

SITE PLAN Scale: 1:150

Proposed Lot 2 Strata A & B

Revisions
 Received Date:
 June 14, 2023

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 = 399.19
 (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

Proposed Lot 1

Lot 1

SITE DATA	PROPOSED ACCESSORY BUILDING
OWNER	KIM COLPMAN
ADDRESS	1737 ROCKLAND AVENUE
ZONE	R1-A ZONING
LEGAL DESCRIPTION	
LOT	1
PLAN	2437
SECTION	74
DISTRICT	VICTORIA
SITE AREA	11046.68 SQ.FT. (1026.27 SQ.M.)
SITE COVERAGE	
EXISTING	3099.578 SQ.FT. (287.96 SQ.M.) 28.05%
PROPOSED	938 SQ.FT. (87.14 SQ.M.) 8.4%
TOTAL	4037.578 SQ.FT. (375.1 SQ.M.) 36.5%
REAR LOT COVERAGE	938 SQ.FT. (87.14 SQ.M.) 22.67%
LOT WIDTH	83'-11 7/8" 25.6 M

ACCESSORY

TOTAL FLOOR AREA	826.531 SQ.FT. (76.78 SQ.M.)
SETBACKS	
FRONT	12.10 M
SIDE	1.5 M
REAR	1.2 M
TO EXISTING BUILDING	5.82 M
BUILDING HEIGHT	10'-9 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)
REAR	16.16 M
SIDE	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 COLPMAN
ADDRESS	1737 ROCKLAND AVENUE
ZONE	R1-A ZONING (PANHANDLE)
LEGAL DESCRIPTION	
LOT	LOT 2
PLAN	2437
SECTION	74
DISTRICT	VICTORIA
SITE AREA	
W/ PANHANDLE	18148.07 SQ.FT. (1686.011 SQ.M.)
W/ OUT PANHANDLE	14051.10 SQ.FT. (1305.39 SQ.M.)
SITE COVERAGE	4372.424 SQ.FT. (408.21 SQ.M.) 24.09%
TOTAL FLOOR AREA	5753.197 SQ.FT. (534.48 SQ.M.)
SETBACKS	
WEST (FRONT)	2.27 M
EAST (REAR)	7.5 M
NORTH (SIDE)	1.5 M
SOUTH (SIDE)	4.09 M
LOT WIDTH	96'-10 3/8" 29.52 M

LOWEST GRADE CALCULATIONS

(34.5+34.45) ÷ 2 X 26.5 = 913.58
 (34.45+34.5) ÷ 2 X 11.5 = 396.46
 (34.5+34.5) ÷ 2 X 1.5 = 51.75
 (34.5+35.9) ÷ 2 X 49.5 = 1742.4
 (35.9+35.8) ÷ 2 X 32.5 = 1165.125
 (35.8+34.8) ÷ 2 X 12 = 423.6
 (34.8+34.8) ÷ 2 X 2.5 = 87
 (34.8+34.5) ÷ 2 X 5.5 = 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 21 = 724.5
 (34.5+34.5) ÷ 2 X 7 = 241.5
 (34.5+34.5) ÷ 2 X 11.5 = 396.75

6954.24 ÷ 199 = 34.945
 AVG. GRADE = 34.94

Building A

SITE DATA	PROPOSED
OWNER	KIM COLPMAN
ADDRESS	1737 ROCKLAND AVENUE
ZONE	R1-A ZONING (PANHANDLE)
LEGAL DESCRIPTION	
LOT	STRATA LOT A
PLAN	2437
SECTION	74
DISTRICT	VICTORIA
SITE AREA	6199.71 SQ.FT. (575.97 SQ.M.)
SITE COVERAGE	2045.75 SQ.FT. (190.05 SQ.M.) 32.99%
TOTAL FLOOR AREA	2523.329 SQ.FT. (234.42 SQ.M.)
SETBACKS	
NORTH	9.59 M
SOUTH	7.5 M
EAST	3.27 M
WEST	2.27 M
BUILDING HEIGHT	21'-8 1/8" 6.60 M
LOT WIDTH	75'-6 1/2" 23.02 M

LOWEST GRADE CALCULATIONS

(34.35+32.83) ÷ 2 X 42.25 = 1419.178
 (32.83+32.6) ÷ 2 X 31.95 = 1045.244
 (32.6+32.6) ÷ 2 X 3 = 97.8
 (32.6+32.7) ÷ 2 X 29.75 = 971.3375
 (32.7+32.71) ÷ 2 X 2.83 = 92.541
 (32.71+32.71) ÷ 2 X 5.83 = 190.6993
 (32.71+32.71) ÷ 2 X 3.70 = 121.027
 (32.71+33.4) ÷ 2 X 1.84 = 61.502
 (33.4+33.45) ÷ 2 X 2 = 66.9
 (33.45+33.45) ÷ 2 X 2 = 66.9
 (33.45+33.5) ÷ 2 X 3.5 = 117.1625
 (33.5+33.6) ÷ 2 X 15.45 = 518.3475
 (33.6+33.8) ÷ 2 X 3.75 = 126.375
 (33.8+33.8) ÷ 2 X 11 = 371.8
 (33.8+33.6) ÷ 2 X 5.75 = 193.775
 (33.6+33.6) ÷ 2 X 11 = 369.6
 (33.6+34.35) ÷ 2 X 15.75 = 535.1063
 (34.35+34.35) ÷ 2 X 21 = 721.35

7897.094 ÷ 236.93 = 33.33
 AVG. GRADE = 33.33

Building B

SITE DATA	PROPOSED
OWNER	KIM COLPMAN
ADDRESS	1737 ROCKLAND AVENUE
ZONE	R1-A ZONING (PANHANDLE)
LEGAL DESCRIPTION	
LOT	STRATA LOT B
PLAN	2437
SECTION	74
DISTRICT	VICTORIA
SITE AREA	7851.397 SQ.FT. (729.41 SQ.M.)
SITE COVERAGE	2335.674 SQ.FT. (216.99 SQ.M.) 29.7%
TOTAL FLOOR AREA	3229.868 SQ.FT. (300.06 SQ.M.)
SETBACKS	
WEST	8.84 M
EAST	7.5 M
SOUTH	4.09 M
NORTH	1.5 M
BUILDING HEIGHT	17'-4 3/4" 5.30 M
LOT WIDTH	91'-5 1/2" 27.87 M



DATE APRIL 2021
 DRAWN BY TMAR
 CHK BY KMAR
 PLAN # 1452
 REVISED JUNE 2023

PROPOSED DEVELOPMENT FOR 1737 ROCKLAND AVE SITE PLAN



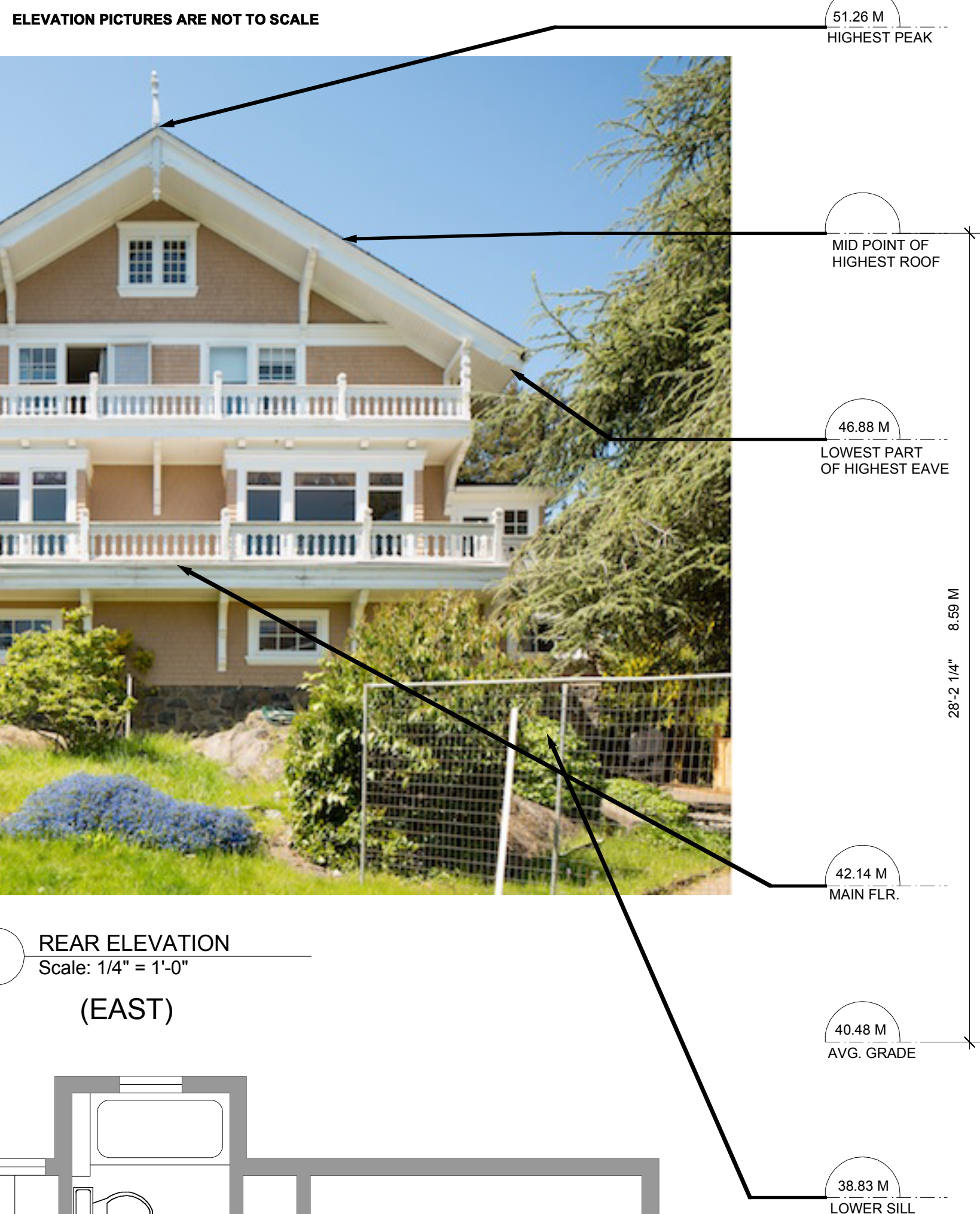
FRONT ELEVATION
Scale: 1/4" = 1'-0"
(WEST)



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



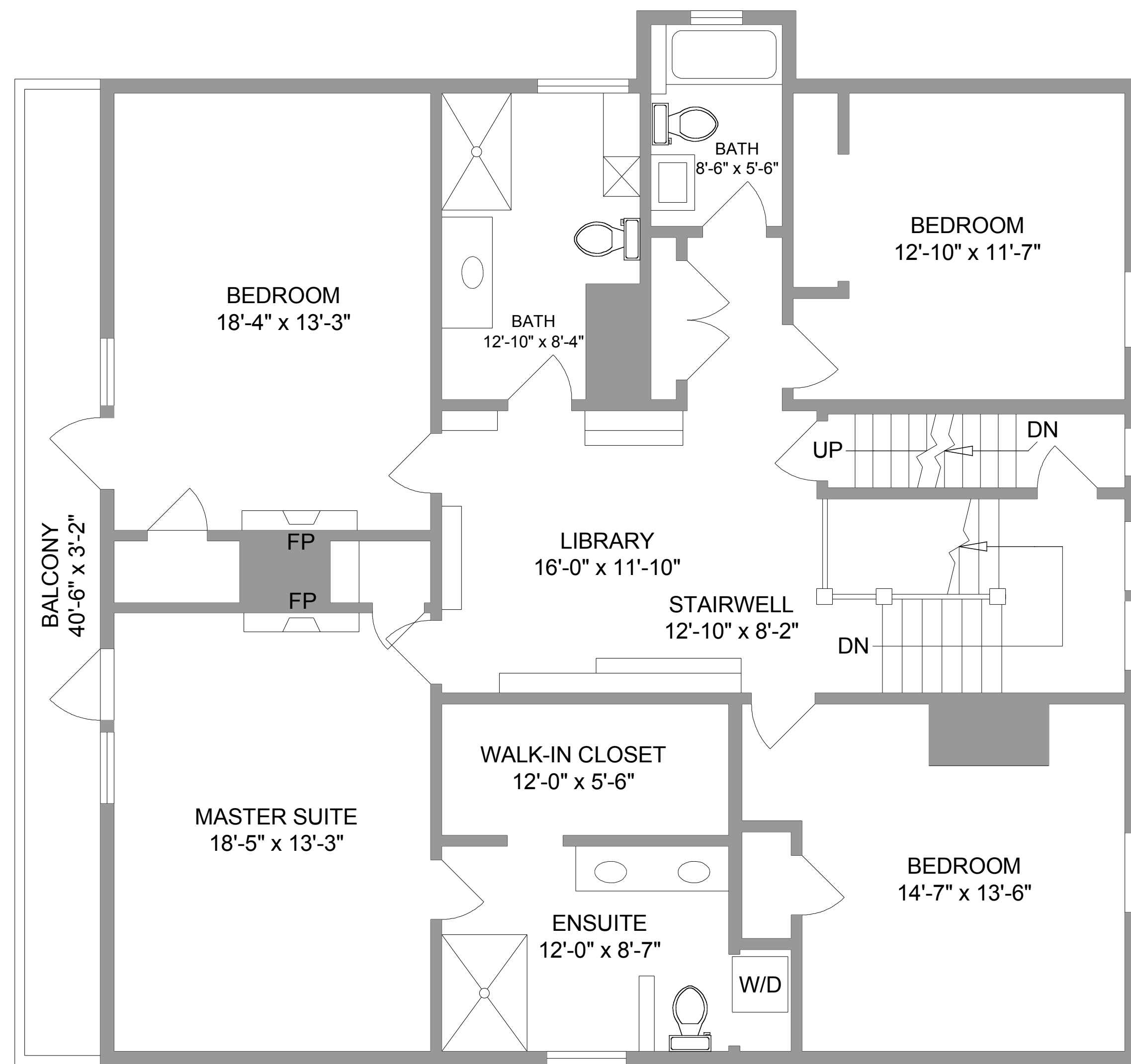
LEFT ELEVATION
Scale: 1/4" = 1'-0"
(NORTH)



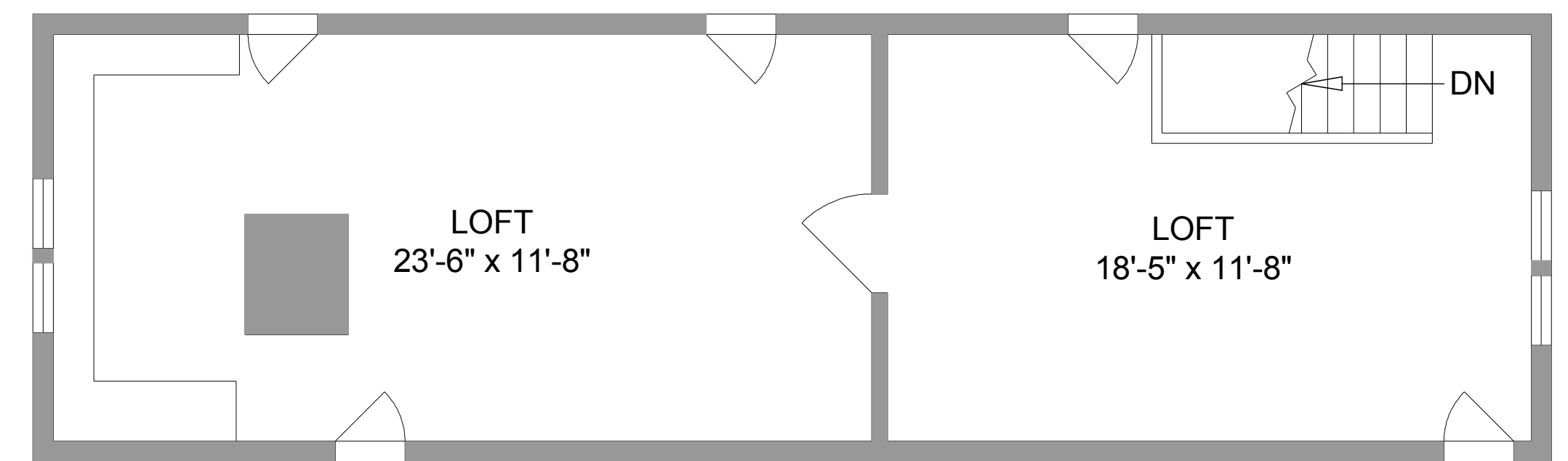
LOT 1 EXISTING MAIN RESIDENCE



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



UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"
1717.513 SQ.FT.
159.56 SQ.M.



LOFT FLOOR PLAN
Scale: 1/4" = 1'-0"
493.828 SQ.FT.
45.878 SQ.M.



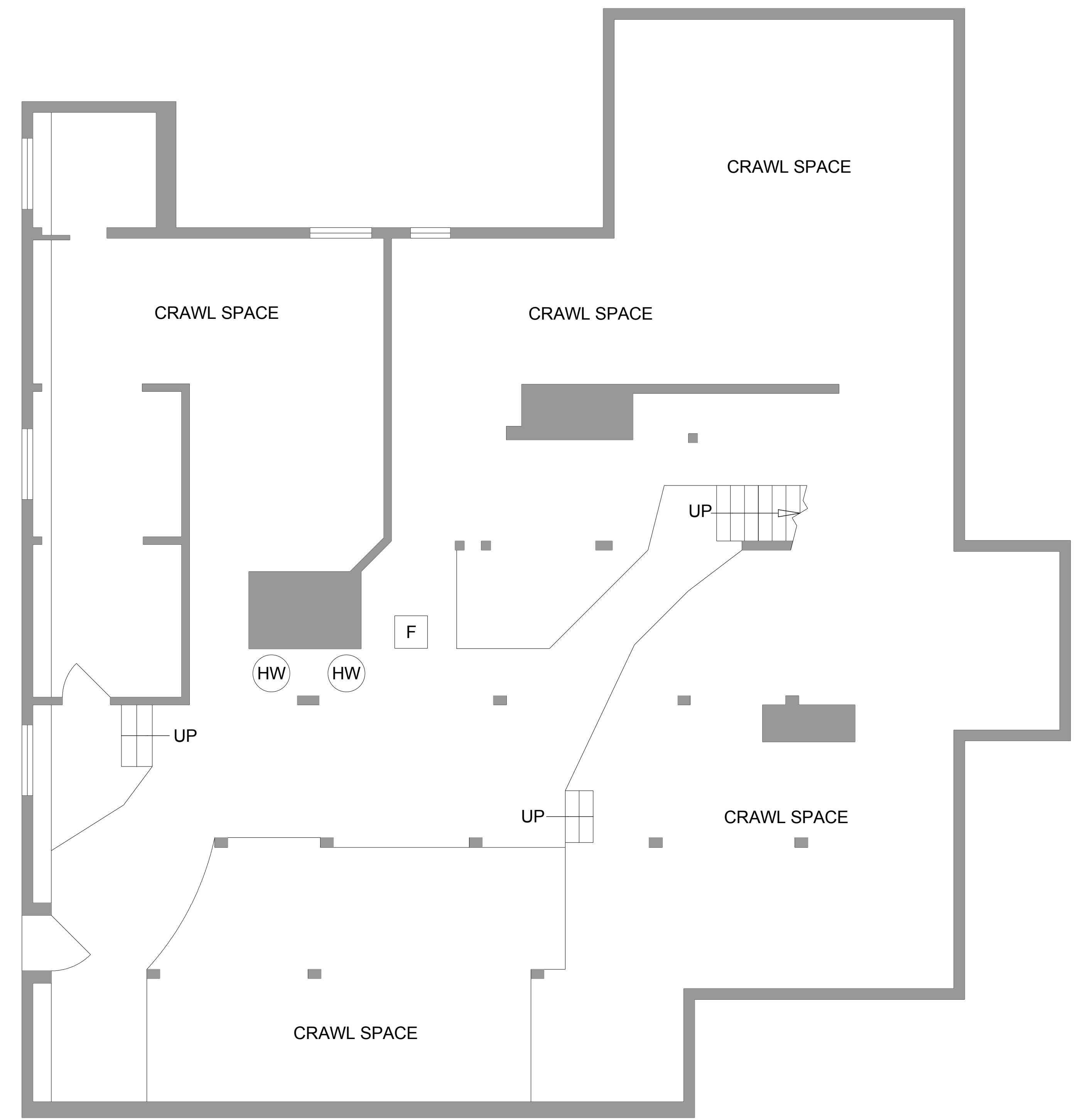
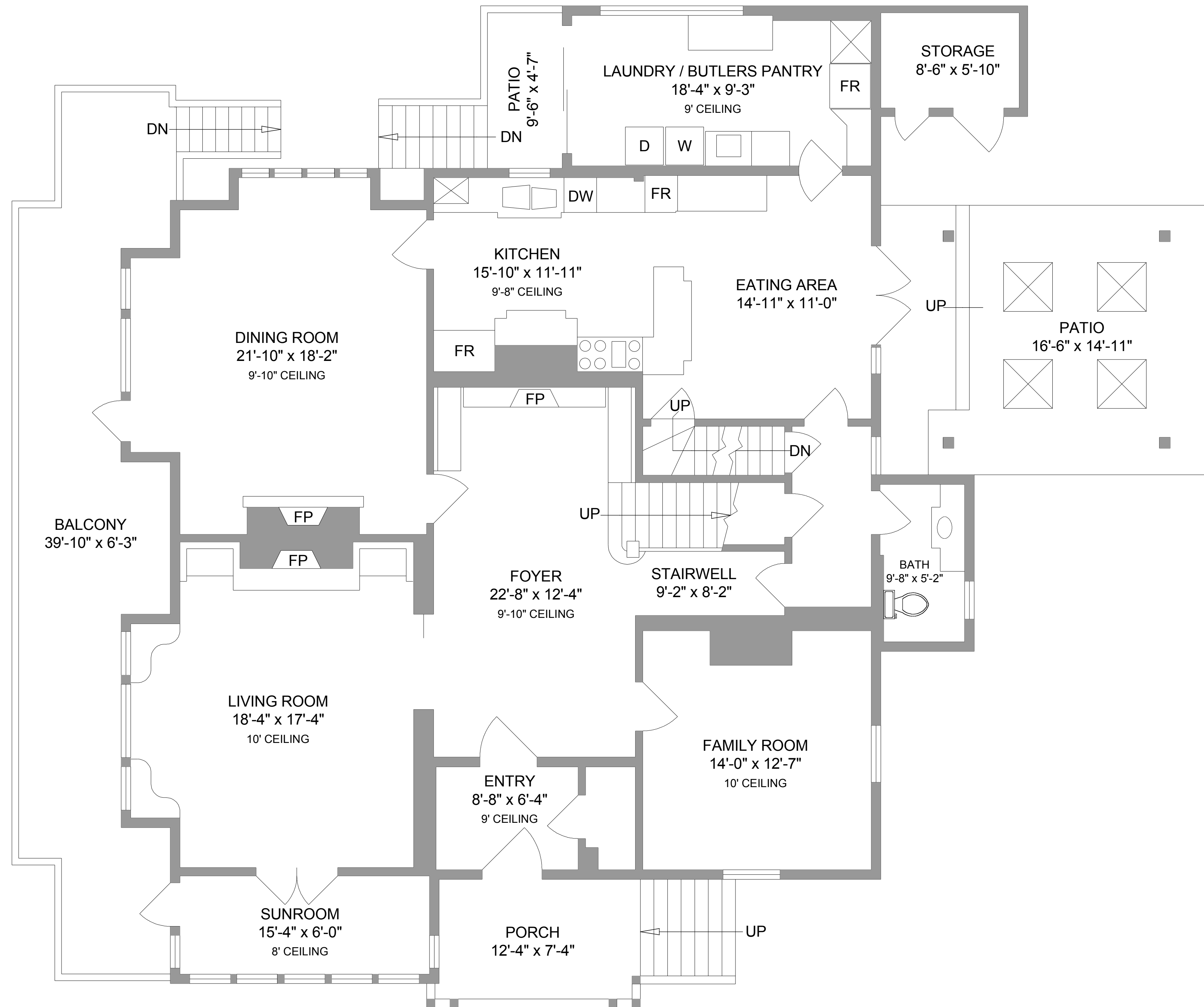
HARTMANN'S
DRAFTING & DESIGN

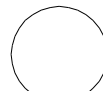
3404 MAPLEWOOD R.D. VICTORIA, B.C.
V8P 3N3 PHONE : 383-1295


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

SHEET
OF 12
2



 MAIN FLOOR PLAN
 Scale: 1/4" = 1'-0"
 2242.768 SQ.FT.
 208.36 SQ.M.

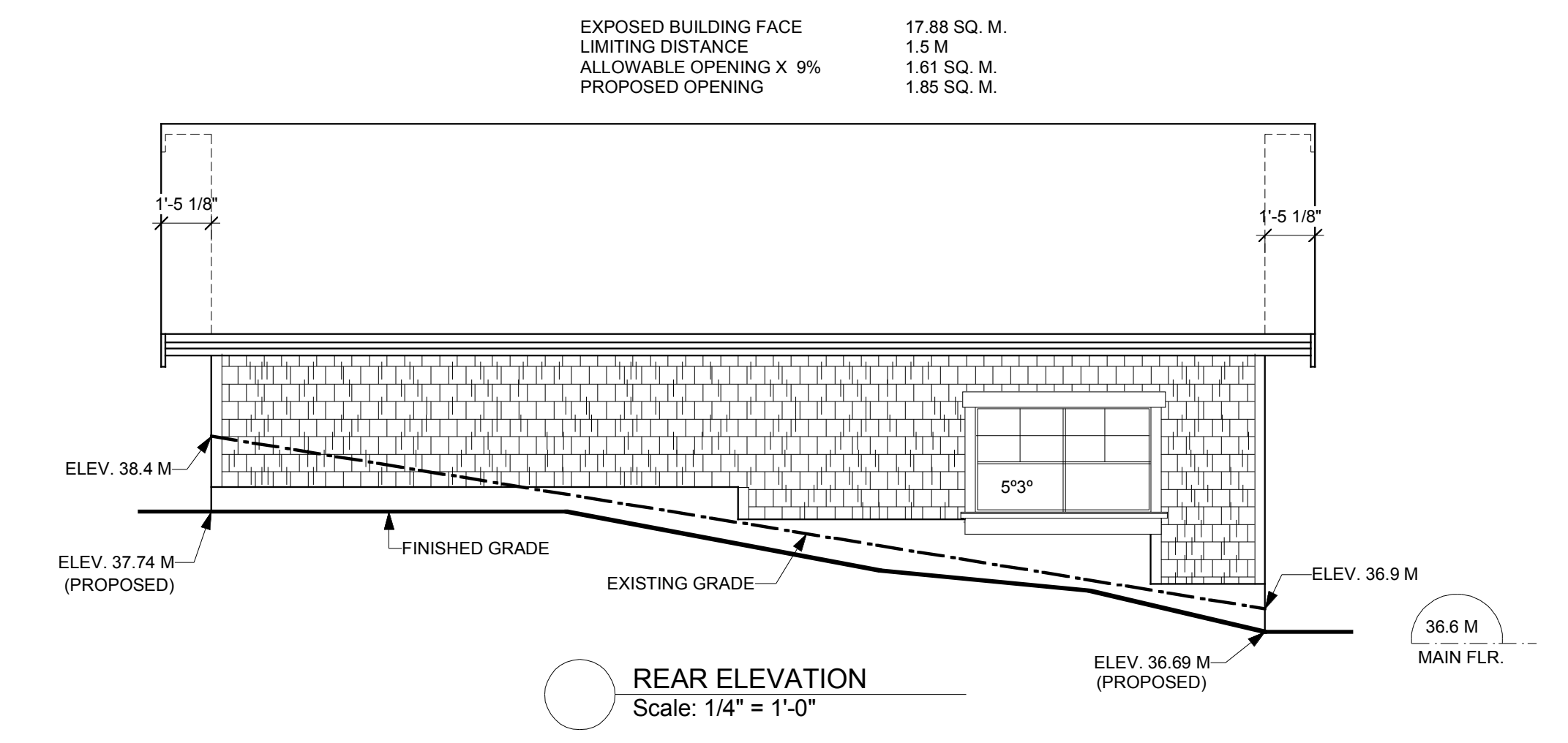
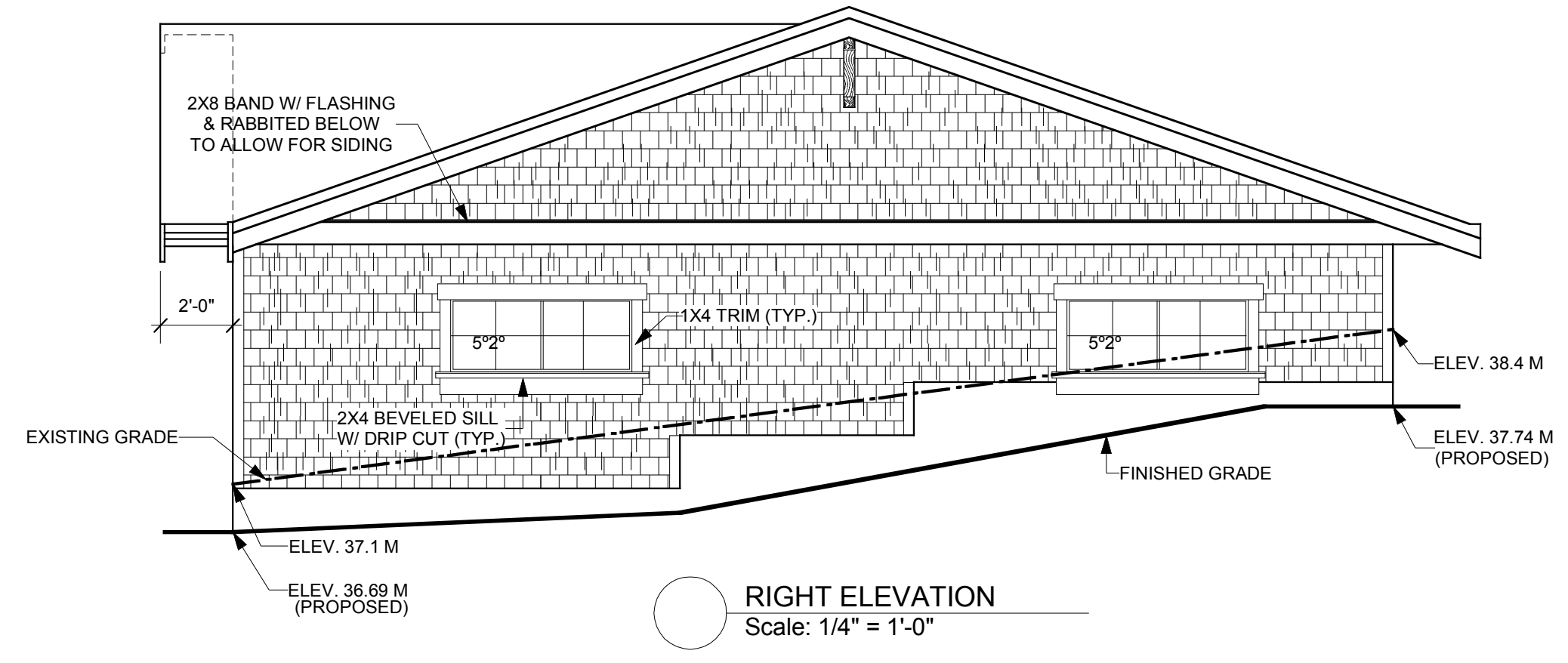
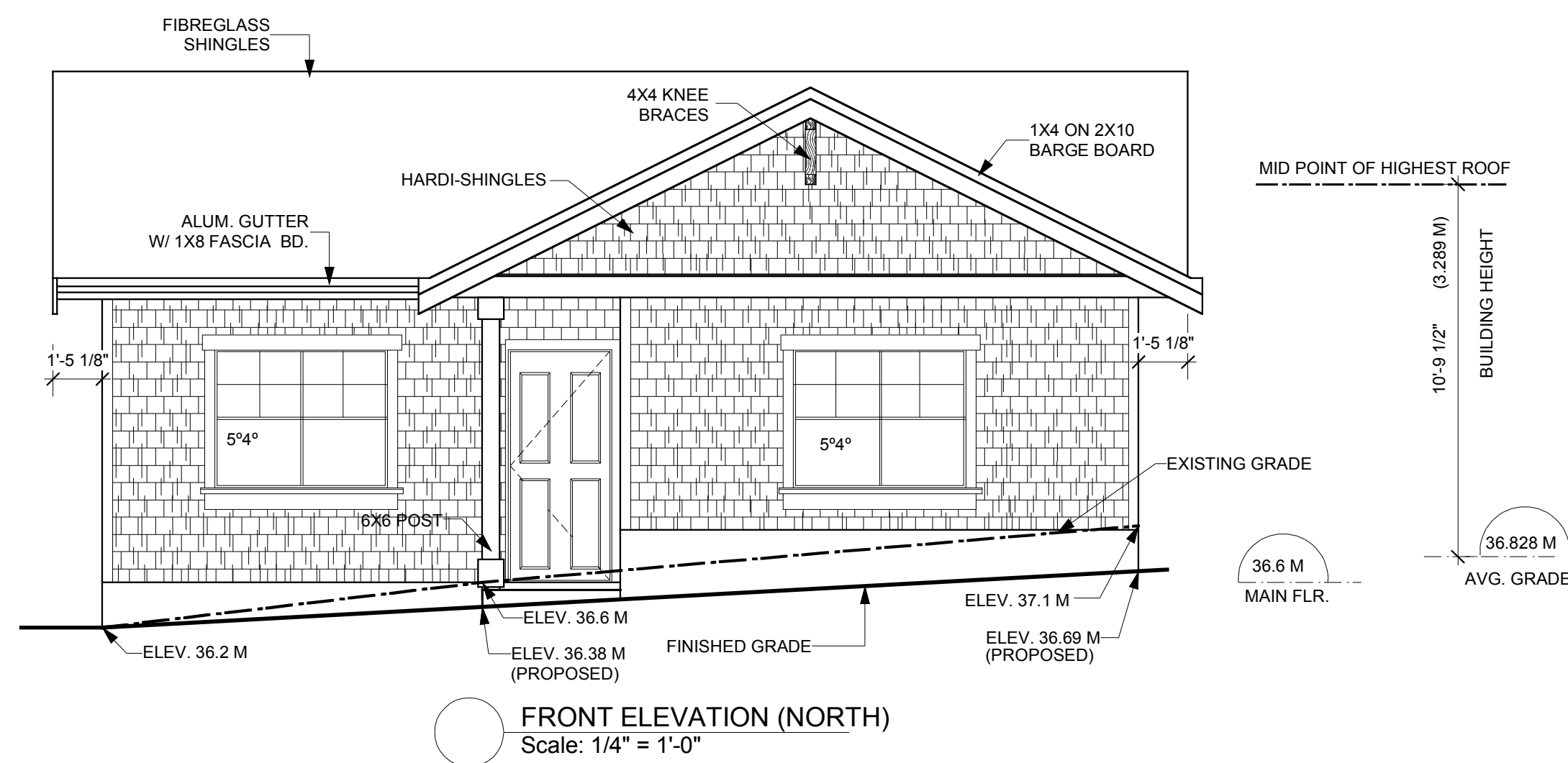
 BASEMENT FLOOR PLAN
 Scale: 1/4" = 1'-0"

LOT 1 EXISTING MAIN RESIDENCE

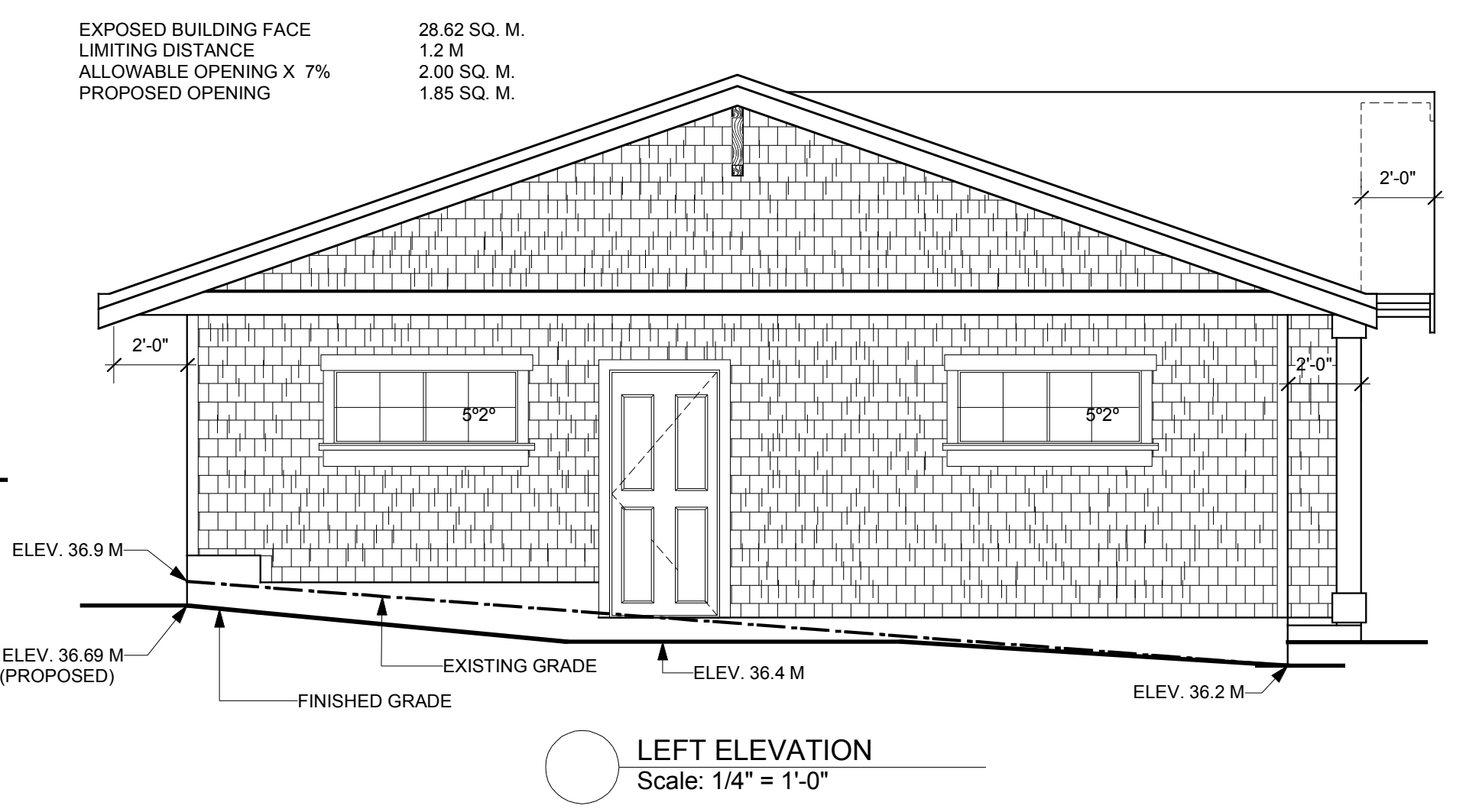
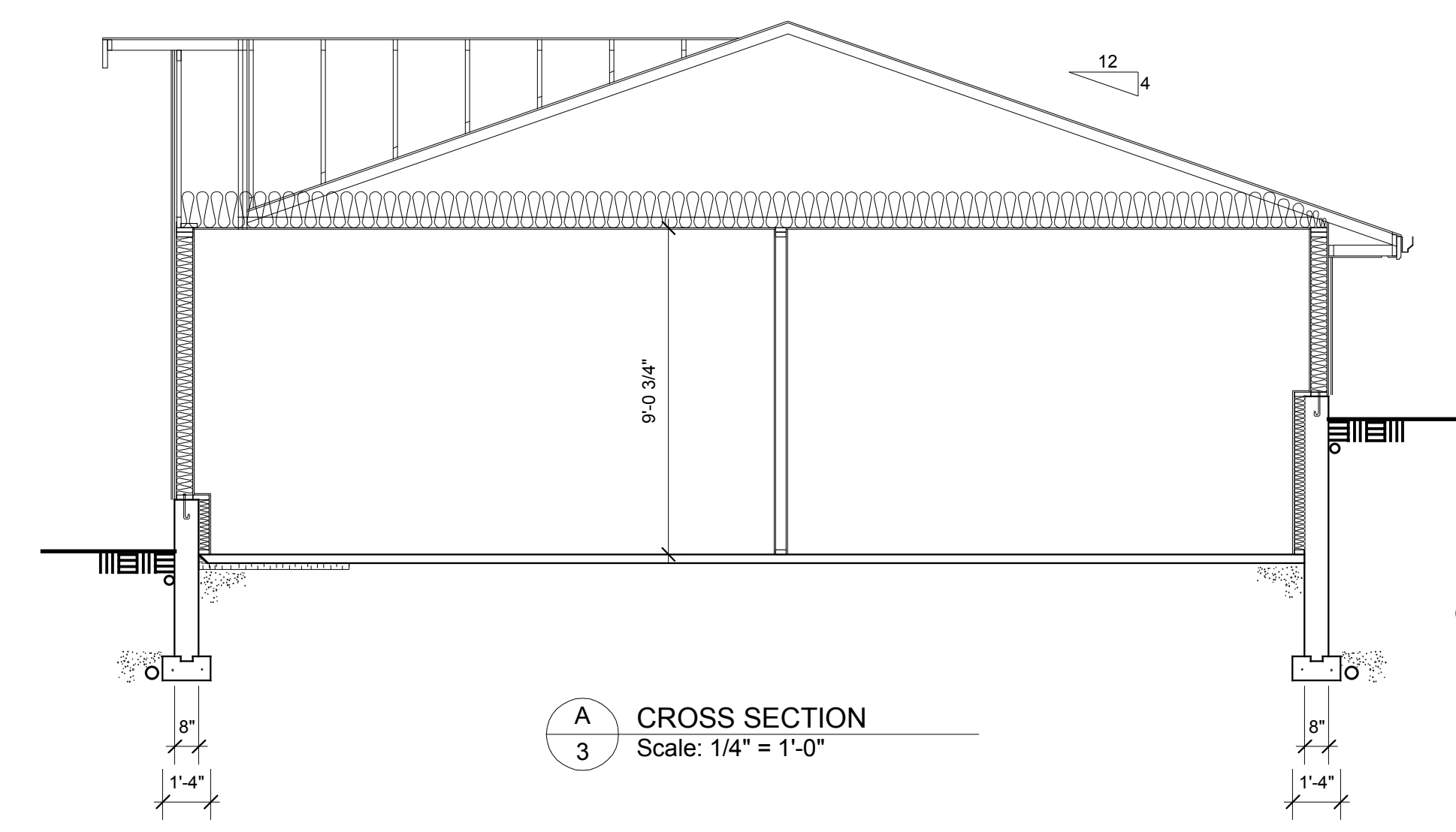
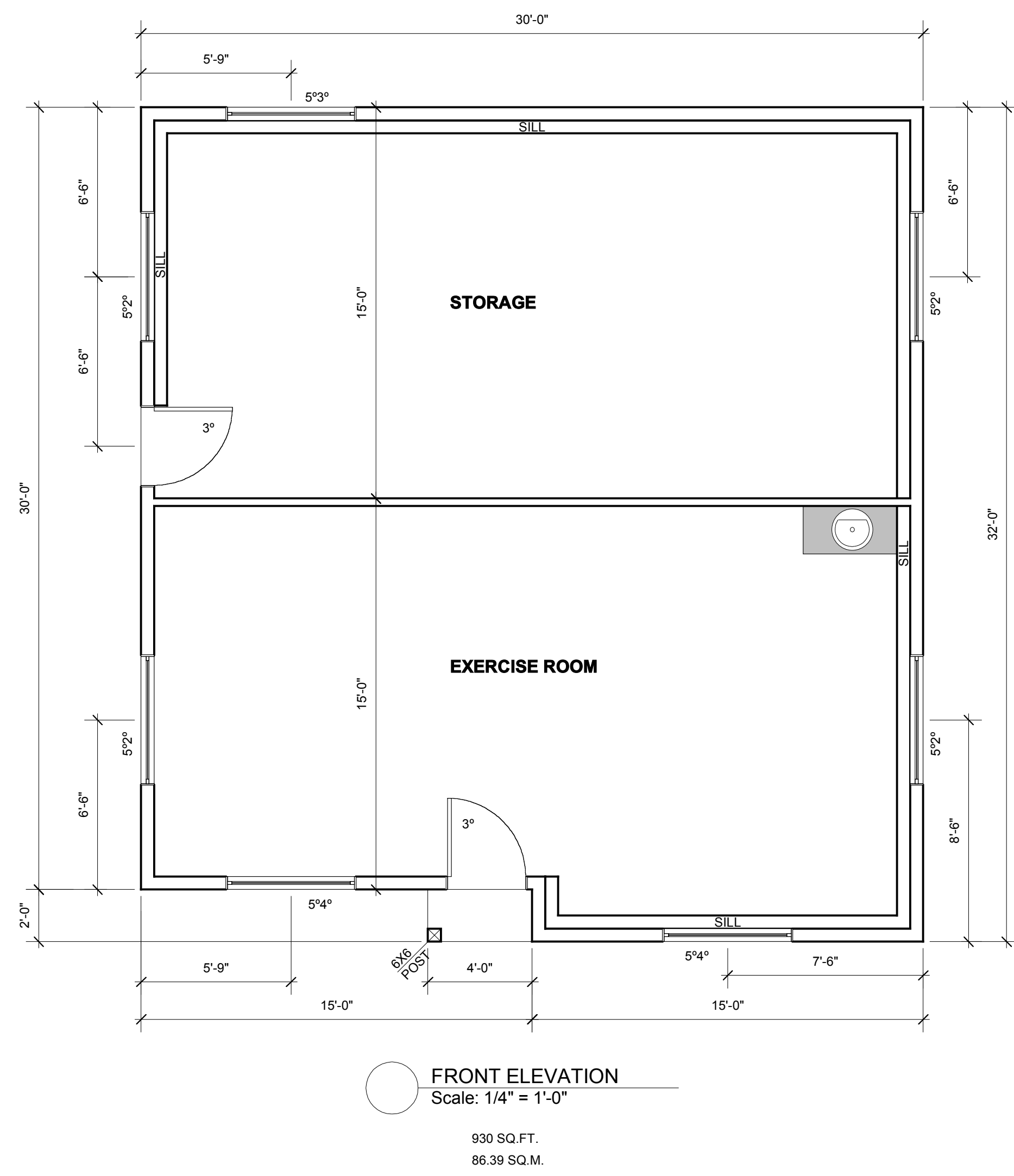


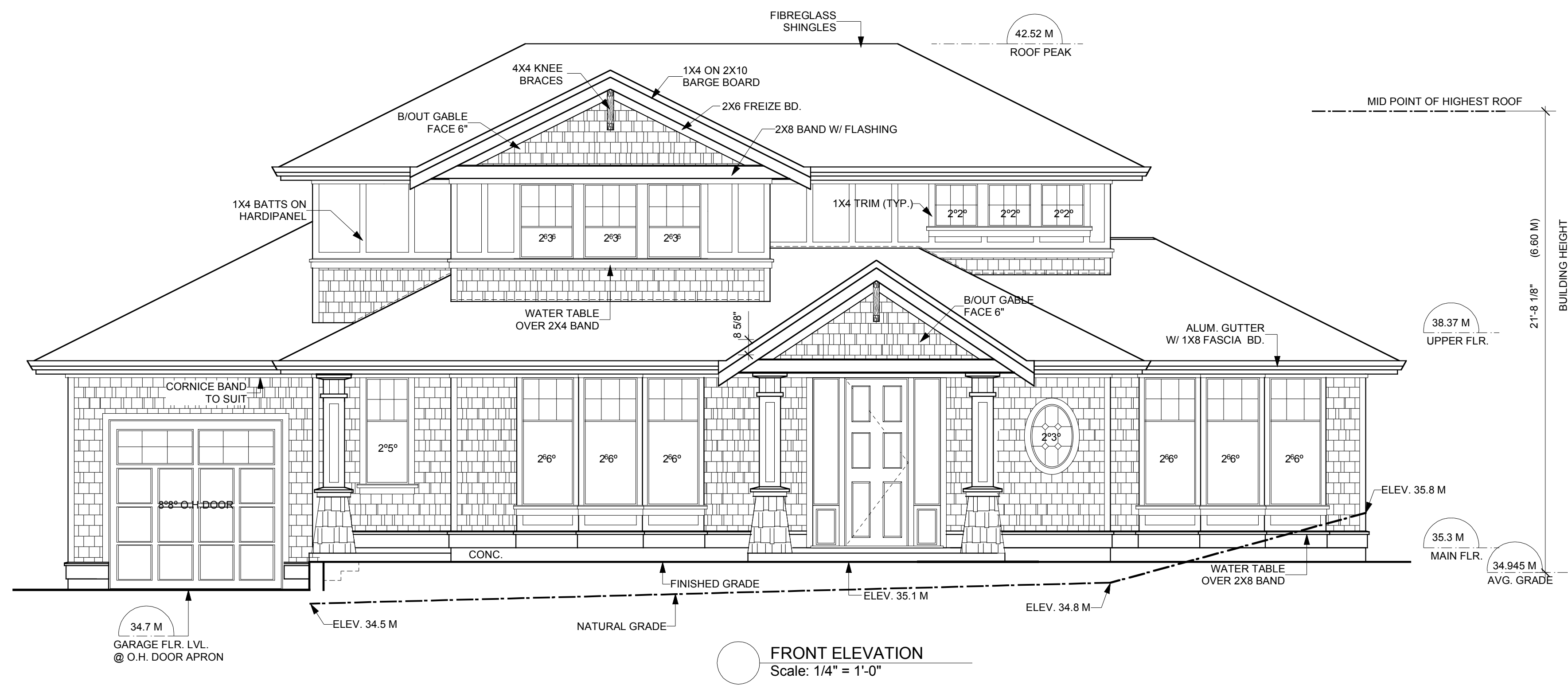
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**PROPOSED DEVELOPMENT
 FOR 1737 ROCKLAND AVE
 LOT 1 BASEMENT FLR, MAIN FLR**

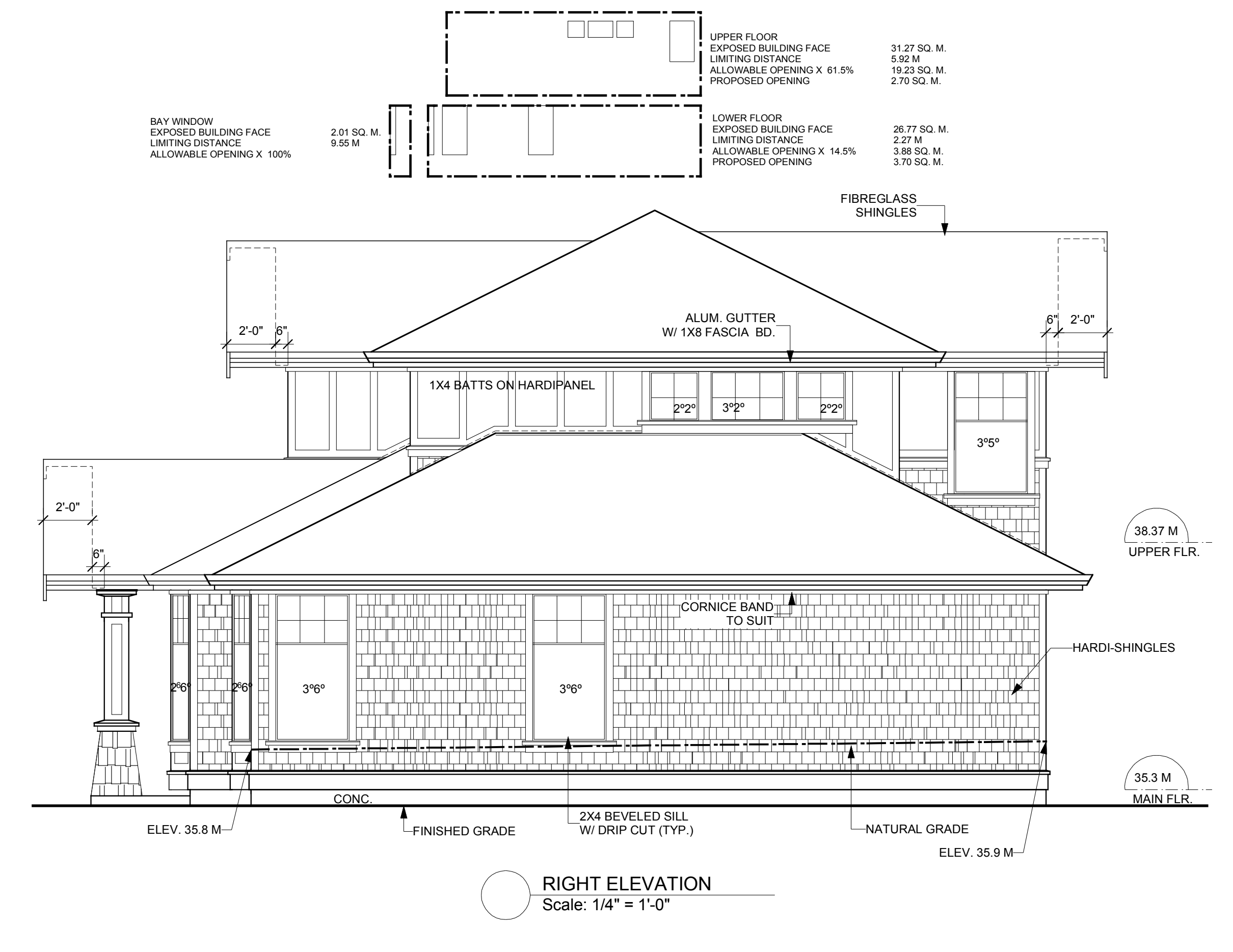


LOT 1 PROPOSED ACCESSORY BUILDING



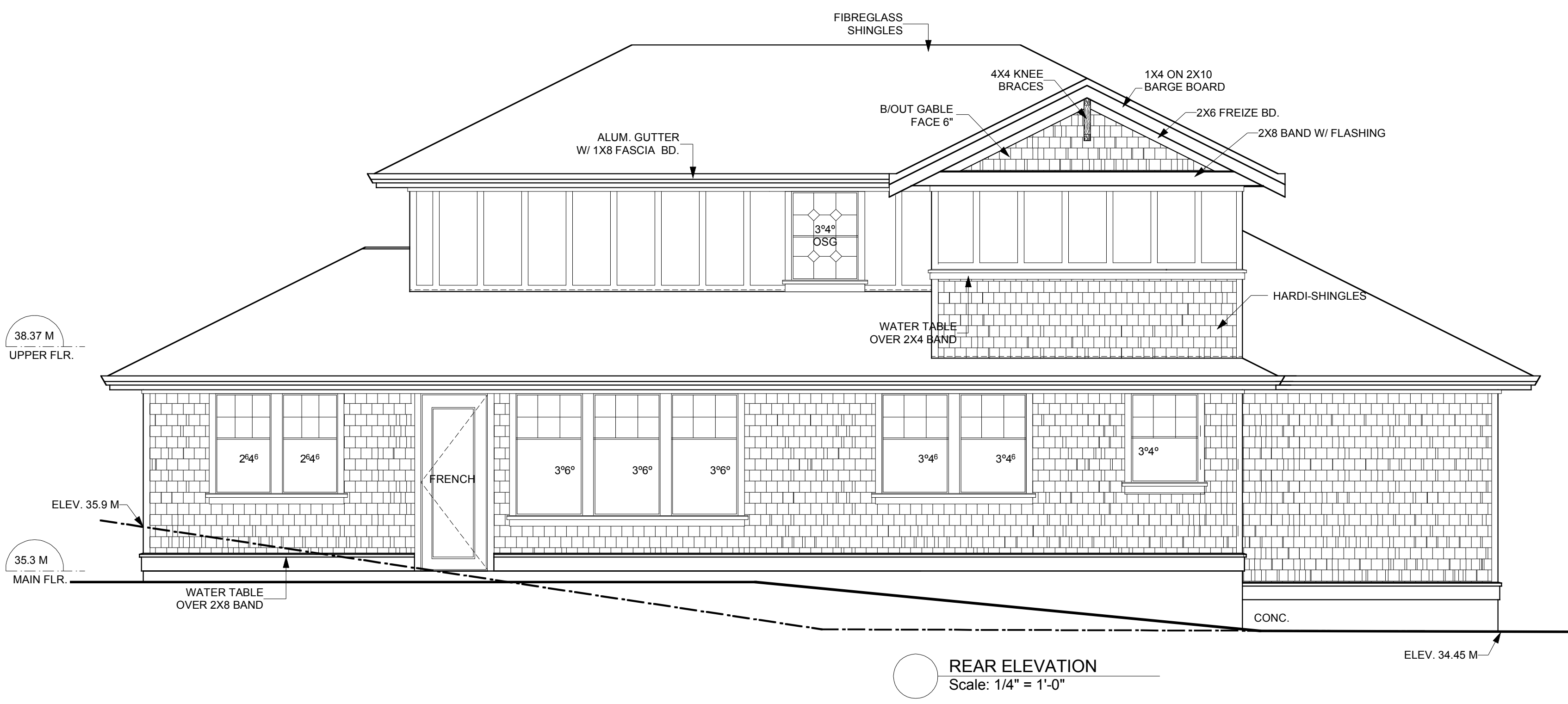


FRONT ELEVATION
Scale: 1/4" = 1'-0"

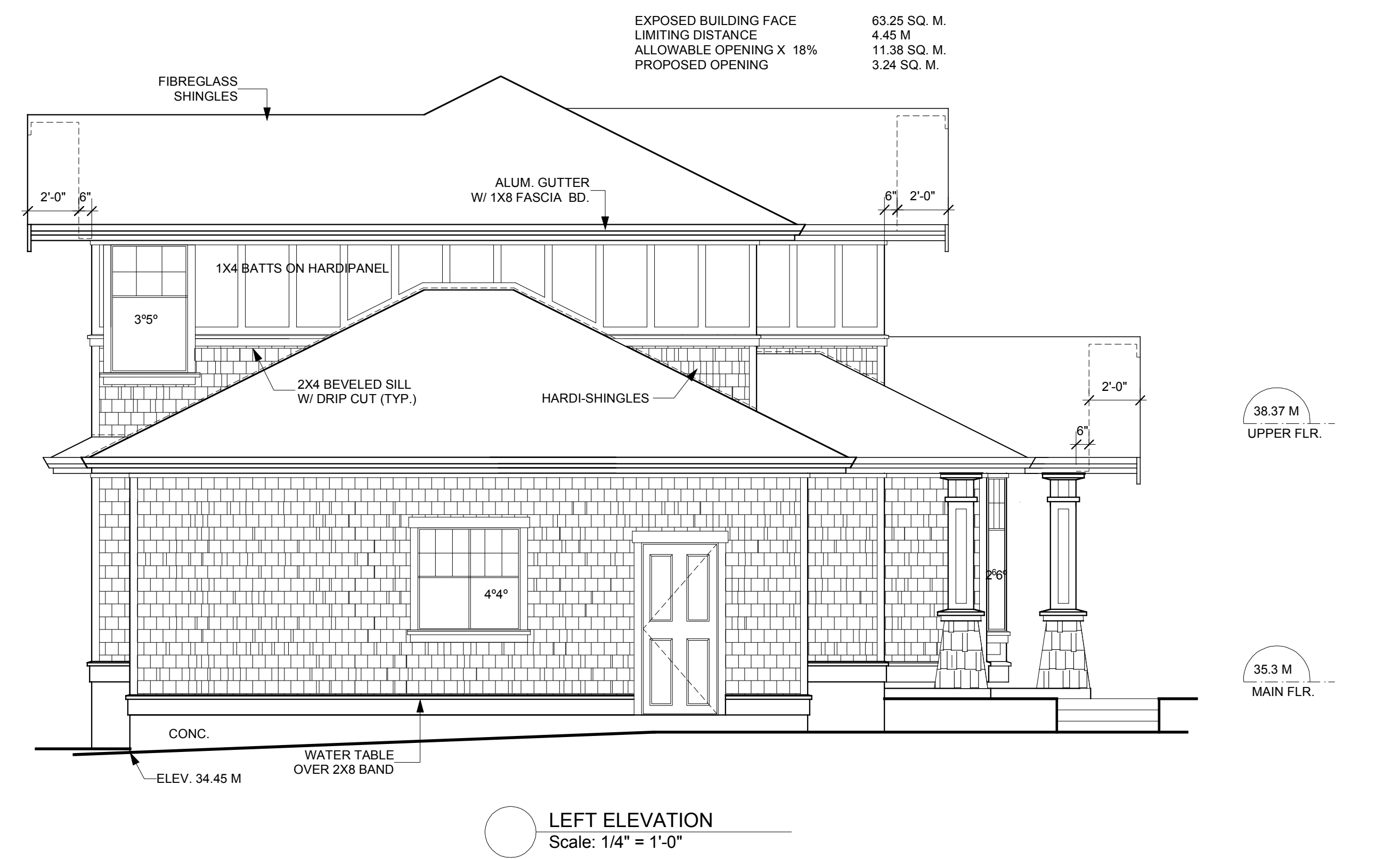


RIGHT ELEVATION
Scale: 1/4" = 1'-0"

STRATA LOT A



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



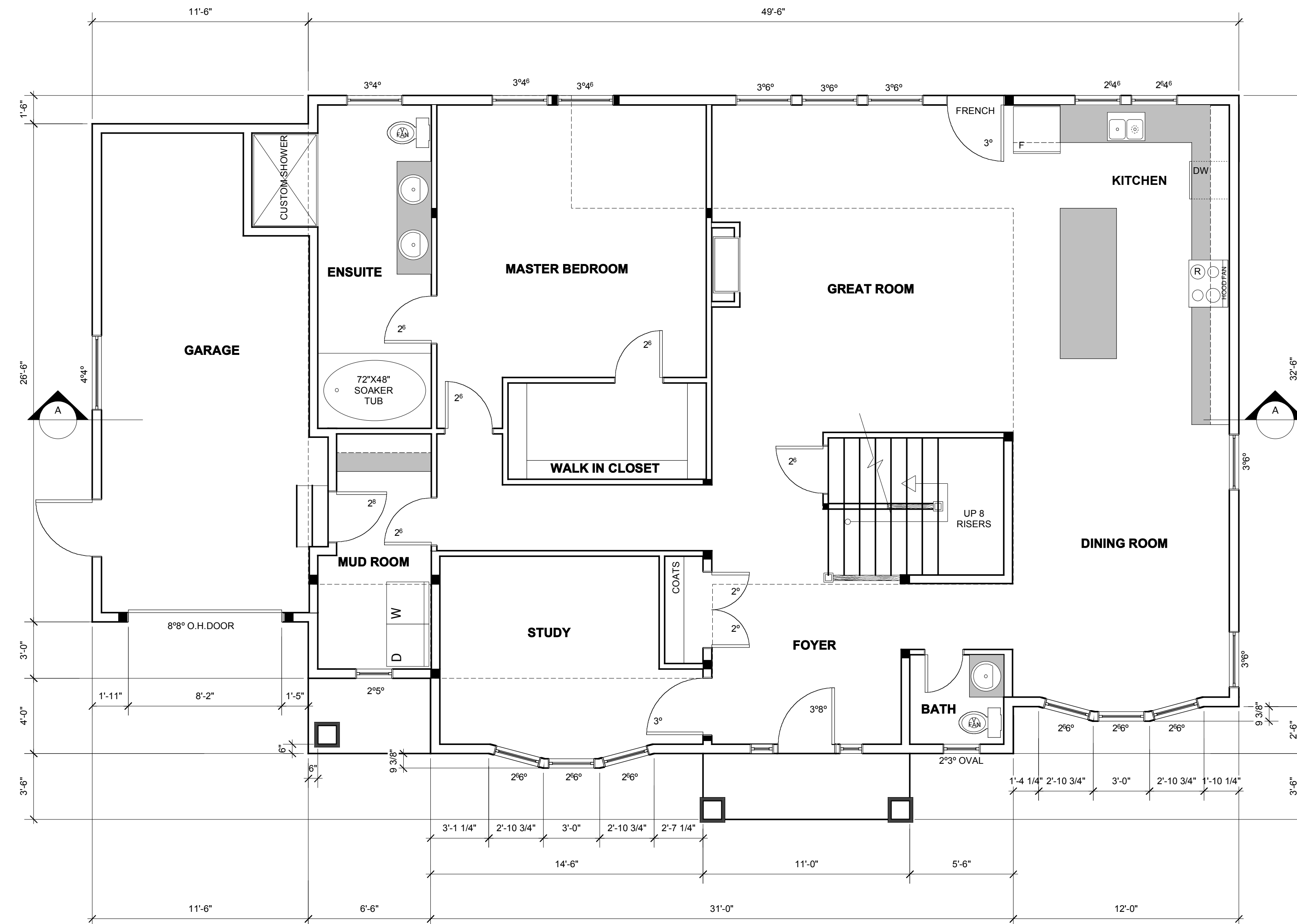
LEFT ELEVATION
Scale: 1/4" = 1'-0"

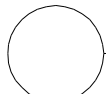


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**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
STRATA LOT A ELEVATIONS**

SHEET
OF 12
5



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

MAIN FLR. AREA 1887.364 SQ.FT. (TAKEN TO DRYWALL)
 ACTUAL FLOOR AREA
 (LESS GARAGE 200 SQ.FT. ALLOWANCE) 1687.364 SQ.FT.

STRATA LOT A



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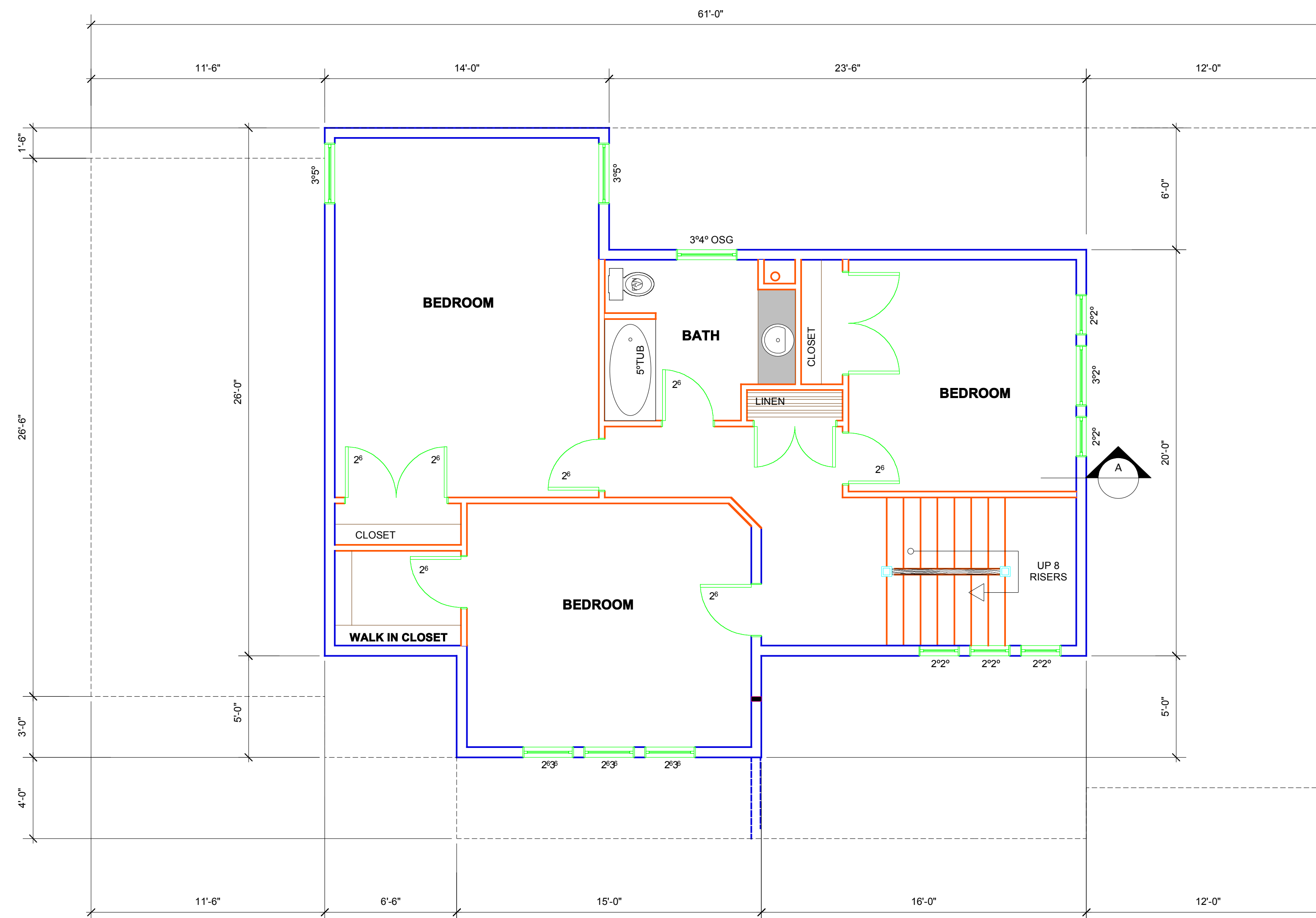
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PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
STRATA LOT A MAIN FLR

SHEET OF 12

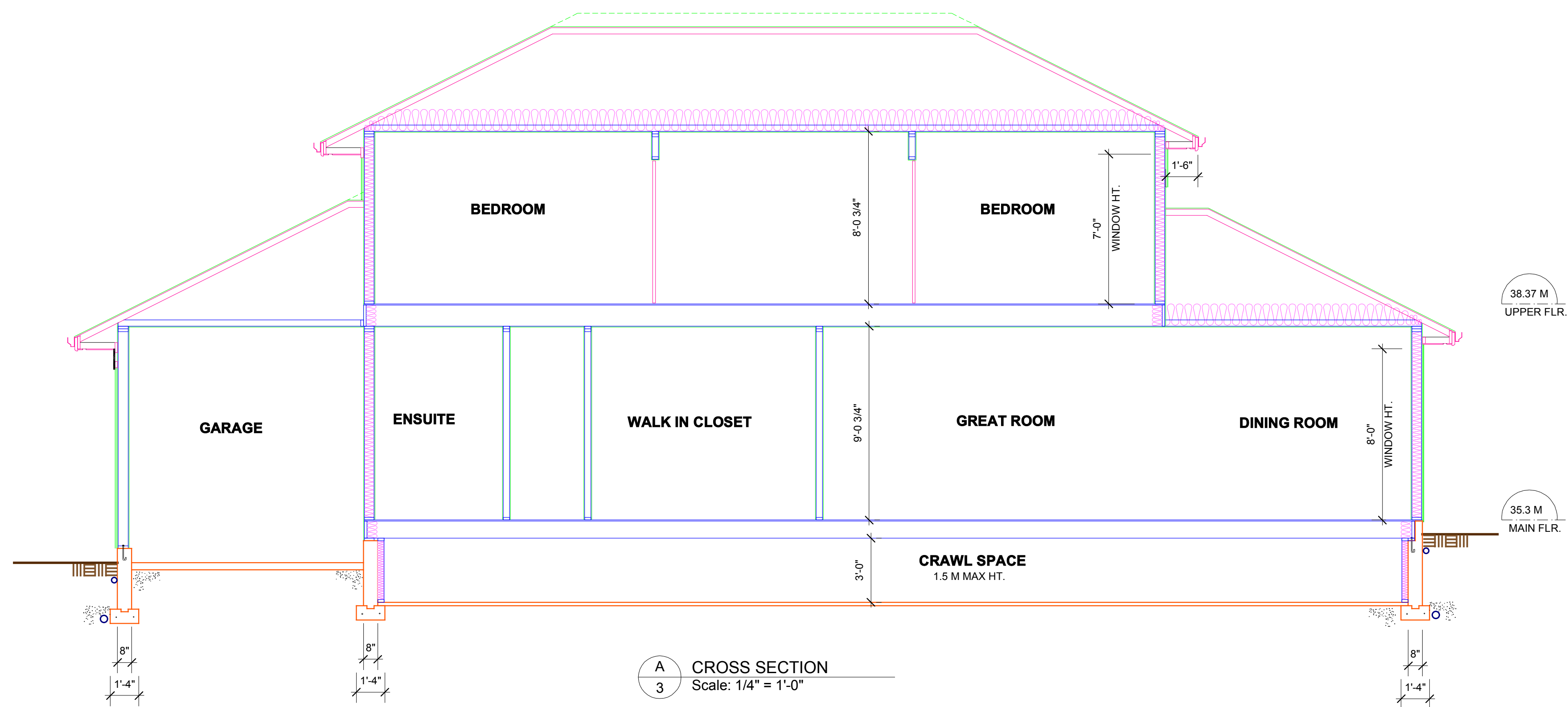
6

STRATA LOT A



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

UPPER FLR. AREA 835.965 SQ. FT.
(TAKEN TO DRYWALL)



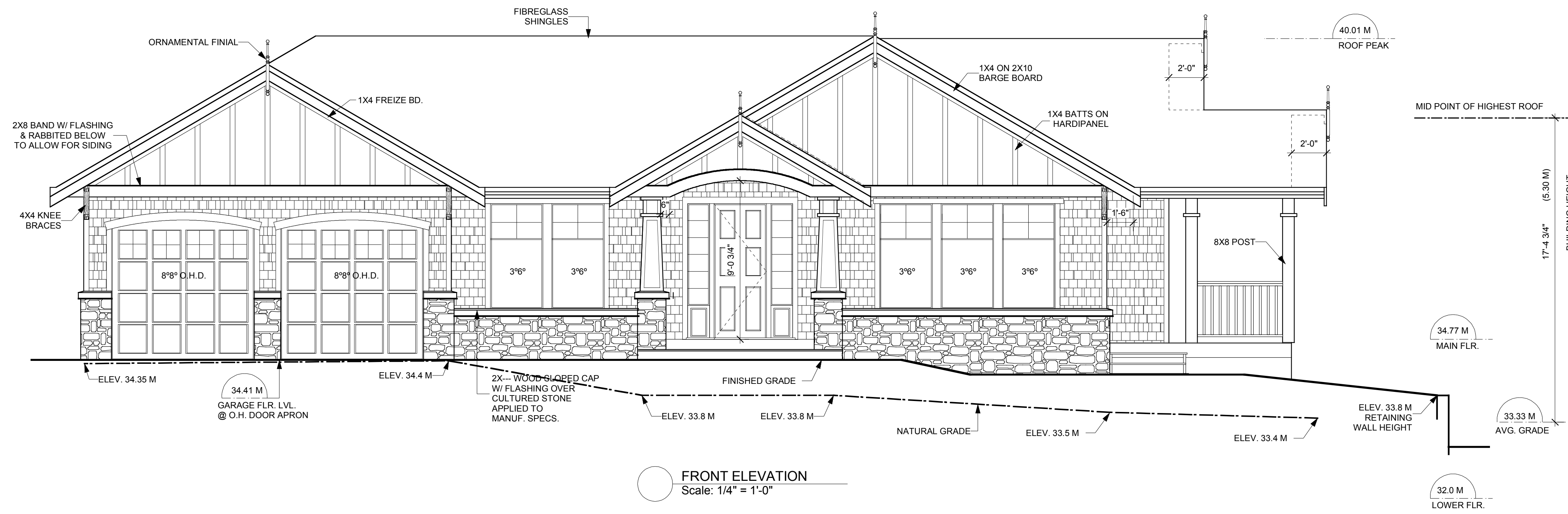
A CROSS SECTION
3 Scale: 1/4" = 1'-0"



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

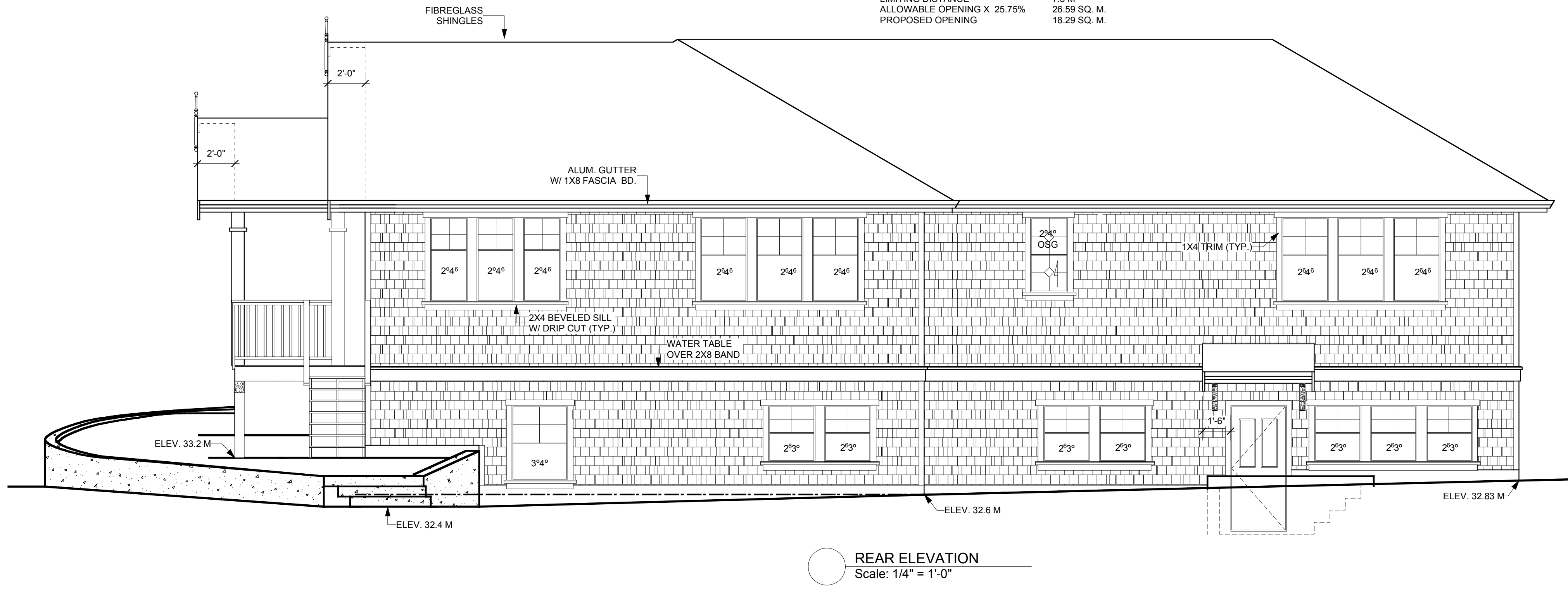
SHEET
OF 12
7



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

STRATA LOT B

EXPOSED BUILDING FACE	103.29 SQ. M.
LIMITING DISTANCE	7.5 M
ALLOWABLE OPENING X	25.75%
PROPOSED OPENING	18.29 SQ. M.



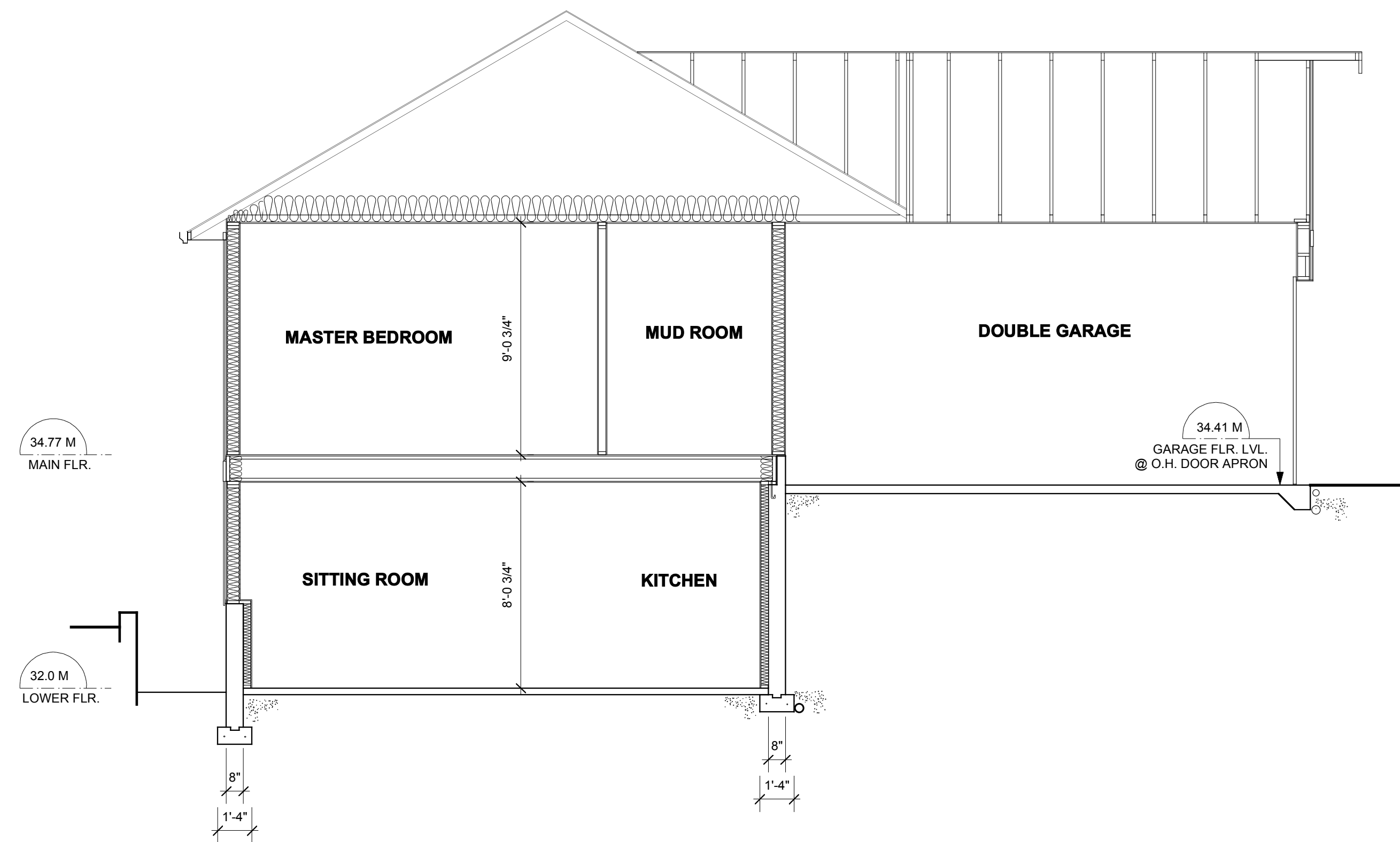
REAR ELEVATION
Scale: 1/4" = 1'-0"



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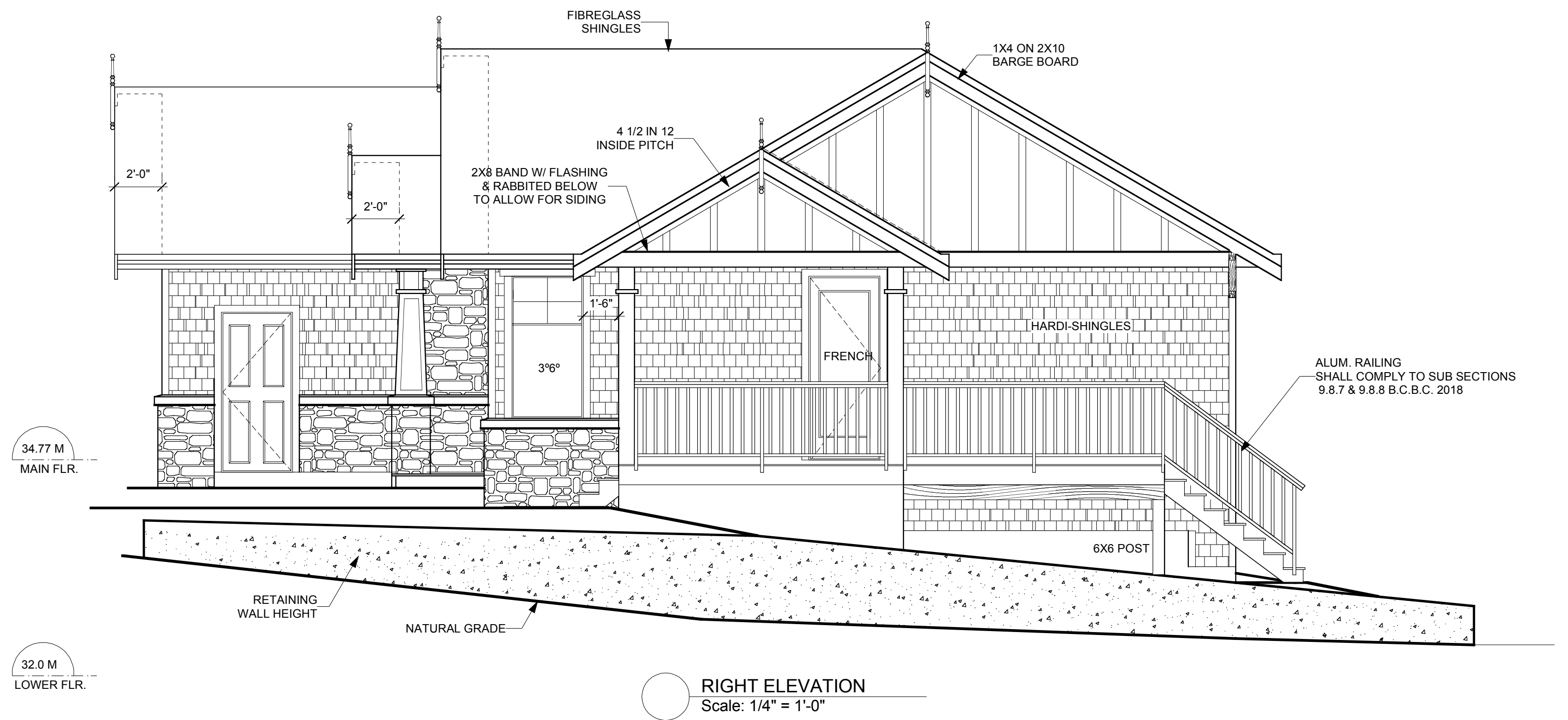
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**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
STRATA LOT B REAR & FRONT ELEV.**

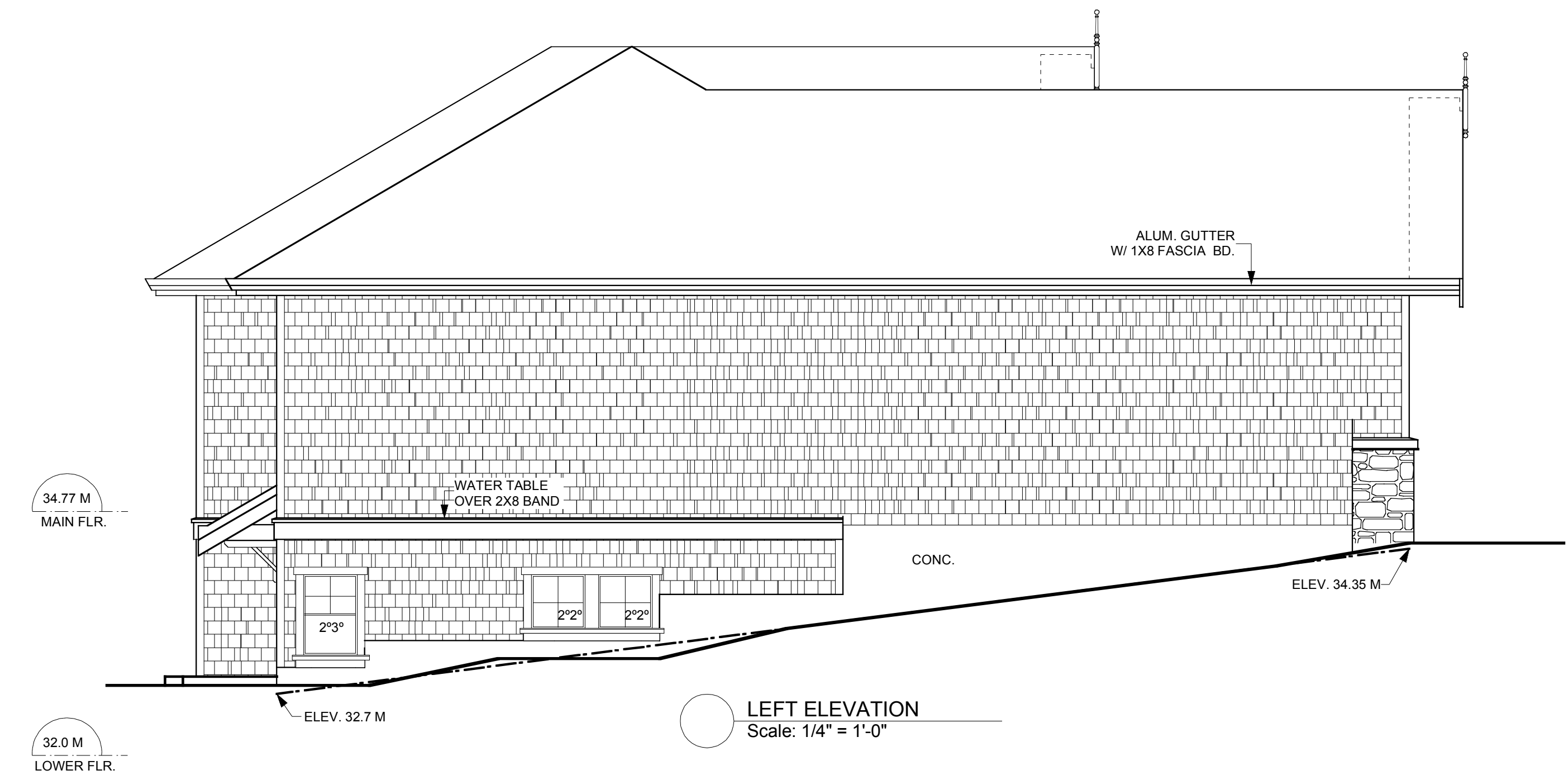


A
3 CROSS SECTION
Scale: 1/4" = 1'-0"

STRATA LOT B



RIGHT ELEVATION
Scale: 1/4" = 1'-0"



LEFT ELEVATION
Scale: 1/4" = 1'-0"



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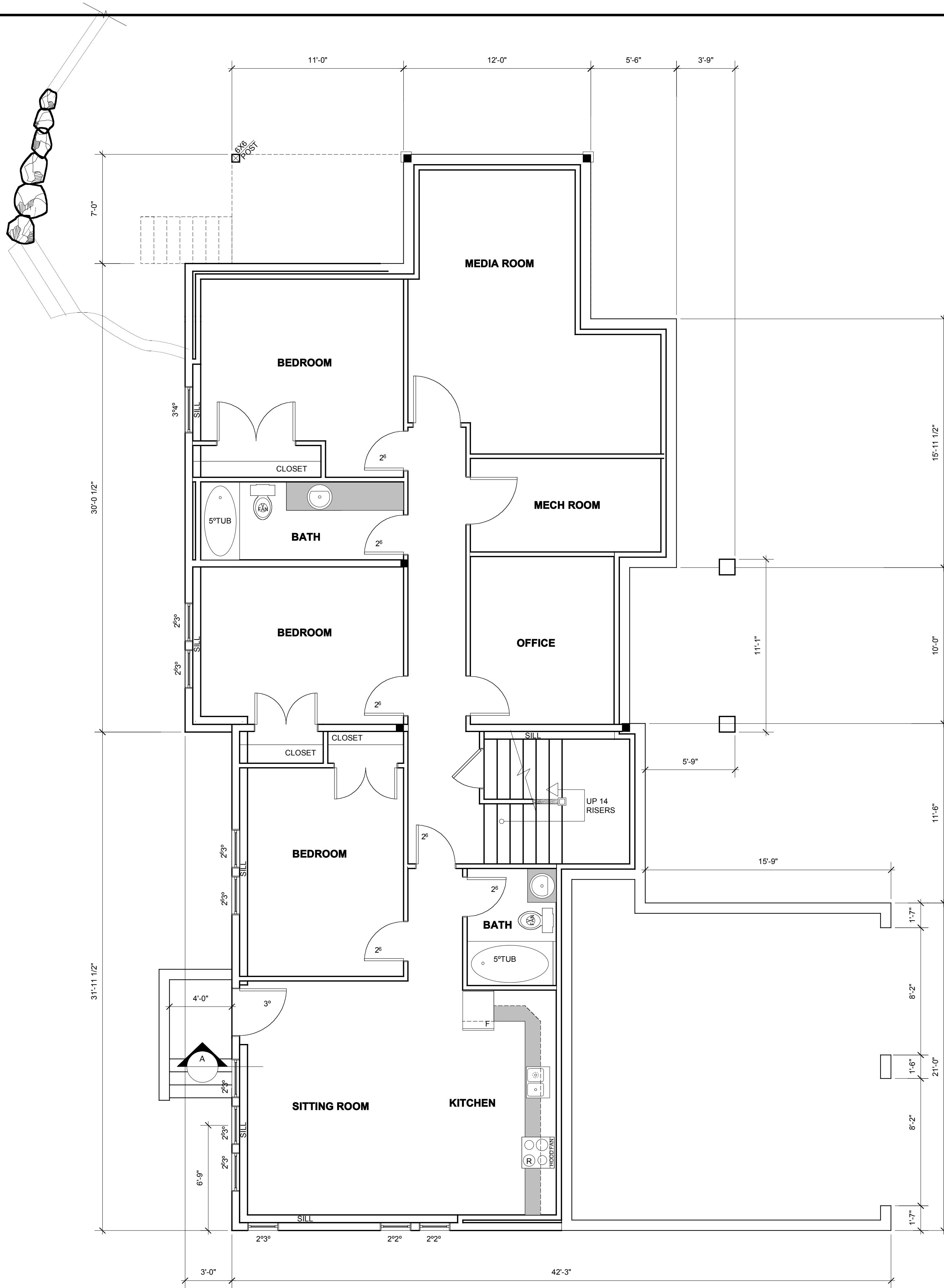
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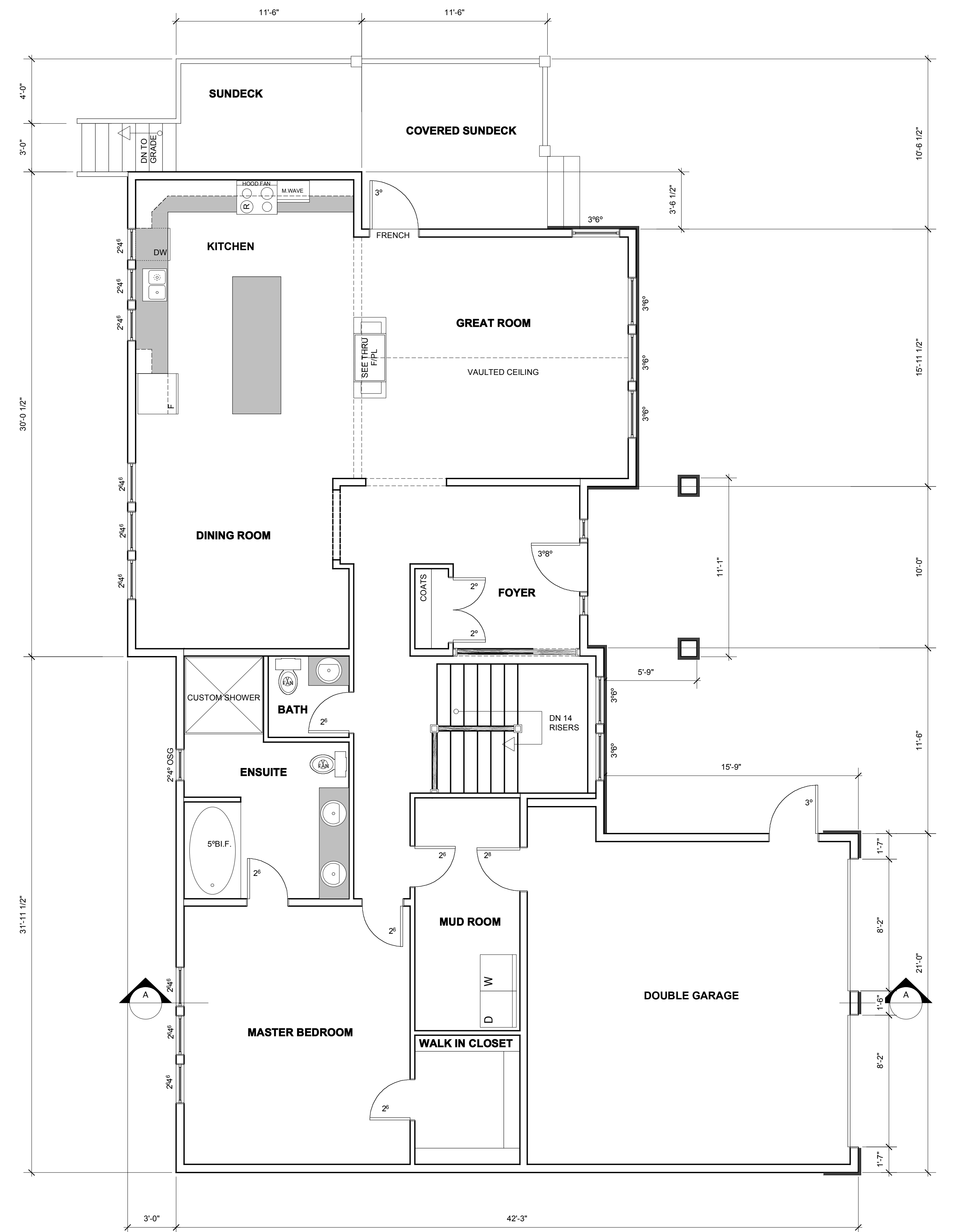
**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
STRATA LOT B X-SEC LEFT & RIGHT ELEV.**

SHEET
OF 12

9



LOWER FLOOR PLAN
Scale: 1/4" = 1'-0"
LOWER FLR. AREA 1515.465 SQ. FT.



MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"
ACTUAL FLOOR AREA (LESS GARAGE 200SQ.FT. ALLOWANCE) 1714.403 SQ. FT.

STRATA LOT B



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**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
STRATA LOT B LOWER & MAIN FLR.**



P.L.

LOT 2

P.L.

LOT 1

P.L.

○ SITE ELEVATION
Scale: 1:110



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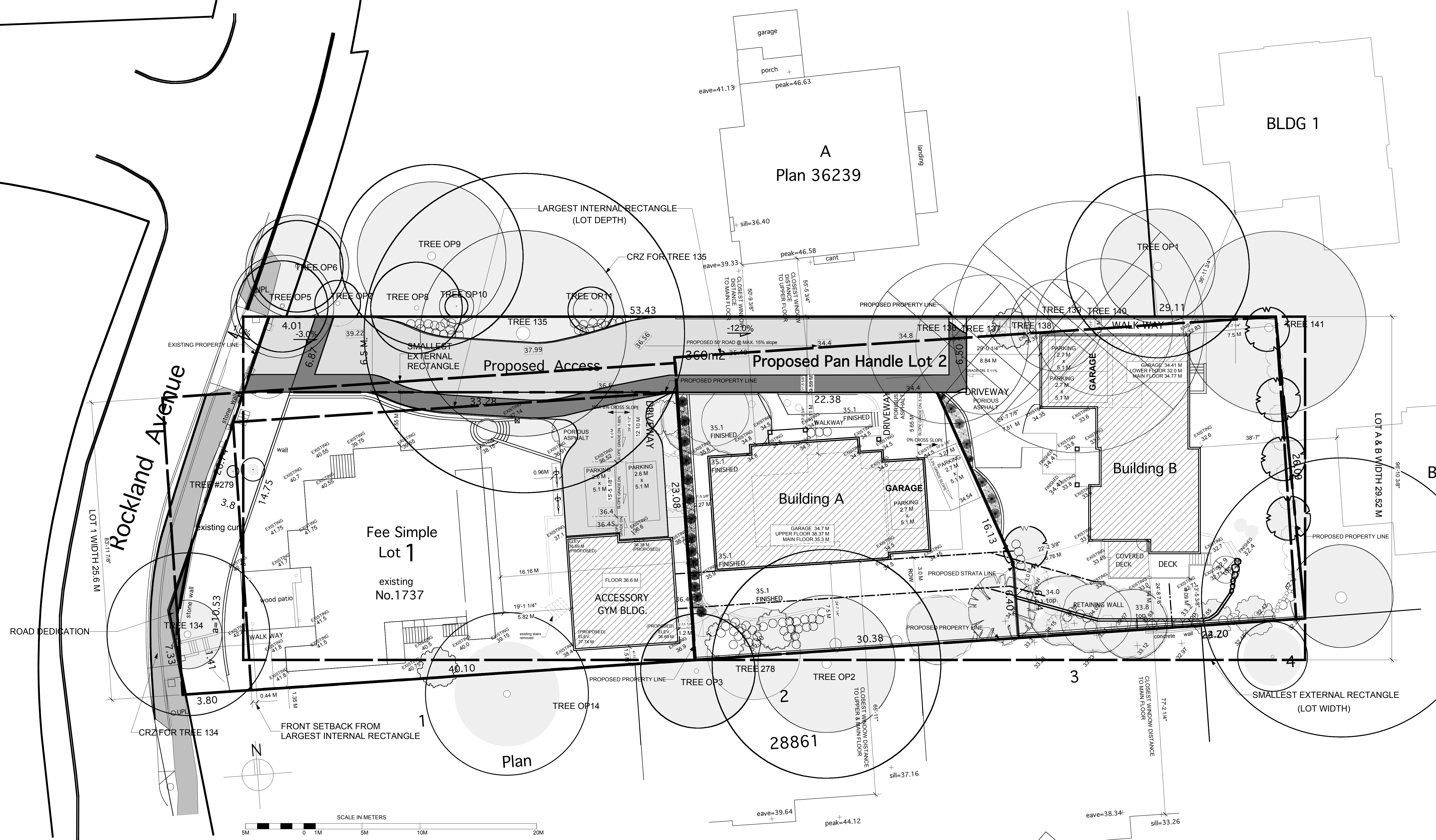
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**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
SITE ELEVATION FOR LOT 1 & 2**

SHEET OF 12

11



○ SITE PLAN
Scale: 1:150

SHOWING NEIGHBORING LOTS AND RESIDENCES ADJOINING PROPOSED DEVELOPMENT

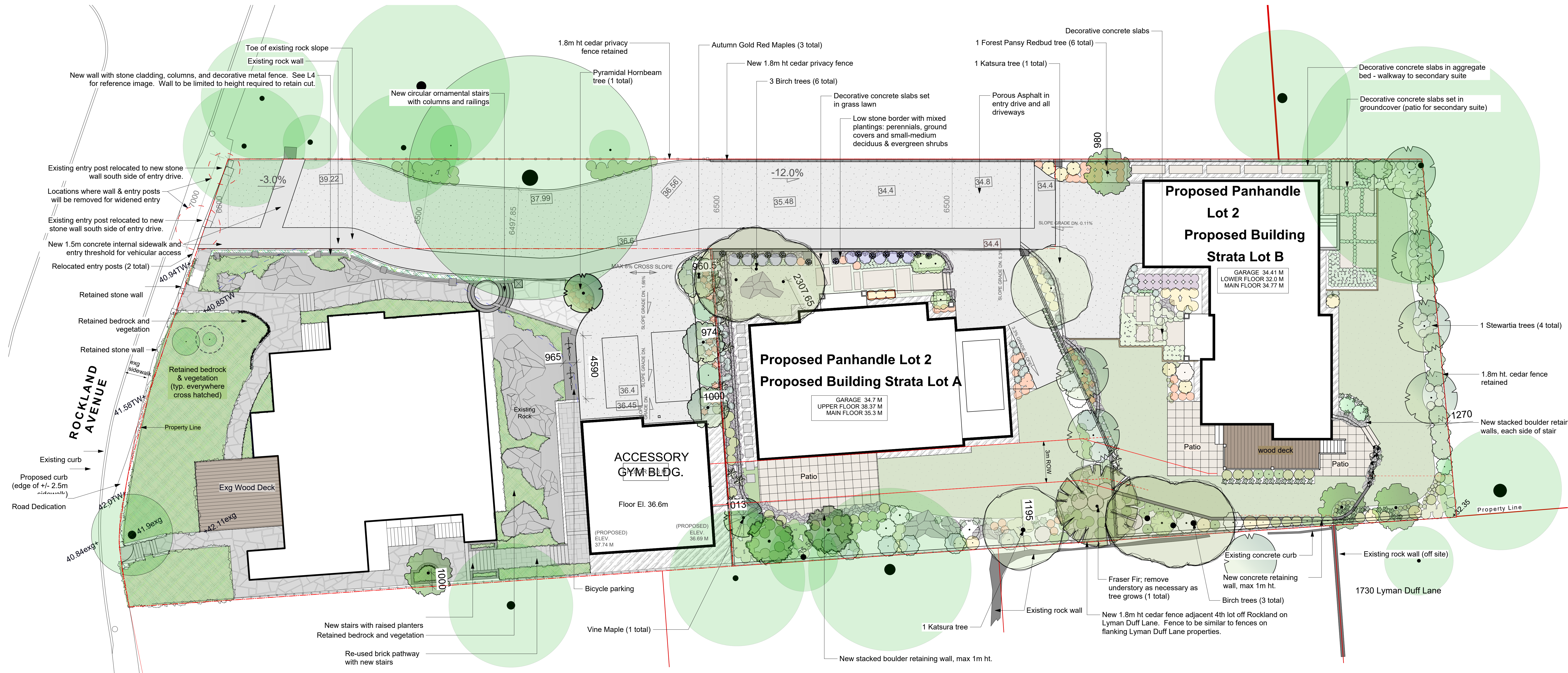


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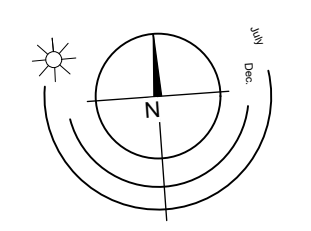
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PLAN # 1452
REVISED JUNE 2023

**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
SITE PLAN WITH NEIGHBOURING LOTS**

SHEET OF 12
12



LANDSCAPE CONCEPT PLAN
SCALE 1 : 125



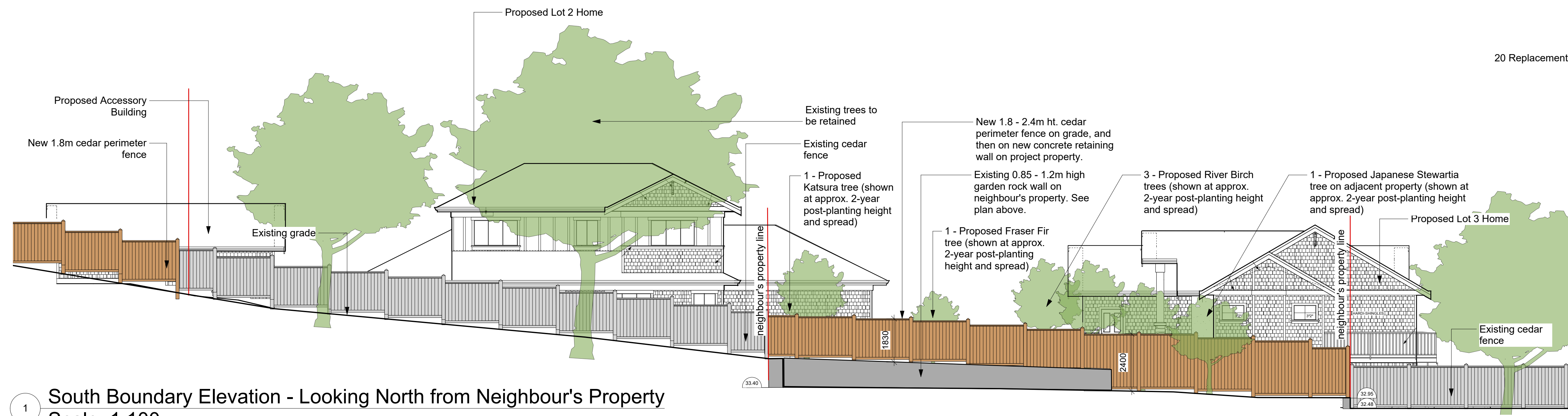
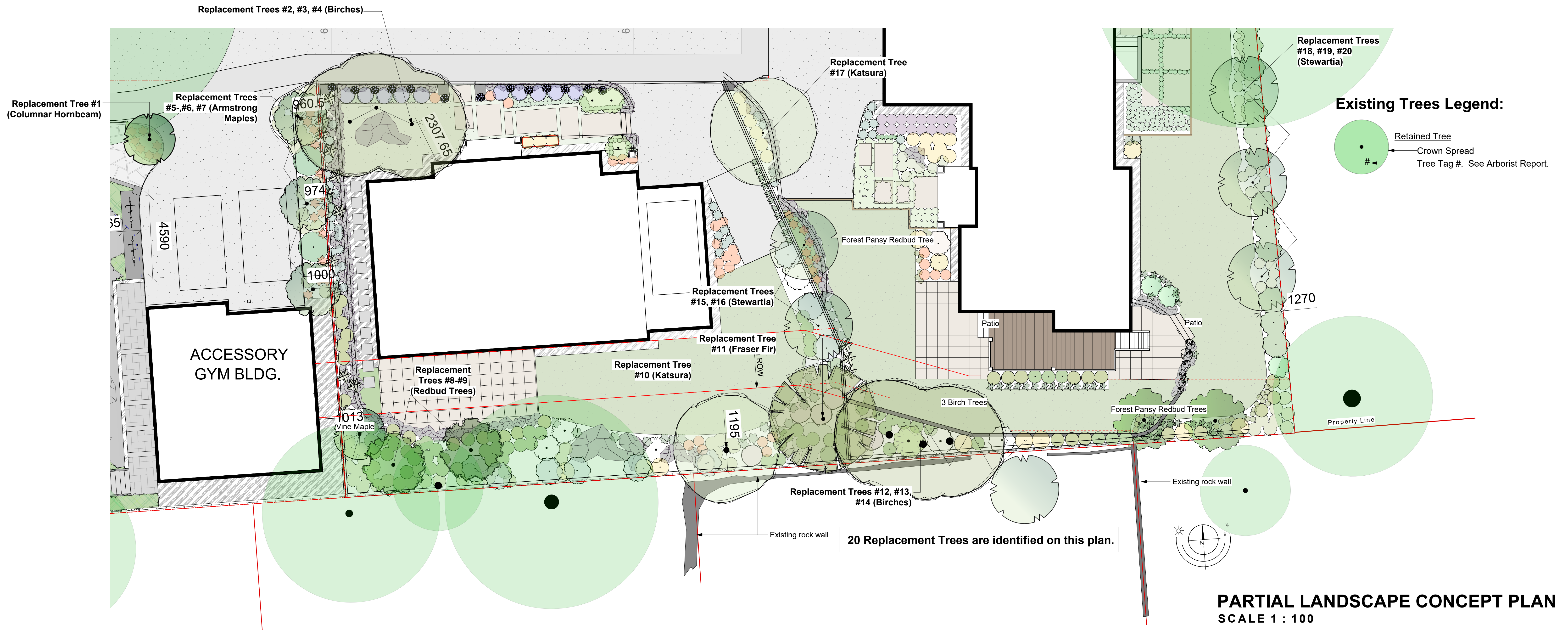
Materials Legend:			Retained Trees Legend:		
	Existing flagstone path and stairs		Decorative concrete unit pavers at strata lots A + B		Retained Tree (tree on project site)
	New flagstone path and stairs		Porous asphalt shared driveway and lots 1 & 2 driveways (grey colour)		Crown Spread Tree Tag #.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

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

Landscape Concept Plan - 1737 Rockland Avenue - L1

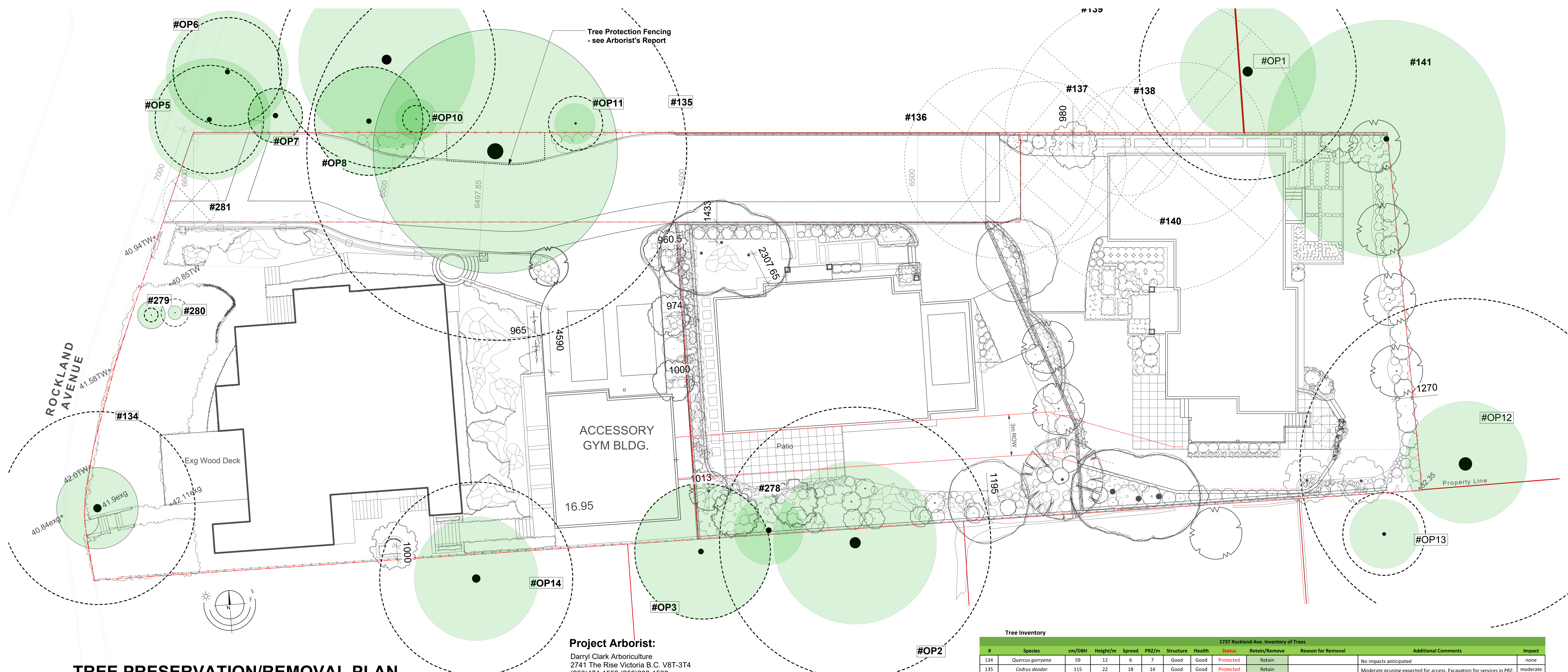


#3-864 Queens Ave. Victoria B.C. V8T 1M5
 Project No: 1939 Nov 18, 2020
 Rev A Feb.22, 2021
 Rev B Apr. 14, 2021
 Rev C July 17, 2021 (dim. of new trees off p.l. and buildings added)
 Rev D October 14, 2021 (adjust property line adjacent road dedication on Rockland; no changes this sheet)
 Rev E March 25, 2022 (adjust proposed building locations)
 Rev F Nov 17, 2022 (elevation adjusted) Rev G Jun 7, 2023 (retained trees revised, plant list revise)
 Phone: (250) 598-0105

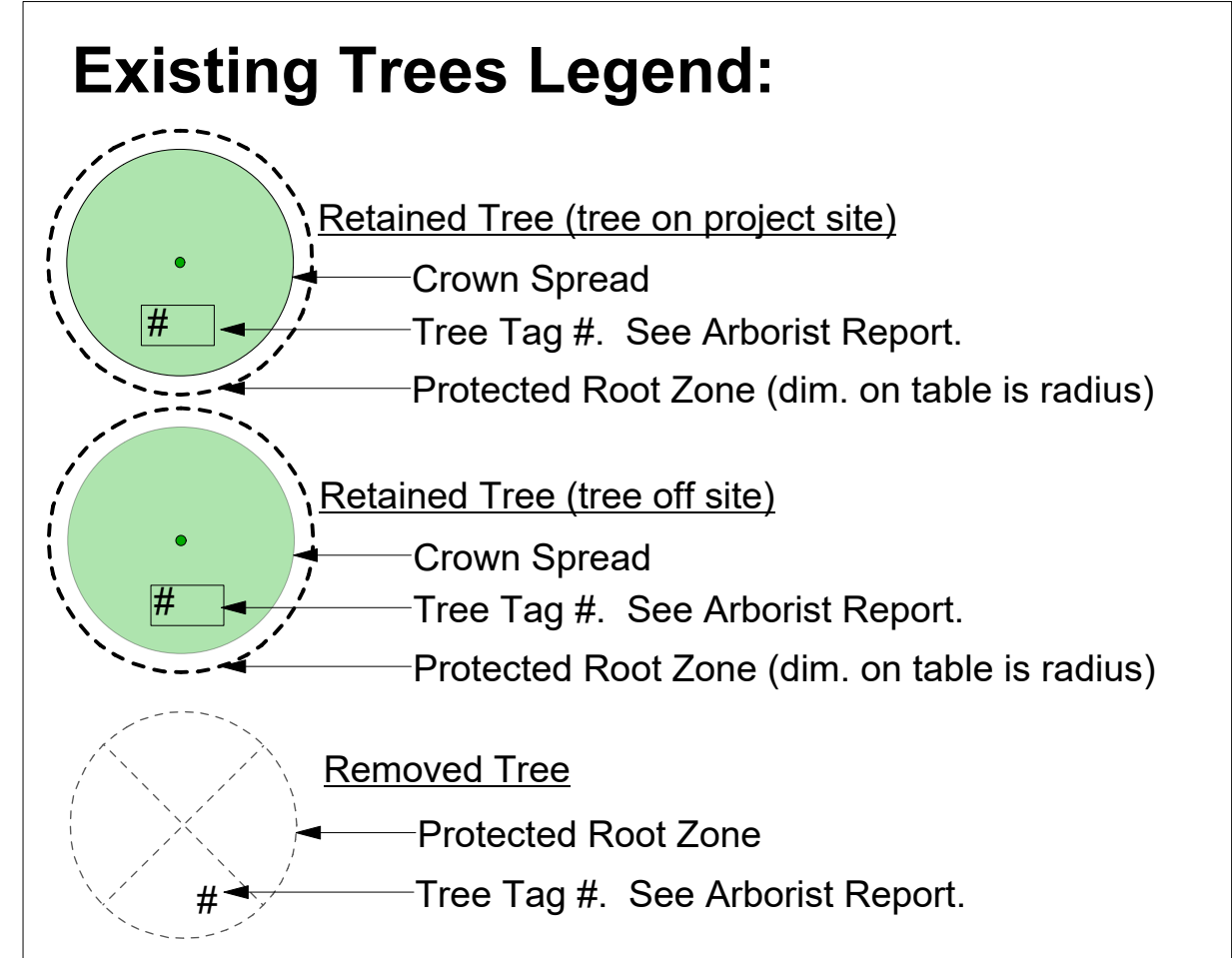


20 Replacement Trees identified. Additional revisions noted on L1 & L3.

Partial Plan & Elevation - 1737 Rockland Avenue - L2



TREE PRESERVATION/REMOVAL PLAN
SCALE 1 : 125



Project Arborist:
Darryl Clark Arboriculture
2741 The Rise Victoria B.C. V8T-3T4
(250)474-1552 (250)208-1568
clarkarbor@gmail.com
www.dclarkarboriculture.com
Certified Arborist PN-6523A
TRAQ Certified
ISA Tree Risk Assessor CTRA 459

Tree Inventory

1737 Rockland Ave. Inventory of Trees

#	Species	cm/DBH	Height/m	Spread	PRZ/m	Structure	Health	Status	Retain/Remove	Reason for Removal	Additional Comments	Impact
134	Quercus garryana	59	12	6	7	Good	Good	Protected	Retain		No impacts anticipated	none
135	Cedrus deodar	115	22	18	14	Good	Good	Protected	Retain		Moderate pruning expected for access. Excavation for services in PRZ.	moderate
136	Ulmus americana	53	16	14	6	Poor	Good	Protected	Remove	Regrading for driveway		severe
137	Ulmus americana	60	16	12	7	Fair	Fair	Protected	Remove	Regrading for driveway		severe
138	Ulmus americana	31	16	6	4	Poor	Fair	Protected	Remove	Regrading for driveway		severe
139	Ulmus americana	90	20	15	11	Fair	Fair	Protected	Remove	Regrading for driveway		severe
140	Ulmus americana	50	15	12	6	Poor	Fair	Protected	Remove	Regrading for driveway		severe
141	Pseudotsuga menziesii	65	10	19	8	Poor	Poor	Protected	Retain		Excavations for paved surfaces. Foot traffic anticipated.	moderate
278	Laburnum anagyroides	31	8	5	4	Poor	Fair	Protected	Retain		Excavations for paved surfaces. Foot traffic anticipated.	moderate
279	Pinus nigra	6	4	2	1	Good	Good	Unprotected	Retain		No impacts anticipated	none
280	Magnolia grandiflora	6	3	1	1	Good	Good	Unprotected	Retain		No impacts anticipated	none
281	Cornus kousa	16	5	2	2	Good	Good	Unprotected	Remove	Widening Driveway Entrance		severe
OP1	Quercus garryana	70	15	10	8	Good	Good	Protected	Retain		Excavation S side for foundation, stump removal, Landscaping.	moderate
OP2	Aesculus hippocastanum	80	16	12	10	Good	Good	Protected	Retain		Excavation N side for sewer/storm, foundation, patio, Landscaping.	moderate
OP3	Abies grandis	40	14	10	5	Good	Good	Protected	Retain		Excavation N side for storm, foundation, patio, Landscaping.	moderate
OP5	Betula pendula	35	20	9	4	Good	Good	Protected	Retain		Excavations for hydro/tel/cable trench	minor
OP6	Cedrus deodar	35	20	9	4	Good	Good	Protected	Retain		No impacts anticipated	none
OP7	Sorbus aucuparia	20	6	4	2	Fair	Good	Unprotected	Retain		No impacts anticipated	none
OP8	Prunus laurocerasus	37	8	8	4	Fair	Good	Protected	Retain		No impacts anticipated	none
OP9	Quercus garryana	70	16	13	8	Good	Good	Protected	Retain		No impacts anticipated	none
OP10	Sequoiadendron giganteum	8	6	3	1	Fair	Poor	Unprotected	Retain		No impacts anticipated	none
OP11	Thuja plicata	15	8	3	2	Fair	Good	Unprotected	Retain		No impacts anticipated	none
OP12	Thuja plicata "zebrina"	96	9	9	12	Fair	Good	Protected	Retain		Excavation in the PRZ radially from west. Landscaping.	moderate
OP13	Betula papyrifera	25	8	5	3	Fair	Good	Unprotected	Retain		Excavation in the PRZ radially from north	minor
OP14	Aesculus hippocastanum	59	9	9	7	Fair	Good	Protected	Retain		Excavation in the PRZ NE corner. Landscaping.	moderate

DBH: Diameter at Breast Height. Measured at 1.4m from the point of germination. Where the tree is multi-stemmed at 1.4m, the DBH shall be considered 100% of the stems rounded to the nearest cm.
PRZ: Protected Root Zone. The PRZ shall be considered 12x the DBH radially, rounded to the nearest whole meter.

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; no changes this sheet)
 Rev E March 25, 2022 (adjust proposed building locations)
 Rev F Nov 17, 2022 (elevation adjusted)
 Rev G Jun 7, 2023 (retain/remove trees revised; plant list revised)

#3-864 Queens Ave. Victoria B.C. V8T 1M5
 Phone: (250) 598-0105

Recommended Nursery Stock

Trees

ID	Quantity	Botanical Name	Common Name	Size
AbF	1	Abies fraseri	Fraser Fir	6cm cal
AcCi	1	Acer circinatum	Vine Maple	6cm cal
AcRA	3	Acer rubrum 'Armstrong Gold'	Armstrong Gold Red Maple	6cm cal.
BeP	6	Betula nigra 'Cully'	River Birch	6cm cal.
CaBFF	1	Carpinus betulus 'Frans Fontaine'	Columnar Hornbeam	6cm cal.
CJ	2	Cercidiphyllum japonicum	Katsura Tree	7cm cal.
CeCa	6	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm cal
SIPs	7	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.

Large Shrubs

ID	Quantity	Botanical Name	Common Name	Size
ArUn	2	Arbutus unedo 'Compacta'	Compact Strawberry Bush	#5 pot
HyA	1	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#7 pot
HyQ	14	Hydrangea quercifolia 'Snow Queen'	Oak Leaf Hydrangea	#7 pot
OeC	1	Oemleria cerasiformis	Indian Plum	#7 pot
VSS	5	Viburnum plicatum t. '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	Enkianthus campanulatus 'Showy Lantern'	Showy Lantern Enkianthus	#7 pot
FMA	3	Fothergilla gardenii 'Mount Airy'	Mount Airy Fothergilla	#5 pot
HyMB	9	Hydrangea macrophylla 'Blaumeise'	Teller Blue Lacecap Hydrangea	#7 pot
MaAq	5	Mahonia aquifolium	Tall Oregon Grape	#3 pot
RhN	6	Rhododendron 'Nancy Evans'	Nancy Evans Rhododendron	#7 pot
RiSa	5	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#5 pot
SarR	28	Sarcococca ruscifolia	Sweet Box	#3 pot
VaOv	3	Vaccinium ovatum	Evergreen Huckleberry	#5 pot

Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
GSh	72	Gaultheria shallon	Salal	#1 pot
MaNe	85	Mahonia nervosa	Low Oregon Grape	#1 pot
NaWD	44	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
ThPr	82	Thymus praecox arcticus Coccineus	Thyme	10cm pot

Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
AsCa	32	Asarum canadense	Wild Ginger, Canadian Wildginger	# 1 pot
BIS	51	Blechnum spicant	Deer Fern	#1 pot
CaAc	17	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
CrBa	31	Crocsmia 'Babylon'	Babylon Montbretia	#1 pot
FeG	5	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#1 pot
FAH	13	Fuschia 'Alice Hoffman' (Hardy Fuschia)	Alice Hoffman Fuschia	#1 pot
HeSe	39	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Lav	16	Lavandula officinalis	English Lavender	#1 pot
PeA	10	Perovskia atriplicifolia	Russian Sage	#1 pot
PoM	15	Polystichum munitum	Sword Fern	#1 pot
PoSe	26	Polystichum setiferum	Alaskan Fern	#1 pot
StT	50	Stipa tenuissima	Mexican Feather Grass	#1 pot

Notes:

1. All work to be completed to current CSLA 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.

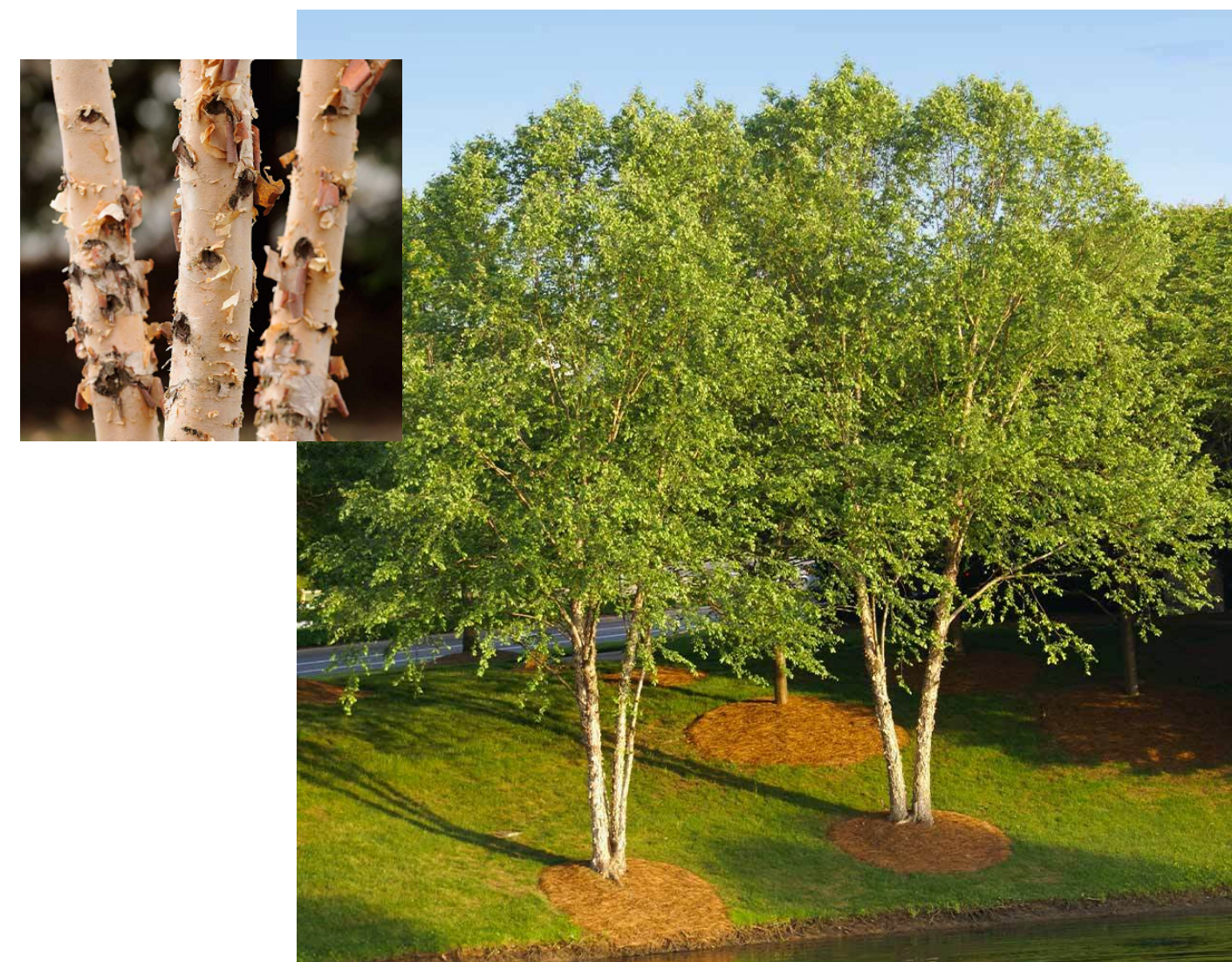
Reference Images for Proposed Trees



'Forest Pansy' Redbud (early spring flowers)



Katsura (early fall colour)



River Birch



Vine Maple (spring flowers and autumn samaras)



Fraser Fir



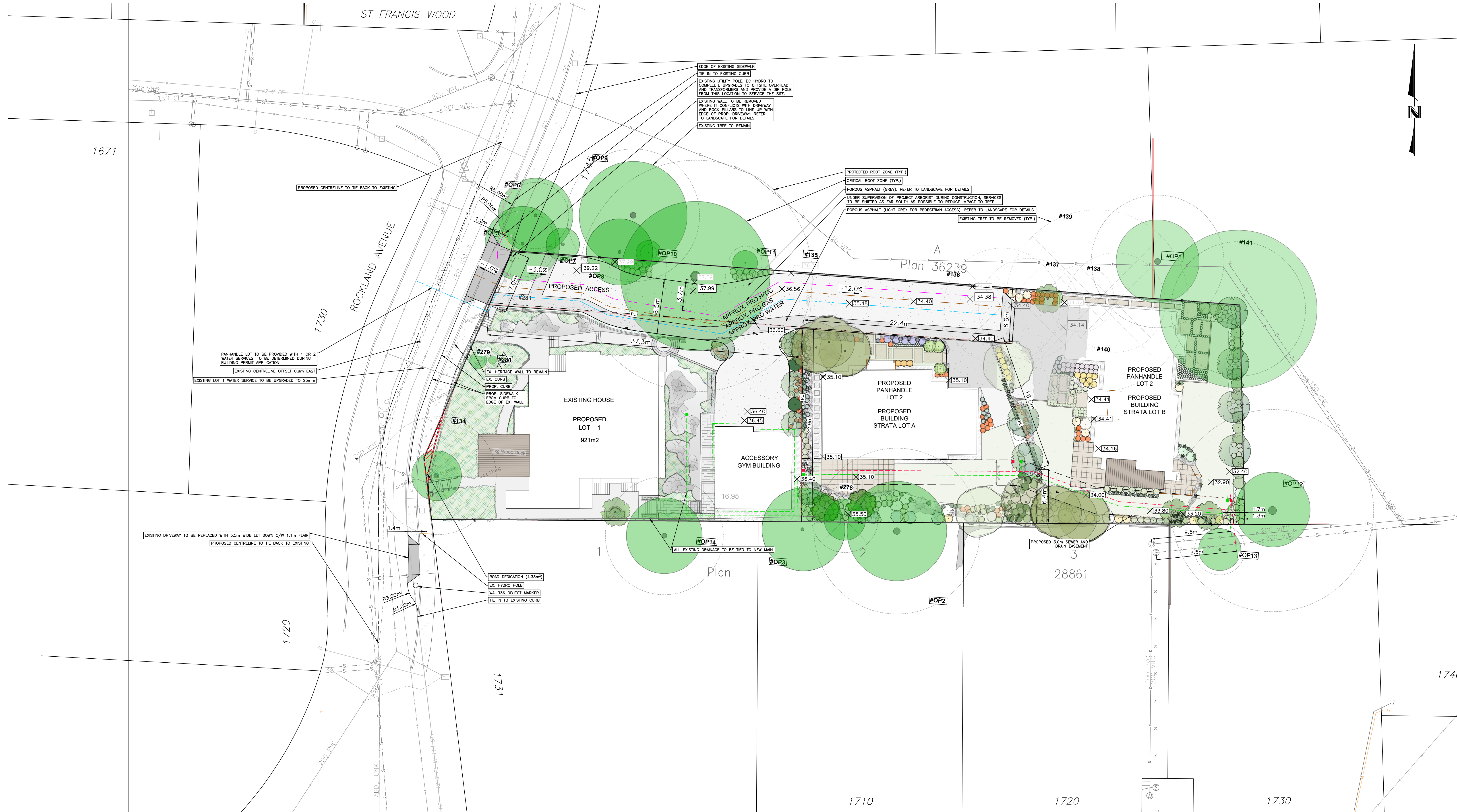
Armstrong Gold Red Maple (red fall colour)



CHARACTER IMAGES

Reference Images - 1737 Rockland Avenue

ISLANDER ENGINEERING: June 5, 2023 / G:\shortcut-targets-by-16_089149\W\1737 Rockland\3 Drawings\2023-06-05 - 2156 - 1737 Rockland - Civil Design.dwg



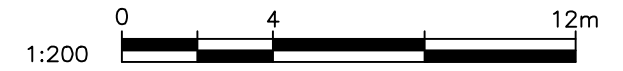
CONCEPTUAL SERVICING PLAN
SCALE 1:200

BC 1 CALL
1-800-474-6886

THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

June 7, 2023
SUBMITTED FOR REZONING / DEVELOPMENT PERMIT APPLICATION

ISLANDER ENGINEERING
623 DISCOVERY STREET
VICTORIA, B.C. V8T5G4
PHONE 250.590.1200
www.islandereengineering.com



CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

LEGEND	
Existing Municipal Infrastructure	Drain
Proposed Municipal Infrastructure	Ditch
Existing External U/G Utilities	Sewer
Proposed External U/G Utilities	Cleanout
Street Lighting Pole Mount	Pole Mount
Post Top	Pedestrian Signal
Concrete Box	Wood Box
Valve	Flush Valve
Hydrant	Reducer
Air Valve	Water Meter
Manhole	Catch Basin
Culvert	Trap
Silt Trap	Cap / Plug
Gas Valve	Water Meter
Drain	Manhole
Sidewalk	Manhole
Water	Culvert
Traffic Sign	Silt Trap
Ctrl Monument	Traverse Hub

REVISIONS	
6	REVISED TREE NUMBERS JUNE 7, 2023
5	
4	
3	
2	

REVISIONS APPROVED		REVISIONS APPROVED		REVISIONS APPROVED	
REVISION # 1	REVISION # 2	REVISION # 3	REVISION # 4	REVISION # 5	REVISION # 6
Approved	Date	Signed	Approved	Date	Signed
Design Engineer			Design Engineer		
Manager of Development			Manager of Development		
Development Coordinator			Development Coordinator		

DESIGN APPROVED		
Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA		ISLANDER ENGINEERING	
1737 ROCKLAND AVENUE	CONCEPTUAL SERVICING PLAN	FILE #	2156
Design: JB	Drawn: DS	MUNICIPAL DESIGN #	-
Scale: Hor: 1:200 Vertical: -	Date: February 4, 2021	SERVICE #	-
		DRAWING #	CO1
		SHEET #	1 OF 1