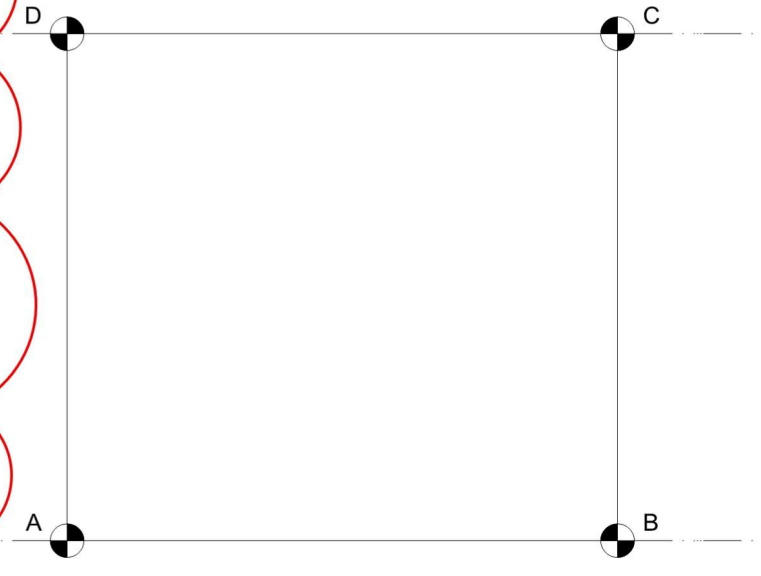




2 CONTEXT
Scale: NTS



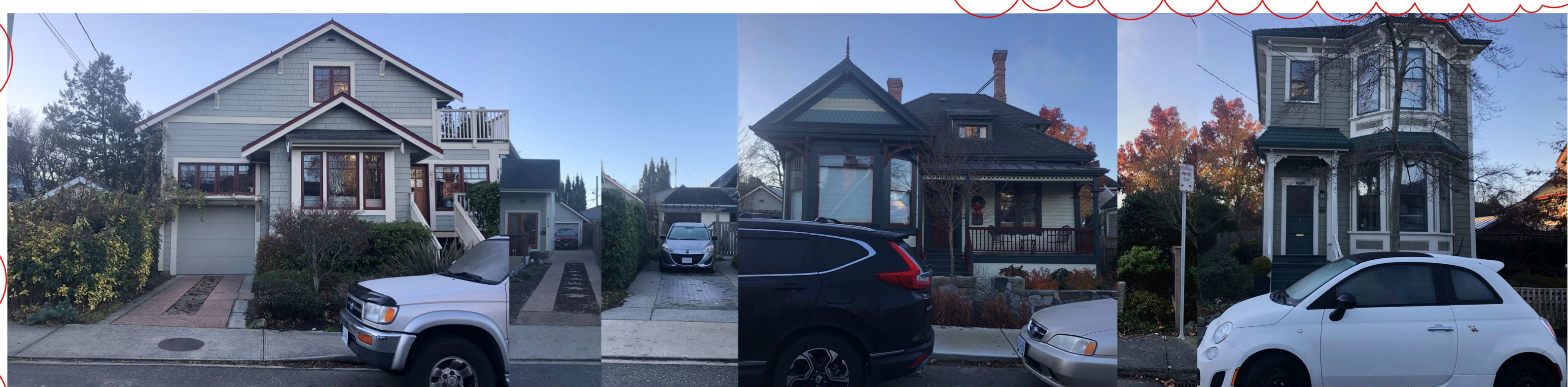
GRADE POINTS

Point	Grade
A	15.59
B	15.62
C	16.01
D	16.07

CALCULATIONS

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
TOTAL	-	27.98	442.71
AVERAGE GRADE			15.82

3 AVERAGE GRADE CALCULATIONS
Scale: 1:100



4 STREETSCAPE AND CONTEXT PHOTOS
Scale: NTS

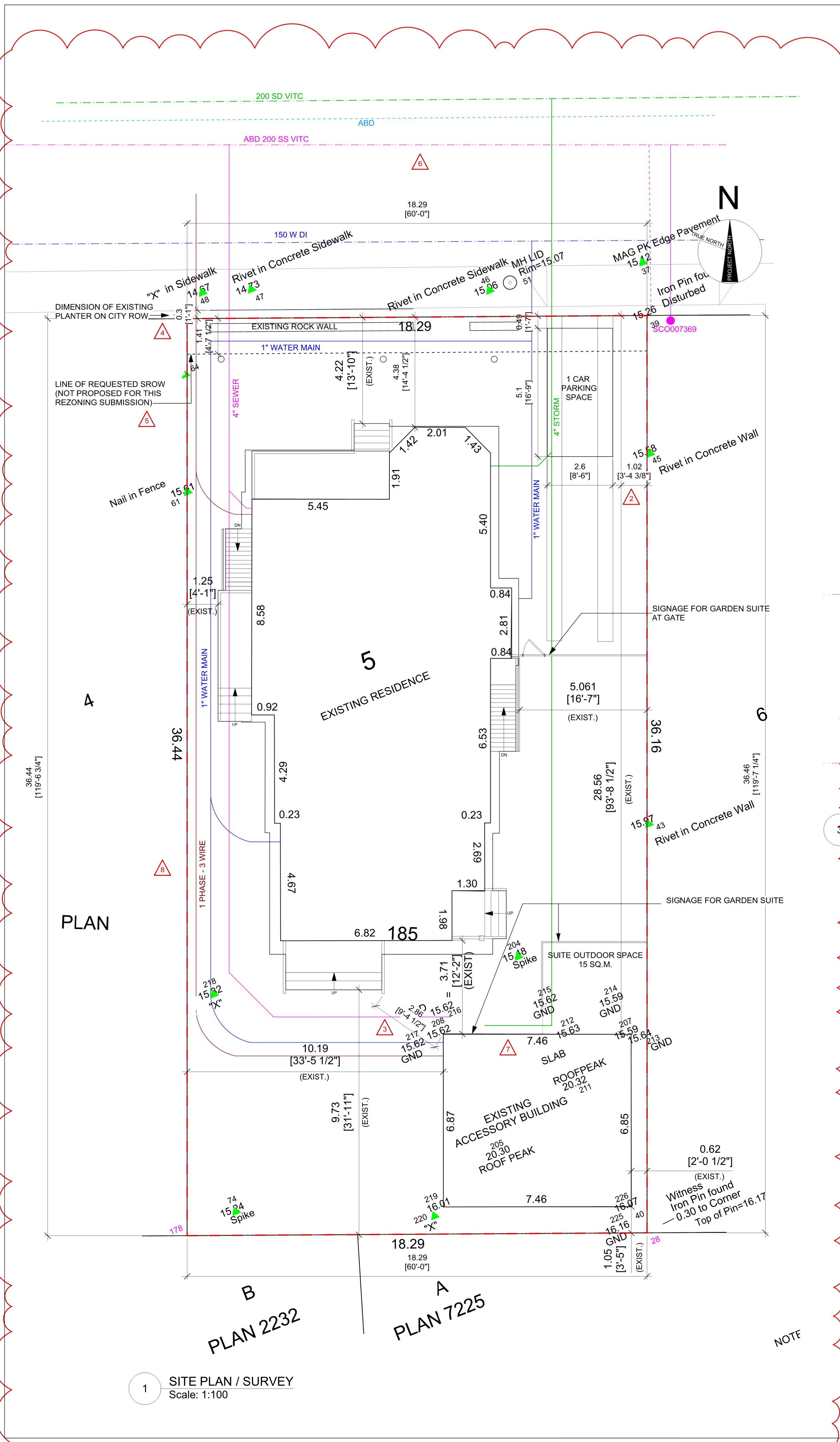
PROJECT INFORMATION

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	555 SQ. M. (minimum)	669 SQ. M.	669 SQ. M.
Main House - Total Floor Area	380 SQ. M. (maximum)	238 SQ. M.	238 SQ. M.
Basement Floor Area *	N/A	155 SQ. M. *	155 SQ. M. *
Main Floor Area	N/A	158 SQ. M.	158 SQ. M.
Upper Floor Area	N/A	80 SQ. M.	80 SQ. M.
Accessory Building - Total Floor Area	56 SQ. M. (Plus Site)	45 SQ. M.	48.3 SQ. M.
Main Floor Area	N/A	45 SQ. M.	45 SQ. M.
Upper Floor Area	N/A	N/A	3.3 SQ. M.
Average Grade - Existing House	N/A	15.17m	UNCHANGED
Average Grade - Garden Suite	N/A	15.82m	UNCHANGED
Floor Space Ratio	0.5 to 1	.42	.43
Total Site Coverage	40%	37.5%	UNCHANGED
Rear Yard Site Coverage	25%	28.1%	UNCHANGED
Open Site Space	30%	56%	UNCHANGED
Open Site Space - Rear Yard	33%	71%	UNCHANGED
Height of Building (Accessory)	4.2M (Plus Site)	3.52M	UNCHANGED
Number of Storeys (Accessory)	1.5	1	1.5
Parking Stalls	2	1	1
Bicycle Parking	N/A	0	2
House Setbacks			
Front Yard	N/A	4.22M	UNCHANGED
Rear Yard	N/A	9.73M	UNCHANGED
Side Yard (EAST)	N/A	5.06M	UNCHANGED
Side Yard (WEST)	N/A	1.25M	UNCHANGED
Combined Side Yards	N/A	6.31M	UNCHANGED
Accessory Building Setbacks			
Front Yard	N/A	28.56M	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

* Exempt from Floor Area



1 SITE PLAN / SURVEY
Scale: 1:100

NOTE

Revisions
 Bubbed areas indicate revisions compared to the previously submitted plans
Received Date: February 15, 2022

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

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ISSUE DATA

No.	DESCRIPTION	DATE	BY
1	SUBMISSION FOR JBNA	21-01-08	NP
2	SUBMISSION FOR CALLUC	21-01-27	NP
3	SUBMISSION FOR REZONING	21-03-31	NP
4	REVISED SUBMISSION FOR REZONING	21-06-23	NP
5	REVISED SUBMISSION FOR REZONING	22-02-15	NP

Project Information and Site Plan

A-1.0

PLOT DATE Feb 15, 2022	DRAWN NP
SCALE AS NOTED	JOB No. 1944



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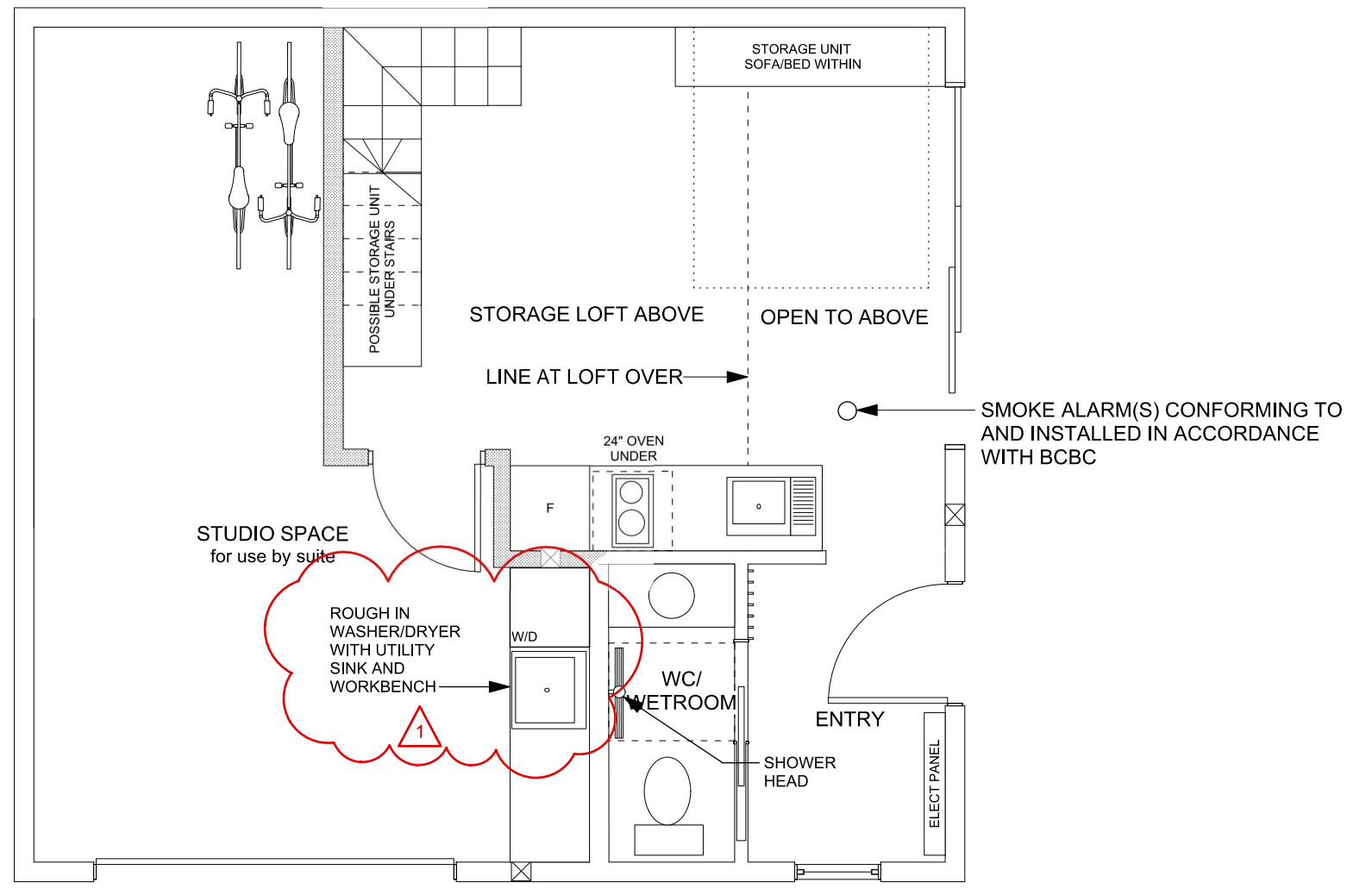
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5	REVISED SUBMISSION FOR REZONING	22-02-15	NP

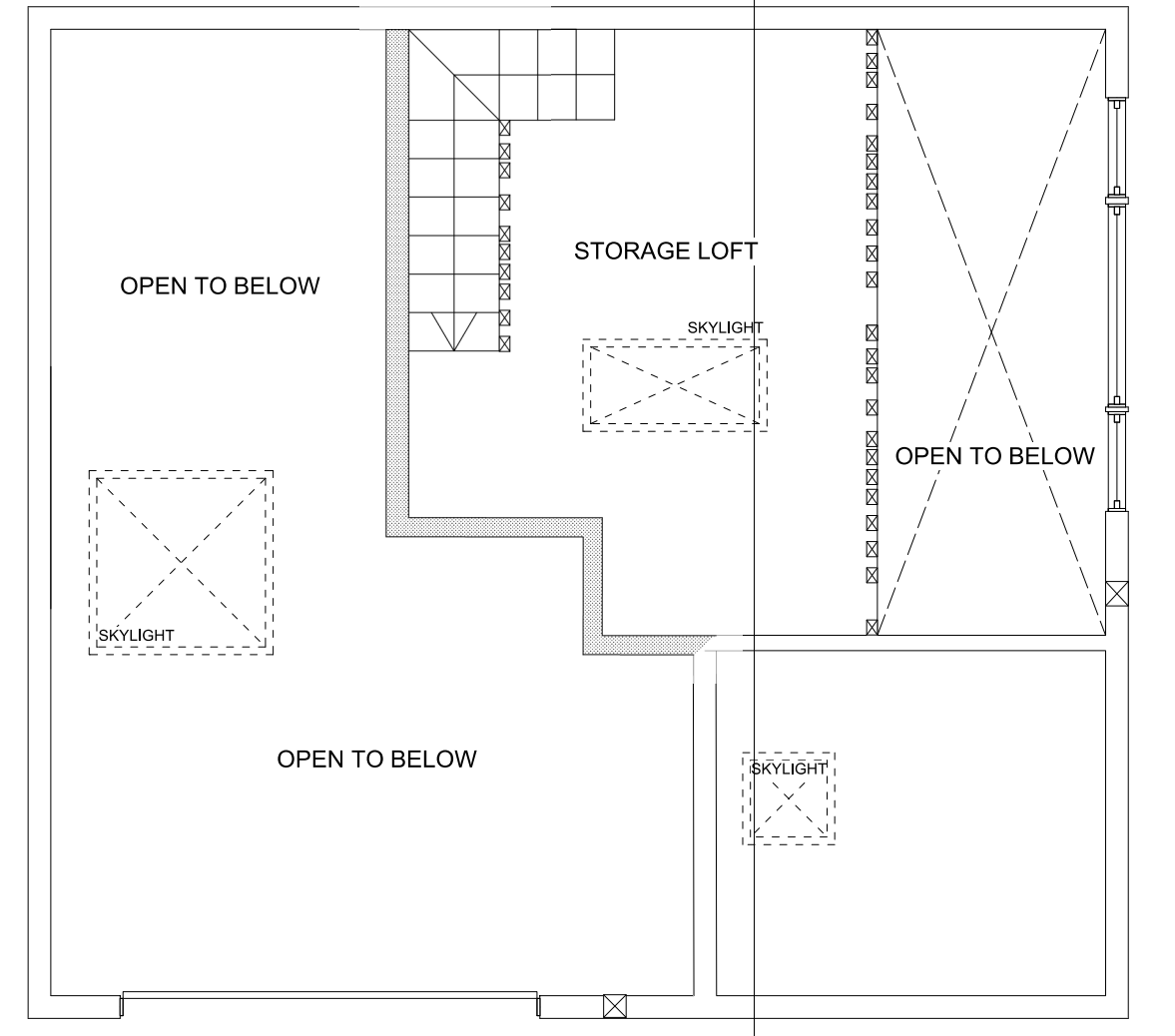
Garden Suite

A-2.0

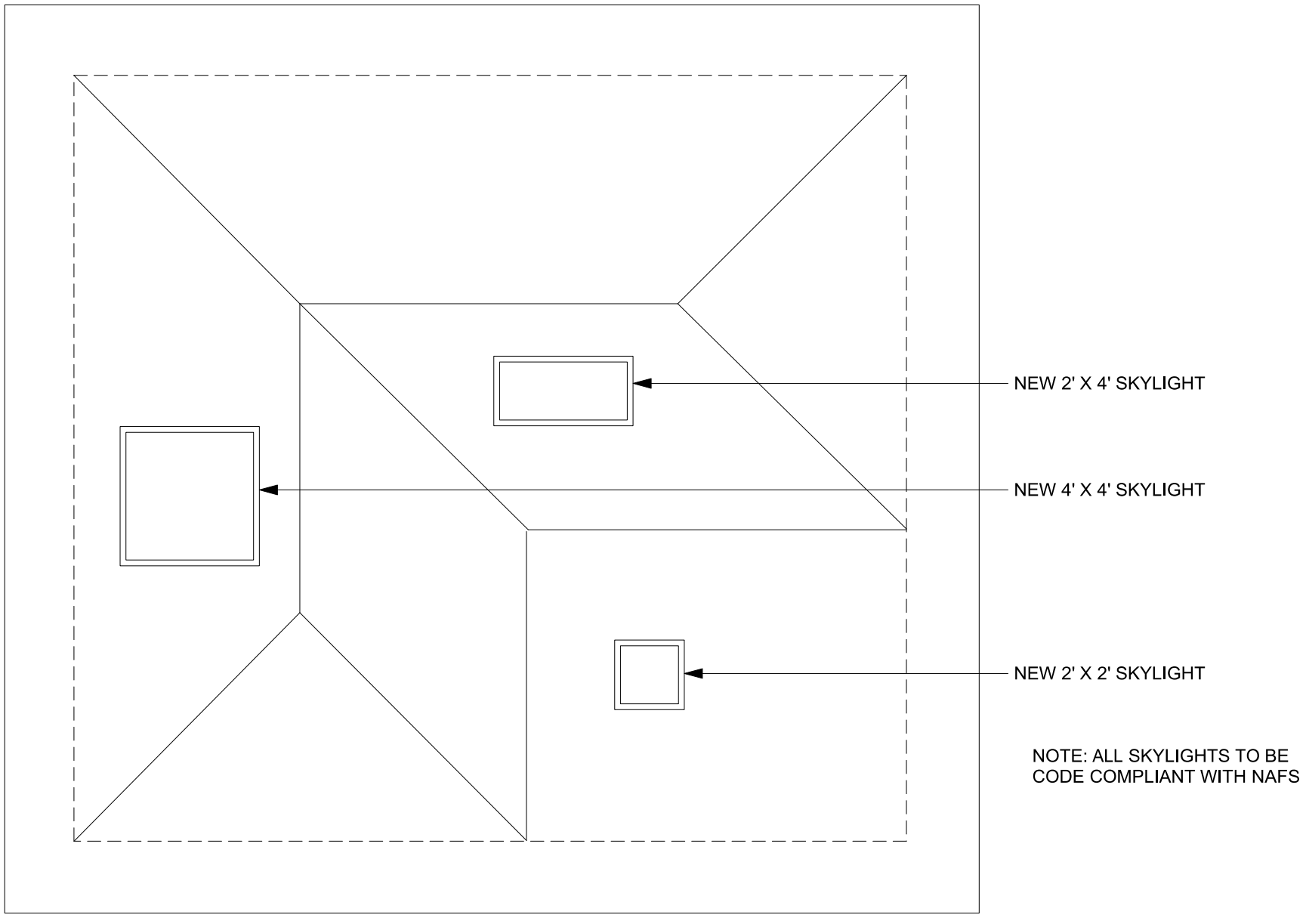
PLOT DATE Feb 15, 2022	DRAWN NP
SCALE AS NOTED	JOB No. 1944



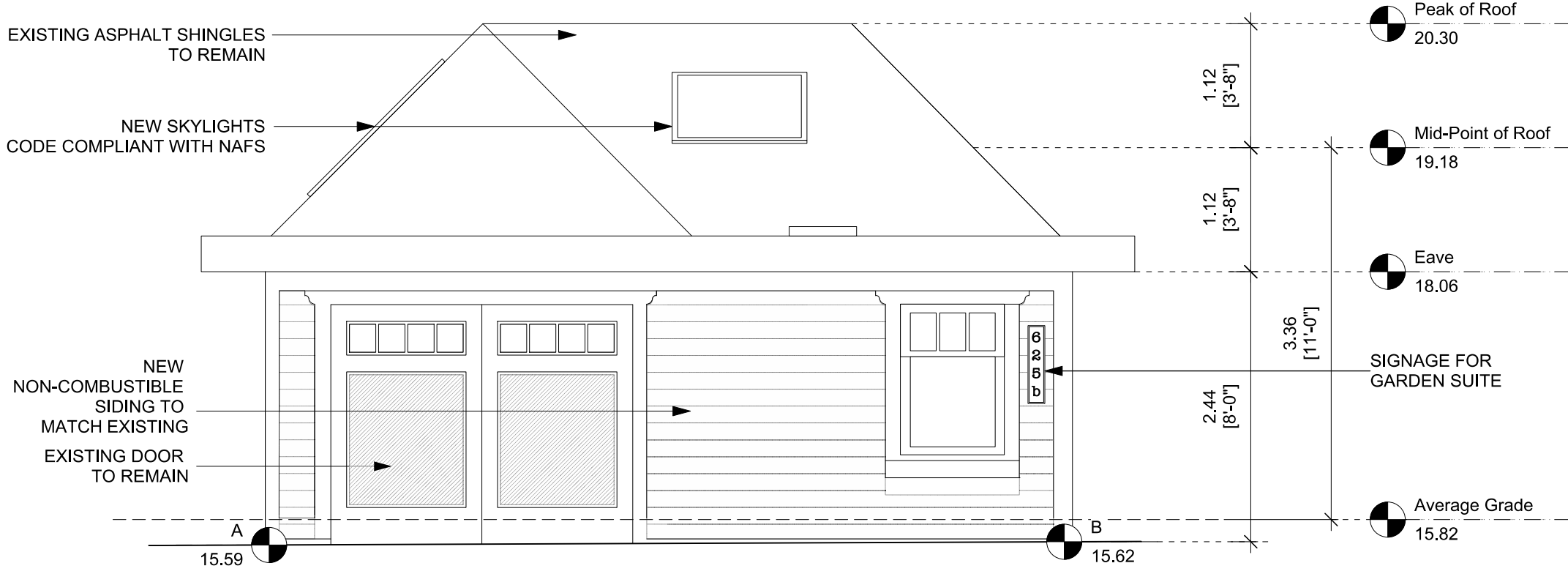
1 MAIN FLOOR PLAN
 Scale: 1:50



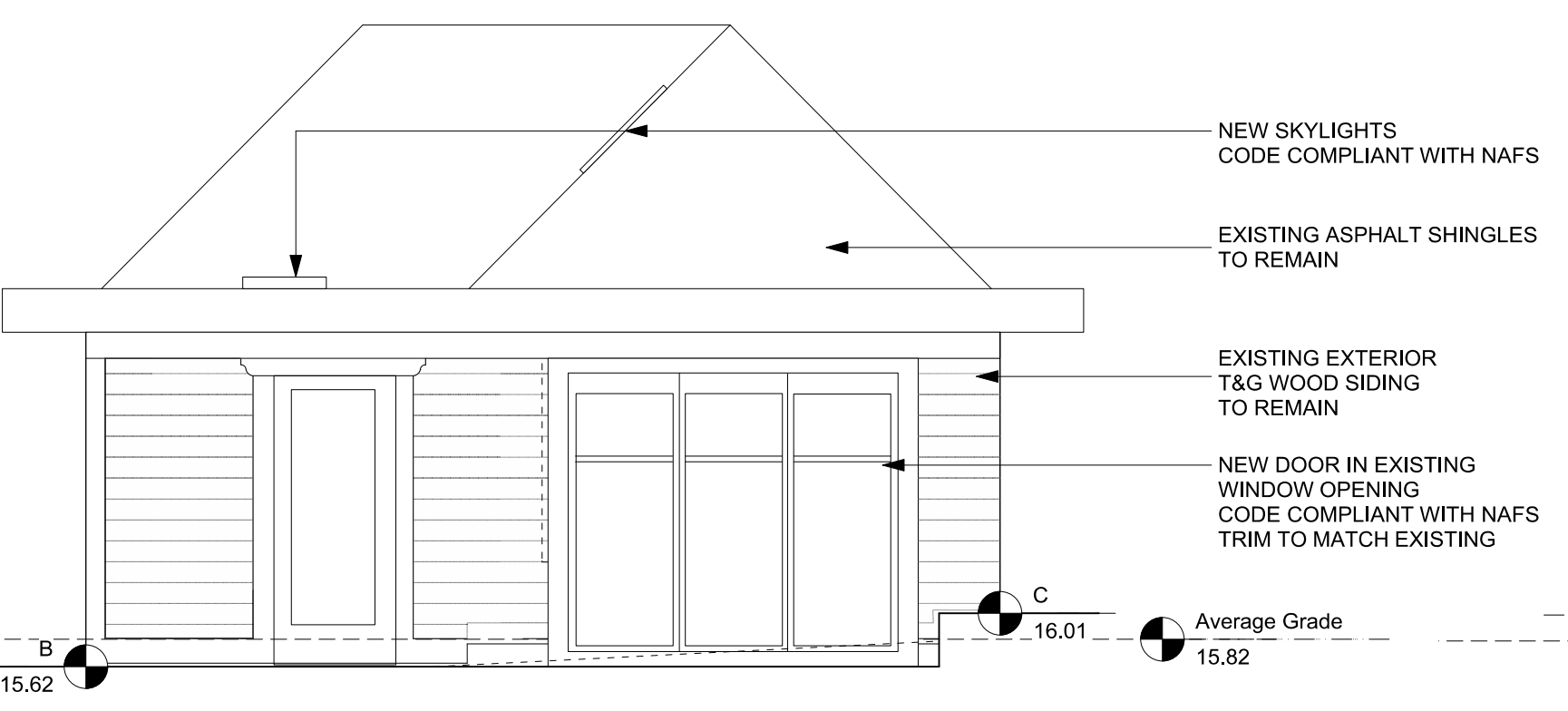
2 MEZZANINE FLOOR PLAN
 Scale: 1:50



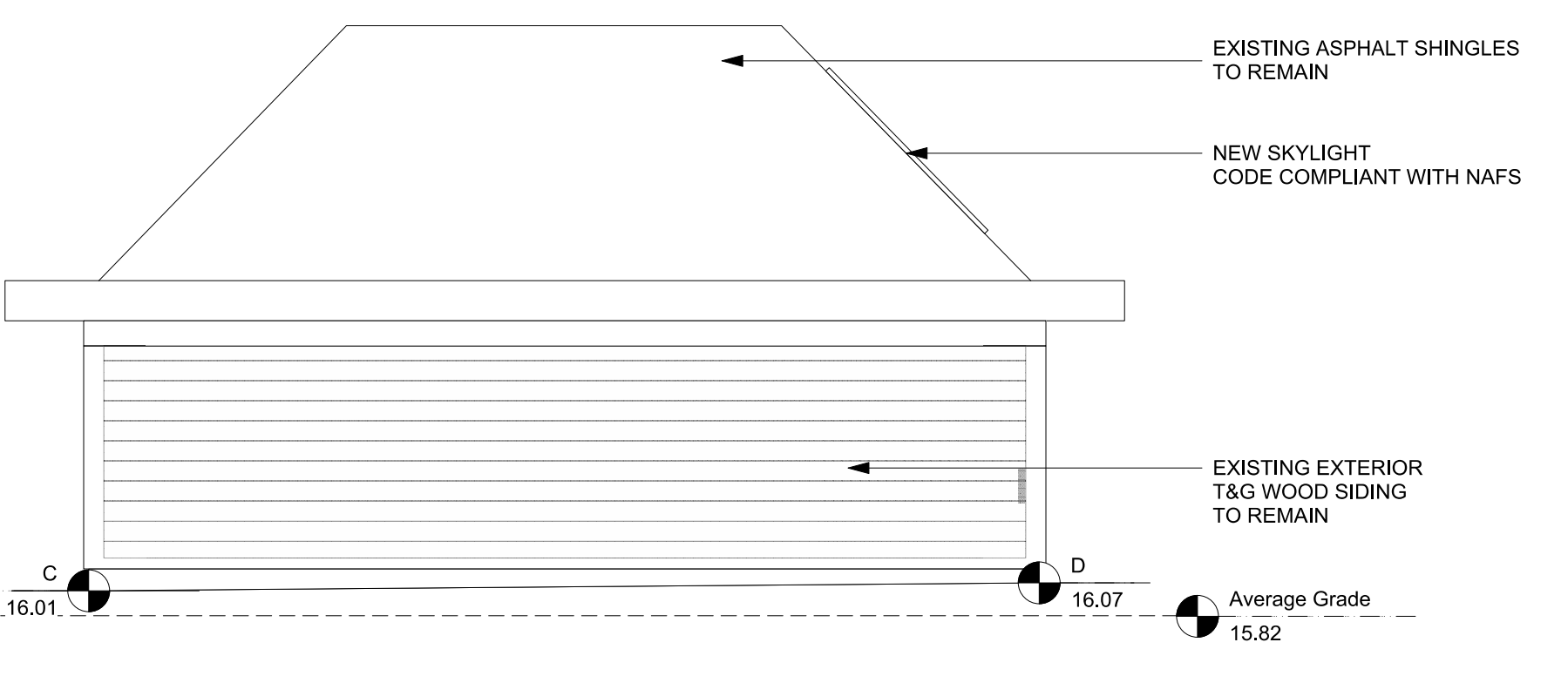
3 ROOF PLAN
 Scale: 1:50



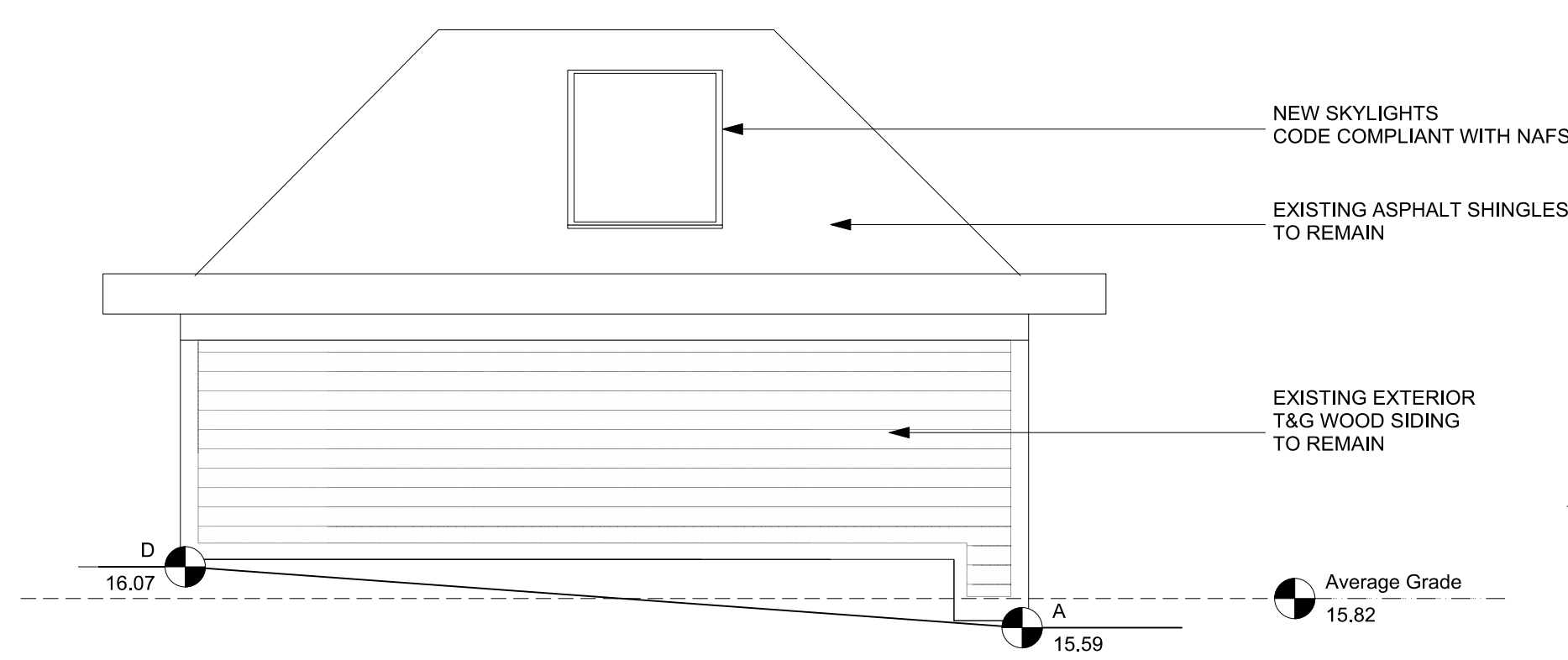
4 FRONT ELEVATION (NORTH)
 Scale: 1:50



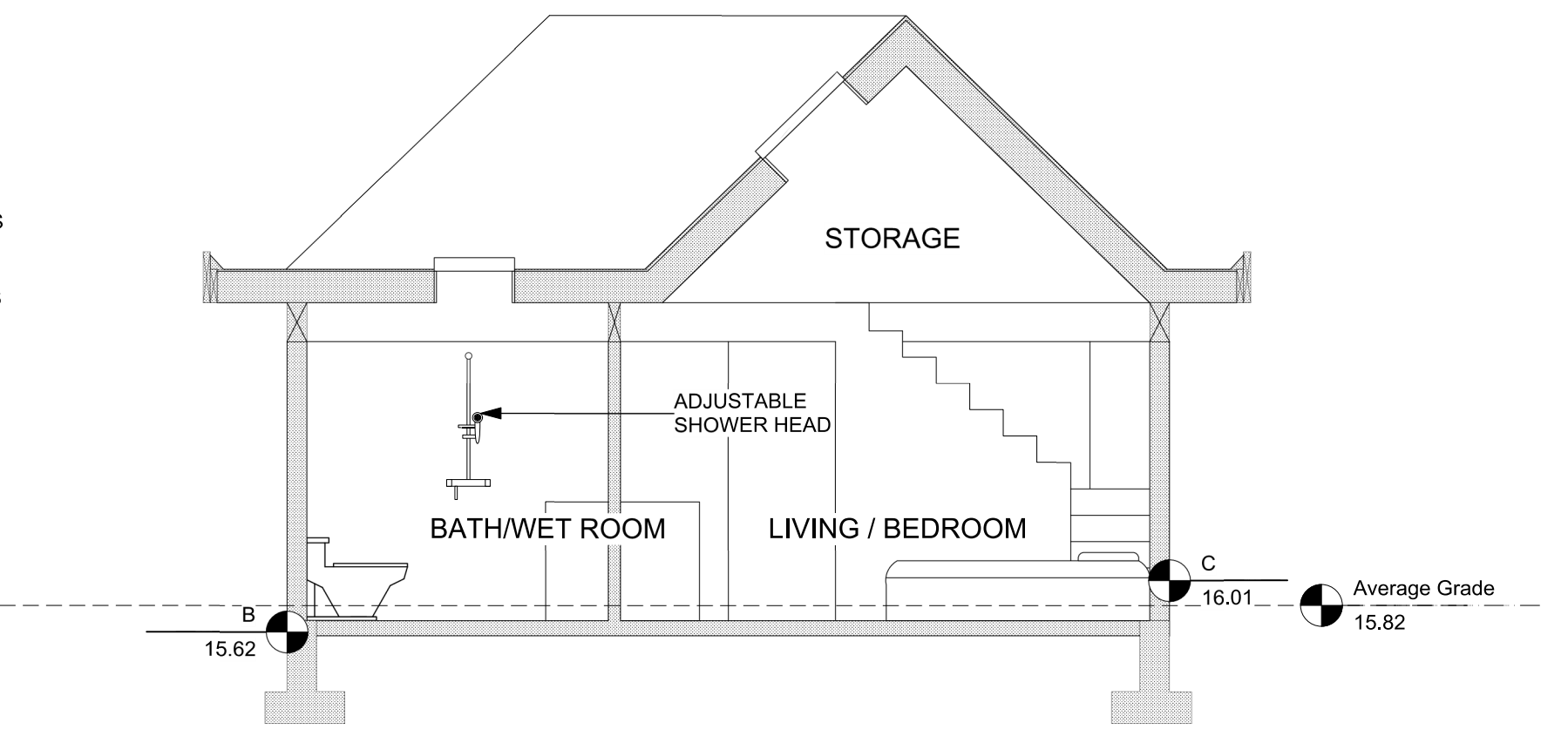
5 SIDE ELEVATION (WEST)
 Scale: 1:50



6 REAR ELEVATION (SOUTH)
 Scale: 1:50

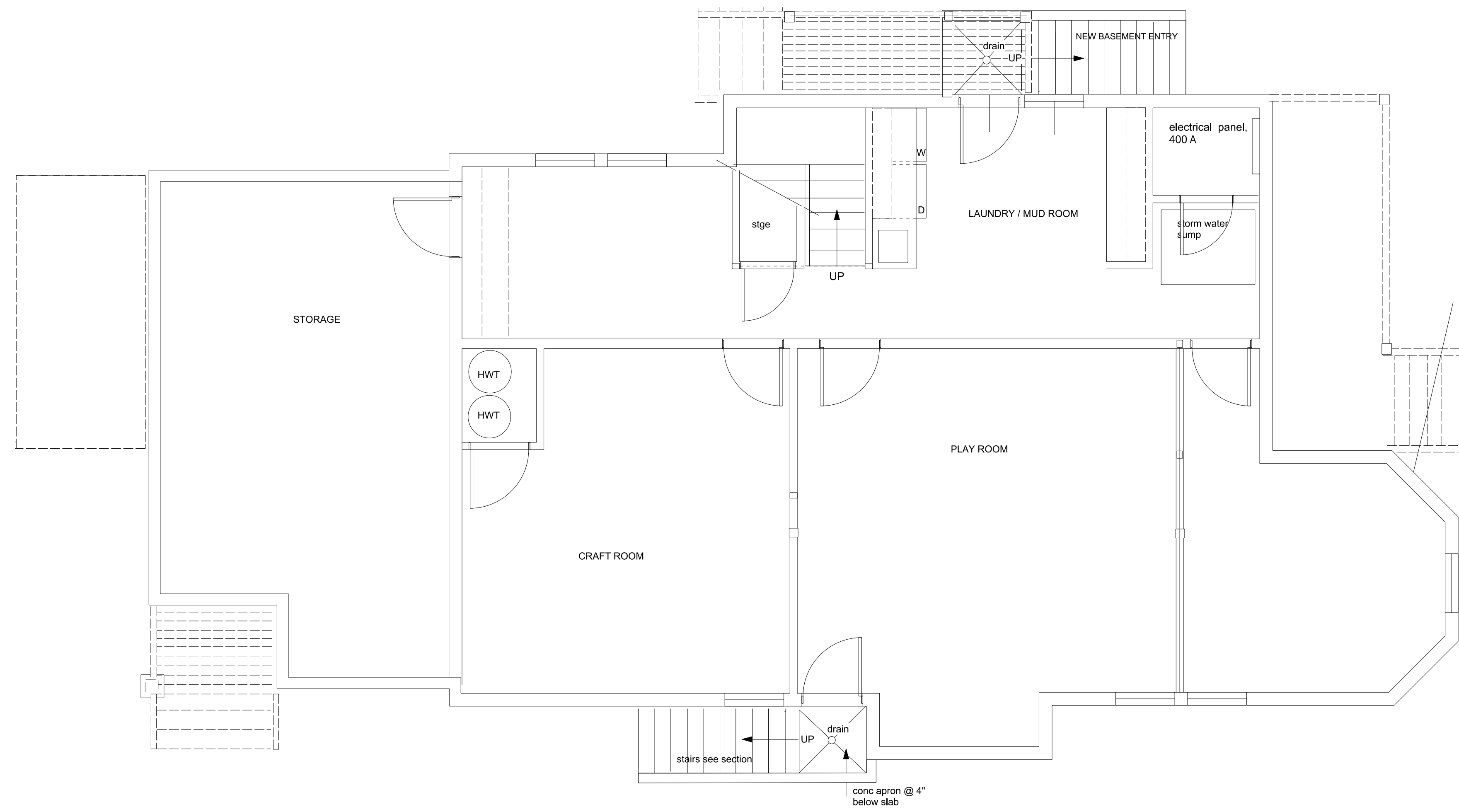


7 SIDE ELEVATION (EAST)
 Scale: 1:50

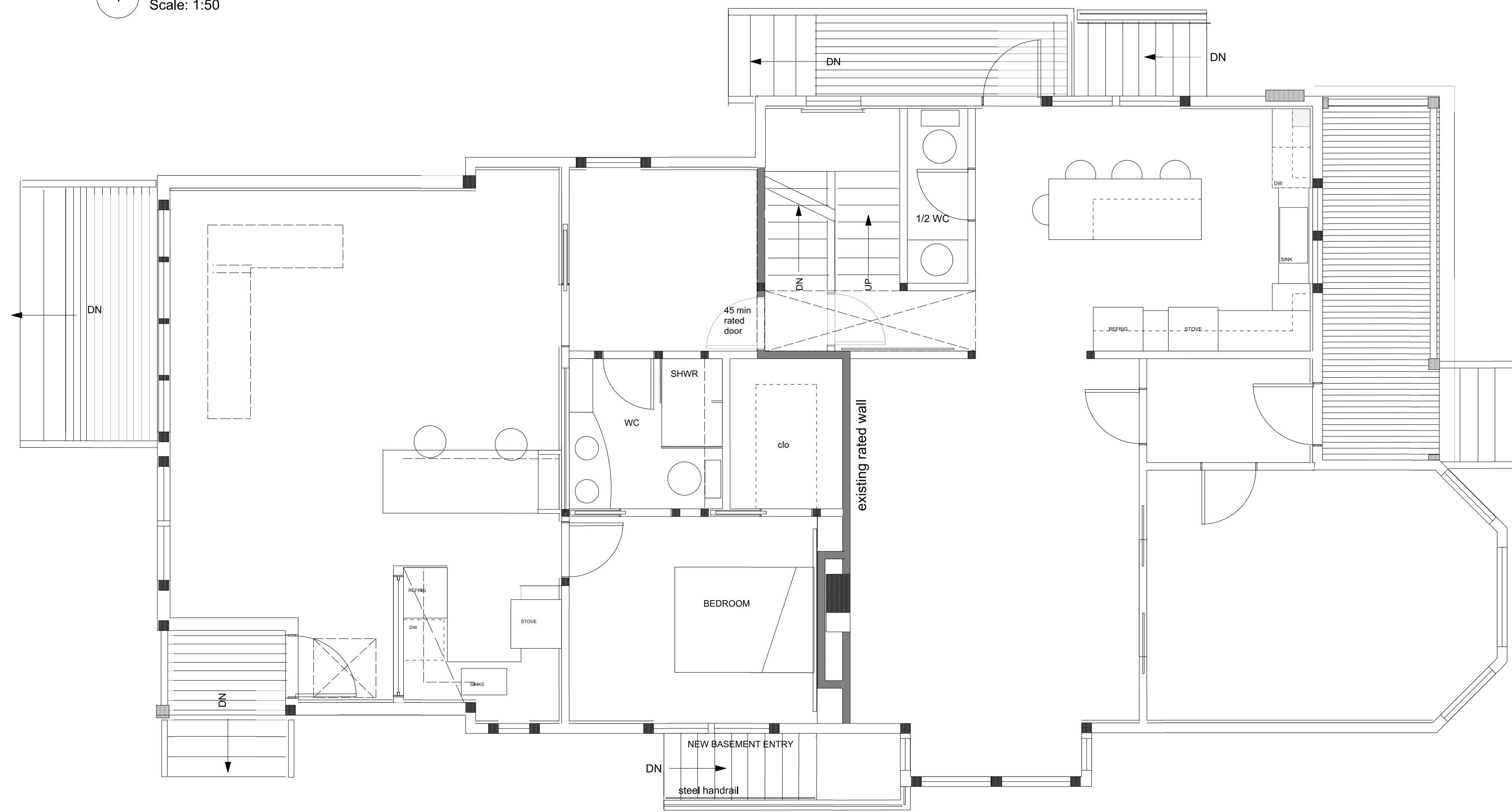


8 SECTION
 Scale: 1:50

NOTE:
 - REPLACEMENT OF CLADDING AND SOFFIT MATERIAL ON NORTH ELEVATION TO NON-COMBUSTIBLE SIDING
 - 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

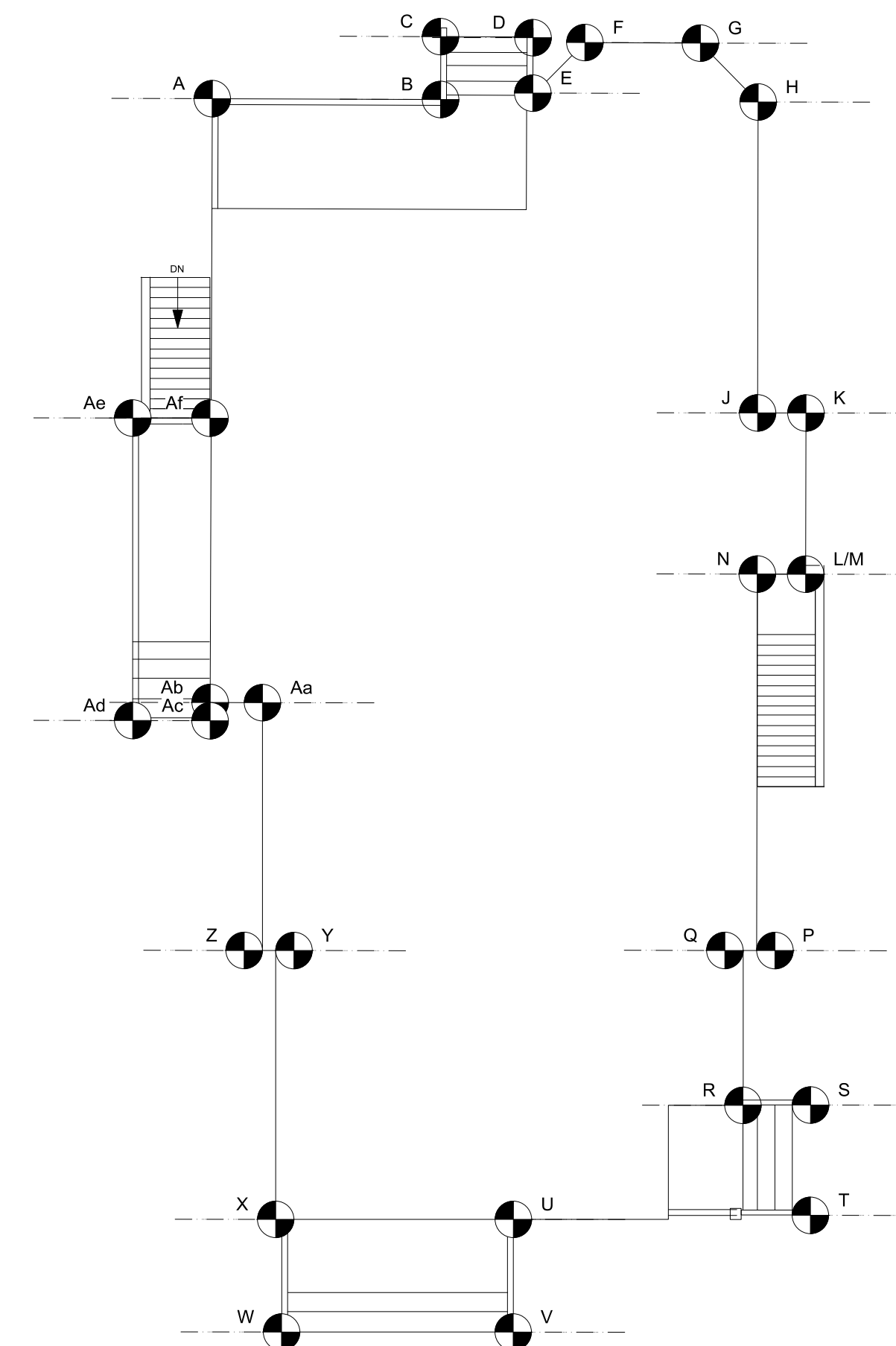
GRADE POINTS

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
TOTAL	-	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



NsqArchitecture Ltd.
2nd Floor - 1124 Fort Street, Victoria, BC, V8V 3K8
p 250.382.3823 e nsqa@nsqa.ca

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



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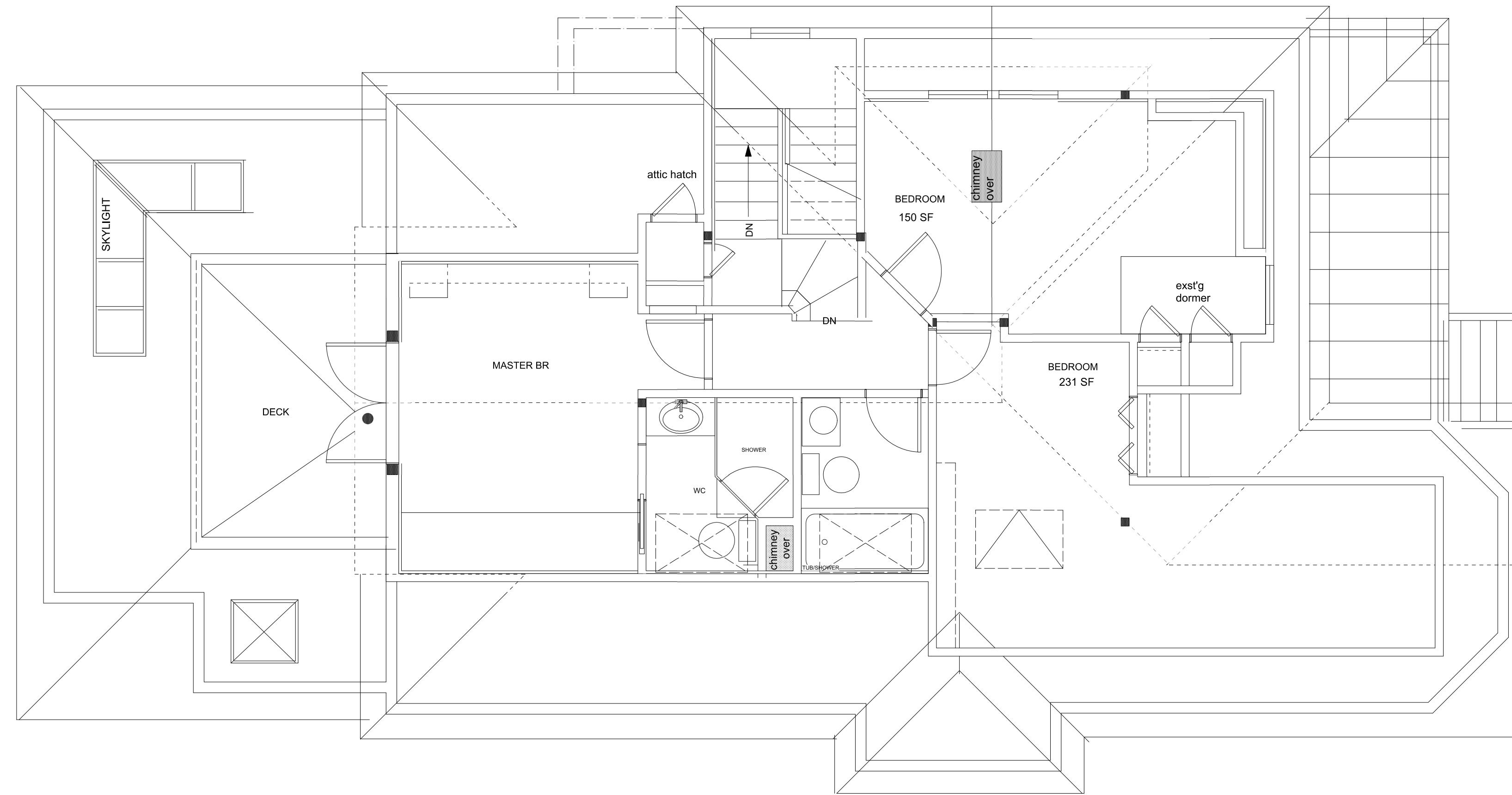
No.	DESCRIPTION	DATE	BY
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5	REVISED SUBMISSION FOR REZONING	22-02-15	NP

Existing House Floor Plans

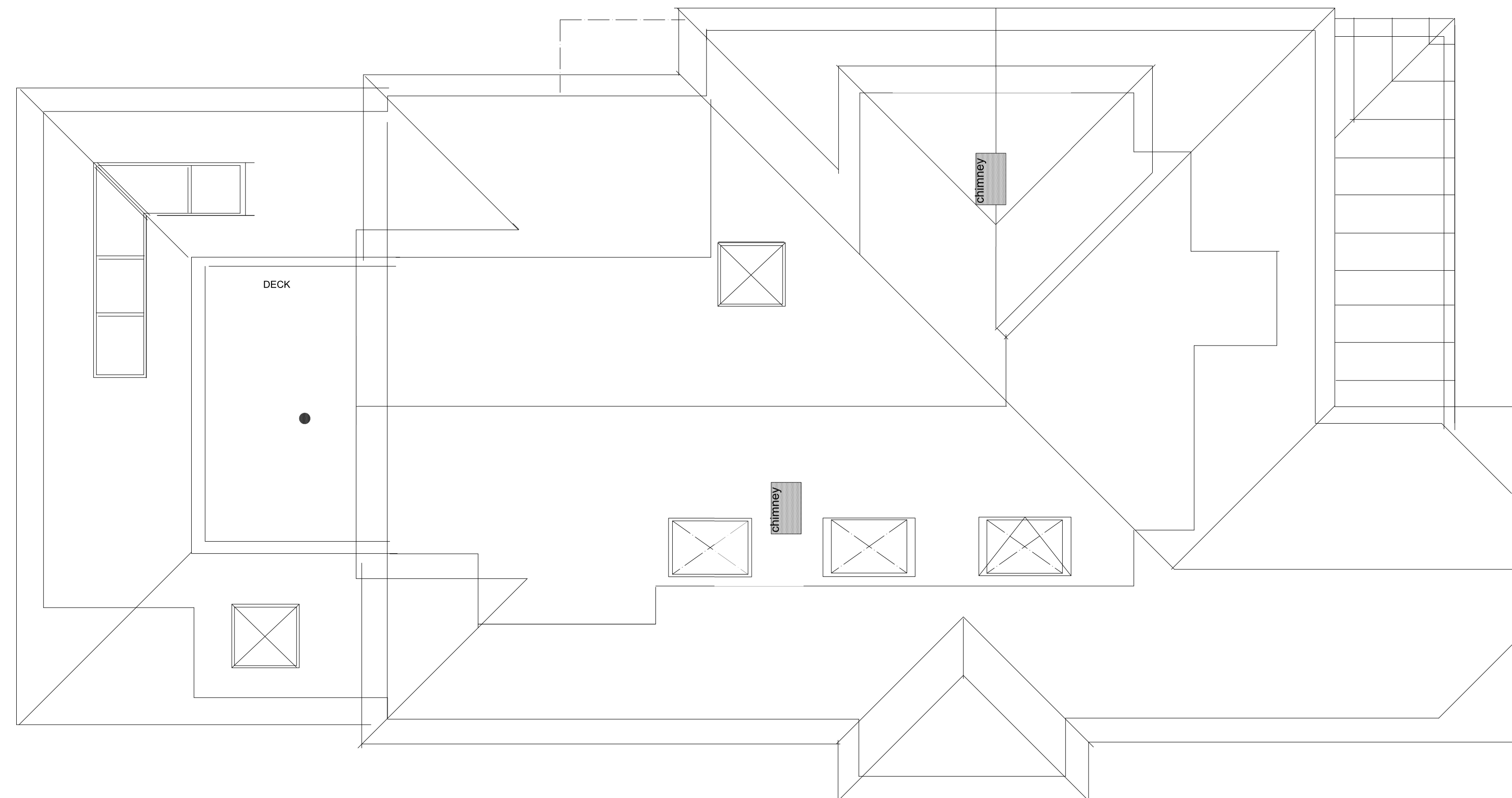
A-3.0

PLOT DATE
Feb 15, 2022
SCALE
AS NOTED

DRAWN
NP
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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5	REVISED SUBMISSION FOR REZONING	22-02-15	NP

Existing House Floor Plans

A-3.1

PLOT DATE Feb 15, 2022	DRAWN NP
SCALE AS NOTED	JOB No. 1944

N

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MCBRIDE GARDEN SUITE
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5	REVISED SUBMISSION FOR REZONING	22-02-15	NP

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

Existing House Elevations

A-3.2

PLOT DATE Feb 15, 2022	DRAWN NP
SCALE AS NOTED	JOB No. 1944



1 FRONT ELEVATION (SOUTH)
Scale: 1:50



2 REAR ELEVATION (NORTH)
Scale: 1:50

N

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5	REVISED SUBMISSION FOR REZONING	22-02-15	NP

Existing House Elevations

A-3.3

PLOT DATE Feb 15, 2022	DRAWN NP
SCALE AS NOTED	JOB No. 1944

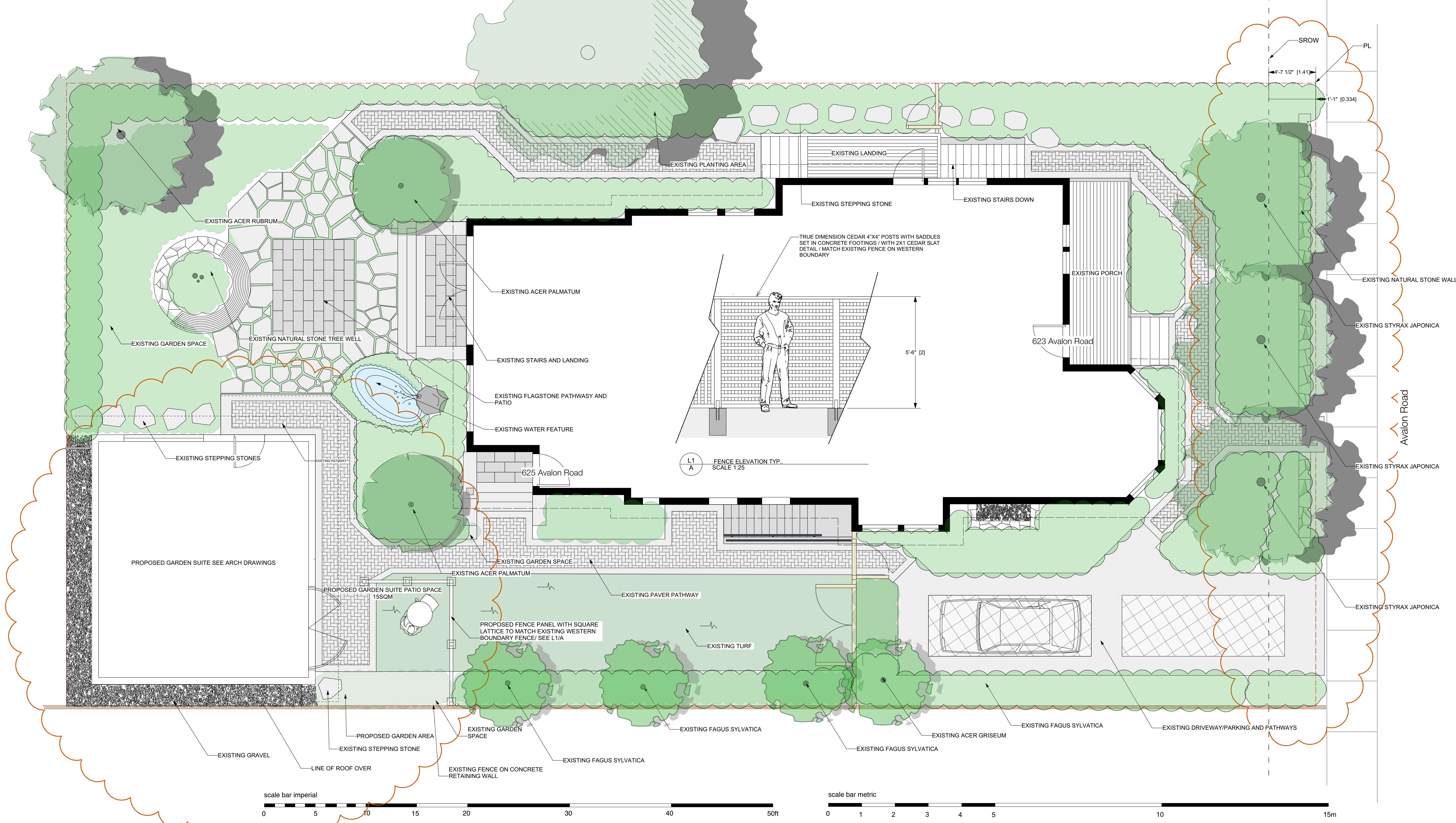


1 SIDE ELEVATION (EAST)
Scale: 1:50



2 SIDE ELEVATION (WEST)
Scale: 1:50

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



CHRISTIAN BARNARD
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 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 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:
 623/625 Avalon Road
 Victoria BC

DATE:
 Jan 10, 2021

SCALE:
 1:50

Drawn By:
 CB

Checked By:
 CB

SHEET TITLE:
 SITE PLAN

L1 →