

SITE PLAN OF LOT A, SECTION 31, ESQUIMALT DISTRICT, PLAN VIP69070.

BCGS MAP SHEET 92B.044



The intended plot size of this plan is 559mm in width by 432mm in height (C-Size) when plotted at a scale of 1:100.

All distances are in metres and decimals thereof, unless otherwise noted.

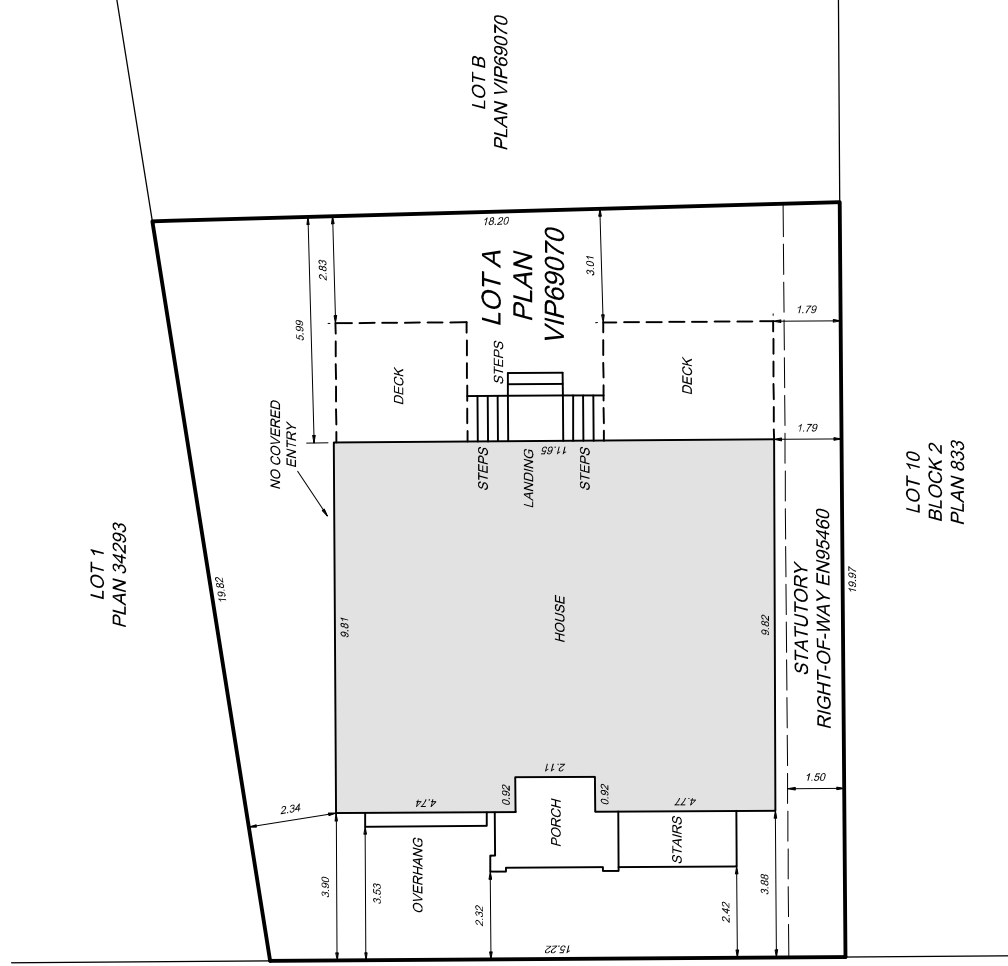
Selbacks are derived from field survey completed on August 27, 2021, and are measured from siding.

The civic address of the building is:
941 Fullerton Avenue, Victoria, BC

The following non-financial charges are shown on the current Certificate of Title and may affect the property:

117596G - Undersurface Rights
EN95460 - Statutory Right of Way

FULLERTON AVENUE



This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.

Polaris Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

© Polaris Land Surveying Inc. 2021. All rights reserved. No person may copy, reproduce, transmit or alter this document, in whole or in part, without the express written consent of Polaris Land Surveying Inc.



Mailing & delivery address:
Suite 138 1634C Oak Bay Avenue
Victoria, BC, V8R 0A4
Toll Free: (877) 603 7398
Telephone: (250) 412 3513
info@plsi.ca
www.plsi.ca

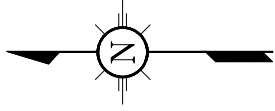
Certified Correct

Digitally signed by
Alexander Gorelik 3dM3C4
DN: cn=Alexander Gorelik, o=PLS, ou=BC, email=agorelik@plsi.ca, c=CA
~0700

Alexander Gorelik, BCLS 950

This document is not valid unless digitally signed.

Revisions
Received Date:
September 15, 2021



Helen Rogers

941 Fullerton Ave, Victoria, BC

TOTAL AREA: 271.43 m² • LIVING AREA: 146.88 m² • FLOORS: 3 • ROOMS: 10

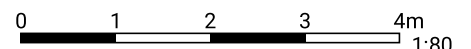


▼ Basement

TOTAL AREA: 124.56 m² • LIVING AREA: 0.00 m² • ROOMS: 4



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Helen Rogers

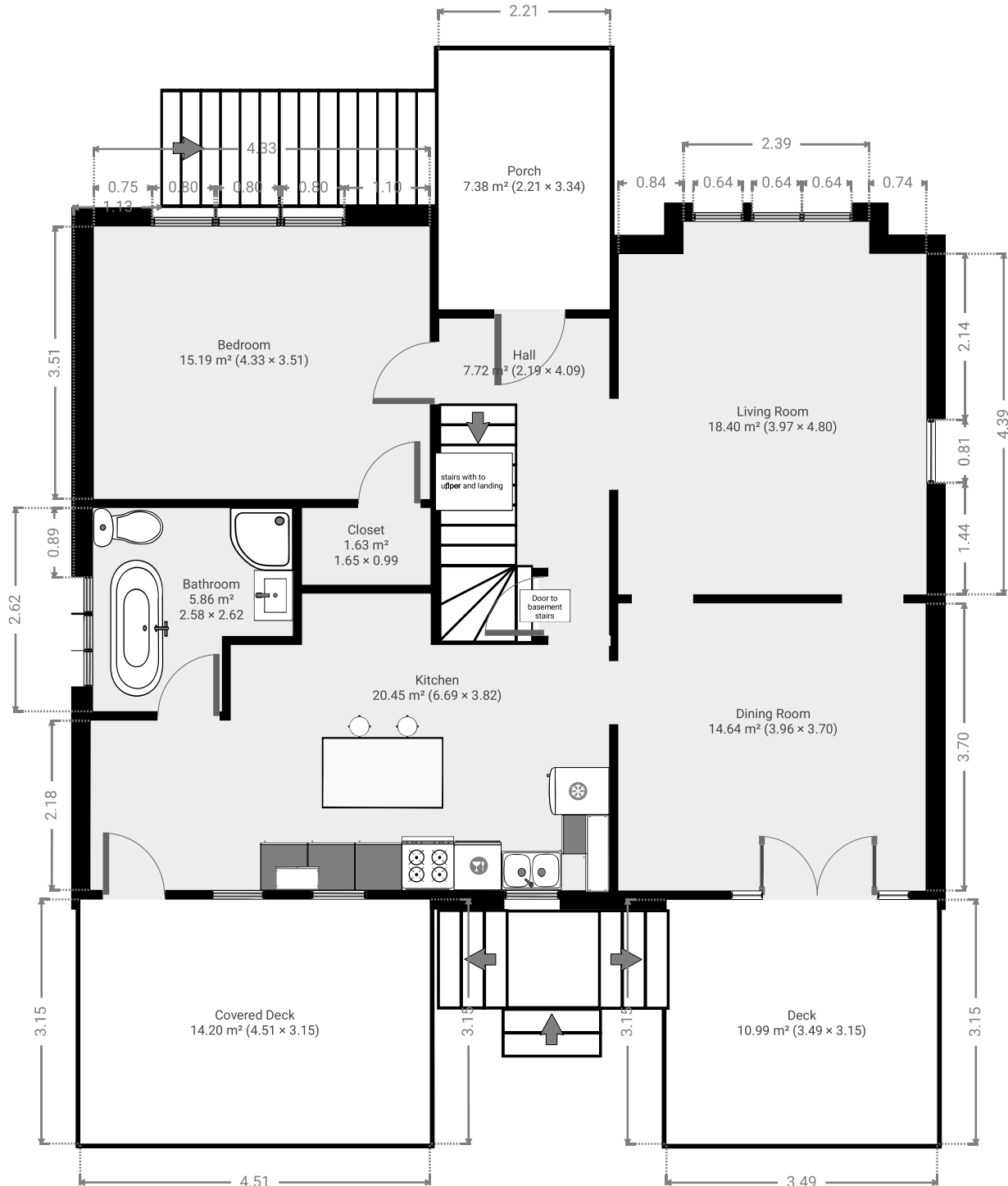
941 Fullerton Ave, Victoria, BC

TOTAL AREA: 271.43 m² • LIVING AREA: 146.88 m² • FLOORS: 3 • ROOMS: 10



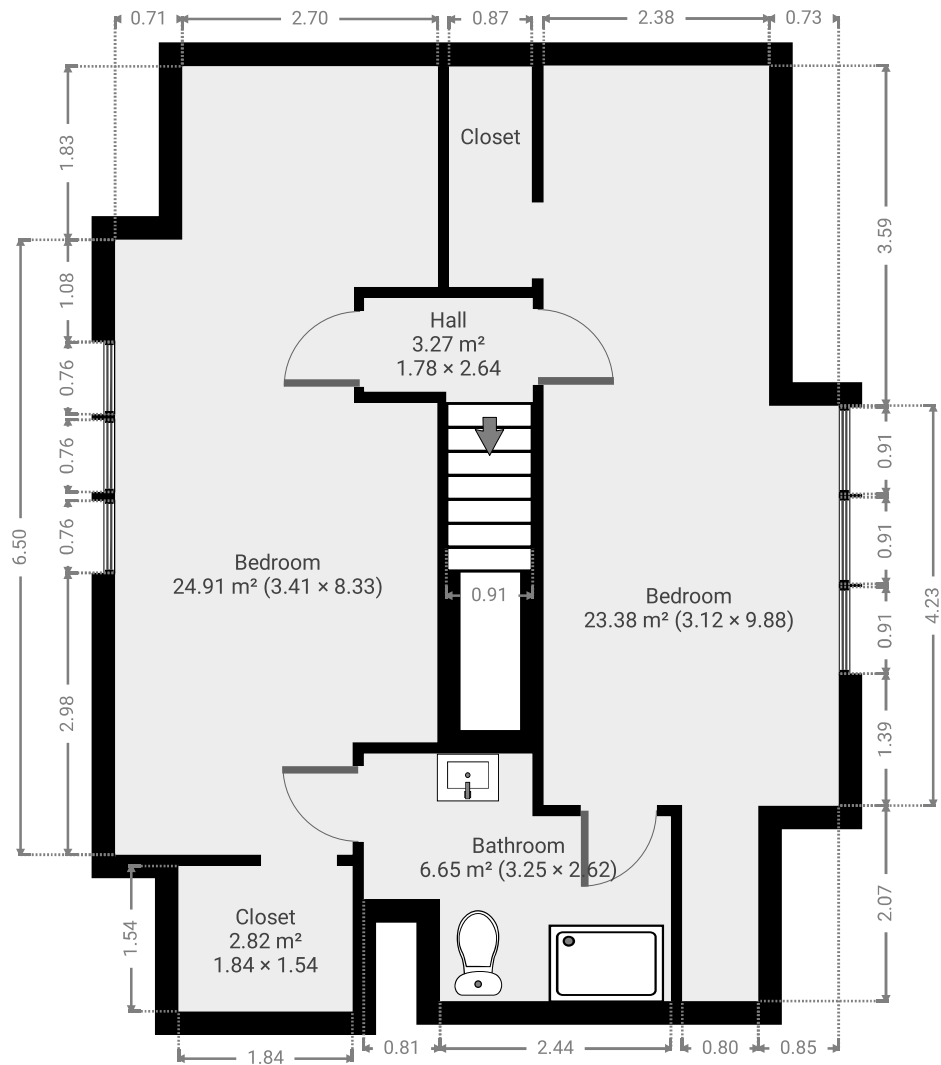
▼ Ground Floor

TOTAL AREA: 83.85 m² • LIVING AREA: 83.85 m² • ROOMS: 4

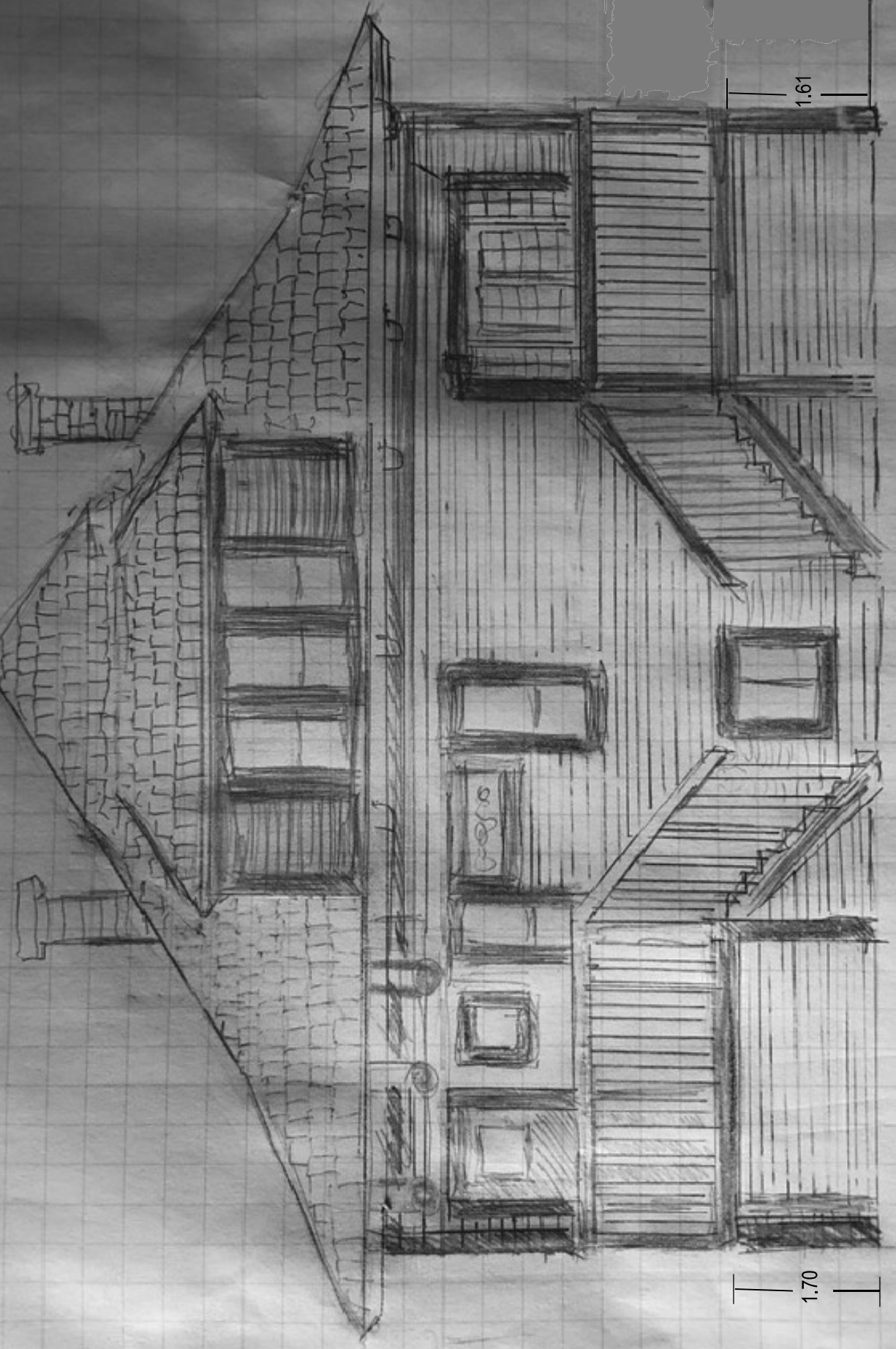


▼ 2nd Floor

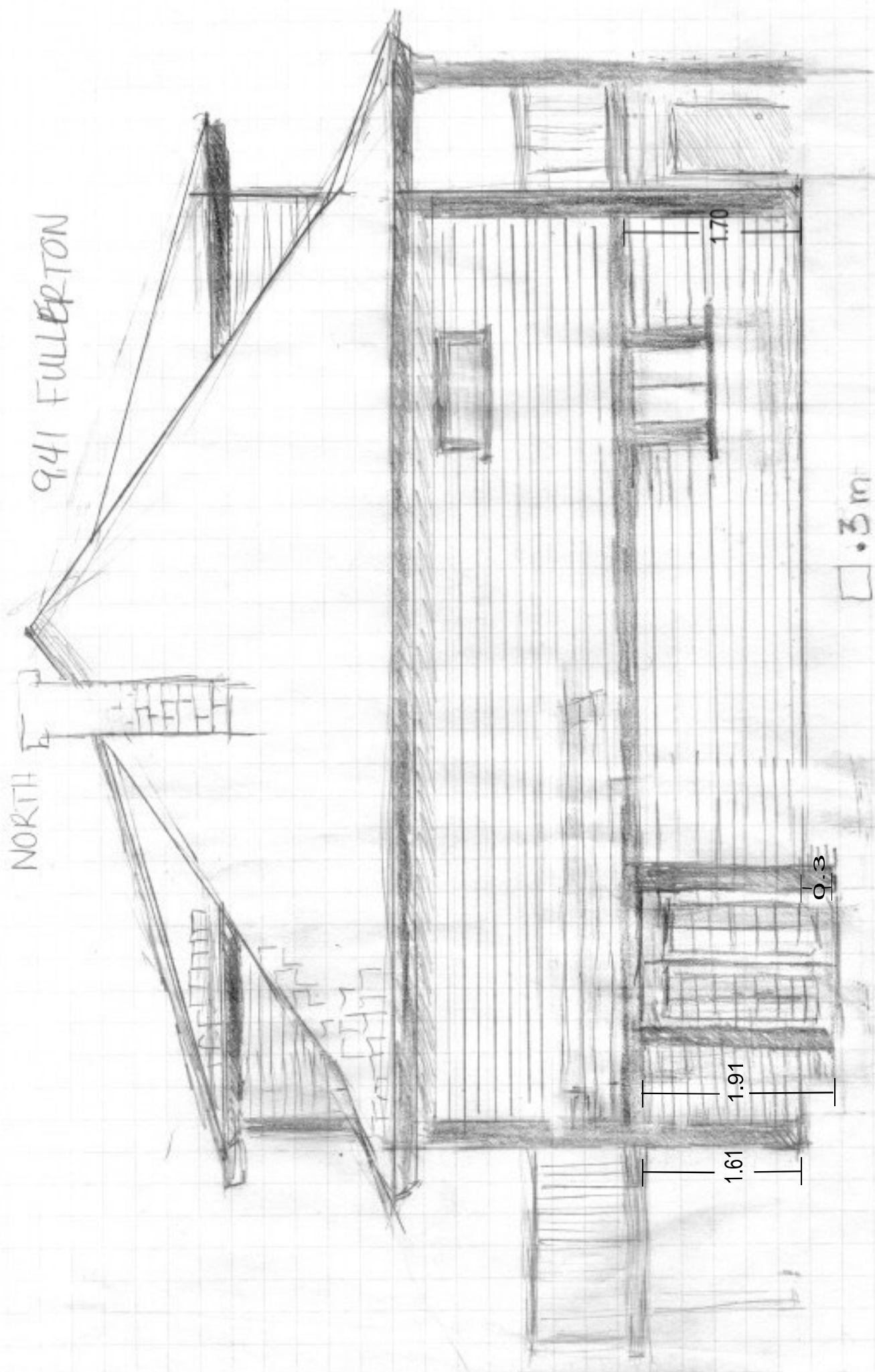
TOTAL AREA: 63.03 m² • LIVING AREA: 63.03 m² • ROOMS: 2



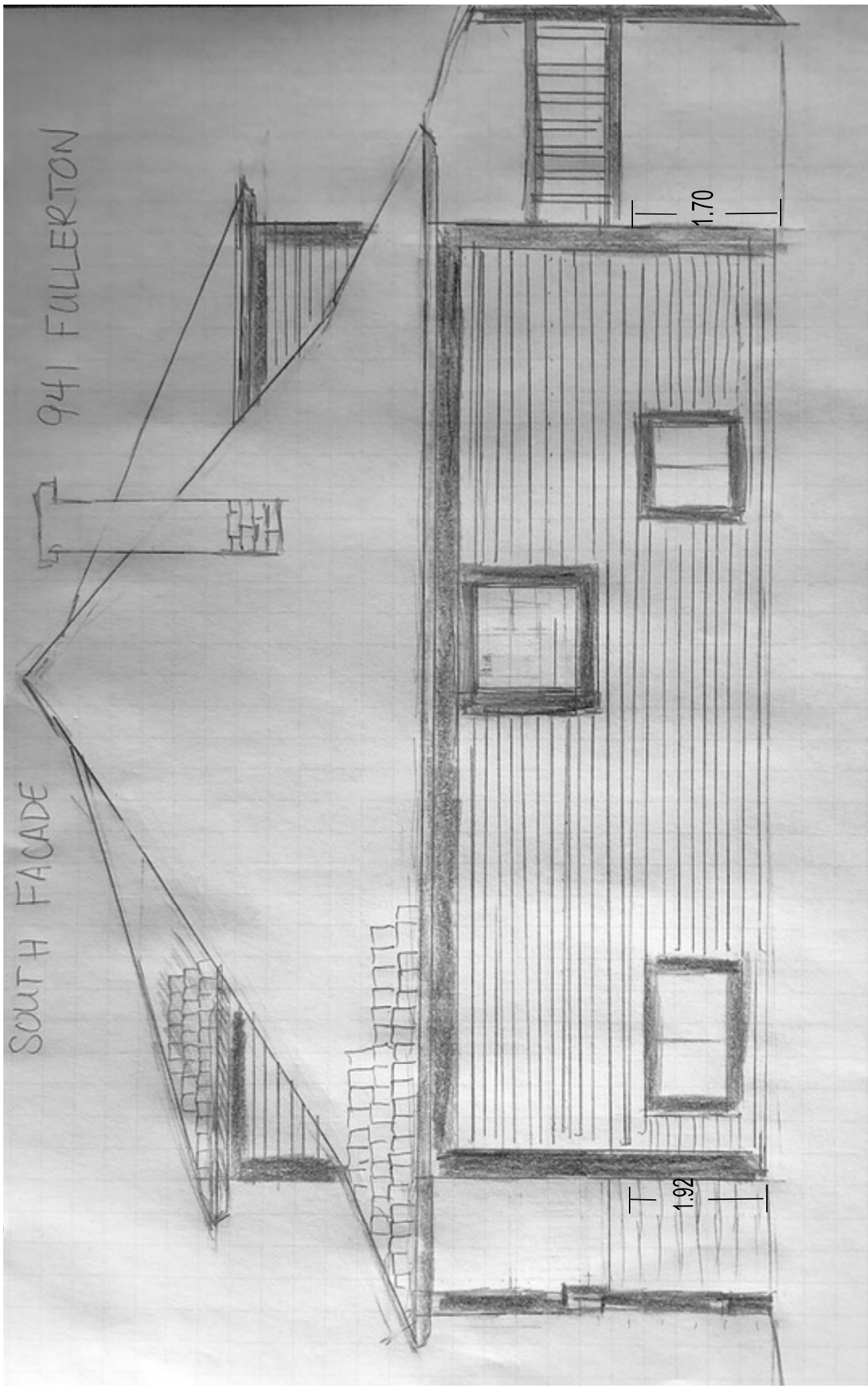
EAST FACADE 941 FULLERTON AVE



North facade - 941 Fullerton

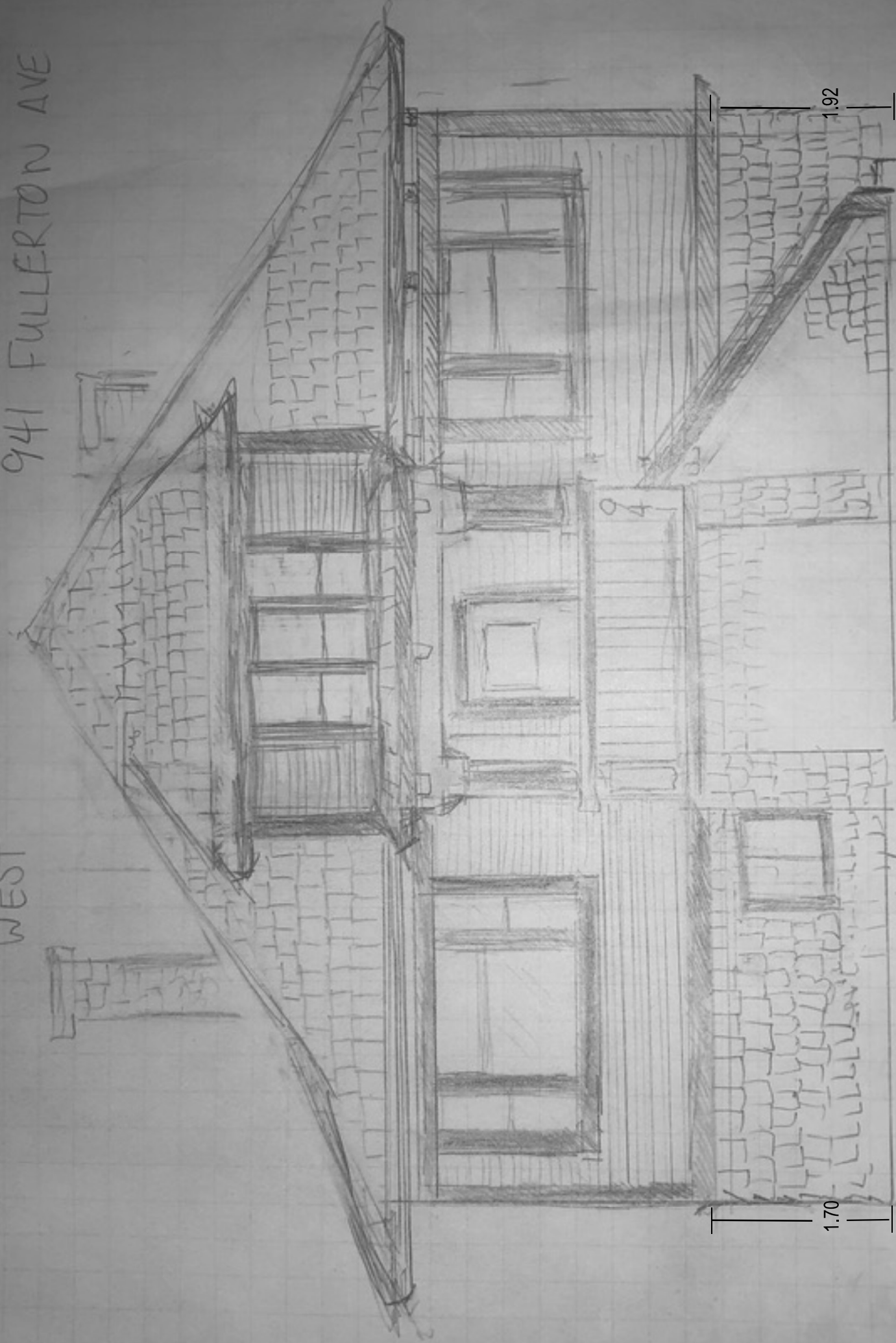


South facade - 941 Fullerton



WEST

941 FULLERTON AVE



1.92

1.70

Average grade

calculation $1.61 + 1.70 + 1.92 + 1.70 / 4 = 1.73$

34.5 ft

10.52 M

Helen Rogers

Prepared by
Wendy

Created on
2020-11-11

Location
941 Fullerton Ave
Victoria
BC

Total area 271.43 m ²	Floors 3	Rooms 10	Bathrooms 3
--	--------------------	--------------------	-----------------------



