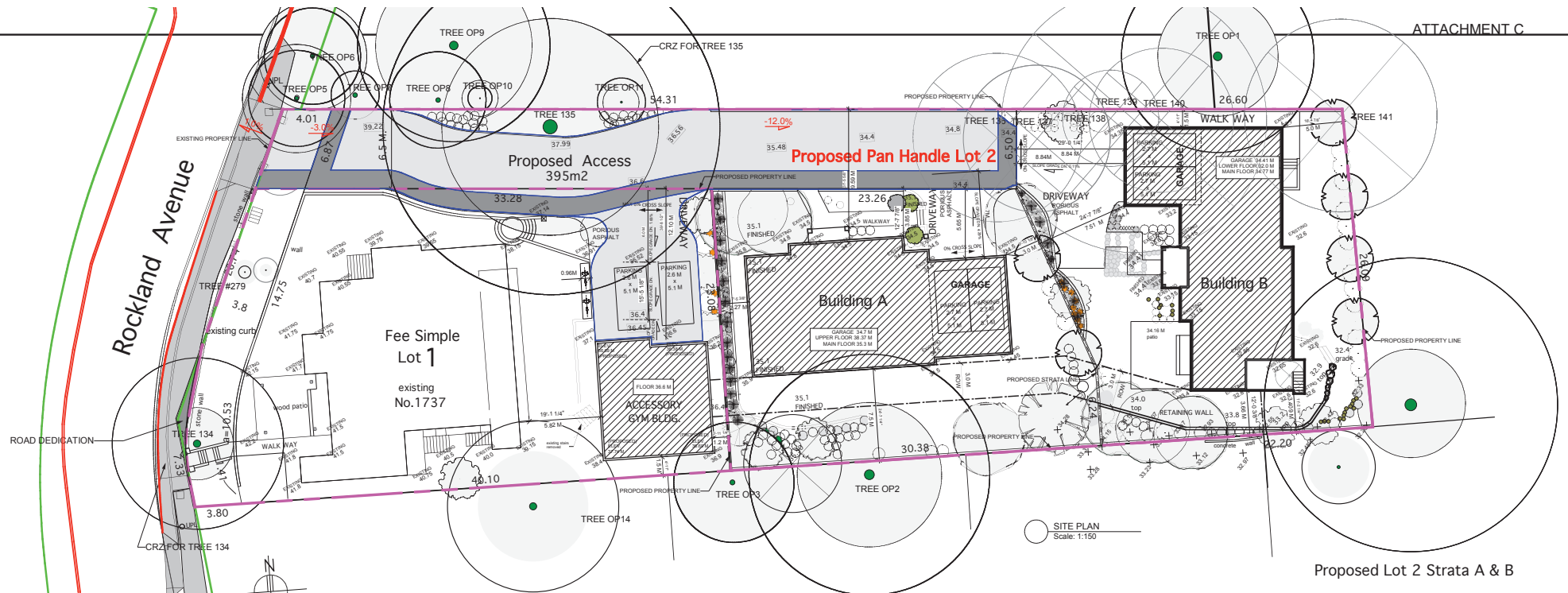




ACCESSORY

GRADE CALCULATIONS	
(36.69+36.38) ÷ 2 X 19 = 694.165	
(36.38+36.38) ÷ 2 X 2 = 72.76	
(36.38+36.2) ÷ 2 X 11 = 986.19	
(36.2+36.69) ÷ 2 X 30 = 1093.35	
(36.69+37.74) ÷ 2 X 30 = 1116.45	
(37.74+36.69) ÷ 2 X 32 = 1190.88	
4566.795 ÷ 124 = 36.828	
AVG. GRADE = 36.828	

EXISTING MAIN

LOWEST GRADE CALCULATIONS	
(39.15+40) ÷ 2 X 3.33 = 53.2	
(40+40.5) ÷ 2 X 11.25 = 452.81	
(40.5+40.5) ÷ 2 X 1 = 40.5	
(40.5+40.75) ÷ 2 X 6.75 = 274.21	
(40.75+40.75) ÷ 2 X 5.5 = 224.125	
(40.75+41.8) ÷ 2 X 6.5 = 182.713	
(41.8+41.8) ÷ 2 X 8.83 = 285.494	
(41.8+41.5) ÷ 2 X 9 = 374.85	
(41.5+41.5) ÷ 2 X 5.5 = 228.25	
(41.5+42.2) ÷ 2 X 20 = 857	
(42.2+42.15) ÷ 2 X 16.68 = 702.63	
(42.15+41.7) ÷ 2 X 14 = 586.95	
(41.7+41.7) ÷ 2 X 10.69 = 444.798	
(41.7+41.7) ÷ 2 X 5.75 = 240.00	
(41.7+40.7) ÷ 2 X 13.75 = 566.84	
(40.7+40.55) ÷ 2 X 1 = 39	
(40.55+40.55) ÷ 2 X 6.5 = 263.575	
(40.55+39.75) ÷ 2 X 6.5 = 260.975	
(39.75+39.75) ÷ 2 X 1.33 = 52.86	
(39.75+39.55) ÷ 2 X 13.5 = 535.275	
(39.55+39.55) ÷ 2 X 1.33 = 52.86	
(39.55+38.15) ÷ 2 X 22.5 = 874.125	
(38.15+39.15) ÷ 2 X 54.66 = 2112.639	
1478.14 ÷ 283.55 = 40.48	
AVG. GRADE = 40.48	

Proposed Lot 1

Lot 1

SITE DATA	PROPOSED ACCESSORY BUILDING
OWNER	KIM COLEMAN
ADDRESS	1737 ROCKLAND AVENUE
ZONE	R1A ZONING
LEGAL DESCRIPTION	
LOT	1
PLAN	2437
DISTRICT	VICTORIA
SITE AREA	1104.68 SQ. FT. (1026.27 SQ. M.)
SITE COVERAGE	
EXISTING	3099.578 SQ. FT. (287.06 SQ. M.) 28.05%
PROPOSED	338.507 SQ. FT. (312.14 SQ. M.) 8.23%
TOTAL	4037.578 SQ. FT. (375.1 SQ. M.) 36.6%
REAR LOT COVERAGE	538 SQ. FT. (50.14 SQ. M.) 22.87%
LOT WIDTH	55' 11 1/2" = 25.17 M

ACCESSORY

TOTAL FLOOR AREA	826.531 SQ. FT. (76.78 SQ. M.)
SETBACKS	
FRONT	12.0 M
SIDE	1.5 M
REAR	1.2 M
NO. EXISTING BUILDINGS	1
BUILDING HEIGHT	10' 3 1/2" = 3.289 M

EXISTING MAIN

TOTAL FLOOR AREA	4454.109 SQ. FT. (413.8 SQ. M.)
SETBACKS	
FRONT	0.44 M (SEE PAGE 12)
SIDE	16.18 M
REAR	4.55 M
SIDE	1.35 M
BUILDING HEIGHT	28'-2 1/4" = 8.59 M

Proposed Lot 2
(STRATA LOTS A & B COMBINED))

Lot 2 (PANHANDLE)

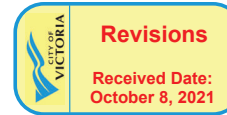
SITE DATA	PROPOSED
OWNER	KIM COLEMAN
ADDRESS	1737 ROCKLAND AVENUE
ZONE	R1A ZONING (PANHANDLE)
LEGAL DESCRIPTION	
LOT	LOT 2
PLAN	2437
SECTION	2437
DISTRICT	VICTORIA
SITE AREA	18113.51 SQ. FT. (1682.8 SQ. M.)
WALKWAY PANHANDLE	1388.92 SQ. FT. (128.94 M.)
SITE COVERAGE	4671.625 SQ. FT. (434.0 SQ. M.) 25.7%
TOTAL FLOOR AREA	5567.265 SQ. FT. (513.448 SQ. M.)
SETBACKS	
WEST (FRONT)	2.27 M
EAST (REAR)	6.0 M
NORTH (SIDE)	1.8 M
SOUTH (SIDE)	1.8 M
LOT WIDTH	95'-10 3/8" = 29.52 M

Comments: ZONING PLAN CHECK:

1. The parking stall on lot 1 does not have adequate clearance behind it. Move the stall over so that the full 7.0m is behind the stall.
2. Ensure that the lower of the existing or proposed grade is used at each point for the accessory building average grade calculations. At some points the existing grade are lower than the proposed grade used. Ensure the height is updated. (ALSO SEE SHEET 4)

Land Development Review:
Conditions to be met prior to Committee of the Whole:

3. change the arrow with the wording to be to the left to denote the red line.
4. correctly show the road dedication area to match Sheet 4 of 5 and C1.



LOWEST GRADE CALCULATIONS

(34.45+34.5) ÷ 2 X 20.5 = 706.73
(34.5+34.5) ÷ 2 X 1.5 = 51.75
(34.5+35.1) ÷ 2 X 49.5 = 1722.6
(35.1+35.1) ÷ 2 X 32.5 = 1140.75
(35.1+34.8) ÷ 2 X 12 = 419.4
(34.8+34.8) ÷ 2 X 2.5 = 87
(34.8+34.5) ÷ 2 X 15.5 = 190.575
(34.5+34.5) ÷ 2 X 3.5 = 120.75
(34.5+34.5) ÷ 2 X 11 = 379.5
(34.5+34.5) ÷ 2 X 3.5 = 120.75
(34.5+34.5) ÷ 2 X 14.5 = 500.25
(34.5+34.5) ÷ 2 X 4 = 139
(34.5+34.5) ÷ 2 X 6.5 = 224.25
(34.5+34.5) ÷ 2 X 3 = 103.5
(34.5+34.5) ÷ 2 X 20.5 = 707.25
(34.5+34.5) ÷ 2 X 26.5 = 913.58
7526.635 ÷ 217 = 34.68
AVG. GRADE = 34.68

Proposed Lot 2 Strata A & B

Building A

SITE DATA	PROPOSED
OWNER	KIM COLEMAN
ADDRESS	1737 ROCKLAND AVENUE
ZONE	R1A ZONING (PANHANDLE)
LEGAL DESCRIPTION	
LOT	STRATA LOT A
PLAN	2437
SECTION	2437
DISTRICT	VICTORIA
SITE AREA	6765.736 SQ. FT. (628 SQ. M.)
SITE COVERAGE	2284.25 SQ. FT. (212.21 SQ. M.) 33.75%
TOTAL FLOOR AREA	2781.292 SQ. FT. (258.33 SQ. M.)
SETBACKS	
NORTH	9.84 M
SOUTH	1.5 M
EAST	3.0 M
WEST	2.2 M
BUILDING HEIGHT	22'-5 5/8" = 6.87 M

Building B

SITE DATA	PROPOSED
OWNER	KIM COLEMAN
ADDRESS	1737 ROCKLAND AVENUE
ZONE	R1A ZONING (PANHANDLE)
LEGAL DESCRIPTION	
LOT	STRATA LOT B
PLAN	2437
SECTION	2437
DISTRICT	VICTORIA
SITE AREA	7104.51 SQ. FT. (660 SQ. M.)
SITE COVERAGE	2387.478 SQ. FT. (221.79 SQ. M.) 33.6%
TOTAL FLOOR AREA	3193.971 SQ. FT. (296.01 SQ. M.)
SETBACKS	
WEST	8.81 M
EAST	1.5 M
SOUTH	3.66 M
NORTH	1.5 M
BUILDING HEIGHT	18'-0 1/2" = 5.49 M

LOWEST GRADE CALCULATIONS

(32.6+32.6) ÷ 2 X 3 = 97.8
(32.6+32.6) ÷ 2 X 0.83 = 27.098
(33+33.4) ÷ 2 X 20.5 = 107.5
(33+33.15) ÷ 2 X 18.5 = 615.58
(33.15+33.15) ÷ 2 X 3 = 99.45
(33.15+33.7) ÷ 2 X 5.5 = 288.35
(33.15+33.6) ÷ 2 X 4.75 = 158.53
(33.6+33.6) ÷ 2 X 11 = 369.6
(33+33.15) ÷ 2 X 4.75 = 158.53
(33.15+33.2) ÷ 2 X 11 = 364.525
(33.2+34.4) ÷ 2 X 14.75 = 498.55
(34+34.35) ÷ 2 X 21 = 721.875
(34.35+33.7) ÷ 2 X 4.25 = 1416.431
(32.7+32.6) ÷ 2 X 31.95 = 1043.168
(32+32+6) ÷ 2 X 3 = 97.8
(32+32+6) ÷ 2 X 30.25 = 986.15
(32+32+6) ÷ 2 X 3 = 97.8
(32+32+6) ÷ 2 X 31.125 = 297.475
8266.572 ÷ 248.655 = 33.30
AVG. GRADE = 33.30



HARTMANN'S
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3401 MAPLEWOOD RD. VICTORIA, B.C.
V8P 3D9 PHONE: 383-1201

DATE APRIL 2021
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CHK BY CMAR
PLAN # 1482
REVISED OCT. 2021

**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
SITE PLAN**

SHEET
OF 12
1



○ FRONT ELEVATION
Scale: 1/4" = 1'-0"
(WEST)



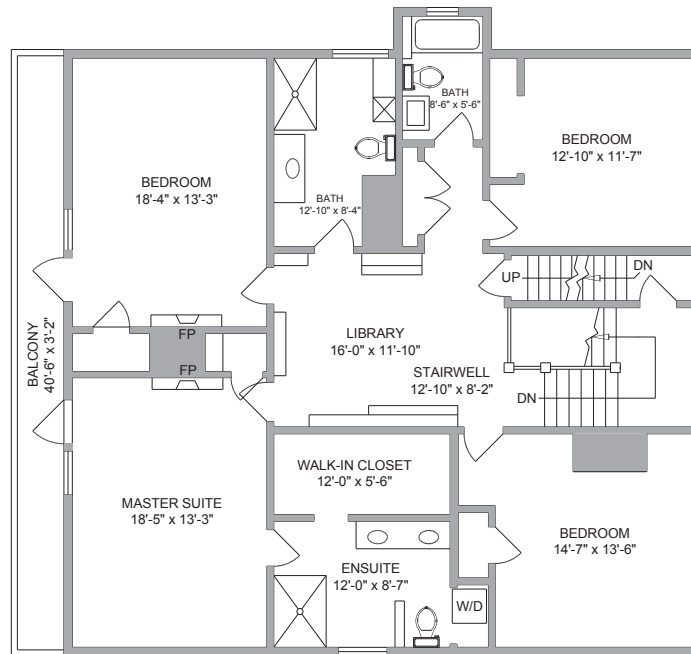
○ REAR ELEVATION
Scale: 1/4" = 1'-0"
(EAST)



○ LEFT ELEVATION
Scale: 1/4" = 1'-0"
(NORTH)



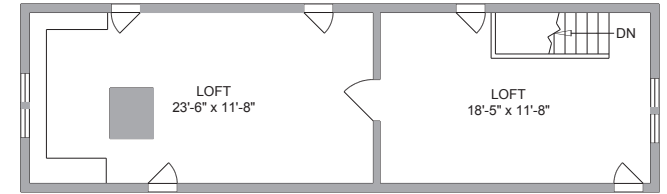
○ SOUTH / EAST ELEVATION
Scale: 1/4" = 1'-0"



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

1717.513 SQ.FT.
159.56 SQ.M.

LOT 1 EXISTING MAIN RESIDENCE



○ LOFT FLOOR PLAN
Scale: 1/4" = 1'-0"

493.828 SQ.FT.
45.878 SQ.M.



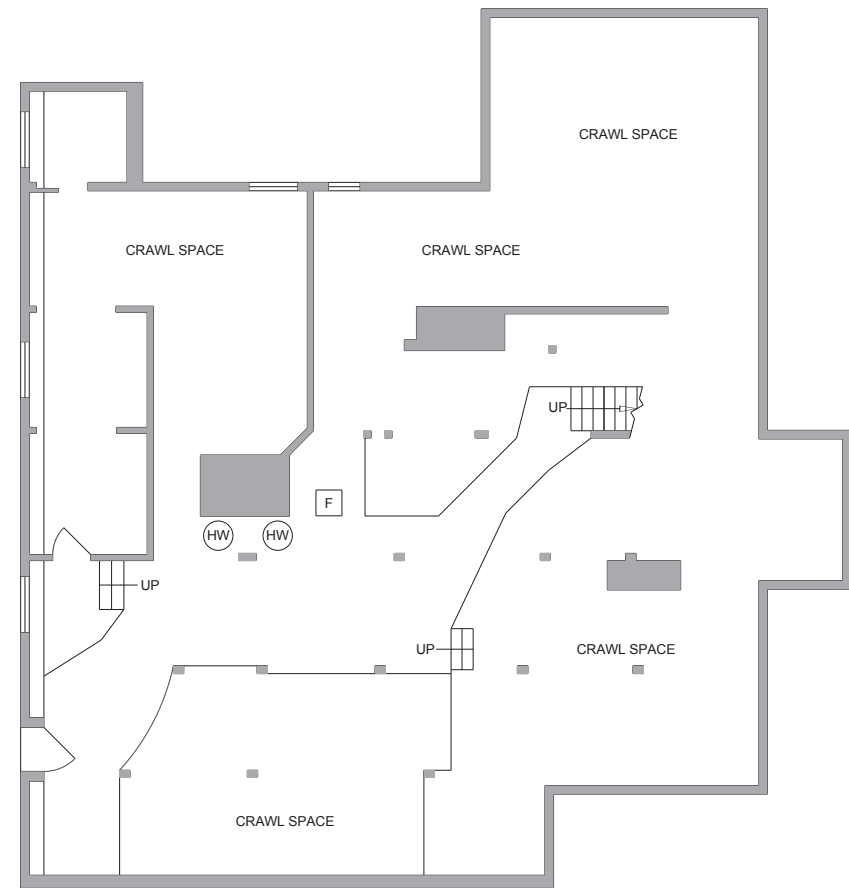
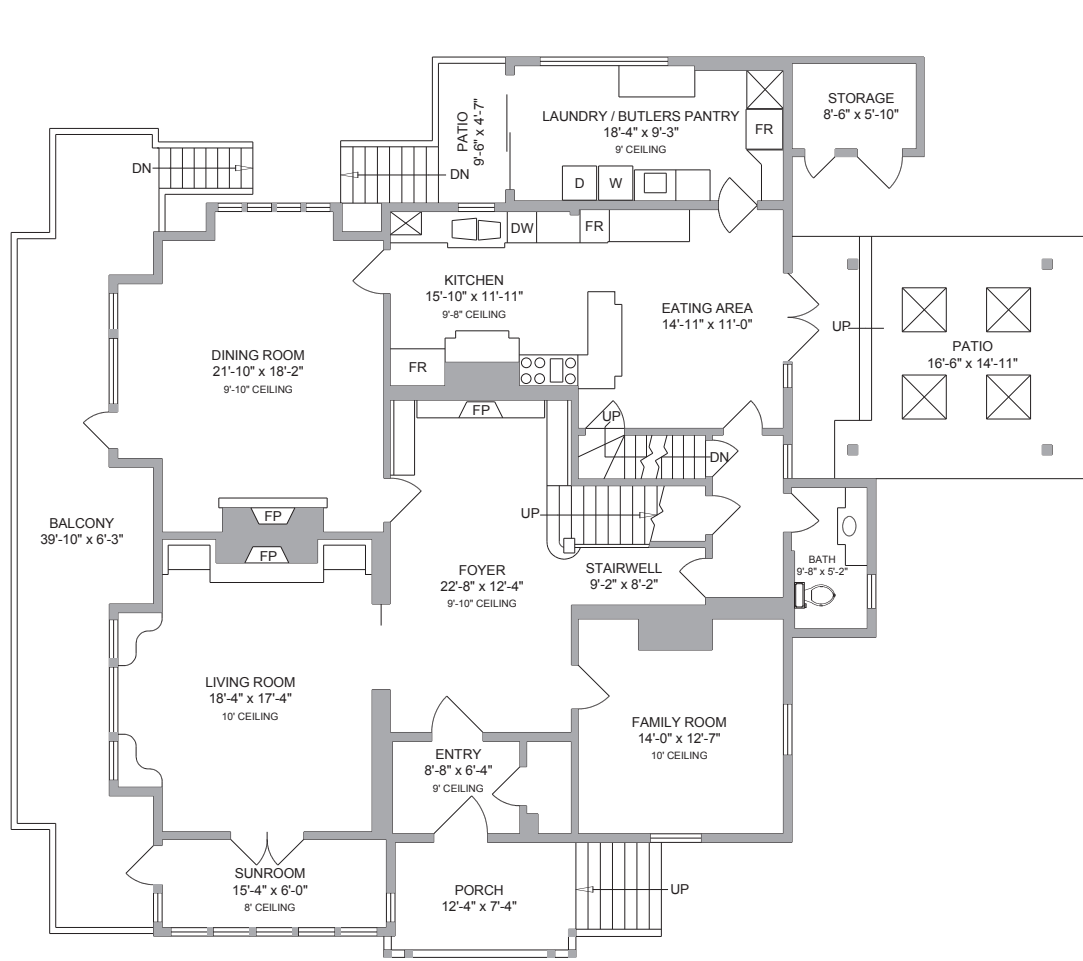
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**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
LOT 1 ELEVATIONS, UPPER FLR, LOFT**

SHEET
OF 12

2



LOT 1 EXISTING MAIN RESIDENCE



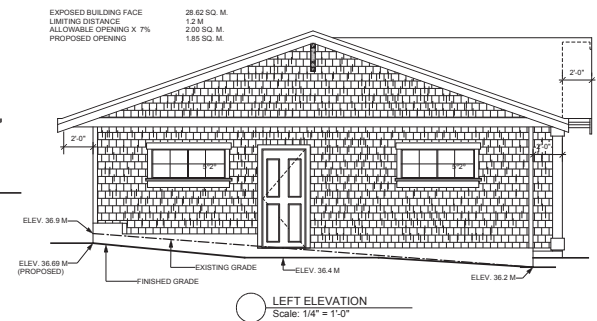
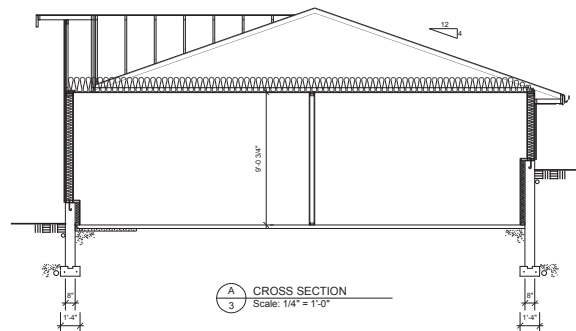
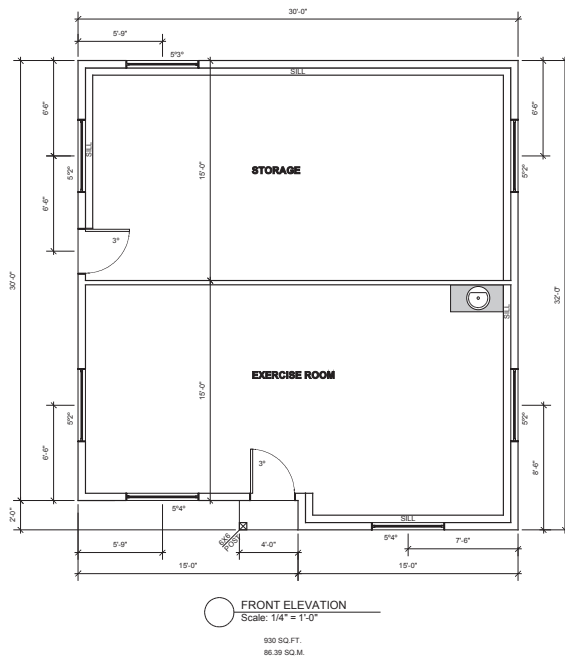
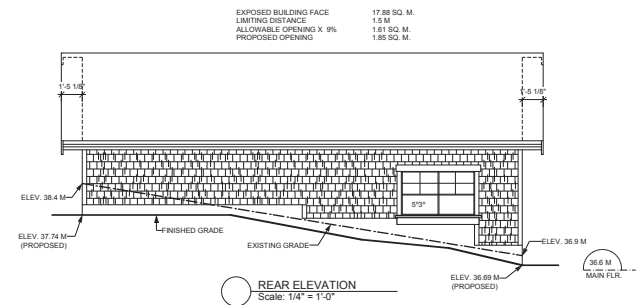
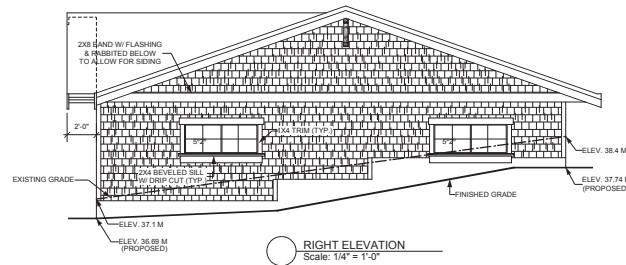
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3404 MAPLEWOOD RD. VICTORIA, B.C.
V8P 2G2 PHONE: 383-1330

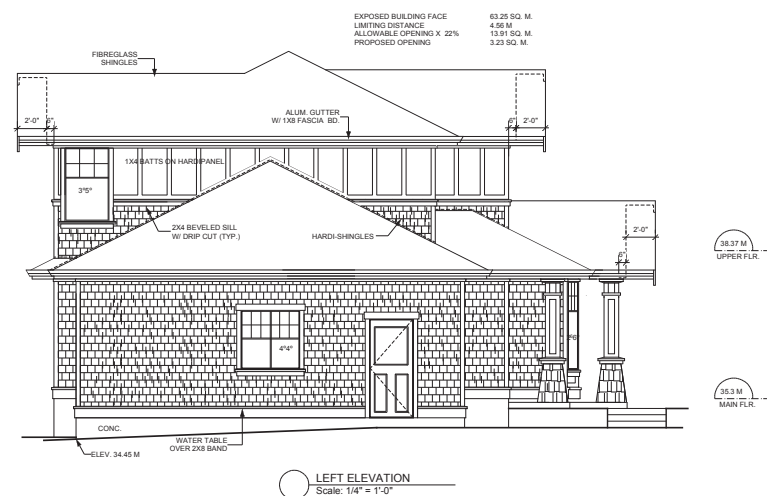
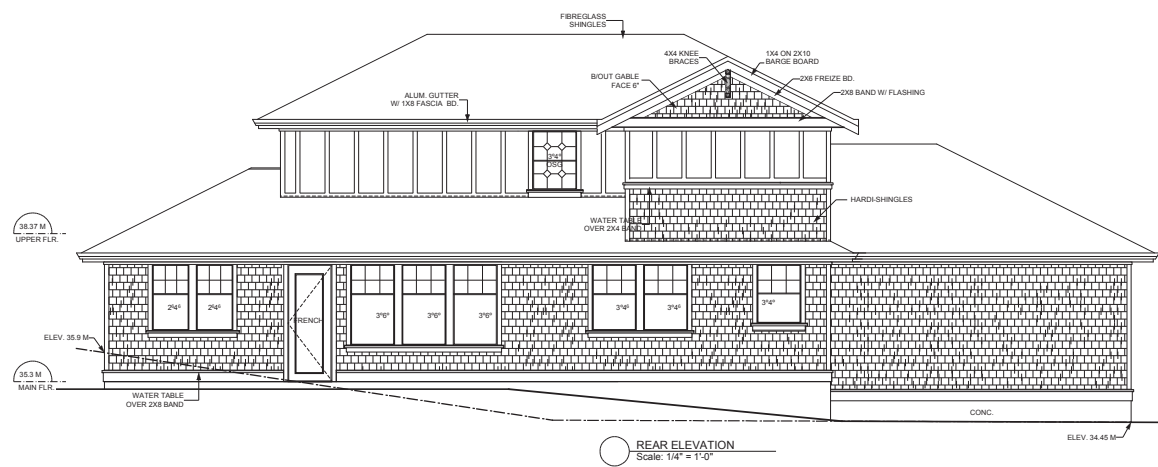
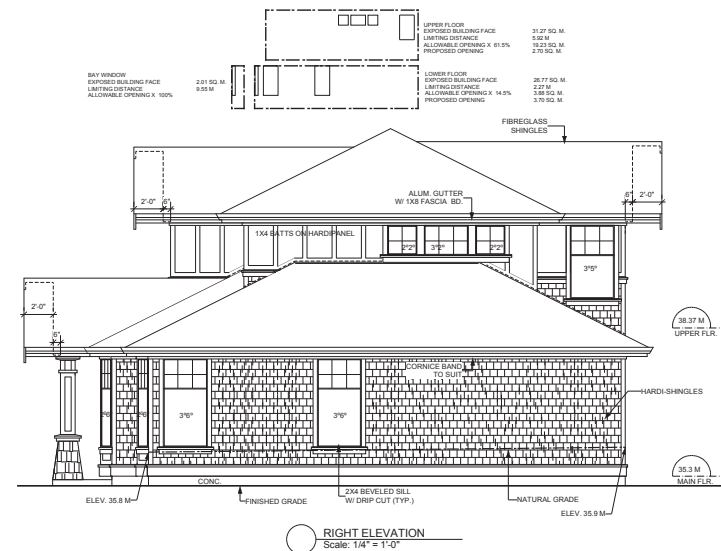
DATE APRIL 2021
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**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
LOT 1 BASEMENT FLR, MAIN FLR**

SHEET
OF 12

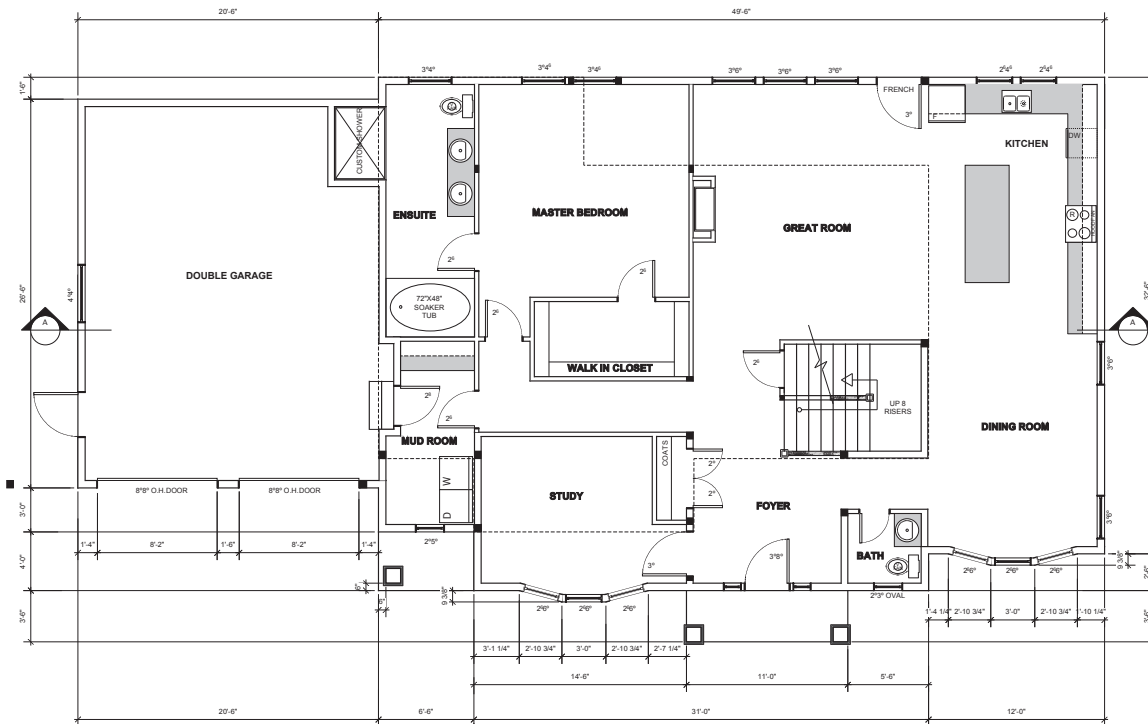
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**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
STRATA LOT A ELEVATIONS**

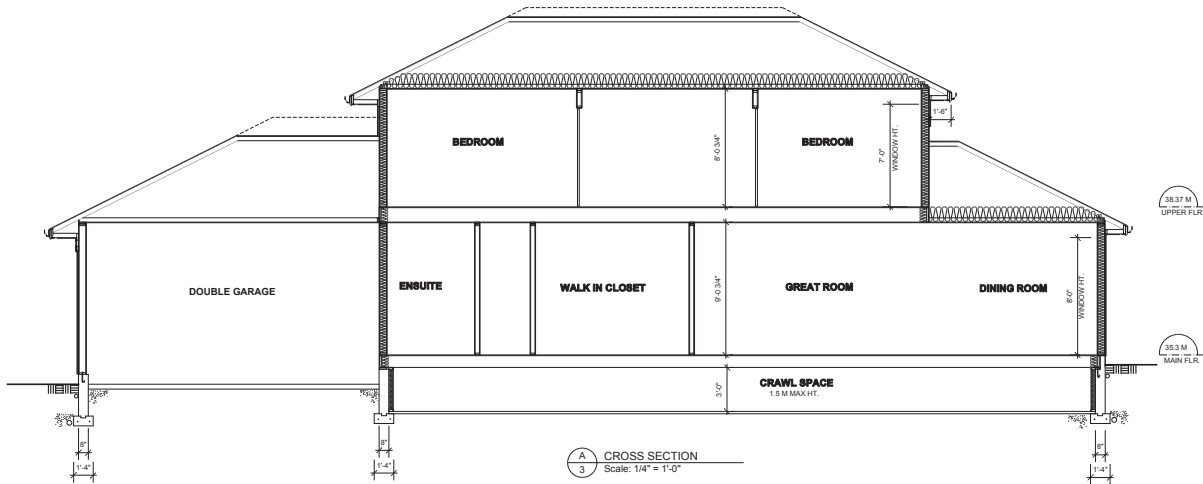
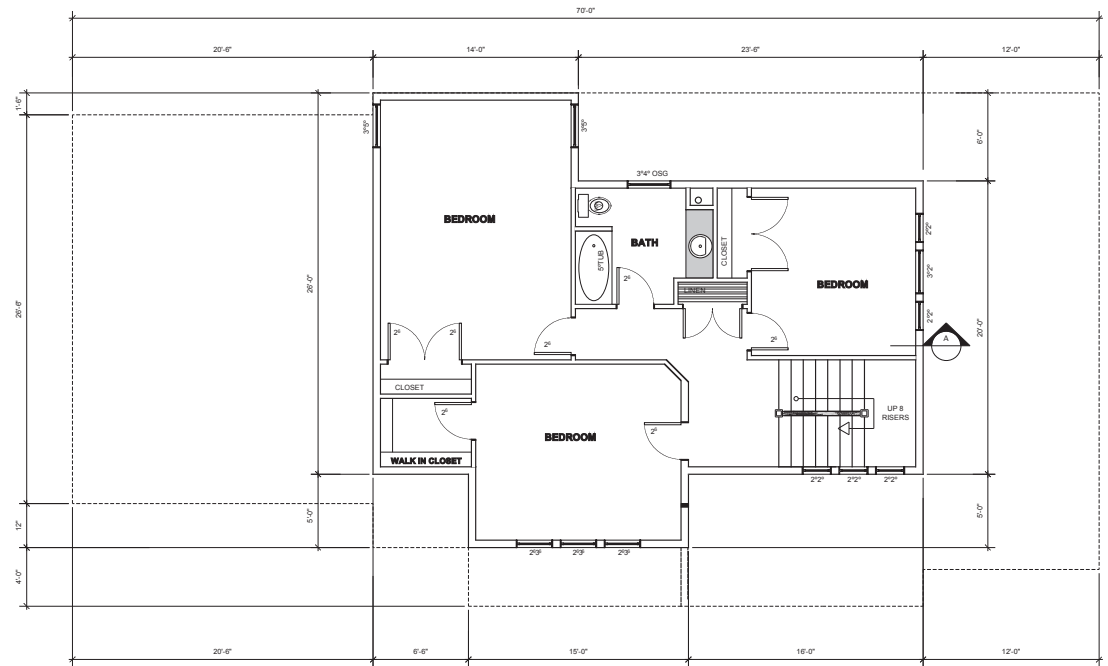
5



 **MAIN FLOOR PLAN**
 Scale: 1/4" = 1'-0"
 MAIN F.L.R. AREA 2125.327 SQ. FT. (TAKEN TO DRYWALL)
 ACTUAL FLOOR AREA
 (LESS GARAGE 200 SQ. FT. ALLOWANCE) 1925.327 SQ. FT.

STRATA LOT A

STRATA LOT A

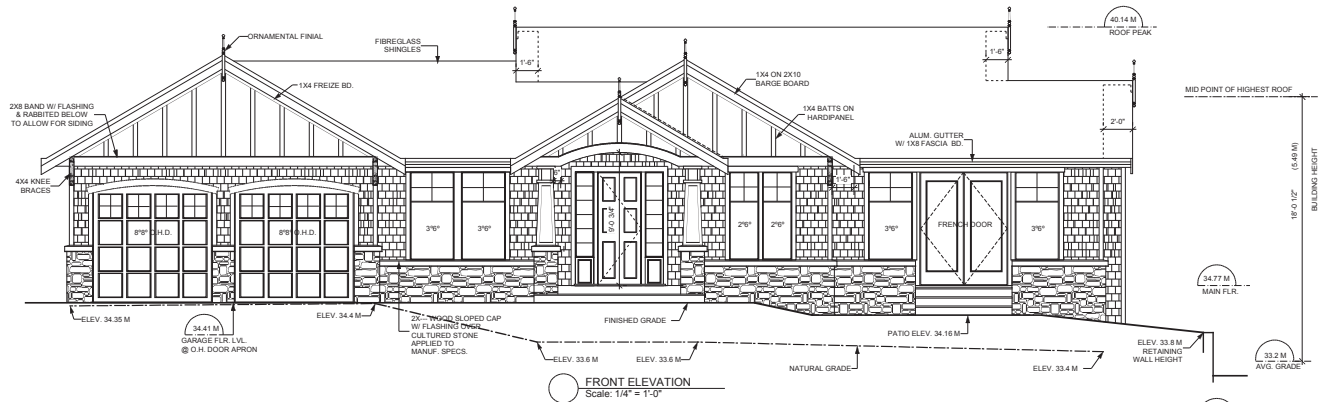


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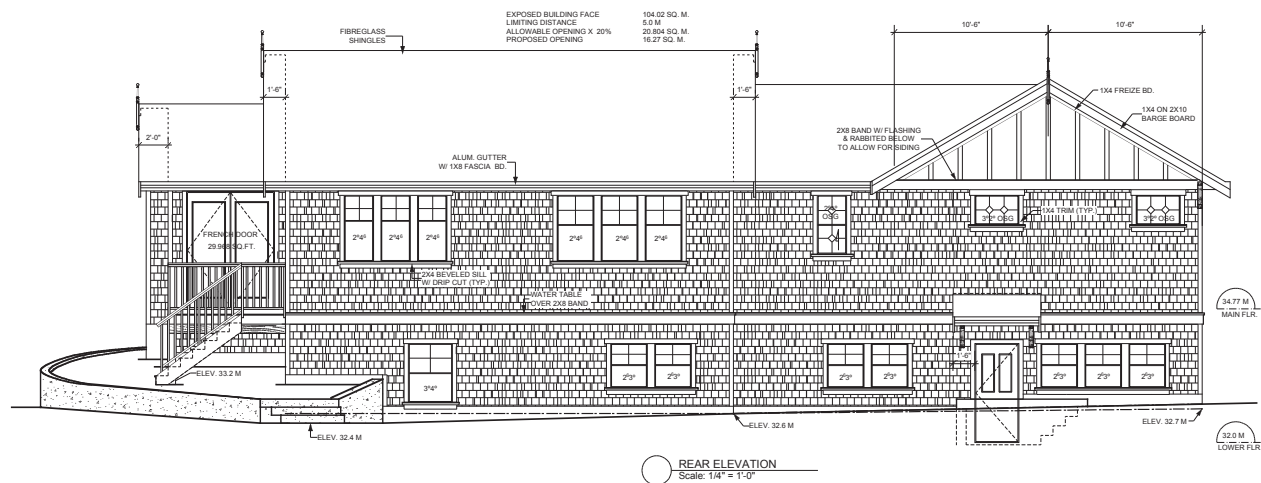
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**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
STRATA LOT A UPPER FLR, X-SEC**

SHEET
OF 12
7



STRATA LOT B



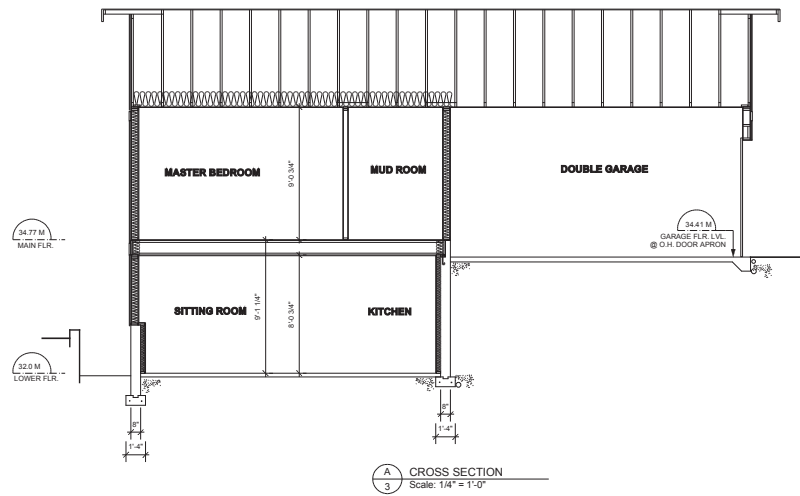
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V8P 2K2 PHONE: 383-1201

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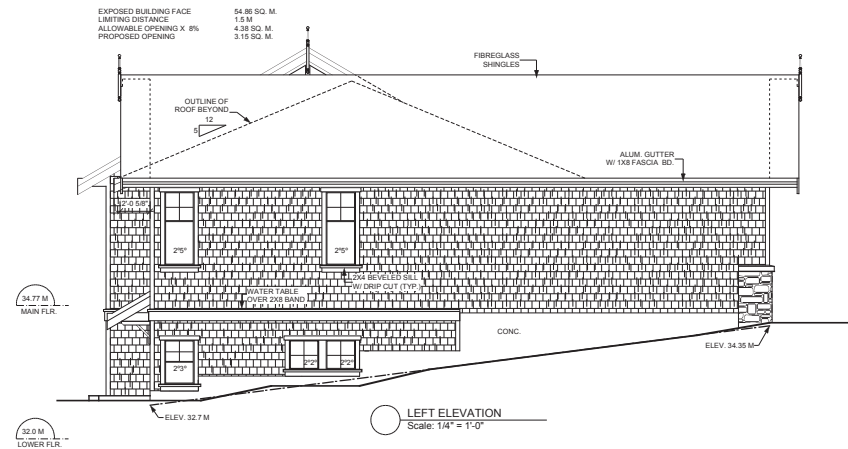
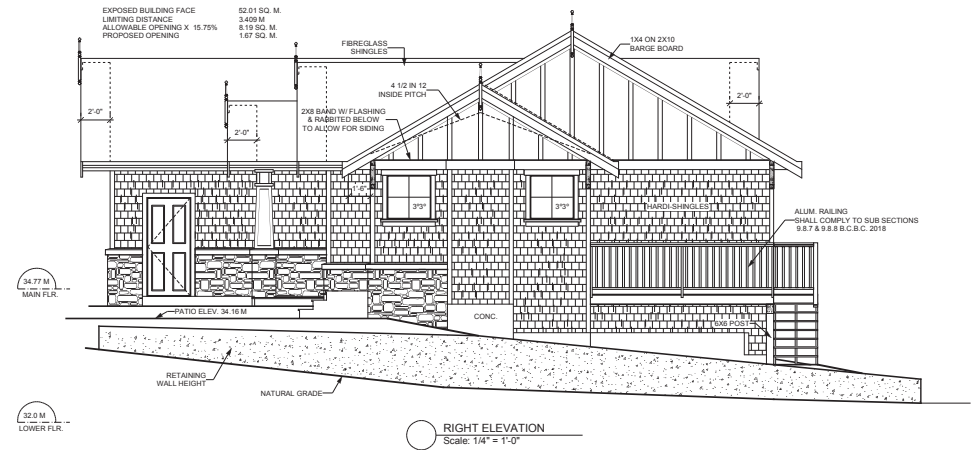
**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
STRATA LOT B REAR & FRONT ELEV.**

SHEET
OF 12

8



STRATA LOT B



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V8P 2K5 PHONE: 383-1300

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PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
STRATA LOT B X-SEC LEFT & RIGHT ELEV.

SHEET
OF 12
9



SHEET
OF 12

10



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V8P 3K5 PHONE: 383-1335

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**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
SITE ELEVATION FOR LOT 1 & 2**

SHEET
OF 12

11

Rockland Avenue

LOT 1 WIDTH 25.6 M

ROAD DEDICATION



SITE PLAN
Scale: 1:150

SHOWING NEIGHBORING LOTS AND RESIDENCES ADJOINING PROPOSED DEVELOPMENT

Fee Simple
Lot 1
existing
No.1737

Plan

A
Plan 36239

BLDG 1

BLDG 3

Building A

Building B

28861

Proposed Access
395m2

Proposed Pan Handle Lot 2

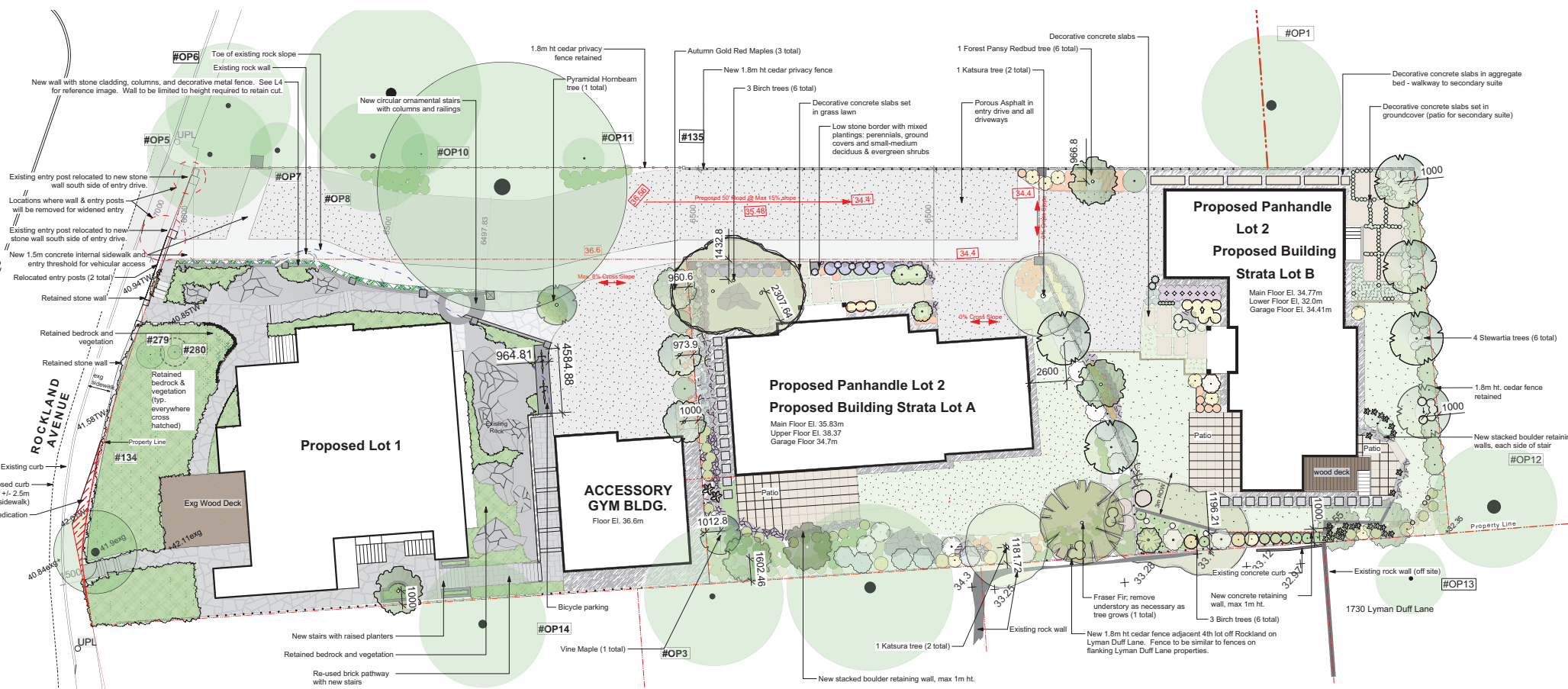


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3601 MAPLEWOOD RD VICTORIA, B.C.
V8P 3D9 PHONE: 360-1000

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PLAN # 1482
REVISED OCT. 2021

PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
SITE PLAN WITH NEIGHBOURING LOTS

SHEET
OF 12
12



LANDSCAPE CONCEPT PLAN
SCALE 1 : 125



Materials Legend:

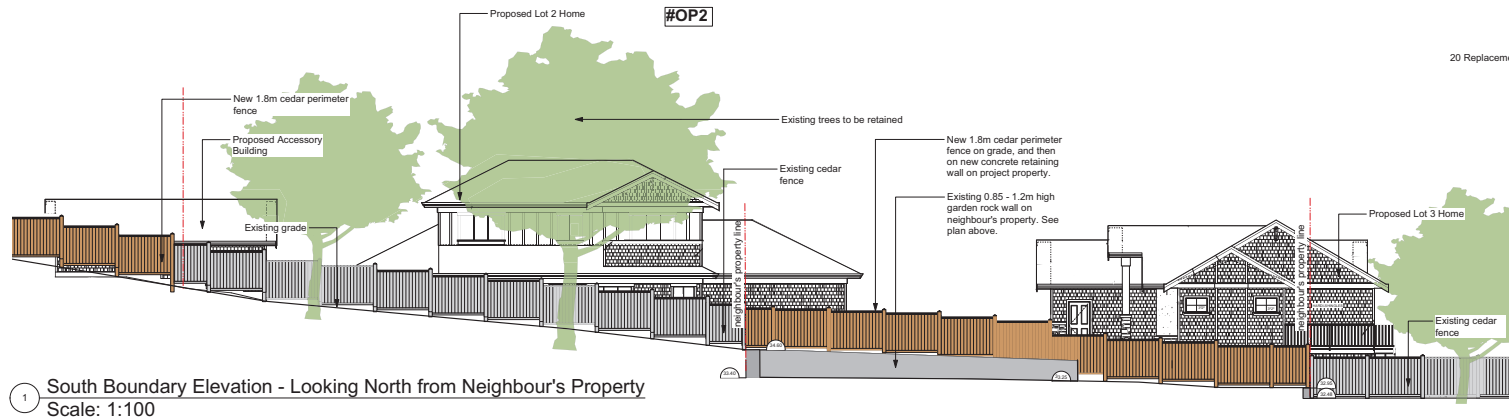
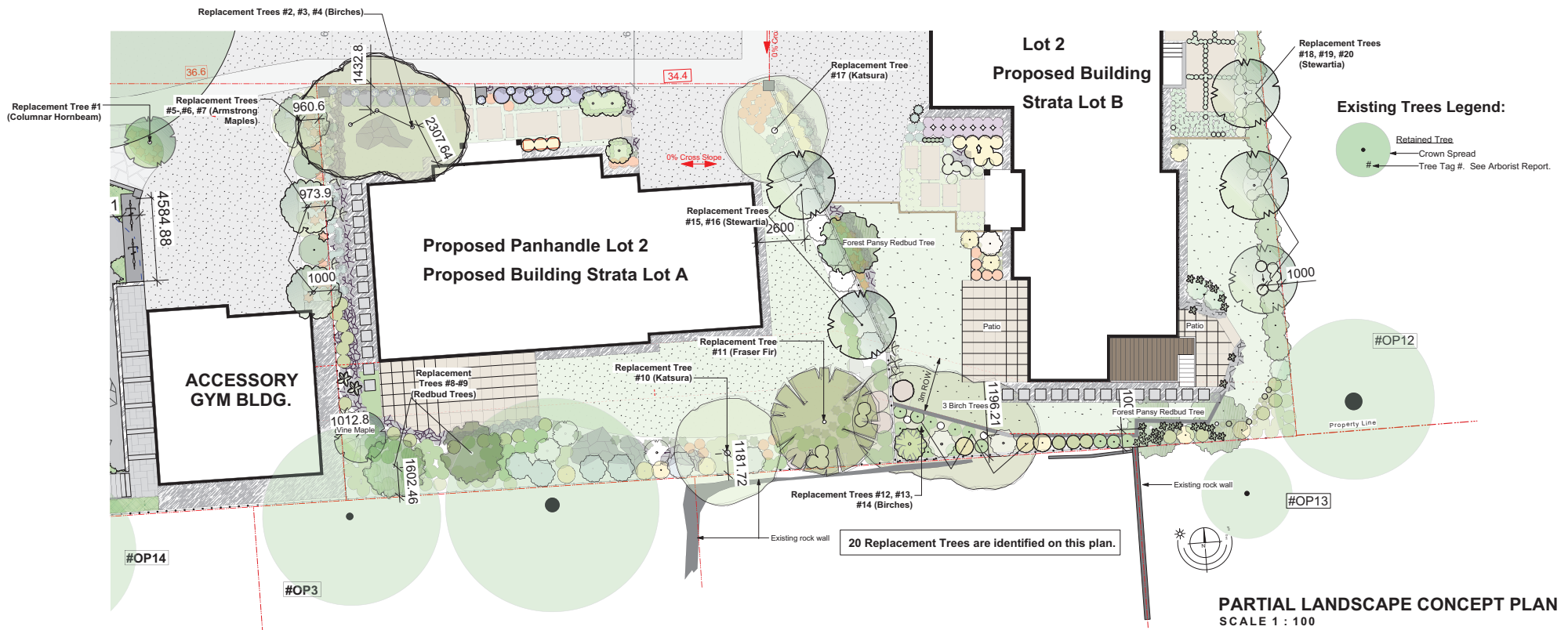
	Existing flagstone path and stairs		Decorative concrete unit pavers at strata lots A + B		Grass lawn
	New flagstone path and stairs		Porous asphalt shared driveway and lots 1 & 2 driveways (grey colour)		Concrete pavers, 0.6mx0.6m
	New concrete stair and concrete pad for bike parking		Porous asphalt portion of shared driveway visually identified for pedestrians (light grey colour)		Aggregate border
			Large concrete slabs used for entry walks at strata lots A + B, and for secondary suite patio on strata lot B		Retained vegetation (may include bedrock)

Retained Trees Legend:

	Retained Tree (tree on project site)
	Crown Spread
	Tree Tag #. See Arborist Report.
	Retained Tree (tree off project site)
	Crown Spread
	Tree Tag #. See Arborist Report.

See sheet L3, **Tree Preservation /Removal Plan**, for additional information on tree retention and removal.

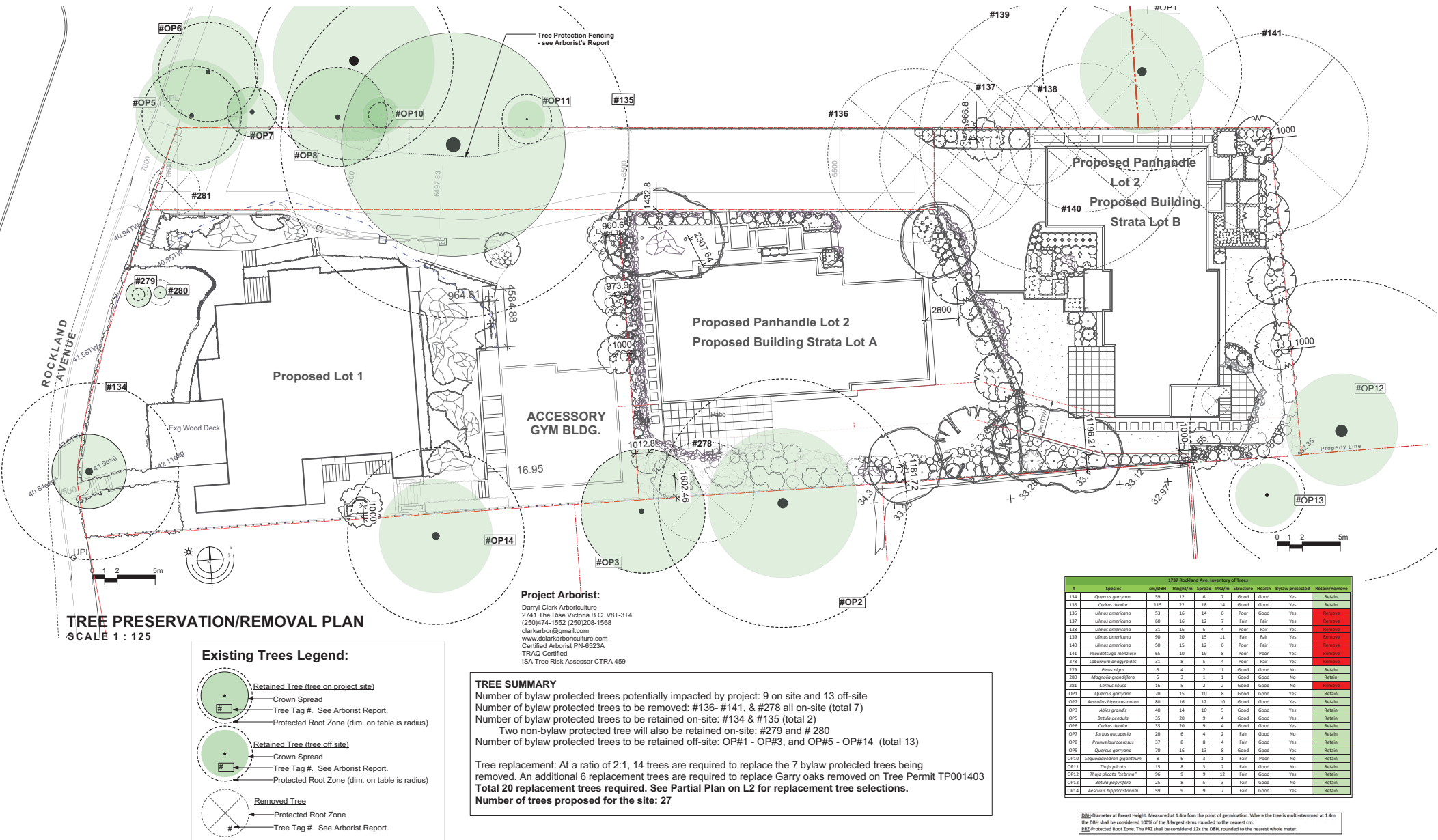
Landscape Concept Plan - 1737 Rockland Avenue - L1



Partial Plan & Elevation - 1737 Rockland Avenue - L2



Project No: 1939 Nov.16, 2020
 Rev A Feb.22, 2021
 Rev B Apr. 14, 2021
 Rev C July 17, 2021 (dim. of new trees off p.l. and buildings added)
 Rev D October 14, 2021 (adjust property line adjacent road dedication on Rockland; no changes this sheet)



Tree Preservation/Removal Plan - 1737 Rockland Avenue -L3



Project No: 1939 Nov 18, 2020
Rev A Feb 22, 2021
Rev B Apr 14, 2021
Rev C July 17, 2021 (dim. of new trees off p.l. and buildings added)
Rev D October 14, 2021 (adjust property line adjacent road dedication on Rockland)

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 568-9105

Recommended Nursery Stock

Trees

ID	Quantity	Botanical Name	Common Name	Size
ABF	1	Abies balsam	Fraser Fir	6cm cal; min. 3 stem
AcCi	1	Acer circinalum	Vine Maple	6cm cal; min. 3 stem
AcRA	3	Acer rubrum 'Armstrong Gold'	Armstrong Gold Red Maple	6cm cal.
BeF	6	Betula nigra 'Cully'	River Birch	6cm; clump
CabFF	1	Carpinus betulus 'Frans Fontaine'	Columnar Hornbeam	6cm cal.
CJ	2	Cercidiphyllum japonicum	Katsura Tree	7cm cal.
CeCa	7	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm cal
SPa	6	Stewartia sinensis	Japanese Stewartia	6cm cal.

Large Shrubs

ID	Quantity	Botanical Name	Common Name	Size
AKUn	3	Abutilon undulatum 'Compacta'	Compact Strawberry Bush	#5 pot
HyA	1	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#7 pot
HyQ	12	Hydrangea quercifolia 'Snow Queen'	Oak Leaf Hydrangea	#7 pot
OeC	1	Oemleria caerulescens	Indian Plum	#7 pot
VSS	6	Viburnum plicatum l. 'Summer Snowflake'	Summer Snowflake Viburnum	#7 pot

Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
ChTe	3	Choisya ternata	Mexican Orange Blossom	#7 pot
ESL	9	Erkianthus campanulatus 'Showy Lantern'	Showy Lantern Erkianthus	#7 pot
FMA	3	Fothergilla gardenii 'Mount Airy'	Mount Airy Fothergilla	#5 pot
HyMB	11	Hydrangea macrophylla 'Blasmead'	Teller Blue Looscap Hydrangea	#7 pot
MaAq	5	Mahonia aquifolium	Tall Oregon Grape	#3 pot
RIN	6	Rhododendron 'Nancy Evans'	Nancy Evans Rhododendron	#7 pot
RISa	4	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#5 pot
SaR	22	Sarcococca nishikiifolia	Sweet Son	#3 pot
VaOv	3	Vaccinium ovatum	Evergreen Huckleberry	#5 pot

Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
GSH	72	Gaillardia xanthifolia	Saturn	#1 pot
Malle	62	Mahonia nervosa	Low Oregon Grape	#1 pot
NaWD	53	Nandina domestica 'Wood's Dwarf'	Wood's Dwarf Heavenly Bamboo	#1 pot
SyAl	9	Symphoricarpos albus	Snowberry	#3 pot

Groundcovers

ID	Quantity	Botanical Name	Common Name	Size
IsF	265	Isotoma fluviatilis alba 'White Star Creeper'	White Star Creeper	10cm pot
ThF	62	Thymus praecox arvensis Cocineus	Thyme	10cm pot

Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
AsCa	25	Asarum canadense	Wild Ginger, Canadian Wildginger	#1 pot
BIS	26	Blechnum spicatum	Deer Fern	#1 pot
CaCa	17	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Ciba	31	Crocus 'Babylon'	Babylon Monkberry	#1 pot
FeG	5	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#1 pot
FAH	13	Fuchsia 'Alice Hoffman' (Hardy Fuschia)	Alice Hoffman Fuschia	#1 pot
HeSe	42	Helictotrichon sempervirens	Blue Owl Grass	#1 pot
Lav	16	Lavandula officinalis	English Lavender	#1 pot
PeA	10	Perezia atriplicifolia	Russian Sage	#1 pot
PoM	15	Polystichum munitum	Sword Fern	#1 pot
PoSe	26	Polystichum setiferum	Alaskan Fern	#1 pot
ST	44	Stipa tenuissima	Mexican Feather Grass	#1 pot

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system
3. Perennials at base of driveway wall for existing lot (Lot 1) to be selected and planted by owners.

Reference Images for Proposed Trees



'Forest Pansy' Redbud (early spring flowers)



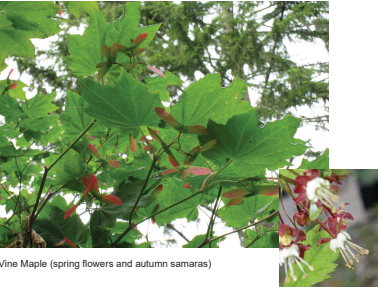
Katsura (early fall colour)



River Birch



Fraser Fir



Vine Maple (spring flowers and autumn samaras)



Armstrong Gold Red Maple (red fall colour)



CHARACTER IMAGES

Reference Images - 1737 Rockland Avenue