



# Le PARC

## FAIRFIELD-KIPLING

### 8 UNIT TOWN HOME DEVELOPMENT

1400 Fairfield Rd and 349 Kipling St, Victoria, BC

**Revisions**  
 Bubbled areas indicate revisions compared to the previously submitted plans  
**Received Date:**  
**May 26, 2020**

**List of DP Revisions**

No.	Comment
1	Basement Suite
2	Bike Parking
3	Block 1 Grade Calculations
4	Eave dimension
5	Juliette Revised
6	Landscape Changes
7	Long term bike storage
8	Pwdr room revised
9	Separate Entrance
10	Stair greater than 0.6m
11	Street Light TYP of 3
12	Zoning reconciliation

**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 No. of Stories	1:100
A2.3	Graphical Lot Coverage & Open Site Space	(1:120) 1" = 10'-0"
A3.1	Unit A1 Floor Plans Unit 7	1:50
A3.2	Unit A2 Floor Plans Unit 8	1:50
A3.3	Unit B1 Floor Plans	1:50
A3.4	Unit B2 Floor Plans Unit 1	1:50
A3.5	Unit B3 Floor Plans Unit 6	1:50
A4.0	Block 01 Floor Plans	1:65
A4.1	Block 01 Floor Plans	1:65
A4.2	Block 01 Elevations	1:65
A4.3	Block 01 Elevations	1:65
A4.4	Block 02 Floor Plans	1:65
A4.5	Block 02 Elevations	1:65
A4.6	Block 01 & 02 Sections	1:65
A5.0	Building Assemblies	NTS
A6.0	Concept Renderings	NTS
A6.1	Concept Renderings	NTS
26	Sheets in Set	

**Team of Consultants**

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Seal

Issued	Issued for DP
2019-06-19	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

Project Name:

**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:  
 PID:  
 Project No: 19.015  
 Drawn By: SG/TD  
 Plot Date: May 25, 2020  
 Scale: NTS  
 Sheet No:

**A1.0**

Cover Sheet

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Survey Plan

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Project No: 19.015

Drawn By: SG/TD

Plot Date: May 25, 2020

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

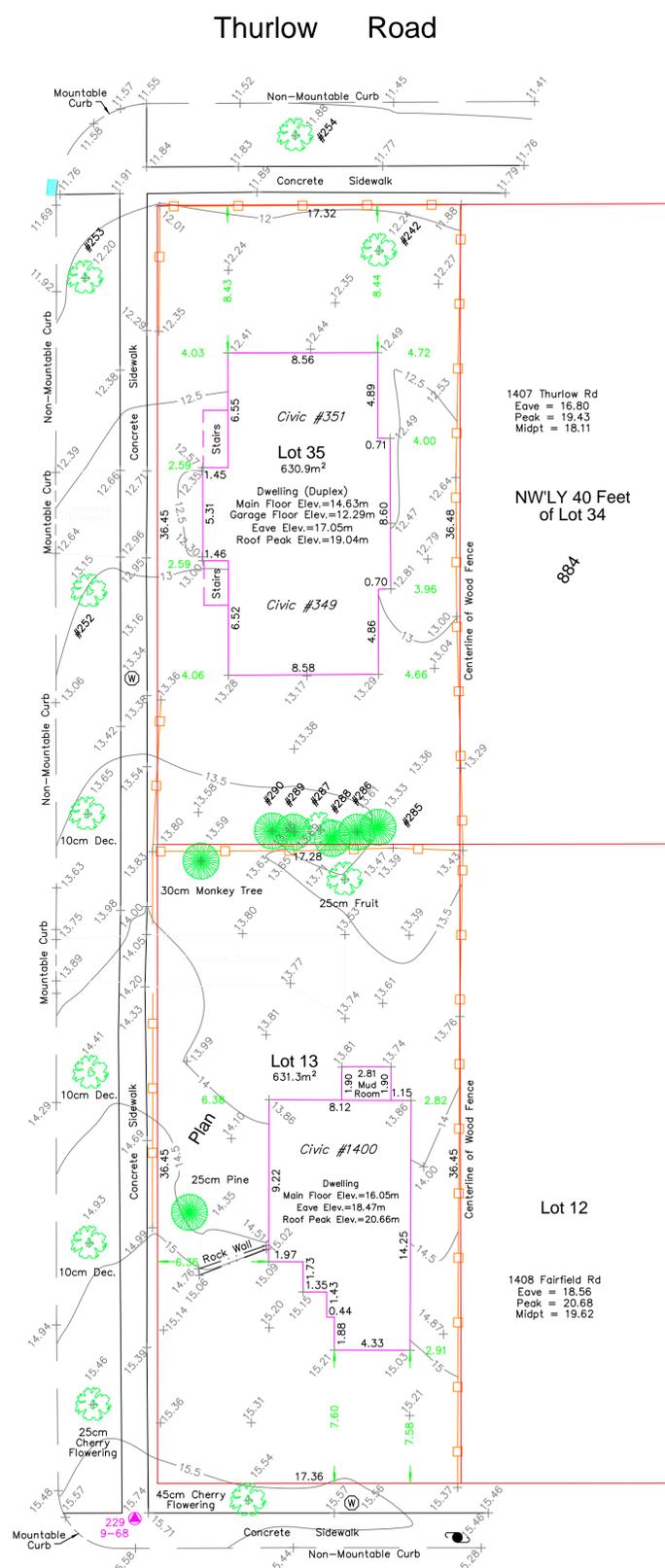
PROJECT SURVEYOR : PJW

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



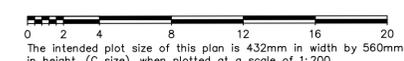
**LEGEND**

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

**Table of Tree Descriptions**

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

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



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This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. 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

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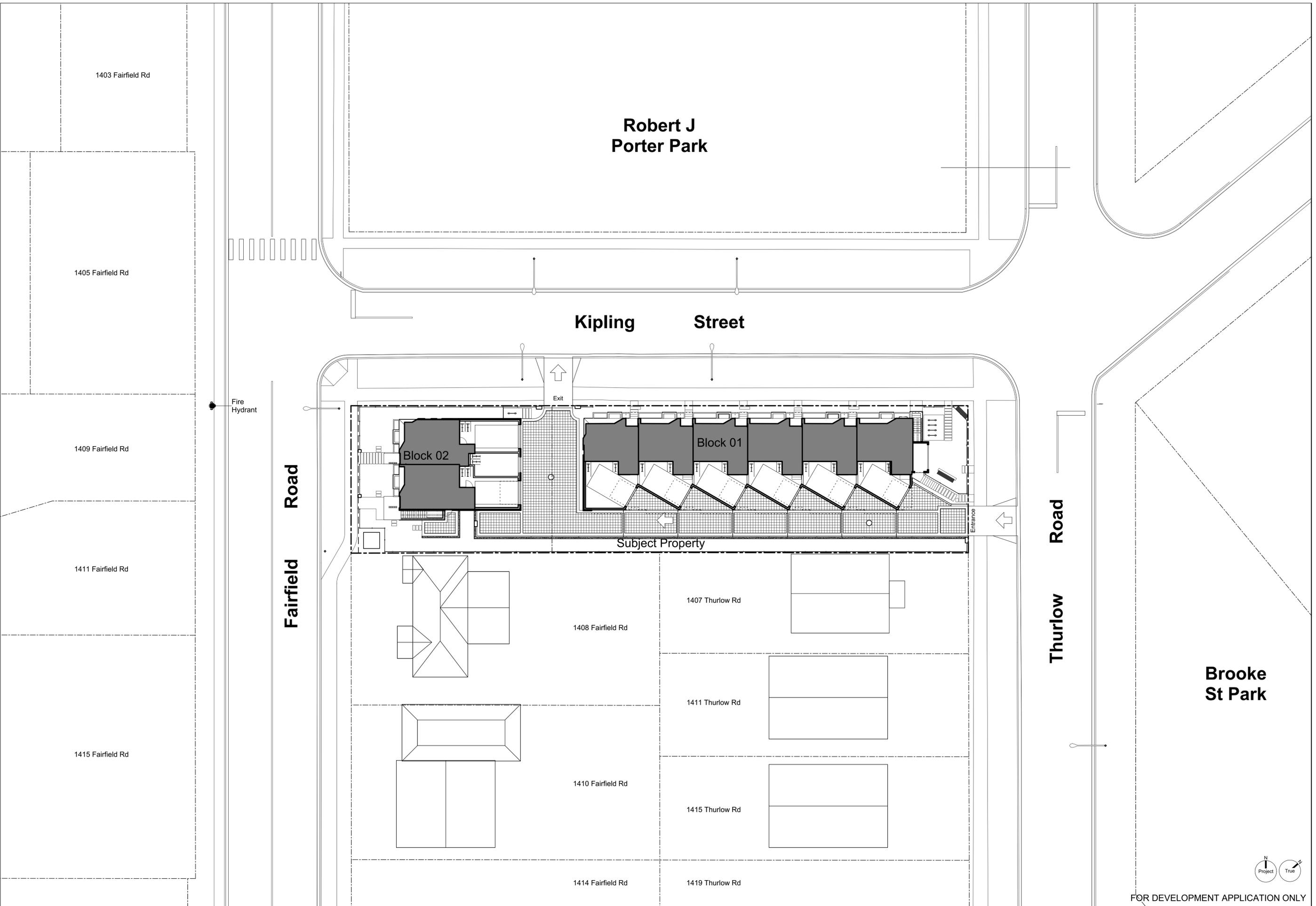
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Plot Date: May 25, 2020

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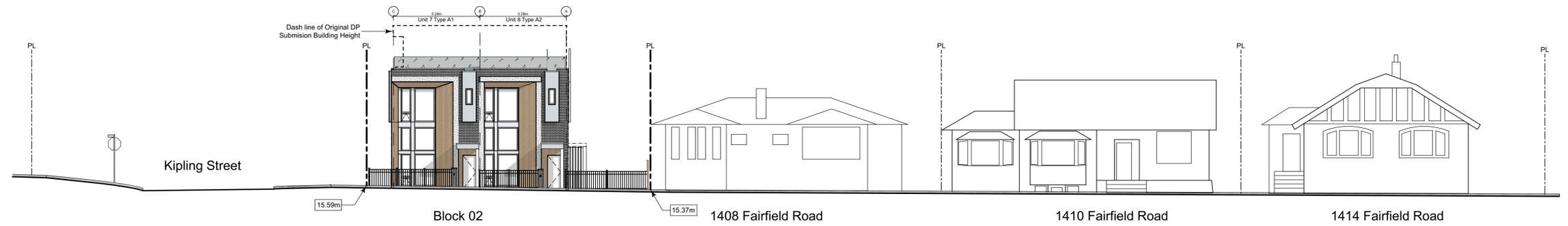
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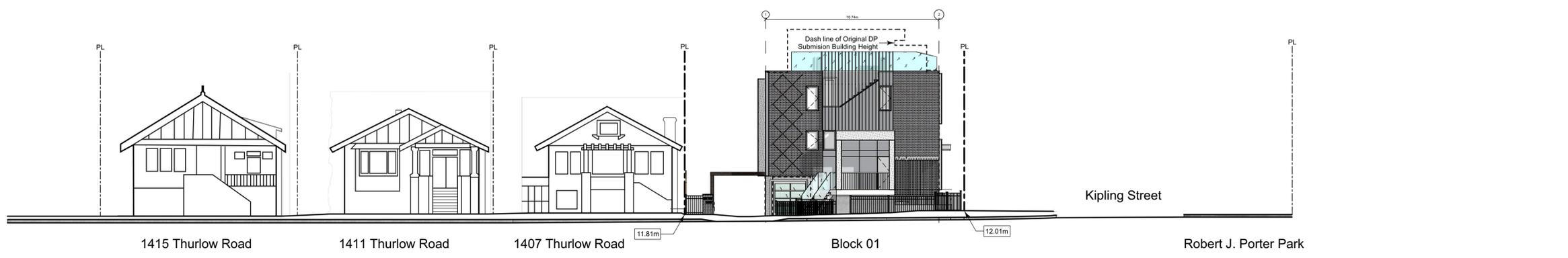
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**1 Streetscape Kipling Street**  
Scale: 1:150



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



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

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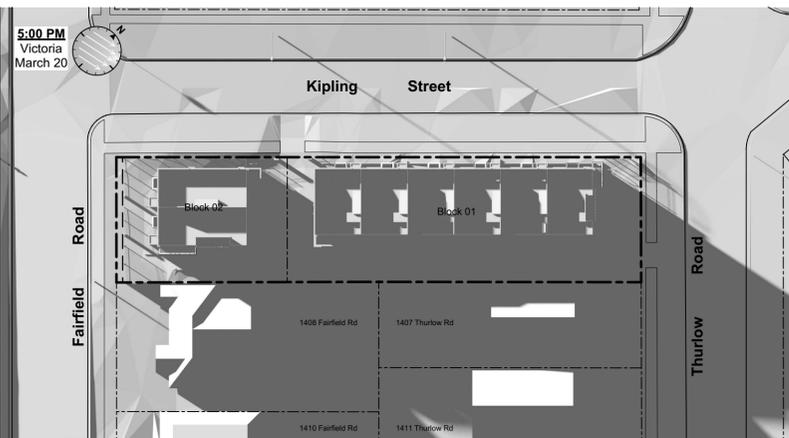
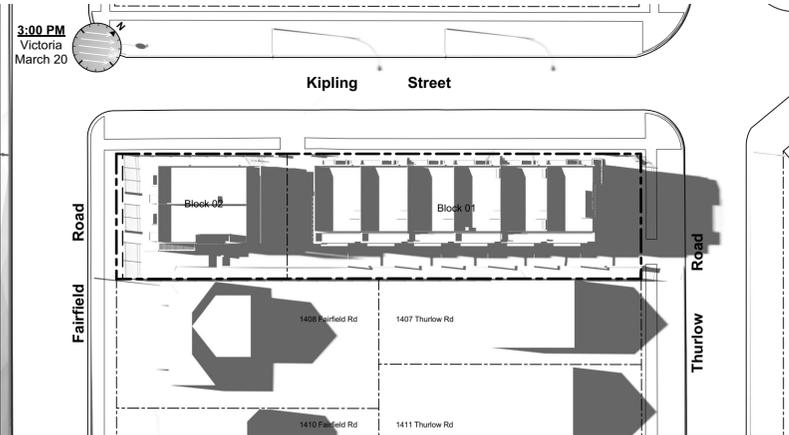
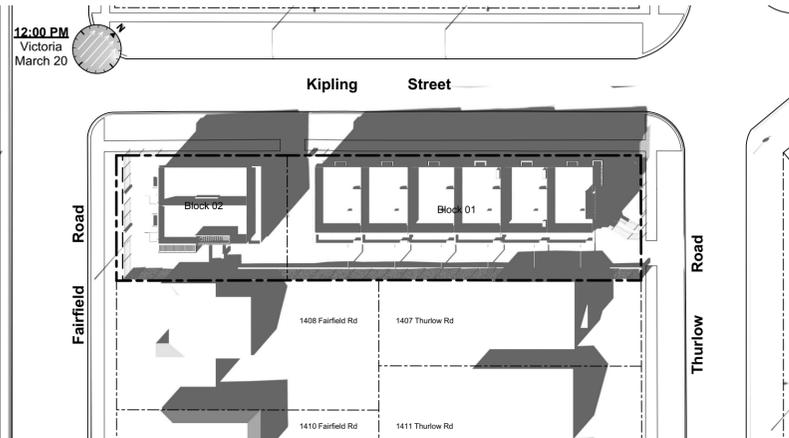
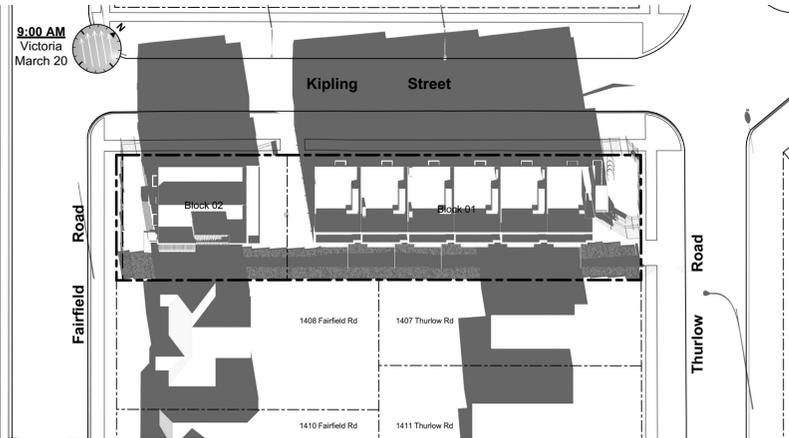
Project No: SG/TD

Drawn By: May 25, 2020

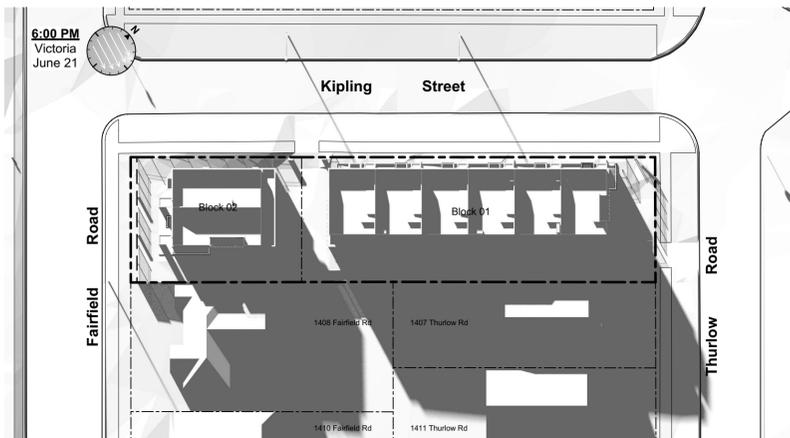
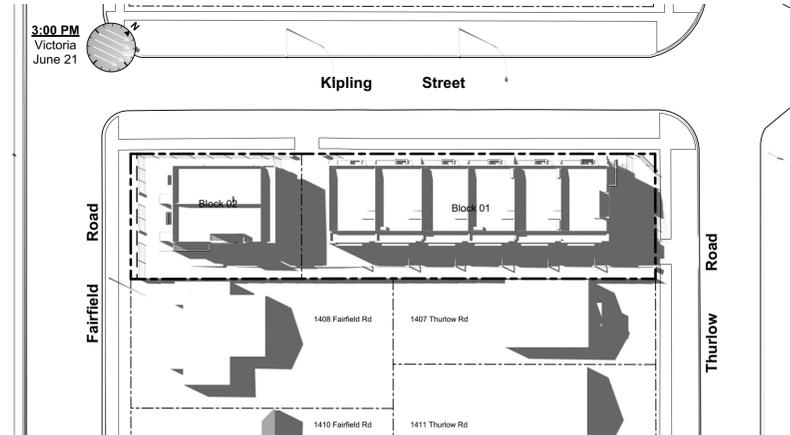
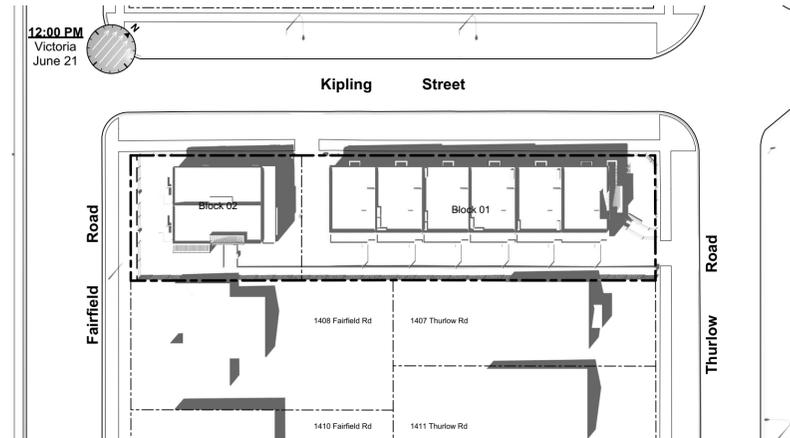
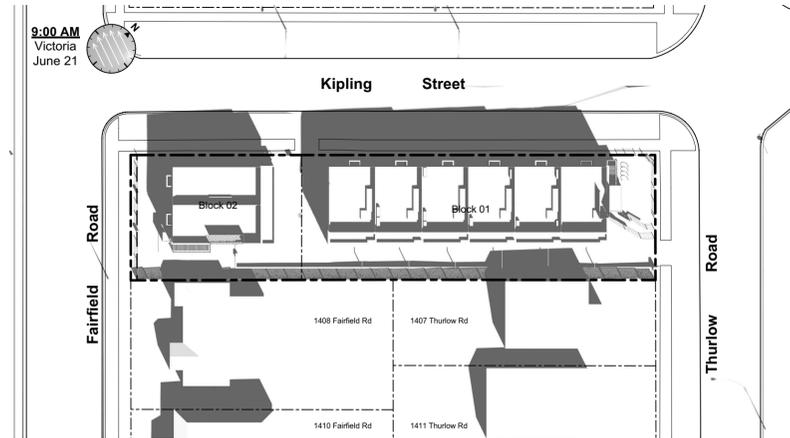
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Scale: Sheet No:

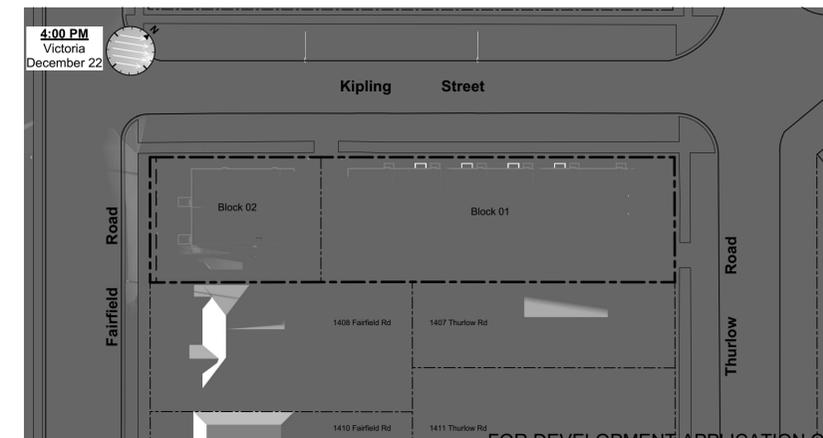
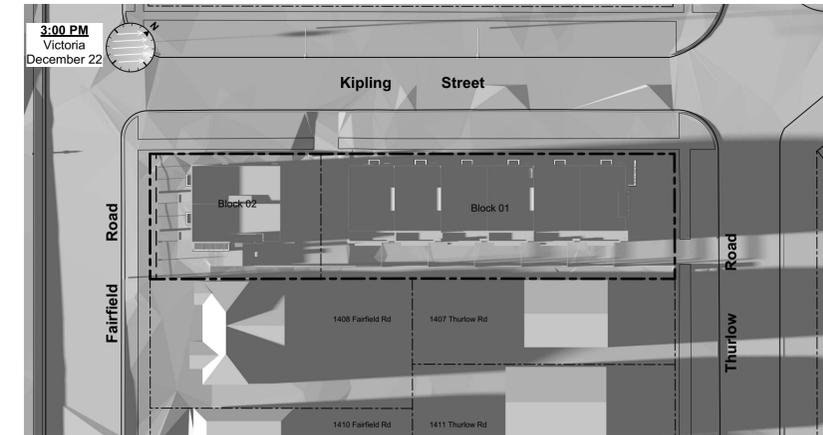
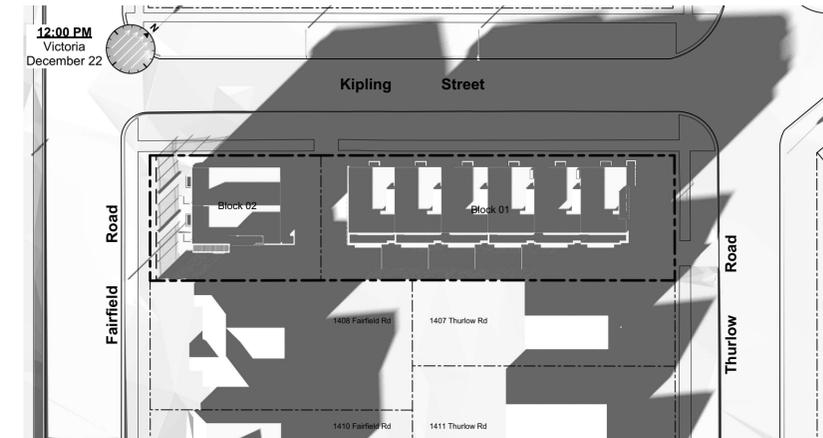
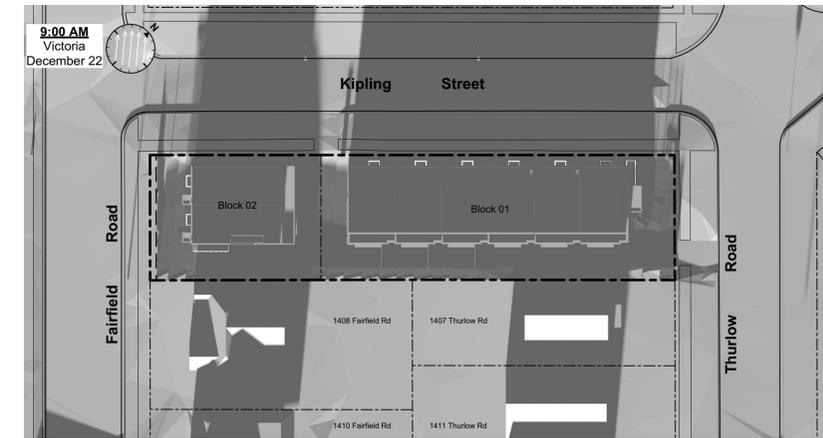
March Equinox



June Solstice



December Solstice



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Solar Study

Project Name:

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Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: May 25, 2020

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

Sheet No:



- ②
- ①
- ③
- ④
- ⑨
- ⑤
- ⑧
- ⑥
- ⑦



- ⑨
- ④
- ③
- ⑧
- ⑥
- ⑦

**Legend**

- | No. | Description  |
|-----|--|
| 1   | Ready for solar panels (rough-in)                  |
| 2   | Ready for electric car charging outlets (rough-in) |
| 3   | Water efficient plumbing fixtures                  |
| 4   | Low-VOC interior finishes                          |
| 5   | Rooftop greenery                                   |
| 6   | Water efficient landscaping                        |
| 7   | Bike parking                                       |
| 8   | Enhanced natural light                             |
| 9   | Energy efficient light fixtures                    |

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**Sustainability Strategy**

Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID: 19.015

Project No: 19.015

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Plot Date: May 25, 2020

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Neighbouring  
Window Overlay

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Development**

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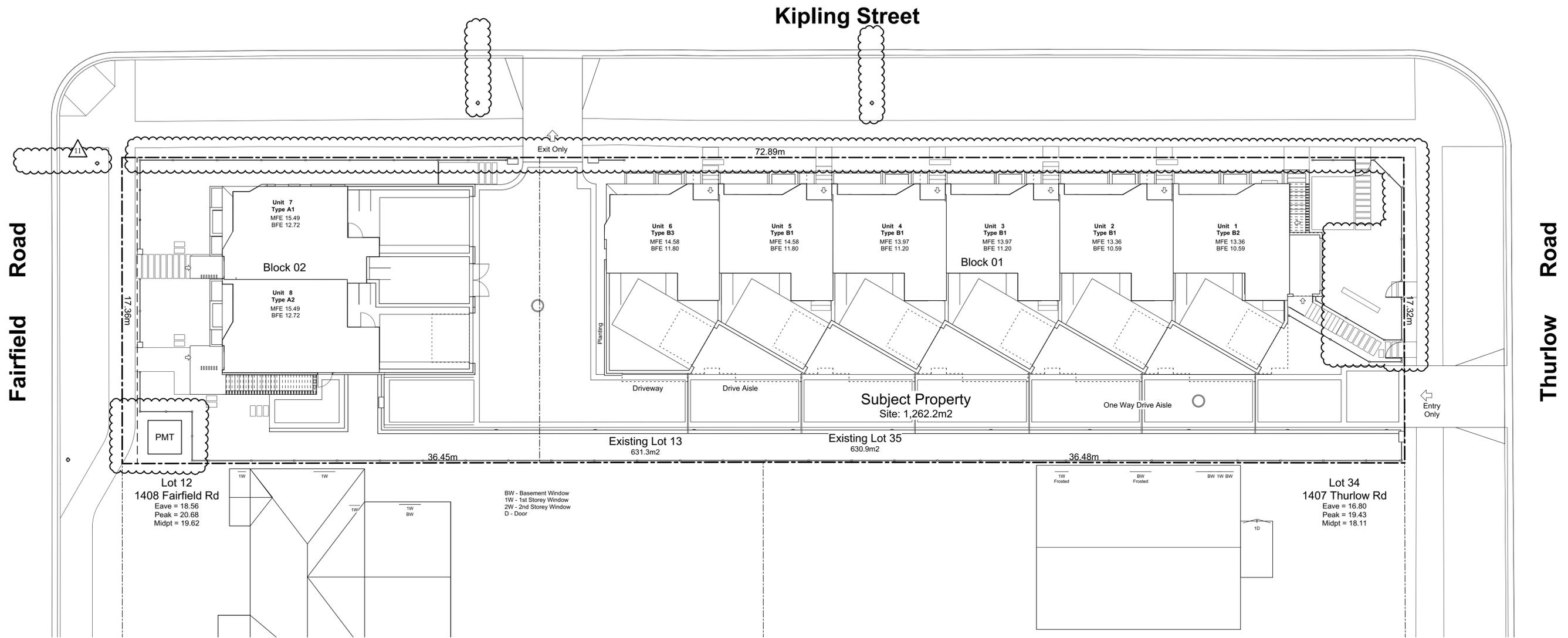
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Sheet No:



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



### Zoning Reconciliation

**Lot Description**

Property 1 1400 Fairfield Rd. Lot 13 Plan 884 Section F1d Victoria R1-B 631.3 M2 7.9 UPH	Property 2 349 Kipling St. Lot 35 Fairfield Farm Estate Victoria VIP884 R1-B 630.9 M2 7.9 UPH
Total: 1262.3 M2	
Proposed: 0.885	
Block 01 Theoretical Site 850.6 M2 Theoretical Site 411.7 M2	Block 02 Theoretical Site 401.11 M2 Theoretical Site 433.35 M2 Theoretical Site 165.74 M2
Site Open Space 31.78% 401.11 M2	
Lot Coverage 47.46% 599.09 M2	
Block 01 34.33% 433.35 M2	
Block 02 13.13% 165.74 M2	
Setbacks Min. Proposed	
Side Yard Corner Lot (Kipling St.) Side Yard Interior Front Yard (Fairfield Rd.) Front Yard (Thurlow Rd.)	0.75 m 2.46 FT 3.91 m 12.83 FT 4.48 m 14.70 FT 5.39 m 17.68 FT
Building Height Max. Proposed	
Block 01 Block 02	9.46 m 3 Stories 8.23 m 3 Stories
Vehicle Parking Required: 14.1 stalls Proposed: 9 stalls	
Dwelling Unit < 45m2 Dwelling Unit 45m2 - 70m2 Dwelling Unit > 70m2 Visitor	0.85 / Unit 1.7 stalls 1.00 / Unit 0.0 stalls 1.45 / Unit 11.6 stalls 0.10 / Unit 0.8 stalls
Bicycle Parking Required: 15 stalls Proposed: 28 stalls	
Long Term Short Term	9 stalls 6 stalls
	16 in private garages (2 in refuse area) 10 stalls

### Project Data

Block	Type	Area (SF)	Zoning Area (SF)	Bedrms	Car Parking	Bike Parking
<b>Block 01</b>		<b>10,992</b>	<b>9,055</b>		<b>6</b>	<b>12</b>
Unit 1	B2	1,917	1,493	4	1	2
Unit 2	B1	1,818	1,509	4	1	2
Unit 3	B1	1,818	1,509	4	1	2
Unit 4	B1	1,818	1,509	4	1	2
Unit 5	B1	1,818	1,509	4	1	2
Unit 6	B3	1,803	1,525	4	1	2
<b>Block 02</b>		<b>4,043</b>	<b>2,975</b>		<b>2</b>	<b>4</b>
Unit 7	A1	1,996	1,468	3	1	2
Unit 8	A2	2,047	1,508	3	1	2
Refuse Visitor		172	Excluded			
<b>Total Floor Area</b>		<b>15,207</b>	<b>12,030</b>	Block 01 & 02		
<b>Site Area</b>		<b>1,262.3 m2</b>	<b>13,587</b>			
<b>Total FSR</b>			<b>0.885</b>			
<b>Difference</b>			<b>-198</b>			

### Tree Schedule

See Arborist Report Prepared by Talbot Mackenzie & Associates

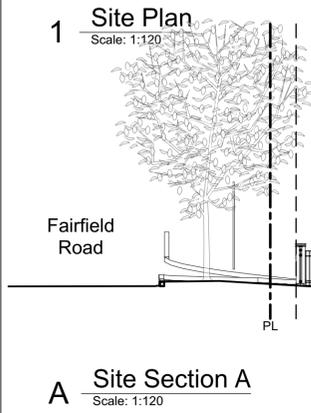
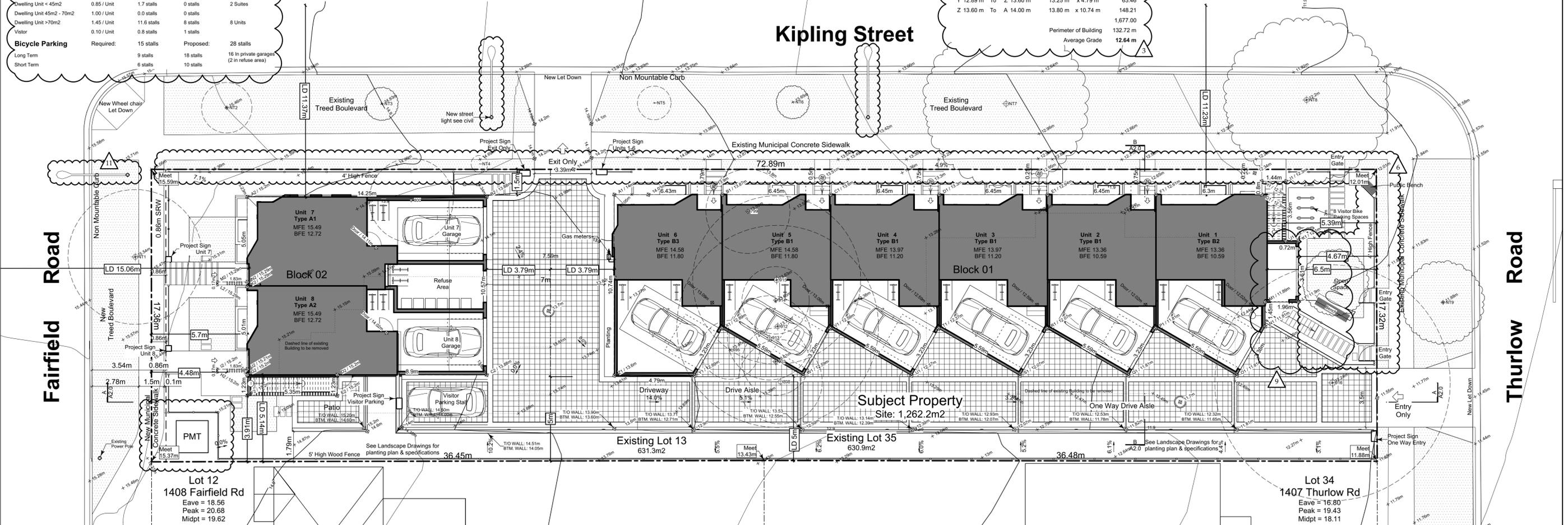
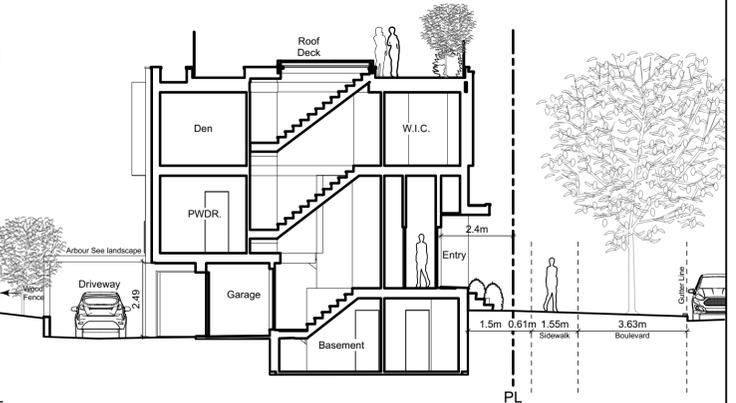
Tag	Name	Action	DBH (cm)	Spread (m)
695	Apple	Remove	4.0	3.5
799	Monkey Puzzle	Remove	31.0	5.0
800	Blue Spruce	Remove	25.0	5.0
898	Western Red Cedar	Remove	42.0	5.0
903	Western Red Cedar	Remove	42.0	4.0
912	Big Leaf Maple	Remove	46.0	12.0
913	Western Red Cedar	Remove	37.0	5.0
914	Western Red Cedar	Remove	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
NT2	Cherry Plum	Remove	28.0	3.0
NT3	Ginkgo	Retain	7.0	2.0
NT4	Ash	Remove	3.0	1.0
NT5	Red Maple	Remove	8.0	2.0
NT6	Scarlet Oak	Retain	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
	Japanese Cherry	Retain	30.0	4.0

### Grade Calculations - Block 02

Grade Points	Average	Distance	Total
A 15.20 m To B 13.88 m	14.54 m	x 14.25 m	207.23
B 13.88 m To C 13.88 m	13.88 m	x 10.57 m	146.76
C 13.88 m To D 15.20 m	14.54 m	x 8.90 m	129.43
D 15.20 m To E 15.20 m	15.20 m	x 1.23 m	18.70
E 15.20 m To F 15.20 m	15.20 m	x 5.35 m	81.32
F 15.20 m To G 15.20 m	15.20 m	x 1.23 m	18.70
G 15.20 m To H 15.20 m	15.20 m	x 1.83 m	27.82
H 15.20 m To I 15.20 m	15.20 m	x 0.17 m	2.58
I 15.20 m To J 15.21 m	15.20 m	x 1.83 m	27.82
J 15.21 m To K 15.29 m	15.25 m	x 5.01 m	76.39
K 15.29 m To L 15.29 m	15.29 m	x 1.83 m	27.98
L 15.29 m To M 15.29 m	15.29 m	x 0.17 m	2.60
M 15.29 m To N 15.29 m	15.29 m	x 1.83 m	27.98
N 15.29 m To A 15.20 m	15.25 m	x 5.05 m	76.99
Perimeter of Building 59.25 m			872.29
Average Grade			14.72 m

### Grade Calculations - Block 01

Grade Points	Average	Distance	Total
A 14.00 m To B 13.87 m	13.94 m	x 6.43 m	89.61
B 13.87 m To C 13.60 m	13.74 m	x 6.45 m	88.59
C 13.60 m To D 13.30 m	13.45 m	x 6.45 m	86.74
D 13.30 m To E 12.94 m	13.12 m	x 6.45 m	84.63
E 12.94 m To F 12.61 m	12.78 m	x 6.45 m	82.42
F 12.61 m To G 12.30 m	12.46 m	x 6.30 m	78.47
G 12.30 m To H 12.30 m	12.30 m	x 0.80 m	9.84
H 12.30 m To I 12.30 m	12.30 m	x 1.44 m	17.71
I 12.30 m To J 12.10 m	12.20 m	x 3.56 m	43.43
J 12.10 m To K 12.10 m	12.10 m	x 0.72 m	8.71
K 12.10 m To L 11.90 m	12.00 m	x 3.61 m	43.31
L 11.90 m To M 11.89 m	11.90 m	x 19.60 m	233.18
M 11.89 m To N 11.81 m	11.85 m	x 1.45 m	17.19
N 11.81 m To O 11.81 m	11.81 m	x 3.38 m	39.93
O 11.81 m To P 11.81 m	11.81 m	x 5.59 m	66.04
P 11.81 m To Q 11.81 m	11.81 m	x 3.23 m	38.16
Q 11.81 m To R 12.07 m	11.94 m	x 5.59 m	66.76
R 12.07 m To S 12.07 m	12.07 m	x 3.23 m	38.99
S 12.07 m To T 12.37 m	12.22 m	x 5.59 m	68.32
T 12.37 m To U 12.37 m	12.37 m	x 3.23 m	39.97
U 12.37 m To V 12.59 m	12.48 m	x 5.59 m	69.78
V 12.59 m To W 12.59 m	12.59 m	x 3.23 m	40.67
W 12.59 m To X 12.89 m	12.74 m	x 5.59 m	71.23
X 12.89 m To Y 12.89 m	12.89 m	x 3.23 m	41.65
Y 12.89 m To Z 13.60 m	13.25 m	x 4.79 m	63.46
Z 13.60 m To A 14.00 m	13.80 m	x 10.74 m	148.21
Perimeter of Building 167.70 m			1677.00
Average Grade			12.64 m



**SBASTIAN GARON**  
ARCHITECTURE + DESIGN

1018 Deep Cove Rd, North Vancouver BC  
(604) 812-1869 info@SGAD.ca  
www.SGAD.ca

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Seal

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2020-04-29	Revised & Re-issued for DP

Site Plan

Project Name: Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

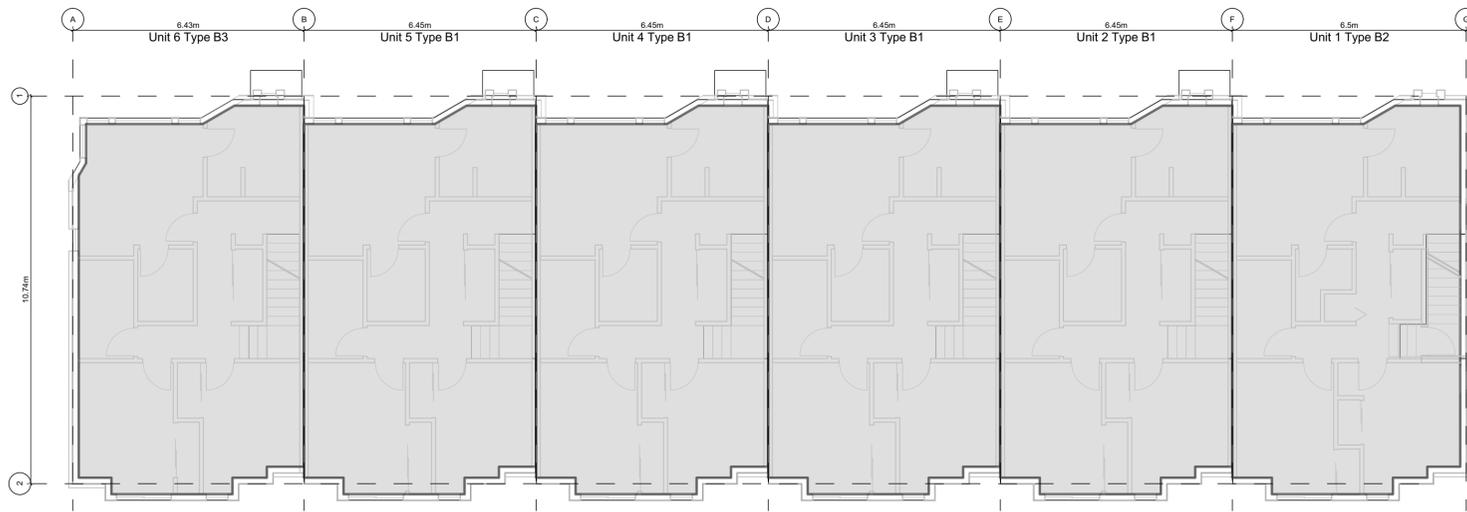
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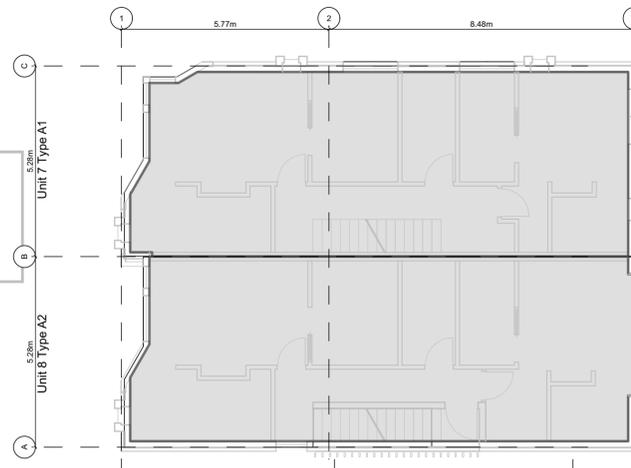
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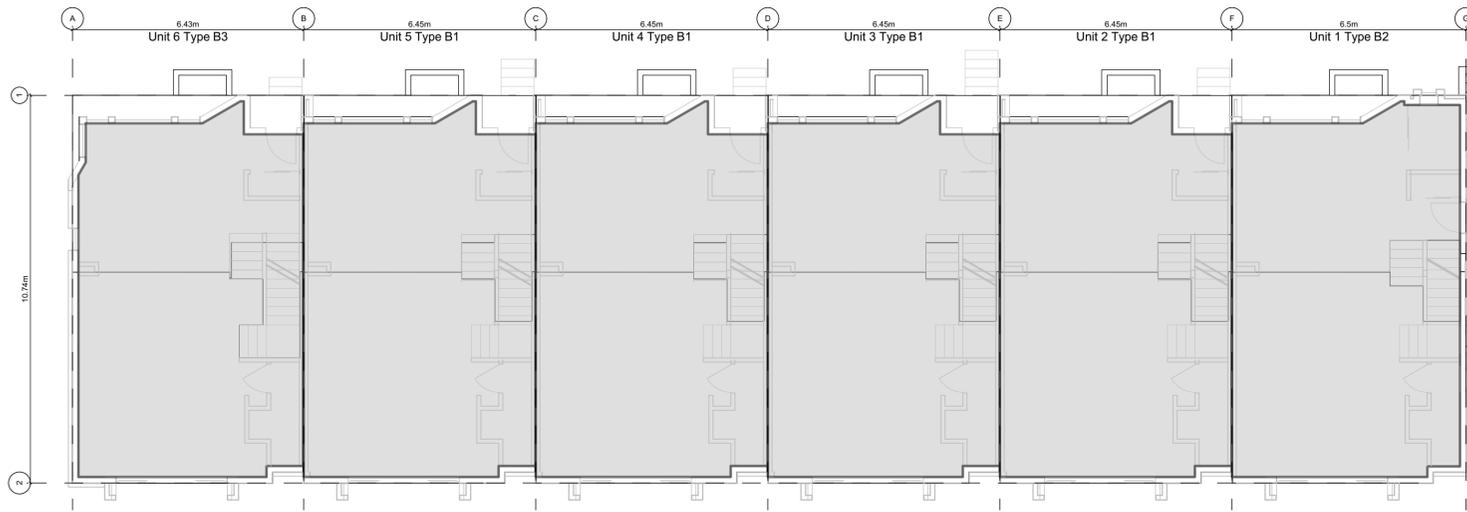
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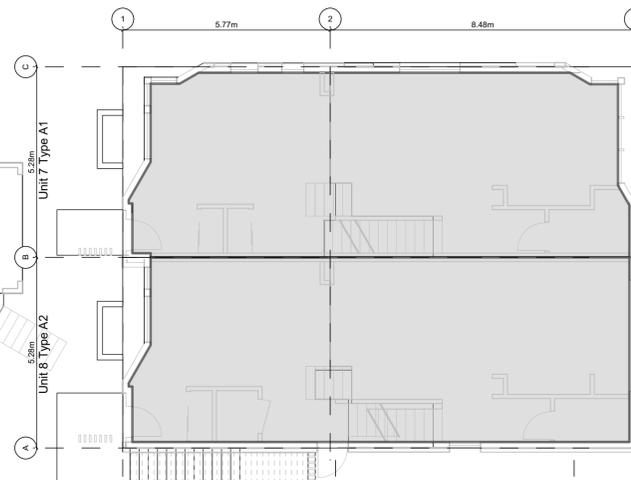
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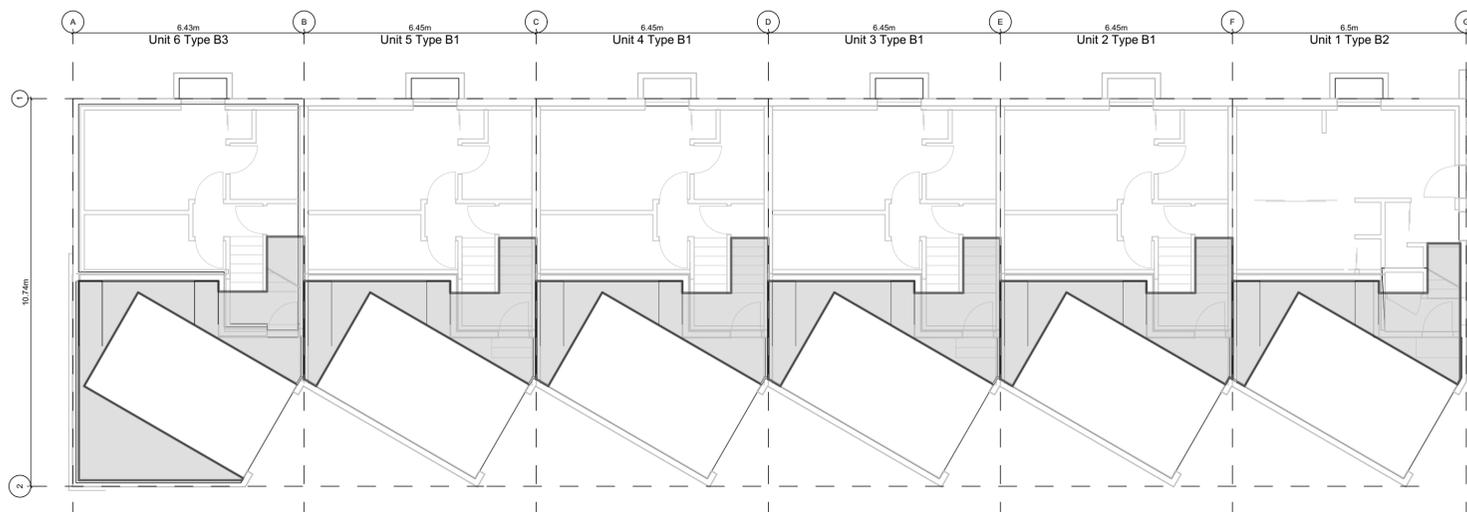
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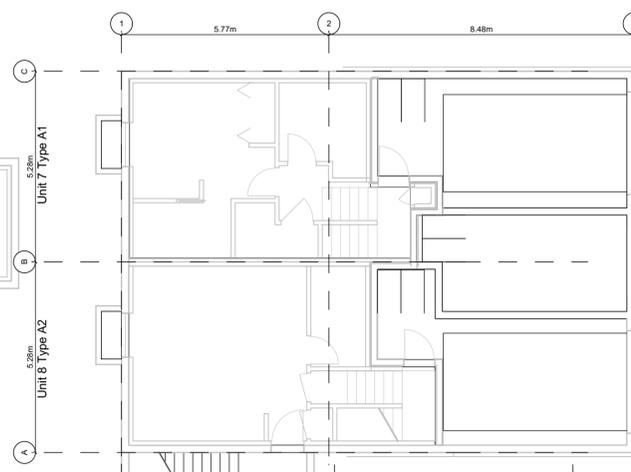
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Scale: 1:100



5 Block 02 - Floor 1  
Scale: 1:100



1 Block 01 - Basement  
Scale: 1:100



4 Block 02 - Basement  
Scale: 1:100

Project Data						
	Type	Area (SF)	Zoning Area (SF)	Bedrms	Car Parking	Bike Parking
<b>Block 01</b>						
Unit 1	B2	1,917	1,493	4	1	2
Unit 2	B1	1,818	1,509	4	1	2
Unit 3	B1	1,818	1,509	4	1	2
Unit 4	B1	1,818	1,509	4	1	2
Unit 5	B1	1,818	1,509	4	1	2
Unit 6	B3	1,803	1,525	4	1	2
<b>Block 02</b>						
Unit 7	A1	1,996	1,468	3	1	2
Unit 8	A2	2,047	1,508	3	1	2
Refuse		172	Excluded			
Visitor					1	10
<b>Total Floor Area</b>		15,207	12,030	Block 01 & 02		
<b>Site Area</b>		1,262.3 m <sup>2</sup>	13,587			
<b>Total FSR</b>			0.885			
<b>Difference</b>			-198			

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

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Graphical  
Floor Area Ratio

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

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

"Total Floor Area" means the sum of the areas of all floors of a building or buildings, excluding floor space under a ceiling which is less than 1.8m above grade.

All Basements are less than 1.8m below grade see sections in the A4.xx series

Project Name: Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: May 25, 2020

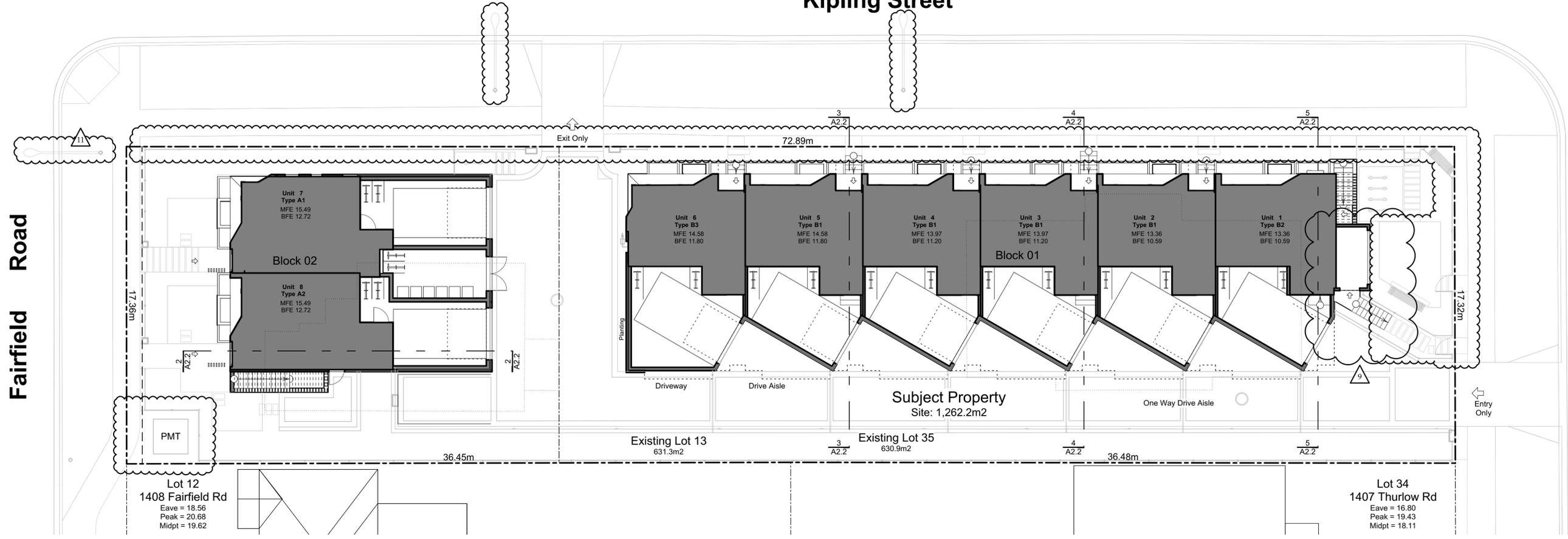
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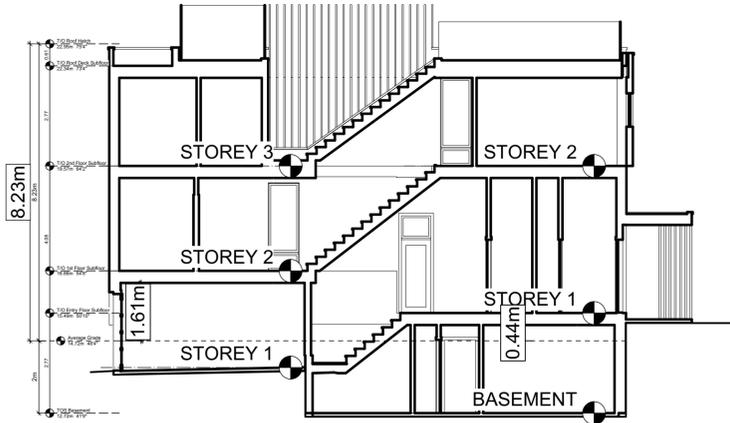
# Kipling Street

Fairfield Road

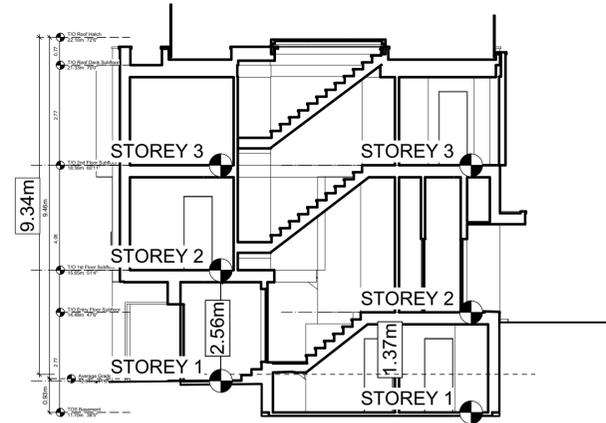
Thurlow Road



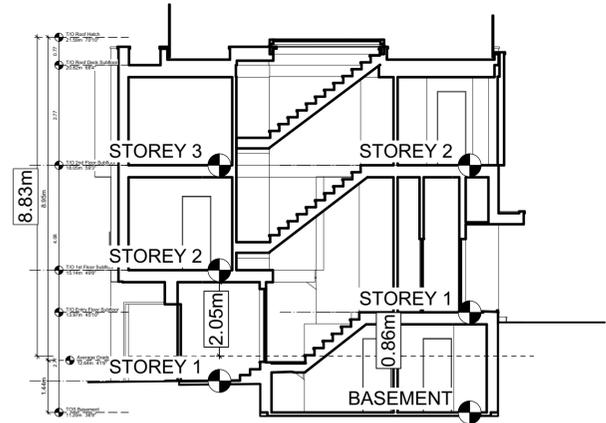
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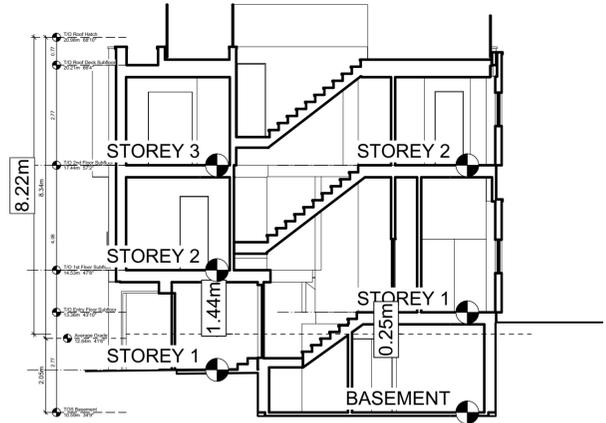
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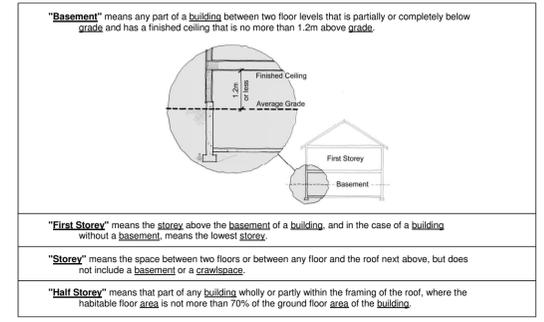
3 Block 1 Unit 5 Section  
Scale: 1:100



4 Block 1 Unit 3 Section  
Scale: 1:100



5 Block 1 Unit 1 Section  
Scale: 1:100



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Graphical  
No. of Stories

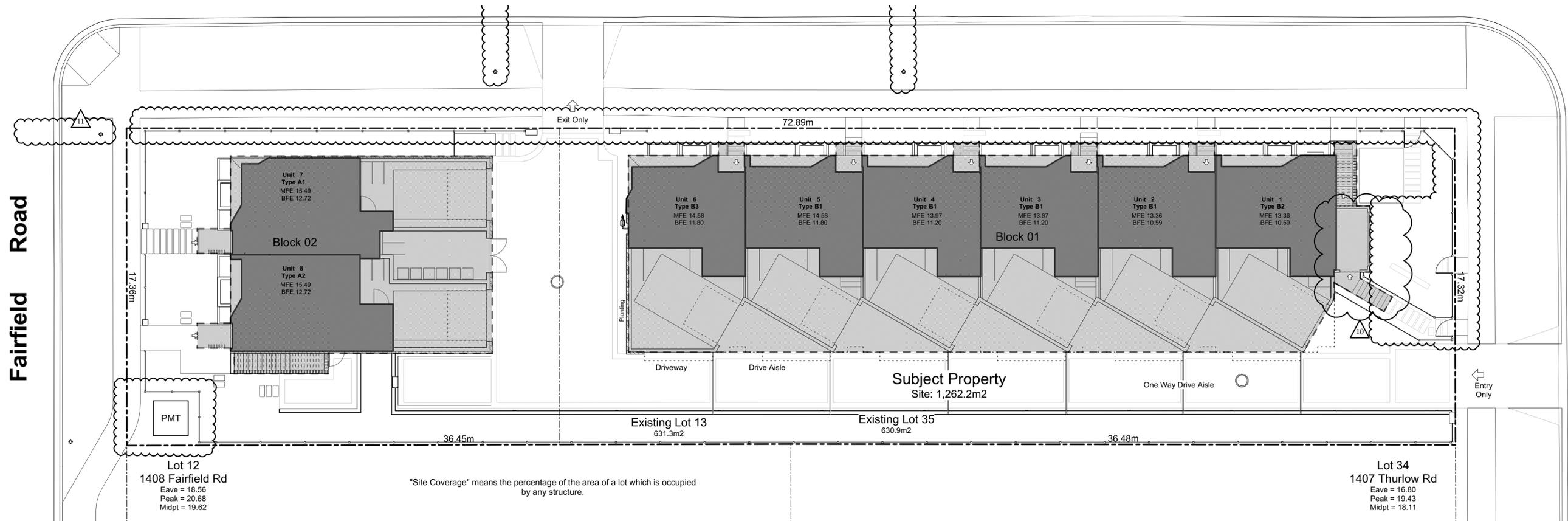
Project Name:  
**Fairfield-Kipling Development**

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Plot Date: May 25, 2020  
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Fairfield Road

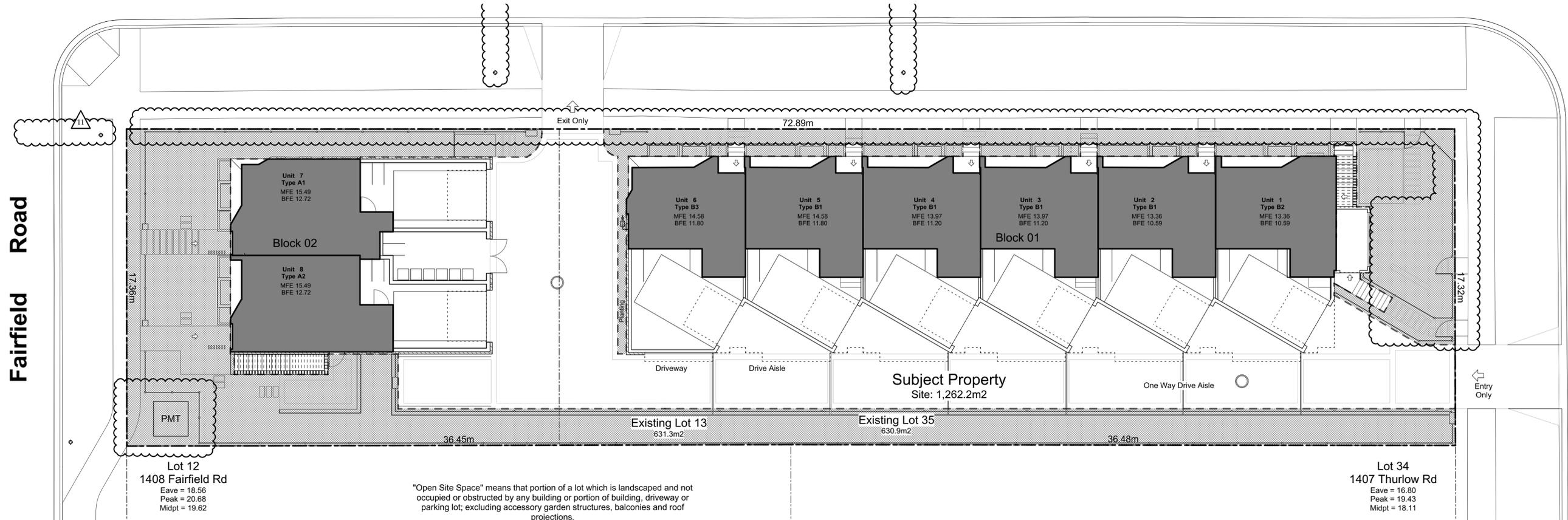
Thurlow Road



2 Lot Coverage Scale: 1:120

Fairfield Road

Thurlow Road



1 Open Site Space Scale: 1:120

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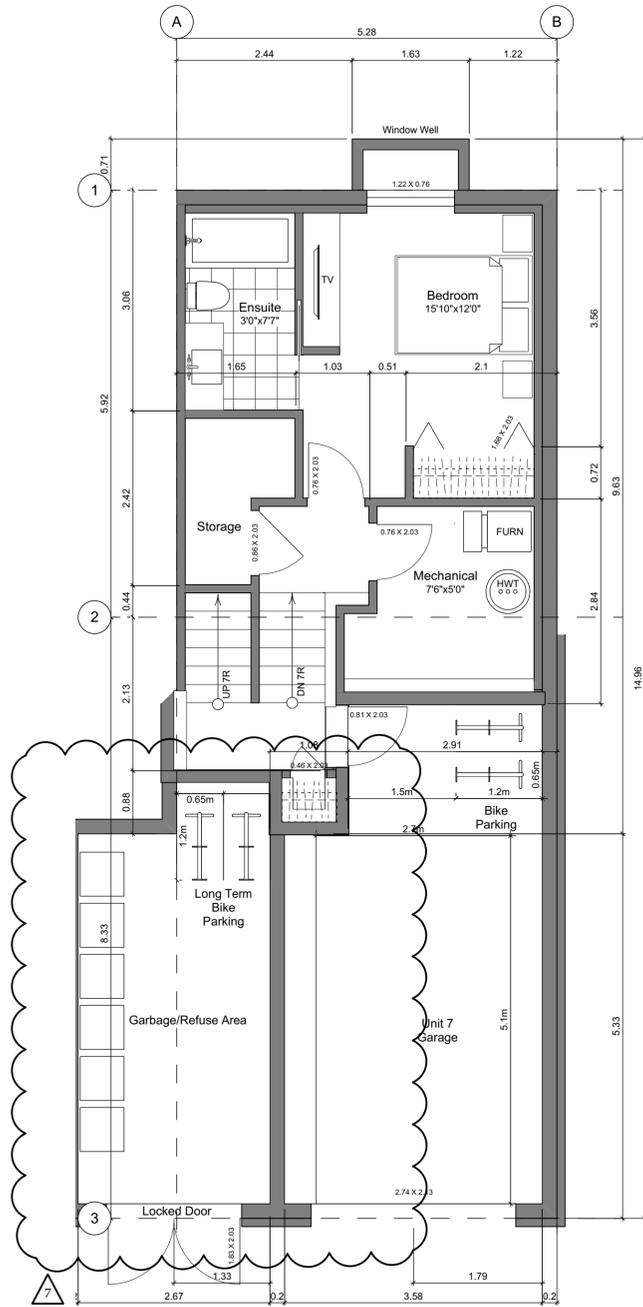
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Graphical  
 Lot Coverage &  
 Open Site Space

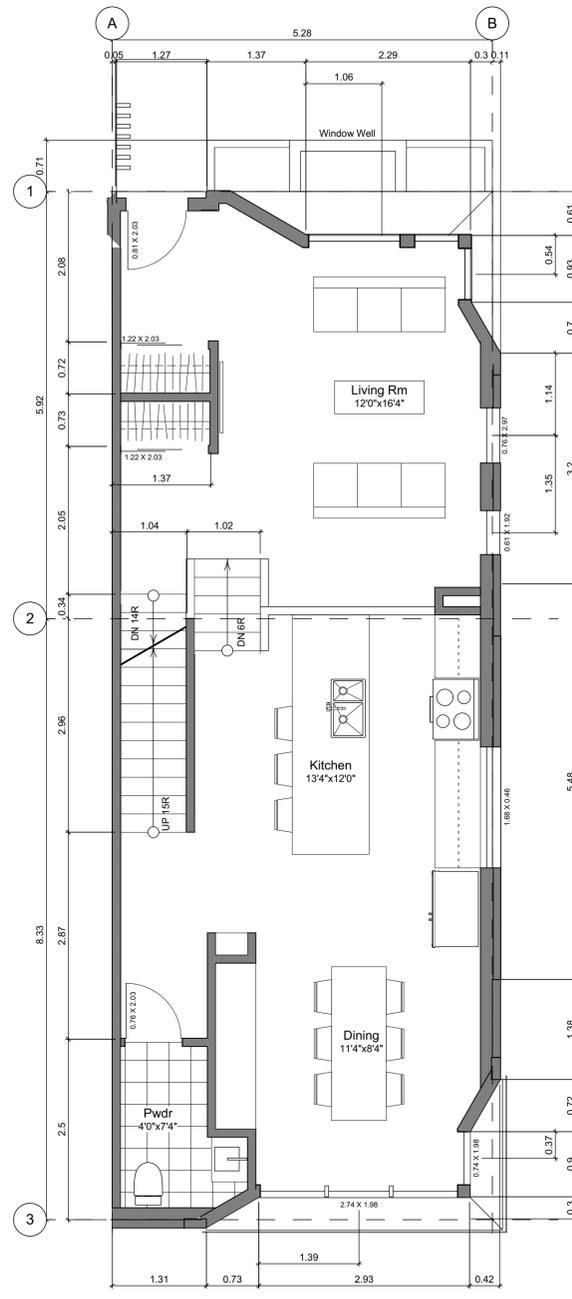
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 Fairfield-Kipling  
 Development

Civic: 1400 Fairfield Rd &  
 349 Kipling St

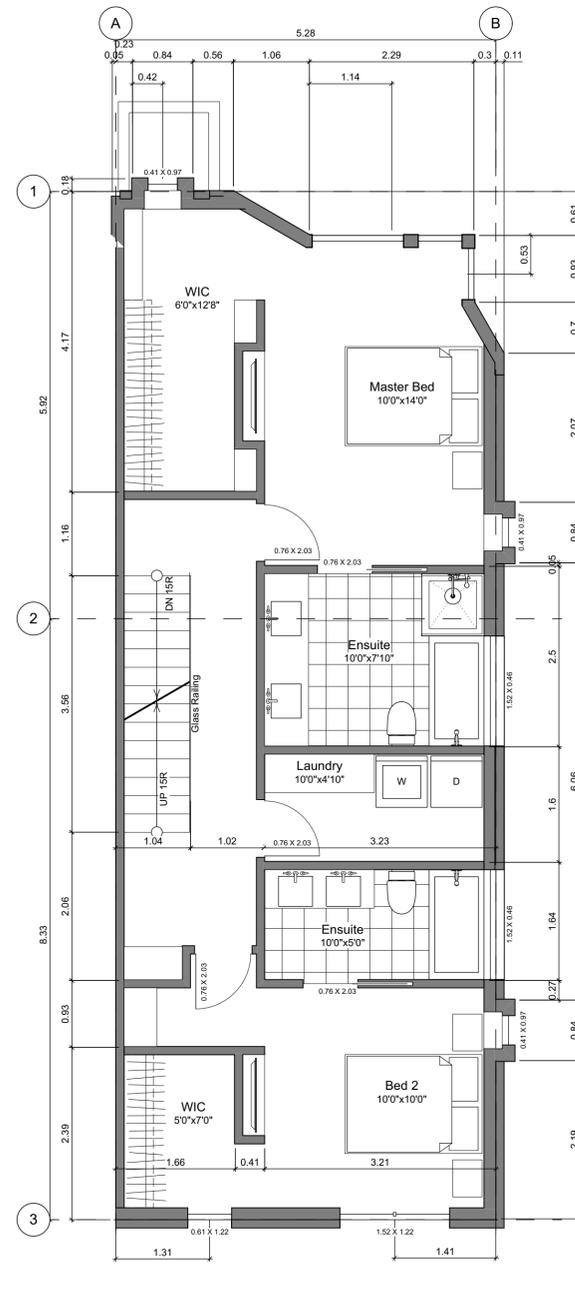
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 Drawn By: SG/TD  
 Plot Date: May 25, 2020  
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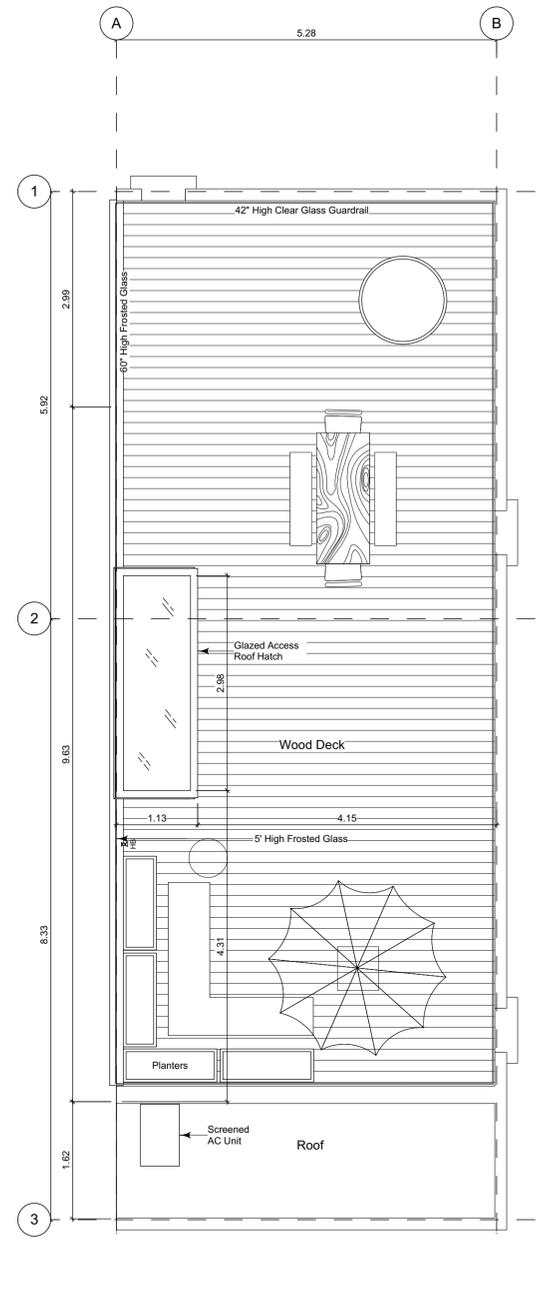
1 **Basement Floor Plan**  
Scale: 1:50



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



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



4 **Roof Deck Plan**  
Scale: 1:50

**Unit Plan Notes:**

See Block plan for foundation plan.

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

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

**Floor Area Calculations - Unit 7 (A1)**

	Gross Floor Area		Zoning Floor Area	
Basement Floor	435 sq ft	40.4 m2	0 sq ft	0.0 m2
Main Floor	769 sq ft	71.4 m2	726 sq ft	67.5 m2
Second Floor	792 sq ft	73.5 m2	741 sq ft	68.9 m2
Roof Deck	0 sq ft	0.0 m2	0 sq ft	0.0 m2
<b>Totals:</b>	<b>1,996 sq ft</b>	<b>185.4 m2</b>	<b>1,468 sq ft</b>	<b>136.3 m2</b>
Garage	284 sq ft	26.4 m2		
Rooftop Open Space	699 sq ft	65.0 m2		

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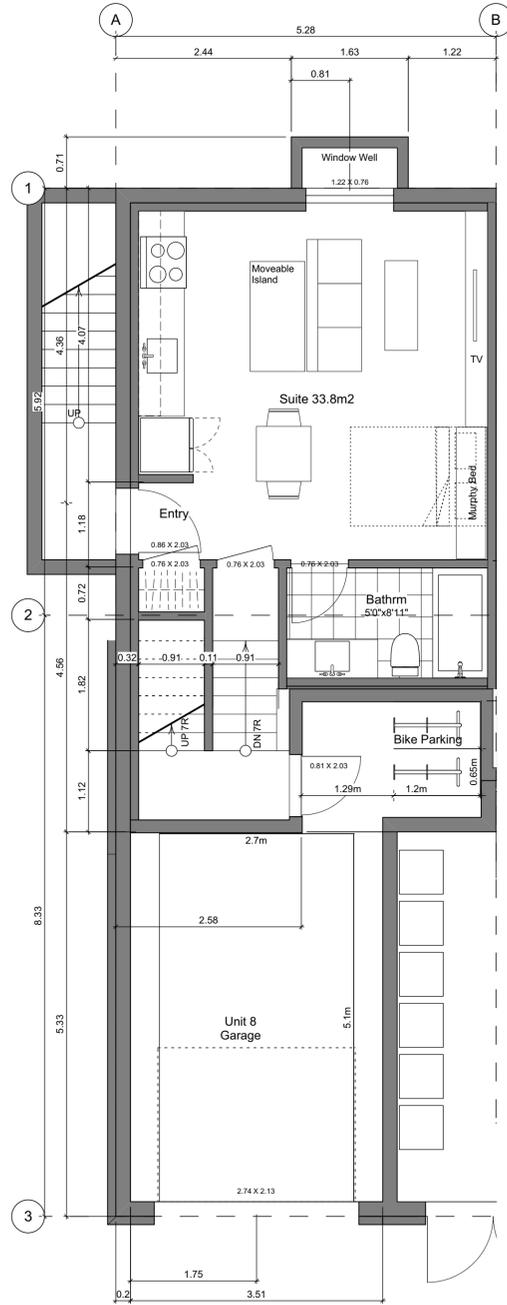
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**Unit A1 Floor Plans**  
**Unit 7**

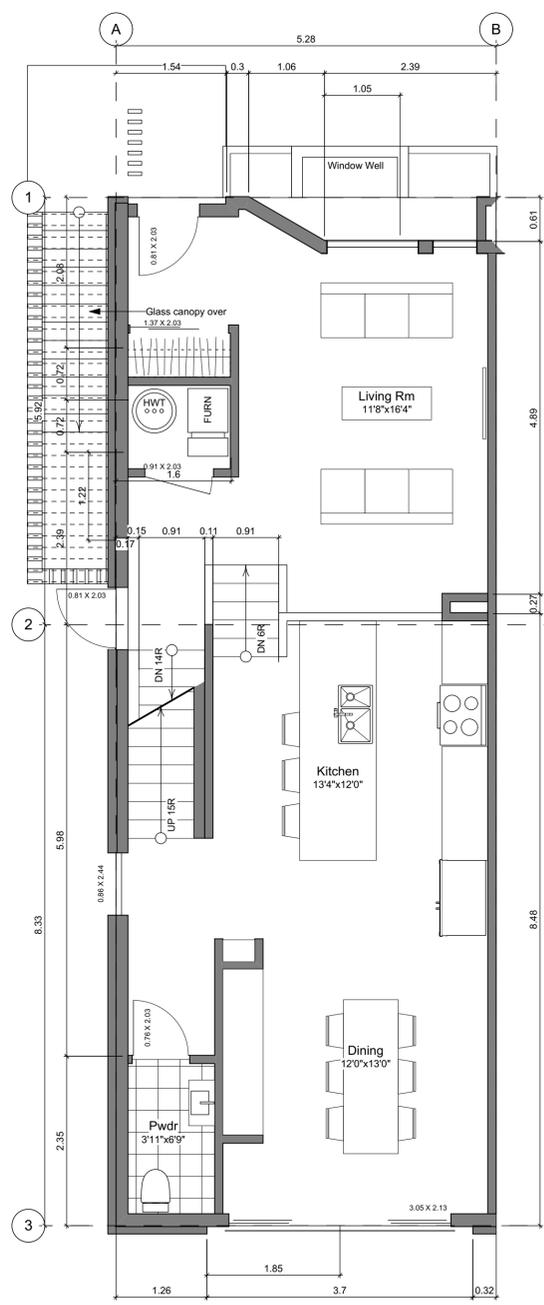
Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

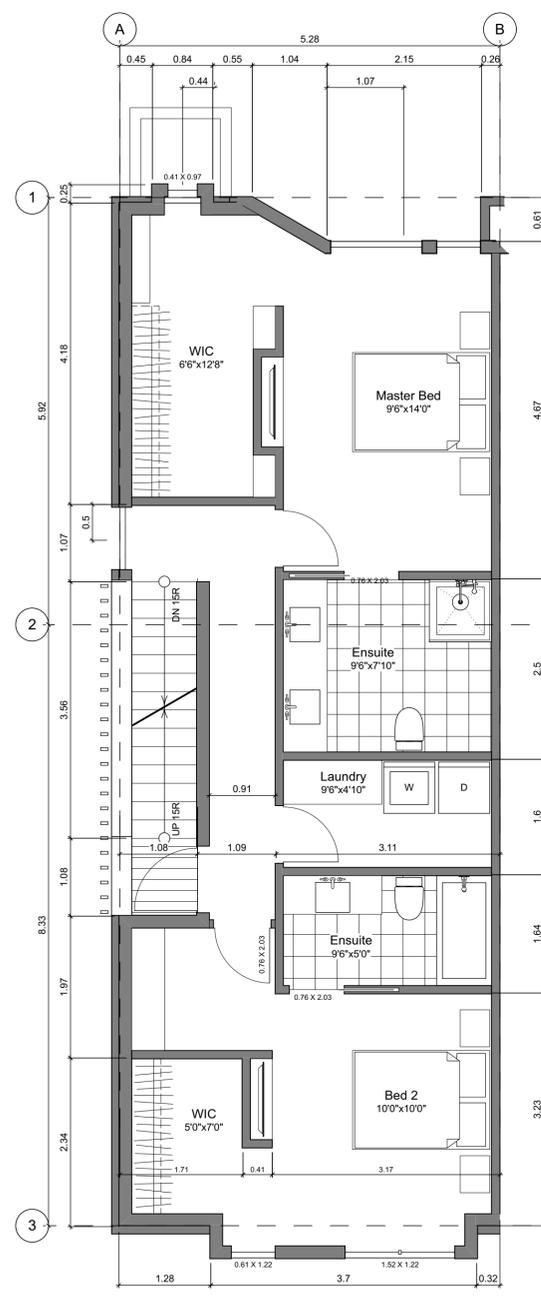
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Project No: 19.015  
Drawn By: SG/TD  
Plot Date: May 25, 2020  
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Sheet No:



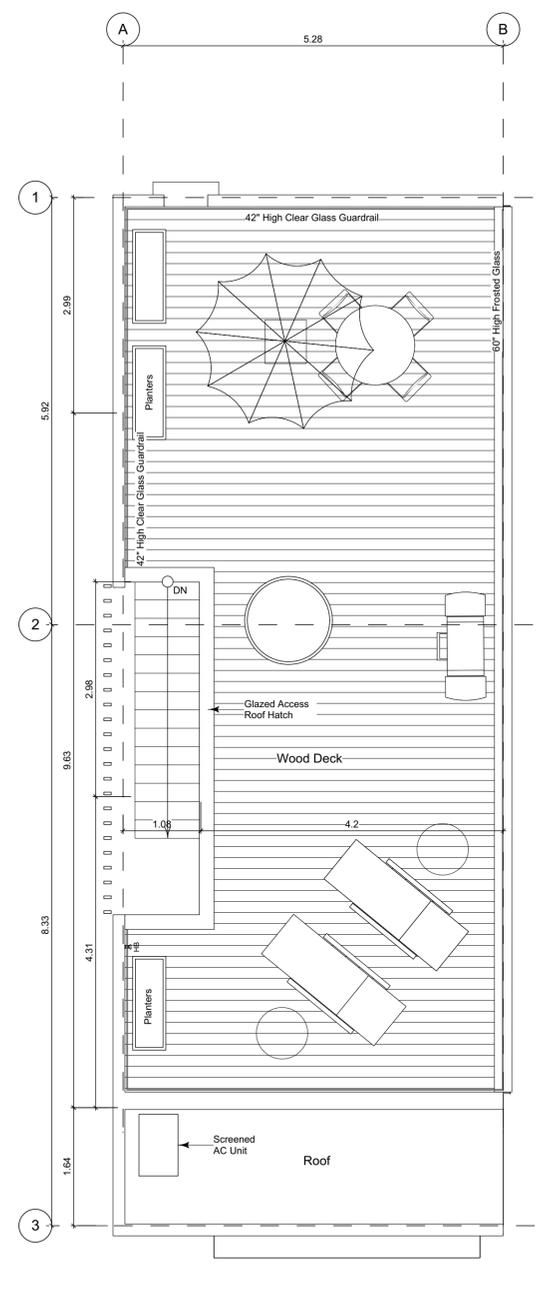
1 **Basement Floor Plan**  
Scale: 1:50



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



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



4 **Roof Deck Plan**  
Scale: 1:50

**Floor Area Calculations - Unit 8 (A2)**

	Gross Floor Area		Zoning Floor Area	
Basement Floor	449 sq ft	41.7 m2	0 sq ft	0.0 m2
Main Floor	789 sq ft	73.3 m2	746 sq ft	69.3 m2
Second Floor	809 sq ft	75.2 m2	762 sq ft	70.8 m2
Roof Deck	0 sq ft	0.0 m2	0 sq ft	0.0 m2
<b>Totals:</b>	<b>2,047 sq ft</b>	<b>190.2 m2</b>	<b>1,508 sq ft</b>	<b>140.1 m2</b>
Garage	274 sq ft	25.5 m2		
Rooftop Open Space	699 sq ft	65.0 m2		

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**Unit A2 Floor Plans**  
**Unit 8**

Project Name:

**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: May 25, 2020

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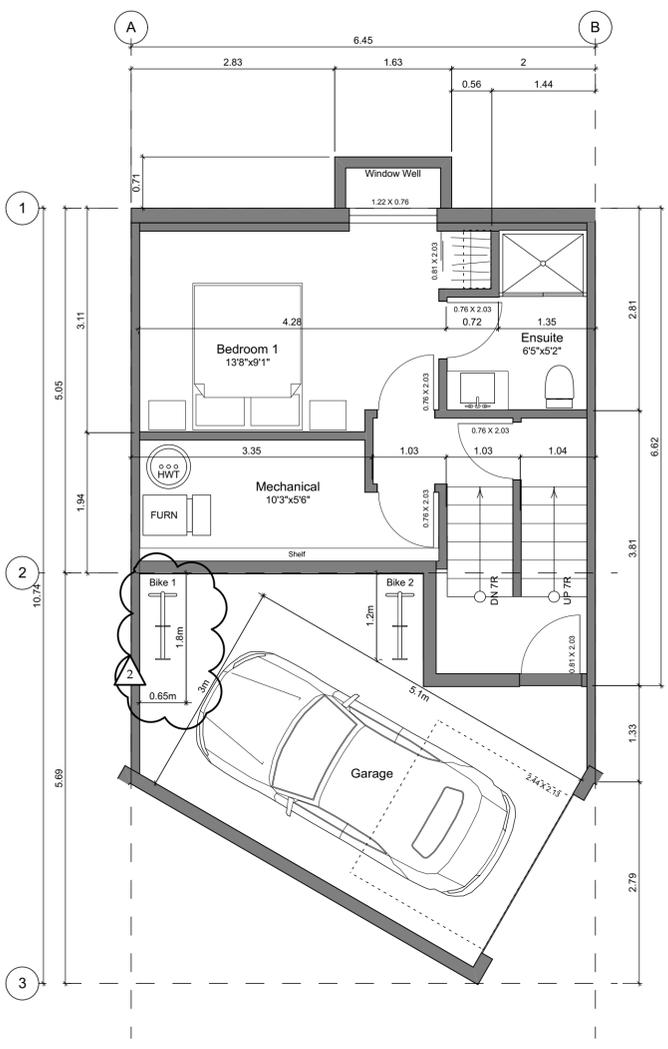
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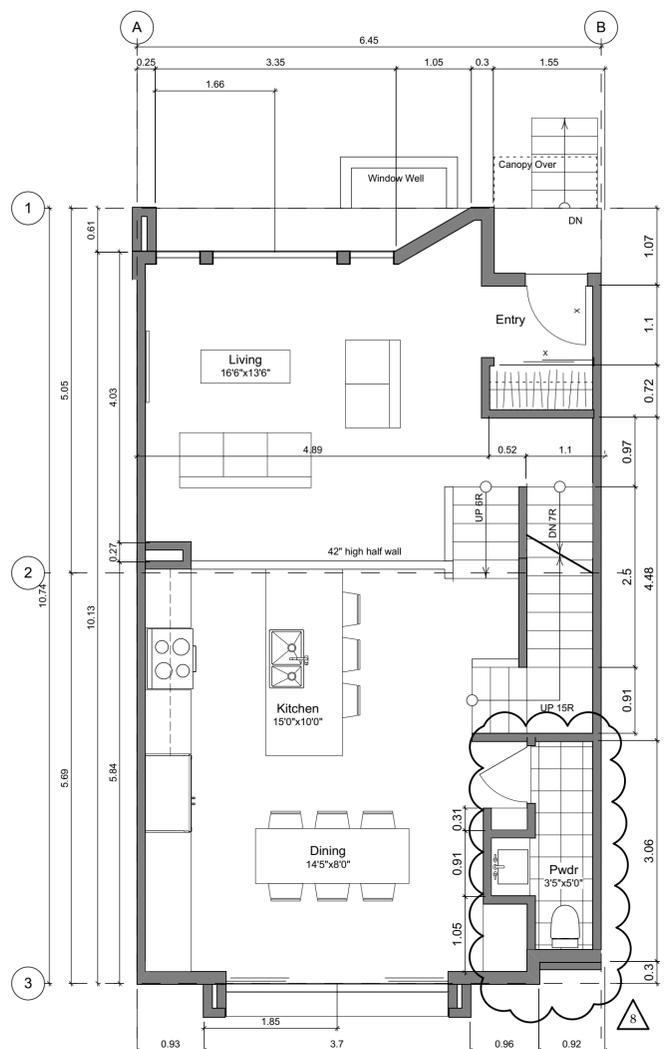
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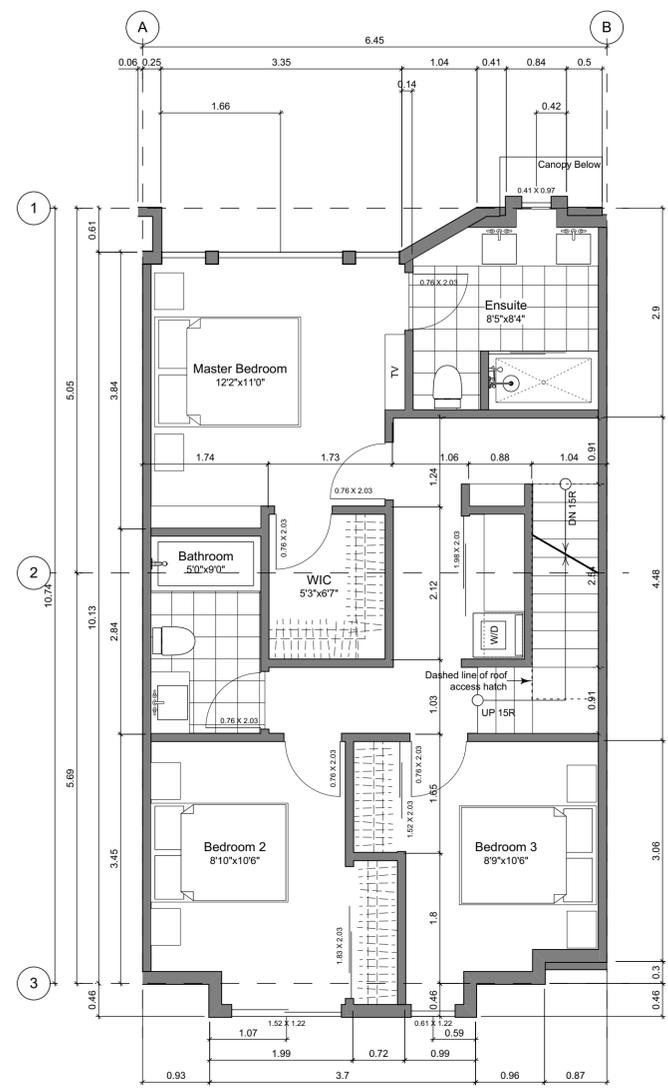
Unit B1 Floor Plans



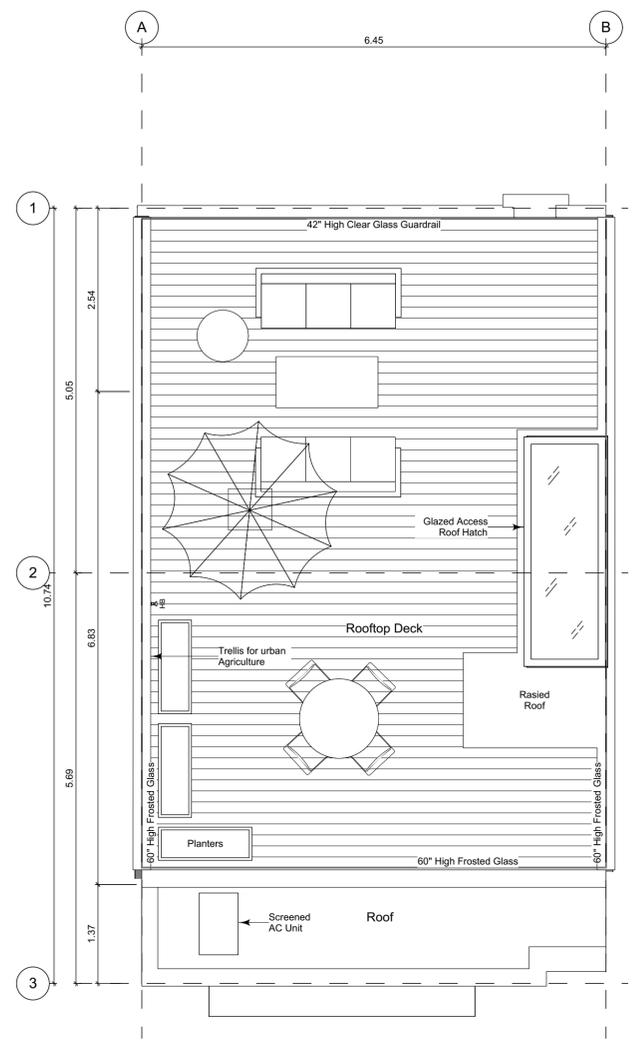
1 Basement Floor Plan  
Scale: 1:50



2 Main Floor Plan  
Scale: 1:50



3 Second Floor Plan  
Scale: 1:50



4 Roof Deck Plan  
Scale: 1:50

**Unit Plan Notes:**  
See Block plan for foundation plan.  
Grid Lines are to:  
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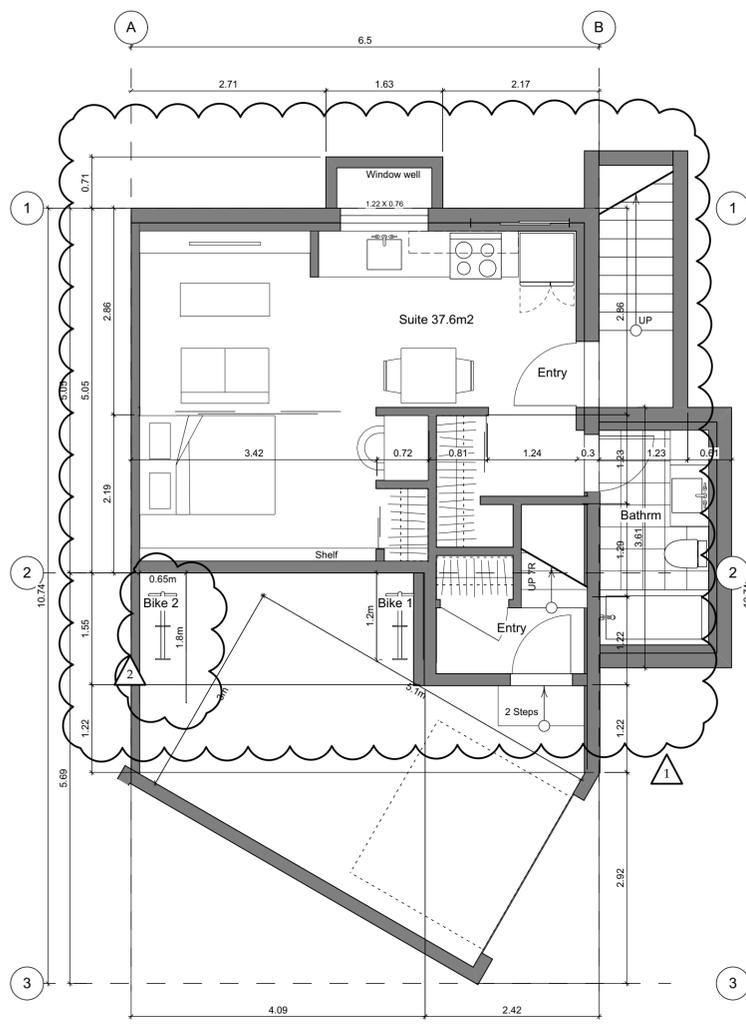
Floor Area Calculations - Unit (B1)				
	Gross Floor Area		Zoning Floor Area	
Basement Floor	384 sq ft	35.7 m <sup>2</sup>	126 sq ft	11.7 m <sup>2</sup>
Main Floor	701 sq ft	65.2 m <sup>2</sup>	676 sq ft	62.8 m <sup>2</sup>
Second Floor	732 sq ft	68.0 m <sup>2</sup>	707 sq ft	65.7 m <sup>2</sup>
Roof Deck	0 sq ft	0.0 m <sup>2</sup>	0 sq ft	0.0 m <sup>2</sup>
<b>Totals:</b>	<b>1,818 sq ft</b>	<b>168.9 m<sup>2</sup></b>	<b>1,509 sq ft</b>	<b>140.2 m<sup>2</sup></b>
Garage	265 sq ft	24.6 m <sup>2</sup>		
Rooftop Open Space	620 sq ft	57.6 m <sup>2</sup>		

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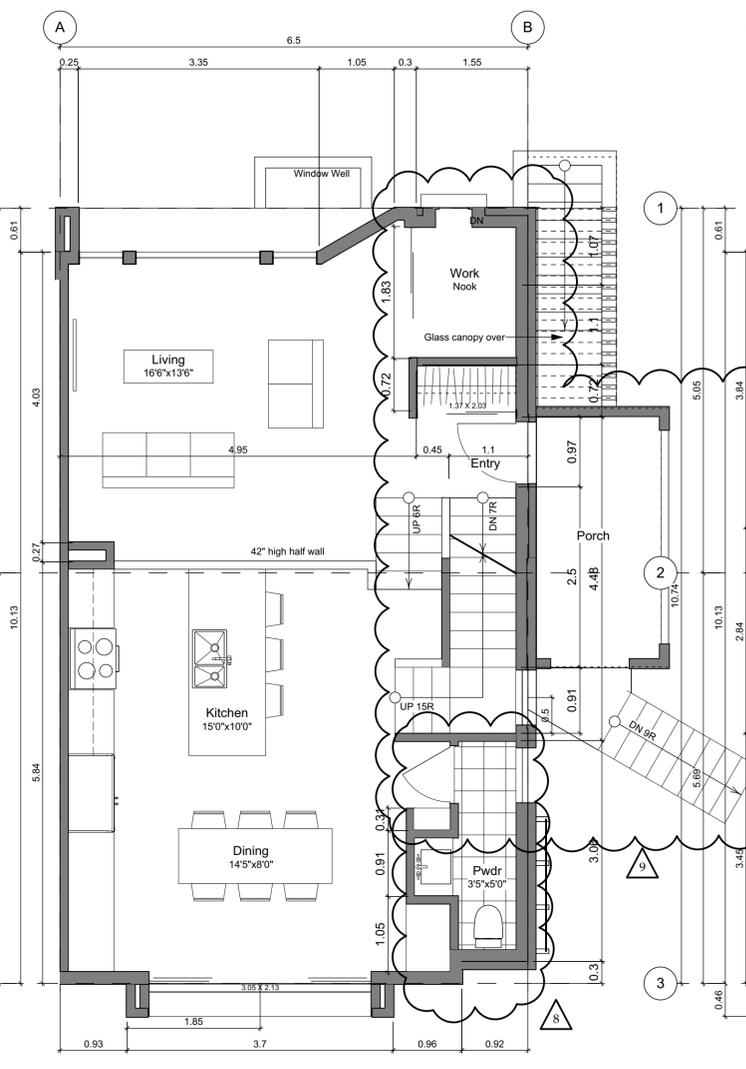
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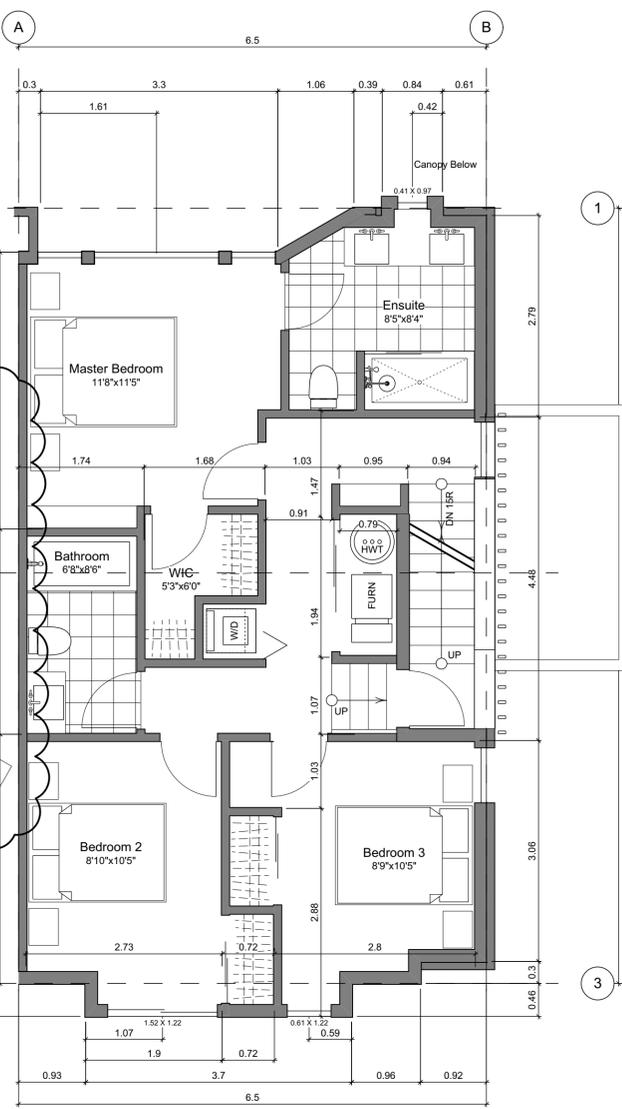
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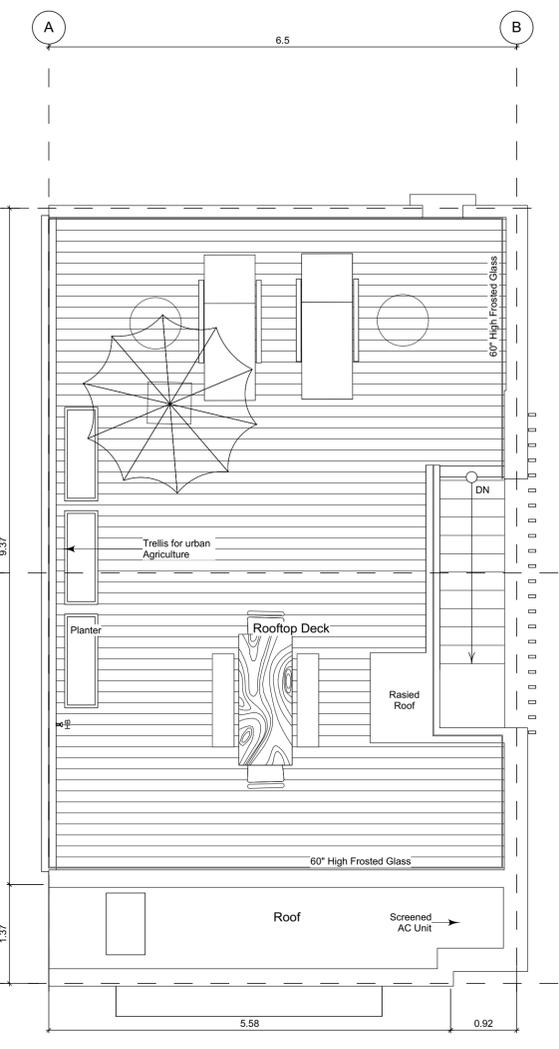
**1** Basement Floor Plan  
Scale: 1:50



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



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



**4** Roof Deck 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 - Unit 1 (B2)**

	Gross Floor Area		Zoning Floor Area	
Basement Floor	459 sq ft	42.7 m2	120 sq ft	11.1 m2
Main Floor	720 sq ft	66.9 m2	679 sq ft	63.0 m2
Second Floor	738 sq ft	68.6 m2	694 sq ft	64.5 m2
Roof Deck	0 sq ft	0.0 m2	0 sq ft	0.0 m2
<b>Totals:</b>	<b>1,917 sq ft</b>	<b>178.1 m2</b>	<b>1,493 sq ft</b>	<b>138.7 m2</b>
Garage	266 sq ft	24.7 m2		
Rooftop Open Space	626 sq ft	58.2 m2		

**Unit B2 Floor Plans**  
**Unit 1**

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Unit B3 Floor Plans  
Unit 6

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Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

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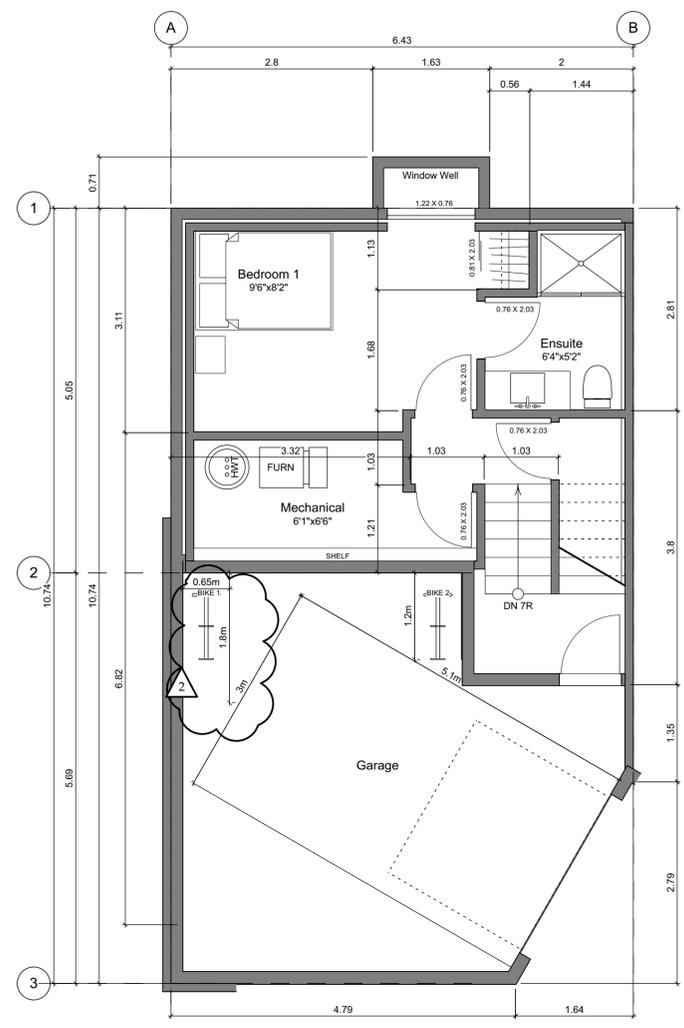
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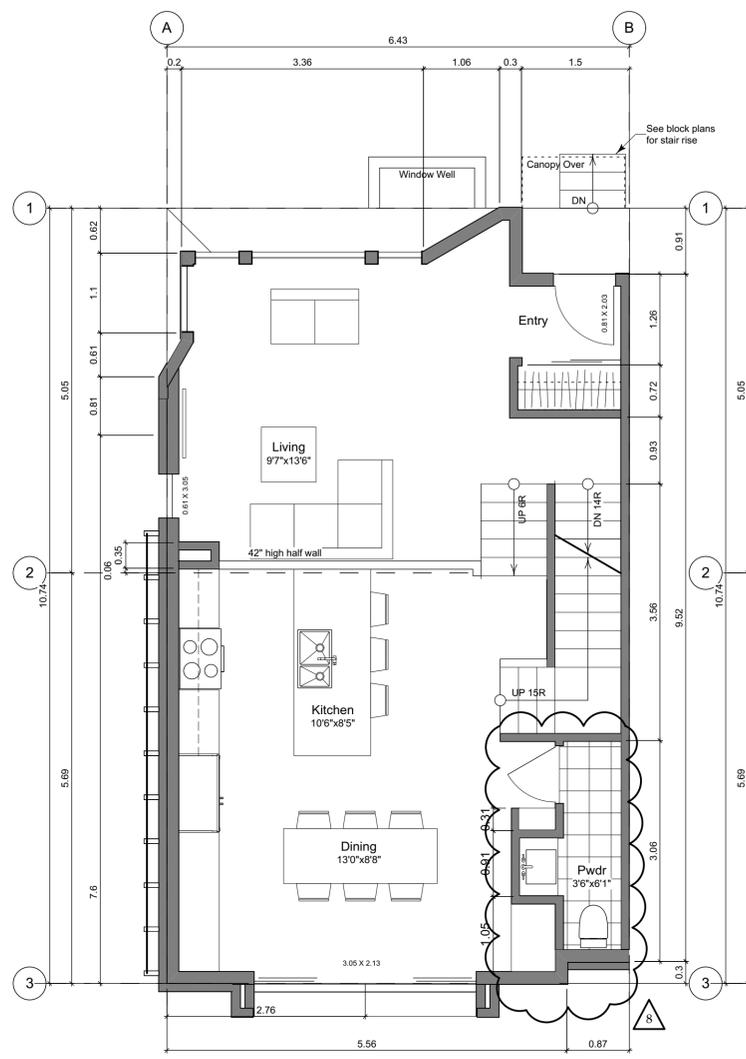
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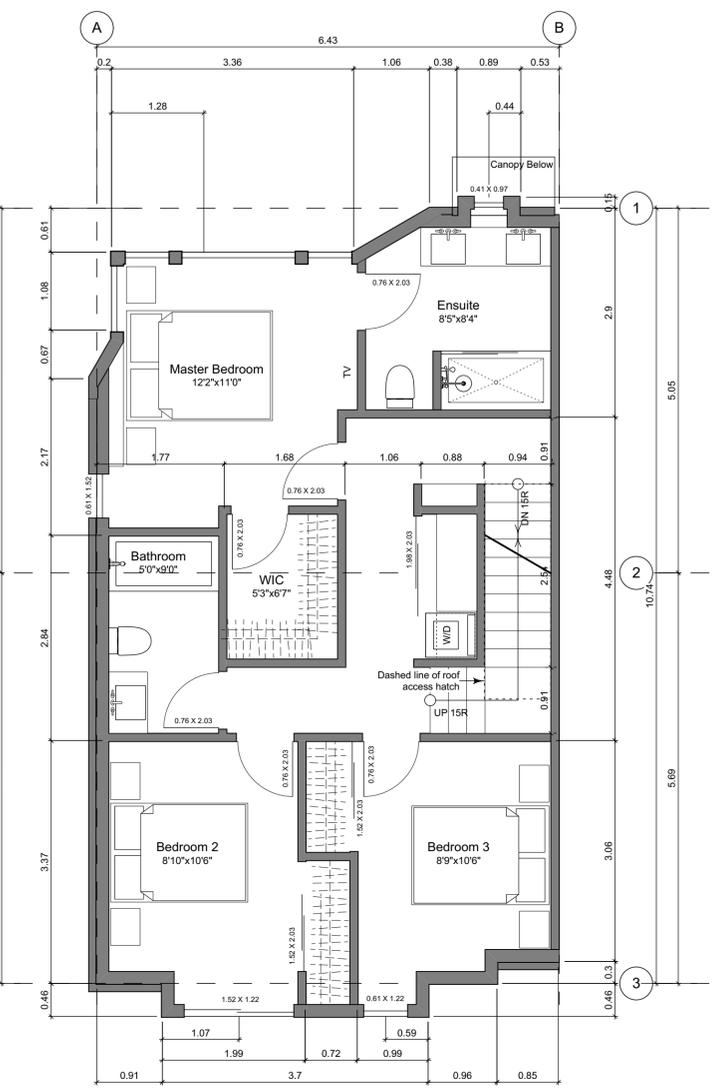
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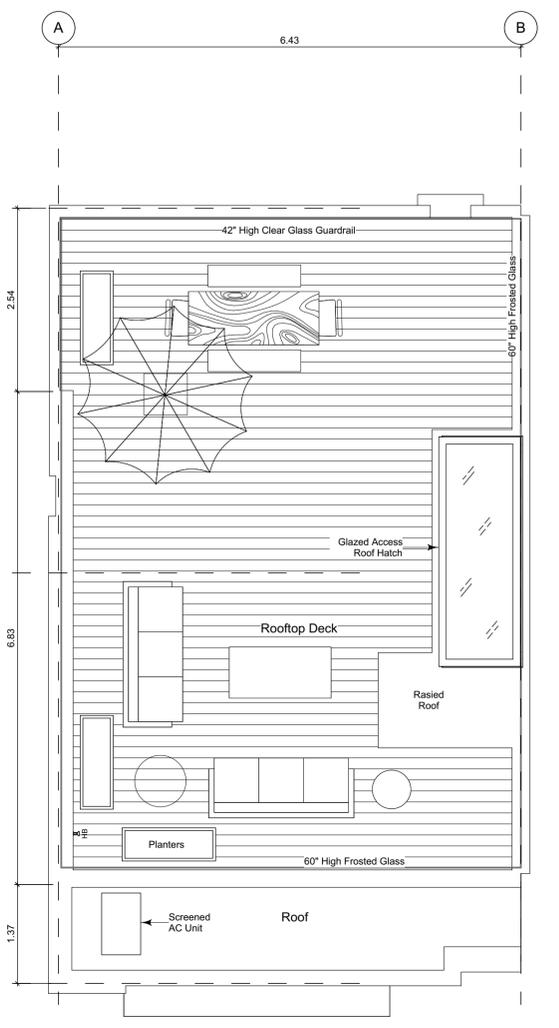
1 **Basement Floor Plan**  
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2 **Main Floor Plan**  
Scale: 1:50



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



4 **Roof Deck Plan**  
Scale: 1:50

Floor Area Calculations - Unit 6 (B3)

	Gross Floor Area		Zoning Floor Area	
Basement Floor	383 sq ft	35.6 m <sup>2</sup>	189 sq ft	17.6 m <sup>2</sup>
Main Floor	694 sq ft	64.4 m <sup>2</sup>	652 sq ft	60.6 m <sup>2</sup>
Second Floor	727 sq ft	67.5 m <sup>2</sup>	684 sq ft	63.6 m <sup>2</sup>
Roof Deck	0 sq ft	0.0 m <sup>2</sup>	0 sq ft	0.0 m <sup>2</sup>
<b>Totals:</b>	<b>1,803 sq ft</b>	<b>167.5 m<sup>2</sup></b>	<b>1,525 sq ft</b>	<b>141.7 m<sup>2</sup></b>
Garage	274 sq ft	25.5 m <sup>2</sup>		
Rooftop Open Space	642 sq ft	59.6 m <sup>2</sup>		

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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

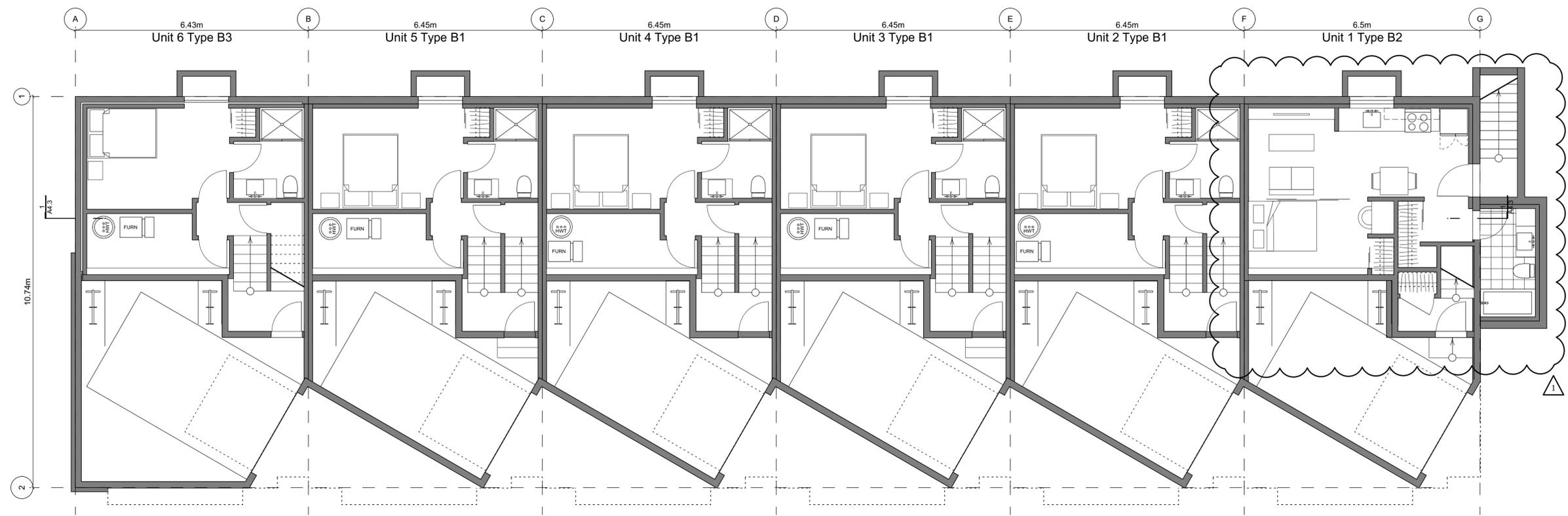
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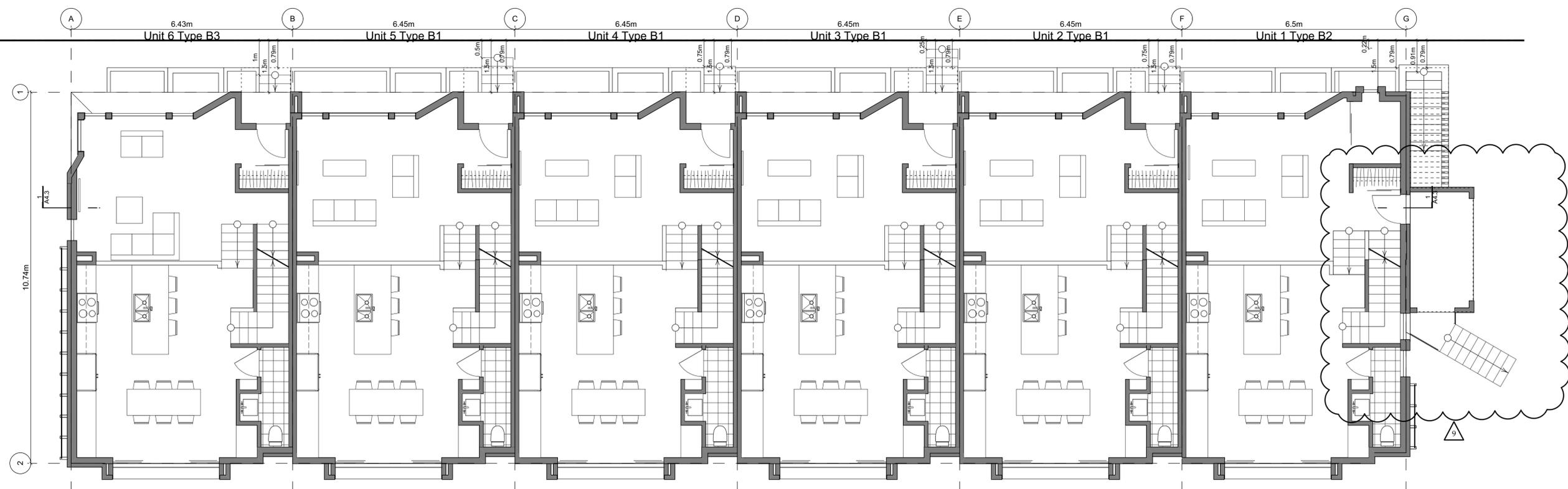
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2 Basement Floor Plan  
Scale: 1:65



3 Main Floor Plan  
Scale: 1:65

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Block 01 Floor Plans

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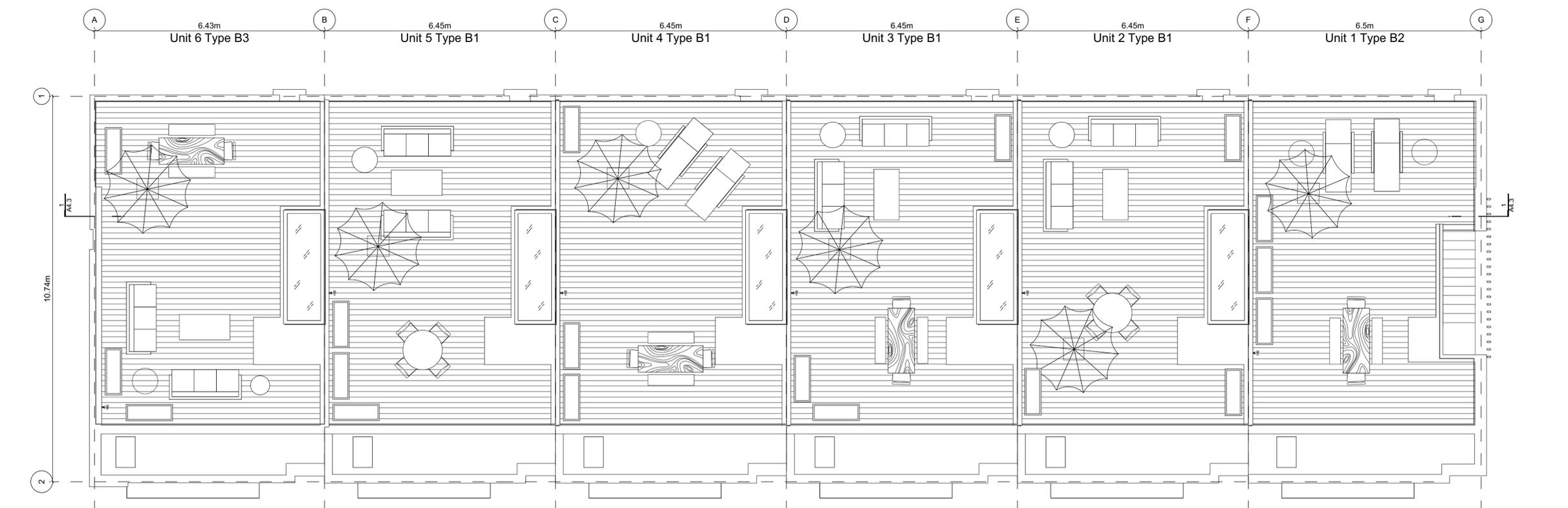
**Block Plan Notes:**  
See unit plans for detailed dimensions and notes.

Grid Lines are to: Dimensions are to:  
1) Outside face of plywood or 1) One side of interior stud,  
2) Centre line of demising wall. 2) face of plywood, or face of concrete.

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**2 Second Floor Plan**  
Scale: 1:65



**1 Roof Deck Plan**  
Scale: 1:65

### Building Exposure and Spatial Separation (9.10.15.4.)

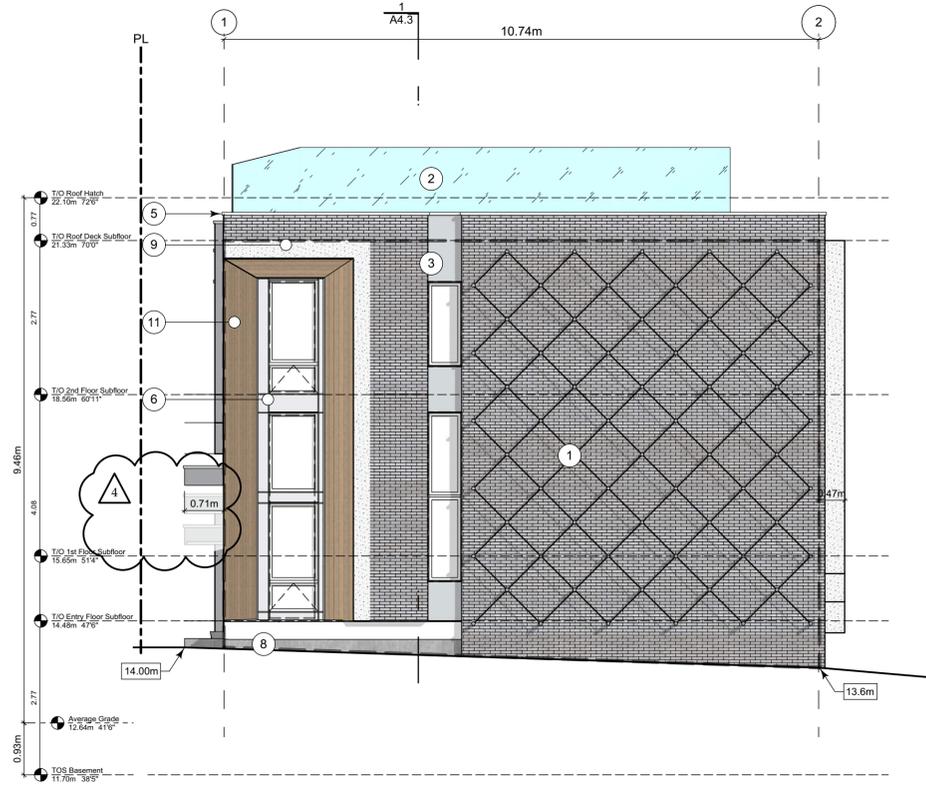
Building Sprinklered to NFPA 13  
9.10.14.4.(7) Max. Aggregate Area of unprotected openings doublec

Compartment	Area of Facade	Limiting Distance	Unprotected Openings		Construction of Building Face	Cladding
			Allowed	Actual		
North Facade	48.8 m <sup>2</sup>	11.23 m to C/L of Kipling St.	98.5 %	40.2 %	3/4hr, C	C or NC
East Facade	78.6 m <sup>2</sup>	18.03 m to C/L of Thurlow Rd.	100.0 %	7.6 %	3/4hr, C	C or NC
South Facade	52.8 m <sup>2</sup>	5.00 m to PL	52.0 %	22.7 %	3/4hr, C	C or NC
West Facade	80.7 m <sup>2</sup>	3.80 m to C/L of Driveway	36.6 %	9.1 %	3/4hr, C	NC

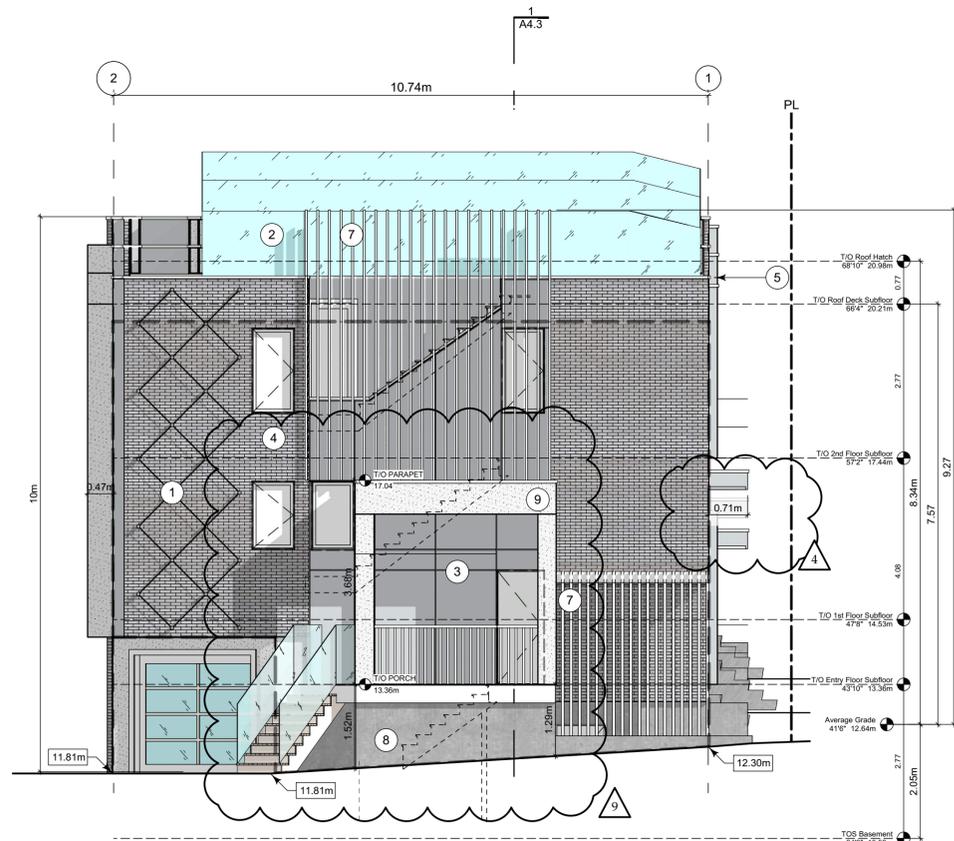
### Exterior Materials

No.	Description	Colour / Finishes
1	Cable Trellis c/w Vines	See Landscape Drawings
2	Glass Railing	Glass Guardrail with White Aluminum Frame
3	Hardie Panels	Grey
4	I-XL Brick	Light Grey
5	Metal Cap Flashing	White
6	Metal Flashing	Silver or White
7	Metal Screen	-
8	Parged Concrete	-
9	Stucco	White
10	Window Frame	Silver or white
11	Wood Grain Cladding	Wood Grain

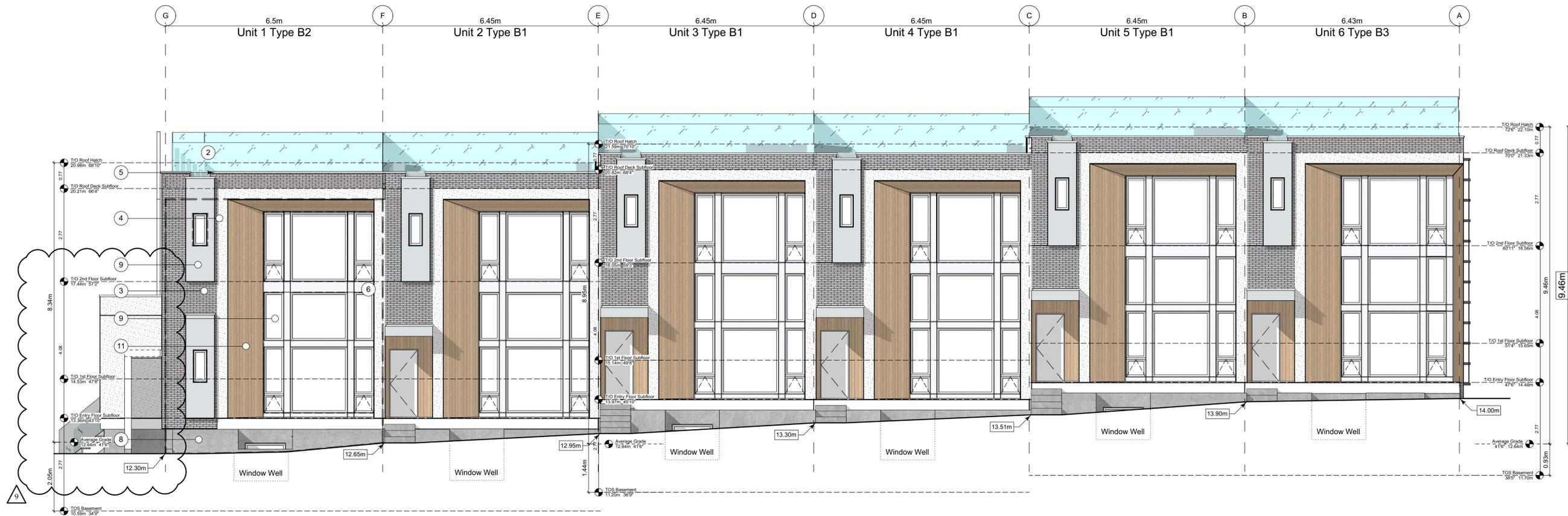
All Materials as noted or approved equal



2 West Elevation - Driveway  
Scale: 1:65



1 East Elevation - Thurlow Road  
Scale: 1:65



3 North Elevation - Kipling Street  
Scale: 1:65

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Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

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Block 01 Elevations

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

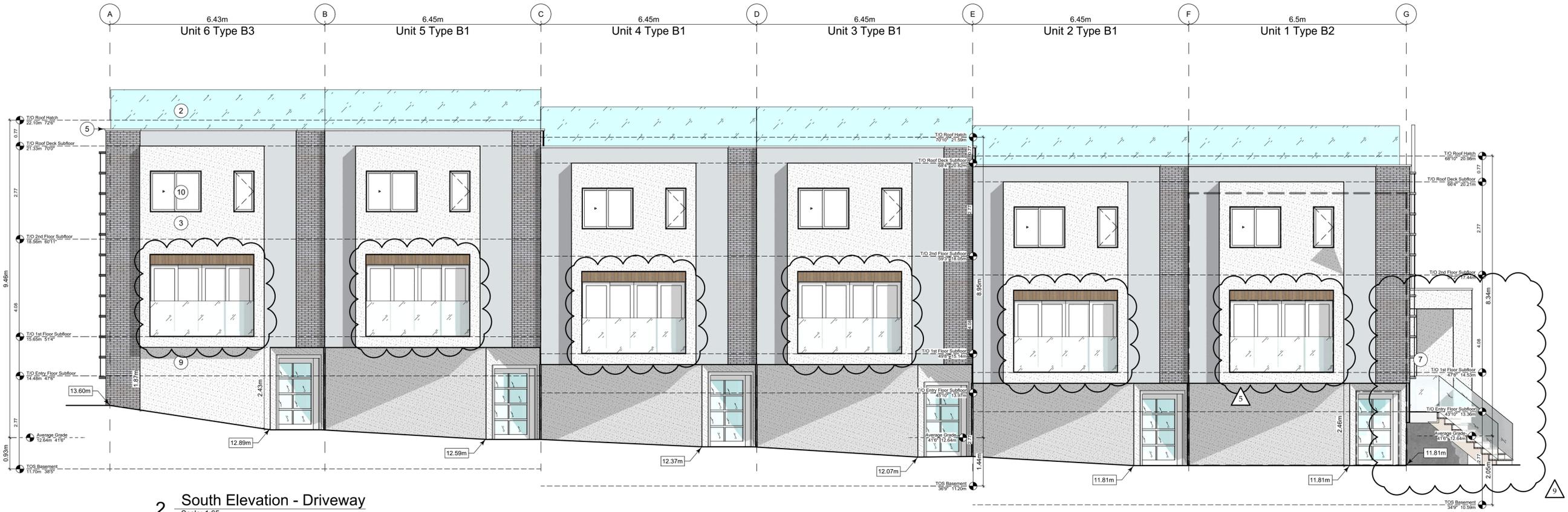
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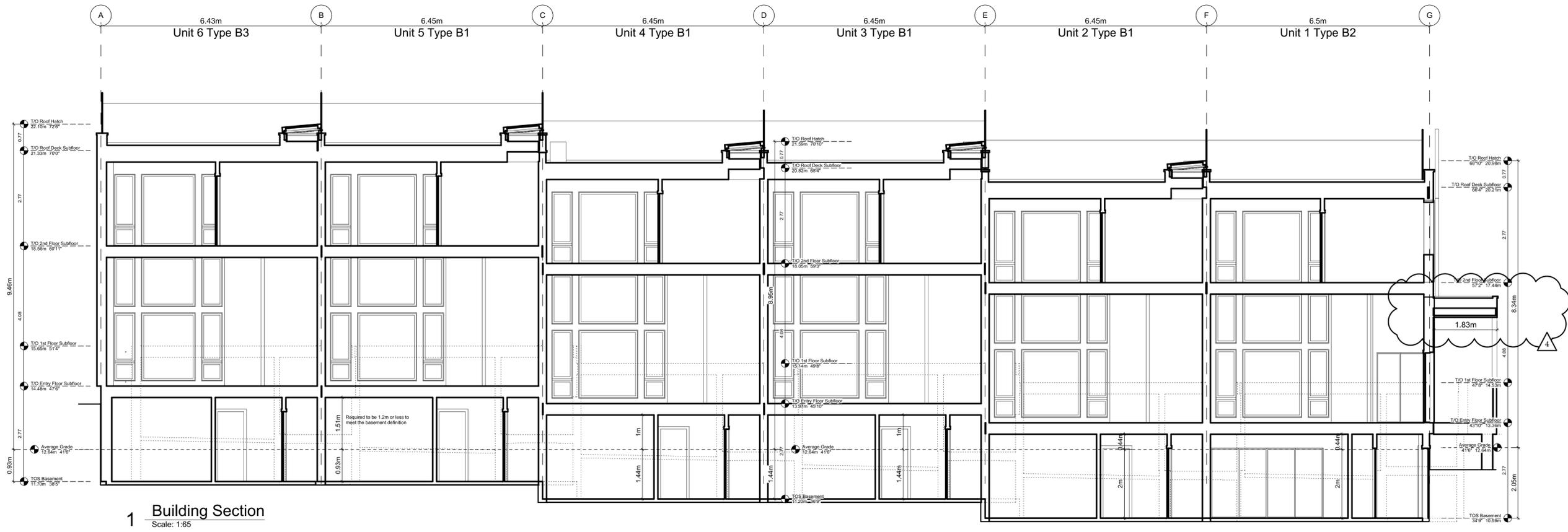
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Scale: 1:65

Sheet No:



2 South Elevation - Driveway  
Scale: 1:65



1 Building Section  
Scale: 1:65

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Block 02 Floor Plans

Project Name:

Fairfield-Kipling  
Development

Civic: 1400 Fairfield Rd &  
349 Kipling St

Legal:

PID:

Project No: 19.015

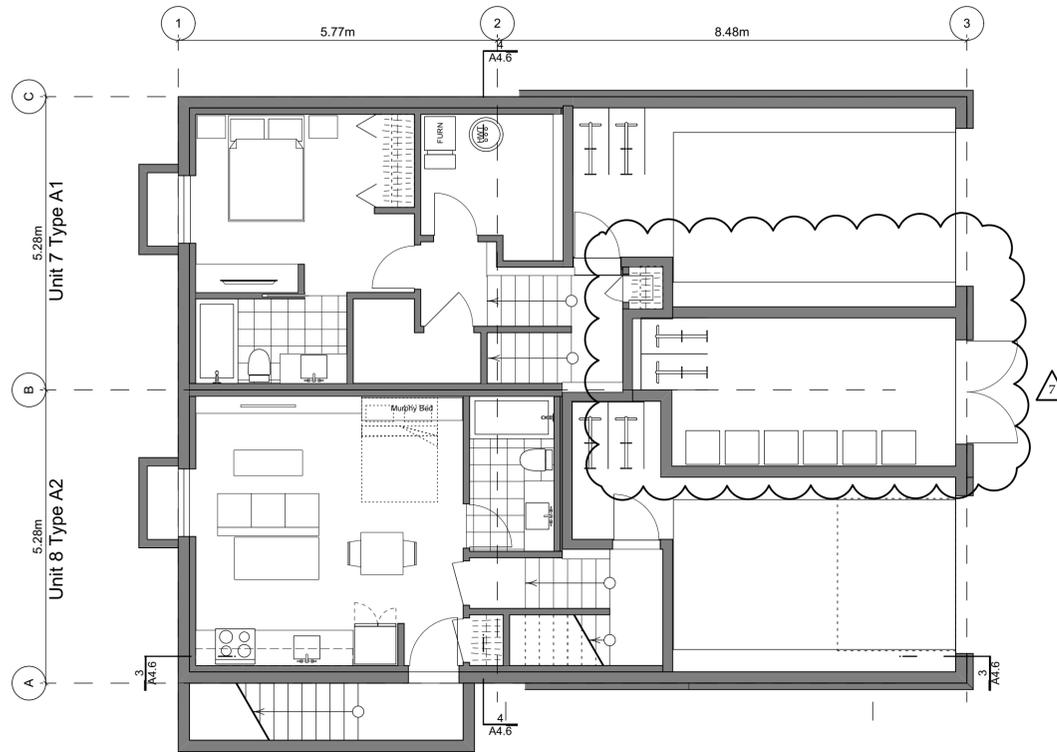
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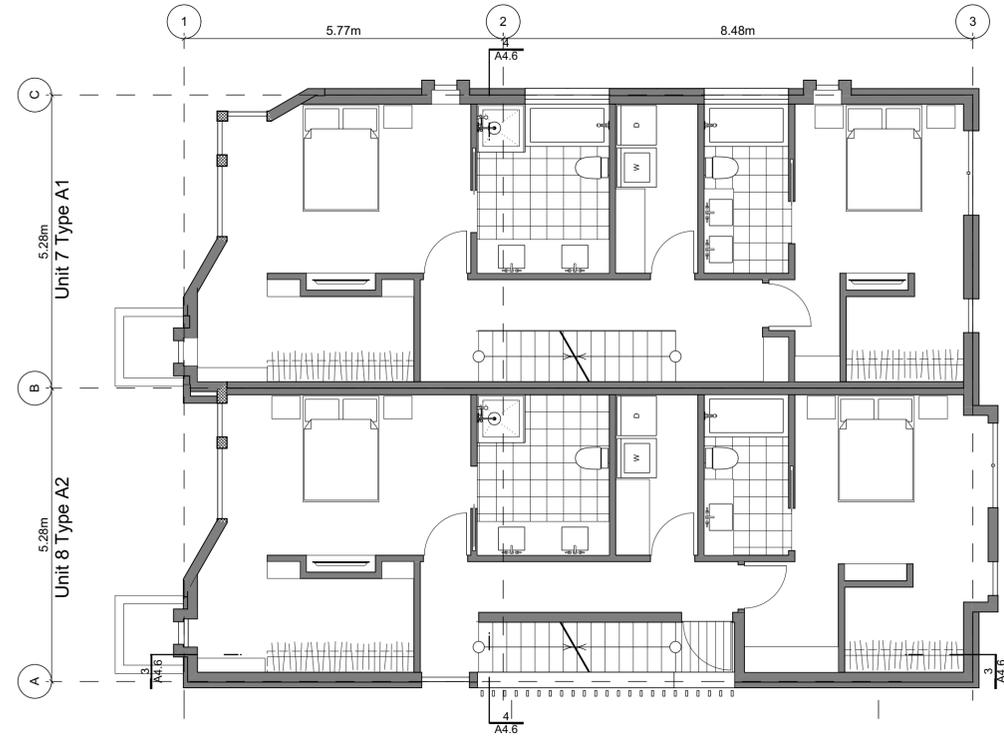
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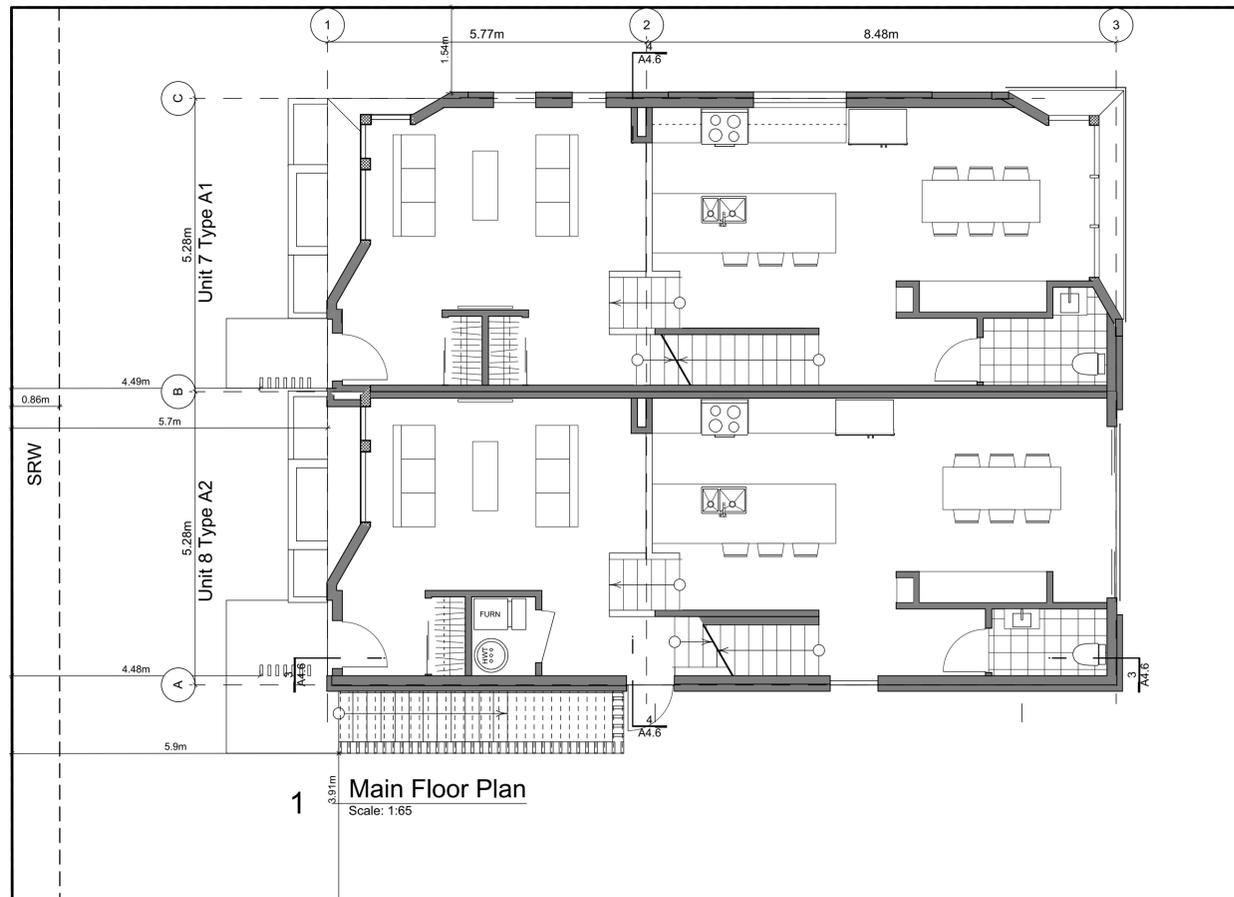
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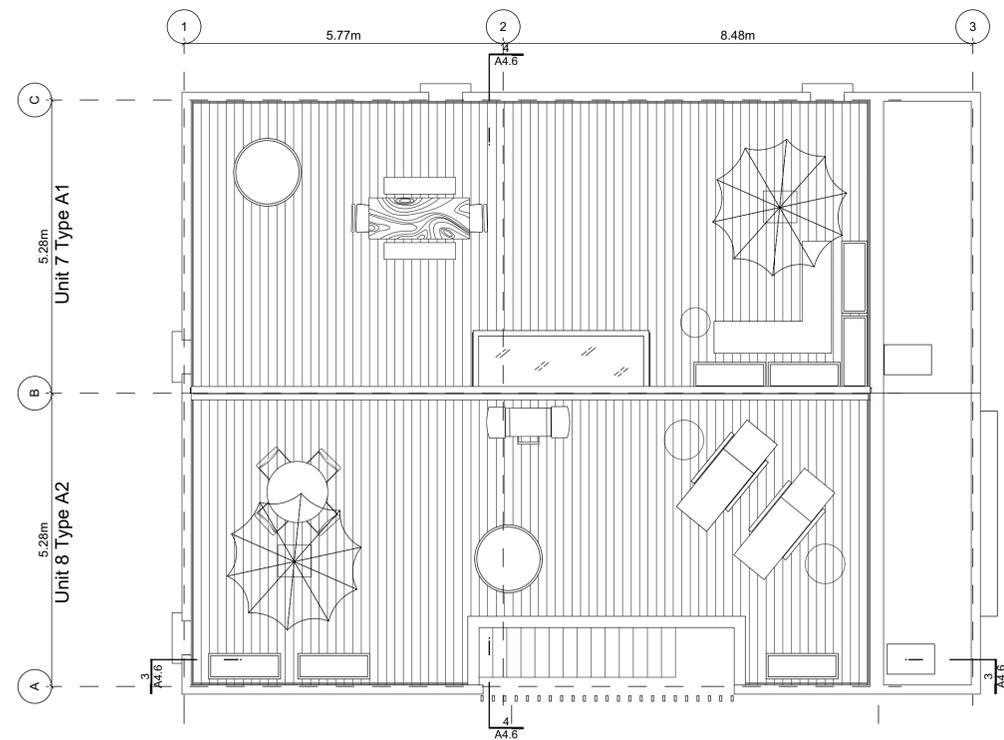
2 Basement Floor Plan  
Scale: 1:65



4 Second Floor Plan  
Scale: 1:65



1 Main Floor Plan  
Scale: 1:65



3 Roof Plan  
Scale: 1:65

Block Plan Notes:

See unit plans for detailed dimensions and notes.

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# Building Exposure and Spatial Separation (9.10.15.4.)

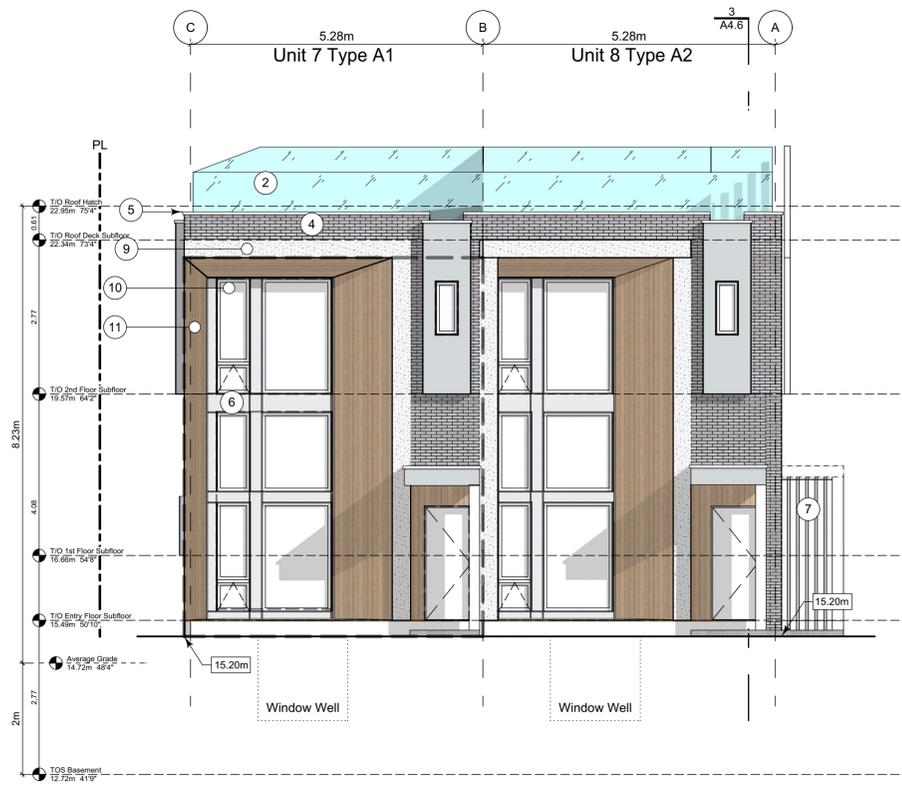
Building Sprinklered to NFPA13

Compartment	Area of Facade	Limiting Distance	Unprotected Openings		Construction of Building Face	Cladding	
			Allowed	Actual			
North Facade	107.4 m <sup>2</sup>	11.37 m to C/L Kipling St.	95.0 %	11.2 %	C	C or NC	
East Facade	A	39.1 m <sup>2</sup>	3.80 m Halfway Block 2	26.2 %	14.0 %	C	C or NC
	B	7.2 m <sup>2</sup>	3.80 m Halfway Block 2	36.3 %	50.7 %	C	C or NC
South Facade	106.4 m <sup>2</sup>	5.14 m to PL	16.0 %	7.8 %	C	C or NC	
West Facade	36.8 m <sup>2</sup>	15.06 m to C/L Fairfield Rd.	100.0 %	37.4 %	C	C or NC	

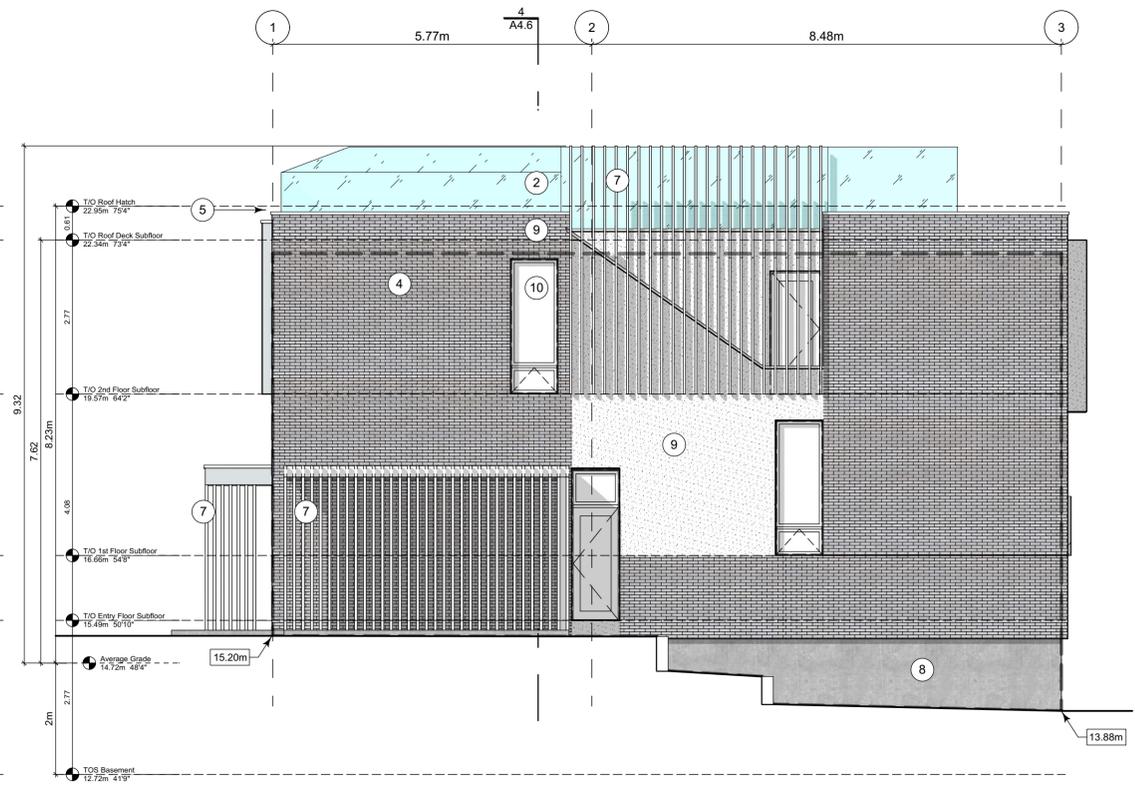
## Exterior Materials

No.	Description	Colour / Finishes
1	Cable Trellis c/w Vines	See Landscape Drawings
2	Glass Railing	Glass Guardrail with White Aluminum Frame
3	Hardie Panels	Grey
4	I-XL Brick	Light Grey
5	Metal Cap Flashing	White
6	Metal Flashing	Silver or White
7	Metal Screen	-
8	Parged Concrete	-
9	Stucco	White
10	Window Frame	Silver or white
11	Wood Grain Cladding	Wood Grain

All Materials as noted or approved equal



4 West Elevation - Fairfield Road  
Scale: 1:65



1 South Elevation  
Scale: 1:65



3 East Elevation - Driveway  
Scale: 1:65



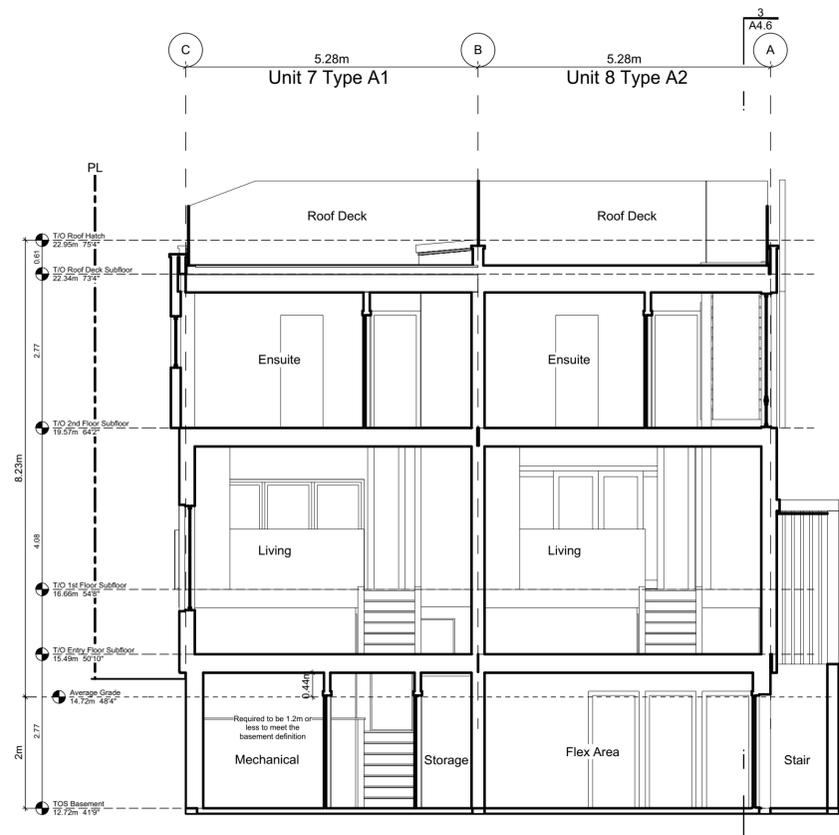
2 North Elevation - Kipling Street  
Scale: 1:65

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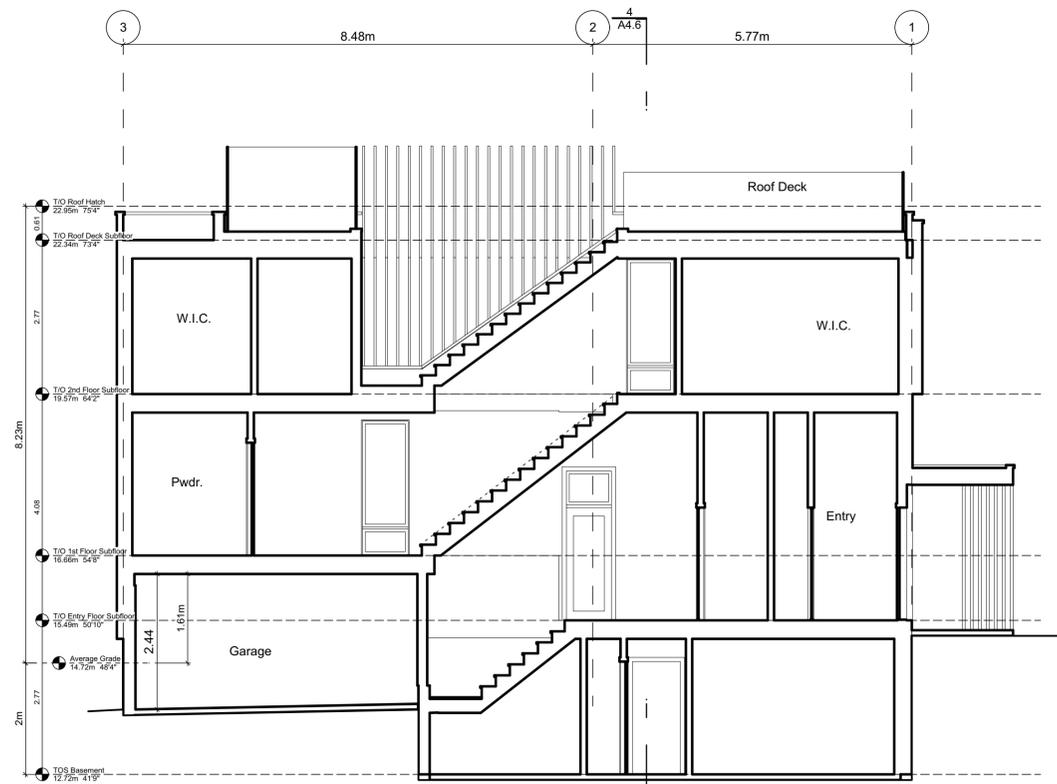
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## Block 02 Elevations

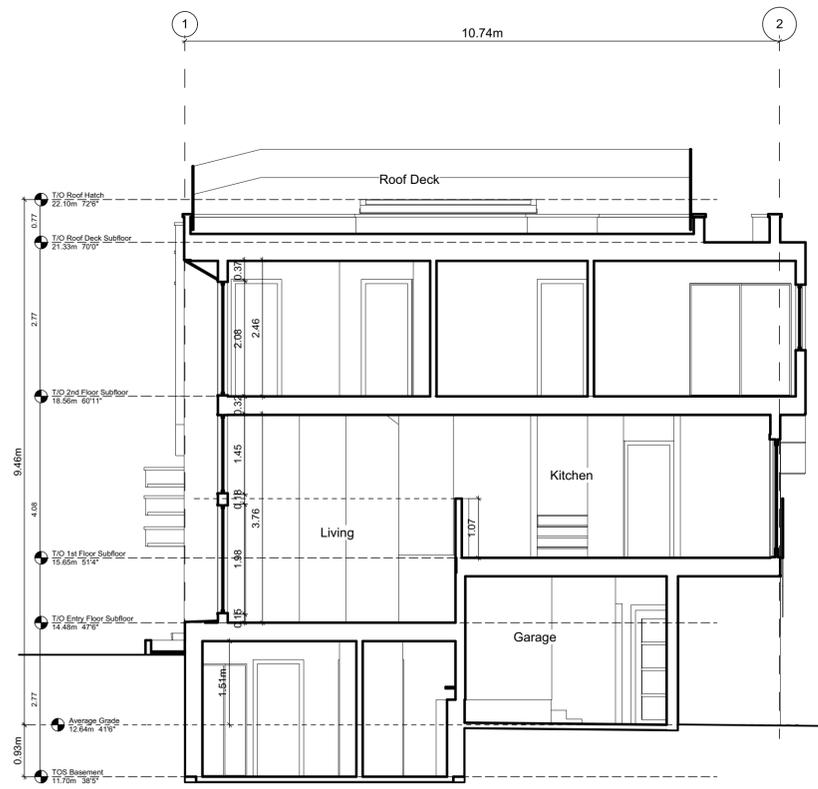
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PID:  
Project No: 19.015  
Drawn By: SG/TD  
Plot Date: May 25, 2020  
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4 Block 2 Section  
Scale: 1:65



3 Block 2 Unit 8 Section  
Scale: 1:65



2 Block 1 Unit 5 Section  
Scale: 1:65

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Block 01 & 02 Sections

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID: 19.015

Project No: SG/TD

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Building Assemblies

Project Name:

**Fairfield-Kipling  
Development**

Civic: 1400 Fairfield Rd &  
349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: May 25, 2020

Scale: NTS

Sheet No:

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### Exterior Wall Assemblies

Calculated with a Heat-Recovery Ventilator  
Effective RSI values, BCBC Section 9.36. Energy Efficiency, Zone 4 <3000 Degree Days

Assembly	RSI	Area %	RSI eff. (m2·K)/W	R-Value	FRR	STC
<b>W1.0 CIP Concrete Below Grade</b>	<b>REQUIRED: 1.99</b>		<b>11.30</b>			
	<b>PROVIDED: 2.59</b>		<b>14.73</b>			
Free drainage back fill (See geotechnical)	-	-	-	-	-	-
DELTA MS - 5/16" dimpled membrane	-	-	-	-	-	-
MB Waterproofing Install as per manufacturers recommendation	-	-	-	-	-	-
8" Reinforced Type S or N concrete wall (see structural)	0.0004/mm	-	0.08	0.46	-	-
AB, VB 2.5" Continuous XPS Insulation	0.0336/mm	-	2.13	12.12	-	-
2X2 Framing @ 24" OC (Service Cavity)	-	-	0.18	1.02	-	-
1 Layer 1/2" GWB	-	-	0.08	0.45	-	-
Interior Air Film	-	-	0.12	0.68	-	-
<b>W2.0 Wood Stud Wall</b>	<b>REQUIRED: 2.74</b>		<b>15.56</b>			
	<b>PROVIDED: 3.04</b>		<b>17.24</b>			
Exterior Air Film	-	-	0.03	0.17	-	-
Cladding (See Elevations)	-	-	-	-	-	-
3/8" x 1 1/2" PT Strapping 16" OC	-	-	0.15	0.85	-	-
MB 2 layers 30min building paper	-	-	-	-	-	-
1/2" Plywood Sheathing	-	-	0.10	0.57	-	-
2X6 Framing 16" OC (See structural)	framing 1.19	0.23	2.55	14.46	-	-
R22 FG Batt Insulation	cavity 3.87	0.77	-	-	-	-
AB, VB 6 mil Poly UV	-	-	0.09	0.51	-	-
1 Layer 5/8" GWB Taped, Sanded, and ready for paint	-	-	0.12	0.68	-	-
Interior Air Film	-	-	-	-	-	-
<b>W3.0 Curtain Wall 6" Deep</b>	<b>REQUIRED: -</b>		<b>-</b>			
	<b>PROVIDED: -</b>		<b>-</b>			
1" insulating double pane exterior glazed	-	-	-	-	-	-
5" Extruded Aluminum Mullion	-	-	-	-	-	-

### Interior Wall Assemblies

Calculated with a Heat-Recovery Ventilator  
Effective RSI values, BCBC Section 9.36. Energy Efficiency, Zone 4 <3000 Degree Days

Assembly	RSI	Area %	RSI eff. (m2·K)/W	R-Value	FRR	STC
<b>W4.0 Suite to Suite (Demising Wall)</b>	<b>REQUIRED: -</b>		<b>-</b>		<b>1 HR</b>	<b>50</b>
	<b>PROVIDED: -</b>		<b>-</b>		<b>1 HR</b>	<b>54</b>
BCBC 2018 Table A9.10.3.1.A W13c	-	-	-	-	-	-
1 layer 5/8" type 'X' ULC rated GWB	-	-	-	-	-	-
2X4 stud framing @ max 16" OC (see structural)	-	-	-	-	-	-
3 1/2" FG Batt Insulation (One side Only)	-	-	-	-	-	-
1" air space	-	-	-	-	-	-
2X4 stud framing @ max 16" OC (see structural)	-	-	-	-	-	-
1 layer 5/8" type 'X' ULC rated GWB	-	-	-	-	-	-
*Where noted as shear wall, 1 layer 1/2" plywood (see structural)	-	-	-	-	-	-
<b>W5.0 Non-Load Bearing Partition</b>	<b>REQUIRED: -</b>		<b>-</b>		<b>-</b>	<b>-</b>
	<b>PROVIDED: -</b>		<b>-</b>		<b>-</b>	<b>-</b>
1/2" GWB both sides of	-	-	-	-	-	-
2X4 or 2X6 stud framing	-	-	-	-	-	-
** see plans for location of 2x6 wall to accommodate services	-	-	-	-	-	-
** 3 1/2" FG Batt Insulation @ bathroom walls	-	-	-	-	-	-
<b>W5.1 Load Bearing Partition</b>	<b>REQUIRED: -</b>		<b>-</b>		<b>1 HR</b>	<b>-</b>
	<b>PROVIDED: -</b>		<b>-</b>		<b>1 HR</b>	<b>-</b>
** Refer to structural drawings for location of load bearing & Shera Walls	-	-	-	-	-	-
1 layer 5/8" type 'X' ULC rated GWB both sides of	-	-	-	-	-	-
2x4 or 2x6 stud framing (see structural 16" OC Max)	-	-	-	-	-	-
** see plans for location of 2x6 wall to accommodate services	-	-	-	-	-	-
** 3 1/2" FG Batt Insulation @ bathroom walls	-	-	-	-	-	-

### Roof Assemblies

Calculated with a Heat-Recovery Ventilator  
Effective RSI values, BCBC Section 9.36. Energy Efficiency, Zone 4 <3000 Degree Days

Assembly	RSI	Area %	RSI eff. (m2·K)/W	R-Value	FRR	STC
<b>R1.0 Insulated Roof (Outboard Insulation)</b>	<b>REQUIRED: 4.67</b>		<b>26.52</b>			
	<b>PROVIDED: 4.84</b>		<b>27.49</b>			
All roofing work to RCABC five-year guarantee standards.	-	-	-	-	-	-
Roof Covering to have a A, B, or C classification as per CAN/ULC-S107	-	-	-	-	-	-
Exterior Air Film	-	-	0.03	0.17	-	-
MB Torch On Built Up Membrane	-	-	-	-	-	-
Protection Board	-	-	-	-	-	-
AB, VB 5" Expanded polystyrene Type 2 Slope To drain	0.035 /mm	-	4.45	25.24	-	-
5/8" T&G Plywood sheathing (See structural)	-	-	-	-	-	-
11 7/8" TJI joists (see structural)	-	-	0.16	0.91	-	-
1 layers 5/8" GWB	-	-	0.10	0.55	-	-
Interior Air Film	-	-	0.11	0.62	-	-
Soffit - See elevations	-	-	-	-	-	-
<b>R1.1 Roof Cavity Fire Separation</b>	<b>REQUIRED: -</b>		<b>-</b>		<b>1 HR</b>	<b>-</b>
	<b>PROVIDED: -</b>		<b>-</b>		<b>1 HR</b>	<b>-</b>
11 7/8" TJI Rated Rlm Board (see structural)	-	-	-	-	-	-
<b>R2.0 Insulated Roof (Spray Foam)</b>	<b>REQUIRED: 4.67</b>		<b>26.52</b>			
	<b>PROVIDED: 5.21</b>		<b>29.60</b>			
All roofing work to RCABC five-year guarantee standards.	-	-	-	-	-	-
Roof Covering to have a A, B, or C classification as per CAN/ULC-S107	-	-	-	-	-	-
Exterior Air Film	-	-	0.03	0.17	-	-
MB Torch On Built Up Membrane	-	-	-	-	-	-
5/8" T&G Plywood sheathing (See structural)	-	-	-	-	-	-
Cross Strapping slope to drain	-	-	-	-	-	-
11 7/8" TJI joists (see structural)	2.56	9.0%	4.98	28.25	-	-
AB, VB 6" 2LB Medium Density/Closed Cell Spray Foam Insulation	5.49	91.0%	0.10	0.55	-	-
1 layers 5/8" GWB	-	-	0.11	0.62	-	-
Interior Air Film	-	-	-	-	-	-
Soffit - See elevations	-	-	-	-	-	-
<b>R3.0 Un-Insulated Roof</b>	<b>REQUIRED: -</b>		<b>-</b>		<b>-</b>	<b>-</b>
	<b>PROVIDED: -</b>		<b>-</b>		<b>-</b>	<b>-</b>
All roofing work to RCABC five-year guarantee standards.	-	-	-	-	-	-
Roof Covering to have a A, B, or C classification as per CAN/ULC-S107	-	-	-	-	-	-
MB Torch On Built Up Membrane	-	-	-	-	-	-
5/8" T&G Plywood sheathing (See structural)	-	-	-	-	-	-
11 7/8" TJI joists (see structural)	2.56	9.0%	4.98	28.25	-	-
AB, VB 6" 2LB Medium Density/Closed Cell Spray Foam Insulation	5.49	91.0%	0.10	0.55	-	-
1 layers 5/8" type X GWB	-	-	0.11	0.62	-	-
Interior Air Film	-	-	-	-	-	-
Soffit - See elevations	-	-	-	-	-	-
<b>R4.0 Roof Deck</b>	<b>REQUIRED: 4.67</b>		<b>26.52</b>			
	<b>PROVIDED: 5.21</b>		<b>29.60</b>			
Exterior Air Film	-	-	0.03	0.17	-	-
Floating Wood Deck Boards on 2X4 Sleepers	-	-	-	-	-	-
DELTA MS - 5/16" dimpled membrane	-	-	-	-	-	-
MB Torch On Built Up Membrane	-	-	-	-	-	-
5/8" T&G plywood sheathing (see structural)	-	-	-	-	-	-
Cross Strapping slope to drain	-	-	-	-	-	-
11 7/8" TJI joists (see structural)	2.56	9.0%	4.98	26.87	-	-
AB, VB 6" 2LB Medium Density/Closed Cell Spray Foam Insulation	5.49	91.0%	0.10	0.55	-	-
Resilient metal channels @ 24" OC perpendicular to joists	-	-	-	-	-	-
1 layers 5/8" type X GWB	-	-	0.11	0.62	-	-
Interior Air Film	-	-	-	-	-	-

### Floor Assemblies

Calculated with a Heat-Recovery Ventilator  
Effective RSI values, BCBC Section 9.36. Energy Efficiency, Zone 4 <3000 Degree Days

Assembly	RSI	Area %	RSI eff. (m2·K)/W	R-Value	FRR	STC
<b>F1.0 Wood Floor</b>	<b>REQUIRED: -</b>		<b>-</b>		<b>-</b>	<b>-</b>
	<b>PROVIDED: -</b>		<b>-</b>		<b>-</b>	<b>-</b>
Finish Flooring to Owners spec	-	-	-	-	-	-
5/8" T&G plywood sheathing (see structural)	-	-	-	-	-	-
11 7/8" TJI joists (see structural)	-	-	-	-	-	-
1 layer 5/8" GWB	-	-	-	-	-	-
<b>F1.1 Insulated Wood Floor</b>	<b>REQUIRED: 4.67</b>		<b>26.52</b>			
	<b>PROVIDED: 5.48</b>		<b>31.13</b>			
Interior Air Film	-	-	0.16	0.91	-	-
Finish Flooring to Owners spec	-	-	-	-	-	-
5/8" T&G plywood sheathing (see structural)	-	-	0.10	0.57	-	-
11 7/8" TJI joists (see structural)	framing 2.56	9.0%	5.19	29.48	-	-
AB, VB 6.5" Rigid SM Foam Insulation Sealed in place.	cavity 5.78	91.0%	-	-	-	-
Soffit - See elevations	-	-	-	-	-	-
Exterior Air Film	-	-	0.03	0.17	-	-
<b>F2.0 Concrete Slab On Grade</b>	<b>REQUIRED: -</b>		<b>-</b>		<b>-</b>	<b>-</b>
	<b>PROVIDED: -</b>		<b>-</b>		<b>-</b>	<b>-</b>
4" Reinforced concrete slab (see structural)	-	-	-	-	-	-
AB, VB 10 mil UV VB	-	-	-	-	-	-
6" compacted granular fill (see structural)	-	-	-	-	-	-
native soil	-	-	-	-	-	-

### Climatic Data for the City of Victoria

December 10 2018 (BCBC 2018)

The following climatic data shall be used within the boundaries of the City of Victoria.

Design Temperature				Degree Days
January	July	2.5%		Below 18°C
2.5% °C	1% °C	Dry °C	Wet °C	
-4	-6	24	17	2700

15 Min. Rain, mm	One Day Rain, 1/50, mm	Ann. Rain, mm	Moist. Index	Ann. Tot. Ppn, mm	Driving Rain Wind Pressure, Pa, 1/5
9	91	800	0.98	825	220

Snow Load kPa 1/50		Hourly Wind Pressures, kPa	
S <sub>s</sub>	S <sub>r</sub>	1/10	1/50
1.5	0.3	0.44	0.57

Seismic Data							
S <sub>s</sub> (0.2)	S <sub>s</sub> (0.5)	S <sub>s</sub> (1.0)	S <sub>s</sub> (2.0)	S <sub>s</sub> (5.0)	S <sub>s</sub> (10.0)	PGA	PGV
1.30	1.16	0.676	0.399	0.125	0.044	0.580	0.834

Alternatively site specific climatic data from Environment Canada can be used. Environment Canada can be emailed at [climate\\_services@ec.gc.ca](mailto:climate_services@ec.gc.ca) to obtain site specific climatic data. There is a user fee for providing site specific climatic data from Environment Canada.

### Assemblies General Notes:

These assemblies have been selected in accordance with BCBC 2018 and in coordination with the project consultants. The contractor is to be compliant with all these requirements, any deviations will not be accepted without prior approval and coordination.

### Abbreviations

FRR = Fire Resistance Rating	STC = Sound Transmission Class
VB = Vapour Barrier	GWB = Gypsum Wall Board
FG = Fiber Glass	XPS = Extruded Polystyrene Rigid Insulation (Roxul CIS or equiv)
MB = Moisture Barrier	RSI = Resistance Système International
AB = Air Barrier	IIC = Impact Insulation Class
OC = On Centre	UV = Ultraviolet
	ULC = Underwriters Laboratories of Canada



View from Kipling Street at Thurlow Road looking West



View from Kipling Street Looking West



View from Kipling Street Looking South



View from Thurlow Road at Access

FOR DEVELOPMENT APPLICATION ONLY

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Seal

Issued	Issued for DP
2019-06-19	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

Concept Renderings

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID: 19.015

Drawn By: SG/TD

Plot Date: May 25, 2020

Scale: NTS

Sheet No:



View from Kipling Street Looking South



View from Drive Isle



View from Fairfield Road Looking East



View from Kipling Street South East

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Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID: 19.015

Project No: SG/TD

Drawn By: May 25, 2020

Plot Date: NTS

Scale: Sheet No:

- REVISION NOTES**
- 1. GAS LINE IS IDENTIFIED. REFER TO THE CITY OF VICTORIA ENGINEERING AND PUBLIC WORKS DEPARTMENT COMMENTS COMMENT 1.c
  - 2. PAVING TO THE CENTERLINE ON FAIRFIELD ROAD, REFER TO THE CITY OF VICTORIA ENGINEERING AND PUBLIC WORKS DEPARTMENT COMMENTS COMMENT 1.b
  - 3. HYDRO CONDUITS, STREET LIGHTS, AND JUNCTION BOXES ADDED. REFER TO THE CITY OF VICTORIA ENGINEERING AND PUBLIC WORKS DEPARTMENT COMMENTS COMMENT 1.c, 1.d
  - 4. SEWER, WATER, AND DRAIN SERVICES ARE CAPPED ON PRIVATE PROPERTY JUST PAST THE PROPERTY LINE.
  - 5. THE MONUMENT MUST BE RE-ESTABLISHED.
  - 6. BARRIER FENCING NOTE
  - 7. TREE NOTE
  - 8. GAS AND HYDRO CONNECTIONS TO THE BUILDINGS

- 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 STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
  - BED ALL PIPE USING CLASS 'B' BEDDING.
  - WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
  - DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
  - AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
  - MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG FAIRFIELD ROAD, KIPLING STREET, AND THURLOW ROAD DURING CONSTRUCTION.
  - COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY.
  - ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
  - ENSURE THAT ALL SERVICES TO THE EXISTING HOUSE REMAIN USABLE DURING CONSTRUCTION AND ARE CONNECTED TO ALL NEW SERVICES. ENSURE THESE SERVICES ARE INSPECTED BY THE CITY OF VICTORIA WORKS INSPECTOR.
  - CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.

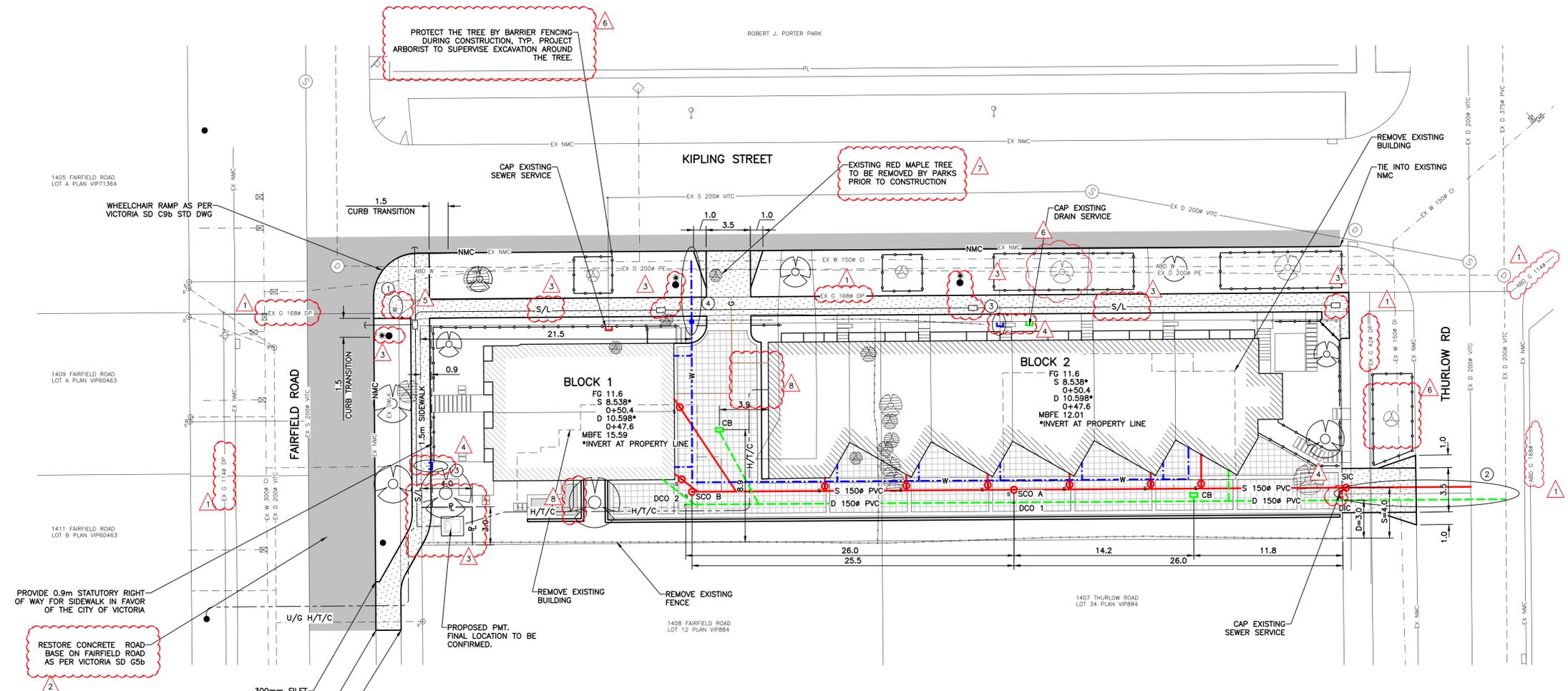
- SEWER AND DRAIN**
- SEWER AND DRAIN SERVICE CONNECTIONS TO BE TO MMCD STD DWG S7: 100# PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 150# PVC DR28 UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
  - SEWER AND DRAIN PIPE UP 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 TO 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.
  - PROVIDE CLEANOUTS ON DRAIN AND ON SEWER SERVICES WITHIN 1m OF BUILDING.

- 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, CHLORINATION AND DISINFECTION TO AWWA C651.
  - CONTRACTOR TO ENSURE CHLORINE SOLUTIONS ARE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REGULATIONS PRIOR TO DISCHARGING TO ANY DRAINAGE COURSE.
  - THE CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICE AT THE DEVELOPER'S EXPENSE.
  - THE CITY OF VICTORIA TO INSTALL WATER SERVICE CONNECTION c/w METER TO PROPERTY LINE AT THE DEVELOPER'S EXPENSE.

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

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

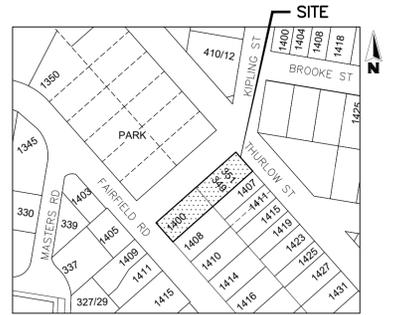
- HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS**
- CONTACT "B.C. ONE CALL" AT 1-800-474-6886 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
  - LOT TO BE SERVICED UNDERGROUND.
  - BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER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



RESTORE CONCRETE ROAD-BASE ON FAIRFIELD ROAD AS PER VICTORIA SD 65b

PROVIDE 0.9m STATUTORY RIGHT-OF-WAY FOR SIDEWALK IN FAVOR OF THE CITY OF VICTORIA

- LEGEND**
- APPROXIMATE EXTENT OF ASPHALT PAVING
  - CONCRETE SIDEWALK
  - PROPOSED TREE
  - EXISTING TREE TO BE RETAINED
  - EXISTING TREE TO BE REMOVED



**CONCEPTUAL PLAN**

**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
WATER	W	MANHOLE
SEWER	S	CLEANOUT
DRAIN	D	CATCHBASIN
DITCH	D	ROAD SIGN
CULVERT	C	TREE
HEADWALL	H	
GAS	G	HYDRANT
CURB	C	VALVE
SIDEWALK	S	METER
EDGE PAVE.	E	REDUCER
BUSHLINE	B	
ANCHOR	A	
EXISTING U/G UTL.	EX	
PROPOSED U/G UTL.	PR	
LIGHT STANDARD	L	
POWER POLE	P	
		MONUMENT
		LOT PIN
		LEAD PLUG

REVISIONS		DESIGNED	IK
1	REVISED AS PER COV COMMENTS	DATE	200513
No.	DESCRIPTION	DATE	Y/I/K
		SCALE	1:200
		Vert.	

**WESTBROOK Consulting Ltd.**

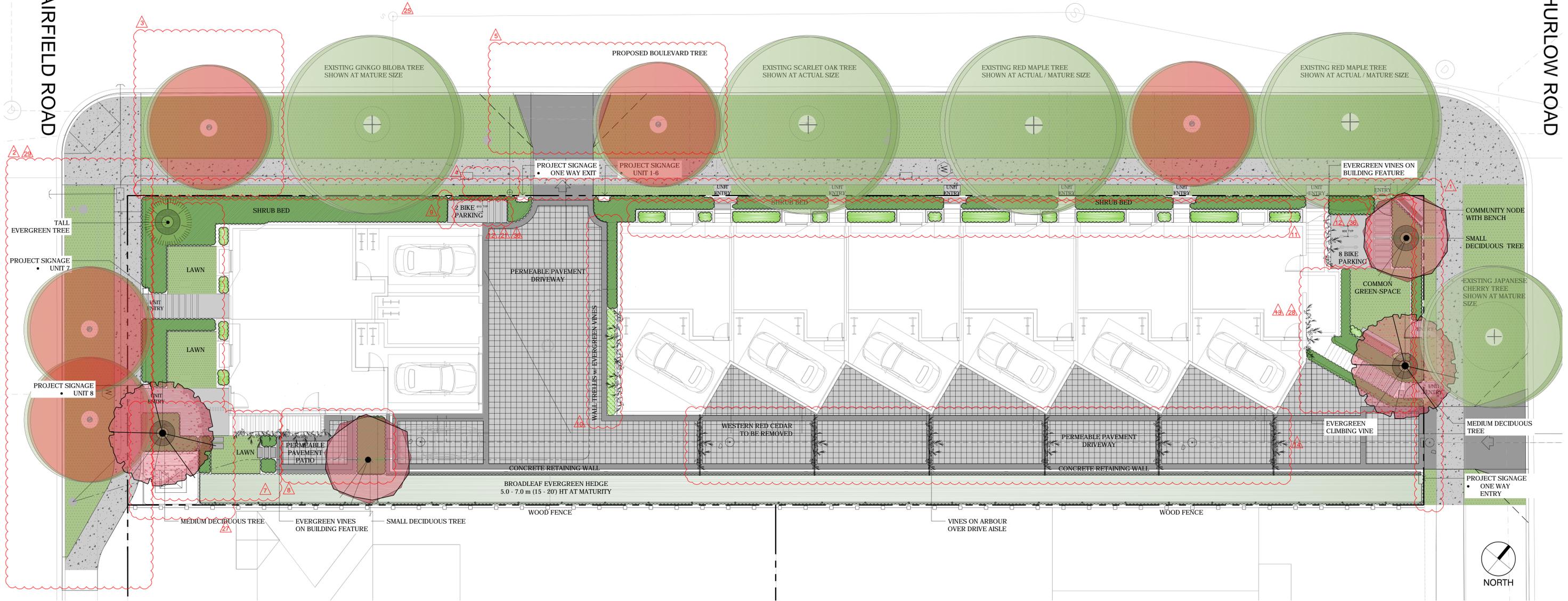
#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3  
Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT	349 & 351 KIPLING STREET	WESTBROOK PROJECT No.	3455
	BREIA HOLDINGS LTD.	GOVERNING AUTHORITY FILE No.	
	SITE PLAN	SHEET	1
	GENERAL NOTES	OF	1
		REV.	1
		WESTBROOK DRAWING No.	3455-01

# KIPLING STREET

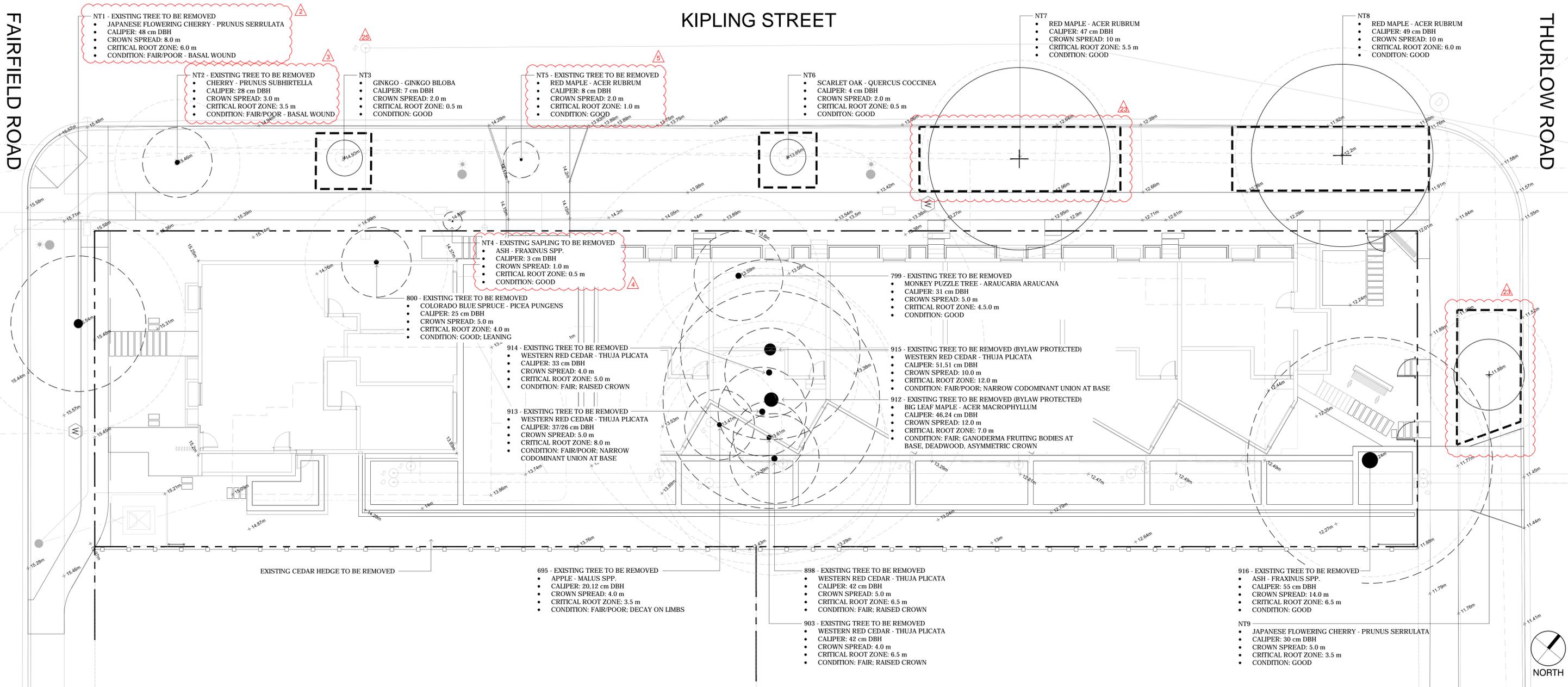
FAIRFIELD ROAD

THURLOW ROAD



## LEGEND

<ul style="list-style-type: none"> <li> MUNICIPAL CONCRETE SIDEWALK</li> <li> CONCRETE DRIVEWAY APRON</li> <li> DRIVEWAY/PATIO • PERMEABLE INTERLOCKING CONCRETE PAVER</li> <li> CONCRETE RETAINING WALL</li> </ul>	<ul style="list-style-type: none"> <li> CONCRETE SIDEWALK • MEDIUM SANDBLAST OR LIGHT BROOM FINISH • SAW CUT CONCRETE CRACK CONTROL JOINTS</li> <li> PATH • CONCRETE PAVERS • ABBOTSFORD PIAZZA SERIES</li> <li> SOD</li> <li> DRIVEWAY ARBOUR • POWDERCOATED STEEL • EVERGREEN JASMINE VINE</li> </ul>	<ul style="list-style-type: none"> <li> SHRUB PLANTING - FOUNDATION • ORNAMENTAL GRASSES • PINK RHODODENDRON • MEXICAN ORANGE • GREEN LAVENDER COTTON</li> <li> SHRUB PLANTING - PLANTER • IRISH MOSS • DAISY BUSH</li> <li> SHRUB PLANTING - HEDGE • PORTUGAL LAUREL</li> <li> CABLE WALL TRELLIS • 6.0 m HT (20') • EVERGREEN VINES</li> </ul>	<ul style="list-style-type: none"> <li> EXISTING WOOD FENCE • 6' (1.83 m) HT • ON ADJACENT PROPERTY</li> <li> PROPOSED WOOD FENCE • SEE FENCING PLAN</li> <li> METAL FENCE AND GATE • SEE FENCING PLAN</li> <li> EXISTING TREE TO BE REMOVED • SHOWN AT EXISTING SPREAD</li> <li> PROPERTY LINE</li> <li> DESIGNATED BYLAW PROTECTED REPLACEMENT TREE • QTY 4 • SPECIES AND LOCATION SUBJECT TO PARKS APPROVAL</li> </ul>	<ul style="list-style-type: none"> <li> EXISTING LARGE BOULEVARD TREE • MAPLE, OAK, GINKGO • QTY: 4</li> <li> EXISTING SMALL BOULEVARD TREE • CHERRY • QTY: 1</li> <li> PROPOSED BOULEVARD TREE • SPECIES TO BE SELECTED BY CITY OF VICTORIA • TO BE INSTALLED BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE • QTY: 5</li> <li> PROPOSED DECIDUOUS SITE TREE • SMALL - QTY: 2 • MEDIUM - QTY: 2</li> <li> PROPOSED CONIFEROUS SITE TREE • MEDIUM - QTY: 1</li> </ul>	<h3>TREE AND SHRUB QUANTITIES</h3> <ul style="list-style-type: none"> <li>EXISTING TREES = 19 <ul style="list-style-type: none"> <li>• LARGE DECIDUOUS SPECIES: 8</li> <li>• LARGE CONIFEROUS SPECIES: 7</li> <li>• SMALL DECIDUOUS SPECIES: 4</li> </ul> </li> <li>EXISTING TREES TO BE REMOVED = 14 <ul style="list-style-type: none"> <li>• LARGE DECIDUOUS SPECIES: 3</li> <li>• LARGE CONIFEROUS SPECIES: 7</li> <li>• SMALL DECIDUOUS SPECIES: 4</li> </ul> </li> <li>EXISTING TREES TO BE RETAINED = 5 <ul style="list-style-type: none"> <li>• BOULEVARD TREES: 5</li> </ul> </li> <li>PROPOSED TREES = 10 <ul style="list-style-type: none"> <li>• REPLACEMENT BOULEVARD TREES: 5</li> <li>• CONIFEROUS TREE: 1</li> <li>• DECIDUOUS TREE: 4</li> </ul> </li> <li>TOTAL NUMBER OF TREES = 15 <ul style="list-style-type: none"> <li>• REPLACEMENT BOULEVARD TREES: 5</li> <li>• EXISTING BOULEVARD TREES: 5</li> <li>• CONIFEROUS TREE: 1</li> <li>• DECIDUOUS TREE: 4</li> </ul> </li> <li>TOTAL NUMBER OF PROJECT SHRUBS, VINES AND GROUNDCOVERS = 444</li> </ul>
---	---	--	---	---	--



LEGEND

- CONCRETE SIDEWALK
- SOD BOULEVARD
- PROPERTY LINE
- TREE PROTECTION FENCING
  - TO OUTSIDE OF DRIPLINE WHERE POSSIBLE (AS SHOWN)
  - TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
  - TO CITY OF VICTORIA STANDARD
- EXISTING TREE TO BE RETAINED  
SHOWN AT EXISTING SPREAD
- EXISTING TREE TO BE REMOVED  
SHOWN AT EXISTING SPREAD
- CRITICAL ROOT ZONE  
SHOWN AT EXISTING SPREAD

EXISTING TREE QUANTITIES

- EXISTING TREES = 19
  - LARGE DECIDUOUS SPECIES: 8
  - LARGE CONIFEROUS SPECIES: 7
  - SMALL DECIDUOUS SPECIES: 4
- EXISTING TREES TO BE REMOVED = 14
  - LARGE DECIDUOUS SPECIES: 3
  - LARGE CONIFEROUS SPECIES: 7
  - SMALL DECIDUOUS SPECIES: 4
- EXISTING TREES TO BE RETAINED = 5
  - LARGE DECIDUOUS SPECIES: 4
  - SMALL DECIDUOUS SPECIES: 1

BYLAW PROTECTED TREES

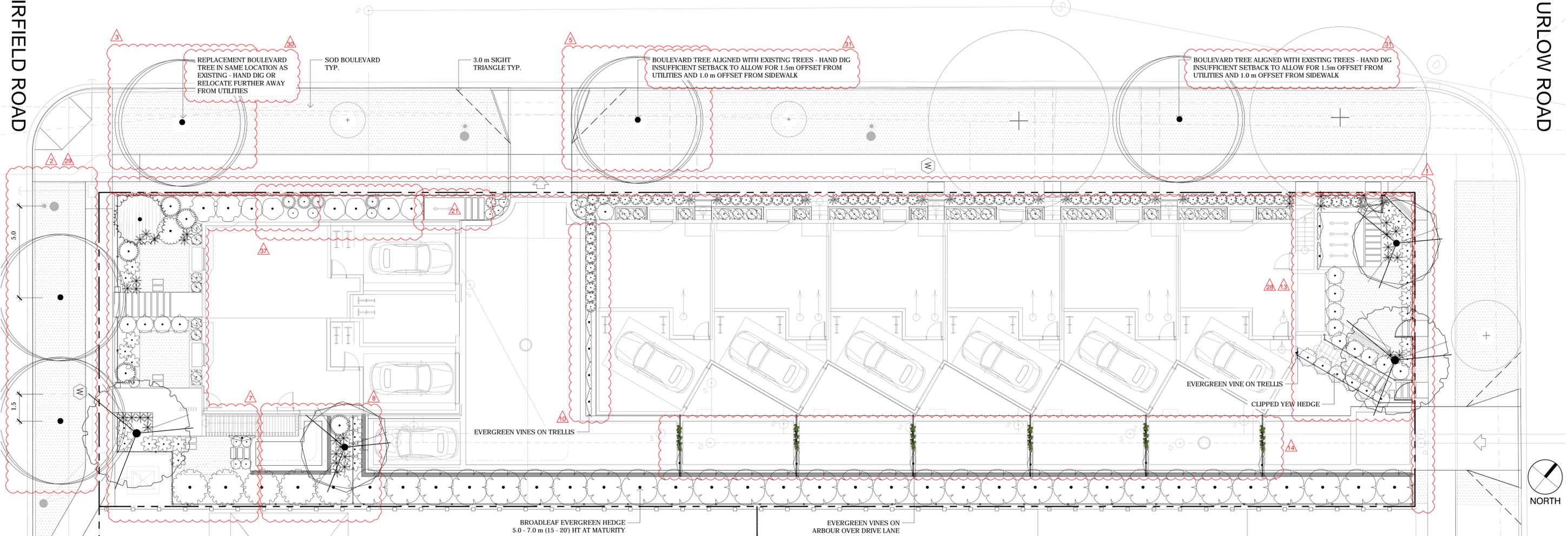
- PROTECTED TREES TO BE REMOVED: 2
- DESIGNATED REPLACEMENT TREES REQUIRED: 4

NOTES:  
 1. ARBORIST REPORT RECOMMENDS REMOVAL AND REPLACEMENT OF NT1 AND NT2 DUE TO POOR CONDITION, AND NT4 DUE TO ITS UNSUITABLE LOCATION FOR LONG TERM RETENTION  
 2. SMALL TREE = UNDER 8.0 m (25) HT; LARGE TREE = UP TO 15.0 m (50) HT

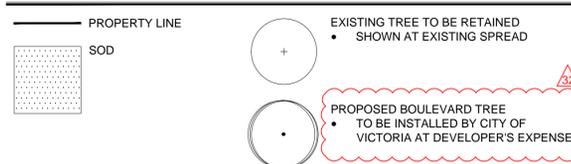
KIPLING STREET

FAIRFIELD ROAD

THURLOW ROAD



LEGEND



- 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 10m<sup>2</sup> MIN. GROWING MEDIUM.
  4. SMALL TREE = UNDER 8.0 m HT, MEDIUM TREE = UP TO 15.0 m HT.

PLANT SCHEDULE - TREES

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	2	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	B@B	60 MM	MEDIUM TREE
	1	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEEPING NOOTKA FALSE CYPRESS	70 MM		LARGE TREE
	2	STYRAX JAPONICUS / JAPANESE SNOWBELL	B@B	50 MM	SMALL TREE

PLANT SCHEDULE - SHRUBS CONT.

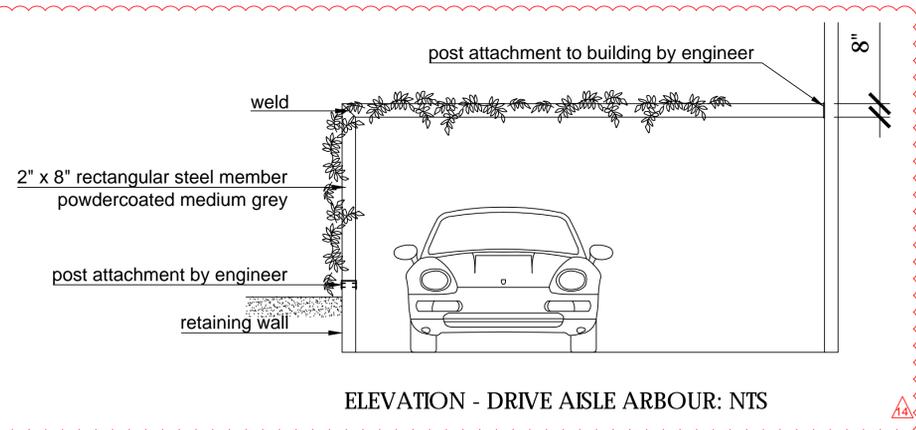
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	11	LAVANDULA X INTERMEDIA 'PROVENCE' / PROVENCE LAVENDIN	#1 CONT	0.60m
	6	LIGUSTRUM VULGARE / PRIVET	#2 CONT	1.20m
	1	LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE FLOWERING VINE	#1 CONT	0.60m
	4	MISCANTHUS SINENSIS 'GRAZIELLA' / GRAZIELLA MAIDEN GRASS	#1 CONT	0.80m
	5	MISCANTHUS SINENSIS 'MORNING LIGHT' / EULALIA GRASS	#2 CONT	1.20m
	13	NASSELLA TENUISSIMA / TEXAS NEEDLE GRASS	#1 CONT	0.60m
	30	PRUNUS LUSITANICA / PORTUGAL LAUREL	#5 CONT	2m
	1	RHODODENDRON X 'CHRISTMAS CHEER' / CHRISTMAS CHEER RHODODENDRON	#5 CONT	1.50m
	67	SANTOLINA VIRENS / GREEN LAVENDER COTTON	#1 CONT	0.60m
	25	SARCOCOCCA CONFUSA / SWEETBOX	#1 CONT	0.90m
	20	TAXUS X MEDIA 'HICKSII' / HICKS YEW	#3 CONT	1m

PLANT SCHEDULE - SHRUBS

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	31	BRACHYGLOTTIS GREYI / DAISY BUSH	#2 CONT	0.60m
	33	CAREX TESTACEA / CAREX	#1 CONT	0.60m
	5	CHOISYA TERNATA / MEXICAN ORANGE	#3 CONT	2m
	2	HYDRANGEA PANICULATA 'PHANTOM' / PANICLED HYDRANGEA	#3 CONT	1.50m
	13	JASMINUM POLYANTHUM / PINK JASMINE TRELLIS	#1 CONT	1.50m
	3	JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER	#5 CONT	0.60m

PLANT SCHEDULE - GROUNDCOVER

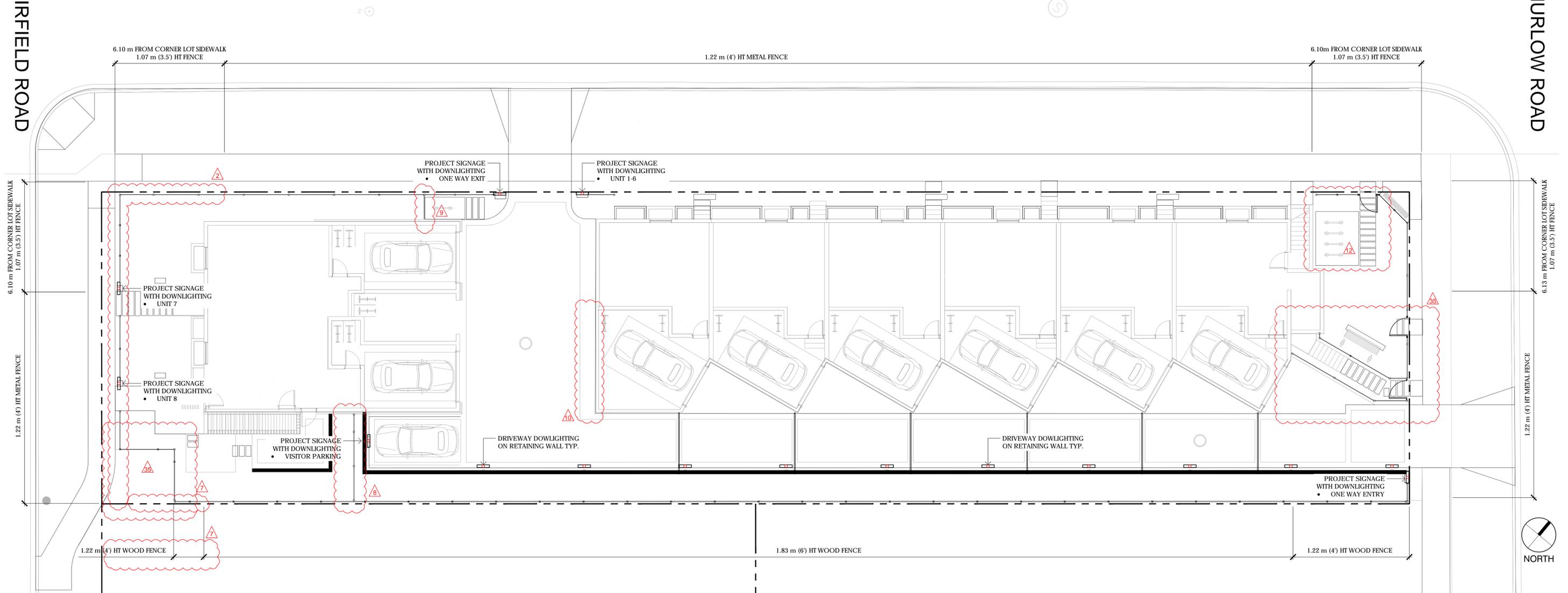
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
	174	SAGINA SUBULATA / IRISH MOSS	PLUG	300mm	



FAIRFIELD ROAD

KIPLING STREET

THURLOW ROAD



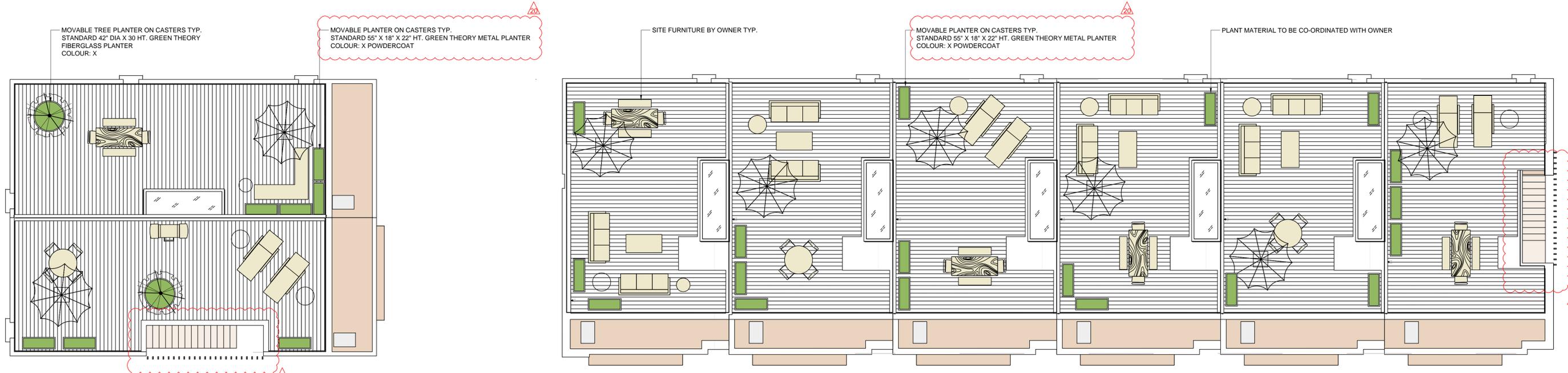
FENCING CHARACTER IMAGE



DOWNLIGHTING CHARACTER IMAGES



TRELLIS CHARACTER IMAGE AND DETAIL



ROOFTOP TREES IN PLANTERS



RECTANGULAR PLANTERS