

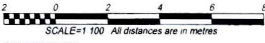
**LOT INFORMATION:**

CIVIC ADDRESS	1282 PEMBROKE STREET
ZONING	R1.8
DTA SITE AREA	432.00 sq m
ADVISORY COVER	172.80 sq m
PROPOSED SITE COVERAGE	280.00 sq m
ALLOTMENT	31.58%
PROPOSED F.F.R.	64.81%
ALLOTMENT F.F.R.	46.97%
PROPOSED ALL FLOORS	300.00 sq m
ALLOTMENT F.F.R.	69.32%
PROPOSED ALL FLOORS	239.48 sq m
ALLOTMENT F.F.R.	73.21%

**ELEVATIONS:**

AVERAGE GRADE	24.83 m
GAUGE	24.95 m
MAIN FLOOR	25.33 m
LOWER FLOOR	22.56 m

**SITE PLAN OF LOT 42, SPRING RIDGE, VICTORIA CITY, PLAN 151.**



FID: 003-844-735

NOTE: No lot posts were found.

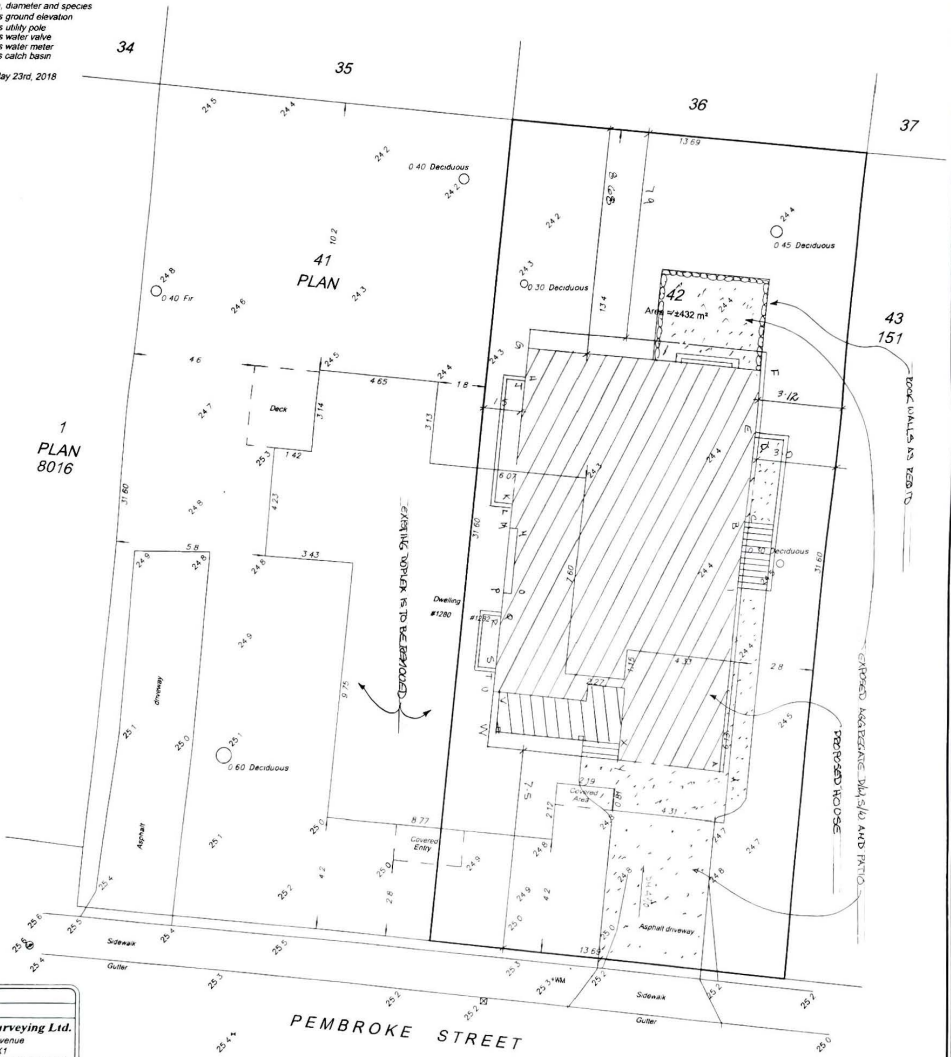
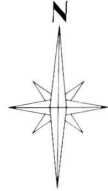
Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey. Geodetic elevations shown are based upon observations to geodetic control monuments 16-18 (Elevation=24.805m) and 16-21 (Elevation=26.602m).

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:**

- 0.35 Tree: Denotes approximate tree location, diameter and species
- ▲: Denotes ground elevation
- ⊕: Denotes utility pole
- ⊖: Denotes water valve
- ⊕: Denotes water meter
- ⊕: Denotes catch basin

Field survey dated May 23rd, 2018



File  
Date: May 24, 2018  
**Island Land Surveying Ltd.**  
#117-893 Hoffman Avenue  
Victoria B.C. V8B 4K1  
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Average Grade			
A/B	24.70 x 24.50	=	24.60 x 9.88 = 243.04
C/D	23.01 x 23.02	=	23.02 x 3.85 = 77.11
E/F	24.45 x 24.40	=	24.42 x 2.13 = 52.01
F/G	24.80 x 24.85	=	24.87 x 9.06 = 220.79
G/H	24.31 x 24.85	=	24.40 x 1.09 = 26.59
I/K	23.90 x 23.89	=	23.99 x 4.87 = 109.63
L/M	24.50 x 24.68	=	24.64 x 0.99 = 24.39
M/N	24.68 x 24.69	=	24.68 x 0.45 = 11.10
N/O	24.68 x 24.75	=	24.71 x 2.46 = 60.35
O/P	24.75 x 24.75	=	24.75 x 0.45 = 11.13
P/Q	24.75 x 24.73	=	24.74 x 0.99 = 24.51
R/S	23.99 x 23.99	=	23.99 x 1.82 = 43.66
T/U	24.86 x 24.50	=	24.68 x 1.51 = 62.44
U/V	24.90 x 24.80	=	24.80 x 3.08 = 136.99
V/W	24.90 x 24.80	=	24.80 x 0.60 = 14.91
W/A	24.80 x 24.70	=	24.75 x 3.98 = 98.50
		48.51	1209.55
1209.55			
48.51	Average Grade: 24.43 m		