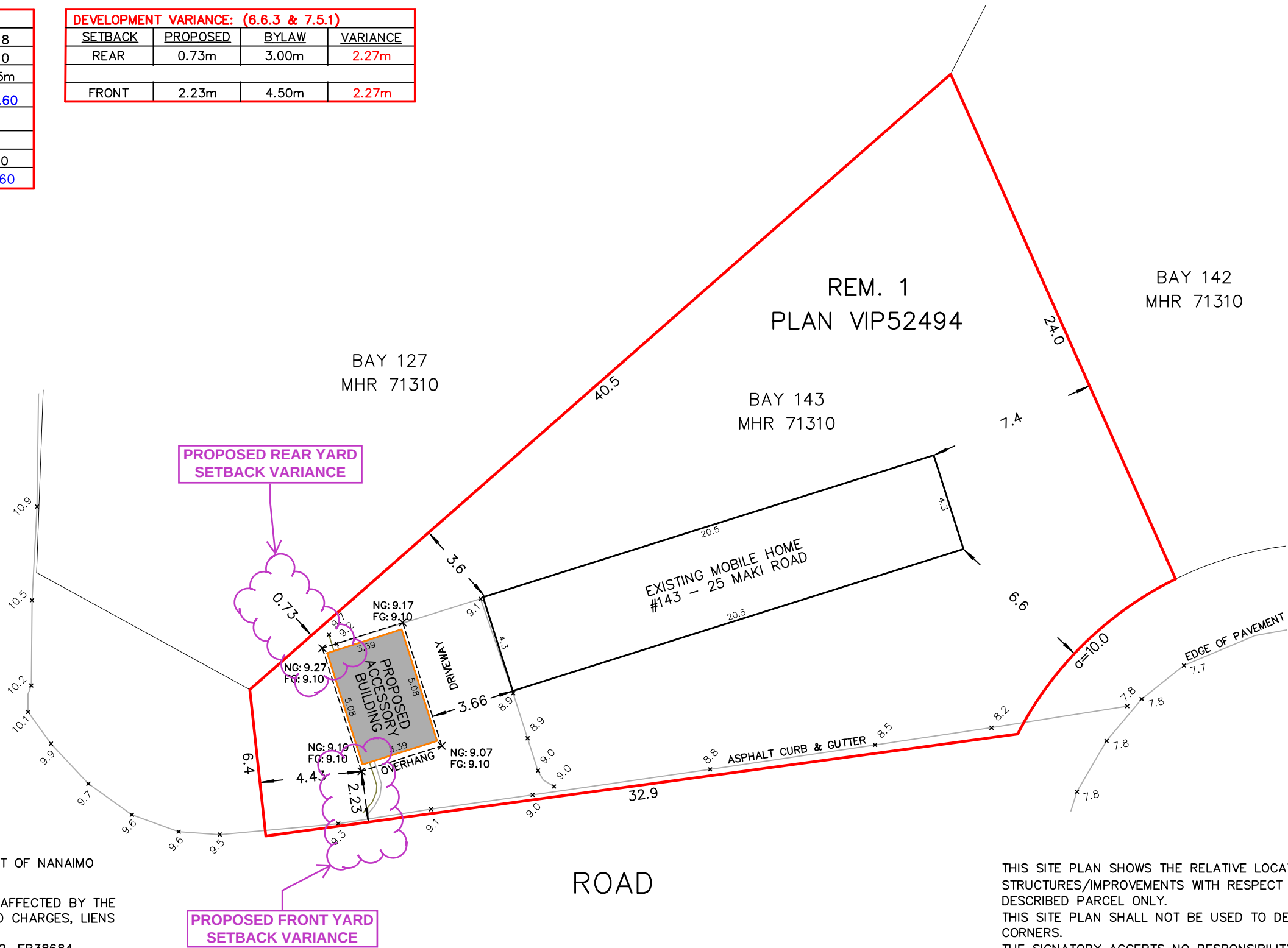
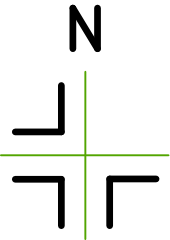


BUILDING HEIGHT CALCULATION	
AVERAGE NATURAL GRADE	9.18
AVERAGE FINISHED GRADE	9.10
MAXIMUM BUILDING HEIGHT	4.5m
MAXIMUM ROOF PEAK ELEVATION	13.60
PROPOSED BUILDING ELEVATIONS	
PROPOSED SLAB ELEVATION	9.10
PROPOSED ROOF PEAK ELEVATION	11.60

DEVELOPMENT VARIANCE: (6.6.3 & 7.5.1)			
SETBACK	PROPOSED	BYLAW	VARIANCE
REAR	0.73m	3.00m	2.27m
FRONT	2.23m	4.50m	2.27m

NG: DENOTES NATURAL GRADE
FG: DENOTES PROPOSED FINISHED GRADE



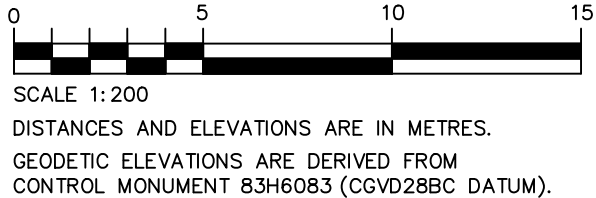
THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NANAIMO

NOTE:
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
M76301, 90329G, 401900G, EB38679, EB38682, EB38684, EN106931, EX118138, FB460704.
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.
THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.
THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE SITE PLAN BEYOND ITS INTENDED USE.

SITE PLAN SHOWING PROPOSED BUILDING LOCATION ON:
LOT 1, SECTION 2, NANAIMO DISTRICT, PLAN VIP52494,
EXCEPT PART IN PLAN VIP61136

CLIENT: THOMAS LUSCHER		CIVIC ADDRESS: 143-25 MAKI ROAD		
FILE: 19-114-143	SCALE: 1:200	DRAWN BY: BEP	ZONING: R12	PID: 017-409-641



THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
ON THE 5th DAY OF MARCH, 2026

_____. B.C.L.S. #994
(THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.)

Turner & Associates
land surveying inc.
250.753.9778
435 TERMINAL AVENUE NORTH
NANAIMO, BC V9S 4J8
www.turnersurveys.ca