

PLANT LIST

TREES

2 AI ACER PALMATUM DISSECTUM 'INABE SHIDARE'	JAPANESE MAPLE	# 15
3 SJ STYRAX JAPONICA 'SNOWDROPS'	JAPANESE SNOWBELL	# 15
8 TS THUJA OCCIDENTALIS 'SMARAGD'	EMERALD CEDAR	1.2 M

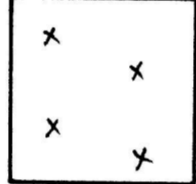
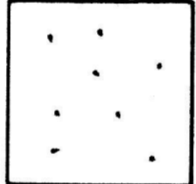



SHRUBS & GRASSES

23 BS BOXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	# 3
14 CT CAREX TESTACEA 'PRARIE FIRE'	ORANGE NEWZEALAND SEDGE	# 1
9 DF BLECHNUM SPICANT	DEER FERN	# 1
6 HS ERICA X DARLEYENSIS 'SILBERSCHMELZE'	SILBERSCHMELZE HEATH	# 1
24 LA LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER	# 1
20 LD LITHODORA DIFFUSA 'GRACE WARD'	GRACE WARD LITHODORA	# 1
7 ON OPHIOPOGON PLANISCAPIOS 'NIGRESCENS'	BLACK MONDO GRASS	# 1

GROUND COVER

180 AU ARCTOSTAPHYLOS UVA-URSIS	BEAR BERRY	10CM
7 SS SAGINA SUBULATA 'AUREA'	SCOTCH MOSS	10CM

LEGEND

-  PAVERSTONE SURFACE
-  C.I.P. CONCRETE SURFACE  
EXPOSED AGGREGATE FINISH
-  LAWN AREA
-  C.I.P. CONCRETE RETAINING WALL  
WITH 1.2 METER CEDAR PANEL FENCE
-  LOOSE PLACED BOULDER RETAINING  
WALL WITH 1.2 METER CEDAR  
PANEL FENCE

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 PETER BROEREN, BCLC

PLANTING MATERIAL, AND INSTALLATION TO CONFORM TO BCSLA/BCLNA STANDARD

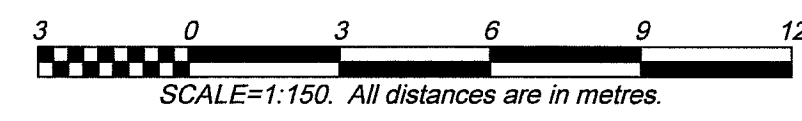
ALL GROWING MEDIUM IN SHRUB BEDS TO BE MIN. 450MM IN DEPTH, LAWN AREAS TO BE MIN. 150MM IN DEPTH

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

PARKLANDS DRIVE

Koi Dragon Enterprises Ltd. 924 Mesher place Victoria BC V9A 6Z1 phone 250-383-0285 cell 250-704-8338	scale: 1:150 date: OCT 27 2024 drawn by: BL proposed landscape for: CARTER CONSTRUCTION 863 PARKLANDS DRIVE
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**SITE PLAN OF LOT 1, BLOCK 4, SECTION 2,  
ESQUIMALT DISTRICT, PLAN 6570.**



NOTE: Lot dimensions shown are based upon field survey measurements and may vary from those registered.

Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey. Geodetic elevations shown are based upon observations to geodetic control monuments 84H0245 (Elevation= 39.08m).

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

- LEGEND**
- ⊕ Denotes utility pole
  - +WM Denotes water meter
  - M Denotes water valve
  - ⊙ Denotes drain manhole
  - ⊙ Denotes catch basin
  - FE Denotes floor elevation
  - 0.35 Fir Denotes approximate tree location, tag number, diameter and species
  - NT Denotes no tag
  - ### Denotes elevation

Offsets shown are from exterior surface of building foundation to either property line or feature unless otherwise noted.

Field survey dated November 17 & 22, 2023.

Original drawing date: November 23, 2023.

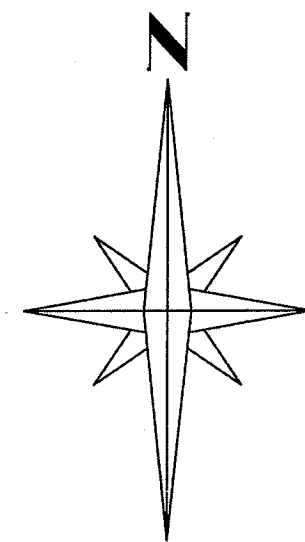
Added foundation outline of new dwelling and buildings to be removed on original drawing: July 24, 2024.

Added proposed upper floor outline on existing dwelling and updated decks to be removed or altered on original drawing: August 12, 2024.

PID: 005-853-559

This parcel is subject to charges:

- Restrictive Covenant 165276G



**LOT INFORMATION:**

CIVIC ADDRESS	863 PARKLANDS DRIVE
ZONING	RSM-2
TOTAL LOT AREA	1700.00 sq.m.
ALLOWABLE LOT COVERAGE	40%
EXISTING LOT COVERAGE	680.00 sq.m.
PROPOSED LOT COVERAGE	242.82 sq.m.
PROPOSED LOT COVERAGE	14.28%
UNITS A&B	239.97 sq.m.
UNITS C&D	183.73 sq.m.
TOTAL	423.70 sq.m.
ALLOWABLE HEIGHT	11.00 m
PROPOSED HEIGHT	9.75 m
UNITS A&B	10.28 m
UNITS C&D	10.28 m

**ELEVATIONS:**

<b>UNITS A&amp;B</b>	
AVERAGE GRADE	44.12 m.
GARAGE FLOOR	44.31 m.
MAIN FLOOR	44.68 m.

<b>UNITS C&amp;D</b>	
AVERAGE GRADE	43.23 m.
GARAGE FLOOR	43.80 m.
LOWER FLOOR	44.00 m.

Date: August 12, 2024  
 File: 21-CARTER-SP3A  
**Peter Broeren, BCLS**  
 P.O. Box 35067 Hillside  
 Victoria B.C. V8T 3A0  
 Tel (250) 893-5313  
 peter.broeren1@outlook.com



**Note:**  
 All retaining walls are to have a 1.2m fence on top of the wall.





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CARTER CONSTRUCTION		T-SQUARE Design & Consulting designer@telus.net 2850 Lakehurst Drive, Victoria, BC 250-361-5411	
Units A+B		DATE:	DESIGNED BY: D.L.
		SCALE: AS SHOWN	DRAWN BY: D.L.
		DRAWING No: 699-1	



**SPATIAL SEPARATIONS: - WALL A**

LIMITING DISTANCE	3.40 m
AREA OF EXPOSED BUILDING FACE	18.60 sq.m.
ALLOWABLE UNPROTECTED OPENINGS	
18.60 sq.m. X .255	4.74 sq.m.
PROPOSED UNPROTECTED OPENINGS	0.92 sq.m.

**SPATIAL SEPARATIONS: - WALL B**

LIMITING DISTANCE	4.00 m
AREA OF EXPOSED BUILDING FACE	96.27 sq.m.
ALLOWABLE UNPROTECTED OPENINGS	
96.27 sq.m. X .1874	18.04 sq.m.
PROPOSED UNPROTECTED OPENINGS	9.18 sq.m.

**SPATIAL SEPARATIONS: - WALL C**

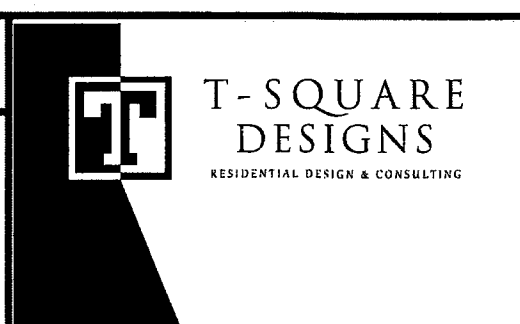
LIMITING DISTANCE	6.60 m
AREA OF EXPOSED BUILDING FACE	16.35 sq.m.
ALLOWABLE UNPROTECTED OPENINGS	
16.35 sq.m. X .88	14.38 sq.m.
PROPOSED UNPROTECTED OPENINGS	2.22 sq.m.



**SPATIAL SEPARATIONS:**

LIMITING DISTANCE	2.43 m
AREA OF EXPOSED BUILDING FACE	54.62 sq.m.
ALLOWABLE UNPROTECTED OPENINGS	
54.62 sq.m. X .2381	13.00 sq.m.
PROPOSED UNPROTECTED OPENINGS	12.82 sq.m.

CARTER CONSTRUCTION  
Units A&B



<b>T-SQUARE</b> Design & Consulting 2850 Lakehurst Drive, Victoria, BC		designer@telus.net 250-361-5411
DATE:	DESIGNED BY: DL	
SCALE: AS SHOWN	DRAWN BY: DL	
DRAWING No: 609-1		

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



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

**SPATIAL SEPARATIONS:**

LIMITING DISTANCE	1.20 m
AREA OF EXPOSED BUILDING FACE	81.03 sq.m.
ALLOWABLE UNPROTECTED OPENINGS	5.67 sq.m.
81.03 sq.m. X .07	4.97 sq.m.
PROPOSED UNPROTECTED OPENINGS	4.97 sq.m.



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

**SPATIAL SEPARATIONS:**

LIMITING DISTANCE	4.50 m
AREA OF EXPOSED BUILDING FACE	81.03 sq.m.
ALLOWABLE UNPROTECTED OPENINGS	23.45 sq.m.
81.03 sq.m. X .2895	4.97 sq.m.
PROPOSED UNPROTECTED OPENINGS	4.97 sq.m.



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

**SPATIAL SEPARATIONS: WALL A**

LIMITING DISTANCE	4.0 m
AREA OF EXPOSED BUILDING FACE	89.28 sq.m.
ALLOWABLE UNPROTECTED OPENINGS	17.85 sq.m.
89.28 sq.m. X .20	17.83 sq.m.
PROPOSED UNPROTECTED OPENINGS	17.83 sq.m.

**SPATIAL SEPARATIONS: WALL B**

LIMITING DISTANCE	4.91 m
AREA OF EXPOSED BUILDING FACE	23.59 sq.m.
ALLOWABLE UNPROTECTED OPENINGS	14.98 sq.m.
23.59 sq.m. X .635	7.49 sq.m.
PROPOSED UNPROTECTED OPENINGS	7.49 sq.m.

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<p>CARTER CONSTRUCTION</p> <p>UNITS C&amp;D</p>	<p>T-SQUARE DESIGNS</p> <p>RESIDENTIAL DESIGN &amp; CONSULTING</p>	<p>T-SQUARE Design &amp; Consulting 2850 Lakehurst Drive, Victoria, BC</p>	<p>designer@telus.net 250-361-5411</p>
		<p>DATE: _____</p> <p>SCALE: AS SHOWN</p> <p>DRAWING No: 699-1</p>	<p>DESIGNED BY: D.L.</p> <p>DRAWN BY: D.L.</p>