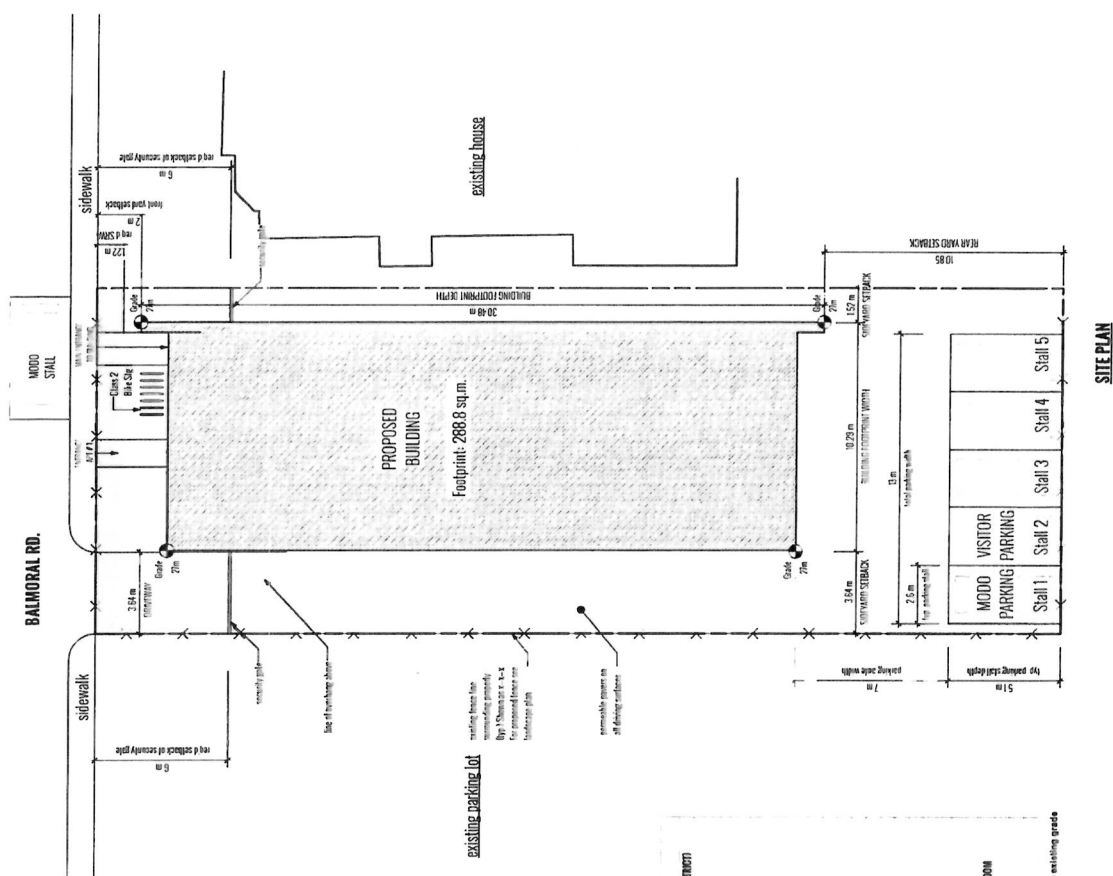
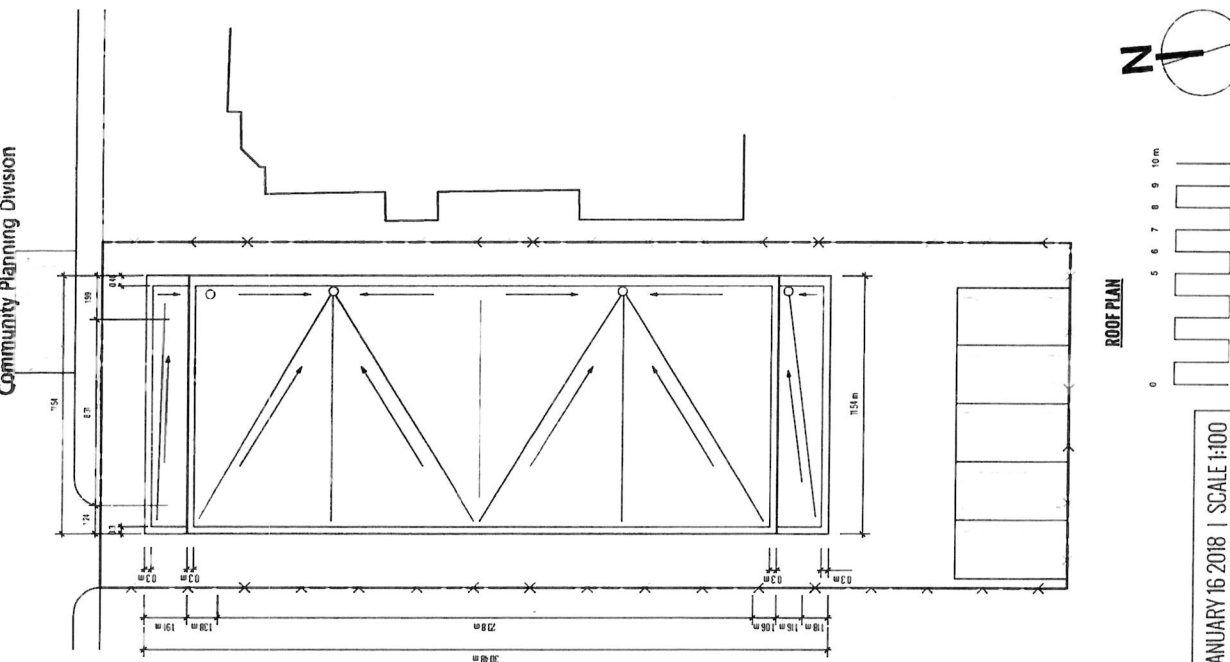


JAN 19 2018

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Community Planning Division



PROJECT INFORMATION TABLE	
R-2 (TWO FAMILY DWELLING DISTRICT)	
Zone (previously)	NEW ZONE
Proposed zone or site specific, zone	
1 (urban) 1A (New Zone)	
Site area (m ²)	671.5 m ²
Site area (m ²)	623.5 m ²
Total floor area (m ²)	ZERO
Commercial floor area (m ²)	595.5 m ² 1.08:1
Floor space ratio	788.7/671.5 .65%
Site coverage (%)	107.0/671.5 15.3%
Number of buildings	12.00
Number of stories	5
Parking stalls (numbers) on site	Class 1-NB 1 Class 2-S
Building parking numbers (Class 1 and Class 2)	
Residential Subunits (m)	2.00
Front yard	10.00m
Side yard (Frontside vehicle use)	10.00m
Side yard (Frontside vehicle use)	WEST 15.00m
Side yard (Frontside vehicle use)	EAST 13.00m
Side yard (Frontside vehicle use)	5.00m
Residential Unit Details	
Total number of units	II
Unit type, e.g., 1 bedroom	2
Ground covered units	497 m ²
Maximum unit floor area (m ²)	559 m ²
Total residential floor area (m ²)	
Average Existing Grade Calculation: 27.6 + 27.6 + 26.5 + 26.7 + 103.3 / 4 = 27.6 existing grade	
Proposed Existing Grade: 27 + 27 + 27 + 103 / 4 = 27.6 average proposed grade	

Average Existing Grade Calculation: $27.5 + 27.6 + 28.5 + 28.7 = 108.3 / 4 = 27.0$ average existing grade

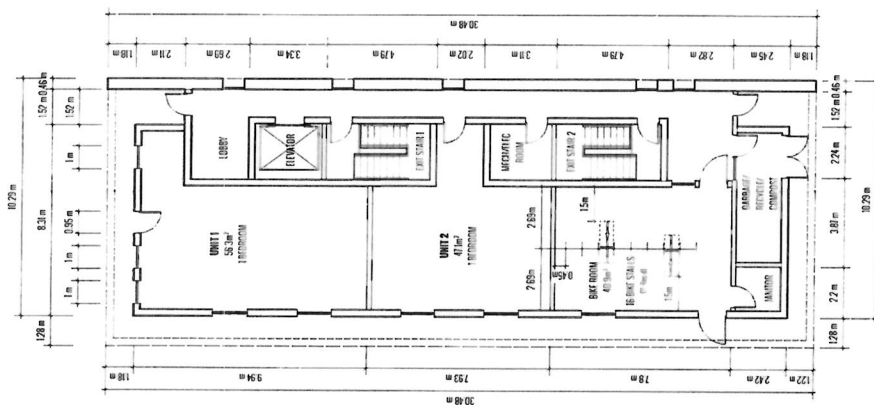
COAST

+BEAM

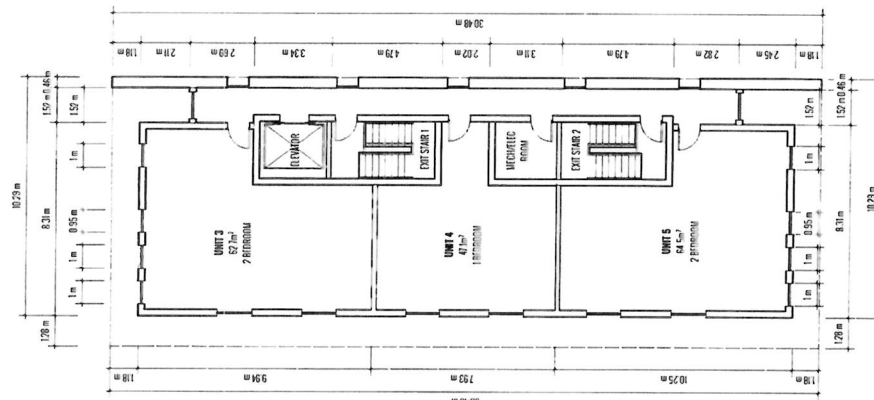
SITE PLAN & ROOF PLAN | APARTMENTS @ 953 BALMORAL | SCHEMATIC DESIGN FOR DEVELOPMENT PERMIT & REZONING APPLICATION | JANUARY 16 2018 | SCALE 1:100

JAN 19 2018

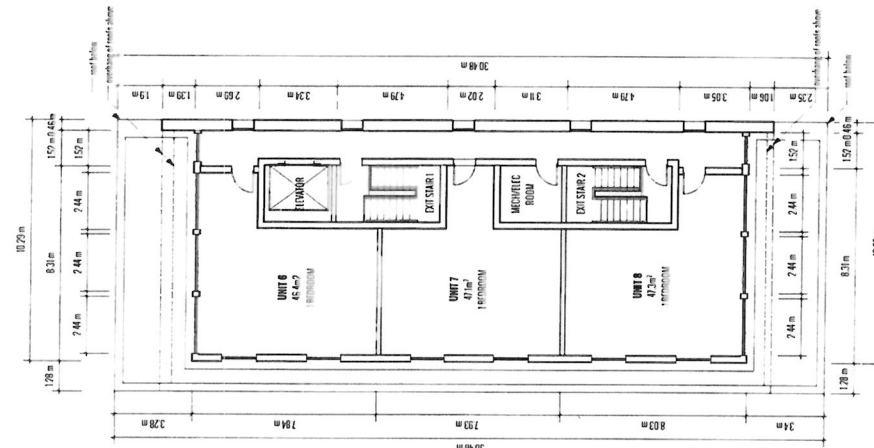
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Community Planning Division



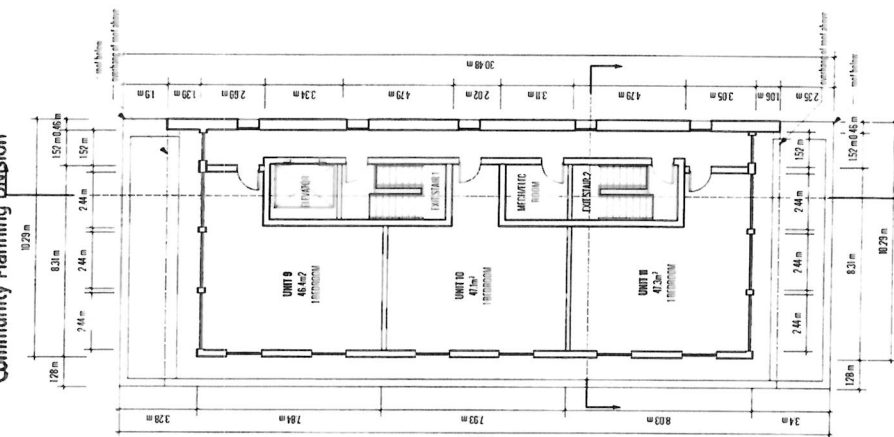
GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

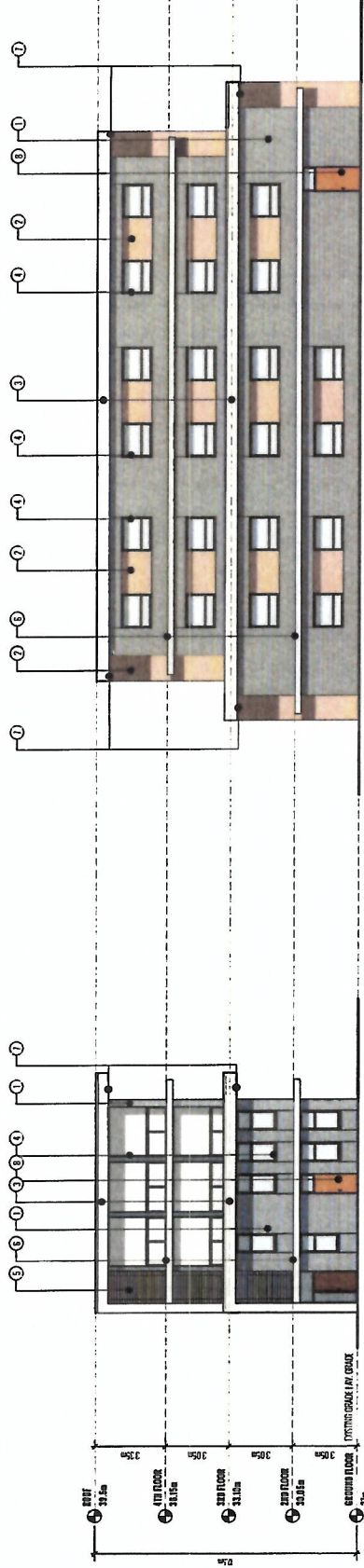


FOURTH FLOOR PLAN



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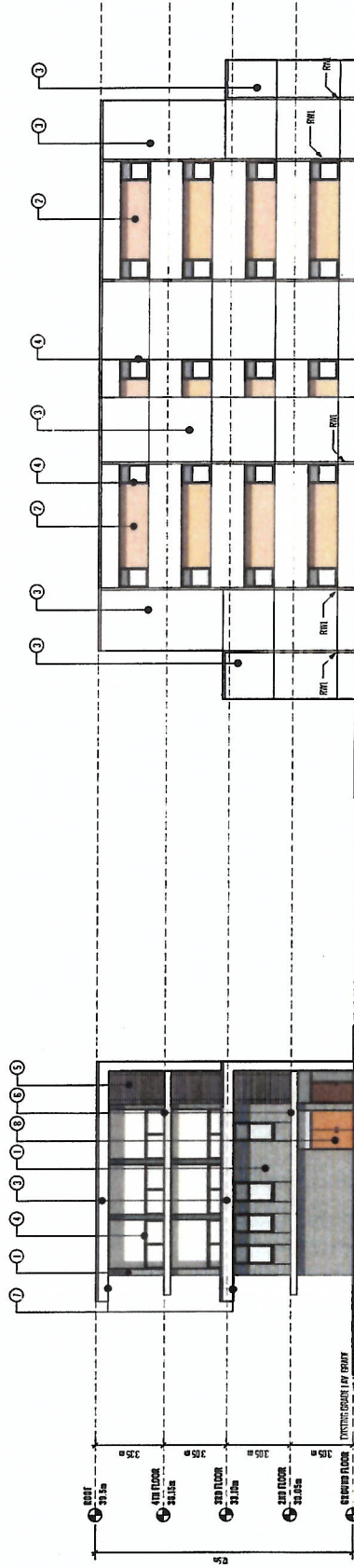


WEST ELEVATION

NORTH ELEVATION

MATERIALS

- 1 Red Bricking Road Cherted
- 2 Wood Siding also finished under T&G, horizontal grain
- 3 Stone Wall South Elevation
- 4 Fluted Glass, Very Flared
- 5 French Doors, Medium Cherted
- 6 Smooth Finish Aluminium White
- 7 All Siding also finished under T&G, horizontal grain
- 8 All Siding also finished under T&G, vertical grain
- 9 All Siding also finished under T&G, vertical grain
- 10 All Siding also finished under T&G, vertical grain



SOUTH ELEVATION

EAST ELEVATION

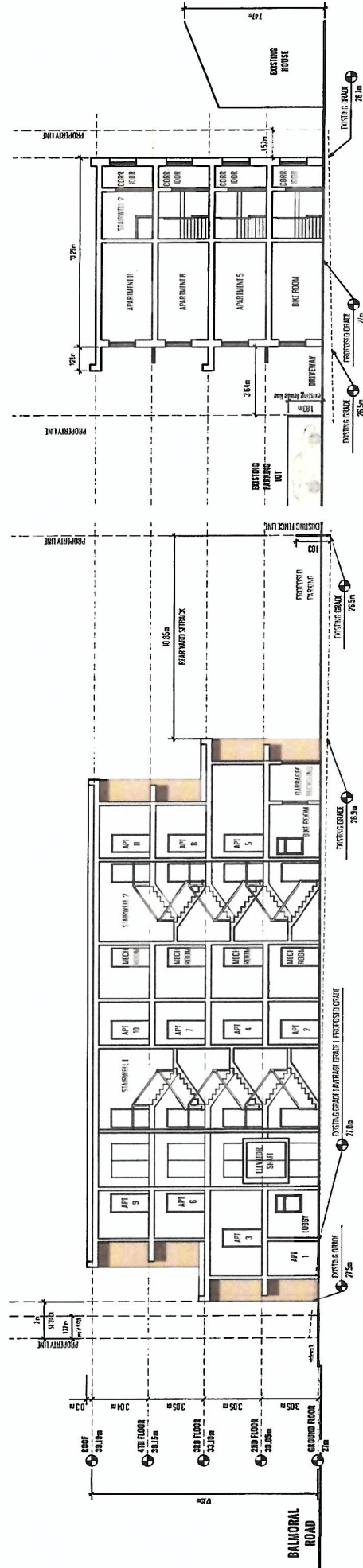


ELEVATIONS 1 APARTMENTS @ 953 BALMORAL | SCHEMATIC DESIGN FOR DEVELOPMENT PERMIT & REZONING APPLICATION | JANUARY 16 2018 | SCALE 1:100

Received
City of Victoria

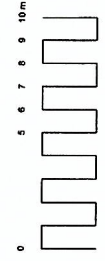
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LONG SECTION

SHORT SECTION



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

COAST
+ BEAM

Received
City of Victoria

JAN 19 2018

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Community Planning Division

938

MASON STREET

944B

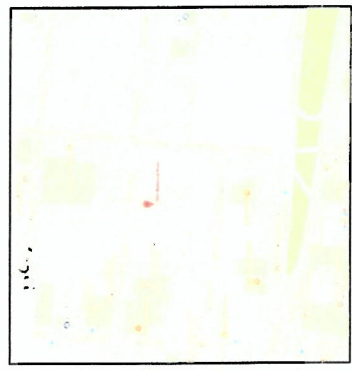
948

950

954

942

KEY PLAN



VANCOUVER STREET

975

959

949

945

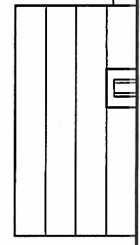
939

937

925

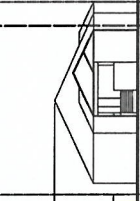
QUADRA STREET

1970'S FOUR STORY APARTMENT BUILDING



7.47

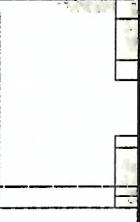
1960'S HOUSE/ADJ'S SHELTER



953 BALMORAL



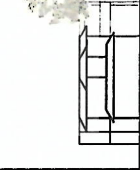
PRIVATE PARKING LOT (OVERLOOK CONNECTED TO BALZOLA TIE STREET)



1950'S PRIVATE HOUSE



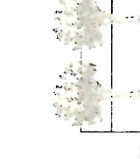
2000'S PRIVATE HOUSE



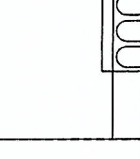
PARKING FOR OPERA CENTRE



PACIFIC OPERA CENTRE



BALZOLA TIE



COAST

+ BEAM

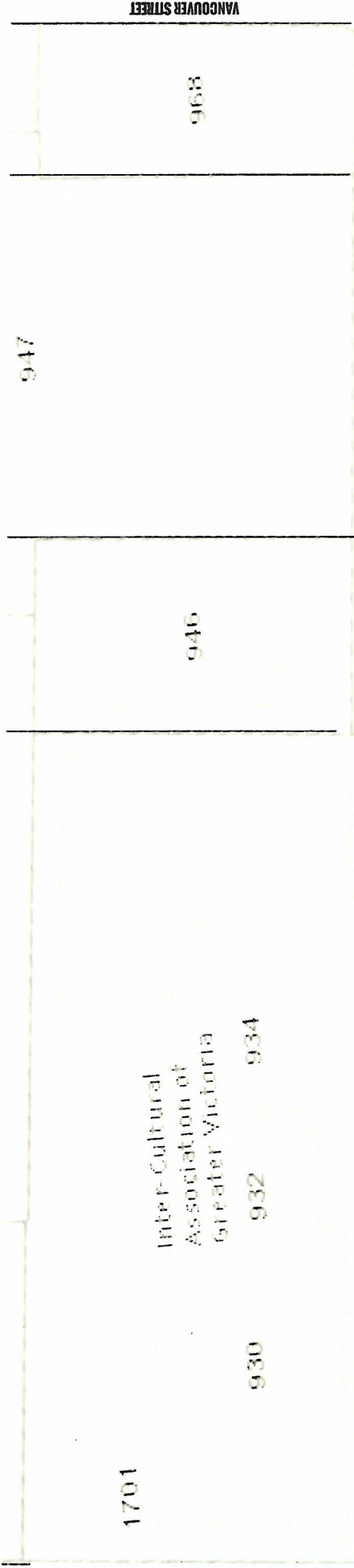
CONTEXT ELEVATION | APARTMENTS @ 953 BALMORAL | SCHEMATIC DESIGN FOR DEVELOPMENT PERMIT & REZONING APPLICATION | JANUARY 08 2018 | SCALE NTS

JAN 19 2018

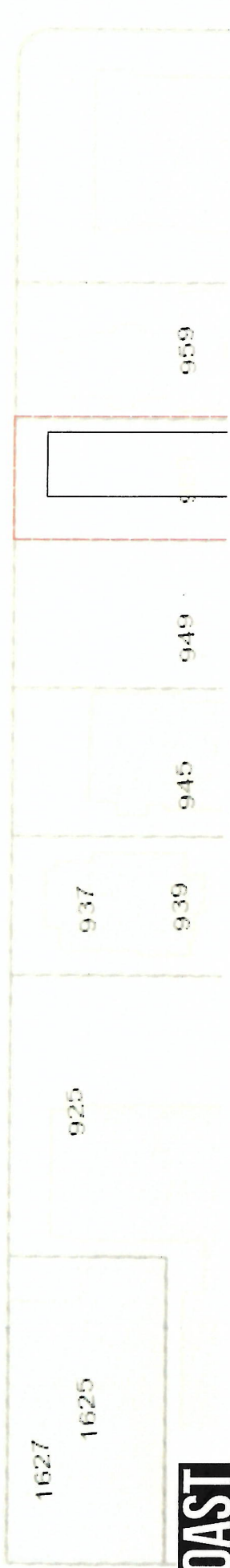
Planning & Development
CANADIAN LIBRARY AND ARCHIVES
Community Planning Division
HUMAN SERVICES

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**

Handscape Concrete	Handscape Concrete	Handscape Concrete	Handscape Concrete
Main Area: 1.374 sq m	Main Area: 1.463 sq m	Main Area: 1.942 sq m	Main Area: 0.775 sq m
Handscape Concrete	Handscape Concrete	Handscape Concrete	Handscape Concrete
Main Area: 3.436 sq m	Main Area: 3.657 sq m		
Handscape Concrete	Handscape Concrete		
Main Area: 1.374 sq m	Main Area: 1.463 sq m		

Handicapped-Play area
Main Area: 2,084 sq m
Boulder Area: 9,854 sq m

Figure 1 shows a schematic diagram of a building layout. The layout is symmetrical, with a central corridor labeled 'CORRIDOR'. On either side of the corridor are rooms numbered 1 through 10. Rooms 1 and 10 are at the top, 2 and 9 are in the middle, and 3 and 8 are at the bottom. The diagram illustrates the spatial arrangement of the building, which is used to study the effects of different room layouts on the performance of a task.

Handicapped-Payers
Main Area: 2,763 sq m
Border Area: 2,501 sq m

Handicapped: Pass only
Main Area: 2 731 sq m
Ramp Area: 2 792 sq m

[illegible]

Handicapped Persons
Main Area: 1,938 sq. m
Ramp Area: 2,631 sq. m

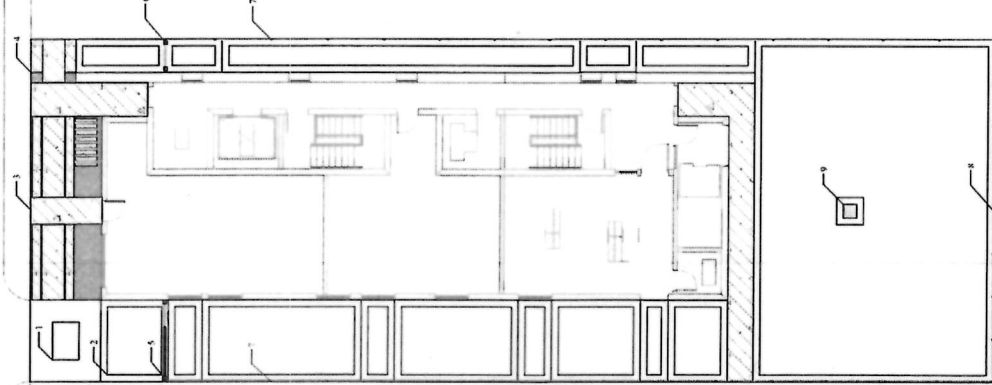
Franklin Park
Main Area: 150,933 sq m

1000

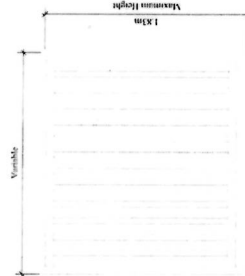
Border Area	Main Area	Total Area
5.19 sq m	5.19 sq m	5.19 sq m
49.73 sq m	49.73 sq m	49.76 sq m
11.05 sq m	726.87 sq m	737.92 sq m

Harvesting Name
Harvesting Amount
Harvesting Period
Harvesting Page

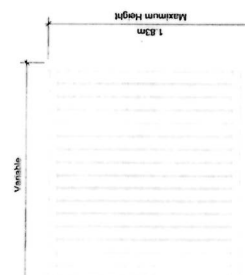
1
Site Plan
Scale: 1:100



2 Fence / Gate - Typical



Privacy Fence Detail



4 Pedestrian Gate



- [illegible]

- | | |
|-----|--|
| 1 | Concrete Specification |
| 2 | Shall be constructed on a load bearing subgrade with a minimum soil capacity of 3000psi. |
| 3 | Concrete shall be 4000PSI, 28 days, with 8% air, unless otherwise specified. |
| 4 | Concrete shall be a minimum of 140mm thickness. |
| 5 | Reinforcement shall be #4 steel mesh with a maximum bar at 600mm grid spacing or better. |
| 6 | Storm Drain 0.6m at 0.5m |
| 7 | Storm Drain 0.6m at 0.5m |
| 8 | Storm Drain 0.6m at 0.5m |
| 9 | Storm Drain 0.6m at 0.5m |
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| 100 | Storm Drain 0.6m at 0.5m |

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Maximum	Value
1.00	1.00
0.99	0.99
0.98	0.98
0.97	0.97
0.96	0.96
0.95	0.95
0.94	0.94
0.93	0.93
0.92	0.92
0.91	0.91
0.90	0.90
0.89	0.89
0.88	0.88
0.87	0.87
0.86	0.86
0.85	0.85
0.84	0.84
0.83	0.83
0.82	0.82
0.81	0.81
0.80	0.80
0.79	0.79
0.78	0.78
0.77	0.77
0.76	0.76
0.75	0.75
0.74	0.74
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0.04	0.04
0.03	0.03
0.02	0.02
0.01	0.01
0.00	0.00

100