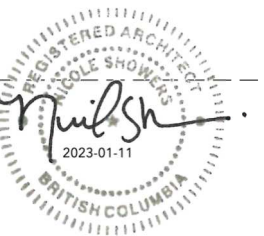






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**MCBRIDE GARDEN SUITE**  
Rezoning Application  
623/625 Avalon Road, Victoria, BC



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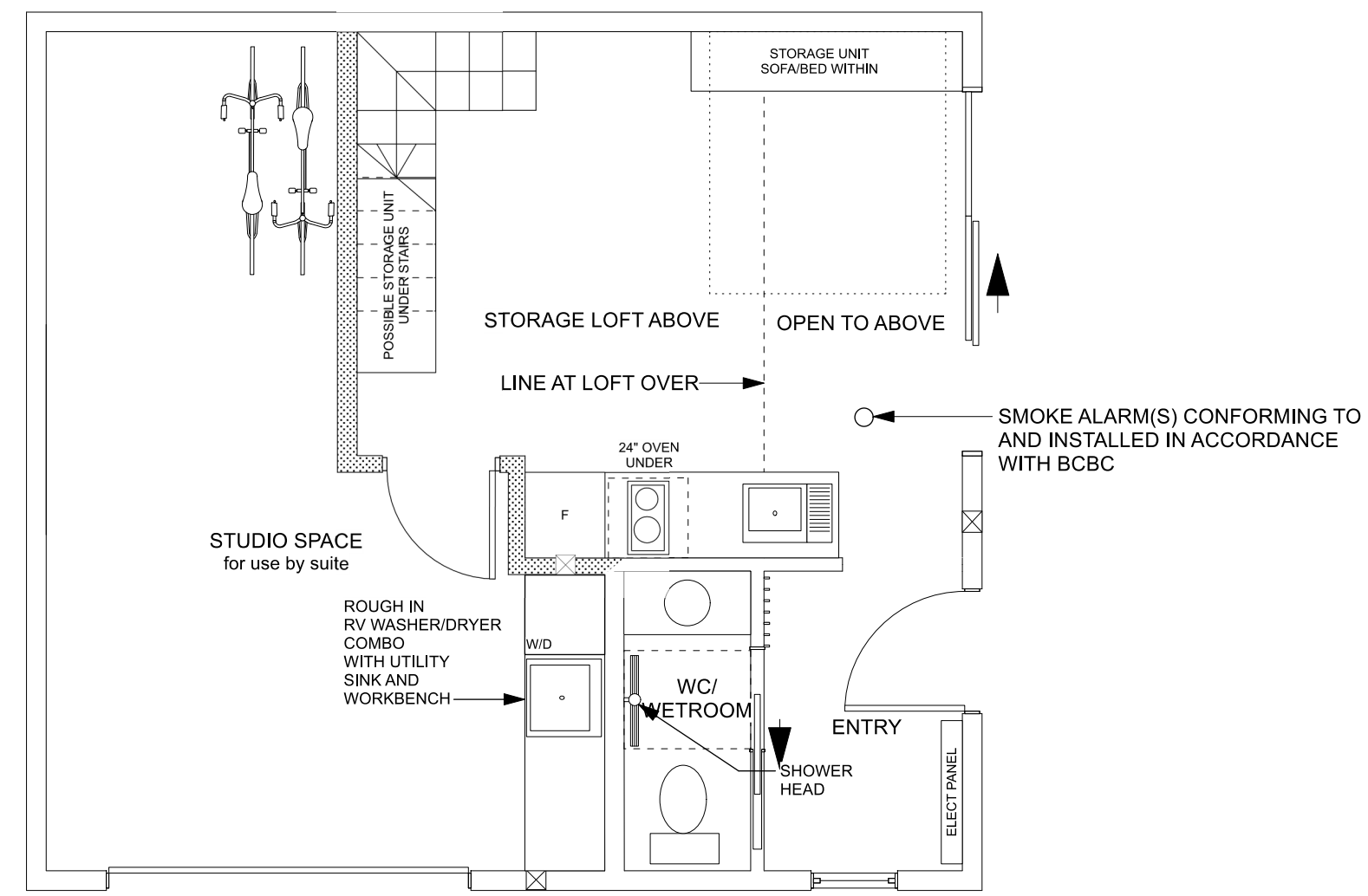
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No.	DESCRIPTION	DATE	BY
1	SUBMISSION FOR JBNA	21-01-08	NP
2	SUBMISSION FOR CALLIC	21-01-27	NP
3	SUBMISSION FOR REZONING	21-03-31	NP
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5	REVISED SUBMISSION FOR REZONING	22-02-15	NP
6	REVISED RESUBMISSION FOR REZONING	22-09-29	NP
7	REVISED SUBMISSION FOR REZONING	23-01-11	NP

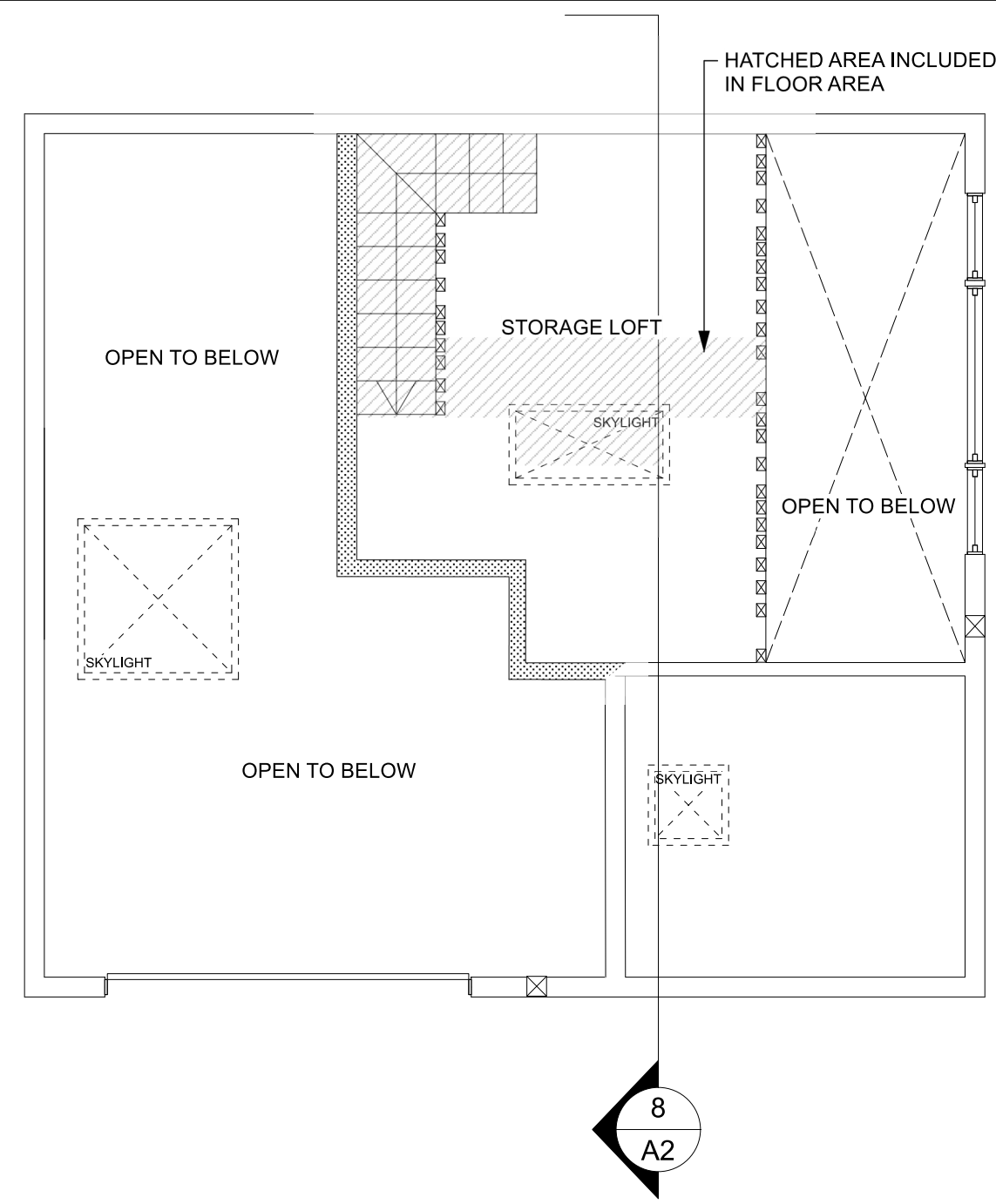
Garden Suite

**A-2.0**

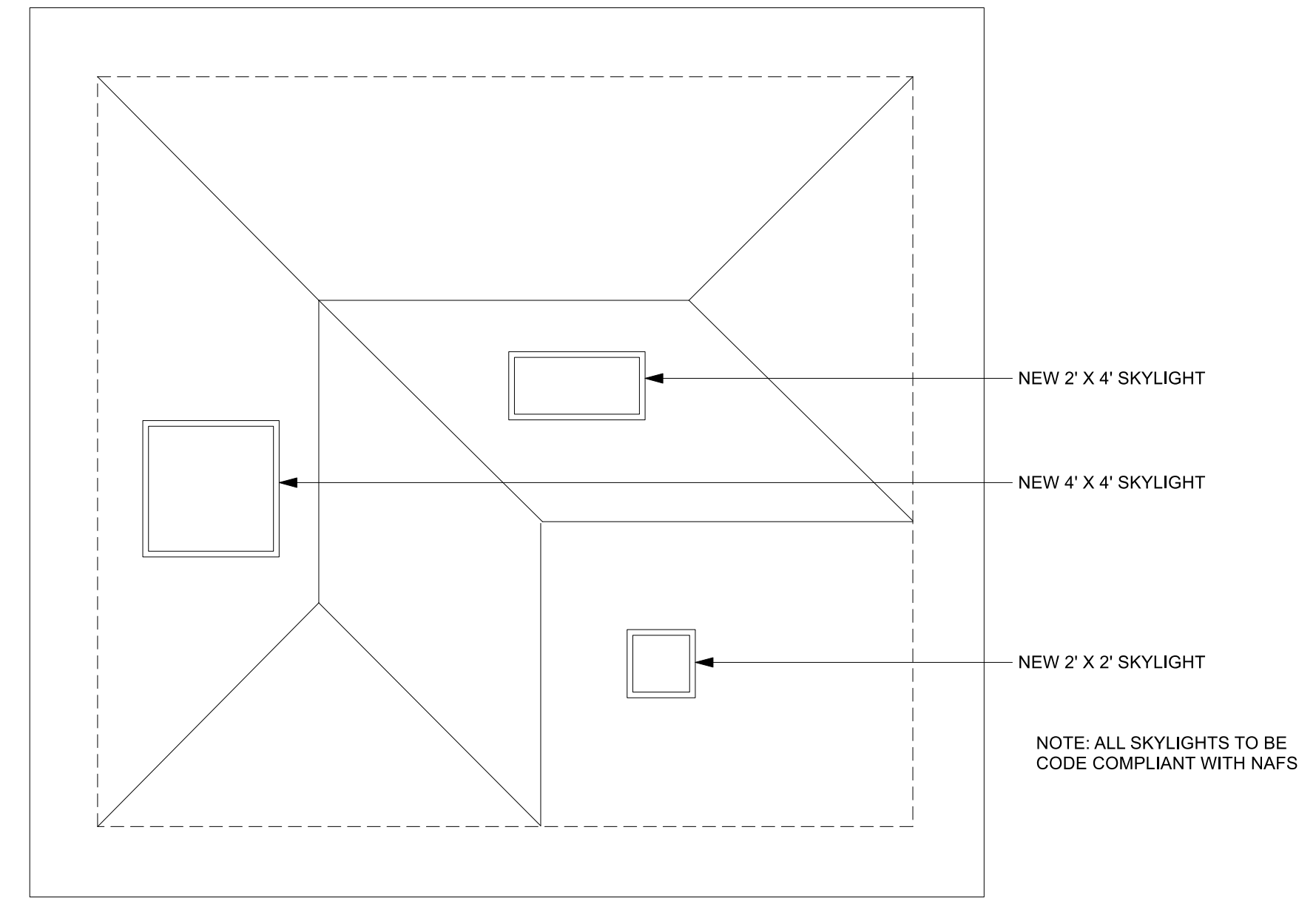
PLOT DATE Jan 11, 2023	DRAWN NP
SCALE AS NOTED	JOB No. 1944



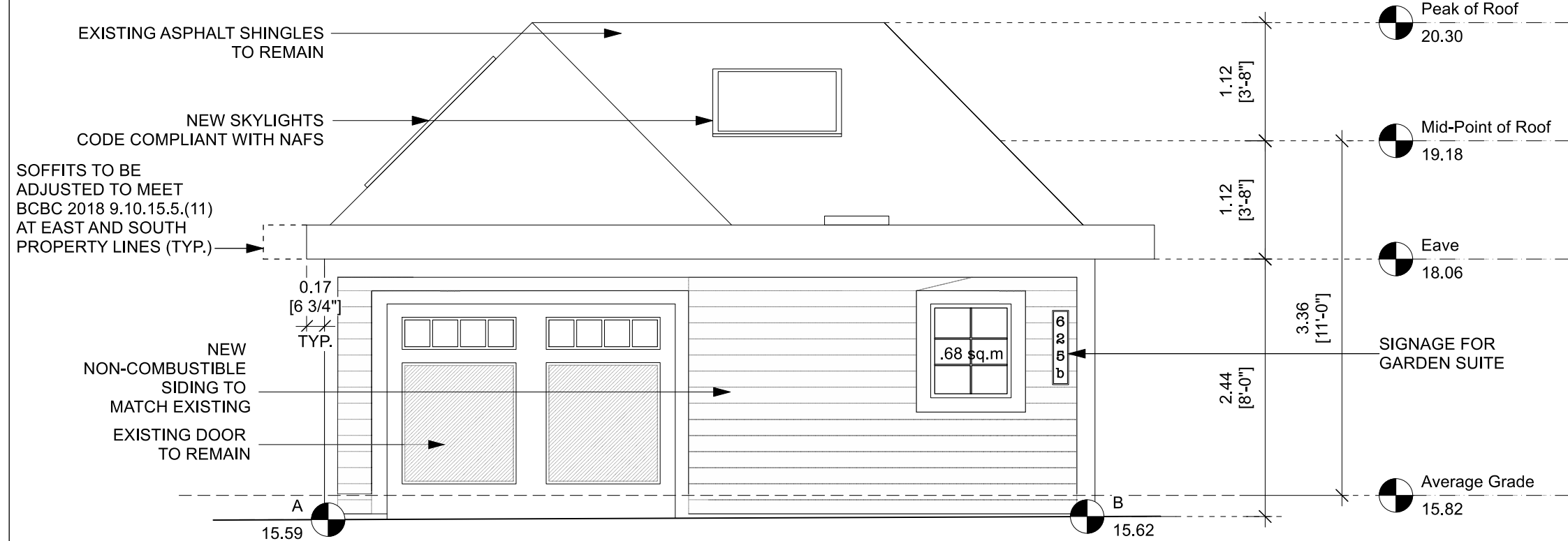
1 MAIN FLOOR PLAN  
Scale: 1:50



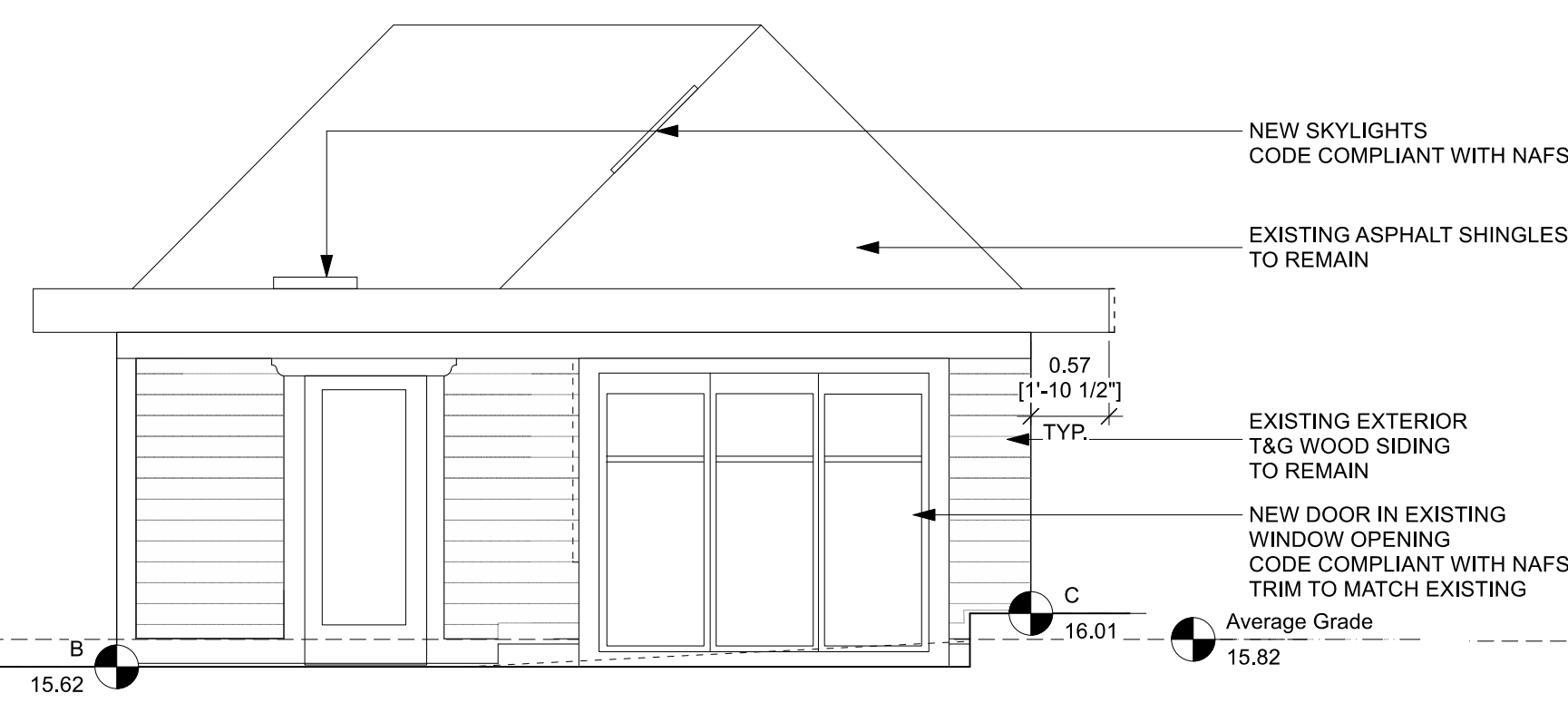
2 MEZZANINE FLOOR PLAN  
Scale: 1:50



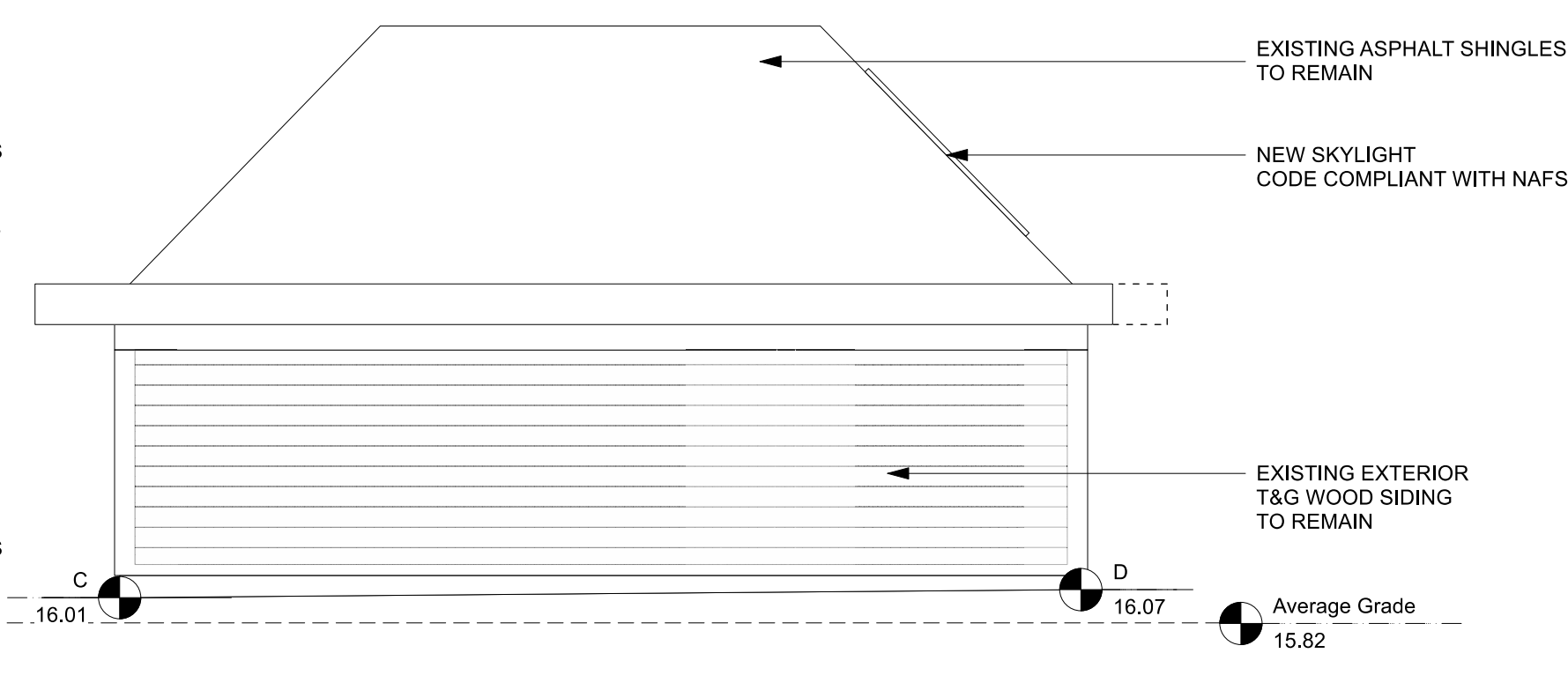
3 ROOF PLAN  
Scale: 1:50



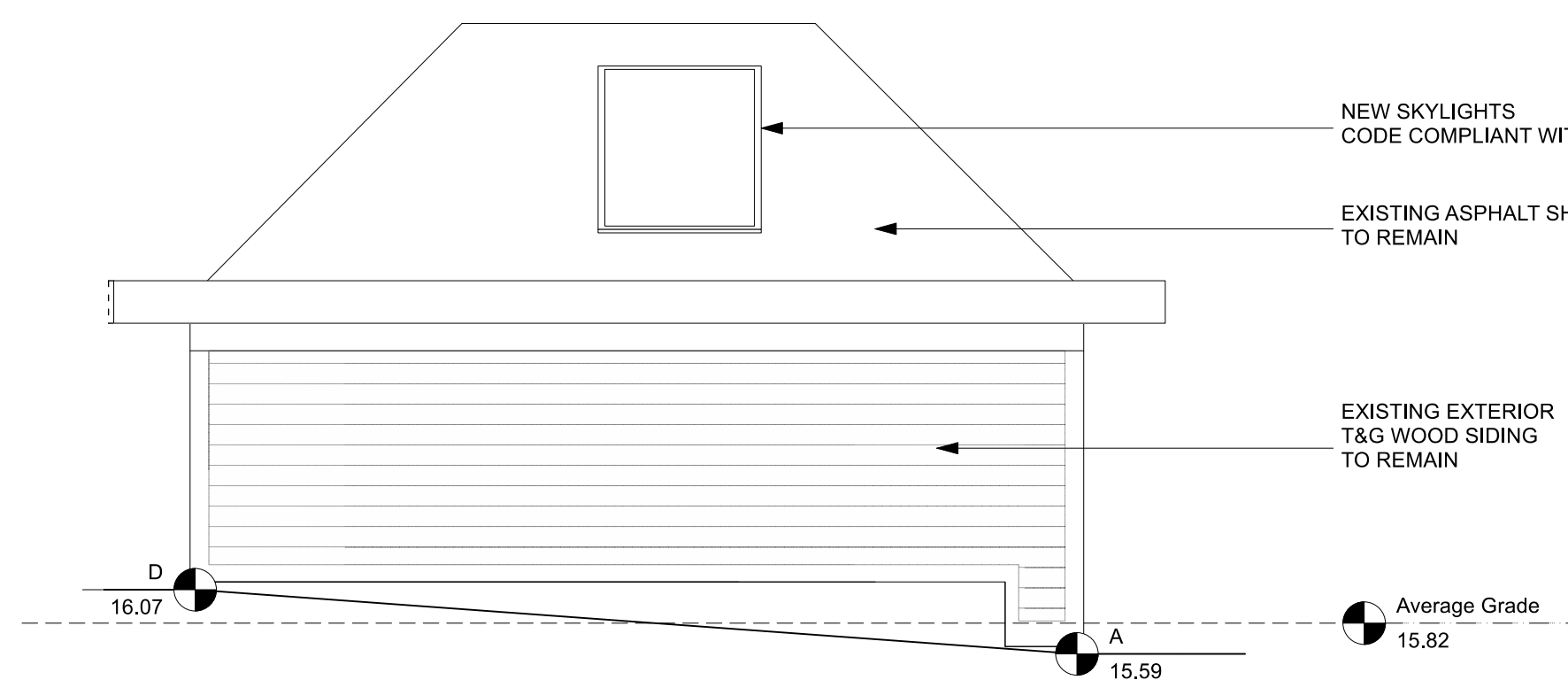
4 FRONT ELEVATION (NORTH)  
Scale: 1:50



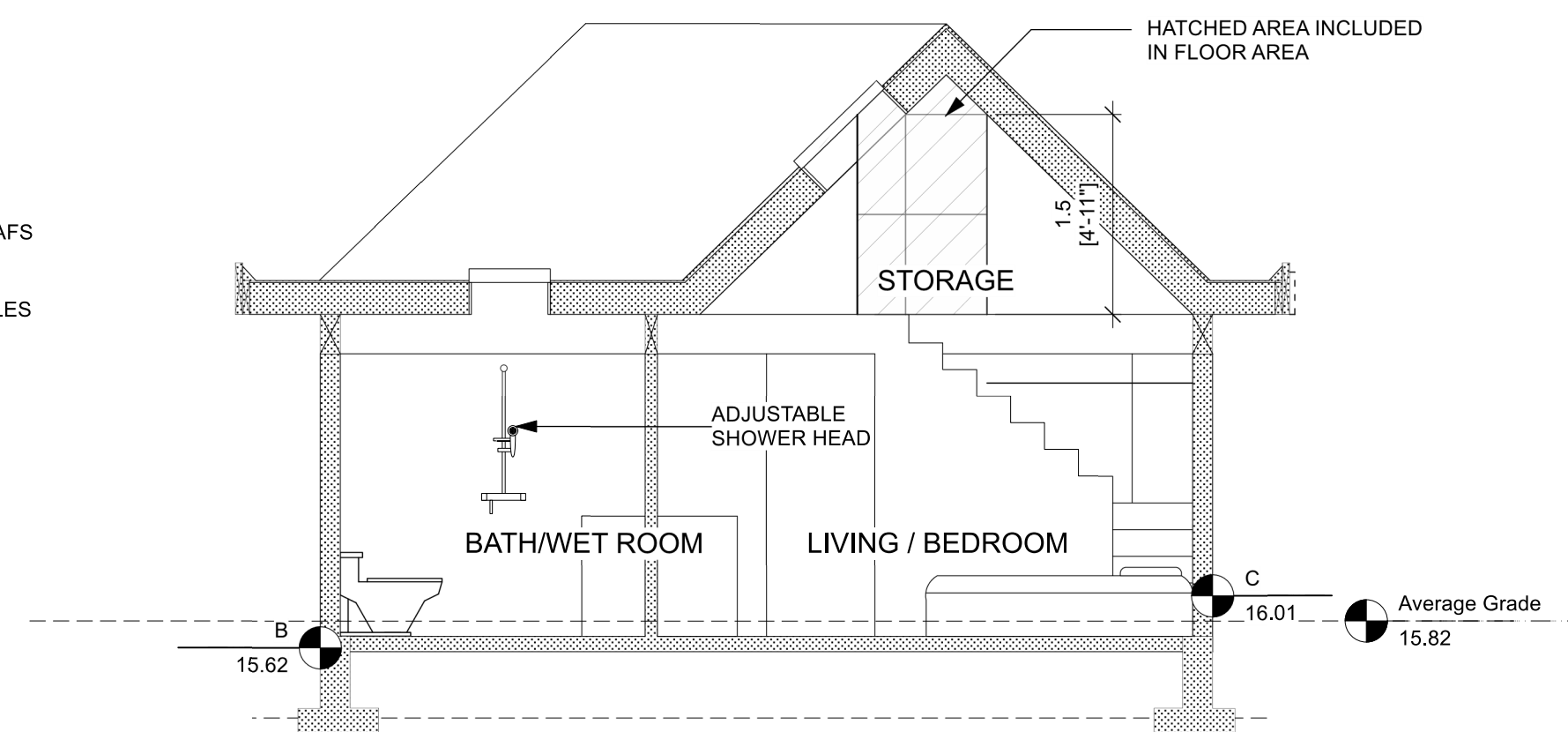
5 SIDE ELEVATION (WEST)  
Scale: 1:50



6 REAR ELEVATION (SOUTH)  
Scale: 1:50

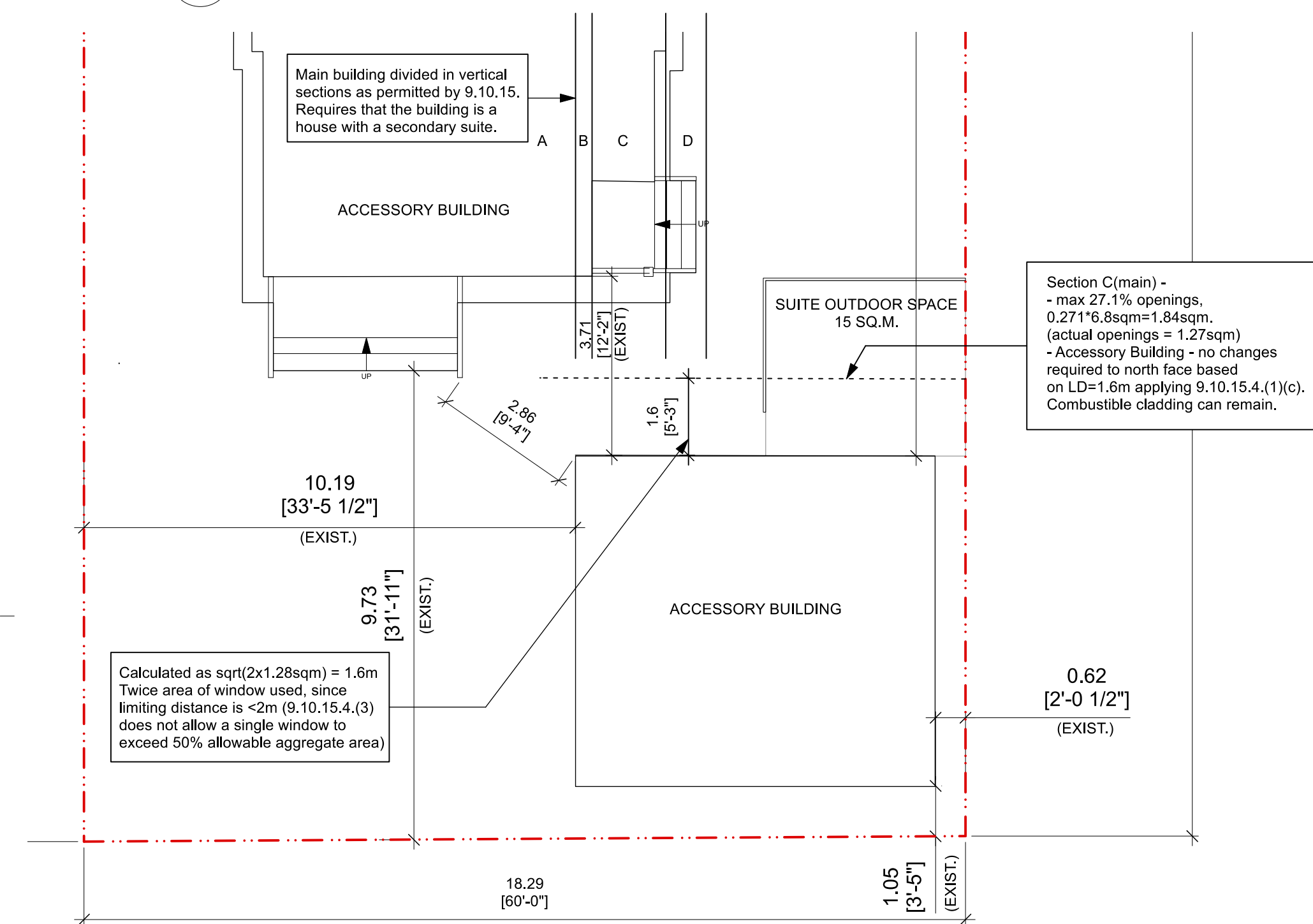


7 SIDE ELEVATION (EAST)  
Scale: 1:50

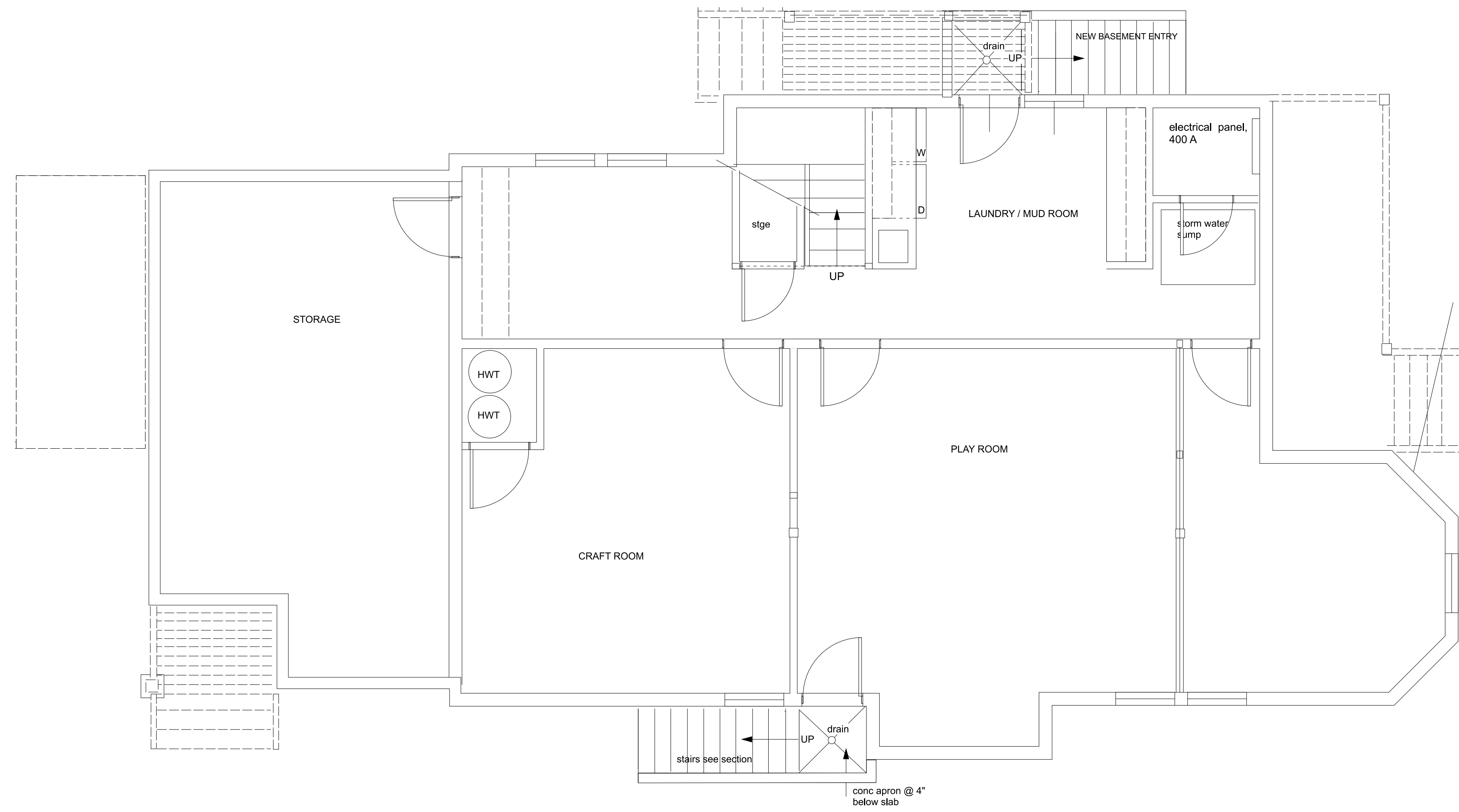


8 SECTION  
Scale: 1:50

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



9 SITE PLAN WITH DETAILED SPACIAL SEPARATION INFORMATION  
Scale: 1:100



**GRADE POINTS**

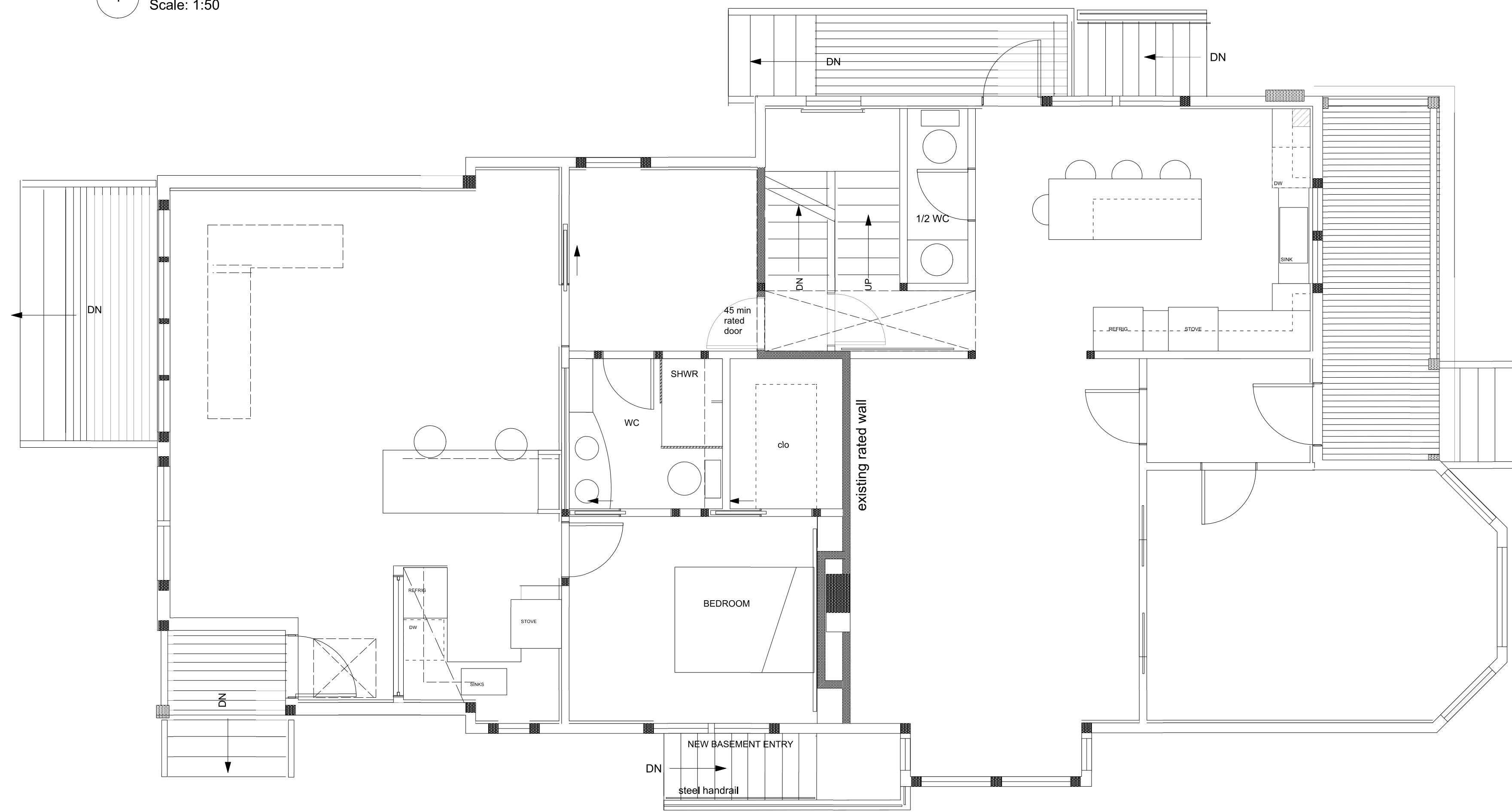
Point	Grade
A	15.36
B	14.92
C	14.92
D	14.96
E	14.96
F	15.11
G	15.40
H	15.55
J	15.86
K	15.86
L	15.62
M	13.80
N	13.80
P	15.42
Q	15.42
R	15.40
S	15.45
T	15.45
U	15.46
V	15.47
W	15.47
X	15.45
Y	15.43
Z	15.43
Aa	15.49
Ab	15.49
Ac	15.49
Ad	15.49
Ae	13.78
Af	13.78

**CALCULATIONS**

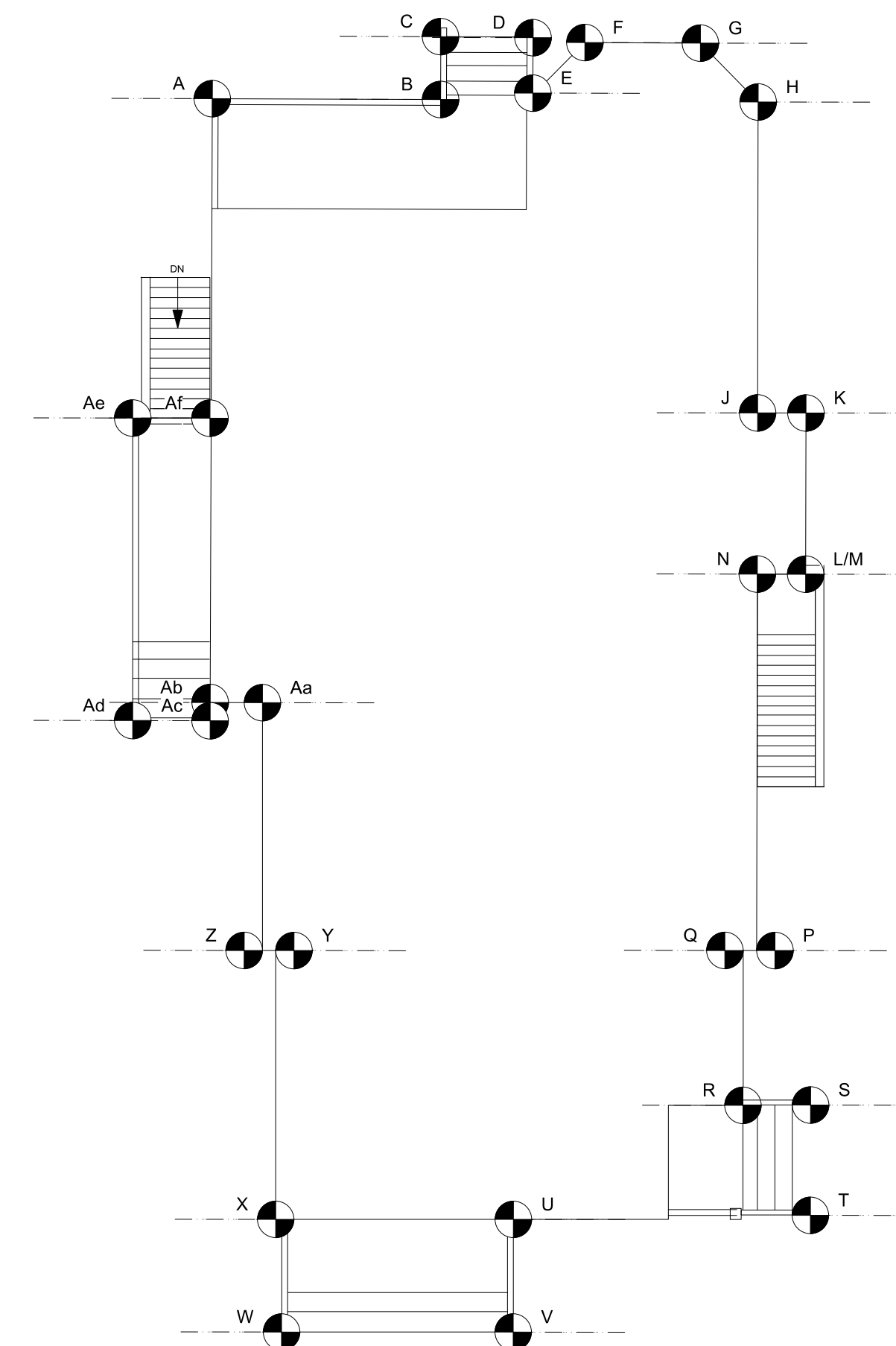
Line	Average Grade	Distance	Totals
AB	15.14	3.97	60.11
BC	14.92	1.9	28.35
CD	14.94	1.61	24.05
DE	14.96	0.96	14.36
EF	15.04	1.43	21.50
FG	15.26	2.01	30.66
GH	15.48	1.43	22.13
HJ	15.71	5.4	84.81
JK	15.86	0.84	13.32
KL	15.74	2.8	44.07
LM	14.71	0	0.00
MN	13.80	0.84	11.59
NP	14.61	6.54	95.55
PQ	15.42	0.24	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>	-	<b>72.79</b>	<b>1104.49</b>

**AVERAGE GRADE 15.17**

**1 BASEMENT FLOOR PLAN**  
Scale: 1:50



**2 MAIN FLOOR PLAN**  
Scale: 1:50



**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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**MCRIBDE GARDEN SUITE**  
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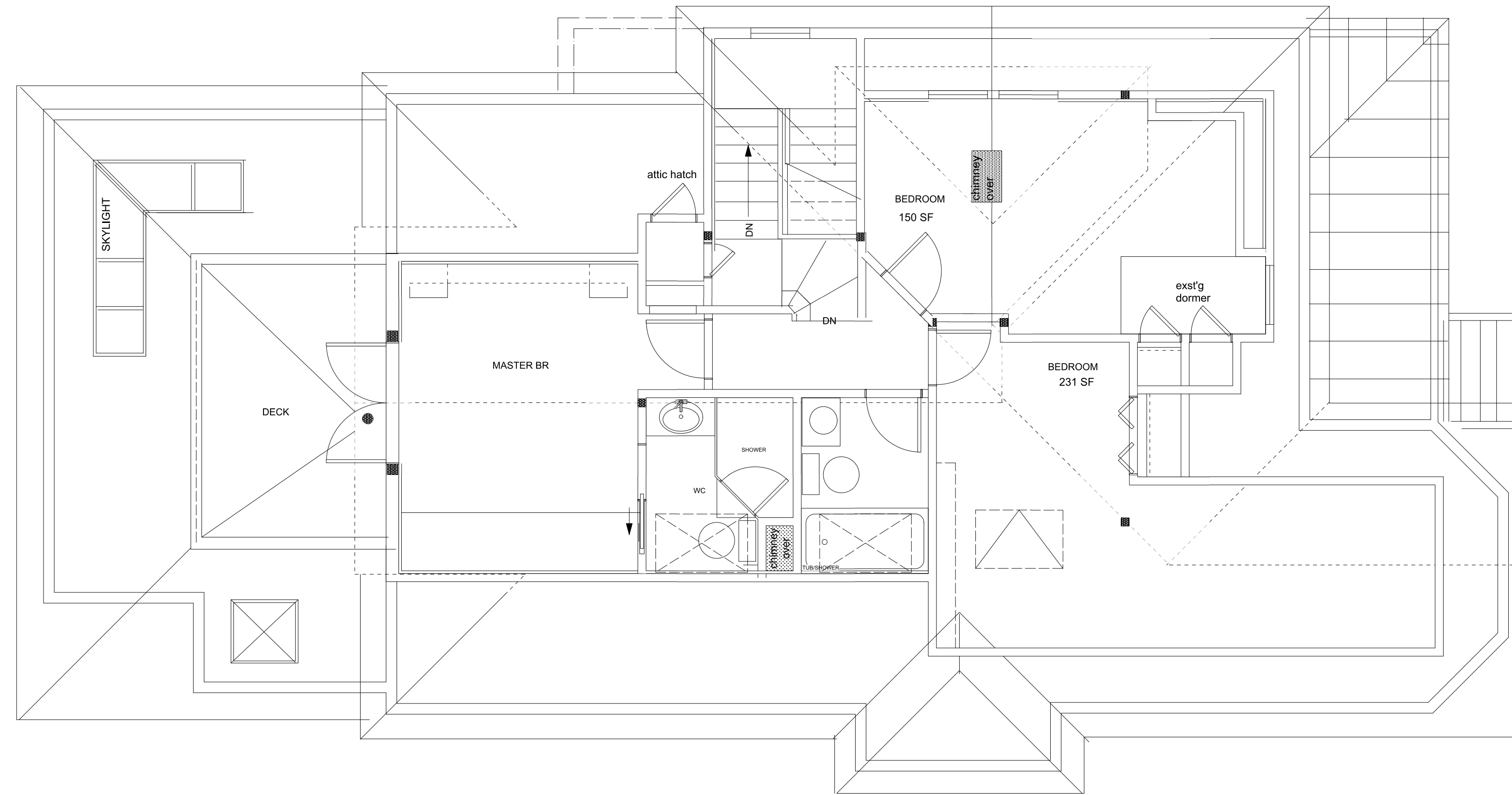
**ISSUE DATA**

No.	DESCRIPTION	DATE	BY
1	SUBMISSION FOR JBNA	21-01-08	NP
2	SUBMISSION FOR CALLC	21-01-27	NP
3	SUBMISSION FOR REZONING	21-03-31	NP
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6	REVISED RESUBMISSION FOR REZONING	22-09-29	NP
7	REVISED SUBMISSION FOR REZONING	23-01-11	NP

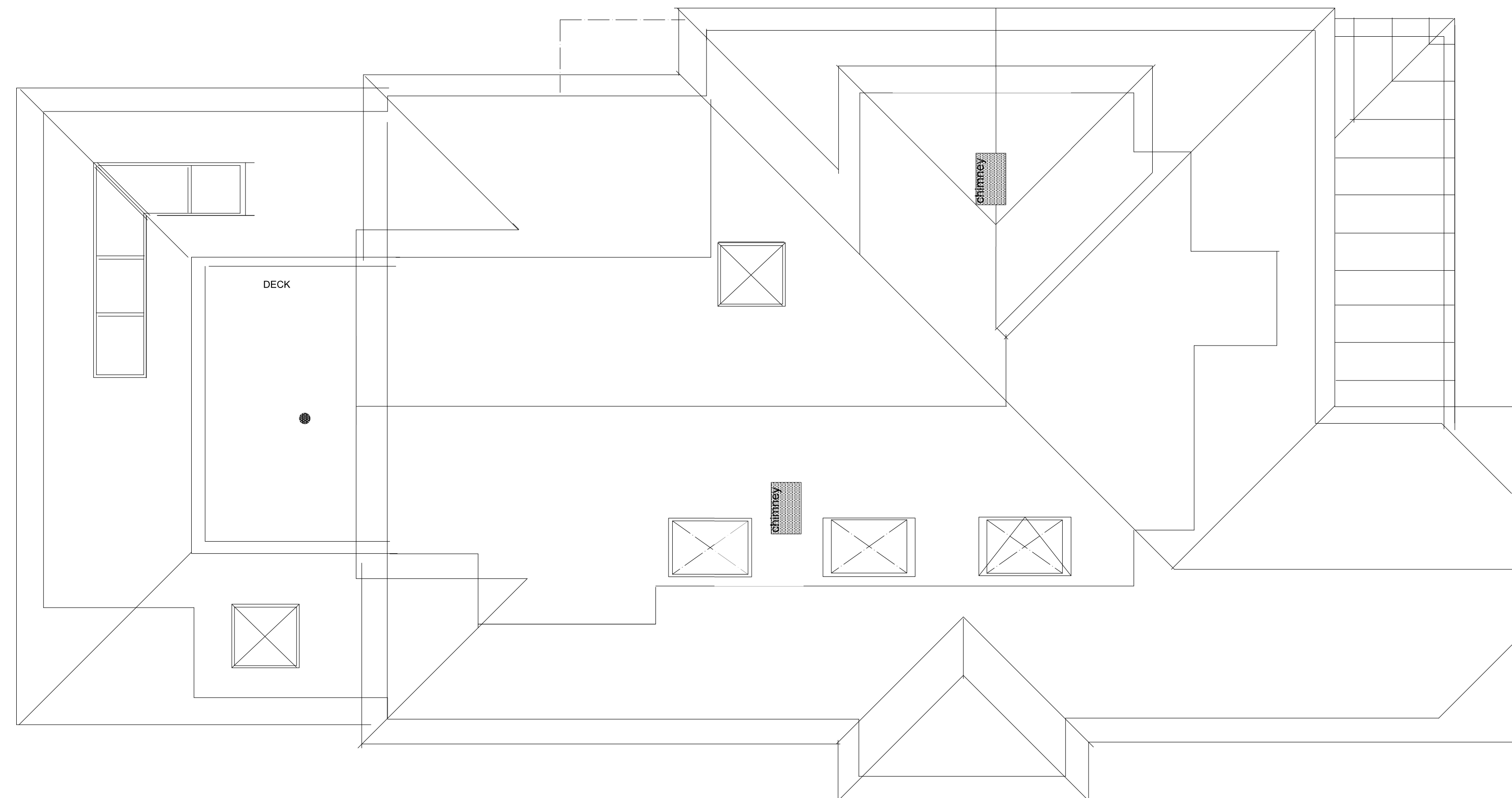
Existing House Floor Plans

**A-3.0**

PLOT DATE Jan 11, 2023	DRAWN NP
SCALE AS NOTED	JOB No. 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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6	REVISED RESUBMISSION FOR REZONING	22-09-29	NP
7	REVISED SUBMISSION FOR REZONING	23-01-11	NP

Existing House Floor Plans

A-3.1

PLOT DATE Jan 11, 2023	DRAWN NP
SCALE AS NOTED	JOB No. 1944



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**MCBRIDE GARDEN SUITE**  
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5	REVISED SUBMISSION FOR REZONING	22-02-15	NP
6	REVISED RESUBMISSION FOR REZONING	22-09-29	NP
7	REVISED SUBMISSION FOR REZONING	23-01-11	NP

Existing House Elevations

**A-3.2**

PLOT DATE Jan 11, 2023	DRAWN NP
SCALE AS NOTED	JOB No. 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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5	REVISED SUBMISSION FOR REZONING	22-02-15	NP
6	REVISED RESUBMISSION FOR REZONING	22-09-29	NP
7	REVISED SUBMISSION FOR REZONING	23-01-11	NP

Existing House Elevations

**A-3.3**

PLOT DATE Jan 11, 2023	DRAWN NP
SCALE AS NOTED	JOB No. 1944

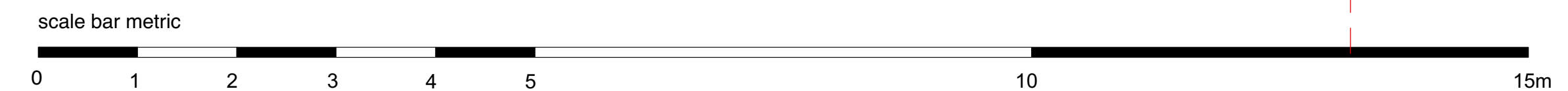
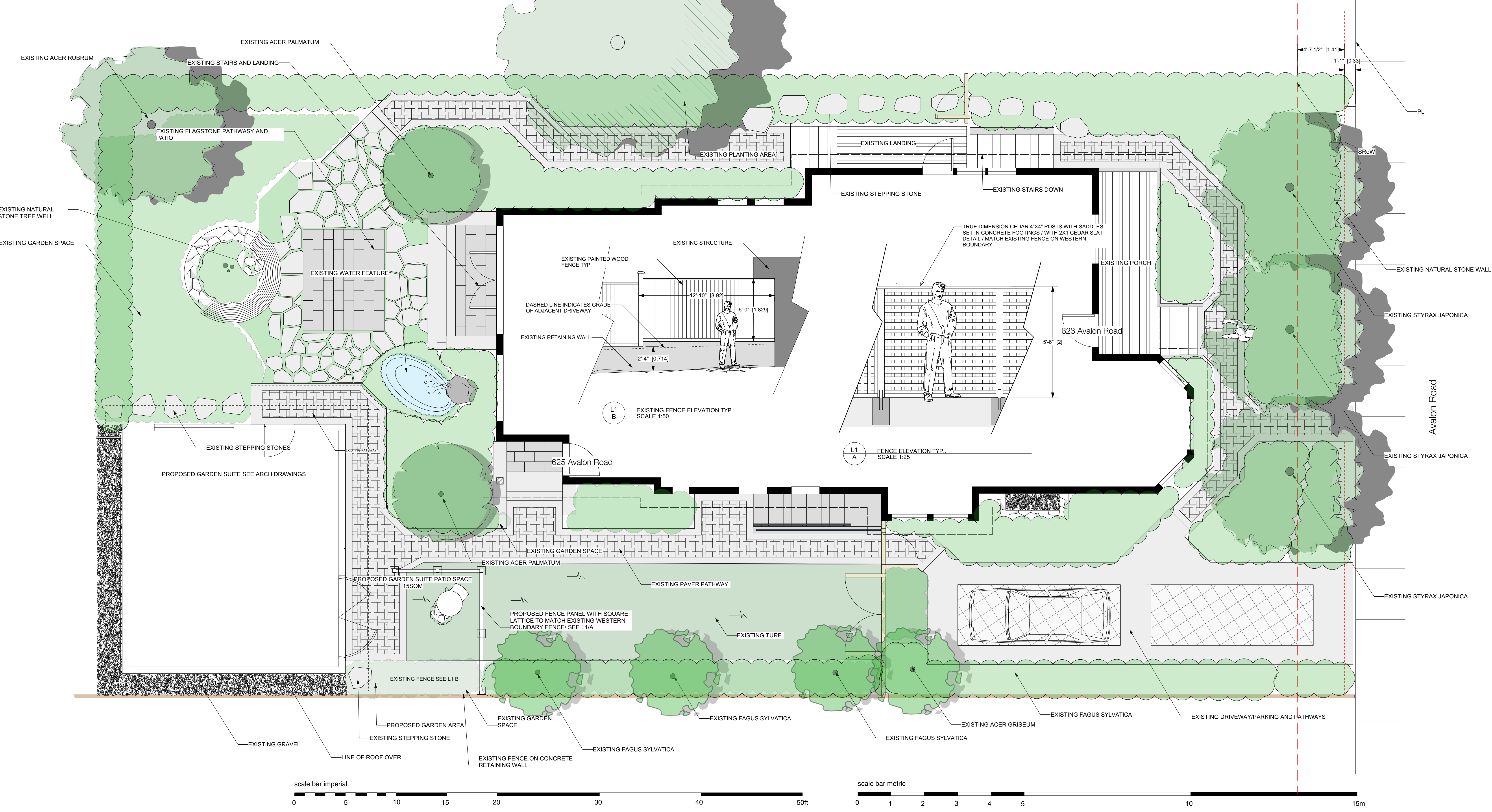


1 SIDE ELEVATION (EAST)  
 Scale: 1:50



2 SIDE ELEVATION (WEST)  
 Scale: 1:50

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



**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

**LEGAL DESCRIPTION**  
 LOT 5, PLAN 185, SECTION BF, VICTORIA BC

**ZONING INFORMATION**  
 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 consecutive 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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<b>PROJECT TITLE:</b> 623/625 Avalon Road Victoria BC	
<b>DATE</b> Sept 7, 2022	<b>SHEET TITLE:</b> SITE PLAN
<b>SCALE</b> 1:50	<b>L1</b> →
<b>Drawn By:</b> CB	
<b>Checked By:</b> CB	