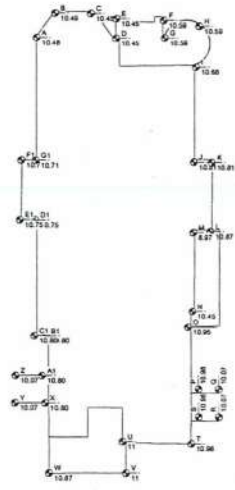


2 CONTEXT SITE PLAN  
Scale: NTS

CITY OF VICTORIA  
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3 STREETSCAPE  
Scale: NTS



AVERAGE GRADE CALCULATION

AB = 13.82  
BC = 17.48  
CD = 13.58  
CE = 7.84  
EF = 21.15  
FG = 8.47  
GH = 20.54  
HI = 23.27  
IJ = 14.68  
JK = 8.27  
KL = 32.33  
LM = 17.88  
MN = 23.11  
NO = 7.80  
OP = 21.59  
PQ = 9.27  
QR = 9.88  
RS = 9.27  
ST = 10.43  
TU = 32.53  
UV = 13.87  
WX = 36.96  
XY = 21.96  
YZ = 9.86  
ZA = 7.82  
AB(2) = 19  
BC(2) = 8.29  
CD(2) = 10.83  
DE(2) = 7.18  
EF(2) = 27.88  
FG(2) = 8.33  
GH(2) = 16.71  
TOTAL = 848.87M  
PERIMETER = 81.65M  
PROP AOC = 10.83M  
EXISTING = 10.87M

DATA TABLE

CIVIC ADDRESS 589 TORONTO STREET  
LEGAL DESCRIPTION: LOT 7 PLAN V1P87 LAND DISTRICT 57 BECKLEY FARM PID: 003-542-823

| LOT INFORMATION                             | REQUIRED           | EXISTING          | PROPOSED          |
|---|--------------------|-------------------|-------------------|
| ZONE:                                       |                    |                   |                   |
| LOT AREA:                                   | 568M <sup>2</sup>  | R-2               | 576M <sup>2</sup> |
| LOT DEPTH:                                  | NA                 | 42.842            | UNCHANGED         |
| FLOOR AREA (EX ACCESSORY):                  | 15.5               | 30.338            | UNCHANGED         |
| LOT COVERAGE:                               | 40%                | 35%               | 38%               |
| OPEN SPACE %:                               | 30%                | 65%               | UNCHANGED         |
| OPEN REAR YARD:                             | 33%                | 75%               | UNCHANGED         |
| PARKING:                                    | 1 PER DWELLING     | 0                 | UNCHANGED         |
| BIKE PARKING:                               | 0 (BENHAM C 3.1.1) | 0                 | UNCHANGED         |
| SETBACKS DWELLING:                          |                    |                   |                   |
| FRONT LOT LINE:                             | 7.5M               | 3.05M             | UNCHANGED         |
| INTERIOR SIDE LOT LINE (EAST):              | 1.5M               | 2.85M             | UNCHANGED         |
| INTERIOR SIDE LOT LINE (WEST):              | 1.5M               | 2.5M              | UNCHANGED         |
| TOTAL SIDE LOT LINES:                       | 4.5M               | 5.75M             | UNCHANGED         |
| REAR LOT LINE:                              | 10.7 OR 35%        | 4.8M/15%          | UNCHANGED         |
| SETBACKS ACCESSORY BUILDING:                |                    |                   |                   |
| INTERIOR SIDE LOT LINE (EAST):              | 0.8M               | 0.37M             | UNCHANGED         |
| INTERIOR SIDE LOT LINE (WEST):              | 0.8M               | 0.4M              | UNCHANGED         |
| TOTAL SIDE LOT LINES:                       | 1.7M               | 0.87M             | UNCHANGED         |
| REAR LOT LINE:                              | 0.5M               | 0.26M             | UNCHANGED         |
| DISTANCE FROM DWELLING:                     | 2.4M               | 1.73M             | UNCHANGED         |
| HEIGHTS:                                    |                    |                   |                   |
| AVERAGE GRADE:                              | 7.842              | 10.87M            | 10.83M            |
| ROOF HEIGHT:                                | 7.842              | 10.7              | UNCHANGED         |
| BUILDING HEIGHT:                            | 7.842              | 8.4M              | UNCHANGED         |
| NUMBER OF STOREYS:                          | 2                  | 2                 | UNCHANGED         |
| GROSS FLOOR AREA:                           | 389M <sup>2</sup>  | 201,742           | 348M <sup>2</sup> |
| MAIN FLOOR:                                 | 149M <sup>2</sup>  | 119M <sup>2</sup> | UNCHANGED         |
| SECOND FLOOR:                               | 149M <sup>2</sup>  | 79M <sup>2</sup>  | UNCHANGED         |
| THIRD FLOOR:                                | 0                  | 0                 | UNCHANGED         |
| BASEMENT FLOOR:                             | 0                  | 0                 | UNCHANGED         |
| ACCESSORY BUILDINGS (NOT INC IN GROSS FSR): | 13,742             | 0                 | UNCHANGED         |
| TOTAL NUMBER OF UNITS:                      | 7                  | 7                 | UNCHANGED         |
| UNIT TYPE: 1X2 BEDROOM + DEN, 2X1 BEDROOM   |                    |                   |                   |
| GROUND ORIENTATED UNITS: 2 UNITS            |                    |                   |                   |
| MINIMUM UNIT FLOOR AREA:                    | 38.542             | UNCHANGED         |                   |
| TOTAL RESIDENTIAL FLOOR AREA:               | 188M <sup>2</sup>  | 232M <sup>2</sup> | UNCHANGED         |

key architecture ltd.

2nd Floor, 1124 Fort Street, Victoria, BC, V8W 3K9  
t: 250-382-3823 e: info@keyarchitecture.com

COMMENTS

| NO. | DESCRIPTION               | DATE    | BY |
|-----|---------------------------|---------|----|
| 1   | ISSUED FOR REVIEW         | 8/11/17 | NP |
| 2   | REZONING APPLICATION      | 10/9/18 | NP |
| 3   | DMAP APPLICATION          | 10/9/18 | JA |
| 4   | REZONING REVIEW COMMENTS  | 9/5/19  | JA |
| 5   | ISSUED FOR DMAP REVIEW    | 5/6/19  | JA |
| 6   | ISSUED FOR DMAP REVISIONS | 5/6/19  | JA |

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DRAWING LEGEND

A1.0 - SITE PLAN AND DATA TABLE  
A2.0 - PHOTO SHEET  
A3.0 - FLOOR PLANS  
A3.1 - FLOOR PLAN AND ENSUITE  
A4.0 - SECTION AND DETAILS  
A5.0 - ELEVATIONS

PROJECT

ALTERATIONS TO THE MULHOLLAND HOUSE  
589 TORONTO STREET  
VICTORIA B.C

SHEET TITLE

SITE PLAN  
AVERAGE GRADE CALCULATION  
SURVEY  
DATA TABLE  
STREET SCAPE

SCALE AS SHOWN 1/8" = 1'-0"

DATE PLOTTED MAY 21, 2019

DRAWN BY NPLJK

JOB NO. 1618

A1.0



NORTH FACE



FRONT PORCH



WEST FOUNDATION



AREA OF PROPOSED BASEMENT STAIR



TORONTO STREET SCAPE



REAR SOUTH FACE

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architecture ltd.

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p. 250-282-2823 e. info@keyarchitecture.com

| COMMENTS |  |
|----------|--|
| NO.      | DESCRIPTION                                |
| 1.       | Issued by Development Services 11/08/18 JA |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
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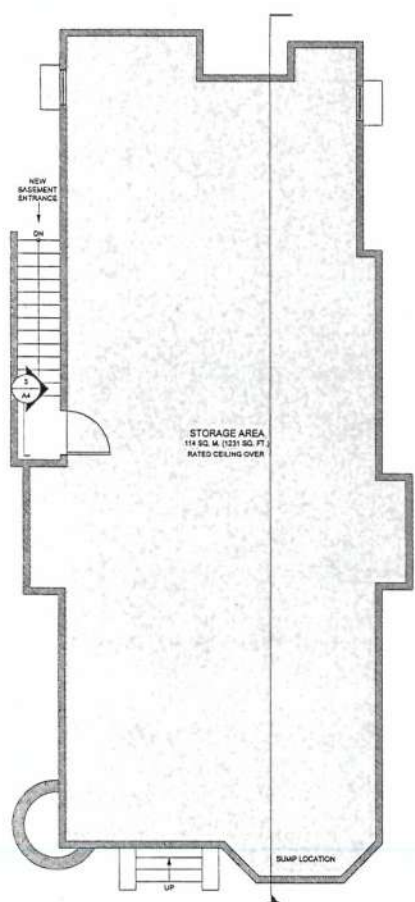
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City of Victoria  
MAY 10 2018  
City of Victoria  
Development Services

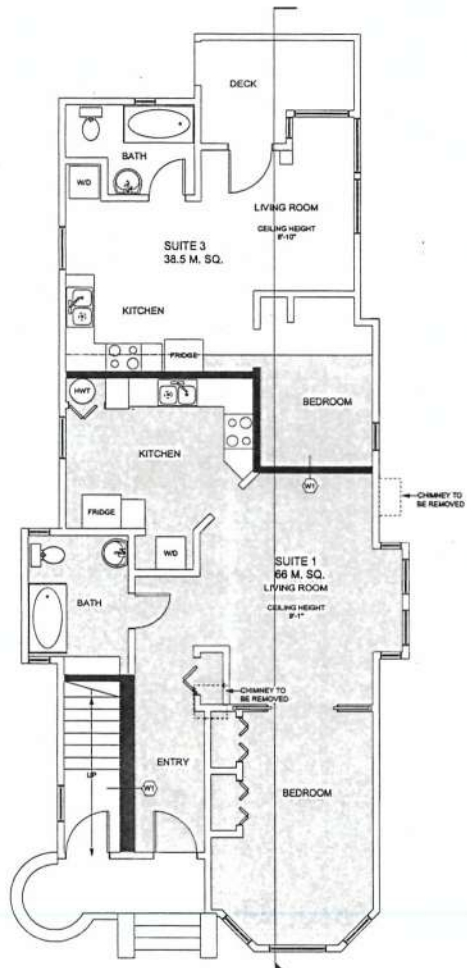
PROJECT  
ALTERATIONS  
TO THE  
MULHOLLAND HOUSE  
589 TORONTO STREET  
VICTORIA B.C.

sheet title  
PHOTOGRAPHS

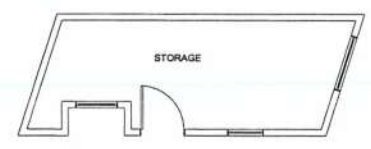
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| SCALE        | N/A             | NO. FILE | 1018 |
| DATE PLOTTED | August 17, 2018 | DRAWN BY | A2.0 |
|              |                 |          |      |



1 PROPOSED BASEMENT AND FOUNDATION  
Scale: 1:48



2 MAIN FLOOR PLAN  
Scale: 1:48



3 STORAGE SHED  
Scale: 1:48

FLOOR AREAS:  
BASEMENT - 114 SQ.M.  
MAIN - 110 SQ.M.  
SECOND - 78 SQ.M.  
THIRD - 46 SQ.M.

SUITE AREAS:  
SUITE 1 - 86 SQ.M.  
SUITE 2 - 128 SQ.M.  
SUITE 3 - 38.5 SQ.M.

| DRAWING LEGEND      |  |
|---------------------|--|
| EXISTING WALL       |  |
| NEW RATED WALL      |  |
| NEW FOUNDATION WALL |  |
| NEW RATED CEILING   |  |
| TO BE REMOVED       |  |

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| COMMENTS |                           |             |
|----------|---------------------------|-------------|
| NO.      | DESCRIPTION               | DATE        |
| 1        | ISSUED FOR REVIEW         | 07/10/17 NP |
| 2        | REZONING APPLICATION      | 08/01/18 NP |
| 3        | DHAP APPLICATION          | 10/01/18 JA |
| 4        | REZONING REVIEW COMMENTS  | 05/10 JA    |
| 5        | ISSUED FOR FORMER REVIEW  | 05/10 JA    |
| 6        | ISSUED FOR DHAP REVISIONS | 05/10 JA    |
|          |                           |             |
|          |                           |             |
|          |                           |             |

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PROJECT  
ALTERATIONS  
TO THE  
MULHOLLAND HOUSE  
589 TORONTO STREET  
VICTORIA B.C.

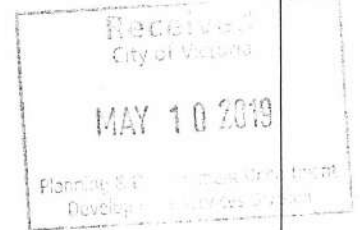
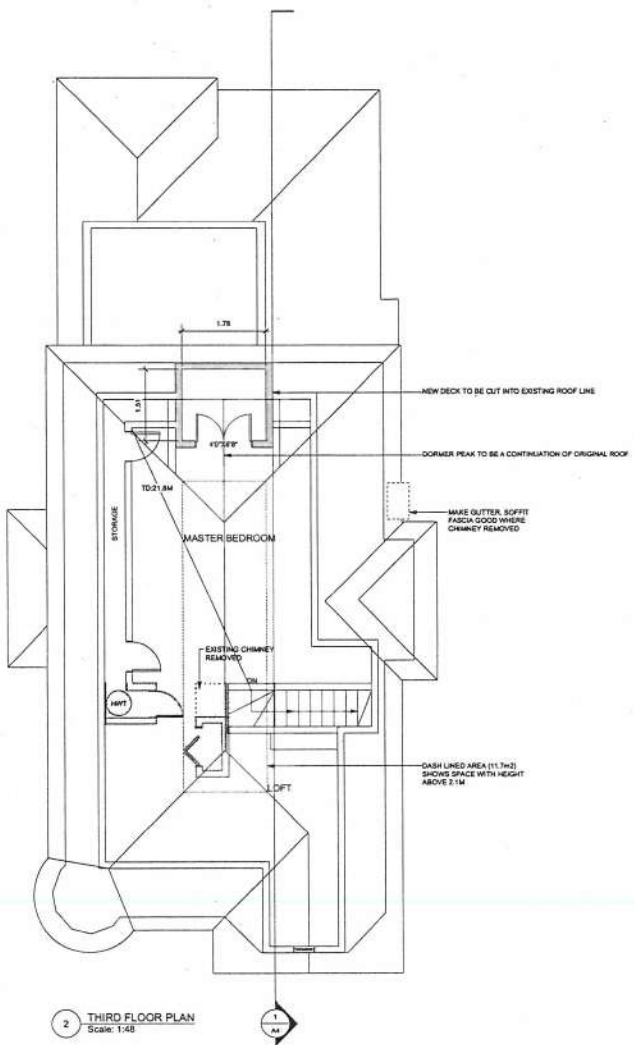
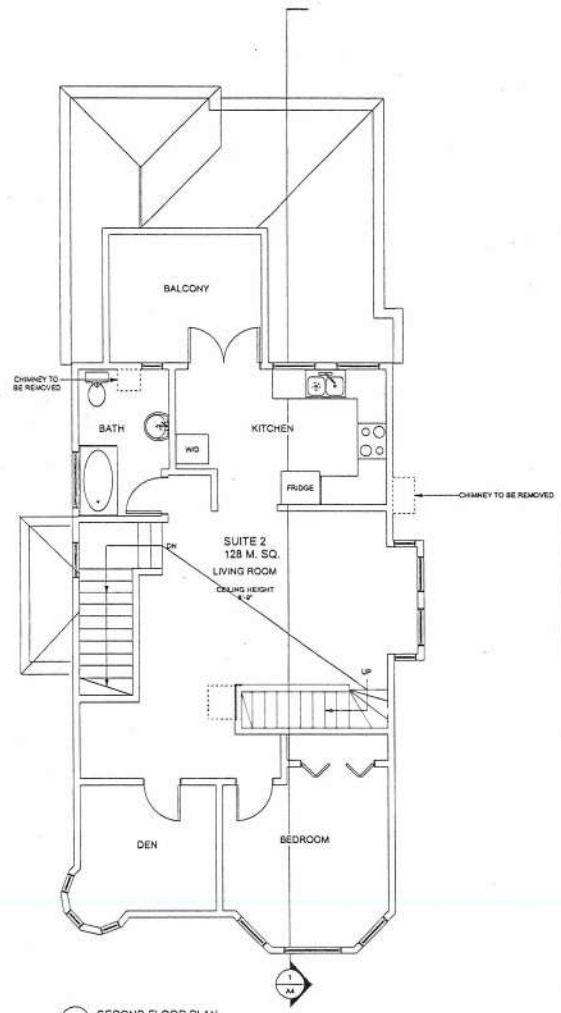
SHEET TITLE  
FLOOR PLANS

| SCALE        | JOB NO. |
|--------------|---------|
| AS SHOWN     | 1618    |
| DATE PLOTTED | A3.0    |
| MAY 21, 2019 |         |
| DRAWN BY     |         |
| NPJ/K        |         |

| COMMENTS |                           |          |    |
|----------|---------------------------|----------|----|
| NO.      | DESCRIPTION               | DATE     | BY |
| 1        | ISSUED FOR REVIEW         | 07/11/17 | MP |
| 2        | REZONING APPLICATION      | 18/09/18 | MP |
| 3        | DHAP APPLICATION          | 10/09/18 | JA |
| 4        | REZONING REVIEW COMMENTS  | 05/10/18 | JA |
| 5        | ISSUED FOR DORMER REVIEW  | 05/10/18 | JA |
| 6        | ISSUED FOR DHAP REVISIONS | 05/10/18 | JA |

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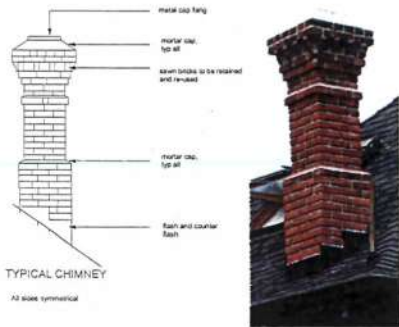


| DRAWING LEGEND      |  |
|---------------------|--|
| EXISTING WALL       |  |
| NEW RATED WALL      |  |
| NEW FOUNDATION WALL |  |
| NEW RATED CEILING   |  |
| TO BE REMOVED       |  |

PROJECT  
ALTERATIONS  
TO THE  
MULHOLLAND HOUSE  
589 TORONTO STREET  
VICTORIA B.C

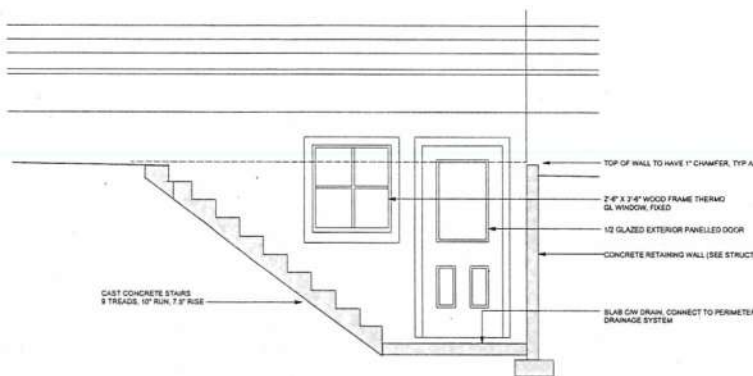
SHEET TITLE  
3RD FLOOR

| SCALE        | JOB No. |
|--------------|---------|
| AS SHOWN     | 1618    |
| DATE PLOTTED | A3.1    |
| MAY 9, 2019  |         |
| DRAWN BY     | MPJK    |
| INDJK        |         |



2 CHIMNEY DETAILS  
Scale: 1/2"=1'-0"

NOTE:  
1. top brick size 8 1/2" x 4 1/2"  
2. brick veneer on wood frame, see structural  
Confirm dimensions of chimney prior to  
demolition, refer to the measured drawings  
3. when rebuilding chimney, do not have brick  
bricks laying out



3 BASEMENT STAIR  
Scale: 1/2"=1'-0"

5 NEW NON-RATED PARTITIONS  
Scale: NTS



WALL TYPE A  
NEW NON RATED PARTITIONS



WALL TYPE B  
EXISTING WALLS TO BE INSULATED

6 NEW RATED PARTITIONS  
Scale: NTS



WALL TYPE H  
UPGRADED EXISTING RATED PARTITIONS  
ASSEMBLY WBE  
1 HR RATING, STC 55



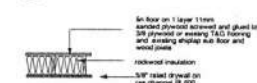
WALL TYPE D  
NEW RATED PARTITIONS  
ASSEMBLY WSA  
45 MIN RATING, STC 51

7 NON RATED FLOORS  
Scale: NTS



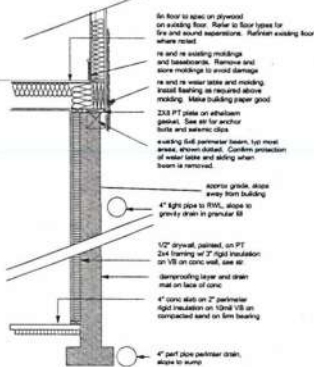
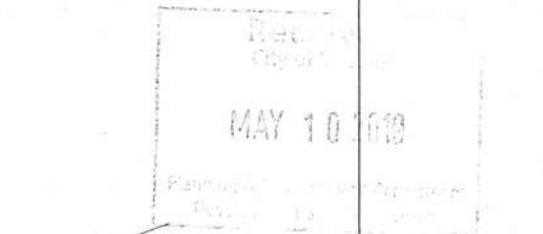
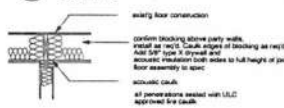
FLOOR TYPE 1  
NON RATED

8 RATED FLOORS  
Scale: NTS



FLOOR TYPE 3  
ASSEMBLY F10E  
1HR RATING, STC 53, IC 44

9 TYPICAL FLOOR BLOCKING  
Scale: NTS



4 WALL SECTION  
Scale: 1/2"=1'-0"

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| COMMENTS |                           |          |
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| no.      | description               | date     |
| 1        | ISSUED FOR REVIEW         | 01/17/17 |
| 2        | REZONING APPLICATION      | 10/01/18 |
| 3        | DAMP APPLICATION          | 10/01/18 |
| 4        | REZONING REVIEW COMMENTS  | 09/19/18 |
| 5        | ISSUED FOR DORMER REVIEW  | 09/19/18 |
| 6        | ISSUED FOR DAMP REVISIONS | 05/18/18 |

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PROJECT  
ALTERATIONS TO  
THE  
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SHEET TITLE  
SECTION AND DETAILS

| SCALE        | FORM        |
|--------------|-------------|
| AS SHOWN     | 1518        |
| DATE PLOTTED | MAY 9, 2019 |
| DRAWN BY     | NPIJK       |
|              | A4.0        |

