

Site Plan Of:
Lot C (DD 337713) Block 14, Section 4,
Victoria District, Plan 299,
P.I.D. 008-618-500



LEGEND:
 ○ Lamp Standard
 Dated this 5th day of March, 2020.
 Distances and elevations shown are in metres.
 Elevations are based on geoidic datum CVD88C and derived from GCM 25.147.
 This site plan is for building and design purposes and is for the exclusive use of our client.
 This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above.
 This document shall not be used to define property lines or property corners.

The subject property is affected by the following registered documents:
 233345G.

AVERAGE GRADE CALCULATIONS:

| GRADE POINTS: | CALCULATIONS: | AVERAGE OF POINTS: | DISTANCE BETWEEN POINTS: | TOTALS: |
|--------------------------|------------------------|-------------------------|---------------------------|------------|
| GRADE POINT 'A': 47.00 M | GRADE POINT 'A' & 'B': | $[(47.00 + 47.30) / 2]$ | $\times 13.167 \text{ M}$ | $= 620.82$ |
| GRADE POINT 'B': 47.30 M | GRADE POINT 'B' & 'C': | $[(47.30 + 45.70) / 2]$ | $\times 11.481 \text{ M}$ | $= 533.86$ |
| GRADE POINT 'C': 45.70 M | GRADE POINT 'C' & 'D': | $[(45.70 + 45.30) / 2]$ | $\times 15.628 \text{ M}$ | $= 712.54$ |
| GRADE POINT 'D': 45.50 M | GRADE POINT 'D' & 'E': | $[(45.50 + 45.50) / 2]$ | $\times 0.560 \text{ M}$ | $= 25.48$ |
| GRADE POINT 'E': 45.50 M | GRADE POINT 'E' & 'F': | $[(45.50 + 45.50) / 2]$ | $\times 1.219 \text{ M}$ | $= 55.48$ |
| GRADE POINT 'F': 45.50 M | GRADE POINT 'F' & 'G': | $[(45.50 + 45.50) / 2]$ | $\times 5.180 \text{ M}$ | $= 235.69$ |
| GRADE POINT 'G': 45.50 M | GRADE POINT 'G' & 'H': | $[(45.50 + 45.50) / 2]$ | $\times 2.120 \text{ M}$ | $= 963.54$ |
| GRADE POINT 'H': 45.50 M | GRADE POINT 'H' & 'I': | $[(45.50 + 45.50) / 2]$ | $\times 19.238 \text{ M}$ | $= 872.44$ |
| GRADE POINT 'I': 45.30 M | GRADE POINT 'I' & 'J': | $[(45.30 + 45.30) / 2]$ | $\times 1.538 \text{ M}$ | $= 82.80$ |
| GRADE POINT 'J': 45.30 M | GRADE POINT 'J' & 'K': | $[(45.30 + 45.30) / 2]$ | $\times 6.587 \text{ M}$ | $= 298.39$ |
| GRADE POINT 'K': 45.30 M | GRADE POINT 'K' & 'L': | $[(45.30 + 45.30) / 2]$ | $\times 1.538 \text{ M}$ | $= 82.80$ |
| GRADE POINT 'L': 45.30 M | GRADE POINT 'L' & 'M': | $[(45.30 + 43.60) / 2]$ | $\times 3.858 \text{ M}$ | $= 171.48$ |
| GRADE POINT 'M': 43.60 M | GRADE POINT 'M' & 'N': | $[(43.60 + 43.60) / 2]$ | $\times 2.820 \text{ M}$ | $= 122.33$ |
| GRADE POINT 'N': 43.60 M | GRADE POINT 'N' & 'O': | $[(43.60 + 43.70) / 2]$ | $\times 1.455 \text{ M}$ | $= 63.65$ |
| GRADE POINT 'O': 43.70 M | GRADE POINT 'O' & 'P': | $[(43.70 + 44.40) / 2]$ | $\times 4.950 \text{ M}$ | $= 218.84$ |
| GRADE POINT 'P': 44.40 M | GRADE POINT 'P' & 'Q': | $[(44.40 + 44.40) / 2]$ | $\times 0.556 \text{ M}$ | $= 422.57$ |
| GRADE POINT 'Q': 44.40 M | GRADE POINT 'Q' & 'R': | $[(44.00 + 44.15) / 2]$ | $\times 5.486 \text{ M}$ | $= 241.79$ |
| GRADE POINT 'R': 44.15 M | GRADE POINT 'R' & 'S': | $[(44.15 + 44.50) / 2]$ | $\times 4.900 \text{ M}$ | $= 218.05$ |
| GRADE POINT 'S': 44.50 M | GRADE POINT 'S' & 'T': | $[(44.50 + 44.50) / 2]$ | $\times 4.900 \text{ M}$ | $= 218.05$ |
| GRADE POINT 'T': 44.50 M | GRADE POINT 'T' & 'U': | $[(44.40 + 45.40) / 2]$ | $\times 3.550 \text{ M}$ | $= 159.79$ |
| GRADE POINT 'U': 45.40 M | GRADE POINT 'U' & 'V': | $[(45.40 + 45.40) / 2]$ | $\times 1.100 \text{ M}$ | $= 49.94$ |
| GRADE POINT 'V': 45.40 M | GRADE POINT 'V' & 'W': | $[(45.40 + 47.00) / 2]$ | $\times 8.890 \text{ M}$ | $= 410.71$ |
| GRADE POINT 'W': 45.40 M | GRADE POINT 'W' & 'X': | | | |
| GRADE POINT 'X': 45.40 M | GRADE POINT 'X' & 'A': | | | |
| | TOTALS | | 166.934 M | 7 571.75 |

GRADE CALCULATION : 7 571.75 / 166.934 = 45.357 M

LEGEND:

(IN METRES)
FINISHED GRADE
EXISTING GRADE
FIRERATING LEGEND:
EXISTING BUILDING
NEW ADDITION
 REVISIONS AS PER APPLICATION REVIEW SUMMARY

DESIGN DATA:

LEGAL: LOT 'C' (DD 337713) BLOCK 14, SECTION 4, VICTORIA DISTRICT, PLAN 299, P.I.D. 008-618-500
CIVIC ADDRESS: 1210 Topaz Avenue, Victoria, B.C.
ZONING: R 1B
SITE AREA: 3 030.00 sq. m. (32 615.715 sq. ft.)
GROSS FL. AREA: MAIN FL. - EXISTING = 747 618 sq. m., ADDITION = 68 422 sq. m., 2ND FL. - EXISTING = 615 720 sq. m., (CARETAKER SUITE = 65.17 sq. m.) ADDITION = 100 210 sq. m., TOTAL GFA: EXISTING = 1 363 338 sq. m., ADDITION = 168 632 sq. m., TOTAL = 1 501 980 sq. m. (16 167 707 sq. ft.)
LOT WIDTH: 33 m and 49.4 m (exist.)
HEIGHT: Existing (no change) 11 m, 2 1/2 storeys permitted
PERMITTED USE: Public Building
SITE COVERAGE: Max. 40% Permitted Provided = Including decks (968.34 sq. m.) (29.38 %)
SETBACKS: Front yard (Arthur Ave.) = 26.3 m (exist'g no change) Rear Yard (Topaz Ave.) 25% of Lot Depth = 18.3 m (exist'g = 6.7 m, non conforming) (variance of 11.6 M req'd.) Interior Side Yard 10% of lot width = 4.974 m (New = 7.568 m / 6.06 m) (variance of 4.182 M req'd.) Combined Side Yard = 4.5 m (New = 5.288 m / 6.06 m) Exterior Side Yard (Blackwood Ave.) 10% of Lot Width = 4.974 m (New = 5.288 m)
EAVES PROJECTION: 0.75 m (Exist. no change)
PARKING: REQUIRED: (1 363.73 / 40) = 34.843 CAR STALLS CARETAKER = 1 STALL TOTAL = 35.843 OR 36 STALLS PROVIDED: 33 + 2 STALLS includes 1 HC STALL (variance of 2.843 req'd.)
BICYCLE PARKING: REQUIRED: ((1 364.767 / 200) = 6.823 BICYCLES PROVIDED SHORT TERM = 12 BICYCLES

| ISSUED FOR | DATE | REVISIONS |
|---|-------------------------|-----------|
| BUILDING PERMIT APPLICATION <td>JULY 21, 2020 <td></td> </td> | JULY 21, 2020 <td></td> | |
| FINAL APPLICATION REVIEW <td>AUG 4, 2021 <td></td> </td> | AUG 4, 2021 <td></td> | |
| AS PER IP-1EST 16C-10000 <td>JUNE 12, 2021 <td></td> </td> | JUNE 12, 2021 <td></td> | |
| AS PER IP-1EST 16C-10000 <td>JULY 21, 2020 <td></td> </td> | JULY 21, 2020 <td></td> | |
| AS PER IP-1EST 16C-10000 <td>AUG 4, 2021 <td></td> </td> | AUG 4, 2021 <td></td> | |
| AS PER IP-1EST 16C-10000 <td>FEB. 9, 2021 <td></td> </td> | FEB. 9, 2021 <td></td> | |
| AS PER IP-1EST 16C-10000 <td>JAN. 29, 2021 <td></td> </td> | JAN. 29, 2021 <td></td> | |
| AS PER IP-1EST 16C-10000 <td>MAR. 4, 2021 <td></td> </td> | MAR. 4, 2021 <td></td> | |
| AS PER IP-1EST 16C-10000 <td>MAR. 4, 2021 <td></td> </td> | MAR. 4, 2021 <td></td> | |

REVISIONS

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HISRA ARCHITECT LTD.
 101 DUNDAS STREET WEST, 10TH FLOOR, TORONTO, ONTARIO, CANADA M5G 1C4

PROPOSED ADDITIONS AND ALTERATIONS TO SHM TEMPLATE

SITE PLAN & DESIGN DATA

SCALE: AS NOTED
 APR. 23, 2019

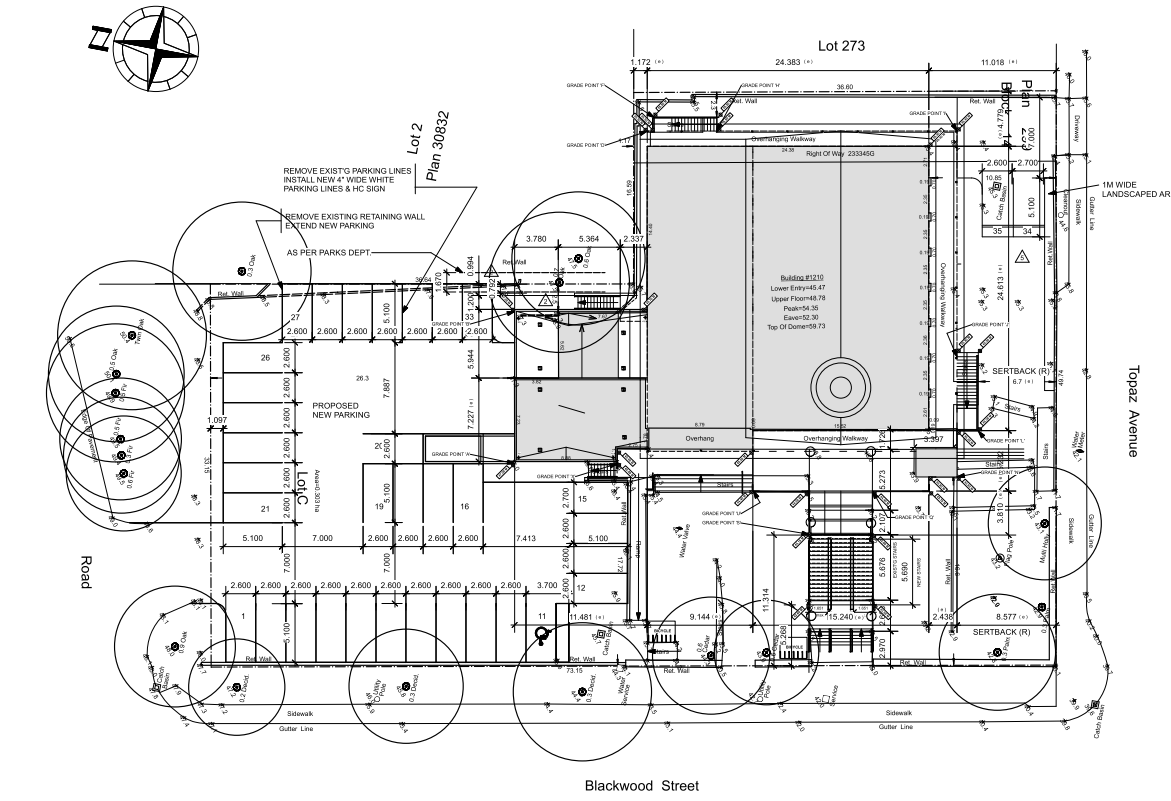
VICTORIA, B.C.
 FOR: KHALSA, DHAN SINGH & ASSOCIATES

DRAWN: PINKI

PROJECT NO. 19-04

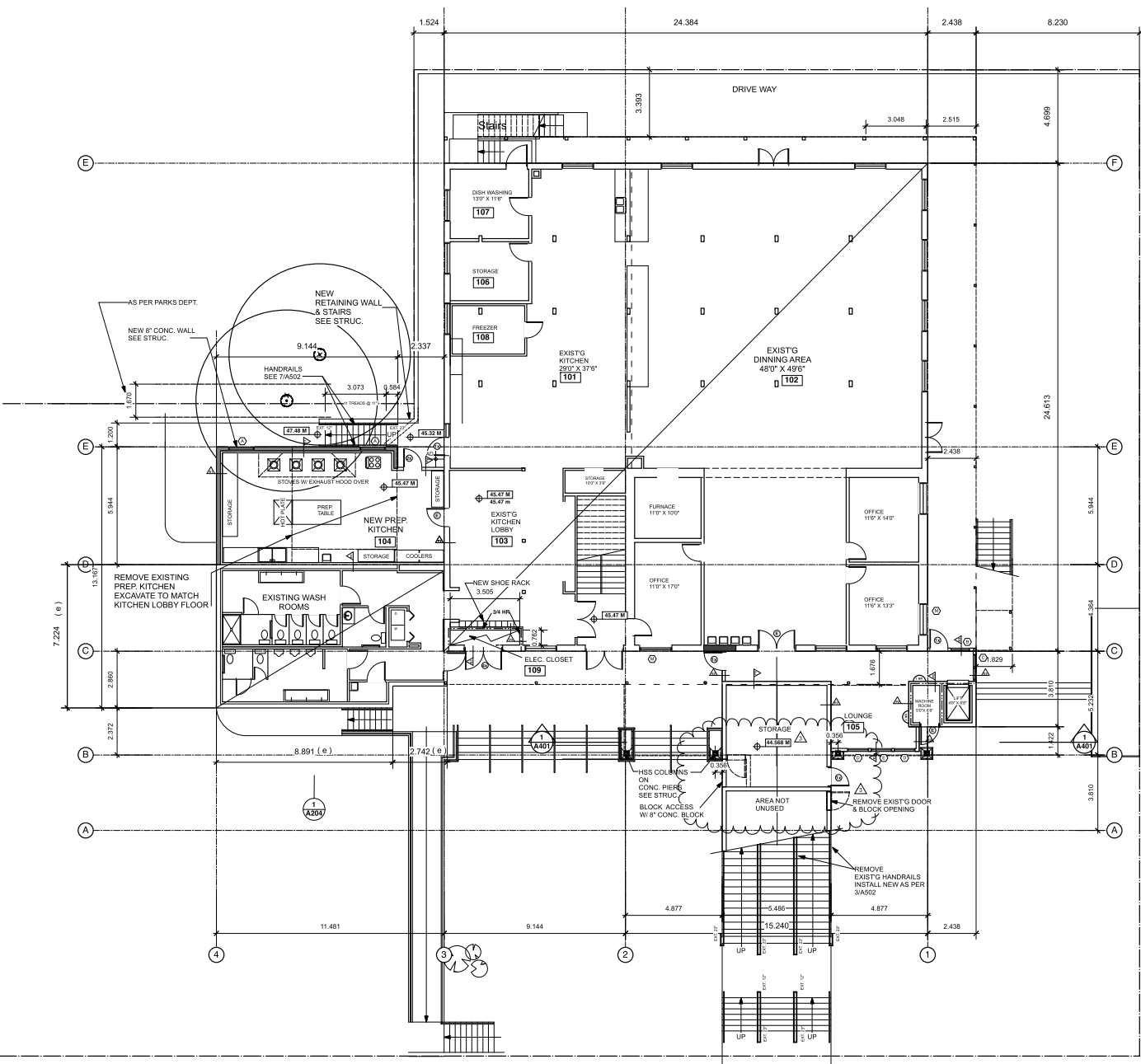
Revisions
 Received Date: April 23, 2021

A-1



1 SITE PLAN
A-1 Scale: 1:200

Wey Mayenburg Land Surveying Inc.
 www.weysurveys.com
 #4-322 James White Boulevard
 Sidney, BC V8L 1Z5
 Telephone (250) 656-5155
 Fax: 250-656-5174



1
A-2 **MAIN FLOOR PLAN**
Scale: 1 : 100
EXIST'G AREA: 747.618 sq. m.
NEW ADDITIONAL AREA: 168.422 sq. m.

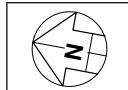
AREA CALC. FOR PARKING
INCLUDES STORAGE UNDER STAIRS: 771.82 sq. m.

BLACKWOOD AVENUE

LEGEND:
0.00 FINISHED GRADE
0.00 EXISTING GRADE

TOPAZ AVENUE

| ISSUED FOR | |
|---------------|---|
| NOV. 12, 2018 | DESIGN DEVELOPMENT |
| MAY 11, 2020 | BUILDING PERMIT APPLICATION REVIEW |
| DEC. 18, 2020 | NEW ELEC. CLOSETS |
| MAR. 16, 2021 | LOPP APPLICATION |
| JAN. 8, 2021 | AS PER BP LIST & BC HYDRO |
| MAR. 22, 2021 | AS PER CITY OF VICTORIA (CIVIL & TRAFFIC) |
| MAR. 22, 2021 | AS PER CITY OF VICTORIA (CIVIL & TRAFFIC) |



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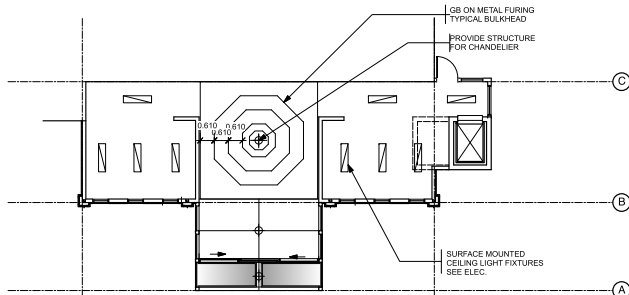
MISRA ARCHITECT LTD.
15/150 KYLE DRIVE - PHOENIX OFFICE
15/150 KYLE ROAD, VICTORIA BC V8P 1H4

ADDITIONS AND ALTERATIONS TO EXISTING SIKH TEMPLE ON 1210 TOPAZ AVENUE, VICTORIA, B.C.
FOR KHANSA DWAN SOCIETY OF VICTORIA

MAIN FLOOR PLAN
SCALE: AS NOTED
JUNE 10, 2019
DRAWN: PHOENIX

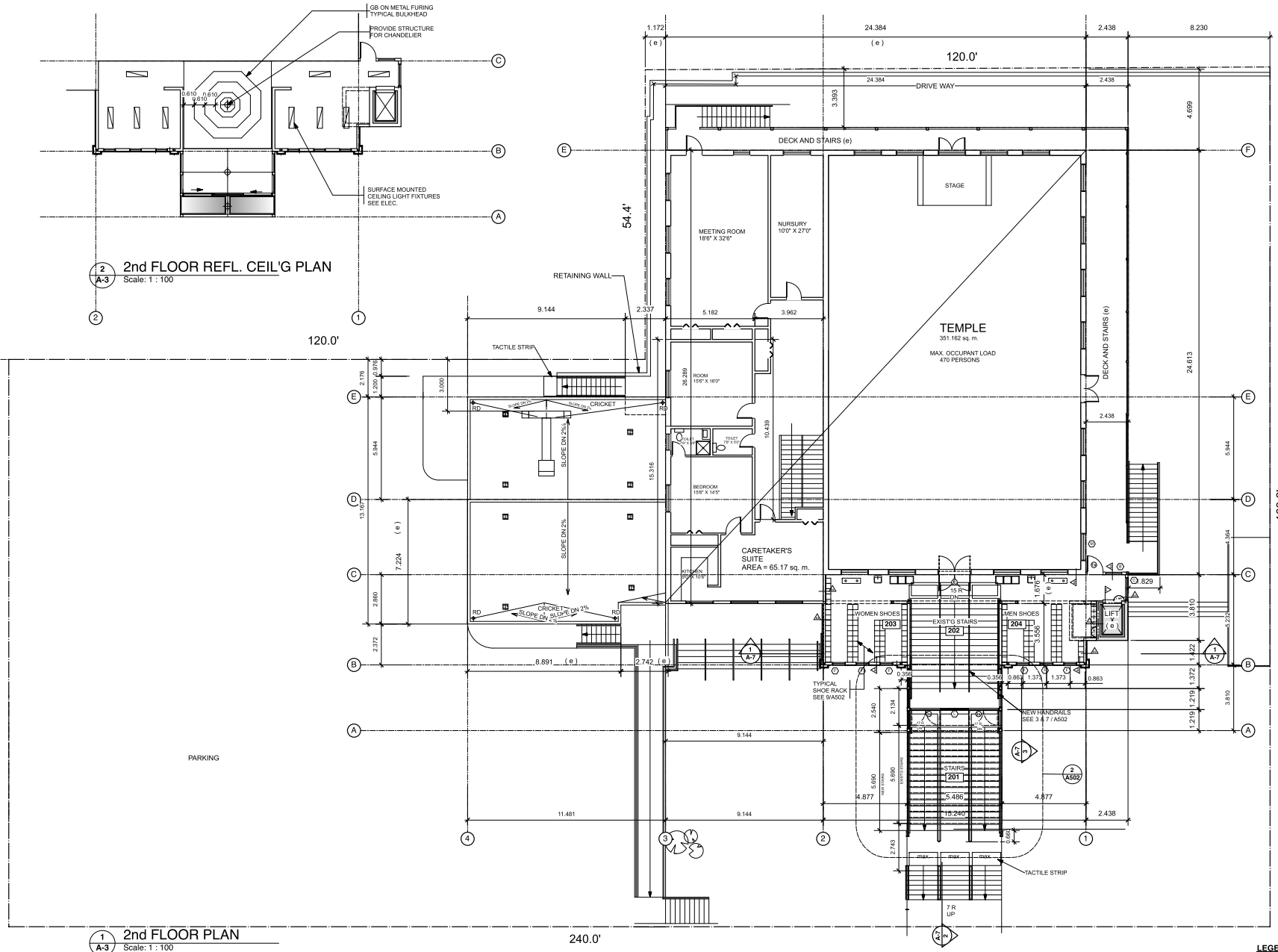
PROJECT NO. 19-04

A-2



2 2nd FLOOR REFL. CEIL'G PLAN
 Scale: 1:100

108.8'



240.0'

1 2nd FLOOR PLAN
 Scale: 1:100

EXIST'G AREA : 915.73 sq. m
 NEW ADDITIONAL AREA : 100.21 sq. m
 AREA CALC. FOR PARKING : 687.08 sq. m
 CARE TAKER'S SUITE : (65.17 sq. m)

BLACKWOOD AVENUE

LEGEND:
 ▤ 0.00 FINISHED GRADE
 ▣ 0.00' EXIST'G GRADE

| ISSUED FOR | |
|-------------------|-------------------|
| FOR THE ARCHITECT | FOR THE ARCHITECT |
| FOR THE ARCHITECT | FOR THE ARCHITECT |
| FOR THE ARCHITECT | FOR THE ARCHITECT |
| FOR THE ARCHITECT | FOR THE ARCHITECT |
| FOR THE ARCHITECT | FOR THE ARCHITECT |



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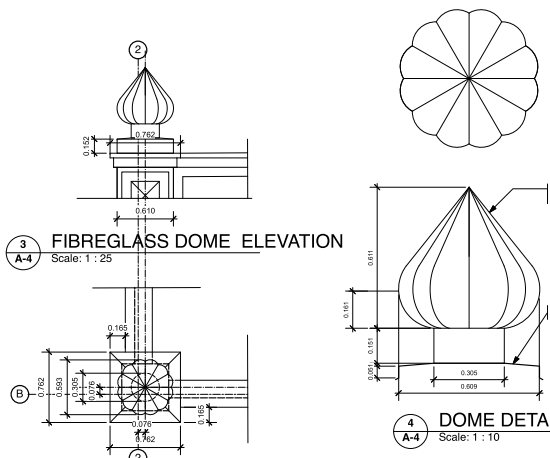


MSRA ARCHITECT LTD.
 10 000 477 000 Fax: 051 477 000
 299 ALBERTA ROAD, VIC TORONTO, ON M4V 1W1

| | | | |
|---|--------------------|-------------------|-------------------|
| PROPOSED 2nd FLOOR PLAN TO PLANS AND ALTERATIONS TO EXIST'G SIKH TEMPLE ON 1210 TOPAZ AVENUE, VICTORIA, B.C. | DATE: JUN 10, 2019 | SCALE: AS NOTED | PROJECT NO. 19-04 |
| | FOR THE ARCHITECT | FOR THE ARCHITECT | FOR THE ARCHITECT |

PROJECT NO. 19-04

A-3



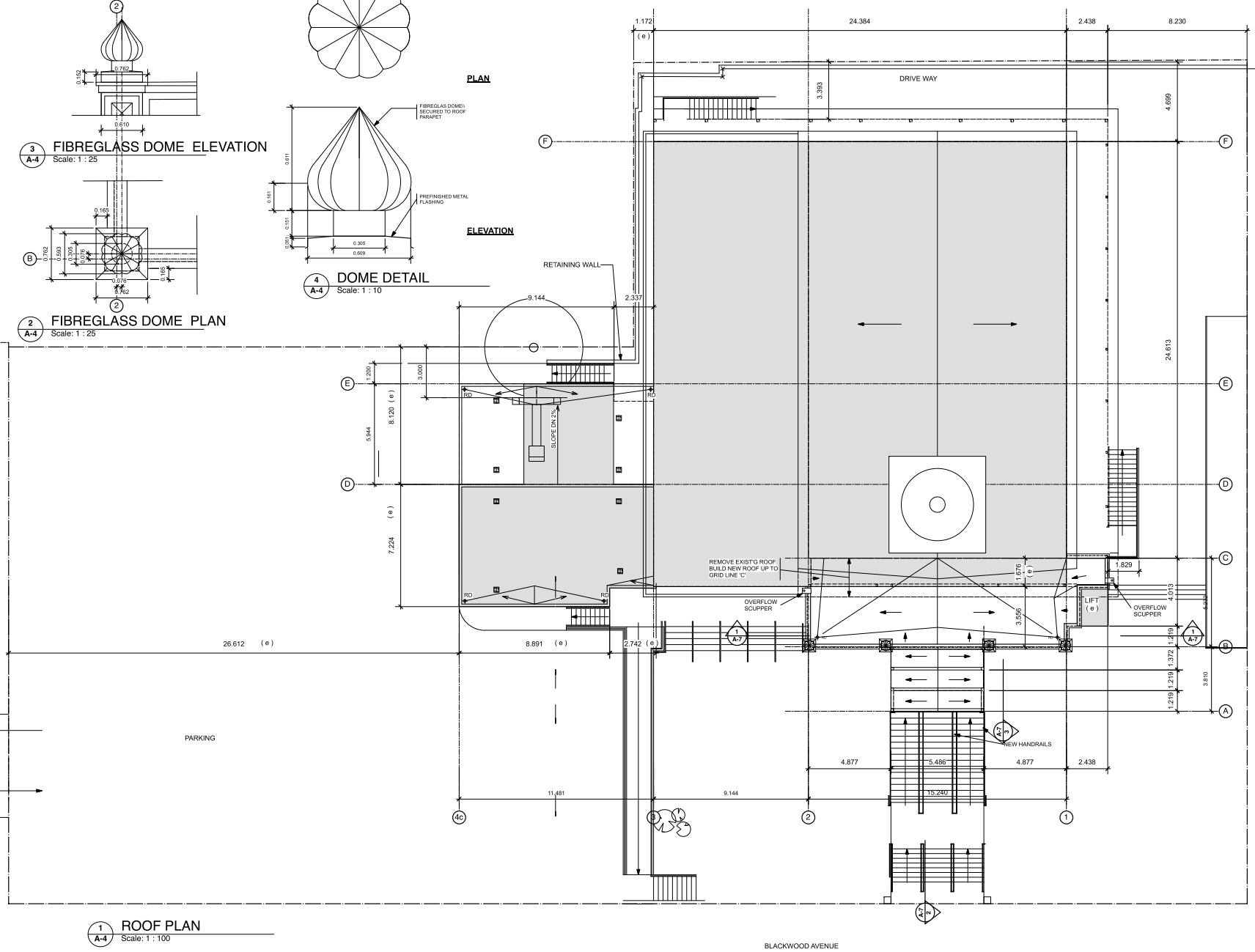
3 FIBREGLASS DOME ELEVATION
Scale: 1 : 25

2 FIBREGLASS DOME PLAN
Scale: 1 : 25

PLAN

ELEVATION

4 DOME DETAIL
Scale: 1 : 10



1 ROOF PLAN
Scale: 1 : 100

| ISSUED FOR | |
|---------------|----------------------------------|
| APR. 22, 2021 | AS PER CITY'S APPLICATION REVIEW |
| MAR. 10, 2021 | DDP APPLICATION |
| FEB. 25, 2021 | AS PER LIST PLAN, 2021 |
| FEB. 5, 2021 | AS PER LIST PLAN, 2021 |



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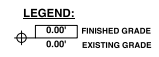
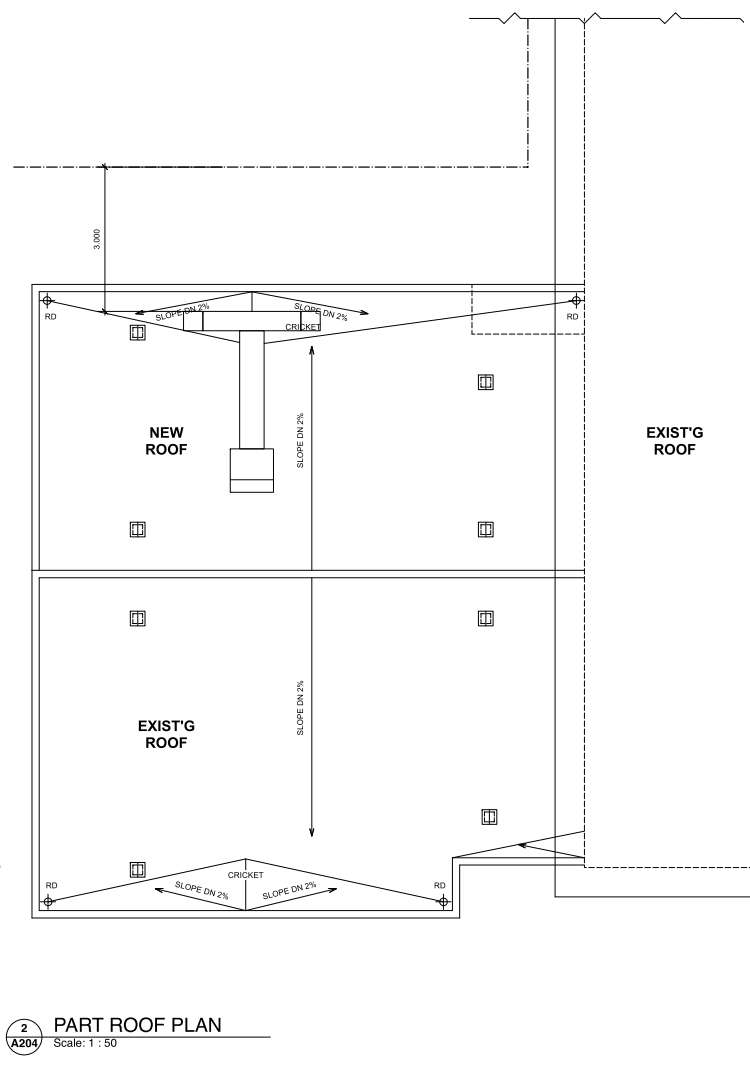
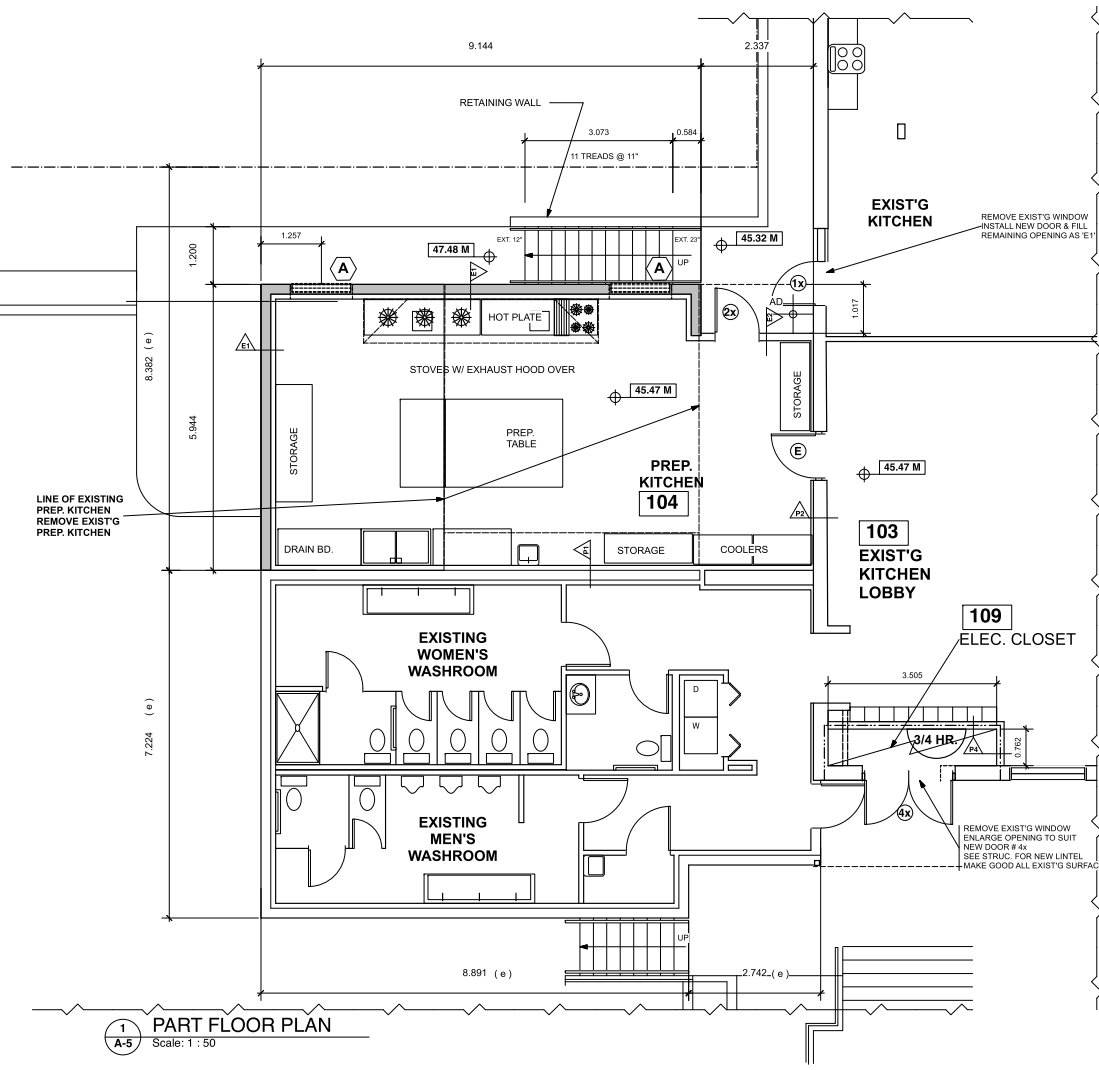
MSRA ARCHITECT LTD.
10 000 477 300 Fax 051 477 308
200 HANCOCK ROAD, VICTORIA, VIC 3180

ADDITIONS AND ALTERATIONS
TO EXISTING
SHAKI TEMPLE
ON 1210 TOPAZ AVENUE,
VICTORIA, B.C.
FOR KHALISA DINWANI SOCIETY OF VICTORIA

ROOF PLAN
SCALE: AS NOTED
AUG. 8, 2017
DRAWN: P/AM

PROJECT NO. 16:06

A-4



| ISSUED FOR | |
|---------------|--------------------------------------|
| AUG. 27, 2020 | BUILDING PERMIT APPLICATION |
| MAR. 16, 2021 | LOP APPLICATION |
| REVISIONS | |
| NOV. 12, 2019 | DESIGN DEVELOPMENT |
| JAN. 8, 2021 | AS PER BP LIST & EXHIBIT |
| FEB. 5, 2021 | AS PER BP LIST, JAN. 29, 2021 |
| MAR. 22, 2021 | AS PER BP LIST TO APPLICATION REVIEW |

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MISRA ARCHITECT LTD.
 50-500 RT 208E, VAN COVE CT 0081
 5300 ARBUTHNOT ROAD, VICTORIA BC V8N 1W4

PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING SIKH TEMPLE
 ON 1210 TOPAZ AVENUE,
 VICTORIA, B.C.
 FOR KHANSA DILWAN SOCIETY OF VICTORIA

SCALE: AS NOTED
 JUNE 10, 2019

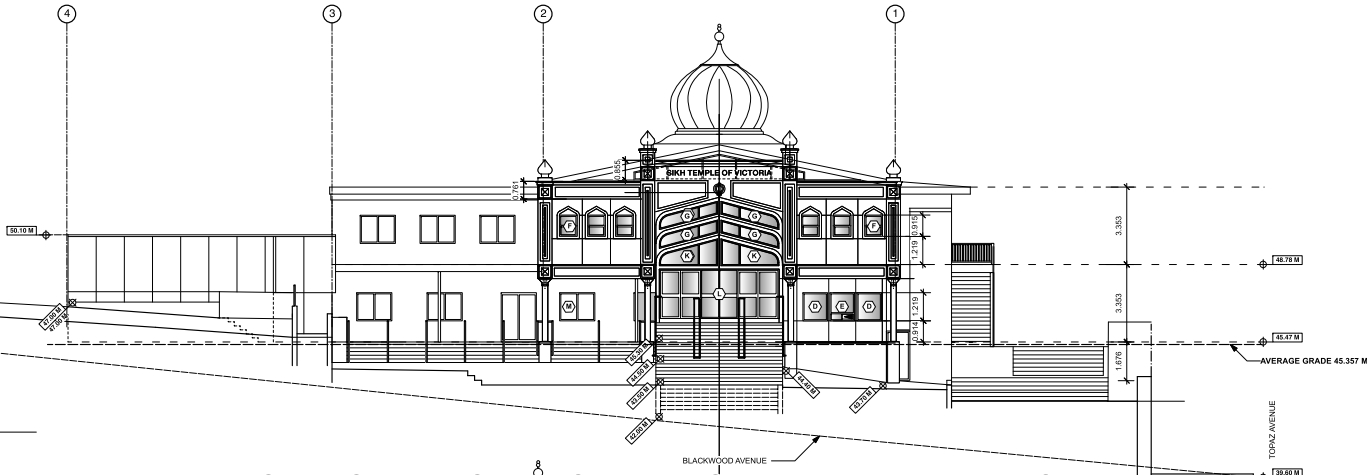
DRAWN: PROJ.

FLOOR / ROOF PLANS - KITCHEN

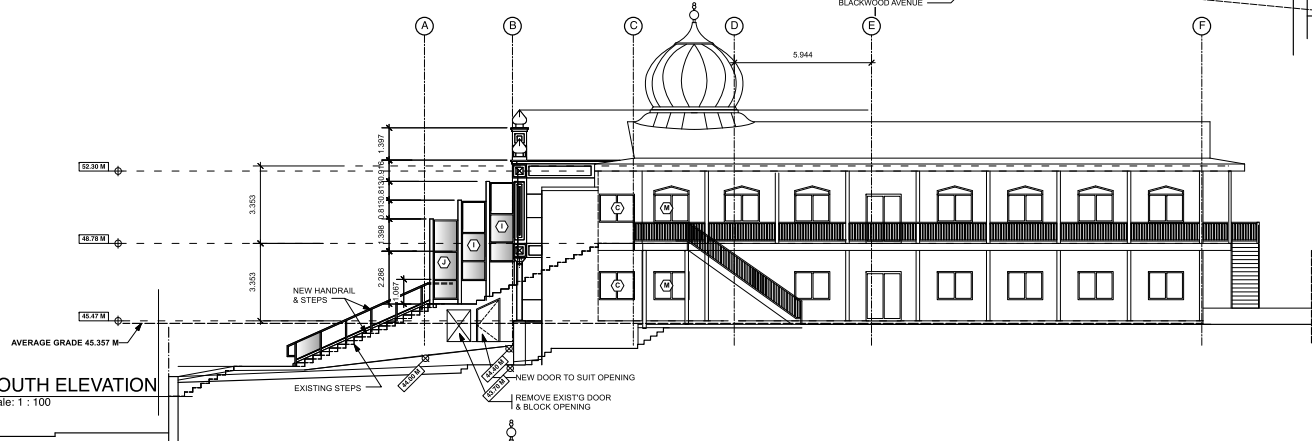
PROJECT NO. 19-04

A-5

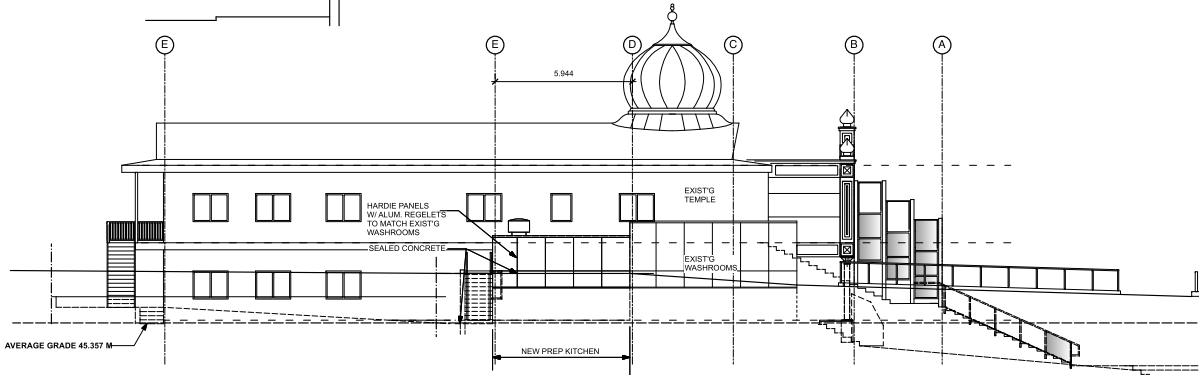
1 WEST ELEVATION
Scale: 1 : 100



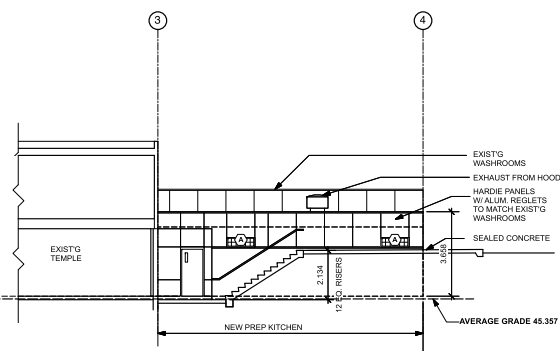
2 SOUTH ELEVATION
Scale: 1 : 100



3 NORTH ELEVATION
Scale: 1 : 100



4 EAST ELEVATION
Scale: 1 : 100



LEGEND:
 ◻ 0.00 FINISHED GRADE
 ◻ 0.00 EXISTING GRADE

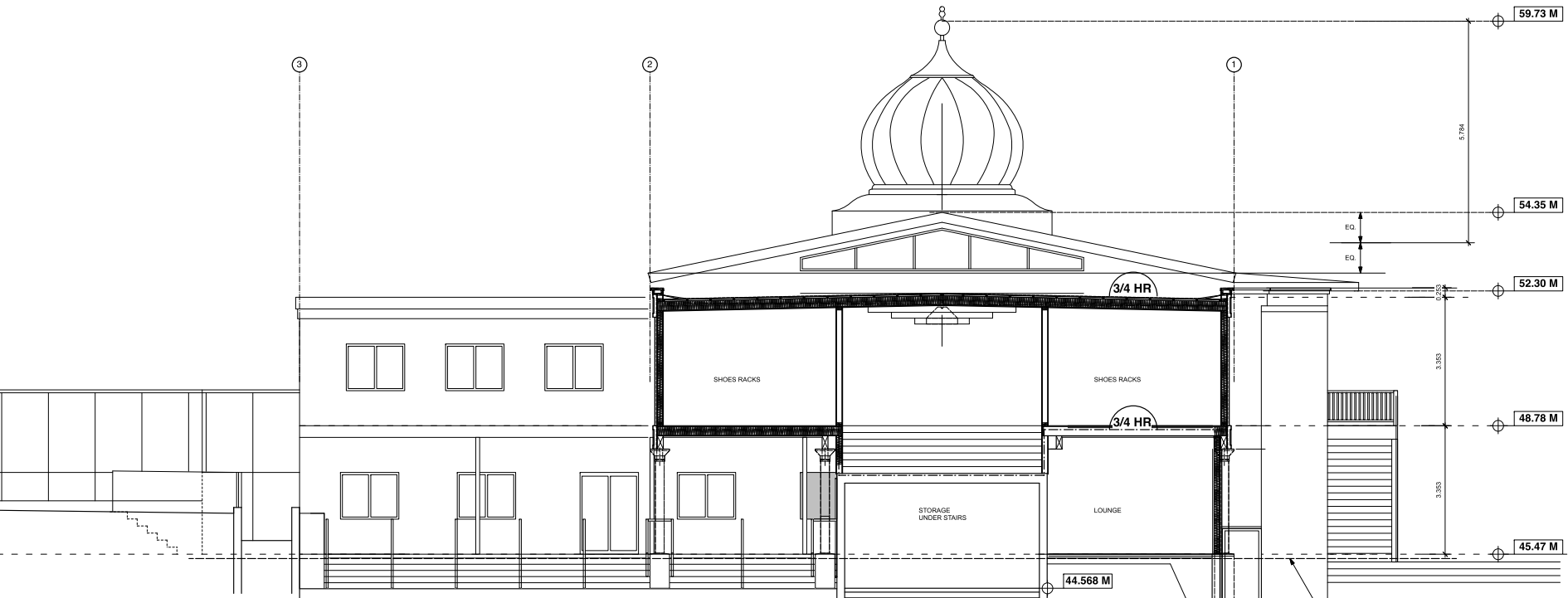
| REVISIONS | ISSUED FOR |
|---|----------------------------------|
| APRIL 22, 2021 AS PER CITY'S APPLICATION REVIEW | STATUS REPORT APPLICATION REVIEW |
| MAR. 10, 2021 DWP APPLICATION | |
| JAN. 6, 2021 AS PER B.C.L.S. & B.C. TROUD | |

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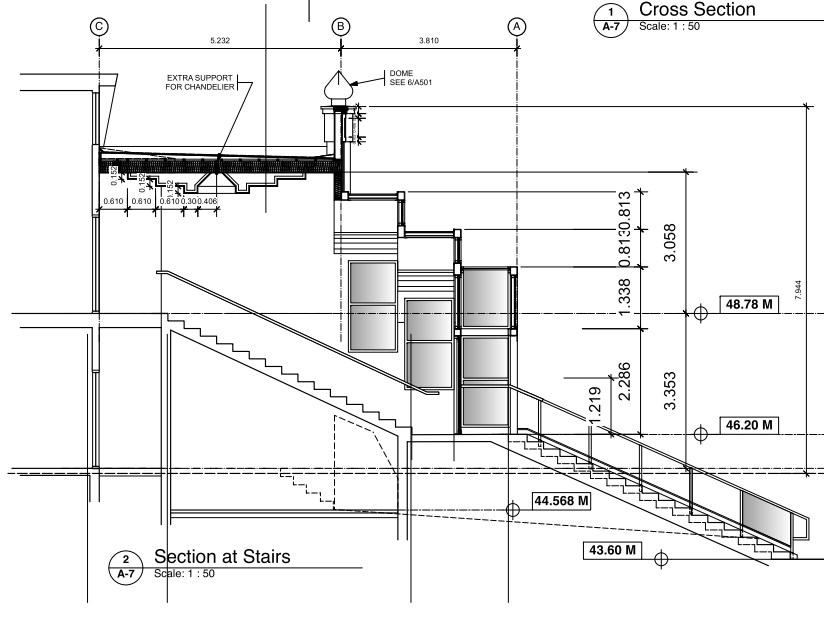


| ADDITIONS AND ALTERATIONS TO EXISTING SIKH TEMPLE ON 1210 TOPAZ AVENUE. |
|---|
| SCALE: AS NOTED |
| JUNE 10, 2019 |
| VICTORIA B.C. |
| DRAWN: RICHIA RICHIA |
| RICHIA RICHIA ARCHITECTURE FOR KHALISA DHAWA SOCIETY OF VICTORIA |

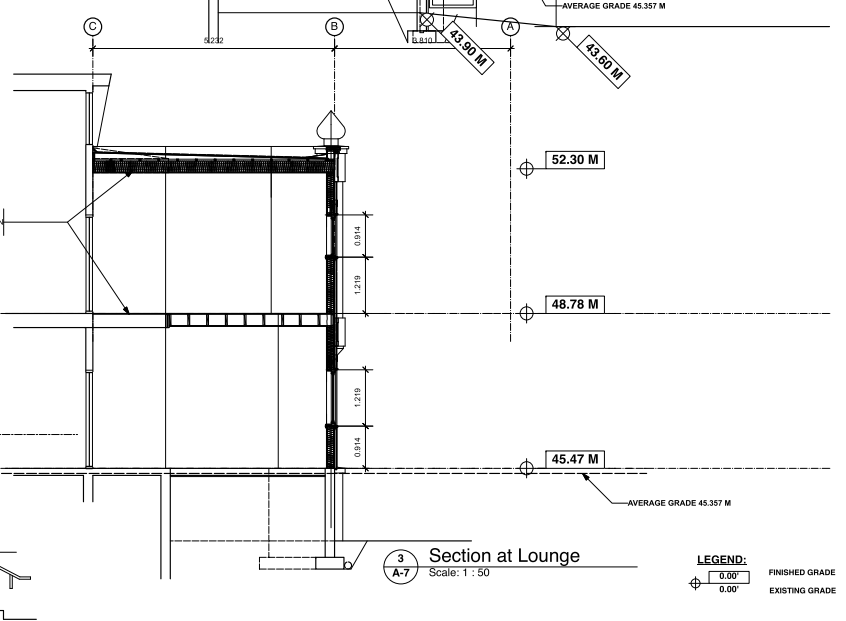
ELEVATIONS
 PROJECT NO. 19-04
A-6



1 Cross Section
Scale: 1 : 50



2 Section at Stairs
Scale: 1 : 50



3 Section at Lounge
Scale: 1 : 50

LEGEND:
 0.00 FINISHED GRADE
 0.00' EXISTING GRADE

| ISSUED FOR | |
|------------|------|
| REVISIONS | DATE |
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |

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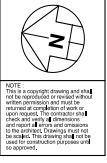
MSRA ARCHITECT LTD.
 10 000 477 3000 Fax: 051 477 3000
 2000 ANZAC ROAD, VICTORIA, 3084 VIC

ADDITIONS AND ALTERATIONS TO EXISTING SAINT TEMPLE ON 1210 TOPAZ AVENUE, VICTORIA, B.C.
 DRAWN FOR: KHALISA DINWAI SOCIETY OF VICTORIA
 SCALE: AS NOTED
 JUNE 10, 2019
 DRAWN: RICHIA

PROJECT NO. 19-04

A-7

| | |
|-----------|--|
| REVISIONS | REVISIONS FOR BUILDING PERMIT APPLICATION REVIEW |
| NO. 1 | ISSUED FOR PERMIT CHECK |
| NO. 2 | ISSUED FOR PERMIT CHECK |
| NO. 3 | ISSUED FOR PERMIT CHECK |
| NO. 4 | ISSUED FOR PERMIT CHECK |
| NO. 5 | ISSUED FOR PERMIT CHECK |
| NO. 6 | ISSUED FOR PERMIT CHECK |
| NO. 7 | ISSUED FOR PERMIT CHECK |
| NO. 8 | ISSUED FOR PERMIT CHECK |
| NO. 9 | ISSUED FOR PERMIT CHECK |
| NO. 10 | ISSUED FOR PERMIT CHECK |



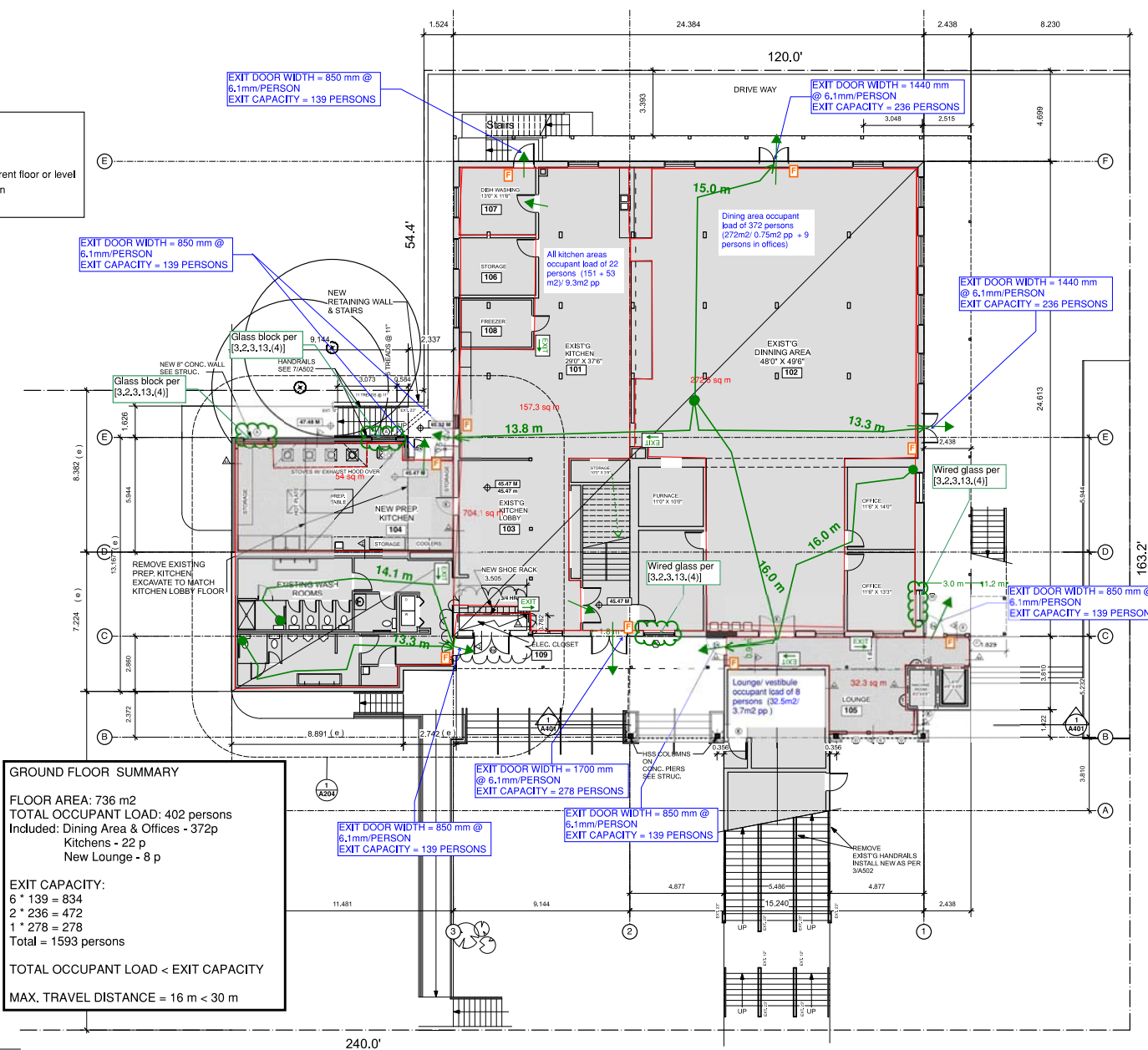
ADDITIONS AND ALTERATIONS
MAIN FLOOR PLAN
SHIKH TEMPLE
ON 1210 TOPAZ AVENUE,
VICTORIA, B.C.
 SCALE: AS NOTED
 DRAWN: P001
 DATE: JUN 10, 2019

Protection Engineering
 302-3000 Highway Street
 VANCOUVER, BRITISH COLUMBIA
 CANADA, V6J 3P9
 TEL: 604-682-0388
 FAX: 604-682-0389
 WWW: www.protectioneng.com

| | | | |
|----------|--------------|---------------|---------------|
| DATE: | JUN 10, 2021 | DRAWING PROJ: | JORW-19A-2382 |
| CHECKED: | SM | DRAWING NO.: | CC-1 |
| SCALE: | AS NOTED | REV: | 1 OF 2 |

LEGEND

- Exit / Exit Routes
- Egress/ Exit Routes on different floor or level
- Exit Directional Sign Location
- Fire Alarm Manual Station



GROUND FLOOR SUMMARY

FLOOR AREA: 736 m2
 TOTAL OCCUPANT LOAD: 402 persons
 Included: Dining Area & Offices - 372p
 Kitchens - 22 p
 New Lounge - 8 p

EXIT CAPACITY:
 6 * 139 = 834
 2 * 236 = 472
 1 * 278 = 278
 Total = 1593 persons

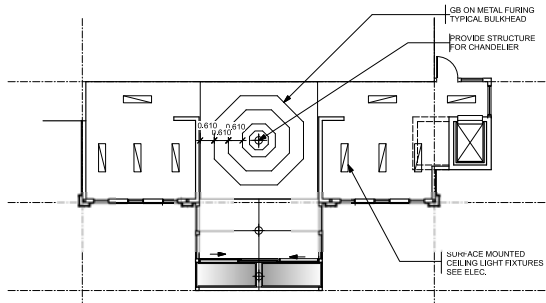
TOTAL OCCUPANT LOAD < EXIT CAPACITY
 MAX. TRAVEL DISTANCE = 16 m < 30 m

1 MAIN FLOOR PLAN
 Scale: 1 : 100
 EXIST'G AREA : 8 196.83 SQ. FT.
 NEW ADDITIONAL AREA : 736.52 SQ. FT.

BLACKWOOD AVENUE

LEGEND:
 0.00' FRESH GRADE
 0.00' EXISTING GRADE

TOPAZ AVENUE



2nd FLOOR REFL. CEIL'G PLAN
Scale: 1 : 100

LEGEND

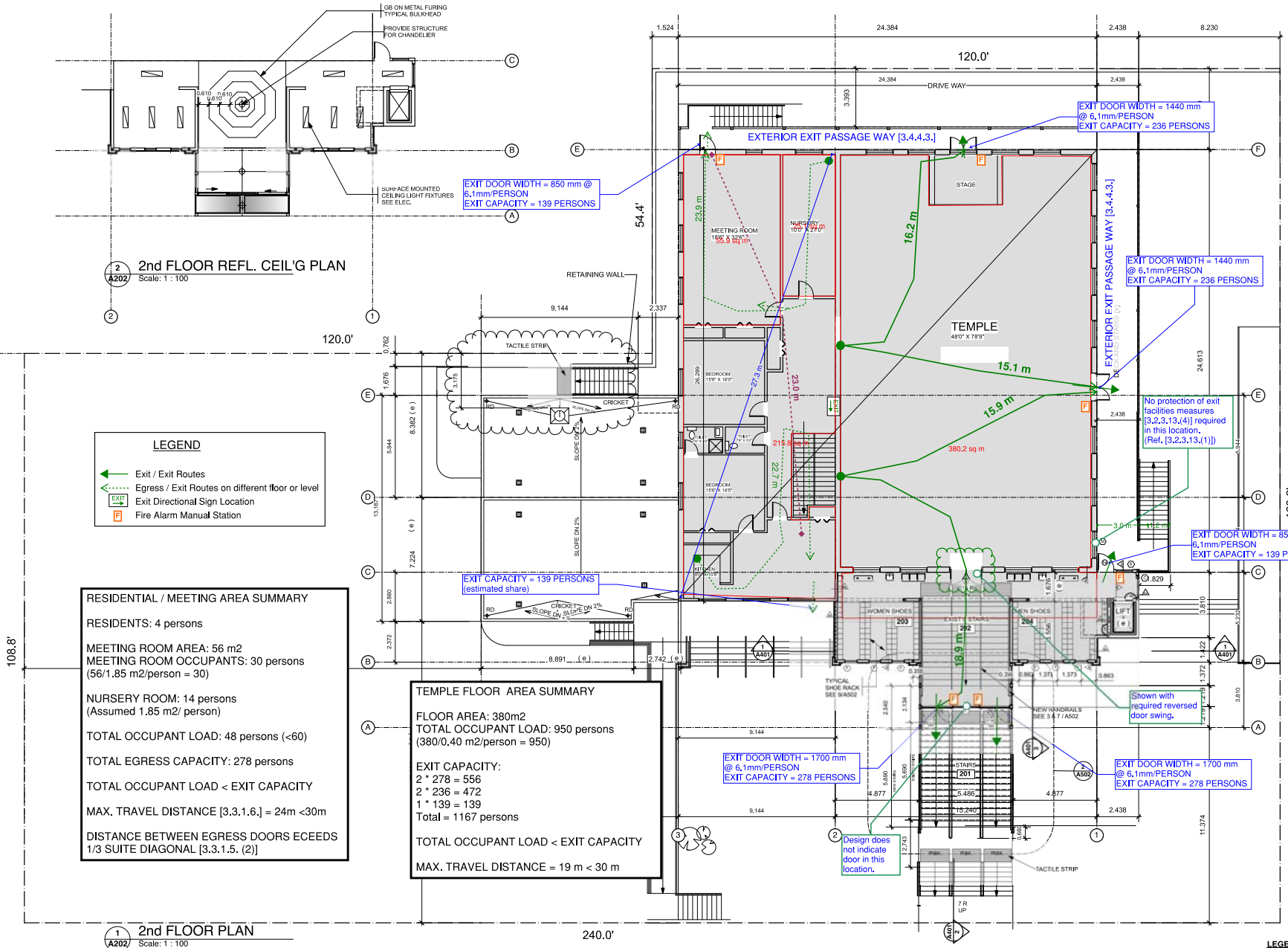
- Exit / Exit Routes
- Egress / Exit Routes on different floor or level
- Exit Directional Sign Location
- Fire Alarm Manual Station

RESIDENTIAL / MEETING AREA SUMMARY

RESIDENTS: 4 persons
 MEETING ROOM AREA: 56 m2
 MEETING ROOM OCCUPANTS: 30 persons
 (56/1.85 m2/person = 30)
 NURSERY ROOM: 14 persons
 (Assumed 1.85 m2/ person)
 TOTAL OCCUPANT LOAD: 48 persons (<60)
 TOTAL EGRESS CAPACITY: 278 persons
 TOTAL OCCUPANT LOAD < EXIT CAPACITY
 MAX. TRAVEL DISTANCE [3.3.1.6.] = 24m <30m
 DISTANCE BETWEEN EGRESS DOORS EXCEEDS
 1/3 SUITE DIAGONAL [3.3.1.5. (2)]

TEMPLE FLOOR AREA SUMMARY

FLOOR AREA: 380m2
 TOTAL OCCUPANT LOAD: 950 persons
 (380/0.40 m2/person = 950)
 EXIT CAPACITY:
 2 * 278 = 556
 2 * 236 = 472
 1 * 139 = 139
 Total = 1167 persons
 TOTAL OCCUPANT LOAD < EXIT CAPACITY
 MAX. TRAVEL DISTANCE = 19 m < 30 m



2nd FLOOR PLAN
Scale: 1 : 100

LEGEND:

0.00' FRESHED GRADE
 0.00' EXISTING GRADE

| REVISIONS | ISSUED FOR |
|-----------|---------------------|
| NO. 1 | DESIGN DEVELOPMENT |
| NO. 2 | PERMIT APPLICATION |
| NO. 3 | AS PER PLAN & SPEC. |
| NO. 4 | AS PER PLAN & SPEC. |



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| PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING 2ND FLOOR PLAN |
|---|
| ON 1210 TOPAZ AVENUE, VICTORIA, B.C. |
| SCALE AS NOTED DRAWN FOR KHALIA SWAN SOCIETY OF VICTORIA |
| JUNE 10, 2021 |

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