



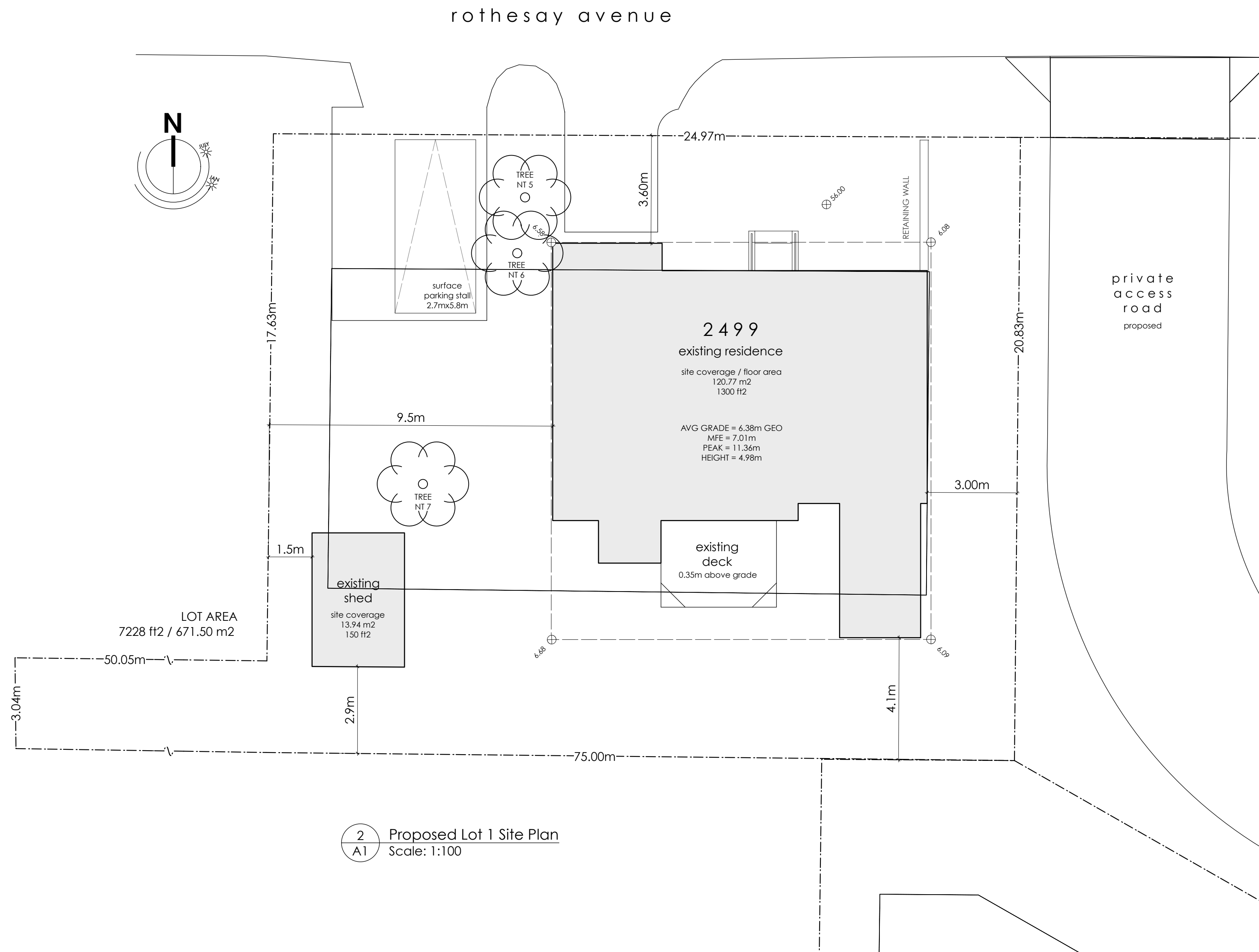
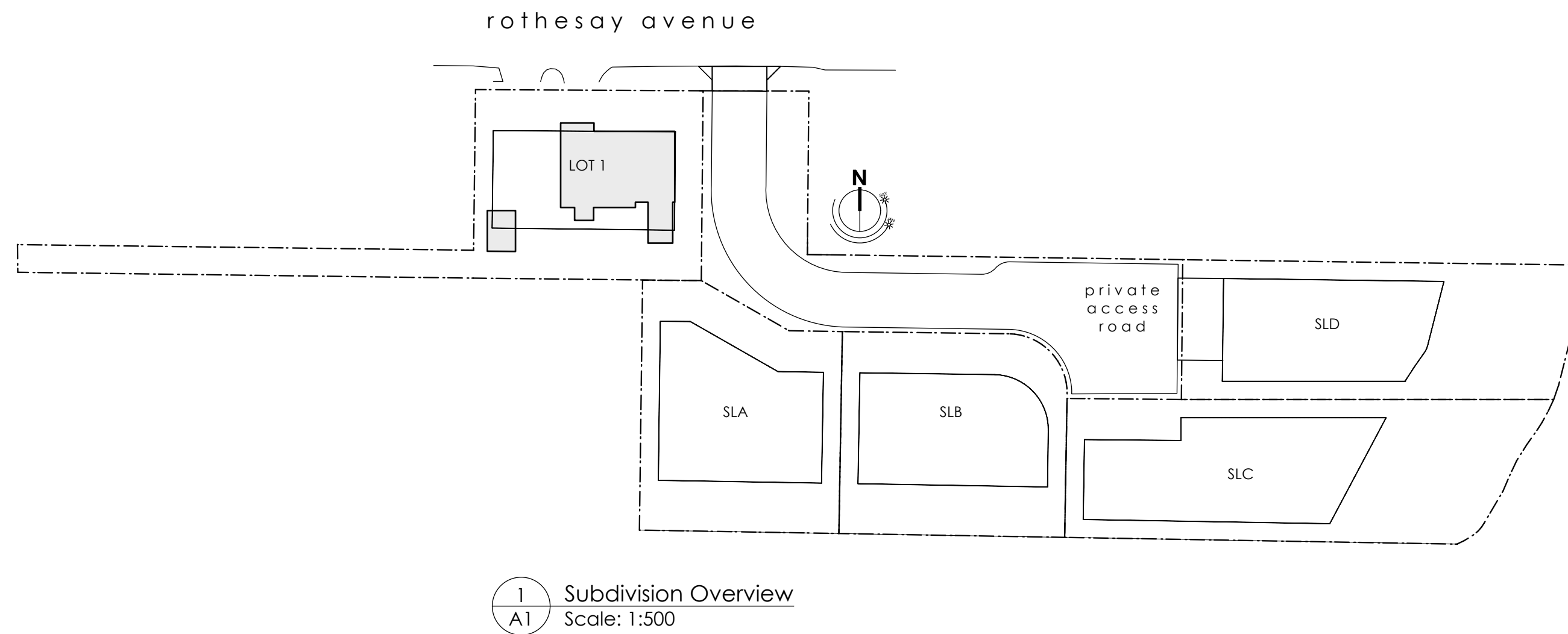
Existing Residence, North Facade



Existing Residence, East Facade



Location Plan
1:1000



PROJECT ADDRESS

2499 Rothesay Avenue
Sidney, BC

Legal Description
To Be Determined

PID TBD

ZONE R2
LOT AREA 671.50 m²

PROJECT DATA

Use	Single Family Dwelling
Residence Setbacks	
Front	3.6m*
Rear	4.1m*
Int. Side	9.5m
Ext. Side	3.0m
Building Height	See A2
Lot Coverage	
Residence, Existing	120.77m ²
Shed, Existing	13.94m ²
Total Lot Coverage	134.71 m ² / 20.1%
Floor Area	
Residence	120.77 m ²

* Denotes Variance Request
Existing non-conforming, comparing the proposed development with the requirements of the Zoning designation

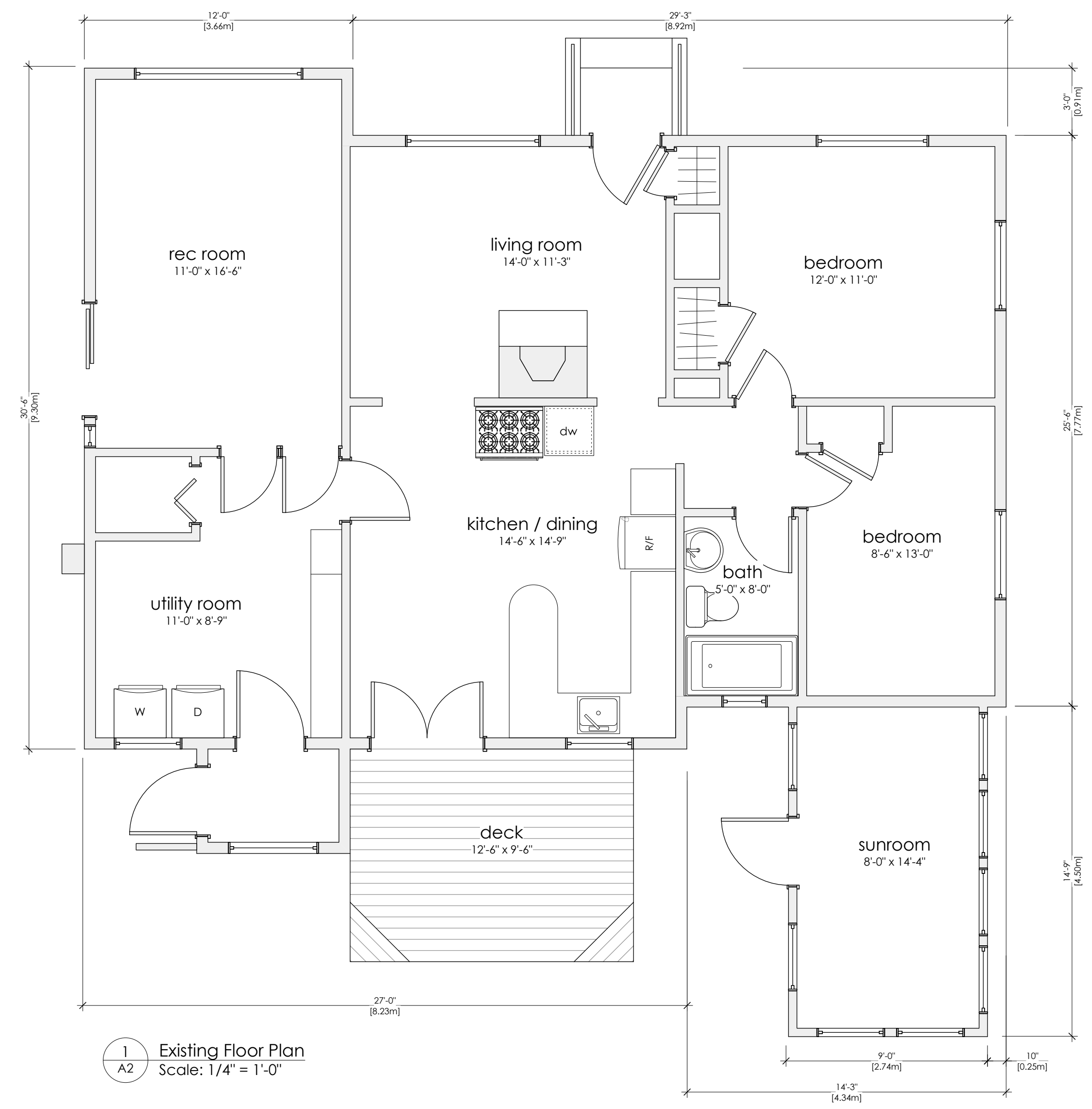
REVISION LIST

R1.0	January 31, 2025	Issued For Review
R1.1	February 10, 2025	Issued For DVP
R1.2	February 18, 2025	Issued For DVP

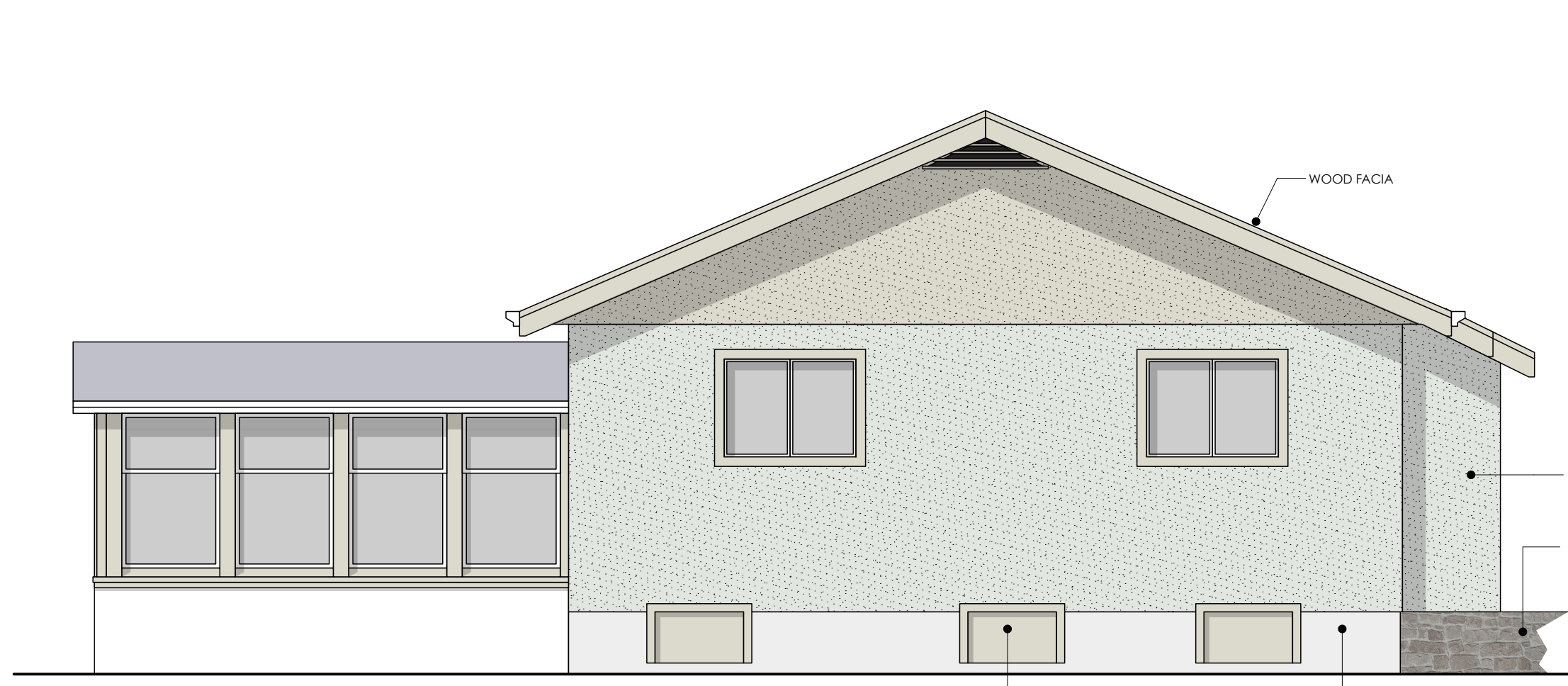
DRAWING LIST

A1	Site Plan
A2	Existing Plans & Elevations

Existing Residence 2499 Rothesay Avenue			
TITLE	Site Plan	SCALE	As Noted
FILE	JA31.25	DATE	Feb. 18, 2025
PROJECT NO.	2507	SHEET NO.	A1
DRAWN BY	TDR	REV.	
ISSUE FOR	DVP		



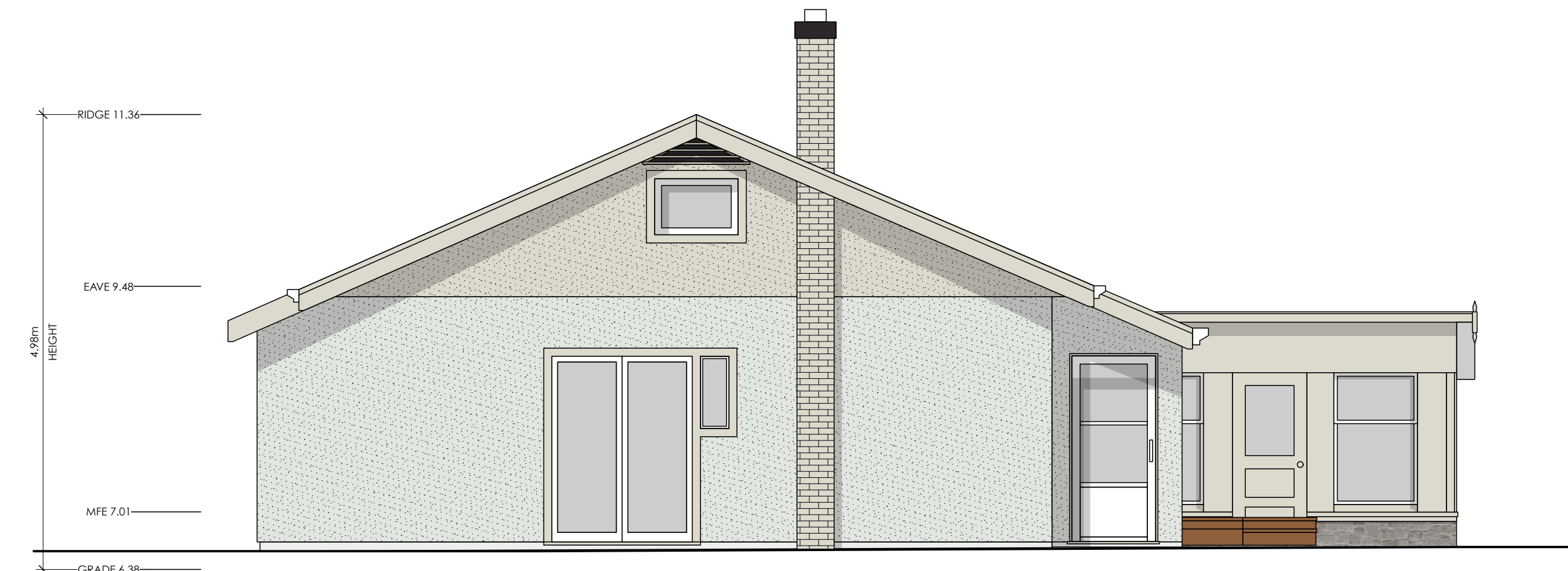
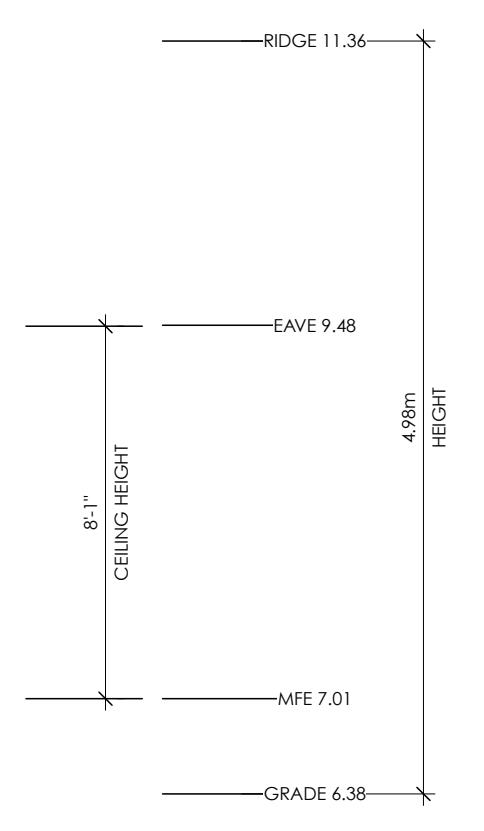
1 Existing Floor Plan
Scale: 1/4" = 1'-0"



2 East Elevation
Scale: 1/4" = 1'-0"



3 North Elevation
Scale: 1/4" = 1'-0"



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



5 South Elevation
Scale: 1/4" = 1'-0"

Existing Residence 2499 Rothesay Avenue			
Existing Plan & Elevations			
FILE	JA31.25	SCALE	As Noted
PROJECT NO.	2507	DATE	Feb. 18, 2025
DRAWN BY	TDR	SHEET NO.	A2
ISSUE FOR	DVP	REV.	1/1