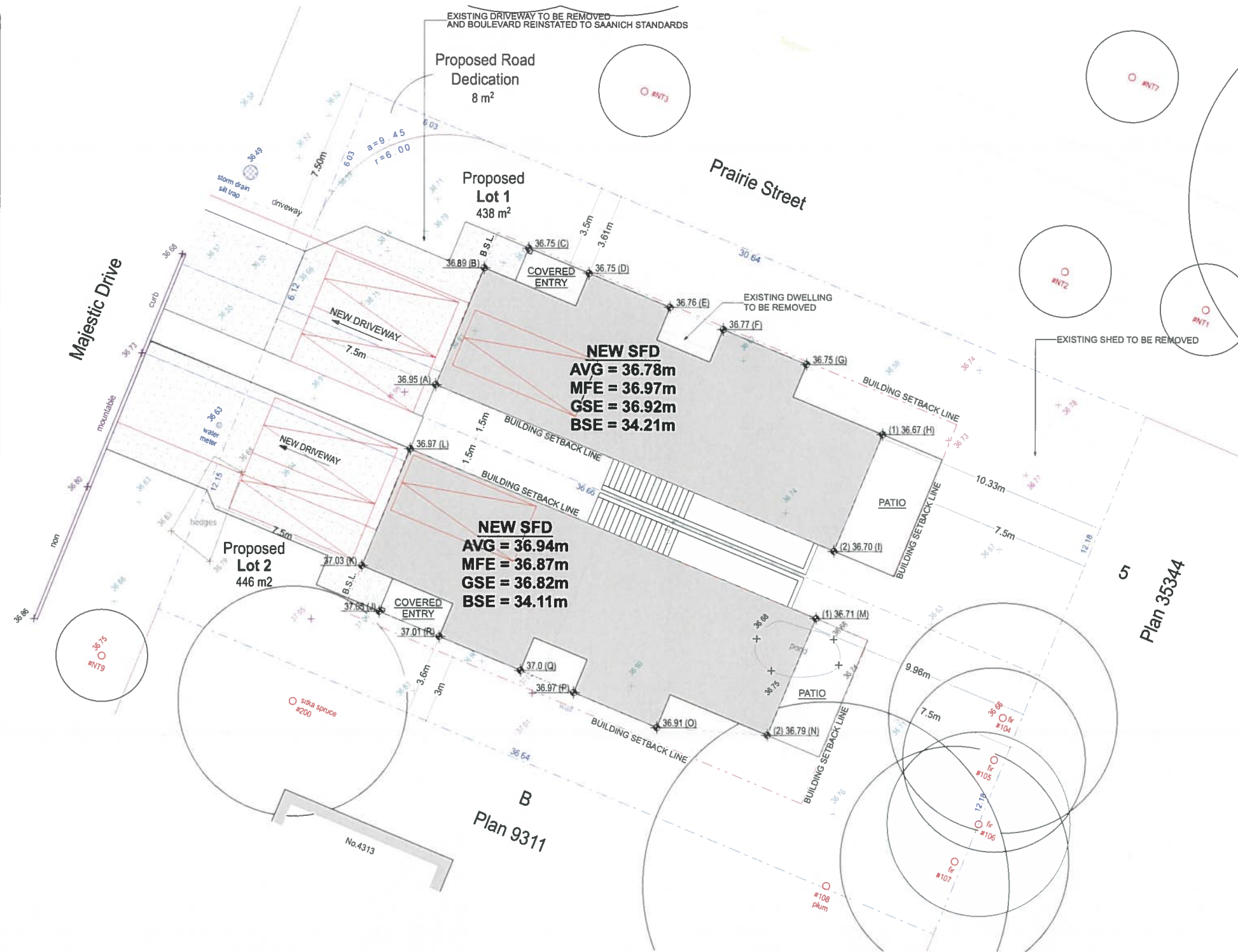


LOT 1 AVERAGE GRADE	
HEIGHT PROCEDURE #1	
A = 36.95m	
B = 36.89m	
C = 36.75m	
D = 36.75m	
E = 36.76m	
F = 36.77m	
G = 36.75m	
H = 36.67m	
I = 36.70m	
330.99m/9 = 36.78m	
HEIGHT PROCEDURE #2	
POINT	ELEVATION
1	36.67m
2	36.70m
73.37/2 =	36.69m

LOT 2 AVERAGE GRADE	
HEIGHT PROCEDURE #1	
J = 37.05m	
K = 37.03m	
L = 36.97m	
M = 36.71m	
N = 36.79m	
O = 36.91m	
P = 36.97m	
Q = 37.0m	
R = 37.01m	
332.44m/9 = 36.94m	
HEIGHT PROCEDURE #2	
POINT	ELEVATION
1	36.71m
2	36.79m
73.50/2 =	36.75m



1 SITE PLAN
SCALE 1/8" = 1'-0"

Property Information - LOT 1		
Project Type: New SFD w/ S.S.		
Zoning: RS-2		
Setbacks:	Zoning	Proposed
Front	7.50m	7.50m
Rear	7.50m	10.33m
Left	3.50m	3.61m
Right	1.50m	1.50m
Height procedure #1	6.50m	6.40m
Height procedure #2	6.50m	6.49m
Floor Area:		
Basement		46.41 m ²
Main		81.87 m ²
Upper		86.63 m ²
Garage	50 m ²	33.74 m ²
FA Total	215 m ²	214.91 m ²
FSR	0.5	0.49
FSR non-basement	0.4	0.39
Lot Area: 438 m ²		
Building Footprint: 119.99 m ²		
Lot Coverage: 40% 27.39%		
Main Floor Elevation: 36.97m		
Average Grade: 36.78m		

Property Information - LOT 2		
Project Type: New SFD w/ S.S.		
Zoning: RS-2		
Setbacks:	Zoning	Proposed
Front	7.50m	7.50m
Rear	7.50m	9.96m
Left	1.50m	1.50m
Right	3.0m	3.60m
Combined Side	4.50m	5.10m
Height procedure #1	6.50m	6.30m
Height procedure #2	6.50m	6.49m
Floor Area:		
Basement		46.97 m ²
Main		83.93 m ²
Upper		84.09 m ²
Garage	50 m ²	33.74 m ²
FA Total	215 m ²	214.99 m ²
FSR	0.5	0.48
FSR non-basement	0.4	0.38
Lot Area: 446 m ²		
Building Footprint: 125.96 m ²		
Lot Coverage: 40% 28.24%		
Main Floor Elevation: 36.87m		
Average Grade: 36.94m		

Applicable Codes
-BC Building Code Current Edition (2018)
Energy
Compliance path: BCBC 9.36 Requirements applicable to this project: Step Code 3
Ventilation
BCBC 9.32



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**MAJESTIC DRIVE
LOT 1 & LOT 2**

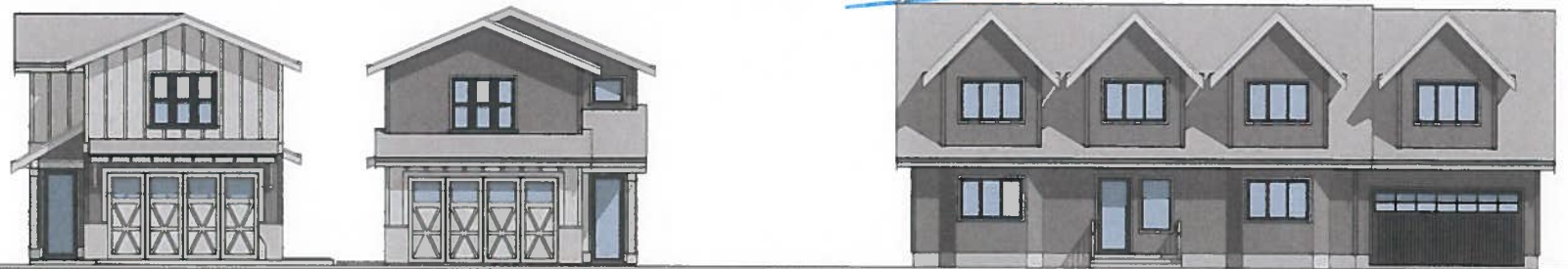
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STREETVIEW



PLANNING DEPT.
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A-002