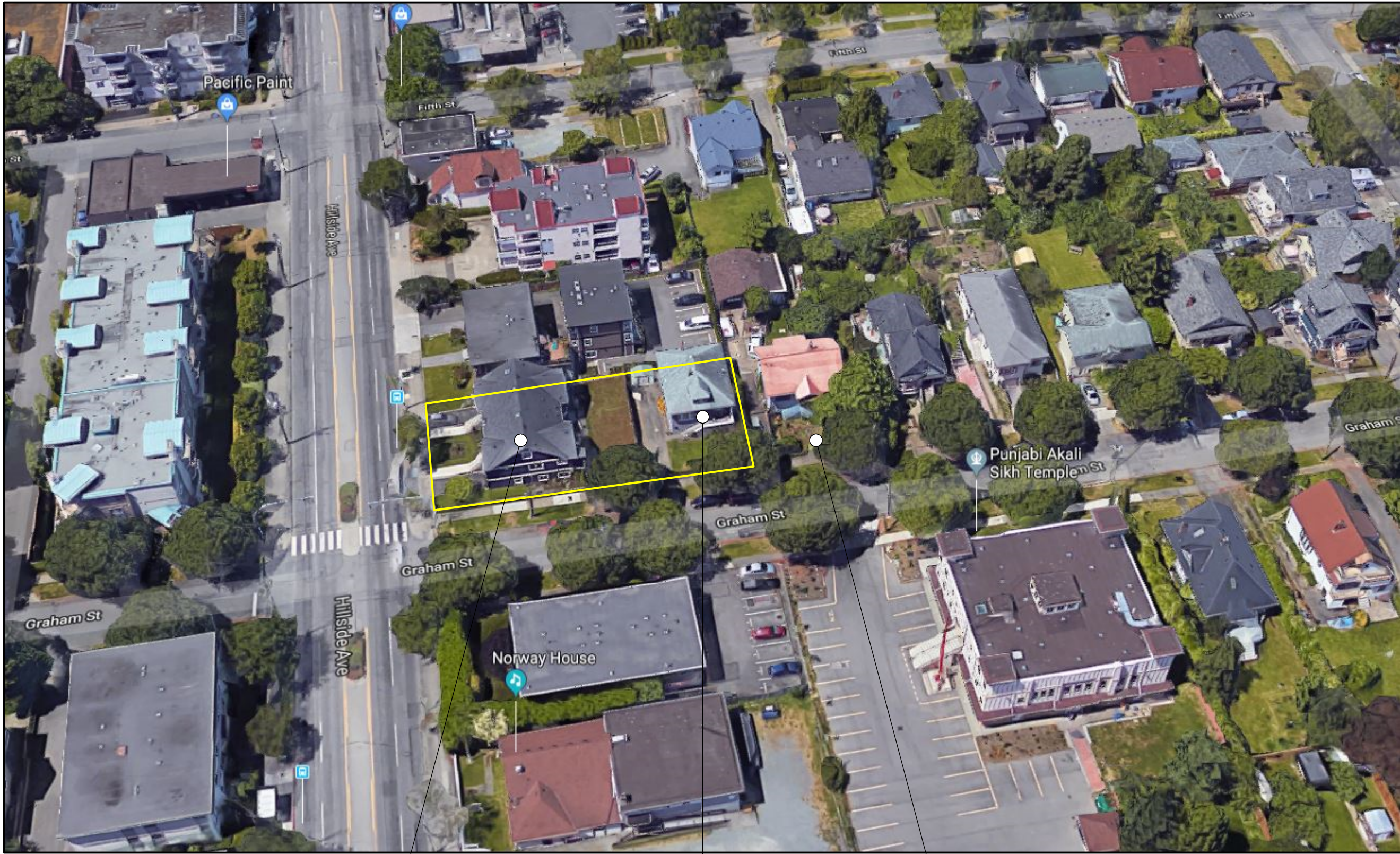


LOCATION PLAN  
PROPOSED 4 UNITS TOWNHOUSE  
2708 GRAHAM STREET



DUPLEX  
1050 HILLSIDE AVE  
TO REMAIN

DWELLING  
2708 GRAHAM STREET  
TO BE REMOVED

DWELLING  
2718 GRAHAM ST  
(INCLUDED IN  
STREETSCAPE)



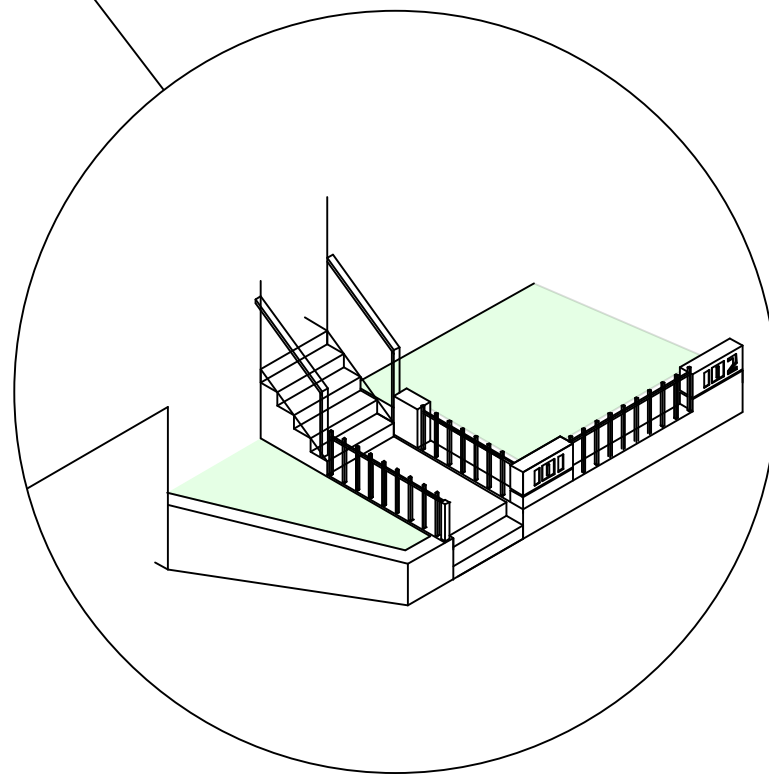
**Revisions**  
  
Received Date:  
November 27, 2018

PROPOSED TOWNHOMES  
FOR ANDREW MILLS  
2708 GRAHAM STREET  
VICTORIA, BC



PROPOSED MATERIALS & COLORS

- Colour Legend
- Hardy Lap Siding  
Benjamin Moore 2128-30
  - Horizontal Pre-finished Metal Siding  
Benjamin Moore 2164-30
  - Hardy Panels  
Benjamin Moore 2111-70
  - Black Vinyl Windows
  - Trim, Barge Boards  
Benjamin Moore 2132-20
  - Doors  
Benjamin Moore 2128-30



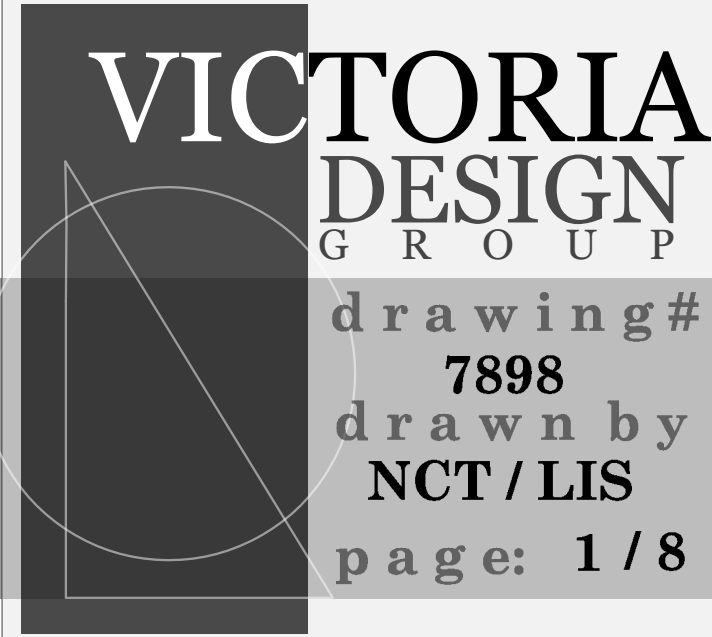
- P1 - Location & Context
- P2 - Site Plan
- P3 - Elevations
- P4 - First Floor
- P5 - Second Floor
- P6 - Third Floor
- P7 - Section & Duplex Elevations
- P8- Existing Duplex Floor Plans

#103 - 891ATTREE AVENUE  
VICTORIA, B.C.  
V9B 0A6

PH: 250.382.7374  
FAX: 250.382.7364

2708 GRAHAM STREET

DEVELOPMENT PERMIT WITH VARIANCE PRESENTATION



**VICTORIA  
DESIGN  
GROUP**  
drawing#  
7898  
drawn by  
NCT / LIS  
page: 1 / 8

Date: 2018 Nov 23

Area of the Northerly 50 feet of Lot 4  
+/- 313.5 square metres

Area of the Southerly Part of Lot 4  
+/- 598.4 square metres

total site area (both titles)  
+/- 911.9 square metres

1  
P2  
**Site Plan**  
Scale: 1:100

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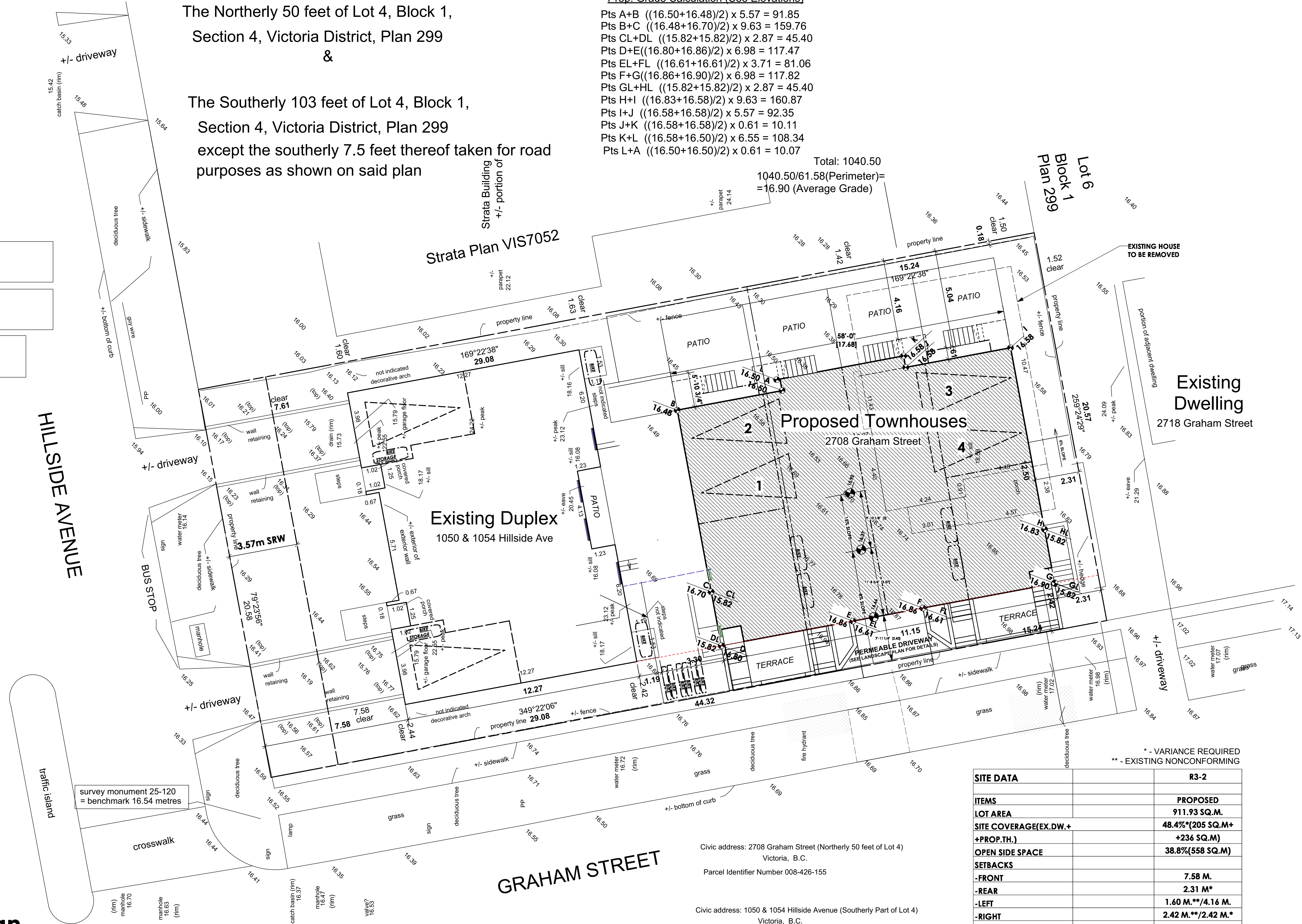
The Northerly 50 feet of Lot 4, Block 1,  
Section 4, Victoria District, Plan 299  
&

The Southerly 103 feet of Lot 4, Block 1,  
Section 4, Victoria District, Plan 299  
except the southerly 7.5 feet thereof taken for road  
purposes as shown on said plan

Prop. Grade Calculation (See Elevations)

Pts A+B  $((16.50+16.48)/2) \times 5.57 = 91.85$   
Pts B+C  $((16.48+16.70)/2) \times 9.63 = 159.76$   
Pts CL+DL  $((15.82+15.82)/2) \times 2.87 = 45.40$   
Pts D+E  $((16.80+16.86)/2) \times 6.98 = 117.47$   
Pts EL+FL  $((16.61+16.61)/2) \times 3.71 = 81.06$   
Pts F+G  $((16.86+16.90)/2) \times 6.98 = 117.82$   
Pts GL+HL  $((15.82+15.82)/2) \times 2.87 = 45.40$   
Pts H+I  $((16.83+16.58)/2) \times 9.63 = 160.87$   
Pts I+J  $((16.58+16.58)/2) \times 5.57 = 92.35$   
Pts J+K  $((16.58+16.58)/2) \times 0.61 = 10.11$   
Pts K+L  $((16.58+16.50)/2) \times 6.55 = 108.34$   
Pts L+A  $((16.50+16.50)/2) \times 0.61 = 10.07$

Total: 1040.50  
1040.50/61.58(Perimeter)=  
=16.90 (Average Grade)



Civic address: 2708 Graham Street (Northerly 50 feet of Lot 4)  
Victoria, B.C.  
Parcel Identifier Number 008-426-155

Civic address: 1050 & 1054 Hillside Avenue (Southerly Part of Lot 4)  
Victoria, B.C.  
Parcel Identifier Number 008-426-244

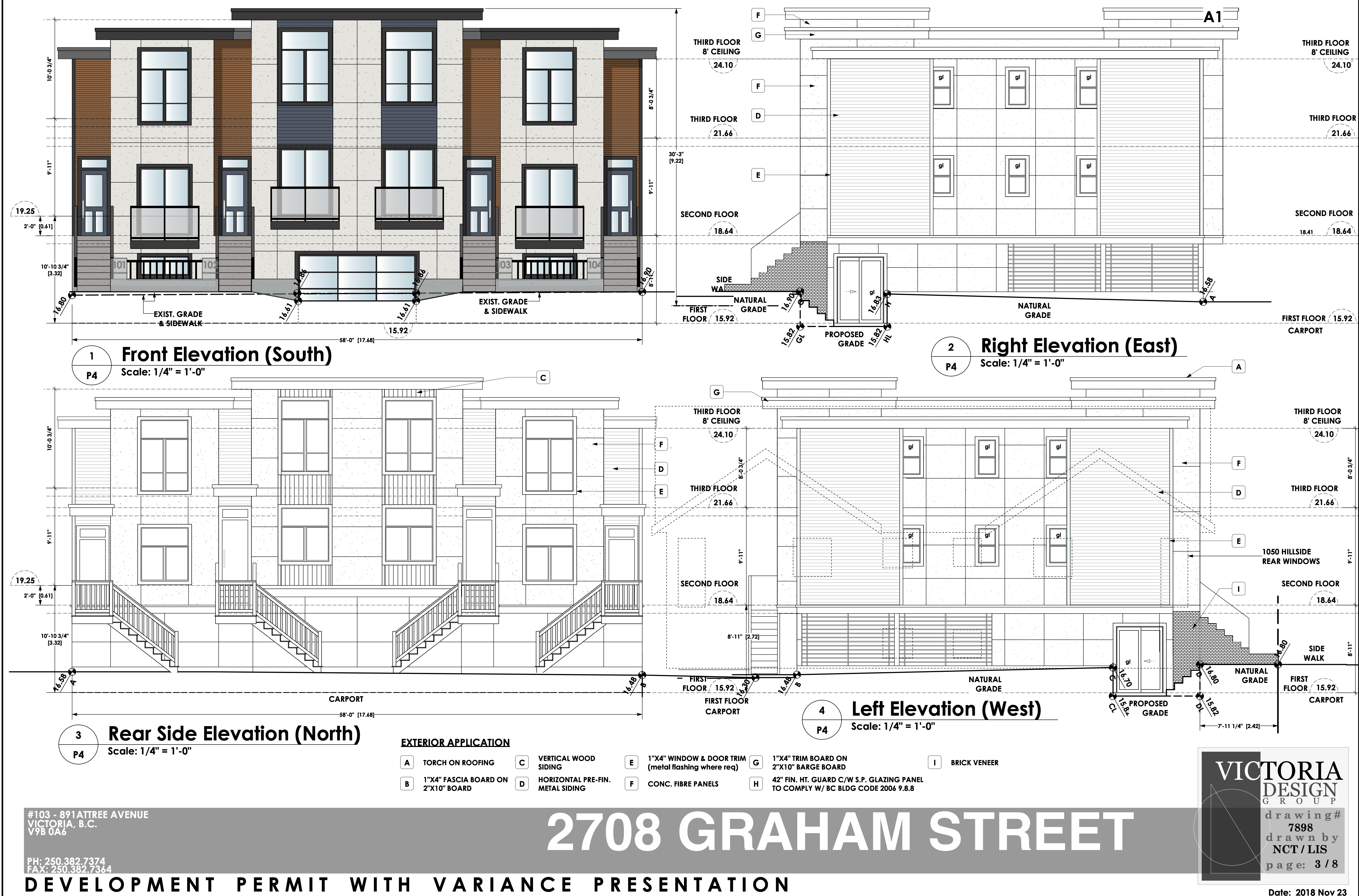
\* - VARIANCE REQUIRED  
\*\* - EXISTING NONCONFORMING

| SITE DATA             |  | R3-2               |
|-----------------------|--|--------------------|
| ITEMS                 |  | PROPOSED           |
| LOT AREA              |  | 911.93 SQ.M.       |
| SITE COVERAGE(EX.DW.+ |  | 48.4%*(205 SQ.M.+  |
| +PROP.TH.)            |  | +236 SQ.M)         |
| OPEN SIDE SPACE       |  | 38.8%(558 SQ.M)    |
| SETBACKS              |  |                    |
| -FRONT                |  | 7.58 M.            |
| -REAR                 |  | 2.31 M*            |
| -LEFT                 |  | 1.60 M.**/4.16 M.  |
| -RIGHT                |  | 2.42 M.**/2.42 M.* |
| EX.DUPLEX FLOOR AREA  |  | 255.9 SQ.M.        |
| PROP.TH. FLOOR AREA   |  | 469.86 SQ.M.       |
| TOTAL FLOOR AREA      |  | 725.76 SQ.M.       |
| F.S.R.                |  | 0.80 TO 1.0        |
| PARKING               |  | 7 6*               |

2708 GRAHAM STREET

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#103 - 891ATREE AVENUE  
VICTORIA, B.C.  
V9B 0A6

PH: 250.382.7374  
FAX: 250.382.7364

# DOOR SCHEDULE

|   |                         |
|---|-------------------------|
| A | 8/0 X 4/8 (2438 X 2032) |
| B | 6/0 X 4/8 (1829 X 2032) |
| C | 5/0 X 4/8 (1524 X 2032) |
| D | 4/0 X 4/8 (1219 X 2032) |
| E | 3/0 X 4/8 (914 X 2032)  |
| F | 2/10 X 4/8 (864 X 2032) |
| G | 2/8 X 4/8 (813 X 2032)  |
| H | 2/6 X 4/8 (762 X 2032)  |
| J | 2/4 X 4/8 (711 X 2032)  |
| K | 2/0 X 4/8 (610 X 2032)  |
| L | 1/6 X 4/8 (508 X 2032)  |

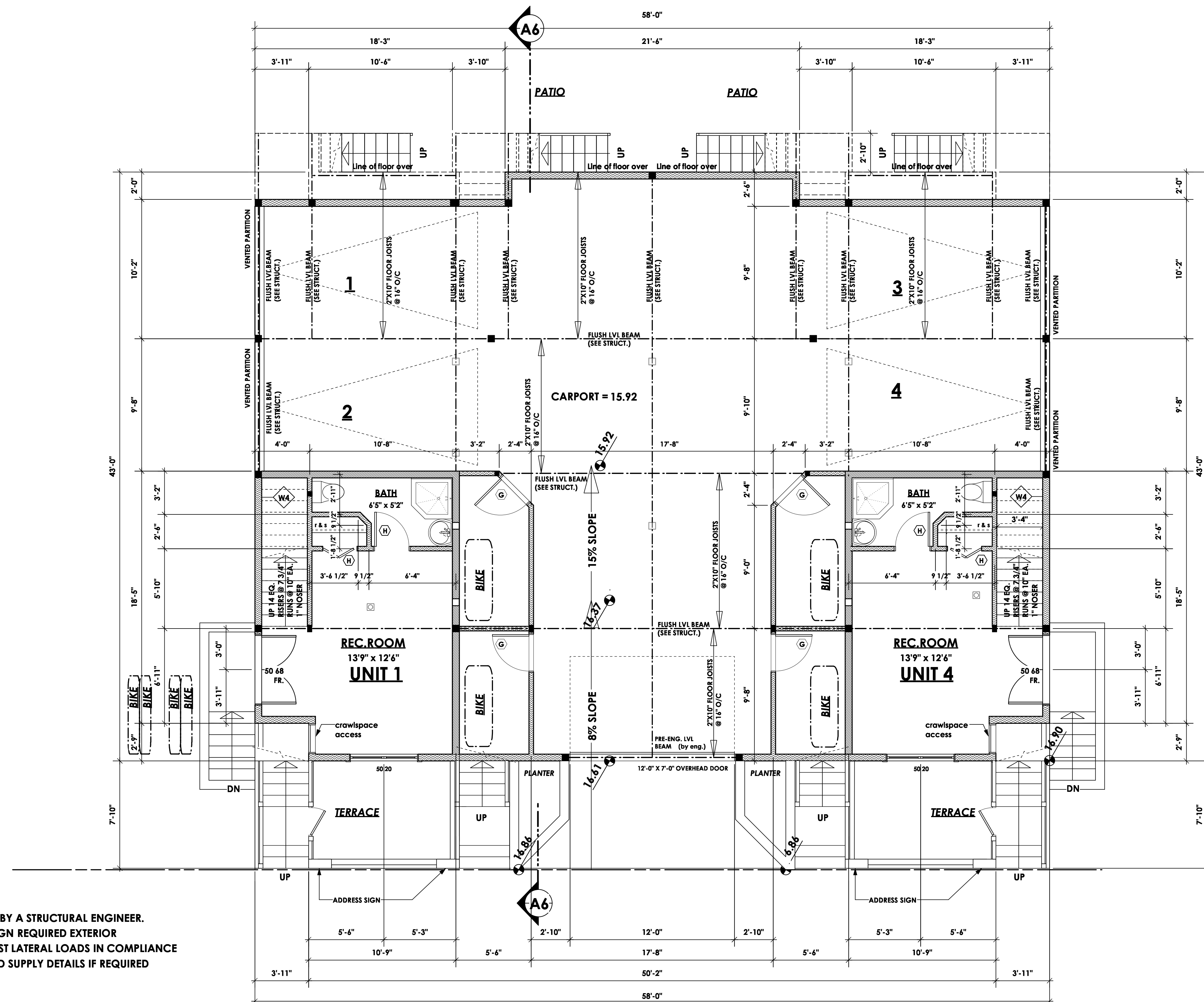
## FRAMING WALL LEGEND

(SEE SECTION FOR COMPLETE ASSEMBLIES)

- W1 8" CONC. FOUNDATION WALL (SEE STRUCT.)
- W2 INTERIOR PARTITION 2X4 STUDS @ 16" O/C
- W3 INTERIOR PARTITION 2X6 STUDS @ 16" O/C
- W4 1 HR. F.R.R. (52 STC) PARTY WALL B.C.B.C. 2012 W8a 2 ROWS STAGGERED 2X4 STUDS @ 16" O/C ON COMMON 2X6 PLATE
- W5 1 HR. F.R.R. EXTERIOR WALL B.C.B.C. 2012 EW1a 2X6 STUDS @ 16" O/C
- W6 EXTERIOR WALL 2X6 STUDS @ 16" O/C
- W7 EXTERIOR WALL 2X6 STUDS @ 16" O/C (EXTERIOR FINISHES BOTH SIDES)
- W8 1 HR. RATED INTERIOR PARTITION B.C.B.C. 2012 W1a 2X6 STUDS @ 16" O/C

STRUCTURAL ENGINEER TO VERIFY EXTENT OF ALL REQUIRED INTERIOR & EXTERIOR BRACEWALLS. B.C. BLDG. CODE 2012 9.23.13.3.

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER.  
STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR AND INTERIOR BRACED WALL PANELS TO RESIST LATERAL LOADS IN COMPLIANCE WITH B.C. BUILDING CODE 2012 9.23.13.2 AND SUPPLY DETAILS IF REQUIRED



1 First Floor Plan  
P5 Scale: 1/4" = 1'-0"

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V9B 0A6

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DEVELOPMENT PERMIT WITH VARIANCE PRESENTATION

2708 GRAHAM STREET

VICTORIA  
DESIGN  
GROUP  
drawing#  
7898  
drawn by  
NCT/LIS  
page: 4 / 8

Date: 2018 Nov 23

#### DOOR SCHEDULE

|   |                         |
|---|-------------------------|
| A | 8/0 X 4/8 (2438 X 2032) |
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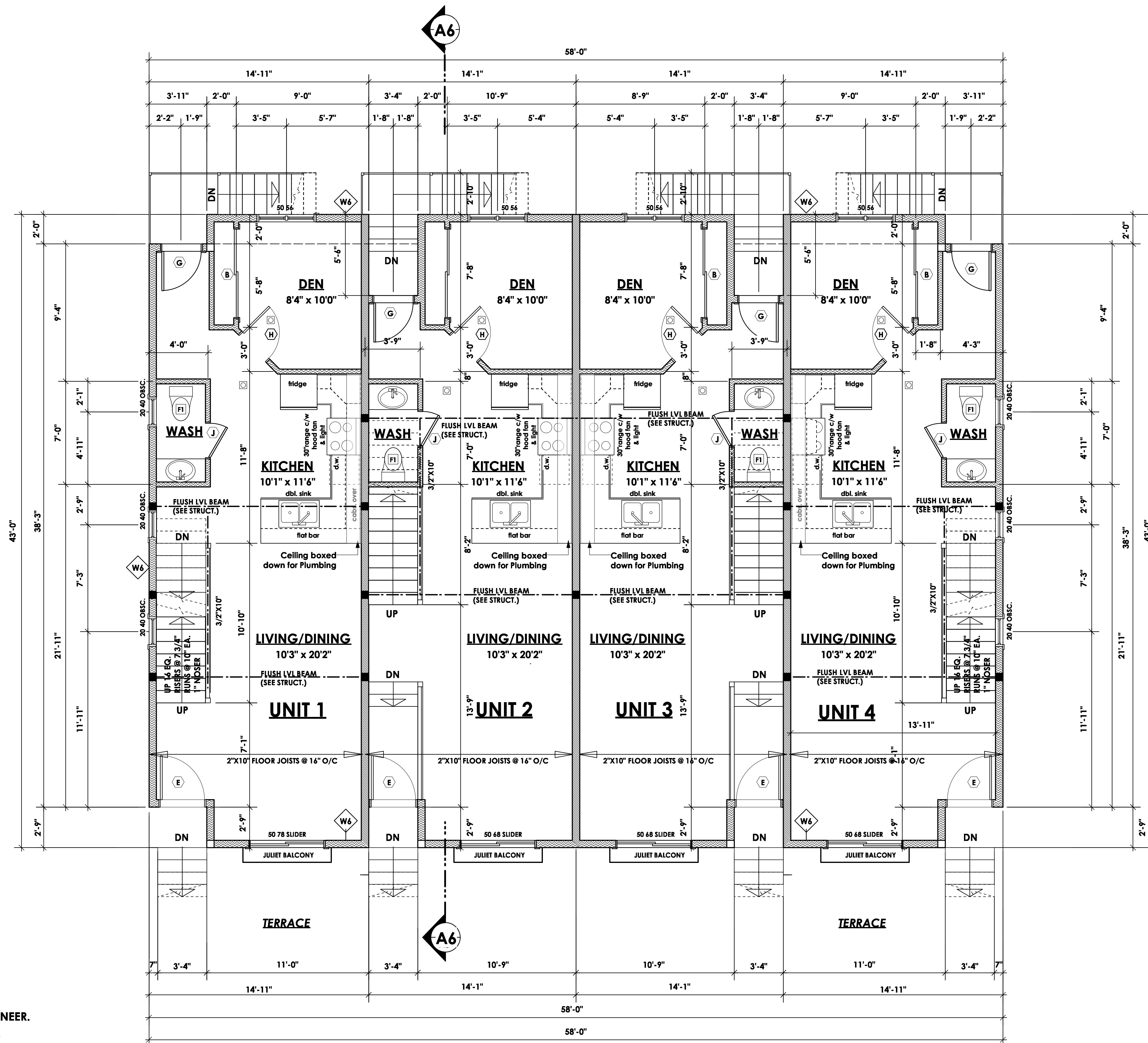
#### FRAMING WALL LEGEND

(SEE SECTION FOR COMPLETE ASSEMBLIES)

|    |                                                                                                                      |
|----|----------------------------------------------------------------------------------------------------------------------|
| W1 | 8" CONC. FOUNDATION WALL<br>(SEE STRUCT.)                                                                            |
| W2 | INTERIOR PARTITION<br>2X4 STUDS @ 16" O/C                                                                            |
| W3 | INTERIOR PARTITION<br>2X6 STUDS @ 16" O/C                                                                            |
| W4 | 1 HR. F.R.R. (52 STC) PARTY WALL<br>B.C.B.C. 2012 W8a<br>2 ROWS STAGGERED 2X4 STUDS<br>@ 16" O/C ON COMMON 2X6 PLATE |
| W5 | 1 HR. F.R.R. EXTERIOR WALL<br>B.C.B.C. 2012 EW1a<br>2X6 STUDS @ 16" O/C                                              |
| W6 | EXTERIOR WALL<br>2X6 STUDS @ 16" O/C                                                                                 |
| W7 | EXTERIOR WALL<br>2X6 STUDS @ 16" O/C<br>(EXTERIOR FINISHES BOTH SIDES)                                               |
| W8 | 1 HR. RATED INTERIOR PARTITION<br>B.C.B.C. 2012 W1a<br>2X6 STUDS @ 16" O/C                                           |

STRUCTURAL ENGINEER TO VERIFY EXTENT OF  
ALL REQUIRED INTERIOR & EXTERIOR BRACEWALLS.  
B.C. BLDG. CODE 2012 9.23.13.3.

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER.  
STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR  
AND INTERIOR BRACED WALL PANELS TO RESIST LATERAL LOADS IN COMPLIANCE  
WITH B.C. BUILDING CODE 2012 9.23.13.2 AND SUPPLY DETAILS IF REQUIRED



1  
P6  
**Second Floor Plan**  
Scale: 1/4" = 1'-0"

Unit 1: 575.21 sq.ft. (53.44 sq.m.)  
Unit 2: 582.60 sq.ft. (54.13 sq.m.)  
Unit 3: 582.60 sq.ft. (54.13 sq.m.)  
Unit 4: 575.21 sq.ft. (53.44 sq.m.)  
Total Units Floor Area: 2315.62 sq.ft. (215.14 sq.m.)

#103 - 891ATTREE AVENUE  
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2708 GRAHAM STREET

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page: 5 / 8

Date: 2018 Nov 23

#### DOOR SCHEDULE

|   |                         |
|---|-------------------------|
| A | 8/0 X 6/8 (2438 X 2032) |
| B | 6/0 X 6/8 (1829 X 2032) |
| C | 5/0 X 6/8 (1524 X 2032) |
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| E | 3/0 X 6/8 (914 X 2032)  |
| F | 2/10 X 6/8 (864 X 2032) |
| G | 2/8 X 6/8 (813 X 2032)  |
| H | 2/6 X 6/8 (762 X 2032)  |
| J | 2/4 X 6/8 (711 X 2032)  |
| K | 2/0 X 6/8 (610 X 2032)  |
| L | 1/6 X 6/8 (508 X 2032)  |

#### FRAMING WALL LEGEND

(SEE SECTION FOR COMPLETE ASSEMBLIES)

|    |                                                                                                                      |
|----|----------------------------------------------------------------------------------------------------------------------|
| W1 | 8" CONC. FOUNDATION WALL<br>(SEE STRUCT.)                                                                            |
| W2 | INTERIOR PARTITION<br>2X4 STUDS @ 16" O/C                                                                            |
| W3 | INTERIOR PARTITION<br>2X6 STUDS @ 16" O/C                                                                            |
| W4 | 1 HR. F.R.R. (52 STC) PARTY WALL<br>B.C.B.C. 2012 W8a<br>2 ROWS STAGGERED 2X4 STUDS<br>@ 16" O/C ON COMMON 2X6 PLATE |
| W5 | 1 HR. F.R.R. EXTERIOR WALL<br>B.C.B.C. 2012 EW1a<br>2X6 STUDS @ 16" O/C                                              |
| W6 | EXTERIOR WALL<br>2X6 STUDS @ 16" O/C                                                                                 |
| W7 | EXTERIOR WALL<br>2X6 STUDS @ 16" O/C<br>(EXTERIOR FINISHES BOTH SIDES)                                               |
| W8 | 1 HR. RATED INTERIOR PARTITION<br>B.C.B.C. 2012 W1a<br>2X6 STUDS @ 16" O/C                                           |

STRUCTURAL ENGINEER TO VERIFY EXTENT OF  
ALL REQUIRED INTERIOR & EXTERIOR BRACEWALLS.  
B.C. BLDG. CODE 2012 9.23.13.3.

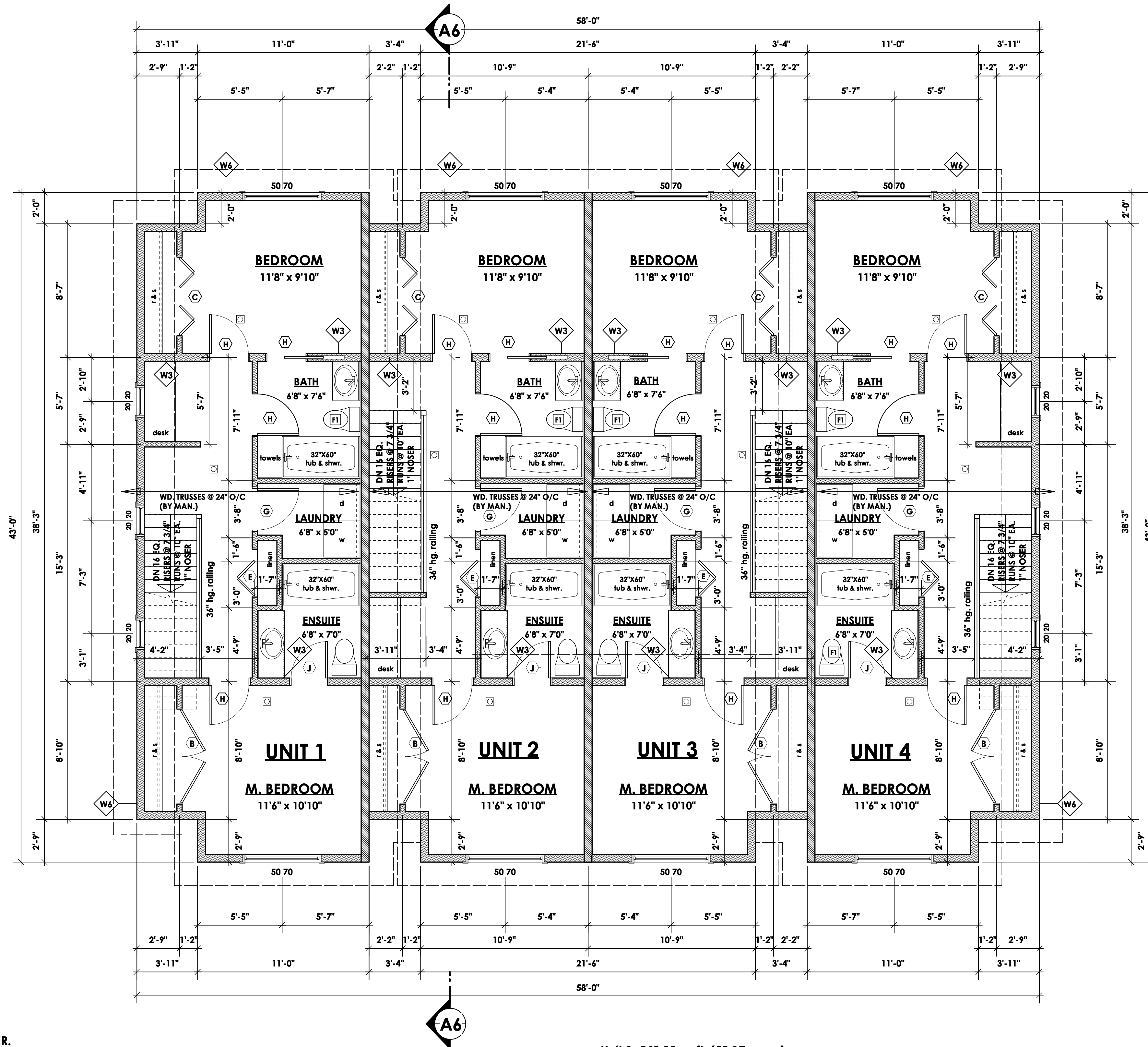
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AND INTERIOR BRACED WALL PANELS TO RESIST LATERAL LOADS IN COMPLIANCE  
WITH B.C. BUILDING CODE 2012 9.23.13.2 AND SUPPLY DETAILS IF REQUIRED

1  
P7

## Third Floor

Scale: 1/4" = 1'-0"

Unit 1: 540.00 sq.ft. (50.17 sq.m.)  
Unit 2: 543.47 sq.ft. (50.49 sq.m.)  
Unit 3: 543.47 sq.ft. (50.49 sq.m.)  
Unit 4: 540.00 sq.ft. (50.17 sq.m.)  
Total Units Floor Area: 2166.94 sq.ft. (201.32 sq.m.)



# 2708 GRAHAM STREET

#103 - 891ATTREE AVENUE  
VICTORIA, B.C.  
V9B 0A6

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## DEVELOPMENT PERMIT WITH VARIANCE PRESENTATION

**VICTORIA**  
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NCT/LIS  
page: 6 / 8

Date: 2018 Nov 23