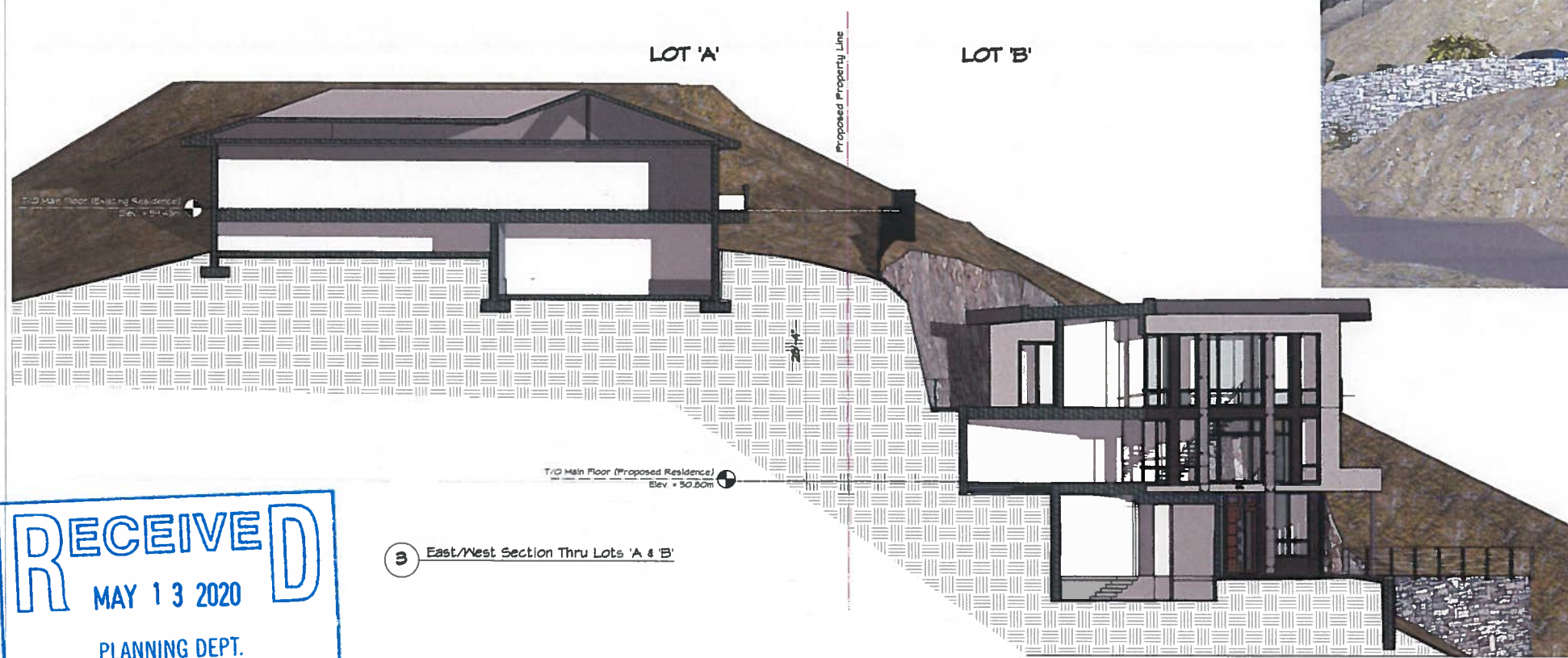




1 View of Proposed Lot 'B' Residence Looking North



1 View of Proposed Lot 'B' Residence Looking West



3 East/West Section Thru Lots 'A' & 'B'

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PLANNING DEPT.
DISTRICT OF SAANICH

Subdivision & Rezoning Application

Building Scheme

4727 Treetop Heights

The proposed residence for the subdivided Lot 'B' will be a 3 story wood framed house with an attached garage, totalling 294m² (excluding garage area). The roof pitch will not exceed 3 in 12 and would likely be a 2 ply torched-on SBS membrane, dark in colour. The cladding material is indicated as fibre-cement board (FCB) in two contrasting tones: light grey, and a dark charcoal. Window and door frames would be black, as well as the trim. The front entry door will be solid core wood with natural stain, and will have frosted glass vision panels and sidelite. The garage door will be an overhead 4 piece aluminum sectional door with the same frosted glass panels as the front entry door. The design indicated incorporates large windows facing east to capture views of the Ocean and Mount Baker, and emphasizes the punched openings for glazing with a strong positive/negative relationship using the two FCB colours. Horizontal lines are accented by cantilevered beams at the roof level on the south and the main floor level at the north.

Although not designed at this point, the landscaping would conform to the District of Saanich Schedule 'A' requirements and would include drought tolerant native species including fruit-bearing trees and herb bushes.

All driveways and at-grade patios will have permeable paving stones with the driveway having a contrasting perimeter border.

The lot itself is steeply graded and consists almost entirely of exposed rock and low bushes. Excavations would therefore involve blasting and the cut into the slope would be done in terraces matching floor levels, and in a manner which would disruption to the existing terrain. On the downslope, the driveway and front patio/terrace would have a retaining wall with a rock veneer from the excavated materials.

		Subdivision / Rezoning Application 4727 Treetop Heights, Victoria, B.C.		1920
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