



120 JULIANA ROAD.
ROCKCLIFFE PARK

CONCEPT RENDERING - INCREASED FRONT SETBACK

August, 2024



120 JULIANA ROAD.
ROCKCLIFFE PARK

AERIAL CONTEXT SETBACK ANALYSIS

August, 2024
scale: 1:400



120 JULIANA ROAD.
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CONCEPT RENDERING - FRONT VIEW FROM JULIANA RD.

August, 2024



NEIGHBOURING
SETBACK

120 JULIANA SETBACK

±2m



120 JULIANA ROAD.
ROCKCLIFFE PARK

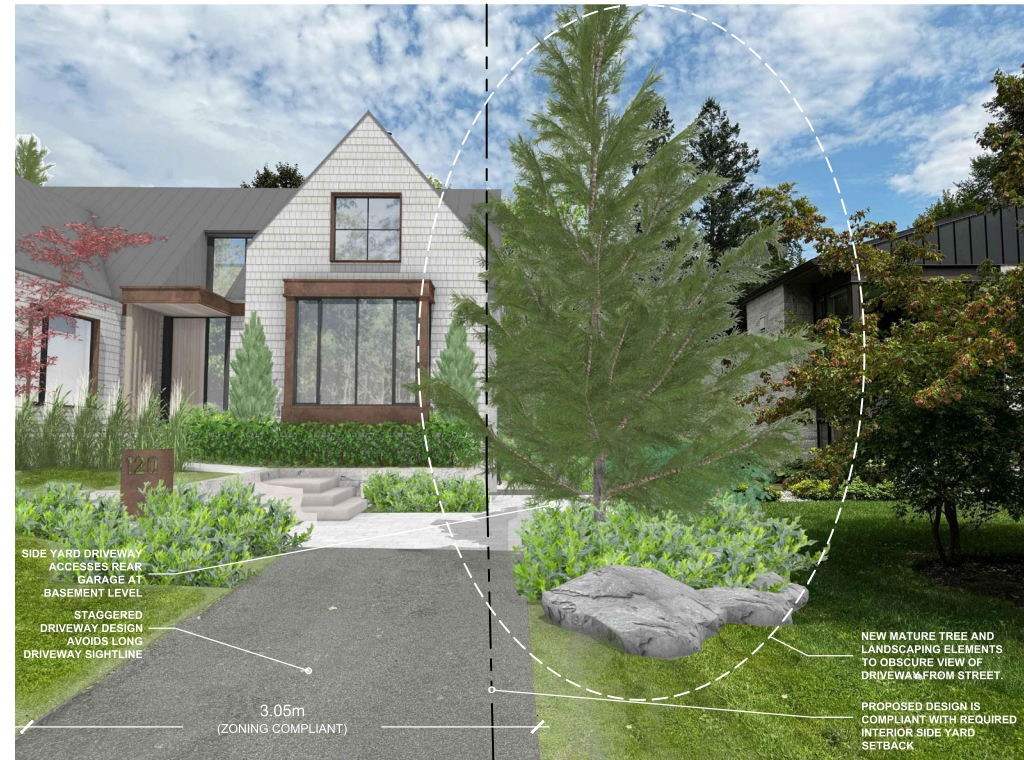
CONCEPT RENDERING - FRONT YARD SETBACK

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

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EXTENT OF EXISTING GARAGE

EDGE OF EXISTING GRADE
OBSCURES DRIVEWAY &
SLOPE BEYOND

PROPOSED LANDSCAPING
NOT SHOWN TO ILLUSTRATE
DRIVEWAY CONDITION BEHIND



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DRIVEWAY ANALYSIS - VIEW FROM STREET

September, 2024



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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