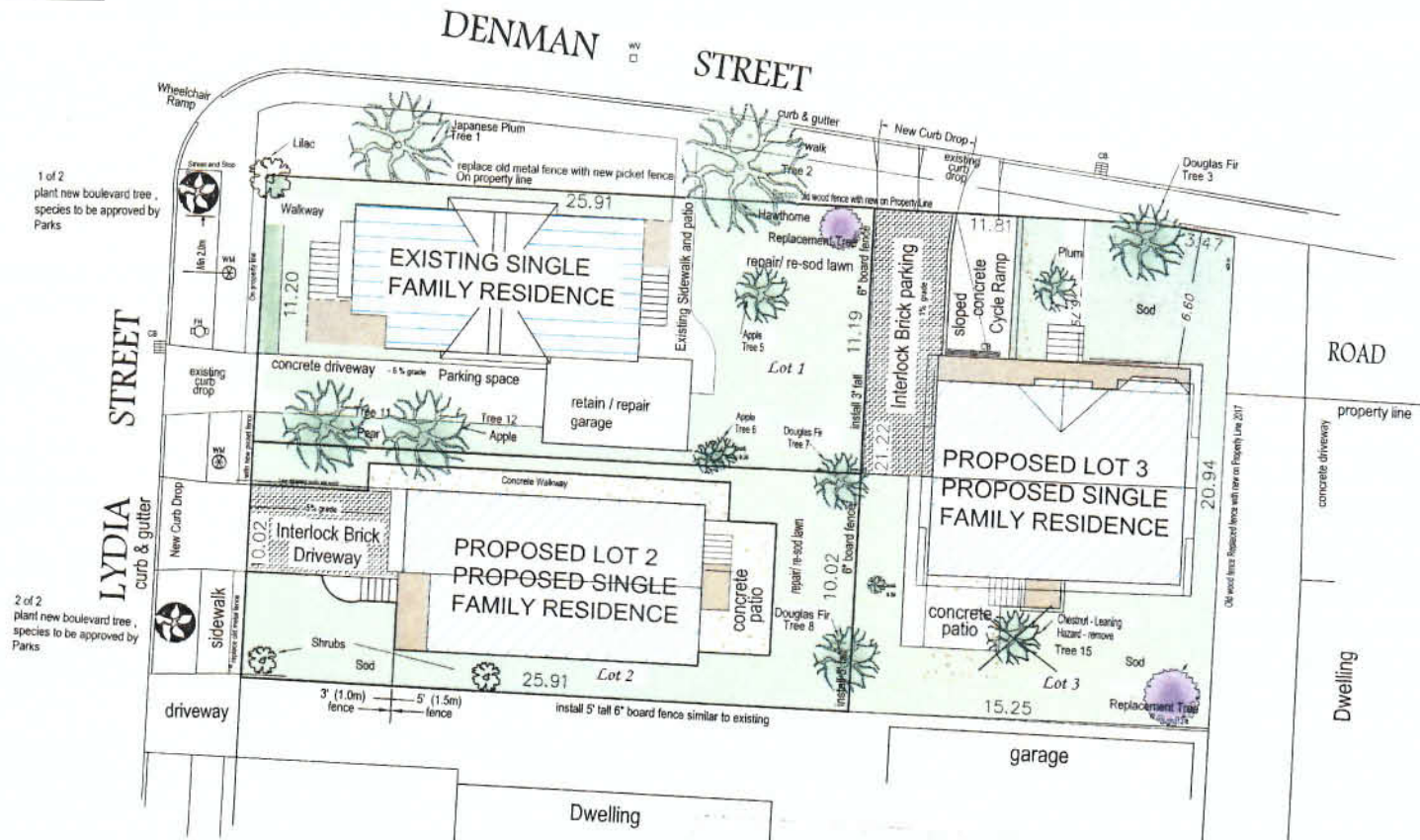


PROPOSED LANDSCAPE PLAN

DENMAN AND LYDIA

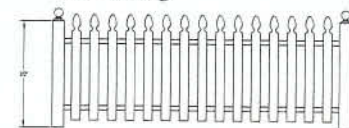
SCALE = 1:100



LEGEND

- Drawings are generic based on City of Victoria Integrated Survey Measures (S-7 plan, + 22 (22m))
- Tree sizes approximately to scale
- Where tree location, a colour, tree species and canopy should be contemporarily updated around
- UTL - denotes Utility Pole with light
 - CB - denotes Catch Basin
 - WH - denotes Water Meter
 - WH - denotes Water Meter
 - TS - denotes Traffic Sign
 - PH - denotes fire hydrant
 - denotes play area
 - denotes Existing Trees
 - denotes New Boulevard Trees
 - denotes Trees replacing removed provided tree
 - denotes Existing shrub

Picket Fence Design- patterned after existing



FILE: 9-49-25
DRAFT: 10/10/2020
Brad Cunin Land Services
2235 Lydia Street
Victoria, BC V8M 1S2
ph: (250) 465-8982 / 750-721-2723



1711 DENMAN STREET
EXISTING RESIDENCE

1708 DENMAN STREET
PROPOSED RESIDENCE

2251 LYDIA STREET
PROPOSED RESIDENCE
(SIDE VIEW)

LYDIA STREET

STREETSCAPE OF DENMAN STREET

1/8" = 1'



2251 LYDIA STREET
PROPOSED RESIDENCE
(FRONT VIEW)

2243 LYDIA STREET
PROPOSED RESIDENCE

2235 LYDIA STREET
EXISTING RESIDENCE

DENMAN STREET

STREETSCAPE OF LYDIA STREET

1/8" = 1'

AJB HOME DESIGN
 4314-463 Goldstream Avenue
 Victoria BC V9B 2W3
 Office 250-595-0458
 Email: ajb@ajbdesign.com
 www.ajbdesign.com

#	DATE	DESCRIPTION
1	March 2019	Streetscape & Footings
2	April 2019	Streetscape & Footings Revised

PROJECT TYPE
 STREETScape & RENDERING
 OF LYDIA & DENMAN
 DEVELOPMENT

SITE: LYDIA & DENMAN
 DEVELOPMENT

CLIENT: CUNNIN

DRAWN BY: Taylor SB

DRAWING NO.
 A-2 of 2

MATERIAL AND COLOUR SCHEME TO BE USED AT

2247 LYDIA STREET



- 1 PRIMED COMB FACE PINE:
GENERAL PAINT COLOUR-"BLACK BEAR"
on
VERTICAL TRIM
BELLY BAND
DECK POSTS
PORCH POSTS



- 2 PRIMED COMB FACE PINE:
GENERAL PAINT COLOUR-"MAYNE ISLAND"
on
WINDOW TRIM
DOOR TRIM
BARGE BOARDS
EAVES & GUTTERS
WOOD RAILINGS



- 3 HARDPLANK HORIZONTAL SIDING:
GENERAL PAINT COLOUR-"CORNICHE"

Page 227

Chain Link
CL 3101W 4/827 6/134

- 4 WOOD STAIRS:
GENERAL PAINT COLOUR-"CHAIN LINK"



- 5 METAL EXTERIOR DOORS:
GENERAL PAINT COLOUR-"SPRIT BEAR"



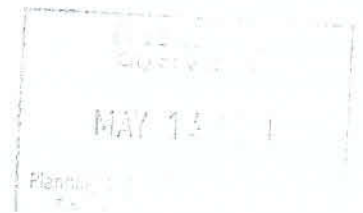
- 6 GAF TIMBERLINE ROOFING:
"COOL ANTIQUE SLATE"

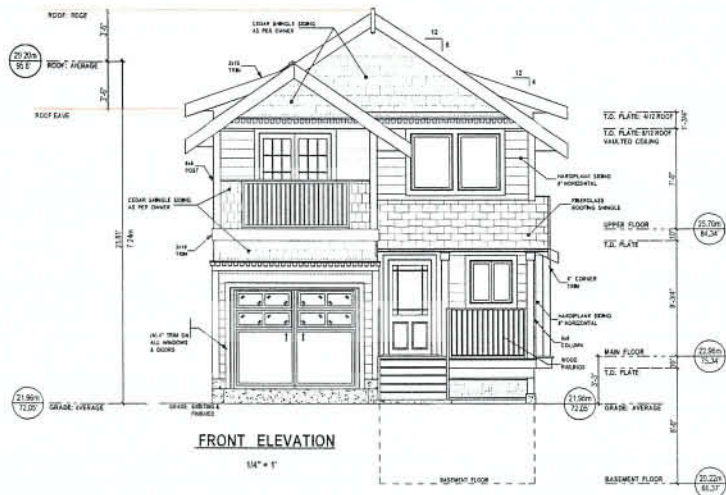


- 7 CEDAR SHINGLES:
"RED CEDAR" STAIN



3D VIEW - FRONT PROPOSED





FRONT ELEVATION

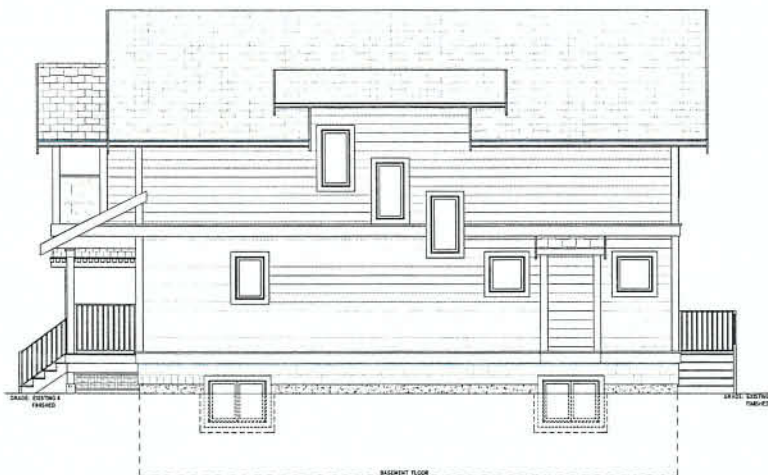
1/4" = 1'



LEFT (NORTH) SIDE ELEVATION

1/4" = 1'

Fire Separation
41.2 sq. ft. / 745 sq. ft. = 5.5%
unprotected openings.
16.8% if all areas of window
walls calculated.



RIGHT (SOUTH) SIDE ELEVATION

1/4" = 1'

Fire Separation
41.0 sq. ft. / 703 sq. ft. = 5.8%
unprotected openings.
7.0% if all areas of window
walls calculated.



REAR ELEVATION

1/4" = 1'

NOTE:
THESE PRELIMINARY PLANS ARE NOT FOR
CONSTRUCTION USE OR ACCURATE PROJECT ESTIMATING.
SEE WORKING DRAWINGS FOR ACCURATE FINAL DETAILS.



2745 Belmont Ave. Office 250-595-0558
Victoria BC V8R 4A8
email: ajb@ajbdesign.ca

NO.	DATE	DESCRIPTION
1	Apr 5/12	1st Preliminary Drawings
2	Apr 16/12	2nd Preliminary Drawings
3	Apr 16/12	3rd Preliminary Drawings
4	Sept 23/12	4th Preliminary Drawings
5	Oct 4/12	5th Preliminary Drawings
6	Dec 2/12	6th Preliminary Drawings
7	May 2/12	7th Preliminary Drawings
8	June 18/14	8th Preliminary Drawings
9	Aug 22/14	9th Preliminary Drawings
10	Nov 11/14	10th Preliminary Drawings

PROJECT TYPE

NEW RESIDENCE-SFD

SITE @
2245 LYDIA ST.

FOR: CUNNIN

DRAWN BY: Alan Blissen

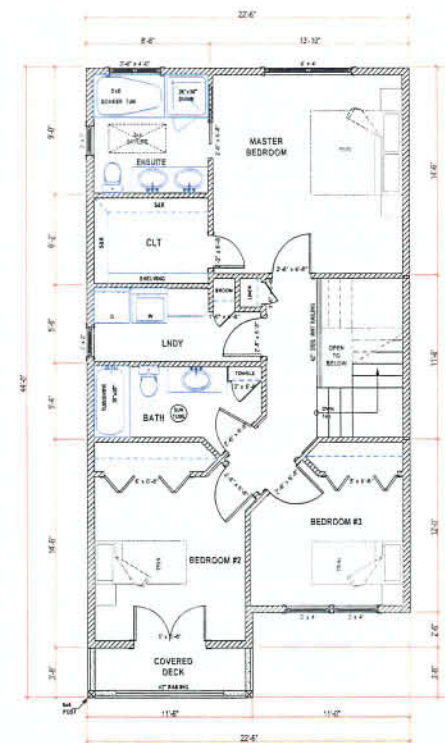
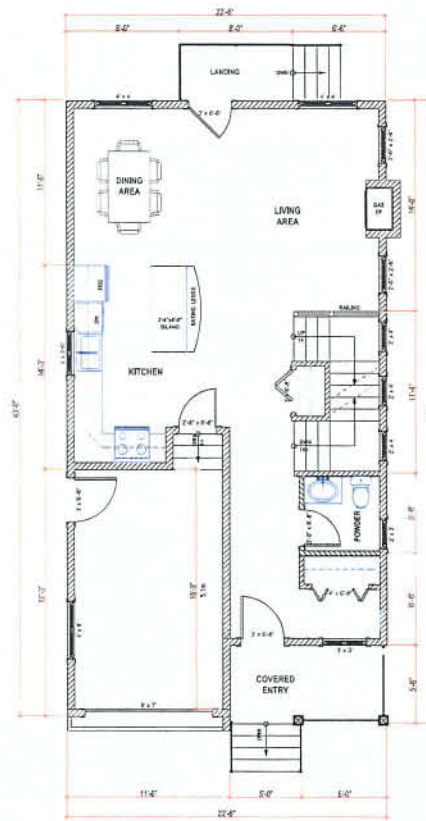
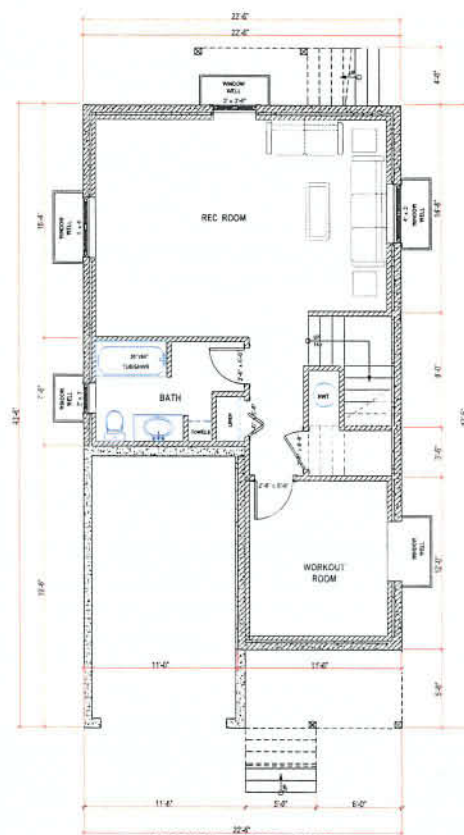
DRAWING NO.

A-2

NOTE TO PRINTERS

AJB HOME DESIGN DRAWS
ITS DRAWINGS FOR THE BUILDER
ON 1/8\"/>

PRINT IN 1/8\"/>



UPPER FLOOR PLAN

1/4" = 1'

LIVING SPACE @ 767.0 SQ/FT
STAIRS NOT INCLUDED
@ 54.7 SQ/FT
Total Area - 822 SQ/FT

MAIN FLOOR PLAN

LIVING SPACE @ 638.7 SQFT
STAIRS INCLUDED

BASEMENT FLOOR PLAN

1 1/4" x 1"
LIVING SPACE @ 595.0 SQFT
STAIRS INCLUDED

- [illegible]



2740 Belmont Ave. Office 250-535-0858
Victoria BC V8R 4A8
email: alphomedesign@shaw.ca

NO.	DATE	DESCRIPTION
1	Apr 6/10	1st Preliminary Drawings
2	Apr 16/10	2nd Preliminary Drawings
3	Jul 15/10	3rd Preliminary Drawings
4	Sep 21/10	4th Preliminary Drawings
5	Oct 4/10	5th Preliminary Drawings
6	Sep 21/10	6th Preliminary Drawings
7	May 2/11	7th Preliminary Drawings
8	Mar 16/11	8th Preliminary Drawings
9	Apr 22/11	9th Preliminary Drawings
10	May 11/11	10th Preliminary Drawings

[illegible]

NEW RESIDENCE-SFD

SITE @
2245 LYDIA ST.

FOR: CUNNIN

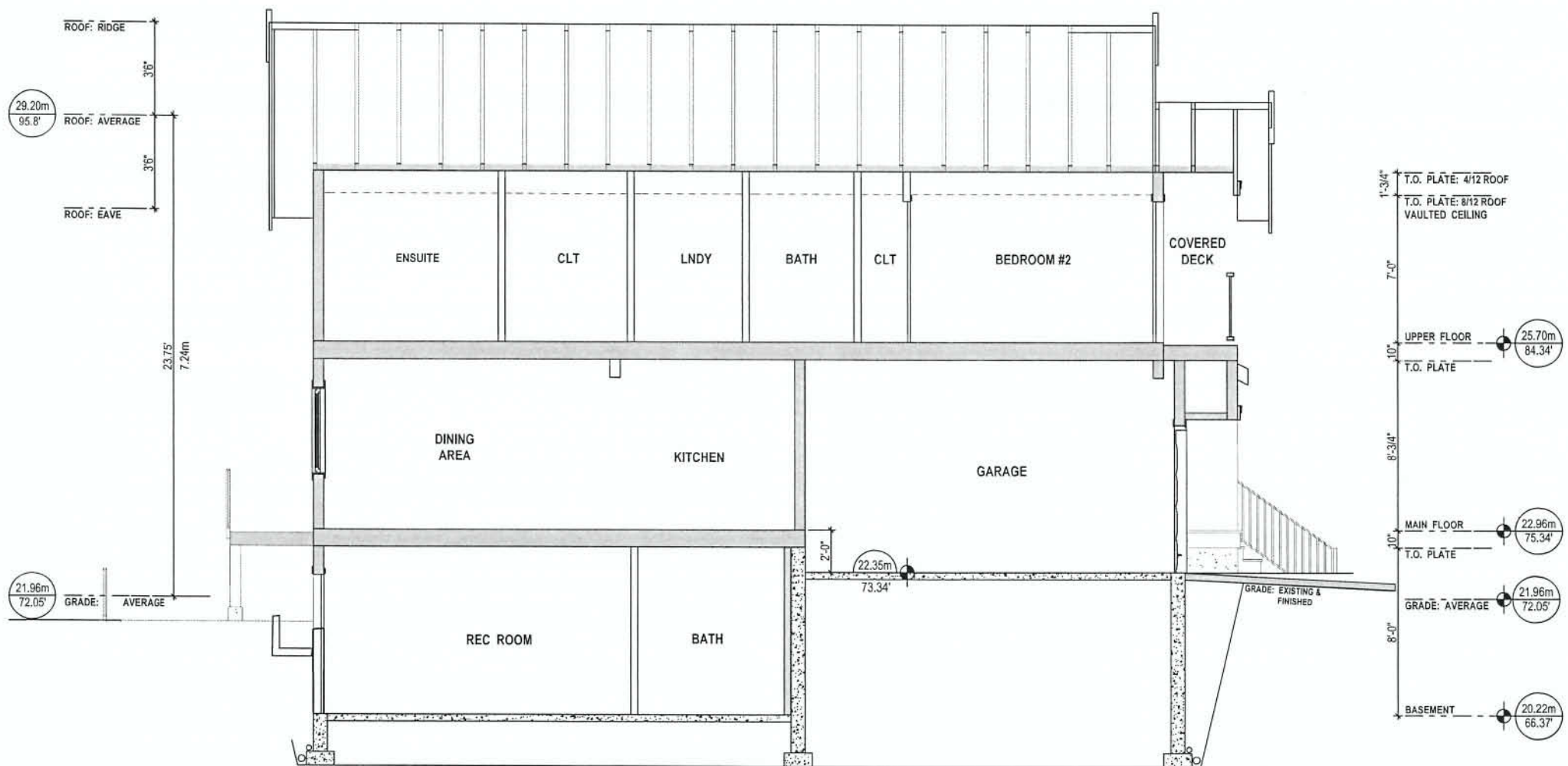
DRAWN BY: Alan Bisson
DRAWING NO.

A-3

NOTE TO PRINTERS

ALL HOME DESIGN GIVES
ITS CONSENT FOR THE BEARS
OF THESE PLANS TO COPY
SCAN & BURN TO CD OR
FLASH (BUT NOT THESE PLANS)

NOTE:
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CONSTRUCTION USE OR ACCURATE PROJECT ESTIMATING.
SEE WORKING DRAWINGS FOR ACCURATE FINAL DETAILS.



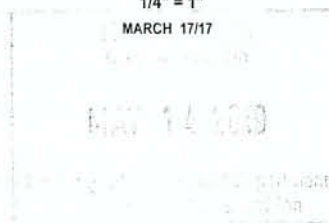
PROPOSED LOT-2
LYDIA ST.

CROSS SECTION AA

1/4" = 1"

MARCH 17/17

A-3.1
4 APRIL, 2017



- 1 GENERAL PAINT COLOUR-"CYPRESS"
HARDPLANK HORIZONTAL & B&B SIDING:

- 2 GENERAL PAINT COLOUR-"CAPTIVA"
PRIMED COMB FACE PINE:
on
VERTICAL TRIM
BELLY BAND
DECK POSTS
PORCH POSTS

- 3 "RED CEDAR" WOOD STAIN:
CEDAR SIDING SHINGLES

- 4 GENERAL PAINT "SANDSTONE"
on
STAIRS & RAILING
EXTERIOR DOORS

- 5 GAF TIMBERLINE ROOFING:
"WEATHERED WOOD"

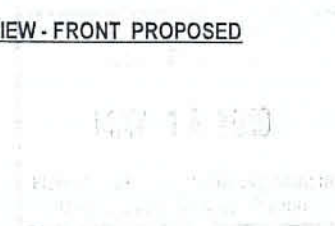
- 6 CULTURED STONE "SANDSTONE"
on
RETAINING WALLS

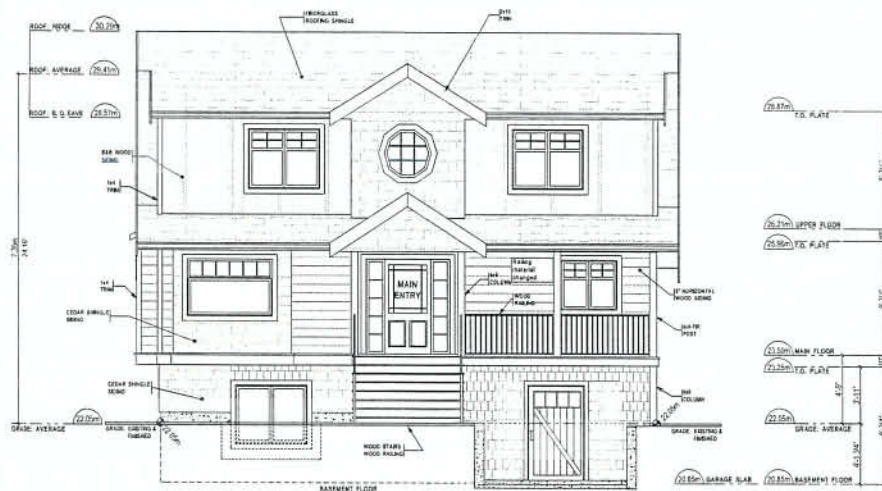
MATERIAL AND COLOUR SCHEME TO BE USED AT

~~2247 LYDIA STREET~~ **DENMAN**



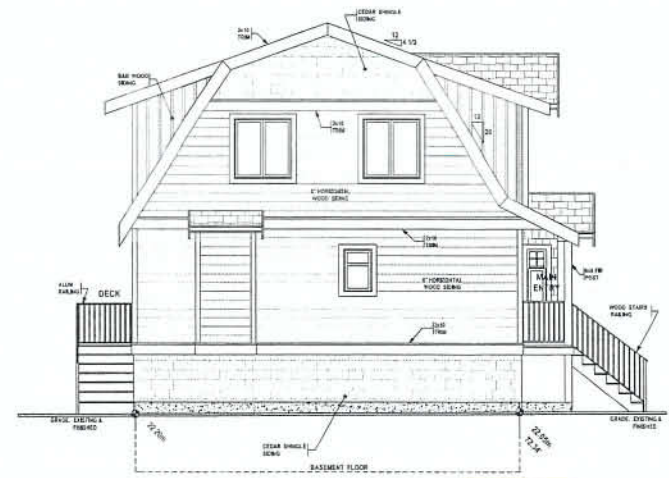
3D VIEW - FRONT PROPOSED





FRONT (North) ELEVATION

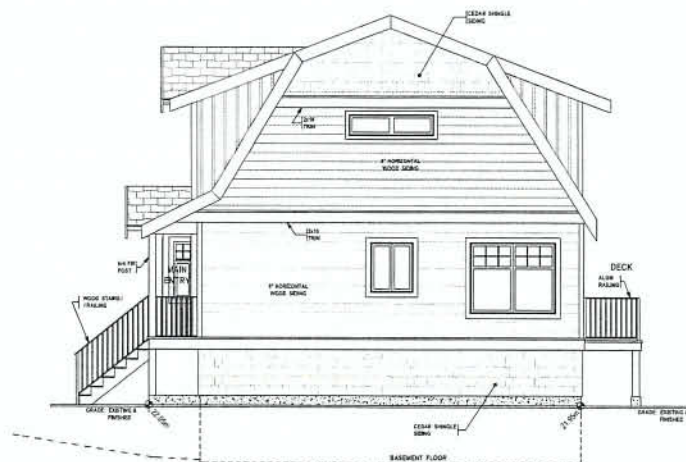
1/4" = 1'



LEFT (East) SIDE ELEVATION

1/4" = 1'

Fire Separation
35.3 sq ft / 630 sq ft =
5.6% unprotected
openings.



RIGHT (West) SIDE ELEVATION

1/4" = 1'

Fire Separation
48.1 sq ft / 630 sq ft =
7.6% unprotected
openings.



REAR (South) ELEVATION

1/4" = 1'



2740 Belmont Ave. Office 255-595-0856
Victoria BC V8R 4A8
email: ajb@home-design.ca

NO.	DATE	DESCRIPTION
1	Jun 6/12	1st Preliminary Drawings
2	Jun 10/12	2nd Preliminary Drawings
3	Jul 1/12	3rd Preliminary Drawings
4	Oct 21/12	4th Preliminary Drawings
5	Dec 4/12	5th Preliminary Drawings
6	Dec 21/12	6th Preliminary Drawings
7	Nov 2/12	7th Preliminary Drawings
8	Nov 19/12	8th Preliminary Drawings
9	Nov 20/12	9th Preliminary Drawings
10	Nov 1/12	10th Preliminary Drawings
11	Nov 21/12	11th Preliminary Drawings
12	Nov 21/12	12th Preliminary Drawings
13	Nov 19/12	13th Preliminary Drawings

PROJECT TYPE
NEW RESIDENCE-SFD

SITE @
Lot 3 DENMAN ST.

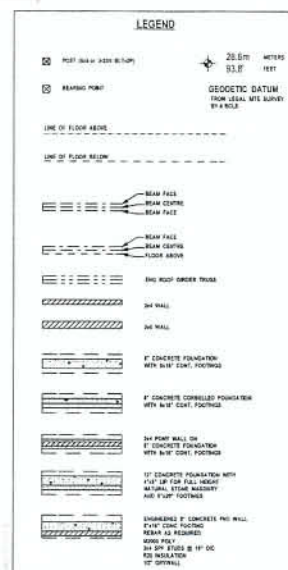
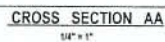
FOR: CUNNIN

DRAWN BY: Alan Blisson

DRAWING NO.

A-2 of 3

NOTE TO PRINTERS
AJB HOME DESIGN DESIGNS
ITS CONTENT FOR THE BEARER
OF THESE PLANS TO COPY
SCAL AND BUILD TO CD OR
FLUSH SPECIFIC THESE PLANS.
PRINT IN GREYSKALE





AJB HOME DESIGN

2740 Belmont Ave. Office 251-595-0856
 Victoria BC YVR 4A2
 email: ajbhome@ajbdesign.ca

NO.	DATE	DESCRIPTION
1	April 10/12	1st Preliminary Drawings
2	April 19/12	2nd Preliminary Drawings
3	June 19/12	3rd Preliminary Drawings
4	June 26/12	4th Preliminary Drawings
5	Dec 4/12	5th Preliminary Drawings
6	Dec 20/12	6th Preliminary Drawings
7	Jan 14/13	7th Preliminary Drawings
8	Mar 18/13	8th Preliminary Drawings
9	Apr 22/13	9th Preliminary Drawings
10	May 1/13	10th Preliminary Drawings
11	May 15/13	11th Preliminary Drawings
12	May 24/13	12th Preliminary Drawings
13	May 28/13	13th Preliminary Drawings

PROJECT TYPE

NEW RESIDENCE-SFD

SITE @
 Lot 3 DENMAN ST.

FOR: CUNNIN

DRAWN BY: Alan Bisson

DRAWING NO.

A-3of 3