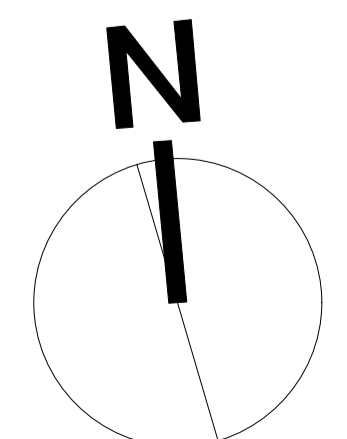
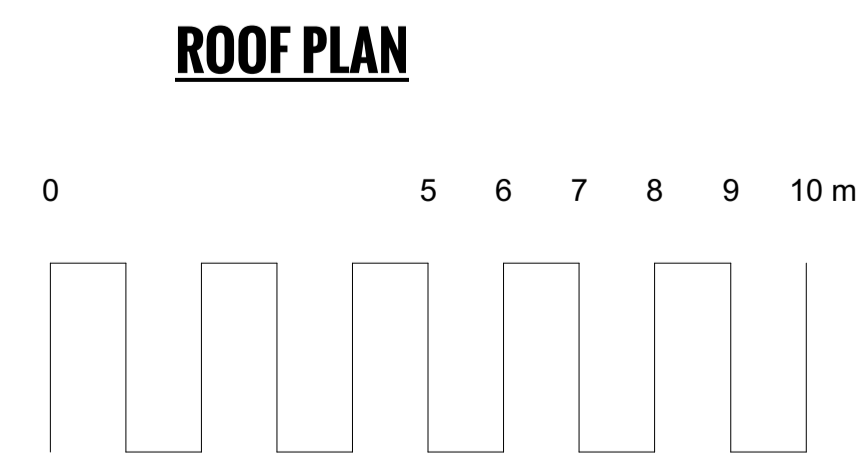
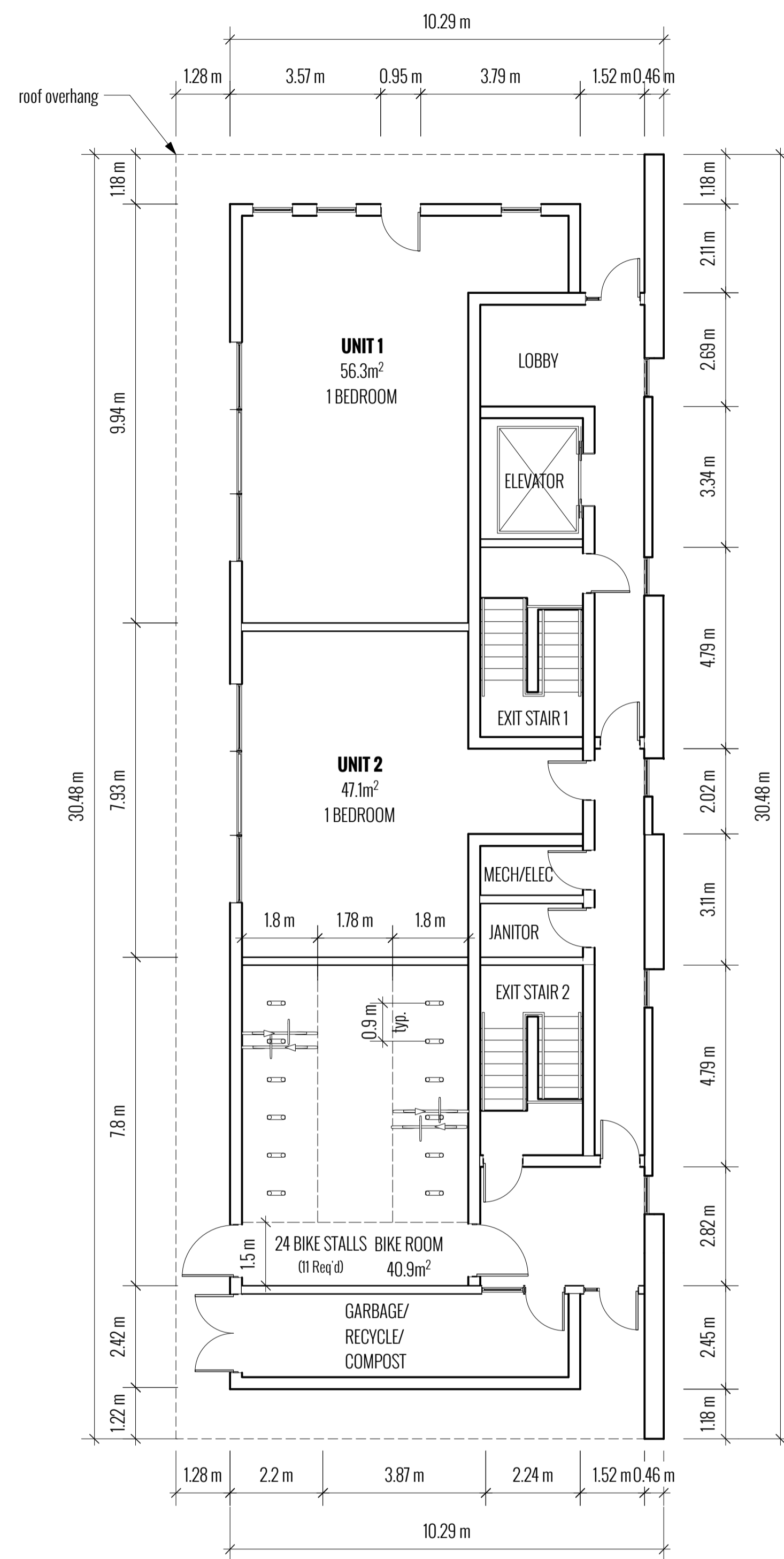


PROJECT INFORMATION TABLE

Zone (existing)	R-2 (TWO FAMILY DWELLING DISTRICT)
Proposed zone or site specific zone If unsure, state "new zone"	NEW ZONE
Site area (m ²)	671.5 m²
Total floor area (m ²)	929.5 m²
Commercial floor area (m ²)	ZERO
Floor space ratio	$929.5 / 671.5 = \mathbf{1.38 : 1}$
Site coverage (%)	$288.8 / 671.5 = \mathbf{43\%}$
Open site space (%)	$103 / 671.5 = \mathbf{15.3\%}$
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 - 24 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 (m ²)	47.1 m²
Total residential floor area (m ²)	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: $27 + 27 + 27 + 27 = 108 / 4 = 27$ average proposed grade

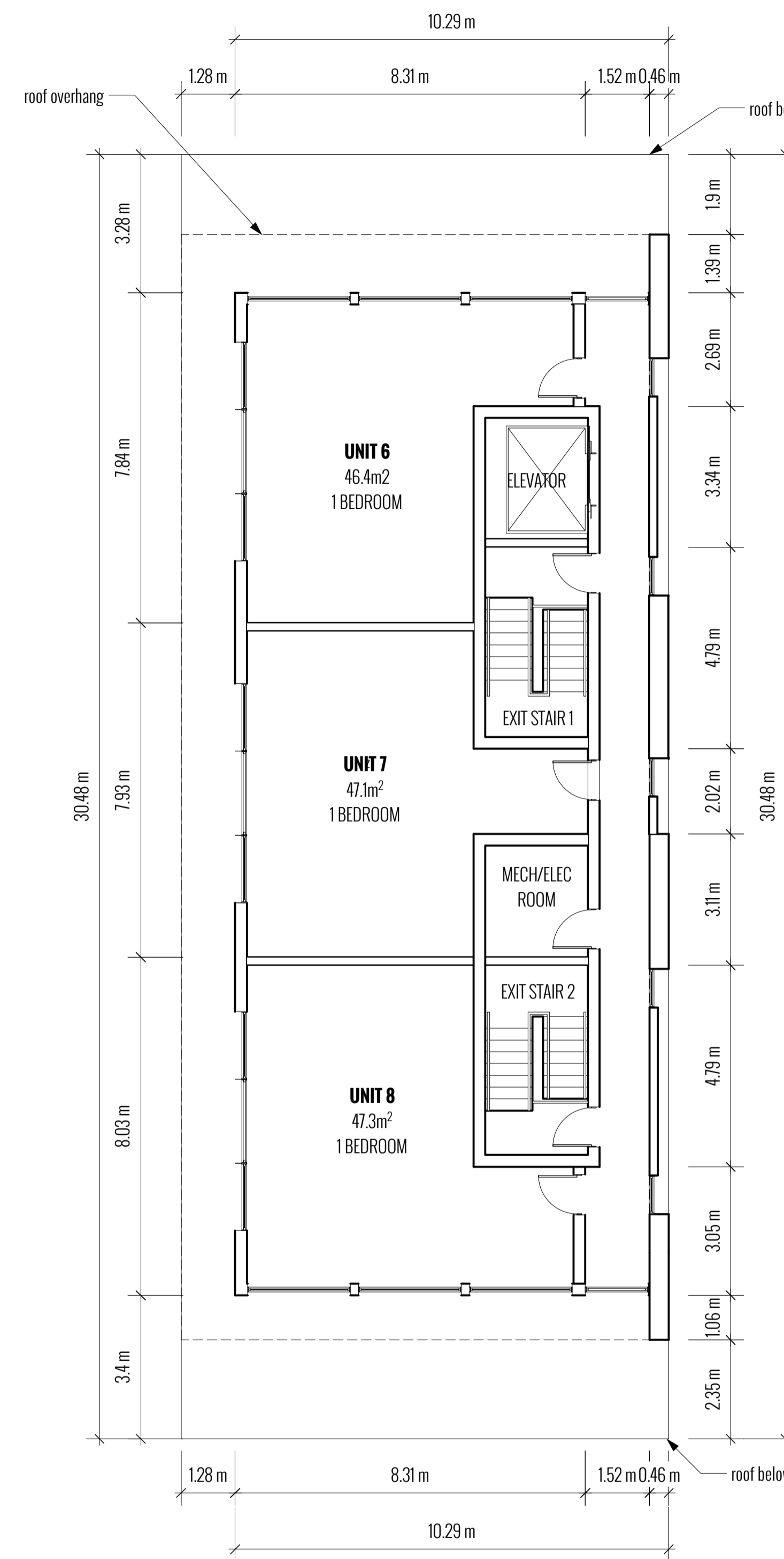




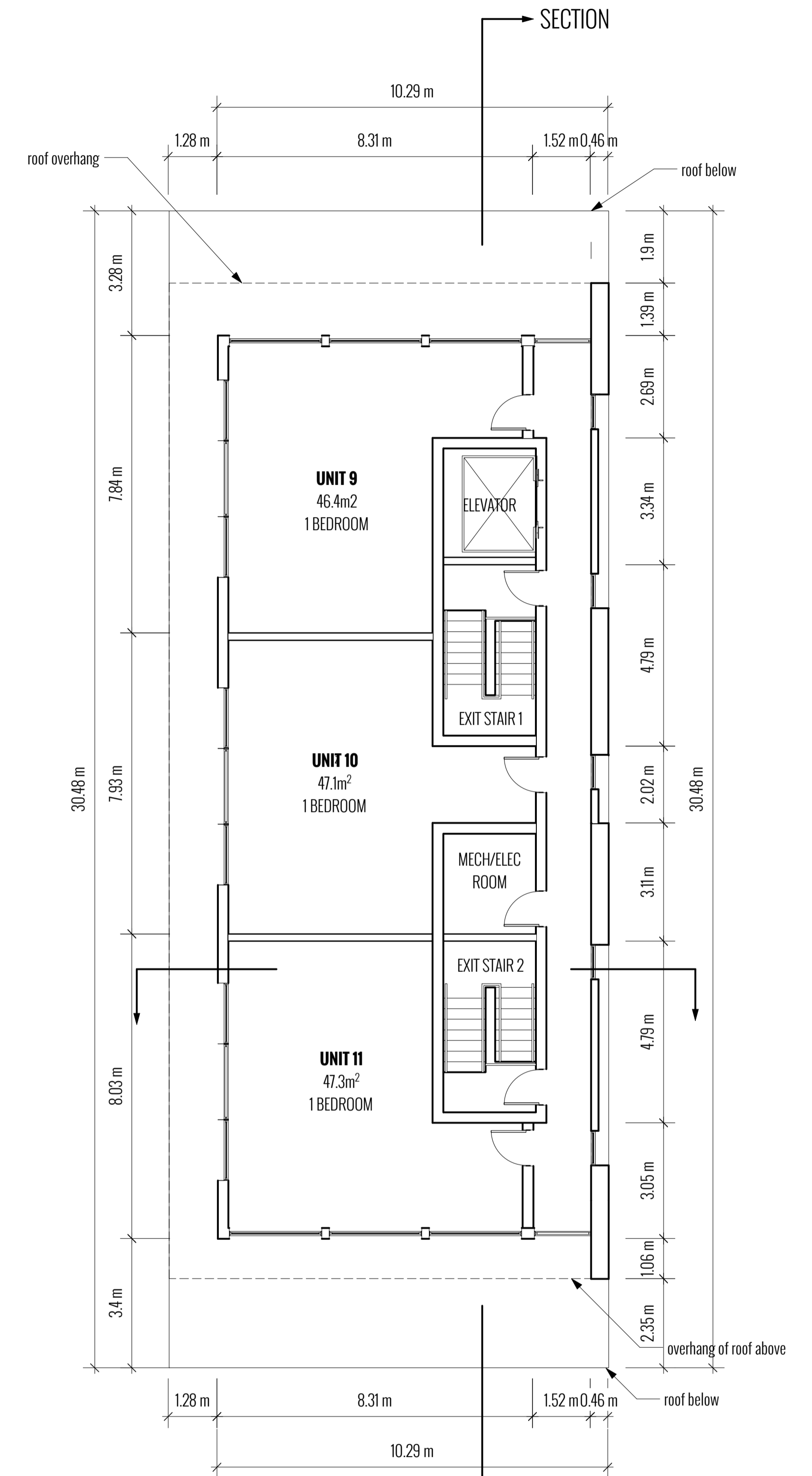
GROUND FLOOR PLAN



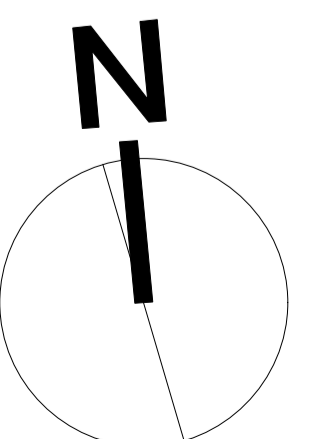
SECOND FLOOR PLAN

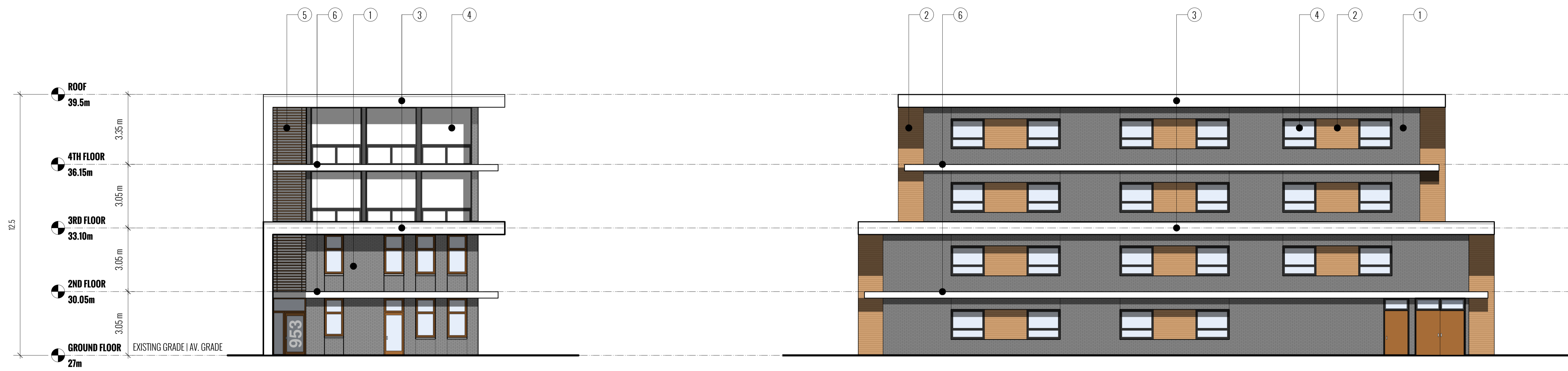


THIRD FLOOR PLAN



FOURTH FLOOR PLAN





NORTH ELEVATION

WEST ELEVATION

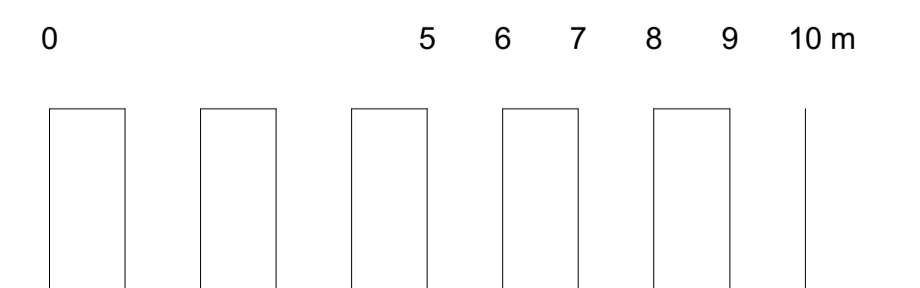


SOUTH ELEVATION

EAST ELEVATION

MATERIALS

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



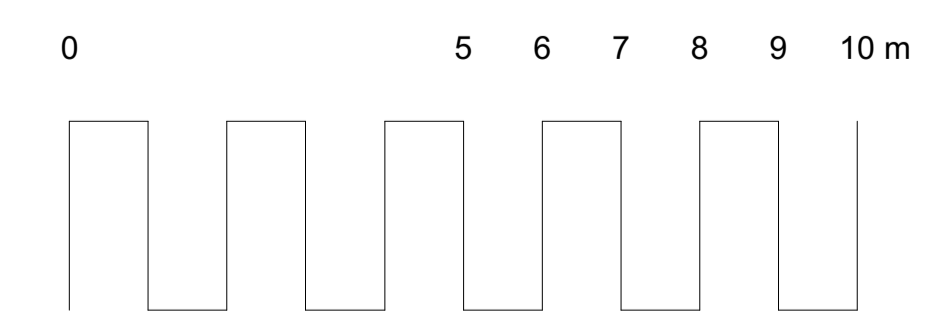
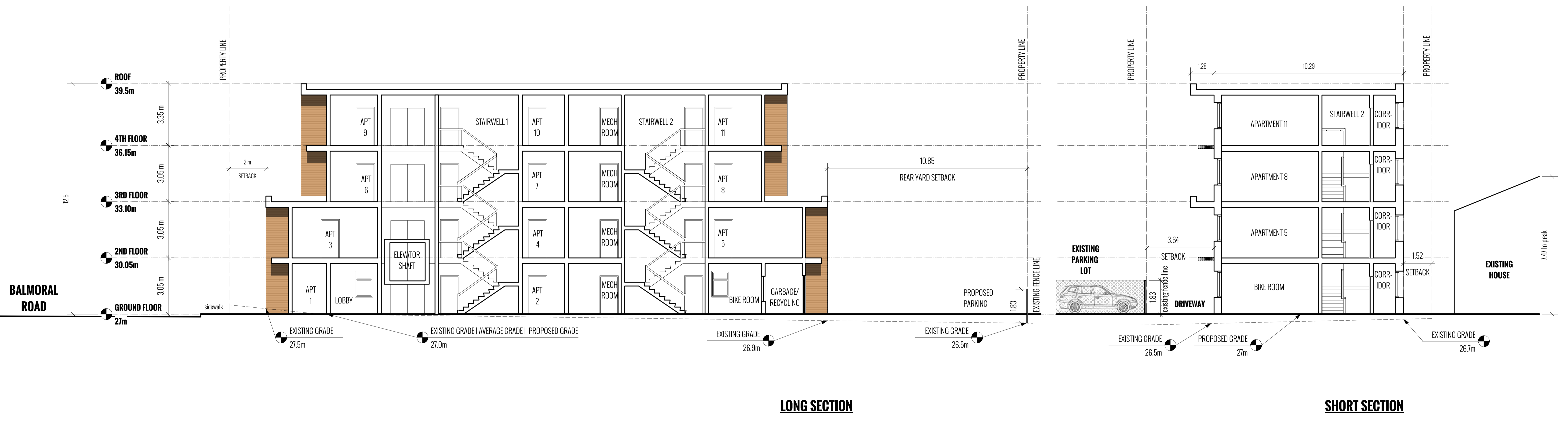




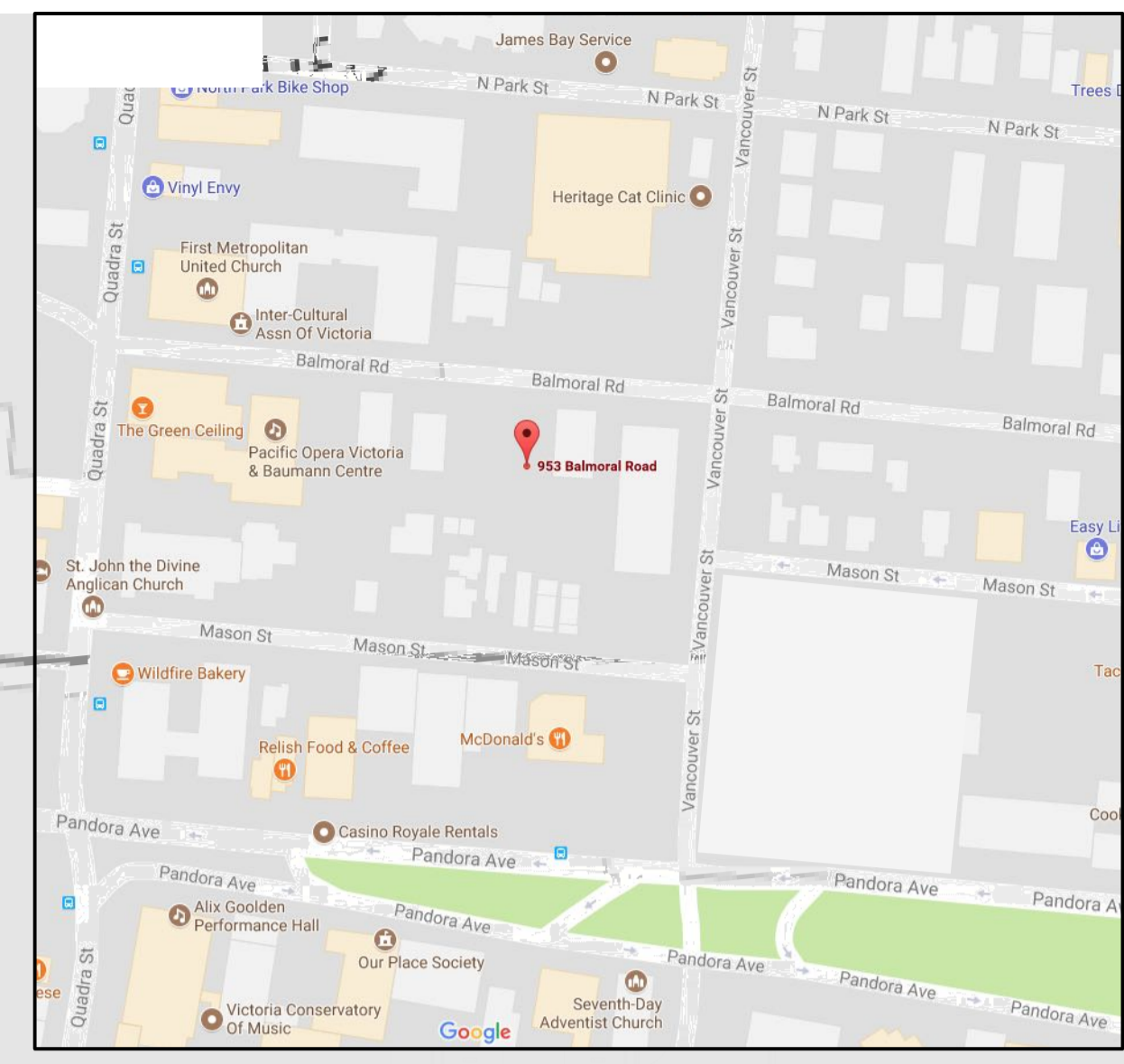
FIGURE 1: RENDERING OF NORTHWEST VIEW OF BUILDING



FIGURE 2: RENDERING OF NORTH VIEW OF BUILDING

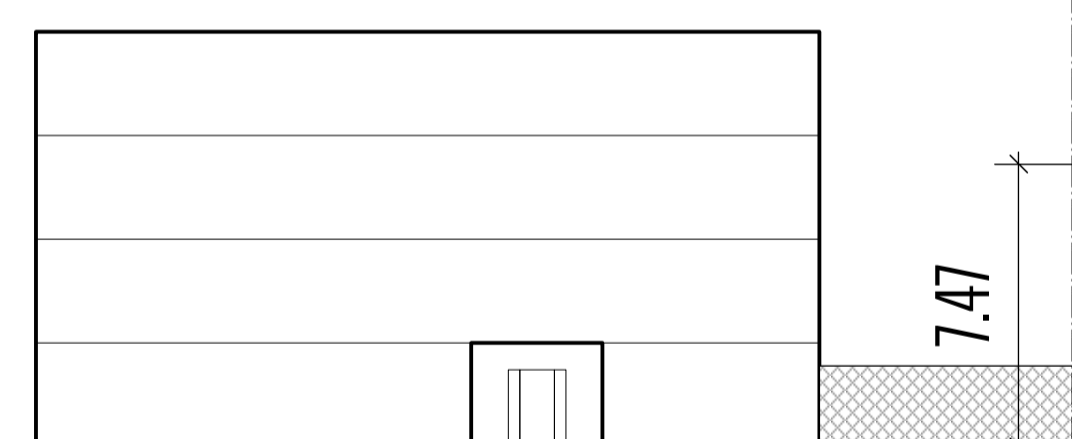
VANCOUVER STREET

QUADRA STREET

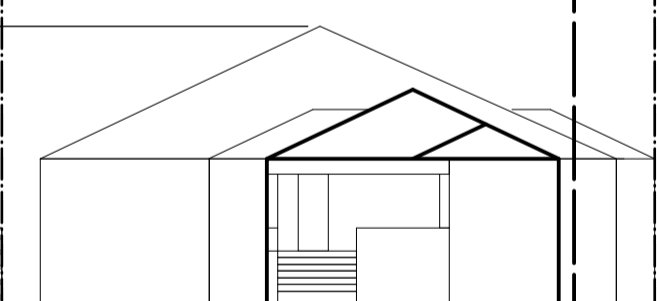


KEY PLAN

1970's FOUR STOREY APARTMENT BUILDING



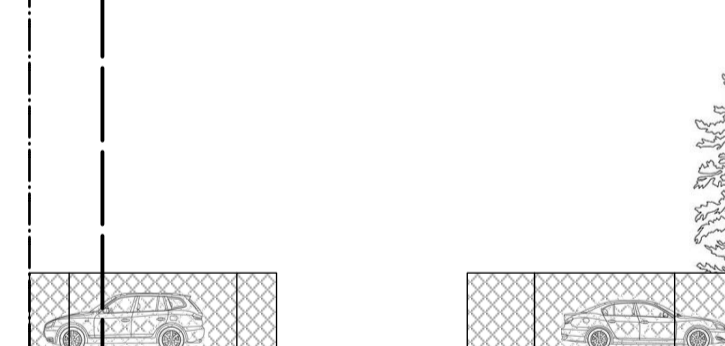
1950'S HOUSE/MEN'S SHELTER



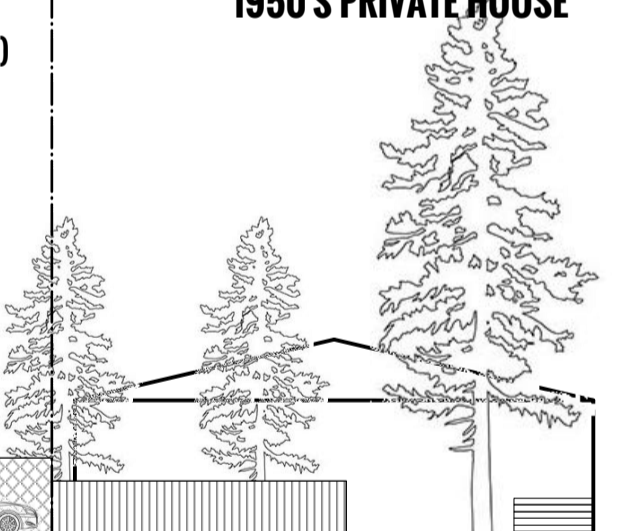
953 BALMORAL



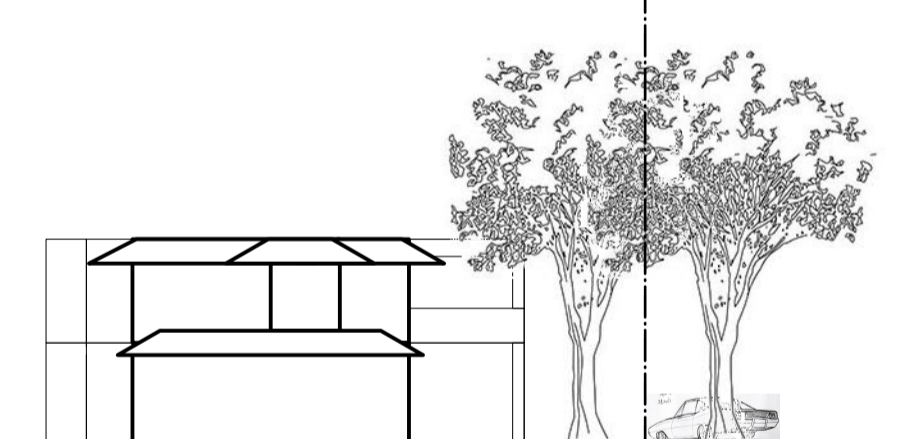
PRIVATE PARKING LOT (OWNERSHIP CONNECTED TO GAZZOLA TILE STORE)



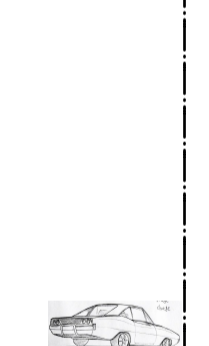
1950'S PRIVATE HOUSE



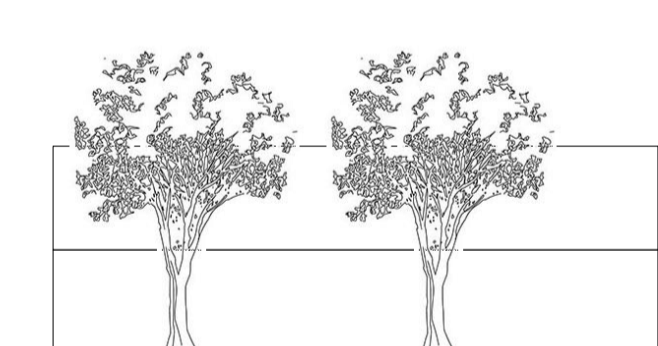
2000'S PRIVATE HOUSE



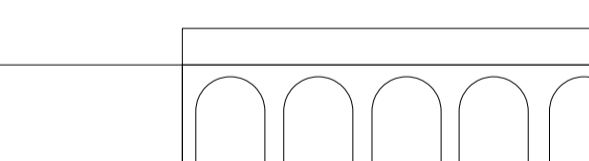
PARKING FOR OPERA CENTRE



PACIFIC OPERA CENTRE



GAZZOLA TILE



COAST + BEAM

CONTEXT ELEVATION | APARTMENTS @ 953 BALMORAL | SCHEMATIC DESIGN FOR DEVELOPMENT PERMIT & REZONING APPLICATION | MARCH 2019 | SCALE NTS

INTER-CULTURAL ASSOCIATION OF GREATER VICTORIA

PRIVATE APARTMENT BUILDING

CANADIAN LINEN AND UNIFORM SERVICE

HOLLIS WEALTH SERVICES





General Notes

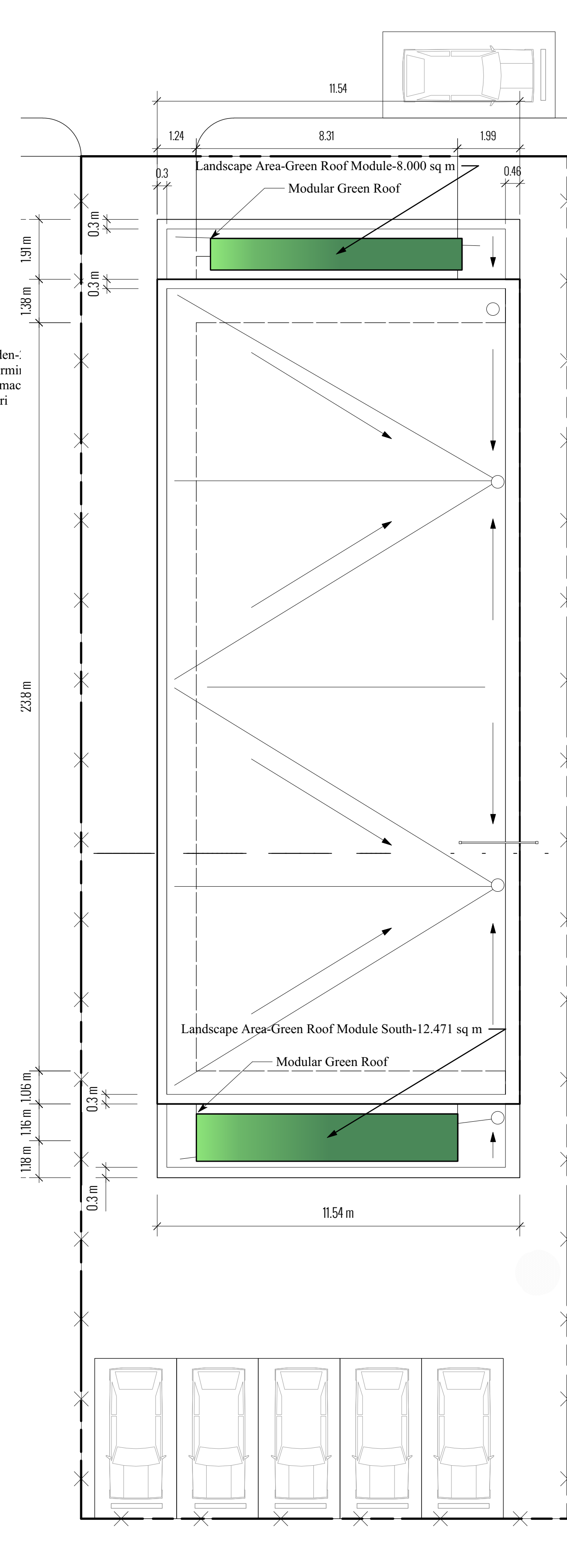
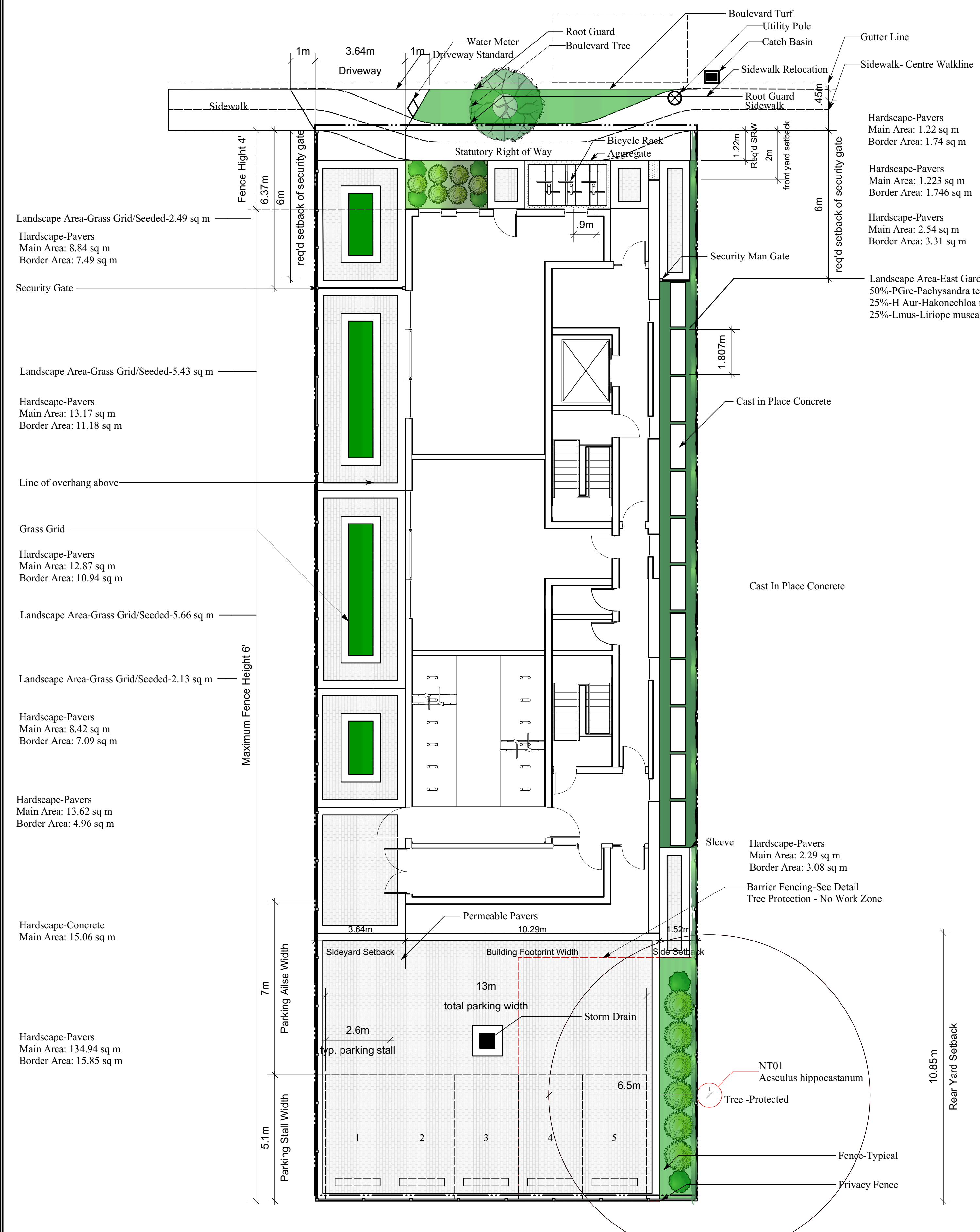
- All Work shall be equal in all respects to good construction practices and shall conform to current Zoning, By-Laws and Regulations pertaining to the Governing Authority having jurisdiction and the British Columbia Building Code 2012, (BCBC 2012).
- All materials, finishes, manufactured items, and equipment shall be installed in full accordance with the supplier's or manufacturer's written recommendations and instructions of these documents, whichever is more stringent.
- Engineering shall be required for several aspects of the work on this project. Engineering specifications shall take precedence.
- 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 be made on site. Conformity of these plans to the actual site is the responsibility of the Owner/Builder.
- 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. All excavation within the Critical Root Zone (CRZ) will be conducted with an air spade or as instructed by an arborist.

Concrete Specification

- Shall be constructed on a load bearing substrate with a minimum soil capacity of 3000PSI. Concrete shall be placed on a suitable granular aggregate, placed in 25mm lifts, rolled and compacted. 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. Reinforcement 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:** 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 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 Street Trees and Irrigation Schedule C. Root Barrier Required. Boulevard shall be planted with turf subject to the approval.
- 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 Standard:** 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 manufacturer's recommendations and specifications. Post installation in CRZ to be supervised by arborist.
- Grass Grid:** Grass Grid - Typical shall be placed for structural strength. Core 60-40 Commercial to be installed as per manufacturer's specifications, subject to engineering.
- Modular Green Roof:** Modular Green Roof component is an addition element and is not part of the structural roof component and design. The structural roof will need to be engineered. The modular green roof 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 to be customized and installed by a qualified professional. Assorted Sedum matt cut to specification. [Green Roof Module](#)
- Permeable Pavers:** Permeable Paver / Belgard Aqua Roc 230mm x 114mm x 80mm Grey Running Bond. Similar 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 edition. [Permeable Paver](#) Parking area to be engineered. Installation is subject to arborist recommendations 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 manufacturer's recommendations and specifications. Post installation in CRZ to be supervised by arborist.
- Security Gate:** 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 specifications and installation. Shop Drawing will be required. Maximum Height shall not exceed 1.83m. See Fence-Typical. Outward Swing.
- 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.
- Sleeve:** Schedule 40 PVC 2" Sleeves shall be used to cross all concrete sections. Storm Drain 0.61m x 0.61m 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 recommendations as per Tree Preservation Plan, Talbot MacKenzie and Associates, January 29, 2018 prepared for Method Built Homes Inc. All excavation within 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](#)



1 Landscape Plan Scale: 1:100

2 Roof Plan Scale: 1:100

Hardscape Name	Footprint Area	Footprint Perimeter	Main Area
Hardscape-Pavers	15.51 sq m	23.26m	8.42 sq m
Hardscape-Pavers	24.30 sq m	38.7m	13.17 sq m
Hardscape-Pavers	15.52 sq m	17.49m	13.52 sq m
Hardscape-Pavers	2.27 sq m	---	2.27 sq m
Hardscape-Pavers	20.81 sq m	35.89m	12.87 sq m
Hardscape-Pavers	8.93 sq m	12.09m	2.54 sq m
Hardscape-Pavers	150.70 sq m	52.07m	134.94 sq m
Hardscape-Pavers	16.23 sq m	24.74m	8.44 sq m
Hardscape-Pavers	5.37 sq m	11.33m	2.29 sq m
Hardscape-Concrete	15.06 sq m	26.99m	15.06 sq m
Hardscape-Concrete	3.2 sq m	7.29m	3.2 sq m
Cast in Place Concrete	1.1 sq m	4.83m	1.1 sq m

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
3	2019-05-06	Revised Hardscape

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.

This drawing is the intellectual property of the designer and is to be used exclusively for the project drawn. Any reproduction in whole, or in part, shall only be permitted with the written 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, 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

Stamp: For Development Application Only

Project Manager: _____ Project ID: _____

Drawn by: **LM** Scale: _____

Reviewed by: **LM** Short No: _____

Date: **May 6, 2019** L-1

CAD File Name: **2019Balmoral**



General Notes

- All Work shall be equal in all respects to good construction practices and shall conform to current Zoning, ByLaws and Regulations pertaining to the Governing Authority having jurisdiction and the British Columbia Building Code 2012, (BCBC 2012).
- 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 more stringent.
- Engineering shall be required for several aspects of the work on this project. Engineering specifications shall take precedence.
- 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 be made on site. Conformity of these plans to the actual site is the responsibility of the Owner/Builder.
- 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. All excavation within the Critical Root Zone (CRZ) will be conducted with an air spade or as instructed by an arborist.

Softscape and Tree Retention

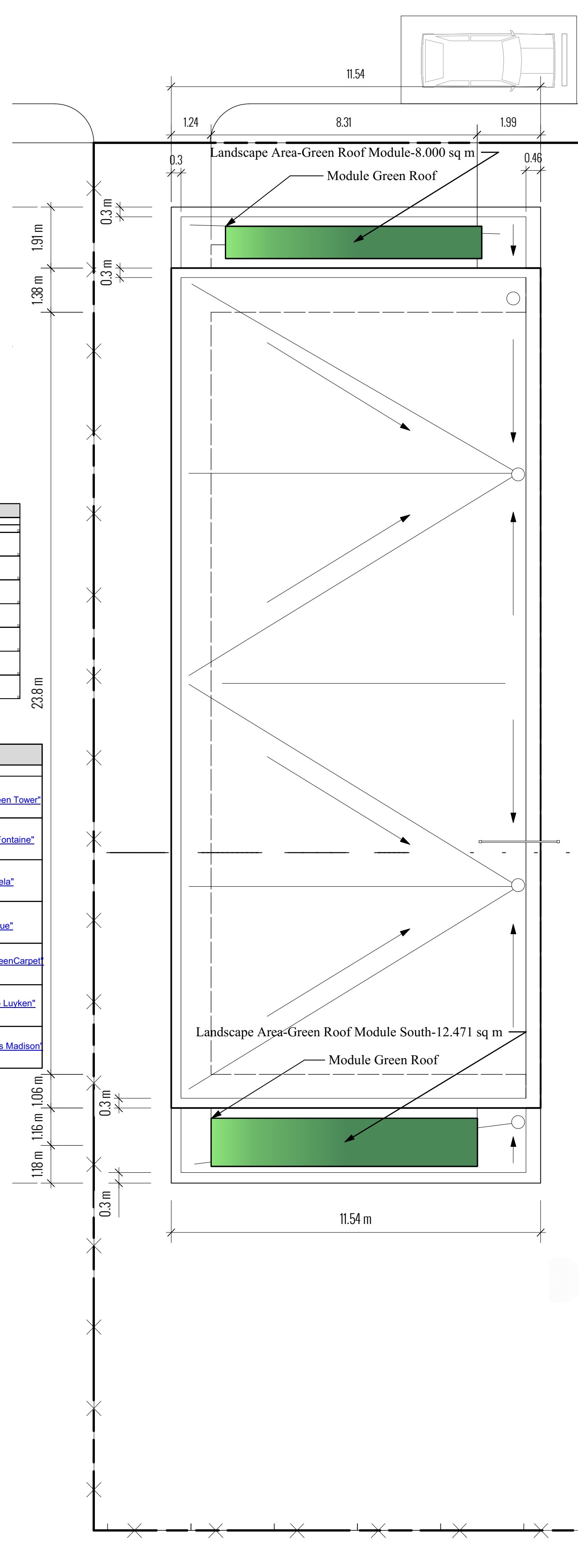
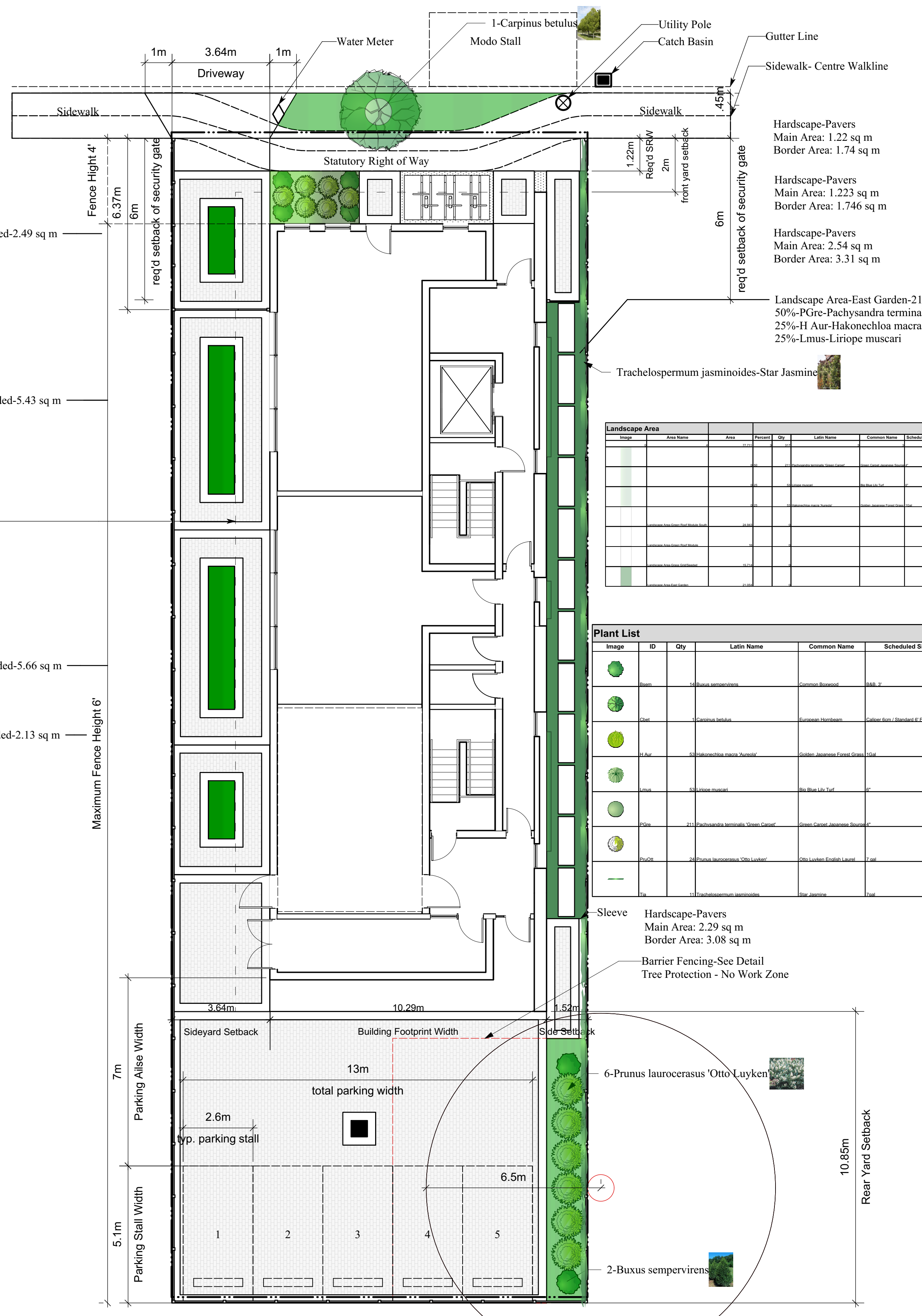
- Boulevard Tree subject to the City of Victoria Schedule C Supplemental Specifications for Street Trees and Irrigation / Victoria Subdivision and Development Servicing. Boulevard Tree shall be planted a minimum distance of 0.45m from a municipal sidewalk or road. Root guard shall be installed. All work shall be subject to inspections and comply with the City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C.
- Boulevard shall be planted with turf subject to the approval.
- Recommend that the Irrigation System be designed by a Certified Irrigation Designer, and installed as per the Certified Irrigation Design. The Contractor installing the Irrigation System should be certified and install the specified system. The system should have a rain sensor with a Solar Sync and Rain Shut off as part of the integrated controller system to ensure optimum controlled watering.
- Landscape Areas have been created for the purpose of planting. The Areas will be planting using Plant Material based on percentages allocated and at a density per area. The Plant material is accounted for in the Planting Schedule.
- Mulch should be applied to a depth of approximately 5cm.
- The burlap shall be removed. All tie material shall be removed.
- Designer may substitute plant material as required. Substitution of plant stock may be necessary due to the availability, size, condition or designer preference at any time during the planning or implementation process of the project. The substitution of plant material shall comply with the intent and spirit of the conceptual design.
- Excavation of the subgrade below the rootball of a tree shall be kept to a minimum to prevent settling. The root ball should be set at a depth conducive to the finished grade.
- The Contractor is responsible for the health and vigor of the plant material and provide adequate protection while the material is on site. Store plant material in the shade and provide water as required.
- The placement of plant material on site may vary from the planting plan and schedule. The arrangement of plant material shall be determined at the time of planting and shall be configured as a best fit. Changes may occur to the placement of plant material due to variations of tech plant material, site conditions or as a result of planting stock substitutions.
- All planting stock shall be planted in growing medium as required ensuring adequate depth.
- All planting material shall be acquired from Certified Horticultural Suppliers.
- All planting stock shall be planted in growing medium as required ensuring adequate depth.
- Preparing Roots: All container stock shall have the roots checked for girdling and loosed as required prior to planting.
- All container stock shall have the roots checked for girdling and loosed as required prior to planting.
- All trees and shrubs shall be stacked and tied at the time of planting if required.
- All stock shall be checked to ensure good condition prior to planting. Any stock indicating poor condition, health or vigour shall not be planted and reported to Supervisor and Designer.
- The Designer may substitute stock as required and as a result of availability, stock conditions, size requirements or other constraints. Substitutions made by the designer shall be in context and consistent with the intent of the plan.
- The soil used for the Green Roof shall be 1 part 3/8" lava stone and 4 parts planting medium as specified.
- All planting material shall be acquired from Certified Horticultural Suppliers.

Planting Medium-Landscape

Percentage of Dry Weight of Total Growing Medium	
Coarse Gravel-	19-40 ml - 0- 3%
All Gravel -	3-19 ml - 0-10%
Sand -	30 - 70%
Silt -	<0.002 ml 15-50%
Clay -	<0.002 ml 15-30 %
Clay and Sand Combined / Maximum	60%
Organic Content Coastal	2-10 %
Acidity PH	4.5 - 7.0

- Structural soil composite shall be composed of growing medium and clear crush granular components in accordance with the following recommended base ratio of materials. Ensure sufficient moisture (25% to 75% of field capacity) to provide a homogeneous mixture with consistent properties throughout the composite soil. Peat moss shall not be used in the preparation of structural soil.
- Soil Component
- Proportion by Weight
- Growing medium
- 15% to 20% dry weight
- Clear Crush (25mm to 75mm clear crush
- 80% to 85% dry weight
- Hydrogel/Stabilizer*
- 0.01% to 0.02%
- *Hydrogel/Stabilizer is applied as a soil tackifier to ensure even distribution and blending of the component materials. Refer to manufacturer specifications for appropriate mixing proportions.
- Growing medium properties for use as a component in structural soil shall conform to Topsoil and Grading (32 91 21 MMCD 2009 Supplemental).
- Clear crush gravel properties for use as a component in structural soil shall conform to Aggregates and Granular Materials (31 05 17 MMCD 2009) specifications. Gravel gradation shall consist of 25mm to 75mm clear crush washed rock free of any foreign elements or materials.
- Structural soil installation shall conform to Excavating, Trenching and Backfilling (31 23 01 MMCD 2009) specifications.

- DeepRoot UB 24-2 shall be installed as per manufacturer's specifications.
- All Landscape work shall comply with the latest edition of the Bc Landscape Standard.
- 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. All excavation within the Critical Root Zone (CRZ) will be conducted with an air spade or as instructed by an arborist.



Landscape Area

Image	Area Name	Area	Percent	Qty	Latin Name	Common Name	Scheduled Size	Plant Species	Comments

Plant List

Image	ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
			<i>Buxus sempervirens</i>	Green Tower		Buxus sempervirens "Green Tower"
			<i>Carpinus betulus</i>	Frans Fontaine		Carpinus betulus "Frans Fontaine"
			<i>Hakonechloa macra</i>	Aurelia		Hakonechloa macra "Aurelia"
			<i>Liriope muscari</i>	Big Blue		Liriope muscari "Big Blue"
			<i>Pachysandra terminalis</i>	Green Carpet		Pachysandra terminalis "Green Carpet"
			<i>Prunus laurocerasus</i>	Otto Luyken		Prunus laurocerasus "Otto Luyken"
			<i>Trachelospermum jasminoides</i>	Madison		Trachelospermum jasminoides "Madison"

1 Landscape Plan Scale: 1:100

2 Roof Plan Scale: 1:100

953 Balmoral / Tree Management

Image	ID	Botanical Name	Common Name	DBH	Action	Date Assessed	Location	Notes
	NT01	<i>Aesculus hippocastanum</i>	Horse Chestnut		Retain - Arborist work 0.995 required	January 19, 2019	953 Balmoral Adjacent to 953 Balmoral East perimeter	Talbot Mackenzie & Associates Tree Preservation Plan-Recommendations to be implemented. All work within the Critical Root Zone (CRZ) shall be supervised by the Project Arborist.

No.	Date	Appr	Revision Notes
1	2018-12-06	LM	L-1 Softscape and Tree Retention Plan New Sheet Submission
2	2019-04-22	LM	Removal Vine
3	2019-05-06	LM	Revised Softscape

No.	Date	Issue Notes
1	2018-12-06	Issued
2	2019-04-24	Sheets Revised / As requested
3	2019-05-06	Revised Softscape

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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

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exteriors landscapes environments

Project Title

Apartments @ 953 Balmoral

Sheet Title: **Softscape And Tree Retention Plan**

Stamp: For Development Application Only

Project Manager: [Blank]

Project ID: [Blank]

Drawn By: LM

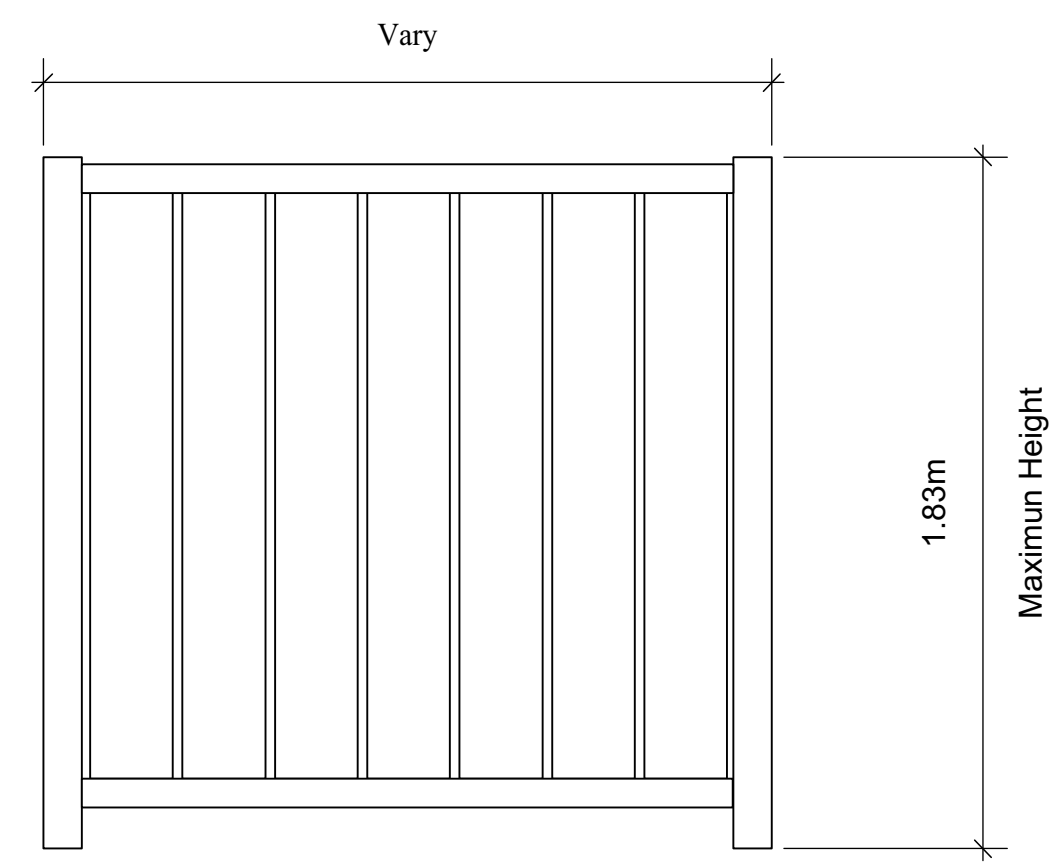
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Reviewed By: LM

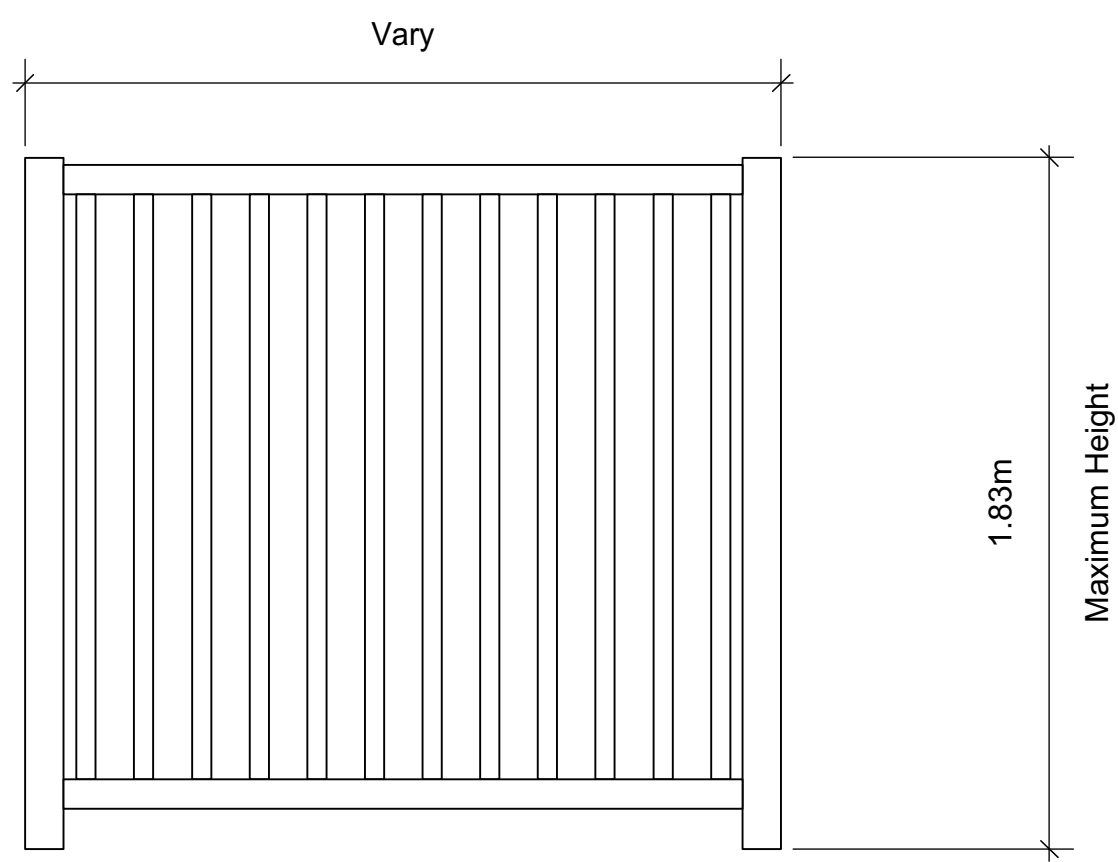
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Date: May 6, 2019

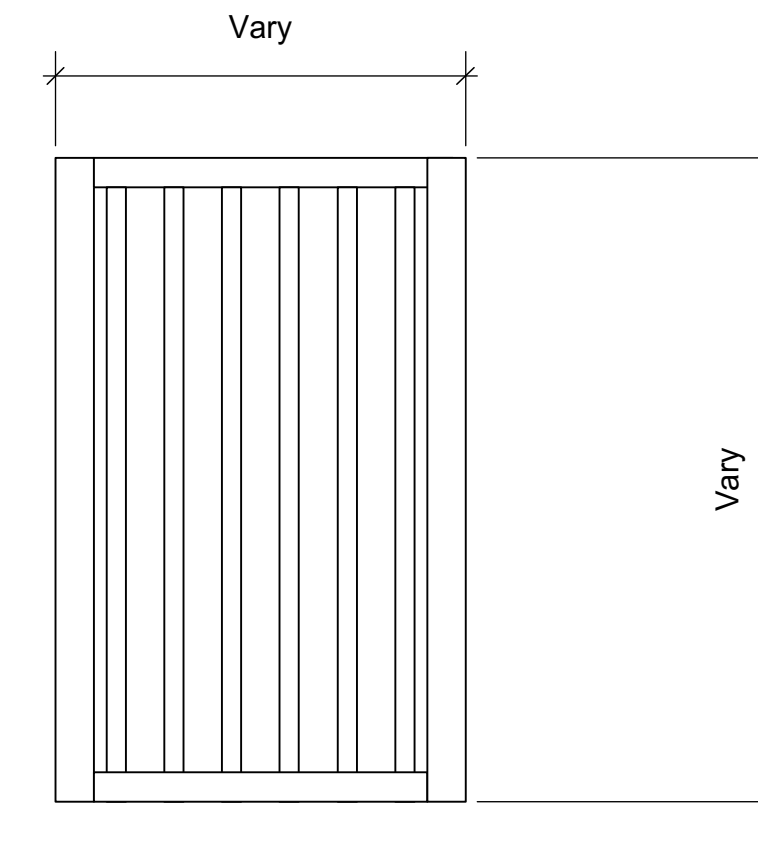
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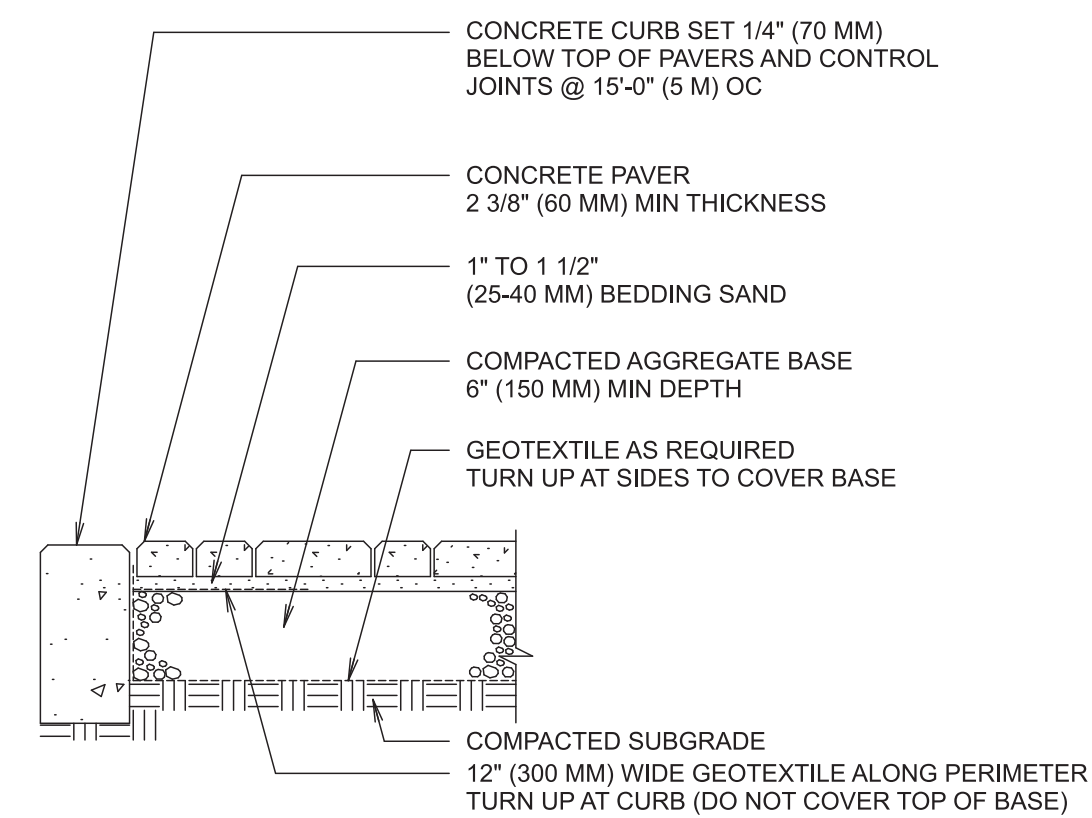
1 Privacy Fence
L-3



2 Fence-Typical
L-3

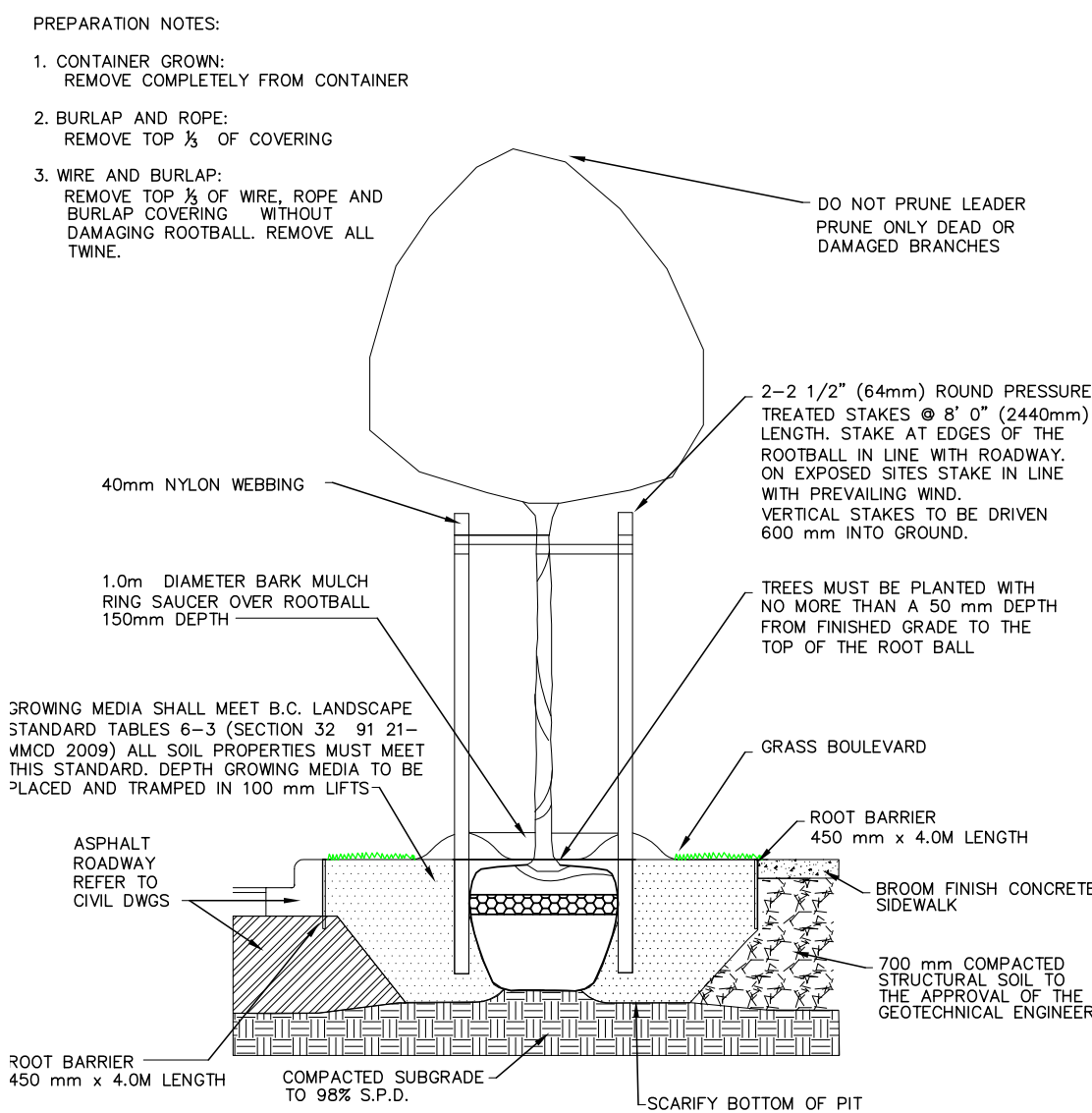


3 Privacy Gate
L-3



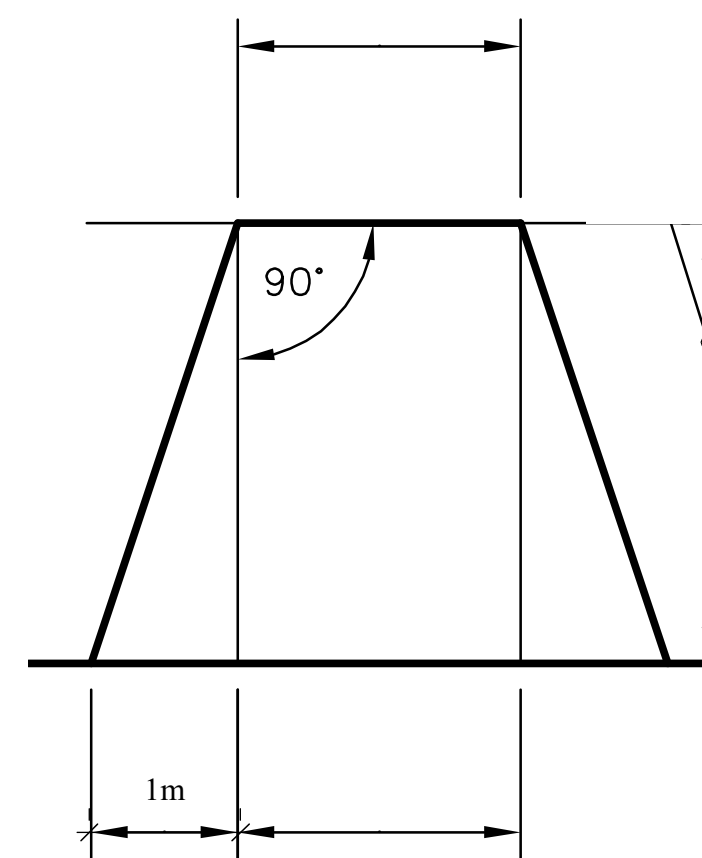
- NOTES:
- THICKNESS OF AGGREGATE BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE. COLDER CLIMATES MAY REQUIRE THICKER BASES.
 - CONCRETE PAVERS SHOULD BE PLACED ON A CEMENT TREATED BASE IF SOIL IS EXTREMELY WEAK OR CONSTANTLY SATURATED. PAVERS CAN BE OVERLAID OR INLAID ON EXISTING ASPHALT OR CONCRETE DRIVEWAYS.
 - CONSULT IOP/ TECH SPEC 2 FOR GUIDELINES ON SPECIFICATIONS FOR BASE MATERIALS, SUBGRADE SOIL AND BASE COMPACTION.
 - PLASTIC, STEEL, ALUMINUM OR PRECAST CONCRETE, EDGING MAY BE USED.

4 Permeable Pavers
L-3



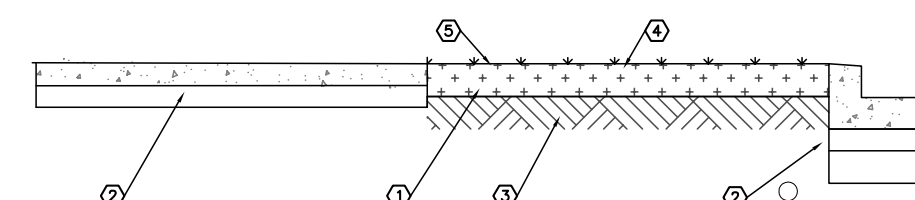
- NOTES:
- ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS
 - ROOT BARRIER REQUIRED ON BLVD 2.0m OR LESS WIDE OR AS SPECIFIED BY THE DIRECTOR OF PARKS.
 - ROOT BARRIER REQUIRED PENDING TREE SPECIES AND/OR BLVD WIDTH.

6 Tree Planting in Boulevard
L-3



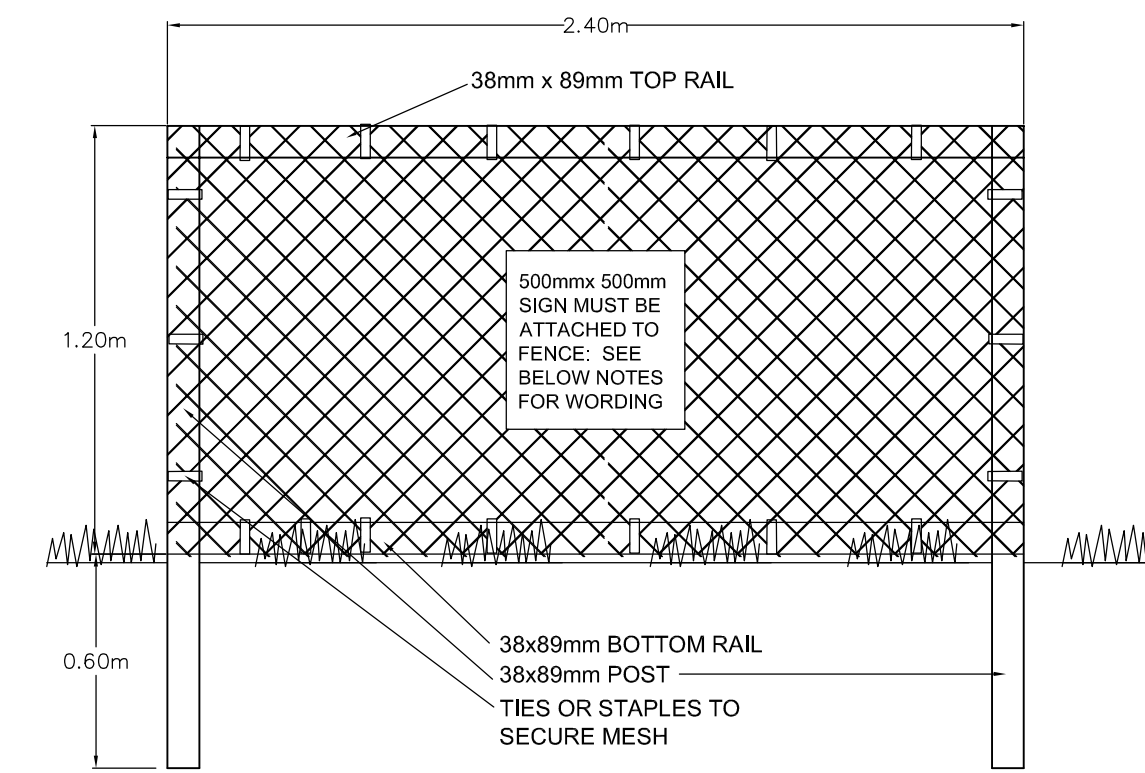
TYPE 'A'

5 Driveway-Type "A"
L-3



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

7 Sod - Boulevard Detail
L-3



- TREE PROTECTION FENCING
- 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.
 - 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

8 Tree Protection Fencing
L-3

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:

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.

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exteriors landscapes environments

Project Title
Apartments @ 953 Balmoral

Sheet Title
Detail

Stamp For Development Application Only	
Project Manager LM	Project ID
Drawn By LM	Scale
Reviewed By LM	Sheet No. L-3
Date May 6, 2019	
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