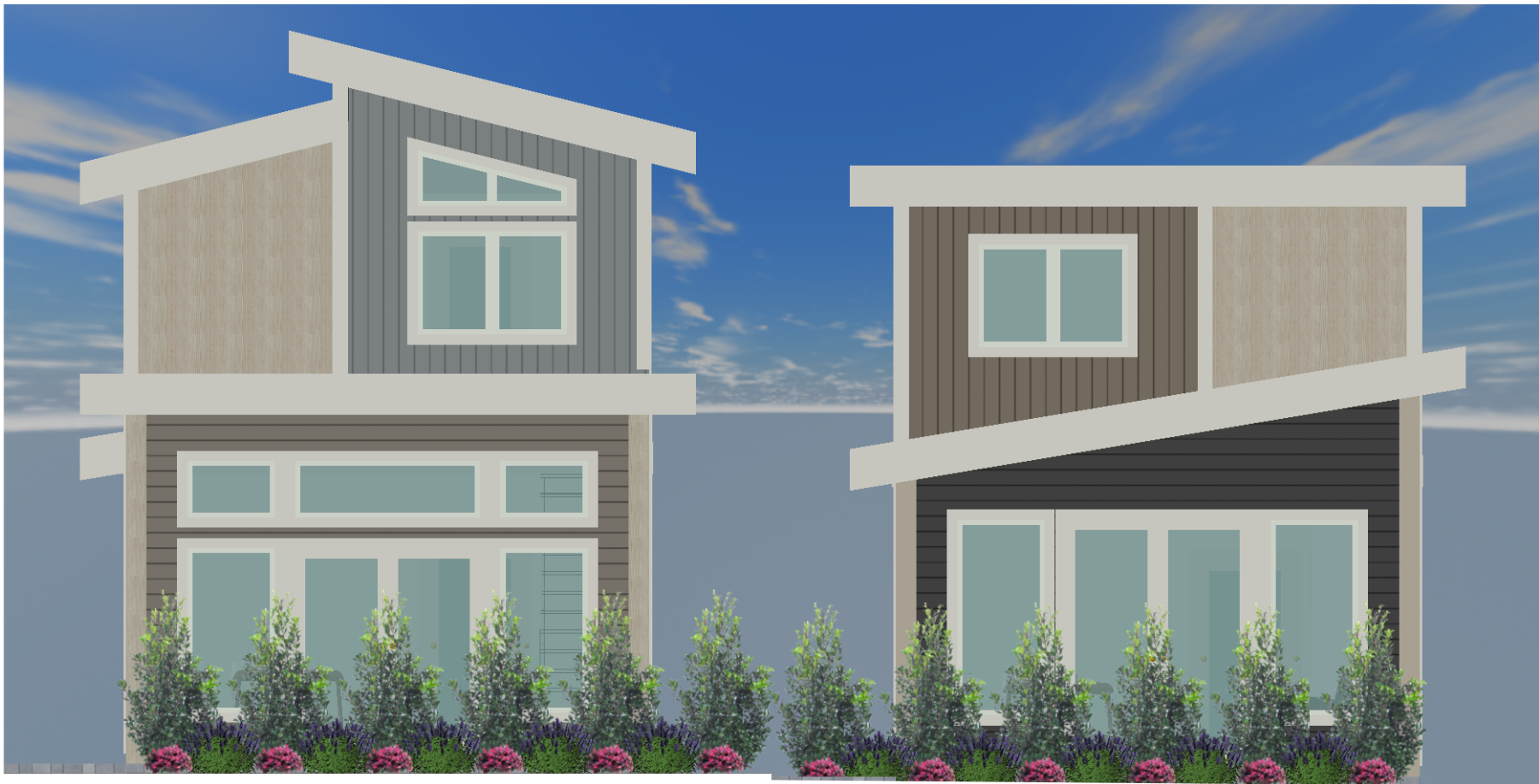
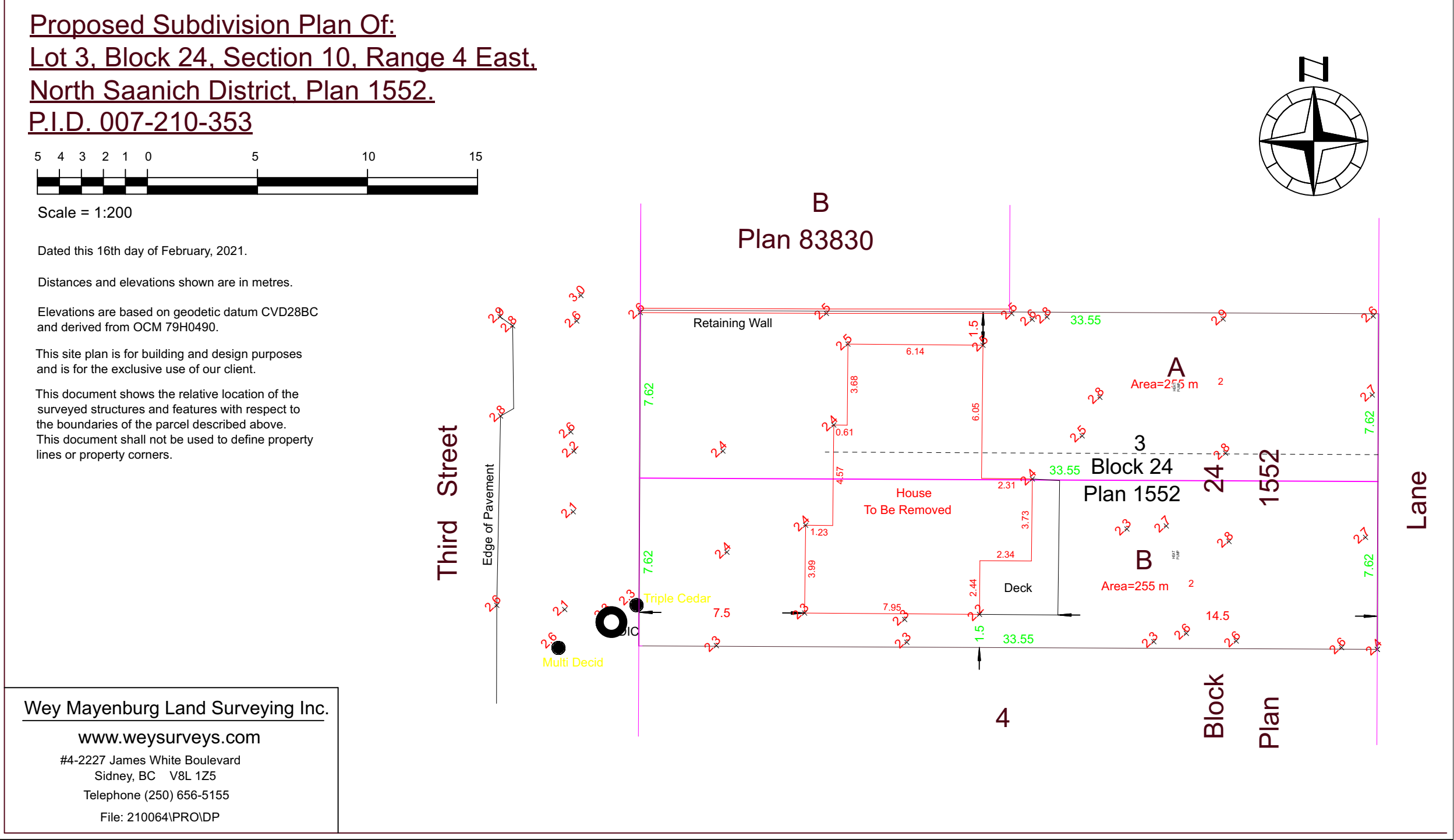


SITE PLAN & PROJECT INFO

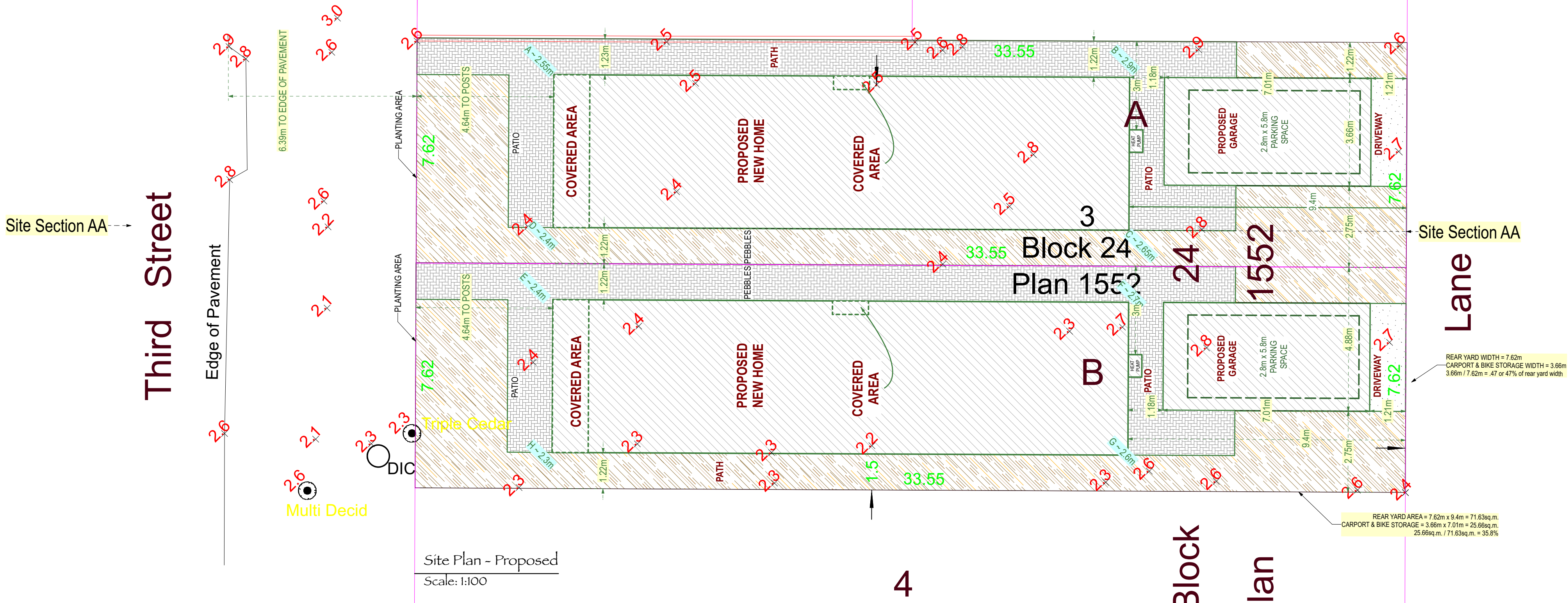


Section EE
Scale: 3/16" = 1'-0"

6933 3rd Street - Data Information Table - Proposed New Homes				
Item	R1 - Neighbourhood Residential	Proposed Lot A (North)	Proposed Lot B (South)	
Permitted Uses Pertaining to this Application	Accessory Building, Single Family Dwelling, Secondary Suite, Home Occupation			OK
Lot Area	Min. 250sq.m	255sq.m. (2744.8sq')	255sq.m. (2744.8sq')	OK
Lot Width	Min. 7.5m	Lot Width is 7.62mm	Lot Width is 7.62mm	OK
Lot Coverage	Max. 50%	1363.8sq' = 49.7% (Including covered area on West side, Covered Entrance, and Carport)	1363.8sq' = 49.7% (Including covered area on West side, Covered Entrance, and Carport)	OK
Height (Natural grade at extreme four corners of building, to highest point)	Max. 10.5m (Roof pitch 3:12 or less) or Max. 12.0m (Roof pitch greater than 3:12)	8m	6.82m	OK
Storeys	Max. 3 Storeys	2 Storeys	2 Storeys	OK
Front Yard Setback	Min. 3.0m	4.64m to Posts	4.64m to Posts	OK
Stairs Projecting into Front Yard Setback	Unenclosed stairs & landings are permitted in the front & rear setback	N/A	N/A	OK
Rear Yard Setback	Min. 3.0m	9.4m	9.4m	OK
Interior Setbacks	Min. 1.2m	1.22m Each Side	1.22m Each Side	OK
Parking	Min. 1 space	1 Parking space	1 Parking space	OK
Grade	Per Building Bylaw 3.6.6: No person shall alter or allow the alteration of the ground elevations of a site in a manner that adversely affects the drainage of adjoining properties.	Average natural grade around perimeter of building is 2.63m. Proposed finished grade around perimeter of building is 3.3m (0.67m above existing)	Average natural grade around perimeter of building is 2.5m. Proposed finished grade around perimeter of building is 3.17m (0.67 above existing)	Variance Requested

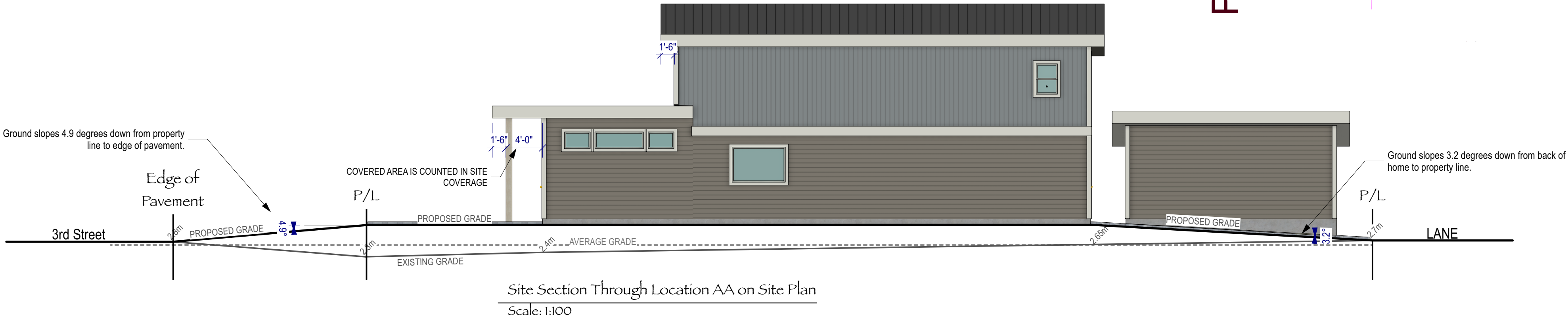
Site Plan - Existing
Scale: 1:200

Plan 83830



9633 3rd Street - Data Information Table - Proposed Garages				
Item	R1 Neighbourhood Residential	Proposed Lot A (North)	Proposed Lot B (South)	
Height	Max. 5.0m	~4.15m	~4.15m	OK
Setbacks	Min. 1.2m from any lot line	1.22m (North), 2.75m (South), 1.21m (East)	1.21m (North), 2.75m (South), 1.21m (East)	OK
Floor Area	Max. 25% Rear Yard	35.80%	35.80%	Variance Required
		(Garage is 276sq' or 25.6sq.m. Rear Yard is 71.6sq.m.)	(Garage is 276sq' or 25.6sq.m. Rear Yard is 71.6sq.m.)	
Width	Max. 50% Rear Yard	47%	47%	OK

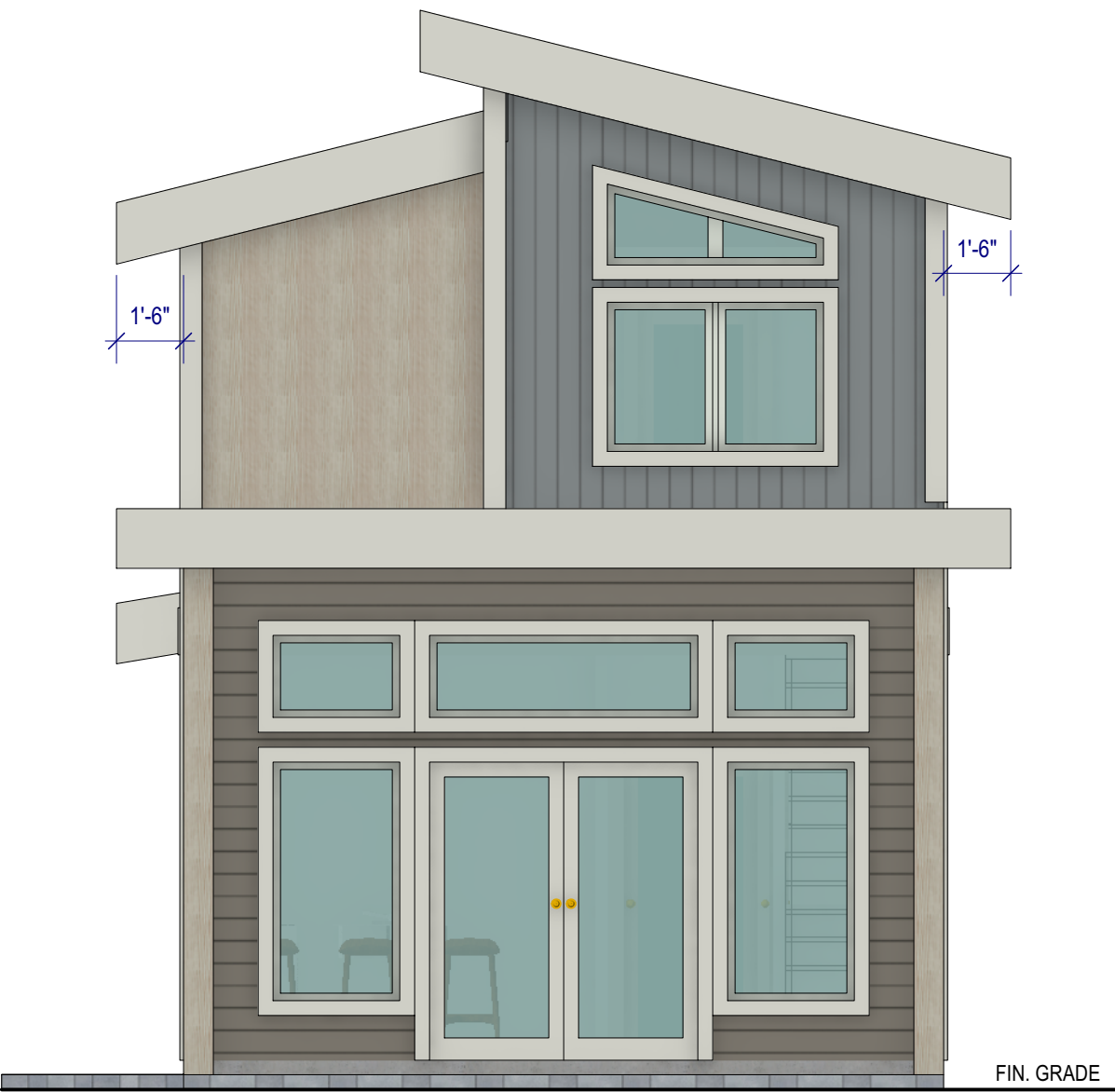
Natural Grade - North Lot		Natural Grade - South Lot	
POINT	GRADE (m)	POINT	GRADE (m)
A	2.55	E	2.40
B	2.90	F	2.70
C	2.65	G	2.60
D	2.40	H	2.30
AVERAGE (m)	2.63	AVERAGE (m)	2.50



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

 <div>Tara Cumming 250-889-1918 cumming.design@shaw.ca</div>	DWG NO: A-1
	DATE: 2024 Sep 13 10:52:22 AM
9633 3rd Street Sidney, B.C.	DESIGN BY: Niall & Tara
	DRAWN BY: TARA

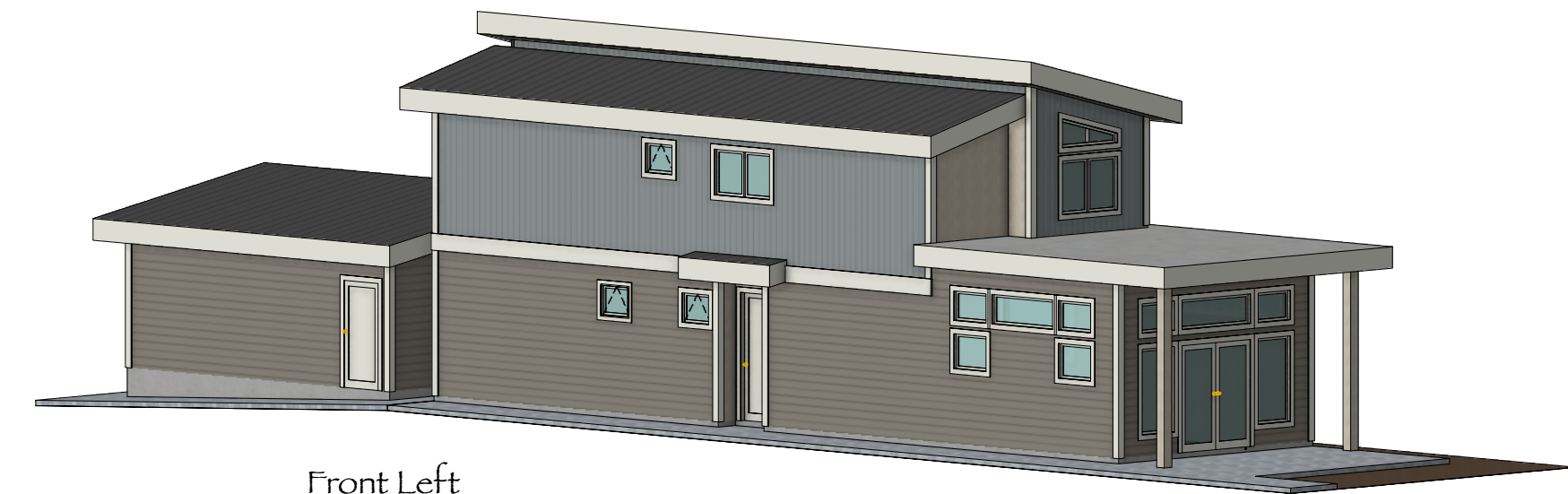
Lot A (North Lot) ELEVATIONS & MODEL VIEWS



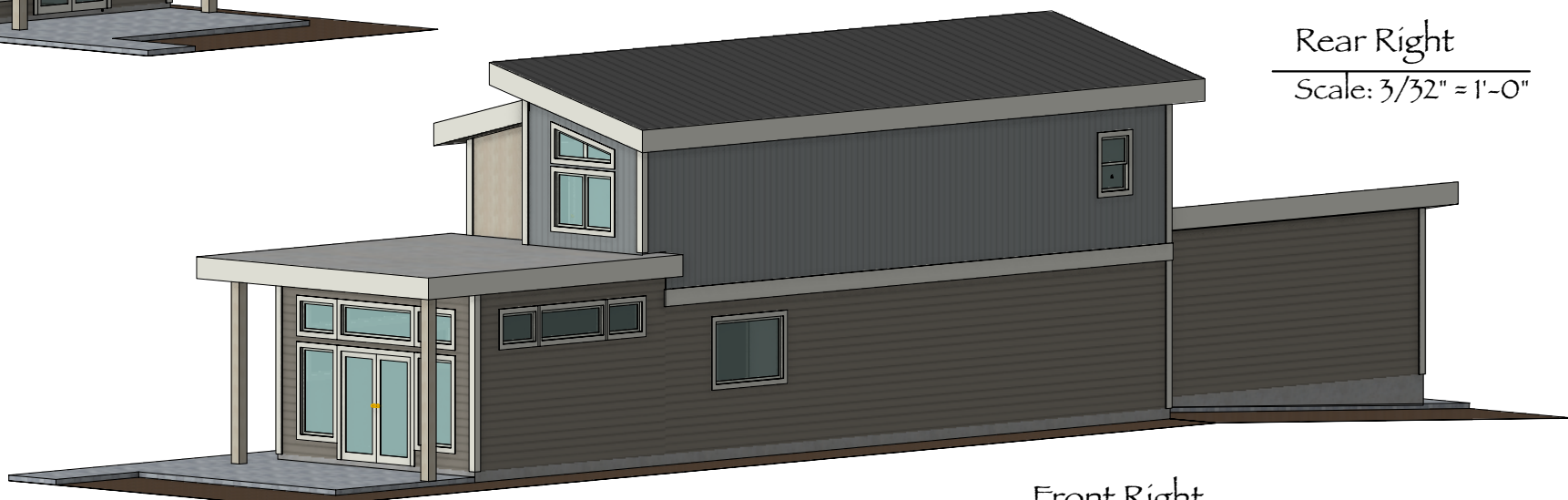
Front (West) Elevation
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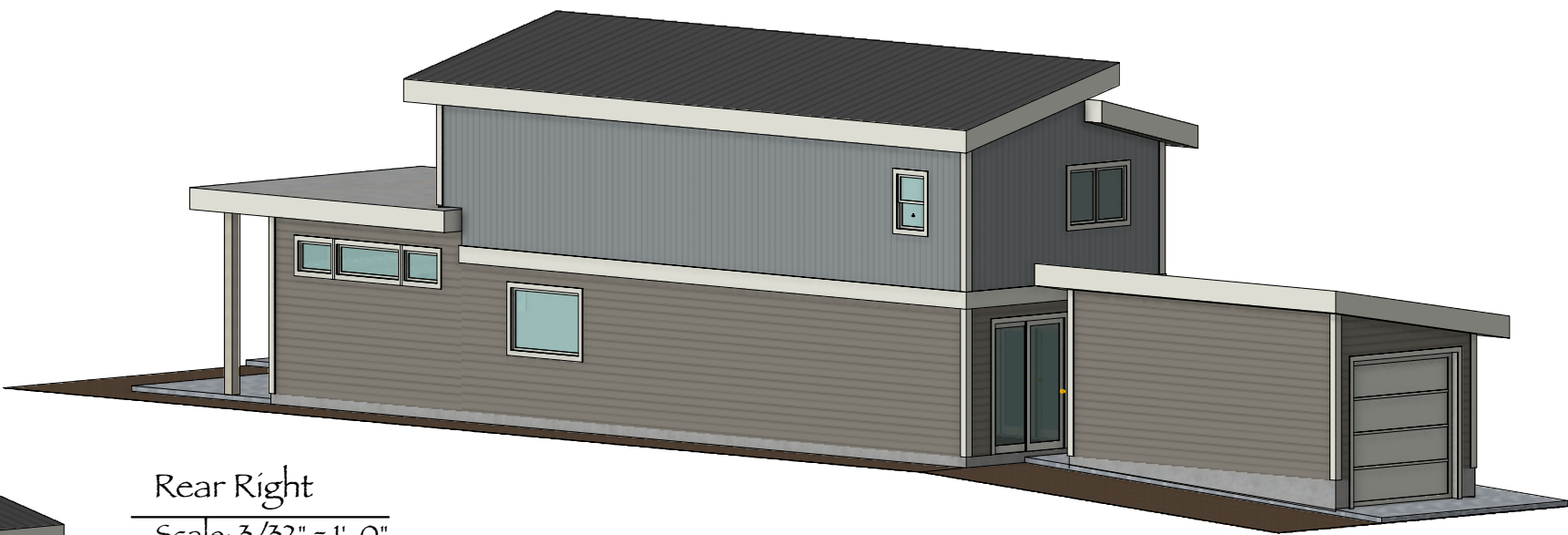
Rear (East) Elevation
Scale: 1/4" = 1'-0"



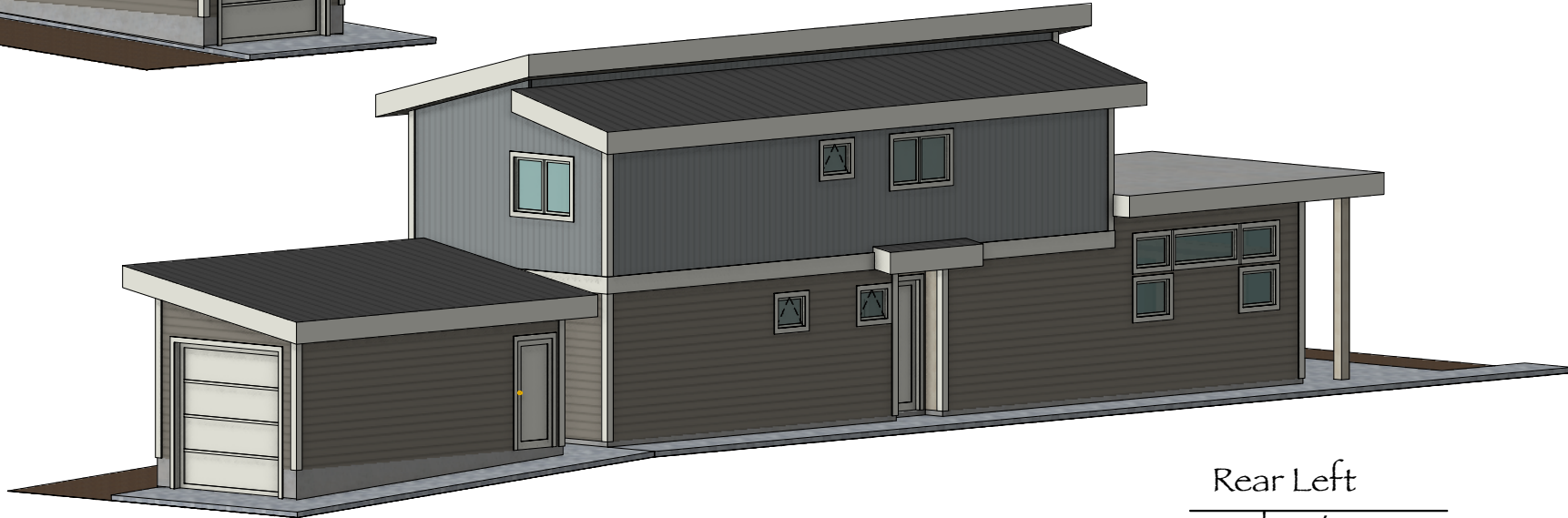
Front Left
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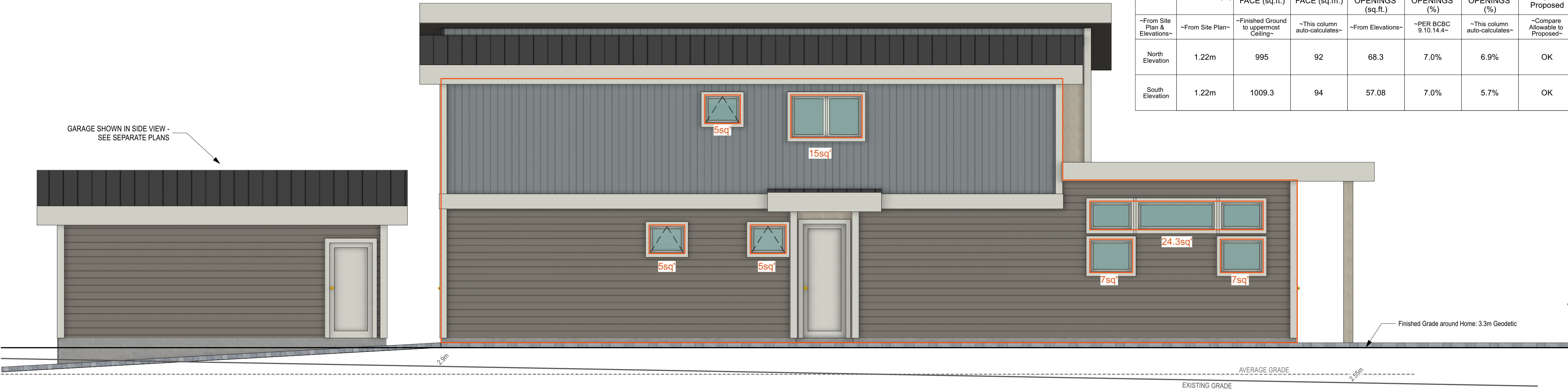
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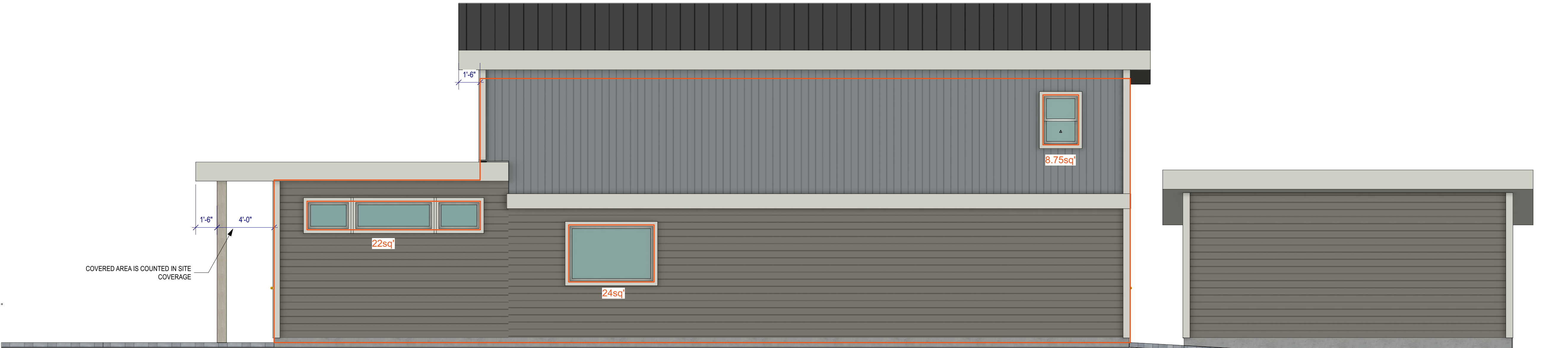
Rear Right
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Rear Left
Scale: 3/32" = 1'-0"



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



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

Spatial Separations Calculations - North Lot							
WALL	LIMITING DISTANCE (m)	EXPOSING BUILDING FACE (sq.ft.)	EXPOSING BUILDING FACE (sq.m.)	PROPOSED UNPROTECT ED OPENINGS (sq.ft.)	ALLOWABLE UNPROTECT ED OPENINGS (%)	PROPOSED UNPROTECT ED 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~
North Elevation	1.22m	995	92	68.3	7.0%	6.9%	OK
South Elevation	1.22m	1009.3	94	57.08	7.0%	5.7%	OK

Cumming Design

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9633 3rd Street
Sidney, B.C.

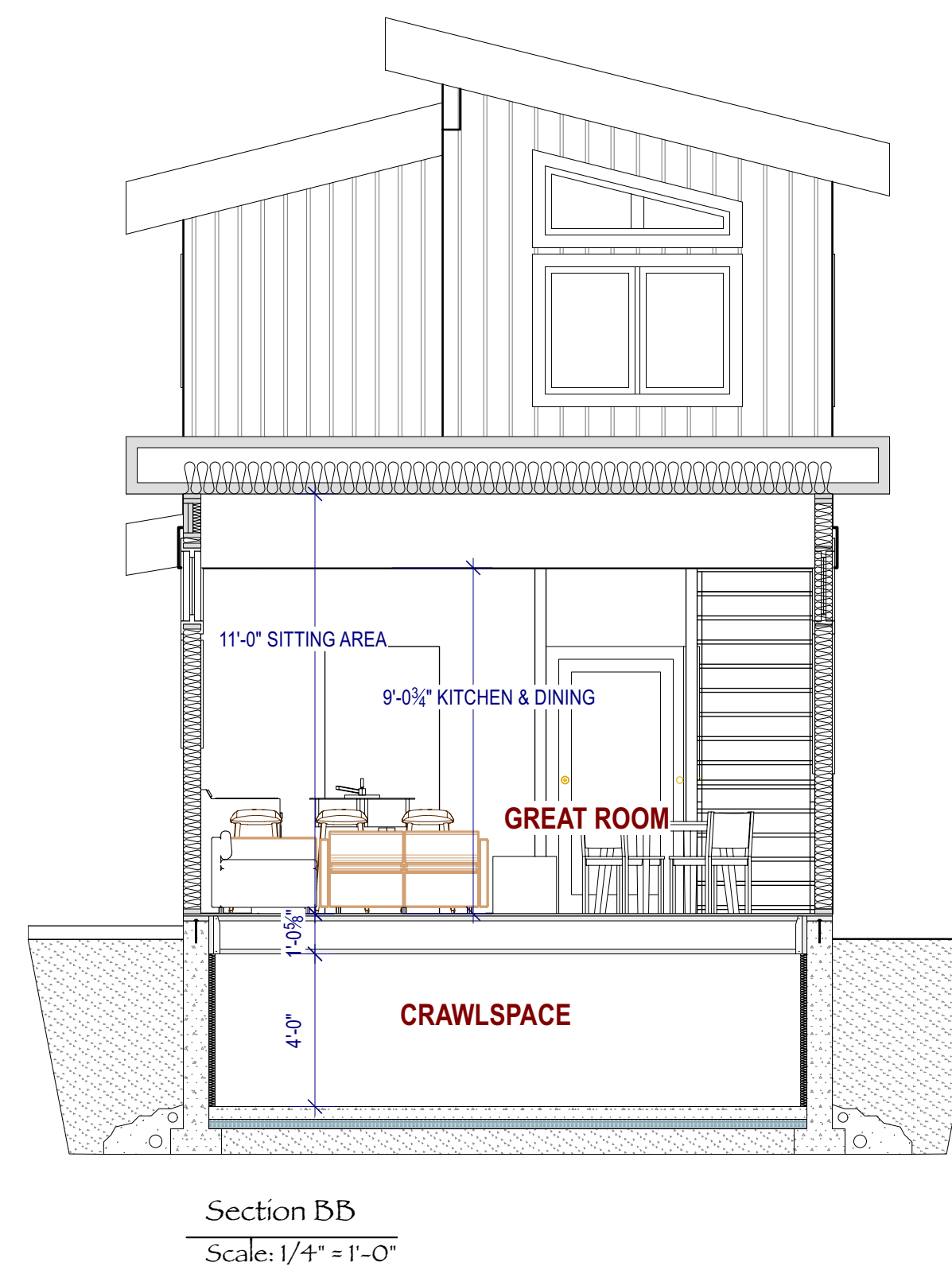
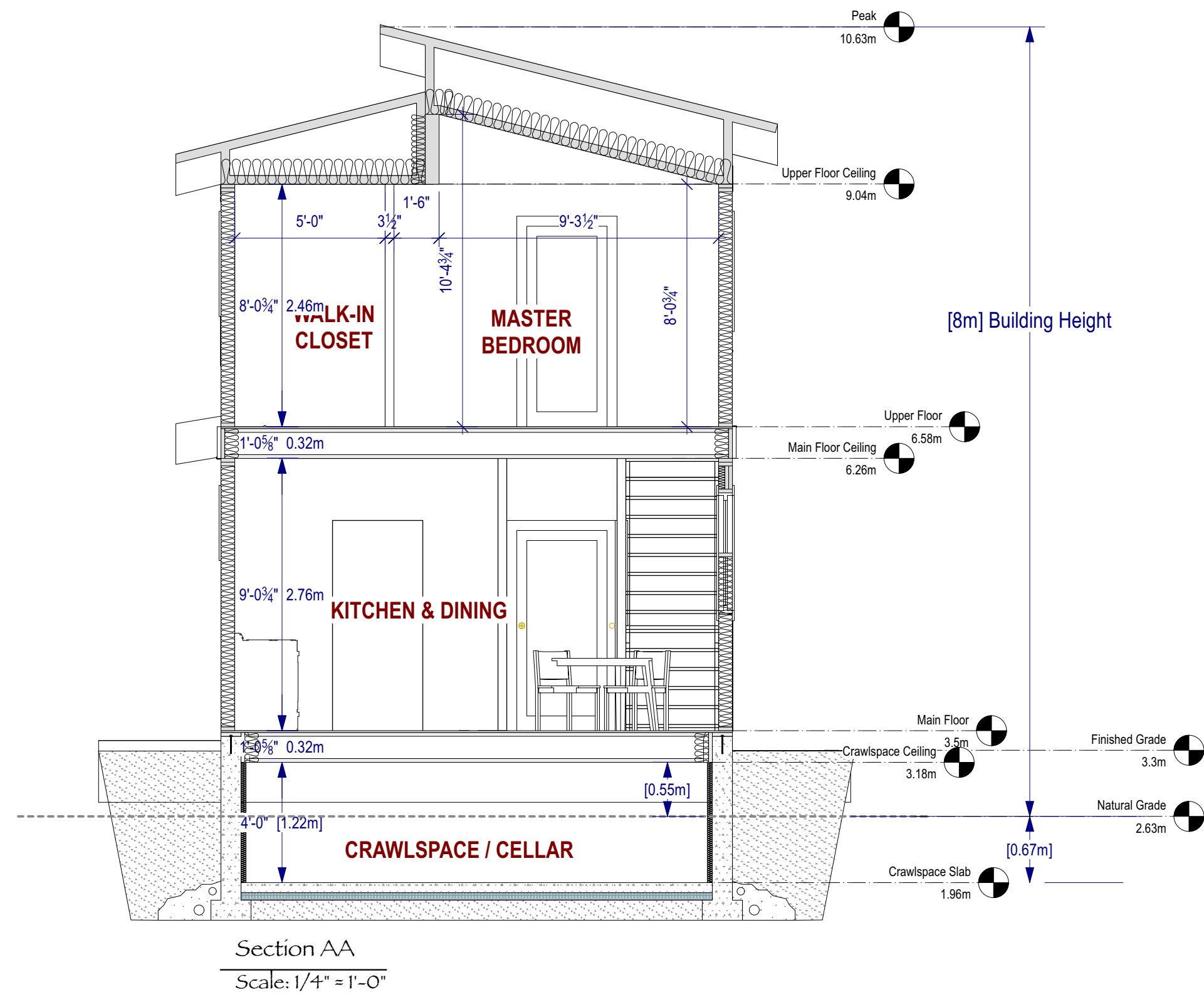
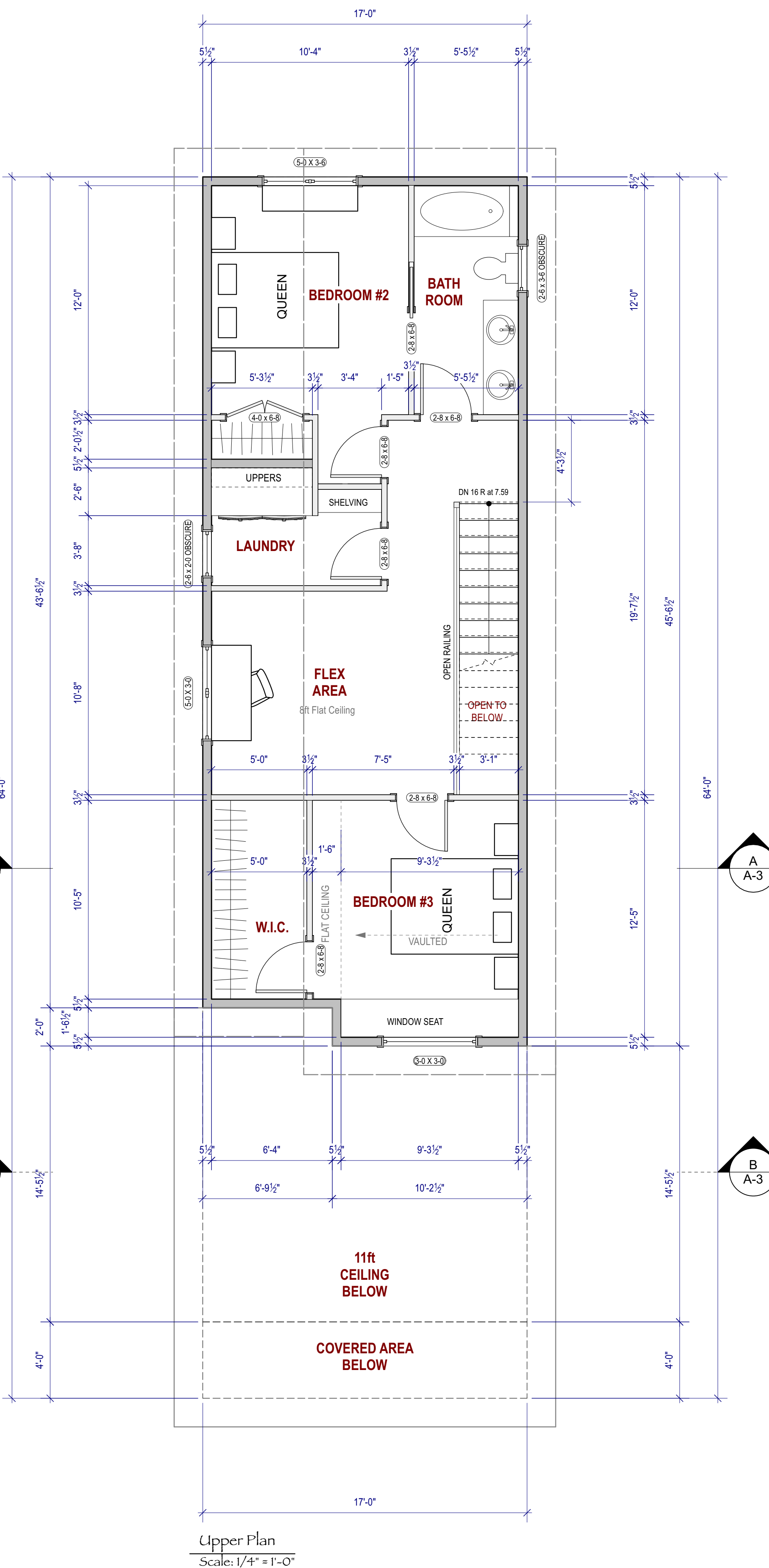
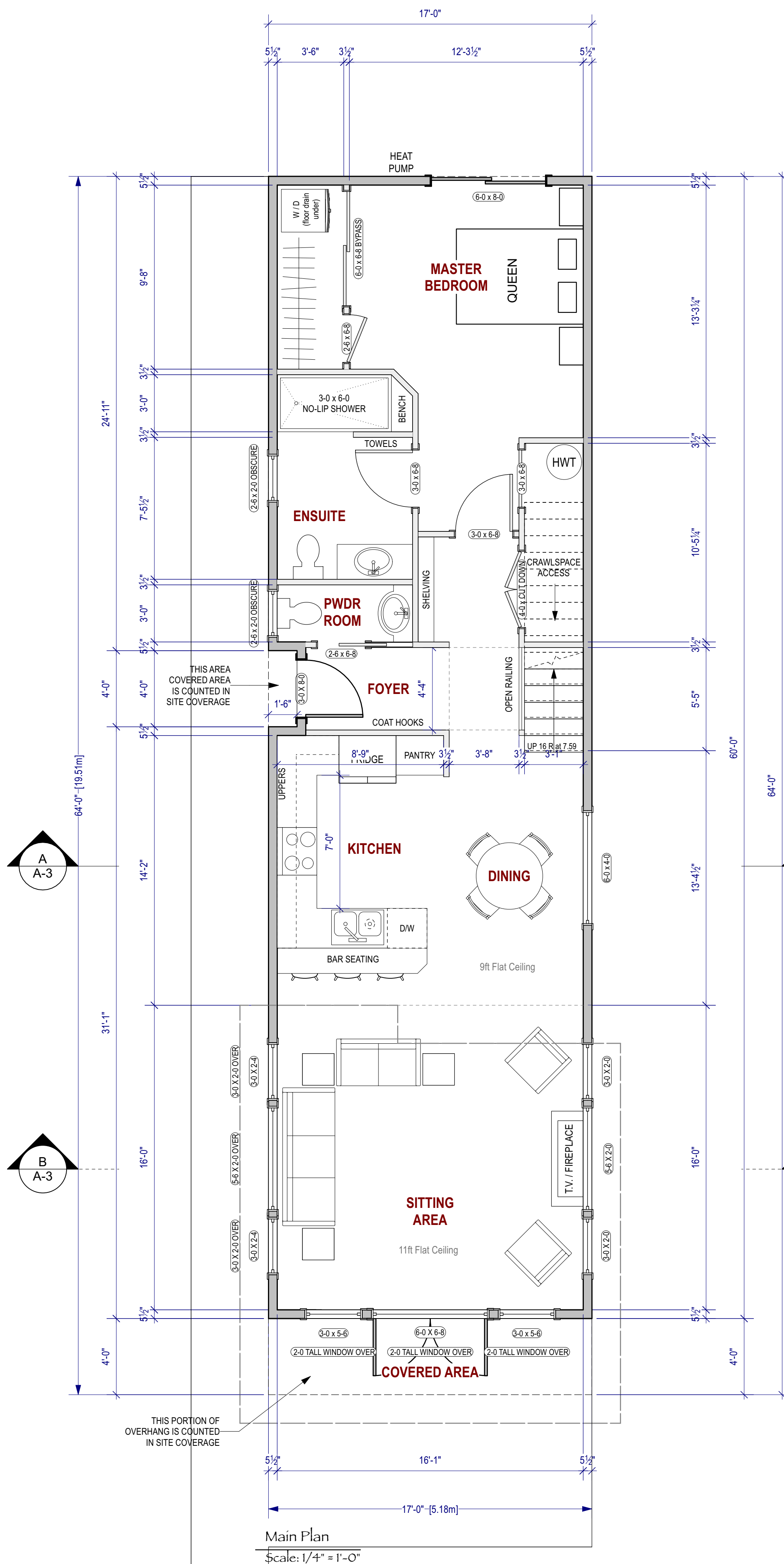
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DESIGN BY:
Niall & Tara

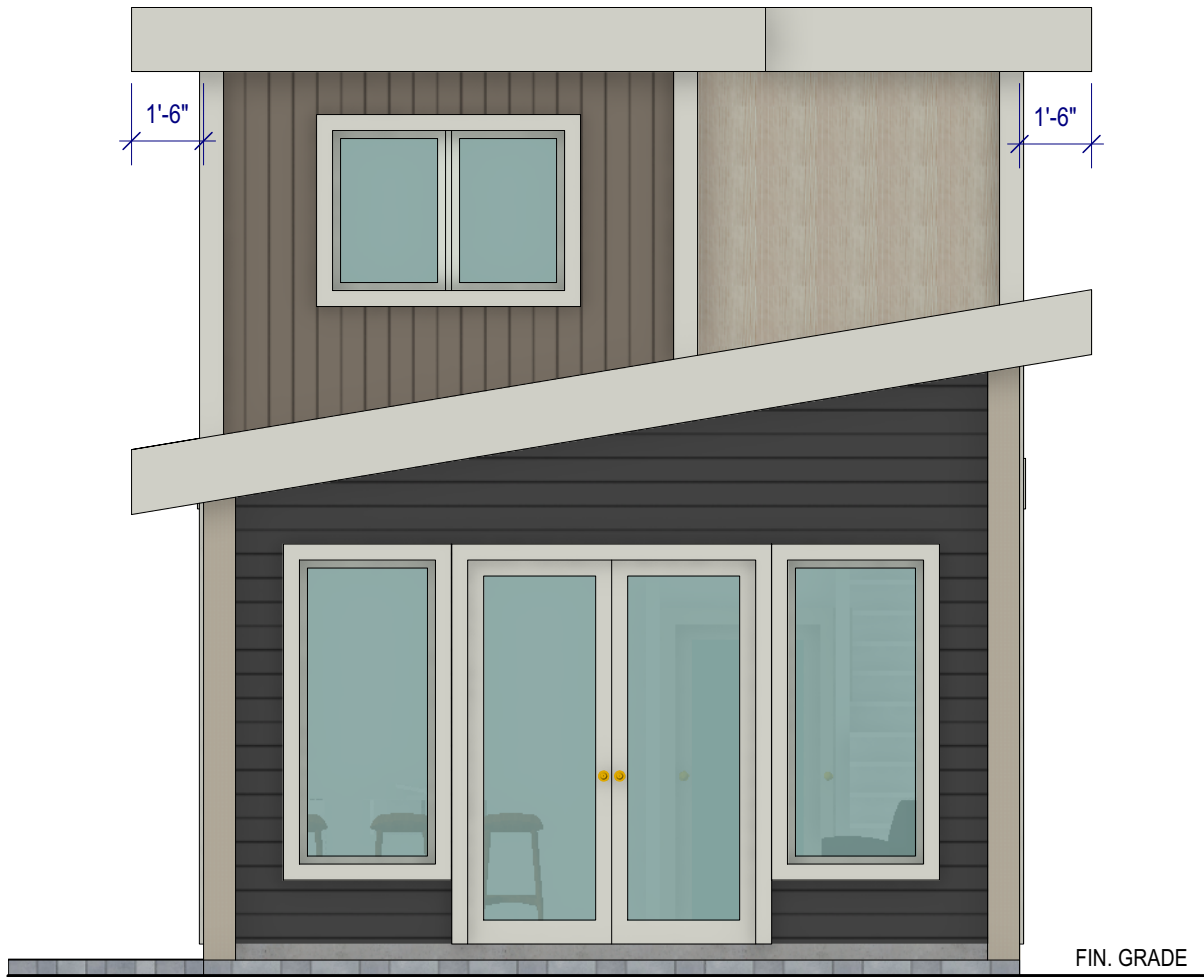
DRAWN BY:
TARA

Lot A (North Lot) FLOOR PLANS & SECTIONS



Lot B (South Lot) ELEVATIONS & MODEL VIEWS

Spatial Separations Calculations - South Lot							
WALL	LIMITING DISTANCE (m)	EXPOSING BUILDING FACE (sq.ft.)	EXPOSING BUILDING FACE (sq.m.)	PROPOSED UNPROTECT ED OPENINGS (sq.ft.)	ALLOWABLE UNPROTECT ED OPENINGS (%)	PROPOSED UNPROTECT ED 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~
North Elevation	1.22m	978.31	91	63.06	7.0%	6.4%	OK
South Elevation	1.22m	1011.53	94	56.75	7.0%	5.6%	OK



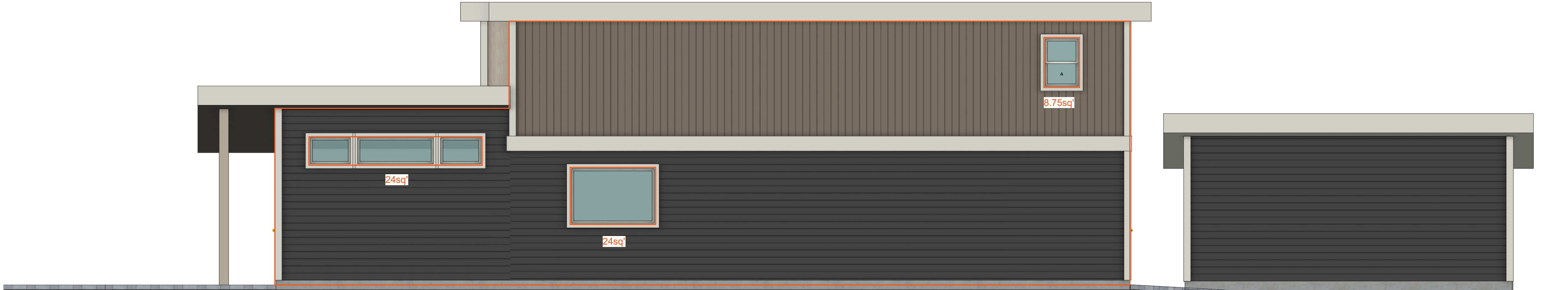
Front (West) Elevation
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Left (North) Elevation
Scale: 1/4" = 1'-0"



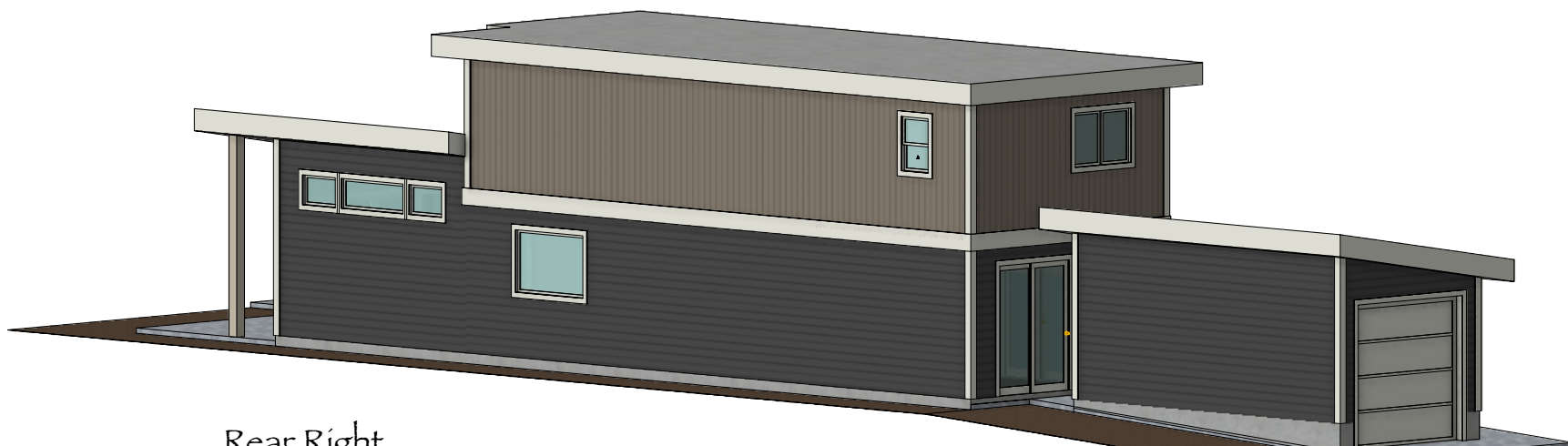
Rear (East) Elevation
Scale: 1/4" = 1'-0"



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



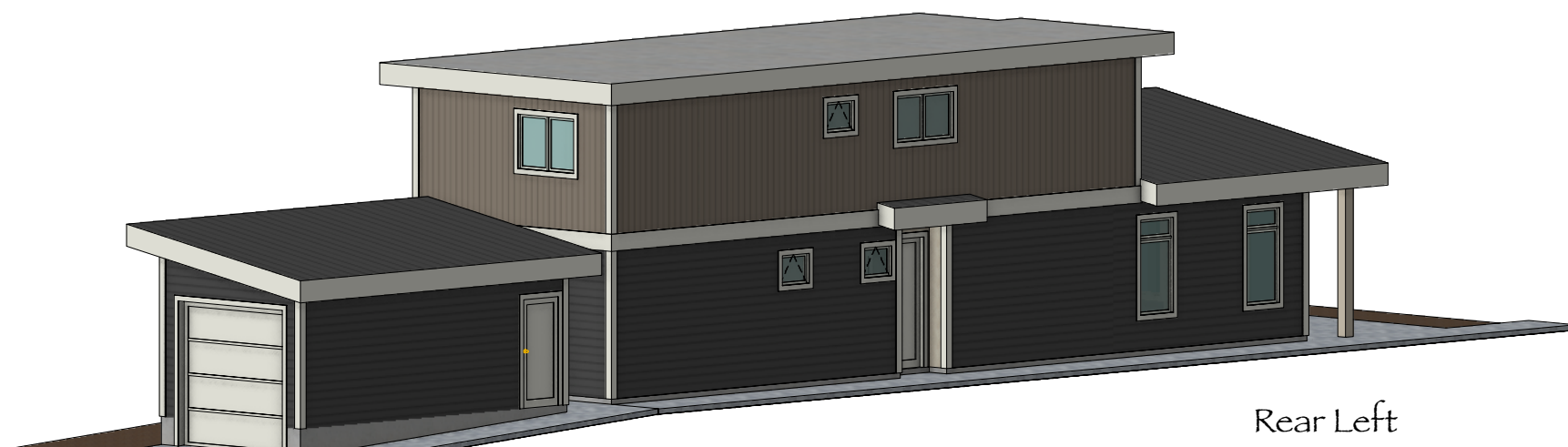
Front Left
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Rear Right
Scale: 3/32" = 1'-0"



Front Right
Scale: 3/32" = 1'-0"



Rear Left
Scale: 3/32" = 1'-0"

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9633 3rd Street
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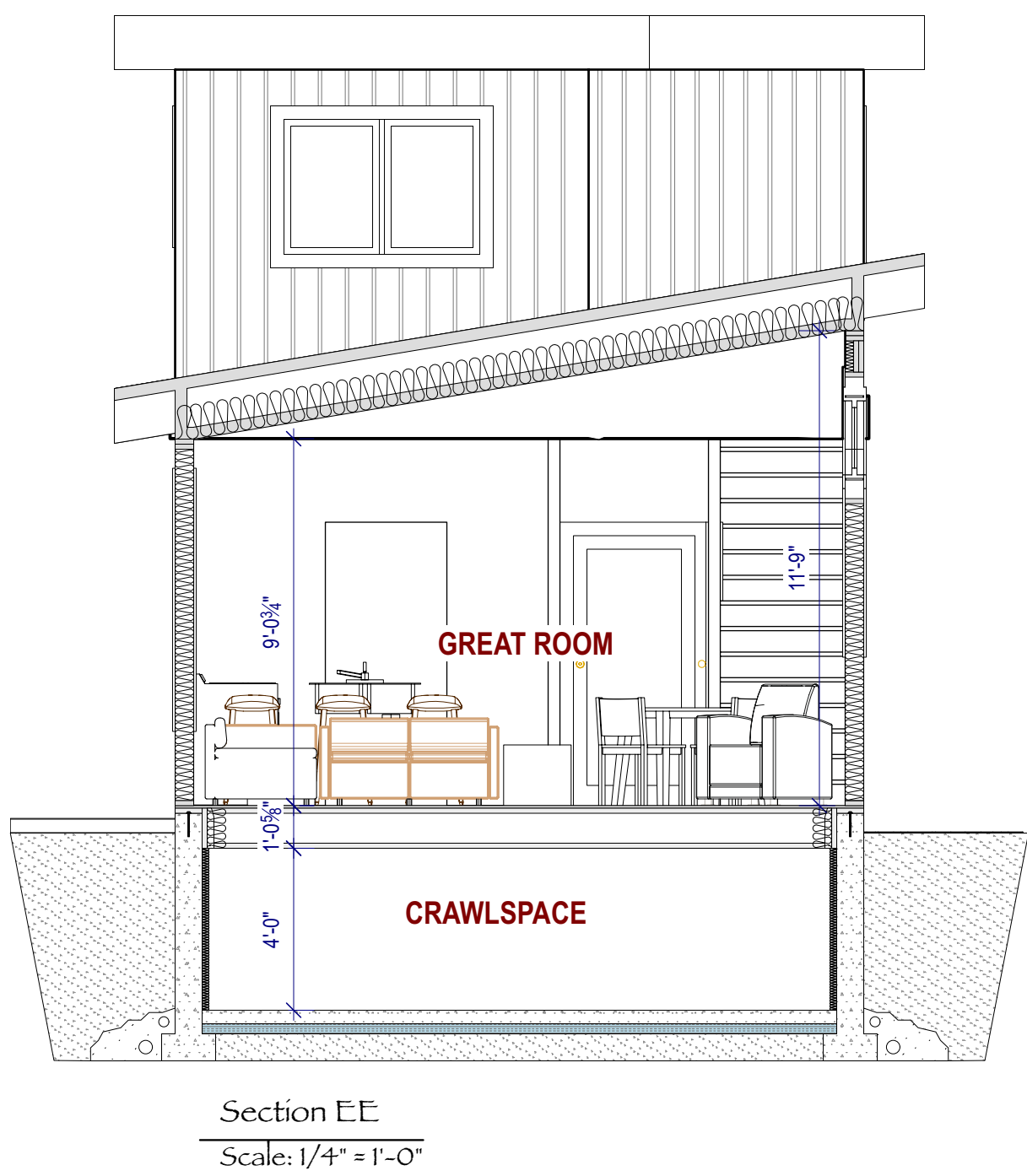
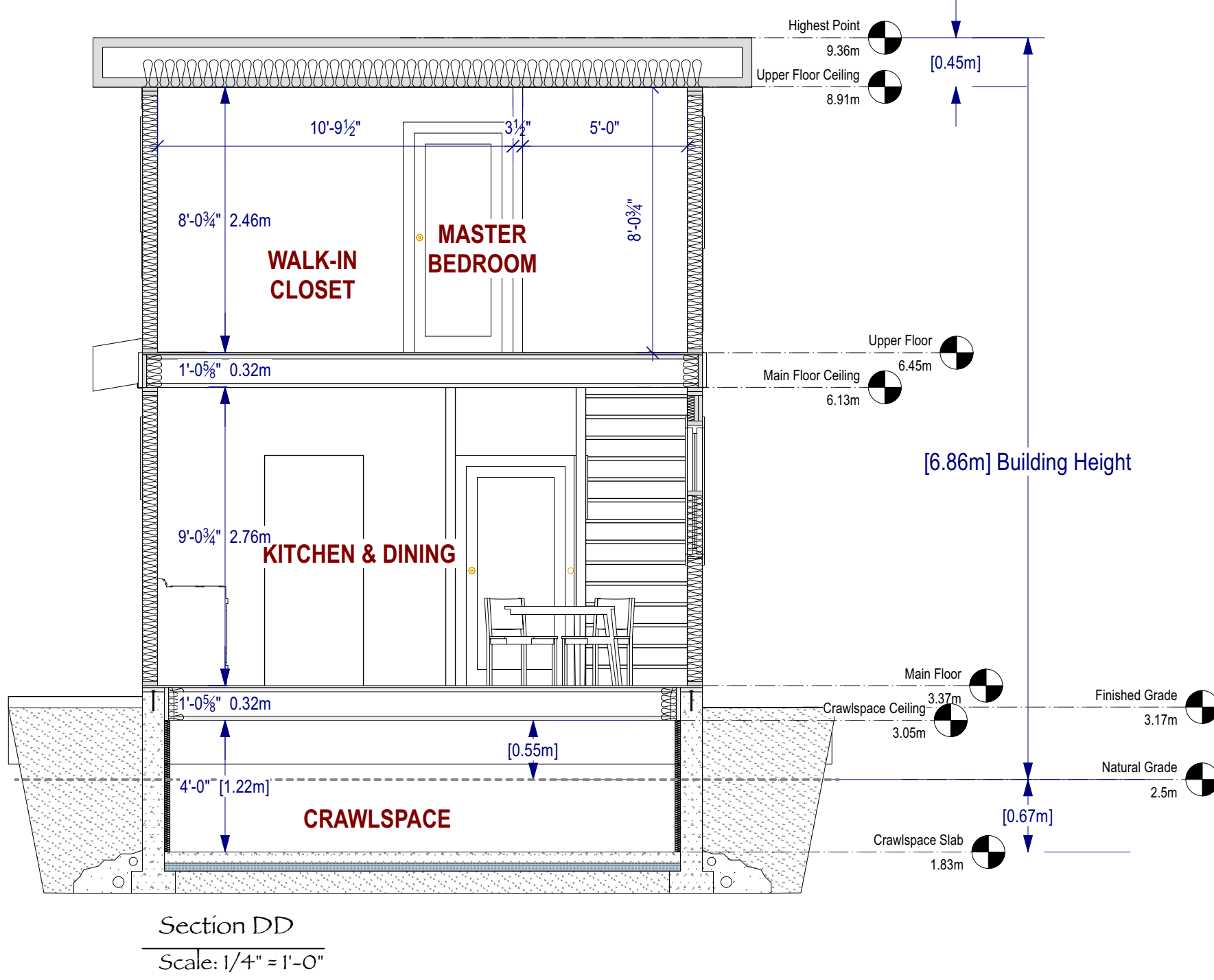
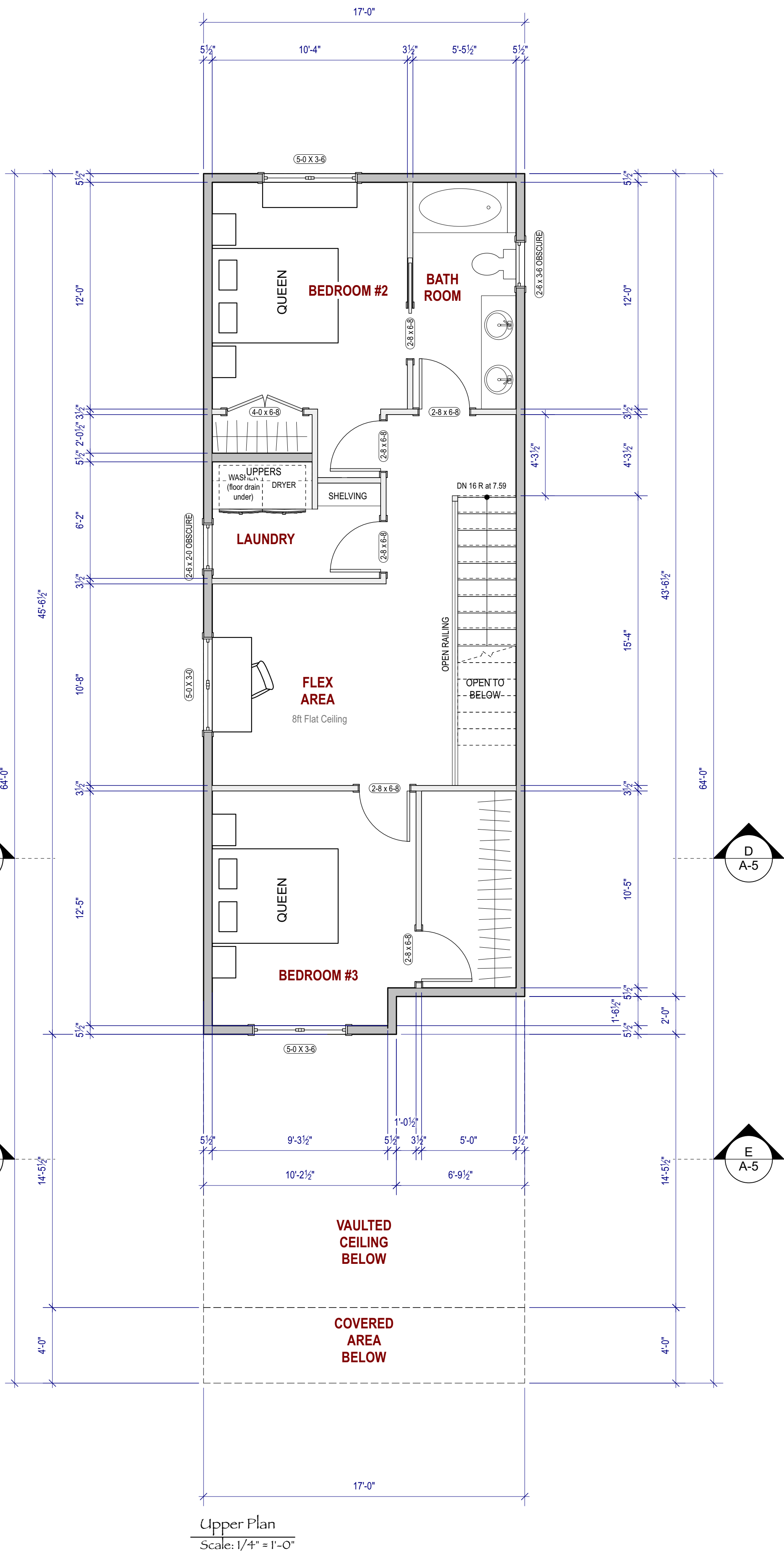
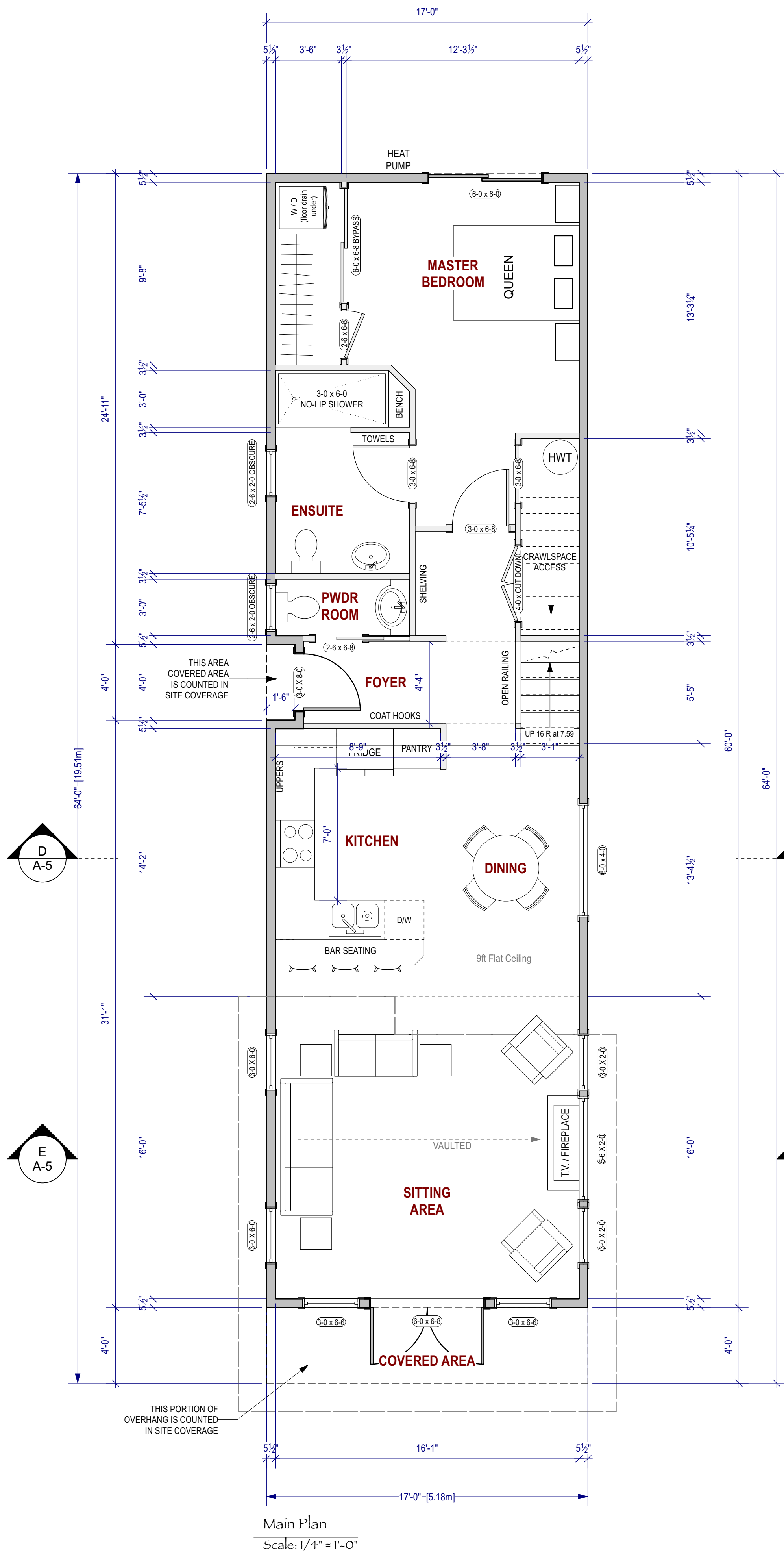
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A-4

DATE:
2024 Sep 13
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DESIGN BY:
Niall & Tara

DRAWN BY:
TARA

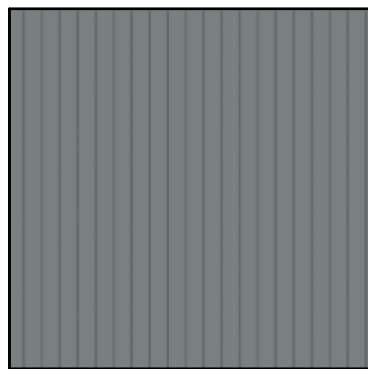
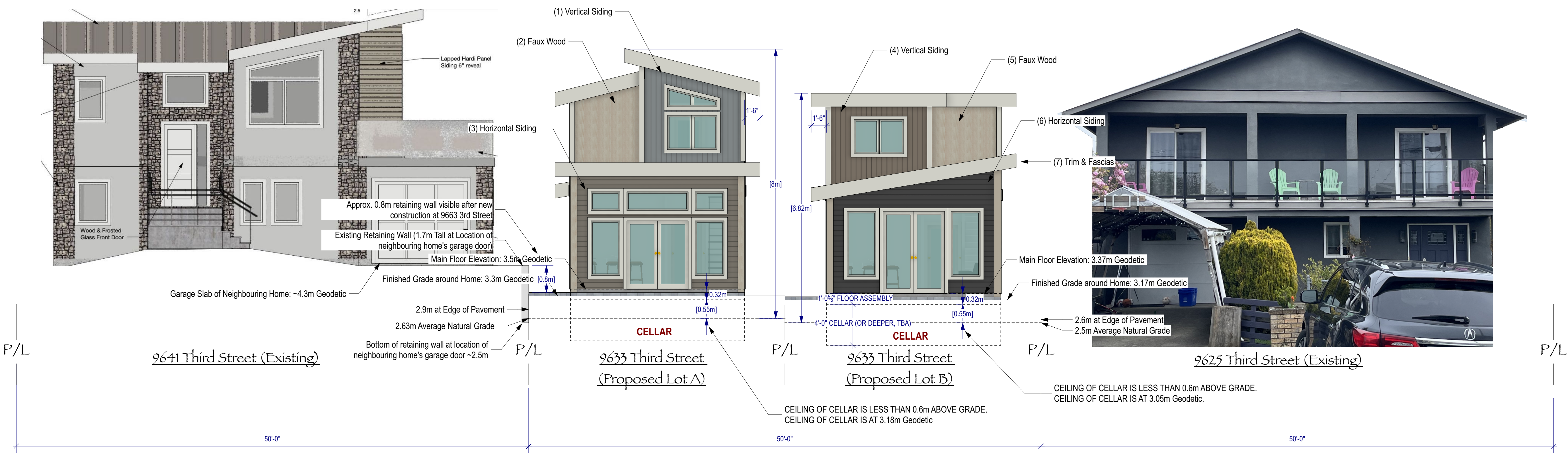
Lot B (South Lot) FLOOR PLANS & SECTIONS



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

Cumming Design Tara Cumming 250-889-1918 cumming.design@shaw.ca	DWG NO:	A-5
	DATE:	2024 Sep 13 10:52:40 AM
	DESIGN BY:	Niall & Tara
	DRAWN BY:	TARA
9633 3rd Street Sidney, B.C.		

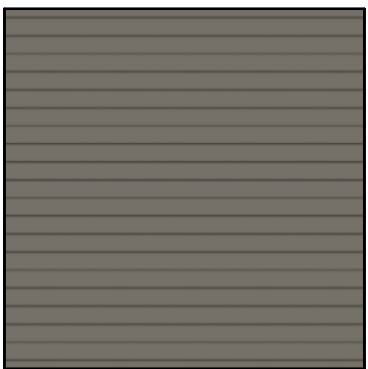
STREETSCAPE & COLOUR SWATCHES



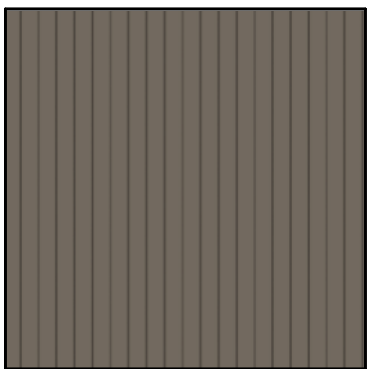
(1) Vertical Siding:
Uncertain Gray
(Sherwin Williams)



(2) Faux Wood:
White Granite
(Rustic Series Hardie)



(3) Horizontal Siding:
Rushing River
(Sherwin Williams)



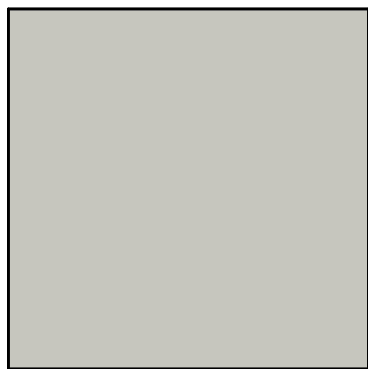
(4) Vertical Siding:
Keystone Gray
(Sherwin Williams)



(5) Faux Wood:
Sand Castle
(Rustic Series Hardie)



(6) Horizontal Siding:
Peppercorn
(Sherwin Williams)



(7) Trim & Fascias:
Modern White
(Sherwin Williams)

Cumming
Design

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DWG NO:

A-6

DATE:

2024 Sep 13
10:52:41 AM

DESIGN BY:

Niall & Tara

DRAWN BY:

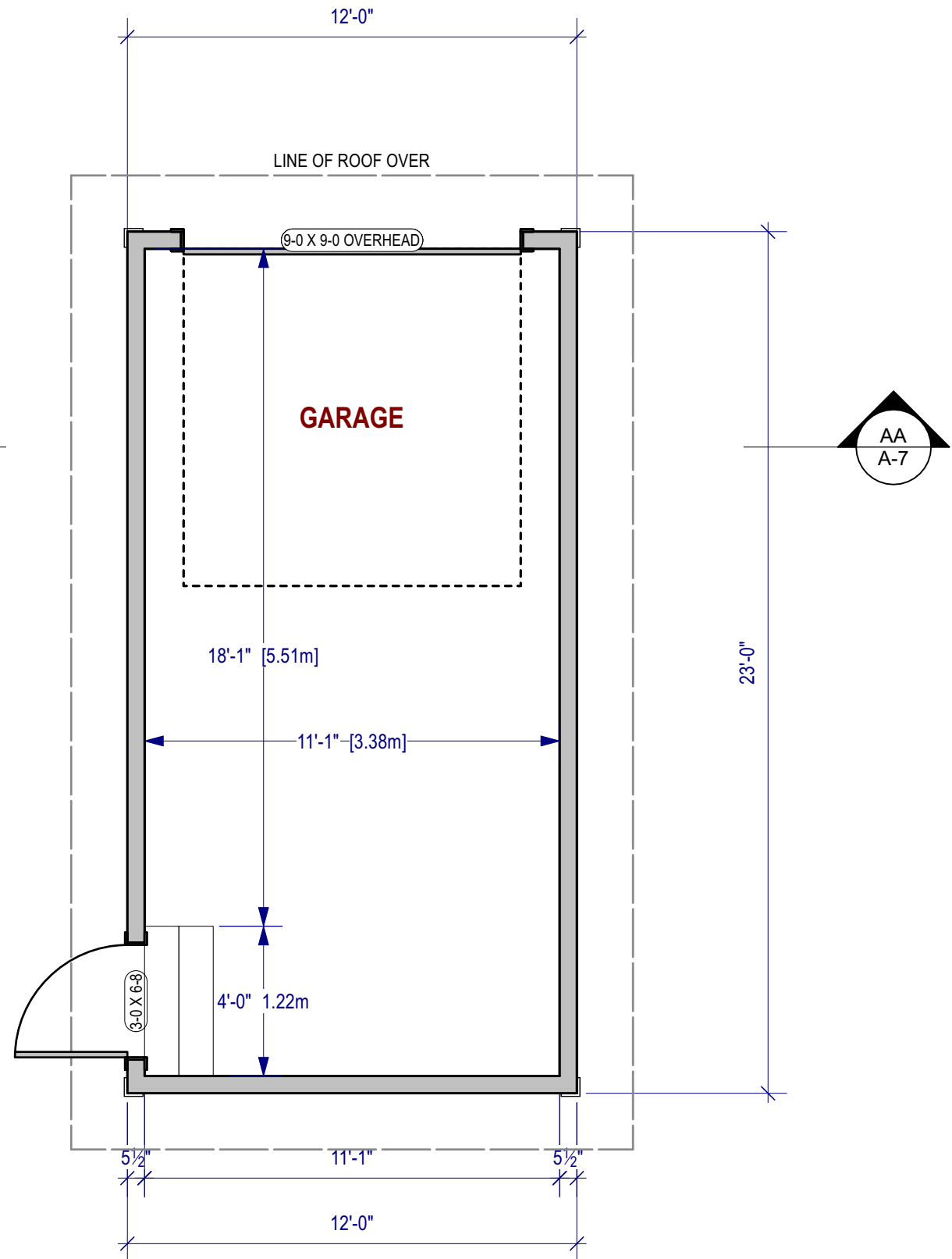
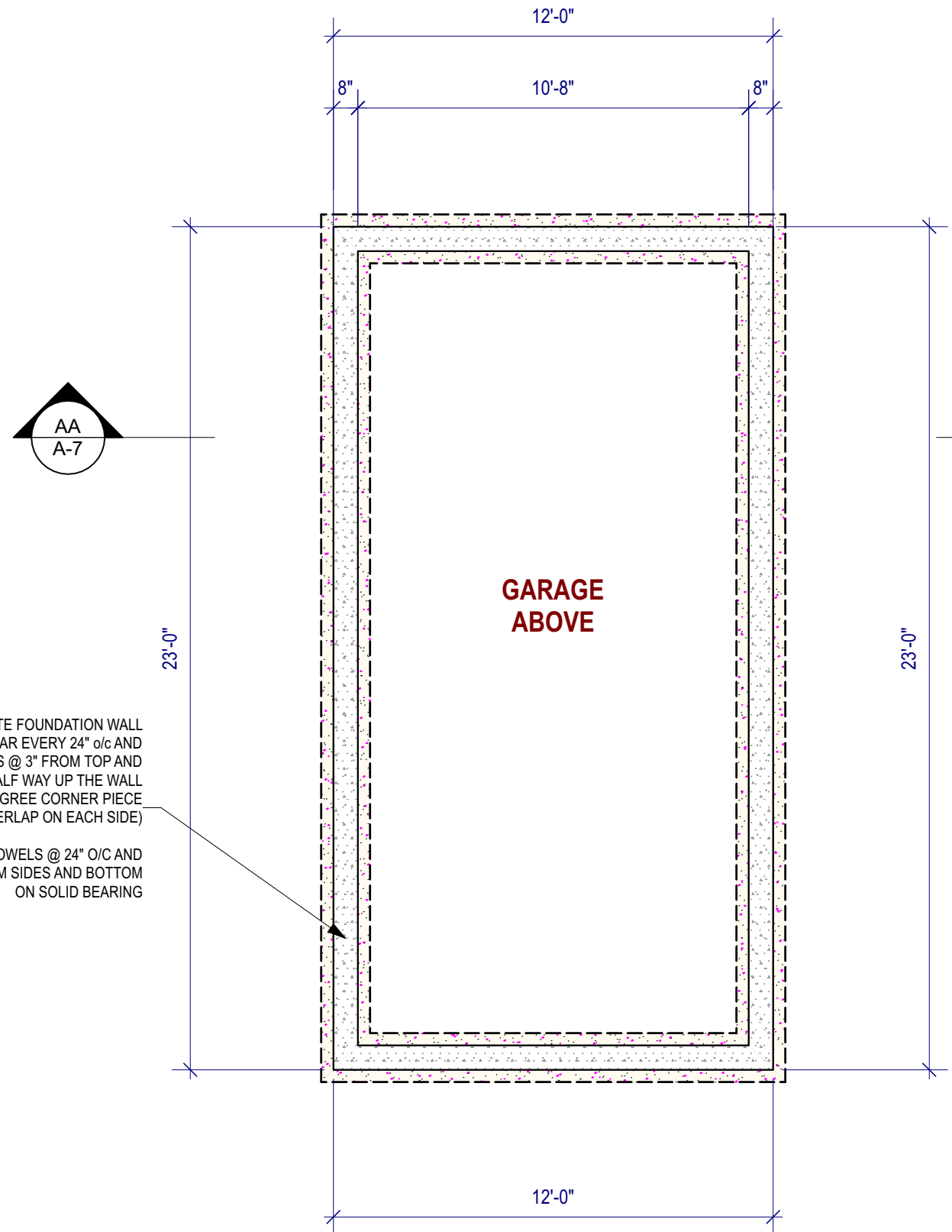
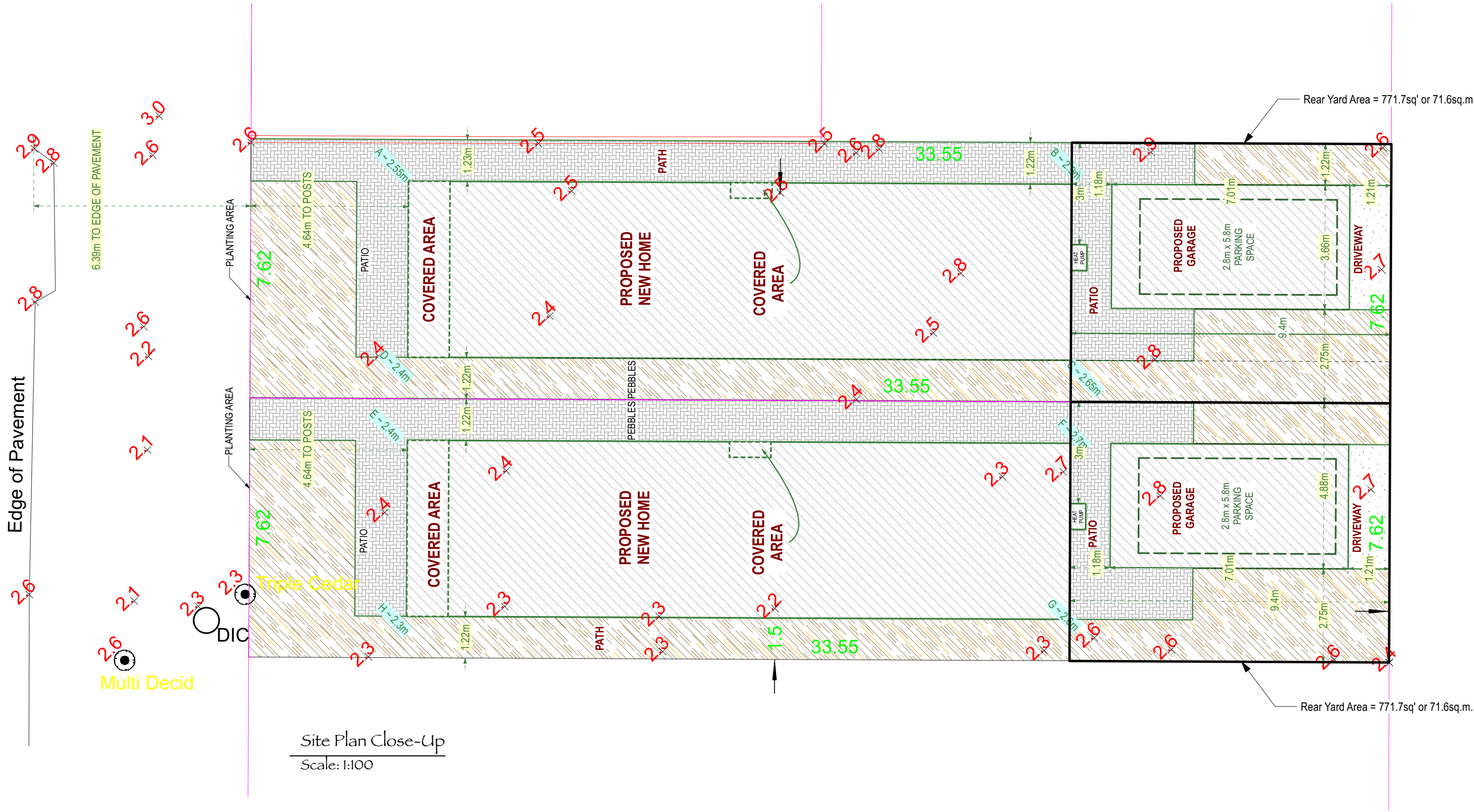
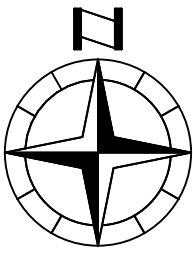
TARA

9633 3rd Street
Sidney, B.C.

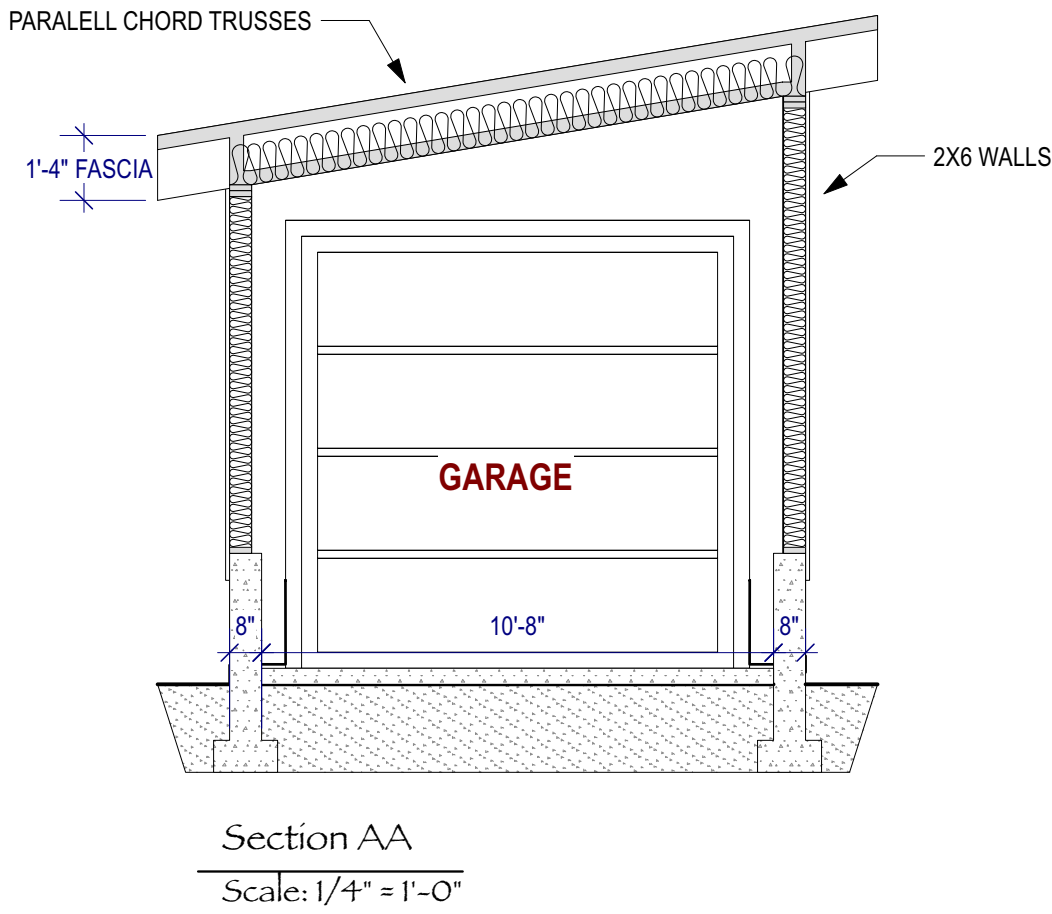
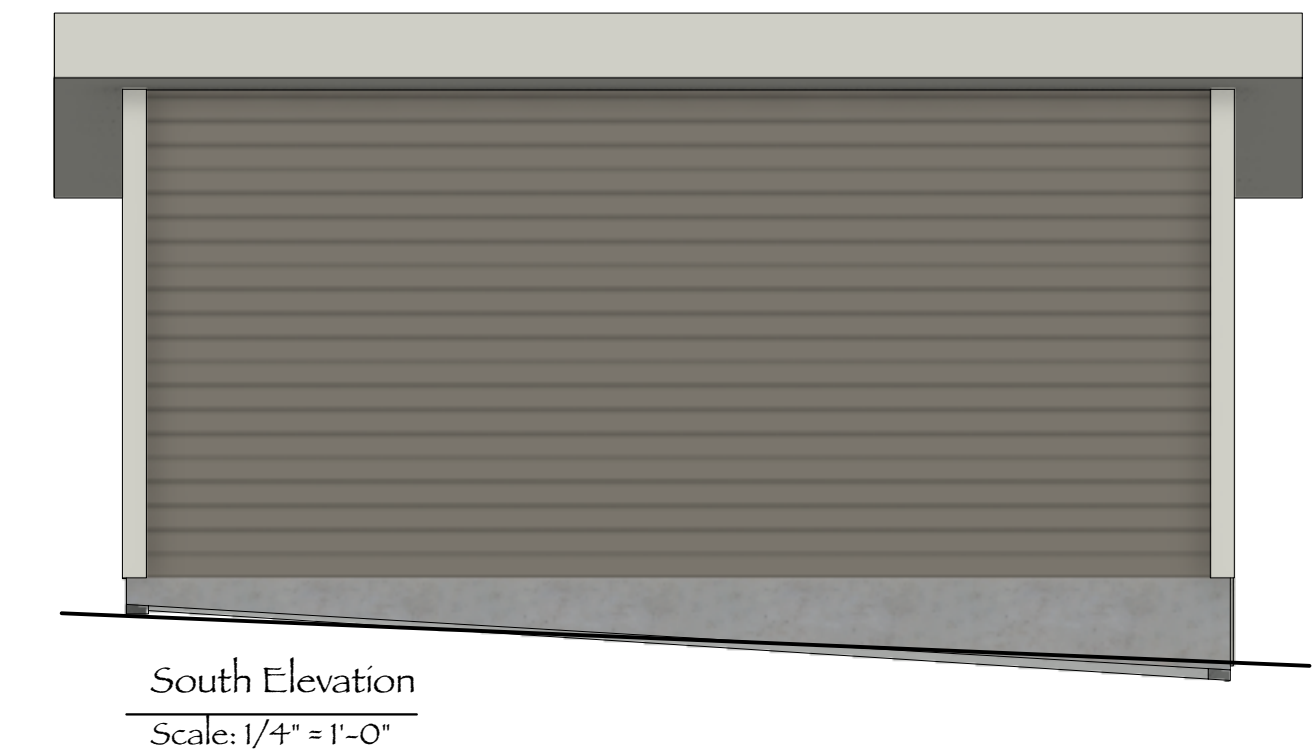
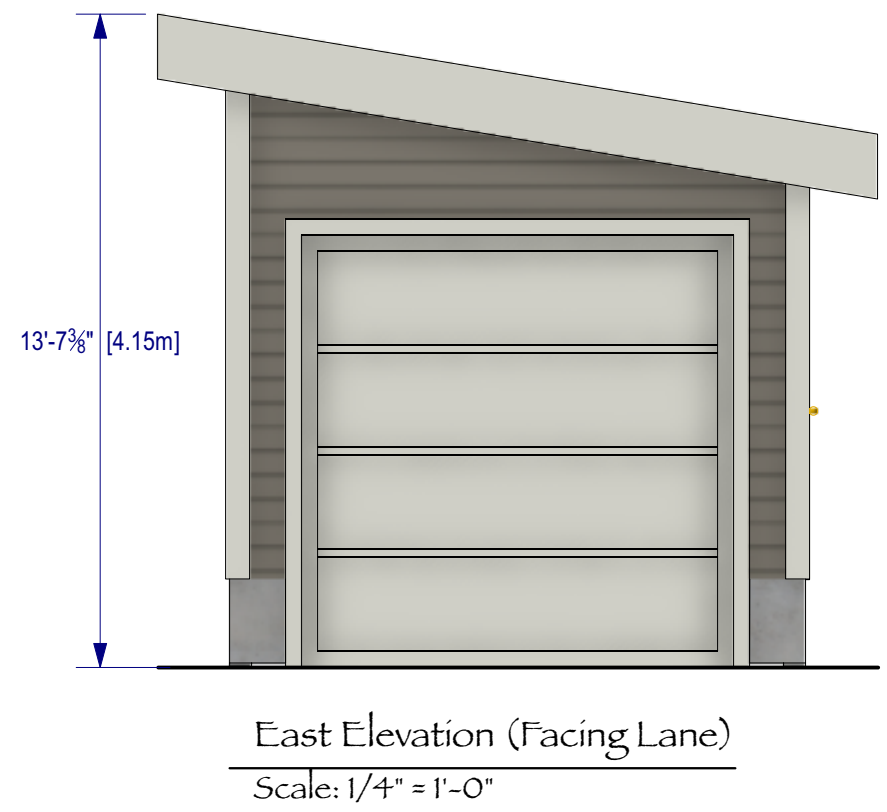
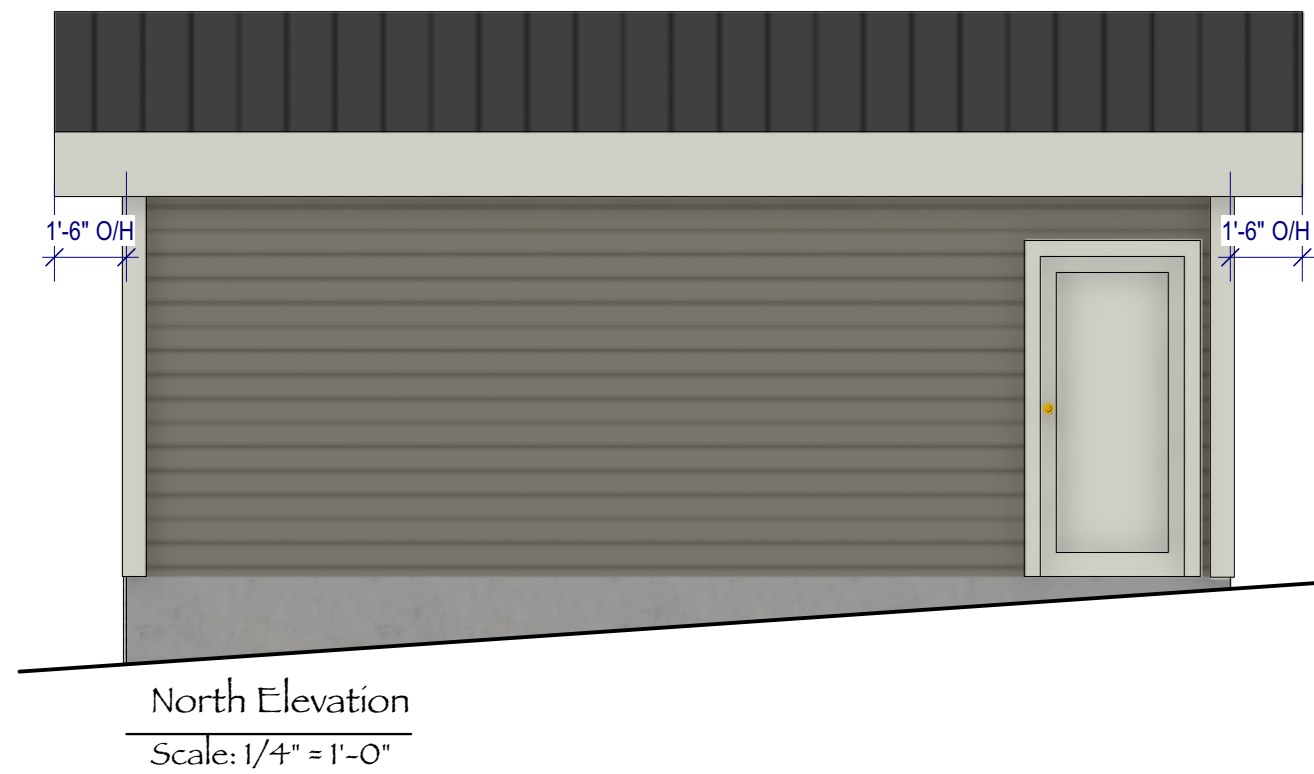
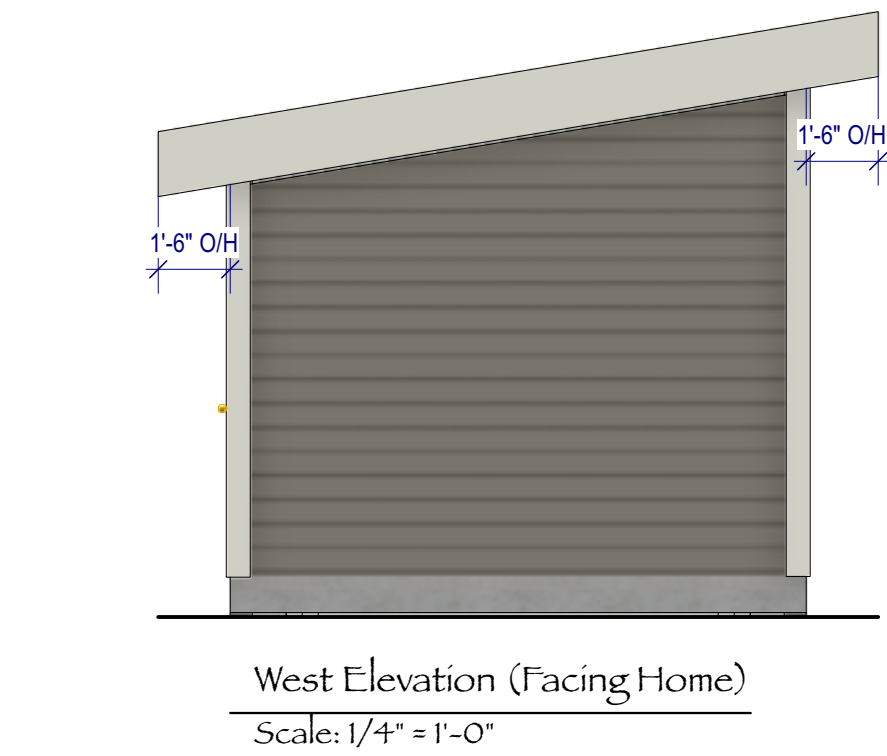
*** PLANS ARE FORMATTED TO BE PRINTED AT 36" X 24" ***

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

GARAGE PLAN



9633 3rd Street - Data Information Table - Proposed Garages				
Item	R1 Neighbourhood Residential	Proposed Lot A (North)	Proposed Lot B (South)	
Height	Max. 5.0m	~4.15m	~4.15m	OK
Setbacks	Min. 1.2m from any lot line	1.22m (North), 2.75m (South), 1.21m (East)	1.21m (North), 2.75m (South), 1.21m (East)	OK
Floor Area	Max. 25% Rear Yard	35.80%	35.80%	Variance Required
		(Garage is 276sq' or 25.6sq.m. Rear Yard is 71.6sq.m.)	(Garage is 276sq' or 25.6sq.m. Rear Yard is 71.6sq.m.)	
Width	Max. 50% Rear Yard	47%	47%	OK



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9633 3rd Street
Sidney, B.C.

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DESIGN BY:
Niall & Tara

DRAWN BY:
TARA