

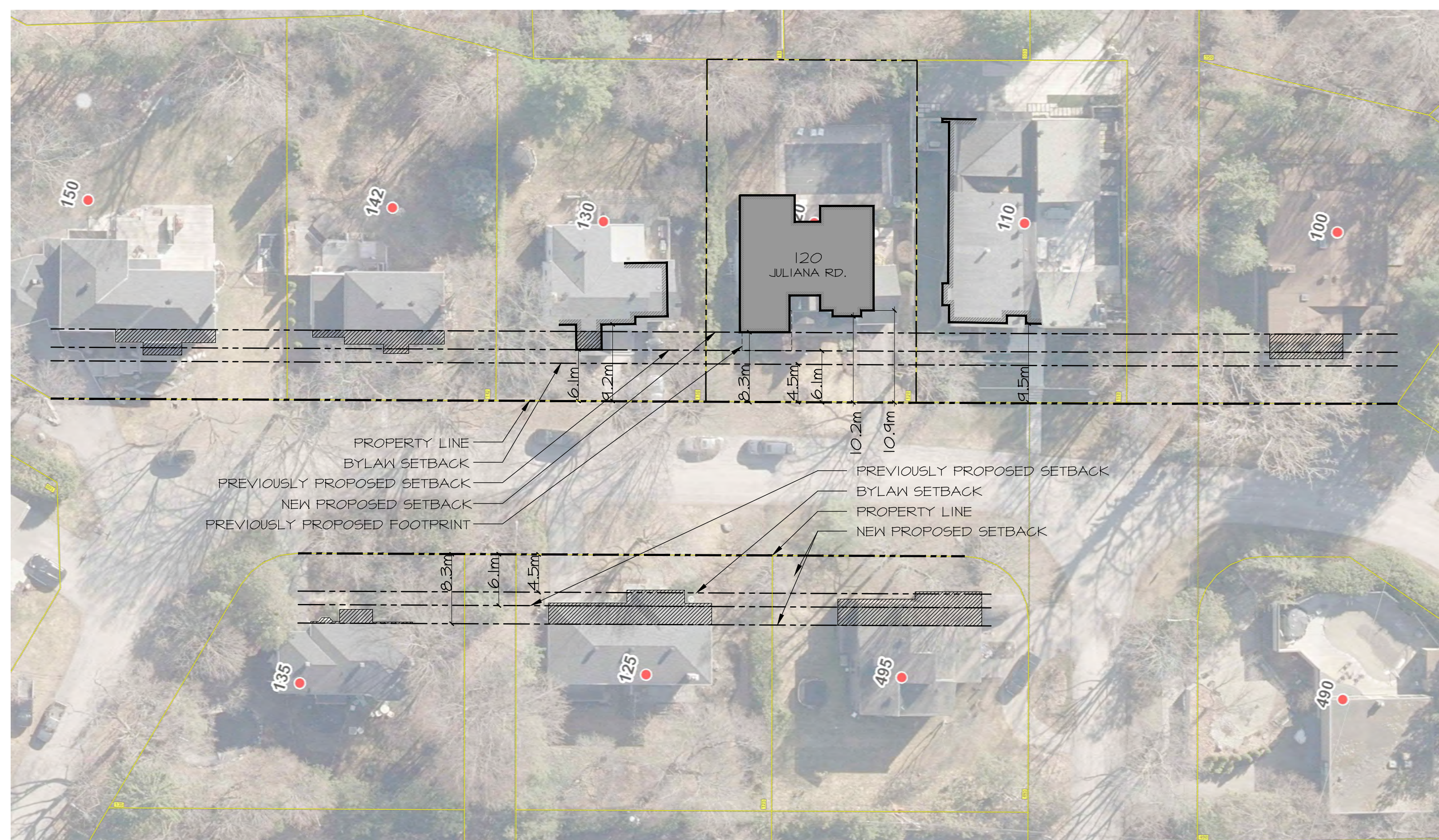


120 JULIANA ROAD.  
ROCKCLIFFE PARK

CONCEPT RENDERING - INCREASED FRONT SETBACK

August, 2024





120 JULIANA ROAD.  
ROCKCLIFFE PARK

AERIAL CONTEXT SETBACK ANALYSIS





120 JULIANA ROAD.  
ROCKCLIFFE PARK

CONCEPT RENDERING - FRONT VIEW FROM JULIANA RD.





NEIGHBOURING  
SETBACK

120 JULIANA SETBACK

±2m



120 JULIANA ROAD.  
ROCKCLIFFE PARK

CONCEPT RENDERING - FRONT YARD SETBACK

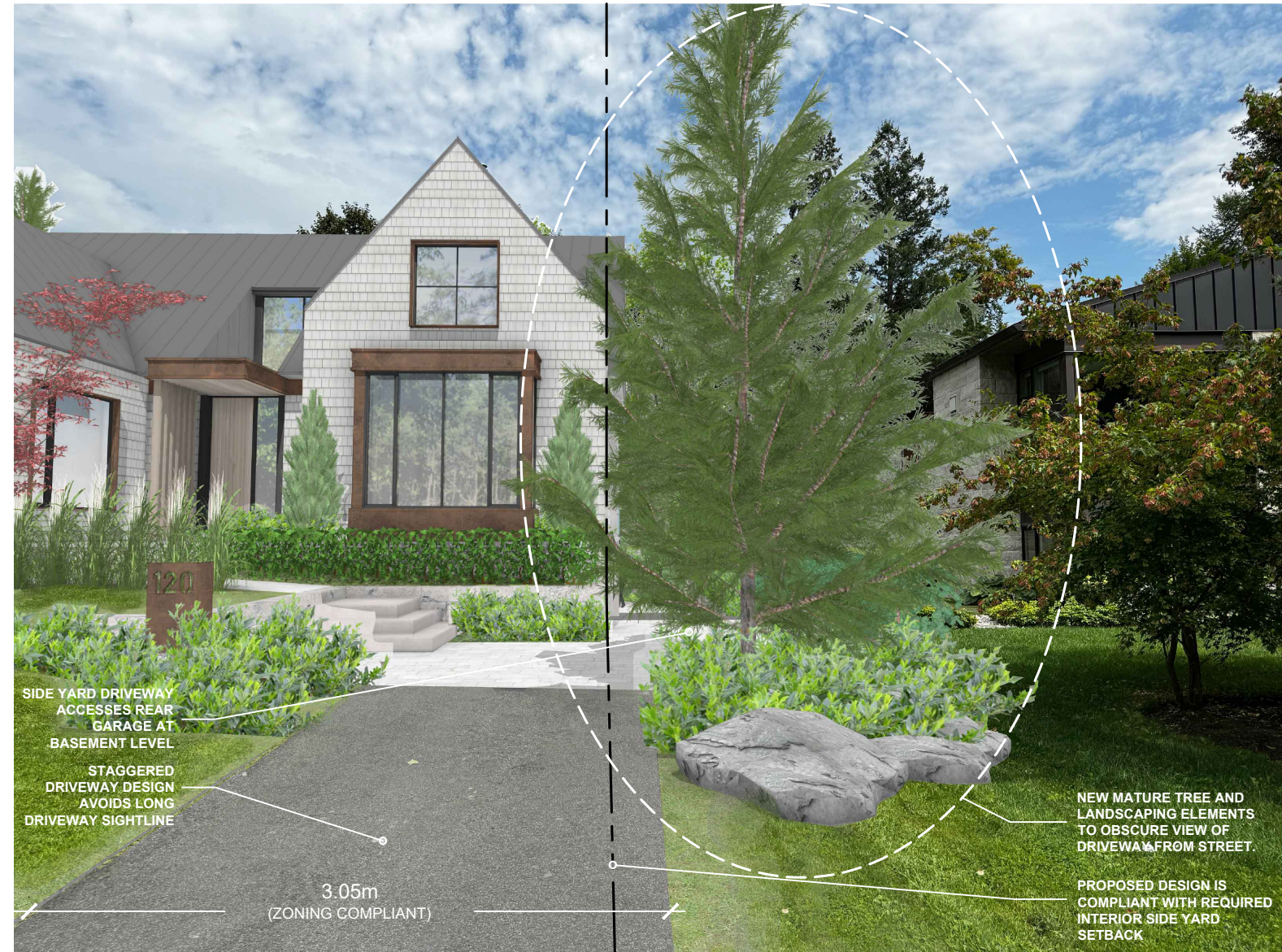
August, 2024





### EXISTING DRIVEWAY CONDITION

- EXISTING GARAGE SITS BETWEEN FRONT FACADE AND FRONT LOT LINE (NON SATISFACTORY FOR NEW CONSTRUCTION AS PER 7.4.2 GARAGES AND ACCESSORY BUILDINGS 2.)
- EXISTING GARAGE EXTENDS INTO REQUIRED SIDEYARD SETBACK
- EXISTING DRIVEWAY IS NON-COMPLIANT WITH MAXIMUM WIDTH OF VEHICULAR ACCESS AT A LOT LINE.



### PROPOSED DRIVEWAY CONDITION

- MOVES GARAGE AWAY FROM FRONT OF HOUSE AND OUT OF SIGHT LINES FROM STREET.
- STAGGERED DRIVEWAY DESIGN AVOIDS LONG DRIVEWAY SIGHT LINE.
- PROPOSED LANDSCAPING OBSCURES DRIVEWAY IN SIDE YARD.
- PROPOSED DRIVEWAY IS COMPLIANT WITH MAXIMUM WIDTH OF VEHICULAR ACCESS AT A LOT LINE.



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CONCEPT RENDERING - APPROACH  
120 JULIANA

August, 2024





EXTENT OF  
EXISTING GARAGE

EDGE OF EXISTING GRADE  
OBSCURES DRIVEWAY &  
SLOPE BEYOND

PROPOSED LANDSCAPING  
NOT SHOWN TO ILLUSTRATE  
DRIVEWAY CONDITION BEHIND



120 JULIANA ROAD.  
ROCKCLIFFE PARK

DRIVEWAY ANALYSIS - VIEW FROM STREET

September, 2024





SLOPED LANDSCAPE BUFFER TO  
LOWER SCALE OF RETAINING WALL

± 1.0m



120 JULIANA ROAD.  
ROCKCLIFFE PARK

DRIVEWAY ANALYSIS - CROSS SECTION

September, 2024





INTEGRATED PLANTER AT DRIVEWAY PERIMETER  
TO REDUCE SCALE OF RETAINING WALL



120 JULIANA ROAD.  
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CONCEPT RENDERING - REAR VIEW AND DRIVEWAY BASE