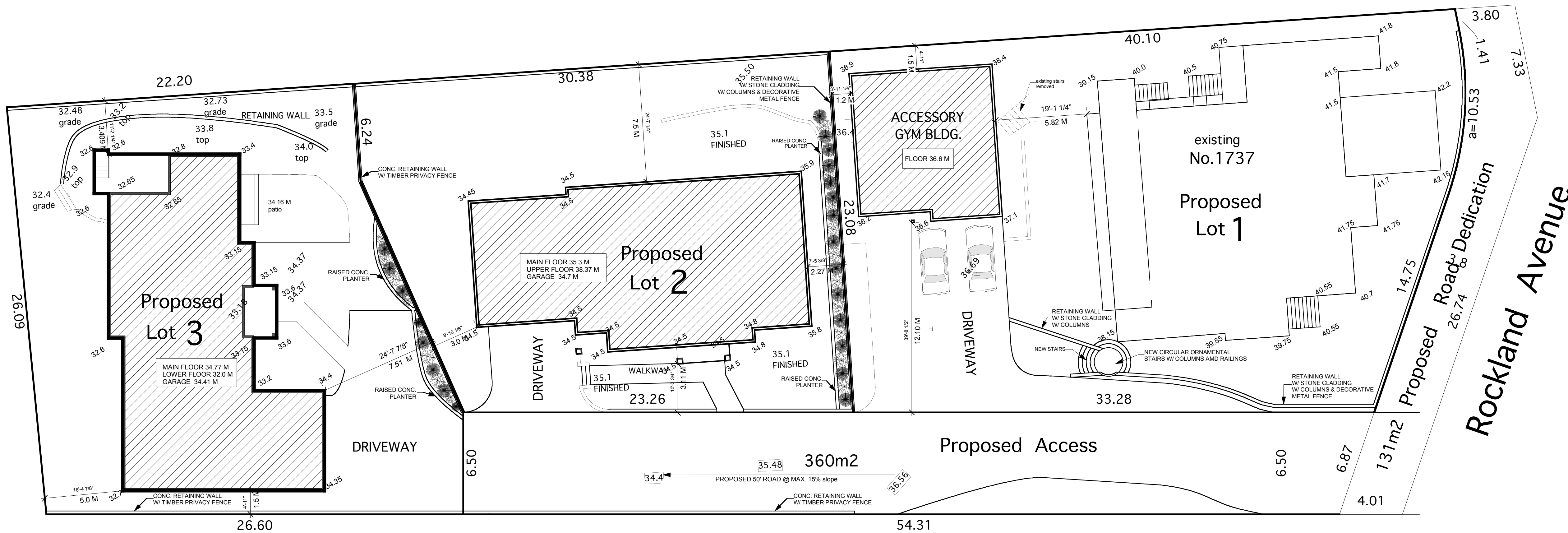
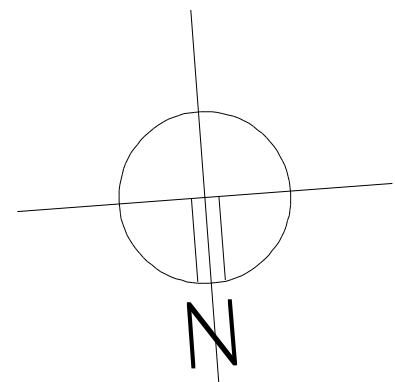




SITE PLAN
Scale: 1:150

Lot 3

GRADE CALCULATIONS	
(32.6+32.6) ÷ 2 X 3 = 97.8	
(32.6+32.6) ÷ 2 X 0.83 = 27.058	
(32.6+33.4) ÷ 2 X 27.5 = 907.5	
(33.4+33.15) ÷ 2 X 18.5 = 615.58	
(33.15+33.15) ÷ 2 X 3 = 99.45	
(33.15+33.15) ÷ 2 X 9 = 298.35	
(33.15+33.6) ÷ 2 X 4.75 = 158.53	
(33.6+33.6) ÷ 2 X 11 = 369.6	
(33.6+33.15) ÷ 2 X 4.75 = 158.53	
(33.15+33.2) ÷ 2 X 11 = 364.925	
(33.2+34.4) ÷ 2 X 14.75 = 498.55	
(34.4+34.35) ÷ 2 X 21 = 721.875	
(34.35+32.7) ÷ 2 X 42.25 = 1416.431	
(32.7+32.6) ÷ 2 X 31.95 = 1043.168	
(32.6+32.6) ÷ 2 X 3 = 97.8	
(32.6+32.6) ÷ 2 X 30.25 = 986.15	
(32.6+32.6) ÷ 2 X 3 = 97.8	
(32.6+32.6) ÷ 2 X 9.125 = 297.475	
8256.572 ÷ 248.655 = 33.20	
AVG. GRADE = 33.20	

SITE DATA	PROPOSED
OWNER	KIM COLPMAN
ADDRESS	1737 ROCKLAND AVENUE
ZONE	ZONING
LEGAL DESCRIPTION	
LOT	2437
SECTION	74
DISTRICT	VICTORIA
SITE AREA	7104.181 SQ.FT. (660 SQ.M.)
SITE COVERAGE	2387.375 SQ.FT. (221.79 SQ.M.) 33.6%
TOTAL FLOOR AREA	3195.973 SQ.FT. (296.91 SQ.M.)
SETBACKS	
FRONT	7.51 M
REAR	5.0 M
SIDE	3.409 M
SIDE	1.5 M
BUILDING HEIGHT	18'-0 1/2" 5.49 M

Lot 2

GRADE CALCULATIONS	
(34.45+34.5) ÷ 2 X 20.5 = 706.73	
(34.5+34.5) ÷ 2 X 1.5 = 51.75	
(34.5+35.9) ÷ 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 14.5 = 500.25	
(34.5+34.5) ÷ 2 X 4 = 138	
(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+34.45) ÷ 2 X 26.5 = 913.58	
7575.01 ÷ 217 = 34.90	
AVG. GRADE = 34.90	

SITE DATA	PROPOSED
OWNER	KIM COLPMAN
ADDRESS	1737 ROCKLAND AVENUE
ZONE	ZONING
LEGAL DESCRIPTION	
LOT	2
SECTION	74
DISTRICT	VICTORIA
SITE AREA	6759.736 SQ.FT. (628 SQ.M.)
SITE COVERAGE	2284.25 SQ.FT. (212.21 SQ.M.) 33.79%
TOTAL FLOOR AREA	2761.292 SQ.FT. (256.53 SQ.M.)
SETBACKS	
FRONT	3.11 M
REAR	7.5 M
SIDE	3.0 M
SIDE	2.27 M
BUILDING HEIGHT	23'-2 3/4" 7.08 M

ACCESSORY

GRADE CALCULATIONS	
(37.1+36.6) ÷ 2 X 9 = 700.15	
(36.6+36.6) ÷ 2 X 2 = 73.2	
(36.6+36.2) ÷ 2 X 11 = 400.4	
(36.2+36.9) ÷ 2 X 30 = 1096.5	
(36.9+38.4) ÷ 2 X 30 = 1129.5	
(38.4+37.1) ÷ 2 X 32 = 1208	
4607.75 ÷ 124 = 37.159	
AVG. GRADE = 37.159	

EXISTING MAIN

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	
(40.5+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 33.5 = 1382.713	
(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 16.66 = 702.63	
(42.15+41.7) ÷ 2 X 14 = 586.95	
(41.7+41.75) ÷ 2 X 10.66 = 444.788	
(41.75+41.75) ÷ 2 X 5.75 = 240.06	
(41.75+40.7) ÷ 2 X 13.75 = 566.84	
(40.7+40.55) ÷ 2 X 8 = 325	
(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 = 52.60	
(39.55+38.15) ÷ 2 X 22.5 = 874.125	
(38.15+39.15) ÷ 2 X 54.66 = 2112.609	
11478.14 ÷ 283.55 = 40.48	
AVG. GRADE = 40.48	

Lot 1

SITE DATA	PROPOSED ACCESSORY BUILDING
OWNER	KIM COLPMAN
ADDRESS	1737 ROCKLAND AVENUE
ZONE	ZONING
LEGAL DESCRIPTION	
LOT	1
PLAN	2437
SECTION	74
DISTRICT	VICTORIA
SITE AREA	9913.5 SQ.FT. (921 SQ.M.)
SITE COVERAGE	2752.699 SQ.FT. (255.73 SQ.M.) 27.76%
EXISTING	938 SQ.FT. (87.14 SQ.M.) 9.46%
PROPOSED	3690.699 SQ.FT. (342.87 SQ.M.) 37.2%
TOTAL	938 SQ.FT. (87.14 SQ.M.) 22.67%
REAR LOT COVERAGE	

ACCESSORY

TOTAL FLOOR AREA	826.531 SQ.FT. (76.78 SQ.M.)
SETBACKS	
FRONT	12.10 M
REAR	1.5 M
SIDE	1.2 M
TO EXISTING BUILDING	5.82 M
BUILDING HEIGHT	9'-8 1/2" 2.959 M

EXISTING MAIN

TOTAL FLOOR AREA	4454.109 SQ.FT. (413.8 SQ.M.)
SETBACKS	
FRONT	0.9 M
REAR	16.55 M
SIDE	4.55 M
SIDE	1.35 M
BUILDING HEIGHT	28'-2 1/4" 8.59 M



HARTMANN'S
DRAFTING & DESIGN
3404 MAPLEWOOD R.D. VICTORIA, B.C.
V8P 3N3 PHONE: 383-1295

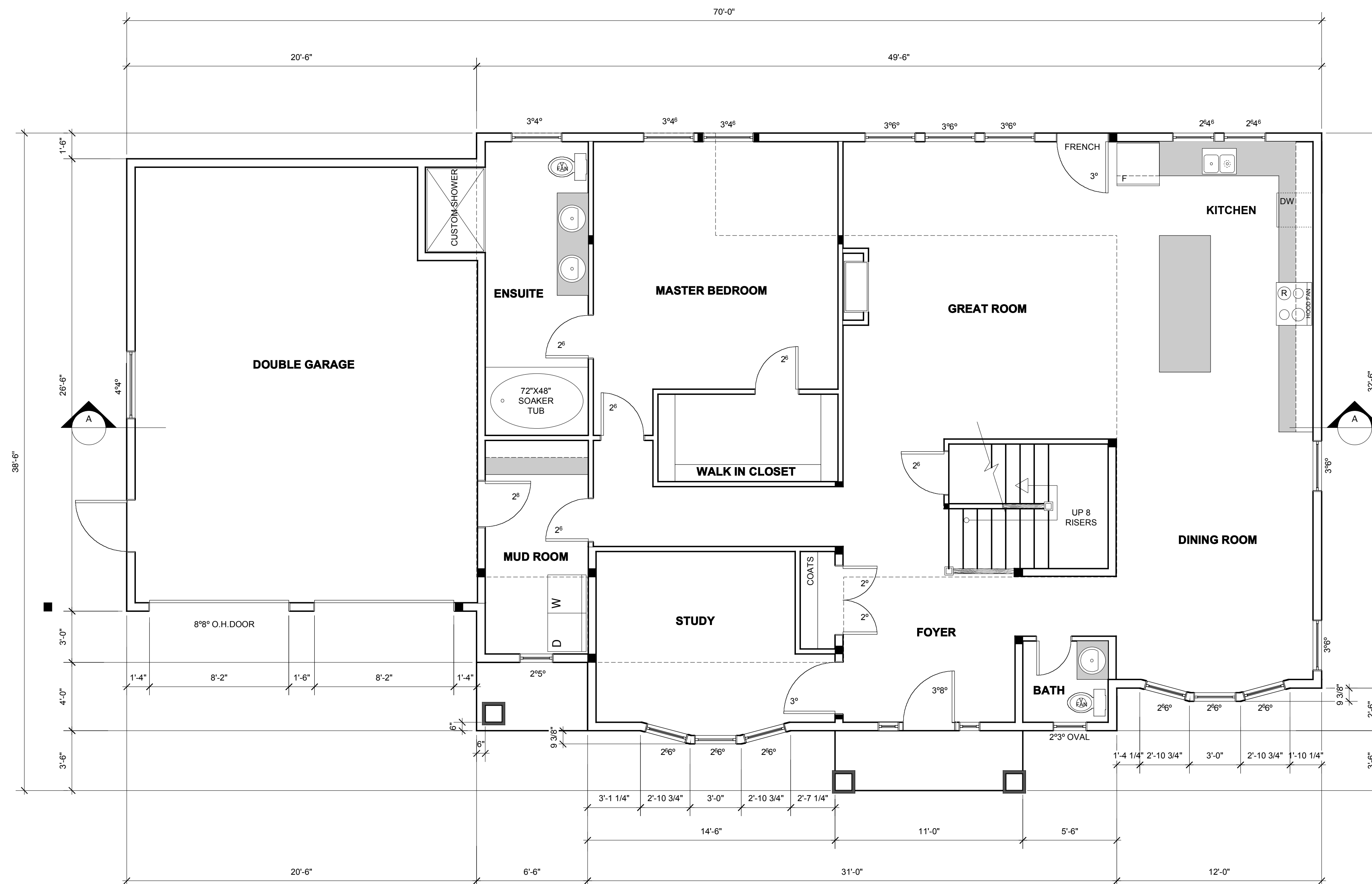
SCALE 1/4" = 1'-0"
DATE JUNE 2020
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1452

PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE

SHEET

1737 Rockland - Existing Home Elevations





S.LOT #2

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

MAIN FLR. AREA: 2125.327 SQ. FT. (TAKEN TO DRYWALL)
ACTUAL FLOOR AREA
(LESS GARAGE 200 SQ. FT. ALLOWANCE) 1925.327 SQ. FT.



HARTMANN'S
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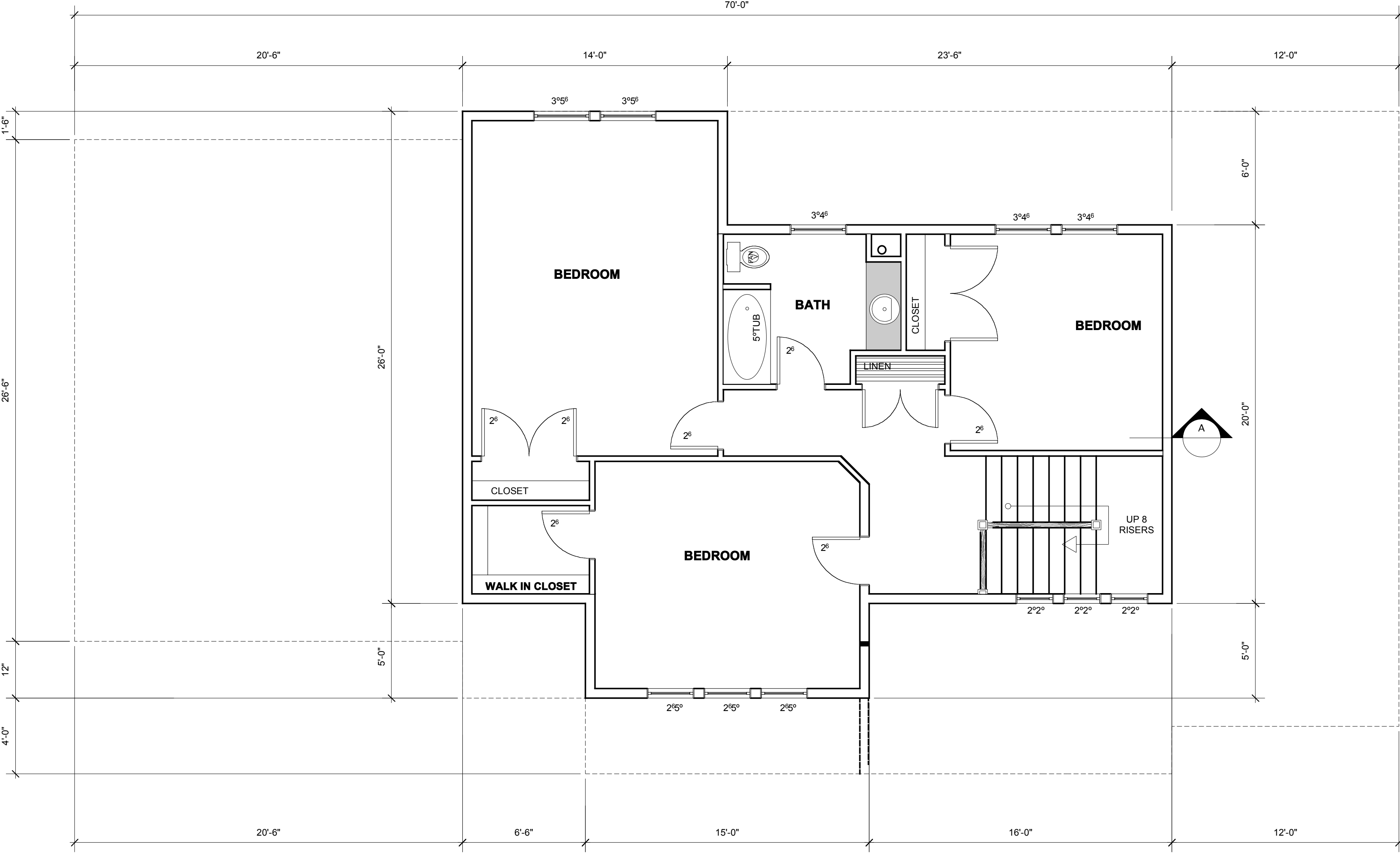
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DATE JUNE 2020
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1451

**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVENUE**

SHEET
OF 4

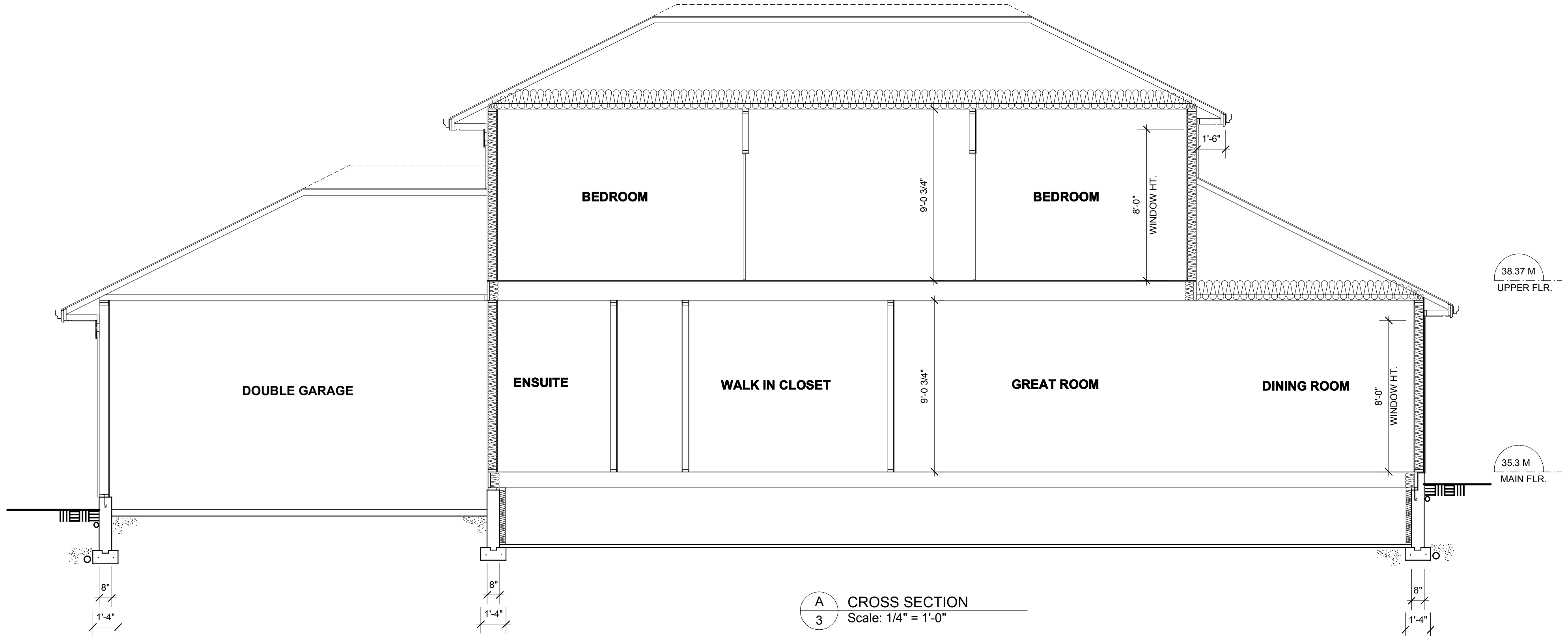
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S.LOT #2



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

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



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

38.37 M
UPPER FLR.

35.3 M
MAIN FLR.



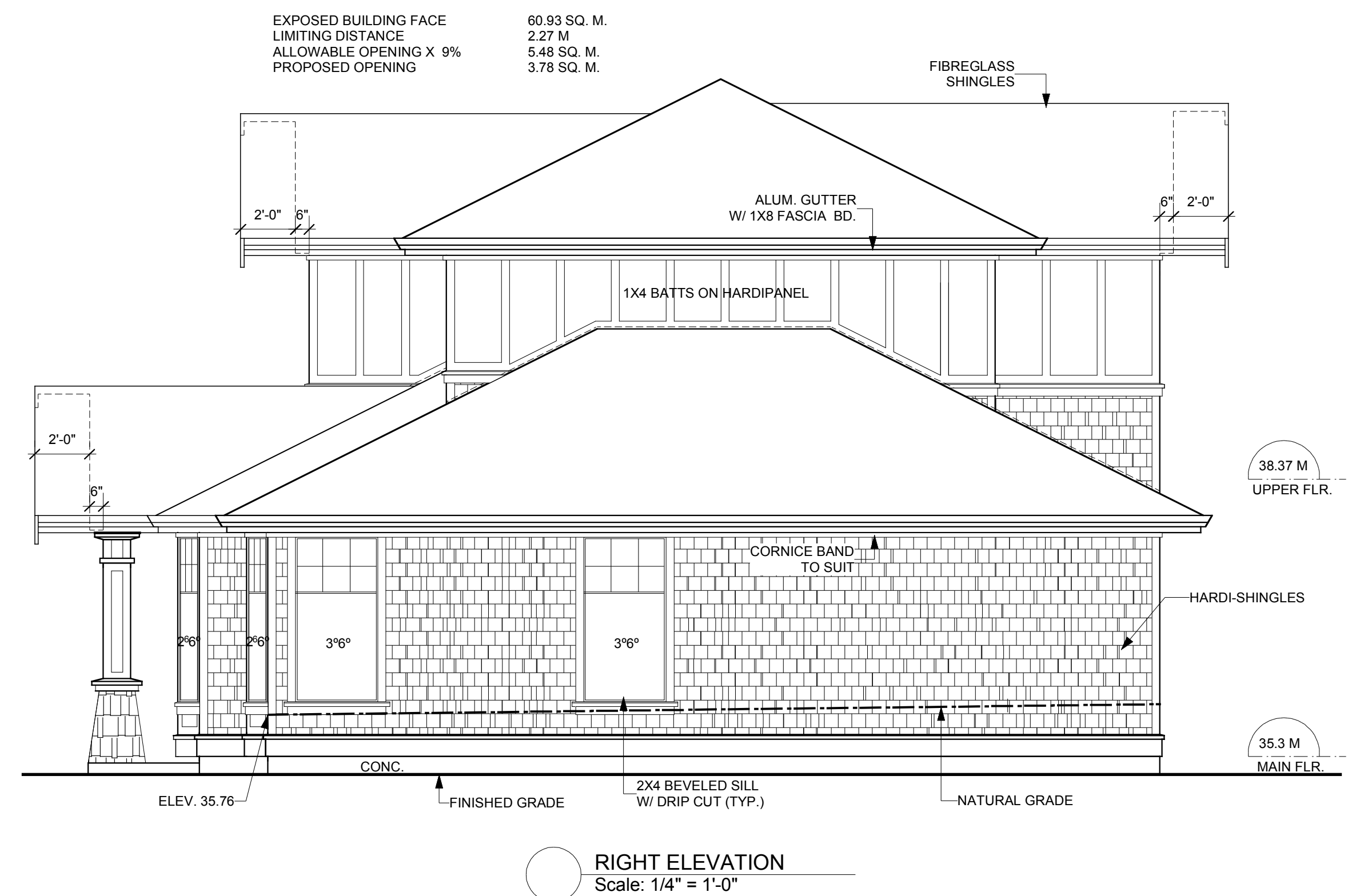
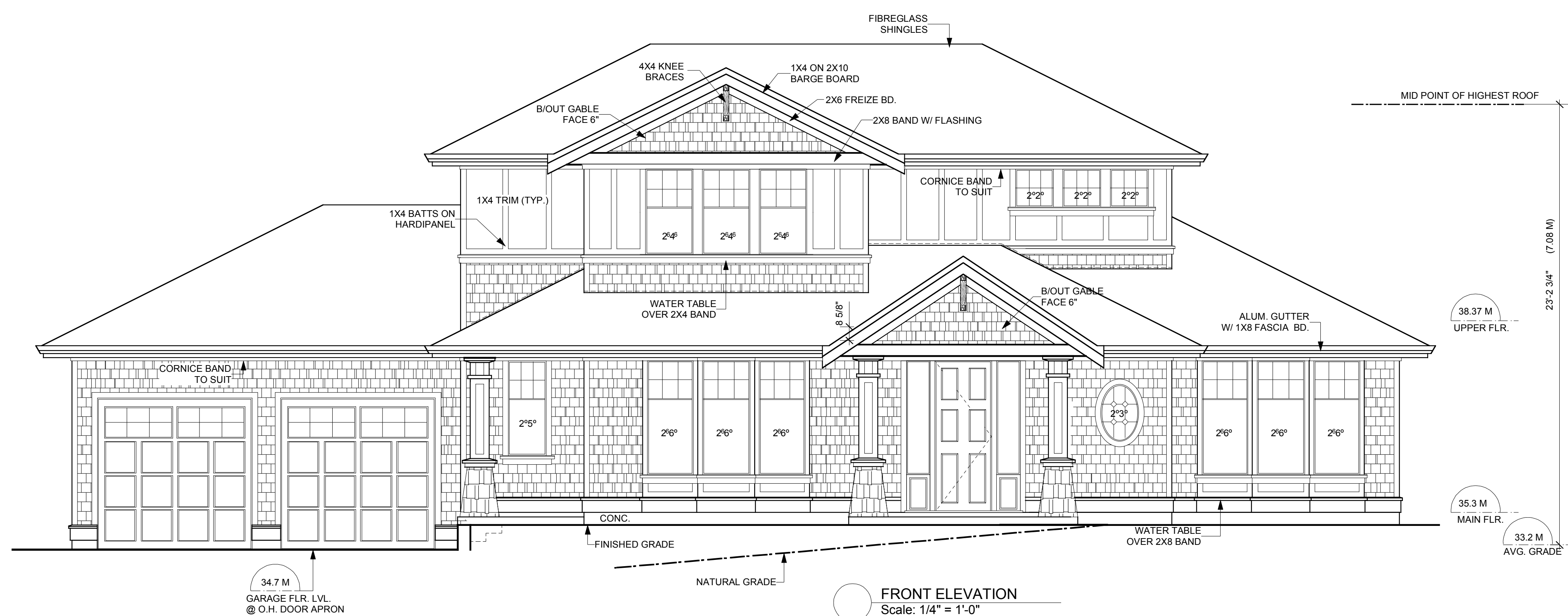
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V8P 3N3 PHONE : 383-1295

SCALE 1/4" = 1'-0"
DATE JUNE 2020
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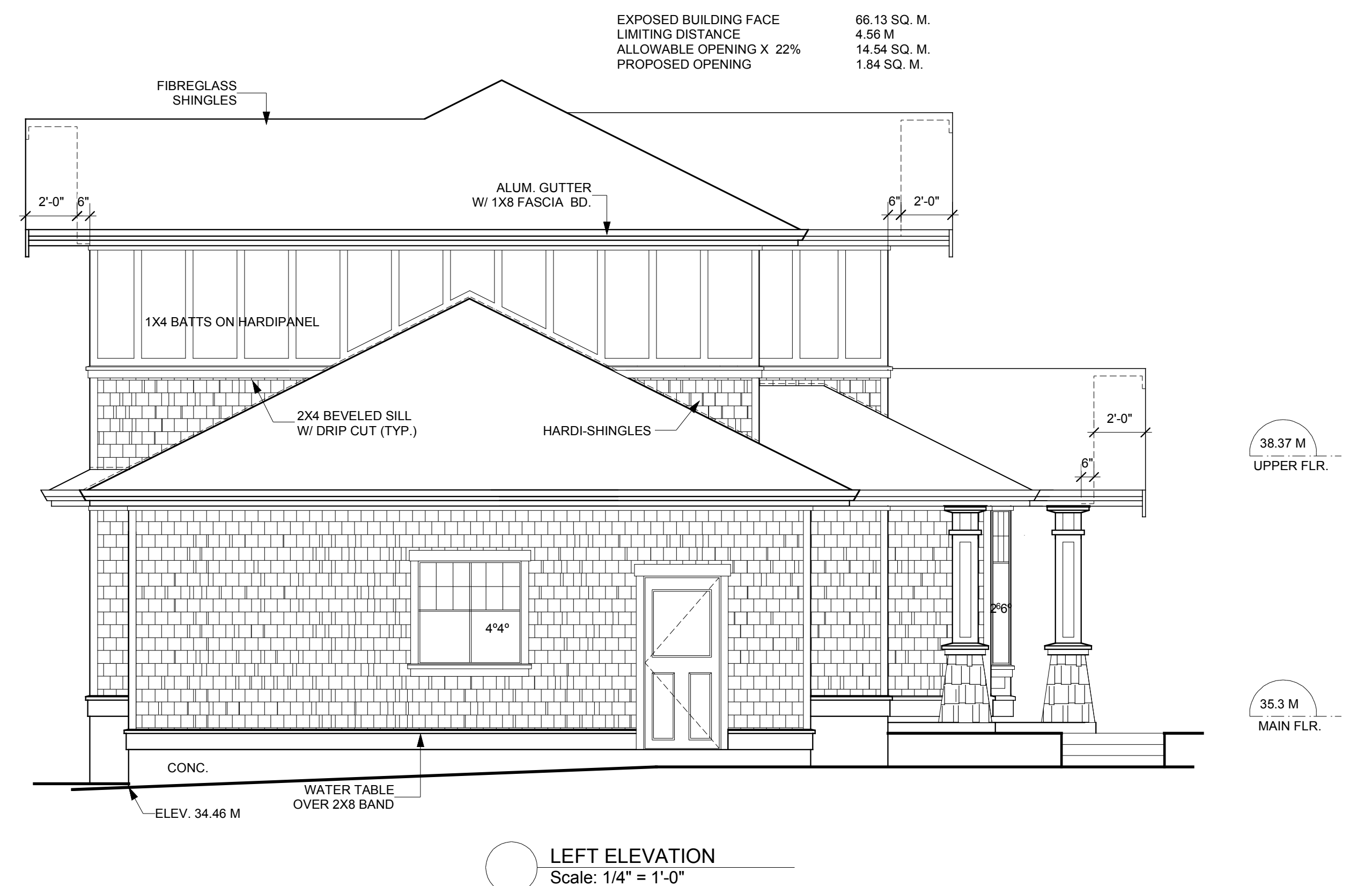
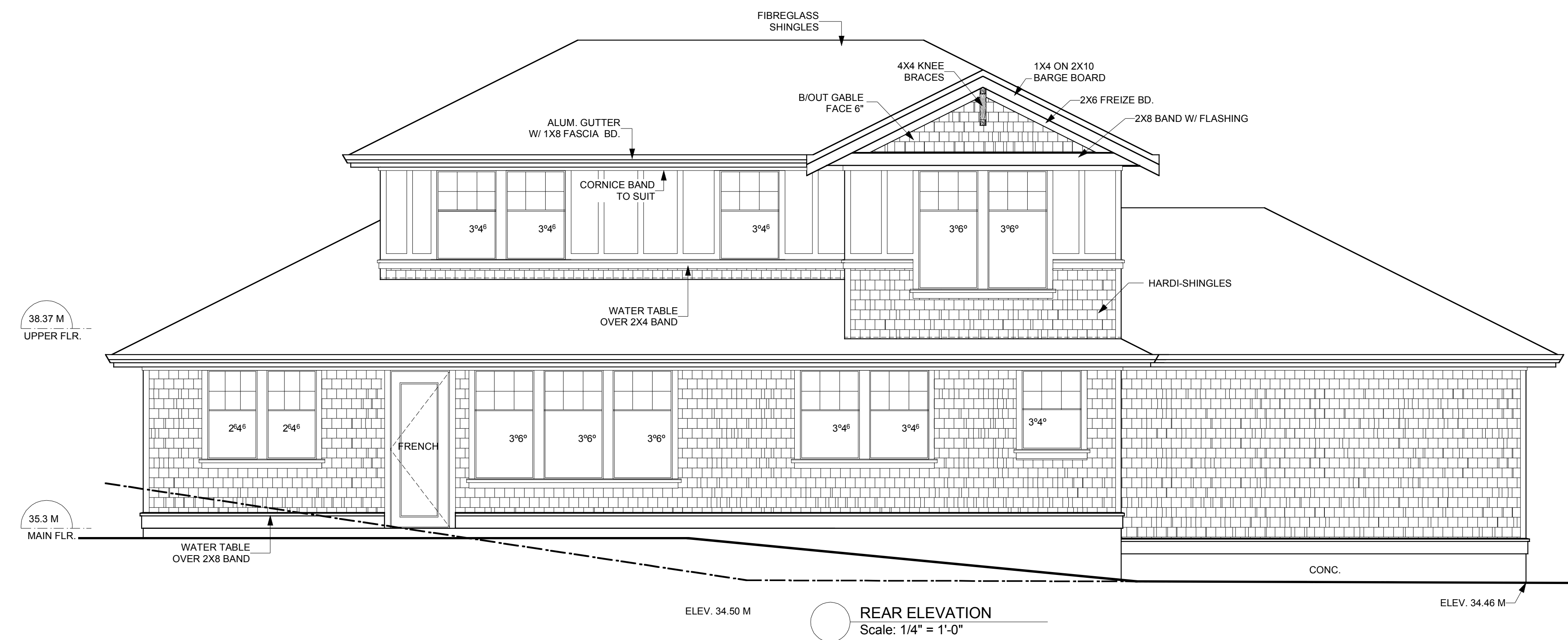
**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVENUE**

SHEET
OF 4

3



S.LOT #2



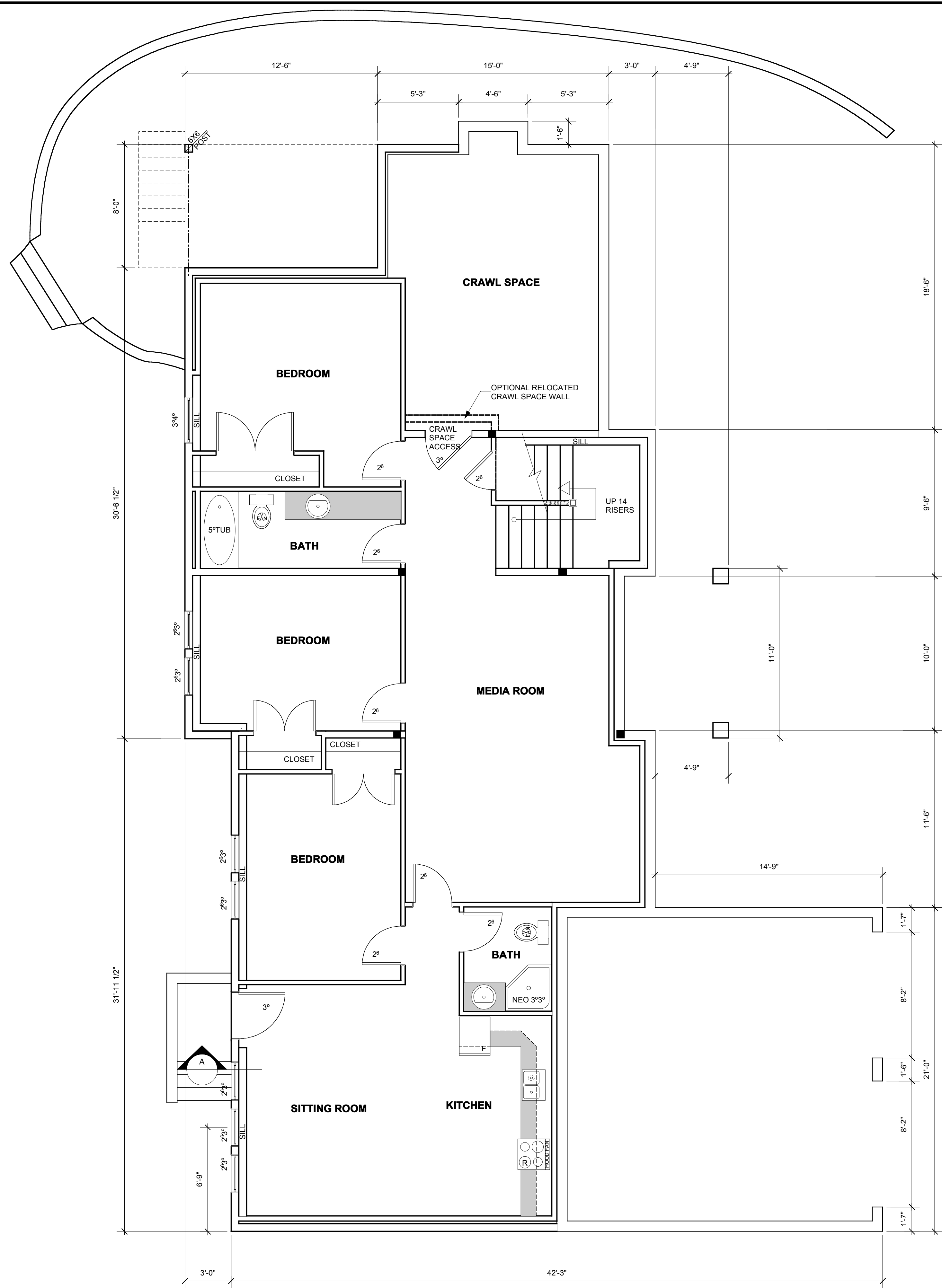
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V8P 3N3 PHONE : 383-1295

SCALE 1/4" = 1'-0"
DATE JUNE 2020
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PLAN # 1451

**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVENUE**

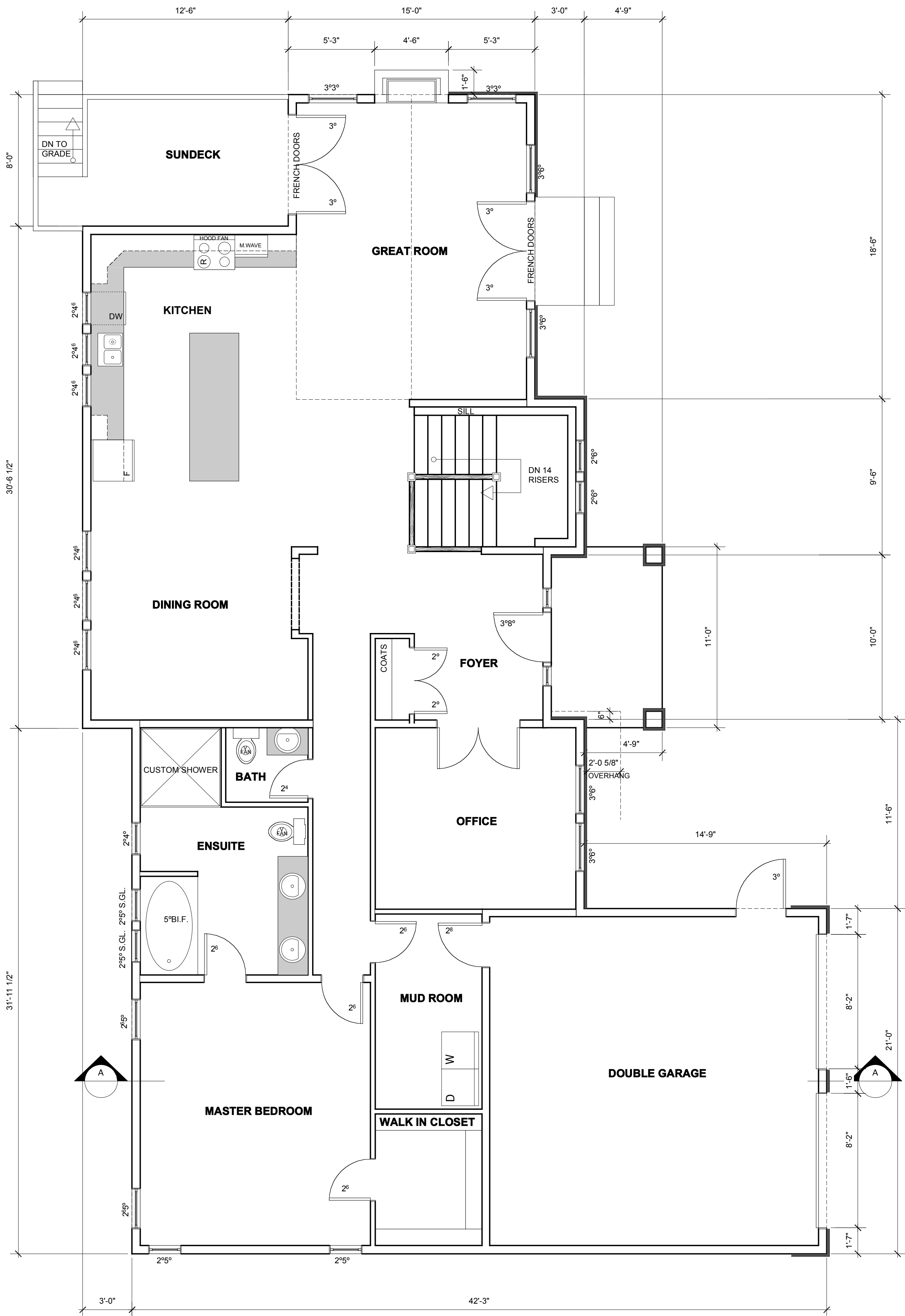
SHEET
OF 4

1



LOWER FLOOR PLAN
Scale: 1/4" = 1'-0"
LOWER FLR. AREA 1333.743 SQ.FT.

S.LOT #3



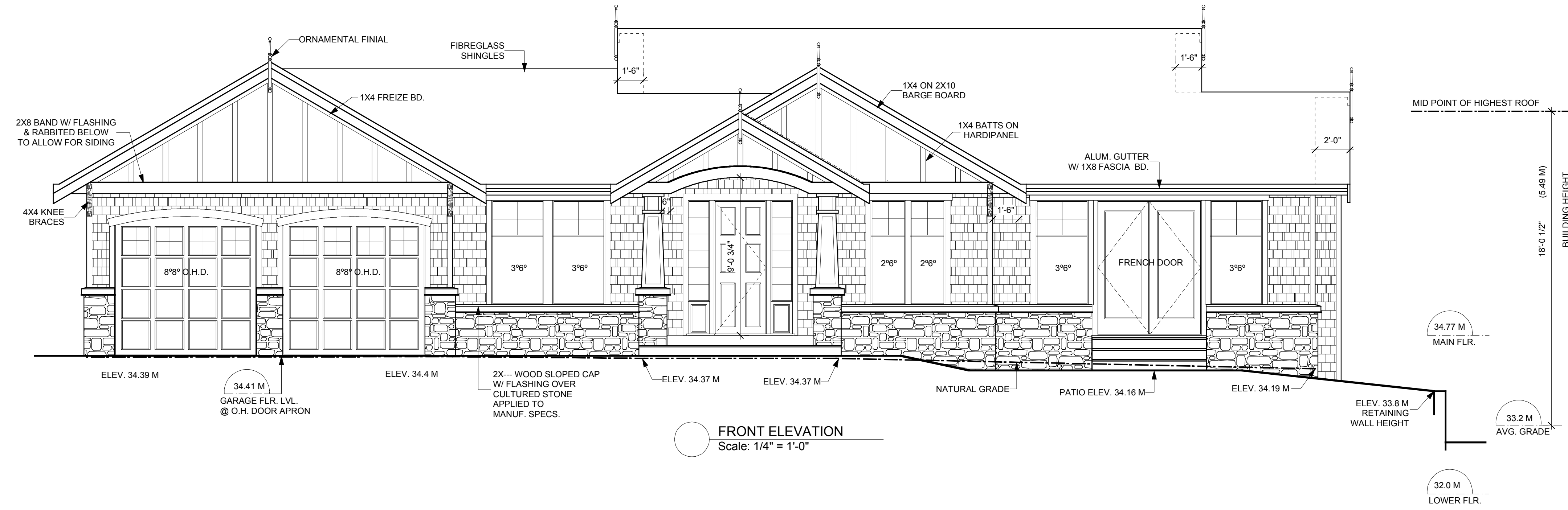
MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"
ACTUAL FLOOR AREA (LESS GARAGE 200SQ.FT. ALLOWANCE) 1862.23 SQ.FT.



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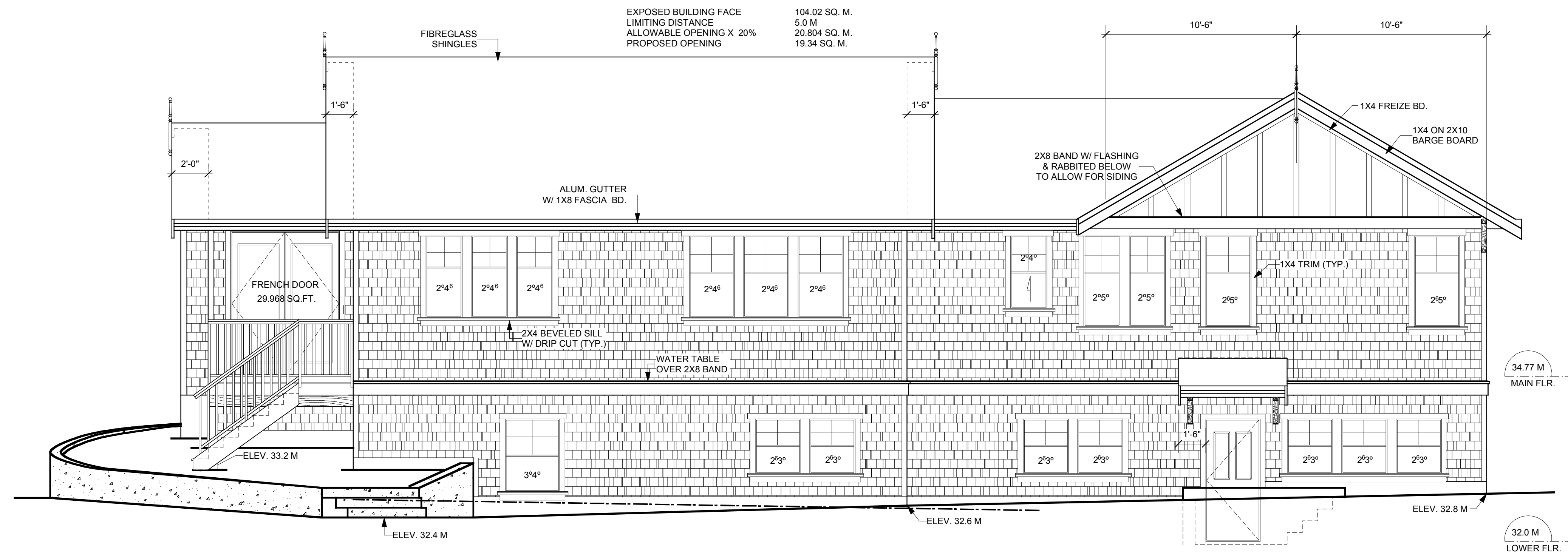
SCALE 1/4" = 1'-0"
DATE JUNE 2020
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1450

PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVENUE



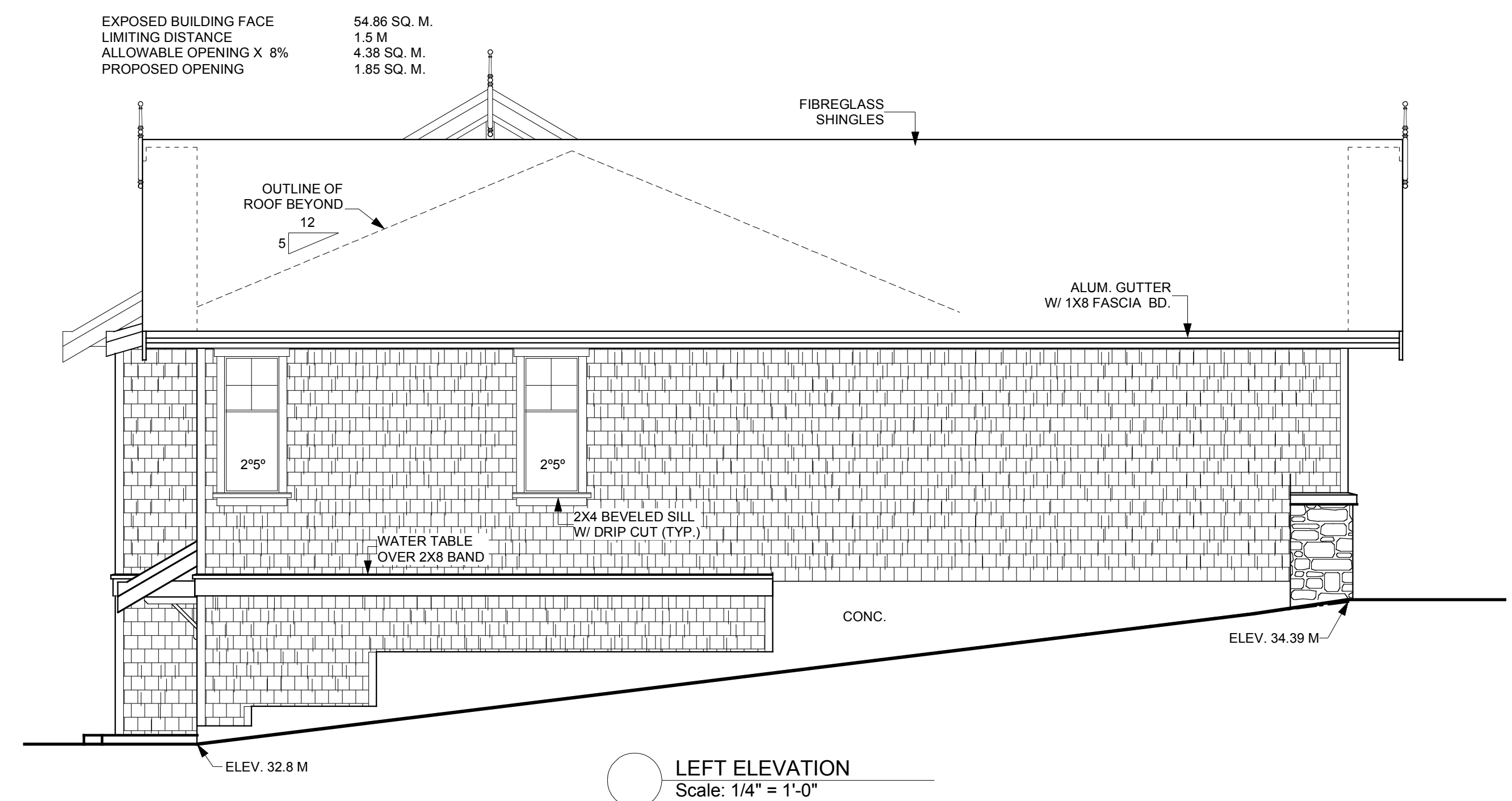
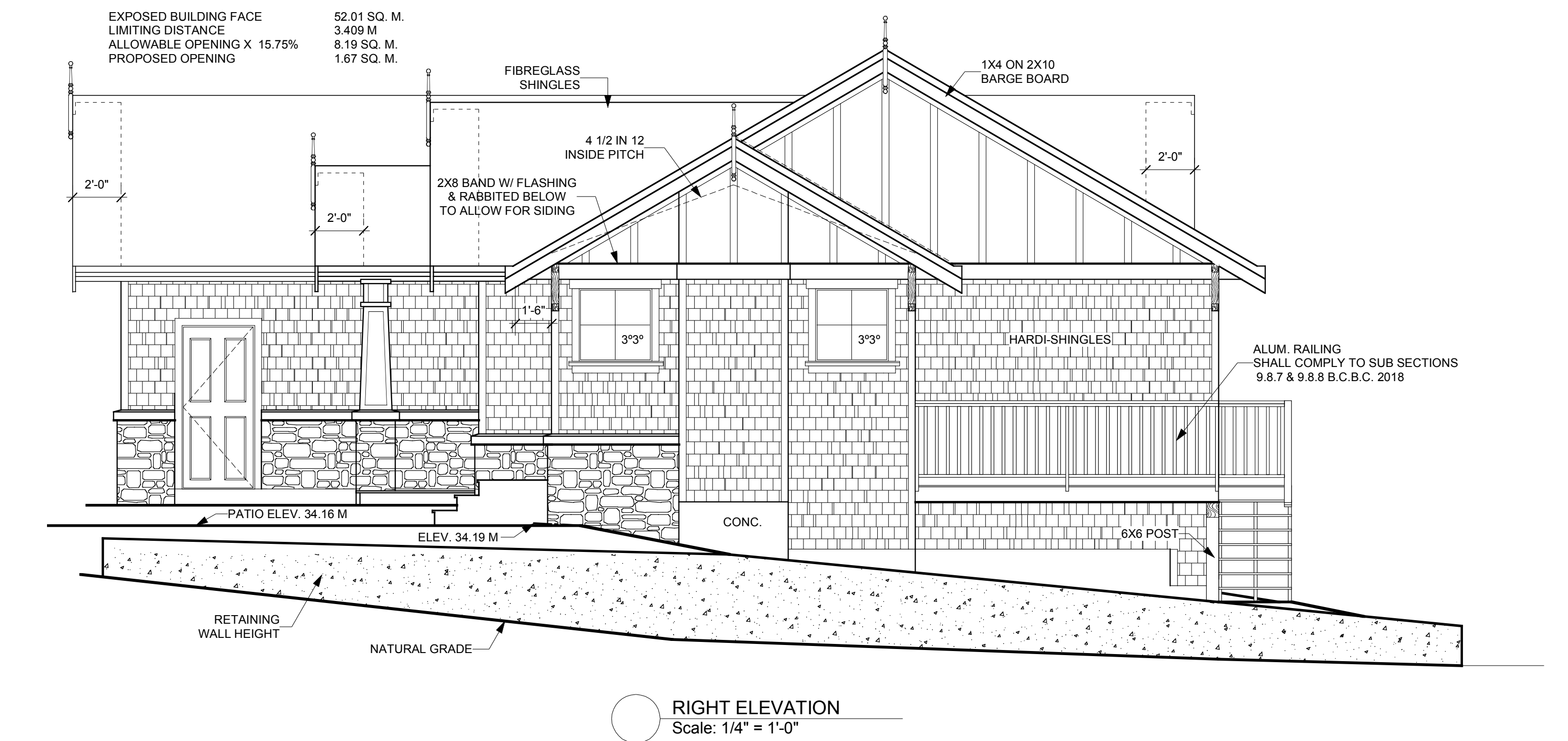
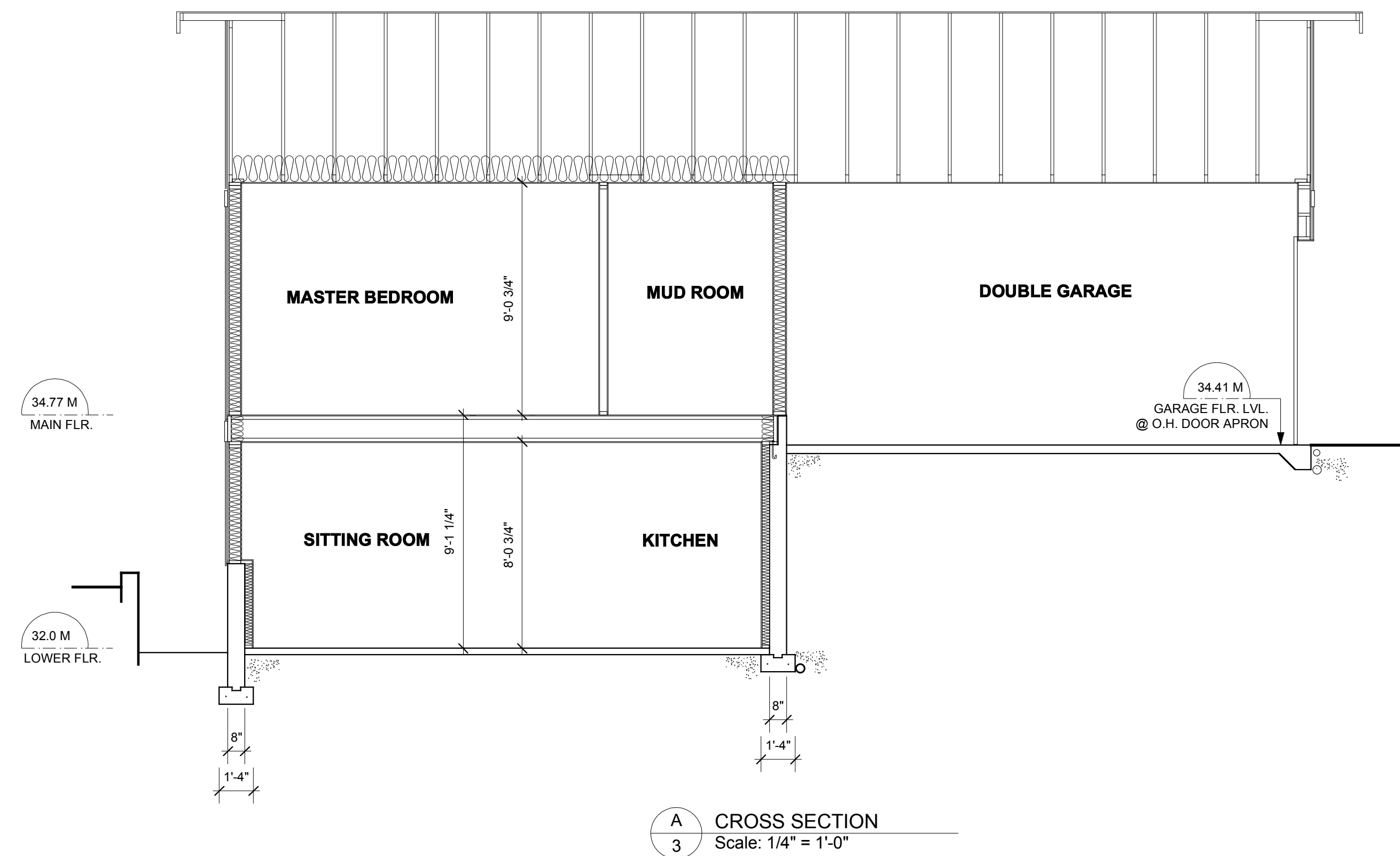
FRONT ELEVATION
Scale: 1/4" = 1'-0"

STRATA LOT 3



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

S.LOT #3



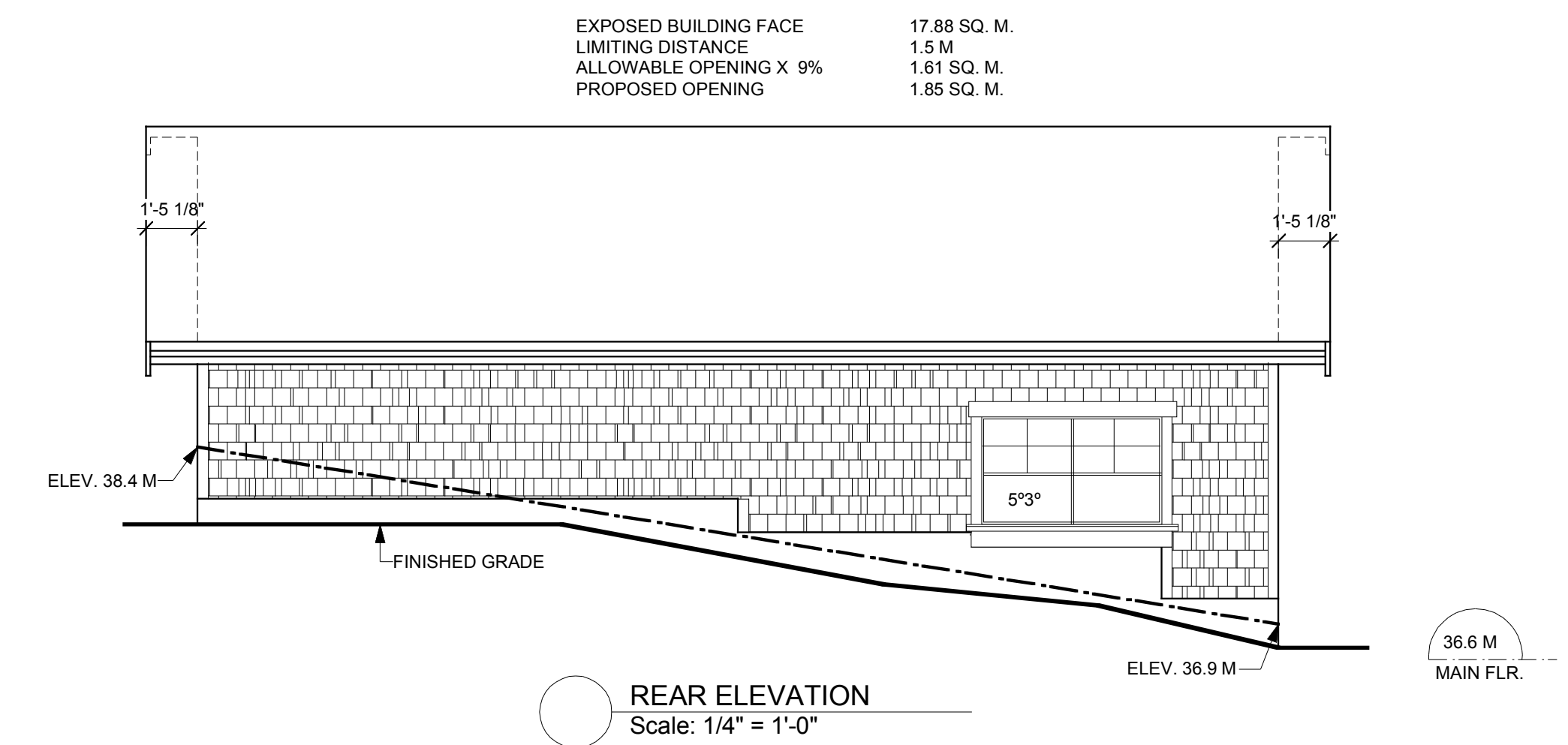
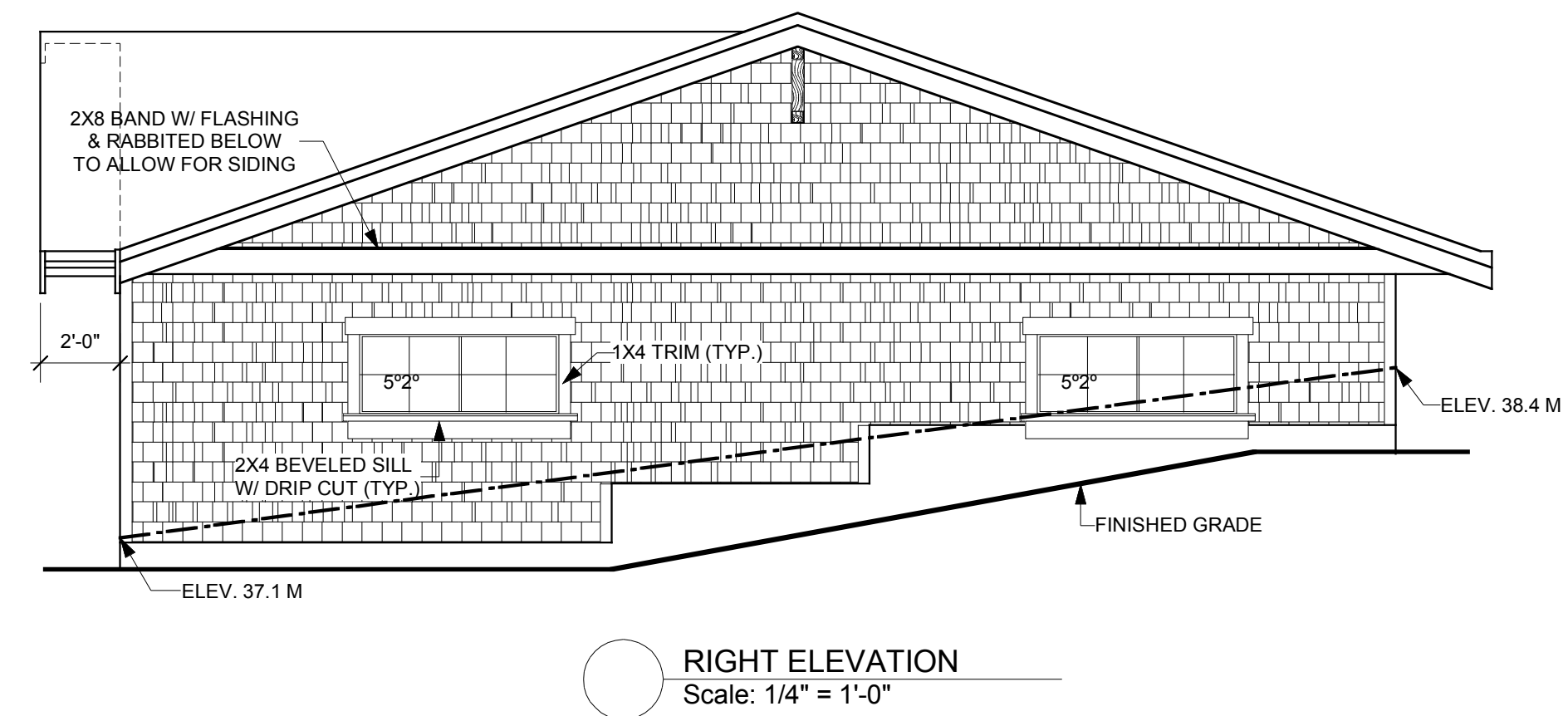
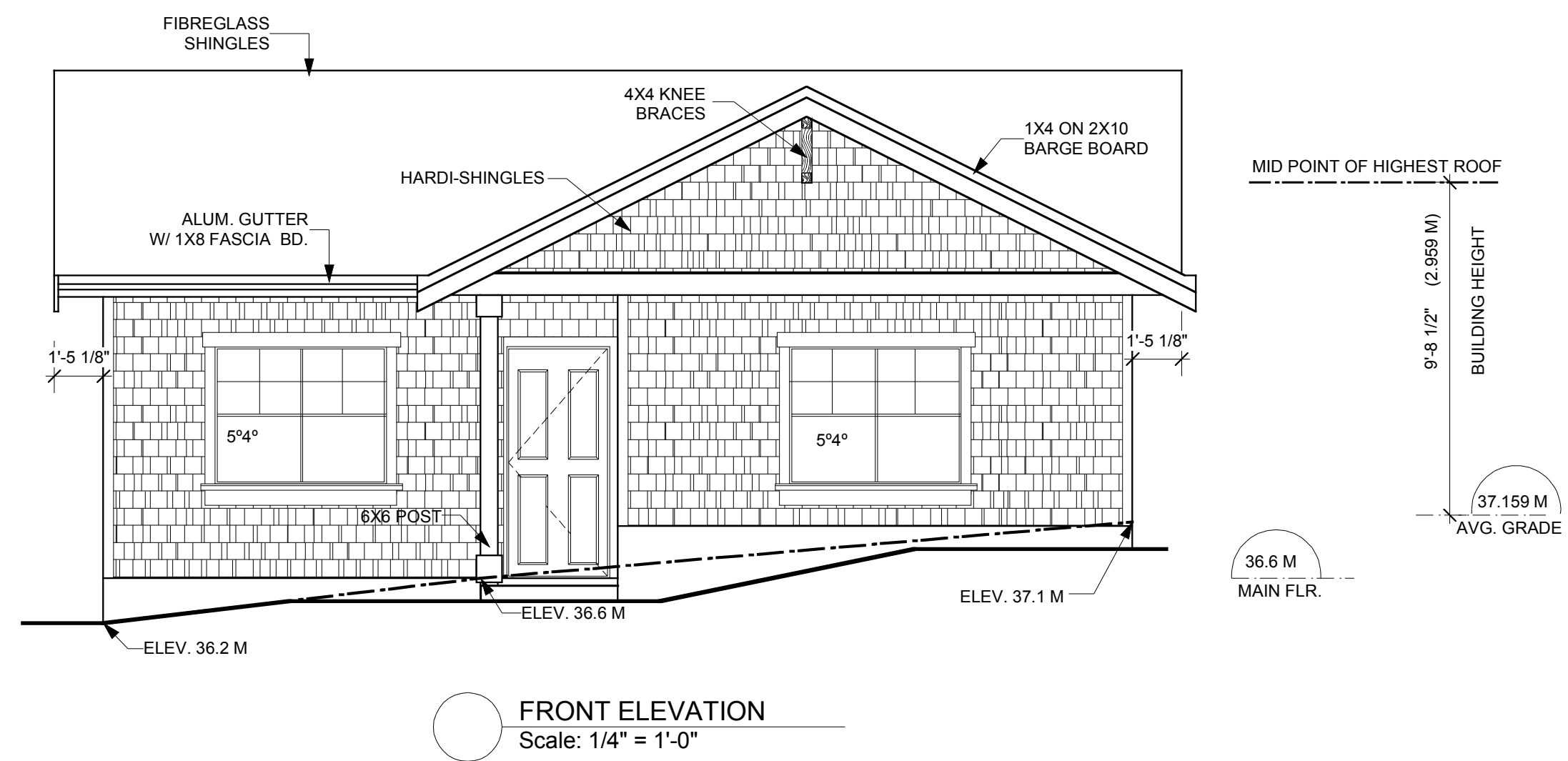
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V8P 3N3 PHONE : 383-1295

SCALE 1/4" = 1'-0"
DATE JUNE 2020
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1450

**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVENUE**

SHEET
OF 4

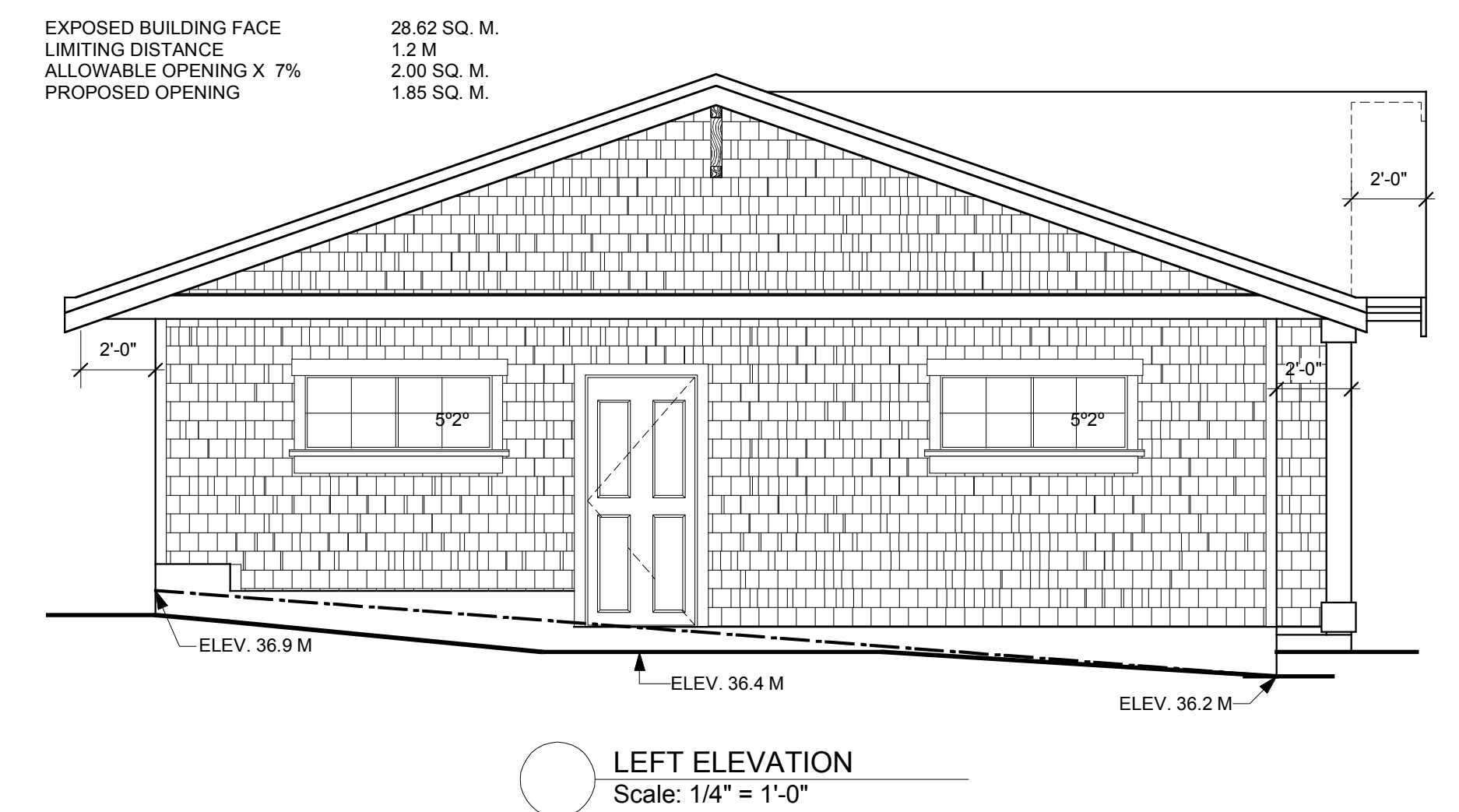
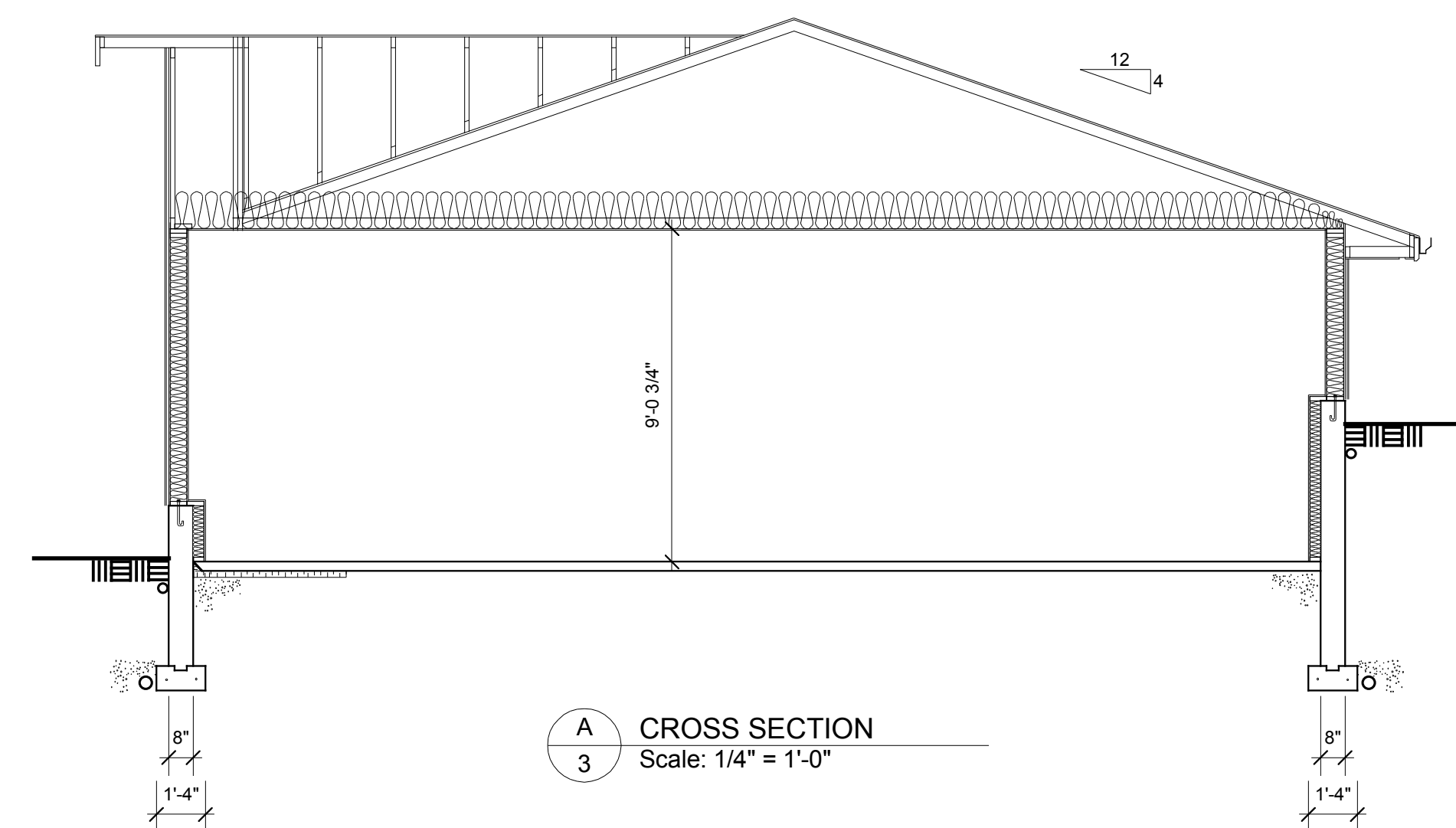
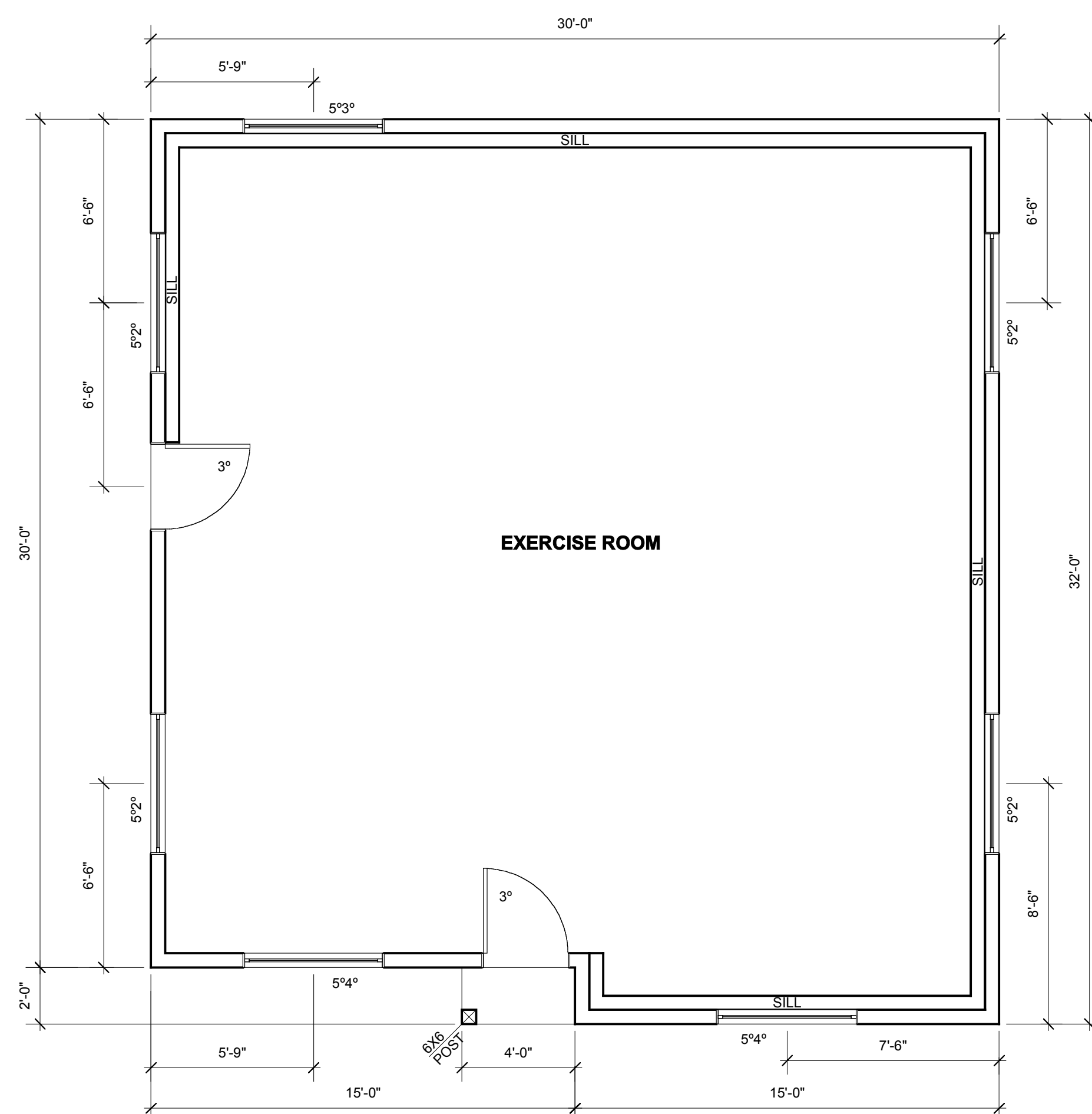
2



EXPOSED BUILDING FACE 17.88 SQ. M.
LIMITING DISTANCE 1.5 M
ALLOWABLE OPENING X 9% 1.61 SQ. M.
PROPOSED OPENING 1.85 SQ. M.

S.L0T #1

PROPOSED ACCESSORY BUILDING



EXPOSED BUILDING FACE 28.62 SQ. M.
LIMITING DISTANCE 1.2 M
ALLOWABLE OPENING X 7% 2.00 SQ. M.
PROPOSED OPENING 1.85 SQ. M.



HARTMANN'S
DRAFTING & DESIGN

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

SCALE 1/4" = 1'-0"
DATE JUNE 2020
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1452

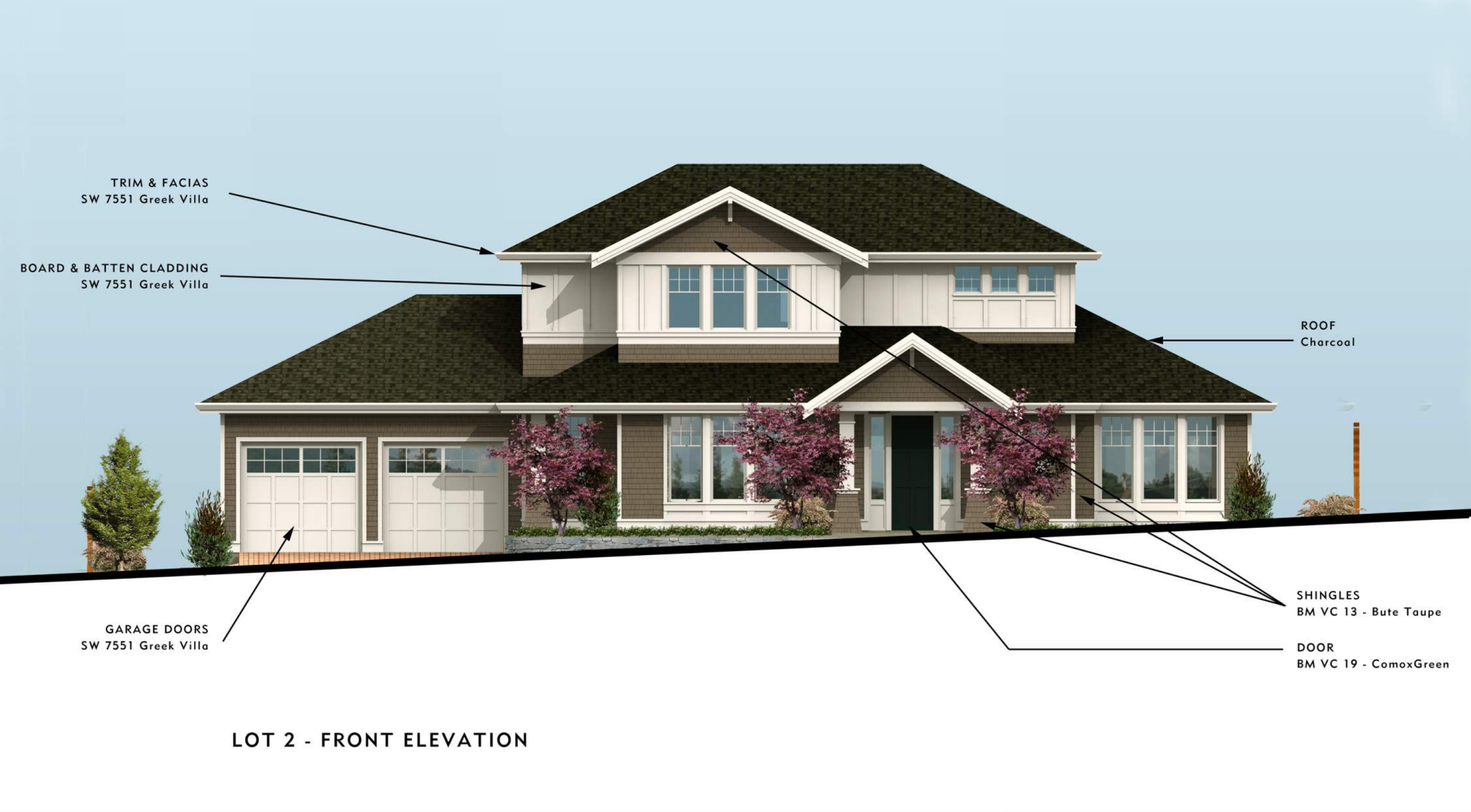
**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVENUE**

SHEET
OF 3

3



Driveway view with existing house



TRIM & FACIAS
SW 7551 Greek Villa

BOARD & BATTEN CLADDING
SW 7551 Greek Villa

ROOF
Charcoal

GARAGE DOORS
SW 7551 Greek Villa

SHINGLES
BM VC 13 - Bute Taupe

DOOR
BM VC 19 - ComoxGreen

LOT 2 - FRONT ELEVATION

TRIM & GABLES
SW 7551 Greek Villa

ROOF
Charcoal

SHINGLES
BM CC602 Stanley Park

STONE
K2 - Ocean Mist ledgerstone

WINDOWS
Anthracite Black

DOORS

BM 2129-10 Black Beauty

LOT 3 - FRONT ELEVATION

