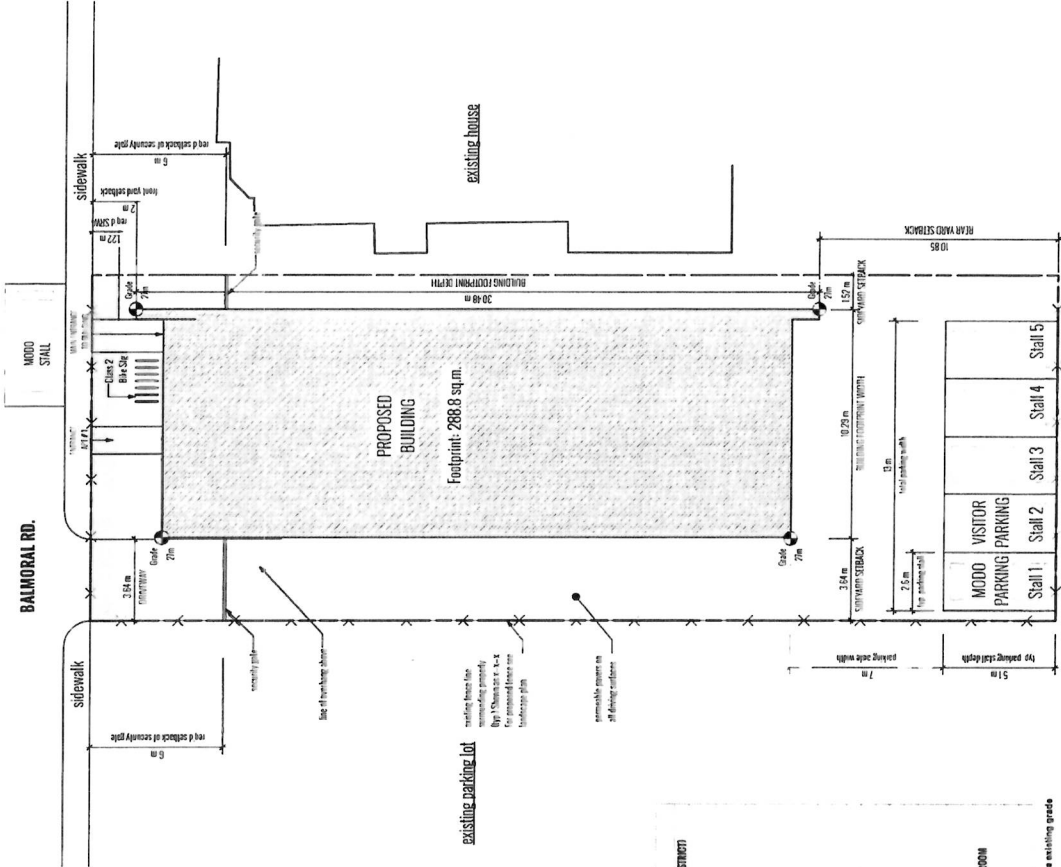


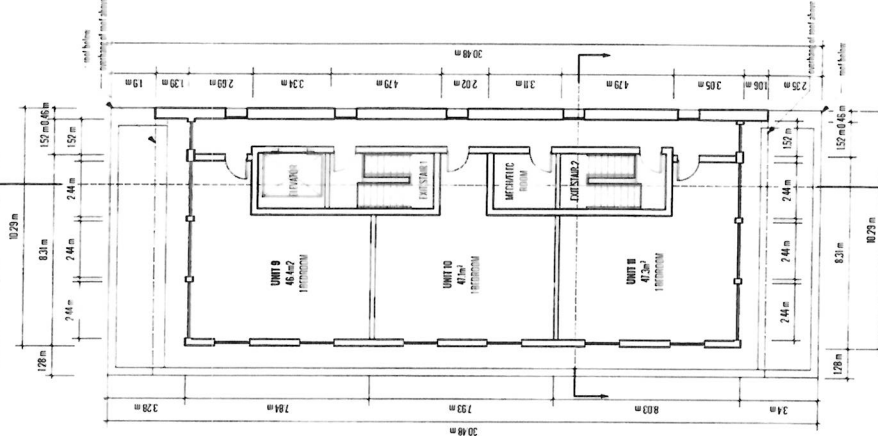
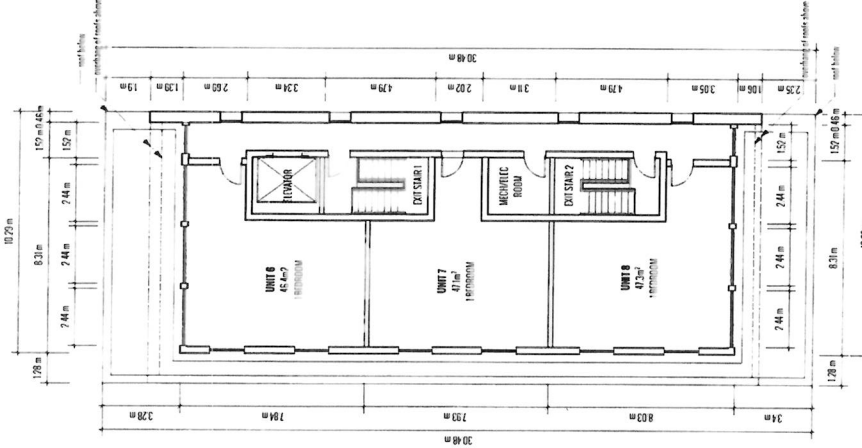
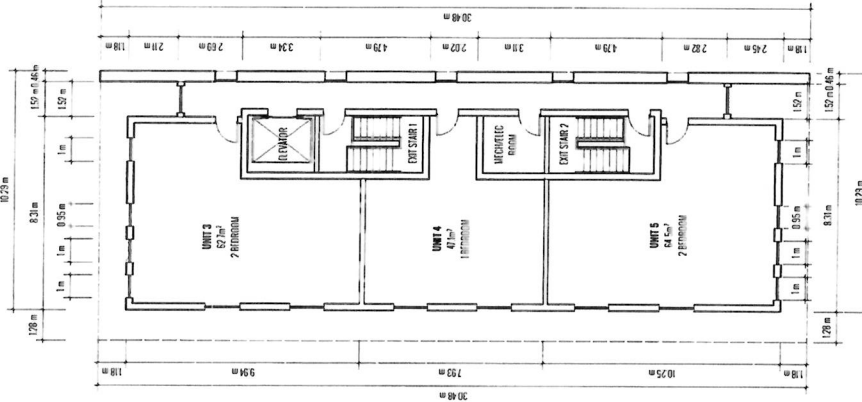
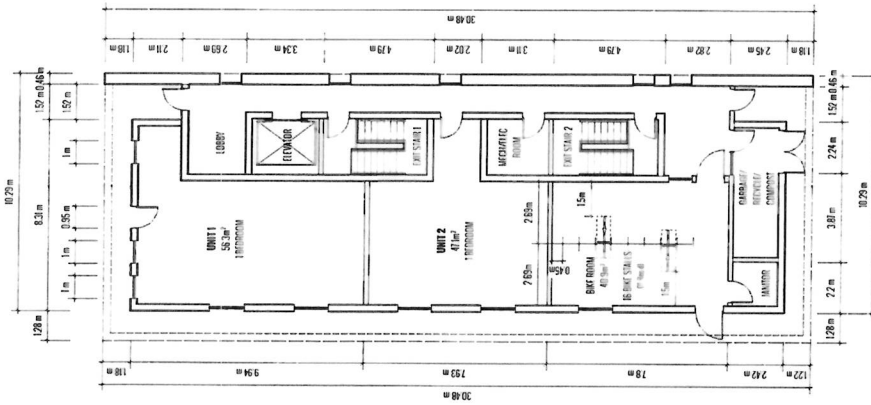
JAN 19 2018

Planning & Development Department
Community Planning Division



JAN 19 2018

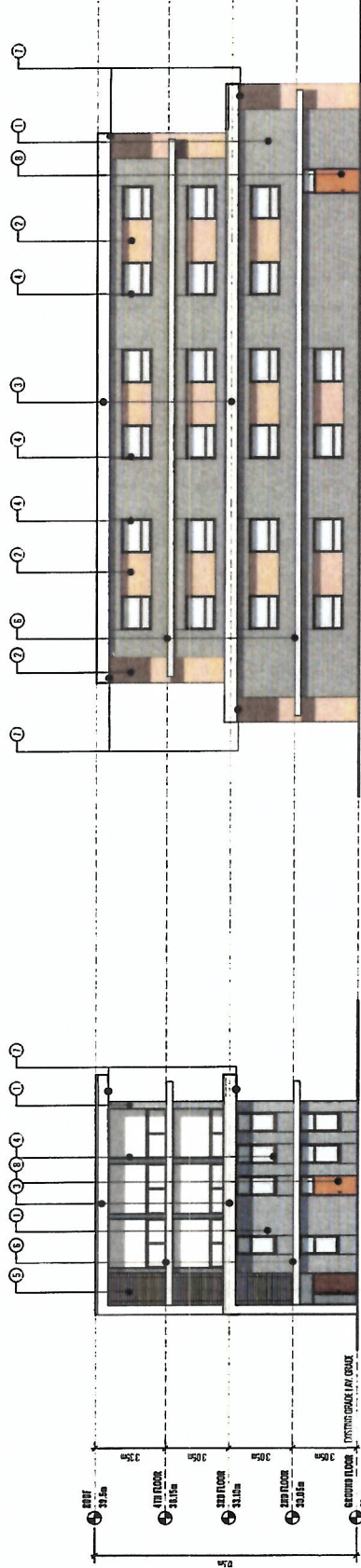
Planning & Development Department
Community Planning Division



FLOOR PLANS | APARTMENTS @ 953 BALMORAL | SCHEMATIC DESIGN FOR DEVELOPMENT PERMIT & REZONING APPLICATION | JANUARY 16 2018 | SCALE 1:100

JAN 19 2018

Planning & Development Department
Community Planning Division

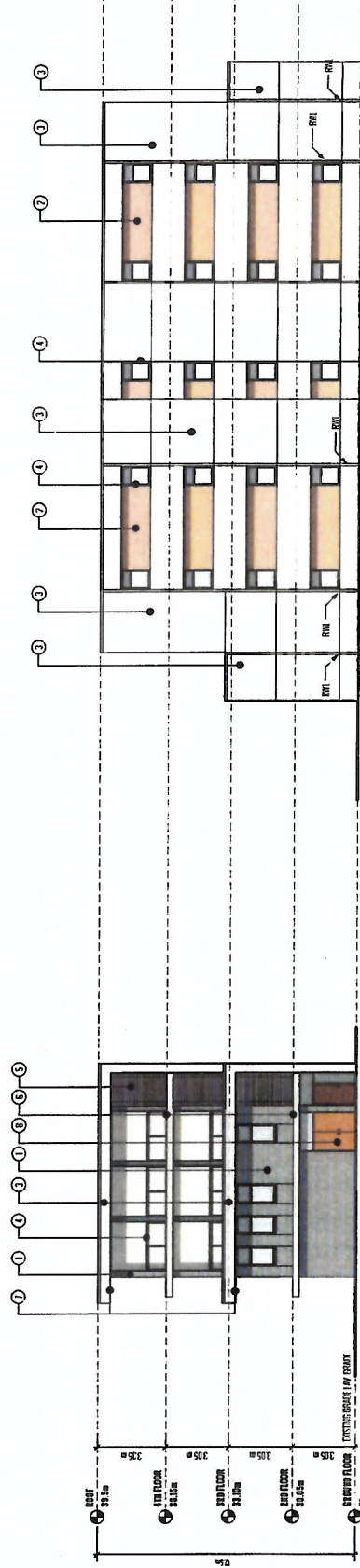


NORTH ELEVATION

WEST ELEVATION

MATERIALS

- 1 Red Bricking Road Cherted
- 2 Wood Siding also finished with red cedar T&G, horizontal grain
- 3 Stone Wall South Facing
- 4 Fluted Glass, Very Flared
- 5 French Doors, Medium Cherted
- 6 Sea Shell White Aluminium White
- 7 All Siding also finished with red cedar T&G, horizontal grain
- 8 All Siding also finished with red cedar T&G, vertical grain



SOUTH ELEVATION

EAST ELEVATION

**COAST
+ BEAM**

ELEVATIONS 1 APARTMENTS @ 953 BALMORAL | SCHEMATIC DESIGN FOR DEVELOPMENT PERMIT & REZONING APPLICATION | JANUARY 16 2018 | SCALE 1:100



Received
City of Victoria

JAN 19 2018

Planning & Development Department
Community Planning Division

938

MASON STREET

944B

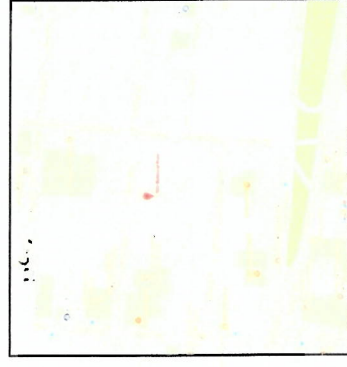
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950

954

942

KEY PLAN



VANCOUVER STREET

975

959

949

945

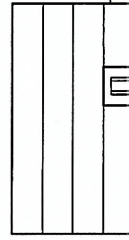
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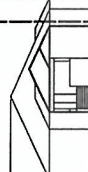
QUADRA STREET

1970'S FOUR STORY APARTMENT BUILDING

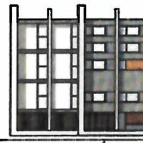


7.47

1960'S HOUSE/ADJ'S SHELTER

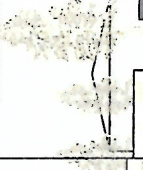


953 BALMORAL

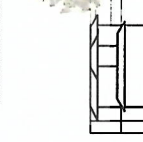


PRIVATE PARKING LOT (OVERLOOK CONNECTED TO BALZOLA TIE STREET)

1950'S PRIVATE HOUSE



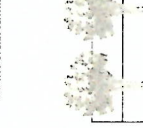
2000'S PRIVATE HOUSE



PARKING FOR OPERA CENTRE



PACIFIC OPERA CENTRE



BALZOLA TIE



COAST

+ BEAM

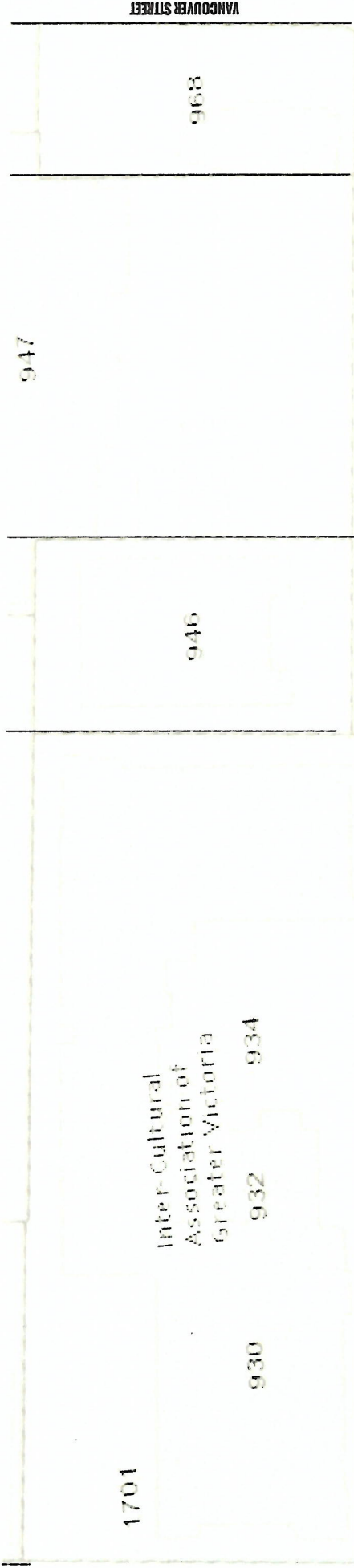
CONTEXT ELEVATION | APARTMENTS @ 953 BALMORAL | SCHEMATIC DESIGN FOR DEVELOPMENT PERMIT & REZONING APPLICATION | JANUARY 08 2018 | SCALE NTS

JAN 19 2018

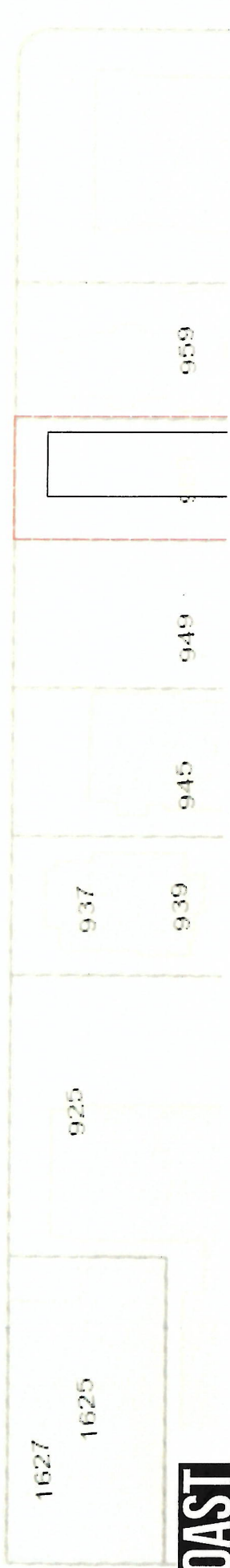
Planning & Development
CANADIAN LIBRARY AND ARCHIVES
Community Planning Division
HUMAN SERVICES

INTER-CULTURAL ASSOCIATION OF GREATER VICTORIA

PRIVATE APARTMENT BUILDING



953 BALMORAL



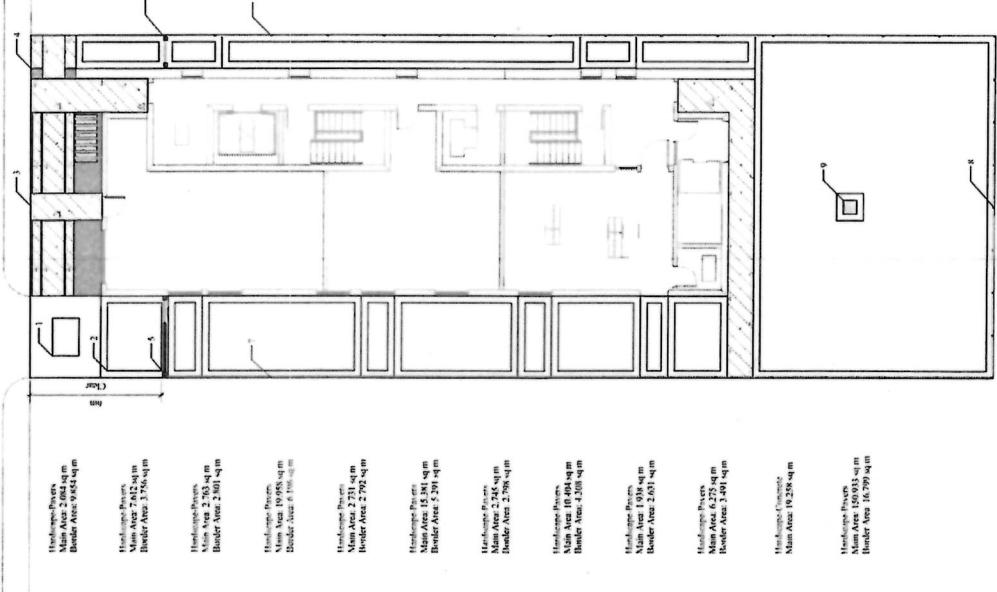
COAST

+ BEAM

CONTEXT ELEVATION | APARTMENTS @ 953 BALMORAL | SCHEMATIC DESIGN FOR DEVELOPMENT PERMIT & REZONING APPLICATION | JANUARY 08 2018 | SCALE NTS

**Planning & Development Department
Community Planning Division**

Handicapped Concrete	Handicapped Concrete	Handicapped Concrete
Main Area 1,374 sq m	Main Area 1,463 sq m	Main Area 1,775 sq m
Handicapped Concrete	Handicapped Concrete	Handicapped Concrete
Main Area 3,435 sq m	Main Area 3,657 sq m	Main Area 1,842 sq m
Handicapped Concrete	Handicapped Concrete	Handicapped Concrete
Main Area 1,782 sq m	Main Area 2,155 sq m	Main Area 1,775 sq m



1 Site Plan
Scale: 1:100

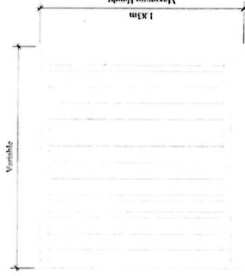
Identification Number	Area	Area	Total Area
Handicapped Concrete	1,374 sq m	1,463 sq m	2,837 sq m
Handicapped Concrete	3,435 sq m	3,657 sq m	7,092 sq m
Handicapped Concrete	1,782 sq m	2,155 sq m	3,937 sq m
Handicapped Concrete	1,775 sq m	1,842 sq m	3,617 sq m

Handicapped Concrete	Handicapped Concrete	Handicapped Concrete
Main Area 1,374 sq m	Main Area 1,463 sq m	Main Area 1,775 sq m
Handicapped Concrete	Handicapped Concrete	Handicapped Concrete
Main Area 3,435 sq m	Main Area 3,657 sq m	Main Area 1,842 sq m
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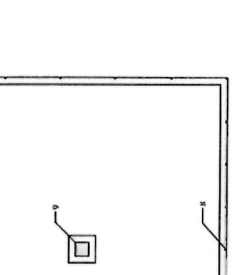
- Request Major**
- All work shall be in accordance with the City of Victoria Building Code 2012 (BCBC 2012) and the City of Victoria Building Code 2006 (BCBC 2006).
 - Contractor shall submit a detailed site plan and shall immediately bring any inconsistency in the layout to the attention of the City of Victoria Building Code 2012 (BCBC 2012) and the City of Victoria Building Code 2006 (BCBC 2006).
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2 Fence Detail - Typical



3 Fence Detail - Typical



4 Fencing Gate

No.	Date	Revisions
A	15-13	Initial Design
B	15-13	Revisions

Alfredsco Living Design 78400 Victoria Road, Suite 101, Victoria, BC V8N 1Z3 Tel: 250-581-1000 Fax: 250-581-1001 Email: info@alfredscodesign.com	
901 Blenheim	

Landscape Proposal Project Name: 901 Blenheim Project No: 001 Blenheim Date: January 3, 2018 Total Sheets: 1 of 1	
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