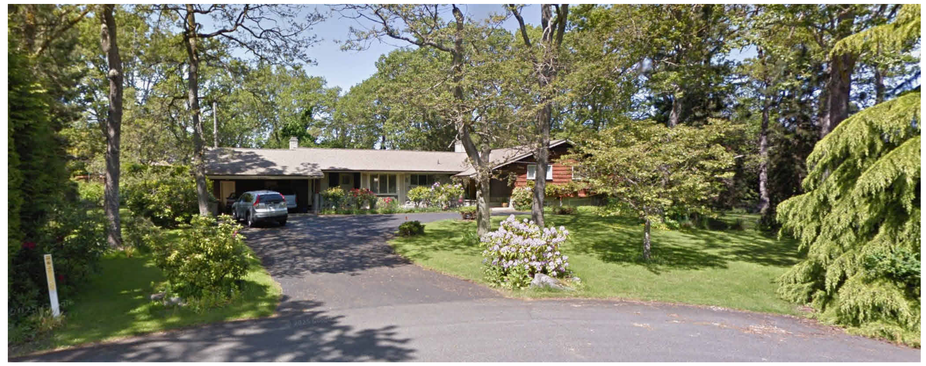
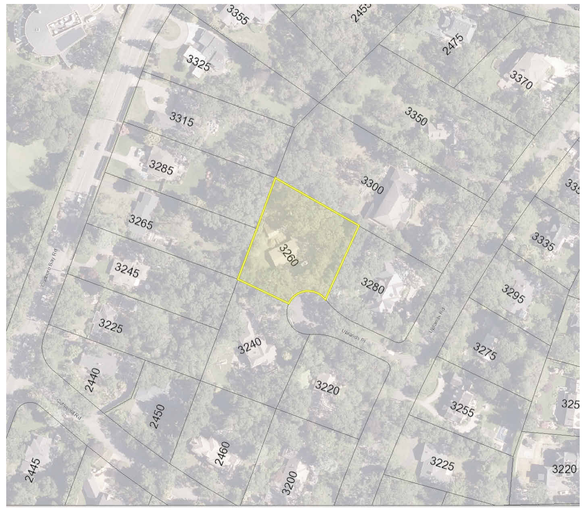
NEW CUSTOM HOME:

3260 Uplands Pl.

Oak Bay, BC



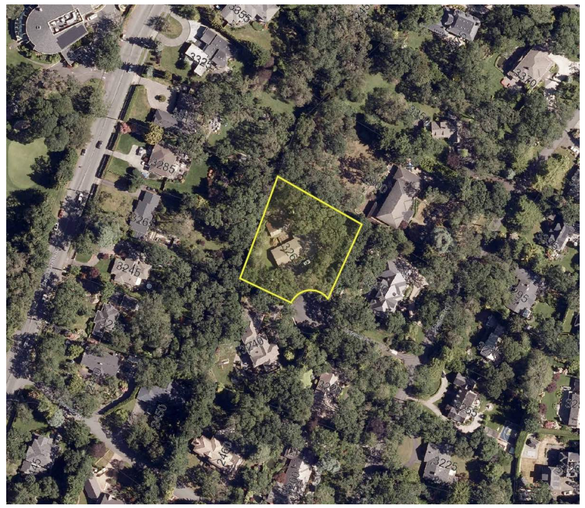
EXISTING STREET VIEW



PARCEL MAP



STREET FRONTAGE



AERIAL MAP



FRONT (CLEAR VIEW)



REAR

HOYT DESIGN CO

5196 Rambler Road
Victoria, BC V8Y 2H3
250.999.9893
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PROJECT

3260 Uplands Place

2617

ISSUE DATE: 26Aug31 REV 11

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Cover Sheet

A0.0

NEW CUSTOM HOME:

3260 Uplands Pl.

Oak Bay, BC

KEY PLAN:



R-2 ZONING ANALYSIS:

LOT AREA: 2848.45 m2

FLOOR ELEVATIONS:

BASEMENT:	50.70m
MAIN FLOOR:	53.49m
2ND FLOOR:	56.89m

AVERAGE GRADE: 53.32m

F.A.R:	ALLOWABLE	PROPOSED
	0.30 (854.54m2)	0.24 (692.55m2)

GROSS FLOOR AREA:	ALLOWABLE	PROPOSED
MAIN FLOOR:		259.55m2
COVERED ENTRY:		14.10m2
COVERED PATIO:		27.37m2
SECOND FLOOR		223.90m2
GARAGE: (4.6.10 (1b) EXCLUSION)	19.00m2 (109.49m2-19.000m2)=	90.49m2
TOTAL:	**0.30 FAR = 854.54m2**	**0.22 FAR = 615.41m2**
BASEMENT: (4.6.10.(1) EXCLUSION)		77.14m2

LOT COVERAGE:	ALLOWABLE	PROPOSED
TOTAL (6.2.4.5)	25.00% (712.11 m2)	14.47% (412.16m2)
IMPERMEABLE (6.2.4.13)	50.00% (1424.23 m2)	27.50% (783.37m2)
HARD SURFACE (4.15.1.1)	FY: 25.00% (89.41 m2)	19.91% (71.20m2)
	RY: 25.00% (202.41 m2)	0.00% (0.00m2)
LIVE LANDSCAPING (6.2.4.12)	40.00% (1139.38 m2)	72.50% (2065.08m2)

HEIGHT: (PER SCHEDULE B)	ALLOWABLE	PROPOSED
ROOF HEIGHT	9.16m	9.03m
BUILDING HEIGHT	7.32m	6.28m

SETBACKS:	ALLOWABLE	PROPOSED
FRONT (E):	10.70m	15.48m
REAR (NW):	7.60m	10.82m
REAR (NE)	7.60m	18.19m
SIDE (SW):	4.60m	9.09m
SIDE (SE):	4.60m — 12.20m	14.02m — 23.11m

PROJECT INFORMATION:

SITE ADDRESS: 3260 Uplands Place, Oak Bay

Lot 3, Section 31, Victoria District, Plan 10284

PID: 004-741-323

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:	J E ANDERSON & ASSOCIATES 250.727.2214 INFO@JEANDERSON.COM
ARBORIST:	TALMACK URBAN FORESTRY 250.479.8733 TREE@TALMACK.COM

SHEET INDEX:

A0.1 SITE PLAN & ZONING ANALYSIS
A0.2 SITE LANDSCAPE PLAN
A0.3 SITE TMP

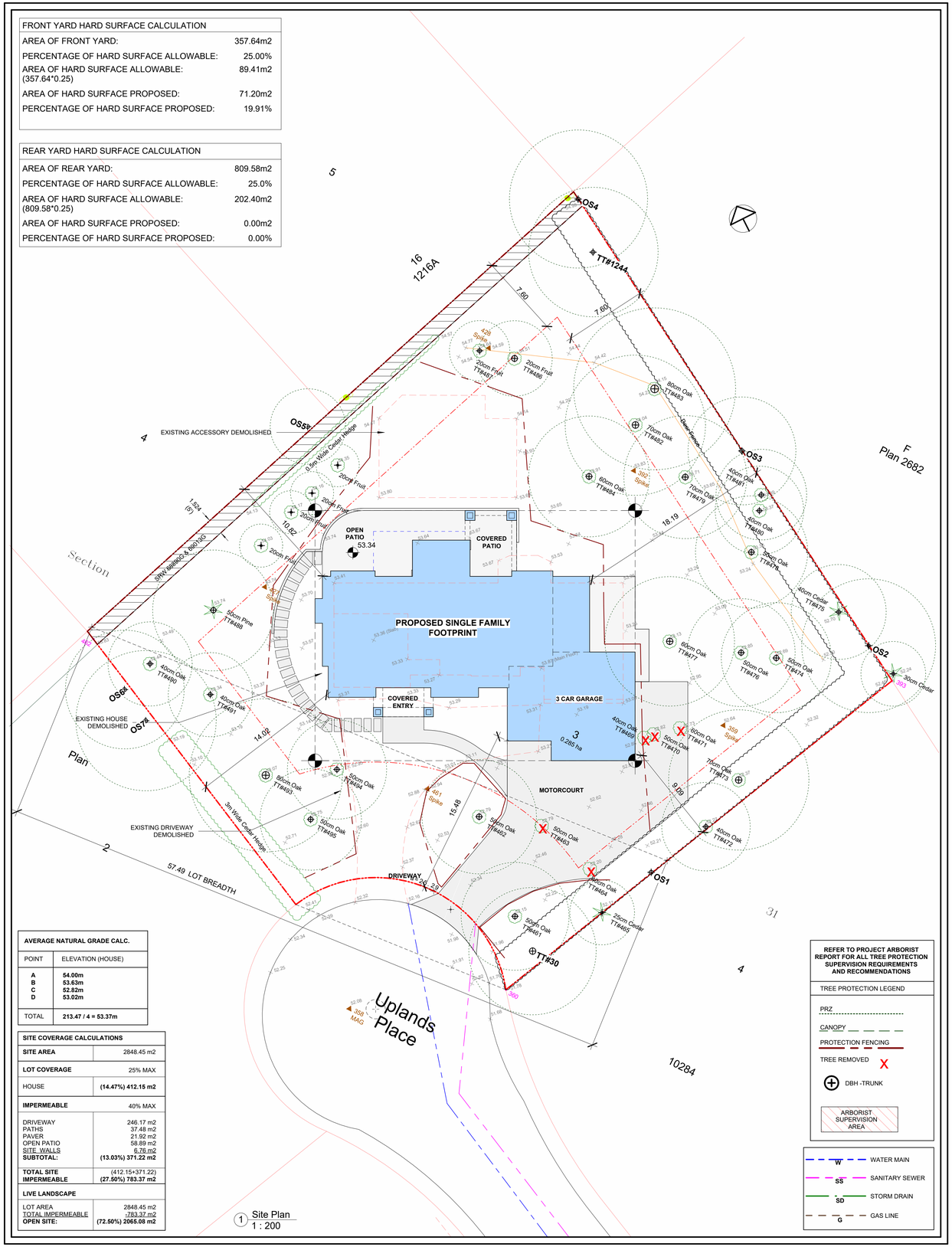
A1.1 BASEMENT PLAN
A1.2 MAIN FLOOR PLAN
A1.3 SECOND FLOOR PLAN
A1.4 ROOF PLAN

A2.1 ELEVATIONS
A2.2 ELEVATIONS

A3.1 SECTIONS

FRONT YARD HARD SURFACE CALCULATION	
AREA OF FRONT YARD:	357.64m2
PERCENTAGE OF HARD SURFACE ALLOWABLE:	25.00%
AREA OF HARD SURFACE ALLOWABLE: (357.64*0.25)	89.41m2
AREA OF HARD SURFACE PROPOSED:	71.20m2
PERCENTAGE OF HARD SURFACE PROPOSED:	19.91%

REAR YARD HARD SURFACE CALCULATION	
AREA OF REAR YARD:	809.58m2
PERCENTAGE OF HARD SURFACE ALLOWABLE:	25.0%
AREA OF HARD SURFACE ALLOWABLE: (809.58*0.25)	202.40m2
AREA OF HARD SURFACE PROPOSED:	0.00m2
PERCENTAGE OF HARD SURFACE PROPOSED:	0.00%



1 Site Plan
1 : 200

AVERAGE NATURAL GRADE CALC.	
POINT	ELEVATION (HOUSE)
A	54.00m
B	53.63m
C	52.82m
D	53.02m
TOTAL	213.47 / 4 = 53.37m

SITE COVERAGE CALCULATIONS	
SITE AREA	2848.45 m2
LOT COVERAGE	25% MAX
HOUSE	**(14.47%) 412.15 m2**
IMPERMEABLE	40% MAX
DRIVEWAY	246.17 m2
PATHS	37.48 m2
PAVER	21.92 m2
OPEN PATIO	58.89 m2
SITE WALLS	6.78 m2
SUBTOTAL:	**(13.03%) 371.22 m2**
TOTAL SITE IMPERMEABLE	(412.15+371.22) **(27.50%) 783.37 m2**
LIVE LANDSCAPE	
LOT AREA	2848.45 m2
TOTAL IMPERMEABLE	-783.37 m2
OPEN SITE:	**(72.50%) 2065.08 m2**

REFER TO PROJECT ARBORIST REPORT FOR ALL TREE PROTECTION SUPERVISION REQUIREMENTS AND RECOMMENDATIONS

TREE PROTECTION LEGEND

PRZ
CANOPY
PROTECTION FENCING
TREE REMOVED X
DBH -TRUNK
ARBORIST SUPERVISION AREA

W WATER MAIN
SS SANITARY SEWER
SD STORM DRAIN
G GAS LINE

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Site Plan & Zoning Analysis

A0.1

LANDSCAPE PLANT LEGEND



GARRY OAK (GO) -
QUERCUS GARRYANA



GREEN JAPANESE MAPLE (JM) -
ACER PALMATUM



FAIRY MAGNOLIA WHITE - FMW -
MICHAELIA + MIC JURO1



LINEAR BOXWOOD - LBX -
BUXUS MICROPHYLLIA



SPHERICAL BOXWOOD - SBX -
BUXUS MICROPHYLLIA



CAMELLIA - KOREAN FIRE -
CJW - CAMELLIA JAPONICA WHITE



HOSTA - HO -
PLANTAIN LILY



BRITTLE FERN - BF -
CYSTOPTERIS FRAGILIS

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[redacted]

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[redacted]

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[redacted]

Site - Landscape Plan

A0.2

[redacted]

Block Plan

Section

Plan

OS4
TT#1244
16
1216A
EXTEND EXISTING FENCE TO HEDGE
EXISTING HEDGE
EXISTING FENCE
438 Spike
20cm Fruit TT#487
20cm Fruit TT#486
80cm Oak TT#483
Deer Fence
70cm Oak TT#482
60cm Oak TT#484
392 Spike
70cm Oak TT#479
40cm Oak TT#481
40cm Oak TT#480
50cm Oak TT#478
OS3
EXISTING HEDGE
OS5
0.5m Wide Cedar Hedge
20cm Fruit
CONCRETE PAVER PATH SET IN GRAVEL
NEW 6' WOOD FENCE
SRW EB8000 & EB9013G
1.52A (3')
T.W. 53.95
OPEN PATIO
COVERED PATIO
53.34
PROPOSED SINGLE FAMILY FOOTPRINT
50cm Pine TT#488
421 Spike
53.34
40cm Oak TT#490
40cm Oak TT#491
OS6
OS7
COVERED ENTRY
53.19
3 CAR GARAGE
0.285 ha
NEW 6' CEDAR FENCE AND GATE
60cm Oak TT#477
90cm Oak TT#476
50cm Oak TT#474
40cm Cedar TT#475
EXISTING FENCE
NEW 6' WOOD FENCE
EXISTING HEDGE
OS2
30cm Cedar
353
60cm Oak TT#471
359 Spike
70cm Oak TT#473
40cm Oak TT#472
EXISTING HEDGE
60cm Oak TT#469
50cm Oak TT#470
MOTORCOURT
461 Spike
50cm Oak TT#462
50cm Oak TT#463
NEW 6' WOOD FENCE AND GATE
EXISTING HEDGE
3m Wide Cedar Hedge
50cm Oak TT#495
60cm Oak TT#493
50cm Oak TT#494
DRIVEWAY
a = 25 - 29
AREA OF ORIGINAL DRIVEWAY REMOVED - BOTH SURFACE FINISH AND ALL SUBLAYERS OF GRAVEL. FURTHER EXCAVATE TO A SUFFICIENT DEPTH FOR DEEP SOIL NEEDS FOR NEW LAWN. WITH DUE CAUTION TO ROOT ZONES OF EXISTING GARRY OAK TREES
OS1
NEW DRIVEWAY MIN. ±250MM OF MATERIALS:
-50MM ROOT PROTECTION
-150MM GRANULAR FILL/ SAND FILL
-50MM CONCRETE PAVERS: RAIN WATER PERMEABLE.
NEW DRIVE SUPPORT LAYERS AS STATED IN ARBORIST REPORT: ROOT PROTECTION LAYERS
50cm Oak TT#464
25cm Cedar TT#465
50cm Oak TT#461
TT#30
365
359 MAG
Uplands Place
10284
GO
FWM

1 Site Plan - Landscape
1 : 150

REFER TO PROJECT ARBORIST REPORT FOR ALL TREE PROTECTION SUPERVISION REQUIREMENTS AND RECOMMENDATIONS

TREE PROTECTION LEGEND

PRZ

CANOPY

PROTECTION FENCING

TREE REMOVED X

DBH -TRUNK

ARBORIST SUPERVISION AREA

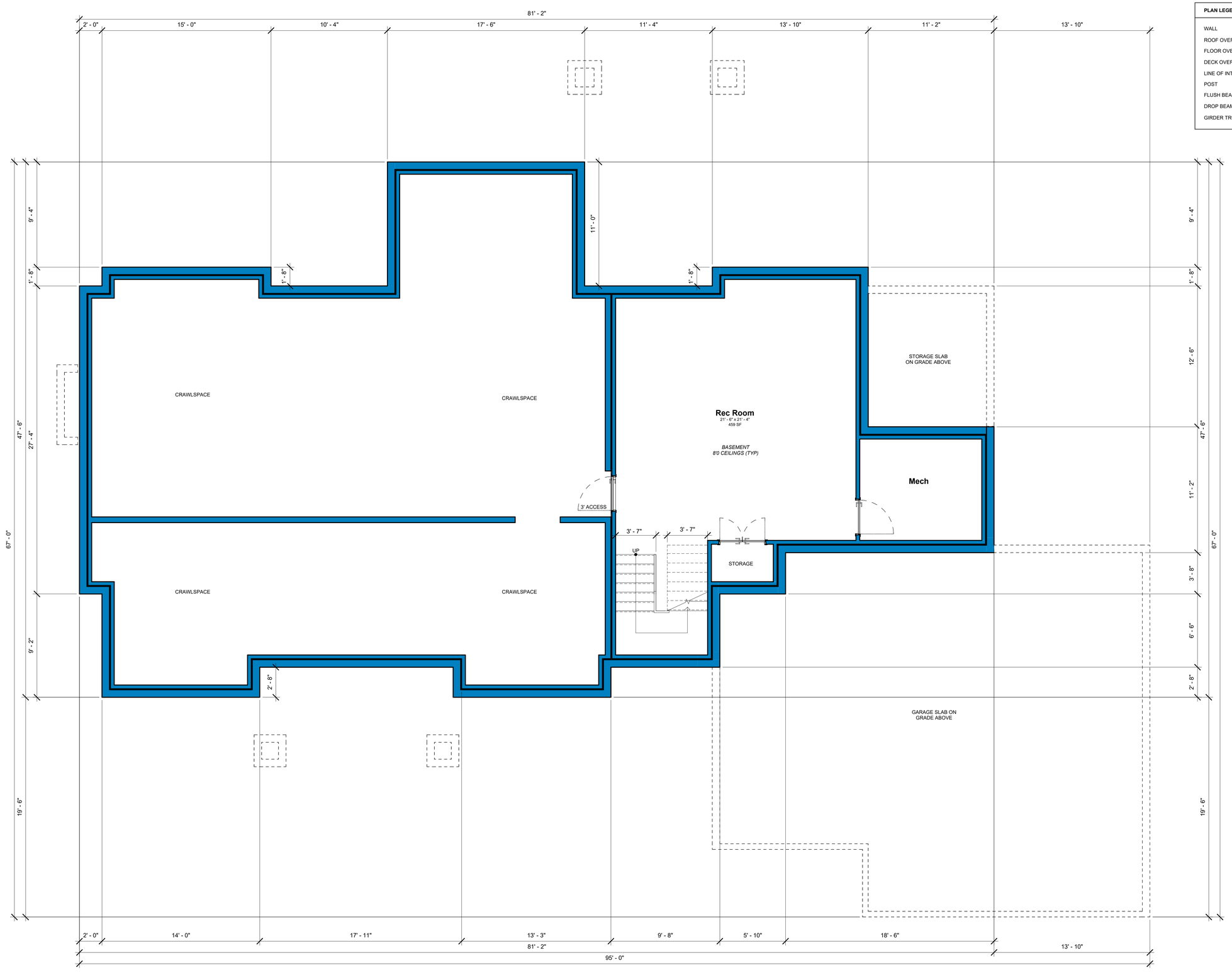
LANDSCAPE LEGEND

GRASS
PLANTING, UNDERGROWTH
TREE CANOPY
EARTH/GARDEN
NATURAL SITE ROCKERY
STRUCTURE
GRAVEL
CONCRETE/ASPHALT
PERMEABLE CONCRETE PAVERS
PATIO PAVING STONE
EXISTING CANOPY (PER ARBORIST REPORT)
EXISTING FOLIAGE (APPROXIMATE)

DRAWING SCALE: 1 : 150

ALL MEASUREMENTS ARE IN METRES

5 4 3 2 1 0 5 10 15 20



1 Basement
1/4" = 1'-0"

PLAN LEGEND

- WALL
- ROOF OVER
- FLOOR OVER
- DECK OVER
- LINE OF INTERIOR VAULT
- POST
- FLUSH BEAM OVER
- DROP BEAM OVER
- GIRDER TRUSS OVER

FLOOR AREA	
MAIN FLOOR:	2794 SF
SECOND FLOOR:	2410 SF
TOTAL LIVING SPACE:	**5204 SF**
GARAGE:	1178 SF
TOTAL BUILDING SF:	6682 SF

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

5 4 3 2 1 0 5 10 15 20

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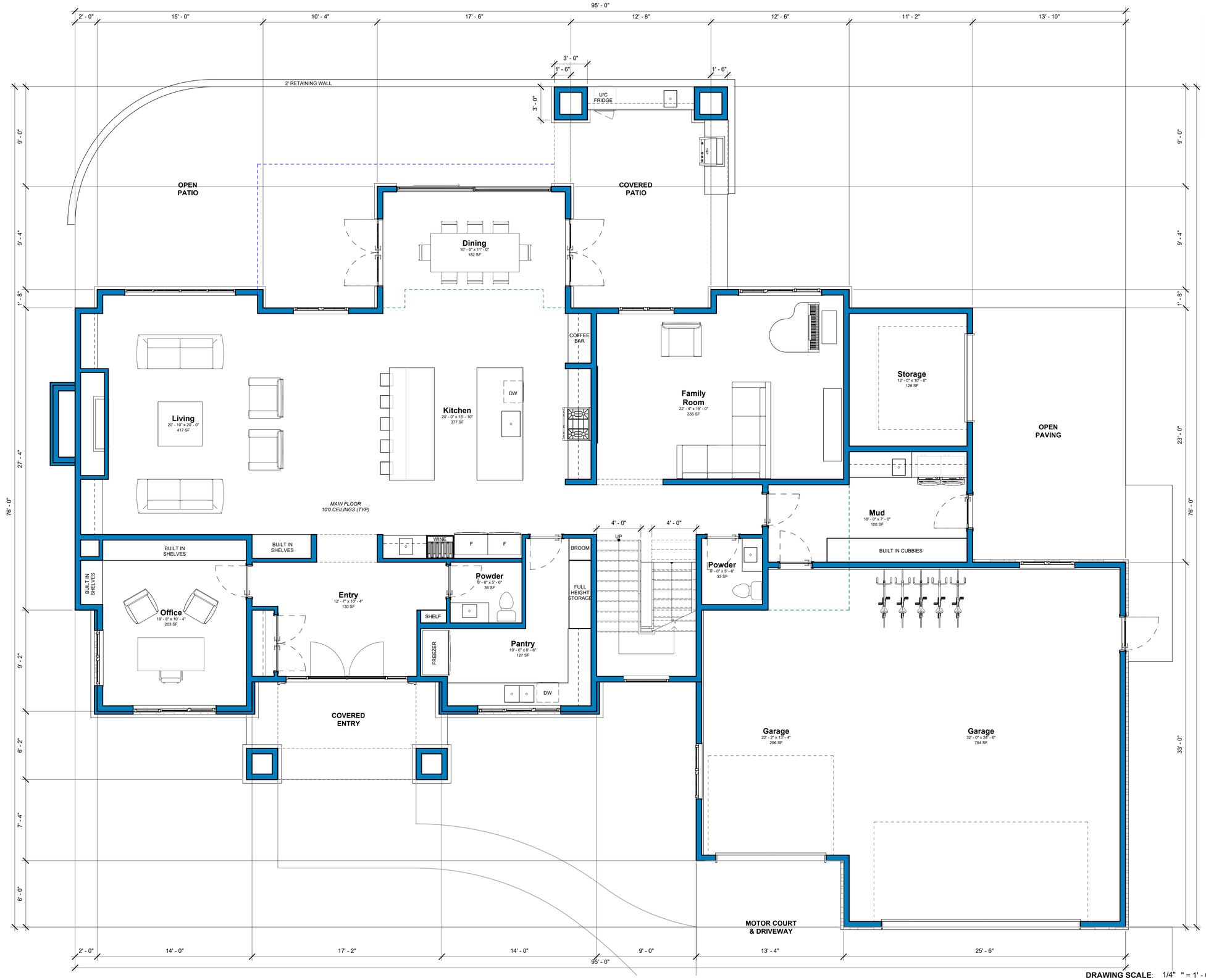
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Basement Plan

A1.1



1 Main Floor
1/4" = 1'-0"

PLAN LEGEND

WALL	
ROOF OVER	
FLOOR OVER	
DECK OVER	
LINE OF INTERIOR VAULT	
POST	
FLUSH BEAM OVER	
DROP BEAM OVER	
GIRDER TRUSS OVER	

FLOOR AREA	
MAIN FLOOR:	2794 SF
SECOND FLOOR:	2410 SF
TOTAL LIVING SPACE:	**5204 SF**
GARAGE:	1178 SF
TOTAL BUILDING SF:	6682 SF

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

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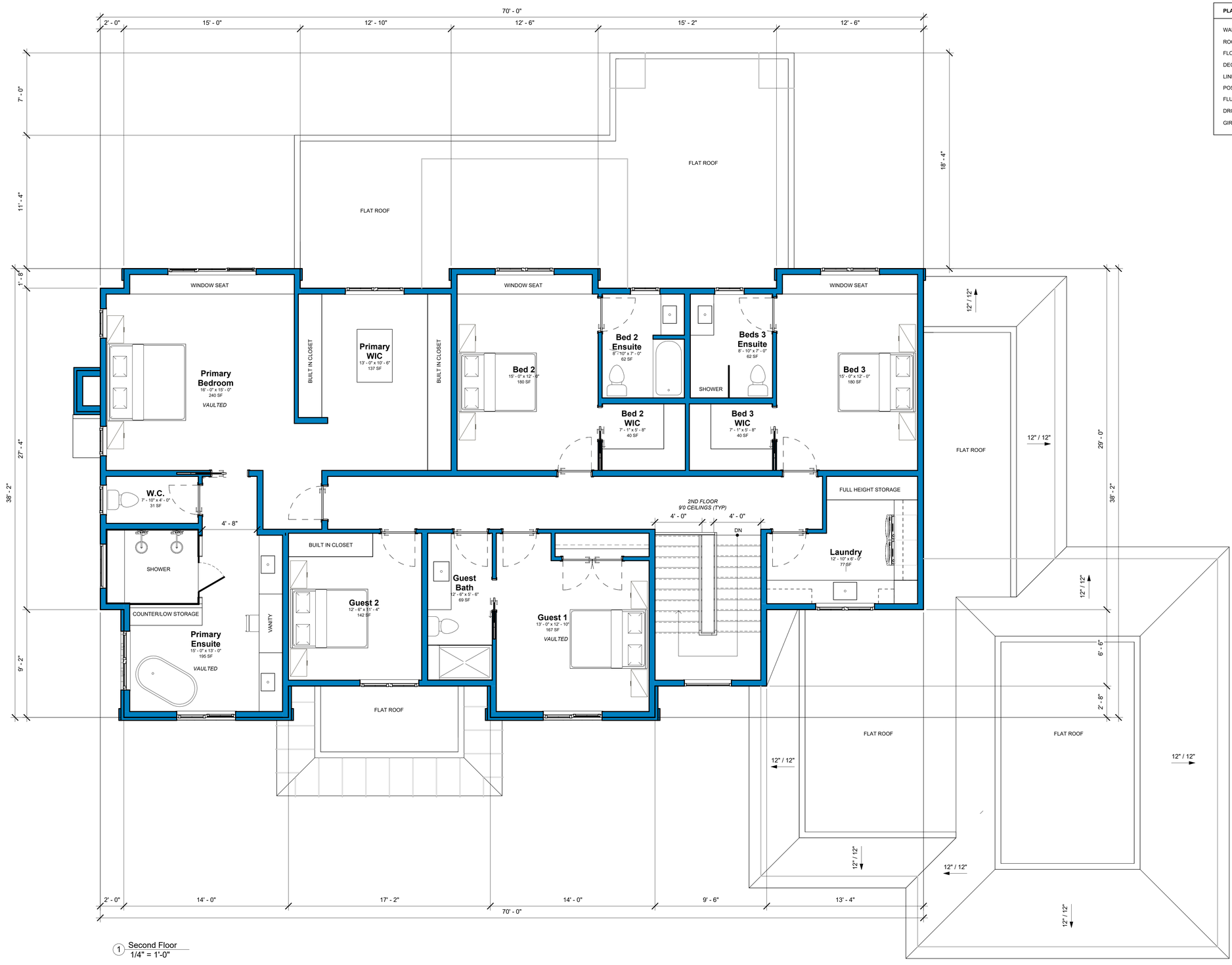
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Main Floor Plan

A1.2



1 Second Floor
1/4" = 1'-0"

PLAN LEGEND

- WALL
- ROOF OVER
- FLOOR OVER
- DECK OVER
- LINE OF INTERIOR VAULT
- POST
- FLUSH BEAM OVER
- DROP BEAM OVER
- GIRDER TRUSS OVER

FLOOR AREA	
BASEMENT:	830 SF
MAIN FLOOR:	2794 SF
SECOND FLOOR:	2410 SF
TOTAL LIVING SPACE:	**6304 SF**
GARAGE:	1178 SF
TOTAL BUILDING SF:	7212 SF

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

5 4 3 2 1 0 5 10 15 20

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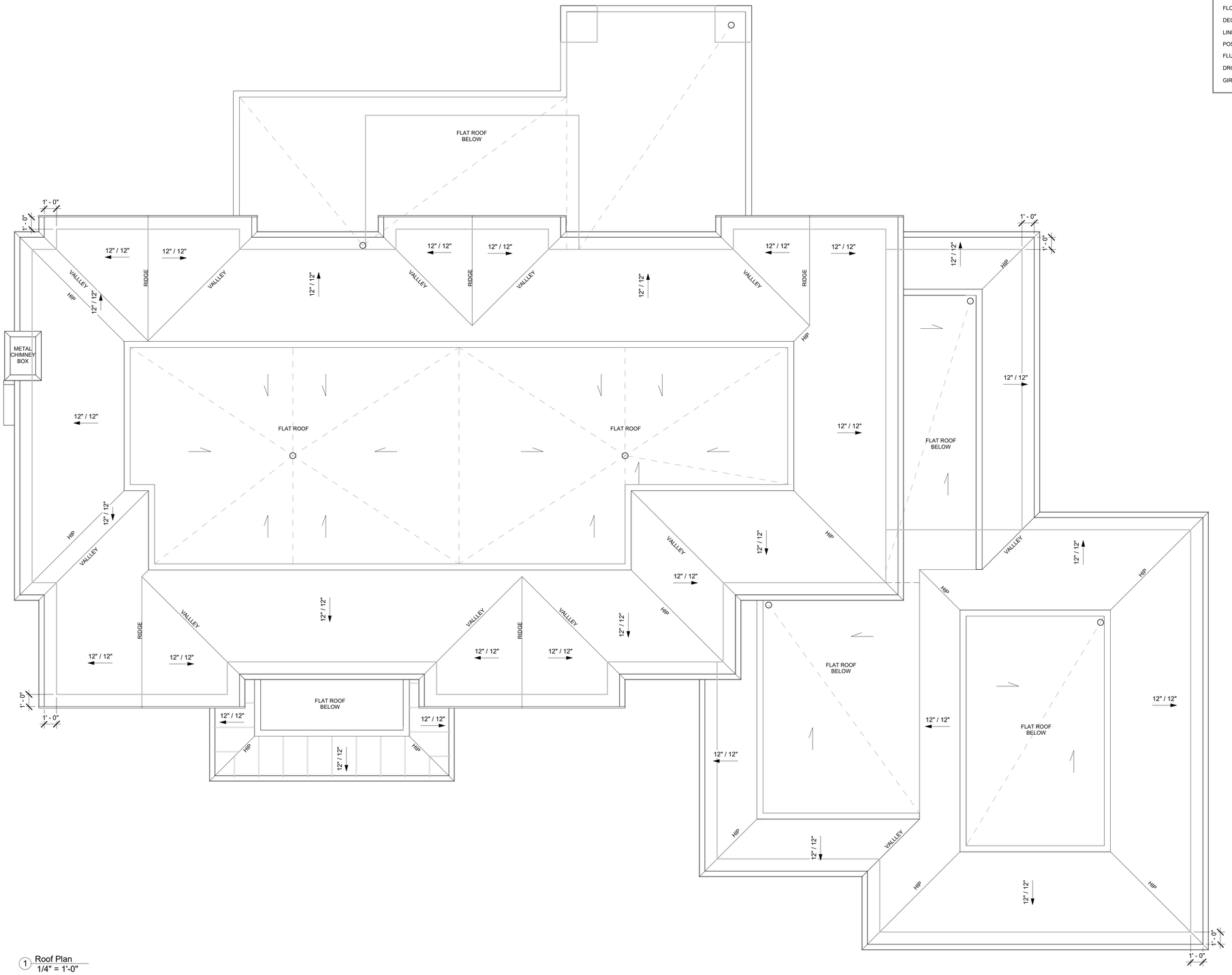
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Second Floor Plan

A1.3



1 Roof Plan
1/4" = 1'-0"

PLAN LEGEND

- WALL
- ROOF OVER
- FLOOR OVER
- DECK OVER
- LINE OF INTERIOR VAULT
- POST
- FLUSH BEAM OVER
- DROP BEAM OVER
- GIRDER TRUSS OVER

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FLOOR AREA	
MAIN FLOOR:	2794 SF
SECOND FLOOR:	2410 SF
TOTAL LIVING SPACE:	**5204 SF**
GARAGE:	1178 SF
TOTAL BUILDING SF:	6682 SF

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

5 4 3 2 1 0 5 10 15 20

PROJECT
3260 Uplands Place
2617

ISSUE DATE: 26Aug31 REV 11

No.:	Description:	Date:
5	Concept 1 Revisions	26May21
6	Concept 1 Revisions	26June02
7	Client Review	26June15
8	Client Review	26June25
9	Coordination	26July29
10	Issued for DPA	26Aug19
11	Issued for DPA	26Aug31

Roof Plan

A1.4



2 West - Side
1/4" = 1'-0"



1 South - Front
1/4" = 1'-0"

EXTERIOR FINISH NOTES

SOFFIT:	TYPICAL EAVE: GABLE EAVE:	VENTED ALUMINUM OR VINYL VENTED ALUMINUM OR VINYL
GUTTERS:	5" CONTINUOUS ALUMINUM C/W 4" X 3" ALUMINUM DOWNPIPE	
FASCIA BOARDS:	FASCIA GUTTER	
BARGEBOARD:	2X8 PAINTED S4S	
EAVE TRIM	2X12 PAINTED S4S TRIM BAND, SET AT WINDOW HEAD	
BELLY BAND TRIM: (STUCCO)	2X8 PAINTED S4S C/W 1X3 TRIM AND SLOPED TAPER CUT 2X3 PAINTED S4S TOP	
BELLY BAND TRIM: (STONE)	10" DRIP STONE MOULDING (TO MATCH STUCCO BELLY BAND)	
WINDOW TRIM:	6" STONE HEAD & 3" STONE SILL	
DOOR TRIMS: (TYP)	6" STONE HEAD	
ENTRY TRIM:	9" STONE TAPER TRIM, MITER AT CORNERS	
MUDSILL (STUCCO)	2X10 PAINTED S4S C/W SLOPED TAPER CUT 2X3 PAINTED S4S TOP	
STONE BASE	STONE CLADDING C/W SLOPED STONE WALL CAP	

ELEVATION NOTES LEGEND

1. ASPHALT SHINGLE ROOFING
2. STANDING SEAM METAL ROOF
3. ACRYLIC STUCCO
4. FULL BED 3" STONE CLADDING

EXTERIOR FINISH & COLOURS

STUCCO "WHITE"

TRIM "WHITE"

METAL ROOF & GUTTER "BLACK"

STONE "FON-DU-LAC" RANDOM ASHLAR



ROOF SHINGLE "MOIR BLACK"

STANDING SEAM METAL ROOF "BLACK"

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

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[redacted]

Elevations

A2.1

[redacted]



2 East - Side
1/4" = 1'-0"



1 North - Rear
1/4" = 1'-0"

EXTERIOR FINISH NOTES

SOFFIT:	TYPICAL EAVE: VENTED ALUMINUM OR VINYL GABLE EAVE: VENTED ALUMINUM OR VINYL
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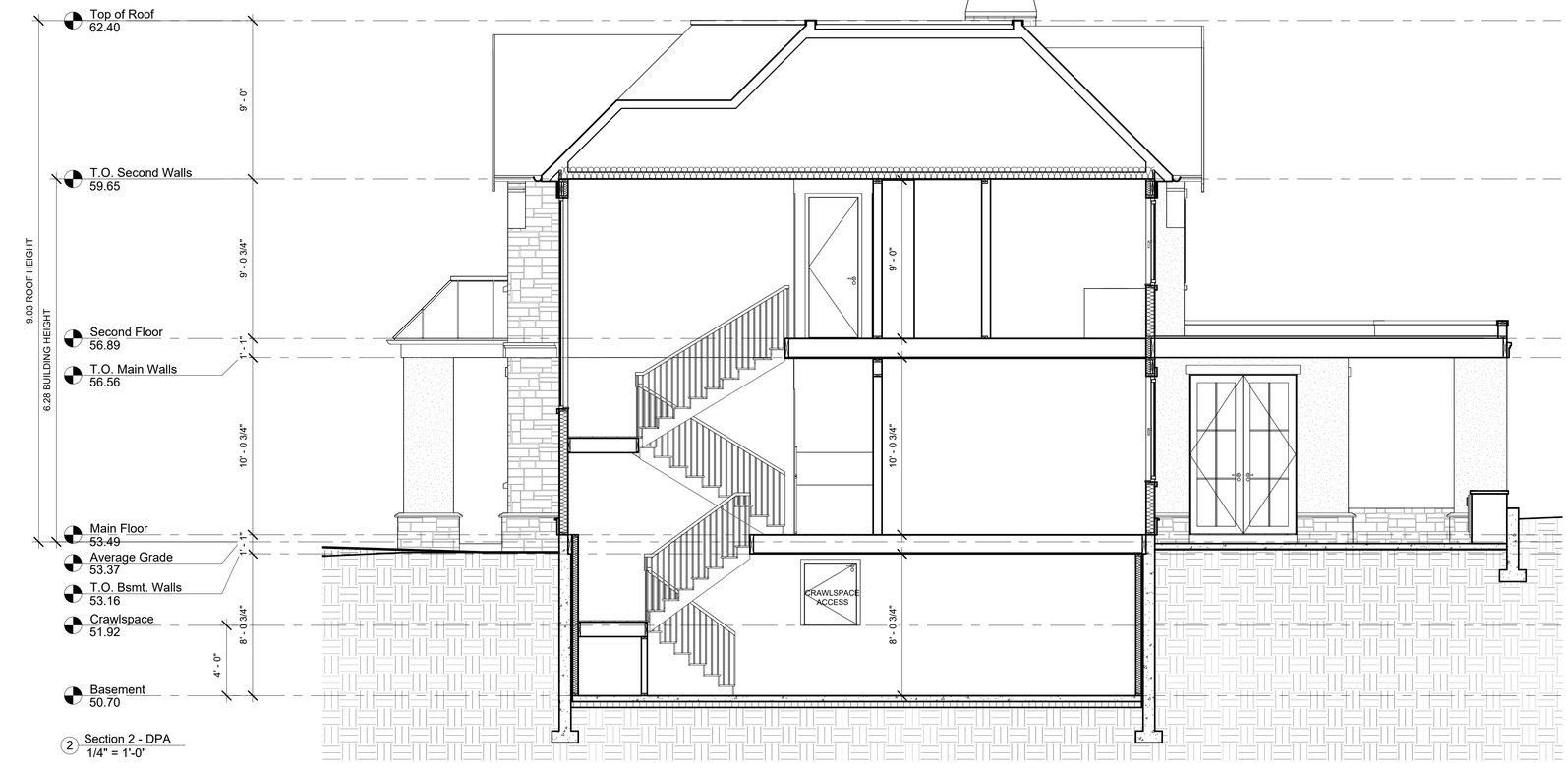
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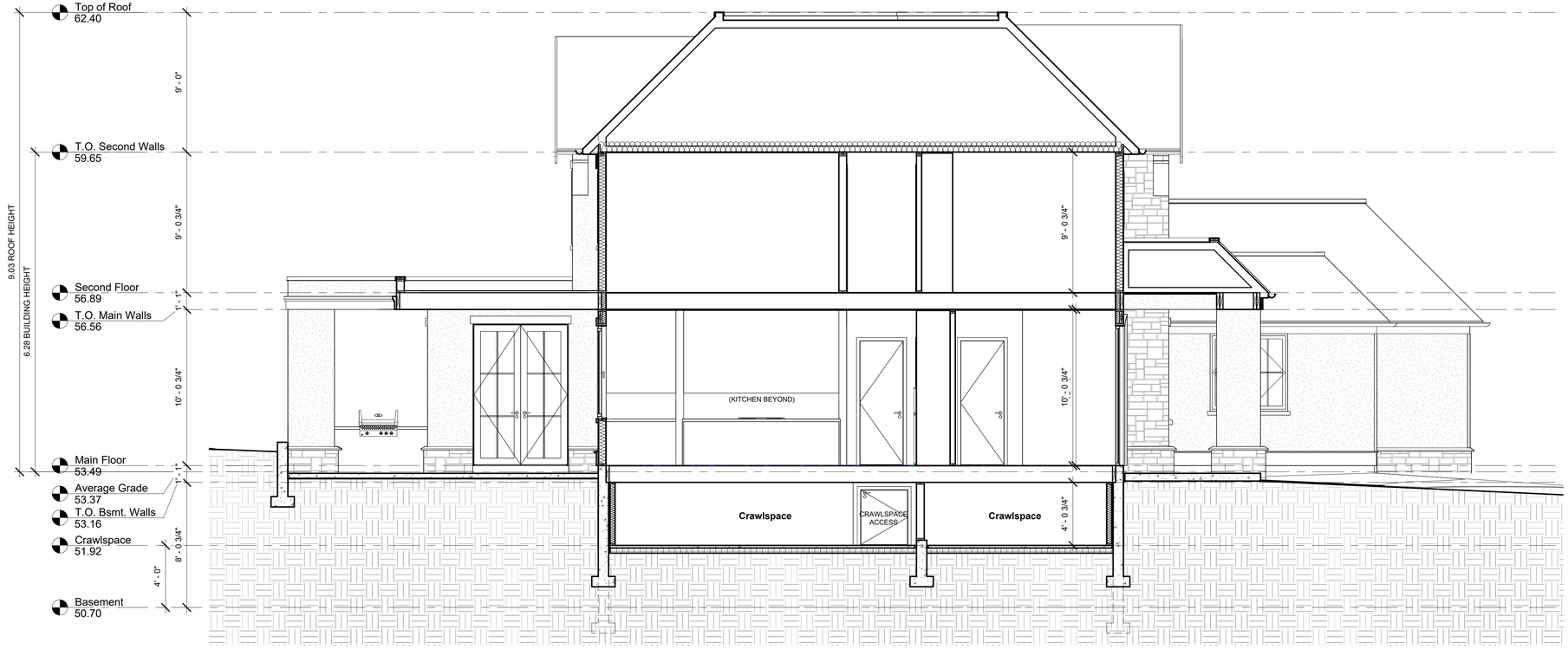
Elevations

A2.2

[redacted]



2 Section 2 - DPA
1/4" = 1'-0"



1 Section 1 - DPA
1/4" = 1'-0"

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Sections

A3.1