

BUBBLE LEGEND	
#1	ALTERED PROPERTY LINE
#2	ALTERED SETBACK
#3	NEW SURFACE PARKING
#4	DESIGN CHANGE
#5	SITE DATA UPDATED
#6	LOWEST GRADE UPDATED

**Revisions**  
 Bubbled areas indicate revisions compared to the previously submitted plans  
**Received Date:**  
 May 26, 2022

**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 = 969.19  
 (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 COLEMAN	LOT	2437
ADDRESS	1737 ROCKLAND AVENUE	SECTION	74
ZONE	R1-A ZONING	DISTRICT	VICTORIA
LEGAL DESCRIPTION		SITE AREA	11046.68 SQ.FT. (1026.27 SQ.M.)
PLAN		EXISTING	3099.478 SQ.FT. (287.96 SQ.M.) 28.05%
PROPOSED		PROPOSED	838.50 SQ.FT. (77.14 SQ.M.) 7.5%
TOTAL		REAR LOT COVERAGE	4037.978 SQ.FT. (375.1 SQ.M.) 36.5%
REAR LOT COVERAGE	838.50 SQ.FT. (77.14 SQ.M.) 22.67%	LOT WIDTH	157.1172' 25.6 M

**EXISTING MAIN**

**LOWEST GRADE CALCULATIONS**

(39.15+40) ÷ 2 X 7.75 = 306.70  
 (40+40) ÷ 2 X 1.33 = 53.2  
 (40+40.5) ÷ 2 X 11.25 = 452.81  
 (40+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 3.5 = 132.713  
 (41.8+41.8) ÷ 2 X 6.83 = 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 = 837  
 (42.2+42.15) ÷ 2 X 16.69 = 702.63  
 (42.15+41.7) ÷ 2 X 14 = 586.95  
 (41.7+41.7) ÷ 2 X 10.66 = 444.788  
 (41.7+41.7) ÷ 2 X 5.75 = 240.90  
 (41.7+40.7) ÷ 2 X 13.75 = 566.84  
 (40.7+40.5) ÷ 2 X 3 = 305  
 (40.5+40.55) ÷ 2 X 8.5 = 203.575  
 (40.55+39.75) ÷ 2 X 0.5 = 200.875  
 (39.75+39.75) ÷ 2 X 1.33 = 52.86  
 (39.75+36.55) ÷ 2 X 13.5 = 535.275  
 (39.5+39.55) ÷ 2 X 1.33 = 52.60  
 (39.55+38.15) ÷ 2 X 22.5 = 874.125  
 (38.15+39.15) ÷ 2 X 34.69 = 2112.609

1478.14 ÷ 283.55 = 40.48  
 AVG. GRADE = 40.48

**ACCESSORY**

TOTAL FLOOR AREA	826.531 SQ.FT. (76.78 SQ.M.)
SETRACKS	17.10 M
SIDE	2.97
REAR	1.2 M
NO EXISTING BUILDING	1.84 M
BUILDING HEIGHT	10.3' 3.12' 3.289 M

**EXISTING MAIN**

TOTAL FLOOR AREA	4454.109 SQ.FT. (413.8 SQ.M.)
SETRACKS	0.44 M (SEE PAGE 12)
FRONT	16.16 M
REAR	4.36 M
SIDE	4.36 M
BUILDING HEIGHT	28'-2" 8.59 M

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

**Lot 2 (PANHANDLE)**

SITE DATA		PROPOSED	
OWNER	KIM COLEMAN	LOT	2437
ADDRESS	1737 ROCKLAND AVENUE	SECTION	74
ZONE	R1-A ZONING (PANHANDLE)	DISTRICT	VICTORIA
LEGAL DESCRIPTION		SITE AREA	11046.68 SQ.FT. (1026.27 SQ.M.)
PLAN		W/ OUT PANHANDLE	14651.10 SQ.FT. (1359.31 SQ.M.)
PROPOSED		SITE COVERAGE	2372.243 SQ.FT. (220.21 SQ.M.) 21.09%
TOTAL FLOOR AREA	2763.197 SQ.FT. (256.26 SQ.M.)	SETRACKS	2.27 M
SETRACKS	2.27 M	WEST (FRONT)	1.5 M
WEST (FRONT)	1.5 M	EAST (REAR)	7.5 M
EAST (REAR)	7.5 M	NORTH(SIDE)	1.5 M
NORTH(SIDE)	1.5 M	SOUTH(SIDE)	3.04 M
SOUTH(SIDE)	3.04 M	LOT WIDTH	10.8' 3.28' 29.52 M

**LOWEST GRADE CALCULATIONS**

(34.5+34.45) ÷ 2 X 26.5 = 913.58  
 (34.45+34.5) ÷ 2 X 11.5 = 396.48  
 (34.5+34.5) ÷ 2 X 1.5 = 51.75  
 (34.5+35.9) ÷ 2 X 49.5 = 1742.4  
 (35.9+35.9) ÷ 2 X 32.5 = 1165.125  
 (35.9+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 = 386.75

6954.24 ÷ 199 = 34.945  
 AVG. GRADE = 34.94

**Proposed Lot 2 Strata A & B**

**Building A**

SITE DATA		PROPOSED	
OWNER	KIM COLEMAN	LOT	2437
ADDRESS	1737 ROCKLAND AVENUE	SECTION	74
ZONE	R1-A ZONING (PANHANDLE)	DISTRICT	VICTORIA
LEGAL DESCRIPTION		SITE AREA	6189.21 SQ.FT. (575.97 SQ.M.)
PLAN		TOTAL FLOOR AREA	2523.329 SQ.FT. (234.42 SQ.M.)
PROPOSED		SETRACKS	7.5 M
TOTAL FLOOR AREA	2523.329 SQ.FT. (234.42 SQ.M.)	WEST	2.27 M
SETRACKS	7.5 M	EAST	3.27 M
WEST	2.27 M	BUILDING HEIGHT	17'-3" 5.18' 6.80 M
EAST	3.27 M	LOT WIDTH	7.5'-8" 2.29 M
BUILDING HEIGHT	17'-3" 5.18' 6.80 M		
LOT WIDTH	7.5'-8" 2.29 M		

**LOWEST GRADE CALCULATIONS**

(34.35+32.85) ÷ 2 X 42.25 = 1419.178  
 (32.85+32.8) ÷ 2 X 31.95 = 1045.244  
 (32.8+32.6) ÷ 2 X 3 = 97.8  
 (32.6+32.7) ÷ 2 X 29.75 = 971.3375  
 (32.7+32.7) ÷ 2 X 2.83 = 92.51  
 (32.7+32.7) ÷ 2 X 3.58 = 117.0839  
 (32.7+32.7) ÷ 2 X 6.83 = 180.6963  
 (32.7+32.7) ÷ 2 X 3.70 = 121.027  
 (32.7+33.4) ÷ 2 X 23 = 790.205  
 (33.4+33.45) ÷ 2 X 1.84 = 61.5092  
 (33.45+33.45) ÷ 2 X 2 = 66.9  
 (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 = 193.375  
 (33.6+34.35) ÷ 2 X 15.75 = 535.1063  
 (34.35+34.35) ÷ 2 X 21 = 721.35

7807.094 ÷ 296.93 = 33.33  
 AVG. GRADE = 33.33

**Building B**

SITE DATA		PROPOSED	
OWNER	KIM COLEMAN	LOT	2437
ADDRESS	1737 ROCKLAND AVENUE	SECTION	74
ZONE	R1-A ZONING (PANHANDLE)	DISTRICT	VICTORIA
LEGAL DESCRIPTION		SITE AREA	7861.397 SQ.FT. (729.41 SQ.M.)
PLAN		SITE COVERAGE	4338.674 SQ.FT. (418.99 SQ.M.) 29.7%
PROPOSED		TOTAL FLOOR AREA	3223.868 SQ.FT. (300.06 SQ.M.)
TOTAL FLOOR AREA	3223.868 SQ.FT. (300.06 SQ.M.)	SETRACKS	7.5 M
SETRACKS	7.5 M	WEST	8.84 M
WEST	8.84 M	EAST	7.5 M
EAST	7.5 M	SOUTH	4.09 M
SOUTH	4.09 M	NORTH	1.5 M
NORTH	1.5 M	BUILDING HEIGHT	17'-3" 5.18' 6.80 M
BUILDING HEIGHT	17'-3" 5.18' 6.80 M	LOT WIDTH	91'-5" 27.87 M
LOT WIDTH	91'-5" 27.87 M		



**HARTMANN'S**  
 DRAFTING & DESIGN  
 5054 EMPRESS RD. VICTORIA, B.C.  
 V8N 2R1 TEL: 250-850-0000

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

**SHEET**  
**1**  
 OF 12

DATE APRIL 2021  
 DRAWN BY T.M.A.R.  
 CHECK BY K.M.A.R.  
 PLAN # 1452  
 REVISED JAN 2022



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



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

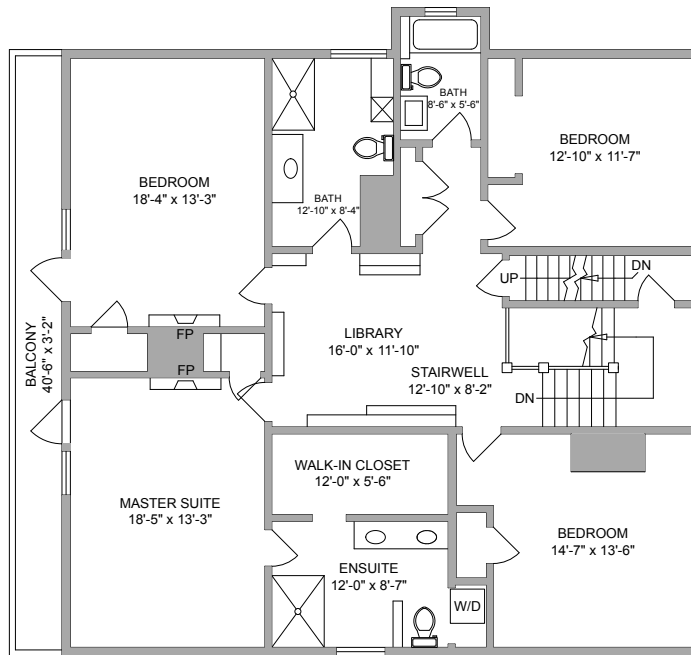


○ LEFT ELEVATION  
Scale: 1/4" = 1'-0"  
(NORTH)

HEIGHT MEASUREMENTS ARE TO SCALE  
(HEIGHTS FROM POWELL & ASSOCIATES BARRY)



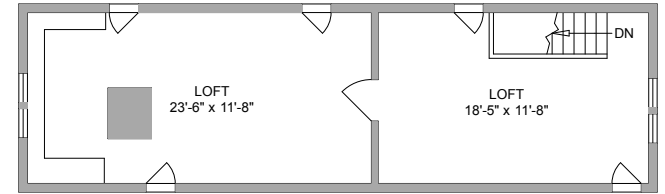
○ SOUTH / EAST ELEVATION  
Scale: 1/4" = 1'-0"



○ 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.

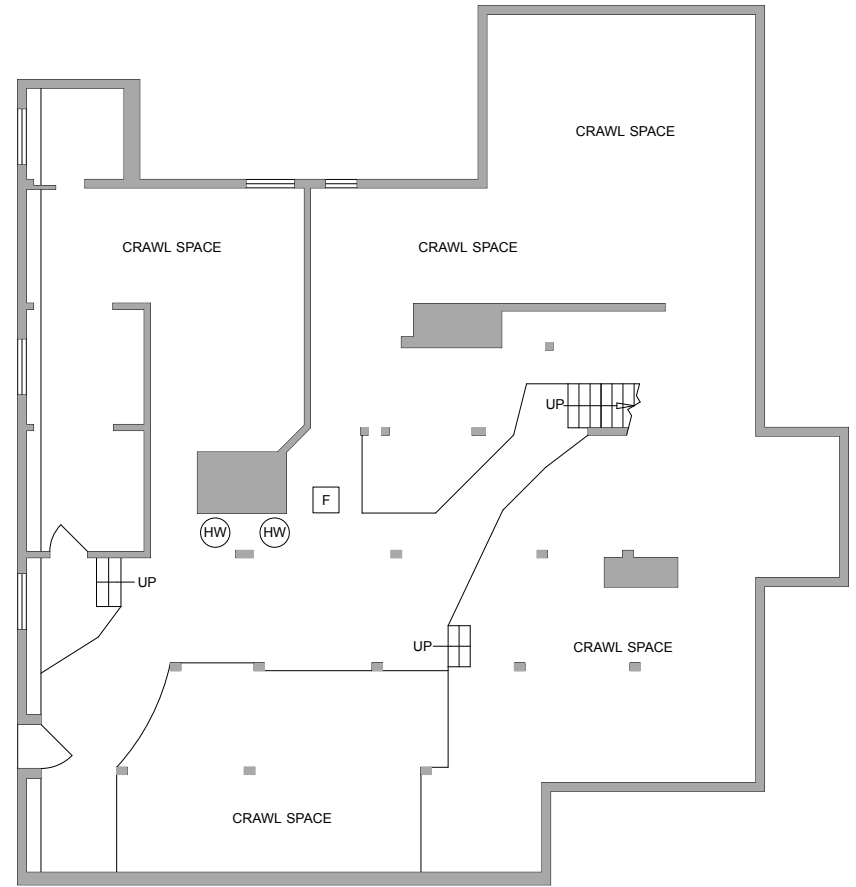
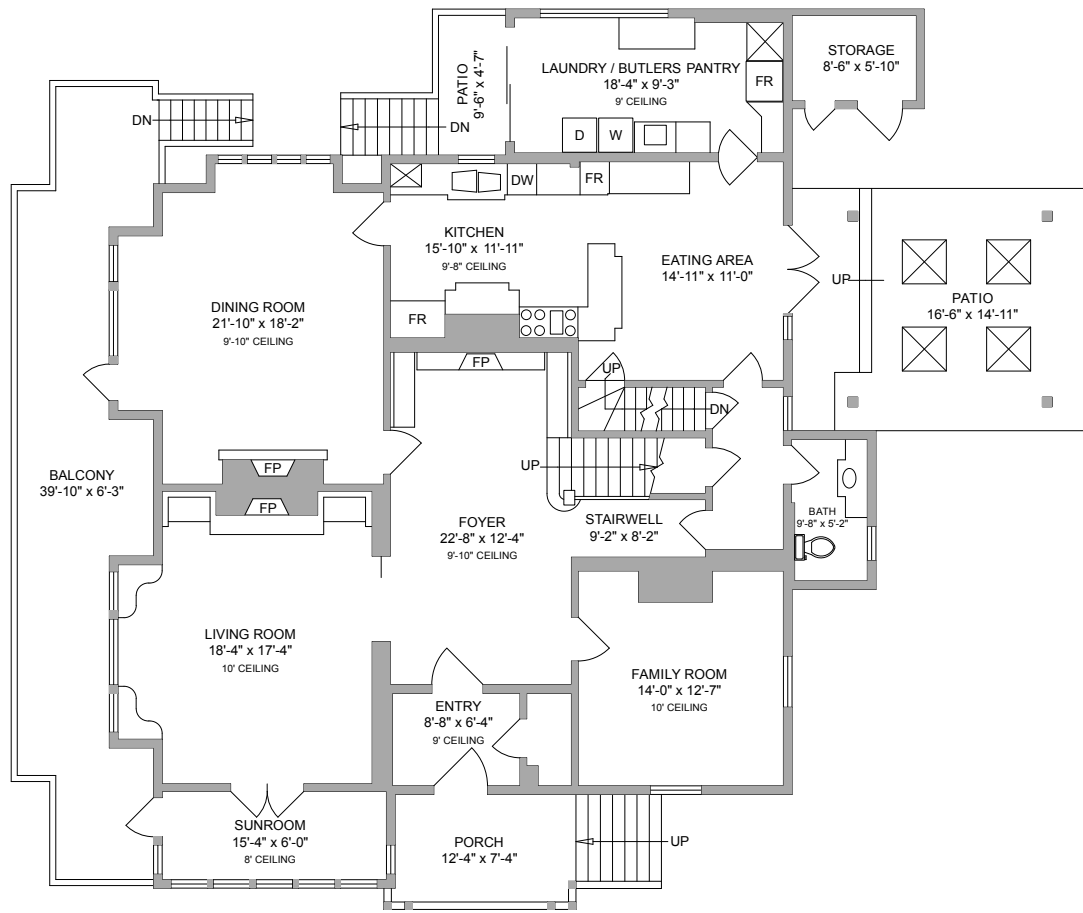


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5554 BRANFORD RD. VICTORIA, B.C.  
V8P 2R6 PHONE: 1-800-958-0000

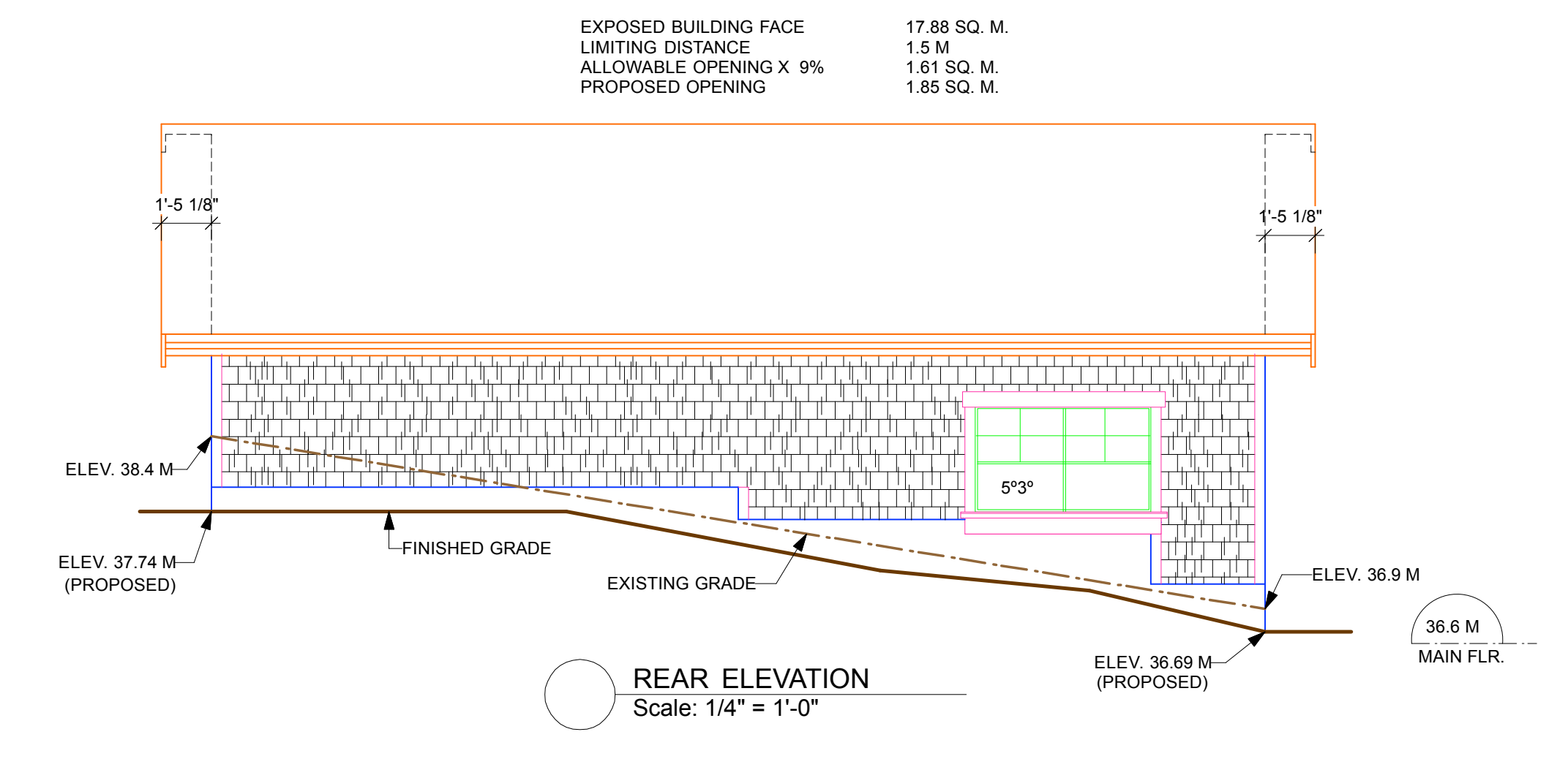
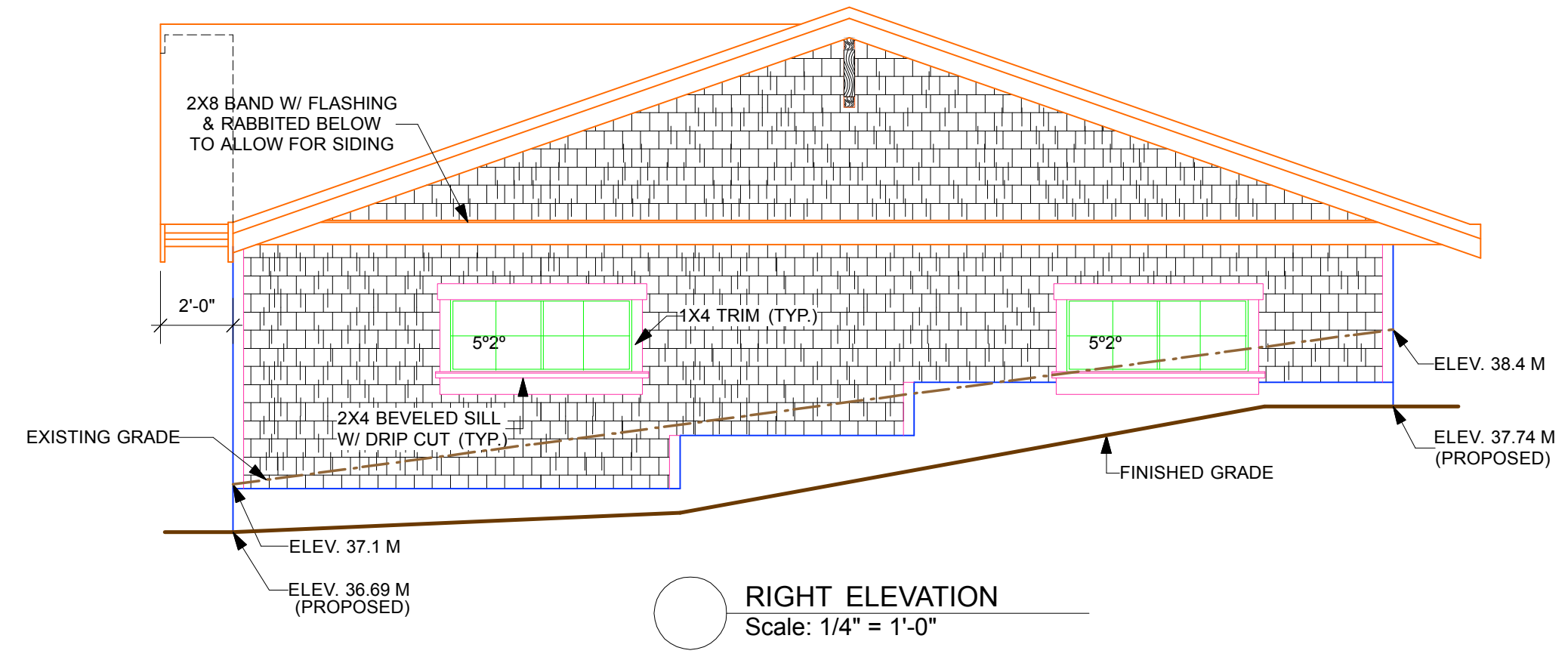
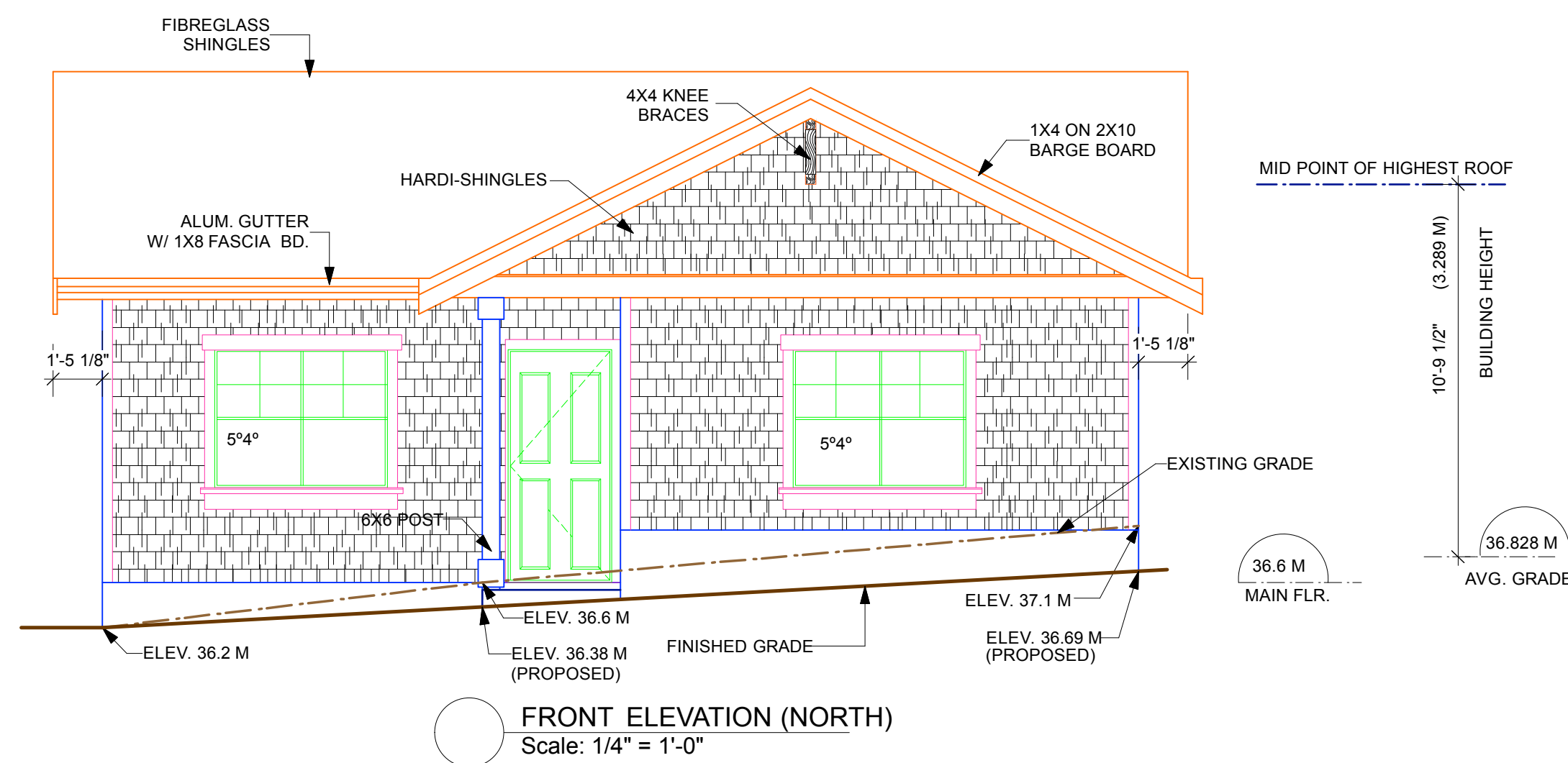
DATE APRIL 2021  
DRAWN BY TMAR  
CHK BY KMAR  
PLAN # 1452  
REVISED JAN 2022

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

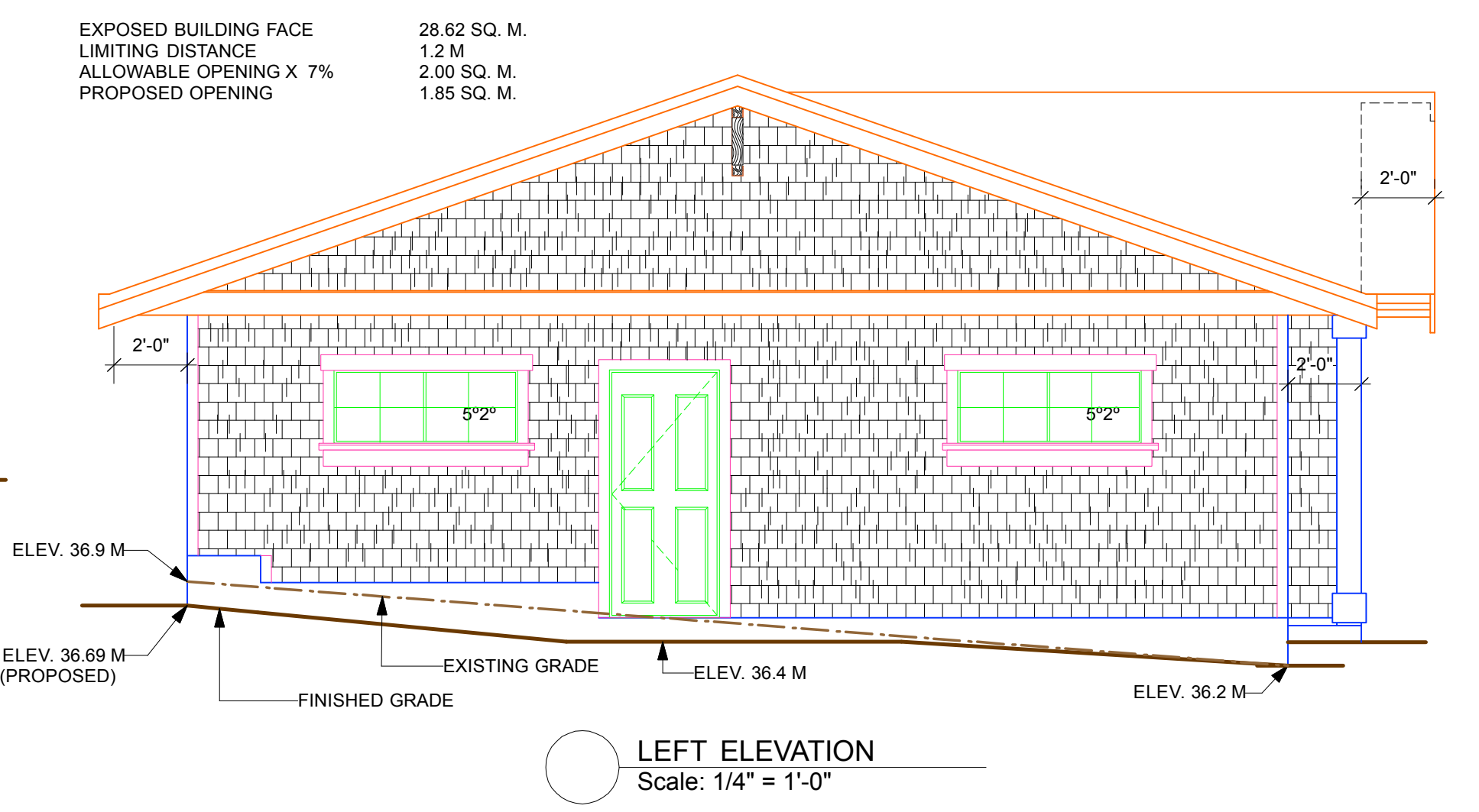
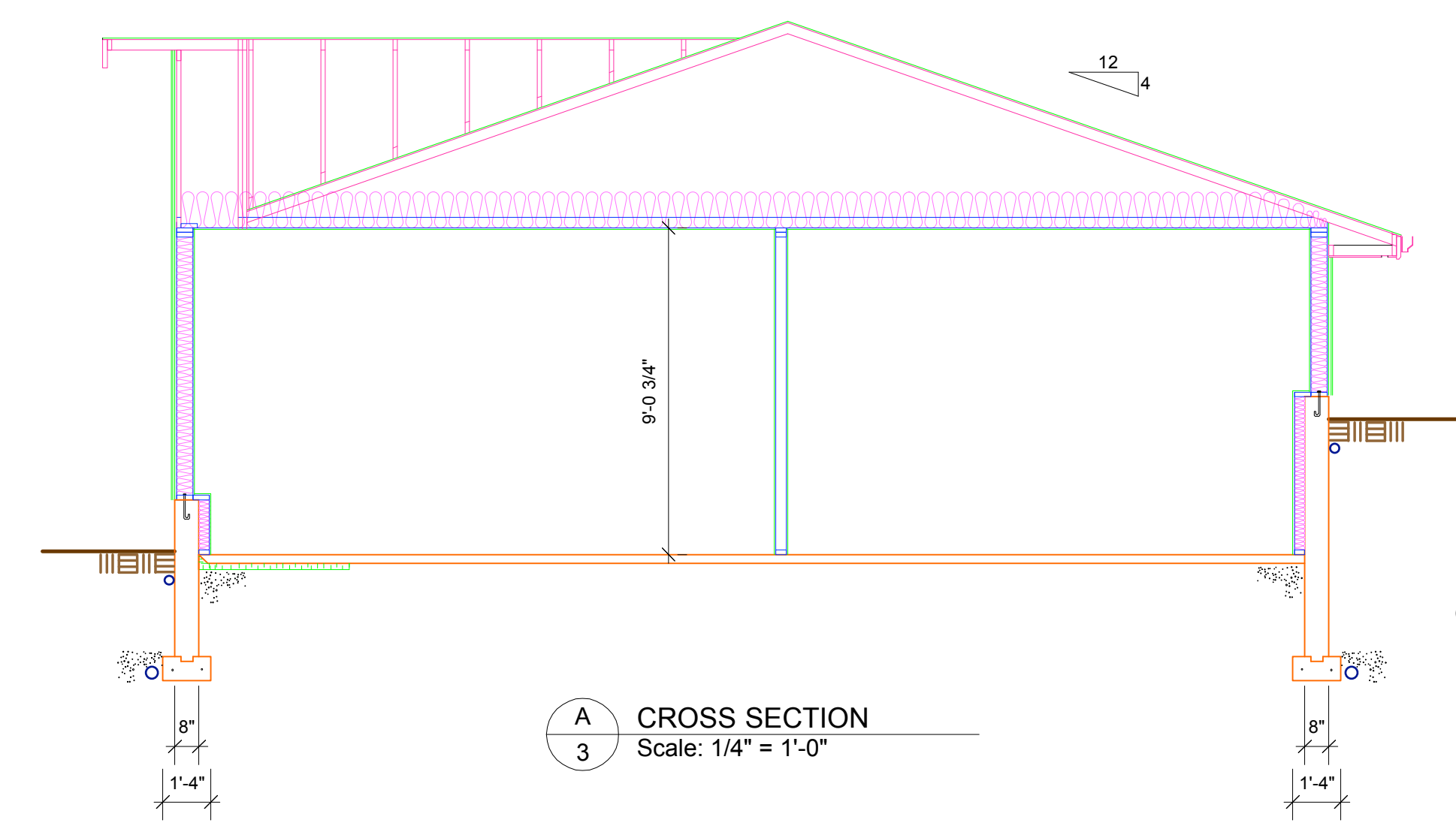
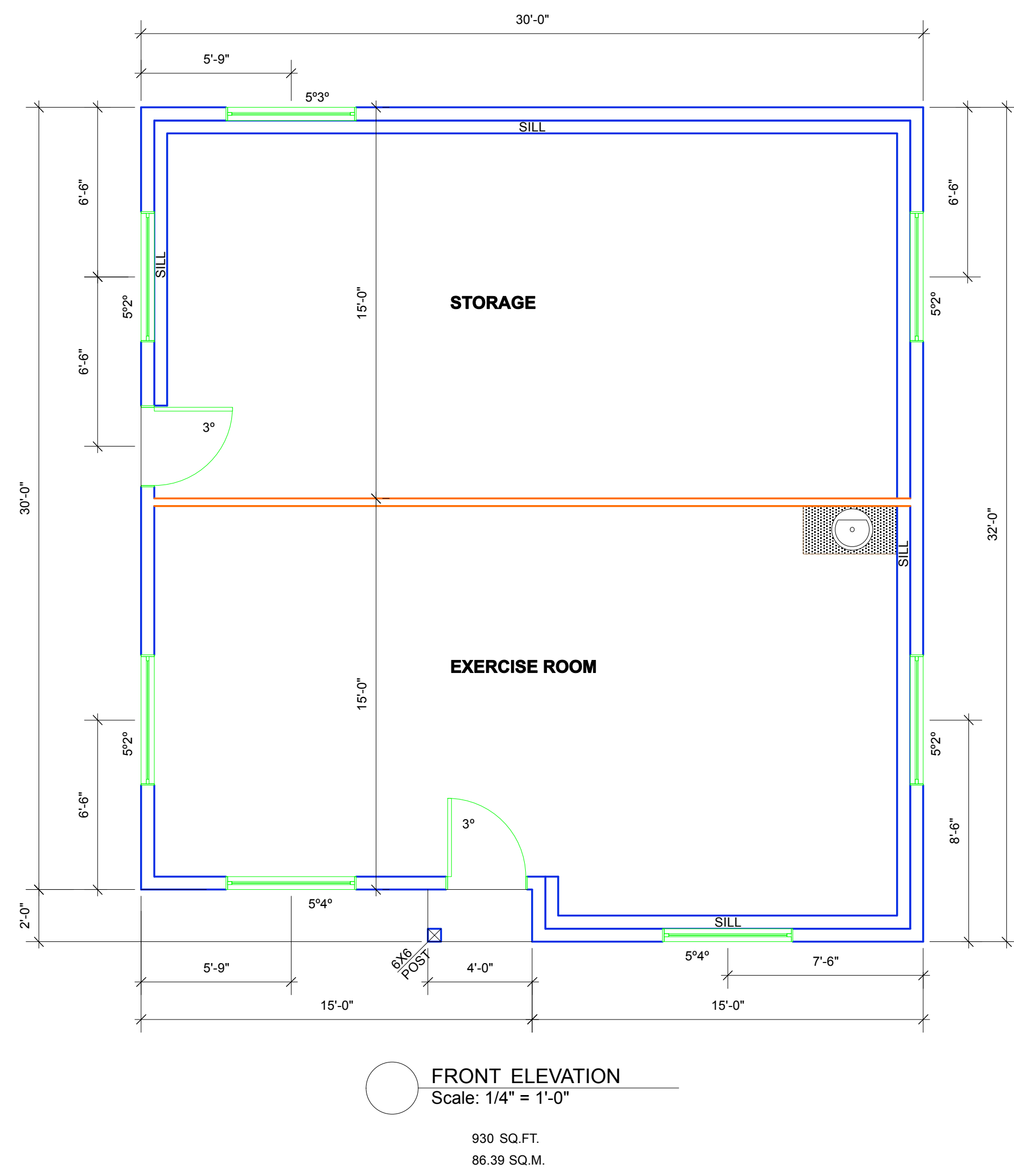
SHEET  
OF 12  
**2**

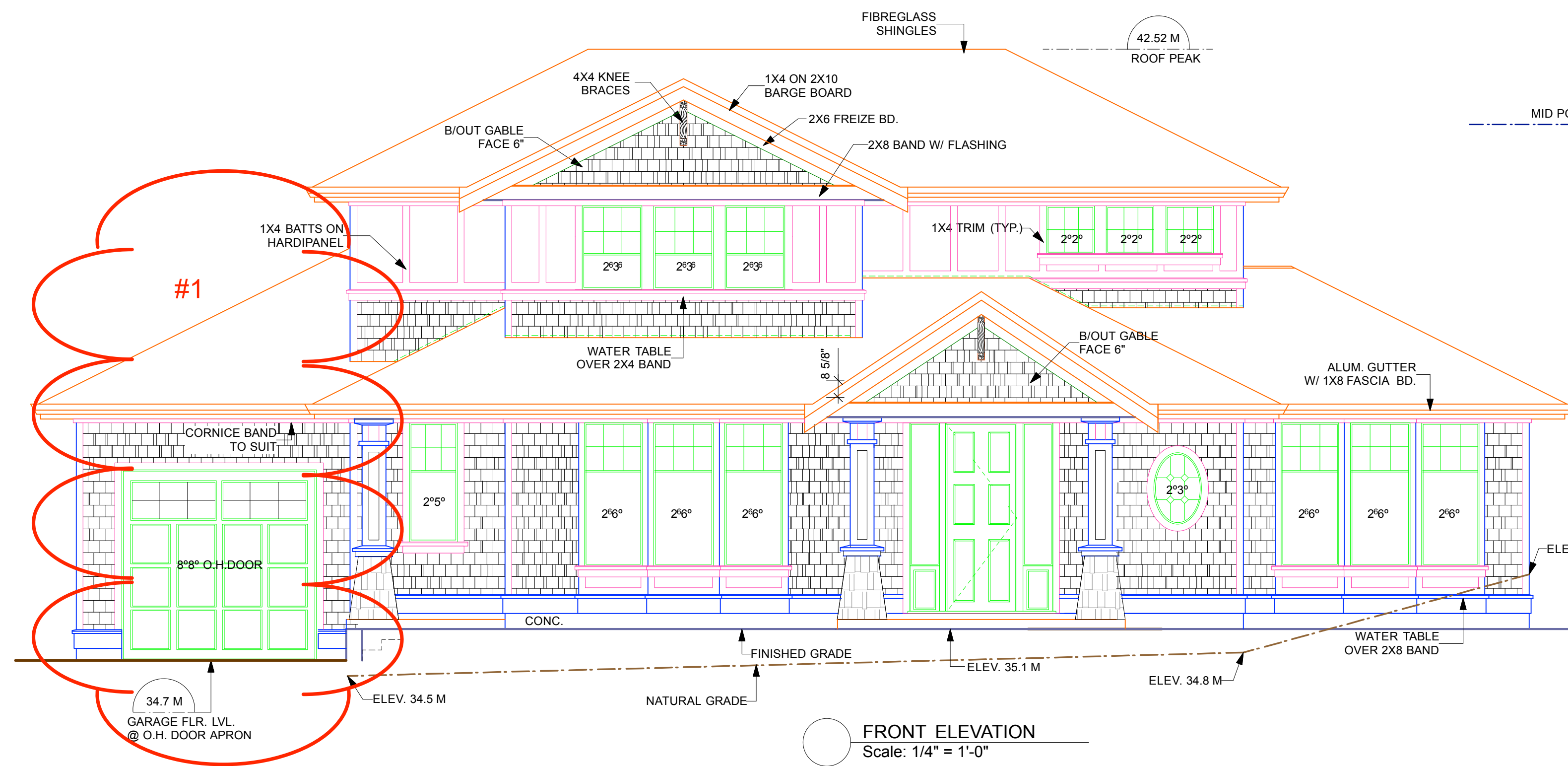


**LOT 1**  
**EXISTING MAIN RESIDENCE**

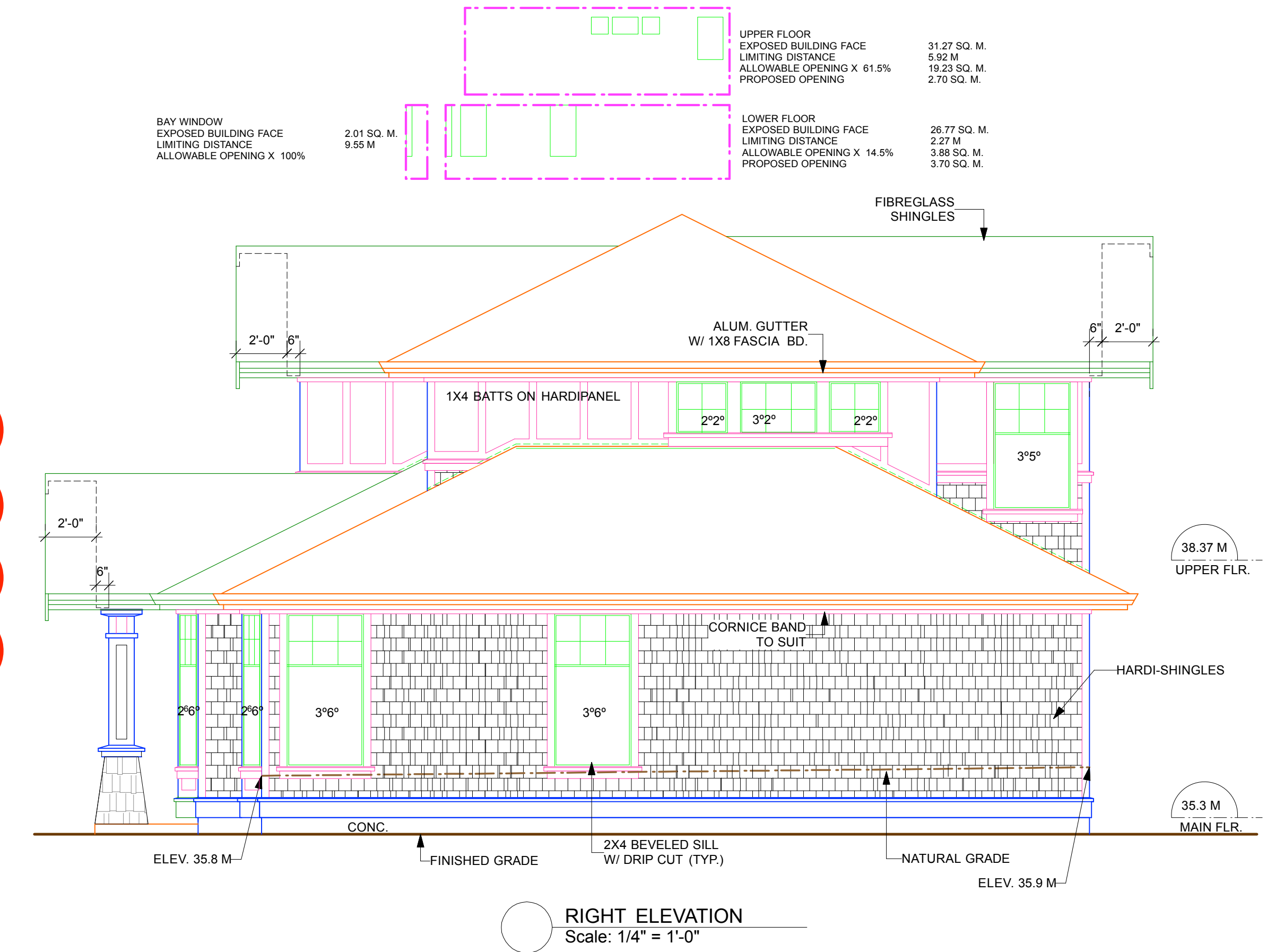


# LOT 1 PROPOSED ACCESSORY BUILDING





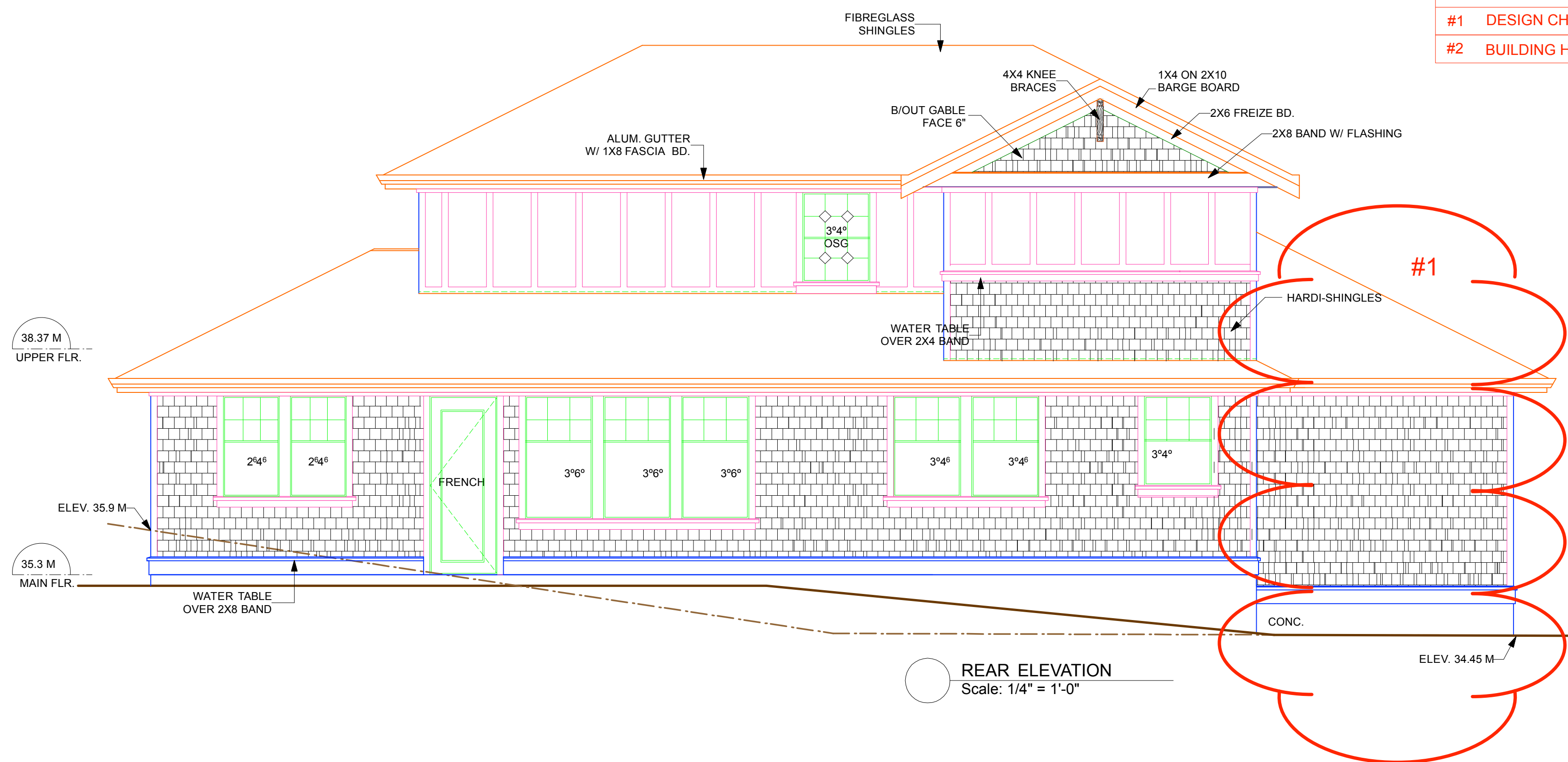
FRONT ELEVATION  
Scale: 1/4" = 1'-0"



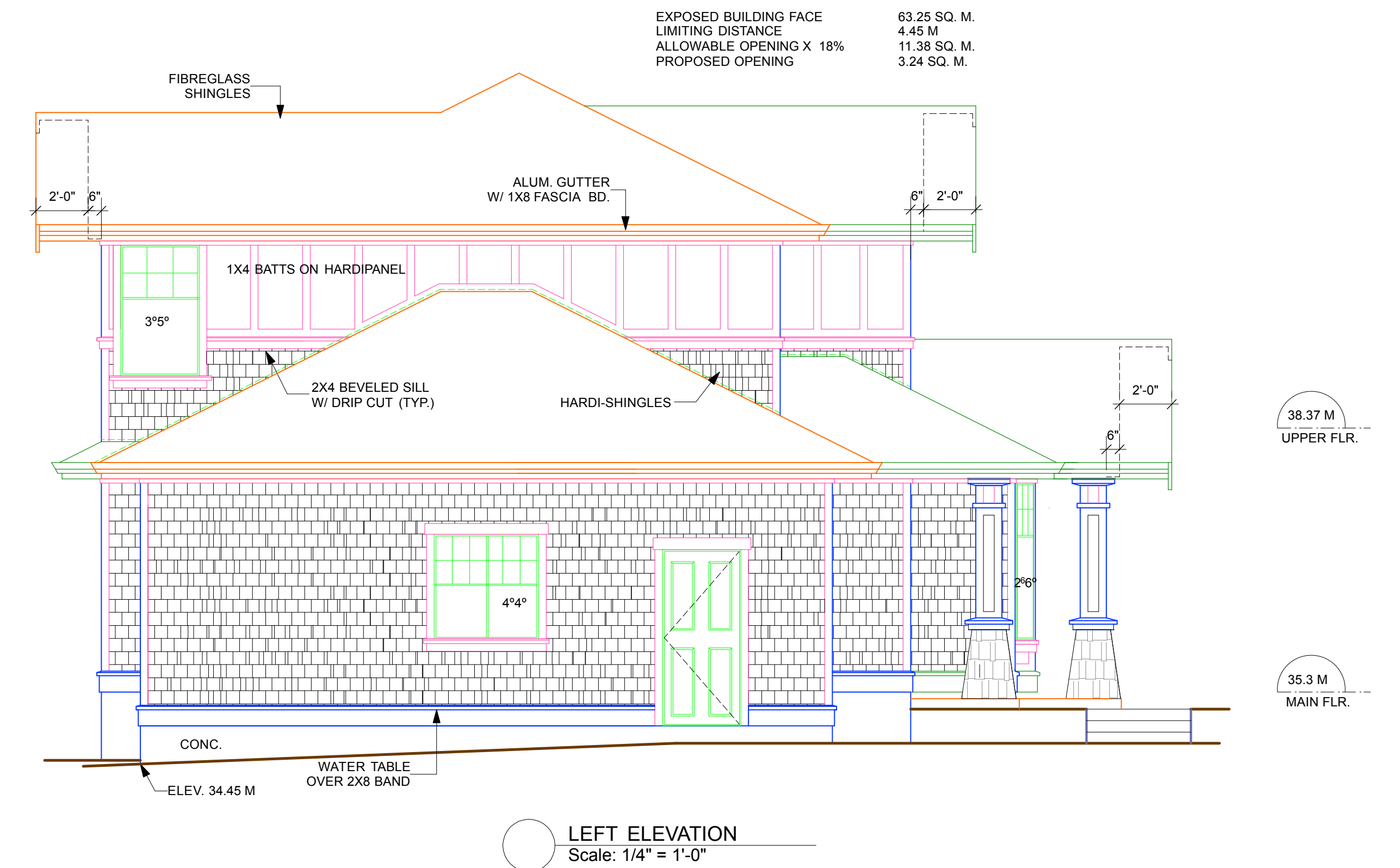
RIGHT ELEVATION  
Scale: 1/4" = 1'-0"

## STRATA LOT A

BUBBLE LEGEND	
#1	DESIGN CHANGE
#2	BUILDING HEIGHT CHANGE



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



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



**HARTMANN'S**  
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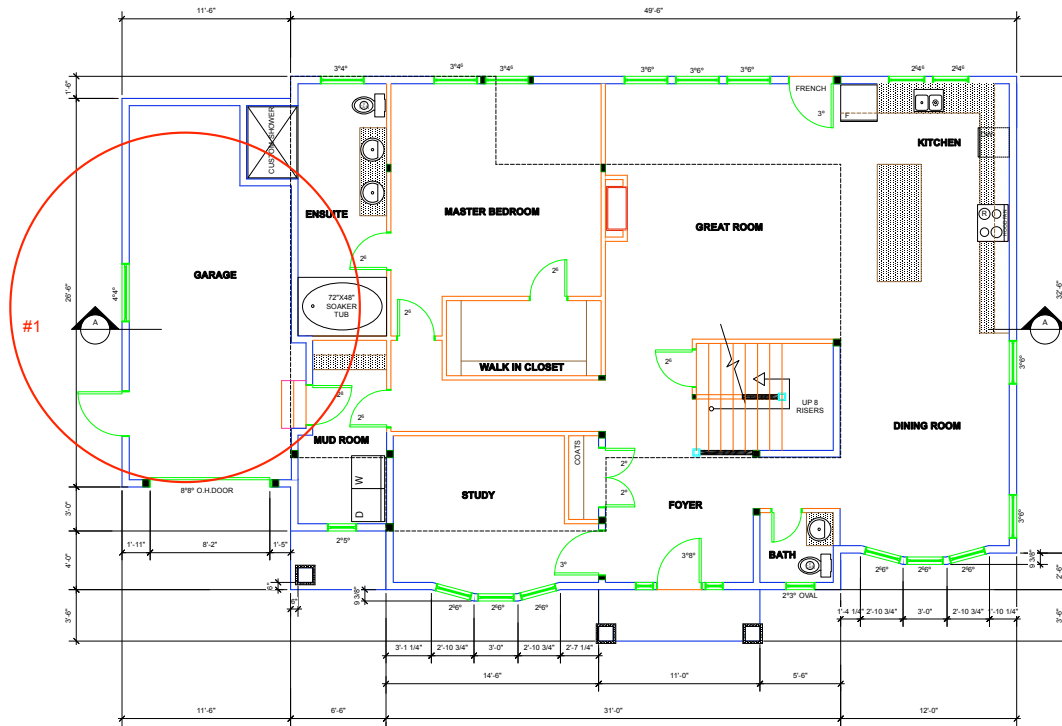
3404 MAPLEWOOD R.D. VICTORIA, B.C.  
V8P 3N3 PHONE: 383-1285

DATE APRIL 2021  
DRAWN BY TMAR  
CHK BY KMAR  
PLAN # 1452  
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**PROPOSED DEVELOPMENT  
FOR 1737 ROCKLAND AVE  
STRATA LOT A ELEVATIONS**

SHEET  
OF 12

**5**



BUBBLE LEGEND  
 #1 DESIGN CHANGE

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.

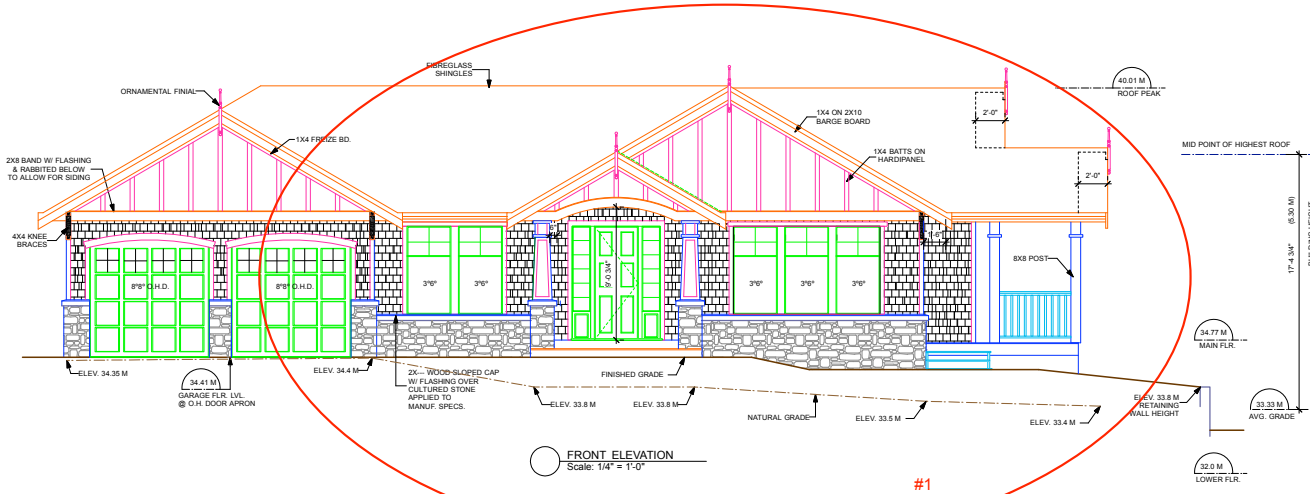
**STRATA LOT A**



DATE APRIL 2021  
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 PLAN # 1452  
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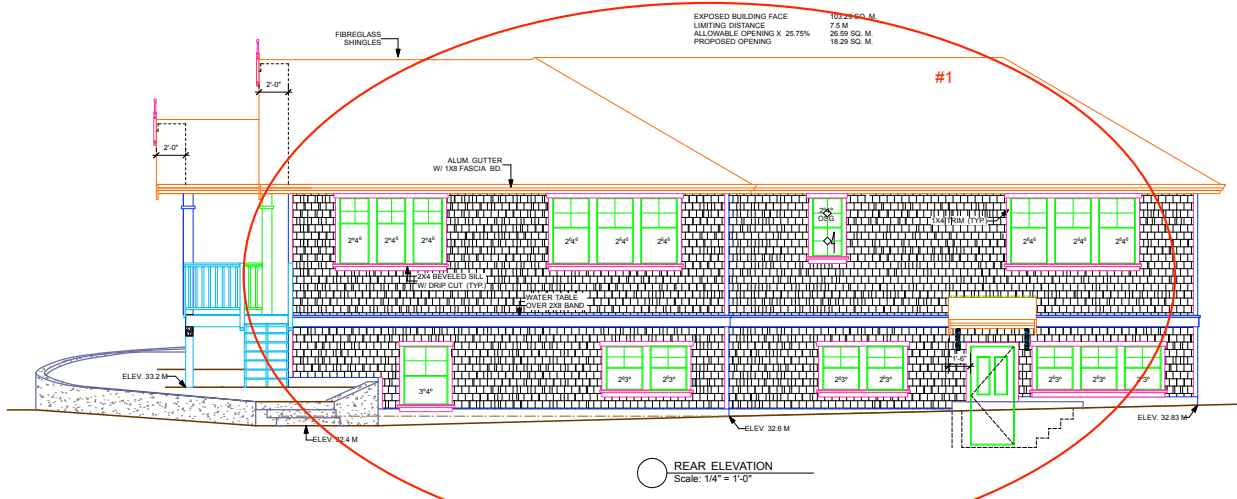
**PROPOSED DEVELOPMENT  
 FOR 1737 ROCKLAND AVE  
 STRATA LOT A MAIN FLR**

SHEET  
 6  
 OF 12



**STRATA LOT B**

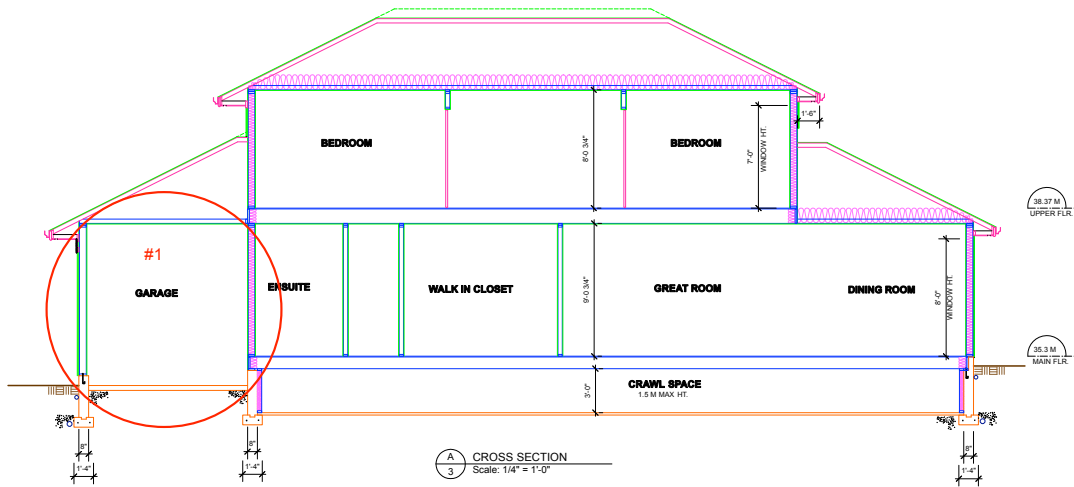
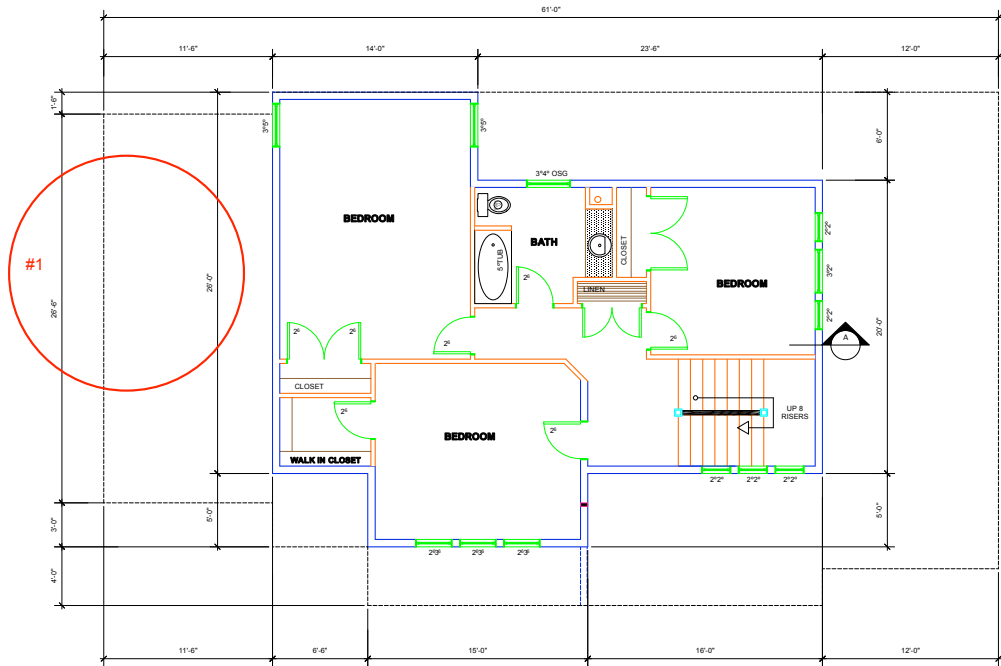
BUBBLE LEGEND
#1 DESIGN CHANGE



<p><b>HARTMANN'S</b> DRAFTING &amp; DESIGN 366 WASHINGTON ST. VICTORIA, B.C. V8P 2B6 PHONE: 1-250-828-1111</p>	<p>DATE APRIL 2021 DRAWN BY TMAR CHK BY KIMAR PLAN # 1452 REVISED JAN 2022</p>	<p><b>PROPOSED DEVELOPMENT FOR 1737 ROCKLAND AVE STRATA LOT B REAR &amp; FRONT ELEV.</b></p>	<p>SHEET <b>8</b> OF 12</p>
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# STRATA LOT A

BUBBLE LEGEND  
 #1 DESIGN CHANGE

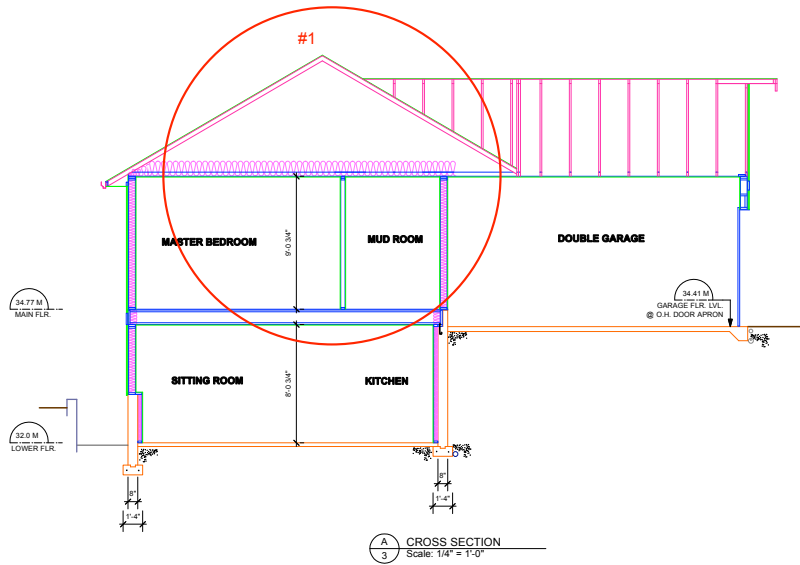


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 CHK BY KMMAR  
 PLAN # 1452  
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PROPOSED DEVELOPMENT  
 FOR 1737 ROCKLAND AVE  
 STRATA LOT A UPPER FLR, X-SEC

SHEET 7 OF 12

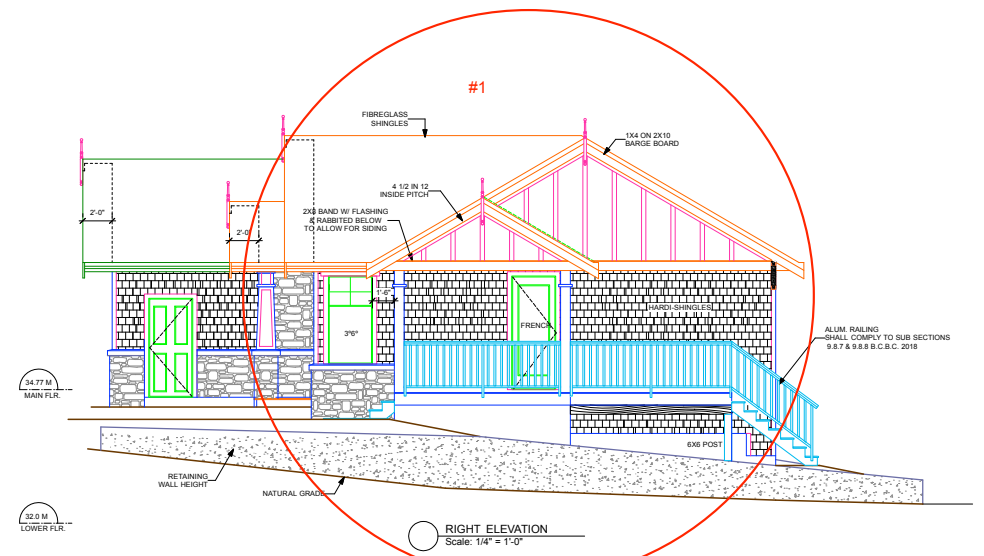




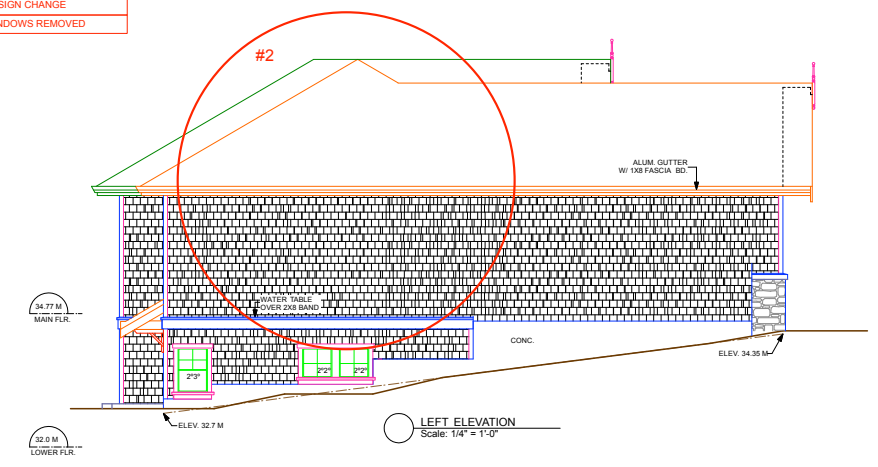
A  
3 CROSS SECTION  
Scale: 1/4" = 1'-0"

**STRATA LOT B**

BUBBLE LEGEND	
#1	DESIGN CHANGE
#2	WINDOWS REMOVED



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



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

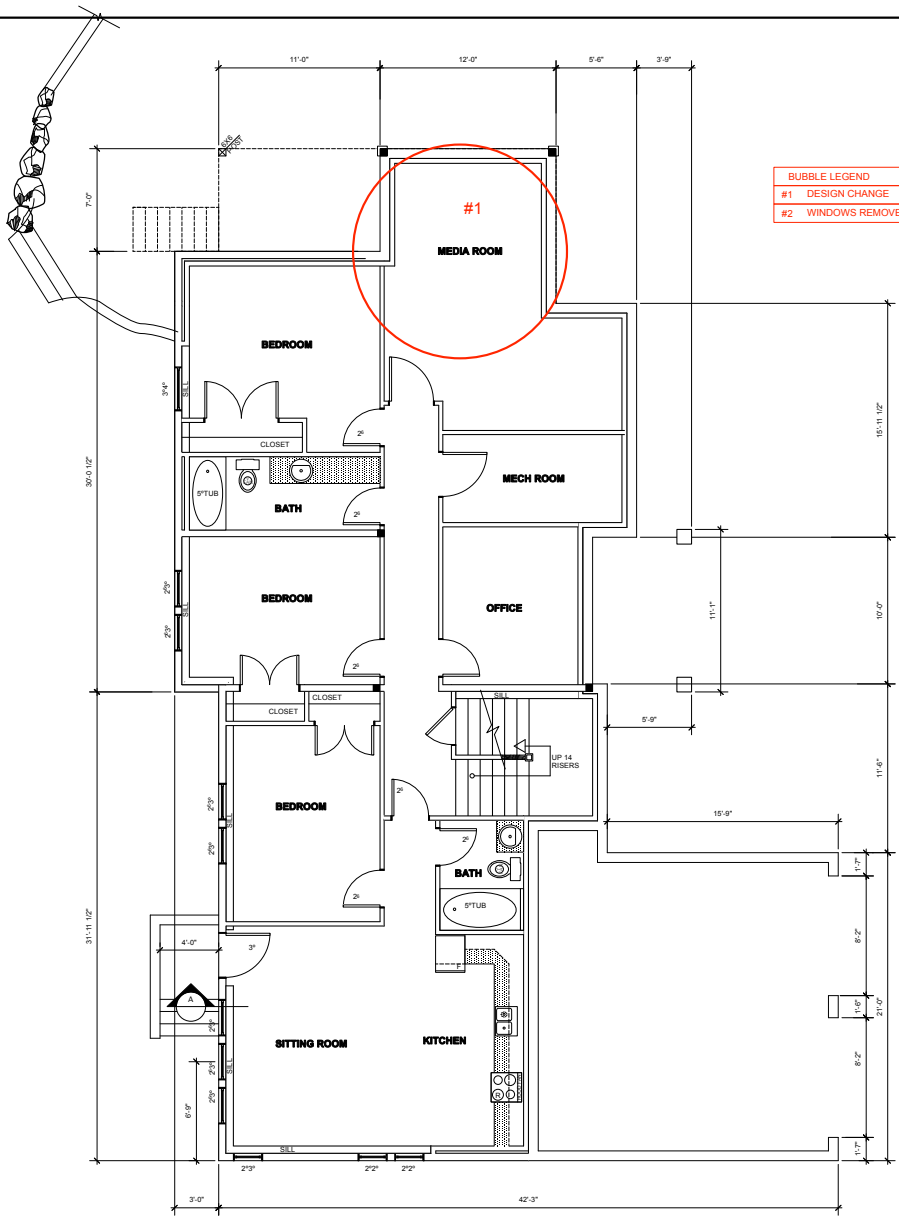


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3654 WASHINGTON BLVD. VICTORIA, B.C.  
V8P 2B6 PHONE: 250-850-0000

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PLAN # 1452  
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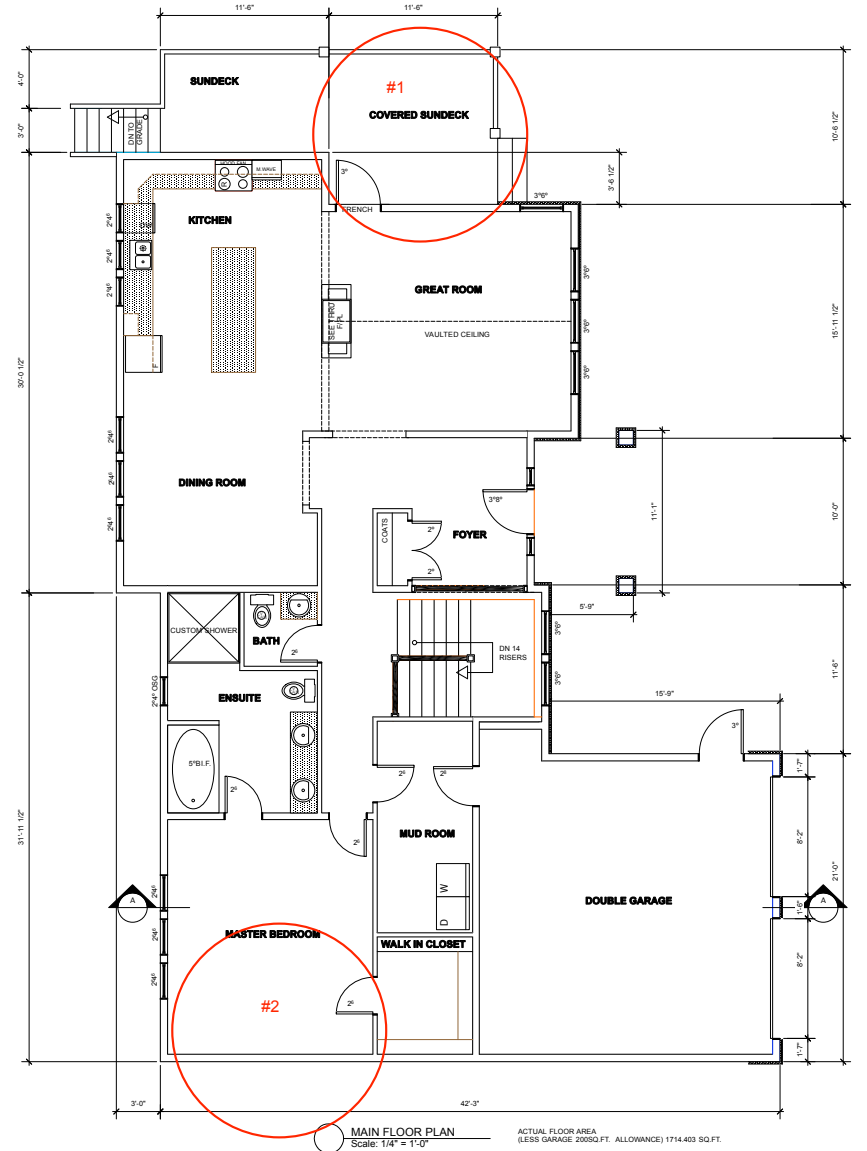
**PROPOSED DEVELOPMENT  
FOR 1737 ROCKLAND AVE  
STRATA LOT B X-SEC LEFT & RIGHT ELEV.**

SHEET  
OF 12  
**9**



BUBBLE LEGEND	
#1	DESIGN CHANGE
#2	WINDOWS REMOVED

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 2095.0 FT. ALLOWANCE) 1714.403 SQ.FT.

**STRATA LOT B**



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V8P 3B9 PHONE: 250-688

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

SHEET OF 12  
**10**

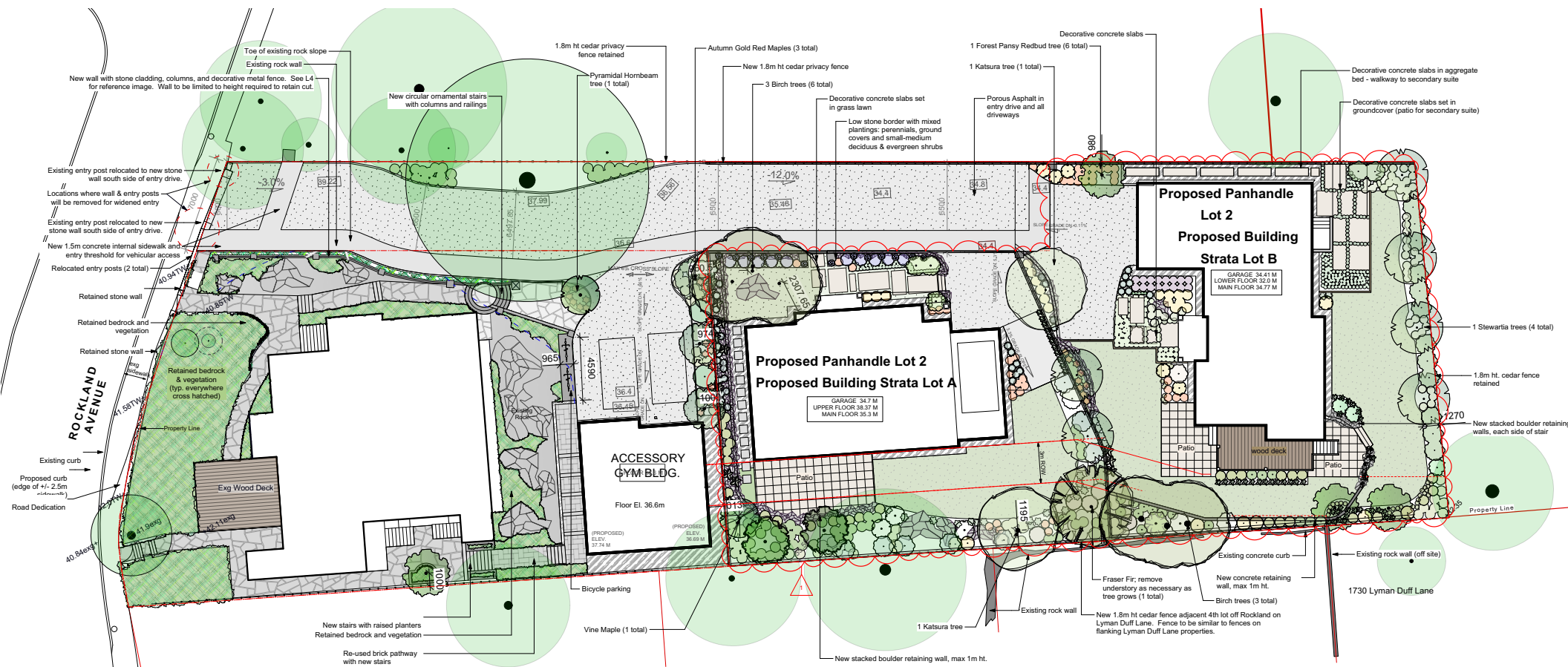


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CHK BY KMAS  
PLAN # 1452  
REVISED JAN 2022

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

SHEET 11 OF 12





**LANDSCAPE CONCEPT PLAN**  
SCALE 1 : 125



**DDP Amendment - Landscape Revisions**  
(March 25/22)

- Adjust proposed building locations and update plants beds.
- Update plants list

**Materials Legend:**

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

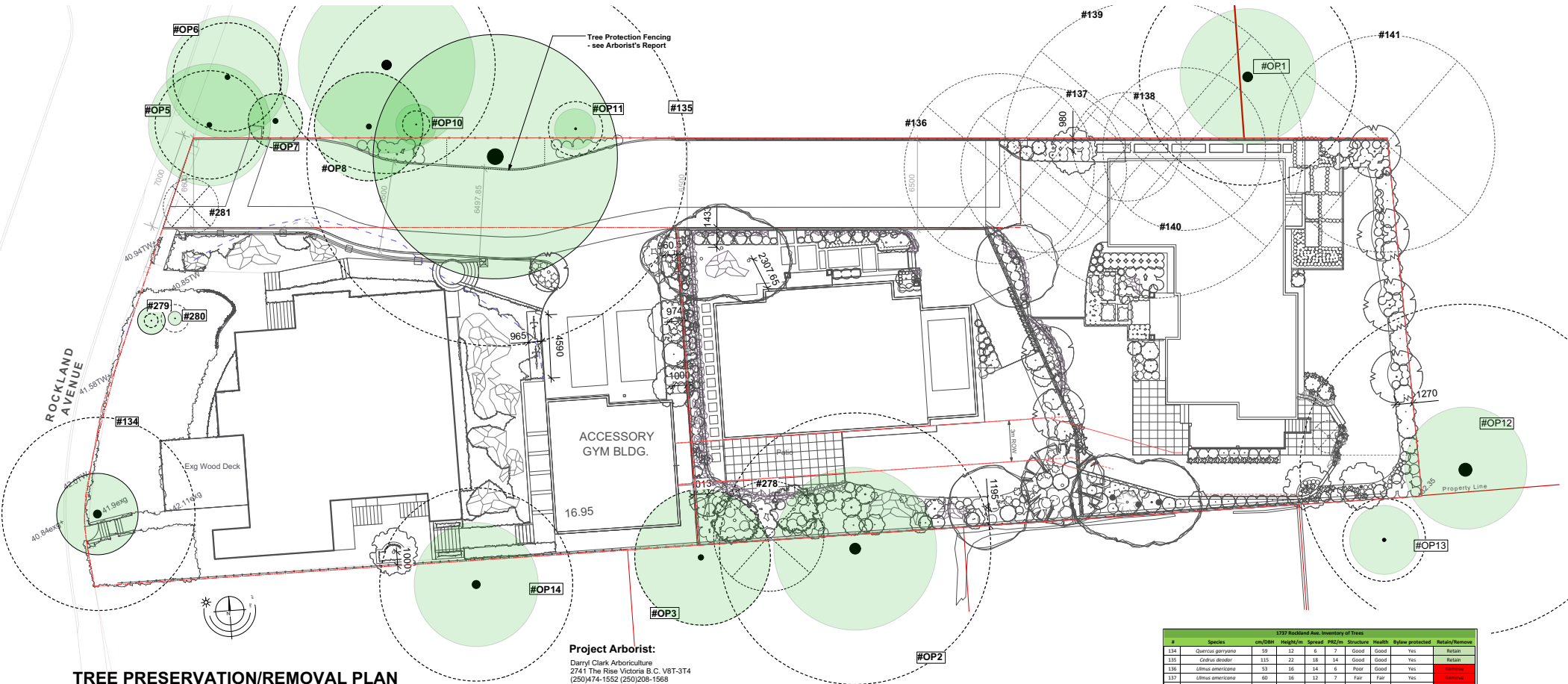
# Landscape Concept Plan - 1737 Rockland Avenue - L1



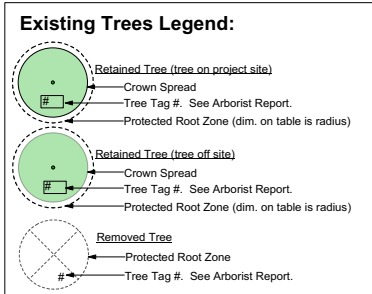
#3-864 Queens Ave. Victoria B.C. V8T 1M5  
Phone: (250) 598-0105

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)  
Rev E March 25, 2022 (adjust proposed building locations)





**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  
dclarkarbor@gmail.com  
www.dclarkarboriculture.com  
Certified Arborist PN-6523A  
TRAQ Certified  
ISA Tree Risk Assessor CTRA 459

#	Species	cm/DiB	Height/m	Spread	PRZ/m	Structure	Health	Below protected	Retain/Remove
134	Quercus agrifolia	50	13	17	7	Good	Good	Yes	Retain
135	Cedrus deodora	155	22	18	14	Good	Good	Yes	Retain
136	Ulmus americana	53	16	14	6	Poor	Good	Yes	Remove
137	Ulmus americana	60	16	12	7	Fair	Fair	Yes	Remove
138	Ulmus americana	24	16	6	4	Poor	Fair	Yes	Remove
139	Ulmus americana	90	20	15	11	Fair	Fair	Yes	Remove
140	Ulmus americana	50	15	12	6	Poor	Fair	Yes	Remove
141	Pseudotsuga menziesii	65	10	19	8	Poor	Poor	Yes	Remove
178	Lithiumum angustifolium	33	8	15	4	Poor	Fair	Yes	Remove
279	Pinus nigra	4	4	2	1	Good	Good	No	Retain
280	Magnolia grandiflora	6	3	1	1	Good	Good	No	Retain
281	Cornus alba	16	5	7	2	Good	Good	No	Remove
OP1	Quercus agrifolia	70	15	10	8	Good	Good	Yes	Retain
OP2	Azalea japonica	80	16	12	10	Good	Good	Yes	Retain
OP3	Abies grandis	40	14	10	5	Good	Good	Yes	Retain
OP5	Betula pendula	35	20	9	4	Good	Good	Yes	Retain
OP6	Cedrus deodora	191	20	9	4	Good	Good	Yes	Retain
OP7	Sorbus discolorata	20	6	4	2	Fair	Good	No	Retain
OP8	Prunus barbinervis	37	8	8	4	Fair	Good	Yes	Retain
OP9	Ulmus parviflorus	70	16	14	8	Good	Good	Yes	Retain
OP10	Saxifraga aizoides	8	6	3	1	Fair	Poor	No	Retain
OP11	Thuja plicata	15	8	3	2	Fair	Good	No	Retain
OP12	Thuja plicata 'Sedgwickii'	96	9	9	12	Fair	Good	Yes	Retain
OP13	Betula pendula	25	8	5	3	Fair	Good	No	Retain
OP14	Azalea japonica	50	9	7	7	Fair	Good	Yes	Retain

DBH: Diameter at Breast Height. Measured at 1.4m from the point of termination. Where the tree is multi-stemmed at 1.4m, the DBH shall be considered 100% of the 3 largest stems rounded to the nearest cm.  
PRZ: Protected Root Zone. The PRZ shall be considered 1.2x the DBH, rounded to the nearest whole meter.

# Tree Preservation/Removal Plan - 1737 Rockland Avenue -L3



Project No: 1939 Nov 18, 2020 #3-864 Ovens Ave. Victoria B.C. V8T 1M5  
Rev A Feb 22, 2021 Phone: (250) 588-0105  
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)  
Rev E March 25, 2022 (adjust proposed building locations)

## Recommended Nursery Stock

### Trees

ID	Quantity	Botanical Name	Common Name	Size
AiF	1	Abies fraseri	Fraser Fir	6cm cal; min. 3 stem
AcCi	1	Acer circinatum	Vine Maple	6cm cal; min. 3 stem
AcRA	3	Acer rubrum 'Armstrong Gold'	Armstrong Gold Red Maple	6cm cal.
BeP	6	Betula nigra 'Cully'	River Birch	6cm; clump
CdFF	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
SPs	6	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.

### Large Shrubs

ID	Quantity	Botanical Name	Common Name	Size
AkUn	2	Abutilon 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 carolinensis	Indian Plum	#7 pot
VSS	5	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 Erkiarthus	#7 pot
FMA	3	Fothergilla gardenii 'Mount Airy'	Mount Airy Fothergilla	#5 pot
HyMB	9	Hydrangea macrophylla 'Blauemeis'	Taller Blue Lacecap Hydrangea	#7 pot
MaAq	5	Mahonia aquifolium	Tall Oregon Grape	#5 pot
RiN	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 roseifolia	Sweet Sol	#5 pot
VaOv	3	Vaccinium ovatum	Evergreen Huckleberry	#5 pot

### Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
GSh	72	Gauffheria ahalton	Sisal	#1 pot
Malle	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
IaF	265	Isotoma fluviatilis alba 'White Star Creeper'	White Star Creeper	10cm pot
ThFr	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
CaCa	17	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
CrBa	31	Crococoma 'Babyton'	Babyton Monarda	#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
Phk	10	Pterovikia atriplicifolia	Russian Sage	#1 pot
PoM	15	Polystichum munium	Sword Fern	#1 pot
PoSe	26	Polystichum setiferum	Alaskan Fern	#1 pot
ST	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.

2

### DDP Amendment - Landscape Revisions (March 25/22)

1 Adjust proposed building locations and update plants beds.

2 Update plants list

## 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

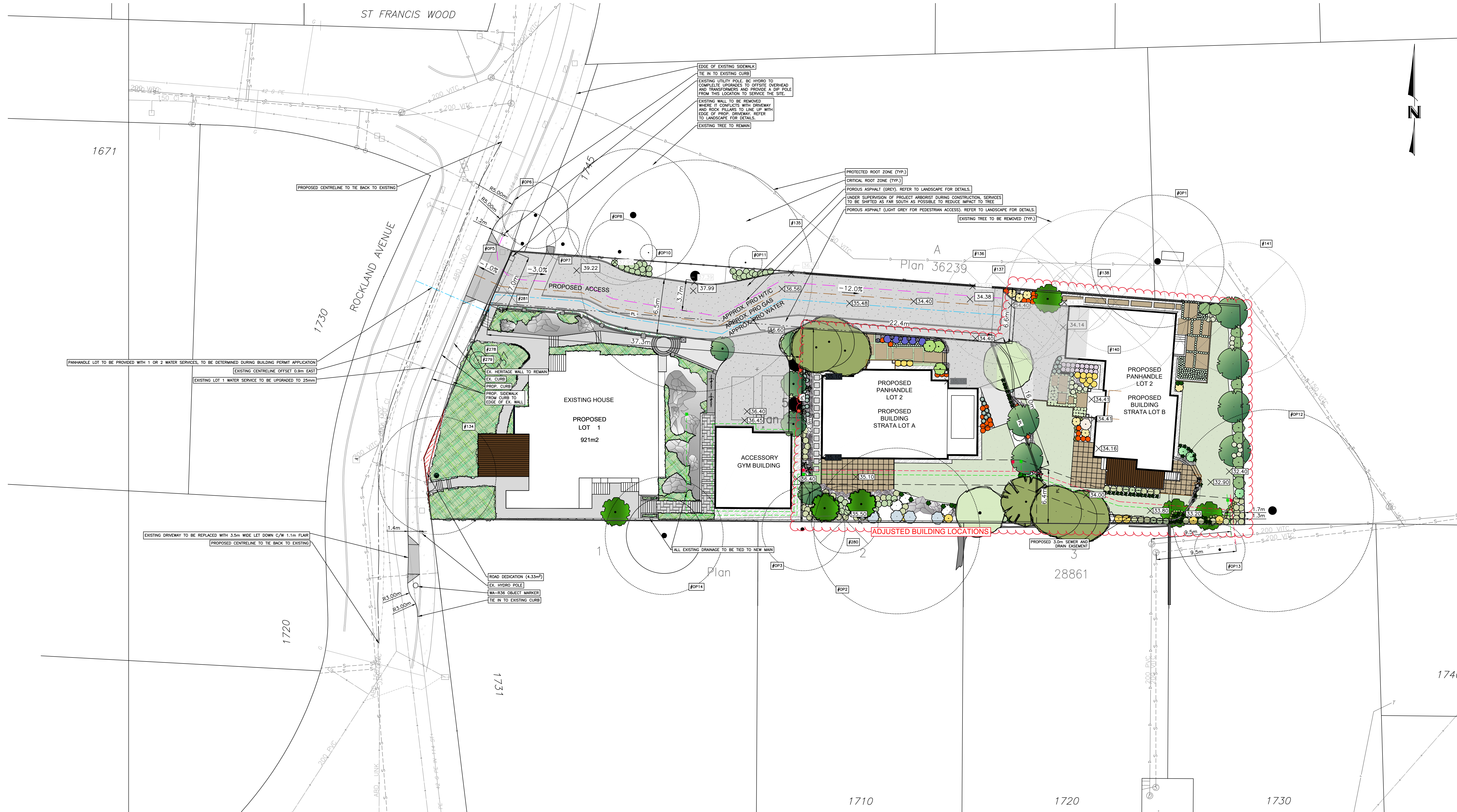


#3-864 Queens Ave. Victoria B.C. V8T 1M5  
Phone: (250) 598-0105

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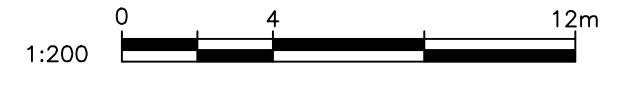
ISLANDER ENGINEERING: March 31, 2022 / G:\My Drive\Civil\Civil Projects\2022-03-31 - 1737 Rockland - Civil Design.dwg



**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.

MARCH 31, 2022  
**SUBMITTED FOR REZONING / DEVELOPMENT PERMIT APPLICATION**



**ISLANDER ENGINEERING**  
623 DISCOVERY STREET  
VICTORIA, B.C. V8T5G4  
PHONE 250.580.1200  
www.islanderengineering.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	Water
Street Lighting Pole Mount	Traffic Sign
Post Top	Post Sign
Curb	Manhole
Sidewalk	Cleanout
Concrete Box	Silt Trap
Wood Box	Cap / Plug
Flush Valve	Gas Valve
Hydrant	Water Meter
Reducer	
Air Valve	

REVISIONS	
6	
5	
4	
3	
2	
1	

REVISIONS APPROVED					
REVISION # 1		REVISION # 2		REVISION # 3	
Approved	Date	Approved	Date	Approved	Date
Design Engineer		Design Engineer		Design Engineer	
Manager of Development		Manager of Development		Manager of Development	
Development Coordinator		Development Coordinator		Development Coordinator	

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

CITY OF VICTORIA			
1737 ROCKLAND AVENUE			
CONCEPTUAL SERVING PLAN			
B.M. : X	Elev: X	Checked: JB	Date: February 4, 2021
Scale: Hor: X	Vertical:		

ISLANDER FILE #	2156
MUNICIPAL DESIGN #	X
SERVICE #	X
DRAWING #	C1
SHEET #	1 OF 1