



Block 01

Block 02

Kipling St.

# Le PARC

## FAIRFIELD-KIPLING

### 9 - UNIT TOWN HOME DEVELOPMENT

1400 Fairfield Rd and 349 Kipling St, Victoria, BC

List of DP Revisions	
No.	Comment
1	Existing Tree Schedule
2	Landscaping
3	Bike Parking
4	FSR
5	Elec. Room & Bike Ramp
6	PMT Removed
7	Units 4 & 5
8	Driveway
9	Storey Removed
10	Lot Coverage
11	Open Site Space
12	Grade Calculations
13	Window Wells Removed
14	Unit 7
15	Refuse
16	Unit 8
17	Unit 1
18	Bike Storage
19	South Windows

### List of Architectural Drawings

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A1.2	Context Plan	1:200
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A1.4	Solar Study	(1:120) 1" = 10'-0"
A1.5	Sustainability Strategy	(1:120) 1" = 10'-0"
A1.6	Neighbouring Window Overlay	(1:120) 1" = 10'-0"
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A5.0	Concept Renderings	NTS
A5.1	Concept Renderings	NTS
28	Sheets in Set	

### Team of Consultants

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**Revisions**  
 Bubbled areas indicate revisions compared to the previously submitted plans.  
**Received Date: May 12, 2022**

Issued	Revised & Re-issued for DP
2019-10-21	Revised & Re-issued for DP
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Cover Sheet

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: May 10, 2022

Scale: NTS

Sheet No:

A1.0

SITE PLAN

BART JOHNSON

Lots 13 & 35, Fairfield Farm Estate, Victoria City, Plan 884

ADDRESS : 1400 Fairfield/ 351 Kipling

PROJECT SURVEYOR : PJW

DRAWN BY : BAR DATE : OCT 2/18

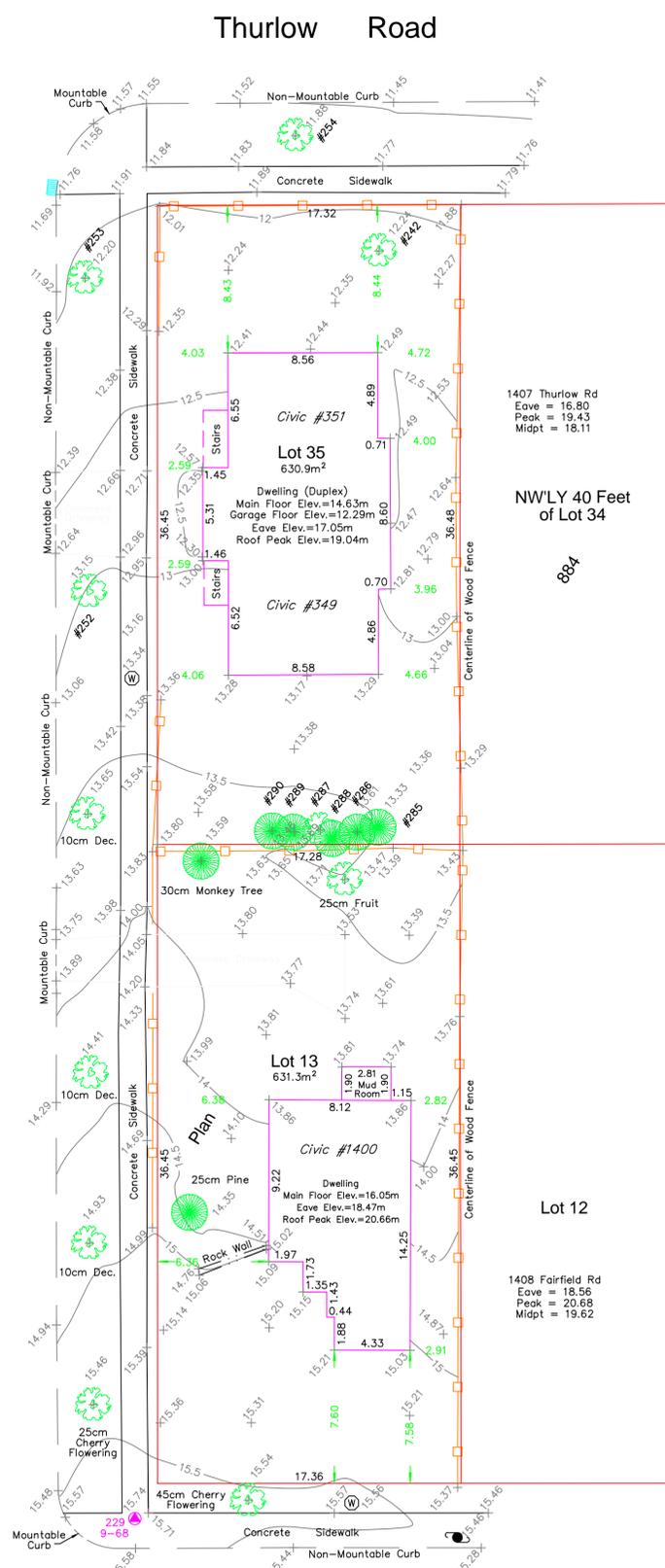
OUR FILE : 31517 REVISION :



4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7  
 TEL: 250-727-2214 FAX: 250-727-3395  
 E-MAIL: info@jeanderson.com  
 VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER



Kipling Street



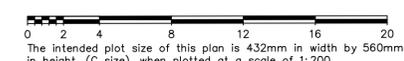
LEGEND

- ▲ --- Denotes Control Monument Found
- Denotes Traverse Station Placed
- Denotes Catch Basin
- Denotes Coniferous Tree
- Denotes Deciduous Tree
- Denotes Typical Spot Elevation
- Denotes Utility Pole
- Denotes Water Service

Table of Tree Descriptions

Tag #	Species	Diameter
#242	Deciduous	60cm
#252	Deciduous	45cm
#253	Deciduous	50cm
#254	Deciduous	30cm
#285	Cedar	40cm
#286	Cedar	40cm
#287	Deciduous	30cm (Twin)
#288	Cedar	30cm (Twin)
#289	Cedar	30cm
#290	Cedar	45cm (Twin)
No tag	Monkey	30cm
No tag	Fruit	25cm
No tag	Deciduous	10cm
No tag	Deciduous	10cm
No tag	Cherry	25cm
No tag	Cherry	45cm
No tag	Pine	25cm

Legal boundaries are derived from field survey  
 Distances and elevations are in metres.  
 Elevations are geodetic based on control monument 9-68.  
 Elevations are at grade unless noted otherwise.  
 Building dimensions and offsets to property lines are shown to exterior of building walls.



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This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.  
 J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.  
 Subject to charges, legal notations, and interests shown on: Title No. E159777 (P.I.D. 008-292-345) Lot 13  
 Title No. CA6094211 (P.I.D. 005-209-510) Lot 35  
 V:\\_Projects\31517\08\02\Microsurvey\31517.dwg

**SBASTI GARON**  
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Survey Plan

Project Name:  
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Legal:  
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 Drawn By: SG/TD  
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Context Plan

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

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Project No: 19.015

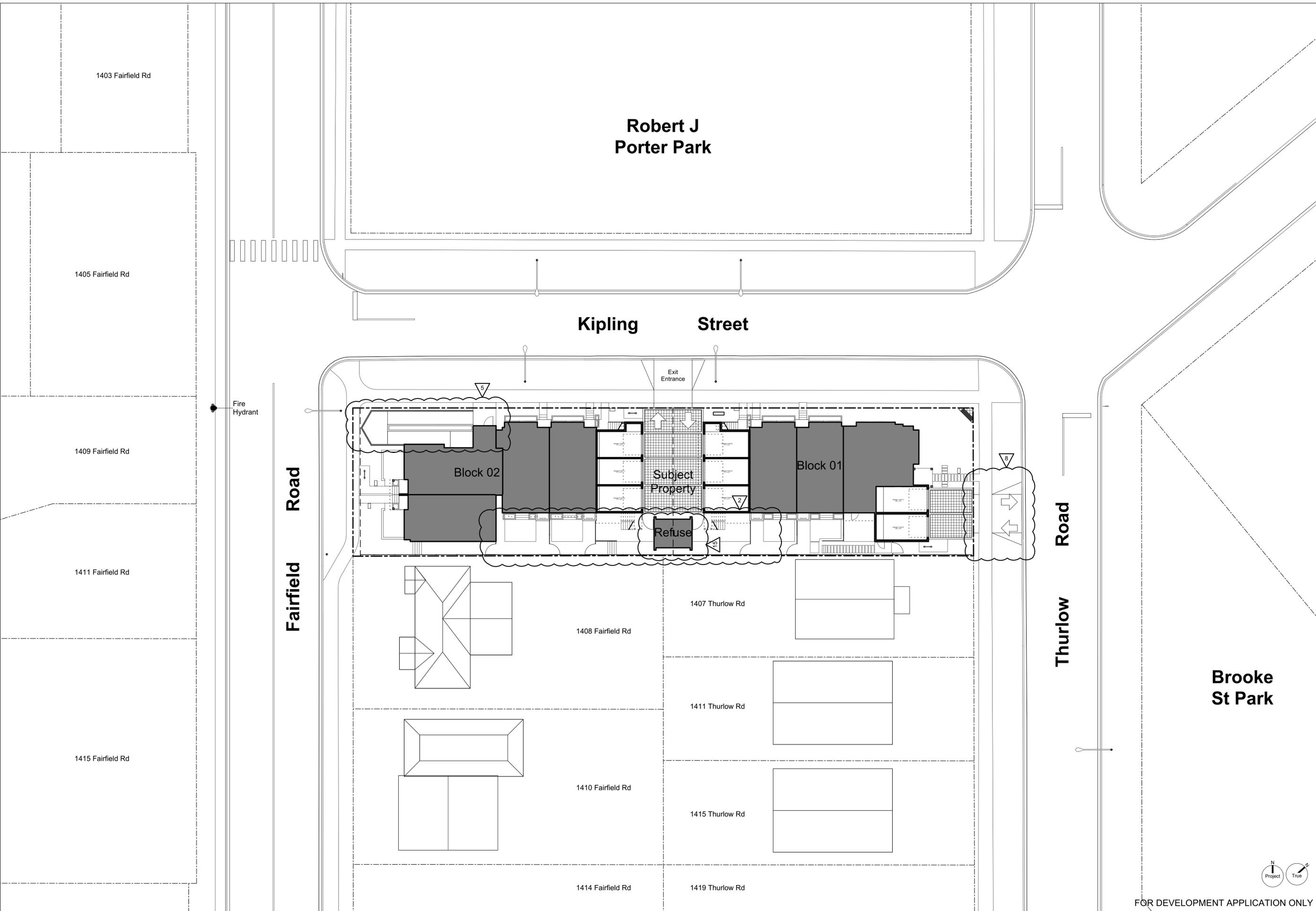
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Plot Date: May 10, 2022

Scale: 1:200

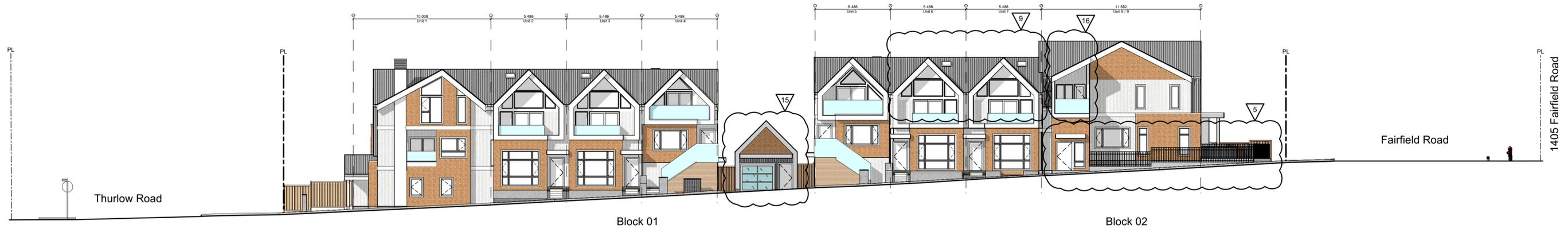
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A1.2



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Brooke St. Park



**1 Streetscape Kipling Street**  
Scale: 1:150



**2 Streetscape Fairfield Road**  
Scale: 1:150



**3 Streetscape Thurlow Road**  
Scale: 1:150

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Context Streetscape

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**Fairfield-Kipling Development**

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Project No: SG/TD

Drawn By: May 10, 2022

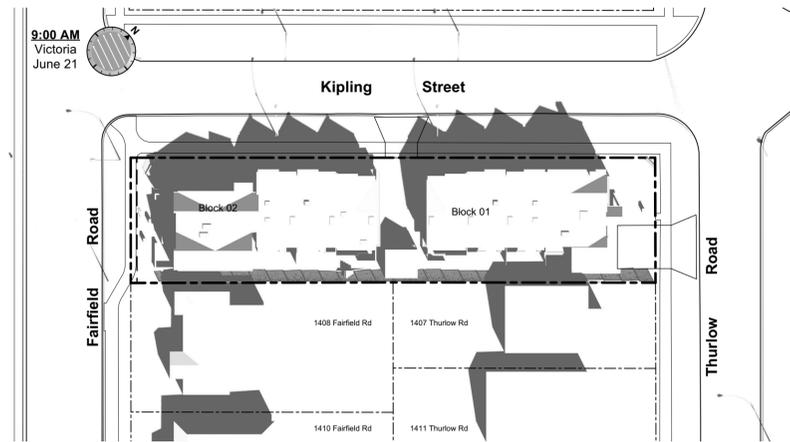
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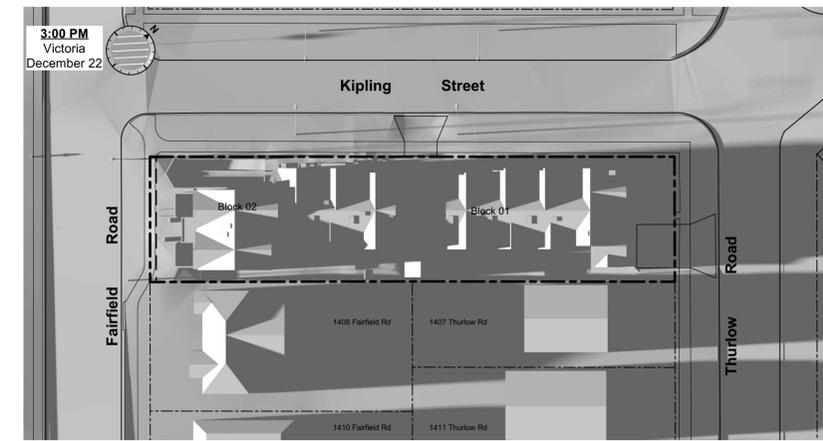
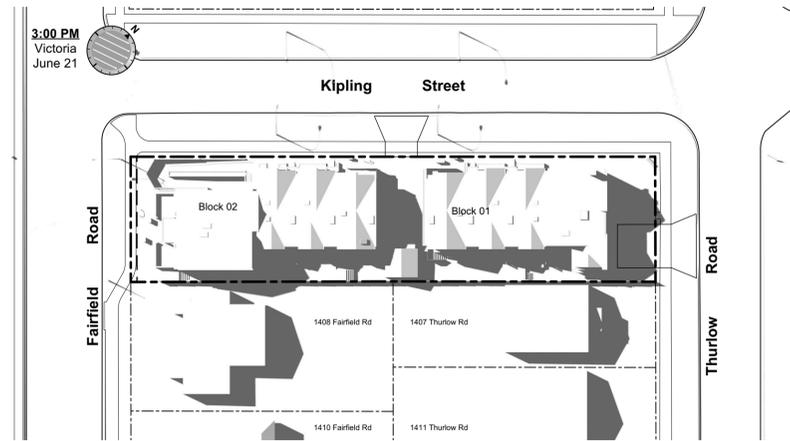
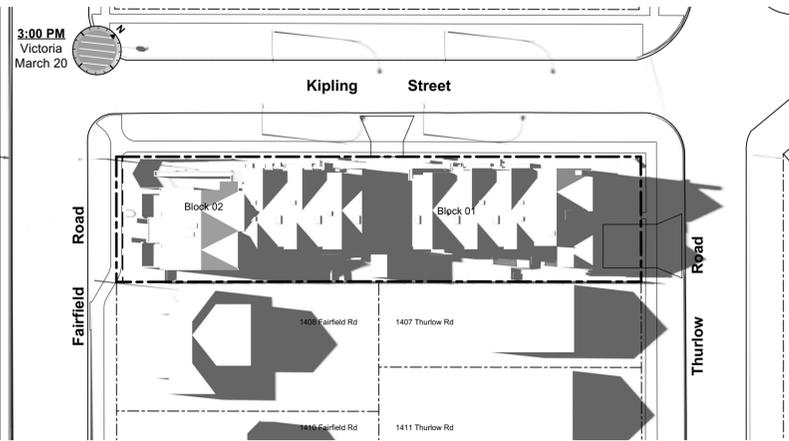
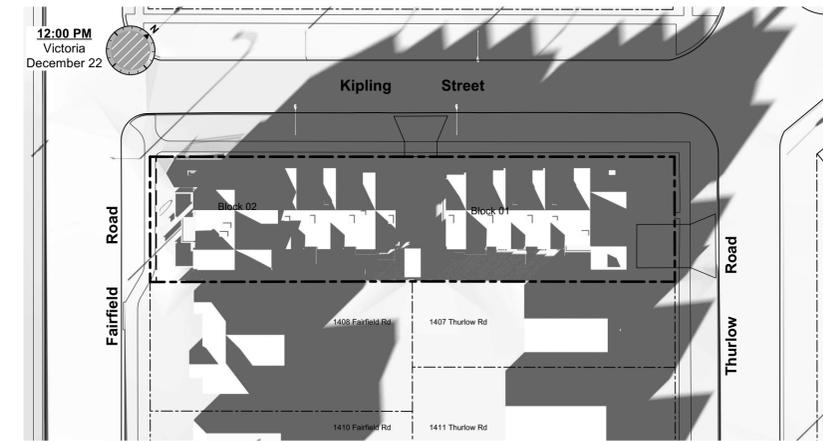
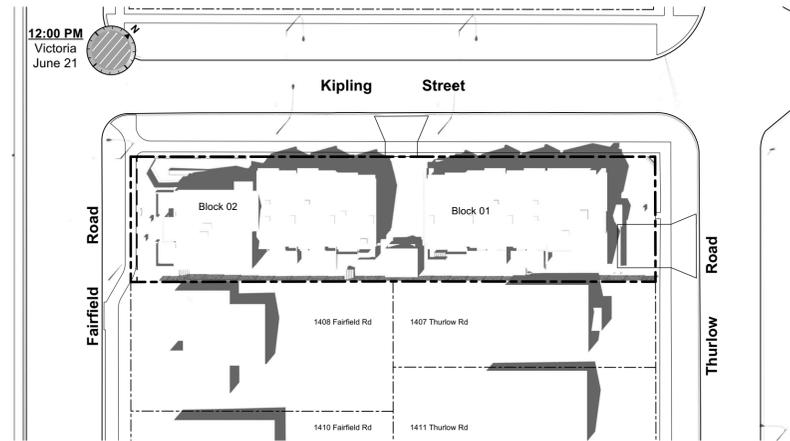
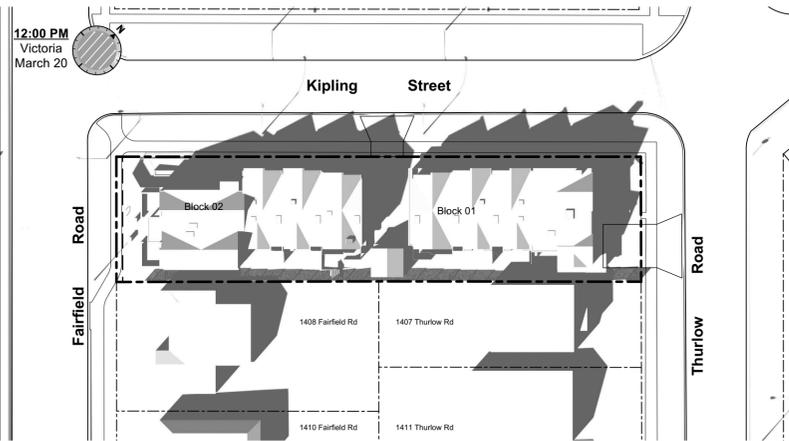
March Equinox



June Solstice



December Solstice



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Solar Study

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: May 10, 2022

Scale: (1:120) 1" = 10'-0"

Sheet No:



1

4

2

6

7

8

5

3



**Legend**

- | No. | Description  |
|-----|--|
| 1   | Ready for solar panels (rough-in)                  |
| 2   | Ready for electric car charging outlets (rough-in) |
| 3   | Water efficient landscaping                        |
| 4   | Enhanced Bike Parking                              |
| 5   | Enhanced natural light                             |
| 6   | Energy efficient light fixtures                    |
| 7   | Water efficient plumbing fixtures                  |
| 8   | Low-VOC interior finishes                          |

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**Sustainability Strategy**

Project Name:

**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: May 10, 2022

Scale: (1:120) 1" = 10'-0"

Sheet No:

**A1.5**

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Neighbouring Window Overlay

Project Name:

Fairfield-Kipling Development

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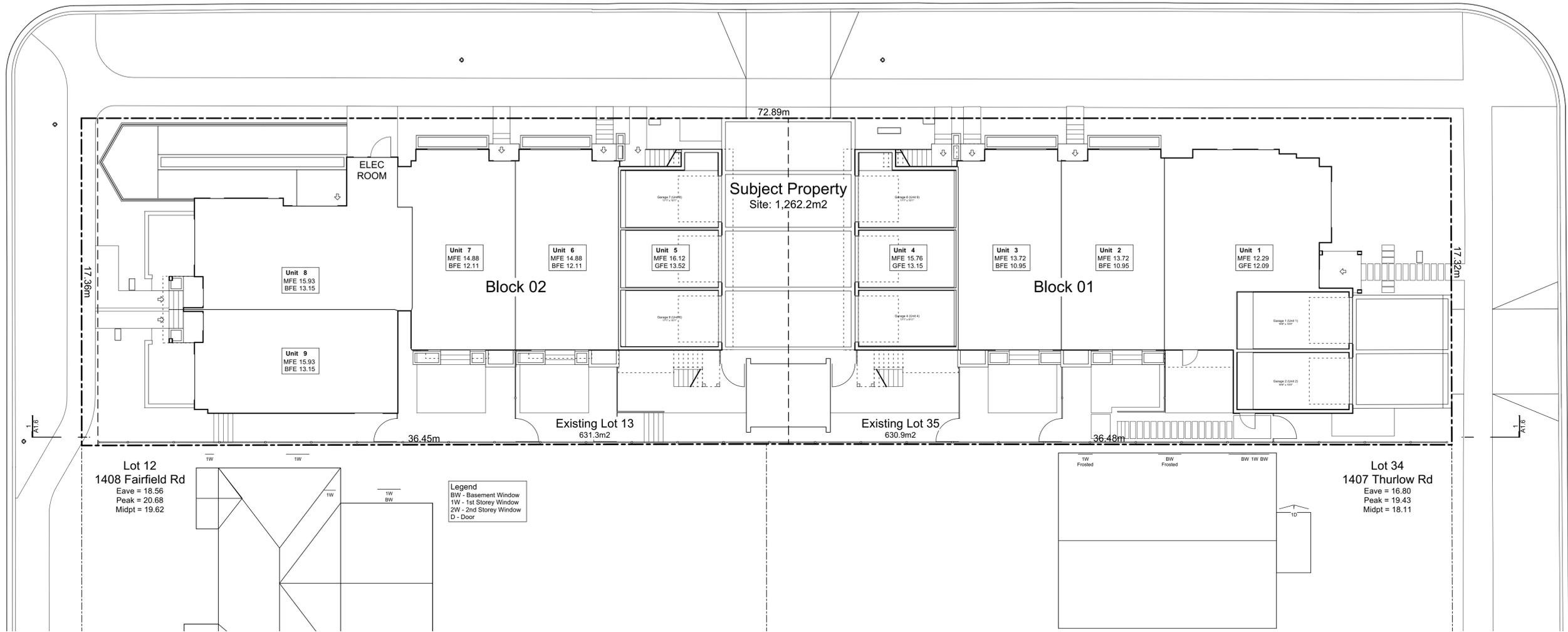
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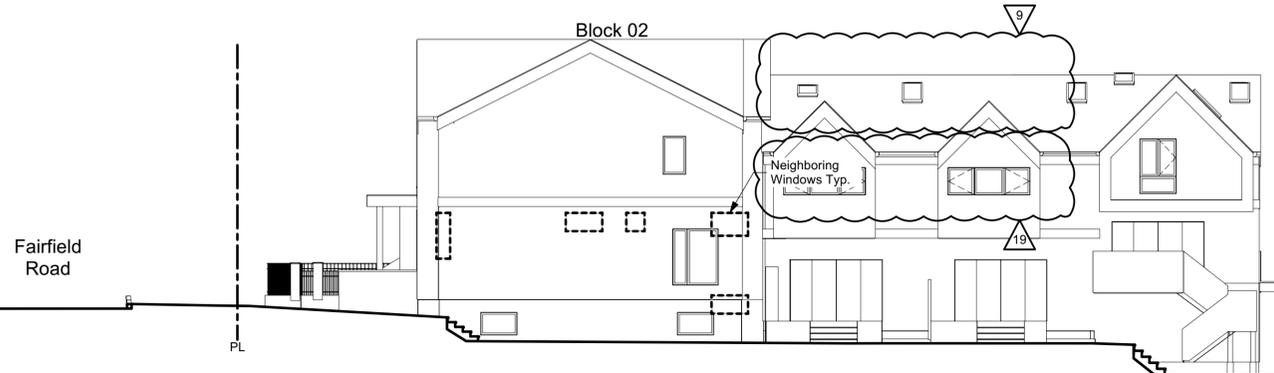
Kipling Street

Fairfield Road

Thurlow Road

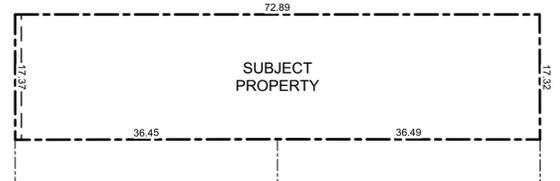


Note:  
Diagrams as shown are for illustrative purposes only.  
Window locations are approximate and have not been surveyed.



1 Window Elevation  
Scale: 1:120

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1 Proposed Consolidated Lot  
Scale: 1:500

**Existing Tree Schedule**

See Arborist Report Prepared by Talbot Mackenzie & Associates:

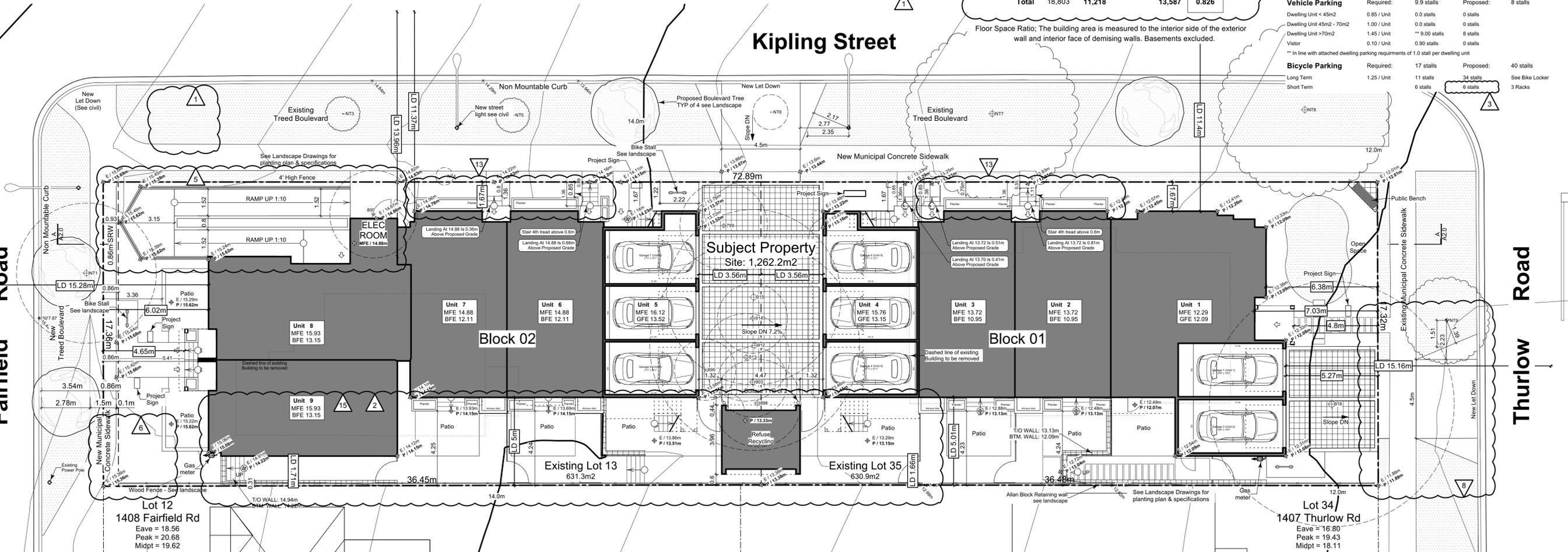
Tag	Name	Action	DBH (cm)	Spread (m)
695	Apple	Remove	4.0	3.5
799	Monkey Puzzle	Remove	31.0	5.0
800	Blue Spruce	Remove	25.0	5.0
898	Western Red Cedar	Remove	42.0	5.0
903	Western Red Cedar	Remove	42.0	4.0
912	Big Leaf Maple	Remove	46.0	12.0
913	Western Red Cedar	Remove	37.0	5.0
914	Western Red Cedar	Remove	33.0	4.0
915	Western Red Cedar	Remove	51.0	10.0
916	Ash	Remove	55.0	14.0
NT1	Japanese Cherry	Remove	48.0	8.0
NT3	Ginkgo	Retain	7.0	2.0
NT4	Ash	Remove	3.0	1.0
NT5	Red Maple	Retain	8.0	2.0
NT6	Scarlet Oak	Remove	4.0	2.0
NT7	Red Maple	Retain	47.0	10.0
NT8	Red Maple	Retain	49.0	10.0
NT9	Japanese Cherry	Retain	30.0	5.0
NT2	Cherry Plum	Removed by City	28.0	3.0

**Project Data**

	GFA Area (SF)	Zoning Area (SF)	Habitable Half Storey	Site Area (SF)	FAR	Bedrms
<b>Block 01 (Unit 1-4)</b>						
Thurlow Cluster	8,598	5,460		6,791	0.804	11
Basement	1,239	0				
Main Floor	3,270	2,016				
Second Floor	2,615	2,476				
Half Storey	1,473	968				48.0% = (Half Storey / Main Floor)
Garage	679	0				
<b>Block 02 (Unit 5-9)</b>						
Fairfield Cluster	10,063	5,758		6,796	0.847	15
Basement	2,541	0				
Main Floor	3,370	2,490				
Second Floor	2,950	2,822				
Half Storey	518	446				17.9% = (Half Storey / Main Floor)
Garage	685	0				
Refuse	143	0				
Electrical Room	74	0				
<b>Total</b>	<b>18,803</b>	<b>11,218</b>		<b>13,587</b>	<b>0.826</b>	

**Zoning Reconciliation**

Lot Description	Property 1	Property 2	Total
Civic Address:	1400 Fairfield Rd.	349 Kipling St.	
Legal Address:	Lot 13 Plan 884 Section F10 Victoria R1-B	Lot 35 Fairfield Farm Estate Victoria VIP884 R1-B	
Existing Zoning:	R1-B	R1-B	
Site Area:	631.3 M <sup>2</sup>	630.9 M <sup>2</sup>	Total: 1262.3 M <sup>2</sup>
FSR:			Proposed: 0.826
Site Open Space:			39.3% 495.23 M <sup>2</sup>
Lot Coverage:			49.9% 628.07 M <sup>2</sup>
Setbacks:			Proposed: 1.67m 5.48 FT
Building Height:			Proposed: 8.27m 2.5 Stories
Vehicle Parking:			Proposed: 8 stalls
Bicycle Parking:			Proposed: 40 stalls



2 Site Plan  
Scale: 1:120



A Site Section A  
Scale: 1:120

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Floor Area Calculations Unit 1			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	No Basement as per zoning definition		
Main Floor	1,243 sq ft / 115.5 m2	797 sq ft / 74.0 m2	
Second Floor	873 sq ft / 81.1 m2	813 sq ft / 75.5 m2	
Half Storey	955 sq ft / 88.8 m2	555 sq ft / 51.6 m2	
<b>Totals:</b>	<b>3,072 sq ft / 285.4 m2</b>	<b>2,164 sq ft / 201.1 m2</b>	<b>3</b>
Garage	168 sq ft / 15.7 m2		

Floor Area Calculations Unit 2			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	622 sq ft / 57.8 m2	0 sq ft / 0.0 m2	
Main Floor	617 sq ft / 57.3 m2	625 sq ft / 58.0 m2	
Second Floor	589 sq ft / 54.8 m2	568 sq ft / 52.8 m2	
Half Storey			
<b>Totals:</b>	<b>1,828 sq ft / 169.9 m2</b>	<b>1,193 sq ft / 110.8 m2</b>	<b>3</b>
Garage	168 sq ft / 15.7 m2		

Floor Area Calculations Unit 3			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	617 sq ft / 57.3 m2	0 sq ft / 0.0 m2	
Main Floor	616 sq ft / 57.3 m2	595 sq ft / 55.2 m2	
Second Floor	589 sq ft / 54.8 m2	568 sq ft / 52.8 m2	
Half Storey			
<b>Totals:</b>	<b>1,823 sq ft / 169.3 m2</b>	<b>1,163 sq ft / 108.1 m2</b>	<b>3</b>
Garage	172 sq ft / 16.0 m2		

Floor Area Calculations Unit 4			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	No Basement as per zoning definition		
Main Floor	794 sq ft / 73.8 m2	0 sq ft / 0.0 m2	
Second Floor	563 sq ft / 52.3 m2	527 sq ft / 48.9 m2	
Half Storey	518 sq ft / 48.1 m2	413 sq ft / 38.4 m2	
<b>Totals:</b>	<b>1,875 sq ft / 174.2 m2</b>	<b>940 sq ft / 87.3 m2</b>	<b>2</b>
Garage	170 sq ft / 15.8 m2		

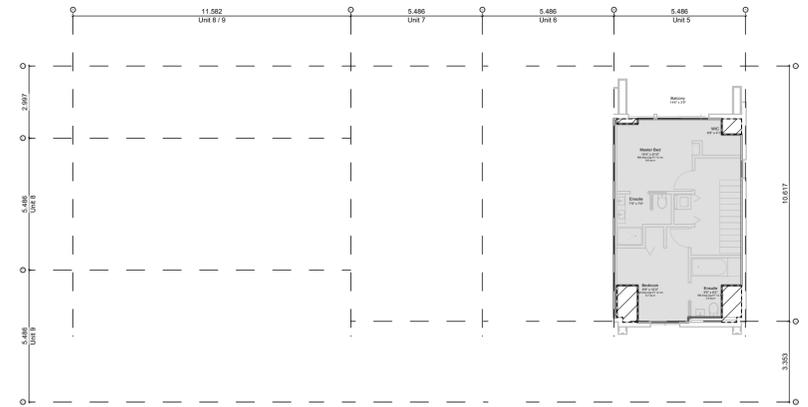
Floor Area Calculations Unit 5			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	No Basement as per zoning definition		
Main Floor	794 sq ft / 73.8 m2	0 sq ft / 0.0 m2	
Second Floor	563 sq ft / 52.3 m2	527 sq ft / 48.9 m2	
Half Storey	518 sq ft / 48.1 m2	446 sq ft / 41.4 m2	
<b>Totals:</b>	<b>1,875 sq ft / 174.2 m2</b>	<b>972 sq ft / 90.3 m2</b>	<b>2</b>
Garage	0 sq ft / 0.0 m2		

Floor Area Calculations Unit 6			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	627 sq ft / 58.3 m2	0 sq ft / 0.0 m2	
Main Floor	616 sq ft / 57.3 m2	594 sq ft / 55.2 m2	
Second Floor	589 sq ft / 54.8 m2	581 sq ft / 53.9 m2	
Half Storey			
<b>Totals:</b>	<b>1,833 sq ft / 170.3 m2</b>	<b>1,175 sq ft / 109.2 m2</b>	<b>4</b>
Garage	169 sq ft / 15.7 m2		

Floor Area Calculations Unit 7			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	619 sq ft / 57.5 m2	0 sq ft / 0.0 m2	
Main Floor	636 sq ft / 59.1 m2	610 sq ft / 56.7 m2	
Second Floor	589 sq ft / 54.8 m2	572 sq ft / 53.2 m2	
Half Storey			
<b>Totals:</b>	<b>1,844 sq ft / 171.4 m2</b>	<b>1,183 sq ft / 109.9 m2</b>	<b>4</b>
Garage	172 sq ft / 16.0 m2		

Floor Area Calculations Unit 8			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	678 sq ft / 63.0 m2	0 sq ft / 0.0 m2	
Main Floor	696 sq ft / 64.7 m2	681 sq ft / 63.3 m2	
Second Floor	626 sq ft / 58.2 m2	598 sq ft / 55.6 m2	
Half Storey			
<b>Totals:</b>	<b>2,001 sq ft / 185.9 m2</b>	<b>1,280 sq ft / 118.9 m2</b>	<b>2</b>
Garage	172 sq ft / 16.0 m2		

Floor Area Calculations Unit 9			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	616 sq ft / 57.2 m2	0 sq ft / 0.0 m2	
Main Floor	627 sq ft / 58.3 m2	606 sq ft / 56.3 m2	
Second Floor	581 sq ft / 54.0 m2	544 sq ft / 50.6 m2	
Half Storey			
<b>Totals:</b>	<b>1,825 sq ft / 169.5 m2</b>	<b>1,150 sq ft / 106.8 m2</b>	<b>3</b>
Garage	172 sq ft / 16.0 m2		



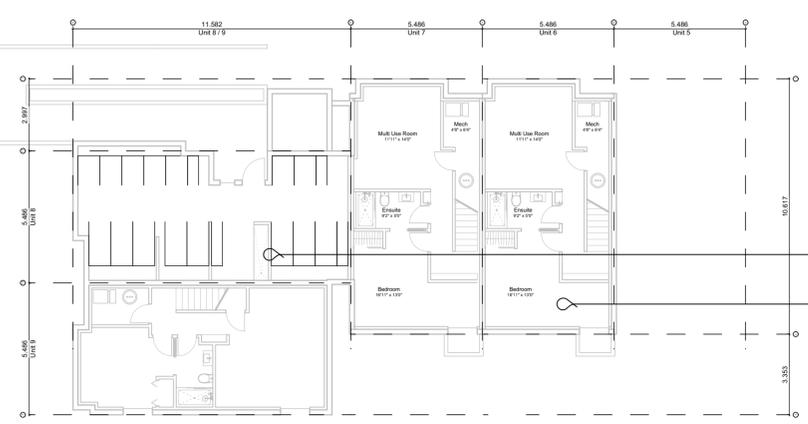
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Scale: 1:150



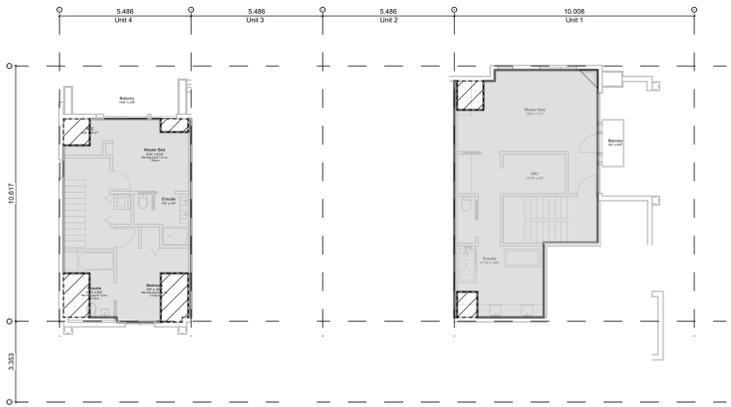
2.2 Block 02 - Floor 2  
Scale: 1:150



2.1 Block 02 - Floor 1  
Scale: 1:150



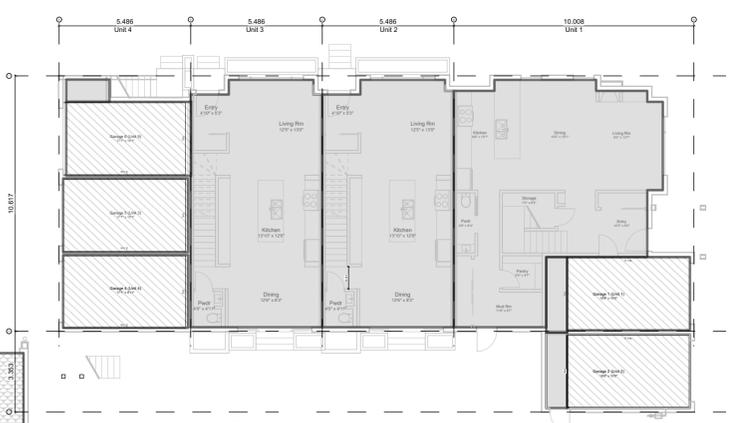
2.0 Block 02 - Basement  
Scale: 1:150



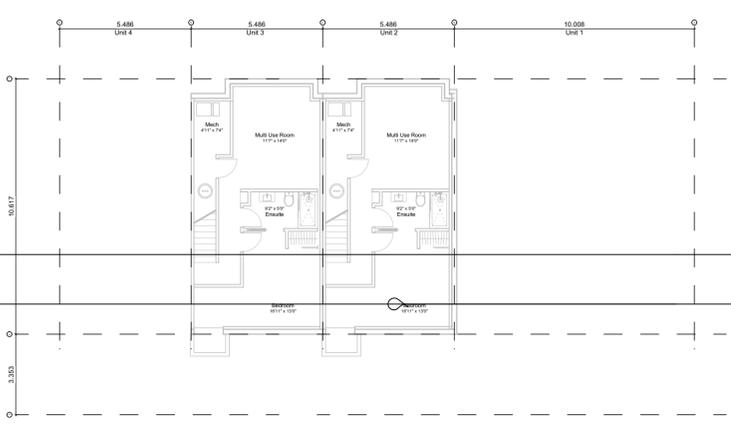
1.3 Block 01 - Floor 3 (Half Storey)  
Scale: 1:150



1.2 Block 01 - Floor 2  
Scale: 1:150



1.1 Block 01 - Floor 1  
Scale: 1:150



1.0 Block 01 - Basement  
Scale: 1:150

**"Area"** when used in reference to a floor of a storey of a building means the entire area which in plan is enclosed by the interior face of the exterior walls of the storey at floor level plus the area enclosed by any cantilevered element that is within that storey and that is above floor level, but does not include of the following areas:

- the area used or intended to be used for required parking or movement of motor vehicles, as set out in this bylaw, which is calculated starting from the lowest level of the building;
- the area used or intended to be used for required Bicycle Parking, Long-Term, as set out in this bylaw, which is calculated starting from the lowest level of the building;
- the area or areas of balconies, exposed decks, patios or roofs; and
- the area of elevator shafts.

**"First Storey"** means the storey above the basement of a building without a basement, means the lowest storey.

**"Floor Space Ratio"** means the ratio of the total floor area of a building to the lot area.

**"Habitable Room"** means a room in a dwelling unit other than a kitchen, storage room, toilet, bathroom, sauna room, hallway, or stairway.

**"Half Storey"** means that part of any building wholly or partly within the framing of the roof, where the habitable floor area is not more than 70% of the ground floor area of the building.

**"Storey"** means the space between two floors or between any floor and a basement or a crawlspace.

**"Total Floor Area"** means the sum of the areas of all floors of a building, including the area of space under a ceiling which is less than 1.8m above grade.

**Project Data**

	GFA Area (SF)	Zoning Area (SF)	Habitable Area (SF)	Site Area (SF)	FAR	Bedrms
<b>Block 01 (Unit 1-4)</b>						
Thurlow Cluster	8,598	5,460	6,791	0.804	11	
Basement	1,239	0				
Main Floor	3,270	2,016				
Second Floor	2,615	2,476				
Half Storey	1,473	968				
Garage	679	0				
			48.0% = (Half Storey / Main Floor)			
<b>Block 02 (Unit 5-9)</b>						
Fairfield Cluster	10,063	5,758	6,796	0.847	15	
Basement	2,541	0				
Main Floor	3,370	2,490				
Second Floor	2,950	2,822				
Half Storey	518	446				
			17.9% = (Half Storey / Main Floor)			
Garage	685	0				
Refuse	143	0				
Electrical Room	74	0				
<b>Total</b>	<b>18,803</b>	<b>11,218</b>	<b>13,587</b>	<b>0.826</b>		

Floor Space Ratio: The building area is measured to the interior side of the exterior wall and interior face of demising walls. Basements excluded.

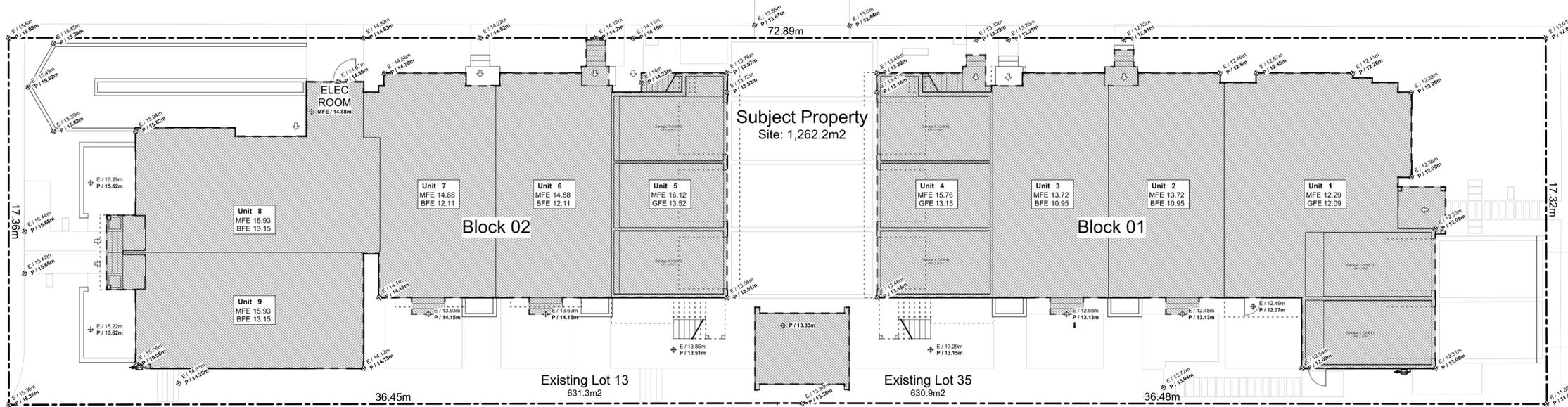
**"Basement"** means any part of a building between two floor levels that is partially or completely below grade and has a finished ceiling that is no more than 1.2m above grade.

**Floor Area Legend**

- Area counted towards zoning floor ratio
- Area of refuse
- Area of garage
- Area of electrical room
- Area Less than 1.8m ceiling height
- Bicycle parking excluded
- All basements are less than 1.8m below grade, excluded. See sections

Fairfield Road

Thurlow Road



Subject Property  
Site: 1,262.2m<sup>2</sup>

Lot 12  
1408 Fairfield Rd  
Eave = 18.56  
Peak = 20.68  
Midpt = 19.62

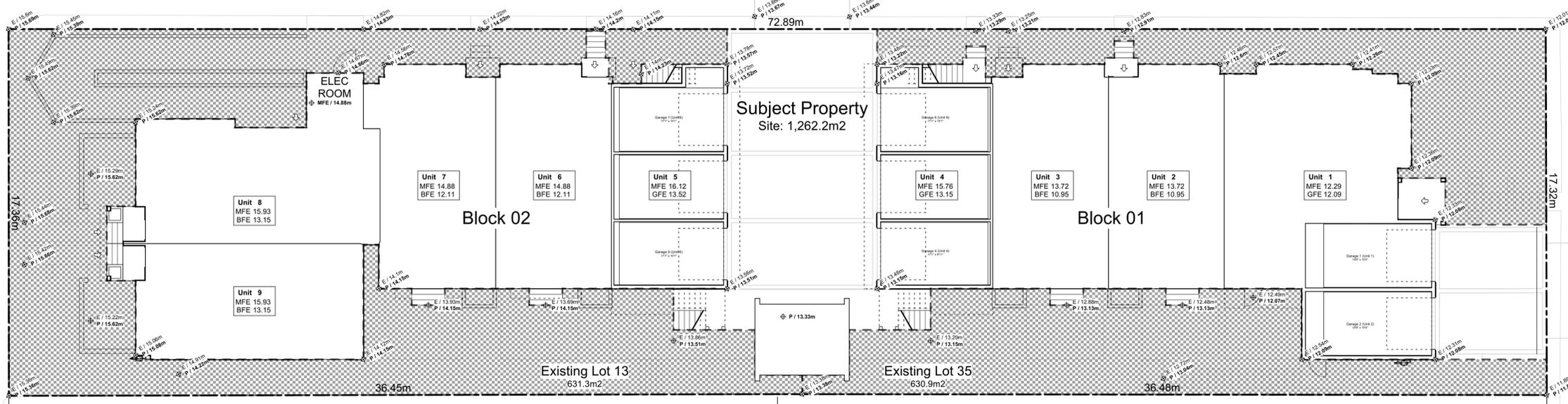
"Site Coverage" means the percentage of the area of a lot which is occupied by any structure.

Lot 34  
1407 Thurlow Rd  
Eave = 16.80  
Peak = 19.43  
Midpt = 18.11

2 Lot Coverage  
Scale: 1:120

Fairfield Road

Thurlow Road



Subject Property  
Site: 1,262.2m<sup>2</sup>

Lot 12  
1408 Fairfield Rd  
Eave = 18.56  
Peak = 20.68  
Midpt = 19.62

"Open Site Space" means that portion of a lot which is landscaped and not occupied or obstructed by any building or portion of building, driveway or parking lot; excluding accessory garden structures, balconies and roof projections.

Lot 34  
1407 Thurlow Rd  
Eave = 16.80  
Peak = 19.43  
Midpt = 18.11

1 Open Site Space  
Scale: 1:120

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2022-03-30	Revised & Re-issued for DP
2022-04-11	Revised & Re-issued for DP
2022-05-10	Revised & Re-issued for DP

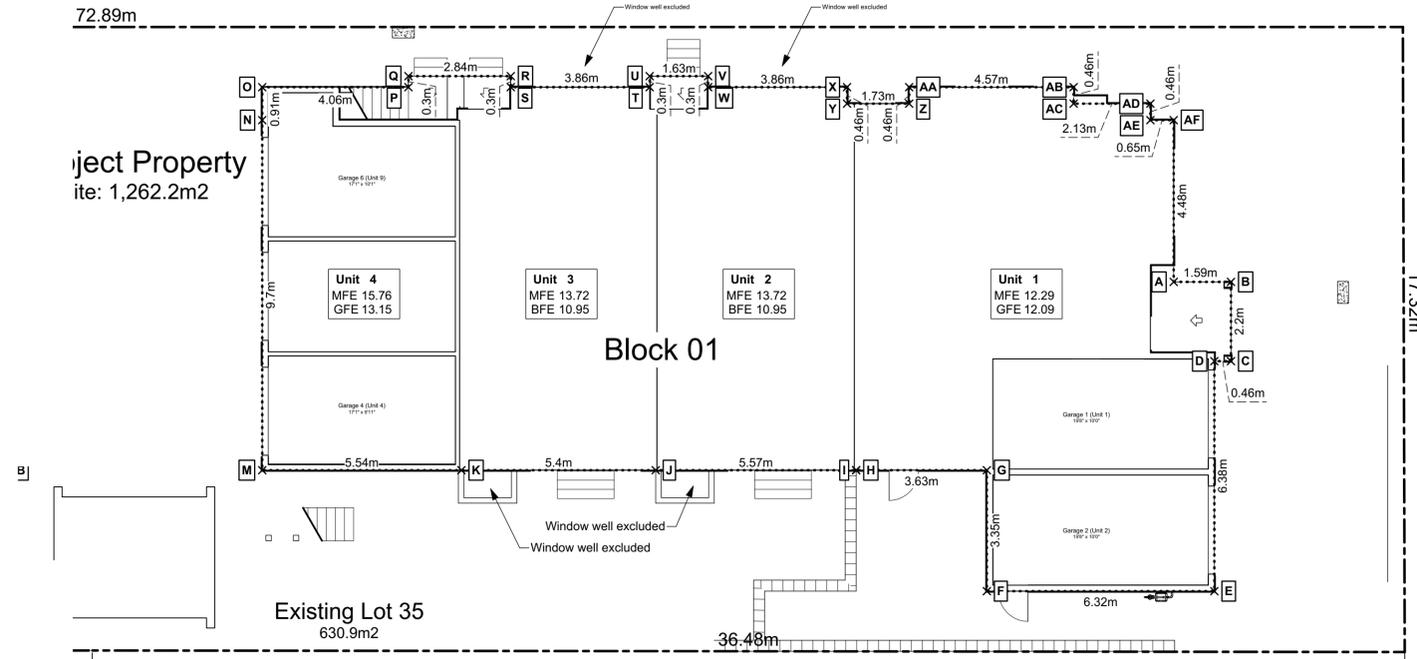
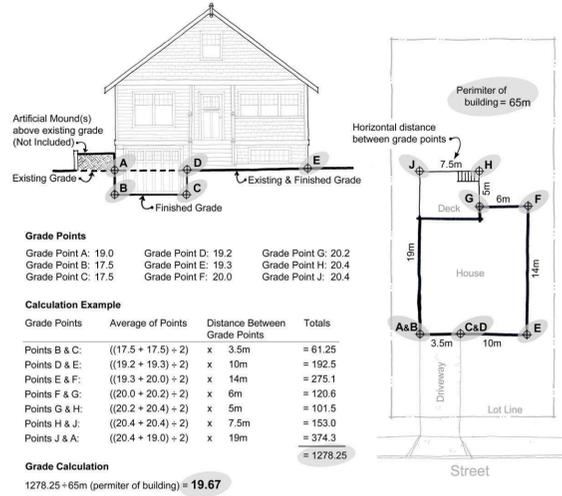
Graphical &  
Site Coverage &  
Open Site Space

Project Name:  
**Fairfield-Kipling Development**

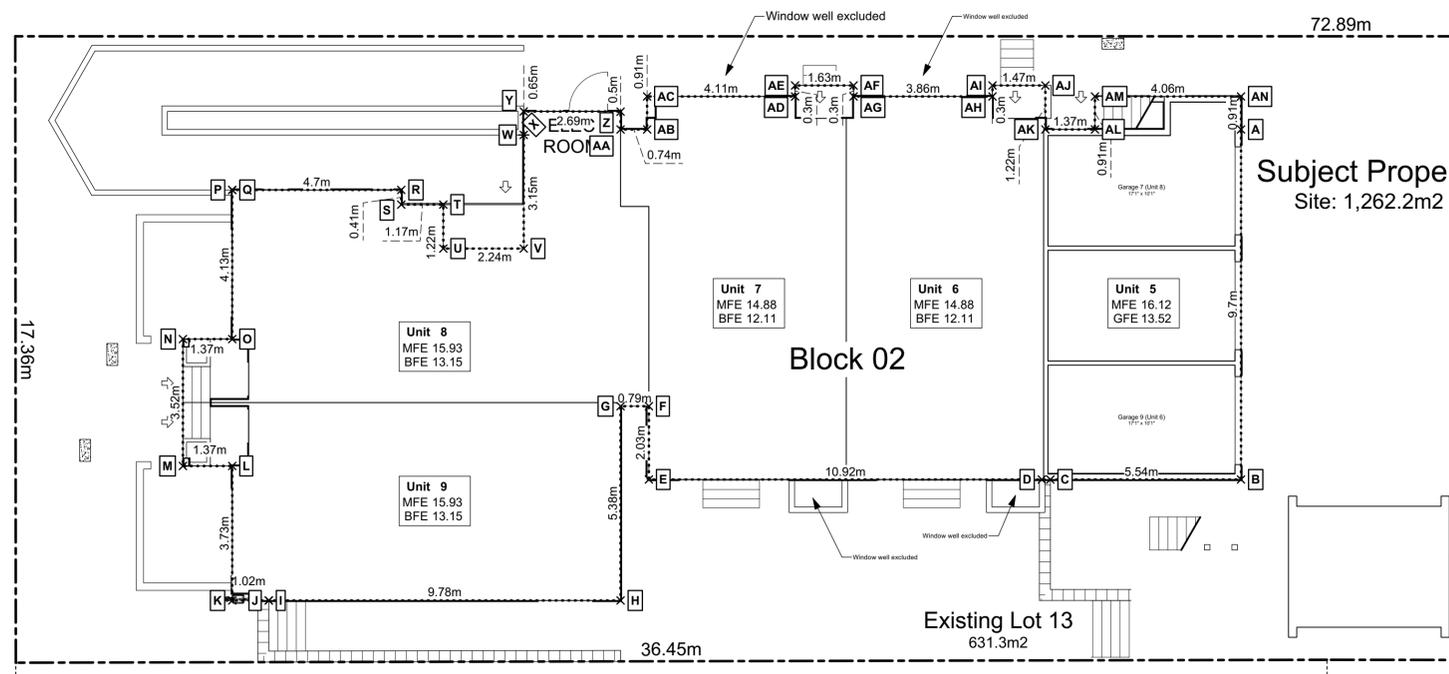
Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:  
PID:  
Project No: 19.015  
Drawn By: SG/TD  
Plot Date: May 10, 2022  
Scale: (1:120) 1" = 10'-0"  
Sheet No:

"Grade" means the elevation calculated by averaging the elevation of natural grade or finished grade, whichever is lower at any points at which any part of a building comes into contact with the surface of a lot, excluding any artificial mounds of earth or rocks placed at or near the wall of a building, and excluding the minimum window well width and depth required by the British Columbia Building Code."



1 Block 01 Average Grade  
Scale: 1:100



2 Block 02 Average Grade  
Scale: 1:100

**Grade Calculations - Block 01**

PT	Natural Grade	Finished Grade	Lowest Grade	PT	Lowest Grade	Average	Distance	Total
A	12.36	12.09	12.09	B	12.09	12.09	x 1.59 m	19.22
B	12.30	12.09	12.09	C	12.06	12.08	x 2.20 m	26.57
C	12.30	12.06	12.06	D	12.09	12.08	x 0.46 m	5.55
D	12.33	12.09	12.09	E	12.09	12.09	x 6.38 m	77.13
E	12.30	12.09	12.09	F	12.09	12.09	x 6.32 m	76.41
F	12.52	12.09	12.09	G	12.09	12.09	x 3.35 m	40.50
G	12.49	12.09	12.09	H	12.09	12.09	x 3.63 m	43.89
H	12.49	12.09	12.09	I	12.49	Step Up		
I	12.49	13.13	12.49	J	12.73	12.61	x 5.57 m	70.22
J	12.73	13.13	12.73	K	13.13	12.93	x 5.40 m	69.81
K	13.23	13.13	13.13	M	13.15	13.14	x 3.35 m	44.02
M	13.44	13.15	13.15	N	13.16	13.15	x 13.06 m	171.79
N	13.47	13.16	13.16	O	13.22	13.19	x 0.91 m	12.00
O	13.48	13.22	13.22	P	13.27	13.25	x 4.06 m	53.78
P	13.33	13.27	13.27	Q	13.28	13.27	x 0.30 m	3.98
Q	13.35	13.28	13.28	R	13.16	13.22	x 2.84 m	37.54
R	13.21	13.16	13.16	S	13.15	13.15	x 0.30 m	3.95
S	13.21	13.15	13.15	T	12.95	13.05	x 3.86 m	50.38
T	13.03	12.95	12.95	U	12.95	12.95	x 0.30 m	3.88
U	13.01	12.95	12.95	V	12.60	12.77	x 1.63 m	20.82
V	12.60	12.90	12.60	W	12.36	12.48	x 0.30 m	3.74
W	12.36	12.90	12.36	X	12.50	12.43	x 3.86 m	47.98
X	12.60	12.60	12.60	Y	12.35	12.42	x 0.46 m	5.72
Y	12.35	12.60	12.35	Z	12.52	12.43	x 1.73 m	21.51
Z	12.54	12.52	12.52	AA	12.52	12.52	x 0.46 m	5.76
AA	12.57	12.52	12.52	AB	12.27	12.40	x 4.57 m	56.65
AB	12.40	12.27	12.27	AC	12.27	12.27	x 0.46 m	5.64
AC	12.42	12.27	12.27	AD	12.09	12.18	x 2.13 m	25.94
AD	12.35	12.09	12.09	AE	12.09	12.09	x 0.46 m	5.56
AE	12.36	12.09	12.09	AF	12.09	12.09	x 0.65 m	7.86
AF	12.33	12.09	12.09					
								Sub-Total: 1,017.82
								Perimeter of Building 80.59 m
								Average Grade 12.63 m

**Grade Calculations - Block 02**

PT	Natural Grade	Finished Grade	Lowest Grade	PT	Lowest Grade	Average	Distance	Total
A	13.68	13.52	13.52	B	13.52	13.52	x 13.06 m	176.55
B	13.57	13.52	13.52	C	13.52	13.52	x 5.54 m	74.89
C	13.59	13.52	13.52	D	13.60	13.56	x 3.35 m	45.43
D	13.60	14.15	13.60	E	14.08	13.84	x 10.92 m	151.15
E	14.08	14.15	14.08	F	14.12	14.10	x 2.03 m	28.62
F	14.12	14.15	14.12	G	14.15	14.13	x 0.79 m	11.16
G	14.18	14.15	14.15	H	14.13	14.14	x 5.38 m	76.06
H	14.13	14.15	14.13	I	14.22	14.18	x 9.78 m	138.64
I	14.96	14.22	14.22	J	14.96	Step Up		
J	14.96	15.01	14.96	K	15.02	14.99	x 1.02 m	15.29
K	15.02	15.09	15.02	L	15.22	15.12	x 3.73 m	56.39
L	15.22	15.62	15.22	M	15.27	15.22	x 1.37 m	20.86
M	15.23	15.62	15.23	N	15.27	15.25	x 3.52 m	53.68
N	15.27	15.62	15.27	O	15.25	15.26	x 1.37 m	20.90
O	15.25	15.62	15.25	P	15.24	15.24	x 4.13 m	62.96
P	15.24	15.62	15.24	Q	13.75	Step Down		
Q	15.24	13.75	13.75	R	13.27	13.51	x 4.70 m	63.50
R	15.11	13.27	13.27	S	13.27	13.27	x 0.41 m	5.44
S	15.13	13.27	13.27	T	13.15	13.21	x 1.17 m	15.46
T	15.08	13.15	13.15	U	13.15	13.15	x 1.22 m	16.04
U	15.11	13.15	13.15	V	13.15	13.15	x 2.24 m	29.46
V	14.46	13.15	13.15	W	13.15	13.15	x 3.15 m	41.42
W	14.64	13.15	13.15	X	14.47	Step Up		
X	14.47	14.86	14.47	Y	14.47	14.47	x 0.65 m	9.41
Y	14.47	14.86	14.47	Z	14.38	14.42	x 2.69 m	38.80
Z	14.38	14.80	14.38	AA	14.29	14.33	x 0.50 m	7.17
AA	14.29	14.80	14.29	AB	14.29	14.29	x 0.74 m	10.57
AB	14.29	14.80	14.29	AC	14.61	14.45	x 0.91 m	13.15
AC	14.61	14.78	14.61	AD	14.11	14.36	x 4.11 m	59.01
AD	14.11	14.49	14.11	AE	14.19	14.15	x 0.30 m	4.24
AE	14.19	14.50	14.19	AF	14.09	14.14	x 1.63 m	23.04
AF	14.09	14.49	14.09	AG	14.01	14.05	x 0.30 m	4.21
AG	14.01	14.49	14.01	AH	14.04	14.02	x 3.86 m	54.14
AH	14.04	14.30	14.04	AI	14.10	14.07	x 0.30 m	4.22
AI	14.10	14.28	14.10	AJ	14.09	14.10	x 1.47 m	20.72
AJ	14.09	14.26	14.09	AK	13.96	14.03	x 1.22 m	17.11
AK	13.96	14.30	13.96	AL	13.94	13.95	x 1.37 m	19.11
AL	13.94	14.25	13.94	AM	14.03	13.98	x 0.91 m	12.73
AM	14.03	14.21	14.03	AN	13.58	13.81	x 4.06 m	56.06
AN	13.79	13.58	13.58					
								Sub-Total: 1,457.59
								Perimeter of Building 103.90 m
								Average Grade 14.03 m

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Graphical  
Average Grade Calculation

Project Name: Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: May 10, 2022

Scale: 1:100

Sheet No:

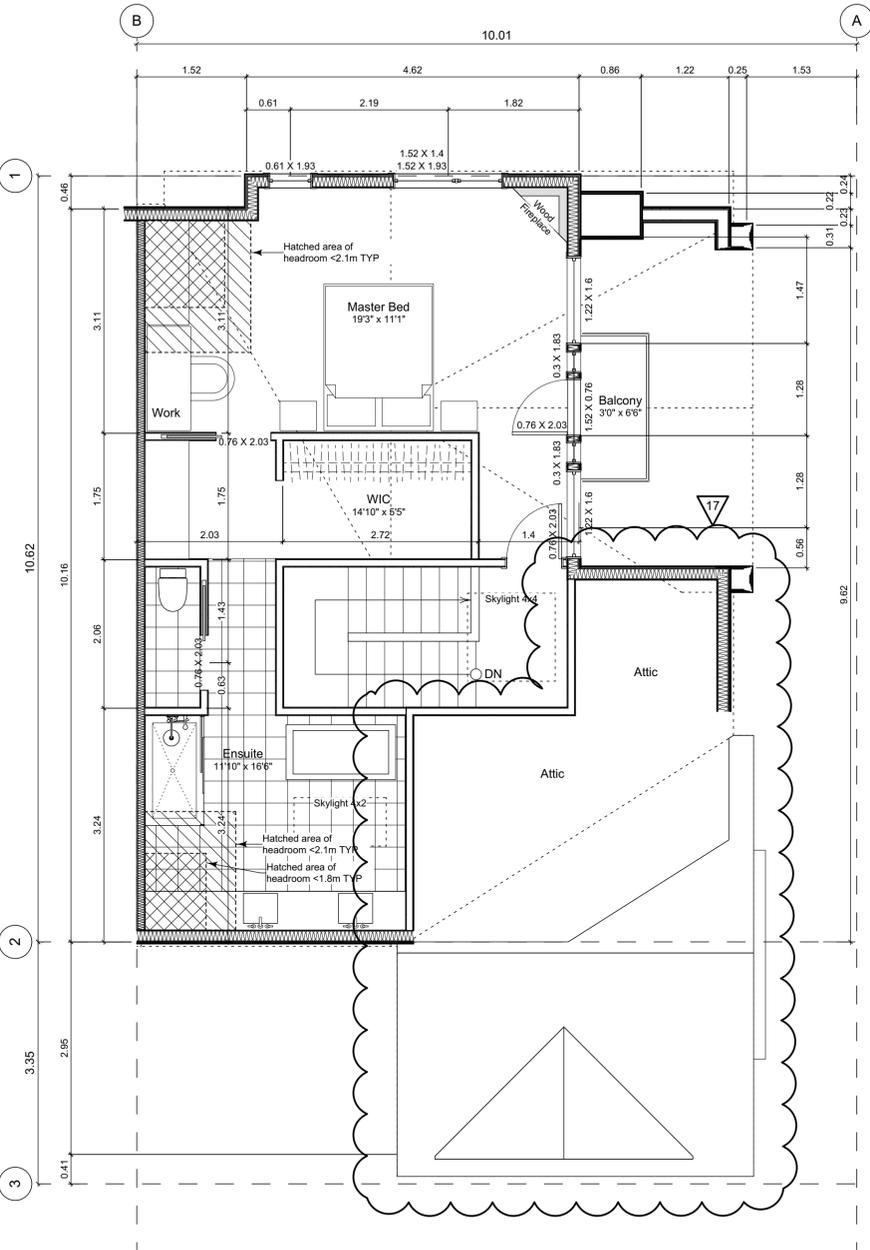
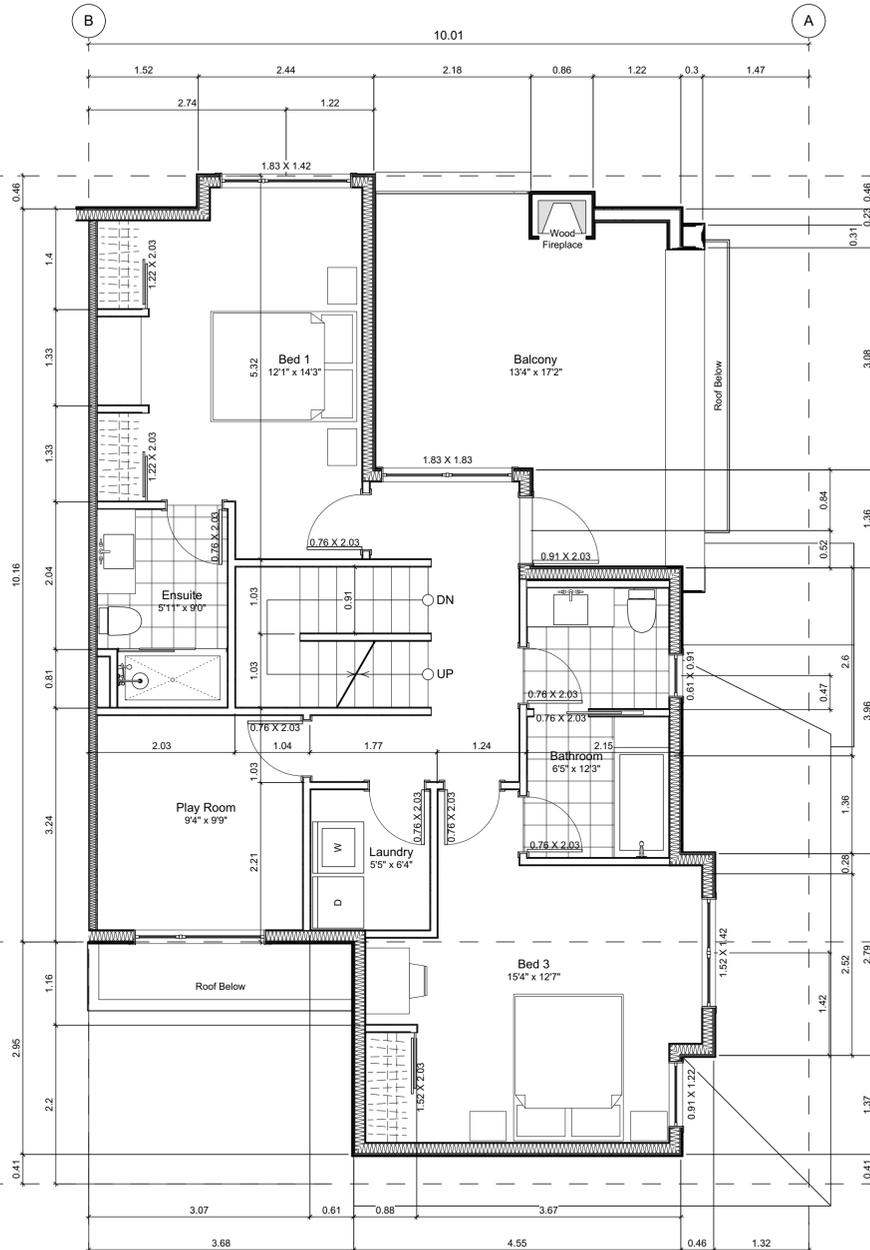
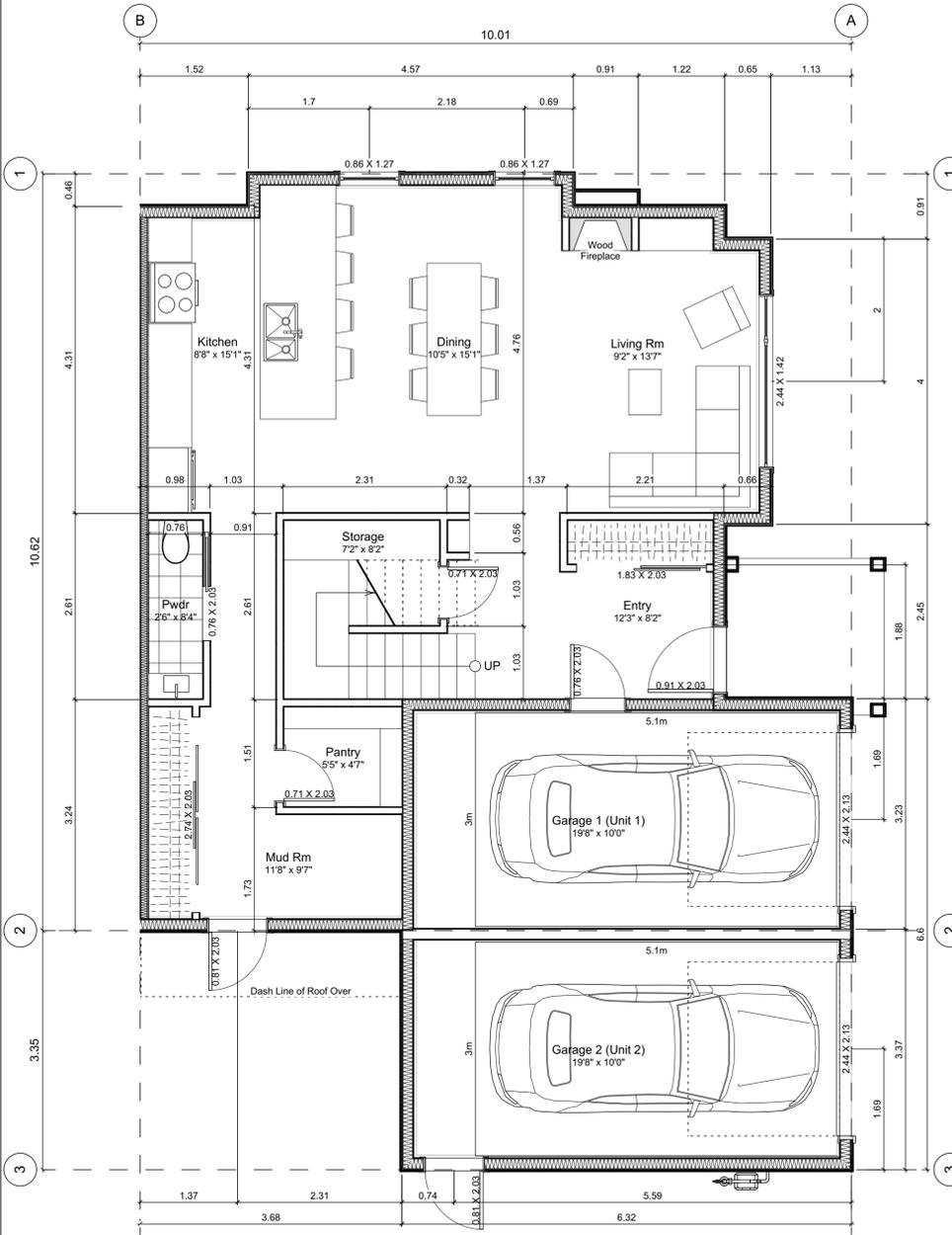
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Unit 1 Floor Plans



**Unit Plan Notes:**  
See Block plan for foundation plan.

Grid Lines are to:  
1) Outside face of plywood or  
2) Centre line of demising wall.

Dimensions are to:  
1) One side of interior stud,  
2) Face of plywood, or face of concrete.

Floor Area Calculations		Unit 1		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	No Basement as per zoning definition			
Main Floor	1,243 sq ft / 115.5 m <sup>2</sup>	797 sq ft / 74.0 m <sup>2</sup>		
Second Floor	873 sq ft / 81.1 m <sup>2</sup>	813 sq ft / 75.5 m <sup>2</sup>		
Half Storey	955 sq ft / 88.8 m <sup>2</sup>	555 sq ft / 51.6 m <sup>2</sup>		
<b>Totals:</b>	<b>3,072 sq ft / 285.4 m<sup>2</sup></b>	<b>2,164 sq ft / 201.1 m<sup>2</sup></b>	<b>3</b>	
Garage	168 sq ft / 15.7 m <sup>2</sup>			

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Drawn By: SG/TD

Plot Date: May 10, 2022

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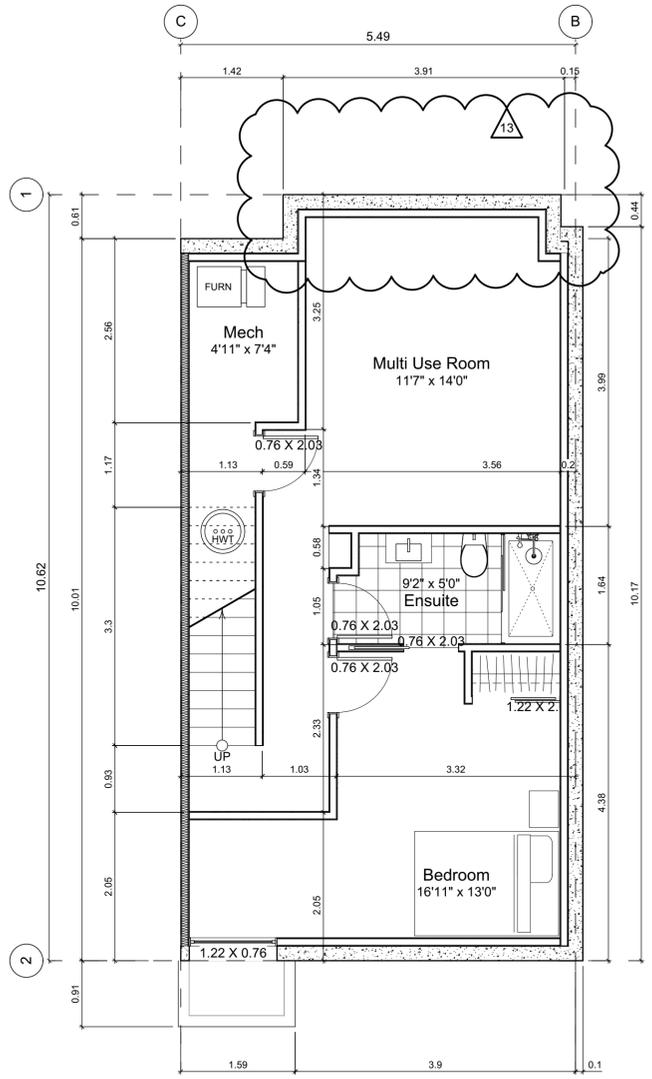
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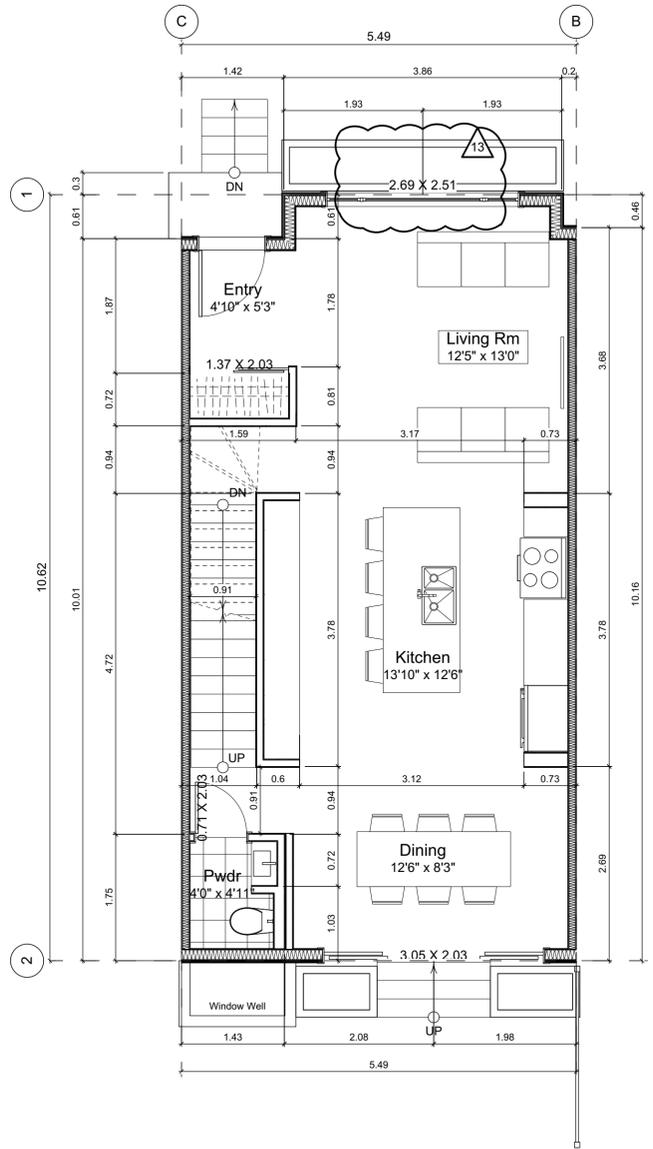
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2022-04-11	Revised & Re-issued for DP
2022-05-10	Revised & Re-issued for DP

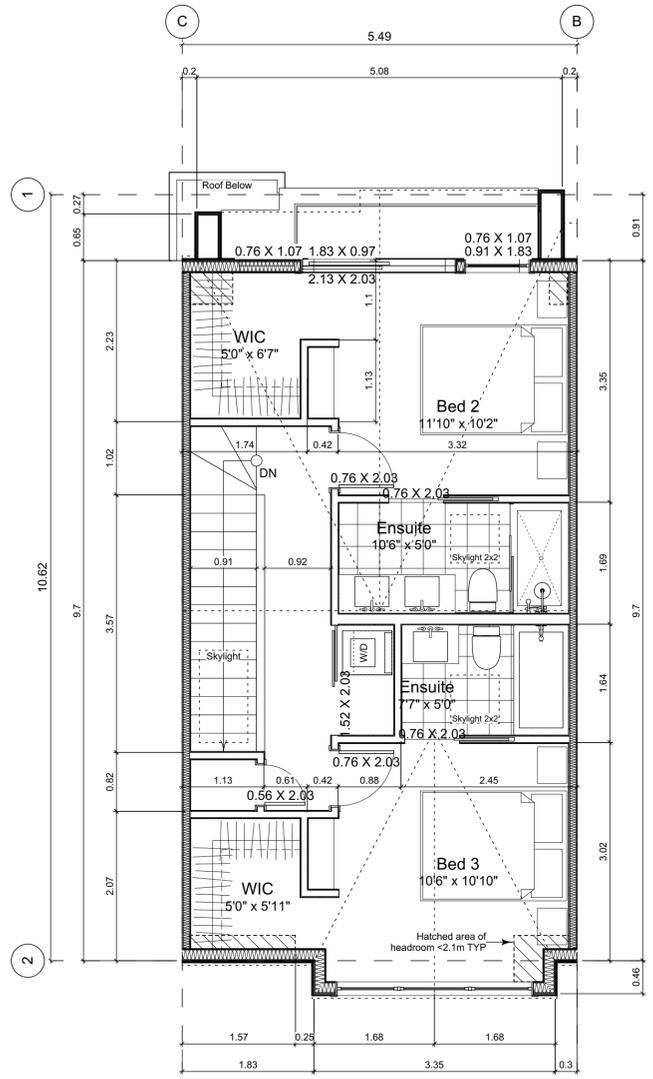
Unit 2 & 3 Floor Plans



**0 Basement Floor Plan**  
Scale: 1:50



**1 Main Floor Plan**  
Scale: 1:50



**2 Second Floor Plan**  
Scale: 1:50

**Unit Plan Notes:**  
See Block plan for foundation plan.  
Grid Lines are to:  
1) Outside face of plywood or  
2) Centre line of demising wall.  
Dimensions are to:  
1) One side of interior stud,  
2) Face of plywood, or face of concrete.

Floor Area Calculations		Unit 3		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	617 sq ft 57.3 m2	0 sq ft 0.0 m2		
Main Floor	616 sq ft 57.3 m2	595 sq ft 55.2 m2		
Second Floor	589 sq ft 54.8 m2	568 sq ft 52.8 m2		
Half Storey				
<b>Totals:</b>	<b>1,823 sq ft 169.3 m2</b>	<b>1,163 sq ft 108.1 m2</b>	<b>3</b>	
Garage	172 sq ft 16.0 m2			

Floor Area Calculations		Unit 2		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	622 sq ft 57.8 m2	0 sq ft 0.0 m2		
Main Floor	617 sq ft 57.3 m2	625 sq ft 58.0 m2		
Second Floor	589 sq ft 54.8 m2	568 sq ft 52.8 m2		
Half Storey				
<b>Totals:</b>	<b>1,828 sq ft 169.9 m2</b>	<b>1,193 sq ft 110.8 m2</b>	<b>3</b>	
Garage	168 sq ft 15.7 m2			

Project Name:

**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

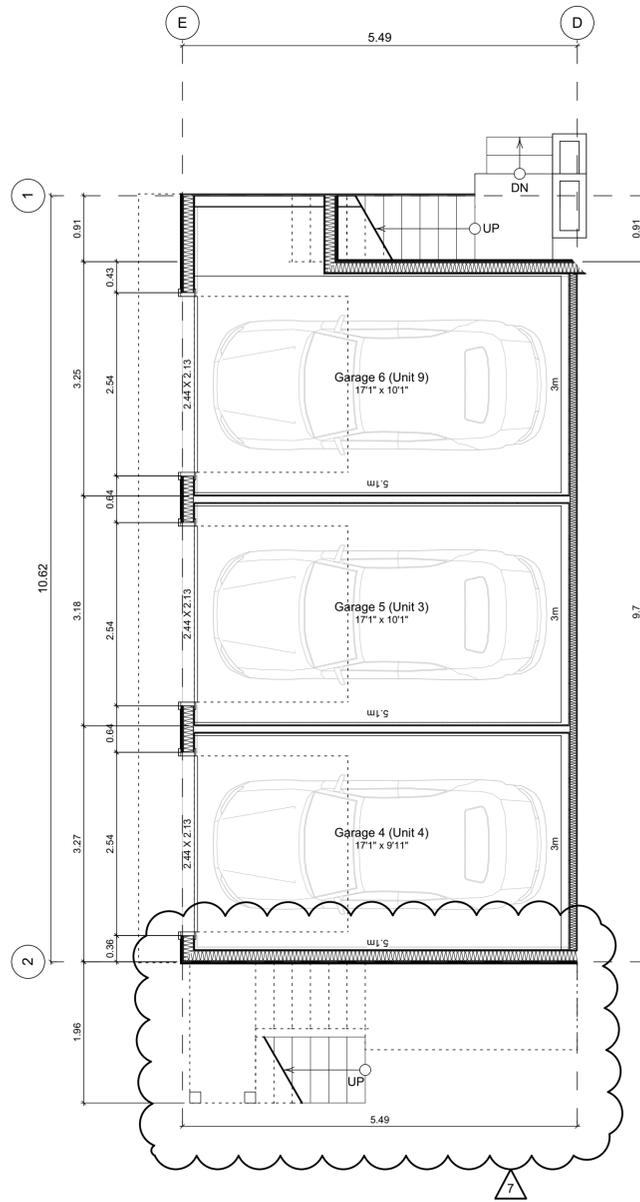
Drawn By: SG/TD

Plot Date: May 10, 2022

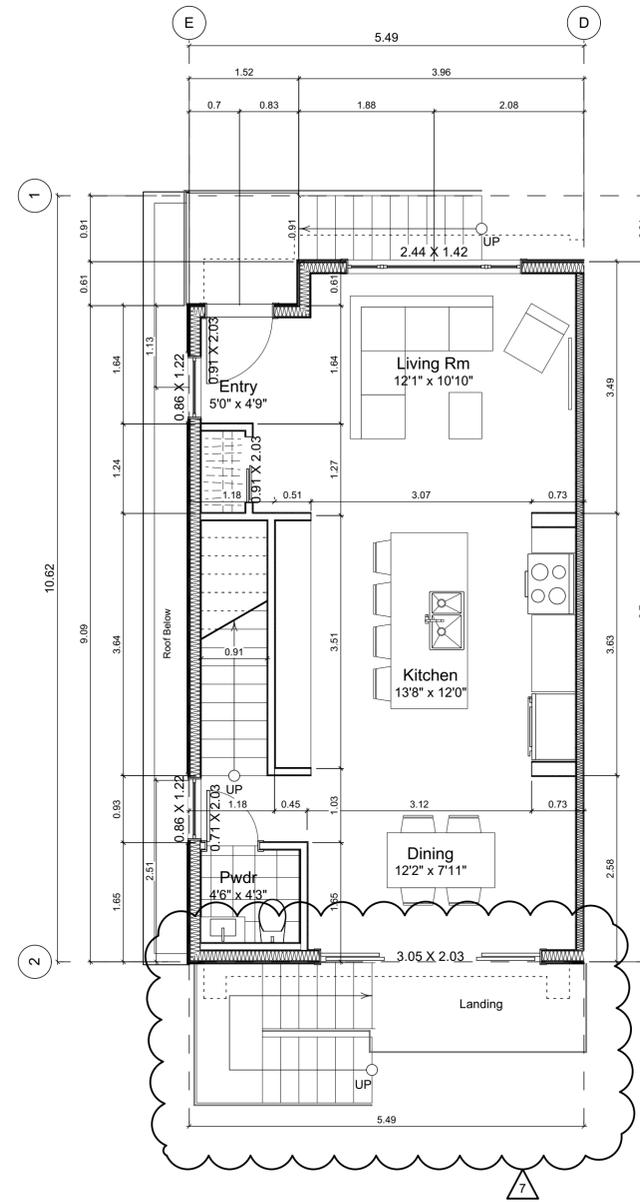
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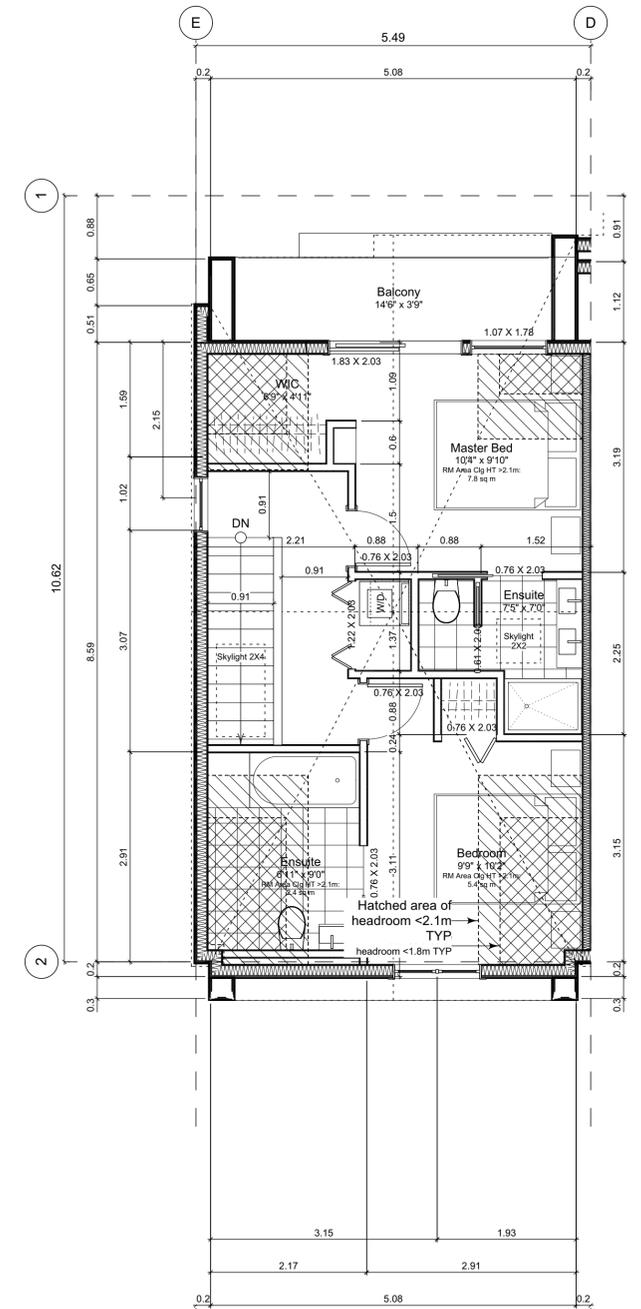
**A3.2**



4.1 Main Floor Plan  
Scale: 1:50



4.2 Second Floor Plan  
Scale: 1:50



4.3 Third Floor Plan  
Scale: 1:50

**Unit Plan Notes:**

See Block plan for foundation plan.

Grid Lines are to:  
1) Outside face of plywood or  
2) Centre line of demising wall.

Dimensions are to:  
1) One side of interior stud,  
2) Face of plywood, or face of concrete.

Floor Area Calculations		Unit 4	
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	No Basement as per zoning definition		
Main Floor	794 sq ft 73.8 m2	0 sq ft 0.0 m2	
Second Floor	563 sq ft 52.3 m2	527 sq ft 48.9 m2	
Half Storey	518 sq ft 48.1 m2	413 sq ft 38.4 m2	
<b>Totals:</b>	<b>1,875 sq ft 174.2 m2</b>	<b>940 sq ft 87.3 m2</b>	<b>2</b>
Garage	170 sq ft 15.8 m2		

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2020-04-29	Revised & Re-issued for DP
2020-09-21	Revised & Re-issued for DP
2021-07-20	Revised & Re-issued for DP
2021-11-21	Revised & Re-issued for DP
2021-12-16	Revised & Re-issued for DP
2022-03-30	Revised & Re-issued for DP
2022-04-11	Revised & Re-issued for DP
2022-05-10	Revised & Re-issued for DP

**Unit 4 Floor Plans**

Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

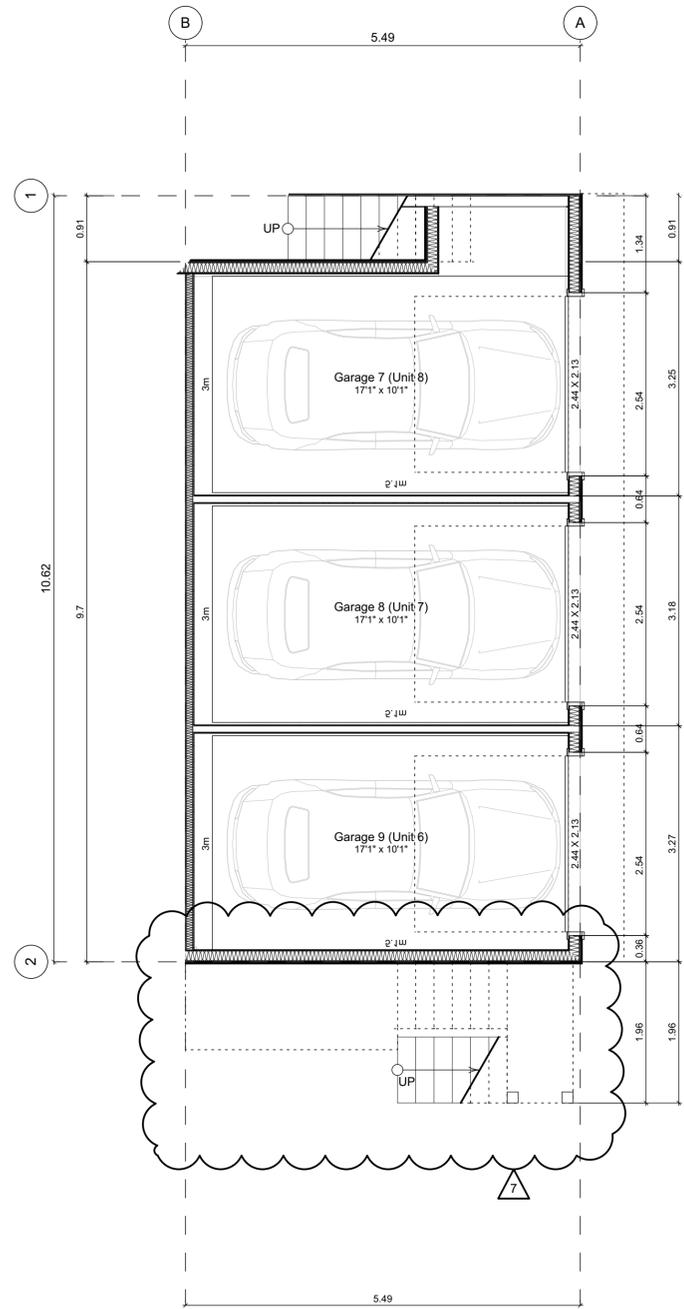
Project No: 19.015

Drawn By: SG/TD

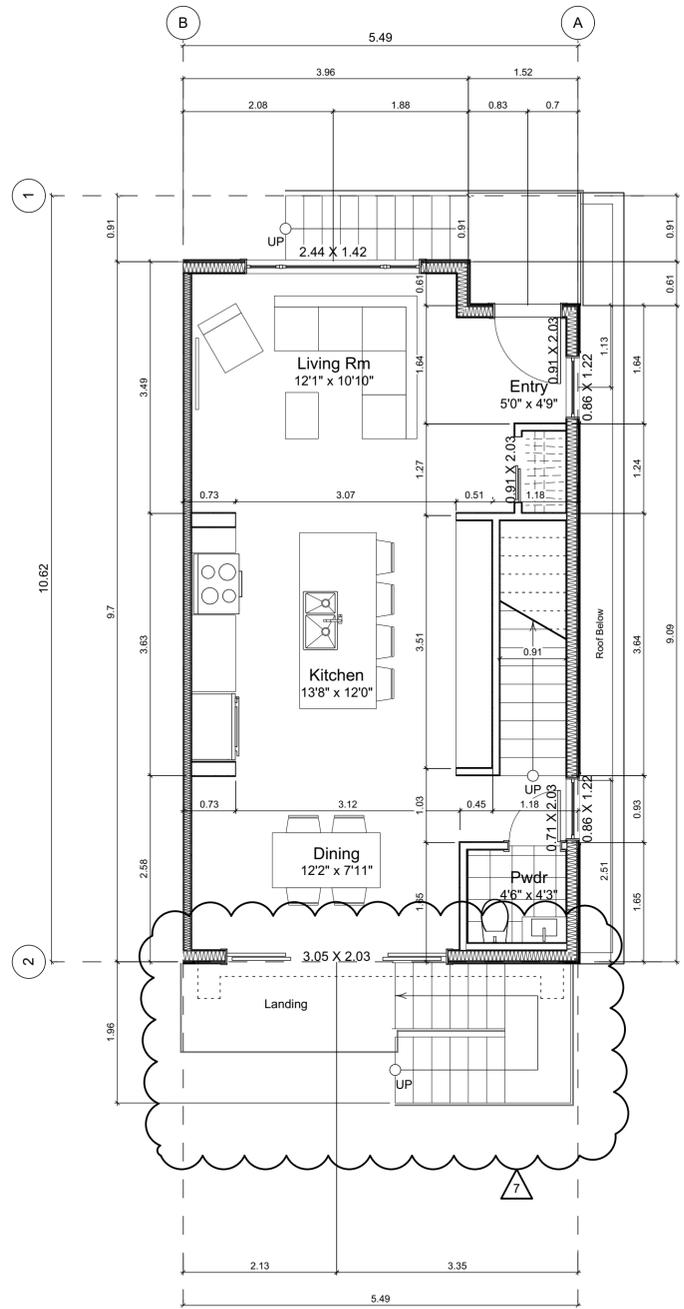
Plot Date: May 10, 2022

Scale: 1:50

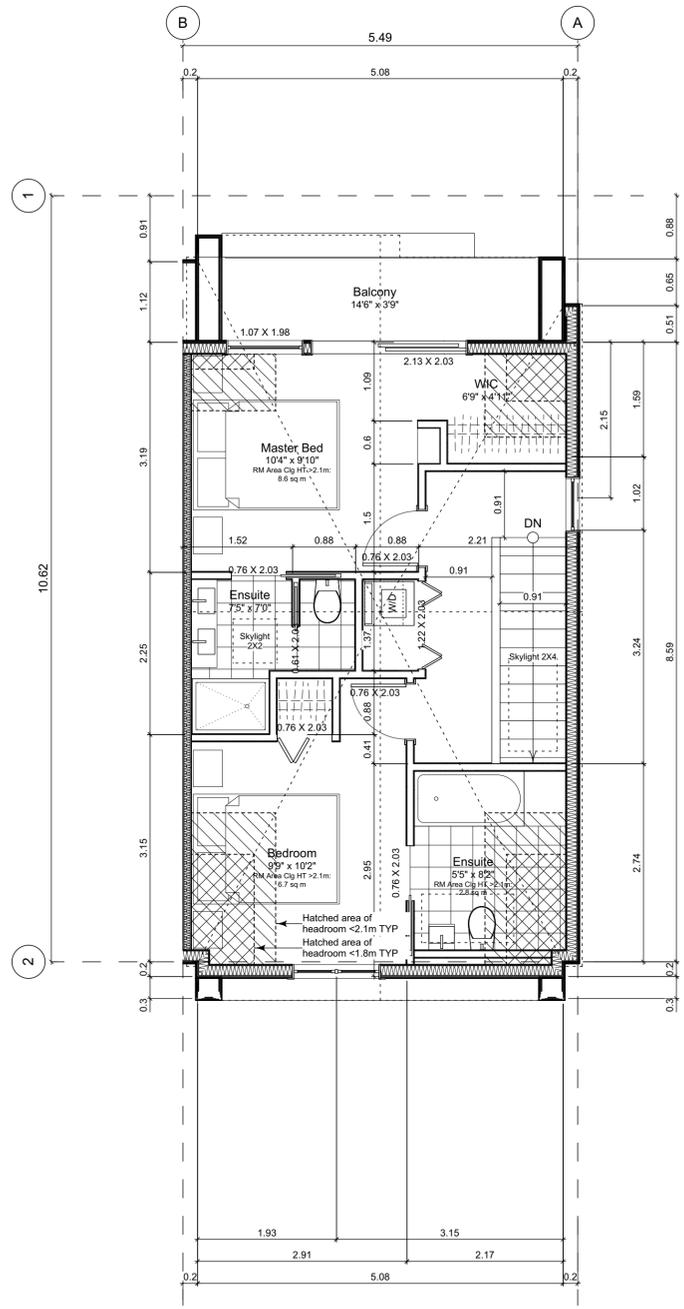
Sheet No:



5.1 Main Floor Plan  
Scale: 1:50



5.2 Second Floor Plan  
Scale: 1:50



5.3 Third Floor Plan  
Scale: 1:50

**Unit Plan Notes:**

See Block plan for foundation plan.

- Grid Lines are to:  
 1) Outside face of plywood or  
 2) Centre line of demising wall.

- Dimensions are to:  
 1) One side of interior stud,  
 2) Face of plywood, or face of concrete.

**Floor Area Calculations**

	Unit 5			
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	No Basement as per zoning definition			
Main Floor	794 sq ft	73.7 m2	0 sq ft	0.0 m2
Second Floor	563 sq ft	52.3 m2	527 sq ft	48.9 m2
Half Storey	518 sq ft	48.1 m2	446 sq ft	41.4 m2
<b>Totals:</b>	<b>1,875 sq ft</b>	<b>174.2 m2</b>	<b>972 sq ft</b>	<b>90.3 m2</b>
Garage	0 sq ft	0.0 m2		

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2021-11-21	Revised & Re-issued for DP
2021-12-16	Revised & Re-issued for DP
2022-03-30	Revised & Re-issued for DP
2022-04-11	Revised & Re-issued for DP
2022-05-10	Revised & Re-issued for DP

Unit 5 Floor Plans

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: May 10, 2022

Scale: 1:50

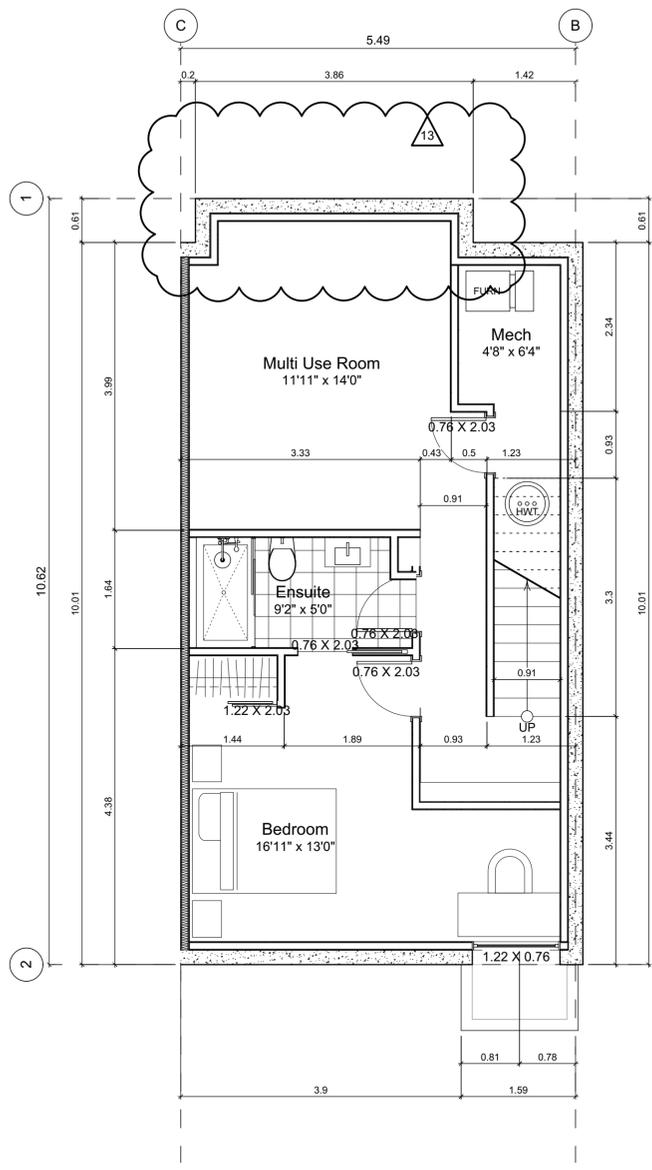
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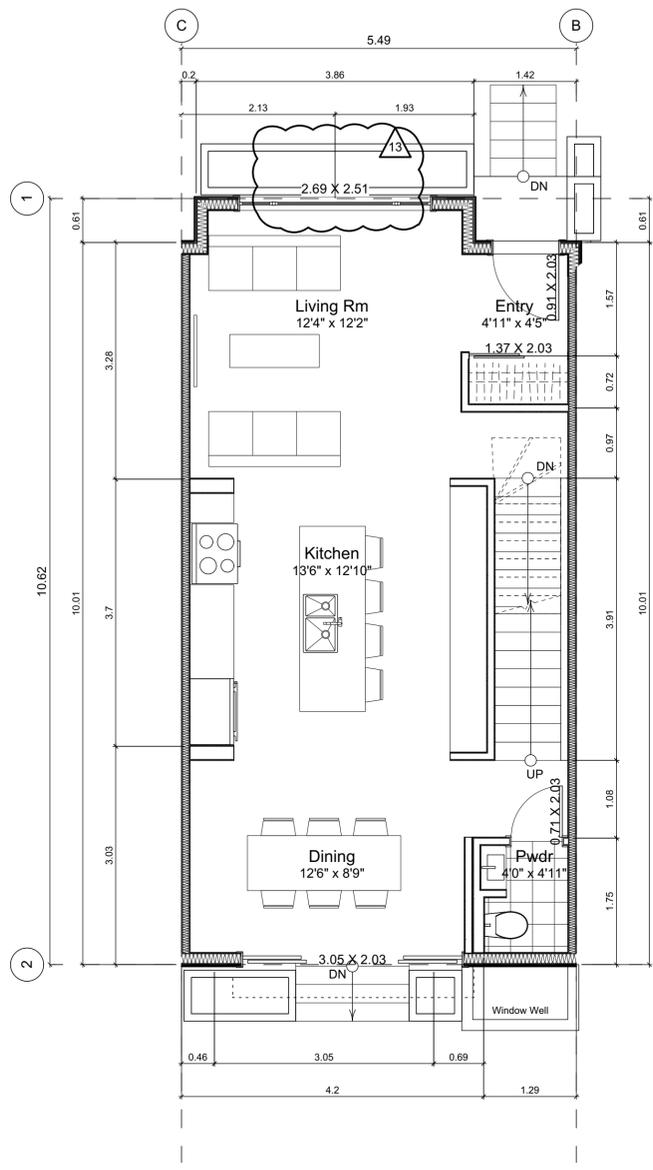
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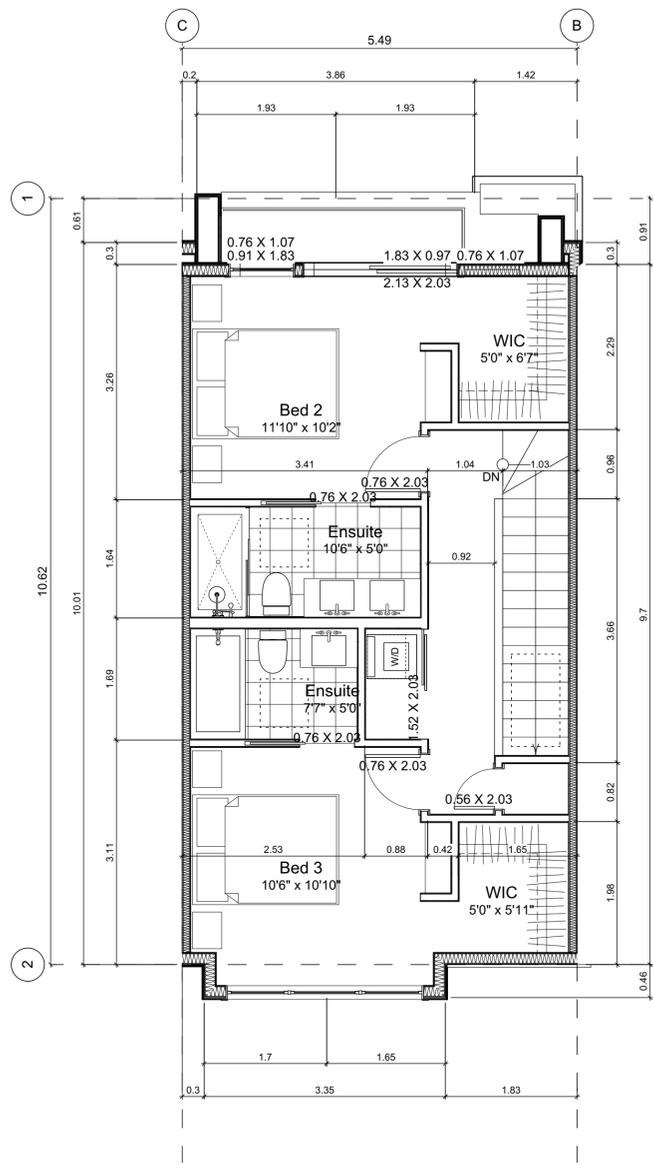
Unit 6 Floor Plans



6.1 Basement Floor Plan  
Scale: 1:50



6.2 Main Floor Plan  
Scale: 1:50



6.3 Second Floor Plan  
Scale: 1:50

**Unit Plan Notes:**  
See Block plan for foundation plan.  
Grid Lines are to:  
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2) Centre line of demising wall.  
Dimensions are to:  
1) One side of interior stud,  
2) Face of plywood, or face of concrete.

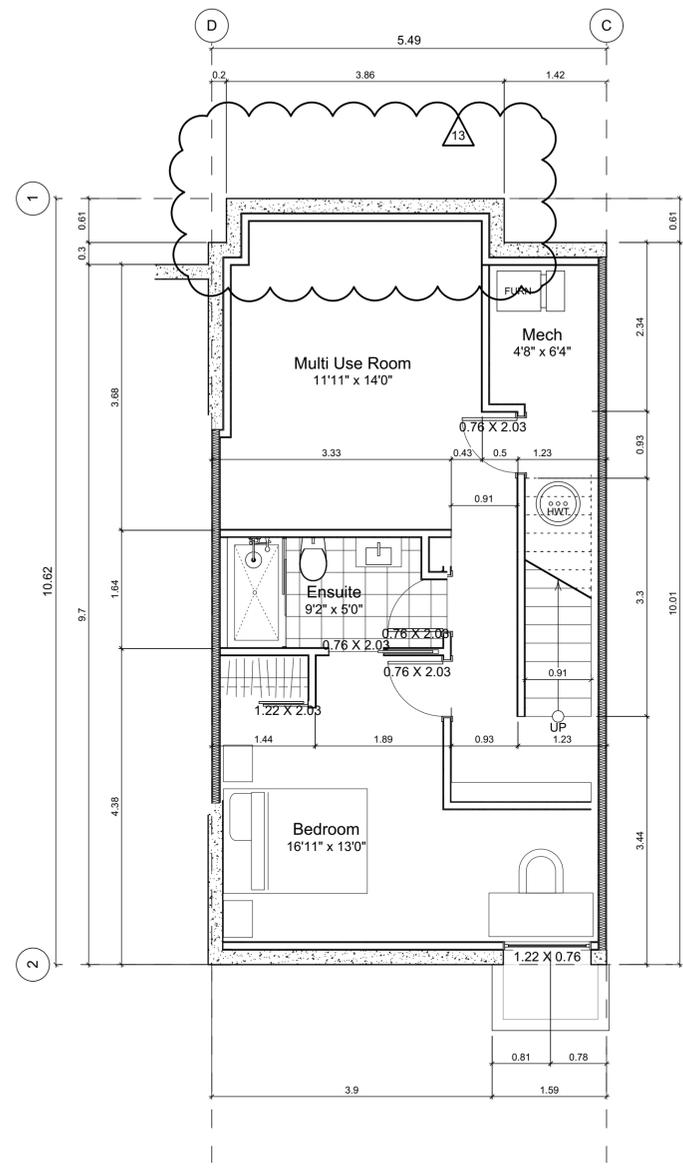
Floor Area Calculations		Unit 6		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	627 sq ft 58.3 m2	0 sq ft 0.0 m2		
Main Floor	616 sq ft 57.3 m2	594 sq ft 55.2 m2		
Second Floor	589 sq ft 54.8 m2	581 sq ft 53.9 m2		
Half Storey				
<b>Totals:</b>	<b>1,833 sq ft 170.3 m2</b>	<b>1,175 sq ft 109.2 m2</b>	<b>4</b>	
Garage	169 sq ft 15.7 m2			

Project Name: **Fairfield-Kipling Development**  
Civic: 1400 Fairfield Rd & 349 Kipling St  
Legal:  
PID:  
Project No: 19.015  
Drawn By: SG/TD  
Plot Date: May 10, 2022  
Scale: 1:50  
Sheet No:

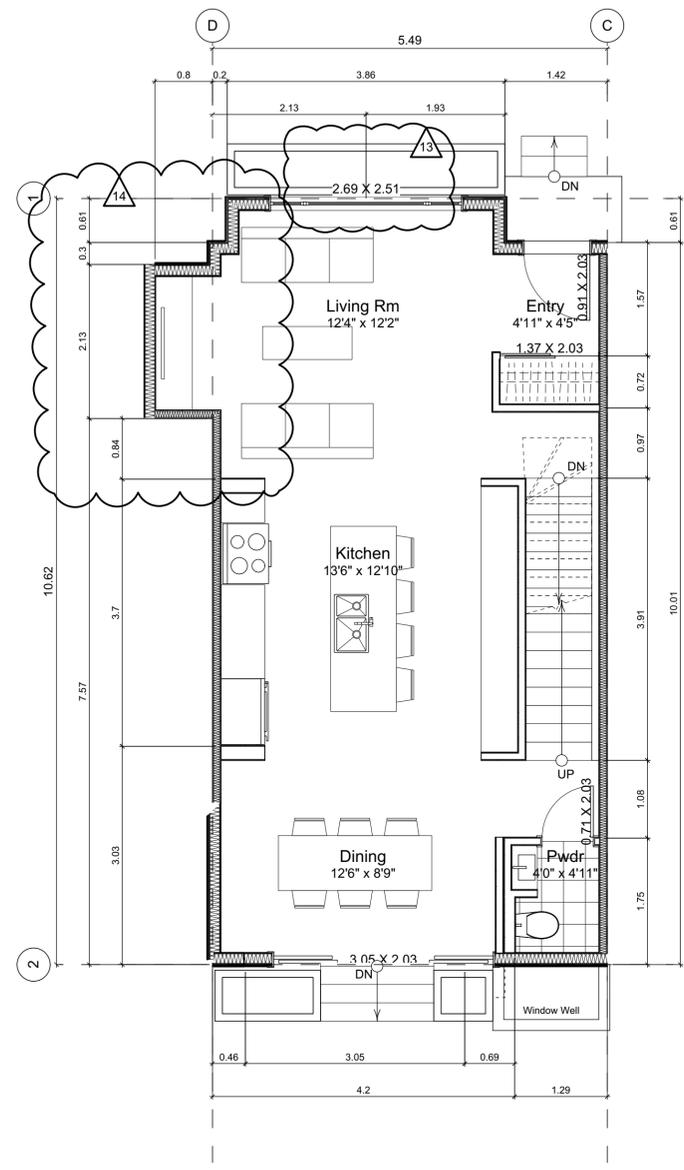
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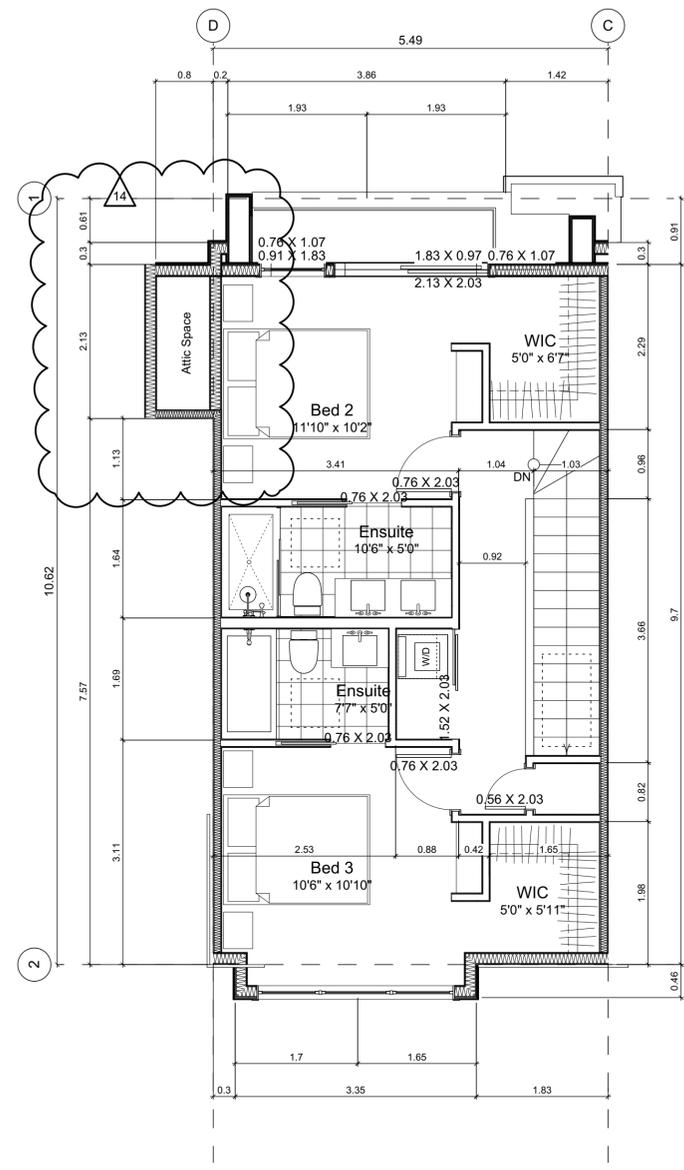
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2022-03-30	Revised & Re-issued for DP
2022-04-11	Revised & Re-issued for DP
2022-05-10	Revised & Re-issued for DP



**7.1 Basement Floor Plan**  
Scale: 1:50



**7.2 Main Floor Plan**  
Scale: 1:50



**7.3 Second Floor Plan**  
Scale: 1:50

**Unit Plan Notes:**  
See Block plan for foundation plan.  
Grid Lines are to:  
1) Outside face of plywood or  
2) Centre line of demising wall.  
Dimensions are to:  
1) One side of interior stud,  
2) Face of plywood, or face of concrete.

Floor Area Calculations		Unit 7	
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	619 sq ft 57.5 m2	0 sq ft 0.0 m2	
Main Floor	636 sq ft 59.1 m2	610 sq ft 56.7 m2	
Second Floor	589 sq ft 54.8 m2	572 sq ft 53.2 m2	
Half Storey			
<b>Totals:</b>	<b>1,844 sq ft 171.4 m2</b>	<b>1,183 sq ft 109.9 m2</b>	<b>4</b>
Garage	172 sq ft 16.0 m2		

**Unit 7 Floor Plans**

Project Name:

**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID: 19.015

Project No: 19.015

Drawn By: SG/TD

Plot Date: May 10, 2022

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Unit 8 & 9 Floor Plans & Refuse Plans

Project Name:

**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

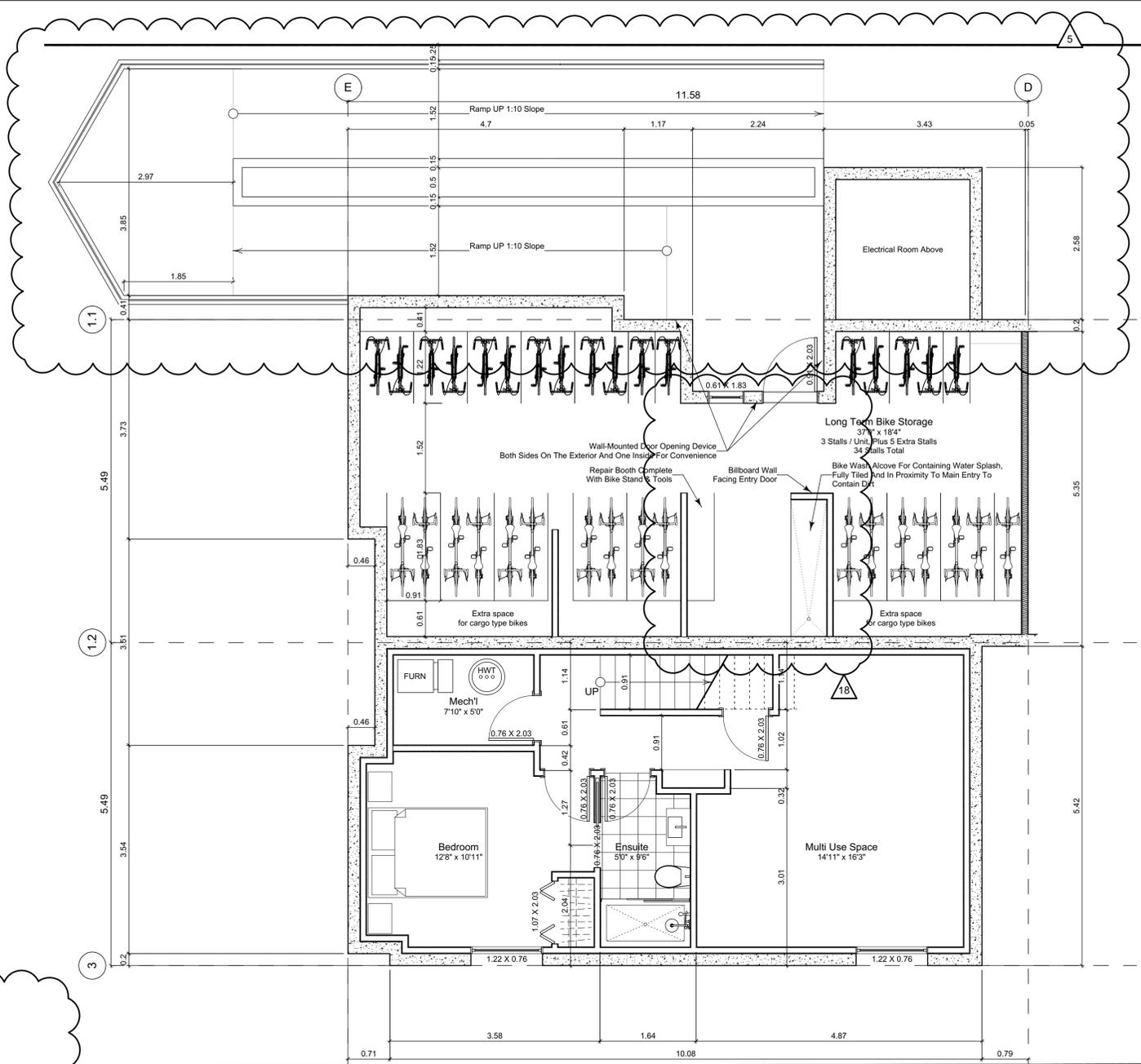
Project No: 19.015

Drawn By: SG/TD

Plot Date: May 10, 2022

Scale: 1:50

Sheet No:



**0 Basement Floor Plan**  
Scale: 1:50

**Unit Plan Notes:**

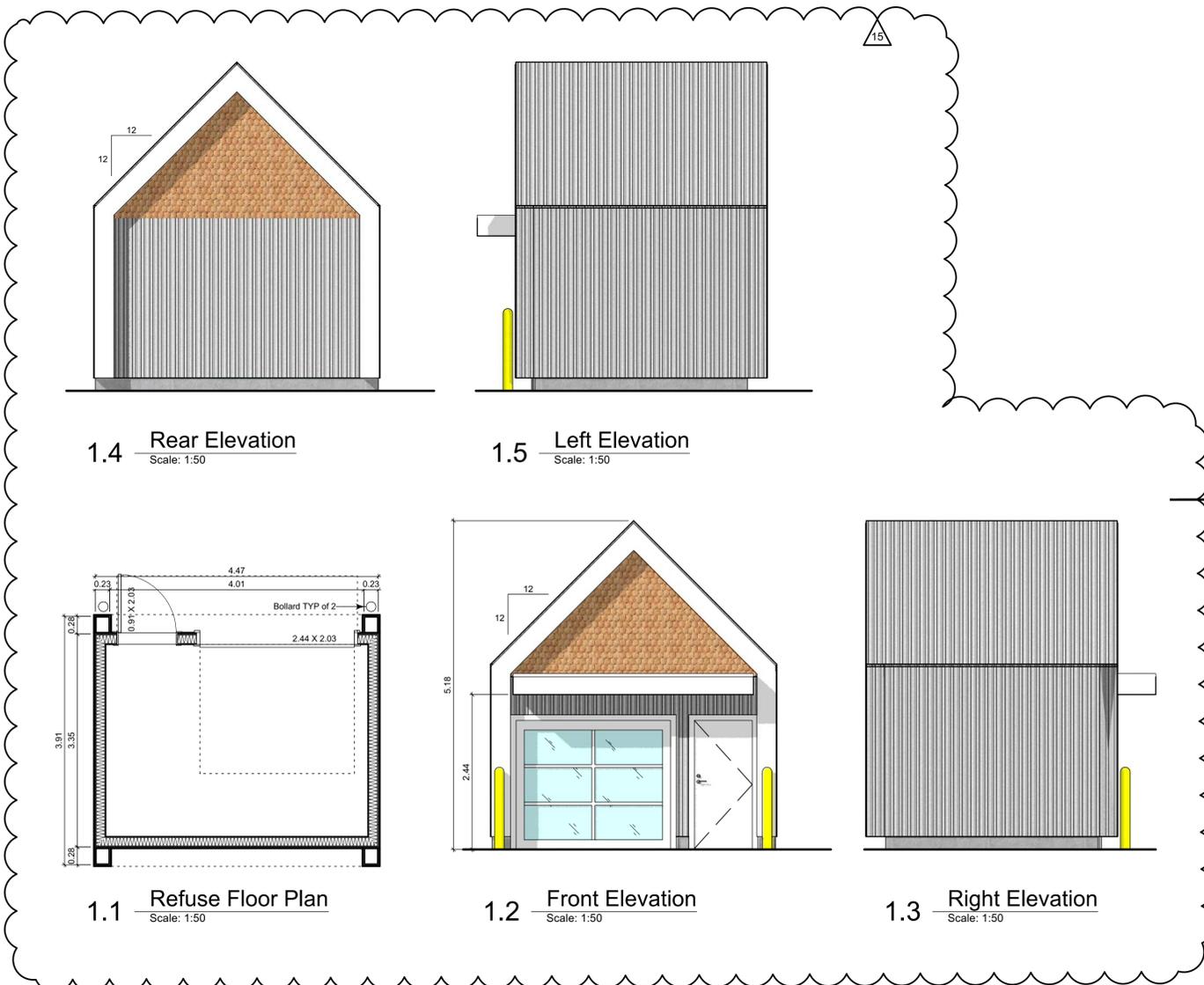
See Block plan for foundation plan.

- Grid Lines are to:  
1) Outside face of plywood or  
2) Centre line of demising wall.

- Dimensions are to:  
1) One side of interior stud,  
2) Face of plywood, or face of concrete.

Floor Area Calculations		Unit 9		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	616 sq ft	57.2 m2	0 sq ft	0.0 m2
Main Floor	627 sq ft	58.3 m2	606 sq ft	56.3 m2
Second Floor	581 sq ft	54.0 m2	544 sq ft	50.6 m2
Half Storey				
<b>Totals:</b>	<b>1,825 sq ft</b>	<b>169.5 m2</b>	<b>1,150 sq ft</b>	<b>106.8 m2</b>
Garage	172 sq ft	16.0 m2		

Floor Area Calculations		Unit 8		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	678 sq ft	63.0 m2	0 sq ft	0.0 m2
Main Floor	696 sq ft	64.7 m2	681 sq ft	63.3 m2
Second Floor	626 sq ft	58.2 m2	598 sq ft	55.6 m2
Half Storey				
<b>Totals:</b>	<b>2,001 sq ft</b>	<b>185.9 m2</b>	<b>1,280 sq ft</b>	<b>118.9 m2</b>
Garage	172 sq ft	16.0 m2		



**1.4 Rear Elevation**  
Scale: 1:50

**1.5 Left Elevation**  
Scale: 1:50

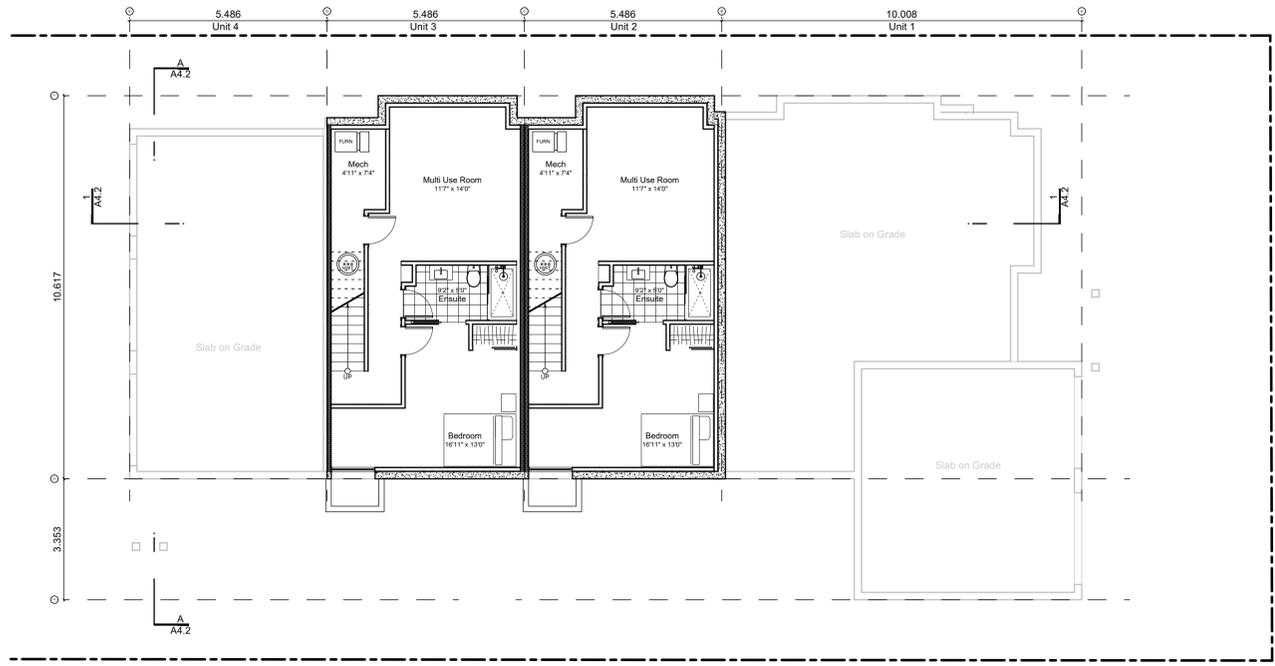
**1.1 Refuse Floor Plan**  
Scale: 1:50

**1.2 Front Elevation**  
Scale: 1:50

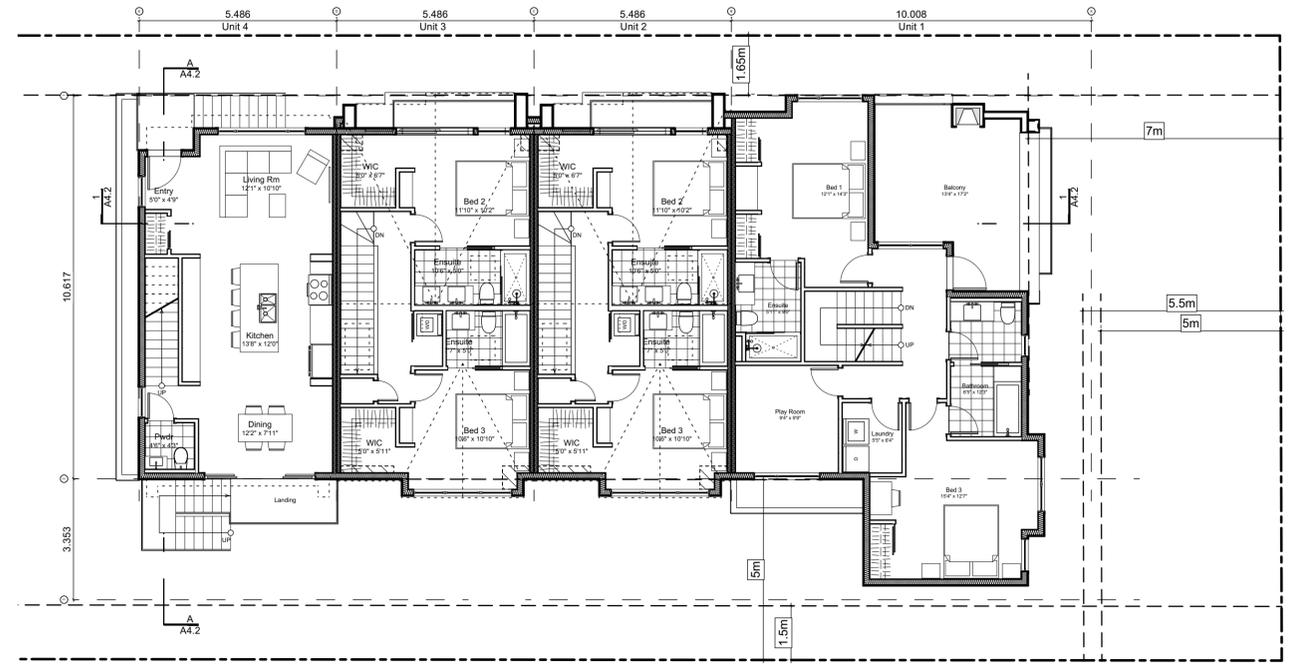
**1.3 Right Elevation**  
Scale: 1:50



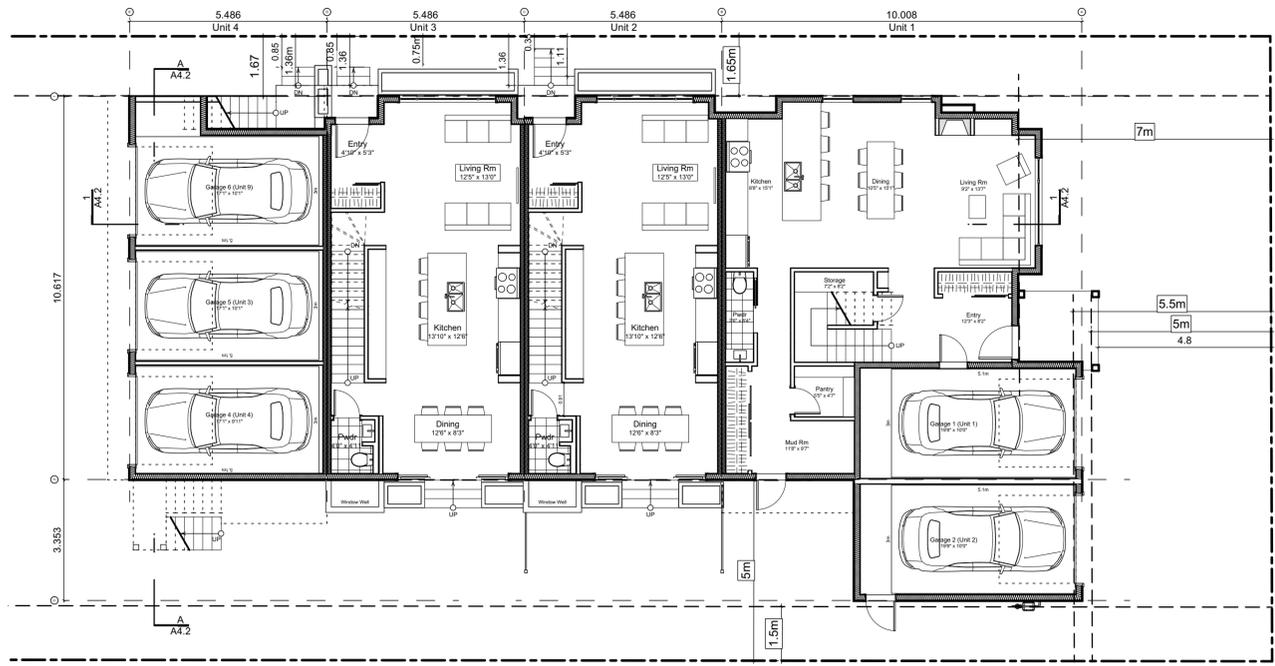
**Block Plan Notes:**  
 See unit plans for detailed dimensions and notes.  
 Grid Lines are to: 1) Outside face of plywood or 2) Centre line of demising wall. Dimensions are to: 1) One side of interior stud, 2) Face of plywood, or face of concrete.



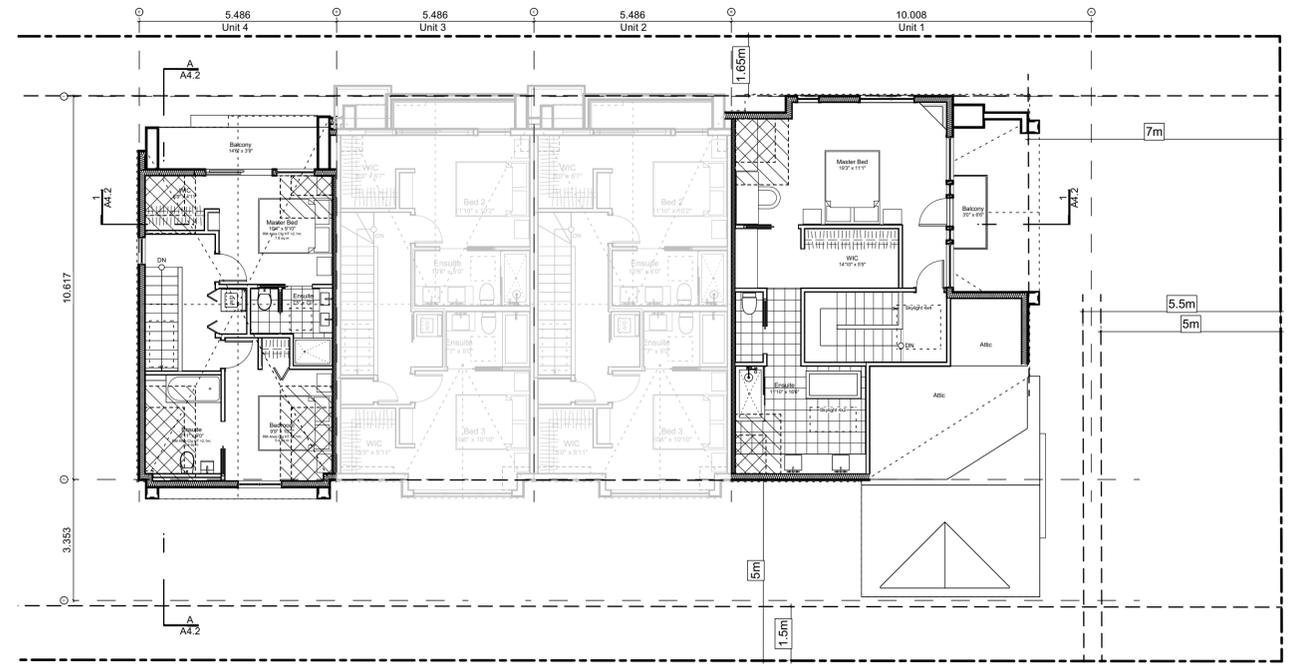
**0 Basement Floor Plan**  
 Scale: 1:100



**2 Second Floor Plan**  
 Scale: 1:100



**1 Main Floor Plan**  
 Scale: 1:100



**3 Third Floor Plan**  
 Scale: 1:100

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2021-12-16	Revised & Re-issued for DP
2022-03-30	Revised & Re-issued for DP
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**Block 01 Floor Plans**

Project Name: **Fairfield-Kipling Development**  
 Civic: 1400 Fairfield Rd & 349 Kipling St  
 Legal:  
 PID:  
 Project No: 19.015  
 Drawn By: SG/TD  
 Plot Date: May 10, 2022  
 Scale: 1:100  
 Sheet No:

Spatial Separation (9.10.14.4.) - Block 01 (Not Sprinklered)

Compartment	Area of Facade	Limiting Distance (LD)	Unprotected Openings		Construction of Building Face	Cladding
			Permitted	Actual		
<b>North Facade</b>						
(N) Unit 1	51.5 m <sup>2</sup>	11.40 m to C/L Kipling St.	95.2 % 49.0 m <sup>2</sup>	19.9 % 10.3 m <sup>2</sup>	C, 45 MIN	C or NC
(N) Unit 2	41.2 m <sup>2</sup>	11.40 m to C/L Kipling St.	LD Exceeds 8.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
(N) Unit 3	39.6 m <sup>2</sup>	11.40 m to C/L Kipling St.	LD Exceeds 8.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
(N) Unit 4	38.9 m <sup>2</sup>	11.40 m to C/L Kipling St.	LD Exceeds 8.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
<b>East Facade</b>						
(E) Unit 1	88.9 m <sup>2</sup>	15.16 m to Thurlow Rd	LD Exceeds 12.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
<b>South Facade</b>						
(S) Unit 1A	14.1 m <sup>2</sup>	1.66 m to PL	19.5 % **2.8 m <sup>2</sup>	0.0 % 0.0 m <sup>2</sup>	C, 60 MIN	NC
(S) Unit 1B	30.6 m <sup>2</sup>	5.00 m to PL	42.5 % 13.0 m <sup>2</sup>	10.5 % 3.2 m <sup>2</sup>	C, 45 MIN	C or NC
(S) Garage 2	17.9 m <sup>2</sup>	1.66 m to PL	15.4 % **2.8 m <sup>2</sup>	9.2 % 1.7 m <sup>2</sup>	C, 60 MIN	NC
(S) Unit 2	35.9 m <sup>2</sup>	5.00 m to PL	42.5 % 15.2 m <sup>2</sup>	23.9 % 8.6 m <sup>2</sup>	C, 45 MIN	C or NC
(S) Unit 3	35.9 m <sup>2</sup>	5.00 m to PL	42.5 % 15.2 m <sup>2</sup>	23.9 % 8.6 m <sup>2</sup>	C, 45 MIN	C or NC
(S) Unit 4	24.9 m <sup>2</sup>	5.00 m to PL	42.5 % 10.6 m <sup>2</sup>	33.6 % 8.4 m <sup>2</sup>	C, 45 MIN	C or NC
(S) Garage 3	12.6 m <sup>2</sup>	1.66 m to PL	21.9 % **2.8 m <sup>2</sup>	0.0 % 0.0 m <sup>2</sup>	C, 60 MIN	NC
<b>West Facade</b>						
(W) Unit 4	43.1 m <sup>2</sup>	3.56 m to Midway	29.4 % **12.7 m <sup>2</sup>	6.5 % 2.8 m <sup>2</sup>	C, 45 MIN	C or NC
(W) Garage 4	7.2 m <sup>2</sup>	3.56 m to Midway	175.7 % **12.7 m <sup>2</sup>	72.1 % 5.2 m <sup>2</sup>	C, 45 MIN	C or NC
(W) Garage 5	7.3 m <sup>2</sup>	3.56 m to Midway	174.1 % **12.7 m <sup>2</sup>	71.5 % 5.2 m <sup>2</sup>	C, 45 MIN	C or NC
(W) Garage 6	9.7 m <sup>2</sup>	3.56 m to Midway	130.9 % **12.7 m <sup>2</sup>	53.7 % 5.2 m <sup>2</sup>	C, 45 MIN	C or NC

9.10.14.2.(2) Fire Compartments are to be a min. of 45min FRR      \*\* Limiting Distance Squared  
 9.10.14.3. Assumes Fire department response time is < 10min

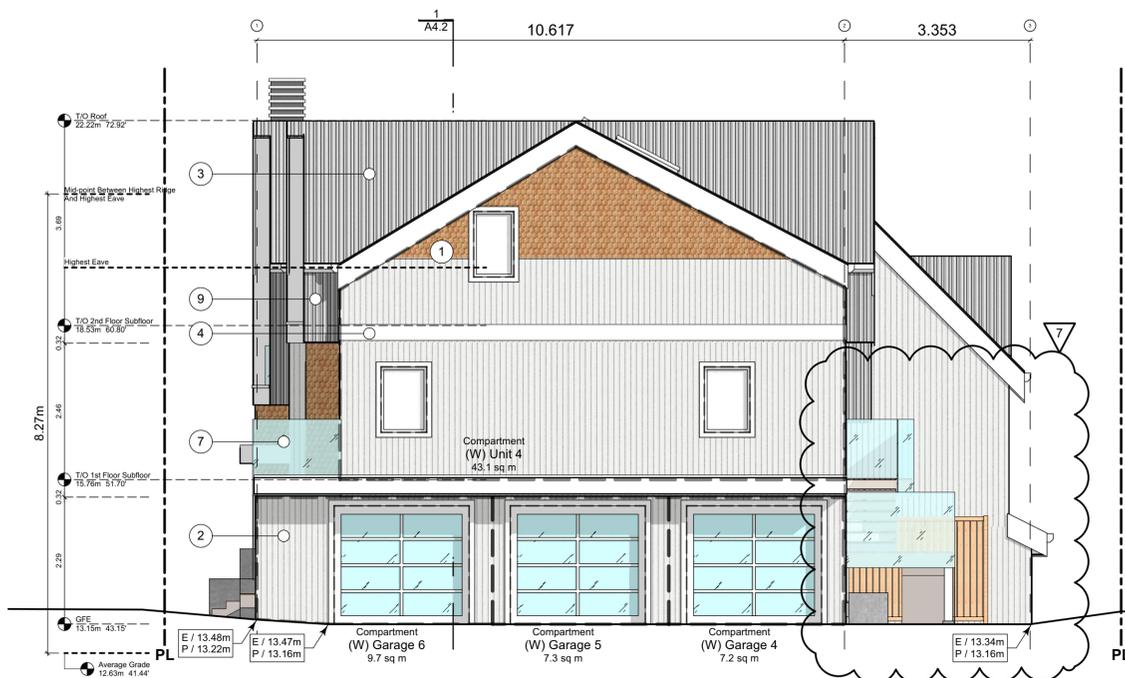


1 North Elevation - Kipling Street  
Scale: 1:65

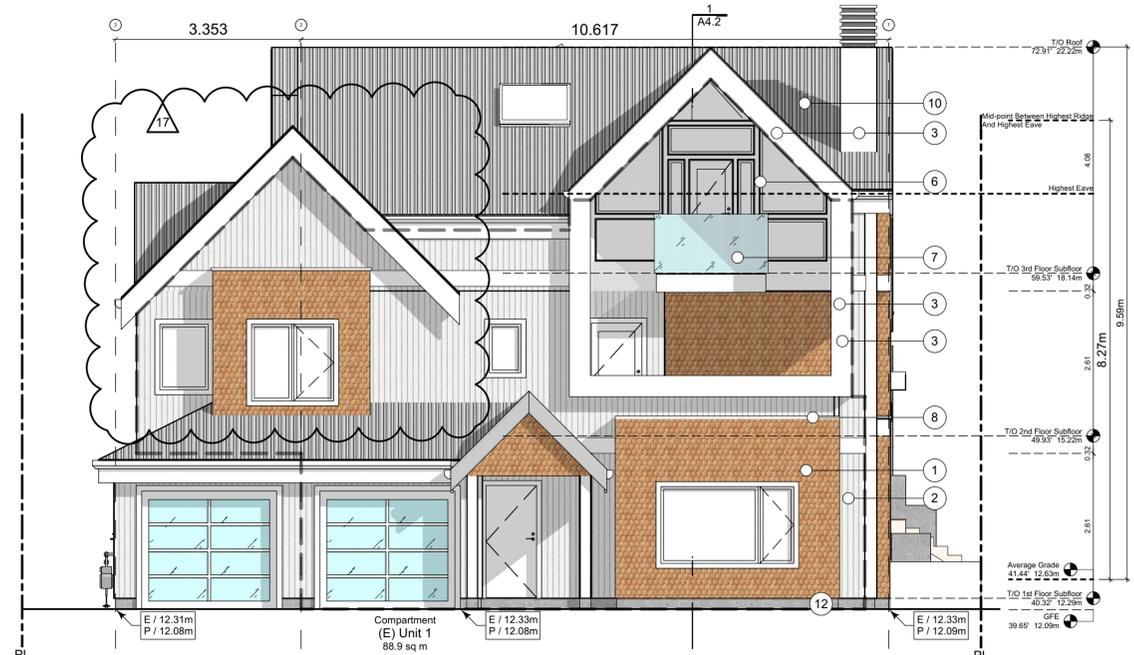
Exterior Materials

No.	Description	Material
1	Wood Shingles	Cedar
2	Vertical Siding	Light Grey
3	Stucco	Acrylic, White
4	Cementitious Trims & Panels	White
5	Horizontal Cladding	Wood Grain
6	Window Frame	White
7	Glass Railing	Glass Guardrail with White Aluminum Frame
8	Metal Cap Flashing	White
9	Metal Cladding	Standing Seam, White
10	Metal Roof	Standing Seam, White
11	Soffit	Wood Grain
12	Exposed Concrete	-
13	Skylight	-
14	Pergola	-
15	Gutter & Downspout	White

All Materials as noted or approved equal



2 West Elevation - Driveway  
Scale: 1:65



3 East Elevation - Thurlow Road  
Scale: 1:65

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2022-03-30	Revised & Re-issued for DP
2022-04-11	Revised & Re-issued for DP
2022-05-10	Revised & Re-issued for DP

Block 01 Elevations

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: May 10, 2022

Scale: 1:65

Sheet No:

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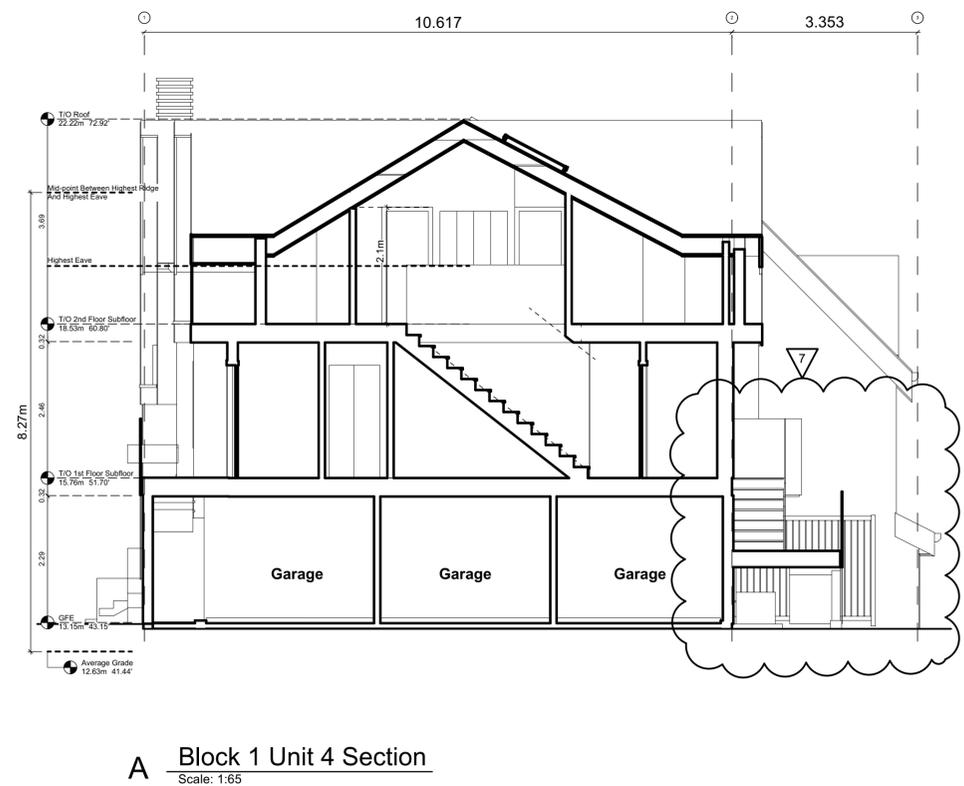
**Exterior Materials**

No.	Description	
1	Wood Shingles	Cedar
2	Vertical Siding	Light Grey
3	Stucco	Acrylic, White
4	Cementitious Trims & Panels	White
5	Horizontal Cladding	Wood Grain
6	Window Frame	White
7	Glass Railing	Glass Guardrail with White Aluminum Frame
8	Metal Cap Flashing	White
9	Metal Cladding	Standing Seam, White
10	Metal Roof	Standing Seam, White
11	Soffit	Wood Grain
12	Exposed Concrete	-
13	Skylight	-
14	Pergola	-
15	Gutter & Downspout	White

All Materials as noted or approved equal



**2 South Elevation**  
Scale: 1:65



**A Block 1 Unit 4 Section**  
Scale: 1:65



**1 Block 1 Section**  
Scale: 1:65

**Block 01**  
Elevations & Sections

Project Name:

**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

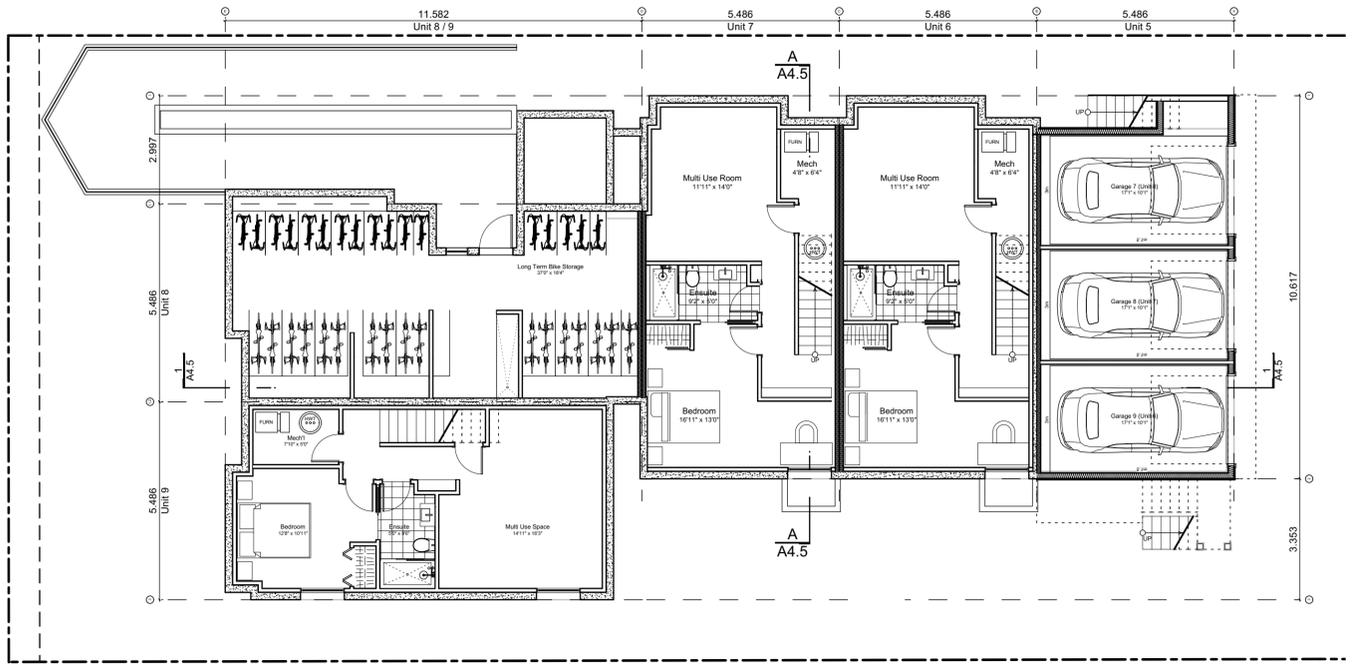
Drawn By: SG/TD

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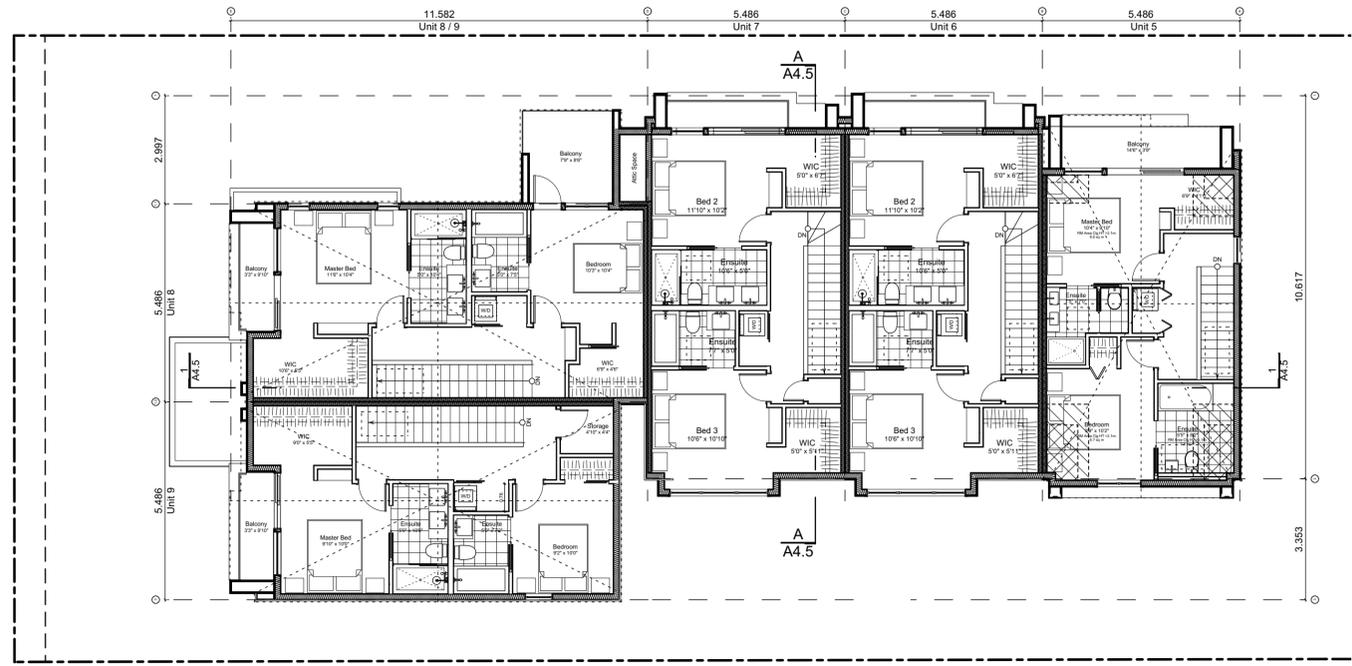
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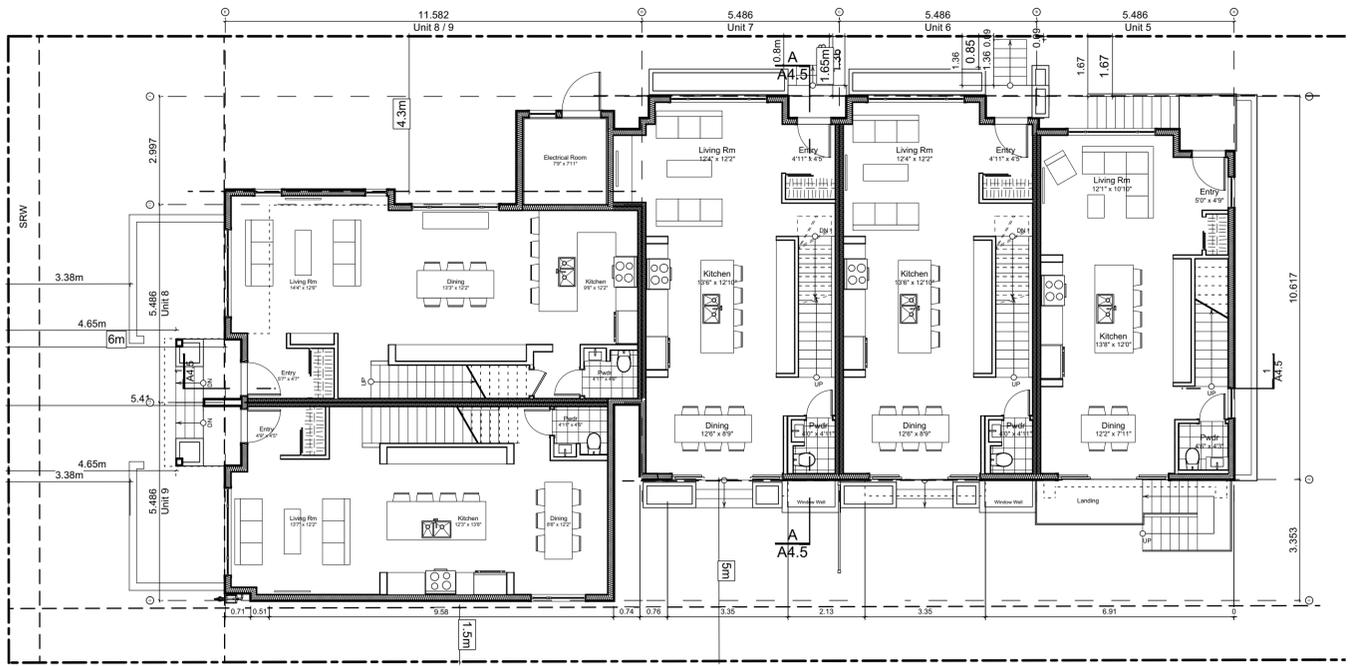
**Block Plan Notes:**  
 See unit plans for detailed dimensions and notes.  
 Grid Lines are to:                      Dimensions are to:  
 1) Outside face of plywood or        1) One side of interior stud,  
 2) Centre line of demising wall.      2) Face of plywood, or face of concrete.



**0 Basement Floor Plan**  
 Scale: 1:100



**2 Second Floor Plan**  
 Scale: 1:100



**1 Main Floor Plan**  
 Scale: 1:100

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**Block 02 Floor Plans**

Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:  
 PID:  
 Project No: 19.015  
 Drawn By: SG/TD  
 Plot Date: May 10, 2022  
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 Sheet No:

### Spatial Separation (9.10.14.4.) - Block 02 (Not Sprinklered)

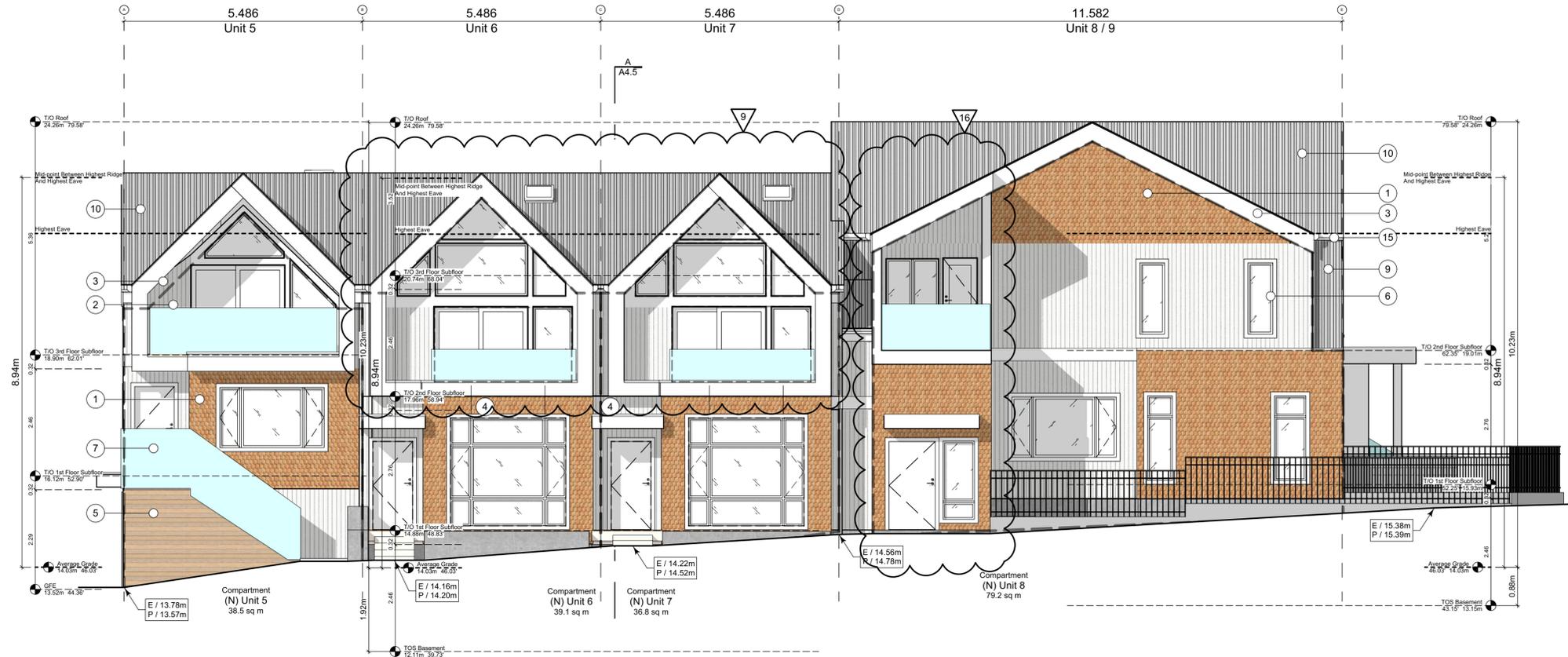
Compartment	Area of Facade	Limiting Distance (LD)	Unprotected Openings		Construction of Building Face	Cladding
			Permitted	Actual		
<b>North Facade</b>						
(N) Unit 5	38.5 m <sup>2</sup>	11.37 m to C/L Kipling St.	LD Exceeds 8.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
(N) Unit 6	39.1 m <sup>2</sup>	11.37 m to C/L Kipling St.	95.0 % 37.1 m <sup>2</sup>	35.4 % 13.8 m <sup>2</sup>	C, 45 MIN	C or NC
(N) Unit 7	36.8 m <sup>2</sup>	11.37 m to C/L Kipling St.	95.0 % 34.9 m <sup>2</sup>	50.3 % 18.5 m <sup>2</sup>	C, 45 MIN	C or NC
(N) Unit 8	79.2 m <sup>2</sup>	13.96 m to C/L Kipling St.	LD Exceeds 12.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
<b>East Facade</b>						
(E) Unit 5	47.6 m <sup>2</sup>	3.56 m to Midway	26.6 % **12.7 m <sup>2</sup>	5.9 % 2.8 m <sup>2</sup>	C, 60 MIN	C or NC
(E) Garage 7	9.6 m <sup>2</sup>	3.56 m to Midway	132.1 % **12.7 m <sup>2</sup>	54.2 % 5.2 m <sup>2</sup>	C, 45 MIN	C or NC
(E) Garage 8	7.3 m <sup>2</sup>	3.56 m to Midway	174.1 % **12.7 m <sup>2</sup>	71.5 % 5.2 m <sup>2</sup>	C, 45 MIN	C or NC
(E) Garage 9	7.4 m <sup>2</sup>	3.56 m to Midway	170.5 % **12.7 m <sup>2</sup>	70.0 % 5.2 m <sup>2</sup>	C, 45 MIN	C or NC
(E) Refuse	0.0 m <sup>2</sup>	3.56 m to Midway	#DIV 0! **12.7 m <sup>2</sup>	#DIV 0! 0.0 m <sup>2</sup>	C, 45 MIN	C or NC
<b>South Facade</b>						
(S) Unit 5	41.6 m <sup>2</sup>	5.00 m to PL	63.5 % 26.4 m <sup>2</sup>	20.1 % 8.4 m <sup>2</sup>	C, 45 MIN	C or NC
(S) Unit 6	35.0 m <sup>2</sup>	5.00 m to PL	71.4 % **25.0 m <sup>2</sup>	30.7 % 10.7 m <sup>2</sup>	C, 45 MIN	C or NC
(S) Unit 7	35.0 m <sup>2</sup>	5.00 m to PL	71.4 % **25.0 m <sup>2</sup>	30.7 % 10.7 m <sup>2</sup>	C, 45 MIN	C or NC
(S) Unit 9	90.2 m <sup>2</sup>	1.71 m to PL	8.4 % 7.6 m <sup>2</sup>	5.9 % 5.3 m <sup>2</sup>	NC, 60 MIN	NC
<b>West Facade</b>						
(W) Unit 8	38.6 m <sup>2</sup>	15.28 m to C/L Fairfield Rd.	LD Exceeds 8.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
(W) Unit 9	38.2 m <sup>2</sup>	15.28 m to C/L Fairfield Rd.	LD Exceeds 8.0m, UPO Allowed > 100%		C, 45 MIN	C or NC

9.10.14.2.(2) Fire Compartments are to be a min. of 45min FRR  
 9.10.14.3. Assumes Fire department response time is < 10min

### Exterior Materials

No.	Description	Material
1	Wood Shingles	Cedar
2	Vertical Siding	Light Grey
3	Stucco	Acrylic, White
4	Cementitious Trims & Panels	White
5	Horizontal Cladding	Wood Grain
6	Window Frame	White
7	Glass Railing	Glass Guardrail with White Aluminum Frame
8	Metal Cap Flashing	White
9	Metal Cladding	Standing Seam, White
10	Metal Roof	Standing Seam, White
11	Soffit	Wood Grain
12	Exposed Concrete	-
13	Skylight	-
14	Pergola	-
15	Gutter & Downspout	White

All Materials as noted or approved equal



1 North Elevation - Kipling Street  
 Scale: 1:65



2 East Elevation - Driveway  
 Scale: 1:65



3 West Elevation - Fairfield Road  
 Scale: 1:65

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### Block 02 Elevations

Project Name: **Fairfield-Kipling Development**  
 Civic: 1400 Fairfield Rd & 349 Kipling St  
 Legal:  
 PID:  
 Project No: 19.015  
 Drawn By: SG/TD  
 Plot Date: May 10, 2022  
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**Block 02**  
Elevations & Sections

Project Name:

**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

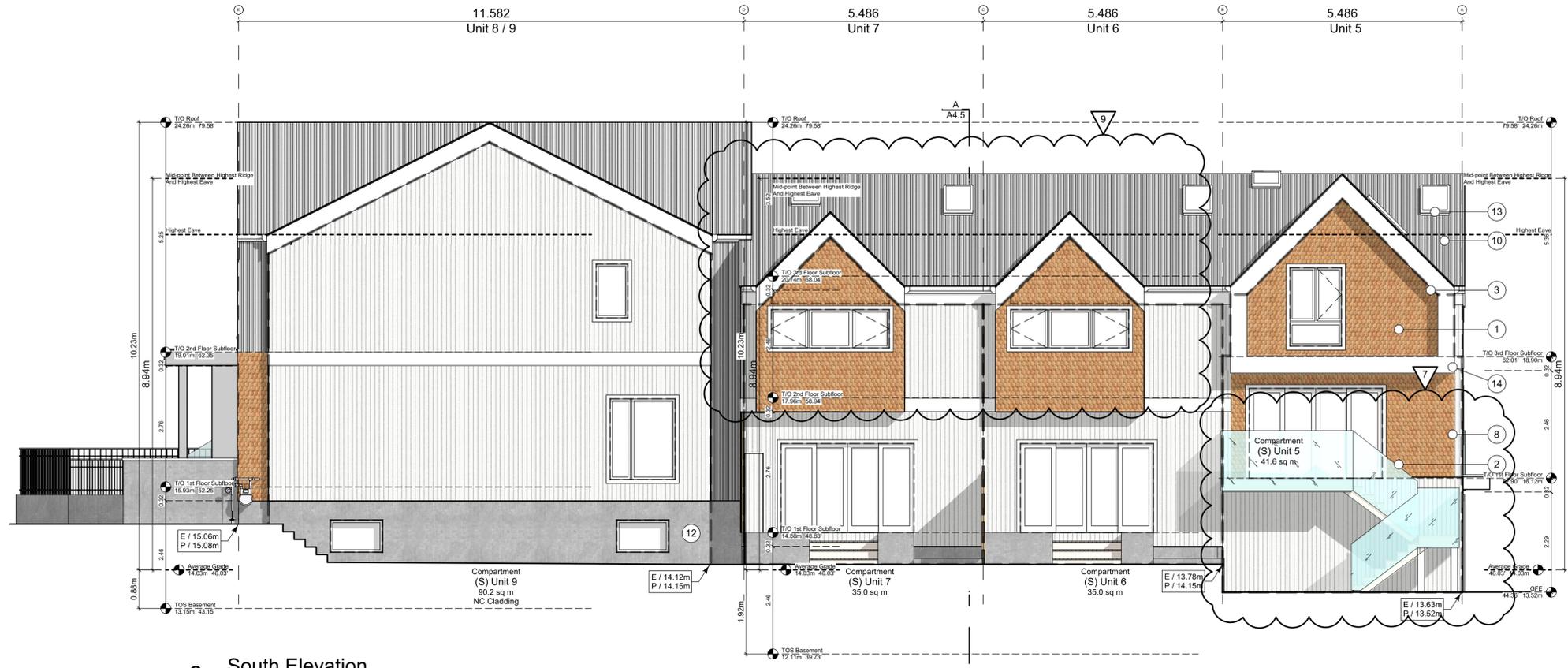
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Plot Date: May 10, 2022

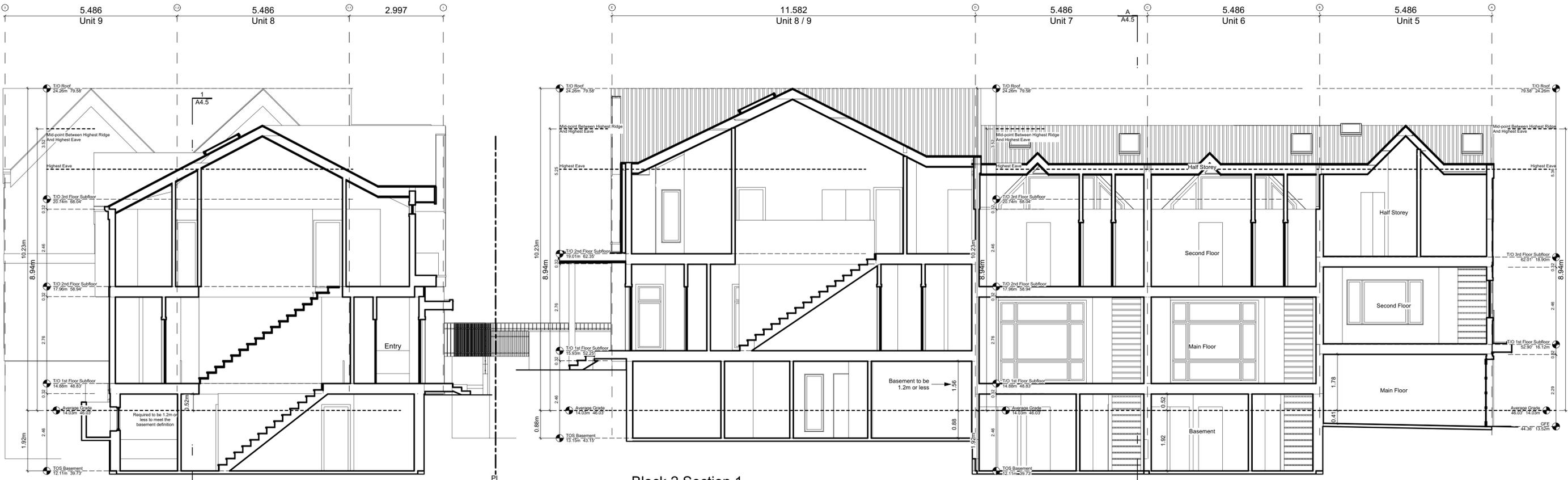
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Sheet No:

**A4.5**



**2 South Elevation**  
Scale: 1:65



**1 Block 2 Section 1**  
Scale: 1:65

**Exterior Materials**

No.	Description	
1	Wood Shingles	Cedar
2	Vertical Siding	Light Grey
3	Stucco	Acrylic, White
4	Cementitious Trims & Panels	White
5	Horizontal Cladding	Wood Grain
6	Window Frame	White
7	Glass Railing	Glass Guardrail with White Aluminum Frame
8	Metal Cap Flashing	White
9	Metal Cladding	Standing Seam, White
10	Metal Roof	Standing Seam, White
11	Soffit	Wood Grain
12	Exposed Concrete	-
13	Skylight	-
14	Pergola	-
15	Gutter & Downspout	White

All Materials as noted or approved equal

**A Block 2 Section**  
Scale: 1:65

FOR DEVELOPMENT APPLICATION ONLY

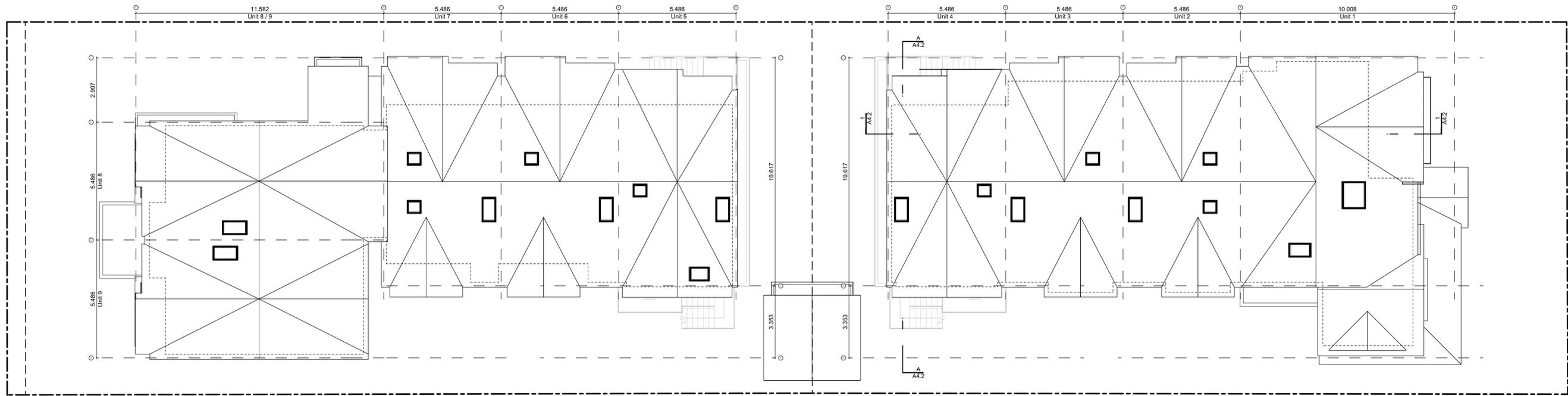
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2022-05-10	Revised & Re-Issued for DP



**1 Site Roof Plan**  
Scale: 1:100

Roof Plans

Project Name:

**Fairfield-Kipling  
Development**

Civic: 1400 Fairfield Rd &  
349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: May 10, 2022

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Seal

Concept Renderings

Project Name: **Fairfield-Kipling Development**  
Civic: 1400 Fairfield Rd & 349 Kipling St  
Legal:  
PID: 19.015  
Project No: SG/TD  
Drawn By: May 10, 2022  
Plot Date: NTS  
Scale: Sheet No:



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Concept Renderings

Project Name:

**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

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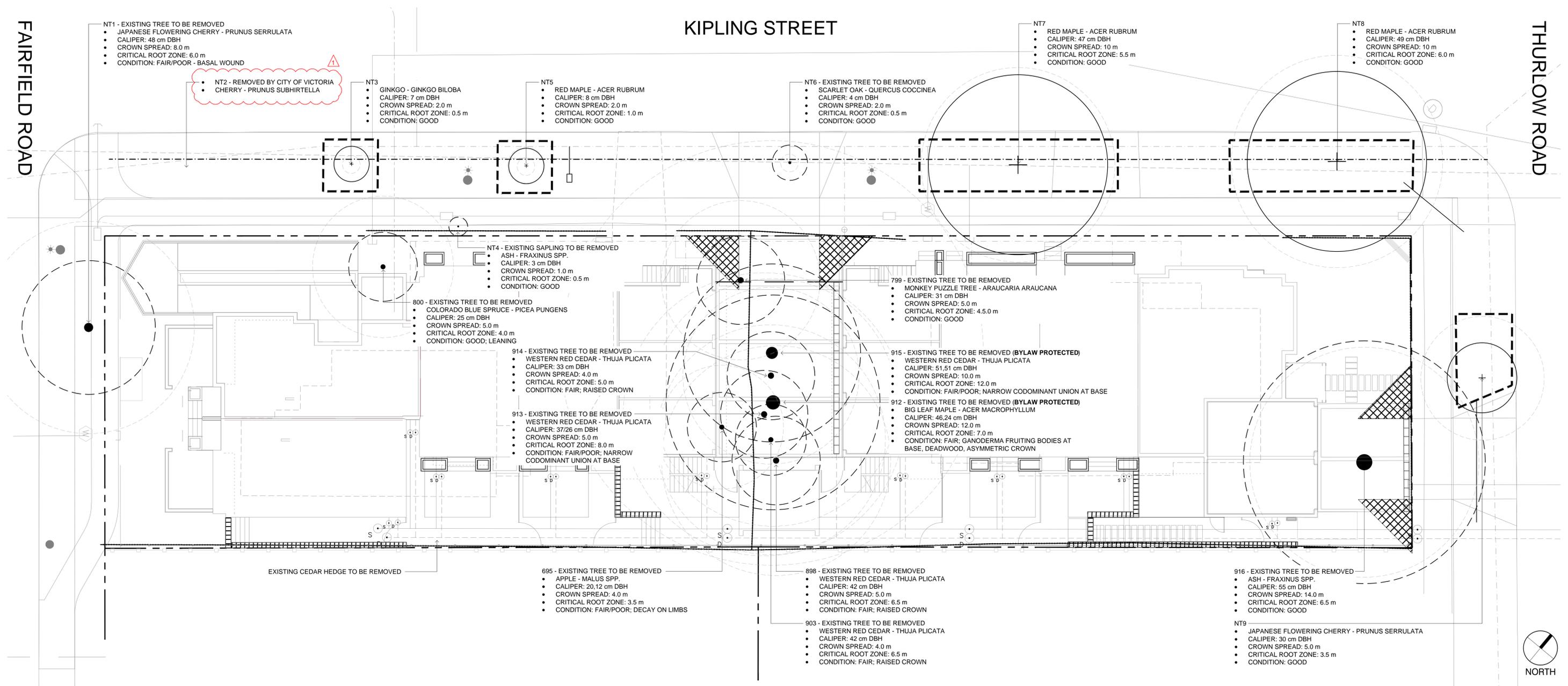
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Drawn By: SG/TD

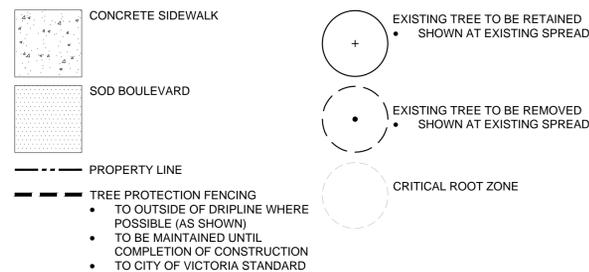
Plot Date: May 10, 2022

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Sheet No:



LEGEND



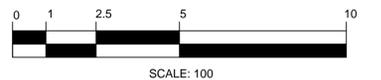
EXISTING TREE QUANTITIES

- ON SITE:**
- EXISTING TREES = 10
  - TREES TO BE REMOVED = 10
  - BYLAW PROTECTED TREES TO BE REMOVED = 2
  - REPLACEMENT TREES REQUIRED = 4
- MUNICIPAL BOULEVARD:**
- EXISTING TREES = 8
  - TREES TO BE REMOVED = 3 (NT1, NT4, NT6)

ARBORIST SUPERVISION

- ALL EXCAVATION OCCURRING WITHIN THE CRITICAL ROOT ZONES OF PROTECTED TREES SHOULD BE COMPLETED UNDER SUPERVISION BY THE PROJECT ARBORIST. IN PARTICULAR, THE FOLLOWING ACTIVITIES SHOULD BE COMPLETED UNDER THE DIRECTION OF THE PROJECT ARBORIST:
    - ANY EXCAVATION WITHIN THE CRZS OF MUNICIPAL TREES NT1-9 FOR CONSTRUCTION OF THE NEW 6-UNIT BUILDING, LANDSCAPE FEATURES, OR DRIVEWAY OFF THURLOW ROAD
    - ANY EXCAVATION FOR THE ABANDONING OF EXISTING UNDERGROUND SERVICES OR INSTALLATION OF NEW SERVICES WITHIN THE CRZS OF TREES TO BE RETAINED.
  - PRUNING ROOTS: ANY SEVERED ROOTS MUST BE PRUNED BACK TO SOUND TISSUE TO REDUCE WOUND SURFACE AREA AND ENCOURAGE RAPID COMPARTMENTALIZATION OF THE WOUND. BACKFILLING THE EXCAVATED AREA AROUND THE ROOTS SHOULD BE DONE AS SOON AS POSSIBLE TO KEEP THE ROOTS MOIST AND AID IN ROOT REGENERATION. EXPOSED ROOTS SHOULD BE KEPT MOIST UNTIL THE AREA IS BACKFILLED, ESPECIALLY IF EXCAVATION OCCURS DURING A PERIOD OF DROUGHT. THIS CAN BE ACCOMPLISHED IN A NUMBER OF WAYS, INCLUDING WRAPPING THE ROOTS IN BURLAP OR INSTALLING A ROOT CURTAIN OF WIRE MESH LINED WITH BURLAP, AND KEEPING THE AREA MOIST THROUGHOUT THE CONSTRUCTION PROCESS.
  - MINIMIZING SOIL COMPACTION: IN AREAS WHERE CONSTRUCTION TRAFFIC MUST ENCOACH INTO THE CRITICAL ROOT ZONES OF TREES TO BE RETAINED, EFFORTS MUST BE MADE TO REDUCE SOIL COMPACTION WHERE POSSIBLE BY DISPLACING THE WEIGHT OF MACHINERY AND FOOT TRAFFIC. THIS CAN BE ACHIEVED BY ONE OF THE FOLLOWING METHODS:
    - INSTALLING A LAYER OF HOG FUEL OR COARSE WOOD CHIPS AT LEAST 20 CM IN DEPTH AND MAINTAINING IT IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETE.
    - PLACING MEDIUM WEIGHT GEOTEXTILE CLOTH OVER THE AREA TO BE USED AND INSTALLING A LAYER OF CRUSHED ROCK TO A DEPTH OF 15 CM OVER TOP.
    - PLACING TWO LAYERS OF 19MM PLYWOOD.
    - PLACING STEEL PLATES.
  - LANDSCAPING AND IRRIGATION SYSTEMS: THE PLANTING OF NEW TREES AND SHRUBS SHOULD NOT DAMAGE THE ROOTS OF RETAINED TREES. THE INSTALLATION OF ANY IN-GROUND IRRIGATION SYSTEM MUST TAKE INTO ACCOUNT THE CRITICAL ROOT ZONES OF THE TREES TO BE RETAINED. PRIOR TO INSTALLATION, WE RECOMMEND THE IRRIGATION TECHNICIAN CONSULT WITH THE PROJECT ARBORIST ABOUT THE MOST SUITABLE LOCATIONS FOR THE IRRIGATION LINES AND HOW BEST TO MITIGATE THE IMPACTS ON THE TREES TO BE RETAINED. THIS MAY REQUIRE THE PROJECT ARBORIST SUPERVISE THE EXCAVATIONS ASSOCIATED WITH INSTALLING THE IRRIGATION SYSTEM. EXCESSIVE FREQUENT IRRIGATION AND IRRIGATION WHICH WETS THE TRUNKS OF TREES CAN HAVE A DETRIMENTAL IMPACT ON TREE HEALTH AND CAN LEAD TO ROOT AND TRUNK DECAY.
  - ARBORIST ROLE: IT IS THE RESPONSIBILITY OF THE CLIENT OR HIS/HER REPRESENTATIVE TO CONTACT THE PROJECT ARBORIST FOR THE PURPOSE OF:
    - LOCATING THE BARRIER FENCING
    - REVIEWING THE REPORT WITH THE PROJECT FOREMAN OR SITE SUPERVISOR
    - LOCATING WORK ZONES, WHERE REQUIRED
    - SUPERVISING ANY EXCAVATION WITHIN THE CRITICAL ROOT ZONES OF TREES TO BE RETAINED
    - REVIEWING AND ADVISING OF ANY PRUNING REQUIREMENTS FOR MACHINE CLEARANCES
- REVIEW AND SITE MEETING: ONCE THE PROJECT RECEIVES APPROVAL, IT IS IMPORTANT THAT THE PROJECT ARBORIST MEET WITH THE PRINCIPALS INVOLVED IN THE PROJECT TO REVIEW THE INFORMATION CONTAINED HEREIN. IT IS ALSO IMPORTANT THAT THE ARBORIST MEET WITH THE SITE FOREMAN OR SUPERVISOR BEFORE ANY SITE CLEARING, TREE REMOVAL, DEMOLITION, OR OTHER CONSTRUCTION ACTIVITY OCCURS AND TO CONFIRM THE LOCATIONS OF THE TREE PROTECTION BARRIER FENCING.

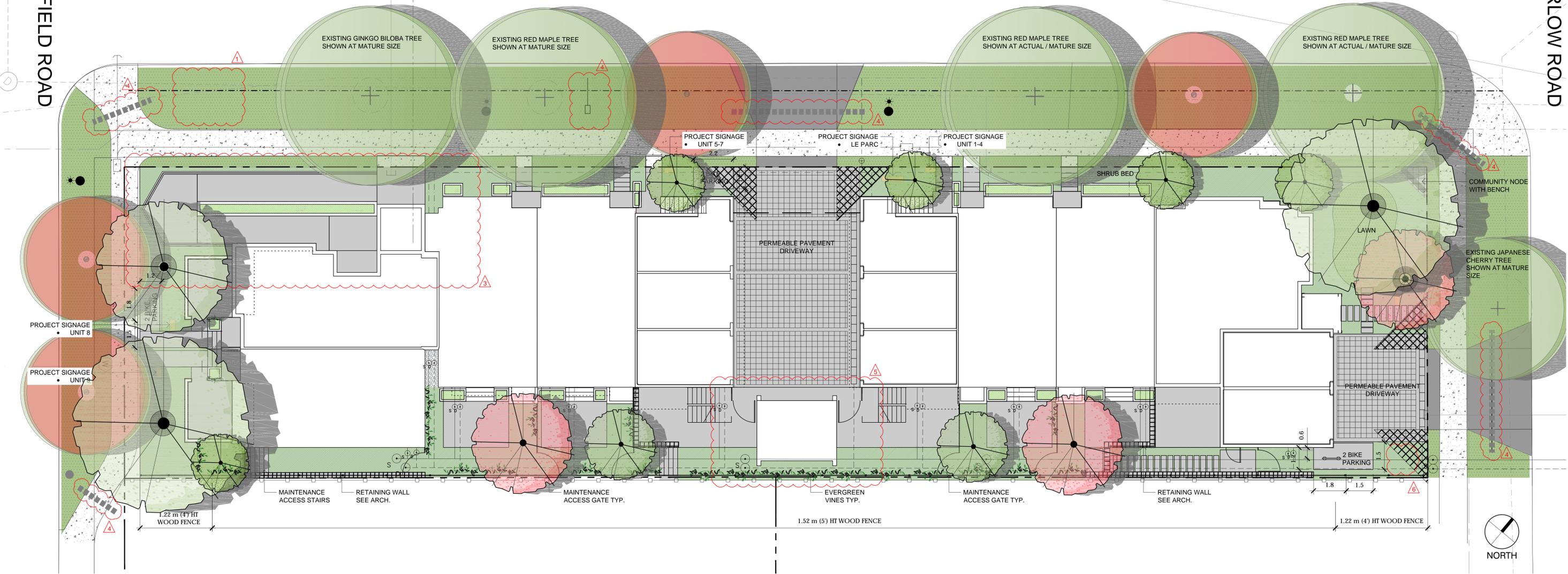
NOTES:  
1. SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION, REQUIREMENTS AND RECOMMENDATIONS.



# KIPLING STREET

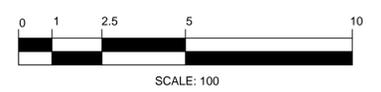
FAIRFIELD ROAD

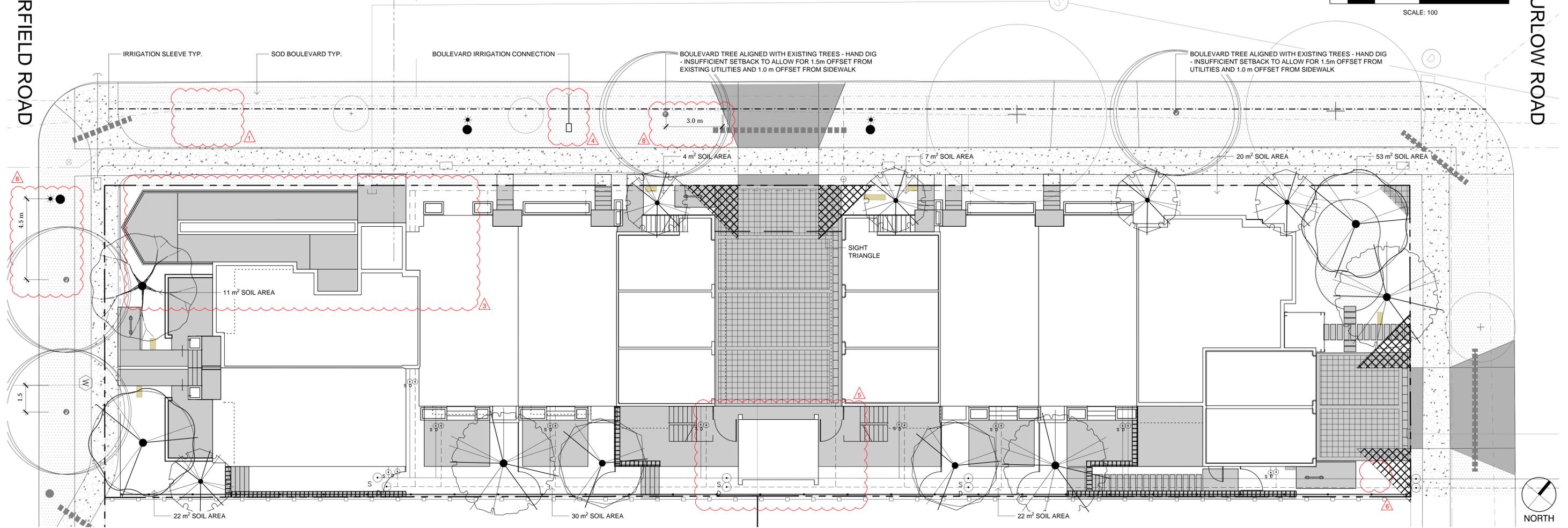
THURLOW ROAD



## LEGEND

MUNICIPAL CONCRETE SIDEWALK	SOD	BYLAW PROTECTED REPLACEMENT TREES • QTY 4 • SPECIES AND LOCATION TO BE APPROVED BY PARKS	LARGE BOULEVARD TREE TO REMAIN	PROPOSED BOULEVARD TREE • SPECIES TO BE SELECTED BY CITY OF VICTORIA • TO BE INSTALLED BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE	<b>PROPOSED TREE QUANTITIES</b> PROPOSED ON-SITE TREES = 13 • DECIDUOUS TREES: 8 • BROADLEAF EVERGREEN TREES: 5 • BYLAW REPLACEMENT TREES: 4 PROPOSED MUNICIPAL BOULEVARD TREES • DECIDUOUS TREES: 4
CONCRETE DRIVEWAY APRON	SHRUB BED	IRRIGATION SLEEVE	SMALL BOULEVARD TREE TO REMAIN	PROPOSED TREES	
DRIVEWAY / PATIO • PERMEABLE INTERLOCKING CONCRETE PAVER	PLANTER				<b>BOULEVARD IRRIGATION NOTES:</b> • AUTOMATIC IRRIGATION TO BE PROVIDED TO THE 4 NEW BOULEVARD TREES FROM A DEDICATED 19mm METERED WATER SERVICE LOCATED WITHIN THE KIPLING FRONTAGE BOULEVARD. • SEE CIVIL FOR LOCATION.
CONCRETE SIDEWALK / PATIO • MEDIUM SANDBLAST OR LIGHT BROOM FINISH • SAW CUT CONCRETE CRACK CONTROL JOINTS	EXISTING WOOD FENCE • 6' (1.83m) HT • ON ADJACENT PROPERTY				
PATH • CONCRETE PAVERS • ABBOTSFORD PIAZZA SERIES	PRIVACY FENCE • 5' (1.52m) HT AS NOTED • 4' (1.22m) HT AS NOTED • SOLID WOOD FENCING				
EVERGREEN VINES	PROPERTY LINE				





LEGEND

- PROPERTY LINE
- SOD
- IRRIGATION SLEEVE
- + EXISTING TREE TO BE RETAINED  
• SHOWN AT EXISTING SPREAD
- \* PROPOSED BOULEVARD TREE  
• TO BE INSTALLED BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE

PLANT SCHEDULE - TREES

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	3	CORNUS NUTTALLII / PACIFIC DOGWOOD	CONT	60 MM	NATIVE; 10 M HT X 10 M W
	5	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	CONT	40 MM	EVERGREEN; 5 M HT X 3 M W
	1	PARROTTIA PERSICA / PERSIAN PARROTTIA	B@B	60 MM	DECIDUOUS; 8 M HT X 5 M W
	2	QUERCUS GARRYANA / GARRY OAK	CONT	AS AVAILABLE	NATIVE; 20 M HT X 20 M W
	2	STYRAX JAPONICUS / JAPANESE SNOWBELL	CONT	50 MM	ORNAMENTAL; 5 M H X 5 M W

- NOTES:
- PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.
  - ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO IABC STANDARDS.
  - ALL PROPOSED BOULEVARD TREES TO HAVE 10m<sup>2</sup> MIN. GROWING MEDIUM.



PACIFIC DOGWOOD



LITTLE GEM DWARF MAGNOLIA



GARRY OAK



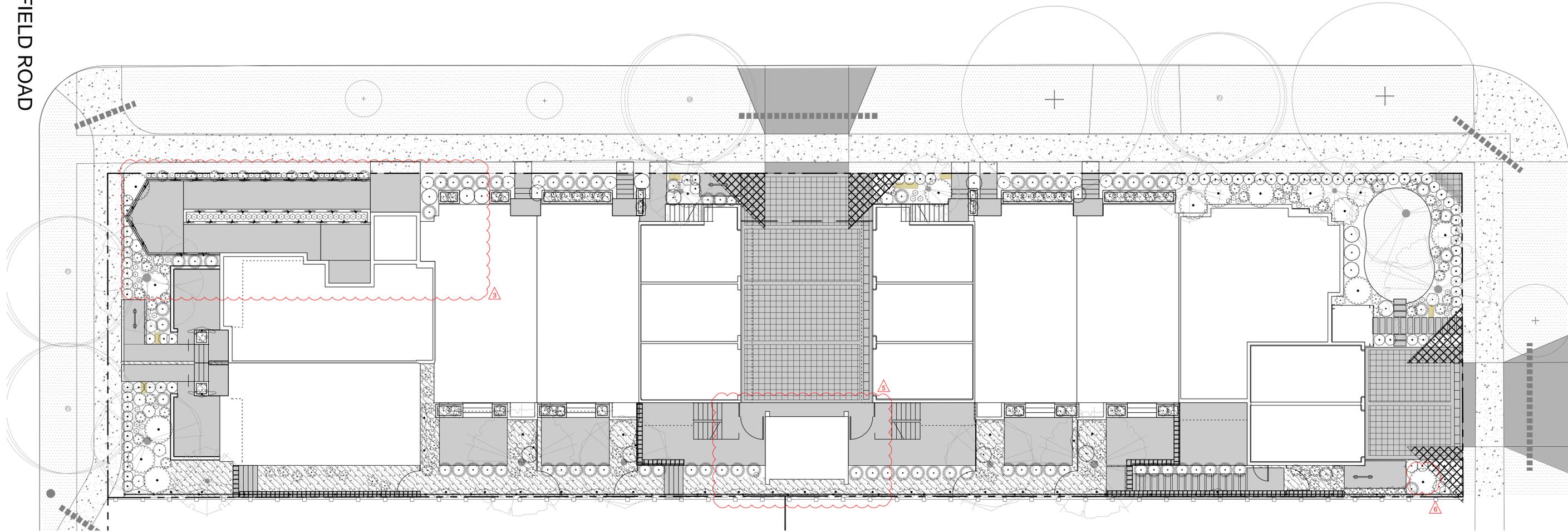
JAPANESE SNOWBELL

FAIRFIELD ROAD

KIPLING STREET



THURLOW ROAD



PLANT SCHEDULE - SHRUBS

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	32	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / MASSACHUSETTS KINNIKINNICK	#1 CONT	0.6m
	24	BRACHYGLOTTIS GREYI / DAISY BUSH	#2 CONT	0.6m
	90	BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	#2 CONT	0.6m
	3	CHOISYA TERNATA / MEXICAN ORANGE	#3 CONT	1.5m
	2	HYDRANGEA PANICULATA 'PHANTOM' / PANICLED HYDRANGEA	#3 CONT	1.5m
	29	JASMINUM POLYANTHUM / PINK JASMINE TRELLIS	#1 CONT	1.5m
	139	LAVANDULA ANGUSTIFOLIA 'AROMATICO BLUE' / ENGLISH LAVENDER 'AROMATICO BLUE'	#2 CONT	0.3m
	73	MISCANTHUS SINENSIS 'GRAZIELLA' / GRAZIELLA MAIDEN GRASS	#2 CONT	0.8m
	19	PENNISETUM ORIENTALE 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS	#1 CONT	0.75m
	38	POLYSTICHUM MUNIFOLIUM / WESTERN SWORD FERN	#1 CONT	0.6m
	15	RHODODENDRON X 'CHRISTMAS CHEER' / CHRISTMAS CHEER RHODODENDRON	#5 CONT	1.5m
	64	SANTOLINA VIRENS / GREEN LAVENDER COTTON	#1 CONT	0.6m
	16	SARCOCOCCA CONFUSA / SWEETBOX	#1 CONT	0.9m



HYDRANGEA



JASMINE VINE



SWEETBOX



MEXICAN ORANGE



IRISH MOSS

PLANT SCHEDULE - GROUNDCOVER

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
	1,177	SAGINA SUBULATA / IRISH MOSS	PLUG	300mm	

NOTES:  
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.



BUILT-IN PLANTER



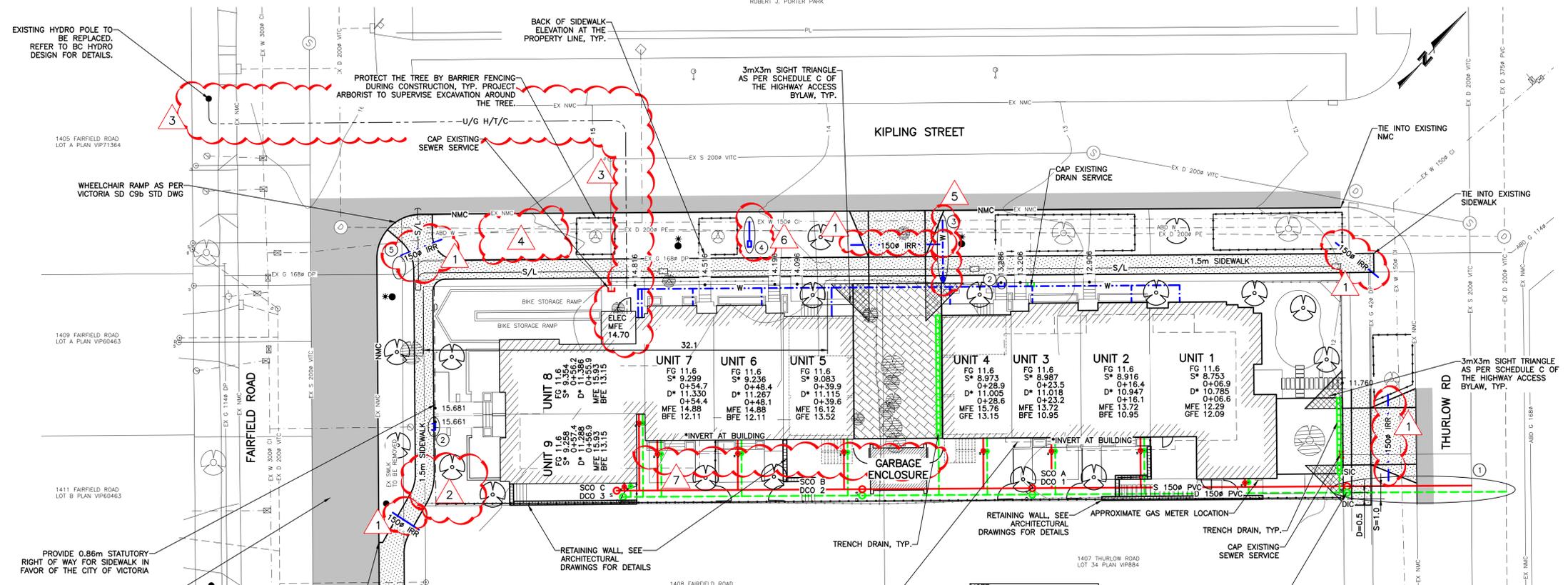
COMMUNITY BENCH



DAISY BUSH, LAVENDER COTTON, LAVENDER



MAIDEN GRASS



**GENERAL NOTES**

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD, PLATINUM EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
- WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
- OBTAIN A DEMO PERMIT PRIOR TO REMOVAL OF ANY NON-COMFORMING STRUCTURES.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTISBC GAS TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
- EXPOSE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
- BED ALL PIPE USING CLASS 'B' BEDDING.
- WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
- DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG FAIRFIELD ROAD, KIPLING STREET, AND THURLOW ROAD DURING CONSTRUCTION.
- COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
- ENSURE THAT ALL SERVICES TO THE EXISTING HOUSE REMAIN USABLE DURING CONSTRUCTION AND ARE CONNECTED TO ALL NEW SERVICES. ENSURE THESE SERVICES ARE INSPECTED BY THE CITY OF VICTORIA WORKS INSPECTOR.
- CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.

**SEWER AND DRAIN**

- SEWER AND DRAIN SERVICE CONNECTIONS TO THE UNITS TO BE 100% PVC DR28 AT A MINIMUM GRADE OF 2.0%. CATCH BASIN LEADS TO BE 150# PVC DR28 UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
- PROVIDE CLEANOUTS ON DRAIN AND ON SEWER SERVICES WITHIN 1m OF BUILDING.
- SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER TO BE PVC DR28 AND DR35 FOR 200mm DIAMETER AND OVER. PIPE TO BE C.S.A. APPROVED PVC.
- CONTRACTOR TO RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE OF ENCOUNTERED SEWER AND DRAIN PIPES FOR THE AS CONSTRUCTED DRAWINGS.
- THE CITY OF VICTORIA SHALL INSTALL 150# SEWER CONNECTION AND 150# DRAIN CONNECTION TO THE PROPERTY LINE COMPLETE WITH INSPECTION CHAMBERS AT THE DEVELOPER'S EXPENSE.
- CAP EXISTING SEWER AND DRAIN SERVICES THAT HAVE BEEN ABANDONED AND HAVE THE CAPPING WITNESSED BY THE PLUMBING INSPECTOR PRIOR TO BACKFILL.

**WATER**

- WATER MAIN PIPE TO BE PVC DR18 AWWA STANDARD C900 FOR ALL WATER MAINS 100mm TO 350mm DIAMETER AND PVC SERVICE 200 FOR ALL WATER MAINS LESS THAN 100mm DIAMETER. PROVIDE 1.0m MINIMUM COVER.
- CONTRACTOR TO TEST, CHLORINATE, FLUSH AND CONNECT THE WATER MAINS UNDER THE CITY OF VICTORIA WORKS INSPECTOR AND DISINFECTION BEFORE USE.
- CONTRACTOR TO ENSURE CHLORINE SOLUTIONS ARE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REGULATIONS PRIOR TO DISCHARGING TO ANY DRAINAGE COURSE.
- THE CITY OF VICTORIA SHALL CAP AND ABANDON EXISTING SERVICE AT THE DEVELOPER'S EXPENSE.
- THE CITY OF VICTORIA SHALL INSTALL WATER SERVICE CONNECTION c/w METER TO PROPERTY LINE AT THE DEVELOPER'S EXPENSE. WATER SERVICE SIZE TO BE DETERMINED DURING DETAILED DESIGN PHASE.
- THE CITY OF VICTORIA SHALL INSTALL IRRIGATION SERVICE c/w 50# METER AT THE DEVELOPER'S EXPENSE.

**ROAD**

- CONSTRUCT ALL ROADWAYS AND CUL DE SACS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
- CONTRACTOR TO ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED BY AND, IF DISTURBED, BE REPLACED BY A B.C.L.S. AT THE CONTRACTOR'S EXPENSE.
- THE CITY OF VICTORIA SHALL RE-ESTABLISH EXISTING CONTROL MONUMENT (9-68) AT THE DEVELOPER'S EXPENSE.

**PARKS**

- PROTECT ALL TREES EXCEPT THOSE TO BE REMOVED FROM DAMAGE DURING CONSTRUCTION.
- HAND DIG WHERE ROOTS OVER 50mm ARE ENCOUNTERED.
- OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY. A COPY OF THE TREE PERMIT SHALL BE PRESENTED TO THE CITY OF VICTORIA WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
- THE PROJECT ARBORIST TO BE RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING FOR EXISTING TREE. THE PROJECT ARBORIST TO SUPERVISE EXCAVATION AROUND THE TREE.
- THE ARBORIST TO DETERMINE THE SENSITIVE ROOT ZONES AREAS AND BE ONSITE TO SUPERVISE TRENCHING AND ROAD CONSTRUCTION.

**HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS**

- CONTACT "B.C. ONE CALL" AT 1-800-474-6886 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- LOT TO BE SERVICED UNDERGROUND.
- BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
- CONSTRUCT HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS.
- IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTIS BC AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALL.

- 1 IRRIGATION SLEEVES ADDED
- 2 PMT REMOVED
- 3 UNDERGROUND H/T/C REROUTED
- 4 TREE REMOVED
- 5 WATER SERVICE CONNECTION RELOCATED
- 6 IRRIGATION POINT OF CONNECTION ADDED
- 7 UNDERGROUND H/T/C REMOVED

EXISTING HYDRO POLE TO BE REPLACED. REFER TO BC HYDRO DESIGN FOR DETAILS.

WHEELCHAIR RAMP AS PER VICTORIA SD C9b STD DWG

RESTORE CONCRETE ROAD-BASE ON FAIRFIELD ROAD AS PER VICTORIA SD G5b

PROVIDE 0.86m STATUTORY RIGHT OF WAY FOR SIDEWALK IN FAVOR OF THE CITY OF VICTORIA

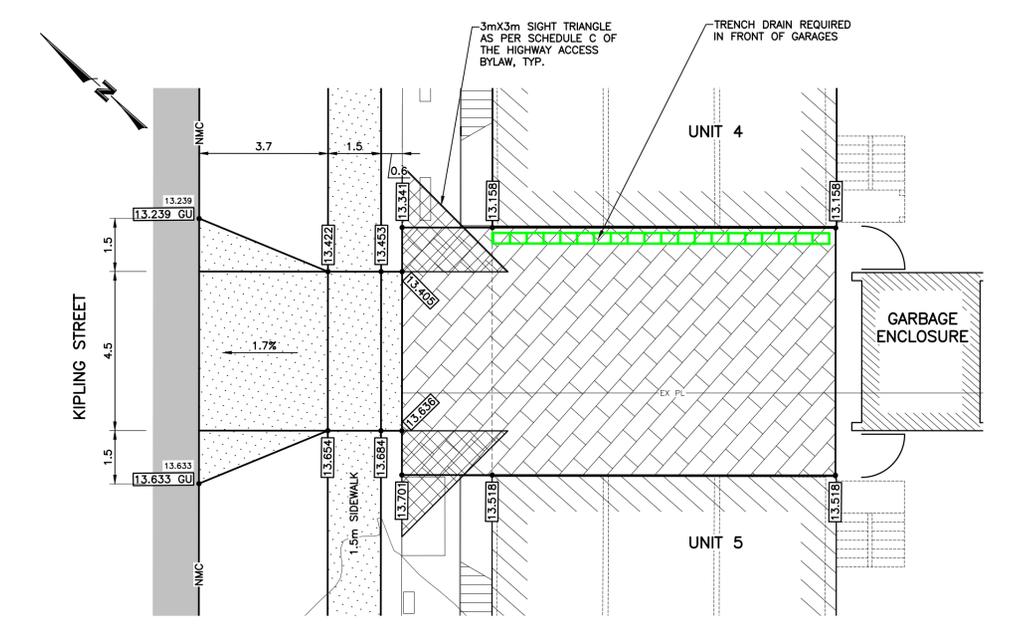
PROTECT THE TREE BY BARRIER FENCING DURING CONSTRUCTION, TYP. PROJECT ARBORIST TO SUPERVISE EXCAVATION AROUND THE TREE.

3mX3m SIGHT TRIANGLE AS PER SCHEDULE C OF THE HIGHWAY ACCESS BYLAW, TYP.

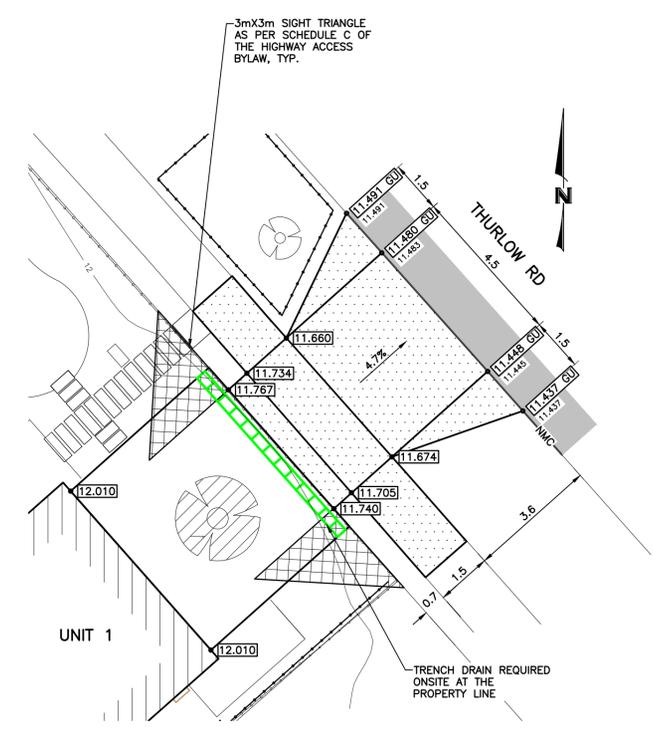
REMOVE EXISTING BUILDING

NOTE: INSTALL SEWER AND DRAIN CLEANOUTS ON UNIT SERVICES 1m FROM THE BUILDING FACE.

NOTE: FOUNDATION DRAINS TO BE PUMPED.



KIPLING STREET DRIVEWAY GRADING  
SCALE 1:100



THURLOW ROAD DRIVEWAY GRADING  
SCALE 1:100

- LEGEND**
- APPROXIMATE EXTENT OF ASPHALT PAVING
  - 100mm THICK CONCRETE SIDEWALK (150mm AT DRIVEWAY LOCATIONS)
  - PAVERS - REFER TO LANDSCAPE FOR DETAILS
  - PROPOSED TREE
  - EXISTING TREE TO BE RETAINED
  - EXISTING TREE TO BE REMOVED
  - BFE BASEMENT FLOOR ELEVATION
  - MFE MAIN FLOOR ELEVATION
  - PROPOSED ELEVATION AT TOP OF CURB
  - PROPOSED ELEVATION AT GUTTER
  - PROPOSED ELEVATION
  - EXISTING ELEVATION



LOCATION PLAN  
N.T.S.  
PROPOSED SUBDIVISION OF LOT 13 AND 35, BOTH ON FAIRFIELD FARM ESTATE, PLAN VP884, VICTORIA CITY.

CONCEPTUAL PLAN  
FOR DEVELOPMENT PERMIT



LEGEND		SEAL	
WATER	W	MANHOLE	⊙
SEWER	S	CLEANOUT	⊙
DRAIN	D	CATCHBASIN	⊙
DITCH	D	ROAD SIGN	⊙
CULVERT	C	HYDRANT	⊙
HEADWALL	H	VALVE	⊙
		METER	⊙
		REDUCER	⊙
		MONUMENT	⊙
		LOT PIN	⊙
		LEAD PLUG	⊙

REVISIONS			
No.	DESCRIPTION	DATE	SIGN
5	REVISED AS PER LANDSCAPE DRAWING	220421	IY
4	HYDRO REVISIONS	220228	JR/IK
3	SITE PLAN REVISION	210707	IK/NC
2	ARCHITECTURAL REVISION	201001	IK
1	REVISED AS PER COV COMMENTS	200513	IY/IK

DESIGNED IK  
DRAWN IY/NC/IK  
CHECKED IK  
DATE OCTOBER 2019  
B.M. 9-68  
ELEV. 15.742  
SCALE Horz. 1:200  
Vert.

**WESTBROOK Consulting Ltd.**  
#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3  
Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT	WESTBROOK PROJECT No.
1400 FAIRFIELD ROAD	3455
BREIA HOLDINGS LTD.	GOVERNING AUTHORITY FILE No.
SITE PLAN	SHEET OF REV.
GENERAL NOTES	1 1 5
	WESTBROOK DRAWING No.
	3455-01 (DP)