

PROJECT ADDRESS

21 Hampton Rd,
Victoria, BC V8Z 1G5

PARCEL IDENTIFICATION NUMBER

007-944-586

LEGAL DESCRIPTION

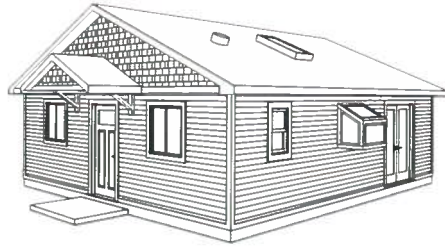
LOT 9, BLOCK 5, SECTION 81, VICTORIA DISTRICT, PLAN

LICENSED BUILDER

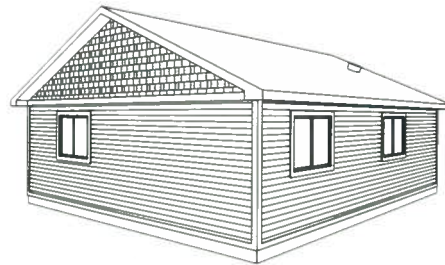
Backyard Bungalows Inc
300 - 1095 Mckenzie Ave
Victoria, BC V8P 2L5
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DRAWING LIST

Sheet Name	Sheet Number
Site Plan	A.100
Site Servicing Plan	A.101
Floor Plans	A.200
Building Elevations	A.300
Building Sections	A.400
Landscape Plan	A.600



3 3D SOUTH + EAST ELEVATION PERSPECTIVE



4 3D NORTH + WEST ELEVATION PERSPECTIVE



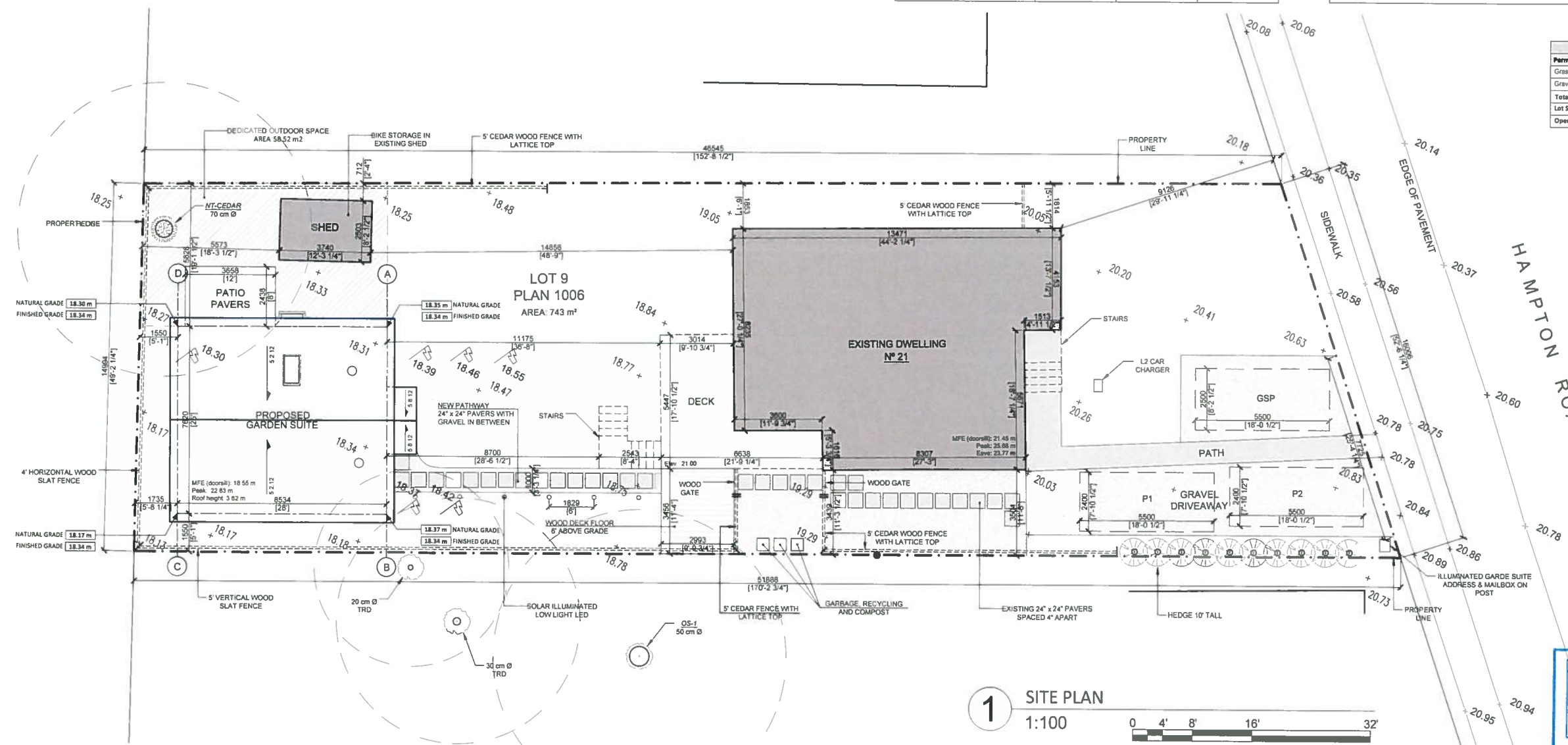
2 SITE PLAN GOOGLE MAPS VIEW

PROJECT DATA TABLE - GARDEN SUITE			
Ensure that All values in metric and rounded to two decimal places			
Address: 21 Hampton Road, Victoria, BC V8Z 1G5			
Lot Size	Bylaw Requirement	Proposed	Variance
Lot size (m ²)	400 min	743 m ²	
Rear Lot Area (m ²)	-	320.51 m ²	
Small Lot (400-509 m ²)	-	na	
Medium Lot (560-999 m ²)	-	Yes	
Large Lot (> 1000 m ²)	-	na	
Lot Coverage			
Single Family Dwelling (m ²) (%)	-	148.23 m ² 19.95 %	
Accessory Building(s) (m ²) (%)	See Table 5.3 in Zoning Bylaw	9.36 m ² 1.26 m ²	
Garden Suite (m ²) (%)	See Table 5.3 in Zoning Bylaw	85.03 m ² 8.75 %	
Rear Yard Lot Coverage (%)	25.0 max	74.39 m ² 23.21 %	
Total Lot Coverage (all bldgs) (%)	Maximum 40% or as specified in individual zones (whichever is lesser)	222.82 m ² 29.96 %	
Open Site Space (%)	45.0 min	63.13 %	
<small>Open Site Space (%) (Excludes landscape areas not covered by any portion of building, structure or impervious surface, including driveways) * Lot area - (total lot coverage + total impervious surface area)</small>			
Siting and Height			
Garden Suite Location	Rear Yard	Yes	
Rear Lot Line Setback (m)	1.5 / 3.0 (two storey)	1.55 m	
Interior Side Lot Line Setback (m)	1.5 min	1.55 m	
Interior Side Lot Line Setback (m)	1.5 min	5.83 m	
Combined Sideyard Setback (m)	4.5 min	7.38 m	
Exterior Side Lot Line Setback (m)	3.5 min	na	
Separation Space (m)	4.0 min		
Average Natural Grade	-	18.30 m	
Average Finished Grade	-	18.34 m	
Height Sloped Roof (m)	4.2 (small and medium) 6.5 (large)	3.82 m	
Height Flat Roof (m)	3.75 (small and medium) 5.5 (large)	na	

Size		
Upper Floor (m ²)	-	na
Main Floor (m ²)	-	85.03 m ²
Crawlspace (m ²)	-	na
Gross Floor Area (m ²)	-	85.03 m ²
Two storey - Flat or Shallow Roof Upper Floor Reduced	60% of main floor area	na
Minimum Outdoor Amenity Space For Residents		
Dedicated outdoor space for garden suite (m ²)	20.0 min	58.52 m ²
General		
Clear Pathway from street to the door of a Garden Suite (m)	1.0 wide min	1.0
Parking		
Single Family Dwelling	2	2
Garden Suite with Level 2 EV charger	1	1
Parking & Access		
Front Yard Total Area	-	187.68 m ²
Total Permeable Area (Front Yard) (m ²) (%)	35% min	167.52 m ² 89.25%

AVERAGE NATURAL GRADE CALCULATIONS			
Point Elevations		#	Grades
A + B + C + D	= 18.35 + 18.37 + 18.17 + 18.30	=	73.19
TOTAL			4
Average Grade = Sum of Grade / Number of Grades			
= 73.19 / 4			
Average Grade = 18.30 m			

AVERAGE FINISHED GRADE CALCULATIONS			
Point Elevations		#	Grades
A + B + C + D	= 18.34 + 18.34 + 18.34 + 18.34	=	73.36
TOTAL			4
Average Grade = Sum of Grade / Number of Grades			
= 73.36 / 4			
Average Grade = 18.34 m			



1 SITE PLAN 1:100

OPEN SITE SPACE	
Permeable Surfaces	Size (m ²)
Grass	361.20
Gravel	107.88
Total	469.08
Lot Size	743
Open Site Space	63.13 %



300 - 1095 Mckenzie Ave
Victoria, BC V8P 2L5
1 250 858 8800

Seal:

True North:



Notes:

All work to conform to requirements of applicable building codes and requirements of authority having jurisdiction (A-U)

Verify all dimensions on site.
Interior walls dimensioned from gridline to finished face of wall.
Exterior walls dimensioned from gridline to struct. Sheeting/Stud.

All structural elements (Beams, joists, foundation walls and footings, etc.) to be sized by a structural engineer as required.

This drawing package and design are copyright Backyard Bungalows Inc.

Project Name:
Hampton Rd Garden Suite

Project Description:
Garden Suite

Project Number:
735

Civic Address:
21 Hampton Rd
Victoria, BC V8Z 1G5

Issue:
Dev. Permit App

Title:
SITE PLAN

Revision:
Sheet:

A.100

