



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

**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



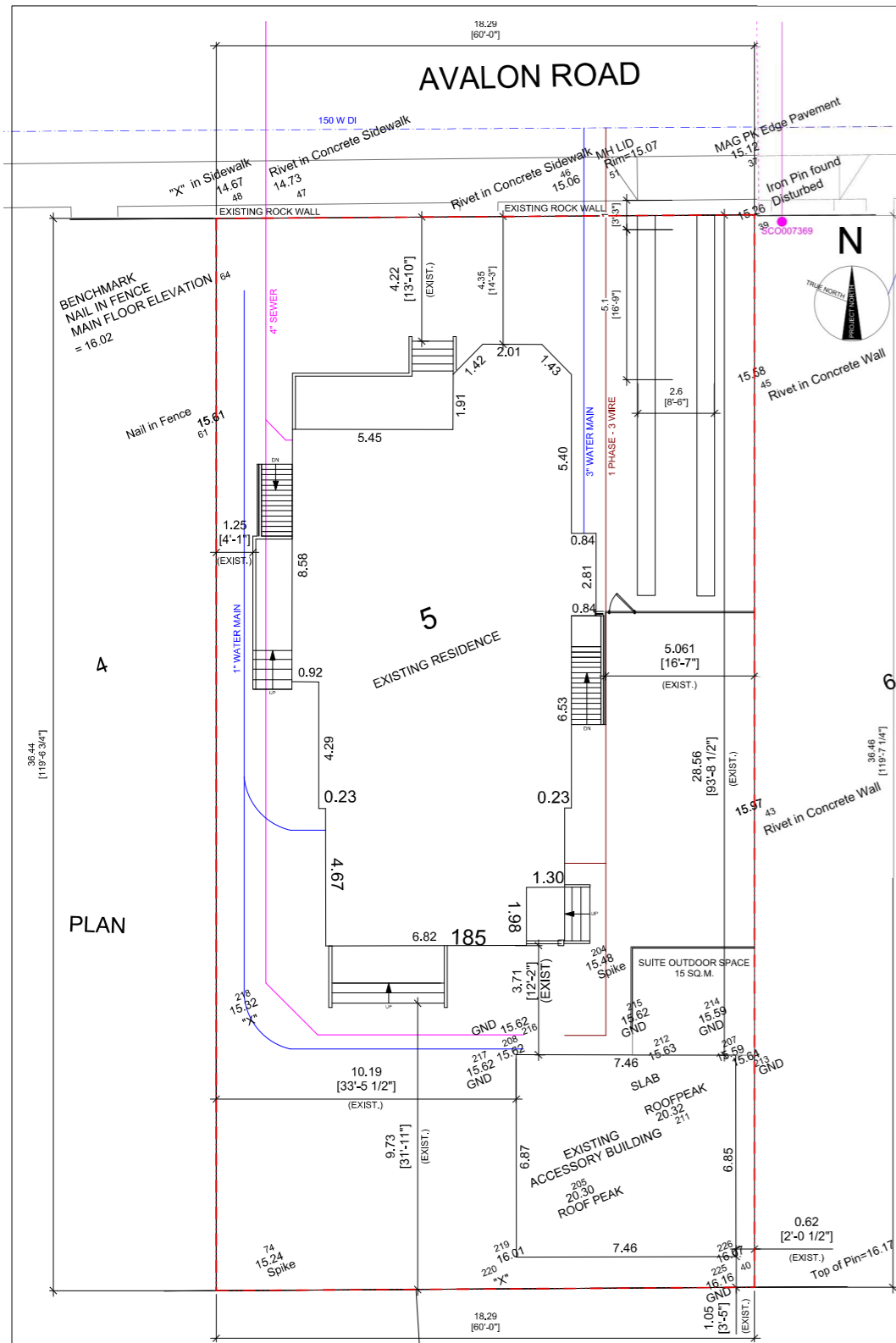
**2 CONTEXT**  
 Scale: NTS

GRADE POINTS		CALCULATIONS			
Point	Grade	Line	Average Grade	Distance	Totals
A	15.58	AB	15.61	7.29	113.76
B	15.62	BC	15.82	6.7	105.96
C	16.01	CD	16.04	7.29	116.93
D	16.07	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

PLAN 2232  
 PLAN 7225



Seal

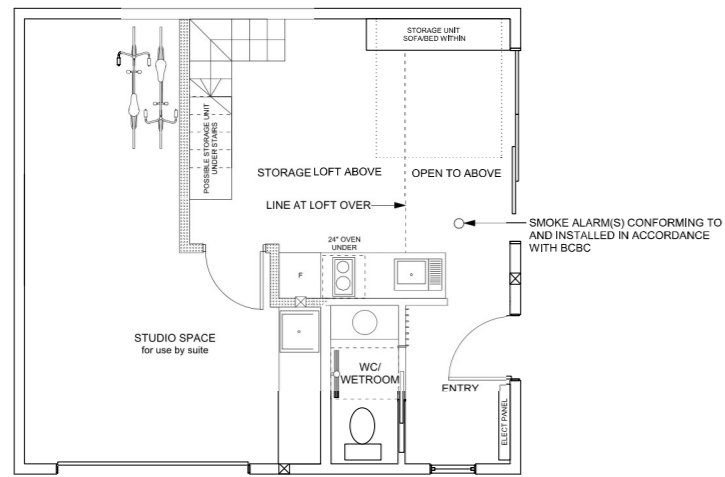
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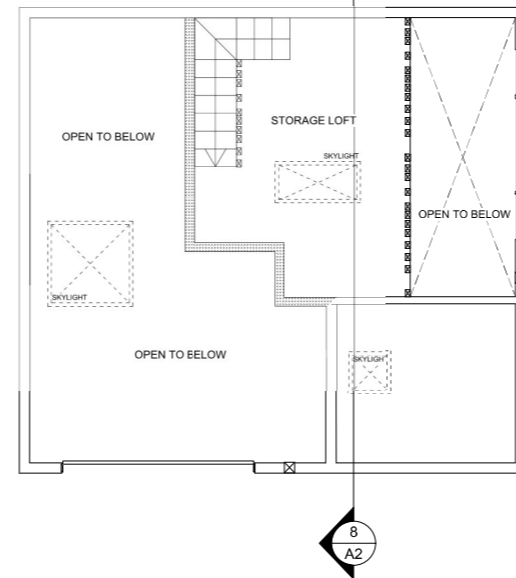
Garden Suite

**A-2.0**

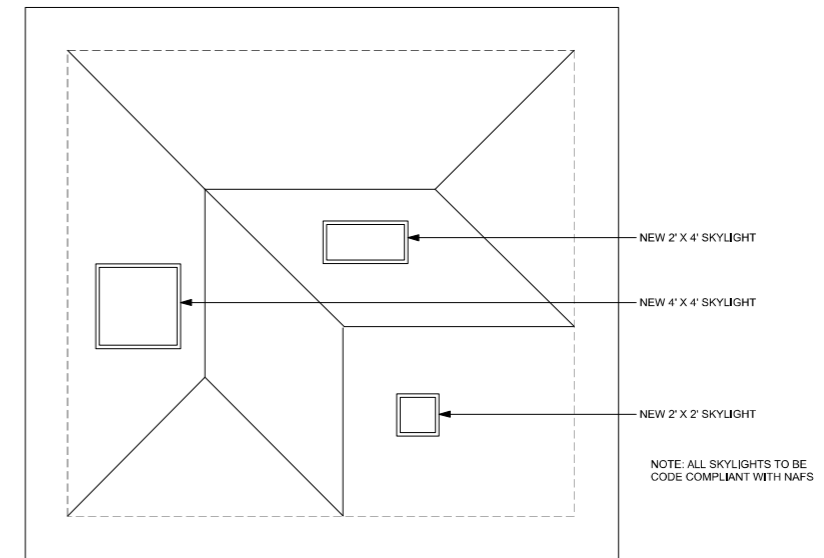
PLOT DATE June 23, 2021	DRAWN NP
SCALE AS NOTED	JOB No. 1124-1944



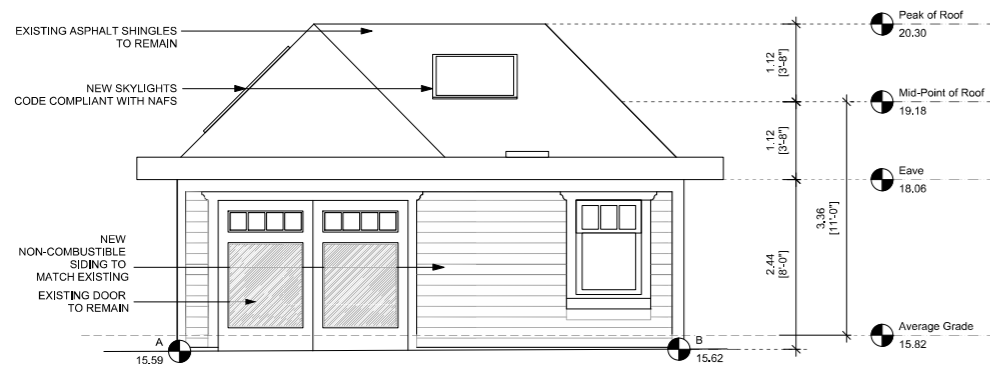
**1 MAIN FLOOR PLAN**  
 Scale: 1:50



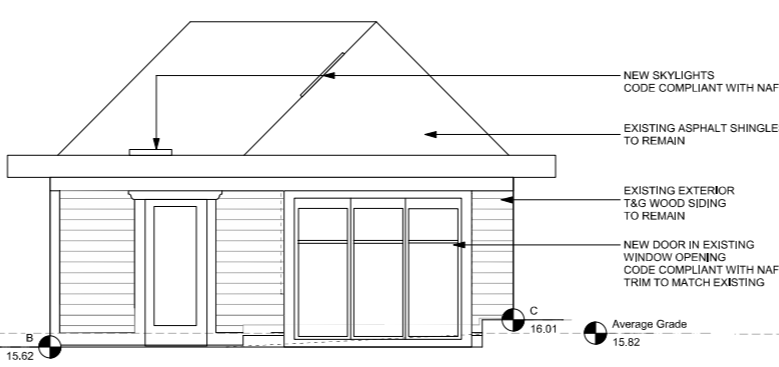
**2 MEZZANINE FLOOR PLAN**  
 Scale: 1:50



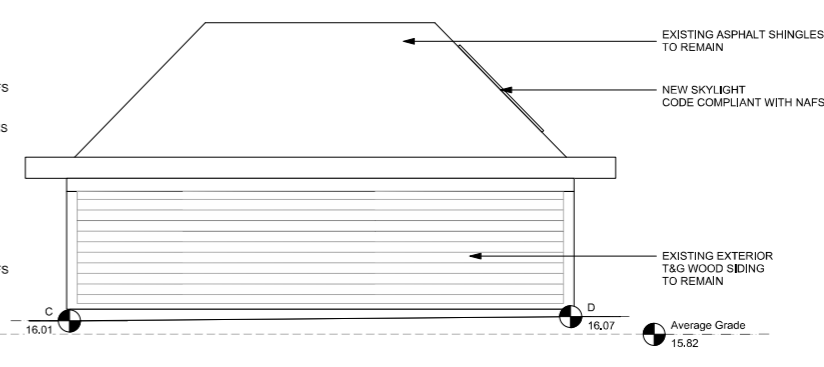
**3 ROOF PLAN**  
 Scale: 1:50



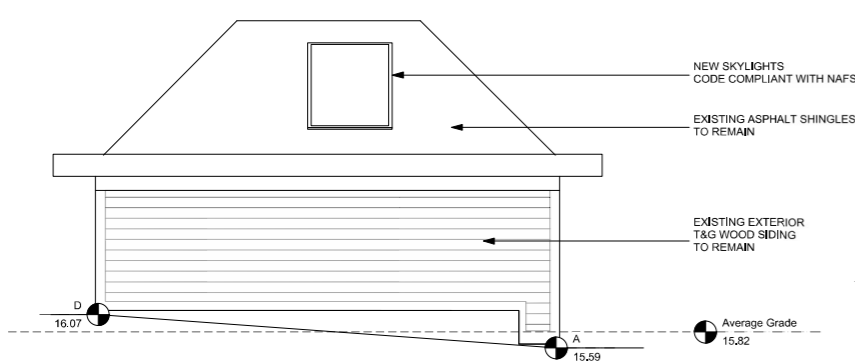
**4 FRONT ELEVATION (NORTH)**  
 Scale: 1:50



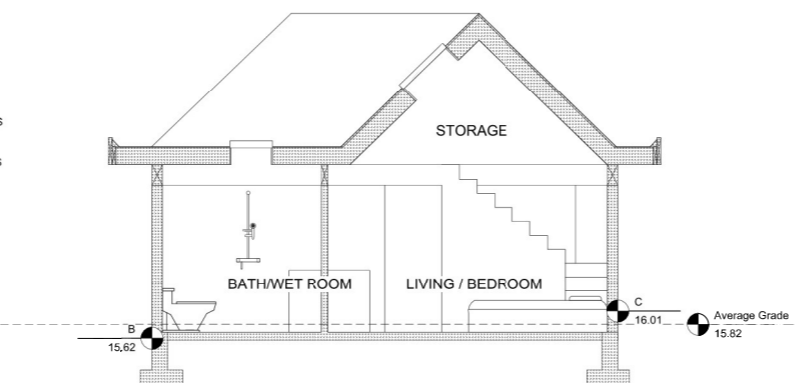
**5 SIDE ELEVATION (WEST)**  
 Scale: 1:50



**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



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



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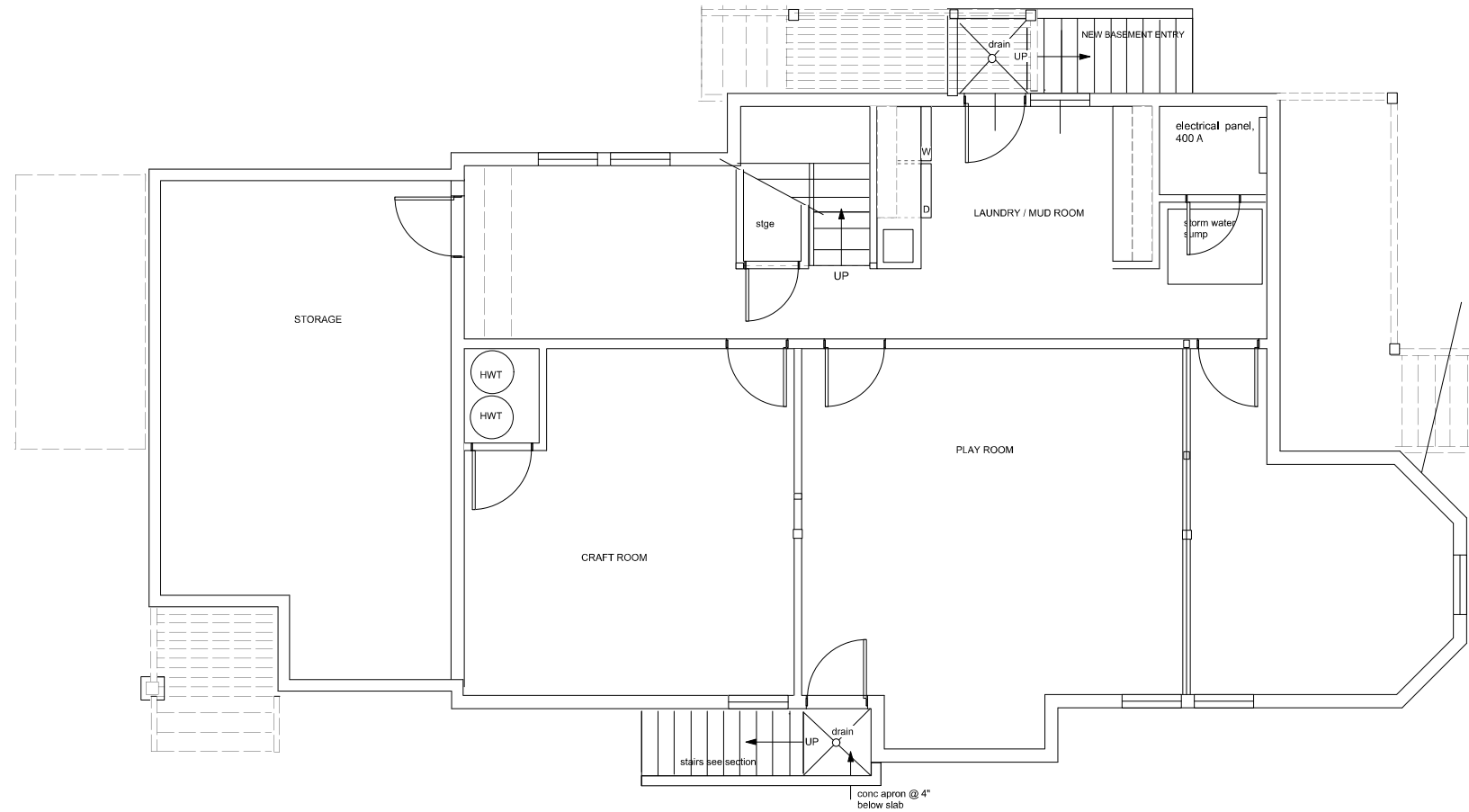
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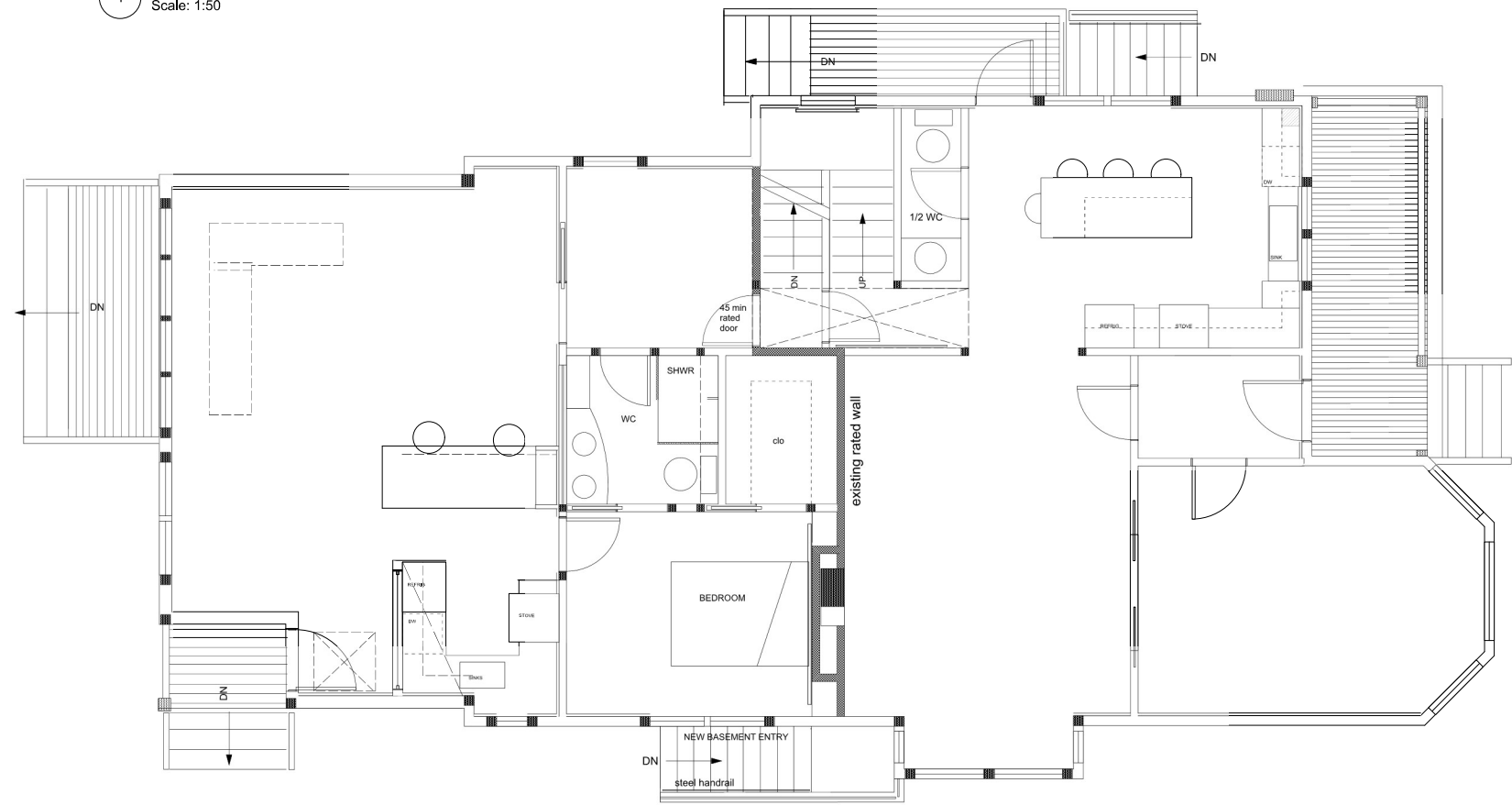
Existing House Floor Plans  
and Average Grade

A-3.0

PLOT DATE June 23, 2021	DRAWN NP
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1 BASEMENT FLOOR PLAN  
Scale: 1:50



2 MAIN FLOOR PLAN  
Scale: 1:50

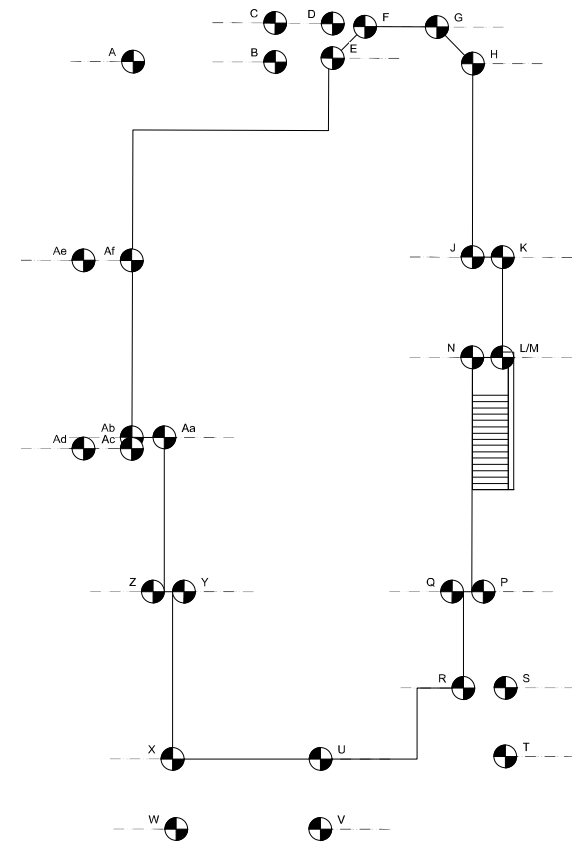
GRADE POINTS

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

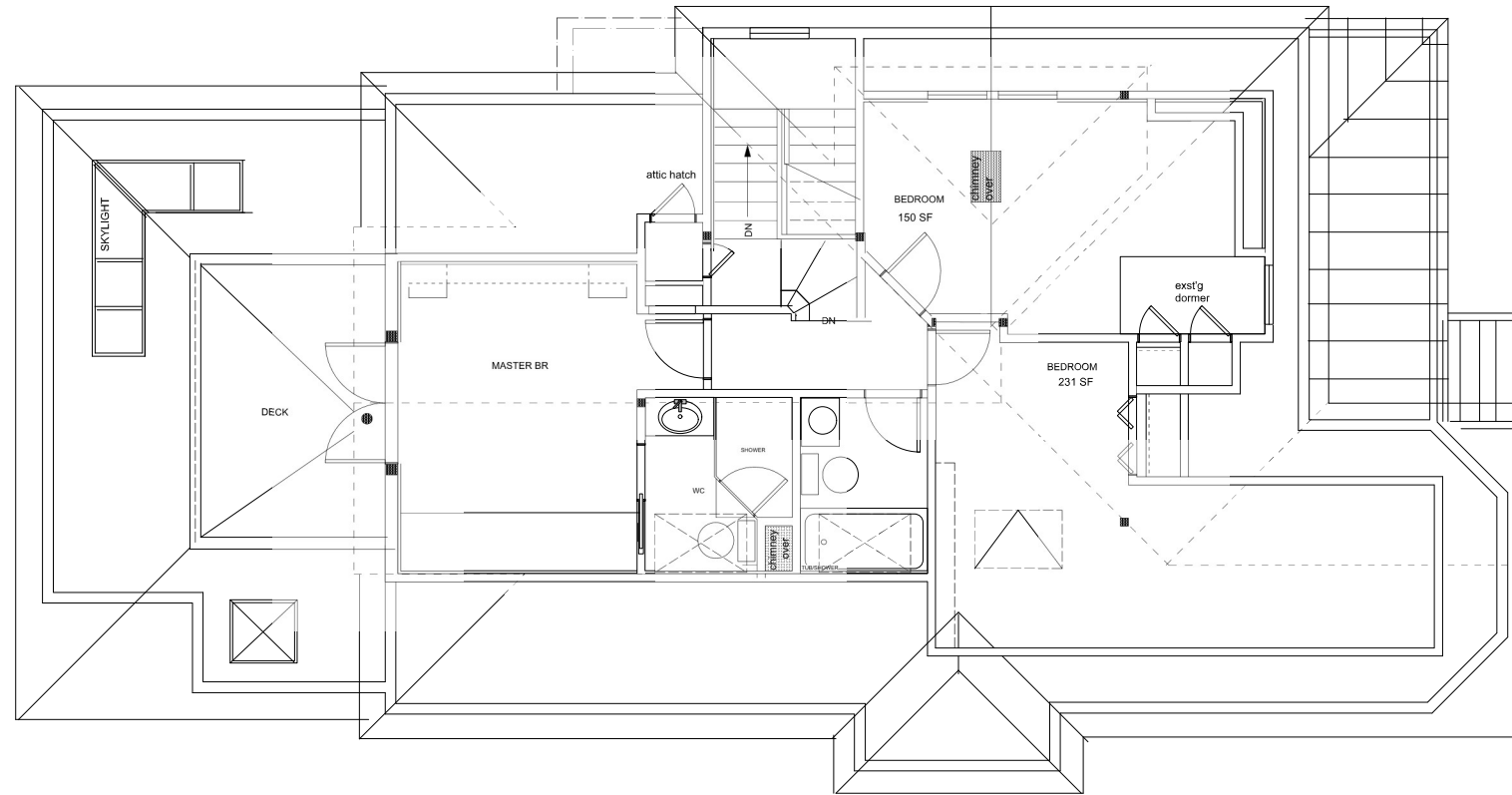
Line	Average Grade	Distance	Totals
AB	15.14	3.97	60.11
BC	14.92	1.9	28.35
CD	14.94	1.61	24.05
DE	14.96	0.96	14.36
EF	15.04	1.43	21.50
FG	15.26	2.01	30.66
GH	15.48	1.43	22.13
HJ	15.71	5.4	84.81
JK	15.86	0.84	13.32
KL	15.74	2.8	44.07
LM	14.71	0	0.00
MN	13.80	0.84	11.59
NP	14.61	6.54	95.55
PQ	15.42	0.24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

AVERAGE GRADE 15.17

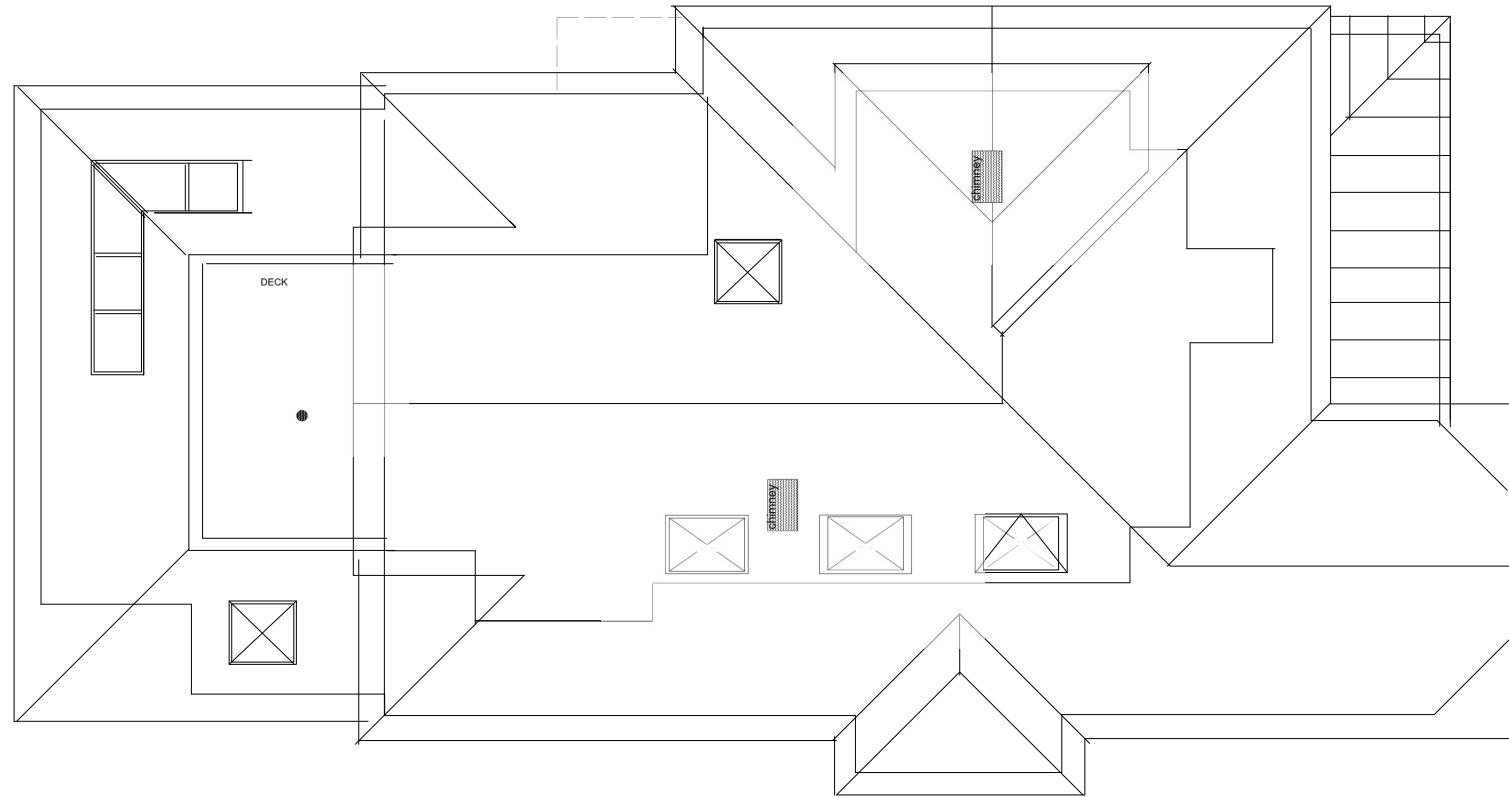


NOTE: EXISTING HOUSE TO REMAIN UNCHANGED. DRAWINGS ARE FOR REFERENCE ONLY FOR REZONING





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

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Existing House Elevations

**A-3.2**

PLOT DATE June 23, 2021	DRAWN NP
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1 FRONT ELEVATION (SOUTH)  
 Scale: 1:50



2 REAR ELEVATION (NORTH)  
 Scale: 1:50



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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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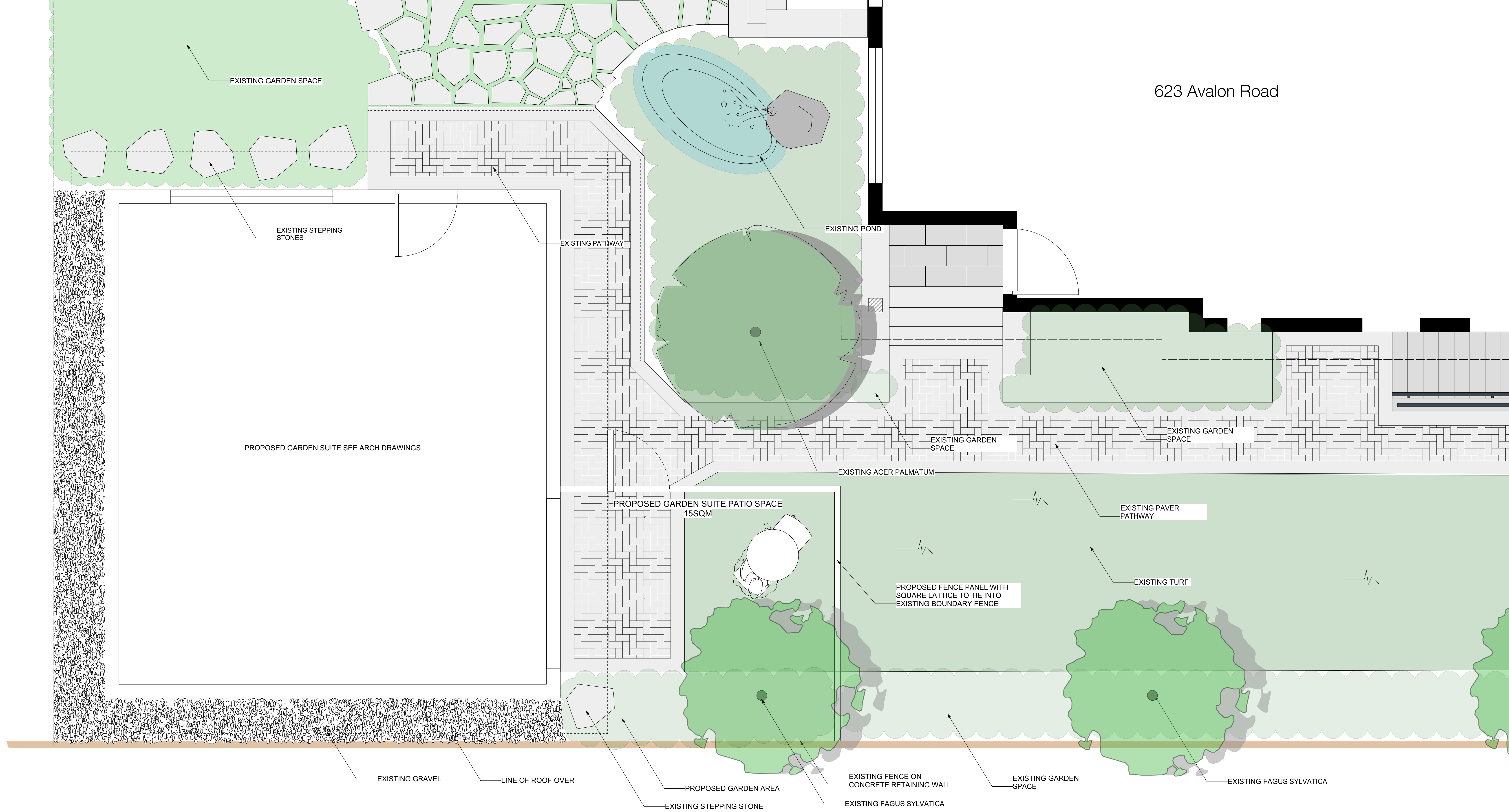
Existing House Elevations

**A-3.3**

PLOT DATE June 23, 2021	DRAWN NP
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623 Avalon Road



**CHRISTIAN BARNARD**  
*land x studio*

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 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** →