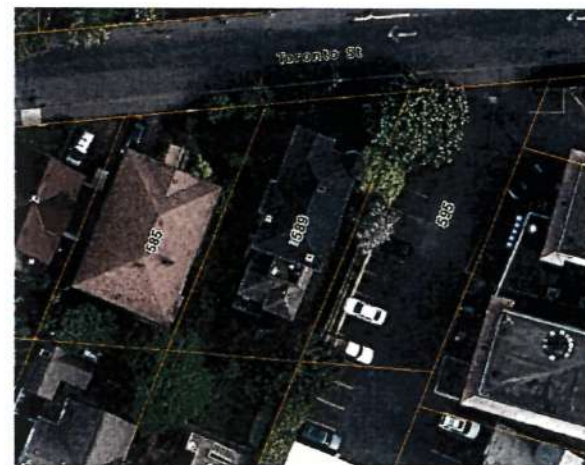
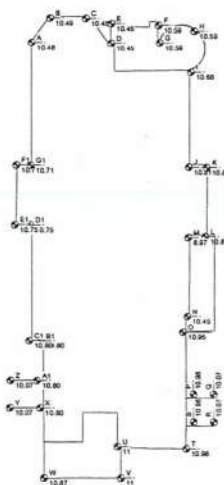


3 STREETScape
Scale: NTS



2 CONTEXT SITE PLAN
Scale: NTS

CITY OF VICTORIA
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MAY 21 2019 MAY 10 2019



DATA TABLE			
CHC ADDRESS: 505 TORONTO STREET			
LEGAL DESCRIPTION: LOT 1 PARKVIEW LANE DISTRICT 53 PROPOSED FARM			
CHC PLAN: 423			
LOT INFORMATION	REQUIRED	EXISTING	PROPOSED
ZONE:		R-2	SITE SPECIFIC
LOT AREA:	55842	42342	UNCHANGED
LOT AREA PER LOT:	30.33%	23.33%	UNCHANGED
LOT AREA RATIO TO EX ACCESSORY:	1:0.5	1:0.44	1:0.58
OPEN SPACE %:	15.5	15.5	15.5
OPEN SPACE M ² :	8655	6552	8655
PARKING:	0	7%	UNCHANGED
SEWERING:	0	0	UNCHANGED
SEWERING CHASING:	0	0	UNCHANGED
SETRBACKS UNDEVELOPED:			
FRONT LOT LINE:	7.50	3.95M	UNCHANGED
INTERIOR SIDE LOT LINE (WEST):	1.50	3.25M	2.85M
INTERIOR SIDE LOT LINE (WEST):	4.5M	3.25M	4.5M
TOTAL SIDE LOT LINE:	6.0M	5.75M	8.35M
DEVELOPABLE SIDE LOT LINE:	10.07 OR 30%	4.94M	UNCHANGED
SETRBACKS ACCESSORY BUILDING:			
INTERIOR SIDE LOT LINE (WEAST):	8.0M	3.37M	UNCHANGED
INTERIOR SIDE LOT LINE (WEST):	8.0M	3.37M	UNCHANGED
TOTAL SIDE LOT LINE:	1.2M	0.73M	UNCHANGED
DEVELOPABLE SIDE LOT LINE:	8.0M	3.37M	UNCHANGED
DISTANCE FROM DWELLING:	2.4M	1.3M	UNCHANGED
HEIGHT:			
AVERAGE AROUND:	10.7	10.67M	10.7M
BUILDING HEIGHT:	7.842	8.84	8.84
NUMBER OF STOREYS:	2	2	2
GROUND FLOOR AREA:	34062	20174	34062
FIRST FLOOR AREA:	11042	11042	11042
SECOND FLOOR:	23020	7842	UNCHANGED
BASEMENT FLOOR AREA:	11042	11042	11042
ADDITIONAL FLOOR AREA NOT IN GROUND FLOOR:	15742	15742	UNCHANGED
TOTAL NUMBER OF UNITS:	2	2	UNCHANGED
ADDITIONAL UNITS NOT IN GROUND FLOOR:	21	21	UNCHANGED
GROUND ORIENTED FLAED UNITS 1 UNITS:		25.842	UNCHANGED
TOTAL ORIENTED FLAED UNITS:		18842	22.842

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[illegible]

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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	JOB No. 1618
DATE PLOTTED MAY 21, 2019	A1.0
DRAWN BY NPIJK	

A1.0



NORTH FACE



FRONT PORCH



WEST FOUNDATION



AREA OF PROPOSED BASEMENT
STAIR



TORONTO STREET SCAPE



REAR SOUTH FACE

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COMMENTS		
NO.	DESCRIPTION	DATE BY
1.	Issued to Development Services	11/08/18 JA

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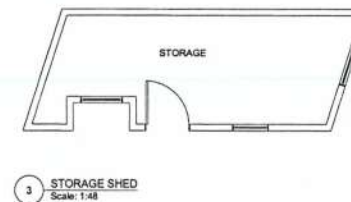
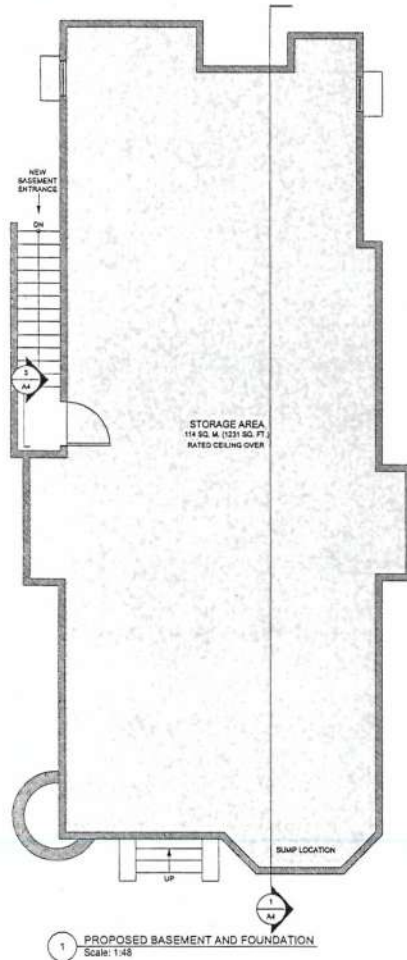
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Received
Crystal
MAY 10 2019
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TORONTO, ONTARIO

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

SHEET TITLE
PHOTOGRAPHS

SCALE	N/A	DATE	1818
DATE PLOTTED	August 17, 2018	A2.0	
DRAWN BY	NP/UA		



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	

CITY OF VICTORIA

RECEIVED **DEEMED**

MAY 21 2019 **MAY 10 2019**

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

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

SHEET TITLE
FLOOR PLANS

SCALE AS SHOWN	DATE PLOTTED MAY 21, 2019	DATE 1618
DRAWN BY NP/JK	A3.0	

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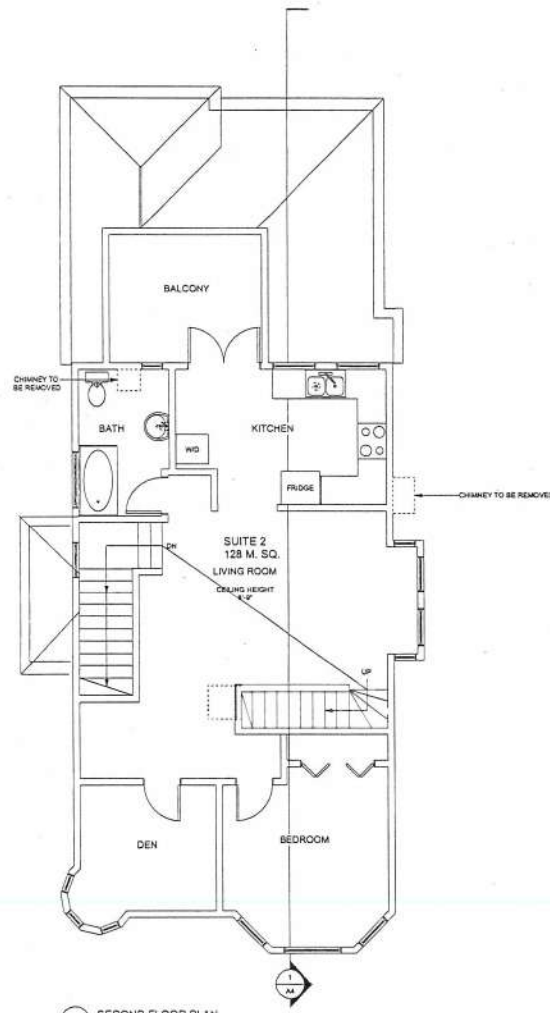
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COMMENTS

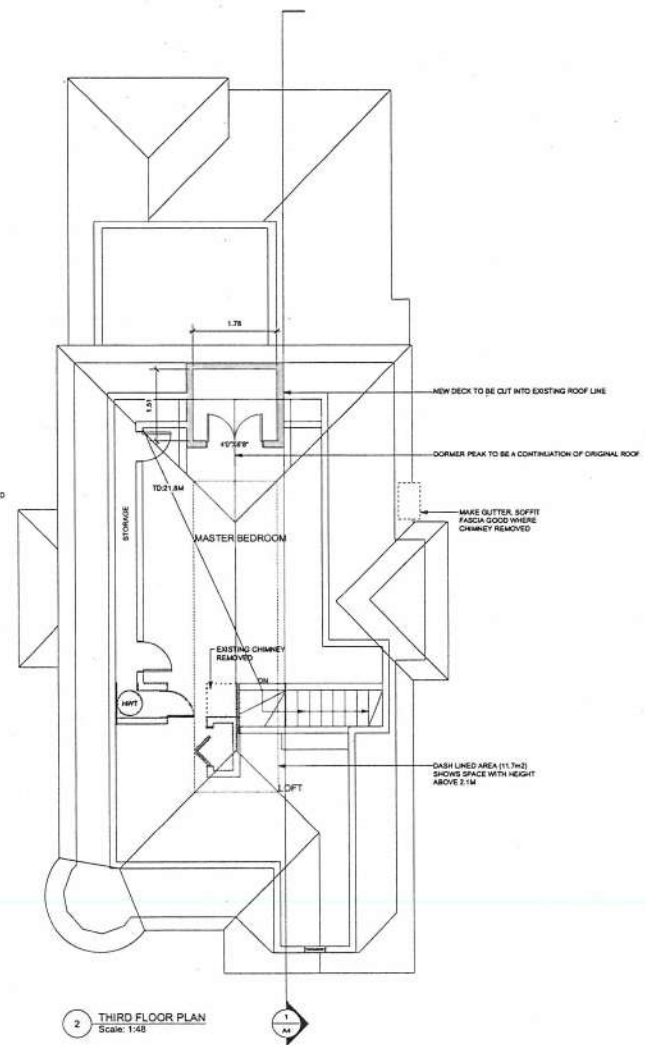
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	07/11/17	MP
2	REZONING APPLICATION	18/09/18	MP
3	DHAP APPLICATION	10/09/18	JA
4	REZONING REVIEW COMMENTS	05/10	JA
5	ISSUED FOR DORMER REVIEW	05/10	JA
6	ISSUED FOR DHAP REVISIONS	05/10	JA

GENERAL NOTES

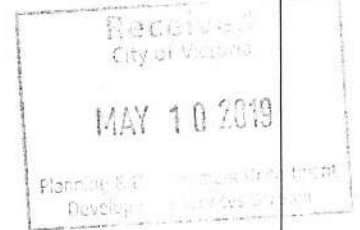
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1 SECOND FLOOR PLAN
Scale: 1:48



2 THIRD FLOOR PLAN
Scale: 1:48



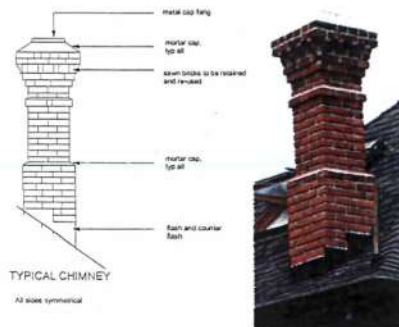
DRAWING LEGEND	
EXISTING WALL	
NEW RATED WALL	
NEW FOUNDATION WALL	
NEW RATED CEILING	
TO BE REMOVED	

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

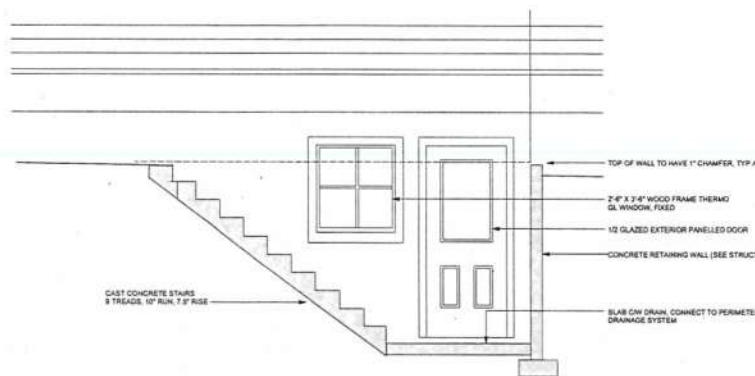
SHEET TITLE:

3RD FLOOR

SCALE: AS SHOWN	JOB No: 1618
DATE NOTIFIED: MAY 9, 2019	A3.1
DRAWN BY: INDJK	

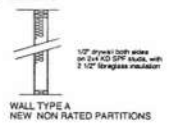


NOTE:
1. top brick size 8 1/2" x 4 1/2" x 4 1/2"
2. brick removed on wind frame, see structural
Confirm dimensions of chimney prior to
demolition, refer to the measured drawings
3. when rebuilding chimney, do not have burnt
bricks facing out

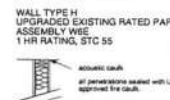
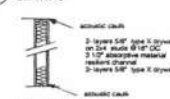


3 BASEMENT STAIR
Scale: 1/2" = 1'-0"

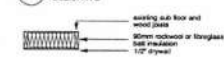
5 NEW NON-RATED PARTITIONS
Scale: NTS



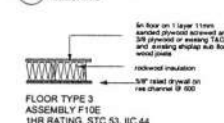
6 NEW RATED PARTITIONS
Scale: NTS



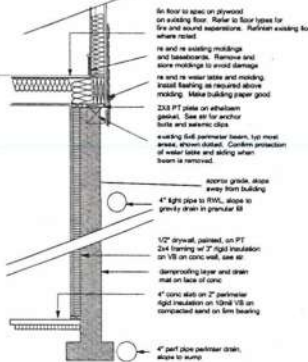
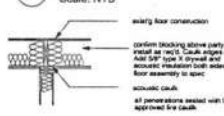
7 NON RATED FLOORS
Scale: NTS



8 RATED FLOORS
Scale: NTS



9 TYPICAL FLOOR BLOCKING
Scale: NTS



4 WALL SECTION
Scale: NTS

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COMMENTS		
no.	description	date
1	ISSUED FOR REVIEW	01/11/17
2	REVISION APPLICATION	18/09/18
3	CHAP APPLICATION	10/09/18
4	REVISION REVIEW COMMENTS	09/09/18
5	ISSUED FOR CORNER REVIEW	09/09/18
6	ISSUED FOR CHAP REVISIONS	05/10/18

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

SECTION AND DETAILS

SCALE	DATE
AS SHOWN	15/11/18
DRAWN BY	A4.0
DATE	MAY 9, 2019

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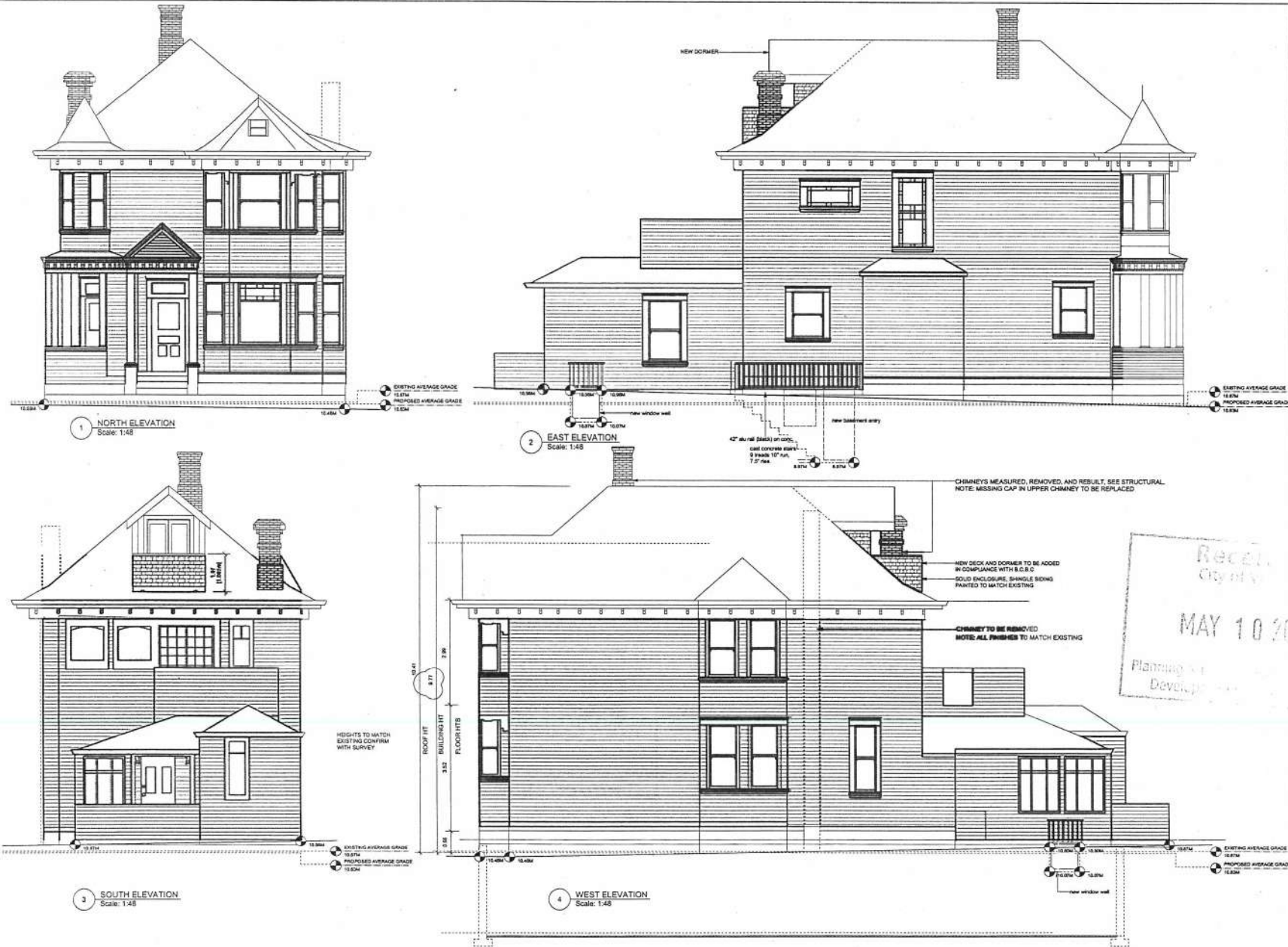
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COMMENTS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	05/11/17	MP
2	RECONING APPLICATION	10/01/18	MP
3	CHAP APPLICATION	10/01/18	JA
4	RECONING REVIEW COMMENTS	05/11/19	JA
5	ISSUED FOR DORMER REVIEW	05/11/19	JA
6	ISSUED FOR CHAP REVISIONS	05/11/19	JA

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TO THE
MULHOLLAND HOUSE
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SHEET TITLE

ELEVATIONS

SCALE AS SHOWN	DATE/PLOTTED MAY 9, 2019	DATE/ISSUED MAY 9, 2019	AS.0
DRAWN BY NPUK			