

SITE PLAN & PROJECT INFO - DUPLEX

BC Land Surveyor's Site Plan Of:
Lot 10, Block 20, Section 10, Range 4 East,
North Saanich District, Plan 1552,
P.I.D. 007-233-914

Civic Address: 9616 Sixth Street



Scale = 1:250

Dated this 11th day of December, 2025.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OCM 79H0510.

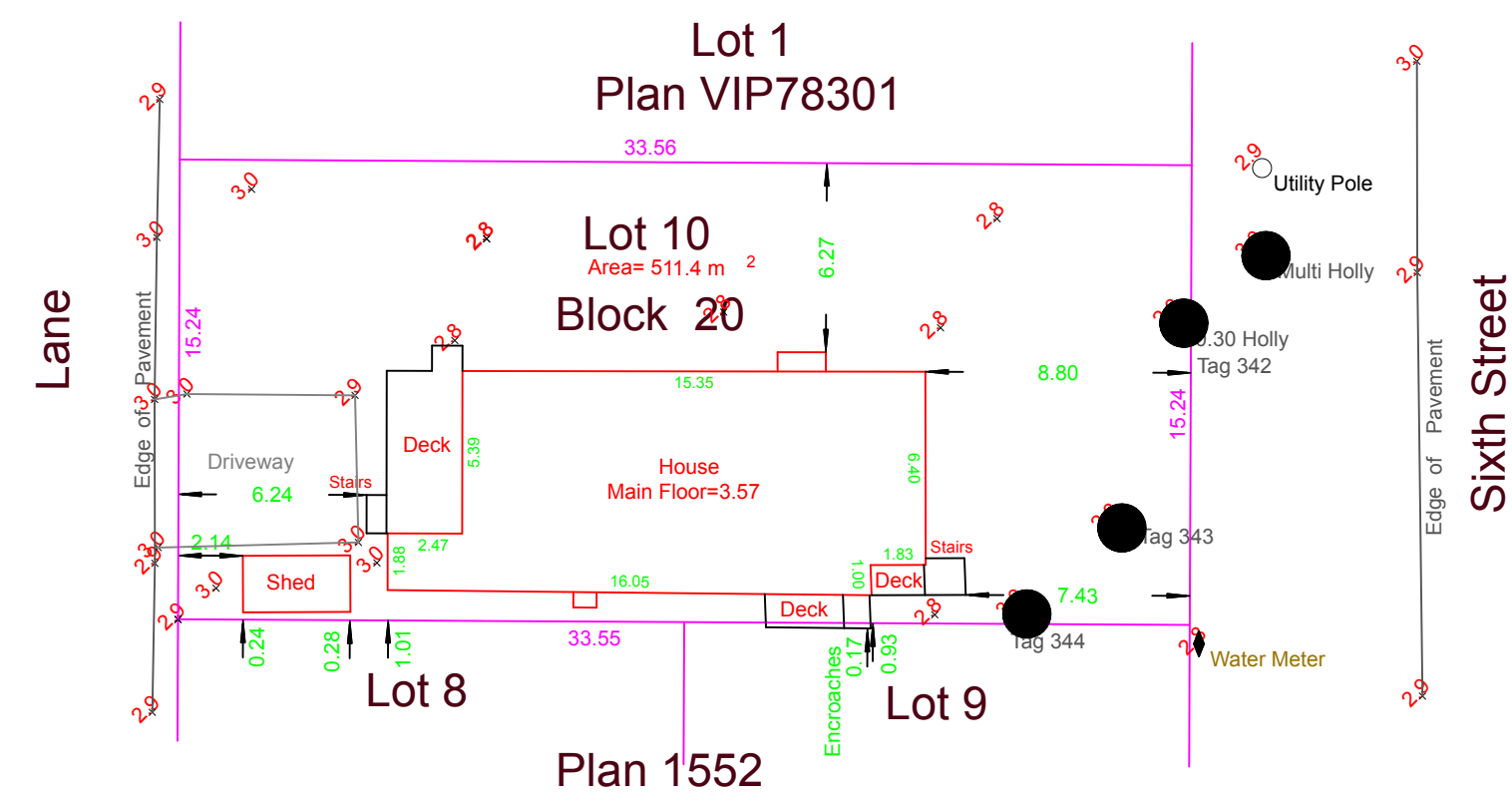
This site plan is for building and design purposes and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

Wey Mayenburg Land Surveying Inc.

www.weysurveys.com

#4-2227 James White Boulevard
 Sidney, BC V8L 1Z5
 Telephone (250) 656-5155
 File: 250296/SIT1BM



AVERAGE GRADE CALCULATION - DUPLEX	
POINT	GRADE (m)
A	2.8
B	2.8
C	2.9
D	2.9
AVERAGE (m)	2.85

AVERAGE GRADE CALCULATION - CARRIAGE HOUSE	
POINT	GRADE (m)
E	2.9
F	2.8
G	2.9
H	3.0
AVERAGE (m)	2.9

Floor Area Calculations			
Space	Area		
Unit A's Main Floor	890.14 sq'	82.7 sq.m.	
Unit A's Upper Floor	815.7 sq'	75.8 sq.m.	
Unit B's Main Floor	900.72 sq'	83.7 sq.m.	
Unit B's Upper Floor	826.29 sq'	76.8 sq.m.	
Unit C	342.5 sq'	31.8 sq.m.	
Garage Below Unit C	342.5 sq'	31.8 sq.m.	
Unit D	342.5 sq'	31.8 sq.m.	
Garage Below Unit D	342.5 sq'	31.8 sq.m.	
Total Floor Area	4802.85 sq'	446.2 sq.m.	

9616 6th Street (RES 2, R1 - Intensive Ground Oriented Residential) - Project Info Table DUPLEX

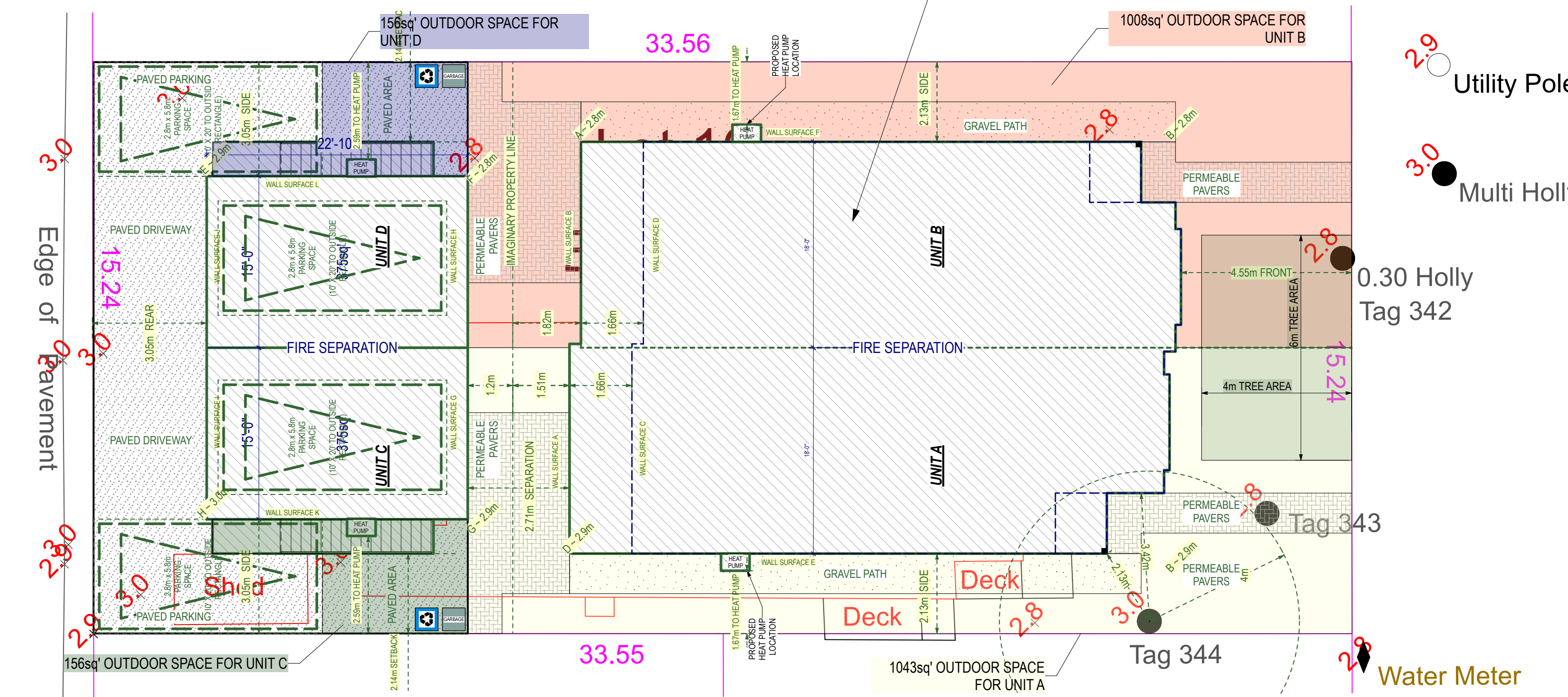
Item	R1 Zoning Requirements		Proposed		
	250 sq.m.	2690.975 sq'	511 sq.m.	5505.00 sq'	
Lot Area (min)					OK
Maximum Dwelling Units	4 Dwelling Units		4 Dwelling Units in 2 buildings		OK
Lot Coverage	Max. 50% Lot Coverage		2650.00 sq'		OK (includes both buildings)
			48.1%		
Front Yard Setback (Duplex)	4.5 m (East)		4.55 m (East)		OK
Side Yard Setbacks (Duplex)	2 m (North & South)		2.13m (North & South Sides)		OK
Building Height (Duplex) (Max. 10.5m for Roof Pitch < 3:12 OR Max. 12m for Roof Pitch > 3:12)	12.0 m		7.97m		OK
Storeys (Duplex)	Maximum 3 storeys		2 storeys		OK
Rear Yard Setback (Carriage House)	3 m (West)		3.05 m (West)		OK
Side Yard Setbacks (Carriage House)	2 m (North & South)		3.05m to Building (North & South Sides)		OK
Side Yard Setbacks (Carriage House)	2 m (North & South)		2.14m to Stairs (North & South Sides)		OK
Building Height (Carriage House) (Max. 10.5m for Roof Pitch < 3:12 OR Max. 12m for Roof Pitch > 3:12)	12.0 m		7.11m		OK
Storeys (Carriage House)	Maximum 3 storeys		2 storeys		OK



EXAMPLE OF SOFT EXTERIOR LIGHTING

Site Plan Existing

Scale: 1:250



Scale: 1:100

Site Plan Proposed



Site Section

Scale: 1:100

*** PLANS ARE FORMATTED TO BE PRINTED AT 36" X 24" ***

*** ENGINEERS' SPECIFICATIONS TO SUPERCEDE THESE PLANS AS REQUIRED ***



Front (East)

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



LIGHT GRAY CREAM / WHITE CHARCOAL METAL ROOFING

Cumming Design

Tara Cumming
 250-889-4918
 cumming_design@shaw.ca

DWG NO: DPA-1
 DATE: 2026 Mar 11 4:42:24 PM

DESIGN BY: TARA
 DRAWN BY: TARA

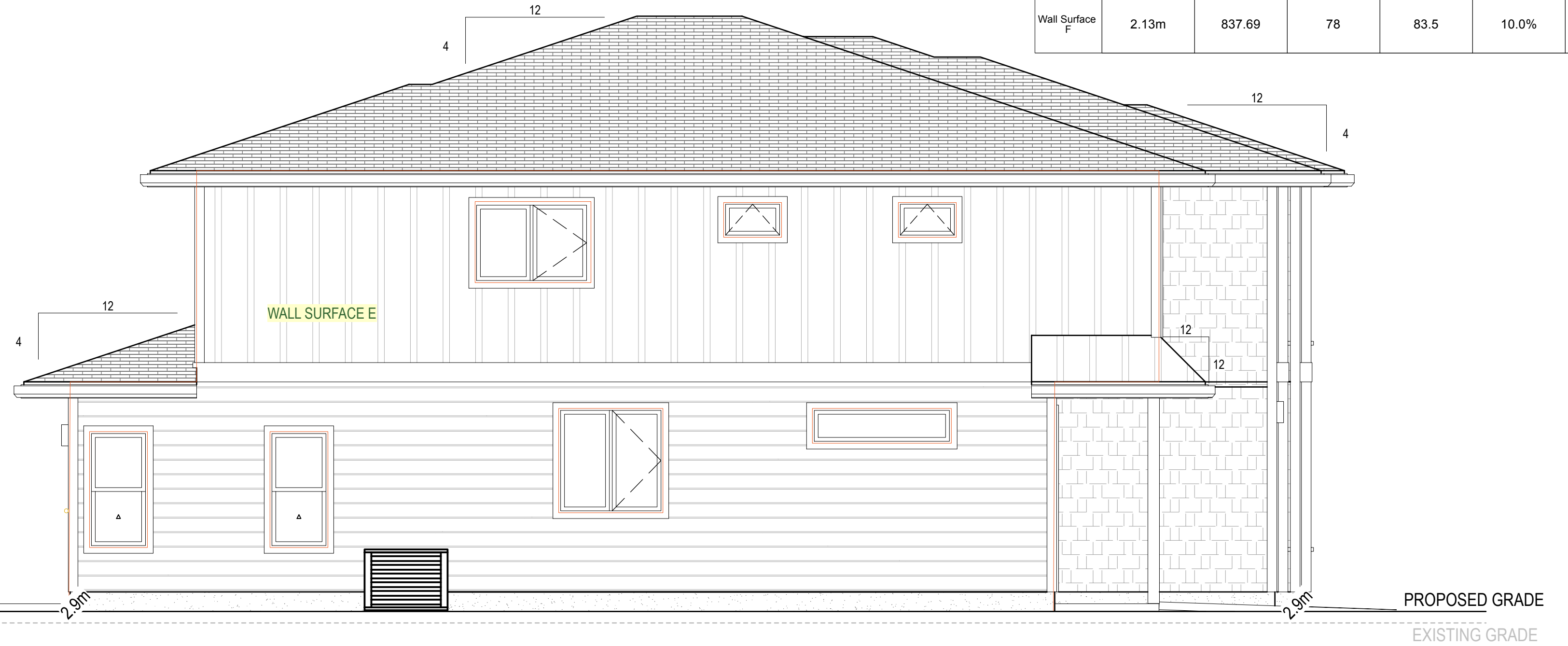
~ 9616 6th Street ~
 Brennan Tilden

ELEVATIONS - DUPLEX

Spatial Separations Calculations - HOME							
WALL	LIMITING DISTANCE (m)	EXPOSING BUILDING FACE (sq.ft.)	EXPOSING BUILDING FACE (sq.m.)	PROPOSED UNPROTECTED OPENINGS (sq.ft.)	ALLOWABLE UNPROTECTED OPENINGS (%)	PROPOSED UNPROTECTED OPENINGS (%)	Allowable must be greater than or equal to Proposed
-From Site Plan & Elevations-	-From Site Plan-	-Finished Ground to uppermost Ceiling-	-This column auto-calculates-	-From Elevations-	-PER BCBC 9.10.14.4-	-This column auto-calculates-	-Compare Allowable to Proposed-
Wall Surface A	1.51	181.61	17	15.75	9.0%	8.7%	OK
Wall Surface B	1.82	175.01	16	15.75	10.8%	9.0%	OK
Wall Surface C	3.17m	167	16	22.5	26.9%	13.5%	OK
Wall Surface D	3.48m	161	15	22.5	30.9%	14.0%	OK
Wall Surface E	2.13m	800	74	79.25	10.0%	9.9%	OK
Wall Surface F	2.13m	837.69	78	83.5	10.0%	10.0%	OK



Front Elevation
Scale: 1/4" = 1'-0"



Left (South) Elevation
Scale: 1/4" = 1'-0"



Rear Elevation
Scale: 1/4" = 1'-0"

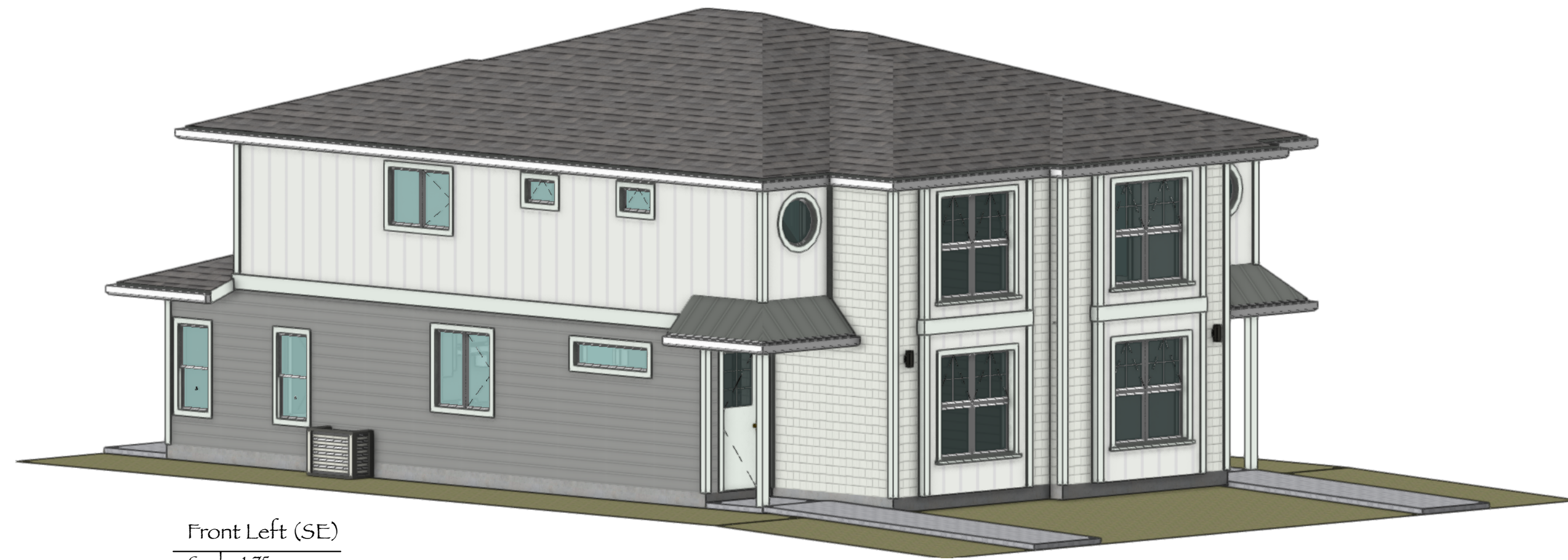


Right (North) Elevation
Scale: 1/4" = 1'-0"

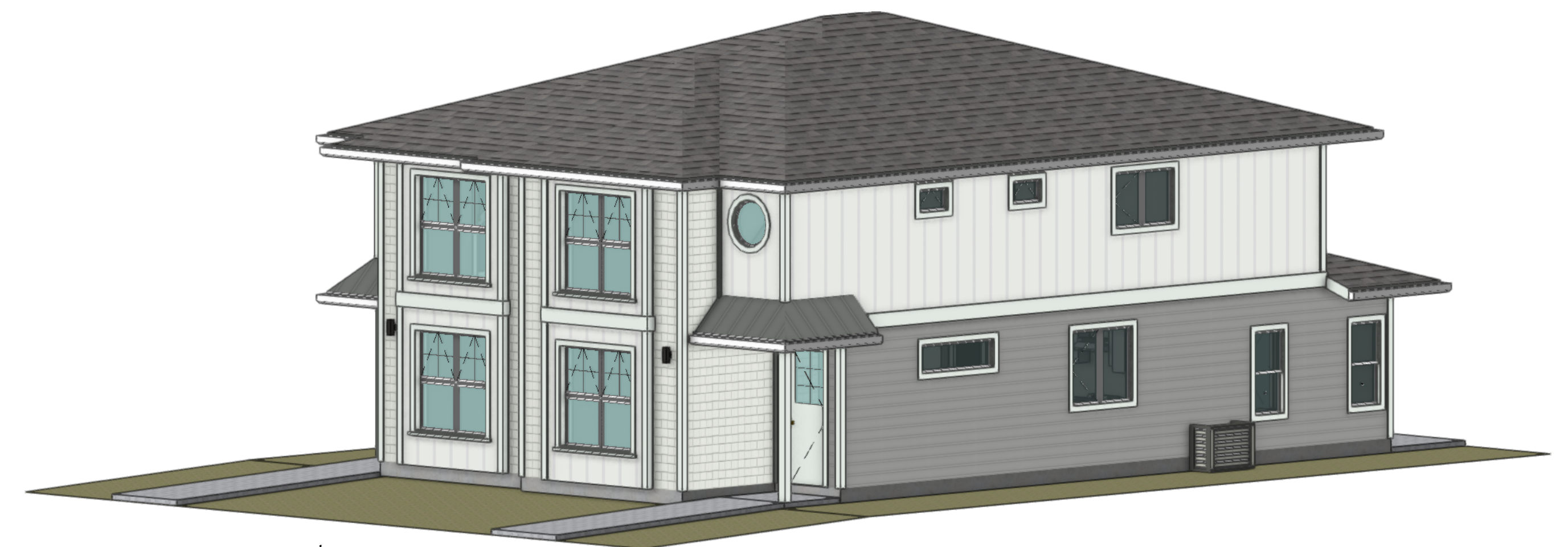
*** PLANS ARE FORMATTED TO BE PRINTED AT 36" X 24" ***
*** ENGINEERS' SPECIFICATIONS TO SUPERCEDE THESE PLANS AS REQUIRED ***

<p>Tara Cumming 250-889-4916 cumming_design@shaw.ca</p>	<p>DIWG NO: DPA-2</p>	<p>DESIGN BY: TARA</p>	<p>~ 9616 6th Street ~ Brennan Tilden</p>
	<p>DATE: 2026 Mar 11 4:42:31 PM</p>	<p>DRAWN BY: TARA</p>	

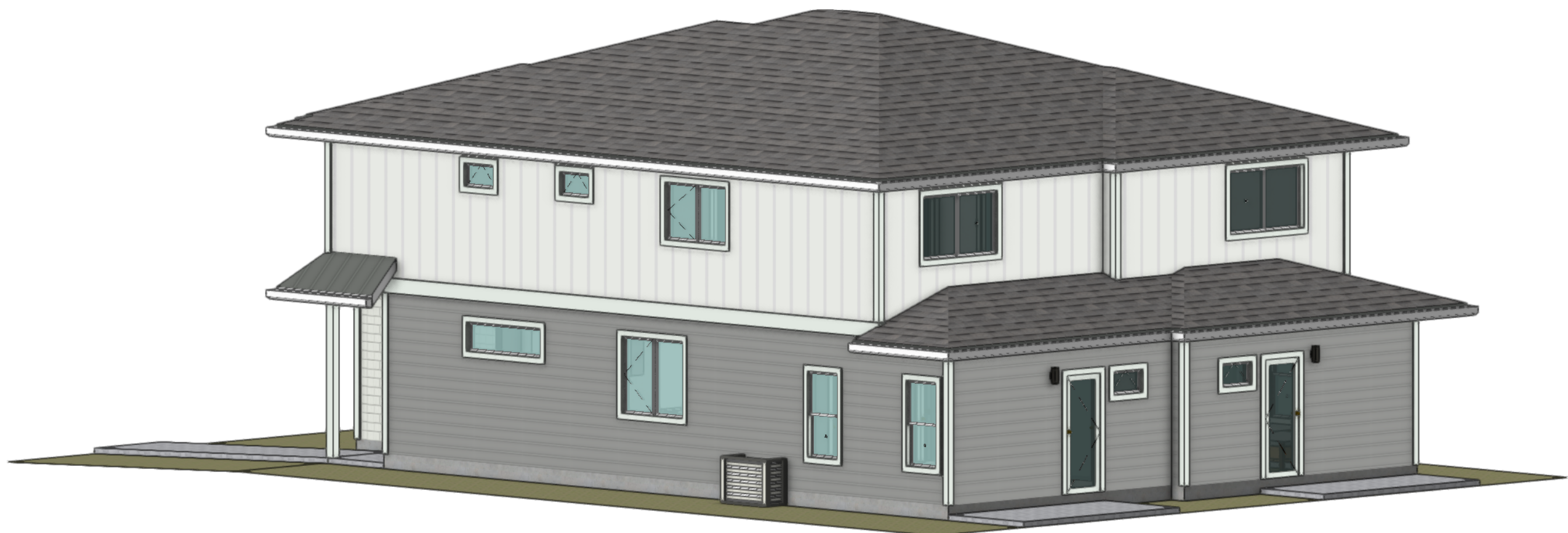
MODEL VIEWS, GRAPHIC SECTION & STREETScape- DUPLEX



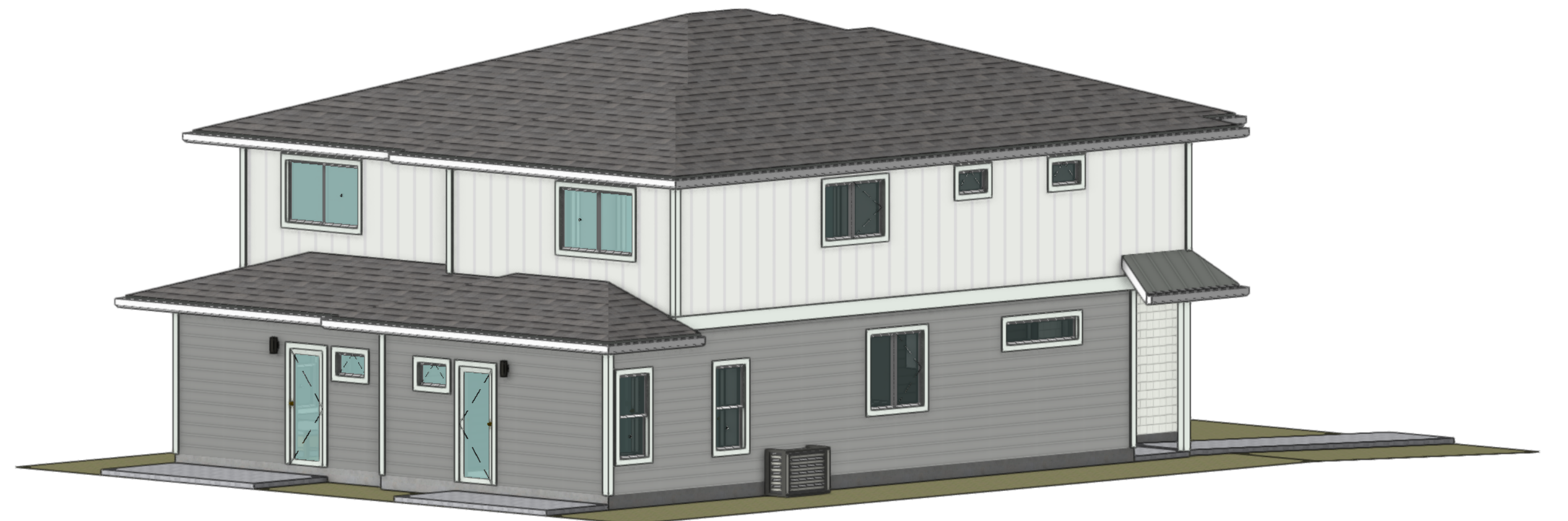
Front Left (SE)
Scale: 1:75



Front Right (NE)
Scale: 1:75



Rear Right (NW)
Scale: 1:75



Rear Left (SW)
Scale: 1:75



2548 Ocean Avenue
(Existing)

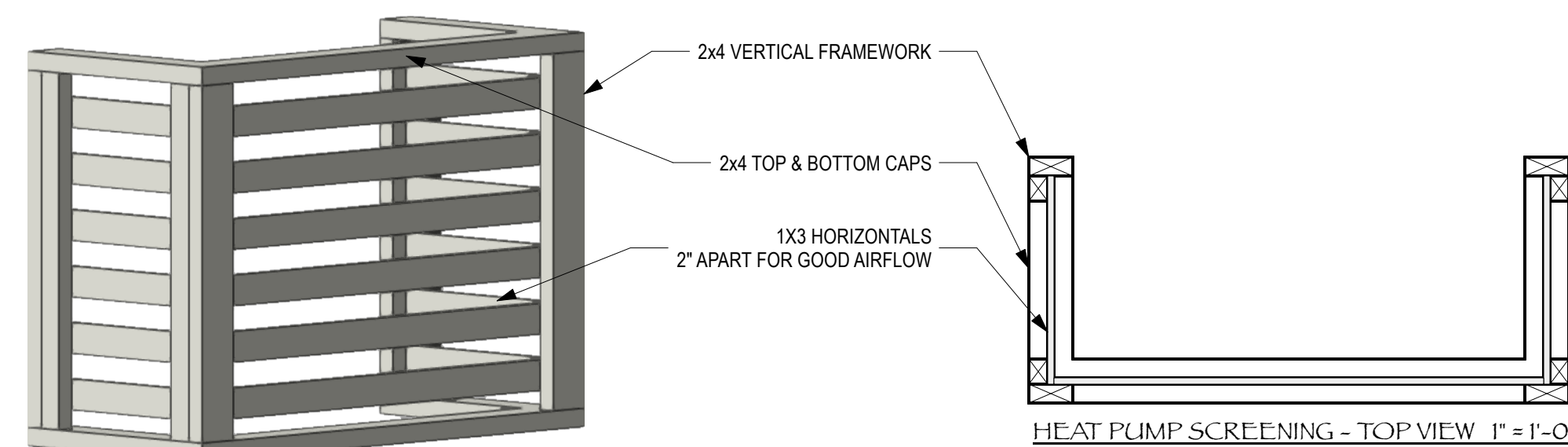


9616 6th Street
(Proposed)

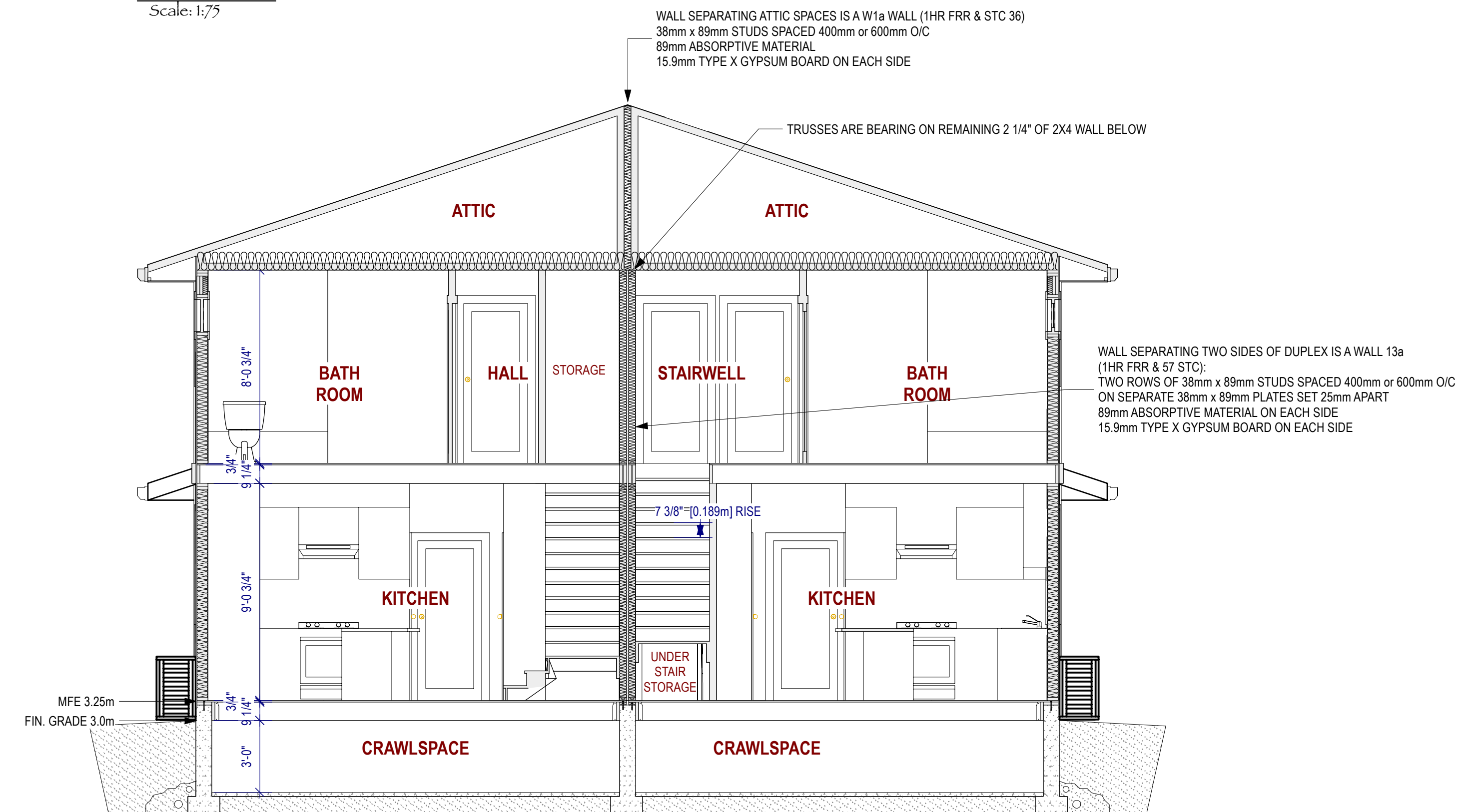


9620 6th Street
(Existing)

Streetscape (East Elevation)
Scale: 1:100



HEAT PUMP SCREENING 1" = 1'-0"

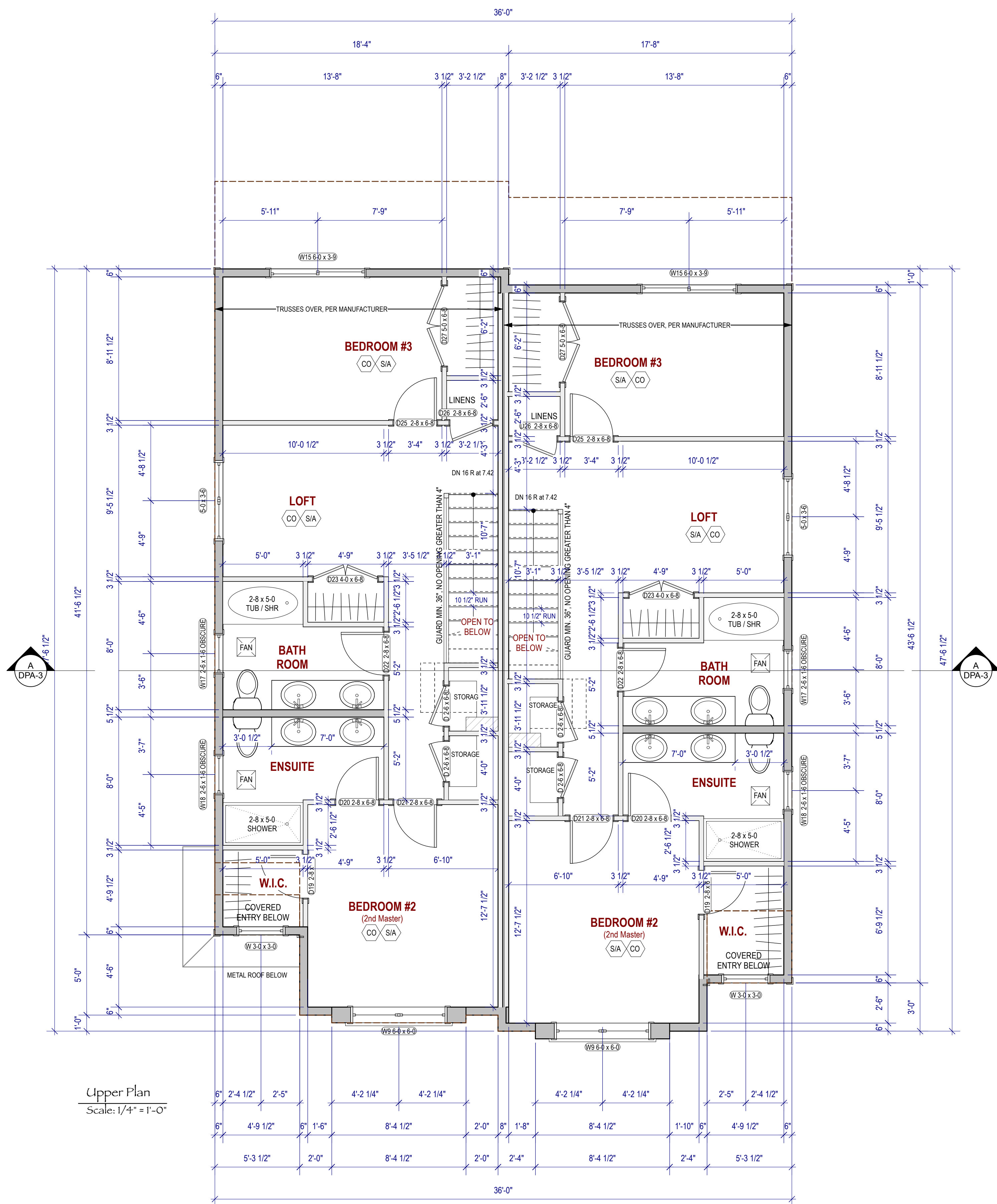
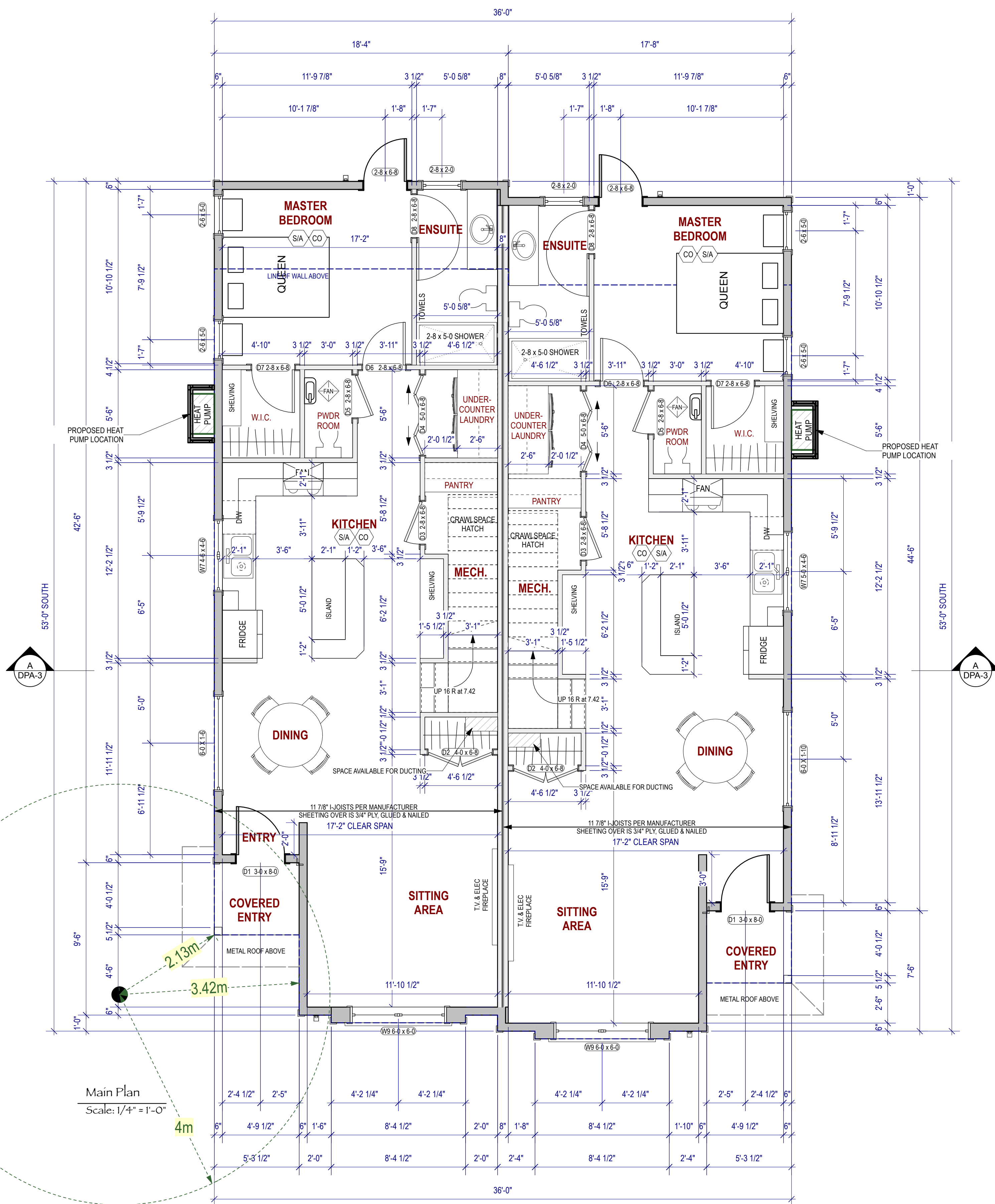


Graphic Section AA
Scale: 1/4" = 1'-0"

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	Tara Cumming 250-889-4918 cumming_design@shaw.ca	DWG NO:	DPA-3	DESIGN BY:	TARA	~ 9616 6th Street ~ Brennan Tilden
		DATE:	2026 Mar 11 4:42:34 PM	DRAWN BY:	TARA	

FLOOR PLANS - DUPLEX

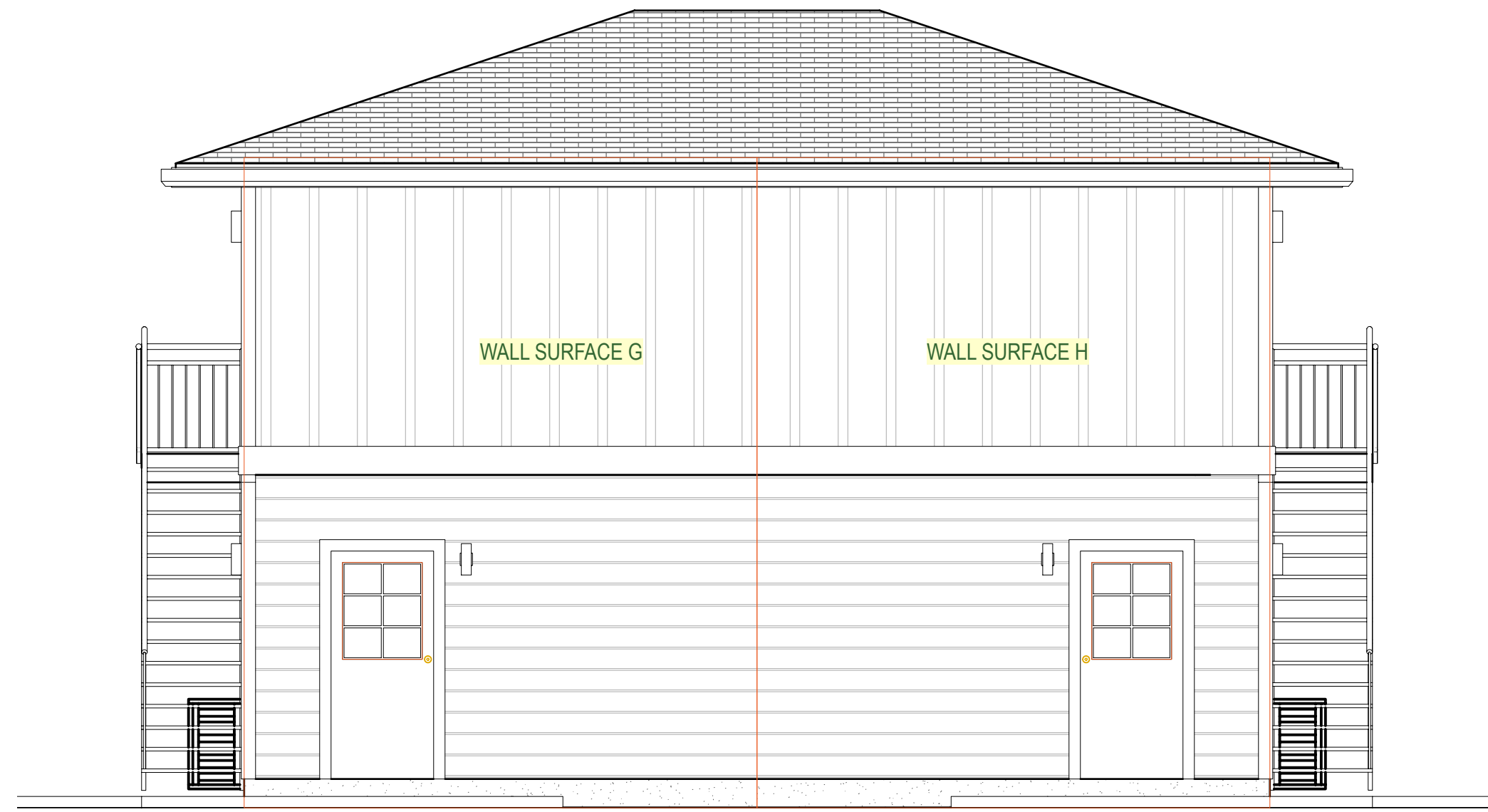


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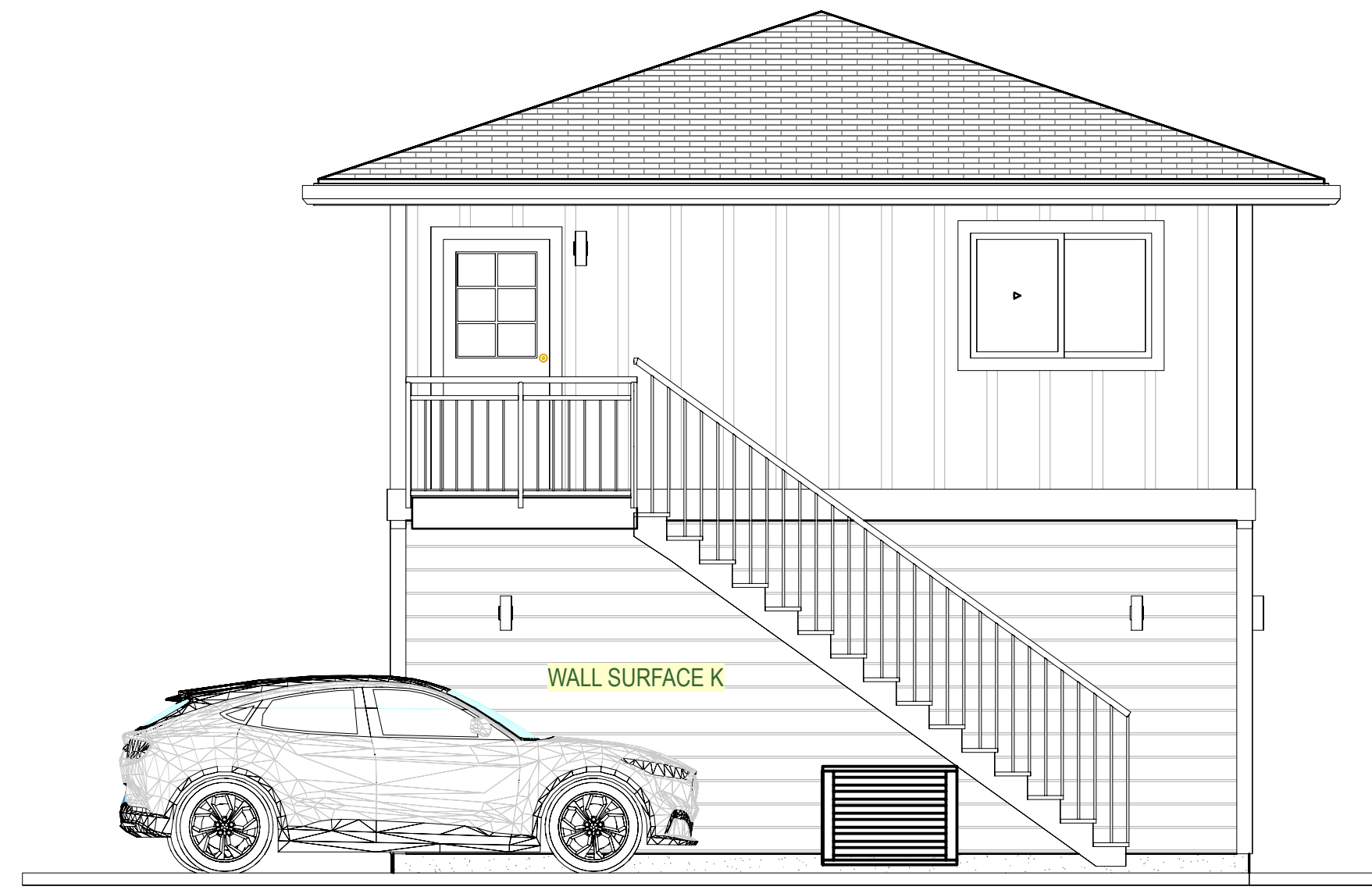
	Tara Cumming 250-889-4918 cumming_design@shaw.ca	DWG NO: DPA-4	DESIGN BY: TARA	~ 9616 6th Street ~ Brennan Tilden
		DATE: 2026 Mar 11 4:42:40 PM	DRAWN BY: TARA	

ELEVATIONS & MODEL VIEWS - CARRIAGE HOUSE

Spatial Separations Calculations - CARRIAGE HOUSE							
WALL	LIMITING DISTANCE (m)	EXPOSING BUILDING FACE (sq.ft.)	EXPOSING BUILDING FACE (sq.m.)	PROPOSED UNPROTECTED OPENINGS (sq.ft.)	ALLOWABLE UNPROTECTED OPENINGS (%)	PROPOSED UNPROTECTED OPENINGS (%)	Allowable must be greater than or equal to Proposed
-From Site Plan & Elevations-	-From Site Plan-	-Finished Ground to uppermost Ceiling-	-This column auto-calculates-	-From Elevations-	-PER BCBC 9.10.14.4-	-This column auto-calculates-	-Compare Allowable to Proposed-
Wall Surfaces G&H	1.2m	285.31	27	6.61	7.0%	2.3%	OK
Wall Surfaces I&J	3.05m	282.66	26	45	25.5%	15.9%	OK
Wall Surfaces K&L	3.05m	430.27	40	30.72	21.5%	7.1%	OK



Front Elevation
Scale: 1/4" = 1'-0"



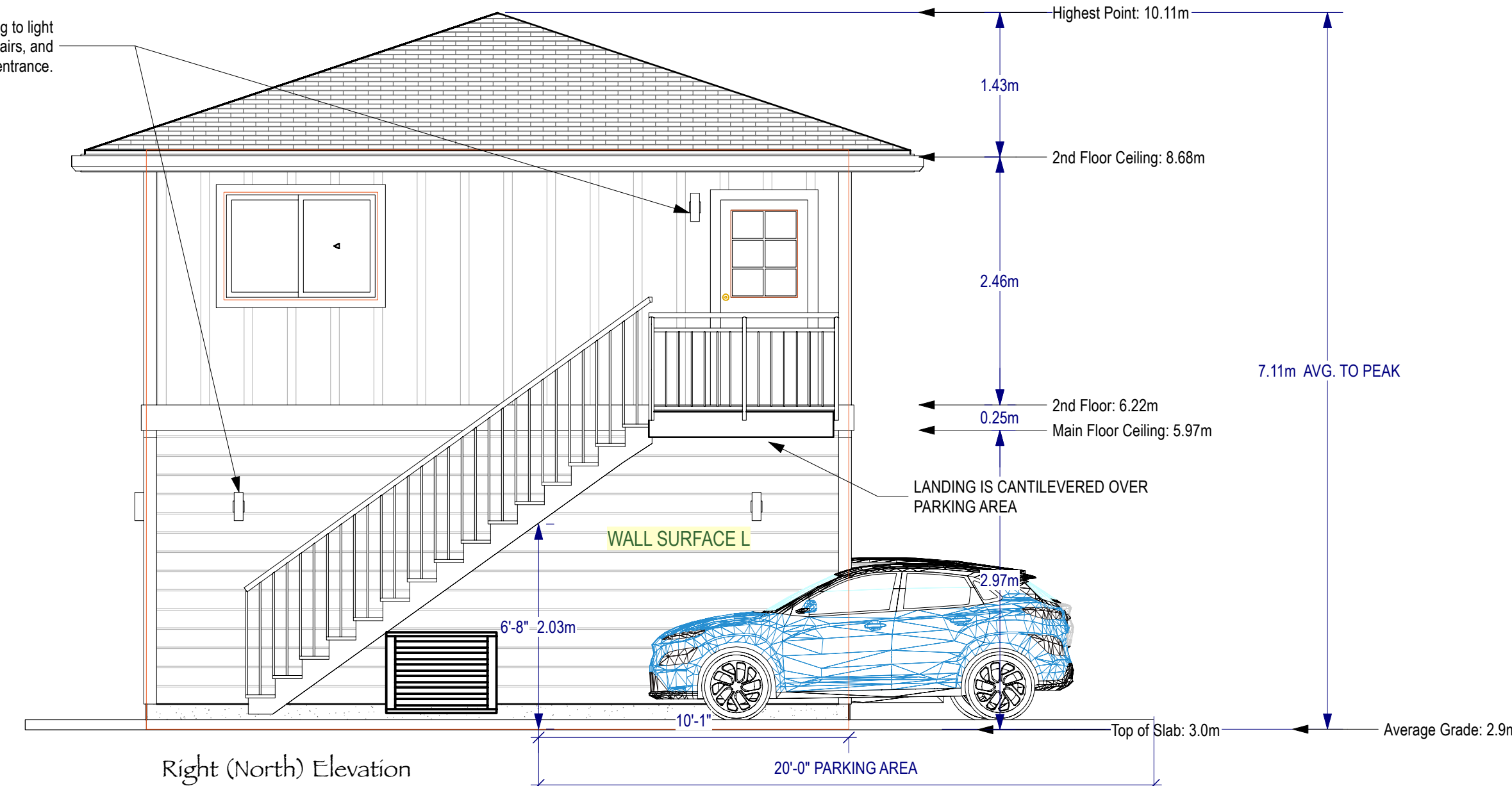
Left (South) Elevation
Scale: 1/4" = 1'-0"



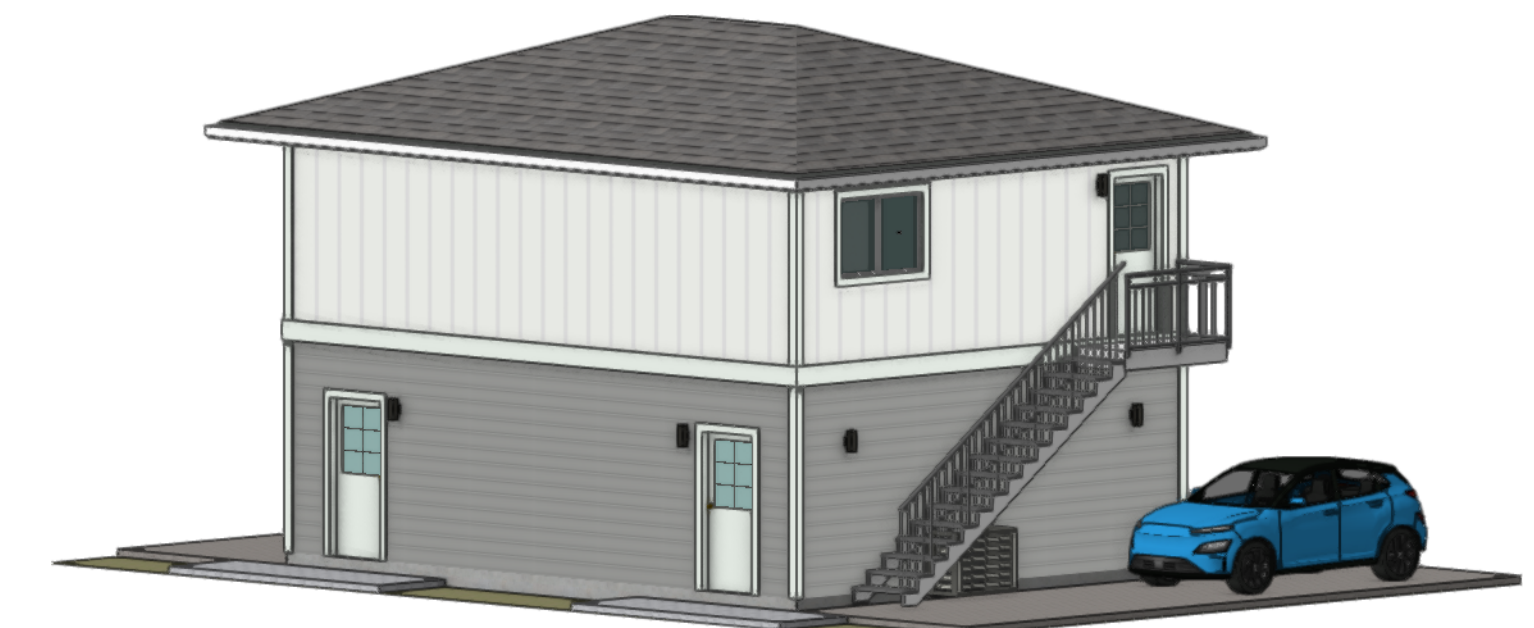
South East
Scale: 1/8" = 1'-0"



Rear Elevation
Scale: 1/4" = 1'-0"



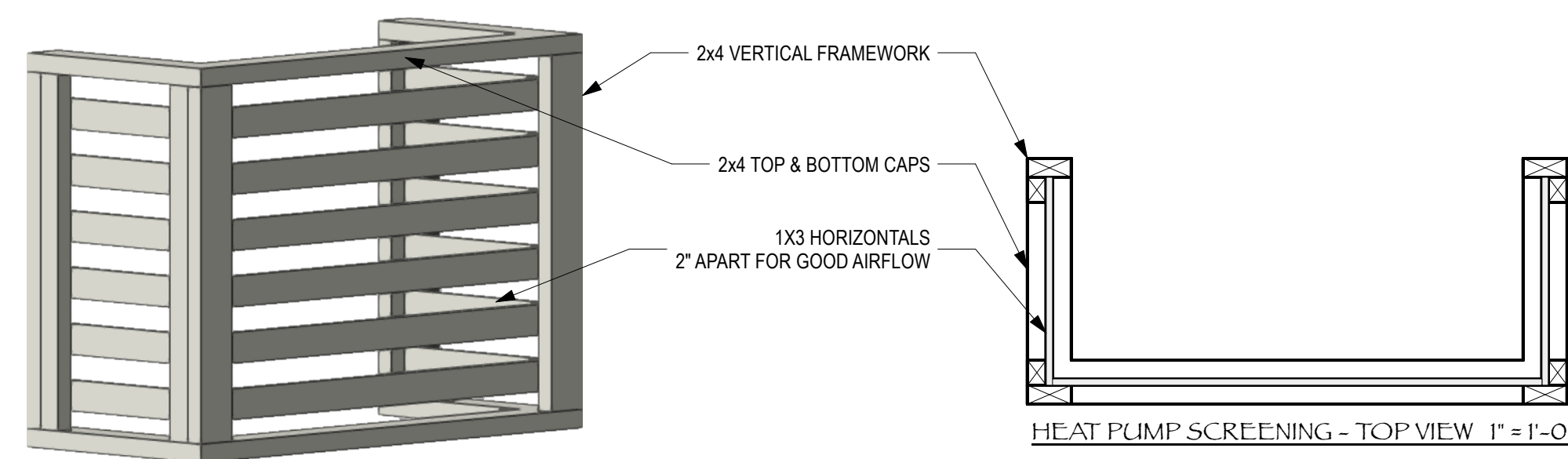
Right (North) Elevation
Scale: 1/4" = 1'-0"



North East
Scale: 1/8" = 1'-0"



North West
Scale: 1/8" = 1'-0"



HEAT PUMP SCREENING 1" = 1'-0"



EXAMPLE OF SOFT EXTERIOR LIGHTING

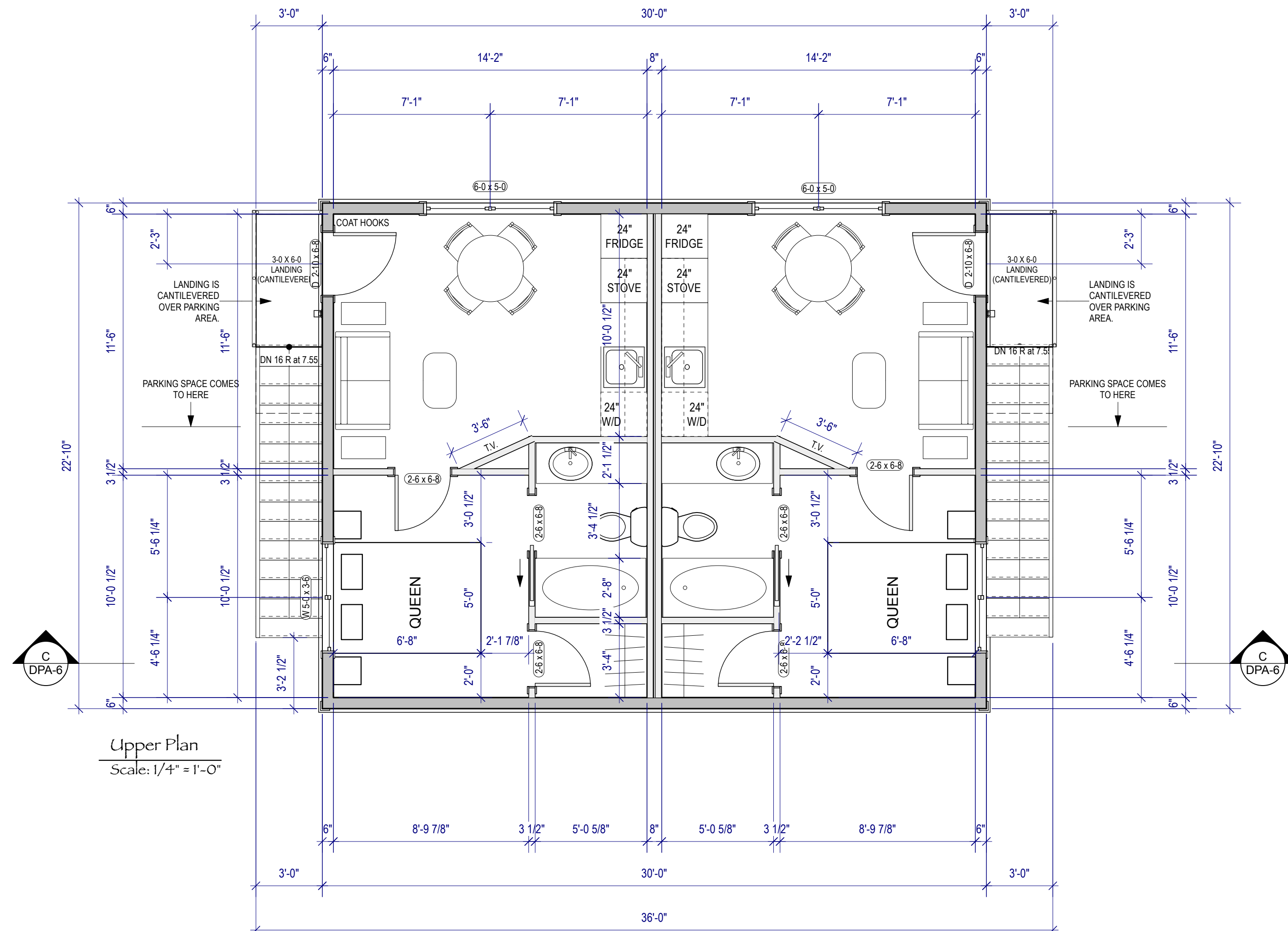
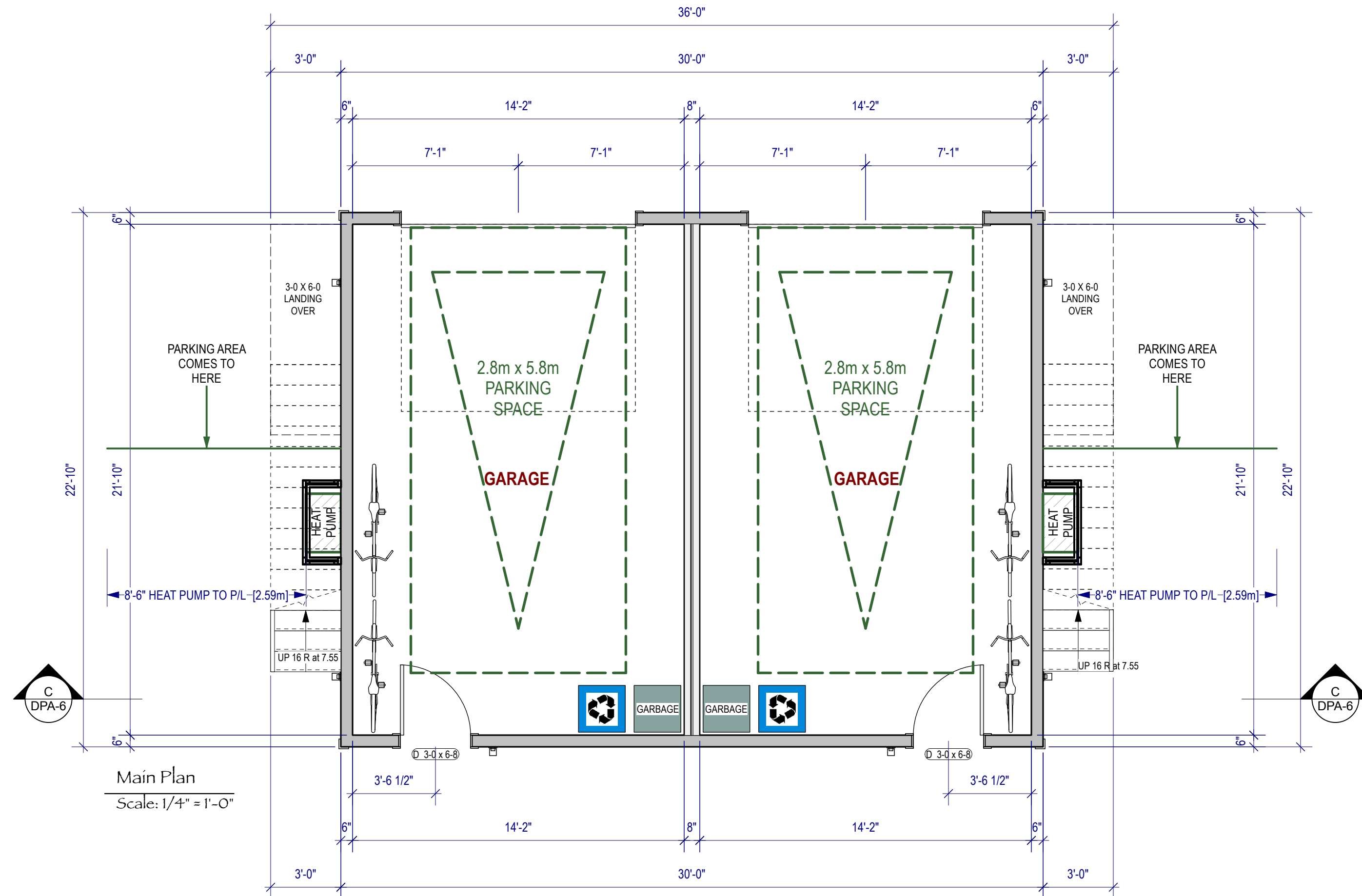


South West
Scale: 1/8" = 1'-0"

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	Tara Cumming 250-889-4918 cumming_design@shaw.ca	DWG NO:	DPA-5	DESIGN BY:	TARA	~ 9616 6th Street ~ Brennan Tilden
		DATE:	2026 Mar 11 4:42:40 PM	DRAWN BY:	TARA	

FLOOR PLANS & GRAPHIC SECTION - CARRIAGE HOUSE



FLOOR PLAN KEYNOTES:

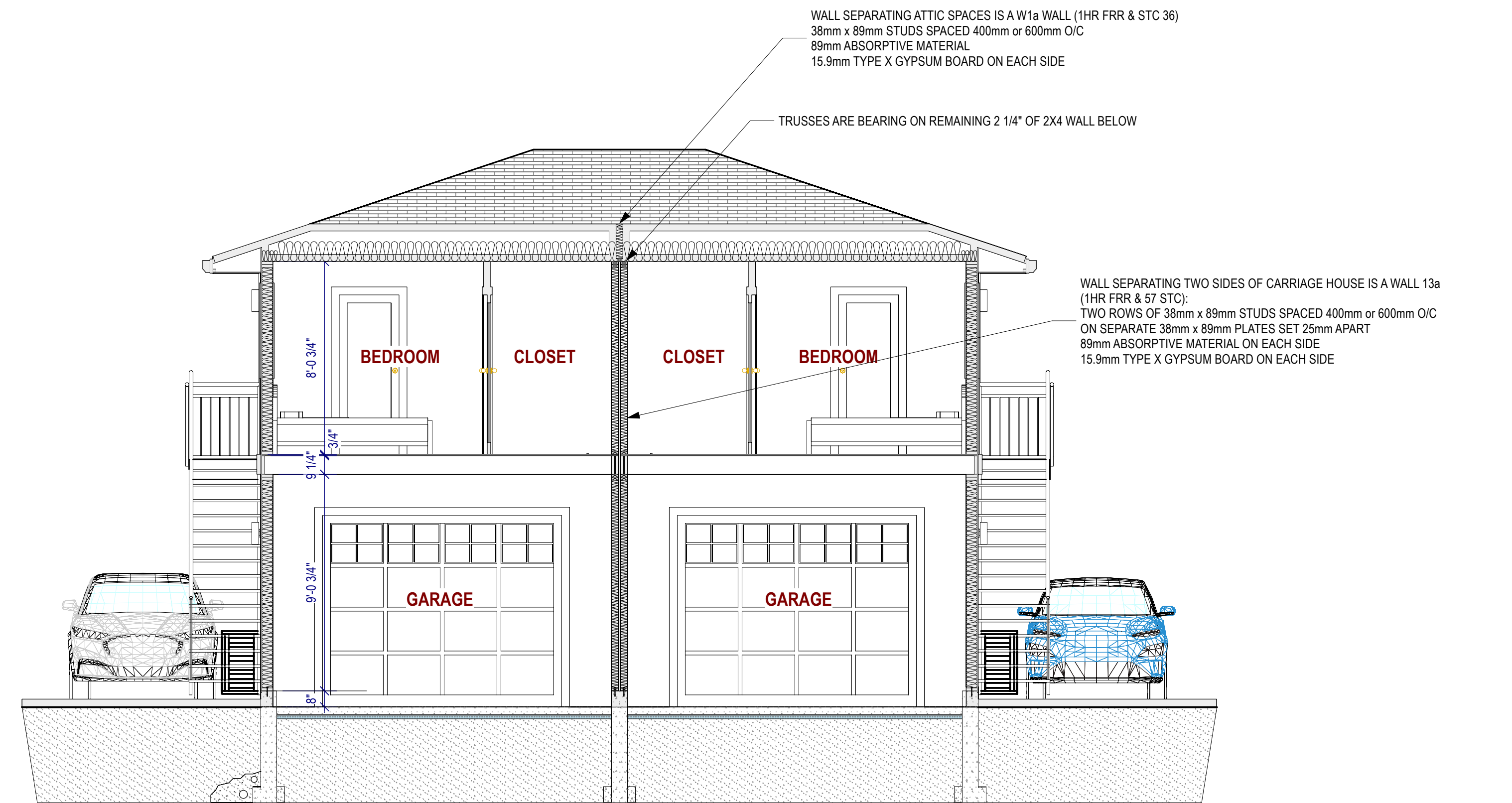
- FOUNDATION DIMENSIONS ARE TO FACE OF CONCRETE
- EXTERIOR WALL DIMENSIONS ARE TO FACE OF SHEETING
- INTERIOR WALL DIMENSIONS ARE TO FACE OF STUDS
- DESIGNER RECOMMENDS INSTALLATION OF BACKING @ POCKET DOOR WALLS, AND WHERE TV'S, CABINETS, AND CLOSET ORGANIZERS WILL BE HUNG.
- EGRESS: EACH BEDROOM SHALL HAVE AT LEAST ONE OPENABLE WINDOW THAT CONFORMS TO LOCAL CODES
- ALL FOOTINGS TO BE ON SOLID BEARING AND TO BE VERIFIED BY ENGINEER FOR POINT LOADS
- SEE ENGINEER'S SPECIFICATIONS FOR ALL STRUCTURAL COMPONENTS

LEGEND:

- CO CARBON MONOXIDE ALARM
- S/A INTERCONNECTED PHOTO-ELECTRIC OR IONIC SMOKE ALARMS
- FAN EXHAUST FAN
- PRINCIPAL EXHAUST FAN
- W1 WINDOW ID
- D1 DOOR ID
- BATT INSULATION
- RIGID INSULATION
- CONCRETE
- EARTH
- BEAM OVER
- ROOF OVER
- ROOF BELOW
- WALLS/FLOOR ABOVE or BELOW
- JOISTS & TRUSSES

Wall Schedule

Type Mark	Description
---	EXTERIOR WALL -SIDING AS PER ELEVATIONS -1/2" CCA TREATED PLYWOOD STRIPS FOR RAINSCREEN @ 16" O/C -BUILDING WRAP -1/2" SHEATHING -2X6 @ 16" O/C FRAMED WALL -R20 BATT INSULATION -6MIL POLY VAPOUR BARRIER & 1/2" DRYWALL
---	INTERIOR BEARING OR PLUMBING WALL -2X6 @ 16" O/C FRAMED WALL -1/2" REGULAR DRYWALL ON EACH SIDE
---	INTERIOR PARTITION WALL -2X4 @ 16" O/C FRAMED WALL -1/2" DRYWALL ON EACH SIDE
---	FOUNDATION WALLS -8" CONCRETE FOUNDATION WALL -C/W #4 VERTICAL REBAR EVERY 24" O/C -ONE ROW #4 HORIZONTAL REBAR CONTINUOUS @ 3" FROM TOP -ONE ROW #4 HORIZONTAL REBAR CONTINUOUS @ HALF WAY UP THE WALL -HORIZONTAL BARS TIED TOGETHER AT CORNERS WITH 90 DEGREE CORNER PIECE (24" OVERLAP ON EACH SIDE) -16" X 8" CONC. FOOTING C/W 24" L-DOWELS @ 24" O/C AND -2 ROWS #4 REBAR CONTINUOUS @ 3" FROM SIDES AND BOTTOM, ON SOLID BEARING
---	WALL TO SEPARATE TWO SIDES OF DUPLEX W13a -2 ROWS 2X4 @ 16" O/C FRAMED WALLS -3 1/2" ABSORPTIVE MATERIAL ON EACH SIDE -5/8" TYPE X DRYWALL ON EACH SIDE 1HR FRR & 57 STC
---	PONY WALLS IN CRAWLSPACE -2X6 @ 16" O/C FRAMED WALL -C/W DOUBLE TOP PLATE -6" CONCRETE CURB -16" X 8" CONCRETE FOOTING



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		DATE: 2026 Mar 11 4:42:44 PM	DRAWN BY: TARA	