





3 UNIT RESIDENTIAL BUILDING



ROYAL ATHLETIC PARK



COOK STREET (NORTH OF SITE)

COOK STREET

CONTEXT



4 UNIT RESIDENTIAL BUILDING



OFFICE

PEMBROKE STREET

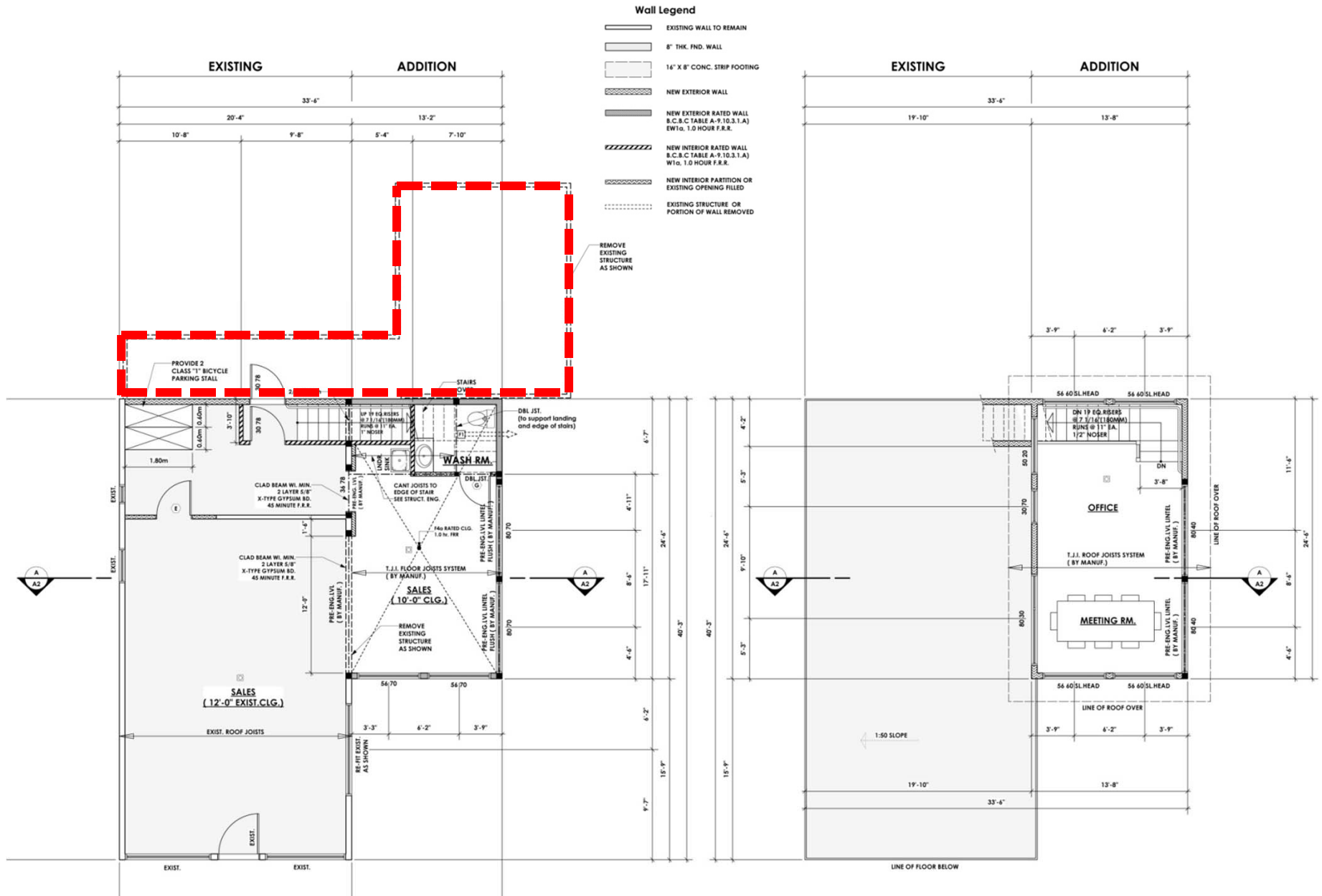
CONTEXT

EXISTING BUILDING

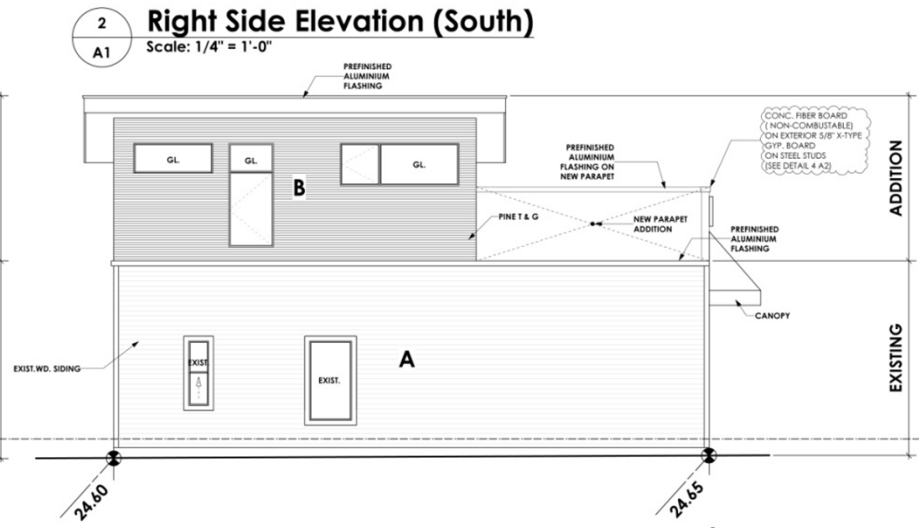
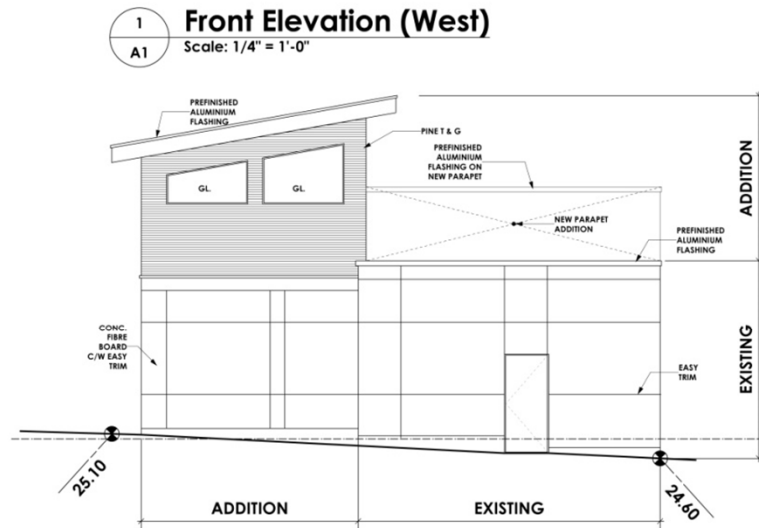
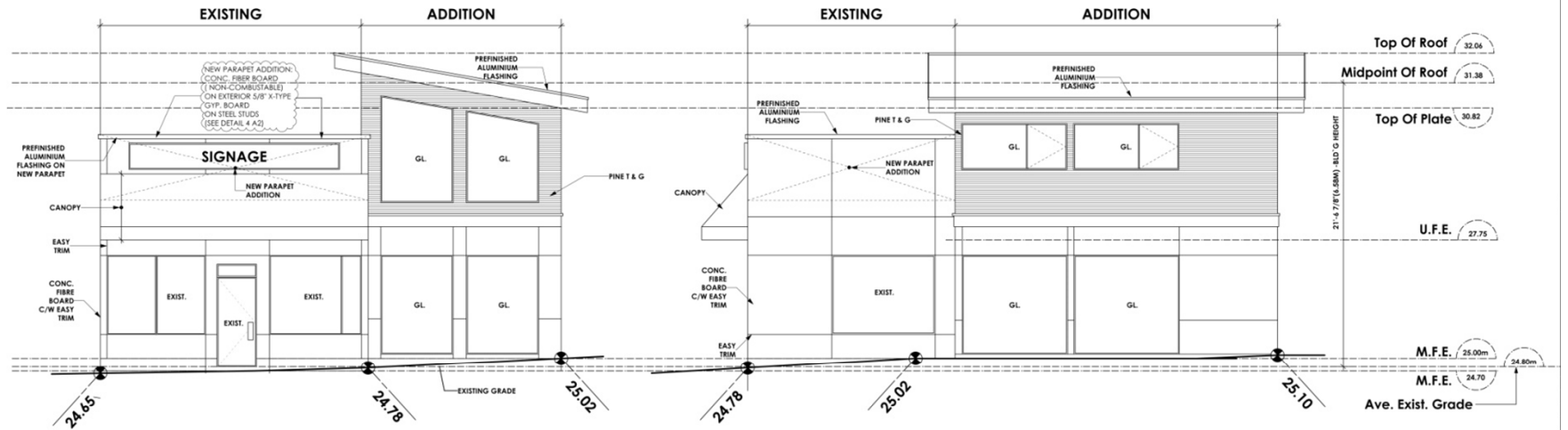


PROPOSED ADDITION





FLOOR PLANS



A
 LIMITING DISTANCE - 0.25 M
 EXISTING NON-CONFORMING

B		
Limiting Distance	6.50	m.
Exposed Building Face	23.0	sq.m.
Allowable Openings	99	%
Allowable Opening Area	22.5	sq.m.
Proposed Openings	5.1	sq.m.

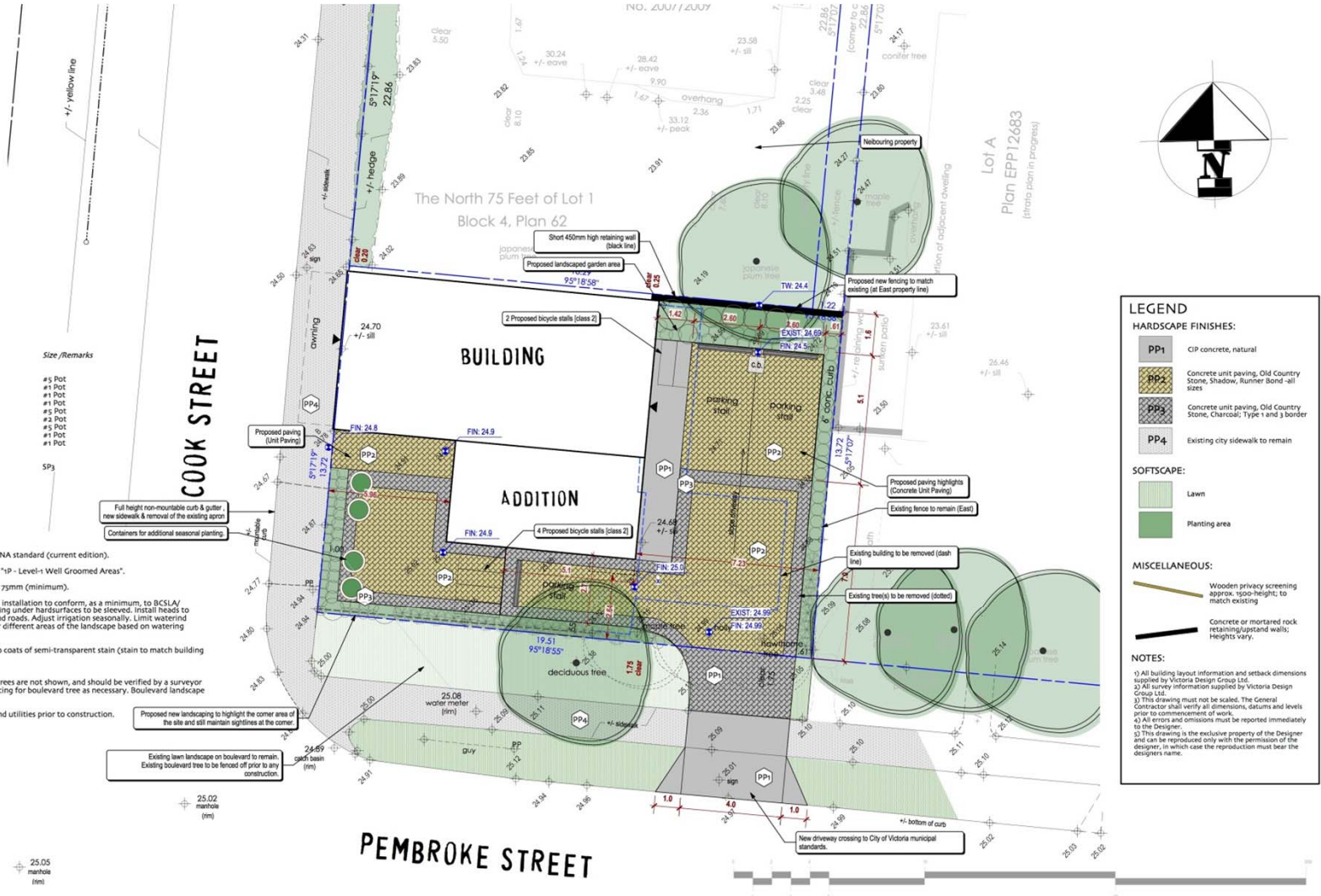
ELEVATIONS

RECOMMENDED PLANT LIST

Botanical Name	Common Name	Size / Remarks
Shrubs & Perennials		
Buxus Microphylla Winter Gem	Littleleaf Boxwood	#5 Pot
Erysimum cheiri. Bowles Mauve	English Wallflower	#1 Pot
Lavandula Munstead	English Lavender	#1 Pot
Liriope Muscari	Big Blue Lily Turf	#1 Pot
Phormium tenax Amazing Red	Dwarf NZ Flax	#5 Pot
Polystichum munitum	Western Sward Fern	#3 Pot
Rhododendron	Rhododendron	#1 Pot
Rudbeckia Fulgida	Orange Coneflower	#1 Pot
Salvia Superba East Friesland	East Friesland Salvia	#1 Pot
Vines & Groundcover		
Thymus pseudolanuginosus	Woolly Thyme	SP3

NOTES:

- Plant material, installation and maintenance to conform to BCLSA/ BCLNA standard (current edition).
- All growing medium to comply to BCLSA/ BCLNA standard designation "P - Level-1 Well Groomed Areas".
- All planting areas to be covered with an aged bark mulch application of 75mm (minimum).
- Underground irrigation system to be installed. Irrigation materials and installation to conform, as a minimum, to BCLSA/ BCLNA Standard (current edition) and IMBC Standards. All irrigation piping under hardsurfaces to be sleeved. Install heads to prevent sprinkler coverage on sidewalks, parking or adjacent properties and roads. Adjust irrigation seasonally. Limit watering times to between 11:00pm and 6:00am. Irrigation to be designed to water different areas of the landscape based on watering needs.
- Fencing to be built as shown on plan; All fencing to be treated with two coats of semi-transparent stain (stain to match building colour).
- All existing trees located on plan are approximate. Size and dripline of trees are not shown, and should be verified by a surveyor and/or arbourist where necessary. Arbourist to install tree protection fencing for boulevard tree as necessary. Boulevard landscape to remain unchanged from existing.
- Contractor to confirm locations and elevations of all existing services and utilities prior to construction.



LANDSCAPE PLAN

EXISTING BUILDING



PROPOSED ADDITION

