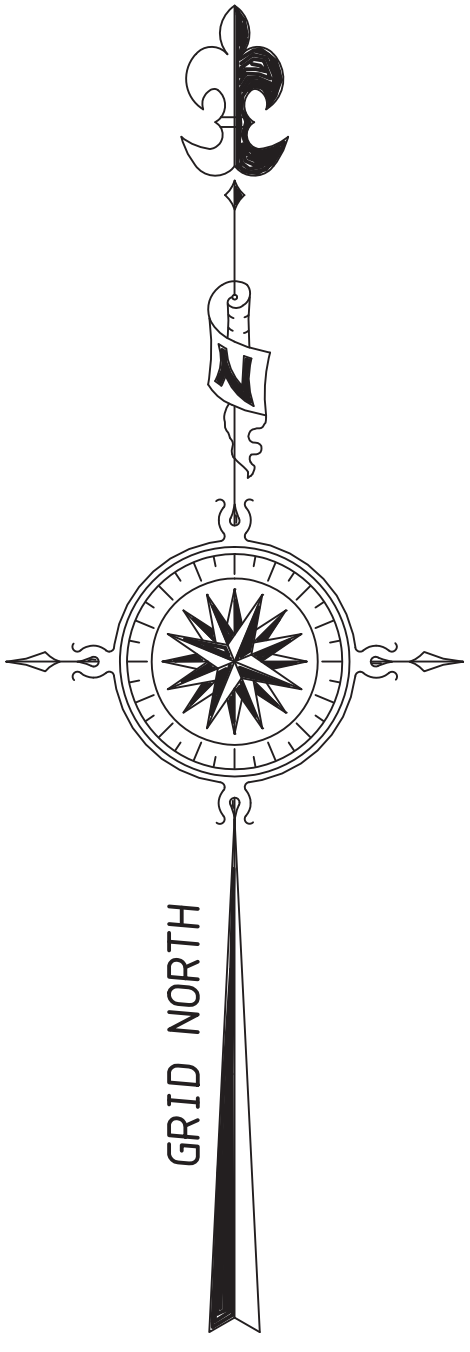


TOPOGRAPHIC PLAN OF  
LOT 'B', BLOCK 3,  
DISTRICT LOTS 1048 AND 1049  
GROUP 1, NEW WESTMINSTER DISTRICT  
PLAN 12452  
P. I. D. 008-890-871  
SCALE: 8 FEET TO 1 INCH

"SHOWING PROPOSED SUBDIVISION"



AMENDED 1  
(SEE 278199L)  
PLAN 8653

AMENDED 3  
PLAN 6667

'B'  
PLAN 6764

DL 1048

DL

PROPOSED 1  
AREA = 5275 SQ. FT  
(490.1 sq. m.)

15,825 SQ. FT.  
(1470.2 M<sup>2</sup>)

PROPOSED 3  
AREA = 5275 SQ. FT.  
(490.1 sq. m.)

'A'  
PLAN 12452

BLOCK

'D'  
PLAN 6764

see POSTING  
PLAN EPP122782

3

1041

DL

1  
PLAN 7673  
see POSTING  
PLAN LMP30902

Zoning:  
RSS.  
Square Width = 102.55 feet (31.257m).  
Rear yard setback = 29.86 feet (9.1m).  
Front yard setback = 24.93 feet (7.6m).  
2 Storey by definition sideyards:  
Combined sideyard = 25% = 25.64 feet (7.82m).  
Minimum sideyard = 10% = 10.25 feet (3.13m).

3  
PLAN 7836

Building envelope to be confirmed by the West Vancouver Building Department.

Note:  
(10.00m) denotes metric equivalent.

'B'  
PLAN 8468

29 MAY 2024.

Field reinspection 1st February 2024.  
Posting completed 13th September, 2022.  
Field survey completed 25th March, 2022.

Not to be used for locating property lines.  
This Document is not valid unless originally signed & sealed.

Certified Correct according to Posting Plan EPP122782.  
Digitally signed by William Chapman SWL8NE  
Chapman SWL8NE  
DN: cn=CLC-William Chapman SWL8NE, o=BC Land Surveyors, ou=Surveyors, email=william@chapman-surveyors.com, c=BC, B. C. L. S.  
William R. Chapman

THIS PLAN SHOWS ALL "PROTECTED TREES" AS DEFINED IN DISTRICT OF WEST VANCOUVER TREE BYLAW NO. 4892, 2016.

NOTE:  
THIS LOT IS SUBJECT TO A RESTRICTIVE COVENANT (15734M), INTER ALIA, PART DERIVED FROM FORMER LOT 17, PLAN 6735, (SEE 45878L) EXCEPT CLAUSE 5.

Elevations are to Geodetic Datum and are derived from Sanitary Manhole 48 fronting 1058 Esquimalt Avenue.  
Invert Elevation = 201.33 feet (61.365m).

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British Columbia Land Surveyors  
688 Duchess Avenue  
WEST VANCOUVER, B. C.  
V7T 1G7 604-328-4616  
EMAIL: bill@chapman-consulting.ca

# Appendix C

# ABC

ABC Architecture Building Culture Inc.  
 Holder of Certificate of Practice  
 Architectural Institute of British Columbia  
 5736 CRANLEY DRIVE  
 WEST VANCOUVER, BC V7W 1S8  
 +1 778 960 3505  
 www.architecture-bc.com



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931 ESQUIMALT AVE  
 WEST VANCOUVER, BC



**KEY:**

- GRAVEL - PERMEABLE
- DRIVE SURFACES - IMPERMEABLE
- CONCRETE PARKING AND STAIRS - IMPERMEABLE
- PATIOS - SEMIPERMEABLE
- SHRUBS - NON INVASIVE, DROUGHT RESISTANT TYPE
- NATURAL GROWTH / TREES
- HEDGING
- GRASS'

Description

REVISIONS  
 No. Date

DESIGNED BY: ABC  
 APPROVED BY: ABC  
 PROJECT NUMBER: 202303  
 SCALE: 1/8" = 1'-0"  
 FIRST ISSUE DATE: 27 June 2024

SUBDIVISION & DRIVEWAY  
**SCHEMATIC LANDSCAPING  
 AREA PLAN**

**A10.5**

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**IF IN DOUBT, ASK.**

ALL WORKS THAT REQUIRE APPROVAL FROM THE AUTHORITY HAVING JURISDICTION MUST NOT PROCEED WITHOUT APPROVALS IN PLACE

