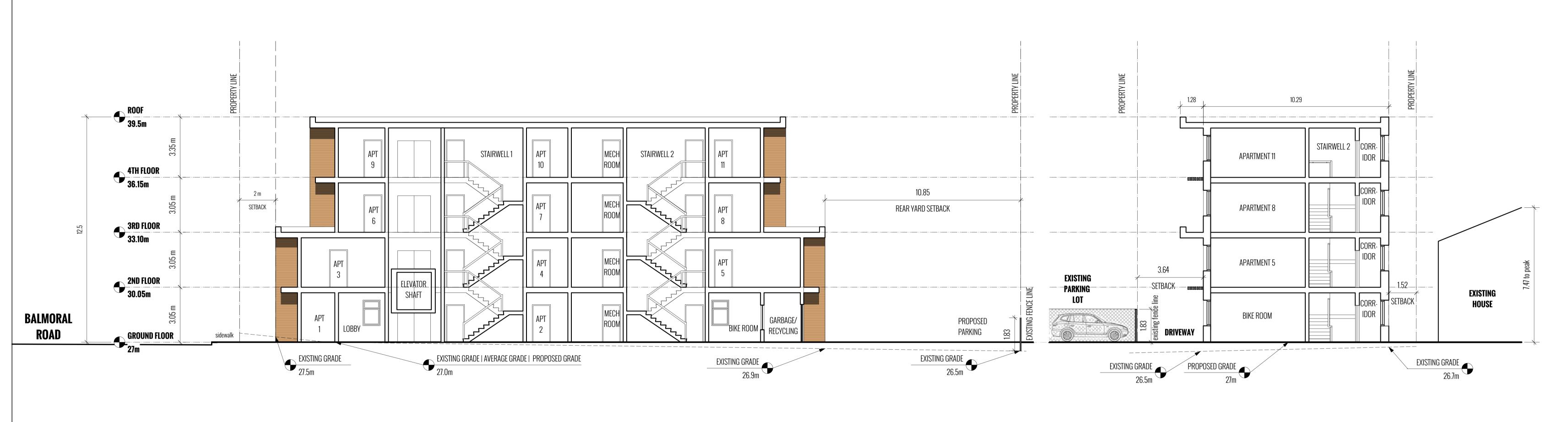


<u>MATERIALS</u>

- Variable Charcoal Brick
- Stained Wood Siding
- 3 Stucco
- 4 Glazing
- 5 Screen
- 6 Brise Soleil

COAST HBEAN

0 5 6 7 8 9 10 m



LONG SECTION SHORT SECTION



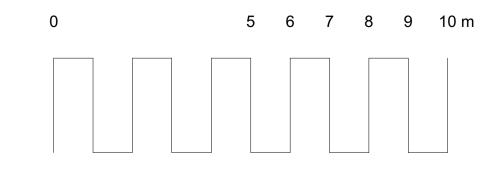


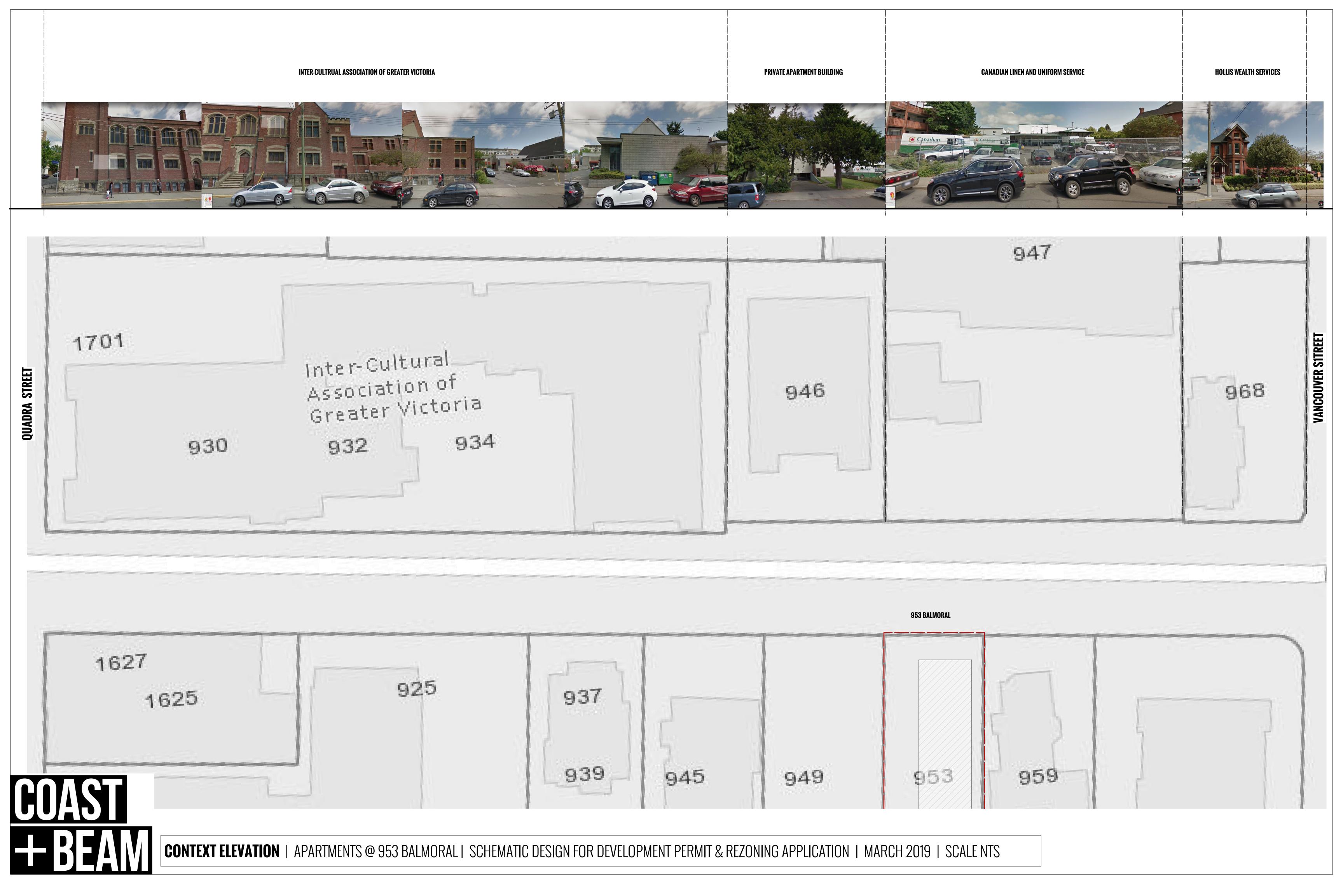


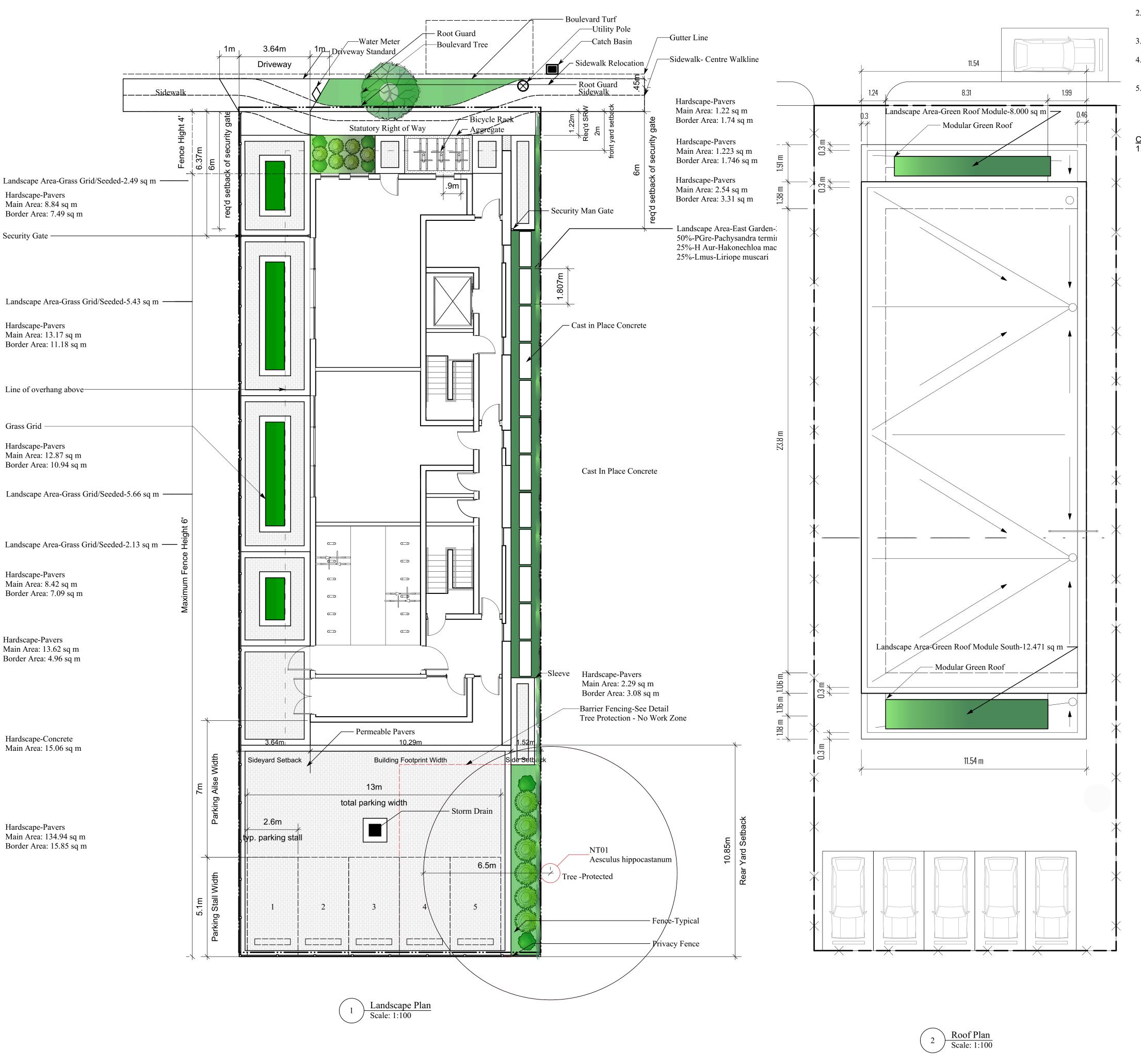
FIGURE 1: RENDERING OF NORTHWEST VIEW OF BUILDING



FIGURE 2: RENDERING OF NORTH VIEW OF BUILDING







- 1. All Work shall be equall in all respects to good construction practices and shall conform to current Zoning, ByLaws and Regulations pertaining to the Governing Authority having juridiction and the
- 2. All materials, finishes, manufactured items, and equipment shall be installed in full accordance with the supplier's or manufacturer's written recommendations and instructions of these documents, whichever is
 - . Engineering shall be required for several aspects of the work on this project. Engineering specifications shall take precedence.
- 4. All layouts should be confirmed by a registered B.C. Land Surveyor. All Setbacks shall be confirmed by Owner/Builder and any modifications are to made on site.
- Conformity of these plans to the actual site is the responsibilty of the Owner/Builder. 5. Tree -Protected - All work shall be conducted in such manner not to compromise the health or vigour of
- Work shall be conducted as per the Arborist Guidelines.

British Columbia Building Code 2012, (BCBC 2012).

All excavation with in the Critical Root Zone (CRZ) will be conducted with an air spade or as instructed by an arborist.

Concrete Specification

- 1. Shall be constructed on a load bearing substrate with a minimum soil capacity of 3000PSI. Concrete shall be placed on a suitalbe granular aggregate, placed in 25mm lifts, rolled and
- Concrete shall be 4000PSI, 28MPA / (3000PSI /7 Days)

Concrete shall be a minimum of 140mm thickness.

Shall be reinforced with a minimum of #4 reinforcement bar at 600mm grid spacing or better.

Reinforment Bar shall be placed mid depth of concrete.

Key Notes Aggregate.

Security Gate.

Tree -Protected

Aggregate shall be installed as a landscape surface mulch.

Aggregate #8 Typical / 12mm

Bicycle Rack. Bicycle Rack shall be Class 2 Stg (6). Anchor to Concrete pad. Adjacent

Landscape area, mulch with #8 aggregate.

Boulevard Tree. Boulevard Tree subject to the City of Victoria Schedule C Supplemental Specifications for Street Trees and Irrigation / Victoria Subdivision and Development Servicing. Boulevard Tree shall be planted a minimum distar of 0.45m from a municipal sidewalk or road. Root guard shall be installed. work shall be subject to inspections and comply with the City of Victoria

> Supplementary Specifications for Sstreet Trees and Irrigation Schedule C. Root Barrier Required.

Boulevard Turf. Boulevard shall be planted with turf subject to the approval.

Cast in Place Concrete. Cast in place concrete as per concrete specifications. Driveway Shall comply with Schedule "B", Highway Access Bylaw, Standard

widths, Type "A", or as approved by the City of Victoria Engineering

Departments and subject to standards and approvals. Fence-Typical. Fence Cast Aluminum and Powder Coated Charcoal.

Maximum Height 1.83m (6' behind front face of building). Any fencing in front face of building.

vard must not exceed 1.2m (4'). Shop Drawing required. Installation as pe manufacture's recomondations and specifications. Post installation in CRZ

be supervised by arborist. Grass Grid. Grass Grid -Typical shall be placed for stuctural strength. Core 60-40

> Commercial to be installed as per manufacturer's specifications, subject to engineering.

Modular Green Roof. Modular Green Roof icomponent is an addition element and is not part of th structural roof compont and design. The structural roof will need to

engineered. The modular green rood component is to be fabricated. Shop

drawing are required and details to be specified. Green Roof Module North - Soil Volume 1.2 cu m

Green Roof Module South -Soil Volume 1.9 cu m Module Green Roof. Module Green Roof to be customized and installed by a qualified

professional. Assorted Sedum matt cut to specification.

Drip irrigation recomended Permeable Pavers. Permeable Paver / Belgard Aqua Roc 230mm x 114mm x 80mm Grey Run

> Bond. Simlar brand may be used. 300mm Concrete Border Smooth Trowel Finish Permeable Paver Installation is subject to the City of Victoria Stormwater Utility, Rainwater Management Standards, Profession / latest

Parking area to be engineered. Installation is subject to arborist

recomondations and as per the Tree Preservation Plan, Talbot MacKenzie & Associates, January 29, 2018.

Privacy Fence. Privacy Fence - Southern Perimeter Panel size to be determined. Cast Aluminum and Powder Coated Charcoal.

Maximum Height 1.83m. See Fence-Typical. Shop Drawing required.

Installation as per manufacture's recomondations and specifications. Post installation in CRZ to be supervised by arborist.

Security Gate Vehicle and Pedestrian Entrance. Security Gate for Driveway and Man Gate shall be automated with FOB, Key Pad and equipped with

safety features. Subject to Manufactures specifications and installation. Shop Drawings required. Maximum Height shall not exceed 1.83M. See

Fence-Typical.

Cast Aluminum and Powder Coated Charcoal.

Outward Swing for Man Gates. Schedule 40 PVC Conduit Sleeve Electrical Services Required.

Low Voltage Lighting

Security Man Gate. Cast Aluminum and Powder Coated Charcoal. Security Man Gate shall be automated with FOB, Key Pad and equipped with safety features. Subject to Manufactures specificaations and installation. Shop Drawing will be required.

Maximum Height shall not exceed 1.83M. See Fence-Typical. Outward Sidewalk Relocation. Statutory Right of Way shall be used for the Sidewalk Relocation subject to the

approval of the City of Victoria Engineering Department. Construction details to subject to design standards, bylaws and approval. Scheule 40 PVC 2" Sleeves shall be used to cross all concrete sections. Sleeve.

Storm Drain. Storm Drain 0.61m x0.61m Drainage to be engineered by a qualified professional.

Tree -Protected - All work shall be conducted in such manner not to

compromise the health or vigour of any protected tree.

Work shall be conducted as per the Arborist Guidelines and recomondations as per Tree Preservation Plan, Talbot MacKenzie and Associates, January 29, 2018 prepared for Method Built Homes Inc.

All excavation with in the Critical Root Zone (CRZ) will be conducted with an air spade or as instructed by an arborist.

Root Guard. DeepRoot UB 24-2 shall be installed as per manufacturer's specifications, and as specified by Engineering Department as required. Root Barrier

> Hardscape-Pavers Hardscape-Pavers 2.97 sq m Hardscape-Pavers 23.81 sq m ardscape-Pavers 8.84 sq m 2.29 sq m ardscape-Pavers 16.33 sq n Hardscape-Pavers 15.06 sq m 15.06 sq m Hardscape-Concrete



No.	Date	Appr	Revision Notes
1	2018-12-06		L-1 Landscape Plan & Green Roof Plar Revised Plan and Sheet
2	2019-04-22	LM	Removal Silva Cell / Trellis
3	2019-05-06	LM	Revised Hardscape
No.	Date		Issue Notes
1	2018-12-06		
2	2019-04-24		/ Revised as requested
3	2019-05-06	Revise	d Hardscape
	<u> </u>		

Errors and Omissions:

Contractor(s) through errors or omissions on plans or drawing specifications after building perimt(s) are issued, contracts or aggreements to commence work are made.

Contractor: Do not scale drawing. The contractor / owner shall check all dimensions and aspects of this plan, and make work(s) agreement prior to construction. Notify the designer of any discrepancies before work commences. All materials and workmanship to meet the requirements of the current issue of the British Columbia Building Code 2012, Municipal By-Laws. Read Plan in conjunction with any Professional Engineering Drawings or Reports, Geotechnical Drawings or Reports or Legal Surveys and other related documents.

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All work shall comply with the British Columbia Building Code 2012 and all Municipal By-Laws. All Window, Doors and Skylights shall comply with BCBC 2012 Part 9. Conform to all Fire and Life provisions of the BCBC 2012, Locate and Install all Smoke Detectors in accordance with

Alfresco

Living Design

Design Firm

Larry Myers Alfresco Living Design 79-850 Parklands Drive, Victoria, BC, V9A 7L9 alfrescolivingdesign@icloud.com alfrescolivingdesign.ca

250-893-5802

exteriors landscapes environments

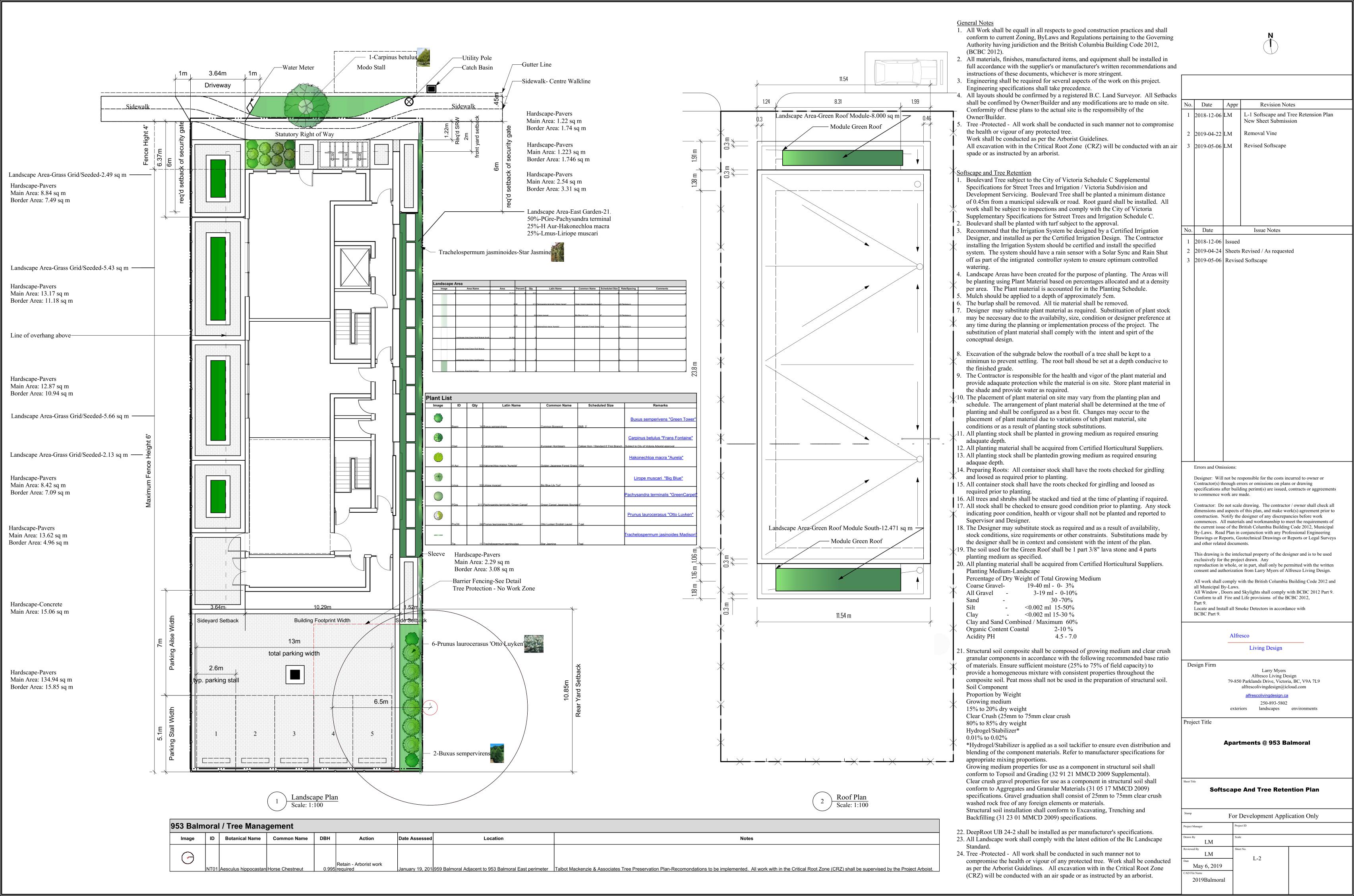
Project Title

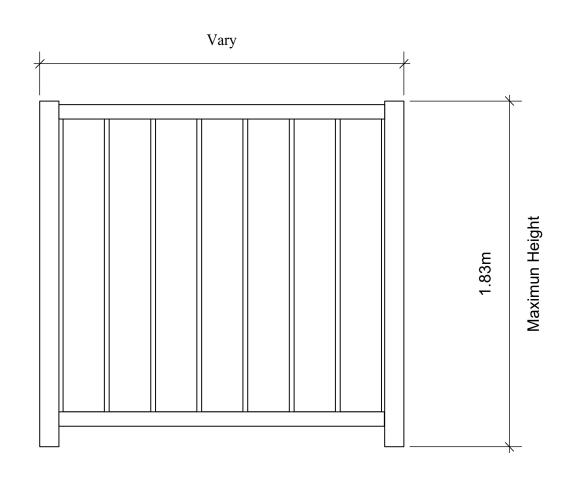
BCBC Part 9.

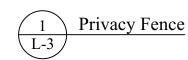
Apartments @ 953 Balmoral

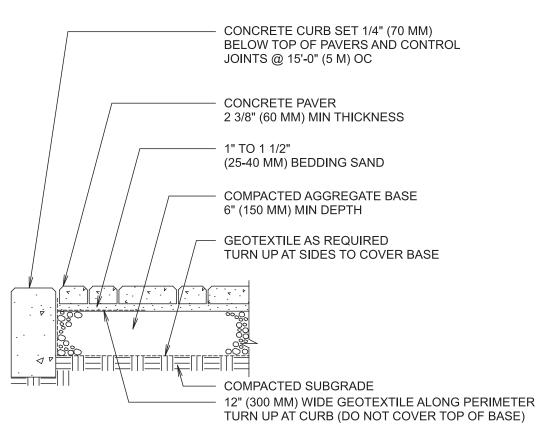
Landscape Plan & Green Roof Plan

Stamp	or Development Application Only				
Project Manager	Project ID				
Drawn By LM	Scale				
Reviewed By LM	Sheet No. L-1				
May 6, 2019	L-1				
CAD File Name					
2019Balmoral					



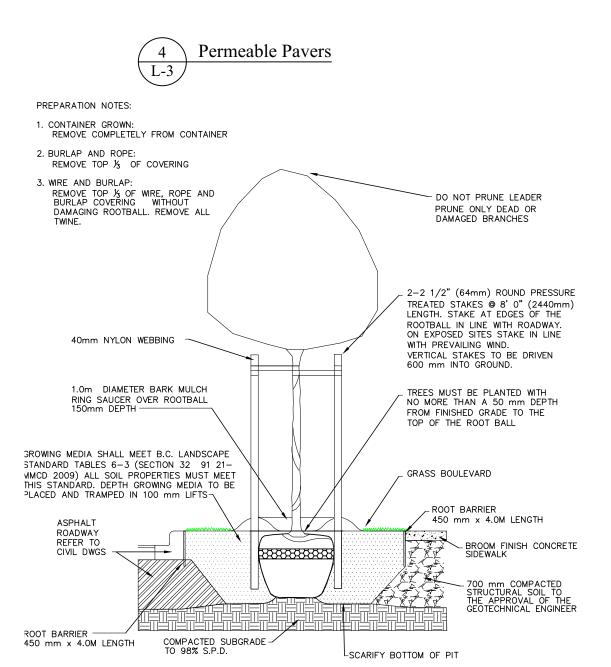






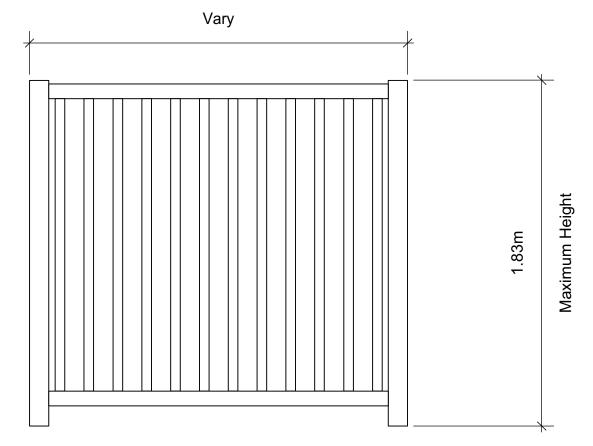
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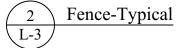
- COLDER CLIMATES MAY REQUIRE THICKER BASES.
- 2. CONCRETE PAVERS SHOULD BE PLACED ON A CEMENT TREATED BASE IF SOIL IS EXTREMELY WEAK OR CONSTANTLY SATURATED. PAVERS CAN BE OVERLAID OR INLAID ON EXISTING
- ASPHALT OR CONCRETE DRIVEWAYS. 3. CONSULT ICPI TECH SPEC 2 FOR GUIDELINES ON SPECIFICATIONS FOR BASE MATERIALS, SUBGRADE SOIL AND BASE COMPACTION.
- 4. PLASTIC, STEEL, ALUMINUM OR PRECAST CONCRETE, EDGING MAY BE USED.

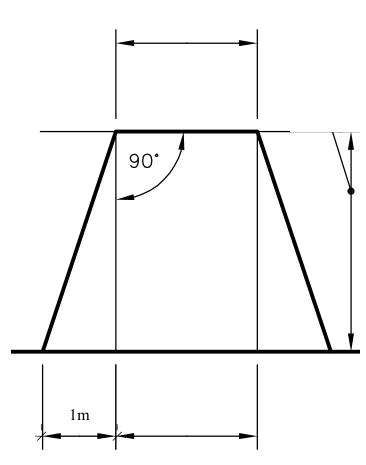


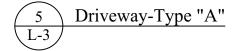
ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS ROOT BARRIER REQUIRED ON BLVD 2.0m OR LESS WIDE OR AS SPECIFIED BY THE DIRECTOR OF PARKS. ROOT BARRIER REQUIRED PENDING TREE SPECIES AND/OR BLVD WIDTH.

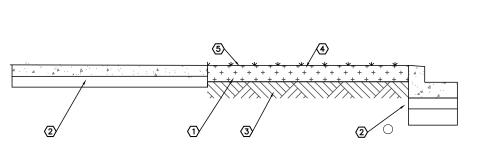






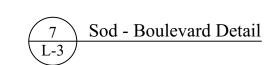


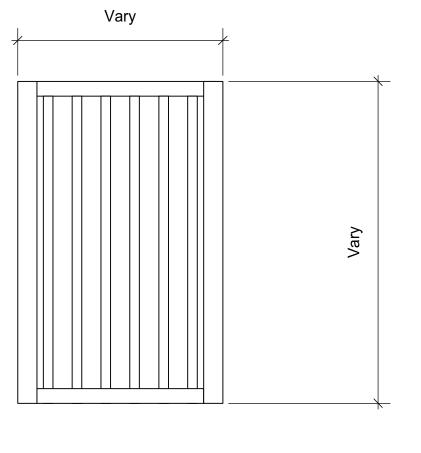




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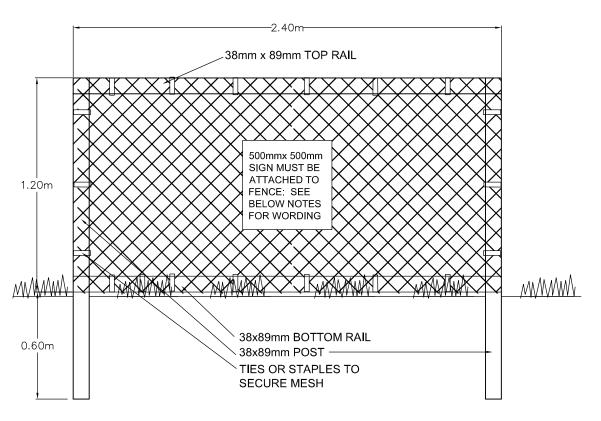
- 1. APPROVED, COMPACTED GROWING MEDIUM PLACED AS PER
- MMCD 32 91 21 TABLE 3.
- 2. FOR CURB, SIDEWALK, ASPHALT, DUCT AND ROAD BASE, REFER TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
- 3. APPROVED SUBGRADE TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
- 4. SOD OR SEED, AS SPECIFIED TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
- 5. SOD NOT TO BE REINFORCED WITH MESH.





Privacy Gate

L-3



TREE PROTECTION FENCING

- 1. FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH"ZIP" TIES OR GALVANIZED STAPLES.
- 2. ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORDING: WARNING-TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY
- * IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



No.	Date	Appr	Revision Notes			
1	2018-11-29	LM	L-3, Detail New Sheet Submission			
2	2019-04-12	LM	Remove Trellis / Silva Cell Detail			
3	2019-05-06	LM	Revised			
No.	Date	Issue Notes				
1	2018-12-06	Issued				
2	2019-04-24	Detail Sheet Updated				
3	2019-05-06	Sheet Revised				

Errors and Omissions:

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alfrescolivingdesign.ca 250-893-5802 exteriors landscapes environments

Apartments @ 953 Balmoral

Detail

For Development Application Only

LM LM May 6, 2019 AD File Name