

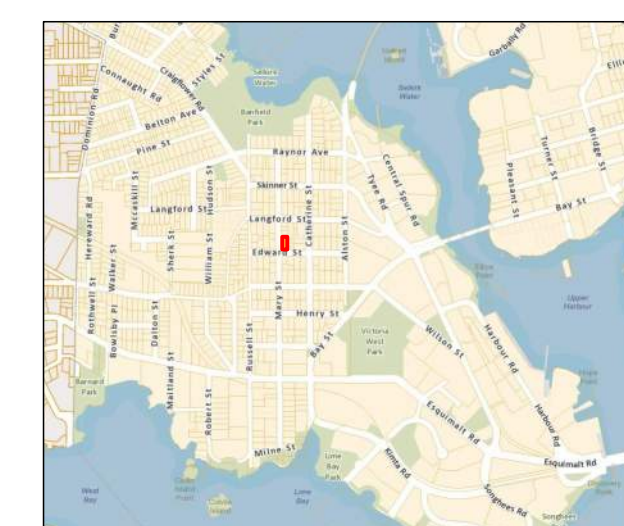
Location Map, Isometric View



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



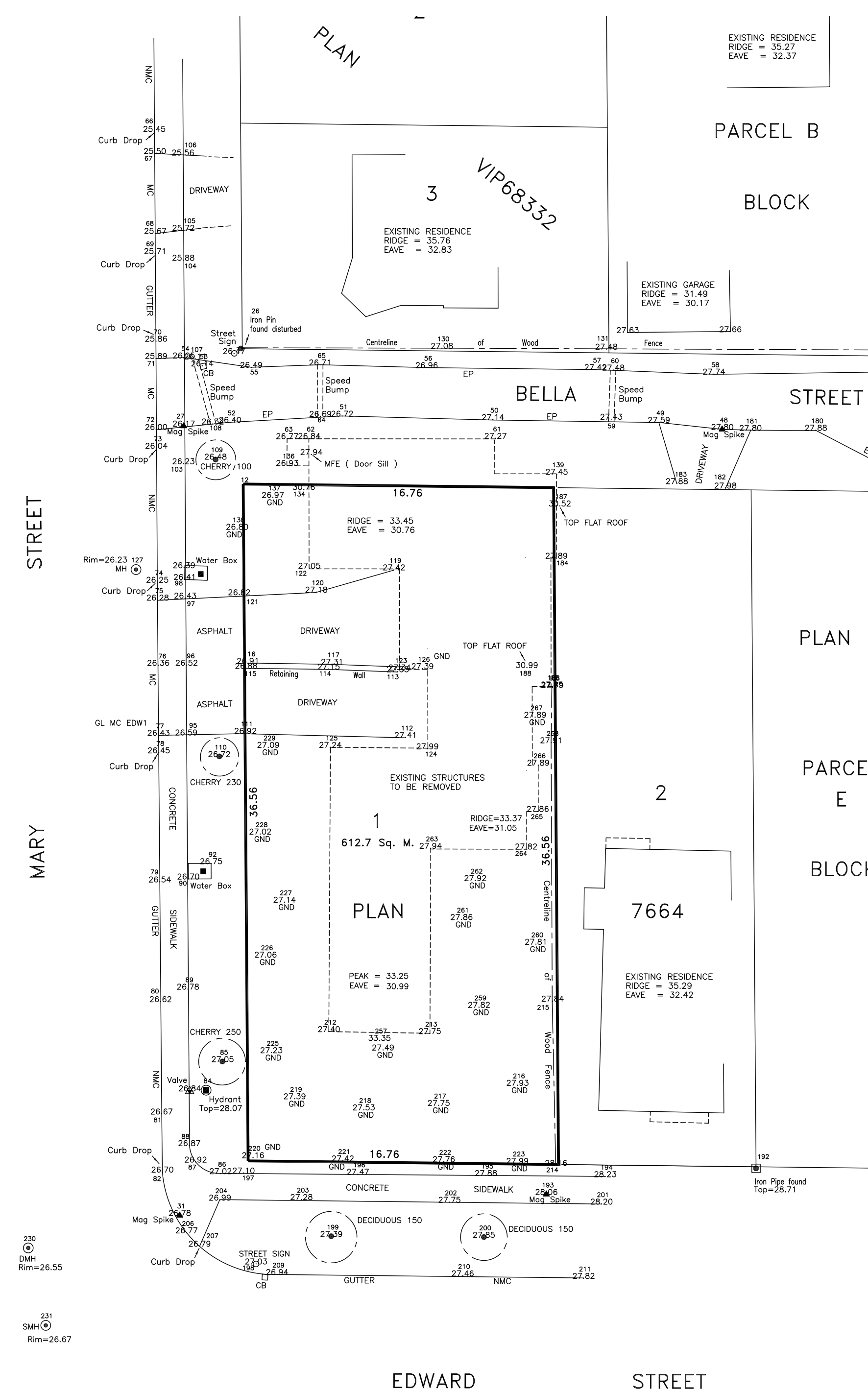
Subject Property, looking Northeast at Bella / Edward Street



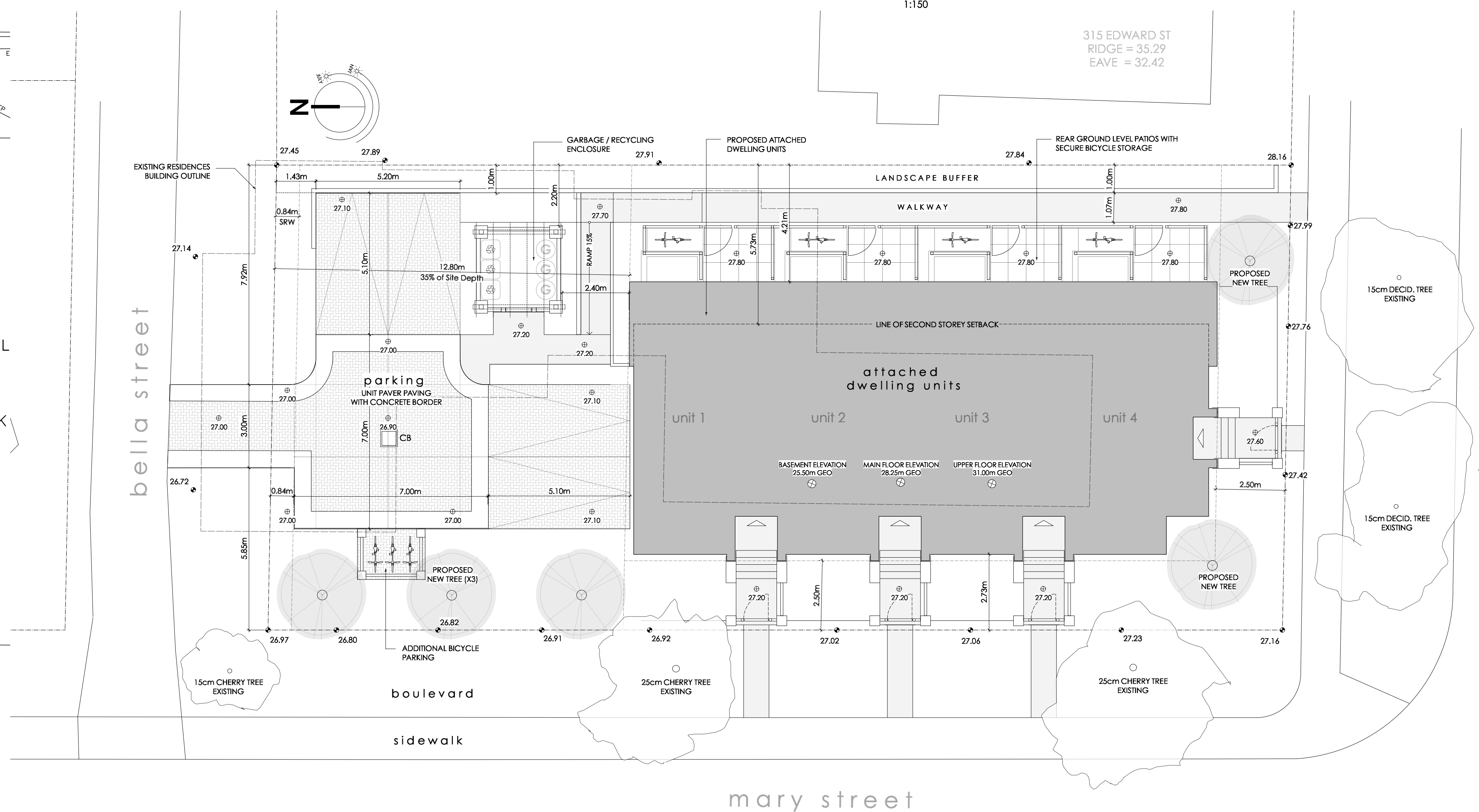
315 Edward St., looking North at Edward Street (Subject property to left of view)

Grade Points	Exst. Geo. Elev.	Finished Grade	Segment	Length	Avg Elev.	Total
A	27.19	27.20	A-B	1.27	27.20	32.24
B	27.20	27.20	B-C	1.27	27.20	34.42
C	27.43	27.40	C-D	1.32	27.40	41.65
D	27.45	27.40	D-E	2.41	27.30	149.05
E	27.75	27.70	E-F	0.30	27.70	8.31
F	27.75	27.70	F-G	3.25	27.65	144.34
G	27.68	27.60	G-H	21.18	27.60	586.80
H	27.89	27.80	H-I	3.25	27.80	143.33
I	27.49	27.40	I-J	0.15	27.40	4.13
J	27.49	27.40	J-A	6.78	27.40	182.37
Average						1704.21
* Lower than Natural						1704.21
Average Grade = 1704.21 / 43.01 = 27.52m GEO						

Grade Calculation
1:150



Existing Site Survey
1:200



Proposed Site Plan
1:100

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 Brailwalte 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)	new zone, site specific
Zone (proposed)	6.598 fl2 613 m2
Site Area	3618 fl2 336.13 m2
Total Floor Area*	0 m2
Commercial Floor Area	0.55/1.0
FAR	2.208 fl2 205.13 m2 33.5%
Site Coverage	3.324 fl2 308.14 m2 50.3%
Open Site Space	6.71m
Building Height	2
No. Storeys	4 stalls (1/unit)
Parking Stalls, on Site	In Unit
Bicycle Parking, Long Term	4 Spots
Bicycle Parking, Short Term	
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 fl2 116.6 m2
Total Residential Floor Area	3618 fl2 336.13 m2

Original Submission
Received Date: June 17, 2020

REVISION LIST

R1 - Issue for DP / Rezoning, June 16, 2020

805 Mary St. Proposed 4 Unit Townhouse	
TITLE	Site and Location Plans
FILE	JN16.20
PROJECT NO.	1820
DRAWN BY	TDR
ISSUE FOR	DP
SCALE	as noted
DATE	June 16, 2020
SHEET NO.	
REV.	A1

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/Fire Fibreglass New 45 Full Life Door
Steel Wood BM 312-00 Benjamin Moore	White White BM OC-2 Benjamin Moore	White White BM OC-2 Benjamin Moore	Charcoal	Slaters Slatemat	Cashmere	Cashmere



west elevation (mary street)



south elevation (edward street)

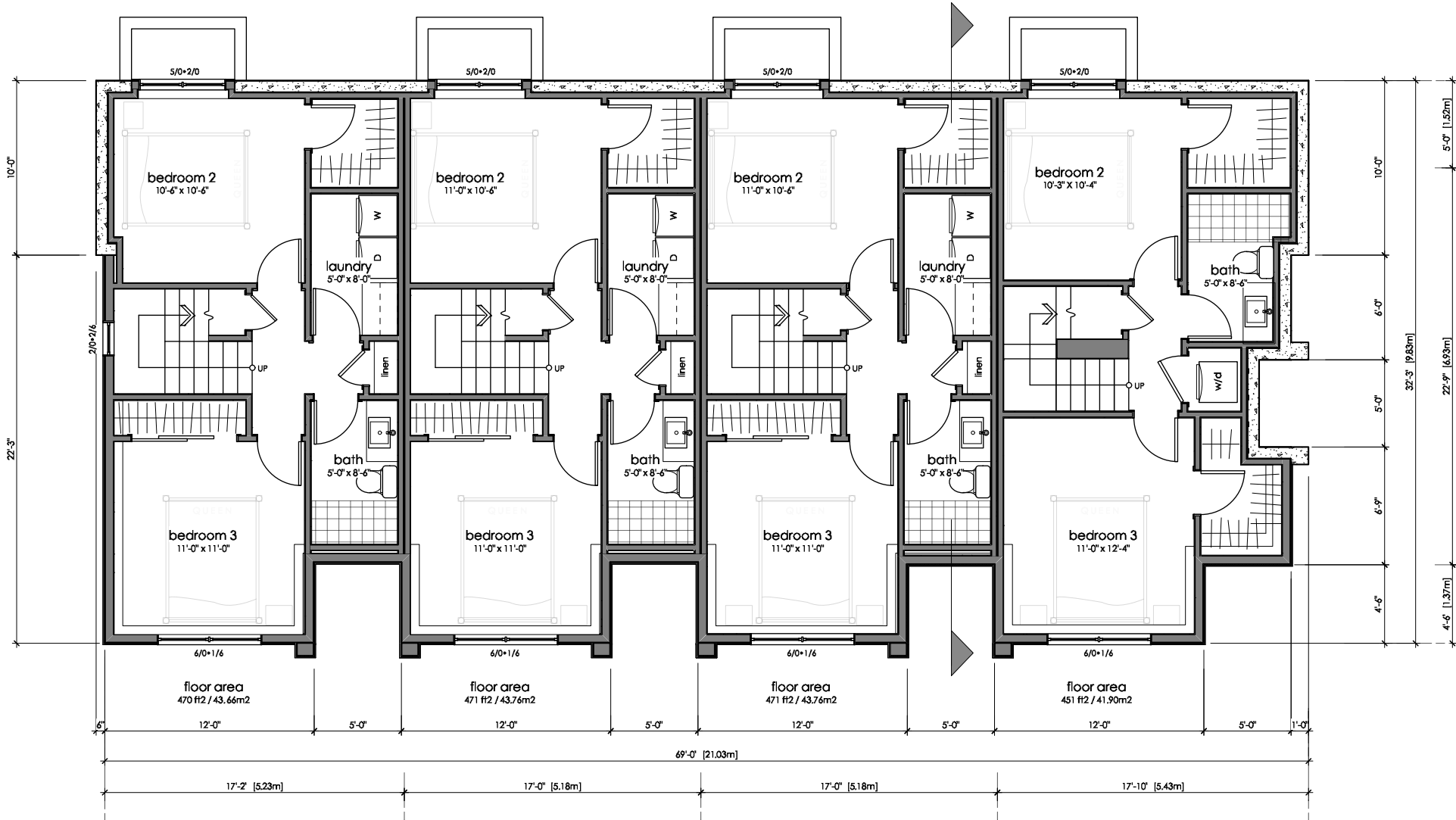


east elevation

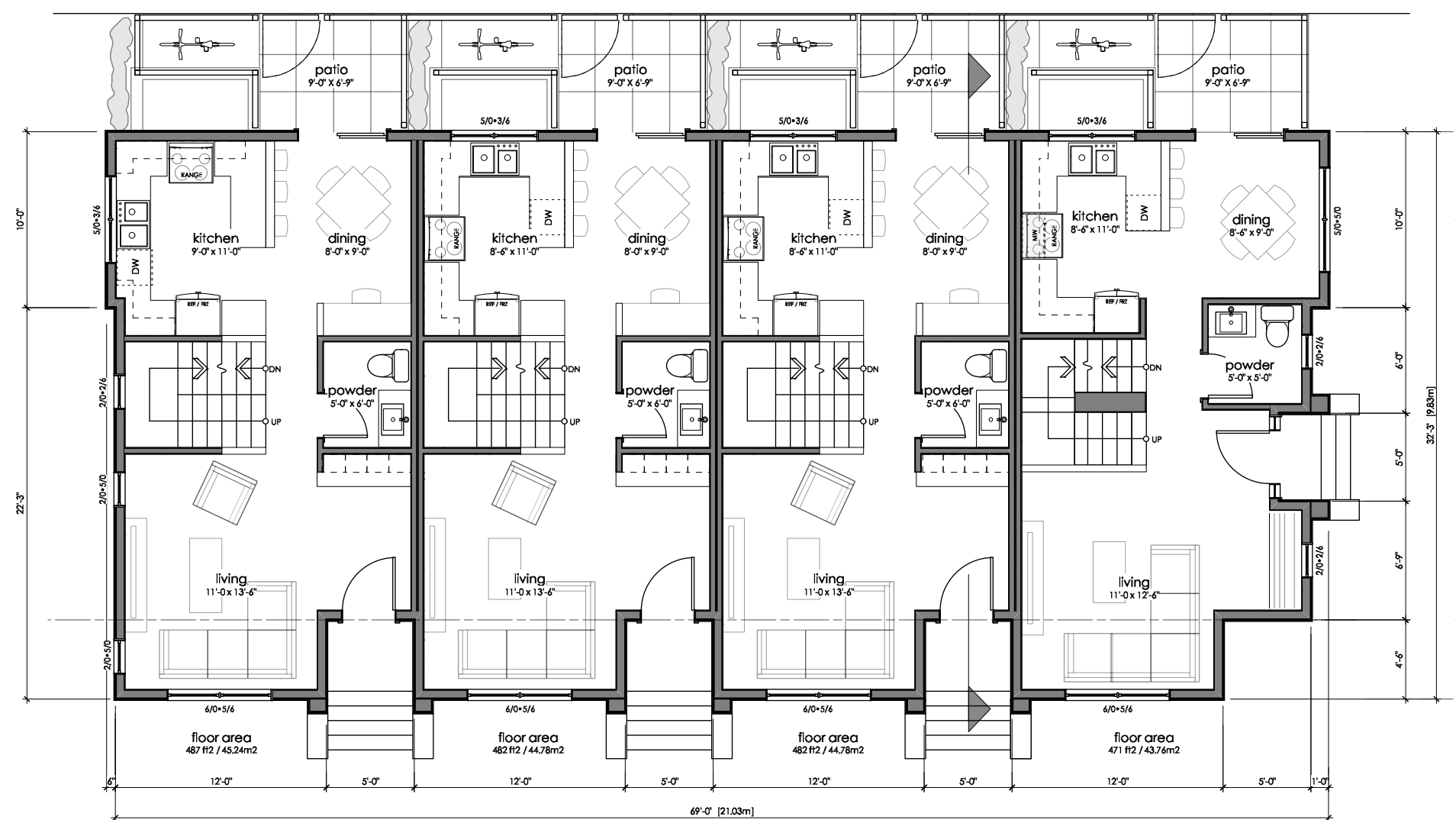


north elevation (bella street)

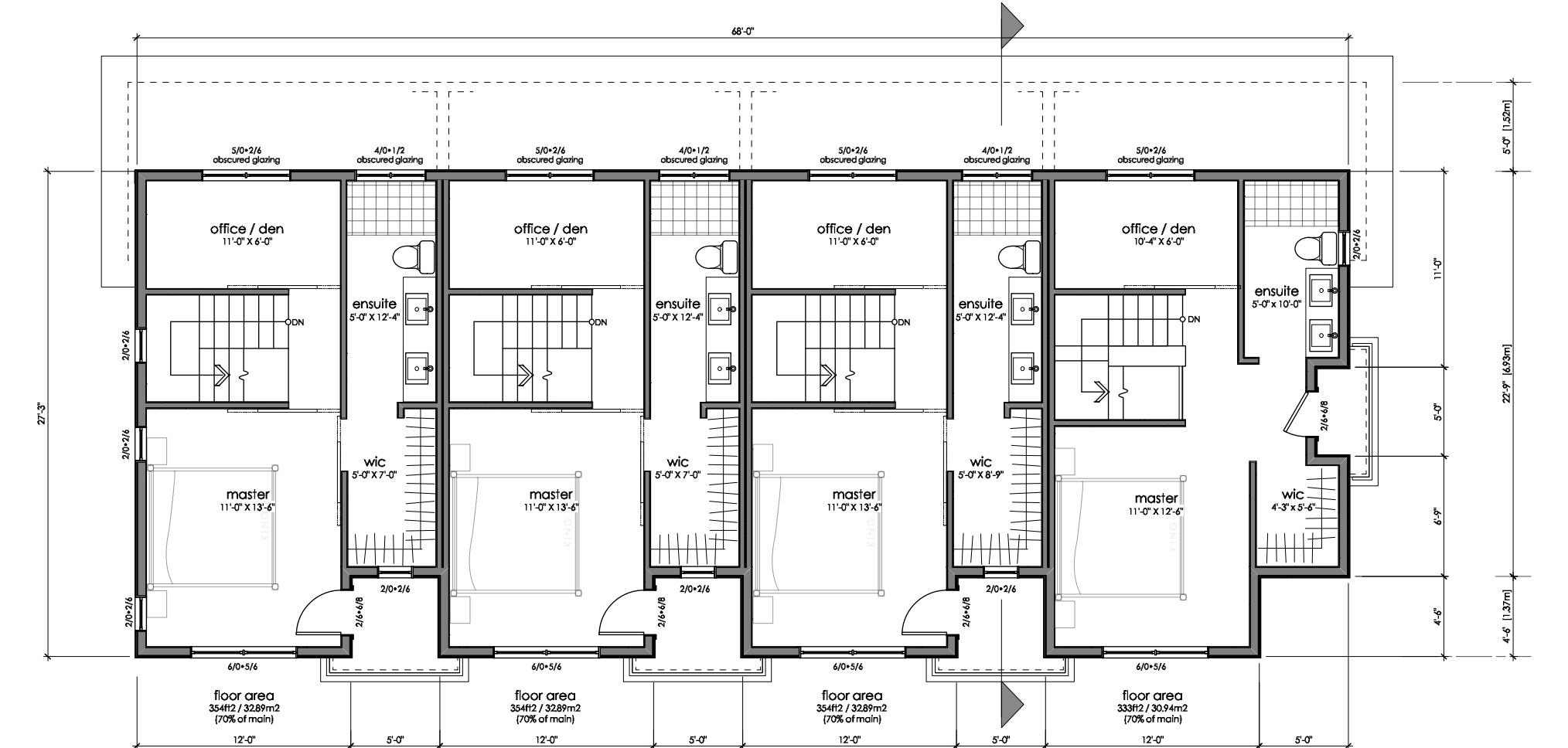
Proposed Elevations
1:100



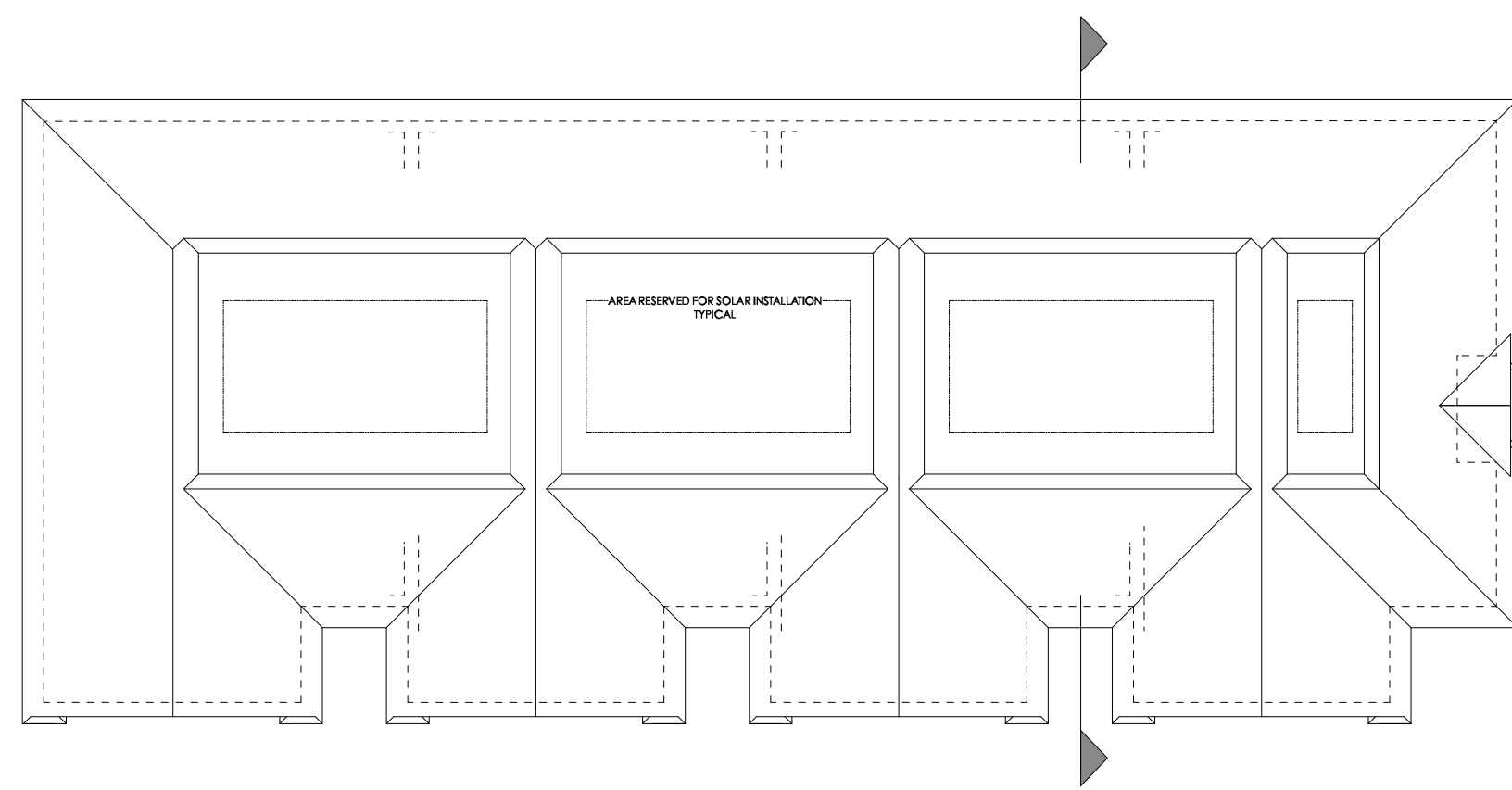
Proposed Basement Plan
1:100



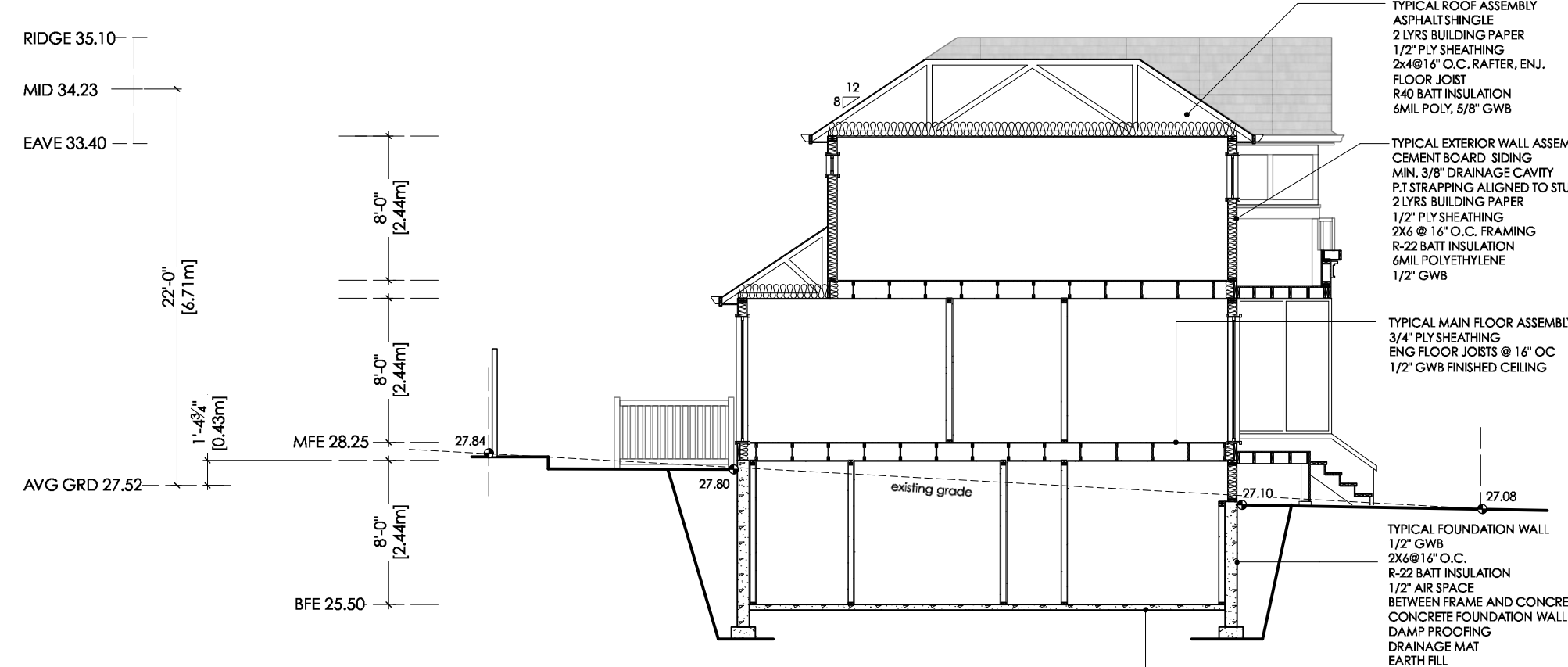
Proposed Main Floor Plan
1:100



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	
FILE	JN16.20
PROJECT NO.	1820
DRAWN BY	TDR
ISSUE FOR	DP
SCALE	As Noted (1:100)
DATE	June 16, 2020
SHEET NO.	A2

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

Hardscape

-  Brushed Concrete
-  Concrete Unit Paver
-  Crushed Stone

Softscape



-  Lawn
-  Planting Area

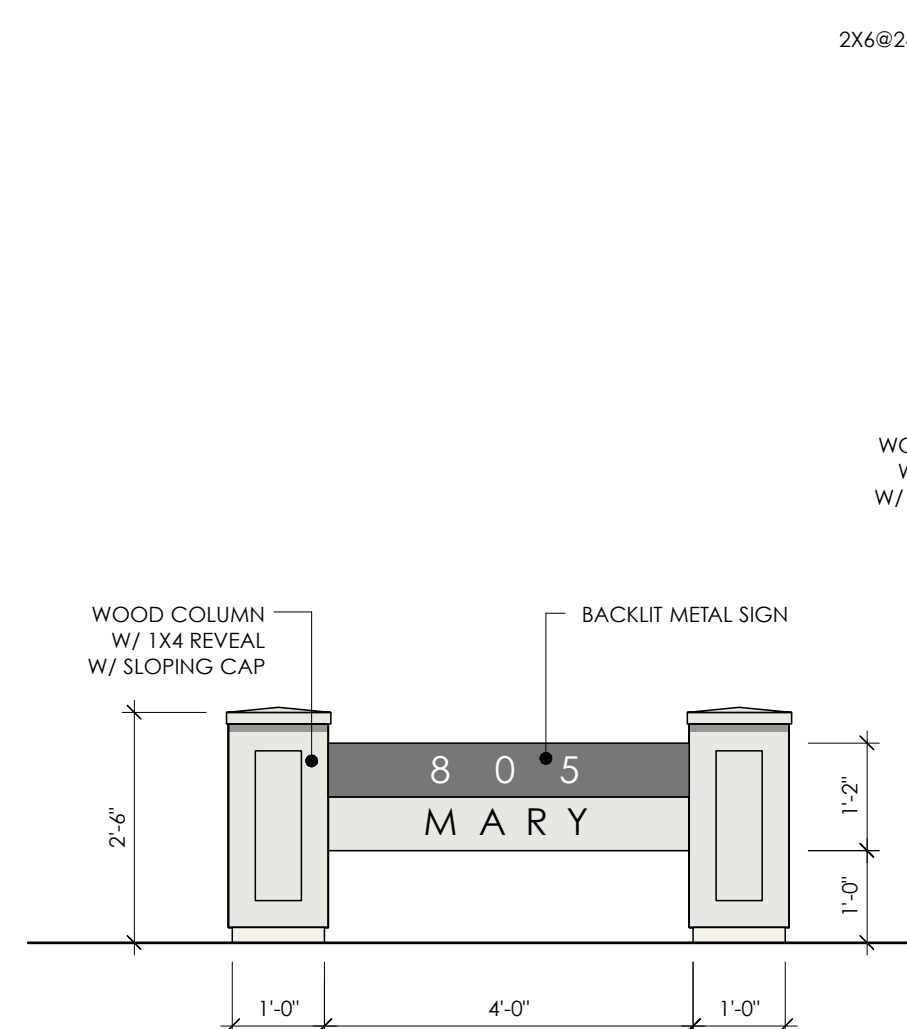
Notes

Landscaped areas are to be irrigated with fully automatic underground irrigation system.

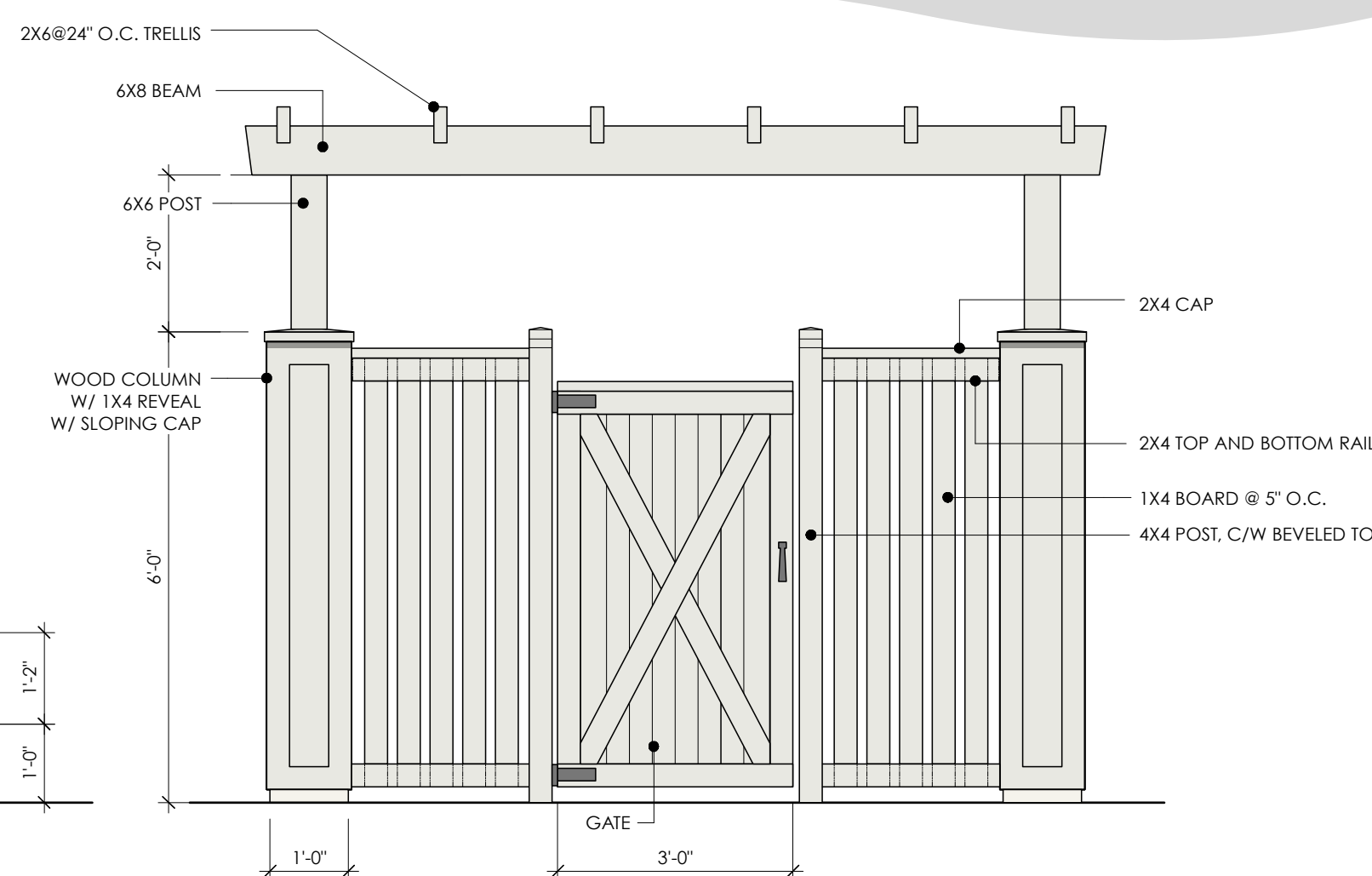
This drawing is conceptual only and not intended for construction purposes.

For site servicing, see plan by others

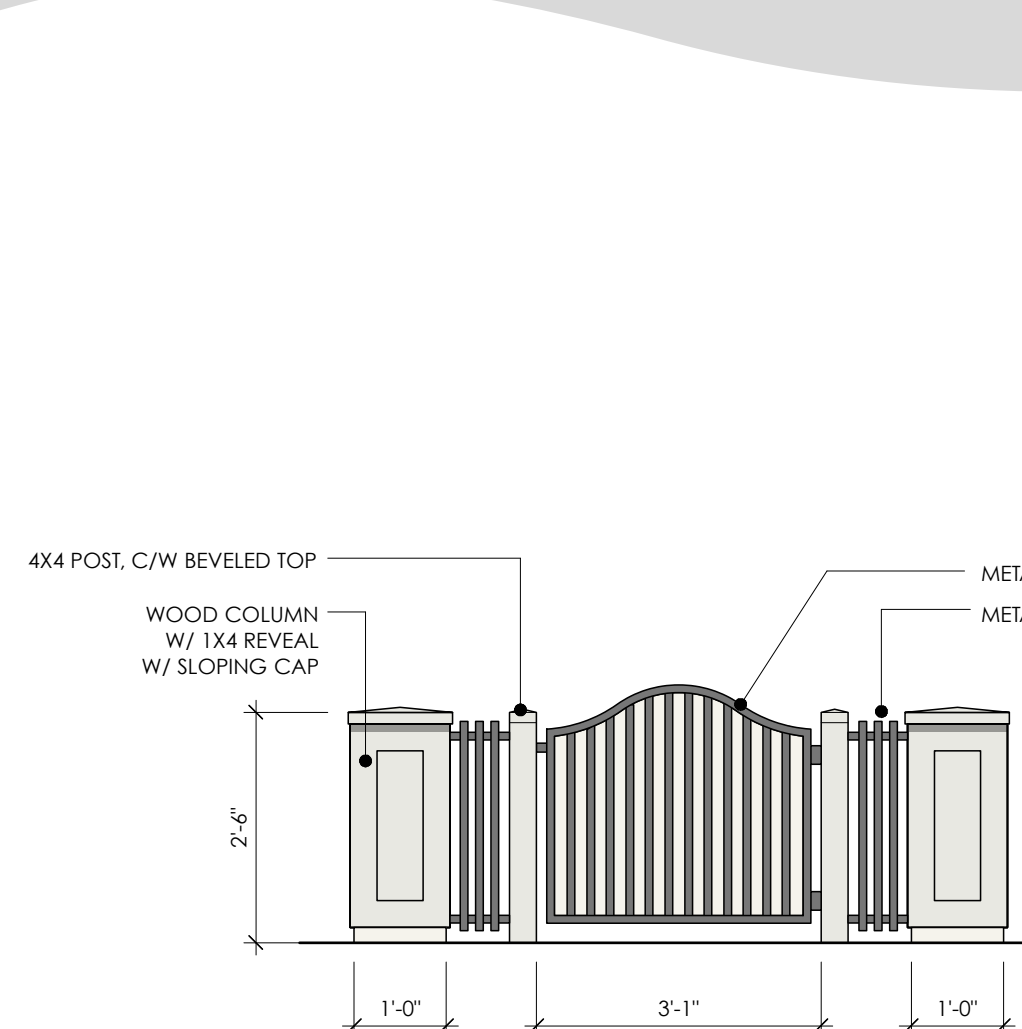
-  Existing or Natural Grade
-  Proposed Finished Grade



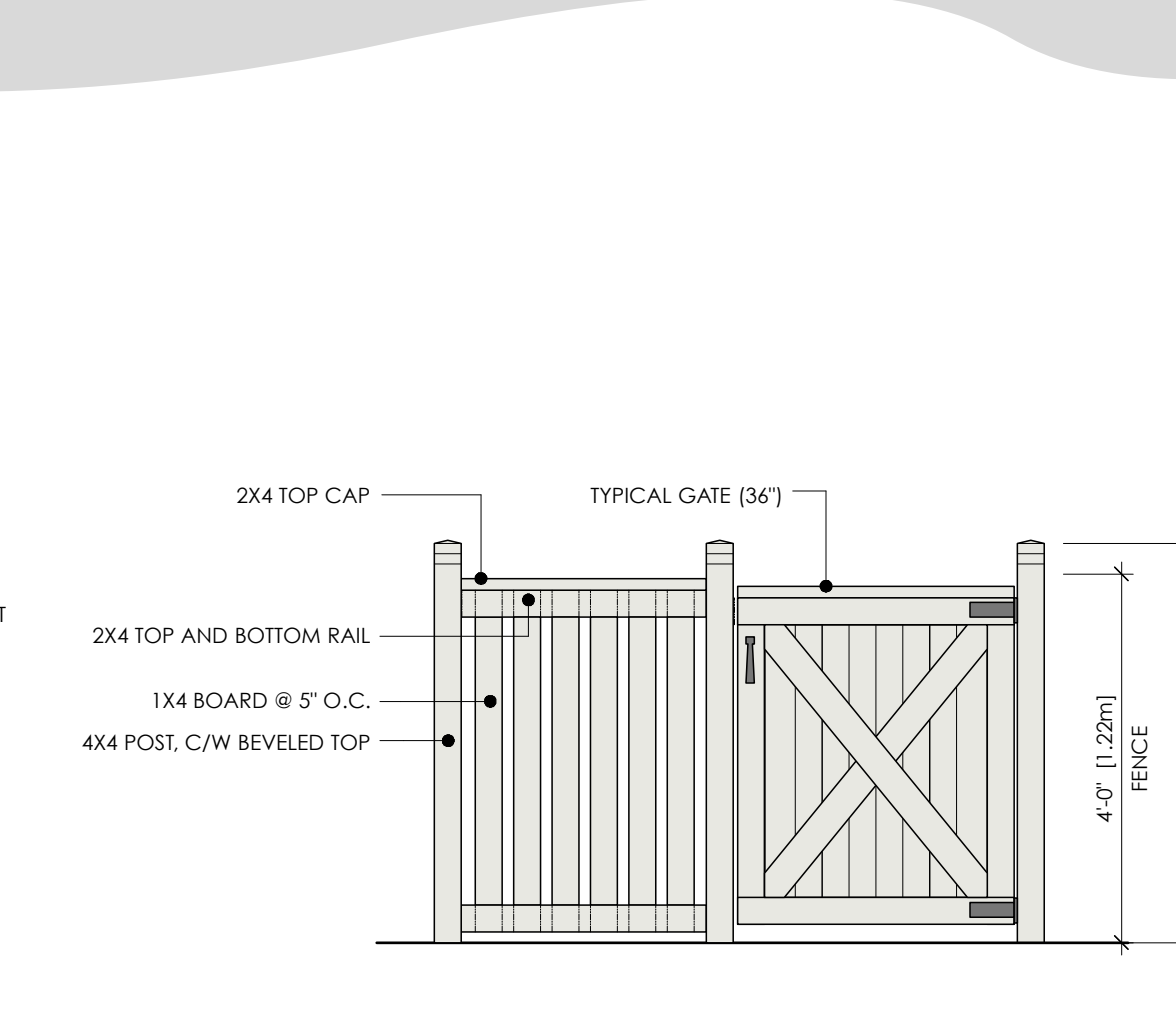
Building Signage



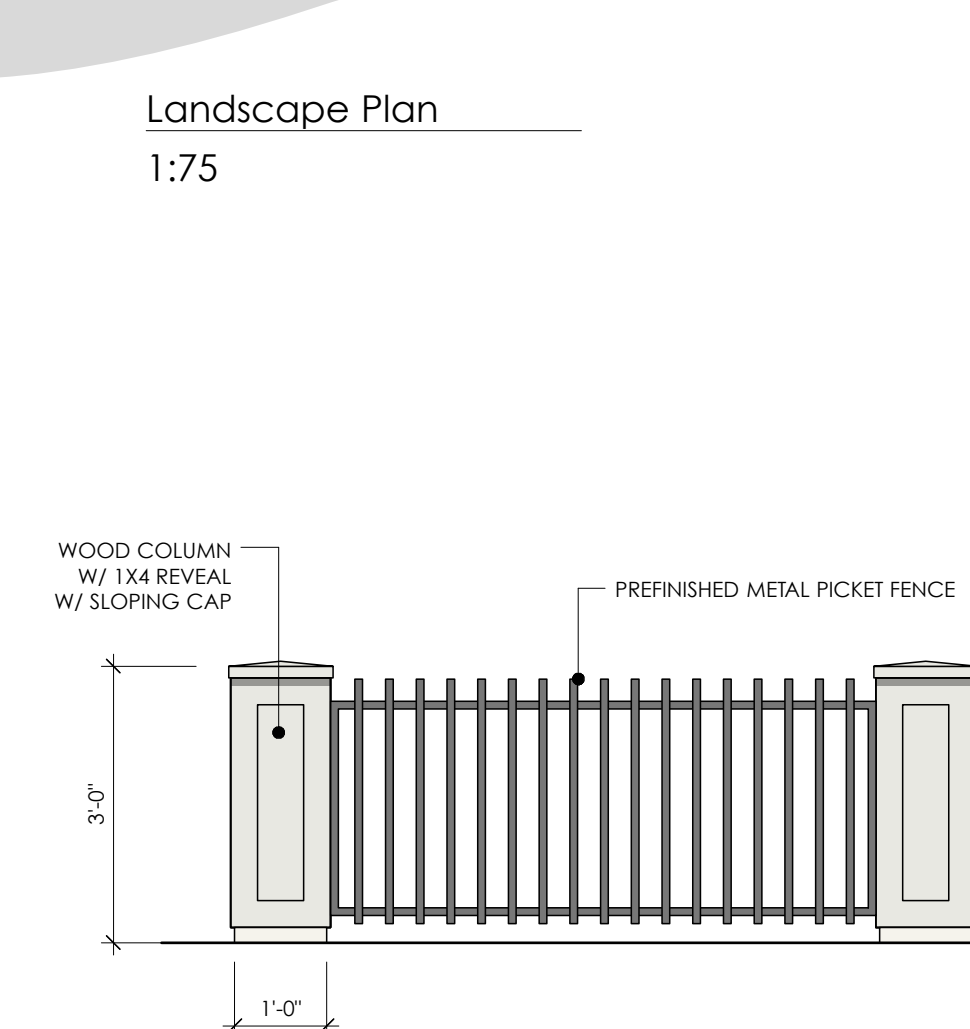
Recycling Enclosure



Typical Fence & Gate at Unit Entry



Typical Fence & Gate at Rear Patio

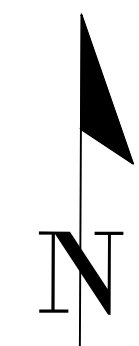
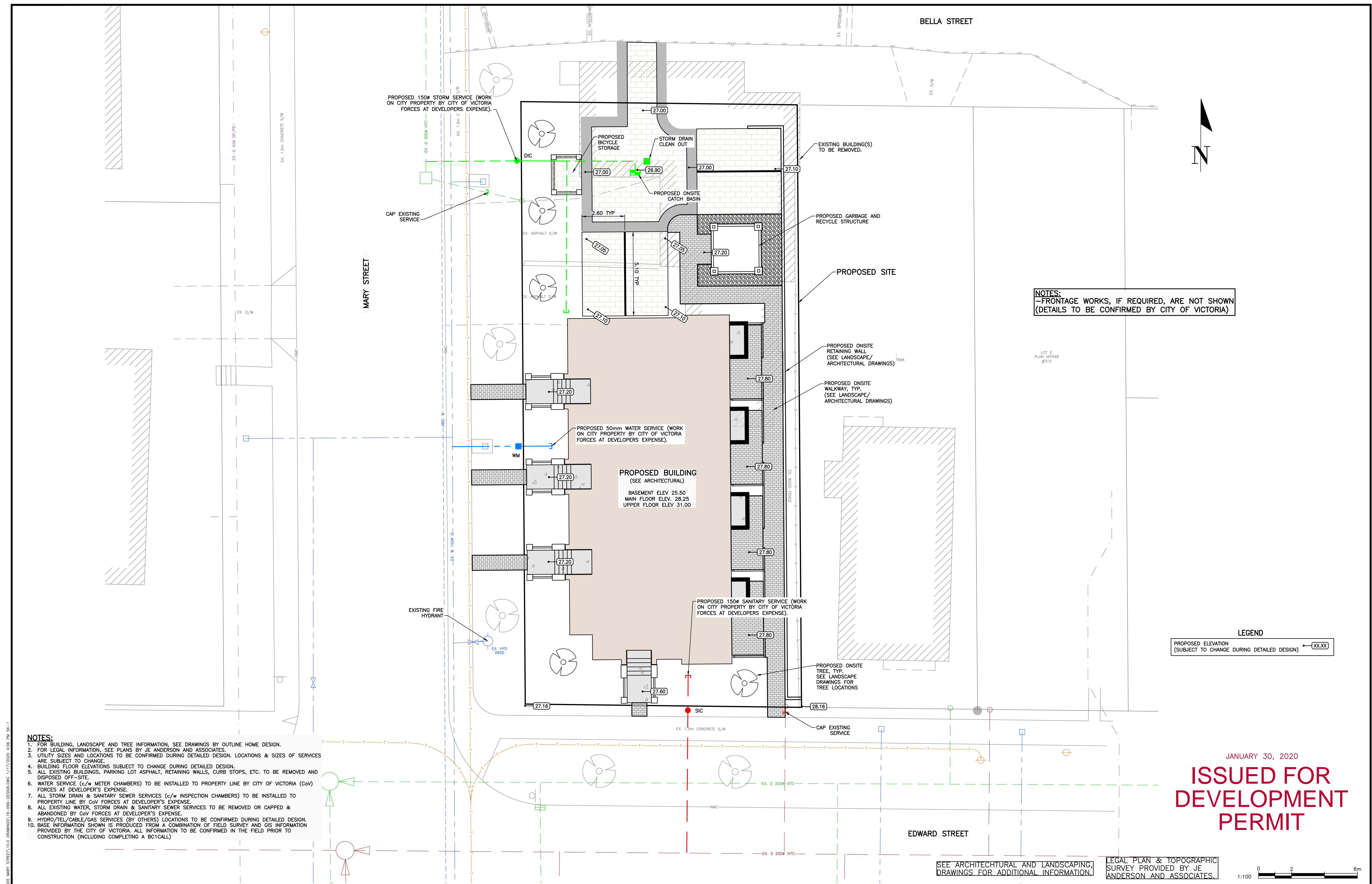


Fence at Bicycle Parking

Landscape Plan
1:75

Landscape Fixture Elements
1:25

805 Mary St. Proposed 4 Unit Townhouse			
TITLE Landscape Plan			
FILE	JN16.20	SCALE	As Noted (1:75)
PROJECT NO.	1820	DATE	June 16, 2020
DRAWN BY	TDR	SHEET NO.	L1
ISSUE FOR	DP	REV.	



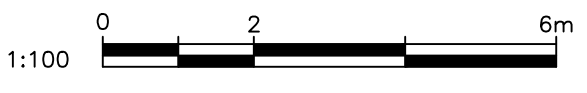
NOTES:
 -FRONTAGE WORKS, IF REQUIRED, ARE NOT SHOWN
 (DETAILS TO BE CONFIRMED BY CITY OF VICTORIA)

LEGEND
 PROPOSED ELEVATION
 (SUBJECT TO CHANGE DURING DETAILED DESIGN) ← XX.XX

- NOTES:**
1. FOR BUILDING, LANDSCAPE AND TREE INFORMATION, SEE DRAWINGS BY OUTLINE HOME DESIGN.
 2. FOR LEGAL INFORMATION, SEE PLANS BY JE ANDERSON AND ASSOCIATES.
 3. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN. LOCATIONS & SIZES OF SERVICES ARE SUBJECT TO CHANGE.
 4. BUILDING FLOOR ELEVATIONS SUBJECT TO CHANGE DURING DETAILED DESIGN.
 5. ALL EXISTING BUILDINGS, PARKING LOT ASPHALT, RETAINING WALLS, CURB STOPS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
 6. WATER SERVICE (c/w METER CHAMBERS) TO BE INSTALLED TO PROPERTY LINE BY CITY OF VICTORIA (CoV) FORCES AT DEVELOPER'S EXPENSE.
 7. ALL STORM DRAIN & SANITARY SEWER SERVICES (c/w INSPECTION CHAMBERS) TO BE INSTALLED TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
 8. ALL EXISTING WATER, STORM DRAIN & SANITARY SEWER SERVICES TO BE REMOVED OR CAPPED & ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
 9. HYDRO/TEL/CABLE/GAS SERVICES (BY OTHERS) LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
 10. BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BC1CALL)

JANUARY 30, 2020
ISSUED FOR DEVELOPMENT PERMIT

SEE ARCHITECTURAL AND LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION.
 LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY JE ANDERSON AND ASSOCIATES.



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NO.	DATE	BY	ISSUED FOR REZONING	ISSUED	NO.	DATE	BY	REVISIONS
1	2019-01-30	MM	ISSUED FOR REZONING					

McElhanney
 500 - 3960 QUADRA STREET
 VICTORIA, BC V8X 4A3
 PH (250) 370-9221

SEAL

PROJECT:
805 MARY STREET
 TITLE:
CONCEPTUAL SERVICING DRAWING FOR REZONING

SCALE
 HORIZ: 1:100 VERT: N/A
 PROJECT NO. 19-099 ISSUED/REVISION 1
 APPROVING AUTHORITY FILE NO.
 DRAWING NO. 19-099-REZONING

C:\241\WORK\PROJECTS\19-099-00 805 MARY STREET\19-099-0030\DWG 17172020 2:38 PM SK-1