

Rockland Avenue frontage



Richmond Avenue driveway

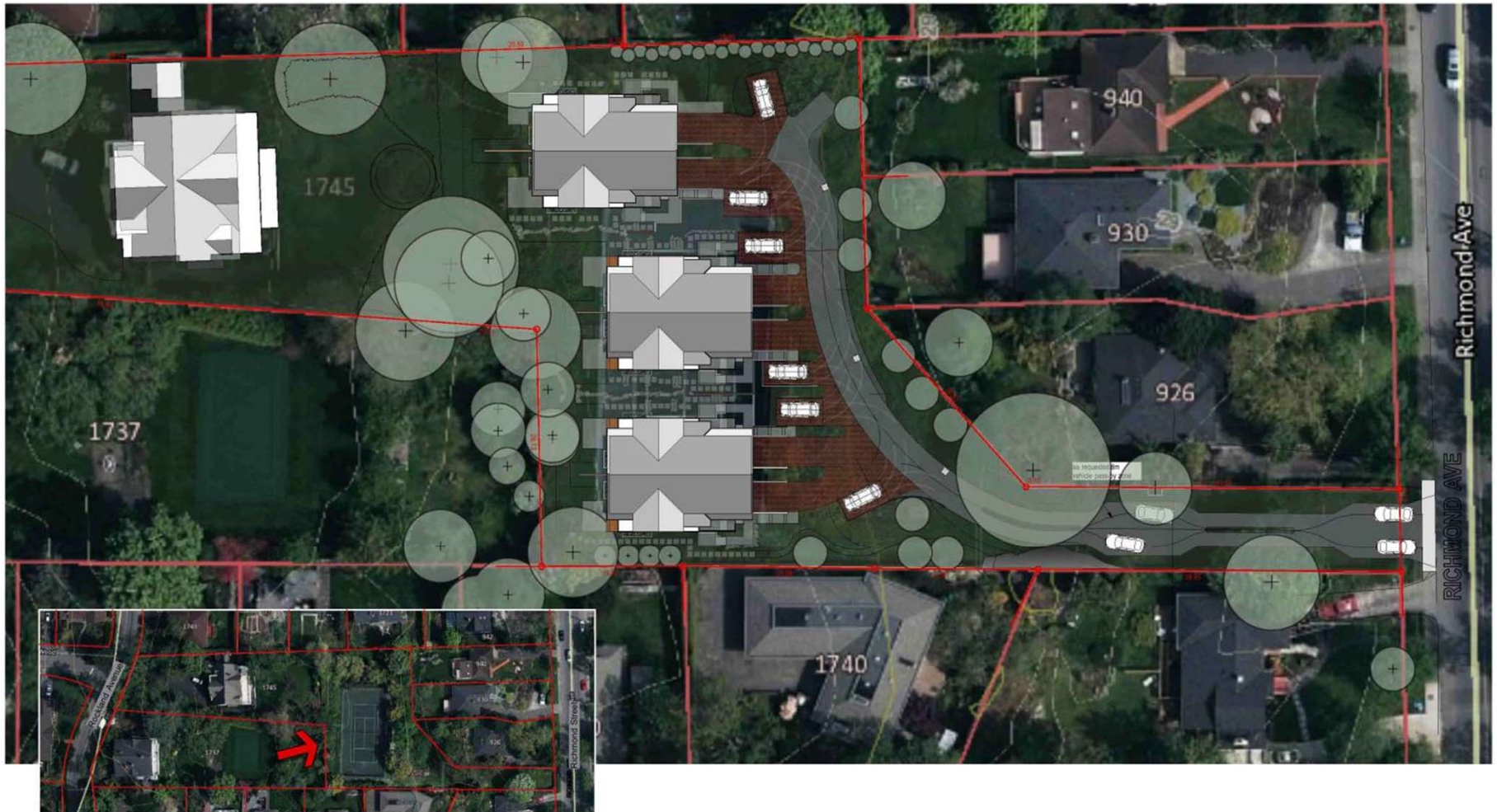




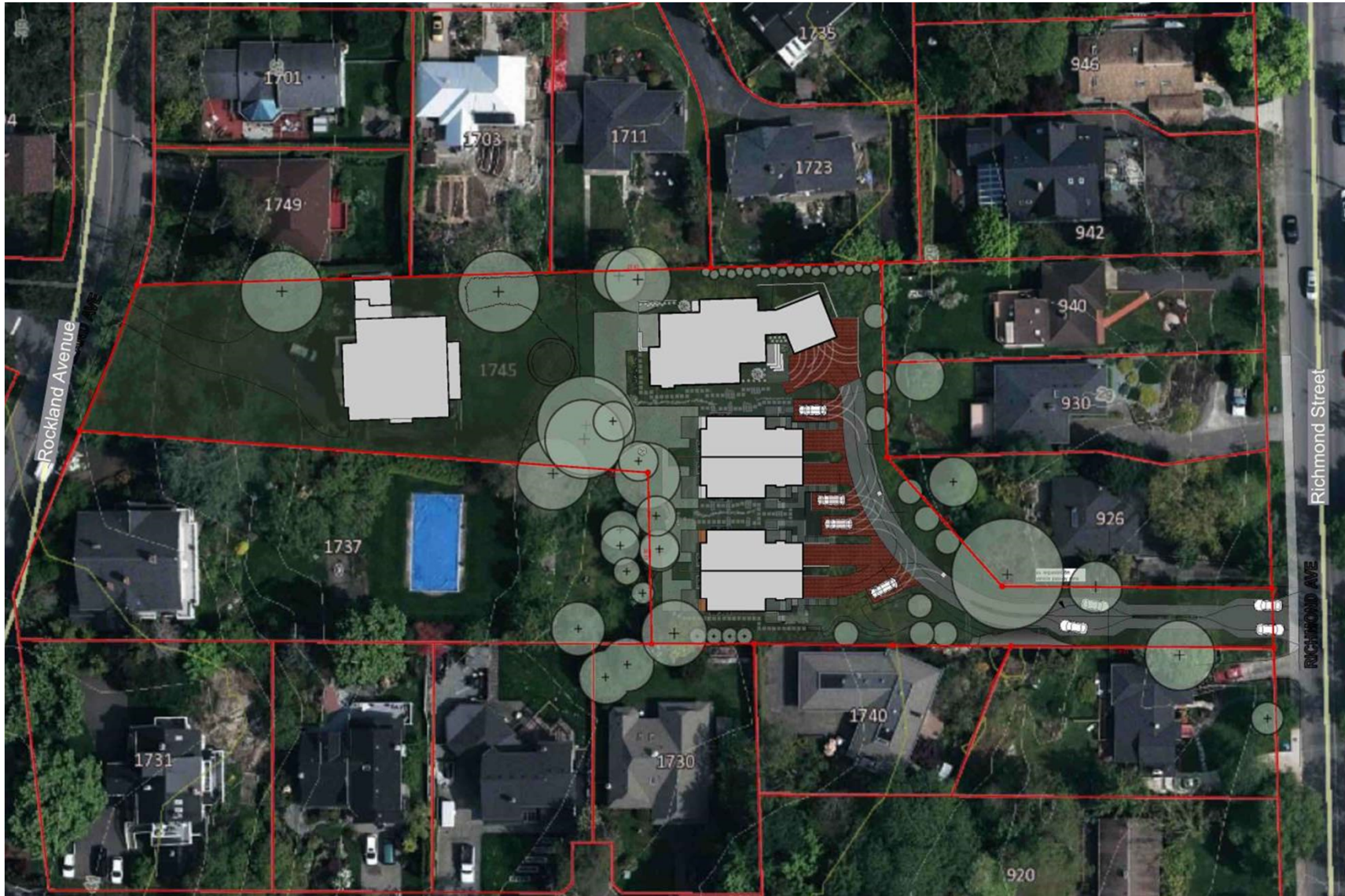
Heritage Designated
Single Family Dwelling

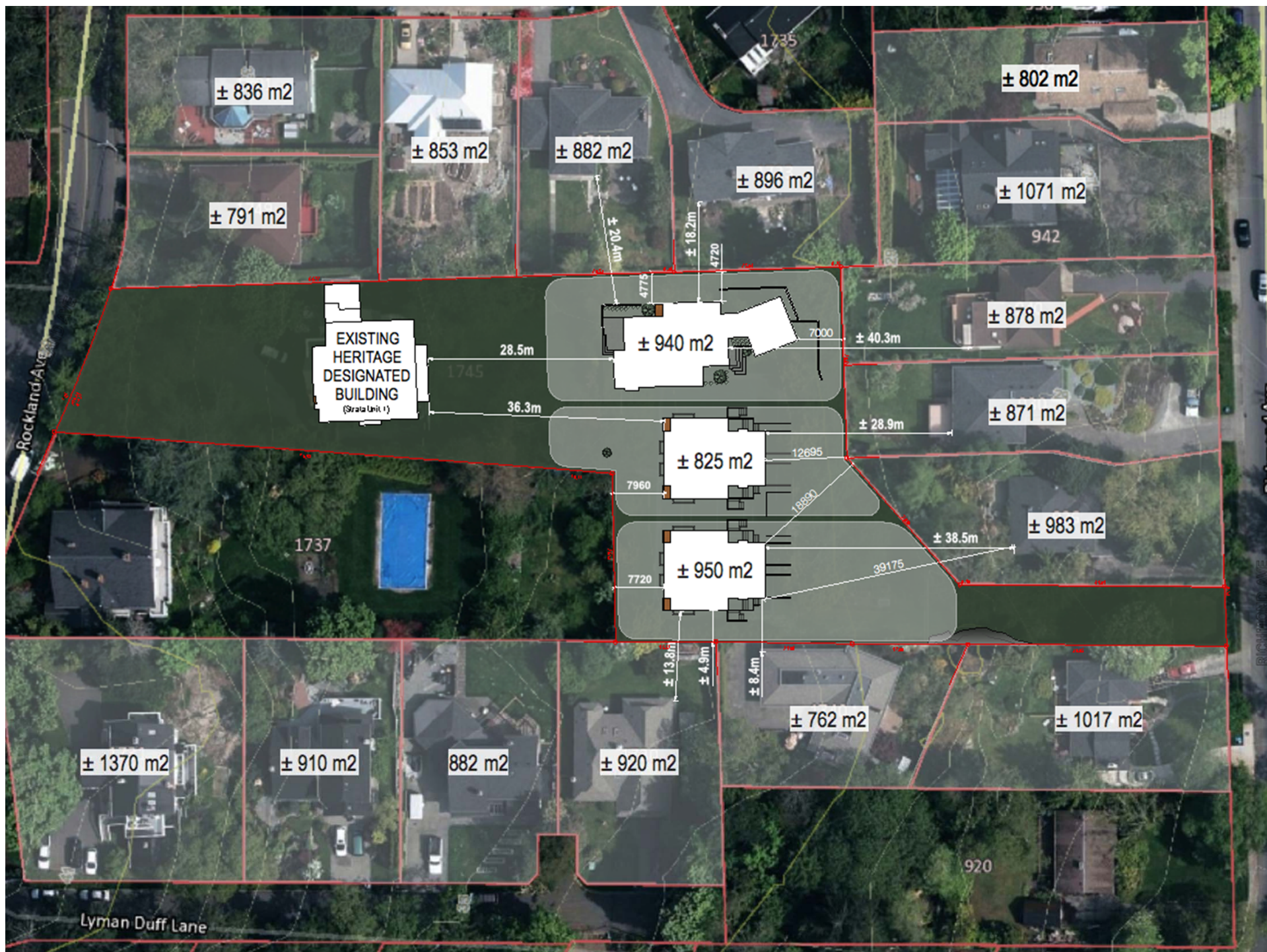
Approximate
development area

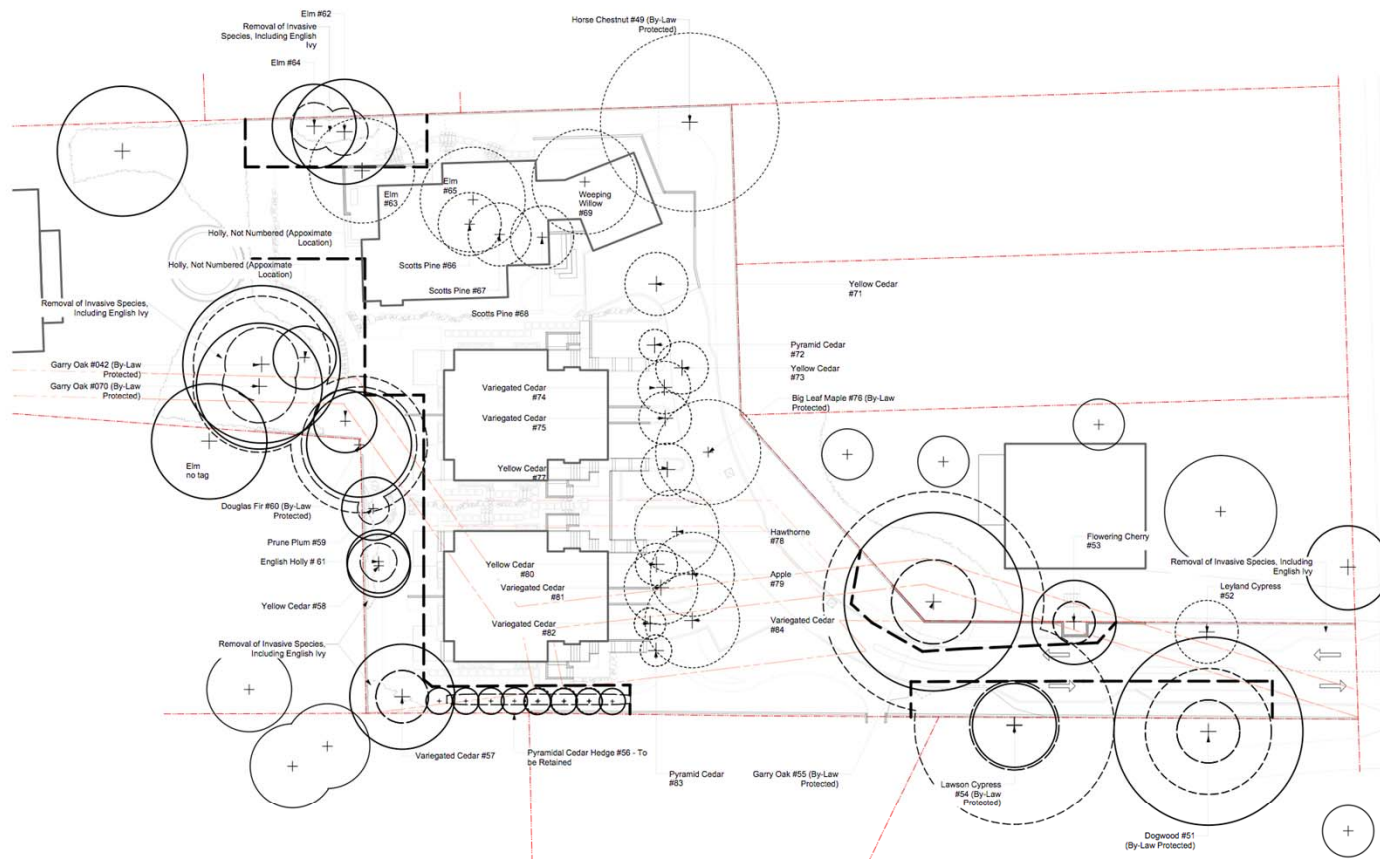
Previous Site Plan



Revised Site Plan







Legend

Trees to be Retained:

- Extent of Critical Root Zone
- Extent of Crown Spread
- Extent of Protected Root Zone - Bylaw Protected Trees Only

Trees to be Removed

Protective Fencing

Notes:

1. Prior to any construction activity on site (i.e. demolition, excavation, construction), erect protective fencing around trees to be retained in locations shown on this plan. Fences are to remain in place until Project Arborist has approved their removal or through completion of the project. All protective fencing to be at least 1.2m (4') height. The barrier fencing must be of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The project arborist must be consulted before this fencing is removed or moved for any purpose.

All posts are to be solidly driven into the ground and spaced no farther apart than 2.4 meters.

A sign shall be posted on the fence of all weather material stating 'Restricted Area-No Entry' and shall be kept on the fence until the completion of the development. Protection fences and enclosed protected areas to be maintained in good condition throughout all phases of development.

2. All work within protective fencing to be approved and supervised by Project Arborist:

Tom Tabot
Tabot Mackenzie and Associates
Box 48153
Victoria, BC V8Z 7H6
phone: (250) 479-8733, email: treehelp@telus.net

3. There shall be no storage or dumping of materials of any kind within the Protected Root Zone or Critical Root Zone.

4. There shall be no cutting of branches of trees at any time without approval of Project Arborist. All pruning to be undertaken by ISA Certified Arborist.

5. See Arborist Report for definition of Critical and Protected Root Zones. There should be no grade changes or excavation within the critical root zones of trees to be retained. If any additional excavation is required within critical root zones of trees, this excavation must be supervised by the project arborist. The arborist will determine which roots can be pruned and which roots must be retained.



Scale 1:200

Revised Oct 30, 2014
July 21, 2014
June 5, 2014
June 3, 2104
Mar 11, 2104

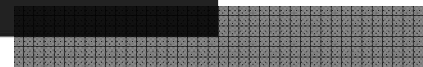
1745 Rockland Drive Townhouses - Tree Preservation Plan



Project No: 1304 Nov-13-13

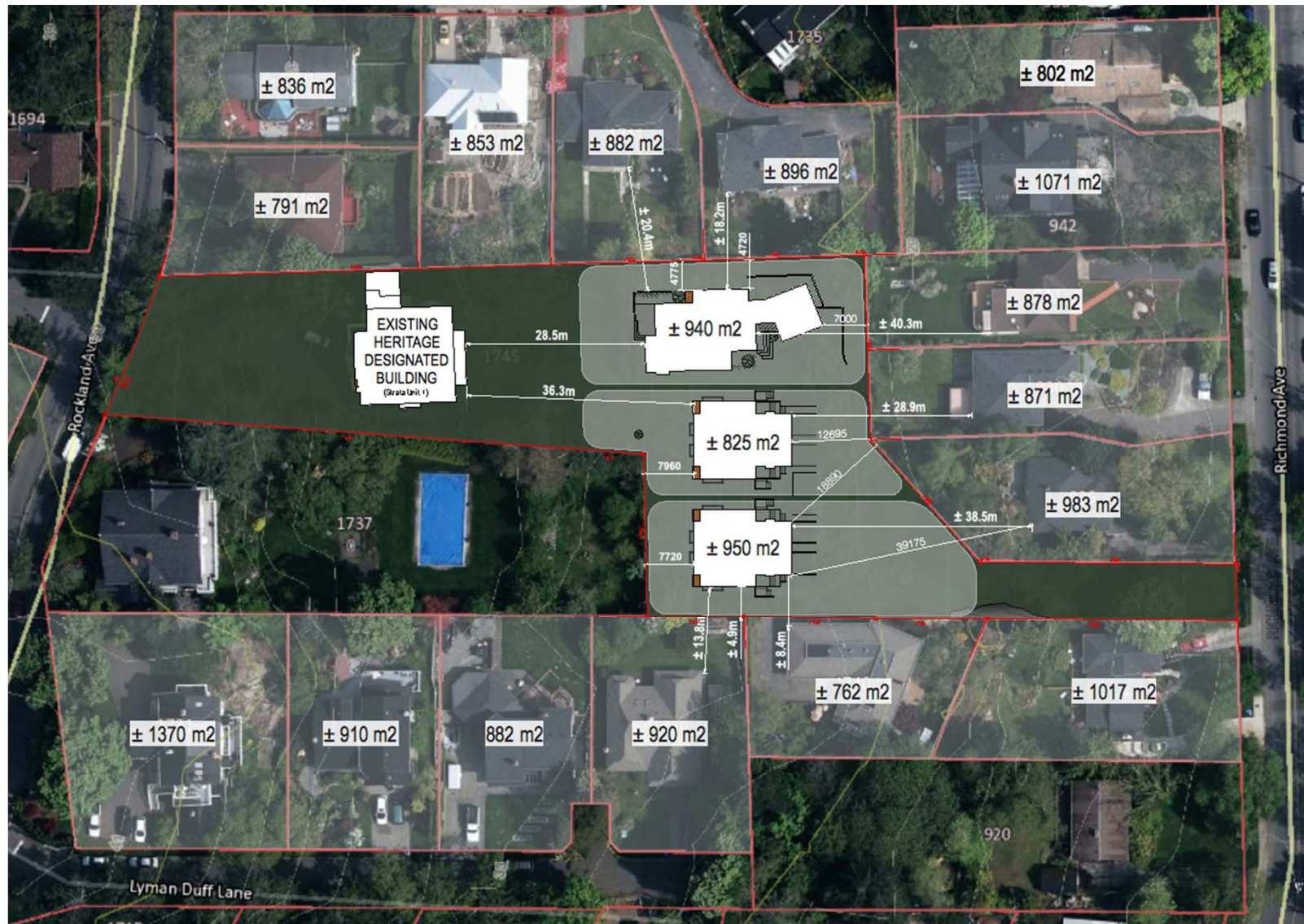
28-495 Dupplin Rd. Victoria B.C. V8Z 1B8
Phone: (250) 598-0155 Fax: (250) 412-0696

Previous Proposal: Duplexes



New Proposal: Single Family Dwelling





Setbacks and privacy:

Rear yard minimums:
7.5m.

which equals:
15m bldg to bldg.

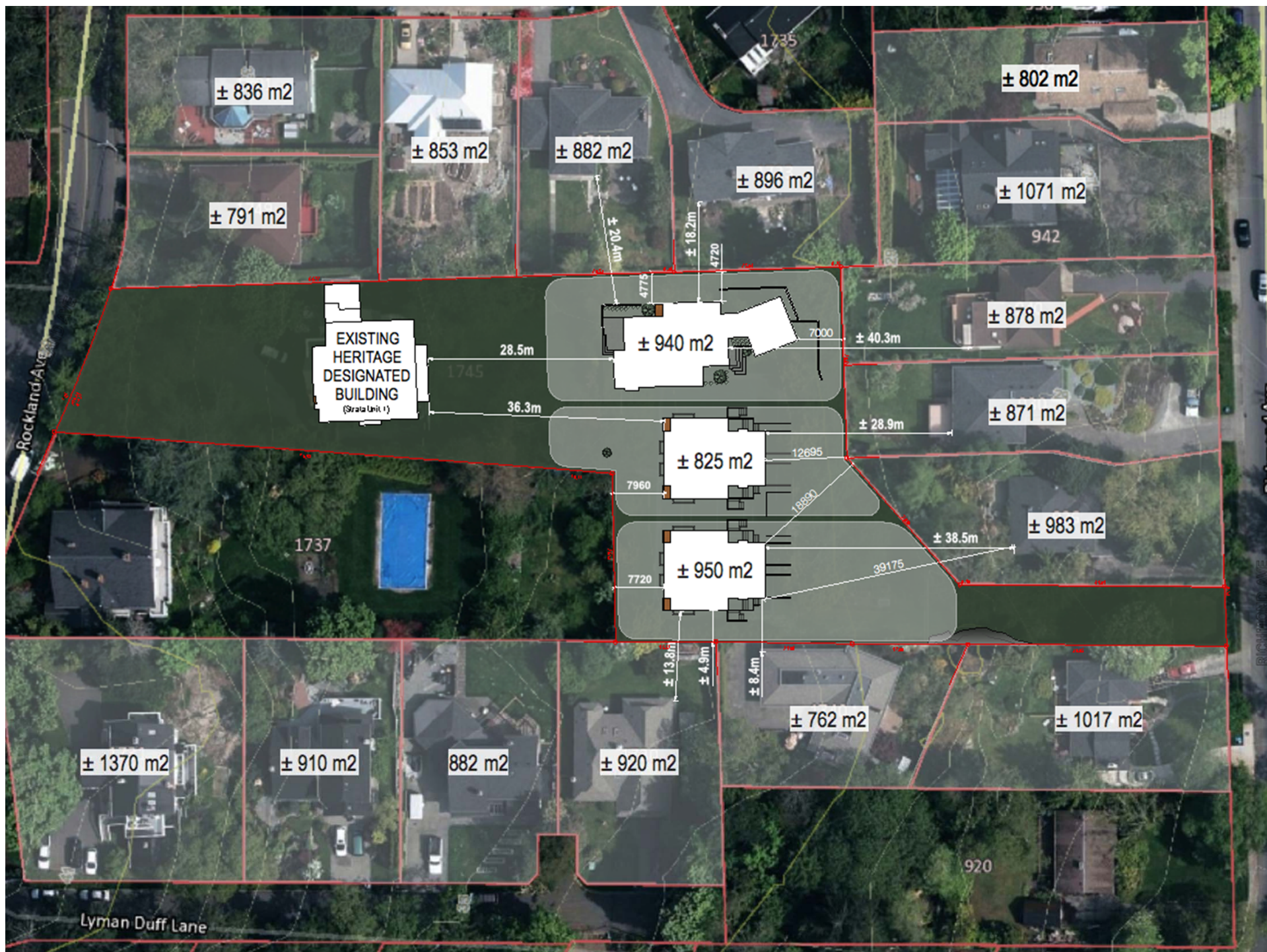
Provided bldg to bldg:
28.1m, 28.9m, 36.3m, 38.5m, 40.3m

Side yards: 1.5m & 3m.

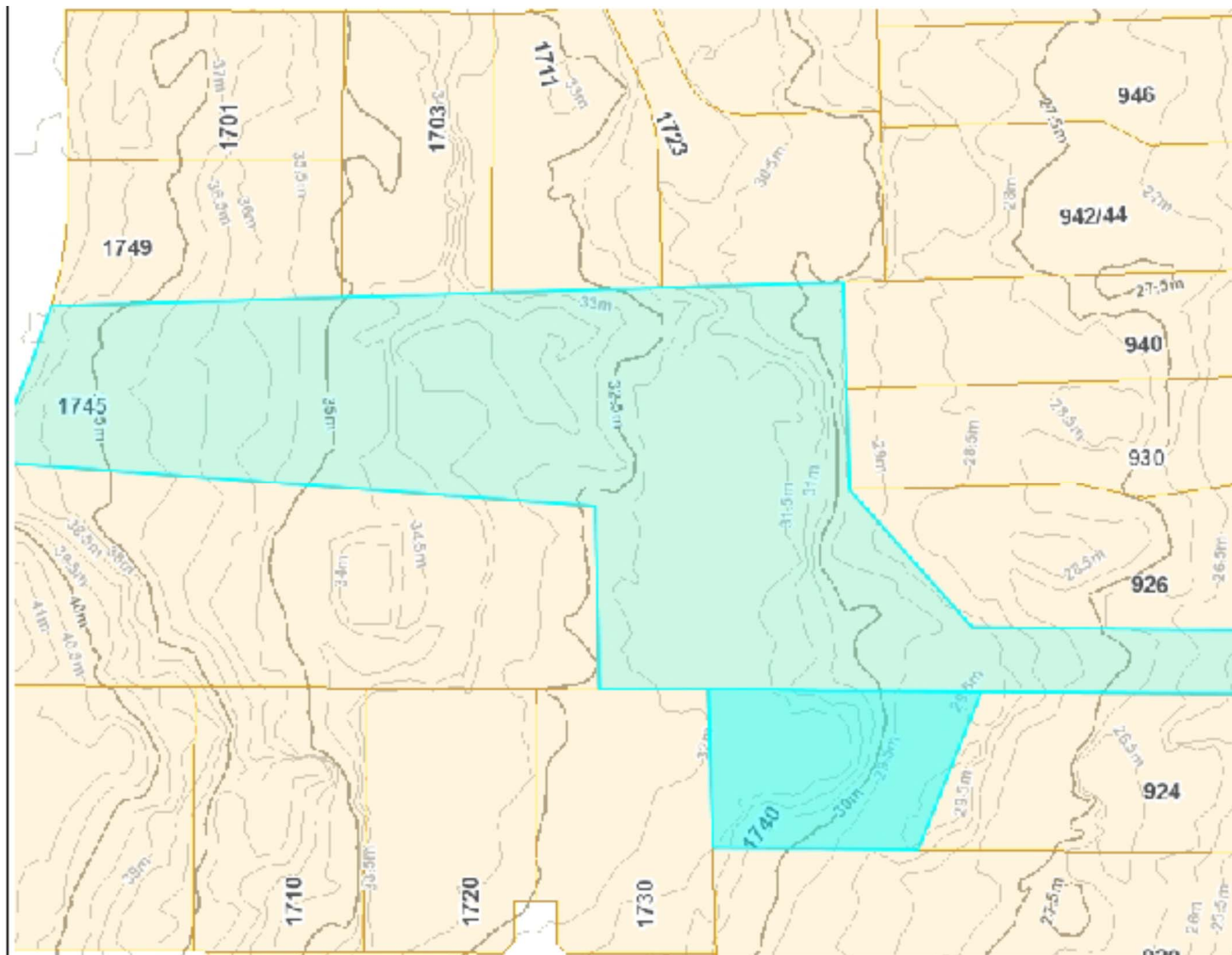
4.5m combined.

Provided: 9.7m Combined



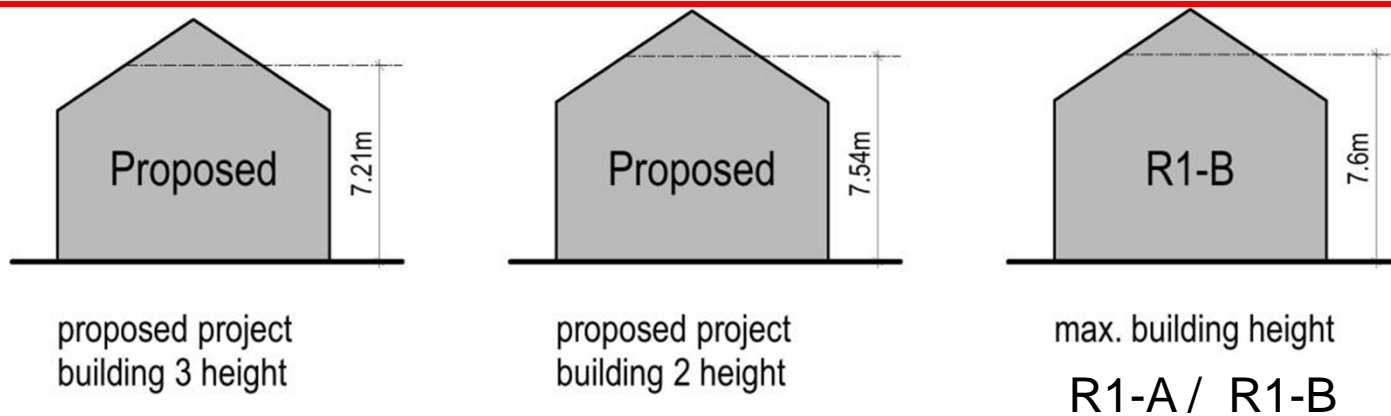




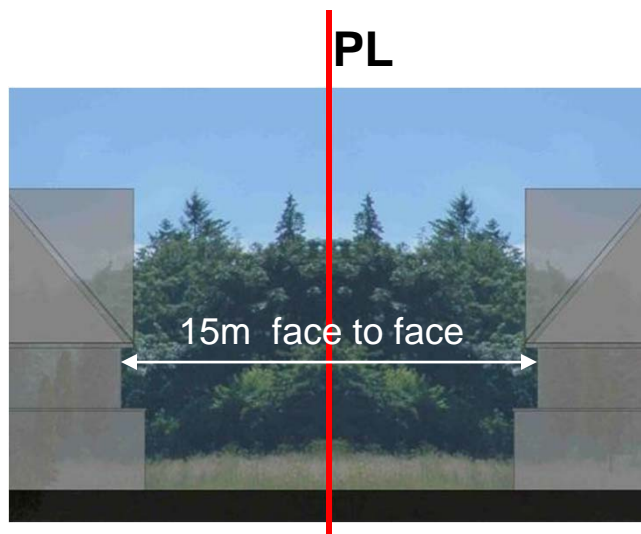


Original Building Height studies:

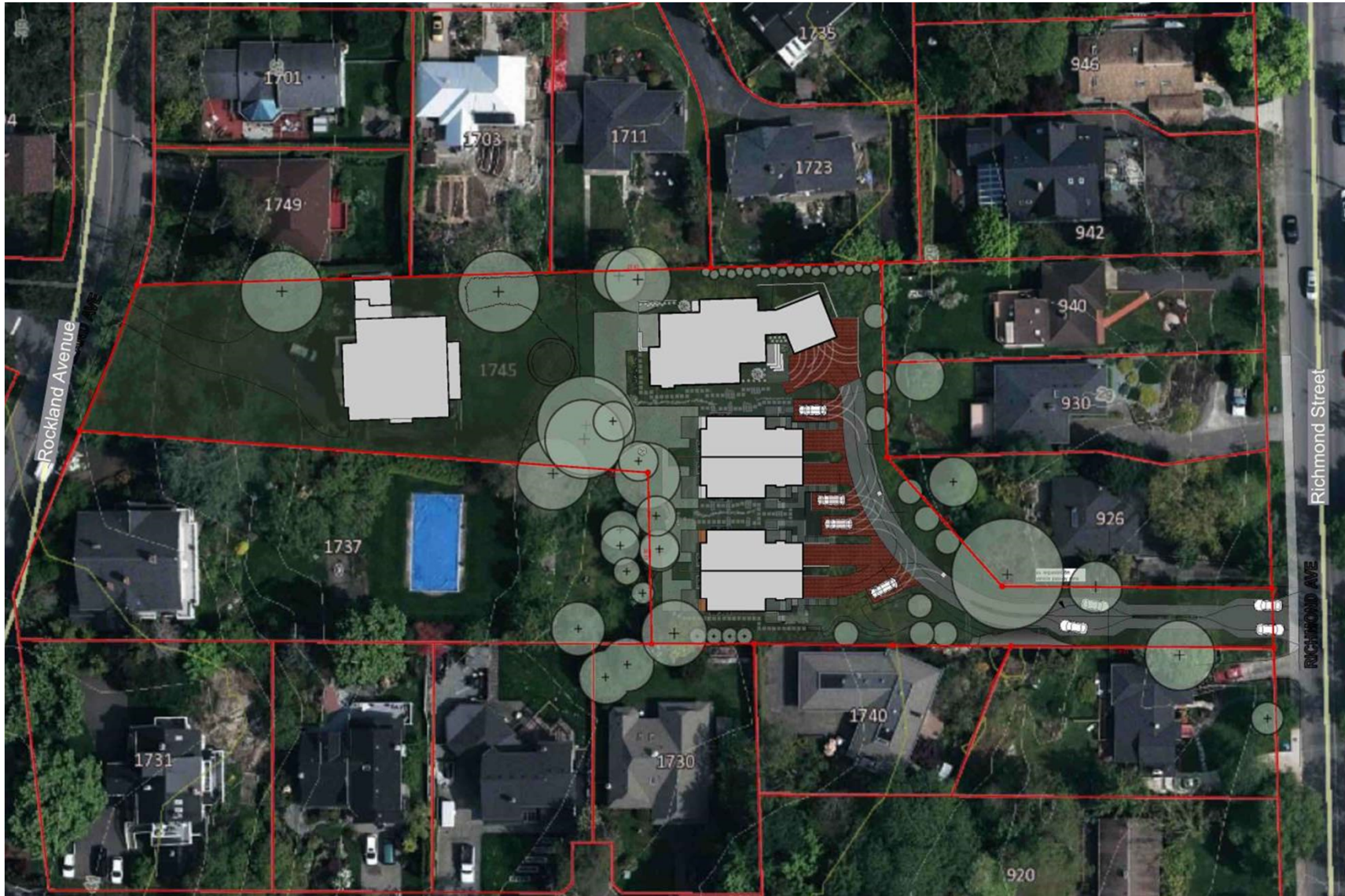
All original buildings were below the surrounding R1-A & R1-B zoned lots which permit ht. of 7.6m



Noted revision: the new single unit was designed lower in ht. Less than 7m.



Revised Site Plan & Landscape Plan





The design form

Roof style, building volume, fenestration and several design elements drawn from original heritage home.

Traditional trim and materials drawn from the greater neighbourhood.

The Main Elevations

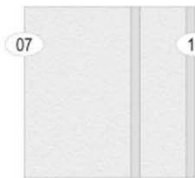
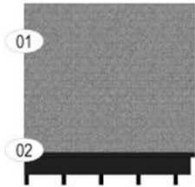
Traditional materials and trim
Traditional roof lines and design elements
in the upper storey

Blending with contemporary
home design on the main floor.

Recessed drive areas serve to de-
emphasize the car.

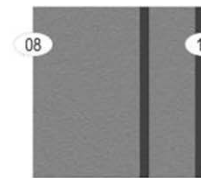


Colour And Materials Palette

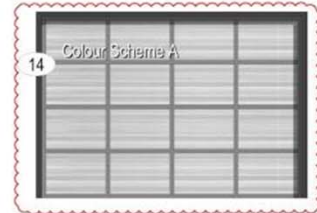
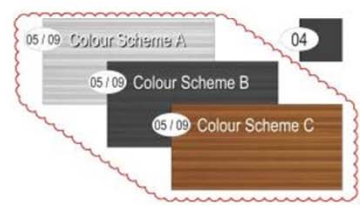
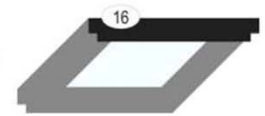


- 01 Asphalt shingles - Arch spec colour
- 02 Wood fascia & exposed rafter tails - Painted - Graphite colour
- 03 Wood fascia & window casing - Painted - Clean white colour
- 04 Smooth face cementitious wood composite soffit (upper roof) c/w prefinished metal ventilation strips - Painted - Graphite colour
- 05 19x89 T&G cedar (lower roofs), rough sawn square face visible - oil based stain finish - Driftwood gray colour
- 06 Natural stone veneer & retaining walls - Arch spec colour
- 07 Cement based stucco, smooth trowel finish - Light gray colour
- 08 Cement based stucco, smooth trowel finish - Warm Gray colour
- 09 19x89 T&G cedar siding, square face out, rough sawn face visible - oil based stain finish - Arch spec colour

- 10 Smooth face cementitious wood composite board and batton siding - To match stucco colour
- 11 Exposed architectural concrete elements - Painted - Arch spec colour
- 12 Aluminum window units - Clear anodized or prefinished black
- 13 Clear finished, edge grain, wood entry door c/w glazed panels in black anodized aluminum frame - Arch spec colour
- 14 Clear finished, edge grain, overhead wood garage door in black anodized aluminum frame - Arch spec colour
- 15 Side-mounted frameless tempered glass railing system c/w pinhead textured tempered glass panels and stainless steel fasteners
- 16 Laminated glass canopy with dimpled surface in graphite colored structural framing
- 17 Building mounted down lighting & feature lighting
- 18 Raised unit numbering - Stainless steel



4
924
Richmond
Road



REZONING PERMIT APPLICATION SUBMISSION
1745 ROCKLAND AVENUE TOWNHOUSES
1745 ROCKLAND AVENUE, VICTORIA BC





DESIGNATED HERITAGE HOME
1745 ROCKLAND AVENUE

PL NEIGHBOURING HOME
930 RICHMOND ROAD

INTERNAL SECTION
NOT VISIBLE FROM RICHMOND AVENUE OR ROCKLAND AVENUE