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City of Victoria

MAY 07 2018

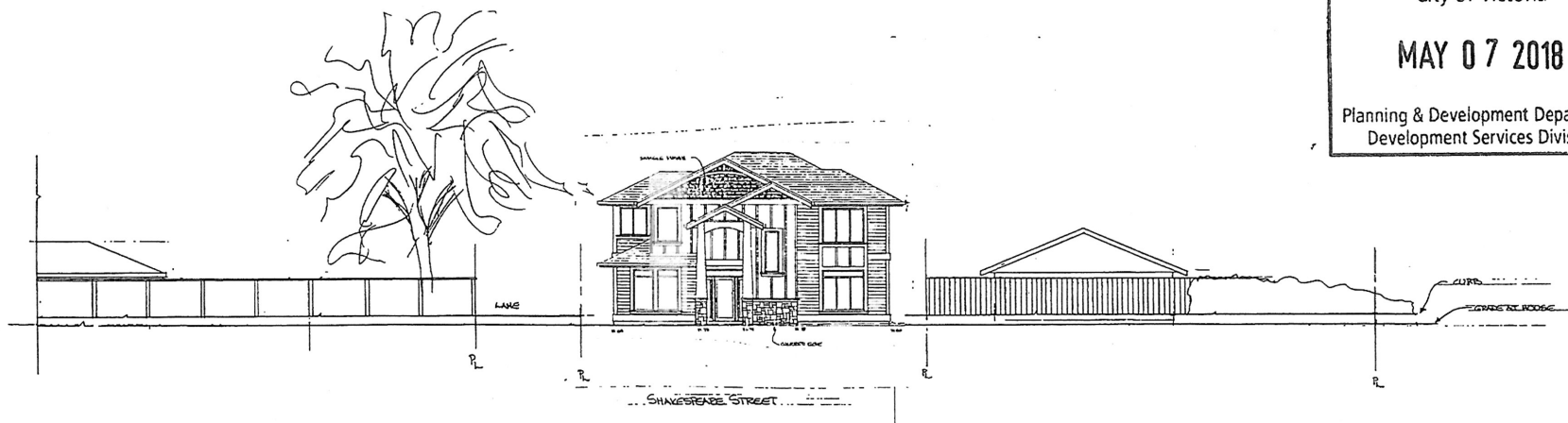
Planning & Development Department
Development Services Division

T-SQUARE	T-SQUARE	T-SQUARE
T-SQUARE	T-SQUARE	T-SQUARE

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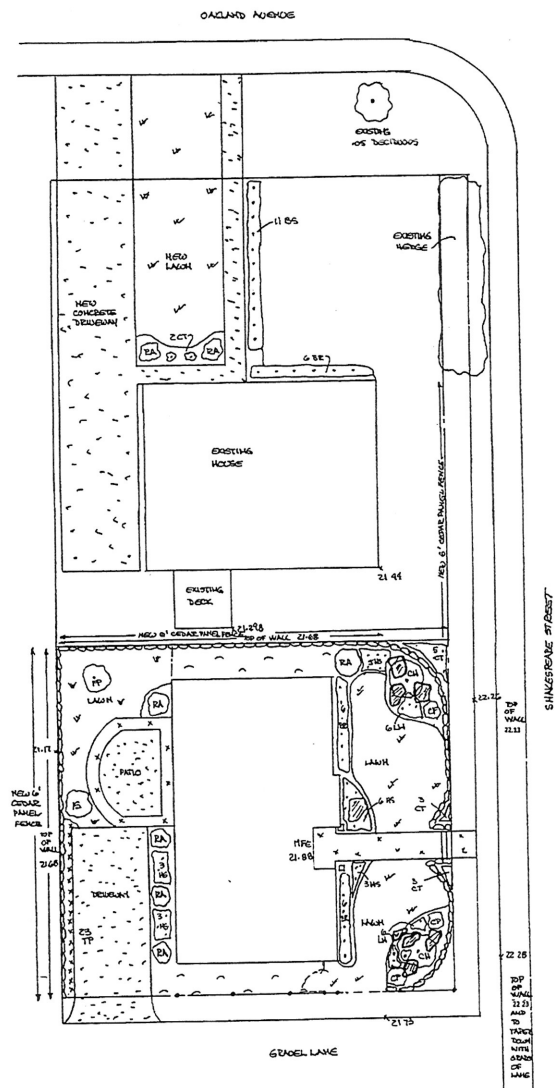
Planning & Development Department
Development Services Division



MR. JAMES WILSON



T-SQUARE Design & Consulting design@tsquare.ca
2850 Lakehurst Drive, Victoria, BC 250-382-2893
DATE _____ DESIGNED BY _____
SCALE 1/8" = 1'-0" DRAWN BY _____
DRAWING No. 095 STREETSCAPE



PLANT LIST

TREES

- | | | |
|---|----|---|
| 2 | CN | CORNUS 'EDDIE'S WHITEWONDER' |
| 1 | FP | FAGUS SYLVATICA 'PURPLE FOUNTAIN' |
| 1 | IS | ALER FRUTATUM DISSECTUM 'INAGE-SHIDARE' |

EDDIE'S WHITE WONDER DOGWOOD
PURPLE FOUNTAIN BEECH
JAPANESE MAPLE

5CM CAL. W.B.
5CM CAL. W.B.
#15

SHRUBS & GRASSES

- | | | |
|----|----|--|
| 13 | BR | Berberis 'THUNDERBOLT' 'ROSE GLOW' |
| 12 | BS | BUXUS SEMPERVIRENS |
| 9 | CF | CHAMAECYPARIS PEIPEIRA 'FILAFERA ALBA' |
| 18 | CT | CAREX TESTACEA |
| 20 | HS | ERICA X DAWLEYENSIS 'SILBERSCHNEIZEL' |
| 33 | LH | LAVANDULA ANGUSTIFOLIA |
| 3 | RA | RHOODENDRON - ASSORTED |

ROSE GLOW JAPANESE BAMBOO
COMMON BOWNOOD
THREADLEAF CHAMISS
ORANGE NEWZEALAND SEDGE
HEATHER
ENGLISH LAVENDER
RHODODENDRON

#3
#3
#3
#1
#1
#1
#5

GROUND COVER

- | | | |
|----|----|--------------------------|
| 23 | TP | THYMUS PSEUDOLANUGINOSUS |
|----|----|--------------------------|

WOOLLY THYME

10 CM

LEGEND



PAVERSTONE SURFACE
'OLD COUNTRY STONE'



STAMPED CONCRETE FINISH



LAWN



CRUSHED SCREENINGS



GROUND COVER
PLANTING AREA



MORTARED ROCK RETAINING WALL



LOOSE PLACED LANDSCAPE BOULDER
0.5m x 0.5m x 0.8m



NOTES

DRAWING NOT TO BE SCALED - OWNER MUST VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK.

ALL BUILDING LAYOUT, SETBACK DIMENSIONS, ALL SURVEY INFORMATION (INCLUDING BASE GEODETIC ELEVATIONS) SUPPLIED BY VANCOUVER ISLAND ENGINEERING INC.

PLANTING MATERIAL, INSTALLATION, AND MAINTENANCE TO CONFORM TO BCSLA/BCUNA STANDARDS

ALL GROWING MEDIUM IN SHED BEDS TO BE MIN. 450MM IN DEPTH, LAWN AREAS TO BE MIN. 150MM IN DEPTH

ALL GROWING MEDIUM TO COMPLY TO BCSLA/BCUNA STANDARD DESIGNATION "1P - LEVEL 1 WELL GROOMED AREAS"

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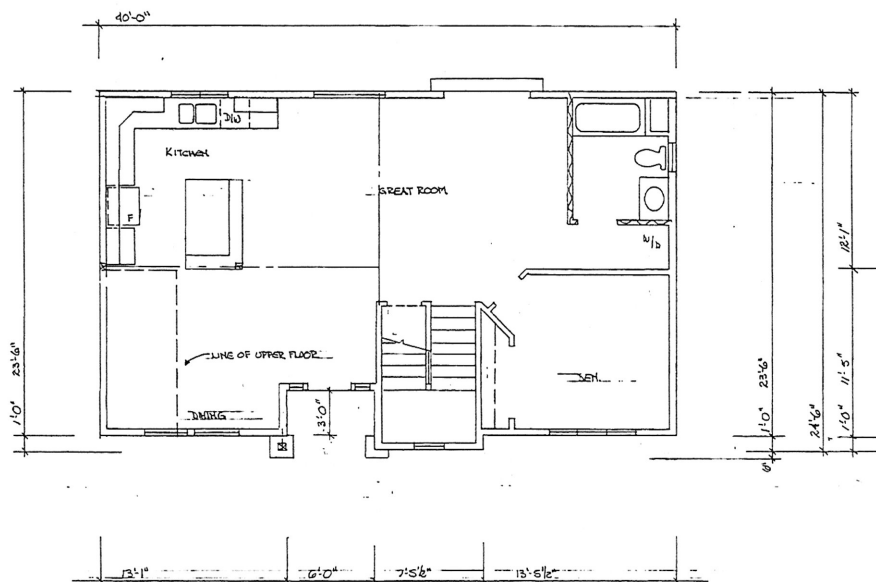
Planning & Development Department
Development Services Division

Koi Dragon Enterprises Ltd 924 Mesher place Victoria BC V9A 6Z1 phone 250-383-0285 cell 250-704-8338	scale: 1:100 date: FEB 20 2018 drawn by: BL proposed landscape for: IAN JESSEBY 163 OAKLAND ST.
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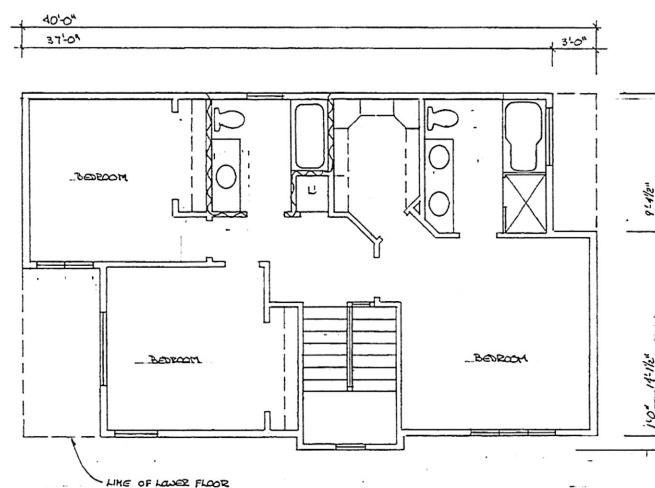
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MAIN FLOOR PLAN
1/4"=1'-0"
P.S.R.

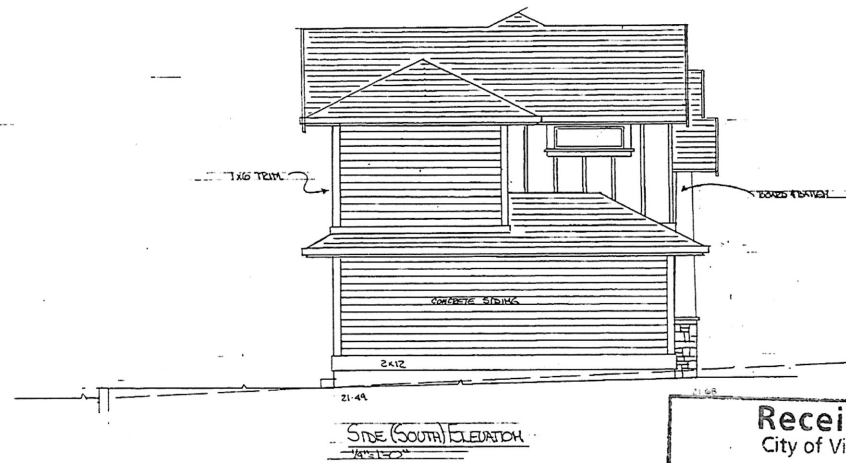
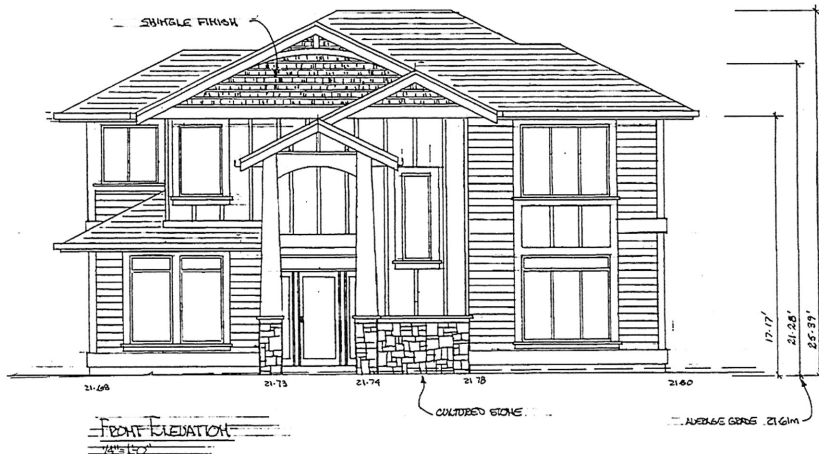


UPPER FLOOR PLAN
1/4"=1'-0"
P.S.R.

MR. & MRS. WILSON



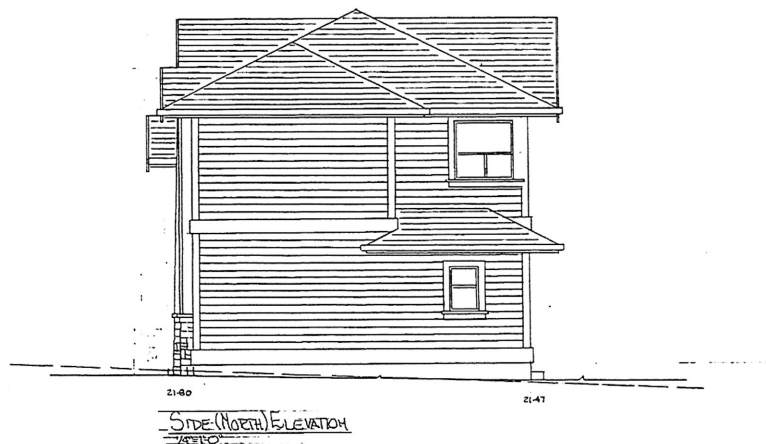
T-SQUARE Design & Consulting 2850 Lakehurst Drive, Victoria, BC		design@tsquare.ca 250-382-2893
DATE	DESIGNED BY: D.L.	
SCALE: AS SHOWN	DRAWN BY: D.L.	
DRAWING No: 095-1		



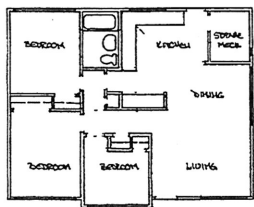
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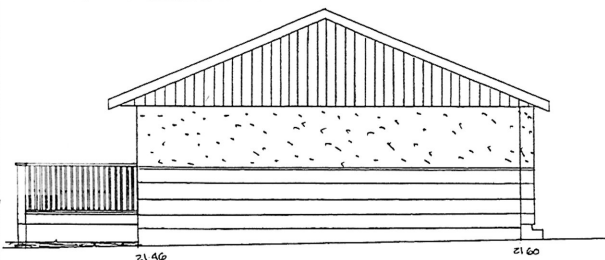
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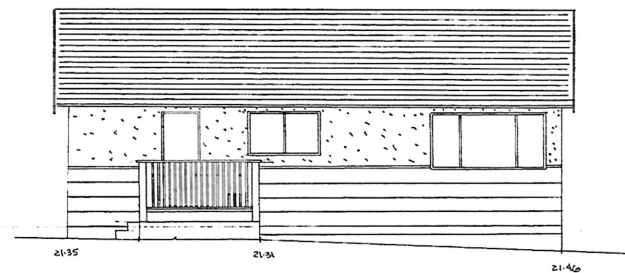
MR & MRS WILSON			T-SQUARE Design & Consulting design@tsquare.ca 2850 Lakehurst Drive, Victoria, BC 250-382-2893	
			DATE _____ SCALE AS SHOWN DRAWING No: 0957	DESIGNED BY: D.L. DRAWN BY: D.L.



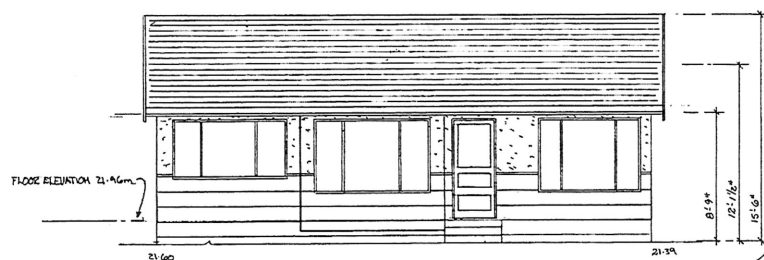
EXISTING FLOOR PLAN - LOT 1
 1/4" = 1'-0"
 P.S.R. 201.00.9



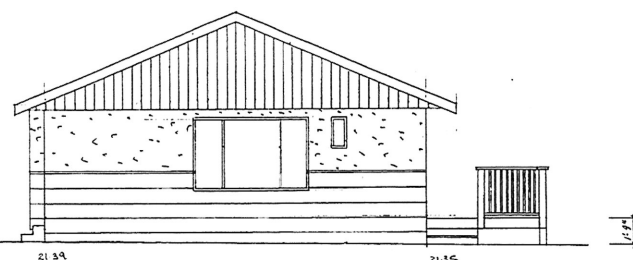
EXISTING SIDE (EAST) ELEVATION
 1/4" = 1'-0"



EXISTING REAR ELEVATION
 1/4" = 1'-0"



EXISTING FRONT ELEVATION
 1/4" = 1'-0"



EXISTING SIDE (WEST) ELEVATION
 1/4" = 1'-0"

Average Grade: EXISTING HOUSE			
A+B	$\frac{21.35 + 21.59}{2}$	$= 21.47 \times 4.60$	$= 103.15$
B+C	$\frac{21.52 + 21.59}{2}$	$= 21.59 \times 5.00$	$= 107.95$
C+D	$\frac{21.52 + 21.59}{2}$	$= 21.59 \times 2.85$	$= 61.53$
D+E	$\frac{21.52 + 21.59}{2}$	$= 21.59 \times 5.00$	$= 107.95$
E+F	$\frac{21.52 + 21.60}{2}$	$= 21.59 \times 2.90$	$= 62.61$
F+G	$\frac{21.60 + 21.46}{2}$	$= 21.53 \times 8.06$	$= 173.53$
G+H	$\frac{21.46 + 21.35}{2}$	$= 21.40 \times 10.47$	$= 224.05$
H+J	$\frac{21.35 + 21.39}{2}$	$= 21.37 \times 8.06$	$= 172.24$
		38.14	818.69
		818.69	
		Average Grade 21.46m	

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NEW PAGE

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		DATE: _____ SCALE: AS SHOWN DRAWING No: 045-1