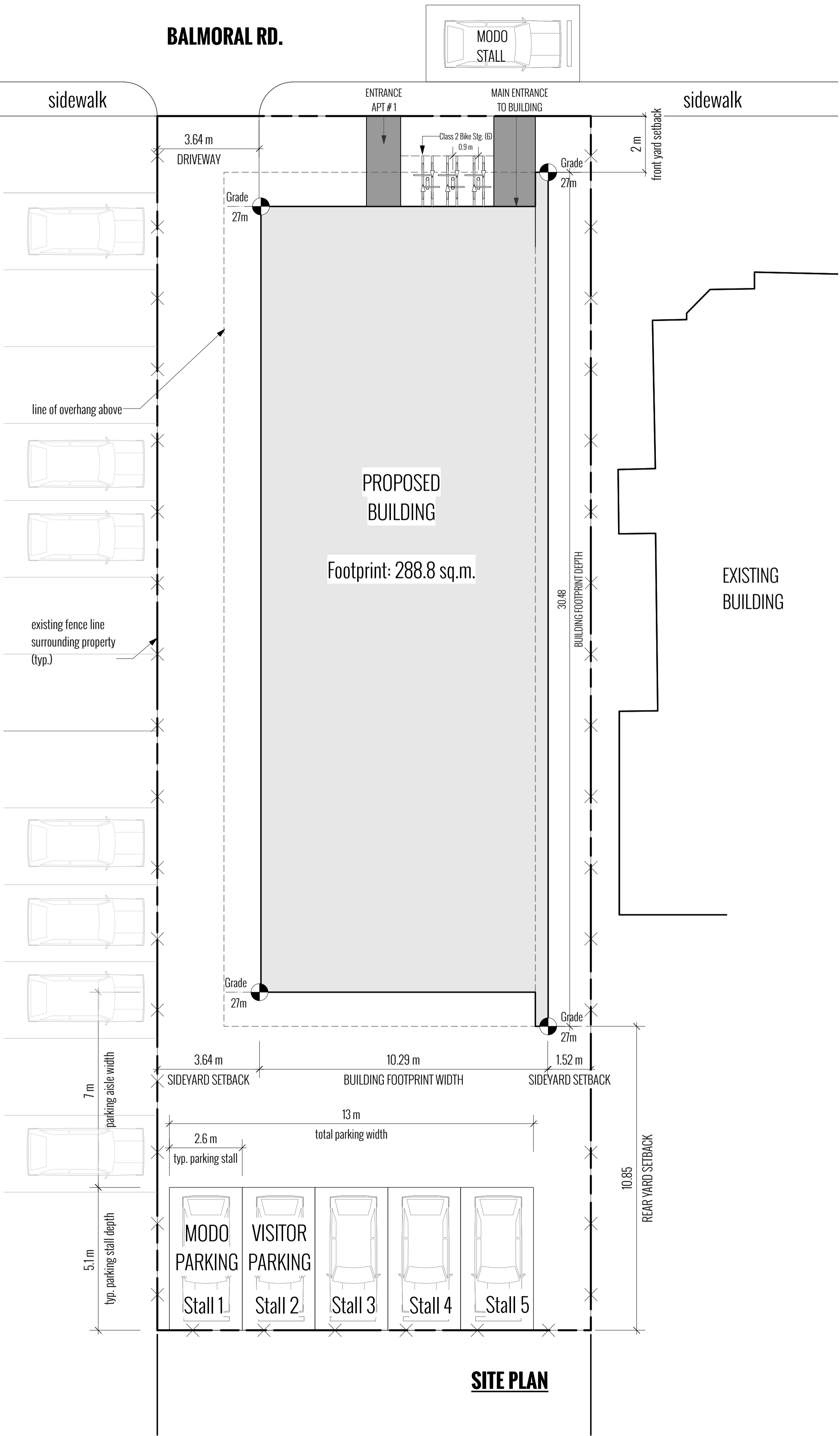
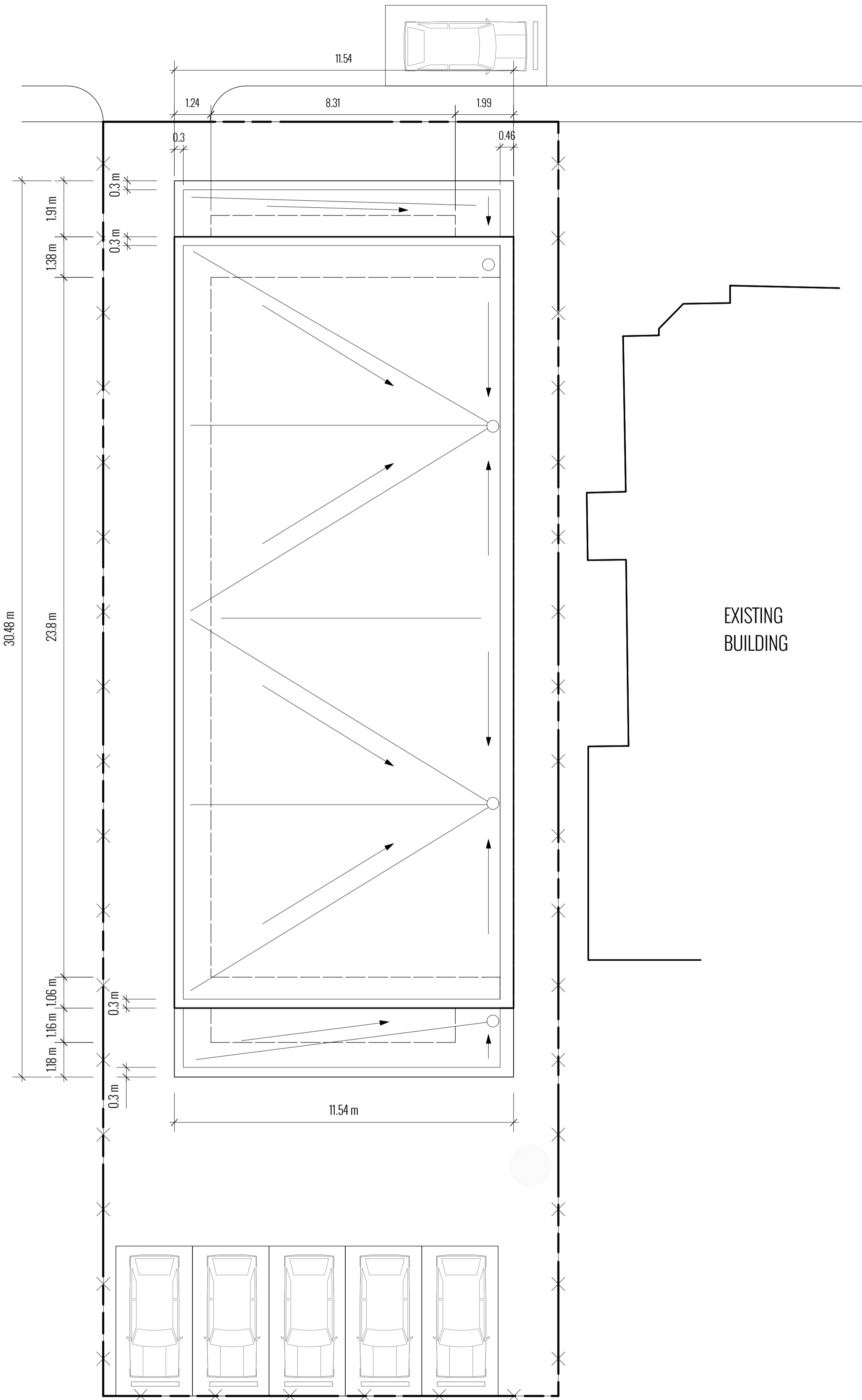


PROJECT INFORMATION TABLE	
Zone (existing)	R-2 (TWO FAMILY DWELLING DISTRICT)
Proposed zone or site specific zone If unsure, state "new zone"	NEW ZONE
Site area (m²)	671.5 m²
Total floor area (m²)	929.5 m²
Commercial floor area (m²)	ZERO
Floor space ratio	929.5 \ 671.5 = 1.38 : 1
Site coverage (%)	288.8 / 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 - 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 (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 propsed grade



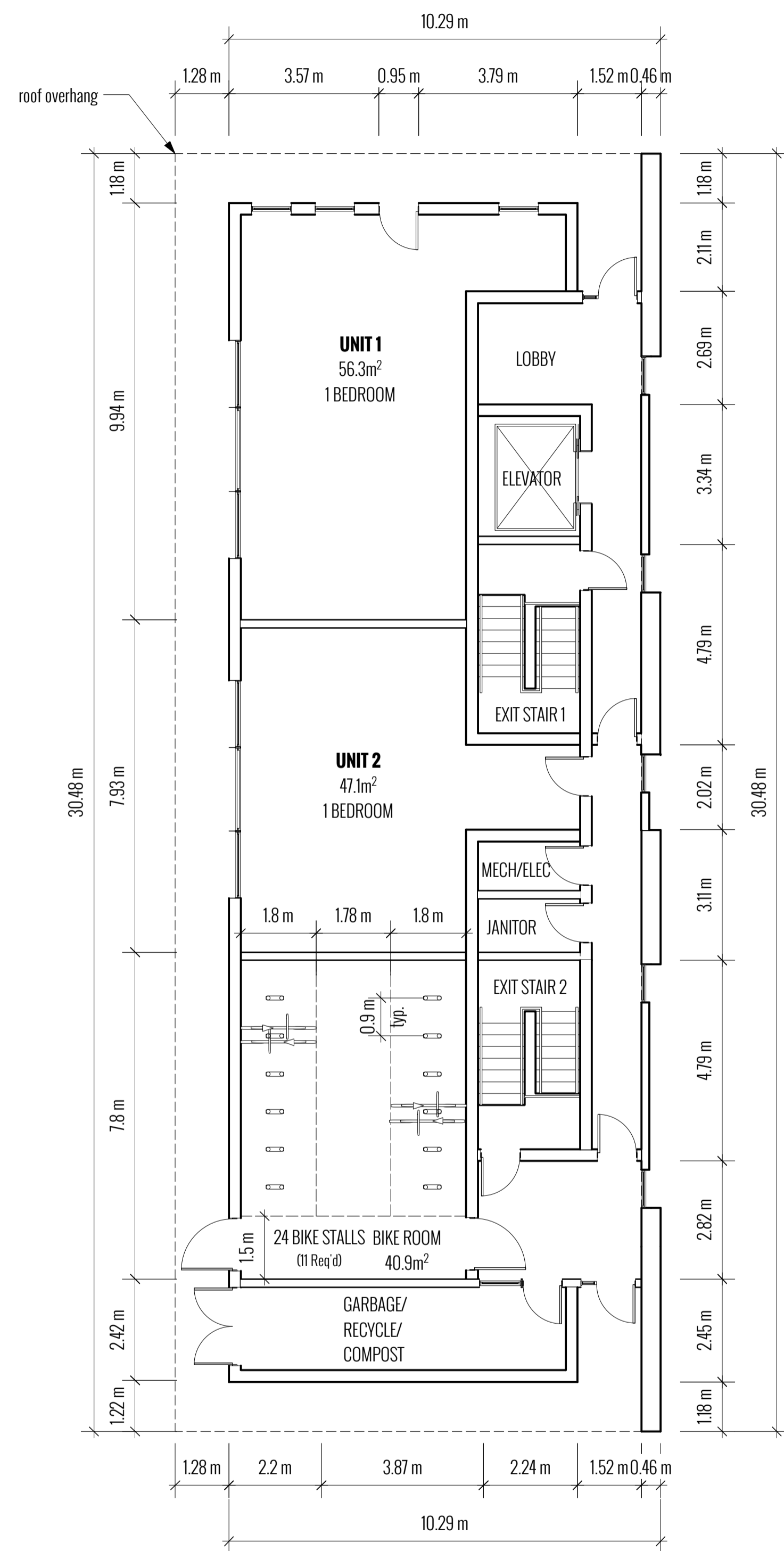
SITE PLAN



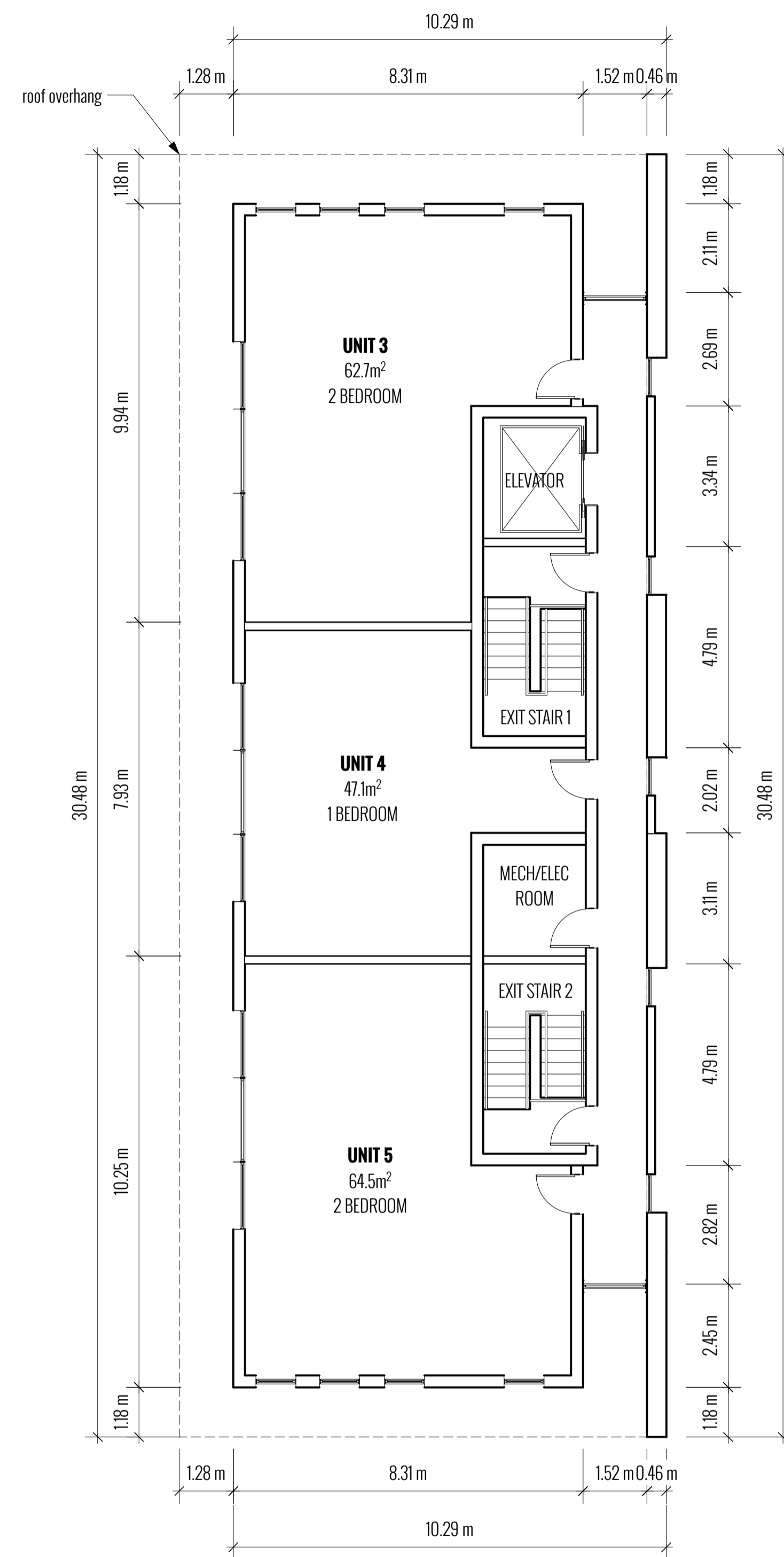
ROOF PLAN

0 5 6 7 8 9 10 m

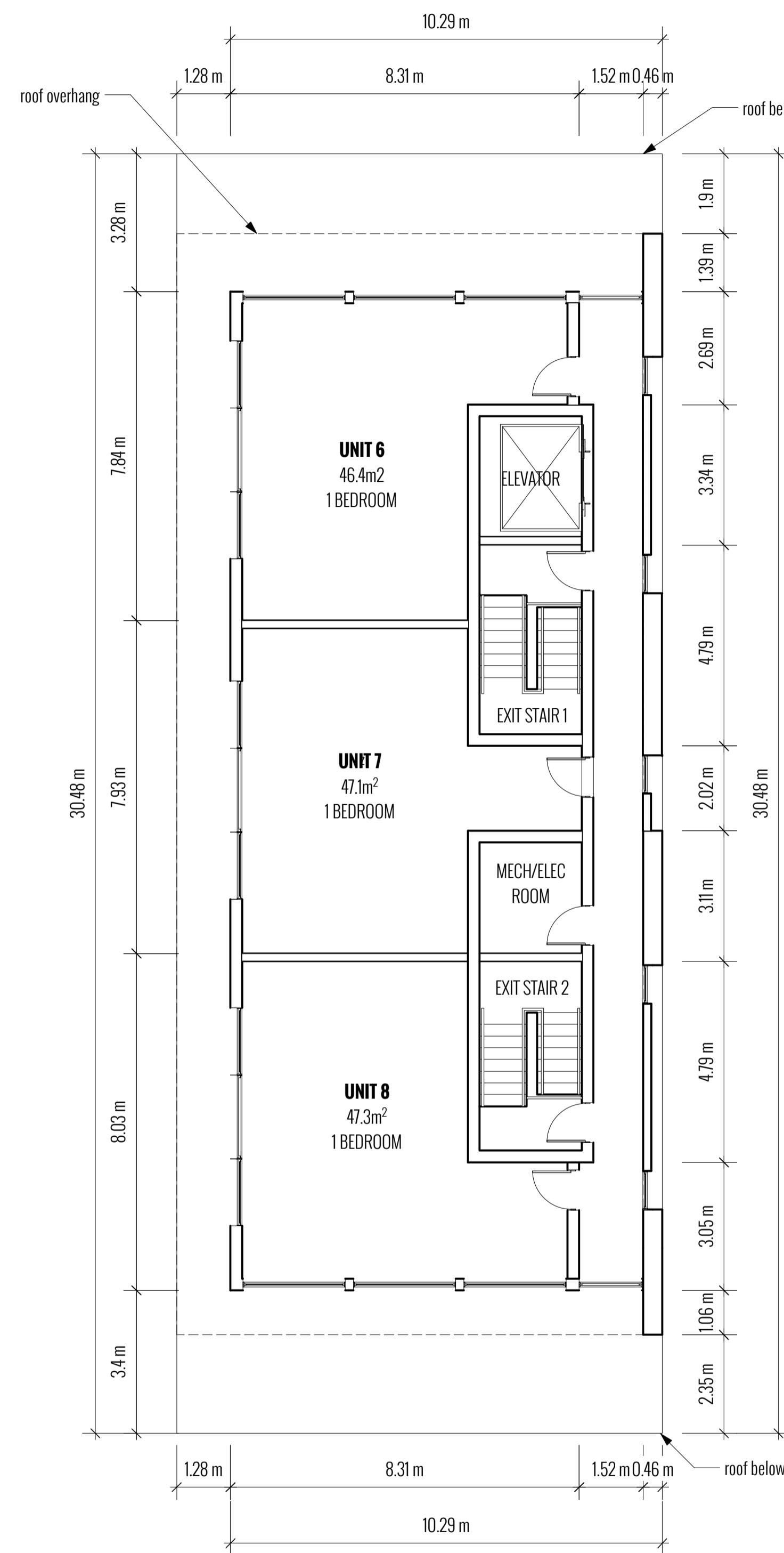
Revisions
Received Date:
May 14, 2019



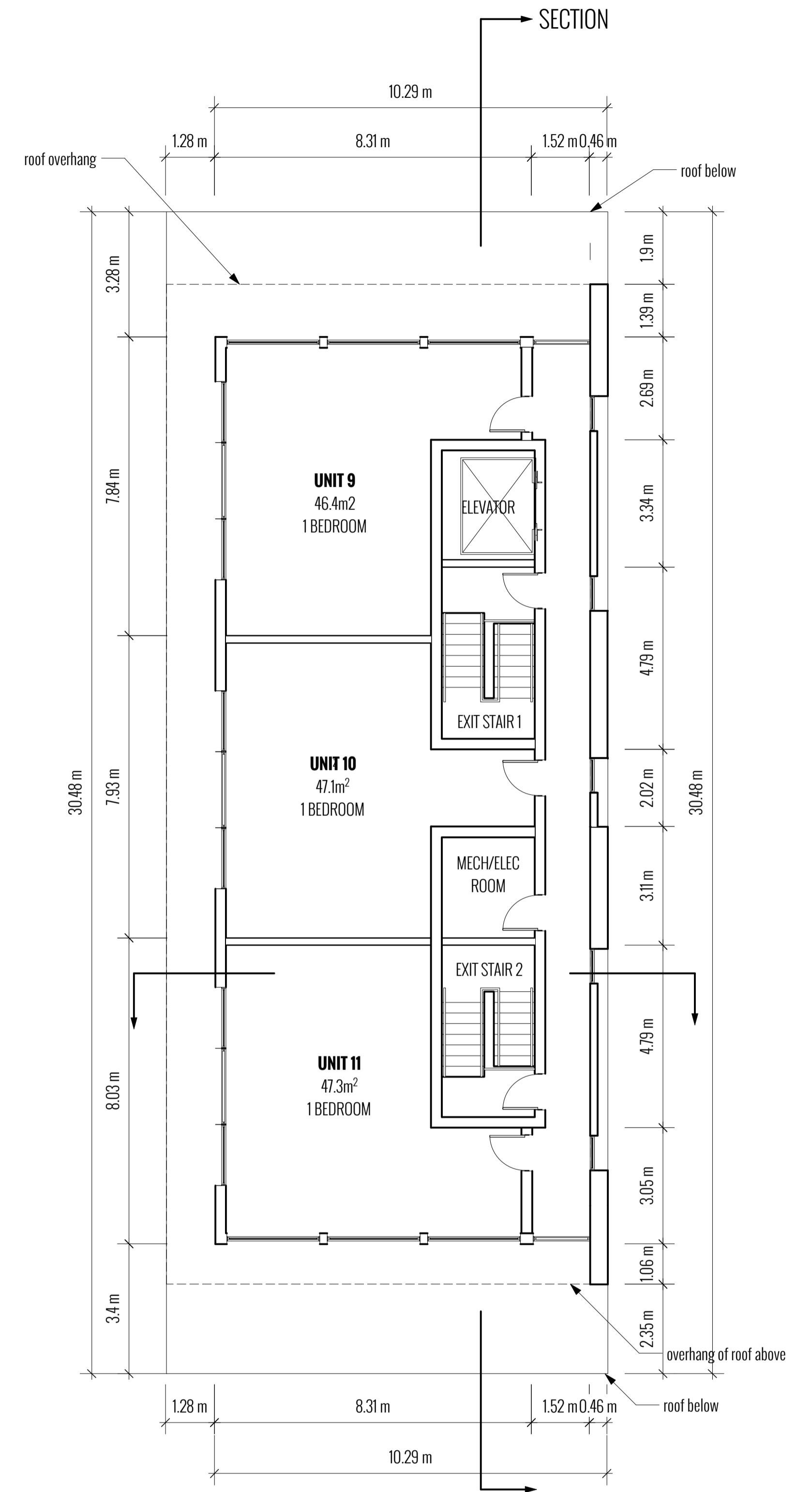
GROUND FLOOR PLAN



SECOND FLOOR PLAN



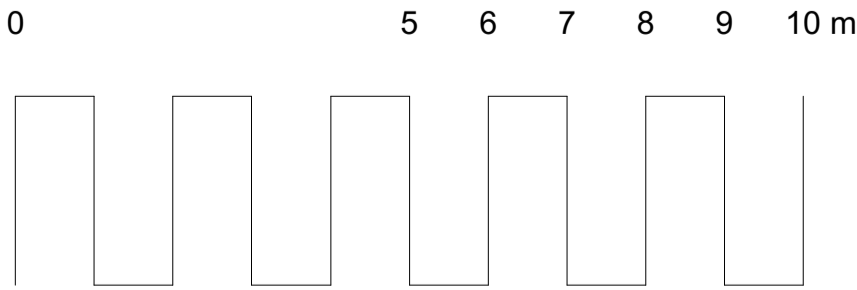
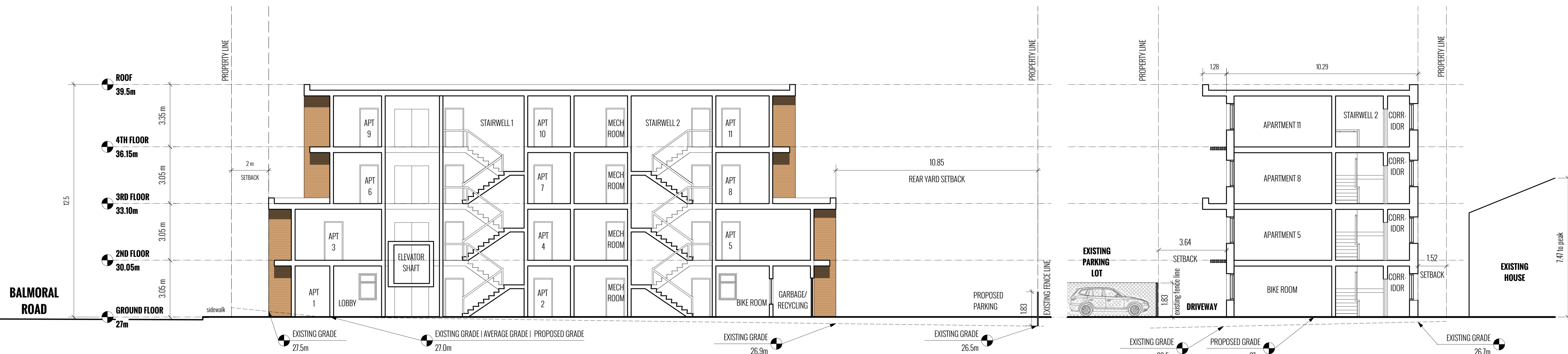
THIRD FLOOR PLAN



FOURTH FLOOR PLAN

LONG SECTION

SHORT SECTION





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

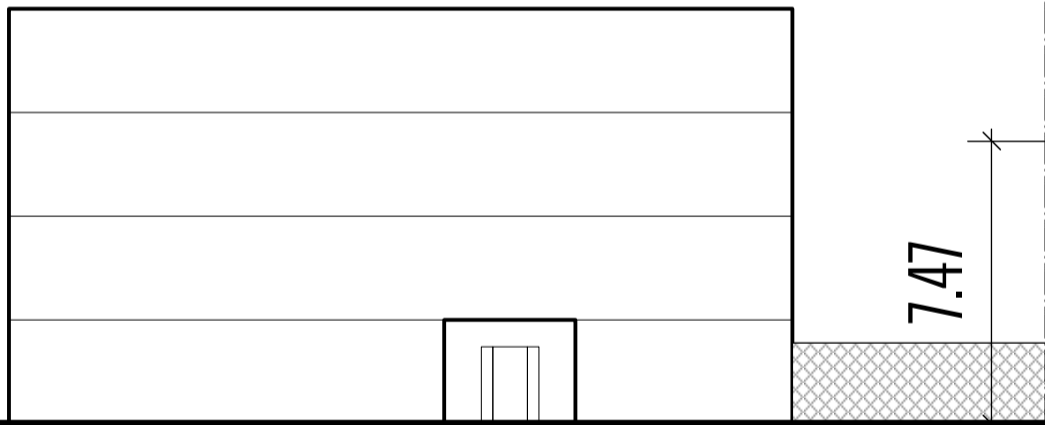
VANCOUVER STREET

QUADRA STREET

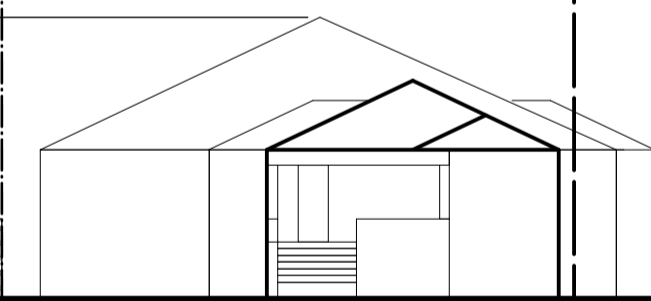


KEY PLAN

1970's FOUR STOREY APARTMENT BUILDING



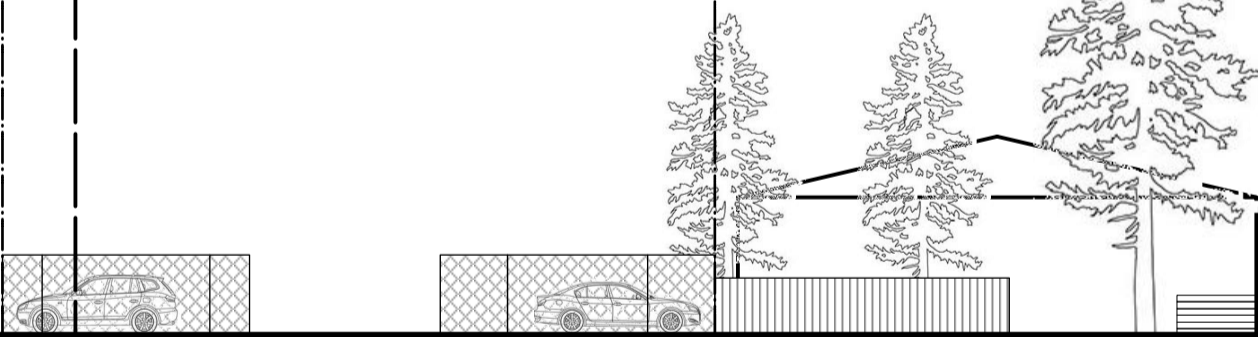
1950'S HOUSE/MEN'S SHELTER



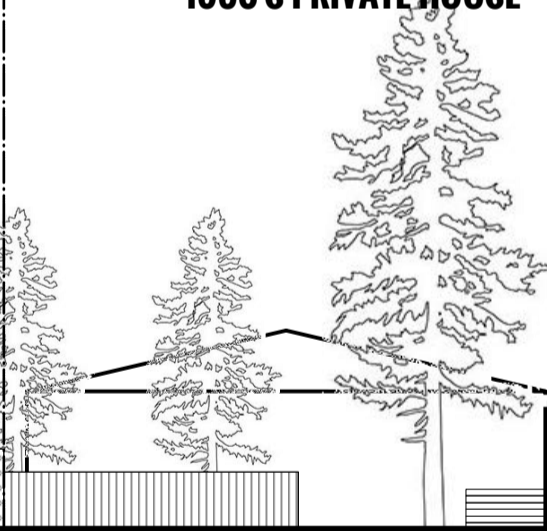
953 BALMORAL



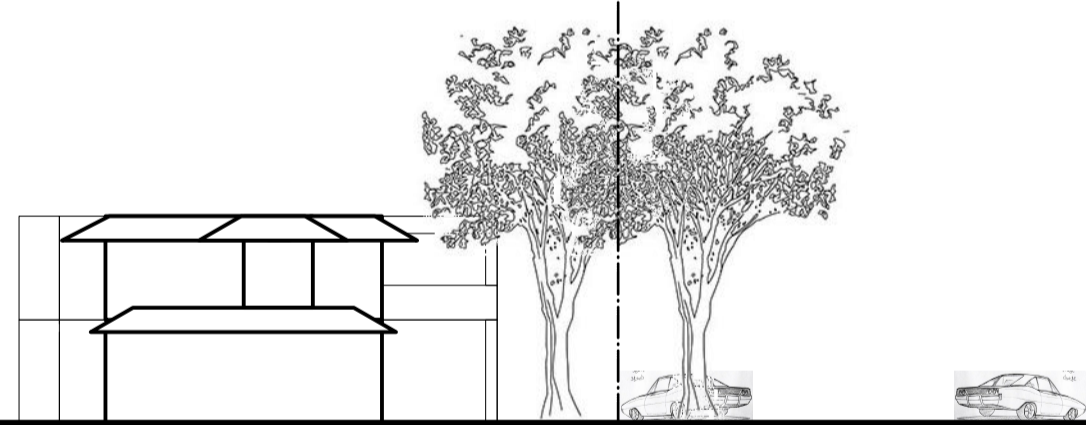
PRIVATE PARKING LOT
(OWNERSHIP CONNECTED TO GAZZOLA TILE STORE)



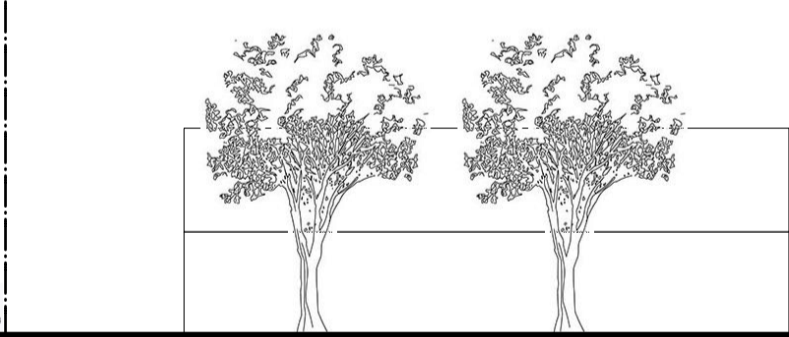
1950'S PRIVATE HOUSE



2000'S PRIVATE HOUSE



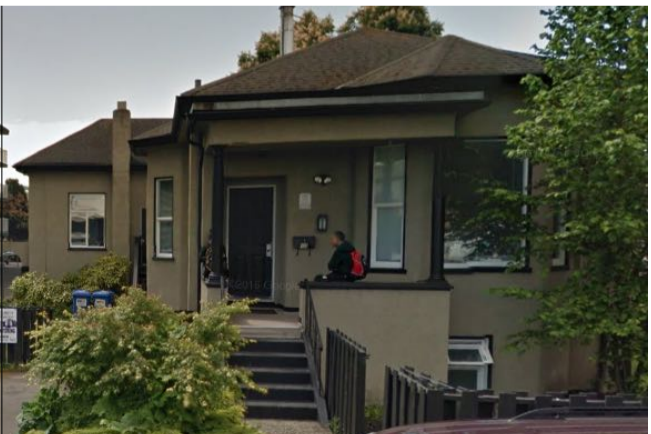
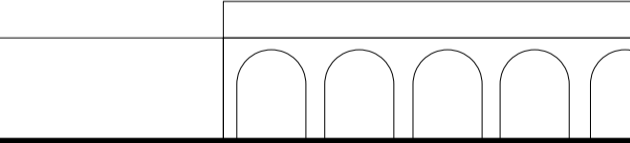
PARKING FOR OPERA CENTRE



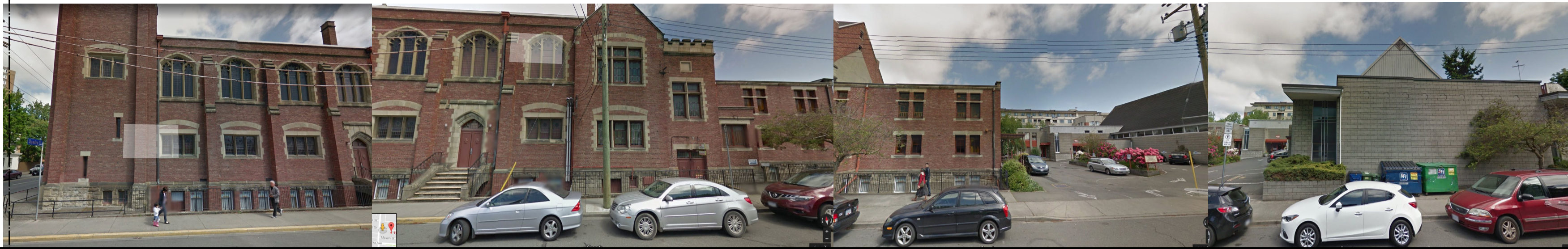
PACIFIC OPERA CENTRE



GAZZOLA TILE



INTER-CULTRUAL ASSOCIATION OF GREATER VICTORIA



PRIVATE APARTMENT BUILDING

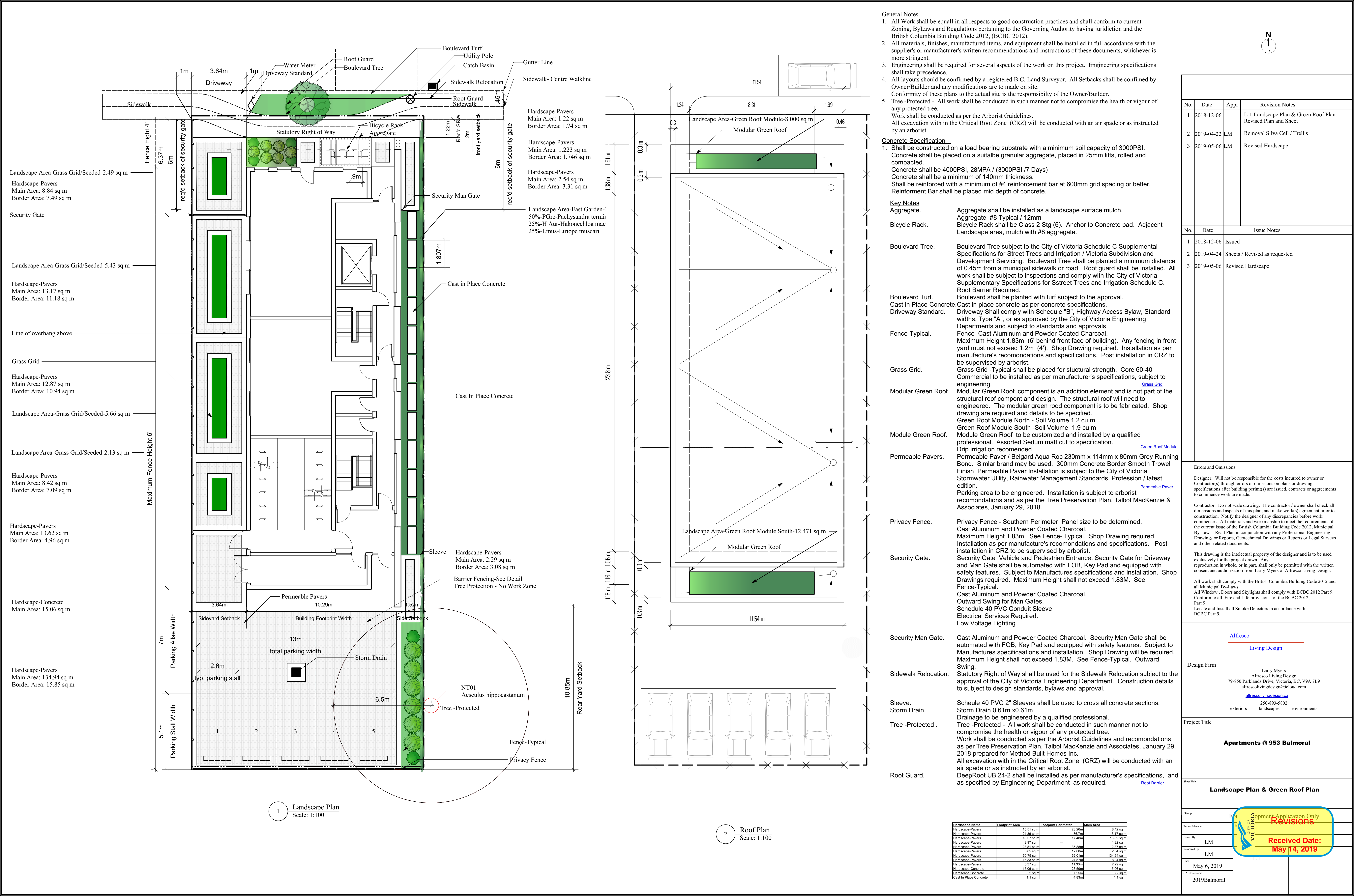


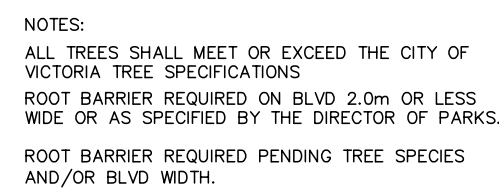
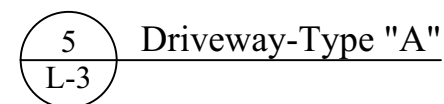
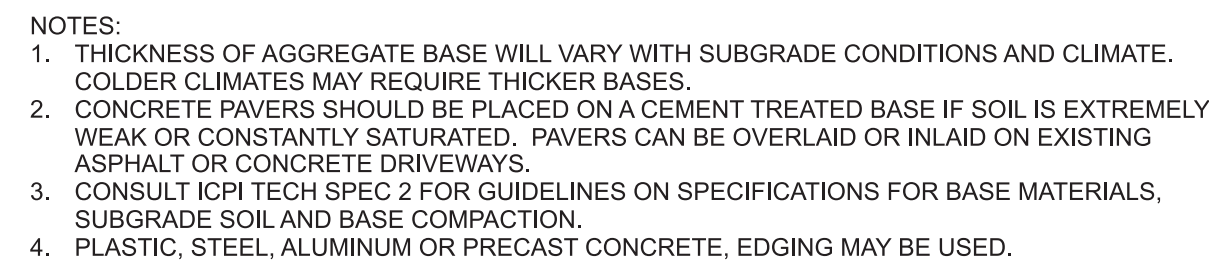
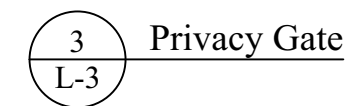
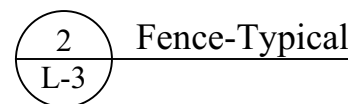
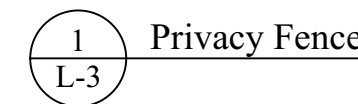
CANADIAN LINEN AND UNIFORM SERVICE



HOLLIS WEALTH SERVICES



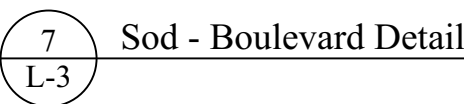
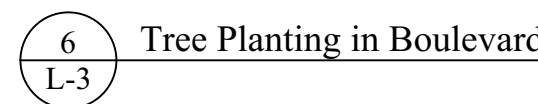





1. APPROVED, COMPACTED GROWING MEDIUM PLACED AS PER MMCD 32 91 21 TABLE 3.
2. FOR CURB, SIDEWALK, ASPHALT, DUCT AND ROAD BASE, REFER TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
3. APPROVED SUBGRADE TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
4. SOD OR SEED, AS SPECIFIED TO MMCD AND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



1. FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING FENCING 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.



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	
<p>Errors and Omissions:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>All work shall comply with the British Columbia Building Code 2012 and all Municipal By-Laws.</p> <p>All Window , Doors and Skylights shall comply with BCBC 2012 Part 9, Locate to all Fire and Life provisions of the BCBC 2012, Part 9.</p> <p>Fit and Install all Smoke Detectors in accordance with BCBC Part 9.</p>			
<p style="text-align: center;">Alfresco</p> <p style="text-align: center;">Living Design</p>			
<p>Design Firm</p> <p style="text-align: right;">Larry Myers Alfresco Living Design 79-850 Parklands Drive, Victoria, BC, V9A 7L9 alfrescolivingdesign.ca alfrescoliving@design.ca 250-893-5802</p> <p style="text-align: right;">exteriors landscapes environments</p>			
<p>Project Title</p> <p style="text-align: center;">Apartments @ 953 Balmoral</p>			
<p>Sheet Title</p> <p style="text-align: center;">Detail</p>			
<div style="text-align: center;">  </div>			
Stamp			
Project Manager			
Drawn By	LM		
Reviewed By	LM		
Date	May 6, 2019	L-3	
CAD File Name	2019Balmoral		