

ATTACHMENT D SITE SURVEY - PROPOSED DWELLING

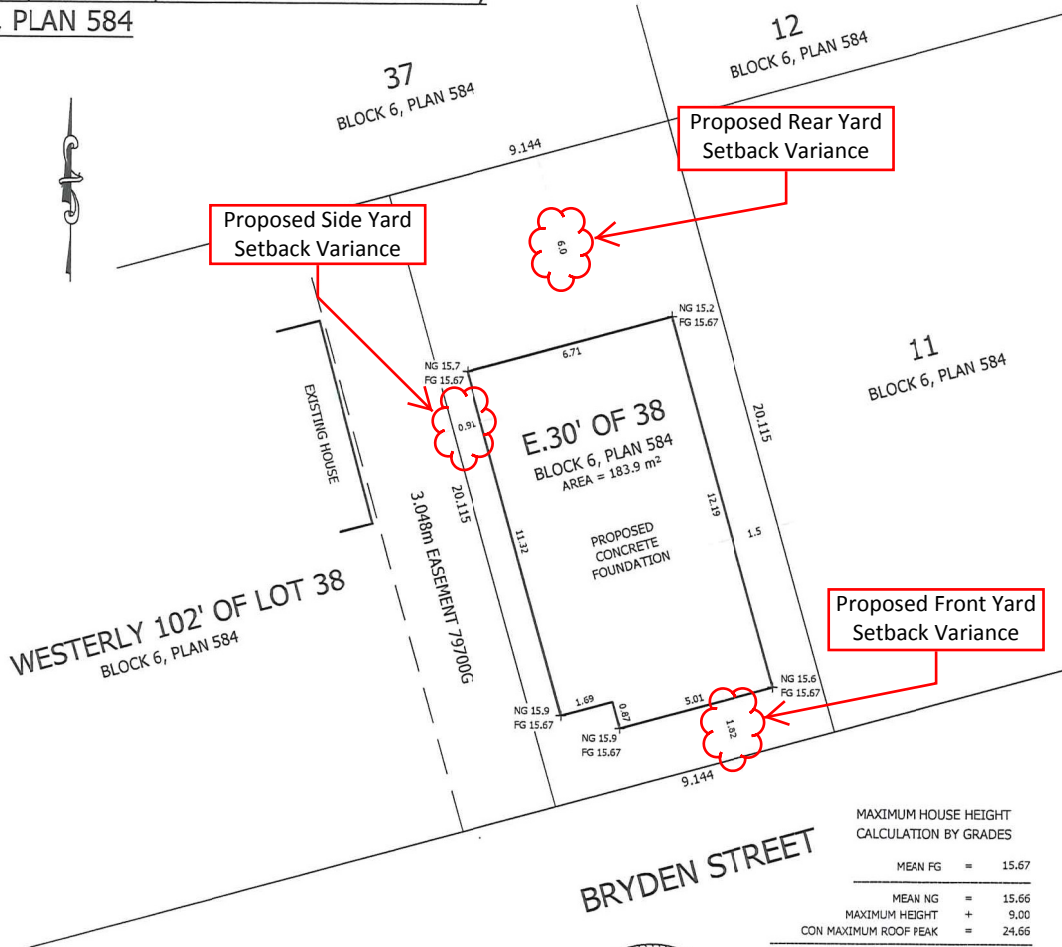
B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED HOUSE LOCATION ON:
**THE EASTERLY 30 FEET OF LOT 38, BLOCK 6, NEWCASTLE TOWNSITE,
 SECTION 1, NANAIMO DISTRICT, PLAN 584**



- NOTES:
- CIVIC ADDRESS: 60 BRYDEN STREET
 - LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.
 - ELEVATION DATUM IS DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.
 - HOUSE DESIGN FROM ELIZABETH MacKENZIE ARCHITECT, DRAWINGS DATED / RECEIVED NOV. 23/18.
 - THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY DR. PETER KING AND MS. SANDRA KING TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE FOUNDATION LOCATION SHOWN ON THIS PLAN.
 - NG 15.9 DENOTES TYPICAL SPOT ELEVATION OF NATURAL GRADE (NG) IN CONFORMANCE WITH THE CITY OF NANAIMO / RDN ZONING BYLAW.
 - FG 15.67 DENOTES TYPICAL SPOT ELEVATION OF PROPOSED FINISHED GRADE (FG).

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).
 THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).
 THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

WILLIAMSON & ASSOCIATES
 PROFESSIONAL SURVEYORS © 2018
 3088 BARONS ROAD NANAIMO B.C. V9T 4B5
 PHONE: 250-756-7723 FAX: 250-756-7724
 EMAIL: WAPS@VIBCLS.CA
 FILE: 18105-2 HEIGHT PLAN (BASE PLAN 16080)



VARIANCES REQUIRED	
(R1 ZONING, SEC 7.5.7)	
WESTERLY SIDE YARD	
CITY ALLOWABLE SIDE YARD (SEC 7.5.1) = 1.50m	PROPOSED SIDE YARD = 0.91m
VARIANCE REQUIRED = 0.59m	
FRONT YARD	
CITY ALLOWABLE FRONT YARD (SEC 7.5.1) = 4.50m	PROPOSED FRONT YARD = 1.82m
VARIANCE REQUIRED = 2.68m	
REAR YARD	
CITY ALLOWABLE REAR YARD (SEC 7.5.1) = 7.50m	PROPOSED REAR YARD = 6.00m
VARIANCE REQUIRED = 1.50m	
LOT COVERAGE	
CITY ALLOWABLE COVERAGE (SEC 7.6.1) = 40%	PROPOSED COVERAGE = 44%
VARIANCE REQUIRED = 4%	

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

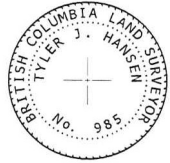
THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:
 - NONE.

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF: NOVEMBER 23, 2018.

MAXIMUM HOUSE HEIGHT
 CALCULATION BY GRADES

	MEAN FG = 15.67
MEAN NG	= 15.66
MAXIMUM HEIGHT	+ 9.00
CON MAXIMUM ROOF PEAK	= 24.66
PROPOSED BASEMENT SLAB	= 12.93
APPROX. HEIGHT TO MAIN	+ 2.84
PROPOSED MAIN FLOOR	= 15.77
APPROX. HEIGHT TO SECOND	+ 3.08
PROPOSED SECOND FLOOR	= 18.85
APPROX. HEIGHT TO LOFT	+ 2.65
PROPOSED LOFT FLOOR	= 21.50
APPROX. HEIGHT TO PEAK	+ 3.16
PROPOSED ROOF PEAK	= 24.66



Tyler Hansen
 Tyler J. Hansen B.C.L.S.
 THIS DOCUMENT IS NOT VALID UNLESS SIGNED AND SEALED.

