CITY OF VICTORIA
Original Submission
Received Date: November 15, 2017

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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

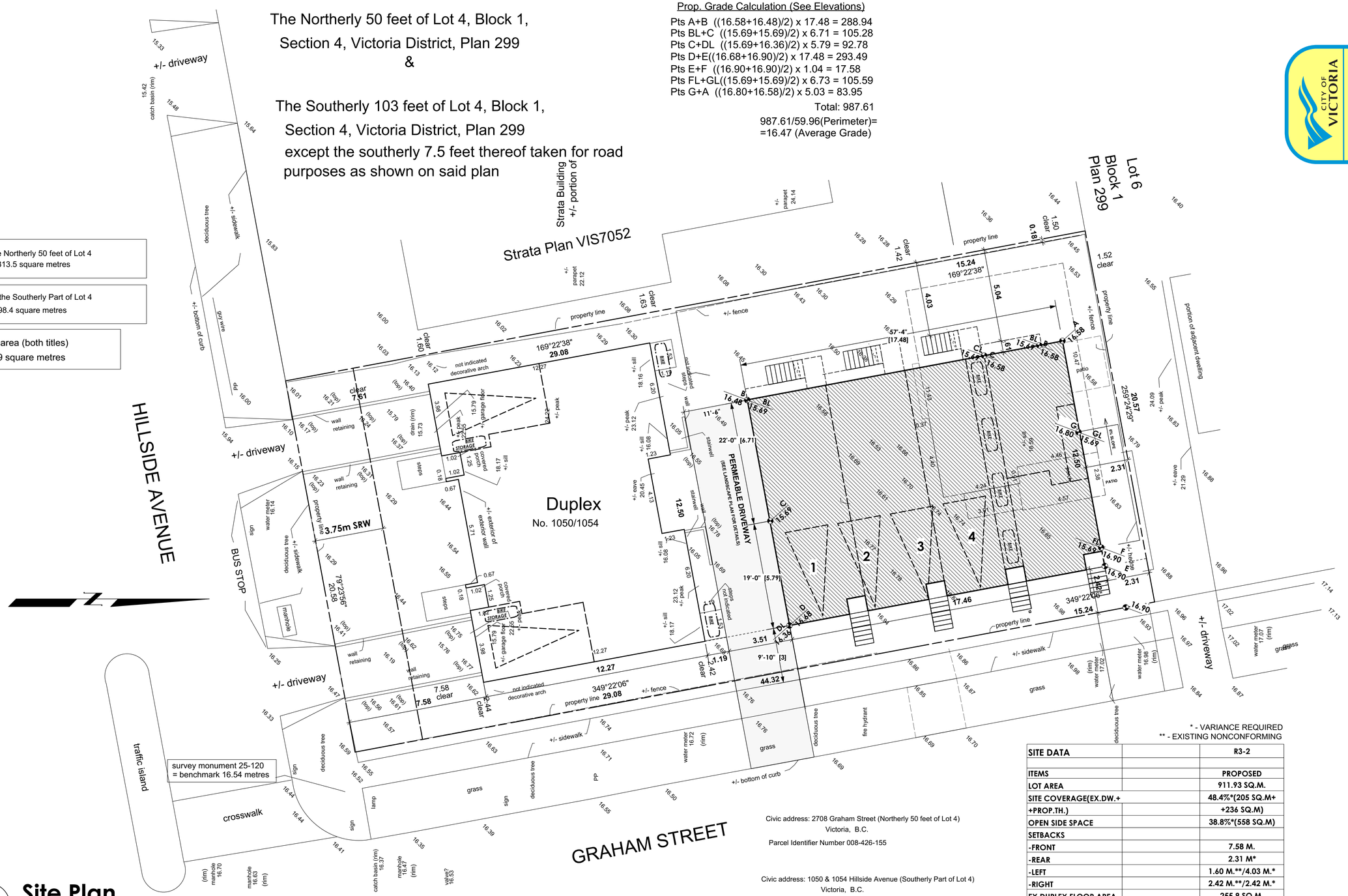
Prop. Grade Calculation (See Elevations)

Pts A+B ((16.58+16.48)/2) x 17.48 = 288.94
Pts BL+C ((15.69+15.69)/2) x 6.71 = 105.28
Pts C+DL ((15.69+16.36)/2) x 5.79 = 92.78
Pts D+E((16.68+16.90)/2) x 17.48 = 293.49
Pts E+F ((16.90+16.90)/2) x 1.04 = 17.58
Pts FL+GL((15.69+15.69)/2) x 6.73 = 105.59
Pts G+A ((16.80+16.58)/2) x 5.03 = 83.95
Total: 987.61
987.61/59.96(Perimeter)=
=16.47 (Average Grade)

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 **Site Plan**
Scale: 1:100

* - 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.**/4.03 M.*
-RIGHT		2.42 M.**/2.42 M.*
EX.DUPLEX FLOOR AREA		255.9 SQ.M.
PROP.TH. FLOOR AREA		475.12 SQ.M.
TOTAL FLOOR AREA		731.02 SQ.M.
F.S.R.		0.80 TO 1.0
PARKING	7	6*

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

DEVELOPMENT PERMIT

2708 Graham Street, Victoria, B.C.

drawing # **7898**

scale

drawn by **CB / WSP**

VICTORIA DESIGN GROUP

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

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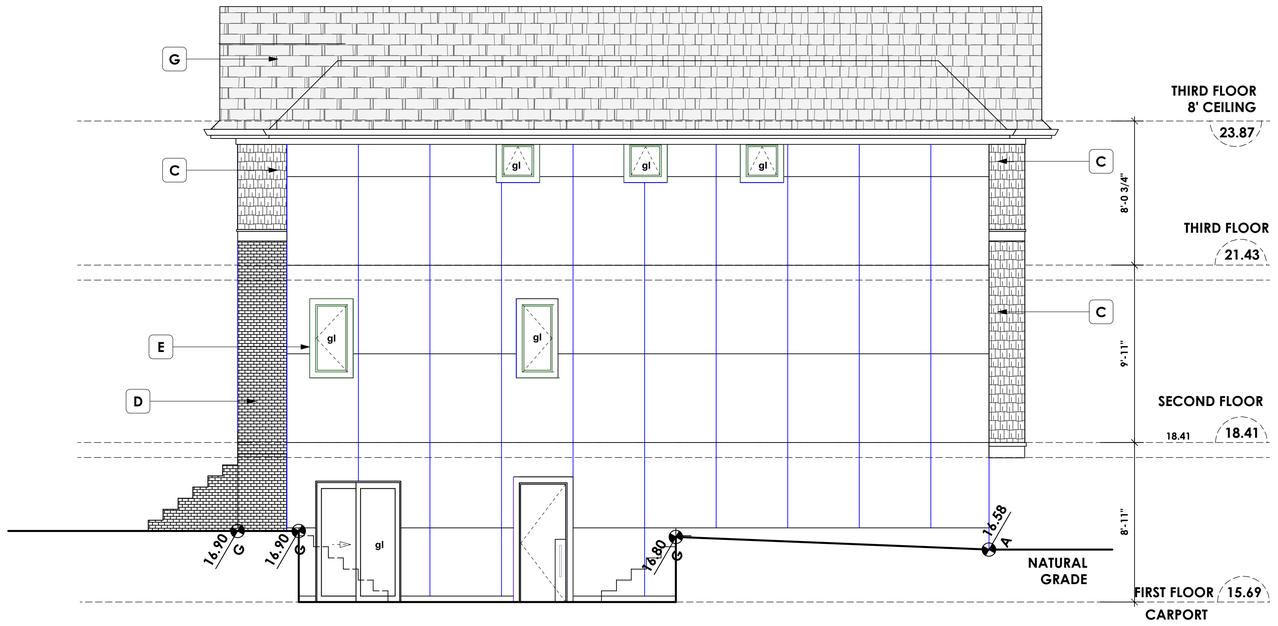
2708 GRAHAM STREET

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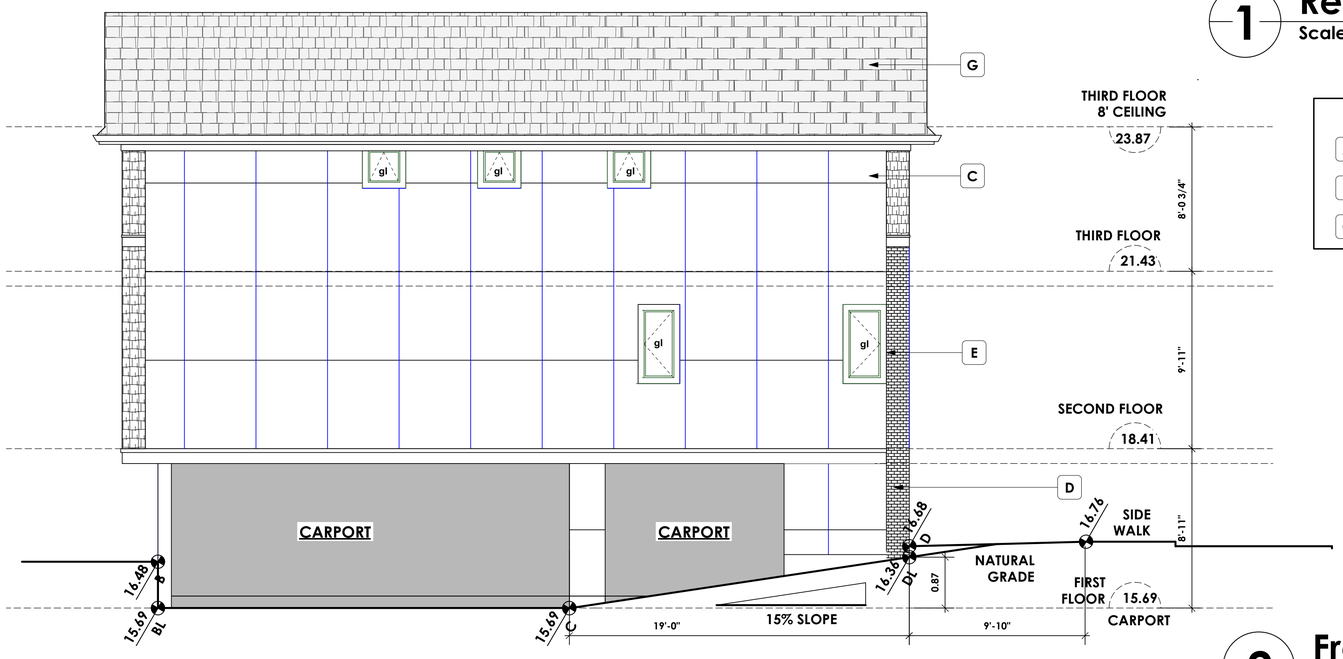
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1 Rear Elevation

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



2 Front Elevation

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

EXTERIOR APPLICATION

A	PRE-FIN. METAL ROOFING	D	BRICK VENEER	G	LAMINATED ASPHALT SHINGLES		
B	1"X6" FASCIA BOARD ON 2"X10" BOARD	E	1"X4" WINDOW & DOOR TRIM (metal flashing where req)	H	42" FIN. HT. GUARD C/W S.P. GLAZING PANEL TO COMPLY W/ BC BLDG CODE 2006 9.8.8		
C	CONC. SHINGLE PANELS	F	CONC. FIBRE PANELS	I	1"X4" TRIM BOARD ON 2"X10" BARGE BOARD	J	STUCCO

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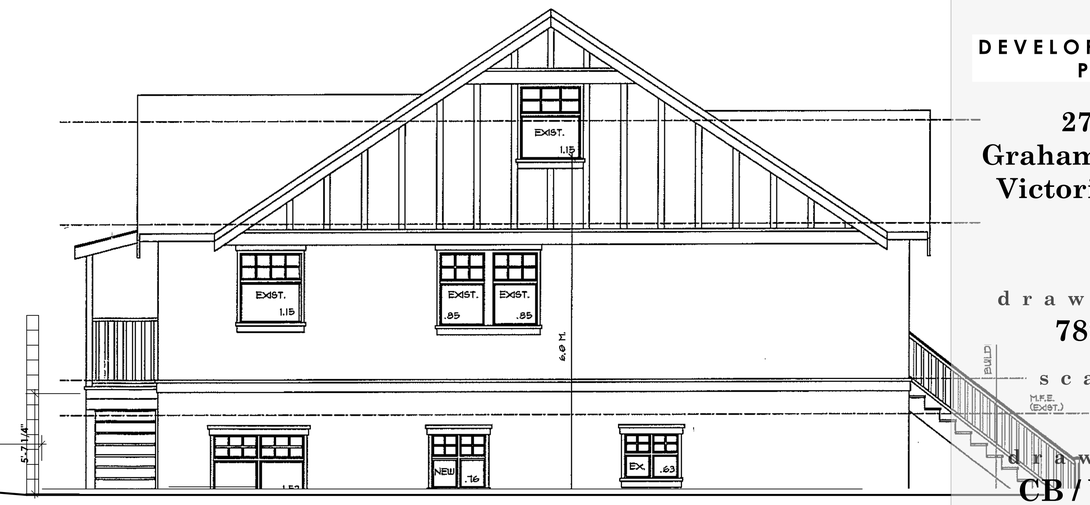
A2





1 **Right Side Elevation**
Scale: 1/4" = 1'-0"





2 **Left Side Elevation**
Scale: 1/4" = 1'-0"

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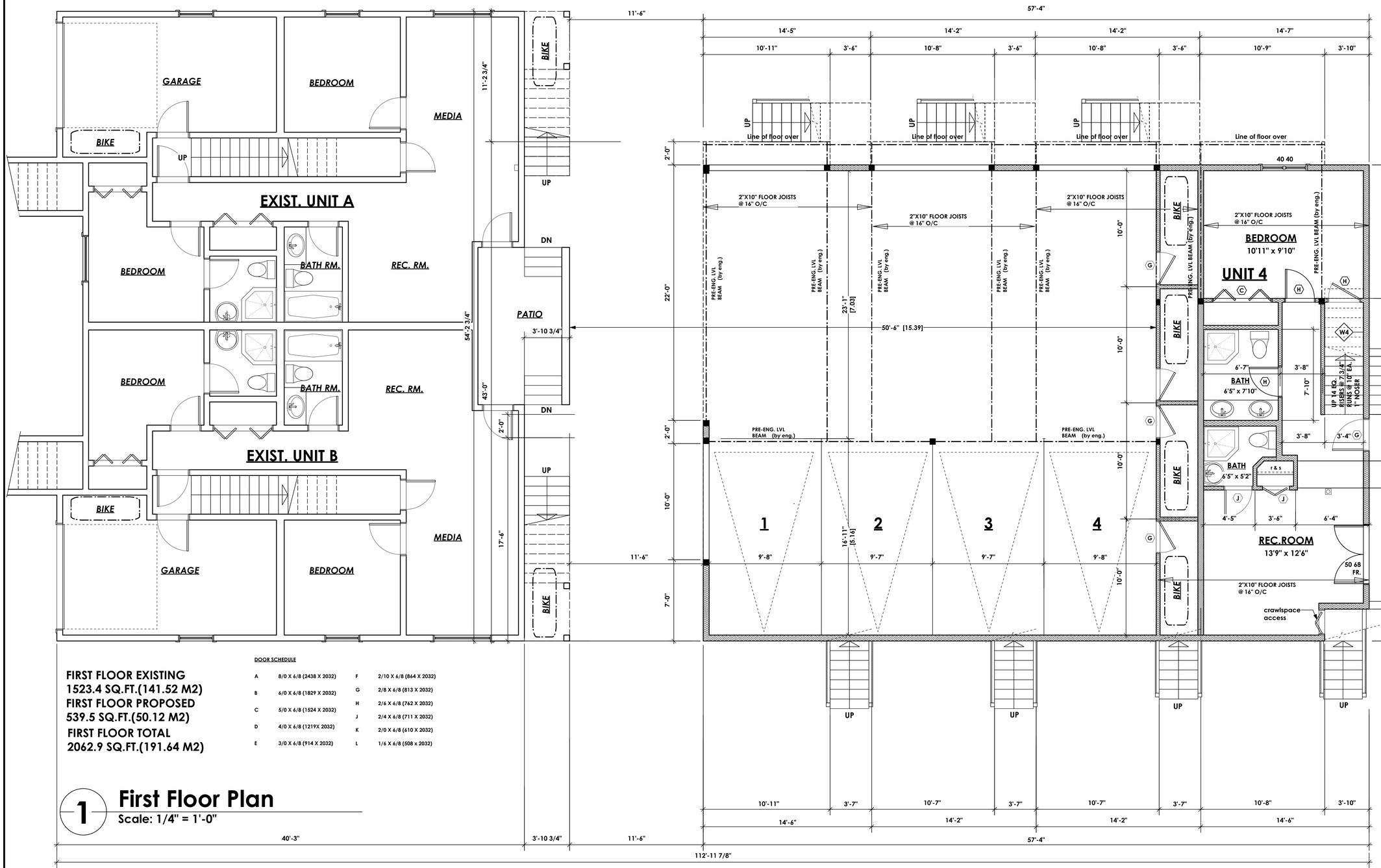
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FIRST FLOOR EXISTING
1523.4 SQ.FT.(141.52 M2)
FIRST FLOOR PROPOSED
539.5 SQ.FT.(50.12 M2)
FIRST FLOOR TOTAL
2062.9 SQ.FT.(191.64 M2)

DOOR SCHEDULE

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

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

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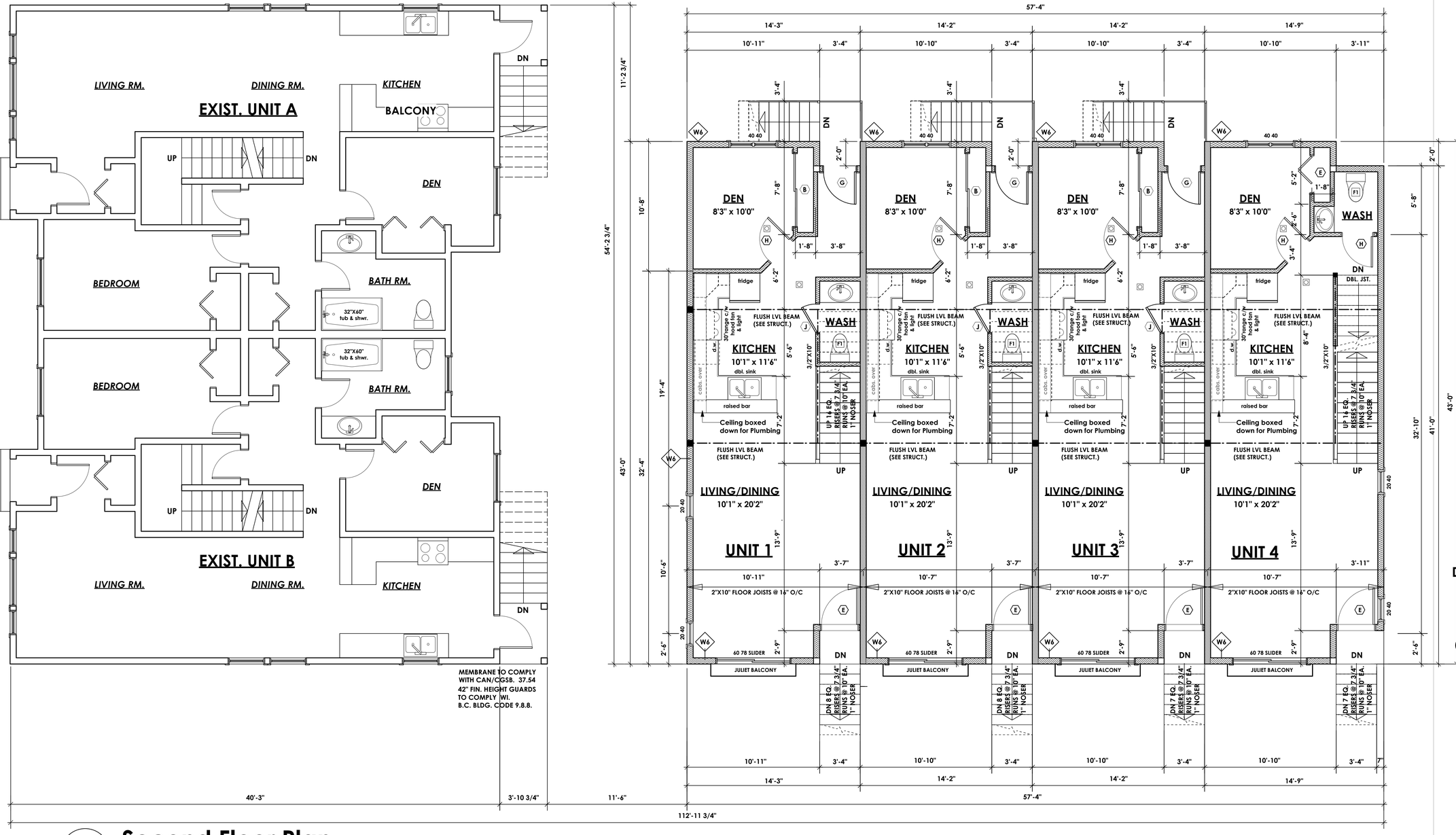
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1 Second Floor Plan

(1 / A6)

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

SECOND FLOOR EXISTING
1972.0 SQ.FT.(183.20 M2)
SECOND FLOOR PROPOSED
2287.4 SQ.FT.(212.50 M2)
SECOND FLOOR TOTAL
4256.4 SQ.FT.(395.70 M2)

DOOR SCHEDULE

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

Mechanical Exhaust Fans

F1 23L/s (50 CFM) intermittent
9 L/s (20 CFM) continuous
Refer to general notes

- ■ Built-up Wd. Post (by structural engineer)
- □ Built-up Wd. Post (load from above)
- ⊙ Point Load

Interconnected Smoke detectors to comply with B.C.B.C 9.10.19. Interconnected Carbon Monoxide detectors to comply with B.C.B.C. 9.32.4.2.

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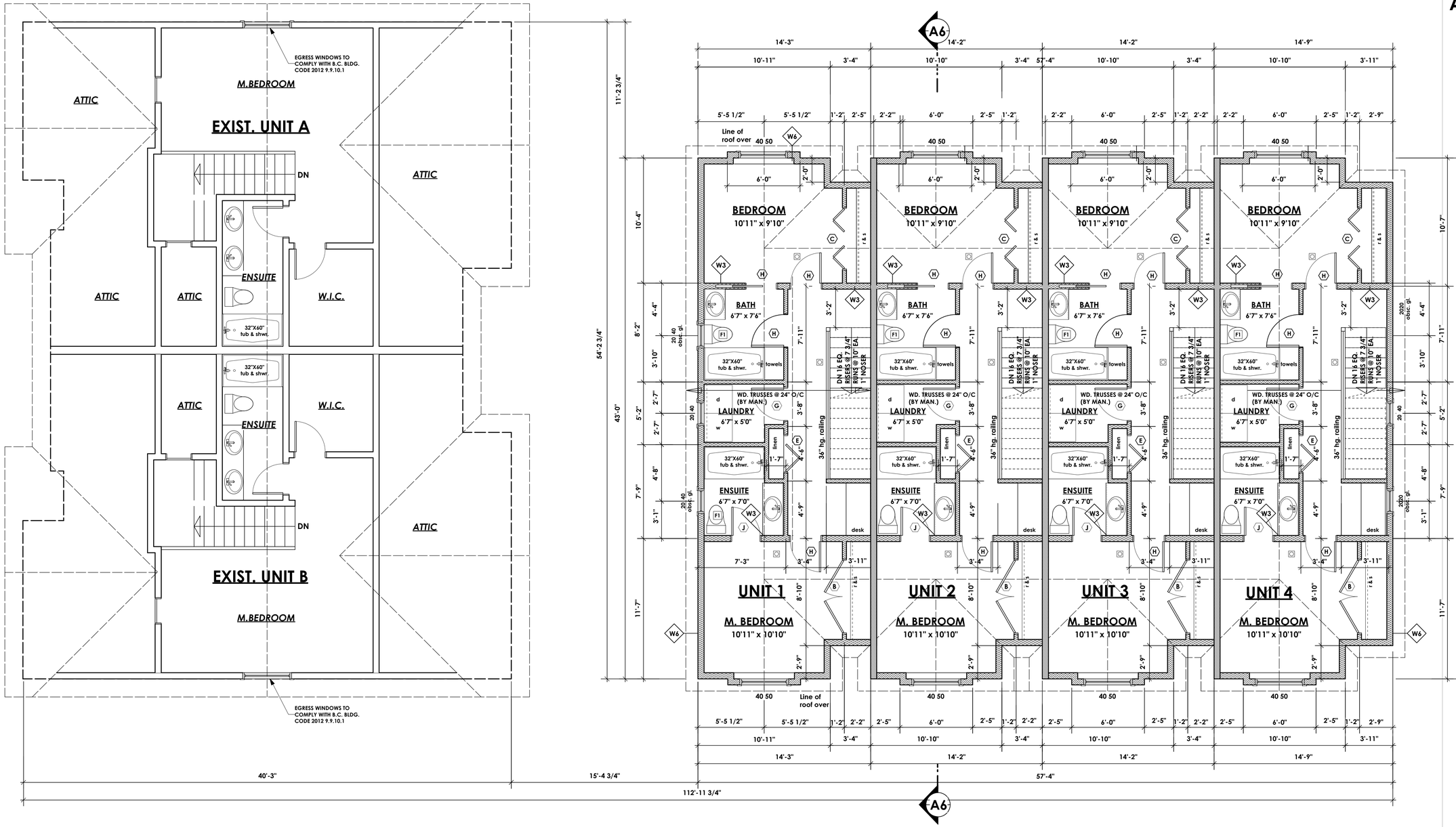
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1 Third Floor

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

THIRD FLOOR EXISTING
782.5 SQ.FT.(72.70 M2)
THIRD FLOOR PROPOSED
2287.4 SQ.FT.(212.50 M2)
THIRD FLOOR TOTAL
3069.9 SQ.FT.(285.20 M2)

NOTE: ROOM SIZES NOTED ON FLOOR PLANS ARE FOR REFERENCE PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SIZES AND ARE TO BE USED FOR CONSTRUCTION

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

DOOR SCHEDULE

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

- Built-up Wd. Post (by structural engineer)
- Built-up Wd. Post (load from above)
- Point Load

Interconnected Smoke detectors to comply with B.C.B.C 9.10.19. Interconnected Carbon Monoxide detectors to comply with B.C.B.C. 9.32.4.2.

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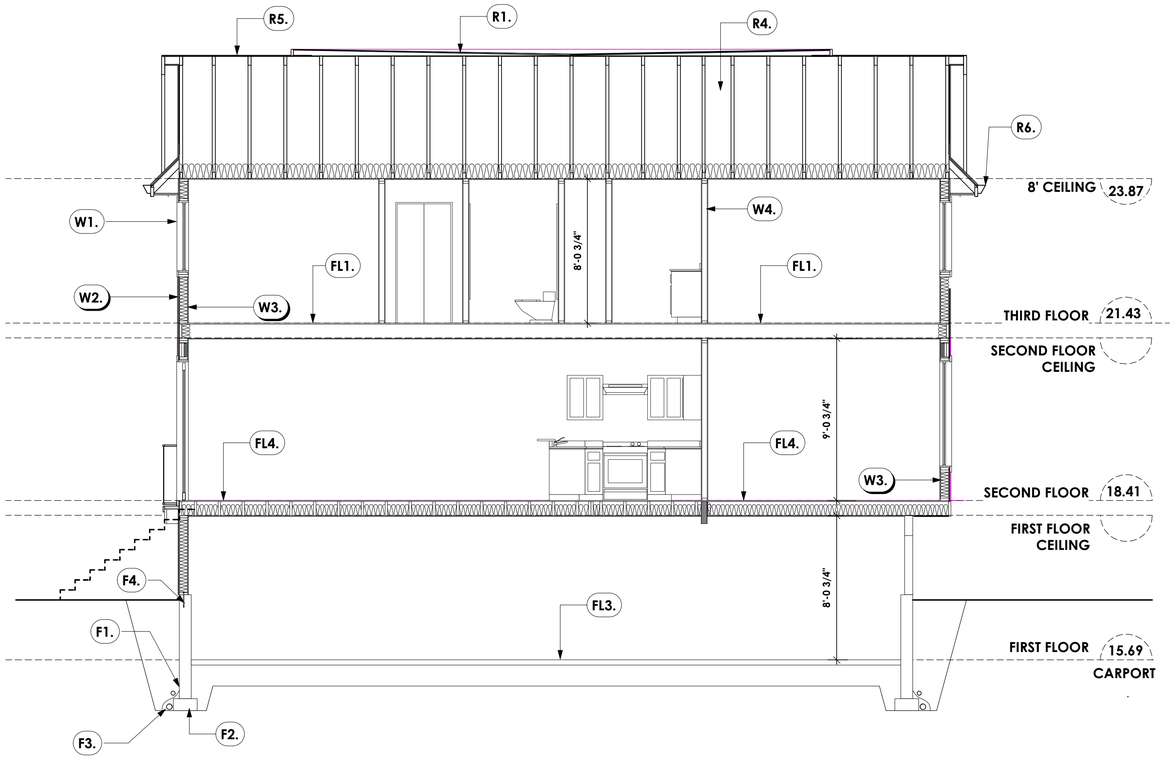
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1 Cross Section A-A
Scale: 1/4" = 1'-0"



2 Street Scape
Scale: 1 : 100

Section Notes

Roofs

R1. 2-PLY TORCH-ON ROOFING MEMBRANE
(to comply wi. CGSB 37-GP-56M
and CGSB-37-6P-9Ma)
1/2" ROOFING RECOVERY BOARD ON
SLOPED TAPERS TO PROVIDE MIN. 1:50 SLOPE ON
5/8" T&G PLYWOOD SHEATHING OR EQ. ON
2"X4" WOOD STRAPPING @16" O/C
2"X 10" ROOF JOISTS @ 16" O.C.
C/W R-28 F.G. BATT. INSULATION
6 MIL POLY'N V.B.
1/2" GYPSUM BOARD
(provide adequate drainage
flashing membrane "upstand"/
cant. flashing @ ext. wall.)

R2. PROVIDE 2 1/2" CLEAR BETWEEN
R-28 INSULATION AND SHEATHING.

R3. EAVE PROTECTION
CONT. UP ROOF SLOPE FOR 12"
PAST EXTERIOR WALL.

R4. PROVIDE 1 SQ.FT. ATTIC VENT PER
150 OR 300 SQ.FT. OF INSULATED AREA MIN.
25% OF REQUIREDTO BE @ TOP AND BOTTOM
(to comply wi. B.C. bldg. code 9.19.1)

R5. LAMINATED ASPHALT SHINGLES OR
METAL ROOFING (see elev.) ON
1/2" ORIENTED STRAND BOARD C/W "H" CLIPS
WD TRUSSES (DESIGNED BY MANUF.)
R-40 FIBRE GLAS BATT INSULATION
6 MIL POLY'N V.B.
5/8" GYPSUM BOARD

R6. PRE-FN. FASCIA GUTTER
2×8 FASCIA BD.
2×4 SUB. FASCIA BD.
VENTED SOFFIT
(see contractor)

Floors and Walls

FL1. FINISHED FLOORING ON
5/8" T&G PLYWOOD OR EQ.
(nailed & glued to floor struct. below)ON
2"X10" FLOOR JOISTS @ 16" OR 12" O/C
C/W 2"X2" X-BRIDGING @ 7.0" O/C (max)
1/2" GYPSUM BOARD

FL2. 3.5" CONCRETE SLAB
6 MIL. POLY'N V.B.
6" COMPACTED GRAVEL OR SAND

FL3. 3.5" CONCRETE SLAB
6 MIL. POLY'N V.B.
6" COMPACTED GRAVEL OR SAND
SLOPE TO DOORS 1"

FL4. FINISHED FLOORING ON
5/8" T&G PLYWOOD OR EQ.
(nailed & glued to floor struct. below)ON
2"X10" FLOOR JOISTS @ 16" OR 12" O/C
C/W 2"X2" X-BRIDGING @ 7.0" O/C (max)
R-28 INSULATION
6 MIL. POLY'N V.B.
5/8" X-TYPE GYPSUM BOARD
(floors over garages)

Foundation Walls

F1. DAMPROOFING (where required) ON
8" THK. CONC. FOUNDATION WALL
C/W 15 M BARS @ 24" o/c B/W
ON UNDISTURBED SOIL (SOLID BEARING)

F2. 16"X 8" CONC. FOOTINGS
C/W 2 # 4 BARS CONT. 3 IN. FROM BOTT.
ON UNDISTURBED SOIL (SOLID BEARING)

F3. 4" PERIMETER DRAIN
3" TIGHT PIPE FOR RWL
DRAIN ROCK

F4. ANCHOR BOLTS @4.0 FT. o/c MAX
c/w SILL GASKETS

F5. UNDER SLAB INSULATION
2 1/2" (RSI 2.15) EXTRUDED POLYSTYRENE
RIGID INSULATION 4'-0" (1.2m)
CONT. AROUND PERIMETER UNDER
SLAB INSTALLED HORIZONTALLY OR
VERTICALLY FOR SLABS ABOVE FROST LINE.
(verify with municipality depth of frost line)

F6. STEP DOWN TO GARAGE SLAB
MAY VARY, VERIFY EXTENT ON
SITE

W1. DOUBLE GLAZING IN
THERMAL BREAK FRAMES
2/2"X10" LINTEL OVER (TYPICAL)
FLASHING OVER @ EXTERIOR
(glazing in all exterior doors & within 3 ft.
of exterior doors to be shatterproof (SP))
WINDOW MANUF. TO ENSURE ALL WINDOWS & DOORS
TO COMPLY WITH B.C. BLDG. CODE 2012 9.7 & Victoria
(Mt. Tolmie) OPEN Terrain AAMA/ WDMA/CSA 101/I.S.2/
A440-08, NAFS & A440S1-09 Class R - PG45 (360) A3
RATINGS MUST BE CLEARLY LABELED ON ALL
WINDOW UNITS UPON INSTALLATION FOR INSPECTION.

W2. BRICK VENEER OR STUCCO ON
19mm (3/4") AIR SPACE /
P.T. WOOD STRAPPING ON
2 LAYERS 30 MIN. BUILDING PAPER ON
1/2" PLYWOOD SHEATHING OR EQ. ON
2"X6" STUDS @ 16" O.C.

W3. 1/2" GYPSUM BOARD ON
6 MIL. POLY'N V.B. C/W
R-20 INSULATION

W4. INTERIOR PARTITION
1/2" GYPSUM BOARD ON EACH SIDE
OF 2"X 4" STUDS @ 16" o/c OR
2"x6" STUDS @ 16" o/c (if noted)

W5. 5/8" X-TYPE GYPSUM BOARD ON
2"X6" STUDS @ 16" o/c c/w
R-20 INSULATION
6MIL. POLY'N V.B
1/2" GYPSUM BOARD
(between garage & living)

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