9 Unit Townhouse Development

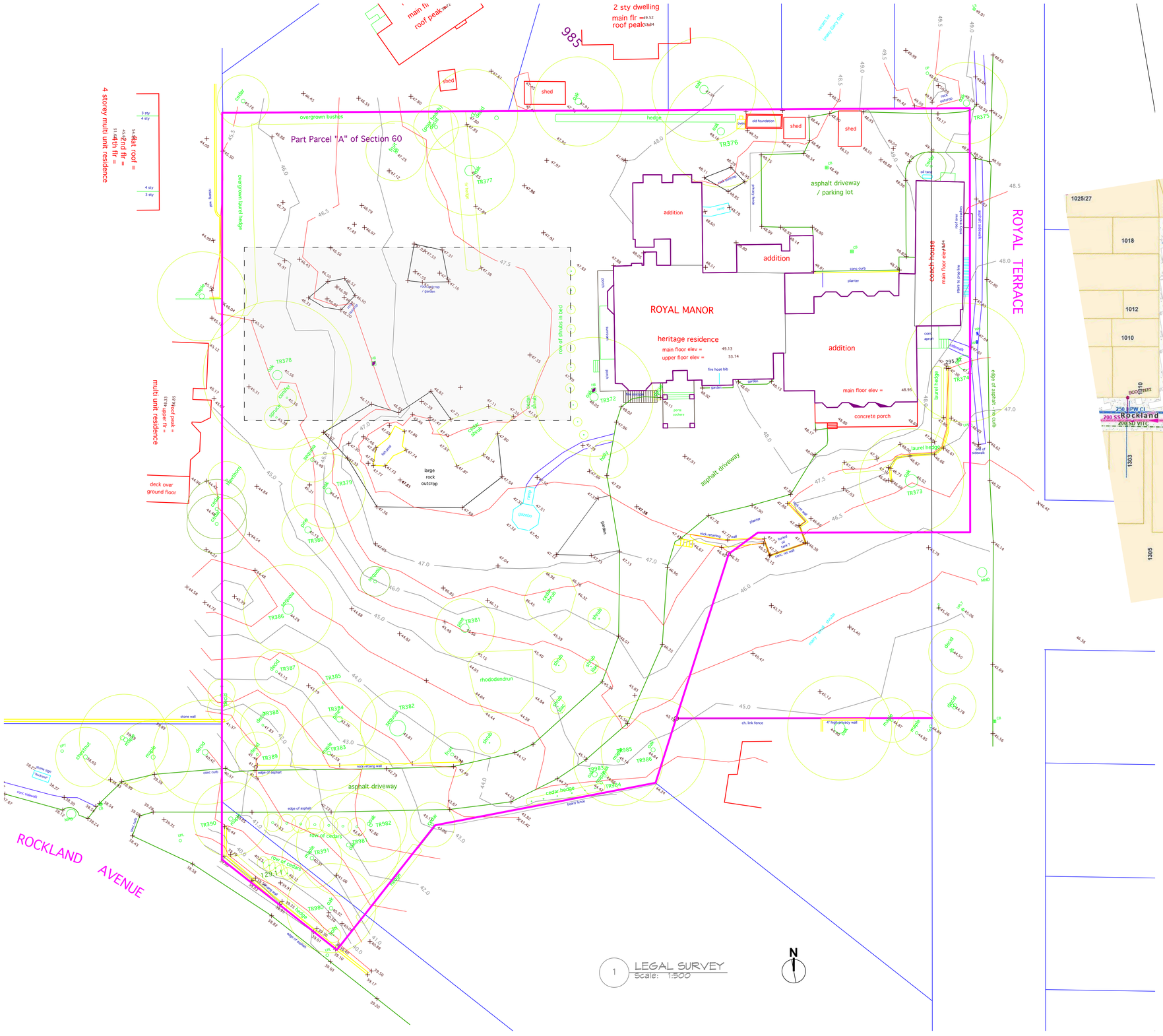
1322 Rockland Ave., Victoria, B.C.

Submitted For Development Permit
November 29th., 2021

2 View Of Project Looking North
Scale: NTS

1 LOCATION PLAN
Scale: NTS
N

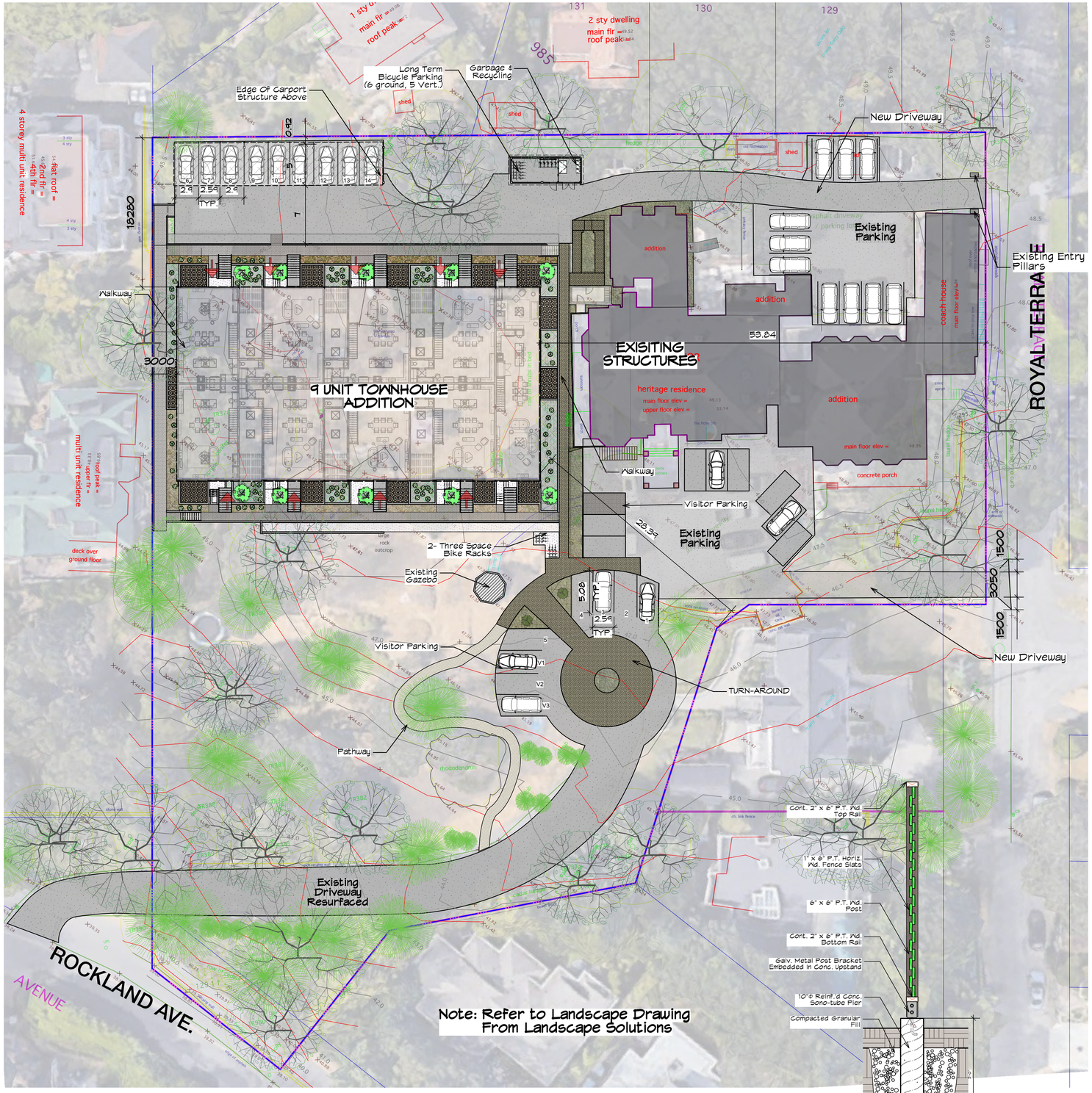
MJM Architect Inc.		project name: 9 Unit Multi-Family Development 1322 Rockland Avenue, Victoria, B.C.			project no. 2123
202, 535 Yates Street, Victoria, B.C. V8W 2Z6 Ph: 250-661-5492 e-mail: michael@mjmarchitect.ca		drawing title: Location Plan/ Exterior Rendering	drawn by: mjm / checked by: mjm	scale: As Noted	date: 21/11/29 yy/mm/dd	drawing no. SK-0.1



1 LEGAL SURVEY
Scale: 1:500

2 Existing Site Servicing
Scale: 1:1000

MJM Architect Inc.	project name: 9 Unit Multi-Family Development 1322 Rockland Avenue, Victoria, B.C.				project no. 2123
202, 535 Yates Street, Victoria, B.C. V8W 2Z6 Ph: 250-661-5492 e-mail: michael@mjmarchitect.ca	drawing title: Legal Survey/ Exist. Site Servicing	drawn by: mjm / checked by: mjm	scale: As Noted	date: 21/11/29 yy/mm/dd	drawing no. SK-0.2



2 Proposed Site Plan
Scale: 1:250

N

3 TYP. FENCE DETAIL WEST & NORTH P.L.
Scale: 1:16

PROJECT INFORMATION DATA TABLE

CIVIC ADRESS	1322 ROCKLAND AVENUE	
LEGAL DESCRIPTION	PARCEL A (DD 431411) OF SECTION 60, FAIRFIELD FARM ESTATE, VICTORIA, PLAN 13, EXCEPT THOSE PARTS IN PLANS 12069 AND 35717	
ZONING	RN-2 ZONE, ROCKLAND NURSING HOME DISTRICT, R1-A ZONE, ROCKLAND SINGLE FAMILY DWELLING DISTRICT.	
		ZONE STANDARD.
PROPOSED USE:	ATTACHED DWELLINGS.	ATTACHED DWELLINGS.
SITE AREA PER DWELLING:		
SITE AREA ÷ 10 (EXISTING HOUSE PLUS 9 NEW ATTACHED UNITS= 10 UNITS) 8341.3m2 ÷ 10 = 834.1 m2		835 m2

PROPOSED BUILDING AREAS:

SUITE	Lower Floor Area (*)		Main FloorArea		SUITE TOTAL		
UNIT A1	885.9 s.f.	82.3m2	885.9 s.f.	82.3m2	1,771.8 s.f.	164.6m2	
UNIT A2	885.9 s.f.	82.3m2	885.9 s.f.	82.3m2	1,771.8 s.f.	164.6m2	
UNIT A3	1,232.8 s.f.	114.5m2	967 s.f.	89.8m2	2,199.8 s.f.	204.3m2	
UNIT A4	1,232.8 s.f.	114.5m2	967 s.f.	89.8m2	2,199.8 s.f.	204.3m2	
UNIT A5	1,232.8 s.f.	114.5m2	967 s.f.	89.8m2	2,199.8 s.f.	204.3m2	190m2 Min./Unit
UNIT A6	1,232.8 s.f.	114.5m2	967 s.f.	89.8m2	2,199.8 s.f.	204.3m2	
UNIT A7	1,232.8 s.f.	114.5m2	967 s.f.	89.8m2	2,199.8 s.f.	204.3m2	
UNIT A8	1,232.8 s.f.	114.5m2	967 s.f.	89.8m2	2,199.8 s.f.	204.3m2	
UNIT A9	1,281.8 s.f.	119.1m2	1,281.8 s.f.	119.1m2	2,563.6 s.f.	238.2m2	
TOTAL FLOOR AREA					19,306 s.f.	1,793.2m2	

FLOOR SPACE RATIO (FSR):		
Total Site Area,	= 8,341.3m2	
Existing Area	= 1,461.4m2	
New Addition Area	= 1,793.2m2	
Total Building Area	= 3,254.6m2	
FSR Density is therefore 3,254.6 ÷ 8,341.3 or	.387:1	Not Specified in Zoning Criteria
SITE COVERAGE:		
Total Site Area,	= 8,341.3m2	
Exisiting Area	*= 422.4m2*	
New Additional Area (Townhomes)	=1,793.2m2	
Carport (131.4m2) & Garbage/bikes(32.6m2)	= 164.0m2	
Total Building Area	= 1,957.2m2	
Site Coverage is therfore 1,957.2 ÷ 8,341.3 or	23.3%	25%
OPEN SITE SPACE: Not Specified in Zoning Criteria		
HEIGHT: 5.3 METRES		5.3m
PARKING: 14 Spaces Provided		13 Spaces
2 Visitor Spaces Provided		1 Space
BICYCLE PARKING:		
LONG TERM: 11 Spaces Provided		9 Spaces
SHORT TERM: 6 spaces Provided		6 Spaces
SETBACKS: NORTH:	10.28 m	10.28 m Min.
SOUTH:	28.34 m	15.24 m Min.
EAST:	53.84 m	7.5 m Min.
WEST:	3.00 m.	3.0 m Min.

AVERAGE GRADE CALCULATION

Grade Point	Elevation (metres)
GP1	45.25
GP2	46.25
GP3	47.15
GP4	47.15
GP5	46.25
GP6	46.25
GP7	47.15
GP8	47.15
GP9	46.25
GP10	46.25
GP11	47.75
GP12	47.75
GP13	47.75
GP14	46.25
GP15	46.25
GP16	47.75
GP17	47.75
GP18	46.25
GP19	46.25
GP20	47.65
GP21	47.70
GP22	47.70
GP23	46.25
GP24	46.25
GP25	47.15
GP26	47.15
GP27	46.25
GP28	46.25
GP29	47.15
GP30	47.15
GP31	46.25
GP32	46.25
GP33	47.15
GP34	45.45

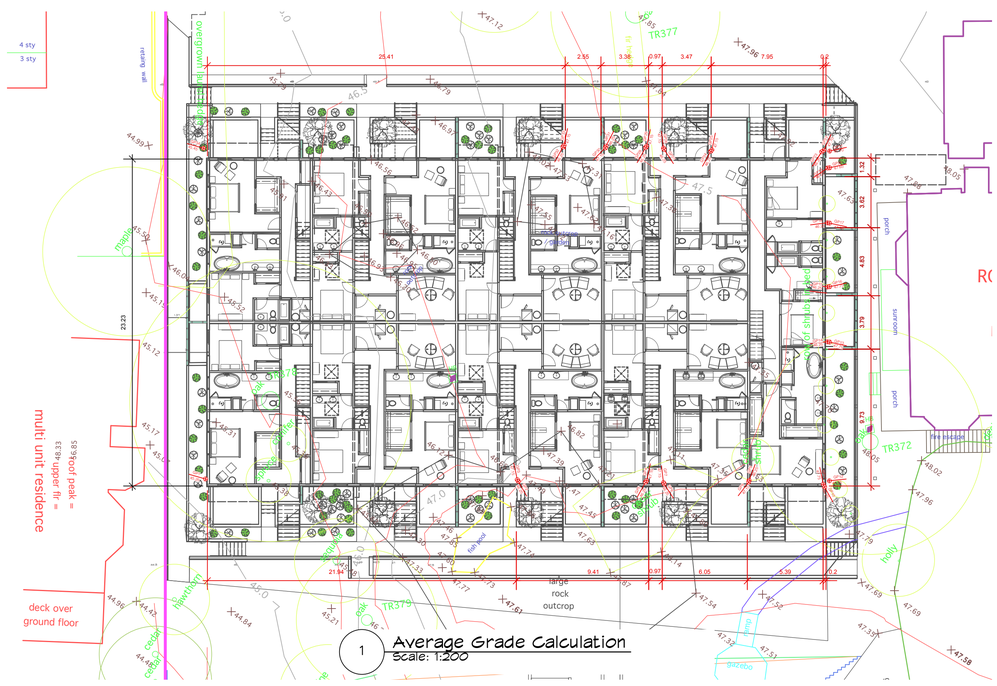
Grade Point Average			Distance Between Points		Sub-Total
1 + 2 /2	45.75	X	21.942	=	1003.85
3 + 4/2	47.15	X	9.405	=	443.45
5 + 6/2	46.25	X	0.97	=	44.86
7 + 8/2	47.15	X	6.05	=	285.26
9 + 10/2	46.25	X	5.39	=	249.29
11 + 12 /2	47.75	X	0.2	=	9.55
12 + 13 /2	47.75	X	9.73	=	464.61
14 +15 /2	46.25	X	3.79	=	175.29
16 + 17 /2	47.75	X	4.832	=	230.73
18 + 19 /2	46.25	X	3.62	=	167.43
20 + 21 /2	47.68	X	1.32	=	62.93
21 + 22 /2	47.70	X	0.2	=	9.54
23 + 24 /2	46.25	X	7.95	=	367.69
25 + 26 /2	47.15	X	3.47	=	163.61
27 + 28 /2	46.25	X	0.97	=	44.86
29 + 30 /2	47.15	X	3.38	=	159.37
31 + 32 /2	46.25	X	2.55	=	117.94
33+ 34 /2	46.30	X	25.41	=	1176.48
34 + 1 /2	45.35	X	23.23	=	1053.48

PERIMETER DISTANCE = 134.41

TOTAL = 6,230.20

AVERAGE GRADE = TOTAL/PERIMETER DISTANCE

5980.91 ÷ 134.41 = 46.35 Average Grade

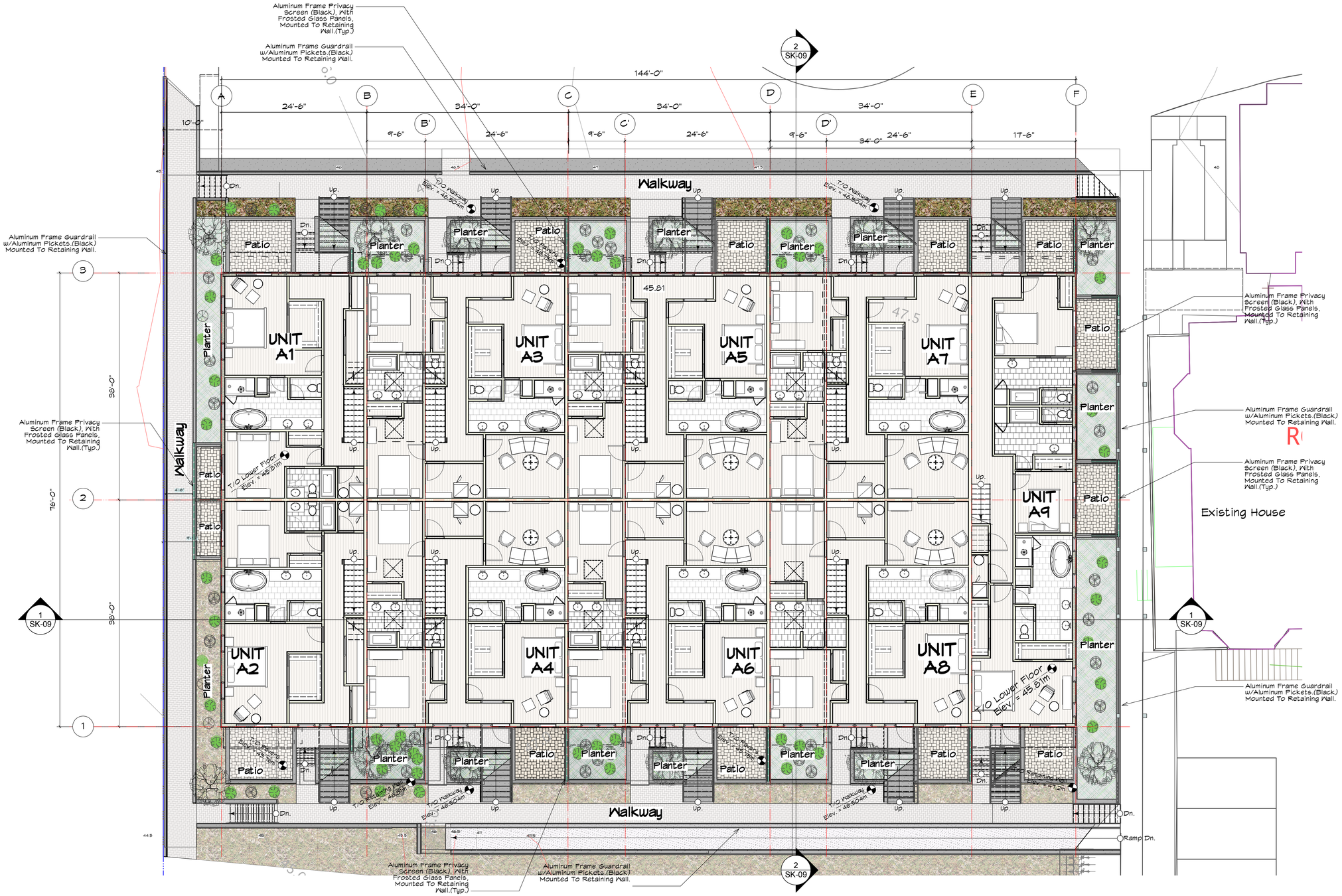


1 Average Grade Calculation
Scale: 1:200

MJM Architect Inc.
202, 535 Yates Street, Victoria, B.C. V8W 2Z6
Ph: 250-661-6492 e-mail: michael@mjmarchitect.ca

project name:	project no.
9 Unit Multi-Family Development 1322 Rockland Avenue, Victoria, B.C.	2123

drawing title:	drawn by:	scale:	date:	drawing no.
Site Plan/Project Info./ Grade Calculation	mjm checked by: mjm	As Noted	21/11/29 yy/mm/dd	SK-0.3



1 Lower Floor Reference Plan
Scale: 1/8" = 1'-0"

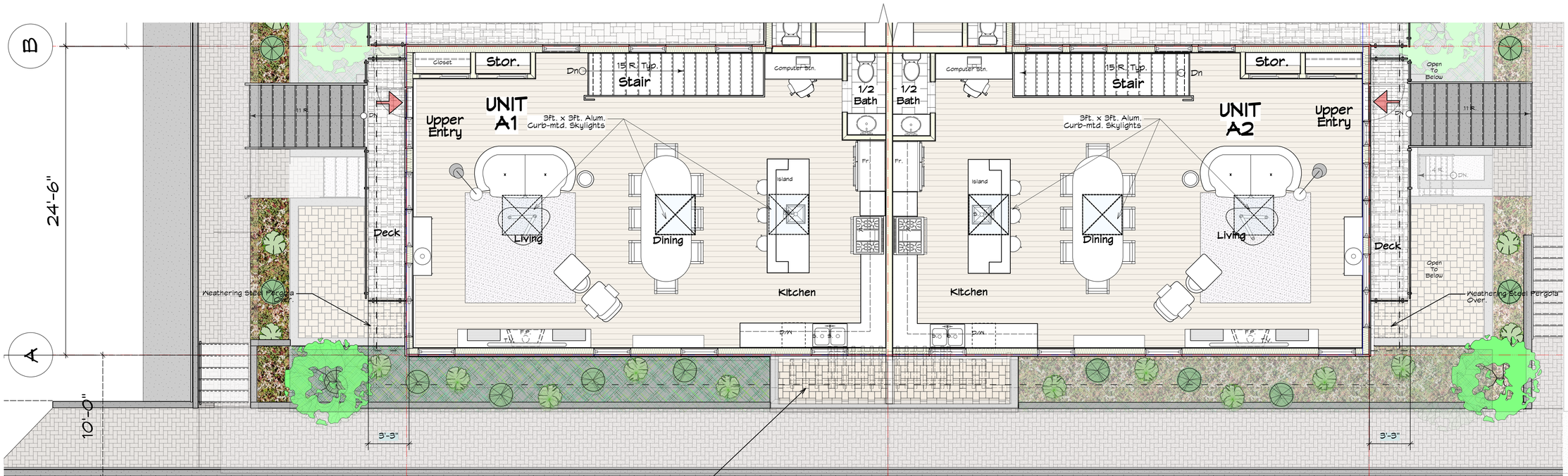
N

0' 5' 15' 30'

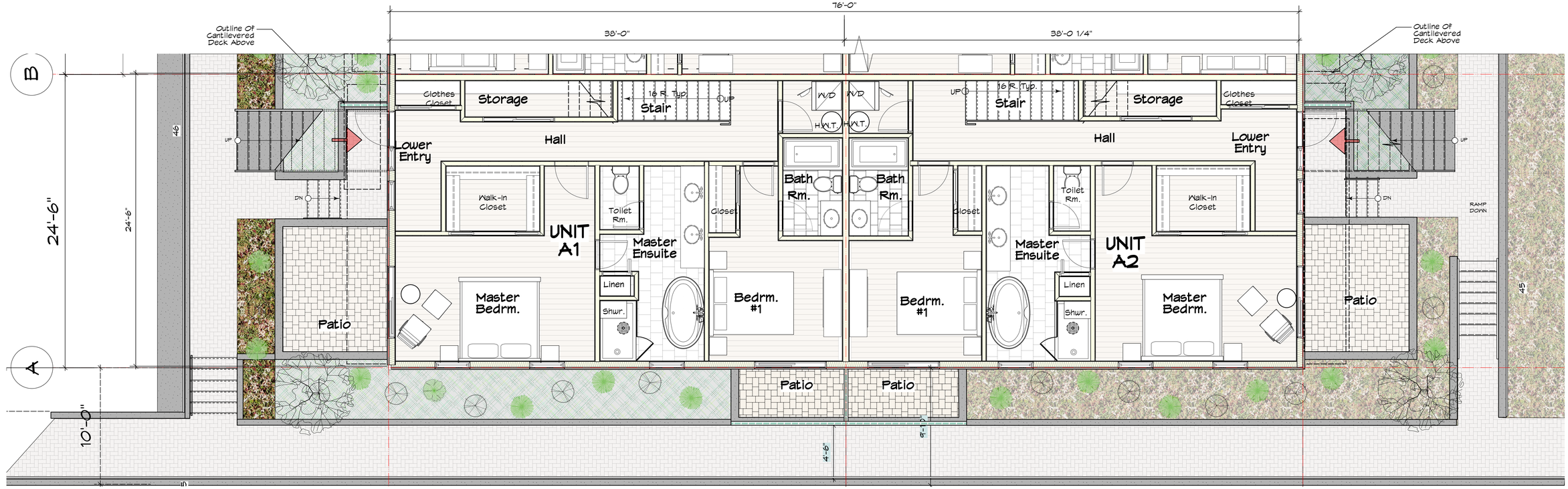
MJM Architect Inc.	project name: 9 Unit Multi-Family Development 1322 Rockland Avenue, Victoria, B.C.			project no. 2123	
202, 535 Yates Street, Victoria, B.C. V8W 2Z6 Ph: 250-661-5492 e-mail: michael@mjmarchitect.ca	drawing title: Lower Floor Plan	drawn by: mjm / checked by: mjm	scale: As Noted	date: 21/11/29 yy/mm/dd	drawing no. SK-01

1 Main Floor Reference Plan
Scale: 1/8" = 1'-0"

MJM Architect Inc.	project name: 9 Unit Multi-Family Development 1322 Rockland Avenue, Victoria, B.C.		project no. 2123
202, 535 Yates Street, Victoria, B.C. V8W 2Z9 Ph: 250-661-5492 e-mail: michael@mjmarchitect.ca	drawing title: Lower Floor Plan	drawn by: mjm / checked by: mjm	scale: As Noted
	date: 21/11/29 yy/mm/dd	drawing no. SK-02	



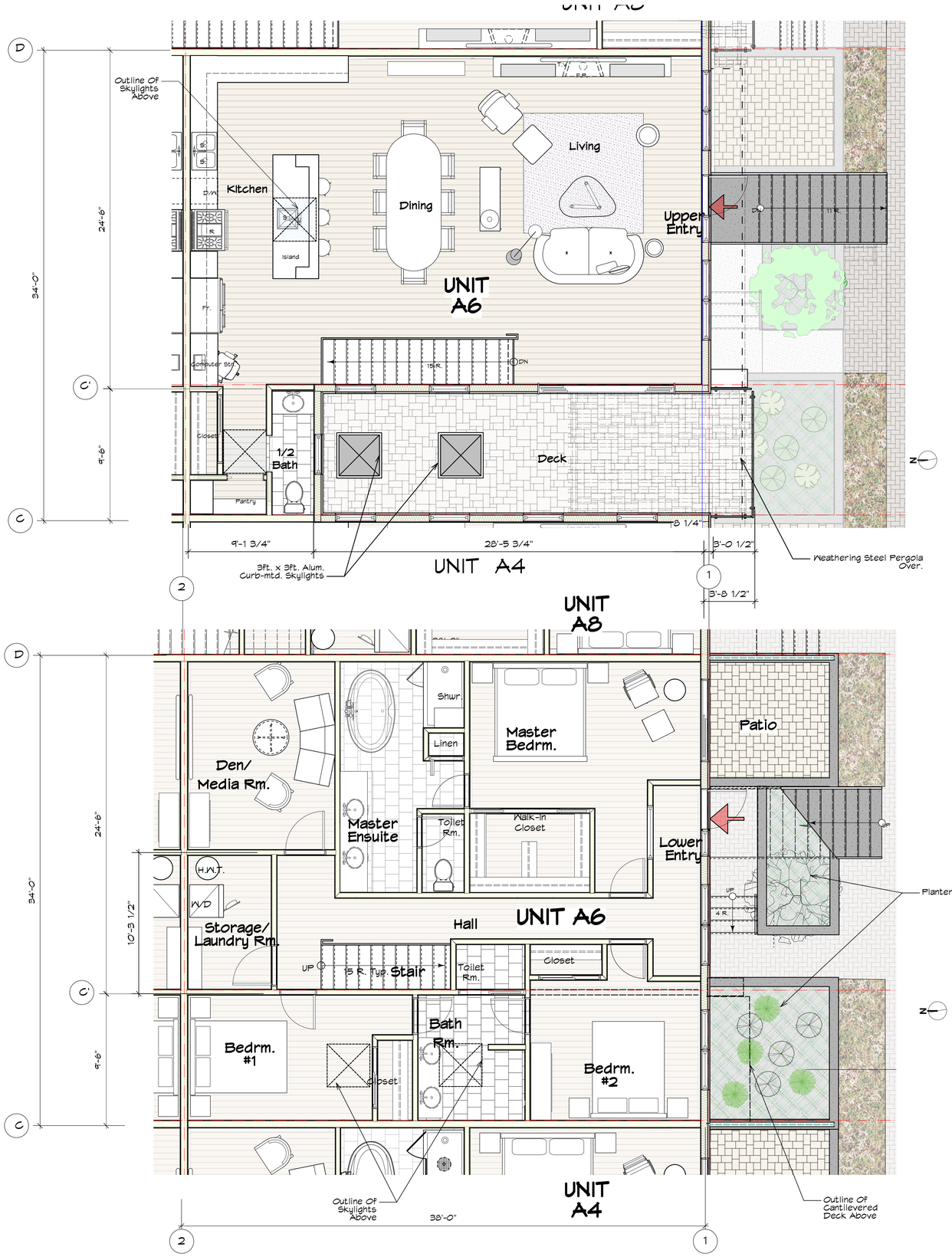
2 Units A1/A2 Main Floor Plans
Scale: 1/8" = 1'-0"



1 Units A1/A2 Lower Floor Plans
Scale: 1/8" = 1'-0"

0' 5' 15' 30'

MJM Architect Inc.	project name: 9 Unit Multi-Family Development 1322 Rockland Avenue, Victoria, B.C.		project no. 2123
202, 535 Yates Street, Victoria, B.C. V8W 2Z6 Ph: 250-661-5492 e-mail: michael@mjmarchitect.ca	drawing title: Units A1/A2 Plans	drawn by: mjm / checked by: mjm	scale: As Noted
	date: 21/11/29 yy/mm/dd	drawing no. SK-03	



2 Unit A6 Main Floor Plan (Units A3, A4, A5, A7, A8 Sim.)
Scale: 1/8" = 1'-0"

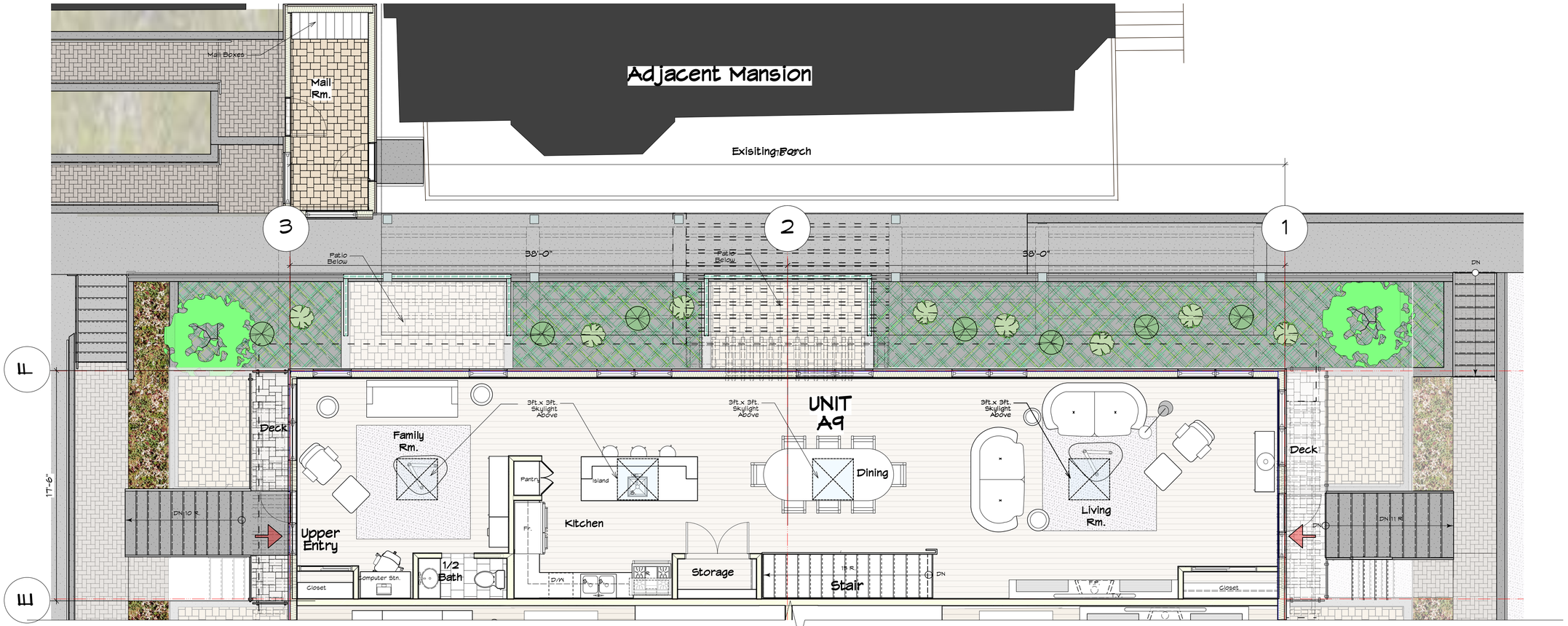
1 Unit A6 Lower Floor Plan (Units A3, A4, A5, A7, A8 Sim.)
Scale: 1/8" = 1'-0"

0' 5' 15' 30'

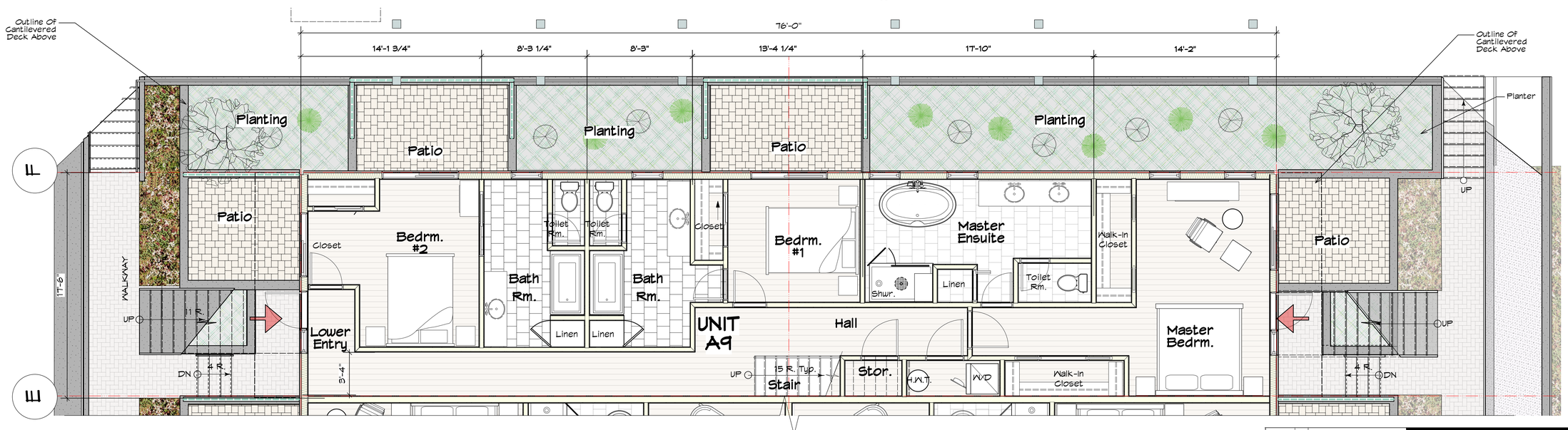
MJM Architect Inc.

202, 535 Yates Street, Victoria, B.C. V8W 2Z6
Ph: 250-661-6492 e-mail: michael@mjmarchitect.ca

project name:	9 Unit Multi-Family Development 1322 Rockland Avenue, Victoria, B.C.
project no.	2123
drawing title:	Units A3/4/5/6/7/8 Floor Plans
drawn by:	mjm
checked by:	mjm
scale:	As Noted
date:	21/11/29 yy/mm/dd
drawing no.	SK-04



2 Unit A9 Main Floor Plan
Scale: 1/8" = 1'-0"



1 Unit A9 Lower Floor Plan
Scale: 1/8" = 1'-0"

0' 5' 15' 30'

MJM Architect Inc.
202, 535 Yates Street, Victoria, B.C.
V8W 2Z6
Ph: 250-661-5492 e-mail: michael@mjmarchitect.ca

project name: 9 Unit Multi-Family Development 1322 Rockland Avenue, Victoria, B.C.			project no. 2123
drawing title: Unit A9 Plans	drawn by: mjm / checked by: mjm	scale: As Noted	date: 21/11/29 yy/mm/dd	drawing no. SK-05

1 Roof Plan
Scale: 1/8" = 1'-0"

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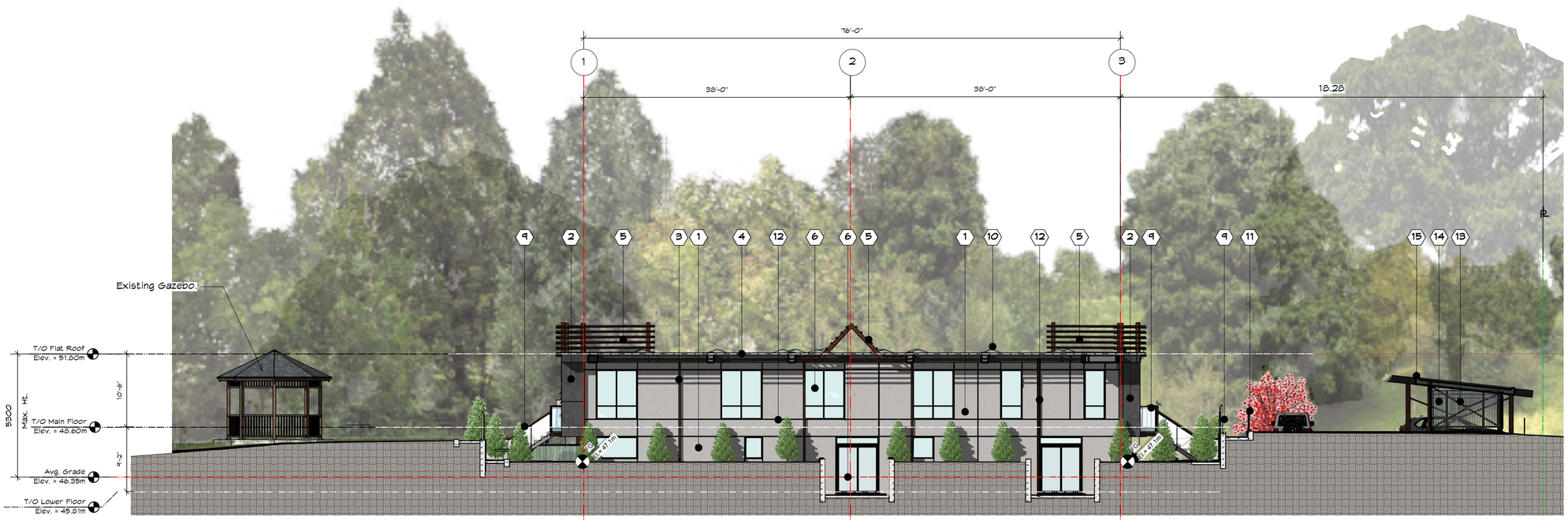
202, 535 Yates Street, Victoria, B.C.
V8W 2Z6

Ph: 250-661-5492 e-mail: michael@mjmarchitect.ca

project name:	9 Unit Multi-Family Development 1322 Rockland Avenue, Victoria, B.C.
project no.	2123
drawing title:	Roof Plan
drawn by:	mjm
checked by:	mjm
scale:	As Noted
date:	21/11/29 yy/mm/dd
drawing no.	SK-06

2 Proposed South Elevation
Scale: 1/8" = 1'-0"



1 Proposed East Elevation.
Scale: 1:46

MATERIAL LEGEND

1	Acrylic Finish Stucco With Light Float Finish. (colour 1)
2	Acrylic Finish Stucco With Light Float Finish. (colour 2)
3	2"X3" Vertical And Horizontal Weathering Steel Frames.
4	Prefinished Metal Flashing. (Black)
5	Weathering Steel Pergola.
6	PVC Windows And Doors. (Black.)
7	Solid Core Wood Entry Door With Sidelight.
8	Aluminum Framed Privacy Screen (Black) With Frosted Glass Panels.
9	Tempered Glass Guardrail With Aluminum Stand-offs And Wood Handrail.
10	3ft.X 3ft.Curb-mounted Aluminum Framed Skylights.
11	Powder-coated Aluminum Frame Guardrail w/Aluminum Pickets. (Black)
12	Vertical And Horizontal Aluminum Stucco Reveals.
13	Weathering Steel H.S.S. Structural Frame With Cross-Bracing.
14	Powder Coated Aluminum Security Fence With Tubular Aluminum Screen. (Black)
15	Sloped Roof With Prefinished Metal Flashing. (Black)

ELEVATION LEGEND

GPX
El.=XX.XXm(E) — EXISTING GRADE

GPX
El.=XX.XXm (F) — FINISHED GRADE

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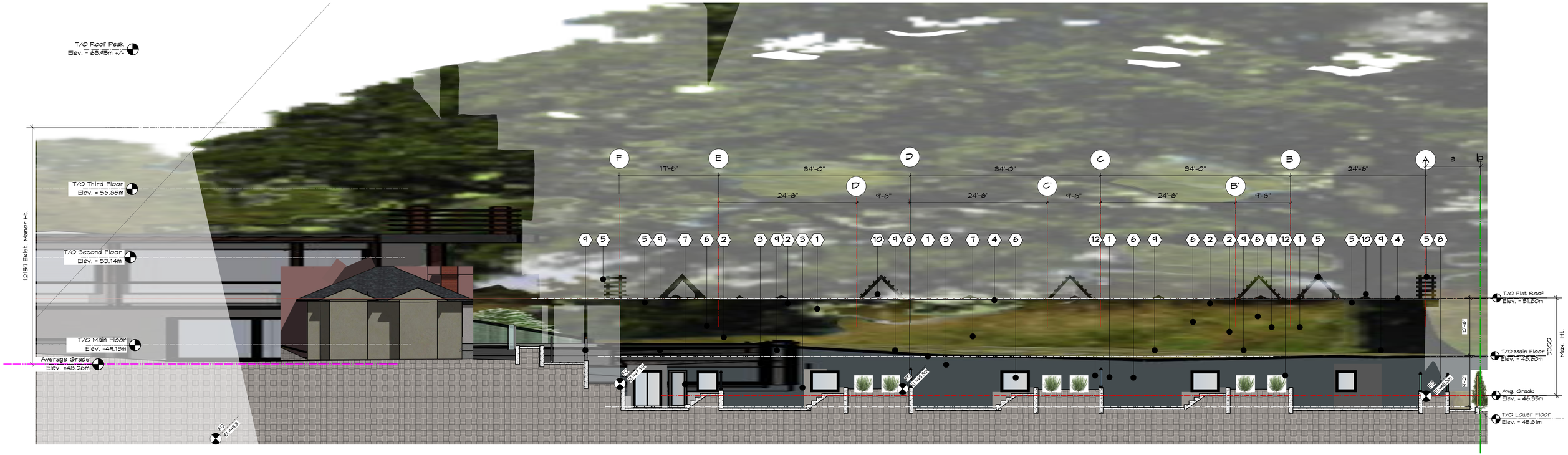
202, 535 Yates Street, Victoria, B.C.
V8W 2Z6
Ph: 250-661-5492 e-mail: michael@mjmarchitect.ca

project name:	9 Unit Multi-Family Development 1322 Rockland Avenue, Victoria, B.C.
project no.	2123
drawing title:	Elevations
drawn by:	mjm
checked by:	mjm
scale:	As Noted
date:	21/11/29 yy/mm/dd
drawing no.	SK-07



1 Proposed North Elevation
Scale: 1:96

2 Proposed West Elevation
Scale: 1:96

MATERIAL LEGEND

1	Acrylic Finish Stucco With Light Float Finish. (colour 1)
2	Acrylic Finish Stucco With Light Float Finish. (colour 2)
3	2"X3" Vertical And Horizontal Weathering Steel Frames.
4	Prefinished Metal Flashing. (Black.)
5	Weathering Steel Pergola.
6	PVC Windows And Doors. (Black.)
7	Solid Core Wood Entry Door With Sidelight.
8	Aluminum Framed Privacy Screen (Black) With Frosted Glass Panels.
9	Tempered Glass Guardrail With Aluminum Stand-offs And Wood Handrail.
10	3Ft.X 3Ft.Curb-mounted Aluminum Framed Skylights.
11	Powder-coated Aluminum Frame Guardrail w/Aluminum Pickets. (Black.)
12	Vertical And Horizontal Aluminum Stucco Reveals.
13	Weathering Steel H.S.S. Structural Frame With Cross-Bracing.
14	Powder Coated Aluminum Security Fence With Tubular Aluminum Screen. (Black)
15	Sloped Roof With Prefinished Metal Flashing. (Black.)

MJM Architect Inc.
202, 535 Yates Street, Victoria, B.C.
V8W 2Z6
Ph: 250-861-5492 e-mail: michael@mjmarchitect.ca

project name: 9 Unit Multi-Family Development 1322 Rockland Avenue, Victoria, B.C.			project no. 2123
drawing title: Elevations	drawn by: mjm / checked by: mjm	scale: As Noted	date: 21/11/29 yy/mm/dd	drawing no. SK-08

2 E/W Section Looking North
Scale: 1:96

1 N/S SECTION LOOKING EAST
Scale: 1:96

MATERIAL LEGEND

1	Acrylic Finish Stucco With Light Float Finish. (colour 1)
2	Acrylic Finish Stucco With Light Float Finish. (colour 2)
3	2"X3" Vertical And Horizontal Weathering Steel Frames.
4	Prefinished Metal Flashing. (Black)
5	Weathering Steel Pergola.
6	PVC Windows And Doors. (Black.)
7	Solid Core Wood Entry Door With Sidelight.
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14	Powder Coated Aluminum Security Fence With Tubular Aluminum Screen. (Black)
15	Sloped Roof With Prefinished Metal Flashing. (Black)

MJM Architect Inc.
202, 535 Yates Street, Victoria, B.C.
V8W 2Z6
Ph: 250-861-5492 e-mail: michael@mjmarchitect.ca

project name: 9 Unit Multi-Family Development 1322 Rockland Avenue, Victoria, B.C.				project no. 2123
drawing title: Sections	drawn by: mjm / checked by: mjm	scale: As Noted	date: 21/11/29 yy/mm/dd	drawing no. SK-09

2 View Looking North

1 View Looking West

MJM Architect Inc.

202, 535 Yates Street, Victoria, B.C.
V8W 2Z6

Ph: 250-661-5492 e-mail: michael@mjmarchitect.ca

project name:
9 Unit Multi-Family Development
1322 Rockland Avenue, Victoria, B.C.

project no.
2123

drawing title:
Exterior Views

drawn by: mjm
checked by: mjm

scale: As Noted

date: **21/11/29**
yy/mm/dd

drawing n
SK-

2 View Looking North-East

1 View Looking North-West

MJM Architect Inc.

202, 535 Yates Street, Victoria, B.C.
V8W 2Z6

Ph: 250-961-5492 e-mail: michael@mjmarchitect.ca

project name: 9 Unit Multi-Family Development 1322 Rockland Avenue, Victoria, B.C.			project no: 2123
drawing title: Exterior Views	drawn by: mjm / checked by: mjm	scale: As Noted	date: 21/11/29 yy/mm/dd	drawing no. SK-11

RECOMMENDED PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE /REMARKS
TREES		
Acer rubrum Crimson Sentry	Crimson Sentry Maple	6cm. cal. /B&B
Acer palmatum Bloodgood	Bloodgood Japanese Maple	2.4M ht.
Acer circinatum	Vine Maple	2.0M ht.
Fagus sylvatica Dawyckii Purple	Dawyckii Purple Beech	5cm.cal. /B&B
Fagus sylvatica Dawyckii Gold	Dawyckii Gold Beech	5cm.cal. /B&B
SHRUBS & PERENNIALS		
Buxus Microphylla Winter Gem	Littleleaf Boxwood	#5 Pot
Calmagrostis x acutiflora Karl Foerster	Feather Reed Grass	#1 Pot
Ceanothus	California Lilac	1.5M. Ht.
Echinacea purpurea	Purple Coneflower	#1 Pot
Erysimum cheiri. Bowles Mauve	English Wallflower	#1 Pot
Euonymus Alatus Compacta	Dwarf Burning Bush	#5 Pot
Gaultheria shallon*	Salal	#2 Pot
Hamamellis Int. Jellena	Orange Witch Hazel	1.5M. Ht.
Lavandula Munstead	English Lavender	#1 Pot
Liriope Muscari	Big Blue Lily Turf	#1 Pot
Magnolia Rickii	Purple Magnolia	#5 Pot
Mahonia aquifolium*	Oregon Grape	#2 Pot
Pennisetum alop. Moudry	Black Fountain Grass	#1 Pot
Pinus Mugo Mughus	Mugo Pine	#5 Pot
Polystichum munitum	Western Sword Fern	#2 Pot
Rhoda Variety	Rhododendron	#5 Pot
Ribes Sang. King Edward*	Wild Ornamental Currant	#5 Pot
Rosemary Officinalis	Rosemary	#3 Pot
Rudbeckia Fulgida	Orange Coneflower	#1 Pot
VINES & GROUNDCOVER		
Arctostaphylos uva ursi*	Kinnickinnick	SP3
Gaultheria procumbens*	Wintergreen	SP3
Thymus pseudolanuginosus	Wooly Thyme	SP3
Parthenossissus Tricus. Veitchii	Boston Ivy	#2 Pot /Staked

LEGEND

HARDSCAPE FINISHES:

- PP1 — CIP natural concrete, swirl finish
- PP2 — Paved Asphalt
- PP3 — Concrete unit paving, Old Country Stone, mix of Charcoal/ Shadow, all sizes; Runner Bond pattern
- PP4 — Crushed compacted screenings for informal landscape walkway

SOFTSCAPE:

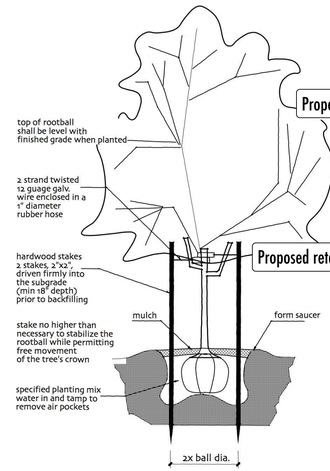
- Lawn
- Planting area
- Naturalized area

MISCELLANEOUS:

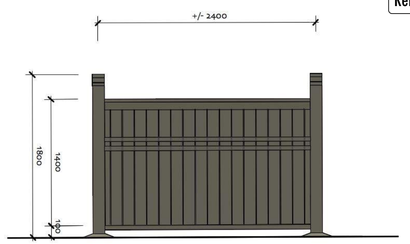
- Wooden privacy screening approx. 1500-2400mm height
- Concrete or mortared rock retaining/upstand walls; Heights vary.

NOTES:

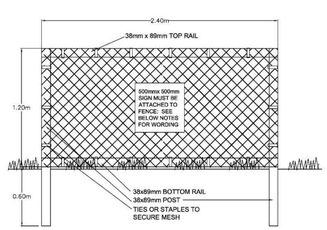
1) All building layout information and setback dimensions supplied by MJM Architect Inc..
2) All survey information supplied through MJM Architect Inc.
3) This drawing must not be scaled. The General Contractor shall verify all dimensions, datums and levels prior to commencement of work.
4) All errors and omissions must be reported immediately to the Designer.
5) This drawing is the exclusive property of the Landscape Consultant and can be reproduced only with the permission of the designer, in which case the reproduction must bear the designers name.



TREE PLANTING DETAIL



1 perimeter fencing elevation
scale: NTS



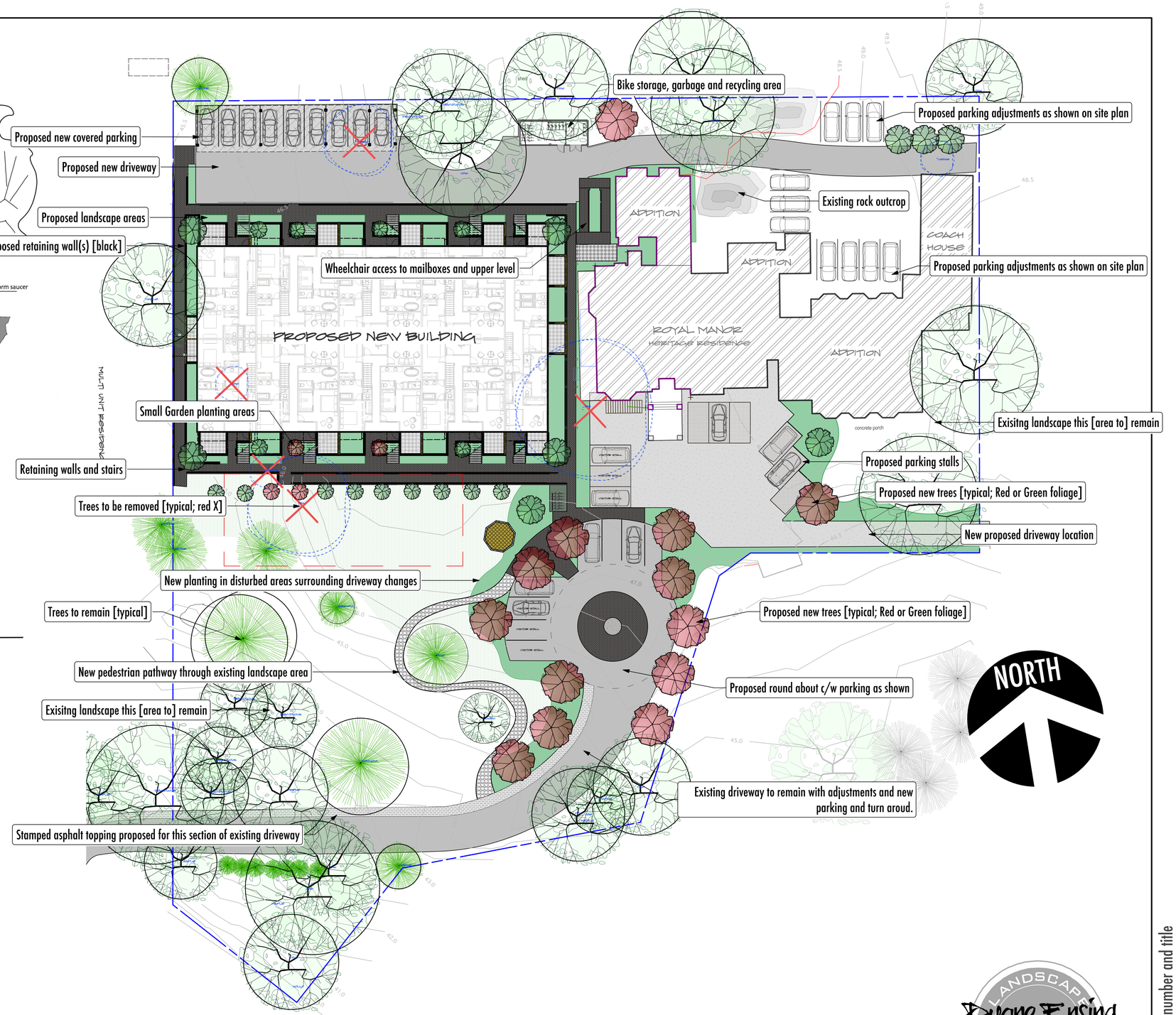
TREE PROTECTION BARRIER REQUIREMENTS

The requirements for tree protection barriers are as follows:

(a) The barrier must be placed around the outside of the protected root zone of the tree, or as approved by the Director; and

(b) The barrier must meet the following specifications:

- (i) it must have a minimum height of 1.2 m,
- (ii) 38 mm x 89 mm timbers must be used for vertical posts, top and bottom rails (in rocky areas, metal posts (T-bar or rebar) drilled into rock will be accepted), and cross-bracing (in an "X"),
- (iii) spacing between vertical posts must be a maximum of 3.0 metres on center,
- (iv) the structure must be sturdy with vertical posts driven firmly into the ground,
- (v) there must be continuous plastic mesh high visibility screening (e.g. orange snow fencing), and
- (vi) it must have visible all weather 500 mm x 500 mm signage on it with the wording "Warning – Tree Protection Area".



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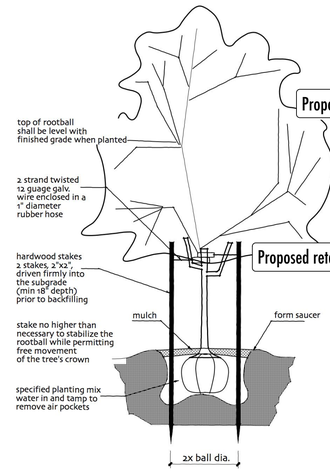
1322 ROCKLAND ROAD
LANDSCAPE LAYOUT

Duane Ensing
LANDSCAPE DESIGN BUILD ENJOY SOLUTIONS
250.881.0706

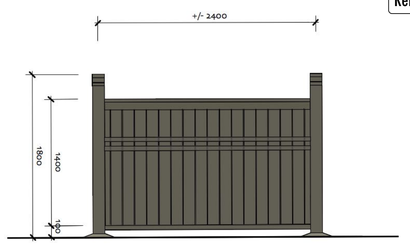
Project name, sheet number and title

RECOMMENDED PLANT LIST

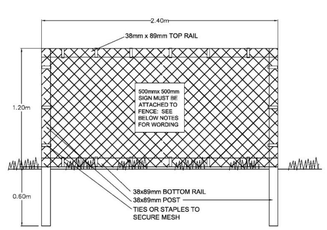
BOTANICAL NAME	COMMON NAME	SIZE /REMARKS
TREES		
Acer rubrum Crimson Sentry	Crimson Sentry Maple	6cm. cal. /B&B
Acer palmatum Bloodgood	Bloodgood Japanese Maple	2.4M ht.
Acer circinatum	Vine Maple	2.0M ht.
Fagus sylvatica Dawyckii Purple	Dawyckii Purple Beech	5cm.cal. /B&B
Fagus sylvatica Dawyckii Gold	Dawyckii Gold Beech	5cm.cal. /B&B
SHRUBS & PERENNIALS		
Buxus Microphylla Winter Gem	Littleleaf Boxwood	#5 Pot
Calmagrostis x acutiflora Karl Foerster	Feather Reed Grass	#1 Pot
Ceanothus	California Lilac	1.5M. Ht.
Echinacea purpurea	Purple Coneflower	#1 Pot
Erysimum cheiri. Bowles Mauve	English Wallflower	#1 Pot
Euonymus Alatus Compacta	Dwarf Burning Bush	#5 Pot
Gaultheria shallon*	Salal	#2 Pot
Hamamellis Int. Jellena	Orange Witch Hazel	1.5M. Ht.
Lavandula Munstead	English Lavender	#1 Pot
Liriope Muscari	Big Blue Lily Turf	#1 Pot
Magnolia Rickii	Purple Magnolia	#5 Pot
Mahonia aquifolium*	Oregon Grape	#2 Pot
Pennisetum alop. Moudry	Black Fountain Grass	#1 Pot
Pinus Mugo Mughus	Mugo Pine	#5 Pot
Polystichum munitum	Western Sword Fern	#2 Pot
Rhoda Variety	Rhododendron	#5 Pot
Ribes Sang. King Edward*	Wild Ornamental Currant	#5 Pot
Rosemary Officinalis	Rosemary	#3 Pot
Rudbeckia Fulgida	Orange Coneflower	#1 Pot
VINES & GROUNDCOVER		
Arctostaphylos uva ursi*	Kinnickinnick	SP3
Gaultheria procumbens*	Wintergreen	SP3
Thymus pseudolanuginosus	Wooly Thyme	SP3
Parthenossissus Tricus. Veitchii	Boston Ivy	#2 Pot /Staked



TREE PLANTING DETAIL



1 perimeter fencing elevation
scale: NTS



TREE PROTECTION BARRIER REQUIREMENTS

The requirements for tree protection barriers are as follows:

(a) The barrier must be placed around the outside of the protected root zone of the tree, or as approved by the Director; and

(b) The barrier must meet the following specifications:

(i) it must have a minimum height of 1.2 m,

(ii) 38 mm x 89 mm timbers must be used for vertical posts, top and bottom rails (in rocky areas, metal posts (T-bar or rebar) drilled into rock will be accepted), and cross-bracing (in an "X"),

(iii) spacing between vertical posts must be a maximum of 3.0 metres on center,

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LEGEND

HARDSCAPE FINISHES:

- PP1 — CIP natural concrete, swirl finish
- PP2 — Paved Asphalt
- PP3 — Concrete unit paving, Old Country Stone, mix of Charcoal/ Shadow, all sizes; Runner Bond pattern
- PP4 — Crushed compacted screenings for informal landscape walkway

SOFTSCAPE:

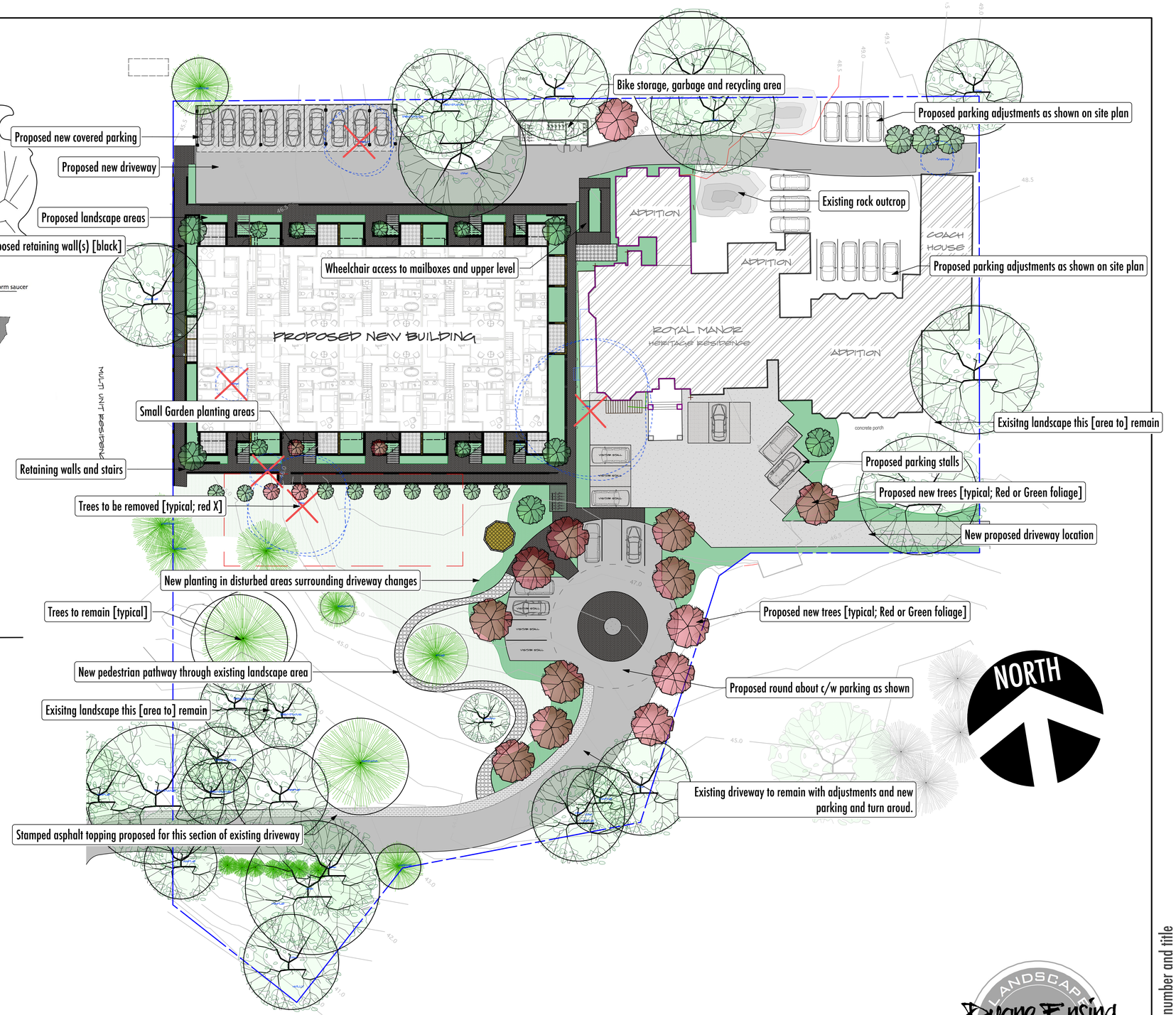
- Lawn
- Planting area
- Naturalized area

MISCELLANEOUS:

- Wooden privacy screening approx. 1500-2400mm height
- Concrete or mortared rock retaining/upstand walls; Heights vary.

NOTES:

1) All building layout information and setback dimensions supplied by MJM Architect Inc..
2) All survey information supplied through MJM Architect Inc.
3) This drawing must not be scaled. The General Contractor shall verify all dimensions, datums and levels prior to commencement of work.
4) All errors and omissions must be reported immediately to the Designer.
5) This drawing is the exclusive property of the Landscape Consultant and can be reproduced only with the permission of the designer, in which case the reproduction must bear the designers name.



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