

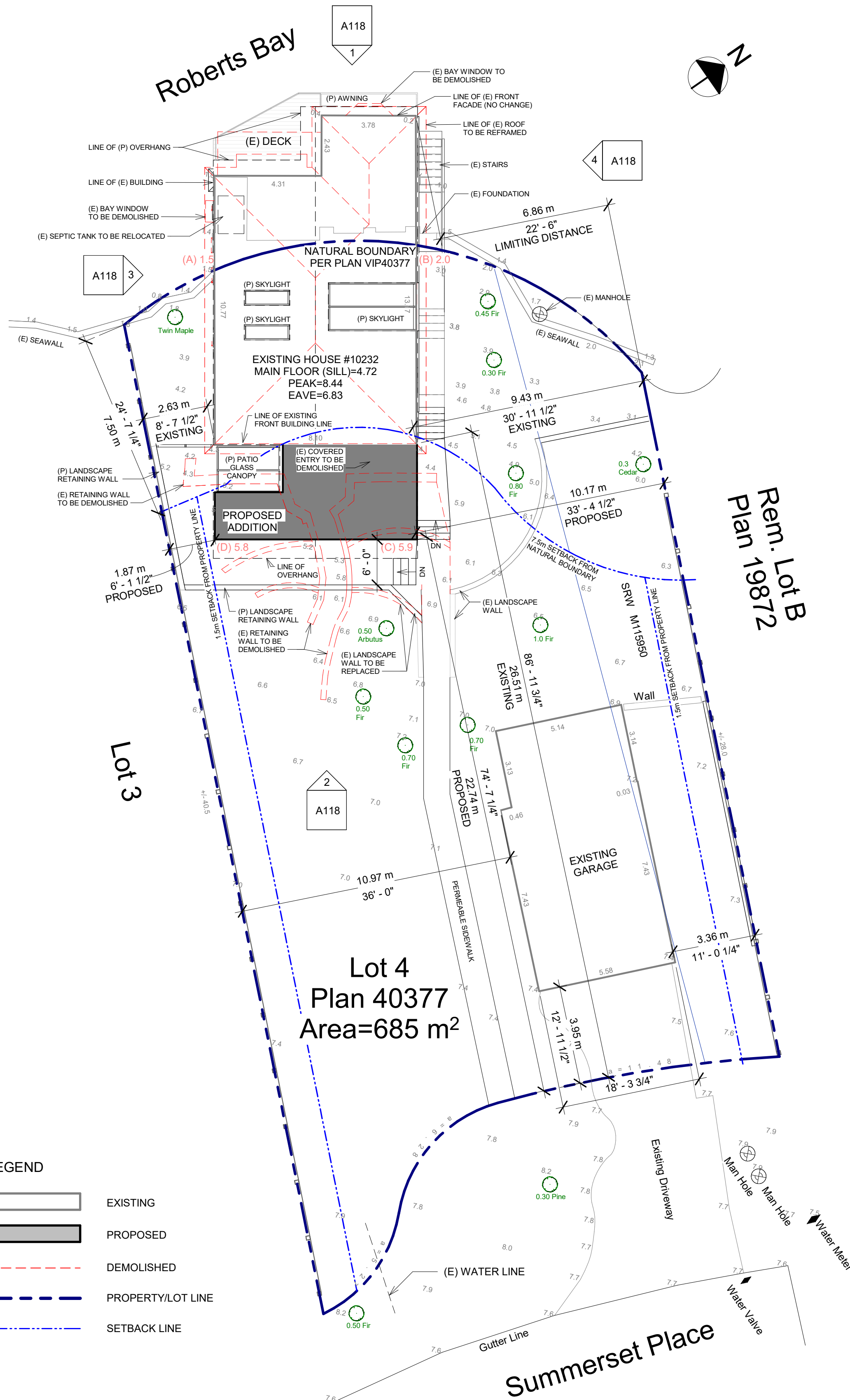
K0677 10232 Summerset Pl, Sidney, BC (Paul)

DEVELOPMENT PERMIT - Foundation Repair/Replacement, Front Addition & Renovation



MAVERICKS

C-2009 Fernwood Rd
Victoria, BC V8T 2Y8
(250) 634-0196



LEGEND

	EXISTING
	PROPOSED
	DEMOLISHED
	PROPERTY/LOT LINE
	SETBACK LINE

① SITE PLAN
1:125

PROJECT DATA	PRINCIPAL BUILDING
CIVIC ADDRESS	10232 SUMMERSSET PL, SIDNEY, BC
PID	000-156-558
LEGAL DESCRIPTION	LOT 4 VIP40377
ZONE	R1.1 SINGLE-FAMILY RESIDENTIAL
LOT AREA	685 m ²

SETBACK	PERMITTED	EXISTING	PROPOSED
FRONT LOT LINE	7.50 m	26.51 m	22.75 m
REAR LOT LINE	5.50 m	0.00 m	NO CHANGE
INTERIOR LOT LINE	1.50 m	2.63 m	1.87 m
INTERIOR LOT LINE	1.50 m	9.43 m	10.17 m

HEIGHT	PERMITTED	EXISTING	PROPOSED
AVERAGE GRADE		2.93 m	3.80 m
HEIGHT	8.00 m	5.51 m	5.31 m
MAIN FLOOR ELEVATION		4.72 m	NO CHANGES
MAIN FLOOR ADDITION			5.08m
ROOF PEAK		8.44 m	9.11 m

GROSS FLOOR AREA	PERMITTED	EXISTING	PROPOSED
LOWER FLOOR		96.89 m ²	96.89 m ²
MAIN FLOOR		97.16 m ²	122.41 m ²
GARAGE (EXEMPTION)		58.00 m ²	NO CHANGE
TOTAL GROSS FLOOR AREA		194.05 m ²	219.29 m ²

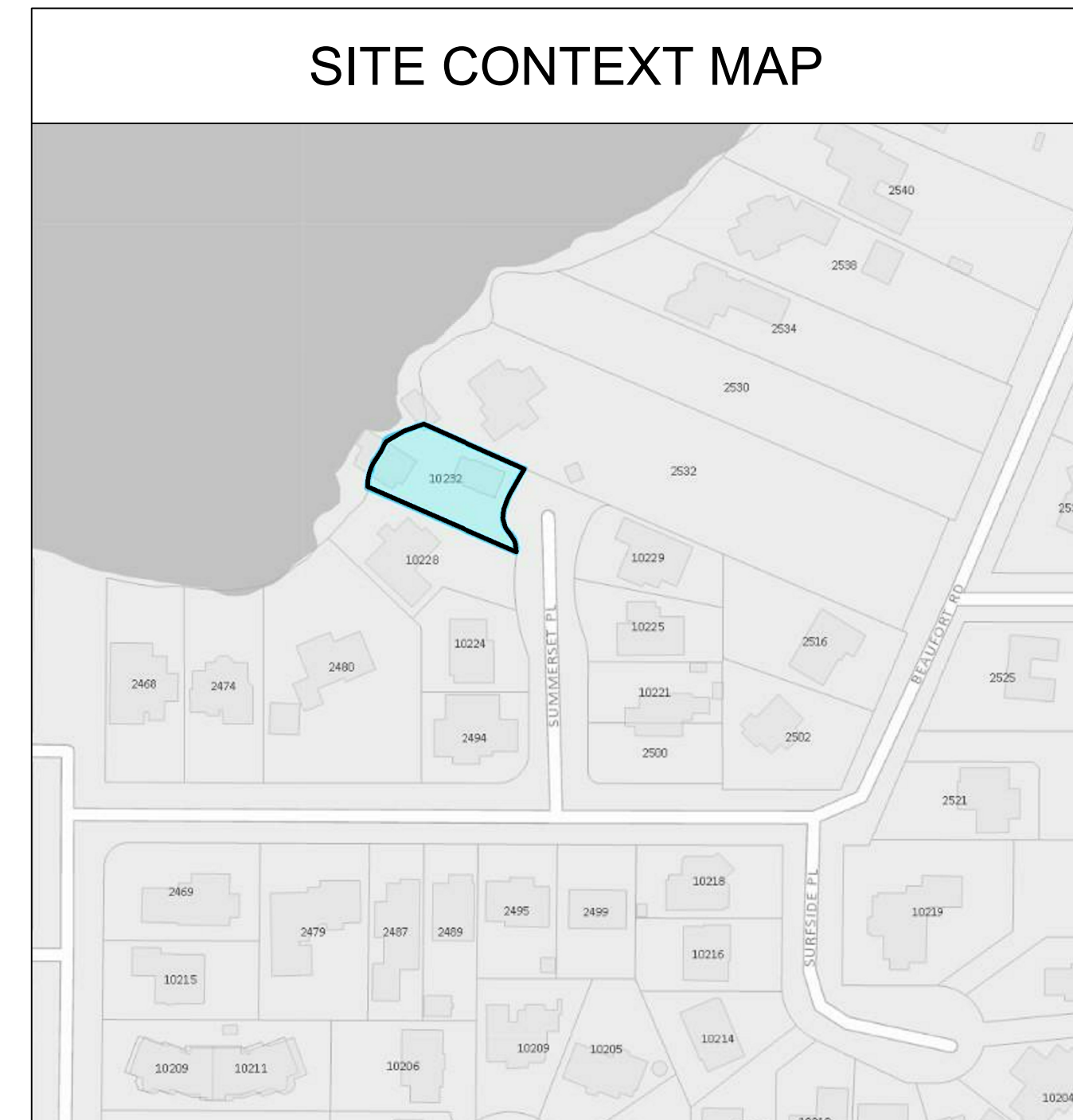
AREA CALCULATION	PERMITTED	EXISTING	PROPOSED
FLOOR AREA RATIO		0.28	0.32
LOT COVERAGE	30%	17.80%	21.49%

PROPOSED AVERAGE GRADE CALCULATION	
A	1.50
B	2.00
C	5.90
D	5.80
AVERAGE GRADE	3.80

PROJECT SCOPE:

- ADDITION TO AN EXISTING SINGLE FAMILY DWELLING:
- 1) FOUNDATION REPAIR
 - 2) FRONT ENTRY ADDITION ABOVE FCL (26m²)
 - 3) INTERIOR RENOVATION
 - 4) NEW SIDING & ROOF ON EXISTING DWELLING

SITE CONTEXT MAP



Permit to Practice Number
1002236

No.	Description	Date
	ISSUED FOR DEVELOPMENT PERMIT	2024.02.26

Drawing List	
SHEET NAME	SHEET NO.
SITE PLAN	A1
PERSPECTIVES	A2
AREA CALCULATION	A3
FOUNDATION PLAN	A4
LOWER FLOOR PLAN	A5
MAIN FLOOR PLAN	A6
ROOF PLAN	A7
SOUTH & EAST ELEVATIONS	A8
NORTH & WEST ELEVATIONS	A9
SECTION	A10

J. Paul Robertson

10232 Summerset Pl, Sidney, BC

SITE PLAN

Project number	K0677
Date	2024.02.26
Drawn by	MH/KO
Checked by	KMS/MH

A1

Scale As indicated

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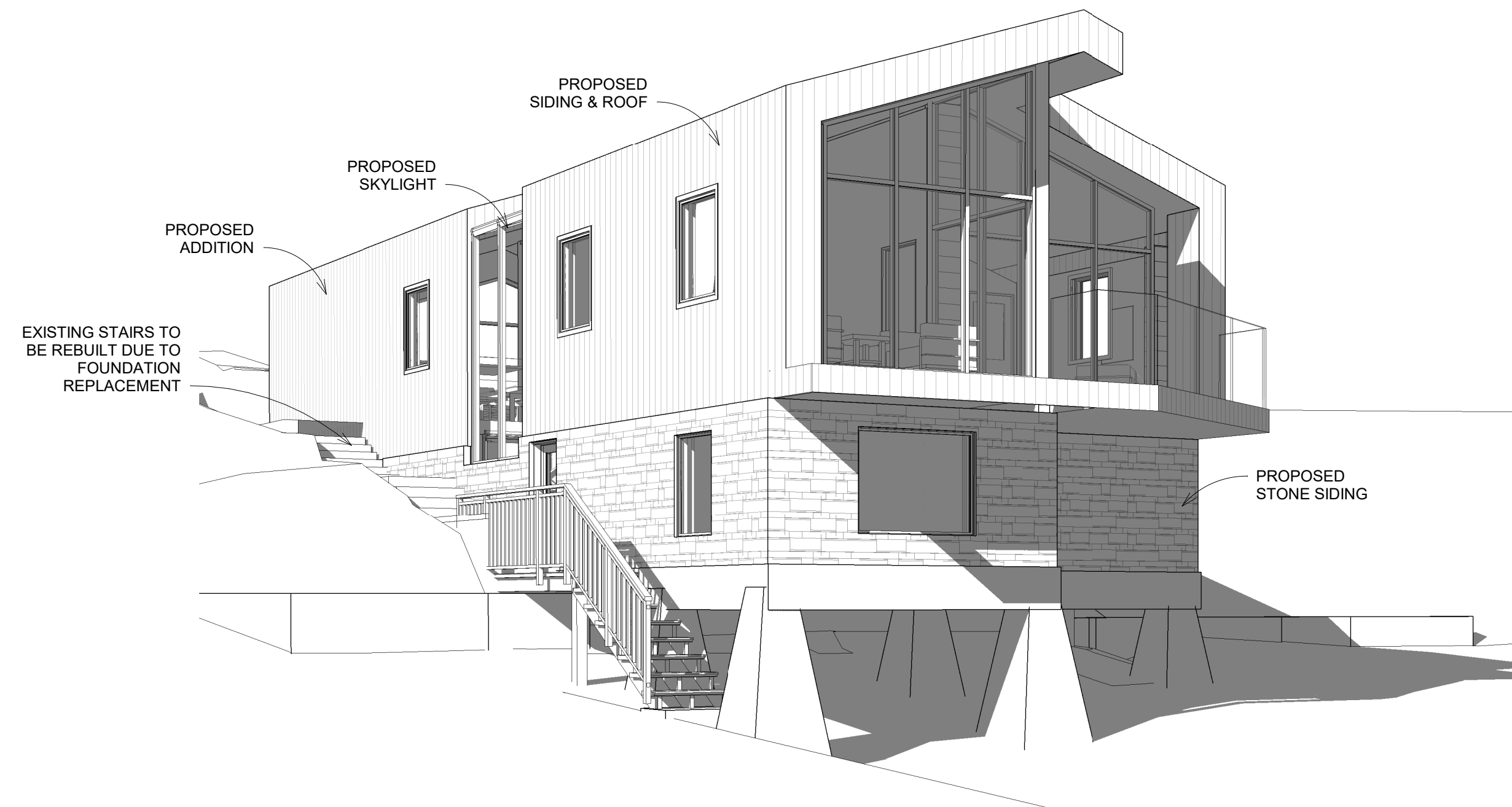
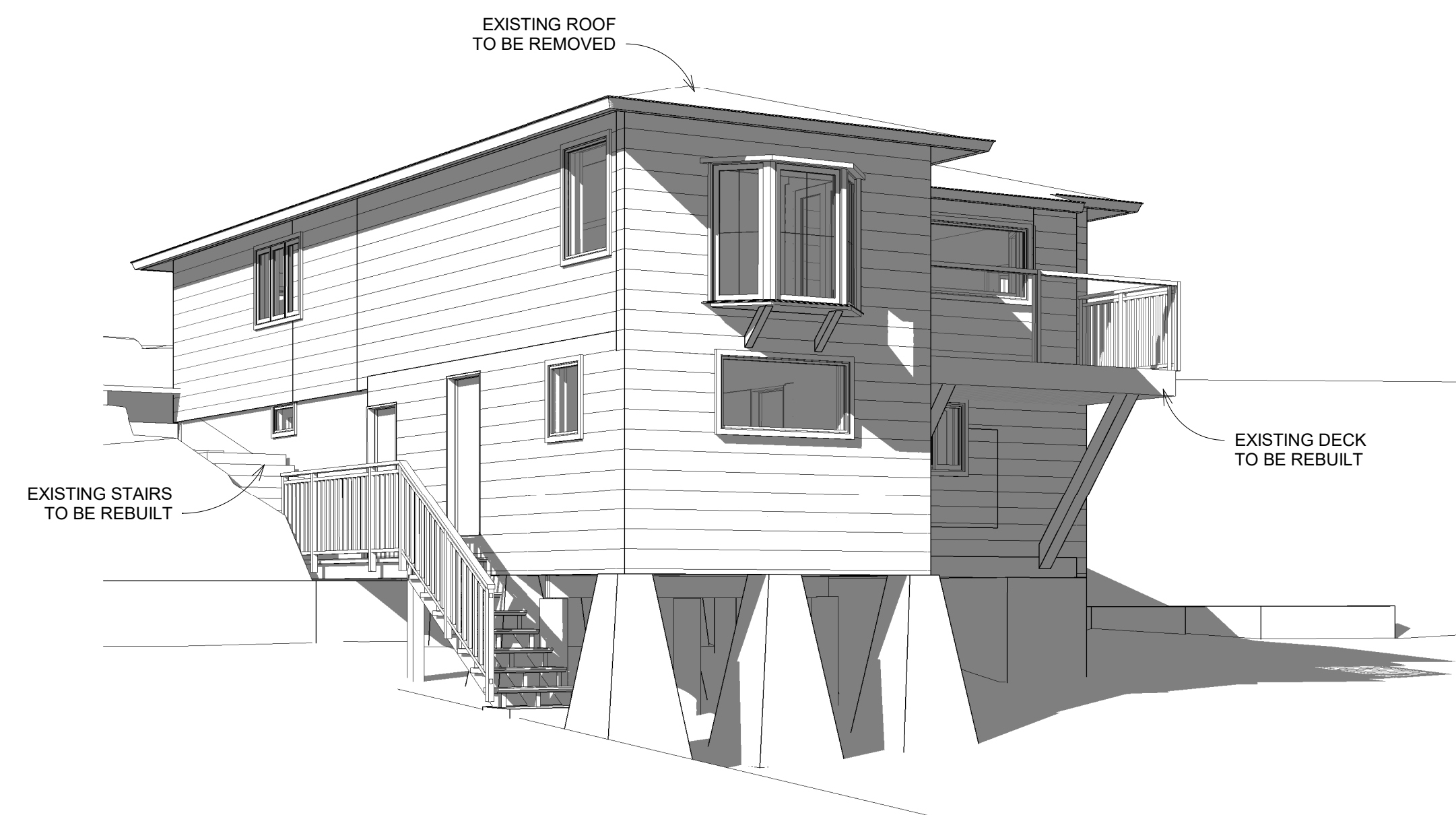
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EXISTING REAR PERSPECTIVE

PROPOSED REAR PERSPECTIVE

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PERSPECTIVES

Project number	K0677
Date	2024.02.26
Drawn by	MH/KO
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A2

Scale 1/4" = 1'-0"

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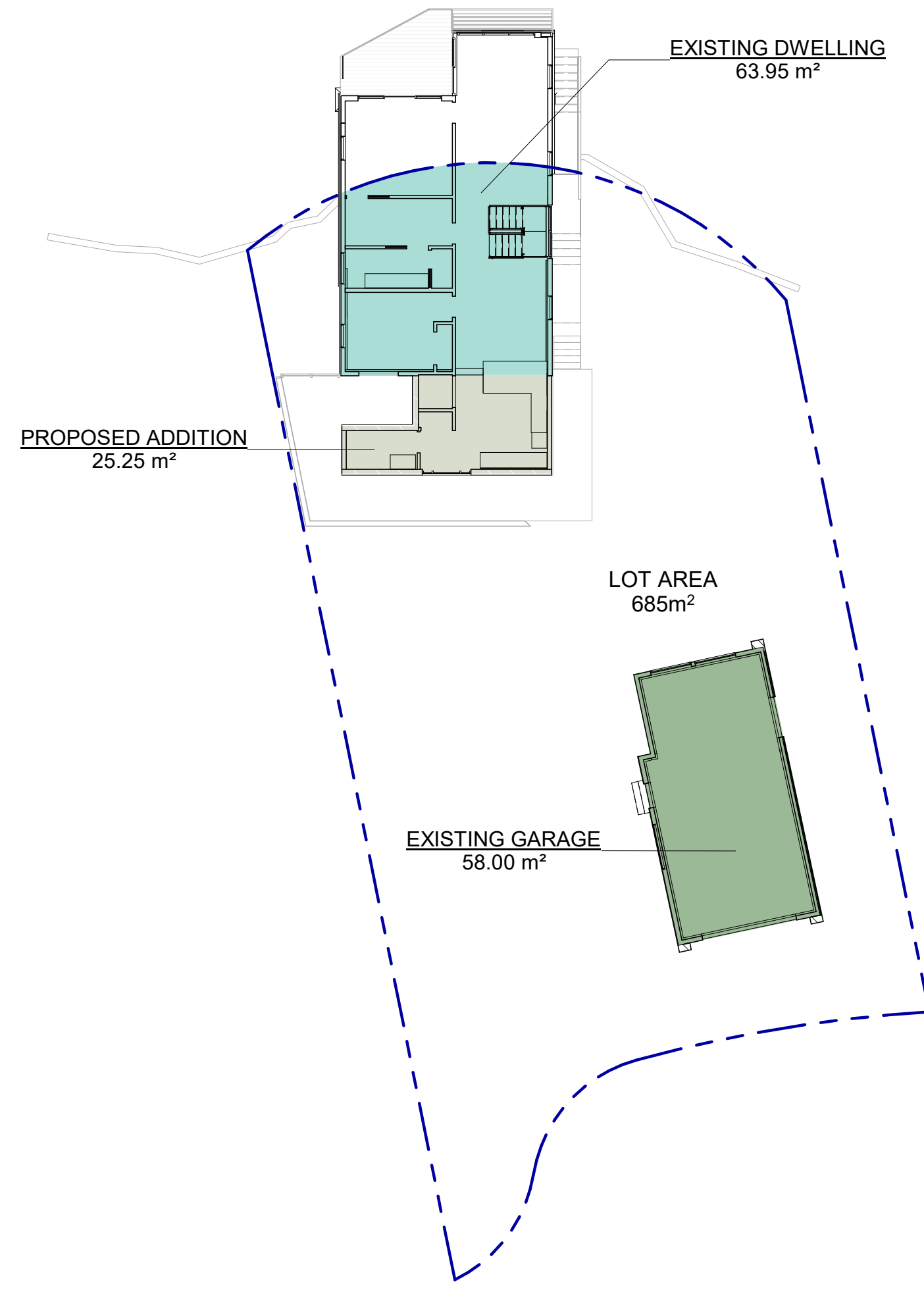
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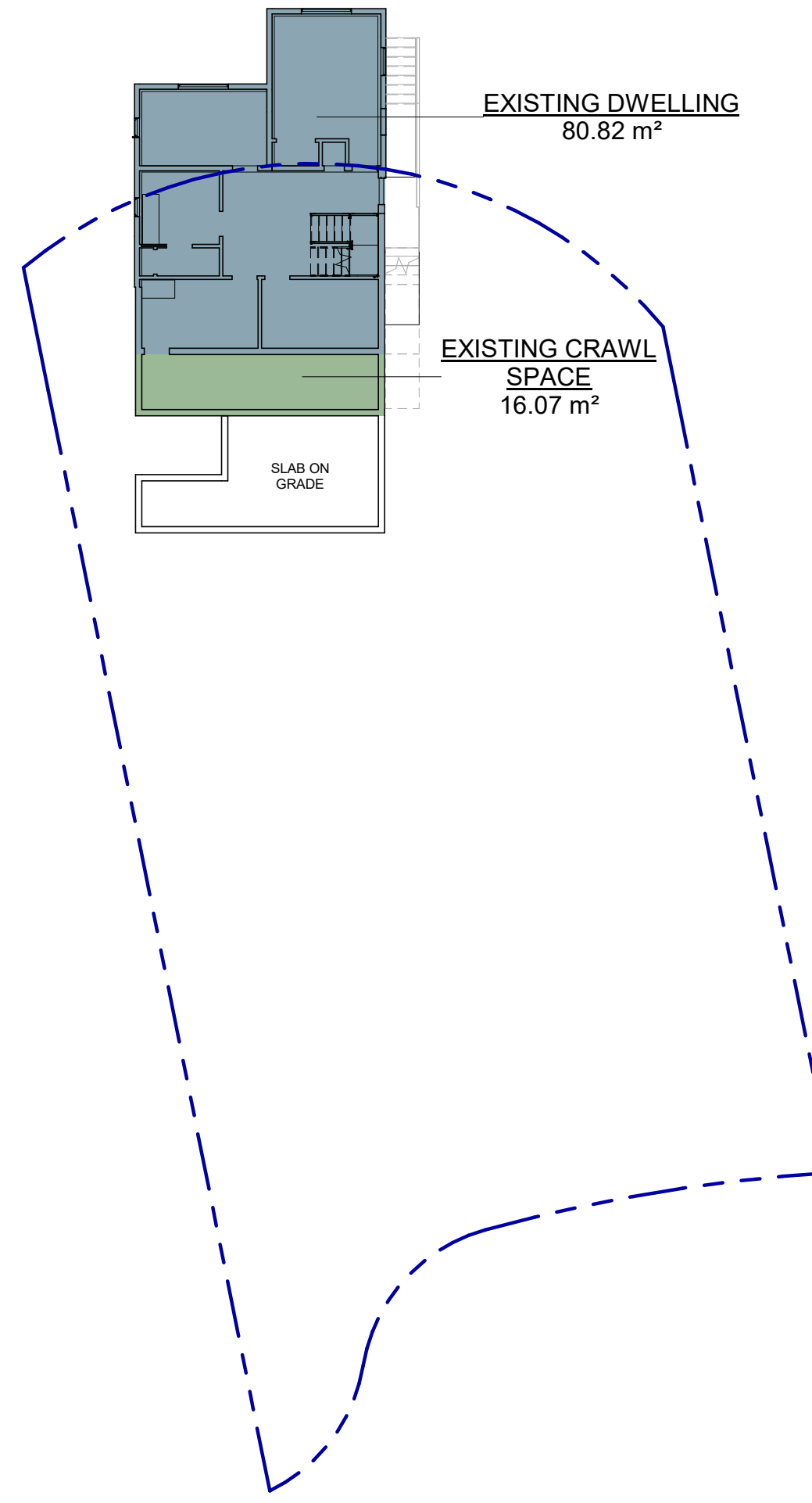
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① PROPOSED LOT COVERAGE
1/16" = 1'-0"

PROPOSED LOT COVERAGE		
	AREA	LOT COVERAGE
EXISTING DWELLING	63.95 m ²	9.34%
EXISTING GARAGE	58.00 m ²	8.47%
PROPOSED ADDITION	25.25 m ²	3.69%
MAX. LOT COVERAGE 30%	147.20 m ²	21.49%

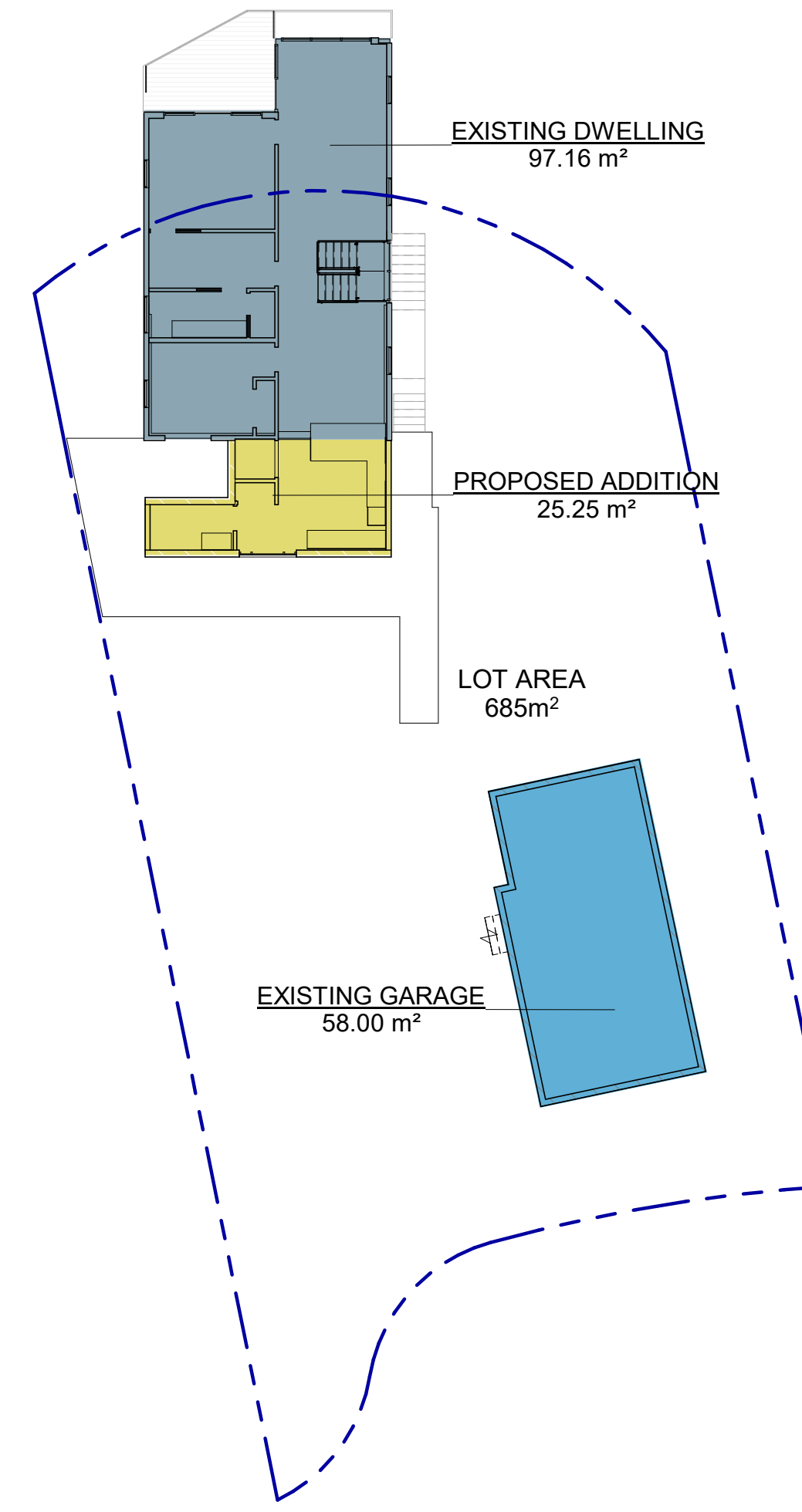


② LOWER AREA PLAN
1/16" = 1'-0"

PROPOSED FLOOR AREA		
Level		FLOOR AREA
EXCLUSIONS		
(E) MAIN LEVEL	EXISTING GARAGE	58.00 m ²
		58.00 m ²

GROSS FLOOR AREA		
(E) LOWER LEVEL	EXISTING CRAWL SPACE	16.07 m ²
(E) LOWER LEVEL	EXISTING DWELLING	80.82 m ²
(E) MAIN LEVEL	EXISTING DWELLING	97.16 m ²
(E) MAIN LEVEL	PROPOSED ADDITION	25.25 m ²
		219.29 m ²

PROPOSED FLOOR AREA RATIO : $219.29\text{m}^2 / 685\text{m}^2 = 0.32$



③ MAIN AREA PLAN
1/16" = 1'-0"

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10232 Summerset Pl, Sidney, BC
AREA CALCULATION

Project number: K0677
Date: 2024.02.26
Drawn by: MH/KO
Checked by: KMS/MH

A3

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Scale: As indicated

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FOUNDATION PLAN

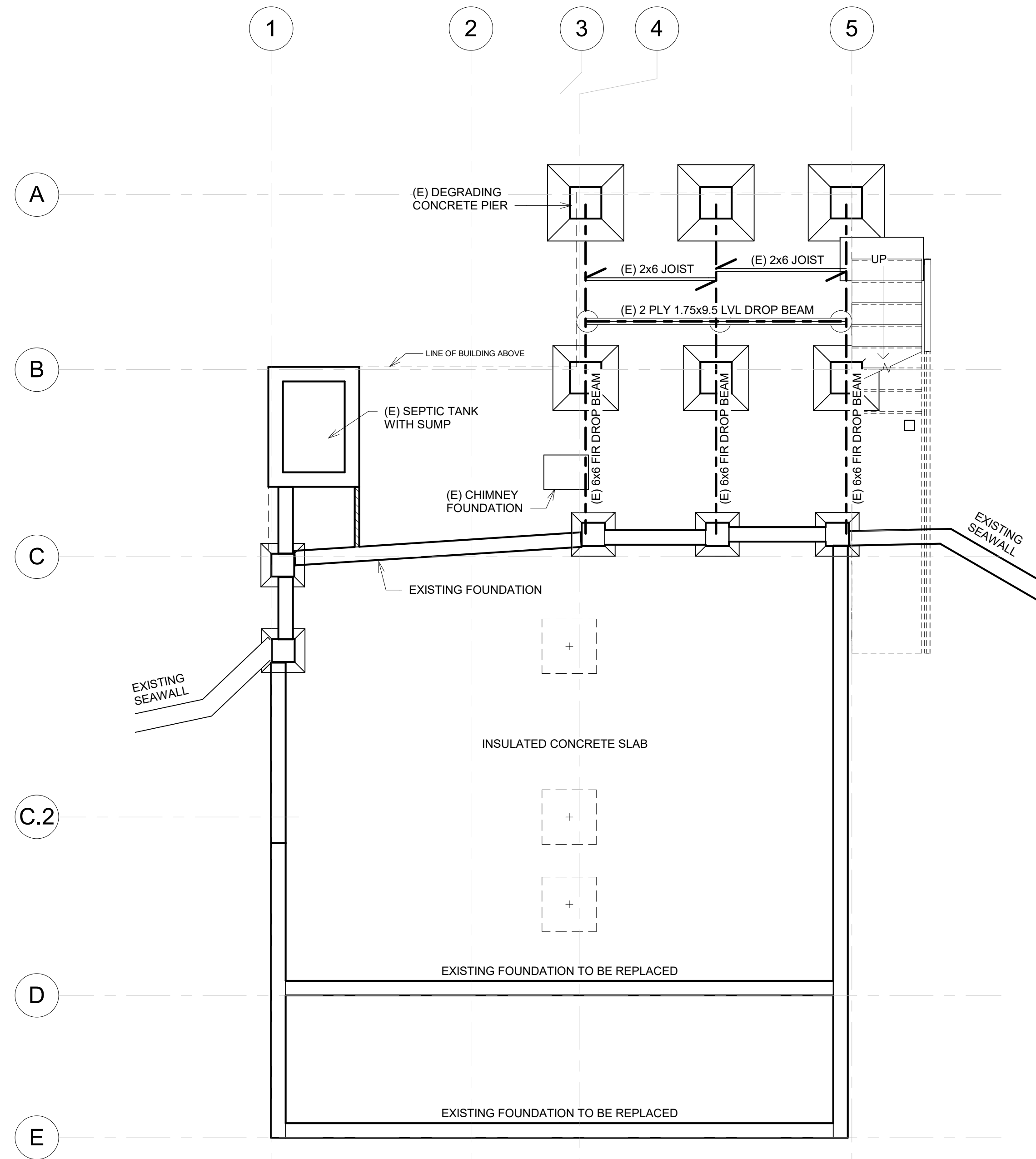
Project number	K0677
Date	2024.02.26
Drawn by	MH/KO
Checked by	KMS/MH

A4

Scale 1/4" = 1'-0"

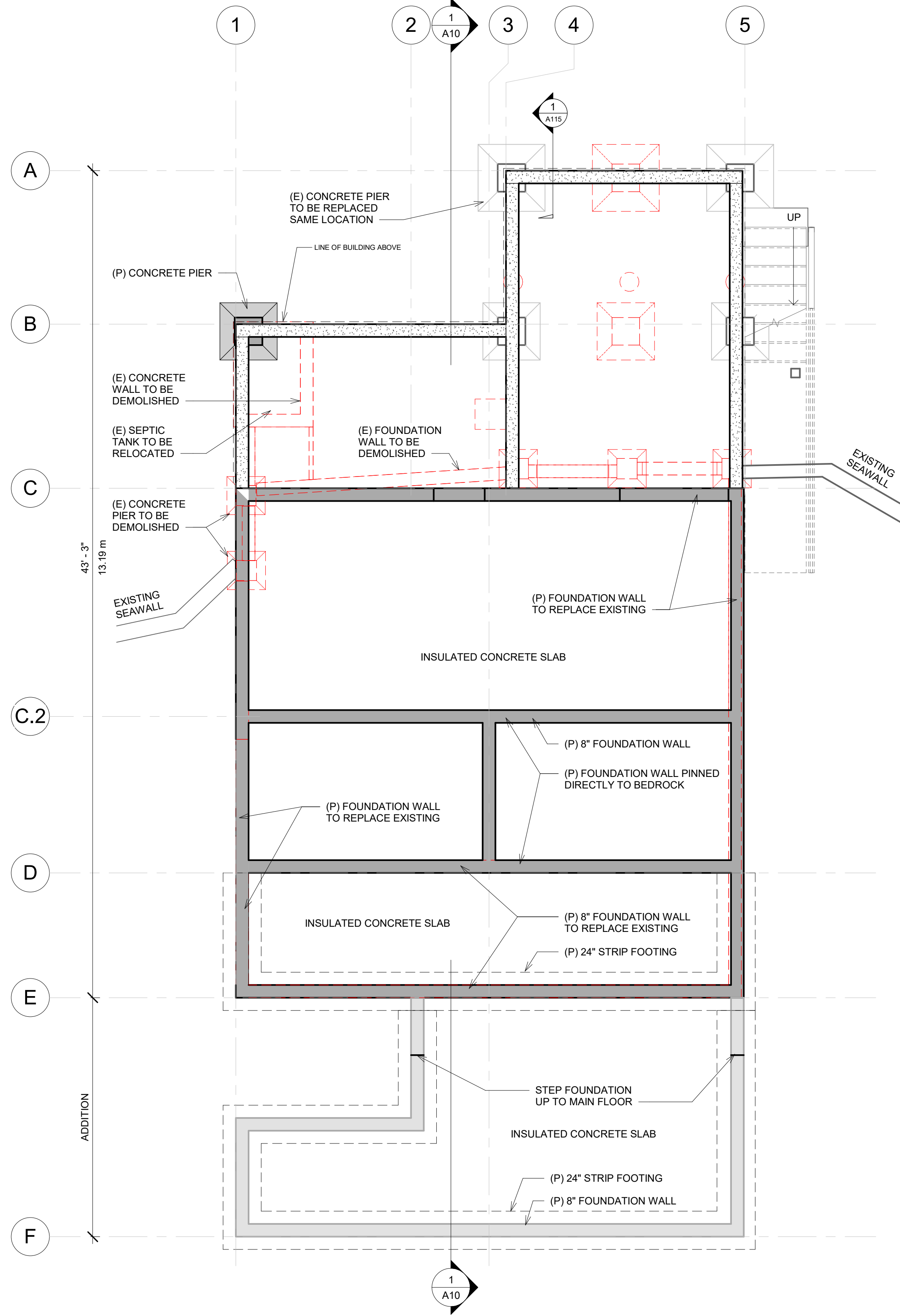
VIEW SPECIFIC LEGEND

- CONCRETE PIER TIE BEAM
- STANDARD NEW REINFORCED FOUNDATION WALLS



① FOUNDATION PLAN (EXISTING)
1/4" = 1'-0"

LEGEND	
	EXISTING WALLS TO BE DEMO / MODIFIED
	EXISTING PIER LOCATIONS
	NEW REINFORCED FOUNDATION
	CONCRETE PIER TIE BEAM
(E) OR (P)	"EXISTING" OR "PROPOSED"



② FOUNDATION PLAN
1/4" = 1'-0"

DEVELOPMENT PERMIT

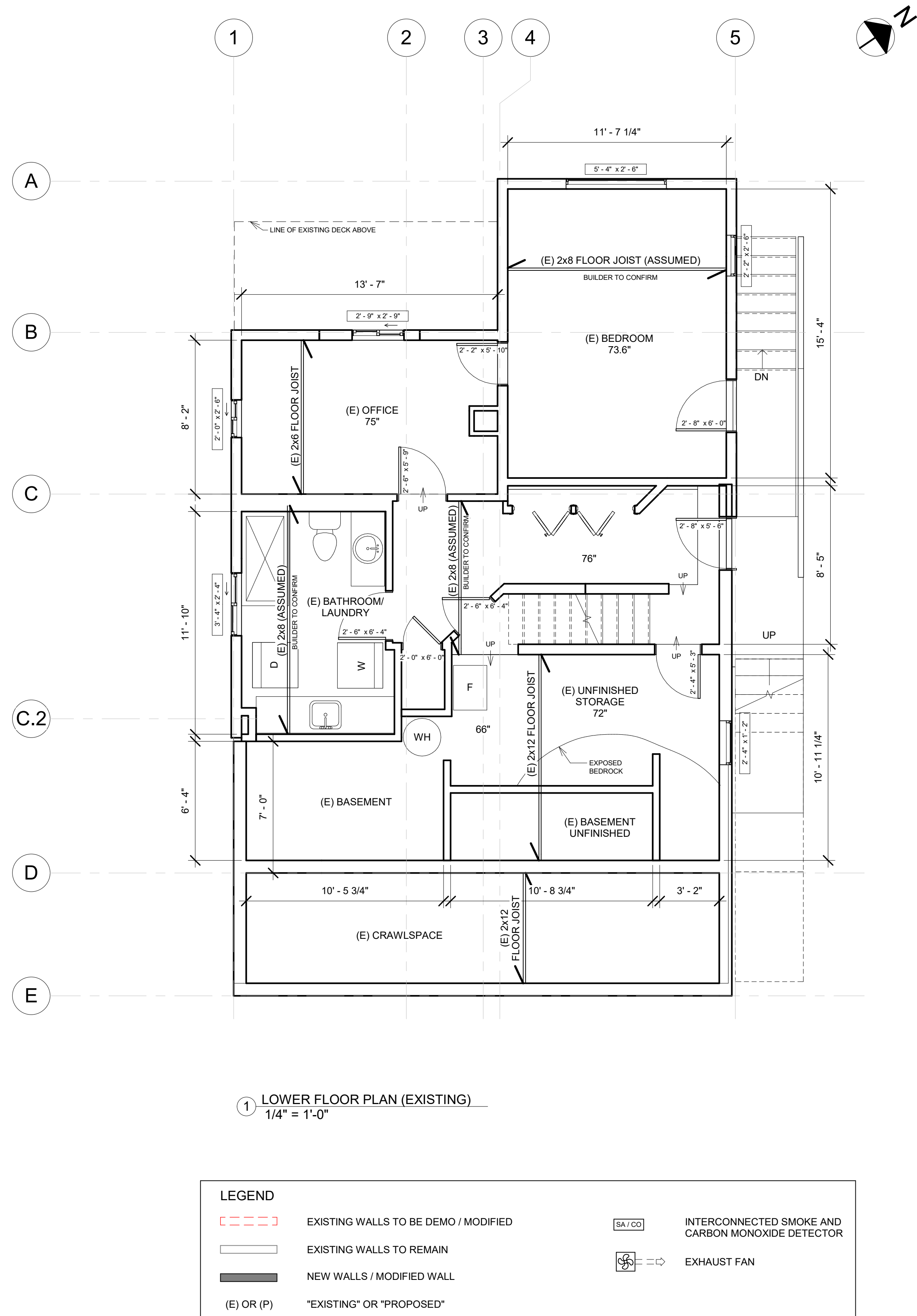
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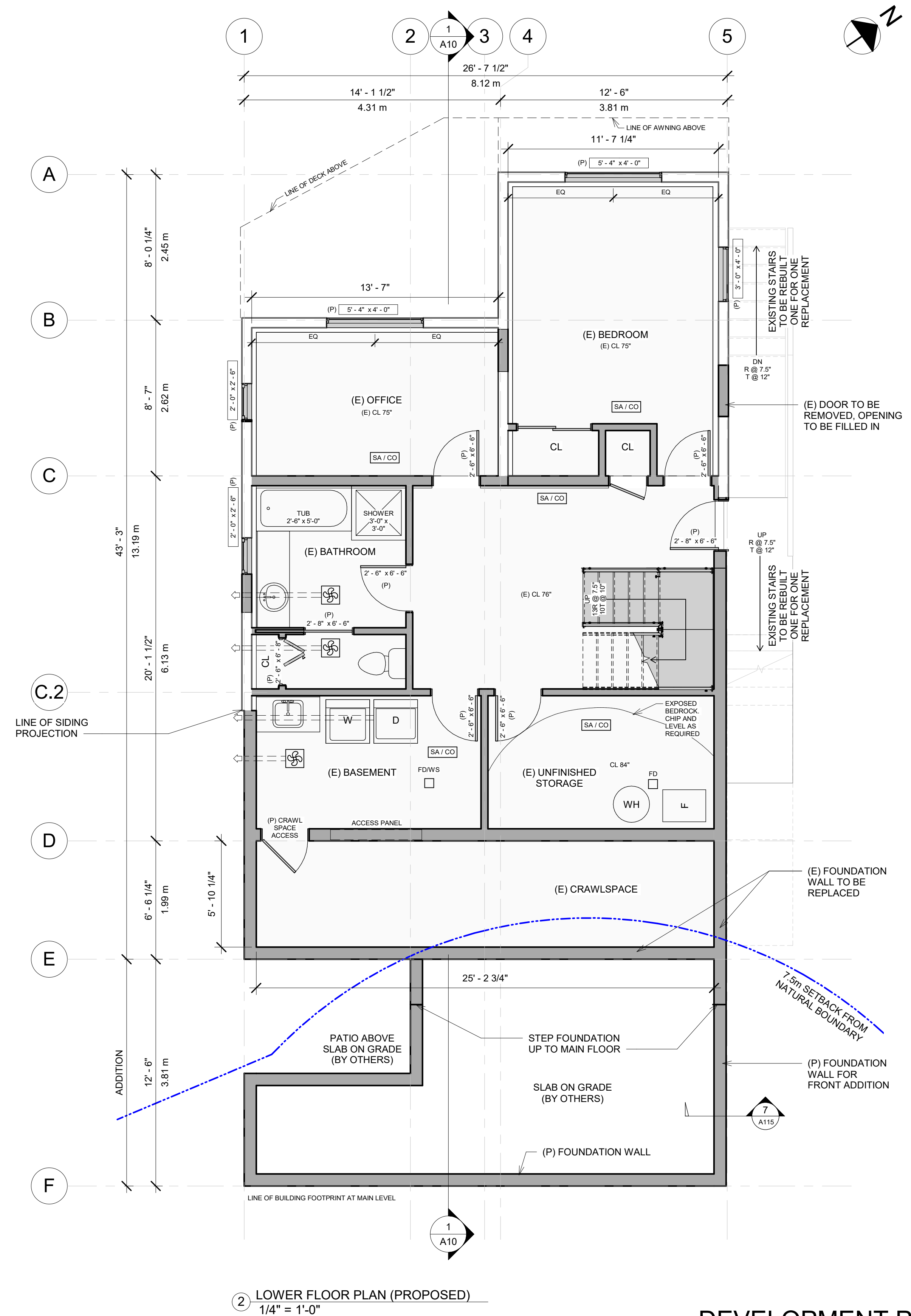


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① LOWER FLOOR PLAN (EXISTING)
1/4" = 1'-0"



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10232 Summerset Pl, Sidney, BC
LOWER FLOOR PLAN

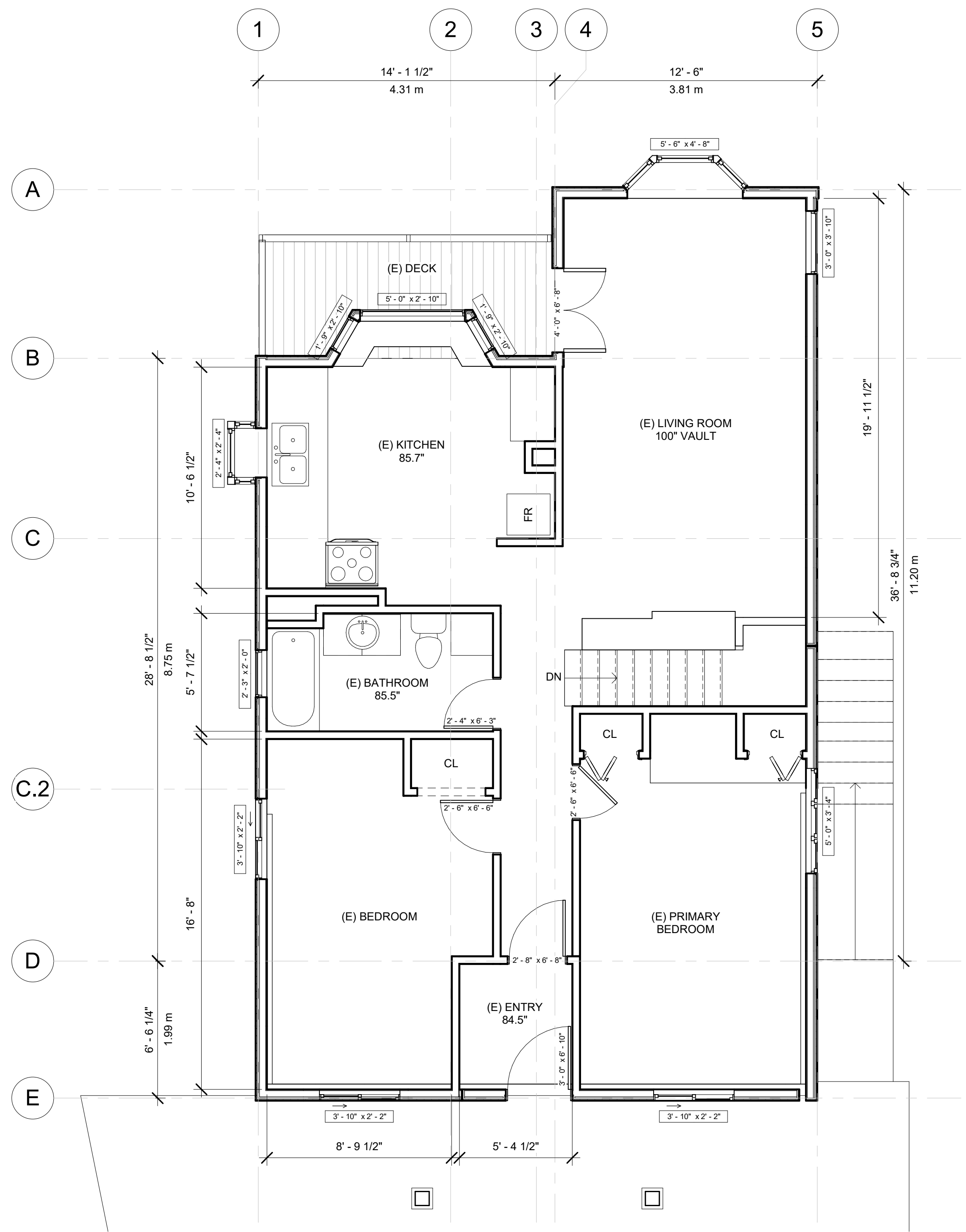
Project number K0677
Date 2024.02.26
Drawn by MH/KO
Checked by KMS/MH

A5

Scale 1/4" = 1'-0"

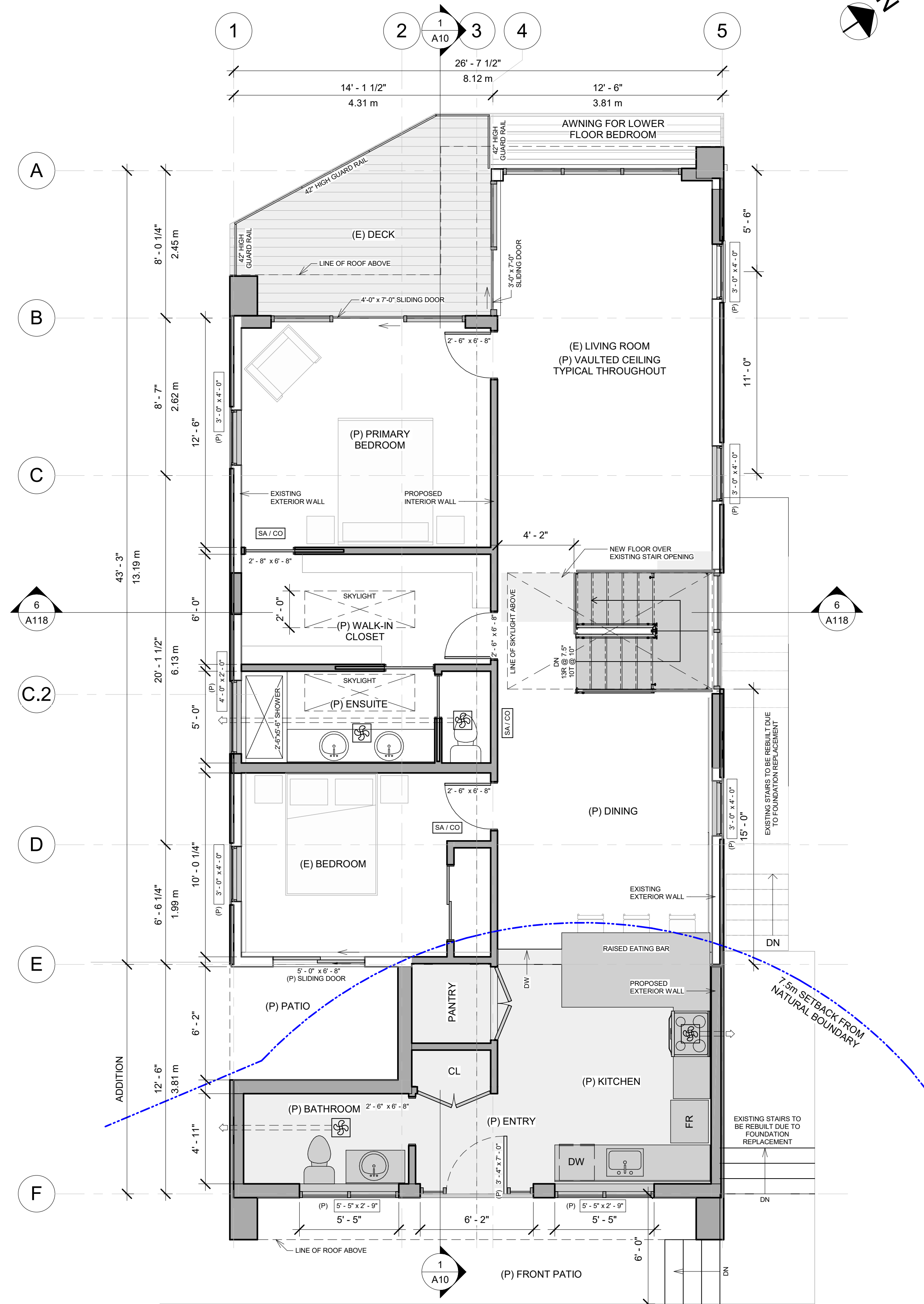
K0677 10232 Somerset Pl, Sidney, BC (Paul)

DEVELOPMENT PERMIT - Foundation Repair/Replacement, Front Addition & Renovation



1 MAIN FLOOR PLAN (EXISTING)
1/4" = 1'-0"

LEGEND	
	EXISTING WALLS TO BE DEMO / MODIFIED
	EXISTING WALLS TO REMAIN
	NEW WALLS / MODIFIED WALL
(E) OR (P)	"EXISTING" OR "PROPOSED"
	INTERCONNECTED SMOKE AND CARBON MONOXIDE DETECTOR
	EXHAUST FAN



2 MAIN FLOOR PLAN (PROPOSED)
1/4" = 1'-0"

DEVELOPMENT PERMIT



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No.	Description	Date
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10232 Somerset Pl, Sidney, BC
MAIN FLOOR PLAN

Project number	K0677
Date	2024.02.26
Drawn by	MH/KO
Checked by	KMS/MH

A6

Scale 1/4" = 1'-0"

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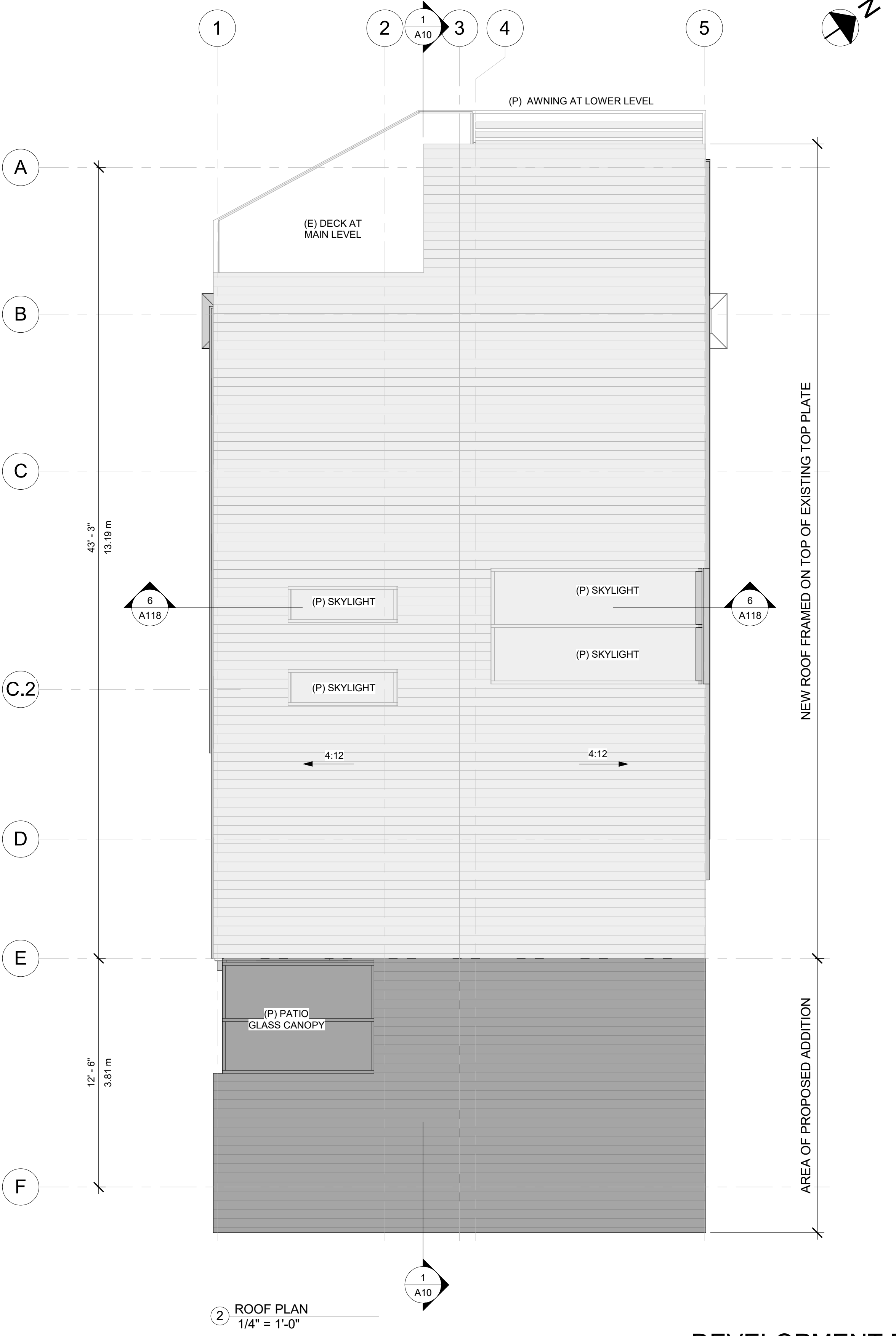
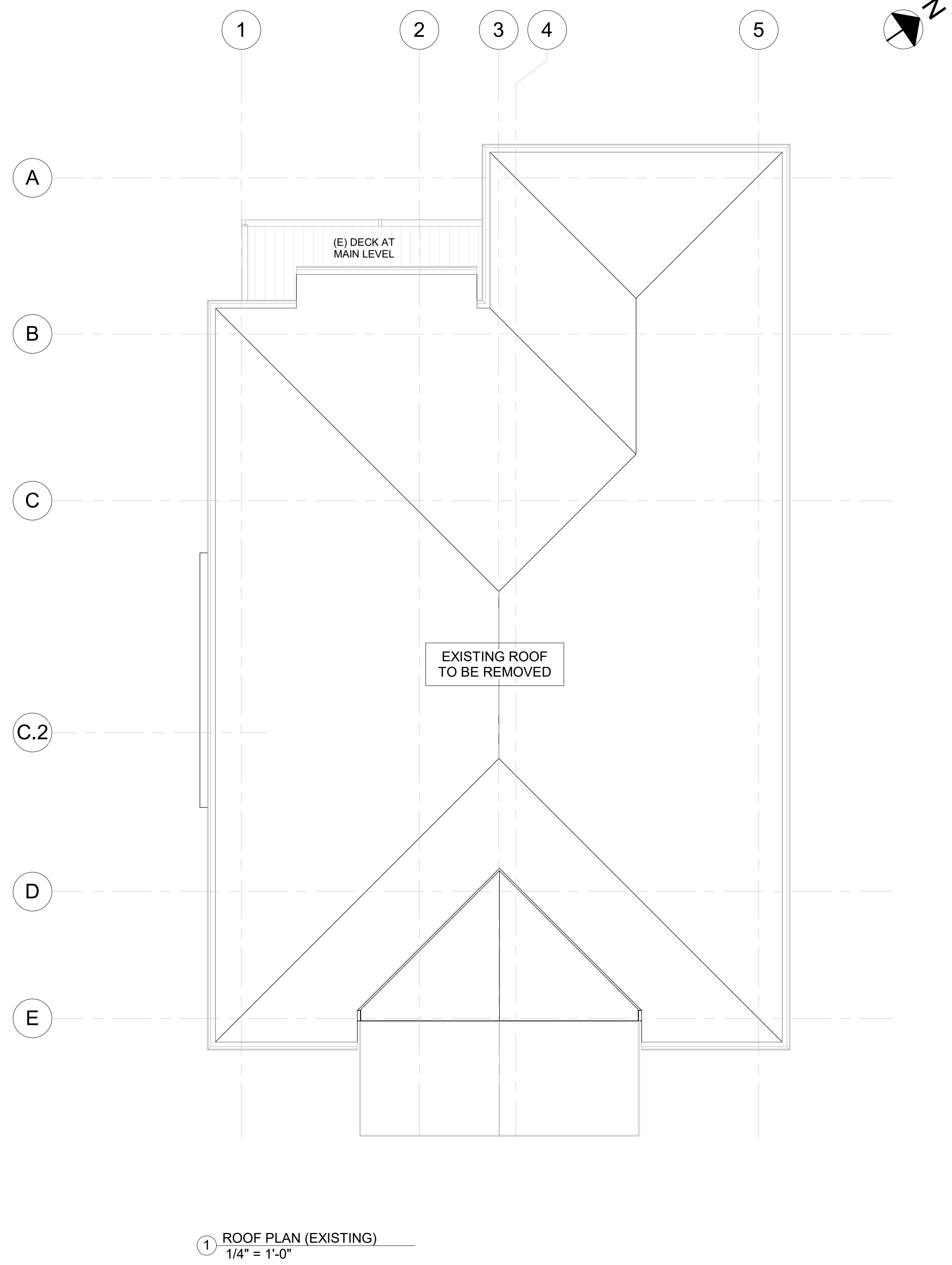
J. Paul Robertson
10232 Summerset Pl, Sidney, BC
ROOF PLAN

Project number K0677
Date 2024.02.26
Drawn by MH/KO
Checked by KMS/MH

A7

Scale 1/4" = 1'-0"

2024-02-26 10:47:09 AM



DEVELOPMENT PERMIT

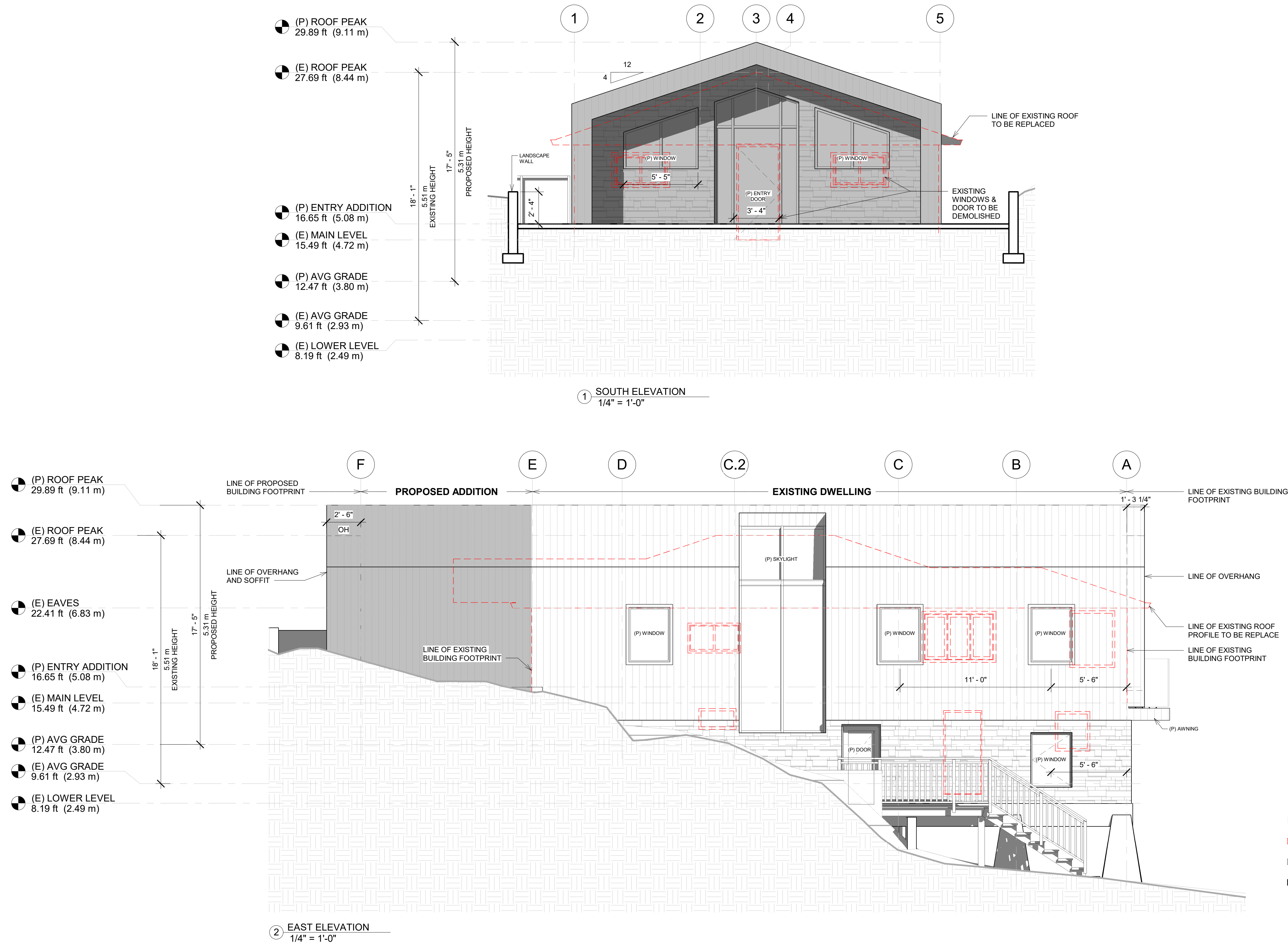
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- LEGEND**
- [Dashed red line] EXISTING WALLS TO BE DEMO / MODIFIED
 - [Solid black line] EXISTING WALLS TO REMAIN
 - [Solid grey line] NEW WALLS / MODIFIED WALL
 - (E) OR (P) "EXISTING" OR "PROPOSED"

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1	ISSUED FOR DEVELOPMENT PERMIT	2024.02.26

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10232 Summerset Pl, Sidney, BC
SOUTH & EAST ELEVATIONS

Project number	K0677
Date	2024.02.26
Drawn by	MH/KO
Checked by	KMS/MH

A8

Scale 1/4" = 1'-0"

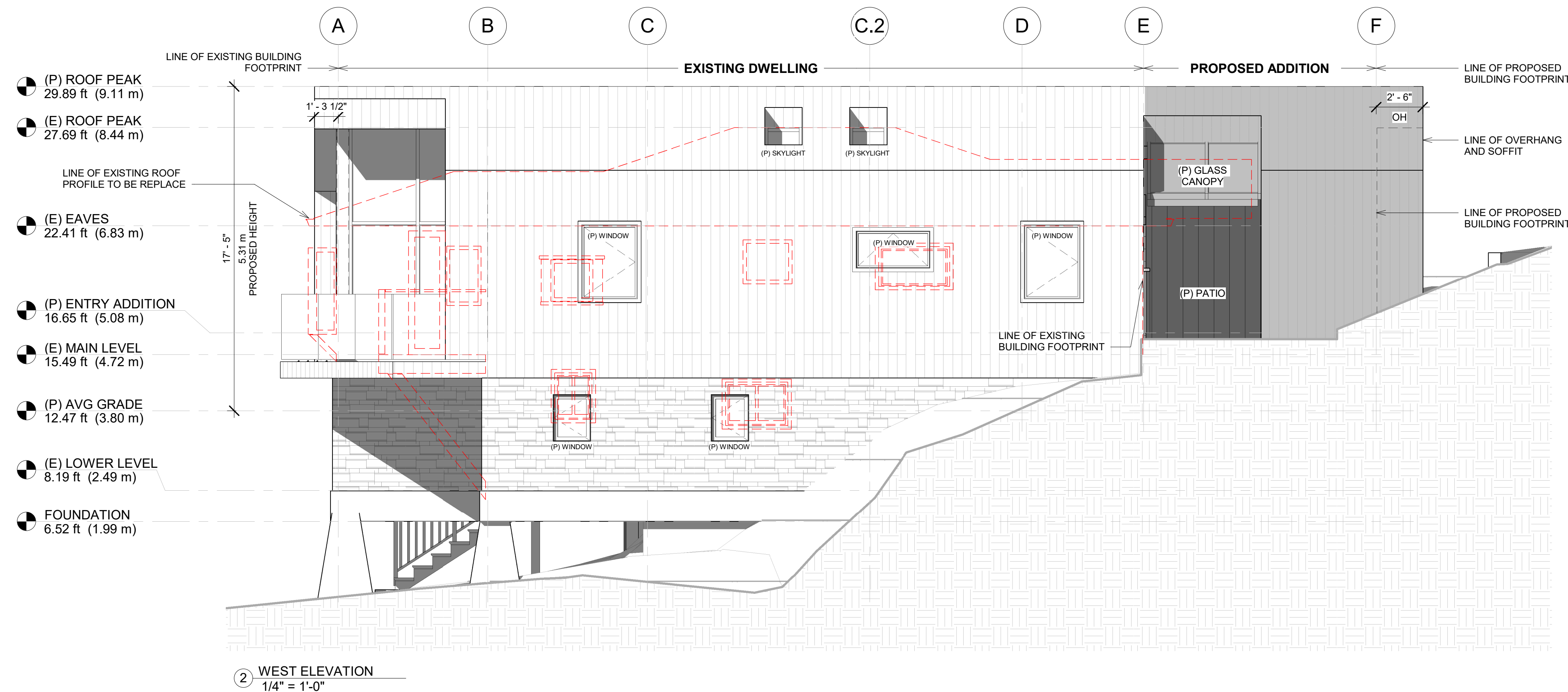
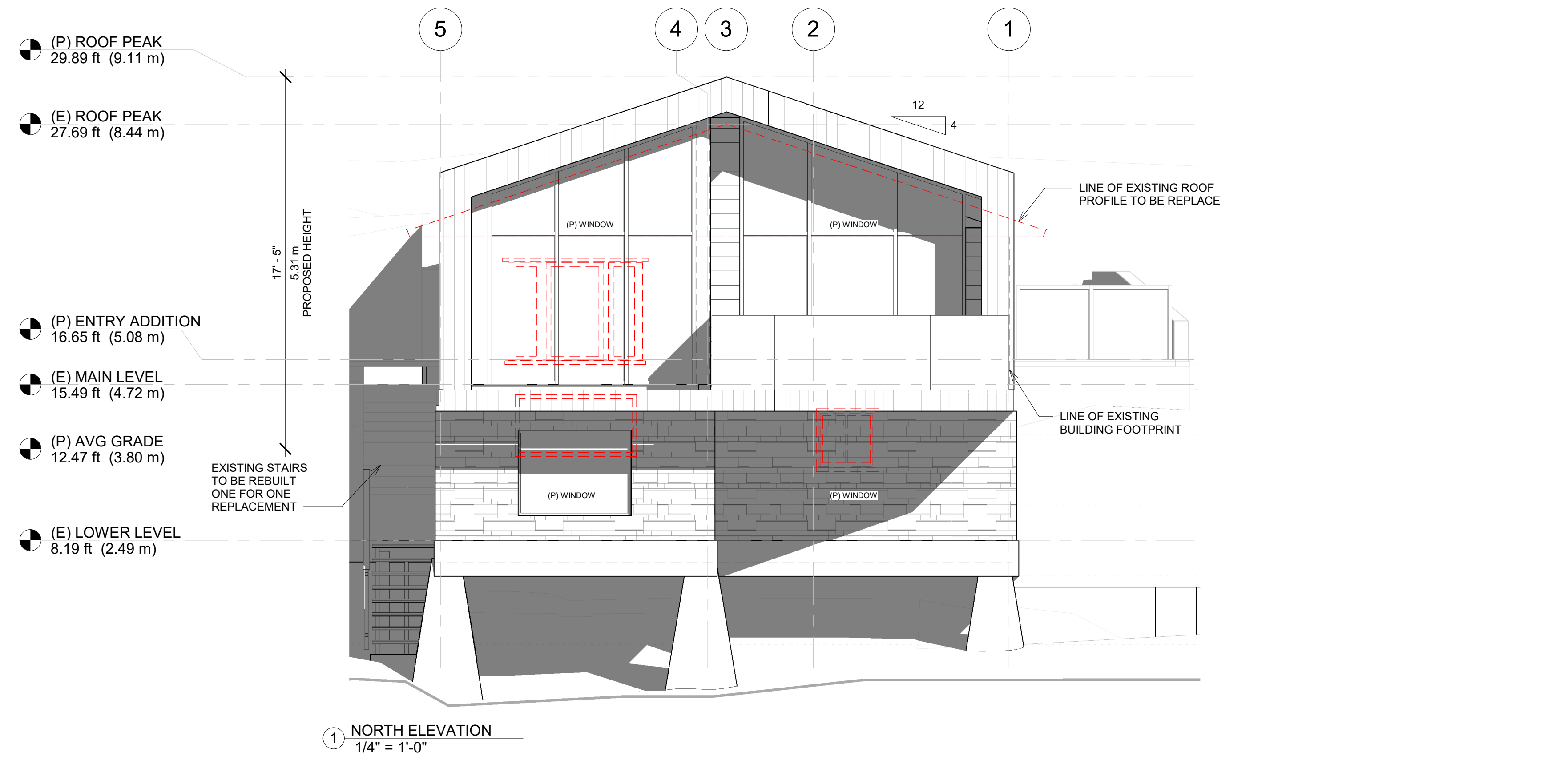
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No.	Description	Date

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10232 Somerset Pl, Sidney, BC
NORTH & WEST ELEVATIONS

Project number K0677
Date 2024.02.26
Drawn by MH/KO
Checked by KMS/MH

A9
Scale 1/4" = 1'-0"

DEVELOPMENT PERMIT

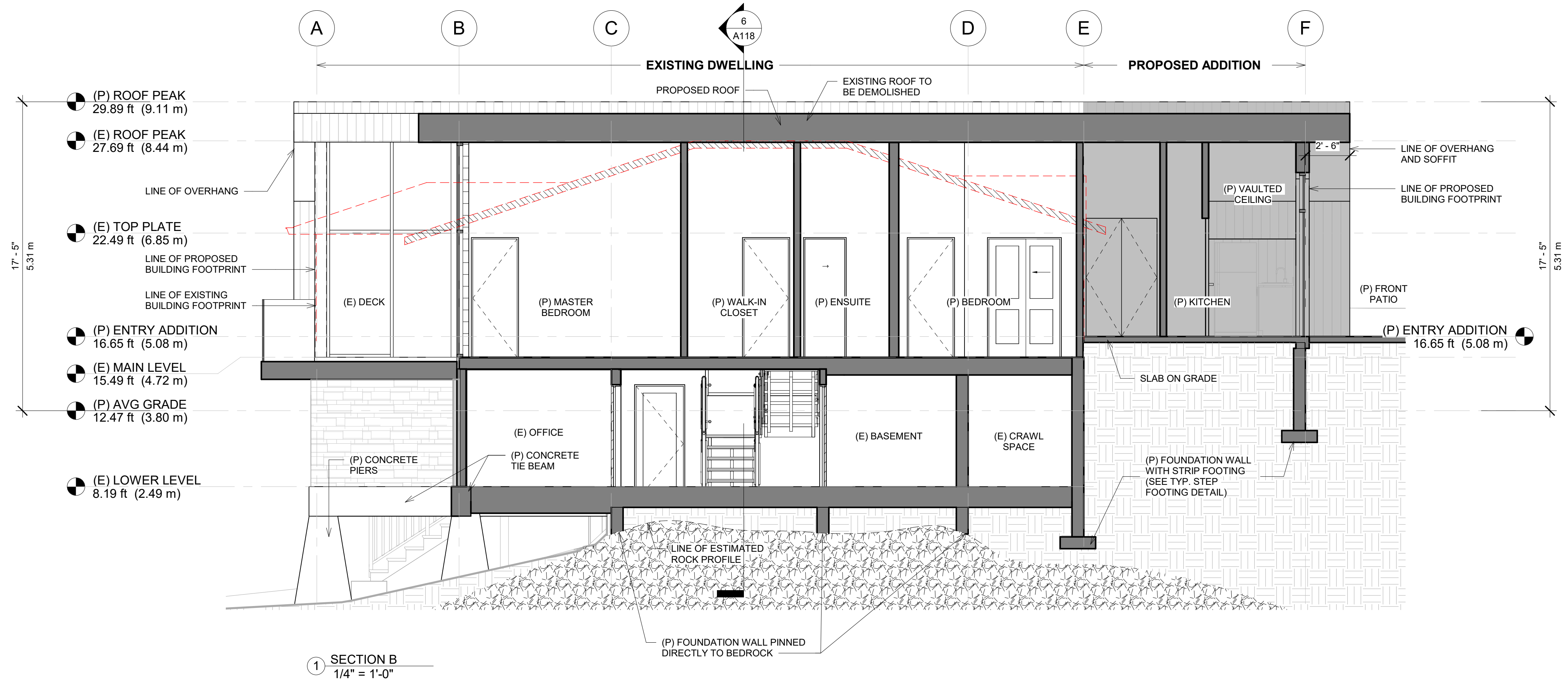
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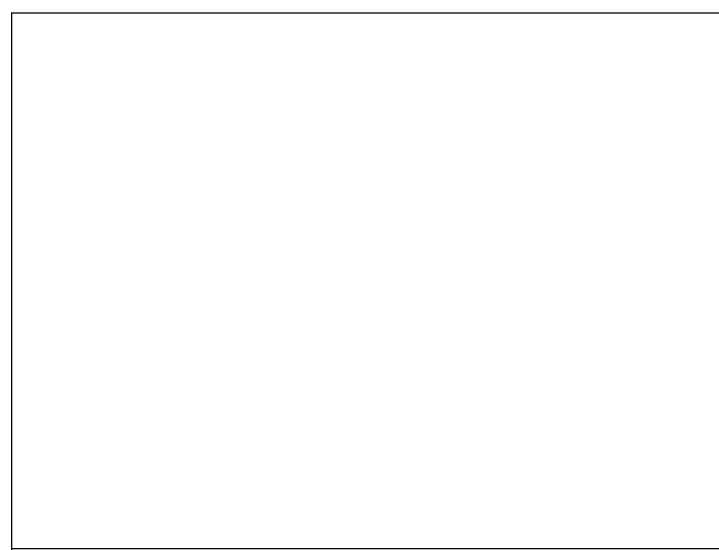
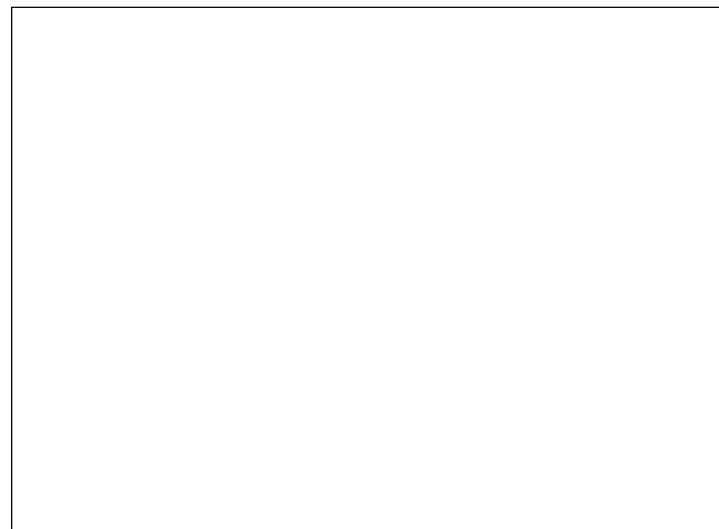


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SECTION B
1/4" = 1'-0"



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10232 Summerset Pl, Sidney, BC
SECTION

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Date 2024.02.26
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Checked by KMS/MH

A10
Scale 1/4" = 1'-0"

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