

B.C. LAND SURVEYORS

TOPOGRAPHIC SURVEY OF  
LOT 10, SECTION 41, VICTORIA  
DISTRICT PLAN 16058

Parcel Identification Number (PID)  
004-017-803

MUNICIPALITY  
SAANICH

SITE AREA  
760m<sup>2</sup>

CIVIC ADDRESS  
1770 MORTIMER STREET  
VICTORIA, BC

ZONING  
RS-6

Check building scheme and restrictive  
covenant prior to design. This survey does  
not show building scheme or covenant on  
title that does not represent by land title  
office survey record.

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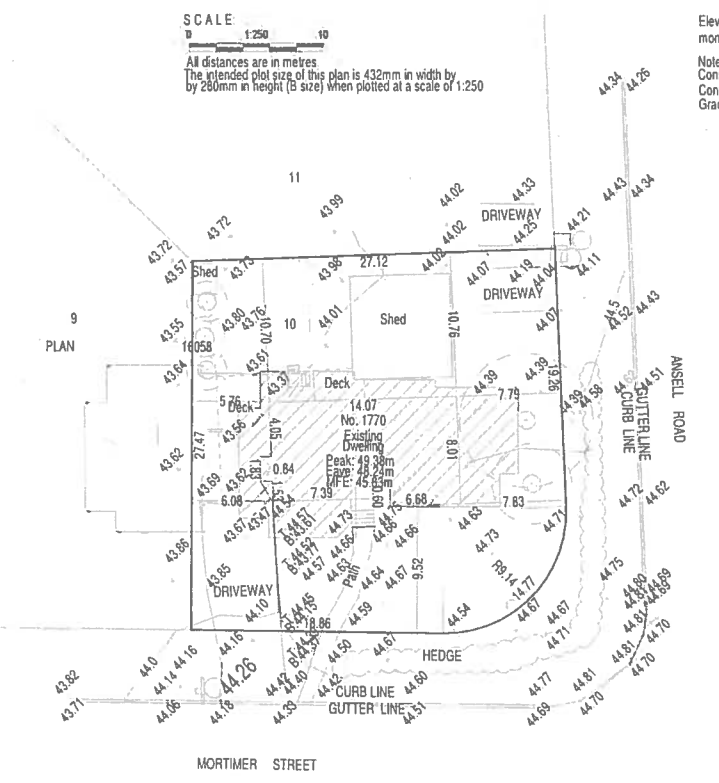
\*This document is intended for use as a topographic plan,  
and areas must be confirmed by a proper cadastral survey  
or liability for any damages that may be suffered  
by a third party as a result of any decisions

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This document was prepared for the  
exclusive use of our client, PETERSON, AARON ROBERT  
It is based on Land Title Office records, and does not  
represent a boundary survey. Critical lot dimensions  
Explorer Land Surveying INC. accepts no responsibility  
made or actions taken based on this document.

FILE: 11387  
DWG/DATE: 11387.1770 Mortimer/2017-01-26

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Tel: (250) 381-2257  
101 - 2610 Douglas Street  
Victoria, B.C. V8T 4M1  
email: kenneth@explorersurvey.com



LEGEND

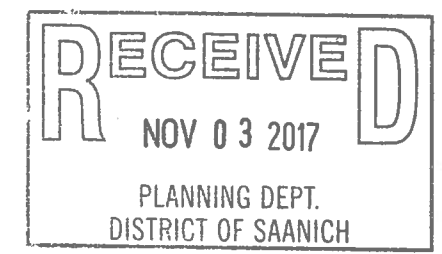
Elevations are geodetic based on Integrated survey  
monument 80H1686 in the Municipality of Saanich at elevation 43 046m  
Note: Only trees with Trunk greater than 0.20m are identified.  
Consult Arborist to verify tree species  
Contours are descriptive, and only accurate to +/- 0.5m interval  
Grade shots are taken at the point marked X

- denotes Iron Post found
- denotes Deciduous Tree type
- denotes Coniferous Tree type
- denotes Water meter
- denotes Main Floor Elevation (Door Sill)
- denotes Storm manhole
- denotes Sanitary manhole
- Retaining Wall Elevation Labels (T=Top, B=Bottom)
- denotes water valve
- denotes sign
- denotes catchbasin



CERTIFIED CORRECT  
Lot dimensions are correct  
according to Land Title Office  
records  
Kenneth KC Ng BCLS  
Field Survey - 20 January 2017

Dated this 26 of January 2017  
This document is not valid unless originally signed  
and sealed or digitally signed with Jukcert digital signature  
Info: <https://www.jukcert.com>



LOT INFORMATION: HOUSE	
CIVIC ADDRESS	1770 Mortimer Street
PROPOSED ZONING	RS-6 to RD-1
TOTAL LOT AREA	760.00 sq.m.
ALLOWABLE LOT COVERAGE (40.0%)	304.00 sq.m.
PROPOSED COVERAGE (26%)	204.02 sq.m.
ALLOWABLE F.S.R.(R) (30%)	(386) sq.m.
PROPOSED F.S.R.(R) (49.55%)	(376.64) sq.m.
ALLOWABLE Non-BASE X.7 (35%)	(266.00) sq.m.
PROPOSED-BASE X.7 (34.26%)	(260.44) sq.m.
ALLOWABLE HEIGHT	7.50 m
PROPOSED HEIGHT	AVERAGE 6.99 m A. LOWEST 7.25 m
ELEVATIONS:	
AVERAGE GRADE	44.30 m
AVERAGE LOWEST GRADE	43.72 m
GARAGE	44.43 m
MAIN FLOOR	44.62 m

**T-SQUARE**  
design consulting

T-Square Design  
T-Square Designs  
2950 Lakeshore Drive  
Victoria, BC, V9B 4S5  
250-381-5411  
design@tsquare.ca

**GENERAL NOTES:**

- All drawings, plans, models, designs, specifications and other documents prepared by T-Square Design "TSD" and used in connection with the project are the property of TSD and shall remain the property of TSD whether the work is completed or not, and TSD reserves the right to use the work in any other project or for any other work or project.
- It is the responsibility of the Client to verify all dimensions, elevations, and site conditions as applicable to the project and the proposed work. The Contractor shall verify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction or any other third party acceptance of the drawings, acceptance of the existing site conditions, and means, dimensions and elevations have been considered, verified and are acceptable.
- The Contractor shall work with a B.C.L.S. Professional Engineer to verify compliance placement, siting and elevation of the proposed buildings or structures on the property prior to commencing the work. TSD is not responsible for any structural issues with respect to elevation, siting or placement. Any proposed changes shall be subject to revision, siting or placement shall be confirmed with a B.C.L.S. prior to execution.
- The Contractor shall engage a Professional Engineer to review and certify all structural components and systems within the work as required by the Authority having jurisdiction. Prior to commencement of the work, the Contractor shall notify TSD of any changes to the design required by the structural engineer, their manufacturer or other engineering component supplier.

1 Site Survey  
1:250

**fenestration canada**  
victoria, bc

product height  
Above ground to top of product

performance requirements

performance calculator

open Terrain type<sup>A</sup>

10 metres

minimum performance grade (PG)<sup>B</sup> 40

minimum positive design pressure 1920 PA

minimum negative design pressure 1920 PA

minimum water penetration test pressure 330 PA

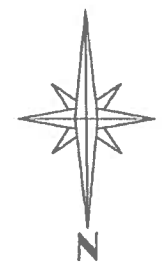
minimum Canadian air infiltration/exfiltration<sup>C</sup> A2

Notes: these calculations can be verified at [codecalc.fenestrationcanada.com](http://codecalc.fenestrationcanada.com).  
<sup>A</sup>Terrain Type - definitions from NBC 2010.  
Open terrain - where open terrain is level terrain with only scattered buildings, trees or other obstructions, open water or shorelines.  
Rough Terrain - where rough terrain is suburban, urban or wooded terrain extending upwind from the building uninterrupted for at least 1 km or 20 times the height of the building, whichever is greater.  
<sup>B</sup>The minimum Performance Grade for Product Classes other than R may be higher. Refer to NAFS-08 for information about Product Classes.  
<sup>C</sup>An A3 or R0ed rating exceeds the performance of an A2 rating.

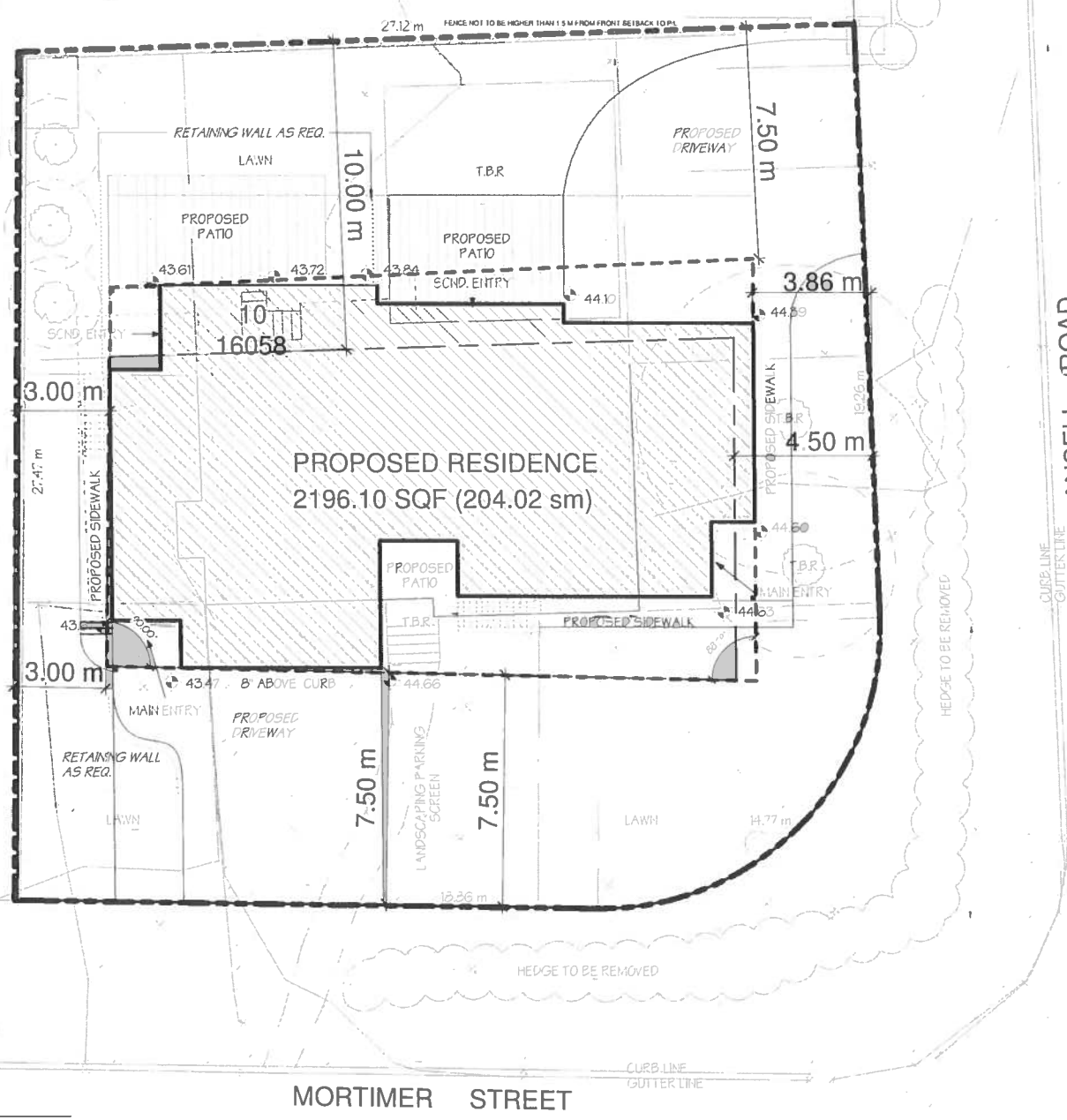
Fenestration Canada Disclaimer: Nothing on this site constitutes legal advice. These calculations are presented as general guidance and technical information from Fenestration Canada - a not-for-profit organization. Review CSA A44051-09 to confirm your calculations. Consult with a lawyer, accountant, and insurance professional before making any decisions.



9 PLAN



2 Site Plan  
1/8" = 1'-0"



Proposed Residence for:  
**Peterson, Aaron Robert**  
1770 Mortimer Street, Victoria, BC

DATE: April 2015  
DRAWN BY: M:  
JOB #: A16-\*\*\*  
SHEET:

