# 1900 ERNEST AVE, VICTORIA BC V8P 1G2

LOT 2, PLAN VIP1025, SECTION 34, VICTORIA LAND DISTRICT, EXC PCL A (DD 1491821)
PID: 008-086-044

**for OWNERS: Carrie Moffat & Marc Bavin**

*BACKYARD UPDATE TO INCLUDE AN ACCESSORY BUILDING WITH POWDER ROOM FOR MULTI PURPOSE USE, OUTDOOR PATIO SPACE, PRIVACY FENCING. LOWER PATIO AREA TO HAVE ELECTRICAL SUPPLY FOR PORTABLE SAUNA UNIT AND WATER CONNECTIONS FOR OUTDOOR SHOWER UNIT. LIMITED SITE GRADING AND RETAINING WALLS UNDER 1.2M WITH EXTERIOR STAIRS.*

| | | |
|---|---|---|
| LOT SIZE | 1,081 M2 | |
| ZONE | RS-12 | |
| LOT COVERAGE | M2 | |
| PRINCIPAL RESIDENCE | 91.51 | |
| ACCESSORY BLDG | 36.39 | (70M2 MAX) |
| TOTAL LOT COVERAGE | 12% | (40%MAX) |
| PRIMARY RESIDENCE | | |
| SETBACKS | METERS | REQUIRED |
| FRONT LOT LINE | N/C | 7.5 MIN |
| REAR LOT LINE | N/C | 10.5 MIN |
| INT WEST LOT LINE | N/C | 1.5 MIN |
| INT EAST LOT LINE | N/C | 1.5 MIN |
| HEIGHT | N/C | 7.5 MAX (STANDARD PITCH) |
| | N/C | 6.5 MAX (BELOW 3:12) |
| ACCESSORY BLDG | | |
| SETBACKS | METERS | REQUIRED |
| FRONT LOT LINE | 39.11 | 7.5 MIN |
| REAR LOT LINE | 11.34 | 1.5 MIN |
| INT WEST LOT LINE | 1.91 | 1.5 MIN |
| INT EAST LOT LINE | 12.12 | 1.5 MIN |
| HEIGHT | 3.35 | 3.75 MAX |
| BATHROOMS (5.25) | 2.97 | 3.0M2 MAX |
| BUILDING SEPARATION | | |

## SEISMIC DATA (BCBC 2024)

| Province and Location | Smax for Unknown Site Class | Smax According to Site Class A | B | C | D | E |
|---|---|---|---|---|---|---|
| Victoria (Mt Tolmie) | 1.96 | 0.82 | 1.01 | 1.6 | 1.94 | 1.96 |

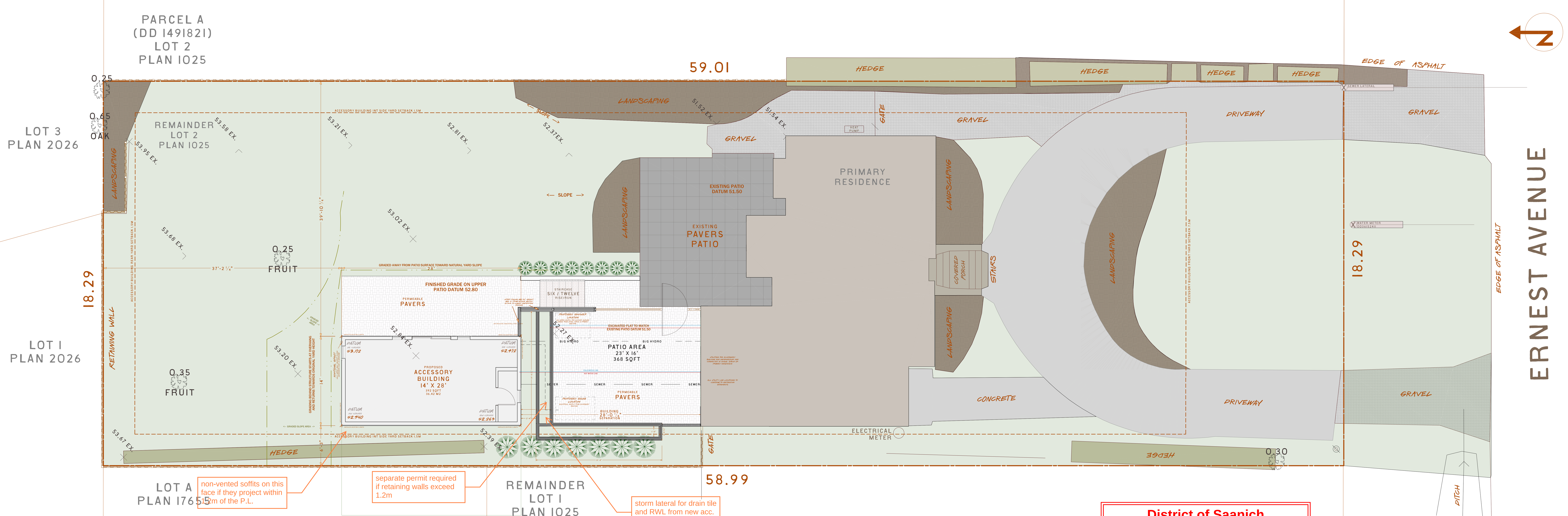
## CLIMATE DATA (BCBC 2024)

| Province and Location | Elev., m | Design Temperature January 2.5% °C | January 1% °C | July 2.5% Dry °C | July 2.5% Wet °C | Degree Days Below 18°C | 15 Min. Rain, mm | One Day Rain, 1/50, mm | Ann. Rain, mm | Moist. Index | Ann. Tot. Ppn., mm | Driving Rain Wind Pressures, Pa, 1/5 | Snow Load, kPa, 1/50 Ss | Sr | Hourly Wind Pressures, kPa 1/10 | 1/50 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Victoria (Mt Tolmie) | 125 | -6 | -8 | 24 | 16 | 2700 | 9 | 91 | 775 | 1.0 | 800 | 220 | 2.1 | 0.3 | 0.46 | 0.57 |

## AVERAGE GRADE

| Wall | End Points | Average Elevation | Wall Length | Total |
|---|---|---|---|---|
| **North** | NW 52.940 + NE 53.112 | (52.940+53.112)÷2 = **53.026** | 14' | 53.026 × 14 = **742.364** |
| **South** | SW 52.263 + SE 52.412 | (52.263+52.412)÷2 = **52.338** | 14' | 52.338 × 14 = **732.725** |
| **East** | NE 53.112 + SE 52.412 | (53.112+52.412)÷2 = **52.762** | 28' | 52.762 × 28 = **1,477.336** |
| **West** | NW 52.940 + SW 52.263 | (52.940+52.263)÷2 = **52.602** | 28' | 52.602 × 28 = **1,472.850** |
| | | | | **= 4,425.275** |
| | | divided by perimeter | | 84 |
| | | | | = 52.682 m |

ALL **"CONDITIONS OF APPROVAL"** LISTED ON THE DIGITAL COPY OF THE BUILDING PERMIT MUST BE CAREFULLY REVIEWED. THESE CONDITIONS FORM PART OF THE BUILDING PERMIT.




**District of Saanich**
**PERMIT PLANS**
Permit Holder to ensure all work is carried out in conformance with the B.C Building Code and all Municipal Bylaws.

| | |
|---|---|
| Building Permit | RBP00867 |
| Date | 7/23/2026 |
| Inspection Services | APPROVED |

LOT PLAN
SCALE 1:00

DETAILED DESIGN CO.
4 - 3611 KAISER LANE
VICTORIA, BC
V9C 0K7

# 1900 Ernest
PROJECT OVERVIEW

DATE: 2026, JUNE 8
DRAWN BY: RYAN S

REVISION TABLE

| DATE | DESCRIPTION |
|---|---|

SHEET: **P-1**