

PROJECT INFORMATION TABLE					
LEGAL DESCRIPTION: LOT 1 PLAN 30675 SECTION 68 VICTORIA					
CURRENT USE	4 TRANSIENT UNITS, 4 RENTAL UNITS, 1 OPERATORS UNIT	ZONING	RI-A/ T-22		
PROPOSED USE	LOT 1: SINGLE FAMILY DWELLING UNIT, LOT 2: 8 UNIT CONVERSION + 2 UNIT COACH HOUSE, LOT 3: SFD UNIT, LOT 4: SFD UNIT	PROPOSED ZONE	RI-A/ NEW		
				PROPOSED SCOPE OF WORK	
				SUBDIVIDE EXISTING PROPERTY INTO 4 LOTS, DEVELOP SFD UNITS ON 3 LOTS.	
ZONING CRITERIA	LOT 1: SFD	LOT 2: 8 UNIT, 2 UNIT	LOT 3: SFD	LOT 4: SFD	R1A ZONE STANDARD
SITE AREA	705.274 M ²	2028.165 M ²	1055.987 M ²	1066.027 M ²	1066.027 M ² MIN. PERM. 1066.027 M ² MAX. PERM. 1066.027 M ²
LOT WIDTH	155.53 M	49.08 M	32.81 M	35.99 M	24.09 M
NO OF BUILDINGS	1	2	1	1	1
TOTAL FLOOR AREA	206.5 M ²	245 M ²	245 M ²	228 M ²	100 M ² MIN.
FLOOR SPACE RATIO	29	45	23	21	
HEIGHT OF BUILDING	7.35 M	MAX. 15.00 M (CHIEF 15.00 M) MAX. 7.5	7.2 M	7.3 M	7.6 M
NUMBER OF STOREYS	2	2	2	2	2.5
BASEMENT	BASEMENT, CRAWLSPACE	BASEMENT, CRAWLSPACE	BASEMENT, CRAWLSPACE	BASEMENT, CRAWLSPACE	PERMITTED
SETBACK FRONT	24.44 M	MAX. 24.44 M (CHIEF 24.44 M)	7.15 M	16.33 M	7.5/10.5 M
SETBACK REAR	5.20 M	MAX. 5.20 M (CHIEF 5.20 M)	14.50 M	6.8 M	7.5 M
SETBACK SIDE	3 M	MAX. 3 M (CHIEF 3 M)	5.04 M	12.15 M	3 M
SETBACK SIDE	0.0 M	MAX. 0.0 M (CHIEF 0.0 M)	3 M	3.7 M	3 M
SITE COVERAGE	15.6%	24.1%	10.85%	15.4%	20% MAX
PARKING PROVIDED	1	6	1	1	
PARKING REQUIRED	1	6	1	1	
PARKING LOCATION	GARAGE	SURFACE	GARAGE	GARAGE	
ACCESS TO PARKING	EASEMENT	EASEMENT	COMMON PROPERTY	COMMON PROPERTY	
BICYCLES CLASS 1 STORAGE UNITS	6				
BICYCLES CLASS 2 RACK UNITS	6				
DRIVEWAY/PARKING SLOPE	23%	EXISTING	4%	4.4%	5% MAX
DRIVEWAY/PARKING MATERIAL	ASPHALT & PAVERS	ASPHALT & PAVERS	ASPHALT & PAVERS	ASPHALT & PAVERS	NON PERMEABLE

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City of Victoria

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Planning & Development Department
Development Services Division

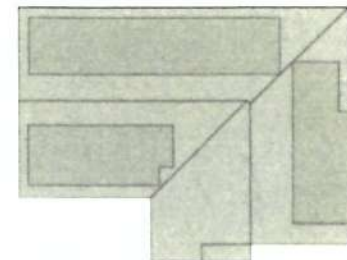
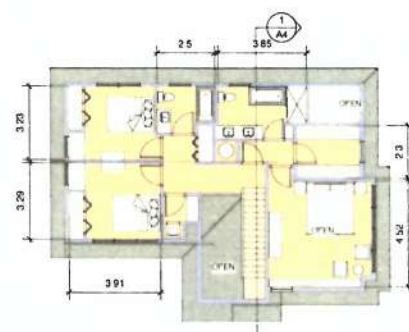
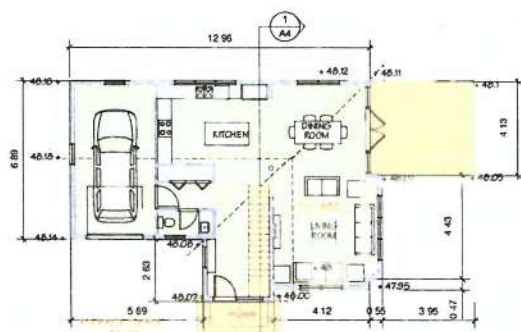


750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

SHEET TITLE:

SITE PLAN

SCALE: 1:1000
DRAWN BY: A-1
DATE: 11/01/17
REVISIONS:



LOWER FLOOR PLAN

UPPER FLOOR PLAN

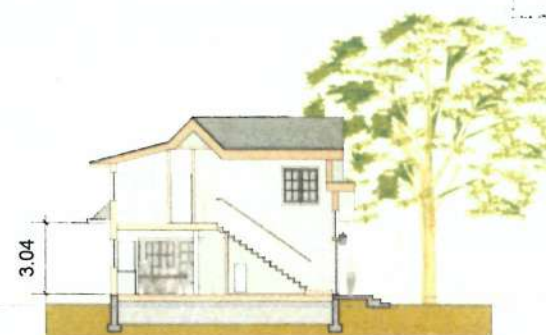
ROOF PLAN

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SOUTH (SIDE) ELEVATION

EAST (ROAD/FRONT) ELEVATION

CONCEPTUAL SECTION 1



NORTH ELEVATION

WEST ELEVATION

EXTERNAL FINISHES.

1. ASPHALT ROOF SHINGLES.
2. BLACK VINYL WINDOWS.
3. PAINTED WOOD SHINGLES. (PT3)
4. PAINTED CEMENT STUCCO. (PT3)
5. STAINED WOOD FRONT DOOR, SIDELIGHT AND TRANSOM WINDOW. (PT4)
6. PAINTED GARAGE DOOR. (PT3)
7. STONE VENEER.
8. IN-SITU CAST SEALED CONCRETE.
9. PAINTED 2X6" COMB FACE CEDAR TRIM. (PT2).
12. PAINTED WOOD TRIM. (PT2)

DECORATING SCHEDULE.
COLOURS REFER TO - BENJAMIN MOORE
TRUE COLOURS PALETTE. HISTORICAL TRUE COLOURS.

1. PT1 - POINT GREY VC-24.
2. PT2 - EDWARDIAN FEWTER VC-23.
3. PT3 - DUNBAR BUFF VC - 5.
4. PT4 - GLOSS BLACK VC-35.
5. PT5 - OXFORD IVORY VC-1.

193 M2 (2077 FT2) WITHOUT GARAGE.
GARAGE = 24M2 (258 FT2).

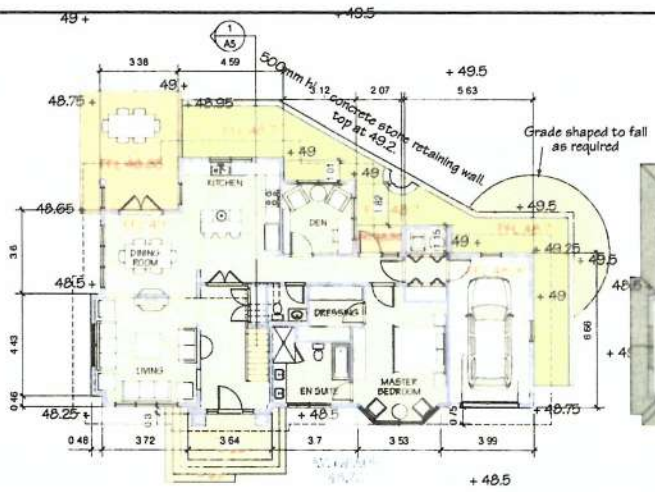


750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

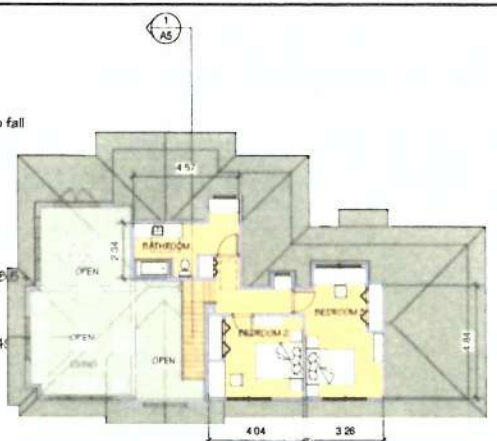
SHEET TITLE
UNIT 1.
COTTAGE.

SCALE
1:100
DATE
PROJECT NO.
SHEET NO.
A2

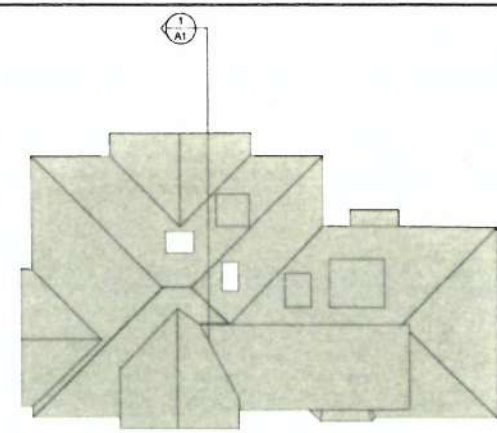
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LOWER FLOOR PLAN



UPPER FLOOR PLAN



ROOF PLAN



NORTH EAST (FRONT) ELEVATION



SOUTH EAST ELEVATION



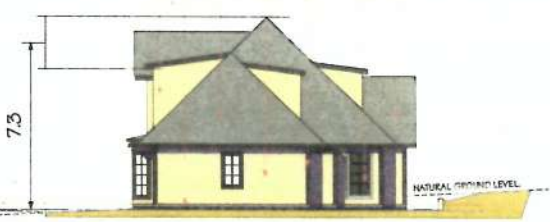
CONCEPTUAL SECTION 1
EXTERNAL FINISHES.

1. ASPHALT ROOF SHINGLES.
2. BLACK VINYL WINDOWS.
3. HARD SHINGLES.(PT3)
4. PAINTED CEMENT STUCCO. (PT3)
5. PAINTED WOOD DOOR.(PT4)
6. PAINTED WOOD GARAGE DOOR. (PT3)
7. STONE VENEER.
8. IN-SITU CAST SEALED CONCRETE.
9. PAINTED 2X6" COMB FACE CEDAR TRIM. (PT2).
10. HARDPLANK HORIZONTAL SIDING.(PT3)
11. PRE-FINISHED METAL STANDING SEAM ROOF.
12. PAINTED WOOD TRIM.(PT2)

DECORATING SCHEDULE.
COLOURS REFER TO - BENJAMIN MOORE
TRUE COLOURS PALETTE. HISTORICAL TRUE COLOURS.



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

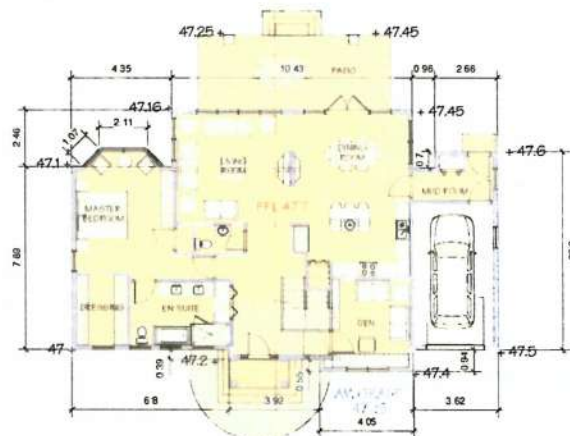
204.7M2 (2195 FT2) WITHOUT GARAGE.
GARAGE = 24M2 (258 FT2).

1. PT1 - POINT GREY VC-24.
2. PT2 - EDWARDIAN FEWTER VC-23.
3. PT3 - DUNDARIE BUFF VC - 5.
4. PT4 - GLOSS BLACK VC-35.
5. PT5 - OXFORD IVORY VC-1.

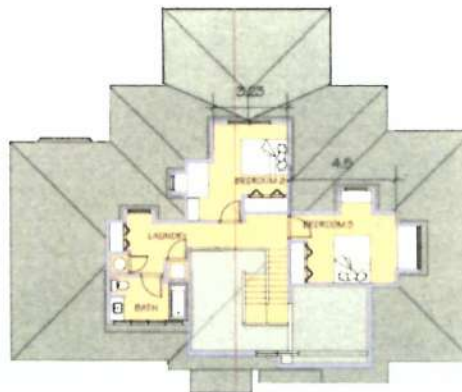
MAY 26 2017

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Development Services Division

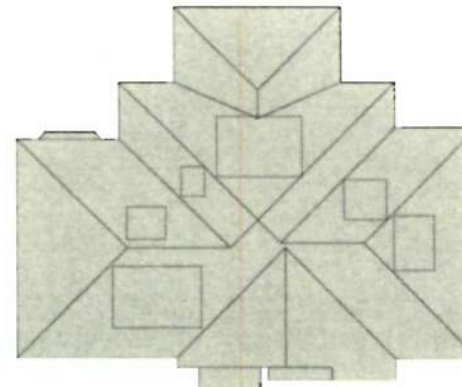
NO.	DATE	REVISION
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2	DATE	REVISION
<p>PRAXIS ARCHITECTS INC.</p> <p>1400 - 10th Avenue East, Suite 100 Victoria, B.C. V8P 1A1 (250) 478-2000</p>		
<p>PROJECT TITLE</p> <p>750 PEMBERTON ROAD VICTORIA, B.C. REZONING</p>		
<p>SHEET TITLE</p> <p>UNIT 2.</p>		
SCALE	DRAWN	SHEET NO.
1:100	TS	A3
DATE	REVISED	PRINTING
2017-09-26	15-008	



LOWER FLOOR PLAN



UPPER FLOOR PLAN



ROOF PLAN



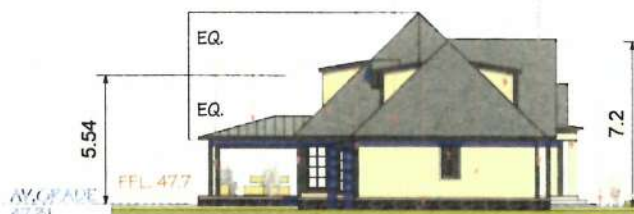
NORTH ELEVATION



WEST ELEVATION



CONCEPTUAL SECTION 1



EAST ELEVATION



SOUTH ELEVATION

221 M2 (2379 FT2) WITHOUT GARAGE;
GARAGE = 24M2 (258 FT2).

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1	SEPT 16-16	DP / REZONING
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3	DATE	REVISION
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100	DATE	REVISION



750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

UNIT 3.

SCALE: 1:100
DATE: 10-2016
SHEET NO: A-4
REVISED: 10-2016

DECORATING SCHEDULE.
COLOURS REFER TO - BENJAMIN MOORE
TRUE COLOURS PALETTE. HISTORICAL TRUE COLOURS.

- LOWER BODY COLOUR (SIDING)
• PT1 - POINT GREY VC-24
UPPER BODY COLOUR (SHINGLES)
• PT2 - EDWARDIAN PEWTER VC-23
TRIM (INCLUDING ALL TRIM BOARDS AND SOFFITS)
• PT3 - DUNBAR BUFF VC-5
WINDOW SASH
• PT4 - GLOSS BLACK VC-35

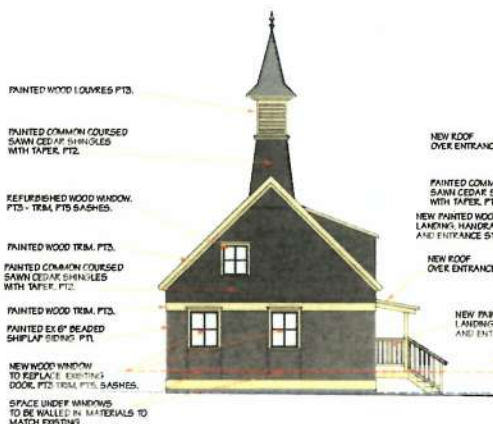
AVERAGE GRADE CALCULATION						
	Point Elev	Point Elev	Average	Wall Length	W x Ave	Perimeter
Coach House.						
A	49.14	B 48.93	49.035	6.80	333.438	39.48
B	48.93	C 48.95	48.94	12.94	633.284	
C	48.95	D 49.00	48.975	6.80	333.030	
D	49.00	A 49.14	49.07	12.94	634.966	
			Totals	39.48	1934.718	
			AVERAGE GRADE	49.005		



EAST ELEVATION.



NORTH ELEVATION.



SOUTH ELEVATION.



WEST ELEVATION.

EXTERNAL FINISHES

EXTERNAL FINISHES TO BE CLEANED, REFURBISHED OR REPLACED TO MATCH EXISTING, AND REPAINTED. EXISTING WINDOWS TO BE REFURBISHED AND PAINTED. DOORS TO EXISTING STORE ROOMS TO BE REPLACED WITH WINDOWS AS SHOWN ON SOUTH ELEVATION. WINDOW LOCATION TO BE MOVED AS INDICATED ON WEST ELEVATION. EXISTING FRONT DOORS TO BE REPLACED WITH PAINTED WOOD AND GLASS DOORS AS SHOWN.

EXTERNAL CONSTRUCTION.

STAIRS, LANDINGS, ROOF STRUCTURES OVER LANDINGS AND SUPPORT STRUCTURES TO THE ROOFS OVER LANDINGS TO BE REMOVED AND REPLACED WITH PAINTED WOOD CONSTRUCTION AS SHOWN. FINISH ON ROOFS TO MATCH EXISTING.

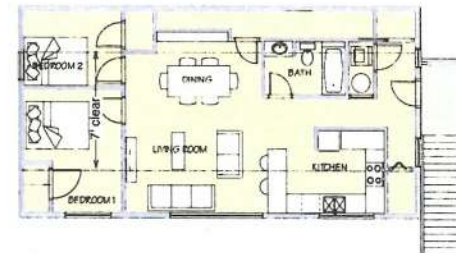
LOUVRES ON CUPOLA TO BE RETAINED REFURBISHED AND PAINTED.

WINDOWS IN WEST FACADE TO BE FITTED WITH OPACQUE GLASS. EACH WINDOW IN WEST FACADE TO HAVE A SPRINKLER HEAD INSTALLED ABOVE IT.

INTERNAL CONSTRUCTION.

RECONFIGURE EXISTING RENTAL UNIT INTO TWO 87 M2 TWO BEDROOM RENTAL UNITS - ONE PER FLOOR, AS PER DRAWING.

- PAINTED WOOD LOUVRES PT2.
NEW ROOF OVER ENTRANCE.
NEW PAINTED WOOD FRONT DOOR.
REFURBISHED WOOD WINDOW PT3 - TRIM, PT3 SASHES.
NEW PAINTED WOOD STAIRS, LANDINGS, HANDRAILS, AND ENTRANCE STRUCTURE TO ENCLOSED SPECIFICATION.
PAINTED COMMON COURSED SAWN CEDAR SHINGLES WITH TAPER, PT2.
PAINTED WOOD TRIM PT3.
PAINTED EX 6\"/>



UPPER FLOOR (UNIT 2)



LOWER FLOOR (UNIT 1)

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1	SEPT 26-10	DP / REVISION
NO.	DATE	REVISION
2	SEPT 26-10	DP / REVISION
NO.	DATE	REVISION
3	SEPT 26-10	DP / REVISION

PROJECT TITLE
750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

SHEET TITLE
COACH HOUSE
PLANS & ELEVATIONS

SCALE
1:100

DATE
SEP 26-10

DRAWN
TS

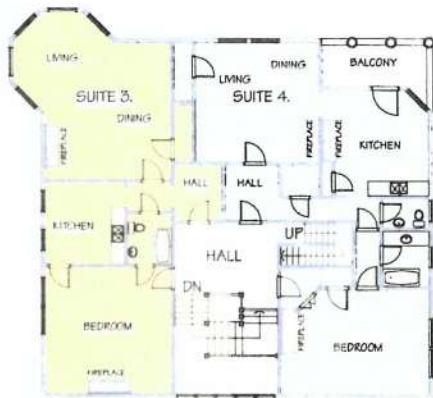
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PROJECT NO.
10-COR

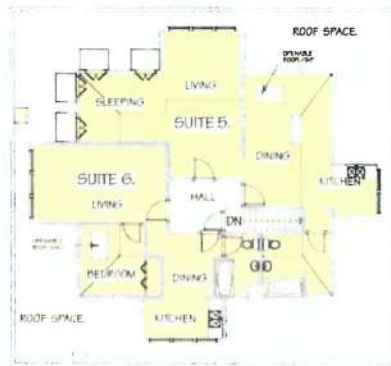
SHEET NO.
A-B

REVISION NO.

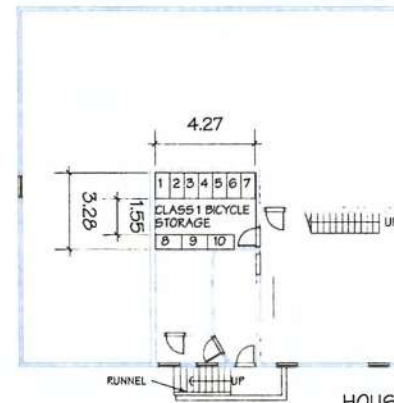
Planning & Development Department
Development Services Division



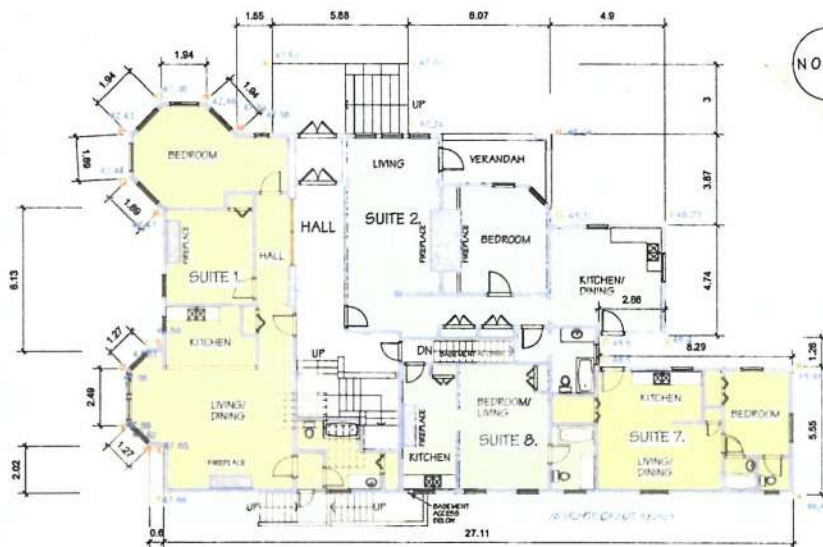
HOUSE: SECOND FLOOR.



HOUSE: TOP FLOOR.



HOUSE: BASEMENT.



HOUSE: FIRST FLOOR.

AVERAGE GRADE CALCULATION							
HOUSE:	Point	Elev	Point	Elev	Average	Wall Length	Wt x Ave
A	48.47	B	48.48	48.475	5.5	267.163	
B	48.48	C	48.50	48.49	8.29	401.982	
C	48.50	D	48.50	48.50	1.26	61.11	
D	48.50	E	48.40	48.45	3.006	145.641	
E	48.40	F	48.23	48.315	4.74	229.013	
F	48.23	G	48.13	48.18	4.90	236.082	
G	48.13	H	48.04	48.085	3.87	186.089	
H	48.04	I	47.74	47.89	8.07	290.692	
I	47.74	J	47.72	47.73	3.00	143.19	
J	47.72	K	47.60	47.66	5.88	280.241	
K	47.60	L	47.58	47.59	3.00	142.77	
L	47.58	M	47.53	47.555	1.55	73.710	
M	47.53	N	47.48	47.495	1.94	92.140	
N	47.48	O	47.38	47.42	1.94	91.905	
O	47.38	P	48.41	47.395	1.94	91.946	
P	47.41	Q	47.44	47.425	1.89	89.833	
Q	47.44	R	47.47	47.455	1.89	89.889	
R	47.47	S	47.50	47.485	6.13	291.083	
S	47.50	T	47.53	47.515	.80	28.509	
T	47.53	U	47.56	47.545	1.27	60.382	
U	47.56	V	47.59	47.575	2.49	118.462	
V	47.59	W	47.62	47.605	1.27	60.458	
W	47.62	X	47.66	47.635	.60	28.581	
X	47.66	Y	47.68	47.655	2.02	96.263	
Y	47.68	A	48.47	48.065	27.11	1303.042	
Totals						102.156	4899.857
AVERAGE GRADE							47.965



COACH HOUSE: FIRST FLOOR.



COACH HOUSE: SECOND FLOOR.

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MAY 26 2017
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Development Services Division

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NO. DATE REVISION

1. DATE MET. DESIGNED FOR.

NO. DATE REVISION

SCALE

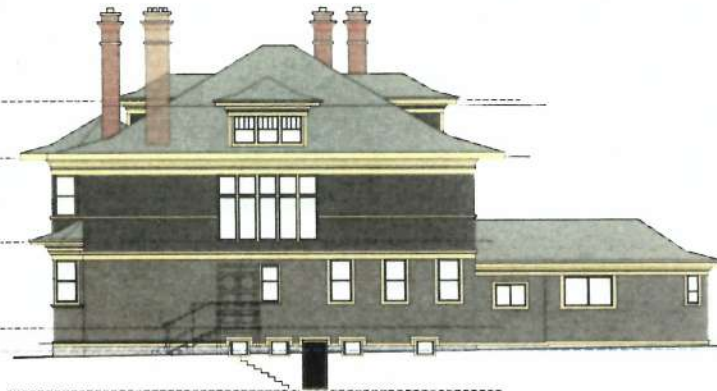


750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

SHEET NO.

EXISTING BUILDING PLANS

SCALE: 1/4" = 1'-0" DRAWN BY: A.G. PROJECT NO. 05-00 REVISION NO.



NORTH

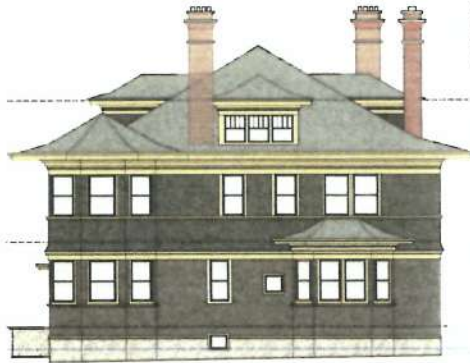


WEST

EXTERNAL FINISHES.

COLOURS REFER TO BENJAMIN MOORE TRUE COLOURS PALETTE.
HISTORICAL TRUE COLOURS.

1. 1st FLOOR WALLS: PT1 - POINT GREY, VC-24.
2. 2nd FLOOR WALLS: PT2 - EDWARDIAN PEWTER, VC-23.
3. DORMER WALLS: PT2 - EDWARDIAN PEWTER, VC-23.
4. WINDOW SASHES: PT4 - GLOSS BLACK, VC-35.
5. DOORS INCLUDING FRONT DOOR: PT4 - GLOSS BLACK, VC-35.
6. ALL TRIM, BALUSTRADE, COLUMNS ETC.: - DUNBAR BUFF, VC-5.



EAST



SOUTH

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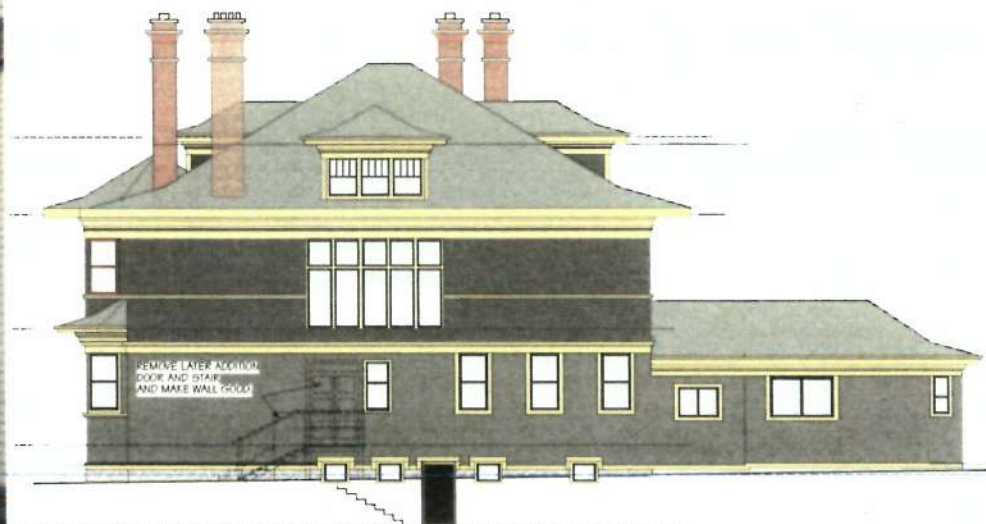


750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

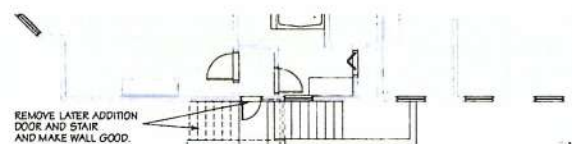
EXISTING HOUSE
ELEVATIONS

DATE	SCALE	BY
		A-7

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NO	DATE	REMARKS
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1	SEPT 26-18	DP / KILGUS
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PROJECT TITLE:
750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

SHEET TITLE
PROPOSED HERITAGE
ALTERATION

SCALE: 1:100	DRAWN: TS	SHEET NO: A-9
DATE: 11/11/2018	PROJECT NO: 15-038	REVISION NO:

Received
City of Victoria

MAY 26 1997

Planning & Development Department
Development Services Bureau

PAINTED COMMON COURSED
SAWN CEDAR SHINGLES WITH TAPER,
WOOD TRIM.
PAINTED EX 6" BEADED SHIPLAP SIDING.
PAINTED EX 8" FEATHERED SIDING.



EAST ELEVATION.



PAINTED COMMON COURSED
SAWN CEDAR SHINGLES WITH TAPER.



PAINTED EX 6" BEADED
SHIPLAP SIDING.



PAINTED EX 8" FEATHERED SIDING.



PAINTED COMMON COURSED
SAWN CEDAR SHINGLES WITH TAPER,
WOOD TRIM.
PAINTED EX 6" BEADED SHIPLAP SIDING.



SOUTH ELEVATION.



PAINTED COMMON COURSED
SAWN CEDAR SHINGLES WITH TAPER,
PAINTED EX 6" BEADED SHIPLAP SIDING.



PAINTED EX 6" BEADED SHIPLAP SIDING.



PAINTED COMMON COURSED
SAWN CEDAR SHINGLES WITH TAPER,
PAINTED EX 6" BEADED SHIPLAP SIDING.

EX 8" SHIPLAP SIDING.
PLYWOOD BOARD



WEST ELEVATION.



EX 8" SHIPLAP SIDING.
PLYWOOD BOARD



EX 8" SHIPLAP SIDING.



EX 8" SHIPLAP SIDING.

PAINTED COMMON COURSED
SAWN CEDAR SHINGLES WITH TAPER,
WOOD TRIM.

PAINTED EX 6" BEADED SHIPLAP SIDING.



NORTH ELEVATION.



PAINTED EX 6" BEADED SHIPLAP SIDING.



PAINTED EX 6" BEADED SHIPLAP SIDING.

All of the drawings on this set of plans are the property of the City of Victoria. They are to be used only for the project and location shown on the title block. Any other use without the written consent of the City of Victoria is prohibited. The City of Victoria is not responsible for any errors or omissions on these drawings. The user assumes all liability for any errors or omissions on these drawings.

NO.	DATE	REVISION

NO.	DATE	REVISION

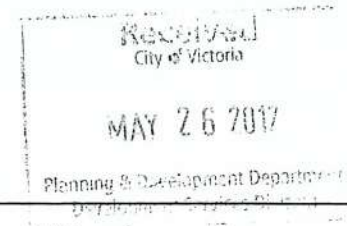
NO.	DATE	REVISION

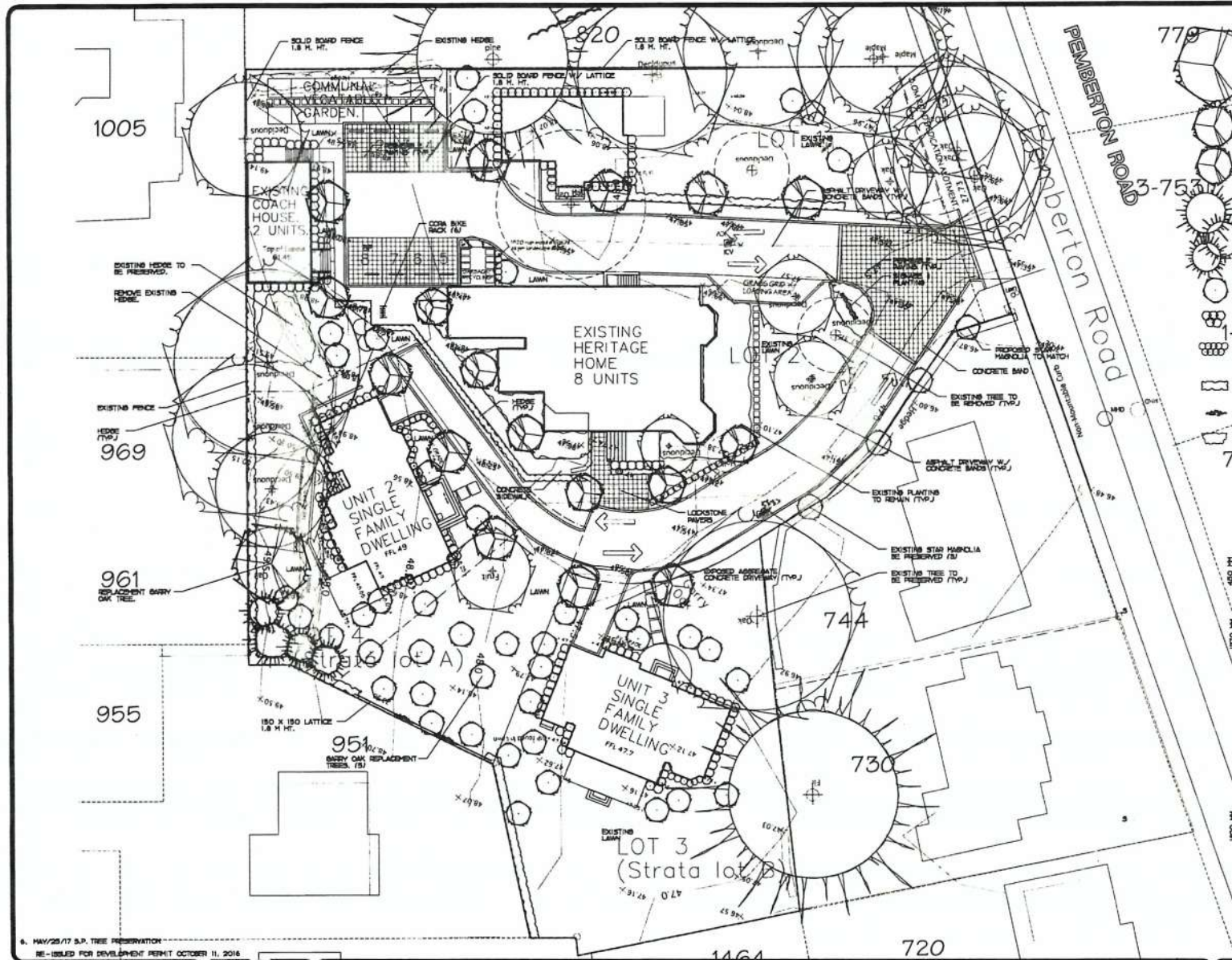


750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

COACH HOUSE
EXISTING FINISHES

DATE	SCALE	BY	CHKD	DATE



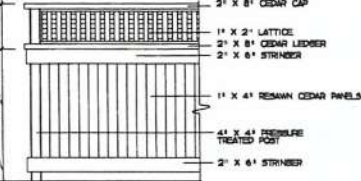


LEGEND

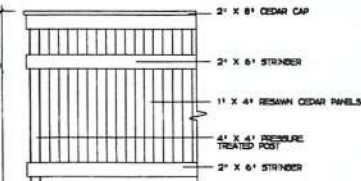
- LARGE DECIDUOUS TREE TO BE:
BARRY OAK
SIZE 9.0 CM CAL., APPROXIMATE NO. - 01
- ORIENTAL DECIDUOUS TREE TO BE A SELECTION OF:
PINK BLOSSOM PLUMING CHERRY,
FLOWERING DOGWOOD
SIZE 9.0 CM CAL., APPROXIMATE NO. - 15
- COLUMNAR DECIDUOUS TREE TO BE A SELECTION OF:
ARISTONIA BOLD HALE, PRINCESTON BERRY BIRD
SIZE 9.0 CM CAL., APPROXIMATE NO. - 06
- CONIFEROUS TREE TO BE A SELECTION OF:
SERBIAN SPRUCE, DOUGLAS FIR, REDWOOD
SIZE 9.0 CM CAL., APPROXIMATE NO. - 04
- WILDBERRY TO BE A SELECTION OF:
STAR HAMBOLIA (DEC.)
SIZE 1.0 - 1.2 M H.T., APPROXIMATE NO. - 39
- MEDIUM SHRUBS TO BE A SELECTION OF:
DOUGLASS BAY, BURNING BUSH, PINK
DOUGLASS BAY, BURNING BUSH, PINK
DOUGLASS BAY, BURNING BUSH, PINK
SIZE 27 CM POT, APPROXIMATE NO. - 189
- SMALL SHRUBS TO BE A SELECTION OF:
DOUGLASS BAY, BURNING BUSH, PINK
DOUGLASS BAY, BURNING BUSH, PINK
DOUGLASS BAY, BURNING BUSH, PINK
SIZE 27 CM POT, APPROXIMATE NO. - 24
- HERB TO COVER OF FORTUNE'S LABEL (FL.)
SIZE 1.2 M H.T. PLANT 1.0-1.2M O.C.
APPROXIMATE NO. - 189
- WILDBERRY TO BE A SELECTION OF:
STAR HAMBOLIA (DEC.)
SIZE 1.0 - 1.2 M H.T., APPROXIMATE NO. - 39
- DOUGLASS BAY TO BE A SELECTION OF:
DOUGLASS BAY, BURNING BUSH, PINK
DOUGLASS BAY, BURNING BUSH, PINK
DOUGLASS BAY, BURNING BUSH, PINK
SIZE 27 CM POT, APPROXIMATE NO. - 24

NOTES

- LANDSCAPE PLANTS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT TO BE USED FOR CONSTRUCTION.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.



FENCE DETAIL
SCALE: N.T.S.



FENCE DETAIL
SCALE: N.T.S.

750 PEMBERTON ROAD
VICTORIA, B.C.

4. MAY/25/17 S.P. TREE PRESERVATION
RE-ISSUED FOR DEVELOPMENT PERMIT OCTOBER 11, 2016

1. PROJECT NAME	2. PROJECT ADDRESS
3. PROJECT NUMBER	4. PROJECT DATE
5. PROJECT DESCRIPTION	6. PROJECT STATUS
7. PROJECT LOCATION	8. PROJECT CONTACT
9. PROJECT OWNER	10. PROJECT DESIGNER
11. PROJECT ARCHITECT	12. PROJECT ENGINEER
13. PROJECT LANDSCAPE ARCHITECT	14. PROJECT SURVEYOR
15. PROJECT PHOTOGRAPHER	16. PROJECT VIDEOGRAPHER
17. PROJECT PAINTER	18. PROJECT CARPENTER
19. PROJECT ELECTRICIAN	20. PROJECT PLUMBER
21. PROJECT ROOFER	22. PROJECT GARDENER
23. PROJECT LANDSCAPE MAINTENANCE	24. PROJECT FENCE CONTRACTOR
25. PROJECT IRRI	26. PROJECT PEST CONTROL
27. PROJECT TREE REMOVAL	28. PROJECT TREE PLANTING
29. PROJECT TREE PRUNING	30. PROJECT TREE STAKING
31. PROJECT TREE TIEING	32. PROJECT TREE BRACING
33. PROJECT TREE REMOVAL	34. PROJECT TREE PLANTING
35. PROJECT TREE PRUNING	36. PROJECT TREE STAKING
37. PROJECT TREE TIEING	38. PROJECT TREE BRACING
39. PROJECT TREE REMOVAL	40. PROJECT TREE PLANTING
41. PROJECT TREE PRUNING	42. PROJECT TREE STAKING
43. PROJECT TREE TIEING	44. PROJECT TREE BRACING
45. PROJECT TREE REMOVAL	46. PROJECT TREE PLANTING
47. PROJECT TREE PRUNING	48. PROJECT TREE STAKING
49. PROJECT TREE TIEING	50. PROJECT TREE BRACING



Planning & Development Department
Development Services Division