



Block 01

Block 02

Kipling St.

**List of DP Revisions**

No.	Comment
1	Driveway Revised

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

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FOR DEVELOPMENT APPLICATION ONLY

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Revisions  
 Bubbled areas indicate revisions compared to the previously submitted plans  
 Received Date: December 14, 2022

Issued	Revised & Re-issued for DP
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Cover Sheet

Project Name:  
**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:  
 PID:  
 Project No: 19.015  
 Drawn By: SG/TD  
 Plot Date: Nov 29, 2022  
 Scale: NTS  
 Sheet No:

A1.0

**SITE PLAN**

**BART JOHNSON**

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

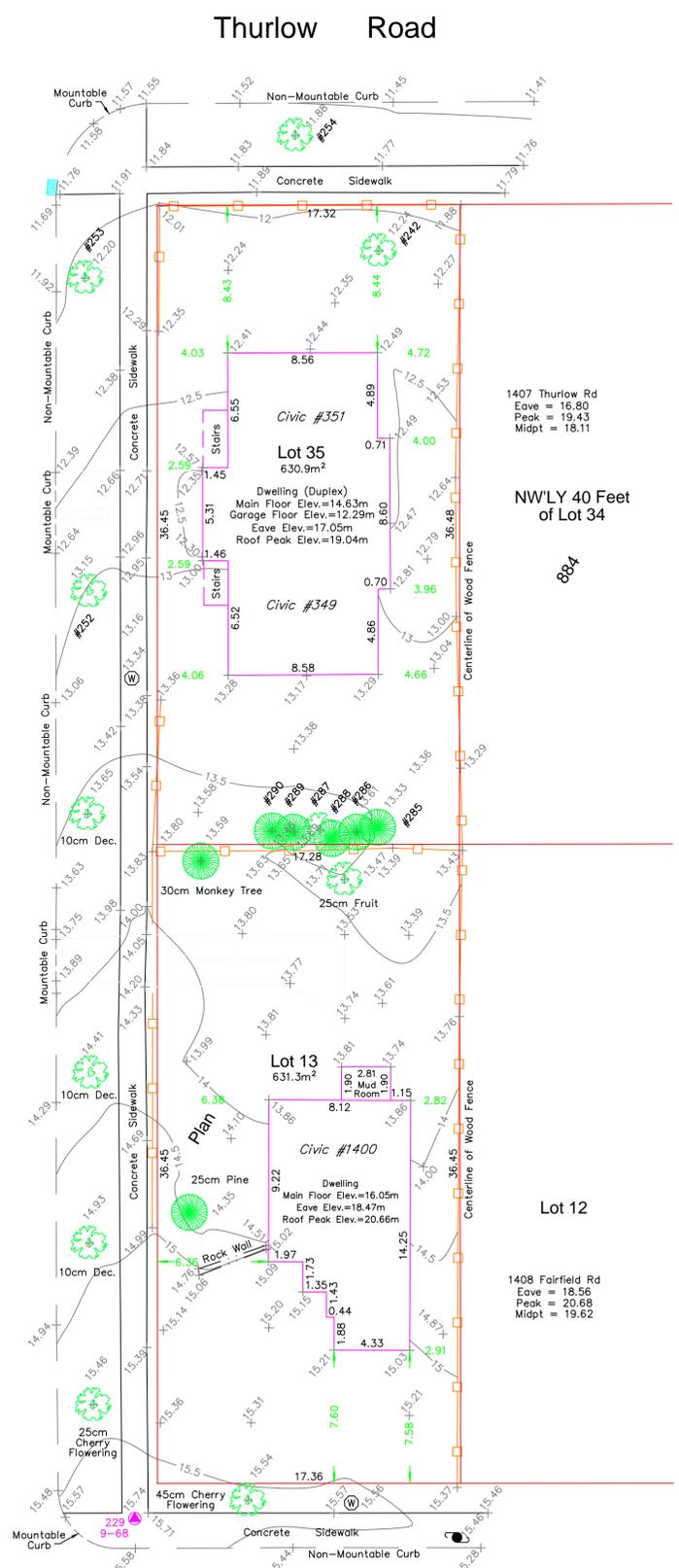
ADDRESS : 1400 Fairfield / 351 Kipling  
PROJECT SURVEYOR : PJW  
DRAWN BY : BAR DATE : OCT 2/18  
OUR FILE : 31517 REVISION :

**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



Kipling Street



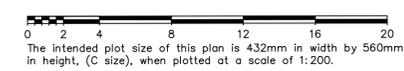
**LEGEND**

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

**Table of Tree Descriptions**

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

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



**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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Survey Plan

Project Name: **Fairfield-Kipling Development**  
Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:  
PID:  
Project No: 19.015  
Drawn By: SG/TD  
Plot Date: Nov 29, 2022  
Scale: NTS  
Sheet No:

**A1.1**

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Seal

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Context Plan

Project Name:

Fairfield-Kipling  
Development

Civic: 1400 Fairfield Rd &  
349 Kipling St

Legal:

PID: 19.015

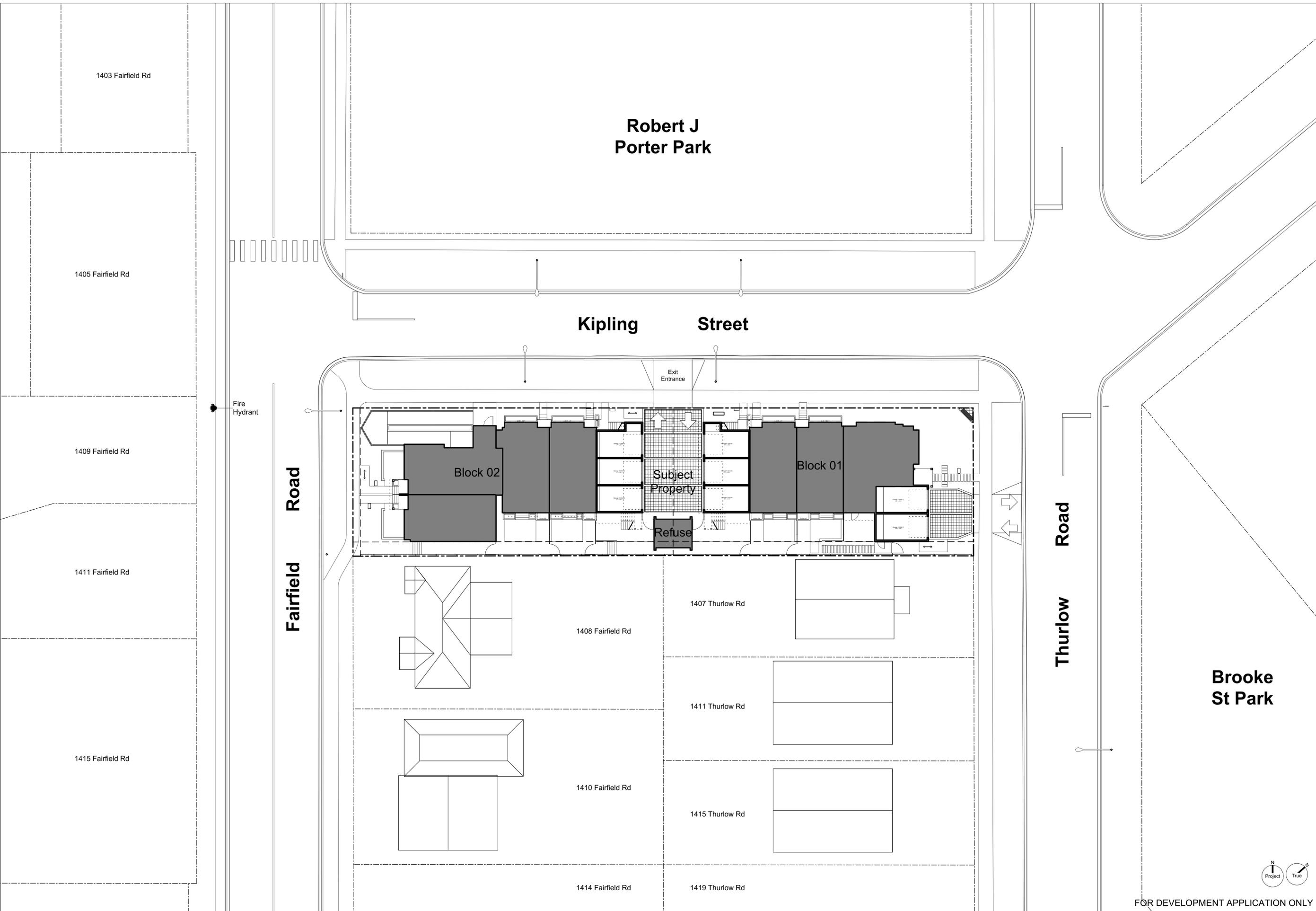
Drawn By: SG/TD

Plot Date: Nov 29, 2022

Scale: 1:200

Sheet No:

A1.2



FOR DEVELOPMENT APPLICATION ONLY

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**

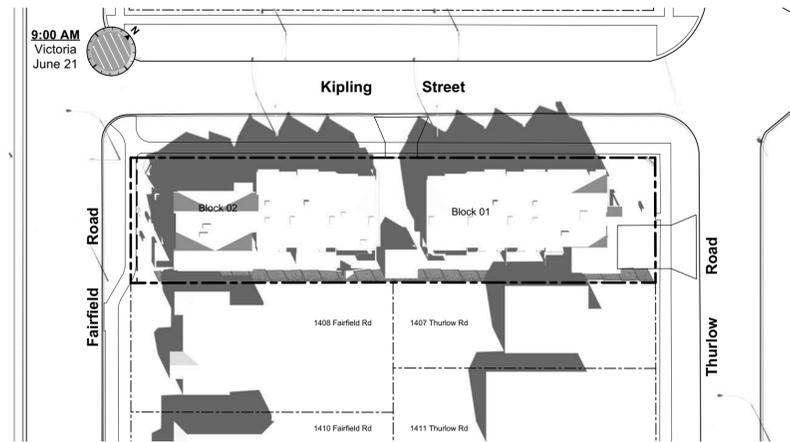
Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:  
PID: 19.015  
Project No:  
Drawn By: SG/TD  
Plot Date: Nov 29, 2022  
Scale: (1:120) 1" = 10'-0"  
Sheet No:

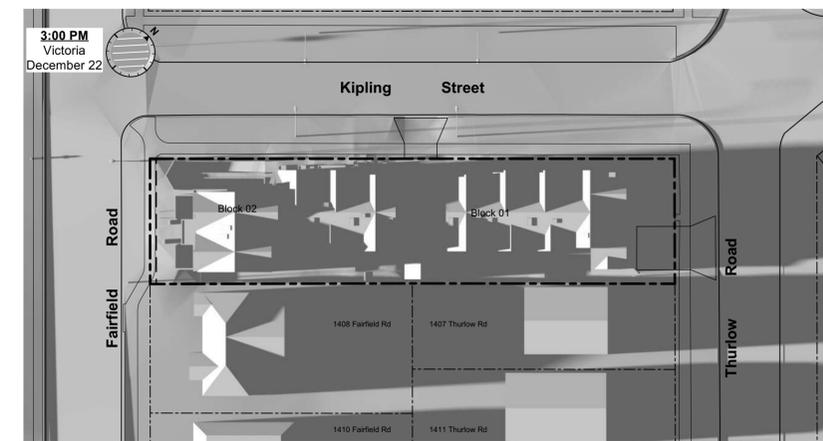
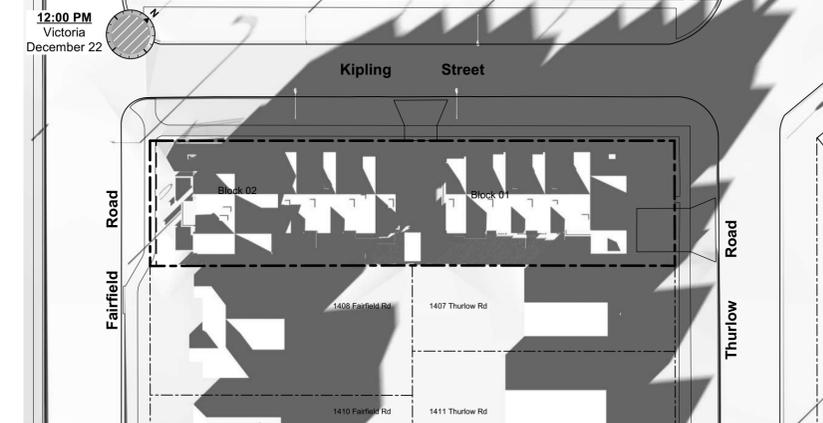
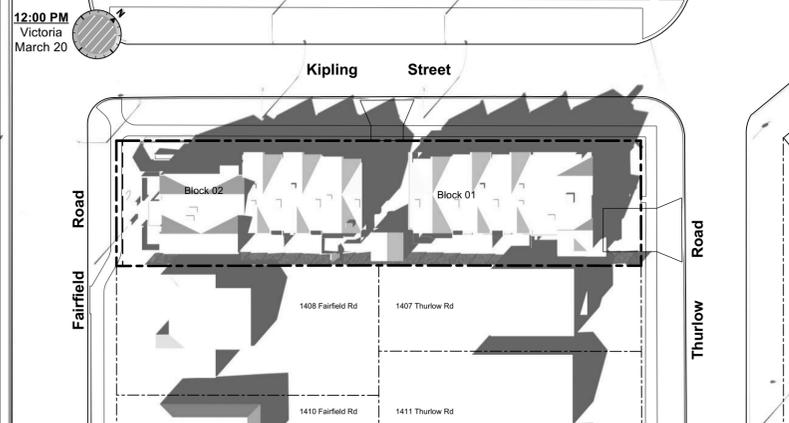
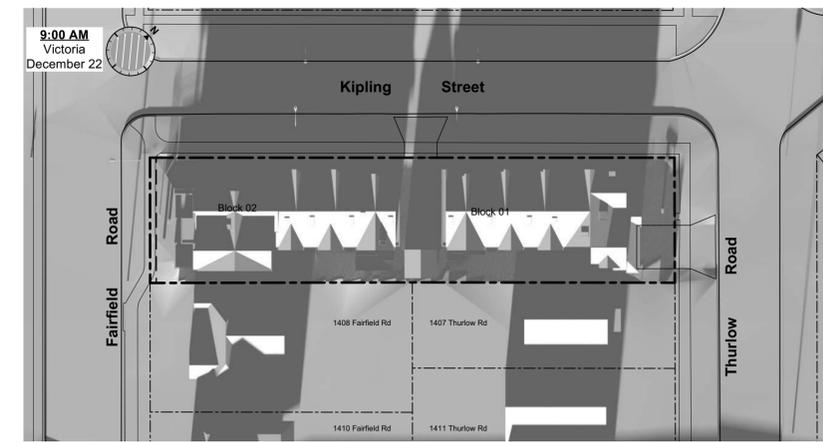
March Equinox



June Solstice



December Solstice



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Seal

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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 29, 2022

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

Sheet No:



1

4

2

6

7

8

5

3



**Legend**

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

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**Sustainability Strategy**

Project Name:

**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 29, 2022

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

Sheet No:

**A1.5**

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Neighbouring Window Overlay

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 29, 2022

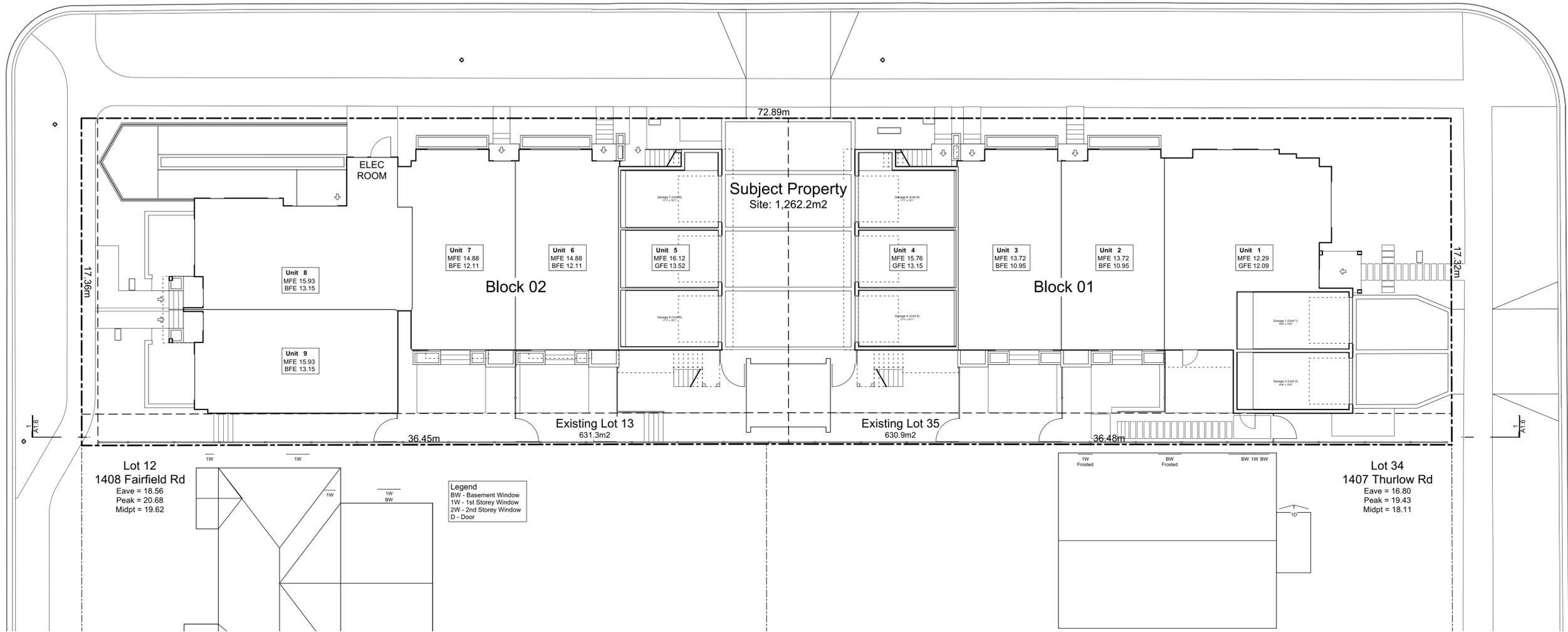
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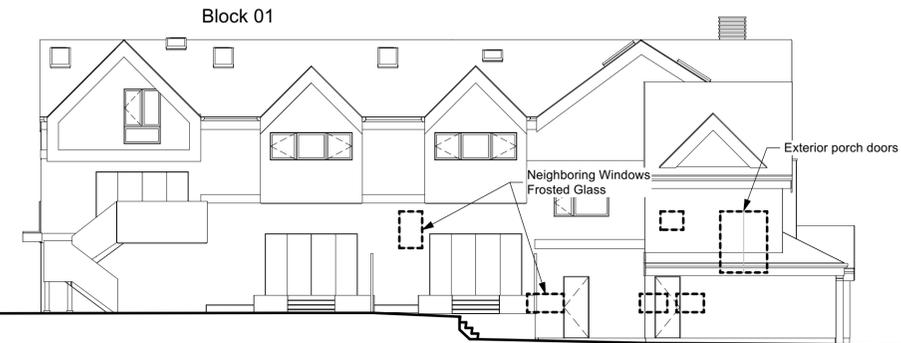
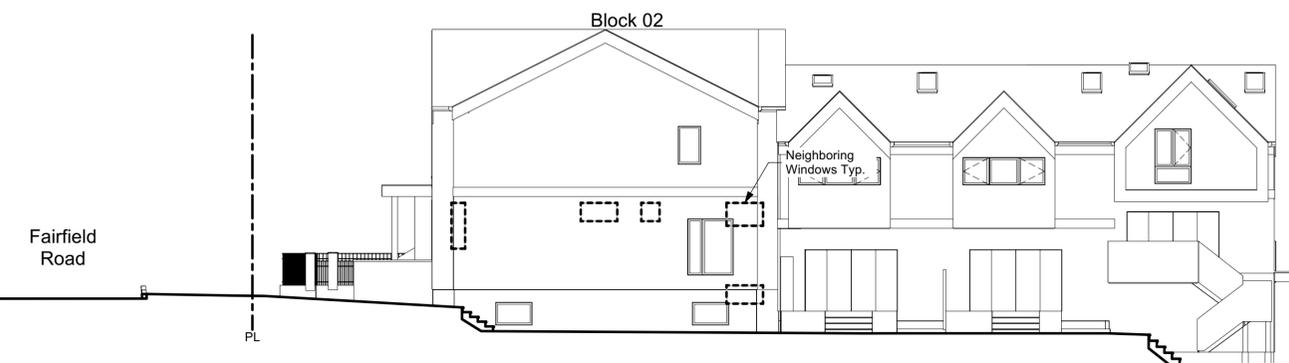
Kipling Street

Fairfield Road

Thurlow Road

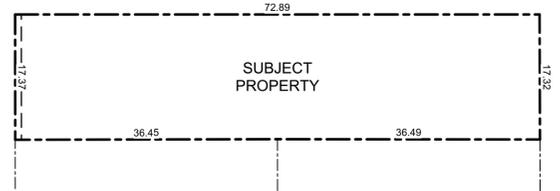


Note:  
Diagrams as shown are for illustrative purposes only.  
Window locations are approximate and have not been surveyed.



1 Window Elevation  
Scale: 1:120

FOR DEVELOPMENT APPLICATION ONLY



1 Proposed Consolidated Lot  
Scale: 1:500

**Existing Tree Schedule**

See Arborist Report Prepared by Talbot Mackenzie & Associates:

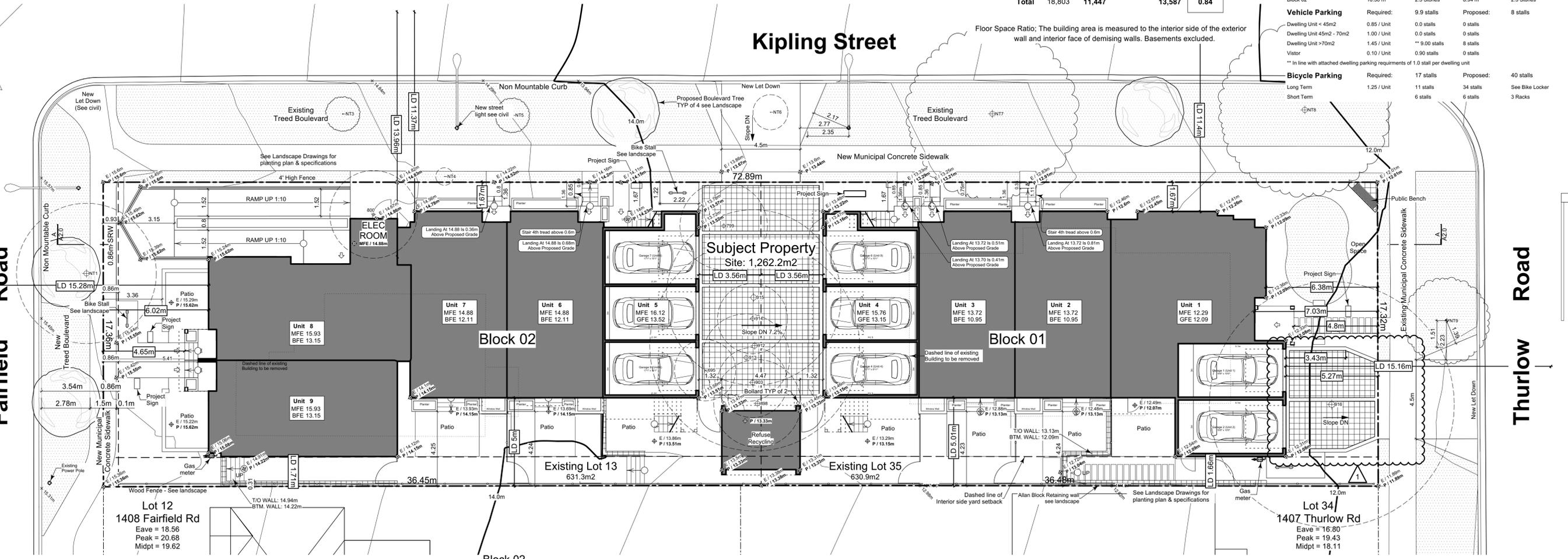
Tag	Name	Action	DBH (cm)	Spread (m)
695	Apple	Remove	4.0	3.5
799	Monkey Puzzle	Remove	31.0	5.0
800	Blue Spruce	Remove	25.0	5.0
898	Western Red Cedar	Remove	42.0	5.0
903	Western Red Cedar	Remove	42.0	4.0
912	Big Leaf Maple	Remove	46.0	12.0
913	Western Red Cedar	Remove	37.0	5.0
914	Western Red Cedar	Remove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

**Project Data**

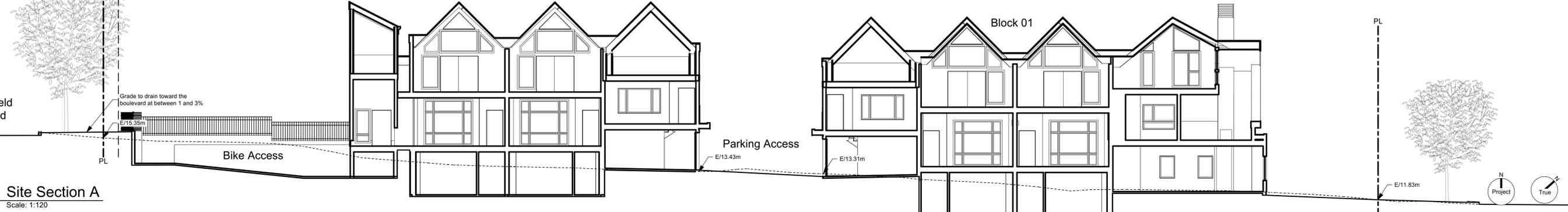
	GFA Area (SF)	Zoning Area (SF)	Habitable Half Storey	Site Area (SF)	FAR	Bedrms
<b>Block 01 (Unit 1-4)</b>						
Thurlow Cluster	8,598	5,558		6,791	0.81	11
Basement	1,239	0				
Main Floor	3,270	2,042				
Second Floor	2,615	2,476				
Half Storey	1,473	1,039	50.9% = (Half Storey / Main Floor)			
Garage	679	0				
<b>Block 02 (Unit 5-9)</b>						
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				
<b>Total</b>	<b>18,803</b>	<b>11,447</b>		<b>13,587</b>	<b>0.84</b>	

**Zoning Reconciliation**

Lot Description	Property 1	Property 2	
Civic Address:	1400 Fairfield Rd.	349 Kipling St.	
Legal Address:	Lot 13 Plan 884	Lot 35 Fairfield Farm	
	Section F11D Victoria R1-B	Estate Victoria VIP884 R1-B	
Existing Zoning:			
Site Area:	<b>631.3 M2</b>	<b>630.9 M2</b>	<b>Total: 1262.3 M2</b>
FSR			<b>Proposed: 0.84</b>
Block 01	Theoretical Site 631.3 M2	4 Units	0.81
Block 02	Theoretical Site 630.9 M2	5 Units	0.85
<b>Site Open Space</b>			<b>39.3%</b>
Block 01	Theoretical Site 631.3 M2	17.4%	<b>495.23 M2</b>
Block 02	Theoretical Site 630.9 M2	22.0%	<b>276.83 M2</b>
<b>Lot Coverage</b>			<b>51.1%</b>
Block 01	Theoretical Site 631.3 M2	24.3%	<b>306.56 M2</b>
Block 02	Theoretical Site 630.9 M2	25.6%	<b>322.98 M2</b>
Refuse	Full Site 1262.3 M2	1.3%	<b>15.24 M2</b>
<b>Setbacks</b>			<b>Proposed</b>
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
<b>Building Height</b>	Maximum		<b>Proposed</b>
Block 01	8.30 m	2.5 Stories	8.27 m
Block 02	10.50 m	2.5 Stories	8.94 m
<b>Vehicle Parking</b>	Required:		<b>Proposed:</b>
Dwelling Unit < 45m2	0.85 / Unit	0.0 stalls	0 stalls
Dwelling Unit 45m2 - 70m2	1.00 / Unit	0.0 stalls	0 stalls
Dwelling Unit > 70m2	1.45 / Unit	** 9.00 stalls	8 stalls
Visitor	0.10 / Unit	0.90 stalls	0 stalls
** In line with attached dwelling parking requirements of 1.0 stall per dwelling unit			
<b>Bicycle Parking</b>	Required:		<b>Proposed:</b>
Long Term	1.25 / Unit	11 stalls	34 stalls
Short Term		6 stalls	6 stalls
			3 Racks



2 Site Plan  
Scale: 1:120



A Site Section A  
Scale: 1:120

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**Site Plan**

Project Name: **Fairfield-Kipling Development**  
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FOR DEVELOPMENT APPLICATION ONLY

Floor Area Calculations				Unit 1	
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	No Basement as per zoning definition				
Main Floor	1,243 sq ft	115.5 m <sup>2</sup>	801 sq ft	74.4 m <sup>2</sup>	
Second Floor	873 sq ft	81.1 m <sup>2</sup>	813 sq ft	75.5 m <sup>2</sup>	
Half Storey	955 sq ft	88.8 m <sup>2</sup>	579 sq ft	53.8 m <sup>2</sup>	
<b>Totals:</b>	<b>3,072 sq ft</b>	<b>285.4 m<sup>2</sup></b>	<b>2,193 sq ft</b>	<b>203.7 m<sup>2</sup></b>	<b>3</b>
Garage	168 sq ft	15.7 m <sup>2</sup>			

Floor Area Calculations				Unit 2	
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	622 sq ft	57.8 m <sup>2</sup>	0 sq ft	0.0 m <sup>2</sup>	
Main Floor	617 sq ft	57.3 m <sup>2</sup>	629 sq ft	58.5 m <sup>2</sup>	
Second Floor	589 sq ft	54.8 m <sup>2</sup>	568 sq ft	52.8 m <sup>2</sup>	
Half Storey					
<b>Totals:</b>	<b>1,828 sq ft</b>	<b>169.9 m<sup>2</sup></b>	<b>1,198 sq ft</b>	<b>111.3 m<sup>2</sup></b>	<b>3</b>
Garage	168 sq ft	15.7 m <sup>2</sup>			

Floor Area Calculations				Unit 3	
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	617 sq ft	57.3 m <sup>2</sup>	0 sq ft	0.0 m <sup>2</sup>	
Main Floor	616 sq ft	57.3 m <sup>2</sup>	605 sq ft	56.2 m <sup>2</sup>	
Second Floor	589 sq ft	54.8 m <sup>2</sup>	568 sq ft	52.8 m <sup>2</sup>	
Half Storey					
<b>Totals:</b>	<b>1,823 sq ft</b>	<b>169.3 m<sup>2</sup></b>	<b>1,173 sq ft</b>	<b>109.0 m<sup>2</sup></b>	<b>3</b>
Garage	172 sq ft	16.0 m <sup>2</sup>			

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

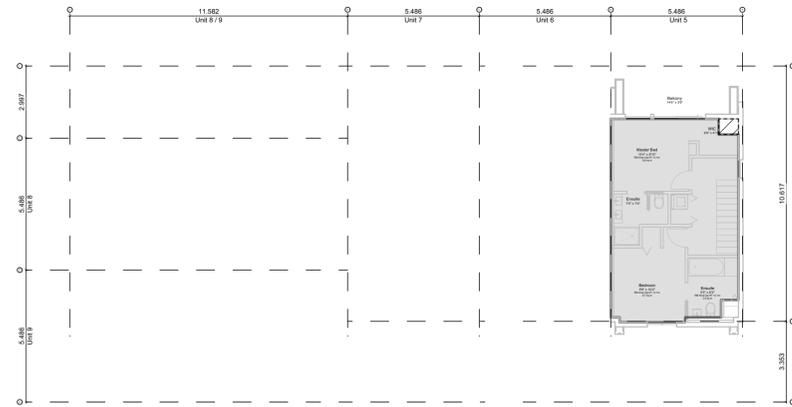
Floor Area Calculations				Unit 5	
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	No Basement as per zoning definition				
Main Floor	794 sq ft	73.7 m <sup>2</sup>	0 sq ft	0.0 m <sup>2</sup>	
Second Floor	563 sq ft	52.3 m <sup>2</sup>	527 sq ft	48.9 m <sup>2</sup>	
Half Storey	518 sq ft	48.1 m <sup>2</sup>	467 sq ft	43.4 m <sup>2</sup>	
<b>Totals:</b>	<b>1,875 sq ft</b>	<b>174.2 m<sup>2</sup></b>	<b>994 sq ft</b>	<b>92.4 m<sup>2</sup></b>	<b>2</b>
Garage	0 sq ft	0.0 m <sup>2</sup>			

Floor Area Calculations				Unit 6	
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	627 sq ft	58.3 m <sup>2</sup>	0 sq ft	0.0 m <sup>2</sup>	
Main Floor	616 sq ft	57.3 m <sup>2</sup>	601 sq ft	55.9 m <sup>2</sup>	
Second Floor	589 sq ft	54.8 m <sup>2</sup>	581 sq ft	53.9 m <sup>2</sup>	
Half Storey					
<b>Totals:</b>	<b>1,833 sq ft</b>	<b>170.3 m<sup>2</sup></b>	<b>1,182 sq ft</b>	<b>109.8 m<sup>2</sup></b>	<b>4</b>
Garage	169 sq ft	15.7 m <sup>2</sup>			

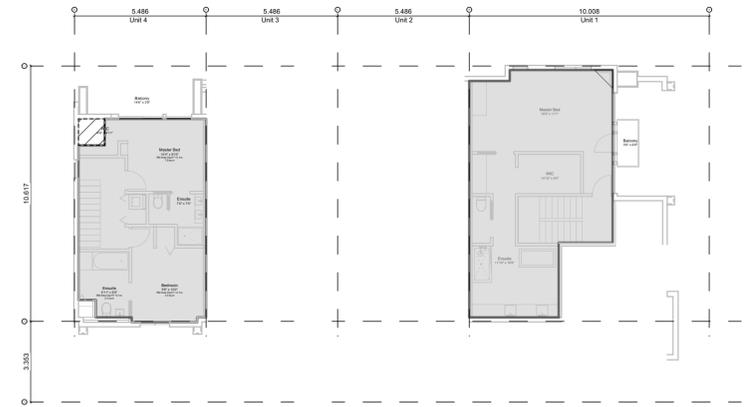
Floor Area Calculations				Unit 7	
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	619 sq ft	57.5 m <sup>2</sup>	0 sq ft	0.0 m <sup>2</sup>	
Main Floor	636 sq ft	59.1 m <sup>2</sup>	621 sq ft	57.7 m <sup>2</sup>	
Second Floor	589 sq ft	54.8 m <sup>2</sup>	572 sq ft	53.2 m <sup>2</sup>	
Half Storey					
<b>Totals:</b>	<b>1,844 sq ft</b>	<b>171.4 m<sup>2</sup></b>	<b>1,193 sq ft</b>	<b>110.8 m<sup>2</sup></b>	<b>4</b>
Garage	172 sq ft	16.0 m <sup>2</sup>			

Floor Area Calculations				Unit 8	
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	678 sq ft	63.0 m <sup>2</sup>	0 sq ft	0.0 m <sup>2</sup>	
Main Floor	696 sq ft	64.7 m <sup>2</sup>	691 sq ft	64.2 m <sup>2</sup>	
Second Floor	626 sq ft	58.2 m <sup>2</sup>	598 sq ft	55.6 m <sup>2</sup>	
Half Storey					
<b>Totals:</b>	<b>2,001 sq ft</b>	<b>185.9 m<sup>2</sup></b>	<b>1,289 sq ft</b>	<b>119.8 m<sup>2</sup></b>	<b>2</b>
Garage	172 sq ft	16.0 m <sup>2</sup>			

Floor Area Calculations				Unit 9	
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	616 sq ft	57.2 m <sup>2</sup>	0 sq ft	0.0 m <sup>2</sup>	
Main Floor	627 sq ft	58.3 m <sup>2</sup>	613 sq ft	56.9 m <sup>2</sup>	
Second Floor	581 sq ft	54.0 m <sup>2</sup>	544 sq ft	50.6 m <sup>2</sup>	
Half Storey					
<b>Totals:</b>	<b>1,825 sq ft</b>	<b>169.5 m<sup>2</sup></b>	<b>1,157 sq ft</b>	<b>107.5 m<sup>2</sup></b>	<b>3</b>
Garage	172 sq ft	16.0 m <sup>2</sup>			



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



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



2.2 Block 02 - Floor 2  
Scale: 1:150



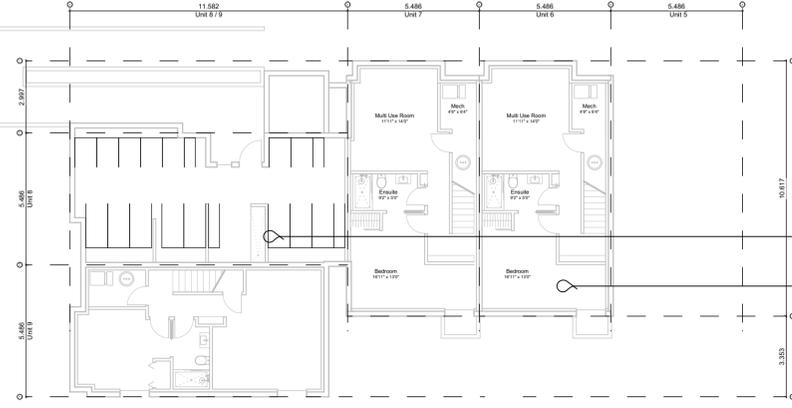
1.2 Block 01 - Floor 2  
Scale: 1:150



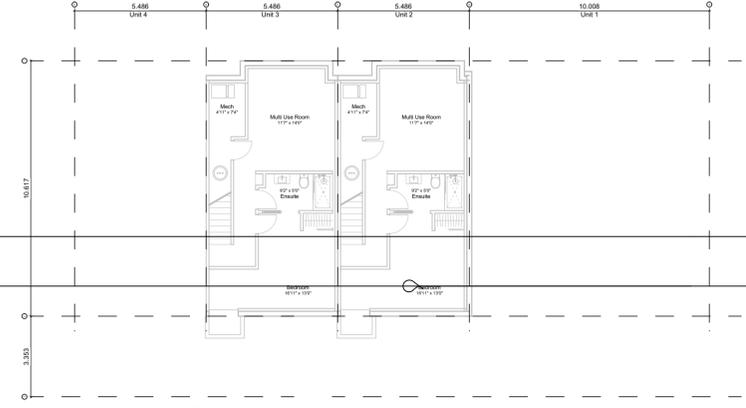
2.1 Block 02 - Floor 1  
Scale: 1:150



1.1 Block 01 - Floor 1  
Scale: 1:150



2.0 Block 02 - Basement  
Scale: 1:150



1.0 Block 01 - Basement  
Scale: 1:150

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

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

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

**"Floor Space Ratio"** means the ratio of the total floor area of a lot 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 not include a basement or a crawlspace.

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

### Project Data

	GFA Area (SF)	Zoning Area (SF)	Habitable Half Storey	Site Area (SF)	FAR	Bedrms
<b>Block 01 (Unit 1-4)</b>						
Thurlow Cluster	8,598	5,558		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				
<b>Block 02 (Unit 5-9)</b>						
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				
<b>Total</b>	<b>18,803</b>	<b>11,447</b>		<b>13,587</b>	<b>0.84</b>	

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

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

### Floor Area Legend

- Area counted towards zoning floor ratio
- Area of refuse
- Area of garage
- Area of electrical room
- Area Less than 1.8m ceiling height

Bicycle parking excluded

All basements are less than 1.8m below grade, excluded. See sections

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Seal

Issued	Revised & Re-issued for DP
2021-07-20	Revised & Re-issued for DP
2021-11-21	Revised & Re-issued for DP
2021-12-16	Revised & Re-issued for DP
2022-03-30	Revised & Re-issued for DP
2022-04-11	Revised & Re-issued for DP
2022-05-10	Revised & Re-issued for DP
2022-10-06	Revised & Re-issued for DP
2022-11-04	Revised & Re-issued for DP
2022-11-14	Revised & Re-issued for DP
2022-11-25	Revised & Re-issued for DP

## Graphical Floor Area Ratio

Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

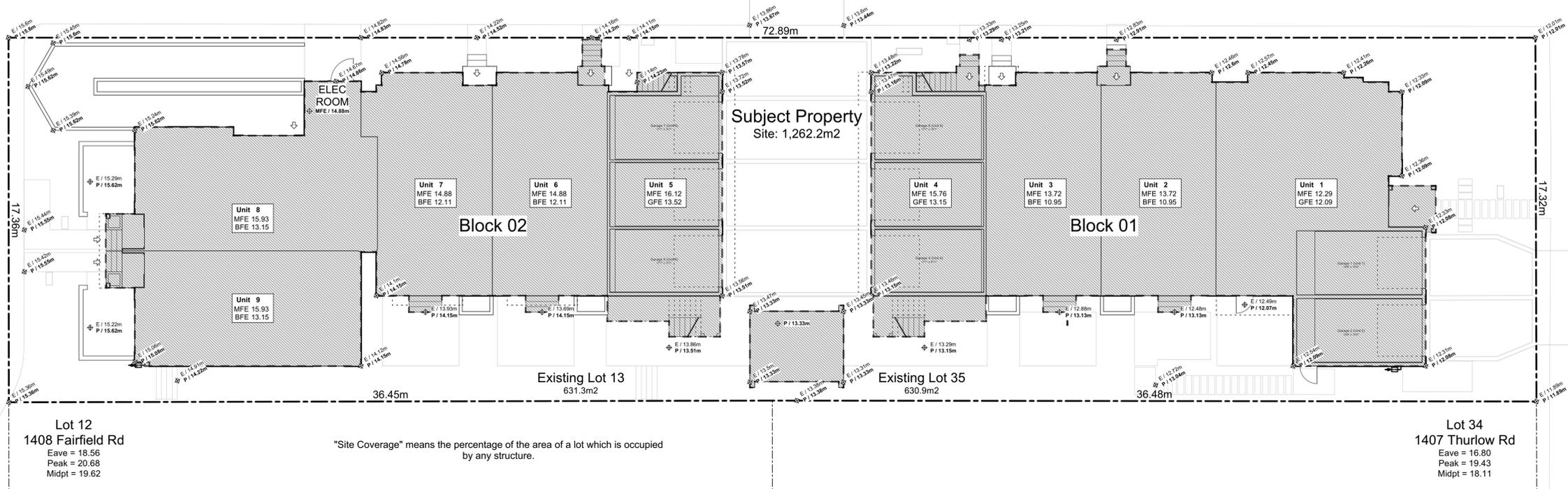
Plot Date: Nov 29, 2022

Scale: 1:100

Sheet No:

Fairfield Road

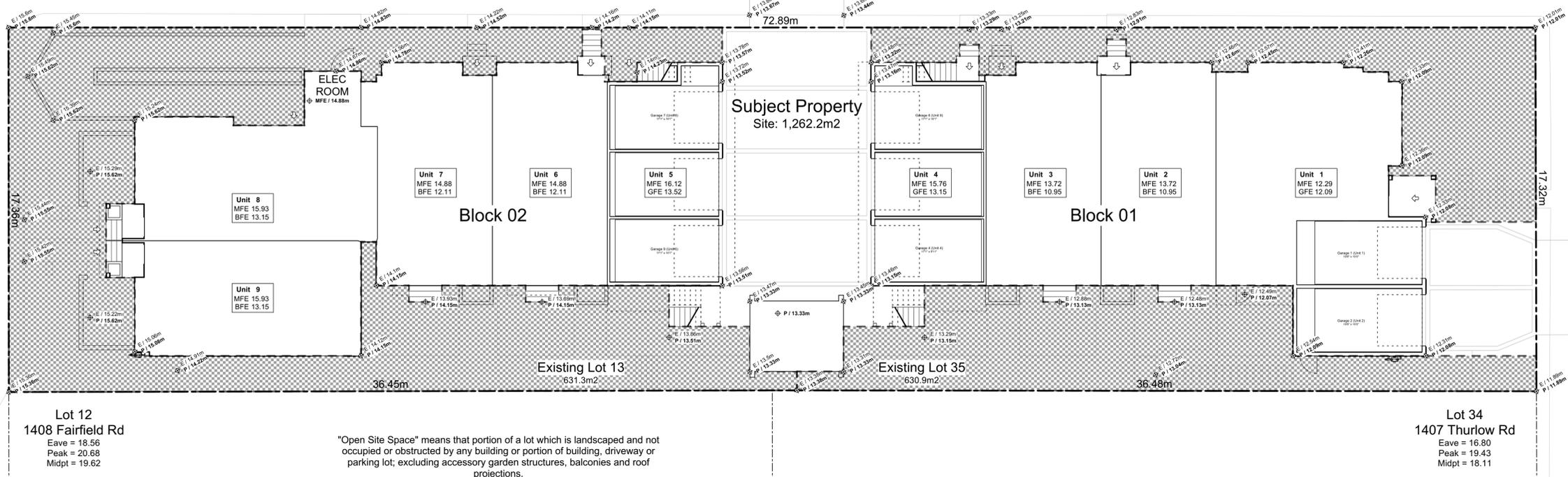
Thurlow Road



2 Lot Coverage Scale: 1:120

Fairfield Road

Thurlow Road



1 Open Site Space Scale: 1:120

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2021-07-20	Revised & Re-issued for DP
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2022-03-30	Revised & Re-issued for DP
2022-04-11	Revised & Re-issued for DP
2022-05-10	Revised & Re-issued for DP
2022-10-06	Revised & Re-issued for DP
2022-11-04	Revised & Re-issued for DP
2022-11-14	Revised & Re-issued for DP
2022-11-25	Revised & Re-issued for DP

Graphical & Site Coverage & Open Site Space

Project Name: Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID: Project No: 19.015

Drawn By: SG/TD

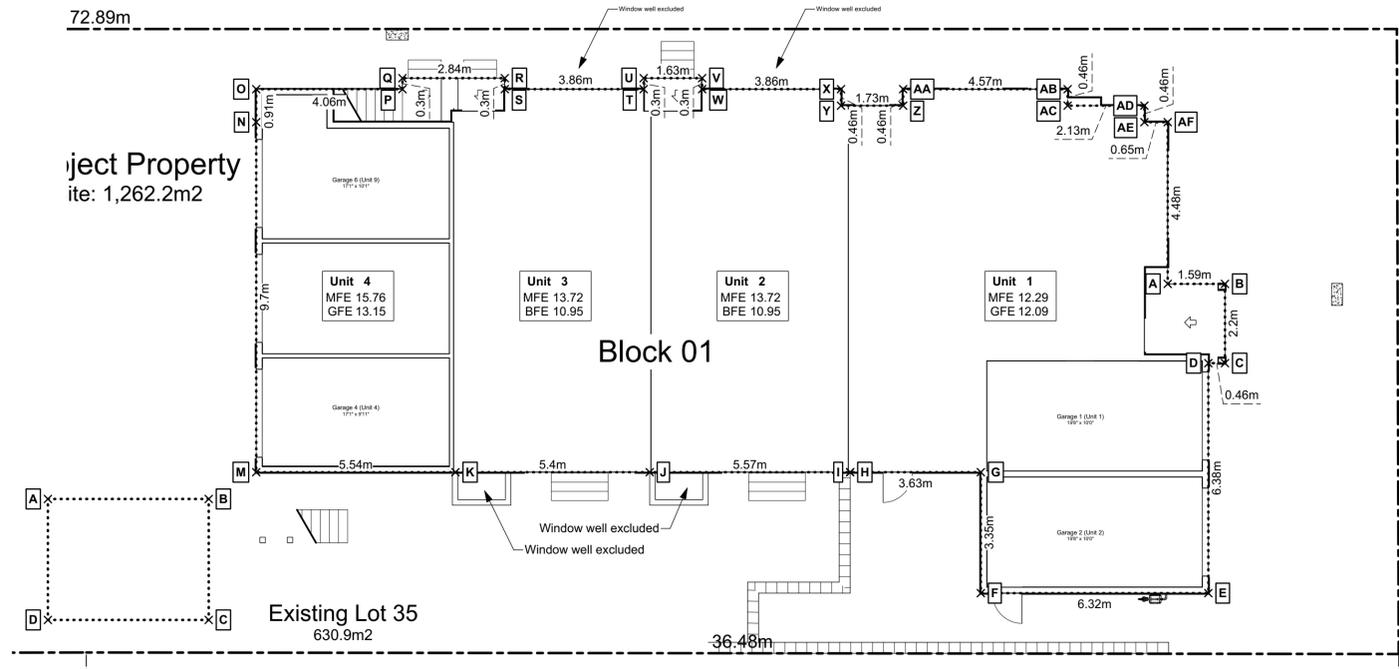
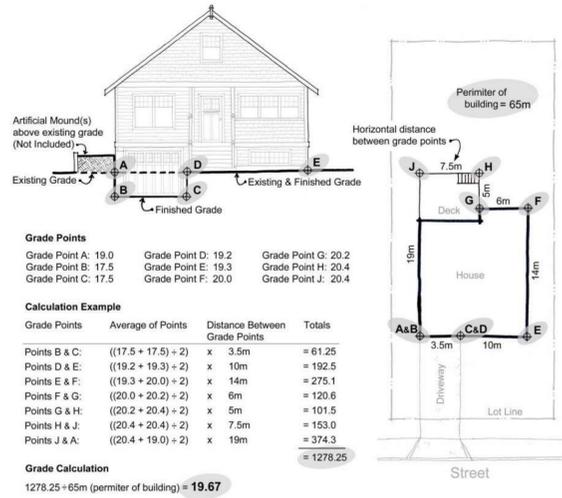
Plot Date: Nov 29, 2022

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

Sheet No:



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



1 Block 01 Average Grade  
Scale: 1:100

Grade Calculations - Accessory Refuse

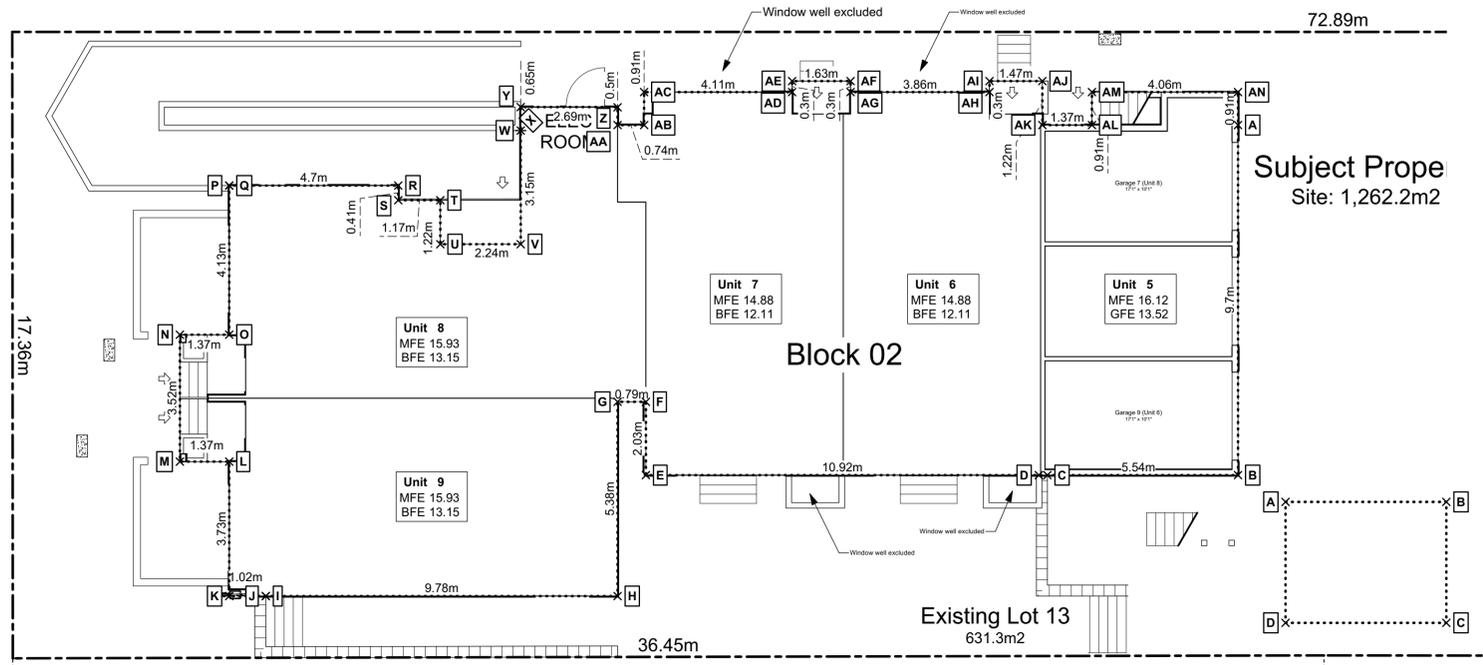
PT	Natural Grade	Finished Grade	Lowest Grade	PT	Lowest Grade	Average	Distance	Total
A	13.47 m	13.33 m	13.33 m	B	13.33 m	13.33 m	x 4.47 m	59.59
B	13.45 m	13.33 m	13.33 m	C	13.31 m	13.32 m	x 3.35 m	44.63
C	13.31 m	13.33 m	13.31 m	D	13.33 m	13.32 m	x 4.47 m	59.55
D	13.50 m	13.33 m	13.33 m	A	13.33 m	13.33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

Grade Calculations - Block 01

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

Grade Calculations - Block 02

PT	Natural Grade	Finished Grade	Lowest Grade	PT	Lowest Grade	Average	Distance	Total
A	13.68 m	13.52 m	13.52 m	B	13.52 m	13.52 m	x 13.06 m	176.55
B	13.57 m	13.52 m	13.52 m	C	13.52 m	13.52 m	x 5.54 m	74.89
C	13.59 m	13.52 m	13.52 m	D	13.60 m	13.56 m	x 3.35 m	45.43
D	13.60 m	14.15 m	13.60 m	E	14.08 m	13.84 m	x 10.92 m	151.15
E	14.08 m	14.15 m	14.08 m	F	14.12 m	14.10 m	x 2.03 m	28.62
F	14.12 m	14.15 m	14.12 m	G	14.15 m	14.13 m	x 0.79 m	11.16
G	14.18 m	14.15 m	14.15 m	H	14.13 m	14.14 m	x 5.38 m	76.06
H	14.13 m	14.15 m	14.13 m	I	14.22 m	14.18 m	x 9.78 m	138.64
I	14.96 m	14.22 m	14.22 m	J	14.96 m	Step Up		
J	14.96 m	15.01 m	14.96 m	K	15.02 m	14.99 m	x 1.02 m	15.29
K	15.02 m	15.09 m	15.02 m	L	15.22 m	15.12 m	x 3.73 m	56.39
L	15.22 m	15.62 m	15.22 m	M	15.23 m	15.22 m	x 1.37 m	20.86
M	15.23 m	15.62 m	15.23 m	N	15.27 m	15.25 m	x 3.52 m	53.68
N	15.27 m	15.62 m	15.27 m	O	15.25 m	15.26 m	x 1.37 m	20.90
O	15.25 m	15.62 m	15.25 m	P	15.24 m	15.24 m	x 4.13 m	62.96
P	15.24 m	15.62 m	15.24 m	Q	13.75 m	Step Down		
Q	15.24 m	13.75 m	13.75 m	R	13.27 m	13.51 m	x 4.70 m	63.50
R	15.11 m	13.27 m	13.27 m	S	13.27 m	13.27 m	x 0.41 m	5.44
S	15.13 m	13.27 m	13.27 m	T	13.15 m	13.21 m	x 1.17 m	15.46
T	15.08 m	13.15 m	13.15 m	U	13.15 m	13.15 m	x 1.22 m	16.04
U	15.11 m	13.15 m	13.15 m	V	13.15 m	13.15 m	x 2.24 m	29.46
V	14.46 m	13.15 m	13.15 m	W	13.15 m	13.15 m	x 3.15 m	41.42
W	14.64 m	13.15 m	13.15 m	X	14.47 m	Step Up		
X	14.47 m	14.86 m	14.47 m	Y	14.47 m	14.47 m	x 0.65 m	9.41
Y	14.47 m	14.86 m	14.47 m	Z	14.38 m	14.42 m	x 2.69 m	38.80
Z	14.38 m	14.80 m	14.38 m	AA	14.29 m	14.33 m	x 0.50 m	7.17
AA	14.29 m	14.80 m	14.29 m	AB	14.29 m	14.29 m	x 0.74 m	10.57
AB	14.29 m	14.80 m	14.29 m	AC	14.61 m	14.45 m	x 0.91 m	13.15
AC	14.61 m	14.78 m	14.61 m	AD	14.11 m	14.36 m	x 4.11 m	59.01
AD	14.11 m	14.49 m	14.11 m	AE	14.19 m	14.15 m	x 0.30 m	4.24
AE	14.19 m	14.50 m	14.19 m	AF	14.09 m	14.14 m	x 1.63 m	23.04
AF	14.09 m	14.49 m	14.09 m	AG	14.01 m	14.05 m	x 0.30 m	4.21
AG	14.01 m	14.49 m	14.01 m	AH	14.04 m	14.02 m	x 3.86 m	54.14
AH	14.04 m	14.30 m	14.04 m	AI	14.10 m	14.07 m	x 0.30 m	4.22
AI	14.10 m	14.28 m	14.10 m	AJ	14.09 m	14.10 m	x 1.47 m	20.72
AJ	14.09 m	14.26 m	14.09 m	AK	13.96 m	14.03 m	x 1.22 m	17.11
AK	13.96 m	14.30 m	13.96 m	AL	13.94 m	13.95 m	x 1.37 m	19.11
AL	13.94 m	14.25 m	13.94 m	AM	14.03 m	13.96 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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2022-11-04	Revised & Re-issued for DP
2022-11-14	Revised & Re-issued for DP
2022-11-25	Revised & Re-issued for DP

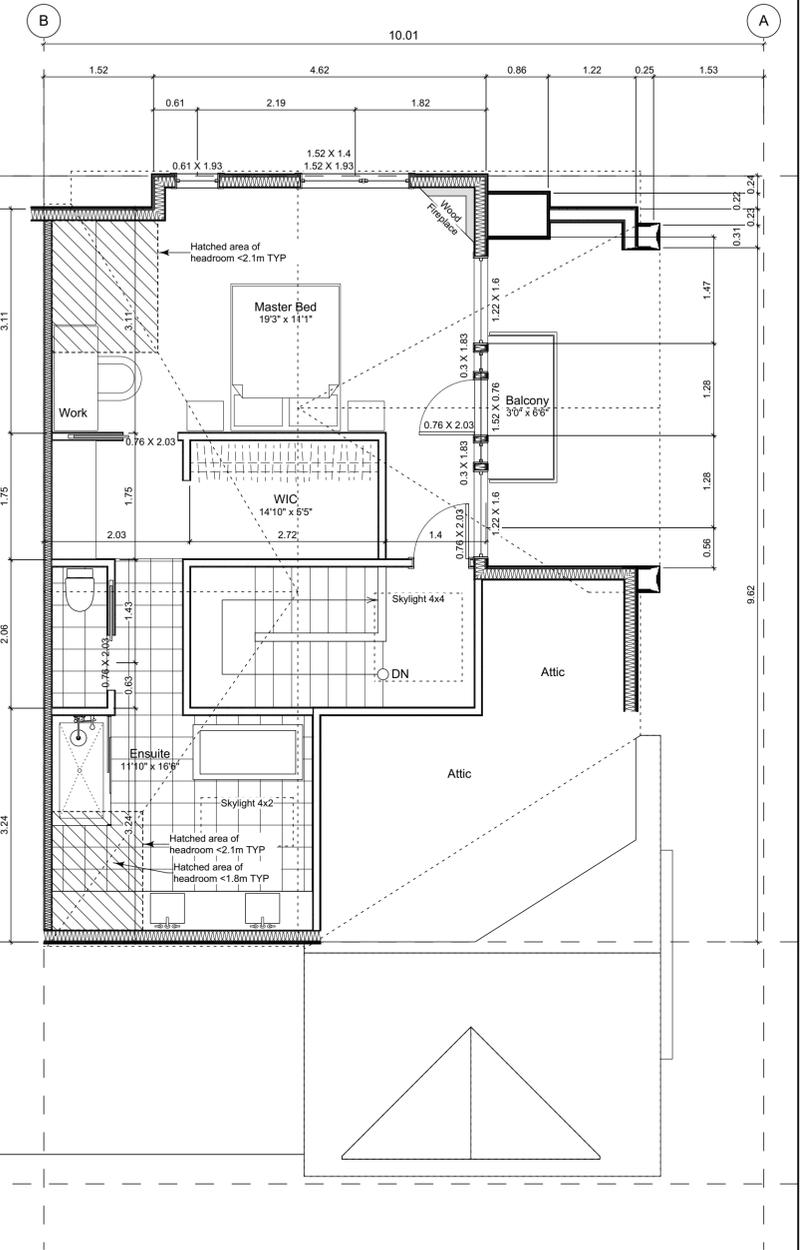
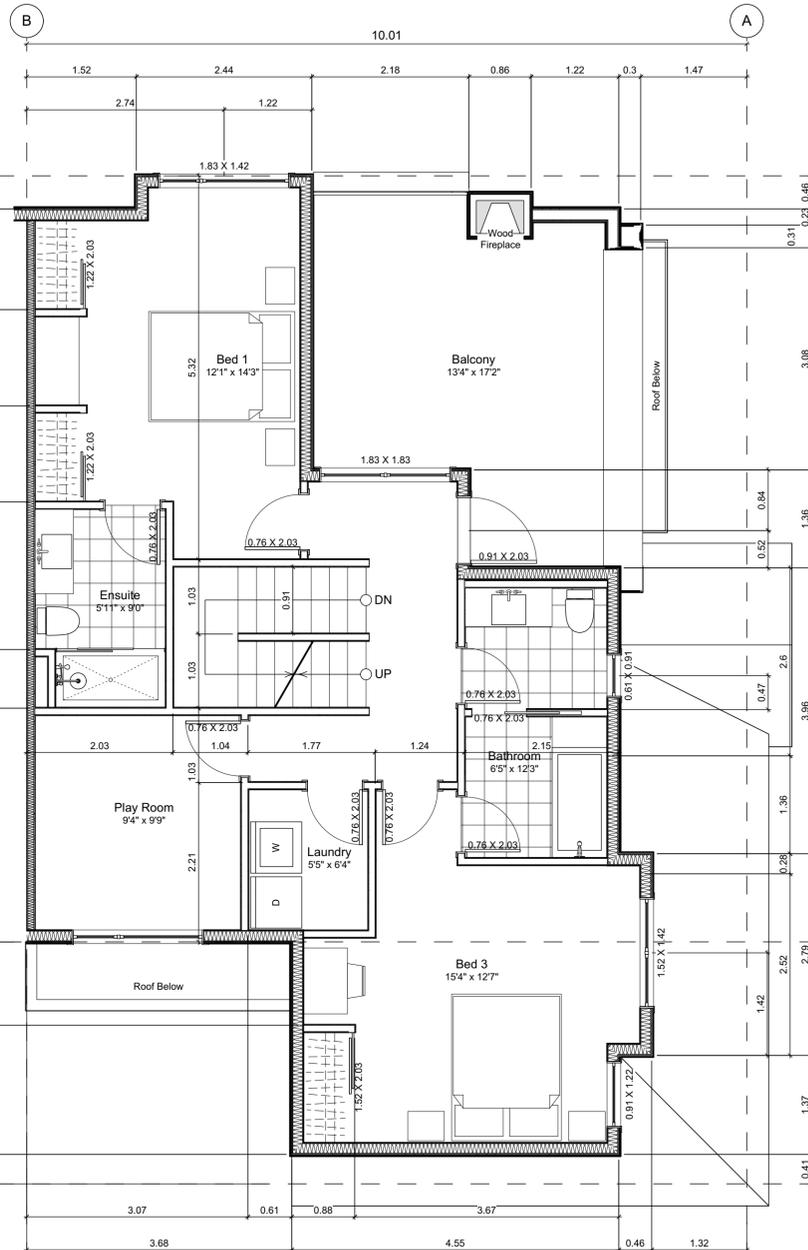
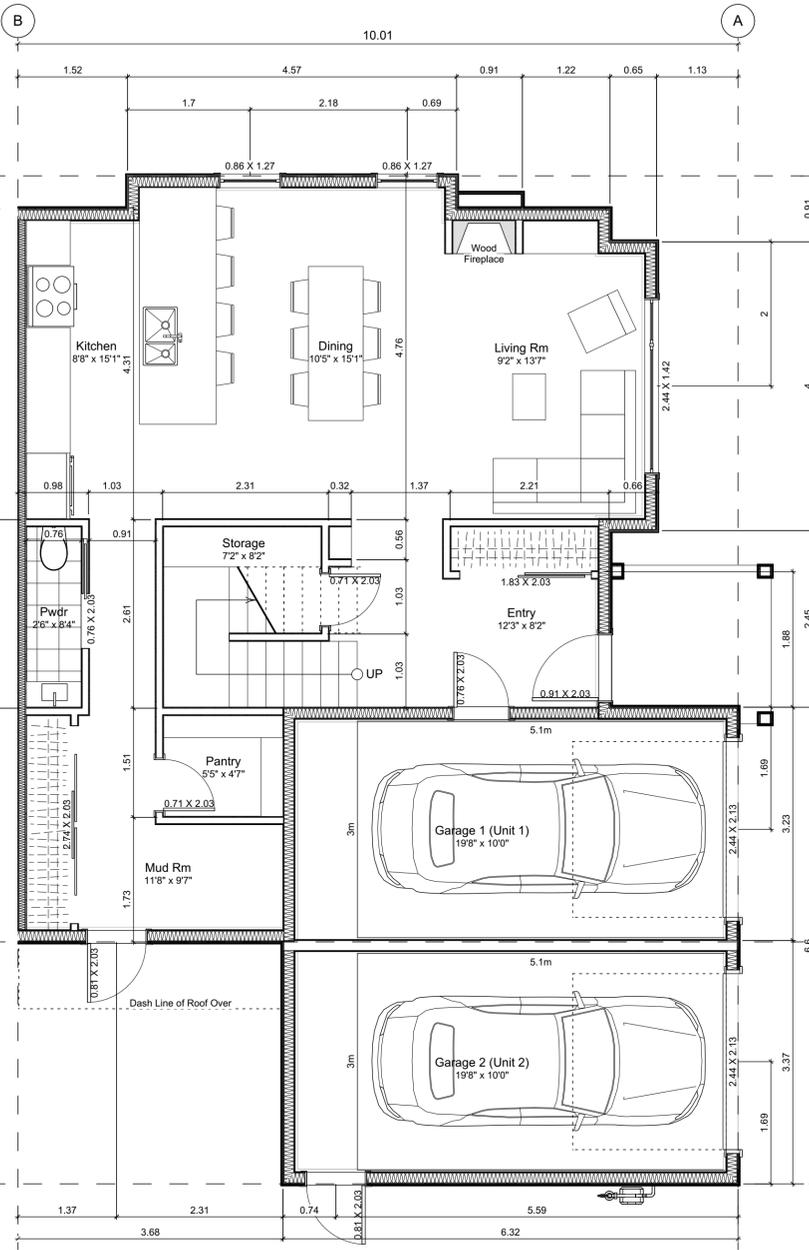
Graphical  
Average Grade Calculation

Project Name: Fairfield-Kipling Development  
Civic: 1400 Fairfield Rd & 349 Kipling St  
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PID:  
Project No: 19.015  
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Unit 1 Floor Plans



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

Floor Area Calculations		Unit 1		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	No Basement as per zoning definition			
Main Floor	1,243 sq ft 115.5 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	
<b>Totals:</b>	<b>3,072 sq ft 285.4 m2</b>	<b>2,193 sq ft</b>	<b>203.7 m2</b>	<b>3</b>
Garage	168 sq ft 15.7 m2			

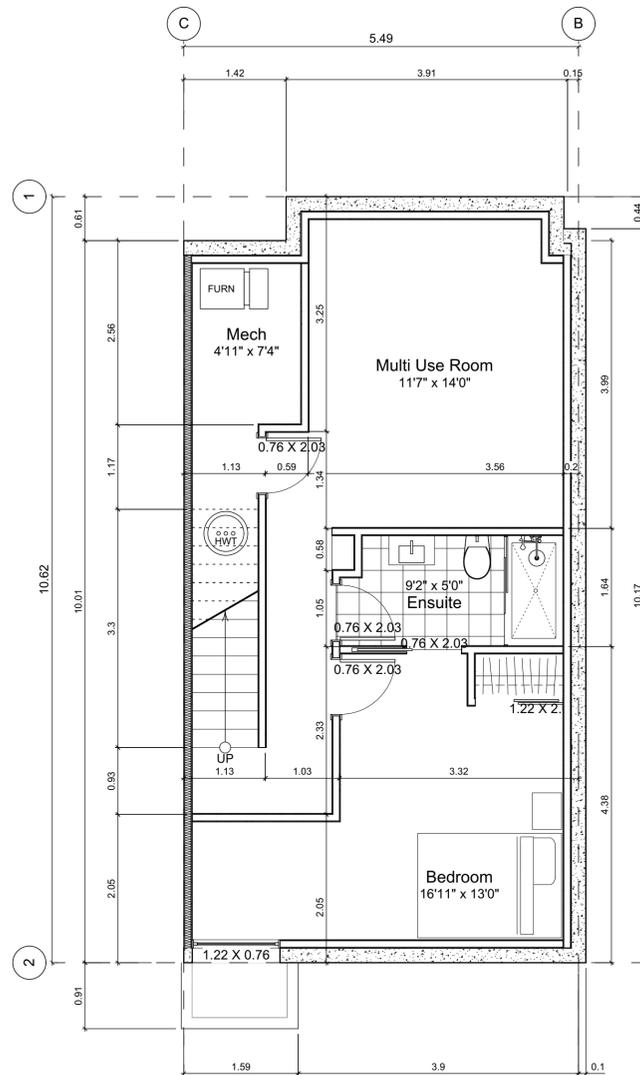
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Civic: 1400 Fairfield Rd & 349 Kipling St  
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PID:  
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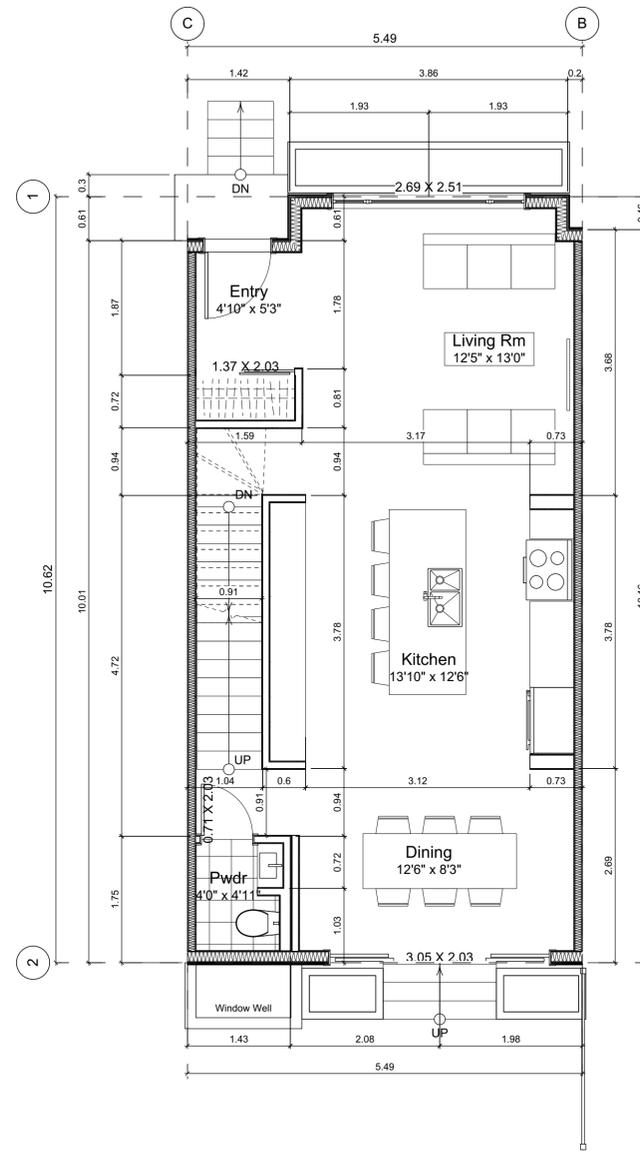
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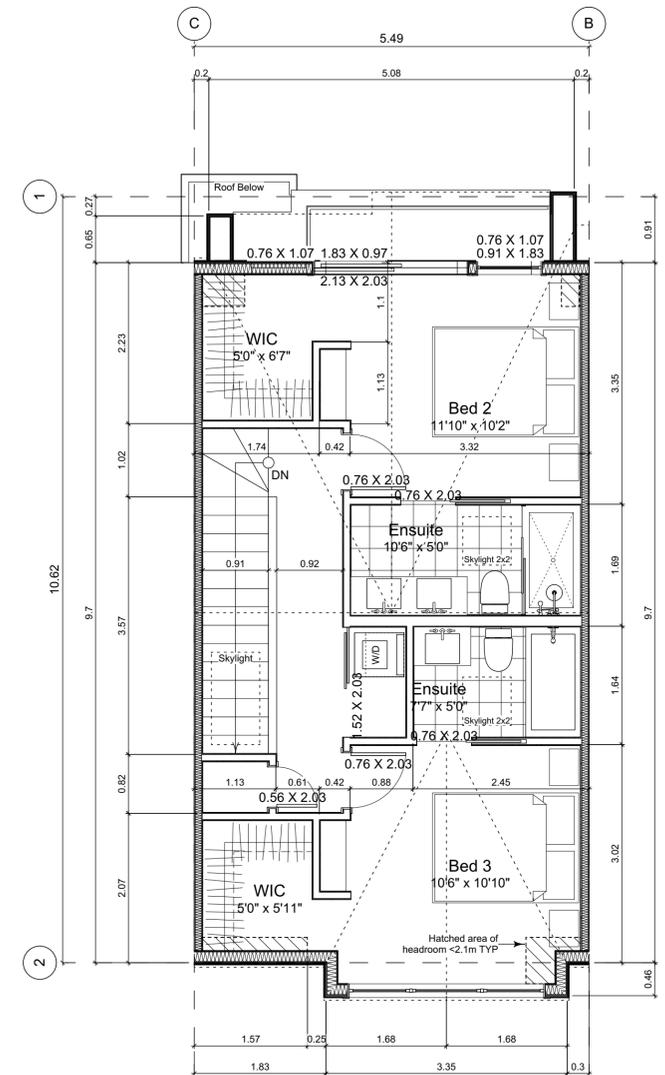
Unit 2 & 3 Floor Plans



0 Basement Floor Plan  
Scale: 1:50



1 Main Floor Plan  
Scale: 1:50



2 Second Floor Plan  
Scale: 1:50

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

Floor Area Calculations		Unit 3		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	617 sq ft 57.3 m2	0 sq ft 0.0 m2		
Main Floor	616 sq ft 57.3 m2	605 sq ft 56.2 m2		
Second Floor	589 sq ft 54.8 m2	568 sq ft 52.8 m2		
Half Storey				
<b>Totals:</b>	<b>1,823 sq ft 169.3 m2</b>	<b>1,173 sq ft 109.0 m2</b>	<b>3</b>	
Garage	172 sq ft 16.0 m2			

Floor Area Calculations		Unit 2		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	622 sq ft 57.8 m2	0 sq ft 0.0 m2		
Main Floor	617 sq ft 57.3 m2	629 sq ft 58.5 m2		
Second Floor	589 sq ft 54.8 m2	568 sq ft 52.8 m2		
Half Storey				
<b>Totals:</b>	<b>1,828 sq ft 169.9 m2</b>	<b>1,198 sq ft 111.3 m2</b>	<b>3</b>	
Garage	168 sq ft 15.7 m2			

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

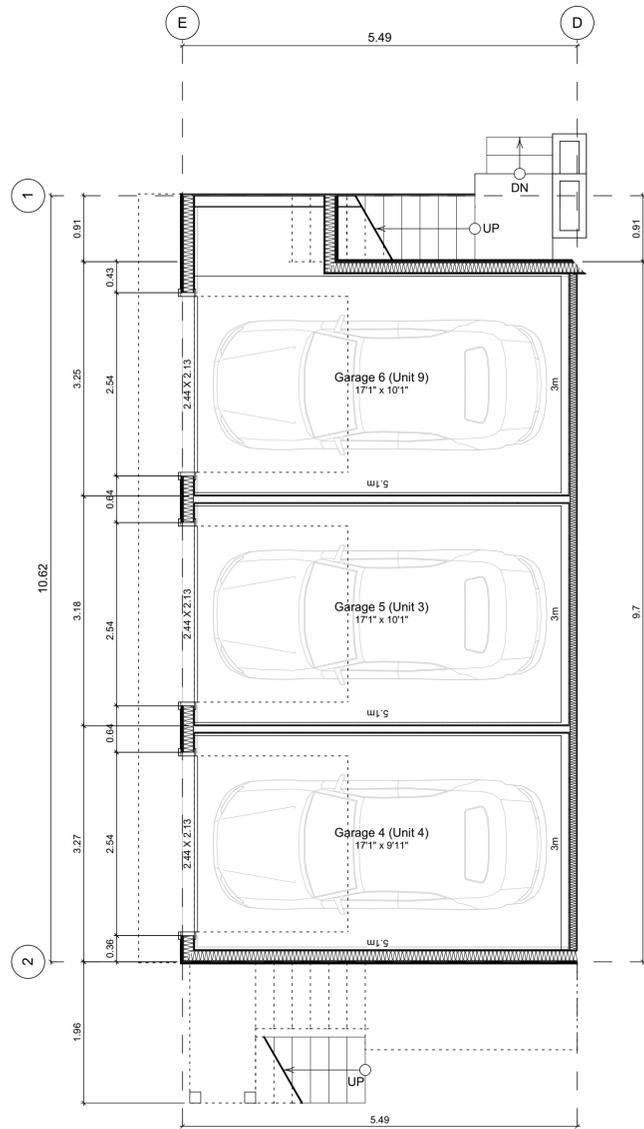
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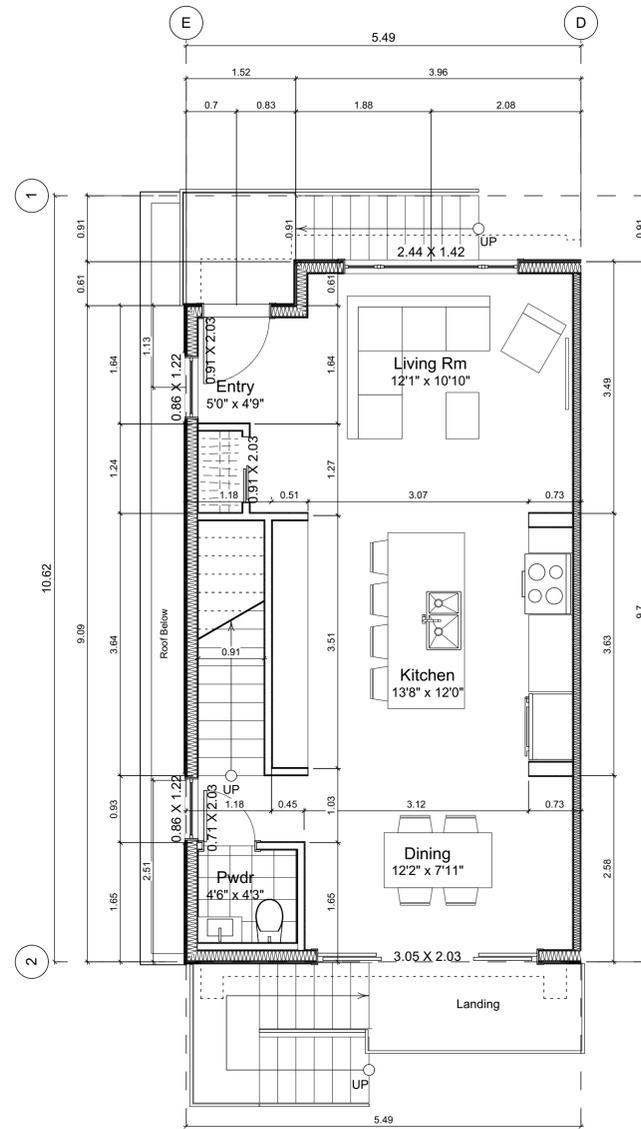
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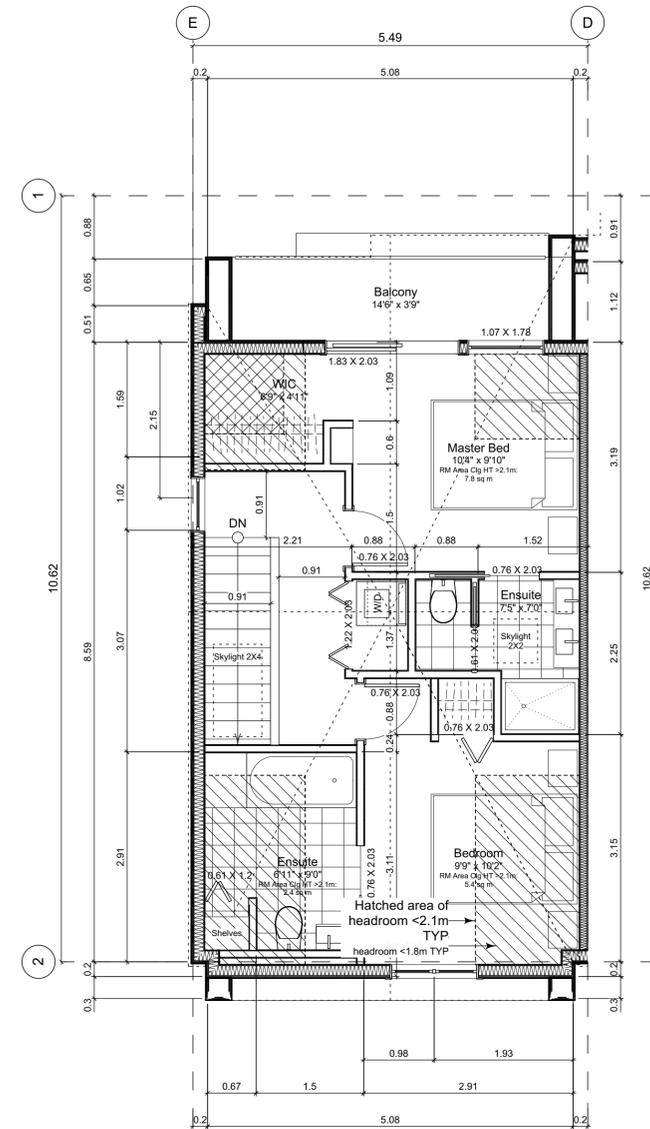
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4.1 Main Floor Plan  
Scale: 1:50



4.2 Second Floor Plan  
Scale: 1:50



4.3 Third Floor Plan  
Scale: 1:50

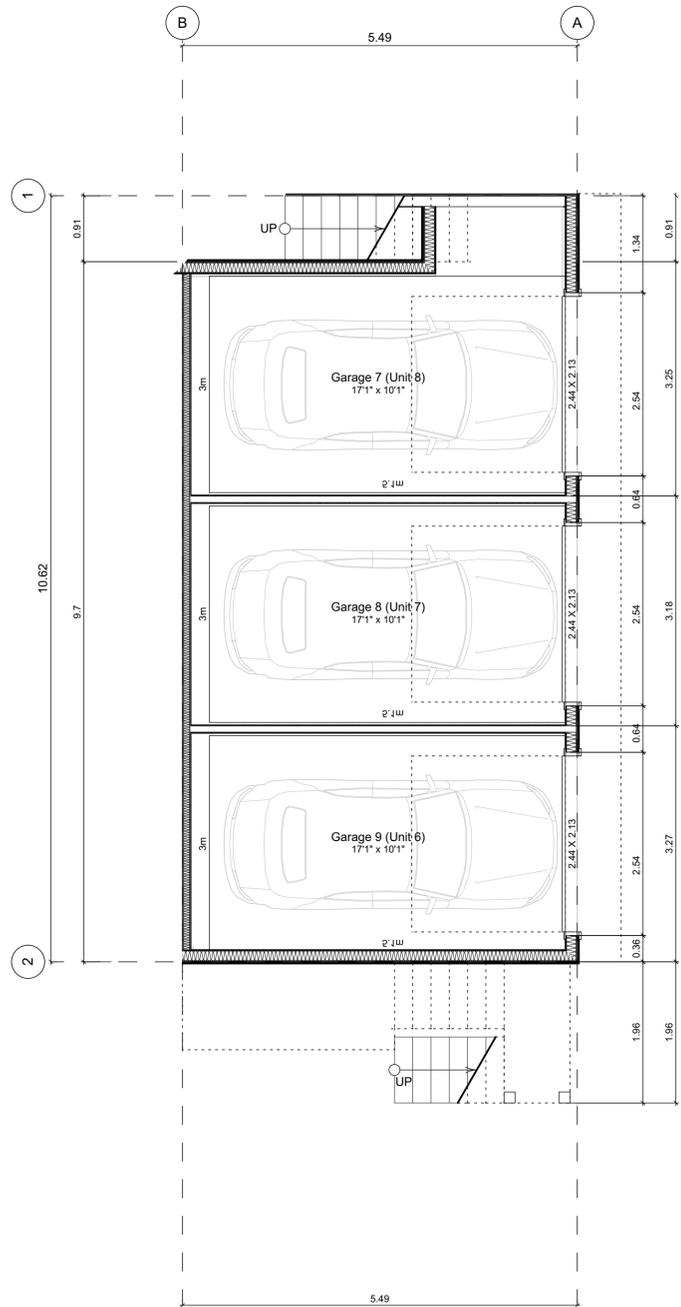
**Unit Plan Notes:**  
See Block plan for foundation plan.  
  
Grid Lines are to:  
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Dimensions are to:  
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Floor Area Calculations		Unit 4			
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement 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			
<b>Totals:</b>	<b>1,875 sq ft 174.2 m2</b>	<b>994 sq ft 92.3 m2</b>	<b>2</b>		
Garage	170 sq ft 15.8 m2				

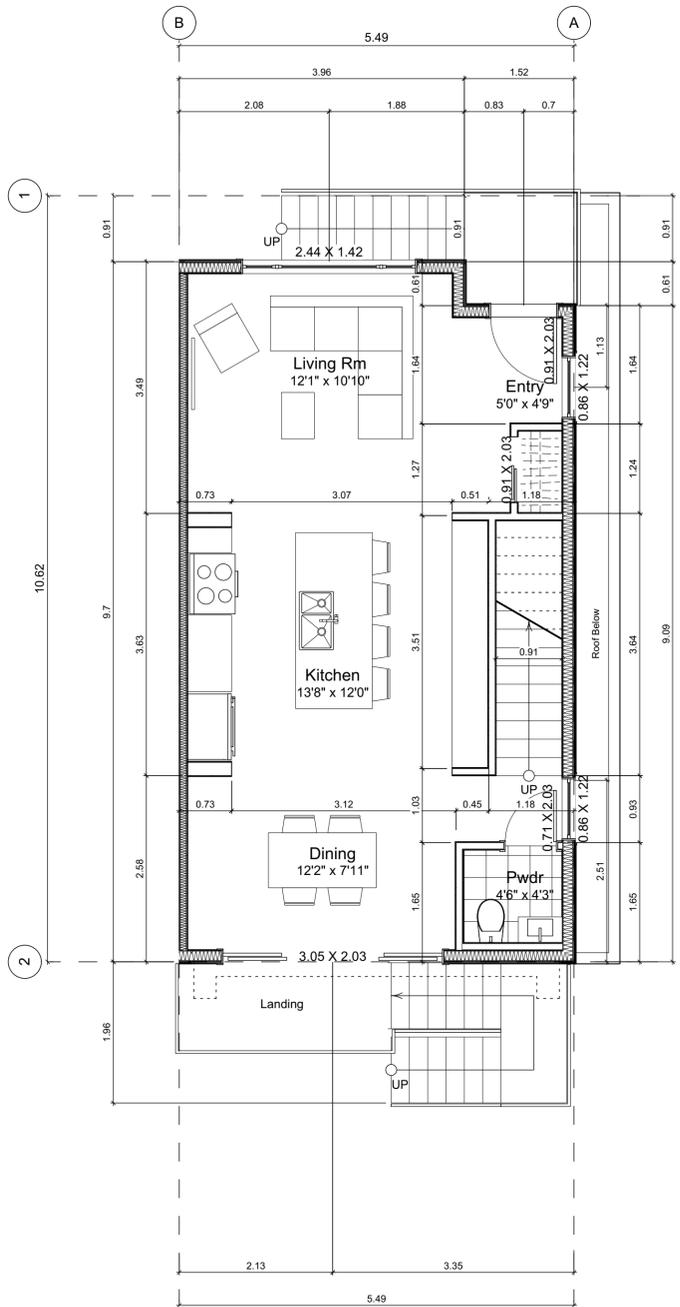
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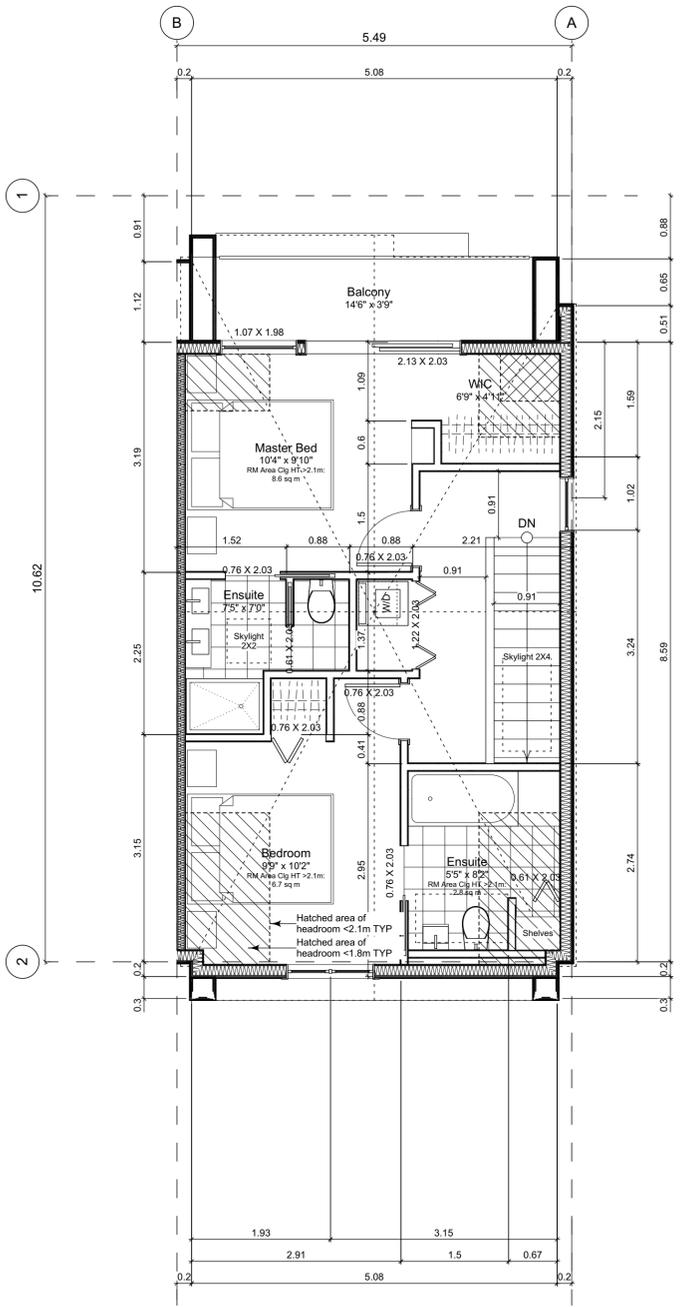
Unit 4 Floor Plans  
  
Project Name: **Fairfield-Kipling Development**  
  
Civic: 1400 Fairfield Rd & 349 Kipling St  
  
Legal:  
  
PID:  
Project No: 19.015  
Drawn By: SG/TD  
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5.1 Main Floor Plan  
Scale: 1:50



5.2 Second Floor Plan  
Scale: 1:50



5.3 Third Floor Plan  
Scale: 1:50

**Unit Plan Notes:**

See Block plan for foundation plan.

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

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

Floor Area Calculations		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	
<b>Totals:</b>	<b>1,875 sq ft</b>	<b>174.2 m2</b>	<b>994 sq ft</b>	<b>92.4 m2</b>	<b>2</b>
Garage	0 sq ft	0.0 m2			

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Seal

**Unit 5 Floor Plans**

Project Name:

**Fairfield-Kipling Development**

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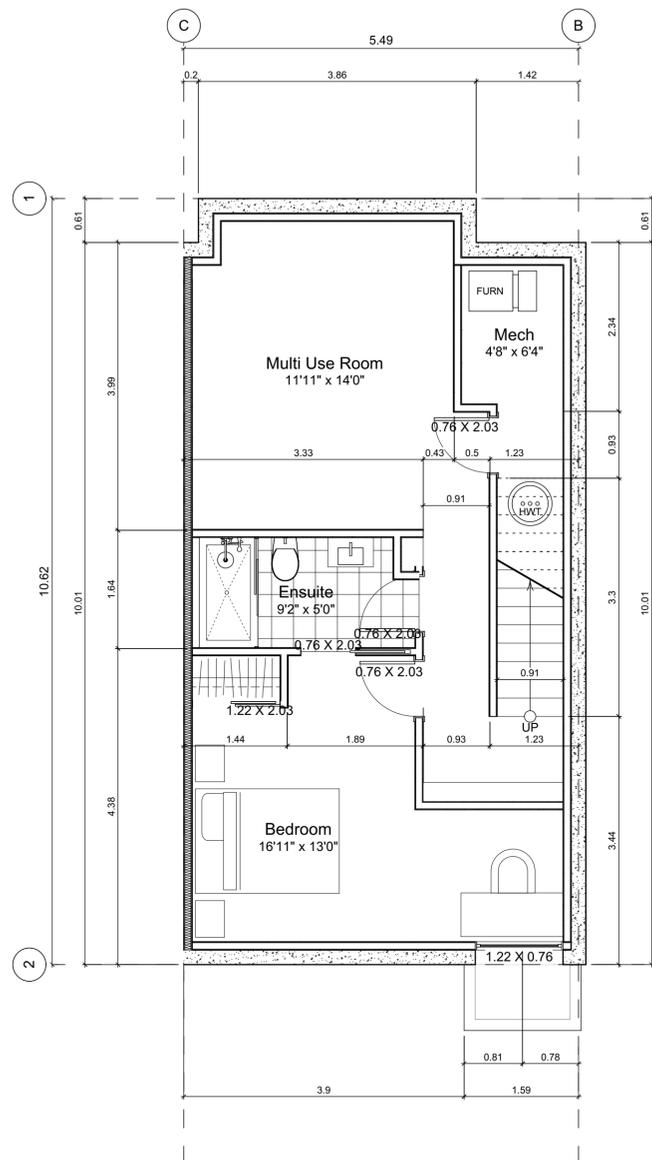
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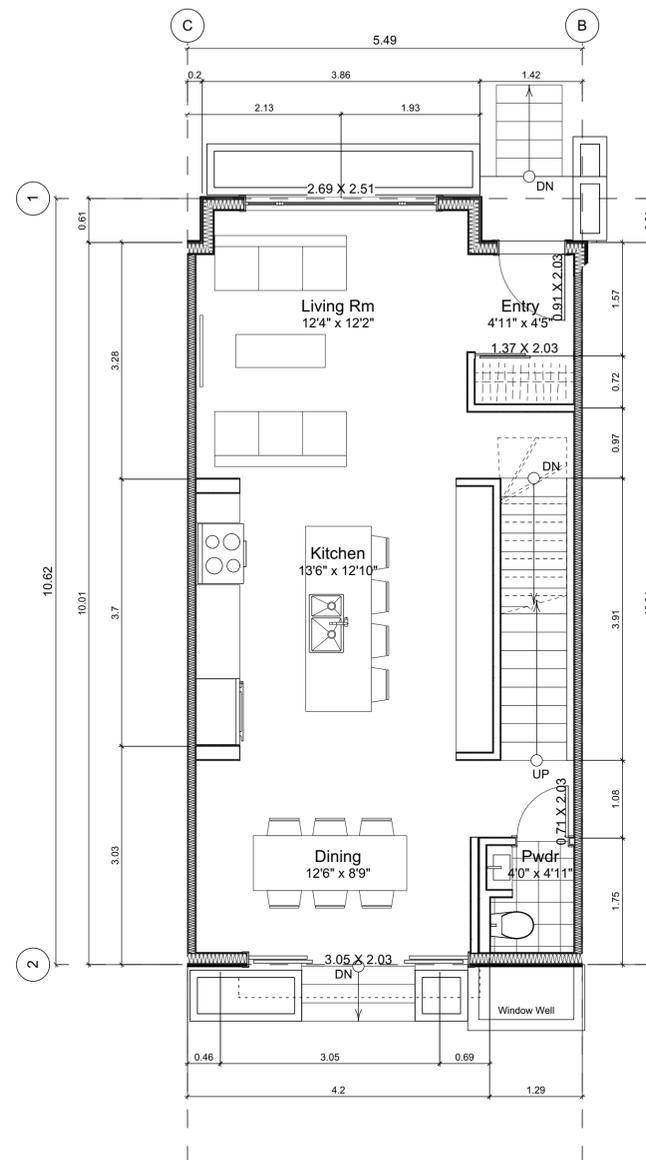
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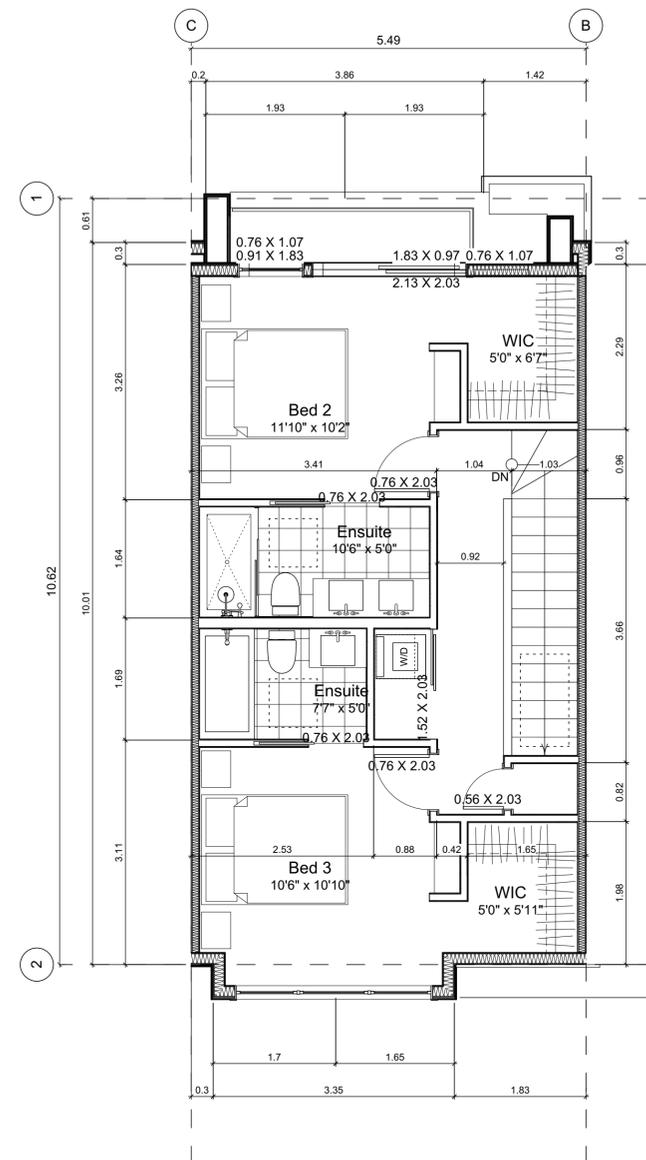
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6.1 Basement Floor Plan  
Scale: 1:50



6.2 Main Floor Plan  
Scale: 1:50



6.3 Second Floor Plan  
Scale: 1:50

**Unit Plan Notes:**

See Block plan for foundation plan.

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

Dimensions are to:  
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**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				
<b>Totals:</b>	<b>1,833 sq ft 170.3 m2</b>	<b>1,182 sq ft 109.8 m2</b>	<b>4</b>	
Garage	169 sq ft 15.7 m2			

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2022-11-14	Revised & Re-issued for DP
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Project No: 19.015

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Plot Date: Nov 29, 2022

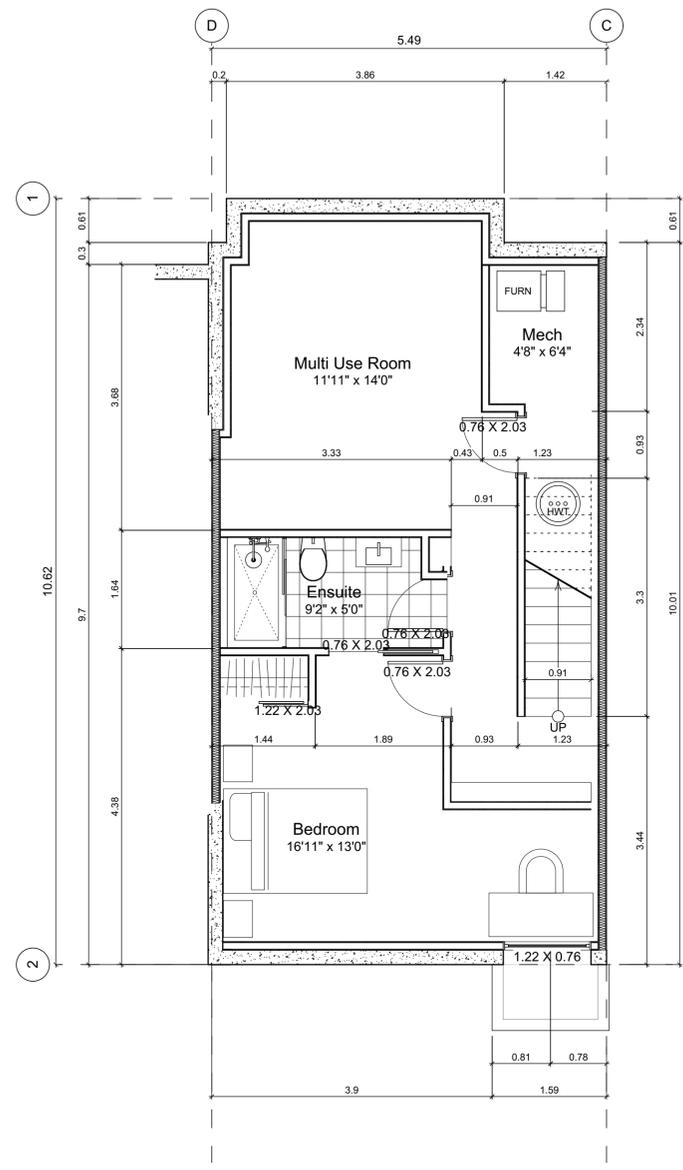
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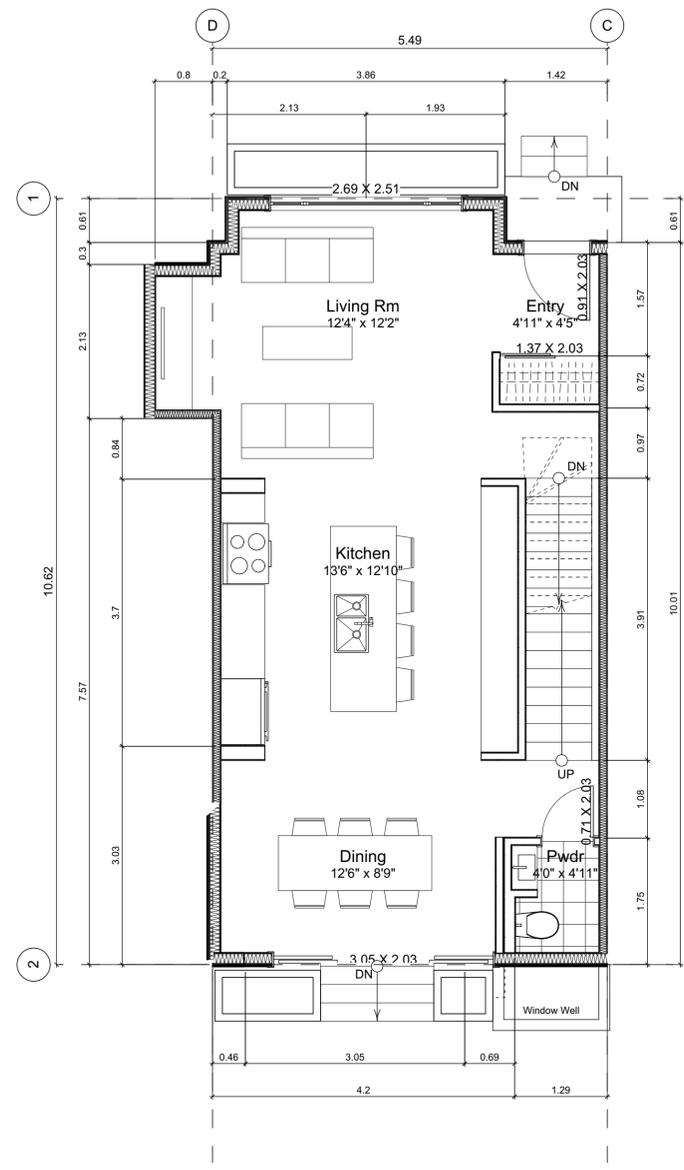
Unit 6 Floor Plans

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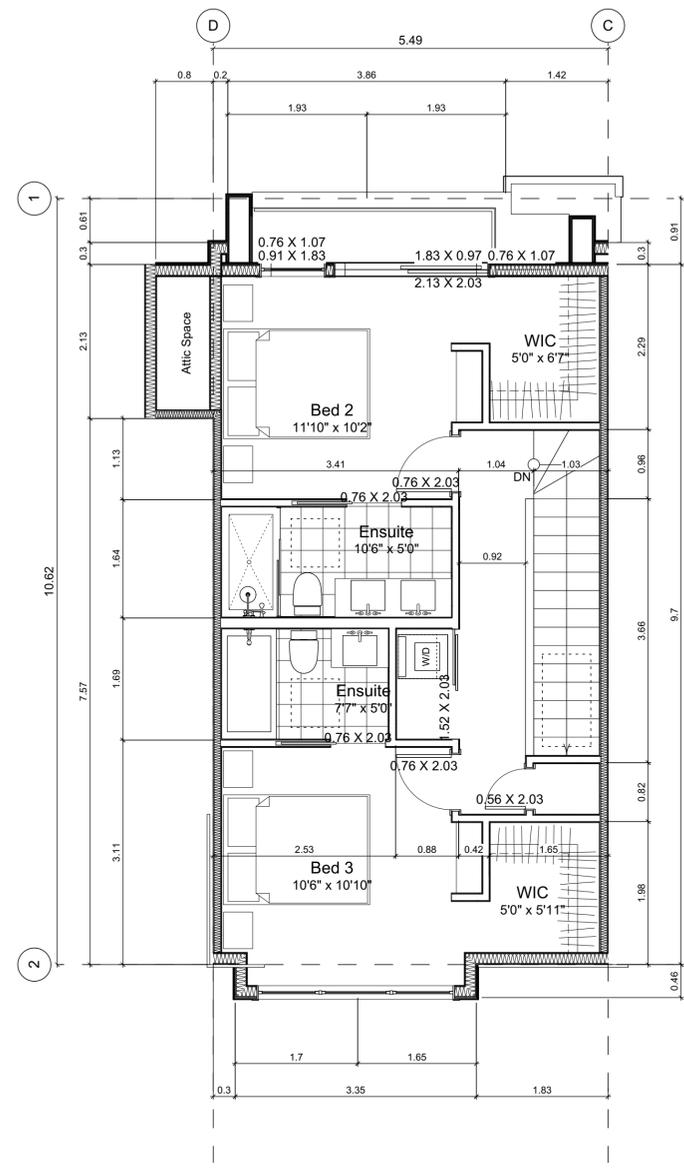
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2022-11-14	Revised & Re-issued for DP
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**7.1 Basement Floor Plan**  
Scale: 1:50



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



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

**Unit Plan Notes:**  
See Block plan for foundation plan.  
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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					
<b>Totals:</b>	<b>1,844 sq ft 171.4 m2</b>	<b>1,193 sq ft 110.8 m2</b>	<b>4</b>		
Garage	172 sq ft 16.0 m2				

Unit 7 Floor Plans

Project Name:  
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2022-11-14	Revised & Re-issued for DP
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**Unit 8 & 9 Floor Plans & Refuse Plans**

Project Name:

**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

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PID: Project No: 19.015

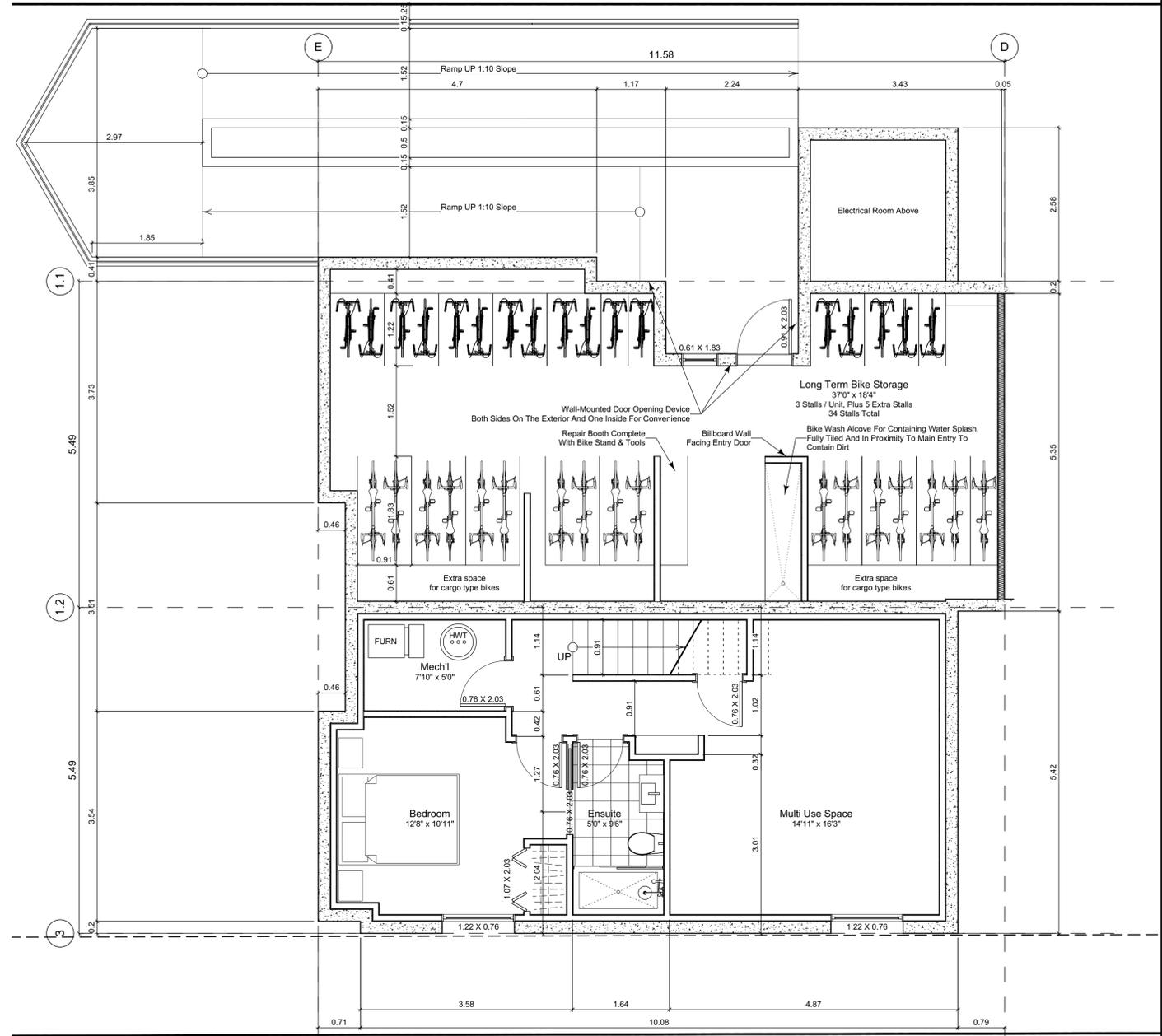
Drawn By: SG/TD

Plot Date: Nov 29, 2022

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Sheet No:

**A3.7**



**0 Basement Floor Plan**  
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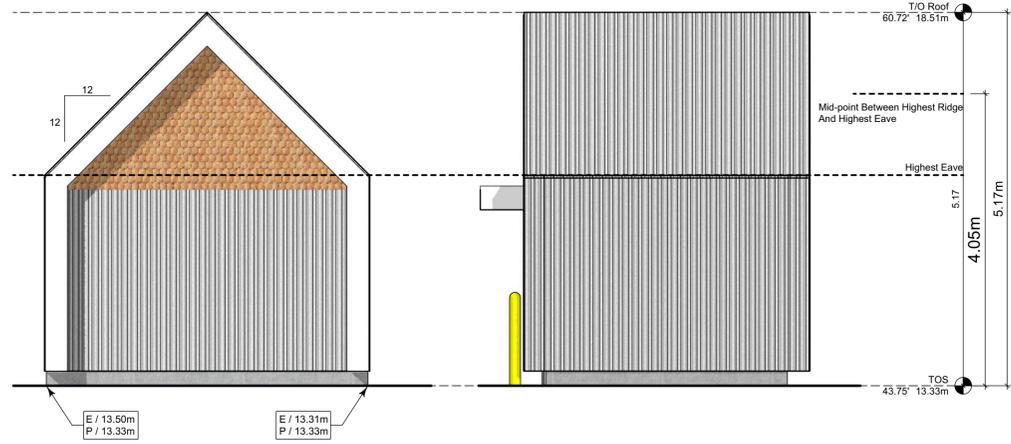
**Floor Area Calculations Unit 9**

	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			
<b>Totals:</b>	<b>1,825 sq ft / 169.5 m2</b>	<b>1,157 sq ft / 107.5 m2</b>	<b>3</b>
Garage	172 sq ft / 16.0 m2		

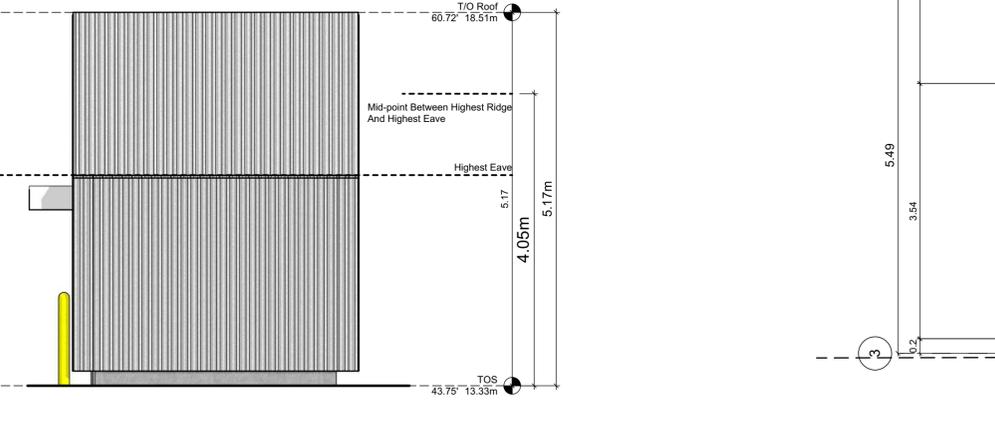
**Floor Area Calculations Unit 8**

	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	678 sq ft / 63.0 m2	0 sq ft / 0.0 m2	
Main Floor	696 sq ft / 64.7 m2	691 sq ft / 64.2 m2	
Second Floor	626 sq ft / 58.2 m2	598 sq ft / 55.6 m2	
Half Storey			
<b>Totals:</b>	<b>2,001 sq ft / 185.9 m2</b>	<b>1,289 sq ft / 119.8 m2</b>	<b>2</b>
Garage	172 sq ft / 16.0 m2		

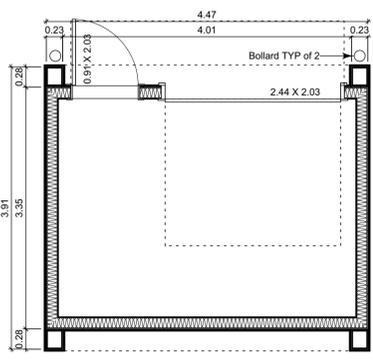
**Unit Plan Notes:**  
See Block plan for foundation plan.  
Grid Lines are to:  
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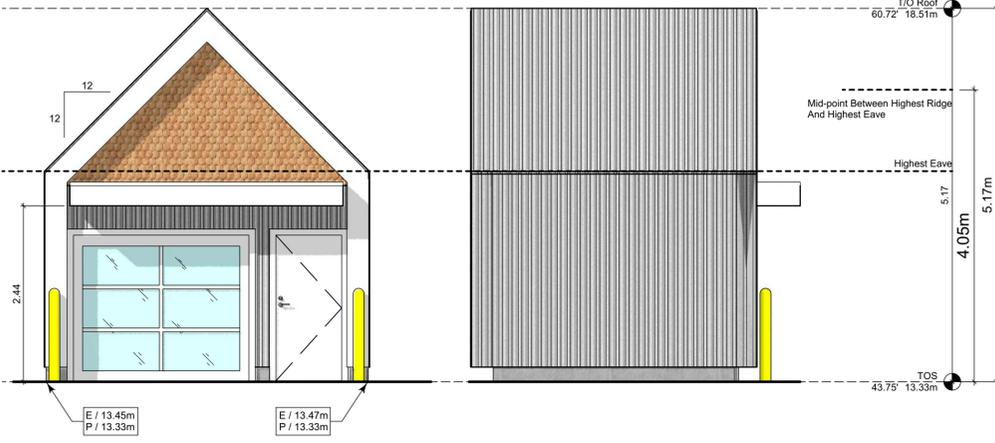
**1.4 Rear Elevation**  
Scale: 1:50



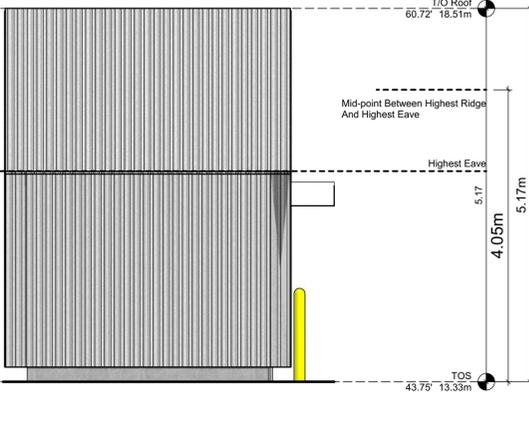
**1.5 Left Elevation**  
Scale: 1:50



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



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



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

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Unit 8 & 9 Floor Plans

Project Name:

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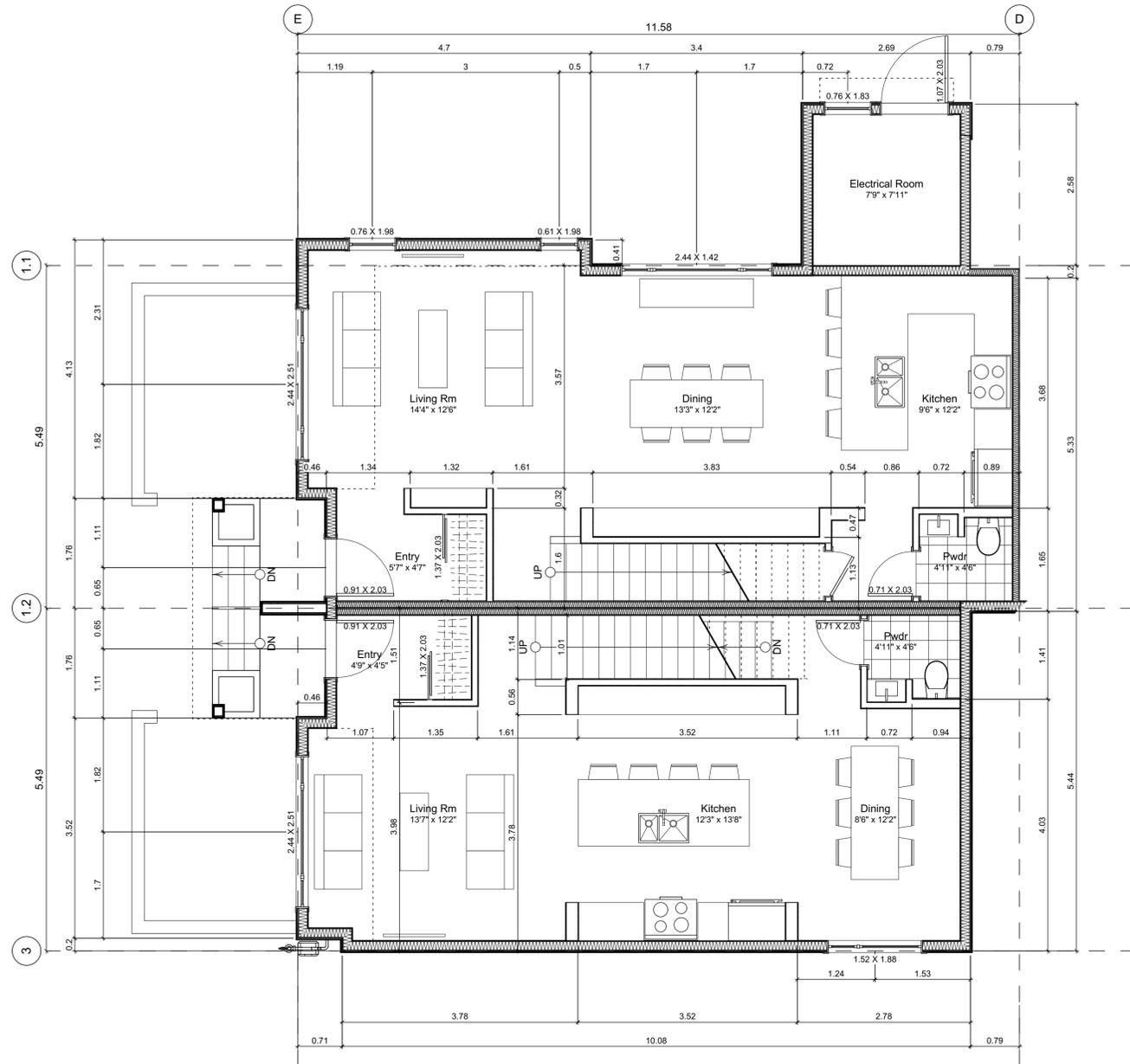
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Plot Date: Nov 29, 2022

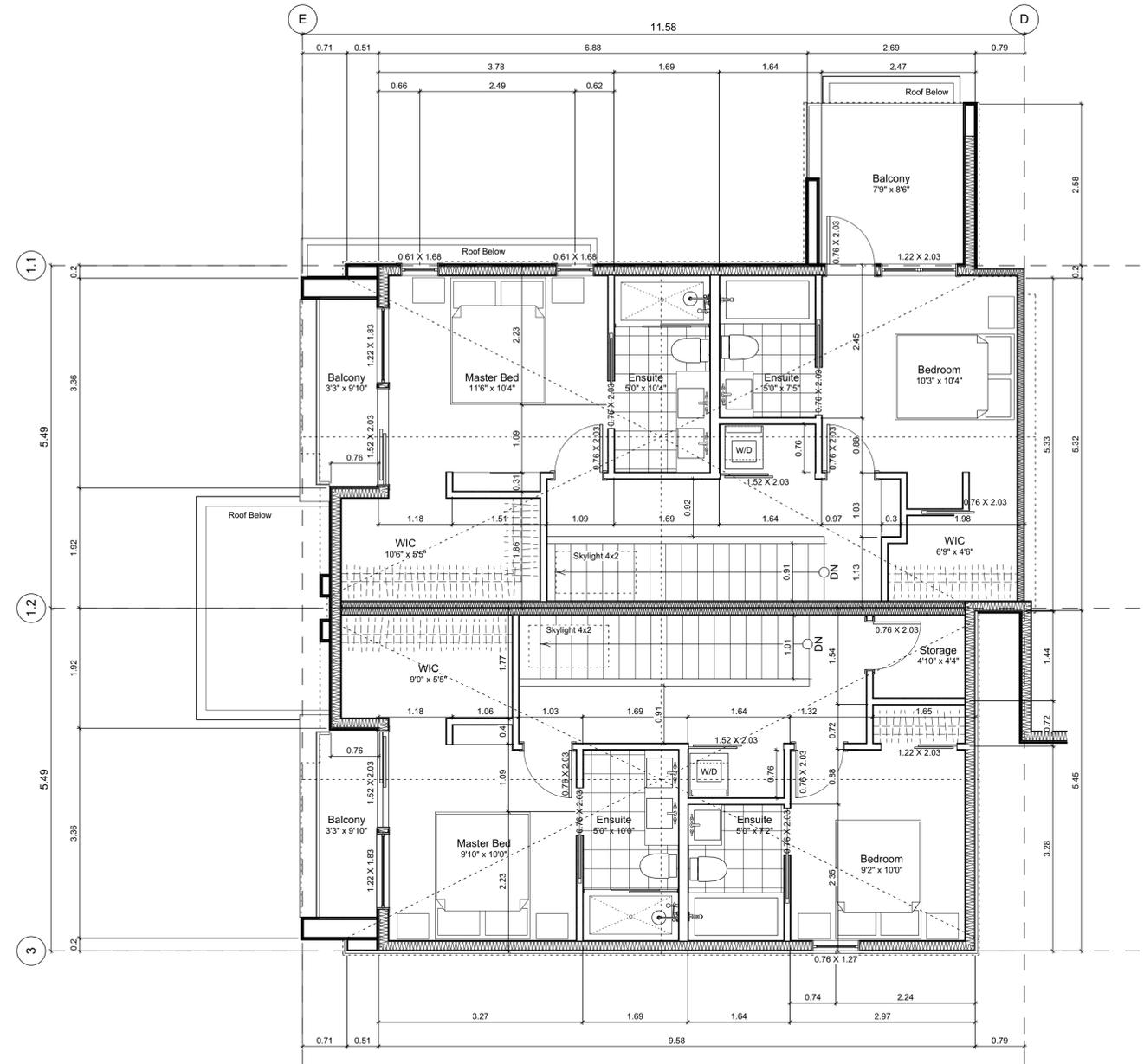
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Sheet No:

**A3.8**



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



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

**Unit Plan Notes:**

See Block plan for foundation plan.

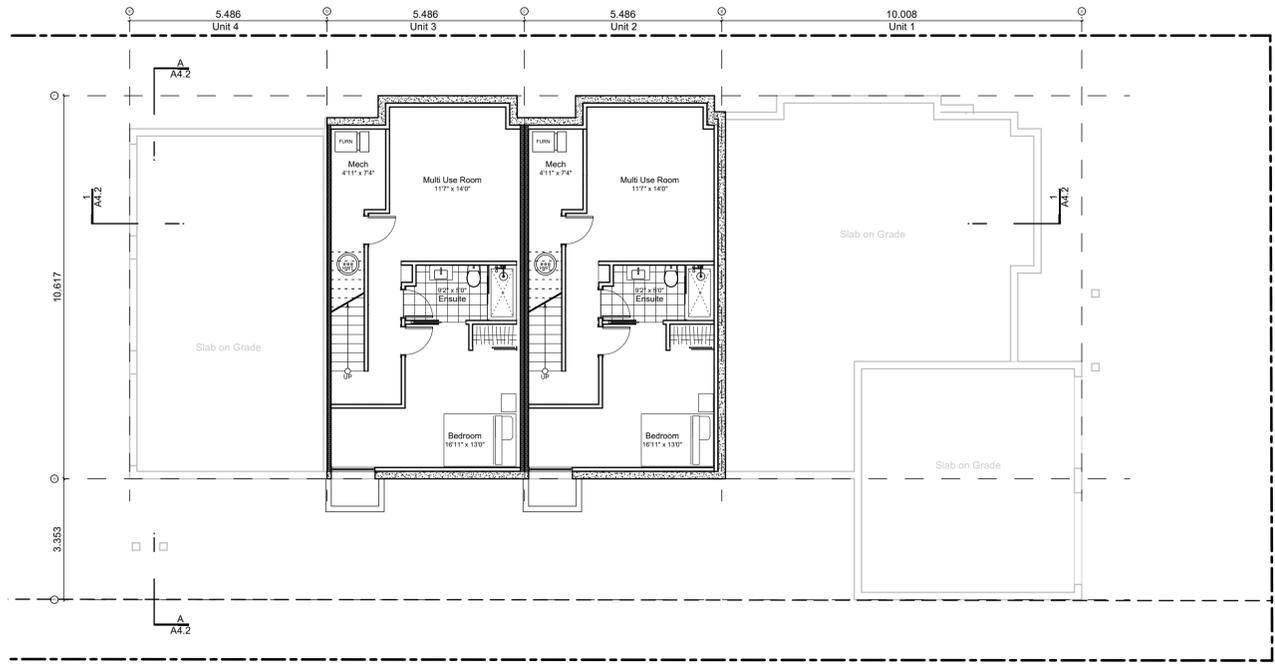
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1) One side of interior stud,  
2) Face of plywood, or face of concrete.

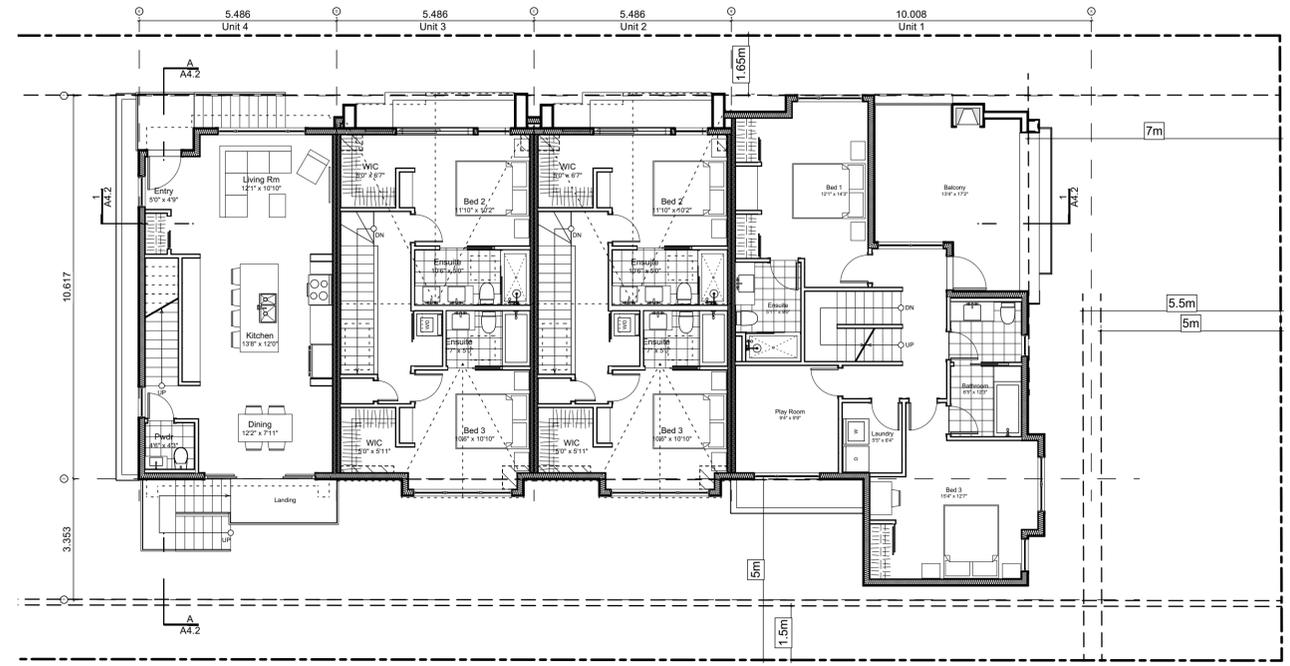
Floor Area Calculations		Unit 9		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	616 sq ft 57.2 m2	0 sq ft 0.0 m2		
Main Floor	627 sq ft 58.3 m2	613 sq ft 56.9 m2		
Second Floor	581 sq ft 54.0 m2	544 sq ft 50.6 m2		
Half Storey				
<b>Totals:</b>	<b>1,825 sq ft 169.5 m2</b>	<b>1,157 sq ft 107.5 m2</b>	<b>3</b>	
Garage	172 sq ft 16.0 m2			

Floor Area Calculations		Unit 8		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	678 sq ft 63.0 m2	0 sq ft 0.0 m2		
Main Floor	696 sq ft 64.7 m2	691 sq ft 64.2 m2		
Second Floor	626 sq ft 58.2 m2	598 sq ft 55.6 m2		
Half Storey				
<b>Totals:</b>	<b>2,001 sq ft 185.9 m2</b>	<b>1,289 sq ft 119.8 m2</b>	<b>2</b>	
Garage	172 sq ft 16.0 m2			

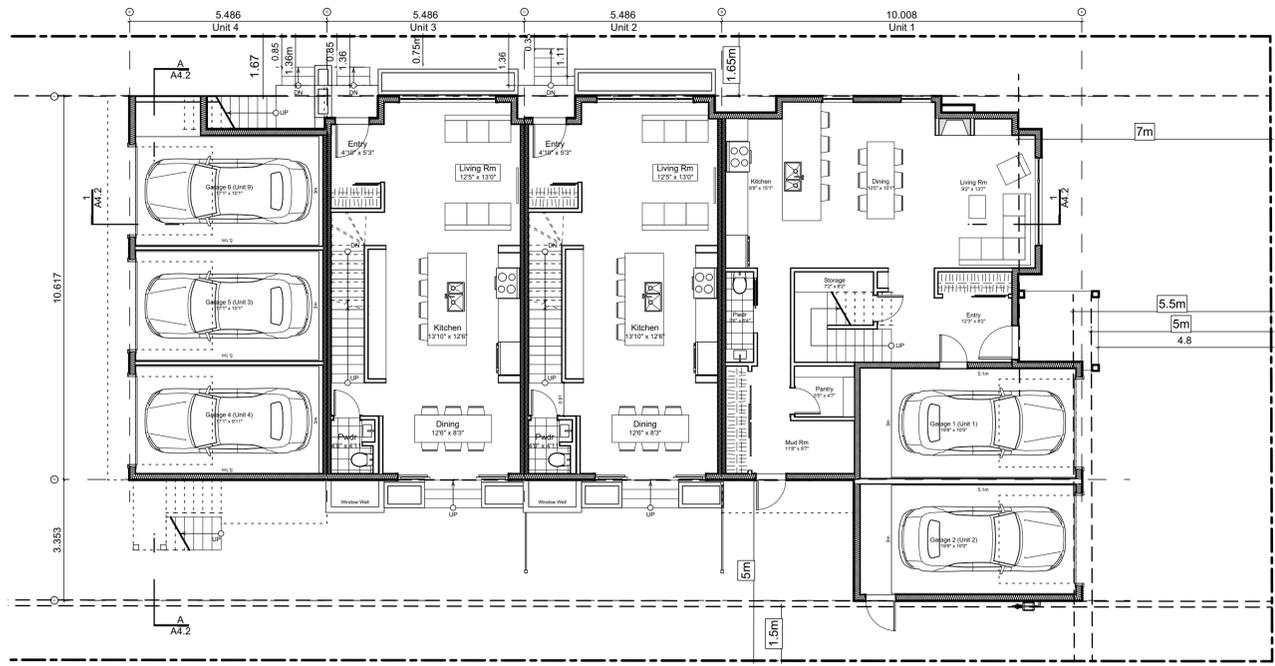
**Block Plan Notes:**  
 See unit plans for detailed dimensions and notes.  
 Grid Lines are to: Dimensions are to:  
 1) Outside face of plywood or 1) One side of interior stud,  
 2) Centre line of demising wall. 2) Face of plywood, or face of concrete.



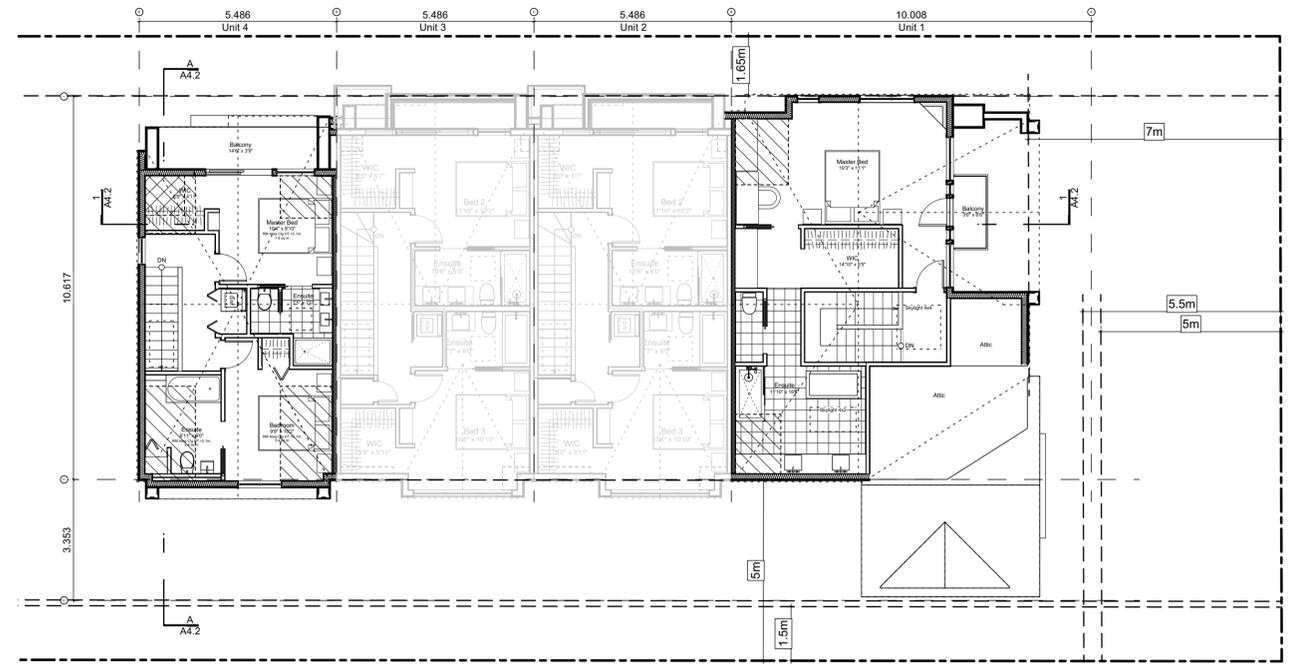
**0 Basement Floor Plan**  
 Scale: 1:100



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



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



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

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2022-11-25	Revised & Re-issued for DP

**Block 01 Floor Plans**

Project Name: **Fairfield-Kipling Development**  
 Civic: 1400 Fairfield Rd & 349 Kipling St  
 Legal:  
 PID:  
 Project No: 19.015  
 Drawn By: SG/TD  
 Plot Date: Nov 29, 2022  
 Scale: 1:100  
 Sheet No:

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

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

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

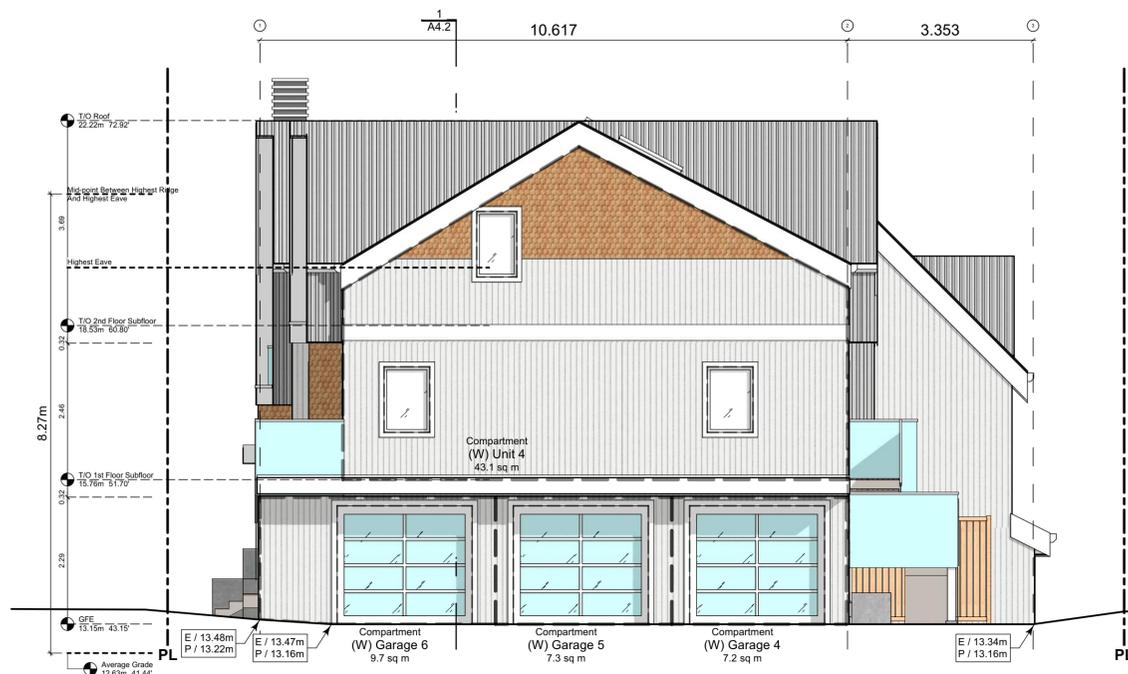


1 North Elevation - Kipling Street  
Scale: 1:65

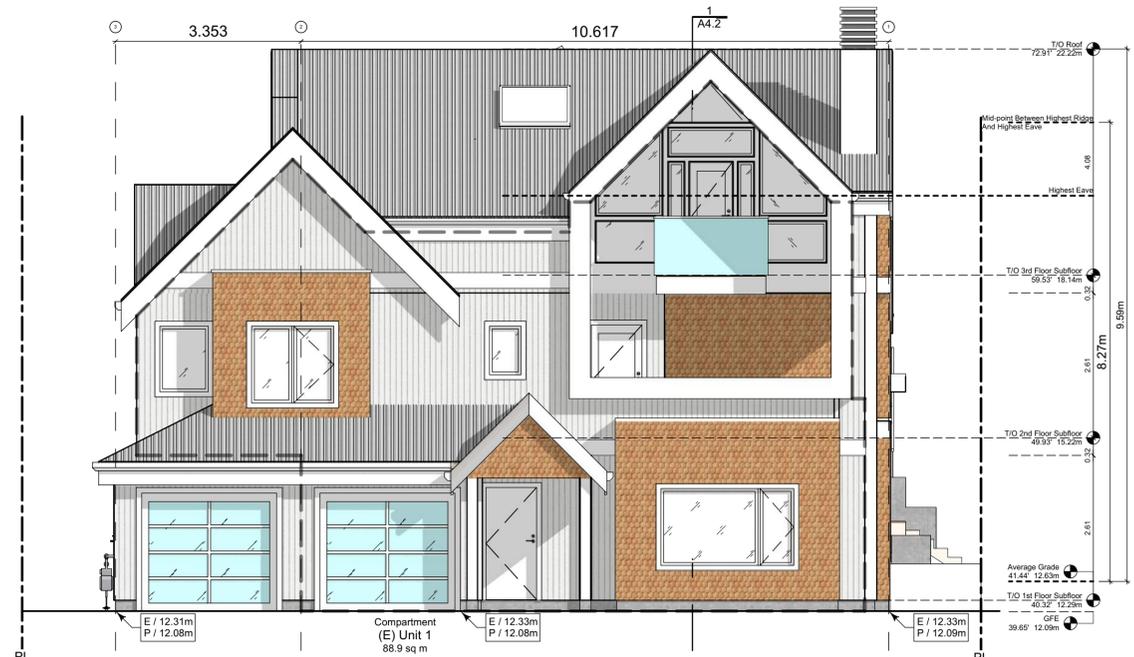
Exterior Materials

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

All Materials as noted or approved equal



2 West Elevation - Driveway  
Scale: 1:65



3 East Elevation - Thurlow Road  
Scale: 1:65

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2022-11-04	Revised & Re-issued for DP
2022-11-14	Revised & Re-issued for DP
2022-11-25	Revised & Re-issued for DP

Block 01 Elevations

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 29, 2022

Scale: 1:65

Sheet No:

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2022-11-14 Revised & Re-issued for DP  
2022-11-25 Revised & Re-issued for DP

**Block 01**  
Elevations & Sections

Project Name:

**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 29, 2022

Scale: 1:65

Sheet No:

**A4.2**

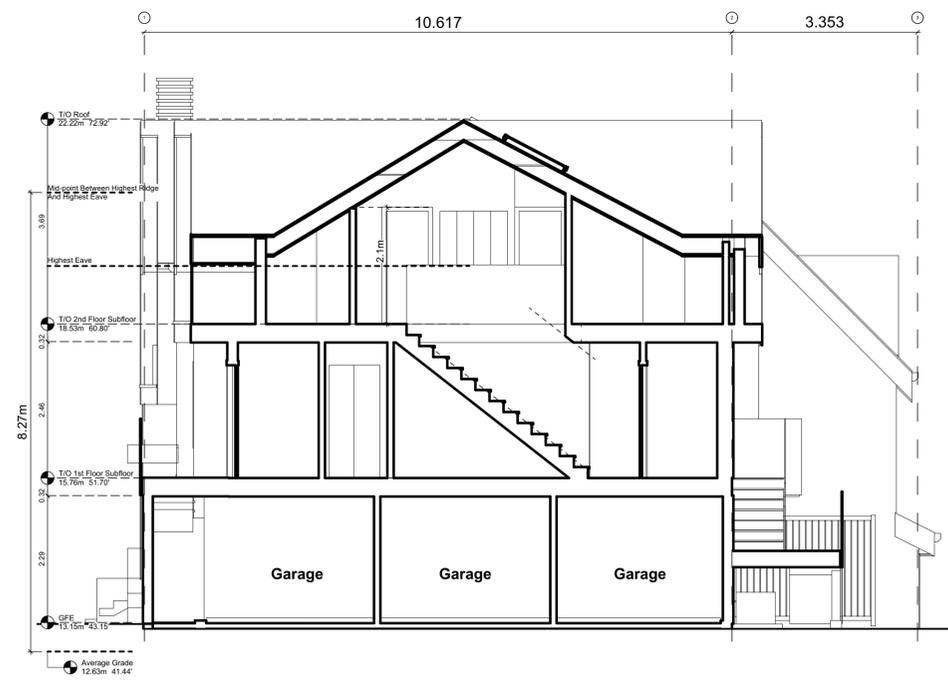


**2 South Elevation**  
Scale: 1:65

**Exterior Materials**

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

All Materials as noted or approved equal

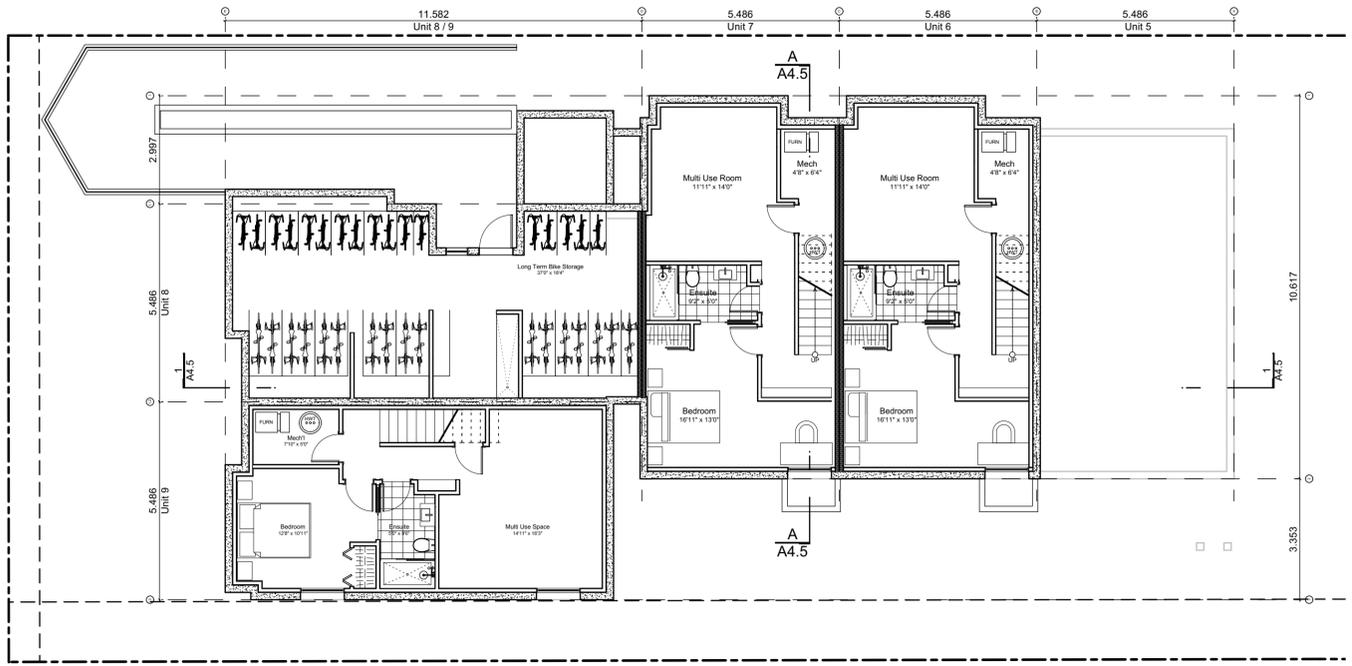


**A Block 1 Unit 4 Section**  
Scale: 1:65

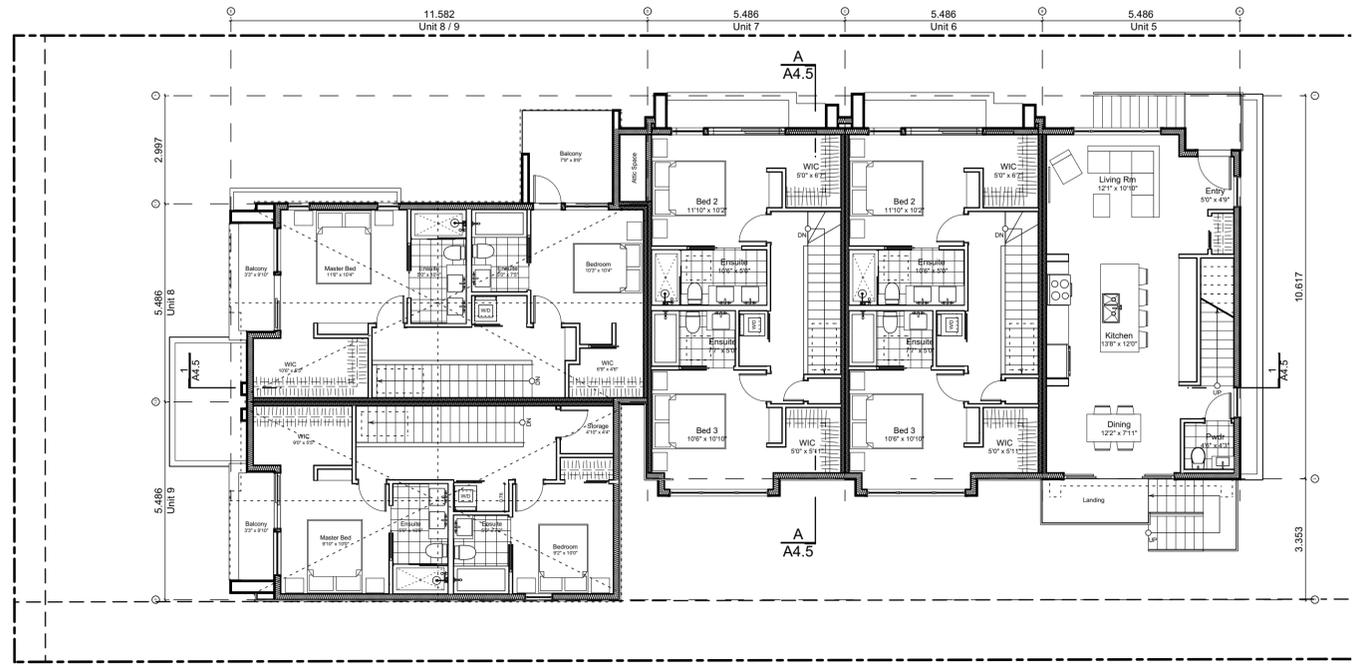


**1 Block 1 Section**  
Scale: 1:65

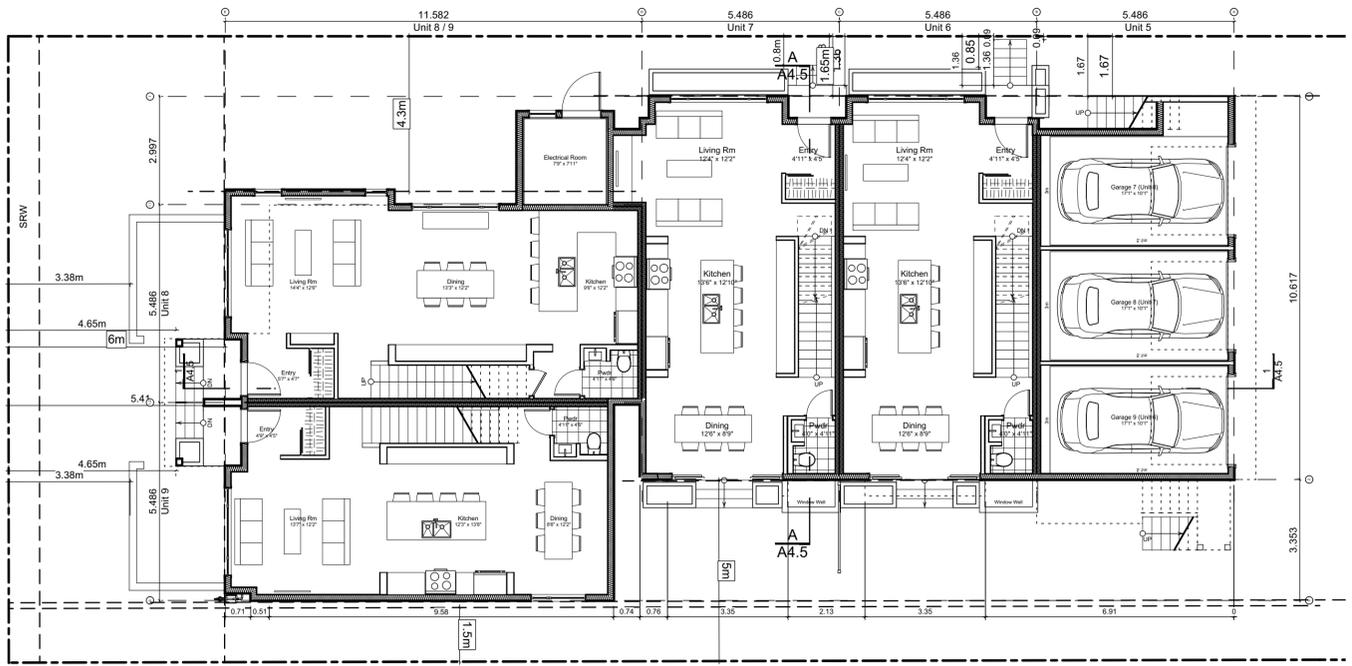
**Block Plan Notes:**  
 See unit plans for detailed dimensions and notes.  
 Grid Lines are to:                      Dimensions are to:  
 1) Outside face of plywood or      1) One side of interior stud,  
 2) Centre line of demising wall.    2) Face of plywood, or face of concrete.



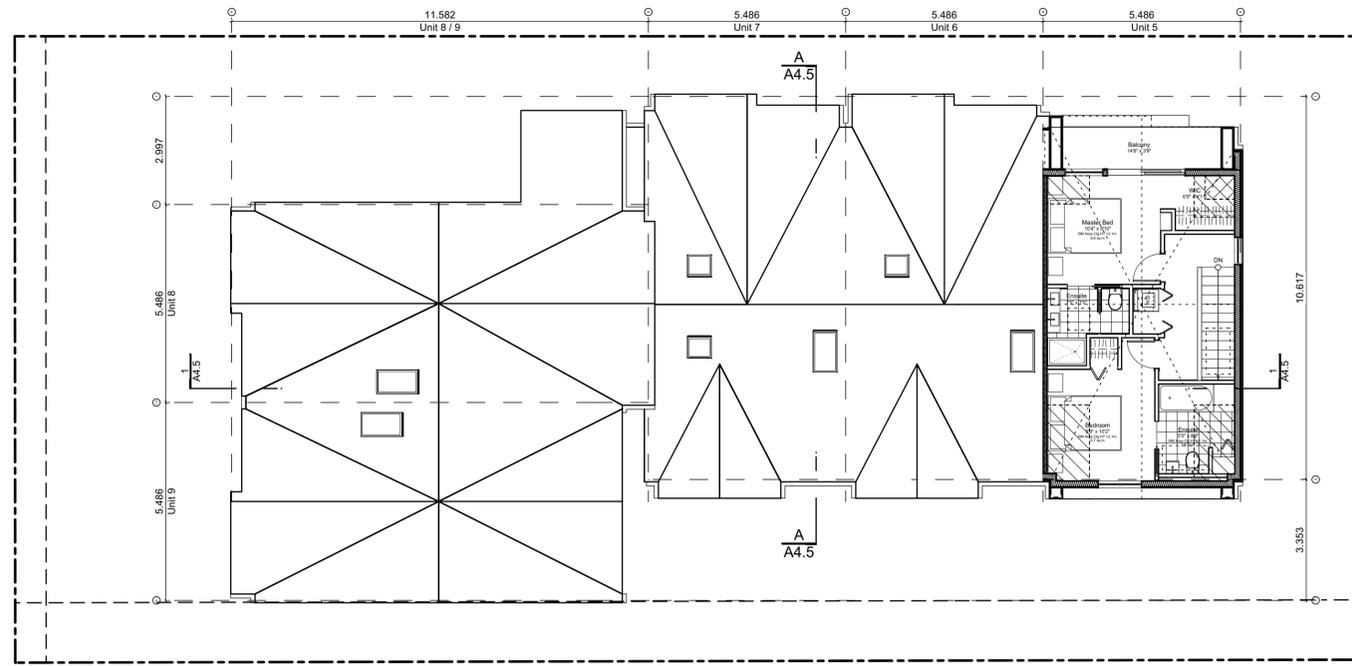
**0 Basement Floor Plan**  
 Scale: 1:100



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



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



**3 Third Floor Plan (Half Storey)**  
 Scale: 1:100

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2022-11-25	Revised & Re-issued for DP

**Block 02 Floor Plans**  
 Project Name: **Fairfield-Kipling Development**  
 Civic: 1400 Fairfield Rd & 349 Kipling St  
 Legal:  
 PID:  
 Project No: 19.015  
 Drawn By: SG/TD  
 Plot Date: Nov 29, 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		
<b>North Facade</b>						
(N) Unit 5	38.5 m <sup>2</sup>	11.37 m to C/L Kipling St.	LD Exceeds 8.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
(N) Unit 6	39.1 m <sup>2</sup>	11.37 m to C/L Kipling St.	95.0 % 37.1 m <sup>2</sup>	35.4 % 13.8 m <sup>2</sup>	C, 45 MIN	C or NC
(N) Unit 7	36.8 m <sup>2</sup>	11.37 m to C/L Kipling St.	95.0 % 34.9 m <sup>2</sup>	50.3 % 18.5 m <sup>2</sup>	C, 45 MIN	C or NC
(N) Unit 8	79.2 m <sup>2</sup>	13.96 m to C/L Kipling St.	LD Exceeds 12.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
<b>East Facade</b>						
(E) Unit 5	47.6 m <sup>2</sup>	3.56 m to Midway	26.6 % **12.7 m <sup>2</sup>	5.9 % 2.8 m <sup>2</sup>	C, 60 MIN	C or NC
(E) Garage 7	9.6 m <sup>2</sup>	3.56 m to Midway	132.1 % **12.7 m <sup>2</sup>	54.2 % 5.2 m <sup>2</sup>	C, 45 MIN	C or NC
(E) Garage 8	7.3 m <sup>2</sup>	3.56 m to Midway	174.1 % **12.7 m <sup>2</sup>	71.5 % 5.2 m <sup>2</sup>	C, 45 MIN	C or NC
(E) Garage 9	7.4 m <sup>2</sup>	3.56 m to Midway	170.5 % **12.7 m <sup>2</sup>	70.0 % 5.2 m <sup>2</sup>	C, 45 MIN	C or NC
(E) Refuse	0.0 m <sup>2</sup>	3.56 m to Midway	#DIV 0! **12.7 m <sup>2</sup>	#DIV 0! 0.0 m <sup>2</sup>	C, 45 MIN	C or NC
<b>South Facade</b>						
(S) Unit 5	41.6 m <sup>2</sup>	5.00 m to PL	63.5 % 26.4 m <sup>2</sup>	20.1 % 8.4 m <sup>2</sup>	C, 45 MIN	C or NC
(S) Unit 6	35.0 m <sup>2</sup>	5.00 m to PL	71.4 % **25.0 m <sup>2</sup>	30.7 % 10.7 m <sup>2</sup>	C, 45 MIN	C or NC
(S) Unit 7	35.0 m <sup>2</sup>	5.00 m to PL	71.4 % **25.0 m <sup>2</sup>	30.7 % 10.7 m <sup>2</sup>	C, 45 MIN	C or NC
(S) Unit 9	90.2 m <sup>2</sup>	1.71 m to PL	8.4 % 7.6 m <sup>2</sup>	5.9 % 5.3 m <sup>2</sup>	NC, 60 MIN	NC
<b>West Facade</b>						
(W) Unit 8	38.6 m <sup>2</sup>	15.28 m to C/L Fairfield Rd.	LD Exceeds 8.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
(W) Unit 9	38.2 m <sup>2</sup>	15.28 m to C/L Fairfield Rd.	LD Exceeds 8.0m, UPO Allowed > 100%		C, 45 MIN	C or NC

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

### Exterior Materials

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

All Materials as noted or approved equal



1 North Elevation - Kipling Street  
Scale: 1:65



2 East Elevation - Driveway  
Scale: 1:65



3 West Elevation - Fairfield Road  
Scale: 1:65

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2022-11-14	Revised & Re-issued for DP
2022-11-25	Revised & Re-issued for DP

### Block 02 Elevations

Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 29, 2022

Scale: 1:65

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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

Drawn By: SG/TD

Plot Date: Nov 29, 2022

Scale: 1:65

Sheet No:

**A4.5**

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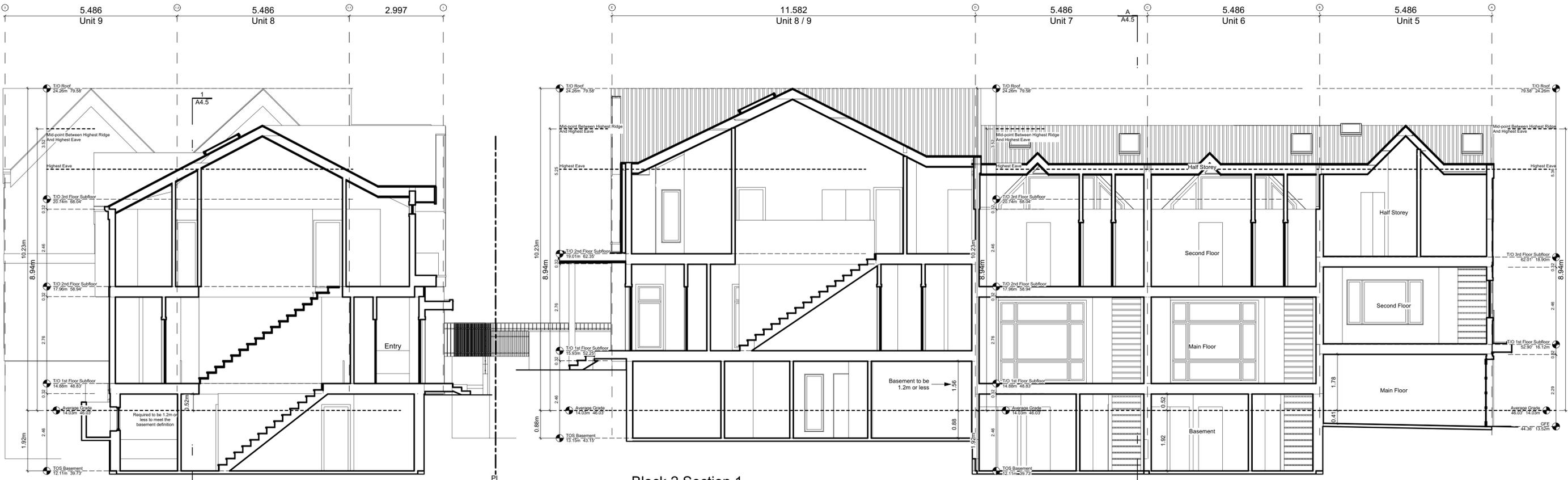


**2 South Elevation**  
Scale: 1:65

**Exterior Materials**

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

All Materials as noted or approved equal



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

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

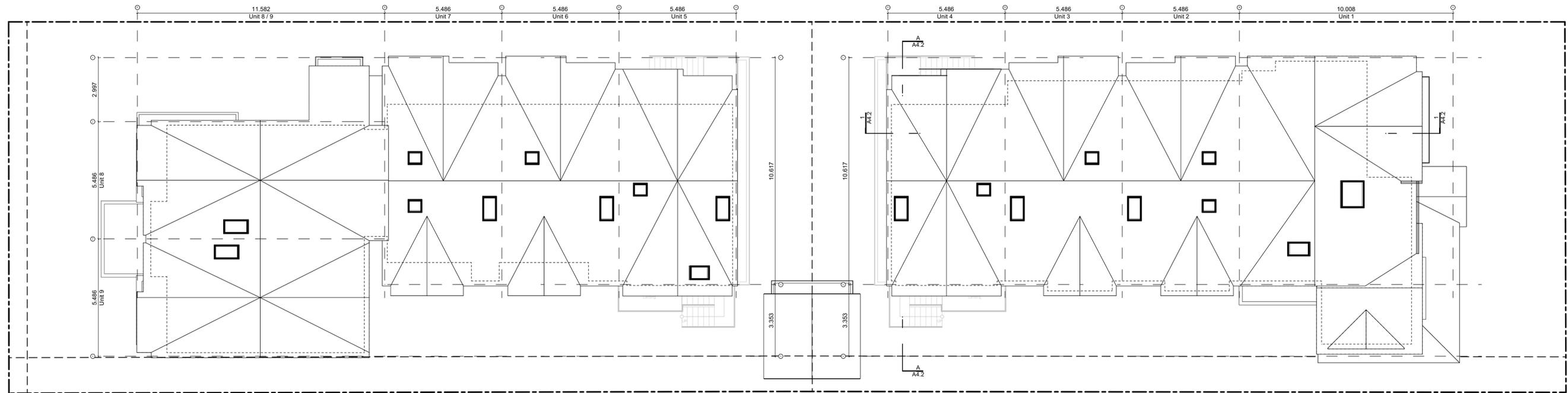
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Seal

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2022-11-04	Revised & Re-Issued for DP
2022-11-14	Revised & Re-Issued for DP
2022-11-25	Revised & Re-Issued for DP



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

Roof Plans

Project Name:

**Fairfield-Kipling  
Development**

Civic: 1400 Fairfield Rd &  
349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 29, 2022

Scale: 1:100

Sheet No:



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2022-11-14	Revised & Re-issued for DP
2022-11-25	Revised & Re-issued for DP

Concept Renderings

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 29, 2022

Scale: NTS

Sheet No:

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REPORT INCONSISTENCIES AND  
OMISSIONS TO THE ARCHITECT  
FOR CLARIFICATION BEFORE  
COMMENCING WITH THE WORK.

Seal

Issued	Revised & Re-issued for DP
2021-07-20	Revised & Re-issued for DP
2021-11-21	Revised & Re-issued for DP
2021-12-16	Revised & Re-issued for DP
2022-03-30	Revised & Re-issued for DP
2022-04-11	Revised & Re-issued for DP
2022-05-10	Revised & Re-issued for DP
2022-10-06	Revised & Re-issued for DP
2022-11-04	Revised & Re-issued for DP
2022-11-14	Revised & Re-issued for DP
2022-11-25	Revised & Re-issued for DP

Concept Renderings

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 29, 2022

Scale: NTS

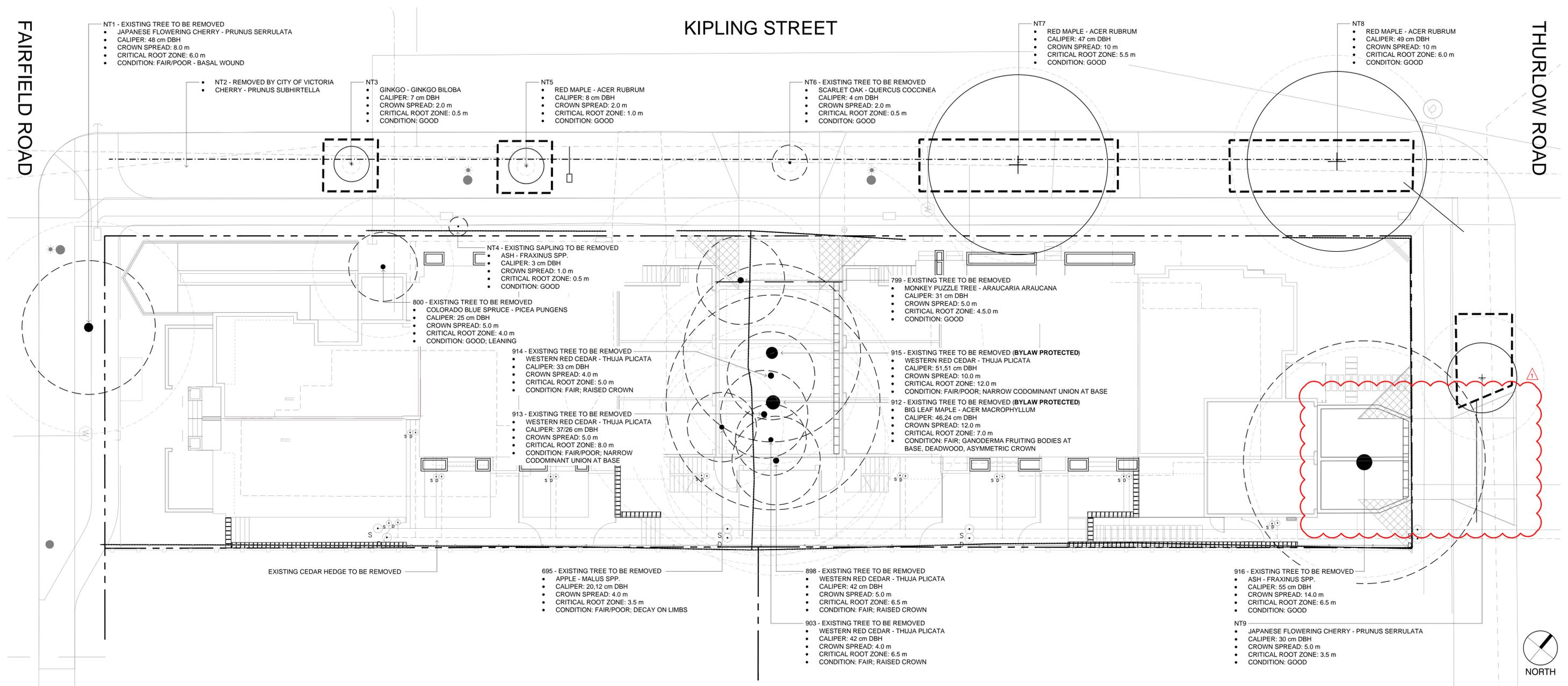
Sheet No:



FAIRFIELD ROAD

# KIPLING STREET

THURLOW ROAD



## LEGEND

- CONCRETE SIDEWALK
- SOD BOULEVARD
- PROPERTY LINE
- TREE PROTECTION FENCING
  - TO OUTSIDE OF DRIFLINE 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

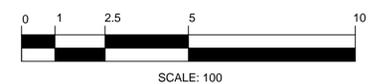
## EXISTING TREE QUANTITIES

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

## ARBORIST SUPERVISION

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

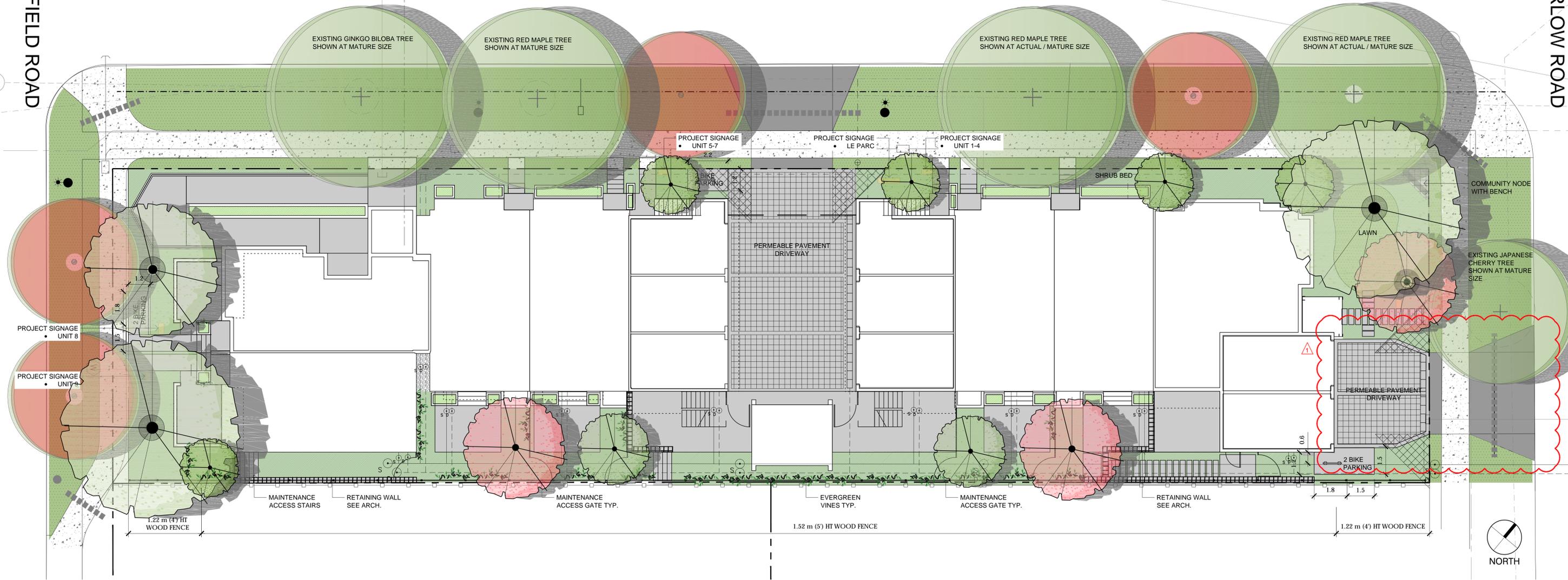
NOTES:  
 1. SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION, REQUIREMENTS AND RECOMMENDATIONS.



# KIPLING STREET

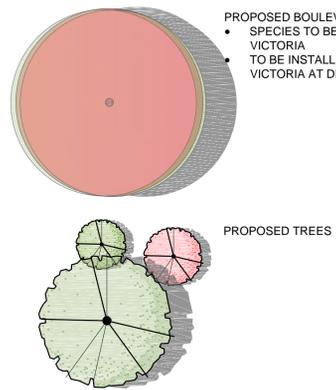
FAIRFIELD ROAD

THURLOW ROAD



## LEGEND

- MUNICIPAL CONCRETE SIDEWALK
- 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



- 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:

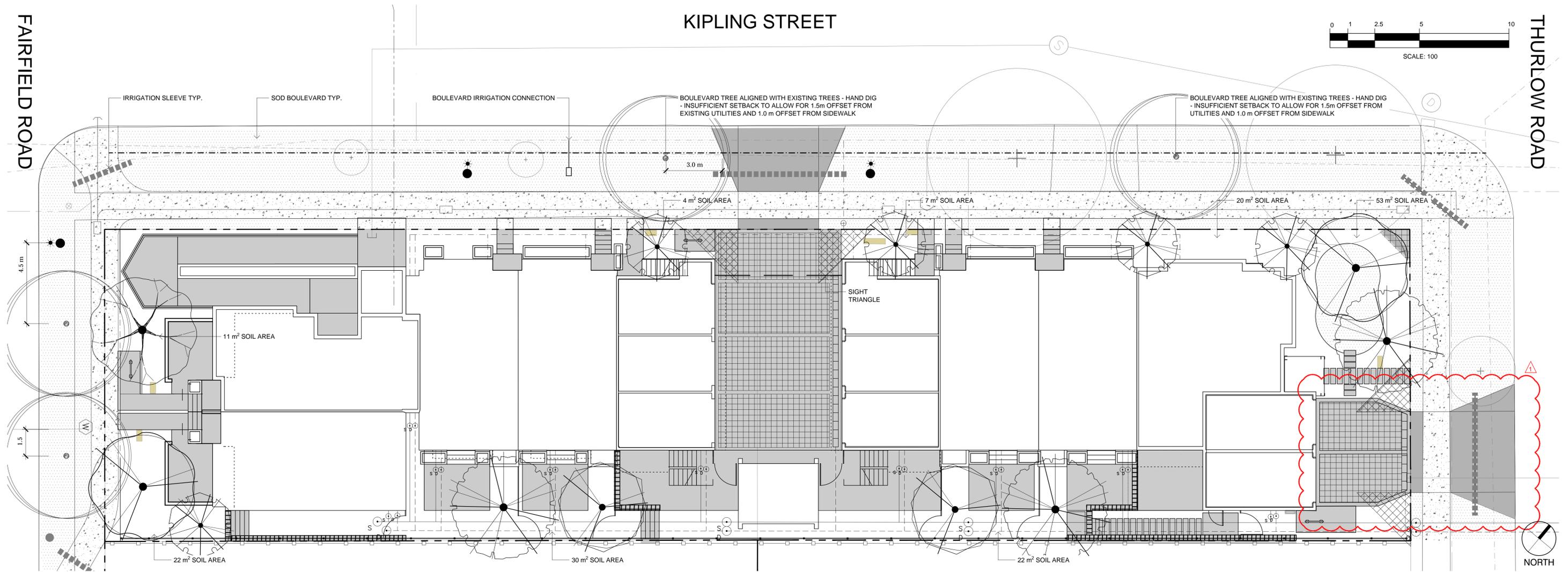
- ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED AND INSTALLED TO IABC STANDARDS.



FAIRFIELD ROAD

KIPLING STREET

THURLOW ROAD



LEGEND

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

PLANT SCHEDULE - TREES

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

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



PACIFIC DOGWOOD

LITTLE GEM DWARF MAGNOLIA

GARRY OAK

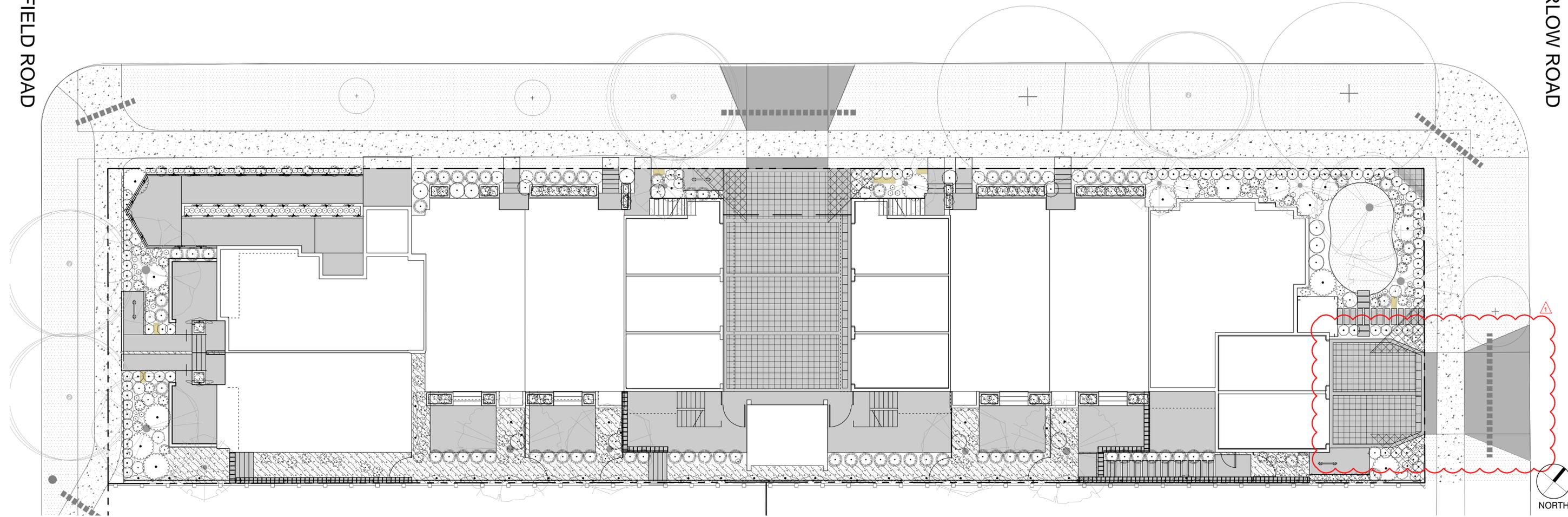
JAPANESE SNOWBELL

FAIRFIELD ROAD

KIPLING STREET



THURLOW ROAD



PLANT SCHEDULE - SHRUBS

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	32	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / MASSACHUSETTS KINNIKINNICK	#1 CONT	0.6m
	24	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 - GROUNDCOVER

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

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



BUILT-IN PLANTER



COMMUNITY BENCH



DAISY BUSH, LAVENDER COTTON, LAVENDER



MAIDEN GRASS



**BIOPHILIA**  
design collective

**Biophilia design collective Ltd.**

1608 Camosun Street  
Victoria, BC V8T 3E6  
250.590.1156

**Landscape Revision List**

1400 Fairfield and 349 Kipling  
December 13, 2022

1. Driveway and adjacent landscape adjusted.

END OF REVISIONS

