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1 Site Plan - Full
 1 : 125

PROJECT
2072 Hampshire Road
 202207

ISSUE DATE: 22Oct17 REV 6

Date:	Description:	No.:
22Mar16	Concept 1	1
22Mar25	Site Concept REV1	2
22Apr01	Site Concept REV2	3
22Apr27	Site Concept REV3	4
22June20	Site Concept REV4	5
22Oct17	Site Concept REV5	6



2 Streetscape - South Elevation
 1 : 125

Site Plan



1608 Camosun Street, Victoria BC V8T 3E6
 Info@biophilialcollective.ca 250 590 1156

CLIENT:
 HOYT DESIGN CO.

PROJECT ADDRESS:
 2072 Hampshire Rd
 Oak Bay, BC

DESIGNED BY: BIANCA BODLEY
 DRAWN BY: KIM TANG
 SOPHIE SCOONES

NO.	ISSUED FOR	DATE
1	REVIEW	22/05/26
2	REVIEW	22/06/07
3	REVIEW	22/06/14
4	REVIEW	22/08/11
5	REVISED	22/10/14

SEAL

NORTH ARROW



DRAWING TITLE:
 LANDSCAPE SITE PLAN

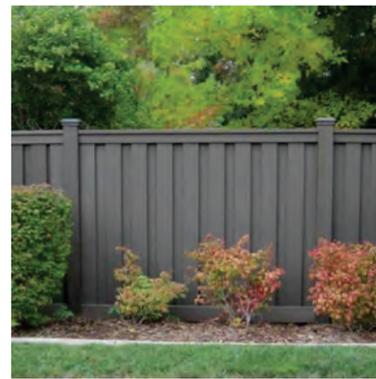
DWG NO:

L1

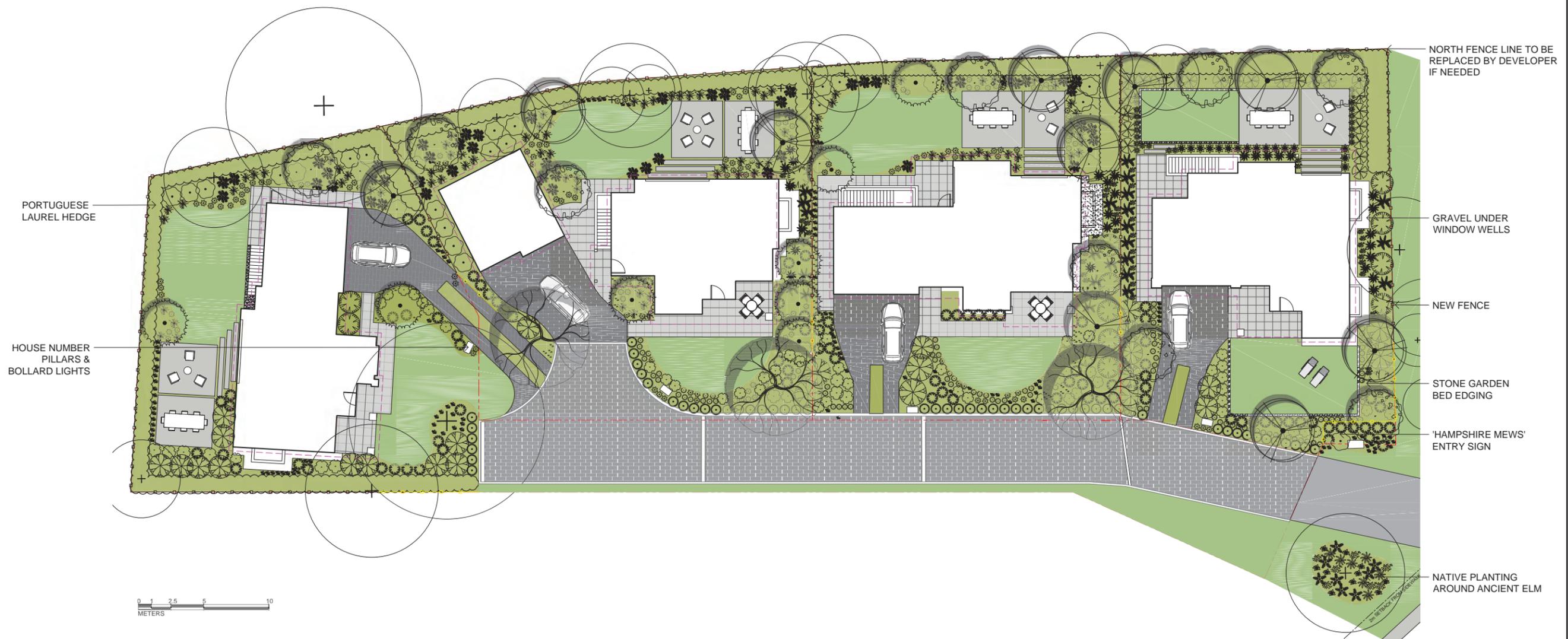
SCALE: NTS

LEGEND

- PROPERTY LINE
- ROOF OVERHANG
- SOD
 - 150 mm DEPTH LOW TRAFFIC LAWN GROWING MEDIUM (MMCD) SOD
- ON-SITE LANDSCAPE AREA
 - 450-600 mm DEPTH 1L GROWING MEDIUM (BGLS)
 - 50 mm DEPTH MULCH
- CONCRETE WALKWAY & PATIO
- ENHANCED PAVING
 - BARKMANS SPECIAL ORDER
 - PERMEABLE PAVERS
 - COLOUR: MULTI GREY
- CONCRETE WALKWAY & PATIO
- ENHANCED PAVING
 - CONCRETE PAVERS
 - COLOUR: MULTI GREY
- 4' FENCE (FRONT YARD SETBACK)
- 6' FENCE



PROPOSED FENCE PANEL



NORTH FENCE LINE TO BE REPLACED BY DEVELOPER IF NEEDED

GRAVEL UNDER WINDOW WELLS

NEW FENCE

STONE GARDEN BED EDGING

'HAMPSHIRE MEWS' ENTRY SIGN

NATIVE PLANTING AROUND ANCIENT ELM



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilialcollective.ca 250 590 1156

CLIENT:
HOYT DESIGN CO.

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**2072 Hampshire Rd
Oak Bay, BC**

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG
SOPHIE SCOONES

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SEAL



DRAWING TITLE:
PLANTING PLAN

DWG NO:

SCALE: NTS

L4



ALLIUM ALLIUM CATMINT BUNCHBERRY DEER FERN



DWARF MUGO GARRY OAK TREE HONEY LOCUST HYDRANGEA PEEGEE JAPANESE SNOWBELLE



MAIDEN GRASS NOOTKA CYPRESS PORTUGUESE LAUREL HEDGE RHODODENDRON SUTHERLANDI HEBE



SWORD FERN WILD GINGER WOODLAND SAGE WOOLEY THYME

PLANTS & SHRUBS SCHEDULE

Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
80	☼	Allium giganteum	Giant Allium	#1	Y	Y
12	○	Asarum canadense	Wild Ginger	flat	Y	
60	✱	Blechnum spicant	Deer Fern	#1	Y	
12	⊗	Cornus canadensis	Bunchberry Dogwood	flat	Y	Y
45	⊕	Hebe pinguifolia 'Sutherlandii'	Sutherland Hebe	#1	N	Y
30	⊗	Hydrangea paniculata 'grandiflora'	Peegee Hydrangea	#2	N	Y
88	✱	Miscanthus sinensis	Chinese silver grass	#1	N	
65	⊕	Nepeta Walker's Low	Walkers Low Catmint	#1	N	Y
25	⊕	Pinus mugo	Dwarf Mugo	#2	N	
55	✱	Polystichum munitum	Western Sword Fern	#1	Y	
50	⊗	Prunus lusitanica	Portuguese Laurel	#5	N	Y
30	⊕	Rhododendron 'Cunningham White'	Rhododendron	#3	N	Y
40	⊕	Salvia nemorosa	Woodland Sage	#1	N	Y
15	✱	Thymus pseudolanuginosus	Woolly Thyme	flat	N	Y

NOTES:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

TREE SCHEDULE

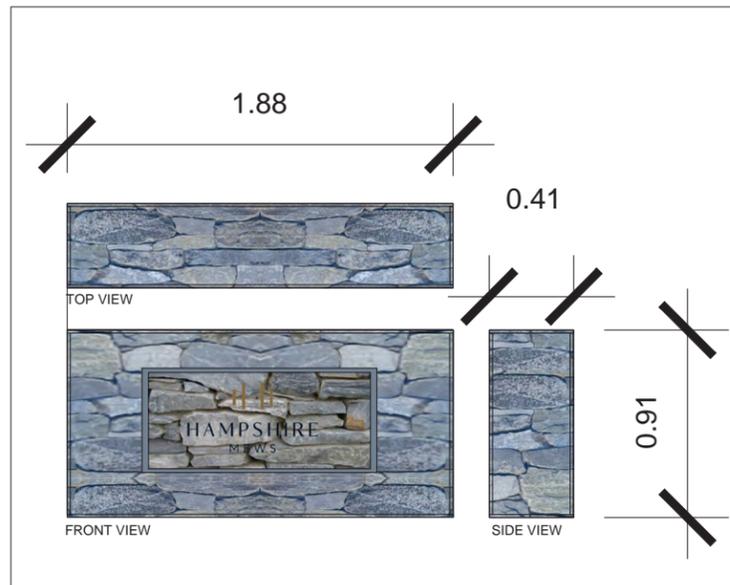
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Size	Native
3	⊗	Quercus garryana	Garry Oak Tree			20	Y
8	⊗	Cupressus nootkatensis 'Green Arrow'	Nootka Cypress			7	Y
9	⊕	Viburnum plicatum	Japanese Snowball Tree			7	N
10	⊕	Gleditsia triacanthos	Honey Locust			10	N

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BOULEVARD SIGNAGE IN CONTEXT

- "Ocean Mist Full Bed LedgeStone" 1.88m x 0.91m x 0.41
- Uplit with Hinkley Lighting "16501 Hardy Island"



PILLAR DIMENSIONS



PILLAR LOOK & FEEL

PRODUCT SPECS

- STONE THICKNESS:
3-1/2" - 4-1/2"
- STONE FACE HEIGHTS:
1" - 7"
- STONE LENGTHS:
6" - 24"
- STONE COLORS:
Grey, rich blue tones and a hint of green.
- STONE SHAPE:
Organic Rectangular
- APPROXIMATELY 40 SQ/FT PER TONNE
- ALL INDIVIDUAL NATURAL STONES
- GOOD FOR INTERIOR AND EXTERIOR APPLICATION
- AVAILABLE WITH MATCHING 90 DEGREE CUT CORNERS

LEDGESTONE SPECIFICATIONS



16501 - Hardy Island - Low Voltage 1 Light Small Spot Light - 1.75 Inches Wide by 2.5 Inches High by Hinkley Lighting

Specs	
Family/Collection:	Hardy Island
Length:	4.75"
Width/Diameter (in):	1.75"
Height:	2.50"
Weight:	2.00 lbs
Installation Sheet:	http://images.canadalightingexperts.com/supplier/Hinkley-Lighting/specsheets/1650-inst.pdf
# of Bulbs:	1
Standard Wattage:	35 Watts
Bulb Type:	MR11
Design Style:	Modern
Voltage Rating:	12 V
Low Voltage:	Yes
Material:	Cast Brass
Style and Option 1	
Style:	Matte Bronze Finish
Item #:	16501MZ
Price:	\$159.00

LIGHTING SPECIFICATIONS

NO.	ISSUED FOR	DATE
1	REVIEW	22/05/26
2	REVIEW	22/06/07
3	REVIEW	22/06/14
4	REVIEW	22/08/11
5	REVISED	22/10/14

SEAL

NORTH ARROW



DRAWING TITLE:
BOULEVARD SIGNAGE

DWG NO:

SCALE: 1:100

L6

PLAN LEGEND	
WALL	
ROOF OVER	
FLOOR OVER	
DECK OVER	
WALL BELOW	
POST	
FLUSH BEAM OVER	
DROP BEAM OVER	
GIRDER TRUSS OVER	
S/C DETECTOR	
DOOR SIZE	
WINDOW SIZE	
JOIST SPAN DIRECTION	
LINE OF INTERIOR VAULT	

EXTERIOR FINISH & COLOURS	
ACCENT (BENJAMIN MOORE - 776) "SANTA MONICA BLUE"	
TRIM (BENJAMIN MOORE - CSP-305) "CRISP"	
FIBRE CEMENT LAP SIDING (BENJAMIN MOORE - CSP-5) "PERSPECTIVE"	
WALL SHINGLE - SEMI-TRANSPARENT (BENJAMIN MOORE - HC-169) "COVENTRY GRAY"	
STONE VENEER - STACKED LIMESTONE	
ROOF SHINGLE - (OWENS CORNING - TRUDEFINITION) "QUARRY GRAY"	
METAL ROOF - (WESTFORM - "METRO BROWN"	

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① Front - South
1/4" = 1'-0"



② North - Rear
1/4" = 1'-0"

FLOOR AREA	
BASEMENT:	1091 SF
MAIN FLOOR:	1110 SF
SECOND FLOOR:	1158 SF
TOTAL LIVING SPACE:	3359 SF
GARAGE:	484 SF
TOTAL BUILDING SF:	3843 SF

DRAWING SCALE: 1/4" = 1'-0" ALL MEASUREMENTS ARE IN FEET

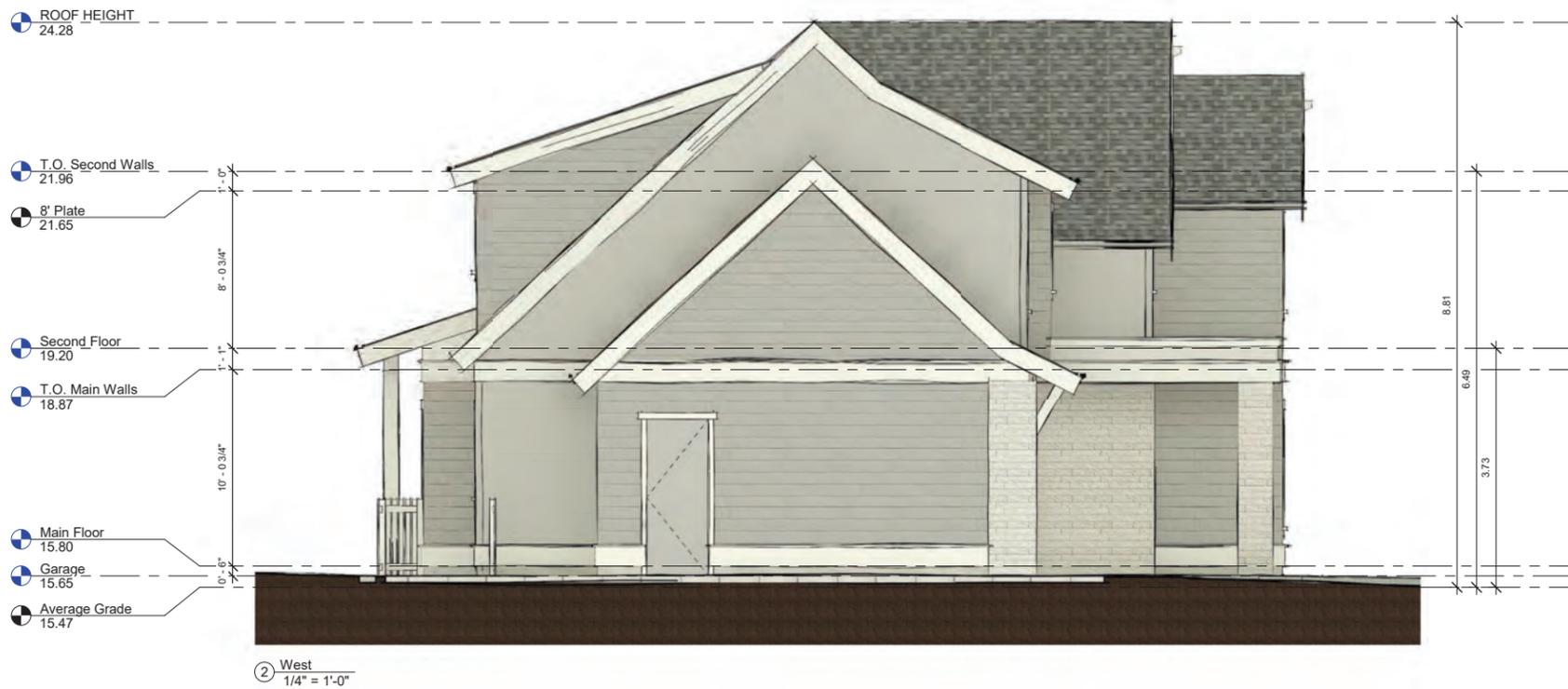


PROJECT
2072 Hampshire Road - Lot 1
202202

ISSUE DATE: 22June30 REV 6

Date:	Description:	No.:
22Mar16	Concept 1	1
22Mar25	Site Concept REV1	2
22Apr01	Site Concept REV2	3
22Apr27	Site Concept REV3	4
22May11	Concept 2	5
22June30	Concept 3	6

Elevations



PLAN LEGEND

WALL	
ROOF OVER	
FLOOR OVER	
DECK OVER	
WALL BELOW	
POST	
FLUSH BEAM OVER	
DROP BEAM OVER	
GIRDER TRUSS OVER	
S/C DETECTOR	
DOOR SIZE	
WINDOW SIZE	
JOIST SPAN DIRECTION	
LINE OF INTERIOR VAULT	

EXTERIOR FINISH & COLOURS

ACCENT (BENJAMIN MOORE - 776) "SANTA MONICA BLUE"	
TRIM (BENJAMIN MOORE - CSP-305) "CRISP"	
FIBRE CEMENT LAP SIDING (BENJAMIN MOORE - CSP-5) "PERSPECTIVE"	
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DRAWING SCALE: 1/4" = 1'-0" ALL MEASUREMENTS ARE IN FEET



Elevations

NEW CUSTOM HOME: Lot 2 Hampshire

OAK BAY, BC

KEY PLAN:



RS-5 ZONING ANALYSIS:

LOT AREA:	638.6m ²	
FLOOR ELEVATIONS:	BASEMENT:	13.11m
	MAIN FLOOR:	16.20m
	SECOND FLOOR:	19.29m
	GARAGE SLAB:	16.05m
AVERAGE GRADE:	16.02m	
F.S.R.:	ALLOWABLE	PROPOSED
	0.40 (255.4m ²)	0.39 (253.5m ²)
GROSS FLOOR AREA:	ALLOWABLE	PROPOSED
BASEMENT:	(100.0% EXEMPT)	109.8m ² (EXEMPT)
GARAGE:	(22.0m ² EXEMPT)	21.9m ² (43.9m ² -22.0m ²)
MAIN FLOOR:		110.6m ²
VERANDA:	(15.0m ² EXEMPT)	7.9m ² (EXEMPT)
COVERED PATIO (REAR):	(1.8m ² EXEMPT)	8.3m ² (10.1m ² -1.8m ²)
SECOND FLOOR:		112.7m ²
TOTAL:	260.2m ²	253.5m ²
LOT COVERAGE:	ALLOWABLE	PROPOSED
HOUSE:	30.0% (191.6m ²)	28.3% (180.6m ²)
HEIGHT:	ALLOWABLE	PROPOSED
OCCUPIABLE HEIGHT:	4.57m	3.27m
BUILDING HEIGHT:	7.32m	6.03m
ROOF HEIGHT:	9.14m	8.92m
SETBACKS:	ALLOWABLE	PROPOSED
FRONT (S):	7.62m	7.64m
REAR (N):	7.62m	7.63m
SIDE (E):	1.52m — 4.57m	3.03m — 4.67m
SIDE (W):	1.52m	1.64m
SECOND FLOOR SIDE (E):	3.00m	3.03m
SECOND FLOOR SIDE (W):	3.00m	8.04m

PROJECT INFORMATION:

SITE ADDRESS: 2072 HAMPSHIRE ROAD,
OAK BAY, BC.
LOT A, SECTION 61,
VICTORIA DISTRICT, PLAN
EPP28842

SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: HOYT DESIGN CO.
250.999.9893
HELLO@HOYT.CO

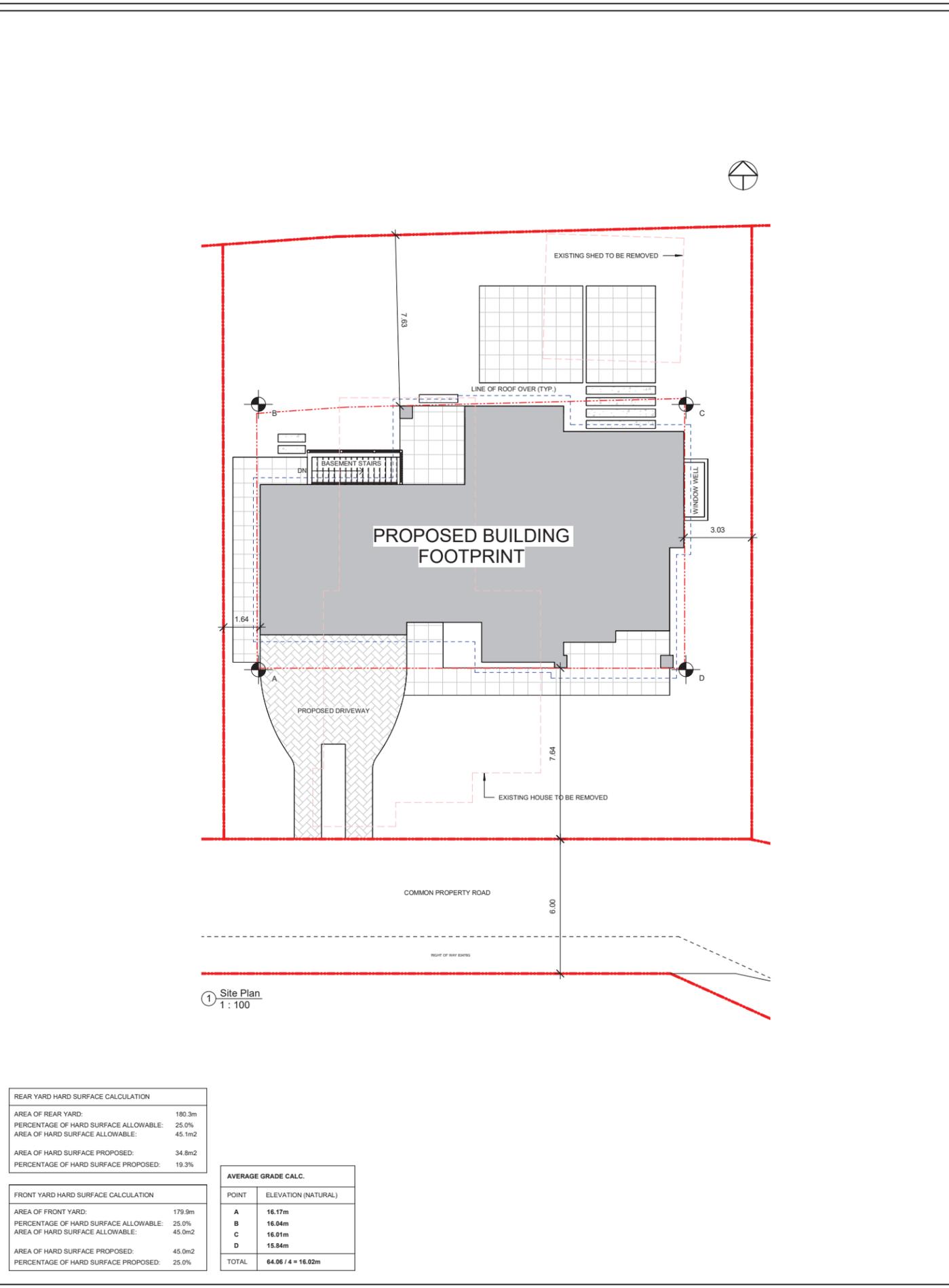
GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: MCELHANNEY
250.370.9221

SHEET INDEX:

A0.0 SITE PLAN & ZONING ANALYSIS
A1.1 SITE PLAN
A1.2 FLOOR PLANS
A2.1 ELEVATIONS
A2.2 ELEVATIONS



201-5325 Cordova Bay Road
Victoria, BC V8Y 2L3
250.999.9893
hello@hoyt.co | www.hoyt.co

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PROJECT
2072 Hampshire Road - Lot 2
202205

ISSUE DATE: 22June30 REV 6

Date:	Description:	No.:
22Mar16	Concept 1	1
22Mar25	Site Concept REV1	2
22Apr01	Site Concept REV2	3
22Apr27	Site Concept REV3	4
22May11	Concept 2	5
22June30	Concept 3	6

Site Plan & Zoning Analysis

A0.0

PLAN LEGEND	
WALL	
ROOF OVER	
FLOOR OVER	
DECK OVER	
WALL BELOW	
POST	
FLUSH BEAM OVER	
DROP BEAM OVER	
GIRDER TRUSS OVER	
S/C DETECTOR	
DOOR SIZE	
WINDOW SIZE	
JOIST SPAN DIRECTION	
LINE OF INTERIOR VAULT	

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EXTERIOR FINISH & COLOURS	
WOOD STAIN (BENJAMN MOORE - ES-44) "SOLID: SPANISH MOSS"	
TRIM (BENJAMN MOORE - CSP-60) "CITY SHADOW"	
ACRYLLIC STUCCO (BENJAMN MOORE - 927) "WHITE SWAN"	
FIBRE CEMENT LAP SIDING (BENJAMN MOORE - CSP-120) "BURNT EMBER"	
STONE VENEER - STACKED LIMESTONE	
FAUX SLATE ROOFING TILE: (INTERLOCK ROOFING) "DEEP CHARCOAL"	



① South - Front
1/4" = 1'-0"



② North - Rear
1/4" = 1'-0"

FLOOR AREA	
BASEMENT:	1182 SF
MAIN FLOOR:	1191 SF
SECOND FLOOR:	1213 SF
TOTAL LIVING SPACE:	3586 SF
GARAGE:	473 SF
TOTAL BUILDING SF:	4059 SF

DRAWING SCALE: 1/4" = 1'-0" ALL MEASUREMENTS ARE IN FEET



PROJECT

2072 Hampshire Road - Lot 2

202205

ISSUE DATE: 22June30 REV 6

Date:	Description:	No.:
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22Mar25	Site Concept REV1	2
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Elevations



PLAN LEGEND

WALL	
ROOF OVER	
FLOOR OVER	
DECK OVER	
WALL BELOW	
POST	
FLUSH BEAM OVER	
DROP BEAM OVER	
GIRDER TRUSS OVER	
S/C DETECTOR	
DOOR SIZE	
WINDOW SIZE	
JOIST SPAN DIRECTION	
LINE OF INTERIOR VAULT	

EXTERIOR FINISH & COLOURS

WOOD STAIN (BENJAMN MOORE - ES-44) "SOLID: SPANISH MOSS"	
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PROJECT
2072 Hampshire Road - Lot 2
 202205

ISSUE DATE: 22June30 REV 6

No.	Description	Date
1	Concept 1	22Mar16
2	Site Concept REV1	22Mar25
3	Site Concept REV2	22Apr01
4	Site Concept REV3	22Apr27
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6	Concept 3	22June30

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Elevations

A2.2

DRAWING SCALE: 1/4" = 1'-0" ALL MEASUREMENTS ARE IN FEET



NEW CUSTOM HOME:

Lot 3 Hampshire

OAK BAY, BC

KEY PLAN:



RS-5 ZONING ANALYSIS:

LOT AREA:	709.0m ²	
FLOOR ELEVATIONS:	BASEMENT: 12.61m MAIN FLOOR: 15.70m SECOND FLOOR: 18.79m ACCESSORY BUILDING SLAB: 15.55m	
GRADES:	HOUSE: 15.61m ACC. BUILDING: 15.08m	
F.S.R.:	ALLOWABLE 0.40 (283.6m ²)	PROPOSED 0.34 (237.4m ²)
GROSS FLOOR AREA:	ALLOWABLE ACCESSORY BUILDING: (22.0m ² EXEMPT) BASEMENT: (100.0% EXEMPT) MAIN FLOOR: VERANDA: (15.0m ² EXEMPT) COVERED BASEMENT ENTRY: (1.8m ² EXEMPT) SECOND FLOOR: TOTAL: 288.7m ²	PROPOSED 27.5m ² (49.5m ² -22.0m ²) 104.5m ² (EXEMPT) 104.5m ² 12.6m ² (EXEMPT) 0.5m ² (2.3m ² -1.8m ²) 104.9m ² 237.4m ²
LOT COVERAGE:	ALLOWABLE HOUSE: ACCESSORY BUILDING: TOTAL: 30.0% (212.7m ²)	PROPOSED 18.1% (128.3m ²) 7.0% (49.5m ²) 25.1% (177.8m ²)
HEIGHT: HOUSE	ALLOWABLE OCCUPIABLE HEIGHT: 4.57m BUILDING HEIGHT: 7.32m ROOF HEIGHT: 9.14m	PROPOSED 3.18m 5.94 8.98m
HEIGHT: GARAGE	ALLOWABLE OCCUPIABLE HEIGHT: 0.25m BUILDING HEIGHT: 3.00m ROOF HEIGHT: 4.60m	PROPOSED 0.07m 2.98m 4.32m
SETBACKS: HOUSE	ALLOWABLE FRONT (S): 7.62m REAR (N): 7.62m SIDE (E): 3.00m — 4.57m SIDE (W): 1.52m SECOND FLOOR SIDE (E): 3.00m SECOND FLOOR SIDE (W): 3.00m	PROPOSED 7.63m 7.63m 2.55m — 11.82m 9.27m 3.02m 10.59m
SETBACKS: GARAGE	ALLOWABLE FRONT (S): 7.62m REAR (N): 0.61m SIDE (E): 0.61m SIDE (W): 0.61m	PROPOSED 10.97m 3.94m 18.96m 1.69m

PROJECT INFORMATION:

SITE ADDRESS: 2072 HAMPSHIRE ROAD, OAK BAY, BC.
LOT A, SECTION 61, VICTORIA DISTRICT, PLAN EPP28842

SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: HOYT DESIGN CO.
250.999.9893
HELLO@HOYT.CO

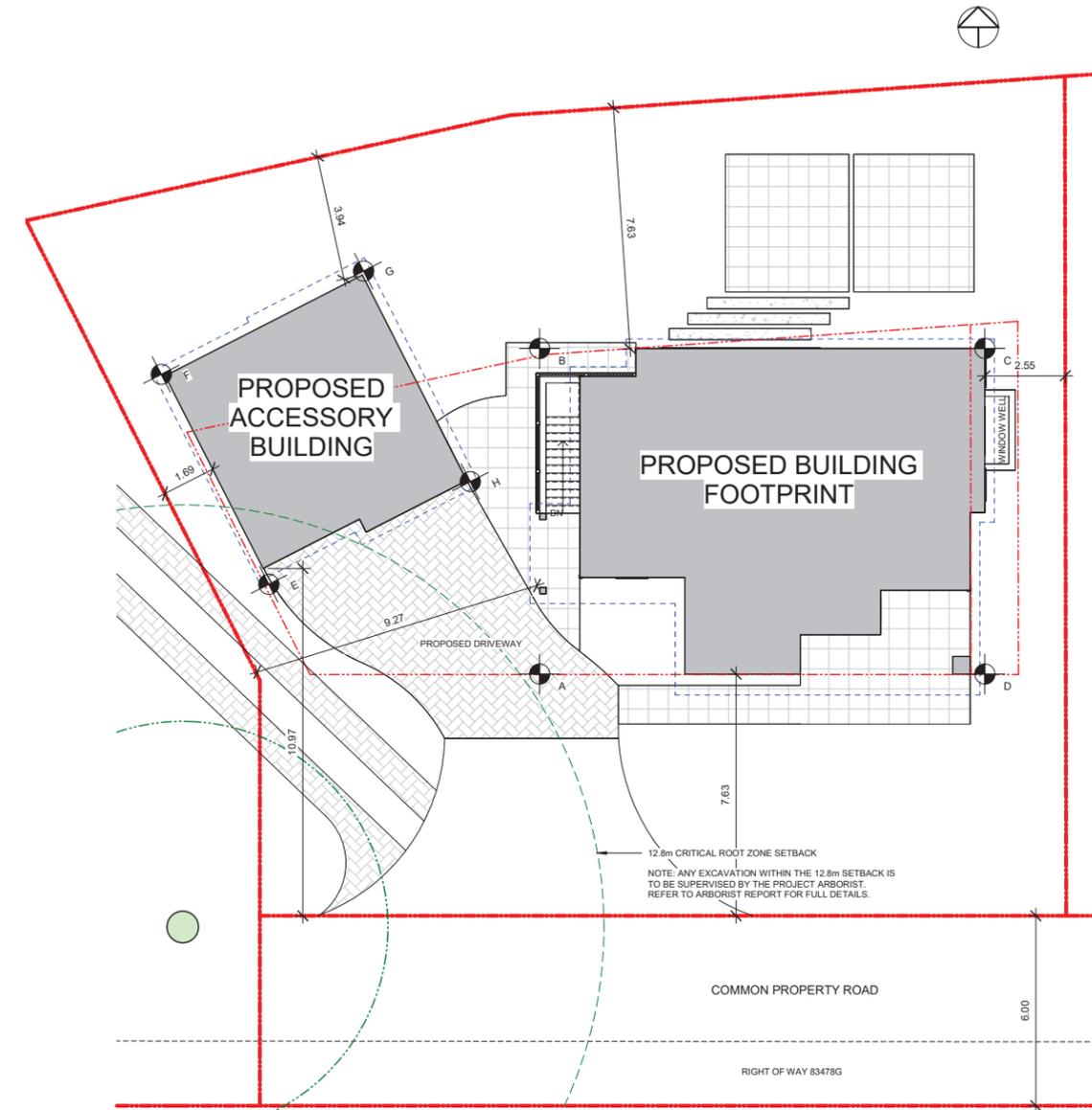
GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: MCELHANNEY
250.370.9221

SHEET INDEX:

A0.0 SITE PLAN & ZONING ANALYSIS
A1.1 SITE PLAN
A1.2 FLOOR PLANS
A2.1 ELEVATIONS
A2.2 ELEVATIONS



1 Site Plan
1 : 100

REAR YARD HARD SURFACE CALCULATION	
AREA OF REAR YARD:	239.9m ²
PERCENTAGE OF HARD SURFACE ALLOWABLE:	25.0%
AREA OF HARD SURFACE ALLOWABLE:	60.0m ²
AREA OF HARD SURFACE PROPOSED:	58.2m ²
PERCENTAGE OF HARD SURFACE PROPOSED:	24.2%

FRONT YARD HARD SURFACE CALCULATION	
AREA OF FRONT YARD:	194.5m ²
PERCENTAGE OF HARD SURFACE ALLOWABLE:	25.0%
AREA OF HARD SURFACE ALLOWABLE:	48.6m ²
AREA OF HARD SURFACE PROPOSED:	93.7m ²
PERCENTAGE OF HARD SURFACE PROPOSED:	48.2%

AVERAGE GRADE CALC.	
POINT	ELEVATION (HOUSE)
A	15.48m
B	15.27m
C	15.91m
D	15.77m
TOTAL	62.43 / 4 = 15.61m
POINT	ELEVATION (GARAGE)
E	15.23m
F	15.06m
G	14.84m
H	15.20m
TOTAL	60.33 / 4 = 15.08m

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PROJECT

2072 Hampshire Road - Lot 3

202206

ISSUE DATE: 22June30 REV 6

Date:	Description:	No.:
22Mar16	Concept 1	1
22Mar25	Site Concept REV1	2
22Apr01	Site Concept REV2	3
22Apr27	Site Concept REV3	4
22May11	Concept 2	5
22June30	Concept 3	6

Site Plan & Zoning Analysis

A0.0



① South - Front
 1/4" = 1'-0"



② North
 1/4" = 1'-0"

PLAN LEGEND

WALL	
ROOF OVER	
FLOOR OVER	
DECK OVER	
WALL BELOW	
POST	
FLUSH BEAM OVER	
DROP BEAM OVER	
GIRDER TRUSS OVER	
S/C DETECTOR	
DOOR SIZE	
WINDOW SIZE	
JOIST SPAN DIRECTION	
LINE OF INTERIOR VAULT	

EXTERIOR FINISH & COLOURS

TRIM (BENJAMIN MOORE - CSP 140) "CHATEAU"	
FIBRE CEMENT LAP SIDING (BENJAMIN MOORE - CSP 175) "KD GLOVES"	
WALL SHINGLE - SEMI-TRANSPARENT (BENJAMIN MOORE - CW-715) "BONE BLACK"	
STONE VENEER - STACKED LIMESTONE	
ROOF SHINGLE - (OWENS CORNING - TRUDEFINITION) "QUARRY GRAY"	
METAL ROOF - (WESTFORM) "METRO BROWN"	

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2072 Hampshire Road - Lot 3
 202206

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22May11	Concept 2	5
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FLOOR AREA

BASEMENT:	1125 SF
MAIN FLOOR:	1125 SF
SECOND FLOOR:	1129 SF
TOTAL LIVING SPACE:	3379 SF
GARAGE:	533 SF
TOTAL BUILDING SF:	3912 SF

DRAWING SCALE: 1/4" = 1'-0" ALL MEASUREMENTS ARE IN FEET



Elevations

A2.1



PLAN LEGEND	
WALL	
ROOF OVER	
FLOOR OVER	
DECK OVER	
WALL BELOW	
POST	
FLUSH BEAM OVER	
DROP BEAM OVER	
GIRDER TRUSS OVER	
S/C DETECTOR	
DOOR SIZE	
WINDOW SIZE	
JOIST SPAN DIRECTION	
LINE OF INTERIOR VAULT	

EXTERIOR FINISH & COLOURS	
TRIM (BENJAMIN MOORE - CSP 140) "CHATEAU"	
FIBRE CEMENT LAP SIDING (BENJAMIN MOORE - CSP 175) "KID GLOVES"	
WALL SHINGLE - SEMI-TRANSPARENT (BENJAMIN MOORE - CW-715) "BONE BLACK"	
STONE VENEER - STACKED LIMESTONE	
ROOF SHINGLE - (OWENS CORNING - TRUDEFINITION) "QUARRY GRAY"	
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BASEMENT:	1125 SF
MAIN FLOOR:	1125 SF
SECOND FLOOR:	1129 SF
TOTAL LIVING SPACE:	3379 SF
GARAGE:	533 SF
TOTAL BUILDING SF:	3912 SF

DRAWING SCALE: 1/4" " = 1' - 0" ALL MEASUREMENTS ARE IN FEET



Elevations

NEW CUSTOM HOME: Lot 4 Hampshire

OAK BAY, BC

KEY PLAN:



RS-5 ZONING ANALYSIS:

LOT AREA:	634.9m ²	
FLOOR ELEVATIONS:	BASEMENT:	12.36m
	MAIN FLOOR:	15.45m
	SECOND FLOOR:	18.54m
	GARAGE SLAB:	15.30m
GRADES:	HOUSE:	15.14m
F.S.R.:	ALLOWABLE	PROPOSED
	0.40 (254.0m ²)	0.36 (230.6m ²)
GROSS FLOOR AREA:	ALLOWABLE	PROPOSED
GARAGE:	(22.0m ² EXEMPT)	19.0m ² (41.0m ² -22.0m ²)
BASEMENT:	(100.0% EXEMPT)	89.2m ² (EXEMPT)
MAIN FLOOR:		103.7m ²
VERANDA:	(15.0m ² EXEMPT)	12.9m ² (EXEMPT)
COVERED BASEMENT ENTRY:	(1.8m ² EXEMPT)	1.2m ² (3.0m ² -1.8m ²)
SECOND FLOOR:		106.7m ²
TOTAL:	254.0m ²	230.6m ²
LOT COVERAGE:	ALLOWABLE	PROPOSED
HOUSE:	30.0% (190.5m ²)	26.0% (165.6m ²)
HEIGHT: HOUSE	ALLOWABLE	PROPOSED
OCCUPIABLE HEIGHT:	4.57m	3.40m
BUILDING HEIGHT:	7.32m	6.16m
ROOF HEIGHT:	9.14m	9.12m
SETBACKS: HOUSE	ALLOWABLE	PROPOSED
FRONT (E):	7.62m	7.64m
REAR (W):	7.62m	7.62m
SIDE (S):	3.00m \perp 4.57m	2.82m \perp 6.67m
SIDE (N):	1.52m \perp	3.85m \perp
SECOND FLOOR SIDE (S):	3.00m	3.00m
SECOND FLOOR SIDE (N):	3.00m	9.89m

PROJECT INFORMATION:

SITE ADDRESS: 2072 HAMPSHIRE ROAD, OAK BAY, BC.
LOT A, SECTION 61, VICTORIA DISTRICT, PLAN EPP28842

SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: HOYT DESIGN CO.
250.999.9893
HELLO@HOYT.CO

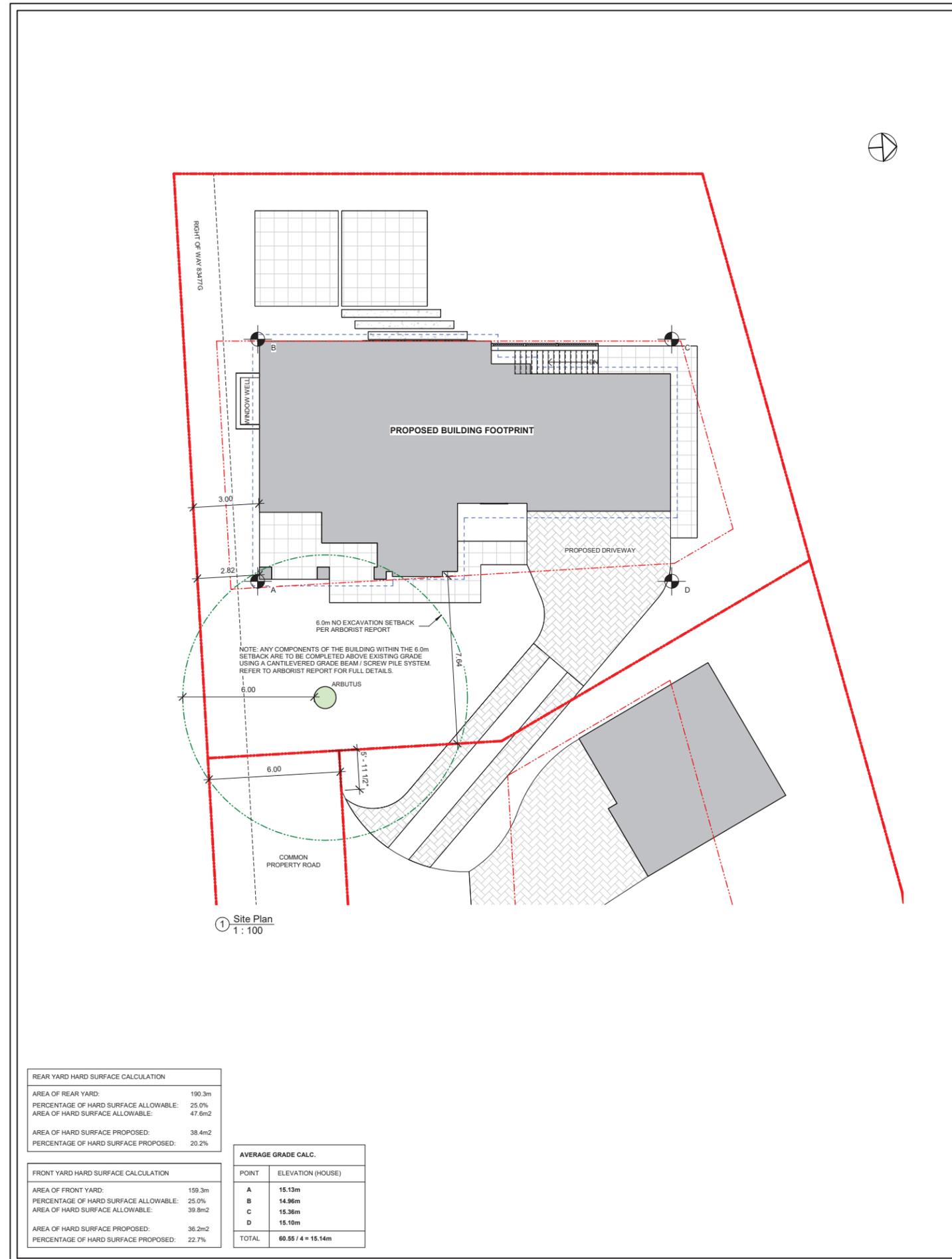
GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: MCELHANNEY
250.370.9221

SHEET INDEX:

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A2.2 ELEVATIONS



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PROJECT
2072 Hampshire Road - Lot 4
202207

ISSUE DATE: 22June28 REV 6

Date:	Description:	No.:
22Mar16	Concept 1	1
22Mar25	Site Concept REV1	2
22Apr01	Site Concept REV2	3
22Apr27	Site Concept REV3	4
22May11	Concept 2	5
22June28	Concept 3	6

Site Plan & Zoning Analysis

A0.0

PLAN LEGEND

WALL	
ROOF OVER	
FLOOR OVER	
DECK OVER	
WALL BELOW	
POST	
FLUSH BEAM OVER	
DROP BEAM OVER	
GIRDER TRUSS OVER	
S/C DETECTOR	
DOOR SIZE	
WINDOW SIZE	
JOIST SPAN DIRECTION	
LINE OF INTERIOR VAULT	

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EXTERIOR FINISH & COLOURS

WOOD STAIN (BENJAMIN MOORE - ES-44) "SOLID: SPANISH MOSS"	
TRIM (BENJAMIN MOORE - CSP-305) "CRISP LINEN"	
FIBRE CEMENT LAP SIDING (BENJAMIN MOORE - 2121-30) "PEWTER"	
WALL SHINGLES (BENJAMIN MOORE - AC-25) "HARBOR GRAY"	
ROOF SHINGLE (OWENS CORNING - TRUDEFRINTON) "QUARRY ROCK"	
METAL ROOF (WESTFORM) "DARK BROWN"	



PROJECT
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 202207

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22Apr27	Site Concept REV3	4
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FLOOR AREA

BASEMENT:	960 SF
MAIN FLOOR:	1117 SF
SECOND FLOOR:	1148 SF
TOTAL LIVING SPACE:	3225 SF
GARAGE:	441 SF
TOTAL BUILDING SF:	3666 SF

DRAWING SCALE: 1/4" = 1'-0" ALL MEASUREMENTS ARE IN FEET



Elevations

A2.1

