



Le PARC

FAIRFIELD-KIPLING

8 UNIT TOWN HOME DEVELOPMENT

1400 Fairfield Rd and 349 Kipling St, Victoria, BC

List of DP Revisions	
No.	Comment
1	Basement Access
2	New Sheet Added
3	Project Data Tables
4	Unit Plan Layouts

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
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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	

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Revisions
 Bubblid areas indicate revisions compared to the previously submitted plans.
Received Date: December 13, 2019

Issued	Issued for
2019-06-19	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

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: Dec 12, 2019

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

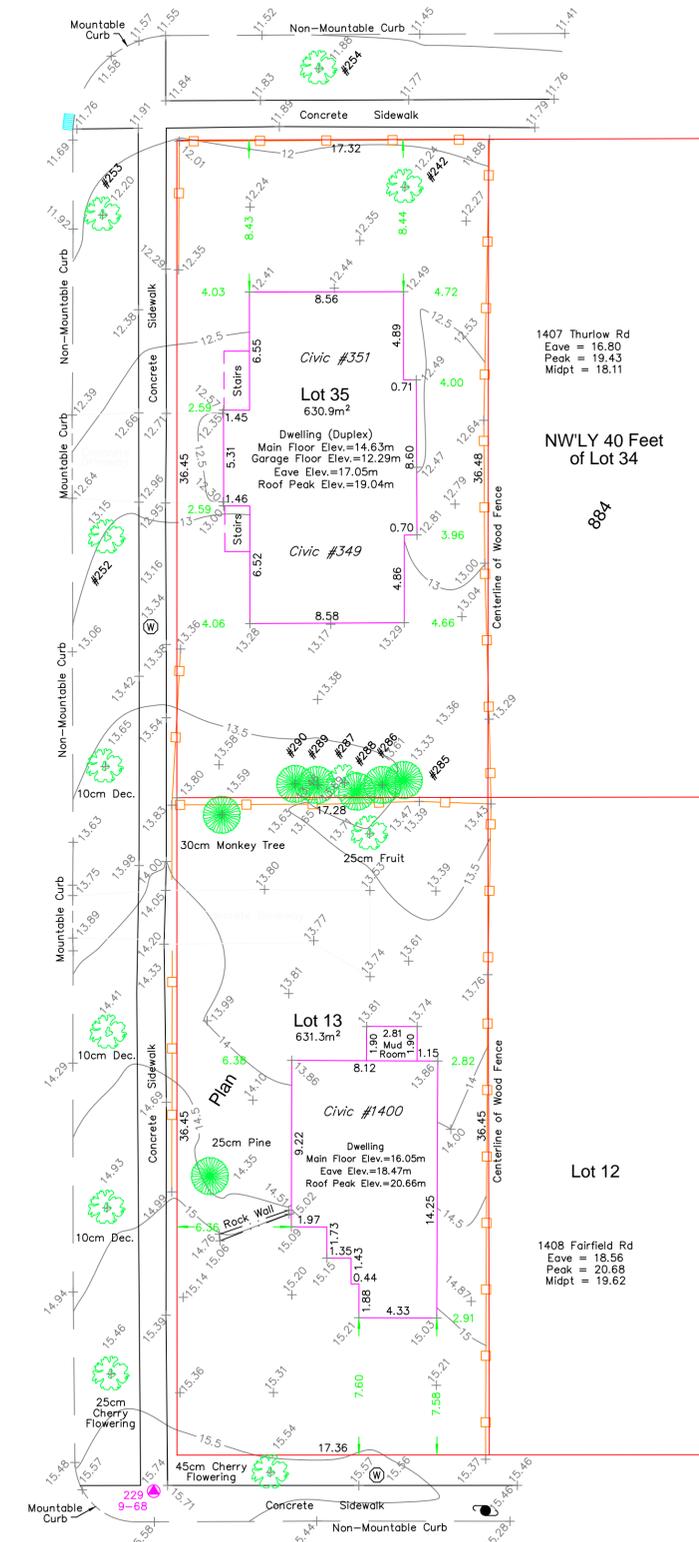
OUR FILE : 31517 REVISION :



4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
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VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER



Thurlow Road
Kipling Street
Fairfield Road



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.



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

A1.1

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Seal

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Context Plan

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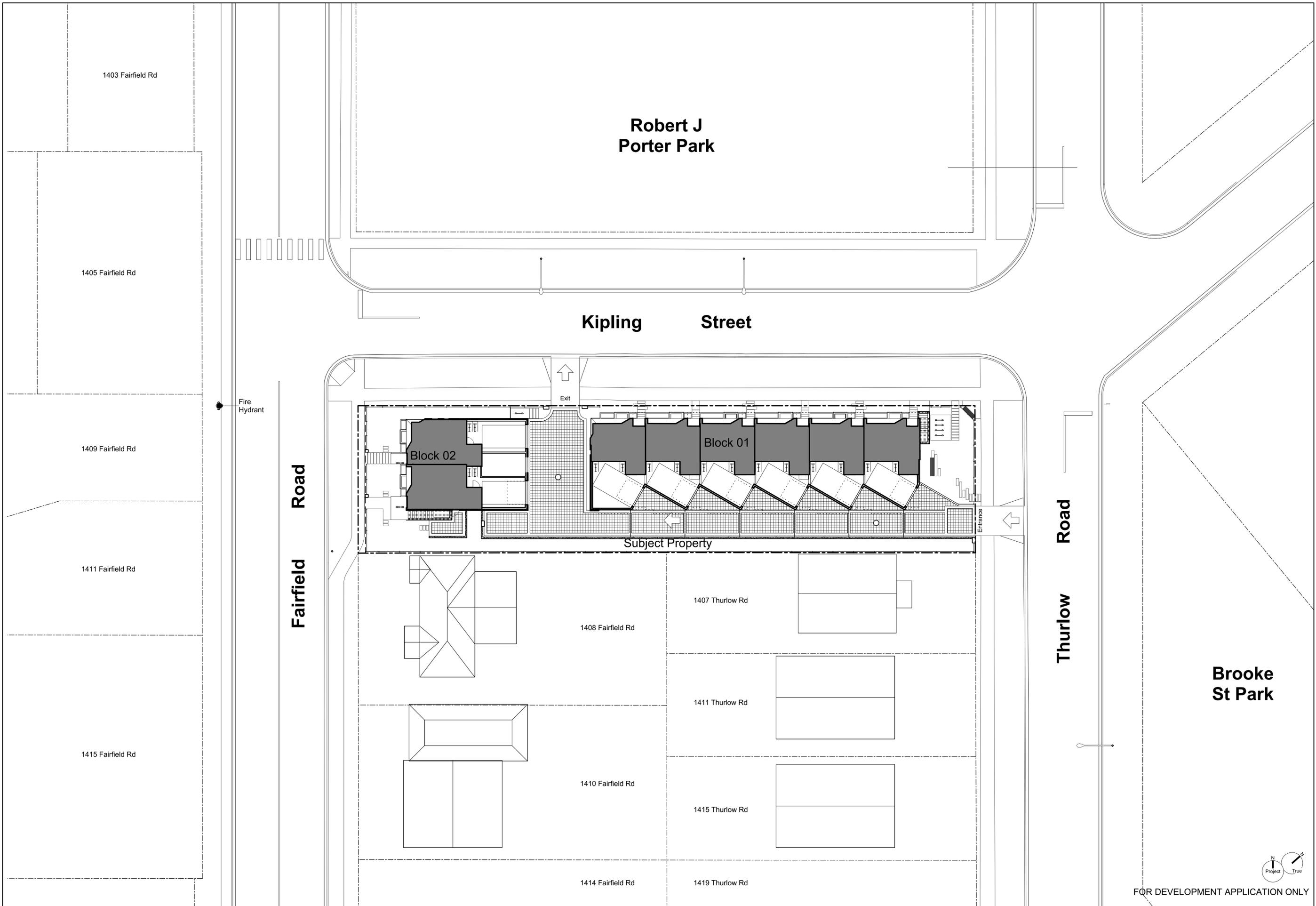
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Sheet No:

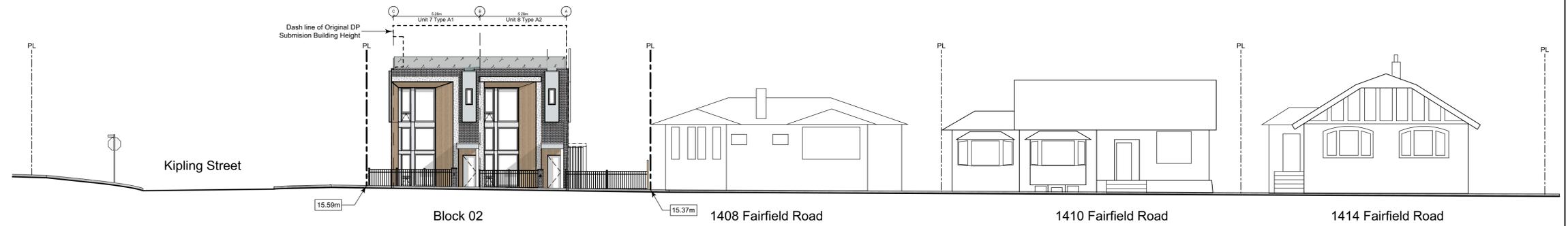


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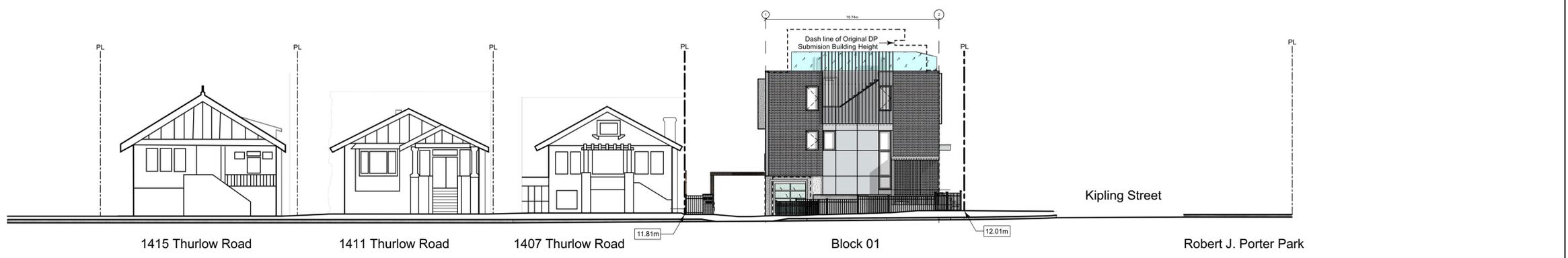




1 Streetscape Kipling Street
Scale: 1:150



2 Streetscape Fairfield Road
Scale: 1:150



3 Streetscape Thurlow Road
Scale: 1:150

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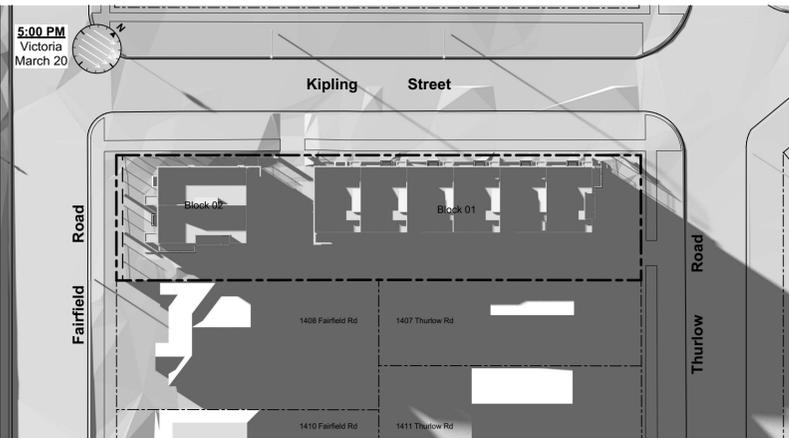
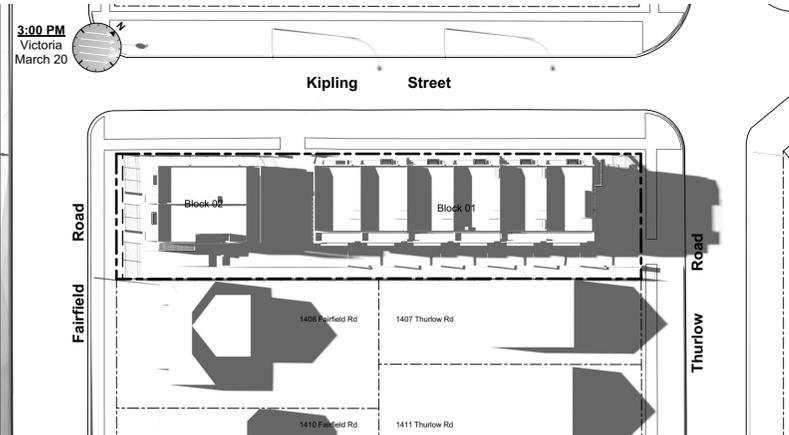
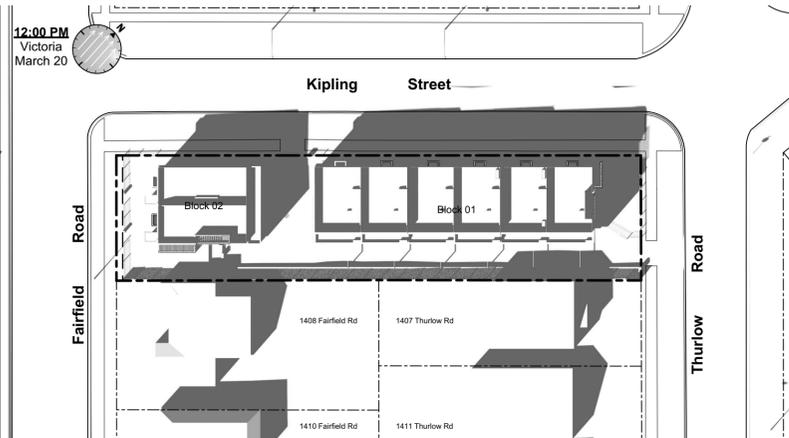
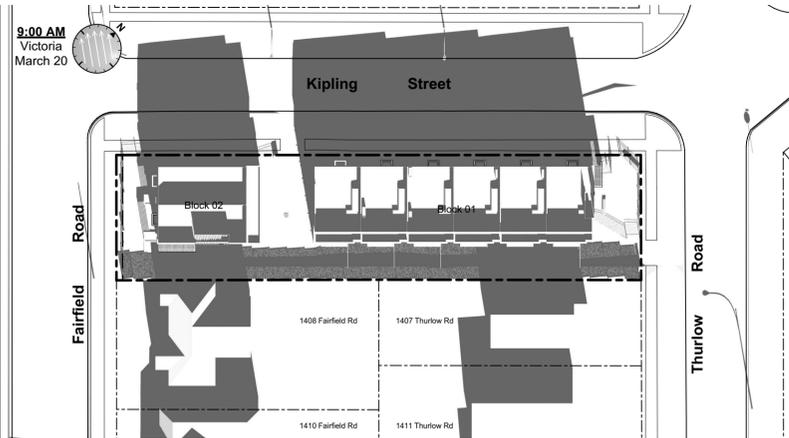
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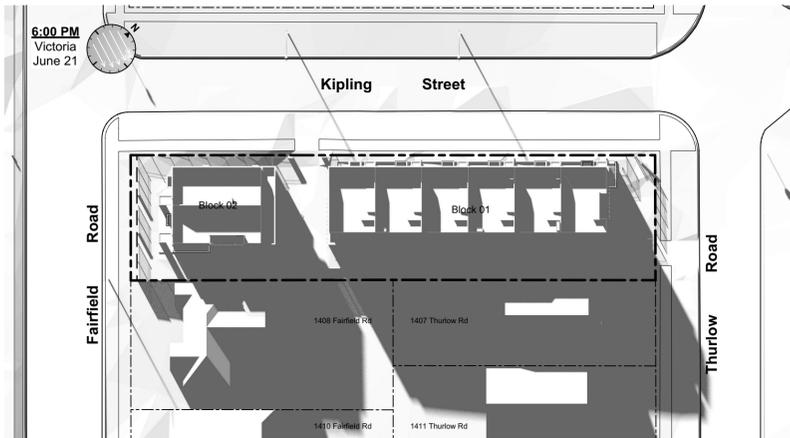
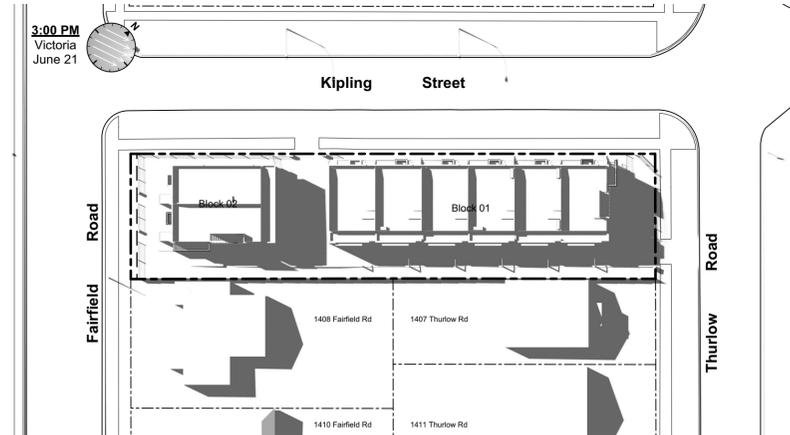
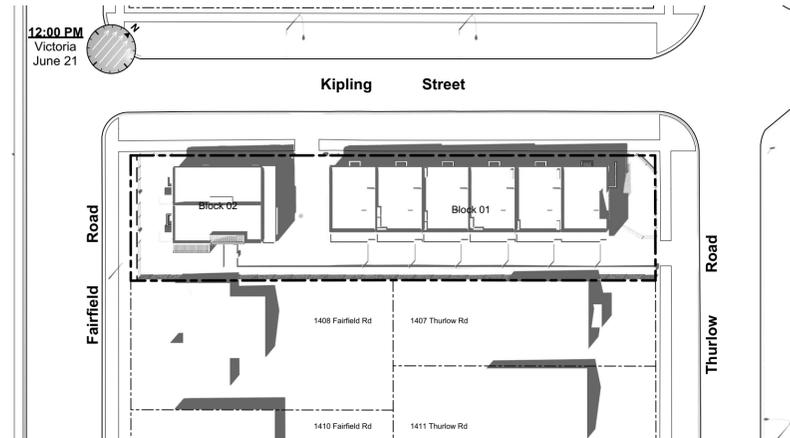
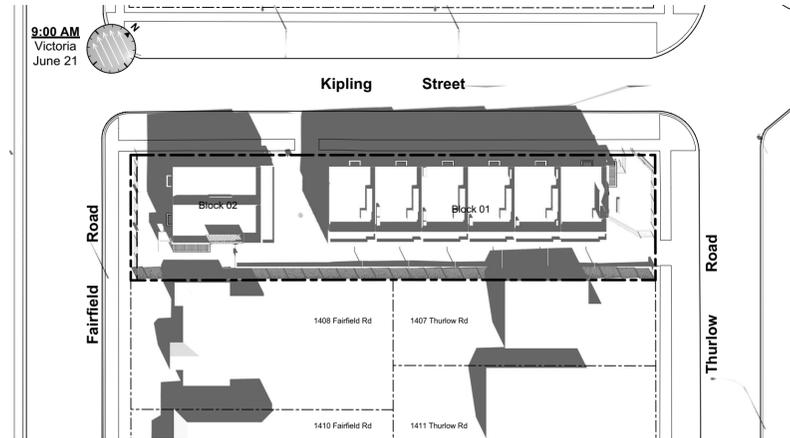
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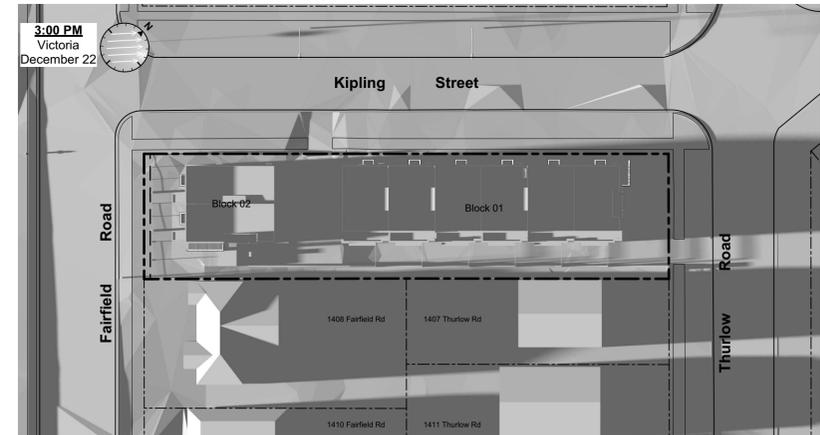
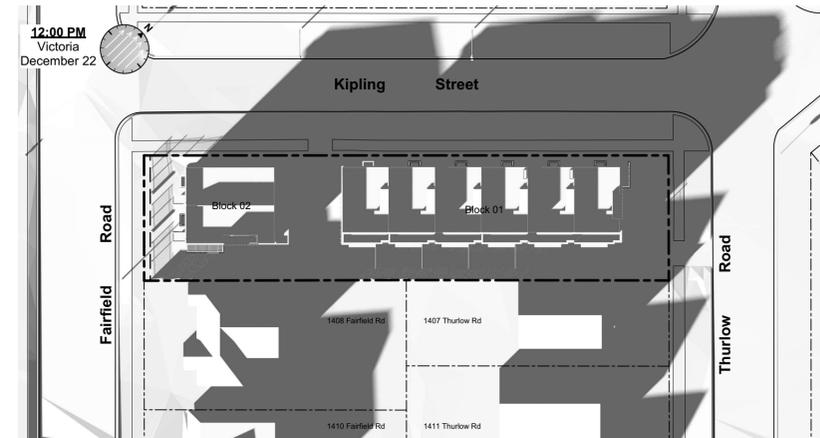
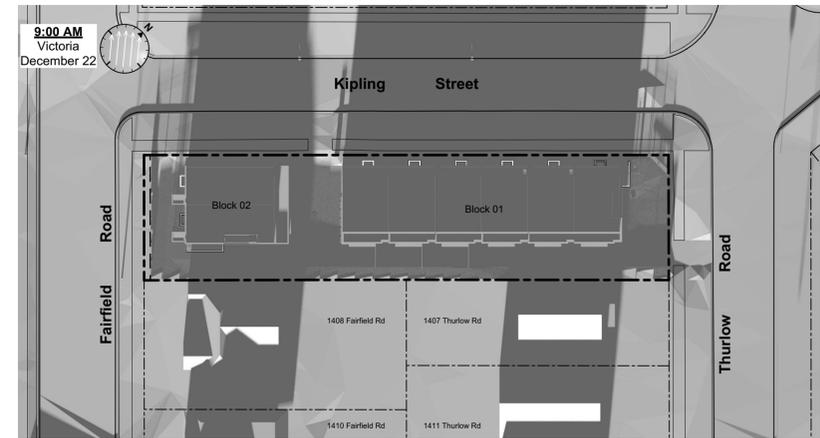
March Equinox



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: Dec 12, 2019

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

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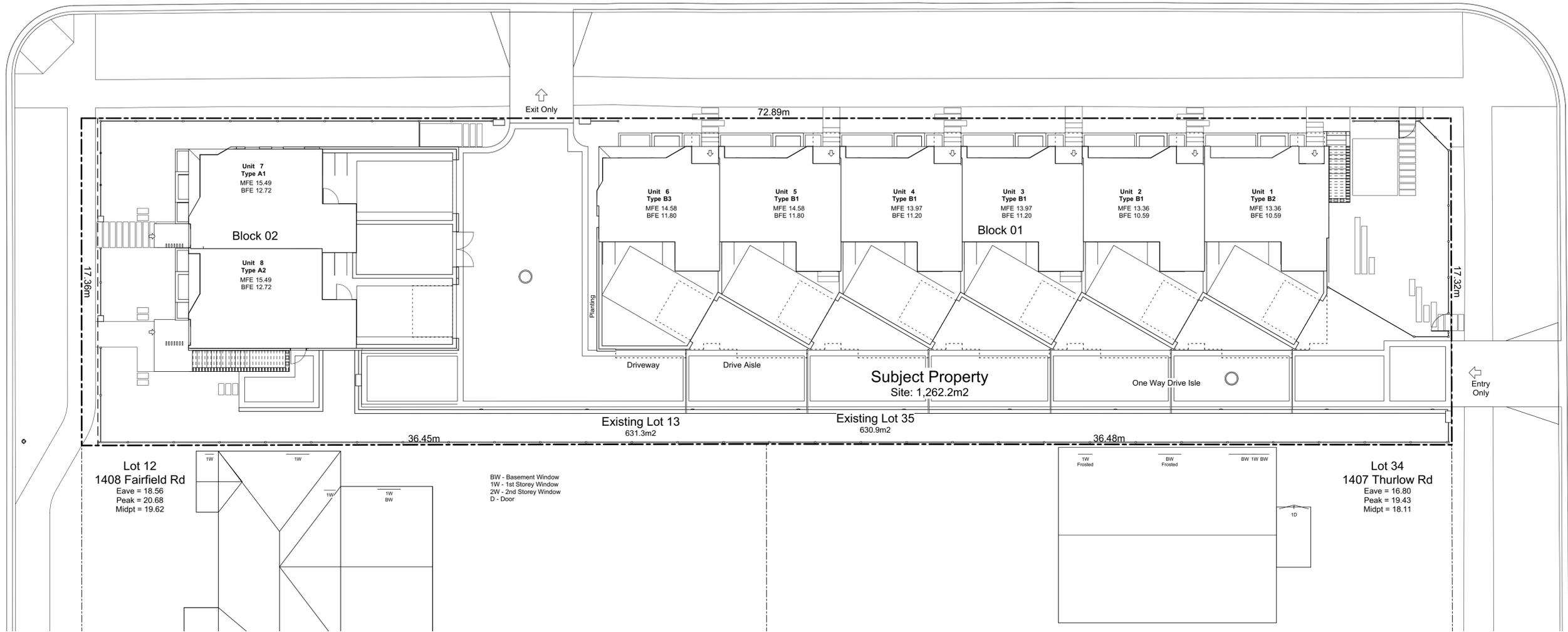
Neighbouring Window Overlay

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Scale: (1:120) 1" = 10'-0"
Sheet No:

Kipling Street

Fairfield Road

Thurlow Road



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. Section Fld Victoria R1-B 631.3 M2	Property 2 349 Kipling St. Lot 35 Fairfield Farm Estate Victoria VIP884 R1-B 630.9 M2 Total: 1262.3 M2
Density	7.9 UPH	
FSR		Proposed: 0.870
Site Open Space		32.79% 413.93 M2
Lot Coverage		46.78% 590.49 M2
Setbacks	Min.	Proposed
Side Yard Corner Lot (Kipling St.)	0.75 m	2.46 FT
Side Yard Interior	3.91 m	12.83 FT
Front Yard (Fairfield Rd.)	4.48 m	14.70 FT
Front Yard (Thurlow Rd.)	5.39 m	17.68 FT
Building Height	Max	Proposed
Block 01	9.34 m	3 Stories
Block 02	8.23 m	3 Stories
Vehicle Parking	Required: 9 stalls Dwelling Unit 1.0 / Unit 8 stalls 0.1 / Unit 1 stalls	Proposed: 9 stalls 8 stalls 1 stalls
Bicycle Parking	Required: 12 stalls Long Term 6 stalls Short Term 6 stalls	Proposed: 26 stalls In Private Grage 16 stalls 10 stalls

Project Data

Type	Area (SF)	Zoning Area (SF)	Bedrms	Car Parking	Bike Parking	
Block 01	10,907	8,846		6	12	
Unit 1	B2	1,833	1,449	4	1	2
Unit 2	B1	1,818	1,476	4	1	2
Unit 3	B1	1,818	1,476	4	1	2
Unit 4	B1	1,818	1,476	4	1	2
Unit 5	B1	1,818	1,476	4	1	2
Unit 6	B3	1,803	1,494	4	1	2
Block 02	4,054	2,975		2	4	
Unit 7	A1	2,007	1,468	3	1	2
Unit 8	A2	2,047	1,508	3	1	2
Refuse		161	Excluded			
Visitor				1	10	
Total	15,122	11,822	Block 01 & 02			
Site Area	1,262.3 m2	13,587				

Tree Schedule

See Arborist Report Prepared by Talbot Mackenzie & Associates

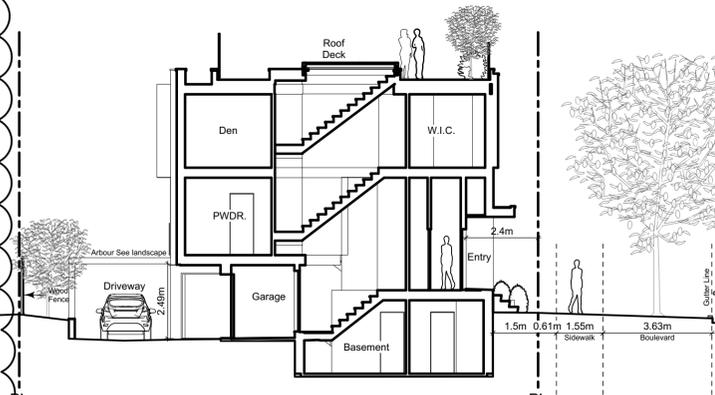
Tag	Name	Action	DBH (cm)	Spread (m)
695	Apple	Remove	4.0	3.5
799	Monkey Puzzle	Remove	31.0	5.0
800	Blue Spruce	Remove	25.0	5.0
898	Western Red Cedar	Remove	42.0	5.0
903	Western Red Cedar	Remove	42.0	4.0
912	Big Leaf Maple	Remove	46.0	12.0
913	Western Red Cedar	Remove	37.0	5.0
914	Western Red Cedar	Remove	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

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
Average Grade			14.72 m

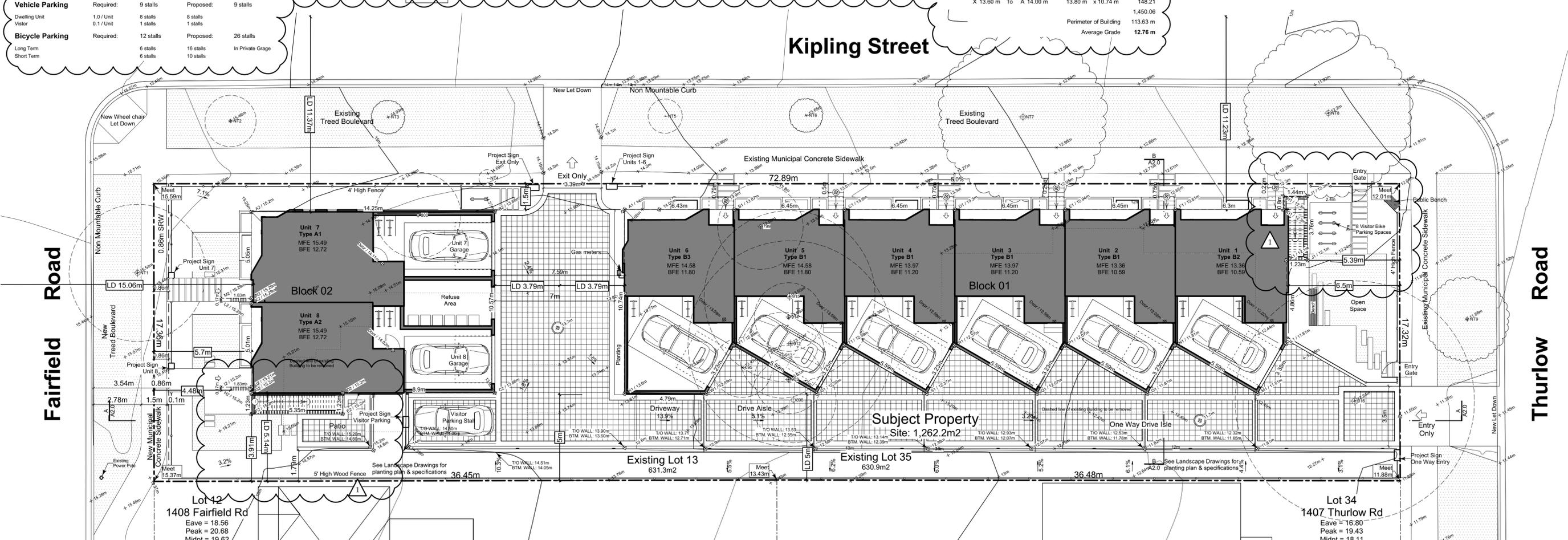
Grade Calculations - Block 01

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	78.48
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 3.76 m	45.87
J 12.10 m To K 12.10 m	12.10 m	x 1.23 m	14.88
K 12.10 m To L 11.81 m	11.96 m	x 4.86 m	58.11
L 11.81 m To M 11.81 m	11.81 m	x 3.38 m	39.93
M 11.81 m To N 11.81 m	11.81 m	x 5.59 m	66.04
N 11.81 m To O 11.81 m	11.81 m	x 3.23 m	38.16
O 11.81 m To P 12.07 m	11.94 m	x 5.59 m	66.76
P 12.07 m To Q 12.07 m	12.07 m	x 3.23 m	38.99
Q 12.07 m To R 12.37 m	12.22 m	x 5.59 m	68.32
R 12.37 m To S 12.37 m	12.37 m	x 3.23 m	39.97
S 12.37 m To T 12.59 m	12.48 m	x 5.59 m	69.78
T 12.59 m To U 12.59 m	12.59 m	x 3.23 m	40.67
U 12.59 m To V 12.89 m	12.74 m	x 5.59 m	71.23
V 12.89 m To W 12.89 m	12.89 m	x 3.23 m	41.65
W 12.89 m To X 13.60 m	13.25 m	x 4.79 m	63.46
X 13.60 m To A 14.00 m	13.80 m	x 10.74 m	148.21
Perimeter of Building			113.63 m
Average Grade			12.76 m



Site Section B
Scale: 1:120

Kipling Street



1 Site Plan
Scale: 1:120



A Site Section A
Scale: 1:120

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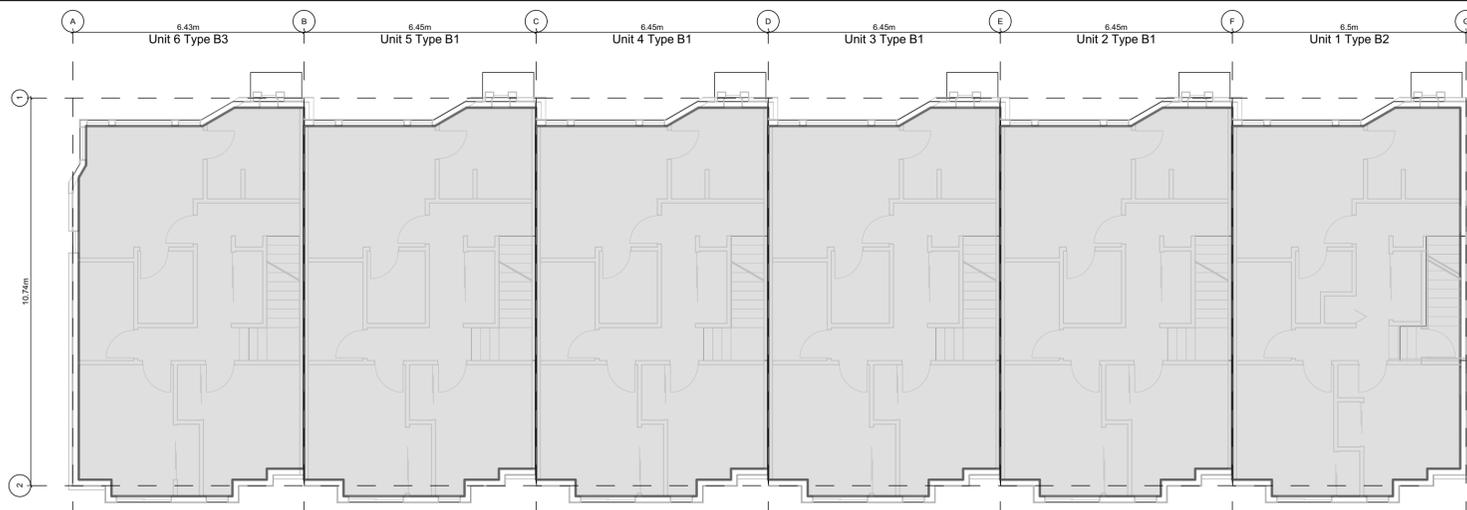
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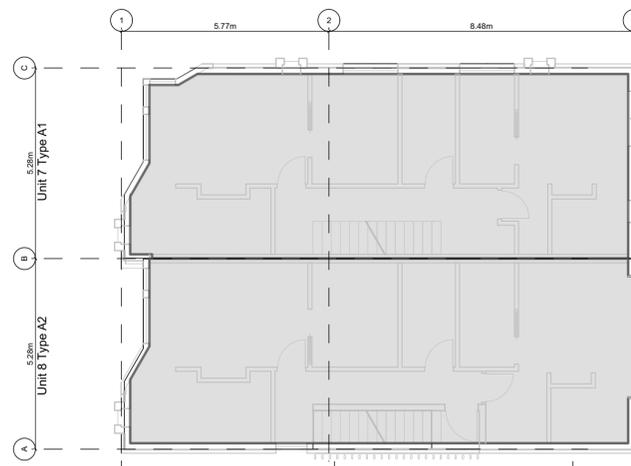
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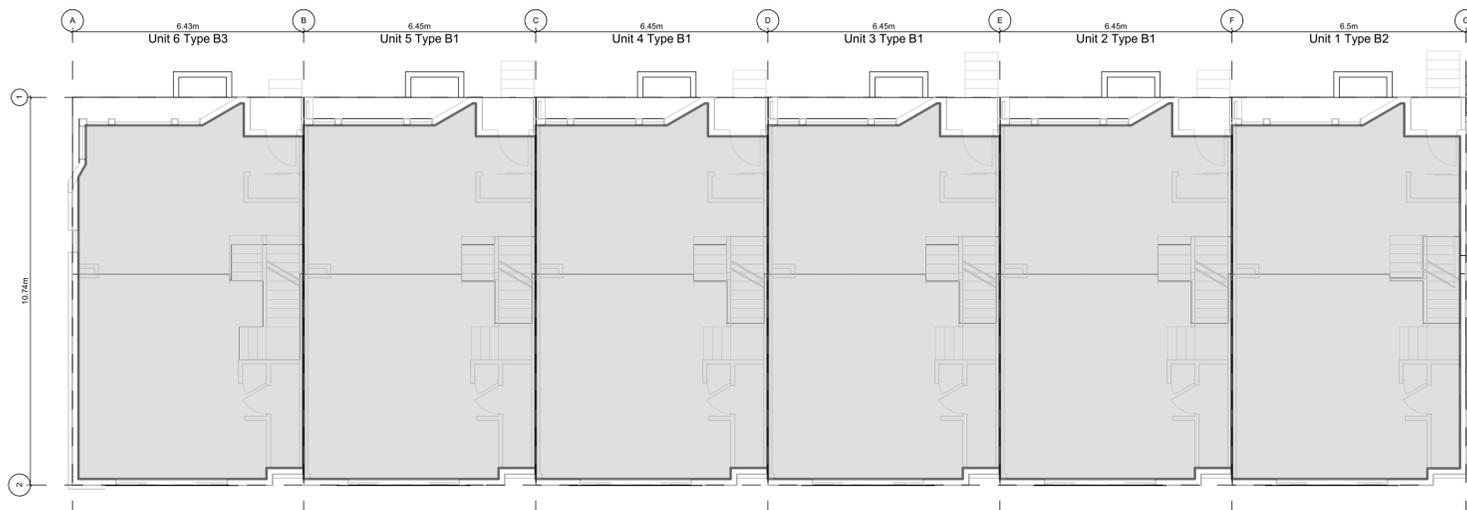
Sheet No:



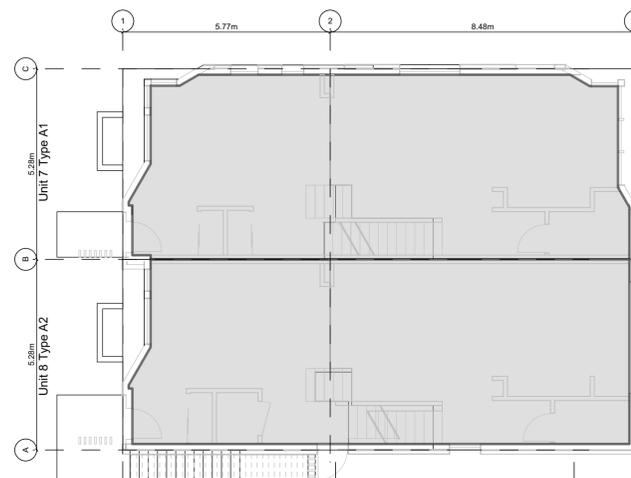
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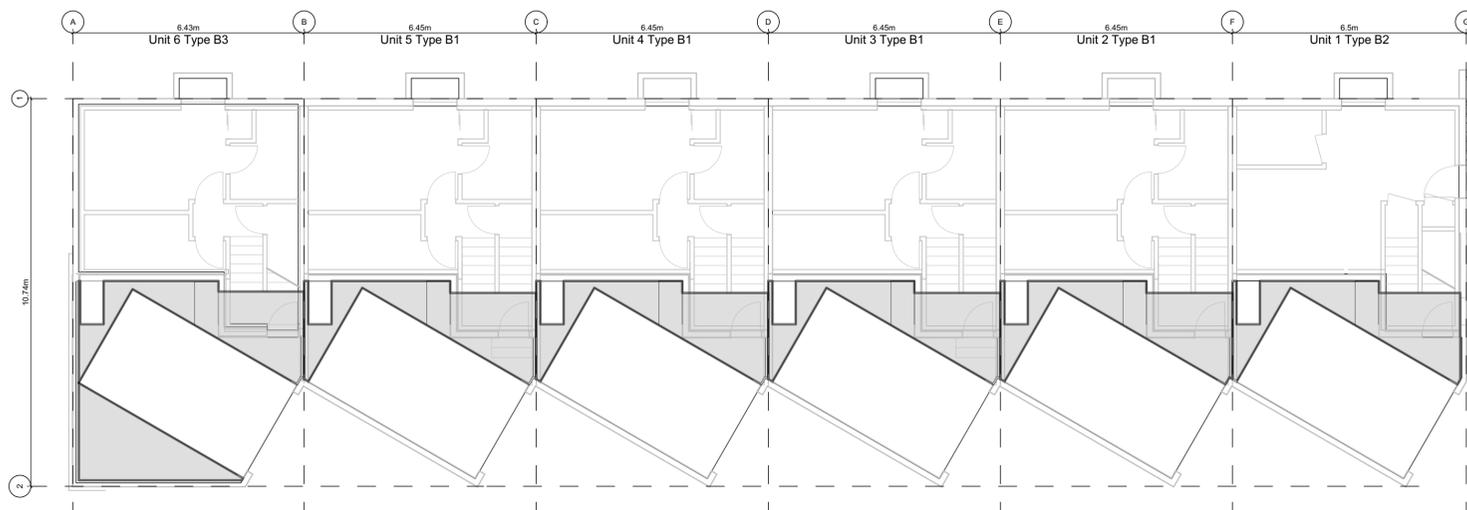
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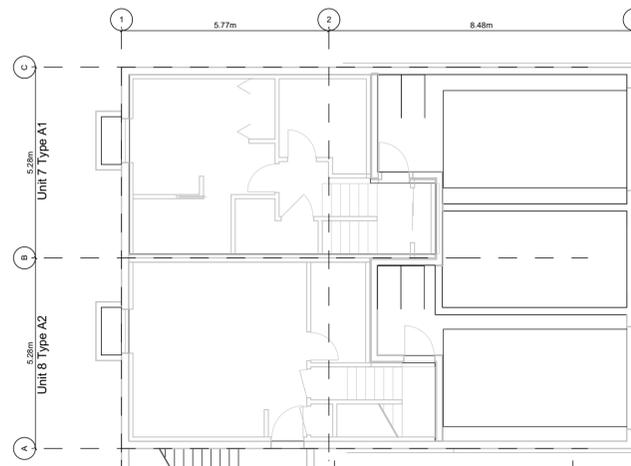
2 Block 01 - Floor 1
Scale: 1:100



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
Block 01						
Unit 1	B2	1,833	1,449	4	1	2
Unit 2	B1	1,818	1,476	4	1	2
Unit 3	B1	1,818	1,476	4	1	2
Unit 4	B1	1,818	1,476	4	1	2
Unit 5	B1	1,818	1,476	4	1	2
Unit 6	B3	1,803	1,494	4	1	2
Block 02						
Unit 7	A1	2,007	1,468	3	1	2
Unit 8	A2	2,047	1,508	3	1	2
Refuse		161	Excluded			
Visitor					1	10
Total		15,122	11,822	Block 01 & 02		
Site Area		1,262.3 m2	13,587			
FSR			0.870			
Difference			-407			

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**

Project Name:

**Fairfield-Kipling
Development**

Civic: 1400 Fairfield Rd &
349 Kipling St

Legal:

PID:

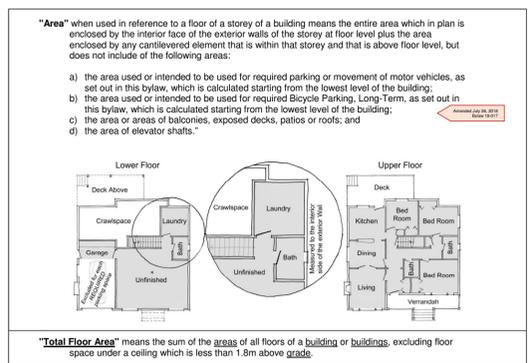
Project No: 19.015

Drawn By: SG/TD

Plot Date: Dec 12, 2019

Scale: 1:100

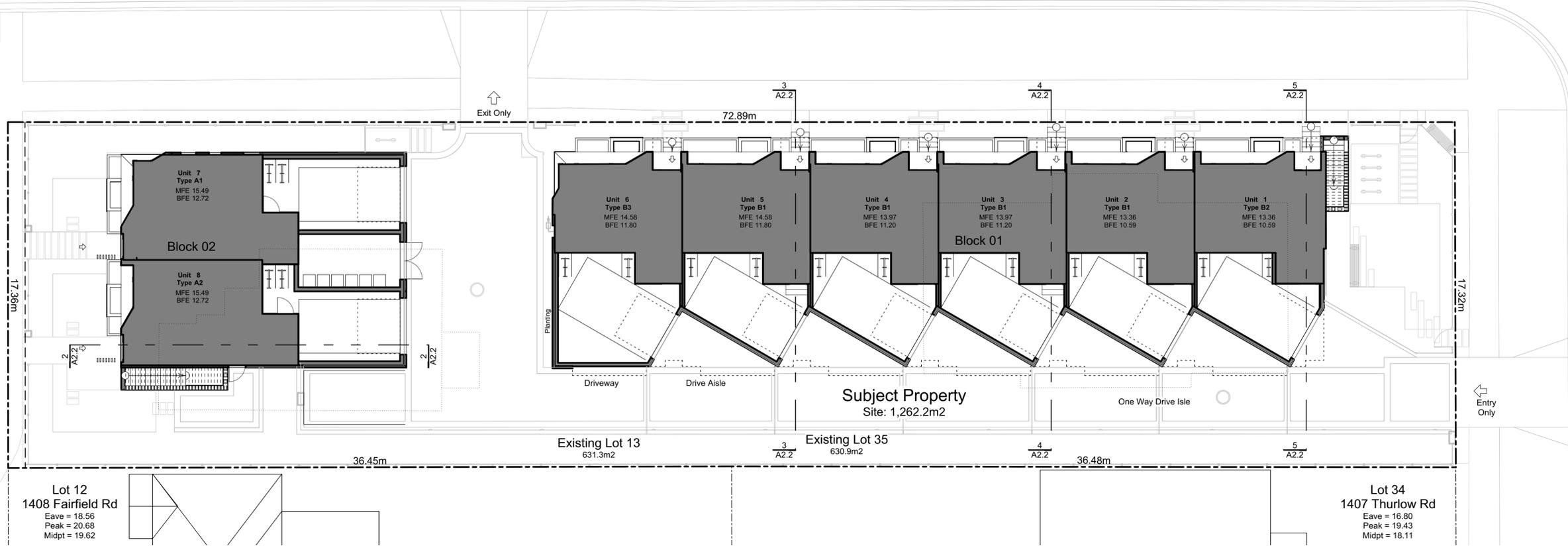
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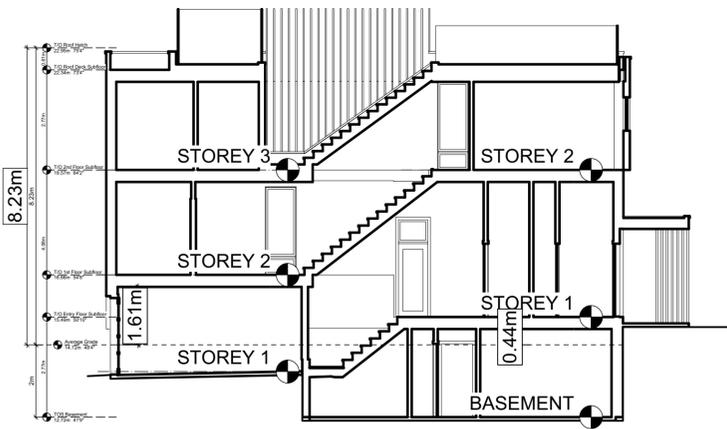
Kipling Street

Fairfield Road

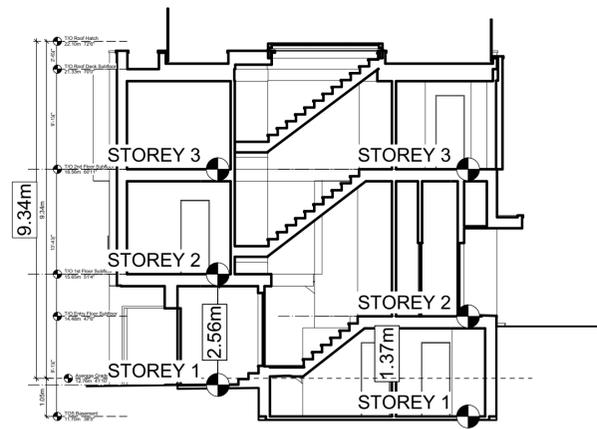
Thurlow Road



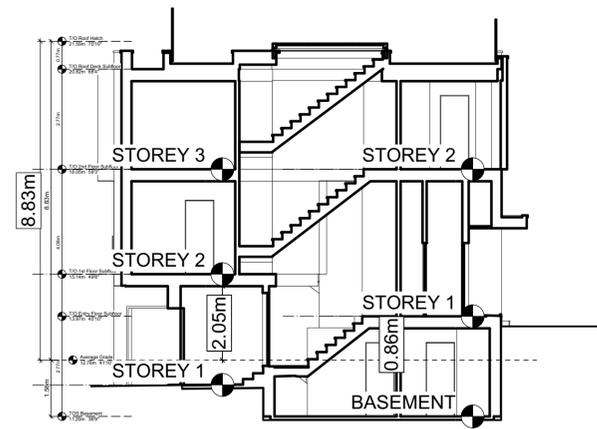
1 Site Plan Scale: 1:120



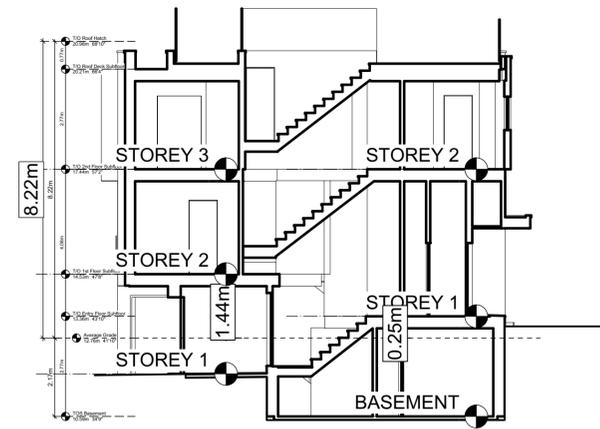
2 Block 2 Unit 8 Section Scale: 1:100



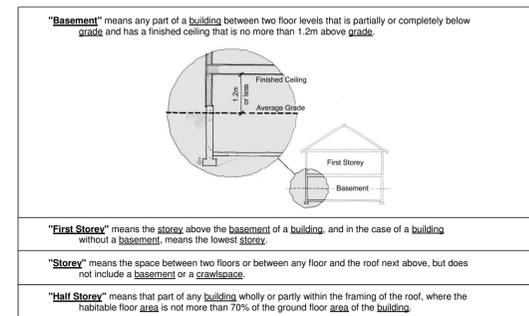
3 Block 1 Unit 5 Section Scale: 1:100



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
 Civic: 1400 Fairfield Rd & 349 Kipling St
 Legal:
 PID:
 Project No: 19.015
 Drawn By: SG/TD
 Plot Date: Dec 12, 2019
 Scale: 1:100
 Sheet No:

Fairfield Road

Thurlow Road

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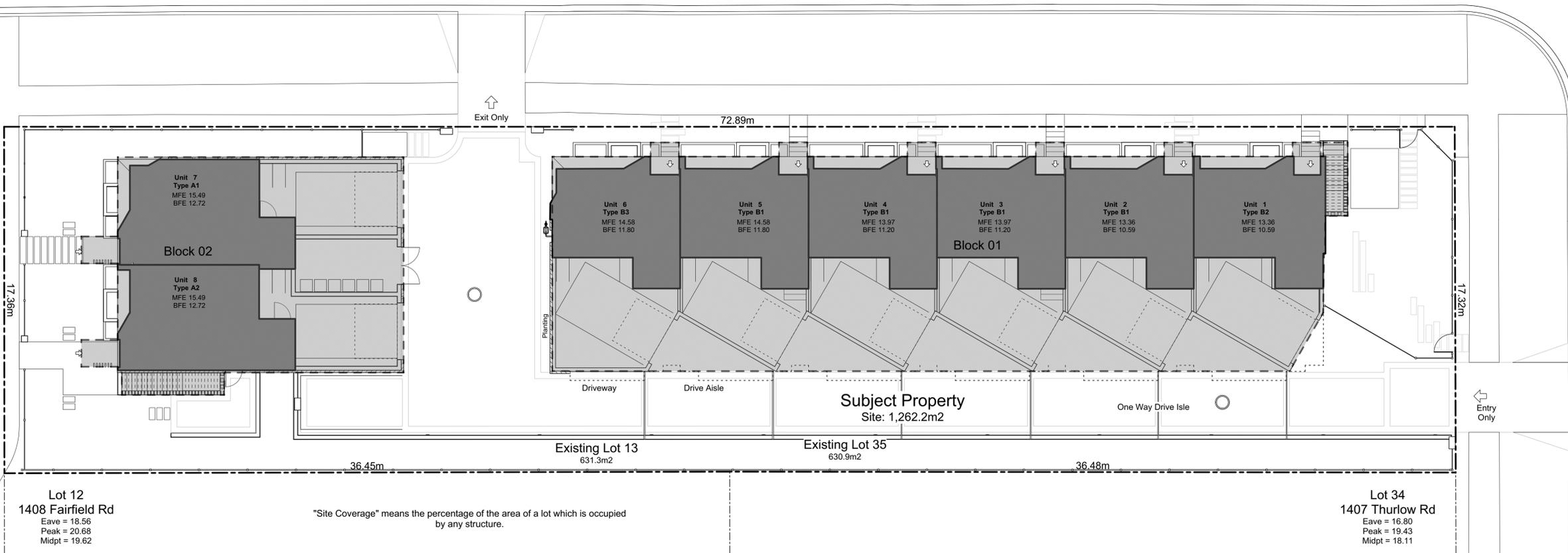
Graphical
Lot Coverage &
Open Site Space

Project Name:
Fairfield-Kipling Development

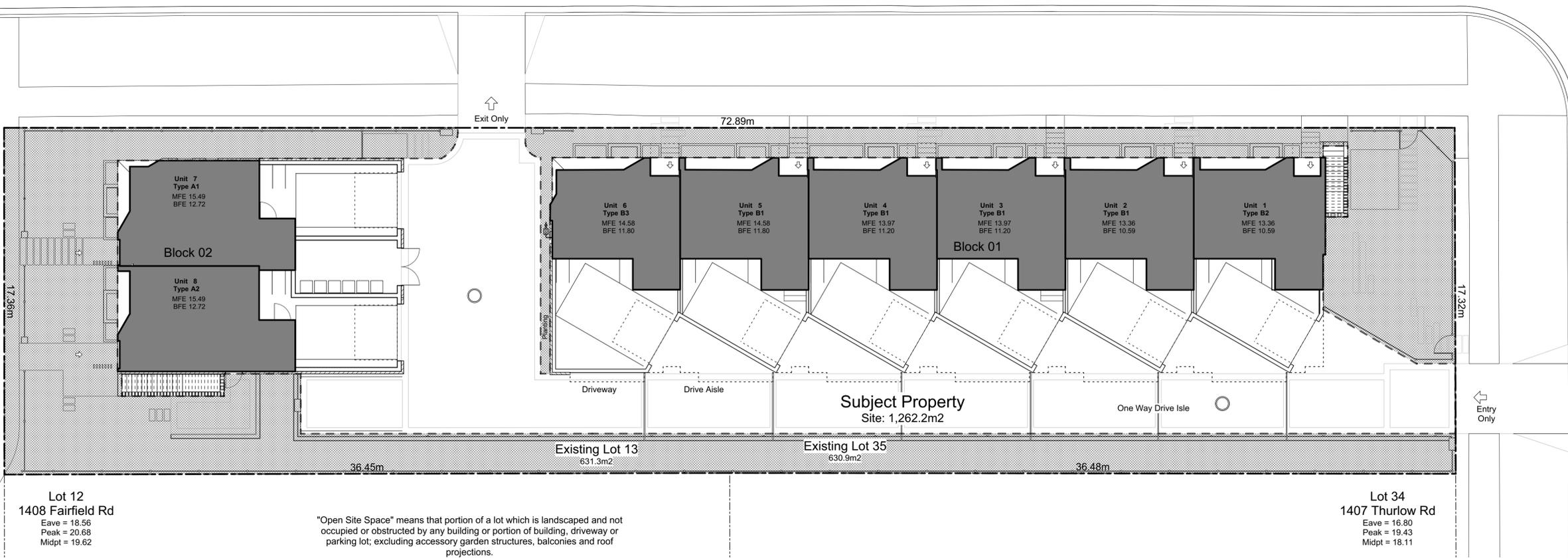
Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:
Project No: 19.015
Drawn By: SG/TD
Plot Date: Dec 12, 2019
Scale: (1:120) 1" = 10'-0"
Sheet No:



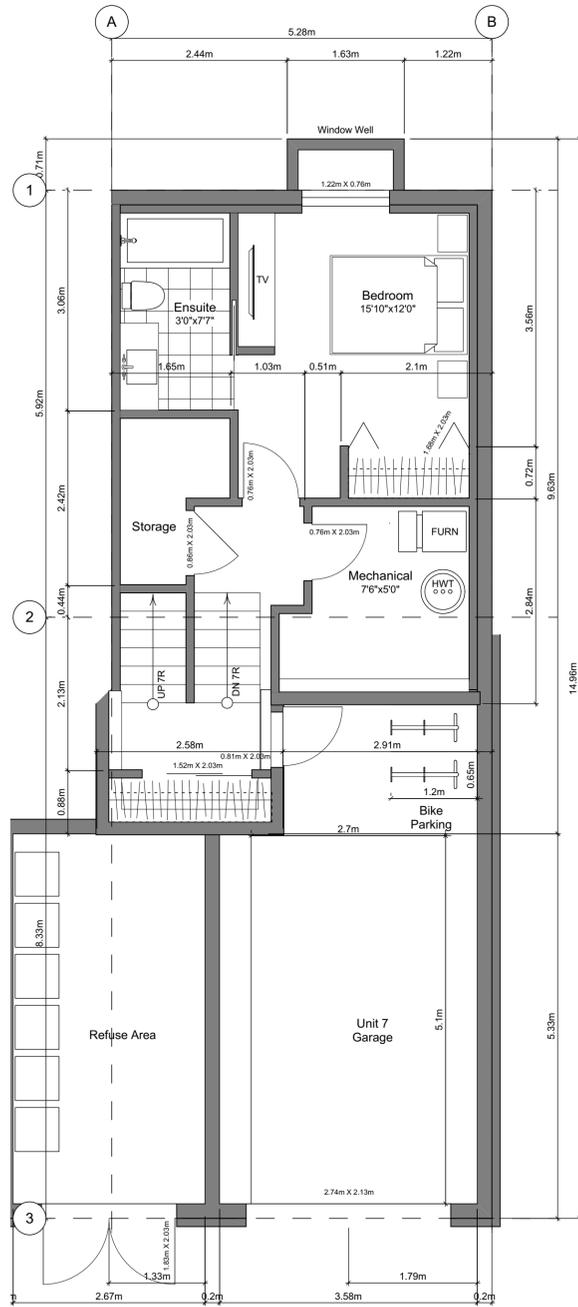
2 Lot Coverage
Scale: 1:120



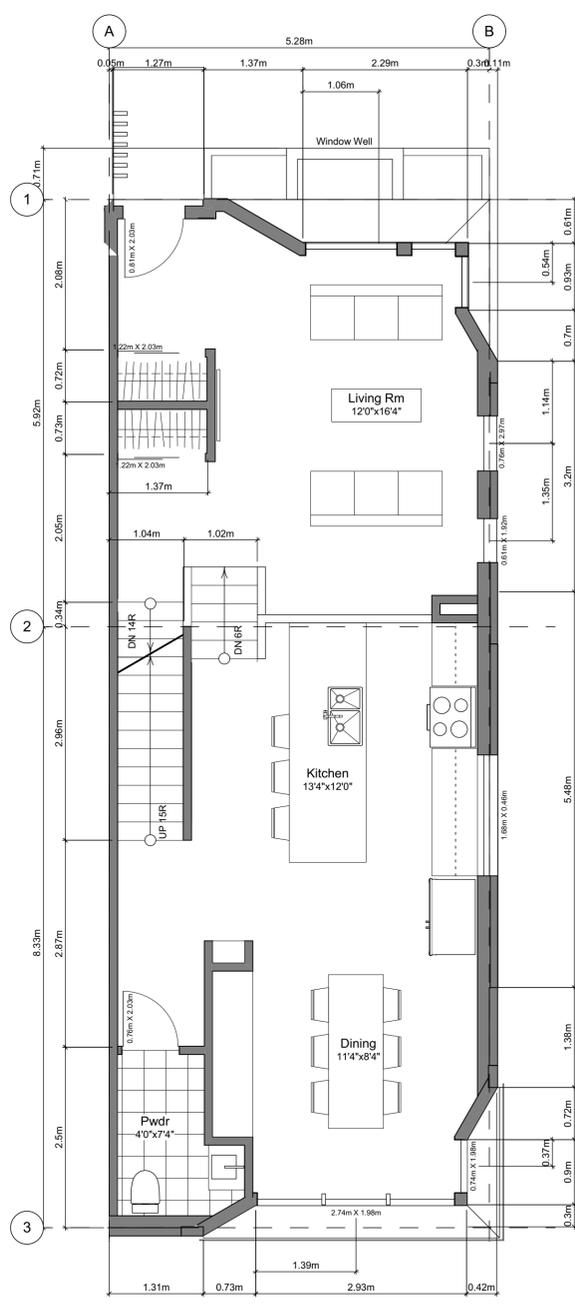
1 Open Site Space
Scale: 1:120

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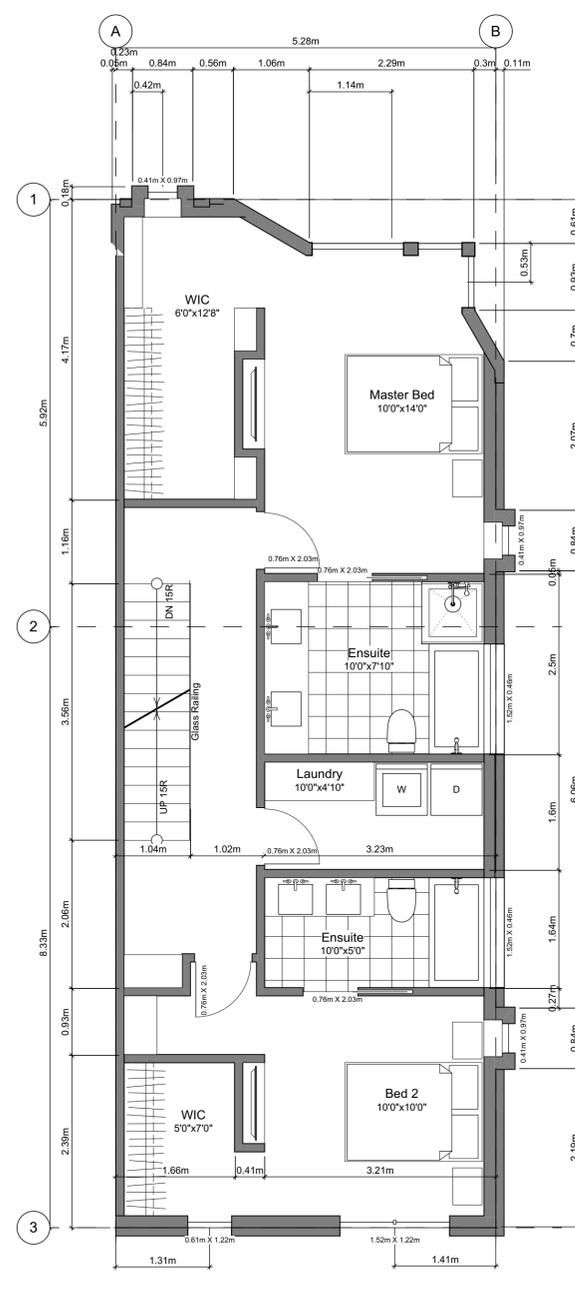
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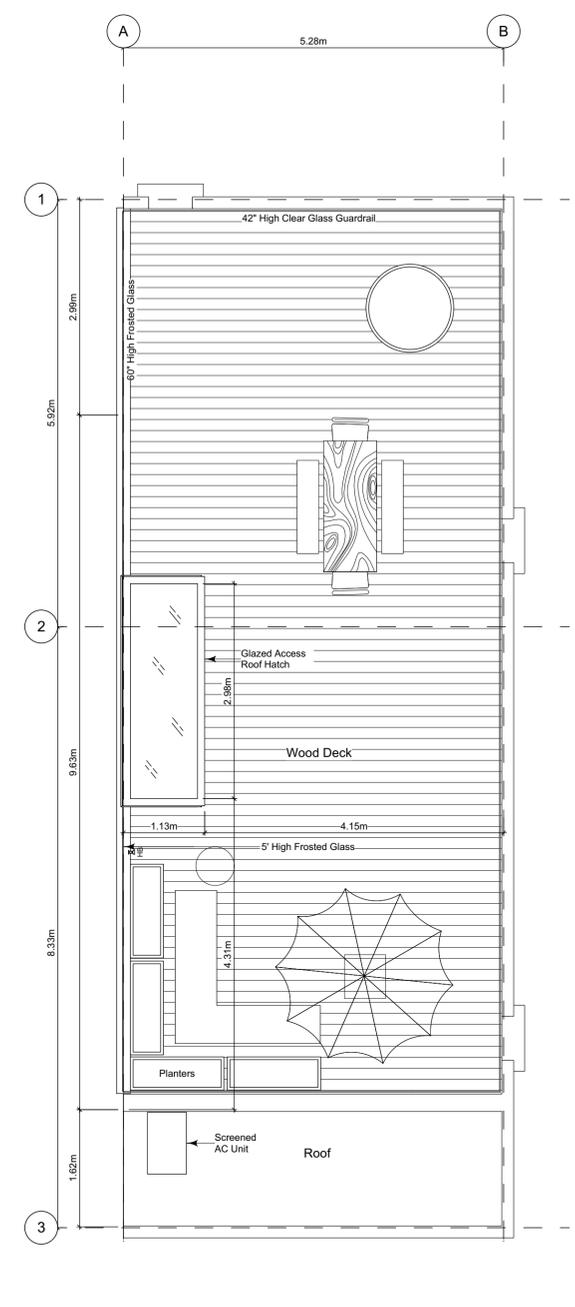
1 **Basement Floor Plan**
Scale: 1:50



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:
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	447 sq ft	41.5 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
Totals:	2,007 sq ft	186.5 m2	1,468 sq ft	136.3 m2
Garage	284 sq ft	26.4 m2		
Rooftop Open Space	699 sq ft	65.0 m2		

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Unit A1 Floor Plans
Unit 7

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Civic: 1400 Fairfield Rd & 349 Kipling St
Legal:
PID:
Project No: 19.015
Drawn By: SG/TD
Plot Date: Dec 12, 2019
Scale: 1:50
Sheet No:

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Unit A2 Floor Plans
Unit 8

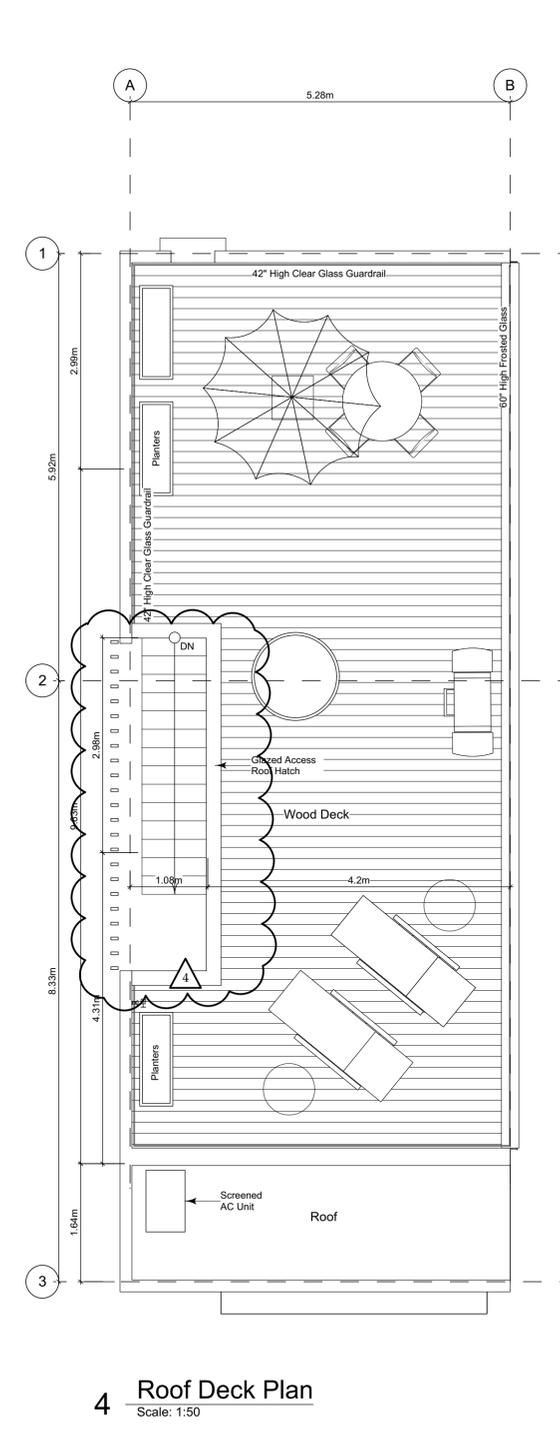
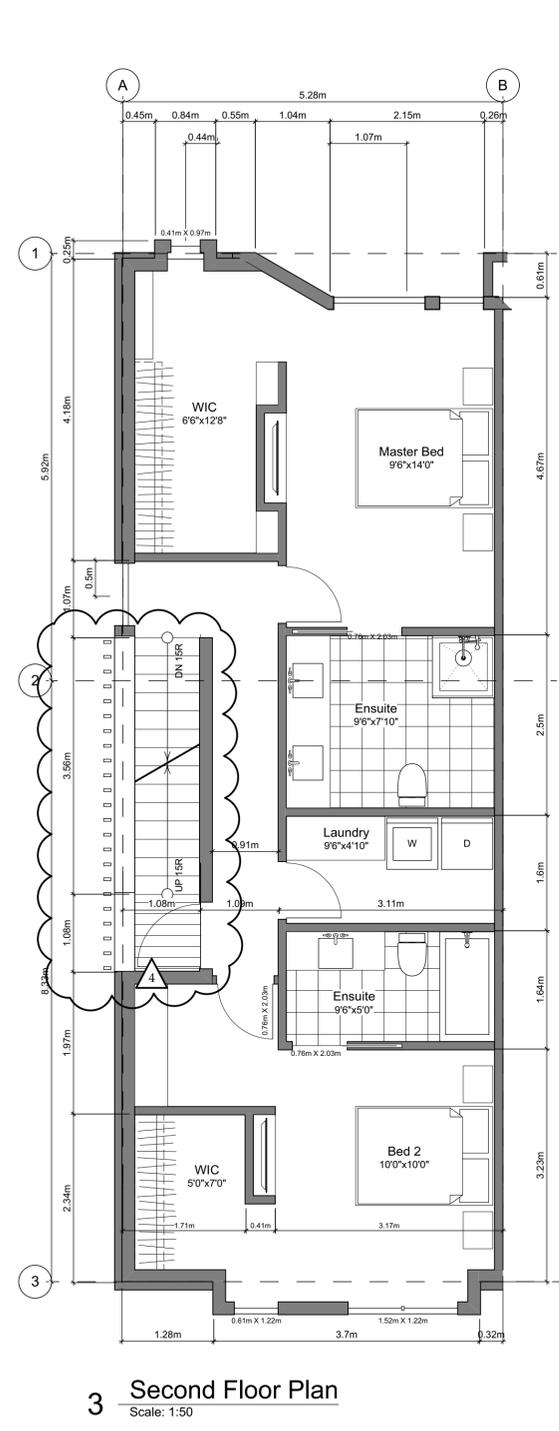
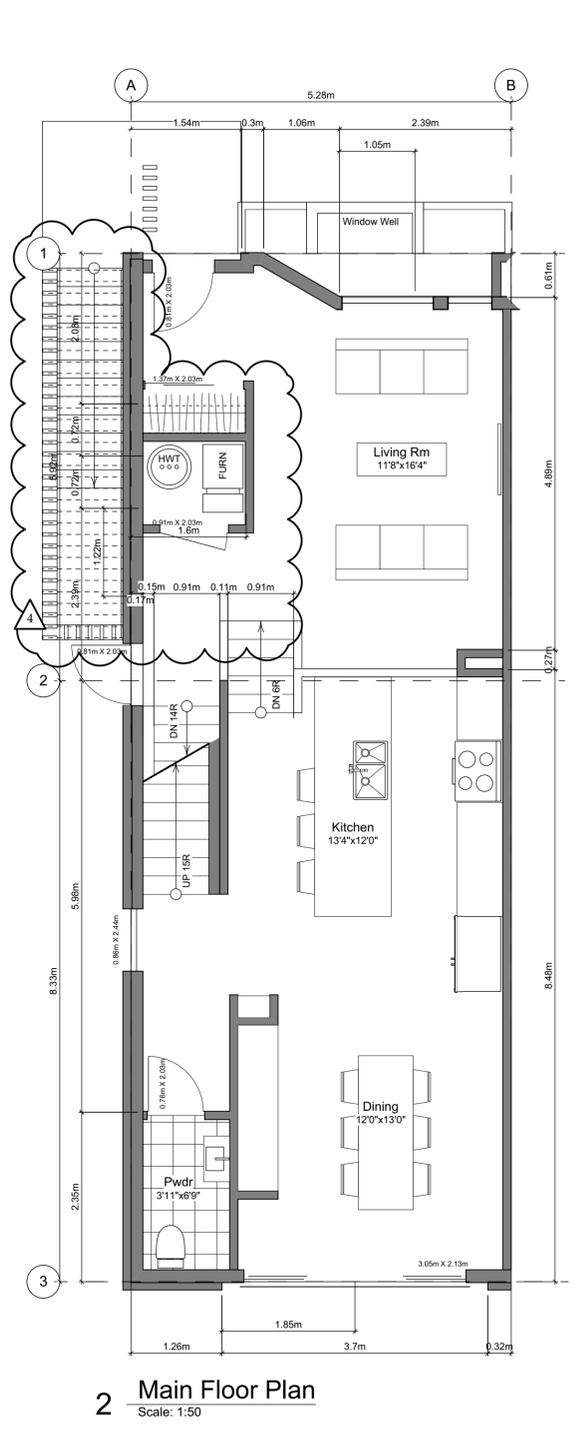
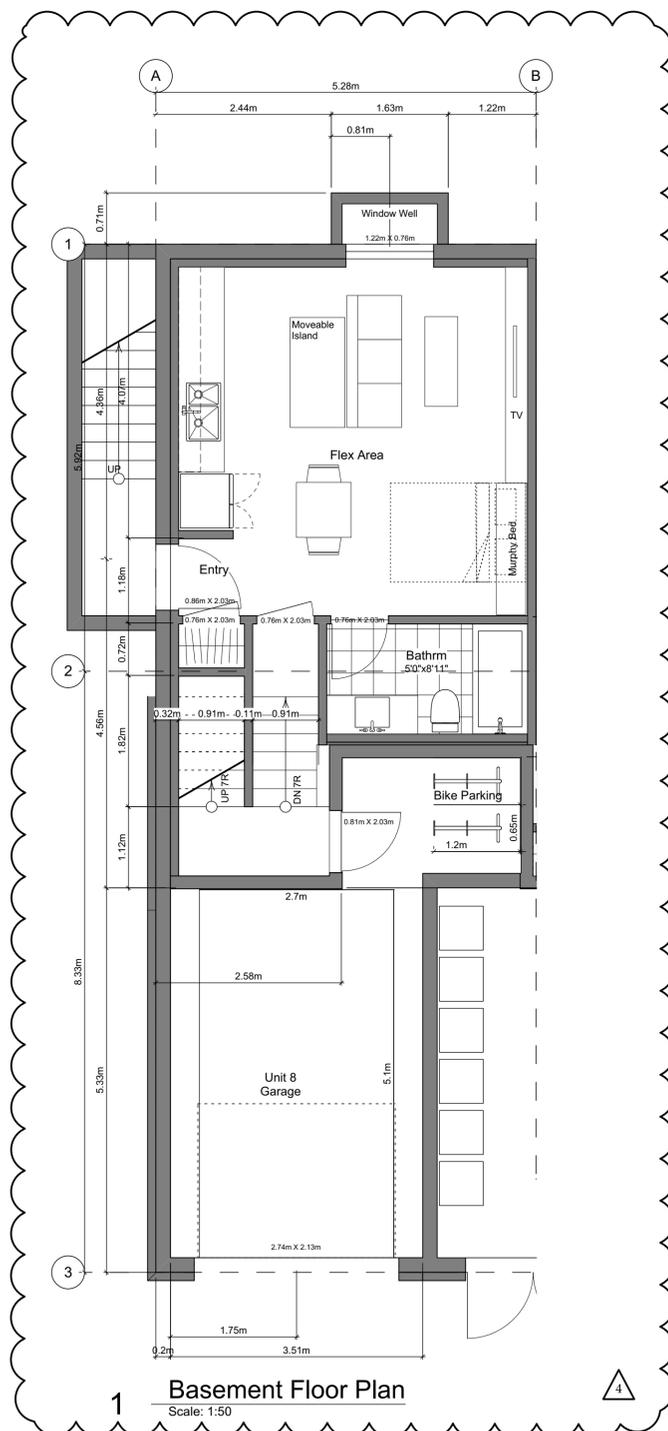
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Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal: _____

PID: _____
Project No: 19.015
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Scale: 1:50
Sheet No: _____



Unit Plan Notes:
See Block plan for foundation plan.
Grid Lines are to:
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2) Centre line of demising wall.
Dimensions are to:
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2) face of plywood, or face of concrete.

Floor Area Calculations - Unit 8 (A2)

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

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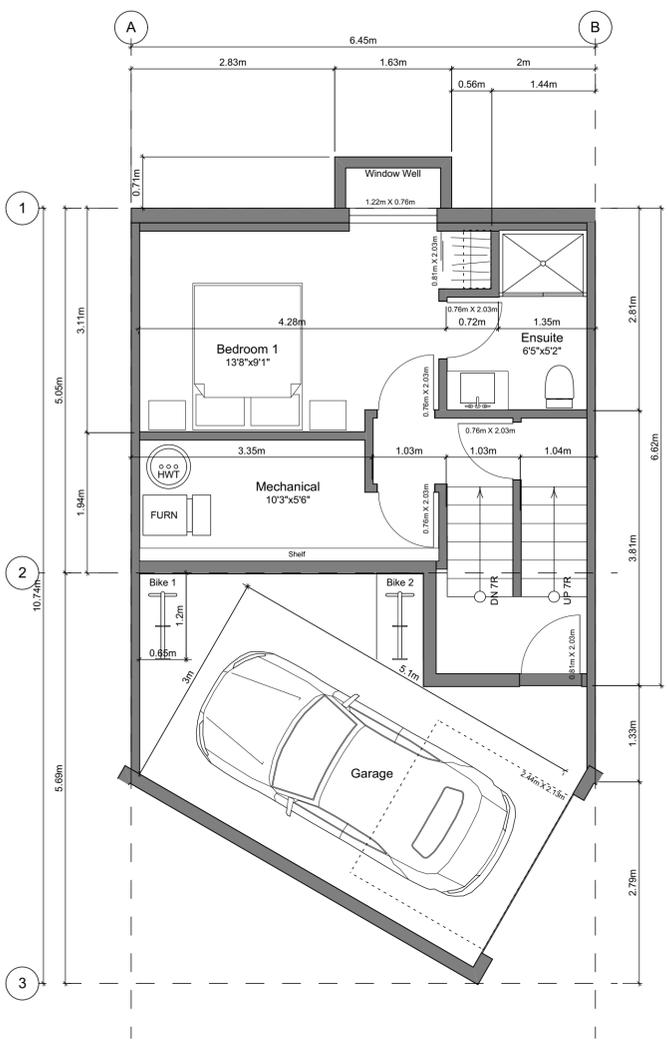
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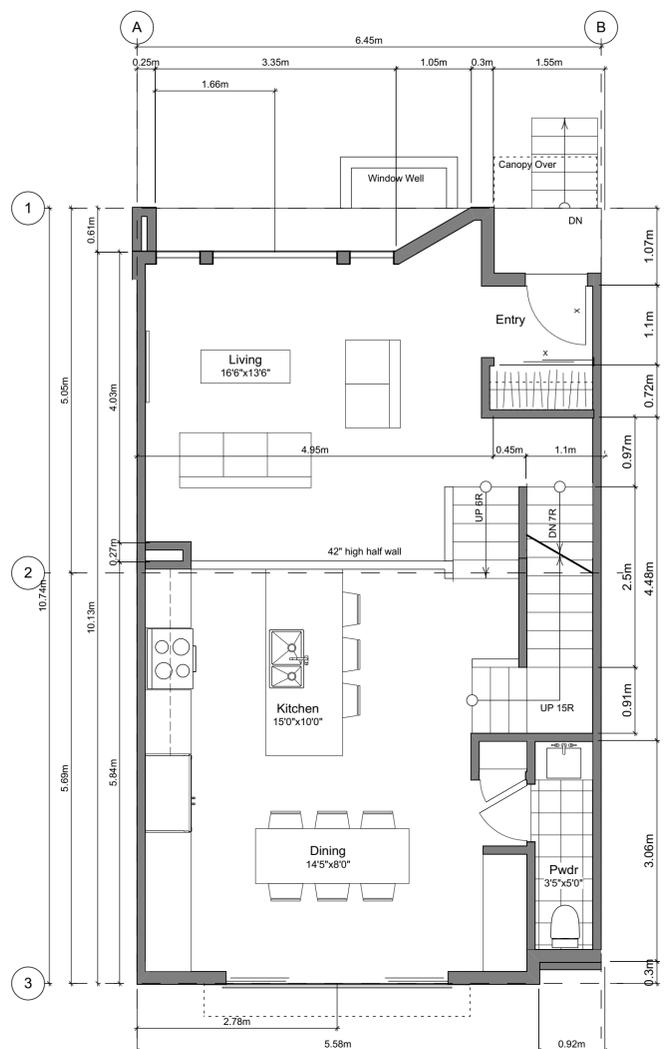
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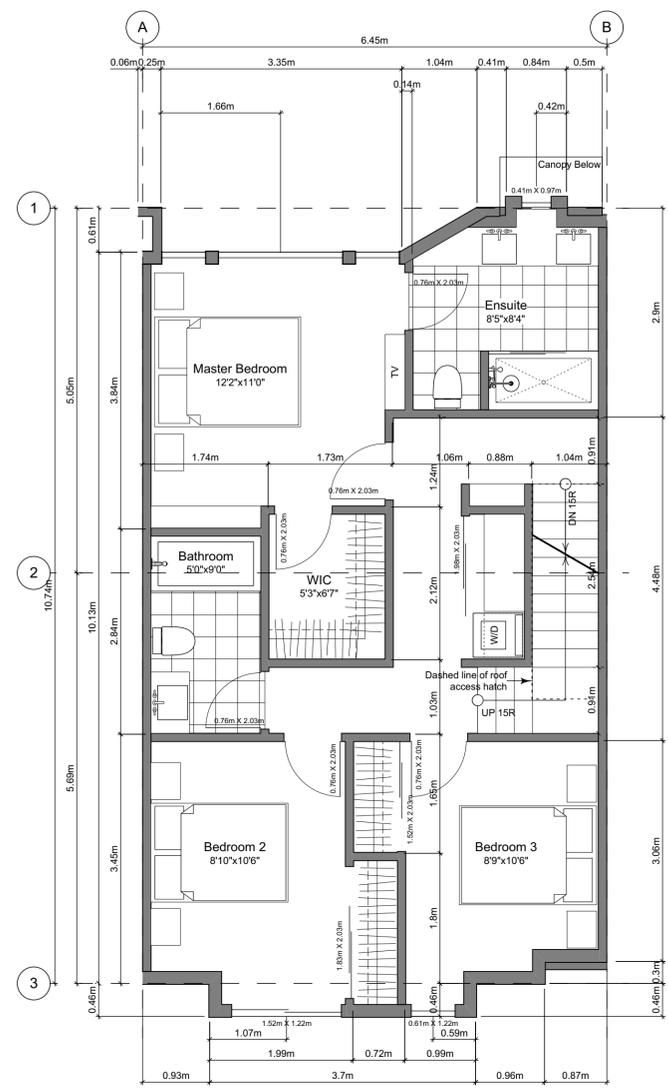
Unit B1 Floor Plans



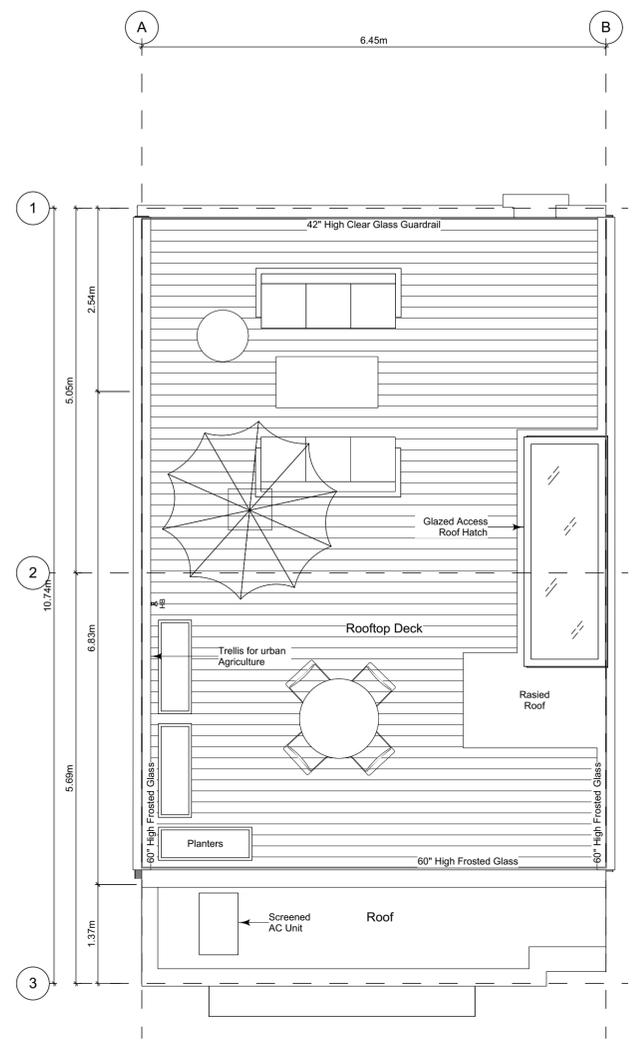
1 Basement Floor Plan
Scale: 1:50



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:
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 (B1)

	Gross Floor Area		Zoning Floor Area	
Basement Floor	384 sq ft	35.7 m ²	93 sq ft	8.6 m ²
Main Floor	701 sq ft	65.2 m ²	676 sq ft	62.8 m ²
Second Floor	732 sq ft	68.0 m ²	707 sq ft	65.7 m ²
Roof Deck	0 sq ft	0.0 m ²	0 sq ft	0.0 m ²
Totals:	1,818 sq ft	168.9 m²	1,476 sq ft	137.1 m²
Garage	265 sq ft	24.6 m ²		
Rooftop Open Space	620 sq ft	57.6 m ²		

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Project Name: _____

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal: _____

PID: _____

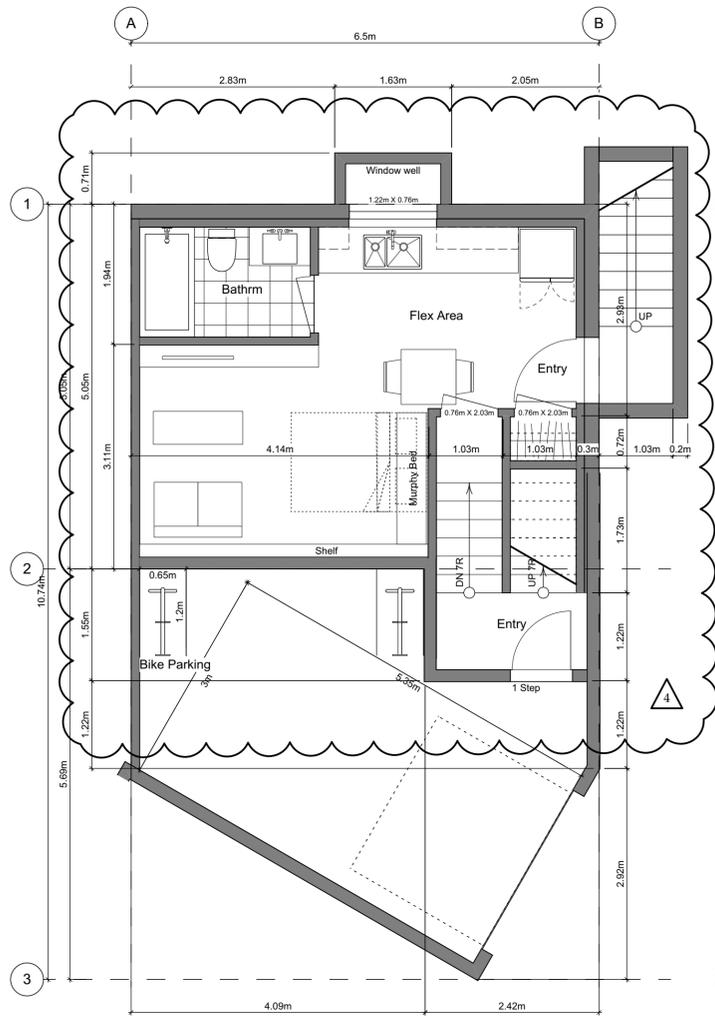
Project No: 19.015

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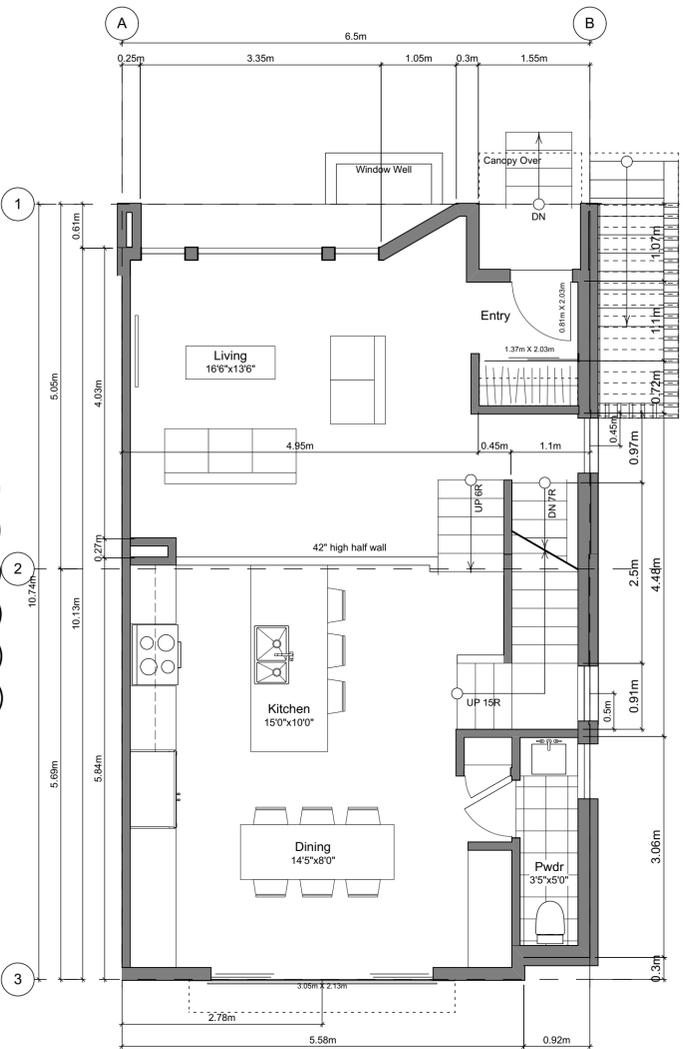
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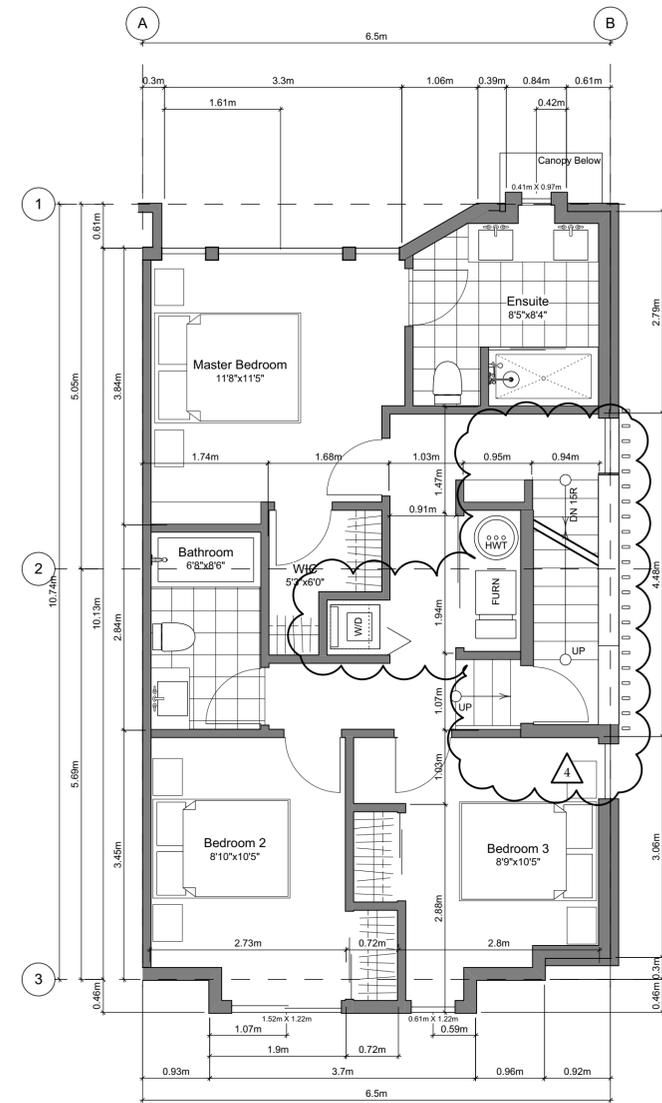
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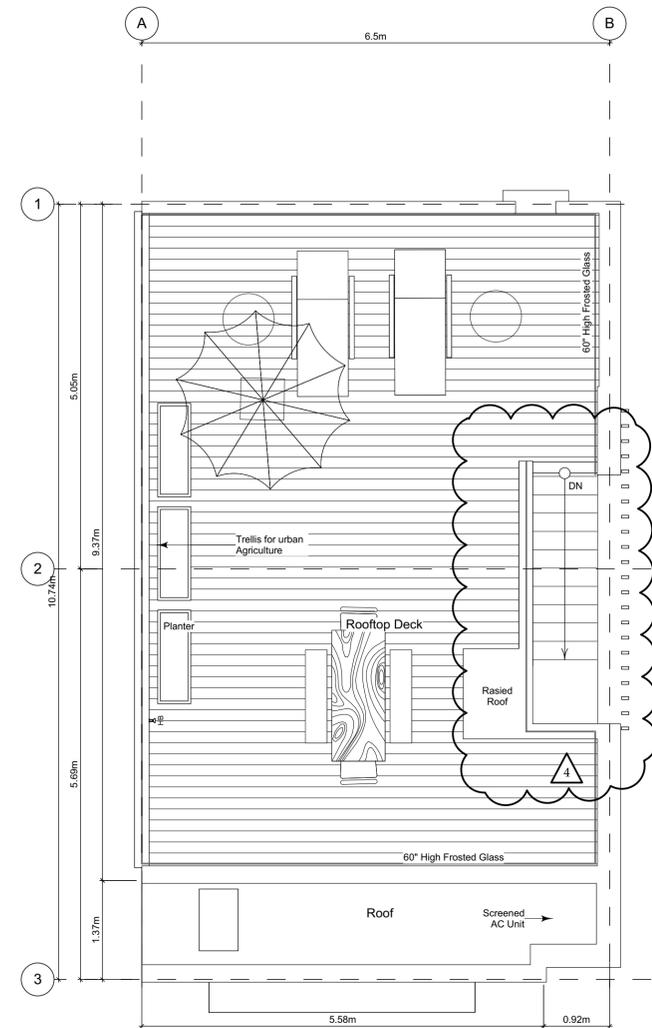
1 **Basement Floor Plan**
Scale: 1:50



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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2) Centre line of demising wall.

Dimensions are to:
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2) face of plywood, or face of concrete.

Floor Area Calculations - Unit 1 (B2)

	Gross Floor Area		Zoning Floor Area	
Basement Floor	388 sq ft	36.0 m ²	90 sq ft	8.3 m ²
Main Floor	707 sq ft	65.7 m ²	665 sq ft	61.8 m ²
Second Floor	738 sq ft	68.6 m ²	694 sq ft	64.5 m ²
Roof Deck	0 sq ft	0.0 m ²	0 sq ft	0.0 m ²
Totals:	1,833 sq ft	170.3 m²	1,449 sq ft	134.6 m²
Garage	266 sq ft	24.7 m ²		
Rooftop Open Space	626 sq ft	58.2 m ²		

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Unit B2 Floor Plans
Unit 1

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Unit B3 Floor Plans
Unit 6

Project Name: _____

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

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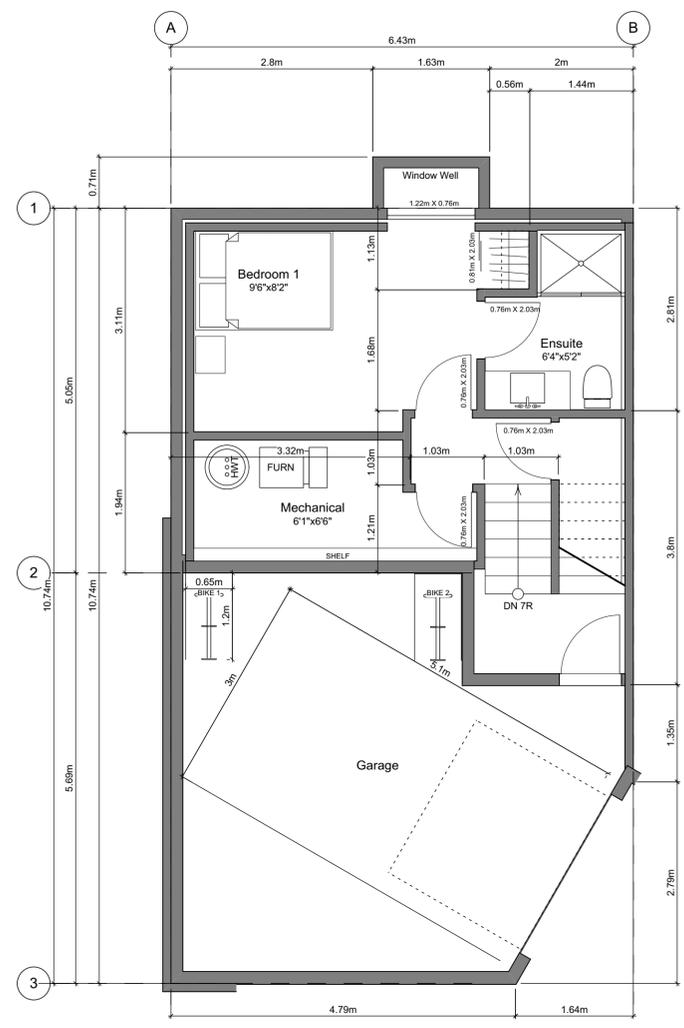
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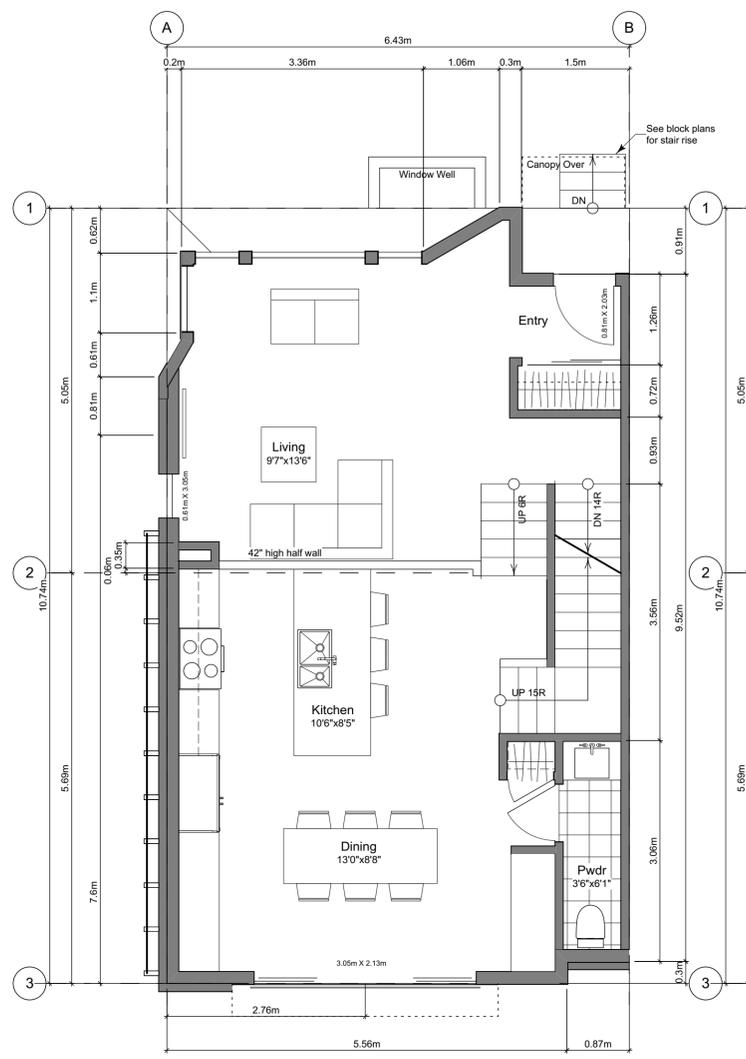
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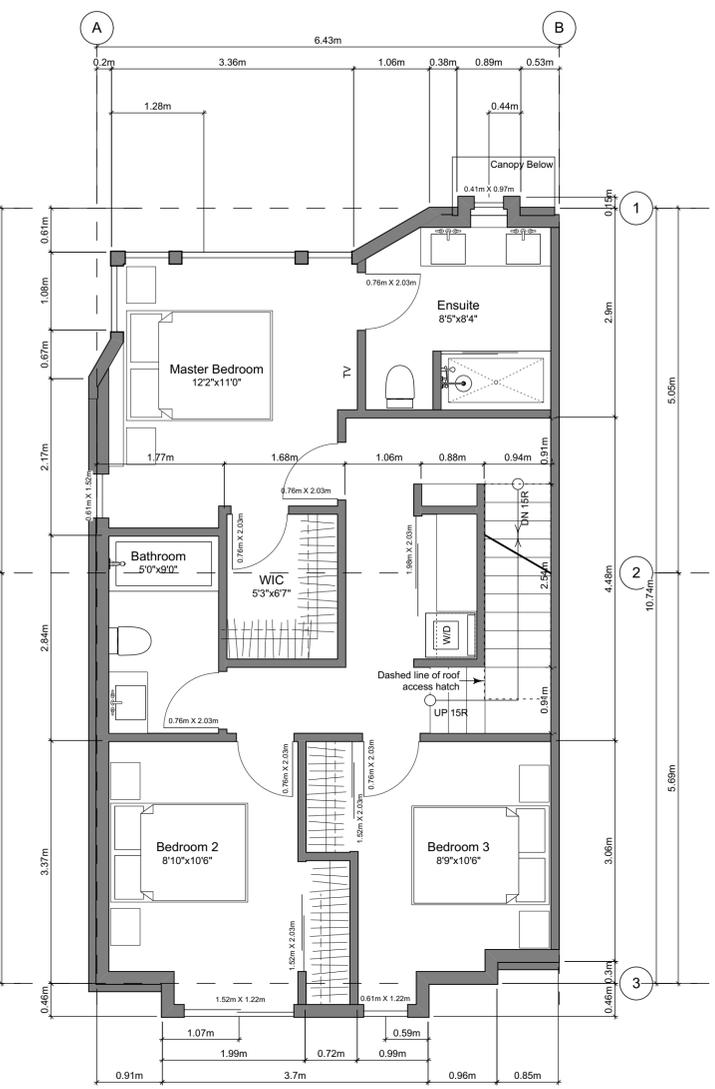
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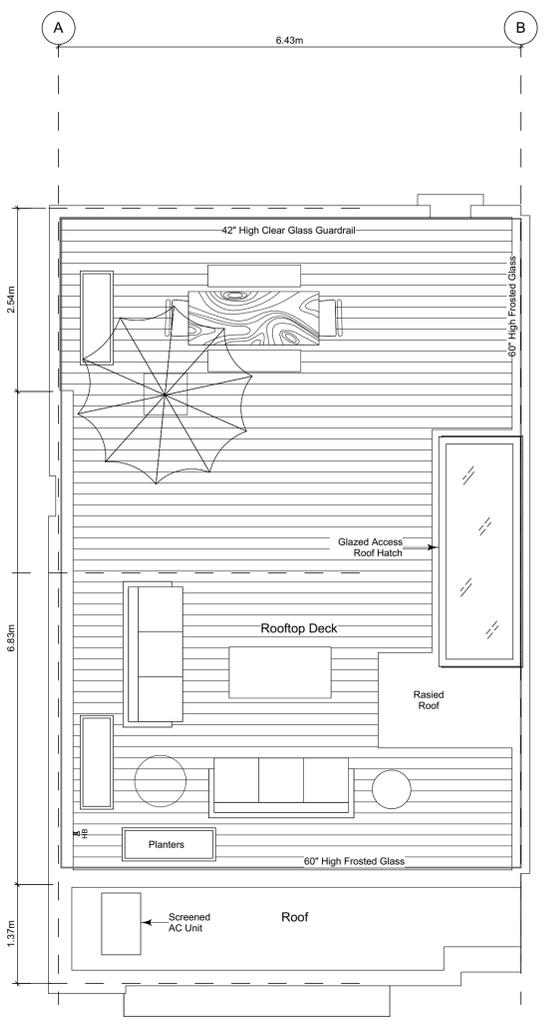
1 Basement Floor Plan
Scale: 1:50



2 Main Floor Plan
Scale: 1:50



3 Second Floor Plan
Scale: 1:50



4 Roof Deck Plan
Scale: 1:50

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

Floor Area Calculations - Unit 6 (B3)

	Gross Floor Area		Zoning Floor Area	
Basement Floor	383 sq ft	35.6 m2	158 sq ft	14.7 m2
Main Floor	694 sq ft	64.4 m2	652 sq ft	60.6 m2
Second Floor	727 sq ft	67.5 m2	684 sq ft	63.6 m2
Roof Deck	0 sq ft	0.0 m2	0 sq ft	0.0 m2
Totals:	1,803 sq ft	167.5 m2	1,494 sq ft	138.8 m2
Garage	274 sq ft	25.5 m2		
Rooftop Open Space	642 sq ft	59.6 m2		

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Block 01 Floor Plans

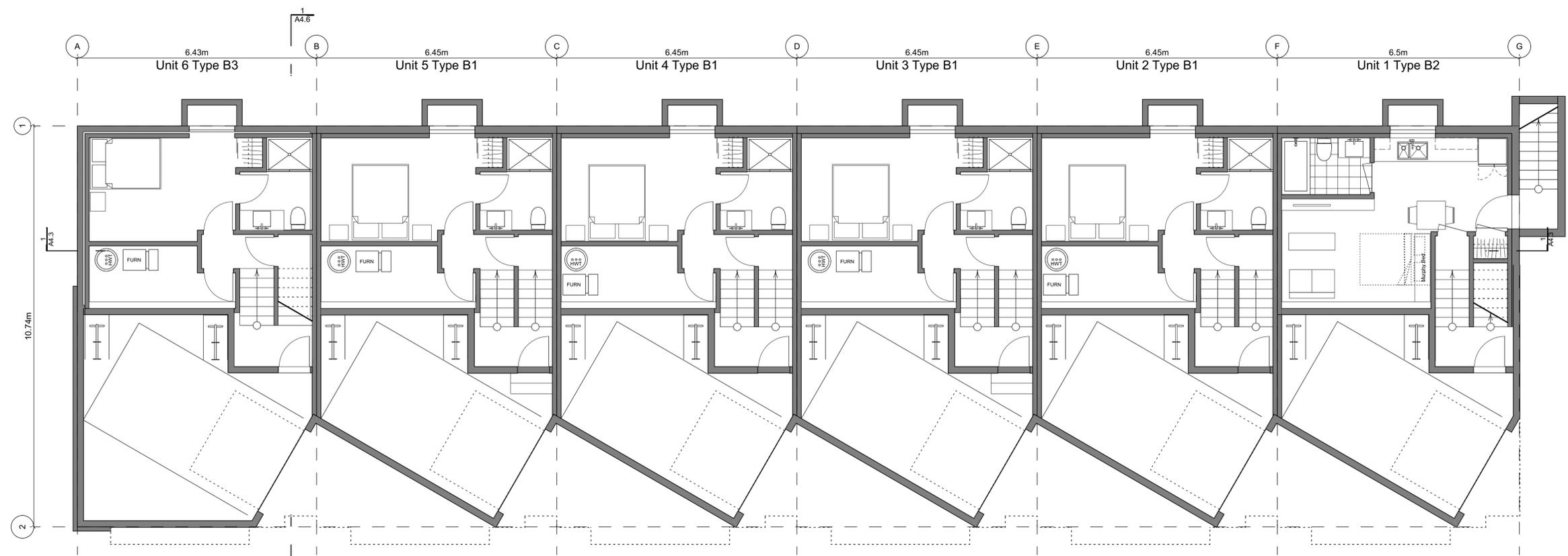
Project Name:

Fairfield-Kipling Development

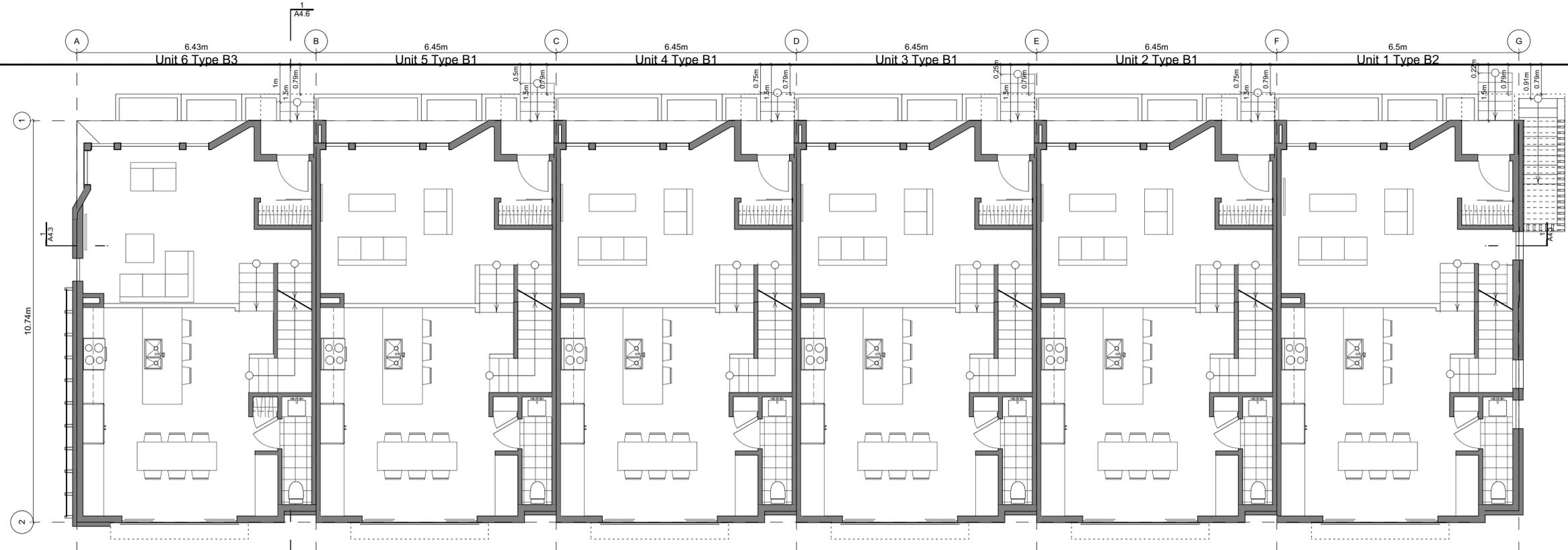
Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:
Project No: 19.015
Drawn By: SG/TD
Plot Date: Dec 12, 2019
Scale: 1:65
Sheet No:



2 Basement Floor Plan
Scale: 1:65



3 Main Floor Plan
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.

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Block 01 Floor Plans

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

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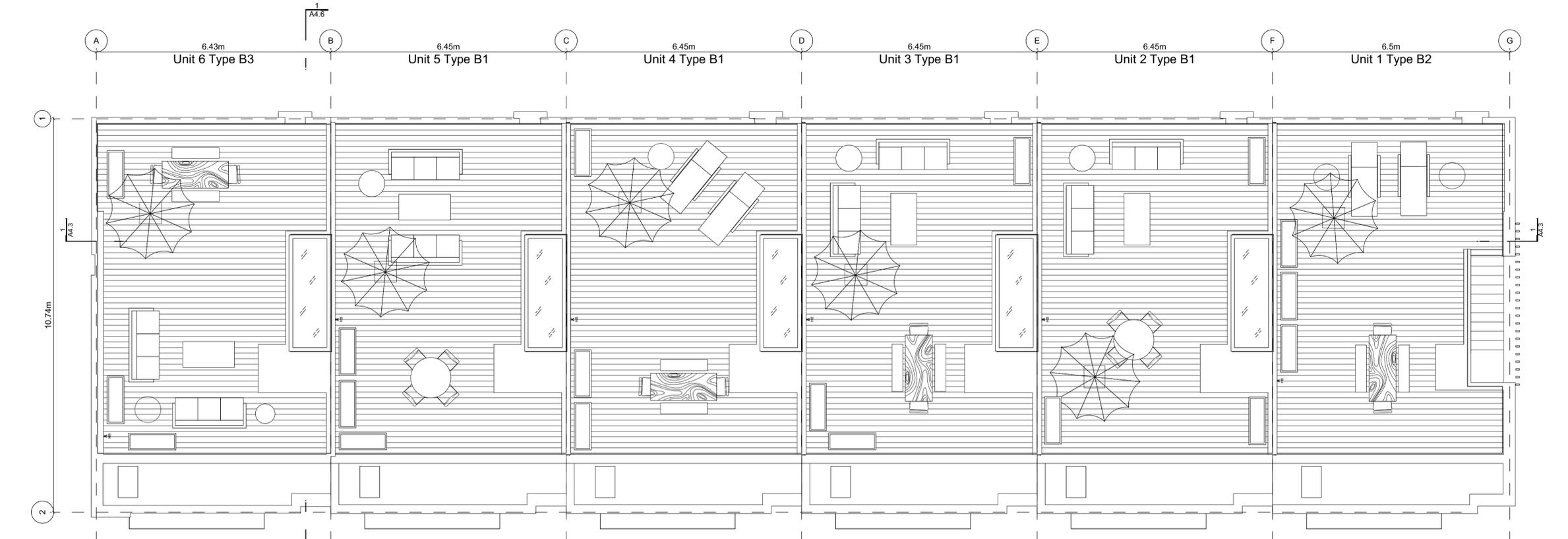
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Block Plan Notes:
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A4.1



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 ²	11.23 m to C/L of Kipling St.	98.5 %	43 %	3/4hr, C	C or NC
East Facade	78.6 m ²	18.03 m to C/L of Thurlow Rd.	100.0 %	8.9 %	3/4hr, C	C or NC
South Facade	52.8 m ²	5.00 m to PL	52.0 %	22.7 %	3/4hr, C	C or NC
West Facade	80.7 m ²	3.80 m to C/L of Driveway	36.6 %	9.1 %	3/4hr, C	NC

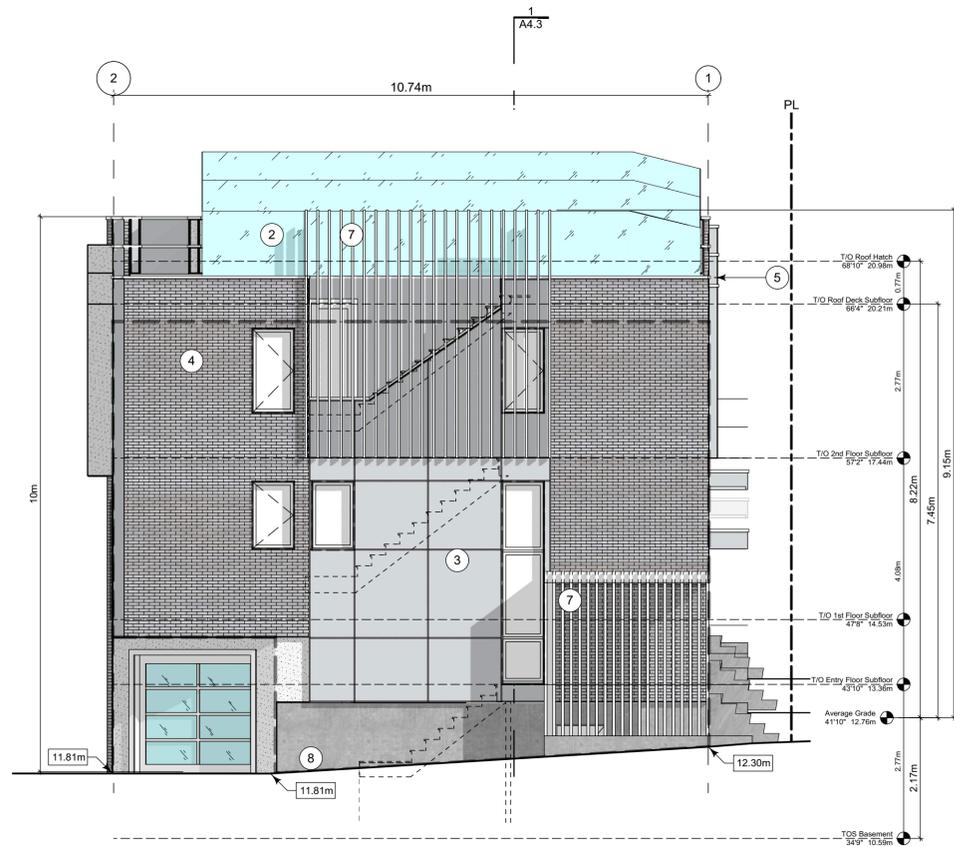
Exterior Materials

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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Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Dec 12, 2019

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Block 01 Elevations

Project Name:
Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

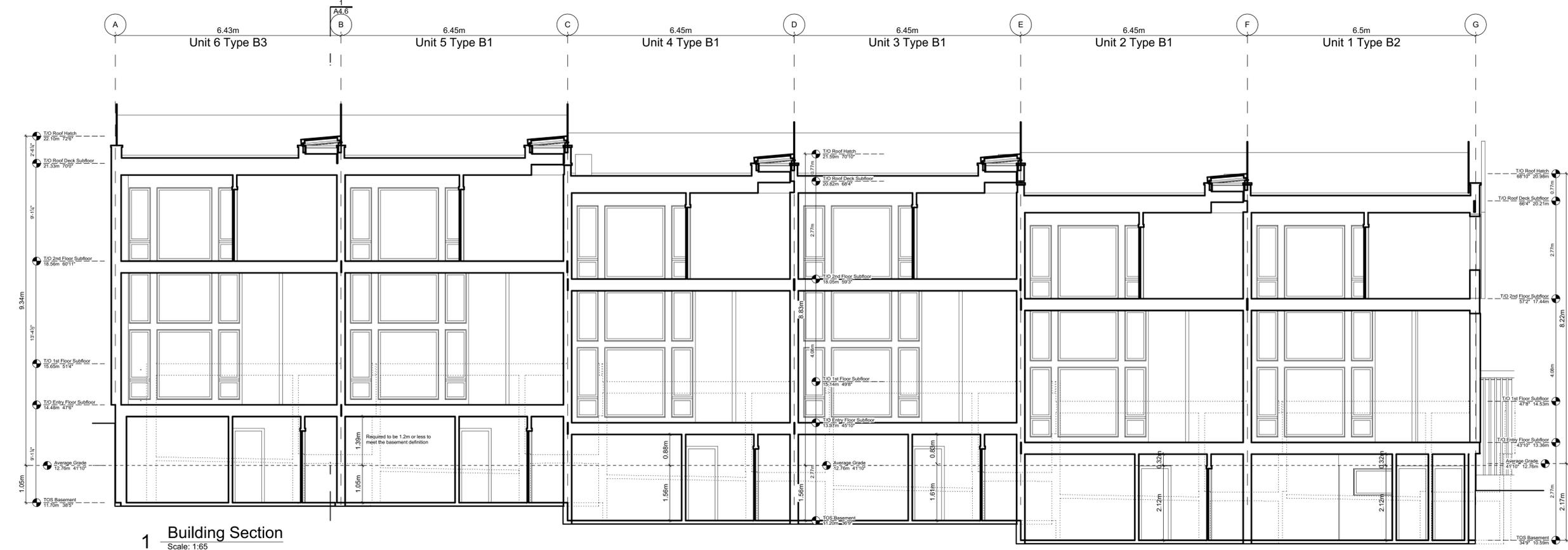
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2 South Elevation - Driveway
Scale: 1:65



1 Building Section
Scale: 1:65

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Block 02 Floor Plans

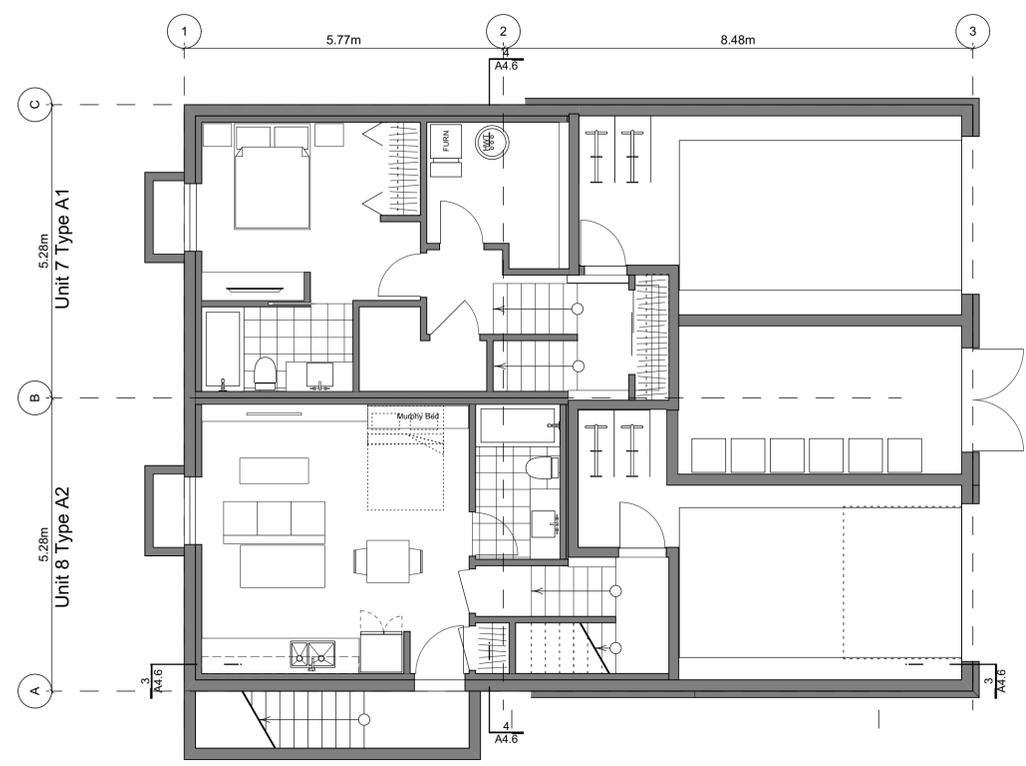
Project Name: _____

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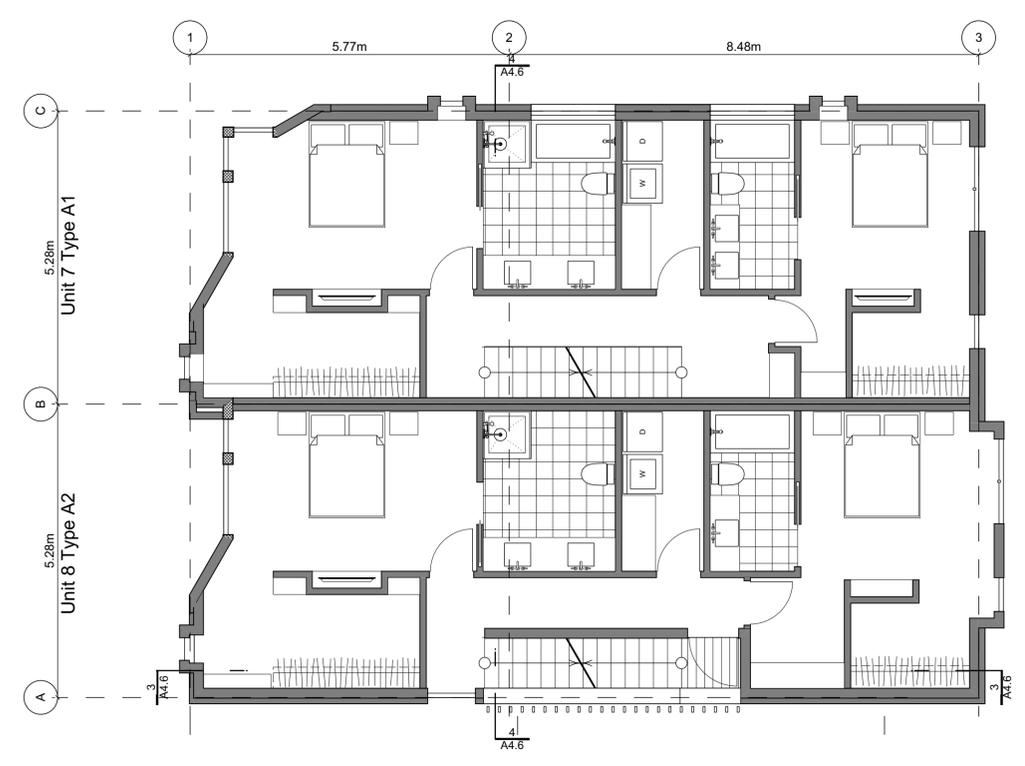
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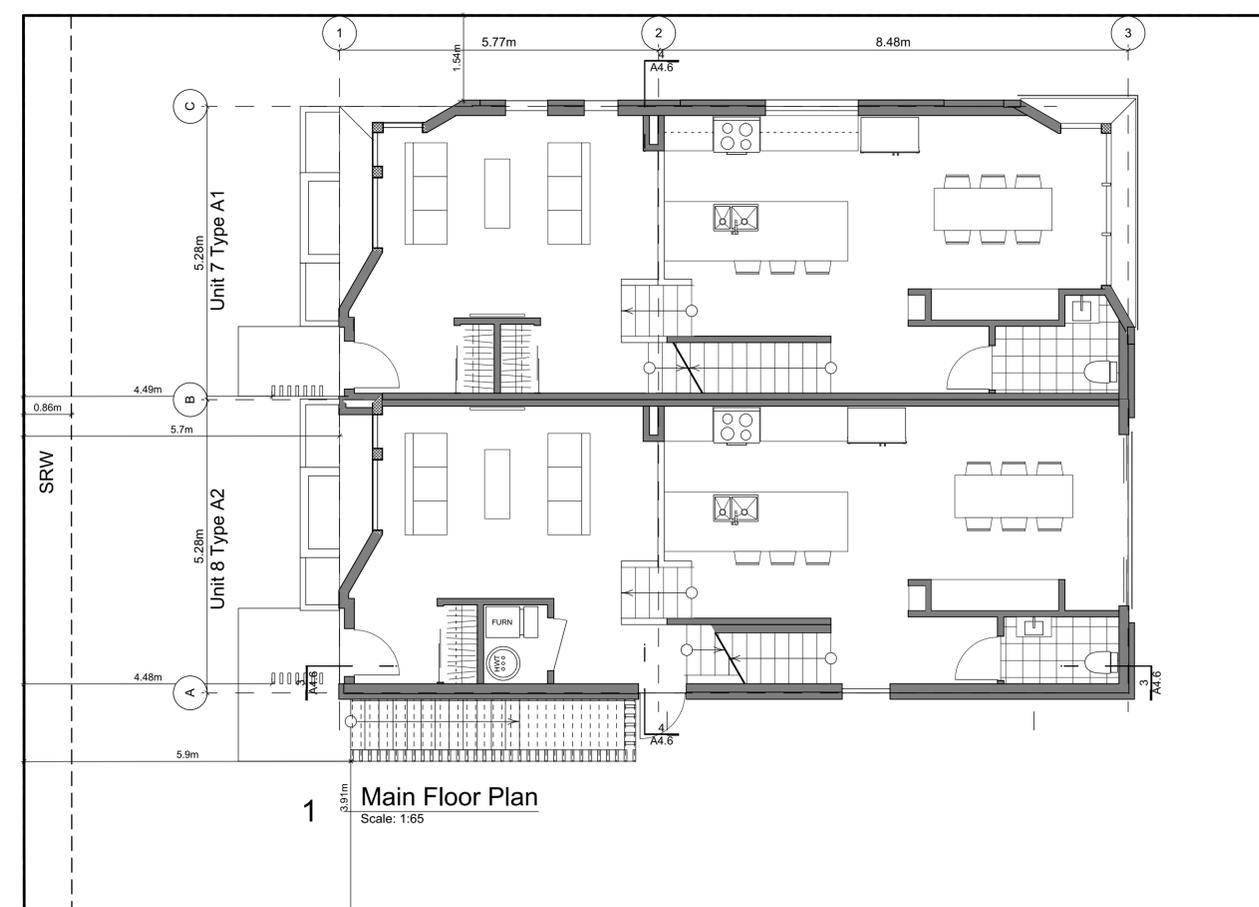
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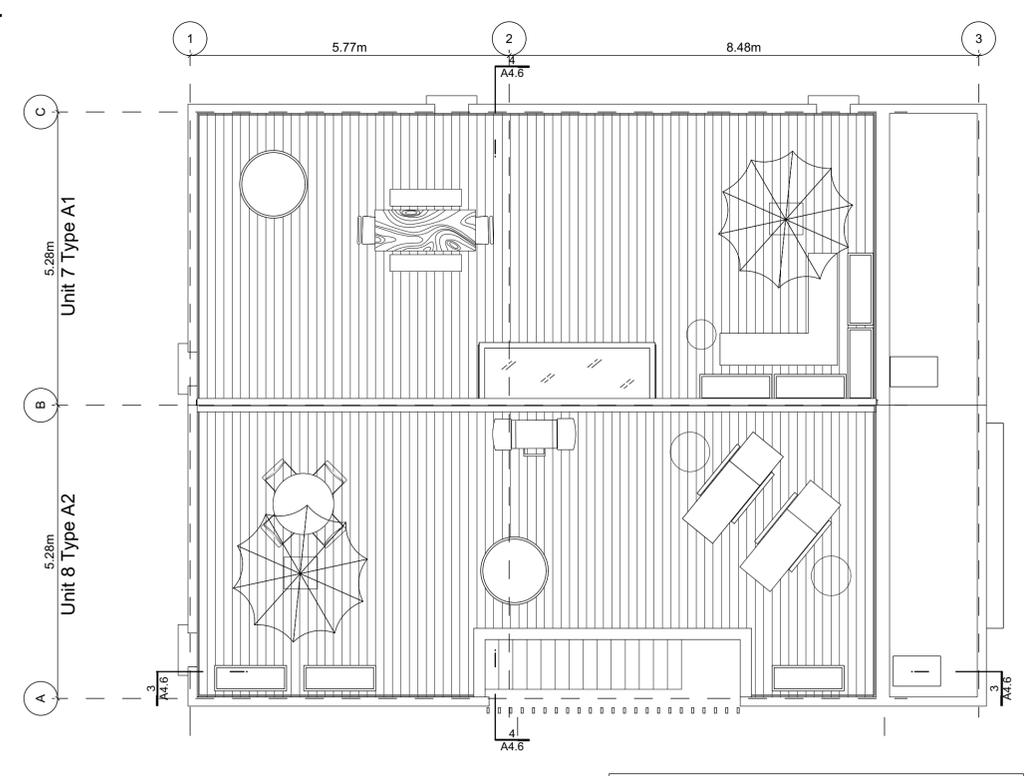
2 Basement Floor Plan
Scale: 1:65



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.

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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Building Exposure and Spatial Separation (9.10.15.4.)

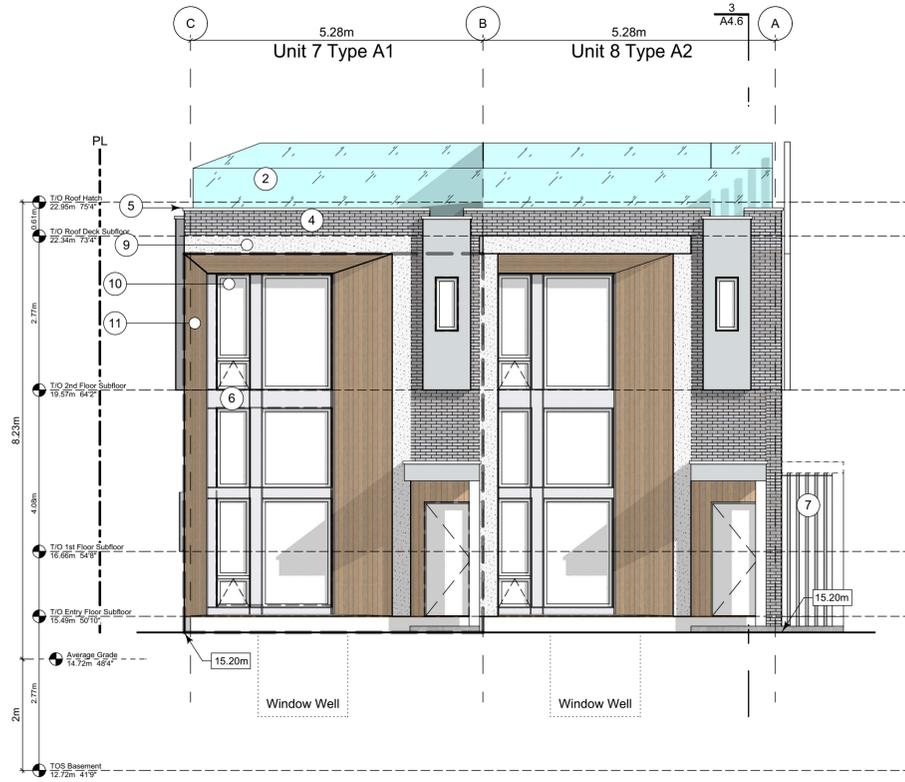
Building Sprinklered to NFPA13

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

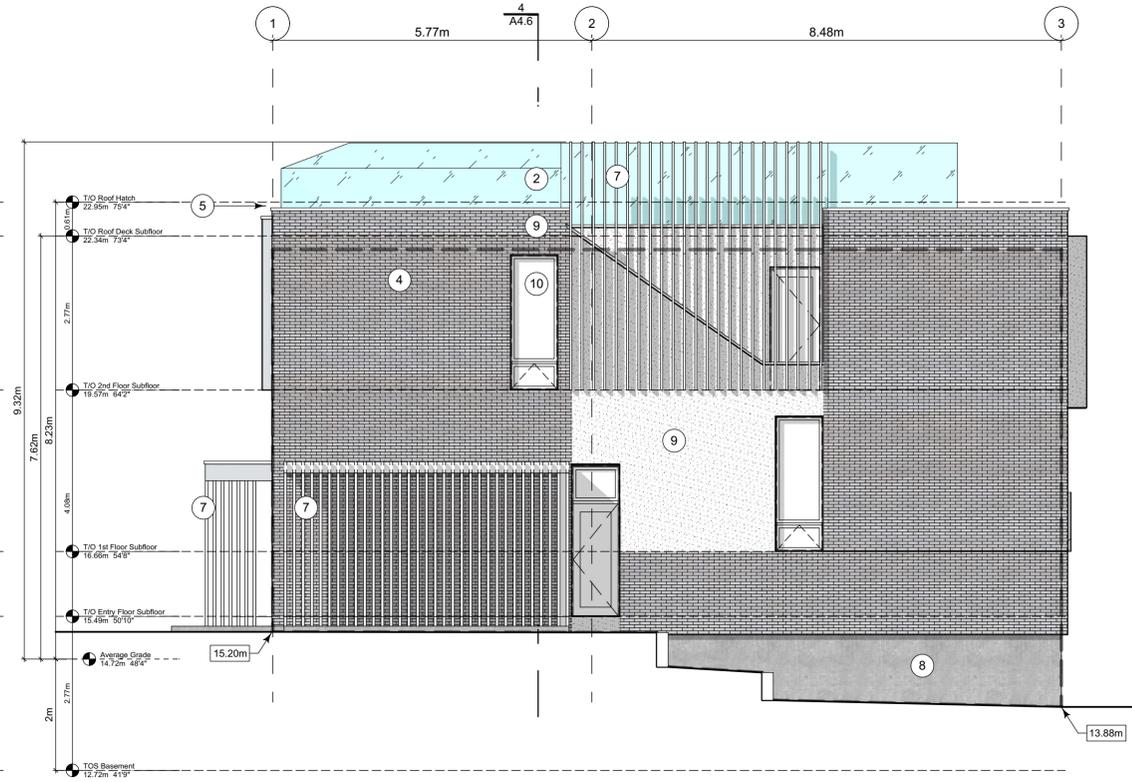
Exterior Materials

No.	Description	Colour / Finishes
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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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Block 02 Elevations

Project Name:

Fairfield-Kipling Development

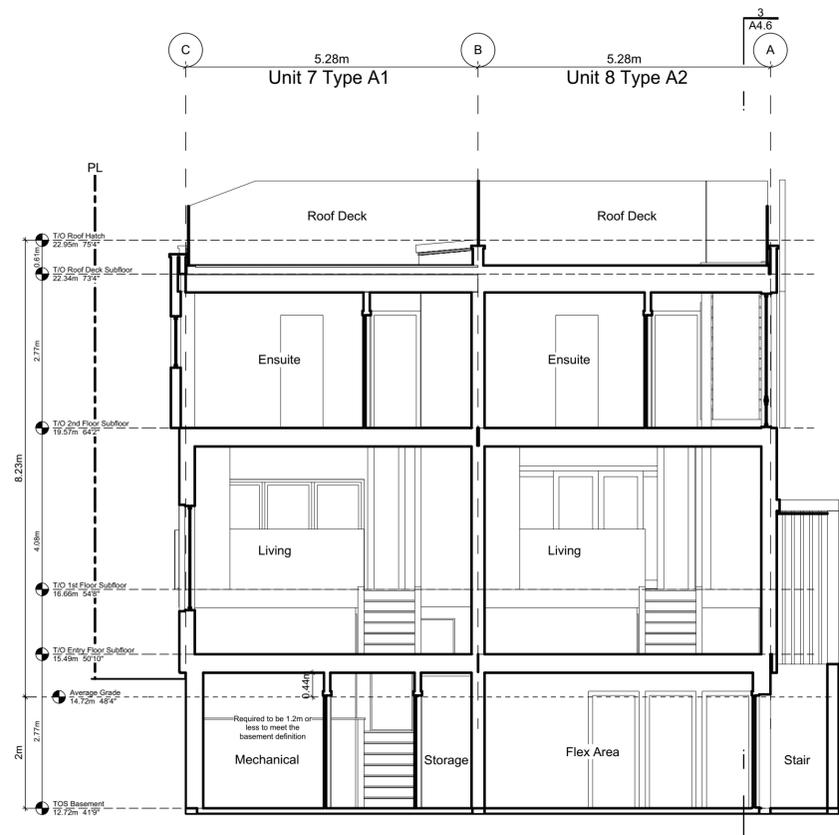
Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

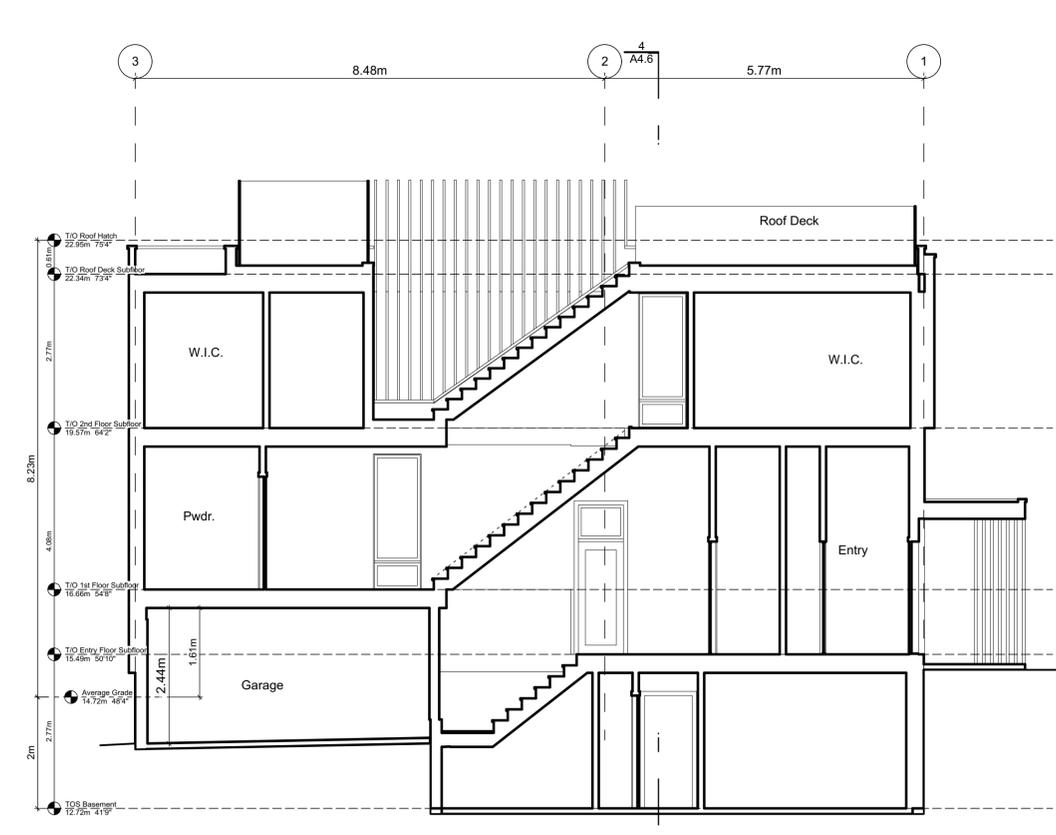
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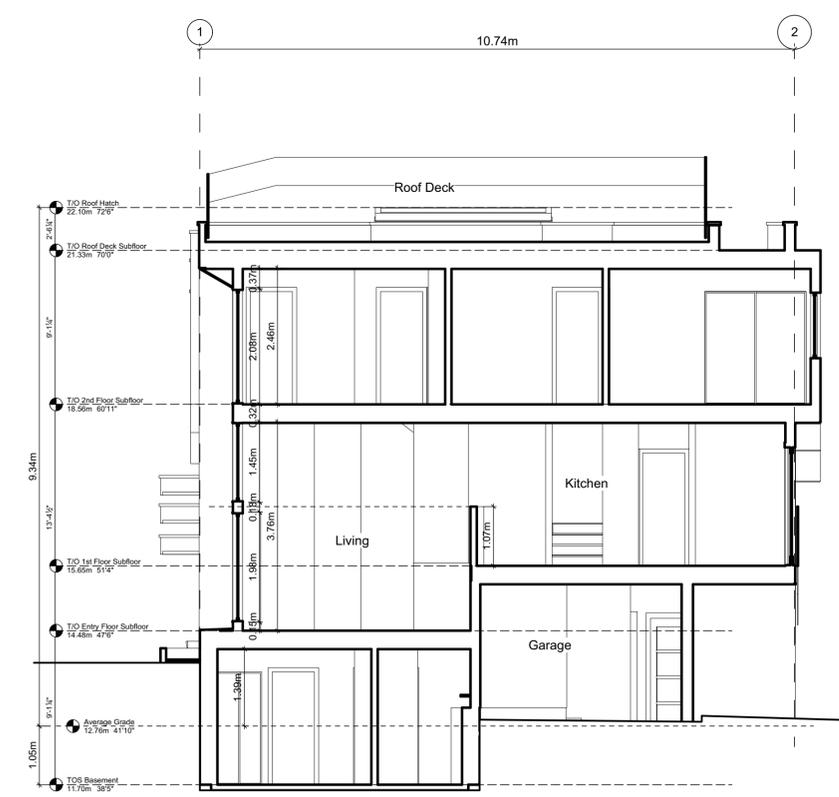
A4.5



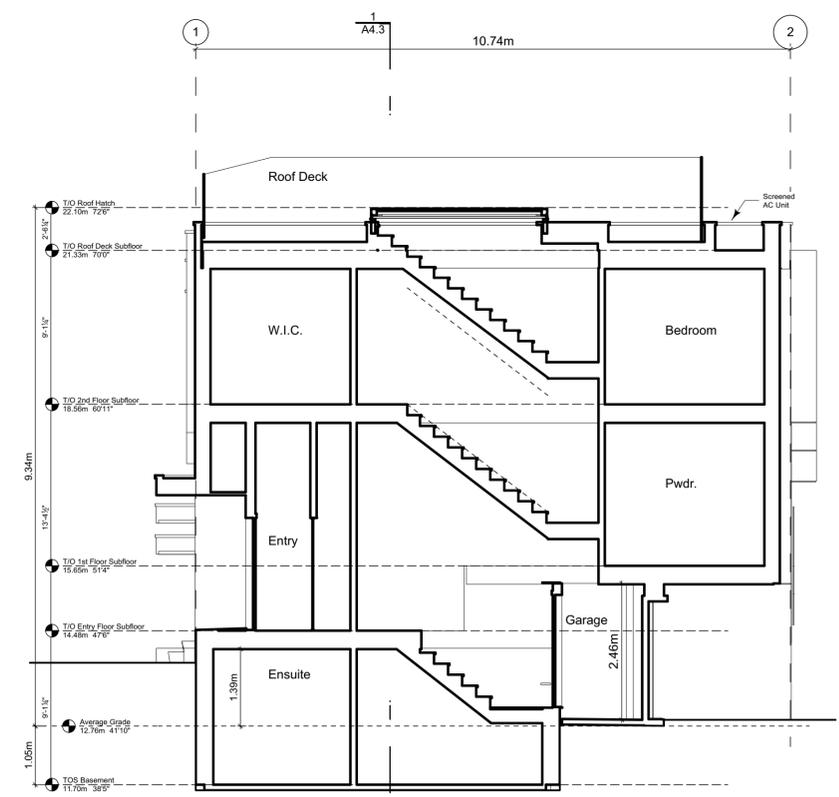
4 Block 2 Section
Scale: 1:65



3 Block 2 Unit 8 Section
Scale: 1:65



2 Block 1 Unit 5 Section
Scale: 1:65



1 Block 1 Unit 6 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:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Dec 12, 2019

Scale: 1:65

Sheet No:

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 Below 18°C			
January		July 2.5°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 _s	S _r	1/10	1/50				
1.5	0.3	0.44	0.57				
Seismic Data							
S _s (0.2)	S _s (0.5)	S _s (1.0)	S _s (2.0)	S _s (5.0)	S _s (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 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
 VB = Vapour Barrier
 FG = Fiber Glass
 MB = Moisture Barrier
 AB = Air Barrier
 OC = On Centre

STC = Sound Transmission Class
 GWB = Gypsum Wall Board
 XPS = Extruded Polystyrene Rigid Insulation (Roxul CIS or equiv)
 RSI = Resistance Système International
 IIC = Impact Insulation Class
 UV = Ultraviolet
 ULC = Underwriters Laboratories of Canada

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			
R1.0 Insulated Roof (Outboard Insulation)	REQUIRED:		4.67	26.52	-	-			
	PROVIDED:		4.84	27.49	-	-			
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									
MB			0.03	0.17					
Torch On Built Up Membrane Protection Board									
AB, VB		0.035 / mm	4.45	25.24					
5" Expanded polystyrene Type 2 Slope To drain 5/8" T&G Plywood sheathing (See structural) 11 7/8" TJI joists (see structural) 1 layers 5/8" GWB Interior Air Film Soffit - See elevations									
			0.16	0.91					
			0.10	0.55					
			0.11	0.62					
R1.1 Roof Cavity Fire Separation	REQUIRED:		-	-	1 HR	-			
	PROVIDED:		-	-	1 HR	-			
11 7/8" TJI Rated Rlm Board (see structural)									
R2.0 Insulated Roof (Spray Foam)	REQUIRED:		4.67	26.52	-	-			
	PROVIDED:		5.21	29.60	-	-			
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									
MB			0.03	0.17					
Torch On Built Up Membrane 5/8" T&G Plywood sheathing (See structural) Cross Strapping slope to drain									
AB, VB		2.56 9.0%	4.98	28.25					
11 7/8" TJI joists (see structural) 6" 2LB Medium Density/Closed Cell Spray Foam Insulation 1 layers 5/8" GWB Interior Air Film Soffit - See elevations									
			0.10	0.55					
			0.11	0.62					
R3.0 Un-Insulated Roof	REQUIRED:		-	-	-	-			
	PROVIDED:		-	-	-	-			
All roofing work to RCABC five-year guarantee standards. Roof Covering to have a A, B, or C classification as per CAN/ULC-S107 Torch On Built Up Membrane									
MB									
5/8" T&G Plywood sheathing (See structural) 11 7/8" TJI joists (see structural) Soffit - See elevations									
R4.0 Roof Deck	REQUIRED:		4.67	26.52	-	-			
	PROVIDED:		5.21	29.60	-	-			
Exterior Air Film Floating Wood Deck Boards on 2x4 Sleepers DELTA MS - 5/16" dimpled membrane									
MB			0.03	0.17					
Torch On Built Up Membrane 5/8" T&G plywood sheathing (see structural) Cross Strapping slope to drain									
AB, VB		2.56 9.0%	4.98	26.87					
11 7/8" TJI joists (see structural) 6" 2LB Medium Density/Closed Cell Spray Foam Insulation Resilient metal channels @ 24" OC perpendicular to joists 1 layers 5/8" type X GWB Interior Air Film									
			0.10	0.55					
			0.11	0.62					

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			
F1.0 Wood Floor	REQUIRED:		-	-	-	-			
	PROVIDED:		-	-	-	-			
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									
F1.1 Insulated Wood Floor	REQUIRED:		4.67	26.52	-	-			
	PROVIDED:		5.48	31.13	-	-			
Interior Air Film Finish Flooring to Owners spec 5/8" T&G plywood sheathing (see structural) 11 7/8" TJI joists (see structural)									
AB, VB		2.56 9.0%	5.19	29.48					
6.5" Rigid SM Foam Insulation Sealed in place. Soffit - See elevations Exterior Air Film									
			0.10	0.57					
			0.03	0.17					
F2.0 Concrete Slab On Grade	REQUIRED:		-	-	-	-			
	PROVIDED:		-	-	-	-			
4" Reinforced concrete slab (see structural) 10 mil UV VB 6" compacted granular fill (see structural) native soil									

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			
W1.0 CIP Concrete Below Grade	REQUIRED:		1.99	11.30	-	-			
	PROVIDED:		2.59	14.73	-	-			
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)									
AB, VB		0.0004/mm	0.08	0.46					
2.5" Continuous XPS Insulation 2X2 Framing @ 24" OC (Service Cavity) 1 Layer 1/2" GWB Interior Air Film									
		0.0336/mm	2.13	12.12					
			0.18	1.02					
			0.08	0.45					
			0.12	0.68					
W2.0 Wood Stud Wall	REQUIRED:		2.74	15.56	-	-			
	PROVIDED:		3.04	17.24	-	-			
Exterior Air Film Cladding (See Elevations) 3/8" x 1 1/2" PT Strapping 16" OC									
MB			0.15	0.85					
2 layers 30min building paper 1/2" Plywood Sheathing									
AB, VB		2X6 Framing 16" OC (See structural) framing	1.19	0.23					
R22 FG Batt Insulation cavity									
			3.87	0.77					
			2.55	14.46					
			-	-					
			0.09	0.51					
			0.12	0.68					
W3.0 Curtain Wall 6" Deep	REQUIRED:		-	-	-	-			
	PROVIDED:		-	-	-	-			
1" insulating double pane exterior glazed 5" Extruded Aluminum Mullion									

Interior Wall Assemblies

Assembly	RSI	Area %	RSI eff. (m2·K)/W	R-Value	FRR	STC			
W4.0 Suite to Suite (Demising Wall)	REQUIRED:		-	-	1 HR	50			
	PROVIDED:		-	-	1 HR	54			
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)									
W5.0 Non-Load Bearing Partition	REQUIRED:		-	-	-	-			
	PROVIDED:		-	-	-	-			
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									
W5.1 Load Bearing Partition	REQUIRED:		-	-	1 HR	-			
	PROVIDED:		-	-	1 HR	-			
** 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									

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Building Assemblies

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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
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Concept Renderings

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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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