



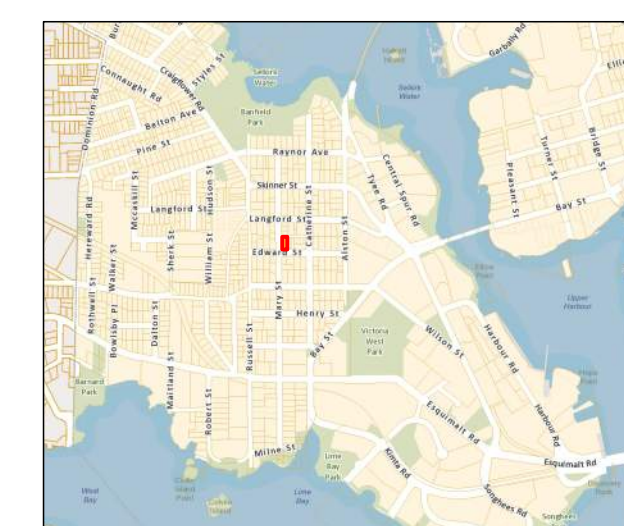
Location Map, Isometric View



Subject Property, looking Southwest along Bella Street



Subject Property, looking West along Bella Street



Area Context



Location Map



825 & 835 Mary St., looking Southeast along Mary St.



825 & 835 Mary St., looking East along Bella Street



Subject Property, looking West at Bella / Mary Street

PROJECT ADDRESS

805 Mary St.
Victoria, BC

Lot 1, Section 31
Esquimalt District, Plan 7664

PID 005-034-345

ZONE R2 (Current)

LOT AREA 613 m2

PROJECT DATA

Data Table

| Data Table | Project |
|-----------------------------|---|
| Owner | Mark Fulmer |
| Designer | Outline Home Design 1235 Brailwalke Drive Cobble Hill, BC 250 818 3981 |
| Civic Address | 805 Mary St. Victoria BC |
| Legal Address | Lot 1 Section 31 Esquimalt District Plan 7664 |
| Project Description | PID 005-034-345 Attached Housing, Strata 4 Units, 1 Building |
| Project Information | R2 |
| Zone (existing) | R-K |
| Site Area | 6,598 ft2 613 m2 |
| Total Floor Area* | 3618 ft2 336.13 m2 |
| Commercial Floor Area | 0 m2 |
| FAR | 0.55/1.0 |
| Site Coverage | 2,208 ft2 205.13 m2 33.5% |
| Open Site Space | 3,324 ft2 308.14 m2 50.3% |
| Building Height | 6.71m |
| No. Storeys | 2 |
| Parking Stalls, on Site | 4 stalls (1/unit) |
| Bicycle Parking, Long Term | 4, in accordance with Schedule C |
| Bicycle Parking, Short Term | 6, in accordance with Schedule C |
| Building Setbacks | Front Yard 2.50m Rear Yard 12.80m Side Yard (Exterior) 2.50m Side Yard (Interior) 4.21m Combined Side Yards 6.71m |
| Residential Use Details | Total Number of Units 4 Unit Type 3 Bedroom, Ground Orientated Minimum Floor Area 1,255 ft2 116.6 m2 Total Residential Floor Area 3618 ft2 336.13 m2 |

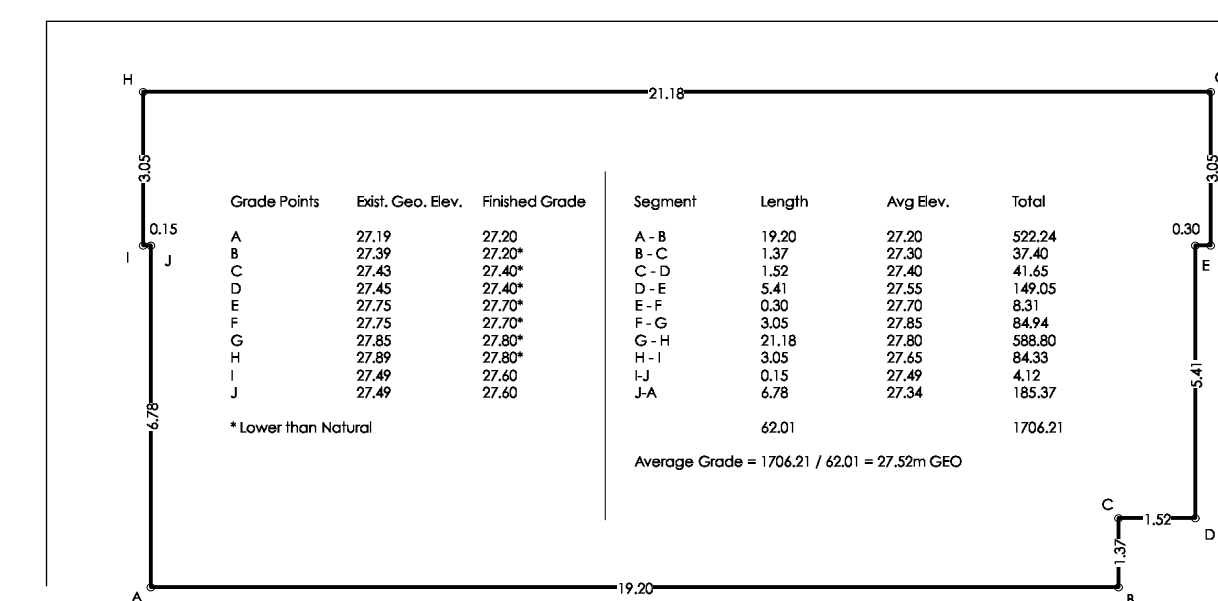
* based on applicable municipal definitions



Subject Property, looking Northeast at Bella / Edward Street

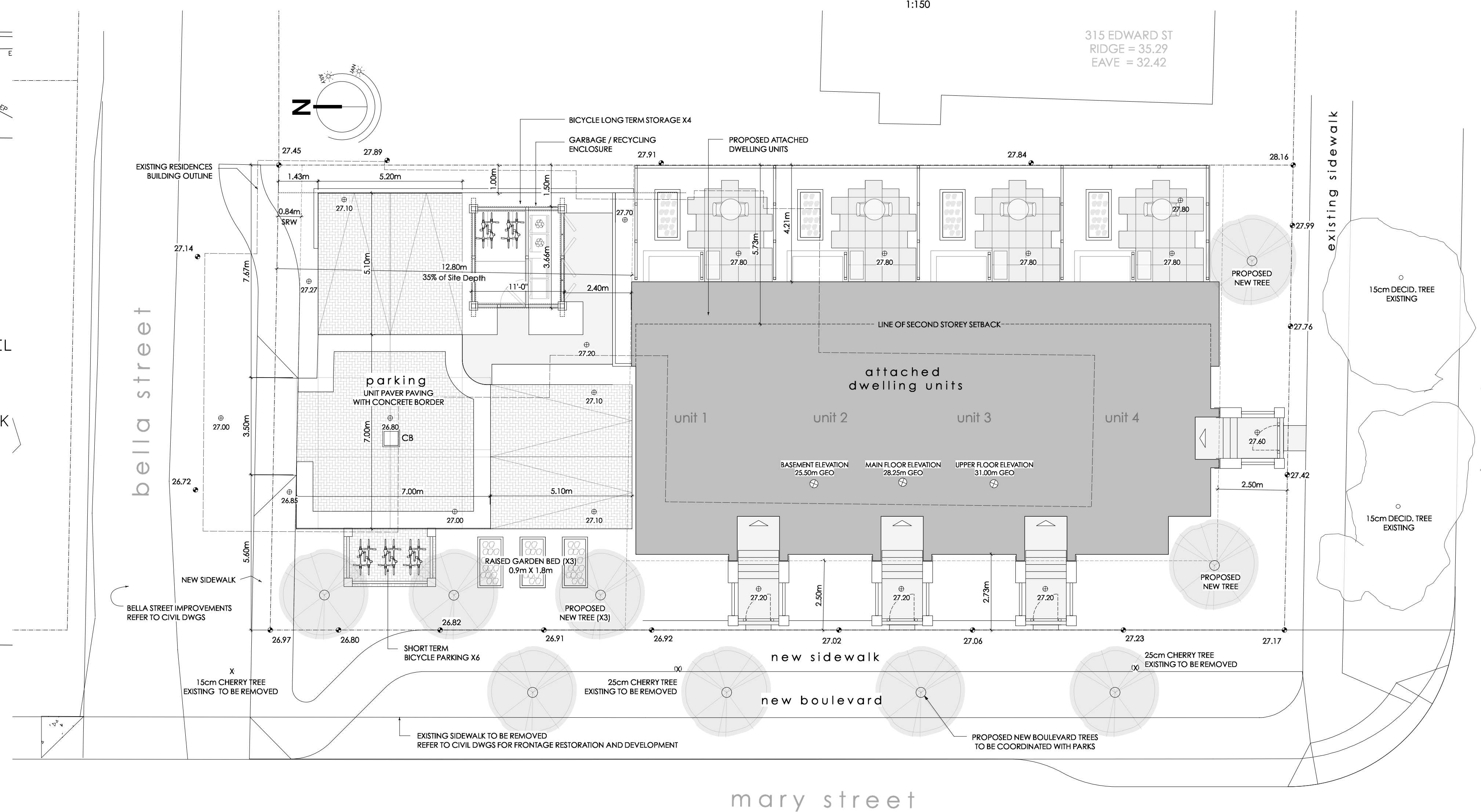
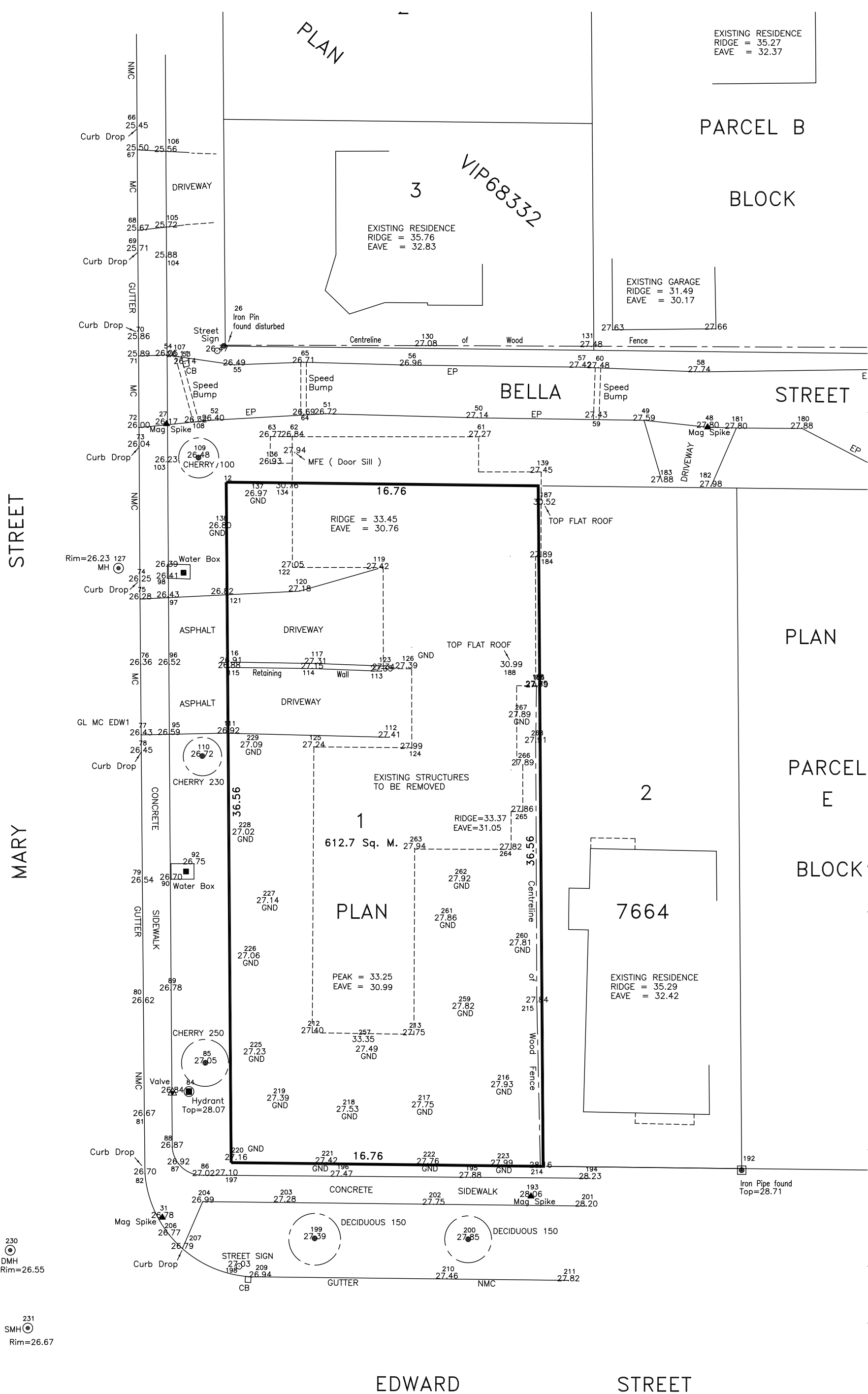


315 Edward St., looking North at Edward Street
(Subject property to left of view)



Grade Calculation

1:150



Existing Site Survey
1:200

Proposed Site Plan
1:100

REVISION LIST

- R1 - Issue for DP / Rezoning, June 16, 2020
- R2 - Re Issue for DP / Rezoning, August 25, 2020

Revisions

Received Date:
August 26, 2020

| 805 Mary St. Proposed 4 Unit Townhouse | | | |
|---|-------------------------|-----------|-----------------|
| TITLE | Site and Location Plans | SCALE | as noted |
| FILE | JN1.6.20 | DATE | August 25, 2020 |
| PROJECT NO. | 1820 | SHEET NO. | A1 |
| DRAWN BY | TDR | REV. | 2 |
| ISSUE FOR | DP | | |

| | | | | | | |
|---|--|---|--|------------------------------------|----------------------------------|---|
| Shingle Siding Hard/Single Staggered Edge Siding Cement Fibre Coating and Trim | Paneled Siding Hard/Panel Board, Smooth Hard/Film Slaters, Smooth | Lap Siding Hard/Panel, Cedar Mill 5" Profile Lap | Flashings and Metals Cascadia Metals or equiv. | Doors - Entry Wood Panel | Windows Westlock Vinyl | Doors - Patio Patio/Fiberglass New 45 Full Life Door |
| Steel Wood BM 312-00 Benjamin Moore | White White BM OC-21 Benjamin Moore | White White BM OC-21 Benjamin Moore | Charcoal | Slaters Slaters Slaters | Cashmere | Cashmere |



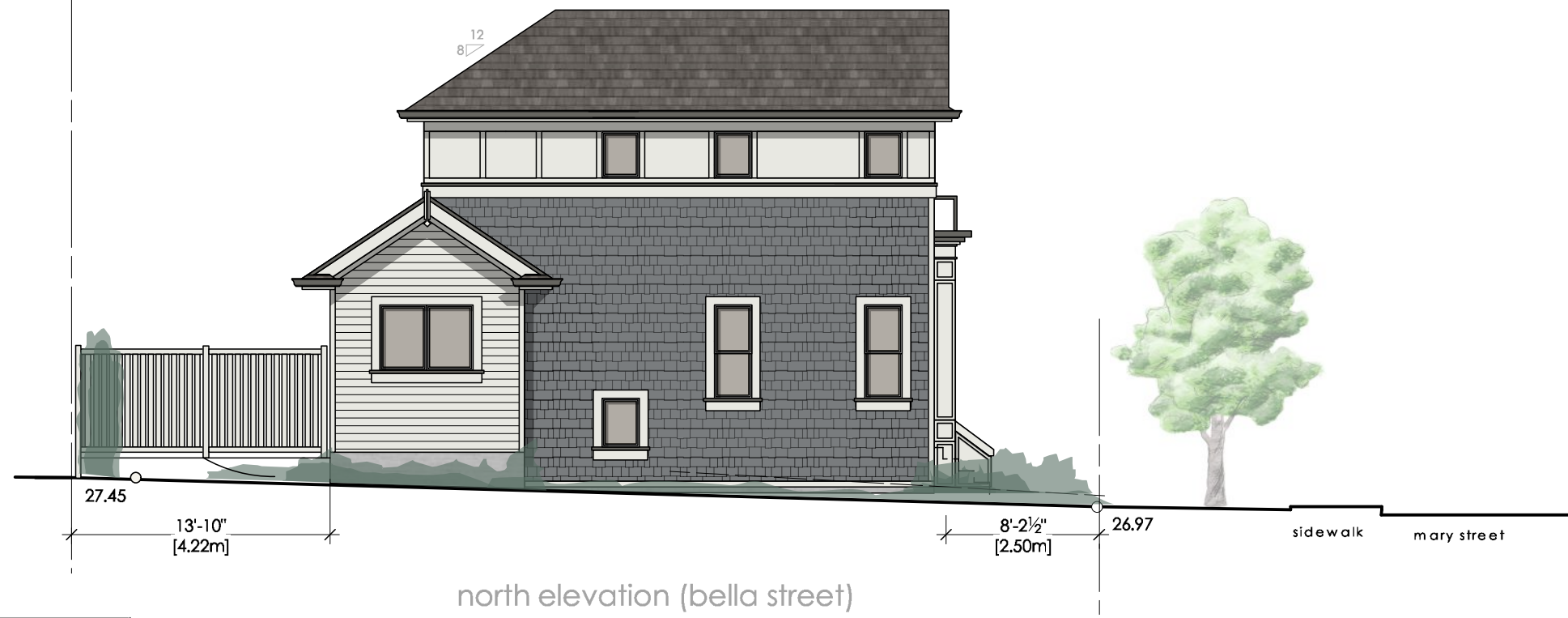
west elevation (mary street)



south elevation (edward street)



east elevation



north elevation (bella street)

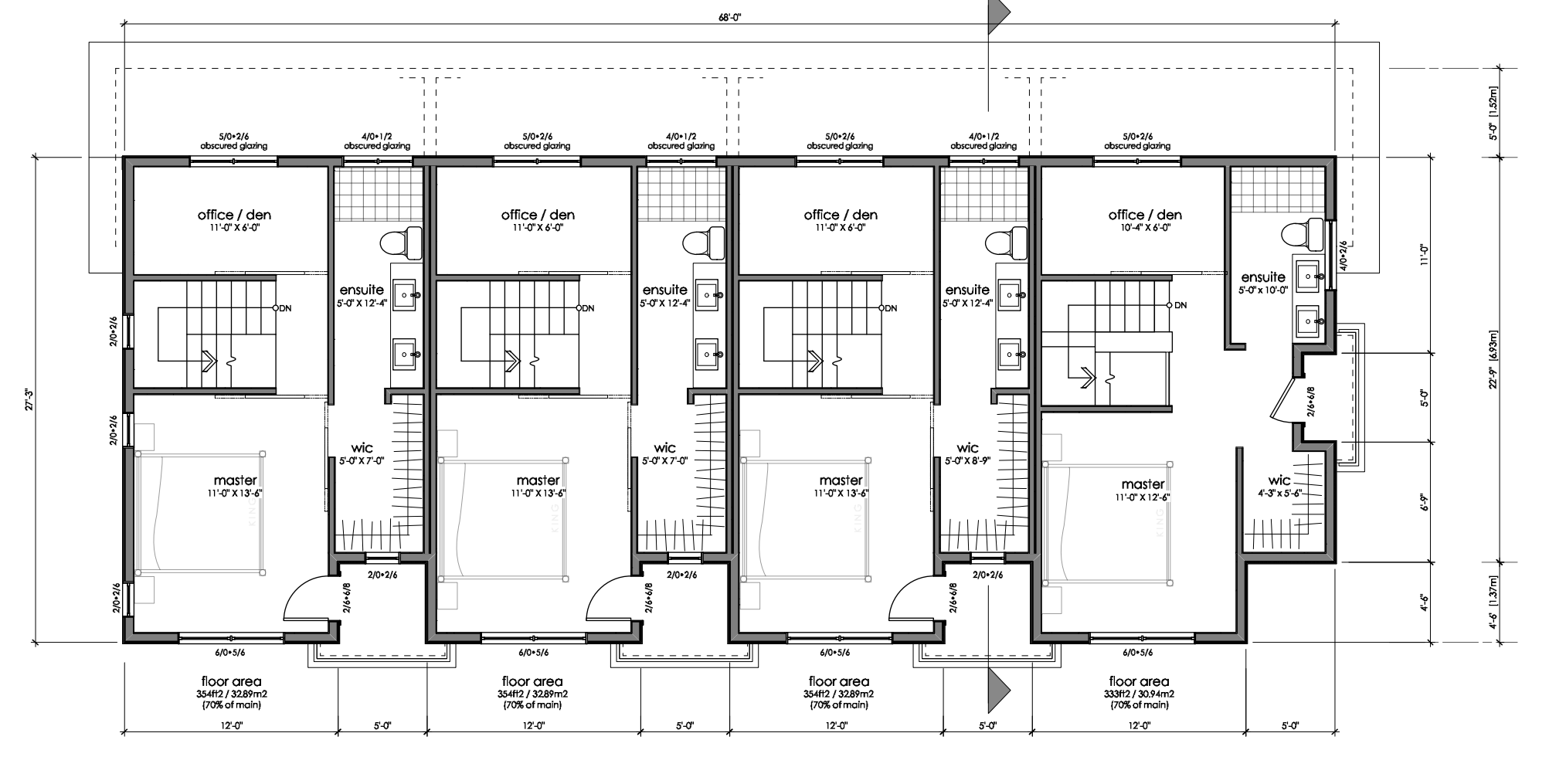
Proposed Elevations
1:100



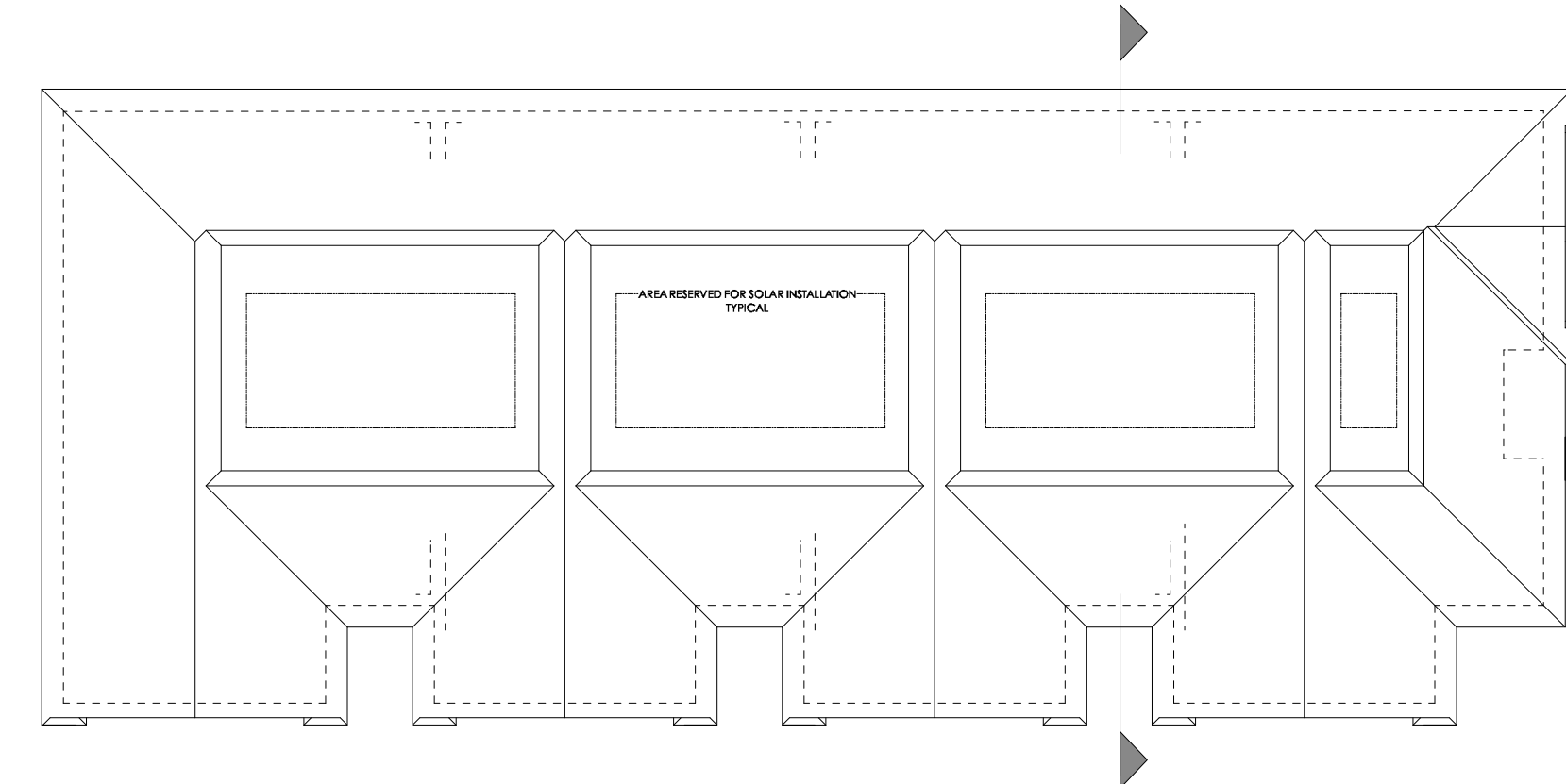
Proposed Basement Plan
1:100



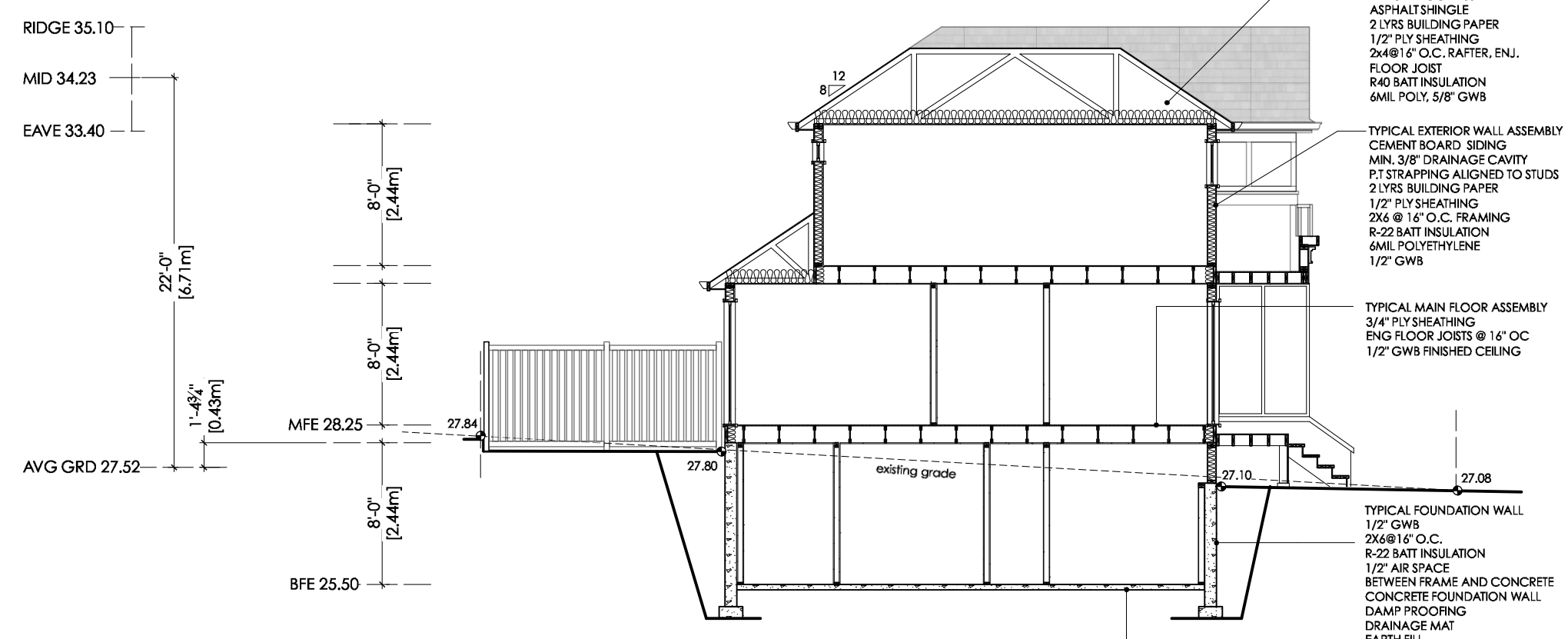
Proposed Main Floor Plan
1:100



Proposed Upper Floor Plan
1:100



Proposed Roof Plan
1:100



Proposed Building Section
1:100

outline
HOME DESIGN

www.outlinehomedesign.com


p. 250 818 3981 e.info@outlinehomedesign.com

805 Mary St.
Proposed 4 Unit Townhouse

| | |
|--|-------------------------------|
| TITLE Building Plans / Elevations | |
| FILE JN16.20 | SCALE As Noted (1:100) |
| PROJECT NO. 1820 | DATE August 25, 2020 |
| DRAWN BY TDR | SHEET NO. A2 |
| ISSUE FOR DP | REV. 2 |

Legend

Plant List

-  Existing Boulevard Tree
-  New Deciduous Tree
Armstrong Red Maple
Acer Rubrum "Armstrong"
5cm cal / B&B
-  New Deciduous Tree
Bloodgood Japanese Maple
Acer Palmatum Bloodgood
3.0m Height / B&B
-  Shrubs Groupings
Baldhip Rose
Snow Berry
Saskatoon Berry
Groundcover
Oregon Grape
Salal
-  Large Hedge
Hill's Yew
-  Hedge (at Building)
Dwarf Boxwood
-  Brushed Concrete
-  Concrete Unit Paver
-  Crushed Stone
-  Lawn
-  Planting Area

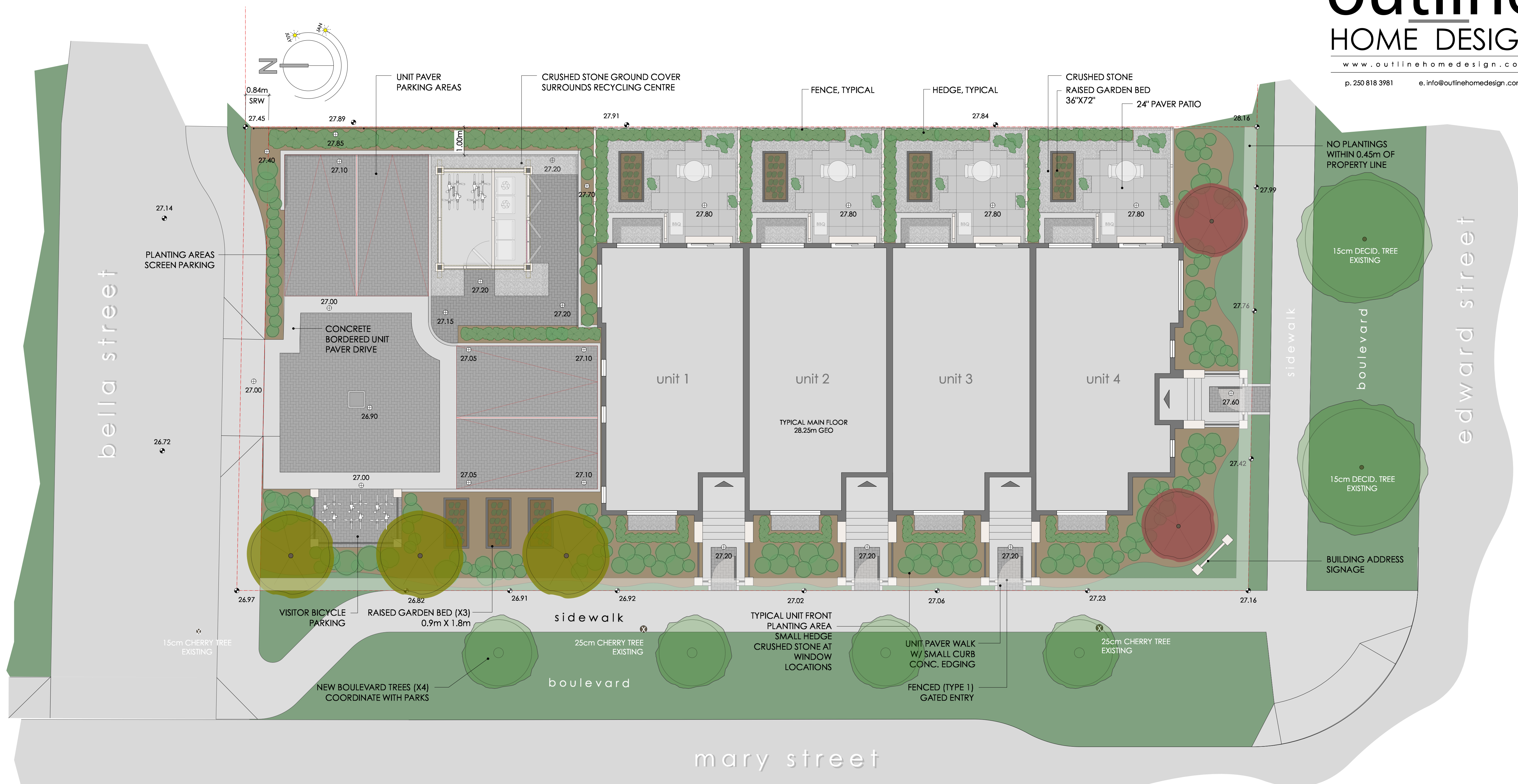
Notes

Landscaped areas are to be irrigated with a separate, fully automatic underground irrigation system, complete with separate water meter. Refer to Civil dwgs for location and detail.

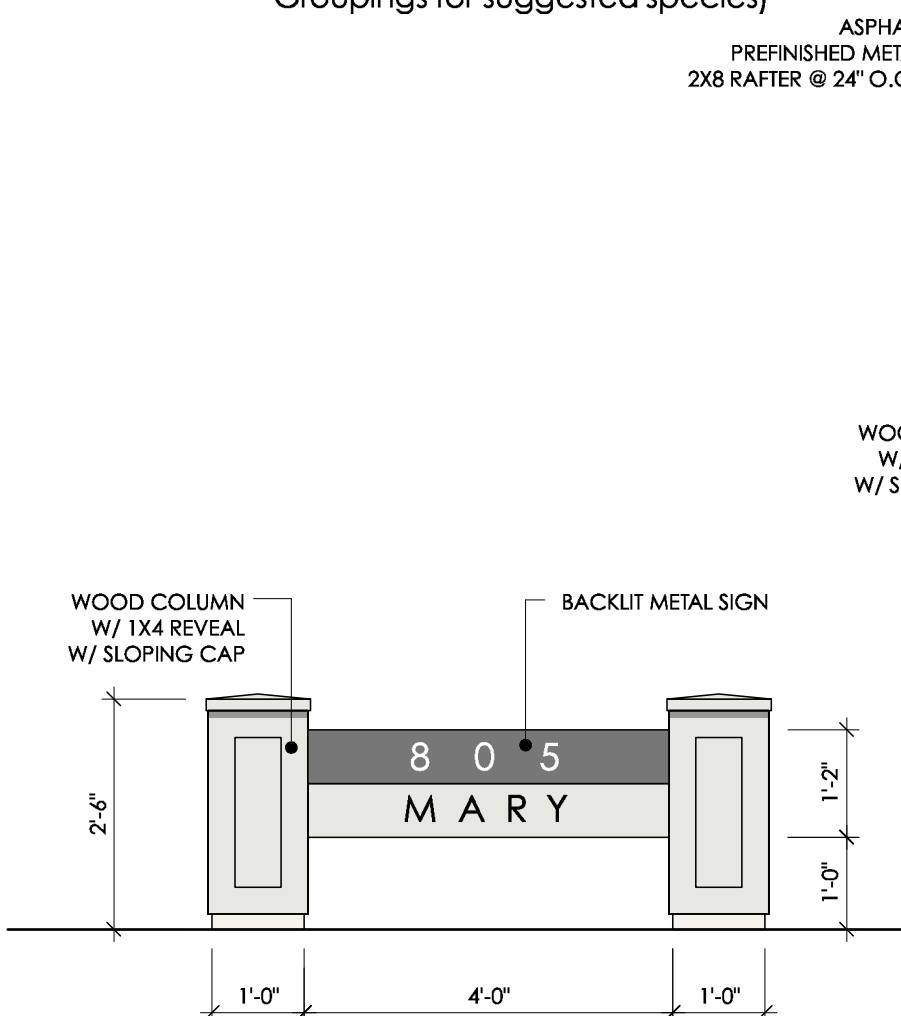
Irrigation shall be installed in accordance with Schedule C to Victoria Subdivision and Development Servicing Bylaw.

This drawing is conceptual only and not intended for construction purposes.

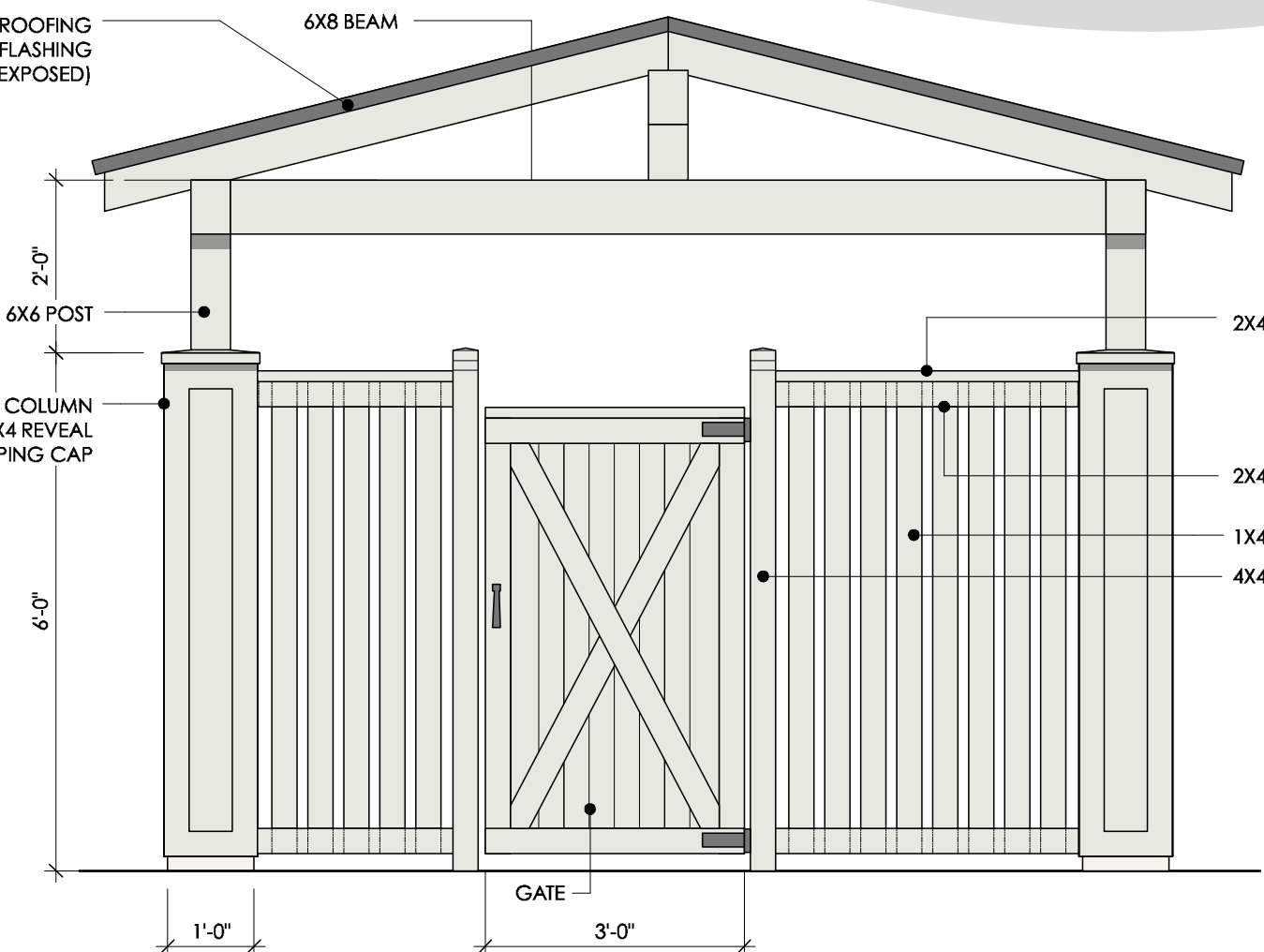
30% of all plantings shall be drought resistant native Vancouver Island plants (see Shrub Groupings for suggested species)



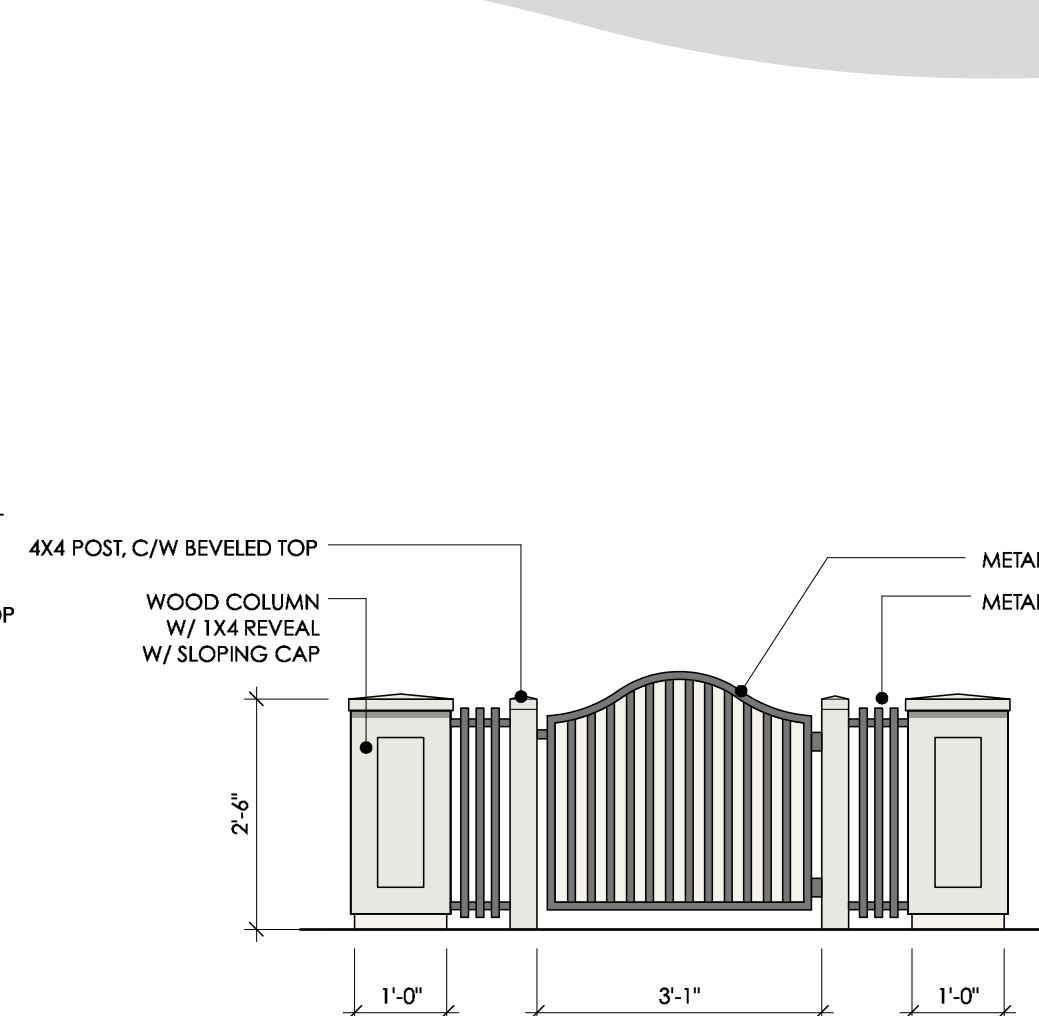
Landscape Plan
1:75



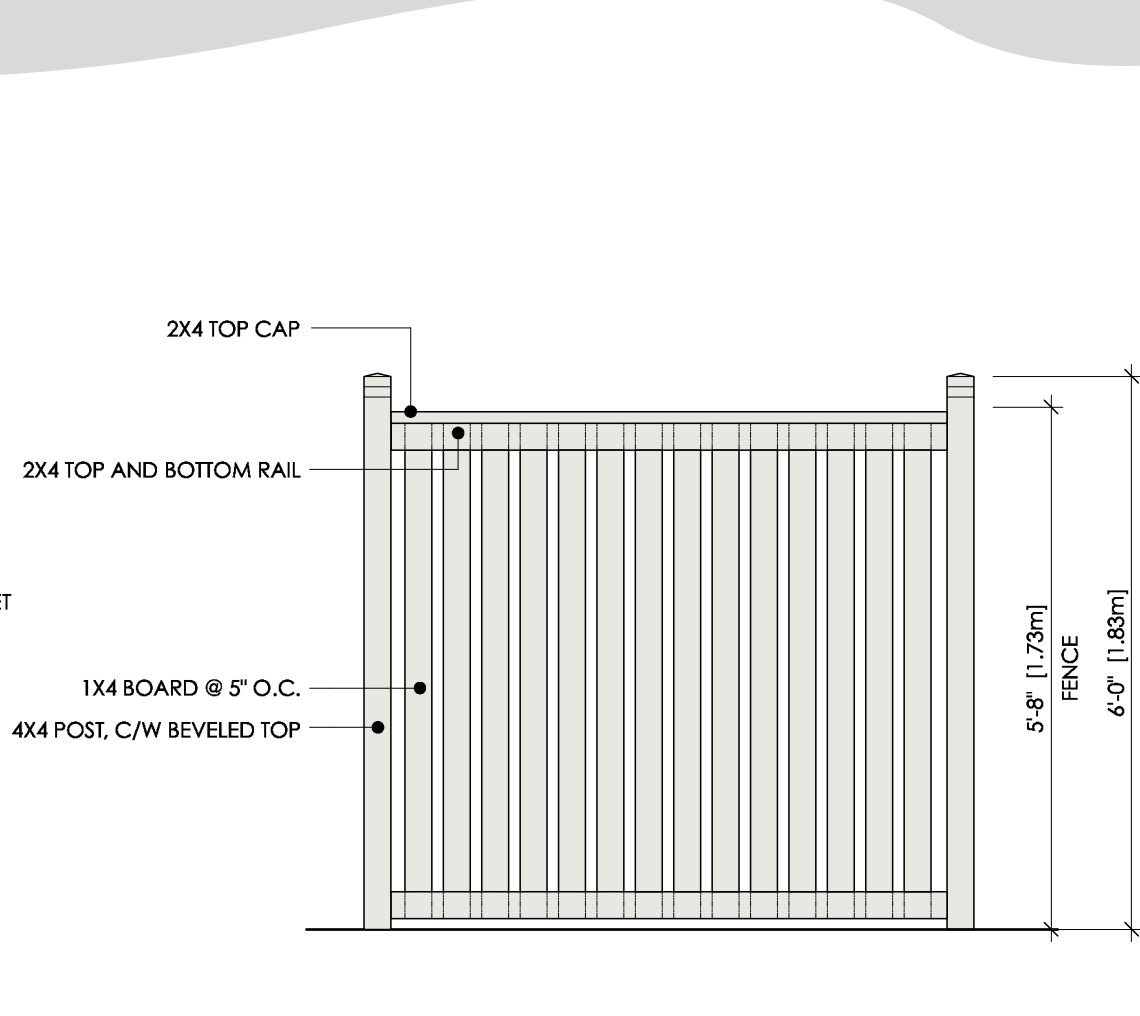
Building Signage



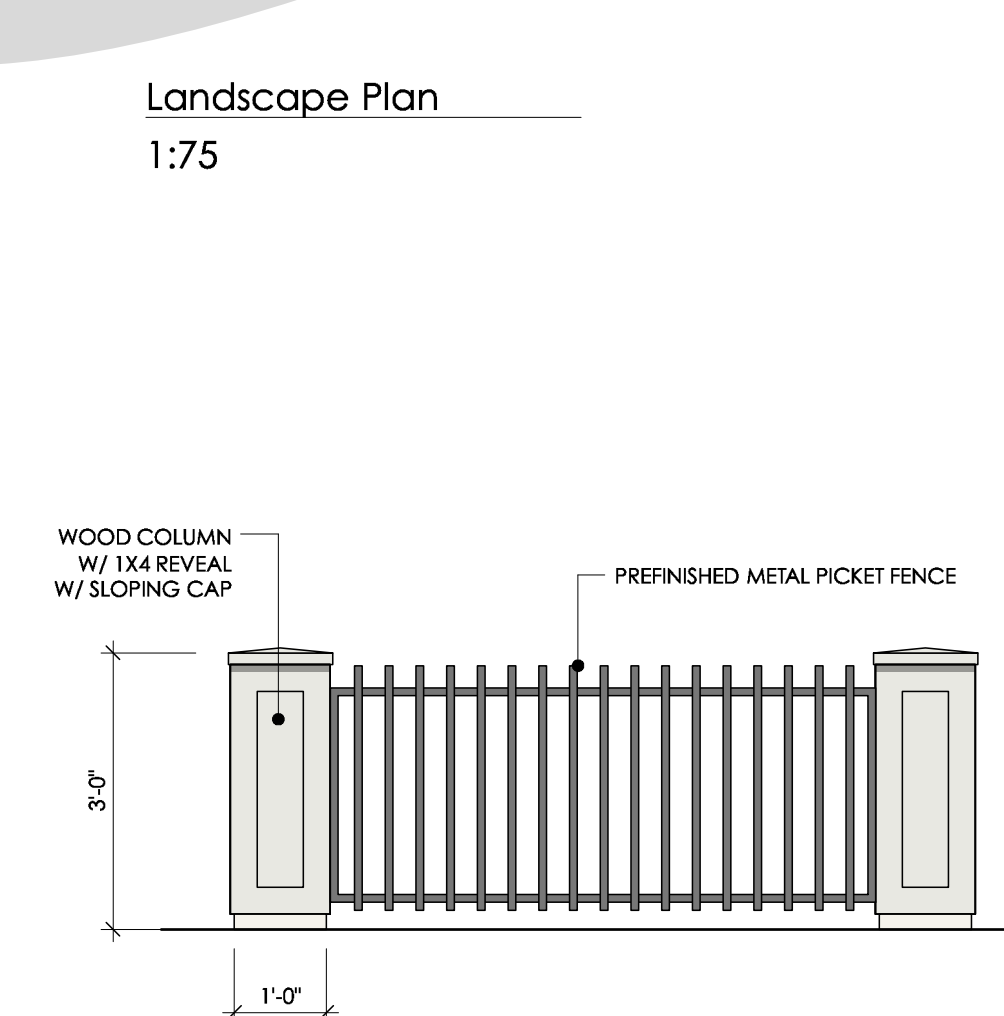
Recycling Enclosure



Typical Fence & Gate at Unit Entry



Typical Fence at Rear Patio



Fence at Bicycle Parking

Landscape Fixture Elements
1:25

| | | | |
|---|----------------|-----------|-----------------|
| 805 Mary St. Proposed 4 Unit Townhouse | | | |
| TITLE | Landscape Plan | SCALE | As Noted (1:75) |
| FILE | JN16.20 | DATE | August 25, 2020 |
| PROJECT NO. | 1820 | DRAWN BY | TDR |
| ISSUE FOR | DP | SHEET NO. | L1 |