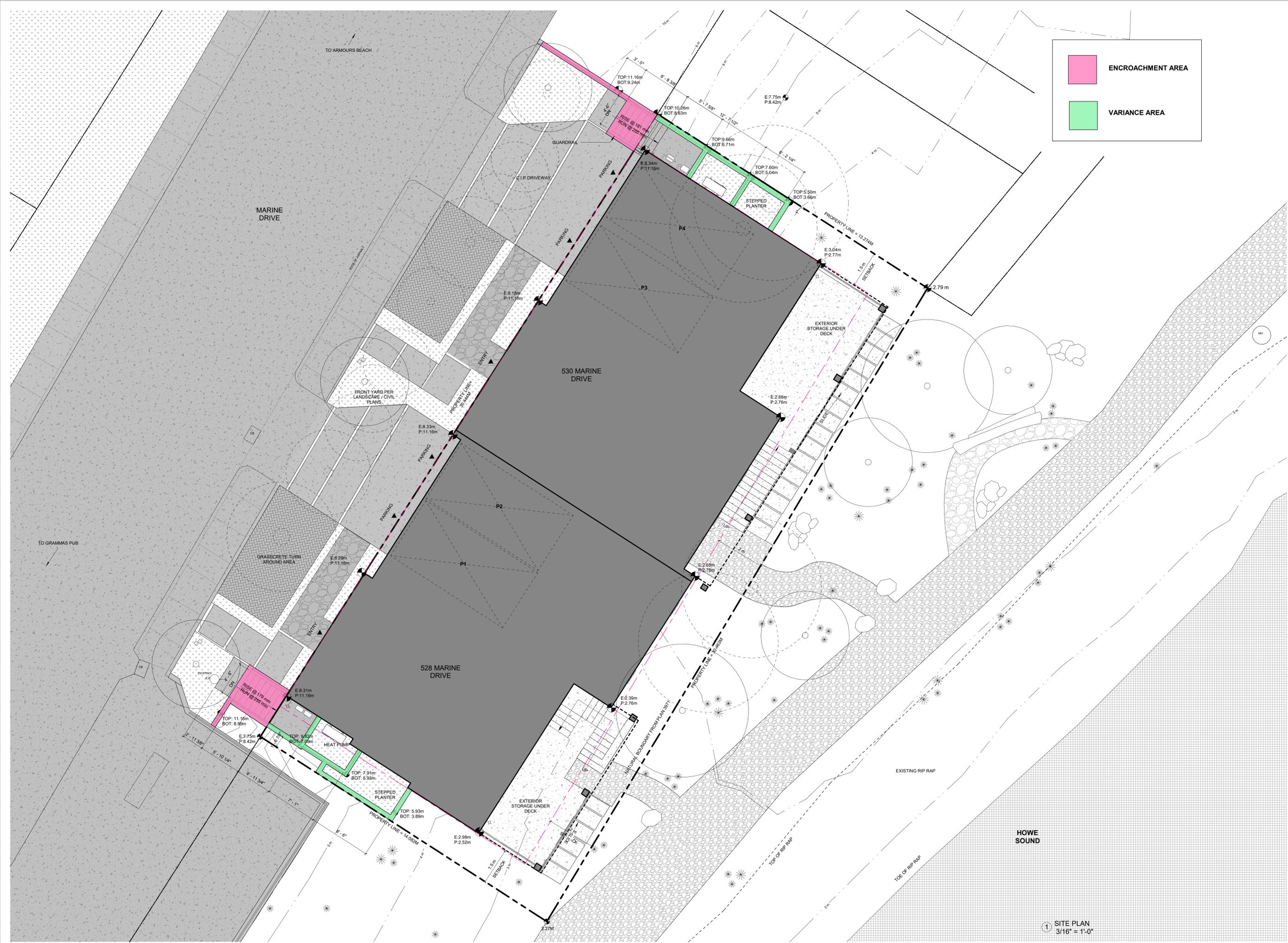


ENCROACHMENT AREA

VARIANCE AREA



ISSUES + REVISIONS

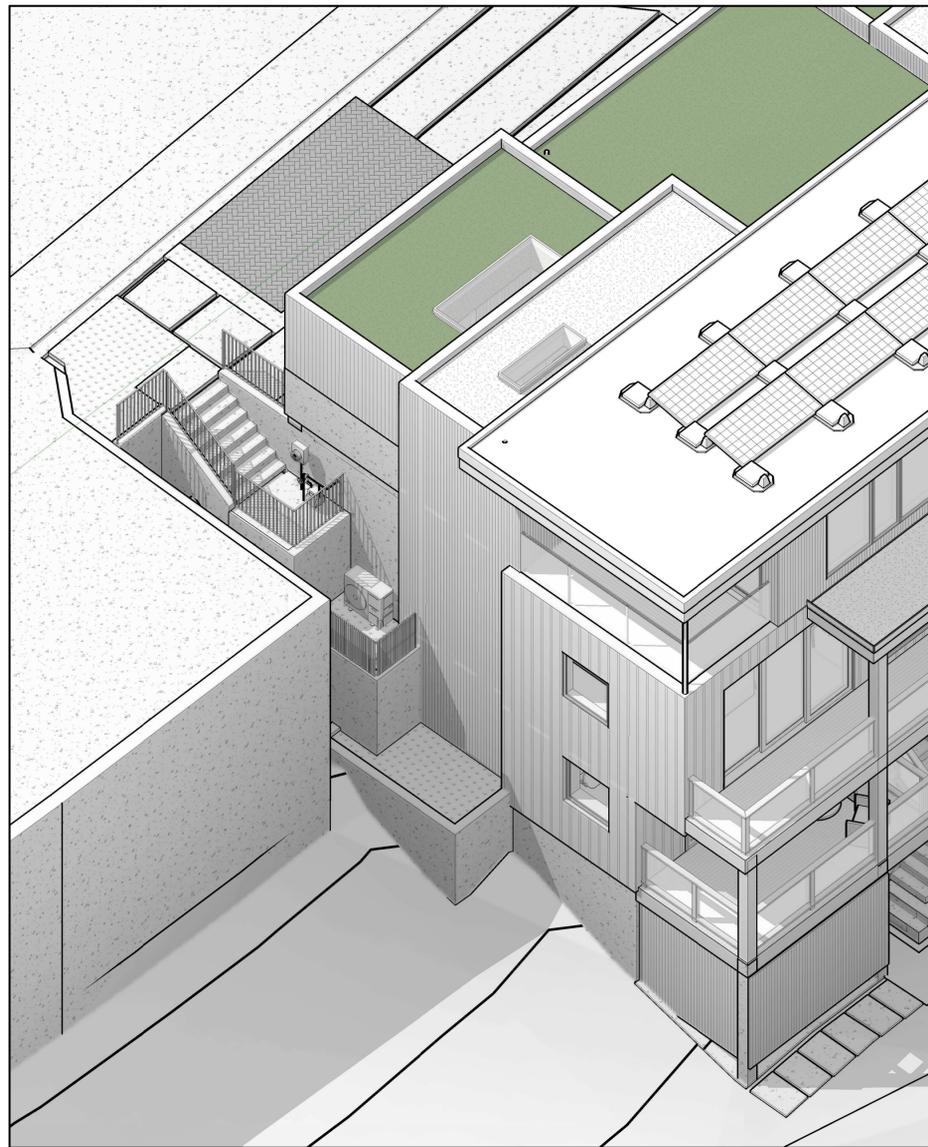
NO	DATE	DESCRIPTION
1	21 JUL 2025	Issued for BP
2	15 SEP 2025	Issued for Tender

**528 & 530
 MARINE DR.**

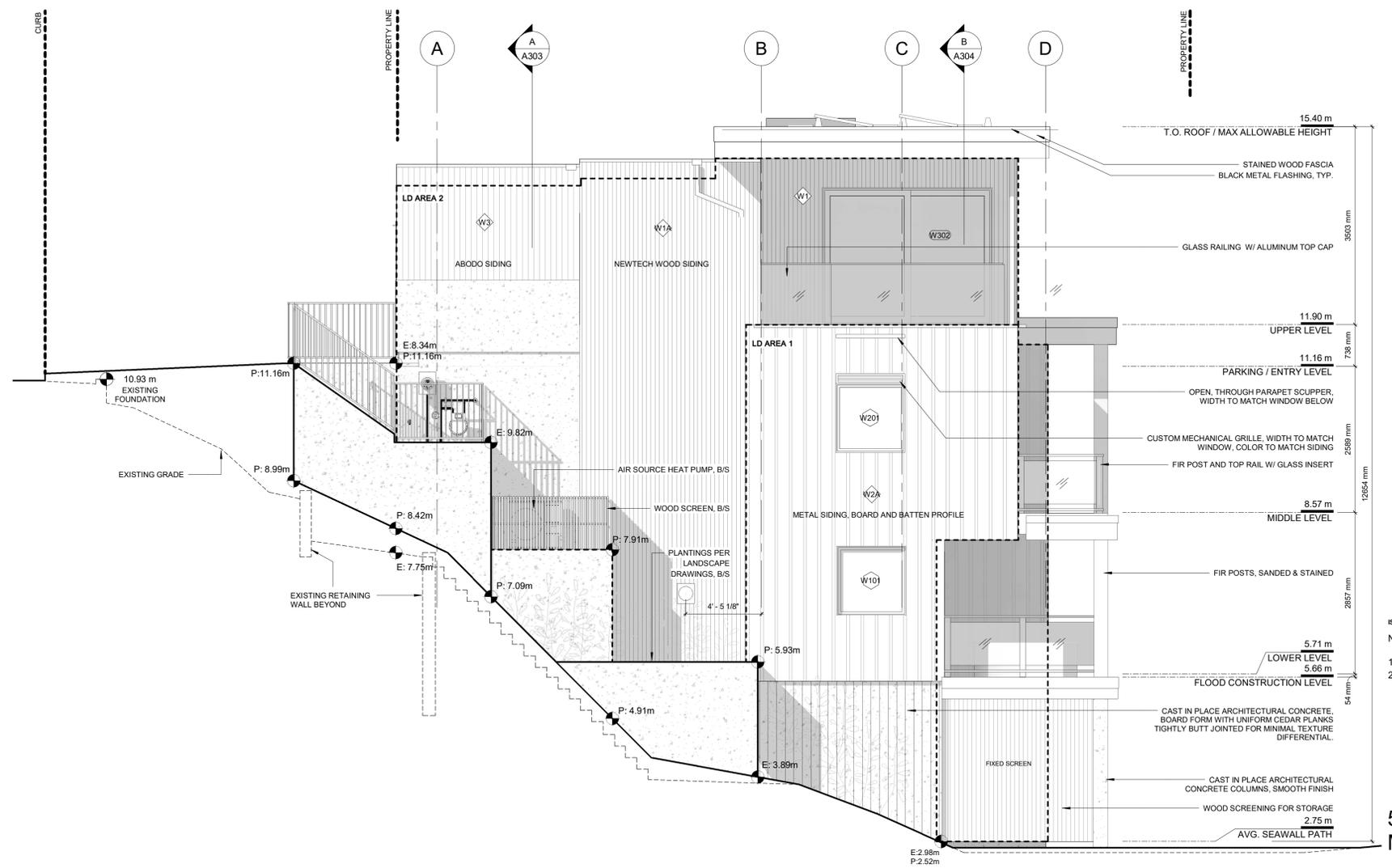
PROJECT ID

SCALE
 3/16" = 1'-0"

SITE PLAN



SOUTH WALL AXO



1 SOUTH ELEVATION
1/4" = 1'-0"

ISSUES + REVISIONS

NO	DATE	DESCRIPTION
1	21 JUL 2025	Issued for BP
2	15 SEP 2025	Issued for Tender

528 & 530
MARINE DR.

PROJECT ID

SCALE
1/4" = 1'-0"

**BUILDING
ELEVATIONS**

SOUTH ELEVATION LIMITING DISTANCE
BCBC: TABLE 9.10.15.4.
TOTAL EXPOSED AREA = UP TO 100m²

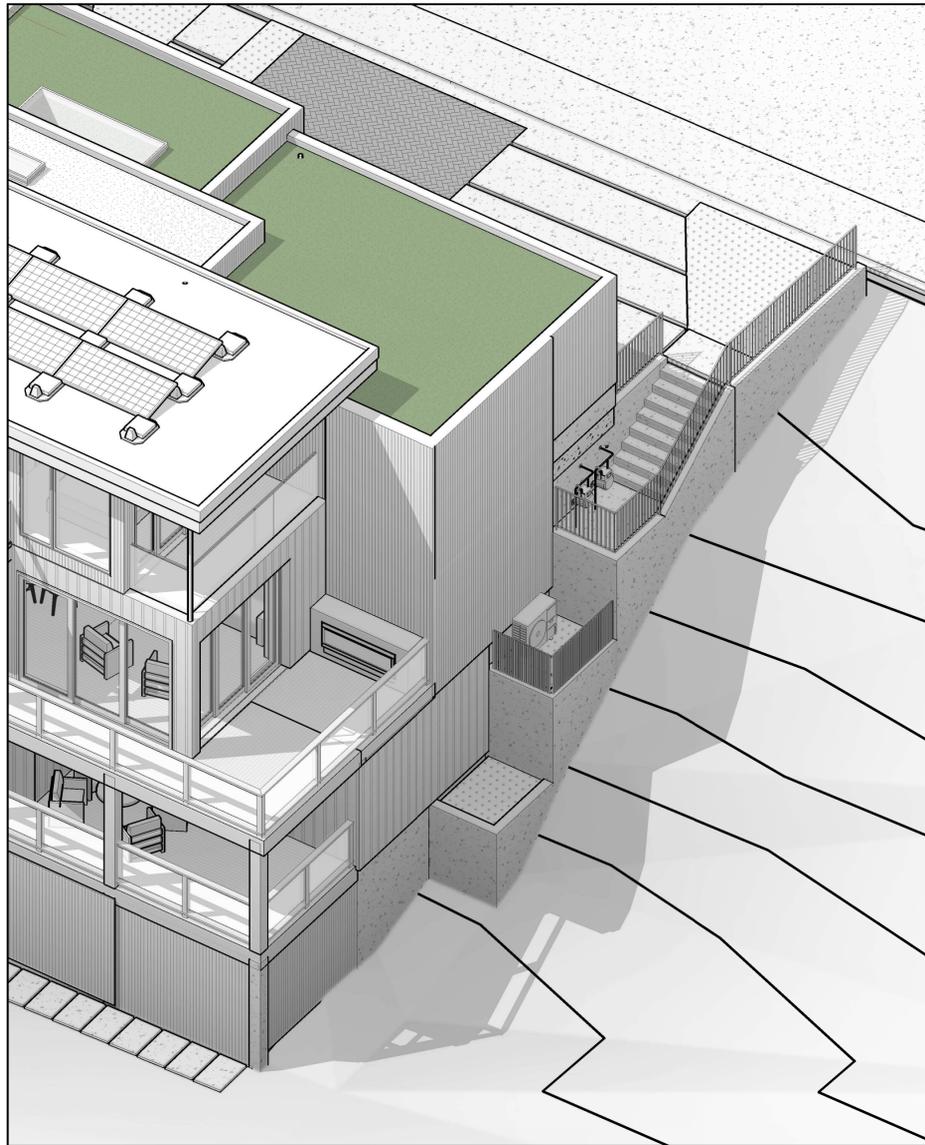
LD1:
DISTANCE: 1.5m
AREA: 33.9m²

ALLOWABLE PERCENTAGE: 8% = 2.71m²
PROPOSED UNPROTECTED AREA = 2.37m²

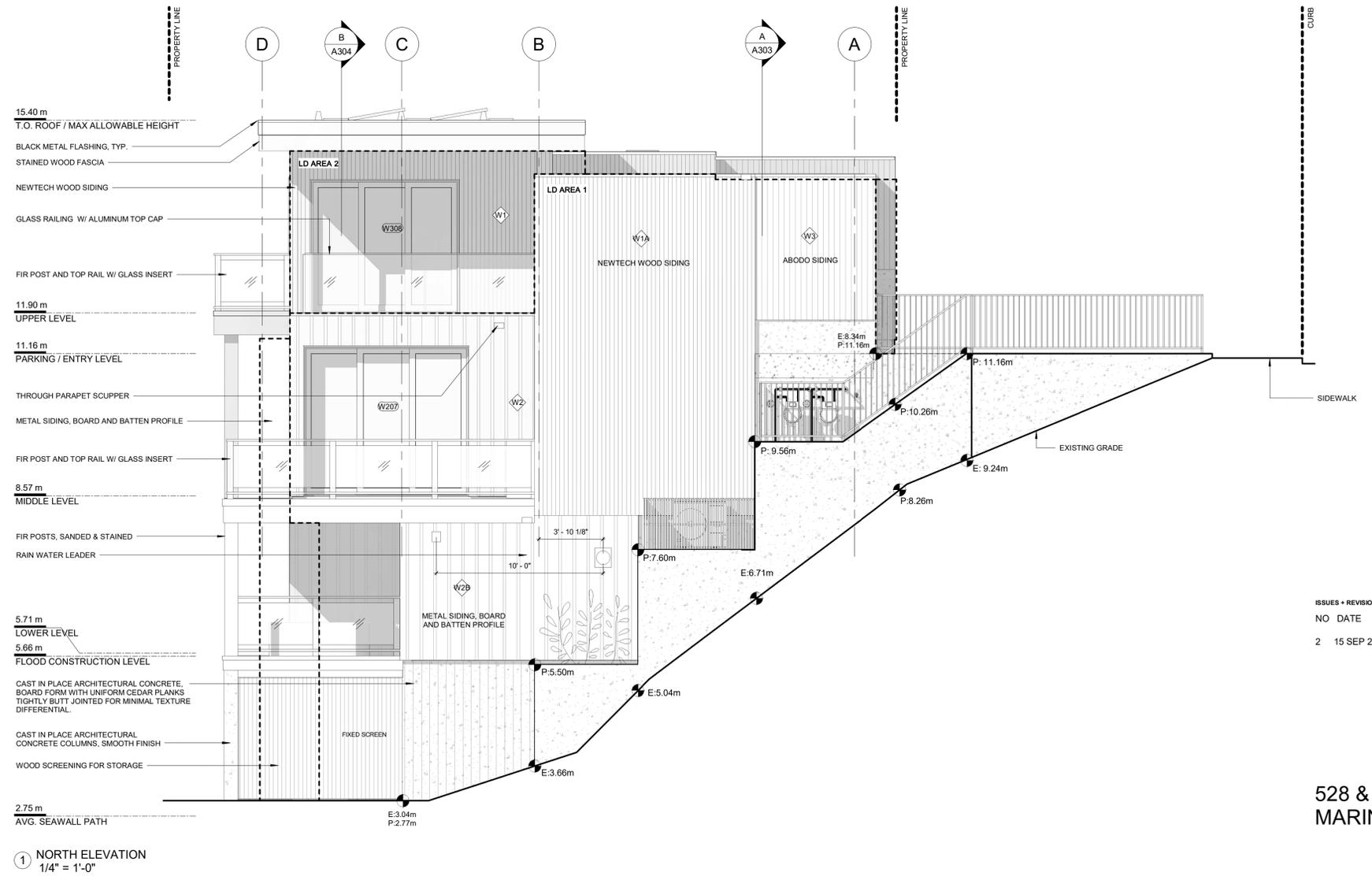
LD2:
DISTANCE: 1.73m
AREA: 67.1m²

INTERPOLATION EQUATION:
 $X = 8 + (((1.73 - 1.5) / (2 - 1.5)) * (9 - 8))$
 $X = 8 + (.46 * 1)$
 $X = 8.46\% = 5.67m^2$

ALLOWABLE PERCENTAGE: 8.46% = 5.67m²
PROPOSED UNPROTECTED AREA = 5.66m²



NORTH WALL AXO



ISSUES + REVISIONS	NO	DATE	DESCRIPTION
	2	15 SEP 2025	Issued for Tender

528 & 530
MARINE DR.

PROJECT ID

SCALE
1/4" = 1'-0"

**BUILDING
ELEVATIONS**

NORTH ELEVATION LIMITING DISTANCE

BCBC: TABLE 9.10.15.4
TOTAL EXPOSED AREA = UP TO 100m²

LD1:

AREA = 74m²
DISTANCE = 1.5m

ALLOWABLE PERCENTAGE: 8% = 5.92m²
PROPOSED UNPROTECTED AREA = 5.90m²

LD2:

AREA: 21.9m²
DISTANCE: 5.6m

INTERPOLATION EQUATION:
X = 18 + (((5.63 - 4) / (6 - 4)) * (34 - 18))
X = 18 + (.815 * 16)
X = 31.04% = 2.89m²

ALLOWABLE PERCENTAGE: 31.04% = 6.79m²
PROPOSED UNPROTECTED AREA = 5.90m²