



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 Architectural Drawings

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A5.1	Concept Renderings	NTS
28	Sheets in Set	

#### Team of Consultants

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FOR DEVELOPMENT APPLICATION ONLY

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Seal



Revisions

Received Date:  
May 12, 2022

Issued	
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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: Apr 28, 2022

Scale: NTS

Sheet No:

A1.0



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Survey Plan

Project Name: **Fairfield-Kipling Development**

Civic: **1400 Fairfield Rd & 349 Kipling St**

Legal:

PID:

Project No: **19.015**

Drawn By: **SG/TD**

Plot Date: **Apr 28, 2022**

Scale: **NTS**

Sheet No:

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 :

JEA

J.E. ANDERSON & ASSOCIATES  
SURVEYORS – ENGINEERS

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

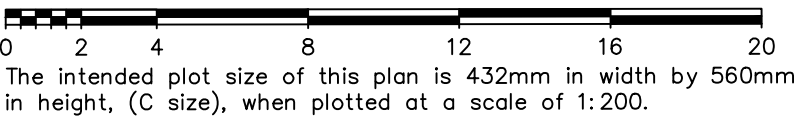
LEGEND

- 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

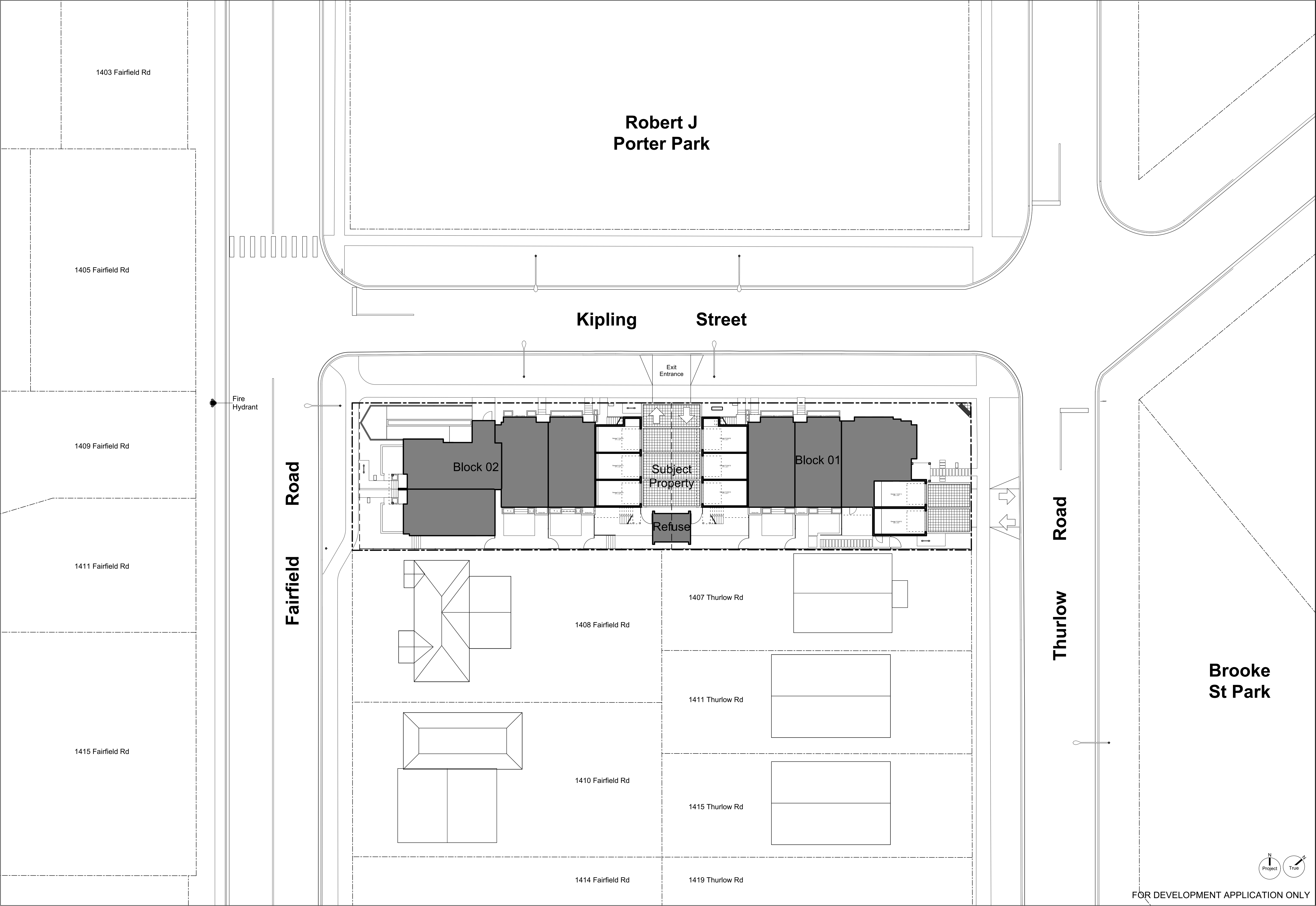
Tag #	Species	Diameter
#242	Deciduous	60cm
#252	Deciduous	45cm
#253	Deciduous	50cm
#254	Deciduous	30cm
#285	Cedar	40cm
#286	Cedar	40cm
#287	Deciduous	30cm (Twin)
#288	Cedar	30cm (Twin)
#289	Cedar	30cm
#290	Cedar	45cm (Twin)
No tag	Monkey	30cm
No tag	Fruit	25cm
No tag	Deciduous	10cm
No tag	Deciduous	10cm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



FOR DEVELOPMENT APPLICATION ONLY

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. ET59777 (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



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Context Plan

Project Name:

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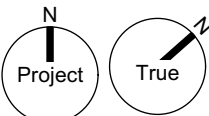
Project No: 19.015

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Plot Date: Apr 28, 2022

Scale: 1:200

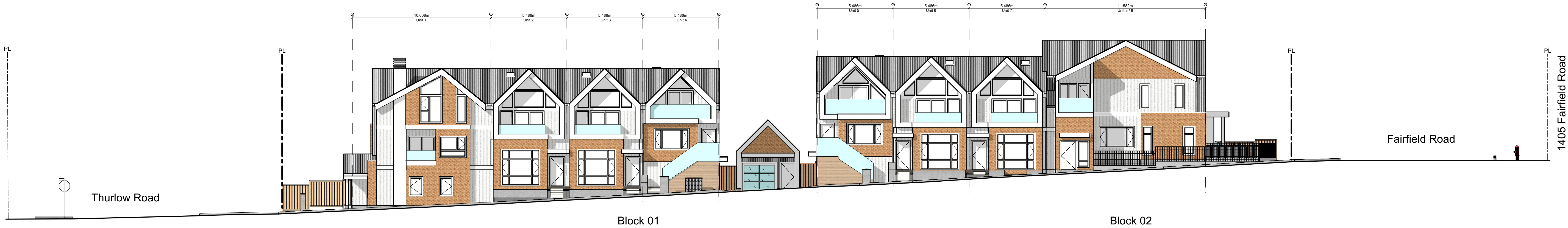
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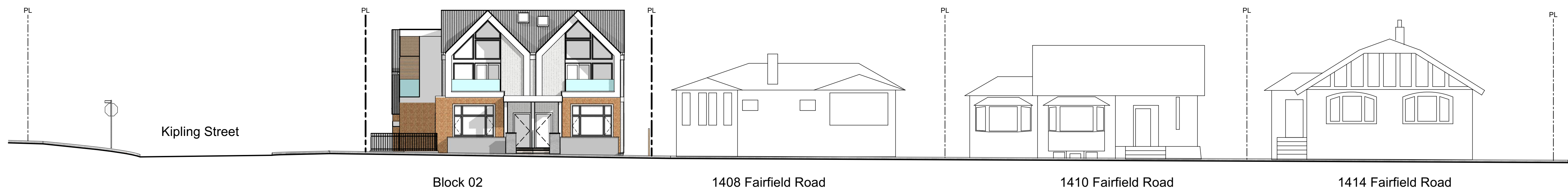
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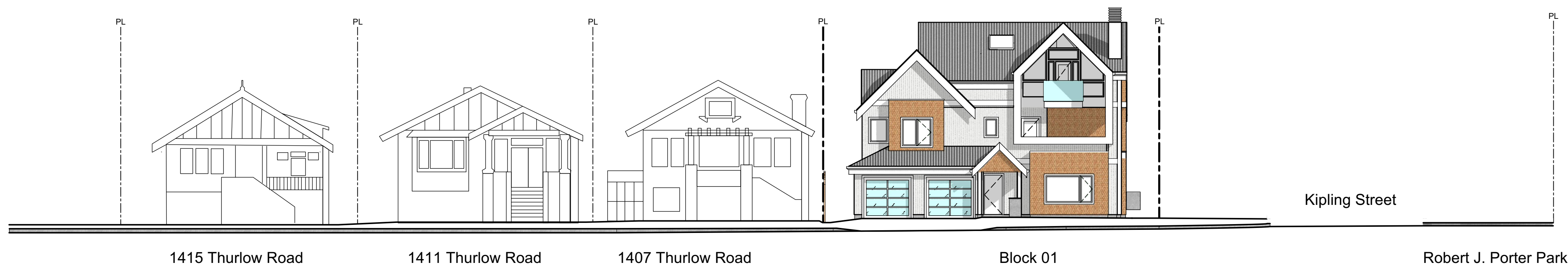
Brooke St. Park



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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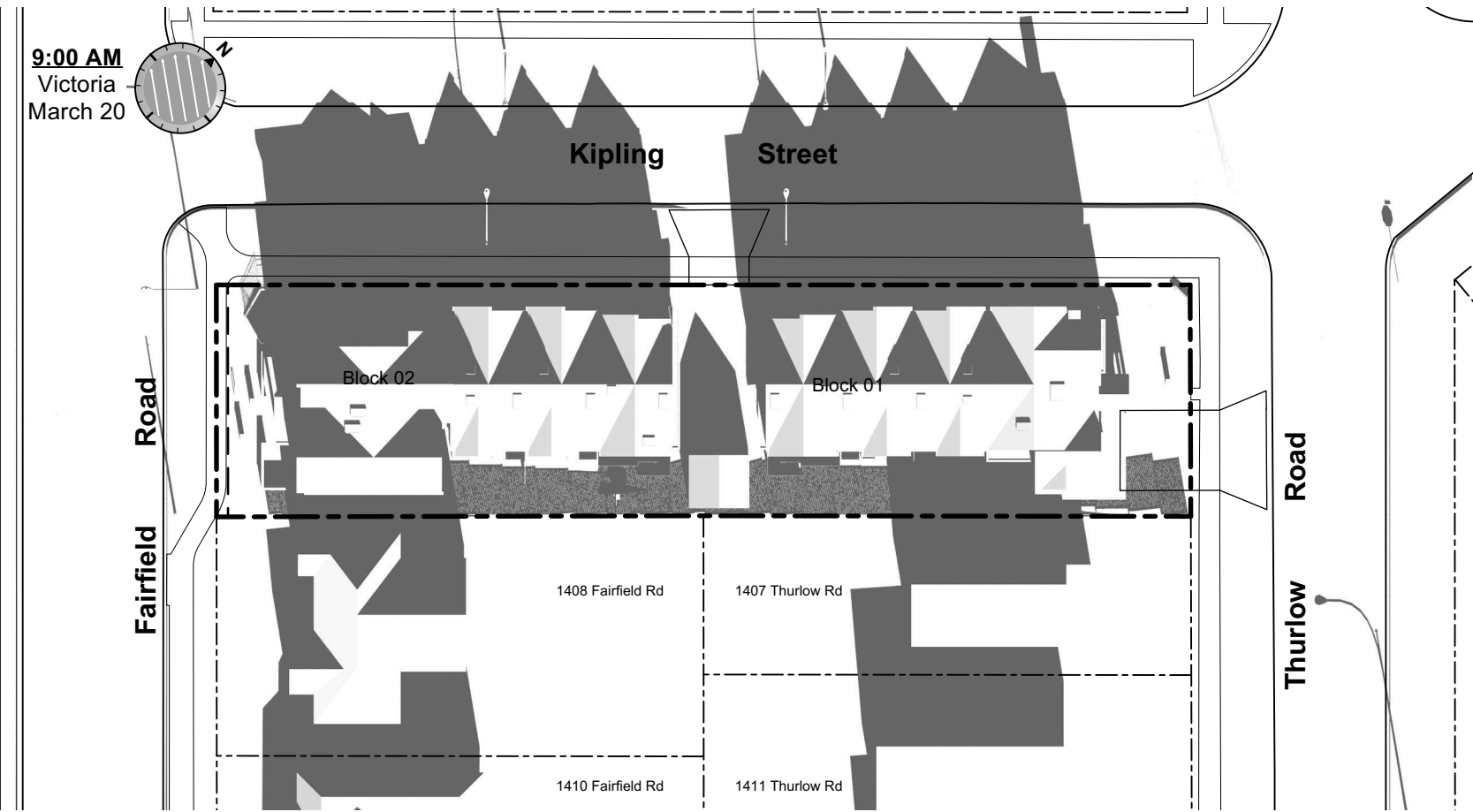
Drawn By: Apr 28, 2022

Plot Date: (1:120) 1" = 10'-0"

Scale: Sheet No:



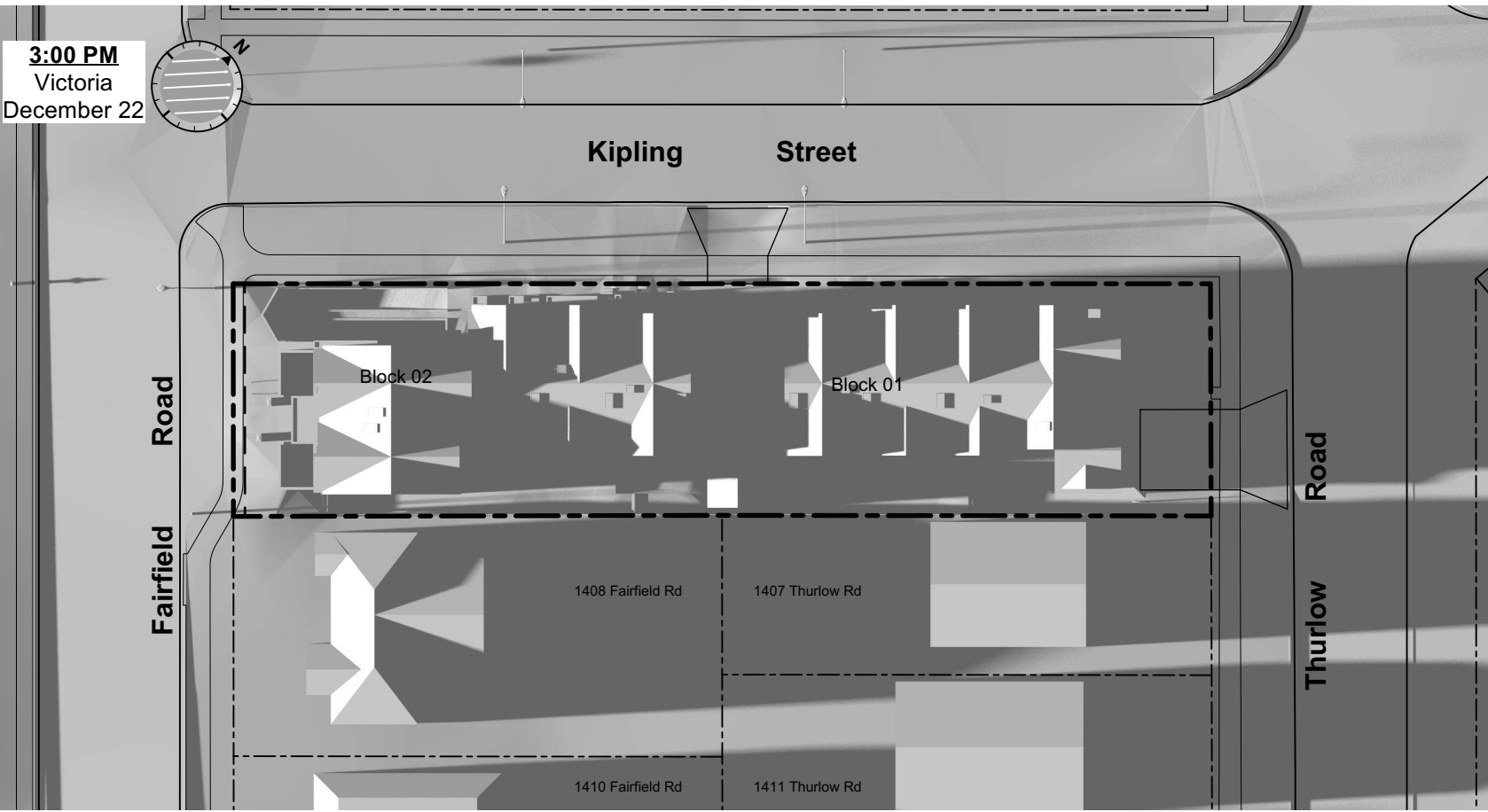
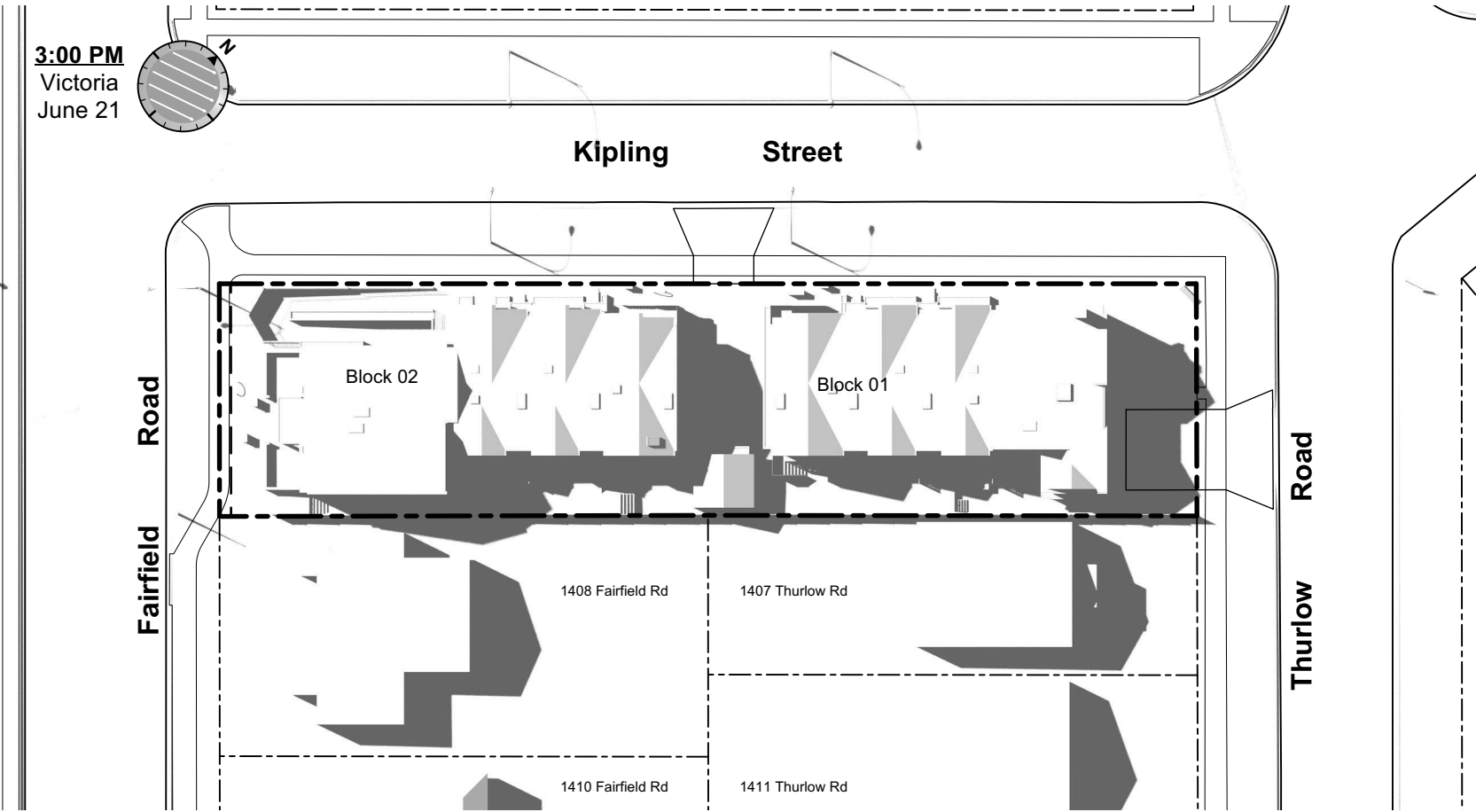
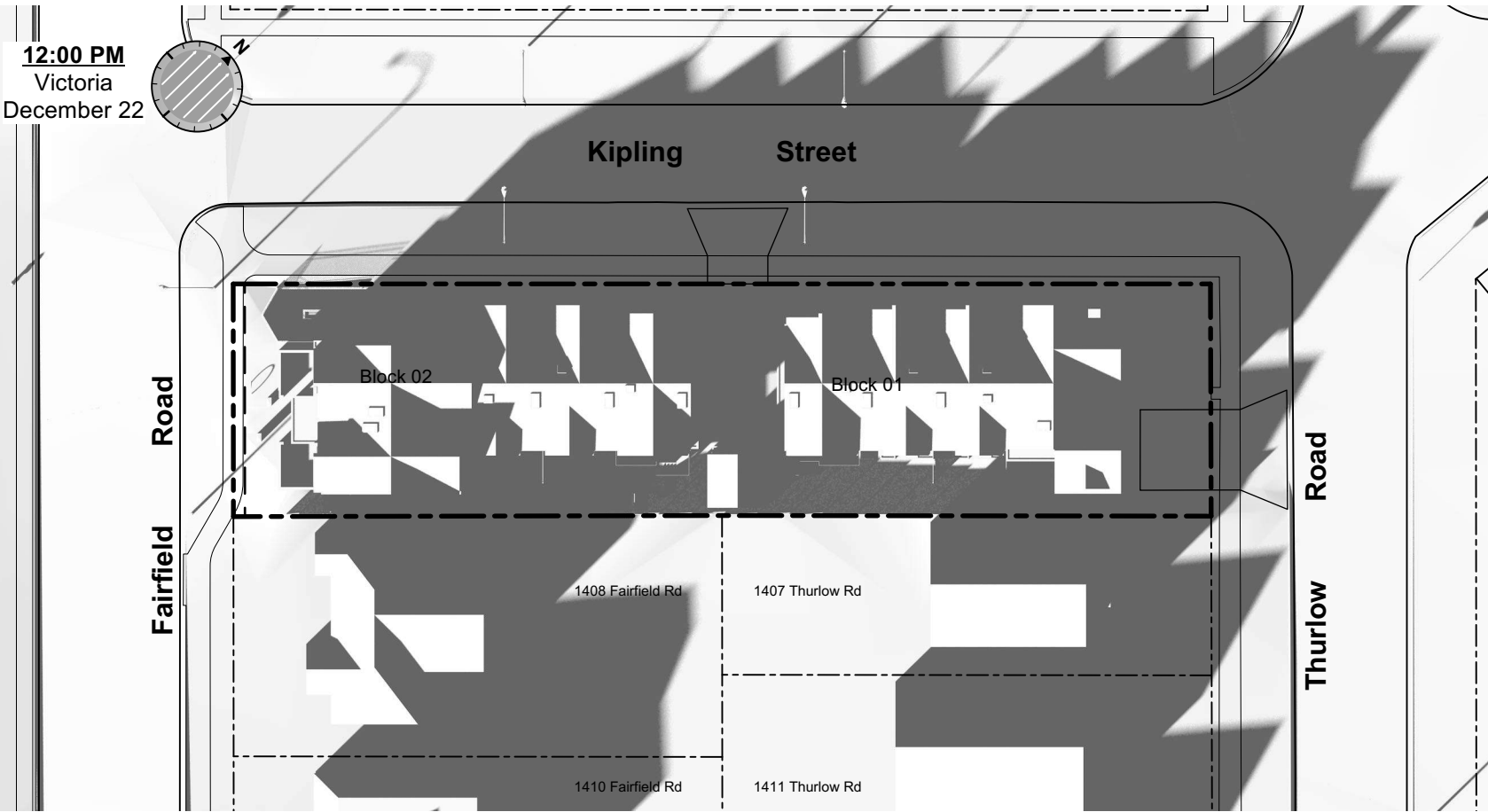
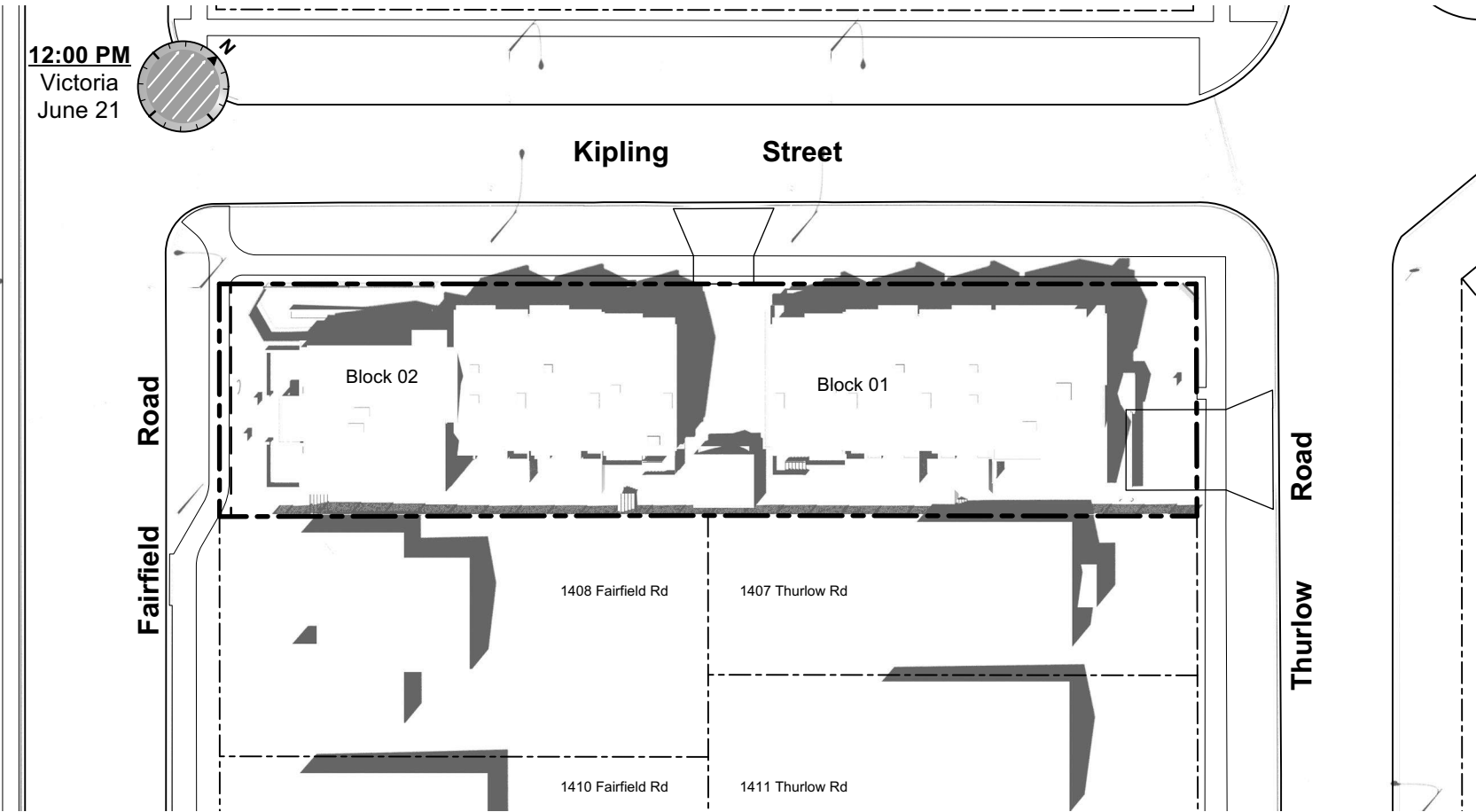
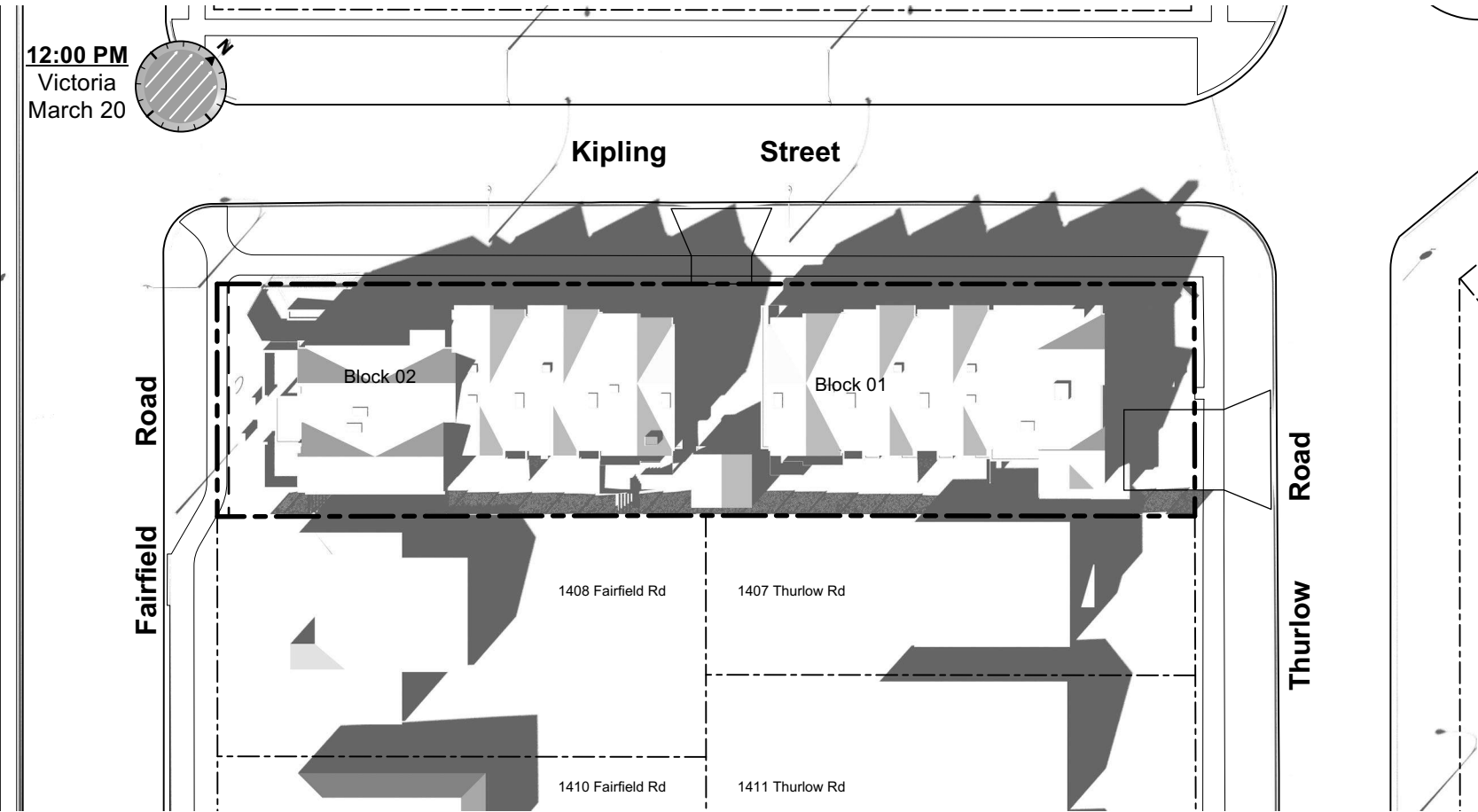
March Equinox



June Solstice



December Solstice



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Solar Study

Project Name:

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349 Kipling St

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Drawn By: SG/TD

Plot Date: Apr 28, 2022

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

Sheet No:





- 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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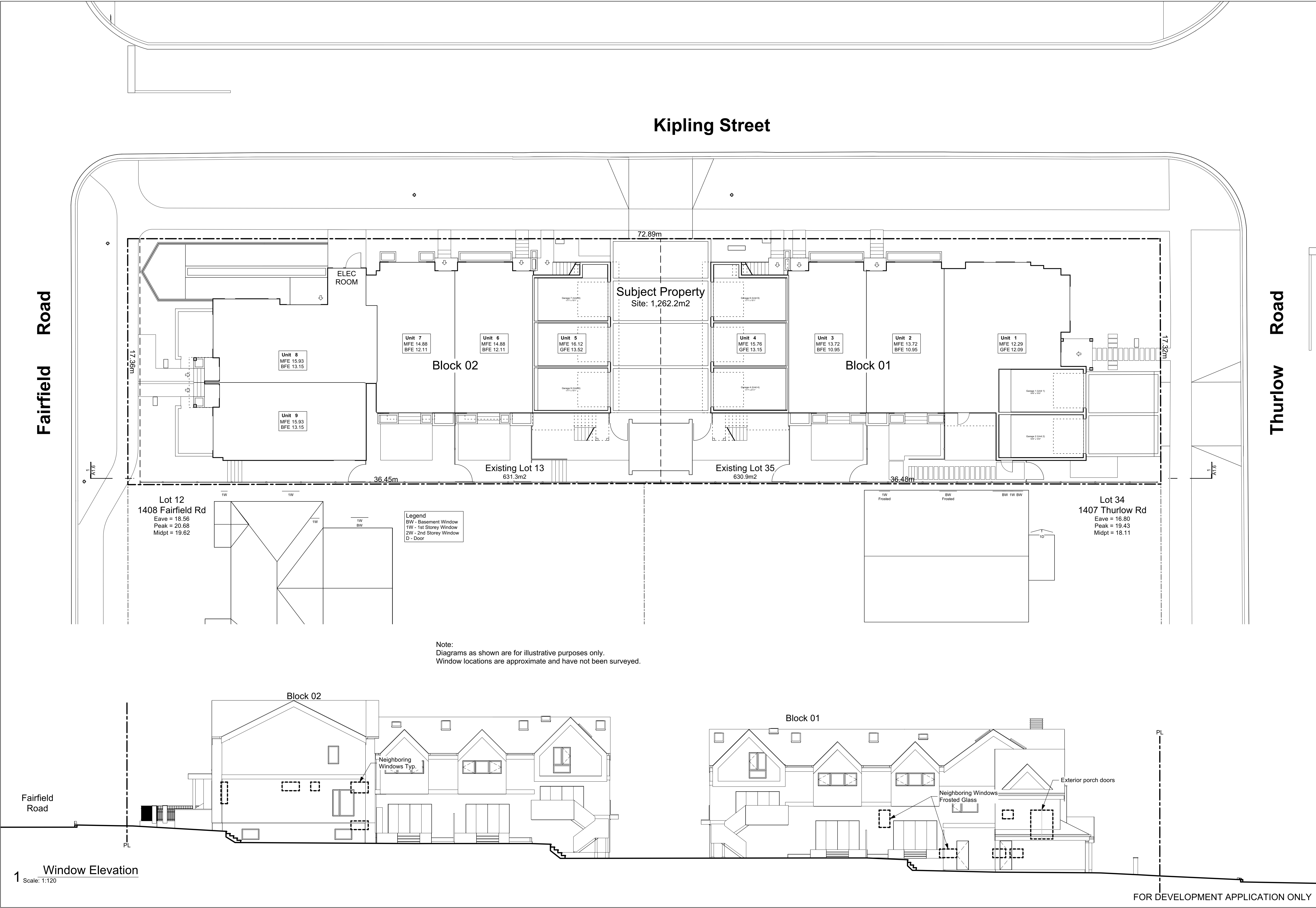
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Sustainability Strategy

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Plot Date:	Apr 28, 2022
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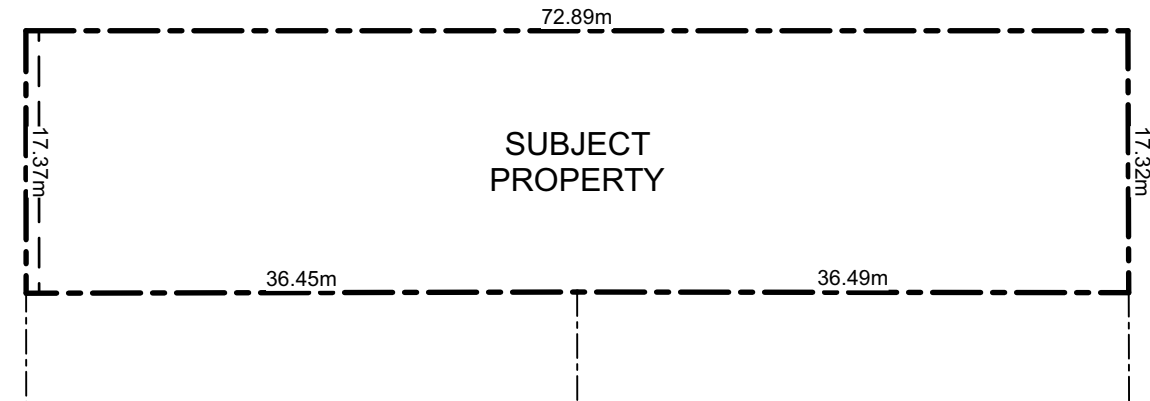
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Neighbouring  
Window Overlay

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Sheet No:	





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	13.1	11.5
799	Monkey Puzzle	Remove	101.7	16.4
800	Blue Spruce	Remove	82.0	16.4
898	Western Red Cedar	Remove	137.8	16.4
903	Western Red Cedar	Remove	137.8	13.1
912	Big Leaf Maple	Remove	150.9	39.4
913	Western Red Cedar	Remove	121.4	16.4
914	Western Red Cedar	Remove	108.3	13.1
915	Western Red Cedar	Remove	167.3	32.8
916	Ash	Remove	180.4	45.9
NT1	Japanese Cherry	Remove	157.5	26.2
NT2	Cherry Plum	Remove	91.9	9.8
NT3	Ginkgo	Retain	23.0	6.6
NT4	Ash	Remove	9.8	3.3
NT5	Red Maple	Retain	26.2	6.6
NT6	Scarlet Oak	Remove	13.1	6.6
NT7	Red Maple	Retain	154.2	32.8
NT8	Red Maple	Retain	160.8	32.8
NT9	Japanese Cherry	Retain	98.4	16.4

### 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				
Total	18,803	11,218		13,587	0.826	

### Zoning Reconciliation

Lot Description	Property 1	Property 2
Civic Address:	1400 Fairfield Rd.	349 Kipling St.
Legal Address:	Lot 13 Plan 884 Section Fild Victoria R1-B	Lot 35 Fairfield Farm Estate Victoria VIP884 R1-B
Existing Zoning:		
Site Area:	631.3 M2	630.9 M2 Total: 1262.3 M2
FSR		Proposed: 0.000
Block 01	Theoretical Site	631.3 M2 4 Units 0.804
Block 02	Theoretical Site	630.9 M2 5 Units 0.847
Site Open Space		39.3% 495.23 M2
Block 01	Theoretical Site	631.3 M2 17.4% 218.39 M2
Block 02	Theoretical Site	630.9 M2 22.0% 276.83 M2
Lot Coverage		49.9% 628.07 M2
Block 01	Theoretical Site	631.3 M2 24.9% 313.45 M2
Block 02	Theoretical Site	630.9 M2 25.0% 314.62 M2
Setbacks		Proposed
Side Yard Corner Lot (Kipling St.)		1.67 m 5.48 FT
Front Yard (Fairfield Rd.)		4.65 m 15.26 FT
Rear Yard (Thurlow Rd.)		4.80 m 15.75 FT
Interior Side Yard		1.66 m 5.45 FT
Building Height	Maximum	Proposed
Block 01	8.30 m 2.5 Stories	8.27 m 2.5 Stories
Block 02	10.50 m 2.5 Stories	9.94 m 2.5 Stories
Vehicle Parking	Required:	Proposed:
Dwelling Unit < 45m2	0.85 / Unit	0.0 stalls 0 stalls
Dwelling Unit 45m2 - 70m2	1.00 / Unit	0.0 stalls 0 stalls
Dwelling Unit > 70m2	1.45 / Unit	** 9.00 stalls 8 stalls
Visitor	0.10 / Unit	0.90 stalls 0 stalls
** In line with attached dwelling parking requirements of 1.0 stall per dwelling unit		
Bicycle Parking	Required:	Proposed:
Long Term	1.25 / Unit	11 stalls 34 stalls See Bike Locker
Short Term		6 stalls 6 stalls 3 Racks

## Kipling Street

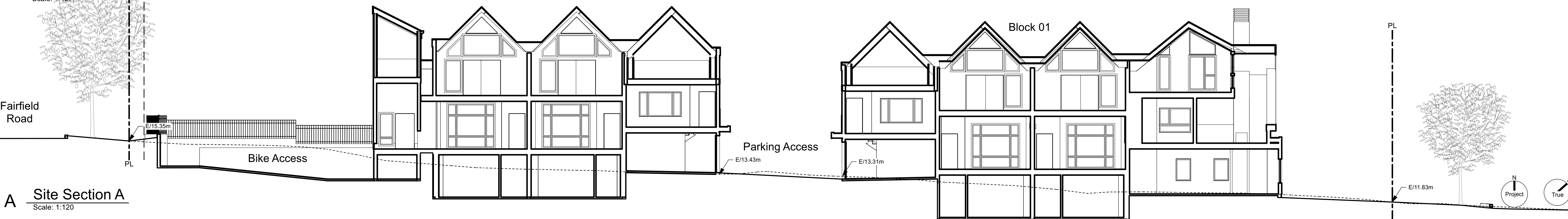
Floor Space Ratio: The building area is measured to the interior side of the exterior wall and interior face of demising walls. Basements excluded.

## Fairfield Road

## Thurlow Road

### 2 Site Plan

Scale: 1:120



### A Site Section A

Scale: 1:120

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## Site Plan

Project Name: Fairfield-Kipling Development

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Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Apr 28, 2022

Scale: 1:120

Sheet No:



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	
Totals:	3,072 sq ft	285.4 m2	2,164 sq ft	201.1 m2	3
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				
Totals:	1,828 sq ft	169.9 m2	1,193 sq ft	110.8 m2
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				
Totals:	1,823 sq ft	169.3 m2	1,163 sq ft	108.1 m2
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
Totals:	1,875 sq ft	174.2 m2	940 sq ft	87.3 m2
Garage	170 sq ft	15.8 m2		

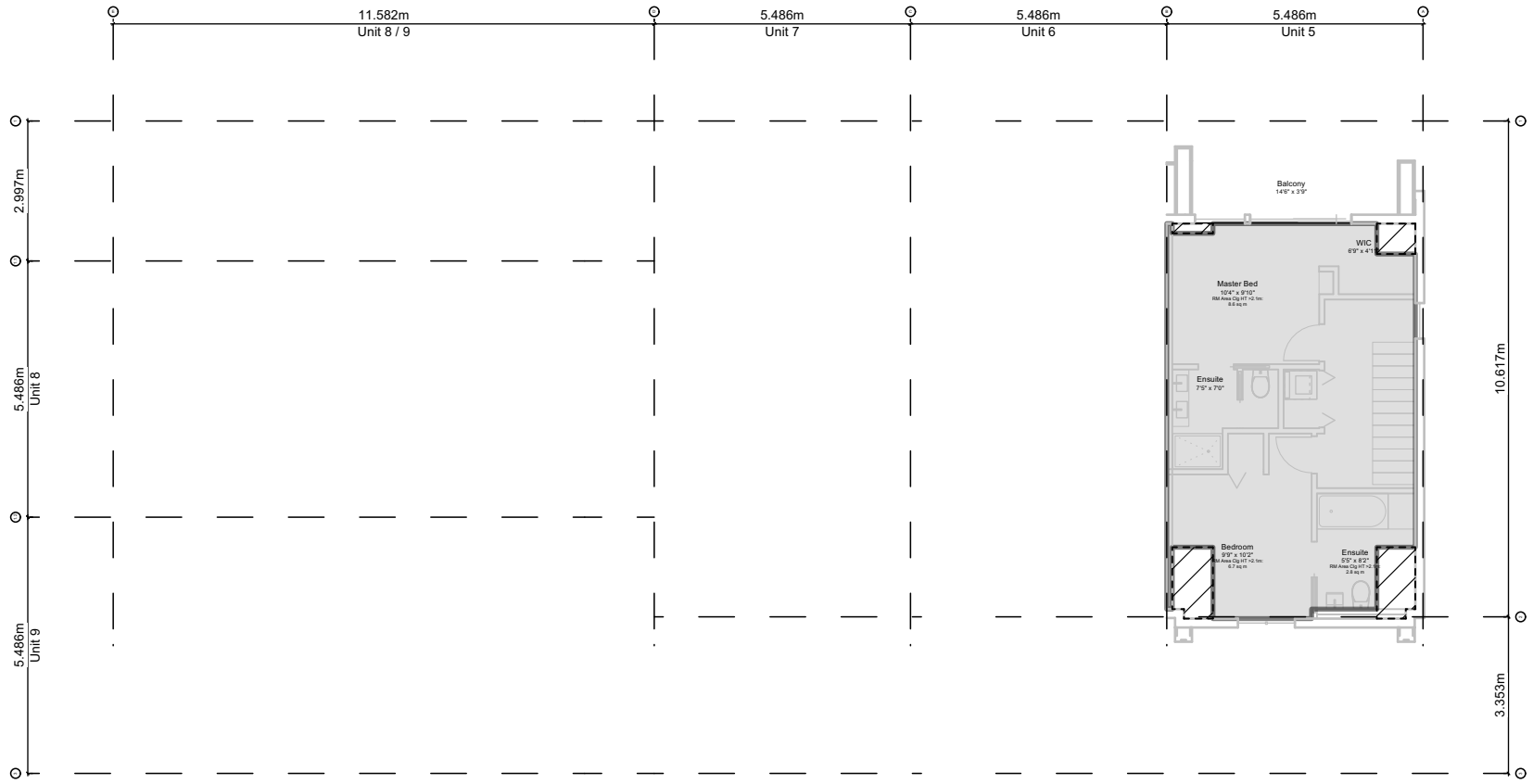
Floor Area Calculations			Unit 5	
	Gross Floor Area		Zoning Floor Area	Bedrms
Basement Floor	No Basement as per zoning definition			
Main Floor	794 sq ft	73.7 m2	0 sq ft	0.0 m2
Second Floor	563 sq ft	52.3 m2	527 sq ft	48.9 m2
Half Storey	518 sq ft	48.1 m2	446 sq ft	41.4 m2
Totals:	1,875 sq ft	174.2 m2	972 sq ft	90.3 m2
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	0 sq ft	0.0 m2	0 sq ft	0.0 m2
Totals:	1,833 sq ft	170.3 m2	1,175 sq ft	109.2 m2
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	608 sq ft	56.5 m2
Second Floor	589 sq ft	54.8 m2	572 sq ft	53.2 m2
Half Storey	0 sq ft	0.0 m2	0 sq ft	0.0 m2
Totals:	1,844 sq ft	171.4 m2	1,181 sq ft	109.7 m2
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				
Totals:	2,001 sq ft	185.9 m2	1,280 sq ft	118.9 m2
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				
Totals:	1,825 sq ft	169.5 m2	1,150 sq ft	106.8 m2
Garage	172 sq ft	16.0 m2		



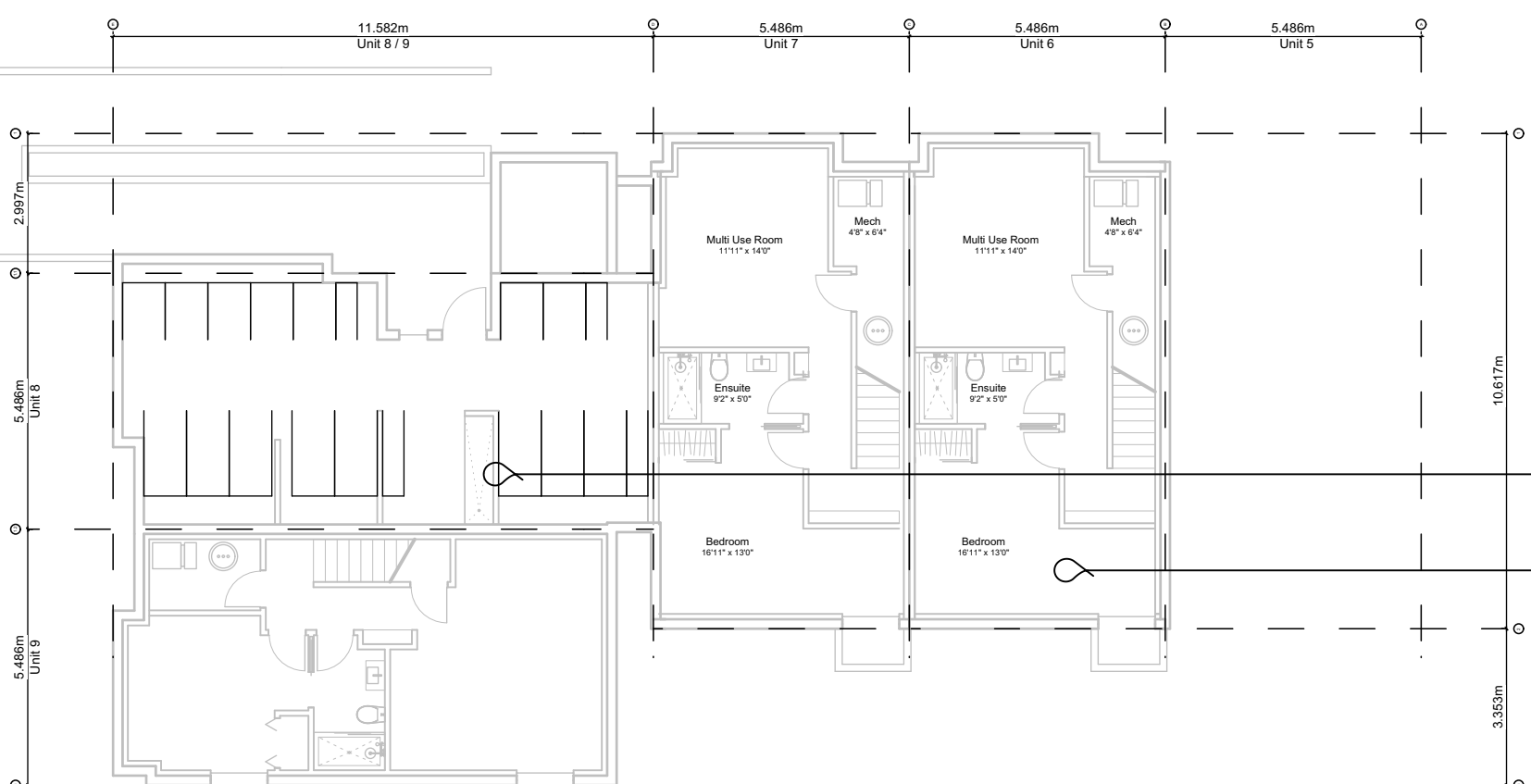
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Scale: 1:150



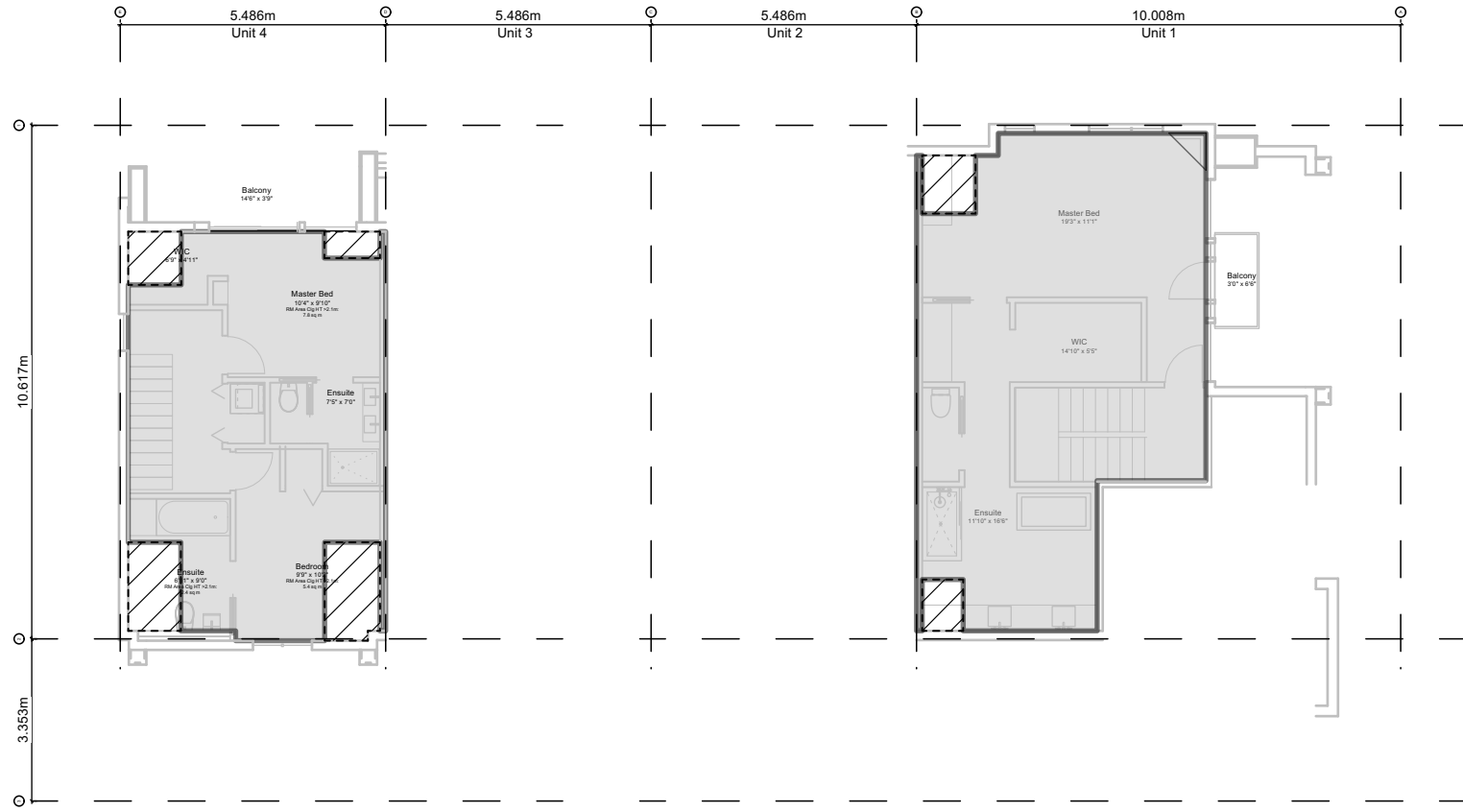
2.2 Block 02 - Floor 2  
Scale: 1:150



2.1 Block 02 - Floor 1  
Scale: 1:150



2.0 Block 02 - Basement  
Scale: 1:150



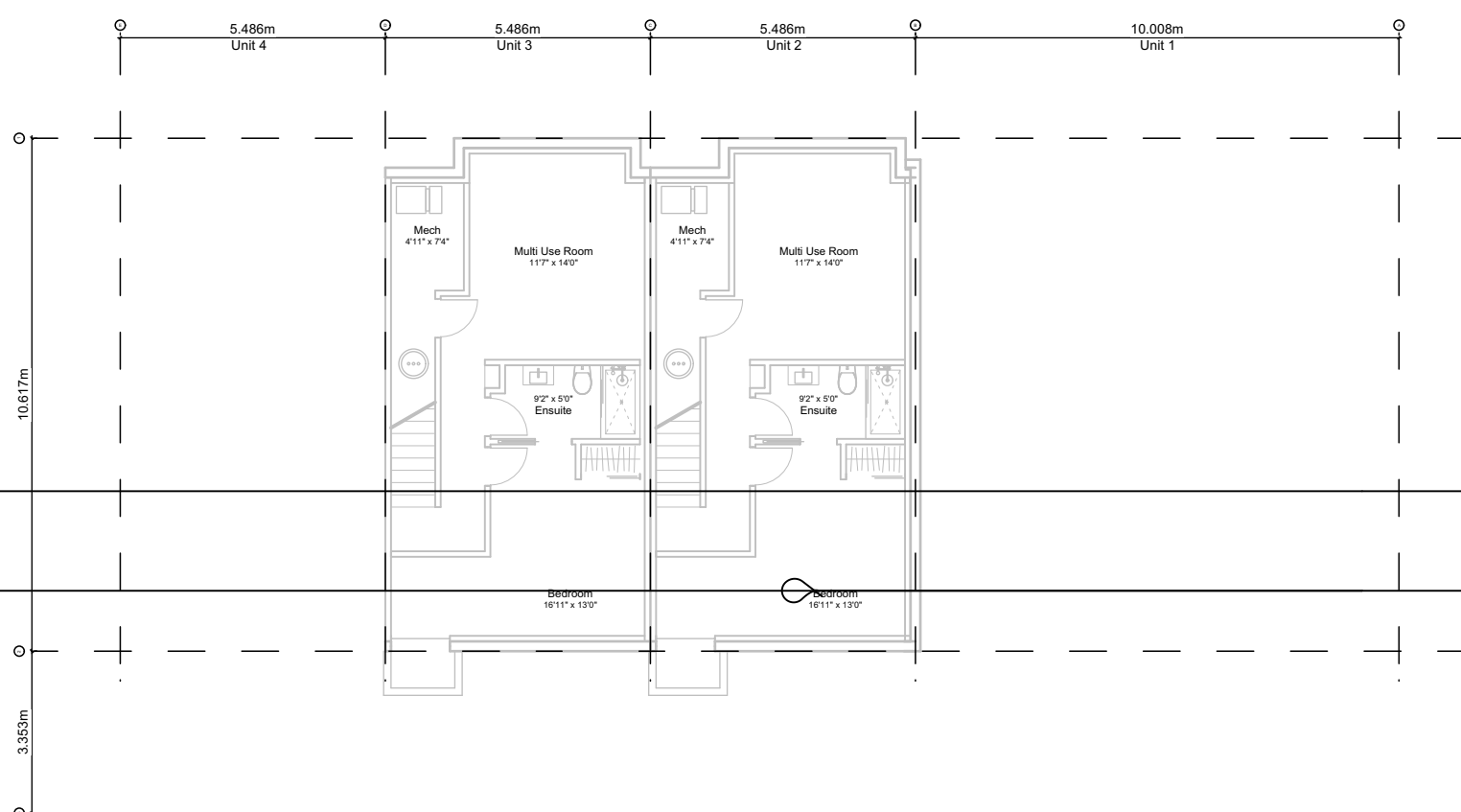
1.3 Block 01 - Floor 3 (Half Storey)  
Scale: 1:150



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 walls 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.

Lower Floor

Deck Above

Crawlspace

Laundry

Garage

Unfinished

Bath

Unfinished

Bath

"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 area of the lot on which it is situated.

"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.

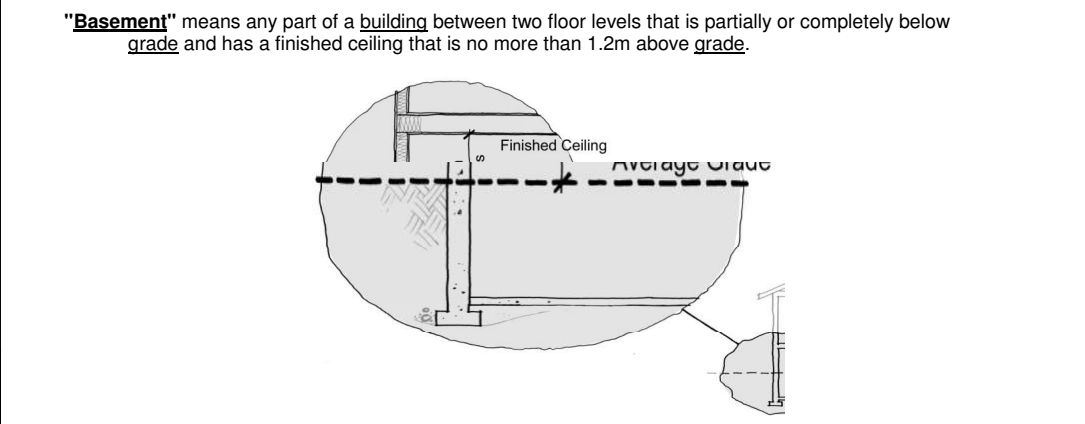
"Storey" means the space between two floors or between any part of a building which is not a basement or a crawlspace.

"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	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				
Total	18,803	11,218		13,587	0.826	

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



## 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

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Seal

Issued	Revised & Re-issued for DP
2019-09-16	Revised & Re-issued for DP
2019-10-21	Revised & Re-issued for DP
2019-12-12	Revised & Re-issued for DP
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

## Graphical Floor Area Ratio

Project Name:

Fairfield-Kipling  
Development

Civic: 1400 Fairfield Rd &  
349 Kipling St

Legal:

PID:	
Project No:	19.015
Drawn By:	SG/TD
Plot Date:	Apr 28, 2022
Scale:	1:100
Sheet No:	

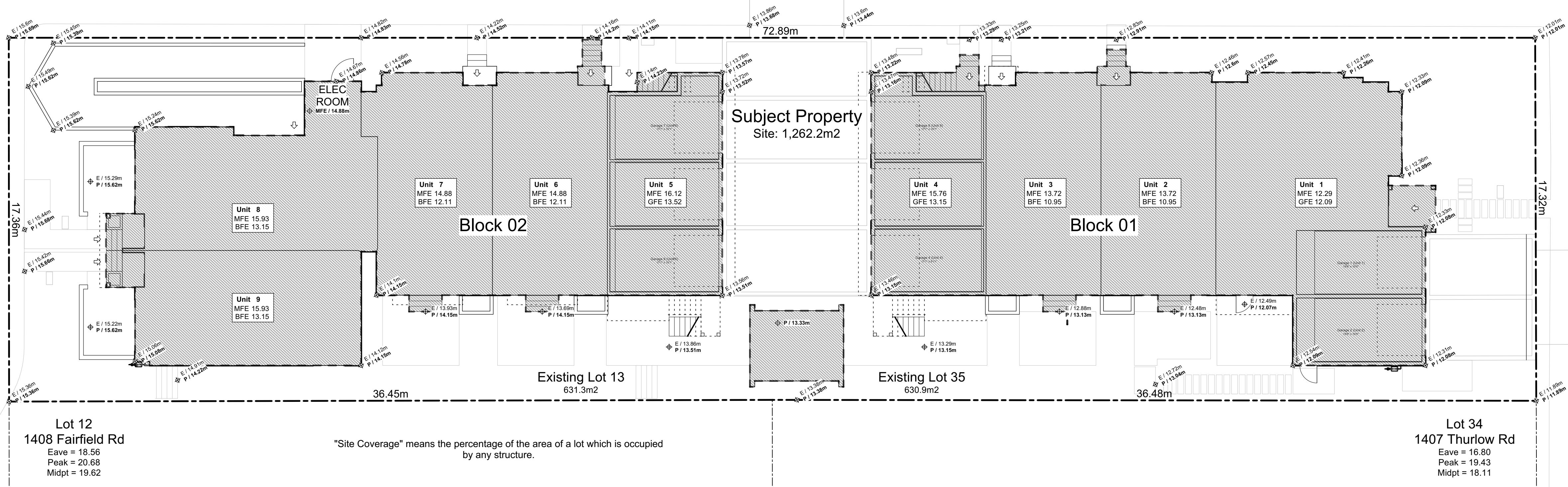
A2.1

FOR DEVELOPMENT APPLICATION ONLY



Fairfield Road

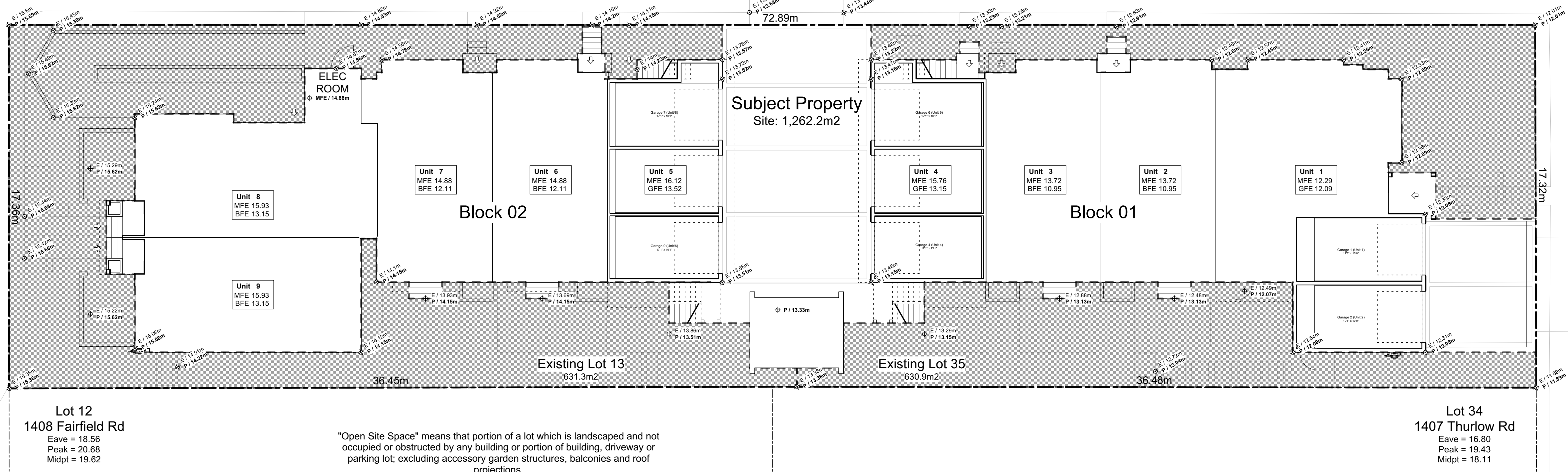
Thurlow Road



2 Lot Coverage  
Scale: 1:120

Fairfield Road

Thurlow Road



1 Open Site Space  
Scale: 1:120

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2019-09-16	Revised & Re-Issued for DP
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2019-12-12	Revised & Re-Issued for DP
2020-04-29	Revised & Re-Issued for DP
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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

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

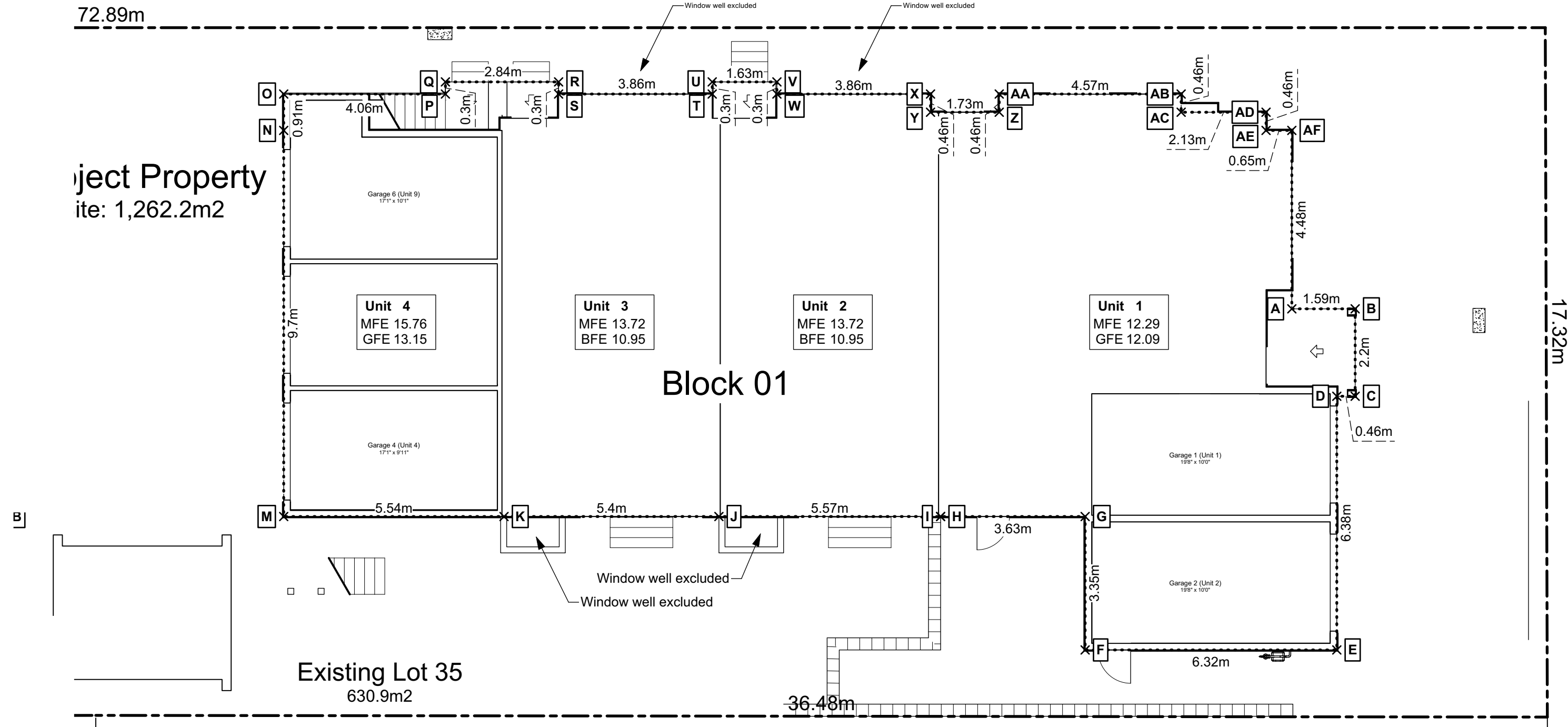
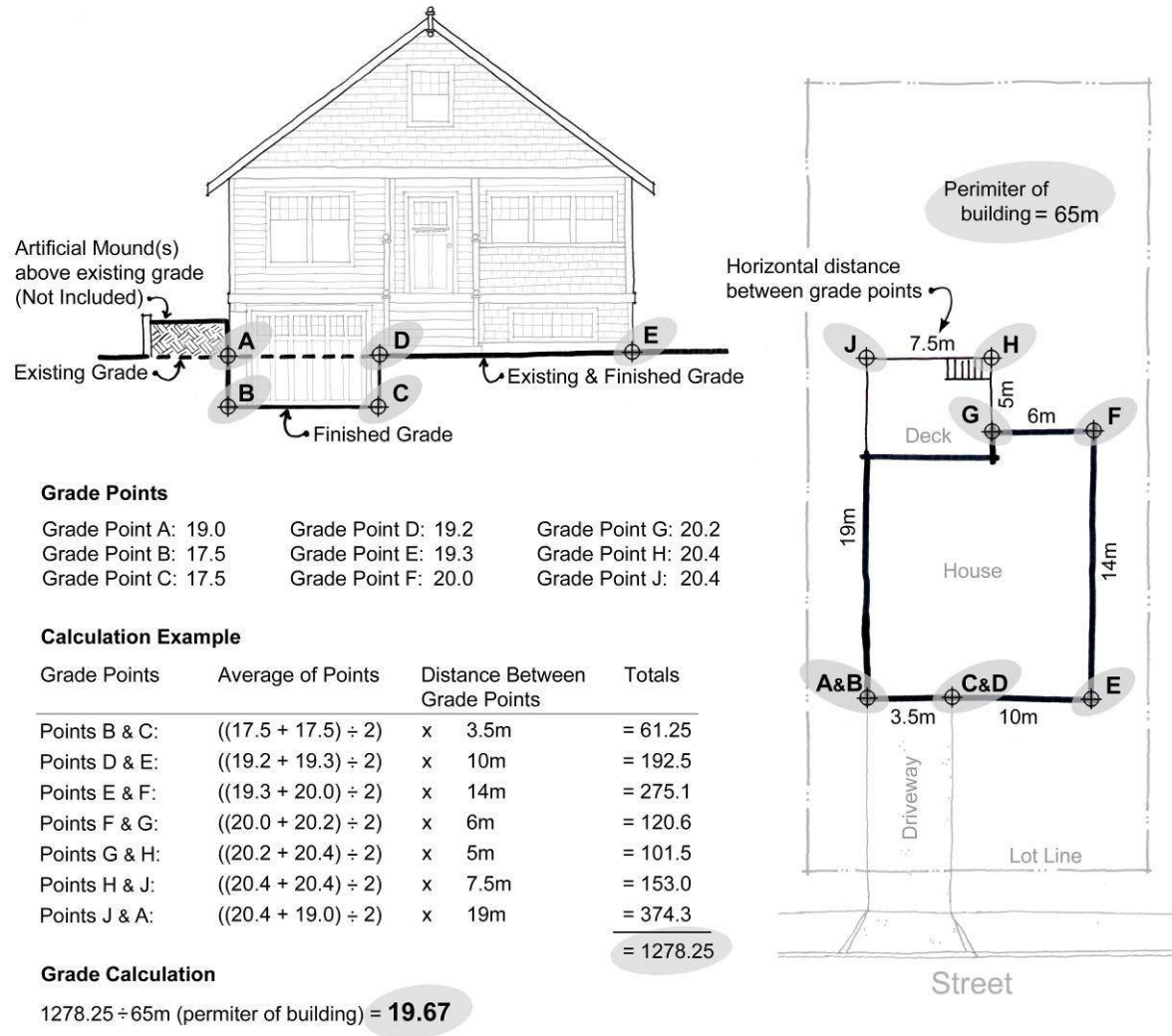
Plot Date: Apr 28, 2022

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

Sheet No:

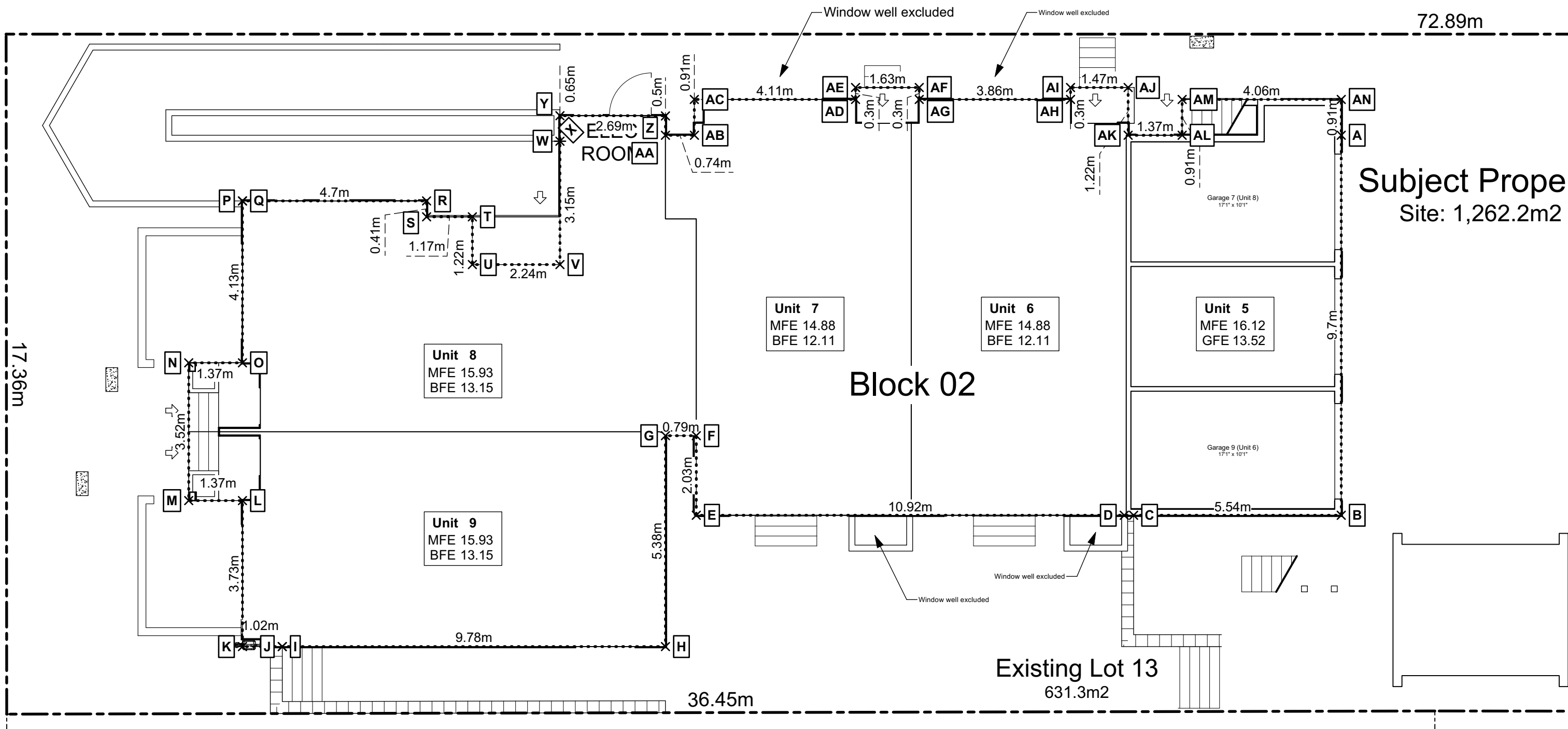


"Grade" means the elevation calculated by averaging the elevation of natural grade or finished grade, whichever is lower at any points at which any part of a building comes into contact with the surface of a lot, excluding any artificial mounds of earth or rocks placed at or near the wall of a building, 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 m	12.09 m	12.09 m	B	12.09 m	12.09 m	x 1.59 m	19.22
B	12.30 m	12.09 m	12.09 m	C	12.06 m	12.08 m	x 2.20 m	26.57
C	12.30 m	12.06 m	12.06 m	D	12.09 m	12.08 m	x 0.46 m	5.55
D	12.33 m	12.09 m	12.09 m	E	12.09 m	12.09 m	x 6.38 m	77.13
E	12.30 m	12.09 m	12.09 m	F	12.09 m	12.09 m	x 6.32 m	76.41
F	12.52 m	12.09 m	12.09 m	G	12.09 m	12.09 m	x 3.35 m	40.50
G	12.49 m	12.09 m	12.09 m	H	12.09 m	12.09 m	x 3.63 m	43.89
H	12.49 m	12.09 m	12.09 m	I	12.49 m	Step Up		
I	12.49 m	13.13 m	12.49 m	J	12.73 m	12.61 m	x 5.57 m	70.22
J	12.73 m	13.13 m	12.73 m	K	13.13 m	12.93 m	x 5.40 m	69.81
K	13.23 m	13.13 m	13.13 m	M	13.15 m	13.14 m	x 3.35 m	44.02
M	13.44 m	13.15 m	13.15 m	N	13.16 m	13.15 m	x 13.06 m	171.79
N	13.47 m	13.16 m	13.16 m	O	13.22 m	13.19 m	x 0.91 m	12.00
O	13.48 m	13.22 m	13.22 m	P	13.27 m	13.25 m	x 4.06 m	53.78
P	13.33 m	13.27 m	13.27 m	Q	13.28 m	13.27 m	x 0.30 m	3.98
Q	13.35 m	13.28 m	13.28 m	R	13.16 m	13.22 m	x 2.84 m	37.54
R	13.21 m	13.16 m	13.16 m	S	13.15 m	13.15 m	x 0.30 m	3.95
S	13.21 m	13.15 m	13.15 m	T	12.95 m	13.05 m	x 3.86 m	50.38
T	13.03 m	12.95 m	12.95 m	U	12.95 m	12.95 m	x 0.30 m	3.88
U	13.01 m	12.95 m	12.95 m	V	12.60 m	12.77 m	x 1.63 m	20.82
V	12.60 m	12.90 m	12.60 m	W	12.36 m	12.48 m	x 0.30 m	3.74
W	12.36 m	12.90 m	12.36 m	X	12.50 m	12.43 m	x 3.86 m	47.98
X	12.60 m	12.60 m	12.60 m	Y	12.35 m	12.42 m	x 0.46 m	5.72
Y	12.35 m	12.60 m	12.35 m	Z	12.52 m	12.43 m	x 1.73 m	21.51
Z	12.54 m	12.52 m	12.52 m	AA	12.52 m	12.52 m	x 0.46 m	5.76
AA	12.57 m	12.52 m	12.52 m	AB	12.27 m	12.40 m	x 4.57 m	56.65
AB	12.40 m	12.27 m	12.27 m	AC	12.27 m	12.27 m	x 0.46 m	5.64
AC	12.42 m	12.27 m	12.27 m	AD	12.09 m	12.18 m	x 2.13 m	25.94
AD	12.35 m	12.09 m	12.09 m	AE	12.09 m	12.09 m	x 0.46 m	5.56
AE	12.36 m	12.09 m	12.09 m	AF	12.09 m	12.09 m	x 0.65 m	7.86
AF	12.33 m	12.09 m	12.09 m					
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 m	13.52 m	13.52 m	B	13.52 m	13.52 m	x 13.06 m	176.55
B	13.57 m	13.52 m	13.52 m	C	13.52 m	13.52 m	x 5.54 m	74.89
C	13.59 m	13.52 m	13.52 m	D	13.60 m	13.56 m	x 3.35 m	45.43
D	13.60 m	14.15 m	13.60 m	E	14.08 m	13.84 m	x 10.92 m	151.15
E	14.08 m	14.15 m	14.08 m	F	14.12 m	14.10 m	x 2.03 m	28.62
F	14.12 m	14.15 m	14.12 m	G	14.15 m	14.13 m	x 0.79 m	11.16
G	14.18 m	14.15 m	14.15 m	H	14.13 m	14.14 m	x 5.38 m	76.06
H	14.13 m	14.15 m	14.13 m	I	14.22 m	14.18 m	x 9.78 m	138.64
I	14.96 m	14.22 m	14.22 m	J	14.96 m	Step Up		
J	14.96 m	15.01 m	14.96 m	K	15.02 m	14.99 m	x 1.02 m	15.29
K	15.02 m	15.09 m	15.02 m	L	15.22 m	15.12 m	x 3.73 m	56.39
L	15.22 m	15.62 m	15.22 m	M	15.23 m	15.22 m	x 1.37 m	20.86
M	15.23 m	15.62 m	15.23 m	N	15.27 m	15.25 m	x 3.52 m	53.68
N	15.27 m	15.62 m	15.27 m	O	15.25 m	15.26 m	x 1.37 m	20.90
O	15.25 m	15.62 m	15.25 m	P	15.24 m	15.24 m	x 4.13 m	62.96
P	15.24 m	15.62 m	15.24 m	Q	13.75 m	Step Down		
Q	15.24 m	13.75 m	13.75 m	R	13.27 m	13.51 m	x 4.70 m	63.50
R	15.11 m	13.27 m	13.27 m	S	13.27 m	13.27 m	x 0.41 m	5.44
S	15.13 m	13.27 m	13.27 m	T	13.15 m	13.21 m	x 1.17 m	15.46
T	15.08 m	13.15 m	13.15 m	U	13.15 m	13.15 m	x 1.22 m	16.04
U	15.11 m	13.15 m	13.15 m	V	13.15 m	13.15 m	x 2.24 m	29.46
V	14.46 m	13.15 m	13.15 m	W	13.15 m	13.15 m	x 3.15 m	41.42
W	14.64 m	13.15 m	13.15 m	X	14.47 m	Step Up		
X	14.47 m	14.86 m	14.47 m	Y	14.47 m	14.47 m	x 0.65 m	9.41
Y	14.47 m	14.86 m	14.47 m	Z	14.38 m	14.42 m	x 2.69 m	38.80
Z	14.38 m	14.80 m	14.38 m	AA	14.29 m	14.33 m	x 0.50 m	7.17
AA	14.29 m	14.80 m	14.29 m	AB	14.29 m	14.29 m	x 0.74 m	10.57
AB	14.29 m	14.80 m	14.29 m	AC	14.61 m	14.45 m	x 0.91 m	13.15
AC	14.61 m	14.78 m	14.61 m	AD	14.11 m	14.36 m	x 4.11 m	59.01
AD	14.11 m	14.49 m	14.11 m	AE	14.19 m	14.15 m	x 0.30 m	4.24
AE	14.19 m	14.50 m	14.19 m	AF	14.09 m	14.14 m	x 1.63 m	23.04
AF	14.09 m	14.49 m	14.09 m	AG	14.01 m	14.05 m	x 0.30 m	4.21
AG	14.01 m	14.49 m	14.01 m	AH	14.04 m	14.02 m	x 3.86 m	54.14
AH	14.04 m	14.30 m	14.04 m	AI	14.10 m	14.07 m	x 0.30 m	4.22
AI	14.10 m	14.28 m	14.10 m	AJ	14.09 m	14.10 m	x 1.47 m	20.72
AJ	14.09 m	14.26 m	14.09 m	AK	13.96 m	14.03 m	x 1.22 m	17.11
AK	13.96 m	14.30 m	13.96 m	AL	13.94 m	13.95 m	x 1.37 m	19.11
AL	13.94 m	14.25 m	13.94 m	AM	14.03 m	13.98 m	x 0.91 m	12.73
AM	14.03 m	14.21 m	14.03 m	AN	13.58 m	13.81 m	x 4.06 m	56.06
AN	13.79 m	13.58 m	13.58 m					
Sub-Total:								1,457.59
Perimeter of Building								103.90 m
Average Grade								14.03 m

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Seal

## Graphical Average Grade Calculation

Project Name:

Fairfield-Kipling  
Development

Civic: 1400 Fairfield Rd &  
349 Kipling St

Legal:

PID:

Project No: 19.015

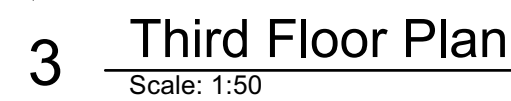
Drawn By: SG/TD

Plot Date: Apr 28, 2022

Scale: 1:100

Sheet No:





Dimensions are to:

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

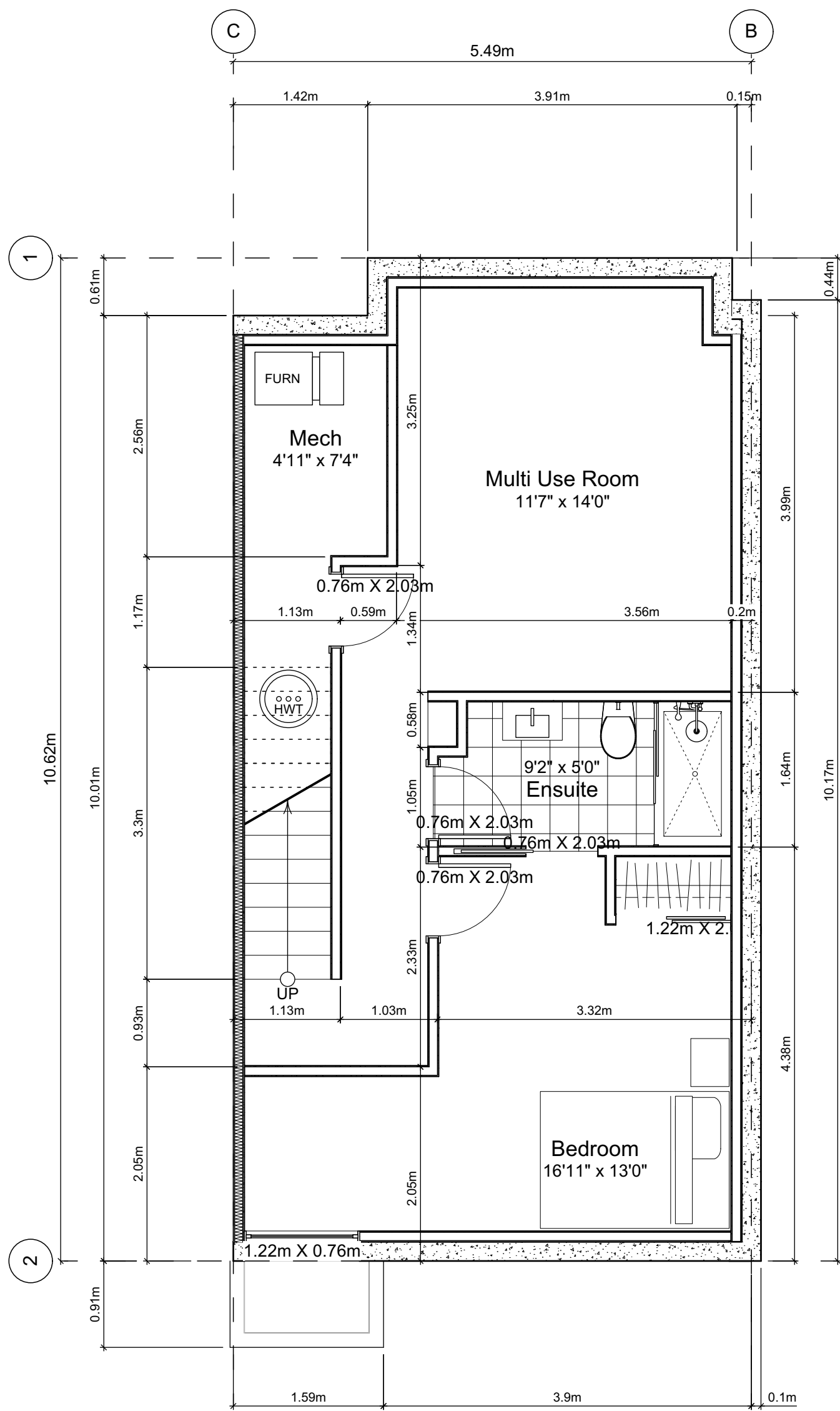
Floor Area Calculations			Unit 1	
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	No Basement as per zoning definition			
Main Floor	1,243 sq ft	115.5 m2	797 sq ft	74.0 m2
Second Floor	873 sq ft	81.1 m2	813 sq ft	75.5 m2
Half Storey	955 sq ft	88.8 m2	555 sq ft	51.6 m2
<b>Totals:</b>	<b>3,072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

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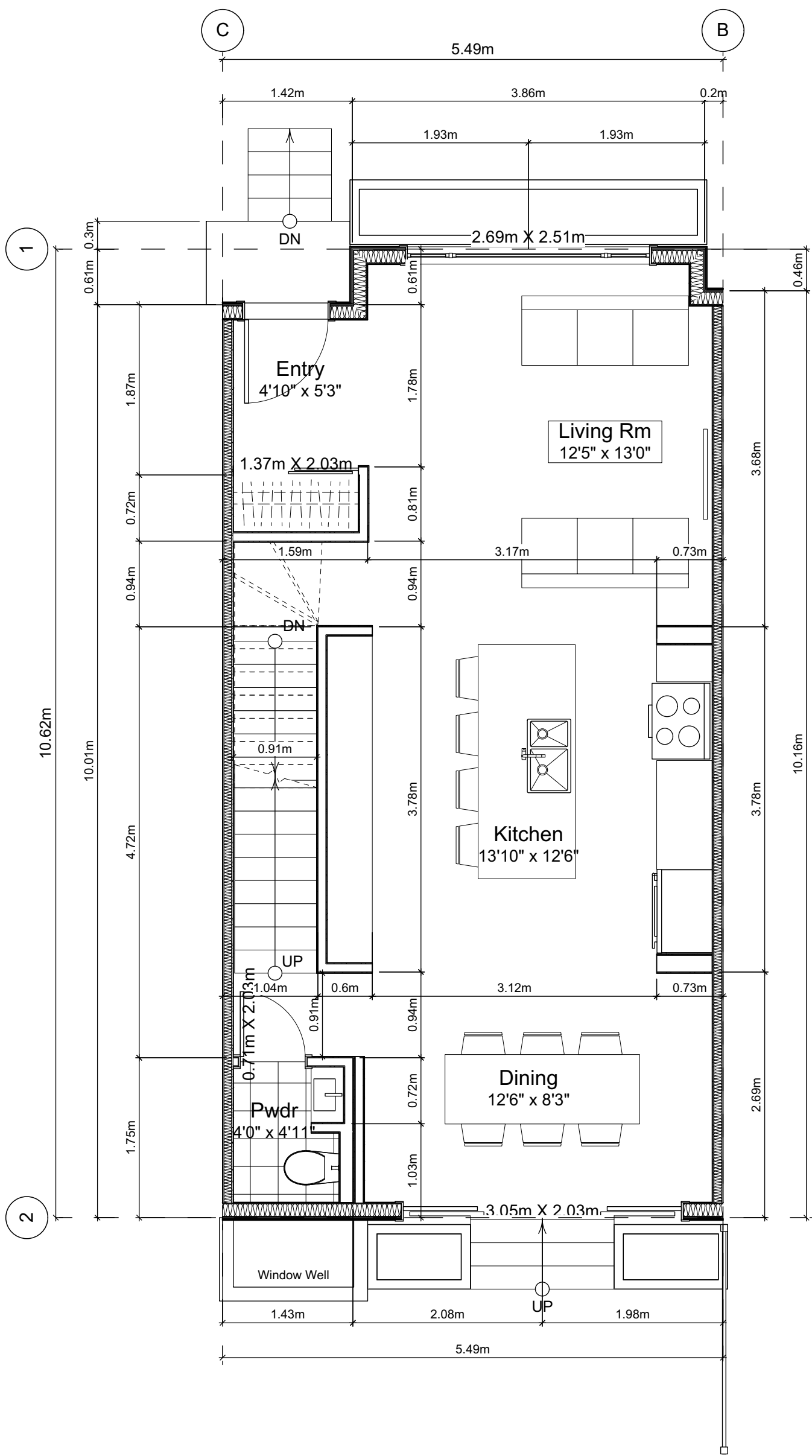
## Unit 1 Floor Plans

Scale: 1:50

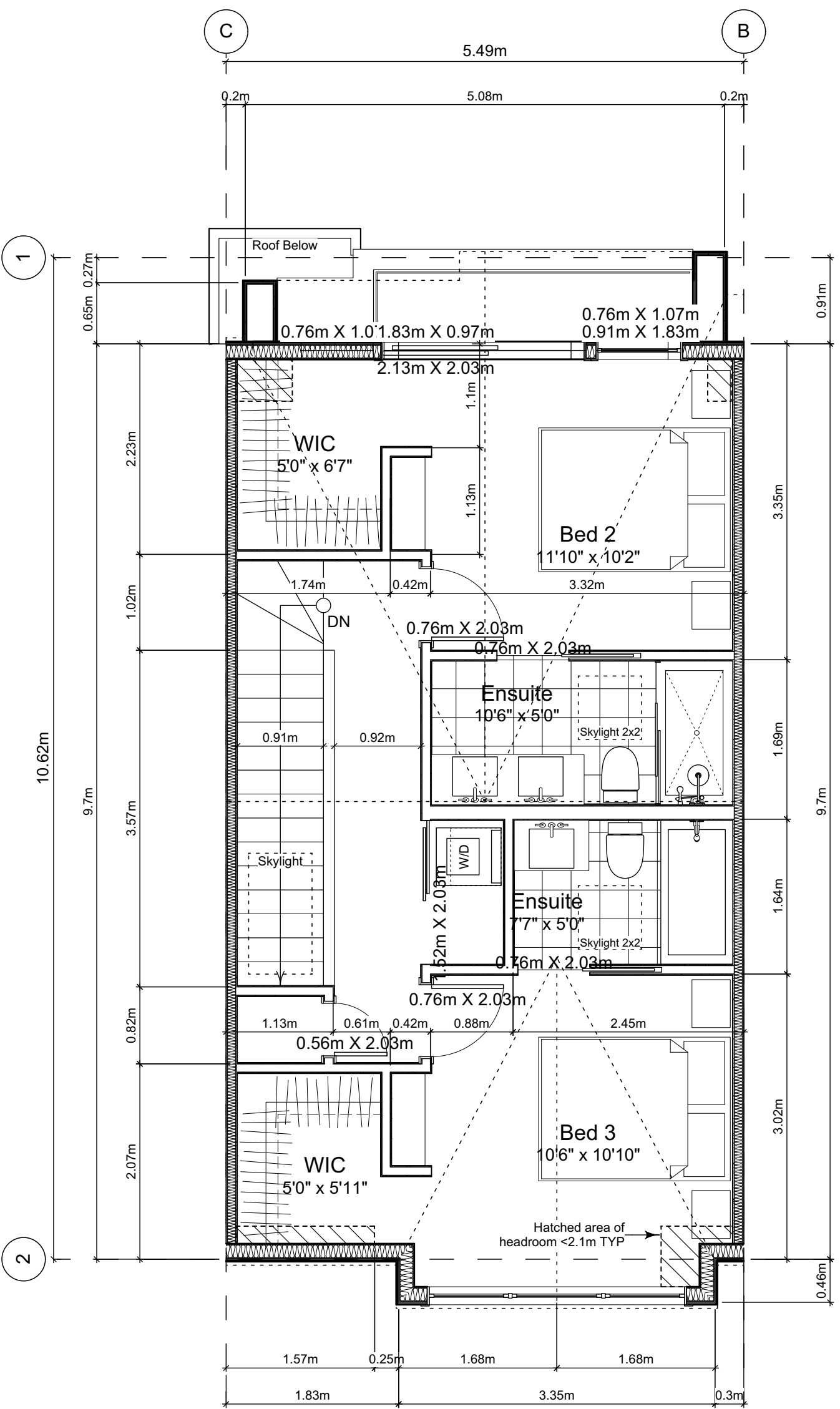




0 Basement Floor Plan  
Scale: 1:50



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					
Totals:	1,823 sq ft	169.3 m2	1,163 sq ft	108.1 m2	3
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					
Totals:	1,828 sq ft	169.9 m2	1,193 sq ft	110.8 m2	3
Garage	168 sq ft	15.7 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

Unit 2 & 3 Floor Plans

Project Name:

Fairfield-Kipling  
Development

Civic: 1400 Fairfield Rd &  
349 Kipling St

Legal:

PID:

Project No: 19.015

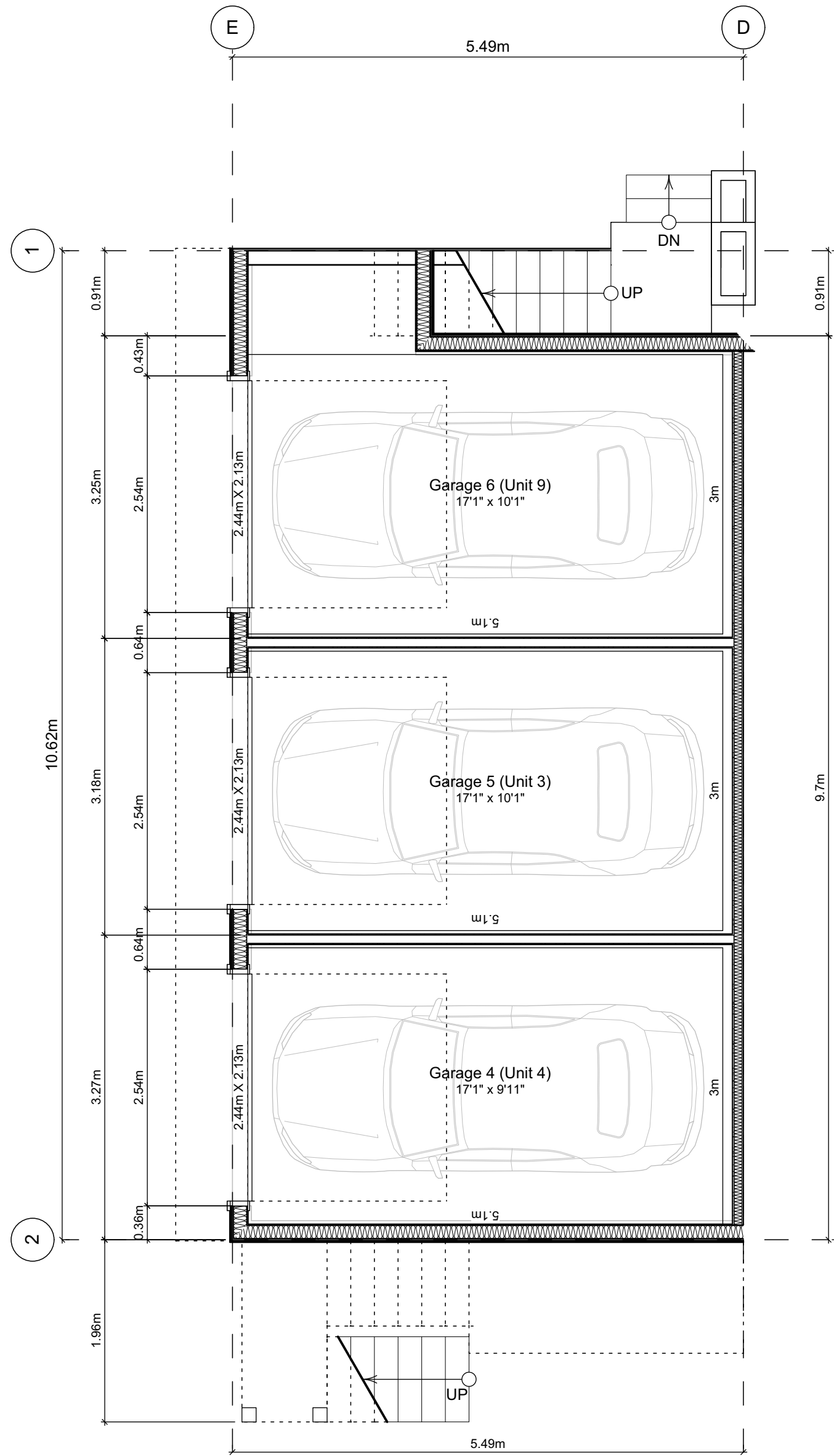
Drawn By: SG/TD

Plot Date: Apr 28, 2022

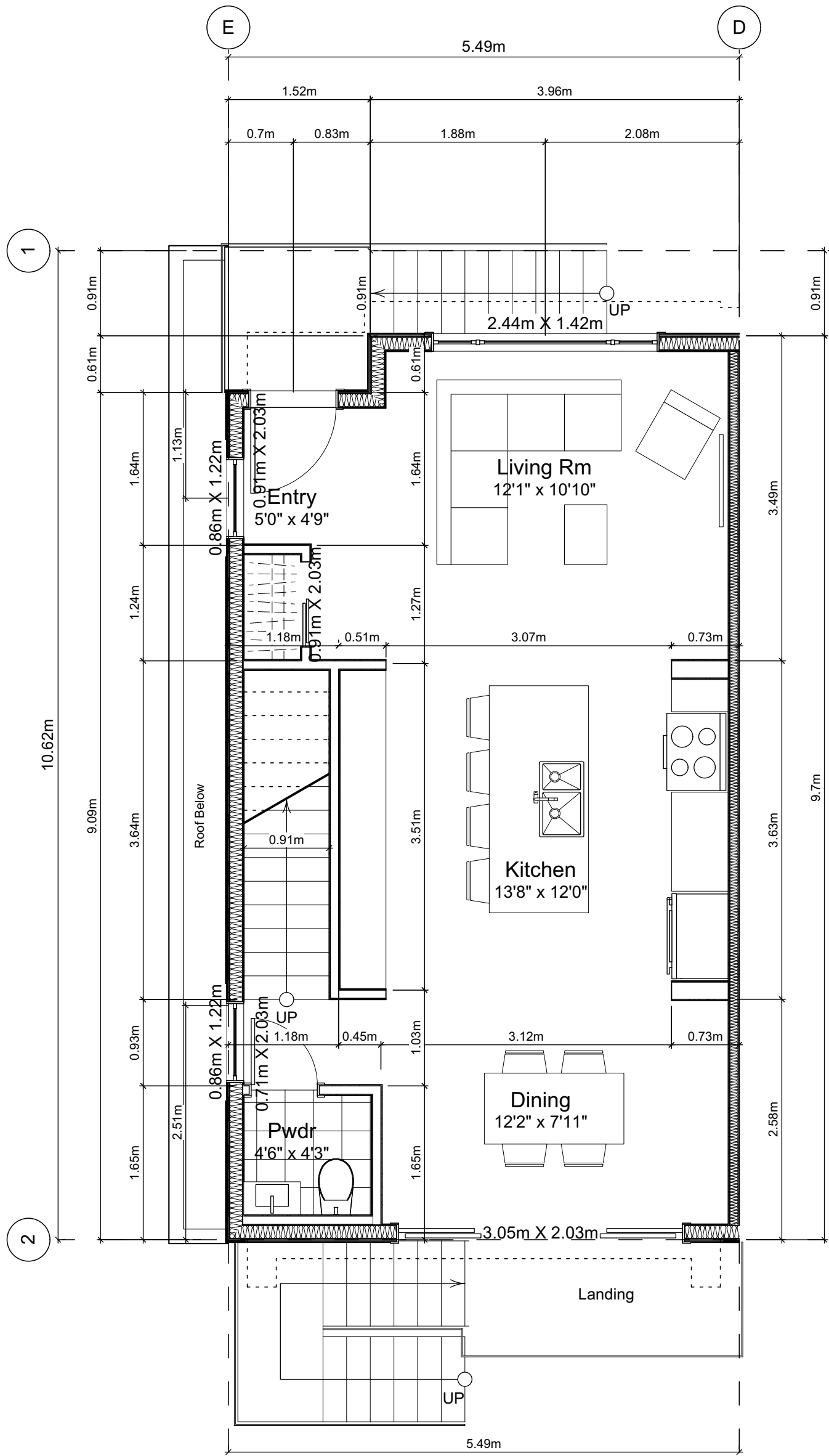
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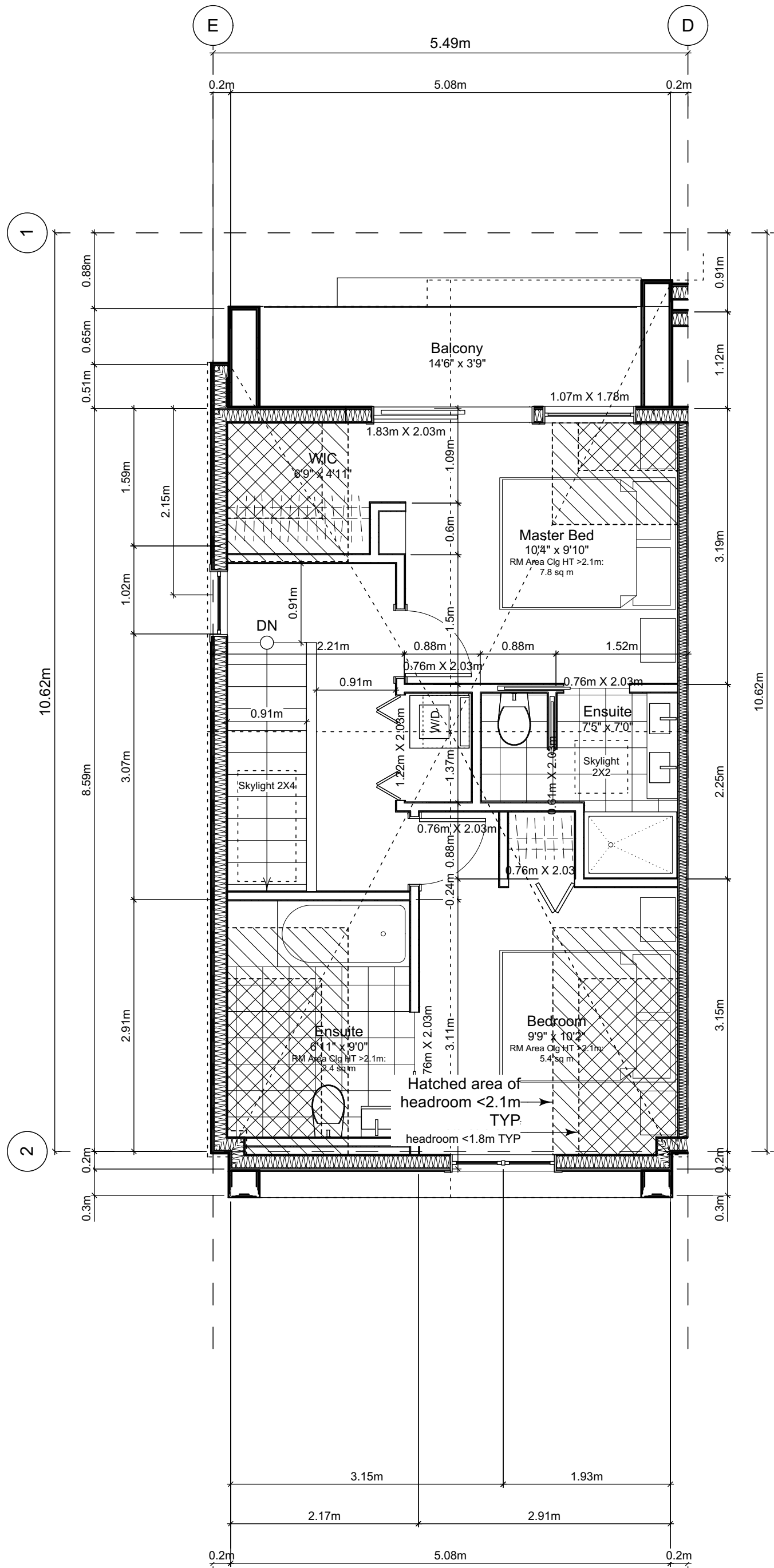




4.1 Main Floor Plan  
Scale: 1:50



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	
Totals:	1,875 sq ft	174.2 m2	940 sq ft	87.3 m2	2
Garage	170 sq ft	15.8 m2			

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

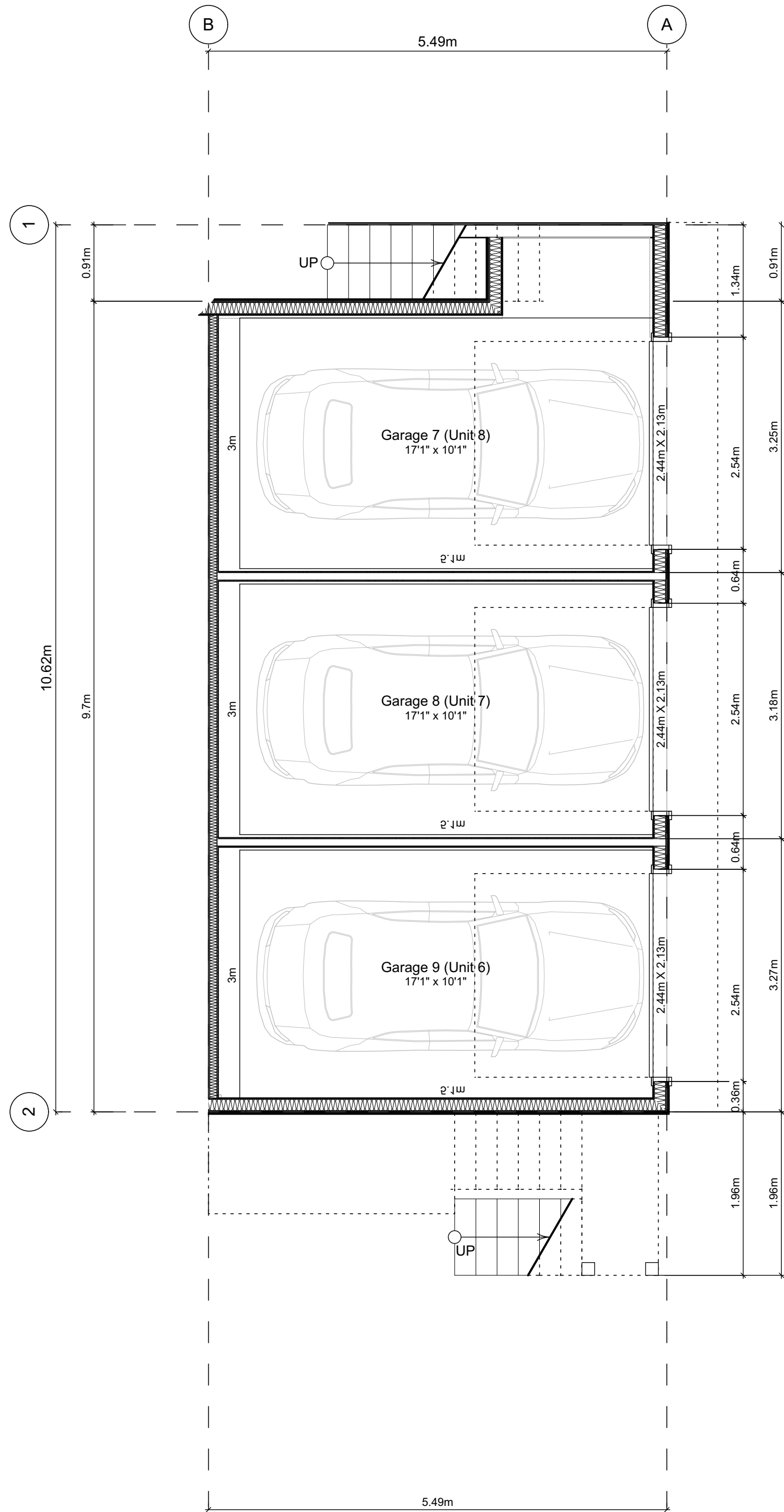
Drawn By: SG/TD

Plot Date: Apr 28, 2022

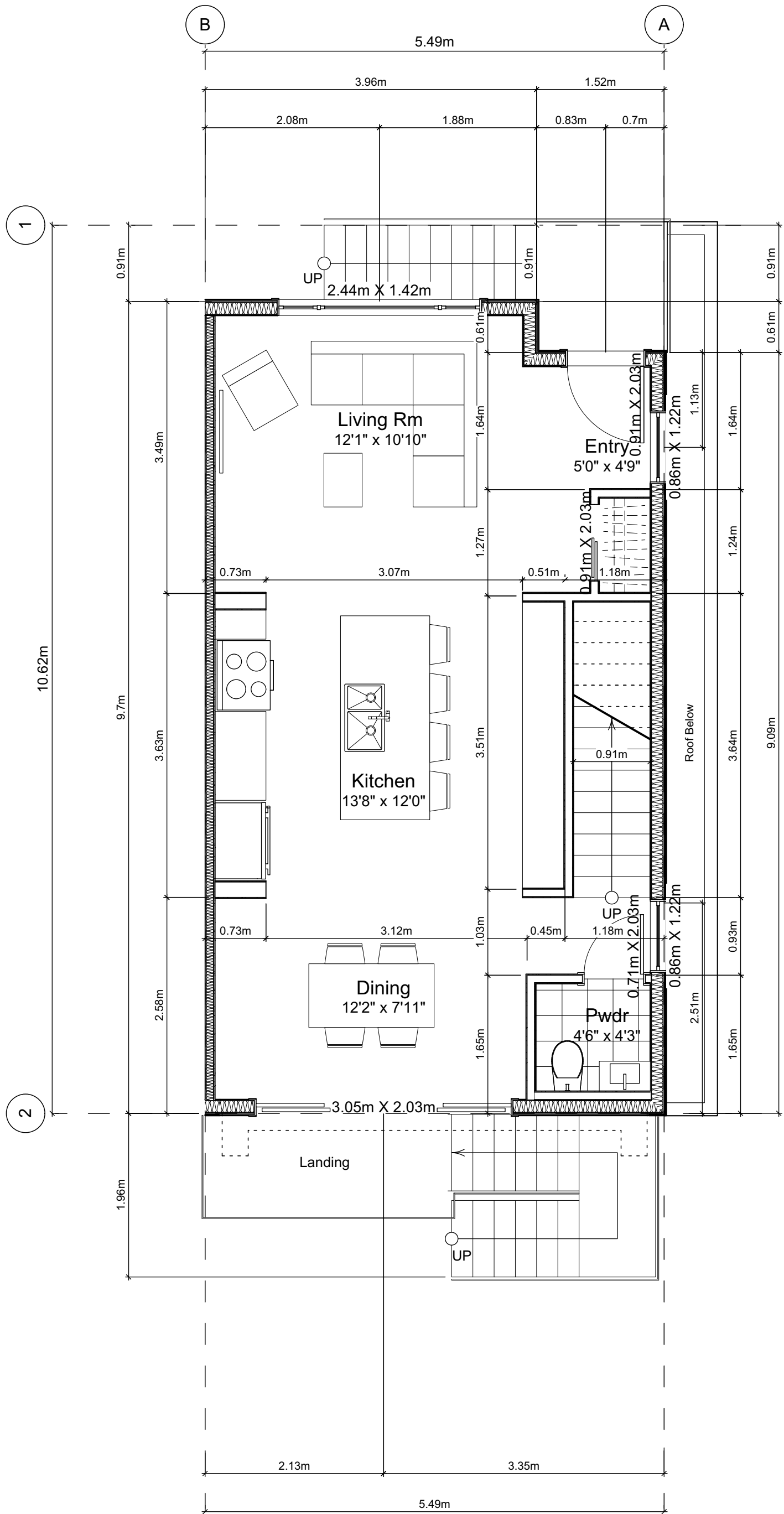
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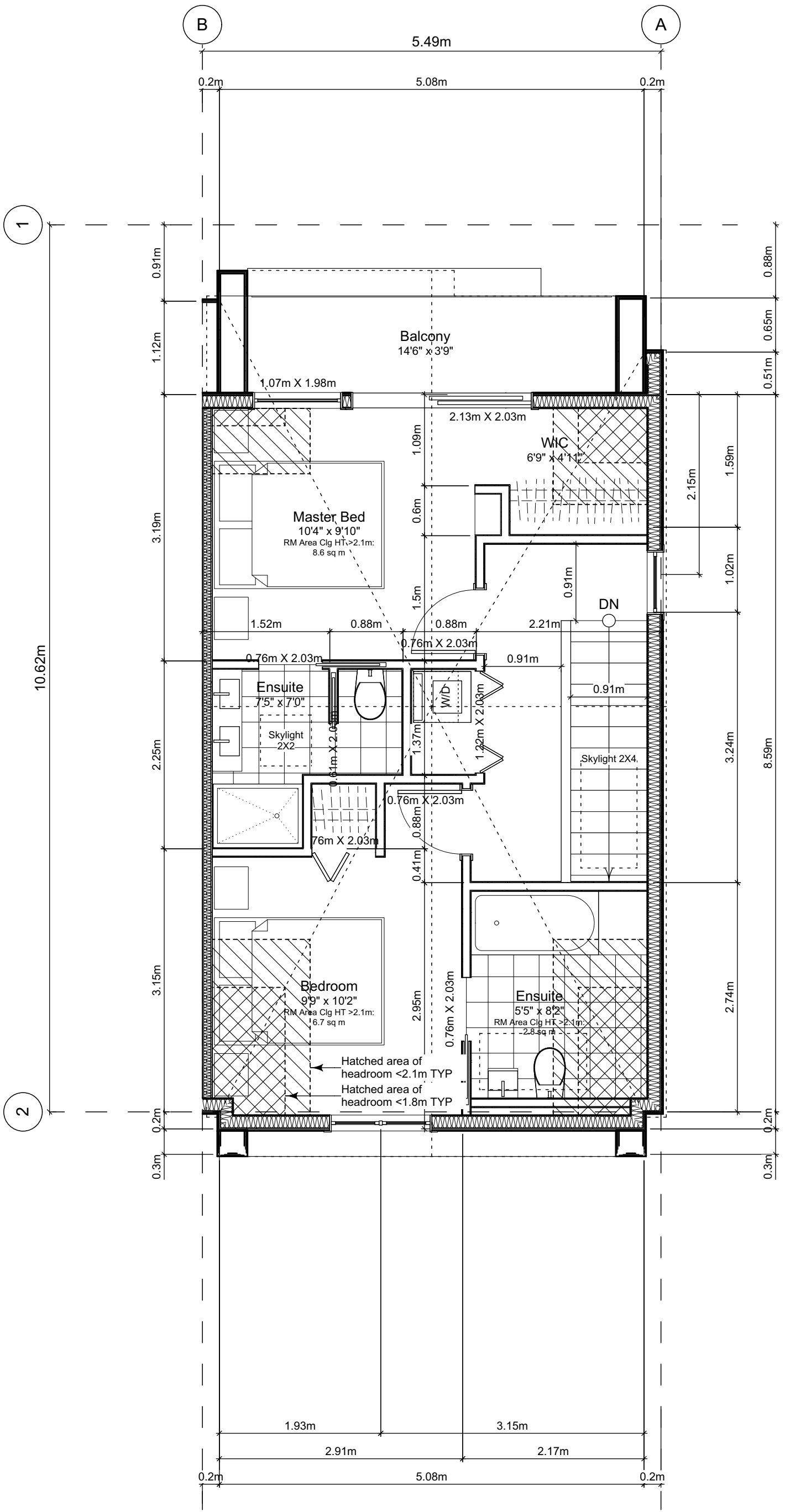




5.1 Main Floor Plan  
Scale: 1:50



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

	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	
Totals:	1,875 sq ft	174.2 m2	972 sq ft	90.3 m2	2
Garage	0 sq ft	0.0 m2			

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

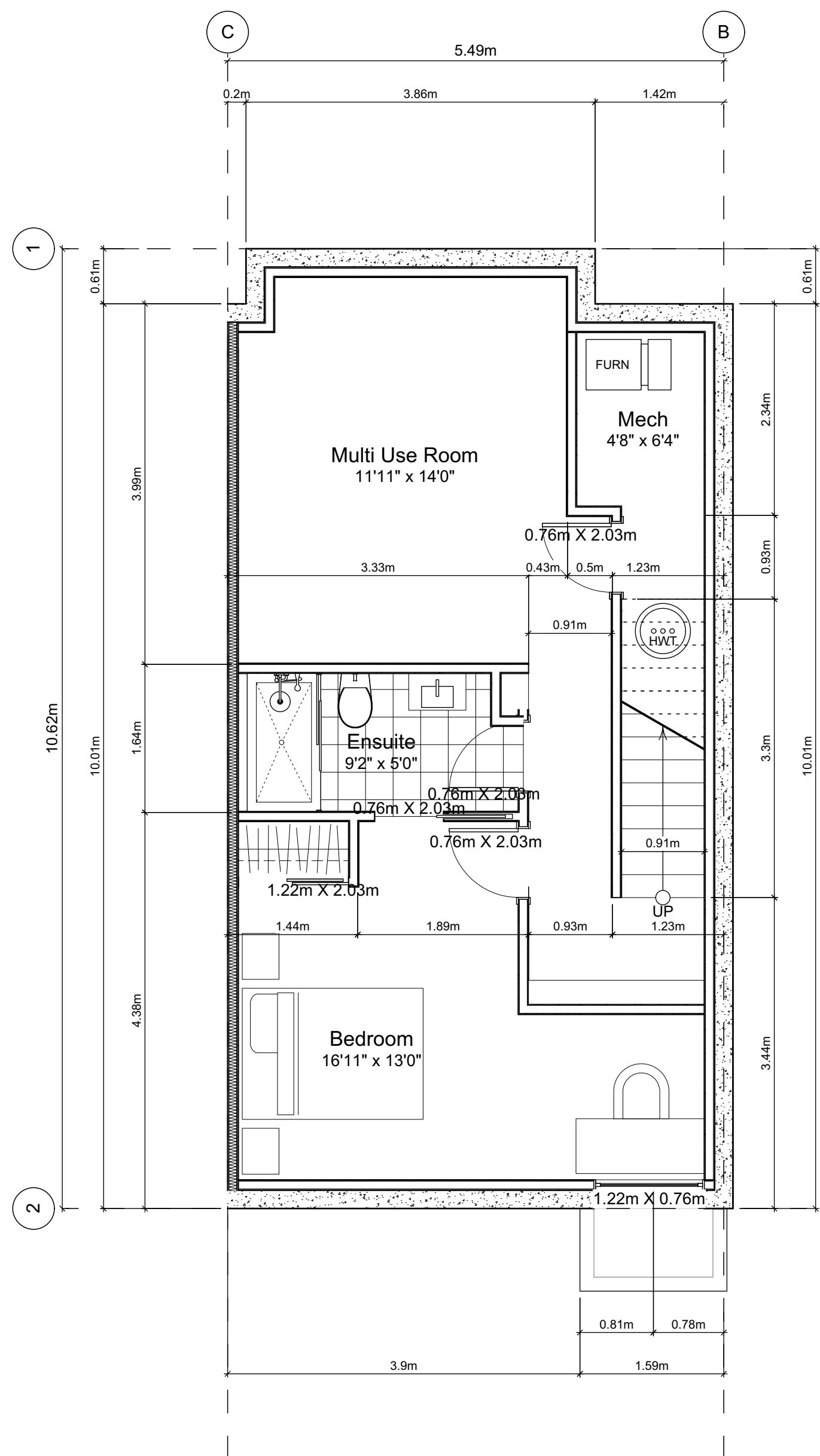
Drawn By: SG/TD

Plot Date: Apr 28, 2022

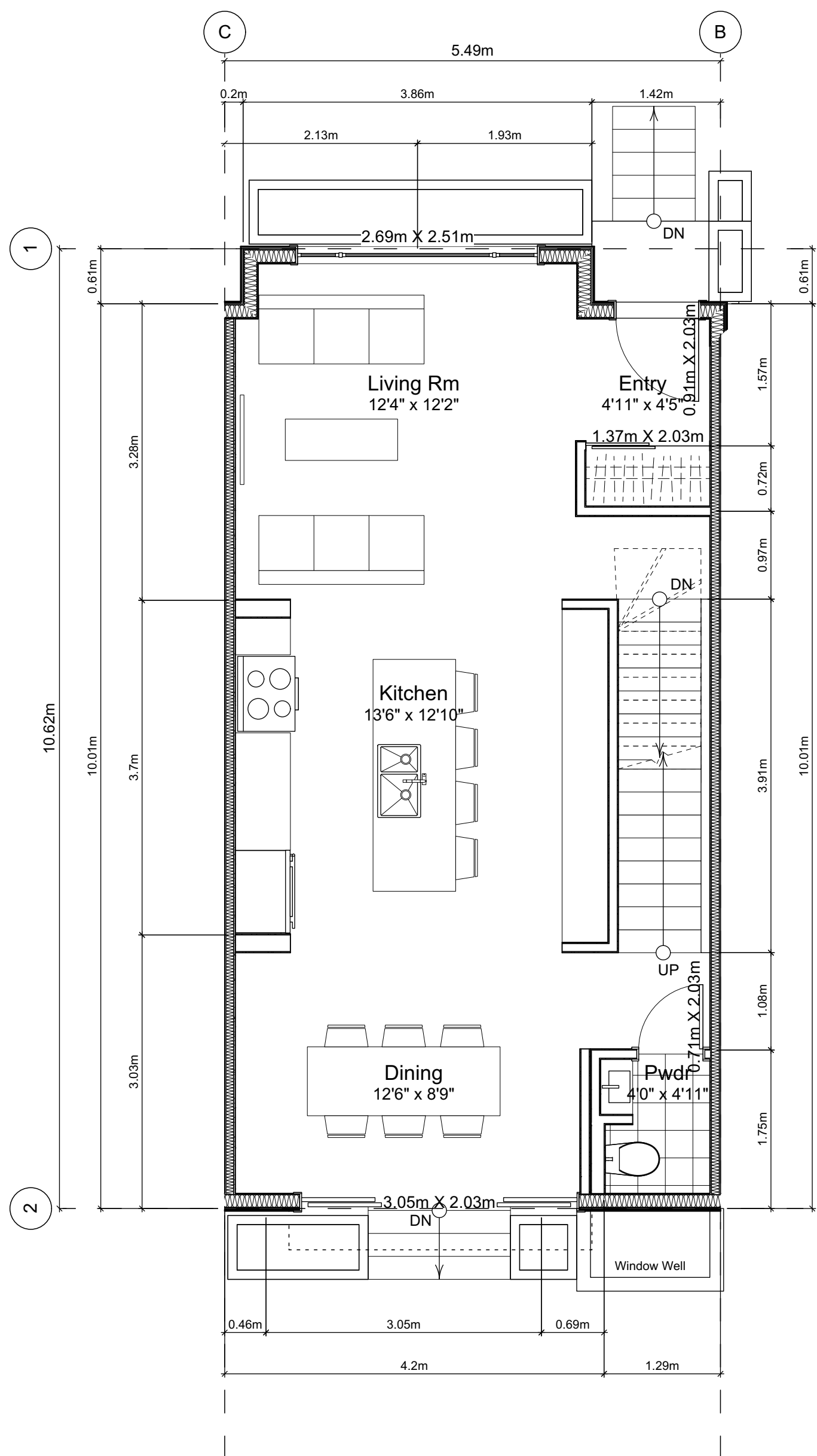
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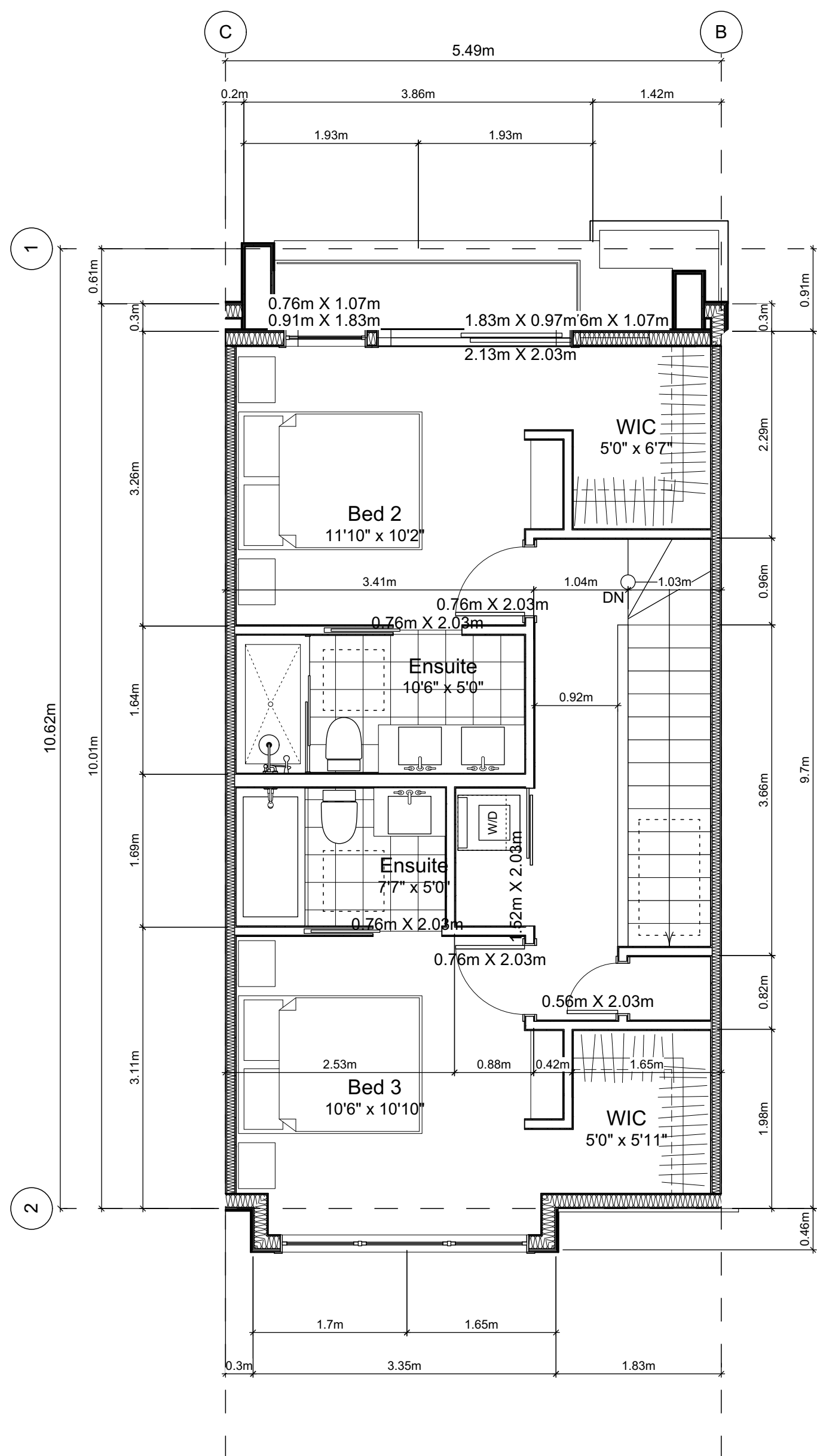




6.1 Basement Floor Plan  
Scale: 1:50



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:  
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 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	0 sq ft 0.0 m2	0 sq ft 0.0 m2		
Totals:	1,833 sq ft 170.3 m2	1,175 sq ft 109.2 m2	4	
Garage	169 sq ft 15.7 m2			

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2022-04-11	Revised & Re-Issued for DP

Unit 6 Floor Plans

Project Name:

Fairfield-Kipling  
Development

Civic: 1400 Fairfield Rd &  
349 Kipling St

Legal:

PID:

Project No: 19.015

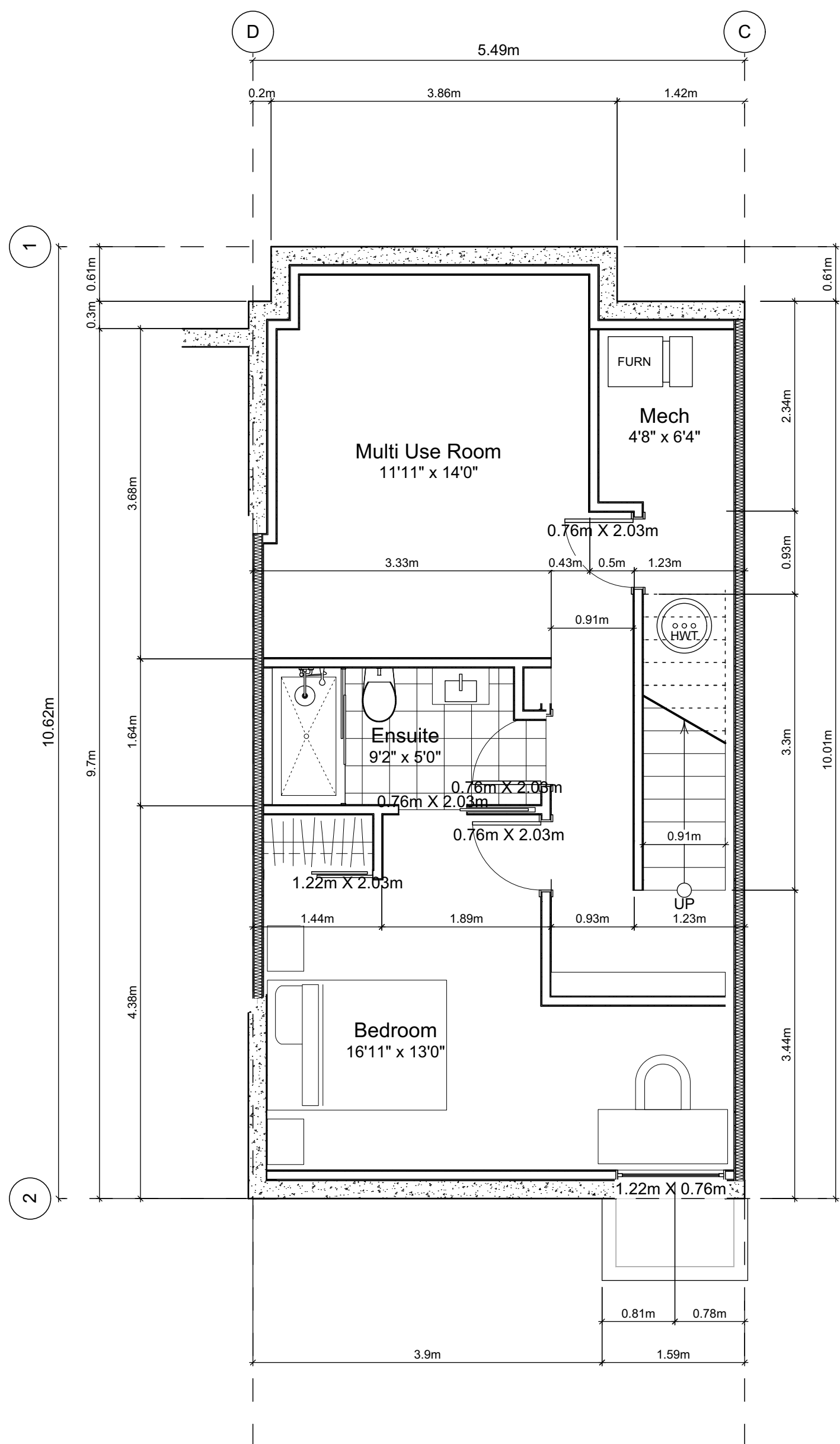
Drawn By: SG/TD

Plot Date: Apr 28, 2022

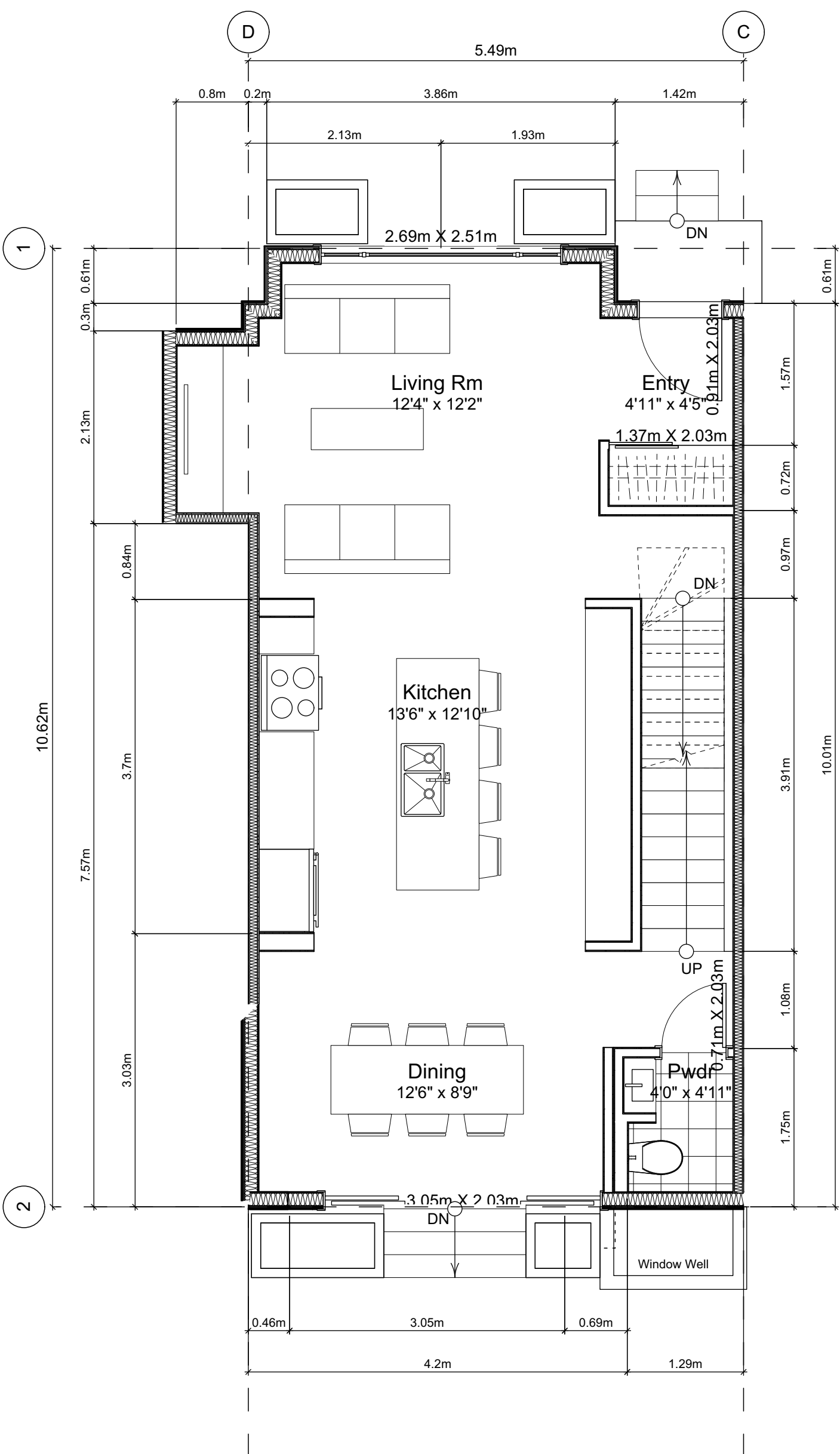
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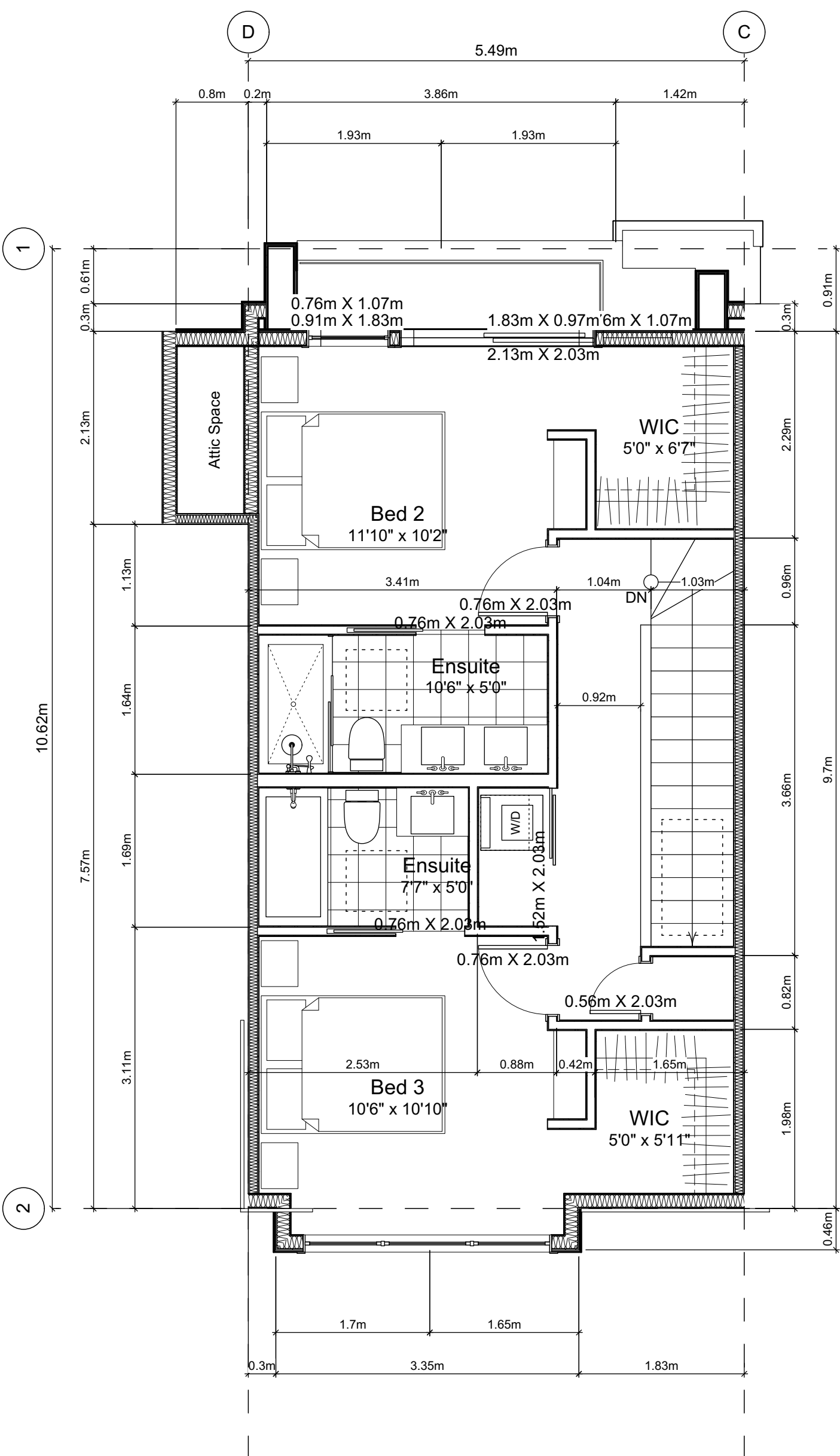




7.1 Basement Floor Plan  
Scale: 1:50



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:  
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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	608 sq ft 56.5 m2			
Second Floor	589 sq ft 54.8 m2	572 sq ft 53.2 m2			
Half Storey	0 sq ft 0.0 m2	0 sq ft 0.0 m2			
Totals:	1,844 sq ft 171.4 m2	1,181 sq ft 109.7 m2	4		
Garage	172 sq ft 16.0 m2				

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Unit 7 Floor Plans

Project Name:

Fairfield-Kipling  
Development

Civic: 1400 Fairfield Rd &  
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Legal:

PID:

Project No: 19.015

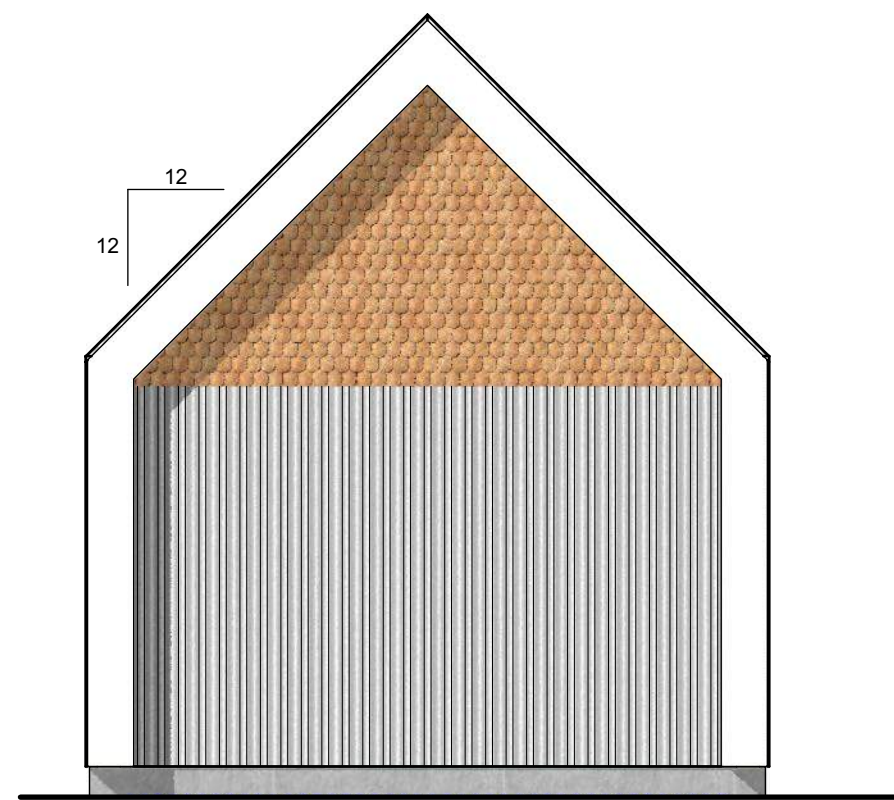
Drawn By: SG/TD

Plot Date: Apr 28, 2022

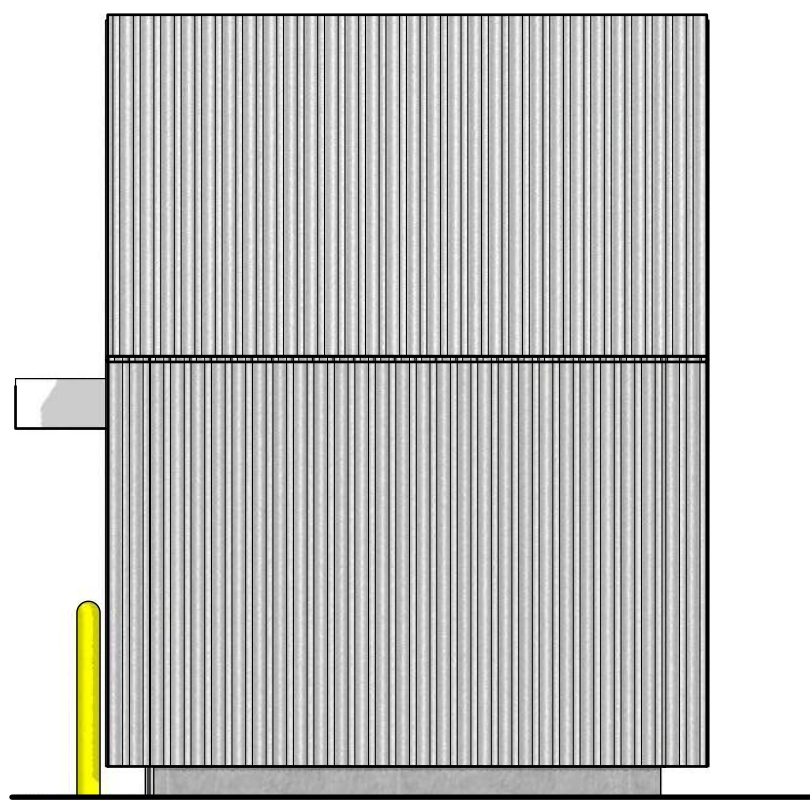
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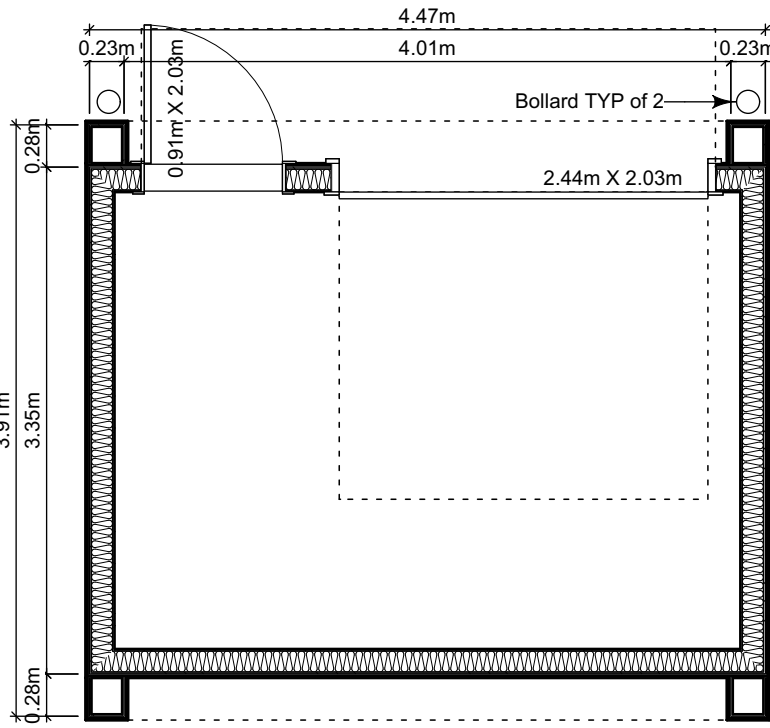




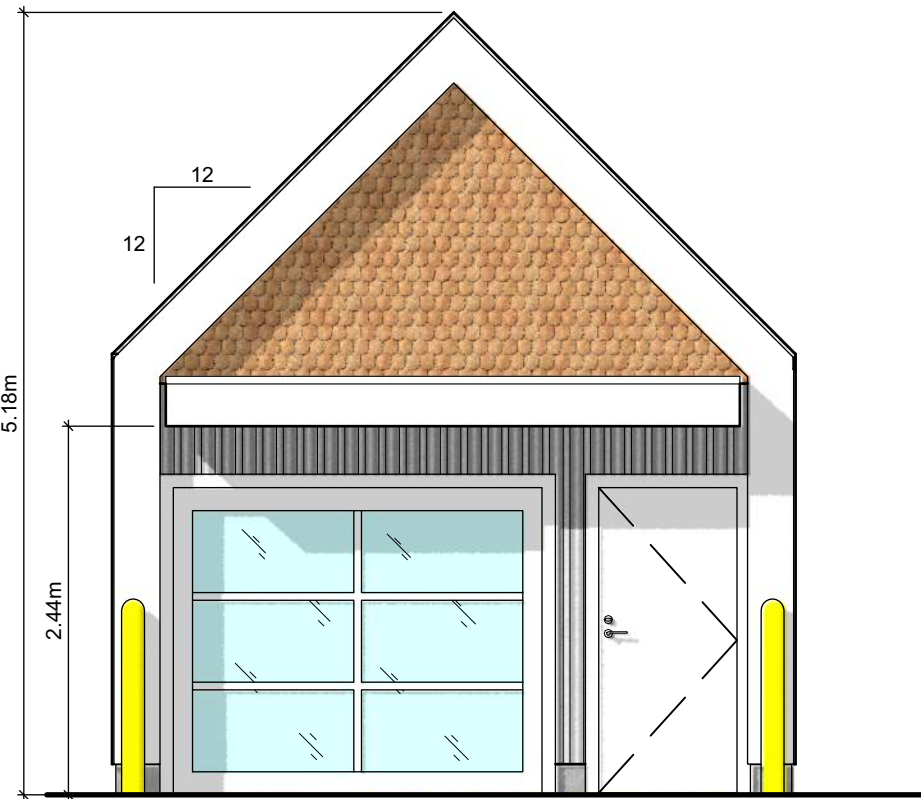
1.4 Rear Elevation  
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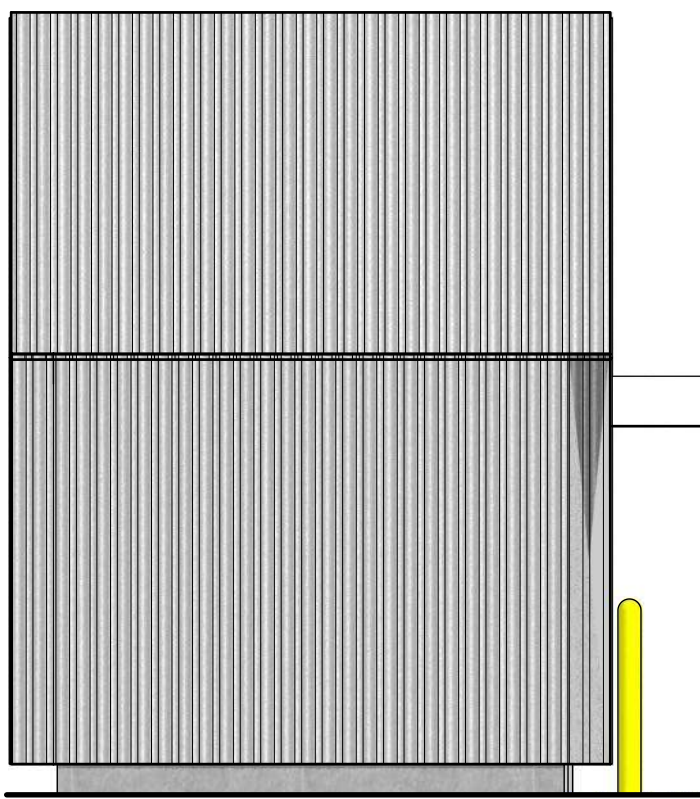
1.5 Left Elevation  
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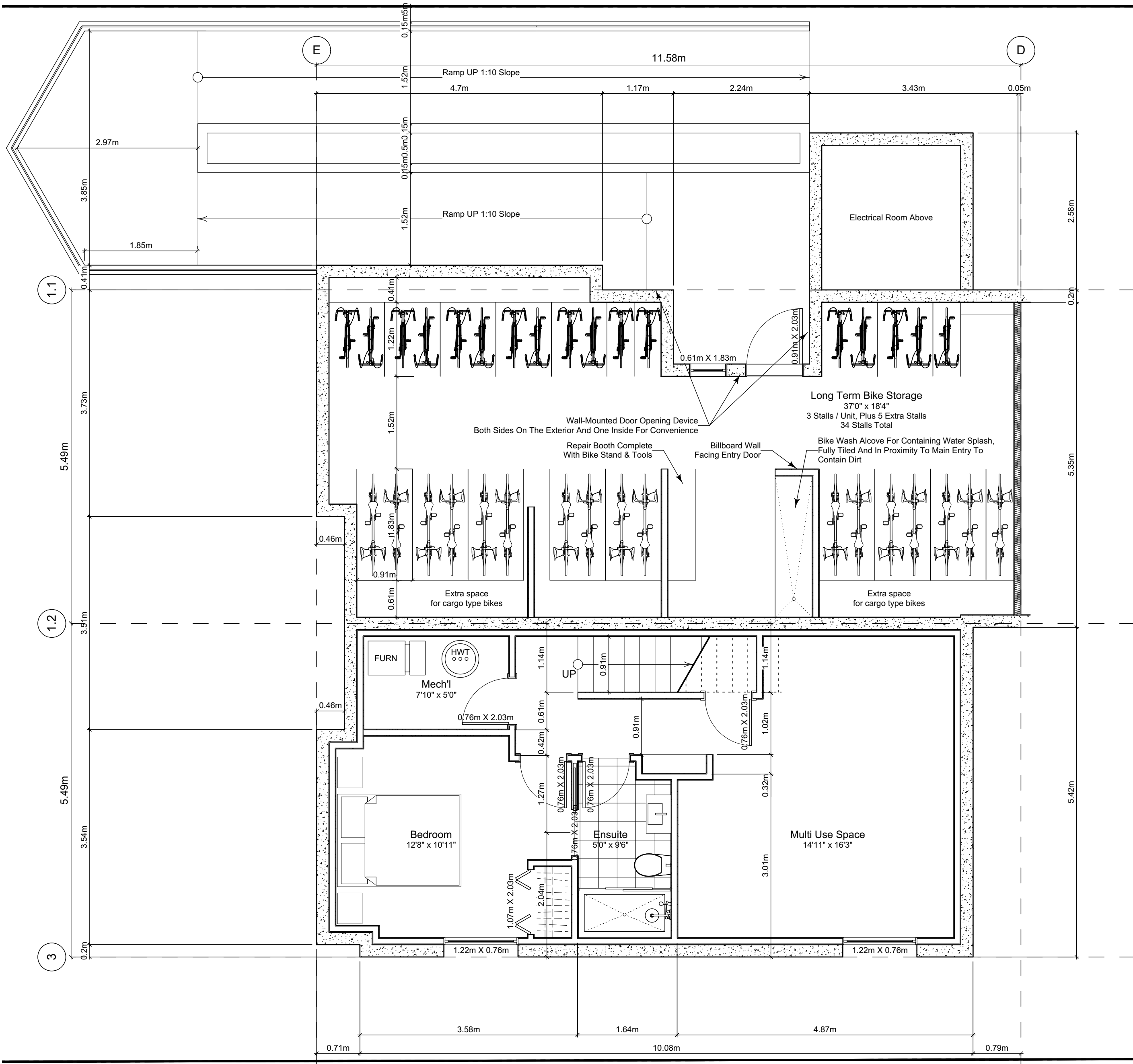
1.1 Refuse Floor Plan  
Scale: 1:50



1.2 Front Elevation  
Scale: 1:50



1.3 Right Elevation  
Scale: 1:50



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:  
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Floor Area Calculations

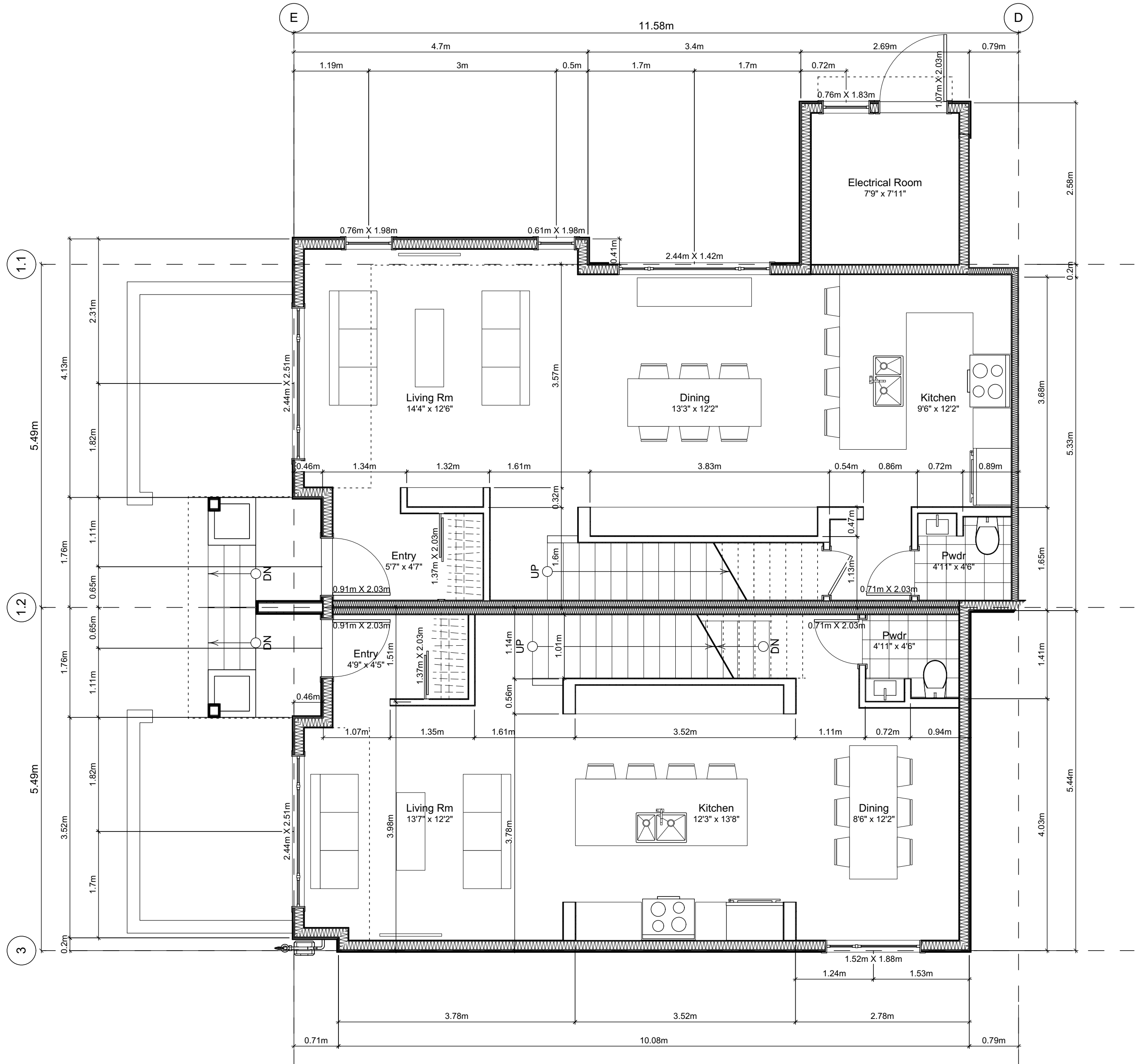
	Gross Floor Area		Zoning Floor Area		Bedrms
Basement Floor	616 sq ft	57.2 m2	0 sq ft	0.0 m2	
Main Floor	627 sq ft	58.3 m2	606 sq ft	56.3 m2	
Second Floor	581 sq ft	54.0 m2	544 sq ft	50.6 m2	
Half Storey					
Totals:	1,825 sq ft	169.5 m2	1,150 sq ft	106.8 m2	3
Garage	172 sq ft	16.0 m2			

Floor Area Calculations

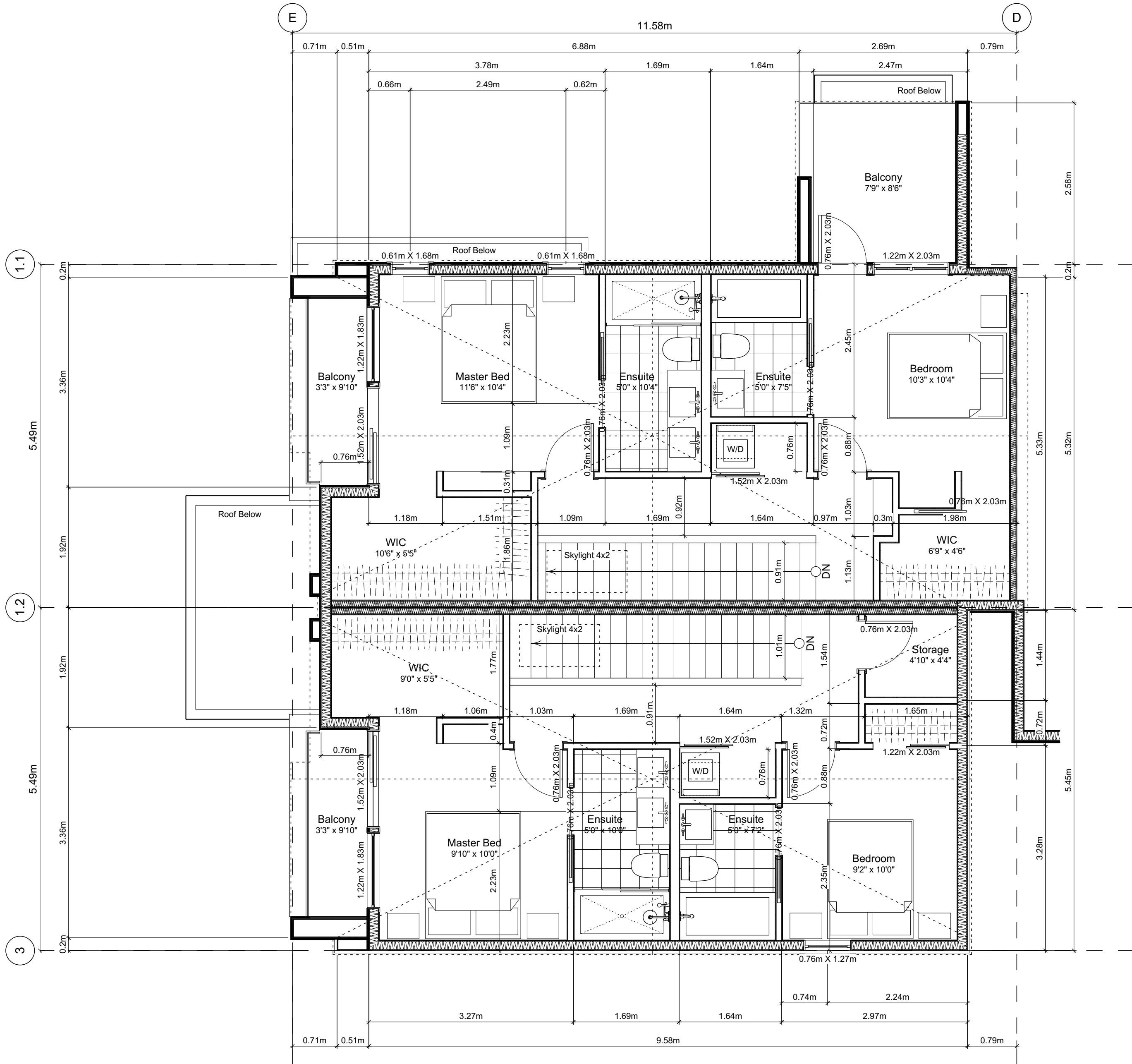
	Gross Floor Area		Zoning Floor Area		Bedrms
Basement Floor	678 sq ft	63.0 m2	0 sq ft	0.0 m2	
Main Floor	696 sq ft	64.7 m2	681 sq ft	63.3 m2	
Second Floor	626 sq ft	58.2 m2	598 sq ft	55.6 m2	
Half Storey					
Totals:	2,001 sq ft	185.9 m2	1,280 sq ft	118.9 m2	2
Garage	172 sq ft	16.0 m2			

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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 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					
Totals:	1,825 sq ft 169.5 m2	1,150 sq ft 106.8 m2	3		
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					
Totals:	2,001 sq ft 185.9 m2	1,280 sq ft 118.9 m2	2		
Garage	172 sq ft 16.0 m2				

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Unit 8 & 9 Floor Plans

Project Name:

Fairfield-Kipling  
Development

Civic: 1400 Fairfield Rd &  
349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

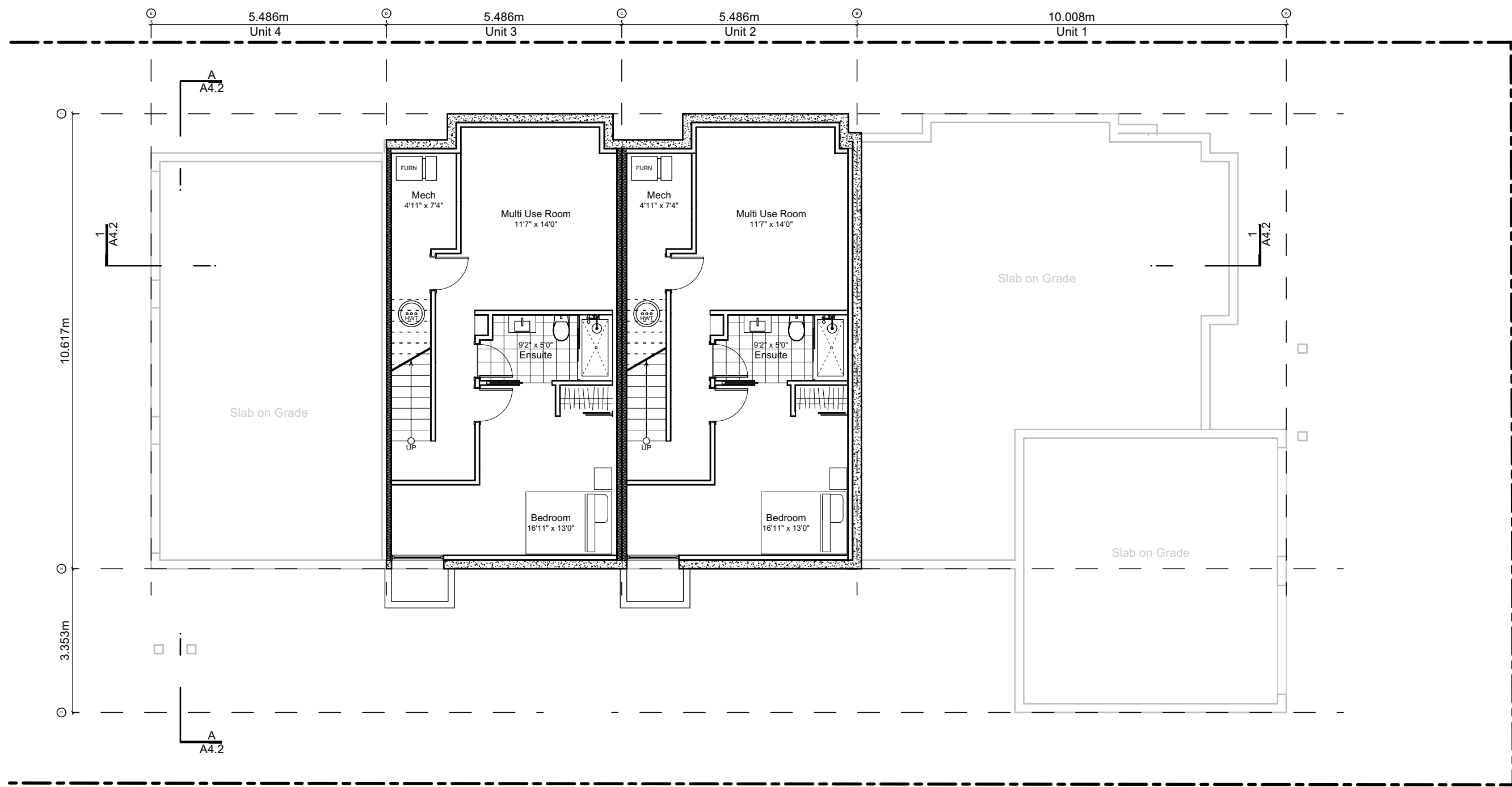
Plot Date: Apr 28, 2022

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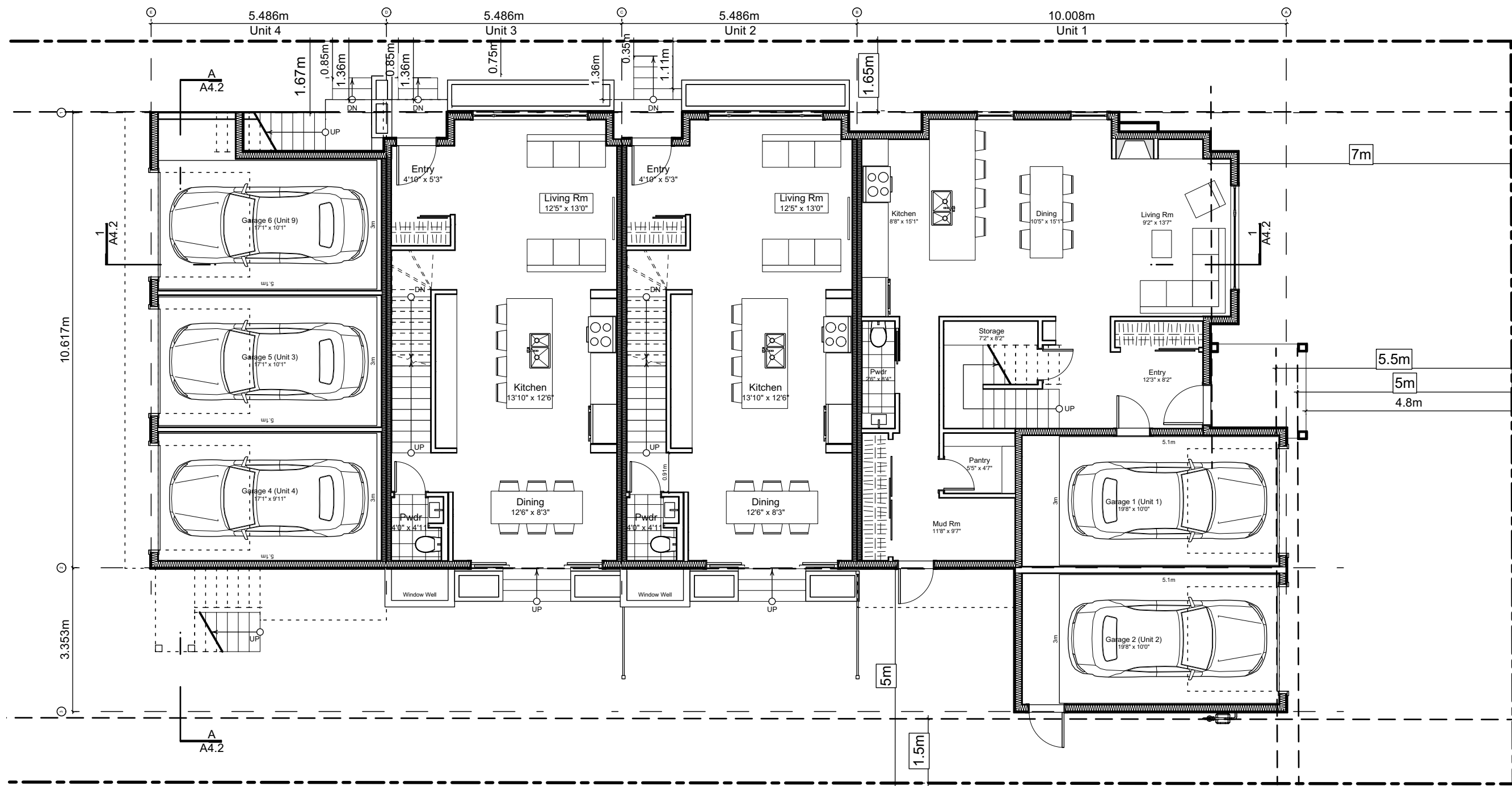
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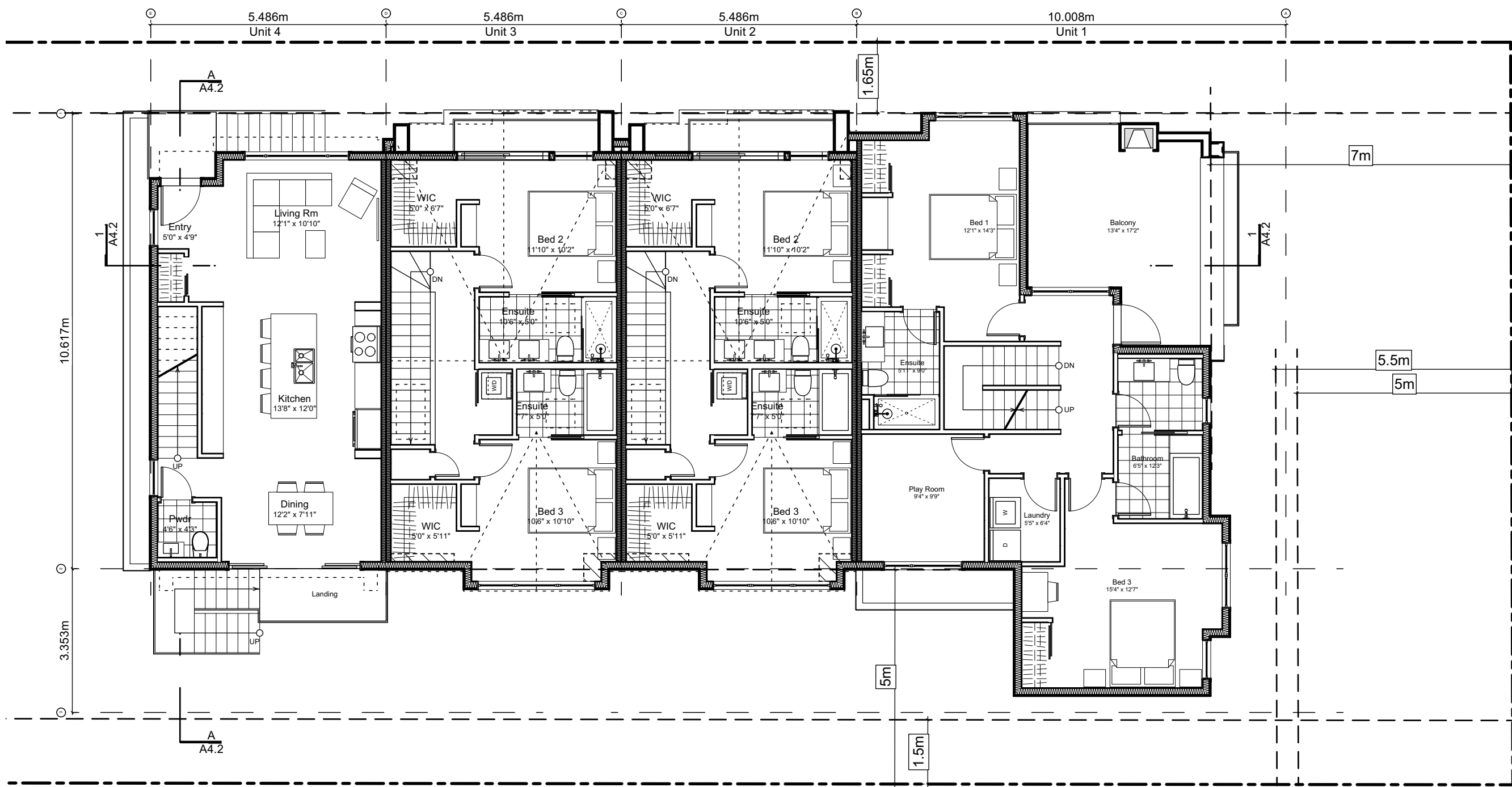




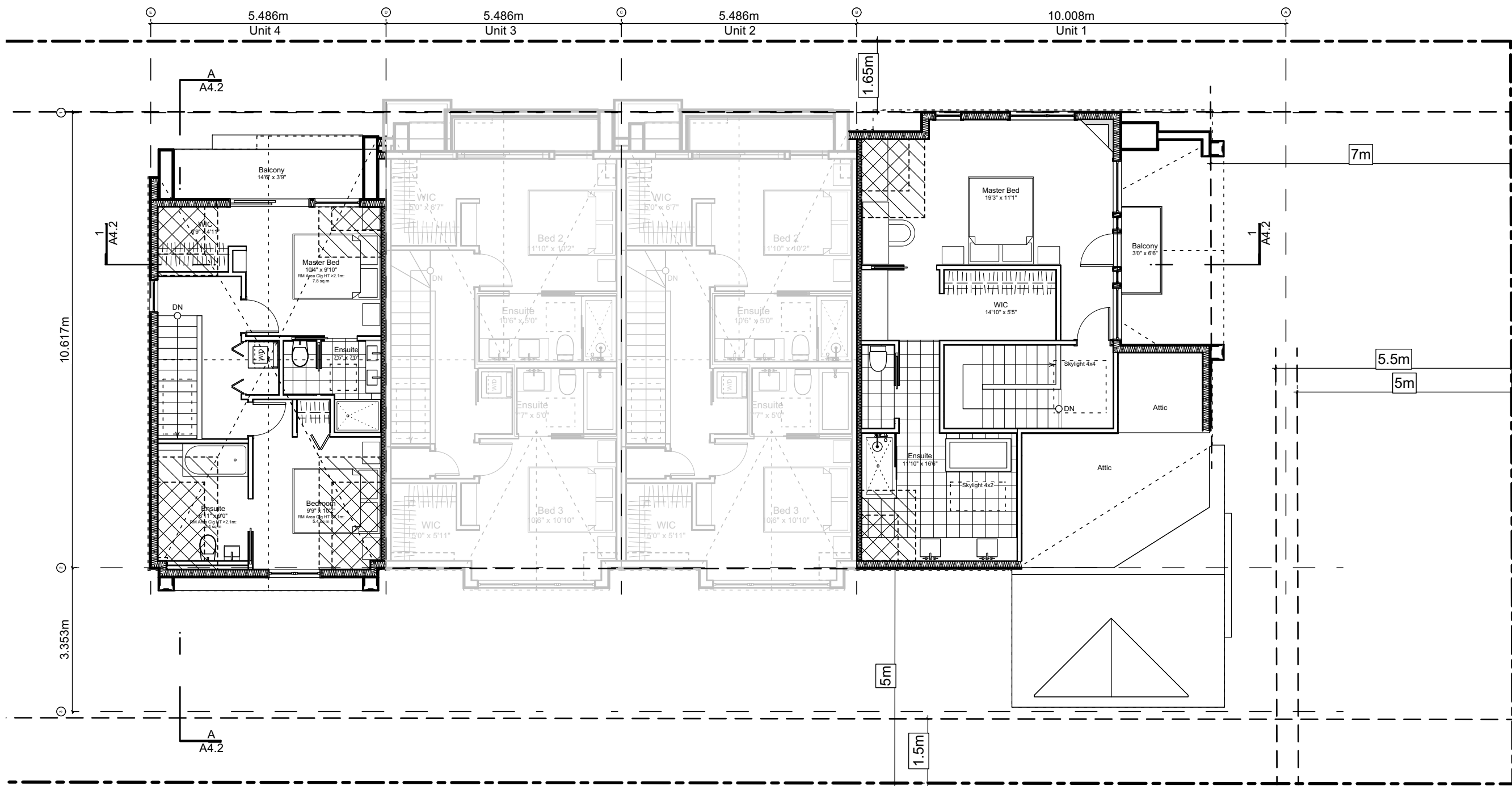
0 Basement Floor Plan  
Scale: 1:100



1 Main Floor Plan  
Scale: 1:100



2 Second Floor Plan  
Scale: 1:100



3 Third Floor Plan  
Scale: 1:100

### Block Plan Notes:

See unit plans for detailed dimensions and notes.

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.

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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: Apr 28, 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		
North Facade							
(N) Unit 1	51.5 m2	11.40 m	to C/L Kipling St.	95.2 % 49.0 m2	19.9 % 10.3 m2	C, 45 MIN	C or NC
(N) Unit 2	41.2 m2	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 m2	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 m2	11.40 m	to C/L Kipling St.	LD Exceeds 8.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
East Facade							
(E) Unit 1	88.9 m2	15.16 m	to Thurlow Rd	LD Exceeds 12.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
South Facade							
(S) Unit 1A	14.1 m2	1.66 m	to PL	19.5 % **2.8 m2	0.0 % 0.0 m2	C, 60 MIN	NC
(S) Unit 1B	30.6 m2	5.00 m	to PL	42.5 % 13.0 m2	10.5 % 3.2 m2	C, 45 MIN	C or NC
(S) Garage 2	17.9 m2	1.66 m	to PL	15.4 % **2.8 m2	9.2 % 1.7 m2	C, 60 MIN	NC
(S) Unit 2	35.9 m2	5.00 m	to PL	42.5 % 15.2 m2	23.9 % 8.6 m2	C, 45 MIN	C or NC
(S) Unit 3	35.9 m2	5.00 m	to PL	42.5 % 15.2 m2	23.9 % 8.6 m2	C, 45 MIN	C or NC
(S) Unit 4	24.9 m2	5.00 m	to PL	42.5 % 10.6 m2	33.6 % 8.4 m2	C, 45 MIN	C or NC
(S) Garage 3	12.6 m2	1.66 m	to PL	21.9 % **2.8 m2	0.0 % 0.0 m2	C, 60 MIN	NC
West Facade							
(W) Unit 4	43.1 m2	3.56 m	to Midway	29.4 % **12.7 m2	6.5 % 2.8 m2	C, 45 MIN	C or NC
(W) Garage 4	7.2 m2	3.56 m	to Midway	175.7 % **12.7 m2	72.1 % 5.2 m2	C, 45 MIN	C or NC
(W) Garage 5	7.3 m2	3.56 m	to Midway	174.1 % **12.7 m2	71.5 % 5.2 m2	C, 45 MIN	C or NC
(W) Garage 6	9.7 m2	3.56 m	to Midway	130.9 % **12.7 m2	53.7 % 5.2 m2	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

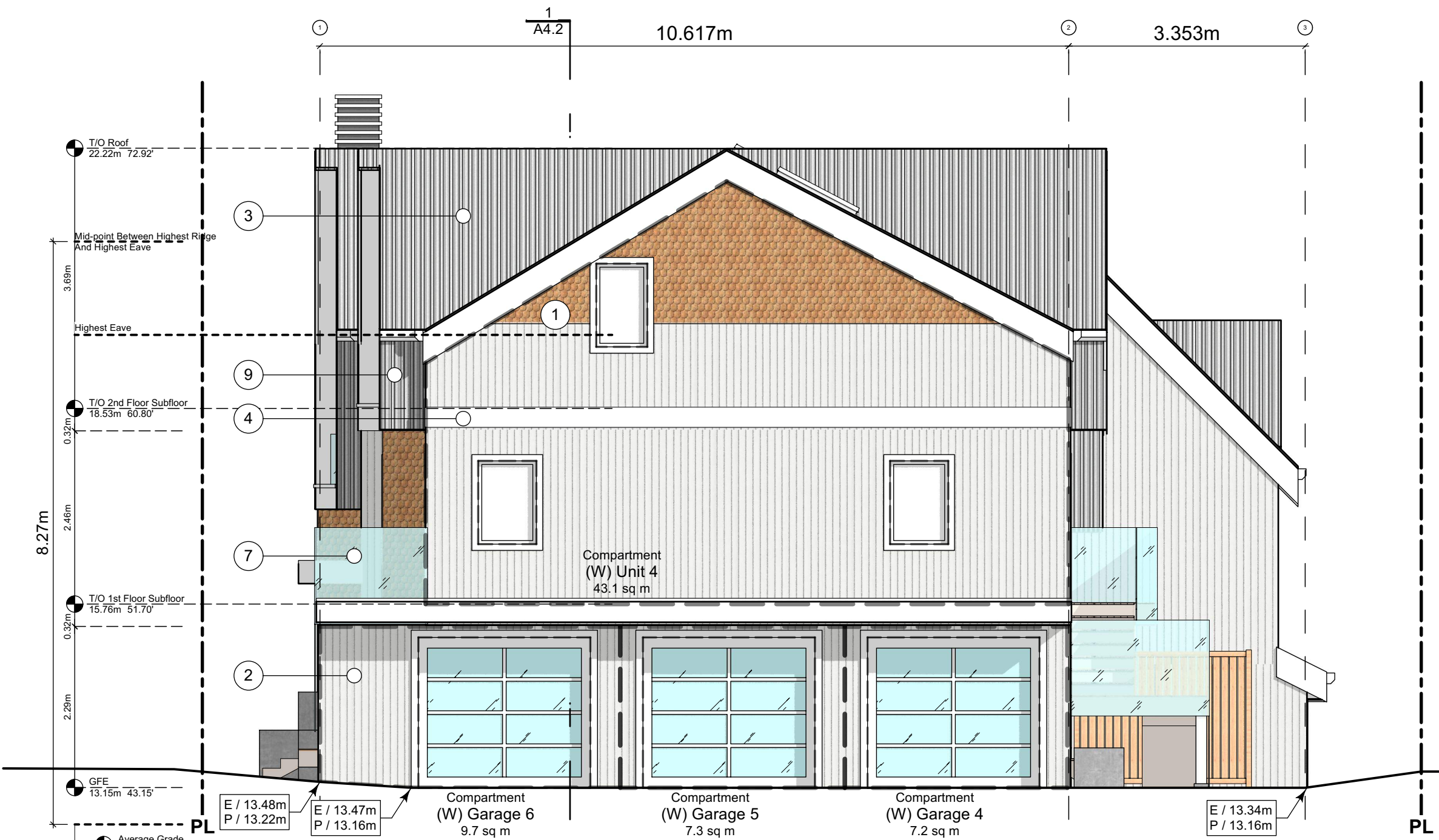
Exterior Materials

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

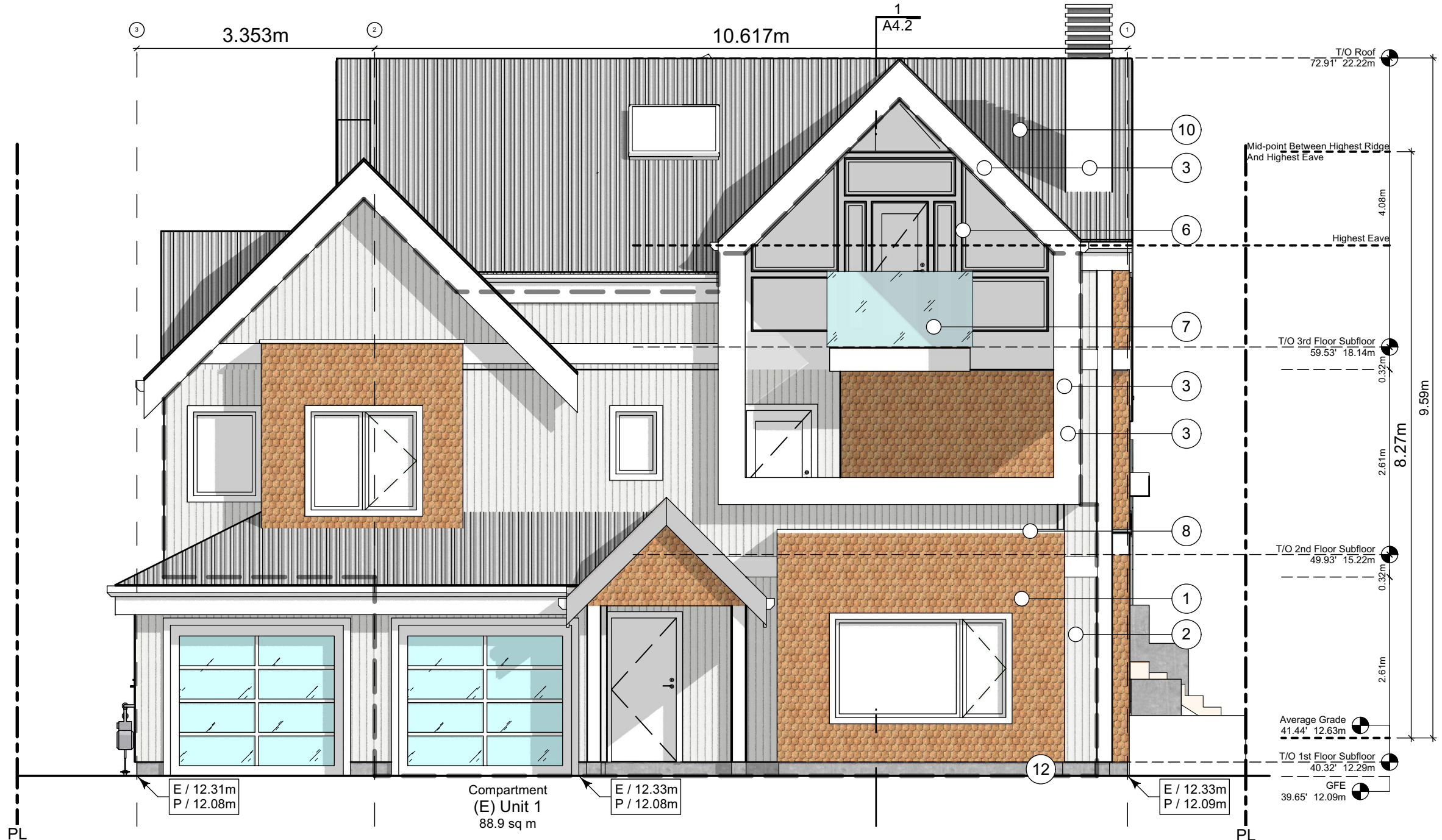
All Materials as noted or approved equal



1 North Elevation - Kipling Street  
Scale: 1:65



2 West Elevation - Driveway  
Scale: 1:65



3 East Elevation - Thurlow Road  
Scale: 1:65

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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: Apr 28, 2022

Scale: 1:65

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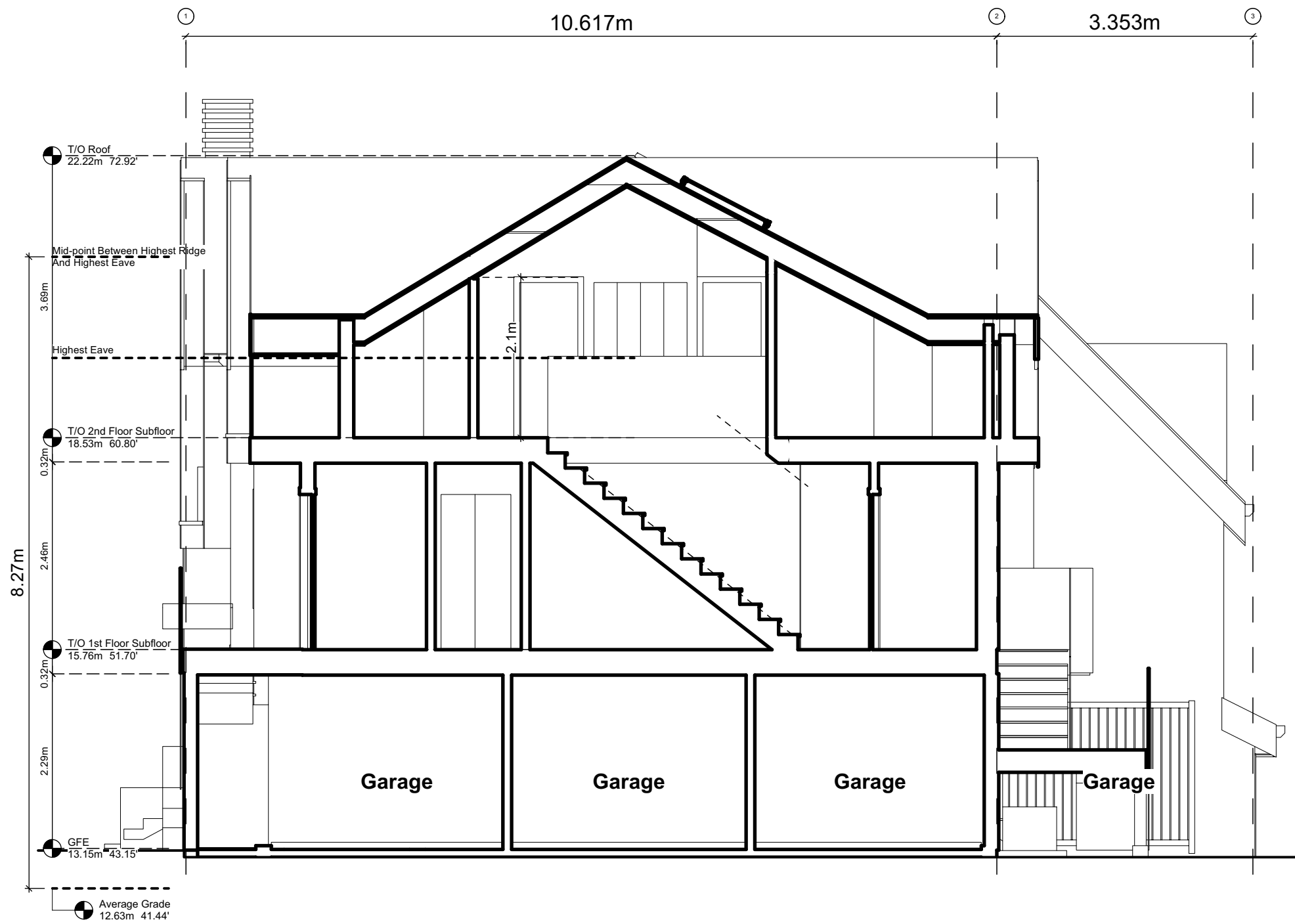
Exterior Materials

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

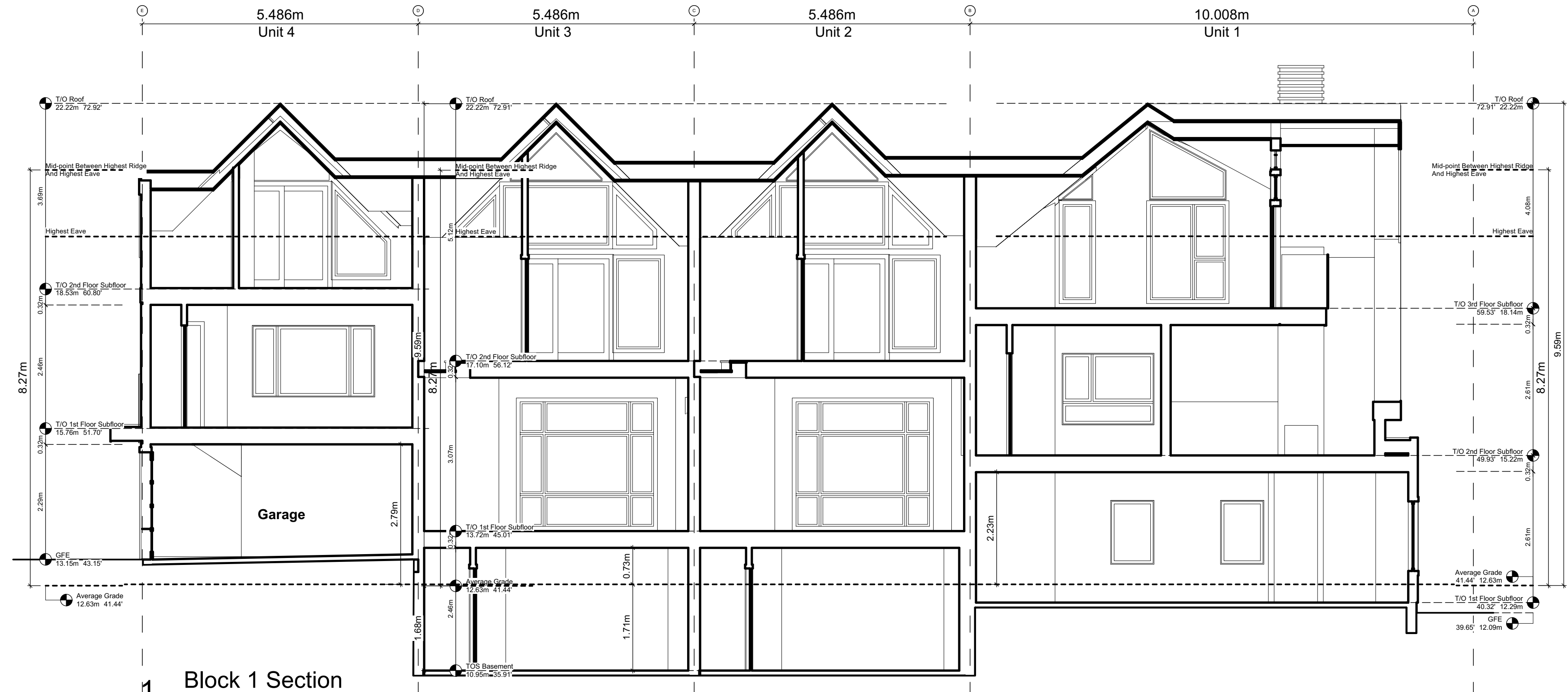
All Materials as noted or approved equal



2 South Elevation  
Scale: 1:65



A Block 1 Unit 4 Section  
Scale: 1:65



1 Block 1 Section  
Scale: 1:65

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2022-04-11	Revised & Re-Issued for DP

Block 01  
Elevations & Sections

Project Name:

Fairfield-Kipling  
Development

Civic: 1400 Fairfield Rd &  
349 Kipling St

Legal:

PID:

Project No: 19.015

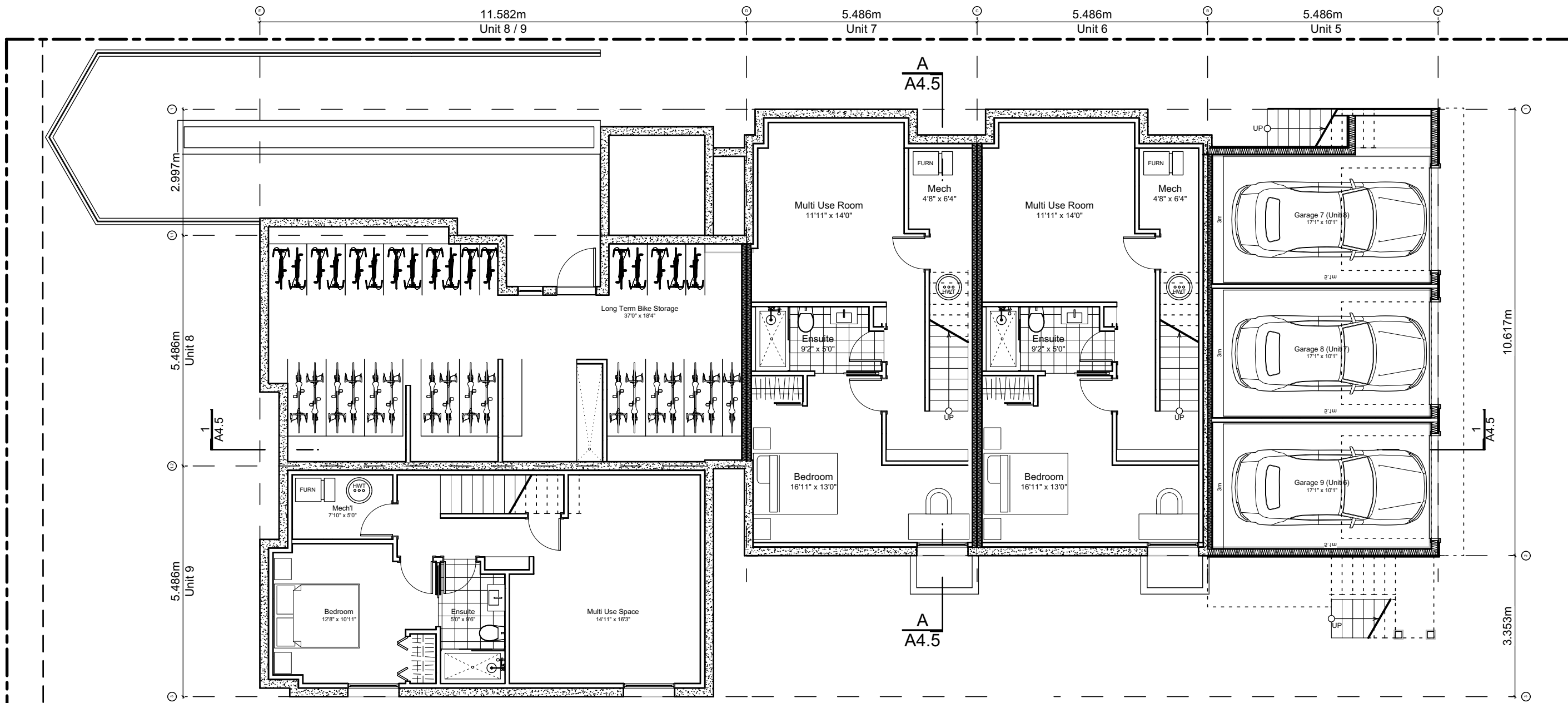
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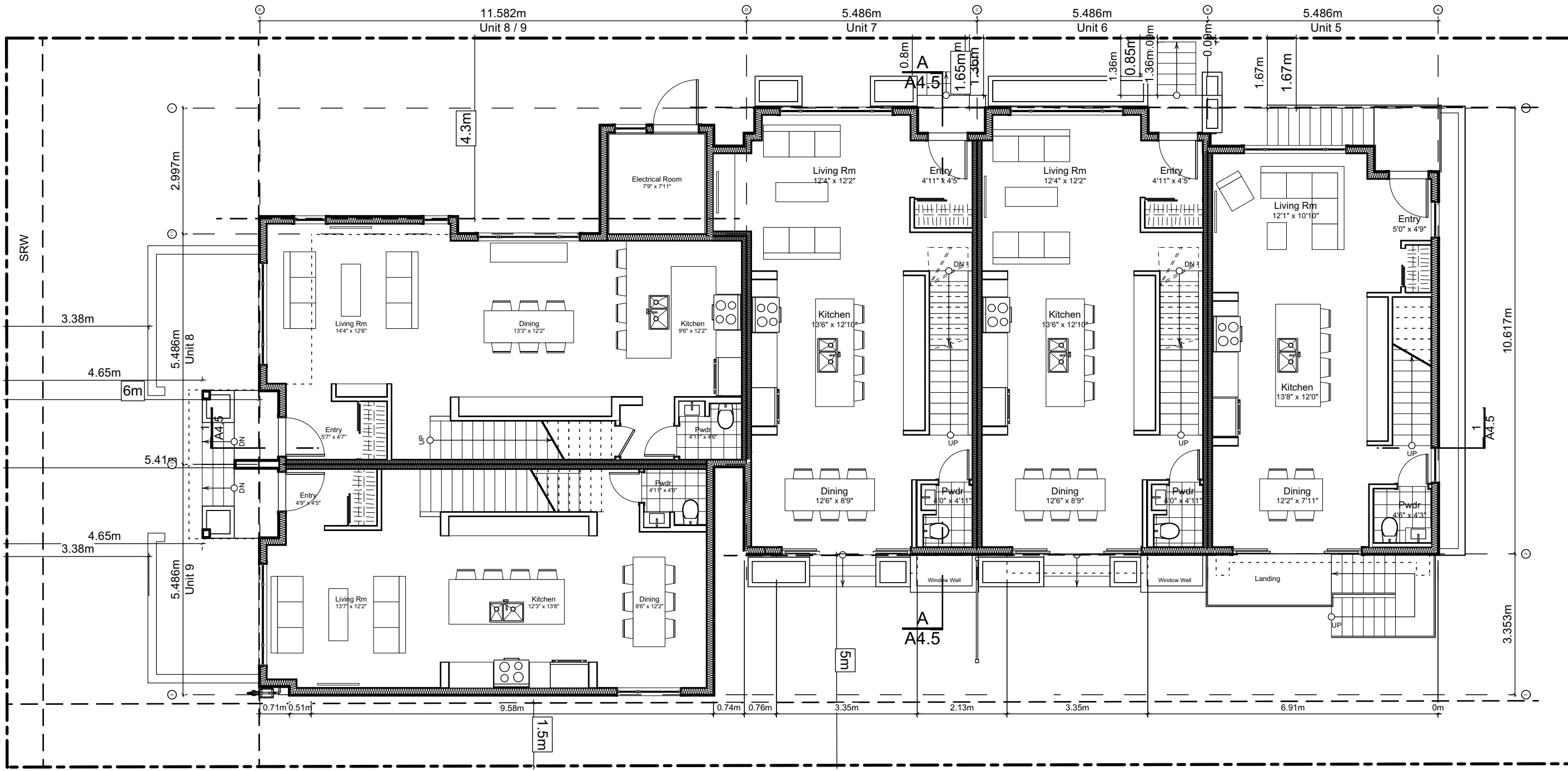
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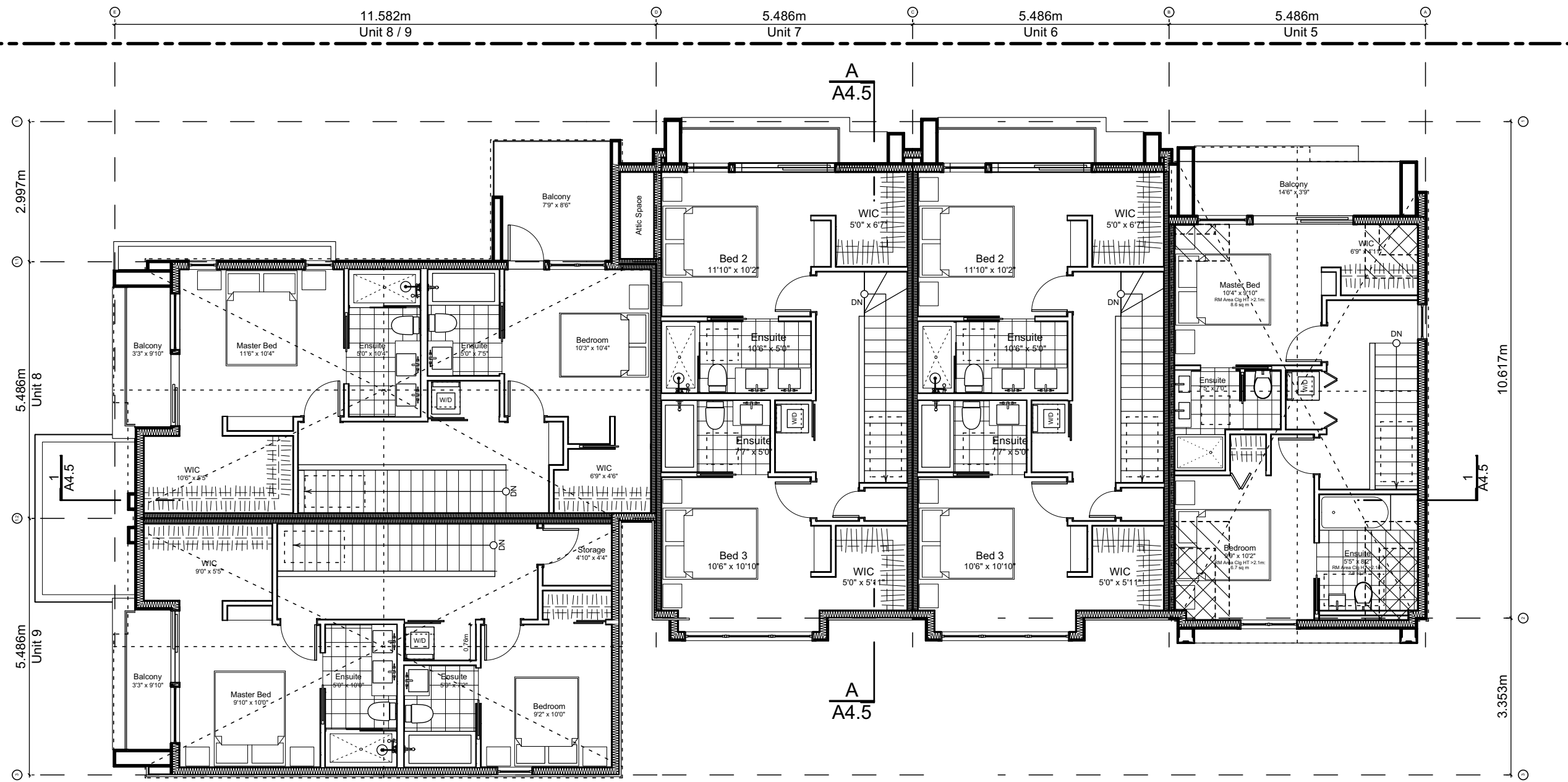




0 Basement Floor Plan  
Scale: 1:100



1 Main Floor Plan  
Scale: 1:100



2 Second Floor Plan  
Scale: 1:100

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.

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SG/TD

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Apr 28, 2022

Scale:

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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		
North Facade							
(N) Unit 5	38.5 m2	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 m2	11.37 m	to C/L Kipling St.	95.0 % 37.1 m2	35.4 % 13.8 m2	C, 45 MIN	C or NC
(N) Unit 7	36.8 m2	11.37 m	to C/L Kipling St.	95.0 % 34.9 m2	50.3 % 18.5 m2	C, 45 MIN	C or NC
(N) Unit 8	79.2 m2	13.96 m	to C/L Kipling St.	LD Exceeds 12.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
East Facade							
(E) Unit 5	47.6 m2	3.56 m	to Midway	26.6 % **12.7 m2	5.9 % 2.8 m2	C, 60 MIN	C or NC
(E) Garage 7	9.6 m2	3.56 m	to Midway	132.1 % **12.7 m2	54.2 % 5.2 m2	C, 45 MIN	C or NC
(E) Garage 8	7.3 m2	3.56 m	to Midway	174.1 % **12.7 m2	71.5 % 5.2 m2	C, 45 MIN	C or NC
(E) Garage 9	7.4 m2	3.56 m	to Midway	170.5 % **12.7 m2	70.0 % 5.2 m2	C, 45 MIN	C or NC
(E) Refuse	0.0 m2	3.56 m	to Midway	#DIV 0! **12.7 m2	#DIV 0! 0.0 m2	C, 45 MIN	C or NC
South Facade							
(S) Unit 5	41.6 m2	5.00 m	to PL	63.5 % 26.4 m2	20.1 % 8.4 m2	C, 45 MIN	C or NC
(S) Unit 6	35.0 m2	5.00 m	to PL	71.4 % **25.0 m2	30.7 % 10.7 m2	C, 45 MIN	C or NC
(S) Unit 7	35.0 m2	5.00 m	to PL	71.4 % **25.0 m2	30.7 % 10.7 m2	C, 45 MIN	C or NC
(S) Unit 9	90.2 m2	1.71 m	to PL	8.4 % 7.6 m2	5.9 % 5.3 m2	NC, 60 MIN	NC
West Facade							
(W) Unit 8	38.6 m2	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 m2	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

\*\* Limiting Distance Squared

9.10.14.3. Assumes Fire department response time is < 10min

Exterior Materials

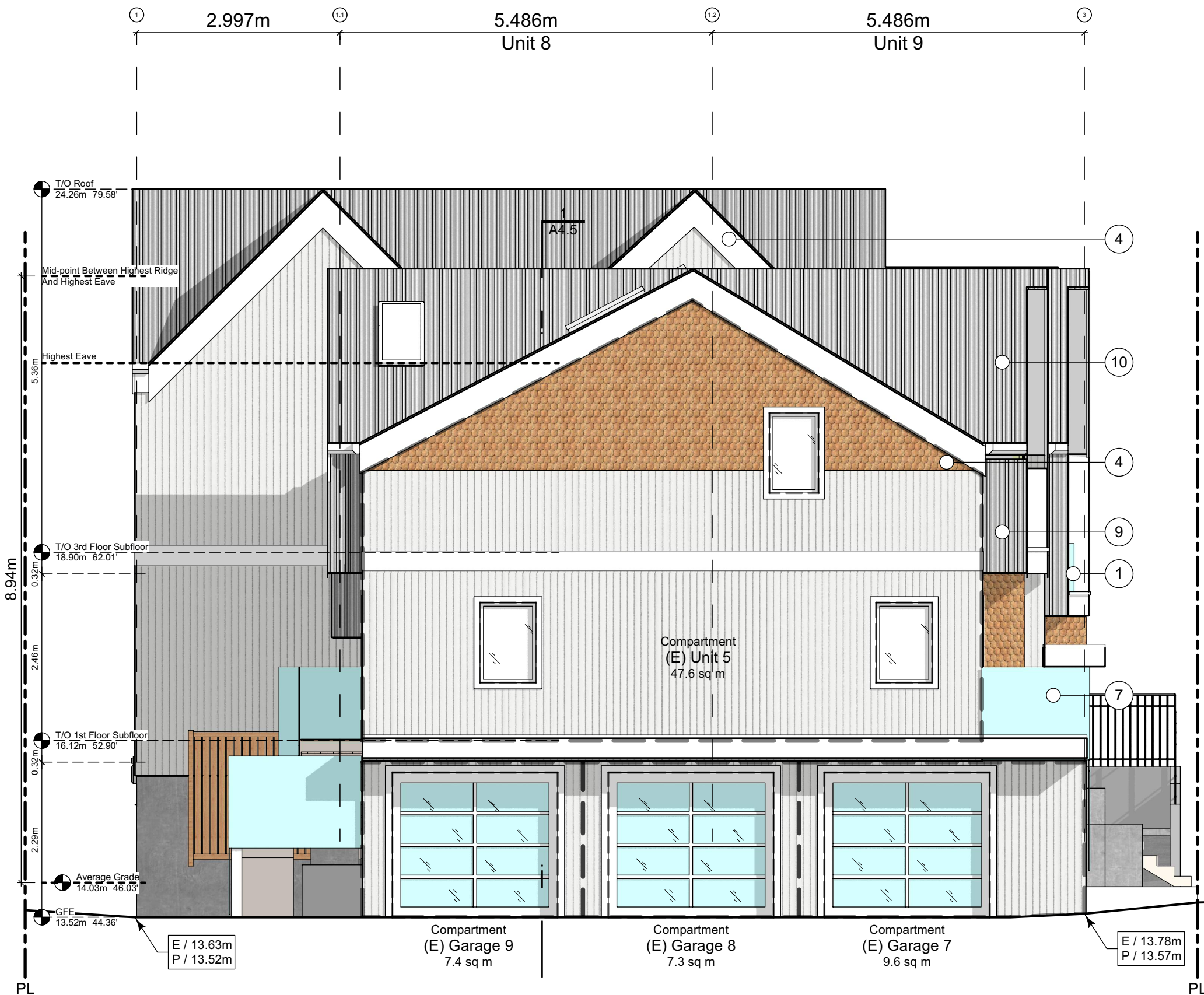
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13	Skylight	-
14	Pergola	-
15	Gutter & Downspout	White

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:

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Project No: 19.015

Drawn By: SG/TD

Plot Date: Apr 28, 2022

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Block 02  
Elevations & Sections

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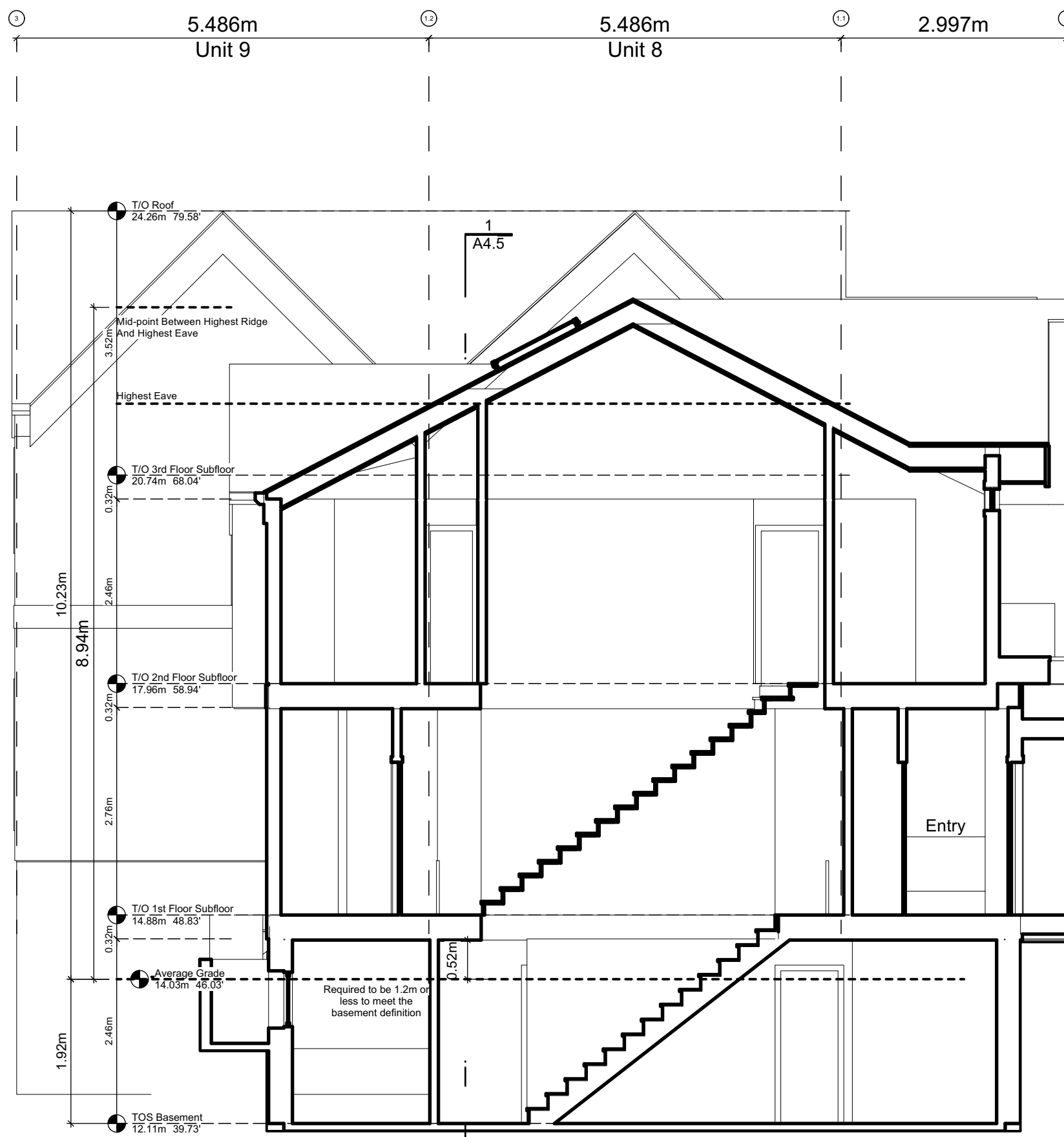
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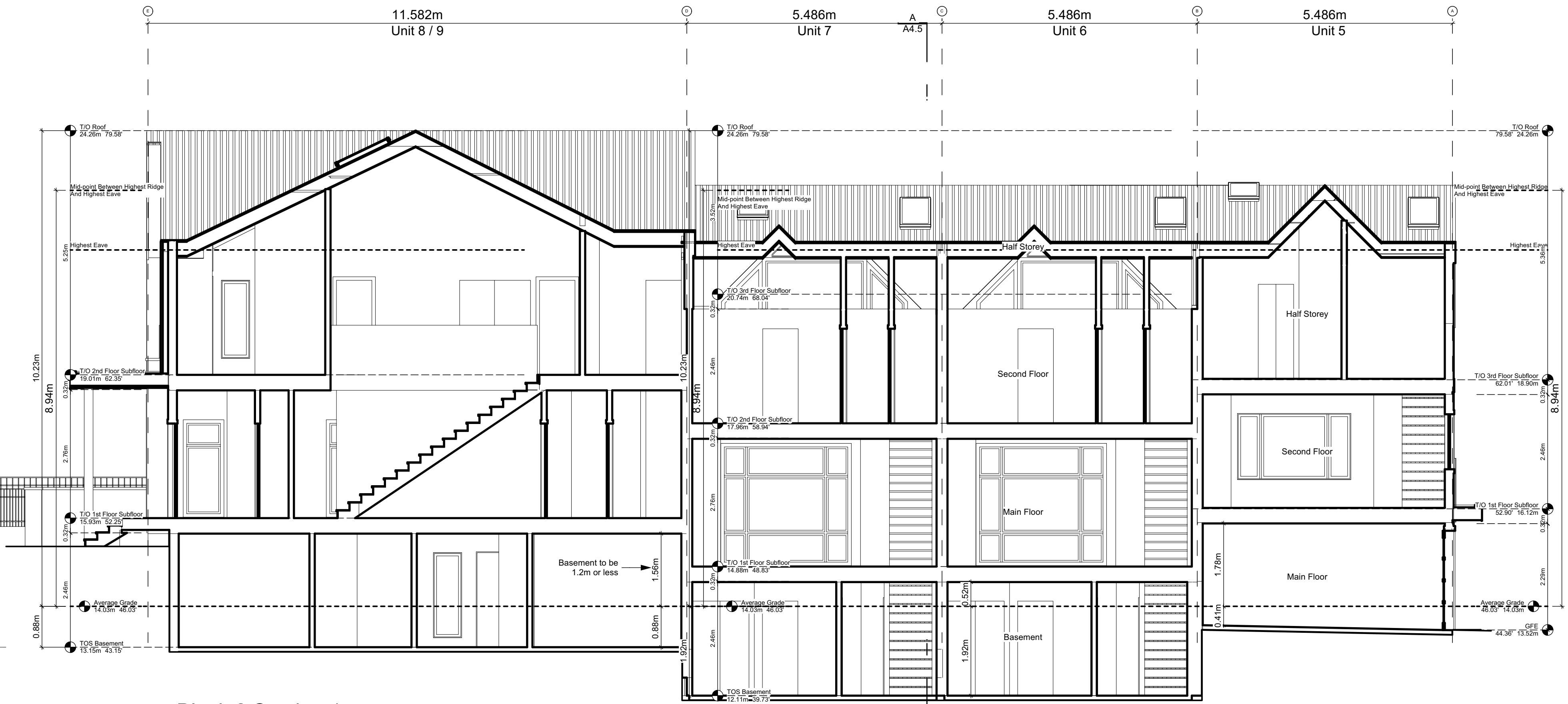
All Materials as noted or approved equal



2 South Elevation  
Scale: 1:65



A Block 2 Section  
Scale: 1:65



1 Block 2 Section 1  
Scale: 1:65

FOR DEVELOPMENT APPLICATION ONLY



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Roof Plans

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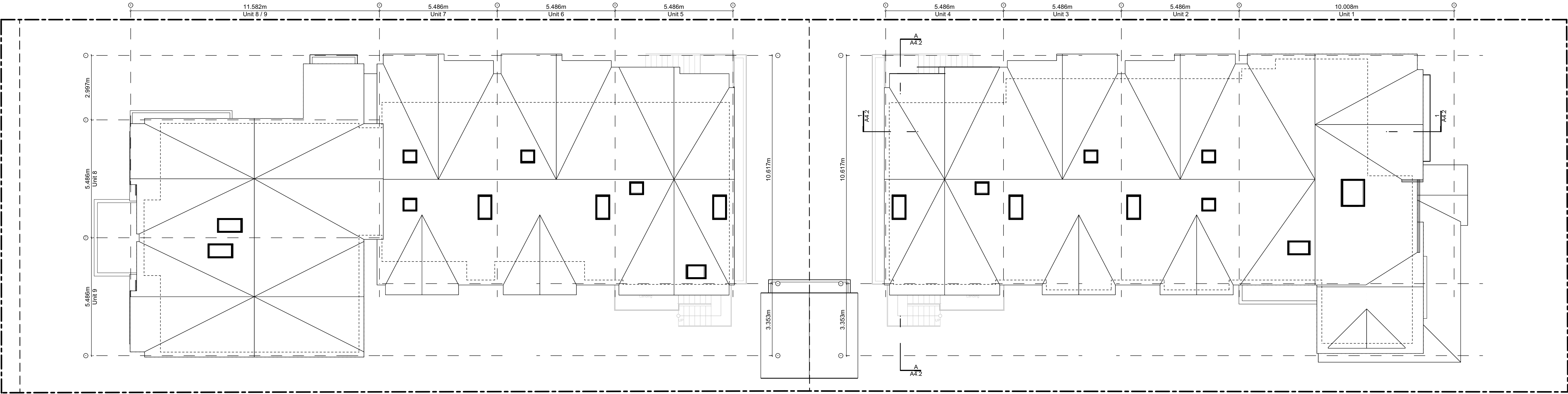
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1 Site Roof Plan  
Scale: 1:100





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Concept Renderings

Project Name:

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Development

Civic: 1400 Fairfield Rd &  
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Legal:

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Project No: 19.015

Drawn By: SG/TD

Plot Date: Apr 28, 2022

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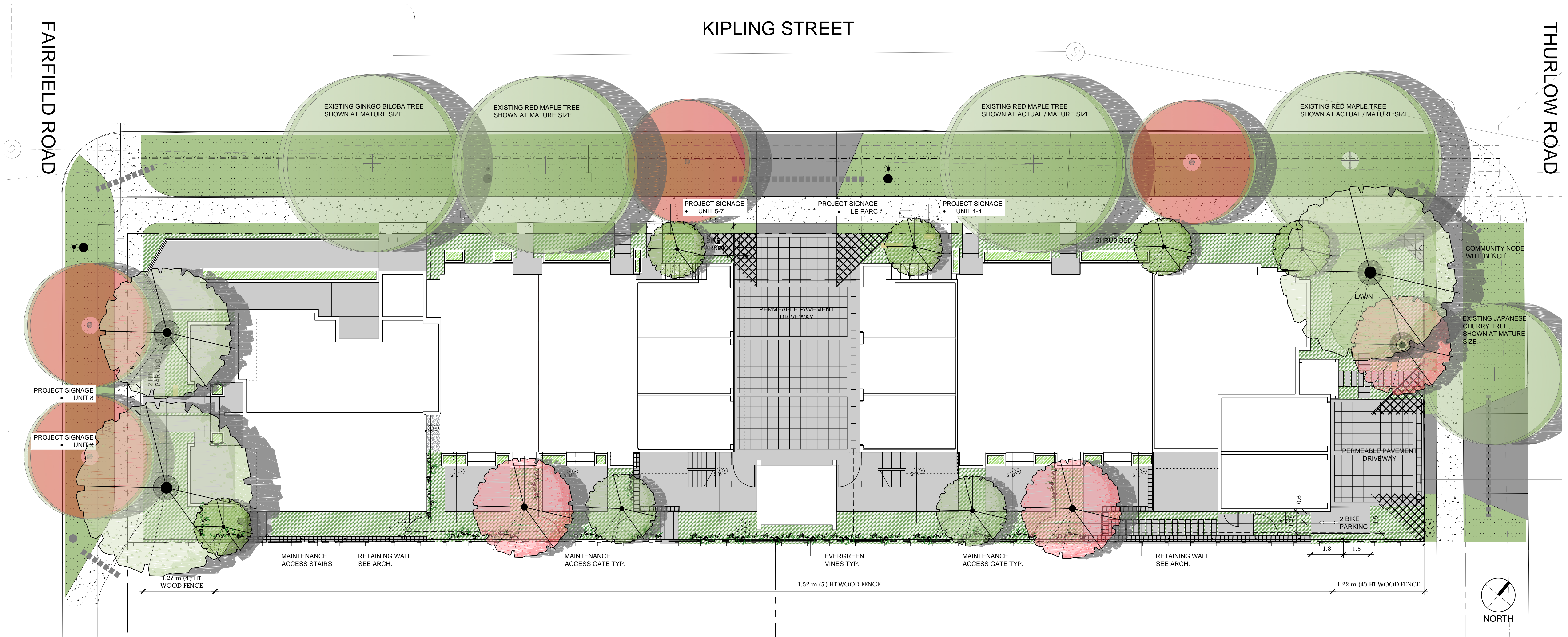
Concept Renderings

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Fairfield-Kipling Development	
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Legal:	
PID:	
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SG/TD	
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NTS	
Sheet No:	









LEGEND

MUNICIPAL CONCRETE SIDEWALK

CONCRETE DRIVEWAY APRON

DRIVEWAY / PATIO

- PERMEABLE INTERLOCKING CONCRETE PAVER

CONCRETE SIDEWALK / PATIO

- MEDIUM SANDBLAST OR LIGHT BROOM FINISH
- SAW CUT CONCRETE CRACK CONTROL JOINTS

PATH

- CONCRETE PAVERS
- ABBOTSFORD PIAZZA SERIES

EVERGREEN VINES

SOD

SHRUB BED

PLANTER

EXISTING WOOD FENCE

- 6' (1.83 m) HT
- ON ADJACENT PROPERTY

PRIVACY FENCE

- 5' (1.52 m) HT AS NOTED
- 4' (1.22 m) HT AS NOTED
- SOLID WOOD FENCING

PROPERTY LINE

BYLAW PROTECTED REPLACEMENT TREES

- QTY 4
- SPECIES AND LOCATION TO BE APPROVED BY PARKS

IRRIGATION SLEEVE

LARGE BOULEVARD TREE TO REMAIN

SMALL BOULEVARD TREE TO REMAIN

PROPOSED TREES

PROPOSED BOULEVARD TREE

- SPECIES TO BE SELECTED BY CITY OF VICTORIA
- TO BE INSTALLED BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE

**PROPOSED TREE QUANTITIES**

PROPOSED ON-SITE TREES = 13

- DECIDUOUS TREES: 8
- BROADLEAF EVERGREEN TREES: 5
- BYLAW REPLACEMENT TREES: 4

PROPOSED MUNICIPAL BOULEVARD TREES

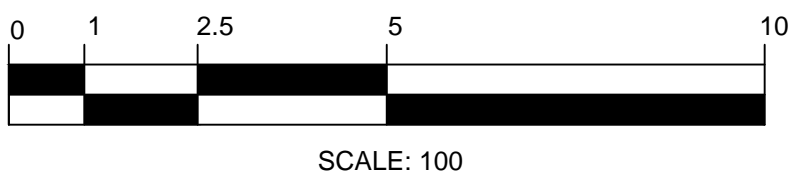
- DECIDUOUS TREES: 4

**BOULEVARD IRRIGATION NOTES:**

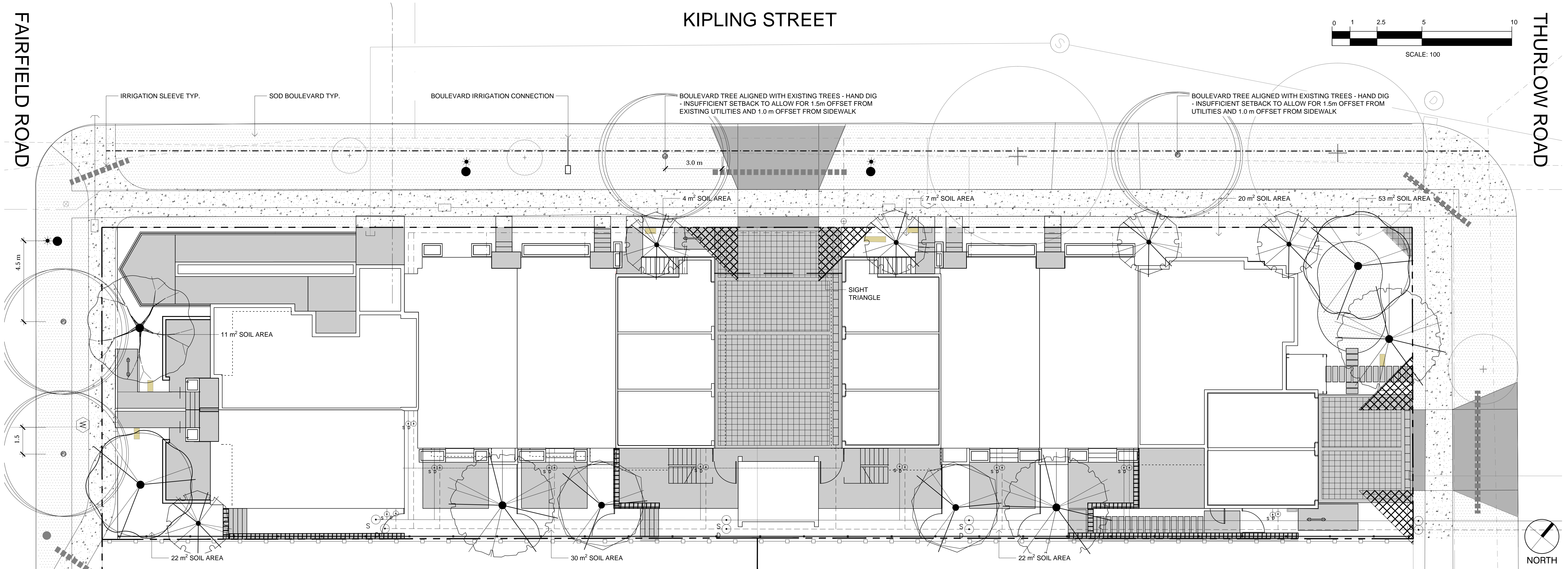
- AUTOMATIC IRRIGATION TO BE PROVIDED TO THE 4 NEW BOULEVARD TREES FROM A DEDICATED 19mm METERED WATER SERVICE LOCATED WITHIN THE KIPLING FRONTAGE BOULEVARD.
- SEE CIVIL FOR LOCATION.

**ON-SITE IRRIGATION NOTES:**

- ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED AND INSTALLED TO IABC STANDARDS.







LEGEND

PROPERTY LINE

SOD

IRRIGATION SLEEVE

EXISTING TREE TO BE RETAINED

SHOWN AT EXISTING SPREAD

PROPOSED BOULEVARD TREE

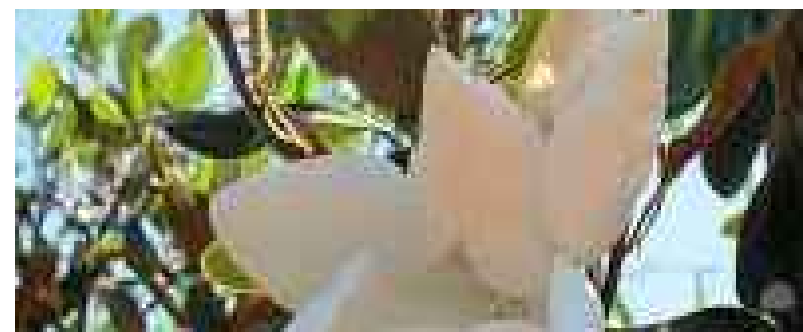
TO BE INSTALLED BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE

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	PARROTIA PERSICA / PERSIAN PARROTIA	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

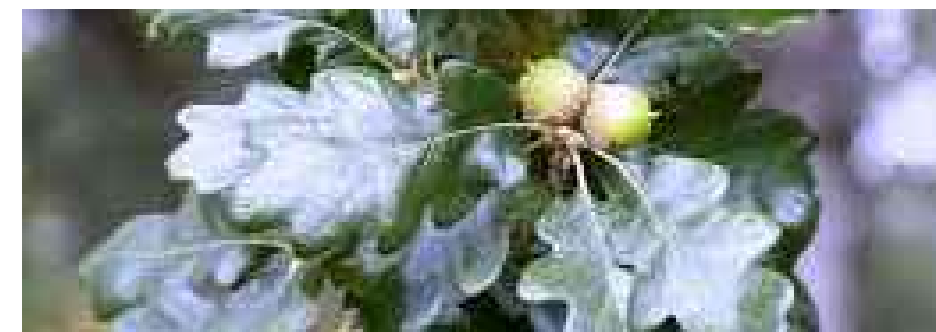
NOTES:  
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.  
2. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO IABC STANDARDS.  
3. ALL PROPOSED BOULEVARD TREES TO HAVE 10m² MIN. GROWING MEDIUM.



PACIFIC DOGWOOD



LITTLE GEM DWARF MAGNOLIA



GARRY OAK



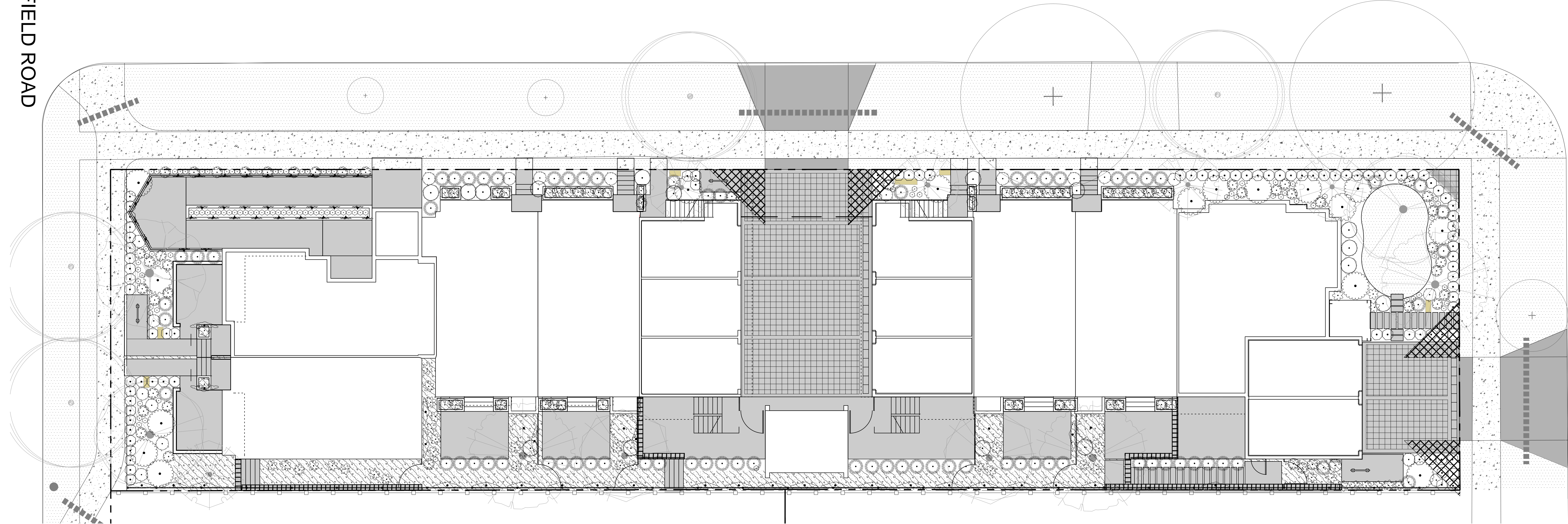
JAPANESE SNOWBELL



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 MUNITUM / 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 - GROUND COVER

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

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BUILT-IN PLANTER



COMMUNITY BENCH

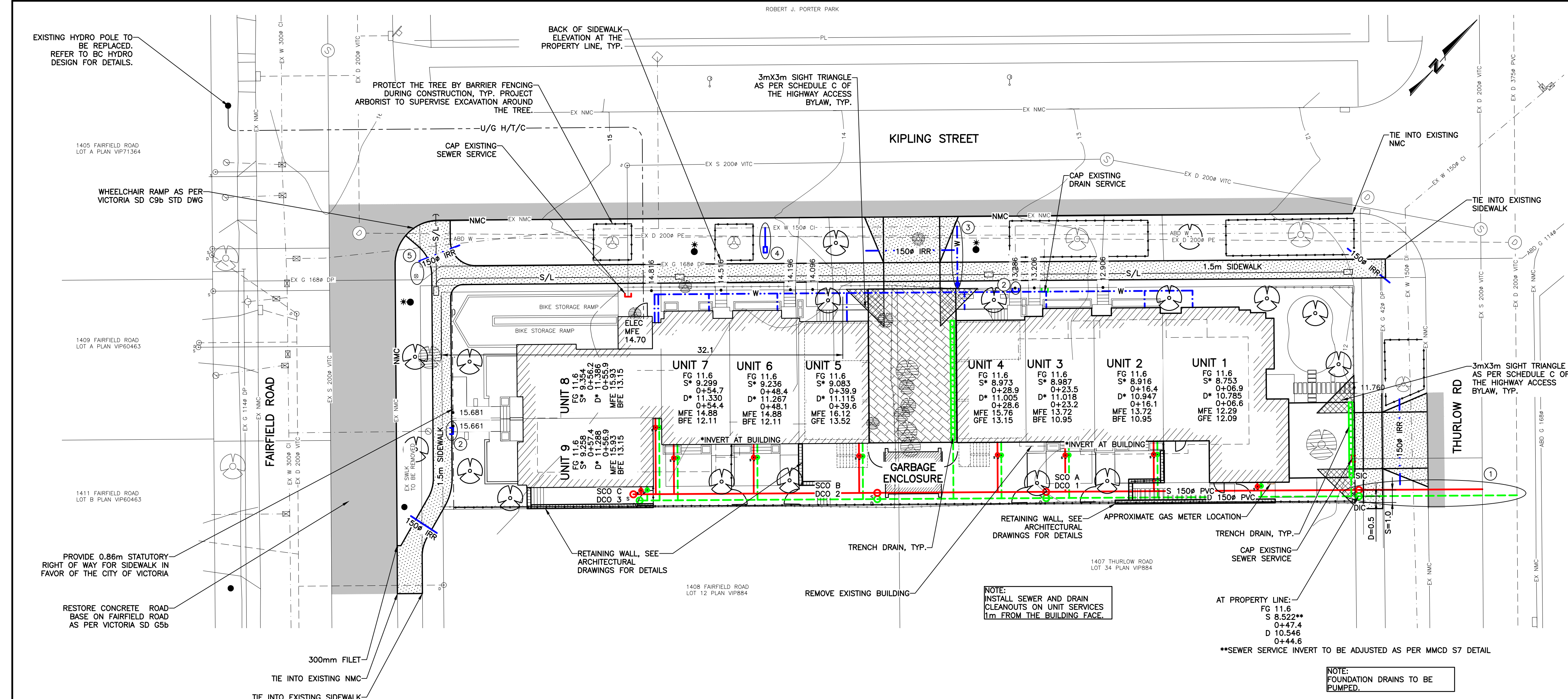


DAISY BUSH, LAVENDER COTTON, LAVENDER

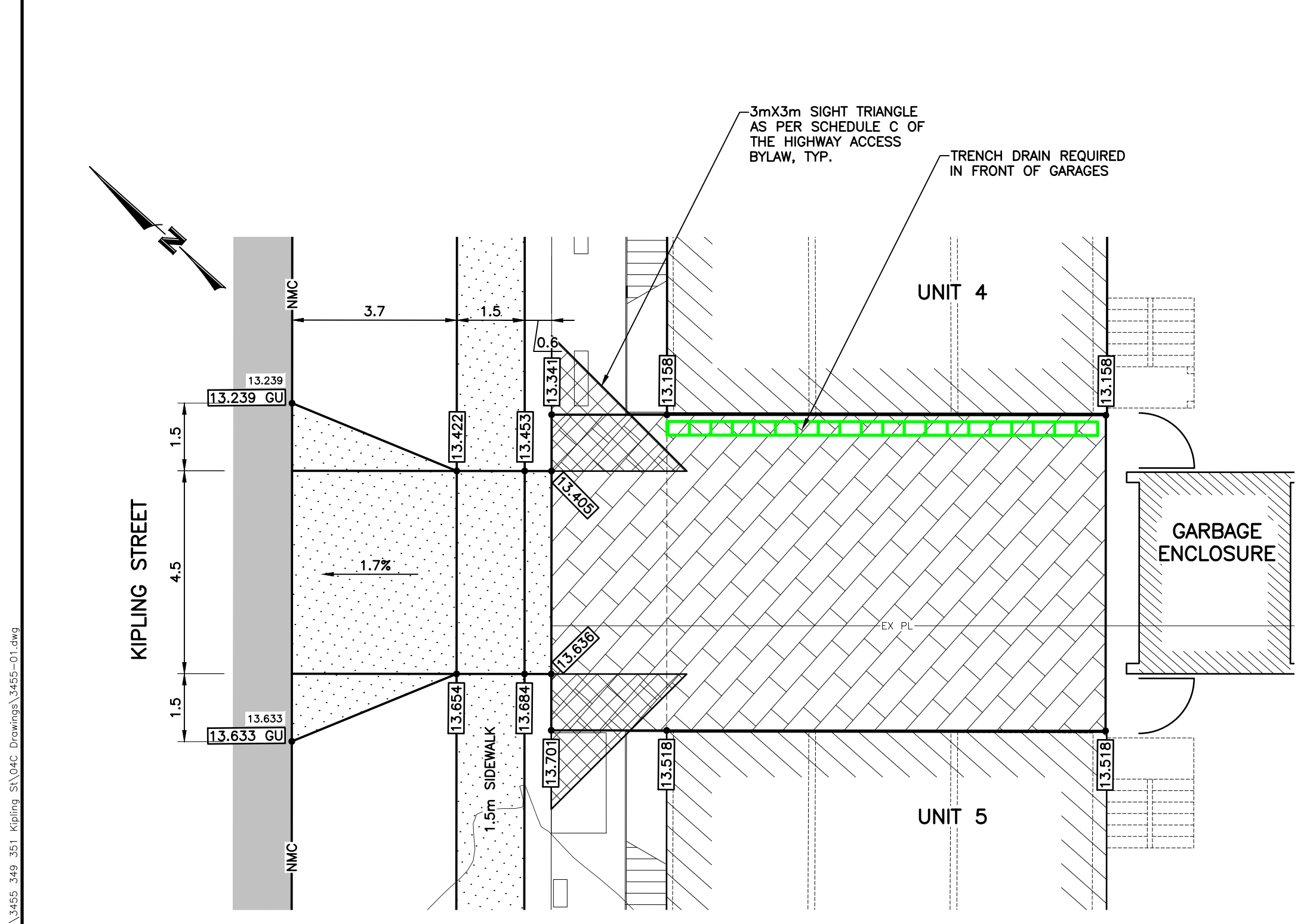


MAIDEN GRASS

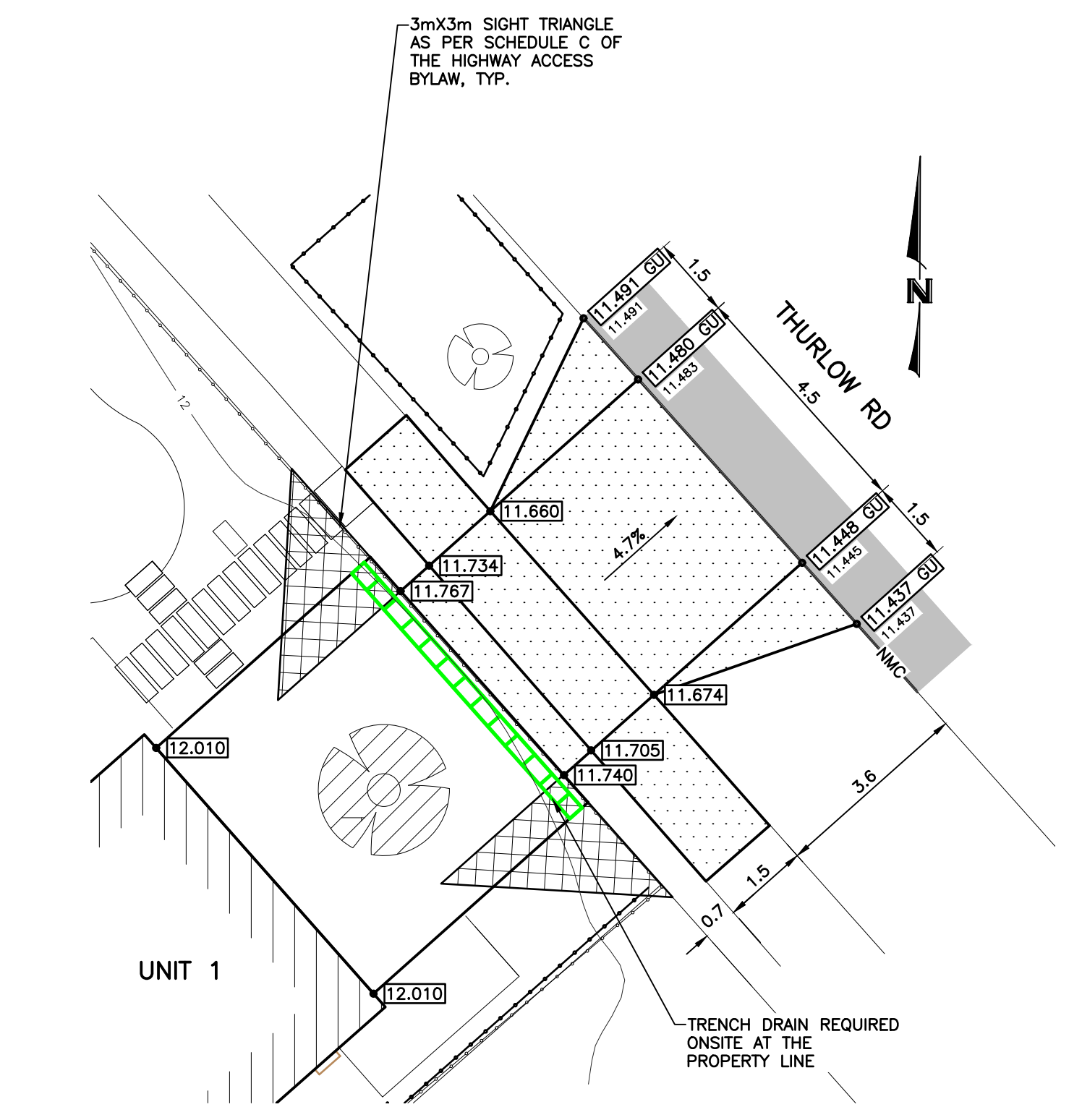




- GENERAL NOTES**
- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD, PLATINUM EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
  - WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
  - OBTAIN A PERMIT TO CONSTRUCT 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-CONFORMING 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 TO 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 SURGRADE.
  - 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 SERIES 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 DIRECTION OF 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.
- 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.S. AT THE CONTRACTOR'S EXPENSE.
  - THE CITY OF VICTORIA SHALL RE-ESTABLISH EXISTING CONCRETE 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.

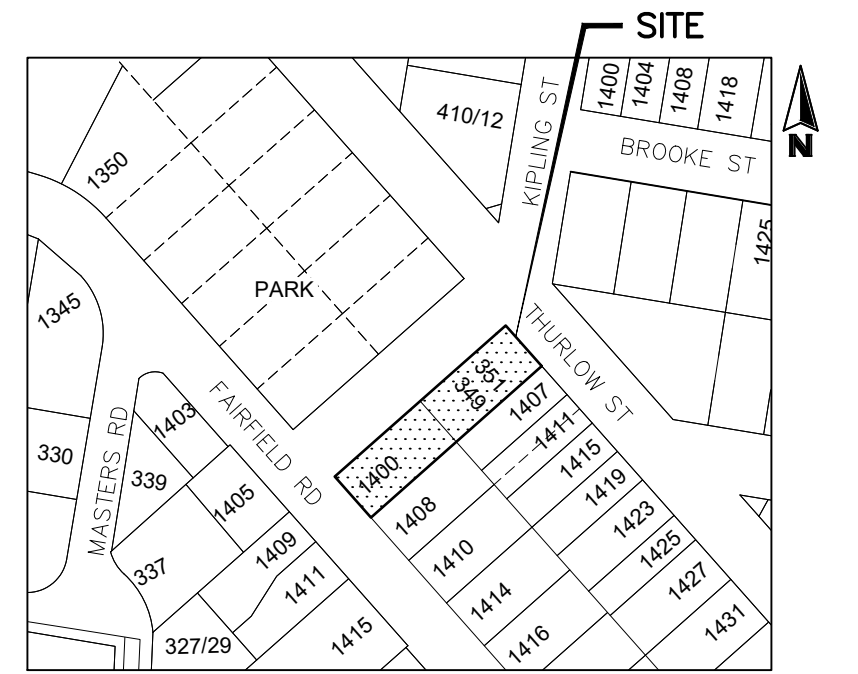


KIPLING STREET DRIVEWAY GRADING  
SCALE 1:100



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 VPB84, VICTORIA CITY.

# CONCEPTUAL PLAN

FOR DEVELOPMENT PERMIT

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE TO THE START OF ANY EXCAVATIONS	LEGEND										SEAL	REVISIONS				DESIGNED IK		 <div><b>WESTBROOK Consulting Ltd.</b></div> <div>#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3 Telephone: 250-391-8592 Facsimile: 250-391-8593</div>	PROJECT 1400 FAIRFIELD ROAD BREIA HOLDINGS LTD. SITE PLAN GENERAL NOTES	WESTBROOK PROJECT No. 3455		
	WATER — W —	GAS — G —	EXISTING U/G UTL.	MANHOLE ⊙	HYDRANT ♂	MONUMENT ⊕	DRAWN IY/NC/IK	CHECKED IK	GOVERNING AUTHORITY FILE No.													
	SEWER — S —	CURB — C —	PROPOSED U/G UTL.	CLEANOUT ⊖	VALVE ⊠	LOT PIN ⊛	DATE OCTOBER 2019	B.M. 9-68	SHEET 1 OF 1 REV. 5													
	DRAIN — D —	SIDEWALK — S/W —	LIGHT STANDARD ∞	CATCHBASIN □	METER ⊕	LEAD PLUG ■	210707 IK/NC	ELEV. 15.742	WESTBROOK DRAWING No. 3455-01 (DP)													
	DITCH —> —	EDGE PAVE. — o —	POWER POLE —	ROAD SIGN ▸	REDUCER —<—		210101 IK															
	CULVERT — C —	BUSHLINE —	ANCHOR —> —				200513 IY/IK	SCALE Horz. 1:200														
	HEADWALL — C —	TREE —					No. DESCRIPTION DATE SIGN	Vert.														