

Received
City of Victoria

MAY 02 2018

Planning & Development Department
Development Services Division



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RESIDENTIAL
DEVELOPMENT
IRVING RD.
VICTORIA BC

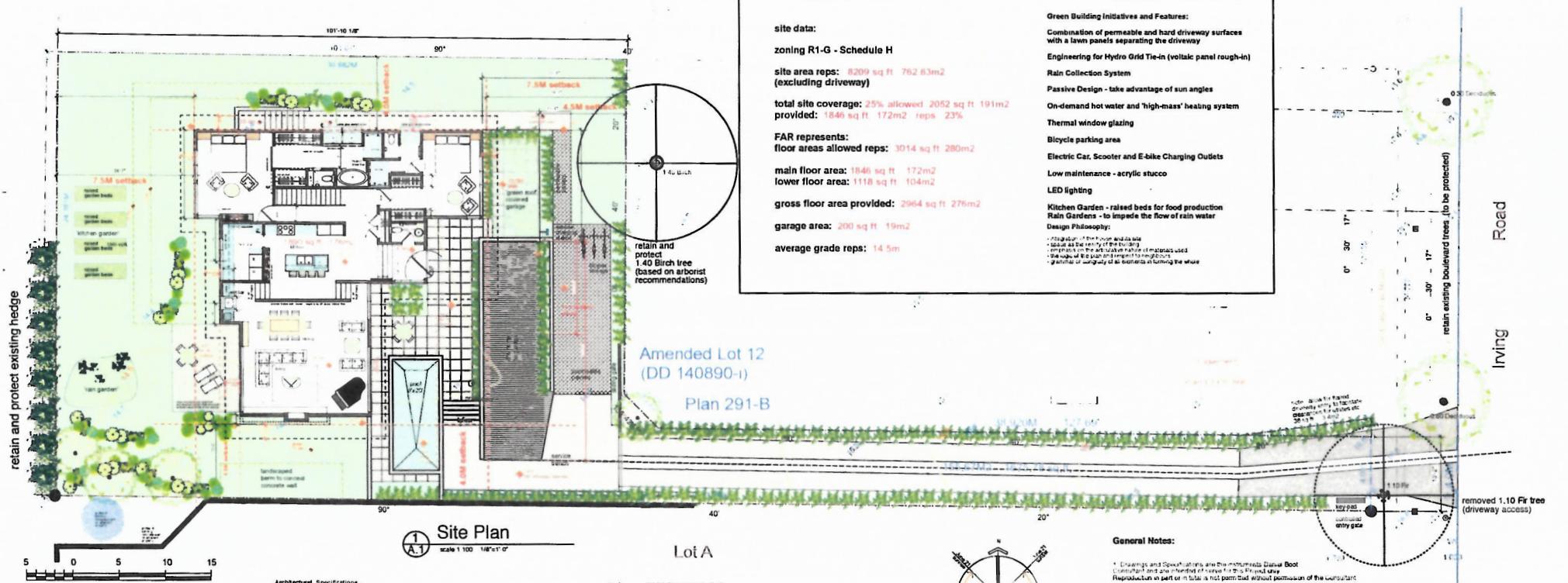
Version 1 Date: 2018-05-02
Last updated: 2018-05-02
Jan 8/18

Legal Description:
Lot B, 920 1m2
Amended Lot 12,
DD 140890-I
Surrey
Victoria Island
Plan 291-B

Actual size:
M2.92
Scale:

Sheet A1.0

PAVILION ON IRVING RD.



The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:300.

Distances are in metres, unless otherwise indicated.

Integrated Survey Area No. 17, City Of Victoria
NAD83 (CRS) 3.0.0.BC 1.CRD.

Grid bearings are derived from observations between geodetic control monuments 10-98 and 10-125.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances multiply ground-level distances by the average combined factor of 0.99960745 which has been derived from geodetic control monuments 10-98 and 10-125.

Legend:

- Ⓐ Denotes Control Monument Found
- Denotes Standard Iron Post Found
- Denotes Lead Plug Found
- Denotes Standard Iron Post Placed

Note: This plan shows one or more witness posts which are not set on the true corners.

Wey Mayenburg Land Surveying Inc.

www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 140192/SUB/BM

Survey Plan Of:

Amended Lot 12 (D.D. 140890-I), Section 68,
Victoria District, Plan 291-B

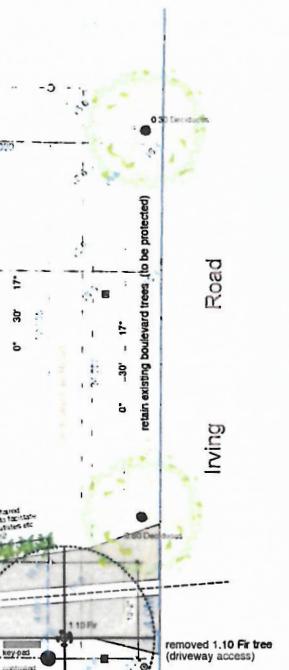
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Planning & Development Department

site data:
zoning R1-G - Schedule H
sits area reps: 8209 sq ft 762.63m² (excluding driveway)
total site coverage: 25% allowed 2052 sq ft 191m² provided: 1846 sq ft 172m² reps 23%
**FAR represents:
floor areas allowed reps: 3014 sq ft 280m²**
**main floor area: 1846 sq ft 172m²
lower floor area: 1118 sq ft 104m²**
gross floor area provided: 2964 sq ft 276m²
garage area: 200 sq ft 19m²
average grade reps: 14.5m

Green Building Initiatives and Features:
Combination of permeable and hard driveway surfaces with a lawn panels separating the driveway
Engineering for Hydro Grid Tie-in (voltaic panel rough-in)
Rain Collection System
Passive Design - take advantage of sun angles
On-demand hot water and 'high-mass' heating system
Thermal window glazing
Bicycle parking area
Electric Car, Scooter and E-bike Charging Outlets
Low maintenance - acrylic stucco
LED lighting
Kitchen Garden - raised beds for food production
Rain Gardens - to impede the flow of rain water
Design Philosophy:
• Integration of the house and site
• Sustainable design principles
• emphasis on the alternative nature of materials used
• The usage of B.C. plants and species
• The utilization of existing resources in forming the whole



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RENTAL DEVELOPMENT
IRVING RD.
VICTORIA BC

Lot 101-1017
Area 1000-641
Section 68
Date 18/07/2018

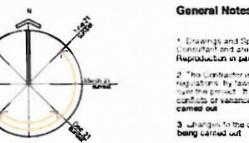
Legal Description:

Legal Description:
Lot 101-1017
Area 1000-641
Section 68
Amended Lot 12
DD 140890-I
Section 68
Victoria District
Plan 291-B

Site Plan
A 1200
A.1.1

Water Efficiency:
- Sustainable site design strategies
- Use of low water irrigation, using native and local west coast plants
- Utilizing rain barrels and tanks for graywater reuse
- Water conservation measures such as water efficient fixtures
- Storm water to be directed to storage areas and gardens and used for landscaping changes with the owner and the designer

Energy:
- Energy efficient lighting and low energy lighting throughout
- Energy efficient heating and low energy heating systems
- The building envelope is designed to reduce thermal bridging and external air shades and roof overhangs help to reduce orientation driving limited direct solar radiation to provide airflow



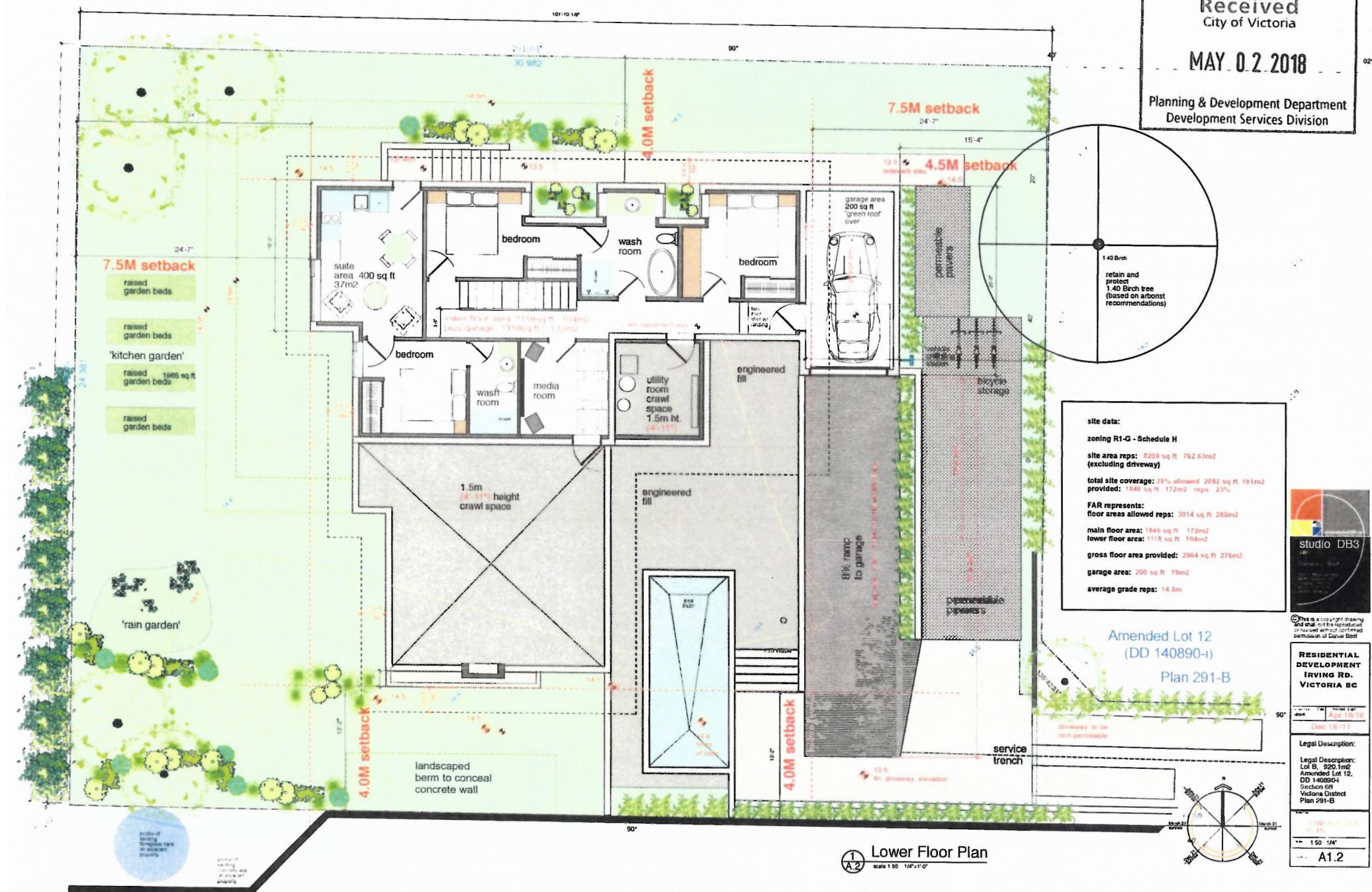
General Notes:

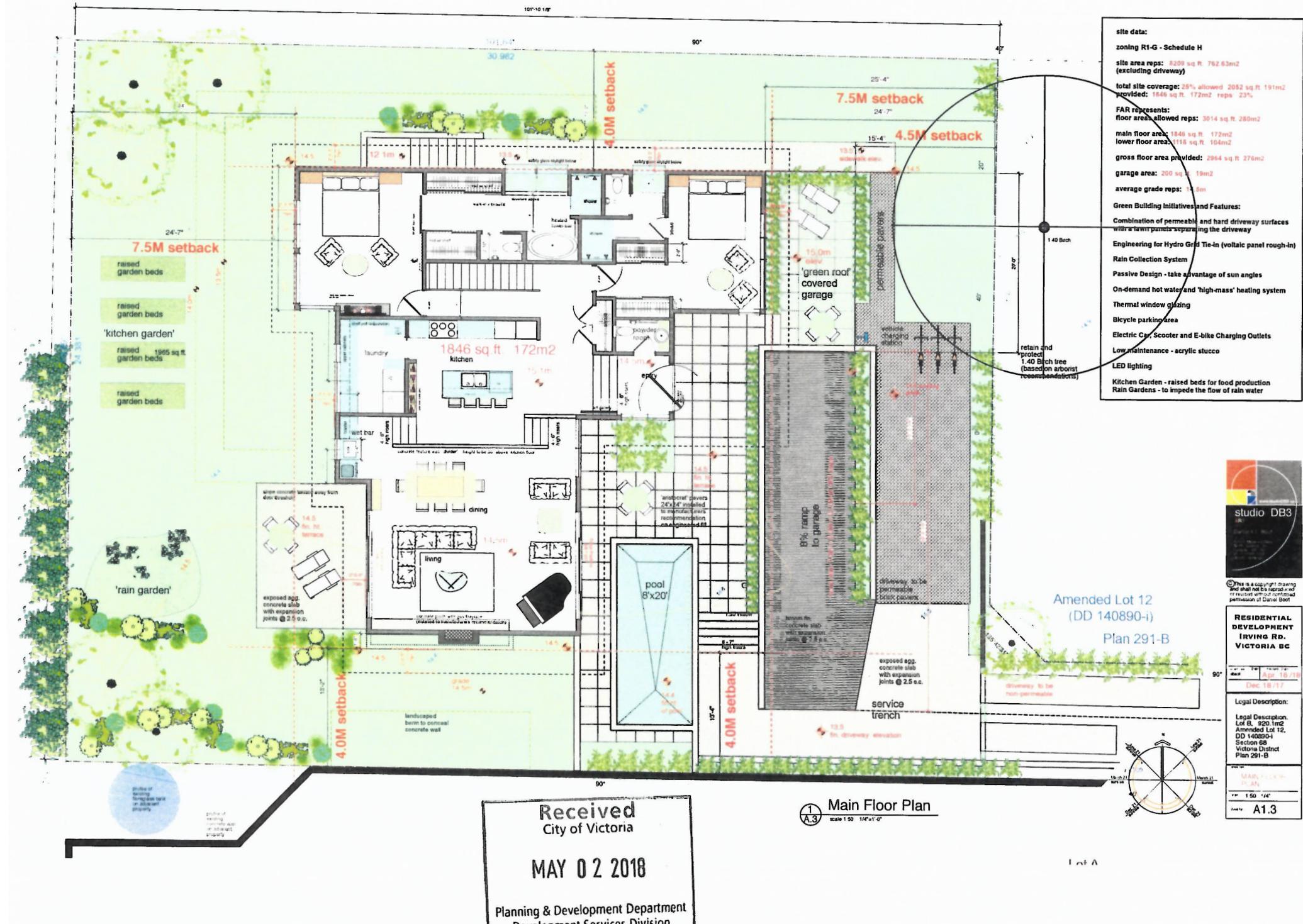
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4. The Contractor shall be liable to the City of Victoria for any damage to any property caused by the contractor with respect to any work carried out.
5. Conditions to the contract must be approved by the client prior to any work being carried out.
6. The contractor shall be liable to the City of Victoria for any damage to any property caused by the contractor with respect to any work carried out.
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10. The contractor shall be liable to the City of Victoria for any damage to any property caused by the contractor with respect to any work carried out.
11. The contractor shall be responsible for setting out the building in conformity based on the plans and specifications, drawings and surveys submitted and have them checked at all times for review by the Consultant.
12. Site plan to be a responsibility for setting out the building in conformity based on the plans and specifications, drawings and surveys submitted and have them checked at all times for review by the Consultant.
13. Site plan to be a responsibility for setting out the building in conformity based on the plans and specifications, drawings and surveys submitted and have them checked at all times for review by the Consultant.
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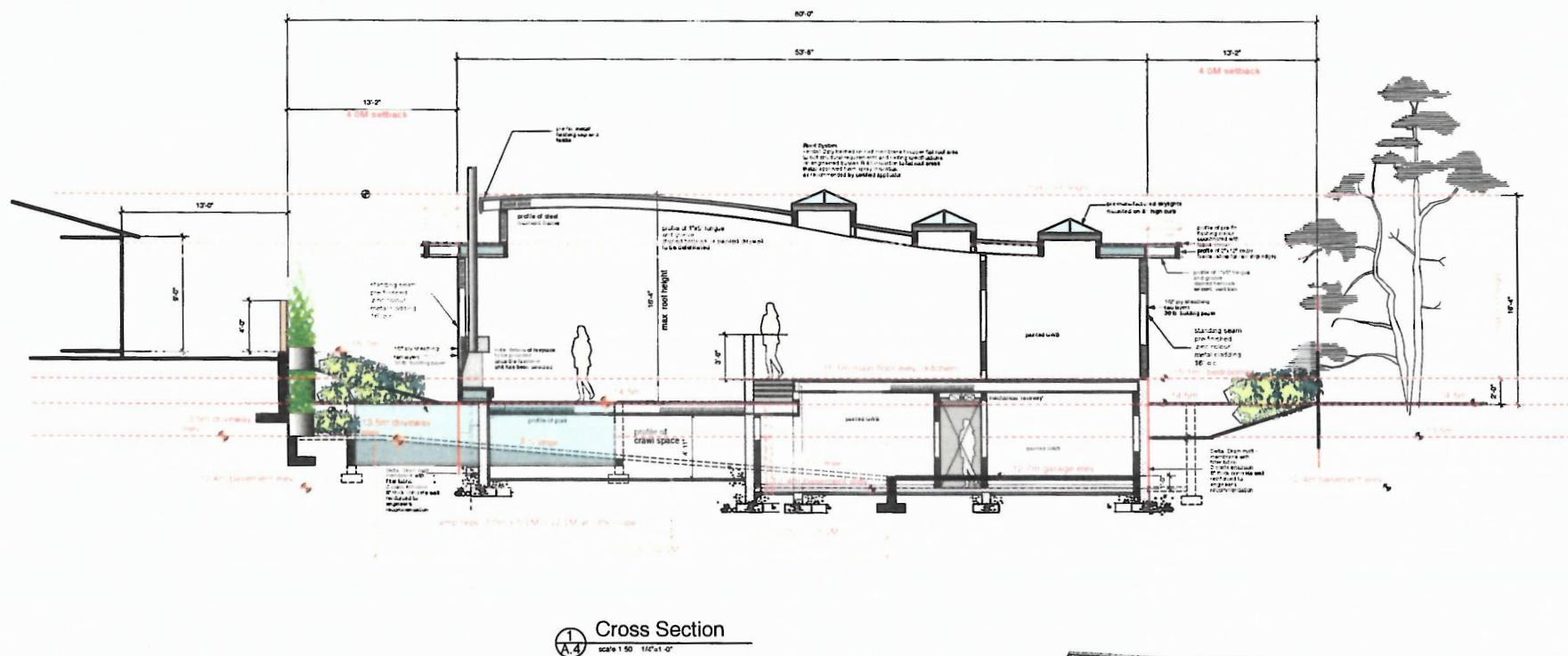
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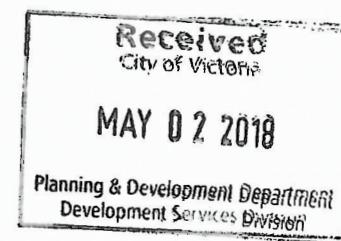
Planning & Development Department
Development Services Division







1 Cross Section
A.4 scale 1:50 1/4"=1'-0"



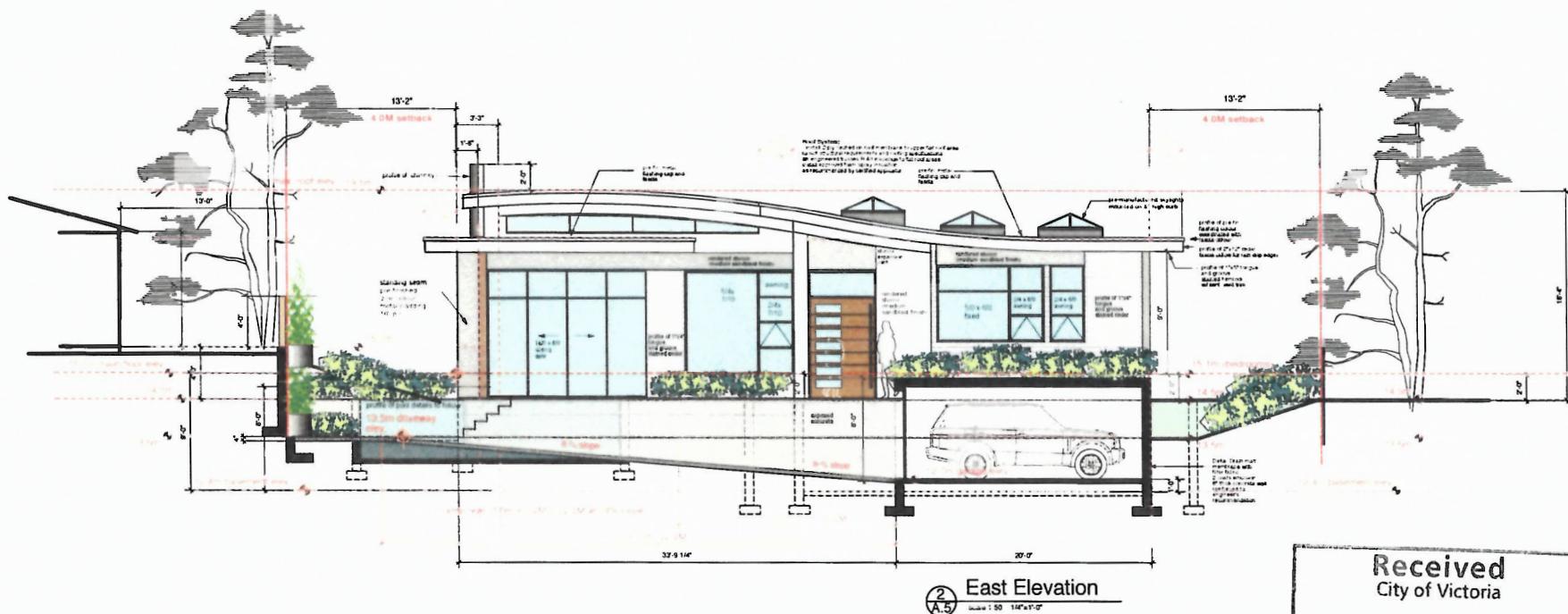
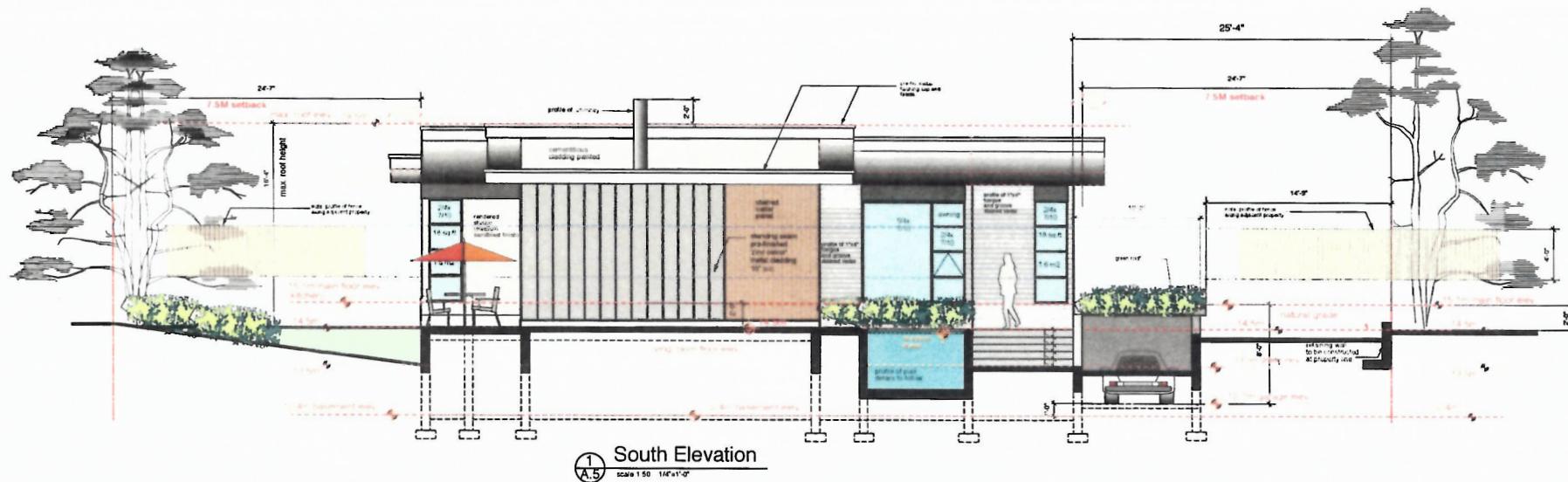
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RESIDENTIAL
DEVELOPMENT
IRVING RD.
VICTORIA BC

scale 1:50 1/4"=1'-0"
Date 1/21/17

Legal Description:
Lot B, 820.1m²
Area 820.1m²
DD 140804-1
Section 68
Victoria District
Plan 291-B

RECEIVED
1/21/17
1:50 1/4"
A1.4



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City of Victoria
MAY 02 2018

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Development Services Division

studio DB3
irving rd design

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RESIDENTIAL DEVELOPMENT IRVING RD. VICTORIA BC

Lot 11	Lot 12	Lot 13
Lot 14	Lot 15	Lot 16
Lot 17	Lot 18	Lot 19

Legal Description:
Lot B, Lot C, Lot D,
Amended Lot 12,
DD 140890-1
Section 68
Victoria District
Plan 291-8

Permit:
2nd Arch View
Permit No. 159
Date 18/05/18

A.5

