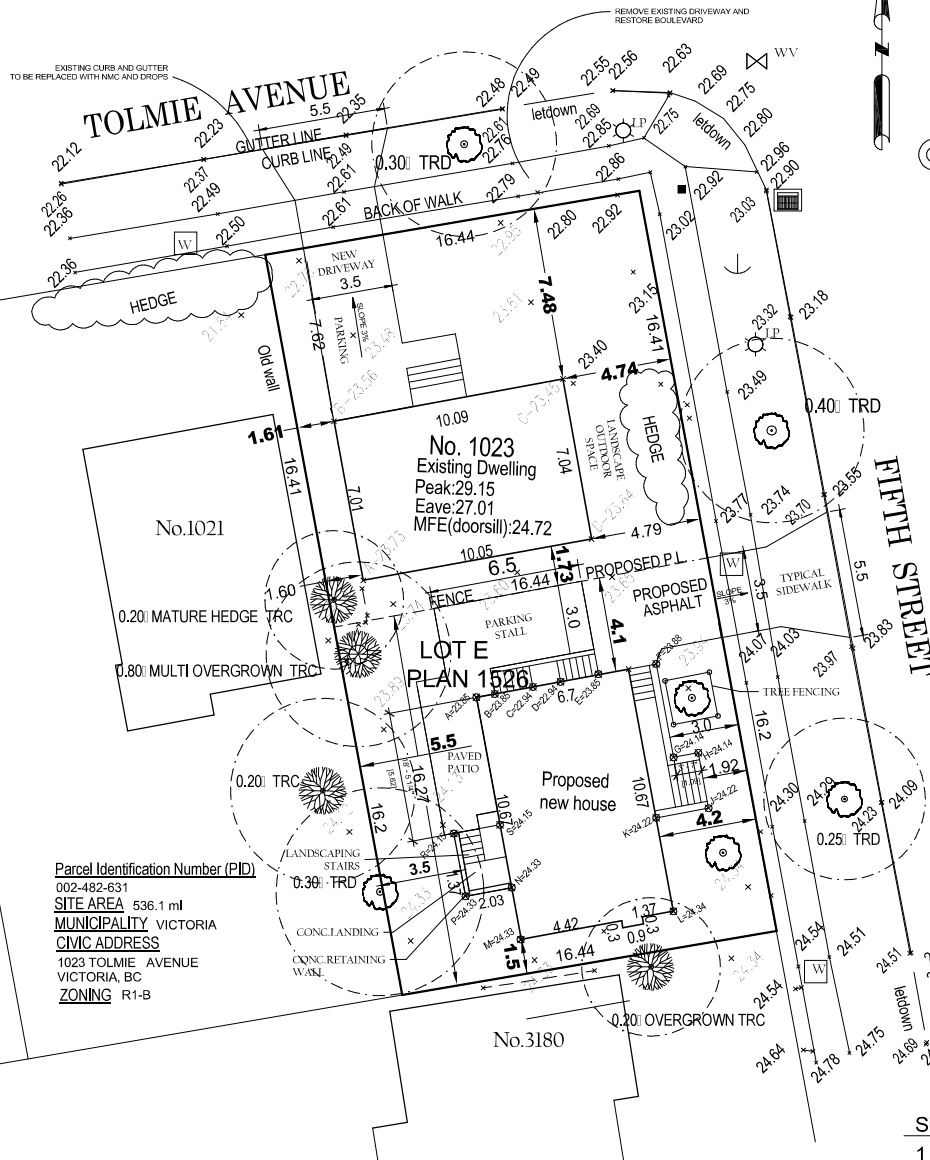


B.C. LAND SURVEYOR'S SITE PLAN OF:
LOT E, SECTION 4, VICTORIA DISTRICT, PLAN 1526



Parcel Identification Number (PID)
002-482-631
SITE AREA 536.1 ml
MUNICIPALITY VICTORIA
CIVIC ADDRESS
1023 TOLMIE AVENUE
VICTORIA, BC
ZONING R1-B

Site Plan
1 : 100

Existing House Grade Calculation

| GRADE POINTS | Grade Points | Average of Points | Distance Between Grade points (m) | Totals |
|-----------------|--------------|----------------------|-----------------------------------|--------|
| Grade Point A : | 23.73 | Points A-B ((A+B)/2) | 23.65 x 7.01 | 165.75 |
| Grade Point B : | 23.56 | Points B-C ((B+C)/2) | 23.51 x 10.09 | 237.17 |
| Grade Point C : | 23.45 | Points C-D ((C+D)/2) | 23.55 x 7.24 | 169.76 |
| Grade Point D : | 23.64 | Points D-A ((D+A)/2) | 23.69 x 10.05 | 238.03 |
| Average grade = | | | | 23.59 |

Proposed House Grade Calculation

| GRADE POINTS | Grade Points | Average of Points | Distance Between Grade points (m) | Totals |
|-----------------|--------------|----------------------|-----------------------------------|--------|
| Grade Point A : | 23.85 | Points A-B ((A+B)/2) | 23.85 x 0.81 | 19.32 |
| Grade Point B : | 23.85 | Points B-C ((B+C)/2) | 23.40 x 1.68 | 39.30 |
| Grade Point C : | 22.94 | Points C-D ((C+D)/2) | 22.94 x 1.22 | 27.99 |
| Grade Point D : | 22.94 | Points D-E ((D+E)/2) | 23.40 x 1.68 | 39.30 |
| Grade Point E : | 23.85 | Points E-F ((E+F)/2) | 23.87 x 2.54 | 60.62 |
| Grade Point F : | 23.88 | Points F-G ((F+G)/2) | 24.01 x 4.11 | 98.68 |
| Grade Point G : | 24.14 | Points G-H ((G+H)/2) | 24.14 x 1.09 | 26.31 |
| Grade Point H : | 24.14 | Points H-I ((H+I)/2) | 24.18 x 2.44 | 59.00 |
| Grade Point I : | 24.22 | Points I-J ((I+J)/2) | 24.22 x 2.31 | 55.95 |
| Grade Point J : | 24.22 | Points J-K ((J+K)/2) | 24.28 x 4.11 | 99.79 |
| Grade Point K : | 24.34 | Points K-L ((K+L)/2) | 24.34 x 6.71 | 163.29 |
| Grade Point L : | 24.33 | Points L-M ((L+M)/2) | 24.33 x 2.36 | 55.47 |
| Grade Point M : | 24.33 | Points M-N ((M+N)/2) | 24.33 x 2.03 | 49.39 |
| Grade Point N : | 24.33 | Points N-P ((N+P)/2) | 24.24 x 2.77 | 67.14 |
| Grade Point P : | 24.15 | Points P-R ((P+R)/2) | 24.15 x 2.03 | 49.02 |
| Grade Point R : | 24.15 | Points R-S ((R+S)/2) | 24.00 x 5.62 | 134.88 |
| Grade Point S : | 24.15 | Points S-A ((S+A)/2) | 24.00 x 5.62 | 134.88 |
| Average grade = | | | | 24.07 |

LEGEND

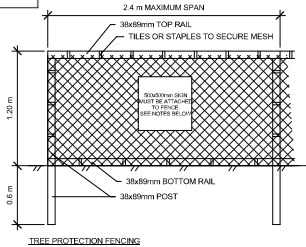
- Elevations are geodetic based on Integrated survey monument 32-4 in the City of Victoria at elevation 27.80m.
- Note: Only trees with Trunk greater than 0.20m are identified. Consult Arborist to verify tree species
- Grade shots are taken at the point marked X
- - denotes Lead plug found
- - denotes Deciduous Tree type, trunk size in cm
- - denotes Coniferous Tree type, trunk size in cm
- ⊠ - denotes Water meter
- - denotes unmarked manhole
- ⊙ - denotes pole with light
- ⊕ - denotes Storm Manhole
- ⊙ - denotes Sanitary manhole
- ⊥ - denotes Anchor
- ⊕ - denotes water valve
- ⊠ - denotes catchbasin
- MFE - denotes Main Floor Elevation (Door Sill)

FLAT LOT, UNABLE TO CONTOUR

Revisions
Received Date: April 06, 2020

Existing/Proposed Lot Data Table

| | Parent / existing parcel remainder - Norm Lot | Proposed new South Lot | Zone Standard (R1-S1) |
|--|---|---------------------------|----------------------------|
| Zoning | R1-B | R1-S1 | |
| Site Area (m ²) (min) | 267.8 | 268.3 | 260 |
| Lot Width (m) (min) | 16.41 | 16.2 | 10.0 |
| Total Floor Area (m ²) (max) | 64.4 | 62.9 | 160.0 |
| Density max | 0.24 | 0.23 | 0.6 to 1 |
| Average grade | 23.59 | 24.07 | n/a |
| Height of Building (m) (max) | 4.53 | 4.35 | 5.0 |
| Number of Storeys (max) | 1 | 1 | 1 |
| Basement | Yes | Yes | Permitted |
| Roof Deck | No | No | Not permitted |
| Setbacks (m): | | | |
| Front (Pthn Street) | 4.74 | 4.2 to house; 3.0 to deck | 6.0 |
| Projection - Stairs (max) | n/a | 2.29 | 2.5 (1.7m max H) |
| Projection - Porch roof (max) | n/a | 1.2 | 1.6 (no vertical supports) |
| Rear (direction) | 1.6 | 3.5 | 6.0 |
| Side (north) | n/a | 3.0 | 1.5 (non-habitable) |
| Side (south) | 1.73 | 1.5 | 2.4 (habitable) |
| Sits on flanking street (Tolmie Ave) | 7.48 | n/a | 2.4 |
| Site Coverage (%) | 26.32 | 31.2 | 40 |
| Parking | 1 | 1 | 1 |
| Parking location | Side | Side | |
| Driveway/parking slope % (max) | 3 | 3 | 8.0 |
| Driveway/parking material | Asphalt | Pavers and Asphalt | Solid surface |



- NOTES:
- FENCE WILL BE CONSTRUCTED USING 38x89 mm (2"x4") WOOD FRAME: TOP, BOTTOM AND POSTS.
 - ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING: WARNING: HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METRES.
 - IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED.

| NO. | DATE | BY | REVISION/NOTES |
|-----|------------|--------|----------------|
| 1 | 2020-03-20 | ASPIRE | Initial set |
| 2 | 2020-04-06 | ASPIRE | Revisions |

ASPIRE CUSTOM DESIGNS
1405 Howe Street
Victoria BC V8W 2K6
Canada | Phone: 250-470-1888

1023 Tolmie Avenue
Lot Subdivision

Site Plan / Data Sheet

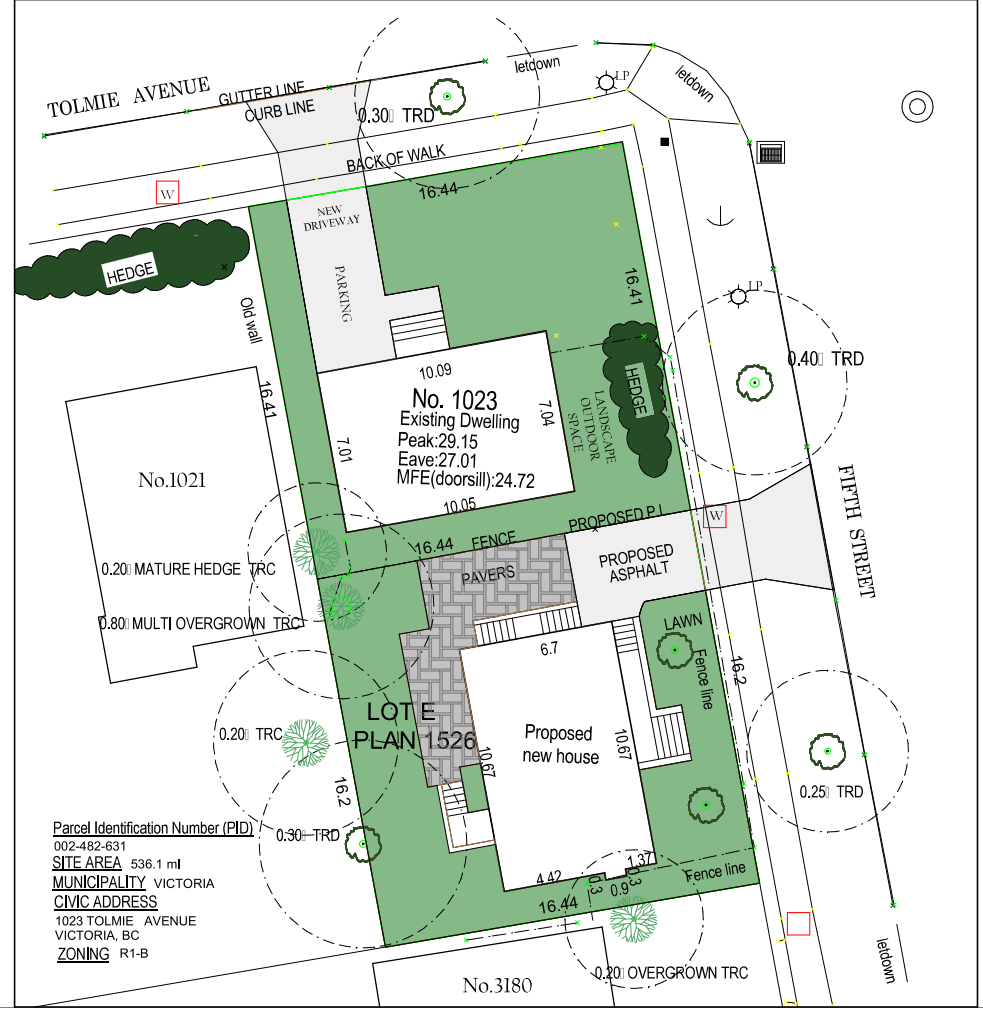
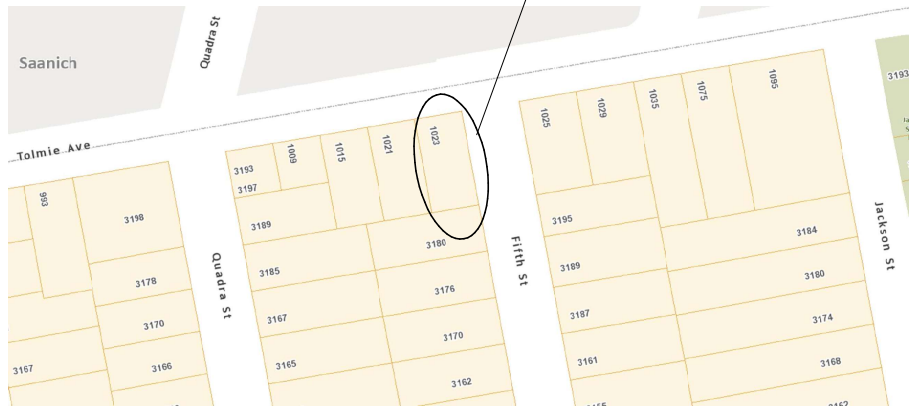
Scale: 1:100
Date: April 6, 2020



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Streetscape
1/4" = 1'-0"



Landscape Plan
1 : 100

| NO. | DATE | BY | REVISION/NOTES |
|-----|---------|-------------|----------------|
| 1 | 2023-02 | Project set | |
| 2 | 2023-02 | Final set | |

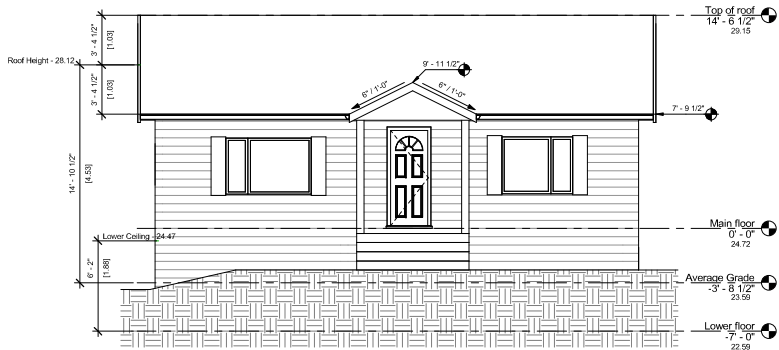
| | |
|----------------------------|--|
| Aspire Custom Designs | |
| 1140 Howe Street | |
| Victoria BC Canada V8N 1J3 | |
| Company # 2020-47-1188 | |

| | |
|--------------------|--|
| 1023 Tolmie Avenue | |
| Lot Subdivision | |

| | |
|----------------|-----------------------|
| Landscape Plan | |
| Scale | 1/4" = 1' or as noted |
| Sheet | A1.1 |
| Date | Nov 20 2023 |



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North elevation
 1/4" = 1'-0"



East elevation
 1/4" = 1'-0"



South elevation
 1/4" = 1'-0"



West elevation
 1/4" = 1'-0"

| Rev. | Date | By | Checked/Notes |
|---|----------|-------------------------|---------------|
| A | 25/03/20 | Printed out | |
| B | | Scale | |
| | | | |
| Aspire Custom Designs 1142 Hule Street Victoria BC Canada V8S 1J3 Canada • Phone 250-476-1888 | | | |
| 1023 Tormis Avenue Lot Subdivision | | | |
| Existing House Elevations | | | |
| L. Bloor | | 1/4" = 1/8" or as noted | |
| S. Bloor | | A2.1 | |
| May 20, 2020 | | 0 | |

