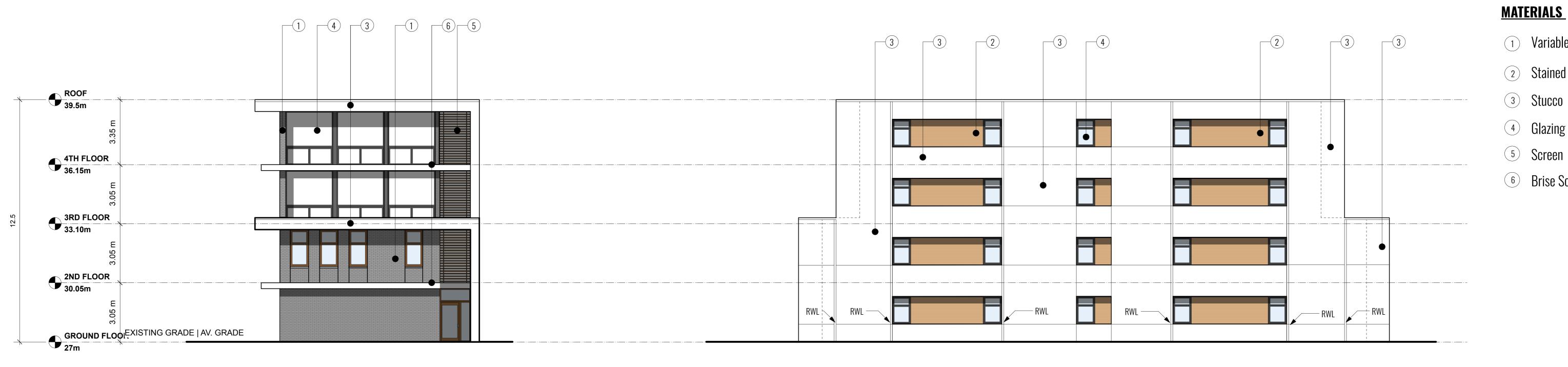


NORTH ELEVATION WEST ELEVATION



<u>MATERIALS</u>

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

SOUTH ELEVATION EAST ELEVATION



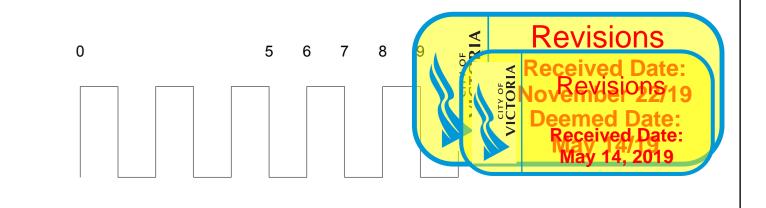


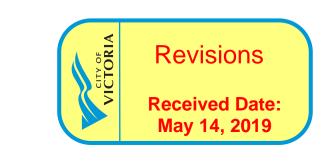




FIGURE 2: RENDERING OF NORTH VIEW OF BUILDING

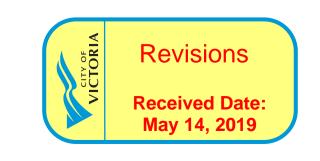


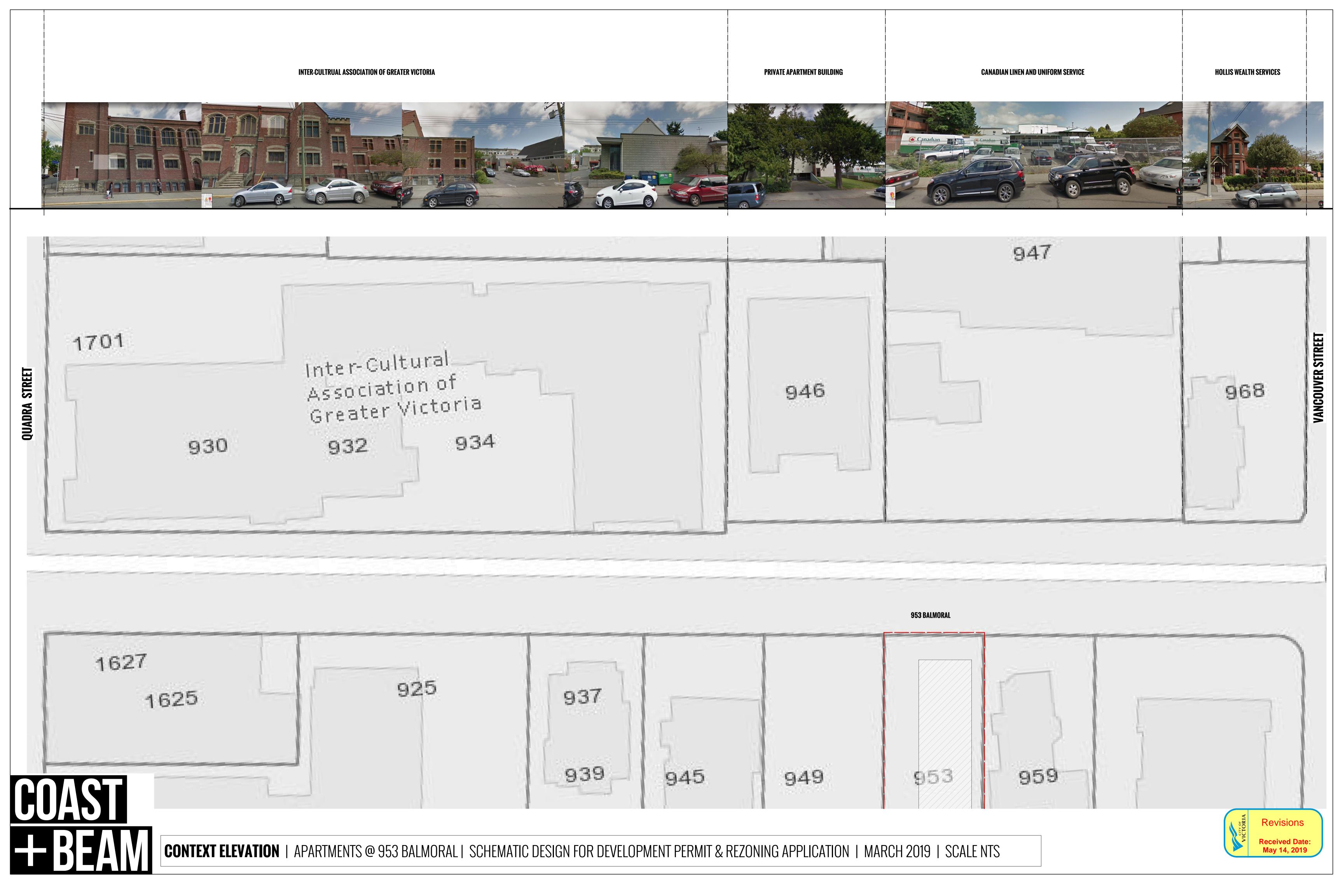


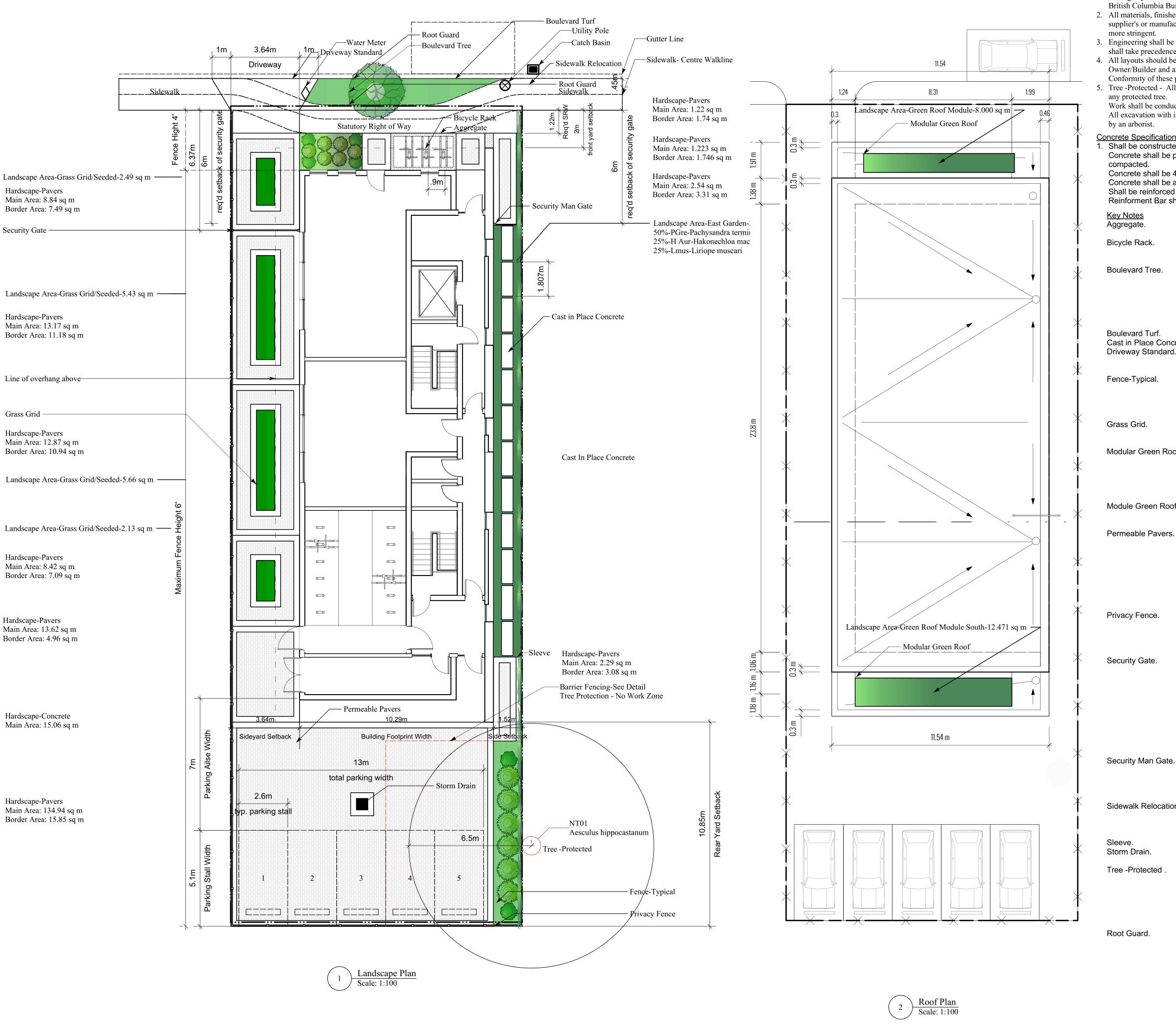


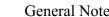












- 1. All Work shall be equall in all respects to good construction practices and shall conform to current Zoning, ByLaws and Regulations pertaining to the Governing Authority having juridiction and the British Columbia Building Code 2012, (BCBC 2012).
- 2. All materials, finishes, manufactured items, 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. 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.

Aggregate shall be installed as a landscape surface mulch.

Aggregate #8 Typical / 12mm

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

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 distance of 0.45m from a municipal sidewalk or road. Root guard shall be installed. All 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

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

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 the

> 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.

Green Roof Module Drip irrigation recomended Permeable Pavers. Permeable Paver / Belgard Aqua Roc 230mm x 114mm x 80mm Grey Running

> 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 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

to subject to design standards, bylaws and approval.

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

Scheule 40 PVC 2" Sleeves shall be used to cross all concrete sections. Sleeve. Storm Drain. Storm Drain 0.61m x0.61m

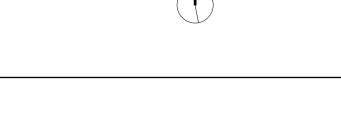
Drainage to be engineered by a qualified professional. Tree -Protected

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



	No.	Date	Appr	Revision Notes
	1	2018-12-06		L-1 Landscape Plan & Green Roof Plan 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	Issued	
	2 2019-04-24 Sheets / Revised as requested		/ Revised as requested	
9	l	I		

2	2019-04-24	Sheets / Revised as reque
•	2010 05 06	D ' 177 1

3 |2019-05-06 | Revised Hardscape

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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consent and authorization from Larry Myers of Alfresco Living Design. 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 BCBC Part 9.

Alfresco

Living Design

Design Firm

Project Title

2019Balmoral

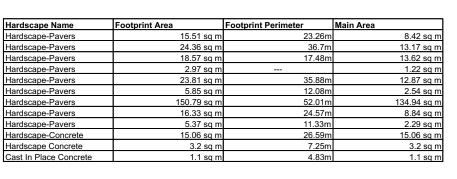
Larry Myers Alfresco Living Design 79-850 Parklands Drive, Victoria, BC, V9A 7L9 alfrescolivingdesign@icloud.com alfrescolivingdesign.ca

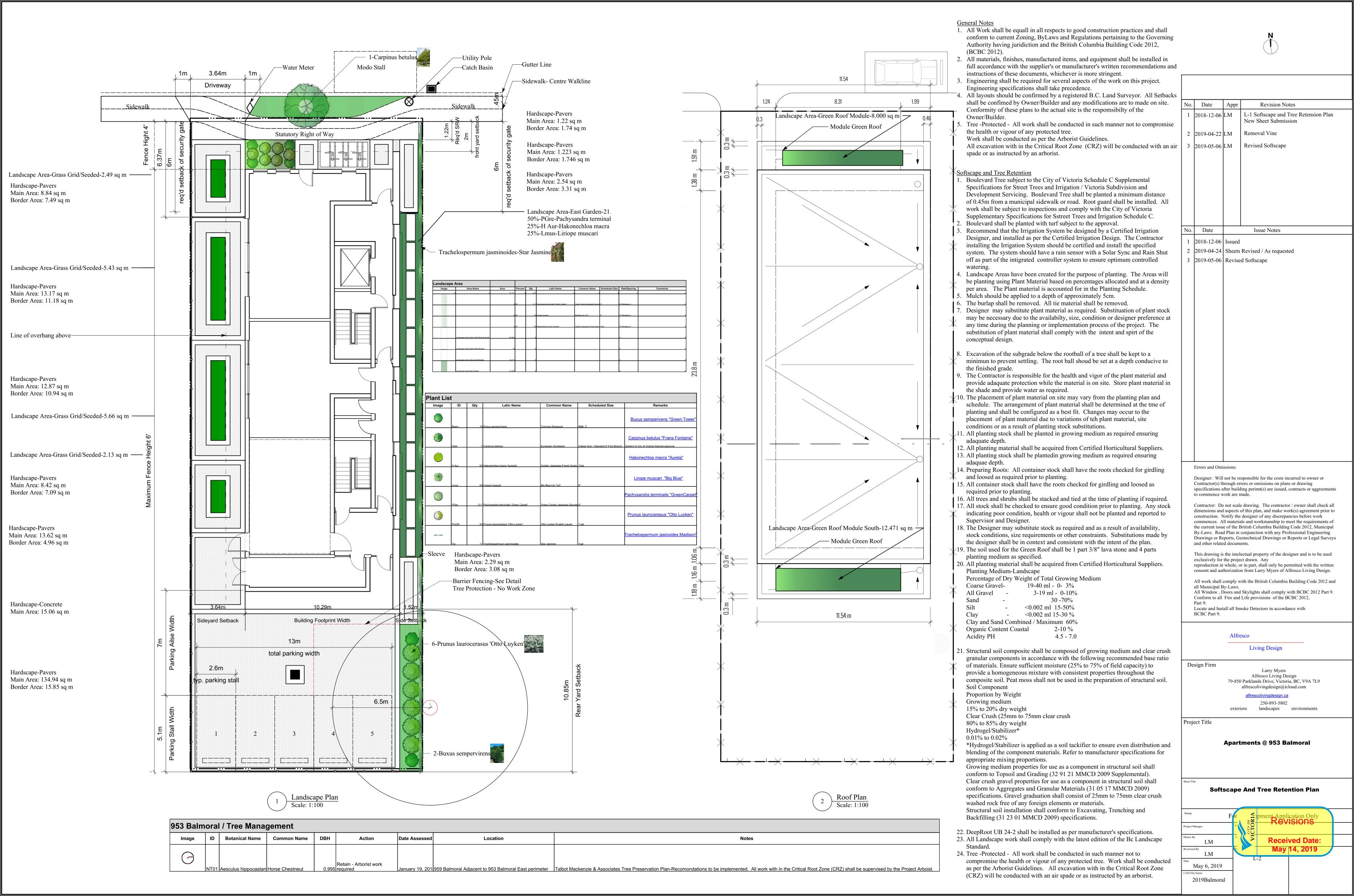
250-893-5802 landscapes environments

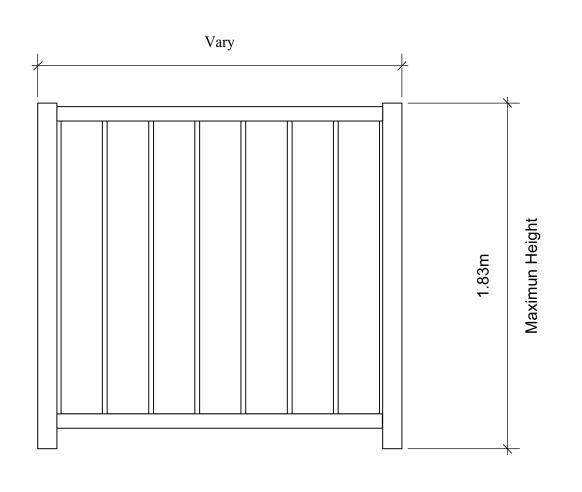
Apartments @ 953 Balmoral

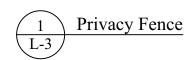
Landscape Plan & Green Roof Plan

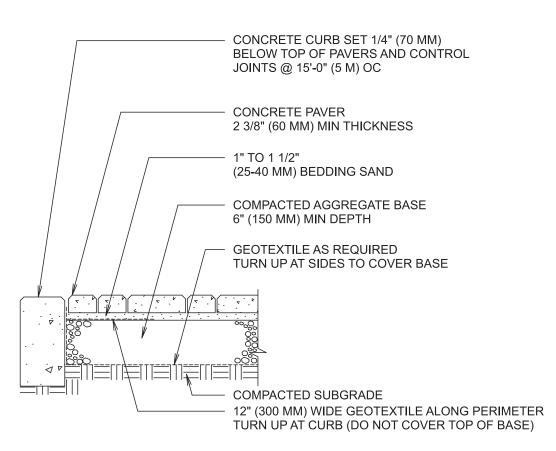
Stamp	For Z	pment Appl	ication Only	
Project Manager	Pr D	REV	1510115	
Drawn By LM	Si S	Recei	ved Date:	
Reviewed By LM	SI		14, 2019	
May 6, 2019		I		
CAD File Name				





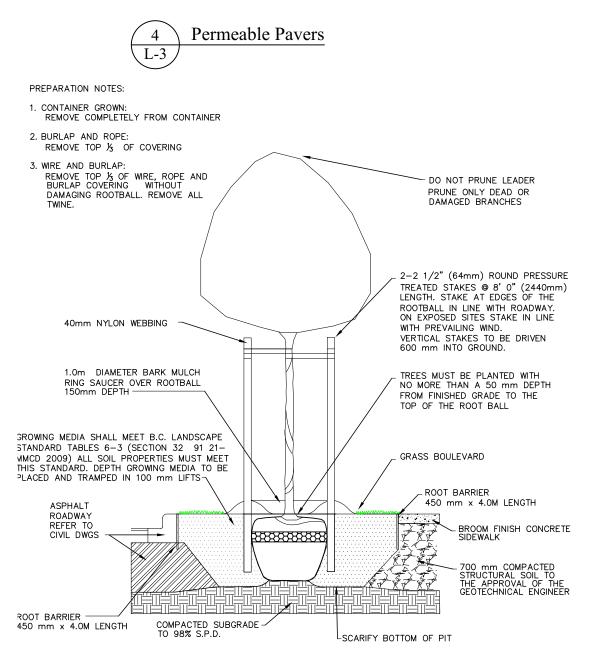




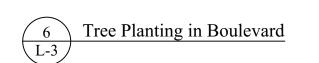


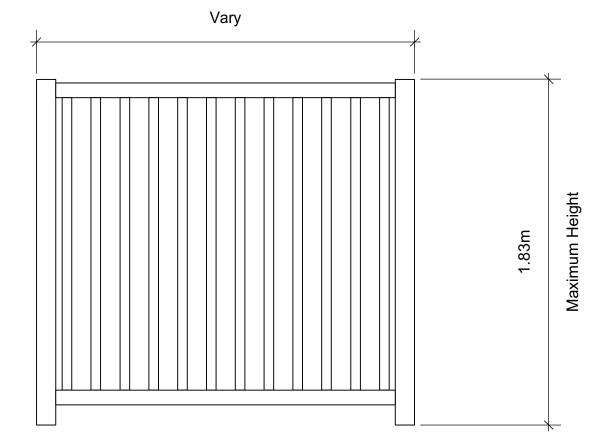
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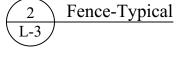
- 1. THICKNESS OF AGGREGATE BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE. COLDER CLIMATES MAY REQUIRE THICKER BASES.
- 2. CONCRETE PAVERS SHOULD BE PLACED ON A CEMENT TREATED BASE IF SOIL IS EXTREMELY WEAK OR CONSTANTLY SATURATED. PAVERS CAN BE OVERLAID OR INLAID ON EXISTING
- ASPHALT OR CONCRETE 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.

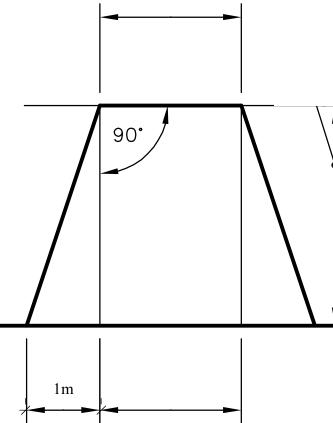


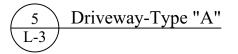
ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS ROOT BARRIER REQUIRED ON BLVD 2.0m OR LESS WIDE OR AS SPECIFIED BY THE DIRECTOR OF PARKS. ROOT BARRIER REQUIRED PENDING TREE SPECIES AND/OR BLVD WIDTH.

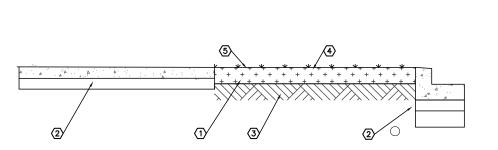












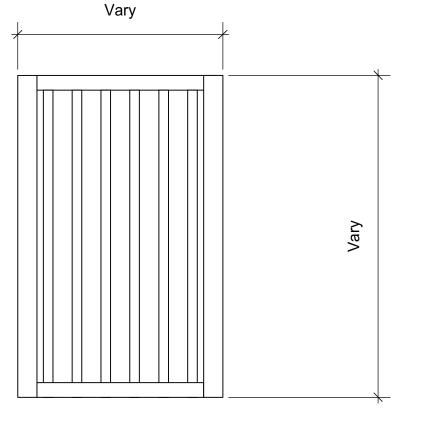
NOTES:

- 1. APPROVED, COMPACTED GROWING MEDIUM PLACED AS PER
- MMCD 32 91 21 TABLE 3. 2. FOR CURB, SIDEWALK, ASPHALT, DUCT AND ROAD BASE, REFER

3. APPROVED SUBGRADE TO MMCD AND CITY OF VICTORIA

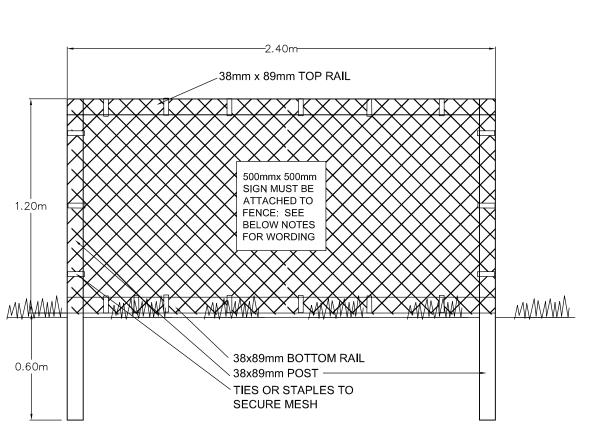
- TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
- SUPPLEMENTARY STANDARDS. 4. SOD OR SEED, AS SPECIFIED TO MMCD AND CITY OF VICTORIA
- SUPPLEMENTARY STANDARDS. 5. SOD NOT TO BE REINFORCED WITH MESH.





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			

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Locate and Install all Smoke Detectors in accordance with BCBC Part 9.

Alfresco

Living Design

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

Design Firm

AD File Name

2019Balmoral

Apartments @ 953 Balmoral

Detail May 6, 2019