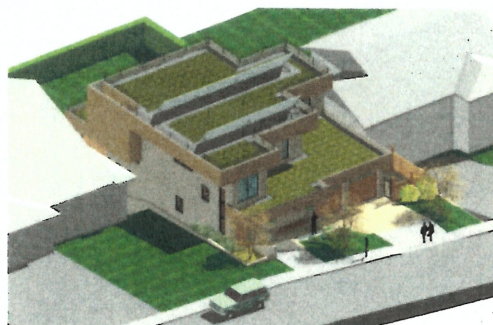


BACK ISO VIEW
NTS ③FRONT ISO VIEW WEST
NTS ②FRONT ISO VIEW EAST
NTS ①

SHORTT RESIDENCE 1265 VISTA HEIGHTS VICTORIA, B.C.

PASSIVE, NET ZERO HOUSE

ISSUED FOR
DEVELOPMENT VARIANCE
PERMIT #00184
AMENDMENT #3
AUG 22, 2017

STREET VIEW
NTS ④

DRAWING LIST

- A-0.0 - NOTES, LEGEND, 3D MODEL
- A-0.0 - CONTENT PLAN PHOTOS
- A-1.0 - SITE PLAN & PHOTOS
- A-1.3 - EXISTING SITE PLAN, PROPOSED SITE
- A-2.0 - BASEMENT PLAN, MAIN FLOOR PLAN
- A-2.1 - UPPER FLOOR PLAN, ROOF PLAN
- A-2.2 - ELEVATIONS
- A-2.3 - ELEVATIONS
- A-2.4 - SECTION, DETAILS
- L-1 - LANDSCAPE PLAN

GENERAL NOTES

- GRADIENTS ARE AT FACE OF CONC. FOUNDATION WALLS
- DIMENSIONS TO GRADINGS AND CENTER OF STUD UNLESS OTHERWISE NOTED
- ALL WORK TO B.C.C. 2012
- REFER TO STRUCTURAL FOR FRAMING & CONCRETE DIMENSIONS AND CONNECTIONS
- INTERIOR PARTITIONS 254 STUDS UNLESS OTHERWISE NOTED
- CONTRIM ALL DIMENSIONS ON SITE

ABBREVIATIONS

- AB - AIR BARRIER
- APP - AT FINISHED FLOOR
- B.U. - BUILT UP BEAM (REFER TO STRUCTURAL)
- CONC - CONCRETE
- CUR - CLEAR DIMENSION DRIVWAY TO DRIVEWAY
- CYR - CENTER ON WALL OR OPENING
- CM - COMPLETE WITH
- ENG - ENGINEER (REFER TO STRUCTURAL)
- EXTD - EXISTING
- EQ - EQUAL
- F.L. - FLOOR JOIST (REFER TO STRUCTURAL)
- GRS - GROUND WALL SLOPE
- MS - MASTURBATION
- NC - NOT IN CONTACT
- O.C. - ON CENTRE
- QCL - CHAIR SUPPLIED CONTRACTOR INSTALLED
- P.T. - PRESSURE TREATED
- P.V. - PLYWOOD
- R.L. - ROOF JOIST (REFER TO STRUCTURAL)
- R.W. - RAIN WATER LEADER
- SGM - SIMILAR DETAIL
- SGM - SELF ADHESIVE MEMBRANE
- T&G - TONGUE & GROOVE
- TYP - TYPICAL
- UNO - UNLESS OTHERWISE NOTED
- V.B. - VAPOUR BARRIER
- 3840 - 3/4" WIDE X 4" HET - WINDOW R.O. SIZE OR REFER TO MANUFACTURE SHOP DRAWINGS
- 2688 - 2-1/4" WIDE X 4" HET - DOOR LEAF SIZE ALLOW 3/4" JAMB FOR R.O.

LEGAL ADDRESS

LOT 219, BLOCK 11, SECTION 4,
VICTORIA, PLAN 229

PIC: 005-002-727

STREET ADDRESS

1265 VISTA HEIGHTS, VICTORIA, B.C.

ZONING REVIEW

ZONING: RS-1 DPA 16

SITE AREA:

508.45 SQM (5742.8 SQFT)

LOT SIZE: 18.29 X 34.25M = 635.43 SQM (68' X 112.35')

SITE COVERAGE ALLOWED: 40% = 250.572 SQM (2697.13 SQFT)

PROPOSED: 225 SQM (2421.9 SQFT)

FLOOR AREA:

ALLOWED: 330 SQM (3523 SQFT)

1525 SQM PARKING, DECKS, CRAWLSPACES

WALL THICKNESS EXCLUDED

PROPOSED: 300 SQM

0.0035 FLOOR AREA - 385 SQM (4144 SQFT)

DECKS - 95 SQM (1024 SQFT)

HEIGHT:

7.5M (24.6 FT)

SETBACKS:

FRONT YARD 7.5M (24.6 FT) VARIANCE - 1.5M

STEPS LESS THAN 1.7M HT 1.5M (15.74 FT)

PORCH 1.5M (5.25')

REAR YARD 7.5M OR 25% LOT DEPTH (28 FT)

INTERIOR SIDE YARD 1.5M (4.9 FT) OR 10% LOT WIDTH (5.7')

ONE SIDE YARD 3.0M (10 FT)

COMBINED SIDE YARDS 5.4M (14.8 FT) MIN

ROOF CONSTRUCTION SCHEDULE	
ROOF TYPE R1	VEGETATED ROOF ASSEMBLY - R1
UNDERLAY	1. 100% PLASTERED ROOF SYSTEM 2. 100% POLYURETHANE FOAM BOARD 3. 100% POLYURETHANE FOAM BOARD 4. 100% POLYURETHANE FOAM BOARD 5. 100% POLYURETHANE FOAM BOARD 6. 100% POLYURETHANE FOAM BOARD 7. 100% POLYURETHANE FOAM BOARD 8. 100% POLYURETHANE FOAM BOARD 9. 100% POLYURETHANE FOAM BOARD 10. 100% POLYURETHANE FOAM BOARD 11. 100% POLYURETHANE FOAM BOARD 12. 100% POLYURETHANE FOAM BOARD 13. 100% POLYURETHANE FOAM BOARD 14. 100% POLYURETHANE FOAM BOARD 15. 100% POLYURETHANE FOAM BOARD 16. 100% POLYURETHANE FOAM BOARD 17. 100% POLYURETHANE FOAM BOARD 18. 100% POLYURETHANE FOAM BOARD 19. 100% POLYURETHANE FOAM BOARD 20. 100% POLYURETHANE FOAM BOARD 21. 100% POLYURETHANE FOAM BOARD 22. 100% POLYURETHANE FOAM BOARD 23. 100% POLYURETHANE FOAM BOARD 24. 100% POLYURETHANE FOAM BOARD 25. 100% POLYURETHANE FOAM BOARD 26. 100% POLYURETHANE FOAM BOARD 27. 100% POLYURETHANE FOAM BOARD 28. 100% POLYURETHANE FOAM BOARD 29. 100% POLYURETHANE FOAM BOARD 30. 100% POLYURETHANE FOAM BOARD 31. 100% POLYURETHANE FOAM BOARD 32. 100% POLYURETHANE FOAM BOARD 33. 100% POLYURETHANE FOAM BOARD 34. 100% POLYURETHANE FOAM BOARD 35. 100% POLYURETHANE FOAM BOARD 36. 100% POLYURETHANE FOAM BOARD 37. 100% POLYURETHANE FOAM BOARD 38. 100% POLYURETHANE FOAM BOARD 39. 100% POLYURETHANE FOAM BOARD 40. 100% POLYURETHANE FOAM BOARD 41. 100% POLYURETHANE FOAM BOARD 42. 100% POLYURETHANE FOAM BOARD 43. 100% POLYURETHANE FOAM BOARD 44. 100% POLYURETHANE FOAM BOARD 45. 100% POLYURETHANE FOAM BOARD 46. 100% POLYURETHANE FOAM BOARD 47. 100% POLYURETHANE FOAM BOARD 48. 100% POLYURETHANE FOAM BOARD 49. 100% POLYURETHANE FOAM BOARD 50. 100% POLYURETHANE FOAM BOARD 51. 100% POLYURETHANE FOAM BOARD 52. 100% POLYURETHANE FOAM BOARD 53. 100% POLYURETHANE FOAM BOARD 54. 100% POLYURETHANE FOAM BOARD 55. 100% POLYURETHANE FOAM BOARD 56. 100% POLYURETHANE FOAM BOARD 57. 100% POLYURETHANE FOAM BOARD 58. 100% POLYURETHANE FOAM BOARD 59. 100% POLYURETHANE FOAM BOARD 60. 100% POLYURETHANE FOAM BOARD 61. 100% POLYURETHANE FOAM BOARD 62. 100% POLYURETHANE FOAM BOARD 63. 100% POLYURETHANE FOAM BOARD 64. 100% POLYURETHANE FOAM BOARD 65. 100% POLYURETHANE FOAM BOARD 66. 100% POLYURETHANE FOAM BOARD 67. 100% POLYURETHANE FOAM BOARD 68. 100% POLYURETHANE FOAM BOARD 69. 100% POLYURETHANE FOAM BOARD 70. 100% POLYURETHANE FOAM BOARD 71. 100% POLYURETHANE FOAM BOARD 72. 100% POLYURETHANE FOAM BOARD 73. 100% POLYURETHANE FOAM BOARD 74. 100% POLYURETHANE FOAM BOARD 75. 100% POLYURETHANE FOAM BOARD 76. 100% POLYURETHANE FOAM BOARD 77. 100% POLYURETHANE FOAM BOARD 78. 100% POLYURETHANE FOAM BOARD 79. 100% POLYURETHANE FOAM BOARD 80. 100% POLYURETHANE FOAM BOARD 81. 100% POLYURETHANE FOAM BOARD 82. 100% POLYURETHANE FOAM BOARD 83. 100% POLYURETHANE FOAM BOARD 84. 100% POLYURETHANE FOAM BOARD 85. 100% POLYURETHANE FOAM BOARD 86. 100% POLYURETHANE FOAM BOARD 87. 100% POLYURETHANE FOAM BOARD 88. 100% POLYURETHANE FOAM BOARD 89. 100% POLYURETHANE FOAM BOARD 90. 100% POLYURETHANE FOAM BOARD 91. 100% POLYURETHANE FOAM BOARD 92. 100% POLYURETHANE FOAM BOARD 93. 100% POLYURETHANE FOAM BOARD 94. 100% POLYURETHANE FOAM BOARD 95. 100% POLYURETHANE FOAM BOARD 96. 100% POLYURETHANE FOAM BOARD 97. 100% POLYURETHANE FOAM BOARD 98. 100% POLYURETHANE FOAM BOARD 99. 100% POLYURETHANE FOAM BOARD 100. 100% POLYURETHANE FOAM BOARD
ROOF TYPE R2	ROOF ASSEMBLY OVER LIVING SPACE - R2
UNDERLAY	1. 100% PLASTERED ROOF SYSTEM 2. 100% POLYURETHANE FOAM BOARD 3. 100% POLYURETHANE FOAM BOARD 4. 100% POLYURETHANE FOAM BOARD 5. 100% POLYURETHANE FOAM BOARD 6. 100% POLYURETHANE FOAM BOARD 7. 100% POLYURETHANE FOAM BOARD 8. 100% POLYURETHANE FOAM BOARD 9. 100% POLYURETHANE FOAM BOARD 10. 100% POLYURETHANE FOAM BOARD 11. 100% POLYURETHANE FOAM BOARD 12. 100% POLYURETHANE FOAM BOARD 13. 100% POLYURETHANE FOAM BOARD 14. 100% POLYURETHANE FOAM BOARD 15. 100% POLYURETHANE FOAM BOARD 16. 100% POLYURETHANE FOAM BOARD 17. 100% POLYURETHANE FOAM BOARD 18. 100% POLYURETHANE FOAM BOARD 19. 100% POLYURETHANE FOAM BOARD 20. 100% POLYURETHANE FOAM BOARD 21. 100% POLYURETHANE FOAM BOARD 22. 100% POLYURETHANE FOAM BOARD 23. 100% POLYURETHANE FOAM BOARD 24. 100% POLYURETHANE FOAM BOARD 25. 100% POLYURETHANE FOAM BOARD 26. 100% POLYURETHANE FOAM BOARD 27. 100% POLYURETHANE FOAM BOARD 28. 100% POLYURETHANE FOAM BOARD 29. 100% POLYURETHANE FOAM BOARD 30. 100% POLYURETHANE FOAM BOARD 31. 100% POLYURETHANE FOAM BOARD 32. 100% POLYURETHANE FOAM BOARD 33. 100% POLYURETHANE FOAM BOARD 34. 100% POLYURETHANE FOAM BOARD 35. 100% POLYURETHANE FOAM BOARD 36. 100% POLYURETHANE FOAM BOARD 37. 100% POLYURETHANE FOAM BOARD 38. 100% POLYURETHANE FOAM BOARD 39. 100% POLYURETHANE FOAM BOARD 40. 100% POLYURETHANE FOAM BOARD 41. 100% POLYURETHANE FOAM BOARD 42. 100% POLYURETHANE FOAM BOARD 43. 100% POLYURETHANE FOAM BOARD 44. 100% POLYURETHANE FOAM BOARD 45. 100% POLYURETHANE FOAM BOARD 46. 100% POLYURETHANE FOAM BOARD 47. 100% POLYURETHANE FOAM BOARD 48. 100% POLYURETHANE FOAM BOARD 49. 100% POLYURETHANE FOAM BOARD 50. 100% POLYURETHANE FOAM BOARD 51. 100% POLYURETHANE FOAM BOARD 52. 100% POLYURETHANE FOAM BOARD 53. 100% POLYURETHANE FOAM BOARD 54. 100% POLYURETHANE FOAM BOARD 55. 100% POLYURETHANE FOAM BOARD 56. 100% POLYURETHANE FOAM BOARD 57. 100% POLYURETHANE FOAM BOARD 58. 100% POLYURETHANE FOAM BOARD 59. 100% POLYURETHANE FOAM BOARD 60. 100% POLYURETHANE FOAM BOARD 61. 100% POLYURETHANE FOAM BOARD 62. 100% POLYURETHANE FOAM BOARD 63. 100% POLYURETHANE FOAM BOARD 64. 100% POLYURETHANE FOAM BOARD 65. 100% POLYURETHANE FOAM BOARD 66. 100% POLYURETHANE FOAM BOARD 67. 100% POLYURETHANE FOAM BOARD 68. 100% POLYURETHANE FOAM BOARD 69. 100% POLYURETHANE FOAM BOARD 70. 100% POLYURETHANE FOAM BOARD 71. 100% POLYURETHANE FOAM BOARD 72. 100% POLYURETHANE FOAM BOARD 73. 100% POLYURETHANE FOAM BOARD 74. 100% POLYURETHANE FOAM BOARD 75. 100% POLYURETHANE FOAM BOARD 76. 100% POLYURETHANE FOAM BOARD 77. 100% POLYURETHANE FOAM BOARD 78. 100% POLYURETHANE FOAM BOARD 79. 100% POLYURETHANE FOAM BOARD 80. 100% POLYURETHANE FOAM BOARD 81. 100% POLYURETHANE FOAM BOARD 82. 100% POLYURETHANE FOAM BOARD 83. 100% POLYURETHANE FOAM BOARD 84. 100% POLYURETHANE FOAM BOARD 85. 100% POLYURETHANE FOAM BOARD 86. 100% POLYURETHANE FOAM BOARD 87. 100% POLYURETHANE FOAM BOARD 88. 100% POLYURETHANE FOAM BOARD 89. 100% POLYURETHANE FOAM BOARD 90. 100% POLYURETHANE FOAM BOARD 91. 100% POLYURETHANE FOAM BOARD 92. 100% POLYURETHANE FOAM BOARD 93. 100% POLYURETHANE FOAM BOARD 94. 100% POLYURETHANE FOAM BOARD 95. 100% POLYURETHANE FOAM BOARD 96. 100% POLYURETHANE FOAM BOARD 97. 100% POLYURETHANE FOAM BOARD 98. 100% POLYURETHANE FOAM BOARD 99. 100% POLYURETHANE FOAM BOARD 100. 100% POLYURETHANE FOAM BOARD
WALL CONSTRUCTION SCHEDULE	
WALL TYPE W1	WALL ASSEMBLY - W1
UNDERLAY	1. 100% PLASTERED ROOF SYSTEM 2. 100% POLYURETHANE FOAM BOARD 3. 100% POLYURETHANE FOAM BOARD 4. 100% POLYURETHANE FOAM BOARD 5. 100% POLYURETHANE FOAM BOARD 6. 100% POLYURETHANE FOAM BOARD 7. 100% POLYURETHANE FOAM BOARD 8. 100% POLYURETHANE FOAM BOARD 9. 100% POLYURETHANE FOAM BOARD 10. 100% POLYURETHANE FOAM BOARD 11. 100% POLYURETHANE FOAM BOARD 12. 100% POLYURETHANE FOAM BOARD 13. 100% POLYURETHANE FOAM BOARD 14. 100% POLYURETHANE FOAM BOARD 15. 100% POLYURETHANE FOAM BOARD 16. 100% POLYURETHANE FOAM BOARD 17. 100% POLYURETHANE FOAM BOARD 18. 100% POLYURETHANE FOAM BOARD 19. 100% POLYURETHANE FOAM BOARD 20. 100% POLYURETHANE FOAM BOARD 21. 100% POLYURETHANE FOAM BOARD 22. 100% POLYURETHANE FOAM BOARD 23. 100% POLYURETHANE FOAM BOARD 24. 100% POLYURETHANE FOAM BOARD 25. 100% POLYURETHANE FOAM BOARD 26. 100% POLYURETHANE FOAM BOARD 27. 100% POLYURETHANE FOAM BOARD 28. 100% POLYURETHANE FOAM BOARD 29. 100% POLYURETHANE FOAM BOARD 30. 100% POLYURETHANE FOAM BOARD 31. 100% POLYURETHANE FOAM BOARD 32. 100% POLYURETHANE FOAM BOARD 33. 100% POLYURETHANE FOAM BOARD 34. 100% POLYURETHANE FOAM BOARD 35. 100% POLYURETHANE FOAM BOARD 36. 100% POLYURETHANE FOAM BOARD 37. 100% POLYURETHANE FOAM BOARD 38. 100% POLYURETHANE FOAM BOARD 39. 100% POLYURETHANE FOAM BOARD 40. 100% POLYURETHANE FOAM BOARD 41. 100% POLYURETHANE FOAM BOARD 42. 100% POLYURETHANE FOAM BOARD 43. 100% POLYURETHANE FOAM BOARD 44. 100% POLYURETHANE FOAM BOARD 45. 100% POLYURETHANE FOAM BOARD 46. 100% POLYURETHANE FOAM BOARD 47. 100% POLYURETHANE FOAM BOARD 48. 100% POLYURETHANE FOAM BOARD 49. 100% POLYURETHANE FOAM BOARD 50. 100% POLYURETHANE FOAM BOARD 51. 100% POLYURETHANE FOAM BOARD 52. 100% POLYURETHANE FOAM BOARD 53. 100% POLYURETHANE FOAM BOARD 54. 100% POLYURETHANE FOAM BOARD 55. 100% POLYURETHANE FOAM BOARD 56. 100% POLYURETHANE FOAM BOARD 57. 100% POLYURETHANE FOAM BOARD 58. 100% POLYURETHANE FOAM BOARD 59. 100% POLYURETHANE FOAM BOARD 60. 100% POLYURETHANE FOAM BOARD 61. 100% POLYURETHANE FOAM BOARD 62. 100% POLYURETHANE FOAM BOARD 63. 100% POLYURETHANE FOAM BOARD 64. 100% POLYURETHANE FOAM BOARD 65. 100% POLYURETHANE FOAM BOARD 66. 100% POLYURETHANE FOAM BOARD 67. 100% POLYURETHANE FOAM BOARD 68. 100% POLYURETHANE FOAM BOARD 69. 100% POLYURETHANE FOAM BOARD 70. 100% POLYURETHANE FOAM BOARD 71. 100% POLYURETHANE FOAM BOARD 72. 100% POLYURETHANE FOAM BOARD 73. 100% POLYURETHANE FOAM BOARD 74. 100% POLYURETHANE FOAM BOARD 75. 100% POLYURETHANE FOAM BOARD 76. 100% POLYURETHANE FOAM BOARD 77. 100% POLYURETHANE FOAM BOARD 78. 100% POLYURETHANE FOAM BOARD 79. 100% POLYURETHANE FOAM BOARD 80. 100% POLYURETHANE FOAM BOARD 81. 100% POLYURETHANE FOAM BOARD 82. 100% POLYURETHANE FOAM BOARD 83. 100% POLYURETHANE FOAM BOARD 84. 100% POLYURETHANE FOAM BOARD 85. 100% POLYURETHANE FOAM BOARD 86. 100% POLYURETHANE FOAM BOARD 87. 100% POLYURETHANE FOAM BOARD 88. 100% POLYURETHANE FOAM BOARD 89. 100% POLYURETHANE FOAM BOARD 90. 100% POLYURETHANE FOAM BOARD 91. 100% POLYURETHANE FOAM BOARD 92. 100% POLYURETHANE FOAM BOARD 93. 100% POLYURETHANE FOAM BOARD 94. 100% POLYURETHANE FOAM BOARD 95. 100% POLYURETHANE FOAM BOARD 96. 100% POLYURETHANE FOAM BOARD 97. 100% POLYURETHANE FOAM BOARD 98. 100% POLYURETHANE FOAM BOARD 99. 100% POLYURETHANE FOAM BOARD 100. 100% POLYURETHANE FOAM BOARD
FLOOR CONSTRUCTION SCHEDULE	
FLOOR TYPE F1	FLOOR ASSEMBLY - F1
UNDERLAY	1. 100% PLASTERED ROOF SYSTEM 2. 100% POLYURETHANE FOAM BOARD 3. 100% POLYURETHANE FOAM BOARD 4. 100% POLYURETHANE FOAM BOARD 5. 100% POLYURETHANE FOAM BOARD 6. 100% POLYURETHANE FOAM BOARD 7. 100% POLYURETHANE FOAM BOARD 8. 100% POLYURETHANE FOAM BOARD 9. 100% POLYURETHANE FOAM BOARD 10. 100% POLYURETHANE FOAM BOARD 11. 100% POLYURETHANE FOAM BOARD 12. 100% POLYURETHANE FOAM BOARD 13. 100% POLYURETHANE FOAM BOARD 14. 100% POLYURETHANE FOAM BOARD 15. 100% POLYURETHANE FOAM BOARD 16. 100% POLYURETHANE FOAM BOARD 17. 100% POLYURETHANE FOAM BOARD 18. 100% POLYURETHANE FOAM BOARD 19. 100% POLYURETHANE FOAM BOARD 20. 100% POLYURETHANE FOAM BOARD 21. 100% POLYURETHANE FOAM BOARD 22. 100% POLYURETHANE FOAM BOARD 23. 100% POLYURETHANE FOAM BOARD 24. 100% POLYURETHANE FOAM BOARD 25. 100% POLYURETHANE FOAM BOARD 26. 100% POLYURETHANE FOAM BOARD 27. 100% POLYURETHANE FOAM BOARD 28. 100% POLYURETHANE FOAM BOARD 29. 100% POLYURETHANE FOAM BOARD 30. 100% POLYURETHANE FOAM BOARD 31. 100% POLYURETHANE FOAM BOARD 32. 100% POLYURETHANE FOAM BOARD 33. 100% POLYURETHANE FOAM BOARD 34. 100% POLYURETHANE FOAM BOARD 35. 100% POLYURETHANE FOAM BOARD 36. 100% POLYURETHANE FOAM BOARD 37. 100% POLYURETHANE FOAM BOARD 38. 100% POLYURETHANE FOAM BOARD 39. 100% POLYURETHANE FOAM BOARD 40. 100% POLYURETHANE FOAM BOARD 41. 100% POLYURETHANE FOAM BOARD 42. 100% POLYURETHANE FOAM BOARD 43. 100% POLYURETHANE FOAM BOARD 44. 100% POLYURETHANE FOAM BOARD 45. 100% POLYURETHANE FOAM BOARD 46. 100% POLYURETHANE FOAM BOARD 47. 100% POLYURETHANE FOAM BOARD 48. 100% POLYURETHANE FOAM BOARD 49. 100% POLYURETHANE FOAM BOARD 50. 100% POLYURETHANE FOAM BOARD 51. 100% POLYURETHANE FOAM BOARD 52. 100% POLYURETHANE FOAM BOARD 53. 100% POLYURETHANE FOAM BOARD 54. 100% POLYURETHANE FOAM BOARD 55. 100% POLYURETHANE FOAM BOARD 56. 100% POLYURETHANE FOAM BOARD 57. 100% POLYURETHANE FOAM BOARD 58. 100% POLYURETHANE FOAM BOARD 59. 100% POLYURETHANE FOAM BOARD 60. 100% POLYURETHANE FOAM BOARD 61. 100% POLYURETHANE FOAM BOARD 62. 100% POLYURETHANE FOAM BOARD 63. 100% POLYURETHANE FOAM BOARD 64. 100% POLYURETHANE FOAM BOARD 65. 100% POLYURETHANE FOAM BOARD 66. 100% POLYURETHANE FOAM BOARD 67. 100% POLYURETHANE FOAM BOARD 68. 100% POLYURETHANE FOAM BOARD 69. 100% POLYURETHANE FOAM BOARD 70. 100% POLYURETHANE FOAM BOARD 71. 100% POLYURETHANE FOAM BOARD 72. 100% POLYURETHANE FOAM BOARD 73. 100% POLYURETHANE FOAM BOARD 74. 100% POLYURETHANE FOAM BOARD 75. 100% POLYURETHANE FOAM BOARD 76. 100% POLYURETHANE FOAM BOARD 77. 100% POLYURETHANE FOAM BOARD 78. 100% POLYURETHANE FOAM BOARD 79. 100% POLYURETHANE FOAM BOARD 80. 100% POLYURETHANE FOAM BOARD 81. 100% POLYURETHANE FOAM BOARD 82. 100% POLYURETHANE FOAM BOARD 83. 100% POLYURETHANE FOAM BOARD 84. 100% POLYURETHANE FOAM BOARD 85. 100% POLYURETHANE FOAM BOARD 86. 100% POLYURETHANE FOAM BOARD 87. 100% POLYURETHANE FOAM BOARD 88. 100% POLYURETHANE FOAM BOARD 89. 100% POLYURETHANE FOAM BOARD 90. 100% POLYURETHANE FOAM BOARD 91. 100% POLYURETHANE FOAM BOARD 92. 100% POLYURETHANE FOAM BOARD 93. 100% POLYURETHANE FOAM BOARD 94. 100% POLYURETHANE FOAM BOARD 95. 100% POLYURETHANE FOAM BOARD 96. 100% POLYURETHANE FOAM BOARD 97. 100% POLYURETHANE FOAM BOARD 98. 100% POLYURETHANE FOAM BOARD 99. 100% POLYURETHANE FOAM BOARD 100. 100% POLYURETHANE FOAM BOARD

SHORTT RESIDENCE
1265 VISTA HEIGHTS
VICTORIA, B.C.

ISSUED FOR DEVELOPMENT VARIANCE PERMIT AMENDMENT #3



STREET VIEW FROM BLACKWOOD ST (7)



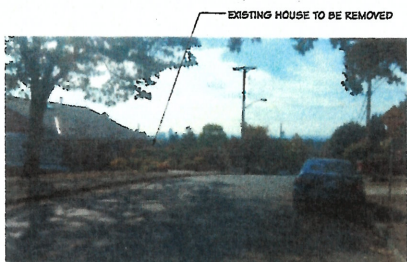
1269 VISTA HEIGHTS (3)



1265 VISTA HEIGHTS (2)



1281 VISTA HEIGHTS (1)



STREET VIEW FROM THE RISE ST (8)



LOOKING NORTH EAST (6)



LOOKING SOUTH EAST (5)



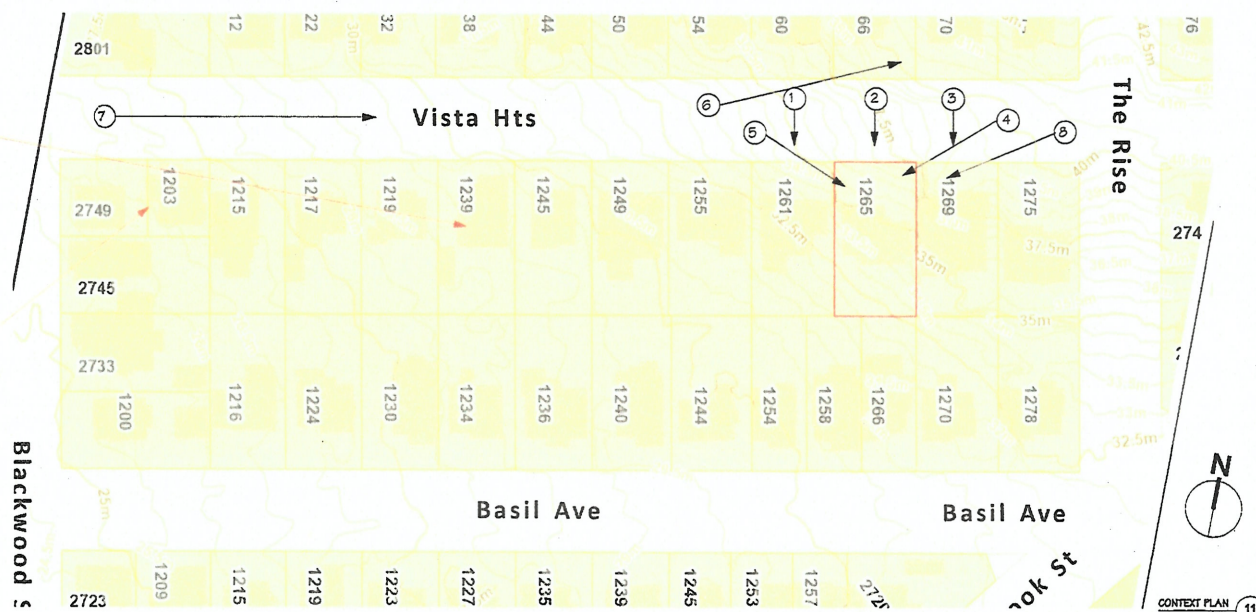
LOOKING SOUTH WEST (4)



NON CONFORMING FRONT YARD SETBACK
1239 VISTA HEIGHTS (9)



NON CONFORMING FRONT YARD SETBACK
1203 VISTA HEIGHTS (10)



Received
City of Victoria
AUG 23 2017
Planning & Development Department
Development Services Division

LIGHTSPACE DESIGN
2100 North St. Suite 100
Victoria B.C. V8M 1K7
Tel: 250-383-1818
Fax: 250-383-1819
www.lightspacedesign.com

LIDA HOMES

ISSUED FOR DEVELOPMENT VARIANCE PERMIT AMENDMENT #3
SHORTT RESIDENCE
1265 VISTA HEIGHTS
VICTORIA, B.C.

Drawing Title:
**CONTEXT PLAN
PHOTOS**

1. CIVIL AND STRUCTURE	08.21.17
2. SITE PLANNING	08.09.17
3. SITE PLANNING	08.16.17
4. CIVIL AND STRUCTURE	12.20.16
Rev:	Issue:

Date: AUG 22 2017 Scale: AS NOTED
Sheet 2 OF 10 Rev:

Drawing No.: **A-1.0**

City of Victoria

AUG 23 2017

Planning & Development Department
Development Services Division



BACK YARD LOOKING SOUTH WEST (3)



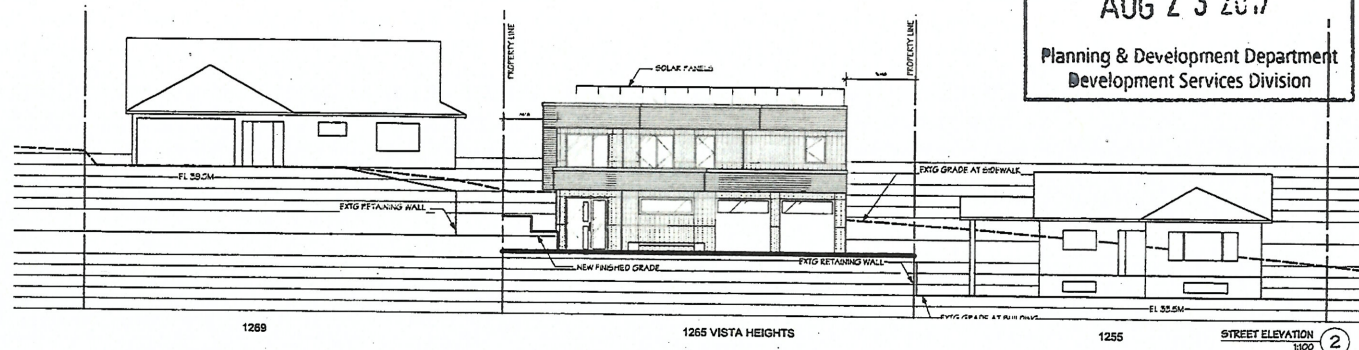
BACK YARD LOOKING SOUTH (4)



BACK YARD LOOKING EAST



BACK YARD LOOKING WEST



**SHORTT RESIDENCE
1265 VISTA HEIGHTS
VICTORIA, B.C.**

ISSUED FOR DEVELOPMENT VARIANCE PERMIT AMENDMENT #3

Drawing Title:

SITE INFO
STREET
ELEVATION

3	DrP amendment #3	03.21.17
2	DrP amendment #2	06.06.17
1	DrP amendment	04.10.17
0	leave for DrP panel	12.20.16
Rev:	Issue:	mrudd,ys

Date: AUG 22 2017 Section: AS NOTED
Sheet: 3 OF 10 Rev:

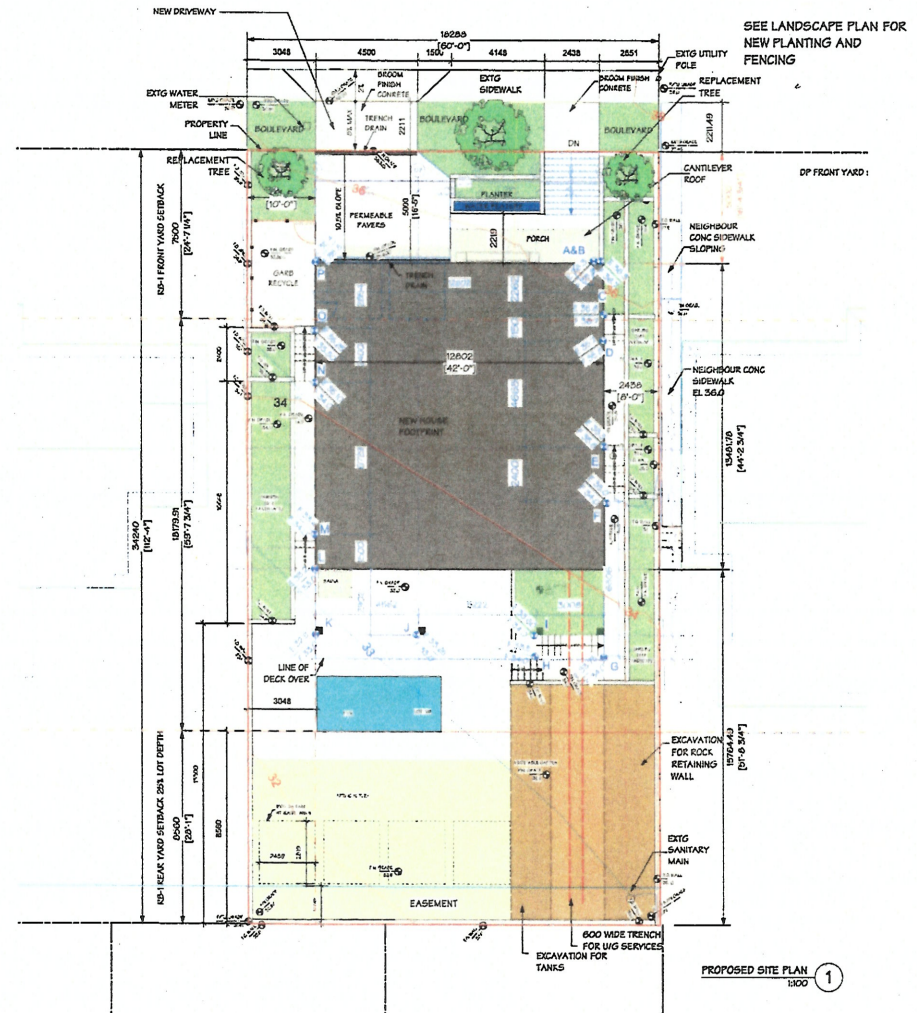
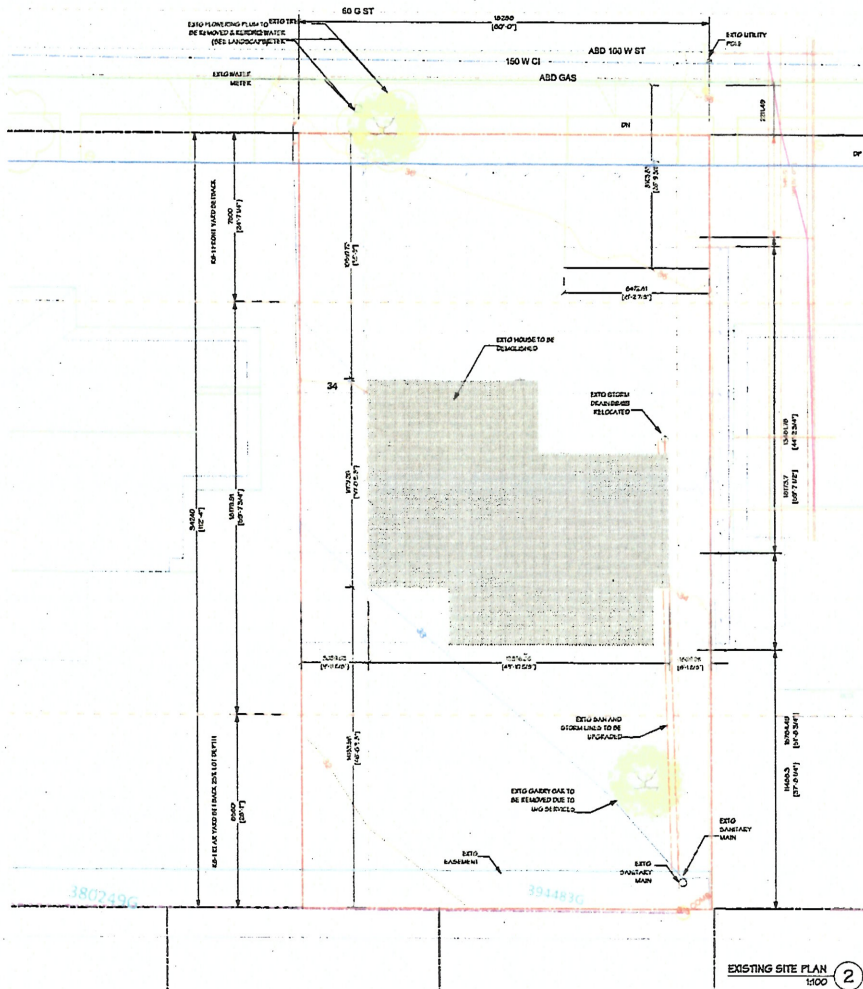
Drawing No.: **A-1.1**



Received
City of Victoria

AUG 23 2017

Planning & Development Department
Development Services Division



1265 VISTA HTS AVERAGE GRADE									
CORNER	GRADE	ELEV	SUM	AVG ELEV	LENGTH	LENGTH X	AVG ELEV		
A	FINISH	36.30							
B	EXTG	36.30	A+B	72.10	36.05	L1	0.000	0.00	
C	EXTG	35.80	B+C	72.10	36.05	L1	2.262	81.55	
D	EXTG	35.70	C+D	71.50	35.75	L1	1.150	41.11	
E	EXTG	35.30	D+E	71.60	35.50	L2	4.668	167.11	
F	FINISH	34.60	E+F	69.30	34.65	L3	2.400	83.18	
G	EXTG	33.75	F+G	67.75	33.88	L4	6.806	230.53	
H	EXTG	33.50	G+H	67.25	33.63	L5	3.008	101.14	
I	EXTG	33.60	H+I	67.10	33.65	L6	0.914	30.68	
J	FINISH	33.00	I+J	66.60	33.30	L7	5.220	173.83	
K	EXTG	32.90	J+K	65.90	32.95	L8	4.562	150.32	
L	FINISH	33.00	K+L	65.90	32.95	L9	2.902	95.62	
M	EXTG	32.90	L+M	65.40	33.20	L10	1.500	48.80	
N	FINISH	34.50	M+N	67.40	33.70	L10	6.729	226.77	
O	EXTG	35.25	N+O	68.65	34.33	L11	2.400	82.38	
P	EXTG	35.45	O+P	70.70	35.35	L12	2.584	91.34	
TOTALS			N+A	71.25	35.63	L13	12.802	456.07	
							59.31	2061.42	34.410

ISSUED FOR DEVELOPMENT VARIANCE PERMIT AMENDMENT #3

SHORTT RESIDENCE
1265 VISTA HEIGHTS
VICTORIA, B.C.

Drawing Title:

EXISTING SITE
PLAN
PROPOSED SITE
PLAN

3. 2017 08 21 17
4. 2017 08 21 17
5. 2017 08 21 17
6. 2017 08 21 17
Rev: Issue: mm.d.d.yy

Sheet: 4 of 10 Rev

Drawing No.: A-1.2



■ TONE = FLOOR AREA
DWELLING UNIT = 226.3 SQM

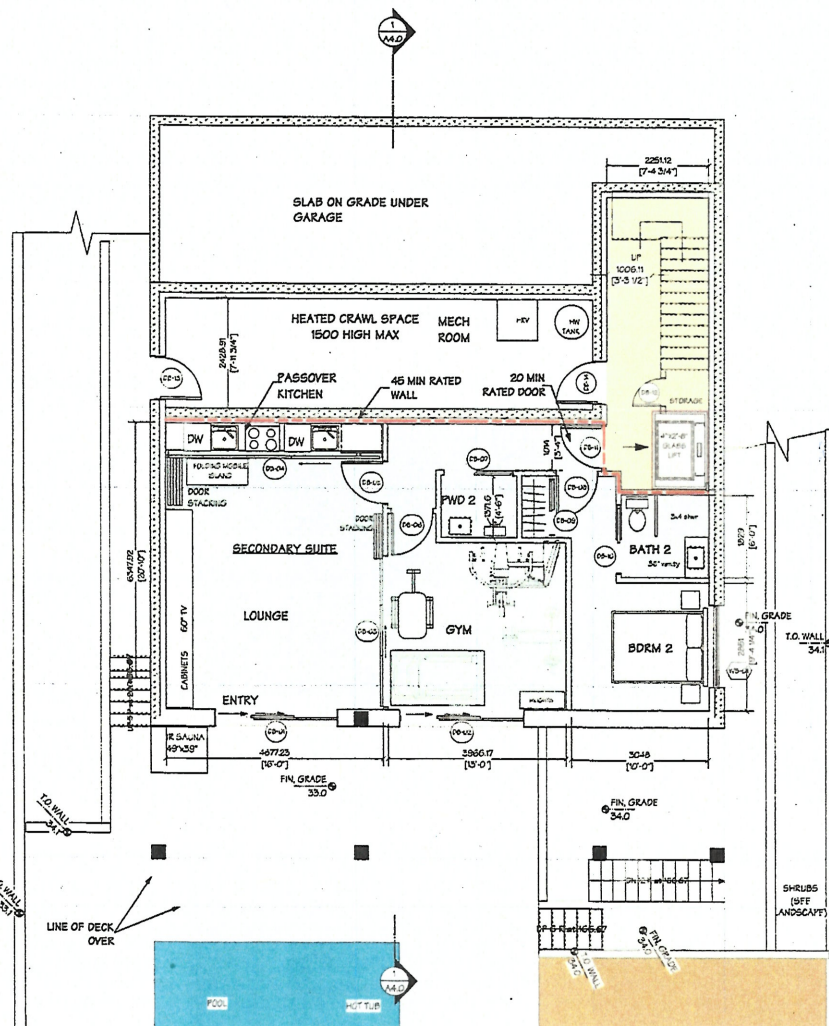
■ TONE = FLOOR AREA
SECONDARY SUITE = 73.7 SQM

TOTAL ALL FLOOR AREAS = 300 SQM MAX

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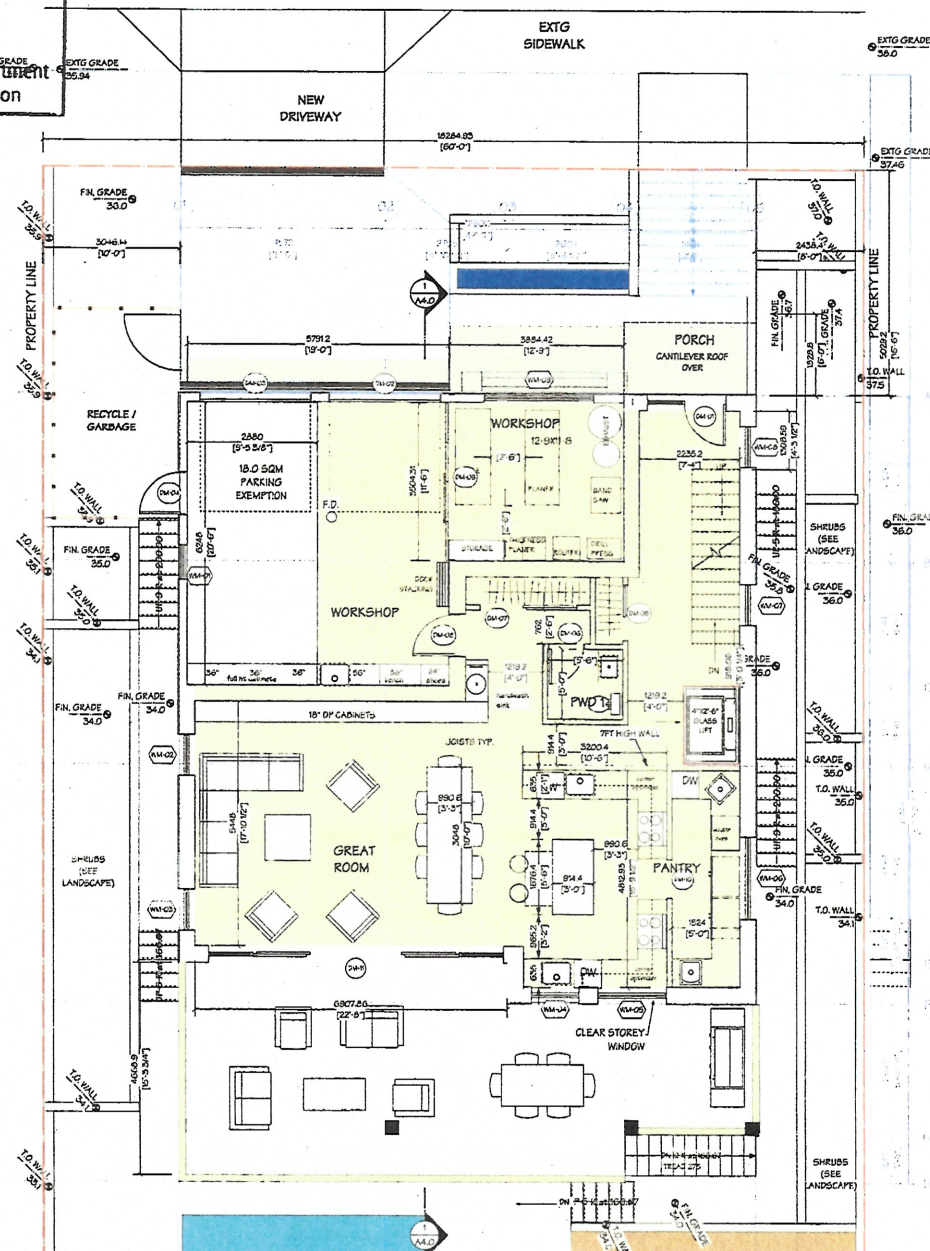
AUG 23 2017

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Development Services Division

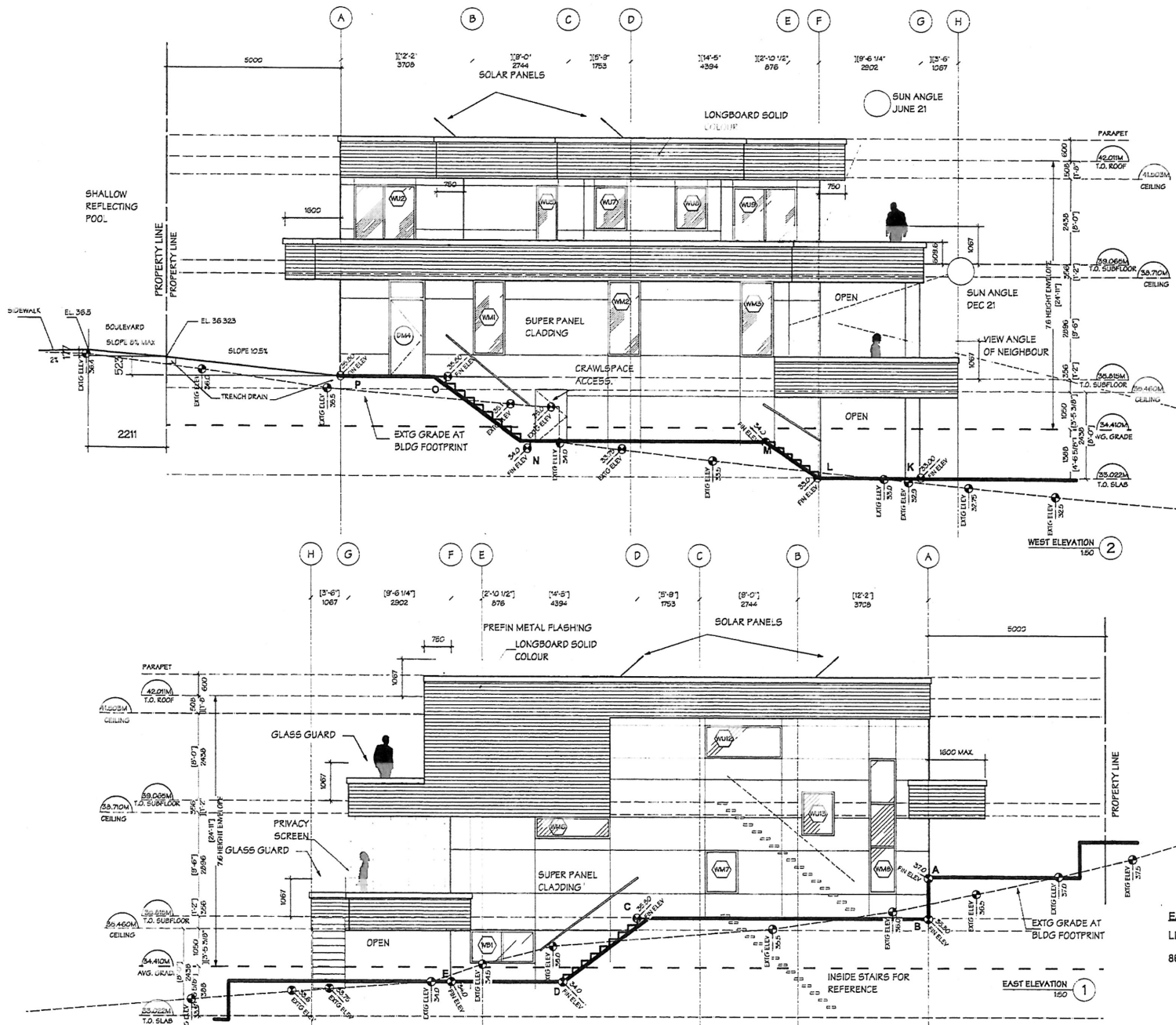


86.0 SQM (925.69 SQFT)
FLOOR AREA

BASEMENT FLOOR PLAN 150 ②



Drawing No. **A-2.1**



WEST EXPOSED BLDG FACE #1
 LIMITING DISTANCE 3.048M (10'-0")
 65.0 SQM X 17.74% = 11.53 SQM
 PROPOSED 10.28 SQM

	2m	3.048m	4m
50m2	10%	19.43%	28%
65.0m2		17.74%	
100m2	9%	13.71%	18%

WEST EXPOSED BLDG FACE #2
 LIMITING DISTANCE 7.49M
 16.0 SQM X 96.4% = 15.42 SQM
 PROPOSED 3.82 SQM

	6m	7.49m	8m
30m2	88%	96.4%	100%

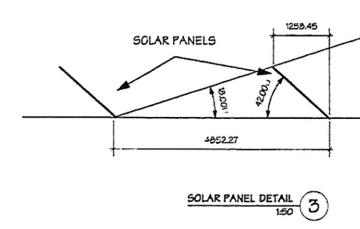
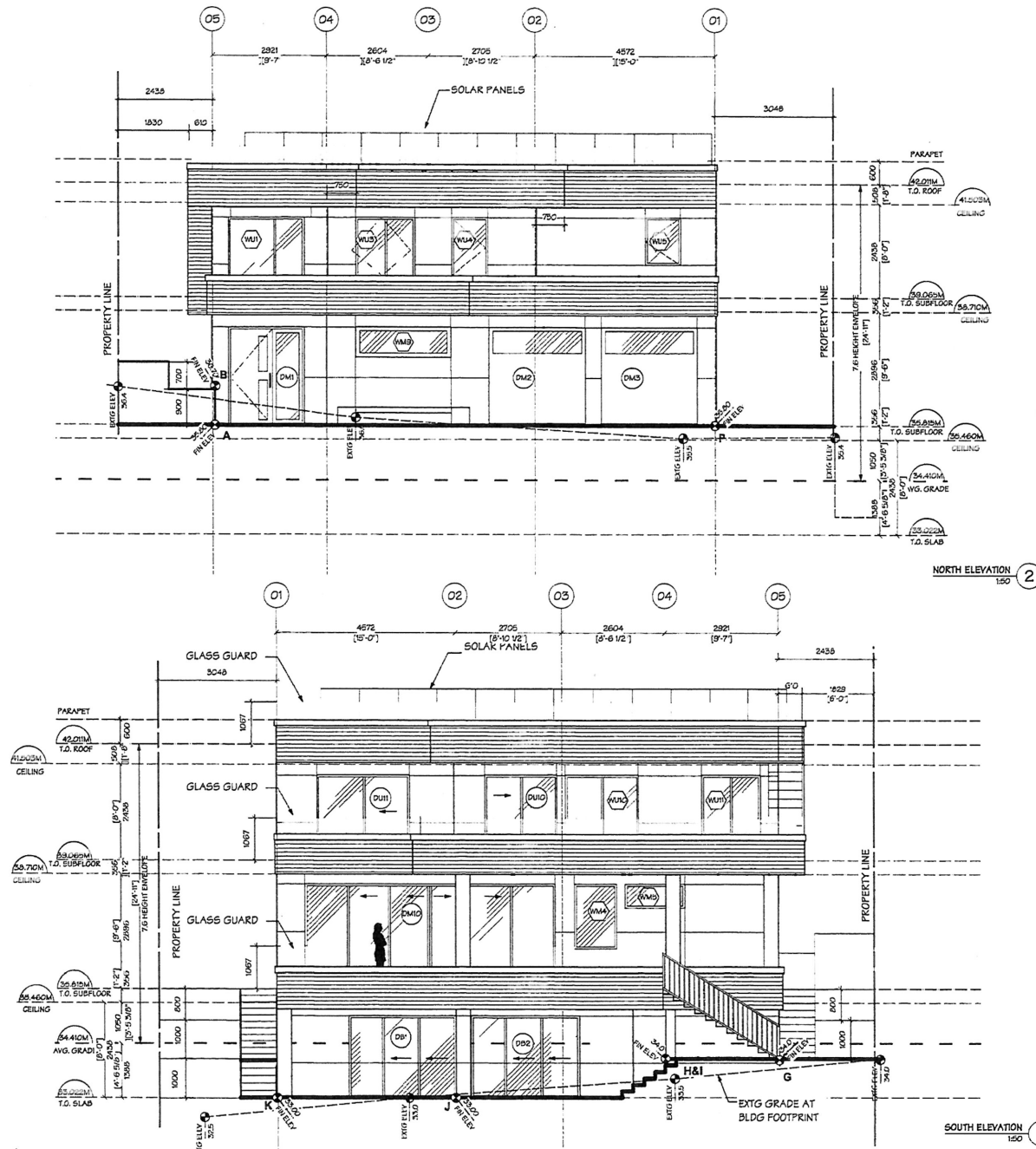
WEST EXPOSED BLDG FACE #3
 LIMITING DISTANCE 12.8M
 9.48 SQM X 100% = 9.48 SQM
 PROPOSED 3.28 SQM

	12m	12.8m	16m
30m2	100%	100%	100%

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EAST EXPOSED BLDG FACE
 LIMITING DISTANCE 2.438M (8'-0")
 86.0sqm X 11.75% = 10.1 SQM
 PROPOSED 9.78 SQM

	2m	2.43m	4m
50m2	10%	13.87%	28%
86.0m2		11.75%	
100m2	9%	10.93%	18%



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City of Victoria

AUG 23 2017

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Development Services Division

Drawing No. **A-4.0**

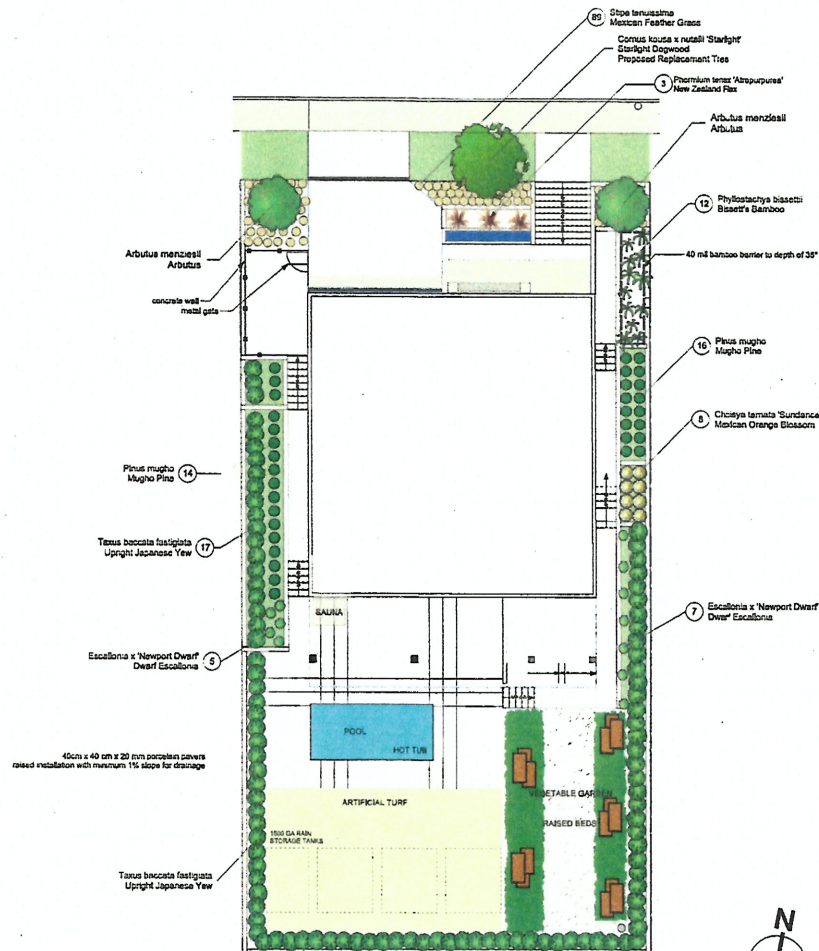
Received
City of Victoria

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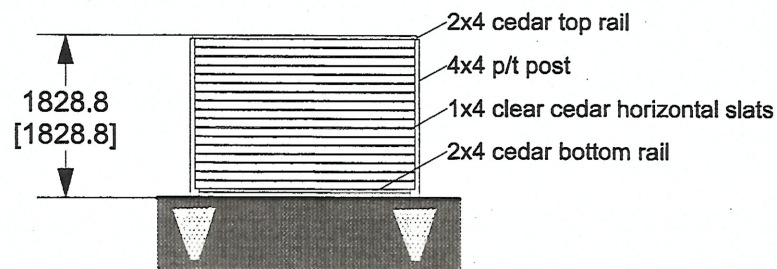
terraLuma
design

SHORTT RESIDENCE
1265 VISTA HEIGHTS
VICTORIA, B.C.
ISSUED FOR DEVELOPMENT VARIANCE PERMIT
AMENDMENT #3

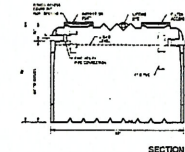
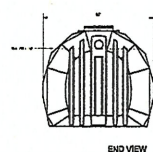
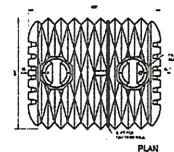


LANDSCAPE PLAN 1:100

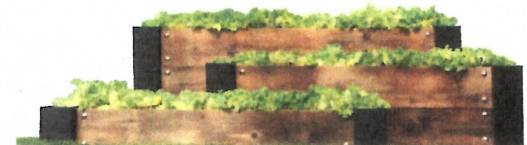
ID	Qty	Latin Name	Common Name	Scheduled Size
AM-1	2	Arbutus menziesii	Arbutus	#7
CKXNS	1	Cornus kousa x rutalis 'Starlight'	Starlight Dogwood	2m
CTS	23	Chelysia tamata 'Sundance'	Mexican Orange Blossom	#2
EXD	12	Escallonia x 'Newport Dwarf'	Dwarf Escallonia	#2
PB	12	Phyllostachya bissetti	Bissett's Bamboo	#5
PM	33	Pinus mugo	Mugo Pine	#3
ST	89	Slips tenuissima	Mexican Feather Grass	#1
TBF	100	Taxus baccata fastigiata	Upright Japanese Yew	2m



2 FENCE ELEVATION 1:25



3 WATER STORAGE TANK NOT TO SCALE



4 TYPICAL RAISED BED FOR EDIBLES NOT TO SCALE

Drawing Title:

LANDSCAPE PLAN

Rev: Issue: mm.d.t.y

Revised: 04.12.17
Sheet 10 of 10 Rev

Drawing No: L-1