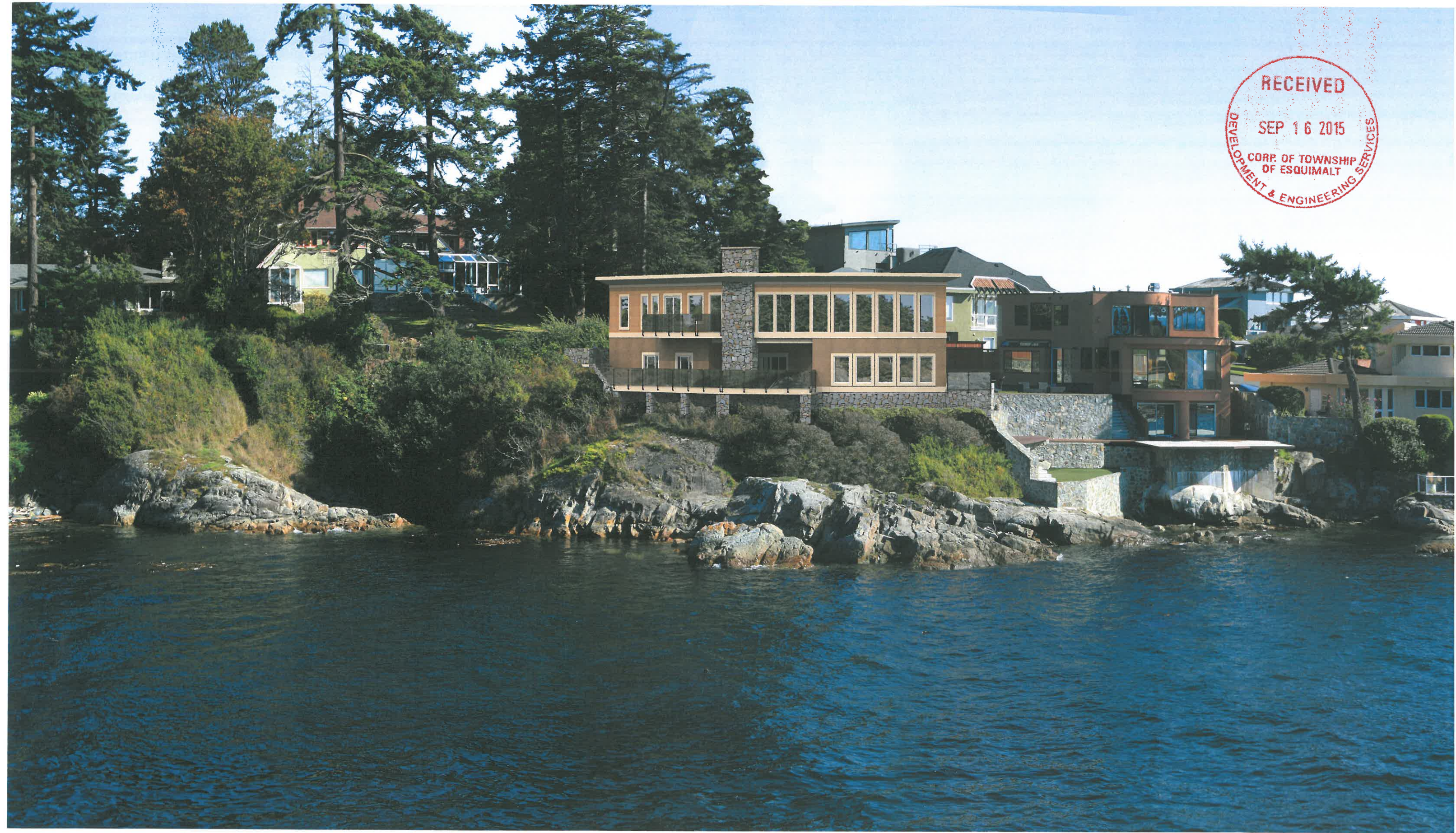
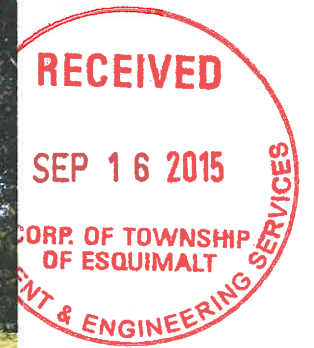


RECEIVED  
SEP 16 2015  
CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT & ENGINEERING SERVICES







## PLASKETT PLACE STREETScape

revised to show raised home at end of new driveway and altered new driveway alignment

# NEW HODSON RESIDENCE PROPOSAL



**PROPOSED SUBDIVISION PLAN OF LOT 8, BLOCK 14,  
SECTION 11, ESQUIMALT DISTRICT, PLAN 195A.**

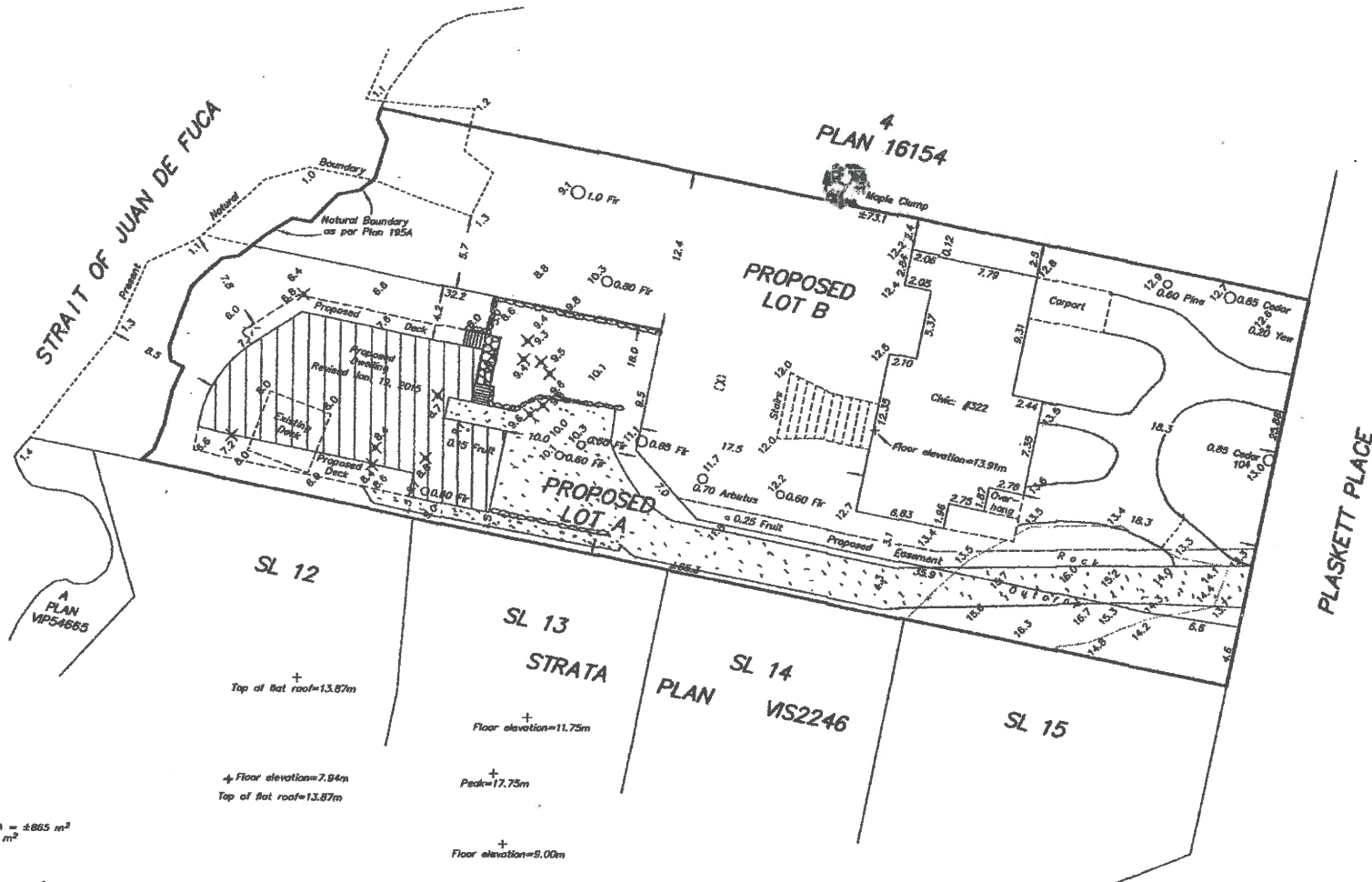
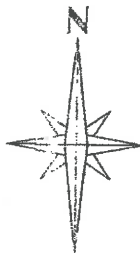
SCALE=1:250 All distances are in metres  
0 5 10 15 20 25

NOTE: Elevations shown are based upon geodetic datum. Lot dimensions, areas and offsets to boundaries shown may vary upon completion of a Legal Survey.

**LEGEND**

- 0.80 Fr. denotes tree location, diameter and species
- ✕ denotes 1"x2" wood stake set
- denotes flagging
- denotes ground elevation

Field survey completed April 18, 2012.



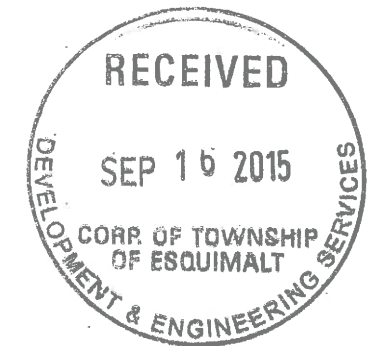
**AREA TABLE**

NOTE: Present Natural boundary subject to approval prior to reliance.

**Proposed Lot A:**  
Total approximate area to Natural Boundary as per Plan 195A = ±865 m<sup>2</sup>  
Total approximate area to Present Natural Boundary = ±969 m<sup>2</sup>  
Proposed access strip area = 163 m<sup>2</sup>

**Proposed Lot B:**  
Approximate area to Natural Boundary as per Plan 195A = ±1581 m<sup>2</sup>  
Approximate area to Present Natural Boundary = ±1568 m<sup>2</sup>

File: 6-LULI-503  
Date: July 30, 2014  
Island Land Surveying Ltd.  
1-15 Cassinoc Avenue  
Victoria, B.C. V8E 1T3  
Tel 250.475.1515 Fax 250.475.1516  
www.islandlandsurveying.ca



**LOT INFORMATION:**

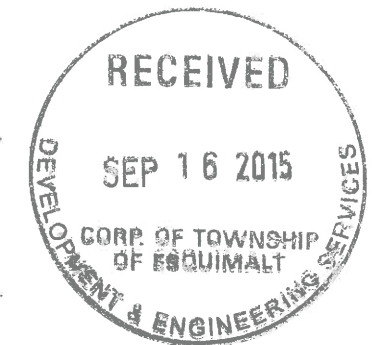
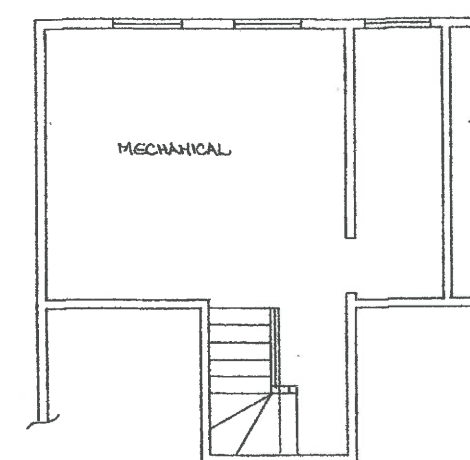
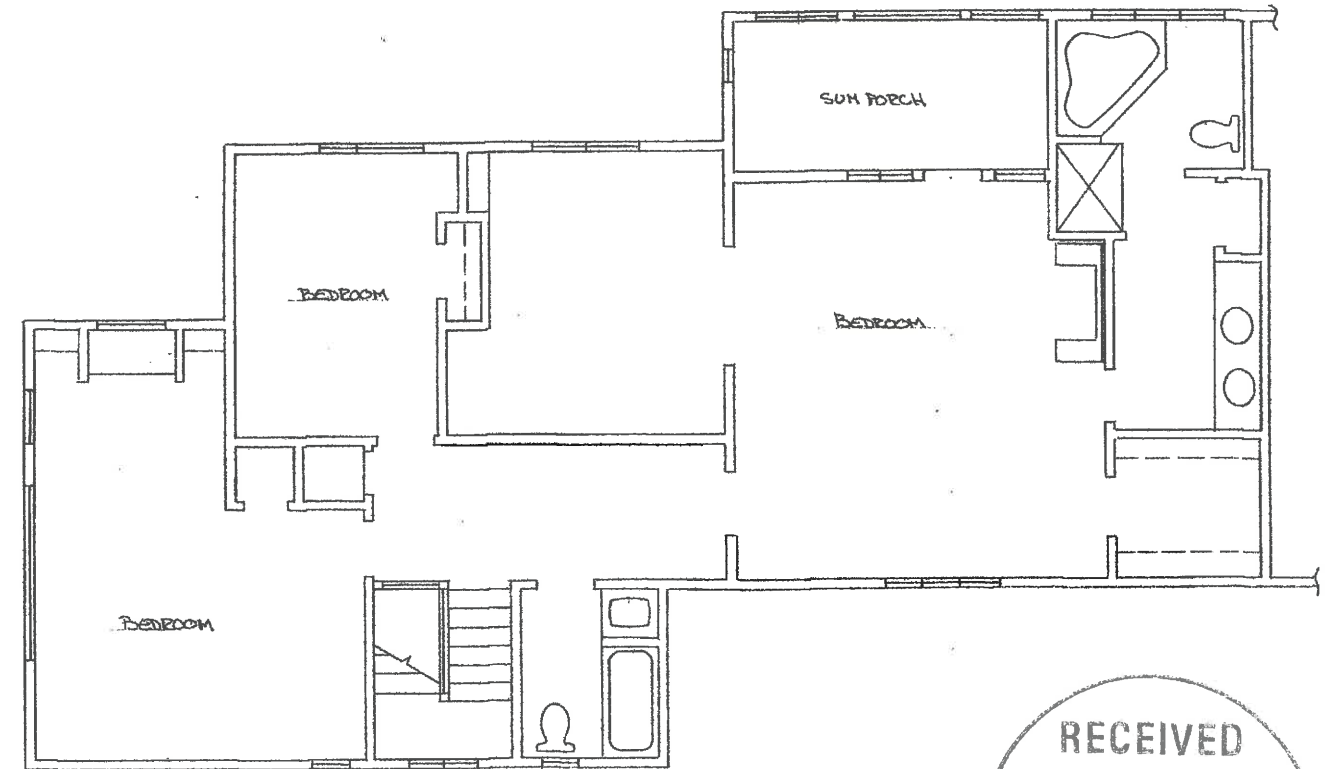
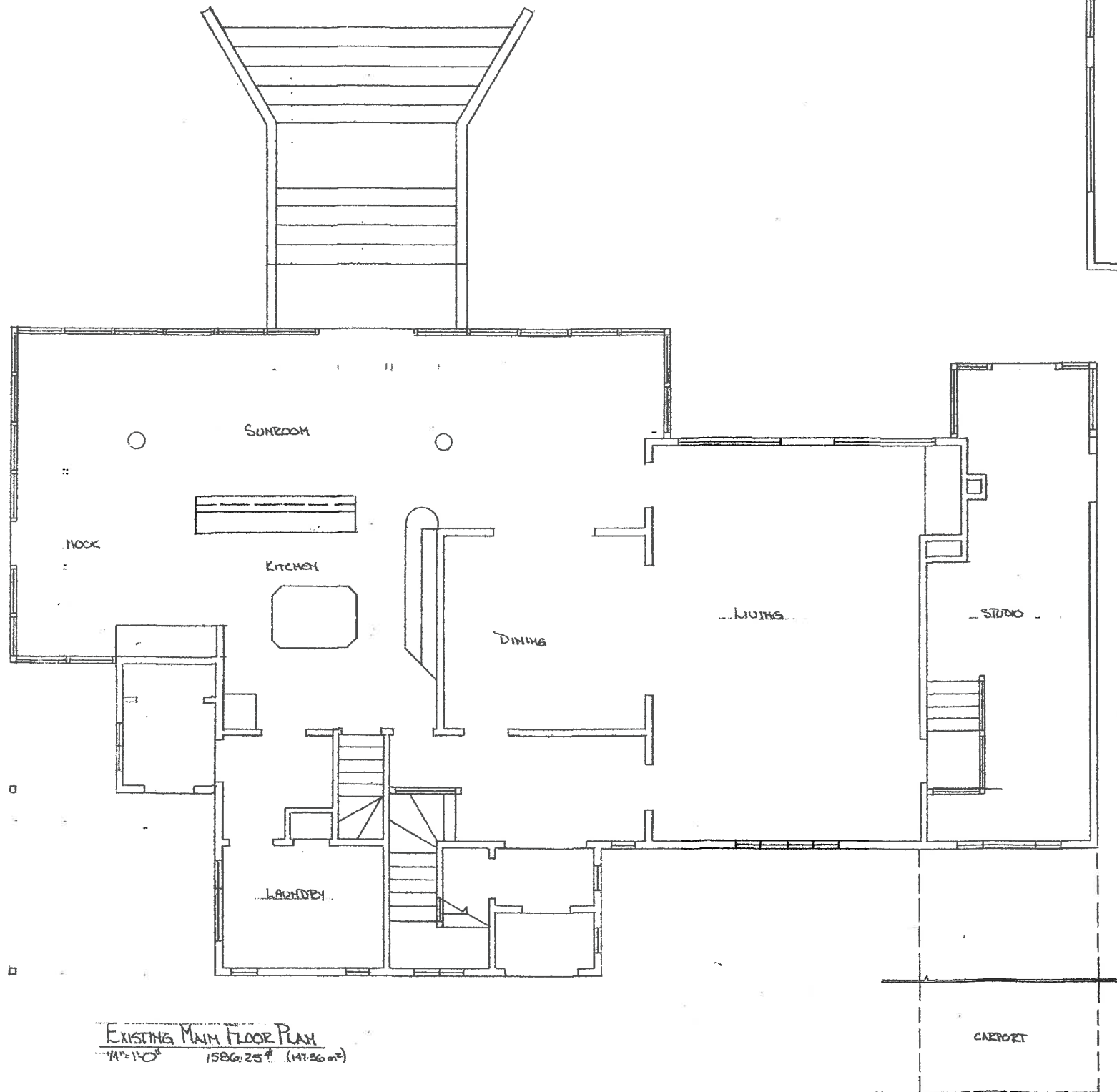
CIVIC ADDRESS	322 PLASKETT PLACE
ZONING	RS-3
TOTAL LOT AREA	2629.00 sq.m.
ALLOWABLE LOT COVERAGE	30%
EXISTING/ PROPOSED LOT COVERAGE	788.70 sq.m.
9.81%	258.08 sq.m.
ALLOWABLE F.A.R.	35%
EXISTING F.A.R.	9.77%
PROPOSED F.A.R.	19.93%
ALLOWABLE HEIGHT	524.06 sq.m.
PROPOSED HEIGHT	7.30 m
EXISTING	8.07 m
PROPOSED	5.25 m

**ELEVATIONS: NEW HOUSE**

MAIN FLOOR	11.89 m
LOWER FLOOR	8.80 m
GARAGE	11.69 m
AVERAGE GRADE	8.40 m

	LOT A	LOT B
TOTAL LOT AREA	1048.00 sq.m.	1581.00 sq.m.
LOT COVERAGE	23.03%	241.39 sq.m. 16.32%
		258.08 sq.m.

Mr. Hodson	MESA DESIGN GROUP INC 2850 Lakeshore Drive, Victoria, BC DESIGN CONSULTANTS 250-382-2893
	DATE: DESIGNED BY: D.L. SCALE: AS SHOWN DRAWN BY: D.L.
	DRAWING No: 9672-5P

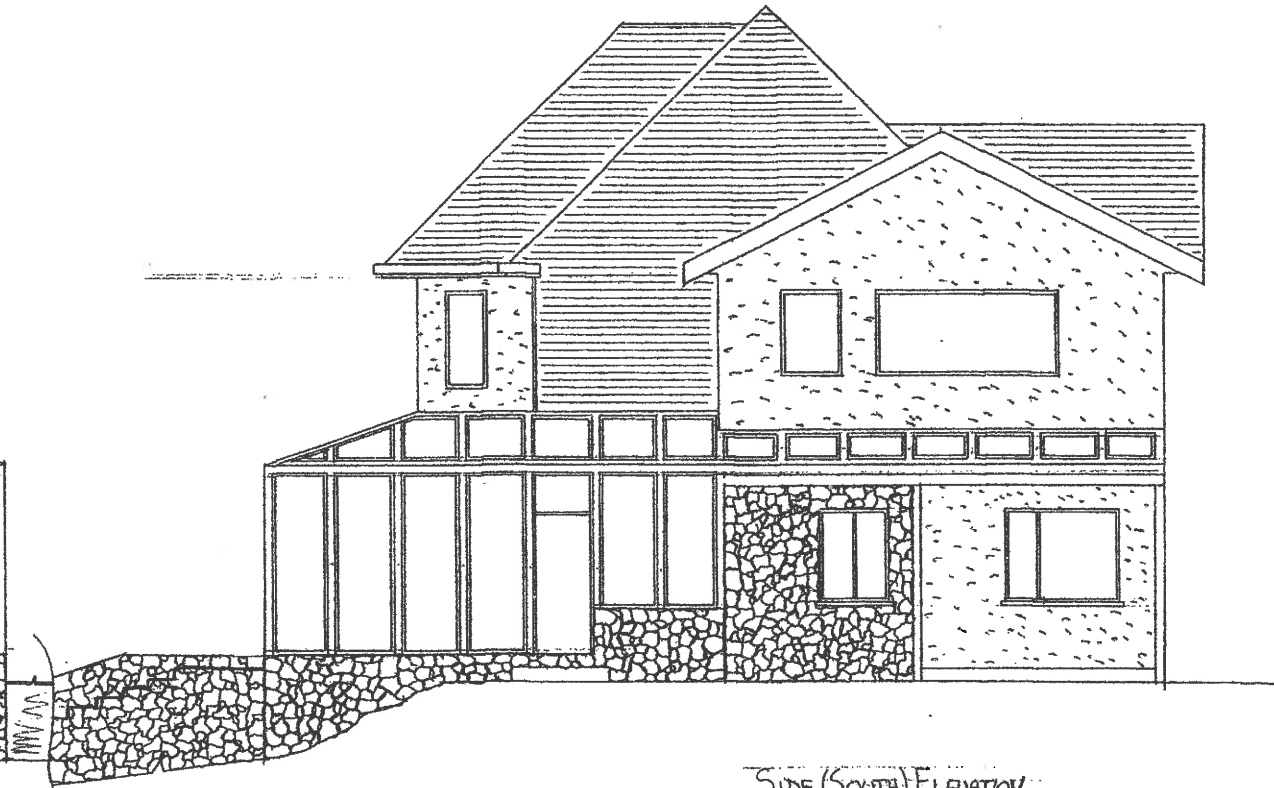


EXISTING LOWER FLOOR PLAN  
 14'-11"0" 281.68<sup>ft</sup> (26.16 m<sup>2</sup>)  
 NO F.A.R.

Mr. HODSON		MESA DESIGN GROUP INC 2850 Lakehurst Drive, Victoria, BC	DESIGN CONSULTANTS 250-382-2893
		DATE:	DESIGNED BY: OTHERS
		SCALE: AS SHOWN	DRAWN BY: D.L.
		DRAWING No: 96TR-1-	



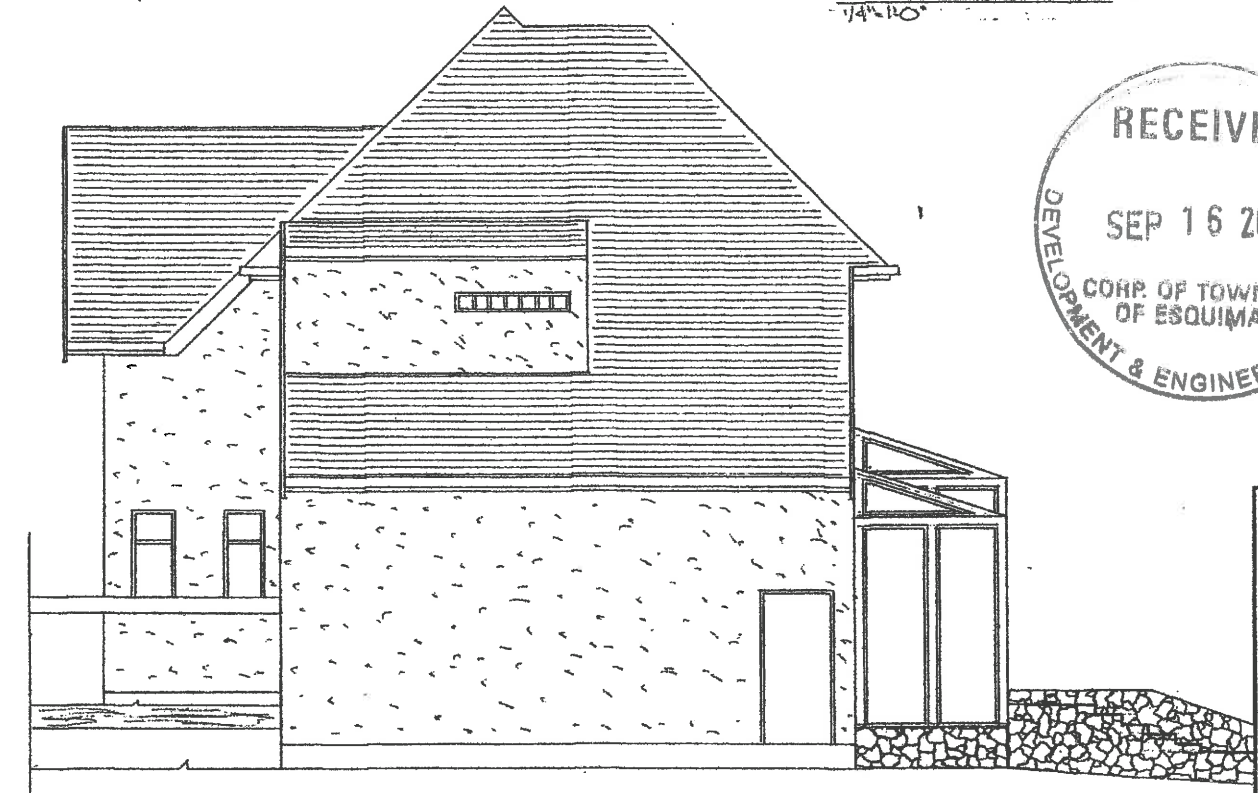
26'-5"  
 ADJUDGE GRADE: 12'-9 1/2"  
**REAR ELEVATION**  
 7/4/10



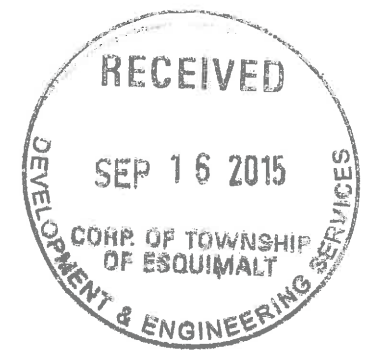
**SIDE (SOUTH) ELEVATION**  
 7/4/10



**FRONT ELEVATION**  
 7/4/10



**SIDE (NORTH) ELEVATION**  
 7/4/10

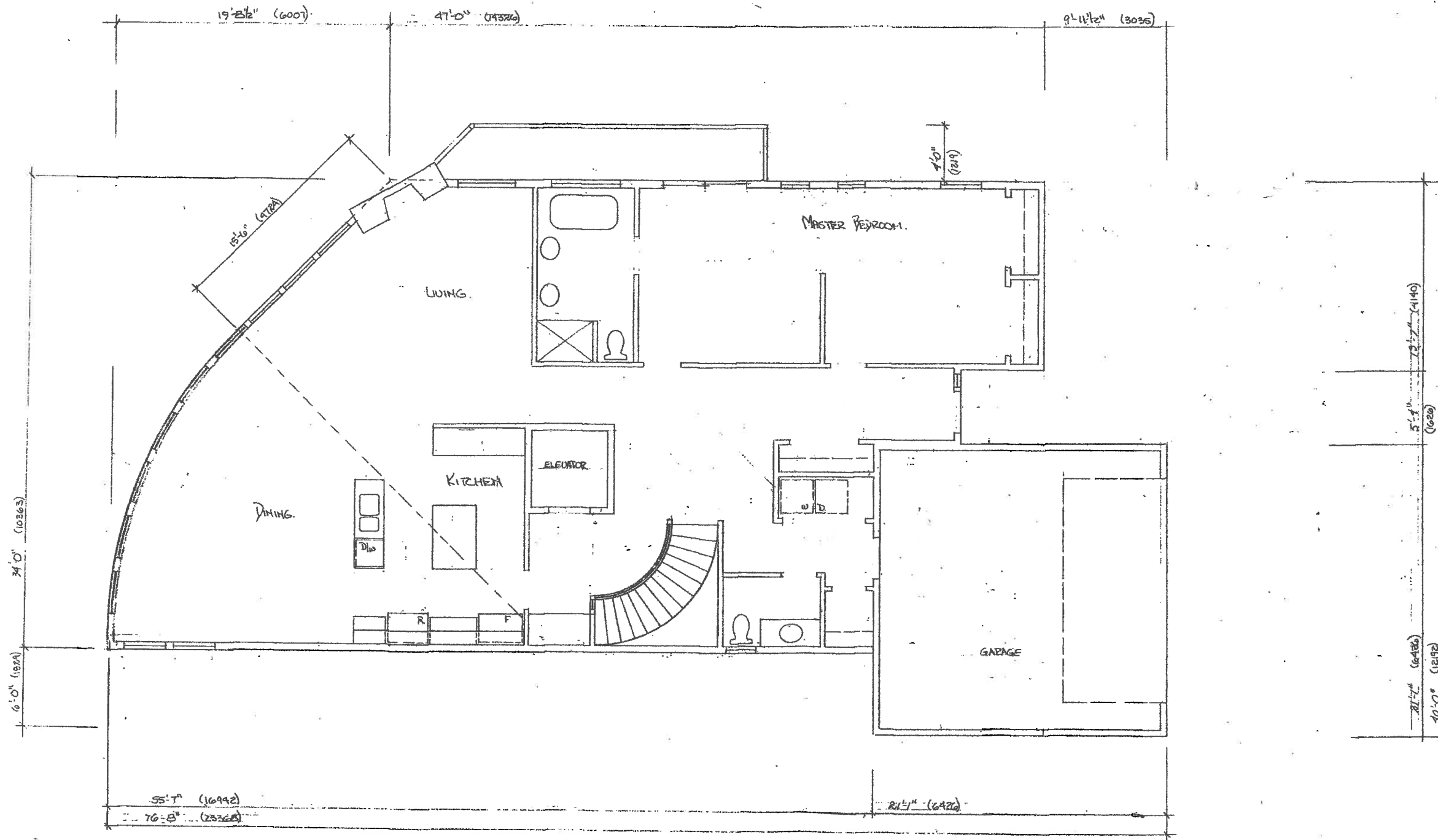


MR. HODSON



MESA DESIGN GROUP INC 2850 Lakehurst Drive, Victoria, BC	DESIGN CONSULTANTS 250-382-2883
DATE:	DESIGNED BY: <i>OT/MBES</i>
SCALE: 1/8" = 1'-0"	DRAWN BY: <i>D.L.</i>
DRAWING No: 9672-1-	



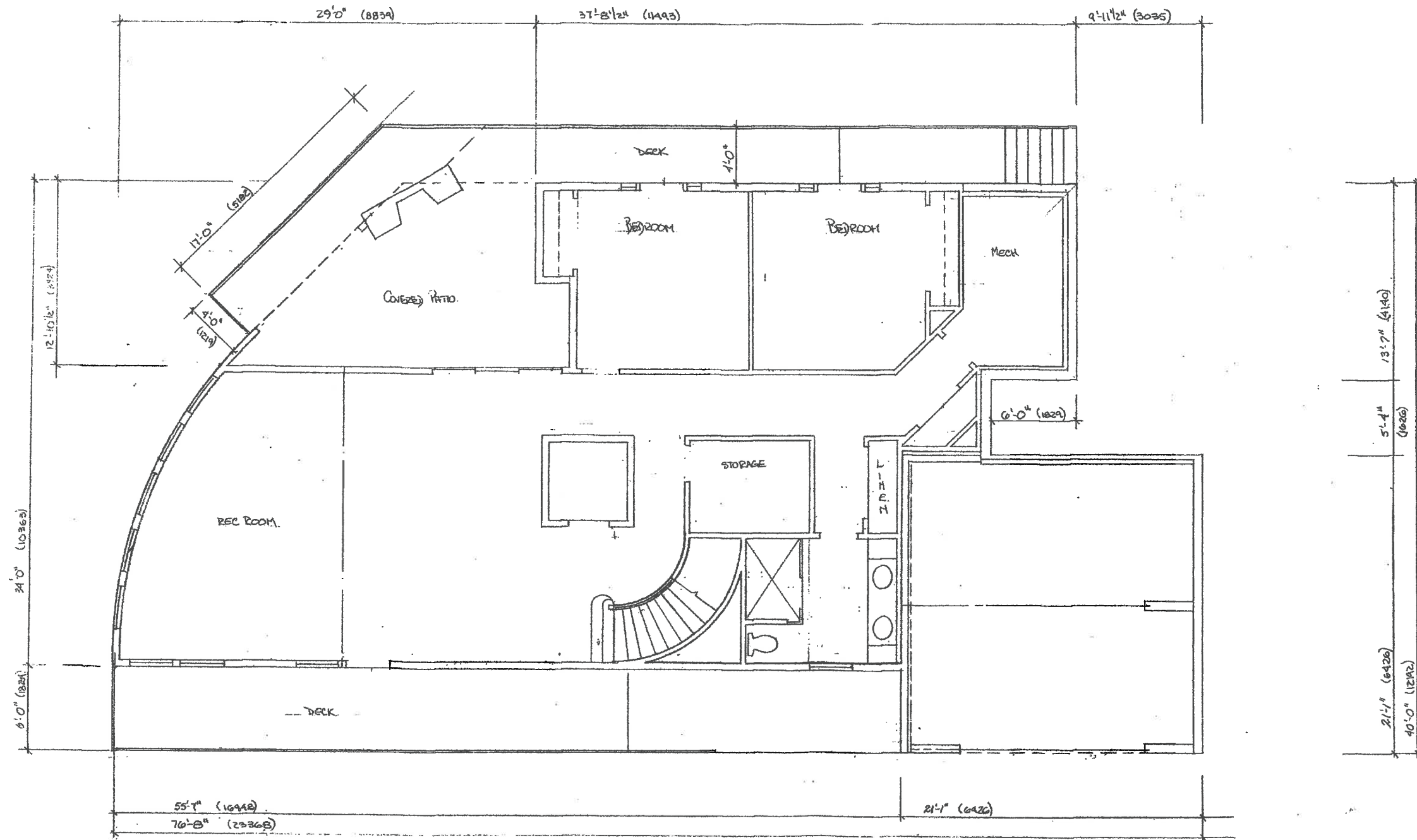
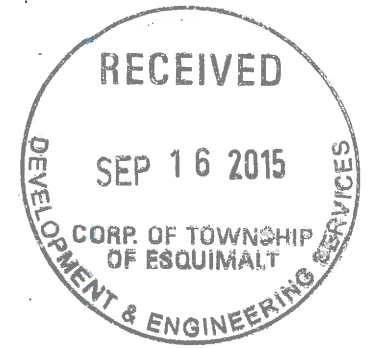


**MAIN FLOOR PLAN**  
 1/4"=1'-0"  
 +GARAGE 1626.78 sq. ft. (152.02 m<sup>2</sup>)  
 -E.A.R. 433.96 sq. ft. (40.31 m<sup>2</sup>)  
 1639.87 sq. ft. (152.34 m<sup>2</sup>)

Mr Hodson.



MESA DESIGN GROUP INC		DESIGN CONSULTANTS	
2850 Lakelhurst Drive, Victoria, BC		250-382-2983	
DATE: 31.07.14	DESIGNED BY:		
SCALE: AS SHOWN	DRAWN BY: D.L.		
DRAWING No: 9672-2			

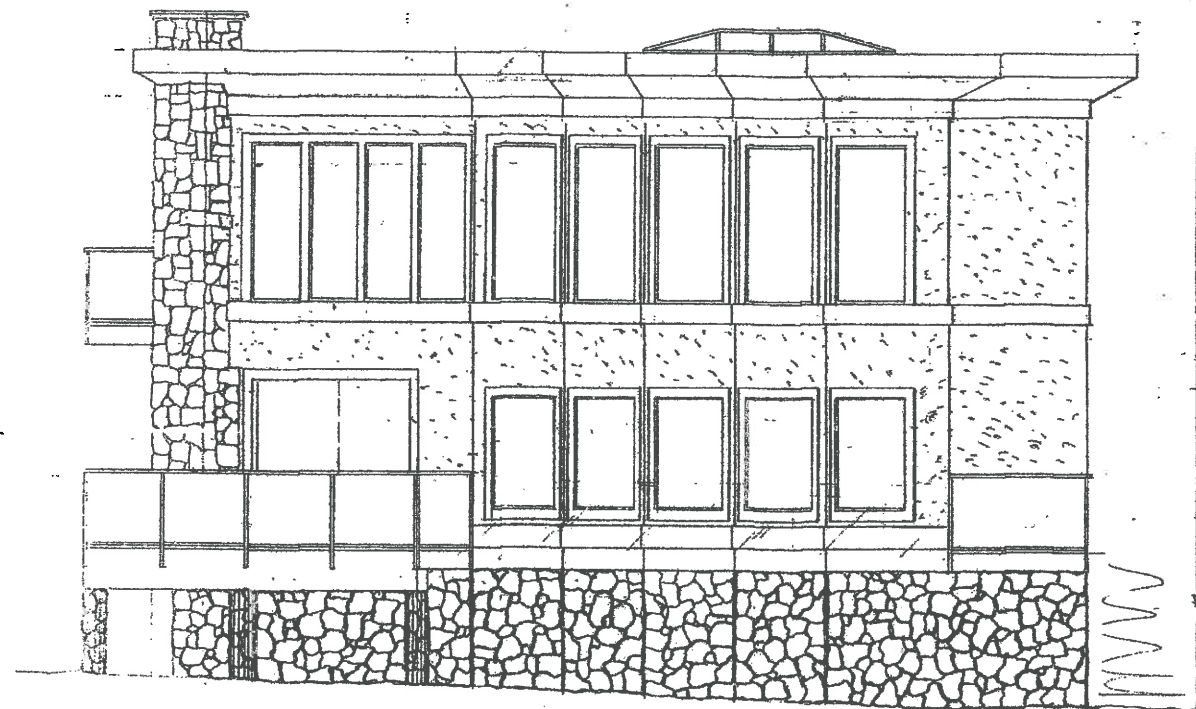


LOWER FLOORPLAN  
 74'-1"0" 235.39# (21.76 m²)

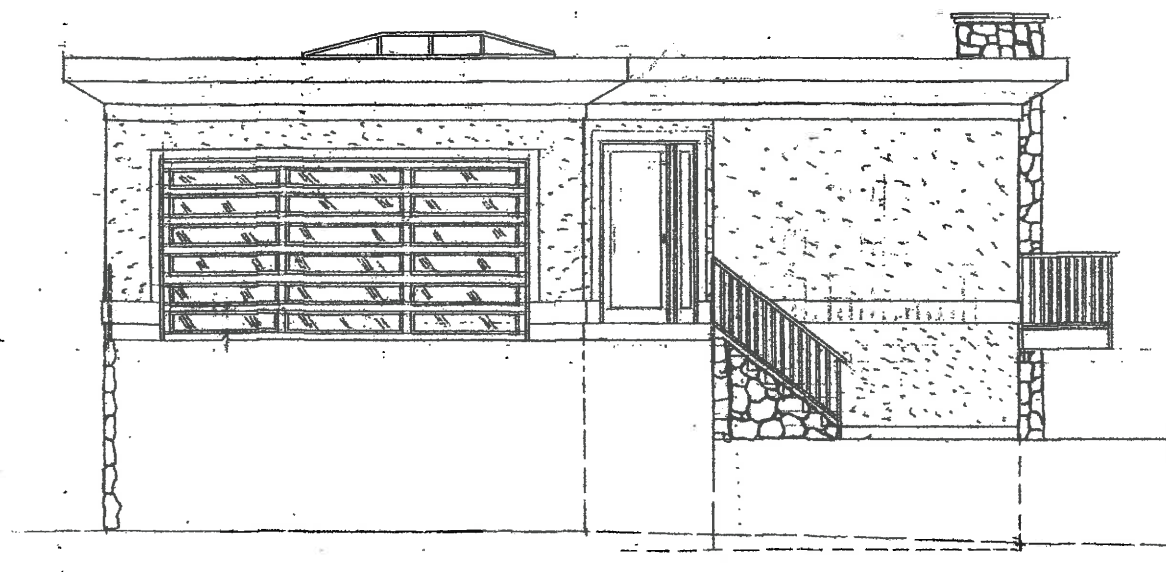
MR. HOPSON



MESA DESIGN GROUP INC 2850 Lakeshore Drive, Victoria, BC		DESIGN CONSULTANTS 250-582-2883
DATE: 31.07.14	DESIGNED BY:	
SCALE: AS SHOWN	DRAWN BY: JH	
DRAWING No: 9672-B		

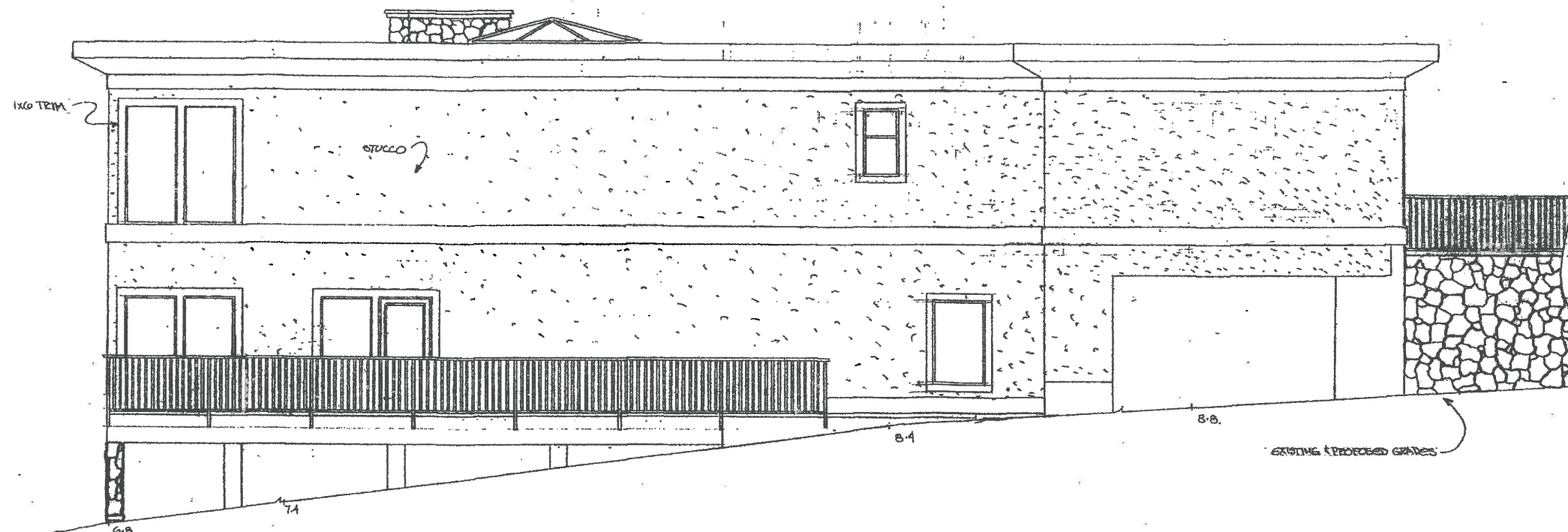


PROPOSED REAR (WATER) ELEVATION  
1/4"=1'-0"



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

----- EXISTING GRADE  
----- PROPOSED GRADE



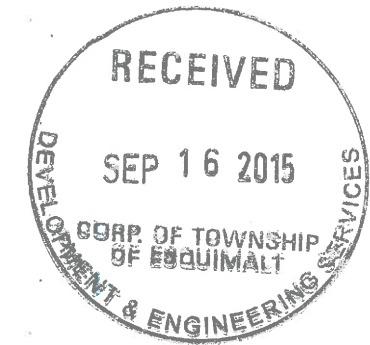
PROPOSED SIDE ELEVATION

Mr. Hodson



MESA DESIGN GROUP INC 2850 Lakehurst Drive, Victoria, BC	DESIGN CONSULTANTS 250-332-2893
DATE: 31.07.14	DESIGNED BY:
SCALE: AS SHOWN	DRAWN BY: J.L.
DRAWING No: 9672-2	

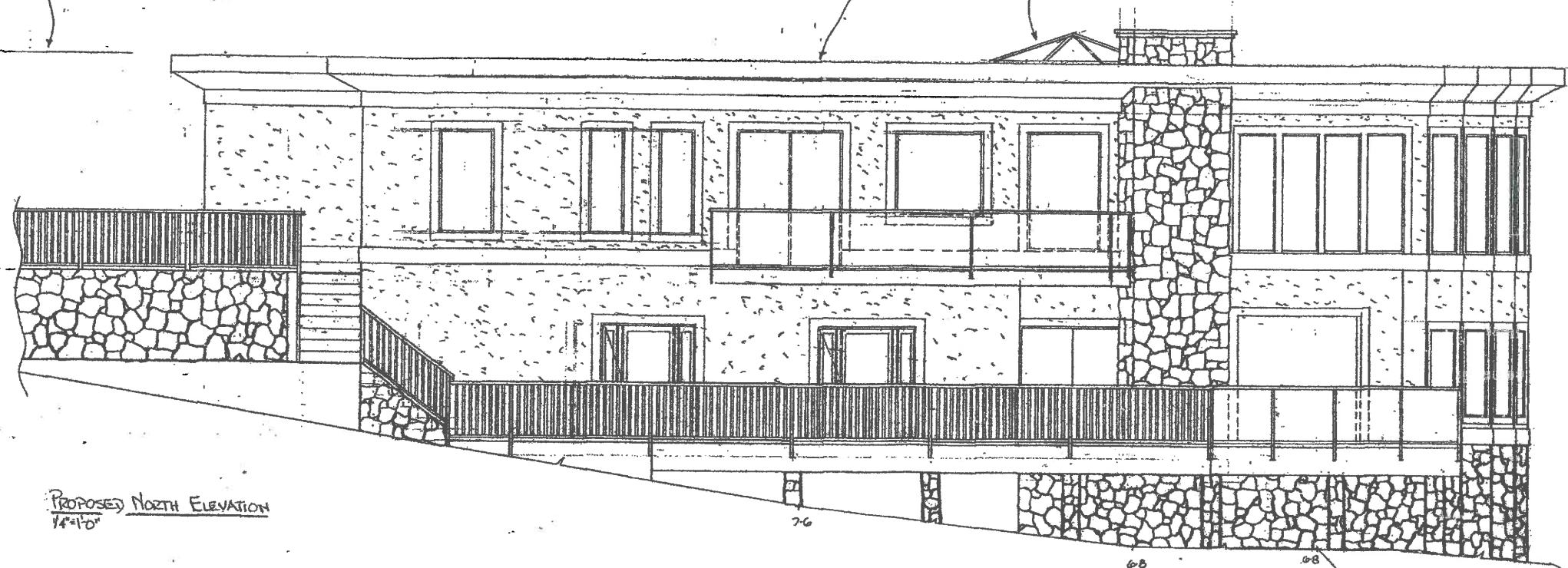




MAIN FLOOR OF EXISTING HOUSE 13.91m

TOP OF ROOF 15.44m

SKYLIGHT



PROPOSED NORTH ELEVATION  
1/4"=1'-0"

Mr. HOYSON



MESA DESIGN GROUP INC 2850 Lalshurst Drive, Victoria, BC	DESIGN CONSULTANTS 250-282-2883
DATE 31-07-14	DESIGNED BY:
SCALE AS SHOWN	DRAWN BY: J.L.
DRAWING No: 9672-2	



PLANT LIST

TREES

- 1 AI ACER PALMATUM 'INABASHIDARE'
- 1 MS MAGNOLIA SOULANGIANA
- 29 PL PRUNUS LUSITANICA

- JAPANESE MAPLE #15
- SAUCER MAGNOLIA #15
- PORTUGUESE LAUREL #10

SHRUBS & GRASSES

- 12 AS AZALEA JAPONICA 'PURPLE SPLENDOR'
- 2A BS BUXUS SEMPERVIRENS
- 16 CT CAREX TESTACEA
- 71 EP ESCALLONIA EXONIENSIS 'FRANDESII'
- 7 LH LAVANDULA ANGUSTIFOLIA 'HIDCOTE'
- 4 RA RHODODENDRON ASSUETUM
- 3 SF POLYSTICHIUM MUNITUM
- 1 TB TAXUS BACCATA 'FASTIGIATA'

- EVERGREEN AZALEA #5
- COMMON BOXWOOD #7
- NEWZEALAND ORANGE SEDGE #1
- PINK PRINCESS ESCALLONIA #3
- ENGLISH LAVENDER #1
- RHODODENDRON #7
- WESTERN SWORD FERN #1
- IRISH YEW 1M B&B

GROUND COVER & VINES

- 2 HA HYDRANGEA PETIOLARIS
- 12 SS SAGINA SUBULATA 'AUREA'

- CLIMBING HYDRANGEA #3
- SCOTCH MOSS 10CM

LEGEND

-  C.I.P. CONCRETE SURFACE STAMPED FINISH - COLOURS & PATTERN TO BE DETERMINED BY OWNER
-  C.I.P. CONCRETE SURFACE EXPOSED AGGREGATE FINISH NATURAL COLOUR
-  RIVER ROCK OVER LANDSCAPE FABRIC (3"-8" COBBLES)
-  LAWN AREA
-  NEW CRIBRAK PANEL FENCE - 2'

-  MORTARED ROCK RETAINING WALL
-  NATURAL FLAGSTONE PATH
-  LOOSE PLACED BOULDER
-  GROUND COVER PLANTING AREA

NOTES

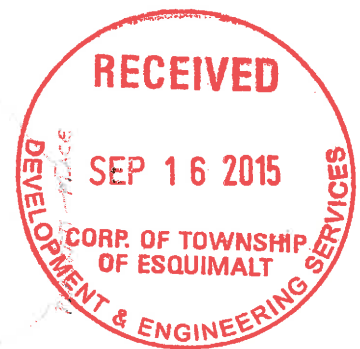
DRAWING NOT TO BE SCALED - ALL DIMENSIONS, DATUMS, AND LEVELS MUST BE VERIFIED PRIOR TO COMMENCEMENT OF WORK

ALL BUILDING LAYOUT, SETBACK DIMENSIONS, ALL SURVEY INFORMATION (INCLUDING BASE GEODETIC ELEVATIONS) SUPPLIED BY MESA DESIGN GROUP

PLANTING MATERIAL, INSTALLATION, AND MAINTENANCE 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 GEOMED AREAS"



Koi Dragon Enterprises Ltd.  
924 Mesher place  
Victoria BC  
V9A 6Z1 phone 250-383-0285  
cell 250-704-8338  
proposed landscape for: MR HODSON  
PLASKETT PLACE

scale: 1:125  
date: OCT 19 2013  
drawn by: RL



**PROPOSED SUBDIVISION PLAN OF LOT 8, BLOCK 14,  
SECTION 11, ESQUIMALT DISTRICT, PLAN 195A.**

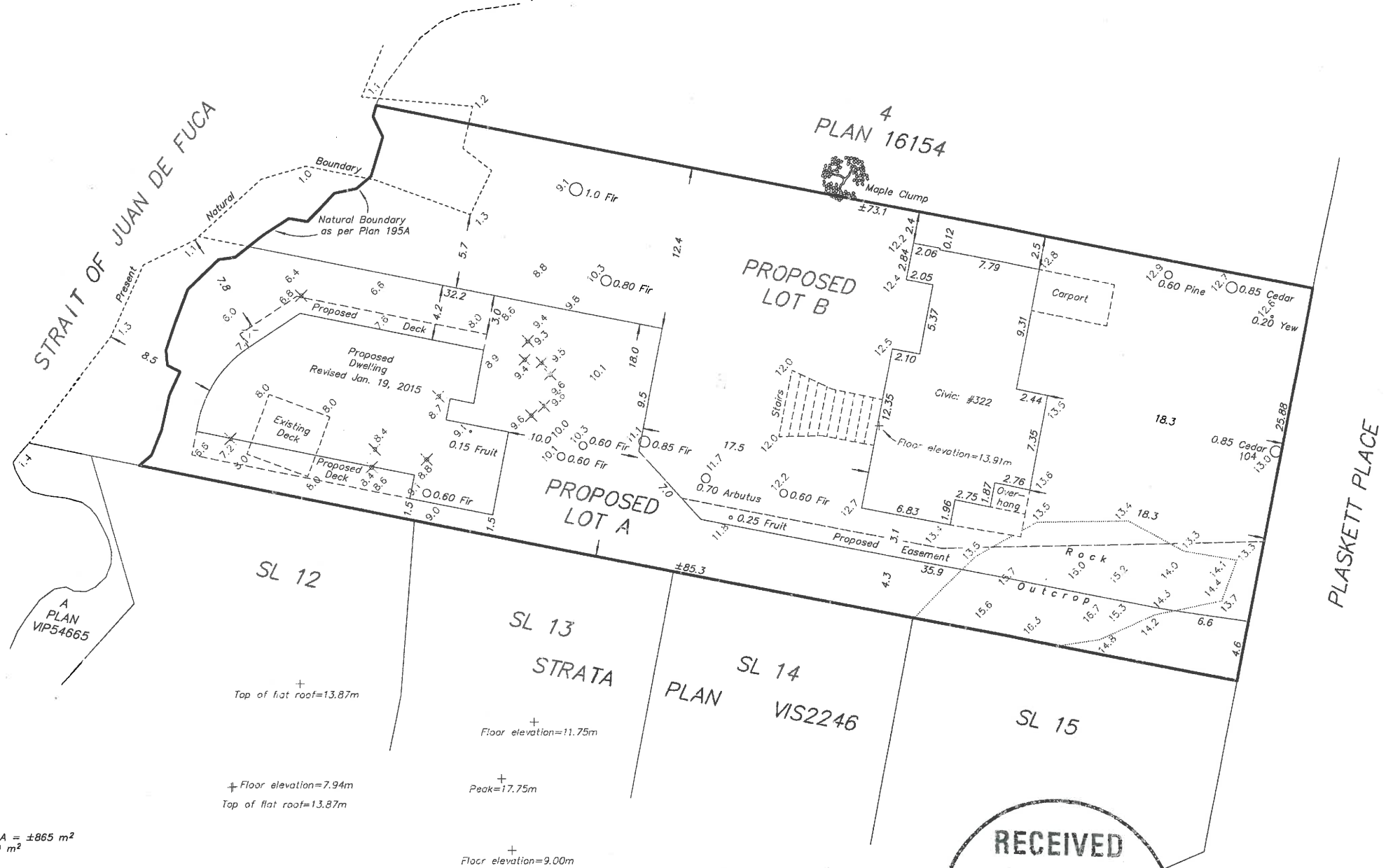
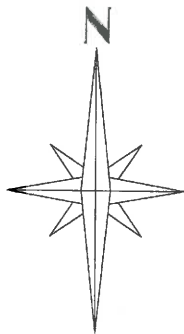


NOTE: Elevations shown are based upon geodetic datum. Lot dimensions, areas and offsets to boundaries shown may vary upon completion of a Legal Survey.

**LEGEND**

- 0.80 Fir Denotes tree location, diameter and species
- ✕ Denotes 1"x2" wood stake set
- ## Denotes flagging
- ± Denotes ground elevation

Field survey completed April 18, 2012.



**AREA TABLE**

NOTE:  
Present Natural Boundary subject to approval prior to reliance.

**Proposed Lot A:**  
Total approximate area to Natural Boundary as per Plan 195A = ±865 m<sup>2</sup>  
Total approximate area to Present Natural Boundary = ±969 m<sup>2</sup>  
Proposed access strip area = 183 m<sup>2</sup>

**Proposed Lot B:**  
Approximate area to Natural Boundary as per Plan 195A = ±1581 m<sup>2</sup>  
Approximate area to Present Natural Boundary = ±1568 m<sup>2</sup>

File: 6-LUNT-SD3  
Date: July 30, 2014  
**Island Land Surveying Ltd.**  
1-15 Cadillac Avenue  
Victoria, B.C. V8Z 1T3  
Tel 250.475.1515 Fax 250.475.1516  
www.islandsurveying.ca

