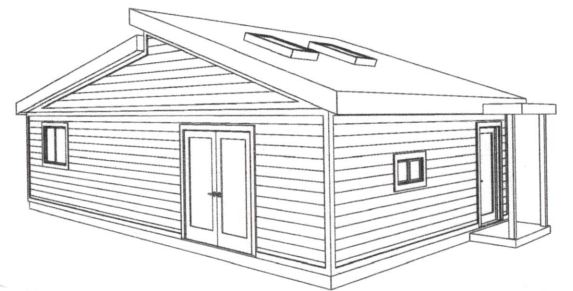
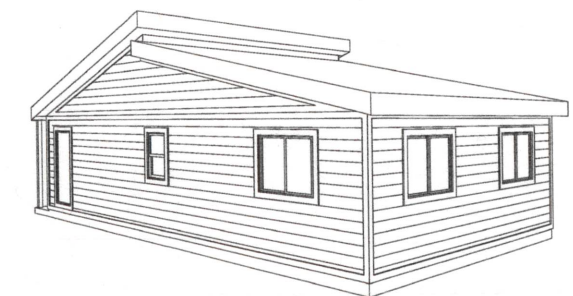




2 SITE PLAN  
GOOGLE MAPS VIEW



3 3D NORTH + WEST ELEVATION  
PERSPECTIVE



4 3D SOUTH + EAST ELEVATION  
PERSPECTIVE

PROJECT ADDRESS

314 Uganda Ave,  
Victoria, BC V9A 5X7.

PARCEL IDENTIFICATION NUMBER

005-972-621

LEGAL DESCRIPTION

LOT 8, BLOCK 3, SECTION 10, ESQUIMALT DISTRICT, PLAN 5484

LICENSED BUILDER

Backyard Bungalows Inc  
300 - 1095 McKenzie Ave  
Victoria, BC V8P 2L5  
250-858-8800  
friends@backyardbungalows.ca  
backyardbungalows.ca

DRAWING LIST

Sheet Name	Sheet Number
Site Plan	A.100
Site Servicing Plan	A.101
Floor Plans	A.200
Building Elevations	A.300
Building Sections	A.400
Landscape Plan	A.600

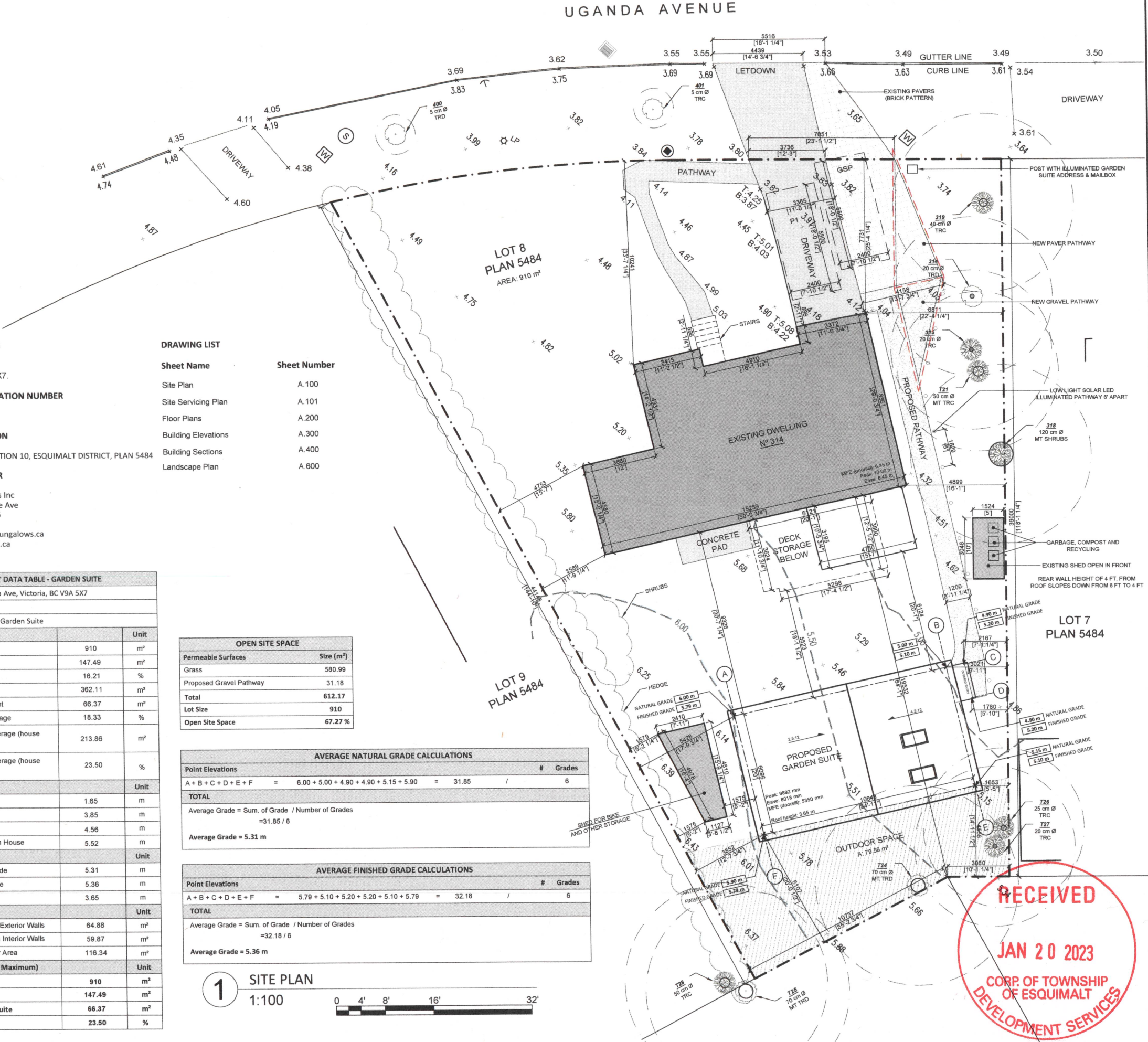
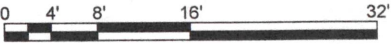
PROJECT DATA TABLE - GARDEN SUITE		
Address: 314 Uganda Ave, Victoria, BC V9A 5X7		
PID: 005-972-621		
Scope of Work: New Garden Suite		
Data Sheet Table:		Unit
Lot Area	910	m <sup>2</sup>
House Footprint	147.49	m <sup>2</sup>
House Coverage	16.21	%
Rear Yard Area	362.11	m <sup>2</sup>
Garden Suite Footprint	66.37	m <sup>2</sup>
Rear Yard Site Coverage	18.33	%
Total Combined Coverage (house and suite)	213.86	m <sup>2</sup>
Total Combined Coverage (house and suite)	23.50	%
Proposed Setbacks:		Unit
North Side Setback	1.65	m
South Side Setback	3.85	m
East Side Setback	4.56	m
Separation from Main House	5.52	m
Height:		Unit
Average Natural Grade	5.31	m
Average Finish Grade	5.36	m
Roof Height	3.65	m
Floor Area:		Unit
Floor Area Including Exterior Walls	64.88	m <sup>2</sup>
Floor Area Excluding Interior Walls	59.87	m <sup>2</sup>
Existing House Floor Area	116.34	m <sup>2</sup>
Site Coverage (30% Maximum)		Unit
Lot Area	910	m <sup>2</sup>
Existing House	147.49	m <sup>2</sup>
Proposed Garden Suite	66.37	m <sup>2</sup>
Site coverage	23.50	%

OPEN SITE SPACE	
Permeable Surfaces	Size (m <sup>2</sup> )
Grass	580.99
Proposed Gravel Pathway	31.18
Total	612.17
Lot Size	910
Open Site Space	67.27 %

AVERAGE NATURAL GRADE CALCULATIONS		
Point Elevations		# Grades
A + B + C + D + E + F	= 6.00 + 5.00 + 4.90 + 4.90 + 5.15 + 5.90	= 31.85 / 6
TOTAL		
Average Grade = Sum. of Grade / Number of Grades	= 31.85 / 6	
Average Grade = 5.31 m		

AVERAGE FINISHED GRADE CALCULATIONS		
Point Elevations		# Grades
A + B + C + D + E + F	= 5.79 + 5.10 + 5.20 + 5.20 + 5.10 + 5.79	= 32.18 / 6
TOTAL		
Average Grade = Sum. of Grade / Number of Grades	= 32.18 / 6	
Average Grade = 5.36 m		

1 SITE PLAN  
1:100



300 - 1095 McKenzie Ave  
Victoria, BC V8P 2L5  
1.250.858.8800

Seal:

True North:

Notes:

All work to conform to requirements of applicable building codes and requirements of authority having jurisdiction (AHJ).

Verify all dimensions on site.

Interior walls dimensioned from gridline to finished face of wall.

Exterior walls dimensioned from gridline to struct. Sheeting/Stud.

All structural elements (Beams, joists, foundation walls and footings, etc.) to be sized by a structural engineer as required.

This drawing package and design are copyright Backyard Bungalows Inc.

Project Name:

Uganda Ave  
Garden Suite

Project Description:

Garden Suite

Project Number:

723

Civic Address:

314 Uganda Avenue  
Victoria, BC V9A 5X7

Issue:

Dev. Permit App.

Title:

SITE PLAN

Revision:

Sheet:

A.100



Seal:

Notes:

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Verify all dimensions on site.

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Exterior walls dimensioned from gridline to struct. Sheeting/Stud.

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Project Name:  
Uganda Ave  
Garden Suite

Project Description:

Garden Suite

Project Number:  
723

Civic Address:  
314 Uganda Avenue  
Victoria, BC V9A 5X7

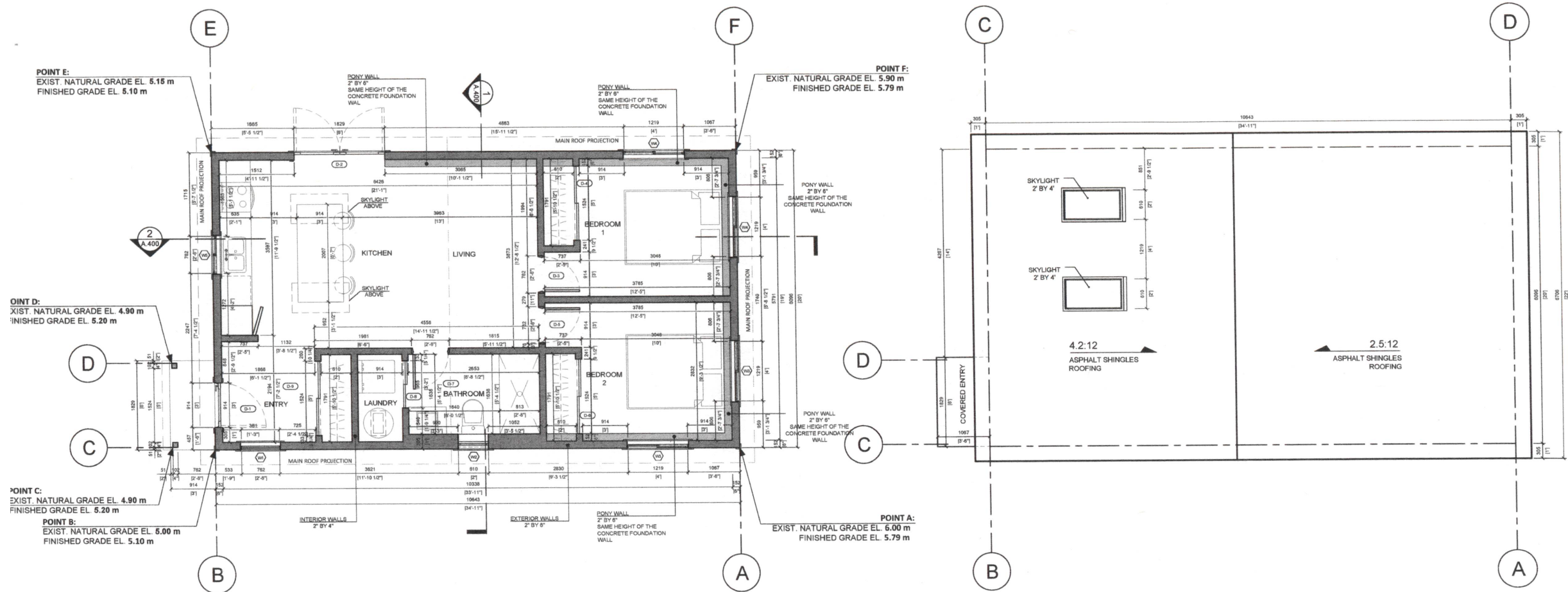
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Dev. Permit App.

Title:  
FLOOR PLANS

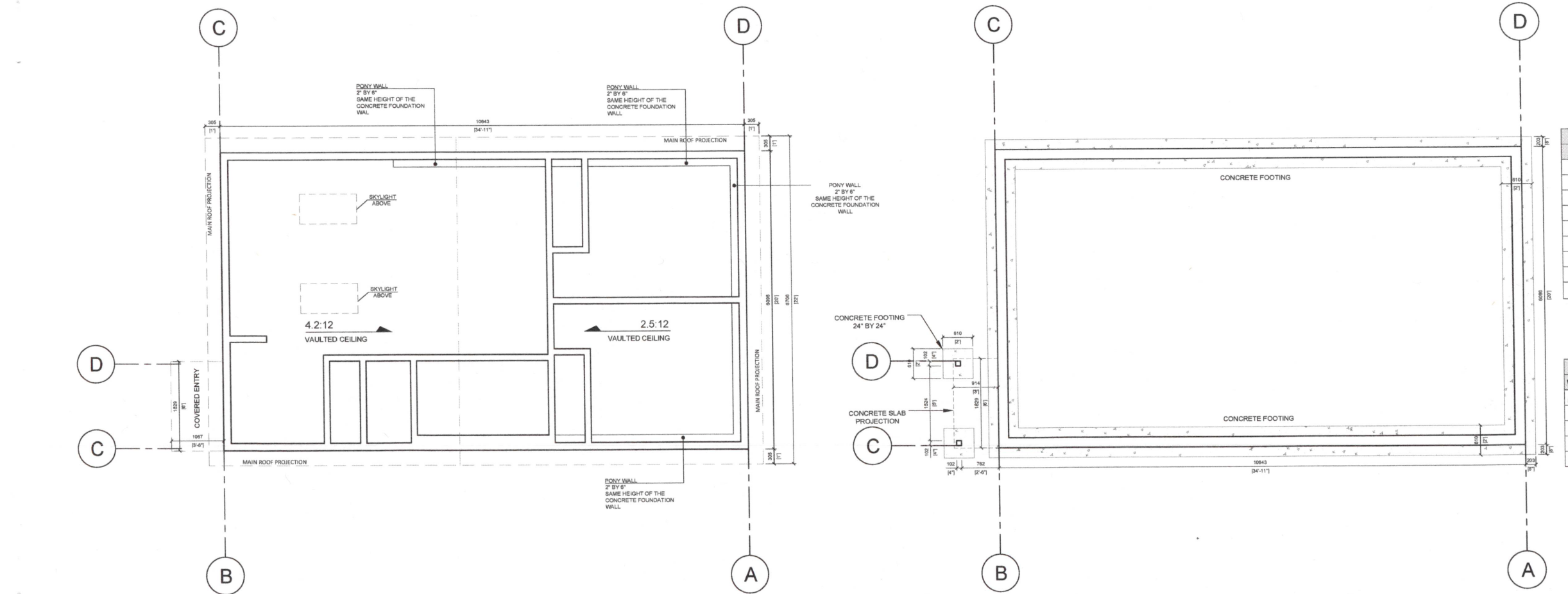
Revision:

Sheet:

A.200



1 MAIN FLOOR PLAN  
1:50 (1/4" = 1' - 0")



DOORS DETAIL				
DOORS SCHEDULE	WIDTH	HEIGHT	LOCATION	TYPE
D-1	36"	6' - 8"	ENTRY	SWING
D-2	72"	6' - 8"	PATIO	SWING
D-3	30"	6' - 8"	BEDROOM 1	SWING
D-4	60"	6' - 8"	BEDROOM CLOSET 1	SLIDING
D-5	30"	6' - 8"	BEDROOM 2	SWING
D-6	60"	6' - 8"	BEDROOM CLOSET 2	SLIDING
D-7	30"	6' - 8"	BATHROOM	SWING
D-8	38"	6' - 8"	LAUNDRY	SLIDING
D-9	60"	6' - 8"	ENTRY CLOSET	SLIDING

WINDOWS DETAIL				
WINDOWS SCHEDULE	WIDTH	HEIGHT	LOCATION	TYPE
W-1 (x1)	2' - 6"	6' - 0"	ENTRY	FIXED
W-2 (x1)	2' - 0"	3' - 0"	BATHROOM	HANGING
W-3 (x2)	4' - 0"	3' - 0"	BEDROOM 2	SLIDING
W-4 (x2)	4' - 0"	3' - 0"	BEDROOM 1	SLIDING
W-5 (x1)	2' - 6"	1' - 3"	KITCHEN	SLIDING





Seal:

Notes:

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Verify all dimensions on site.

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Exterior walls dimensioned from gridline to struct. Sheathing/Stud.

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Project Name:  
Uganda Ave  
Garden Suite

Project Description:

Garden Suite

Project Number:

723

Civic Address:

314 Uganda Avenue  
Victoria, BC V9A 5X7

Issue:

Dev. Permit App.

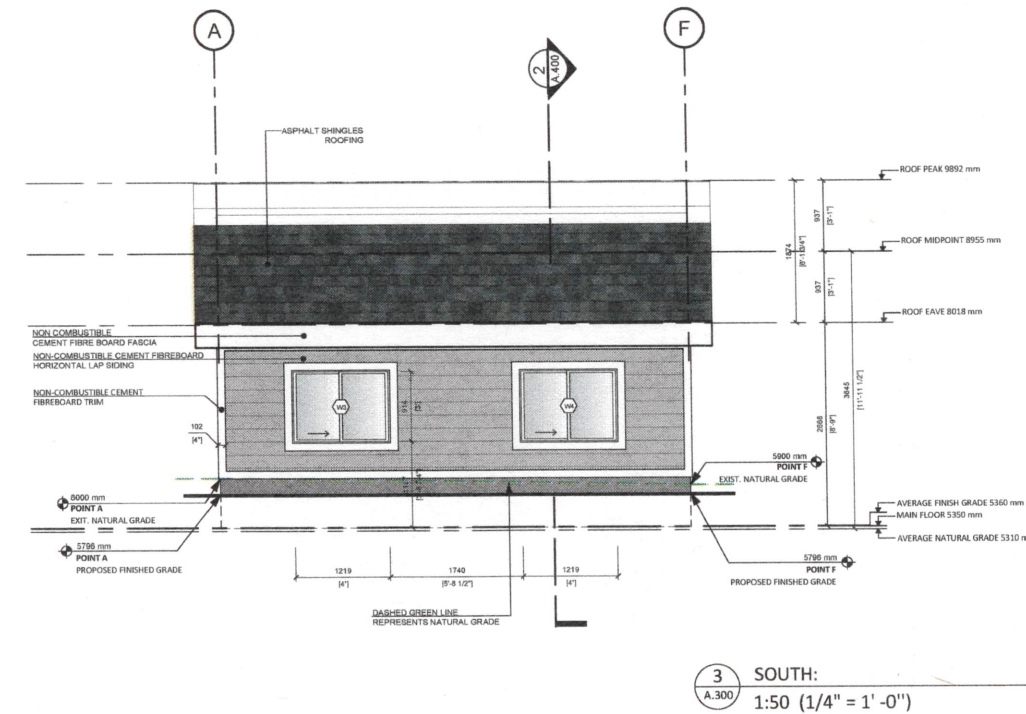
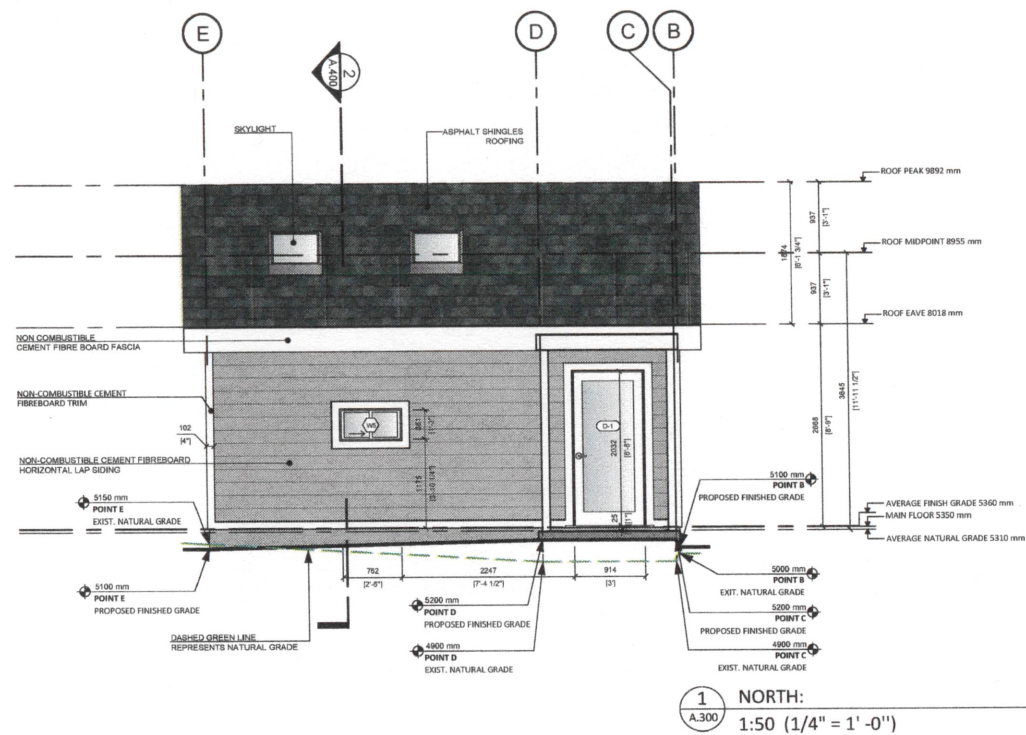
Title:

BUILDING  
ELEVATIONS

Revision:

Sheet:

A.300



LIMITING DISTANCE							LIMITING DISTANCE (m) CALCULATION
	SF	SM	GLAZING m <sup>2</sup>	GLAZING %	LIMITING DISTANCE m	GLAZING PERMITTED %	
North: Garden Suite							
East: Garden Suite							
South: Garden Suite							
West: Garden Suite							

COLOUR PALLETTE AND MATERIALS		
ITEM	MATERIAL	COLOUR
Exterior Walls	Cement Fibreboard Lap Siding	Grey
Above Bellyboard	Cement Fibreboard Lap Siding	Grey
Roof	Asphalt Shingles	Estate Grey
Exterior Trim	Cement Fibreboard Trim	White
Windows	Vinyl	White

