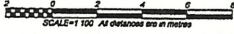


**SITE PLAN OF THAT PART OF LOT A, SPRING RIDGE, VICTORIA CITY, PLAN 9086, LYING TO THE NORTH OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 83 FEET FROM THE NORTHERLY BOUNDARY OF SAID LOT.**



**NOTE:**  
Lot dimensions shown are based upon Land Title and Survey Authority Records.

Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey. Geodetic elevations shown are based upon observations to geodetic control monuments 16-124 (Elevation=32.074m) and 9-3 (Elevation=31.114m).

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

**LEGEND**

- ⊙ Denotes drain manhole
- ⊕ Denotes utility pole
- +WM Denotes water meter
- P Denotes parking sign
- ⊙ Denotes storm cleanout
- T Denotes top of wall elevation
- B Denotes bottom of wall elevation
- Denotes approximate tree location and diameter
- 0.35 Tree
- ## Denotes ground elevation

Field survey dated February 16, 2018.

PROJECT INFORMATION	DATE
Site Name	2018-02-16
Client	Island Land Surveying Ltd.
Project No.	16-LIDA-SP
Scale	1:100
Drawn by	AS
Checked by	AS
Approved by	AS
Project Manager	AS
Survey Method	RTK GPS
Control Monuments	16-124, 9-3
Survey Date	2018-02-16
Survey Time	08:00 - 16:00
Weather	Clear, 10°C
Wind	Light
Humidity	60%
Barometric Pressure	1013 hPa
Temperature	10°C
Relative Humidity	60%
Wind Speed	5 km/h
Wind Direction	Light
Visibility	10 km
Cloud Cover	0%
Moon Phase	Waxing Crescent
Star Position	Visible
Other Notes	
Total Area (sq m)	520.0
Total Area (sq ft)	5595.3

ELEVATIONS BUILDING	2018
Main Floor	29.33
Basement Floor	27.11
Average Coast	28.00
ELEVATIONS LIKE STORAGE	2018
Floor	27.70
Average Coast	28.00

GRADE ELEVATIONS BUILDINGS	2018
A	28.00
B	28.00
C	27.11
D	27.11
E	28.00
F	28.00
G	28.00
H	27.11
I	28.00
J	27.11
K	27.11
L	27.11
M	28.00
N	28.00
O	28.00
P	28.00
Q	28.00
R	28.00
S	28.00
T	28.00
U	28.00
V	28.00
W	28.00
X	28.00
Y	28.00
Z	28.00

BEHAVIOR	2018
Total Lot Area	520.0 m <sup>2</sup>
Area of Building	125.7 m <sup>2</sup>
Area of Parking	35.0 m <sup>2</sup>
Area of Driveway	10.42 m <sup>2</sup>
Area of Retention Wall	12.57 m <sup>2</sup>
Area of Sidewalk	12.57 m <sup>2</sup>
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VIEW STREET

A  
PLAN 30594

NEW SOLID SURFACE SIDEWALK

CONCRETE STAIRS

New Entrance

Civic #1159

B  
PLAN 9086

REMAIN  
AS CONCRETE

CHIMNEY

Carport

SCOOTER  
PARKING

Patio

BIKE and STORAGE  
BUILDING

OUTDOOR  
AMENITY  
SPACE

REM. A  
PLAN 9086

**LEGEND:**  
Evergreen or Cedar Hedge - At Least 8' High at Maturity

Existing Fruit Tree

Solid Surface - Material TBD

Concrete

Pave Finish

Lawn

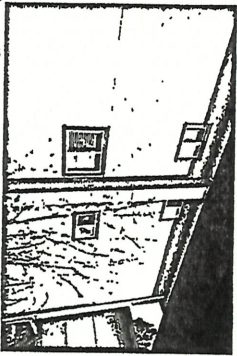
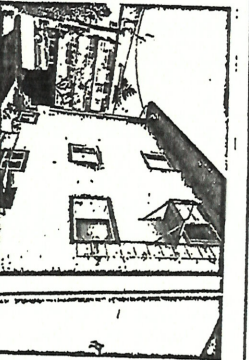
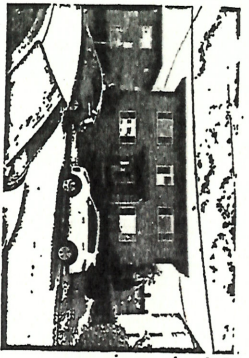
Gravel

Received  
City of Victoria

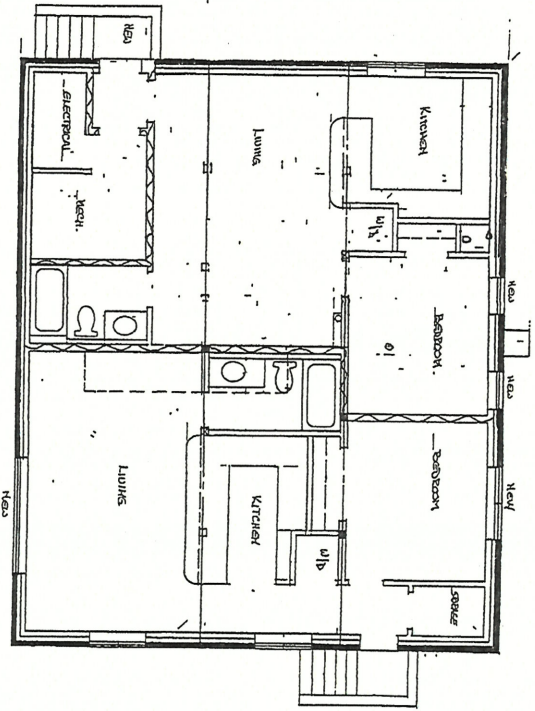
JUN 29 2018

Planning & Development Department  
Development Services Division



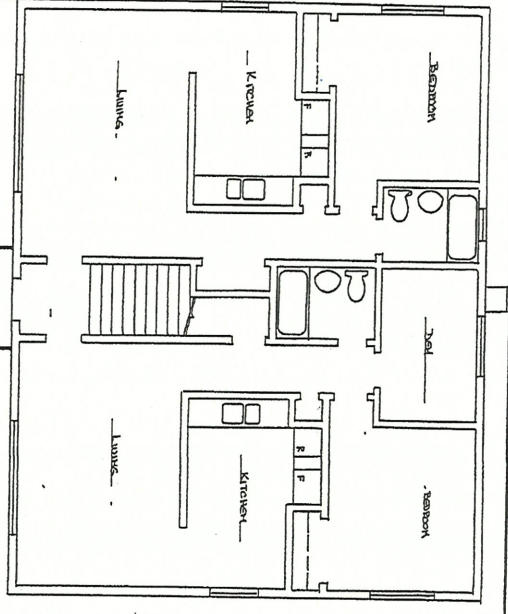


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Development Services Division

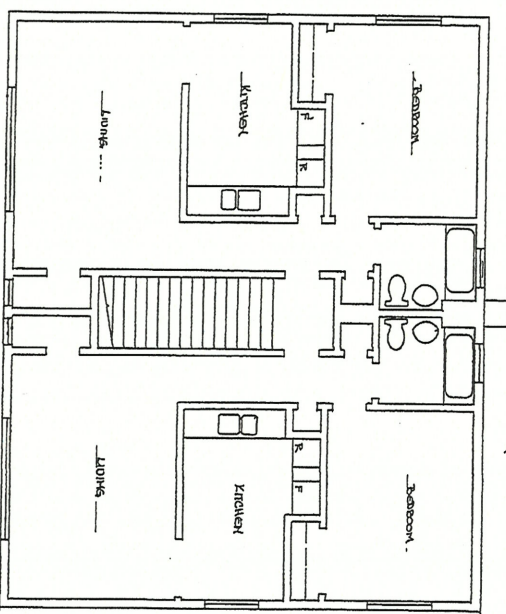


**Westview Lower Floor Plan**  
 UNIT # 1001  
 FLOOR AREA BREAKDOWN: LOWER FLOOR  
 UNIT # 612 sq ft  
 UNIT # 512 sq ft  
 ELECTRICAL/Mechanical 512 sq ft  
 TOTAL 1000 sq ft

**WALL LEGEND:**  
 SHOWN WALLS ARE EXISTING  
 DOTTED WALLS ARE EXISTING  
 WALLS TO BE REMOVED  
 HATCHED WALLS ARE TO BE  
 FRAMED IN  
 NEW WALLS



**Existing Main Floor Plan**  
 UNIT # 1001  
 FLOOR AREA BREAKDOWN: FIRST FLOOR  
 UNIT # 724 sq ft  
 UNIT # 512 sq ft  
 ELECTRICAL/Mechanical 512 sq ft  
 TOTAL 1000 sq ft



**Existing Top Floor Plan**  
 UNIT # 1001  
 FLOOR AREA BREAKDOWN: TOP FLOOR  
 UNIT # 644 sq ft  
 UNIT # 512 sq ft  
 ELECTRICAL/Mechanical 512 sq ft  
 TOTAL 1000 sq ft

1157 VIEW STREET



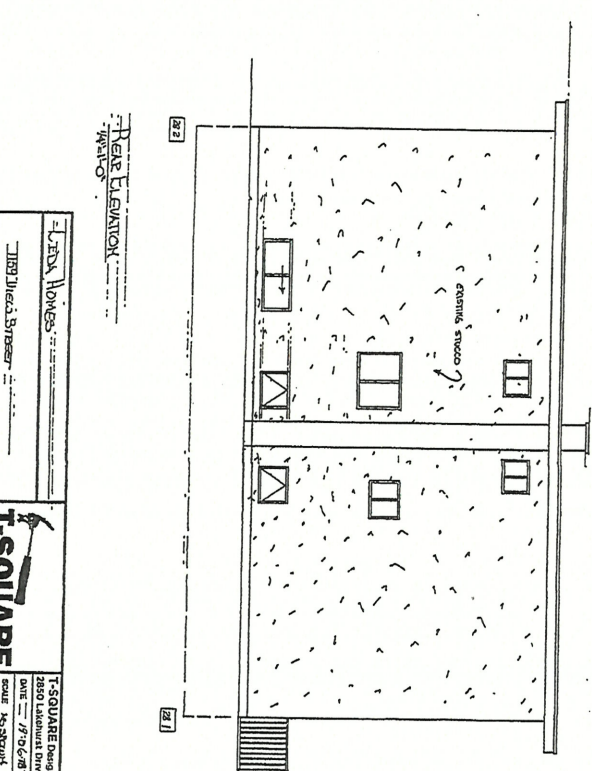
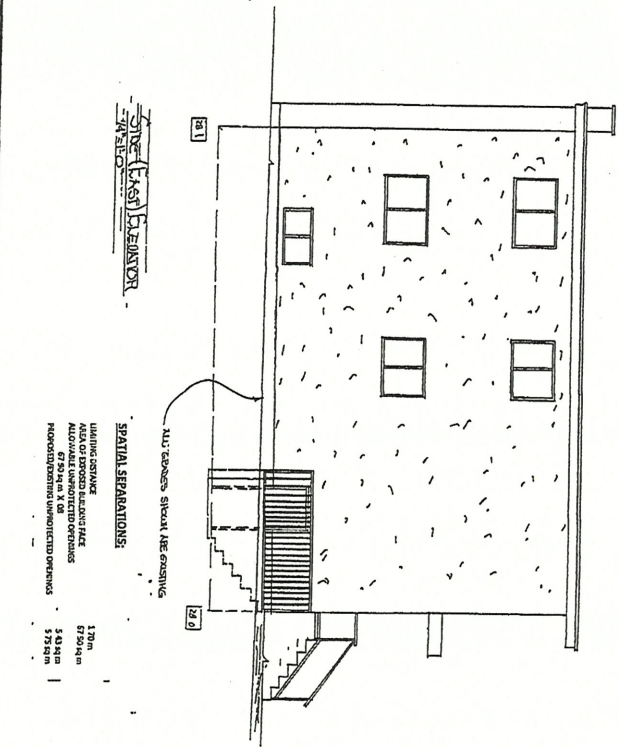
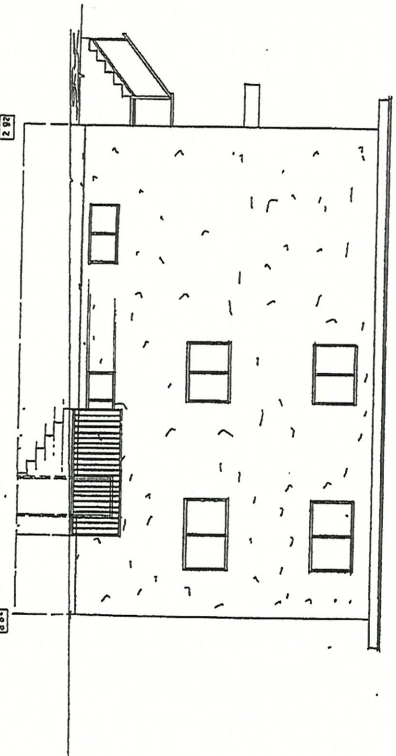
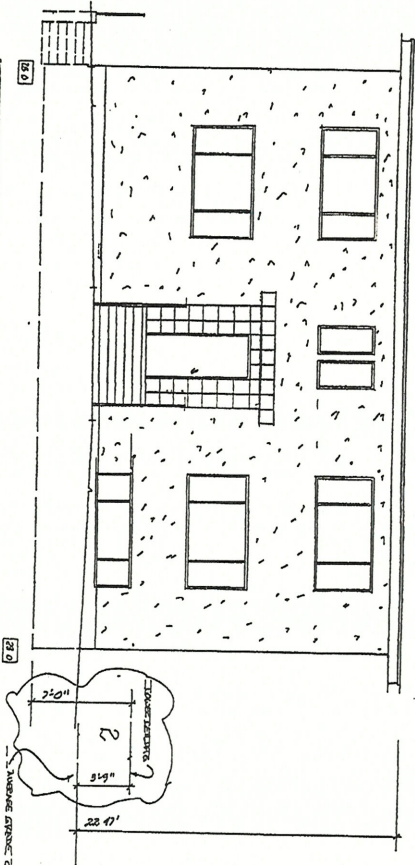
T-SQUARE Design & Consulting  
 2350 Lakeshore Drive, Victoria, BC  
 PHONE: 780-678-7100  
 FAX: 780-678-7101  
 DRAWING NO: 2401

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 T-Square Design & Consulting  
 2350 Lakeshore Drive, Victoria, BC  
 250-582-2933  
 DESIGNED BY: CTR/GCS  
 DRAWN BY: J.L.

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City of Victoria

JUN 29 2018

Planning & Development Department  
Development Services Division



SPATIAL SEPARATIONS:  
LIVING ROOM: 57.0m  
AREA OF EXPOSED BUILDING FACE: 77.24m<sup>2</sup>  
RADIATION/EXPOSURE UNLIMITED OTHERWISE: 5.75m

SPATIAL SEPARATIONS:  
LIVING ROOM: 57.0m  
AREA OF EXPOSED BUILDING FACE: 77.24m<sup>2</sup>  
RADIATION/EXPOSURE UNLIMITED OTHERWISE: 5.75m

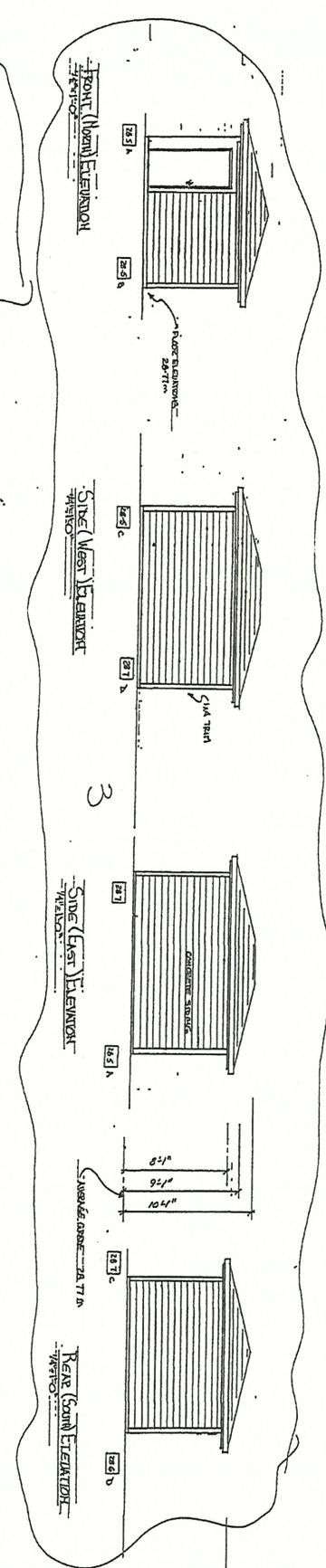
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LIVING ROOM: 57.0m  
AREA OF EXPOSED BUILDING FACE: 77.24m<sup>2</sup>  
RADIATION/EXPOSURE UNLIMITED OTHERWISE: 5.75m

SPATIAL SEPARATIONS:  
LIVING ROOM: 57.0m  
AREA OF EXPOSED BUILDING FACE: 77.24m<sup>2</sup>  
RADIATION/EXPOSURE UNLIMITED OTHERWISE: 5.75m

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250-582-2893  
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2580 Lakeshore Drive, Victoria, BC  
DATE: 17/06/18  
DRAWN BY: K. Stewart  
CHECKED BY: J. Jones  
DATE: 24/07/18

LEDA Homes  
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T-SQUARE  
2580 Lakeshore Drive, Victoria, BC  
250-582-2893  
design@square.ca  
DATE: 17/06/18  
DRAWN BY: K. Stewart  
CHECKED BY: J. Jones  
DATE: 24/07/18

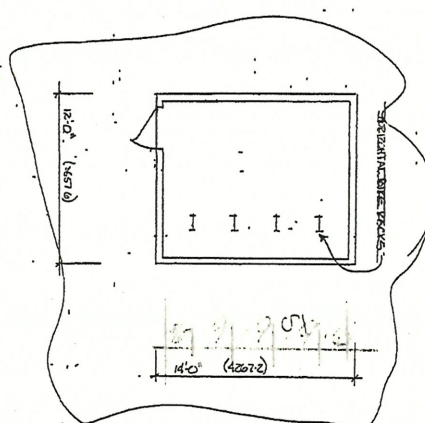




**ASBESTOS - BRUSHED**

AS 2150215	2150215	2150215	2150215
AC 2150215	2150215	2150215	2150215
CO 2150215	2150215	2150215	2150215
DE 2150215	2150215	2150215	2150215

ASBESTOS  
Average Grade 38.57 m  
15.82 43.76



**DIVE STORAGE SHED**  
168.00 sq ft

**Received**  
City of Victoria  
JUN 29 2018  
Planning & Development Department  
Development Services Division

**CITY OF VICTORIA**  
**RECEIVED** JUL 10 2018  
**DEEMED** JUN 29 2018

**T-SQUARE**  
11371 VIEW STREET  
2850 LAKEHURST DRIVE, VICTORIA, BC  
DESIGNER: T-S SQUARE  
DATE: 1/20/18  
SCALE: 1/8\"/>

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