

PROPOSED TRIPLEX:

2436 Ocean Ave.

SIDNEY, BC

PROJECT INFORMATION:

SITE ADDRESS: 2436 OCEAN AVE.
SIDNEY, BC
V8L 1T4
LOT 7, BLOCK 23, PLAN VIP 1552,
SECTION 10, RANGE 4E,
NORTH SAANICH LAND DISTRICT
PID: 007-210-108

PROJECT DIRECTORY:

DESIGNER: HOYT DESIGN CO.
250.999.9893
HELLO@HOYT.CO
GENERAL CONTRACTOR: LIVIN LARGE PROPERTIES
RLARGE@LIVINLARGEPROPERTIES.CA
250.208.7306
STRUCTURAL ENGINEER: TBD
SURVEYOR: WEY MAYENBURG LAND SURVEYING INC.
250.656.5155
BRENT@WEYSURVEYS.COM

SCOPE OF WORK:

CONSTRUCTION OF A NEW TRIPLEX

SHEET INDEX:

A0.0 COVER SHEET
A0.1 SITE PLAN & ZONING ANALYSIS
A0.2 LANDSCAPE PLAN
A0.3 DEVELOPMENT PERSPECTIVES
A1.1 FIRST & SECOND FLOOR PLANS
A1.2 THIRD FLOOR & ROOF PLANS
A2.1 ELEVATIONS
A2.2 ELEVATIONS
A3.1 SECTIONS



HOYT
DESIGN CO

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



GENERAL NOTES:

1. All drawings, plans, sections, elevations, and details shall be prepared and issued in accordance with the project and shall be subject to the approval of the City of Sidney. The City of Sidney shall not be responsible for any errors or omissions in the drawings or details. The City of Sidney shall not be responsible for any errors or omissions in the drawings or details. The City of Sidney shall not be responsible for any errors or omissions in the drawings or details.

2. It is the responsibility of the Contractor to verify all dimensions, elevations, and the conditions of the site prior to the start of the project. The Contractor shall verify the design of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. The Contractor shall be responsible for any errors or omissions in the drawings or details. The Contractor shall be responsible for any errors or omissions in the drawings or details. The Contractor shall be responsible for any errors or omissions in the drawings or details.

3. The Contractor shall work with a B.C.S. to verify all dimensions, elevations, and the conditions of the site prior to the start of the project. The Contractor shall verify the design of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. The Contractor shall be responsible for any errors or omissions in the drawings or details. The Contractor shall be responsible for any errors or omissions in the drawings or details. The Contractor shall be responsible for any errors or omissions in the drawings or details.

4. The Contractor shall engage a Professional Engineer licensed in the Province of B.C. for the design and field inspection of all structural components and systems within the work as required by the Authority Having Jurisdiction. Prior to commencement of the work, the Contractor shall verify the design of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. The Contractor shall be responsible for any errors or omissions in the drawings or details. The Contractor shall be responsible for any errors or omissions in the drawings or details. The Contractor shall be responsible for any errors or omissions in the drawings or details.

PROJECT

2436 Ocean Ave.

2526

ISSUE DATE: 250423 REV 5

No.	Description:
1	25May22 Site Plan
2	25Jun22 Issue for Coordination
3	25Sep22 Issue for Development Permit
4	25Oct22 REV 1
5	25Oct23 Development Permit REV 2

Cover Sheet

A0.0

KEY PLAN:



R1 ZONING ANALYSIS:

LOT AREA: 511.0m²

FLOOR ELEVATIONS:
FIRST FLOOR: 3.05m
SECOND FLOOR: 6.15m
THIRD FLOOR: 9.25m
GARAGE SLAB: 2.30m

AVERAGE GRADE: 2.54m

F.C.L.: 4.32m

F.S.R: ALLOWABLE
NO RESTRICTION
PROPOSED
N/A

GROSS FLOOR AREA: ALLOWABLE
FIRST FLOOR: 64.5m²
SECOND FLOOR: 94.4m²
THIRD FLOOR: 161.4m² (0.70* 230.6m²)
GARAGE: 34.2m² (EXEMPT)
UNIT / BUILDING TOTAL: 158.9m²
PROPOSED
UNIT 1
UNIT 2
UNIT 3
BUILDING
61.3m²
17.8m²
41.8m²
152.3m²
28.0m² (EXEMPT)
24.3m² (EXEMPT)
86.5m² (EXEMPT)
526.5m²

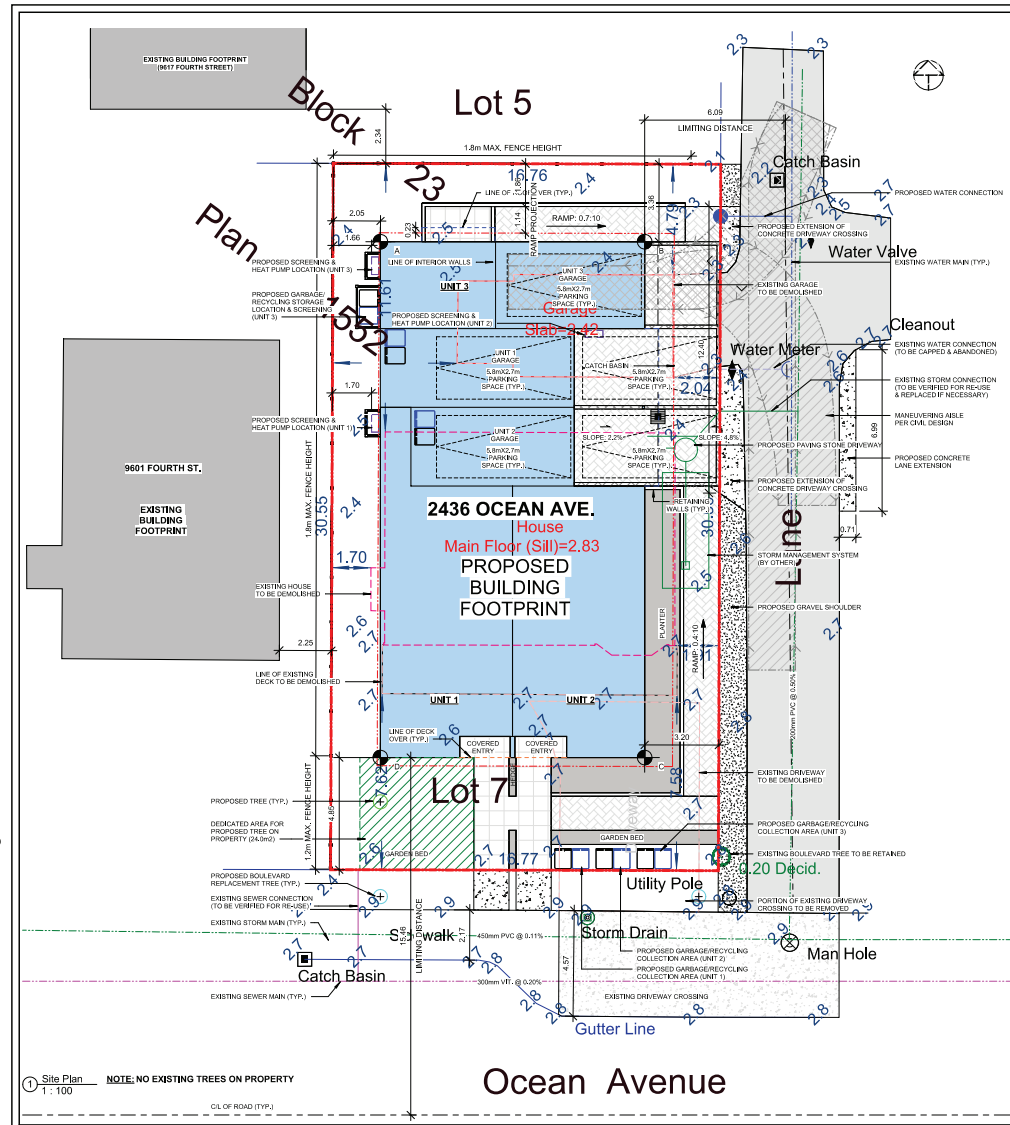
LOT COVERAGE: ALLOWABLE
HOUSE: 49.9% (255.0m²)
PROPOSED
50.0% (255.0m²)

HEIGHT: ALLOWABLE
HOUSE: 10.5m
PROPOSED
10.08m

SETBACKS: ALLOWABLE
FRONT (S): 4.5m
REAR (N): 3.0m
SIDE (W): 2.0m
SIDE (E): 2.0m
PROPOSED
4.85m
3.36m
2.05m
3.20m

AVERAGE GRADE CALC.	
POINT	ELEVATION (HOUSE)
A	2.43m
B	2.36m
C	2.73m
D	2.66m
TOTAL	10.15m / 4 = 2.54m

SEWER
STORM
WATER



GENERAL NOTES:

1. All drawings, plans, sections, elevations, and specifications and other documents prepared by Hoyt Design Co. (HDC) and used in connection with this project are the property of Hoyt Design Co. and shall remain the property of HDC. No part of this drawing shall be reproduced or used in any form without the prior written consent of Hoyt Design Co. and they shall not be used for any other project.
2. It is the responsibility of the Contractor to verify all dimensions, elevations, and site conditions as shown on the project and the proposed work. The Contractor shall verify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction in any unit without the Contractor's written consent shall constitute acceptance of the existing site conditions, and means dimensions and elevations have been ascertained, verified and are accurate.
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4. The Contractor shall engage a Professional Engineer (P.E.) to verify the design and construction of the proposed building and all related infrastructure. The Contractor shall verify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction in any unit without the Contractor's written consent shall constitute acceptance of the existing site conditions, and means dimensions and elevations have been ascertained, verified and are accurate.

PROJECT

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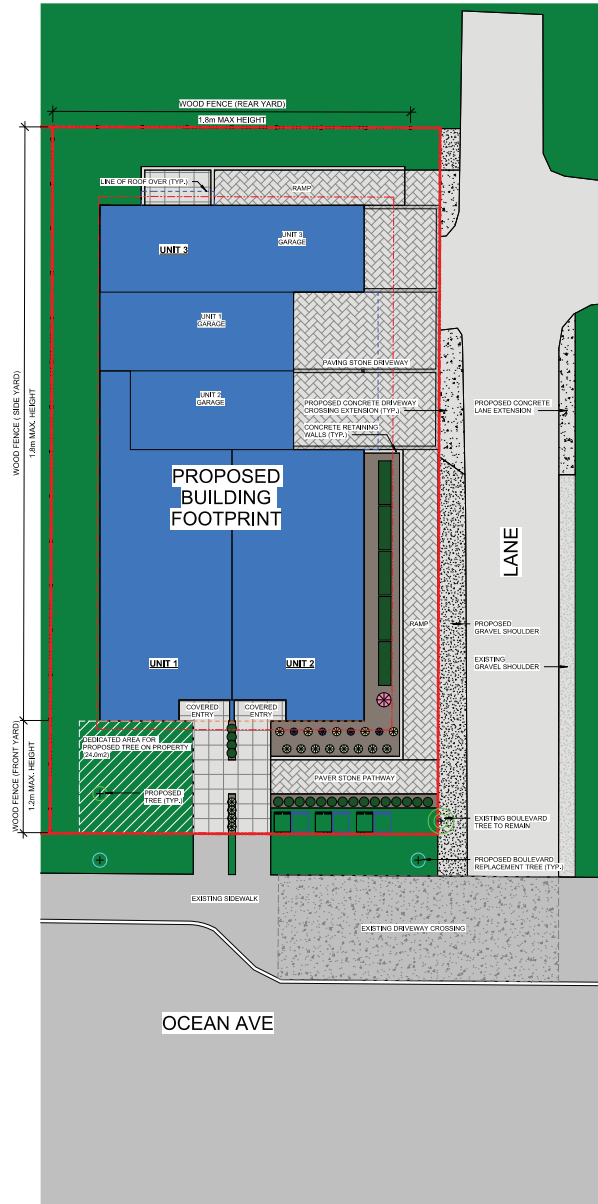
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ISSUE DATE: 25Oct23 REV 5

No.	Description:
1	25May22 Site Plan
2	25Jul23 Issue for Coordination
3	25Sep23 Development Permit REV 1
4	25Oct23 Development Permit REV 2
5	25Oct23 Development Permit REV 2

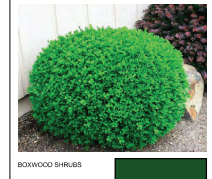
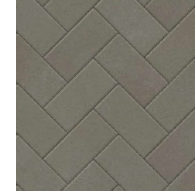
Site Plan & Zoning Analysis

A0.1



① Landscape Plan
1:100

LANDSCAPE LEGEND	
GRASS	
TREES/SHRUBS	
PROPOSED STRUCTURE	
EARTH	
CONCRETE/ASPHALT	
PAVING STONE	
CONCRETE PAVERS	
GRAVEL	



- GENERAL NOTES:
1. All drawings, plans, notes, designs, specifications and other documents prepared by Hoyt Design Co (HDC) and used in connection with this project are the property of Hoyt Design Co. The user shall not use the drawings or specifications for any other project or for any other purpose without the written consent of HDC. Whether the work is intended to be used for any other project or for any other purpose, the user shall not use the drawings or specifications for any other project or for any other purpose without the written consent of HDC. Whether the work is intended to be used for any other project or for any other purpose, the user shall not use the drawings or specifications for any other project or for any other purpose without the written consent of HDC.
 2. It is the responsibility of the Contractor to verify all dimensions, elevations, and site conditions as shown on the drawings and to coordinate with the Designer and the Contractor on all matters relating to the project. The Contractor shall not be responsible for any errors or omissions in the drawings or specifications, and shall be responsible for any errors or omissions in the work. The Contractor shall be responsible for any errors or omissions in the work, and shall be responsible for any errors or omissions in the work.
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 4. The Contractor shall engage a Professional Engineer to review and stamp the drawings and specifications, and shall be responsible for any errors or omissions in the work. The Contractor shall be responsible for any errors or omissions in the work, and shall be responsible for any errors or omissions in the work.

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ISSUE DATE: 25Oct23 REV 5

Date:	Description:	No.:
25May22	Site Plan	1
25Jul23	Issues for Coordination	2
25Sep23	Development Permit	3
25Sep23	Development Permit REV 1	4
25Oct23	Development Permit REV 2	5

Landscape Plan

A0.2

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 2. It is the responsibility of the Contractor to verify all dimensions, elevations, and site conditions as shown on the drawings and to ensure that the work is constructed in accordance with the drawings and specifications. The Contractor shall notify the Designer of any errors, omissions or discrepancies identified before the start of construction.
 3. The Contractor shall verify all dimensions and site conditions as shown on the drawings and to ensure that the work is constructed in accordance with the drawings and specifications. The Contractor shall notify the Designer of any errors, omissions or discrepancies identified before the start of construction.
 4. The Contractor shall engage a Professional Engineer (P.E.) to verify the structural design and to provide a structural design report. The Contractor shall submit the structural design report to the Designer for review and approval. The Contractor shall also engage a Professional Engineer (P.E.) to verify the mechanical, electrical, and plumbing (MEP) design and to provide a MEP design report. The Contractor shall submit the MEP design report to the Designer for review and approval.

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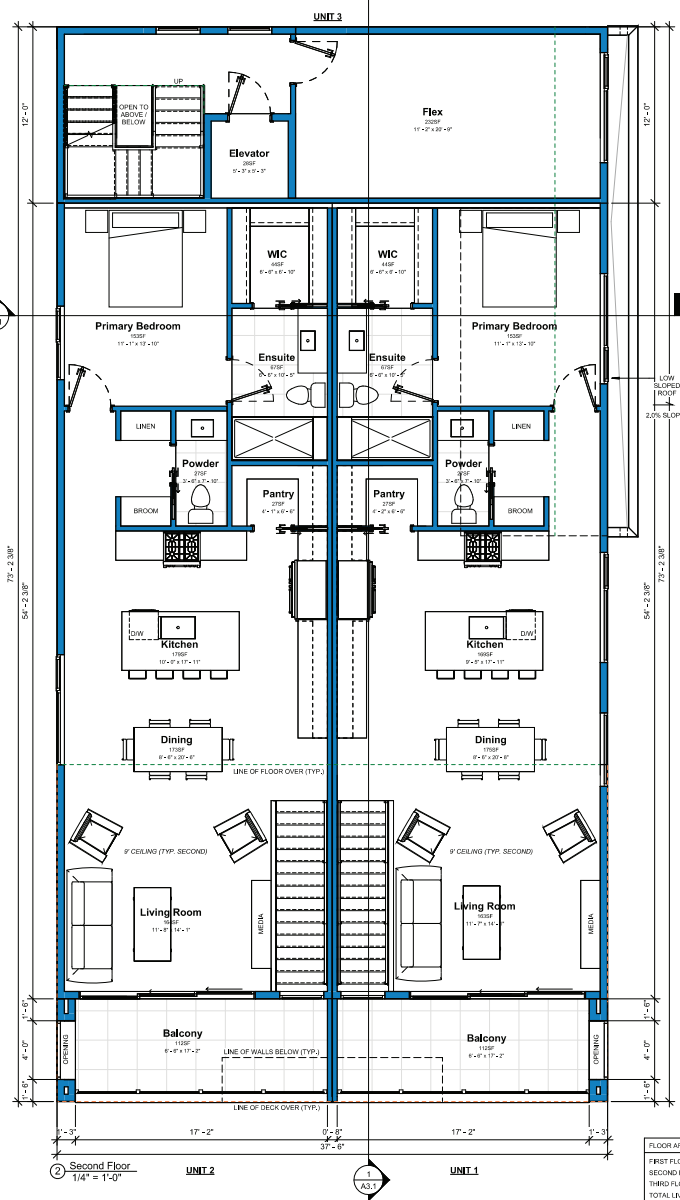
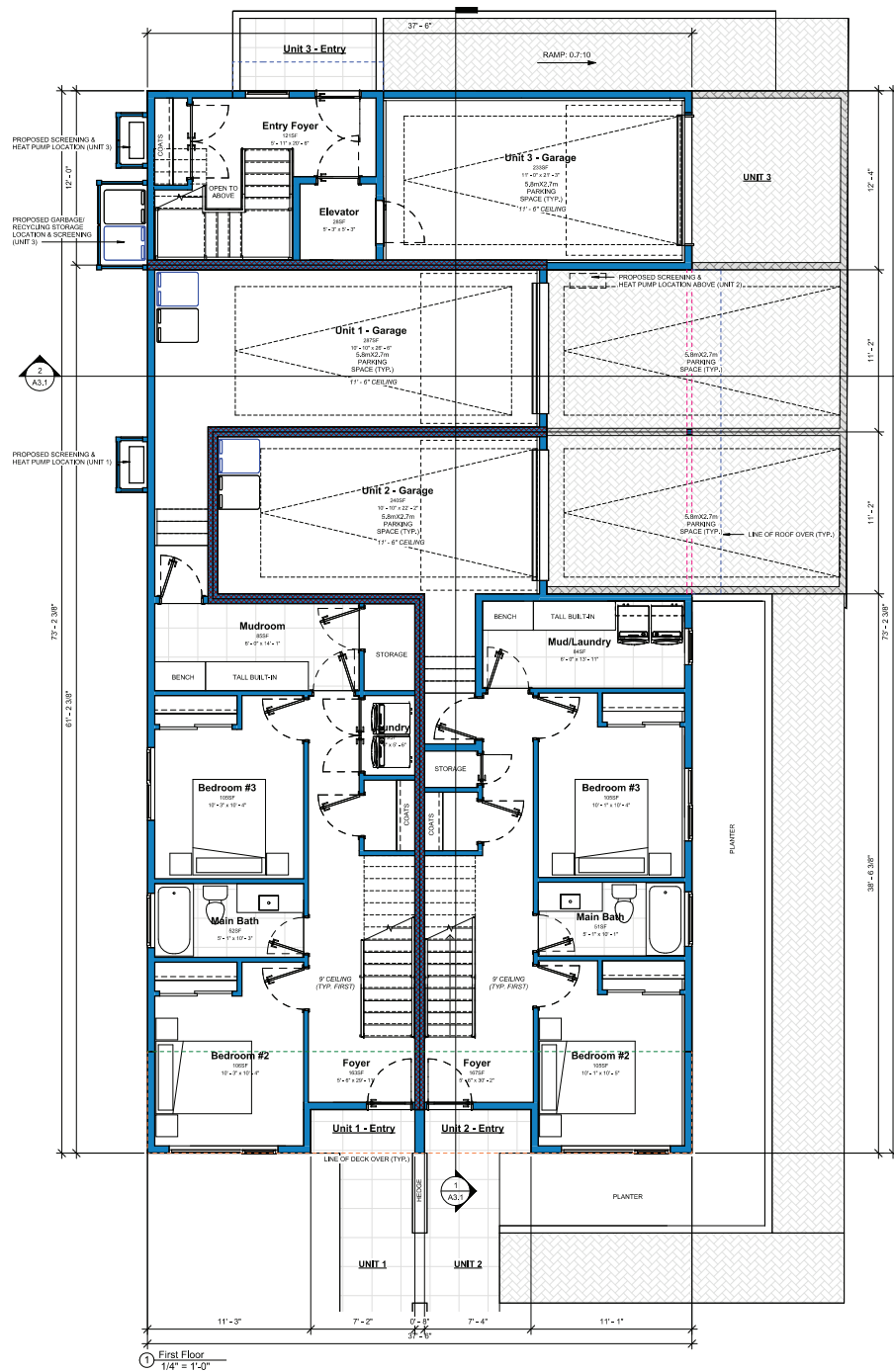
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3	25Sep22 Development Permit REV 1
4	25Oct22 Development Permit REV 2
5	25Oct23 Development Permit REV 2

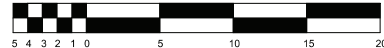
First & Second Floor Plans

A1.1



FLOOR AREA	UNIT 1	UNIT 2	UNIT 3	BUILDING
FIRST FLOOR	694 SF	690 SF	760 SF	1544 SF
SECOND FLOOR	1016 SF	1016 SF	1016 SF	3048 SF
THIRD FLOOR	N/A	N/A	N/A	N/A
TOTAL LIVING SPACE	1710 SF	1706 SF	1776 SF	5192 SF
GARAGE	304 SF	304 SF	304 SF	912 SF
TOTAL BUILDING SF	2014 SF	2010 SF	2080 SF	6094 SF

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



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2. It is the responsibility of the Contractor to verify all dimensions, elevations, and site conditions as shown on the drawings and to coordinate with the Designer as to the location and extent of any work. The Contractor shall verify the location and extent of any work prior to commencement of the work. The Contractor shall be responsible for any and all third party claims or damages arising from the work, including but not limited to, claims or damages arising from the use of the drawings or specifications for any other project, and they shall not be used for any other project without the written consent of Hoyt Design Co.
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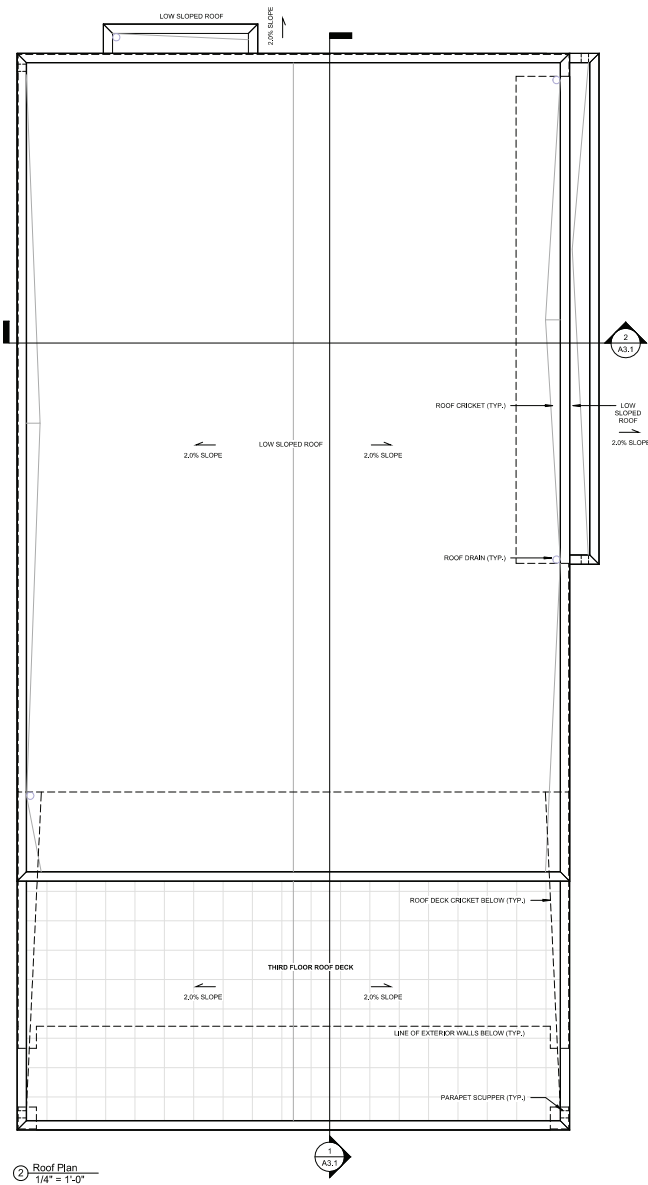
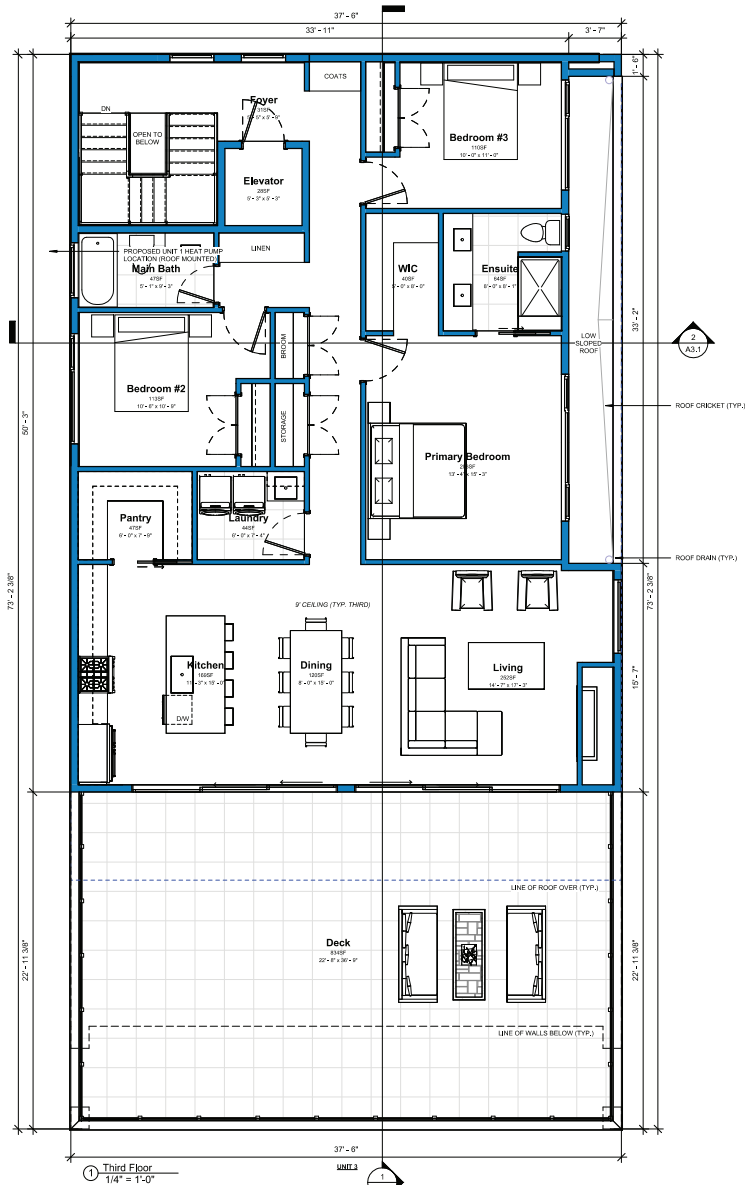
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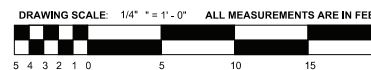
Date:	Description:	No.
25May22	Site Plan	1
25Jul22	Issues for Coordination	2
25Sep22	Issues for Development Permit	3
25Oct22	Development Permit REV 1	4
25Oct23	Development Permit REV 2	5

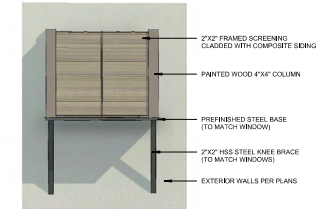
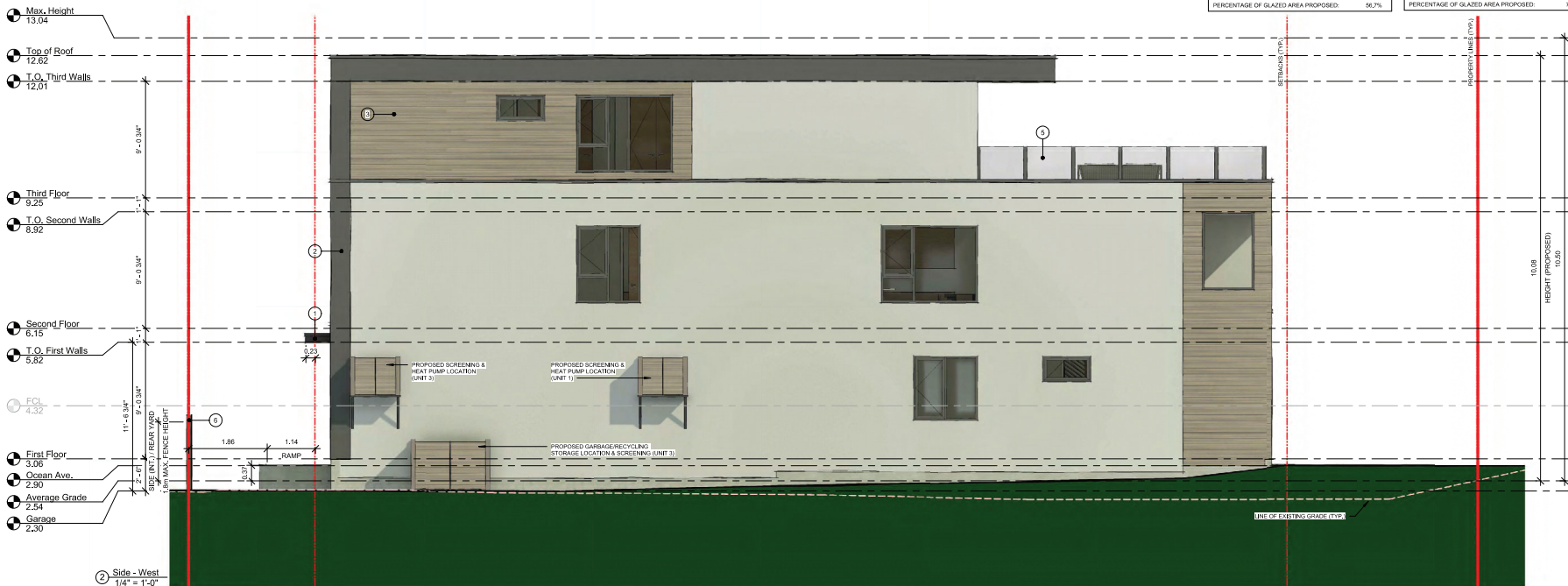
Third Floor & Roof Plans

A1.2

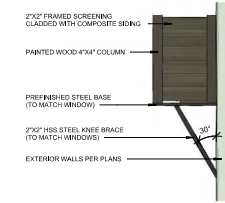


FLOOR AREA	UNIT 1	UNIT 2	UNIT 3	BUILDING
FIRST FLOOR:	694 SF	694 SF	762 SF	1946 SF
SECOND FLOOR:	1016 SF	1016 SF	1016 SF	3048 SF
THIRD FLOOR:	N/A	N/A	1639 SF	1639 SF
TOTAL LIVING SPACE:	1710 SF	1710 SF	2281 SF	5601 SF
GARAGE:	304 SF	304 SF	304 SF	912 SF
TOTAL BUILDING SF:	2014 SF	2014 SF	2585 SF	6598 SF





3 Heat Pump - Screening (Front)
1/2" = 1'-0"



4 Heat Pump - Screening (Side)
1/2" = 1'-0"

EXTERIOR FINISH & COLOURS

ACRYLIC STUCCO	
213340 - "SIDEWALK GRAY"	
ACRYLIC STUCCO	
1699 - "TEMPTATION"	
ACCENT	
1699 - "TEMPTATION"	
METAL CORRUGATED PANEL	
1699 - "TEMPTATION"	
SHIPLAP COMPOSITE SIDING	
SOFFT	
VENTED ALUMINUM (BLACK)	

ELEVATION NOTES LEGEND

1	2 PLY MOD BIT, ROOFING
2	ACRYLIC STUCCO
3	COMPOSITE SHIPLAP SIDING
4	4X4 HSS STEEL POST
5	ALUMINUM GUARD RAIL WITH GLASS INSERTS
6	SOLID WOOD FENCE
7	METAL CORRUGATED PANEL

SOUTH ELEVATION SPATIAL SEPARATION	
AREA OF EXPOSING BUILDING FACE:	154.4m ²
LIMITING DISTANCE (TO CL ROAD):	15.40m
PERCENTAGE OF GLAZED AREA ALLOWABLE:	82.8%
AREA OF GLAZED OPENINGS ALLOWABLE:	88.2m ²
(154.4m ² x 0.828)	
AREA OF GLAZED OPENINGS PROPOSED:	59.0m ²
PERCENTAGE OF GLAZED AREA PROPOSED:	56.7%

WEST ELEVATION SPATIAL SEPARATION	
AREA OF EXPOSING BUILDING FACE:	153.4m ²
LIMITING DISTANCE:	2.00m
PERCENTAGE OF GLAZED AREA ALLOWABLE:	8.0%
AREA OF GLAZED OPENINGS ALLOWABLE:	14.7m ²
(153.4m ² x 0.08)	
AREA OF GLAZED OPENINGS PROPOSED:	13.4m ²
PERCENTAGE OF GLAZED AREA PROPOSED:	7.3%

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2. It is the responsibility of the Contractor to verify all dimensions, elevations, and site conditions as shown on the drawings and to ensure that the work is completed in accordance with the drawings and specifications. The Contractor shall notify the Designer of any errors, omissions, or discrepancies identified before the start of construction.
3. The Contractor shall comply with all applicable codes, regulations, and standards, including but not limited to the British Columbia Building Code (BCBC), the National Building Code of Canada (NBCC), and the International Building Code (IBC). The Contractor shall also comply with all applicable environmental regulations and standards, including but not limited to the Environmental Protection Act (EPA) and the Clean Air Act (CAA).
4. The Contractor shall engage a Professional Engineer (P.E.) to review and stamp the drawings and specifications. The P.E. shall be a member of the Professional Engineers and Geoscientists Society of British Columbia (P.E.G.S.B.C.) and shall have the necessary qualifications and experience to perform the review. The Contractor shall provide the P.E. with all necessary information and documents to complete the review.

No.	Description:
1	25May22 Site Plan
2	25Jul23 Issue for Coordination
3	25Sep23 Issue for Development Permit
4	25Oct23 Development Permit REV 1
5	25Oct23 Development Permit REV 2



NORTH ELEVATION SPATIAL SEPARATION	
AREA OF EXPOSING BUILDING FACE:	118.2m ²
LIMITING DISTANCE:	3.26m
PERCENTAGE OF GLAZED AREA ALLOWABLE:	10.0%
AREA OF GLAZED OPENINGS ALLOWABLE: (118.2m ² × 0.10)	11.8m ²
AREA OF GLAZED OPENINGS PROPOSED:	10.9m ²
PERCENTAGE OF GLAZED AREA PROPOSED:	9.2%

EAST ELEVATION SPACIAL SEPARATION	
AREA OF EXPOSING BUILDING FACE: LIMITING DISTANCE (TO CL LANE):	185.3m2 6.09m
PERCENTAGE OF GLAZED AREA ALLOWABLE: AREA OF GLAZED OPENINGS ALLOWABLE: (185.3m2*0.19)	19.0% 35.2m2
AREA OF GLAZED OPENINGS PROPOSED:	33.2m2
PERCENTAGE OF GLAZED AREA PROPOSED:	17.9%



GENERAL NOTES:

1. The Contractor shall retain, make, maintain and preserve as confidential and other documents prepared by WHy Design Inc (WHyDC) and used in connection with this project are the property of WHyDC. The Contractor shall not use, copy, reproduce, disseminate, or otherwise use the information contained in the "Plans" and/or as such are and remain the property of WHyDC. The Contractor shall not, without the written consent of WHyDC, copy, reproduce, disseminate, or otherwise use the information contained in the "Plans" and/or as such are and remain the property of WHyDC. The Contractor shall not, without the written consent of WHyDC, copy, reproduce, disseminate, or otherwise use the information contained in the "Plans" and/or as such are and remain the property of WHyDC. The Contractor shall not, without the written consent of WHyDC, copy, reproduce, disseminate, or otherwise use the information contained in the "Plans" and/or as such are and remain the property of WHyDC.
2. If the Contractor is required to disclose or to submit to a third party any information contained in the project and the proposed work, the Contractor shall notify the Designer of any such disclosure or submission of confidential information in writing, and shall take all reasonable steps to ensure that the disclosure or submission is made in a manner that does not compromise the confidentiality of the information. The Contractor shall not, without the written consent of WHyDC, copy, reproduce, disseminate, or otherwise use the information contained in the "Plans" and/or as such are and remain the property of WHyDC. The Contractor shall not, without the written consent of WHyDC, copy, reproduce, disseminate, or otherwise use the information contained in the "Plans" and/or as such are and remain the property of WHyDC.
3. The Contractor shall engage a Professional Engineer Licensed in the Province of BC for the design and field construction of the proposed work. The Contractor shall not, without the written consent of WHyDC, copy, reproduce, disseminate, or otherwise use the information contained in the "Plans" and/or as such are and remain the property of WHyDC. The Contractor shall not, without the written consent of WHyDC, copy, reproduce, disseminate, or otherwise use the information contained in the "Plans" and/or as such are and remain the property of WHyDC.
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2436 Ocean Ave.

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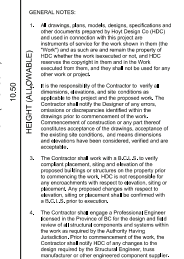
PROJECT

ISSUE DATE: 25Oct23 REV 5

No.	Description:	Date:
1	Site Plan	25May22
2	Issue for Coordination	25Jul29
3	Issue for Development Permit	25Sep09
4	Development Permit REV 1	25Sep30
5	Development Permit REV 2	25Oct23

Elevations

A2.2



2436 Ocean Ave.

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PROJECT

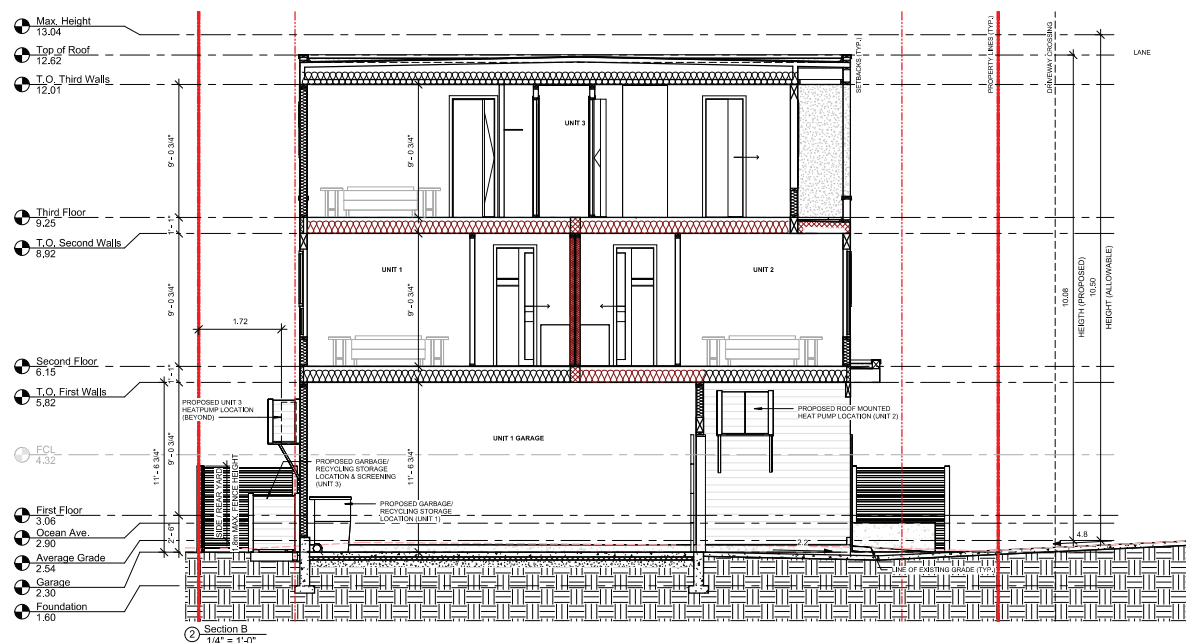
ISSUE DATE: 25Oct23 REV 5

40.

Date:	Description:
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Sections

A3.1



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

FLOOR AREA	UNIT 1:	UNIT 2:	UNIT 3:	BUILDING
FIRST FLOOR:	694 SF	660 SF	192 SF	1546 SF
SECOND FLOOR:	1016 SF	1016 SF	450 SF	2482 SF
THIRD FLOOR:	N/A	N/A	1639 SF	1639 SF
TOTAL LIVING SPACE:	<u>1710 SF</u>	<u>1676 SF</u>	<u>2281 SF</u>	<u>5667 SF</u>
GARAGE:	368 SF	301 SF	262 SF	931 SF
TOTAL BUILDING SF:	2078 SF	1977 SF	2543 SF	6598 SF

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



