

ATTACHMENT C SITE PLAN

SITE PLAN SHOWING PROPOSED BUILDING LOCATION ON:
LOT 21, SECTION 1,
NANAIMO DISTRICT, PLAN EPP113619.

Client: POSH CONSTRUCTION

Civic Address: 508 PINNACLE PLACE, NANAIMO

File: 20-064A-21

Scale: 1:200

Drawn by: MDS

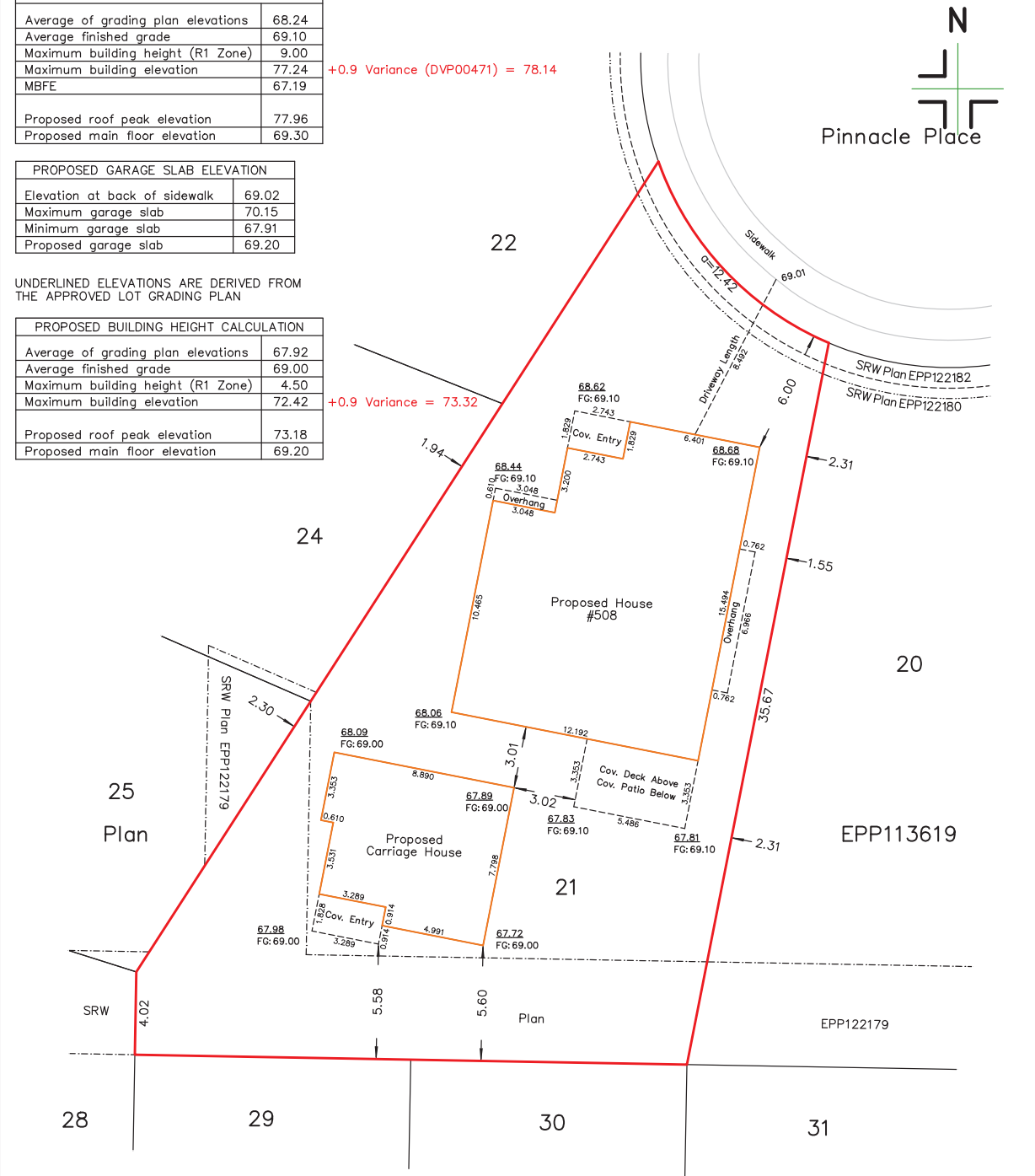
Property Zoning: R1 (COR1)

PROPOSED BUILDING HEIGHT CALCULATION	
Average of grading plan elevations	68.24
Average finished grade	69.10
Maximum building height (R1 Zone)	9.00
Maximum building elevation	77.24
MBFE	67.19
+0.9 Variance (DVP00471) = 78.14	
Proposed roof peak elevation	77.96
Proposed main floor elevation	69.30

PROPOSED GARAGE SLAB ELEVATION	
Elevation at back of sidewalk	69.02
Maximum garage slab	70.15
Minimum garage slab	67.91
Proposed garage slab	69.20

UNDERLINED ELEVATIONS ARE DERIVED FROM
THE APPROVED LOT GRADING PLAN

PROPOSED BUILDING HEIGHT CALCULATION	
Average of grading plan elevations	67.92
Average finished grade	69.00
Maximum building height (R1 Zone)	4.50
Maximum building elevation	72.42
+0.9 Variance = 73.32	
Proposed roof peak elevation	73.18
Proposed main floor elevation	69.20



SCALE 1:200

DISTANCES AND ELEVATIONS ARE IN METRES.

GEODETIC ELEVATIONS ARE DERIVED FROM
FINAL LOT GRADING PLAN.

NOTE:

THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE
FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS
AND INTERESTS:

M76301, CB373782, CB373786, CB373787, CB373788, CB373789,
CB373790, CB373820.

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.

Turner & Associates
land surveying inc.

250.753.9778
435 Terminal Avenue North
Nanaimo, BC V9S 4J8
www.turnersurveys.ca

RECEIVED
DVP479
2025-APR-29
Current Planning

Certified correct this 3rd day of March, 2025.

Digitally signed by Matthew
Schnurch FXMA33
Date: 2025.03.03 13:41:46 -08'00'

B.C.L.S.

(This document is not valid unless originally signed and sealed.)