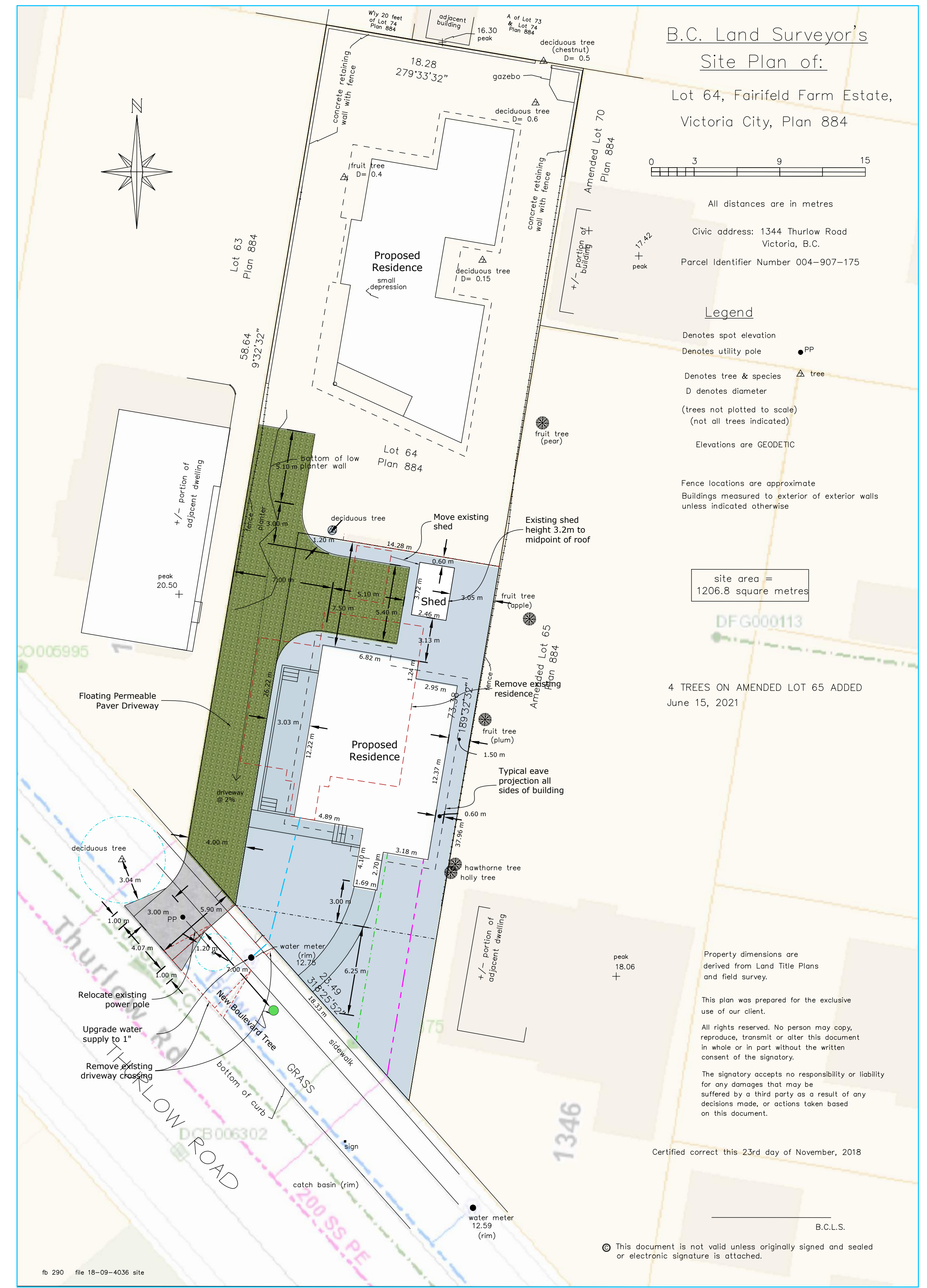
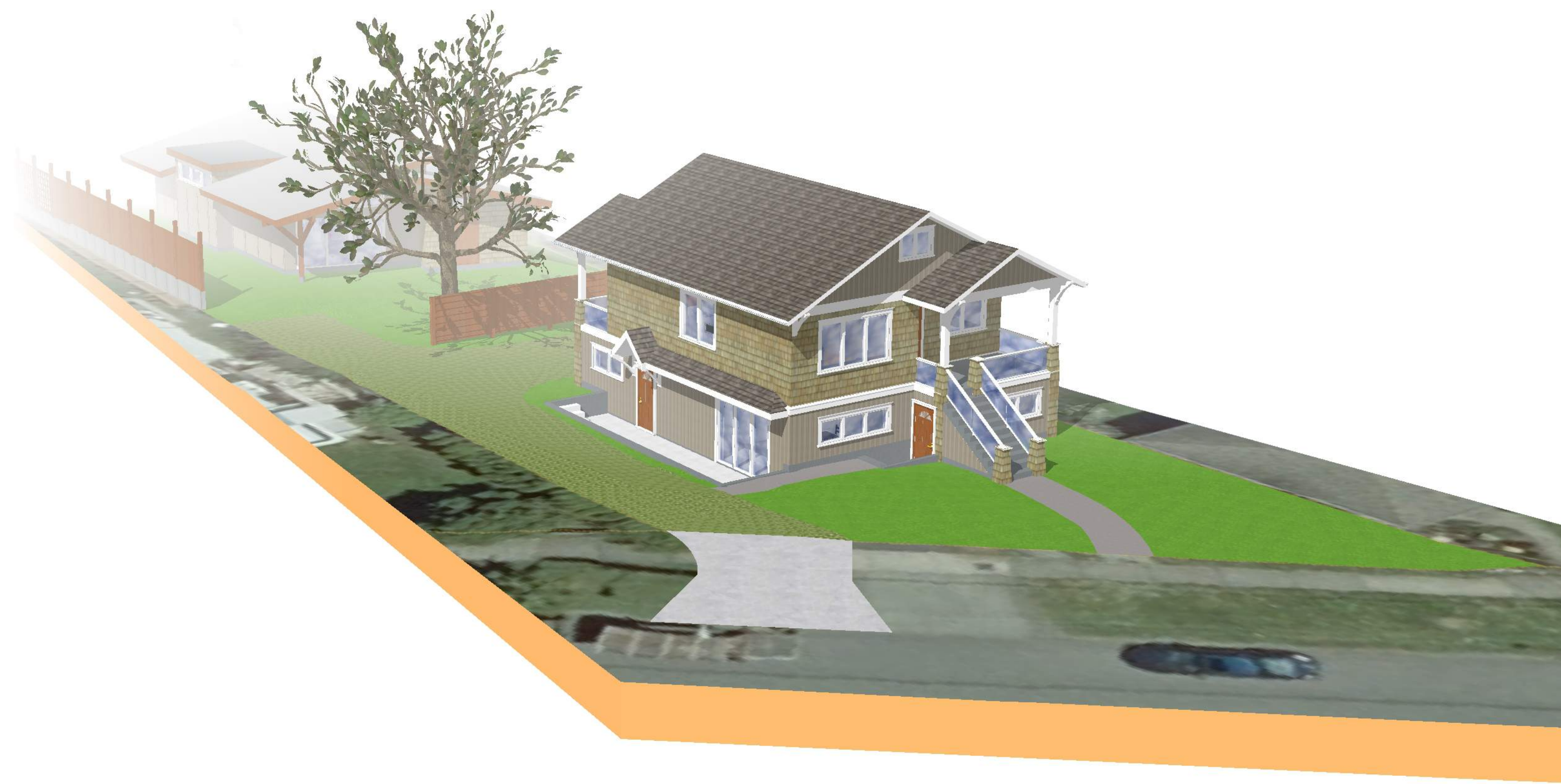


# 1344 Thurlow Road

## New House Construction

Variance Application



**Proposed Scope of Work**  
Construct two-storey building for permitted use a single family residential dwelling with a secondary suite.

**Site Data**  
1344 Thurlow Road  
Lot 64, plan 884, Section FFLD  
City of Victoria  
Zone = R1-B

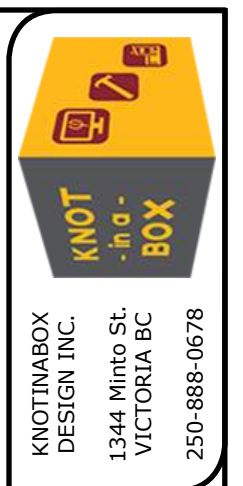
Lot Information	Required	Existing/Proposed
Lot Area	460 m <sup>2</sup>	460 m <sup>2</sup>
Lot Width	15 m	14.28 m*
Total Floor Area	280 m <sup>2</sup>	202.1 m <sup>2</sup>
Lower Floor	-	109.4 m <sup>2</sup>
Upper Floor	-	92.7 m <sup>2</sup>
<b>Heights</b>		
Average Grade	-	11.90 m
Building Height	7.6 m	6.67 m
Max. # of Storeys	2	2
<b>Setbacks</b>		
Front Lot Line	7.5 m	3.0 m*
Interior Side Lot Line	1.5 m & 3.0 m	1.5 m & 3.0 m
Combined Side Lot Line	4.5 m	4.5 m
Rear Lot Line	7.5 m	7.5 m
Eave Projections	0.75 m	0.6 m
Site Coverage	40%	29.6%
Parking Spaces	1	1

Proposed Variances*	Proposed	Variance Required
Lot Width	14.28 m	0.72 m
Front Lot Line Setback	3.0 m	4.5 m

- General Notes**
- Contractor to verify all dimensions and details before commencement of work
  - Noted dimensions shall take precedence over scaled drawings
  - Where noted by "Eng." or "Engineered" all structural shall be engineered by a certified structural engineer
  - All work shall conform to current residential standards and the 2018 BC Building Codes and local building codes or bylaws which may take precedence
  - Provide attic and crawlspaces with ventilation and access in accordance with B.C.B.C. 2018 part 9
  - Install smoke detectors in accordance with B.C.B.C. 2018 part 9
  - Provide heating, mechanical, ventilation, and air conditioning where required in accordance with local building code and by-laws, mechanical contractor to supply mechanical checklist prior to final framing
  - Provide electrical engineering by approved and certified contractor, receptacles and appliance locations to be approved by owner/contractor
  - Designer does not assume liability for errors or omissions on these plans unless advised before proceeding with construction

**Revisions**

**Received Date:**  
September 29, 2021



**REVISIONS**

Rev. #	Date	Description
1.0	2019.09.25	Final Release
2.0	2020.04.12	DR & LDR for Review
3.0	2020.04.12	DR & LDR for Review
4.0	2021.01.15	Application Review Response
5.0	2021.09.29	Application Review Response

**PROJECT**  
1344 Thurlow Road

**DRAWING TITLE**  
Front - Cover Page

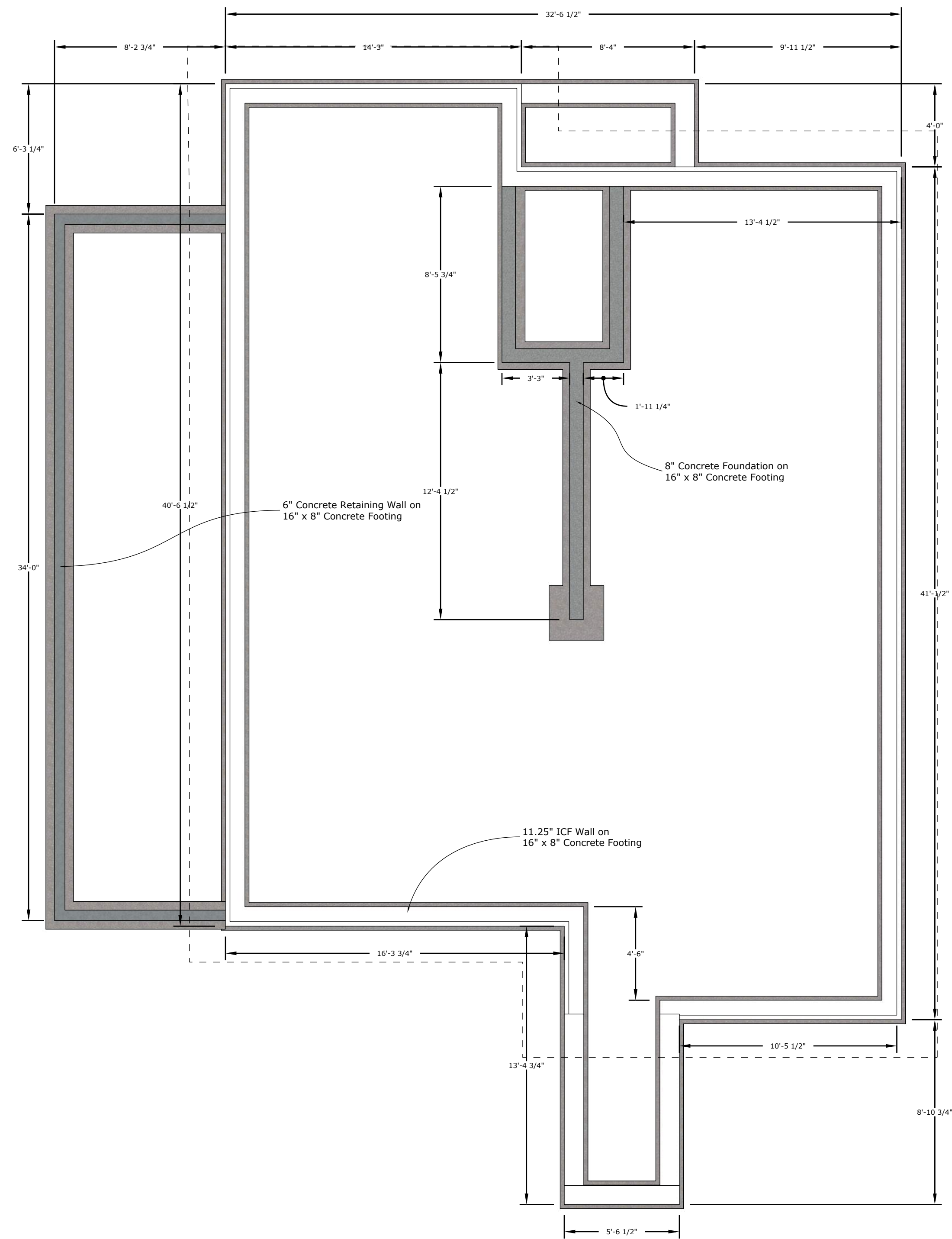
Drawn by: **A. Spruit**  
Checked by: **T. Martin**  
Approved by:

DATE: **2021 06 23**  
SCALE: **1:200**

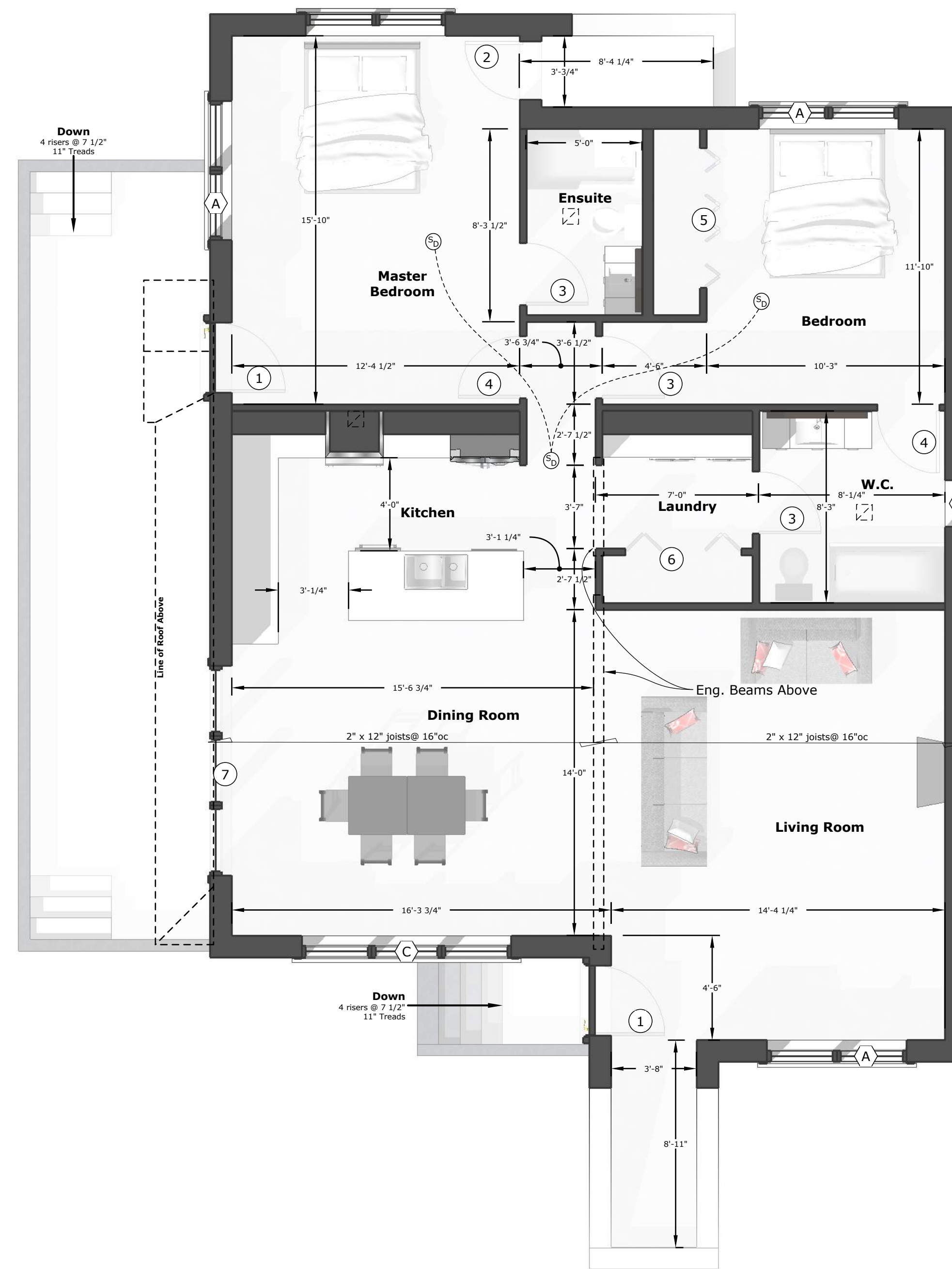




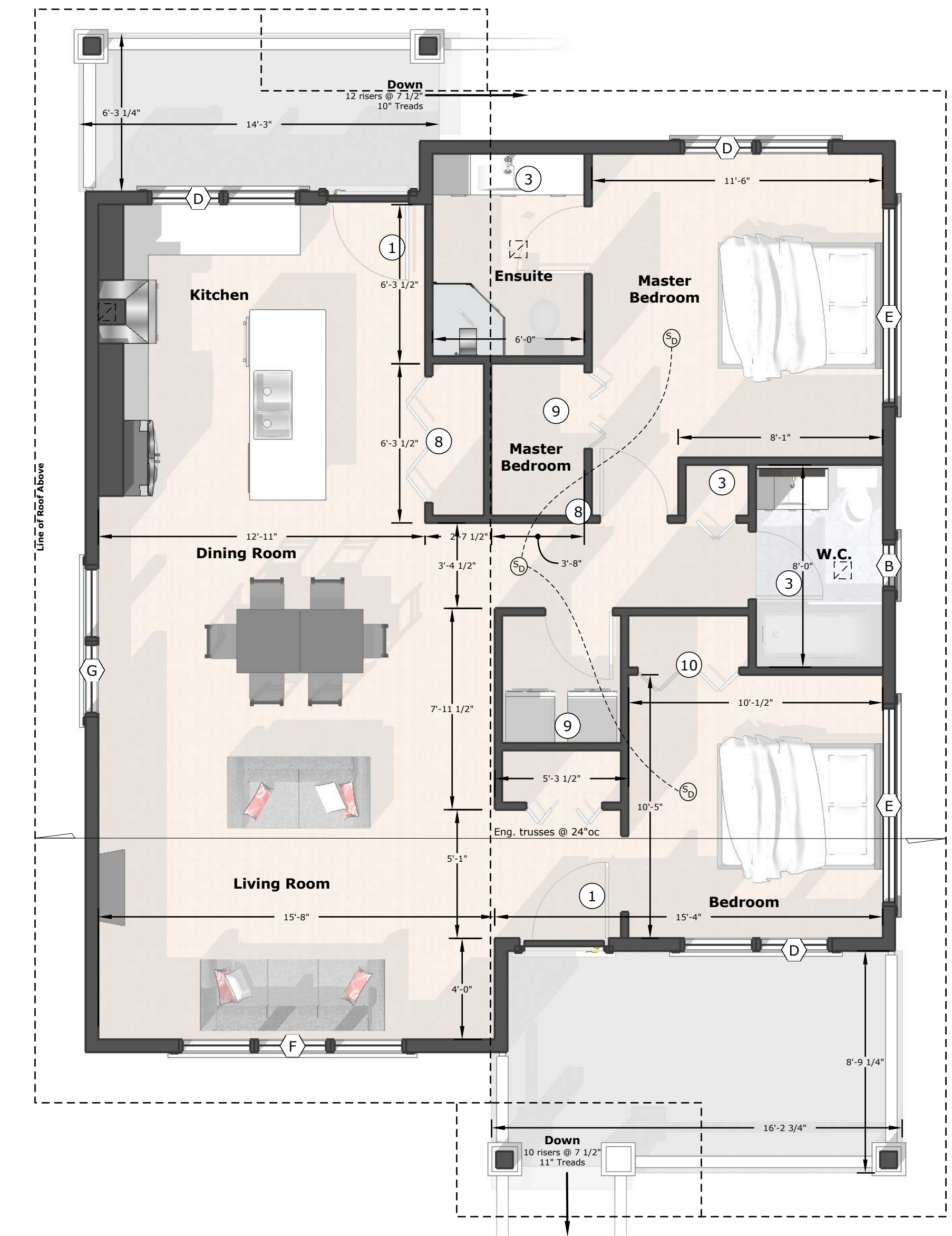




**Foundation**



**Lower Floor**  
Area: 109.4 m<sup>2</sup>



**Upper Floor**  
Area: 92.7 m<sup>2</sup>

Rev. #	Date	Description
1.0	2019.09.25	Initial Release
2.0	2020.04.12	DR & DCP for Review
3.0	2020.04.12	Client Change
4.0	2021.01.15	Application Review Response
5.0	2021.09.23	Application Review Conc. Building
5.1	2021.09.23	Final Release

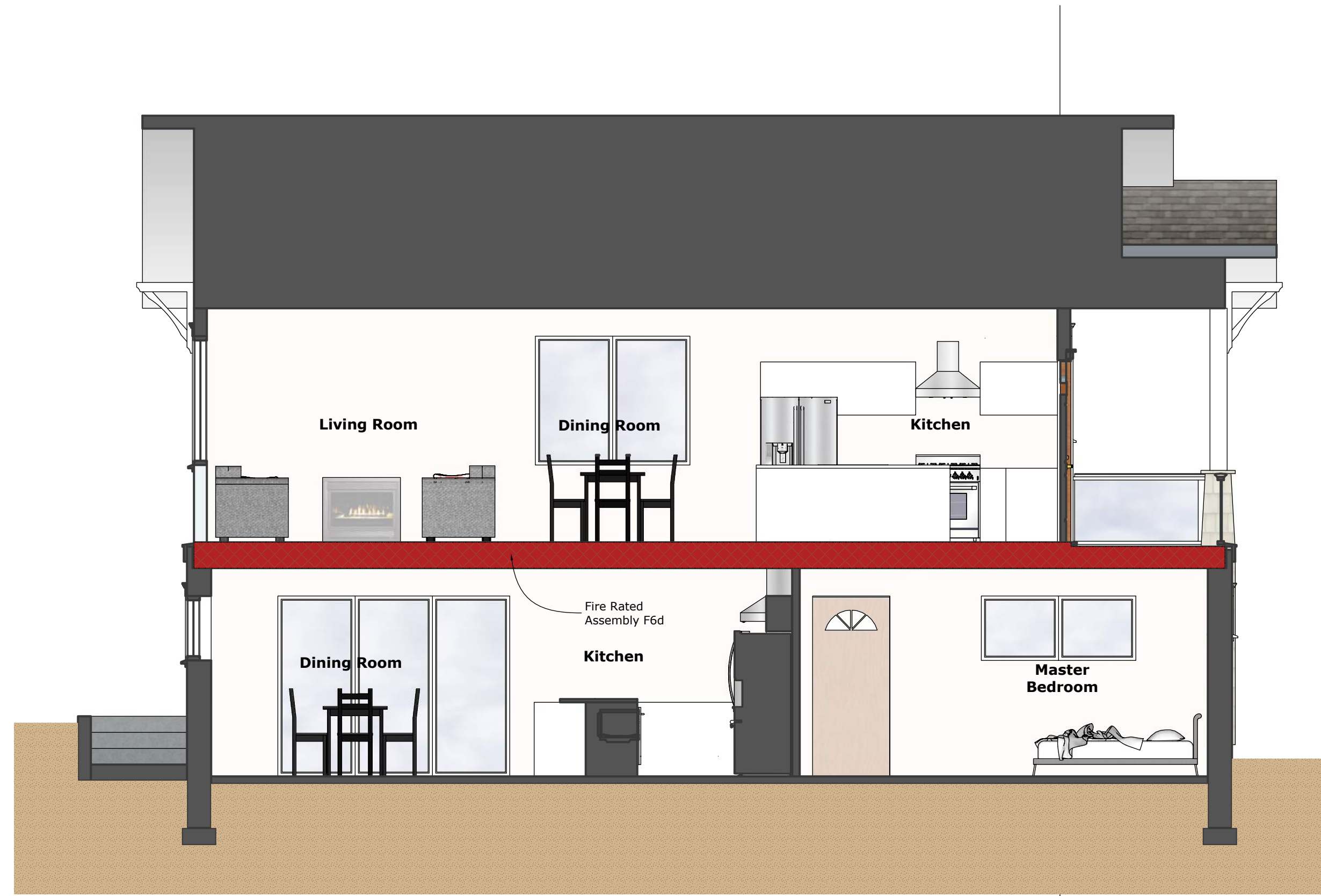
**PROJECT**  
**1344 Thurlow Road**

**DRAWING TITLE**  
**Front - Plan Views**

Drawn by: **A. Spruit**  
 Checked by: **T. Martin**  
 Approved by:

DATE: **2021 06 23**  
 SCALE: **1/4" = 1'**



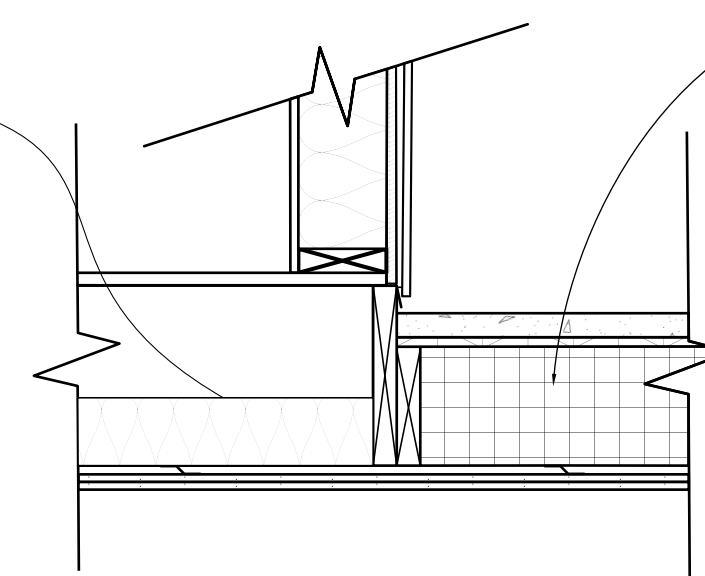


**Section 1**  
Scale: 1/4" = 1'

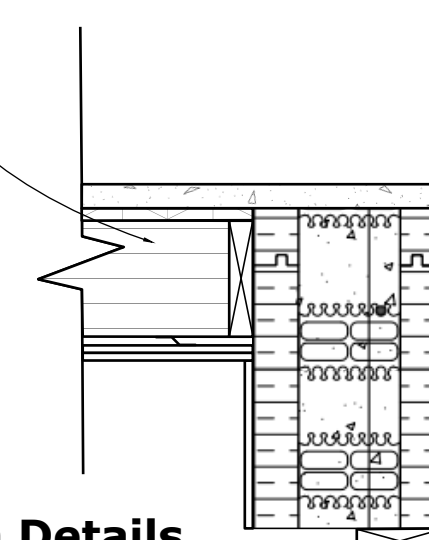
WINDOW SCHEDULE						
Mark	Qty.	Size	Type	Material	Notes	
A	3	6'0" x 2'6"	Casement	Vinyl / Glass	See NAFS	
B	1	2'0" x 3'0"			for all windows	
C	1	9'0" x 2'6"				
D	1	6'0" x 4'0"				
E	1	8'0" x 2'0"				
F	1	9'0" x 5'0"				
G	1	6'0" x 5'0"				

DOOR SCHEDULE						
Mark	Qty.	Size	Swing	Type	Material	Notes
1	2	3'0" x 7'0"	RH	Exterior Panel	Wood / Glass	See NAFS
2	1	2'6" x 6'8"	RH	Interior panel	Wood	
3	3	2'8" x 6'8"	RH	Interior panel	Wood	
4	2	2'8" x 6'8"	LH	Interior panel	Wood	
5	1	6'0" x 6'8"		Bi-fold	Wood	
6	2	8'0" x 6'8"		Bi-fold	Wood	
7	4	9'0" x 7'0"		Exterior Sliding	Vinyl / Glass	See NAFS
8	1	5'0" x 6'8"		Bi-fold	Wood	
9	1	3'0" x 6'8"		Bi-fold	Wood	
10	1	4'0" x 6'8"		Bi-fold	Wood	

5/8" Plywood  
2"x12" joists @ 16" oc  
R12 batt insulation  
Ceiling resilient bar @ 2" oc  
2x 5/8" Type X drywall

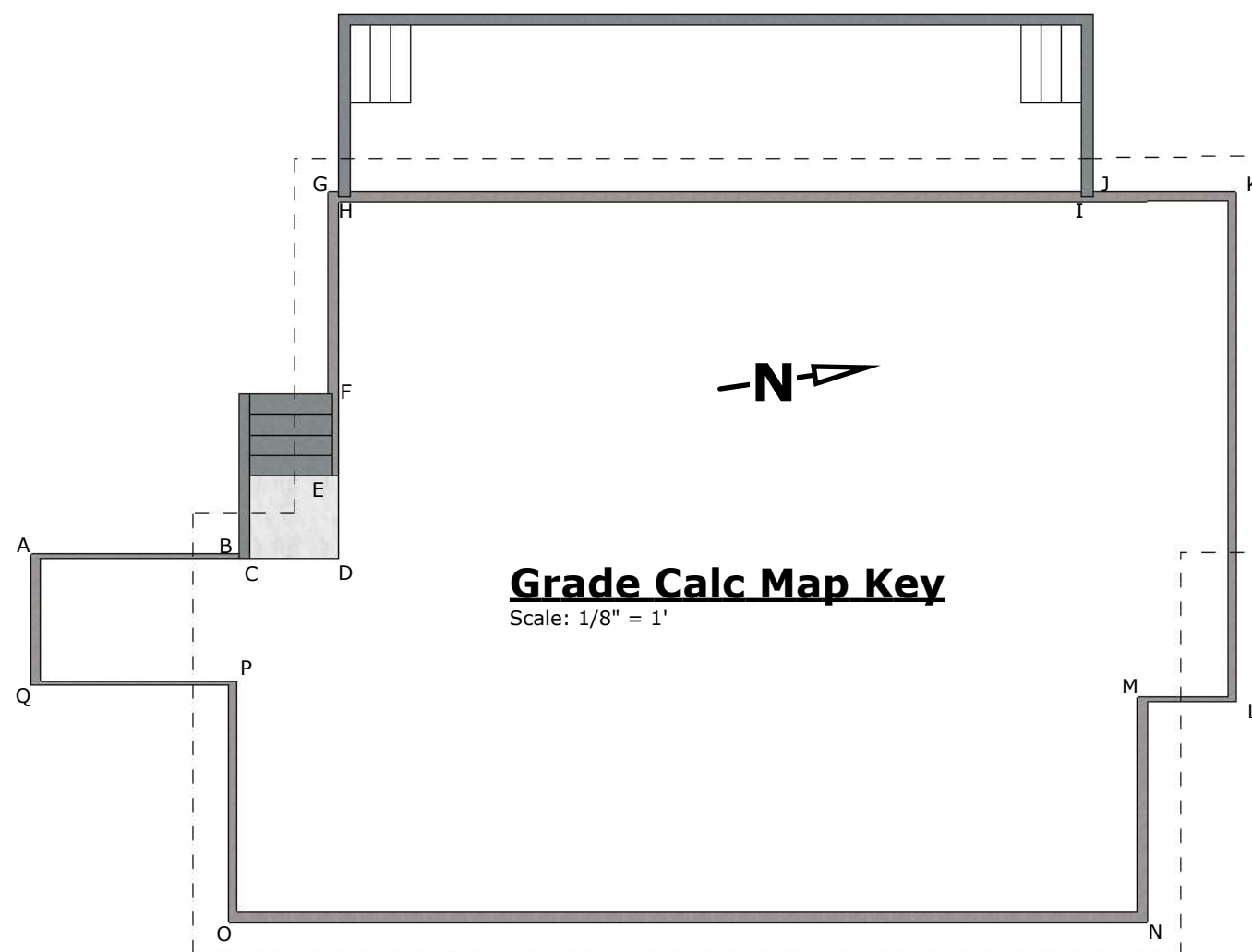


1 1/2" Concrete  
6 mil poly  
3/4" plywood  
2"x8" joists @ 16" oc  
R28 2lb closed cell spray foam insulation  
Ceiling resilient bar @ 2" oc  
2x 5/8" Type X drywall

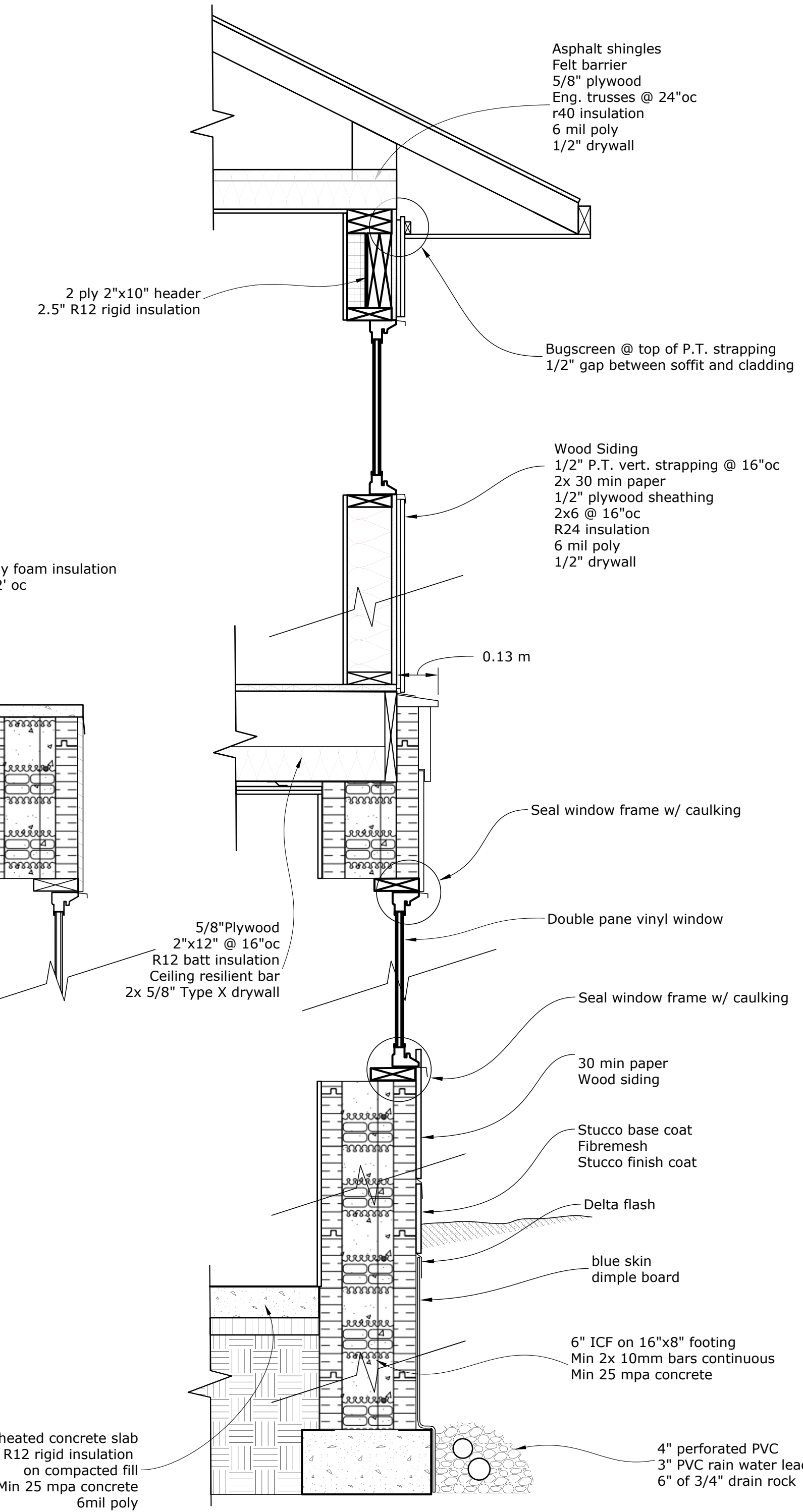


**Typical Construction Details**  
Deck Over Living Space  
Scale: 1" = 1'

Grade Calculations						
Segment	Height 1	Height 2	Avg. Height	Distance	Points	
A-B	12.176	12.099	12.137	2.946	35.757	
C-D	11.536	11.536	11.536	1.137	13.116	
D-E	11.536	11.536	11.536	1.137	13.116	
E-F	11.536	12.247	11.891	1.118	13.294	
F-G	12.247	12.267	12.257	2.718	33.314	
H-I	11.460	11.460	11.460	10.923	125.177	
J-K	12.090	12.058	12.074	2.064	24.920	
K-L	12.058	11.896	11.977	6.883	82.437	
L-M	11.896	11.906	11.901	1.219	14.507	
M-N	11.906	11.891	11.898	3.035	36.111	
N-O	11.891	12.075	11.983	12.510	149.907	
O-P	12.075	12.269	12.172	3.258	39.656	
P-Q	12.269	12.170	12.219	2.711	33.127	
Q-A	12.170	12.176	12.173	1.689	20.560	
<b>Avg. Grade</b>	<b>11.903</b>		<b>TOTALS</b>	<b>53.348</b>	<b>635.005</b>	



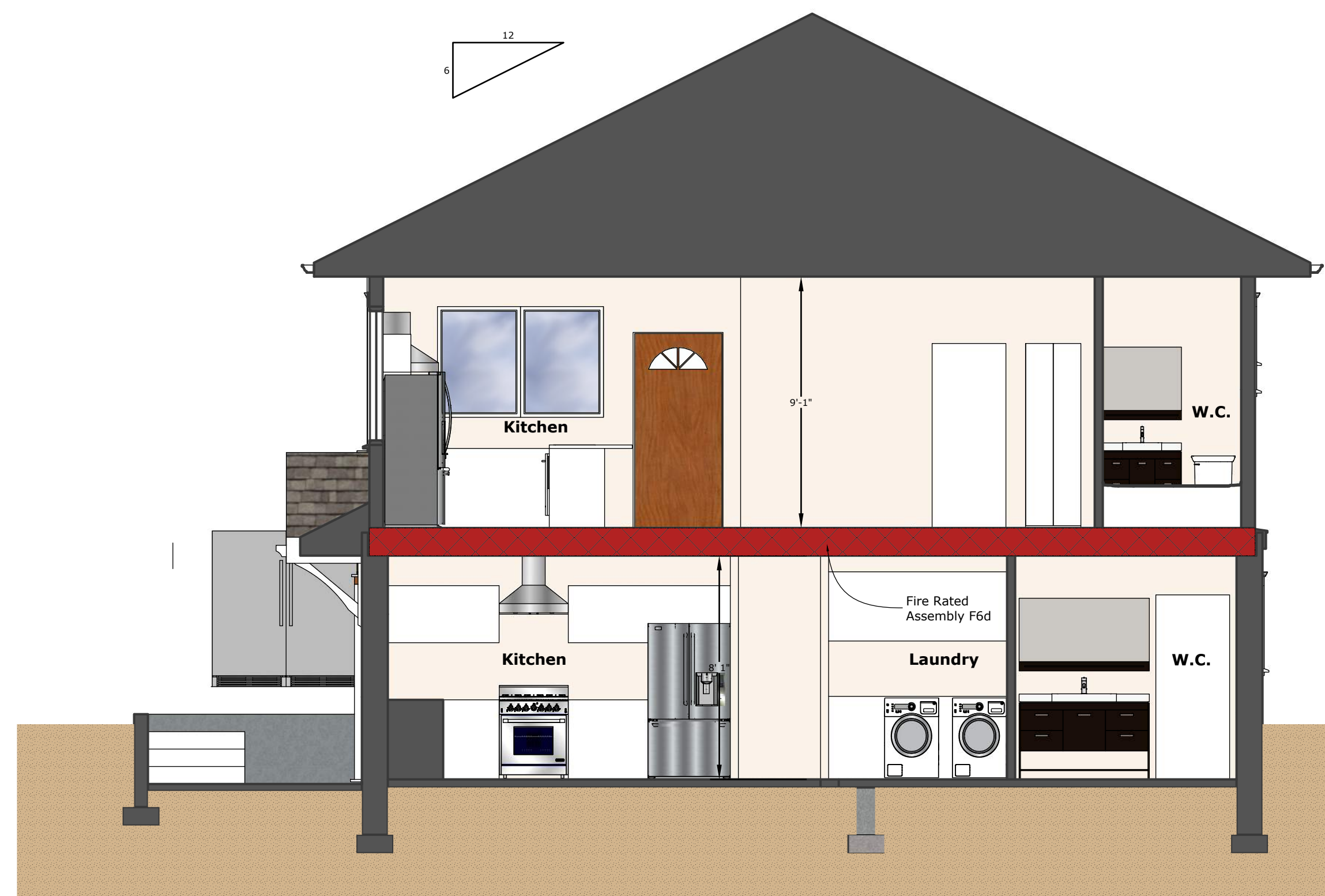
**Grade Calc Map Key**  
Scale: 1/8" = 1'



**Typical Construction Details**  
Scale: 1" = 1'

**NAFS**

- All windows and exterior doors:
- Minimum performance grade = 25
- Minimum design pressure (+/-) = 1200 Pa
- Minimum water pressure = 260 Pa
- Minimum air infiltration = A2
- Maximum U-value = 1.80 W/m<sup>2</sup>K



**Section 2**  
Scale: 1/4" = 1'

Rev. #	Date	Description
1.0	2019.09.25	Final Release
2.0	2020.04.12	DR & DCP for Review
3.0	2020.04.12	DR & DCP for Review
4.0	2021.01.15	Application Review Response
5.0	2021.09.23	Application Review (No. 1000)

**PROJECT**  
1344 Thurlow Road

**DRAWING TITLE**  
Front - Sections & Details

Drawn by: **A. Spruit**  
Checked by: **T. Martin**  
Approved by:

DATE: **2021 06 23**  
SCALE: **Per DWG**



# 1344 Thurlow Road

## New House Construction

Development Permit Application



### Proposed Scope of Work

Construct a one-storey building for permitted use a single family residential dwelling

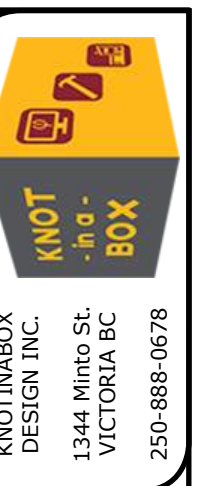
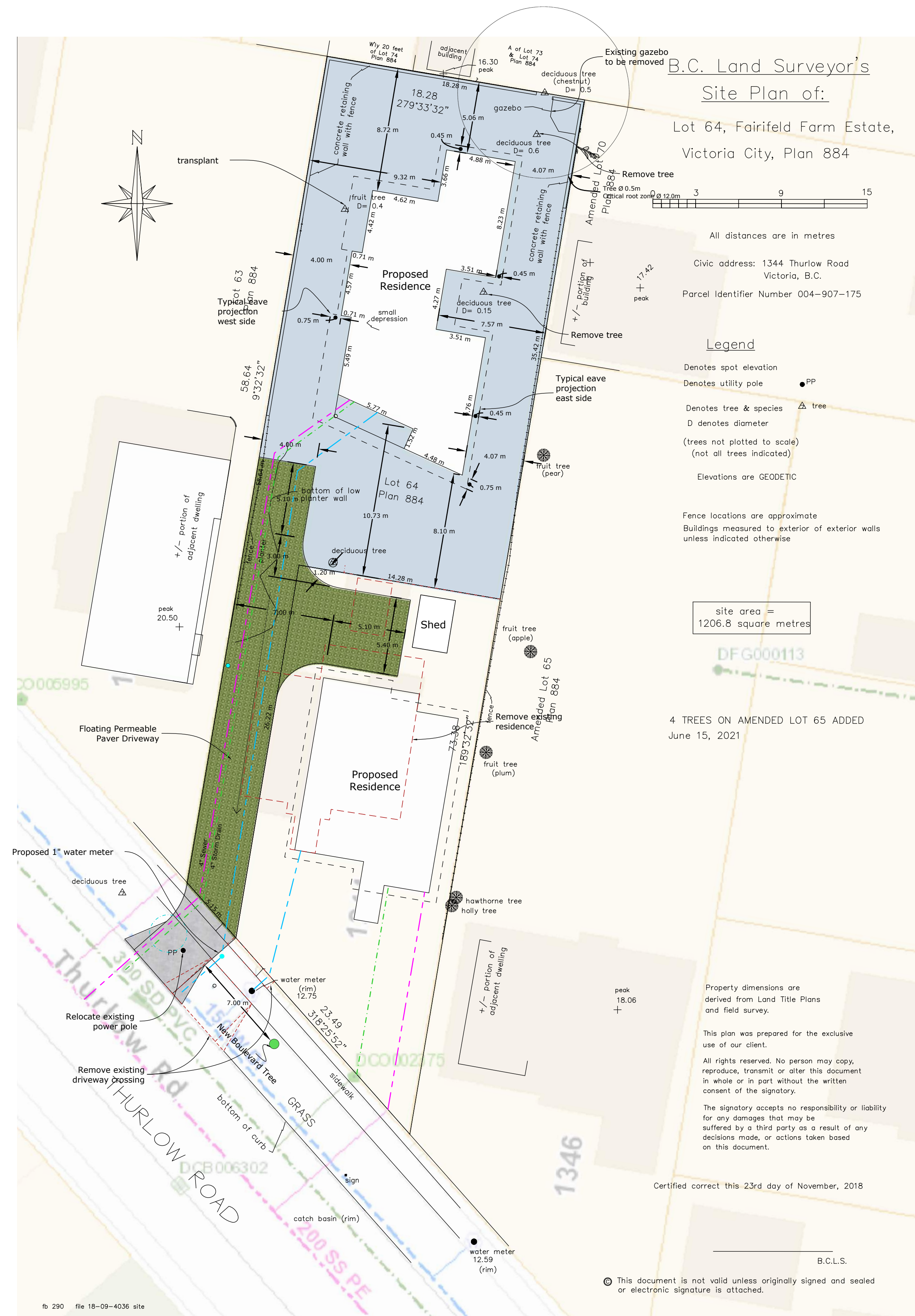
### Site Data

1344 Thurlow Road  
 Lot 64, Plan 884, Section FFLD  
 City of Victoria  
 Zone = R1-B

Lot Information	Required	Existing/Proposed
Lot Area	600 m <sup>2</sup>	647.55 m <sup>2</sup>
Lot Width	18 m	18.28 m
Total Floor Area	280 m <sup>2</sup>	151.0 m <sup>2</sup>
Main Floor	-	151.0 m <sup>2</sup>
Heights		
Average Grade	-	11.86 m
Building Height	5.0 m	4.39 m
Max. # of Storeys	1	1
Setbacks		
Walls w/ Windows	7.5 m	8.72 m, 7.57 m, 10.73 m, & 9.32 m
Walls w/o Windows	4.0 m	5.06 m, 4.07 m, 8.10m, & 4.00 m
Eave Projections	0.75 m	0.30 m & 0.61 m
Site Coverage	25%	25.0%
Parking Spaces	1	1

### General Notes

- Contractor to verify all dimensions and details before commencement of work
- Noted dimensions shall take precedence over scaled drawings
- Where noted by "Eng." or "Engineered" all structural shall be engineered by a certified structural engineer
- All work shall conform to current residential standards and the 2018 BC Building Codes and local building codes or bylaws which may take precedence
- Provide attic and crawlspaces with ventilation and access in accordance with B.C.B.C. 2018 part 9
- Install smoke detectors in accordance with B.C.B.C. 2018 part 9
- Provide heating, mechanical, ventilation, and air conditioning where required in accordance with local building code and by-laws,mechanical contractor to supply mechanical checklist prior to final framing
- Provide electrical engineering by approved and certified contractor, receptacles and appliance locations to be approved by owner/contractor
- Designer does not assume liability for errors or omissions on these plans unless advised before proceeding with construction



KNOT DESIGN INC.  
 1344 Minto St.  
 VICTORIA BC  
 250-888-0678

Rev. #	Date	Description
1.0	2019.09.25	Initial Release
2.0	2020.04.12	DPL & DCP for Review
3.0	2020.04.12	City Check
4.0	2021.10.15	Application Review Response
5.0	2021.09.23	Application Review City Building
6.0	2021.10.23	Final Release

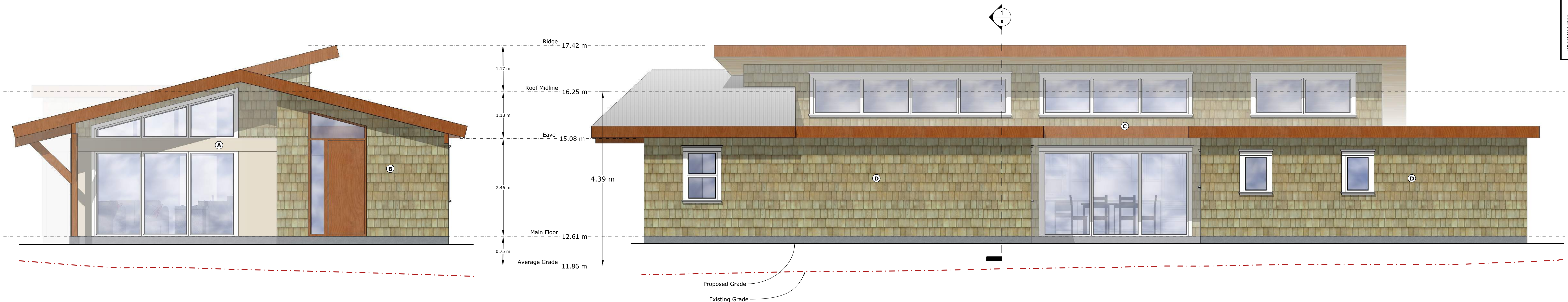
PROJECT  
**1344 Thurlow Road**

DRAWING TITLE  
**Rear - Cover Page**

Drawn by: **A. Spruit**  
 Checked by: **T. Martin**  
 Approved by:

DATE: **2021 06 23**  
 SCALE: **1:200**



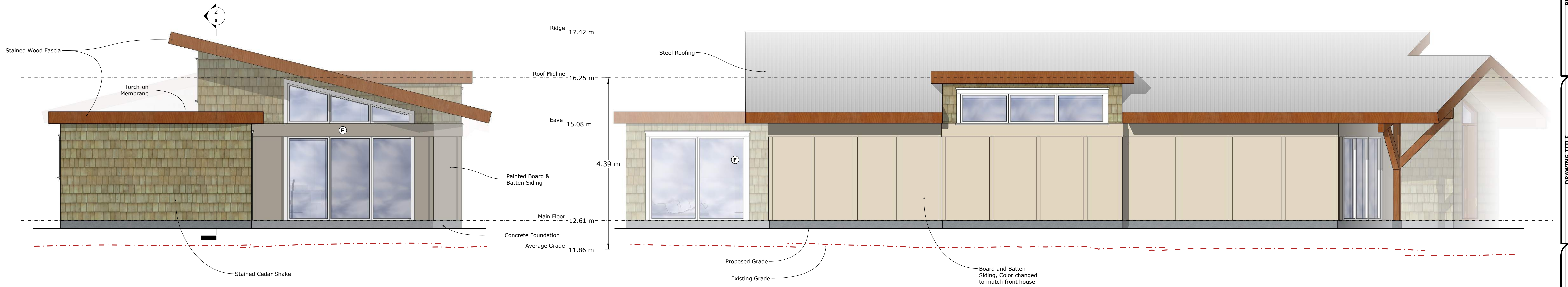


**South Elevation**

**East Elevation**

**Limiting Distance Data**

Point	Exposing Building Face Area	Unprotected Opening Area	Percentage of Building Face	Limiting Distance	Max. Allowable Unprotected Area
<b>A</b>	21.04 m <sup>2</sup>	10.36 m <sup>2</sup>	49.2%	10.37 m	100%
<b>B</b>	14.86 m <sup>2</sup>	1.48 m <sup>2</sup>	10.0%	8.10 m	100%
<b>C</b>	36.44 m <sup>2</sup>	17.84 m <sup>2</sup>	49.0%	7.57 m	69%
<b>D</b>	48.39 m <sup>2</sup>	2.04 m <sup>2</sup>	4.2%	4.07 m	28%
<b>E</b>	19.02 m <sup>2</sup>	8.73 m <sup>2</sup>	45.9%	8.72 m	100%
<b>F</b>	9.78 m <sup>2</sup>	5.20 m <sup>2</sup>	53.2%	9.34 m	100%
<b>G</b>	16.96 m <sup>2</sup>	2.79 m <sup>2</sup>	16.5%	4.0 m	39%



**North Elevation**

**West Elevation**

**REVISIONS**

Rev. #	Date	Description
1.0	2019.09.25	Final Release
2.0	2020.04.02	DR & DCP Revisions
3.0	2020.04.02	DR & DCP Revisions
4.0	2021.01.15	Application Review Response
5.0	2021.09.23	Application Review Response

**PROJECT**  
 1344 Thurlow Road

**DRAWING TITLE**  
 Rear - Elevations

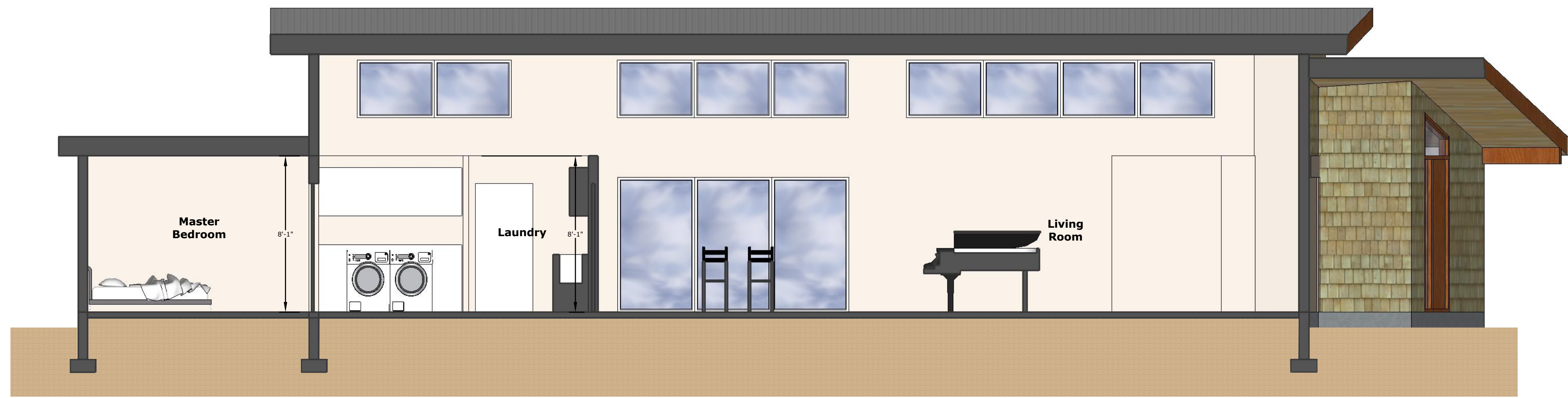
Drawn by: **A. Spruit**  
 Checked by: **T. Martin**  
 Approved by:

DATE: **2021 06 23**  
 SCALE: **1/4" = 1'**









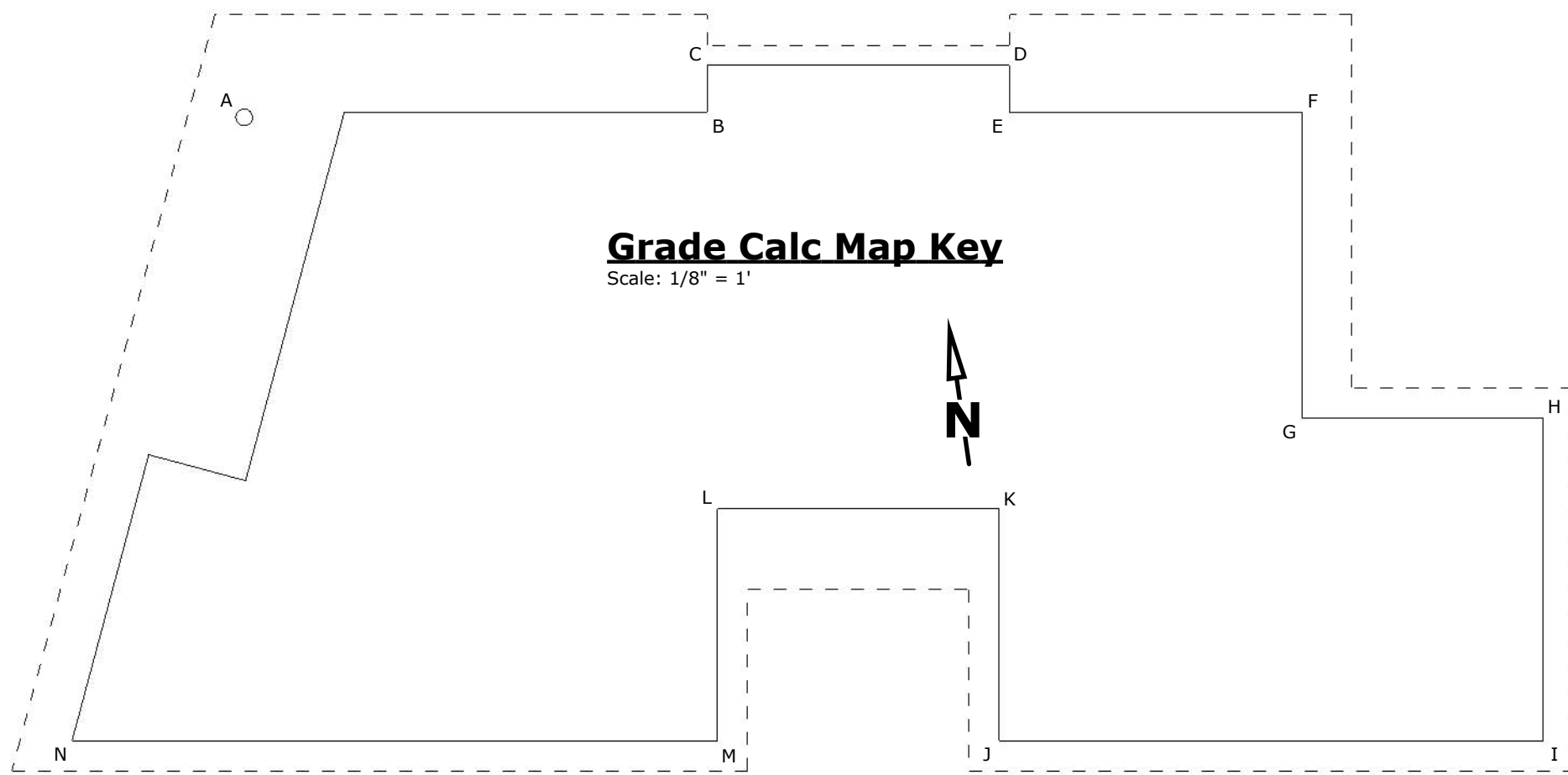
**Section 2**  
 Scale: 1/4" = 1'

**DOOR SCHEDULE**

Mark	Qty.	Size	Swing	Type	Material	Notes
1	1	7'6" x 7'0"		Exterior sliding	Vinyl / Glass	See NAFS
2	1	8'8" x 8'0"		Garage	Aluminum	See NAFS
3	1	2'8" x 7'0"	RH	Interior panel		* Self closing
4	1	2'10" x 6'8"	RH	Ext. panel w/ lights	Wood / Glass	See NAFS
5	1	4'0" x 6'8"		Bi-fold	Wood	
6	2	2'6" x 6'8"	LH	Interior panel		
7	4	2'6" x 6'8"	RH	Interior panel		
8	1	5'0" x 6'8"		Bi-fold	Wood	
9	1	6'0" x 6'8"		Bi-fold	Wood	
10	1	6'0" x 8'0"		Exterior French	Wood / Glass	See NAFS
11	1	4'0" x 6'8"		Bi-fold	Wood	
12	1	2'8" x 6'8"	RH	Interior panel		
13	1	3'0" x 6'8"	LH	Interior panel		
14	1	2'4" x 6'8"	LH	Interior panel		

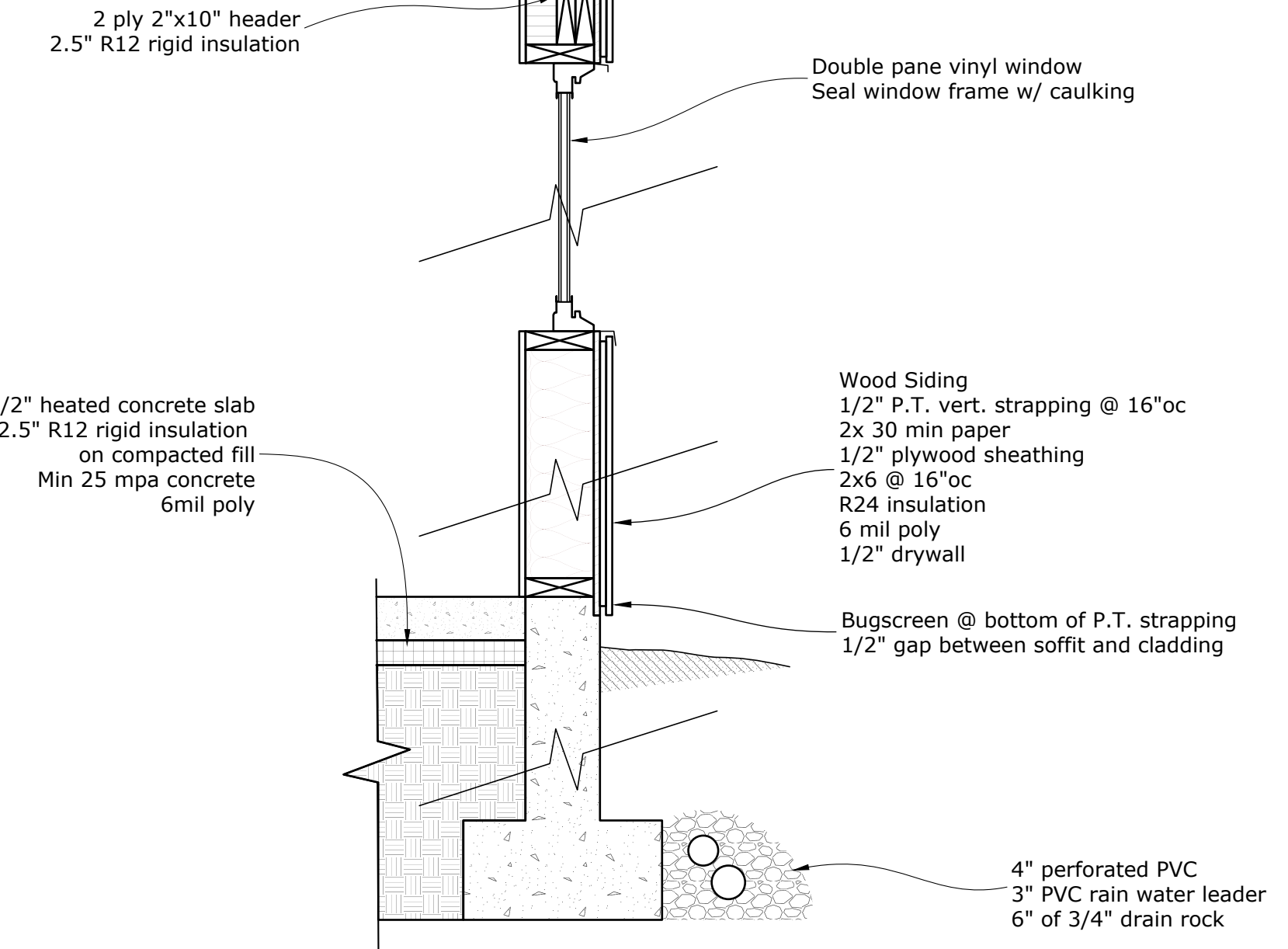
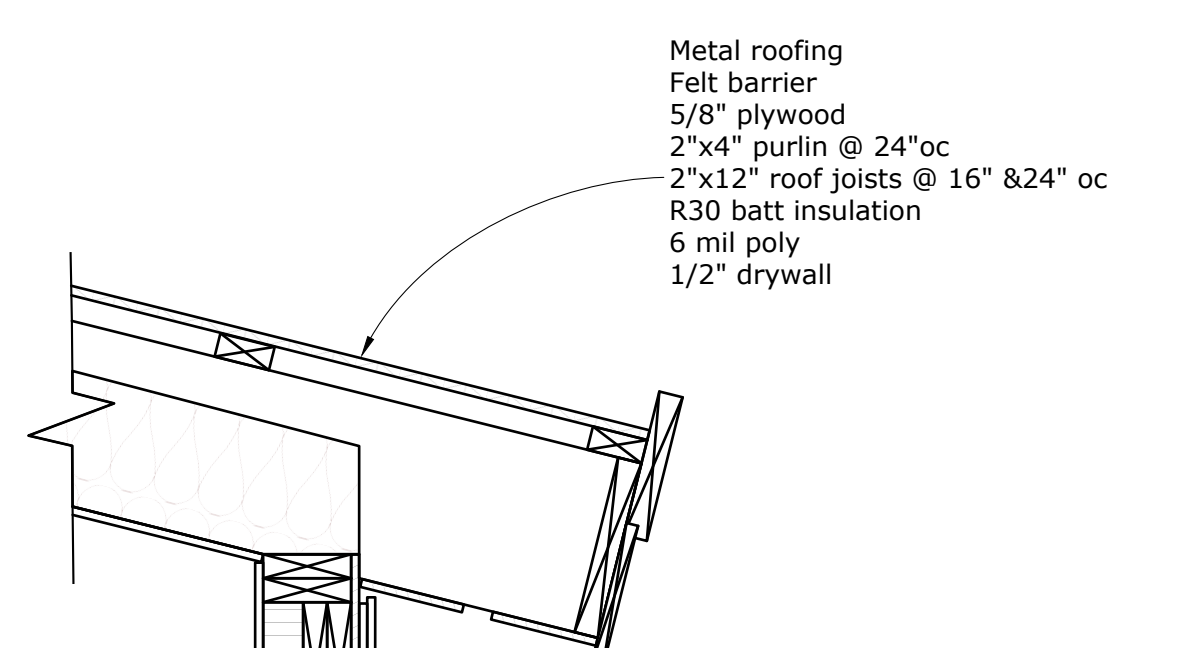
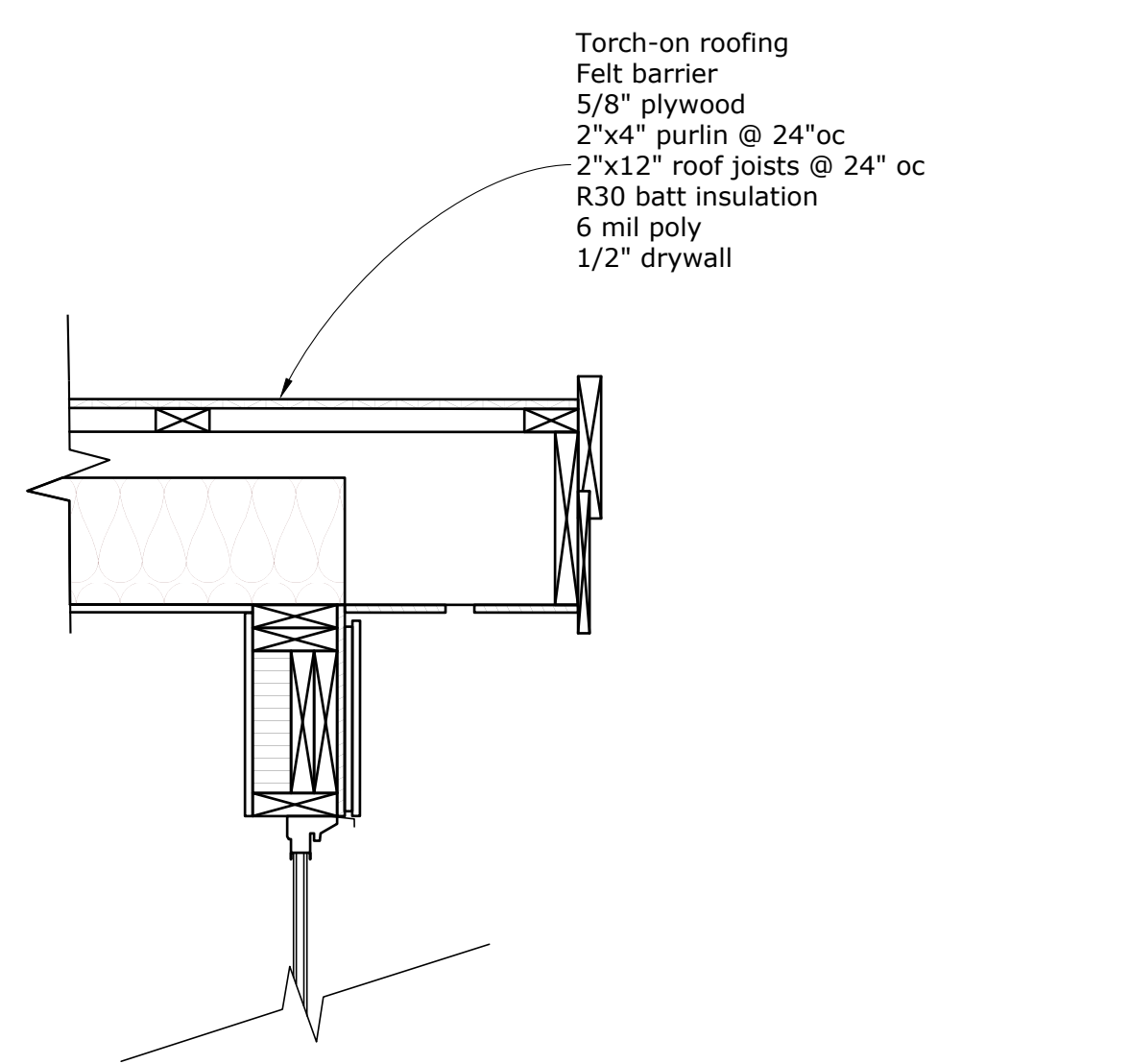
**WINDOW SCHEDULE**

Mark	Qty.	Size	Type	Material	Notes
A	2	5'0" x 2'0"	Casement	Vinyl / Glass	See NAFS
B	1	4'0" x 1'6"			for all windows
C	2	2'0" x 2'0"			
D	1	5'0" x 6'0"			
E	1	7'6" x 1'2"			
F	1	7'6" x 7'0"			
G	1	4'0" x 4'6"			
H	1	5'0" x 6'0"			
I	2	2'0" x 4'6"	Casement		
J	1	12'0" x 2'6"	Fixed	Vinyl / Glass	



**Grade Calculations**

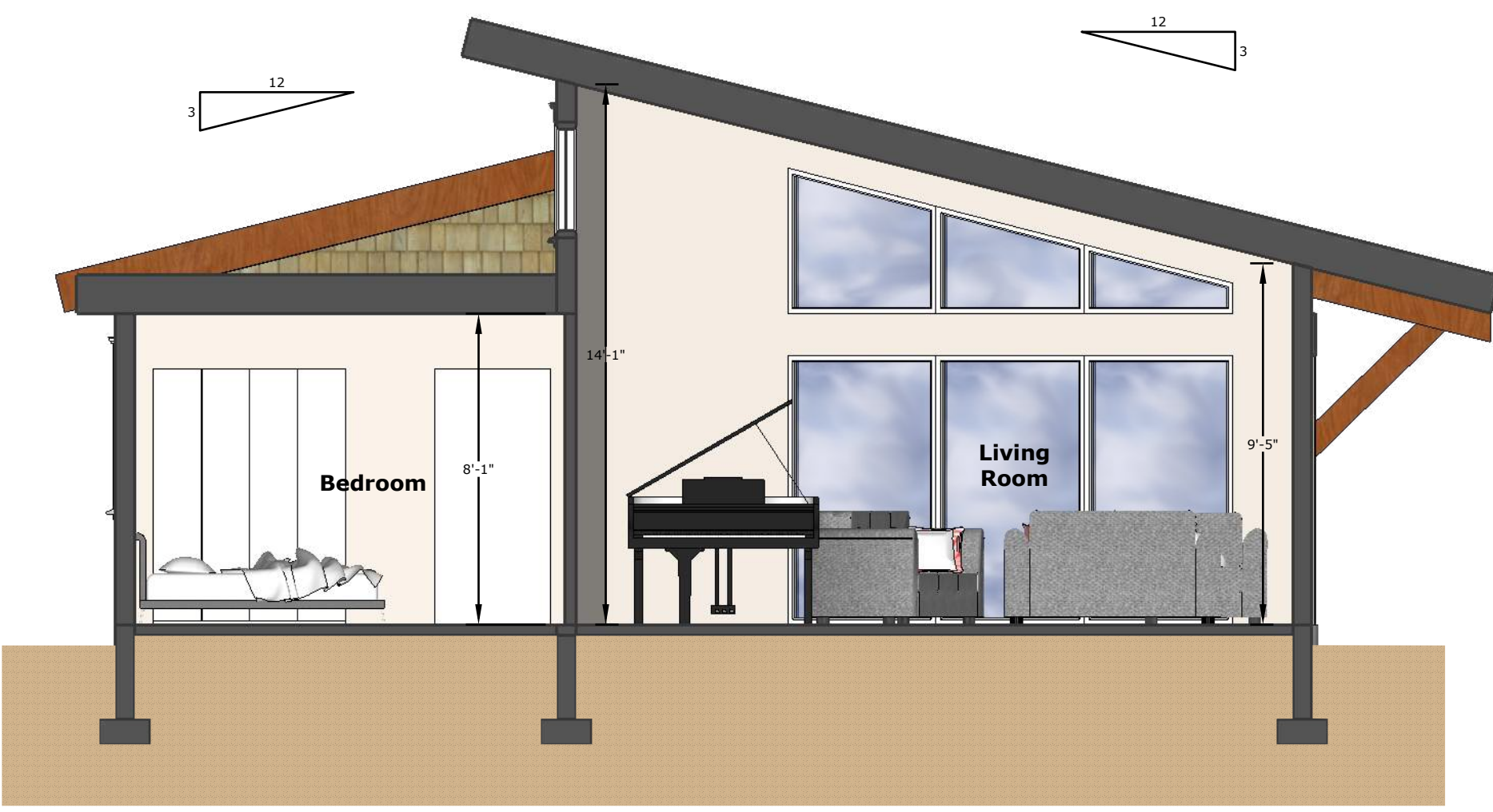
Segment	Height 1	Height 2	Avg. Height	Distance	Points
A-B	11.869	11.849	11.859	6.553	77.712
B-C	11.849	11.922	11.885	0.711	8.450
C-D	11.922	11.923	11.923	4.572	54.511
D-E	11.924	11.923	11.923	0.711	8.477
E-F	11.923	12.024	11.973	4.420	52.922
F-G	12.024	11.928	11.976	4.623	55.365
G-H	11.928	11.982	11.955	3.658	43.731
H-I	11.982	11.971	11.976	4.877	58.409
I-J	11.971	11.840	11.905	8.230	97.982
J-K	11.840	11.864	11.852	3.505	41.541
K-L	11.864	11.789	11.826	4.267	50.463
L-M	11.789	11.808	11.798	3.505	41.353
M-N	11.808	11.642	11.725	9.756	114.389
N-A	11.642	11.869	11.755	9.835	115.615
<b>Avg. Grade</b>		<b>11.859</b>	<b>TOTALS</b>	<b>69.223</b>	<b>820.926</b>



**Typical Construction Details**  
 Scale: 1" = 1'

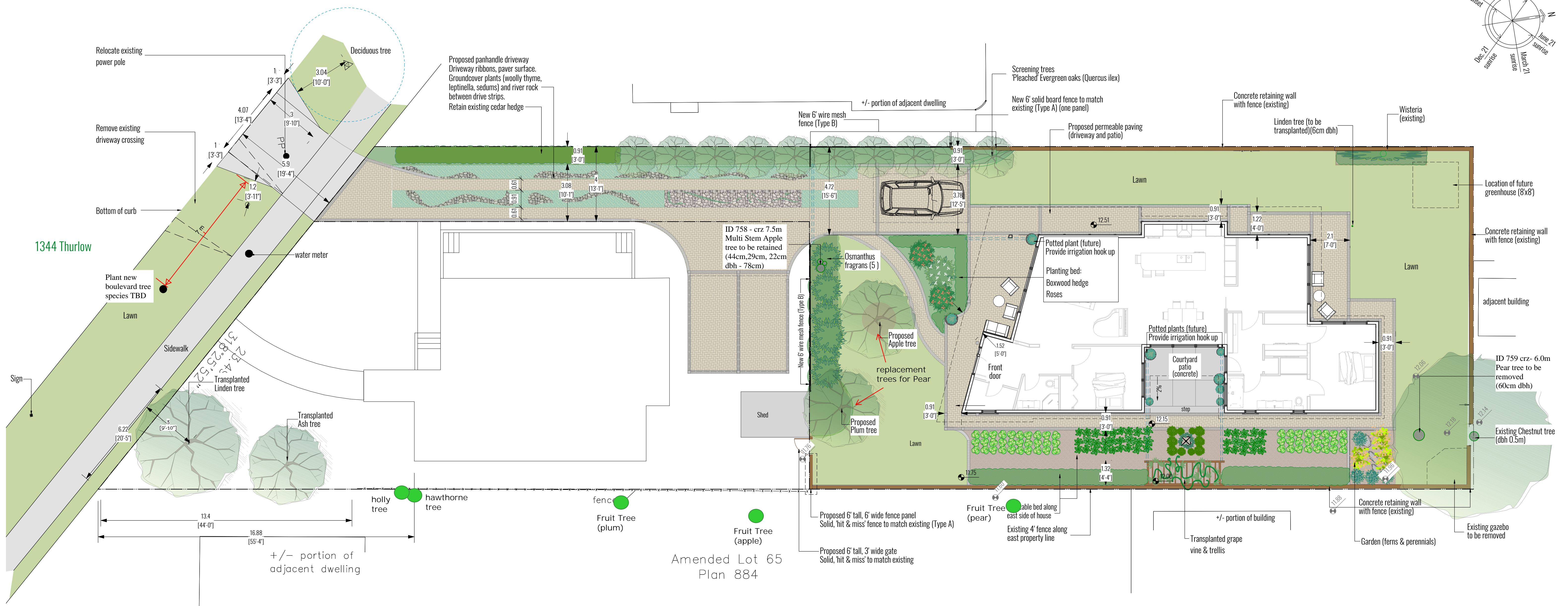
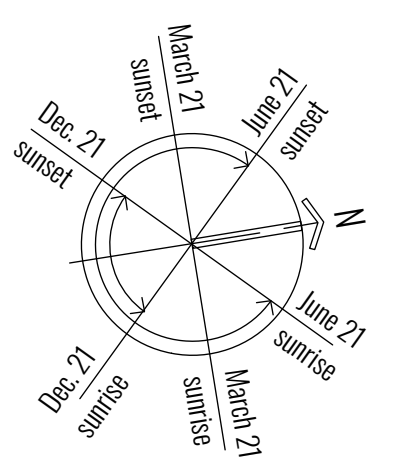
**NAFS**

- All windows and exterior doors:
  - Minimum performance grade = 30
  - Minimum design pressure (+/-) = 1440 Pa
  - Minimum water pressure = 220 Pa
  - Minimum air infiltration = A2
  - Maximum U-value = 1.80 W/m<sup>2</sup>K



**Section 1**  
 Scale: 1/4" = 1'





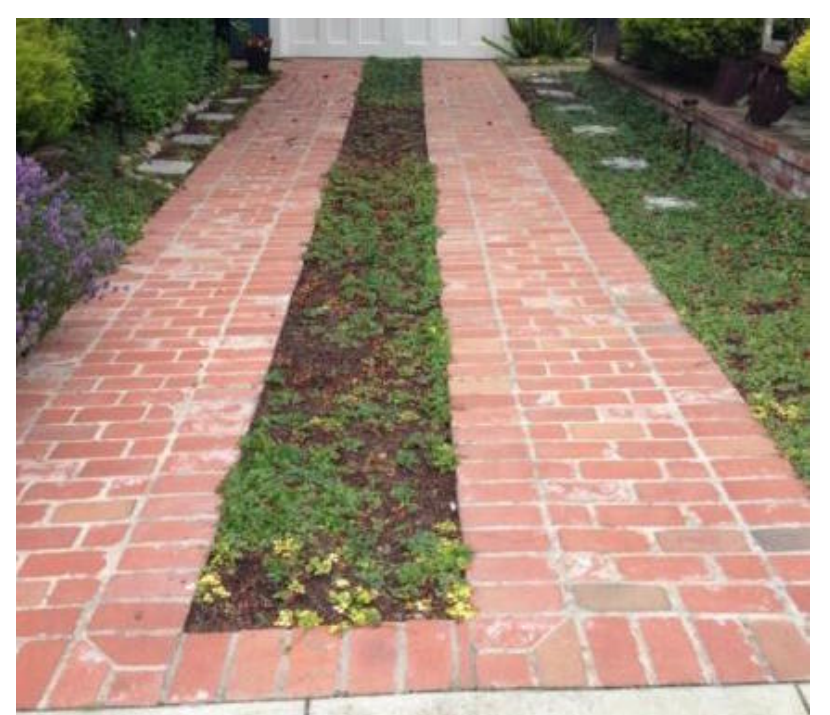
**Proposed Plant Schedule**

Buxus hybrid 'Green Velvet'	Green Velvet Boxwood	1 gal	11
Carex dolichostachya 'Kaga Nishiki'	Gold Fountains Sedge	1 gal	5
Leptinella squalida 'Platts Black'	Brass buttons	4" pot	50
Malus spp. Dwarf	Dwarf Apple tree	10 gal	3
Osmanthus fragrans	Fragrant Tea Olive	5 gal	5
Ophiopogon japonicus 'Nana'	Dwarf Mondo Grass	4" pot	10
Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	4" pot	5
Polystichum setiferum	Soft-Shield Fern	1 gal	3
Primula japonica	Candelabra Primrose	1 gal	8
Prunus domestica	Plum species	7 gal	1
Quercus ilex	Holly Oak	10 gal	10
Rosa odorata	Hybrid tea rose	3 gal	3
Sedum spp.	Sedums	4" pot	30
Thymus pseudolanuginosus	Woolly thyme	4" pot	60

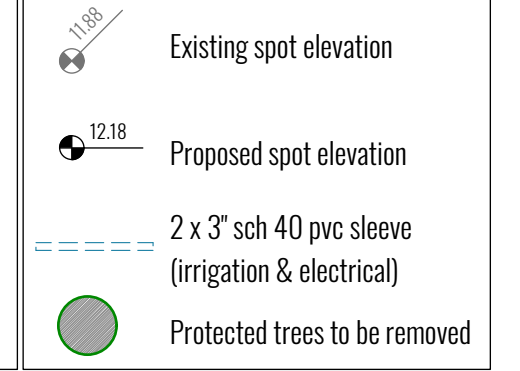
**Protected Site Trees**

Botanical Name	Common Name	DBH (cm)	Status
Aesculus hippocastanum	Horse Chestnut tree	50	retain
Malus spp	Apple tree	78	remove
Pyrus spp	Pear tree	60	remove

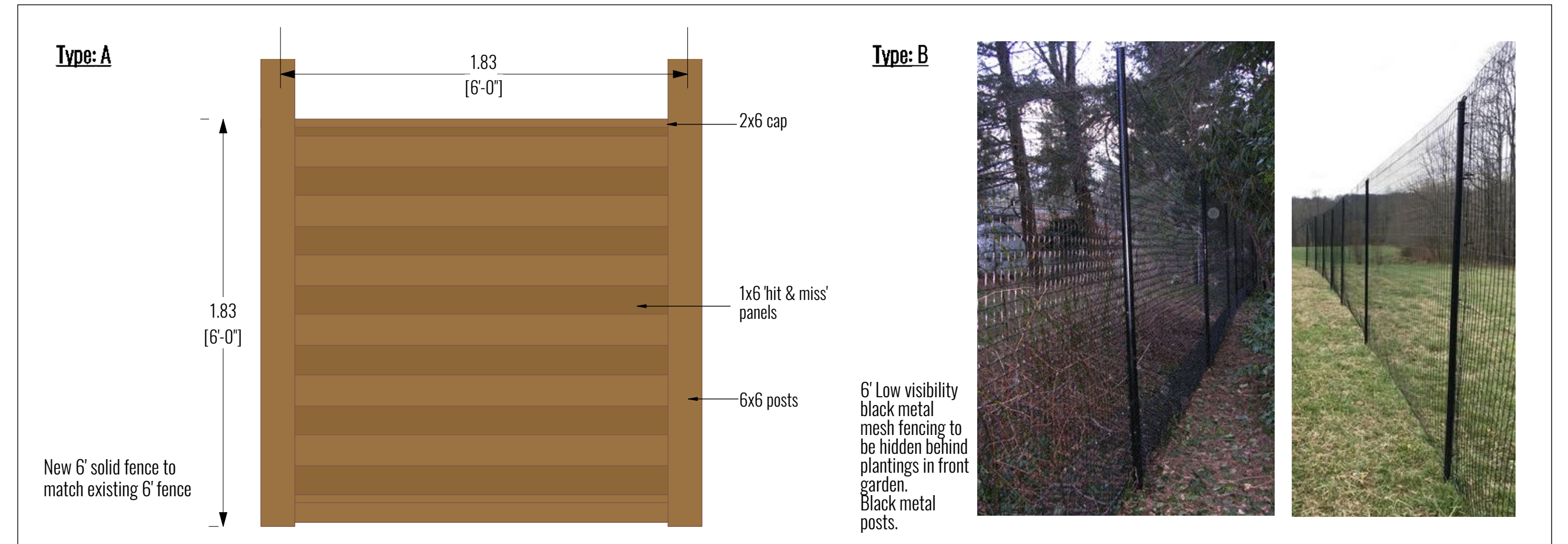
Ribbon driveways with paver surface. A mix of river rock and groundcover plantings between strips. Plant species include Thymus pseudolanuginosus, Leptinella and sedum species.



- NOTES:**
- 1) Drawing is for concept layout planning for Development Permit submission only, not for construction.
  - 2) Automatic irrigation system to be included in landscape installation. Irrigation System installed to current IABC Standards, by certified installers.
  - 3) Plant material and installation to conform to the current edition of the Canadian Landscape Standard.
  - 4) All dimensions are in meters unless otherwise noted.
  - 5) Refer to Architectural Site Plan for site notes and dimensions not listed on this drawing.



**Proposed Fencing**



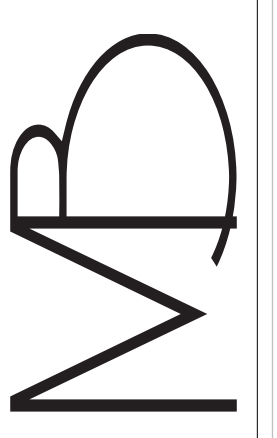
**PROJECT:**  
Westlake Residence  
1344 Thurlow Road  
Victoria, BC

13.03.20 - Rancher entry, driveway  
27.04.20 - Rancher entry, paving  
27.06.20 - Remove existing gazebo  
23.06.21 added neighbours trees

**REVISIONS**

3079 Albany St, Victoria  
PHONE: (250) 589-0614

**MELISSA BARON LANDSCAPE DESIGN**  
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Melissa Baron © 2020  
Designed & Drawn by Melissa Baron



**LANDSCAPE PLAN**  
April 2020

**L1**