



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

No.	Title	Scale
A1.0	Cover Sheet	NTS
A1.1	Survey Plan	NTS
A1.2	Context Plan	1:200
A1.3	Context Streetscape	(1:120) 1" = 10'-0"
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"
A2.0	Site Plan	1:120
A2.1	Graphical Floor Area Ratio	1:100
A2.2	Graphical Site Coverage & Open Site Space	(1:120) 1" = 10'-0"
A2.3	Graphical Average Grade Calculation	1:100
A3.1	Unit 1 Floor Plans	1:50
A3.2	Unit 2 & 3 Floor Plans	1:50
A3.3	Unit 4 Floor Plans	1:50
A3.4	Unit 5 Floor Plans	1:50
A3.5	Unit 6 Floor Plans	1:50
A3.6	Unit 7 Floor Plans	1:50
A3.7	Unit 8 & 9 Floor Plans & Refuse Plans	1:50
A3.8	Unit 8 & 9 Floor Plans	1:50
A4.0	Block 01 Floor Plans	1:100
A4.1	Block 01 Elevations	1:65
A4.2	Block 01 Elevations & Sections	1:65
A4.3	Block 02 Floor Plans	1:100
A4.4	Block 02 Elevations	1:65
A4.5	Block 02 Elevations & Sections	1:65
A4.6	Roof Plans	1:100
A5.0	Concept Renderings	NTS
A5.1	Concept Renderings	NTS
28	Sheets in Set	

Team of Consultants

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FOR DEVELOPMENT APPLICATION ONLY

SBASTIEN GARON
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REPORT INCONSISTENCIES AND
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Seal



Revisions

Received Date:
November 15, 2022

Issued	
2020-09-21	Revised & Re-Issued for DP
2021-07-20	Revised & Re-Issued for DP
2021-11-21	Revised & Re-Issued for DP
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2022-10-06	Revised & Re-Issued for DP
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2022-11-14	Revised & Re-Issued for DP

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: Nov 4, 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:

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Drawn By: SG/TD

Plot Date: Nov 4, 2022

Scale: NTS

Sheet No:

A1.1

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

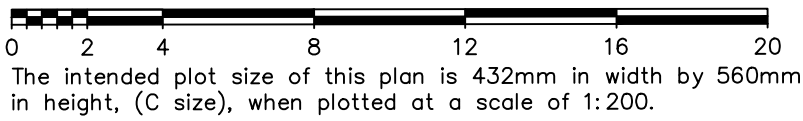
LEGEND

- Denotes Control Monument Found
- ▲ --- Denotes Traverse Station Placed
- Denotes Catch Basin
- Denotes Coniferous Tree
- Denotes Deciduous Tree
- 13.50+ --- Denotes Typical Spot Elevation
- --- Denotes Utility Pole
- W --- 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

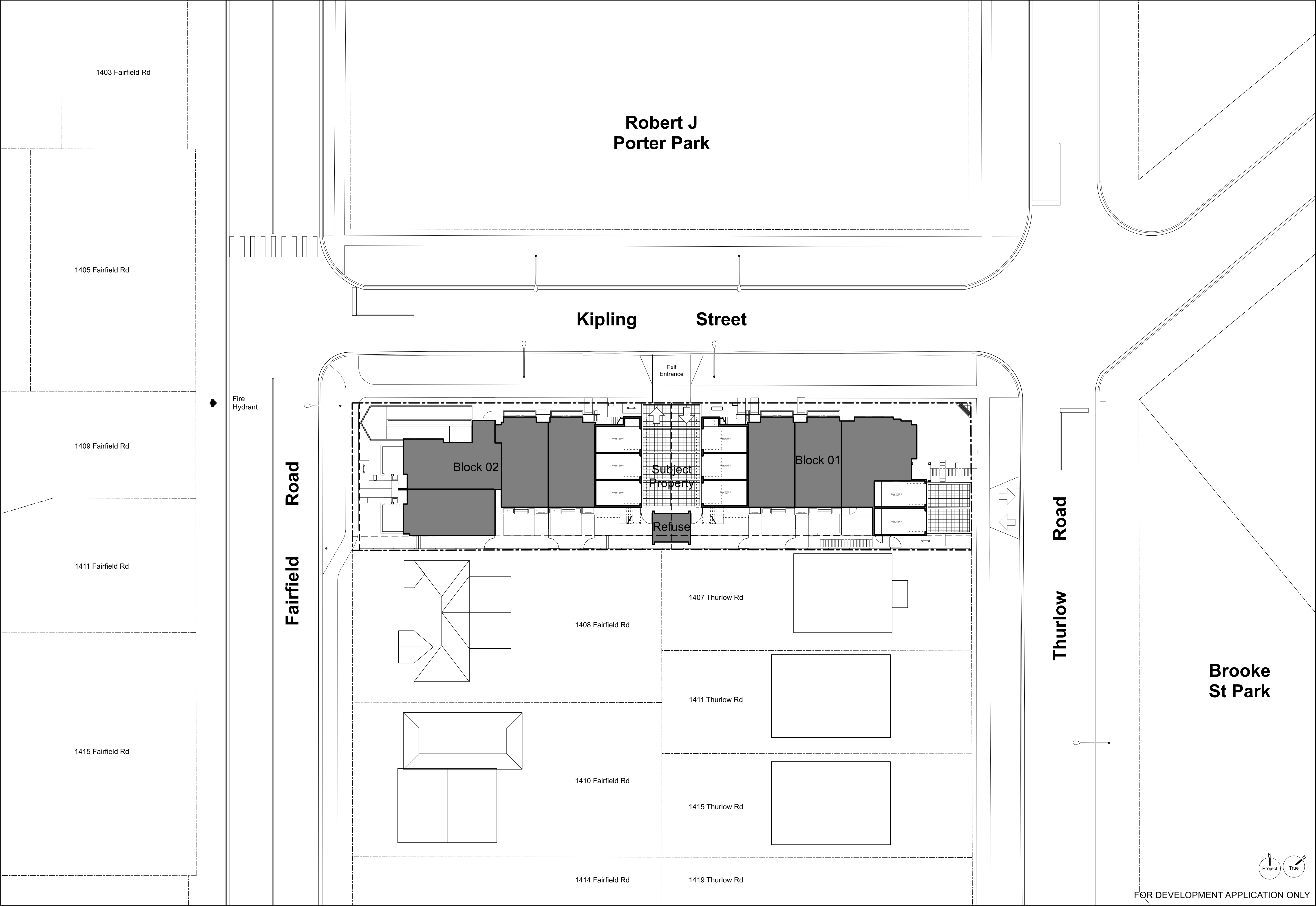
Legal boundaries are derived from field survey
Distances and elevations are in metres.
Elevations are geodetic based on control monument 9--68.
Elevations are at grade unless noted otherwise.
Building dimensions and offsets to property lines are shown to
exterior of building walls.



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:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

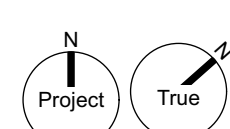
Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 4, 2022

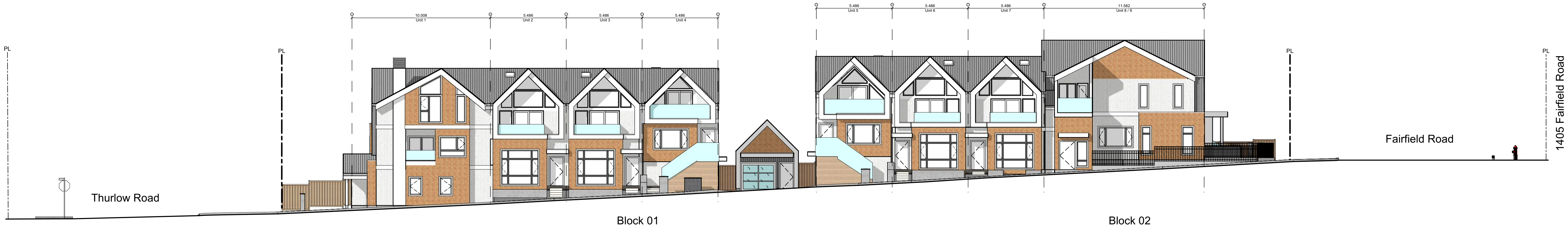
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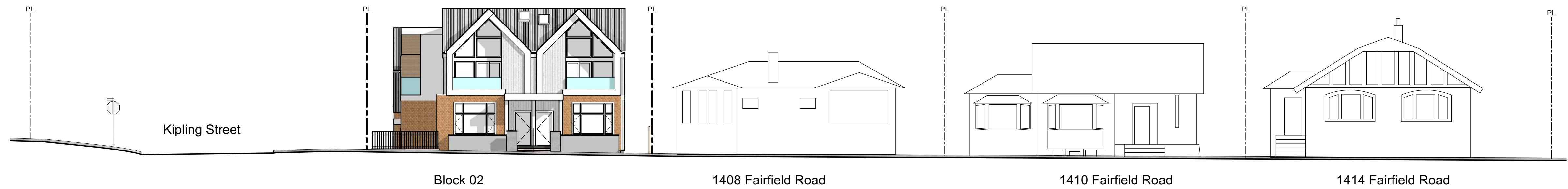


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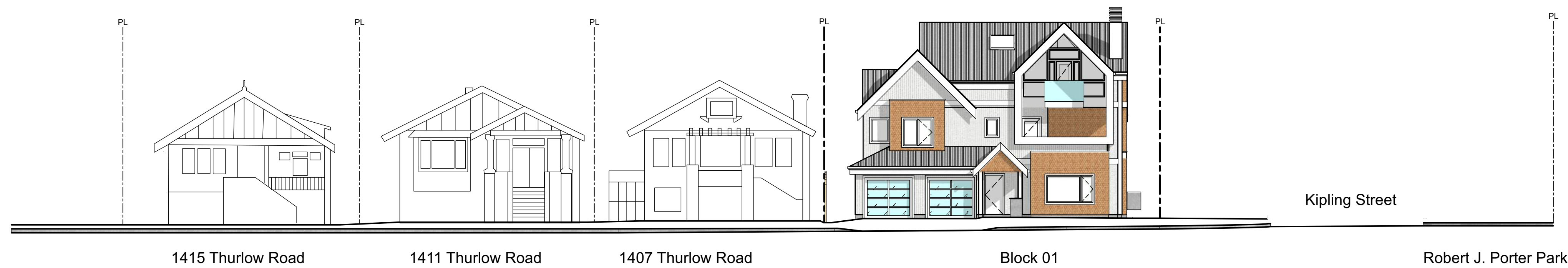
Brooke St. Park



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

Project Name:

Fairfield-Kipling
Development

Civic: 1400 Fairfield Rd &
349 Kipling St

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Project No: 19.015

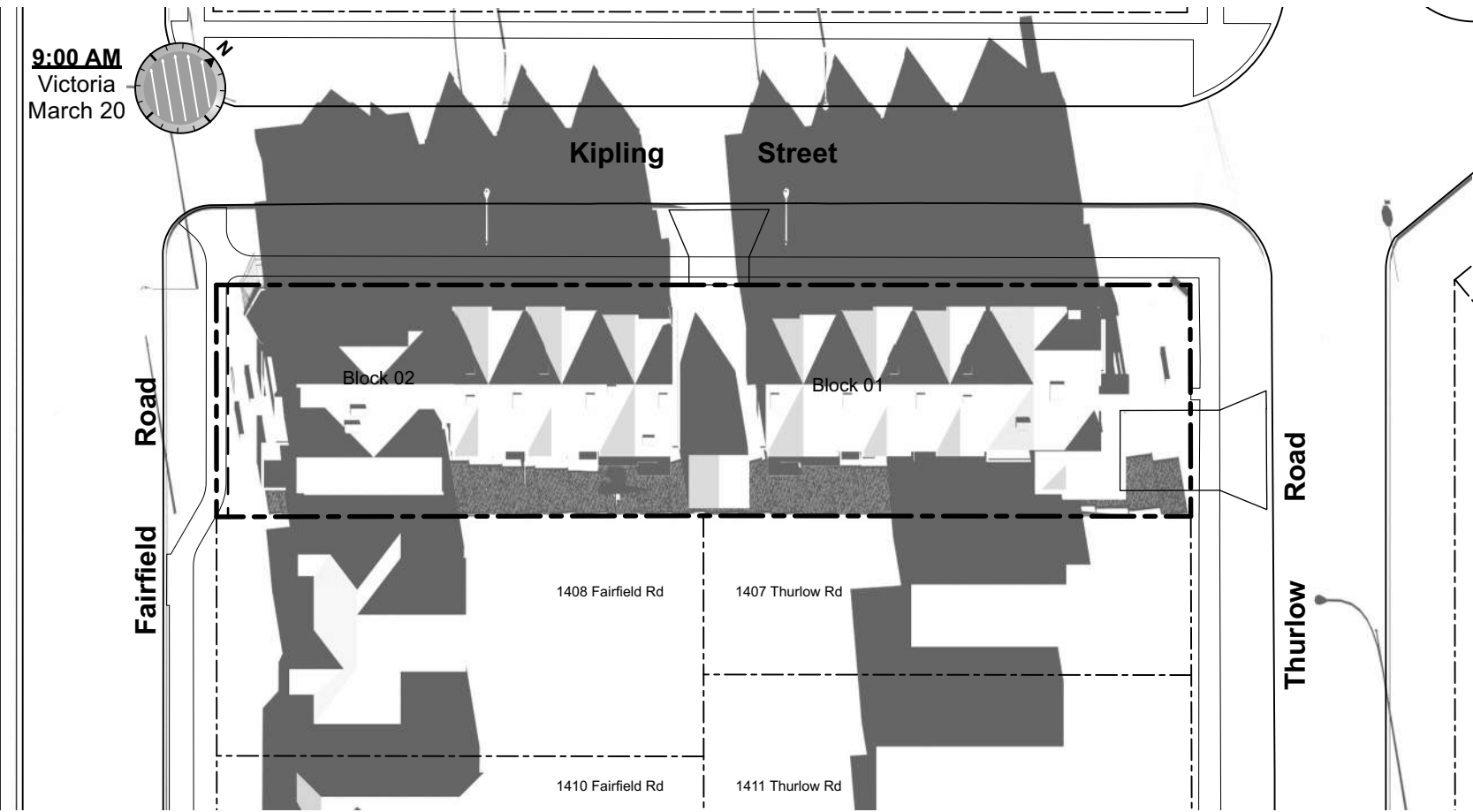
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Scale: (1:120) 1" = 10'-0"

Sheet No:

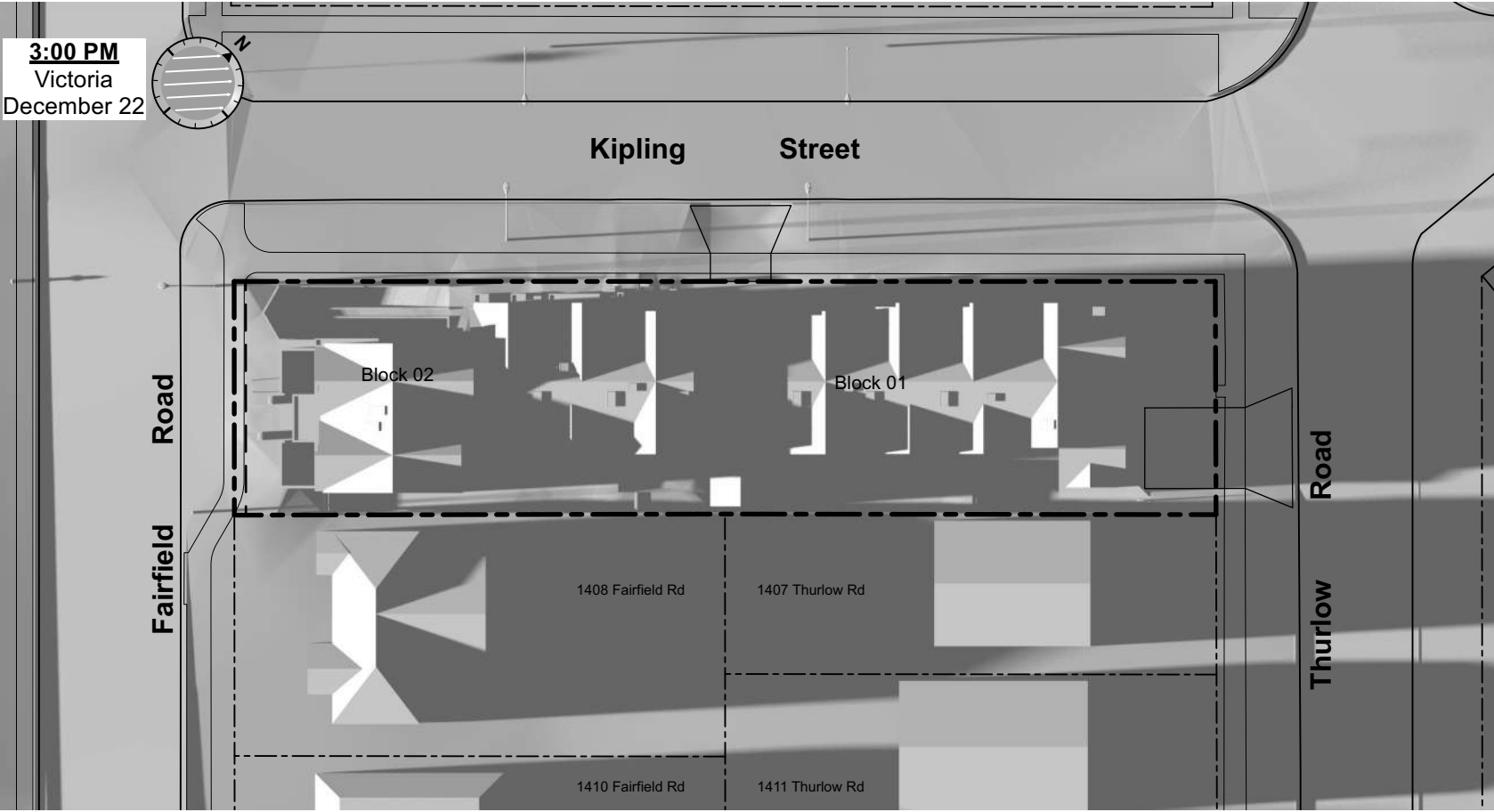
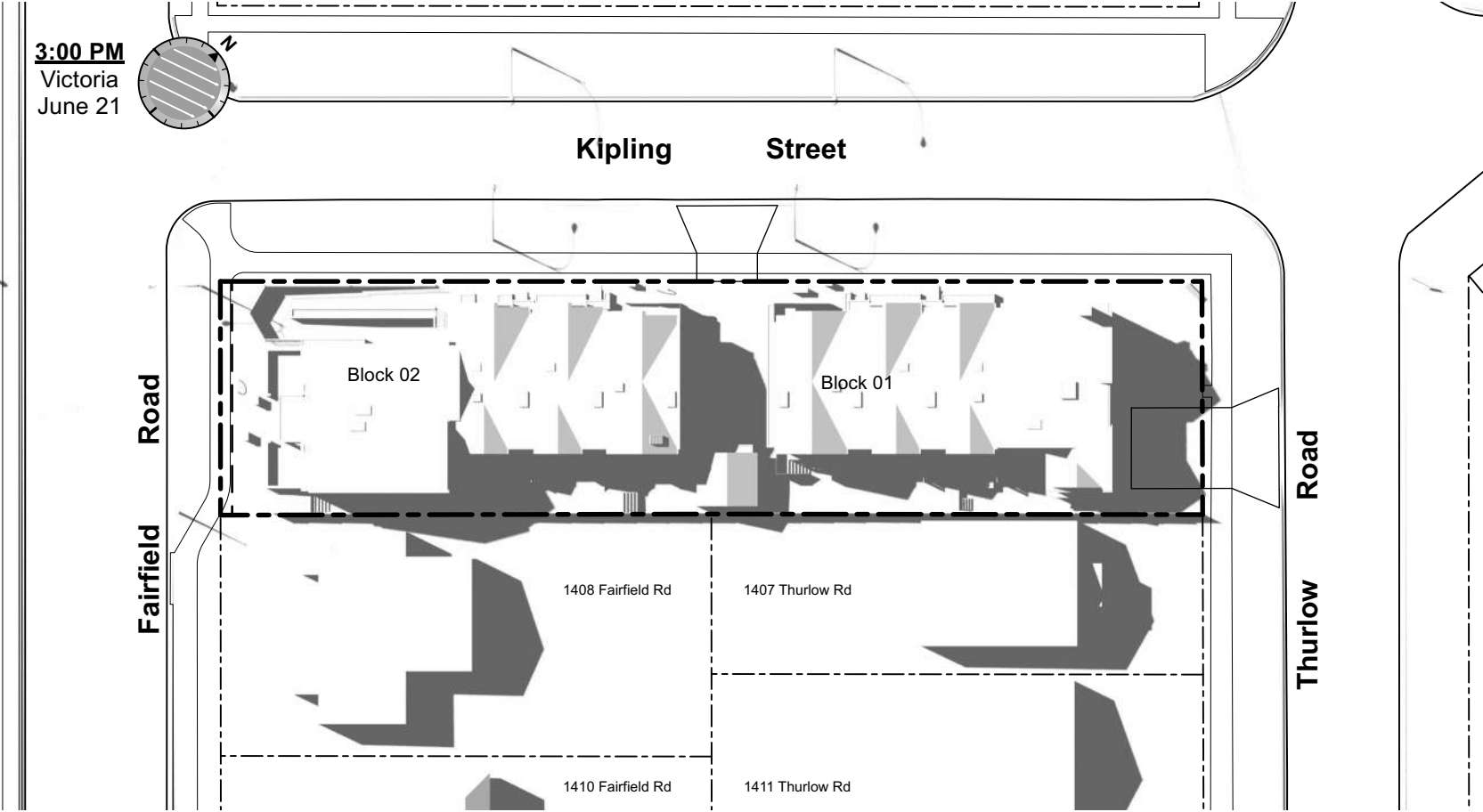
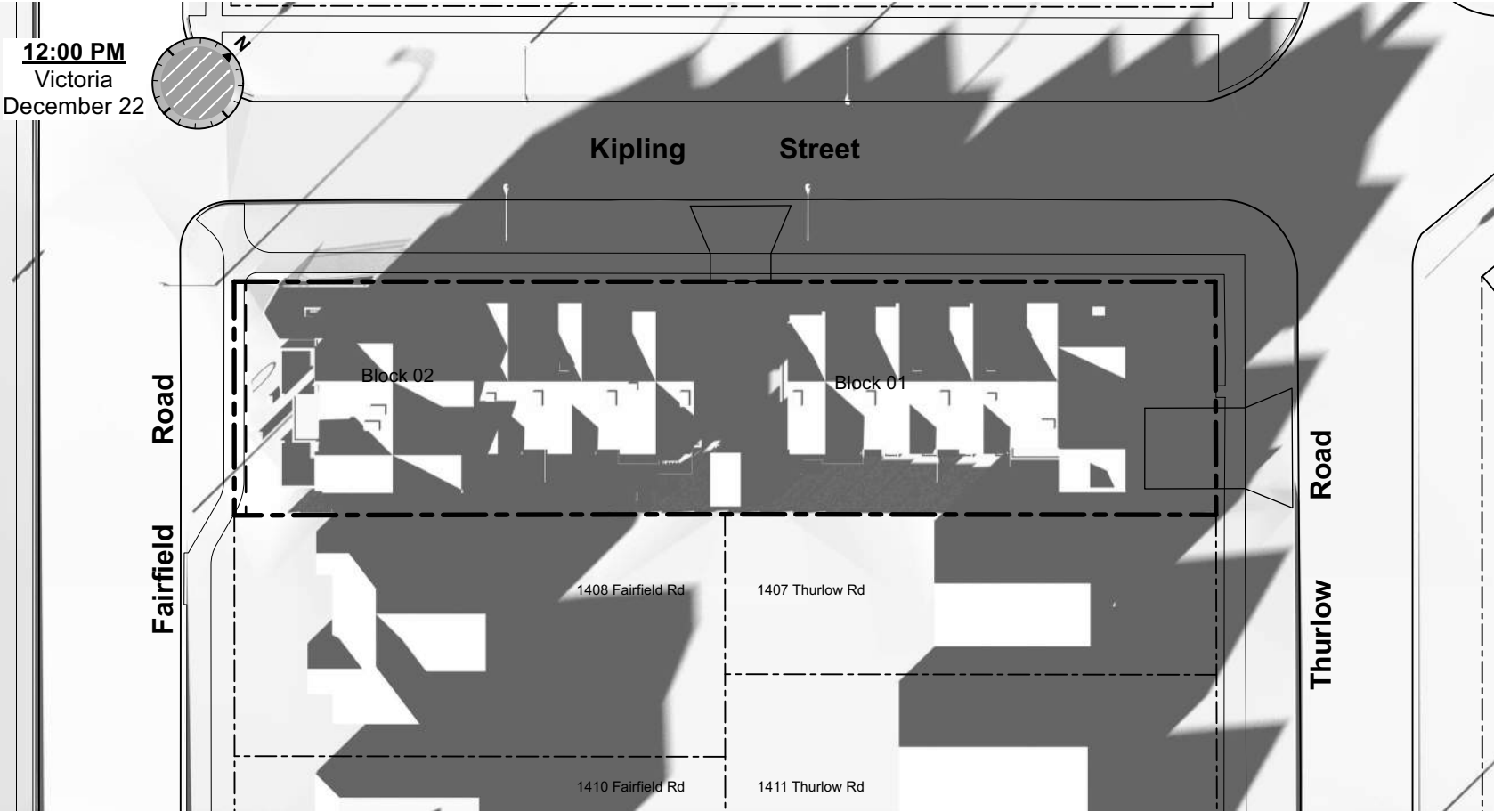
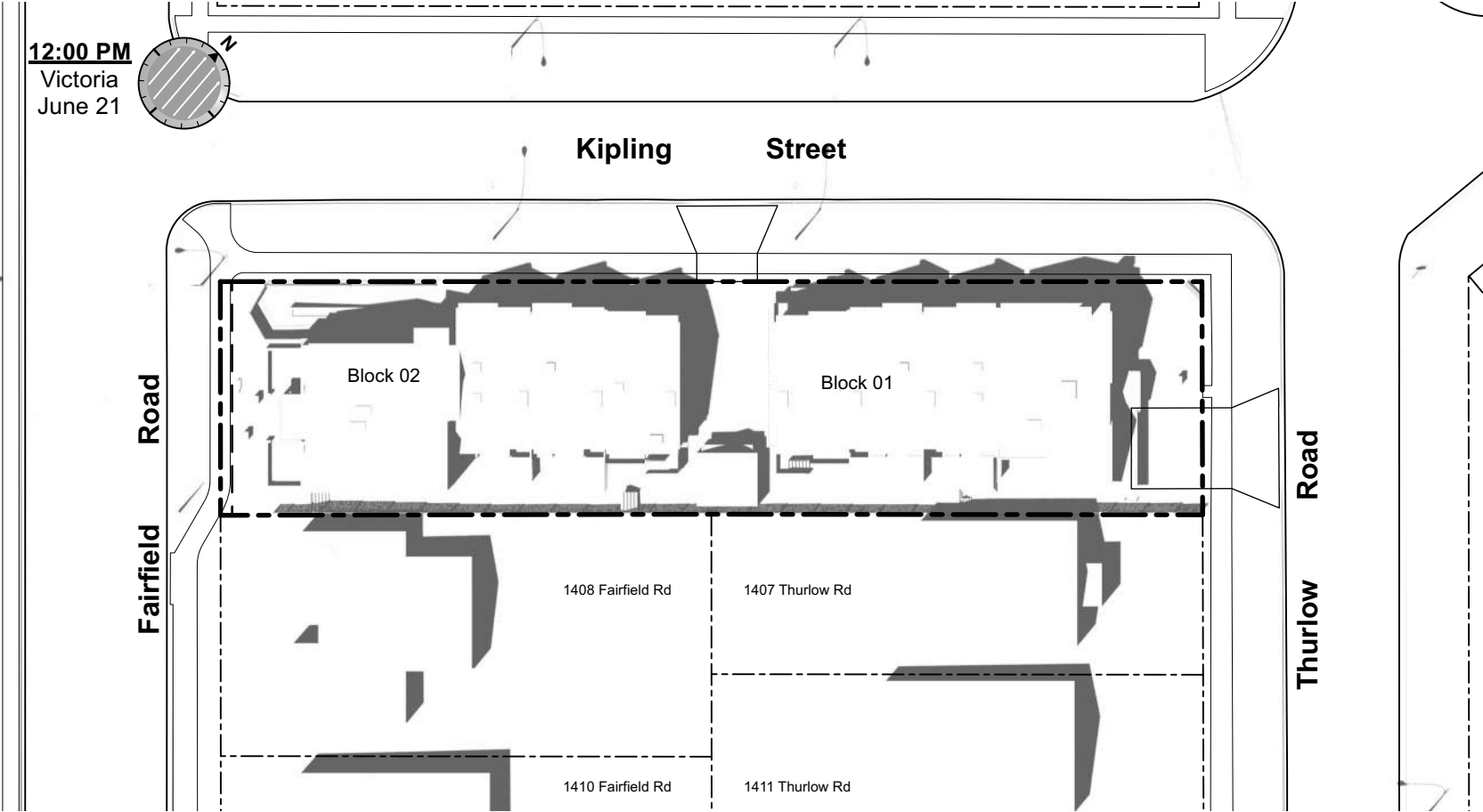
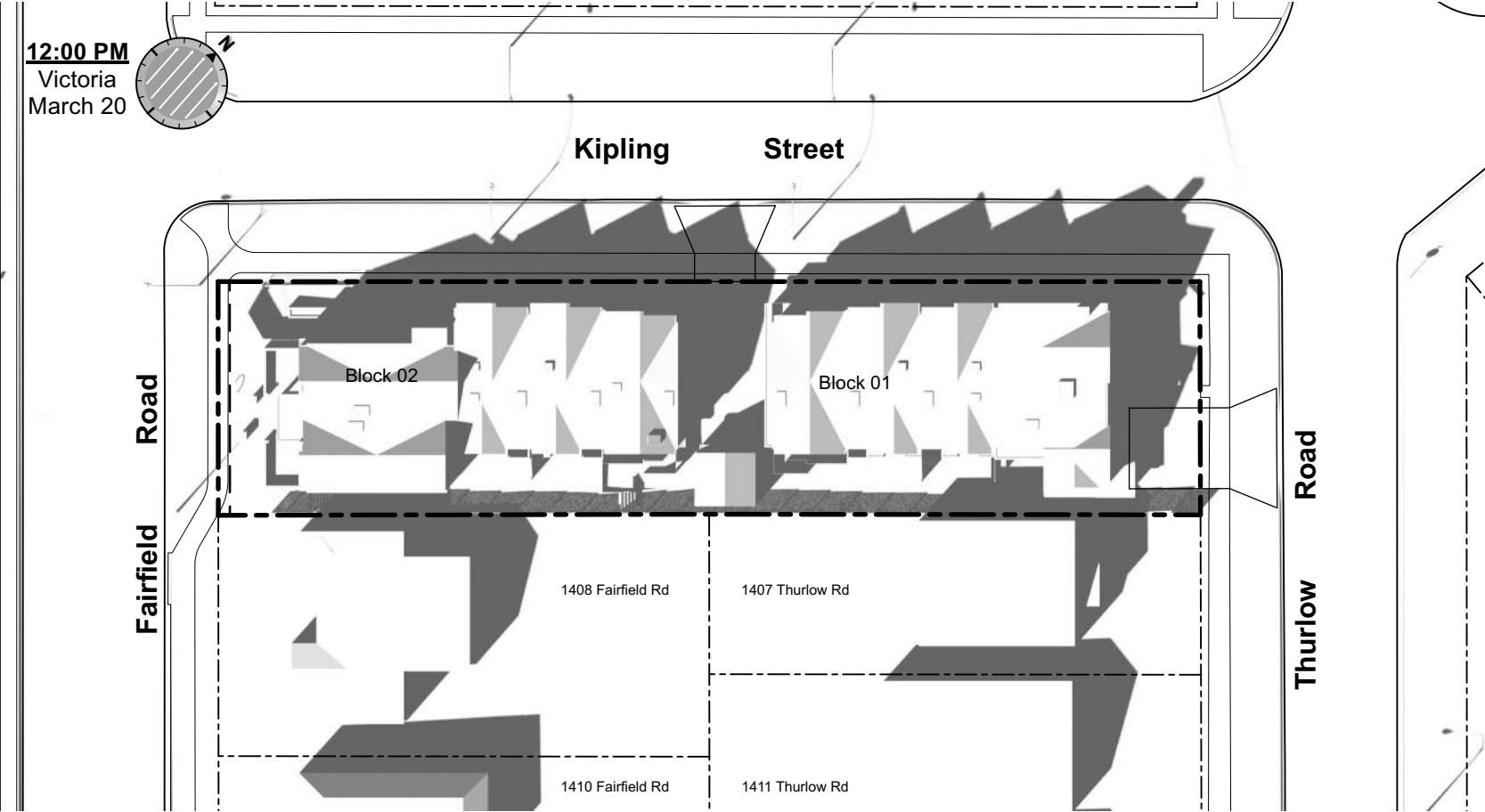
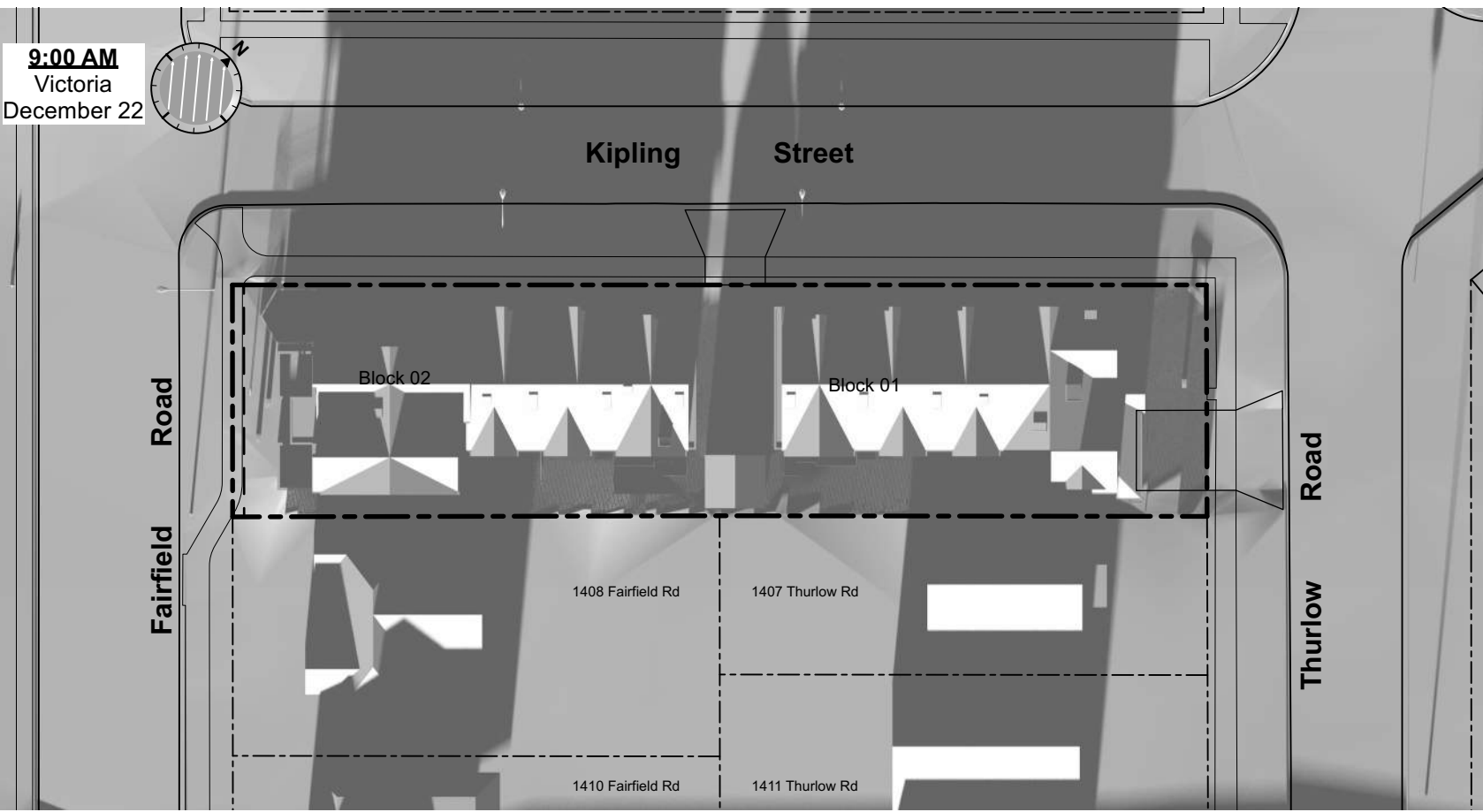
March Equinox



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: Nov 4, 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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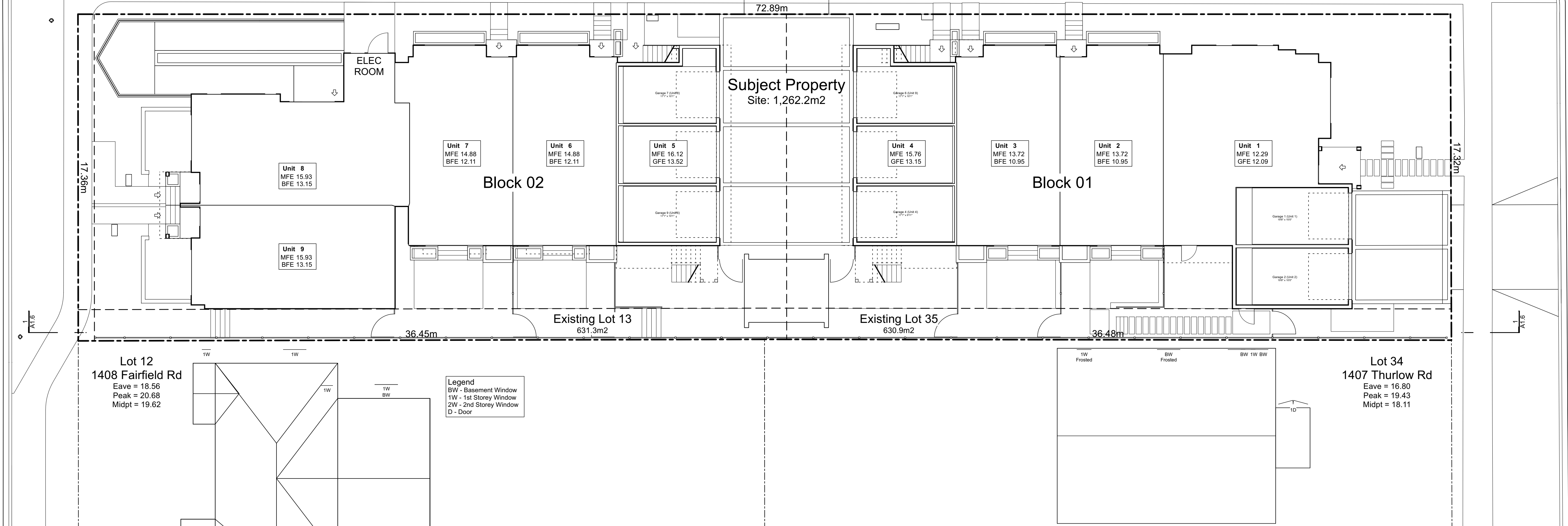
Sustainability Strategy

Project Name:	
Fairfield-Kipling Development	
Civic: 1400 Fairfield Rd & 349 Kipling St	
Legal:	
PID:	
Project No:	19.015
Drawn By:	SG/TD
Plot Date:	Nov 4, 2022
Scale:	(1:120) 1" = 10'-0"
Sheet No:	

Fairfield Road

Thurlow Road

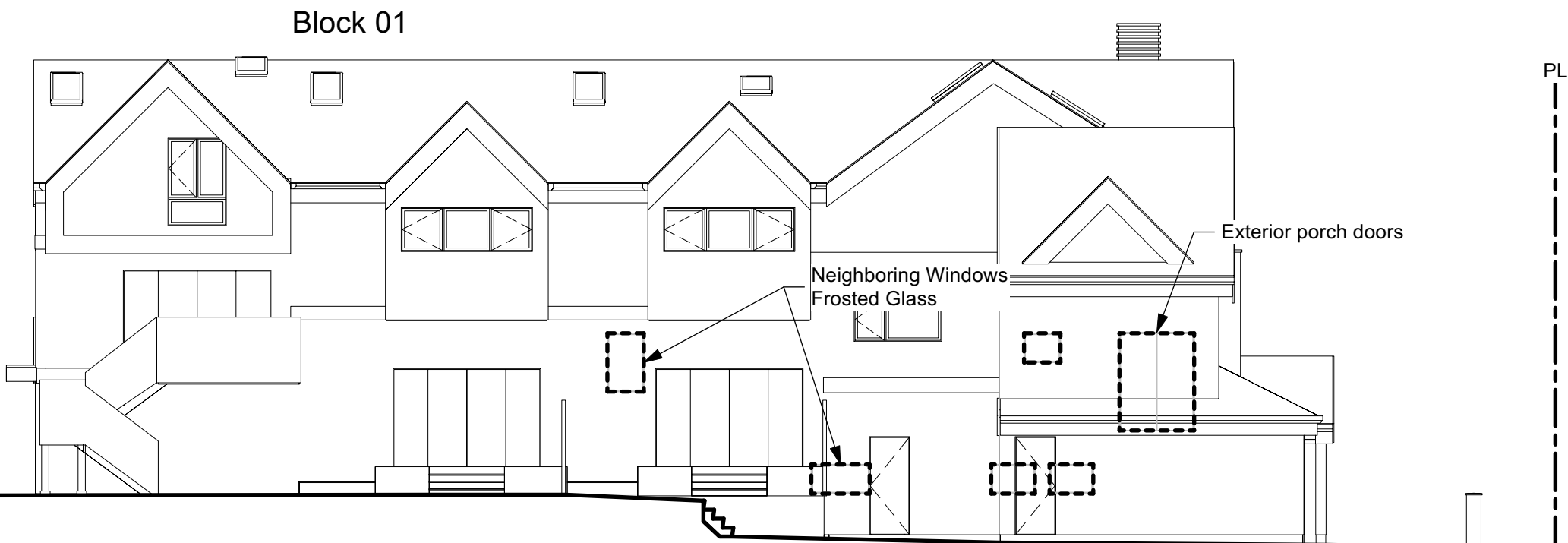
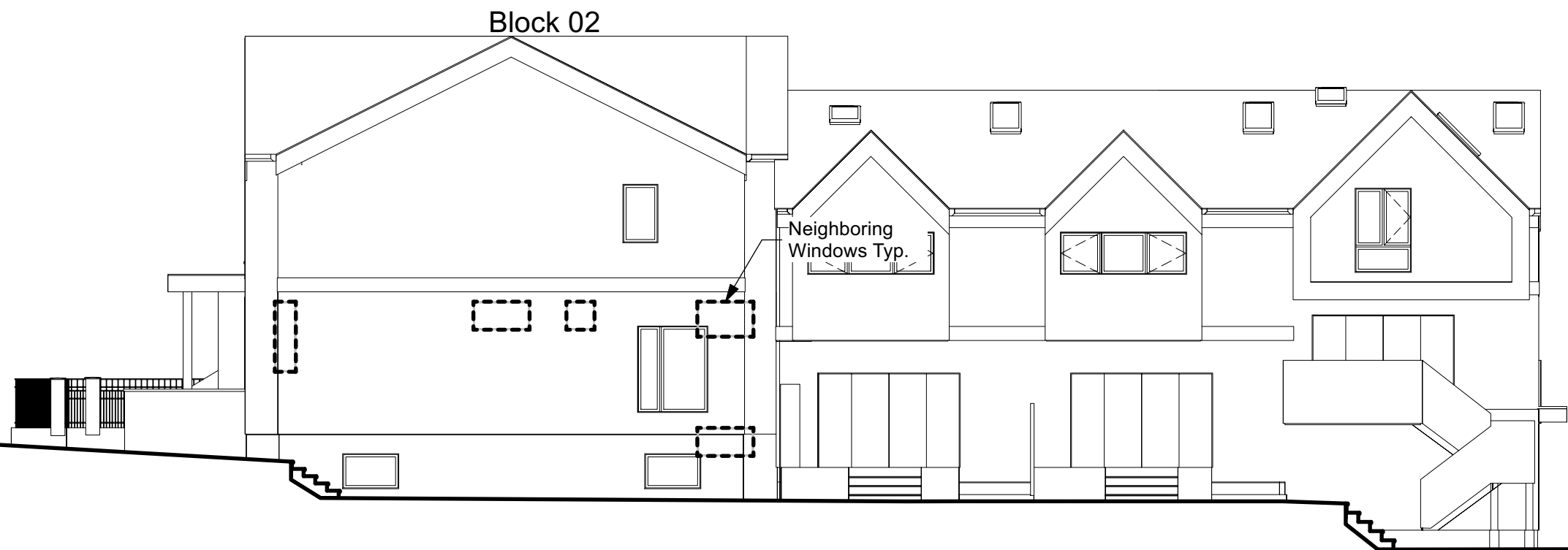
Kipling Street



Legend
BW - Basement Window
1W - 1st Storey Window
2W - 2nd Storey Window
D - Door

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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Neighbouring
Window Overlay

Project Name:

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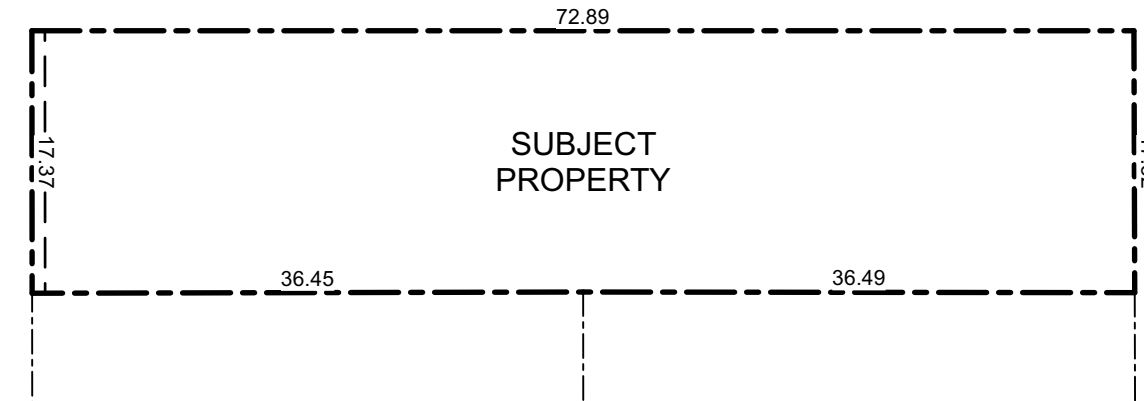
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Scale: (1:120) 1" = 10'-0"

Sheet No:

A1.6

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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

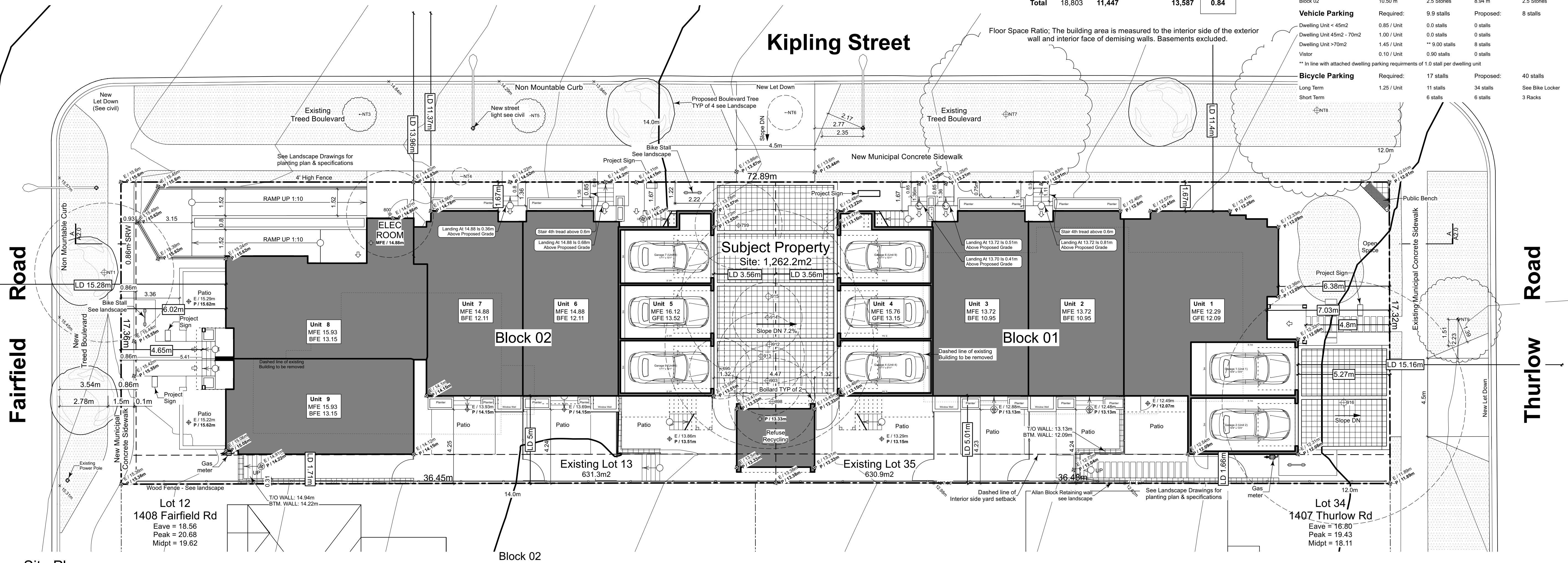
	GFA Area (SF)	Zoning Area (SF)	Habitable Half Storey	Site Area (SF)	FAR	Bedrms
Block 01 (Unit 1-4)						
Thurlow Cluster	8,598	5,558		6,791	0.81	11
Basement	1,239	0				
Main Floor	3,270	2,042				
Second Floor	2,615	2,476				
Half Storey	1,473	1,039	50.9% = (Half Storey / Main Floor)			
Garage	679	0				
Block 02 (Unit 5-9)						
Fairfield Cluster	10,063	5,815		6,796	0.85	15
Basement	2,541	0				
Main Floor	3,370	2,526				
Second Floor	2,950	2,822				
Half Storey	518	467	18.5% = (Half Storey / Main Floor)			
Garage	685	0				
Refuse	143	0				
Electrical Room	74	74				
Total	18,803	11,447		13,587	0.84	

Zoning Reconciliation

Lot Description	Property 1	Property 2
Civic Address:	1400 Fairfield Rd.	349 Kipling St.
Legal Address:	Lot 13 Plan 884 Section Fld 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: 0.84
Block 01	Theoretical Site	631.3 M2 4 Units 0.81
Block 02	Theoretical Site	630.9 M2 5 Units 0.85
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		51.1% 644.79 M2
Block 01	Theoretical Site	631.3 M2 24.3% 306.56 M2
Block 02	Theoretical Site	630.9 M2 25.6% 322.98 M2
Refuse	Full Site	1262.3 M2 1.3% 15.24 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	8.94 m 2.5 Stories
Vehicle Parking	Required:	Proposed:
Dwelling Unit < 45m2	0.85 / Unit	0 stalls
Dwelling Unit 45m2 - 70m2	1.00 / Unit	0 stalls
Dwelling Unit > 70m2	1.45 / Unit	8 stalls
Visitor	0.10 / Unit	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	17 stalls
Short Term		11 stalls
		6 stalls

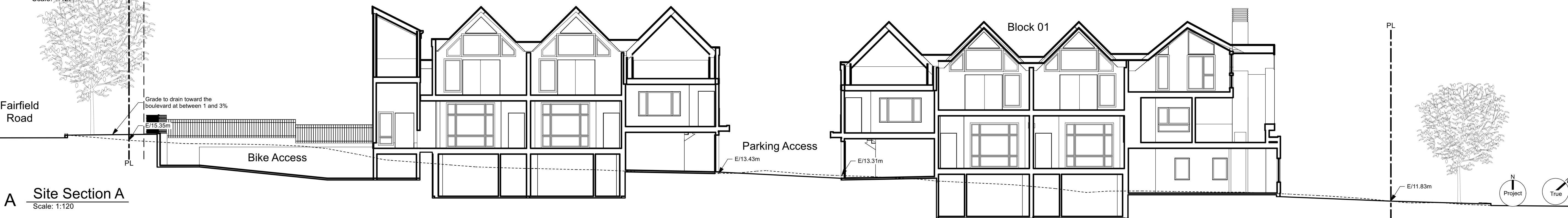
Kipling Street

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



2 Site Plan

Scale: 1:120



A Site Section A

Scale: 1:120

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	801 sq ft	74.4 m2	
Second Floor	873 sq ft	81.1 m2	813 sq ft	75.5 m2	
Half Storey	955 sq ft	88.8 m2	579 sq ft	53.8 m2	
Totals:	3,072 sq ft	285.4 m2	2,193 sq ft	203.7 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	629 sq ft	58.5 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	1,198 sq ft	111.3 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	605 sq ft	56.2 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	1,173 sq ft	109.0 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	7 sq ft	0.6 m2
Second Floor	563 sq ft	52.3 m2	527 sq ft	48.9 m2
Half Storey	518 sq ft	48.1 m2	460 sq ft	42.8 m2
Totals:	1,875 sq ft	174.2 m2	994 sq ft	92.3 m2
Garage	170 sq ft	15.8 m2		

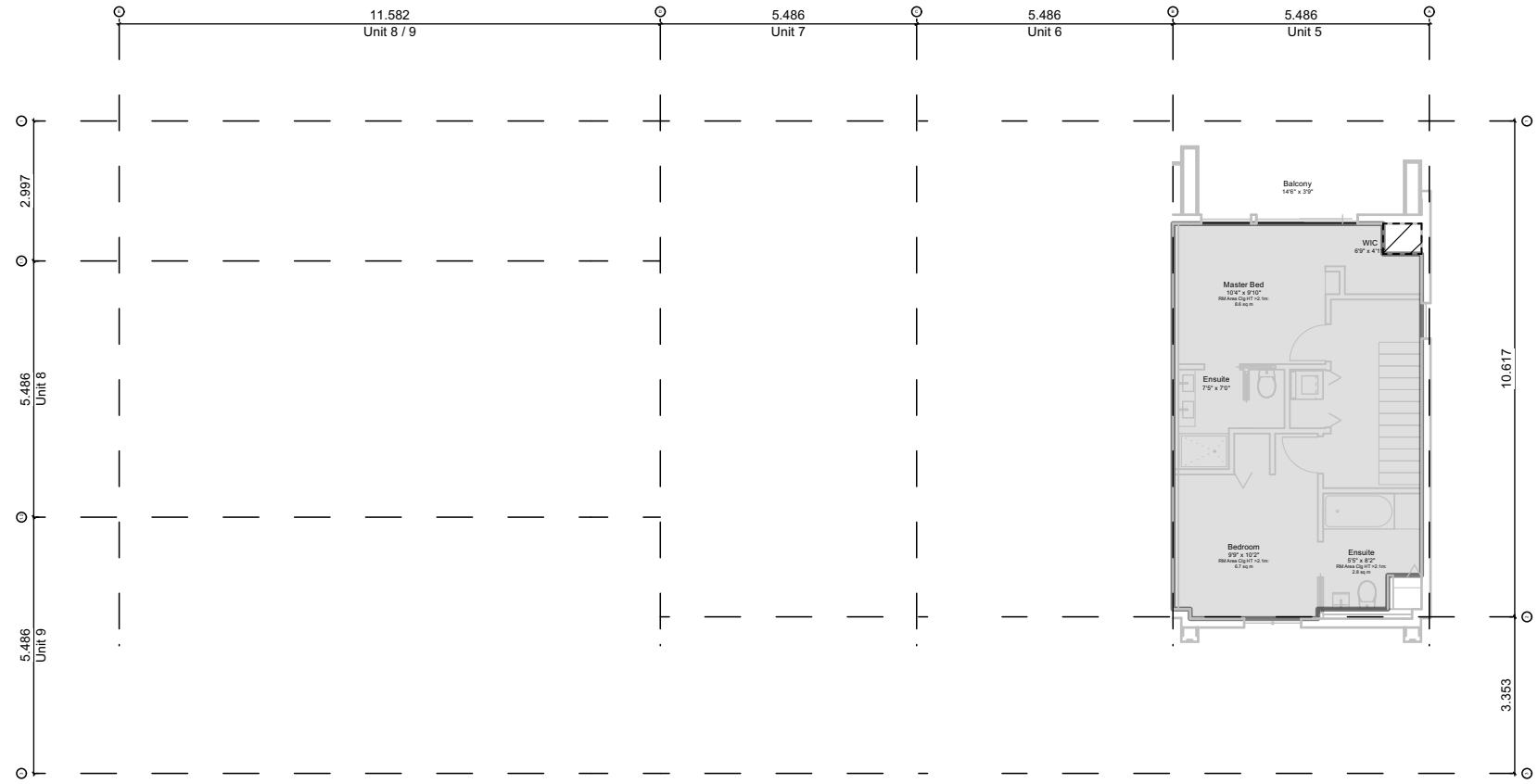
Floor Area Calculations			Unit 5	
	Gross Floor Area		Zoning Floor Area	Bedrms
Basement Floor	No Basement as per zoning definition			
Main Floor	794 sq ft	73.7 m2	0 sq ft	0.0 m2
Second Floor	563 sq ft	52.3 m2	527 sq ft	48.9 m2
Half Storey	518 sq ft	48.1 m2	467 sq ft	43.4 m2
Totals:	1,875 sq ft	174.2 m2	994 sq ft	92.4 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	601 sq ft	55.9 m2
Second Floor	589 sq ft	54.8 m2	581 sq ft	53.9 m2
Half Storey				
Totals:	1,833 sq ft	170.3 m2	1,182 sq ft	109.8 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	621 sq ft	57.7 m2
Second Floor	589 sq ft	54.8 m2	572 sq ft	53.2 m2
Half Storey				
Totals:	1,844 sq ft	171.4 m2	1,193 sq ft	110.8 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	691 sq ft	64.2 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	1,289 sq ft	119.8 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	613 sq ft	56.9 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	1,157 sq ft	107.5 m2
Garage	172 sq ft	16.0 m2		



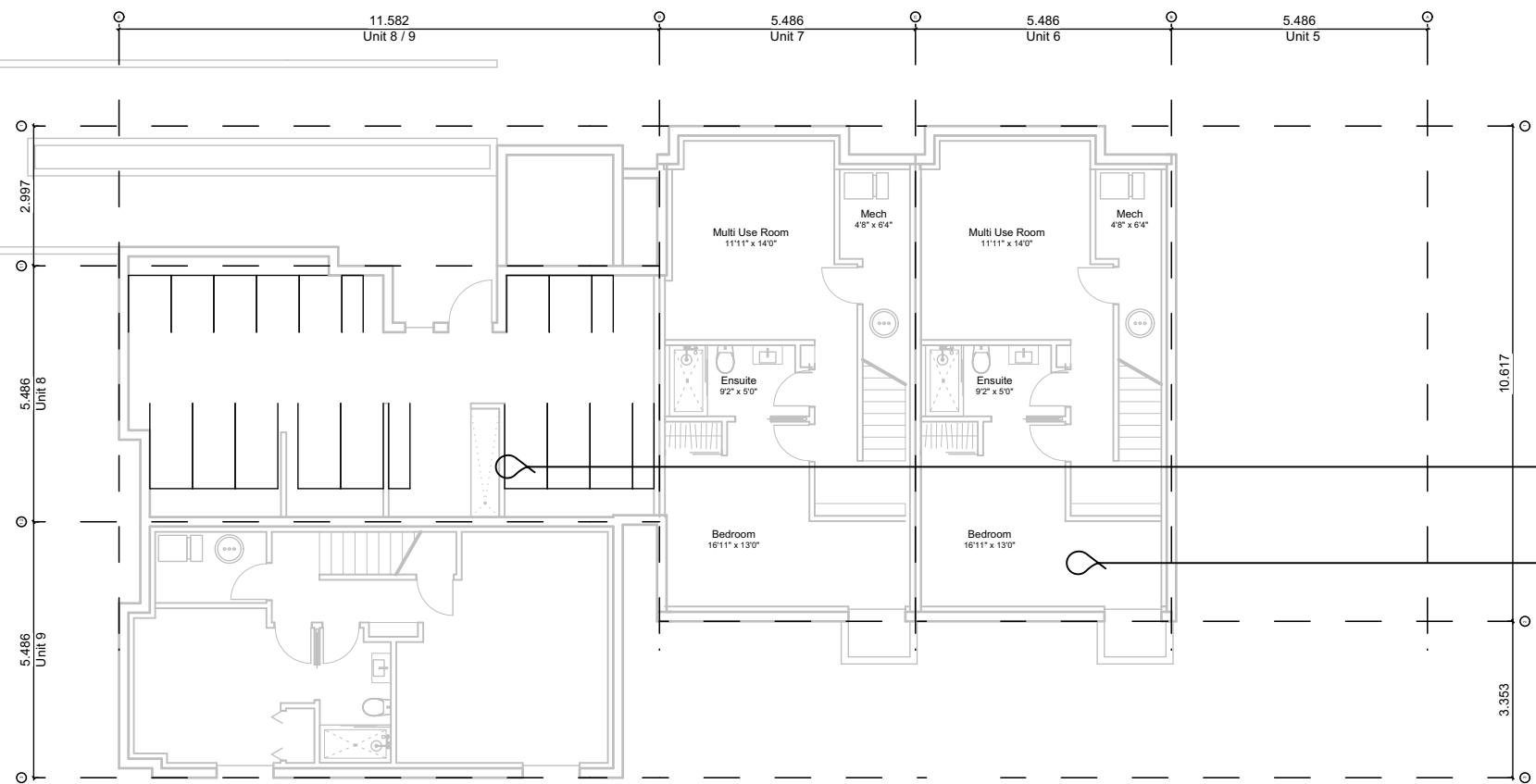
2.3 Block 02 - Floor 3 (Half Storey)
Scale: 1:150



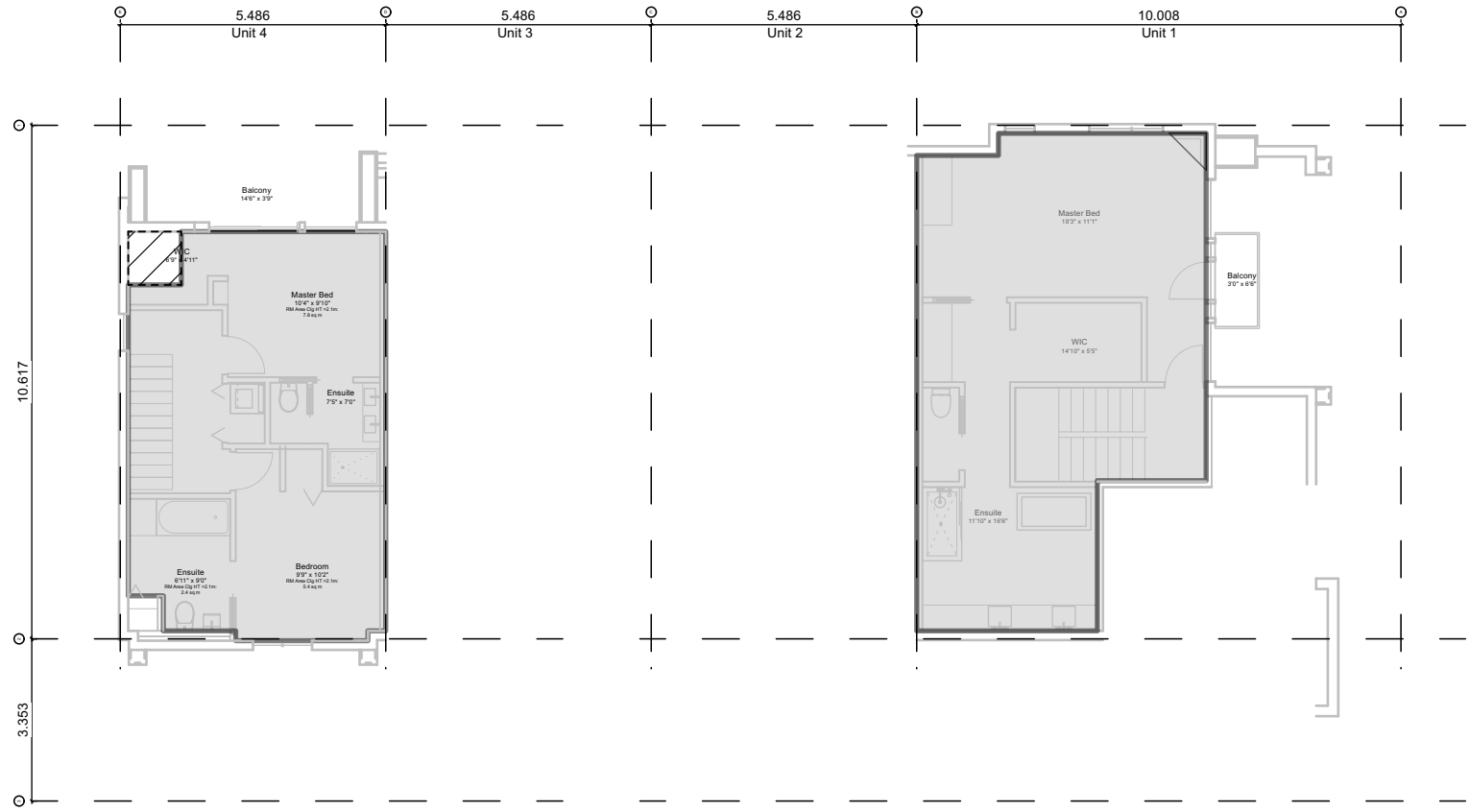
2.2 Block 02 - Floor 2
Scale: 1:150



2.1 Block 02 - Floor 1
Scale: 1:150



2.0 Block 02 - Basement
Scale: 1:150



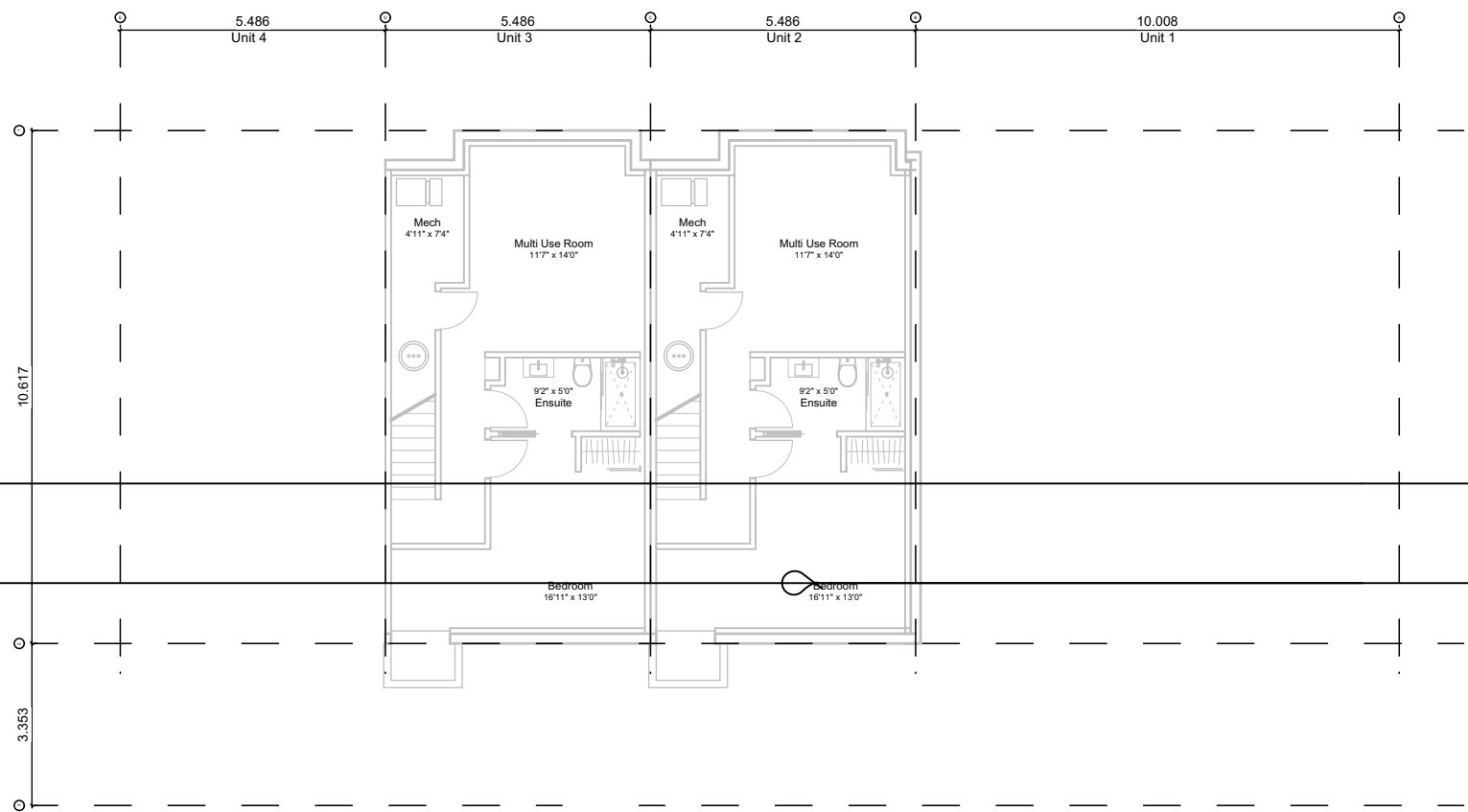
1.3 Block 01 - Floor 3 (Half Storey)
Scale: 1:150



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 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.

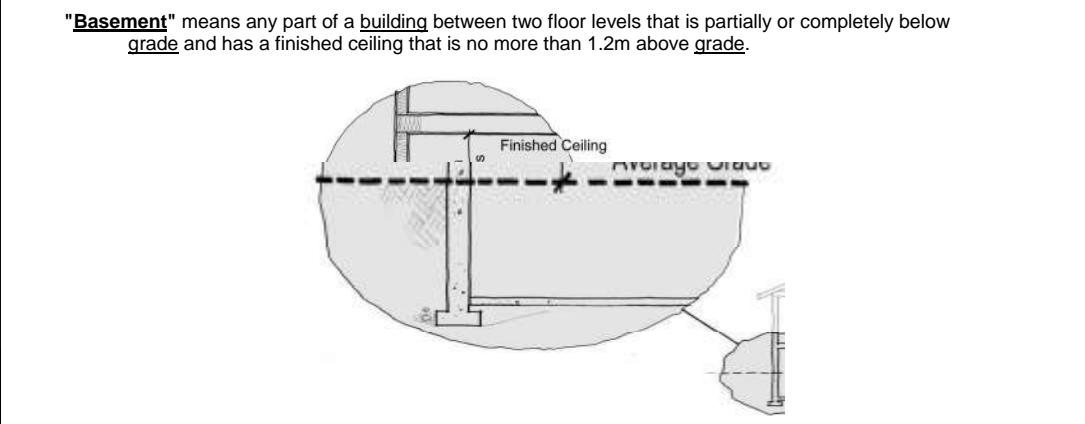
"Storey" means the space between two floors or between any floor and a basement or a crawlspace.

"Total Floor Area" means the sum of the areas of all floors of a building, including the area of a basement, but excluding the area of a crawlspace.

Project Data

	GFA Area (SF)	Zoning Area (SF)	Habitable Half Storey	Site Area (SF)	FAR	Bedrms
Block 01 (Unit 1-4)						
Thurlow Cluster	8,598	5,558		6,791	0.81	11
Basement	1,239	0				
Main Floor	3,270	2,042				
Second Floor	2,615	2,476				
Half Storey	1,473	1,039	50.9% = (Half Storey / Main Floor)			
Garage	679	0				
Block 02 (Unit 5-9)						
Fairfield Cluster	10,063	5,815		6,796	0.85	15
Basement	2,541	0				
Main Floor	3,370	2,526				
Second Floor	2,950	2,822				
Half Storey	518	467	18.5% = (Half Storey / Main Floor)			
Garage	685	0				
Refuse	143	0				
Electrical Room	74	74				
Total	18,803	11,447		13,587	0.84	

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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Graphical Floor Area Ratio

Project Name:

Fairfield-Kipling
Development

Civic: 1400 Fairfield Rd &
349 Kipling St

Legal:

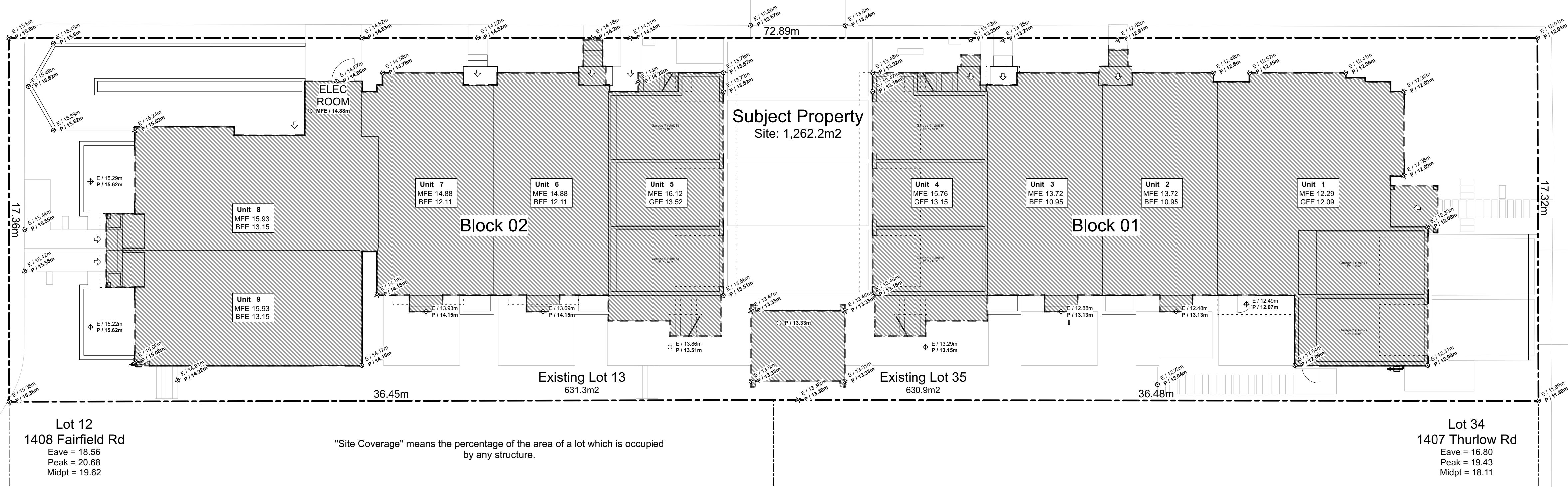
PID:
Project No: 19.015
Drawn By: SG/TD
Plot Date: Nov 4, 2022
Scale: 1:100
Sheet No:

A2.1

FOR DEVELOPMENT APPLICATION ONLY

Fairfield Road

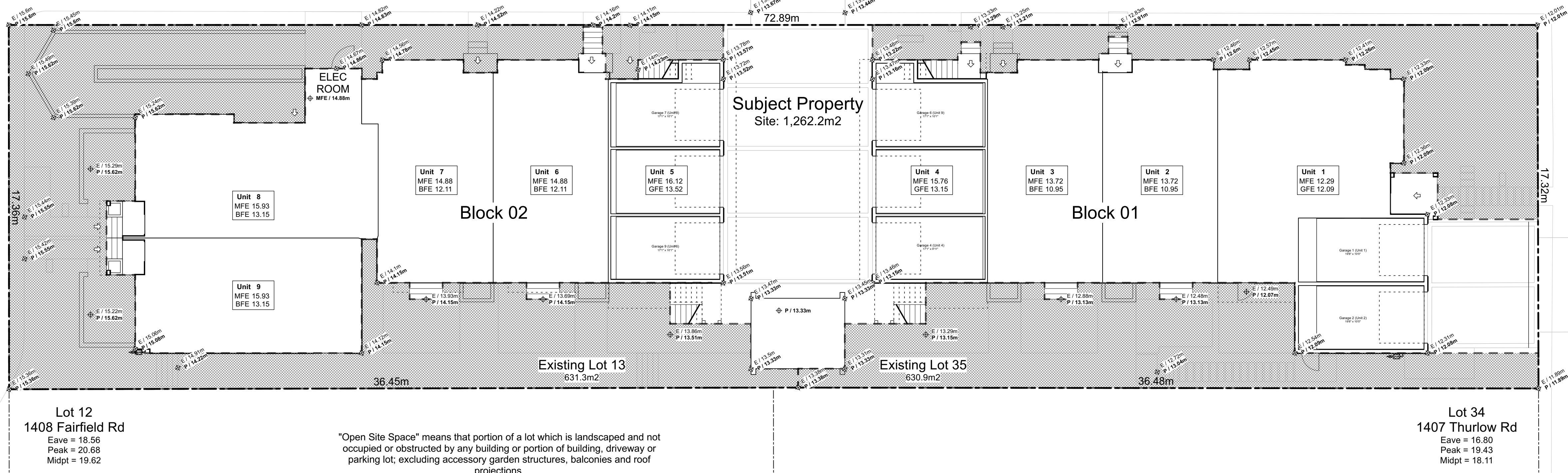
Thurlow Road



2 Lot Coverage
Scale: 1:120

Fairfield Road

Thurlow Road



1 Open Site Space
Scale: 1:120

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Graphical
Site Coverage &
Open Site Space

Project Name:

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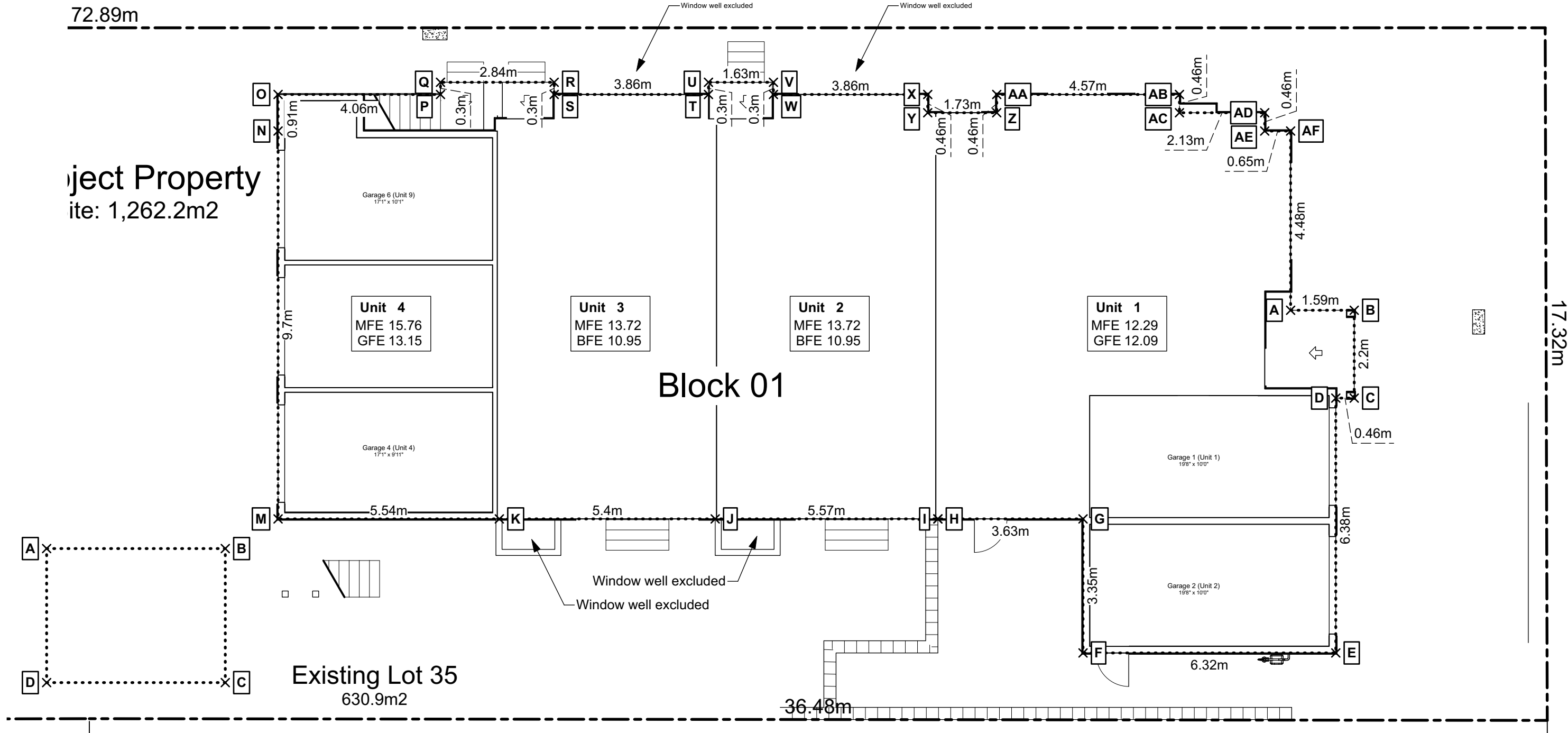
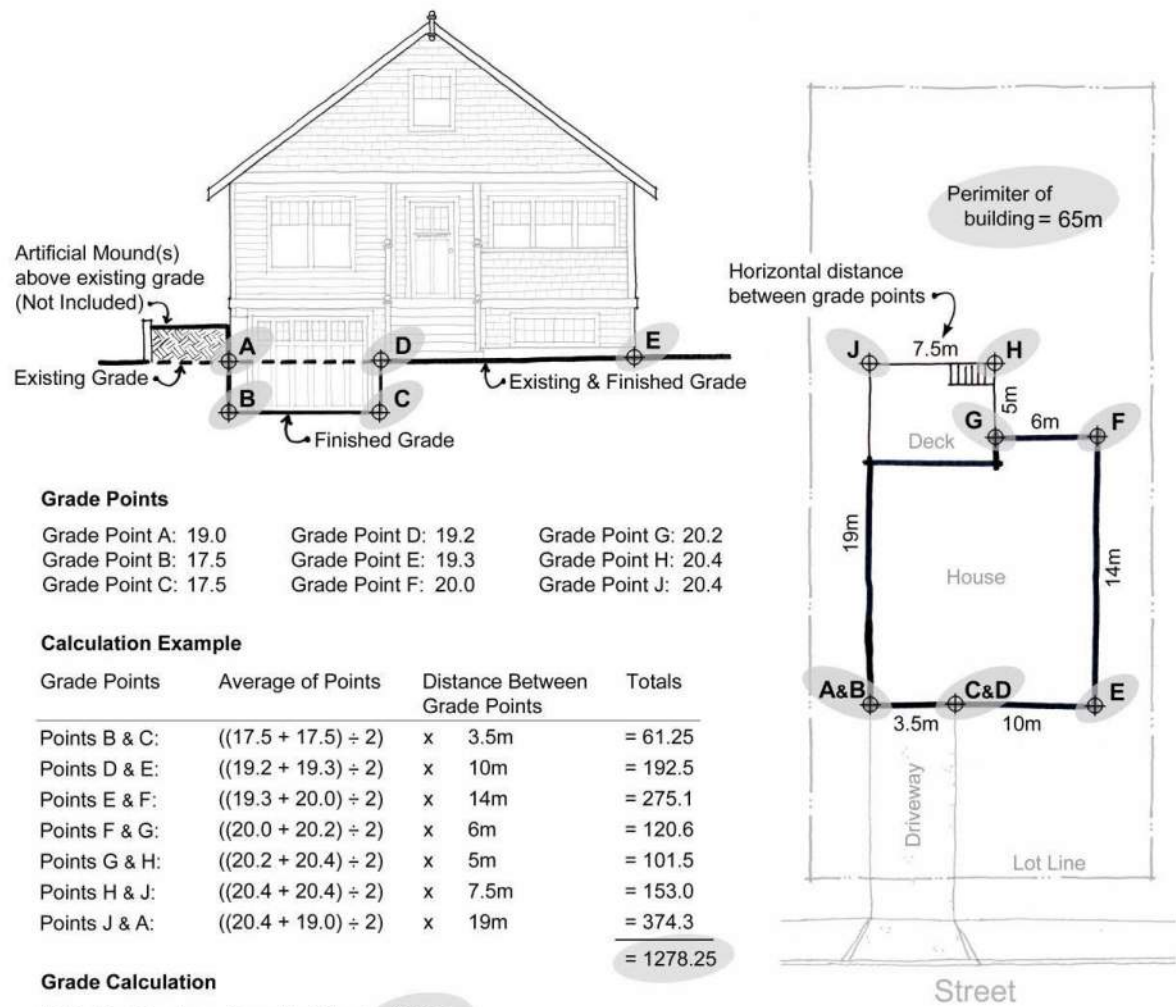
Plot Date: Nov 4, 2022

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

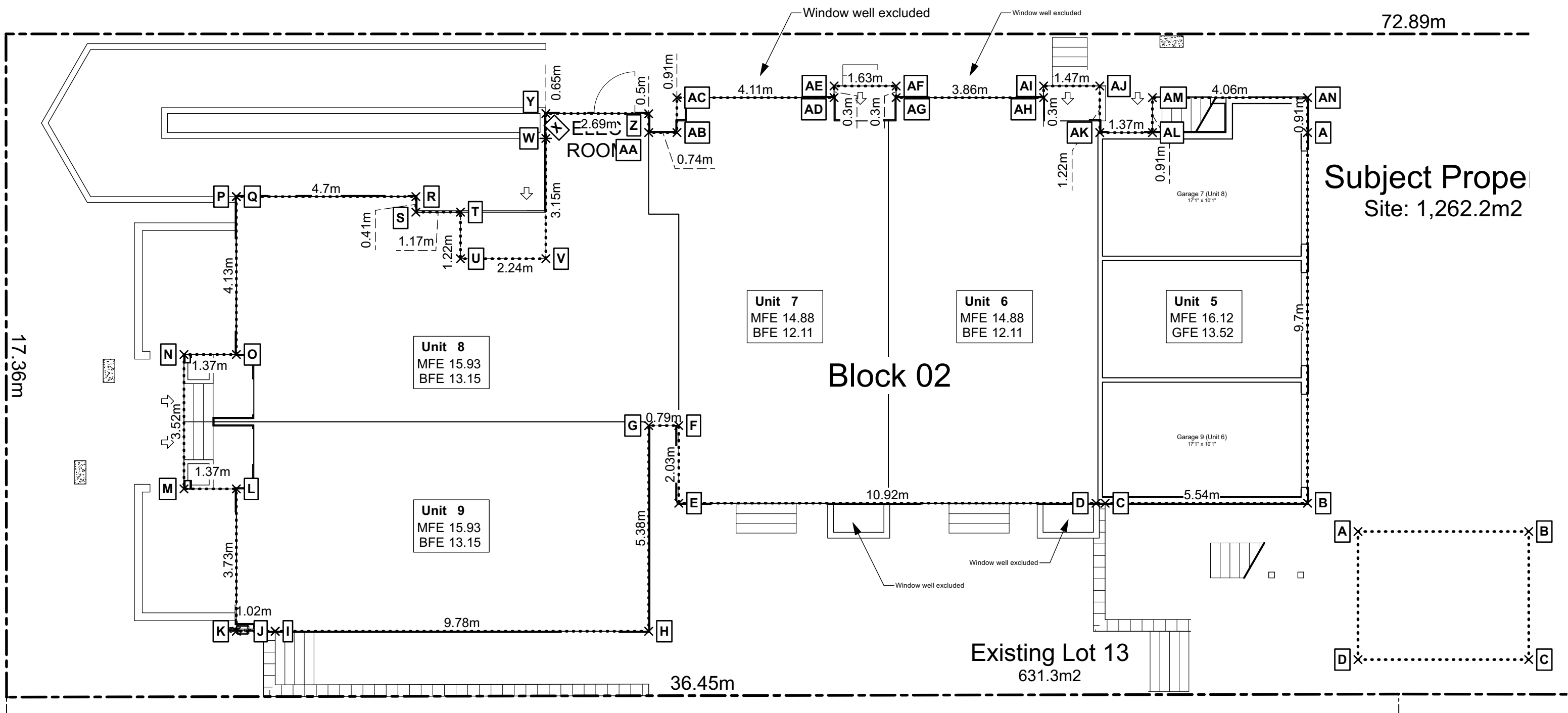
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Grade Calculations - Accessory Refuse

PT	Natural Grade	Finished Grade	Lowest Grade	PT	Lowest Grade	Average	Distance	Total
A	13.47 m	13.33 m	13.33 m →	B	13.33 m	13.33 m	x 4.47 m	59.59
B	13.45 m	13.33 m	13.33 m →	C	13.31 m	13.32 m	x 3.35 m	44.63
C	13.31 m	13.33 m	13.31 m →	D	13.33 m	13.32 m	x 4.47 m	59.55
D	13.50 m	13.33 m	13.33 m →	A	13.33 m	13.33 m	x 3.35 m	44.66
A	13.47 m	13.33 m	13.33 m					
Sub-Total:								208.41
Perimeter of Building								15.64 m
Average Grade								13.33 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



2 Block 02 Average Grade

Scale: 1:100

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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: Nov 4, 2022

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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	<i>No Basement as per zoning definition</i>		
Main Floor	1,243 sq ft 115.5 m2	801 sq ft 74.4 m2	
Second Floor	873 sq ft 81.1 m2	813 sq ft 75.5 m2	
Half Storey	955 sq ft 88.8 m2	579 sq ft 53.8 m2	
Totals:	3,072 sq ft 285.4 m2	2,193 sq ft 203.7 m2	3
Garage	168 sq ft 15.7 m2		

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Unit 1 Floor Plans

Project Name: _____

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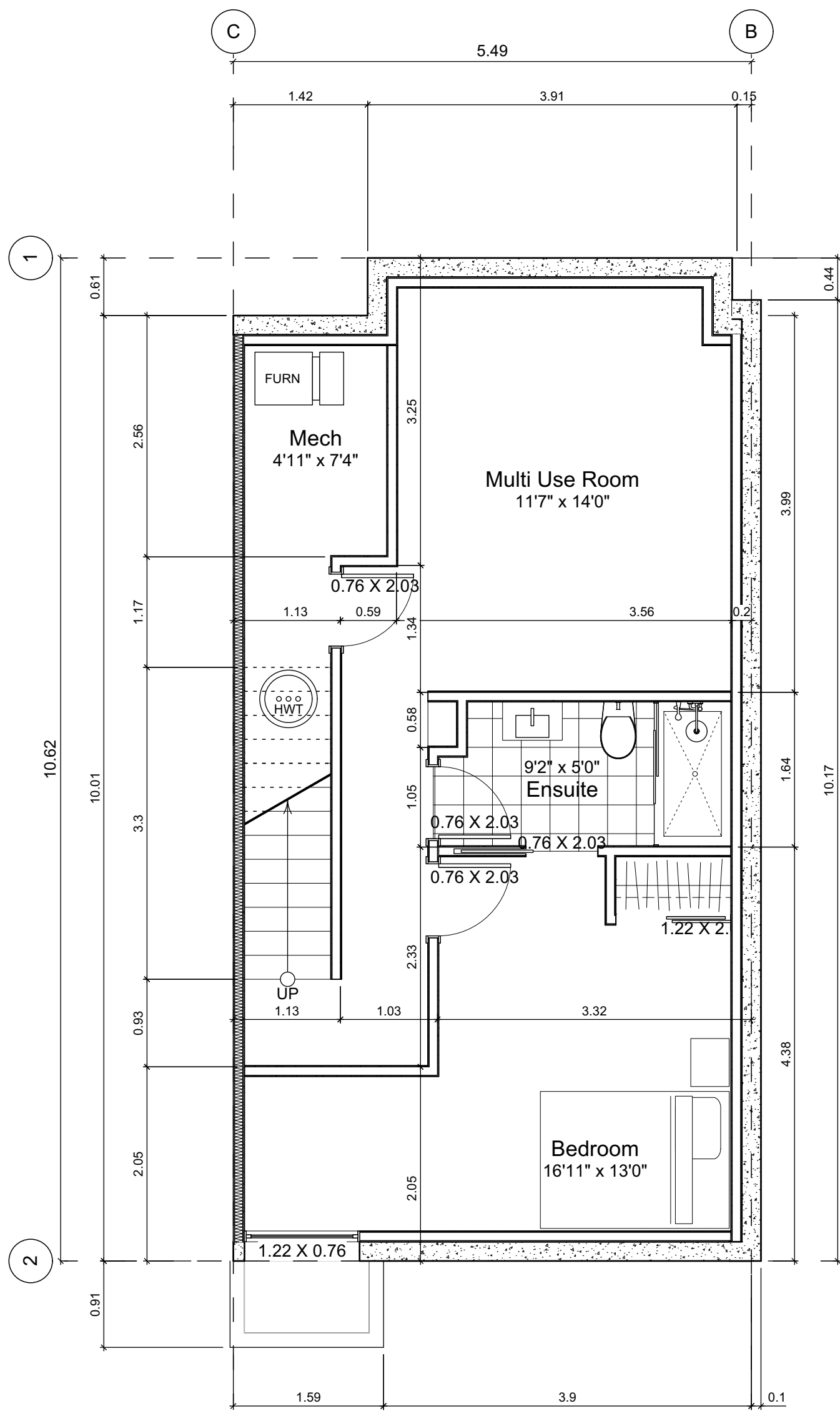
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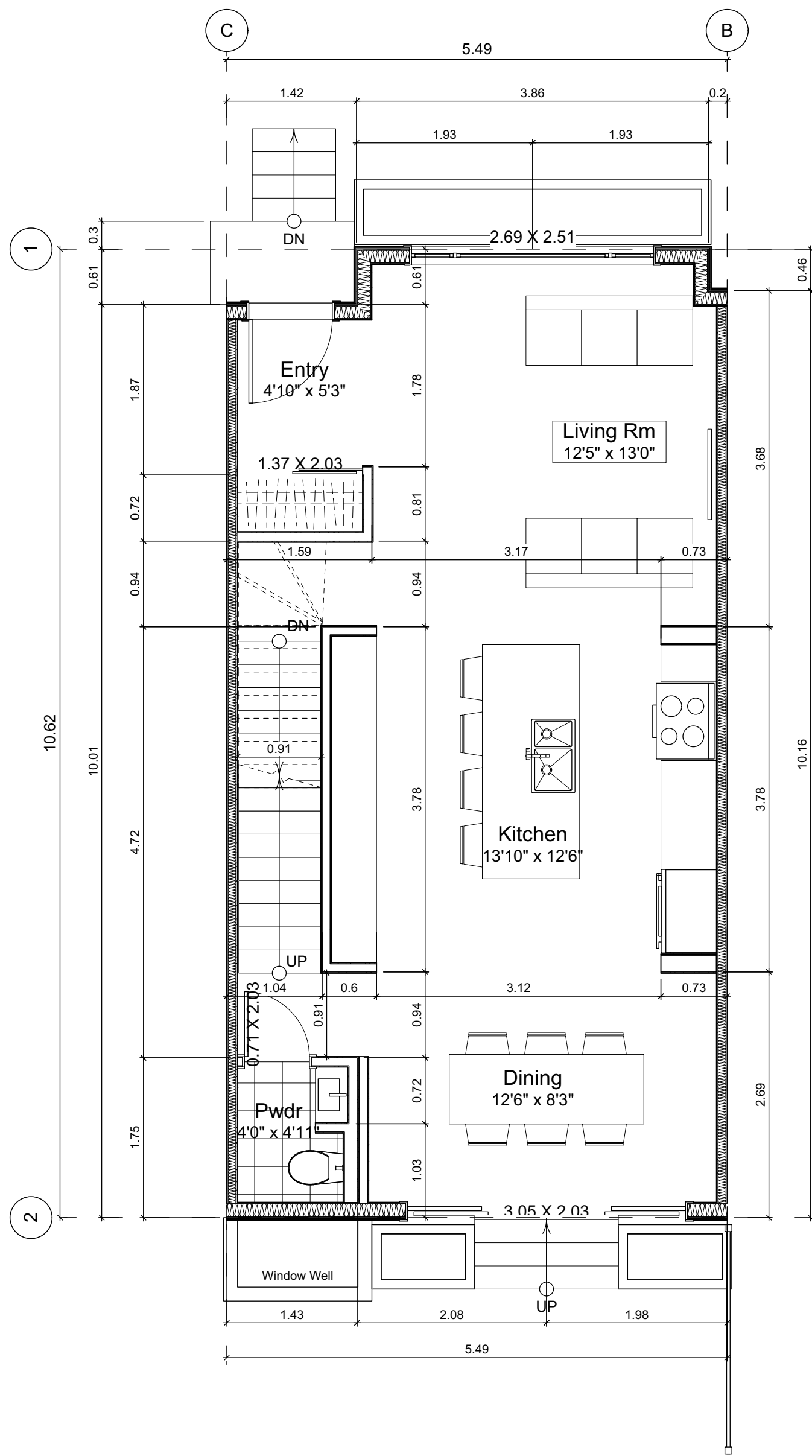
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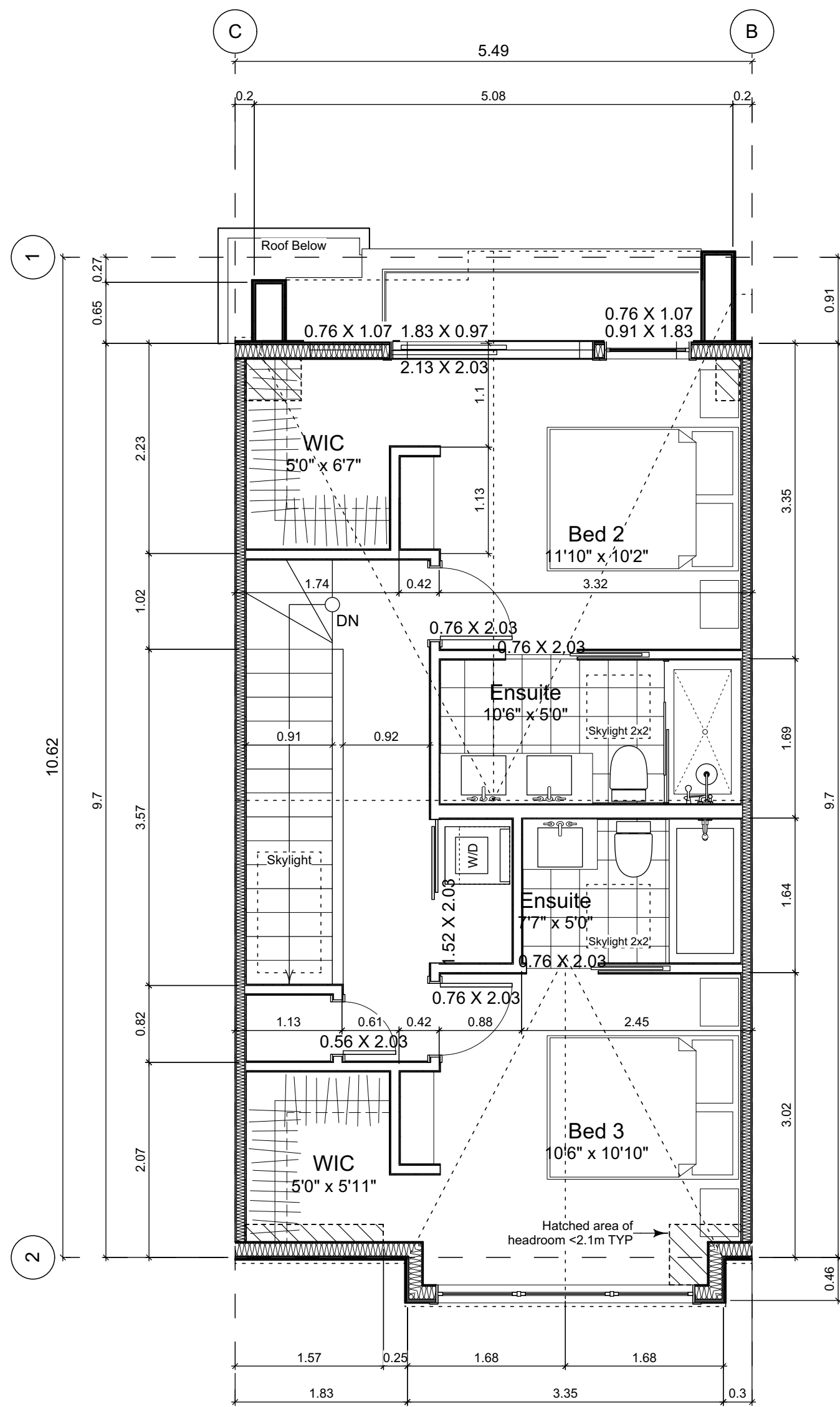
Discussion



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.

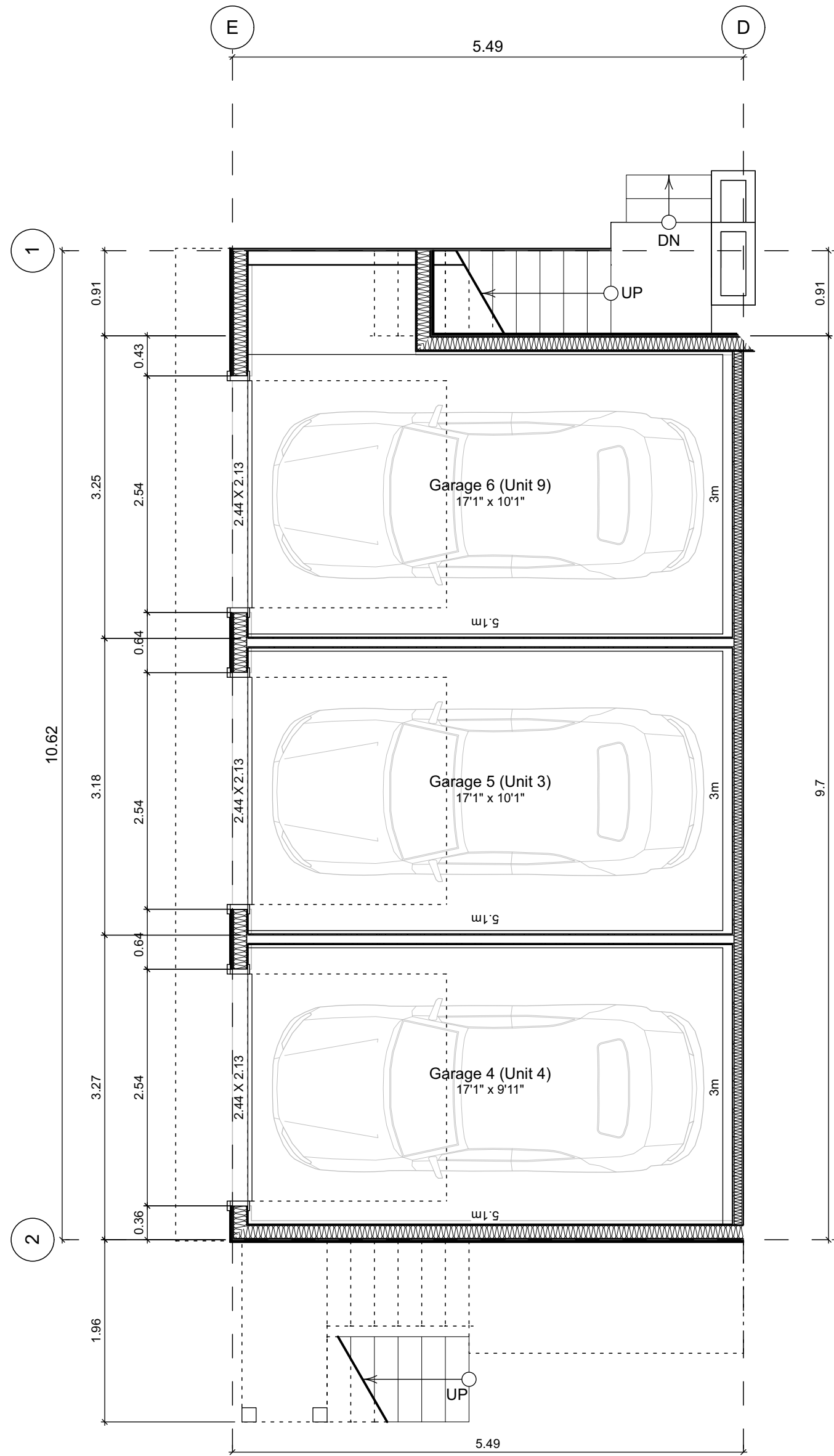
Floor Area Calculations

	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	605 sq ft	56.2 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	1,173 sq ft	109.0 m2 3
Garage	172 sq ft	16.0 m2		

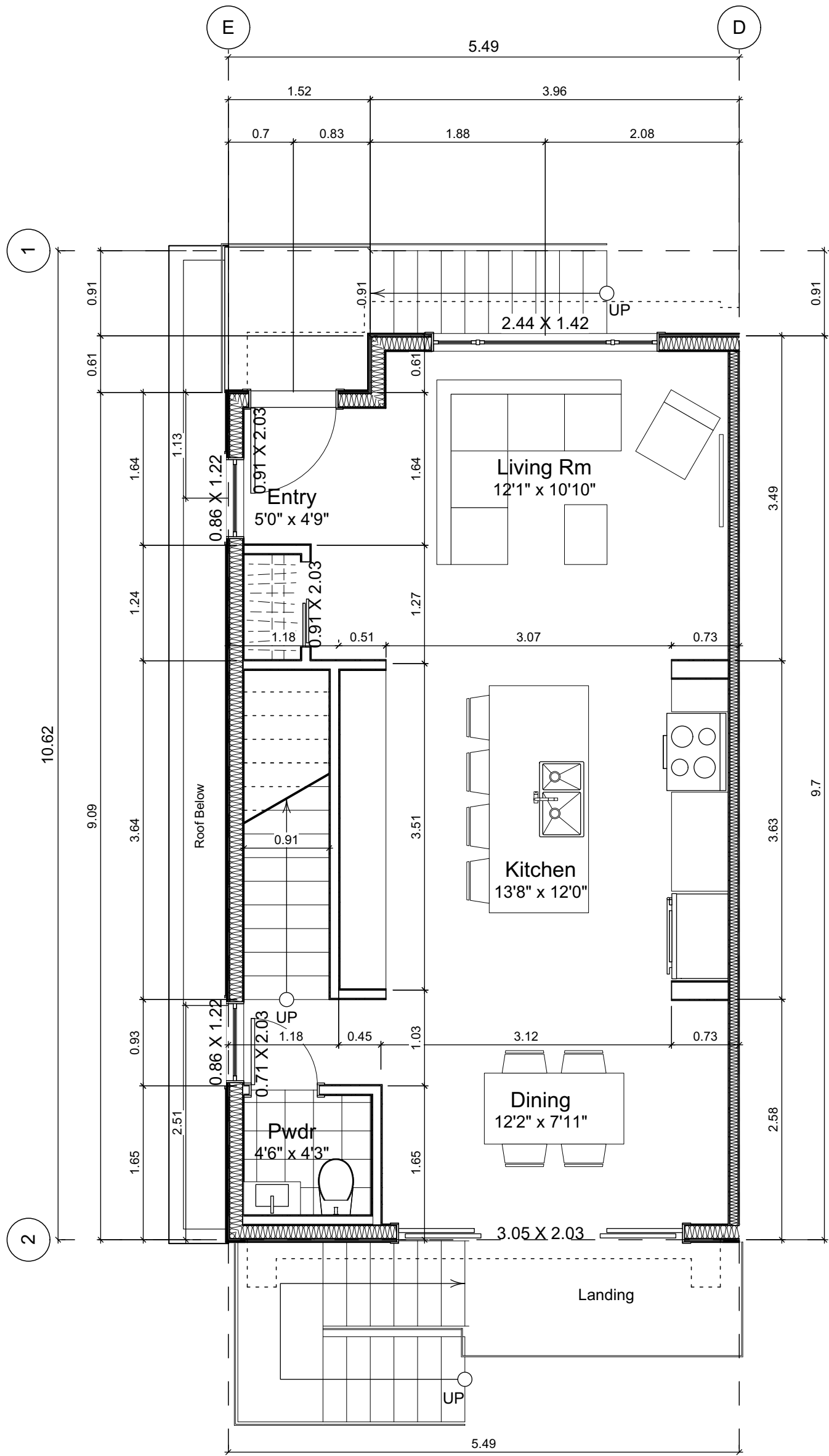
Floor Area Calculations

	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	629 sq ft	58.5 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	1,198 sq ft	111.3 m2 3
Garage	168 sq ft	15.7 m2		

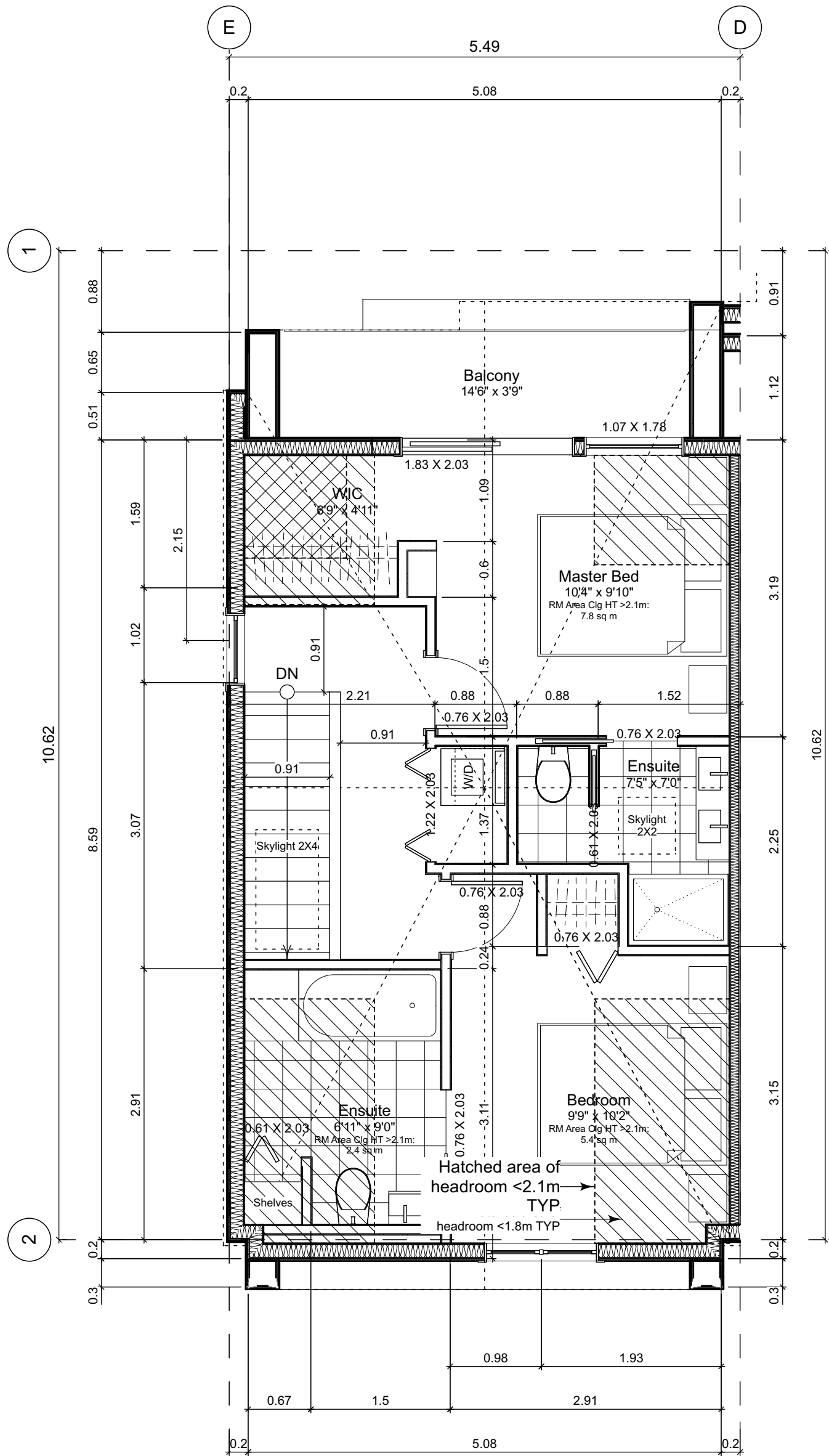
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4.1 Main Floor Plan
Scale: 1:50



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	7 sq ft	0.6 m2
Second Floor	563 sq ft	52.3 m2	527 sq ft	48.9 m2
Half Storey	518 sq ft	48.1 m2	460 sq ft	42.8 m2
Totals:	1,875 sq ft	174.2 m2	994 sq ft	92.3 m2 2
Garage	170 sq ft	15.8 m2		

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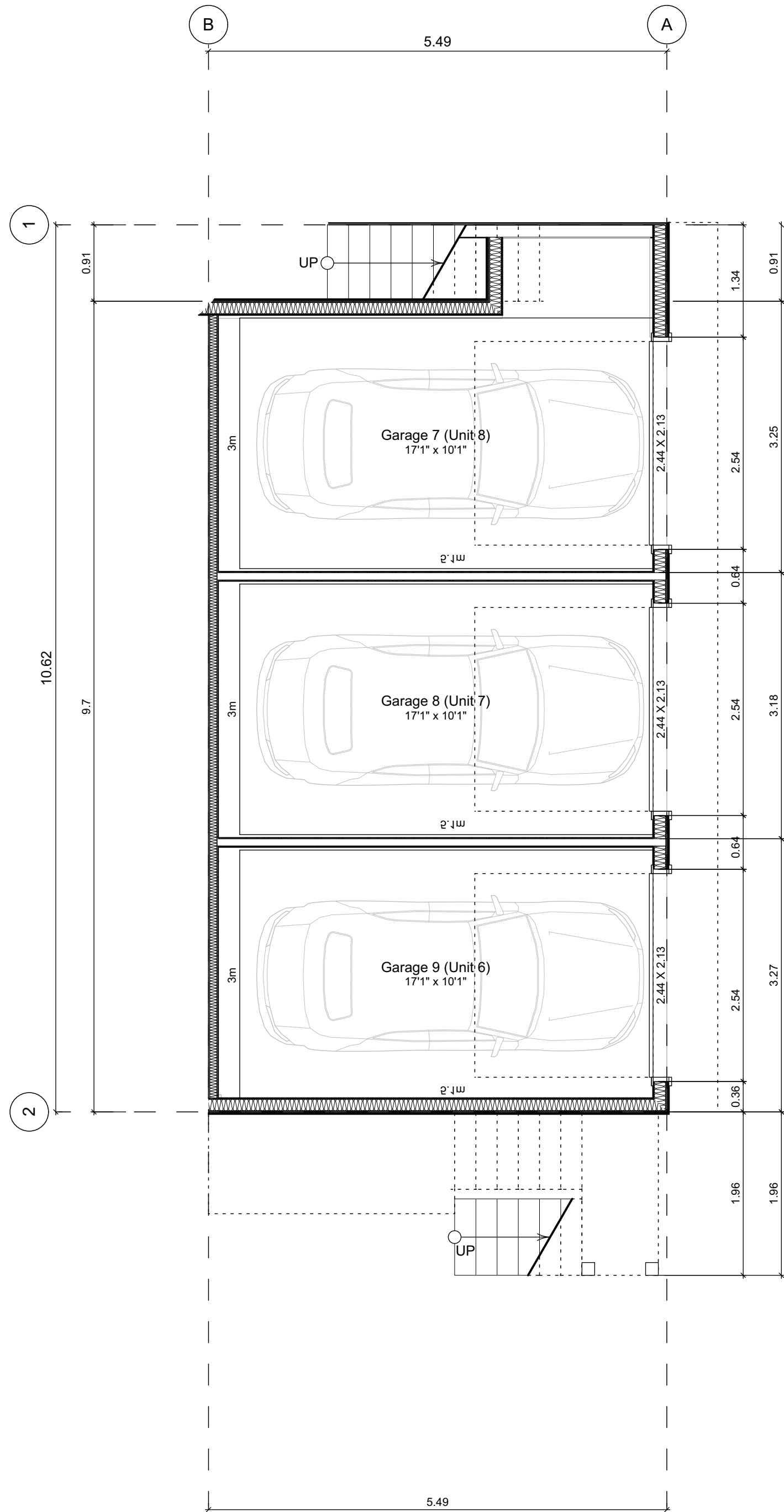
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Plot Date: Nov 4, 2022

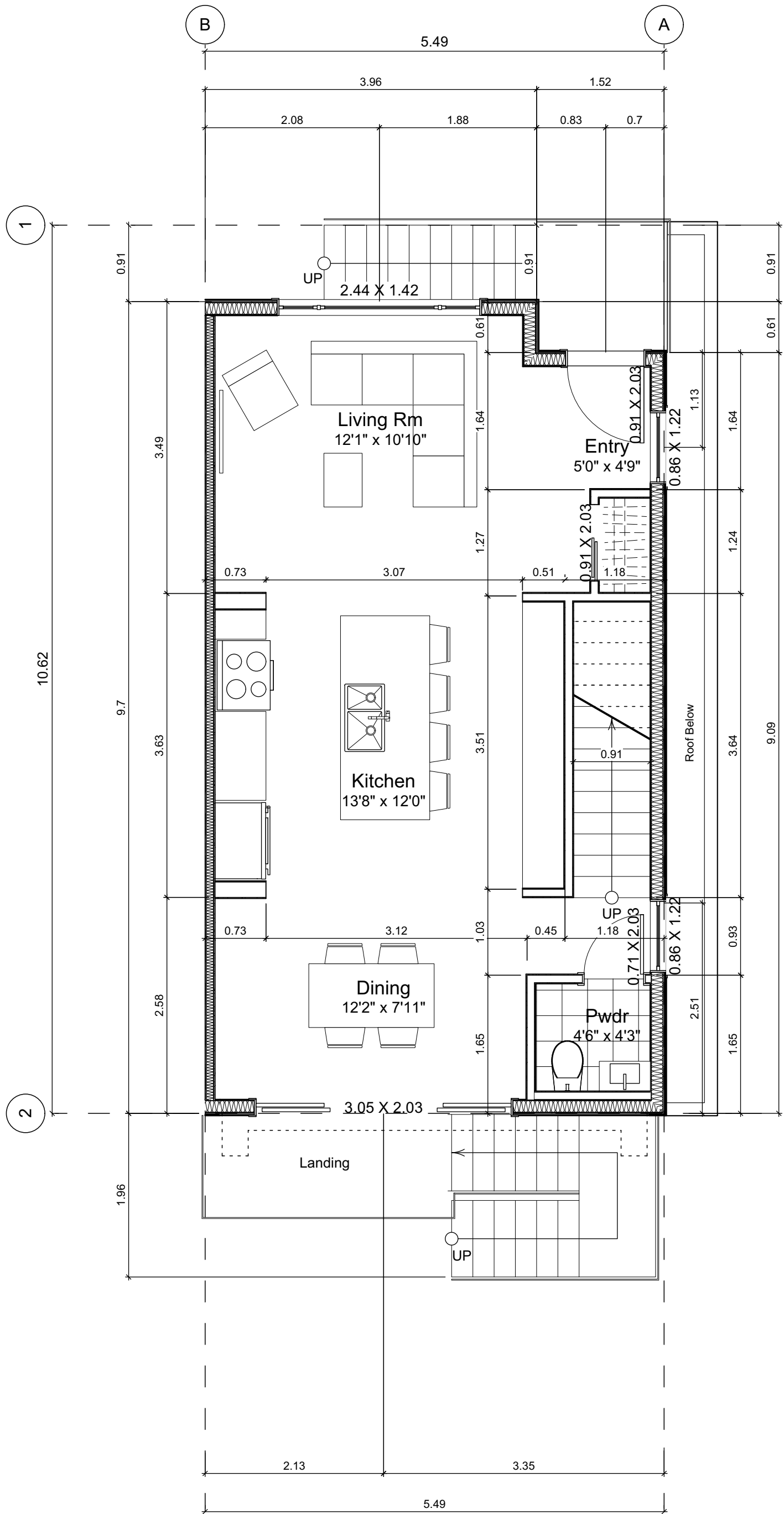
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Sheet No:

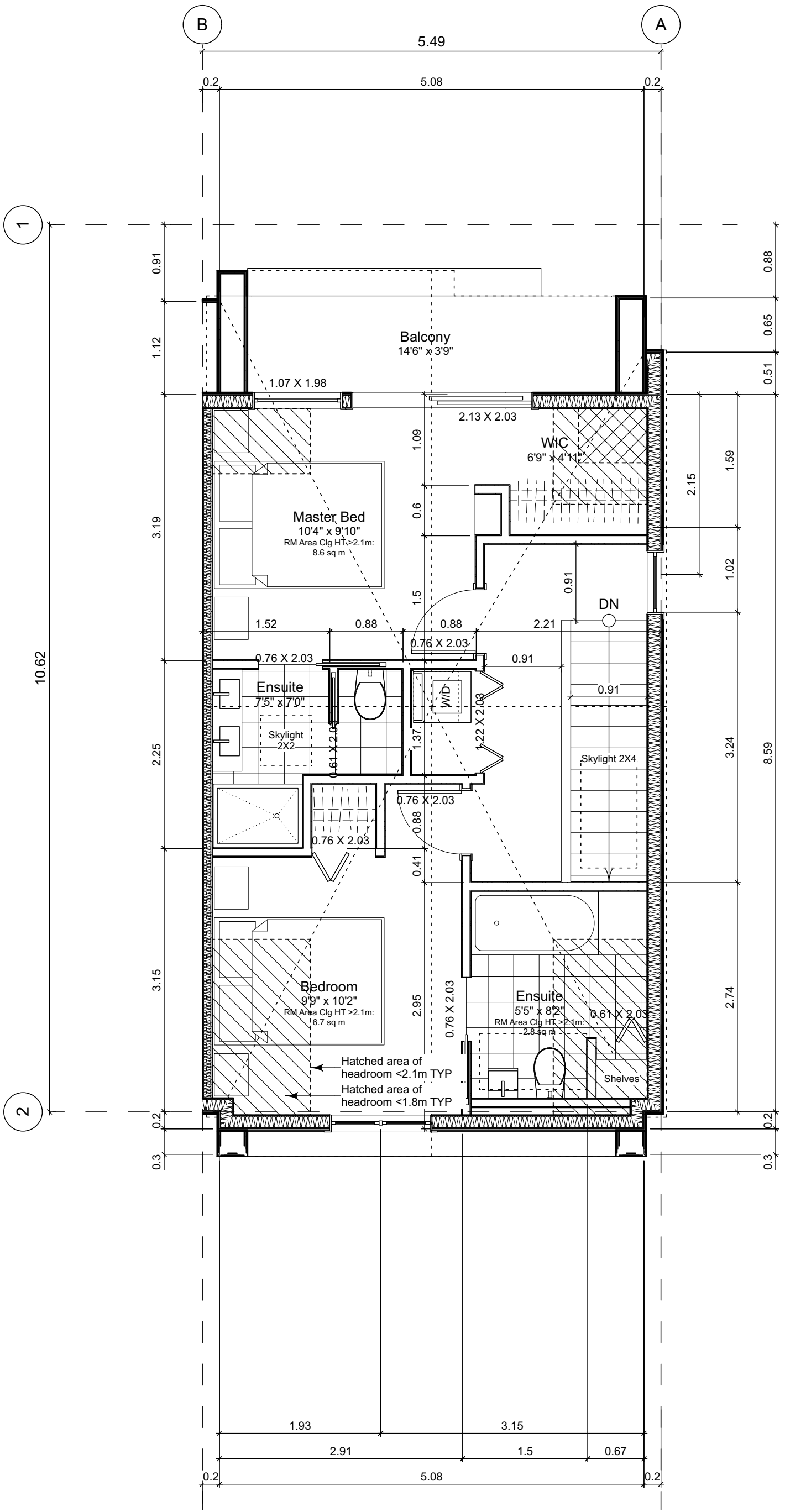
Unit 4 Floor Plans



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	467 sq ft	43.4 m2	
Totals:	1,875 sq ft	174.2 m2	994 sq ft	92.4 m2	2
Garage	0 sq ft	0.0 m2			

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2022-10-06	Revised & Re-Issued for DP
2022-11-04	Revised & Re-Issued for DP
2022-11-14	Revised & Re-Issued for DP

Unit 5 Floor Plans

Project Name:

Fairfield-Kipling
Development

Civic: 1400 Fairfield Rd &
349 Kipling St

Legal:

PID:

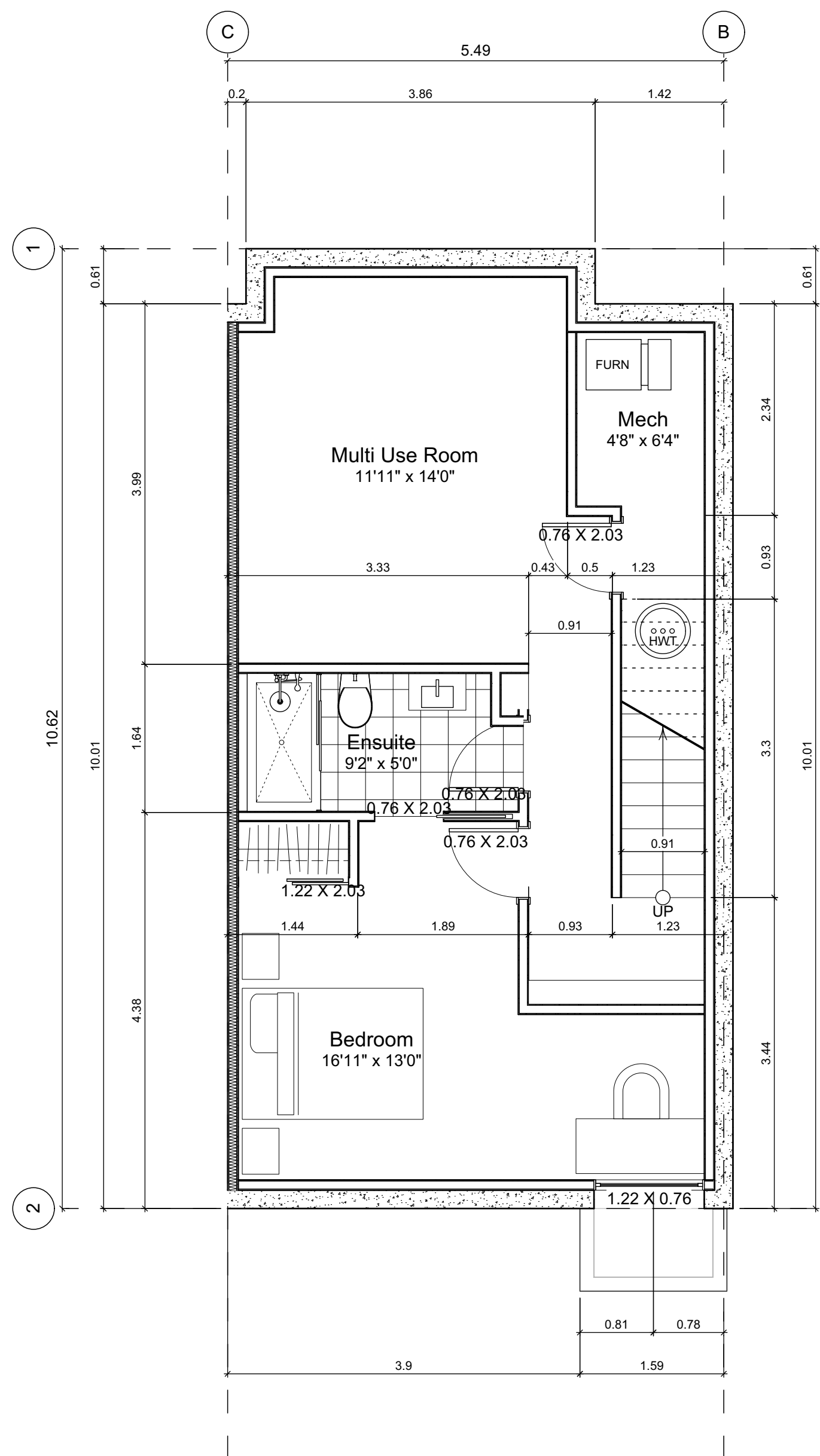
Project No: 19.015

Drawn By: SG/TD

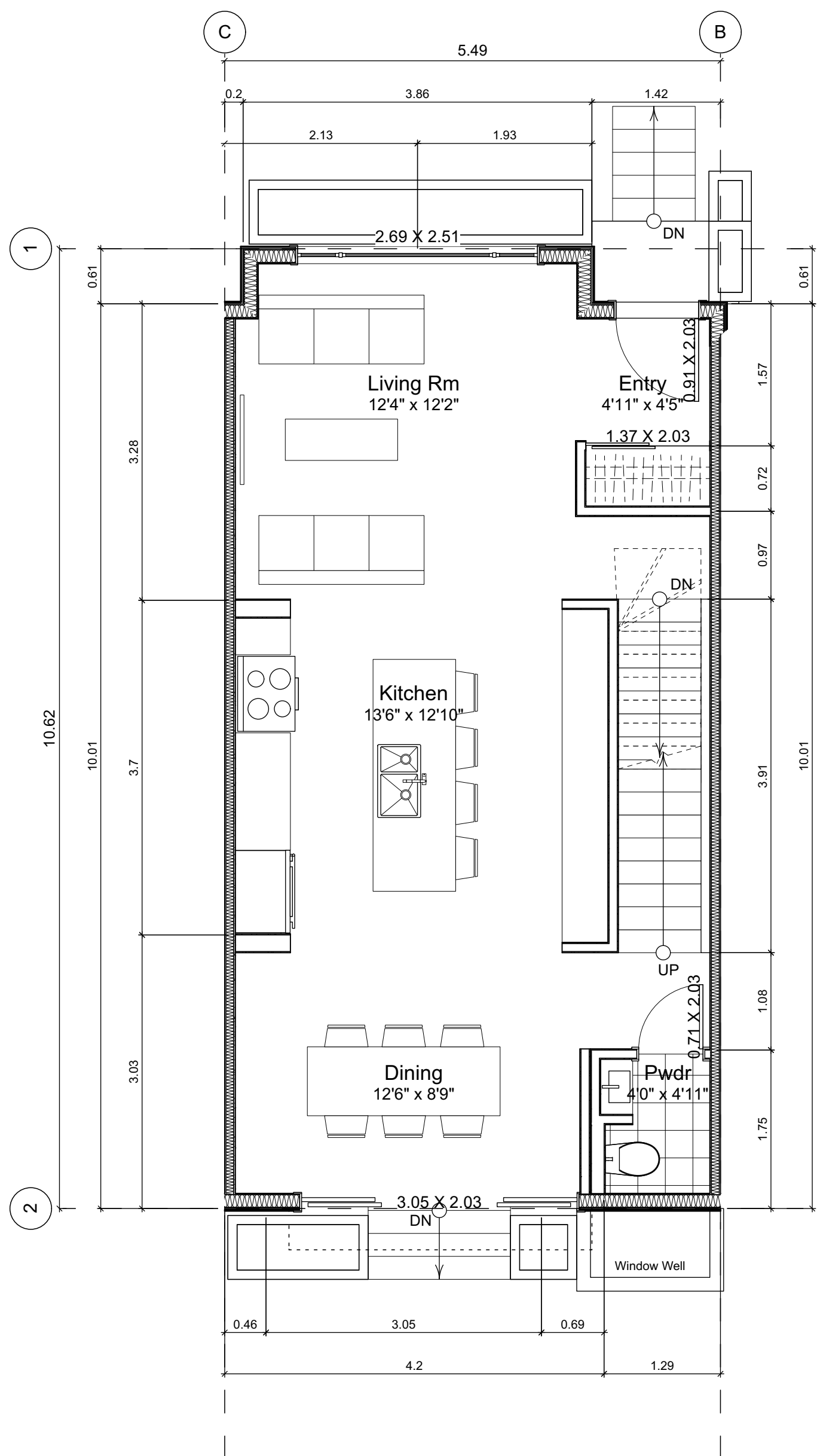
Plot Date: Nov 4, 2022

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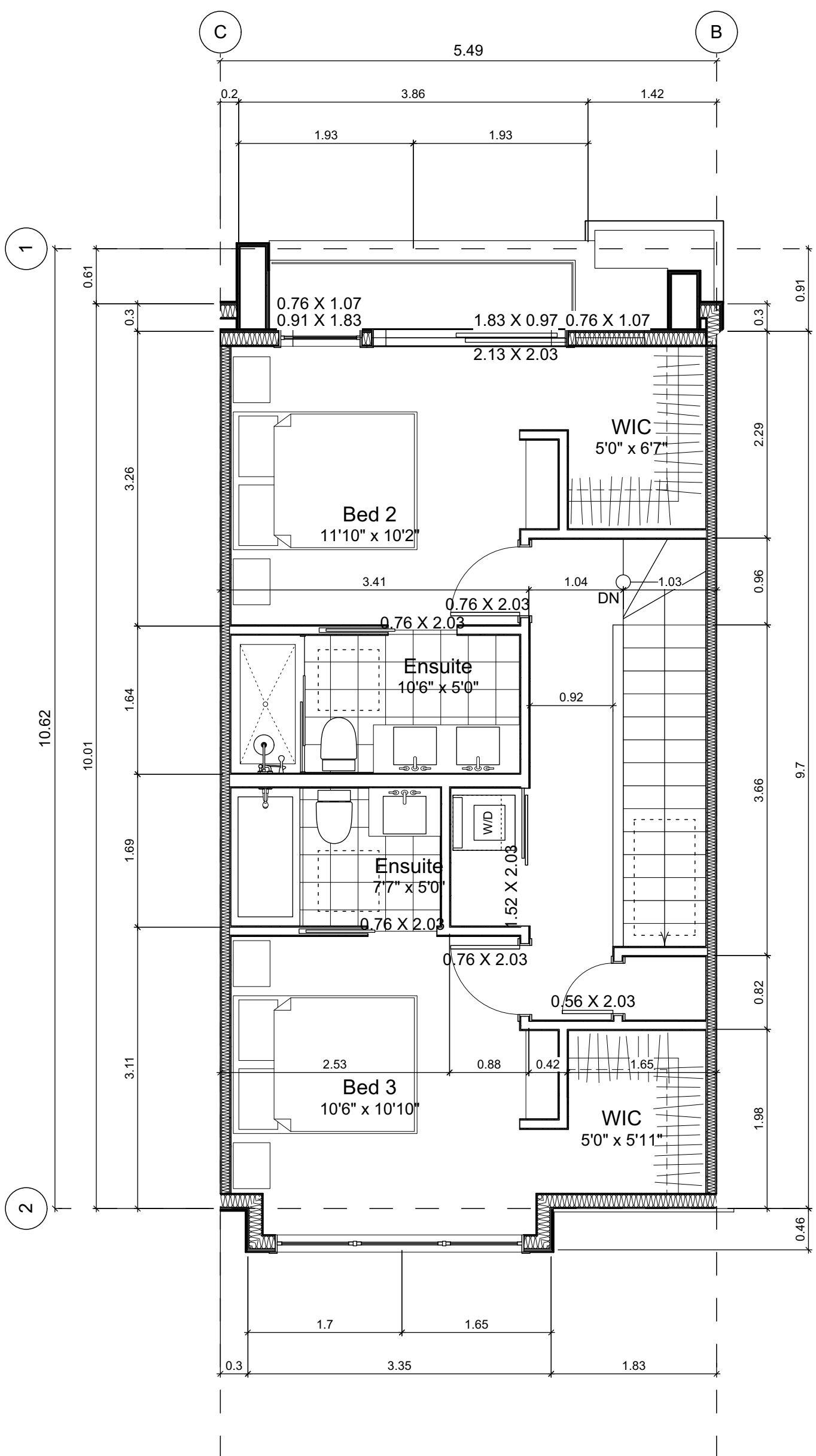
Sheet No:



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	601 sq ft	55.9 m2
Second Floor	589 sq ft	54.8 m2	581 sq ft	53.9 m2
Half Storey				
Totals:	1,833 sq ft	170.3 m2	1,182 sq ft	109.8 m2
Garage	169 sq ft	15.7 m2		

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2022-11-04	Revised & Re-issued for DP
2022-11-14	Revised & Re-issued for DP

Unit 6 Floor Plans

Project Name:

Fairfield-Kipling
Development

Civic: 1400 Fairfield Rd &
349 Kipling St

Legal:

PID:

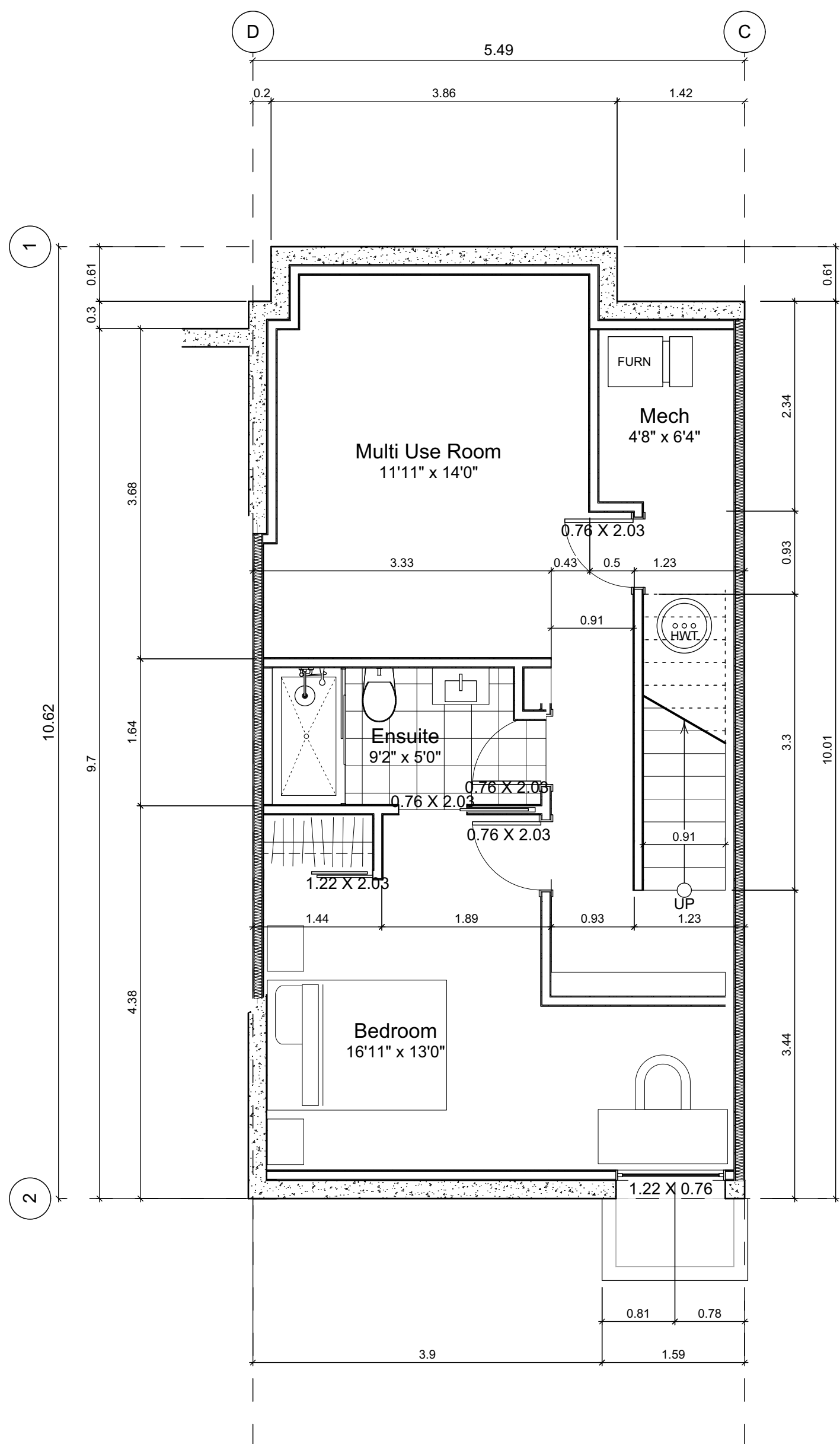
Project No: 19.015

Drawn By: SG/TD

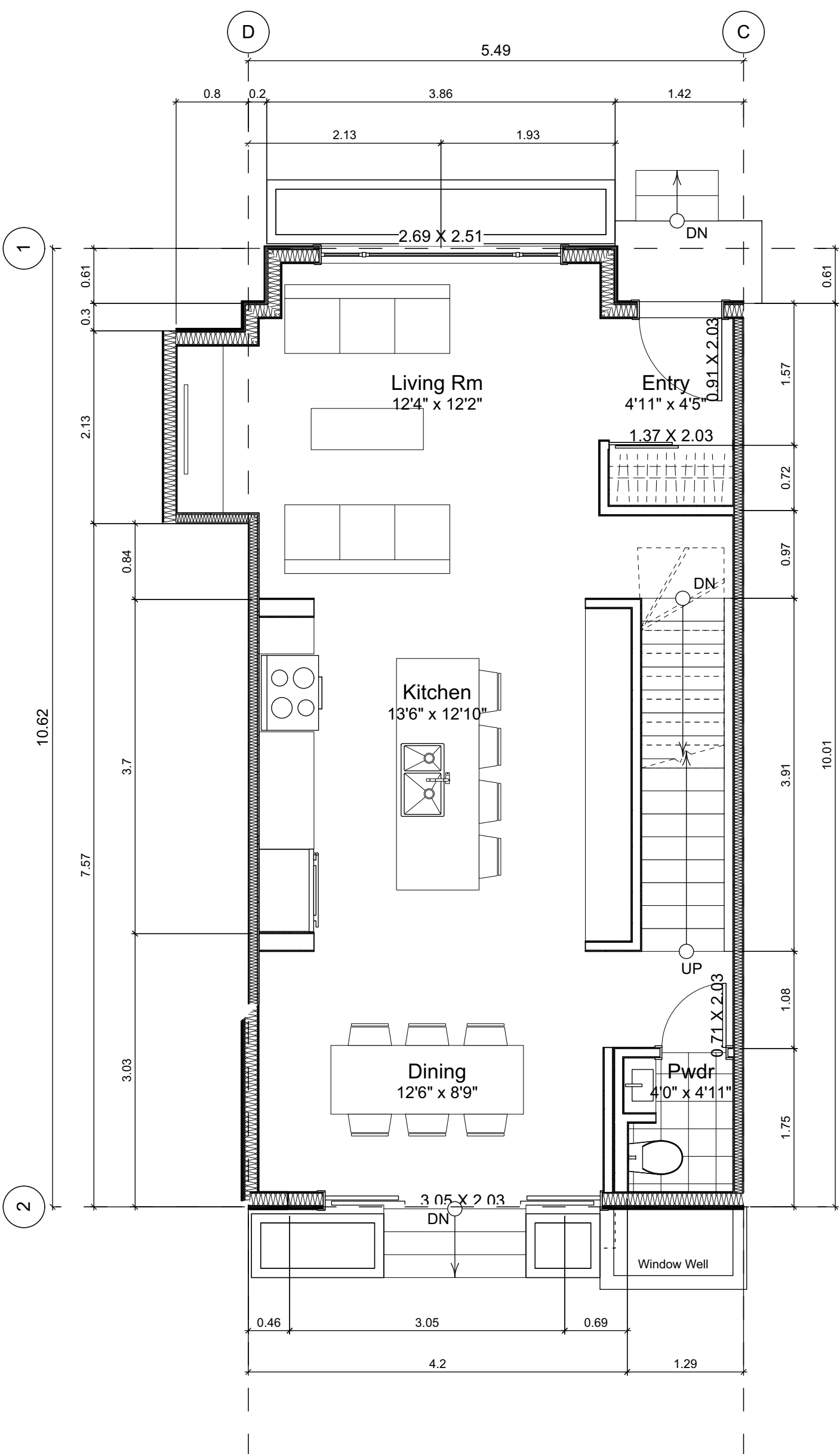
Plot Date: Nov 4, 2022

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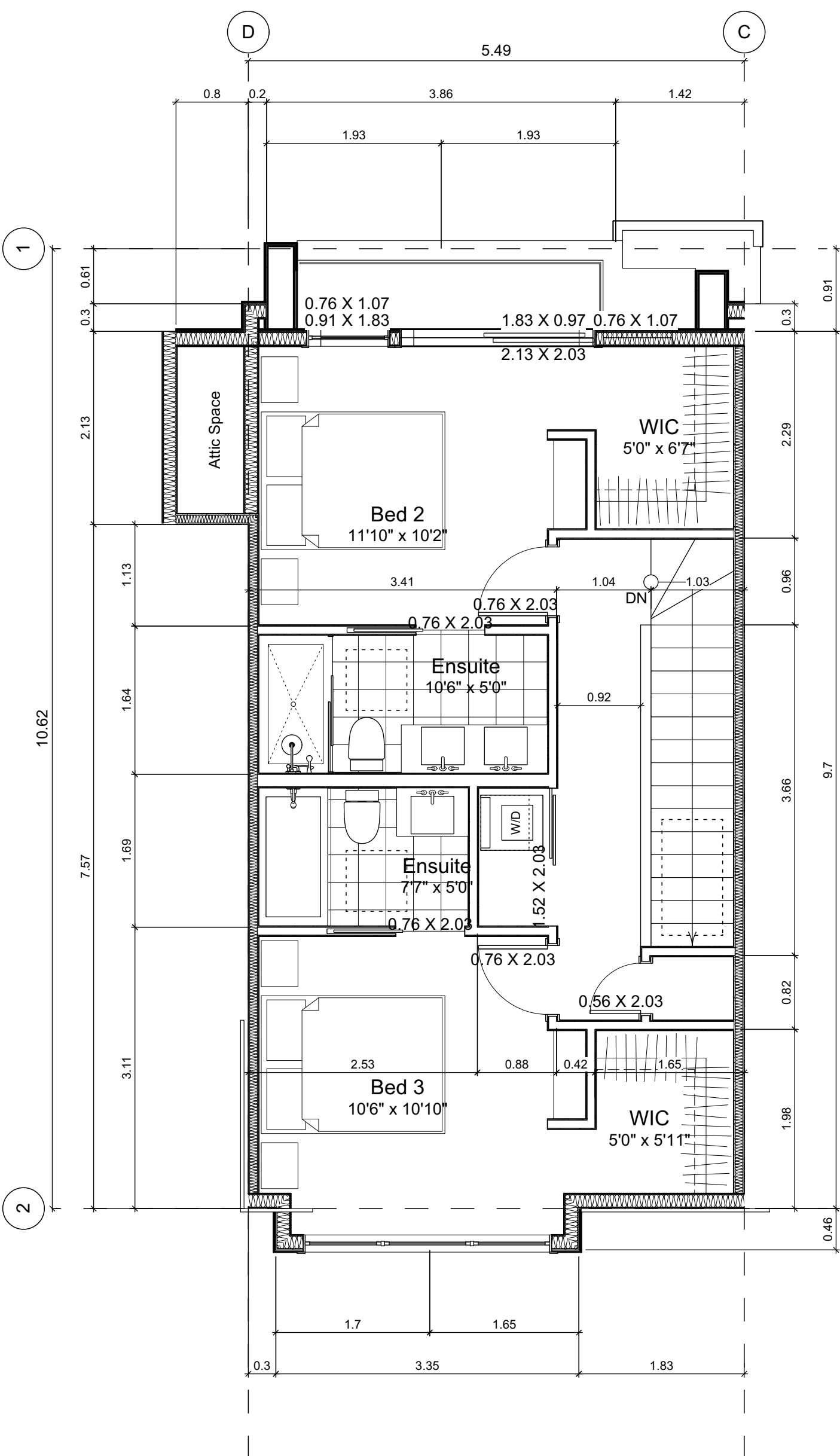
Sheet No:



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:
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Dimensions are to:
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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	621 sq ft	57.7 m2
Second Floor	589 sq ft	54.8 m2	572 sq ft	53.2 m2
Half Storey				
Totals:	1,844 sq ft	171.4 m2	1,193 sq ft	110.8 m2
Garage	172 sq ft	16.0 m2		4

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2022-11-14	Revised & Re-Issued for DP

Unit 7 Floor Plans

Project Name:

Fairfield-Kipling
Development

Civic: 1400 Fairfield Rd &
349 Kipling St

Legal:

PID:

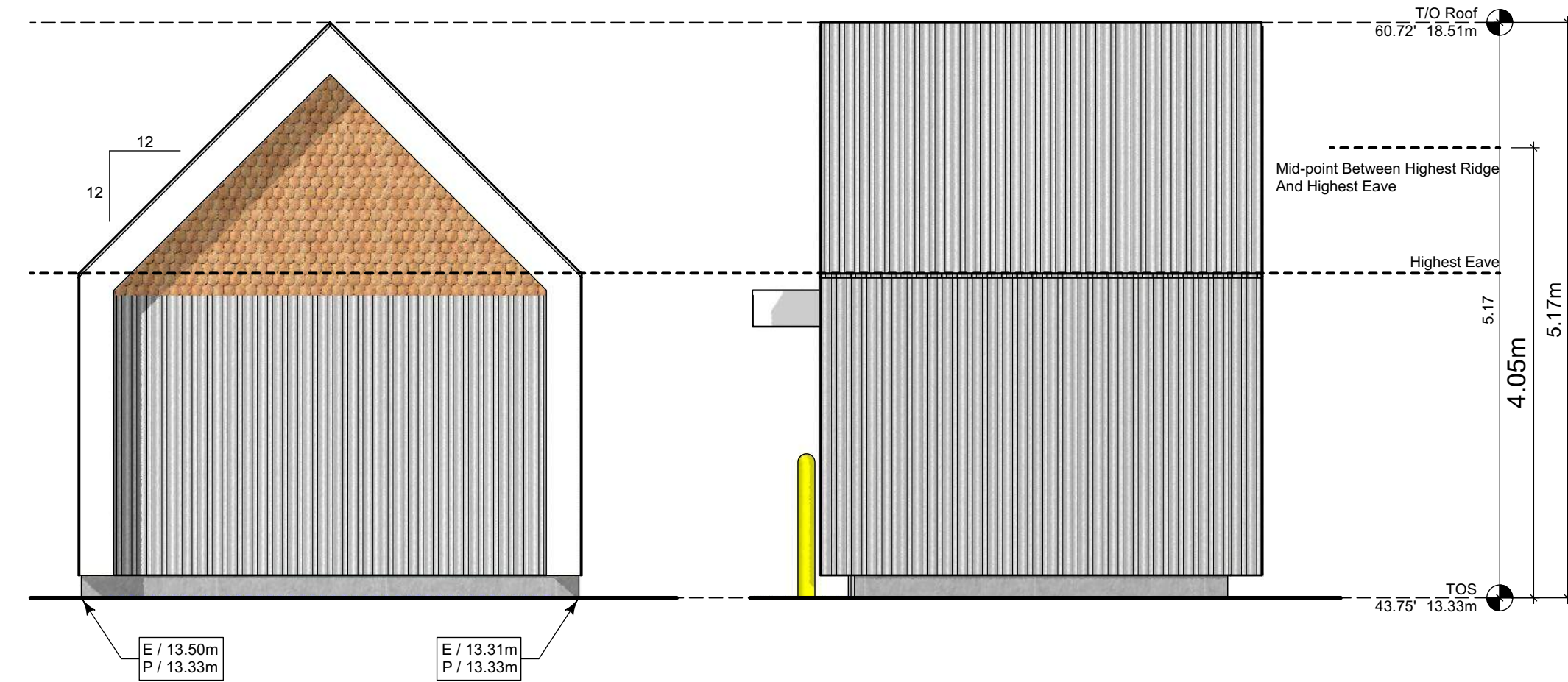
Project No: 19.015

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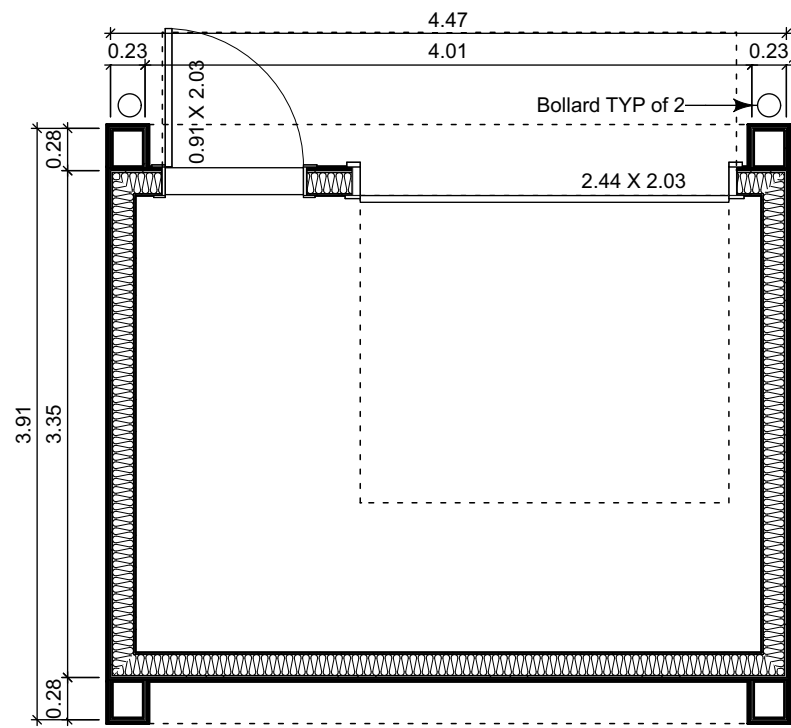
Plot Date: Nov 4, 2022

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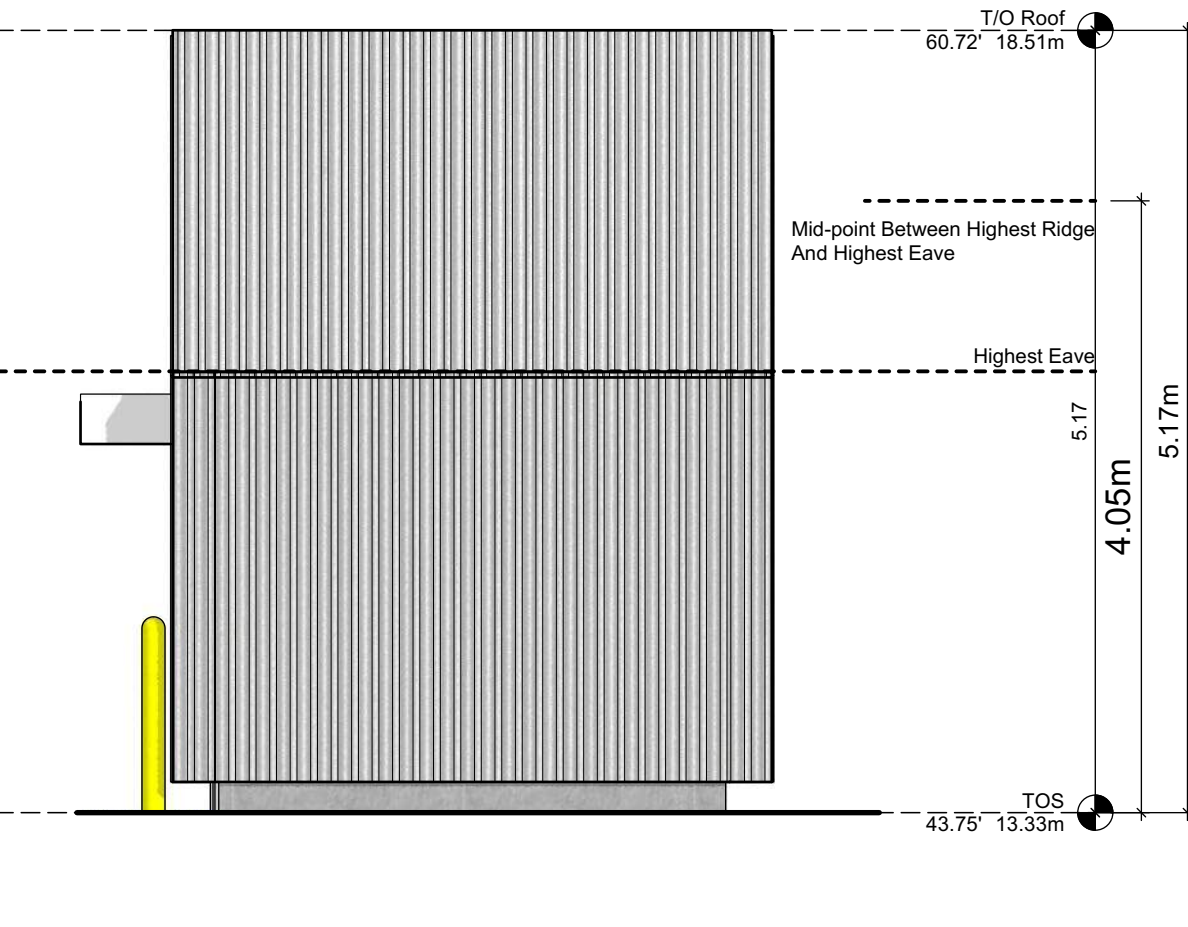
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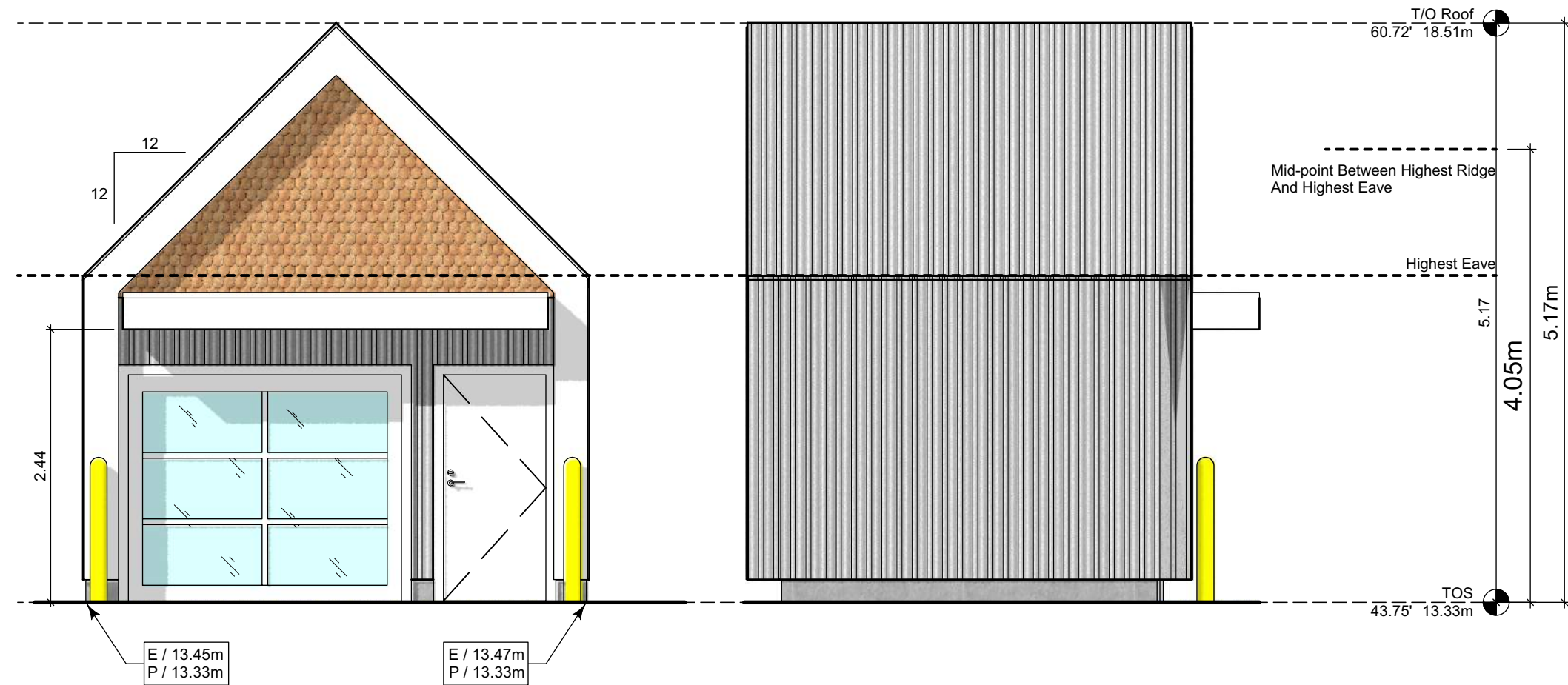
1.4 Rear Elevation
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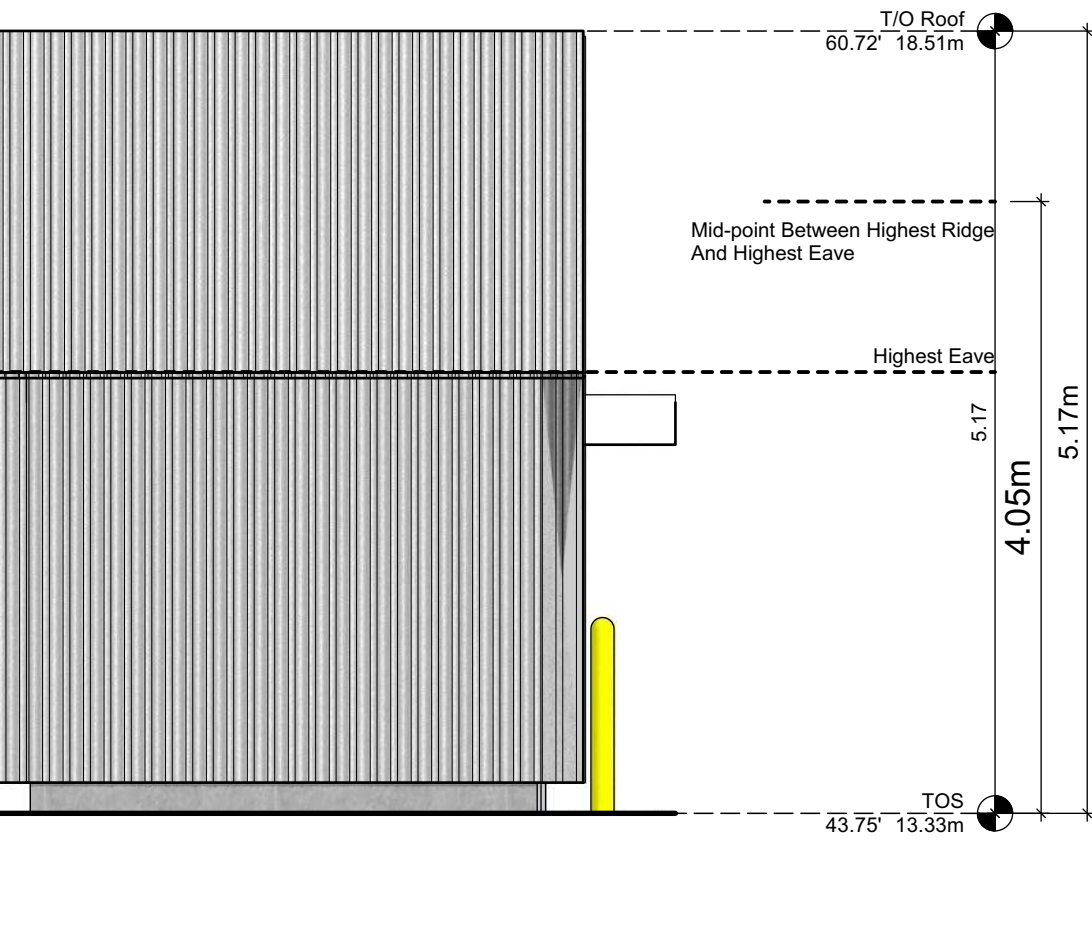
1.1 Refuse Floor Plan
Scale: 1:50



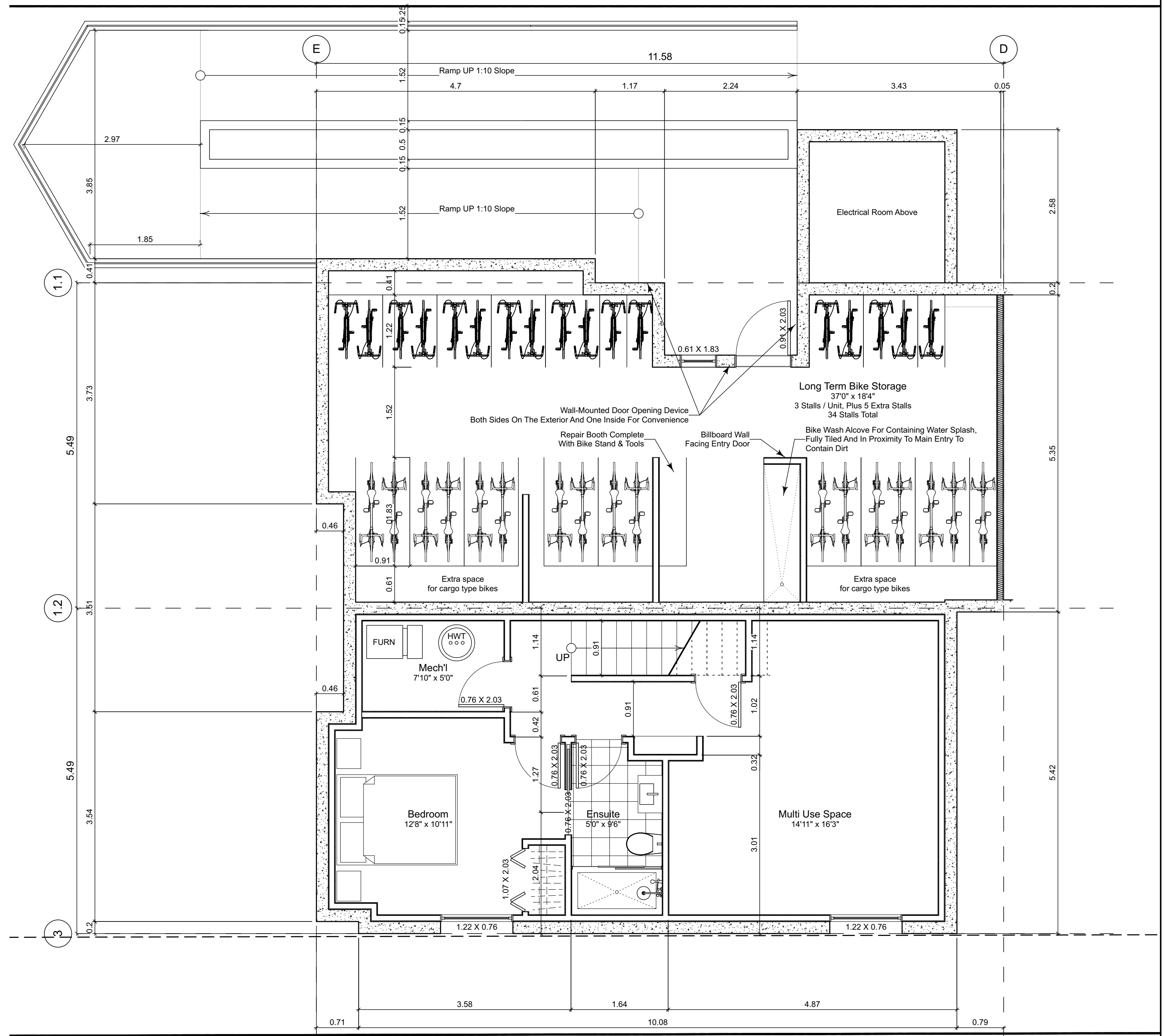
1.5 Left Elevation
Scale: 1:50



1.2 Front Elevation
Scale: 1:50



1.3 Right Elevation
Scale: 1:50



0 Basement Floor Plan
Scale: 1:50

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	613 sq ft	56.9 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	1,157 sq ft	107.5 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	691 sq ft	64.2 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	1,289 sq ft	119.8 m2 2
Garage	172 sq ft	16.0 m2		

Unit Plan Notes:

See Block plan for foundation plan.

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2022-11-04	Revised & Re-Issued for DP
2022-11-14	Revised & Re-Issued for DP

Unit 8 & 9 Floor Plans & Refuse Plans

Project Name:

**Fairfield-Kipling
Development**

Civic: 1400 Fairfield Rd &
349 Kipling St

Legal:

PID:

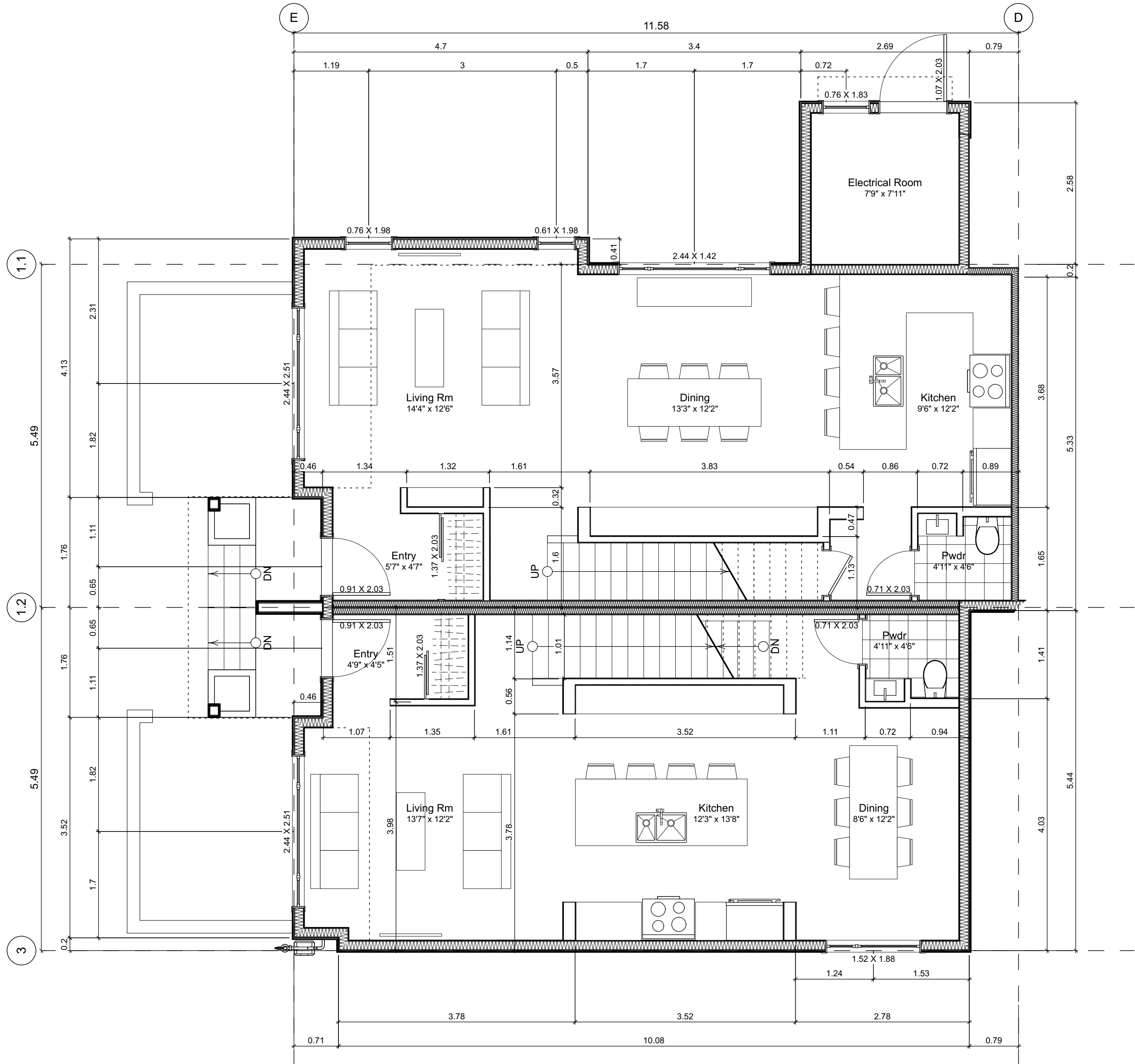
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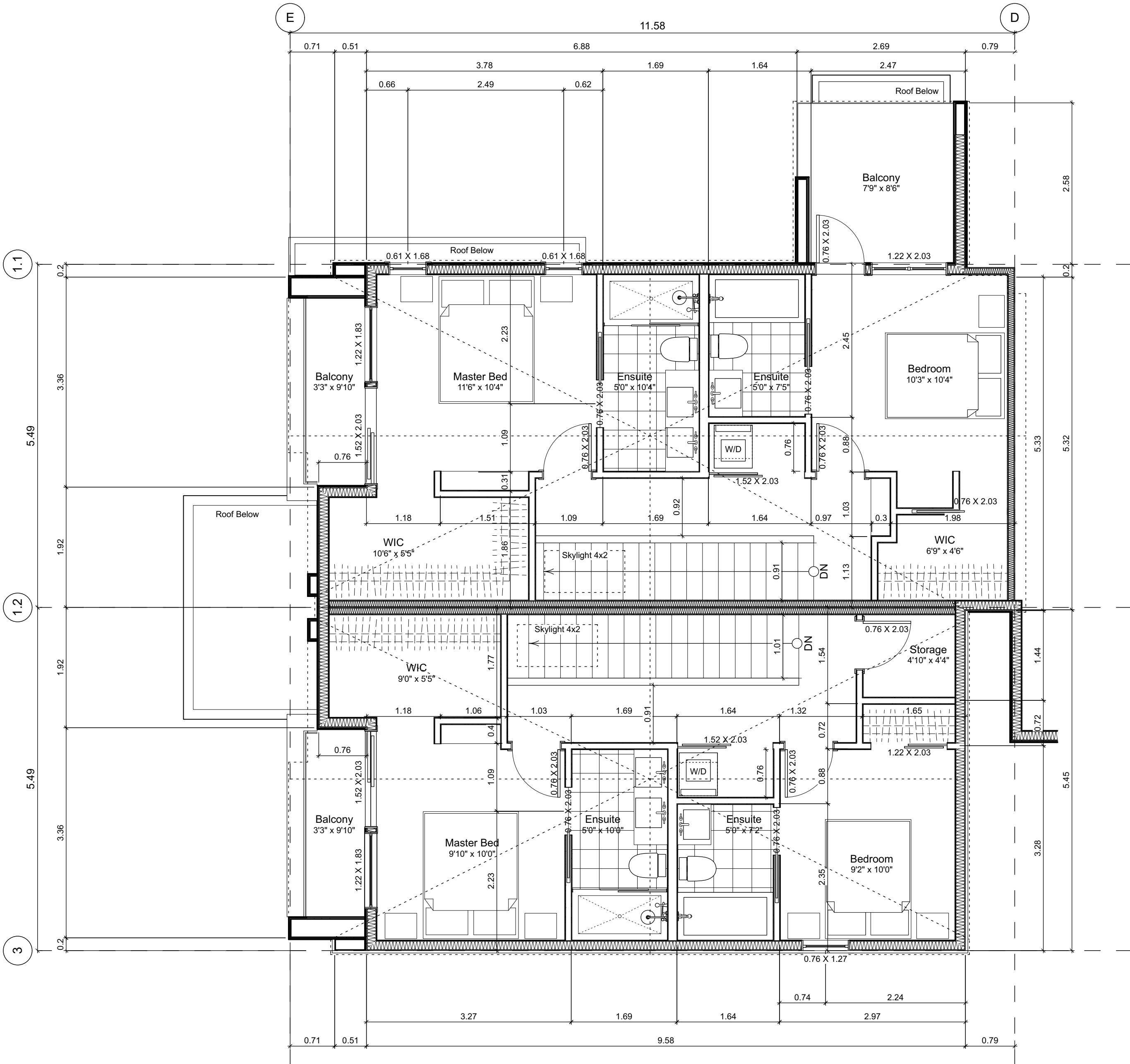
Plot Date: Nov 4, 2022

Scale: 1:50

Sheet No:



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:

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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	613 sq ft	56.9 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	1,157 sq ft	107.5 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	691 sq ft	64.2 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	1,289 sq ft	119.8 m2	2
Garage	172 sq ft	16.0 m2			

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2022-11-14	Revised & Re-issued for DP

Unit 8 & 9 Floor Plans

Project Name:

Fairfield-Kipling
Development

Civic: 1400 Fairfield Rd &
349 Kipling St

Legal:

PID:

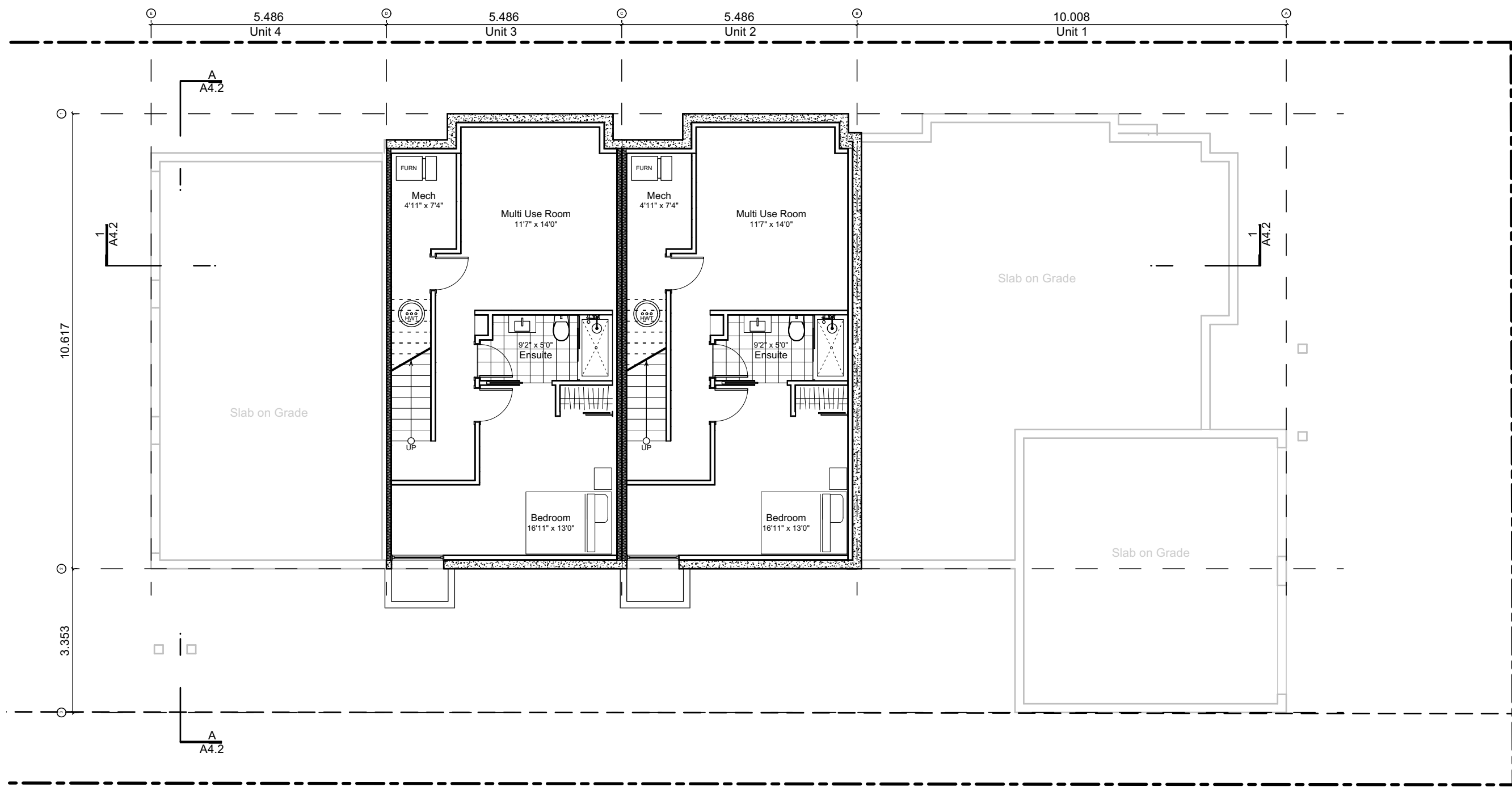
Project No: 19.015

Drawn By: SG/TD

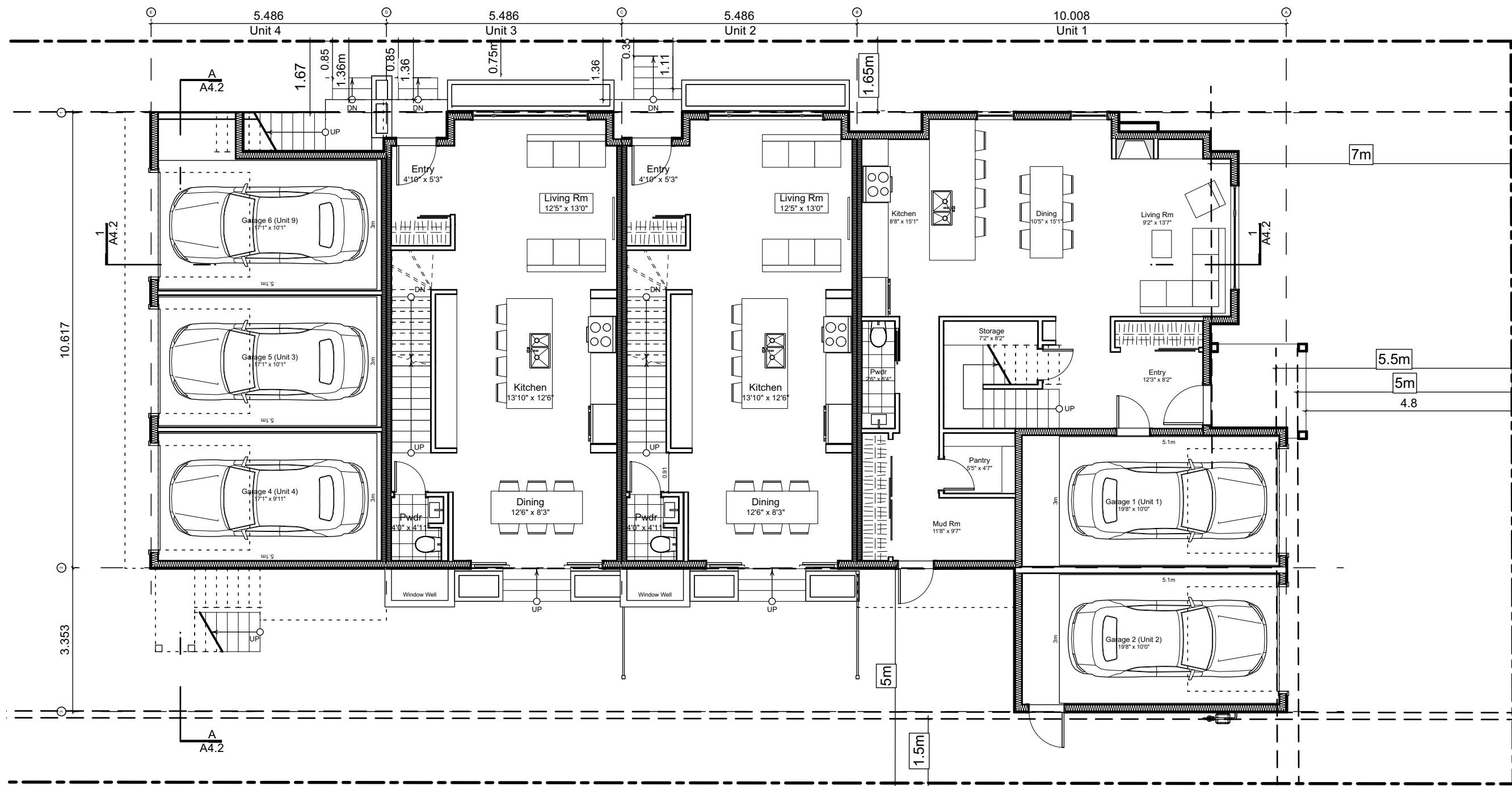
Plot Date: Nov 4, 2022

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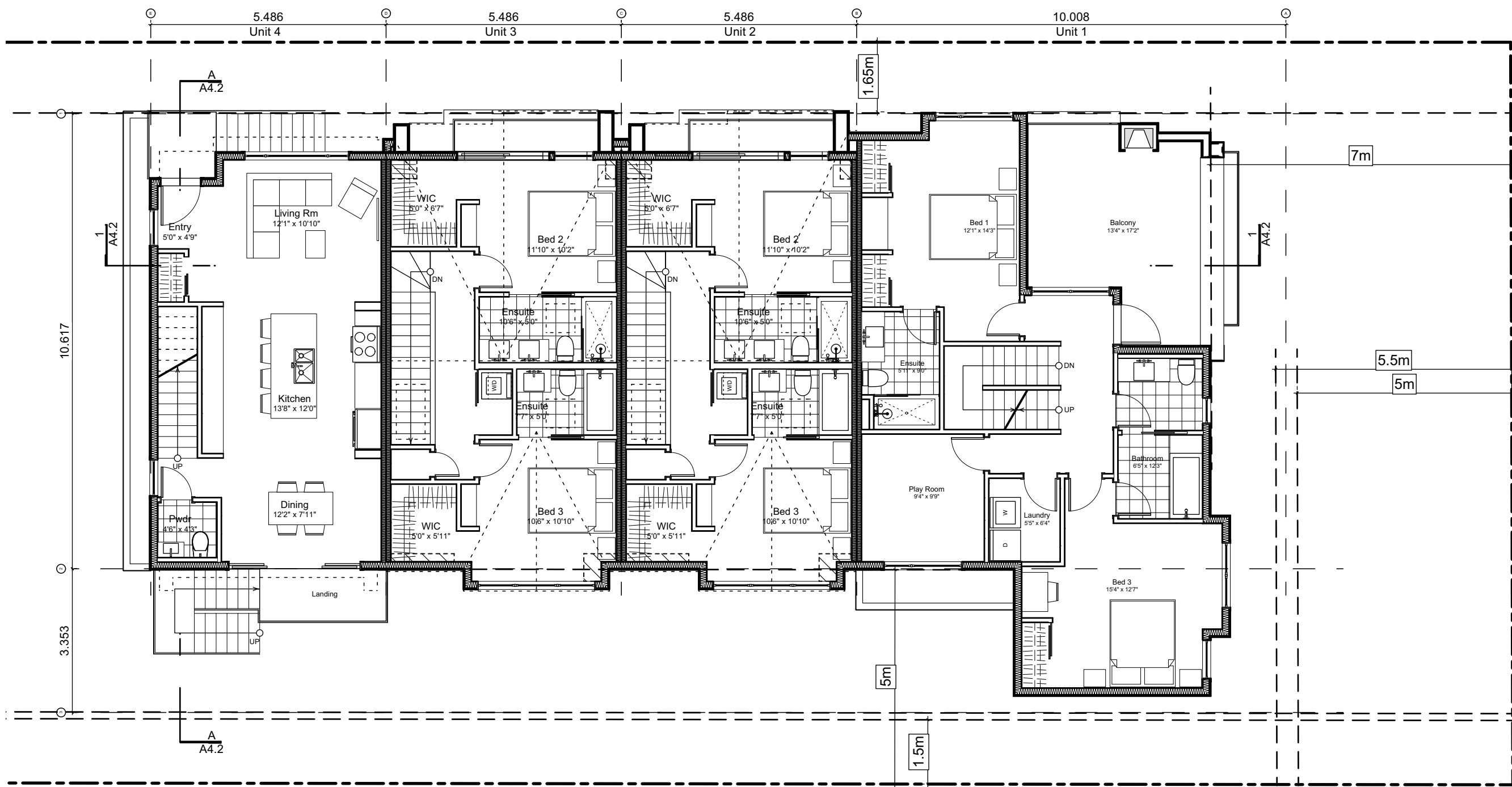
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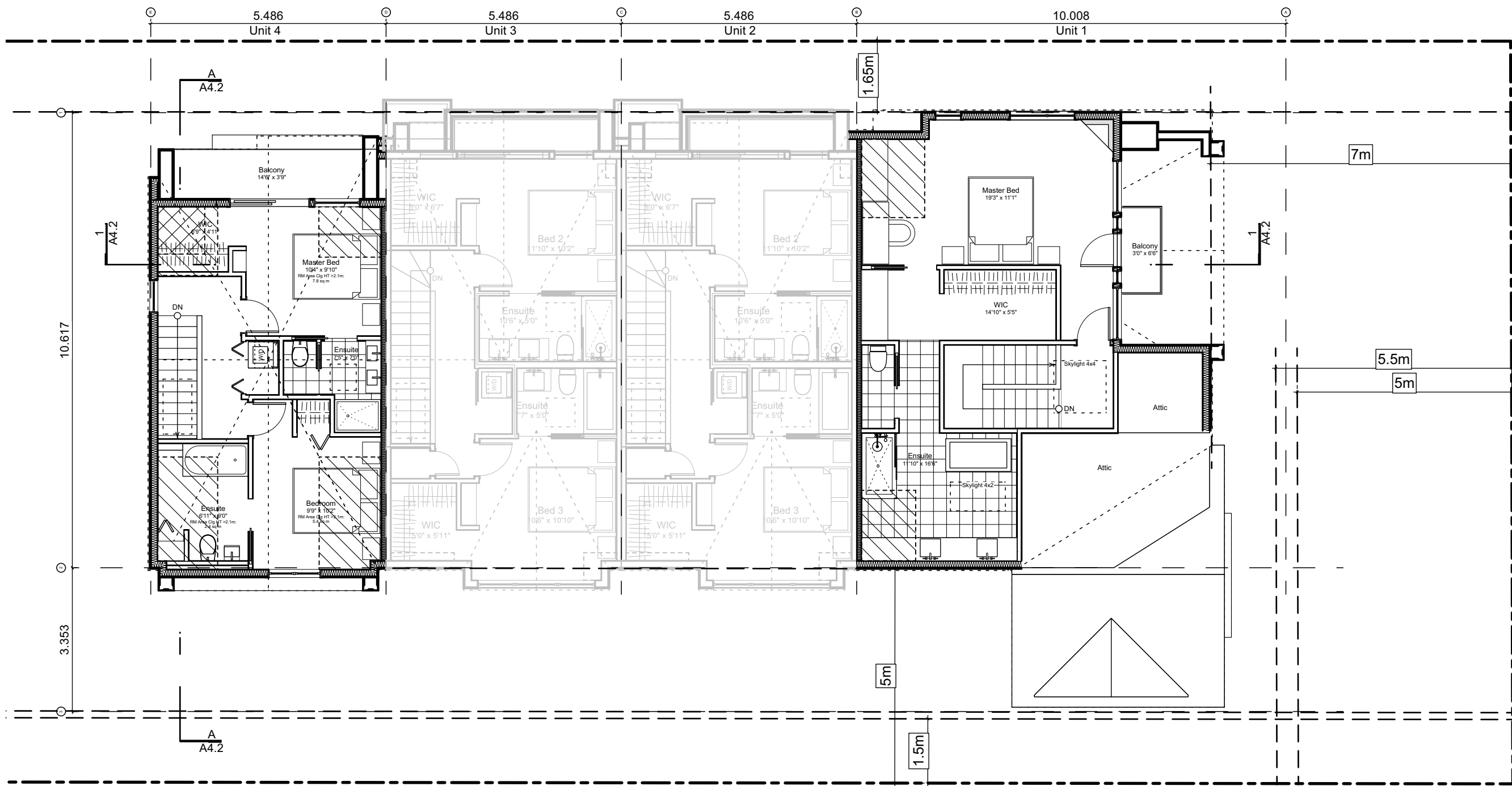
0 Basement Floor Plan
Scale: 1:100



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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Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 4, 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

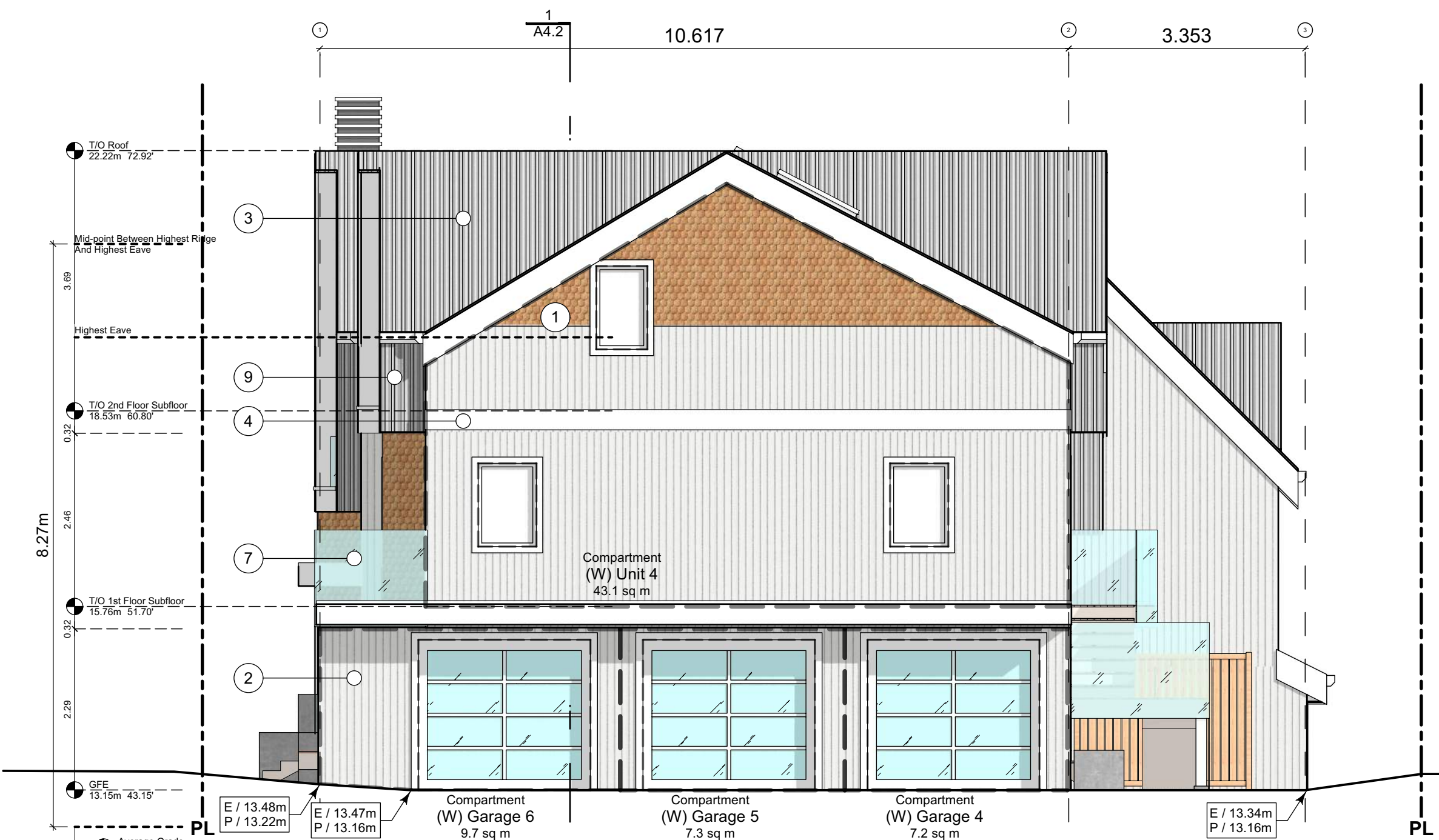
Exterior Materials

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

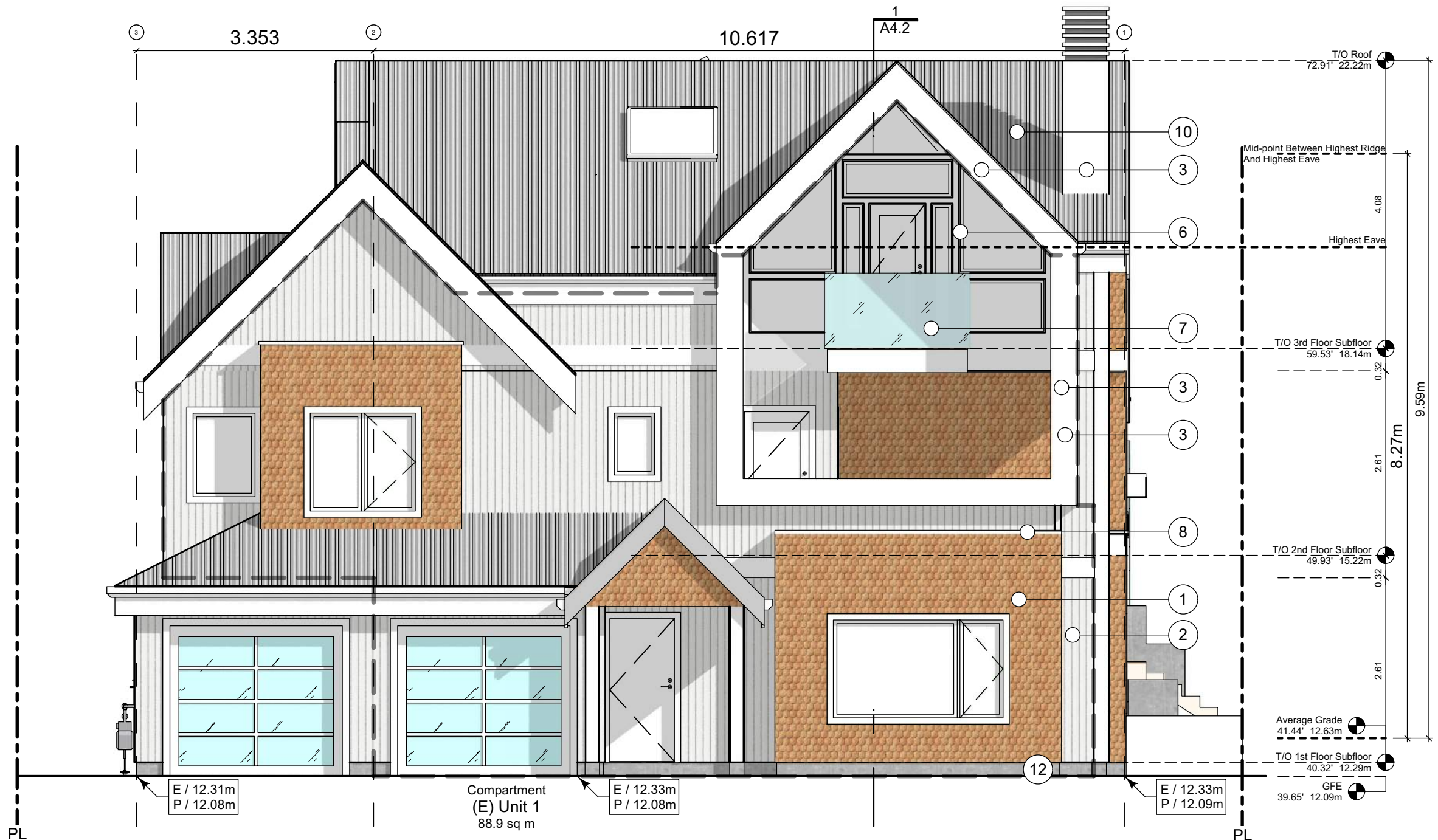
All Materials as noted or approved equal



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: Nov 4, 2022

Scale: 1:65

Sheet No:

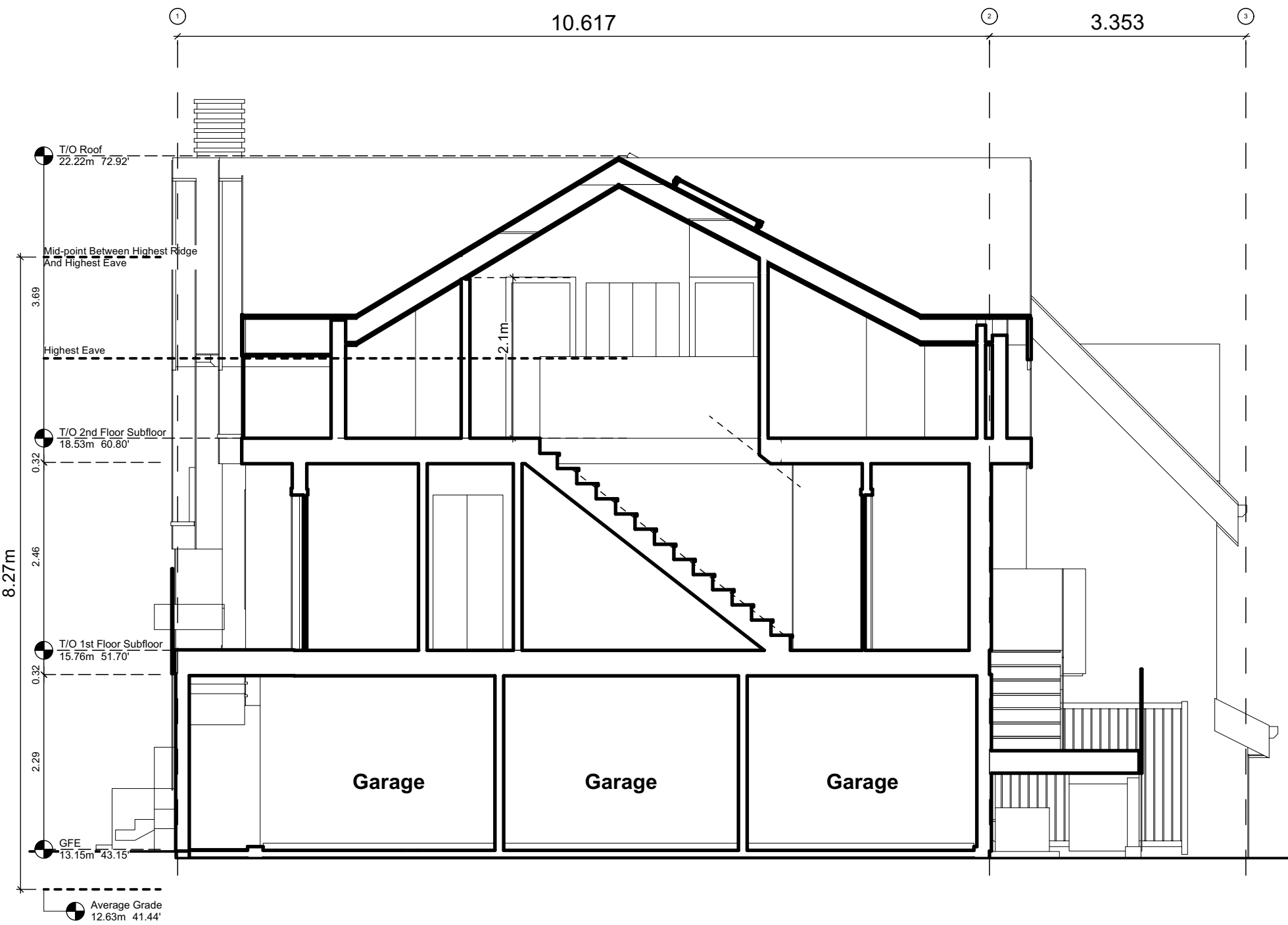
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No.	Description	
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2	Vertical Siding	Light Grey
3	Stucco	Acrylic, White
4	Cementitious Trims & Panels	White
5	Horizontal Cladding	Wood Grain
6	Window Frame	White
7	Glass Railing	Glass Guardrail with 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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Block 01
Elevations & Sections

Project Name:

Fairfield-Kipling
Development

Civic: 1400 Fairfield Rd &
349 Kipling St

Legal:

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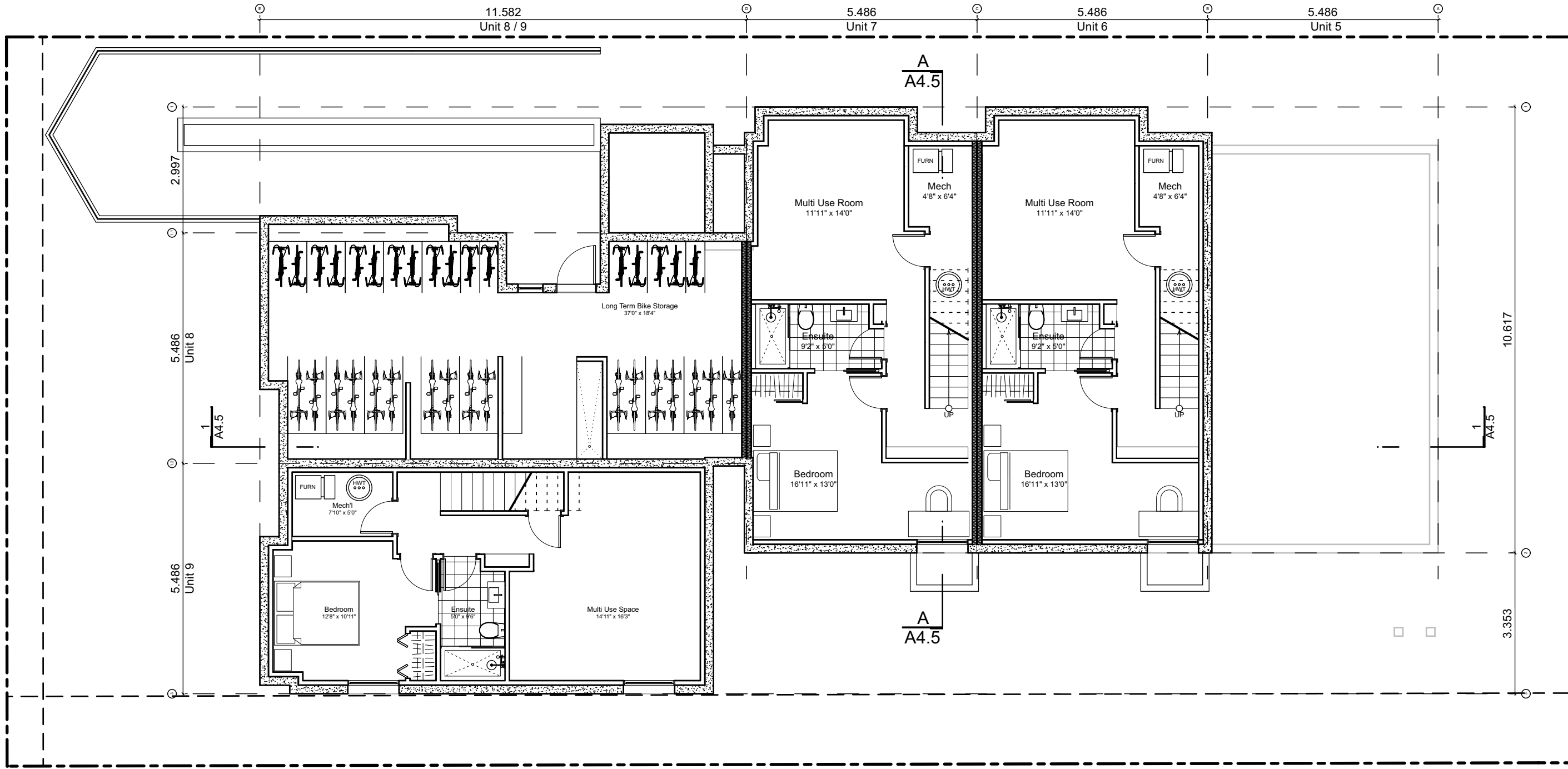
Project No: 19.015

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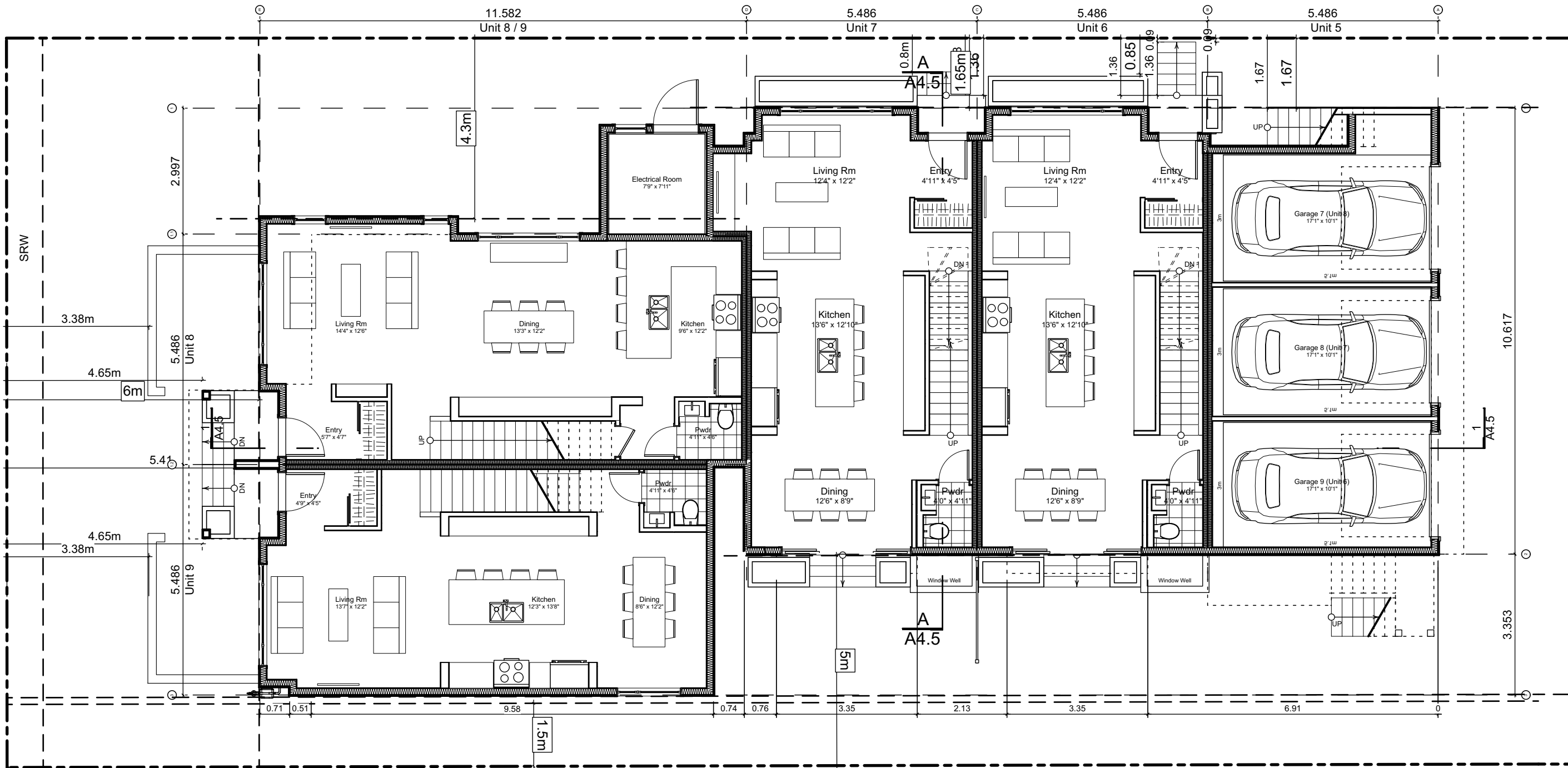
Plot Date: Nov 4, 2022

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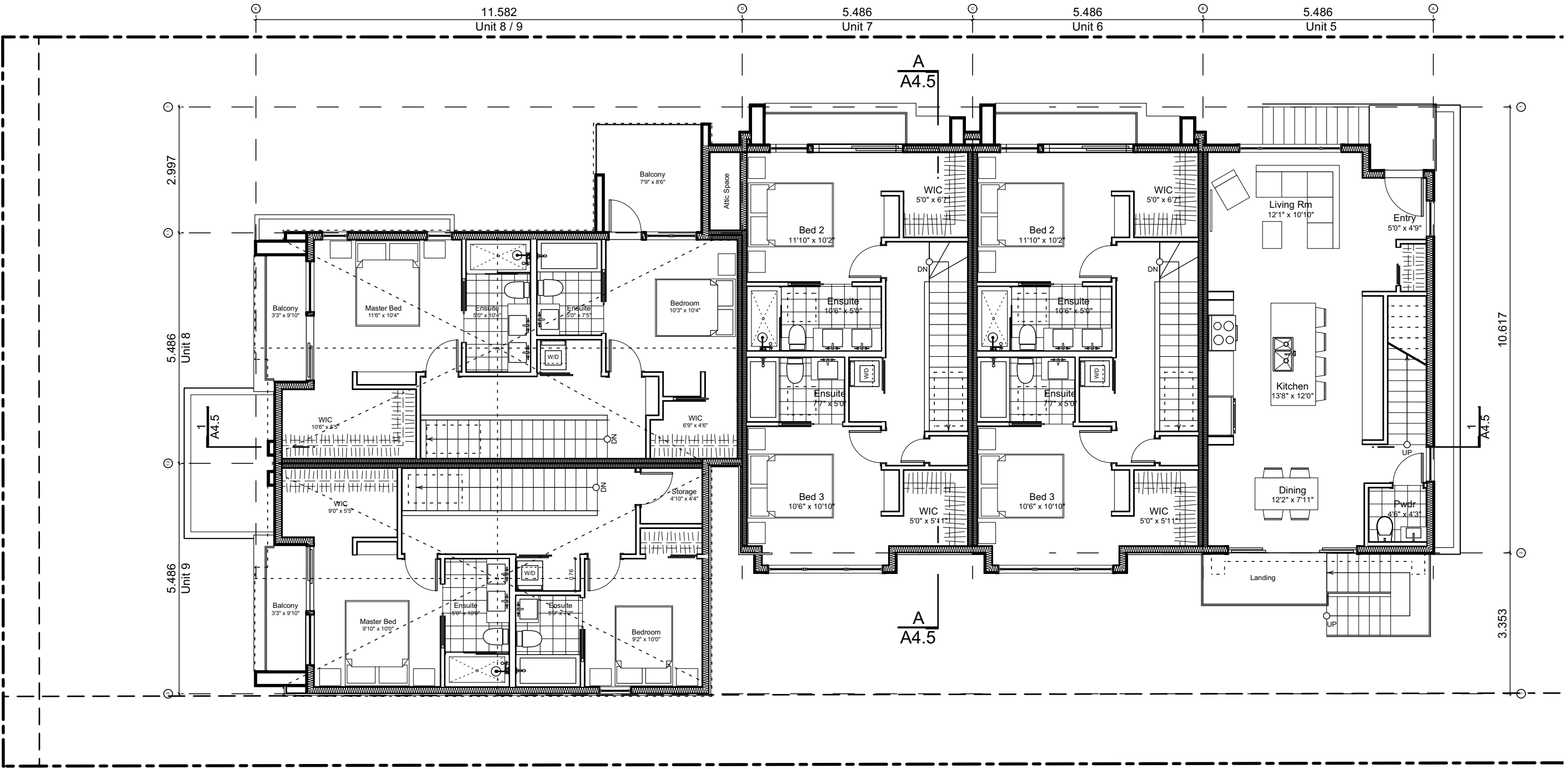
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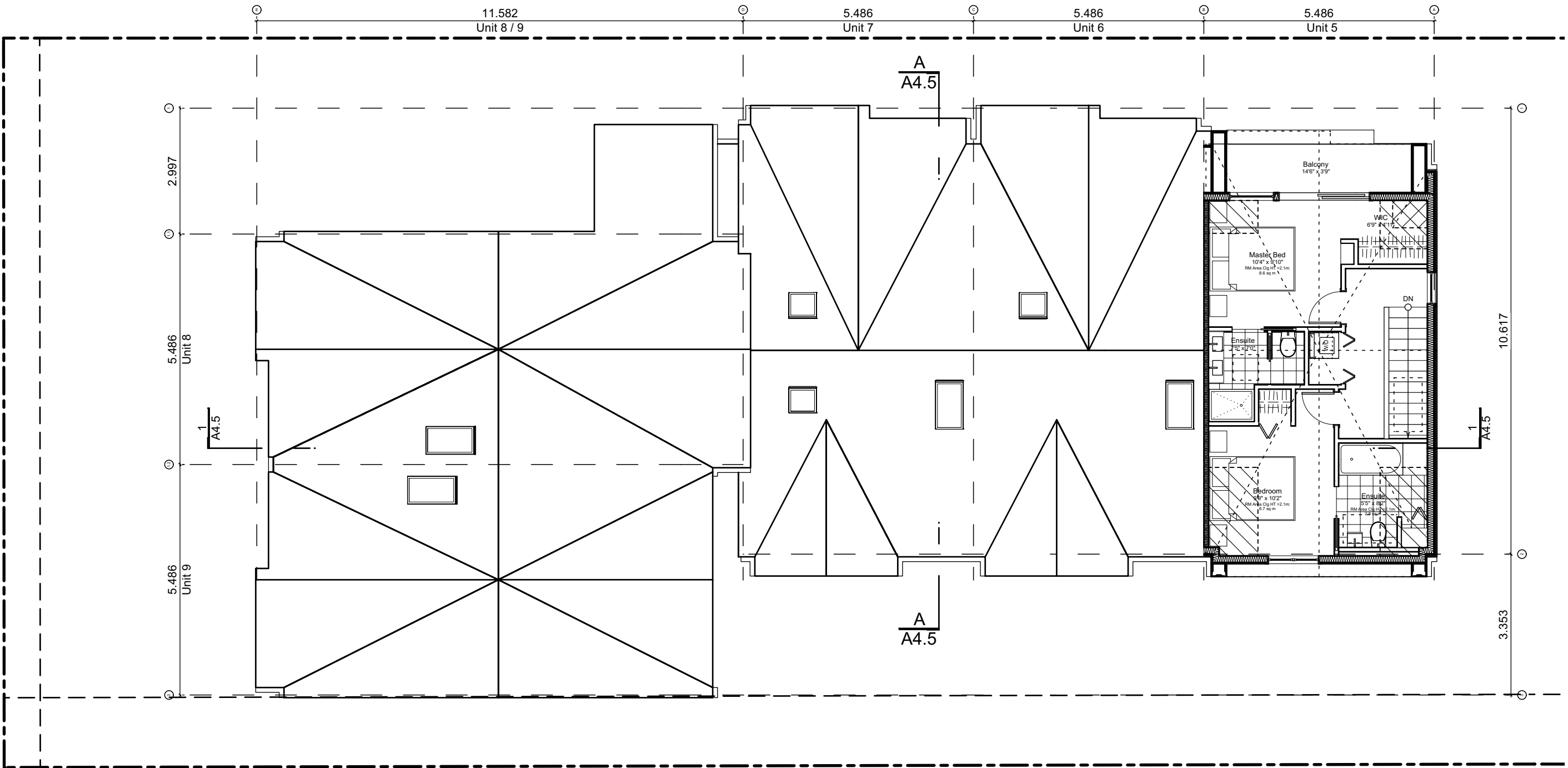
0 Basement Floor Plan
Scale: 1:100



1 Main Floor Plan
Scale: 1:100



2 Second Floor Plan
Scale: 1:100



3 Third Floor Plan (Half Storey)
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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Project Name:

Fairfield-Kipling
Development

Civic: 1400 Fairfield Rd &
349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 4, 2022

Scale: 1:100

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

No.	Description	
1	Wood Shingles	Cedar
2	Vertical Siding	Light Grey
3	Stucco	Acrylic, White
4	Cementious 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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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: Nov 4, 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: Nov 4, 2022

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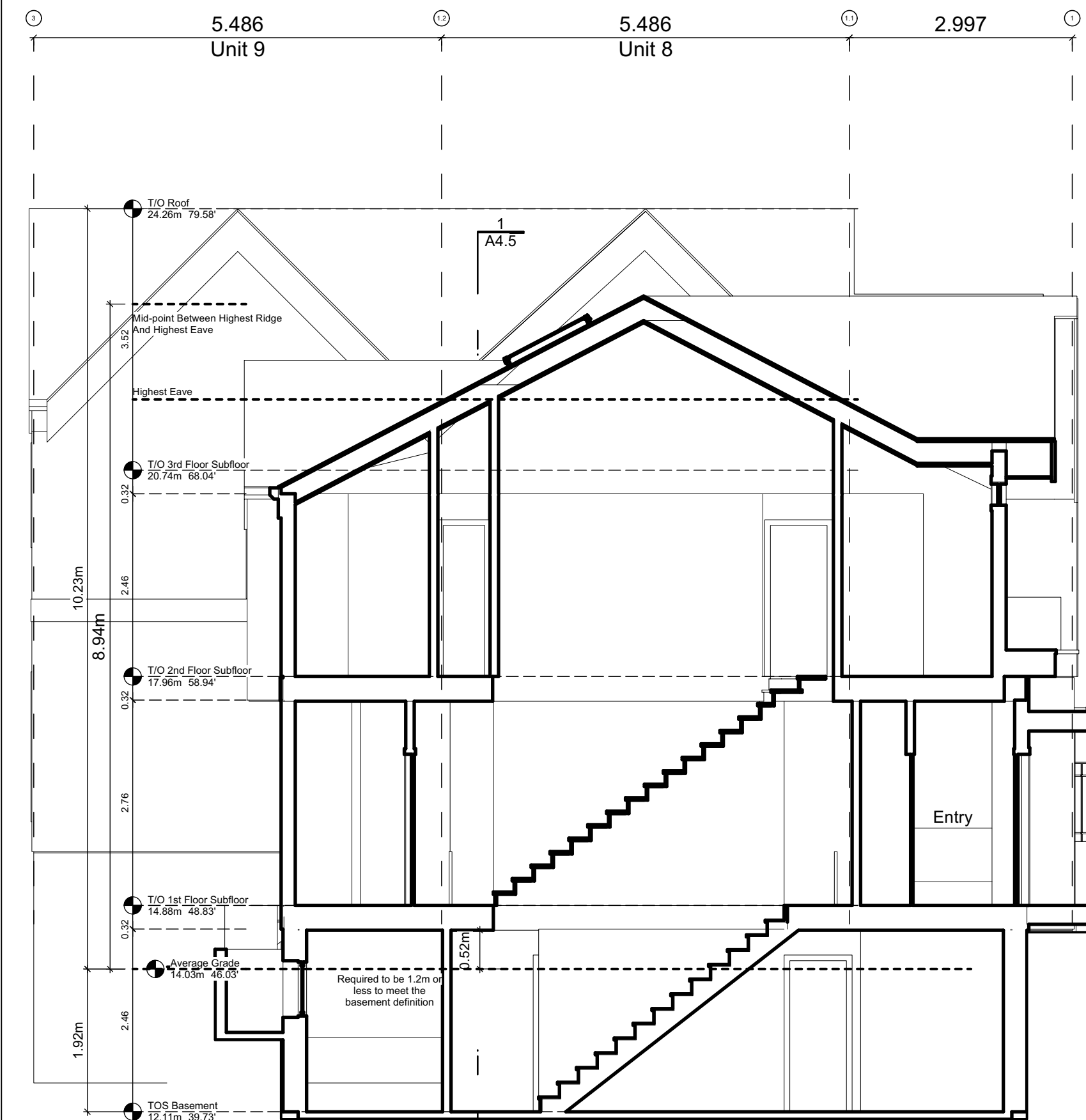
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No.	Description	
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2	Vertical Siding	Light Grey
3	Stucco	Acrylic, White
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8	Metal Cap Flashing	White
9	Metal Cladding	Standing Seam, White
10	Metal Roof	Standing Seam, White
11	Soffit	Wood Grain
12	Exposed Concrete	-
13	Skylight	-
14	Pergola	-
15	Gutter & Downspout	White

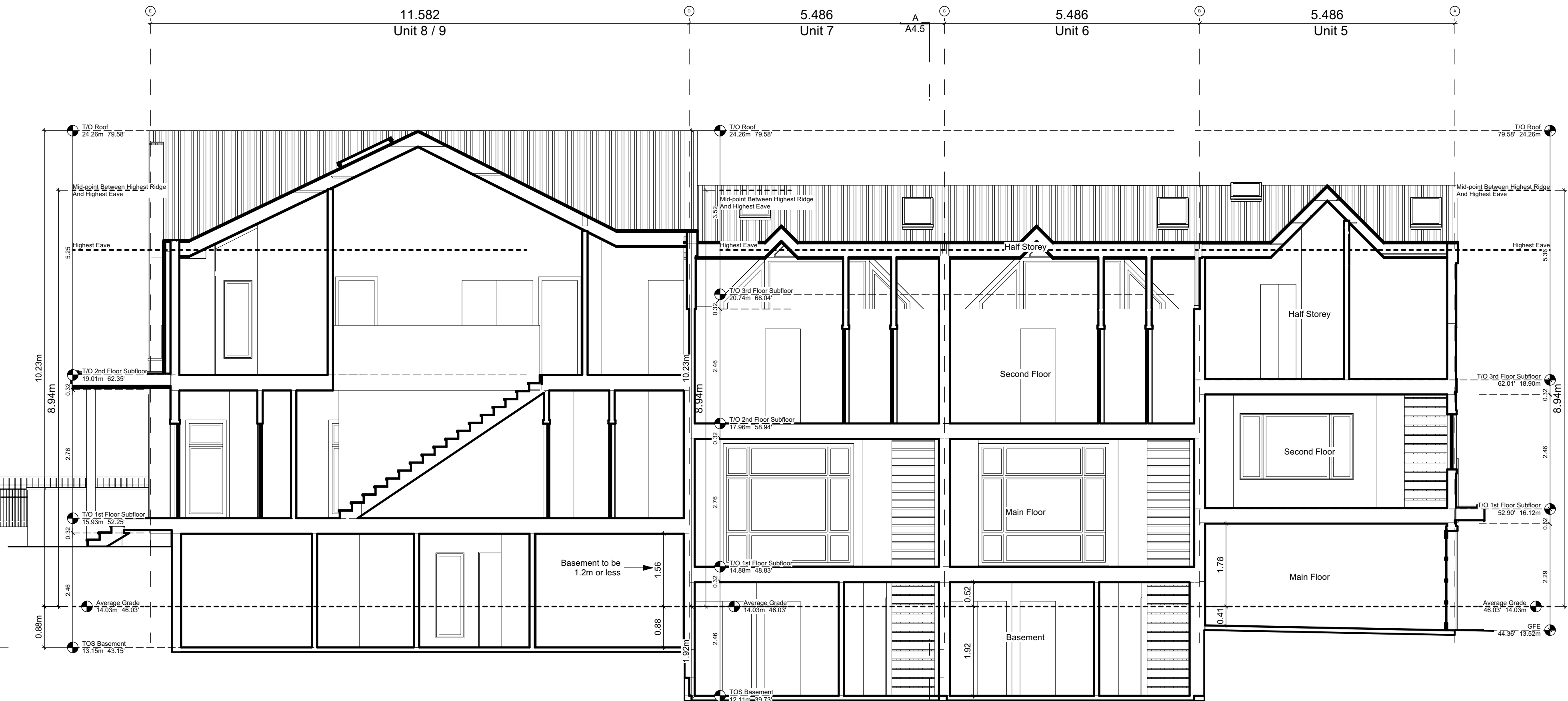
All Materials as noted or approved equal



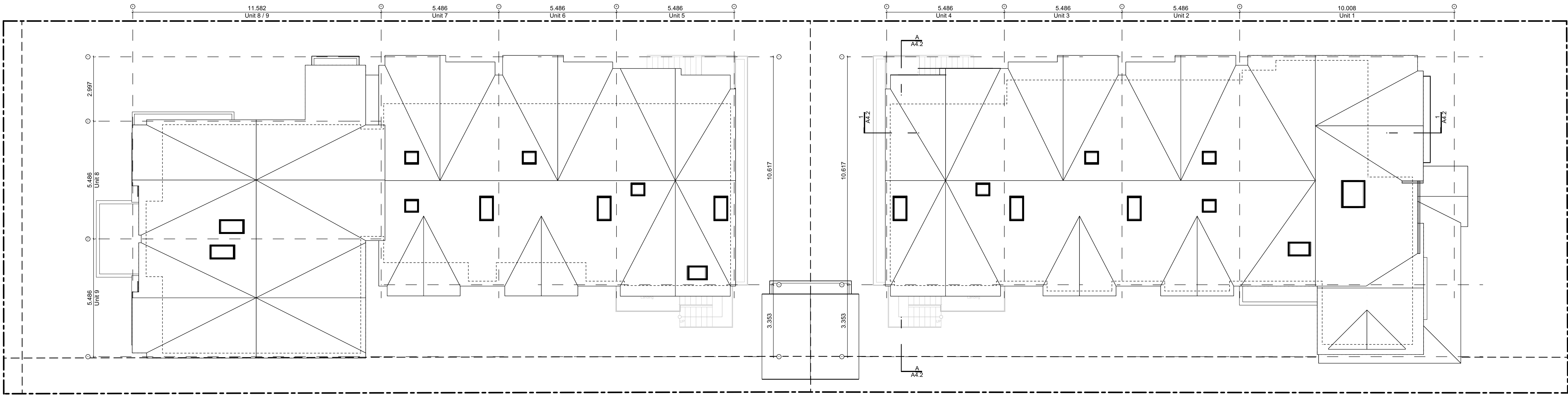
2 South Elevation
Scale: 1:65



A Block 2 Section
Scale: 1:65



1 Block 2 Section 1
Scale: 1:65



1 Site Roof Plan
Scale: 1:100

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Roof Plans

Project Name:

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Development

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Legal:

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Concept Renderings

Project Name:

Fairfield-Kipling
Development

Civic: 1400 Fairfield Rd &
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Legal:

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Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 4, 2022

Scale: NTS

Sheet No:

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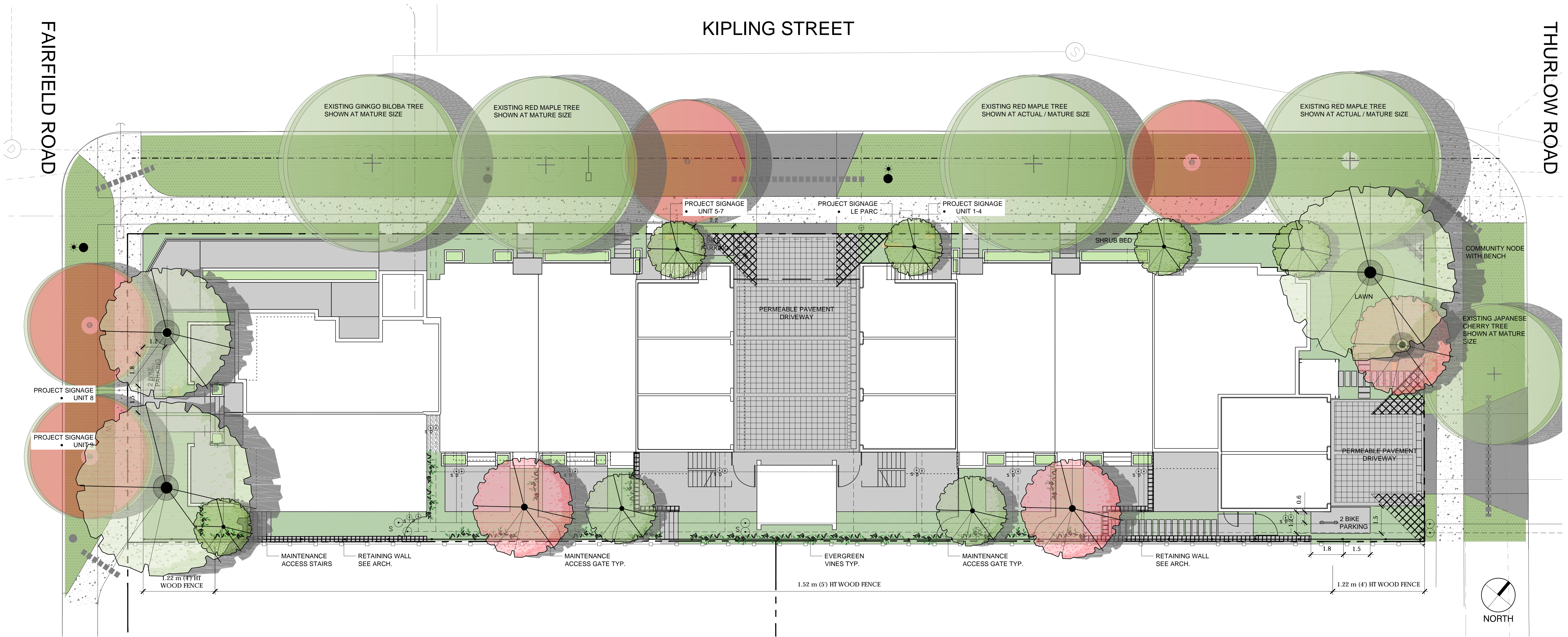
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Concept Renderings

Project Name:	
Fairfield-Kipling Development	
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Drawn By:	SG/TD
Plot Date:	Nov 4, 2022
Scale:	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

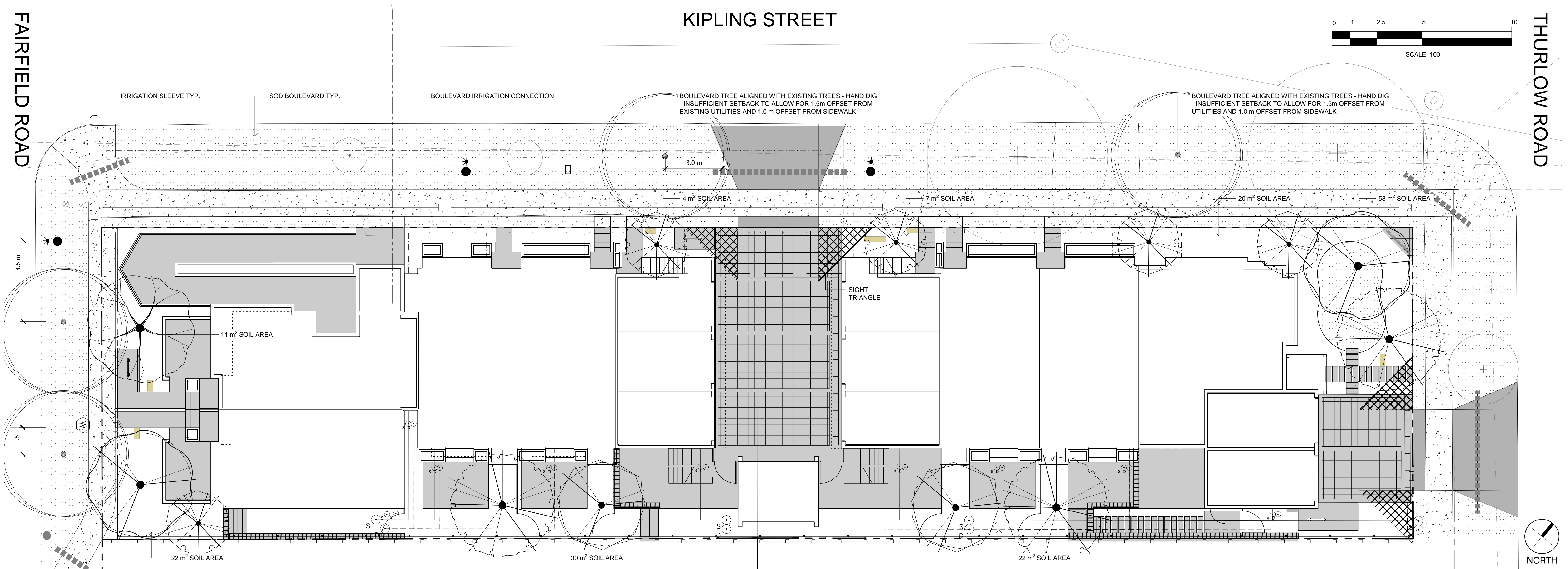
BOULEVARD IRRIGATION NOTES:

- 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

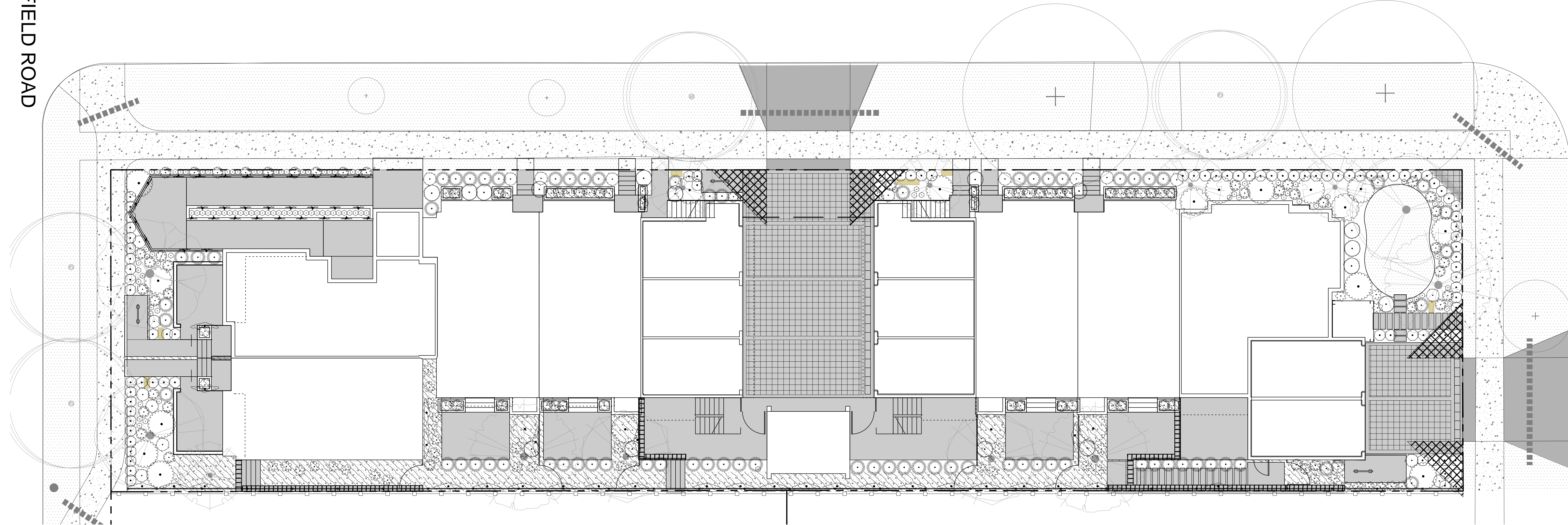
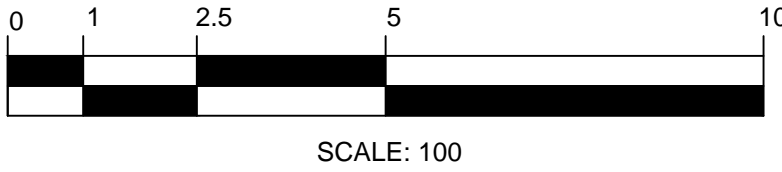
GARRY OAK

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	BRACHYLOTTIS 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

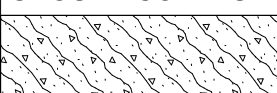


MEXICAN ORANGE



IRISH MOSS

PLANT SCHEDULE - GROUND COVER

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

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



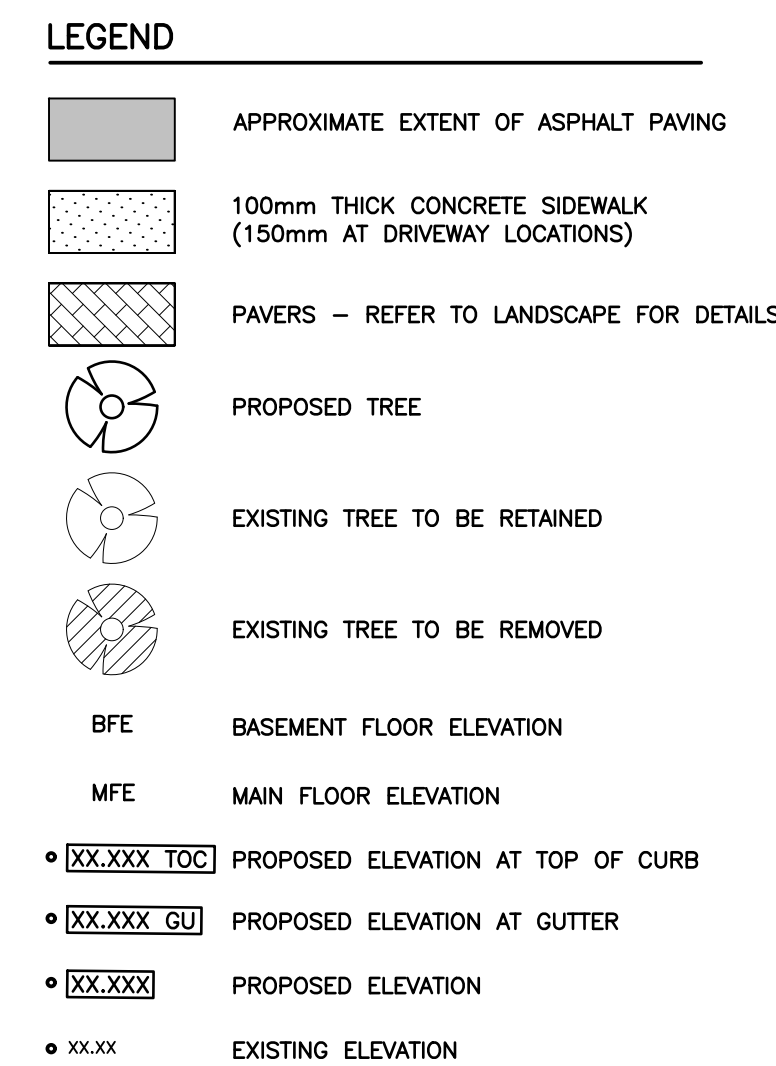
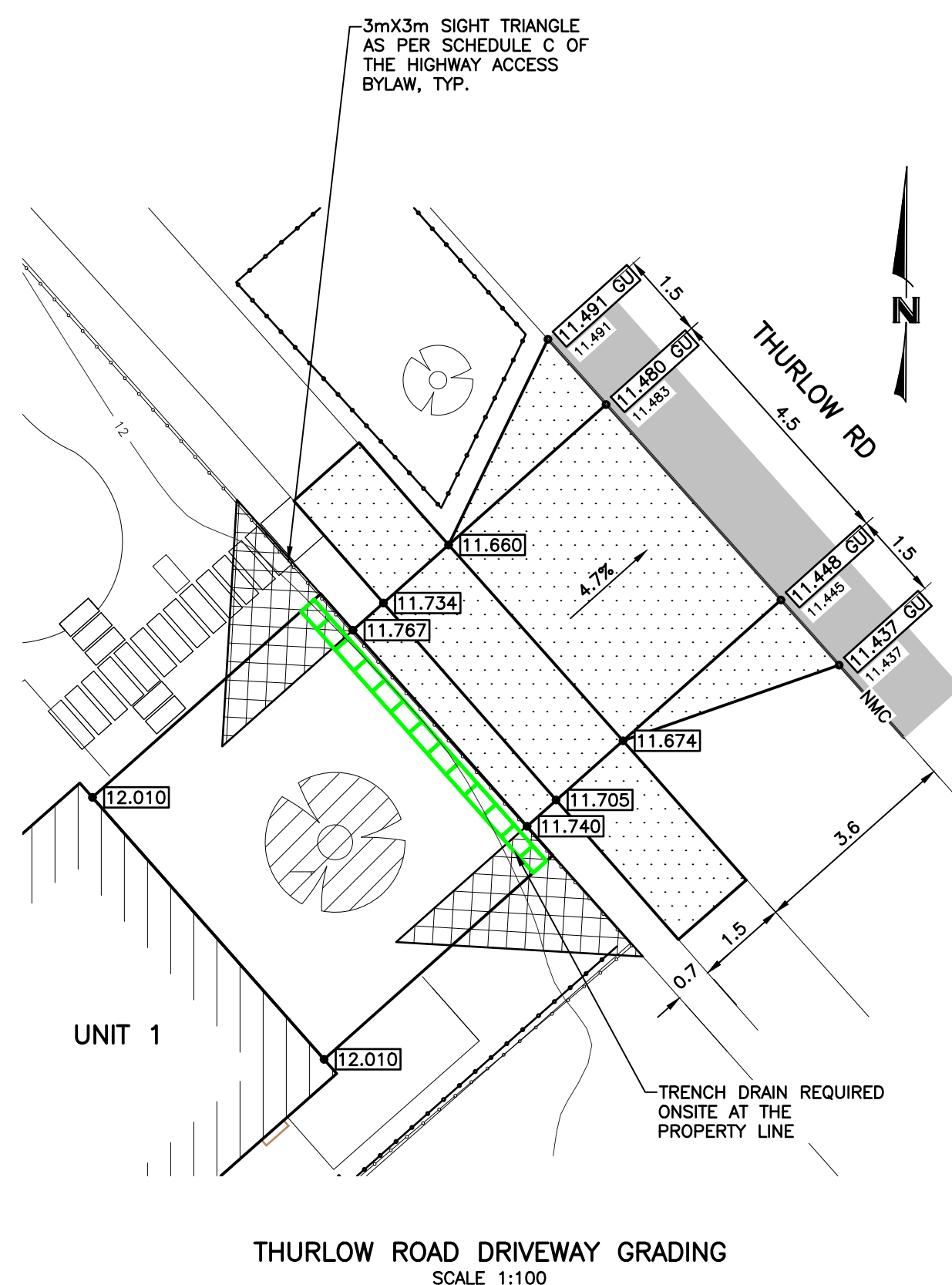
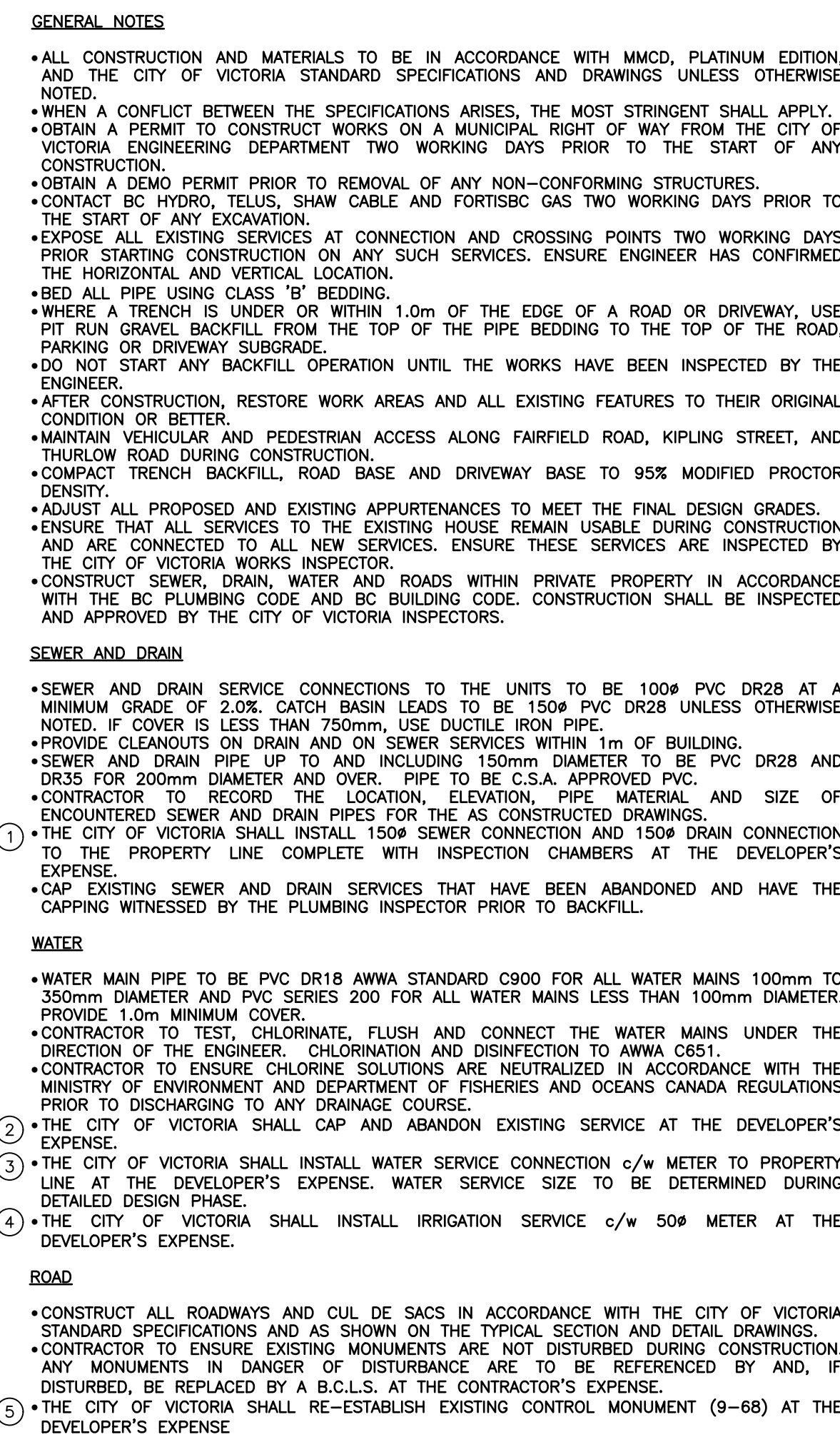
COMMUNITY BENCH



DAISY BUSH, LAVENDER COTTON, LAVENDER

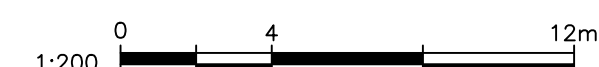



MAIDEN GRASS



LOCATION PLAN
N.T.S.

PROPOSED SUBDIVISION OF LOT 13 AND 35, BOTH ON
FAIRFIELD FARM ESTATE, PLAN VIP884, VICTORIA CITY.



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 DRAWN IY/NC/IK		 <div>WESTBROOK Consulting Ltd.</div> <p>#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3 Telephone: 250-391-8592 Facsimile: 250-391-8593</p>	PROJECT 1400 FAIRFIELD ROAD BREIA HOLDINGS LTD.		WESTBROOK PROJECT No. 3455	
	WATER — W	GAS — C	EXISTING U/G UTILITY —	MANHOLE —	HYDRANT —	MONUMENT —	5	REVISED AS PER LANDSCAPE DRAWING	220421	IY	CHECKED IK	GOVERNING AUTHORITY FILE No.		SHEET 1 OF 1 REV. 5		WESTBROOK DRAWING No. 3455-01 (DP)						
	SEWER — S	CURB — C	PROPOSED U/G UTILITY —	CLEANOUT —	VALVE —	LOT PIN —	4	HYDRO REVISIONS	220228	JR/IK	DATE OCTOBER 2019											
	DRAIN — D	SIDEWALK — S/W	LIGHT STANDARD —	CATCHBASIN —	METER —	LEAD PLUG —	3	SITE PLAN REVISION	210707	IK/NC	B.M. 9-68											
	DITCH —	EDGE PAVE. —	POWER POLE —	ROAD SIGN —	REDUCER —		2	ARCHITECTURAL REVISION	201001	IK	ELEV. 15.742											
	CULVERT —	BUSHLINE —	ANCHOR —				1	REVISED AS PER COV COMMENTS	200513	IY/IK	SCALE Horz. 1:200											
	HEADWALL —	TREE —					No.	DESCRIPTION	DATE	SIGN	Vert.											
													SHEET 1 OF 1 REV. 5		WESTBROOK PROJECT No. 3455							
													SHEET 1 OF 1 REV. 5		GOVERNING AUTHORITY FILE No.							
													SHEET 1 OF 1 REV. 5		WESTBROOK DRAWING No. 3455-01 (DP)							