3 East Elevation- As Is
Scale: 1:100



4 East Elevation- With Proposed Changes
Scale: 1:100



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All of these changes are on the East Side of the house and would not impact on the Heritage qualities of the house in any meaningful way.
5. The existing door is the recess under the upper deck, will be replaced with a window. This window is for the bedroom in Unit #3.
6. The window is recessed under the deck above. Replace the existing window with a new door as entry to Unit #4.

Permitted August 4, 2017
Site Description
1 New Window Replaced
2 Location of Window Changes

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224 Superior Street

Project

Drawing Detail

Proposed Changes to the Exterior- East Elevation

Drawn by
D. Halton

Date
Dec. 20, 2016

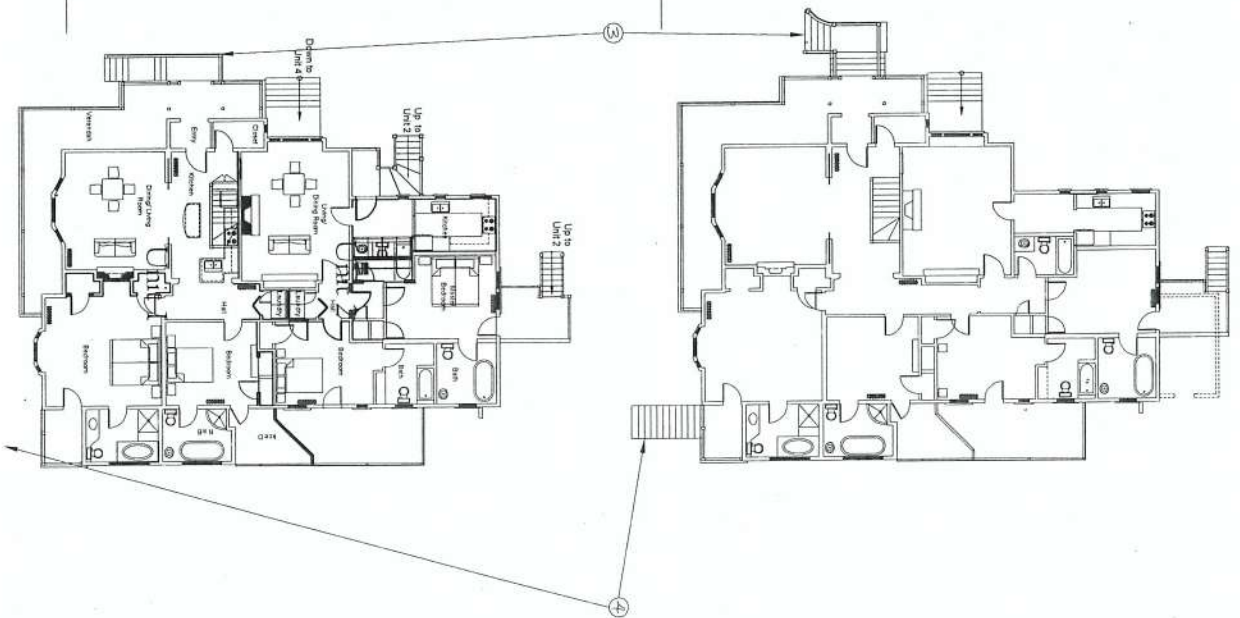
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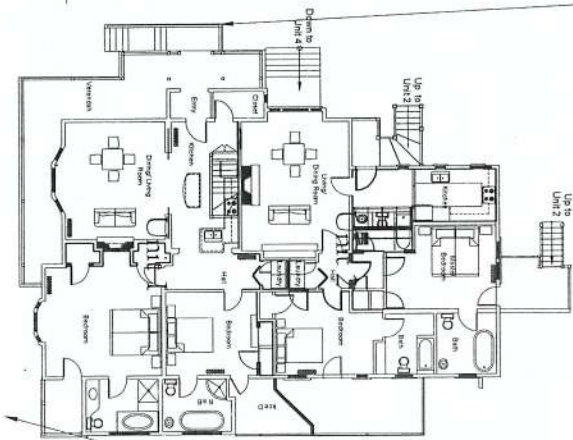
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1 Plan- As Is
Scale: 1:100

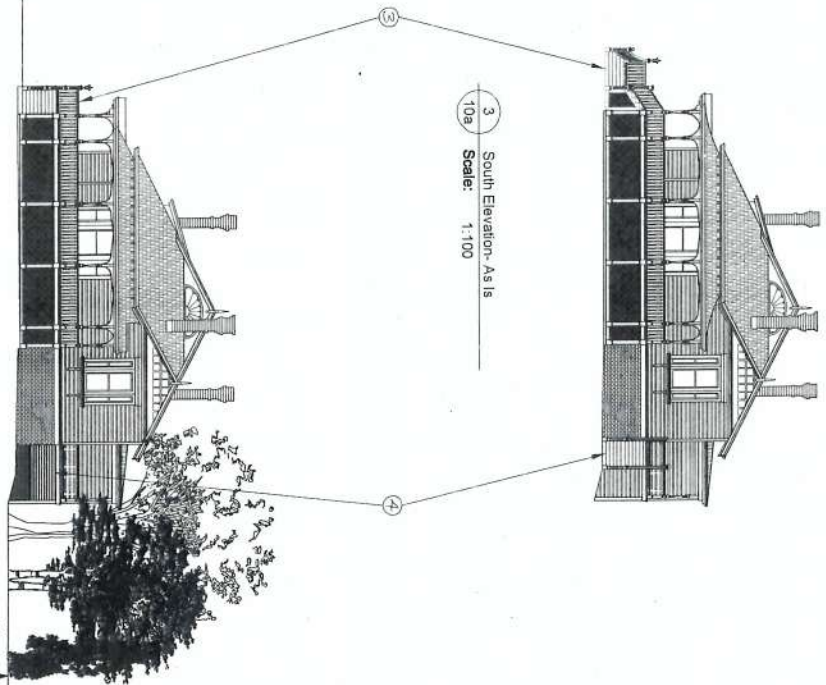


2 Plan- Proposed
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3 South Elevation- As Is
Scale: 1:100

4 South Elevation- Proposed
Scale: 1:100



3. Reconfigure the existing entry stairs. This will be the entrance to Unit #1. The configuration as they exist now is not original to the house but was changed in the 1980 renovation. The corner at the bottom was added in 2012. The new stairs would maintain the original design but would be configured as shown in Drawing 4. With the new interior configuration, these stairs would give access from Unit 1 to the garden of Unit #2. Therefore, these stairs would be removed.



LEGEND

This plan is for design and permitting purposes only.
Elevations were derived from control monument 8-394 (Elev = 2.91m) and control monument 8-36 (Elev = 4.71m).
Elevations shown are based upon geospatial datum.
Property line offsets shown are to exterior house siding.
P.I.D. 003-642-305 LOT 1937
P.I.D. 003-642-313 LOT 1938

LEGEND

- Denotes catch basin
- Denotes water meter
- Denotes approximate tree location
- Denotes ground elevation
- Denotes utility pole
- Denotes water valve

Field survey dated this 30th day of November, 2016
Field survey for building heights dated this 23rd day of February, 2017.



File: B-ALBIONMANOR-SP3
Date: February 24, 2017
Island Land Surveying Ltd.
#117 - 693 Hoffman Avenue
Victoria B.C. V9B 4X1
TEL: 250 475 1515 FAX: 250 475 1516
www.islandsurveying.ca
PBD

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Project
224 Superior Street
Drawing Detail
Site Survey

Drawn by
DJH
Date
August 4, 2017
Scale
1:200
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