

B.C. LAND SURVEYOR'S SITE PLAN OF:
LOT 6, SUBURBAN LOT 51, ESQUIMALT
DISTRICT, PLAN 61A

SCALE:



All distances are in metres.
The intended plot size of this plan is 432mm in width by
by 280mm in height (B size) when plotted at a scale of 1:200

Parcel Identification Number (PID)

009-337-288

SITE AREA

501+/- m²

Municipality

Esquimalt

CIVIC ADDRESS

398 CONSTANCE AVE,
VICTORIA, BC

ZONING

RS-3

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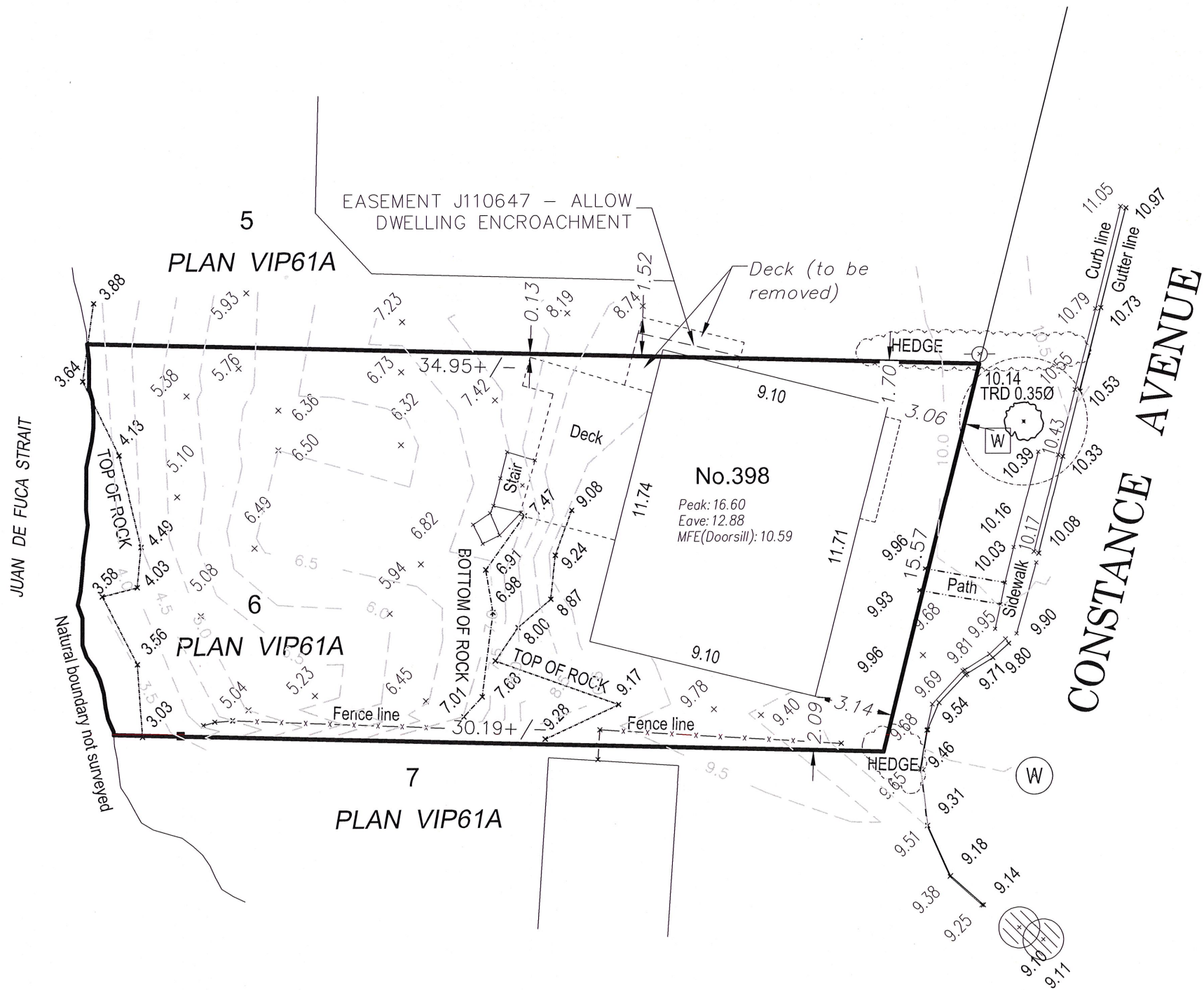
*This document is intended for use as a topographic plan.
It is based on Land Title Office records, and does not
represent a boundary survey. Critical lot dimensions
and areas must be confirmed by a proper cadastral survey.

Explorer 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.

FILE: 11404
DWG/DATE: 11404-398Constance/2017-3-07

Explorer
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LEGEND

Elevations are geodetic based on Integrated survey
monument 87H3782 in the Municipality of Esquimalt at
elevation 14.916m.
Note: Only trees with Trunk greater than 0.20m are identified.
Consult Arborist to verify tree species

- - denotes Lead plug
- TRD - denotes Deciduous Tree type
- FRD - denotes Coniferous Tree type
- - denotes Lawn basin
- - denotes power pole
- W - denotes Water meter
- W - denotes Water manhole



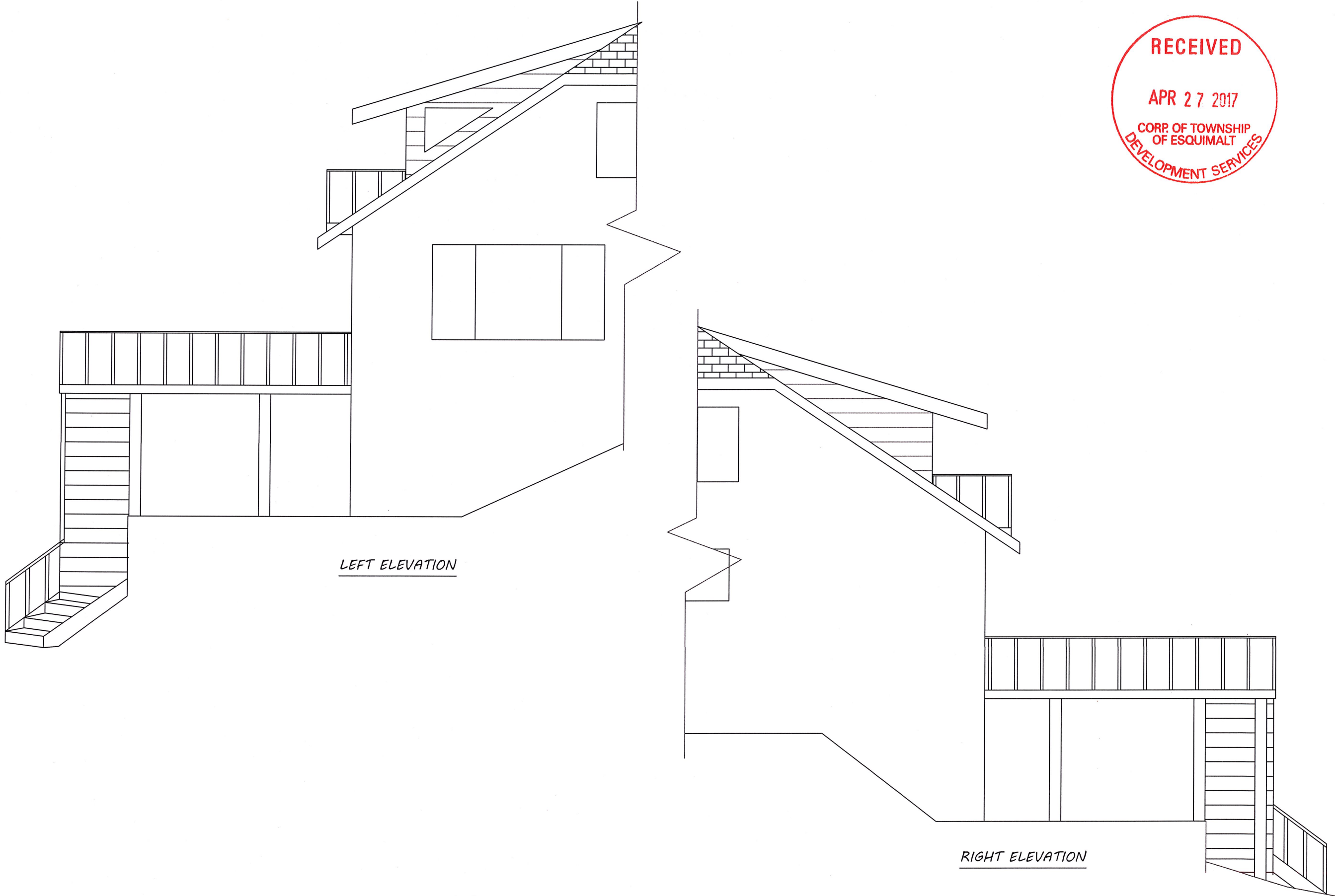
CERTIFIED CORRECT

Lot dimensions are correct
according to Land Title Office
records.

Kenneth
Ng
PICY1F

Kenneth KC Ng, BCLS
Field Survey - 2 March, 2017
Dated this 7th of March, 2017.

This document is not valid unless originally signed
and sealed or digitally signed with Juricert digital signature.
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LEFT ELEVATION

RIGHT ELEVATION



TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN ENCLOSED DRAWING. MTG DRAFTING IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND SOUGHT OUT ANY ENGINEERING SUPPORT DEEMED REQUIRED AND BE SOLELY RESPONSIBLE THEREAFTER.

FLOOR AREA'S (SQUARE FEET)

MAIN FLOOR = 1037.9 SQ·FT
2ND FLOOR = 642.79 SQ·FT
TOTAL = 1680.69 SQ·FT

REVISION 0 Mar-23, 2017
ISSUED FOR APPROVAL
CIVIC ADDRESS: 398 CONSTANCE AVE
LOT: 6 PLAN: V1P61A_

PROJECT
ATTILA

DRAWING
TITLE:
DECK LAYOUT - REAR ELEVATION

MAIN FLOOR
SCALE 3/16" = 1'-0" (11X17)
SCALE 3/8" = 1'-0" (D SIZE)

PAGE 2 OF 3

MTG
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