

CIVIC ADDRESS - 2639-2641 QUADRA STREET  
 LEGAL DESCRIPTION - LOT 9, BLOCK 16, SECTION 4, VICTORIA DISTRICT, PLAN 240  
 PID - 009-208-127

**SITE PLAN**  
 Scale 1:100

**PROJECT INFORMATION TABLE**

ZONING	C1-QV
SITE AREA	752.51 sq.metres
UNIT FLOOR AREA	135.6 sq.metres
PARKING	8 STALLS
BICYCLE PARKING	NONE EXISTING
BUILDING AREA	526.47 sq.metres < 600
PART 9 BC BUILDING CODE	PART 9 BC BUILDING CODE

\*\*\*NOTE\*\* SITE PLAN PREPARED FROM ORIGINAL BUILDING PERMIT PLAN.



LOCATION MAP

**Gerry Troesch Residential Design**  
 2700 West 51st Street, Suite 101  
 Victoria, BC V8L 4C1  
 Phone: 250-383-1234  
 Email: gerry@troeschdesign.com

Drawn By: G. TROESCH  
 Date: February 24, 2017  
 Scale: AS SHOWN  
 Project: Streetfront Canalside Outdoor Decking  
 2641 Quadra Street  
 Victoria, BC  
 for  
 Alternative Acoustic Application

Drawing  
 Site Plan  
 Section 90a  
 Project Info table

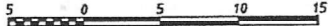
Issue:

Sheet 1 of 3

Explanatory Plan of Part of  
 Lot 9, Block 16, Section 4,  
 Victoria District, Plan 240

For Statutory Right of Way Purposes  
 Pursuant to Section 99(1) (e) Land Title Act

BCGS 92. B044



The intended plot size of this plan is  
 280mm in width by 432mm in height (B size)  
 when plotted at a scale of 1:250.  
 All distances are shown in metres.

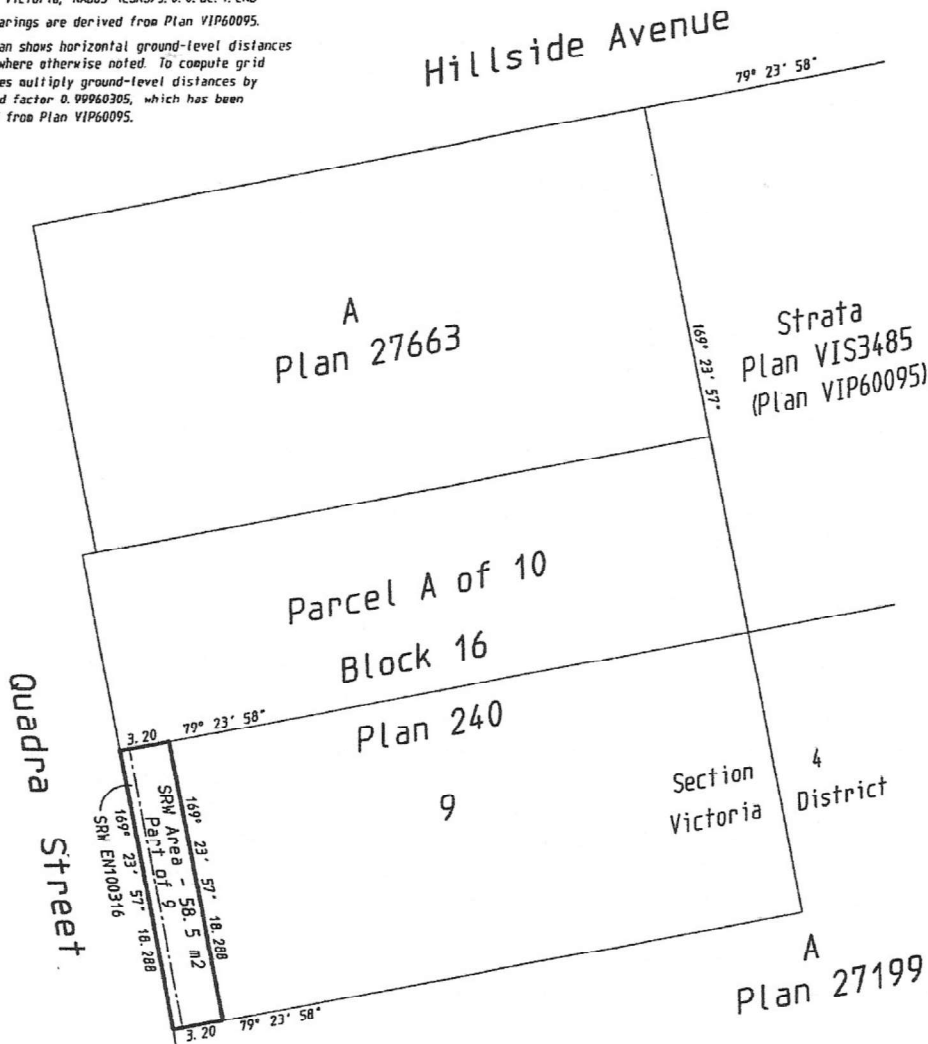
This Plan lies within Integrated Survey Area No. 17,  
 City of Victoria, NAD83 (CSRS) 3.0.0.0. BC. 1. CAD

Grid bearings are derived from Plan VIP60095.

This Plan shows horizontal ground-level distances  
 except where otherwise noted. To compute grid  
 distances multiply ground-level distances by  
 combined factor 0.99960305, which has been  
 derived from Plan VIP60095.

Plan EPP72104

SCHEDULE "A"



File: 12,572-25  
**POWELL & ASSOCIATES**  
 BC Land Surveyors  
 250-2950 Douglas Street  
 Victoria, BC V8T 4N4  
 phone (250) 382-8855

This plan lies within the Capital  
 Regional District.

This plan is based on the following Land  
 Title and Survey Authority of BC records:  
 Plan 240, Plan 27199, Plan 27663,  
 Plan VIP60096 and Strata Plan VIS3485.

Alan M. Powell, BCLS 599  
 May 1, 2017

