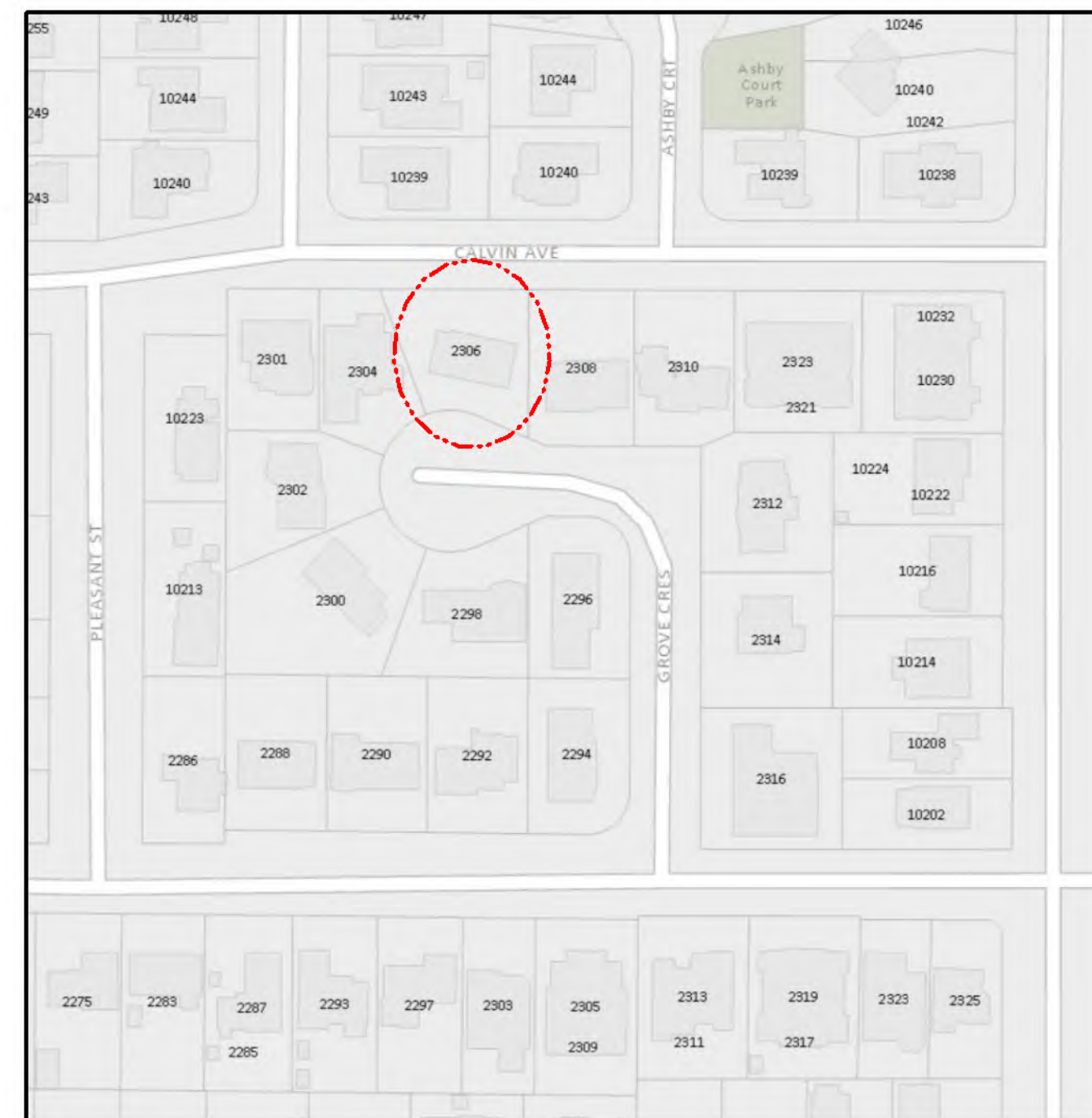


PROPOSED DUPLEX: 2306 Grove Cres.

SIDNEY, BC

KEY PLAN:



R-2 ZONING ANALYSIS:

LOT AREA:	749.0m ²	
FLOOR ELEVATIONS:	MAIN FLOOR:	7.95m
	SECOND FLOOR:	11.04m
	GARAGE SLAB:	7.80m
AVERAGE GRADE:	7.70m	
F.S.R.:	ALLOWABLE	PROPOSED
	NO RESTRICTION	N/A
GROSS FLOOR AREA:	ALLOWABLE	PROPOSED
MAIN FLOOR AREA:		157.7m ²
SECOND FLOOR AREA:		205.6m ²
GARAGE AREA:		46.8m ²
TOTAL:	NO RESTRICTION	410.1m ²
LOT COVERAGE:	ALLOWABLE	PROPOSED
HOUSE:	30.0%	29.8% (223.1m ²)
HEIGHT:	ALLOWABLE	PROPOSED
HOUSE:	9.00m	8.97m
SETBACKS:	ALLOWABLE	PROPOSED
FRONT (S):	7.5m	7.53m
REAR (N):	9.85m (33% LOT DEPTH)	7.50m (VARIANCE REQUESTED)
SIDE (E):	1.50m	1.61m
SIDE (W):	1.50m	1.54m

PROJECT INFORMATION:

SITE ADDRESS: 2306 GROVE CRESCENT
SIDNEY, BC
V8L 3P9

LOT 3, PLAN VIP15356, SECTION
14 RANGE 3E, NORTH SAANICH
LAND DISTRICT

SCOPE OF WORK:

CONSTRUCTION OF A NEW DUPLEX

PROJECT DIRECTORY:

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

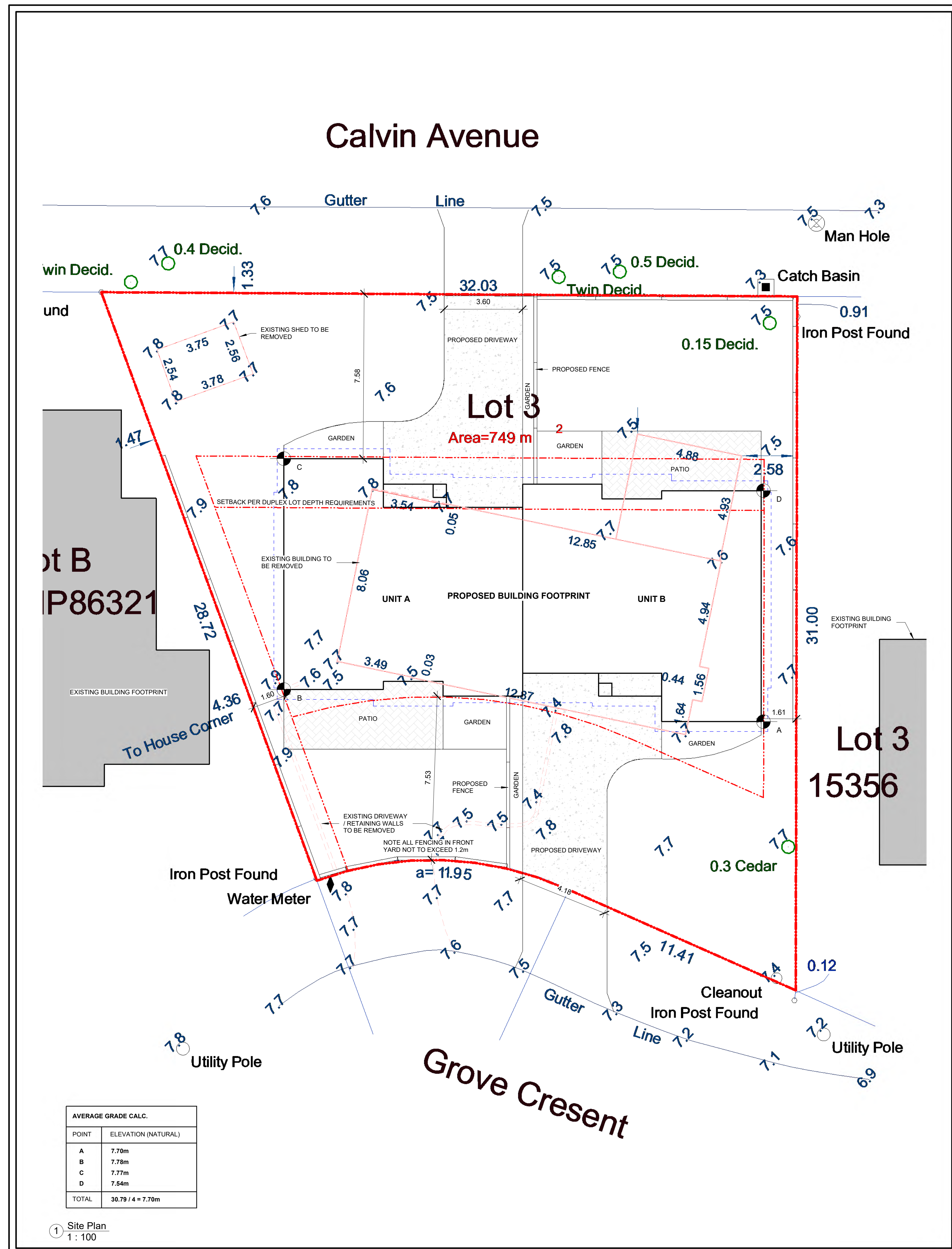
GENERAL CONTRACTOR: DC BUILDING CO. LTD.
DC.CONSTRUCTION17@GMAIL.COM

STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND SURVEYING INC.
250.656.5155
BRENT@WEYSURVEYS.COM

SHEET INDEX:

- A0.0 COVER SHEET
- A1.0 DEVELOPMENT PERSPECTIVES
- A1.1 ELEVATIONS
- A1.2 ELEVATIONS
- A2.1 FLOOR PLANS
- A2.2 ROOF PLAN & SECTION
- A2.3 LANDSCAPE PLAN



AVERAGE GRADE CALC.	
POINT	ELEVATION (NATURAL)
A	7.70m
B	7.78m
C	7.77m
D	7.54m
TOTAL	30.79 / 4 = 7.70m

1 Site Plan
1:100

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PROJECT
2306 Grove Cres.
2334

ISSUE DATE: 23Nov29 REV 2

No.:	Description:
1	Concept 1
2	Issue for DVP

Date: 23Nov03
23Nov29

Site Plan & Zoning
Analysis

A0.0



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PROJECT

2306 Grove Cres.

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No.:	Description:	Date:
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Development Perspectives

A1.0

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② Calvin Ave
3/16" = 1'-0"



① Grove Cres
3/16" = 1'-0"

PROJECT
2306 Grove Cres.
2334

ISSUE DATE: 23Nov29 REV 2

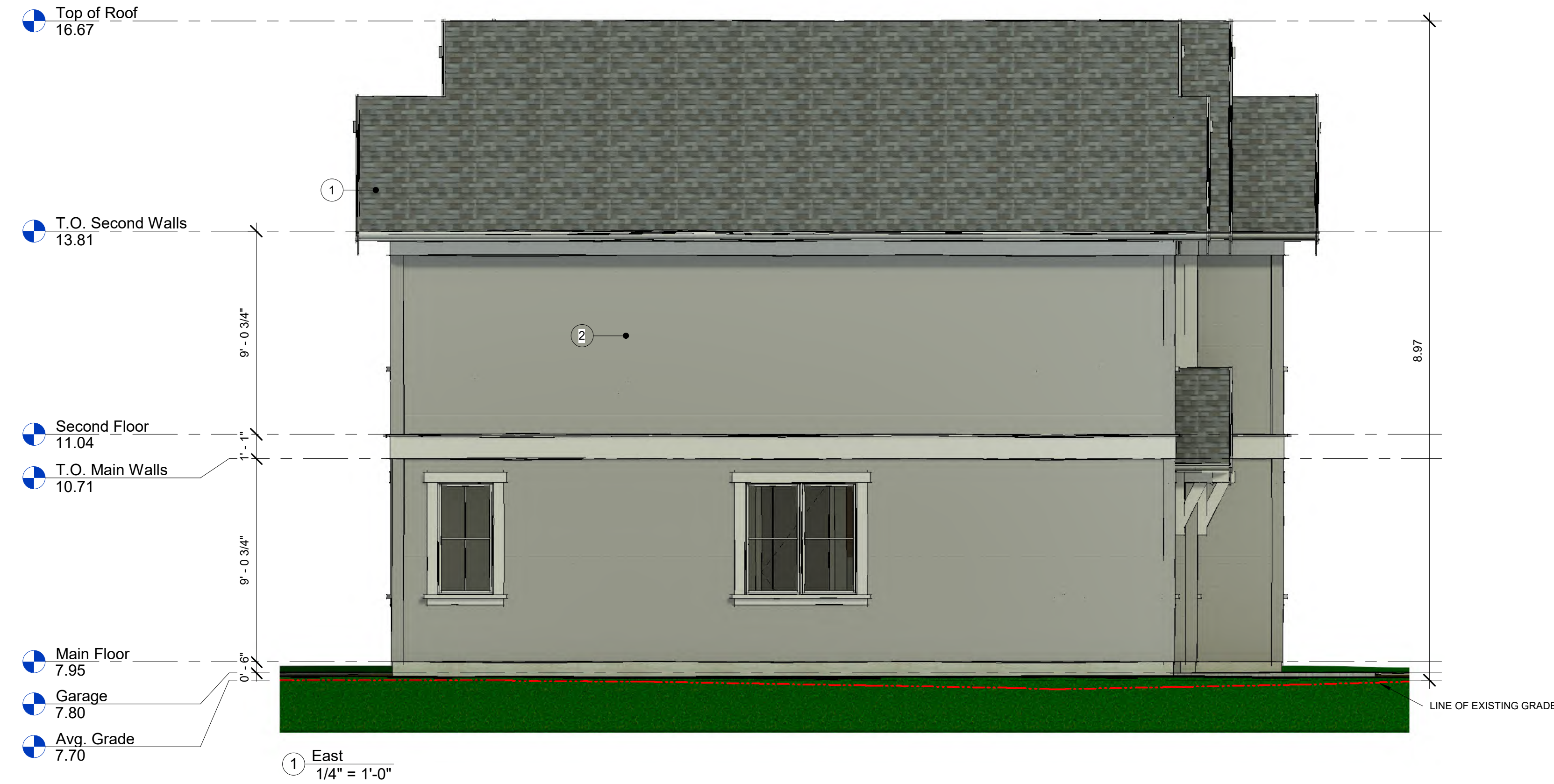
No.:	Description:	Date:
1	Concept 1	23Nov03
2	Issue for DVP	23Nov29

Development
Elevations

A1.1

FLOOR AREA: UNIT A	FLOOR AREA: UNIT B	FLOOR AREA: TOTALS
MAIN FLOOR: 849 SF	MAIN FLOOR: 849 SF	TOTAL MAIN FLOOR: 1698 SF
SECOND FLOOR: 1107 SF	SECOND FLOOR: 1107 SF	TOTAL SECOND FLOOR: 2214 SF
UNIT A LIVING SPACE: 1956 SF	UNIT A LIVING SPACE: 1956 SF	TOTAL LIVING SPACE: 3912 SF
GARAGE: 252 SF	GARAGE: 252 SF	TOTAL GARAGE: 504 SF
UNIT A BUILDING SF: 2208 SF	UNIT B BUILDING SF: 2208 SF	TOTAL BUILDING SF: 4416 SF

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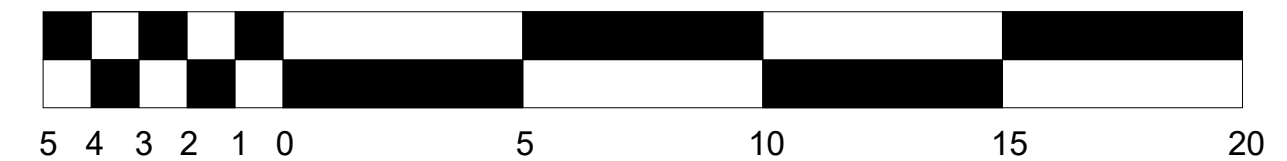


ELEVATION NOTES LEGEND	
1	ASPHALT SHINGLE ROOFING
2	FIBRE CEMENT LAP SIDING
3	FIBRE CEMENT SHINGLE
4	FIBRE CEMENT PANEL CW 1X2 BATTENS @ 16" O/C

EXTERIOR FINISH & COLOURS	
TRIM	"SNOWFALL WHITE"
BOARD & BATTEN	"ICE FOG"
LAP SIDING	"SILVER DOLLAR"
WALL SHINGLE	"ICE FOG"
ROOF SHINGLE	"MALARKEY - MIDNIGHT BLACK"



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



PROJECT
2306 Grove Cres.

2334

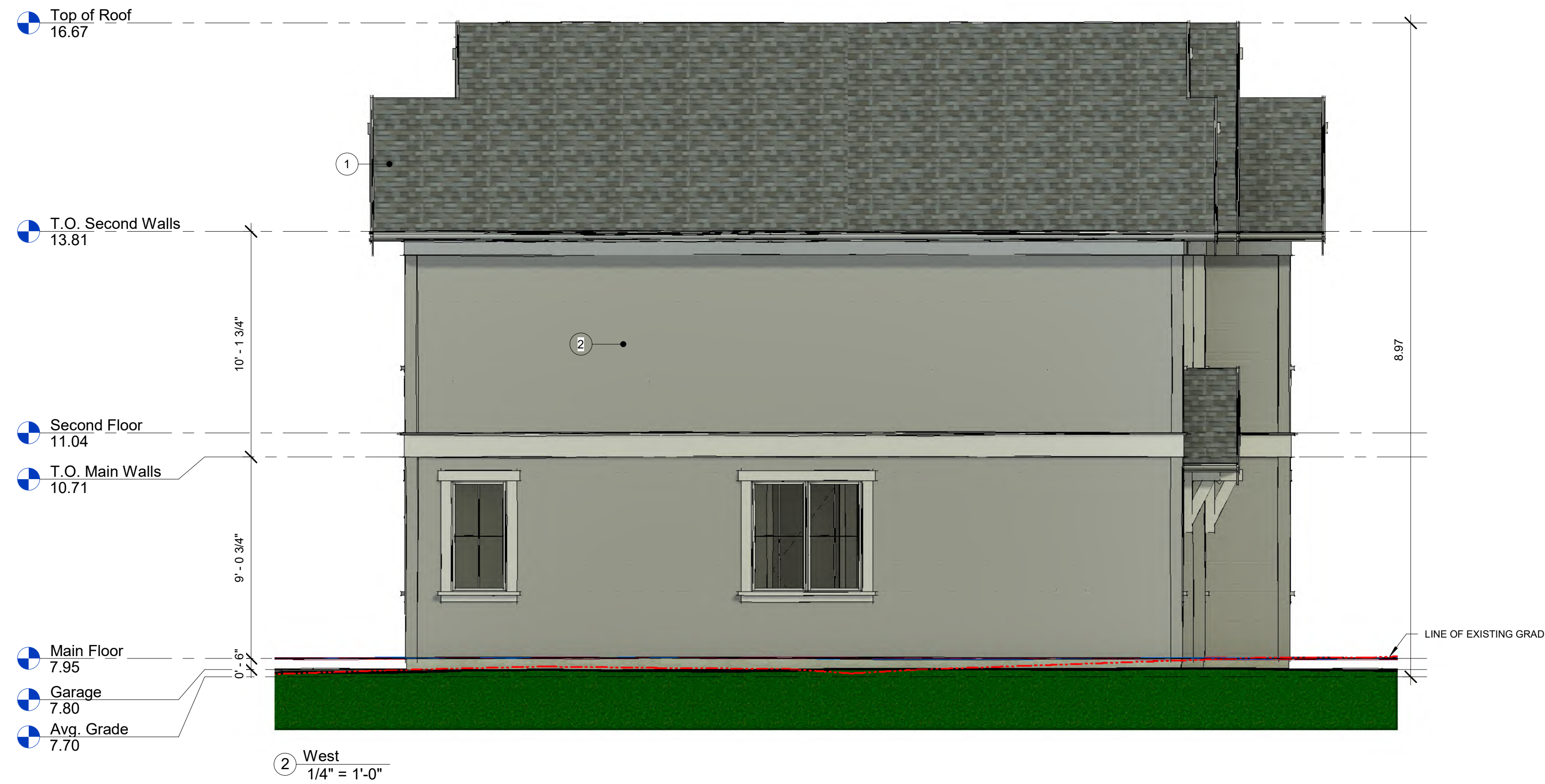
ISSUE DATE: 23Nov29 REV 2

Date:	Description:	No.:
23Nov03	Concept 1	1
23Nov29	Issue for DVP	2

Elevations

A1.2

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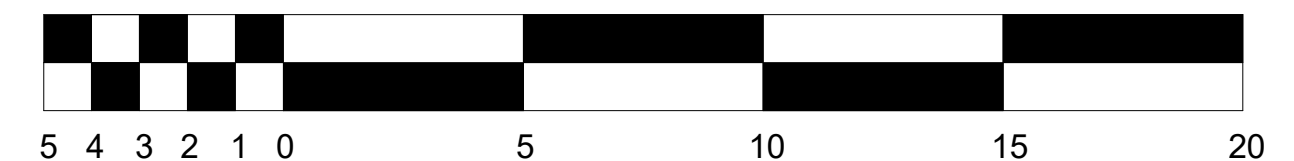


ELEVATION NOTES LEGEND	
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TRIM "SNOWFALL WHITE"	
BOARD & BATTEN "ICE FOG"	
LAP SIDING "SILVER DOLLAR"	
WALL SHINGLE "ICE FOG"	
ROOF SHINGLE "MALARKEY - MIDNIGHT BLACK"	



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



PROJECT

2306 Grove Cres.

2334

ISSUE DATE: 23Nov29 REV 2

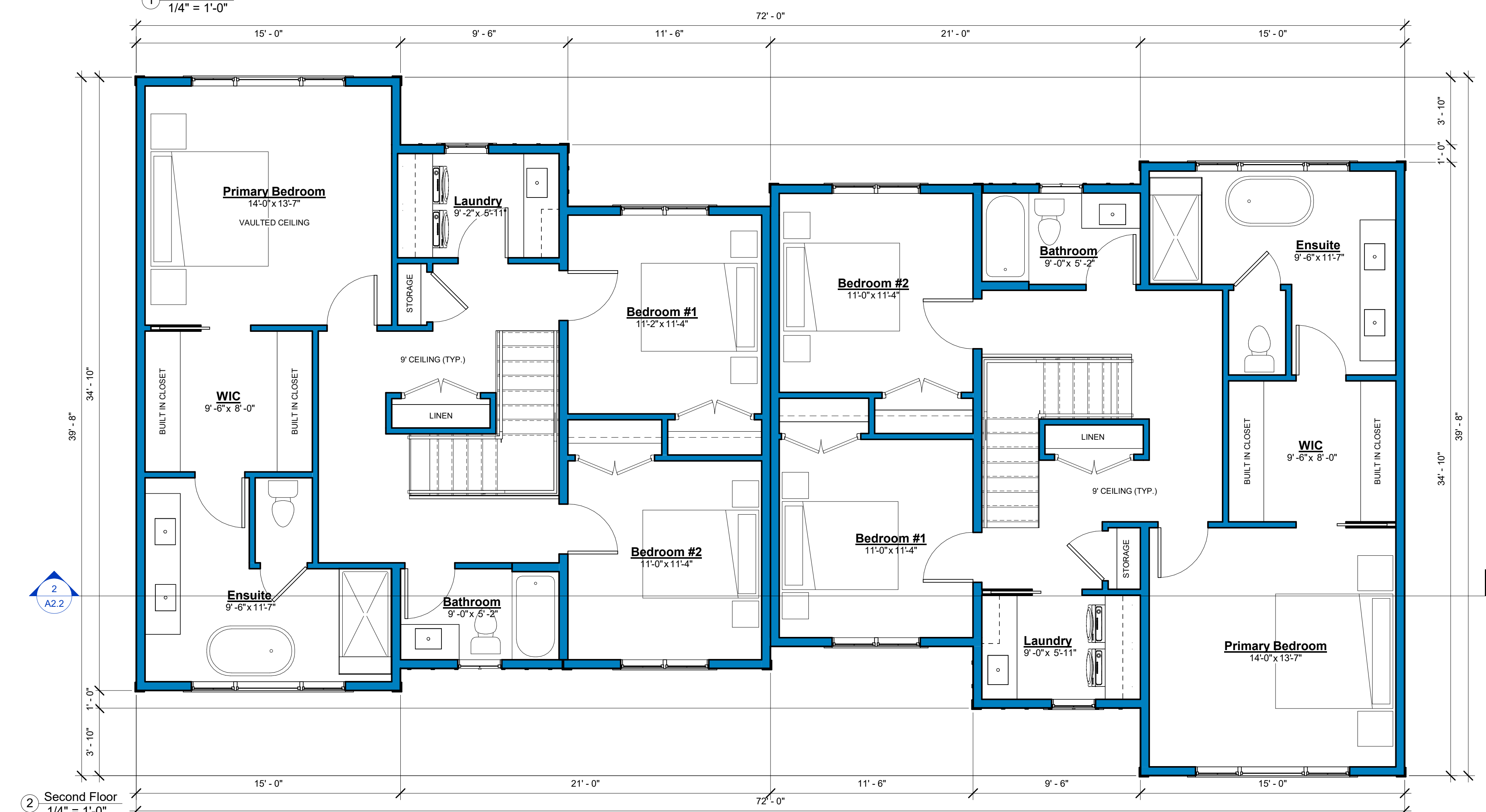
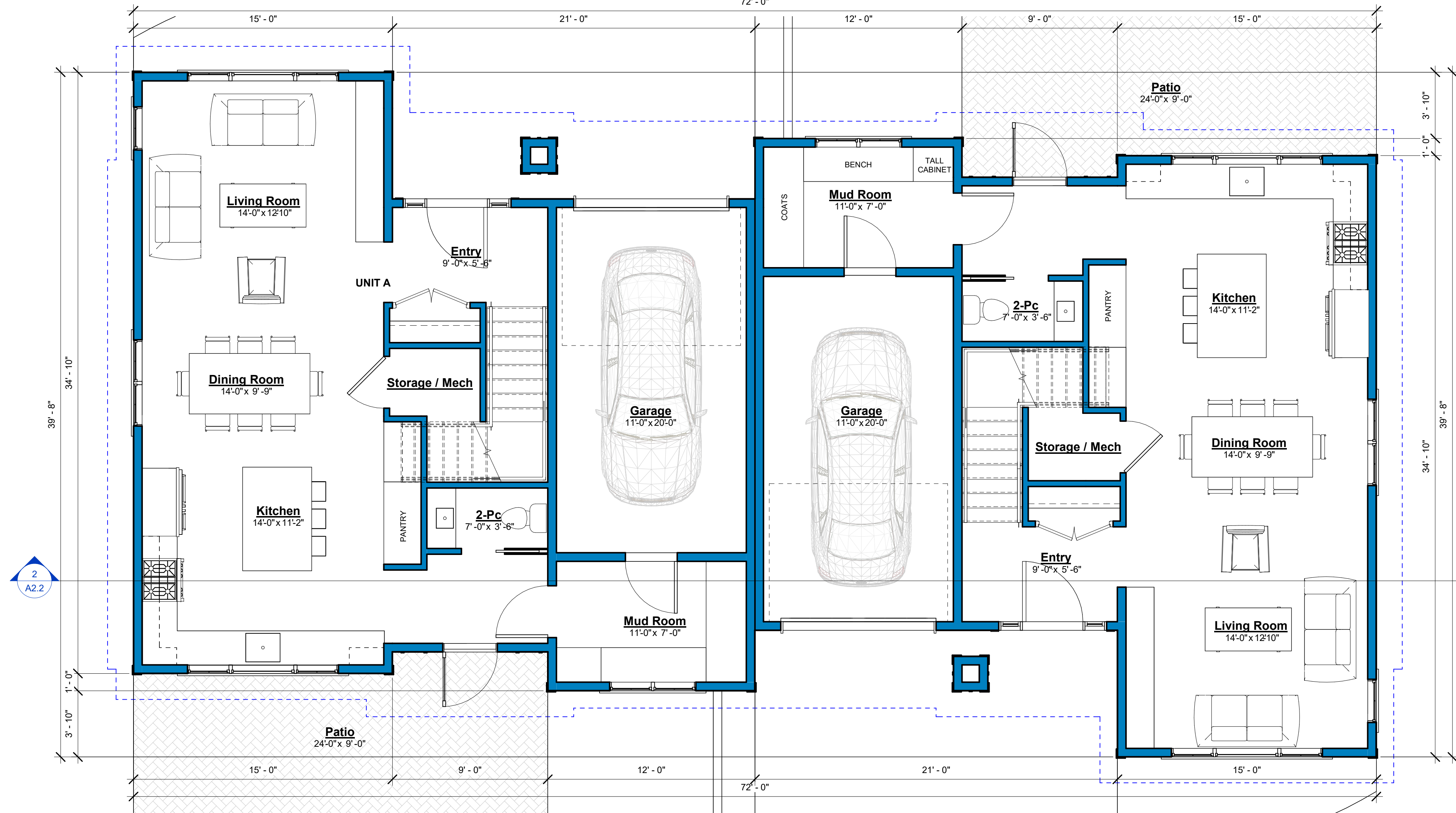
No.:	Description:
1	Concept 1
2	Issue for DVP

Date:
23Nov03
23Nov29

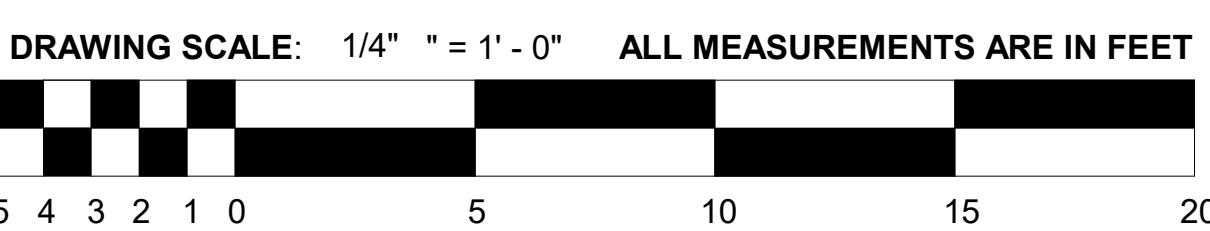
Elevations

A1.3

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PROJECT
2306 Grove Cres.
2334

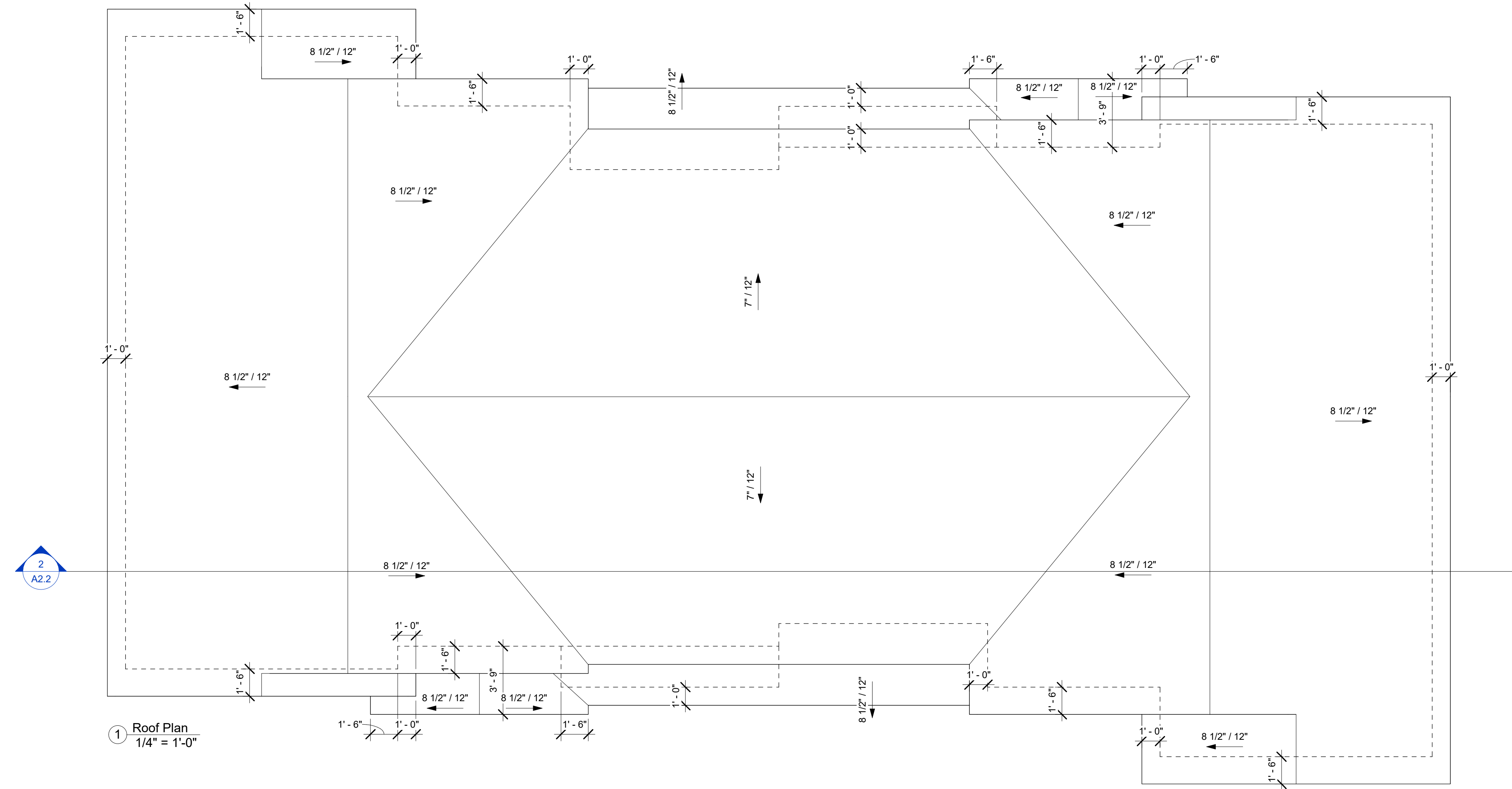
ISSUE DATE: 23Nov29 REV 2

Date:	Description:	No.:
23Nov03	Concept 1	1
23Nov29	Issue for DVP	2

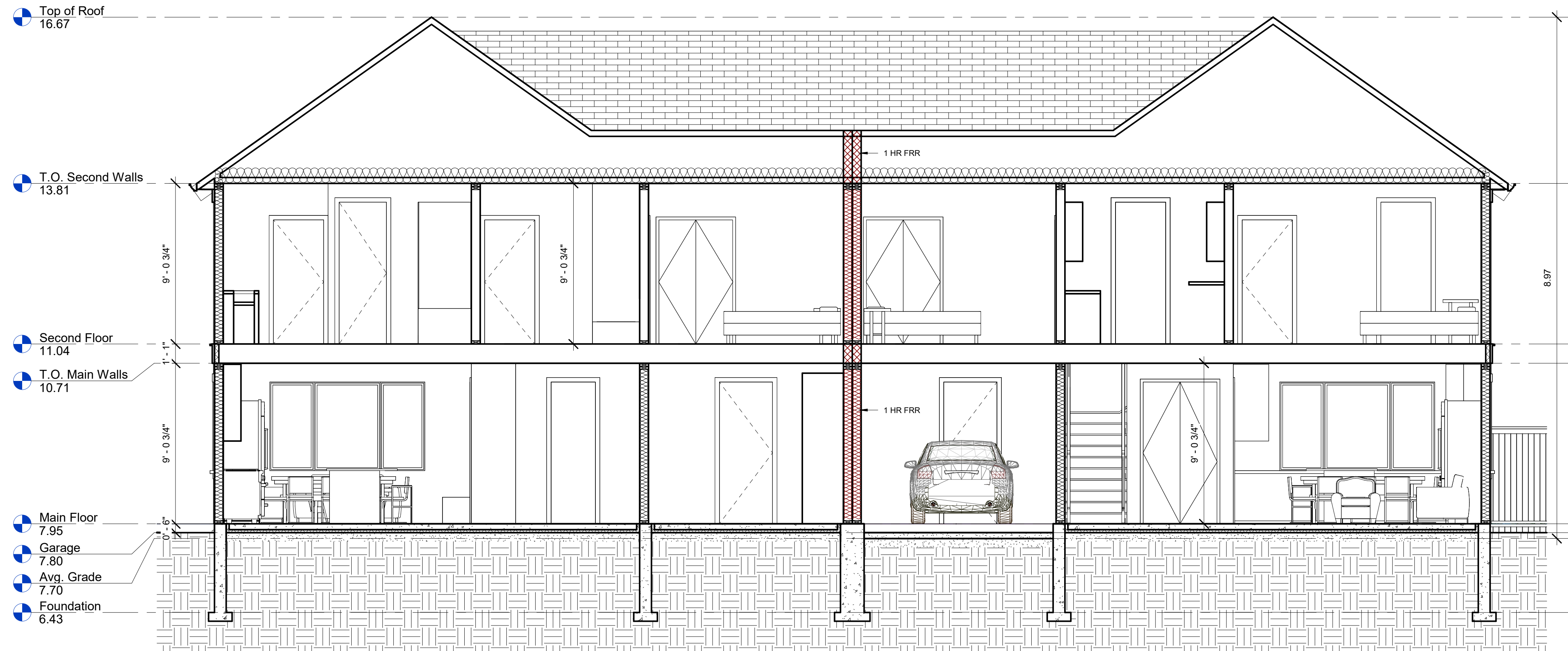
Floor Plans

A2.1

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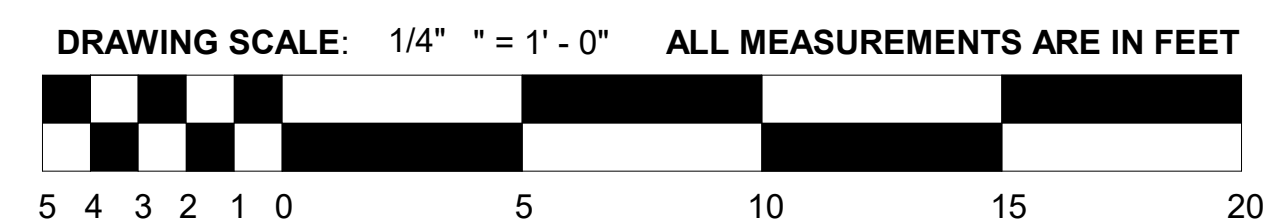


1 Roof Plan
1/4" = 1'-0"



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

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PROJECT

2306 Grove Cres.

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ISSUE DATE: 23Nov29 REV 2

No.:	Description:	Date:
1	Concept 1	23Nov03
2	Issue for DVP	23Nov29

Roof Plan & Section

A2.2

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PROJECT

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ISSUE DATE: 23Nov29 REV 2

Date:	Description:	No.:
23Nov03	Concept 1	1
23Nov29	Issue for DVP	2

Landscape Plan

A2.3

LANDSCAPE LEGEND

ORNAMENTAL PAMPAS GRASS

FERN

KARL FOERSTER REED GRASS

YEW

BAMBOO

BLUE FESCUE ORNAMENTAL GRASS

GRASS

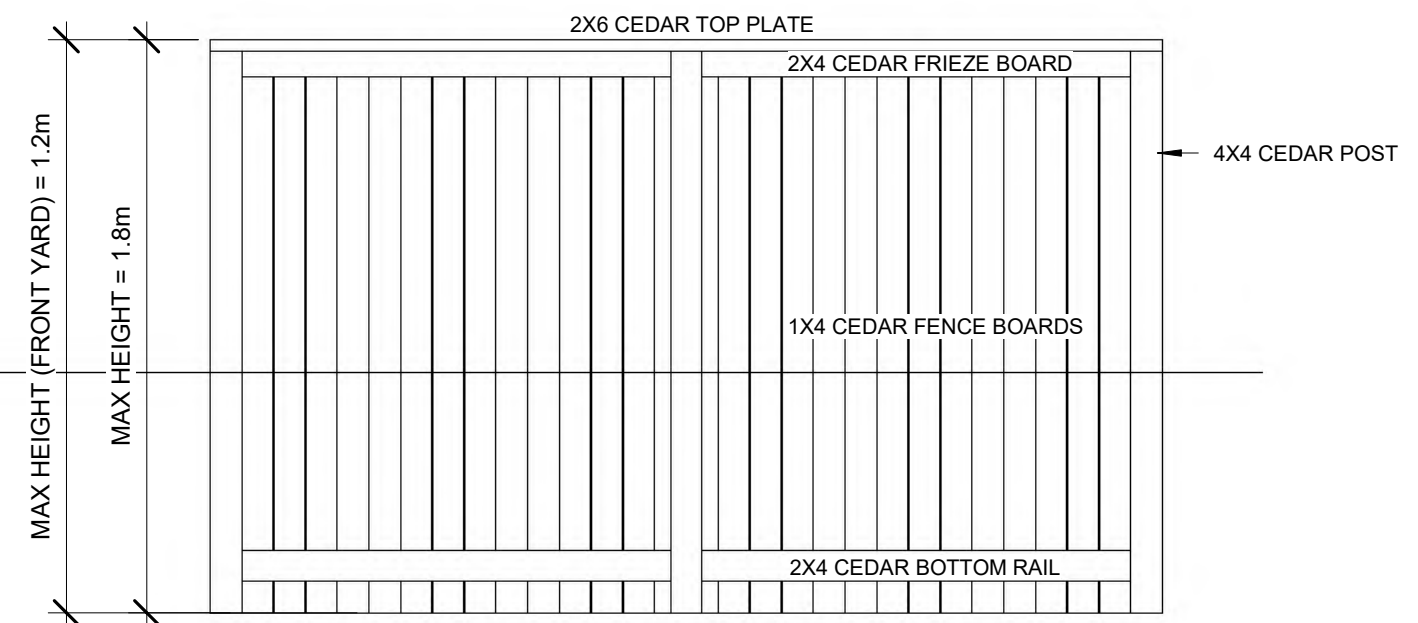
TREES

PROPOSED STRUCTURE

GARDEN AREA

ASPHALT

PERMEABLE PAVING STONE



2 Proposed Fence
1/2" = 1'-0"

1 Site - Landscape Plan
1 : 100