



# Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date: June 23, 2021



nsquared architecture ltd.  
2nd Floor - 1124 Fort Street, Victoria, BC, V8V 3K8  
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McBride Garden Suite  
623/625 Avalon Road, Victoria, BC



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ISSUE DATA		
NO.	DESCRIPTION	DATE BY
1	SUBMISSION FOR JBNA	21-01-06 NP
2	SUBMISSION FOR CALUC	21-01-27 NP
3	SUBMISSION FOR REZONING	21-03-31 NP
4	REVISED SUBMISSION FOR REZONING	21-06-23 NP

## Project Information and Site Plan

### A-1.0

PLOT DATE June 23, 2021	DRAWN NP
SCALE AS NOTED	JOB No. 1124-1944

### PROJECT INFORMATION

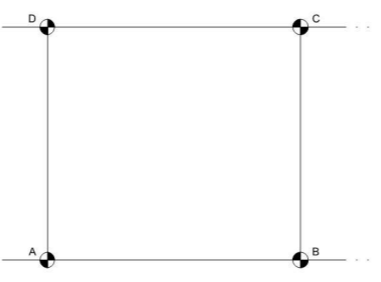
CIVIC ADDRESS: 623/625 Avalon Road  
LEGAL DESCRIPTION: Lot 5, Plan 185, Section BF, Victoria  
P.I.D.: 009-283-978  
ZONE: R-2 Two Family Dwelling District  
SCOPE OF WORK: Rezoning for Garden Suite

### ZONING INFORMATION

LOT INFORMATION	REQUIRED	EXISTING	PROPOSED
Zone	R-2	R-2	TBD
Site Area		669 SQ. M.	669 SQ. M.
Total Floor Area	N/A	270.2 SQ. M.	270.2 SQ. M.
House Floor Area	N/A	220.2 SQ. M.	220.2 SQ. M.
Accessory Building Floor Area	56 SQ. M. (Plus Site)	50 SQ. M.	50 SQ. M.
Average Grade - Existing House	N/A	15.17m	EXISTING
Average Grade - Garden Suite	N/A	15.82m	EXISTING
Floor Space Ratio	0.5 to 1	.42	UNCHANGED
Total Site Coverage	40%	37.5%	UNCHANGED
Rear Yard Site Coverage	25%	28.1%	UNCHANGED
Height of Building (Accessory)	4.2M (Plus Site)	3.52M	UNCHANGED
Number of Storeys	1.5	1	1 (with storage mezzanine)
Parking Stalls	2	1	1
Bicycle Parking	N/A	0	2
<b>House Setbacks</b>			
Front Yard	N/A	5.24M	UNCHANGED
Rear Yard	N/A	9.63M	UNCHANGED
Side Yard (EAST)	N/A	5.21M	UNCHANGED
Side Yard (WEST)	N/A	1.35M	UNCHANGED
Combined Side Yards	N/A	6.56M	UNCHANGED
<b>Accessory Building Setbacks</b>			
Front Yard	N/A	28.50M	UNCHANGED
Rear Yard	0.6M	1.05M	UNCHANGED
Side Yard (EAST)	0.6M	.62M	UNCHANGED
Side Yard (WEST)	0.6M	10.19M	UNCHANGED
Combined Side Yards	N/A	10.81M	UNCHANGED



2 CONTEXT Scale: NTS

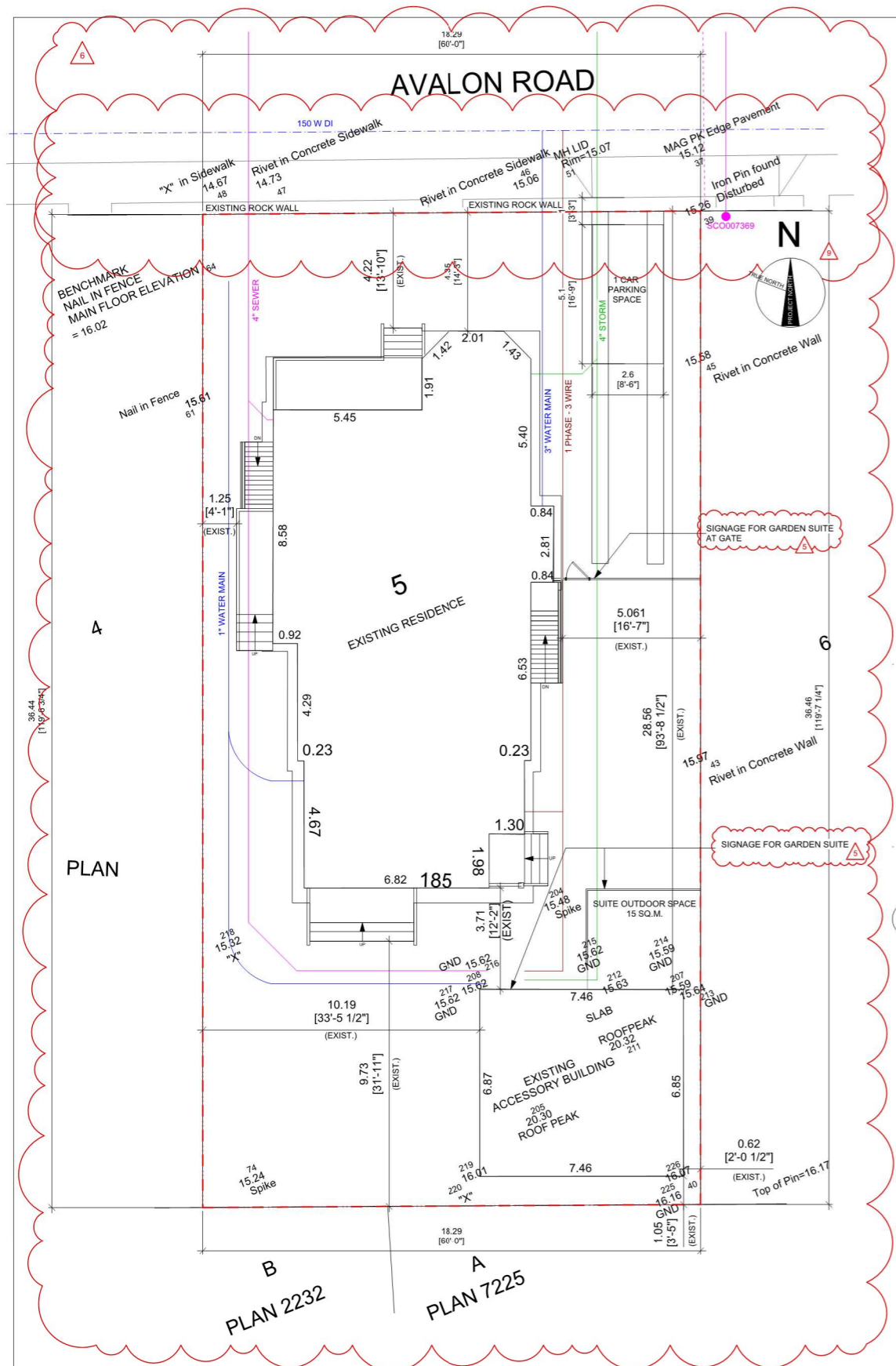


Line	Average Grade	Distance	Totals
AB	15.61	7.29	113.76
BC	15.82	6.7	105.96
CD	16.04	7.29	116.93
DA	15.83	6.7	106.06
<b>TOTAL</b>		27.98	442.71
<b>AVERAGE GRADE</b>	<b>15.82</b>		

3 AVERAGE GRADE CALCULATIONS Scale: 1:100



4 STREETScape AND CONTEXT PHOTOS Scale: NTS



1 SITE PLAN / SURVEY Scale: 1:100

- REVISION CLOUD NOTES**
- △ FULL BATHROOM PROVIDED AS A WETROOM WITH ADJUSTABLE SHOWERHEAD
  - △ STUDIO SPACE PROVIDED FOR SUITE
  - △ EXISTING EXTERIOR MATERIALS ON GARDEN SUITE NOTED
  - △ WINDOWS CONFORMING WITH NAFS
  - △ SIGNAGE FOR GARDEN SUITE
  - △ CITY BASEMAP INCLUDED
  - △ NON-COMBUSTIBLE CLADDING AND SOFFITS IN RESPONSE TO THE COMMENTS REGARDING SPATIAL SEPARATION AND ROOF SOFFITS
  - △ EXISTING HOUSE AVERAGE GRADE
  - △ CITY'S BASE MAP WITH EXISTING ROCK WALL





Seal

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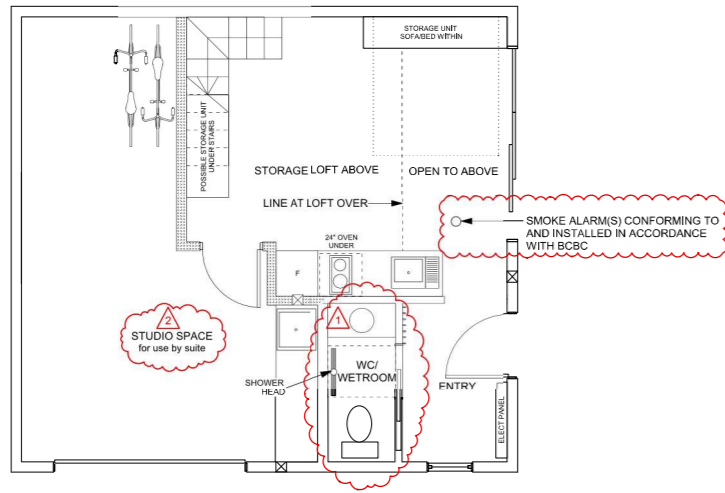
ISSUE DATA

NO.	DESCRIPTION	DATE	BY
1	SUBMISSION FOR JBNA	21-01-08	NP
2	SUBMISSION FOR CALUC	21-01-27	NP
3	SUBMISSION FOR REZONING	21-03-31	NP
4	REVISED SUBMISSION FOR REZONING	21-06-23	NP

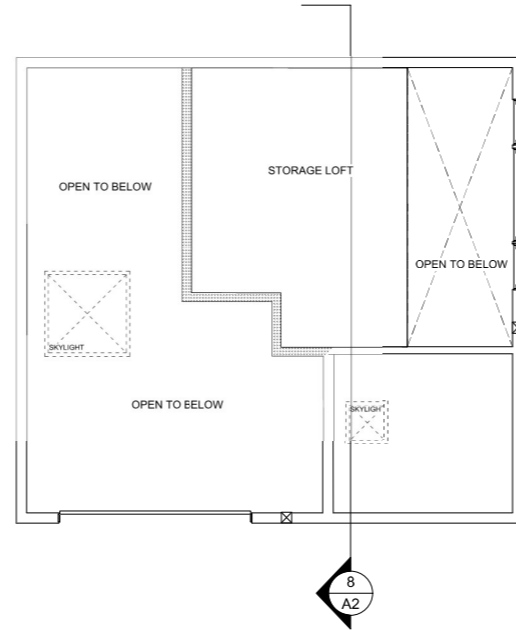
Garden Suite

A-2.0

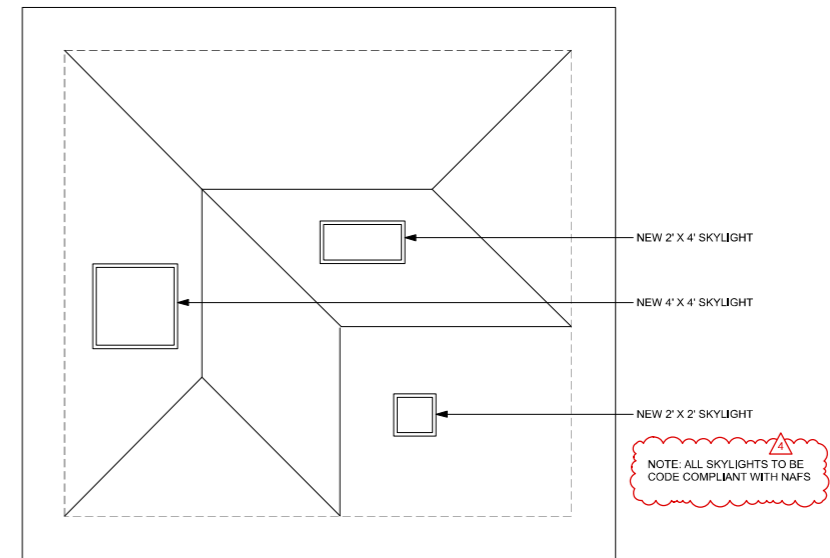
PLOT DATE June 23, 2021	DRAWN NP
SCALE AS NOTED	JOB No. 1124-1944



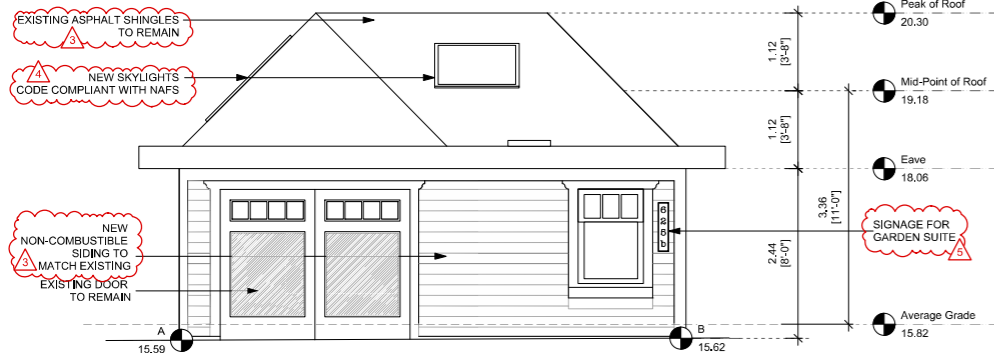
1 MAIN FLOOR PLAN  
 Scale: 1:50



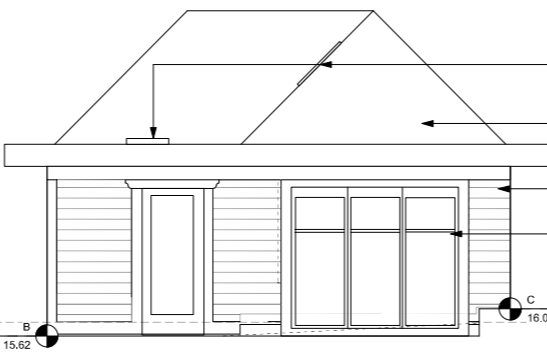
2 MEZZANINE FLOOR PLAN  
 Scale: 1:50



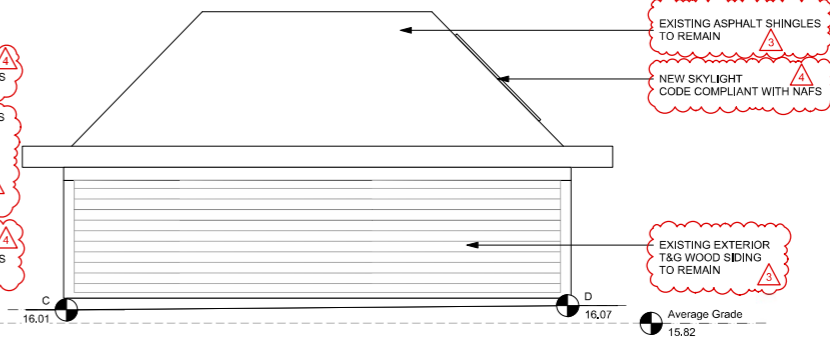
3 ROOF PLAN  
 Scale: 1:50



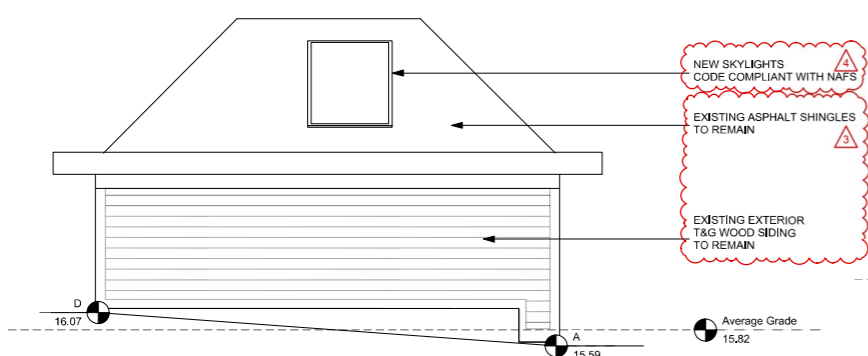
4 FRONT ELEVATION (NORTH)  
 Scale: 1:50



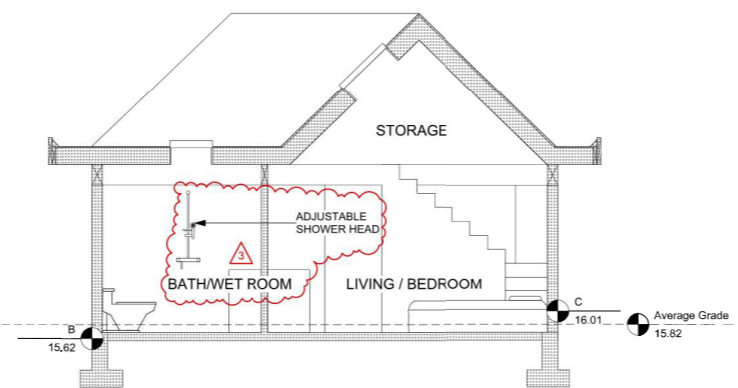
5 SIDE ELEVATION (WEST)  
 Scale: 1:50



6 REAR ELEVATION (SOUTH)  
 Scale: 1:50

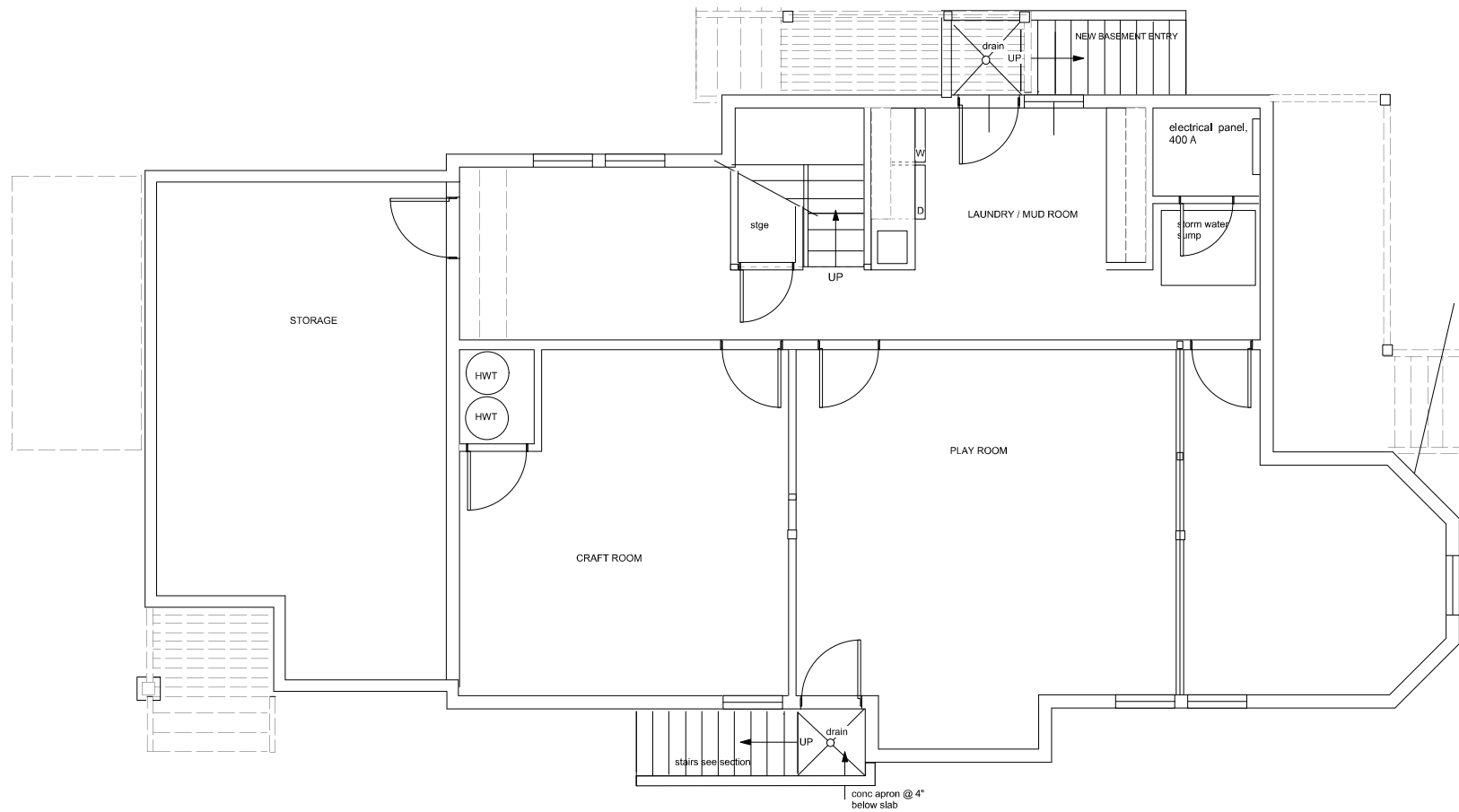


7 SIDE ELEVATION (EAST)  
 Scale: 1:50

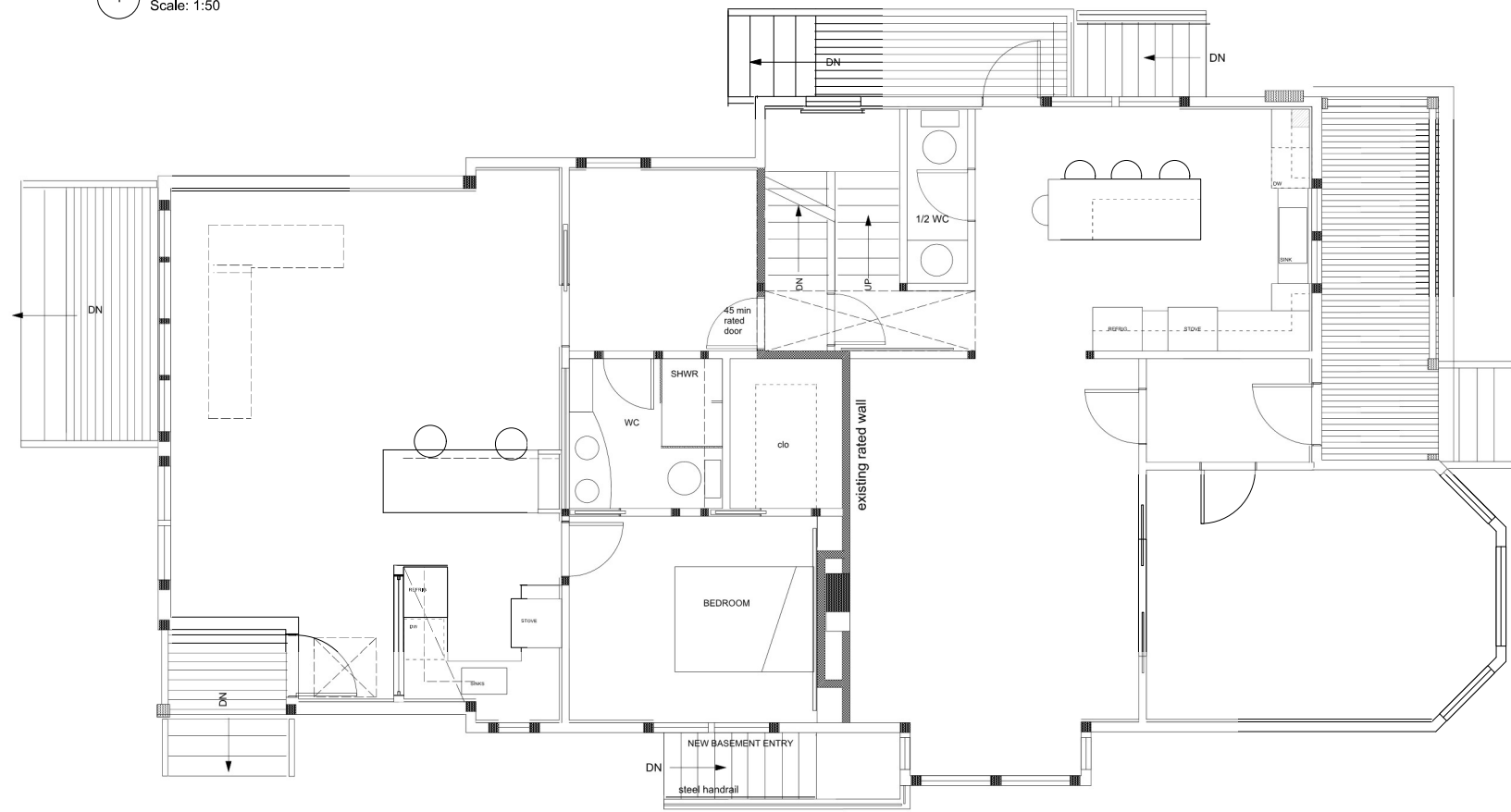


8 SECTION  
 Scale: 1:50

NOTE:  
 - REPLACEMENT OF CLADDING AND SOFFIT MATERIAL ON NORTH ELEVATION TO NON-COMBUSTIBLE SIDING  
 - REPLACE GLAZING ON NORTH ELEVATION WINDOWS TO FIRELITE GLASS  
 - SOFFIT INSTALLATION OF TYPE X GYPSUM WALLBOARD AT INTERIOR NORTH, EAST AND SOUTH WALLS  
 - REPLACE NORTH, EAST AND SOUTH SOFFITS WITH NON-COMBUSTIBLE SOFFITS



1 BASEMENT FLOOR PLAN  
Scale: 1:50



2 MAIN FLOOR PLAN  
Scale: 1:50

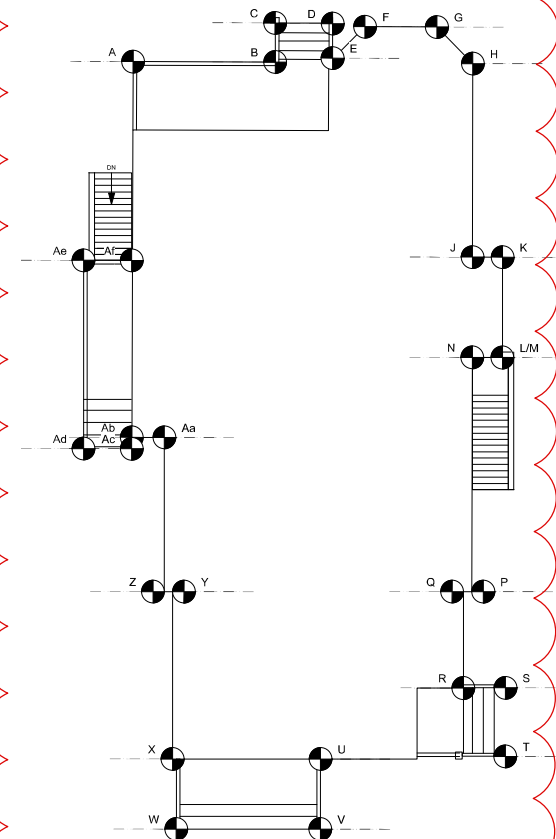
**GRADE POINTS**

Point	Grade
A	15.36
B	14.92
C	14.92
D	14.96
E	14.96
F	15.11
G	15.40
H	15.55
J	15.86
K	15.86
L	15.62
M	13.80
N	13.80
P	15.42
Q	15.42
R	15.40
S	15.45
T	15.45
U	15.46
V	15.47
W	15.47
X	15.45
Y	15.43
Z	15.43
Aa	15.49
Ab	15.49
Ac	15.49
Ad	15.49
Ae	13.78
Af	13.78

**CALCULATIONS**

Line	Average Grade	Distance	Totals
AB	15.14	3.97	60.11
BC	14.92	1.9	28.35
CD	14.94	1.61	24.05
DE	14.96	0.96	14.36
EF	15.04	1.43	21.50
FG	15.26	2.01	30.66
GH	15.48	1.43	22.13
HJ	15.71	5.4	84.81
JK	15.86	0.84	13.32
KL	15.74	2.8	44.07
LM	14.71	0	0.00
MN	13.80	0.84	11.59
NP	14.61	6.54	95.55
PQ	15.42	0.24	3.70
QR	15.41	2.71	41.76
RS	15.43	1.17	18.05
ST	15.45	1.92	29.66
TU	15.46	5.16	79.75
UV	15.47	1.96	30.31
VW	15.47	4.02	62.19
WX	15.46	1.96	30.30
XY	15.44	4.67	72.10
YZ	15.43	0.23	3.55
ZAa	15.46	4.3	66.48
AaAb	15.49	0.91	14.10
AbAc	15.49	0.32	4.96
AcAd	15.49	1.35	20.91
AdAe	14.64	5.25	76.83
AeAf	13.78	1.34	18.47
AfA	14.57	5.55	80.86
<b>TOTAL</b>	-	72.79	1104.49

**AVERAGE GRADE 15.17**



3 EXISTING HOUSE AVERAGE GRADE  
Scale: 1:100

**NOTE: EXISTING HOUSE TO REMAIN UNCHANGED. DRAWINGS ARE FOR REFERENCE ONLY FOR REZONING**



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McBride Garden Suite  
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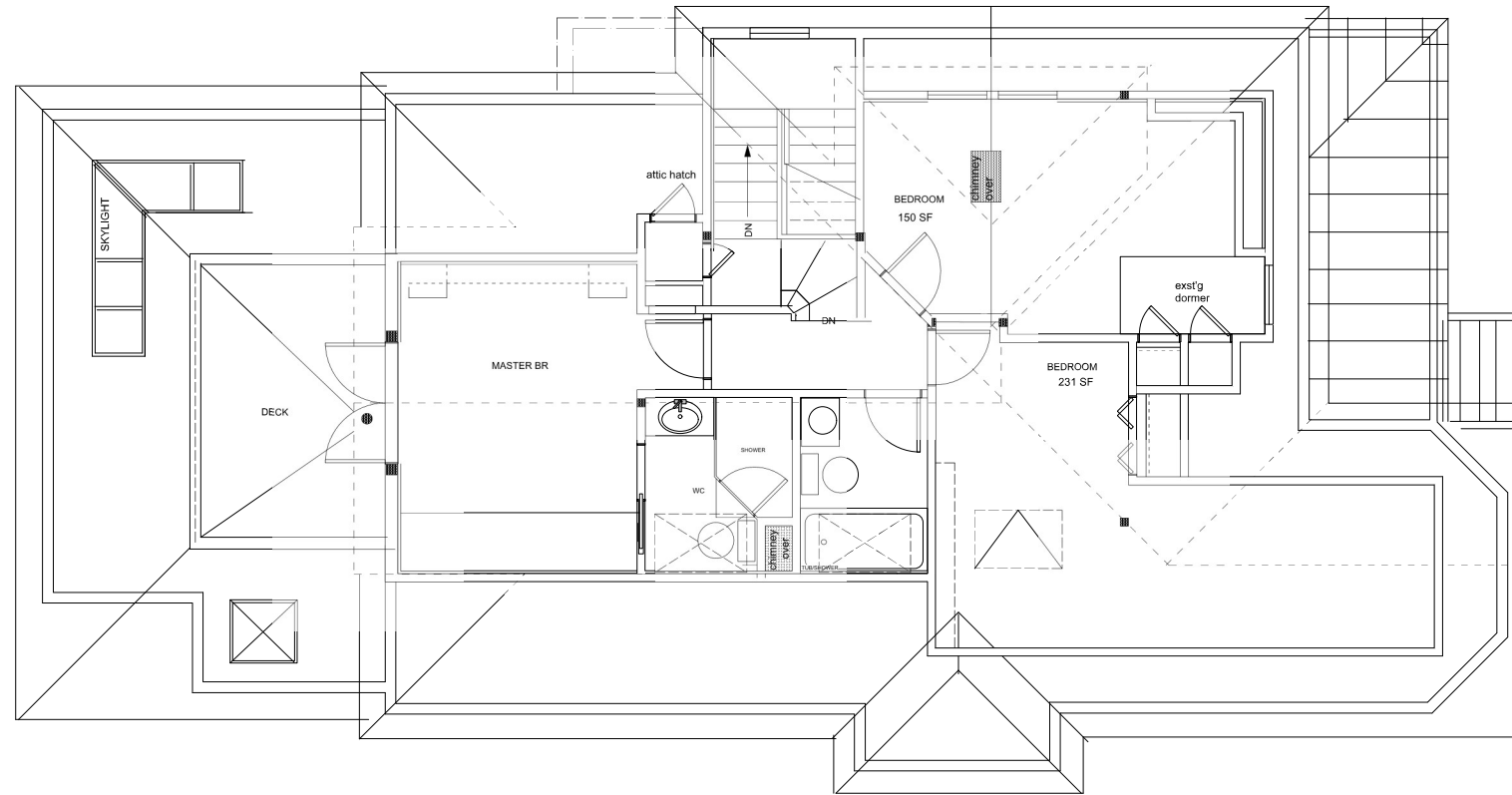
**ISSUE DATA**

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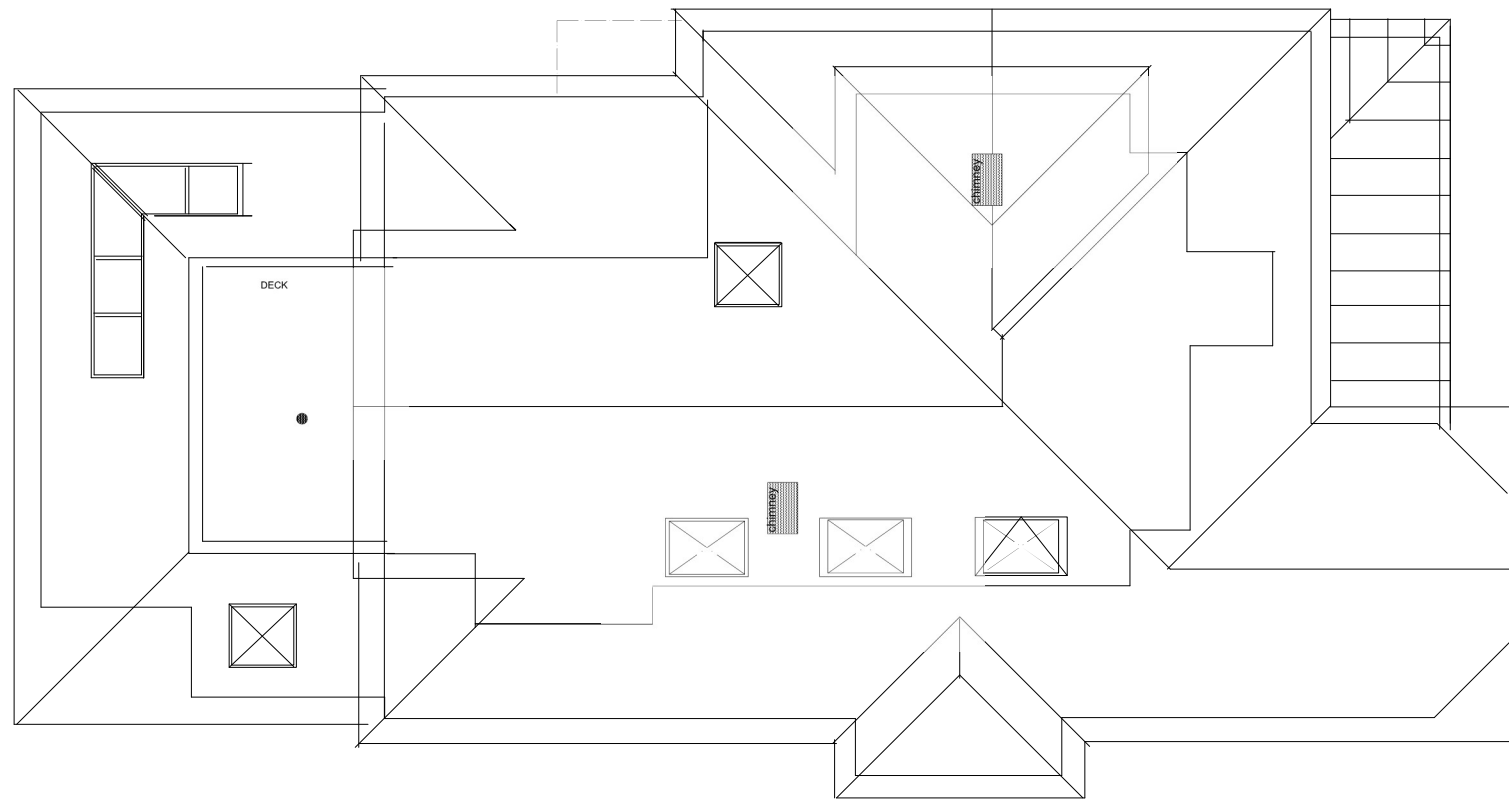
Existing House Floor Plans  
and Average Grade

**A-3.0**

PLOT DATE June 23, 2021	DRAWN NP
SCALE AS NOTED	JOB No. 1124-1944



1 UPPER FLOOR PLAN  
Scale: 1:50



2 ROOF PLAN  
Scale: 1:50

NOTE: EXISTING HOUSE TO REMAIN UNCHANGED. DRAWINGS ARE FOR REFERENCE ONLY FOR REZONING



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Existing House Floor Plans

A-3.1

PLOT DATE June 23, 2021	DRAWN NP
SCALE AS NOTED	JOB No. 1124-1944



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Existing House Elevations

**A-3.2**

PLOT DATE June 23, 2021	DRAWN NP
SCALE AS NOTED	JOB No. 1124-1944



1 FRONT ELEVATION (SOUTH)  
 Scale: 1:50



2 REAR ELEVATION (NORTH)  
 Scale: 1:50

NOTE: EXISTING HOUSE TO REMAIN UNCHANGED. DRAWINGS ARE FOR REFERENCE ONLY FOR REZONING



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**McBride Garden Suite**  
 623/625 Avalon Road, Victoria, BC



**1** SIDE ELEVATION (EAST)  
 Scale: 1:50



**2** SIDE ELEVATION (WEST)  
 Scale: 1:50

**NOTE: EXISTING HOUSE TO REMAIN UNCHANGED. DRAWINGS ARE FOR REFERENCE ONLY FOR REZONING**



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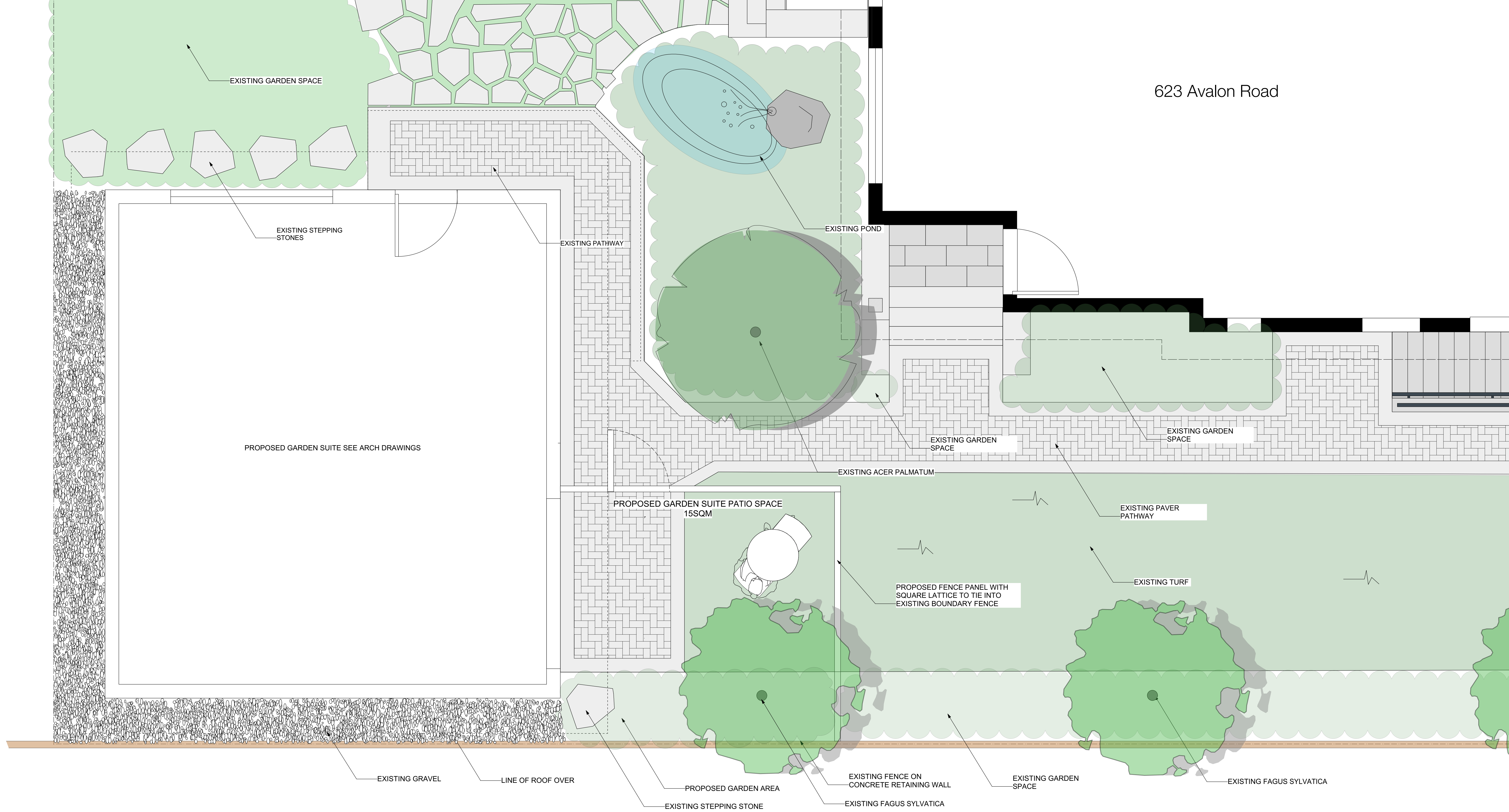
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Existing House Elevations

**A-3.3**

PLOT DATE June 23, 2021	DRAWN NP
SCALE AS NOTED	JOB No. 1124-1944

623 Avalon Road



**CHRISTIAN BARNARD**  
*land x studio*

Suite 301 1315 Waddington Alley Victoria BC V8W 0B2  
 e. info@christianbarnard.ca  
 t. 250.889.3033  
 w. christianbarnard.ca

<b>LEGAL DESCRIPTION</b> LOT 5, PLAN 185, SECTION BF, VICTORIA BC	
<b>ZONING INFORMATION</b> Zone - R2 Grade - Average 14.95	

REVISIONS			
No.	Date	Details	By

**GENERAL NOTES**  
 Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. Dimensions shall govern these drawings and they are not to be scaled. Drawing and notes to drawings are correlative and have equal authority and priority. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the designer. Structural engineer to review plan (where required). Any discrepancies should be reported to designer immediately.

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**PROJECT TITLE:**  
 623 Avalon Road  
 Victoria BC

**DATE:**  
 June 7, 2021

**SCALE:**  
 1:25

**Drawn By:**  
 CB

**Checked By:**  
 CB

**SHEET TITLE:**  
 SITE PLAN

**L1** →