



Drawing List

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- A051 Level 0 Area Plan
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- A053 Level 2 Area Plan
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- A401 Elevations
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1712 Fairfield Road
Multi-Family Development

1707 Issued for Rezone Comments 20/08/2018

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Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

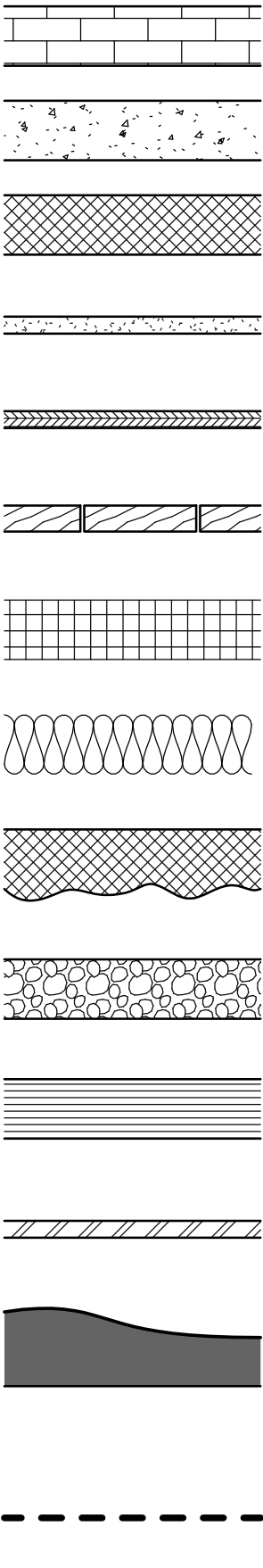
Received Date:
August 21/2018

SHAPE
Architecture Inc

ABBREVIATIONS

A	Adj.	Adjustable
	A.F.F.	Above Finished Floor
	Alum.	Aluminum
B	Anod.	Anodized
	Arch.	Architectural
	B/B	Back to Back
	Bd.	Board
	BG	Building Grade
	Bldg.	Building
	Blkg.	Blocking
	Bot. or Btm.	Bottom
	B/S	Both Sides
	C.B	Catch Basin
C	Chk'd Pl.	Checked Plate
	C.G.	Corner Guard
	C.J.	Control Joint
	C.O.	Concrete Opening
	Col.	Column
	Conc.	Concrete
	Cont.	Continuous
	C/W	Complete With
	D.F.	Drinking Fountain
	Dim.	Dimension
D	Dn.	Down
	Dwg.	Drawing
	E.G.	Existing Grade
E	E.J.	Expansion Joint
	or Exp. Jt.	Expansion Joint
	Elec.	Electrical
	El. or Elev.	Elevation
	Eq.	Equal
	Equip.	Equipment
	E/S	Each Side
	Exist.	Existing
	Exp.	Expansion
	F.D.	Fire Department Cabinet
F	F.D.C	Fire Department Cabinet
	F.E.C	Fire Extinguisher
	Cabinet	
	F.G.	Finished Grade
	Fin.	Finish
	Flr.	Floor
	G.R.	Galvanized
	G.I.	Galvanized Iron
	Gl.	Glazing
	Gyp. Bd.	Gypsum Board
G	G.W.B.	Gypsum Wall Board
	G.R.	Galvanized
	G.I.	Galvanized Iron
H	Horiz.	Horizontal
	H.S.S.	Hollow Steel
	Section	Section
I	I.G.	Interpolated Grade
	Insul.	Insulation
L	Lg.	Long
	Loc.	Location
M	Max.	Maximum
	Mech.	Mechanical
	Min.	Minimum
N	M.O.	Masonry Opening
	N/A	Not Applicable
	N.I.C	Not in Contract
O	No.	Number
	N.T.S	Not to Scale
	O.C	On Centre
P	O.D	Overflow Drain
	O.H	Over Head
	Opp.	Opposite
Q	Opn'g	Opening
	O.W.S.J	Open Web Steel Joist
R	P.Lam.	Plastic Laminate
	Pl.	Plate
	Ply.	Plywood
S	Pt.	Paint
	P.T.	Pressure Treated
	Q.T.	Quarry Tile
T	R.B.	Rubber Base
	R.C.B.	Robber Cove Base
	R.D.	Roof Drain
U	R.O.	Rought Opening
	Req'd	Required
	Rev.	Reverse
V	Rm.	Room
	R.W.L.	Rain Water Leader
	Sect.	Section
W	Sim.	Similar
	Spec.	Specification
	Sq.	Square
X	S.S.	Stainless Steel
	St. or St.I	Steel
	Std.	Standard
Y	Struct.	Structural
	T.O.	Top of
	Typ.	Typical
Z	U/N	Unless Noted
	U/S	Underside
	V.C.T	Vinyl Composition Tile
AA	Vert.	Vertical
	W/	With
	W/O	Without
AB	W.W.M	Welded Wire Mesh

MATERIALS LEGEND



GENERAL NOTES

1. All labour, materials and products to comply with requirements of the British Columbia Building Bylaw 2012 edition (BCBC 2012), and all other applicable codes, standards and bylaws.
2. For topographical information refer to Site Survey A004
3. Architectural drawings to be read in conjunction with all other consultants' documents.
4. For proposed window locations and dimensions, refer to Floor Plan and Elevation drawings.

PROJECT DATA

LEGAL DESCRIPTION	PLAN 290 VICTORIA LOT 4 INCL PCL A SECTION FFLD PLAN 290 EXC PT IN STREET, LOT 6 PLAN 1834 SECTION 68 VICTORIA	
CIVIC ADDRESS	1712 + 1720 Fairfield Road	
ZONING (Current)	R1-G	
ZONING (Proposed)	CD-TBD	
SITE AREA	2433.2 m ²	
LOT WIDTH	48.38 m	
ABOVE GRADE FLOOR AREA	2065.9 m ²	
BELOW GRADE FLOOR AREA	201.7 m ²	
TOTAL FLOOR AREA	2267.6 m ²	
COMM. FLOOR AREA	0.0	
AVERAGE GRADE	12.70m	
DIST. UNIT ENTRANCE TO PL	4.2m	
	PERMITTED42m	PROPOSED
FLOOR SPACE RATIO	05. - 1.0	0.85
SITE COVERAGE	30%	61%
OPEN SITE SPACE	50%	39%
BUILDING HEIGHT	7.6m	9.97m
NUMBER OF STOREYS	2	2.5
VEHICLE PARKING	22	22
BICYCLE PARKING	17	36 (Class 1) 10 (Class 2)
BUILDING SETBACKS		
FRONT YARD	7.5m	3.0m
REAR YARD	9.1m or 30% of Site Depth	6.1m
SIDE YARD (WEST)	1.5m	3.0m
SIDE YARD (EAST)	3.9m	6.7m
COMBINED SIDE YARD	min. 5.4m	10.4m
RESIDENTIAL USE DETAILS		
Total Number of Units		17
Unit Type		2-3 Bedroom
Ground Oriented Units		17
Minimum Unit Floor Area		114.4m ²
Total Residential Floor Area		2267.6 m ²

AVERAGE GRADE CALCULATION

Grade Points	Avg of Points	Distance Between Grade Points	Totals	Perimeter
Block 1				
A + B	13.485 + 13.085 / 2 =	13.285	22.580	299.975
B + C	13.085 + 13.485 / 2 =	13.285	13.260	176.159
C + D	13.485 + 13.485 / 2 =	13.485	22.580	304.491
D + A	13.485 + 13.485 / 2 =	13.485	13.260	178.811
Block 2				
A + B	13.425 + 13.485 / 2 =	13.455	10.870	146.258
B + C	13.485 + 12.545 / 2 =	13.015	22.360	291.015
C + D	12.545 + 11.809 / 2 =	12.177	13.000	158.301
D + A	11.809 + 13.425 / 2 =	12.617	28.505	372.265
Block 3				
A + B	11.809 + 13.485 / 2 =	12.647	31.355	396.547
B + C	13.485 + 12.579 / 2 =	13.032	10.870	141.658
C + D	12.579 + 10.807 / 2 =	11.693	38.495	450.122
D + A	10.807 + 11.809 / 2 =	11.308	13.000	147.004
Total			3062.604	241.135
Average Grade			12.70078668	

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	08/08/2018

1712 Fairfield Road
Multi-Family
Development

Issued for Rezone Comments

General Notes &
Symbols

DATE	20/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated

JOB NUMBER 1707

SITE PLAN

PURDEY GROUP

Parcel A (0053931 1) of Lot 4, and Rem. Lot 4, Plan 290, and Lot 6, Plan 1834, All of Section 68, Victoria District.

ADDRESS : 1712 & 1720 Fairfield Road

PROJECT SURVEYOR : RPH

DRAWN BY : RPH DATE : Sept 28/17

OUR FILE : 30503 REVISION : 1st

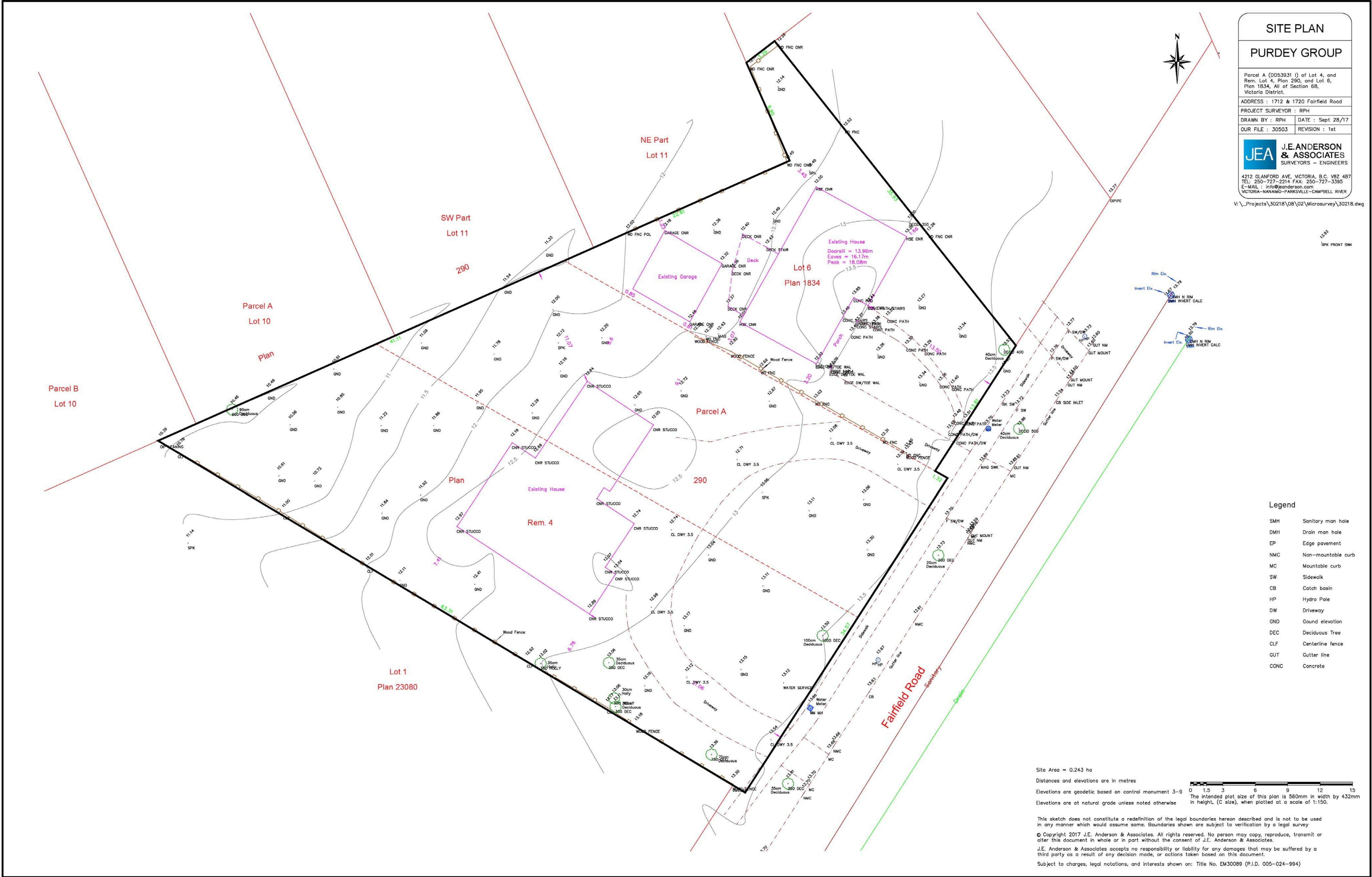
JEA

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@janderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

V:_Projects\30218\08\02\Microsurvey\30218.dwg



REVISIONS		
NO	DESCRIPTION	DATE
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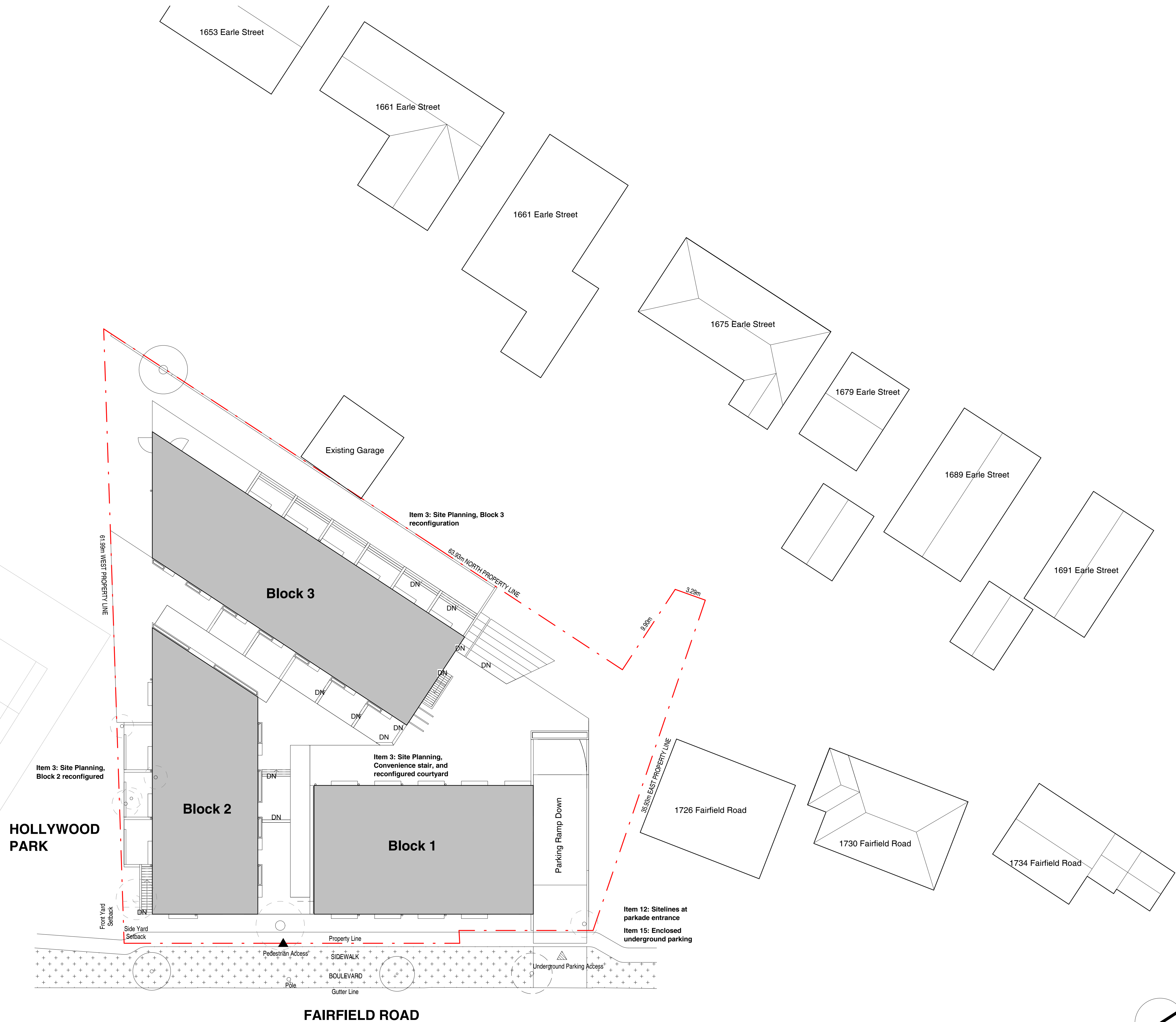
1712 Fairfield Road
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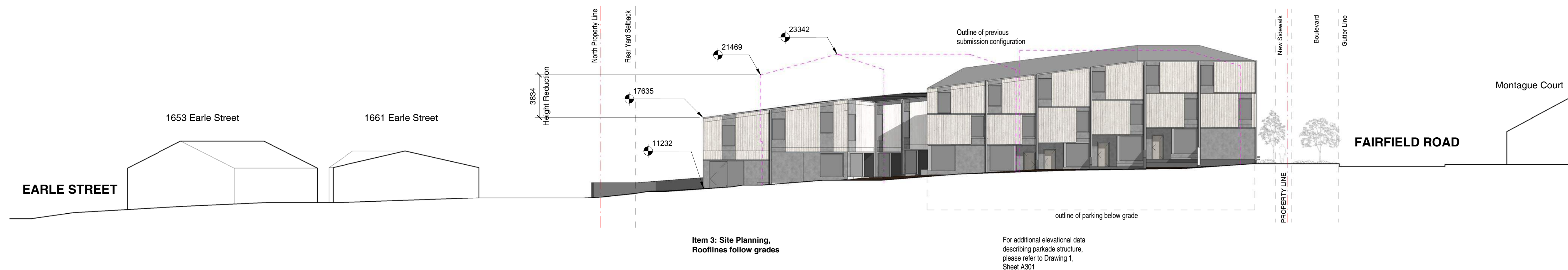
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DATE	08/08/2018
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	1707

PLOT STAMP LOCATION

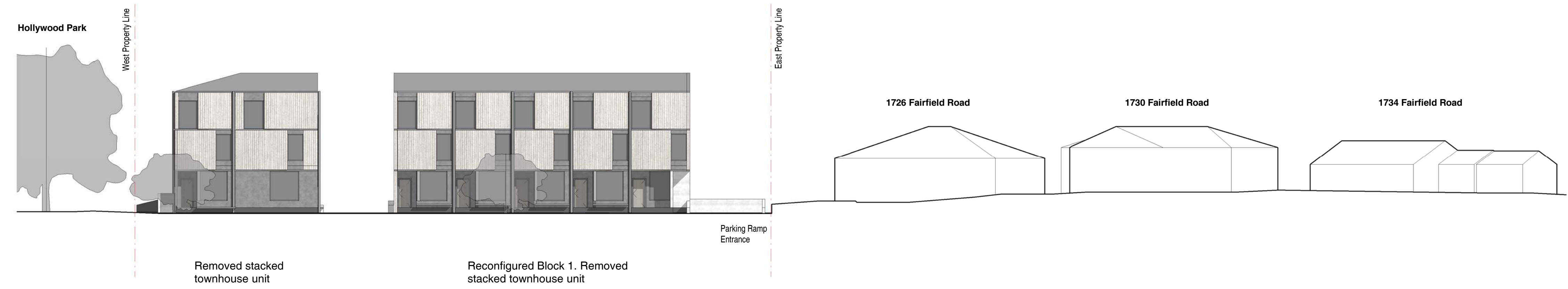
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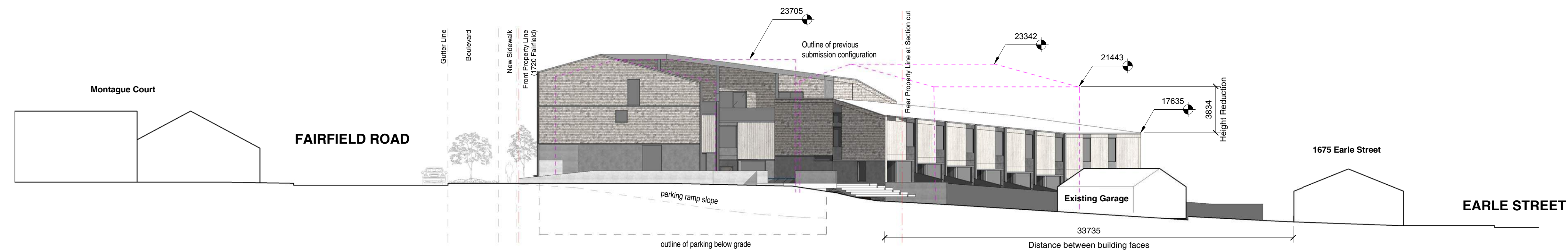




1 Context Elevation West
1 : 200



2 Context Elevation South
1 : 200



3 Site Section to Earle Street
1 : 200

Item 3: Site Planning, Revised Transition from Courtyard to North-east landscape corner

Item 3: Site Planning, Rooflines follow grades

REVISIONS		
NO	DESCRIPTION	DATE
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1712 Fairfield Road
Multi-Family
Development
Issued for Rezone Comments

Context Streetscapes	
DATE	08/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 200
JOB NUMBER	1707

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ZONING (Proposed) CD-TBD

SITE AREA 2433.2 m²

LOT WIDTH 48.38 m

ABOVE GRADE FLOOR AREA 2065.9 m²

BELOW GRADE FLOOR AREA 201.7 m²

TOTAL FLOOR AREA 2267.6 m²

COMM. FLOOR AREA 0.0

AVERAGE GRADE 12.70m

DIST. UNIT ENTRANCE TO PL 4.2m

	PERMITTED42m	PROPOSED
FLOOR SPACE RATIO	05. - 1.0	0.85
SITE COVERAGE	30%	61%
OPEN SITE SPACE	50%	39%
BUILDING HEIGHT	7.6m	9.97m
NUMBER OF STOREYS	2	2.5
VEHICLE PARKING	22	22
BICYCLE PARKING	17	36 (Class 1) 10 (Class 2)

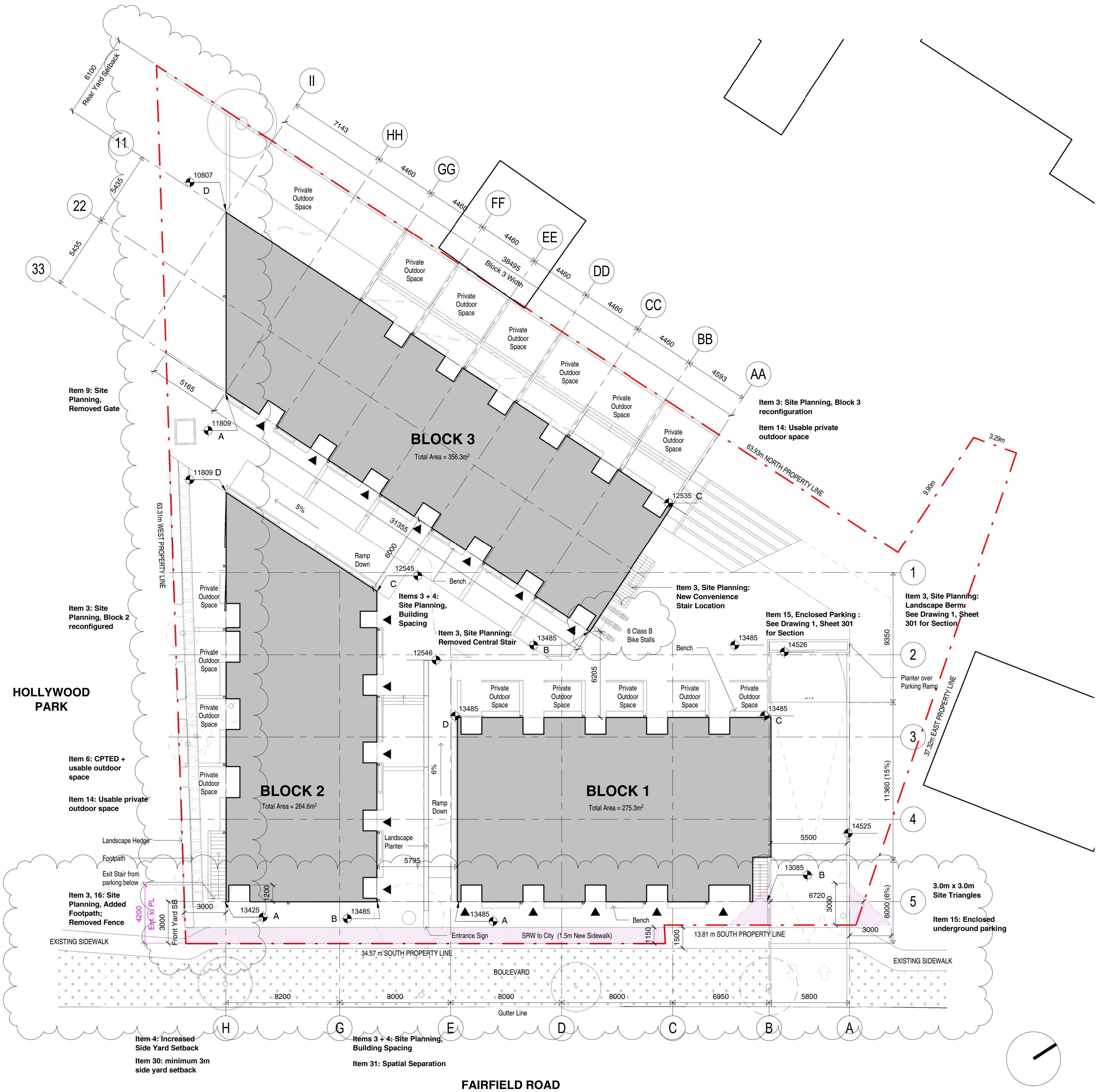
BUILDING SETBACKS		
FRONT YARD	7.5m	3.0m
REAR YARD	9.1m or 30% of Site Depth	6.1m
SIDE YARD (WEST)	1.5m	3.0m
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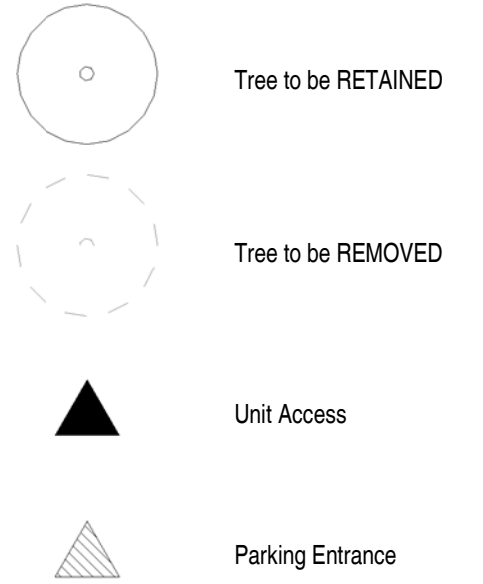
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Block 1				
A + B	$13.485 + 13.085 / 2 =$	13.285	22.580	299.975
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C + D	$13.485 + 13.485 / 2 =$	13.485	22.580	304.491
D + A	$13.485 + 13.485 / 2 =$	13.485	13.260	178.811
Block 2				
A + B	$13.425 + 13.485 / 2 =$	13.455	10.870	148.256
B + C	$13.485 + 12.545 / 2 =$	13.015	22.360	291.015
C + D	$12.545 + 11.809 / 2 =$	12.177	13.000	158.301
D + A	$11.809 + 13.425 / 2 =$	12.617	29.505	372.265
Block 3				
A + B	$11.809 + 13.485 / 2 =$	12.647	31.355	396.547
B + C	$13.485 + 12.579 / 2 =$	13.032	10.870	141.658
C + D	$12.579 + 10.807 / 2 =$	11.693	38.495	450.122
D + A	$10.807 + 11.809 / 2 =$	11.308	13.000	147.004

Total	3062.604	241.135
Average Grade		12.70078668



Site Plan Legend



LEGEND	
Existing Grade	---

REVISIONS		
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1	Issued for Rezoning	29/09/2017
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5	Issued for Rezone Comments	08/08/2018

1712 Fairfield Road
Multi-Family
Development
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Site Plan	
DATE	20/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

Bicycle	17 (1.0 / dwelling unit)
---------	-----------------------------

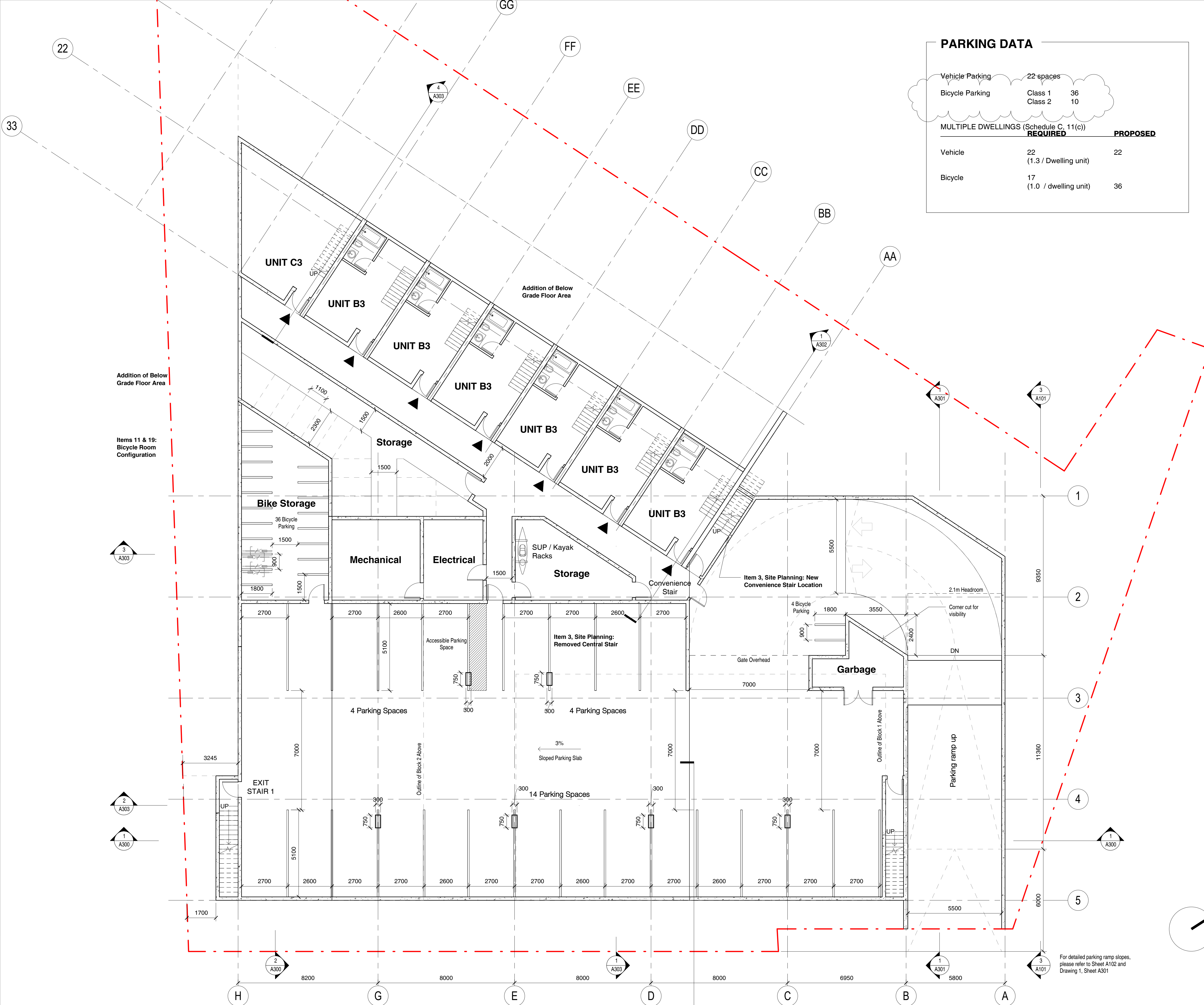
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4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	08/08/2018

Issued for Rezone Comments

DATE	08/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated

JOB NUMBER 1707

A200

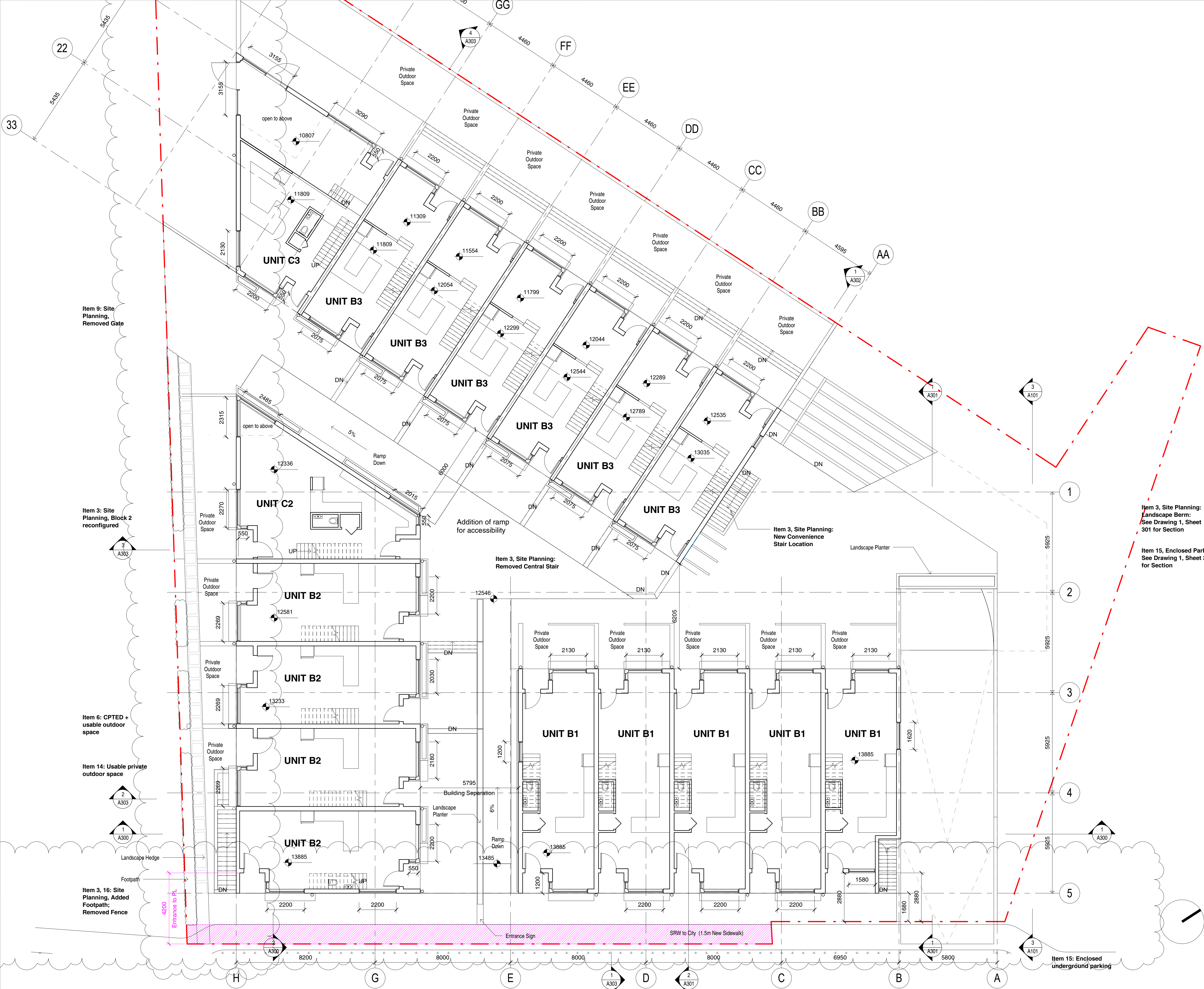


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1	Issued for Rezoning	29/09/2017
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**1712 Fairfield Road
Multi-Family
Development**
Issued for Rezone Comments

Level 1 Plan	
DATE	08/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A201



PLOT INFO.
PLOT STAMP LOCATION

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	08/08/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

Level 2 Plan

DATE	08/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A202

REVISIONS		
NO	DESCRIPTION	DATE
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2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	08/08/2018

**1712 Fairfield Road
Multi-Family
Development**

Issued for Rezone Comments

Level 3 Plan

DATE	08/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

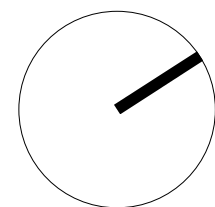
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3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	08/08/2018

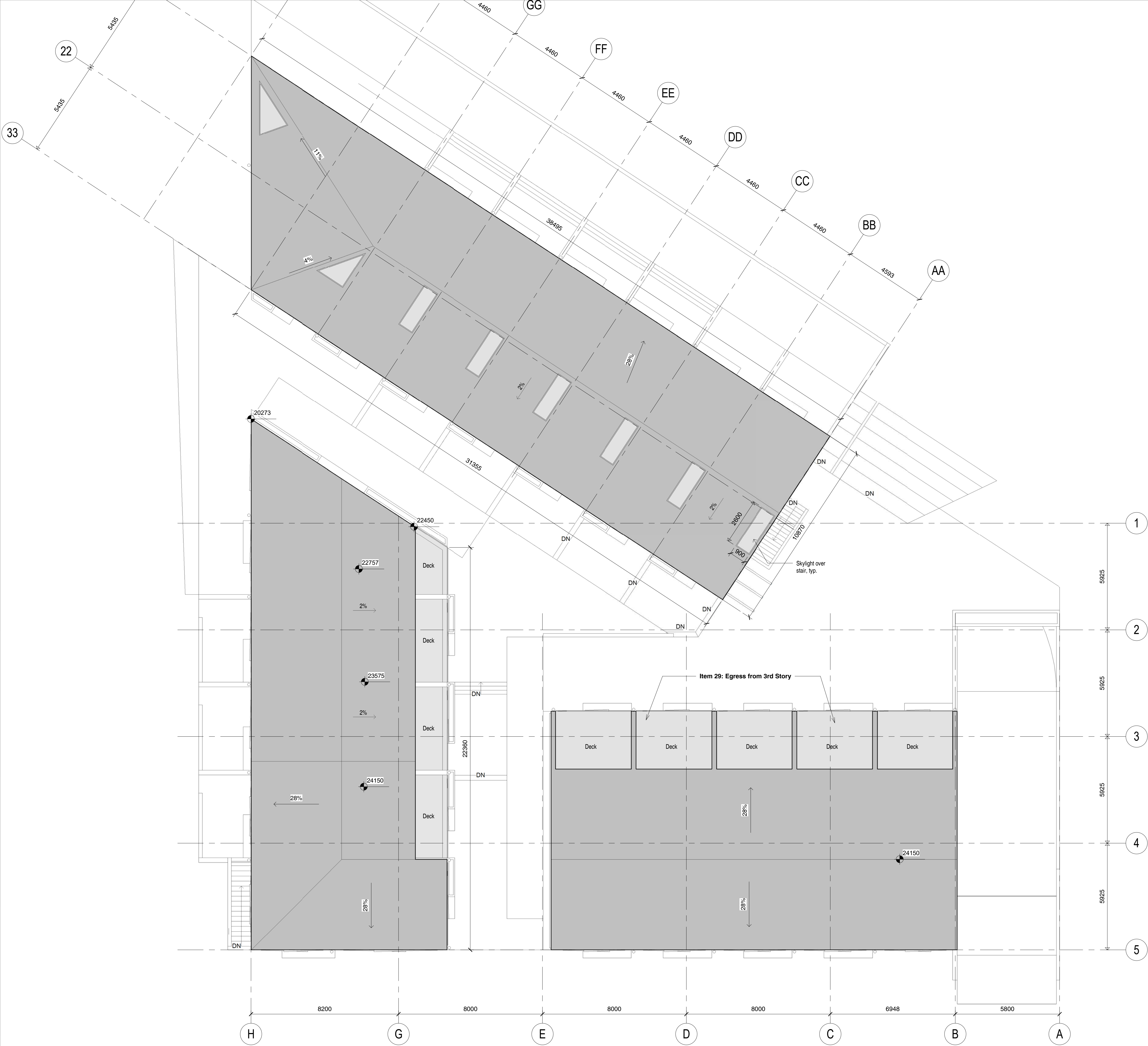
1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

Roof Plan	
DATE	08/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707



A204



LEGEND	
Existing Grade	-----

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
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5	Issued for Rezone Comments	08/08/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

Site Sections	
DATE	08/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A300



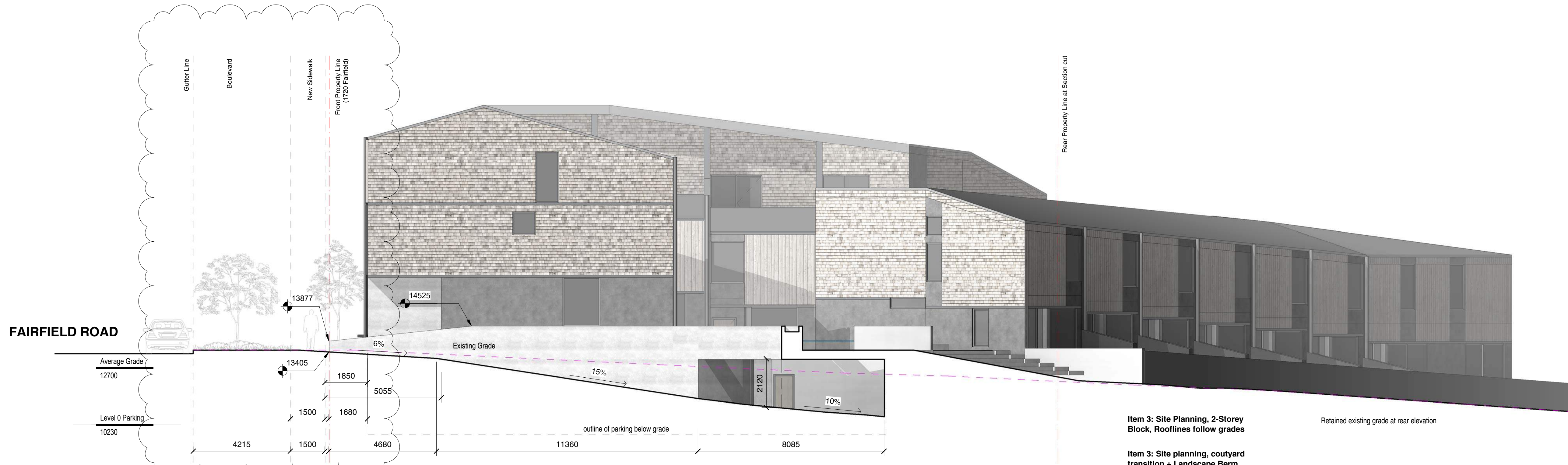
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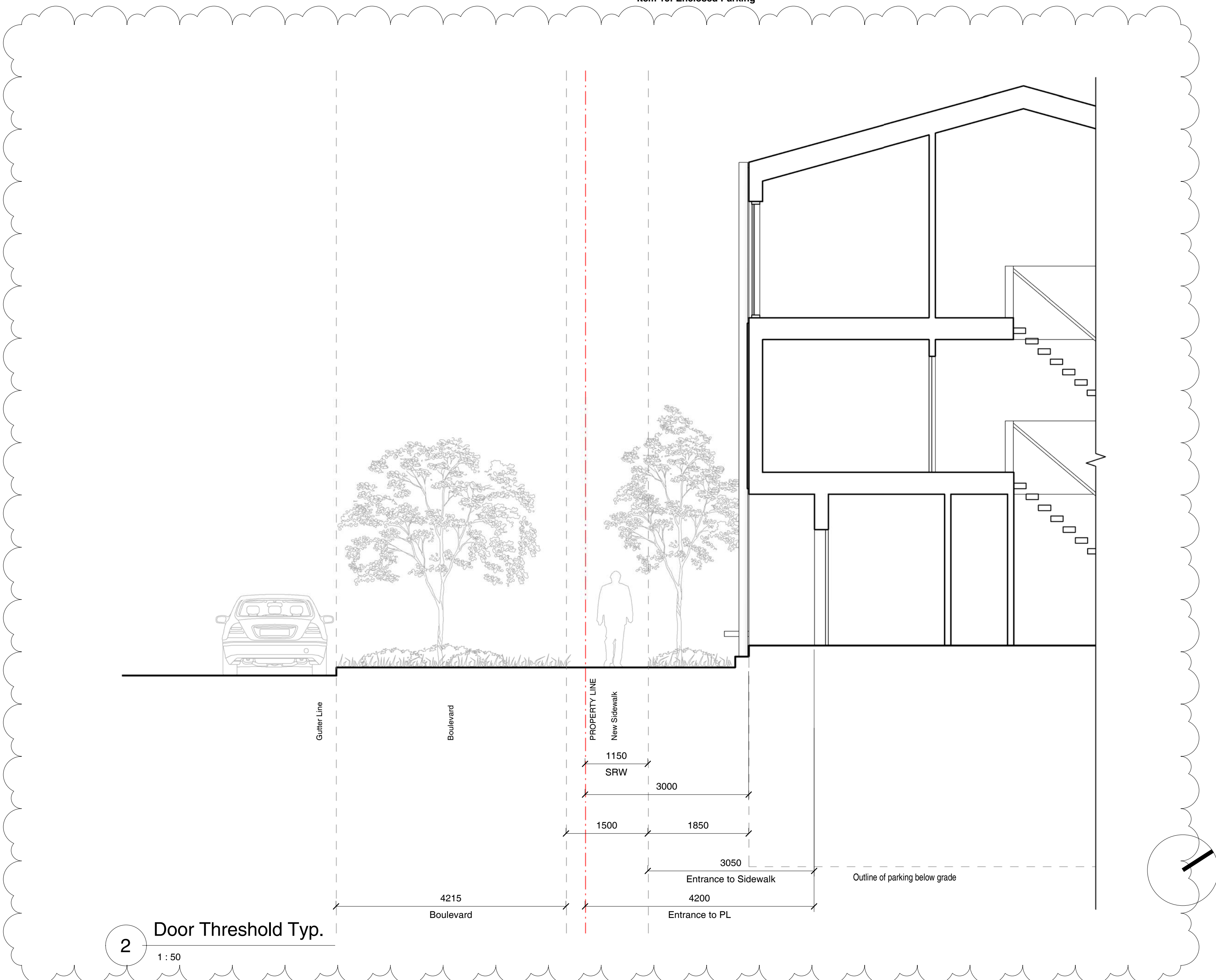
2 Site Section 1
1 : 100

LEGEND

Existing Grade



1 Parking Ramp Section
1 : 100



2 Door Threshold Typ.
1 : 50

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
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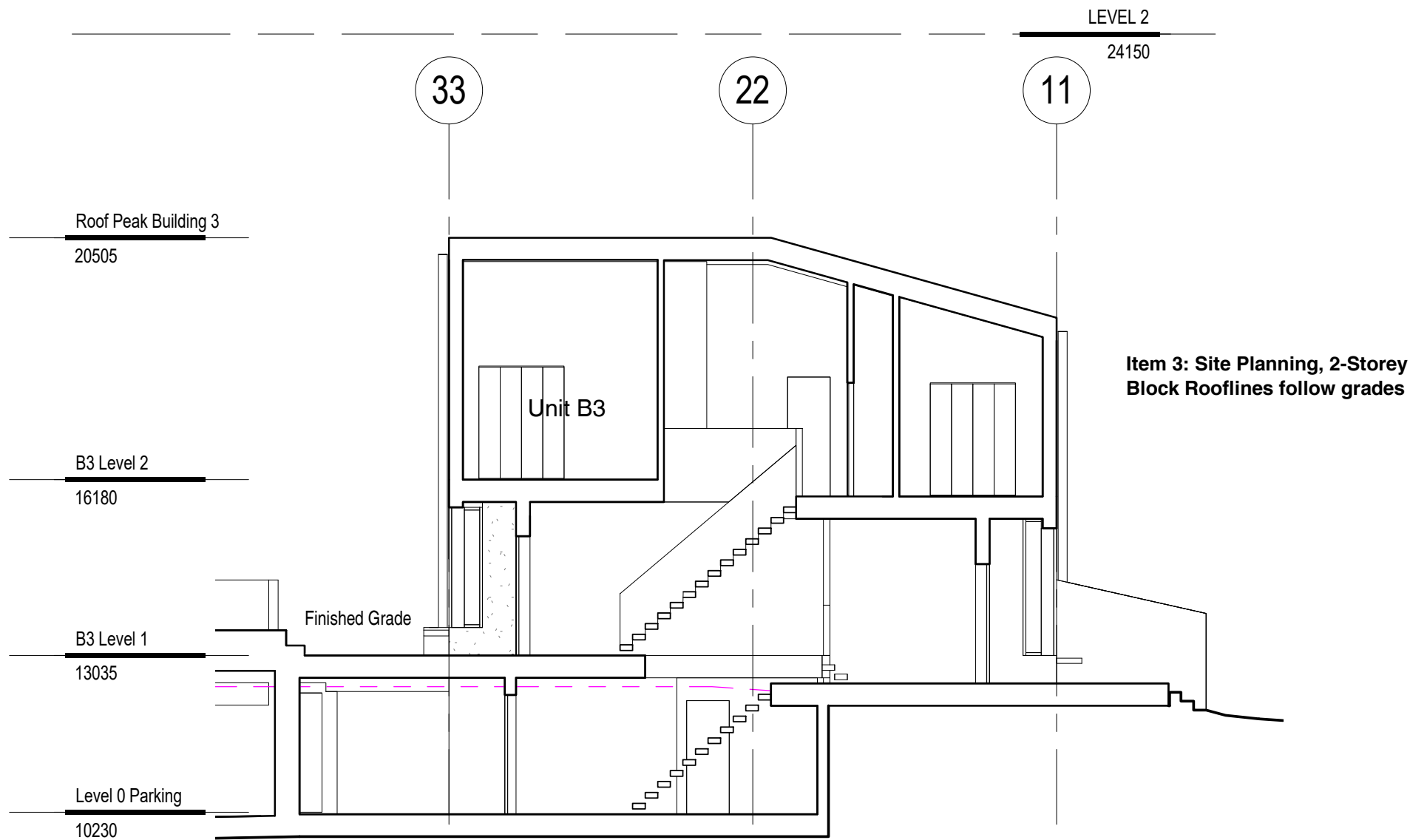
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Site Section	
DATE	08/08/2018
DRAWN BY	MH
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SCALE	As indicated
JOB NUMBER	1707

PLOT INFO.
PLOT STAMP LOCATION

LEGEND

Existing Grade



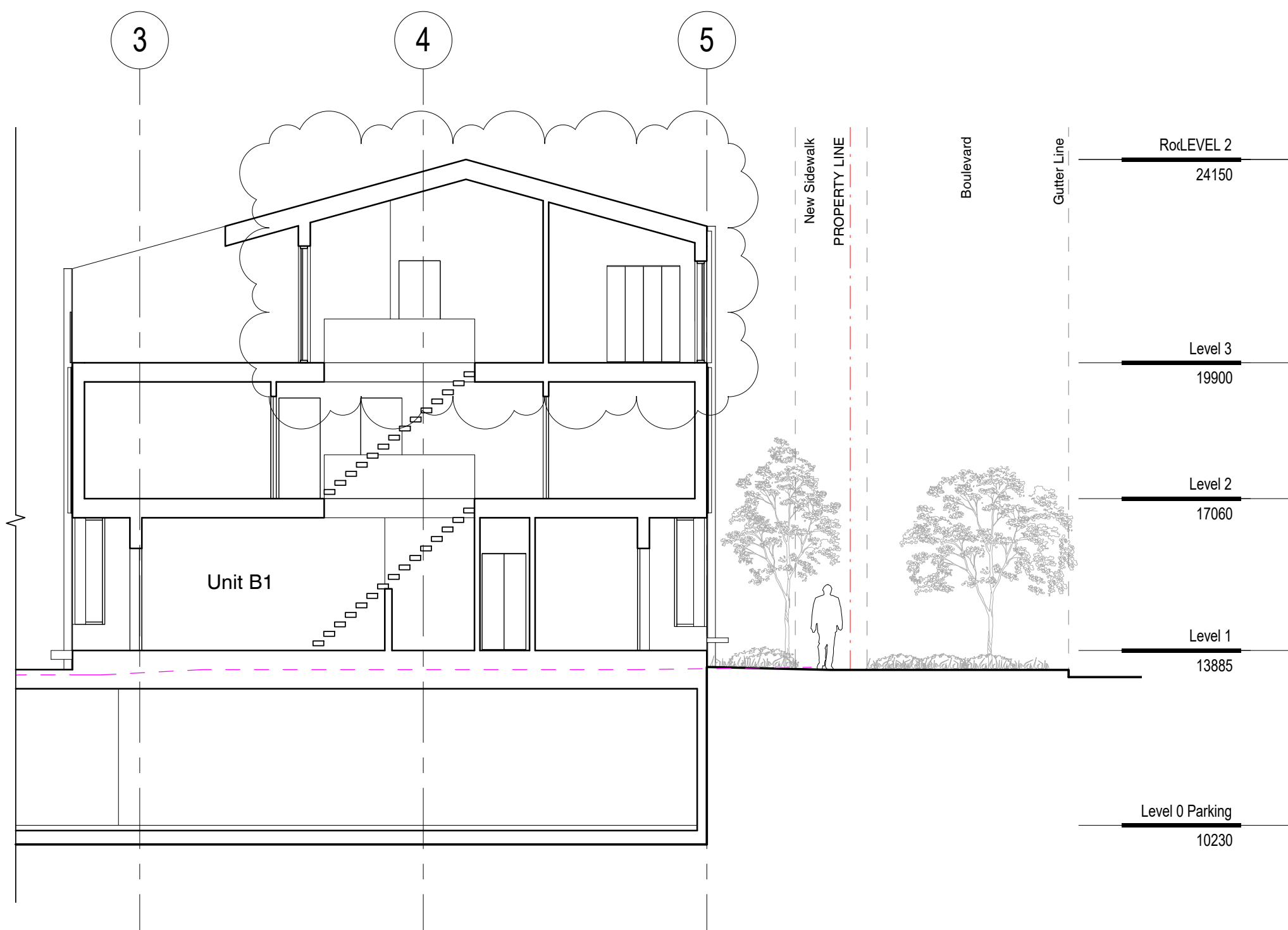
1 B3 Section Typ.
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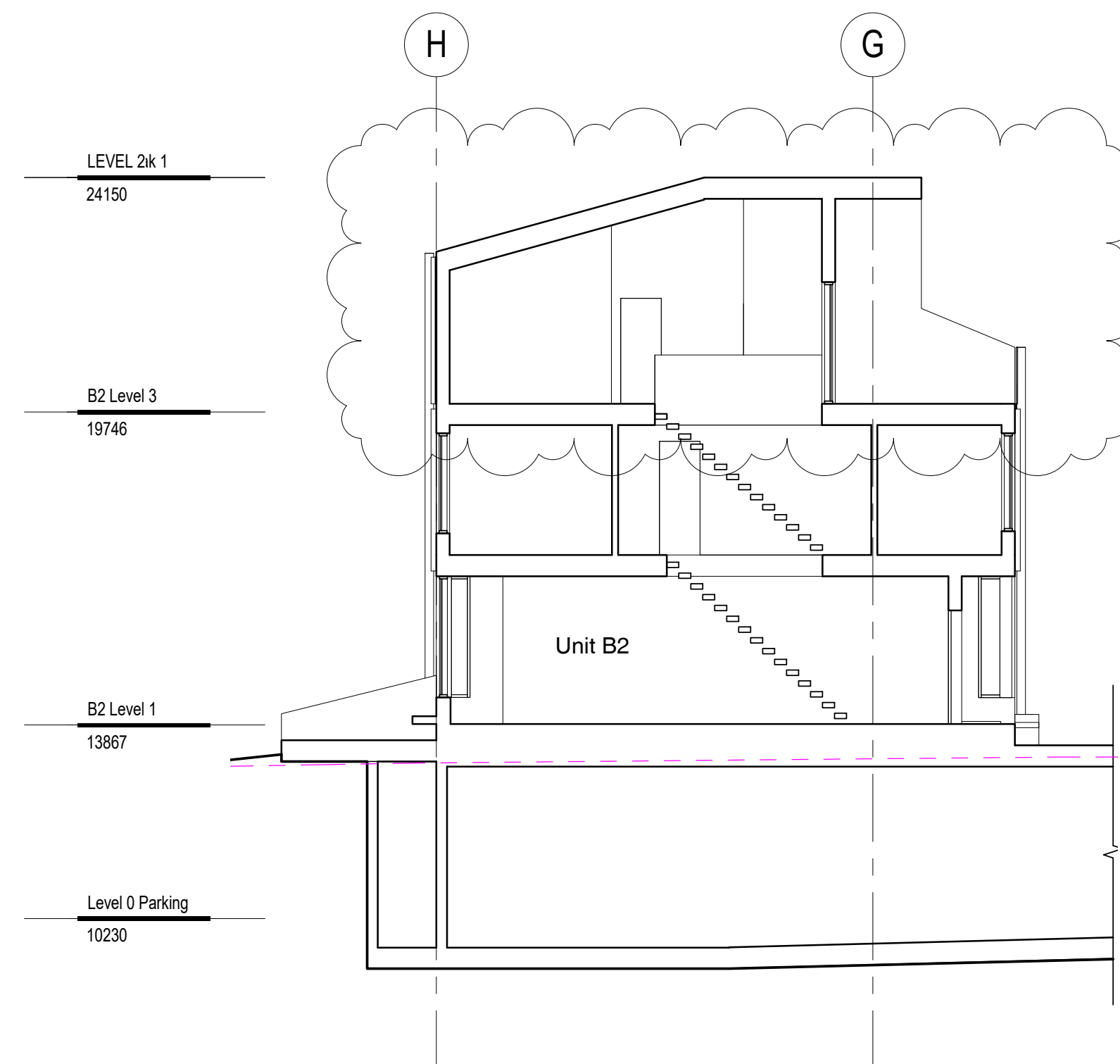
1712 Fairfield Road
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Sections	
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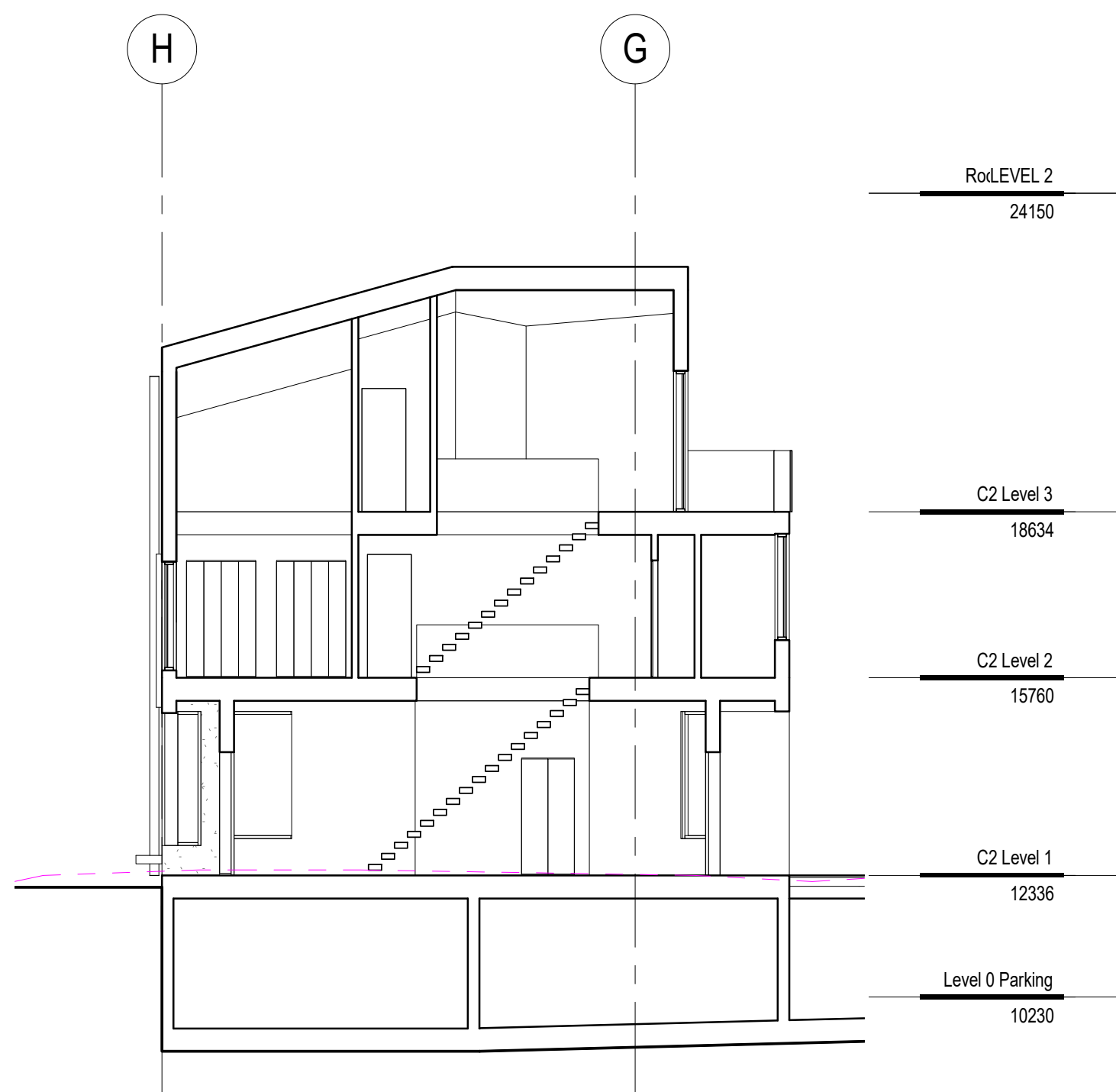
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Existing Grade	---



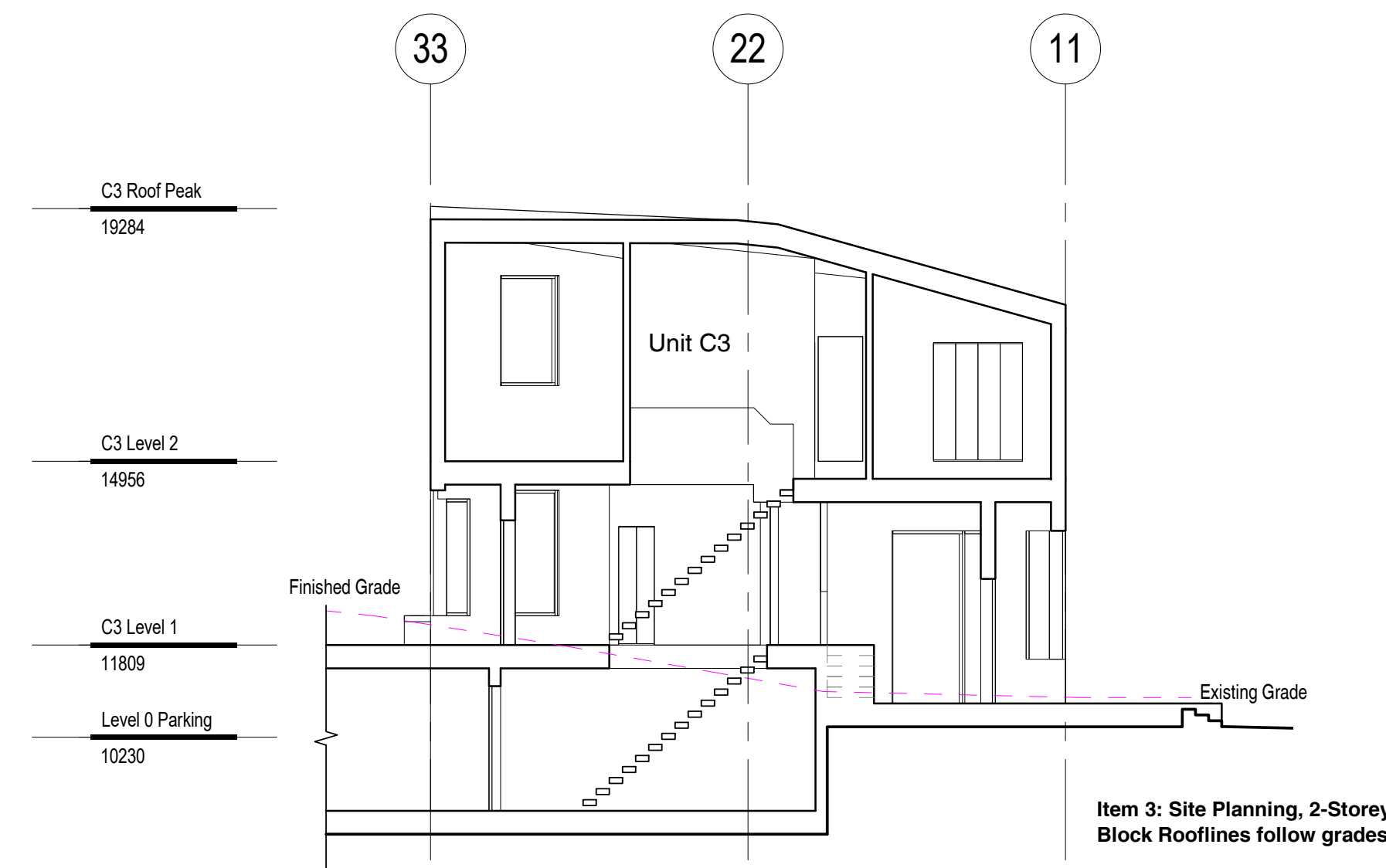
1 B1 Section 1
1 : 100



2 B2 Section 1
1 : 100



3 C2 Section 1
1 : 100



4 C3 Section 1
1 : 100

REVISIONS		
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Sections	
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MATERIALS LEGEND	
E1	CEDAR CLADDING, WHITE WASH FINISH
E2	METAL FLASHING
E3	STANDING SEAM SLOPED METAL ROOF
E4	ROCK DASH STUCCO
E5	CEDAR SHINGLE
E6	CEDAR BOARD, DARK STAIN FINISH
E7	BOARD FORM CONCRETE, CAST IN-SITU
E8	ALUMINUM FRAME, DOUBLE GLAZED WINDOW / DOOR
E9	ALUMINUM RAINWATER LEADER
E10	CEDAR FENCE
E11	GLASS GUARD WITH SATIN ETCH GLASS

LEGEND	
Existing Grade	---

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1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

Elevations

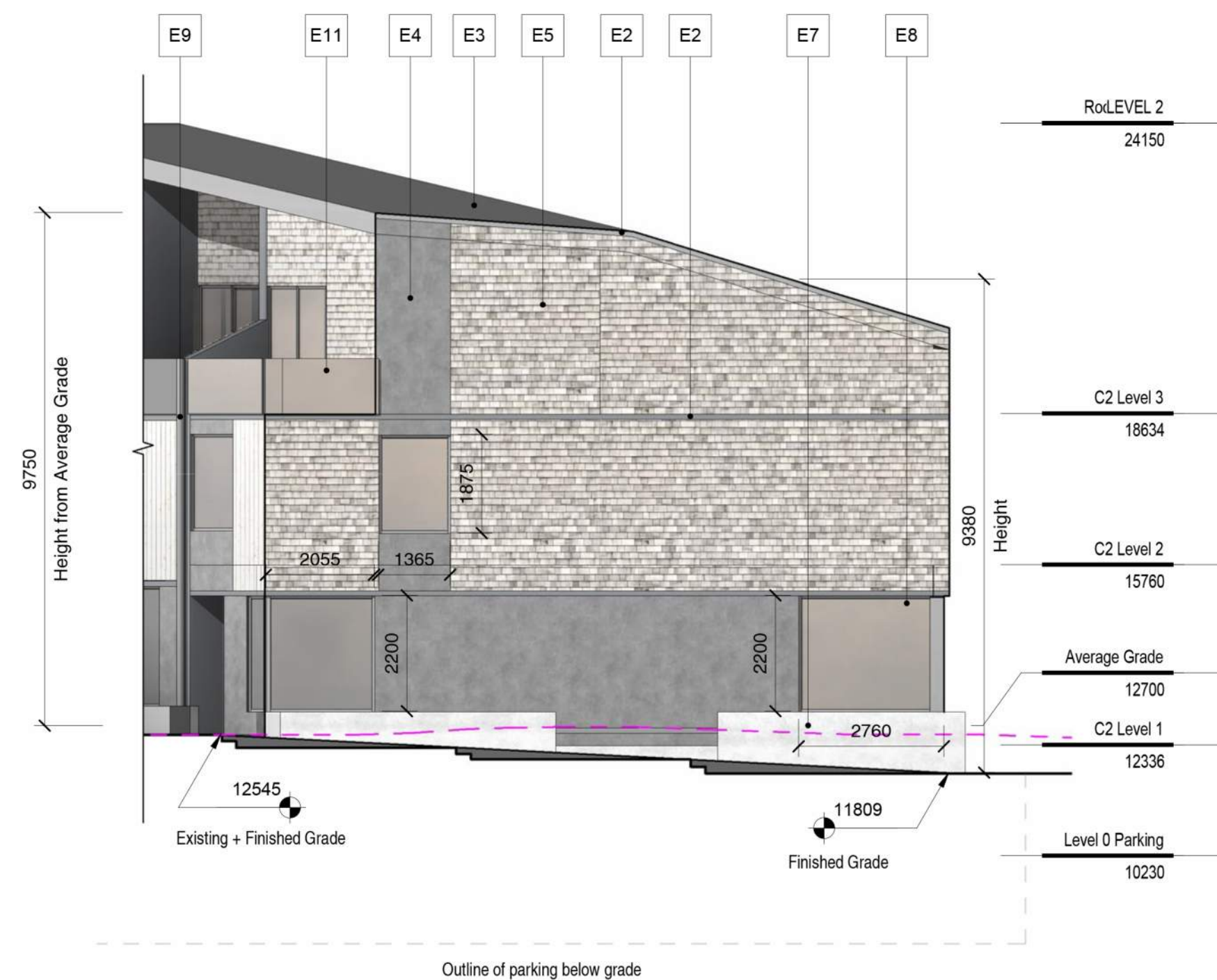
DATE	08/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A401



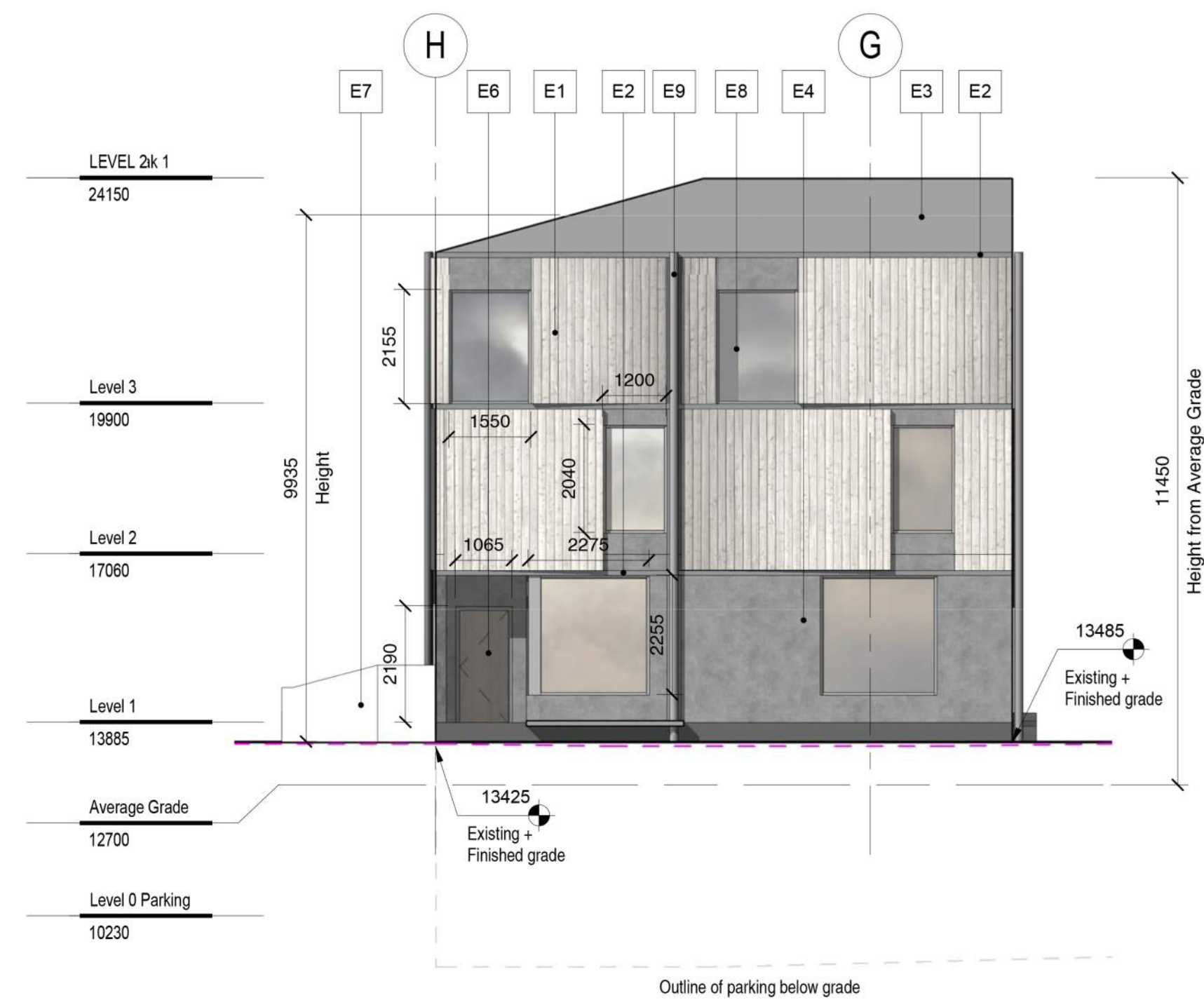
1 Block 2 - East

1 : 100



2 Block 2 - North

1 : 100



3 Block 2 - South

1 : 100



4 Block 2 - West

1 : 100



MATERIALS LEGEND	
E1	CEDAR CLADDING, WHITE WASH FINISH
E2	METAL FLASHING
E3	STANDING SEAM SLOPED METAL ROOF
E4	ROCK DASH STUCCO
E5	CEDAR SHINGLE
E6	CEDAR BOARD, DARK STAIN FINISH
E7	BOARD FORM CONCRETE, CAST IN-SITU
E8	ALUMINUM FRAME, DOUBLE GLAZED WINDOW / DOOR
E9	ALUMINUM RAINWATER LEADER
E10	CEDAR FENCE
E11	GLASS GUARD WITH SATIN ETCH GLASS

LEGEND	
Existing Grade	---

1 Block 3 - East
1 : 100

2 Block 3 - North
1 : 100

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	08/08/2018



3 Block 3 - South
1 : 100

4 Block 3 - West
1 : 100

1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

Elevations	
DATE	08/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

MATERIALS LEGEND	
E1	CEDAR CLADDING, WHITE WASH FINISH
E2	METAL FLASHING
E3	STANDING SEAM SLOPED METAL ROOF
E4	ROCK DASH STUCCO
E5	CEDAR SHINGLE
E6	CEDAR BOARD, DARK STAIN FINISH
E7	BOARD FORM CONCRETE, CAST IN-SITU
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E10	CEDAR FENCE
E11	GLASS GUARD WITH SATIN ETCH GLASS

LEGEND	
Existing Grade	-----

REVISIONS		
NO	DESCRIPTION	DATE
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1712 Fairfield Road Multi-Family Development

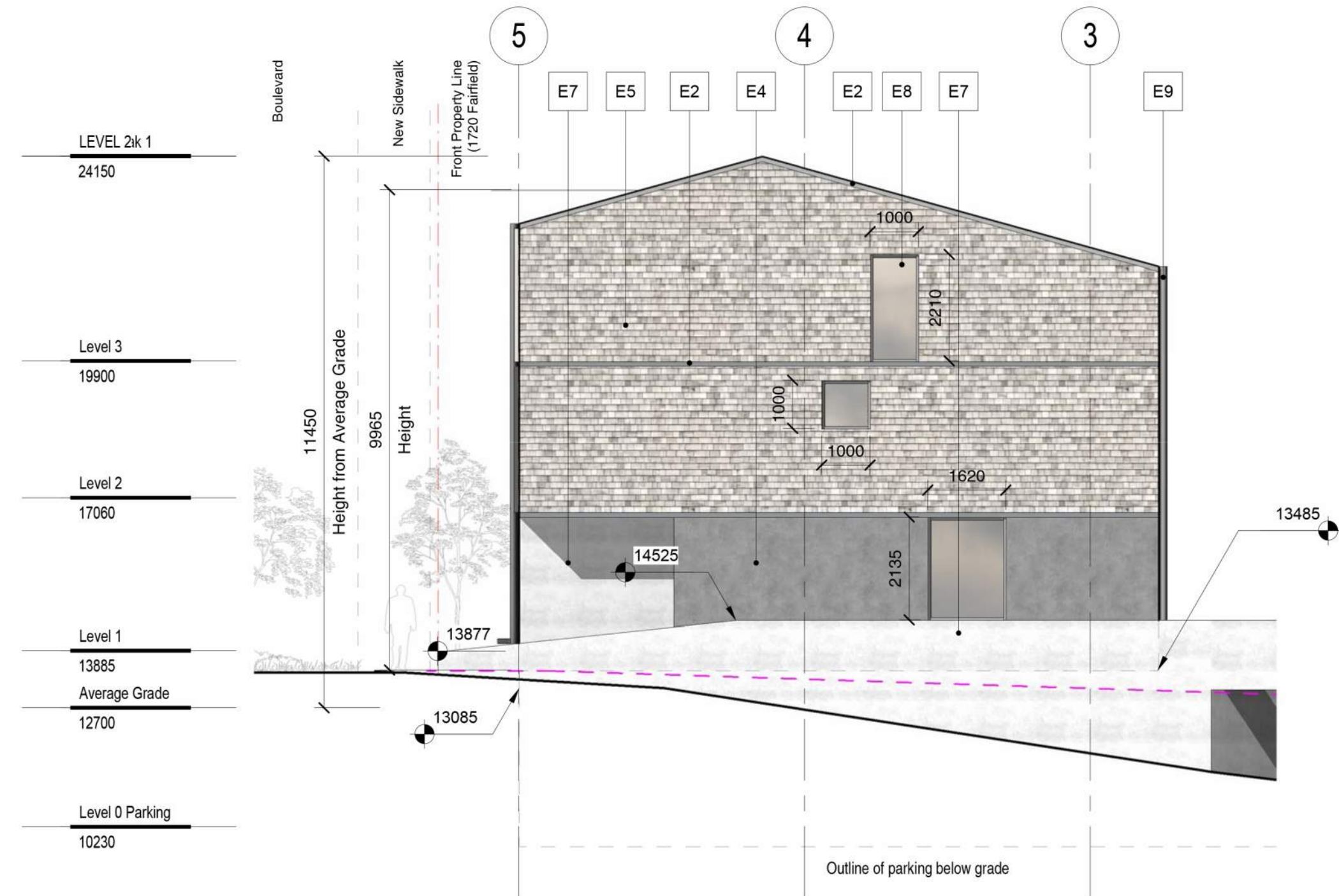
Issued for Rezone Comments

Elevations

DATE	08/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707



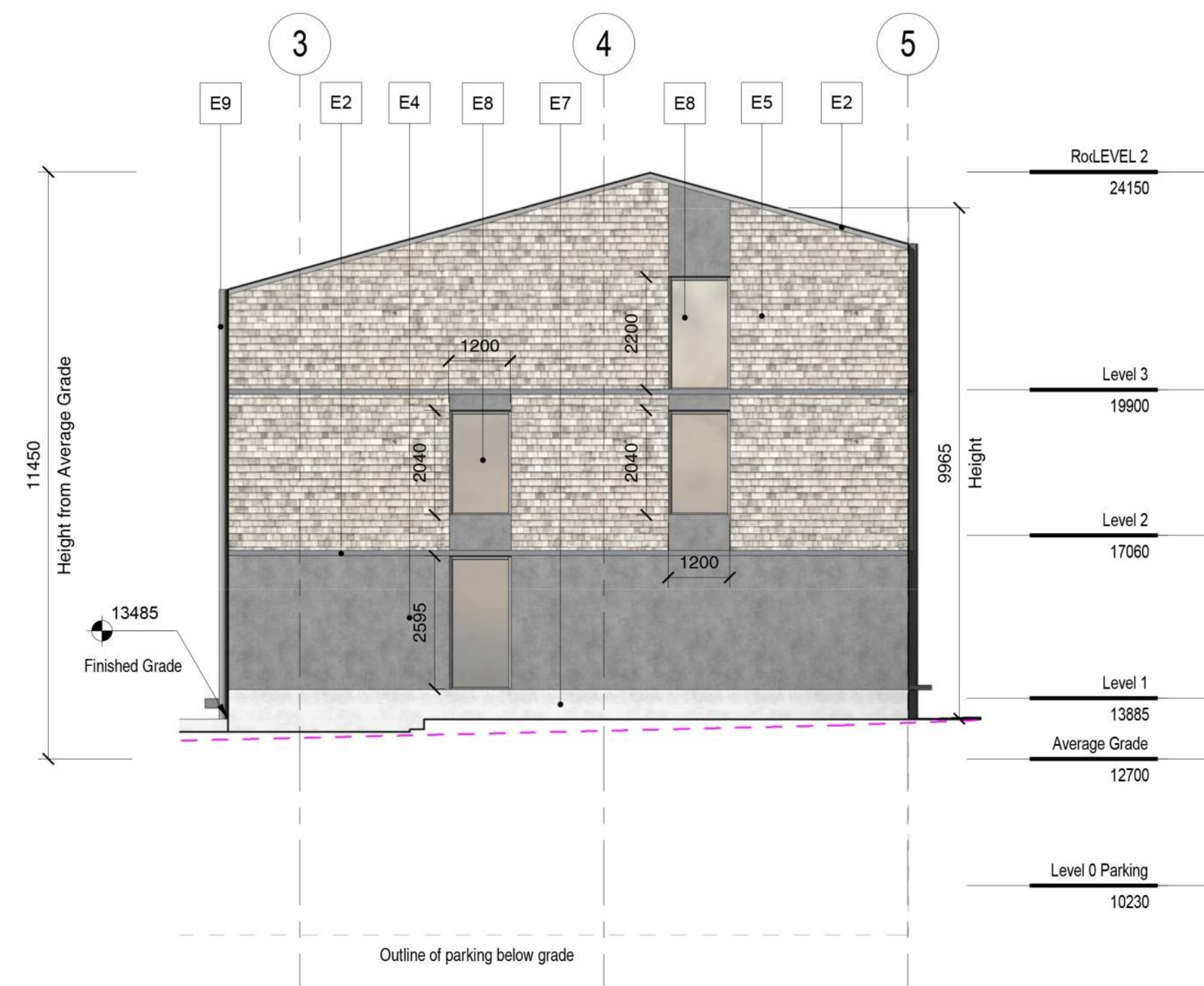
1 Block 1 - North
1 : 100



2 Block 1 - East
1 : 100



3 Block 1 - South
1 : 100



4 Block 1 - West
1 : 100