

Property Information

Project Type: NEW ACCESSORY BUILDING
Site Address: 1743 Hampshire Road
Legal Description: Lot 3, Section E1,
Victoria District Plan 1029

Lot Area = 935m ²	
Zoning: RS-5	Proposed
Setbacks:	
Front	13.53 m
Right Side	11.02 m
Left Side	0.61 m
House	3.96 m
Building Height:	
Road Height	4.60 m
Building Height	2.98 m
Floor Area:	
Main	22.19m ²
Garage	22.19m ²
Total	42.87m ²
Building Footprint:	42.87m ²
Acc. Bldg. Lot Coverage: 7%	
Pool Footprint:	4.58m ²
Pool Coverage:	18.58m ²
Total Footprint:	280.0m ²
Lot Coverage:	29.5%
Building Footprint:	218.57m ²
Pool Coverage:	21.85m ²
FSR	0.34
Front Yard Area	168.87m ²
Front Yard Paved	39.69% (67.03m ²)
Landscaping	207.64m ²
Structures + Hardscape	487.64m ²
Live Landscaping	47.8%
Main Floor Elevation	11.75 m
Average Grade	11.53 m

1743 HAMPSHIRE RD
1000 Steveston Road Victoria BC Canada
250.833.2127
www.adapt.ca

Consent and Construction of the proposed building and pool must be approved by the City of Victoria. The City of Victoria is responsible for the design and construction of the proposed building and pool. The City of Victoria is responsible for the design and construction of the proposed building and pool. The City of Victoria is responsible for the design and construction of the proposed building and pool.

Applicable Codes

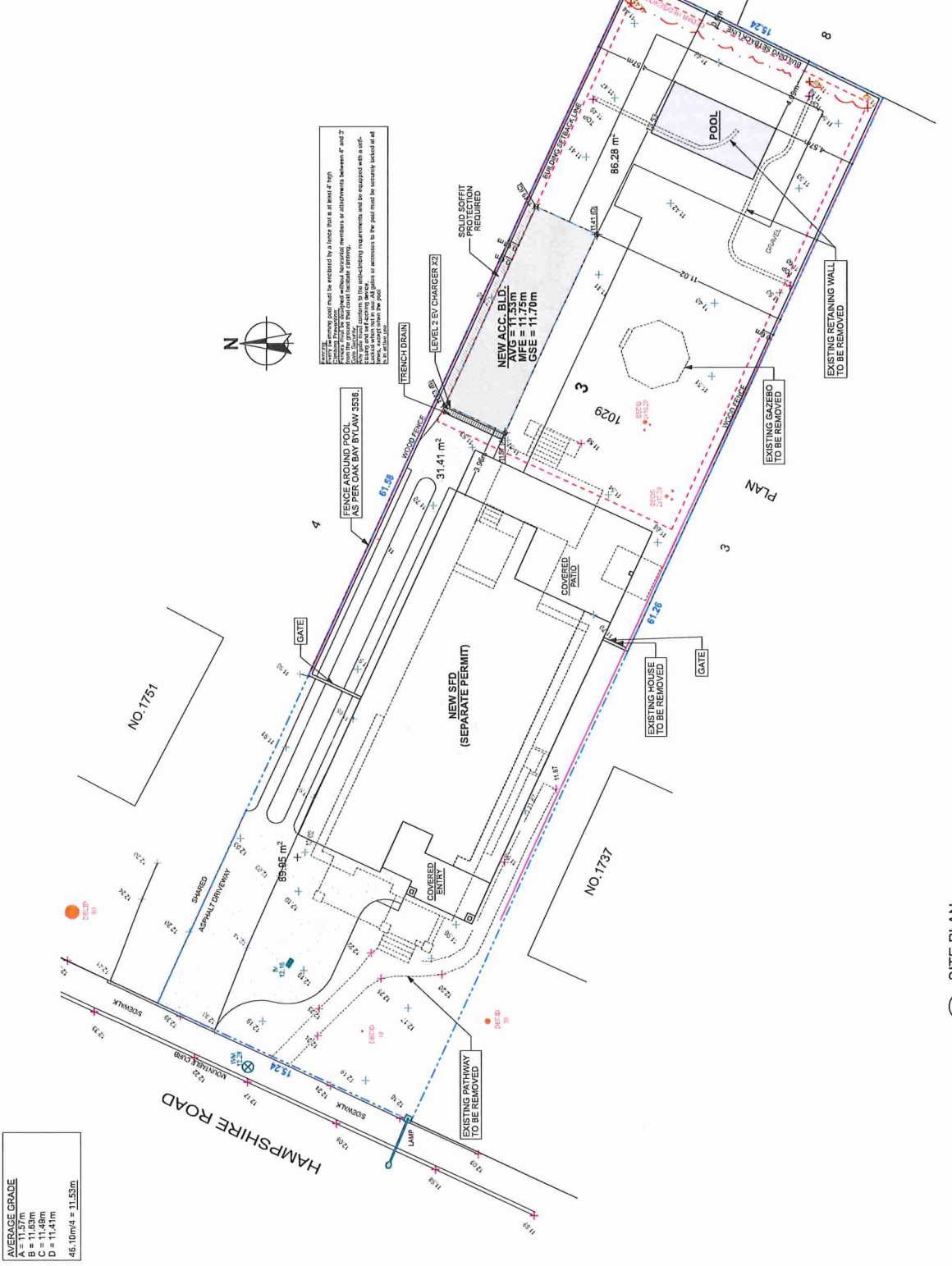
-BC Building Code Current Edition (2024)

Energy

Compliance path: BCBC 9.36
Requirements applicable to this project: Step
Code 3 via Energy Advisor (EA) compliance

Ventilation

BCBC 9.32



AVERAGE GRADE
A = 11.57m
B = 11.48m
C = 11.48m
D = 11.41m
46.10m x 9 = 11.53m

1 SITE PLAN
SCALE: 1:100



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SCALE: 1:100

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