

CONTEXT PLAN

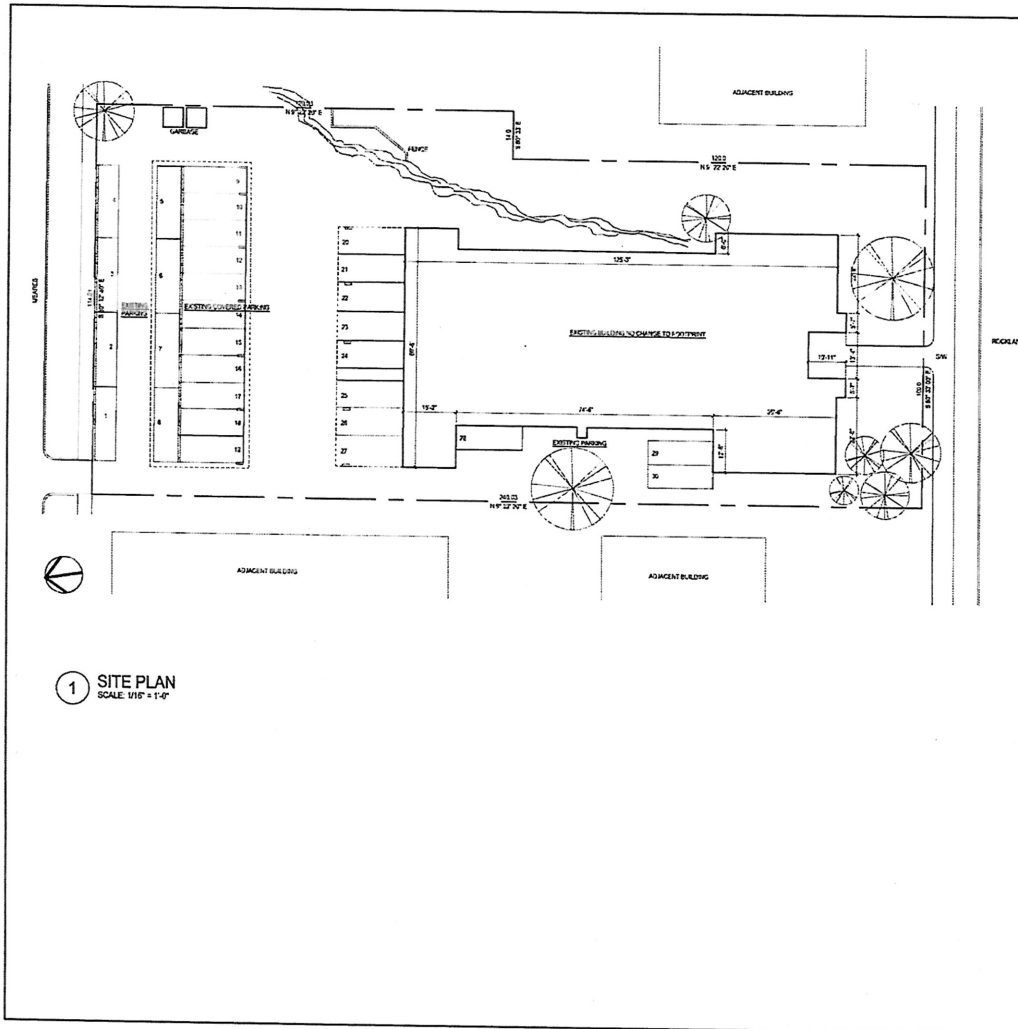


PROJECT ADDRESS

STREET ADDRESS 1126 ROCKLAND AVE, VICTORIA, BC  
 LEGAL ADDRESS LOT 1, PLAN V11881, LANG DISTRICT ST. P.O. BOX 50448

PROJECT INFORMATION TABLE

	ZONE STANDARD	PROPOSAL
ZONING	RD AM 1	NO CHANGE
SITE AREA	402 sq. MET.	NO CHANGE / 428 sq. MET.
TOTAL FLOOR AREA	2665 sq. MET.	NO CHANGE / 3091 sq. MET.
FLOOR SPACE RATIO	1:20	NO CHANGE / 1:20
SITE COVERAGE %	30%	NO CHANGE / 34.5%
OPEN SITE SPACE %	30%	NO CHANGE / 25.7%
HEIGHT	10m	NO CHANGE / 14.3m
NUMBER OF STOREYS	4	NO CHANGE
PARKING STALLS ON SITE	1.1 PER UNIT	0.73 PER UNIT
RECYCLE PARKING NUMBER	41 + 6 VISITOR	34 + 14 VISITOR
<b>BUILDING SET BACK</b>		
FRONT YARD	10m	NO CHANGE / 21.3m
REAR YARD	7.17m	NO CHANGE / 6.87m
SIDE YARD (W)	7.17m	NO CHANGE / 2.16m
SIDE YARD (E)	7.17m	NO CHANGE / 6.24m



1 SITE PLAN  
SCALE: 1/16" = 1'-0"

**DRAWING LIST**

- A-1.0 SITE PLAN AND GENERAL NOTES
- A-2.0 DEMO PLAN
- A-2.1 FLOOR PLAN
- A-3.0 ENLARGED FLOOR PLAN
- A-4.0 ELEVATIONS
- A-5.0 SECTIONS

**PROPOSED WORK DESCRIPTION**

CONVERSION OF LOUNGE ROOM TO FIVE NEW RENTAL SUITES, AND CONVERSION AND REDUCTION OF LAUNDRY TO CREATE ONE NEW RENTAL SUITE.

REDUCTION OF MECHANICAL ROOM TO ACCOMMODATE NEW BOILER, AND CONVERSION OF MECHANICAL & STORAGE FOR BIKE STORAGE AREA.

**VARIANCES**

- PARKING VARIANCES REQUESTED FROM 0.81 (EXISTING) TO 0.73 PER UNIT.
- MINIMUM UNIT SIZE OF 33 sq. MET. REQUIRED. 23.0 sq. MET. PROPOSED.

**RENTAL SUITE INFORMATION**

**NEW SUITES**

TWO NEW ONE BEDROOM RENTAL SUITES

FOUR NEW STUDIO RENTAL SUITES

SUITE A - STUDIO	34.7	sq. MET.
SUITE B - STUDIO	29.3	sq. MET.
SUITE B - MODIFIED STUDIO	29.3	sq. MET.
SUITE C - ONE BEDROOM	61.0	sq. MET.
SUITE D - ONE BEDROOM	44.3	sq. MET.

**EXISTING SUITES**

**SECOND FLOOR**

SUITE 1 - ONE BEDROOM	66.4	sq. MET.
SUITE 2 - ONE BEDROOM	66.6	sq. MET.
SUITE 3 - ONE BEDROOM	68.9	sq. MET.
SUITE 4 - ONE BEDROOM	68.0	sq. MET.
SUITE 5 - STUDIO	38.1	sq. MET.
SUITE 6 - STUDIO	40.3	sq. MET.
SUITE 7 - ONE BEDROOM	66.0	sq. MET.
SUITE 8 - ONE BEDROOM	66.0	sq. MET.
SUITE 9 - ONE BEDROOM	64.5	sq. MET.
SUITE 10 - ONE BEDROOM	65.5	sq. MET.
SUITE 11 - ONE BEDROOM	67.0	sq. MET.

**THIRD FLOOR**

SUITE 1 - ONE BEDROOM	66.4	sq. MET.
SUITE 2 - ONE BEDROOM	66.6	sq. MET.
SUITE 3 - ONE BEDROOM	68.9	sq. MET.
SUITE 4 - ONE BEDROOM	68.0	sq. MET.
SUITE 5 - STUDIO	38.1	sq. MET.
SUITE 6 - STUDIO	40.3	sq. MET.
SUITE 7 - ONE BEDROOM	66.0	sq. MET.
SUITE 8 - ONE BEDROOM	66.0	sq. MET.
SUITE 9 - ONE BEDROOM	64.5	sq. MET.
SUITE 10 - ONE BEDROOM	65.5	sq. MET.
SUITE 11 - ONE BEDROOM	67.0	sq. MET.

**FORTH FLOOR**

SUITE 1 - ONE BEDROOM	66.4	sq. MET.
SUITE 2 - ONE BEDROOM	66.6	sq. MET.
SUITE 3 - ONE BEDROOM	68.9	sq. MET.
SUITE 4 - ONE BEDROOM	68.0	sq. MET.
SUITE 5 - STUDIO	38.1	sq. MET.
SUITE 6 - STUDIO	40.3	sq. MET.
SUITE 7 - ONE BEDROOM	66.0	sq. MET.
SUITE 8 - ONE BEDROOM	66.0	sq. MET.
SUITE 9 - ONE BEDROOM	64.5	sq. MET.
SUITE 10 - ONE BEDROOM	65.5	sq. MET.
SUITE 11 - ONE BEDROOM	67.0	sq. MET.

KPLJ **James** architecture

513 PANDORA AVENUE, VICTORIA, B.C.  
TEL: 250-388-6511 FAX: 250-388-6191

1	PROPOSED INTERIOR ALTERATIONS	2024/01/11
2	PROPOSED INTERIOR ALTERATIONS	2024/01/11
3	PROPOSED INTERIOR ALTERATIONS	2024/01/11
4	PROPOSED INTERIOR ALTERATIONS	2024/01/11
5	PROPOSED INTERIOR ALTERATIONS	2024/01/11

PROPOSED INTERIOR ALTERATIONS  
1126 ROCKLAND VICTORIA, BC

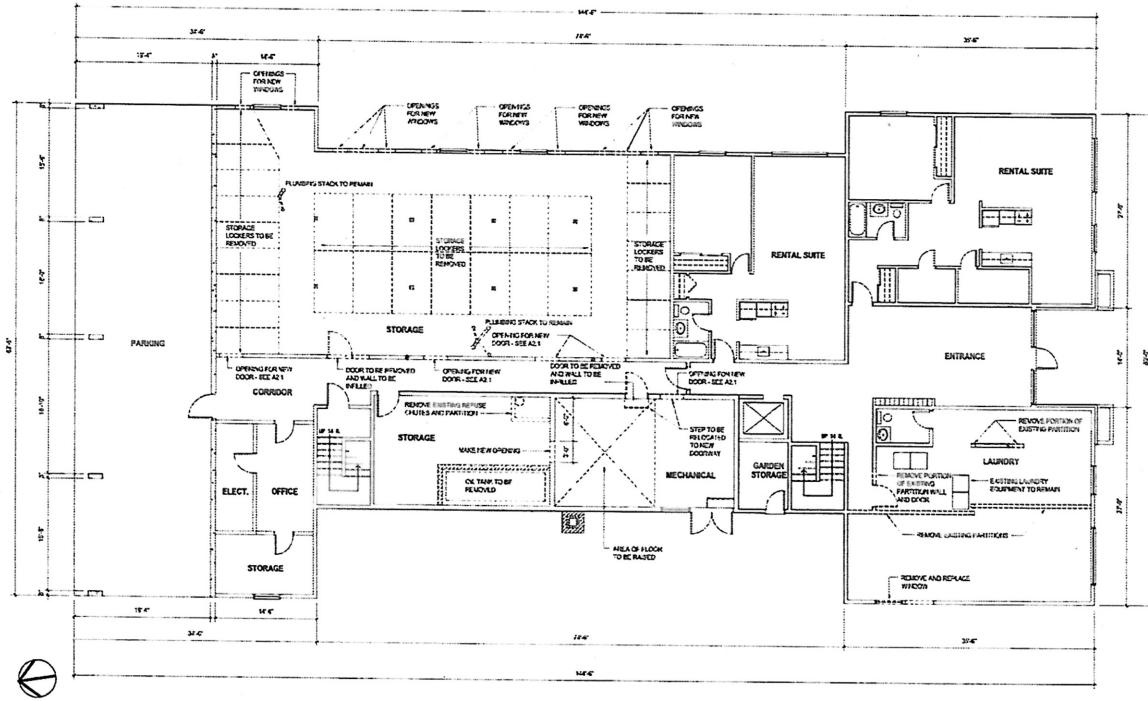
SCALE

# ROCKLAND INTERIOR ALTERATIONS

1126 ROCKLAND AVE.  
VICTORIA BC.

SITE PLAN AND GENERAL NOTES

PROJECT NUMBER	1126
DATE	2024/01/11
DESIGNED BY	JD
SCALE	AS NOTED
DATE	2024/01/11



2 DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"

----- WALLS TO BE DEMOLISHED

4	REMOVED TO REPLACEMENT	2017-01-11
3	REMOVED FOR REPLACEMENT	2017-01-11
2	REMOVED TO SUPPLY PARTITION WALLS	2017-01-11
1	REMOVED TO SUPPLY PARTITION WALLS	2017-01-11
AD	DEMOLITION	2017-01-11

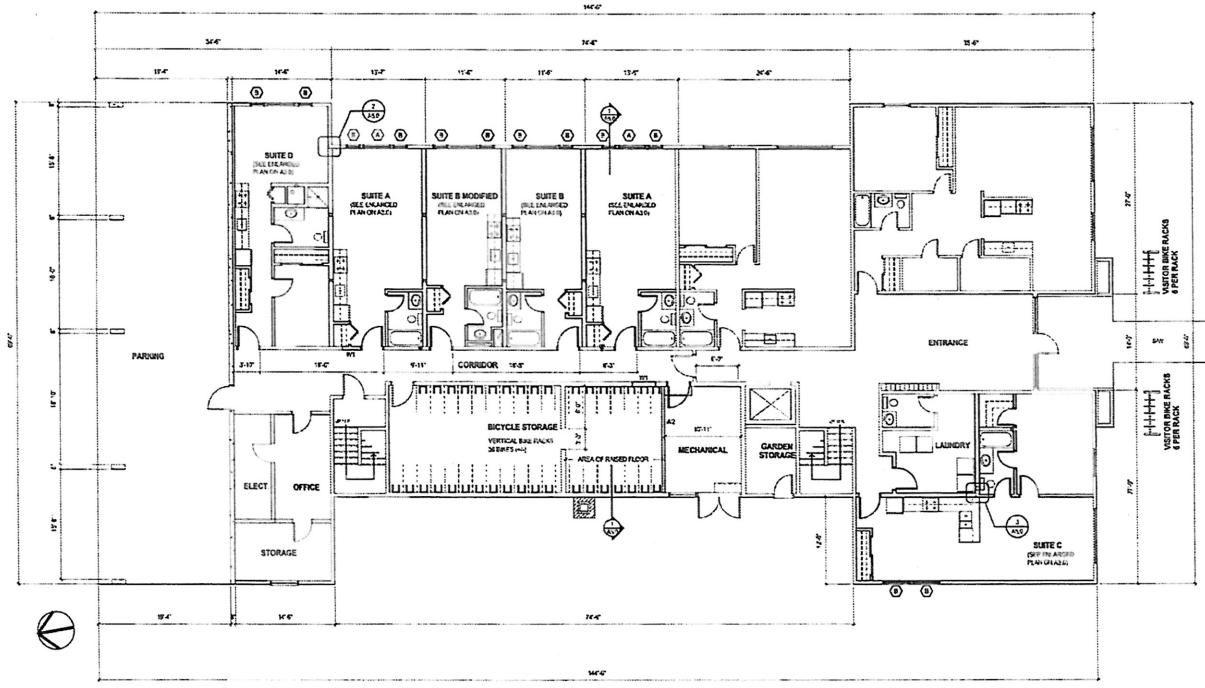
PROPOSED INTERIOR ALTERATIONS  
1126 ROCKLAND VICTORIA, BC

SLK

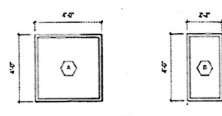
DRAWING TITLE

DEMOLITION PLAN

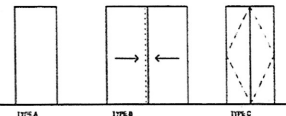
PROJECT NUMBER	0773
DRAWN BY	SLK/CP
CHECKED BY	SL
SCALE	AS NOTED
DATE	2016/02/01



- WALL TYPES**
- W1 WALL ASSEMBLY - SUITE PARTY WALL (CONCRETE) 1 HOUR FIRE RATED AS 1511 ASSEMBLY PER SBC 02
  - W2 TYPE 2 WALLS 2" TYPE 2 WALLS 2" OF G.C. STITCHED TO THE CONCRETE SLAB 2" STITCHED TO THE CONCRETE SLAB LAYERS OF 5/8" TYPE X W.B.
  - W3 WALL ASSEMBLY - VERTICAL SUITE WALL FINISHED - TABLE A 1511 ASSEMBLY PER SBC 02 2" TYPE 2 WALLS 2" OF G.C. 1/2" G.W.B.
  - W4 WALL ASSEMBLY - VERTICAL SUITE WALL FINISHED - TABLE A 1511 ASSEMBLY PER SBC 02 2" TYPE 2 WALLS 2" OF G.C. 1/2" G.W.B.
  - W5 WALL ASSEMBLY - PARTITION WALL 1/2" STUDS @ 7" O.C. 1/2" G.W.B.
  - W6 WALL ASSEMBLY - PARTITION WALL 1/2" STUDS @ 7" O.C. 1/2" G.W.B.



WINDOW TYPES



DOOR TYPES

1	REVISIONS	WINDO/FLOOR	2019-01-11
2	REVISIONS	WINDO/FLOOR	2019-01-11
3	REVISIONS	WINDO/FLOOR	2019-01-11
4	REVISIONS	WINDO/FLOOR	2019-01-11
5	REVISIONS	WINDO/FLOOR	2019-01-11

PROPOSED INTERIOR ALTERATIONS  
1126 ROCKLAND VICTORIA, BC

1 NEW CONSTRUCTION  
SCALE: 1/8" = 1'-0"

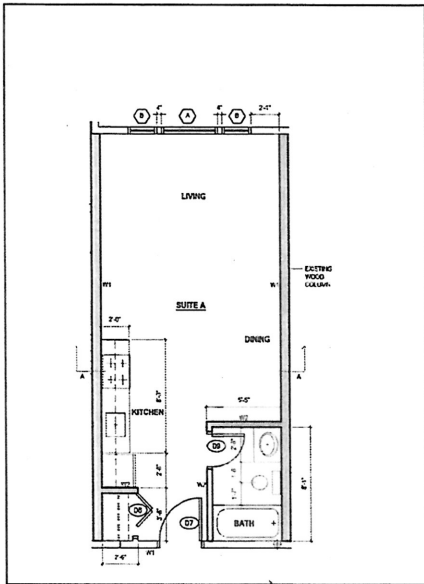
DOOR NO.	ROOM FROM TO	SIZE	TYPE	MATERIAL	FINISH	SWING	FRAME	FINISH	RATING	GLZS	LOCKET	LATCHET	CLOSER	GLAZING	STOP	ADDITIONAL FINISH	THRESHOLD	NOTES
D01	CORRIDOR/RESIDENCE	7'0" x 7'0"	A	WOOD	PART	45 MIN	WOOD	PART	45 MIN		YES		YES					DOOR VENER
D02	CLOSET - BAYNES	2'0" x 4'0"	B	WOOD	PART		WOOD	PART										
D03	BEDROOM	7'0" x 8'0"	C	WOOD	PART		WOOD	PART										
D04	CLOSET	3'0" x 4'0"	B	WOOD	PART		WOOD	PART										
D05	BATHROOM	7'0" x 6'0"	A	WOOD	PART		WOOD	PART										
D06	CLOSET - BFIELD	2'0" x 4'0"	C	WOOD	PART		WOOD	PART										
D07	CORRIDOR/RESIDENCE	7'0" x 7'0"	A	WOOD	PART	45 MIN	WOOD	PART	45 MIN		YES							DOOR VENER
D08	CLOSET - BFIELD	2'0" x 4'0"	C	WOOD	PART		WOOD	PART										
D09	CLOSET - BFIELD	2'0" x 4'0"	C	WOOD	PART		WOOD	PART										
D10	CORRIDOR/RESIDENCE	3'0" x 7'0"	A	WOOD	PART		WOOD	PART			YES							DOOR VENER
D11	CLOSET - BFIELD	2'0" x 4'0"	C	WOOD	PART		WOOD	PART										
D12	BATHROOM	7'0" x 6'0"	A	WOOD	PART		WOOD	PART										
D13	CORRIDOR/RESIDENCE	7'0" x 7'0"	A	WOOD	PART	45 MIN	WOOD	PART	45 MIN		YES							DOOR VENER
D14	CLOSET - BFIELD	2'0" x 4'0"	C	WOOD	PART		WOOD	PART										
D15	BEDROOM	7'0" x 8'0"	A	WOOD	PART		WOOD	PART										
D16	CORRIDOR/RESIDENCE	3'0" x 7'0"	A	WOOD	PART	45 MIN	WOOD	PART	45 MIN		YES							DOOR VENER
D17	CLOSET - BFIELD	2'0" x 4'0"	C	WOOD	PART		WOOD	PART										
D18	BEDROOM	7'0" x 8'0"	A	WOOD	PART		WOOD	PART										
D19	CORRIDOR/RESIDENCE	3'0" x 7'0"	A	WOOD	PART	45 MIN	WOOD	PART	45 MIN		YES							DOOR VENER
D20	CORRIDOR/RESIDENCE	3'0" x 7'0"	A	WOOD	PART	45 MIN	WOOD	PART	45 MIN		YES							DOOR VENER
D21	CORRIDOR/RESIDENCE	3'0" x 7'0"	A	WOOD	PART	45 MIN	WOOD	PART	45 MIN		YES							DOOR VENER
D22	CLOSET - BAYNES	2'0" x 4'0"	B	WOOD	PART		WOOD	PART										
D23	BATHROOM	7'0" x 6'0"	A	WOOD	PART		WOOD	PART										
D24	BEDROOM	7'0" x 8'0"	A	WOOD	PART		WOOD	PART										
D25	BATHROOM	7'0" x 6'0"	A	WOOD	PART		WOOD	PART										
D26	W.C.	7'0" x 6'0"	A	WOOD	PART		WOOD	PART										

SCALE:

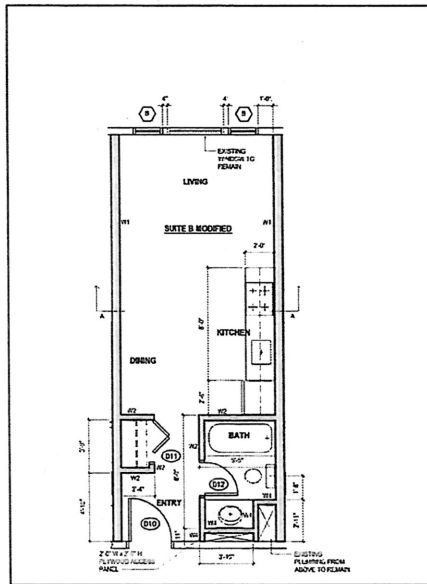
DRAWING TITLE:

FLOOR PLANS

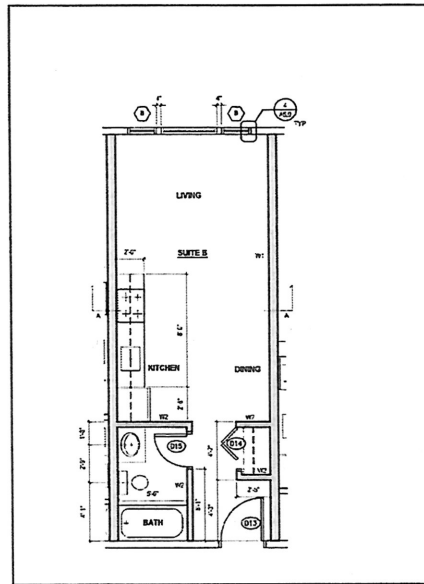
PROJECT NUMBER	#1126
DATE	11/19/18
SCALE	AS NOTED
DATE	11/19/18



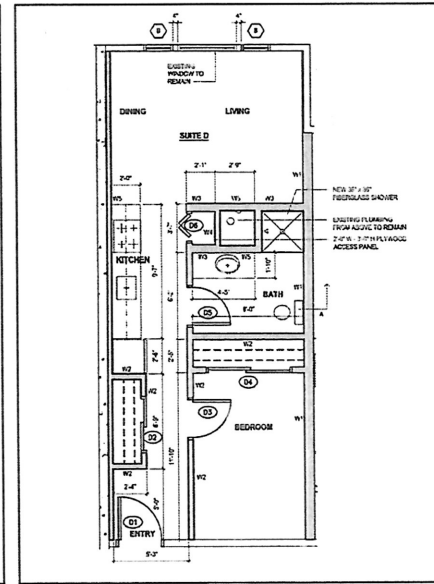
1 SUITE A FLOOR PLAN  
SCALE = 1/4" = 1'-0"



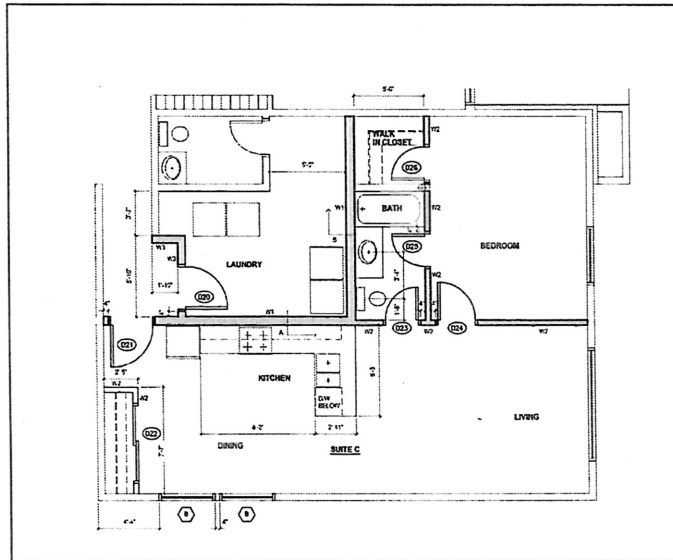
2 SUITE B MODIFIED FLOOR PLAN  
SCALE = 1/4" = 1'-0"



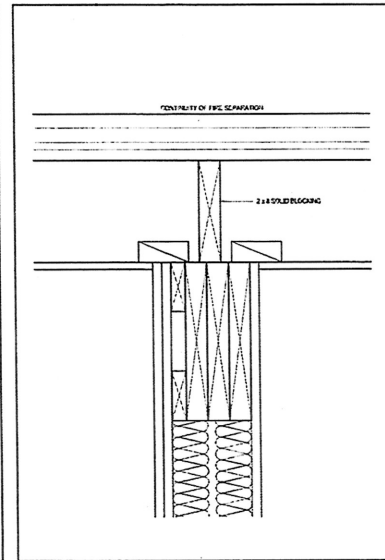
3 SUITE B FLOOR PLAN  
SCALE = 1/4" = 1'-0"



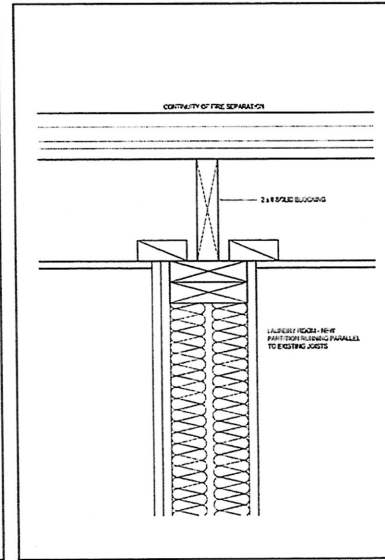
4 SUITE D FLOOR PLAN  
SCALE = 1/4" = 1'-0"



5 SUITE C FLOOR PLAN  
SCALE = 1/4" = 1'-0"



6 DETAIL A  
SCALE = 1/2" = 1'-0"



7 DETAIL B  
SCALE = 1/2" = 1'-0"

WALL TYPES

- W1 WALL ASSEMBLY - SUITE PARTY WALL CORRIDOR  
1x10H PINE PERIMETER BELL BELL'S FRAMING AND  
STC 50  
5/8" TYPE "X" G.W.B.  
2x12 @ 24" STUDS @ 2" O.C.  
CONCRETE ON GAS CONCRETE PLATE  
2x12" ABSORPTIVE MINERAL WOOL INS.  
3 LAYERS OF 5/8" TYPE "X" G.W.B.
- W2 WALL ASSEMBLY - INTERIOR SUITE WALL  
REINFORCED TRUSS AS W/ 2x12 LAM ASSEMBLY W/ 4"  
STC 50  
1/2" G.W.B.  
1/4" STUCCO @ 2" O.C.  
1/2" G.W.B.
- W3 WALL ASSEMBLY - INTERIOR SUITE WALL  
REINFORCED TRUSS AS W/ 2x12 LAM ASSEMBLY W/ 4"  
STC 50  
1/2" G.W.B.  
1/4" STUCCO @ 2" O.C.  
1/2" G.W.B.
- W4 WALL ASSEMBLY - TURNING WALL  
2x4 STUDS @ 24" O.C.  
1/2" G.W.B.
- W5 WALL ASSEMBLY - TURNING WALL  
2x4 STUDS @ 24" O.C.  
1/2" G.W.B.

1	REVISED TO INCLUDE	2/17/11
2	REVISED TO INCLUDE	3/1/11
3	REVISED TO INCLUDE	3/1/11
4	REVISED TO INCLUDE	3/1/11
5	REVISED TO INCLUDE	3/1/11
6	REVISED TO INCLUDE	3/1/11
7	REVISED TO INCLUDE	3/1/11
8	REVISED TO INCLUDE	3/1/11

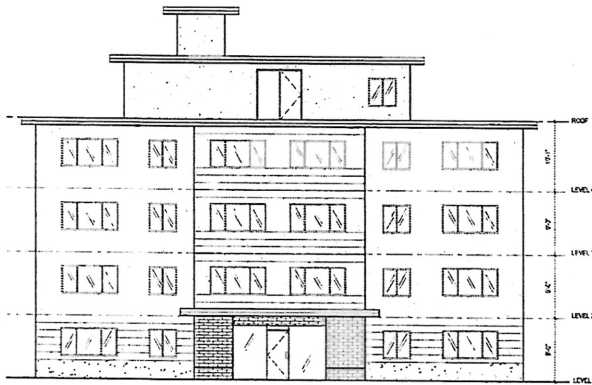
PROPOSED INTERIOR ALTERATIONS  
1126 ROCKLAND VICTORIA, BC

SCALE

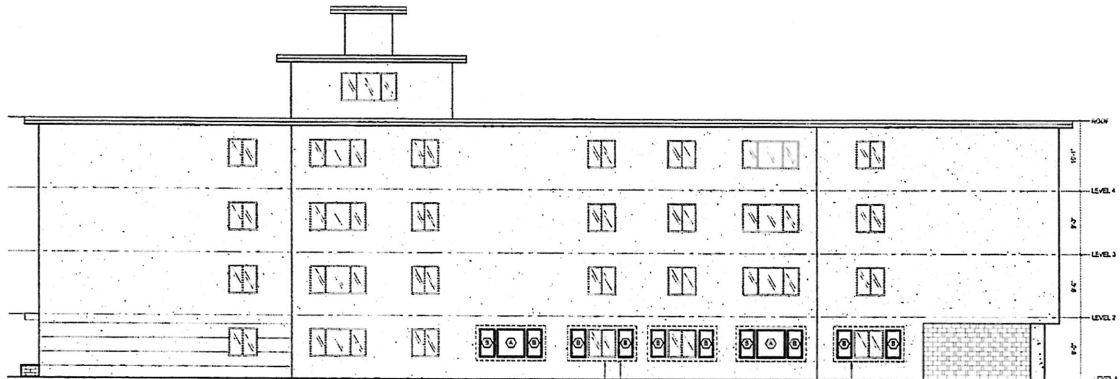
DRAWING TITLE

ENLARGED FLOOR PLANS

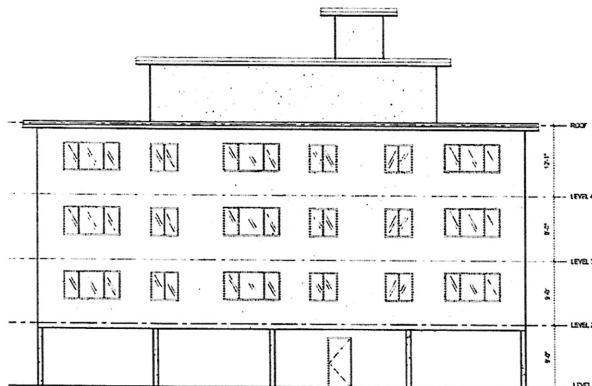
PROJECT NUMBER	1126
DRAWN BY	DAVE SP
CHECKED BY	TS
SCALE	AS SHOWN
DATE	2/17/11



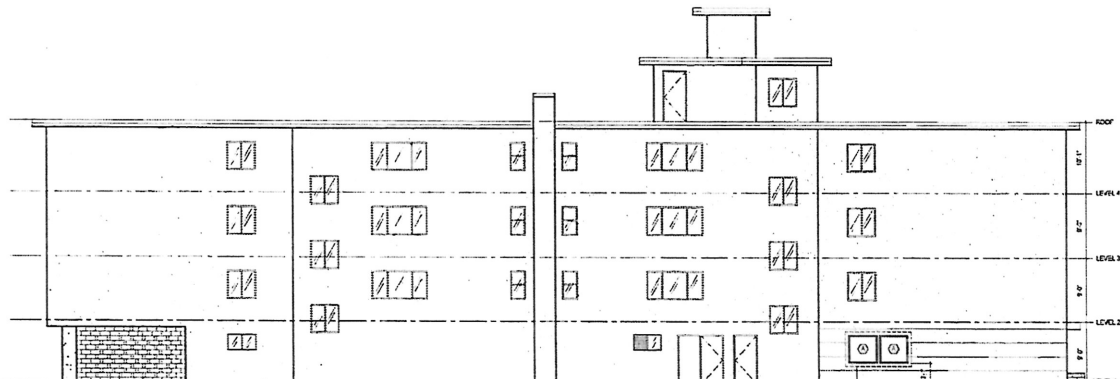
1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

4	REVISIONS TO BIDS DRAWING	2017-01-11
3	REVISED FLOOR PLAN SET	2017-04-03
2	REVISIONS TO THE ARCHITECTURAL DRAWING	2017-03-16
1	ISSUE APPLICATION	2017-03-16
0	ISSUE PERMIT	2017-03-16

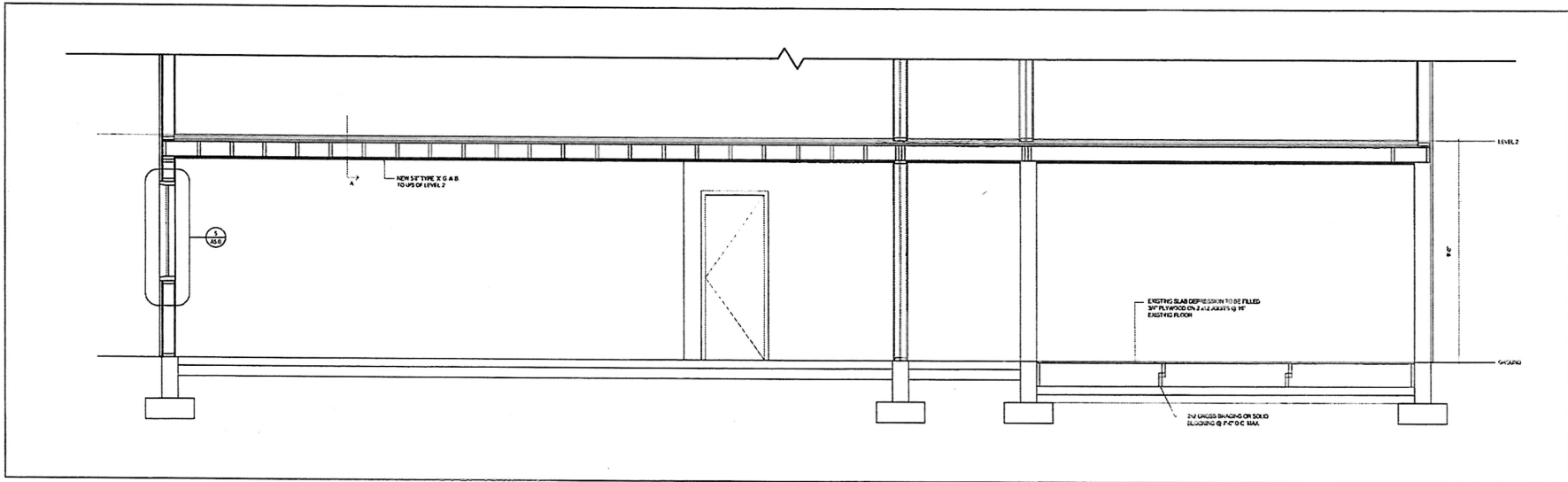
PROPOSED INTERIOR  
ALTERATIONS  
1126 ROCKLAND  
VICTORIA, BC

SCALE

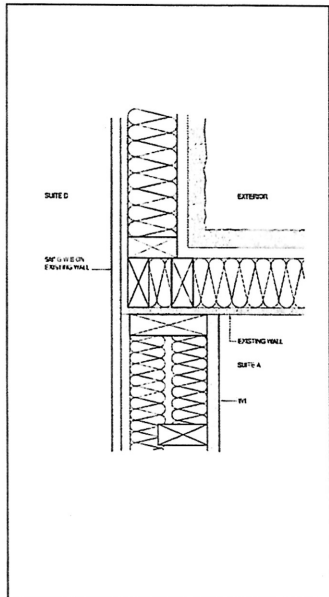
DRAWING TITLE

EXTERIOR ELEVATIONS

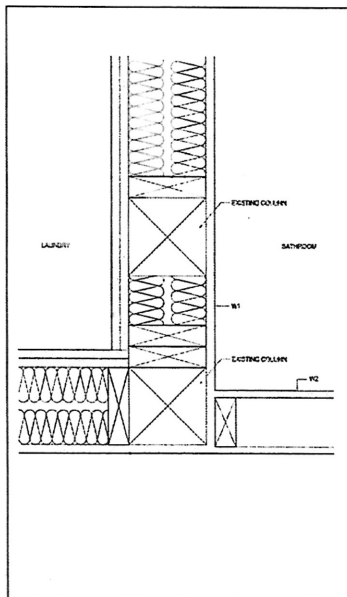
PROJECT NUMBER	#113
UNIFORMITY	BLM/CP
DRAWN BY	CR/DES/BJ
SCALE	AS NOTED
DATE	2017/04/16



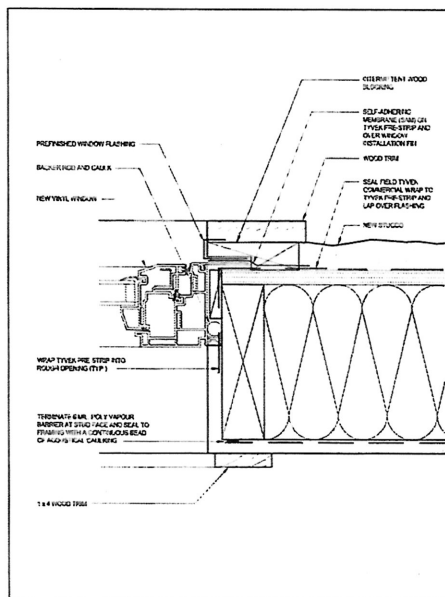
1 SECTION  
SCALE: 1/2" = 1'-0"



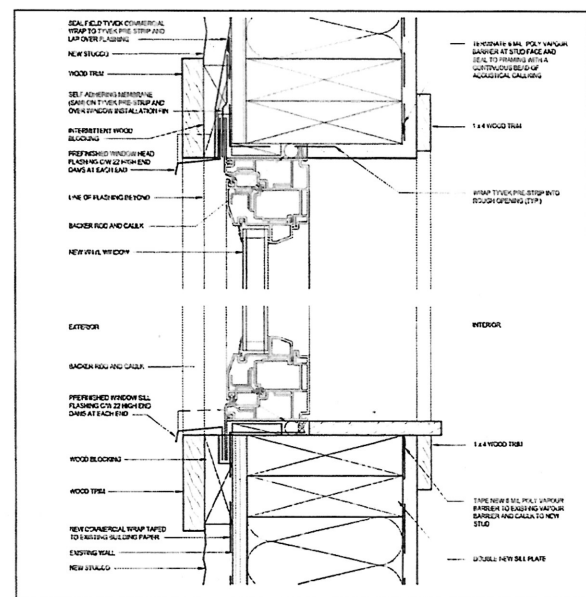
2 PLAN DETAIL  
SCALE: 3/4" = 1'-0"



3 PLAN DETAIL  
SCALE: 3/4" = 1'-0"



4 PLAN DETAIL  
SCALE: 3/4" = 1'-0"



5 SECTION DETAIL  
SCALE: 3/4" = 1'-0"

4	REVISIONS TO BE SUBMITTED	2020-04-14
3	ISSUES FOR BIDS PREPARED	2020-03-10
2	PROPOSED WINDOW SCHEDULES	2020-02-10
1	IFC APPLICATION	2019-11-10
0	ISSUED FOR IFC	2019-11-10

PROPOSED INTERIOR  
ALTERATIONS  
1126 ROCKLAND  
VICTORIA, BC

SEA

DRAWING TITLE

SECTIONS AND DETAILS

PROJECT NUMBER	41713
DATE	07/2019
DESIGNER	KL
SCALE	AS NOTED
DATE	02/20/20