

**B.C. LAND SURVEYOR'S TOPOGRAPHIC SURVEY OF:
LOT 1, SECTION 40, VICTORIA DISTRICT, PLAN V1P85857**

LEGEND

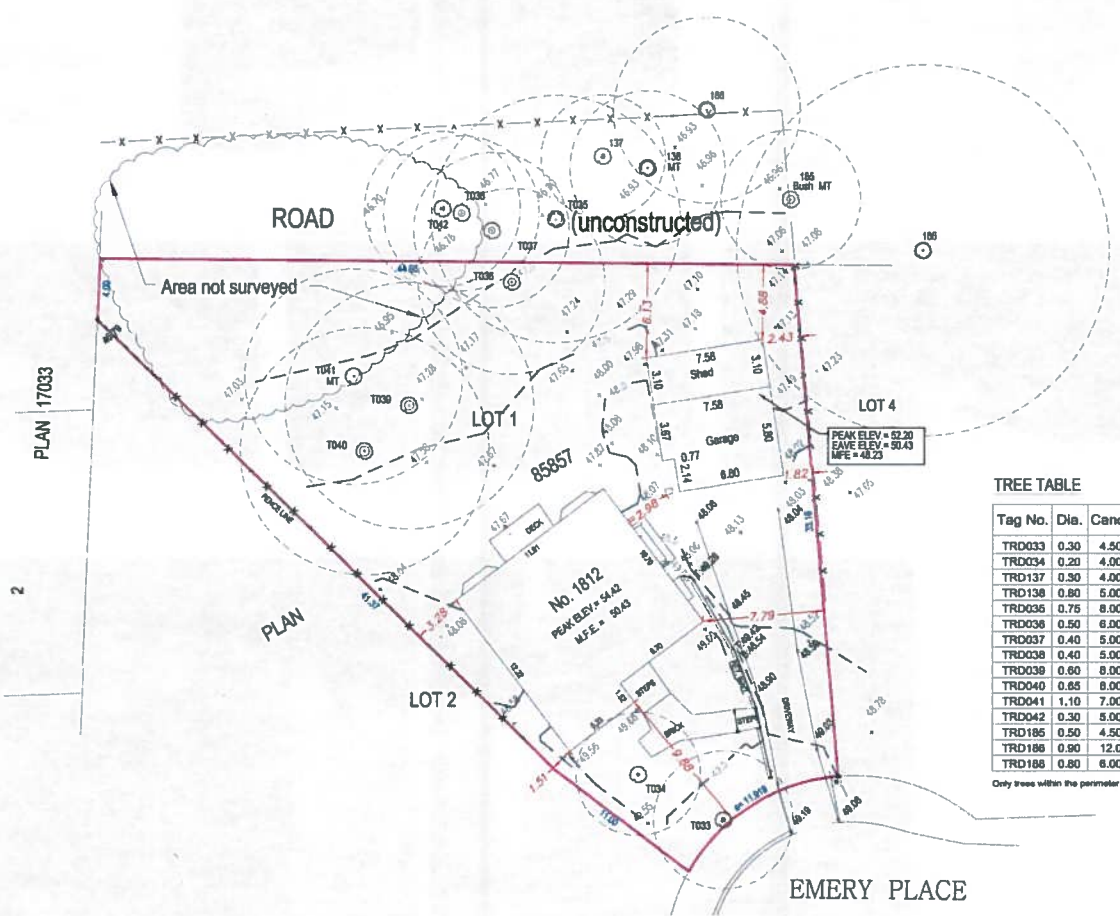
Elevations are geoidic based on integrated survey measurement 809-11828 in Saanich at elevation 45.923m.
 Note: Only trees with Trunk greater than 0.20m are identified.
 Consult Arbores to verify tree species.
 Grade shots are taken at the point marked X.
 Contours are descriptive, and only accurate to +/- 0.5m interval.

- - denotes Iron Nail found
- - denotes Deciduous Tree Type
- - denotes Coniferous Tree Type
- - denotes Multi trunks
- - denotes Water Meter
- MFE - denotes Mean Floor Elevation (Doors)
- - denotes retaining wall (T=Top, B=Bottom)

SCALE:
 0 1,200 10
 All dimensions are in metres.
 The reported plot size of this plan is 0.16 hectares or 427.0m in length (E-W) when plotted at a scale of 1:200.



*NOT TO SCALE



TREE TABLE

Tag No.	Dia.	Canopy
TRD033	0.30	4.50
TRD034	0.20	4.00
TRD137	0.30	4.00 No Tag
TRD138	0.80	5.00 No Tag
TRD036	0.75	8.00
TRD038	0.50	6.00
TRD037	0.40	5.00
TRD038	0.40	5.00
TRD039	0.60	8.00
TRD040	0.65	8.00
TRD041	1.10	7.00
TRD042	0.30	5.00
TRD185	0.50	4.50 No Tag
TRD188	0.90	12.0 No Tag
TRD188	0.80	6.00 No Tag

Only trees within the perimeter of proposed work are surveyed.

Parcel Identification Number (PID)
 027-694-882
 SITE AREA
 1130 m²
 MUNICIPALITY
 SAANICH
 CMC ADDRESS
 1812 EMERY PLACE
 VICTORIA, BC
 ZONING
 RS-6

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 This document was prepared for the exclusive use of our client, AJ Whiteman.
 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. Control of dimensions and areas must be confirmed by a proper enclosed survey.
 Underneath changes and omissions will not be shown on this survey unless such documents are provided and can be shown in full dimensional view.
 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 erroneous plans or reports based on this document.



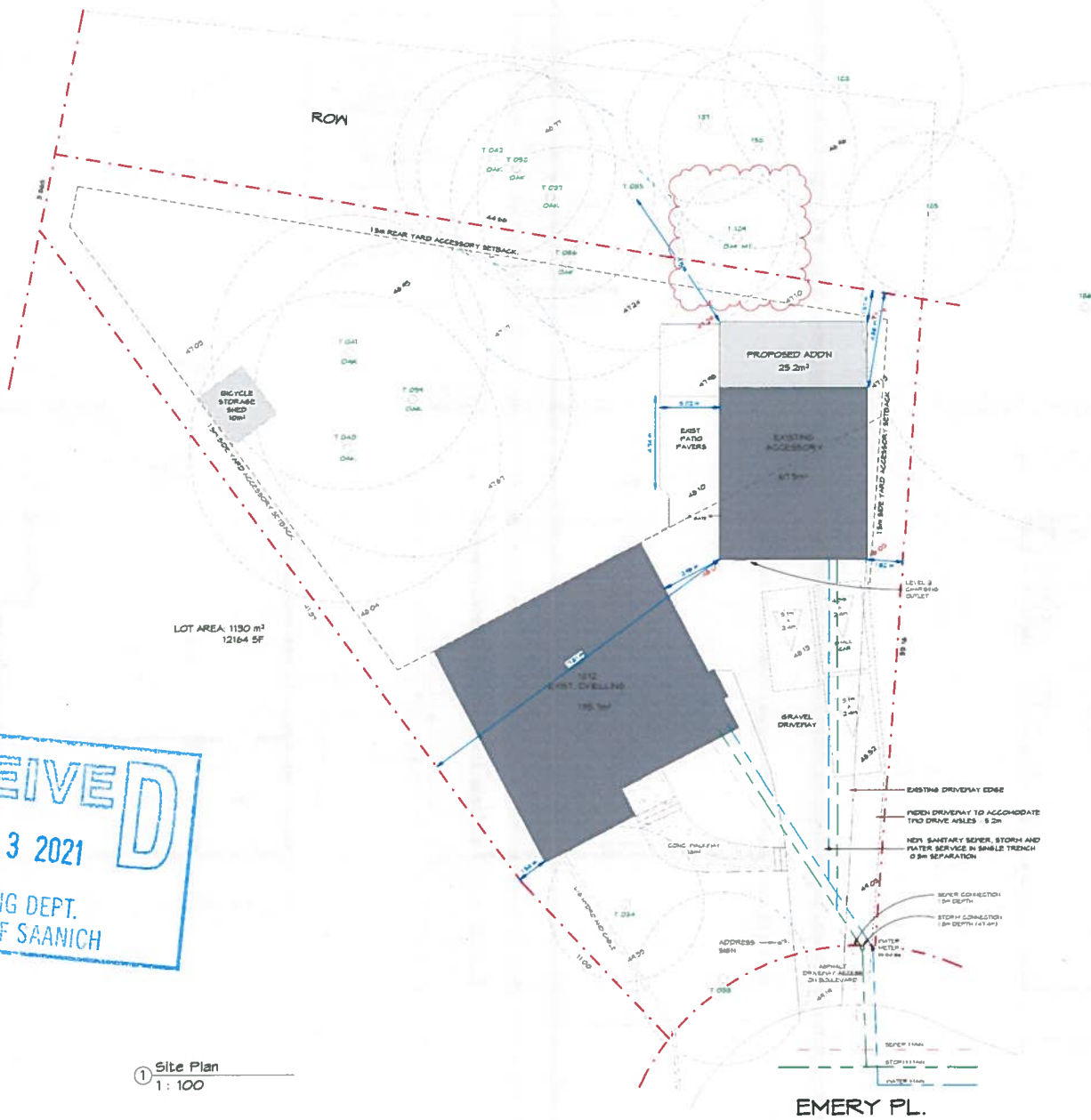
CERTIFIED CORRECT
 Lot dimensions are correct according to Land Title Office records.
 Kenneth Ng
 F8NUMB
 Kenneth NG BCLS
 Field Survey - 4 December, 2020
 Dated this 4th day of December, 2020.
 This document is not valid unless properly signed and sealed or digitally signed with Assured digital signature.
 Note: <https://www.proclaw.com>



Emery Garden Suite
 1812 Emery Place
 Kristin & Garry FLEMING

Development Variance Permit
 FEB 24 2021
 Survey

A2



EXISTING AVERAGE GRADE CALCULATION

47.10
47.78
48.05
-38.21
111.21 / 4 = 47.80m

PROPOSED AVERAGE GRADE CALCULATION

47.28
47.16
48.05
-38.21
110.33 / 4 = 47.58m

NOTE - ELECTRICAL SERVICE

ACCESSORY BUILDING HAS UNDERGROUND ELECTRICAL SERVICE HYDRO FROM PRIMARY RESIDENCE. EXISTING BUS PANEL TO BE REPLACED AS REQUIRED. OWNER MAY OPT TO INSTALL A LANDLORD METER BETWEEN BUILDINGS.

HYDRAULIC FUTURE LOAD CALCULATION

FUTURE	FUTURE UNITS	NO. OF FUTURE		TOTAL FUTURE UNITS	
		EXIST	PROP. (ADDED)	EXIST	PROP. (ADDED)
BATHROOM GROUP	8.6	2	1	1.2	10.8
SINK, KITCHEN	1.4	1	1	1.4	2.8
SINK, LAUNDRY	1.4	1	1	1.4	2.8
SINK, BATH	1.0	1	0	1.0	1.0
CLOTHES WASHER	1.4	1	1	1.4	2.8
DISHWASHER	1.4	1	1	1.4	2.8
HOT WATER	2.5	4	0	10.0	10.0
TOTAL FUTURE UNIT LOAD				25.8	55.0

CITY SIDE SERVICE PIPE SIZE: 8 1/4"
PRIVATE SIDE WATER PIPE SIZE: 7"



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Emergy Garden Suite

1812 Emery Place

Kevin & Gerry FLEMING

DATE: 2021-02-24
FILE NO.: 2021-02-24
PROJECT NO.: 2021-02-24

Development Variance Permit

FEB. 24, 2021

Site Plan

APP: A3

A3

RECEIVED
MAR 03 2021
PLANNING DEPT.
DISTRICT OF SAANICH

1 Site Plan
1:100

EMERY PL.