

REVISION	DATE
A	2019-03-04
B	2019-04-01
C	2019-05-13
D	2019-06-20
E	2019-10-20

PROJECT DIRECTORY

ARCHITECT
 MARCO JONES ARCHITECTS
 300-15 BROADWAY EAST
 VANCOUVER, BC V6N 1W5
 TEL: 604 689 2221
 E: mjones@marcojones.ca

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 ARTE DEVELOPMENTS LTD.
 1500 HASTINGS ST.
 VANCOUVER, BC V6Z 1M6
 TEL: 604 681 8877
 E: info@artedevelopments.com

ENGINEER / CONSULTANT
 J.E. ANDERSON AND ASSOCIATES
 6015 CLAMPOUR AVENUE
 VANCOUVER, BC V6N 1K4
 TEL: 604 737 2214

DRAWING LIST

AA04	COVER PAGE
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AA12	PROJECT BOUNDARY
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Revisions
 Received Date: October 23, 2020
 Deemed Date: October 5, 2020



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 380-415 Broadway East
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SCALE:
 NOT TO SCALE

DATE:
 2019-06-20

DRAWN BY:
 DJ

CHECKED BY:
 DJ

APPROVED BY:
 DJ

SCALE:
 REVISIONS

CONSULTANT:
 -

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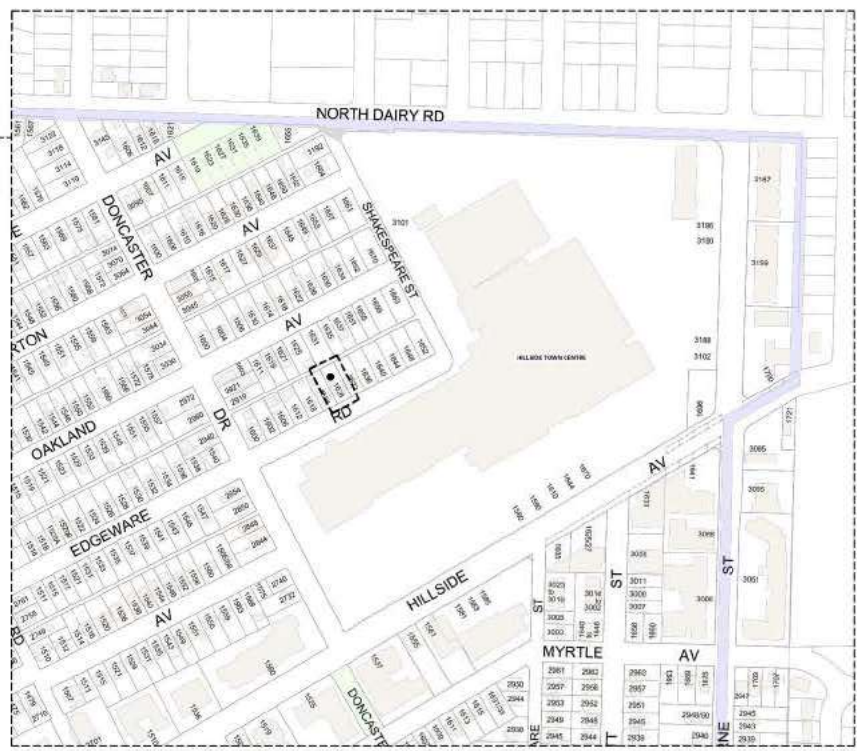
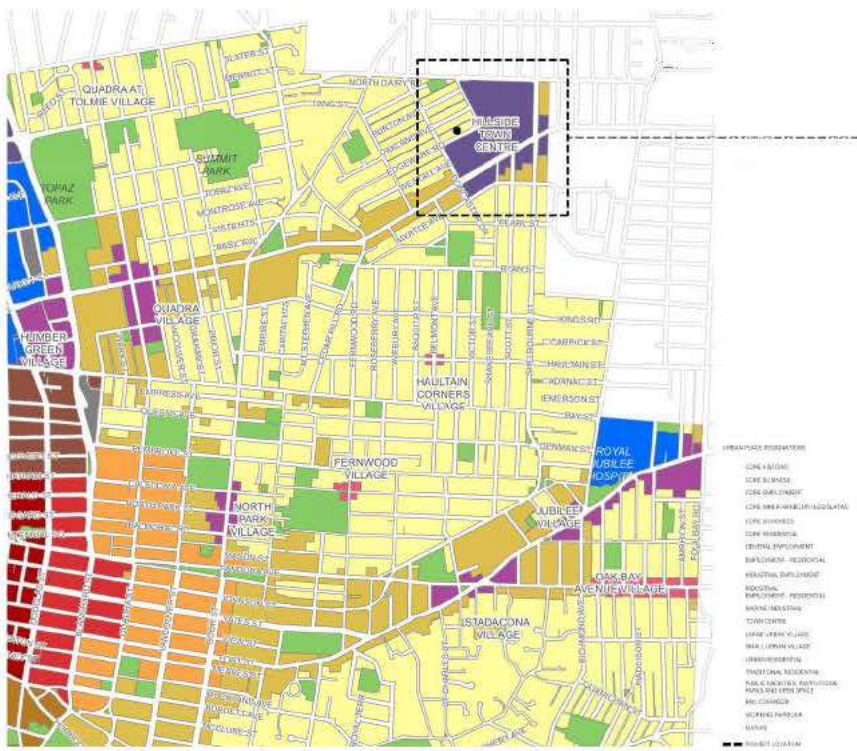
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1628 HOUSE
 1628 EDGEWARE ROAD
 VICTORIA, BC

A0.00
 COVER PAGE

REVISION	DATE
A	2018-03-01
B	2018-03-01
C	2018-03-01
D	2018-03-01
E	2018-03-01



D'Arcy Jones Architects Inc.
 390-415 Broadway East
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SCALE:
 NOT TO SCALE

DATE:
 2018-03-01

DRAWN:
 DJ

CHECKED:
 DJ

APPROVED:
 DJ

ISSUE:
 2018-03-01

CONSULTANT:

CITY OF VICTORIA OFFICIAL COMMUNITY PLAN
 SCALE: N/A

ADDRESS PLAN
 SCALE: N/A

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1628 HOUSE
 1628 EDGEWARE ROAD
 VICTORIA, BC

A0.10

CONTEXT PLAN

ISSUE	DATE
A	2024-03-26
B	2024-03-26
C	2024-03-26
D	2024-03-26
E	2024-03-26



1628 EDGEWANE ROAD W1.0



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SCALE:
 1:750

DATE:
 2024-03-26

DRAWN:
 T.J.

CHECKED:
 T.J.

APPROVED:
 —

ISSUE:
 REVISION:

CONSULTANT:
 —

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1628 HOUSE
 1628 EDGEWANE ROAD
 VICTORIA, BC

ISSUE	DATE
A	2024-03-24
B	2024-03-24
C	2024-03-24
D	2024-03-24
E	2024-03-24



FRONT VIEW
SCALE: 1/8" = 1'-0"



BACKYARD VIEW
SCALE: 1/8" = 1'-0"



REAR VIEW
SCALE: 1/8" = 1'-0"



D'Arcy Jones Architects Inc.

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SCALE:
NOT TO SCALE

DATE:
2024-03-24

DRAWN:
TJ

CHECKED:
TJ

APPROVED:
—

ISSUE:
REVISION

CONSULTANT:
—

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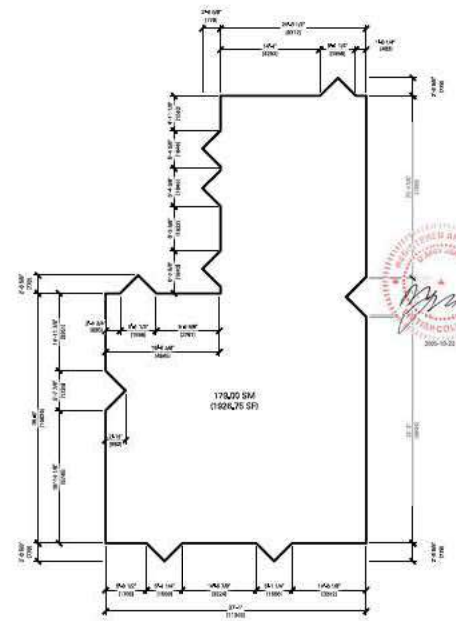
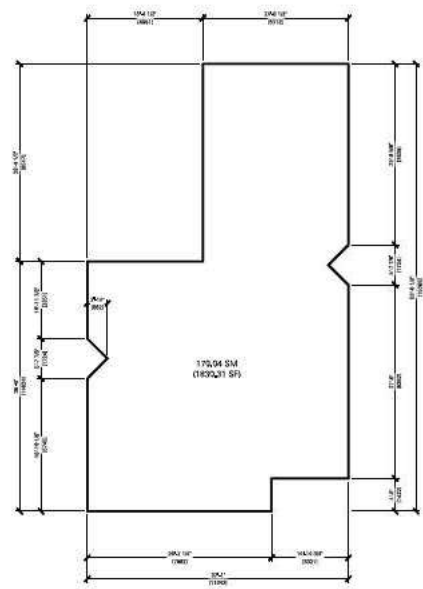
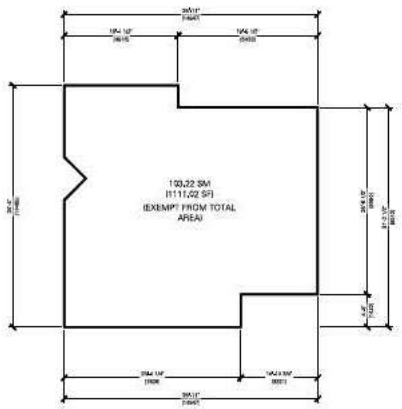
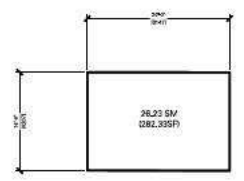
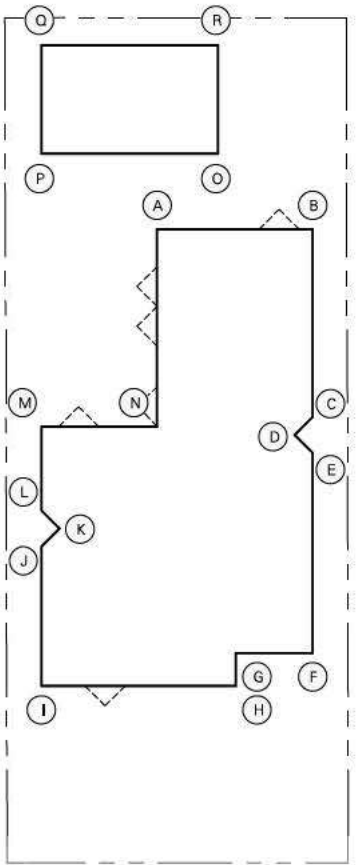
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specifications and website

1628 HOUSE
1628 EDGEWANE ROAD
VICTORIA, BC

A0.12

PROJECT IMAGES

ISSUE
 A ISSUED FOR PERMITS 2019-12-04
 B ISSUED FOR ADP 2019-01-11
 C REVISION FOR PERMITS 2019-05-13
 D REVISION FOR PERMITS 2019-06-03
 E REVISION FOR PERMITS 2019-10-03



AREA CALCULATIONS
 SCALE 1/8" = 1'-0"

GRADE POINTS (A GEO.)	INTERVAL	AVG. (M)	DIST. (M)	SUBTOTALS (M)	
A	20.78 A/B	20.79	6.72	139.58	
B	20.79 B/C	20.79	8.13	169.02	
C	20.79 C/D	20.79	1.10	22.87	
D	20.79 D/E	20.79	1.10	22.87	
E	20.79 E/F	20.79	8.67	180.25	
F	20.79 F/G	20.79	3.32	69.02	
G	20.79 G/H	20.79	1.21	26.52	
H	20.79 H/I	20.79	6.83	142.00	
I	20.79 I/J	20.79	8.39	174.43	
J	20.79 J/K	20.79	1.10	22.87	
K	20.79 K/L	20.79	1.10	22.87	
L	20.79 L/M	20.73	3.64	75.44	
M	20.66 M/N	19.85	4.99	99.05	
N	19.04 N/A	19.91	8.25	170.23	
				65.06	1340.11
NATURAL OR FINISHED GRADE				AVERAGE GRADE CALCULATION (M)	
LOWEST AT ANY ONE POINT AS PER BY-LAW DEFINITION					20.80

GRADE POINTS (M GEO.)	INTERVAL	AVG. (M)	DIST. (M)	SUBTOTALS (M)	
G	20.79 G/H	20.76	7.01	145.49	
H	20.72 H/I	20.75	4.79	99.39	
I	20.78 I/J	20.81	7.01	145.88	
J	20.84 J/G	20.82	4.79	99.70	
				23.60	490.47
NATURAL OR FINISHED GRADE				AVERAGE GRADE CALCULATION (M)	
LOWEST AT ANY ONE POINT AS PER BY-LAW DEFINITION					20.78

AVERAGE GRADE CALCULATIONS
 SCALE 1/8" = 1'-0"

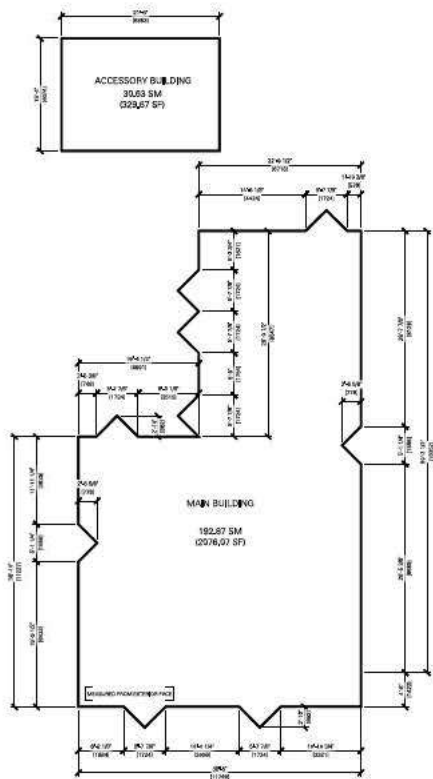
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 380-415 Broadway East
 Vancouver BC V6Z 1K6
 T 604 683 1238
 F 604 689 3221
 info@djainc.com

SCALE: 1/8" = 1'-0"
 DATE: 2019-10-11
 DRAWN BY: TJD
 CHECKED BY: DJ
 APPROVED BY: DJ
 ISSUE: PERMITS 2019-10-03
 CONSULTANT:

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 1628 EDGEWARE ROAD
 VICTORIA, BC

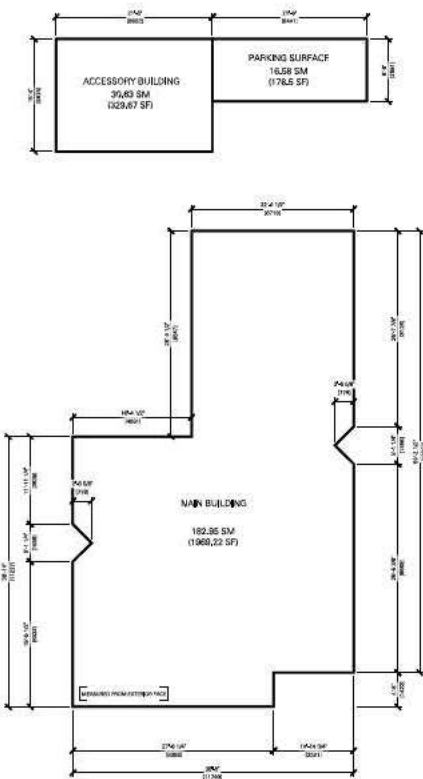
A0.13
 AVERAGE GRADE AND AREAS

ISSUE	DATE
A	2019-10-26
B	2019-10-26
C	2019-10-26
D	2019-10-26
E	2019-10-26



TOTAL: 223.8 SM (2576.74)
 SITE AREA: 5329.8 SM (18811.4 SF)
 = 0.414

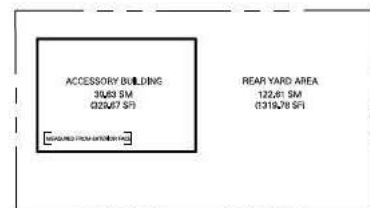
1 SITE COVERAGE
 SCALE: 1/8"



TOTAL AREA: 538.9 SM (5811.4 SF)
 TOTAL: 239.16 SM (2471.28)
 = 308.74

TOTAL: 239.16 SM (2471.28)
 SITE AREA: 5329.8 SM (18811.4 SF)
 = 0.2574

2 OPEN SITE SPACE
 SCALE: 1/8"



AREA: 30.83 SM (329.87 SF)
 REAR YARD AREA: 122.51 SM (1319.78 SF)
 = 0.239

3 REAR YARD SITE COVERAGE
 SCALE: 1/8"



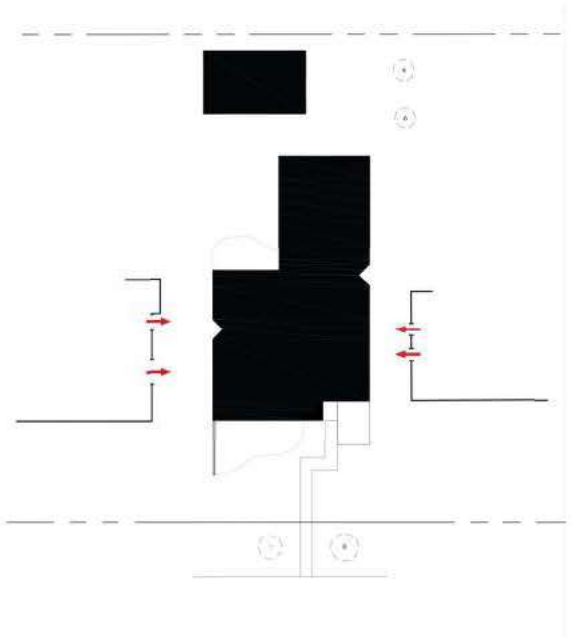
D'Arcy Jones Architects Inc.
 280-415 Broadway East
 Vancouver BC V6P 1R6
 T 604 683 2228
 F 604 683 2221
 www.darcyjones.com

SCALE: 1/8"
 DATE: 2019-10-26
 DRAWN: JJJ
 CHECKED: JJJ
 APPROVED: [Signature]
 ISSUE: 2019-10-26
 CONSULTANT:

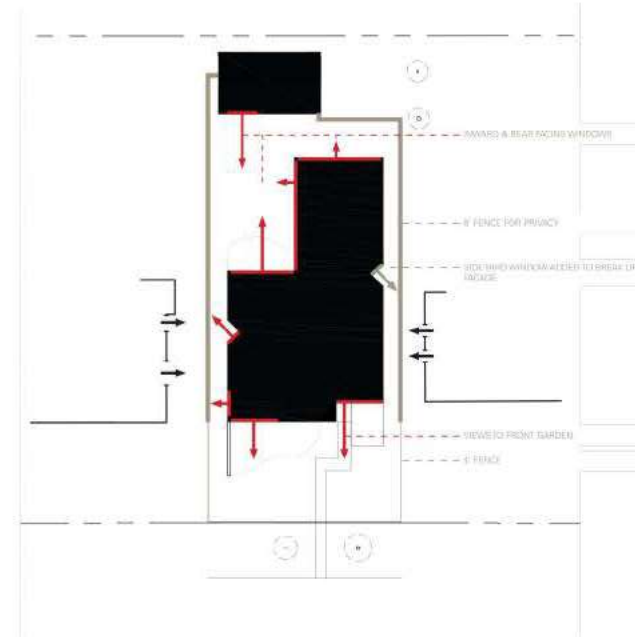
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1628 HOUSE
 1628 EDGEWAVE ROAD
 VICTORIA, BC

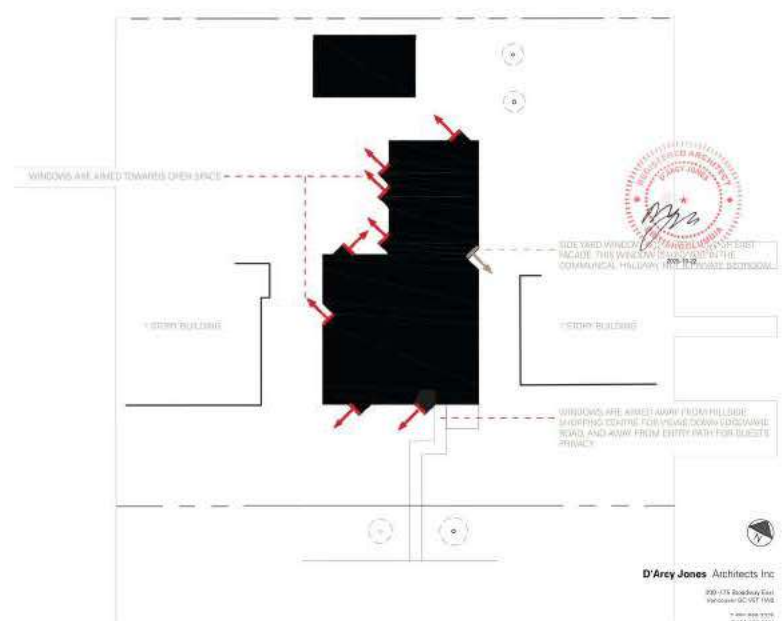
ISSUE	DATE
A. REVISION FOR REZONING	28/01/2024
B. REVISION FOR ADP	28/01/2024
C. REVISION FOR REZONING	28/01/2024
D. REVISION FOR REZONING	28/01/2024
E. REVISION FOR REZONING	28/01/2024



NEIGHBOURING WINDOWS
A0.20



PRIVACY & VIEWS - MAIN
A0.20



PRIVACY & VIEWS - UPPER
A0.20



D'Arcy Jones Architects Inc.

200-115 Broadway East
Vancouver BC V6C 1Y4
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F: 604.681.2011
info@darcyjones.com

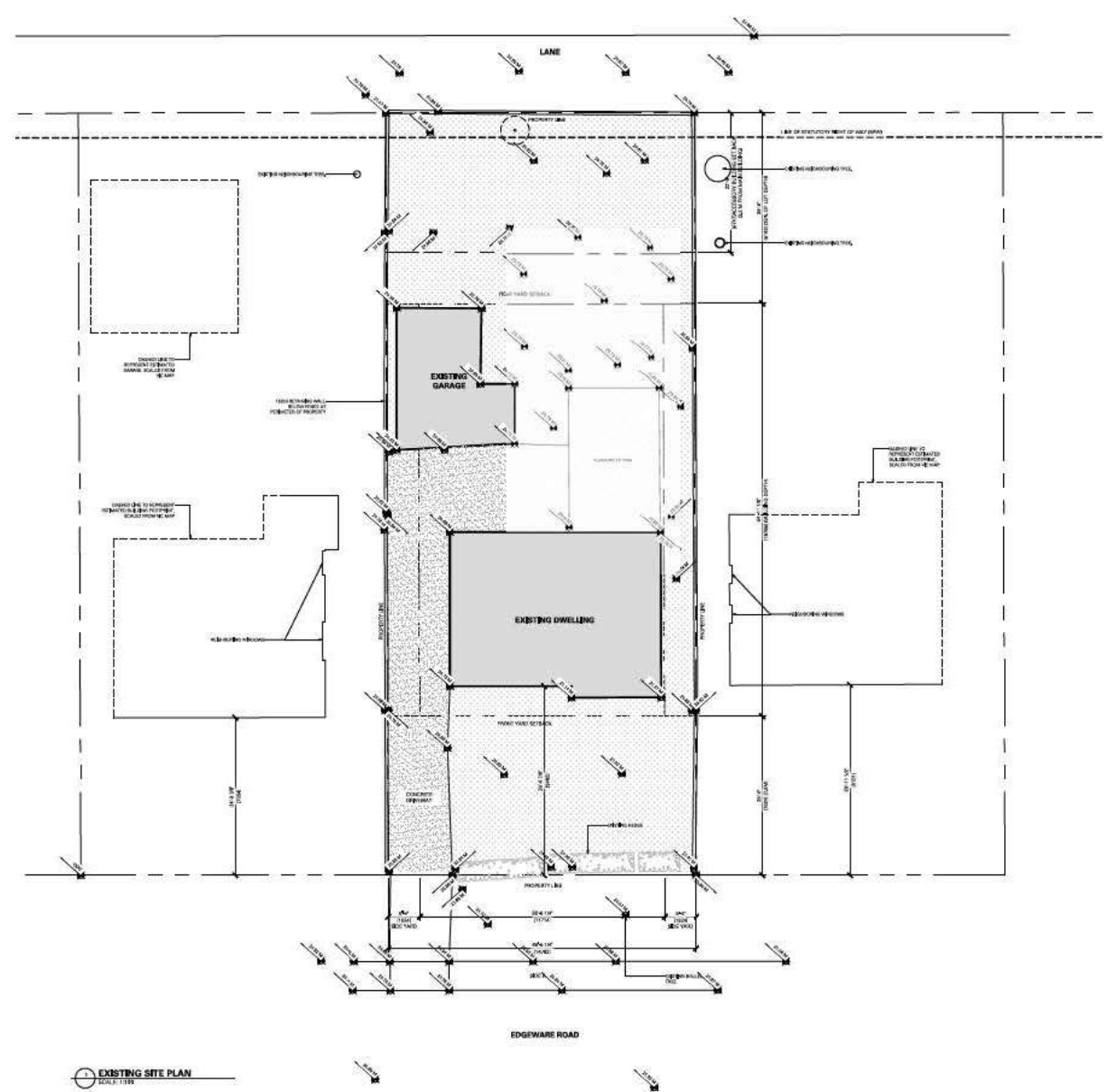
SCALE: A1:1
DATE: 23/11/24
DRAWN: DJ
CHECKED: DJ
REVISION:
ISSUE: REZONING
CONSULTANT:

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1628 HOUSE
1628 EDGEWARE ROAD
VICTORIA, BC

ISSUE	DATE
A	2024-03-01
B	2024-03-01
C	2024-03-01
D	2024-03-01
E	2024-03-01



D'Arcy Jones Architects Inc.
 380-415 Broadway East
 Vancouver BC V6Z 1R6
 T 604 683 1108
 F 604 683 3221
 info@darcyjones.com

SCALE:
 1/8" = 1'-0"

DATE:
 2024-03-01

DRAWN BY:
 JJJ

CHECKED BY:
 JJJ

APPROVED BY:
 JJJ

ISSUE:
 REVISION 01

CONSULTANT:
 -

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1628 HOUSE
 1628 EDGEWARE ROAD
 VICTORIA, BC

EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"

A1.00
 EXISTING SITE PLAN

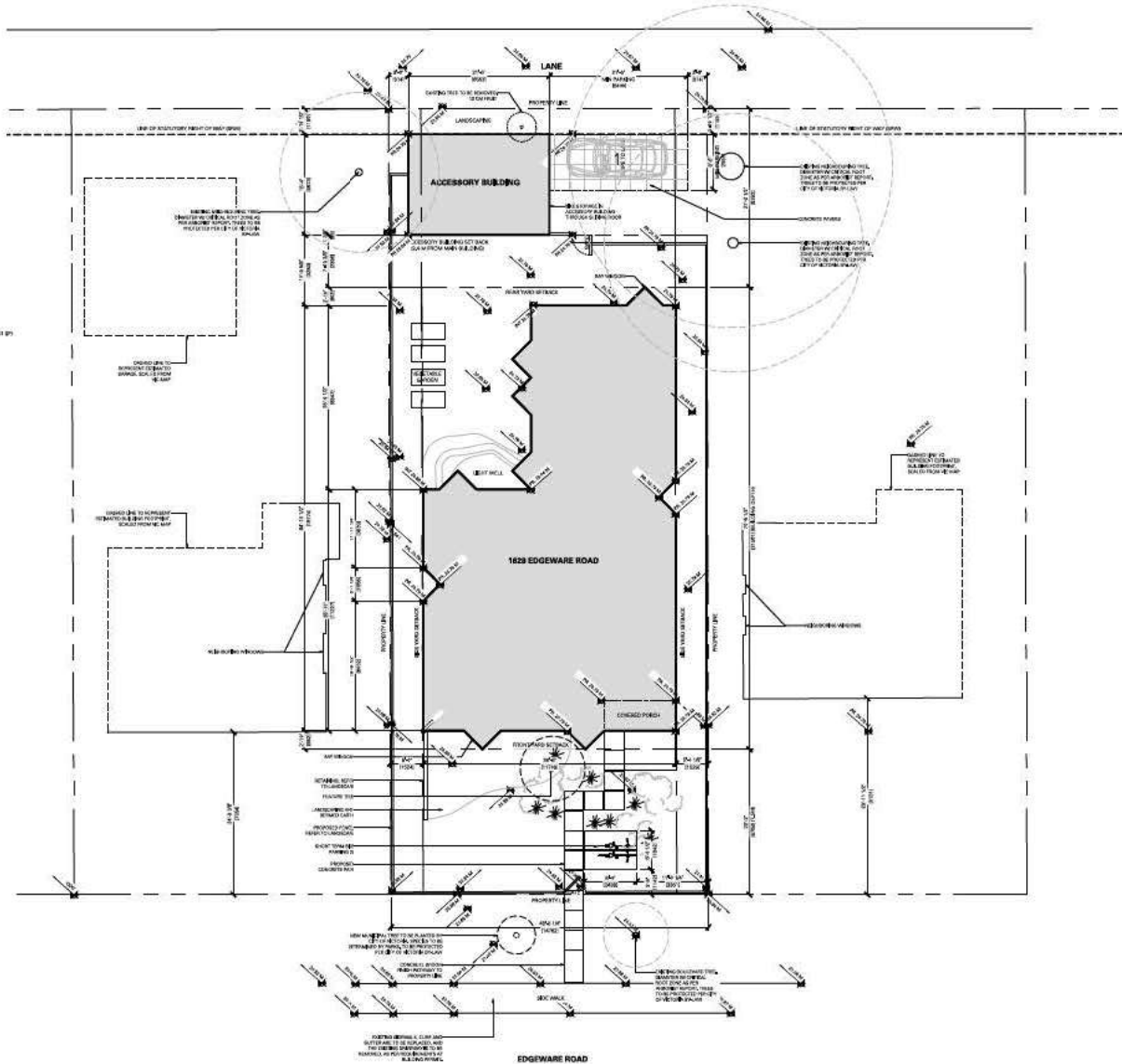
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B - ISSUED FOR APPROVAL	2024-08-24
C - ISSUED FOR PERMITTING	2024-08-24
D - ISSUED FOR PERMITTING	2024-08-24
E - ISSUED FOR PERMITTING	2024-08-24

PROJECT INFORMATION

PROJECT ADDRESS	1628 EDGEWARE ROAD, VICTORIA, BC
OWNER/DEVELOPER	UPSIDE VICTORIA LTD. 1628 EDGEWARE ROAD PLAN 2024
FILE #	2024-1480
APPLICABLE ZONING REGULATION	CITY OF VICTORIA
FILE NUMBER	1628
LANDING	RESIDENTIAL CLASS 1
MAPS OCCUPANCY	ENCLURE
FILE NO.	2024-1480

ZONING ANALYSIS: R1-B FOR REFERENCE

REQUIREMENT	ALLOWED IN R1-B	PROPOSED
SETBACKS (FRONT)	3.0M (MINIMUM)	3.0M (MINIMUM)
SETBACKS (SIDE)	3.0M (MINIMUM)	3.0M (MINIMUM)
SETBACKS (REAR)	3.0M (MINIMUM)	3.0M (MINIMUM)
MAXIMUM FLOOR AREA	1000 SQM (MAX)	1000 SQM (MAX)
MAXIMUM HEIGHT	10.0M (MAX)	10.0M (MAX)
MAXIMUM NUMBER OF STOREYS	3	3
MAXIMUM FLOOR AREA - ACCESSORY	100 SQM (MAX)	100 SQM (MAX)
MAXIMUM FLOOR AREA - MAIN	1000 SQM (MAX)	1000 SQM (MAX)
MAXIMUM FLOOR AREA - SECOND STOREYS	1000 SQM (MAX)	1000 SQM (MAX)
TOTAL FLOOR AREA (FLOOR AREA - ACCESSORY)	1100 SQM (MAX)	1100 SQM (MAX)



D'Arcy Jones Architects Inc.

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 TEL: 604-278-1108
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 www.darcyjones.com

SCALE: 1:500
 DATE: 2024-08-24
 DRAWN: JJJ
 CHECKED: JJJ
 APPROVED: JJJ
 ISSUE: 2024-08-24
 CONSULTANT:

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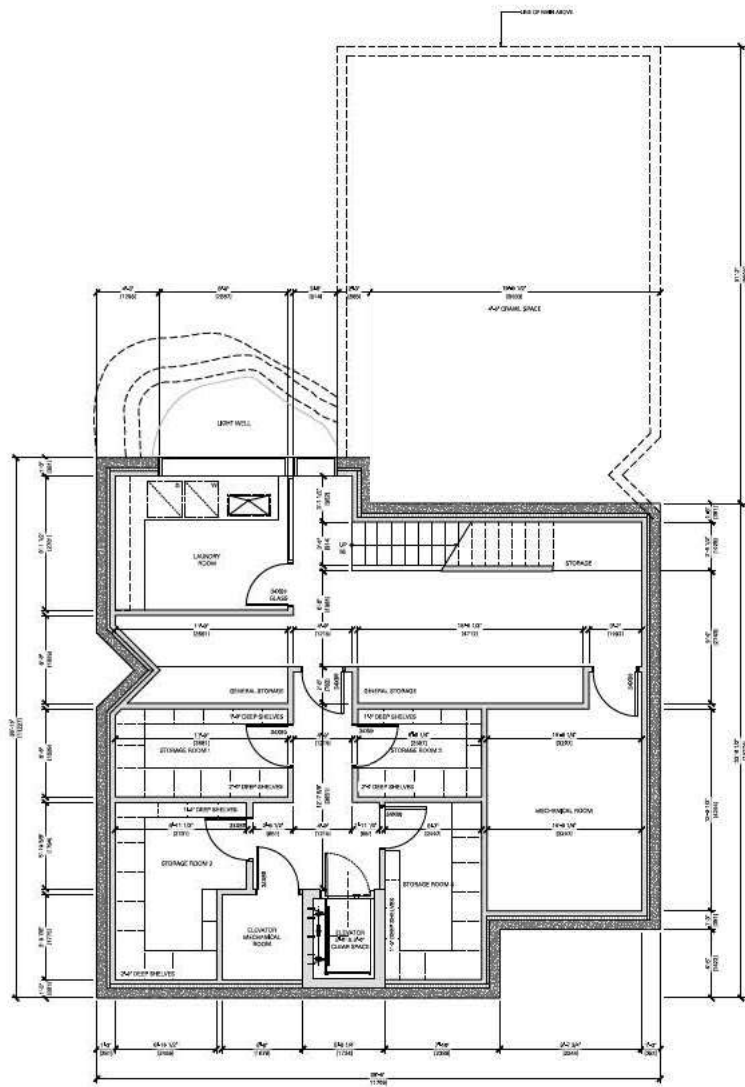
1628 HOUSE
 1628 EDGEWARE ROAD
 VICTORIA, BC

SITE PLAN
 SCALE: 1:500

A1.10

SITE PLAN AND PROJECT DATA

ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PERMITTING	2019-12-06
B	ISSUED FOR APPROVAL	2020-01-15
C	ISSUED FOR PERMITTING	2020-05-13
D	ISSUED FOR PERMITTING	2020-06-03
E	ISSUED FOR PERMITTING	2020-09-03



BASEMENT PLAN
SCALE 1/4" = 1'-0"



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 info@darcyjones.com

SCALE:
 1/4" = 1'-0"

DATE:
 2020-09-03

DRAWN BY:
 JJJ

CHECKED BY:
 JJJ

PROJECT:
 1628 HOUSE

ISSUE:
 PERMITTING

CONSULTANT:
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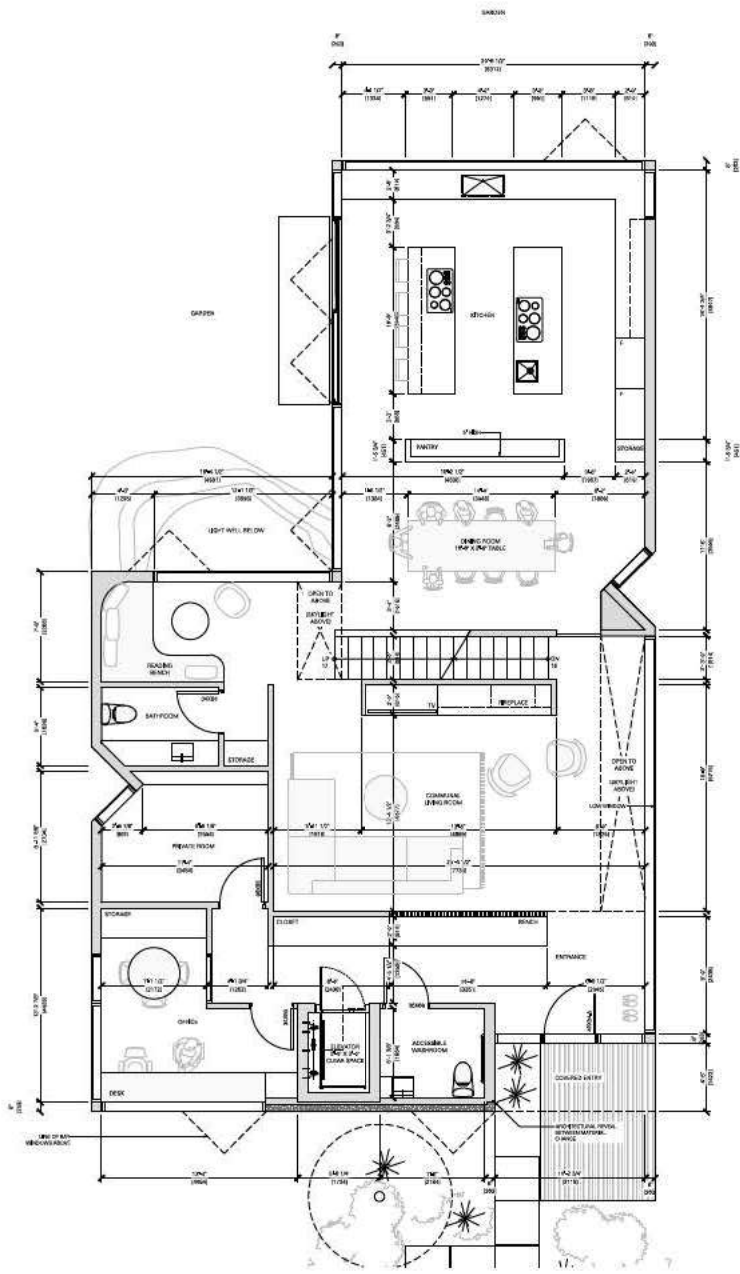
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1628 HOUSE
 1628 EDGEMOOR ROAD
 VICTORIA, BC

A2.00

BASEMENT PLAN

ISSUE	REVISION	DATE
A	ISSUED FOR PERFORMING	2019-12-04
B	ISSUED FOR ADP	2019-12-04
C	PLACES FOR PERFORMING	2019-12-04
D	ISSUED FOR PERFORMING	2019-12-04
E	ISSUED FOR PERFORMING	2019-12-04



MAN FLOOR PLAN
SCALE 1/4" = 1'-0"



D'Arcy Jones Architects Inc.
 280-115 Broadway East
 Vancouver BC V6P 1R6
 T 604 683 1238
 F 604 683 3221
 info@djarchitects.com

SCALE:
 1/4" = 1'-0"

DATE:
 2019-12-04

DRAWN BY:
 TJJ

CHECKED BY:
 DJ

APPROVED BY:
 DJ

ISSUE:
 PERFORMING

CONSULTANT:

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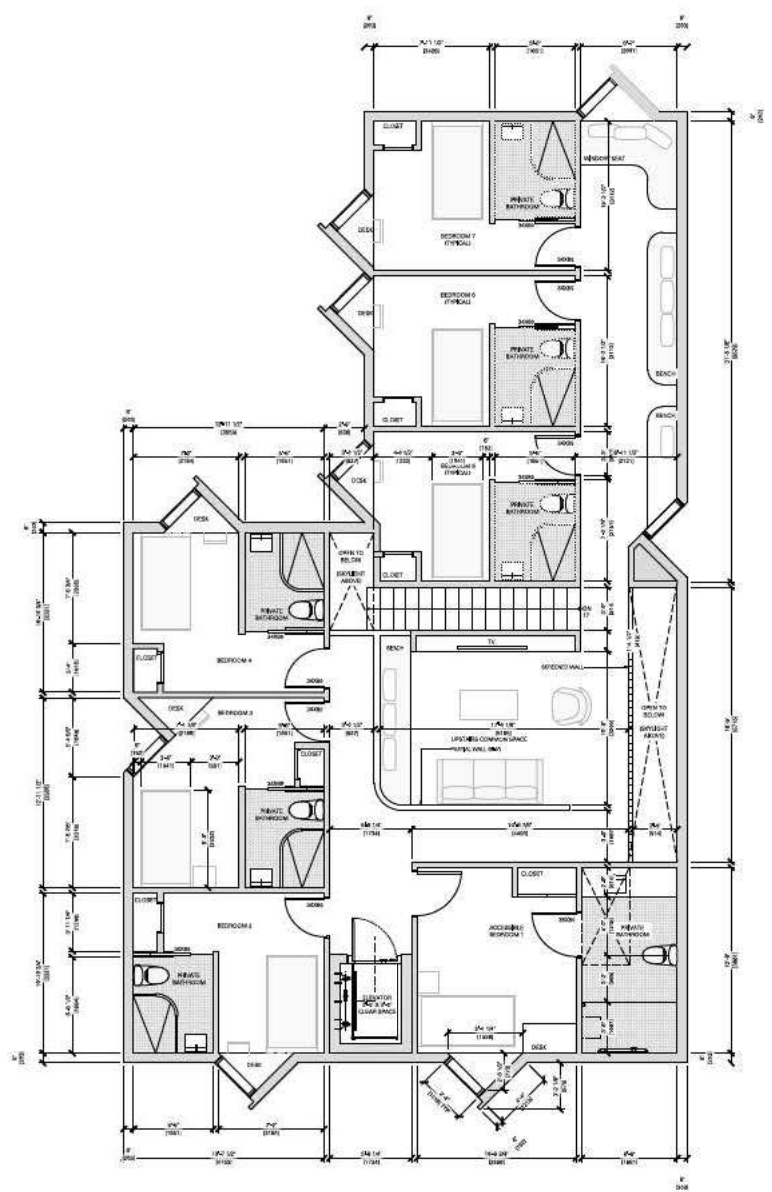
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1628 HOUSE
 1628 EDGEWARE ROAD
 VICTORIA, BC

A2.10

MAIN PLAN

ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PERMITTING	2019-12-06
B	ISSUED FOR ADP	2019-01-11
C	ISSUED FOR PERMITTING	2019-05-13
D	ISSUED FOR PERMITTING	2019-06-03
E	ISSUED FOR PERMITTING	2019-10-10



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



D'Arcy Jones Architects Inc.
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 T 250 688 1158
 F 250 688 3221
 info@darcyjones.com

SCALE:
 1/4" = 1'-0"

DATE:
 2019-12-06

DRAWN BY:
 TJ

CHECKED BY:
 TJ

APPROVED BY:
 TJ

ISSUE:
 PERMITTING

CONSULTANT:
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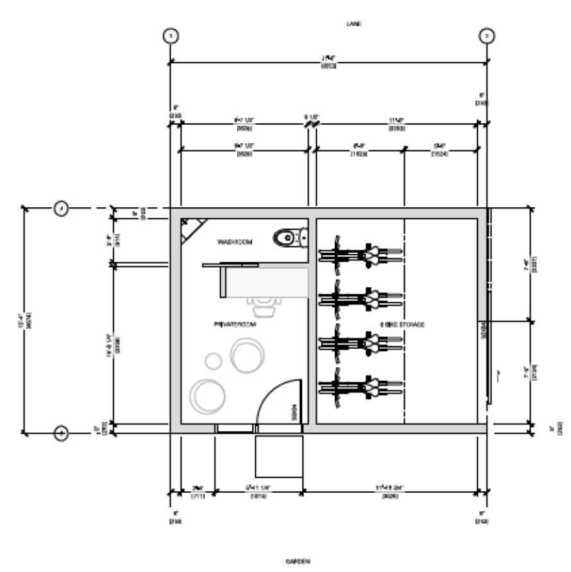
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1628 HOUSE
 1628 EDGEWORTH ROAD
 VICTORIA, BC

A2.20

UPPER PLAN

ISSUE	DATE
A	2018-10-24
B	2018-10-24
C	2018-10-24
D	2018-10-24
E	2018-10-24



ACCESSORY BUILDING PLAN
SCALE: 1/4" = 1'-0"



D'Arcy Jones Architects Inc.
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 F 604 688 3321
 vj@djarcyjones.com

SCALE:
 1/4" = 1'-0"

DATE:
 2018-10-24

DRAWN:
 TD

CHECKED:
 TD

APPROVED:
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ISSUE:
 REVISION:

CONSULTANT:
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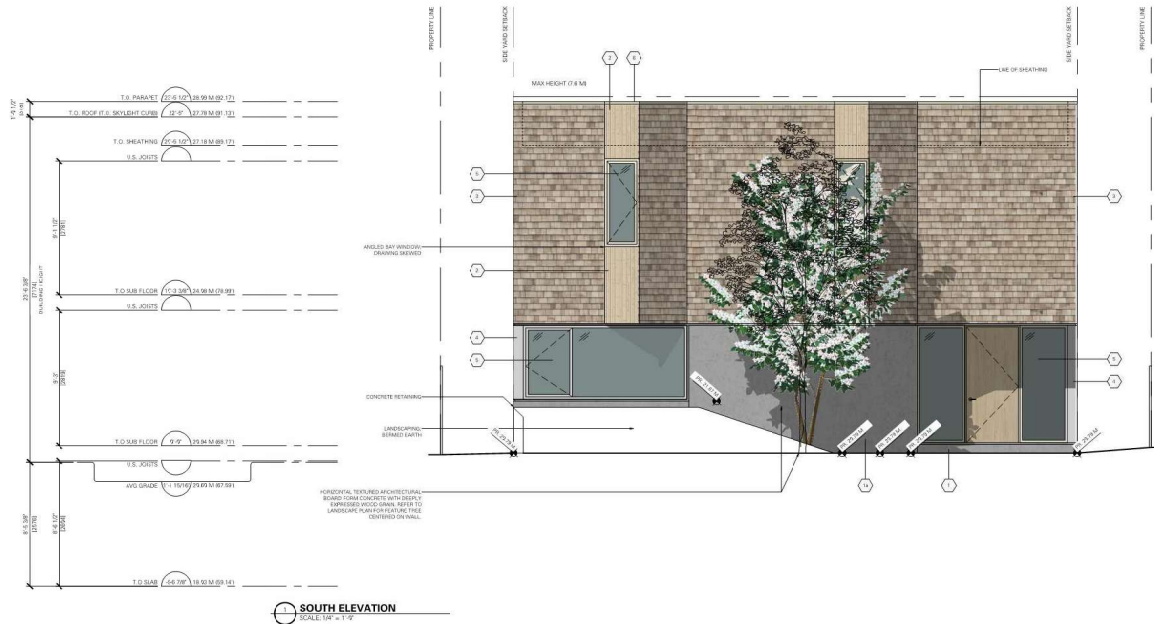
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 1628 EDGEWORTH ROAD
 VICTORIA, BC

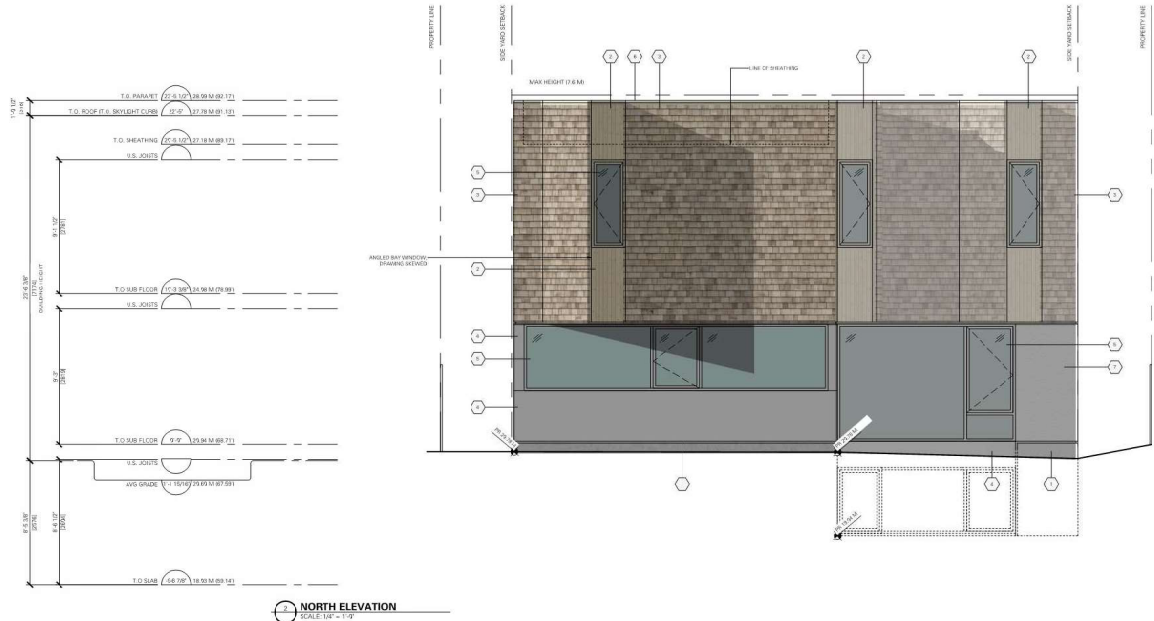
A2.40

ACCESSORY BUILDING

ISSUES:		
A.	ISSUED FOR PERMITS	2919-10-24
B.	ISSUED FOR ADP	2923-09-11
C.	RE-ISSUE FOR PERMITS	2929-09-18
D.	RE-ISSUE FOR PERMITS	2929-09-28
E.	RE-ISSUE FOR PERMITS	2929-10-19



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



- MATERIALS**
- 1 EXPOSED CONCRETE
 - 2 EXPOSED BEARD-FORM CONCRETE
 - 3 STAINED 1x6 WOOD SIKES
 - 4 SLASH SHINGLES
 - 5 SMOOTH PANEL
 - 6 ALUMINUM WINDOW SPIRIT TRC
 - 7 22 GAUGE METAL FLASHING
 - 8 GREY STUCCO
 - 9 SMOOTH PIGGY PANEL

D'Arcy Jones Architects Inc
 3709 175 Broadway East
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 F 604 669 2231
 info@darcyjones.com

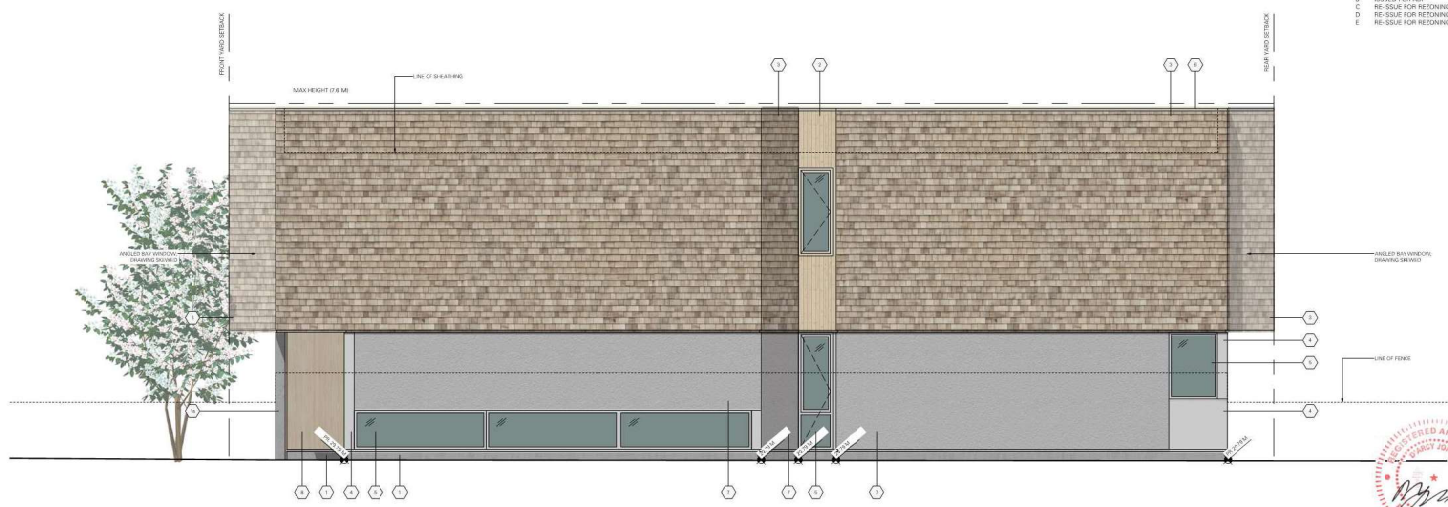
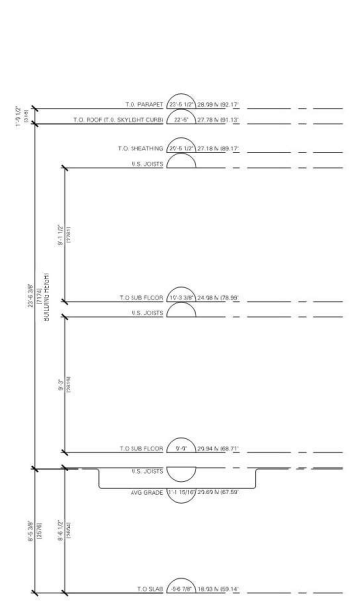
SCALE:
1/4" = 1'-0"
 DATE:
25/10/22
 DRAWN:
DJ
 CHECKED:
DJ
 REVISION:
 ISSUE:
REVISION:
 CONSULTANT:

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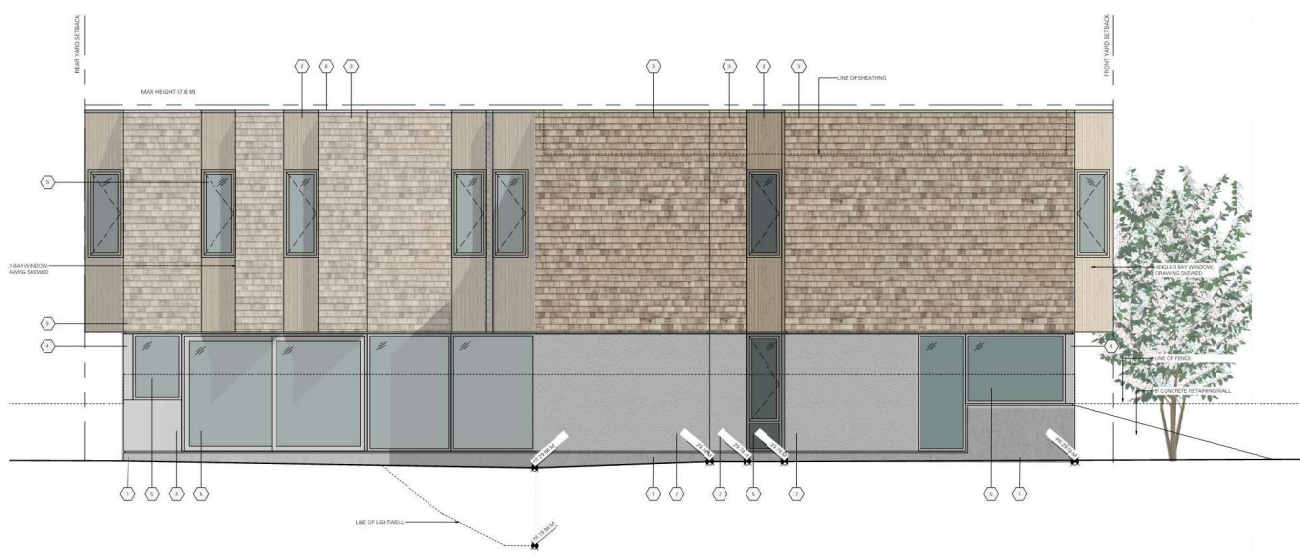
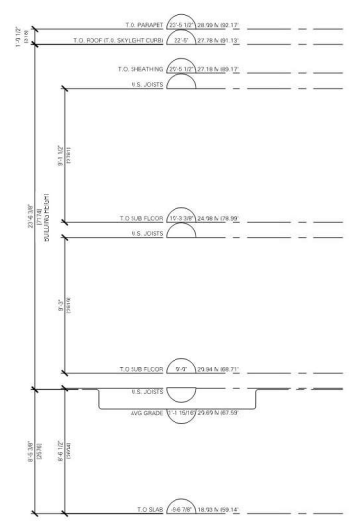
1528 HOUSE
 EDWARDS ROAD
 VICTORIA, BC

A5.10
 ELEVATIONS

ISSUES:		
A	RE-ISSUE FOR REDLINING	2019-12-24
B	RE-ISSUE FOR ADP	2020-06-01
C	RE-ISSUE FOR REDLINING	2020-08-18
D	RE-ISSUE FOR REDLINING	2020-09-08
E	RE-ISSUE FOR REDLINING	2020-10-19



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

- MATERIALS**
- 1 EXPOSED CONCRETE
 - 2 EXPOSED BOARD FORM CONCRETE
 - 3 STAINED BRICK
 - 4 CEDAR SHINGLES
 - 5 SMOOTH PANEL
 - 6 ALUMINIUM WINDOW, SPEC T82
 - 7 SP-RANGE METAL FLASHING
 - 8 BRICK
 - 9 SMOOTH WOOD PANEL

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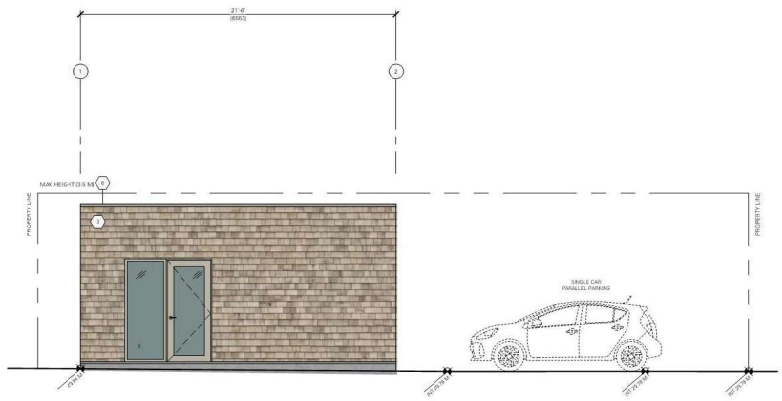
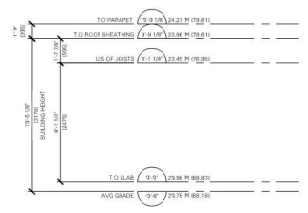
SCALE: 1/8" = 1'-0"
DATE: 2020-10-12
DRAWN: DJ
CHECKED: DJ
REVISION: -
ISSUE: -
CONSULTANT: -

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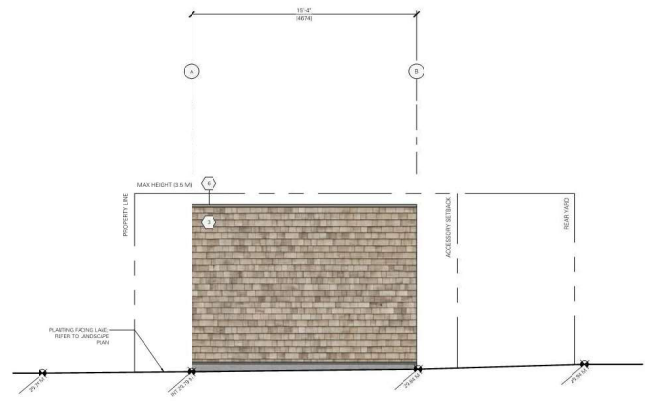
1528 HOUSE
1628 EDGEWARE ROAD
VICTORIA, BC

A5.20
ELEVATIONS

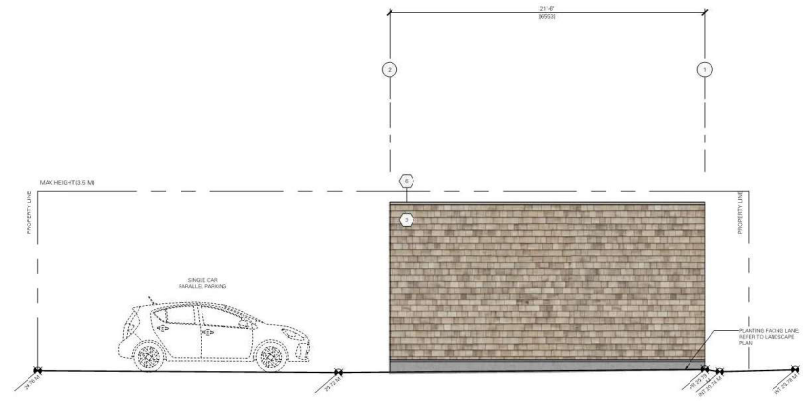
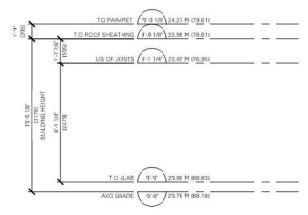
ISSUES:	
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B	RES-ISSUE FOR ADP 2523-06-21
C	RE-ISSUE FOR REDLINING 2424-08-18
D	RE-ISSUE FOR REDLINING 2424-09-28
E	RE-ISSUE FOR REDLINING 2425-10-12



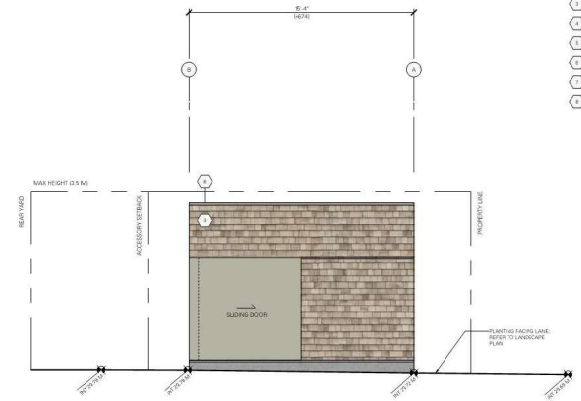
1 ACCESSORY BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 ACCESSORY BUILDING WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 ACCESSORY BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 ACCESSORY BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"



- MATERIALS**
- 1 EXPOSED CONCRETE
 - 2 EXPOSED BRICK FORM CONCRETE
 - 3 STAINED 2x6 WOOD SIDING
 - 4 CEDAR SHINGLES
 - 5 ANODIZED ALUMINUM
 - 6 ALUMINUM WINDOW, SPLIT TOP
 - 7 SP-BRASS METAL SLABING
 - 8 GREY STUCCO
 - 9 ANODIZED WOOD PANEL

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SCALE:
1/4" = 1'-0"

DATE:
2503-10-12

DRAWN:
DJ

CHECKED:
DJ

REVISION:
-

ISSUE:
REVISION:
-

CONSULTANT:
-

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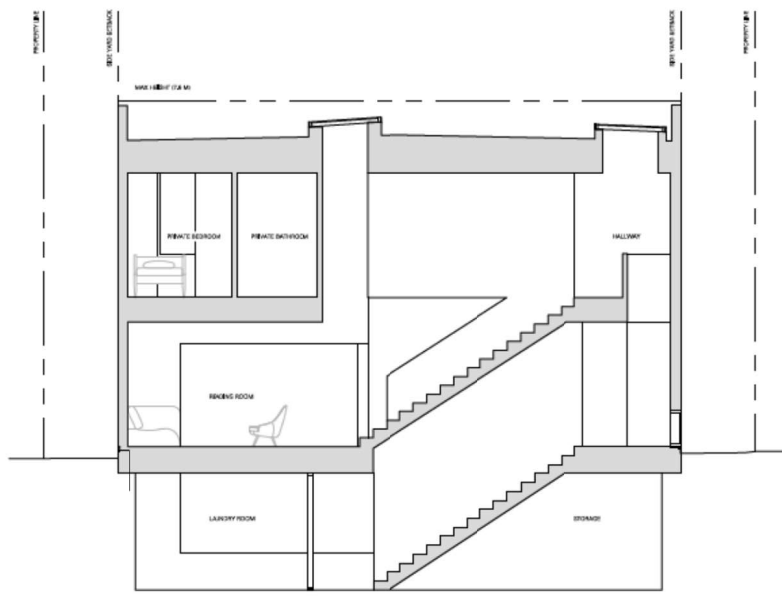
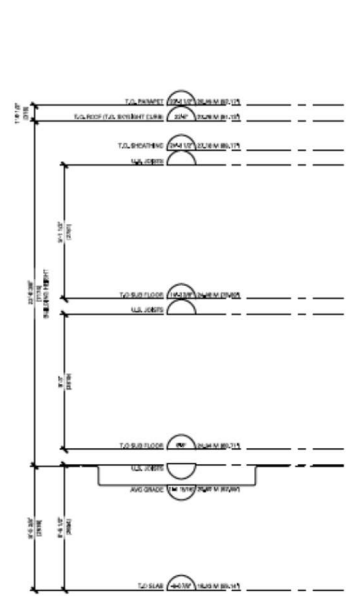
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1528 HOUSE
1628 EDGEWARE ROAD
VICTORIA, BC

A5.30

ELEVATIONS

ISSUE	DATE
A	2018-10-24
B	2018-10-24
C	2018-10-24
D	2018-10-24
E	2018-10-24



SHORT SECTION
SCALE: 1/8" = 1'-0"



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F 250 688 3221
vja@arcyjones.com

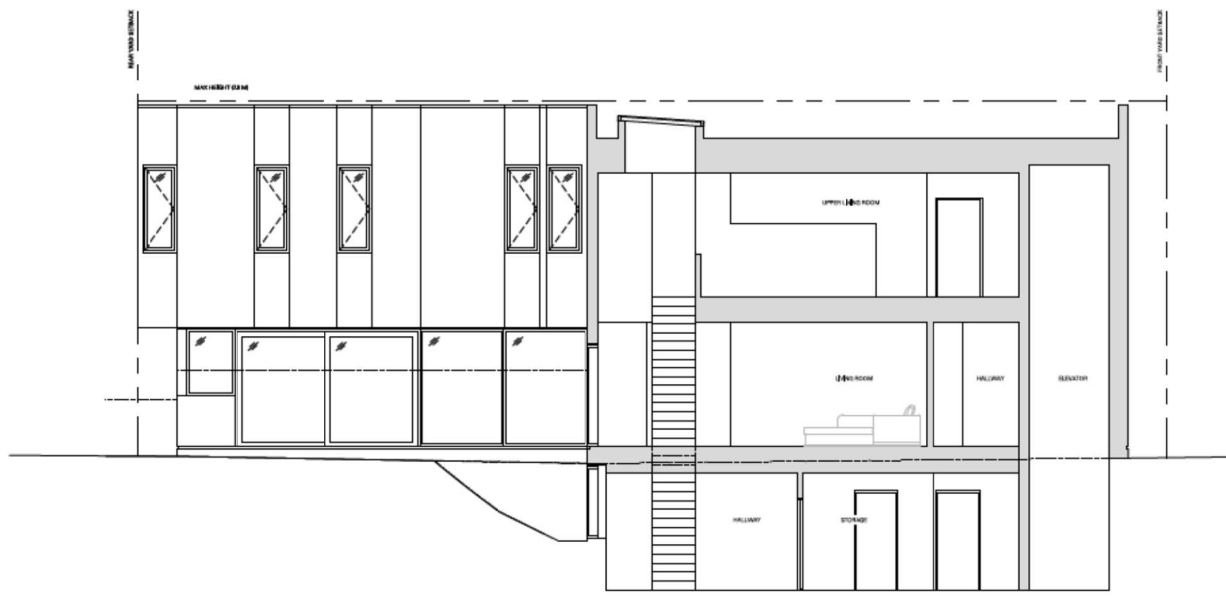
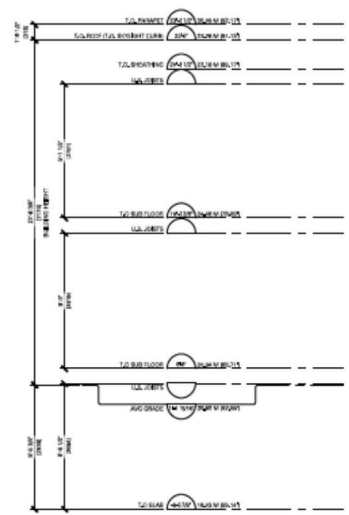
SCALE:
1/8" = 1'-0"
DATE:
2018-10-24
DRAWN:
TJ
CHECKED:
TJ
APP'D:
-
ISSUE:
RECTIFIED
CONSULTANT:
-

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1628 HOUSE
1628 EDGEWATER ROAD
VICTORIA, BC

A6.10

SECTIONS

ISSUE	DATE
A	2018-10-24
B	2018-10-24
C	2018-10-24
D	2018-10-24
E	2018-10-24



LONG SECTION
SCALE: 1/8" = 1'-0"



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 info@darcyjones.com

SCALE:
 1/8" = 1'-0"
 DATE:
 2018-10-24
 DRAWN:
 TJJ
 CHECKED:
 TJJ
 APPROVED:
 --
 ISSUE:
 REVISION:
 CONSULTANT:
 --

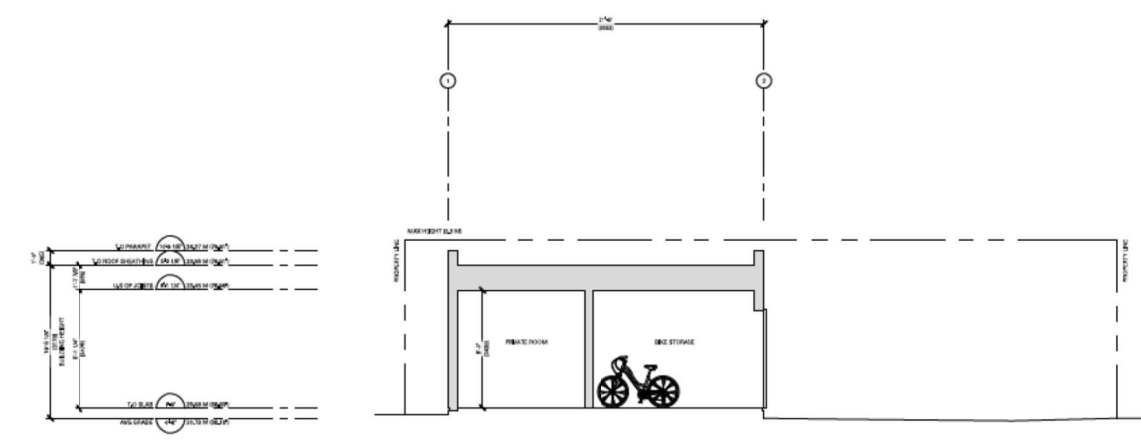
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1628 HOUSE
 1628 EDGEWATER ROAD
 VICTORIA, BC

A6.20

SECTIONS

REVISION	DATE
A	2018-03-01
B	2018-03-01
C	2018-03-01
D	2018-03-01
E	2018-03-01



⊕ ACCESSORY BUILDING SECTION
SCALE: 1/4" = 1'-0"



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SCALE:
 1/4" = 1'-0"

DATE:
 2018-03-01

DRAWN:
 JBJ

CHECKED:
 DJ

APPROVED:
 -

ISSUE:
 REVISION:
 -

CONSULTANT:
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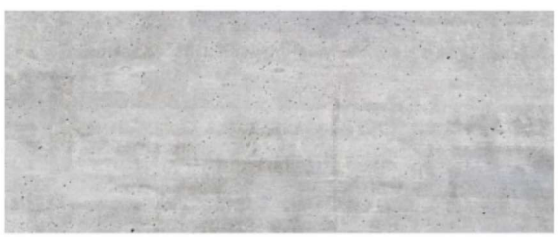
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1628 HOUSE
 1628 EDGEWARE ROAD
 VICTORIA, BC

ISSUE	DATE
A	2018-10-24
B	2018-04-01
C	2018-05-10
D	2018-06-20
E	2018-10-10

1 EXPOSED CONCRETE



2 STAINED T&G WOOD SIDING



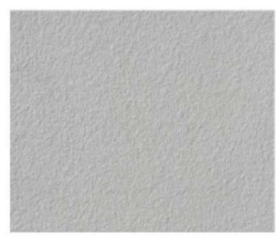
3 STAINED CEDAR SHINGLES



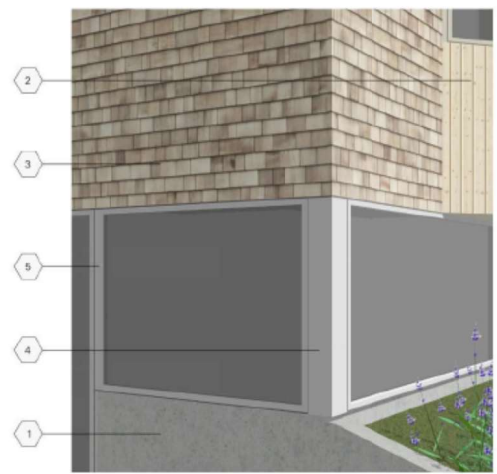
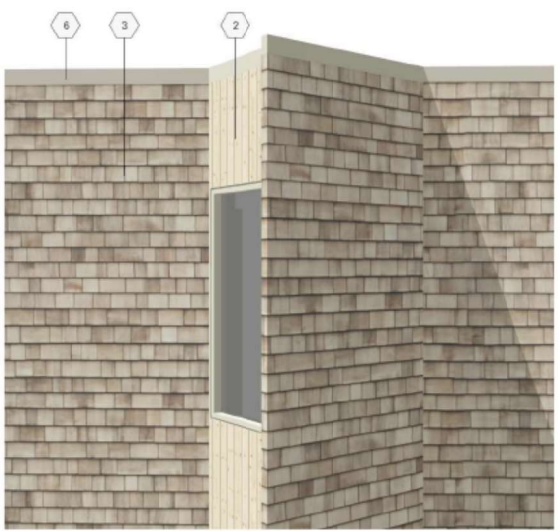
4 5 6 SMOOTH PANEL, FLASHING & ALUMINUM WINDOWS (COLOUR TO MATCH LOCATION)



8 SMOOTH WOOD PANEL



1a TEXTURED BOARD FORM CONCRETE



7 GREY STUCCO



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 Vancouver BC V6Z 1K6
 T 604 688 3338
 F 604 688 3221
 info@arcyjones.com

SCALE:
 SCALE:
 DATE:
 2018-04-01
 DRAWN:
 TJ
 CHECKED:
 TJ
 APPROVED:
 BRJ
 BRJ

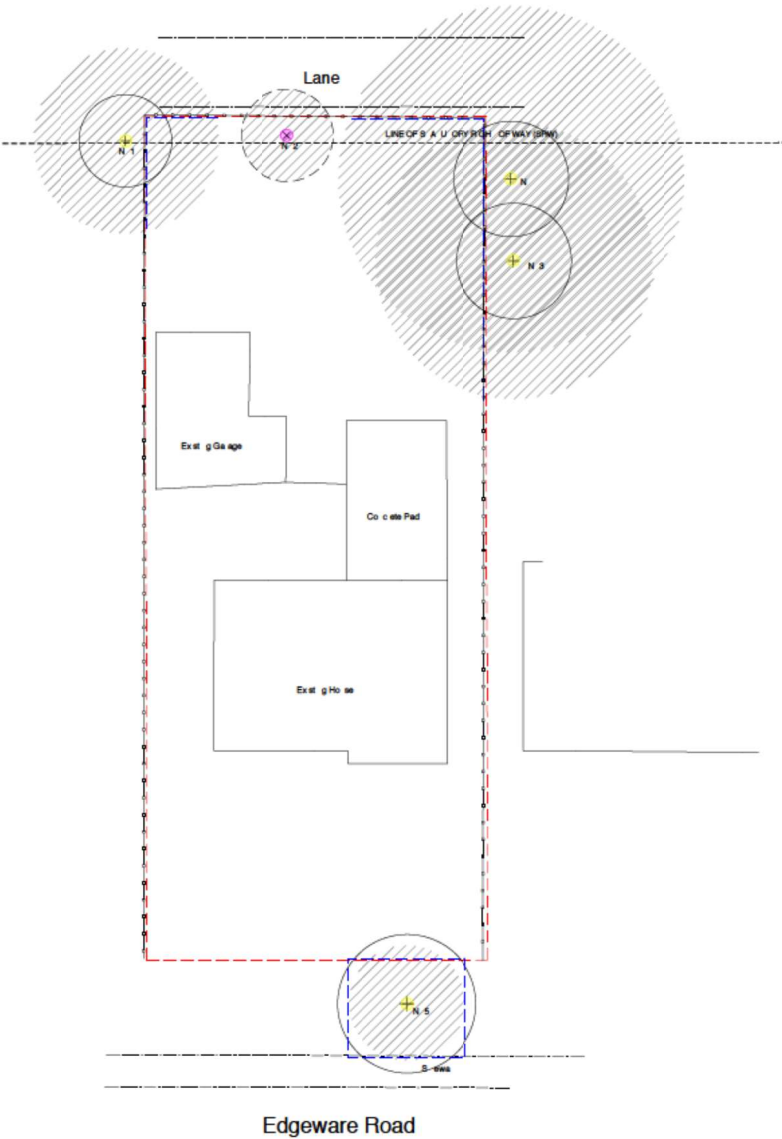
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 clarification and revision.

1628 HOUSE
 1628 EDWARDS ROAD
 VICTORIA, BC

MATERIAL BOARD



Tree ID	Common Name	Latin Name	DBH (cm) - approximate	Crown Spread (diameters in metres)	CRZ (radius in metres)	Relative Tolerance (good, moderate, poor)	Health	Structure	Remarks and Recommendations	Bylaw Protected	Retention Status
NT1	Fig	<i>Ficus spp.</i>	32 (9 + 60% of 9,7,8,7,7)	4.0	4.0	Moderate	Fair	Fair	Annually pruned historically.	Yes	
NT2	Willow leaf Pear	<i>Pyrus salicifolia</i>	12.0	4.0	2.0	Poor	Good	Fair	Next to north fence.	No	
NT3	Cherry	<i>Prunus spp.</i>	48 (18 + 60% of 9,15,11,14)	5.0	6.0	Moderate	Fair	Fair	Tortrix infestation.	Yes	
NT4	Apple	<i>Malus spp.</i>	62 (16 + 60% of 9,15,18,10,10,12,5)	5.0	7.5	Moderate	Fair	Fair	Canker infection. Overhangs back lane.	Yes	
NT5	Red horsechestnut	<i>Aesculus carnea</i>	25.0	6.0	2.5	Good	Fair	Fair	Girdling root.	Yes, municipal	










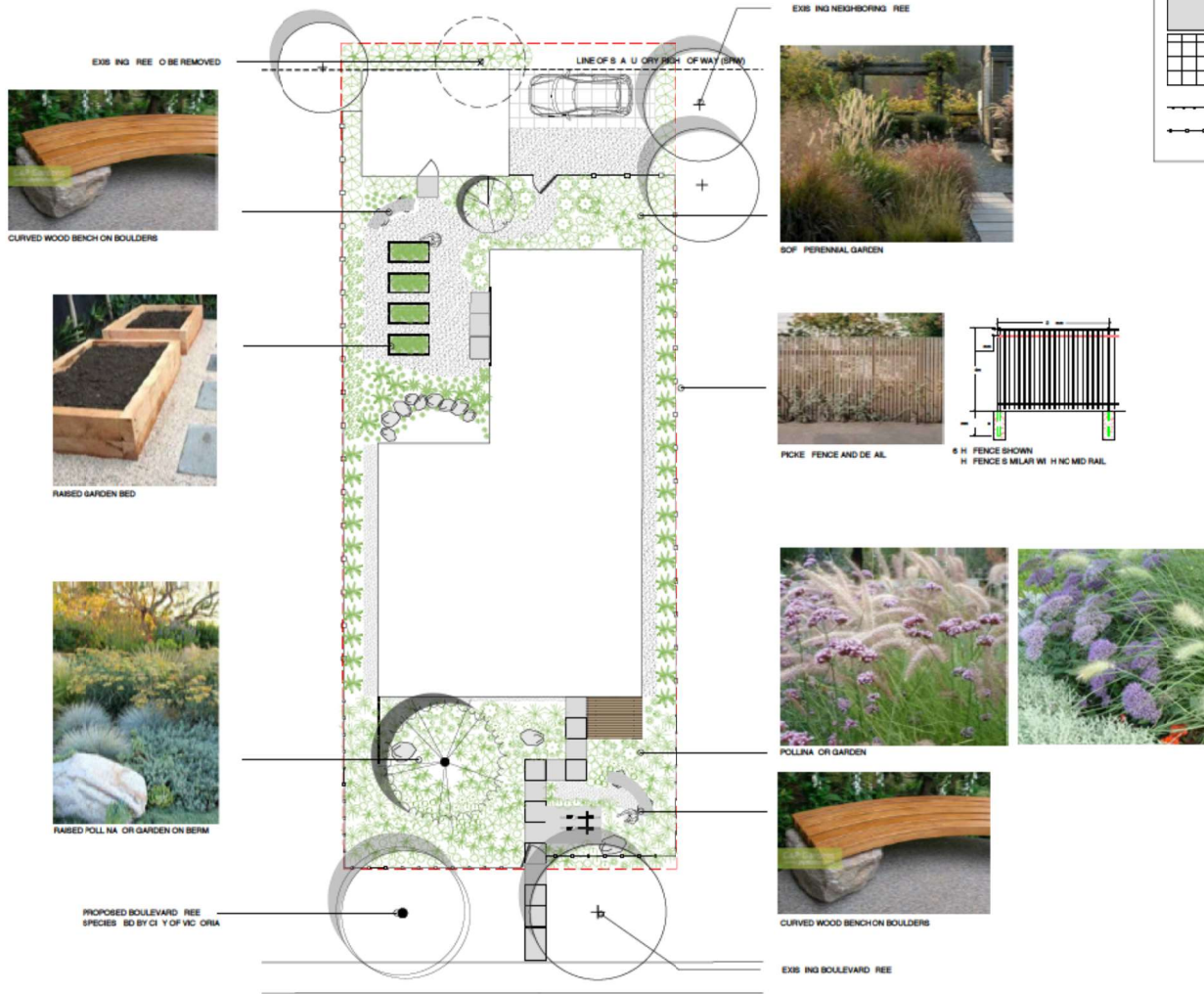
Prepared by:
Tobit Mackenzie & Associates
ISA Certified and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: tmtreahelp@gmail.com

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING OF CRITICAL ROOT ZONE
 - SEE ARBORIST REPORT PREPARED BY ALSO MACKENZIE & ASSOCIATES
- SRW
- TREE PROTECTED BY MUNICIPAL BYLAW (AS SHOWN)
- TREE TO REMAIN UNLESS COMPLETE COMPLETION OF CONSULTATION WITH MUNICIPAL STANDARDS
- TREE FOR REMOVAL
- PROTECTED TREE TO REMAIN

LEGEND

-  PROPER Y LINE
-  SRW
-  GRAVEL
-  CONCRE ES DEWALK
-  PAVERS
-  ALLPIKE FENCE
-  6 ALLPIKE FENCE



Scale 1:100

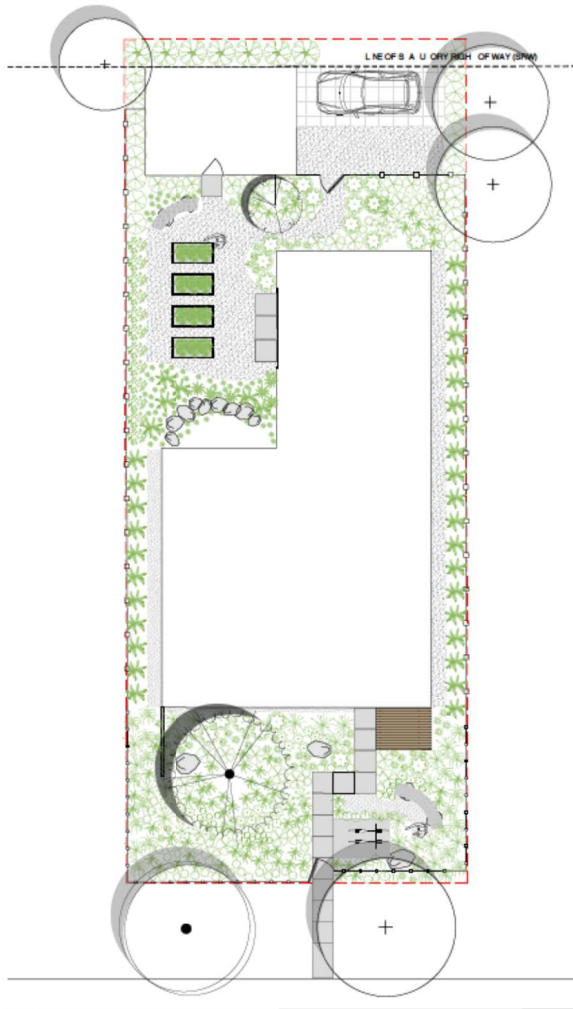
L1 Landscape Site Plan

DATE
September 25, 2020

CLIENT NAME
 D'ARCY JONES

 PROJECT
 [REDACTED] House
 ADDRESS
 1628 Edgeware Rd

 DESIGNED BY
 Bianca Bodley

 DRAWN BY
 KH/EBK/T


Planting List											
Quantity	Symbol	Latin Name	Common Name	Category	Height at Maturity (m)	Spread at Maturity (m)	Pollinator	Food bearing	Native	Non native	Size
		<i>Acer circinatum</i>	Vine maple	tree	4m	3m			X		30m Cal
4		<i>Achillea millefolium</i>	Common yarrow	Perennial	0.6m	0.6m	X		X		Gallon
27		<i>Allium oernuum</i>	Nodding onion	Perennial	0.45m	0.25m	X		X		Gallon
6		<i>Blechnum spicant</i>	Deer fern	Fern	0.5m	0.6m			X		Gallon
7		<i>Cornus canadensis</i>	Creeping dogwood	Groundcover	0.5m	0.2m	X	X	X		4
		<i>Cornus nuttallii</i>	Pacific dogwood	tree	0m	6m	X		X		4cm Cal
72		<i>Deschampsia cespitosa</i>	tufted hairgrass	Grass	0.9m	0.6m			X		Gallon
70		<i>Festuca idahoensis</i>	Idaho fescue	Grass	0.8m	0.3m			X		Gallon
23		<i>Holctichon sempervivens</i>	Blue oat grass	Grass	m	m			X		Gallon
8		<i>Lavandula angustifolia</i>	English lavender	Herb	0.9m	0.9m	X			X	Gallon
20		<i>Lupinus polyphyllus</i>	Large leaved lupine	Perennial	m	0.7m	X		X		Gallon
7		<i>Oemleria cerasiformis</i>	Indian plum	Shrub	2m	2m	X	X	X		0 Gallon
37		<i>Polystichum mun-tun</i>	Western sword fern	Fern	5m	5m			X		Gallon
27		<i>Salvia rosmarinus</i>	Rosemary	Herb	0.9m	0.9m	X			X	5 Gallon
69		<i>Salvia officinalis</i>	Common sage	Shrub	0.45	0.4m	X			X	Gallon
8		<i>Vaccinium ovatum</i>	Evergreen huckleberry	Shrub	0.5-4.6m	5m		X	X		0 Gallon
2		<i>Verbena bonariensis</i>	Purpletop vervain	Perennial	5m	0.9m	X			X	Gallon
2		<i>Vaccinium</i> 'Northblue', 'Northcountry', 'Polaris', 'corymbosum', 'Jubilee', 'corymbosum', 'Chandler'	Blueberry	Shrub	0.6m	0.9m	X	X	X		2 Gallon
20		<i>Miscanthus sinensis</i> 'Grassie la'	Maiden grass	Grass	0.9m	5m				X	3 Gallon

PLAN: 10% AREA FOR POLLINA, OR FOOD BEAR, 10% AND NA: 1% PLAN: 5: 13% 10%
 D: AL PLAN: 10% AREA: 20% 10%
 PERCENT AGE OF POLLINA, OR FOOD BEARING AND NA: 1% PLAN: 5: 6%



Scale 1:100

L2 Planting Plan

 DATE
 September 25, 2020

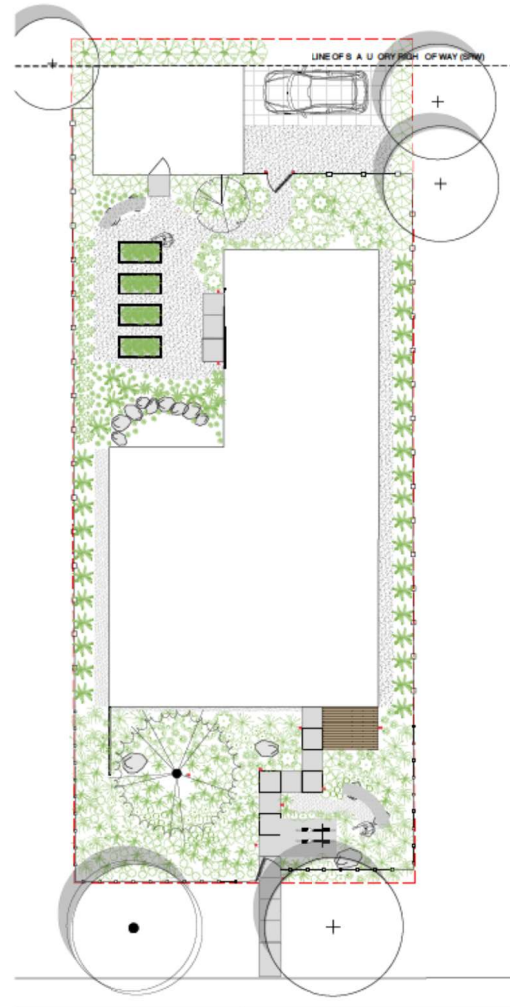
CLIENT NAME
D'ARCY JONES

PROJECT
House

ADDRESS
1628 Edgeware Rd

DESIGNED BY
Bianca Bodley

DRAWN BY
KH/EBK/T



LEGEND

- PA LIGHT
- UP LIGHT
- DOWN LIGHT

Down Light
12V Lo Voltage Down Light

Path Light
12V LED Recessed Path Light

Up Light
3000K 500 Lumens 60 Degree Wide Flood Light



Scale 1:100

L3 Lighting Plan

DATE
September 25, 2020