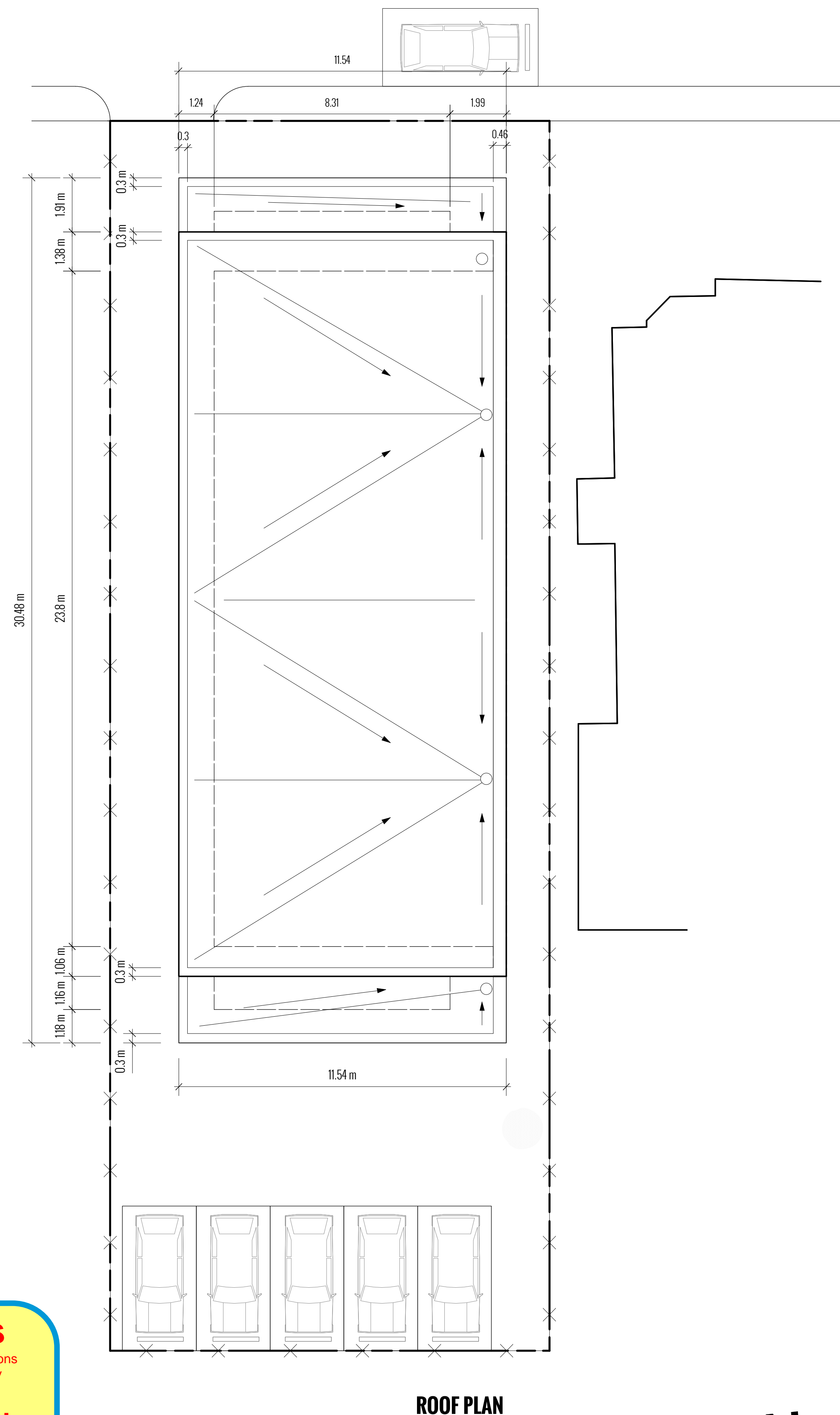
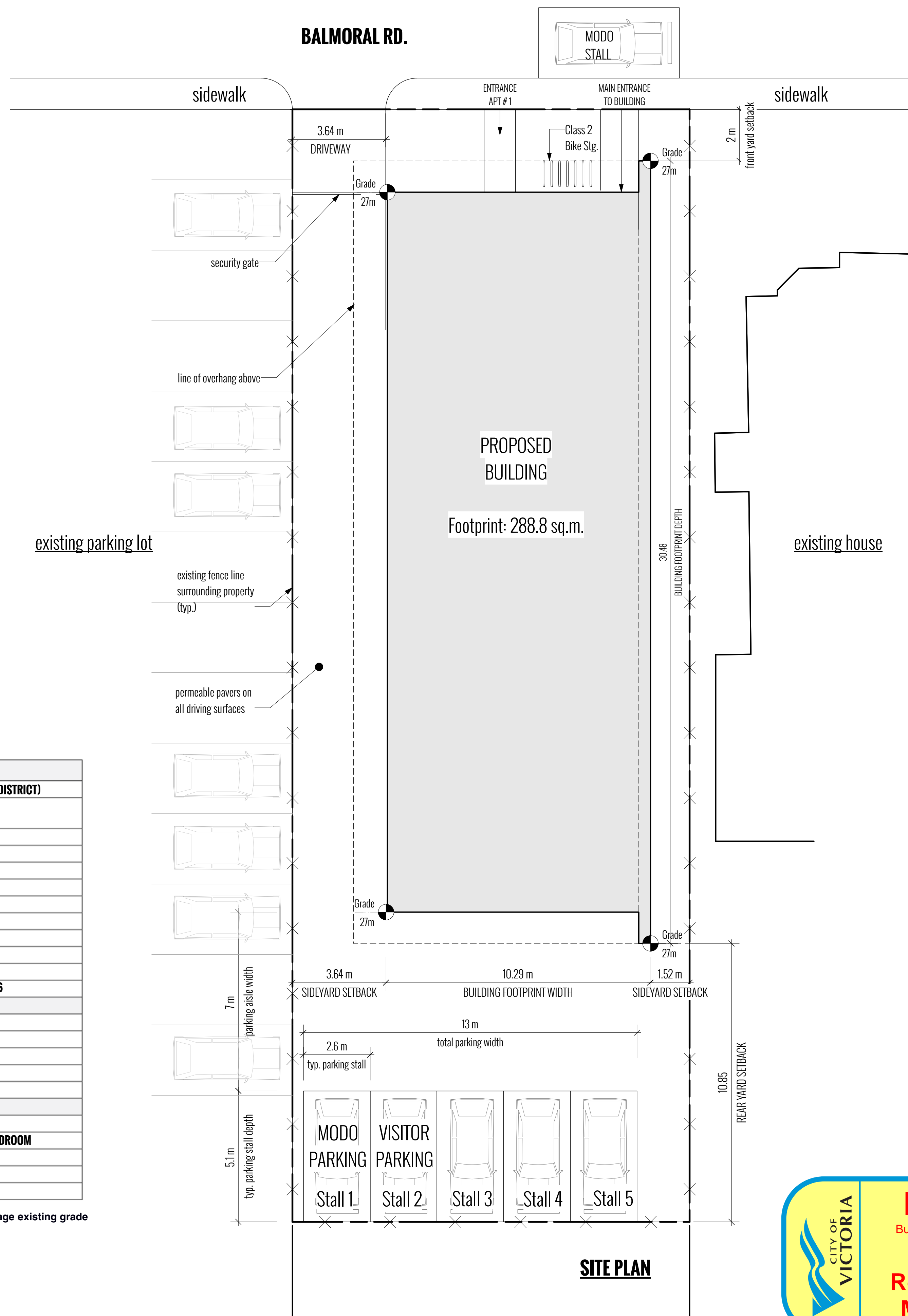
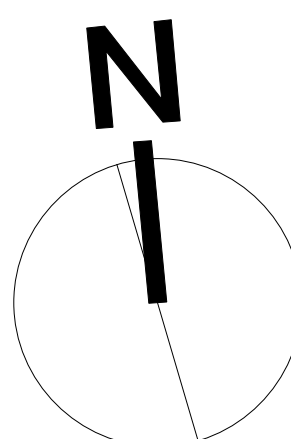
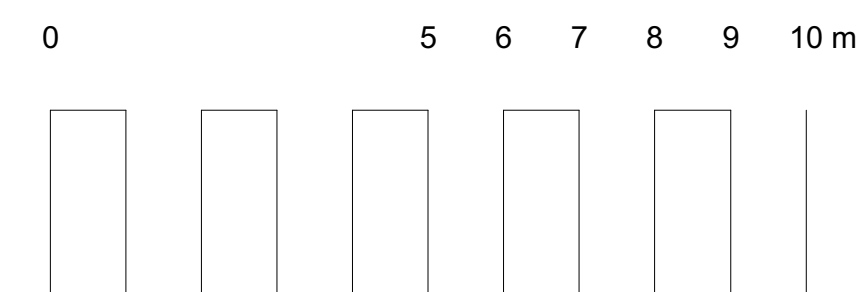


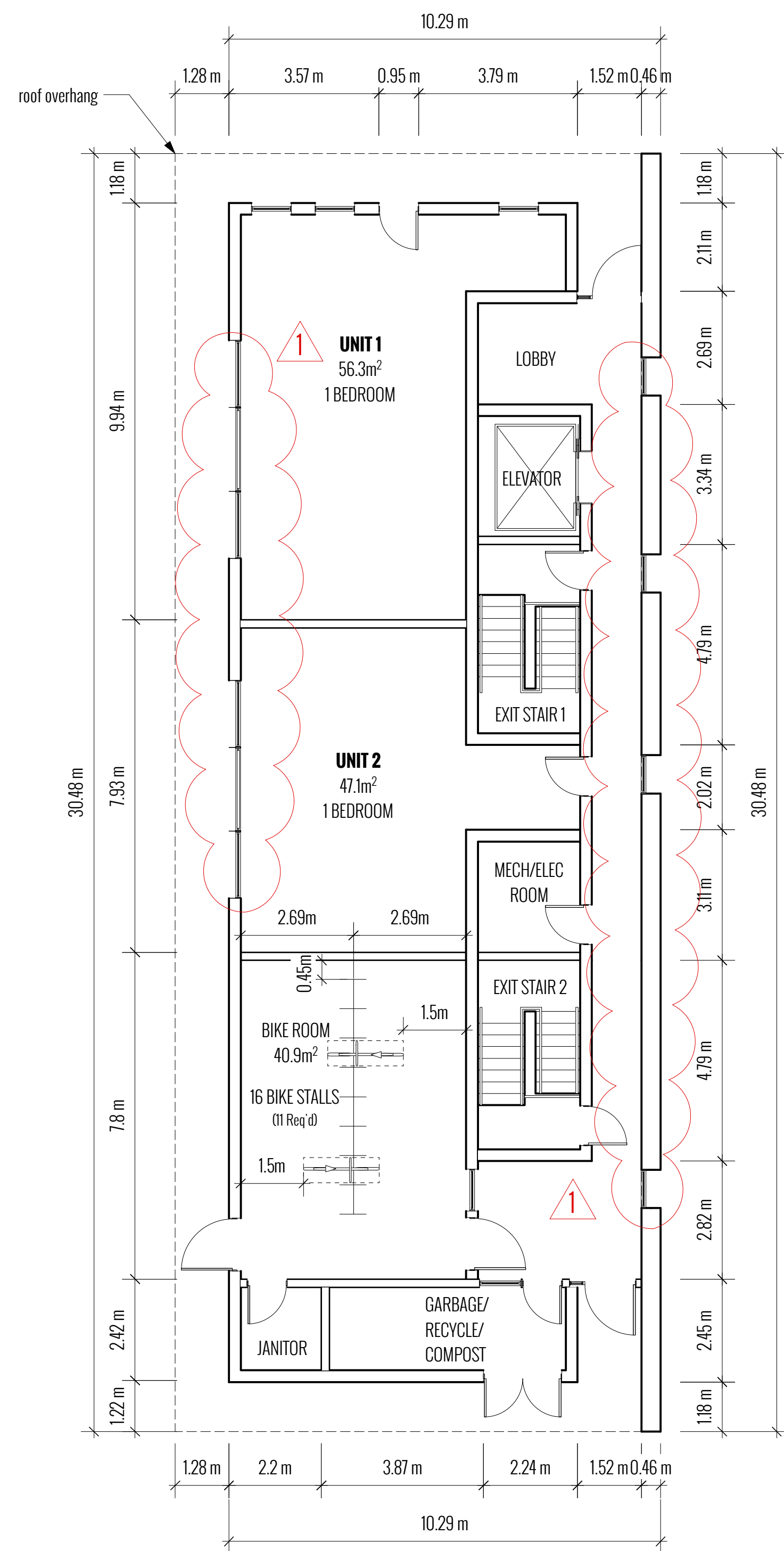
PROJECT INFORMATION TABLE	
Zone (existing)	R-2 (TWO FAMILY DWELLING DISTRICT)
Proposed zone or site specific zone If unsure, state "new zone"	NEW ZONE
Site area (m²)	671.5 m²
Total floor area (m²)	929.5 m²
Commercial floor area (m²)	ZERO
Floor space ratio	929.5 \ 671.5 = 1.38 : 1
Site coverage (%)	288.8 / 671.5 = 43%
Open site space (%)	103 / 671.5 = 15.3%
Height of building (m)	12.5m
Number of storeys	4
Parking stalls (number) on site	5
Bicycle parking number (Class 1 and Class 2)	Class 1- 16 Class 2- 6
Building Setbacks (m)	
Front yard	2.0m
Rear yard	10.85m
Side yard (indicate which side)	EAST 1.52m
Side yard (indicate which side)	WEST 3.64m
Combined side yards	5.16m
Residential Use Details	
Total number of units	11
Unit type, e.g., 1 bedroom	9- ONE BEDROOM, 2- TWO BEDROOM
Ground-orientated units	2
Minimum unit floor area (m²)	47.1 m²
Total residential floor area (m²)	559.3m²

Average Existing Grade Calculation: $27.5 + 27.6 + 26.5 + 26.7 = 108.3 / 4 = 27.0$ average existing grade
Proposed Average Grade: $27 + 27 + 27 + 27 = 108 / 4 = 27m$ average proposed grade

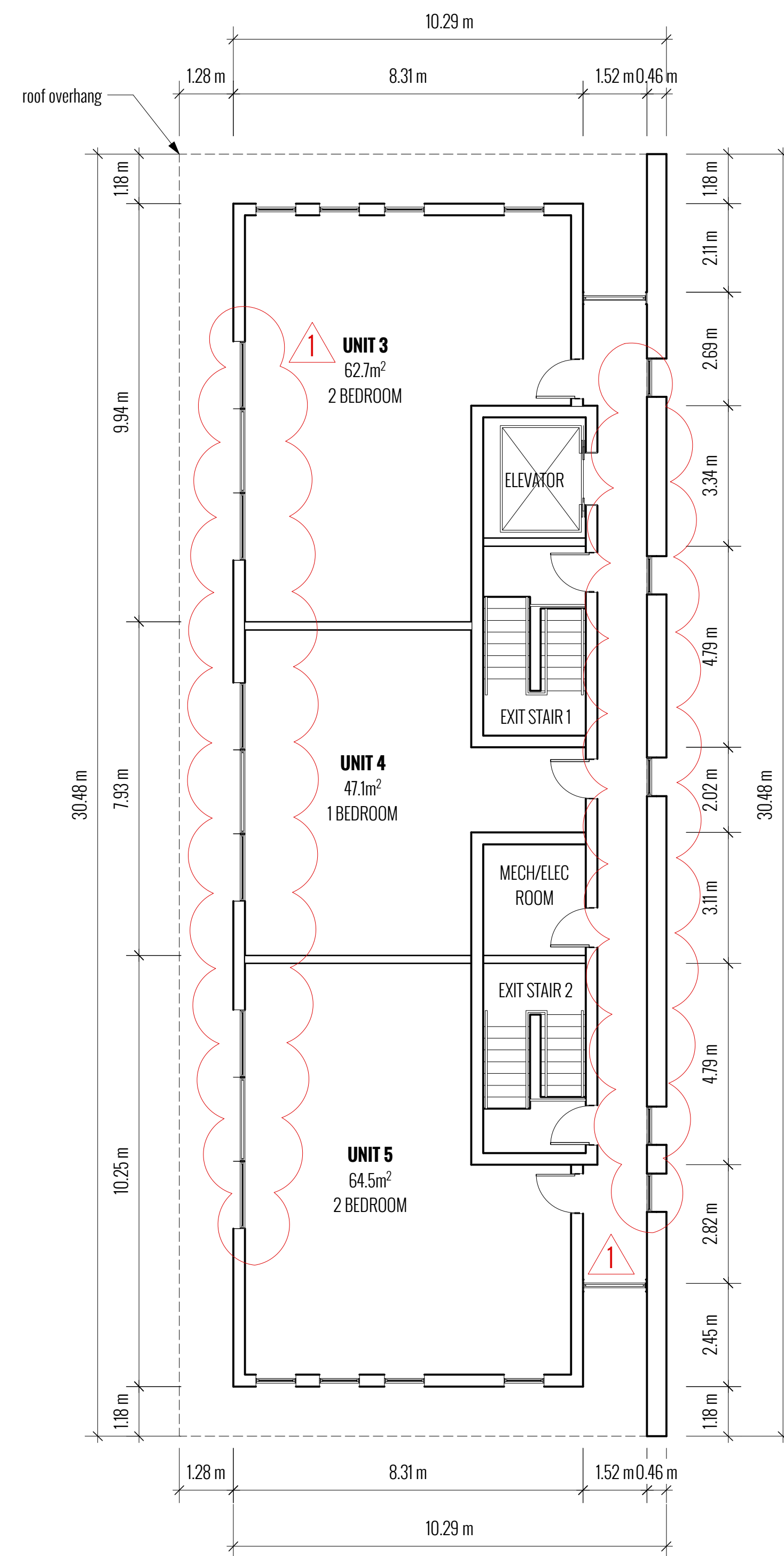


ROOF PLAN

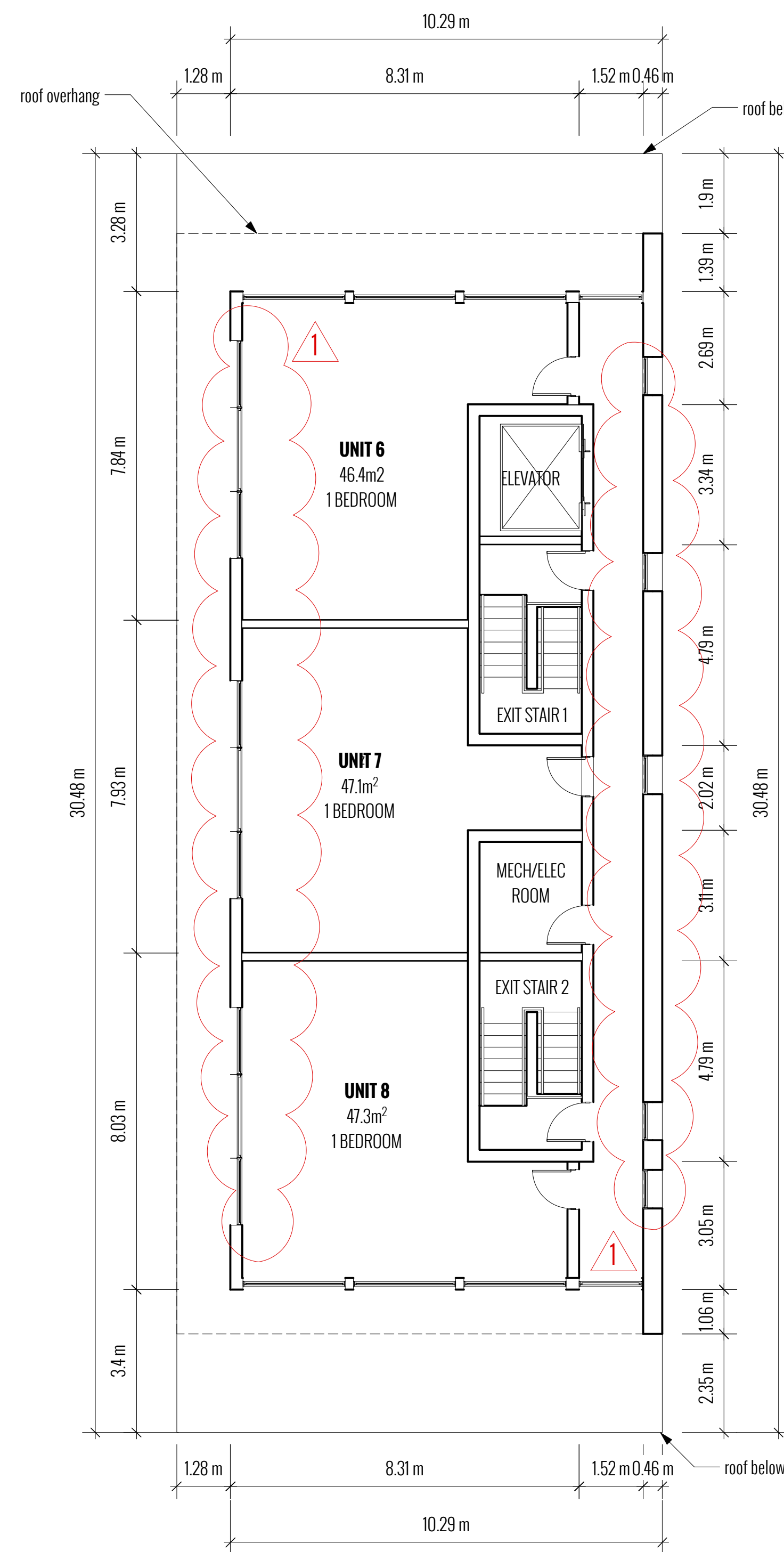




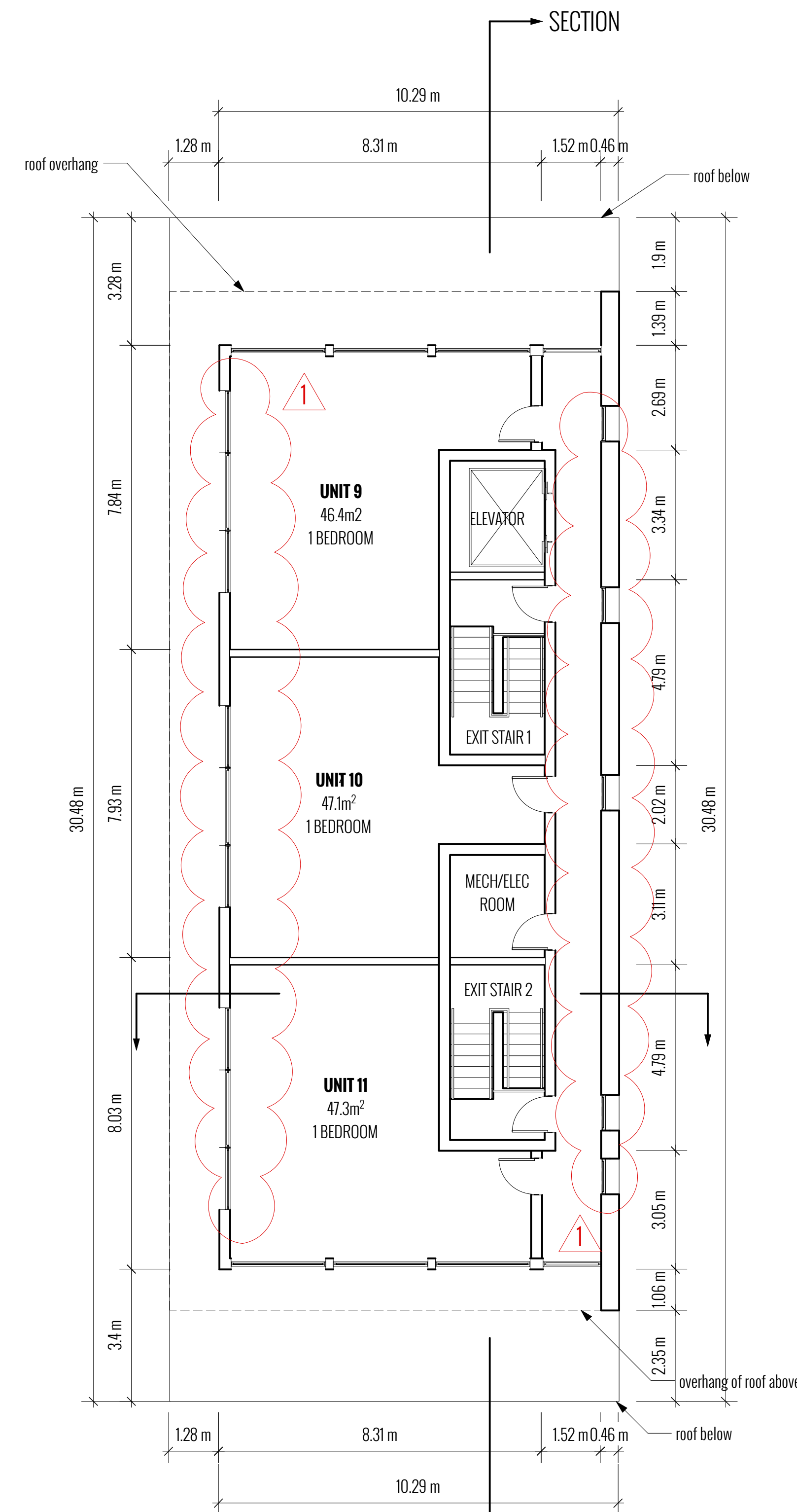
GROUND FLOOR PLAN



SECOND FLOOR PLAN



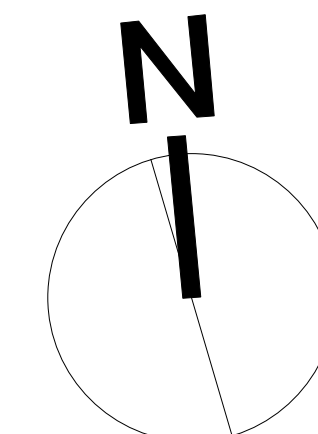
THIRD FLOOR PLAN



FOURTH FLOOR PLAN

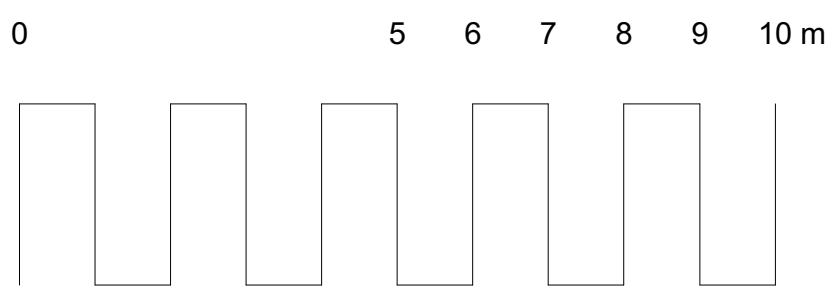
REVISIONS LIST

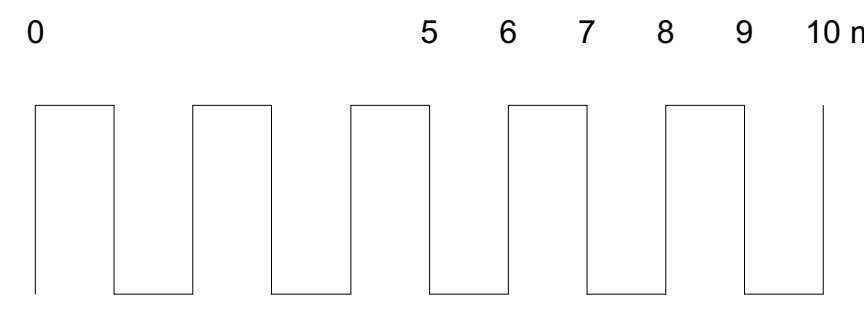
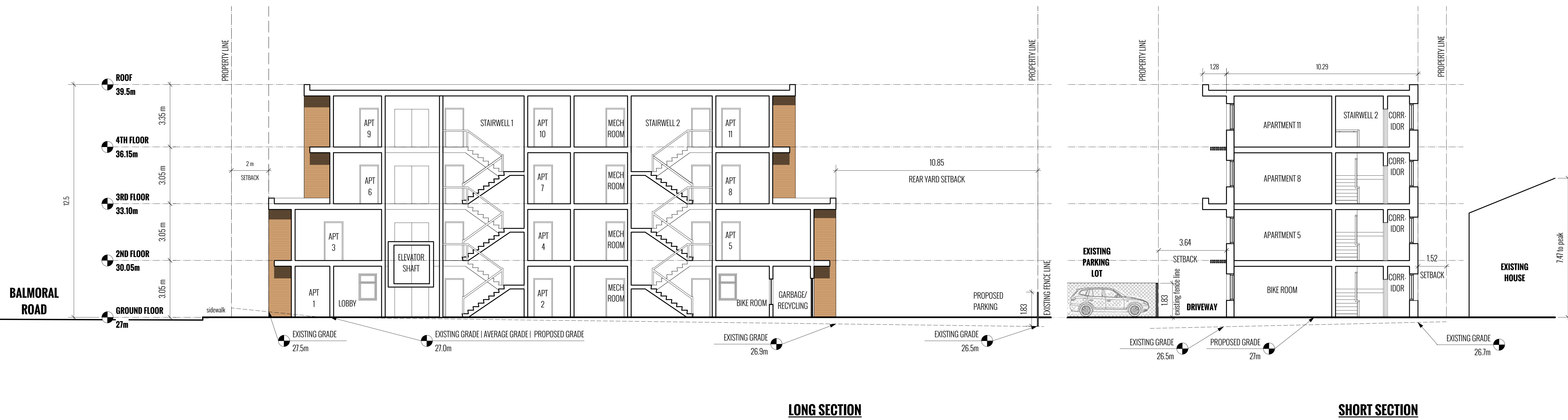
1 Depth of windows in floor plan to reflect that shown in rendering





- MATERIALS**
- ① Variable Charcoal Brick
 - ② Stained Wood Siding
 - ③ Stucco
 - ④ Glazing
 - ⑤ Screen
 - ⑥ Brise Soleil





2



FIGURE 1: RENDERING OF NORTHWEST VIEW OF BUILDING

2



FIGURE 2: RENDERING OF NORTH VIEW OF BUILDING

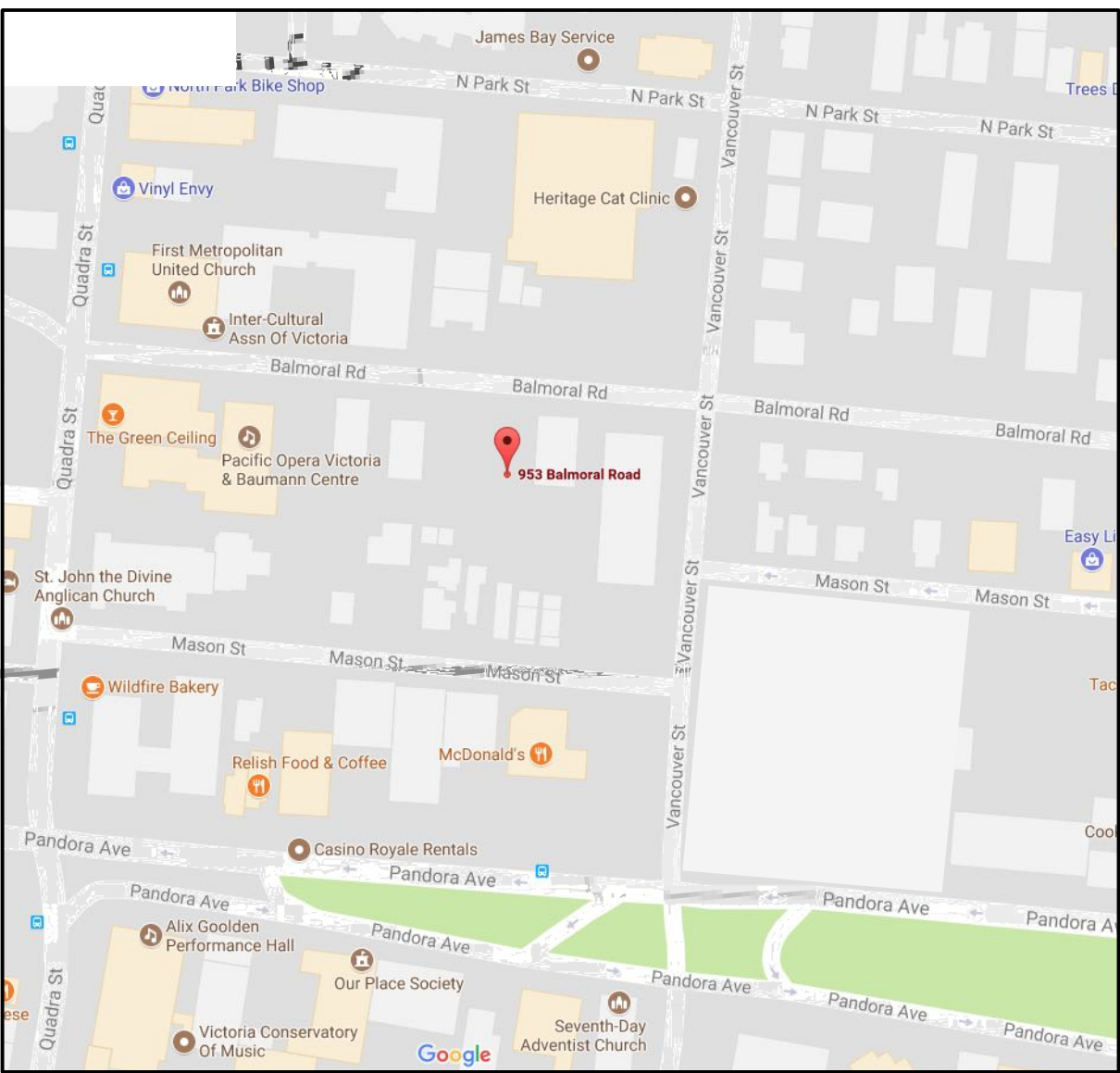
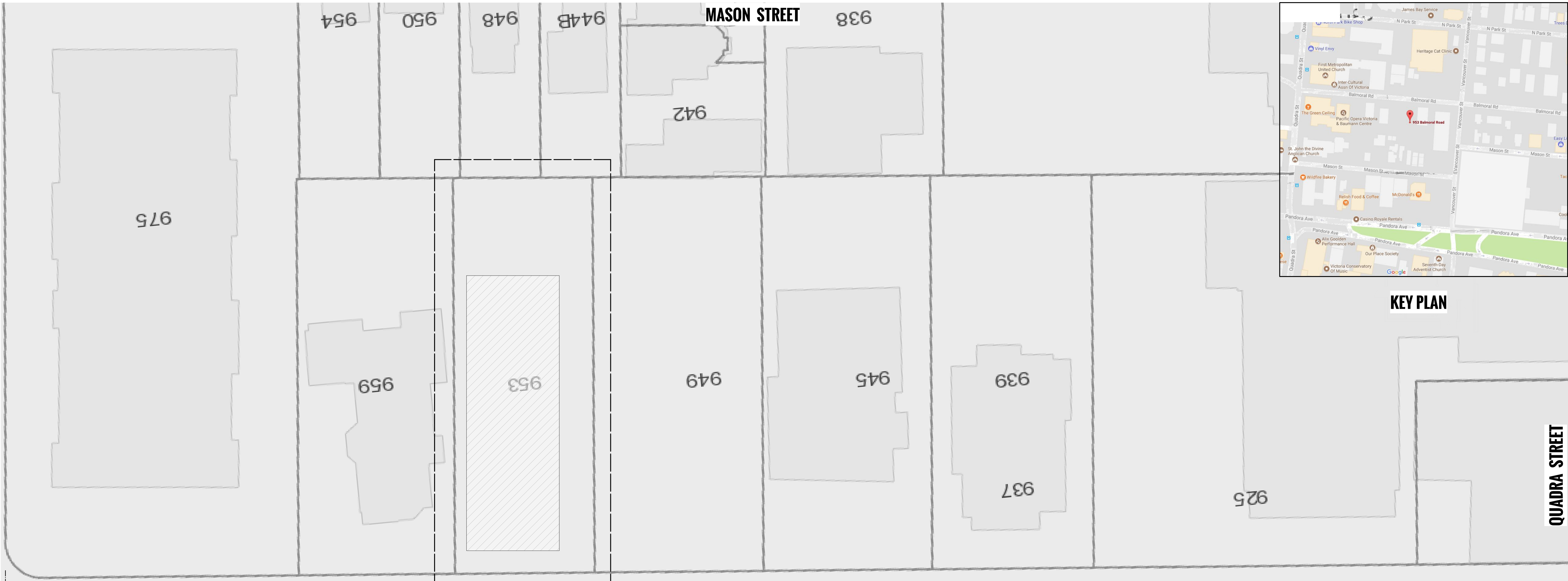
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REVISIONS LIST

Renderings updated to reflect material changes and landscaping improvements as per feedback.

VANCOUVER STREET

QUADRA STREET



KEY PLAN

1970's FOUR STOREY APARTMENT BUILDING	1950'S HOUSE/MEN'S SHELTER	953 BALMORAL	PRIVATE PARKING LOT (OWNERSHIP CONNECTED TO GAZZOLA TILE STORE)	1950'S PRIVATE HOUSE	2000'S PRIVATE HOUSE	PARKING FOR OPERA CENTRE	PACIFIC OPERA CENTRE	GAZZOLA TILE

INTER-CULTRUAL ASSOCIATION OF GREATER VICTORIA



PRIVATE APARTMENT BUILDING

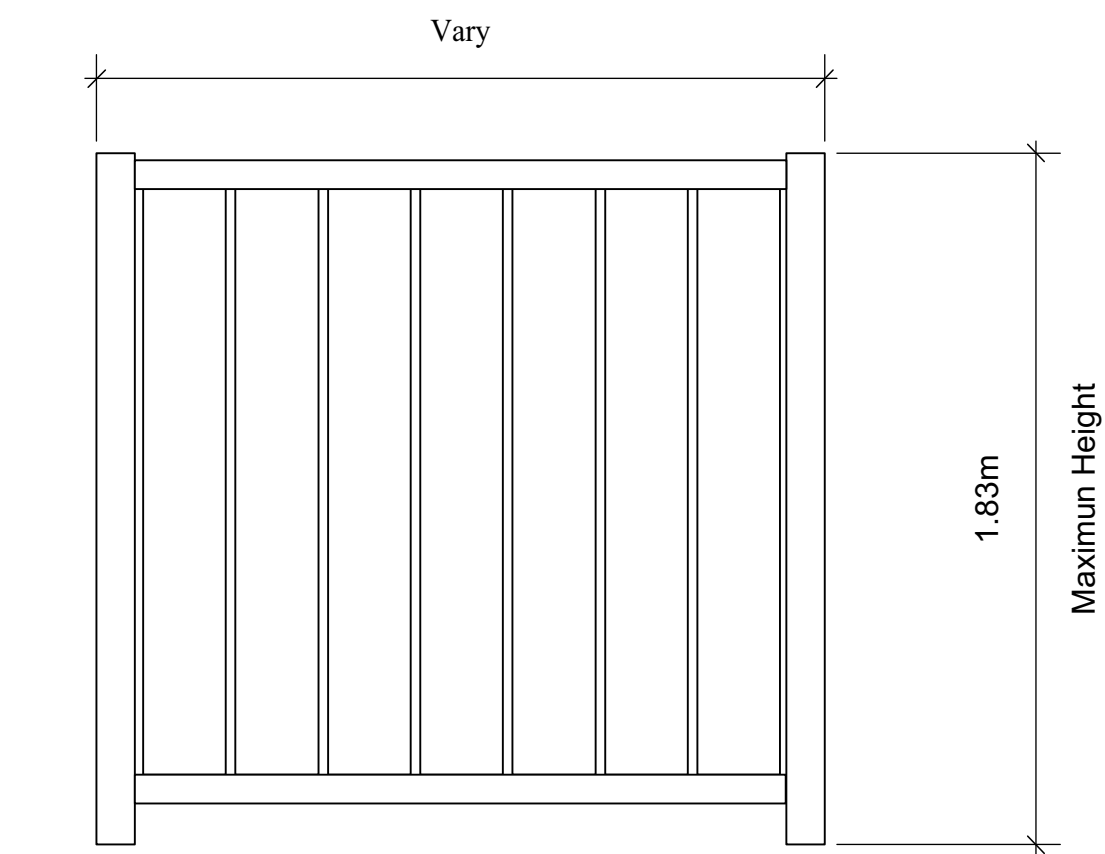


CANADIAN LINEN AND UNIFORM SERVICE

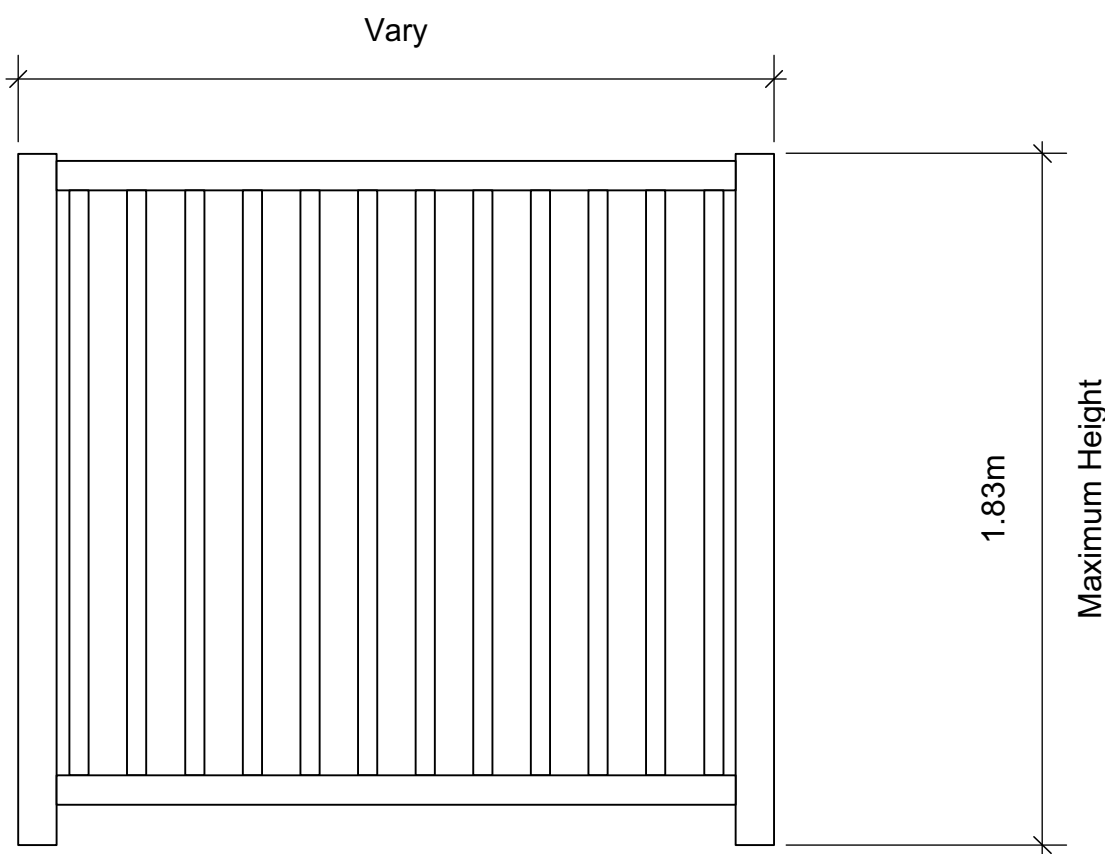


HOLLIS WEALTH SERVICES

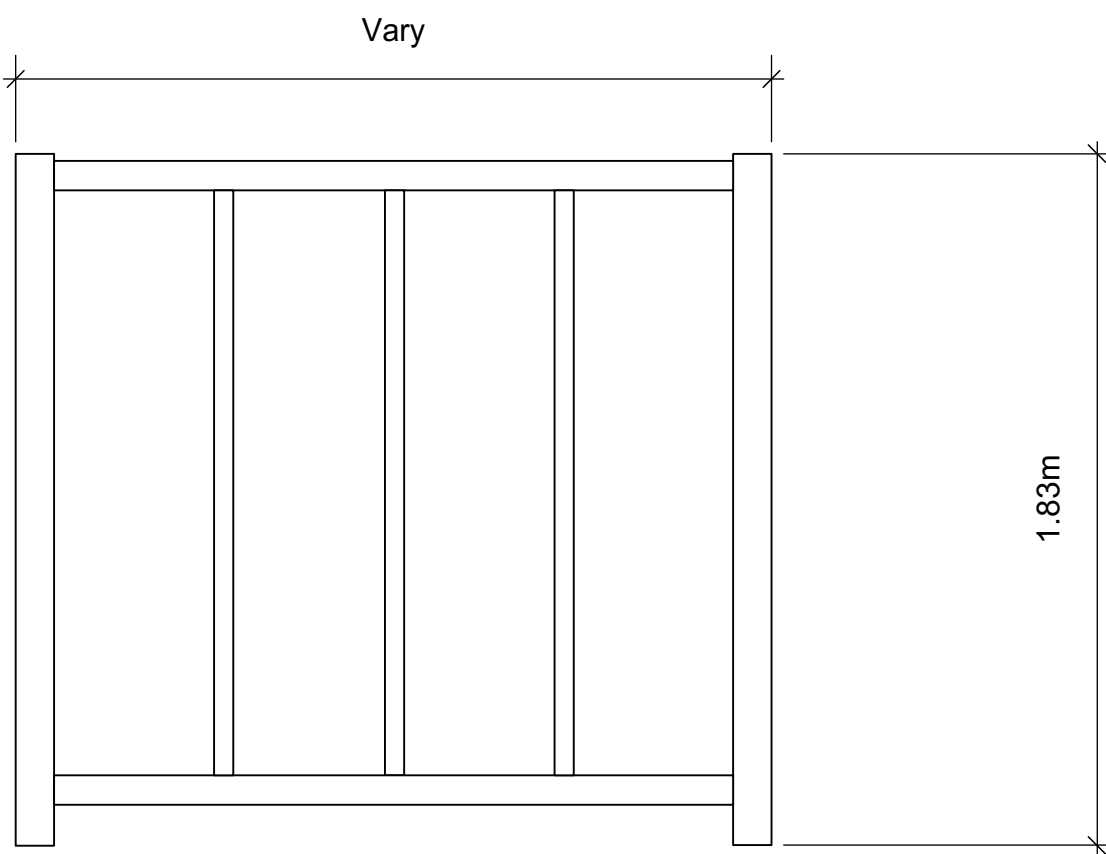




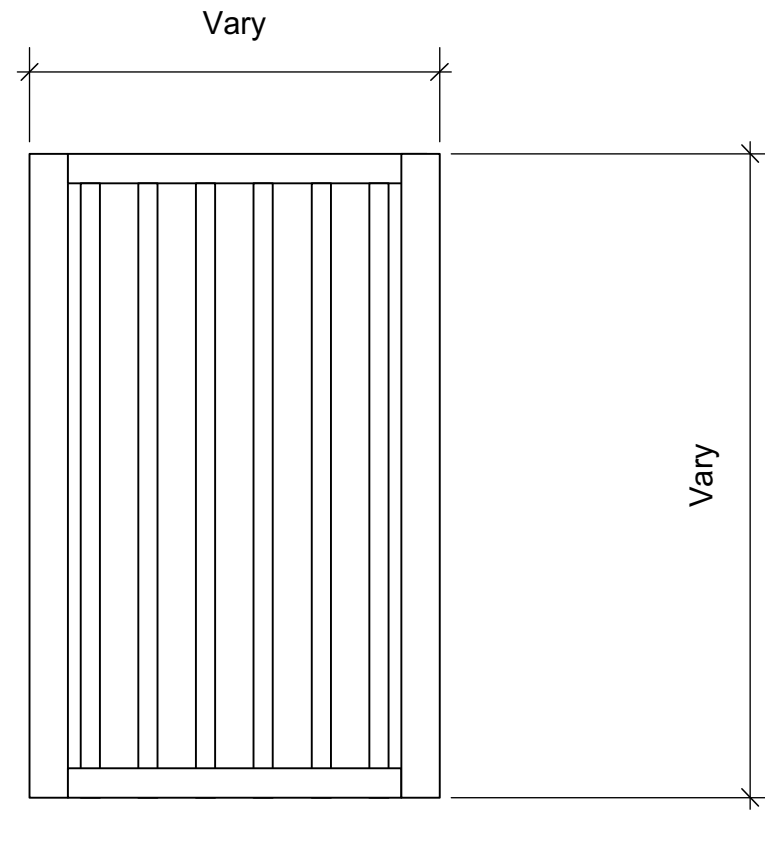
1 Privacy Fence
L-3



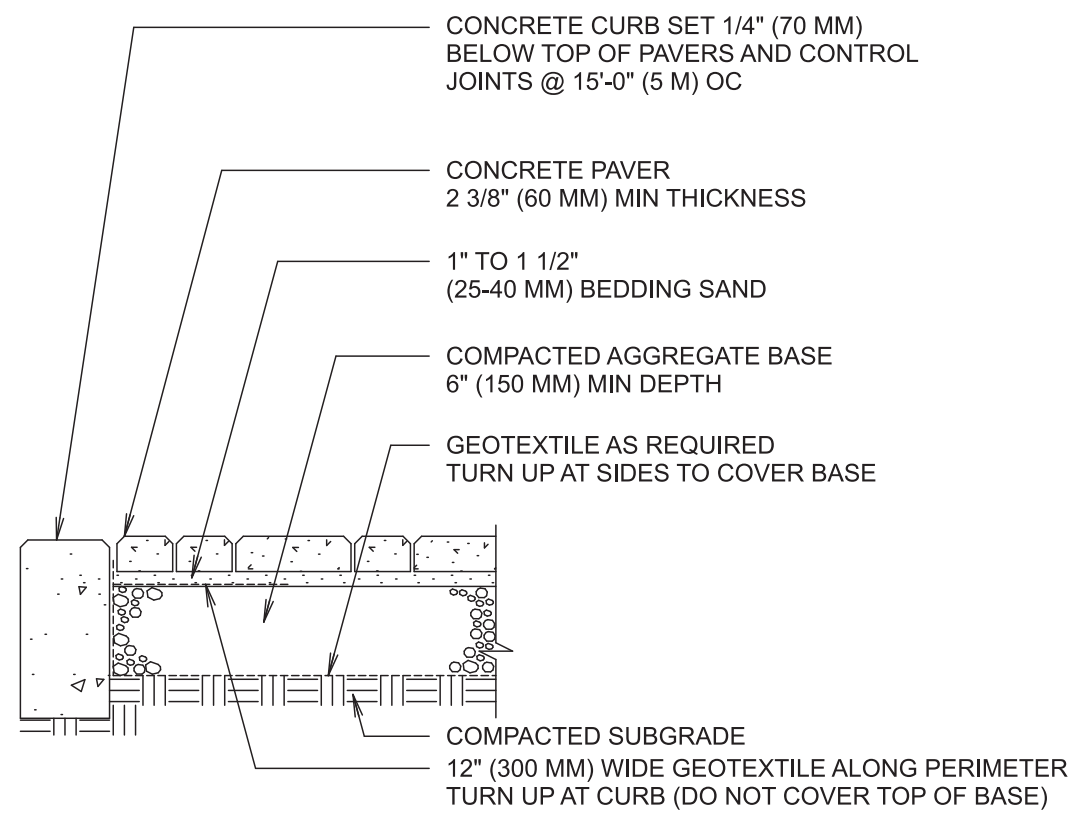
2 Fence-Typical
L-3



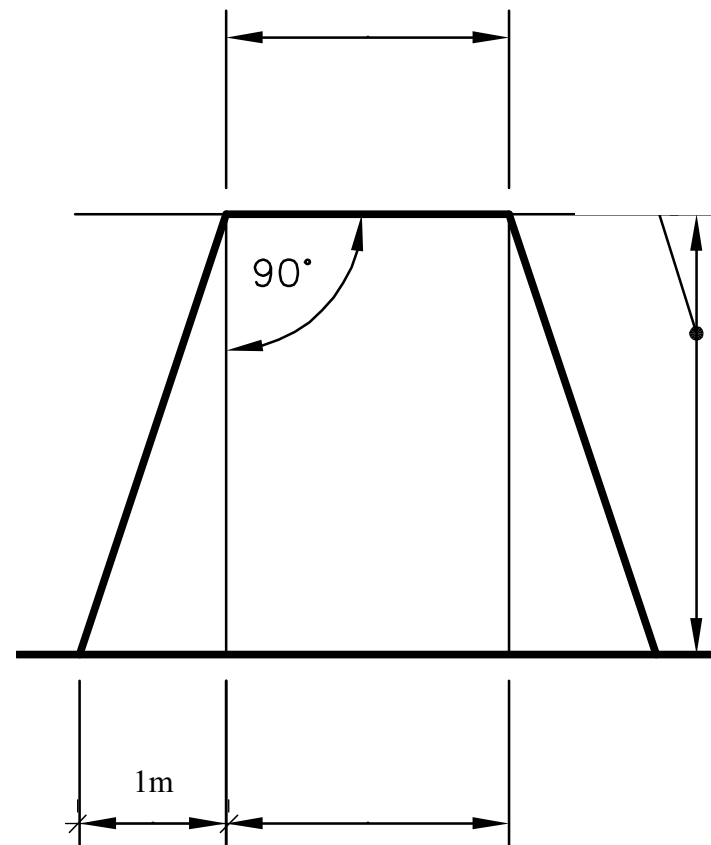
3 Trellis-Typical
L-3



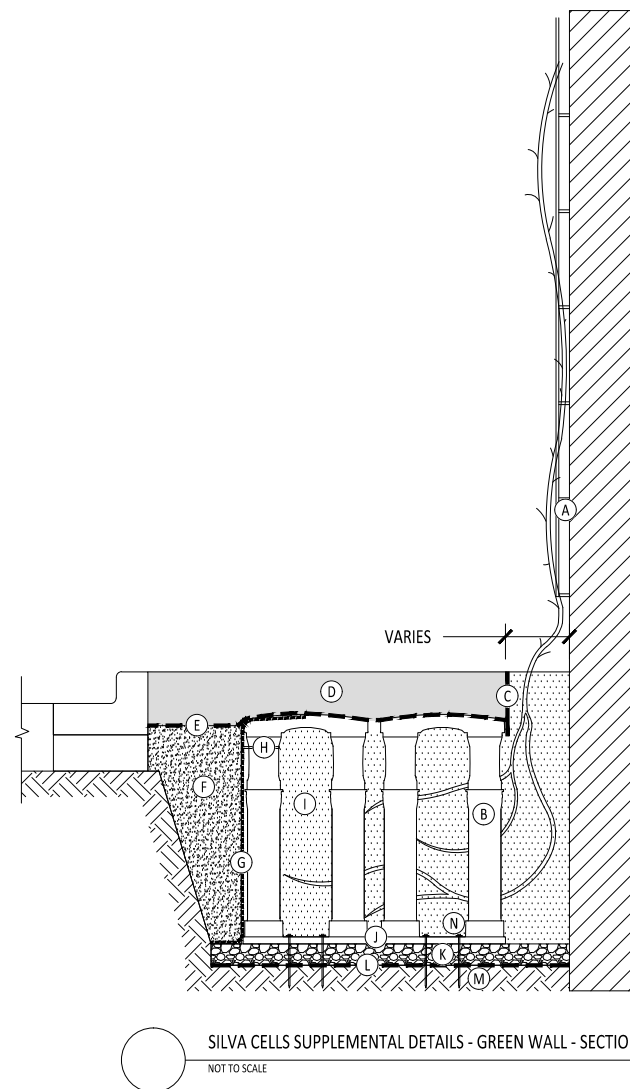
4 Privacy Gate
L-3



- NOTES:
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 IPI 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.



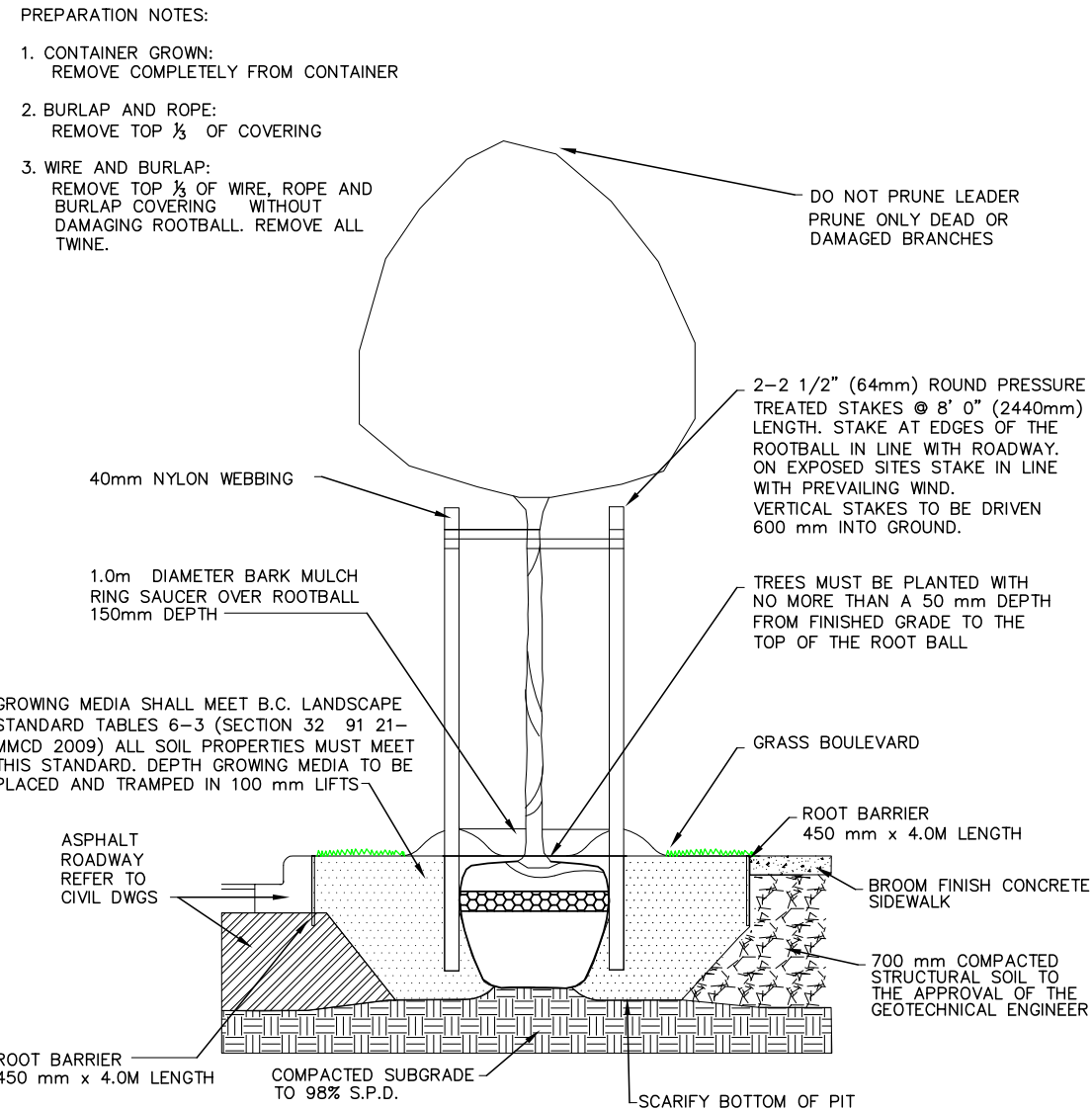
TYPE 'A'



- KEY PLAN
1. STRUCTURE FOR SUPPORTING VINES, PER PROJECT SPECIFICATIONS
 2. SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
 3. DEEPROOT ROOT BARRIER (DEPTH PER PROJECT SPECIFICATIONS)
 4. SILVA CELL STANDARD PAVEMENT PROFILE, SEE NOTE 1
 5. GEOTEXTILE, PER PROJECT SPECIFICATIONS
 6. BACKFILL, PER PROJECT SPECIFICATIONS
 7. SECURED TO LINE PERIMETER OF AGGREGATE WITH 6" (150 mm) TOE OUTWARD FROM BASE AND 12" (305 mm) EXCESS (ENTER TOP OF DECK)
 8. CABLE TIE ATTACHING GEOTEXTILE TO SILVA CELL AT BASE OF UPPER POST FLARE
 9. PLANTING SOIL, PER PROJECT SPECIFICATIONS, COMPACTED TO 95% PROCTOR
 10. 1" - 4" (25 mm - 100 mm) SPACING BETWEEN SILVA CELLS AT BASE
 11. 4" (100 mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
 12. SUBGRADE, PLACED BELOW AGGREGATE SUB BASE
 13. SUBGRADE, COMPACTED TO 95% PROCTOR
 14. VIN, PER SILVA CELL SPECIFICATIONS

- NOTES
1. THIS DETAIL MAY BE USED WITH ANY SILVA CELL STANDARD PAVING PROFILE (CONCRETE, PAVERS, ASPHALT, POROUS PAVEMENTS, PAVING PROFILE SHOWN IN THIS DETAIL IS NOT TO SCALE) WITH ANY PER PROJECT SPECIFICATIONS.
 2. THIS DETAIL MAY BE USED WITH 24" OR 36" DISTANCE SHOWN HERE ARE SILVA CELLS.
 3. SILVA CELL LAYOUT SHOWN HERE IS NOT PRESCRIPTIVE AND WILL VARY PER PROJECT SPECIFICATIONS.
 4. SILVA CELL SUPPLEMENTAL DETAILS SHALL BE USED IN CONJUNCTION WITH SILVA CELL STANDARD DETAILS FOR STREETSIDE, PLAZA, PARKING LOT, AND / OR PROXIMATE APPLICATIONS. STANDARD ELEMENTS SHOWN ON THIS DRAWING ARE EXAMPLES AND ARE NOT PRESCRIPTIVE. THESE ELEMENTS WILL VARY FROM PROJECT TO PROJECT AND ARE SHOWN HERE TO PROVIDE CONTEXT FOR THE GREEN WALL DETAIL. SEE STANDARD DETAILS.
 5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 6. DO NOT SCALE DRAWINGS.

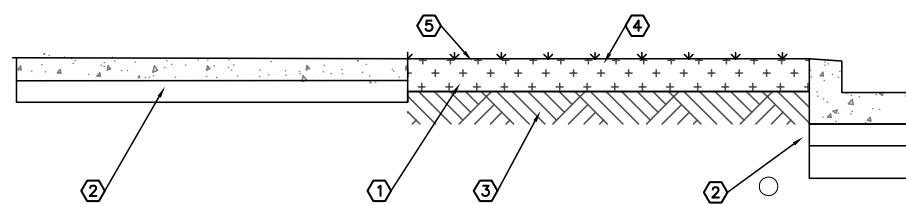
5 Permeable Pavers
L-3



- NOTES:
1. ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS
 2. ROOT BARRIER REQUIRED ON BLVD 3.0m OR LESS WIDE OR AS SPECIFIED BY THE DIRECTOR OF PARKS.
 3. ROOT BARRIER REQUIRED PENDING TREE SPECIES AND/OR BLVD WIDTH.

8 Tree Planting in Boulevard
L-3

6 Driveway-Type "A"
L-3

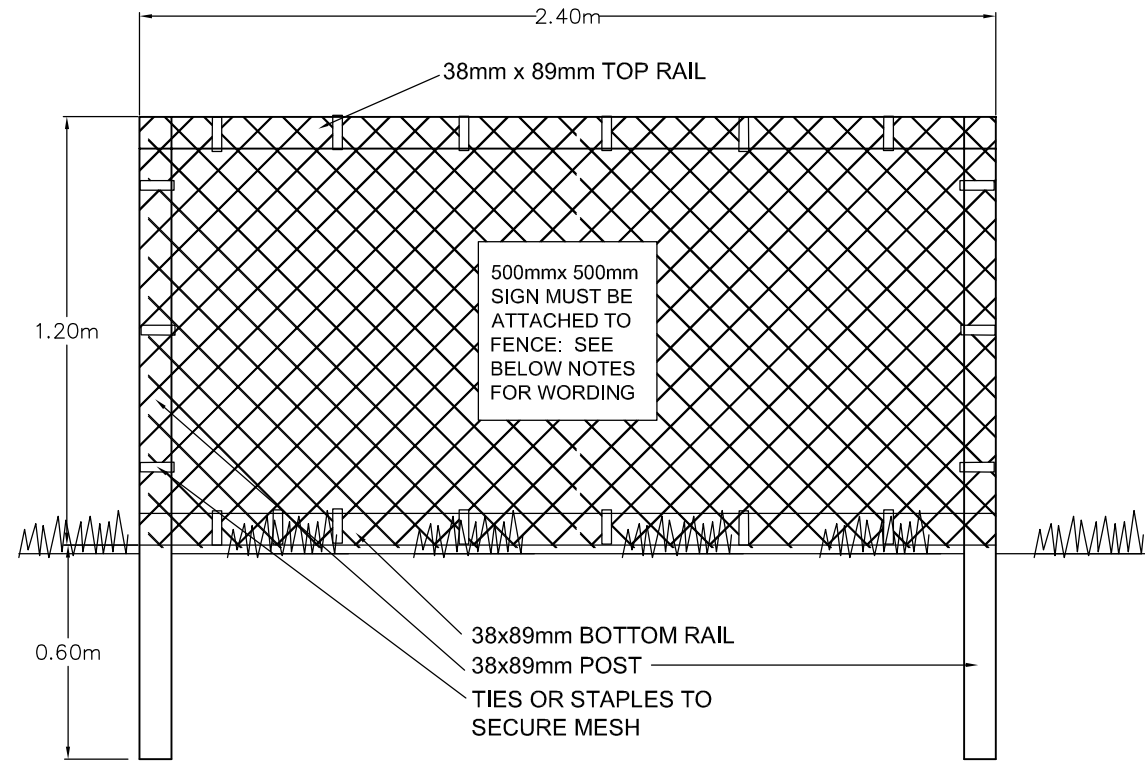


NOTES:

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

9 Sod - Boulevard Detail
L-3

7 Silva Cell Vine Installation
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 10 LINEAR METERS.
- * IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

10 Tree Protection Fencing
L-3

No.	Date	Appr	Revision Notes
A	2018-11-29	LM	L-3, Detail New Sheet Submission

No.	Date	Issue Notes
1	2018-12-06	Issued

Errors and Omissions:

Designer: Will not be responsible for the costs incurred to owner or Contractor(s) through errors or omissions on plans or drawing specifications after building permit(s) are issued, contracts or agreements 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, Part 9.
Locate and Install all Smoke Detectors in accordance with BCBC Part 9.

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		
Apartments @ 953 Balmoral		
Sheet Title		
Detail		
Stamp For Development Application Only		
Project Manager	Project ID 2019BalmoralR	
Drawn By LM	Scale	
Reviewed By LM	Sheet No. L-3	
Date December 6, 2018		
CAD File Name 2019BalmoralR		