

Drawing List

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1712 Fairfield Road Multi-Family Development

1707 Issued for Rezoning 29/09/2017



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-

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

	BRICK
	CONCRETE
	CONCRETE BLOCK
	GYPSUM BOARD
	PLYWOOD
	SOLID WOOD
	RIGID & SEMI RIGID INSULATION
	BATT / ACCOUSTIC INSULATION
	SPRAY FOAM INSULATION
	GRAVEL
	ASPHALT
	STRUCTURAL STEEL
	EARTH / BACKFILL
	ROOF MEMBRANE / AIR / VAPOUR RETARDER / DAMP-PROOFING

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

LEGAL DESCRIPTION	PLAN 290 VICTORIA LOT 4 INCL PCL A SECTION FFLD PLAN 290 EXC PT IN STREET, LOT 6 PLAN 1834 SECTION 68 VICTORIA
CIVIC ADDRESS	1712 + 1720 Fairfield Road
ZONING (Current)	R1-G
ZONING (Proposed)	CD-TBD
SITE AREA	2387.54m ²
TOTAL FLOOR AREA	2250.01m ²
COMM. FLOOR AREA	0.0
AVERAGE GRADE	13.04m

	PERMITTED	PROPOSED
FLOOR SPACE RATIO	05. - 1.0	0.94
SITE COVERAGE	30%	45%
OPEN SITE SPACE	50%	55%
BUILDING HEIGHT	7.6m	10.7m
NUMBER OF STOREYS	2	3
VEHICLE PARKING	22	20
BICYCLE PARKING	17	25

FRONT YARD	7.5m	3.0m
REAR YARD	9.1m or 30% of Site Depth	6.1m
SIDE YARD (WEST)	1.5m	2.7m
SIDE YARD (EAST)	3.9m	10.1m
COMBINED SIDE YARD	min. 5.4m	12.8m

Total Number of Units	17
Unit Type	2-4 Bedroom
Ground Oriented Units	17
Minimum Unit Floor Area	83.0m ²
Total Residential Floor Area	2250.01m ²

Grade Points	Avg of Points	Distance Between Grade Points	Totals	Perimeter
Building 1				
A + B	$13.085 + 13.085 / 2 = 13.085$	10.868	142.21	61.434
3 + C	$13.085 + 13.400 / 2 = 13.243$	19.849	262.86	
C + D	$13.400 + 13.380 / 2 = 13.390$	10.868	145.52	
D + E	$13.380 + 13.085 / 2 = 13.232$	19.849	262.64	
Building 2				
A + B	$11.965 + 12.080 / 2 = 12.023$	21.145	254.23	49.8525
3 + C	$12.080 + 12.365 / 2 = 12.223$	2.765	33.8	
C + E	$13.085 + 13.085 / 2 = 13.085$	10.507	137.48	
E + F	$13.085 + 13.085 / 2 = 13.085$	2.1665	28.35	
F + G	$13.085 + 13.085 / 2 = 13.085$	7.889	103.23	
H + A	$11.965 + 11.965 / 2 = 11.965$	5.38	64.37	
Building 3				
A + B	$13.085 + 13.085 / 2 = 13.085$	21.166	276.96	69.352
3 + C	$13.085 + 13.485 / 2 = 13.285$	13.26	176.16	
C + D	$13.485 + 13.485 / 2 = 13.485$	21.666	292.17	
D + E	$13.485 + 13.065 / 2 = 13.285$	13.26	176.16	
		Total	2356.14	180.6385
		Average Grade		13.04339883



NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017

A001

SITE PLAN

PURDEY GROUP

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

ADDRESS : 1712 & 1720 Fairfield Road

PROJECT SURVEYOR : RPH

DRAWN BY : RPH DATE : Sept 28/17

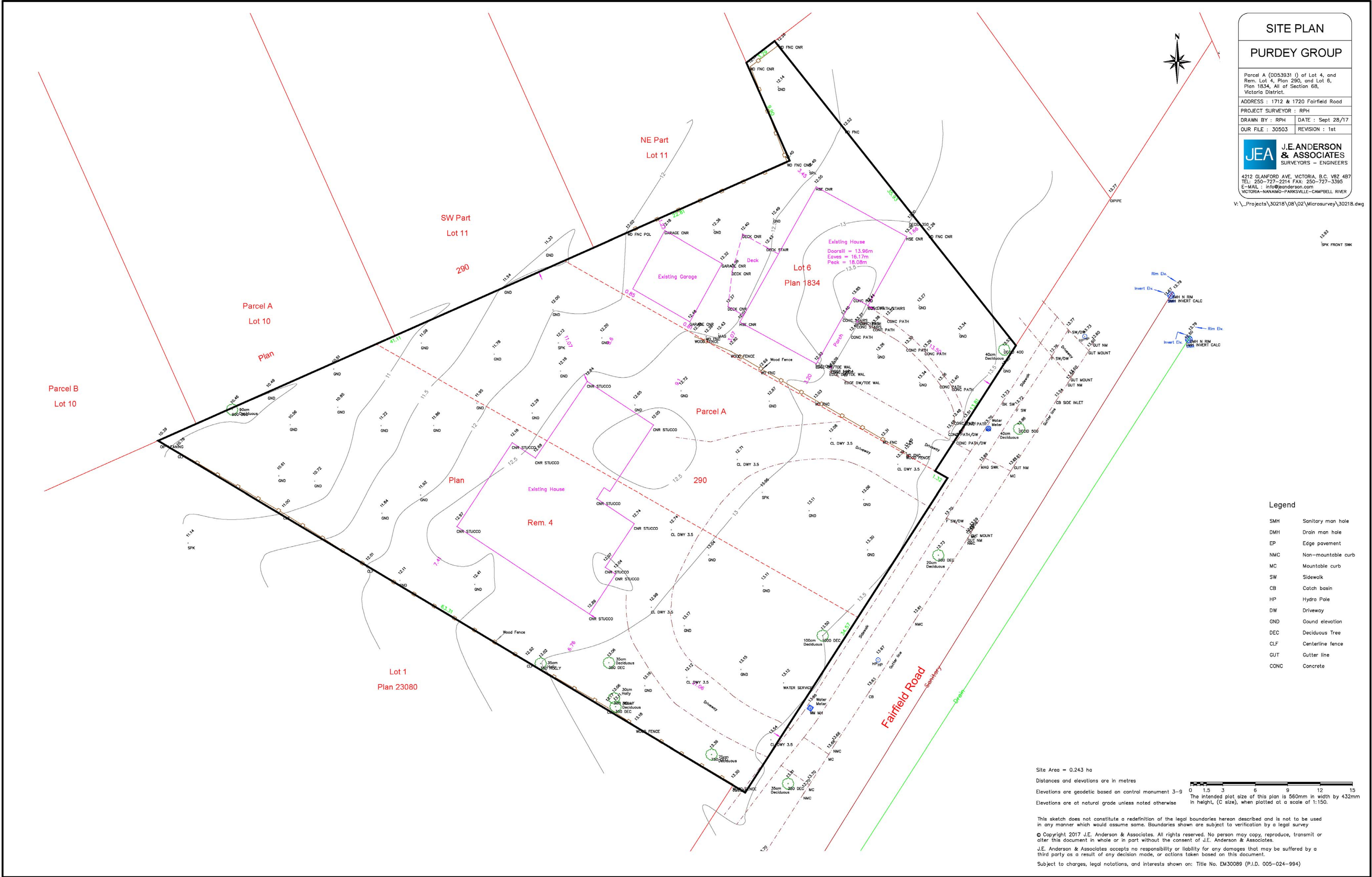
OUR FILE : 30503 REVISION : 1st

JEA

J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V6Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL: info@janderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

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



- Legend
- SMH Sanitary man hole
 - DMH Drain man hole
 - EP Edge pavement
 - NMC Non-mountable curb
 - MC Mountable curb
 - SW Sidewalk
 - CB Catch basin
 - HP Hydro Pole
 - DW Driveway
 - GND Ground elevation
 - DEC Deciduous Tree
 - CLF Centerline fence
 - GUT Gutter line
 - CONC Concrete

Site Area = 0.243 ha
Distances and elevations are in metres
Elevations are geodetic based on control monument 3-9
The intended plot size of this plan is 560mm in width by 432mm in height, (C size), when plotted at a scale of 1:150.
Elevations are at natural grade unless noted otherwise

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any manner which would assume some. Boundaries shown are subject to verification by a legal survey.

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Subject to charges, legal notations, and interests shown on: Title No. EM30089 (P.I.D. 005-024-994)

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017

1712 Fairfield Road Multi-Family Development

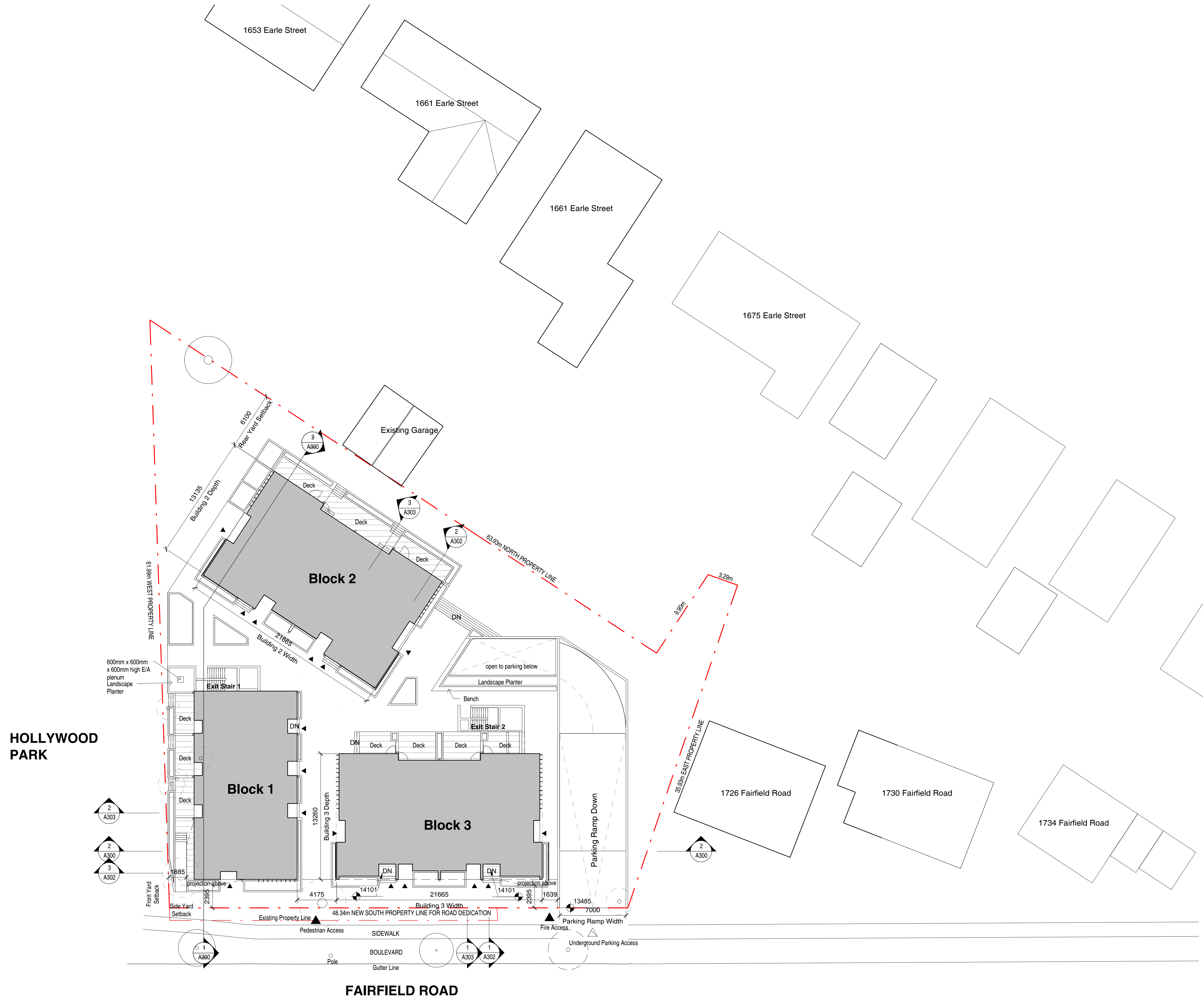
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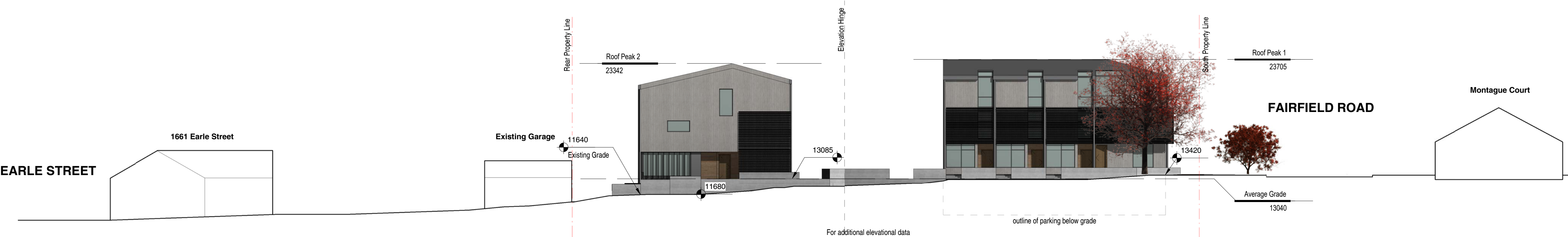
Survey Plan	
DATE	29/09/2017
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	1707

REVISIONS		
NO	DESCRIPTION	DATE

1712 Fairfield Road
Multi-Family
Development
Issued for Rezoning

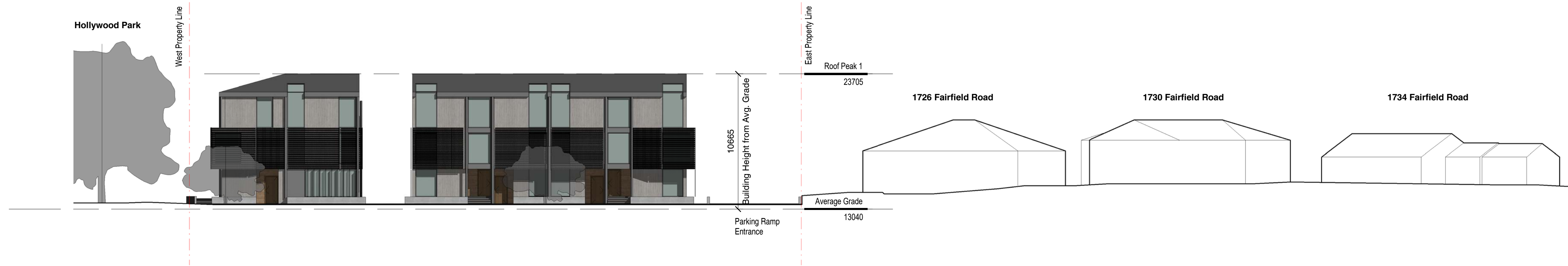
Context Plan	
DATE	29/09/2017
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	1707





1 Site Elevation - West
1 : 200

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017



2 Site Elevation - South
1 : 200

1712 Fairfield Road Multi-Family Development

Issued for Rezoning

Context Streetscapes

DATE	29/09/2017
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 200
JOB NUMBER	1707

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B + C	$12.080 + 12.365 / 2 = 12.223$	2.765	33.8	
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F + G	$13.085 + 13.085 / 2 = 13.085$	7.889	103.23	
H + A	$11.965 + 11.965 / 2 = 11.965$	5.38	64.37	
Building 3				69.352
A + B	$13.085 + 13.085 / 2 = 13.085$	21.166	276.96	
B + C	$13.085 + 13.485 / 2 = 13.285$	13.26	176.16	
C + D	$13.485 + 13.485 / 2 = 13.485$	21.666	292.17	
D + E	$13.485 + 13.085 / 2 = 13.285$	13.26	176.16	
Total			2356.14	160.6385
Average Grade				13.04339893



Tree to be RETAINED

Tree to be REMOVED

Unit Access

Parking Entrance

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017

Issued for Rezoning

DATE	29/09/2017
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated

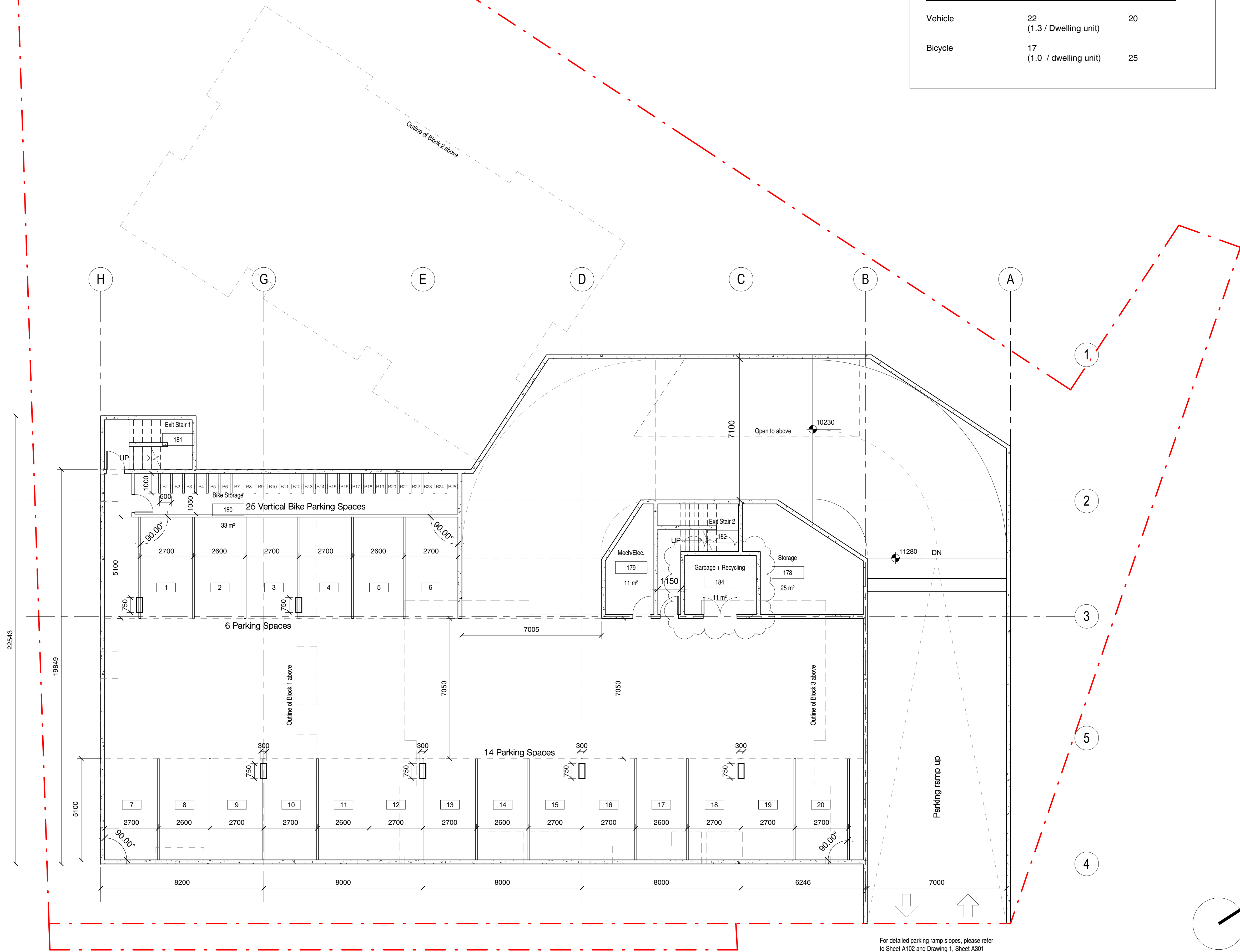
JOB NUMBER 1707

A102

PARKING DATA

Vehicle Parking 20 spaces
Bicycle Parking 25 spaces
MULTIPLE DWELLINGS (Schedule C, 11(c))

	REQUIRED	PROPOSED
Vehicle	22 (1.3 / Dwelling unit)	20
Bicycle	17 (1.0 / dwelling unit)	25



1 LEVEL 0 PARKING
1 : 100

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017

**1712 Fairfield Road
Multi-Family
Development**
Issued for Rezoning

Level 0 Plan	
DATE	29/09/2017
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

A200

PLOT INFO.

PLOT STAMP LOCATION

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017

1712 Fairfield Road
Multi-Family
Development
Issued for Rezoning

Level 1 Plan

DATE	29/09/2017
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

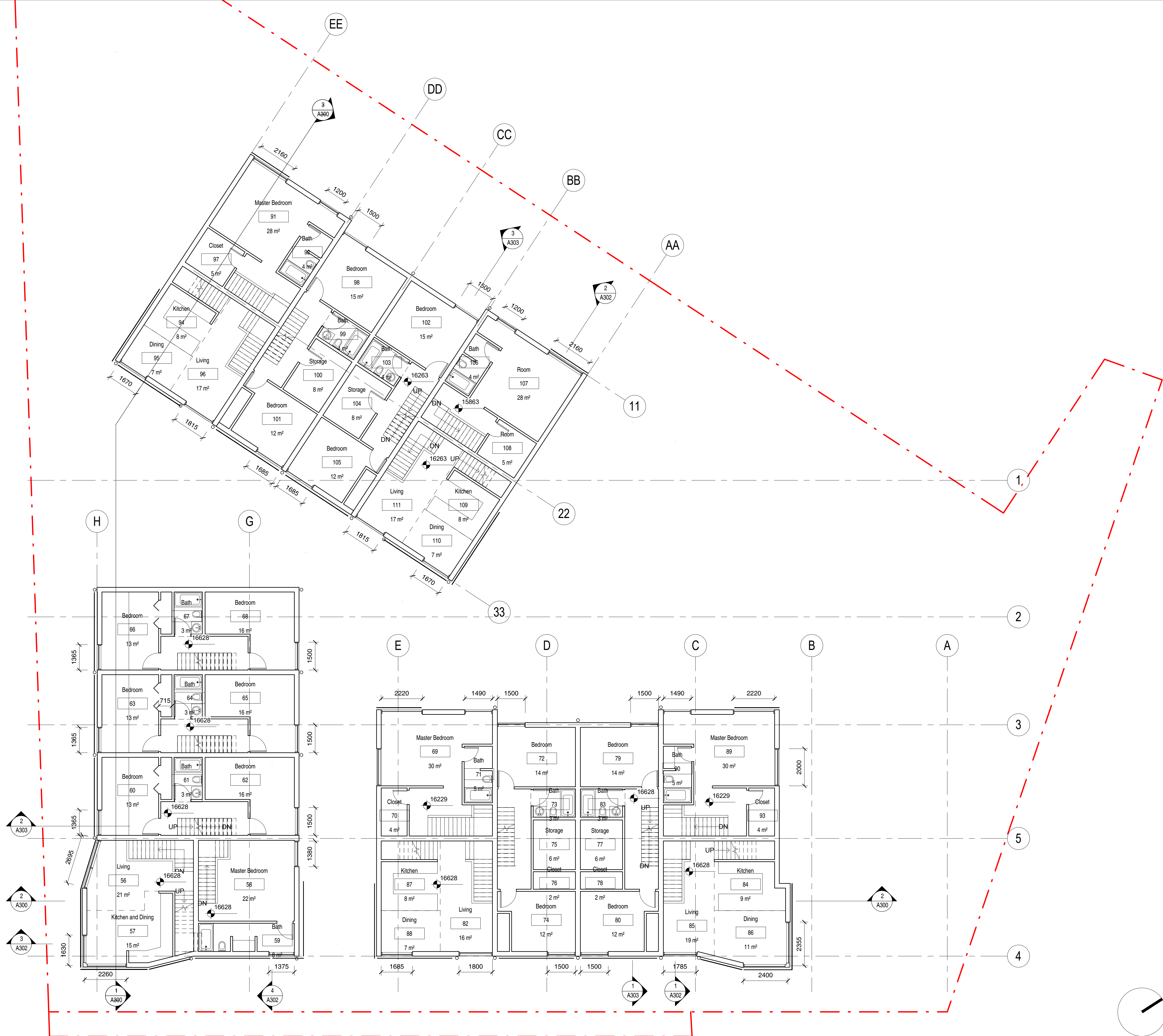
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REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017

**1712 Fairfield Road
Multi-Family
Development**
Issued for Rezoning

Level 2 Plan	
DATE	29/09/2017
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A202

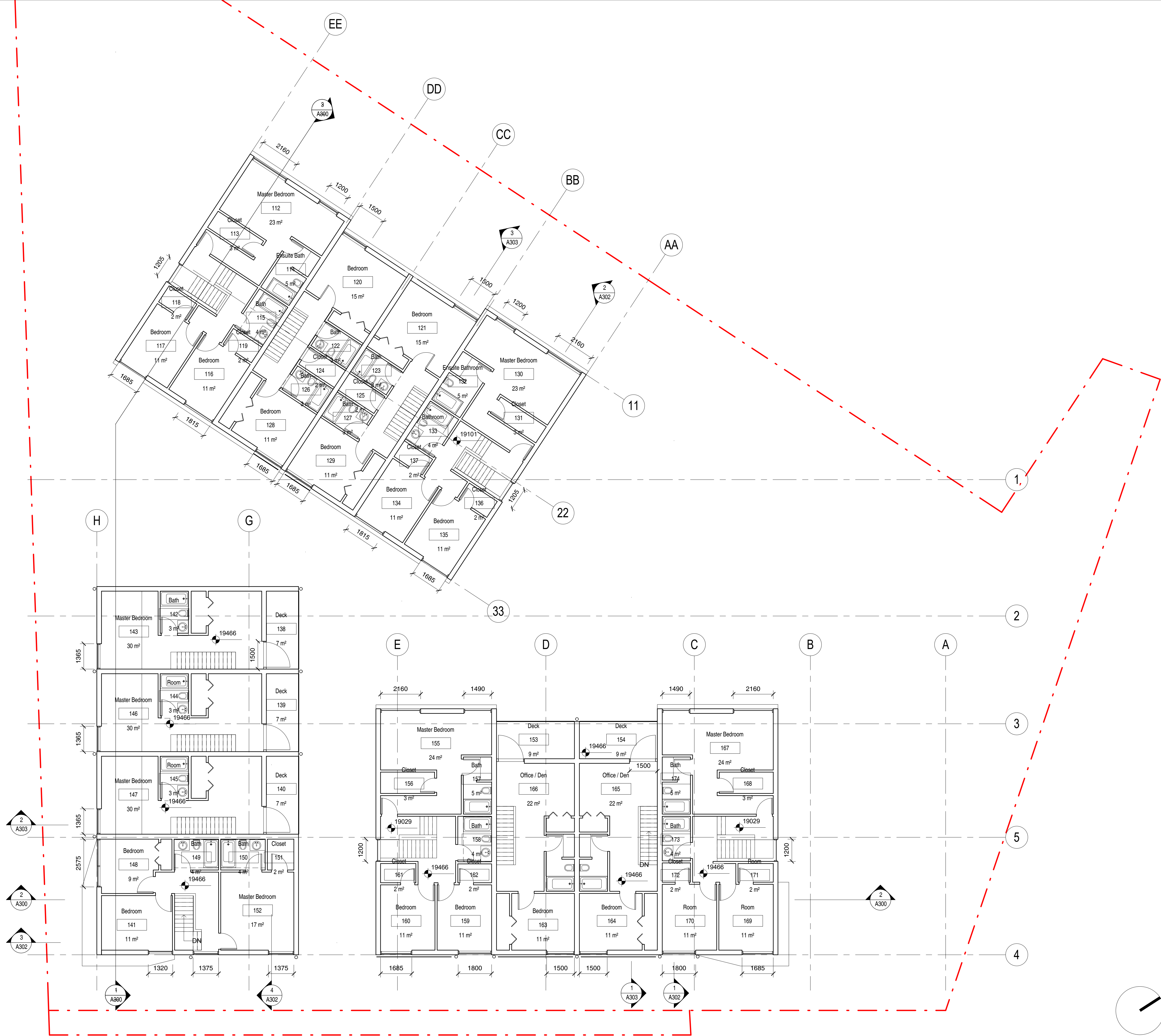


REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017

**1712 Fairfield Road
Multi-Family
Development**
Issued for Rezoning

Level 3 Plan	
DATE	29/09/2017
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

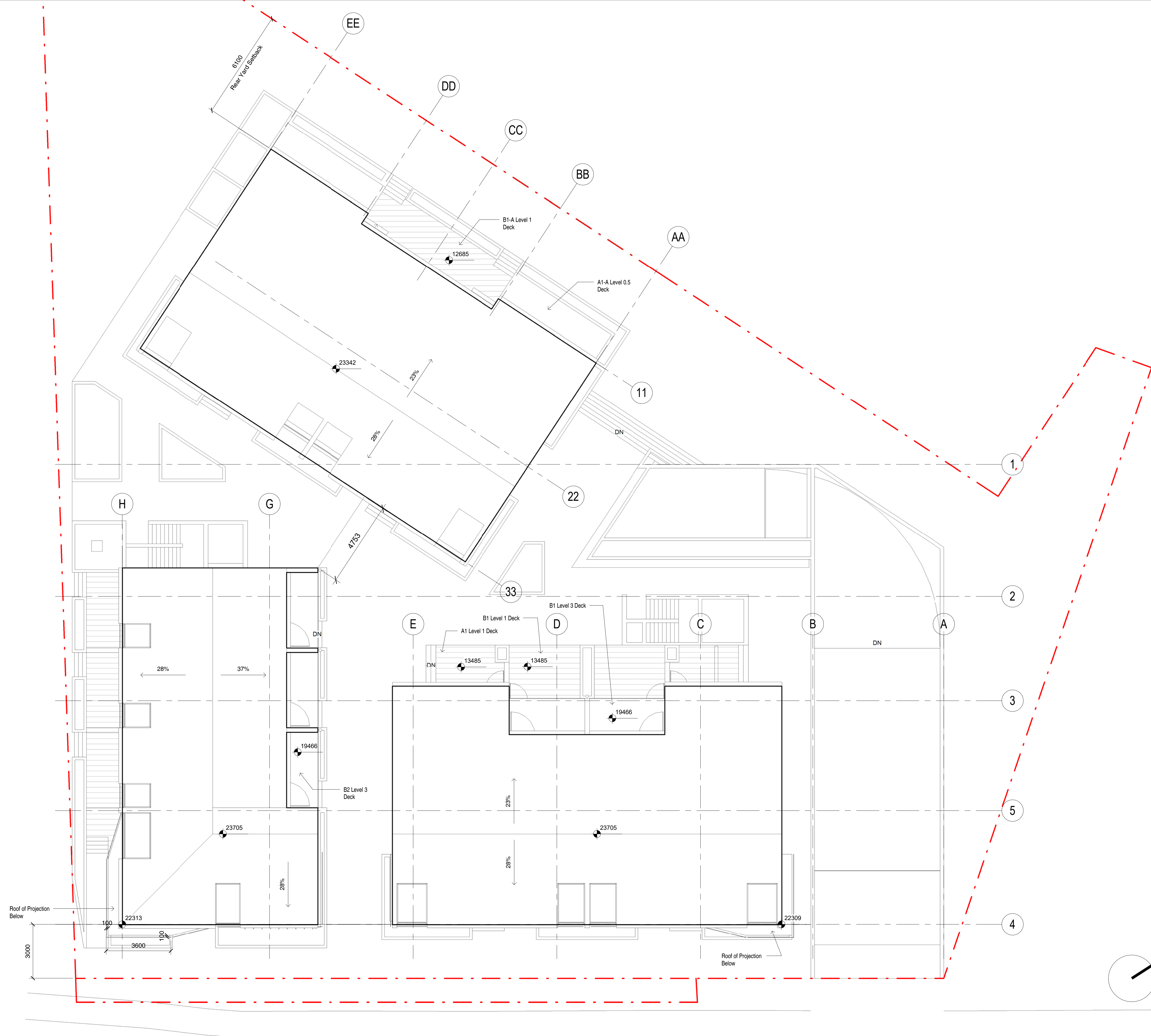
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REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017

**1712 Fairfield Road
Multi-Family
Development**
Issued for Rezoning

Roof Plan	
DATE	29/09/2017
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707



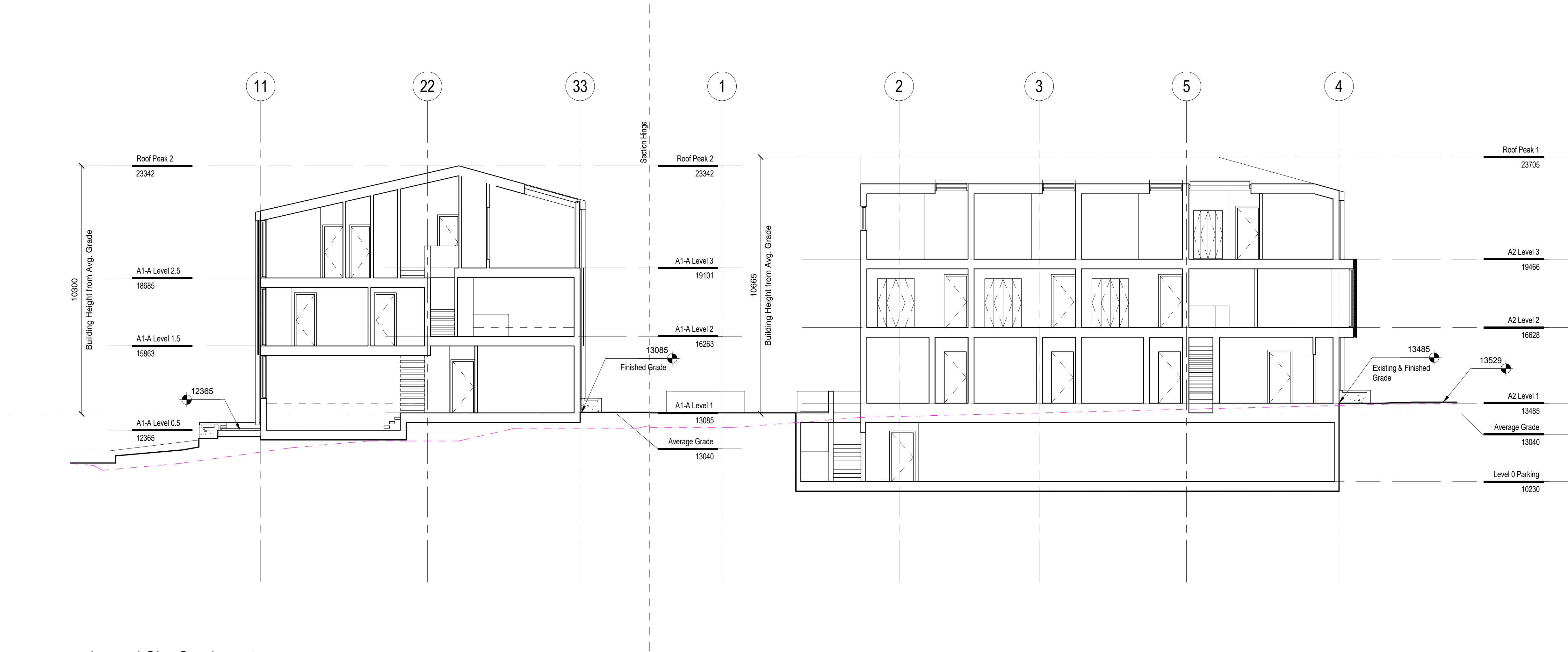
LEGEND

Existing Grade

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017

**1712 Fairfield Road
Multi-Family
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Issued for Rezoning

Site Sections	
DATE	29/09/2017
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707



1 Jagged Site Section - 1
1 : 100



2 East-West Section
1 : 100

LEGEND

Existing Grade

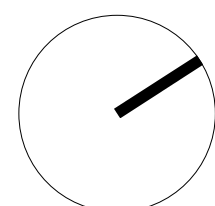


1 Parking Ramp Section
1 : 100

REVISIONS		
NO	DESCRIPTION	DATE

**1712 Fairfield Road
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Site Section	
DATE	29/09/2017
DRAWN BY	Author
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SCALE	1 : 100
JOB NUMBER	1707



LEGEND

Existing Grade

REVISIONS

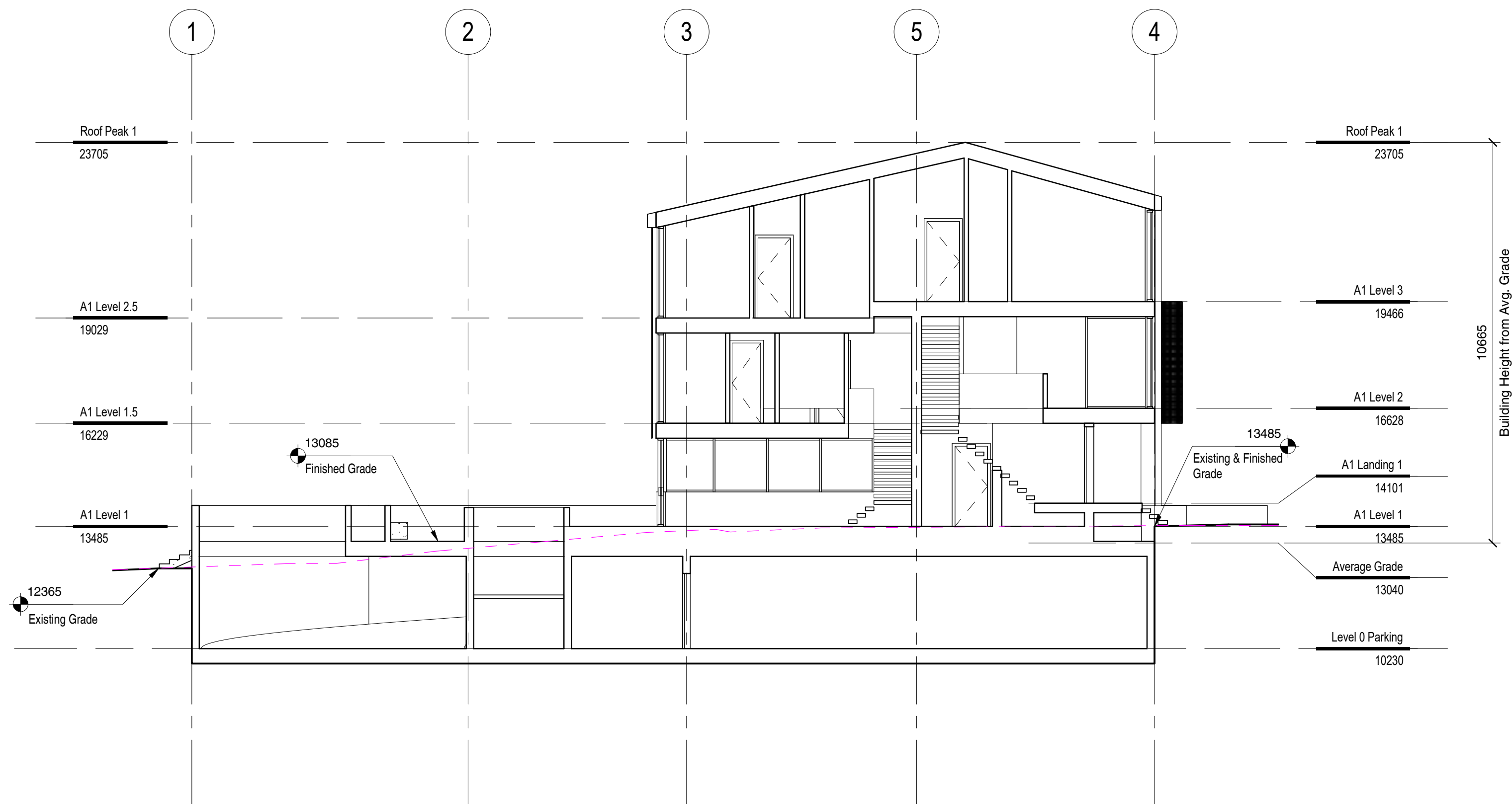
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**1712 Fairfield Road
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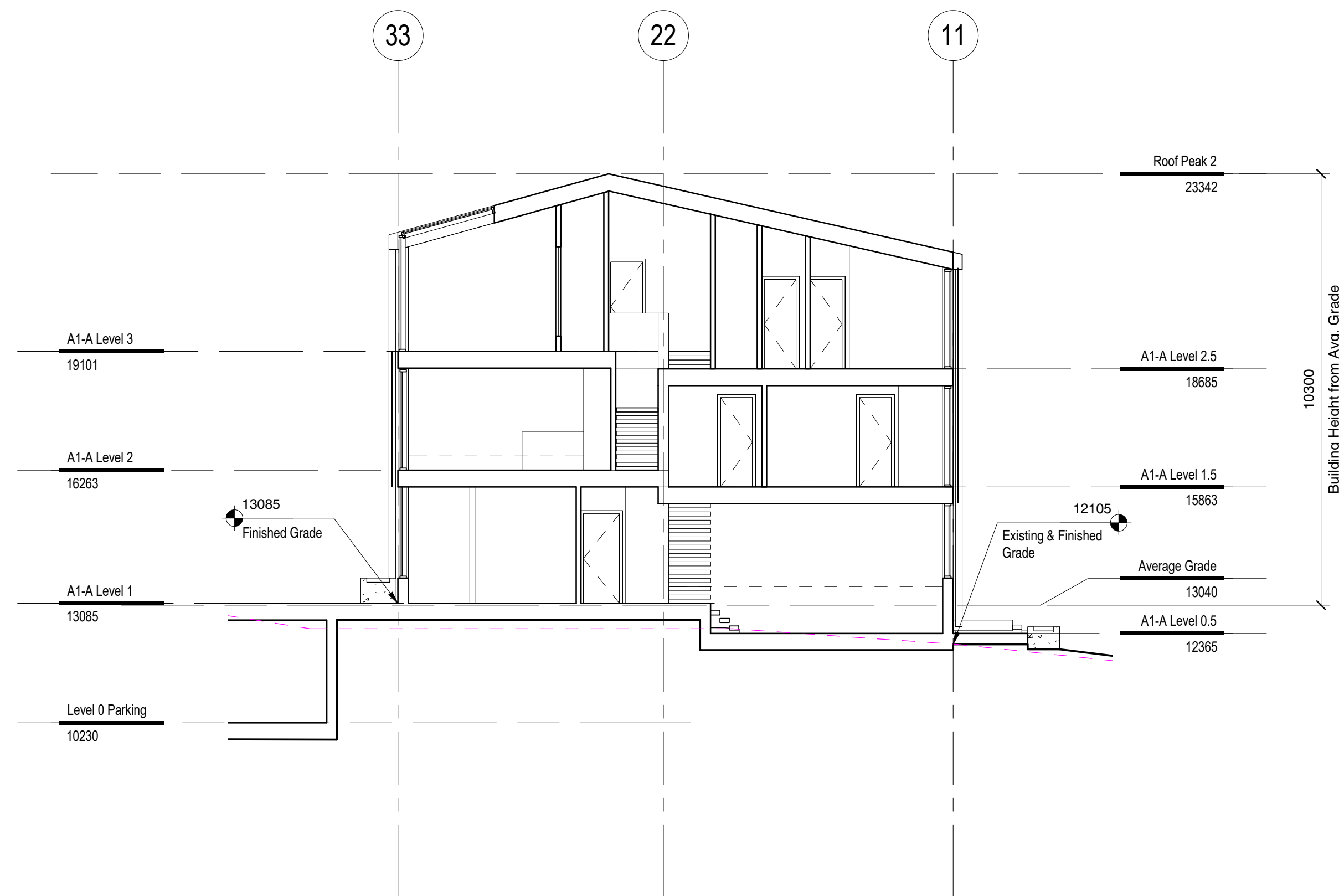
Sections

DATE	29/09/2017
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CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

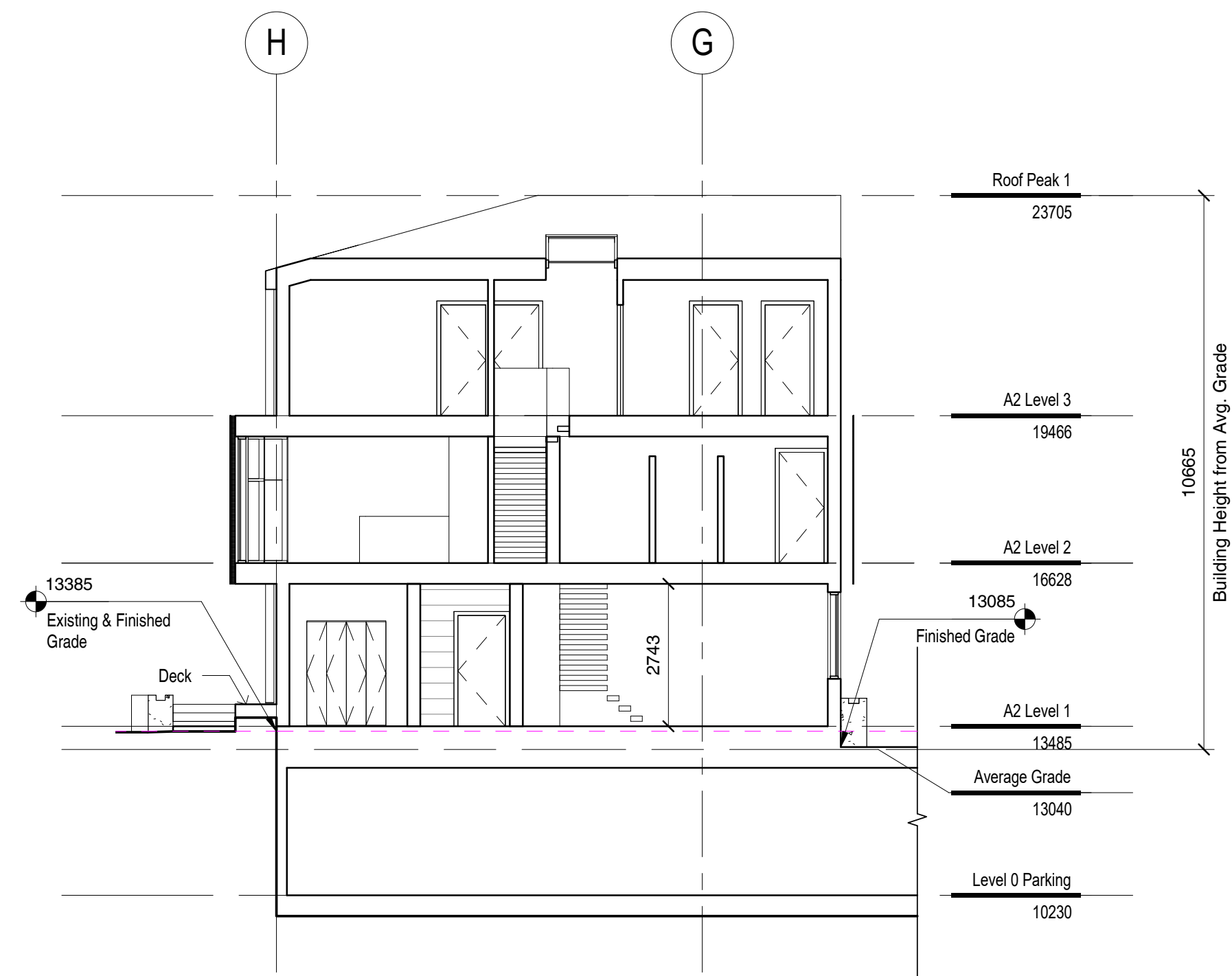
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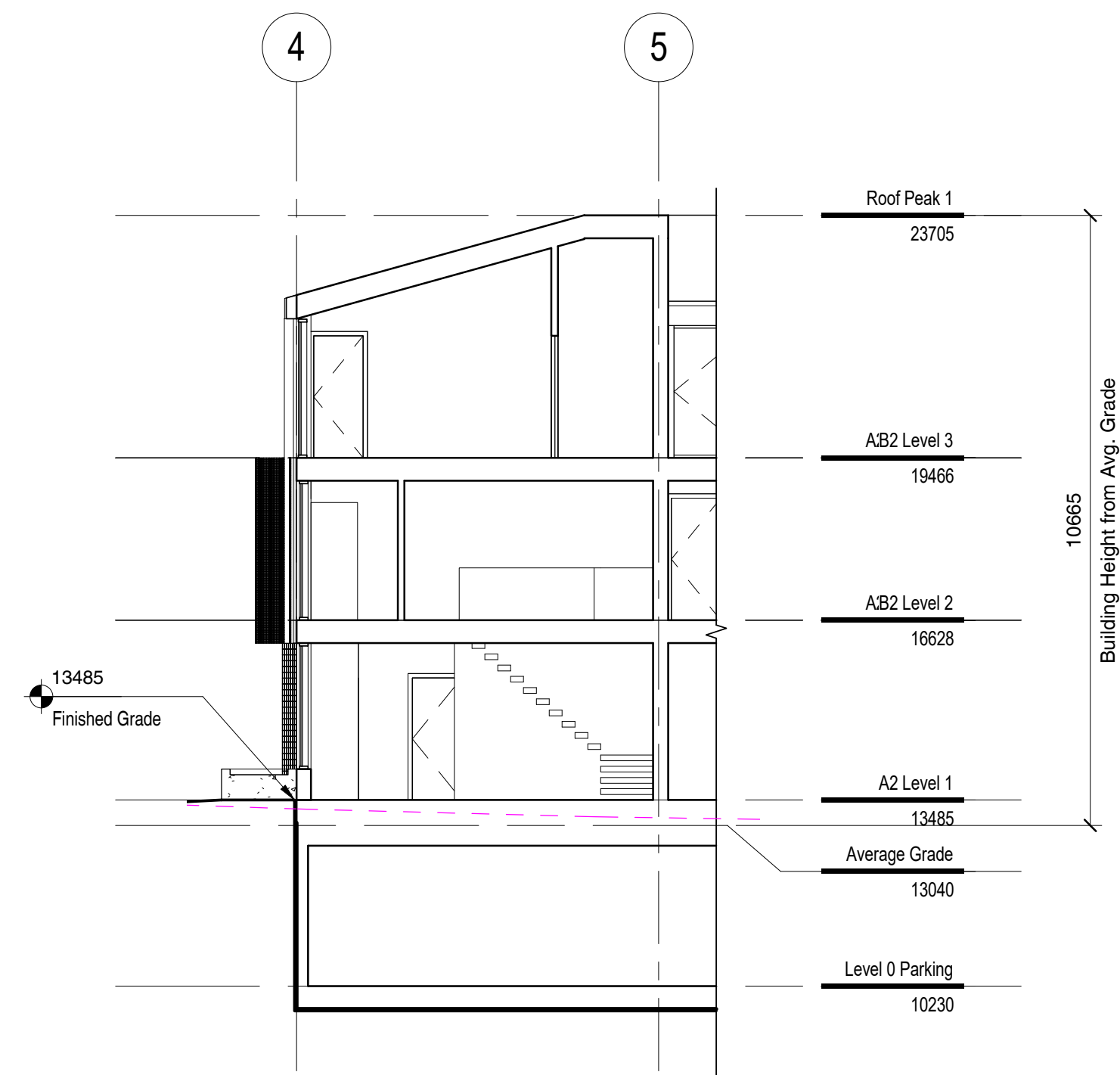
1
A1 Section 1
1 : 100



2
A1-A Section 1
1 : 100



3
A2 Section 1
1 : 100



4
A2 Section 2
1 : 100

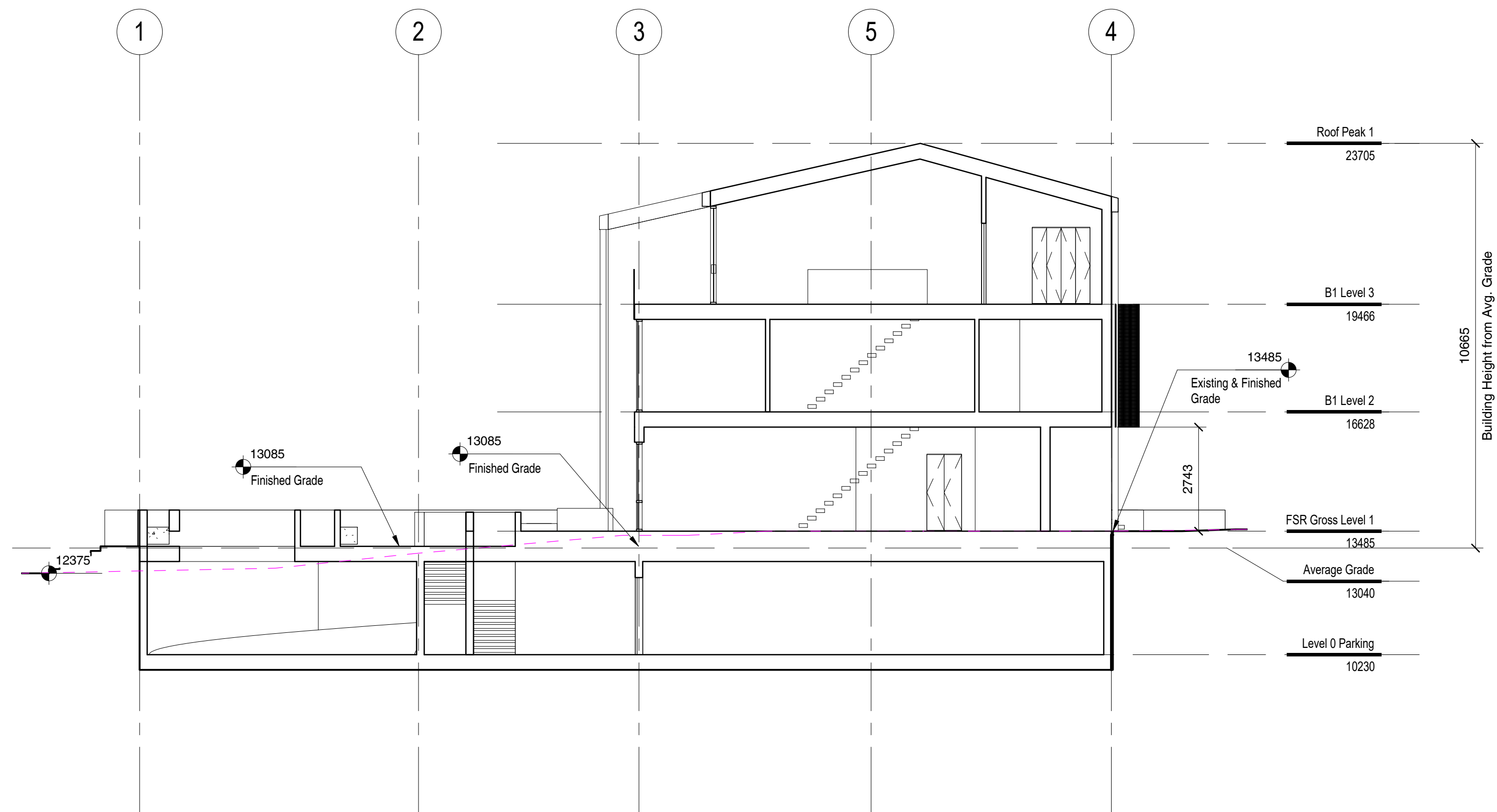
LEGEND

Existing Grade

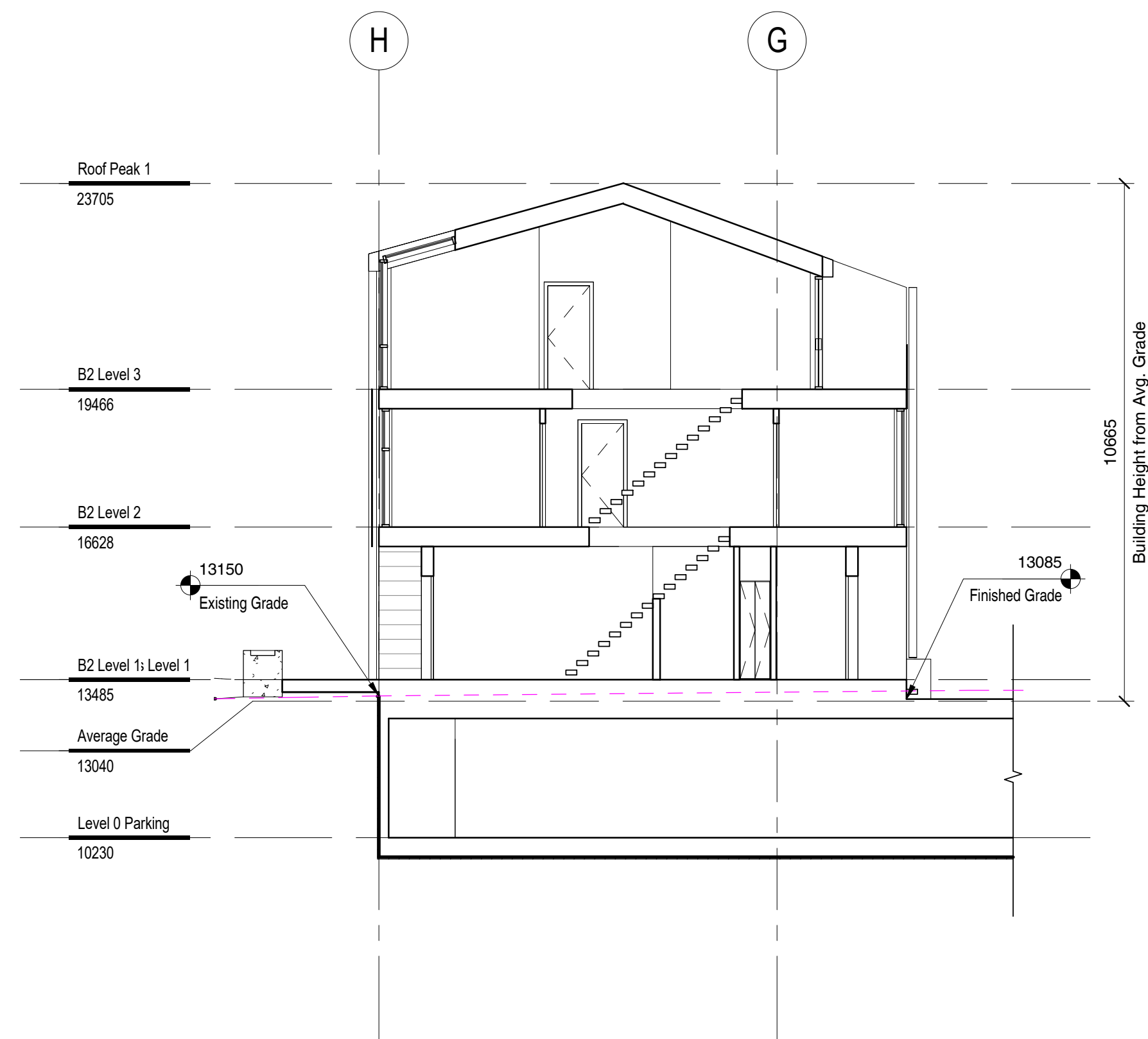
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NO	DESCRIPTION	DATE
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**1712 Fairfield Road
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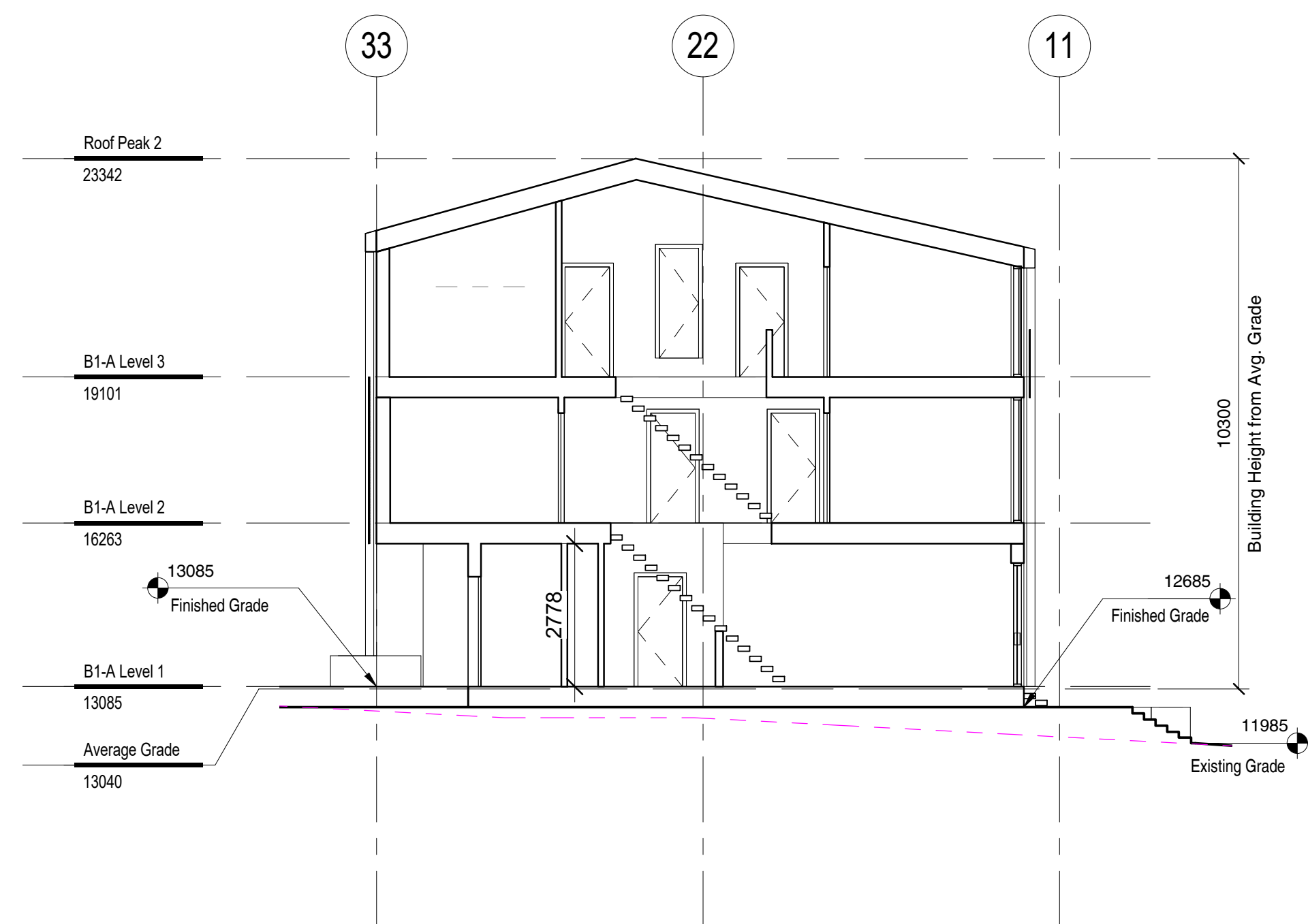
Sections	
DATE	29/09/2017
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707



B1 Section 1
1 : 100



B2 Section 1
1 : 100



B1-A Section 1
1 : 100

PLOT INFO.
PLOT STAMP LOCATION

Material Finishes

- E1 CEDAR CLADDING, WHITE WASH FINISH
- E2 METAL FLASHING
- E3 STANDING SEAM SLOPED METAL ROOF
- E4 LIGHT GAUGE ALUMINUM BAR GRATE SCREEN
- E6 CEDAR BOARD, NATURAL FINISH
- E7 BOARD FORM CONCRETE, CAST IN-SITU
- E8 ALUMINUM FRAME, DOUBLE GLAZED WINDOWS
- E9 ALUMINUM RAINWATER LEADER

LEGEND

Existing Grade

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017

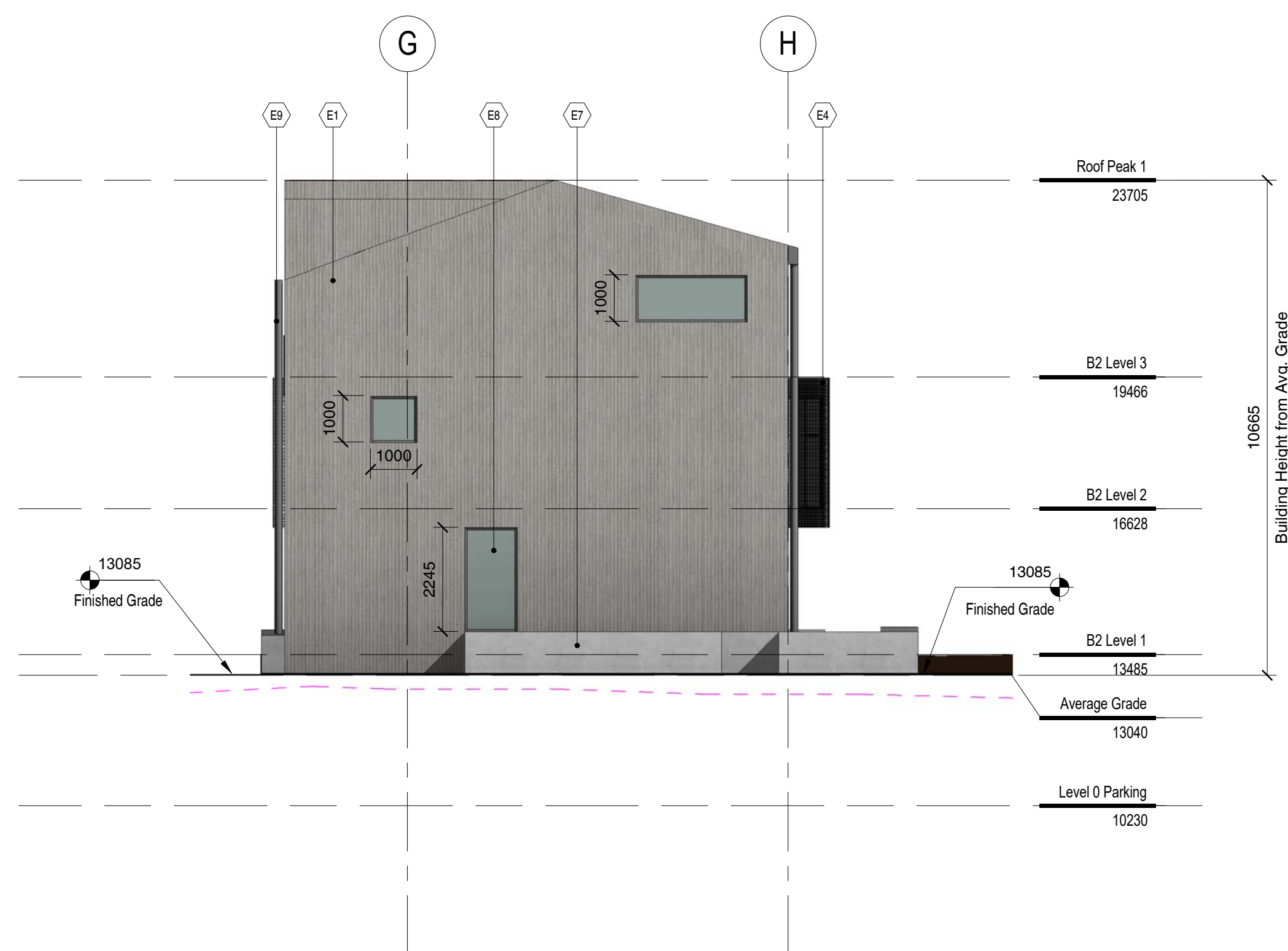
**1712 Fairfield Road
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Elevations

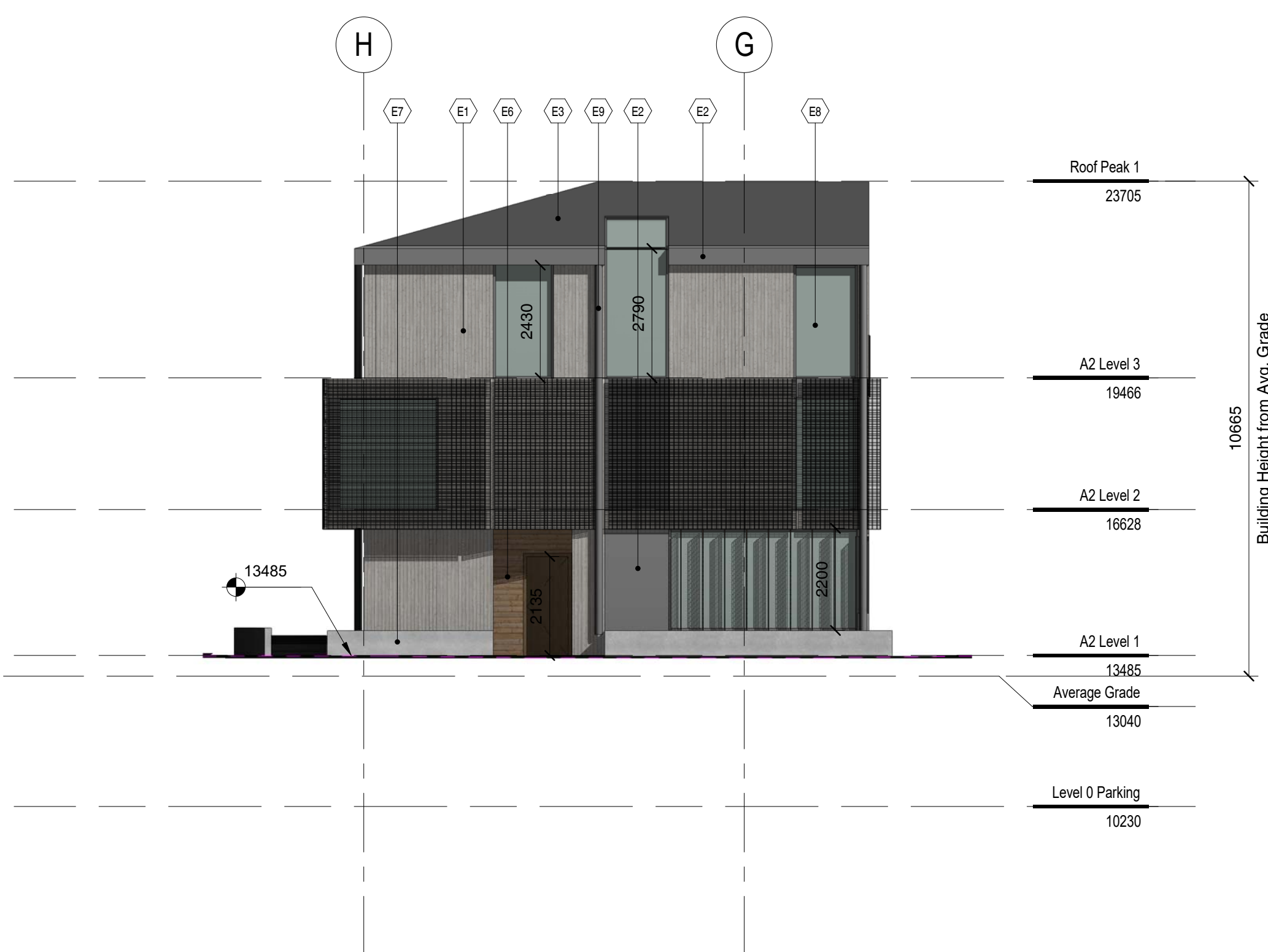
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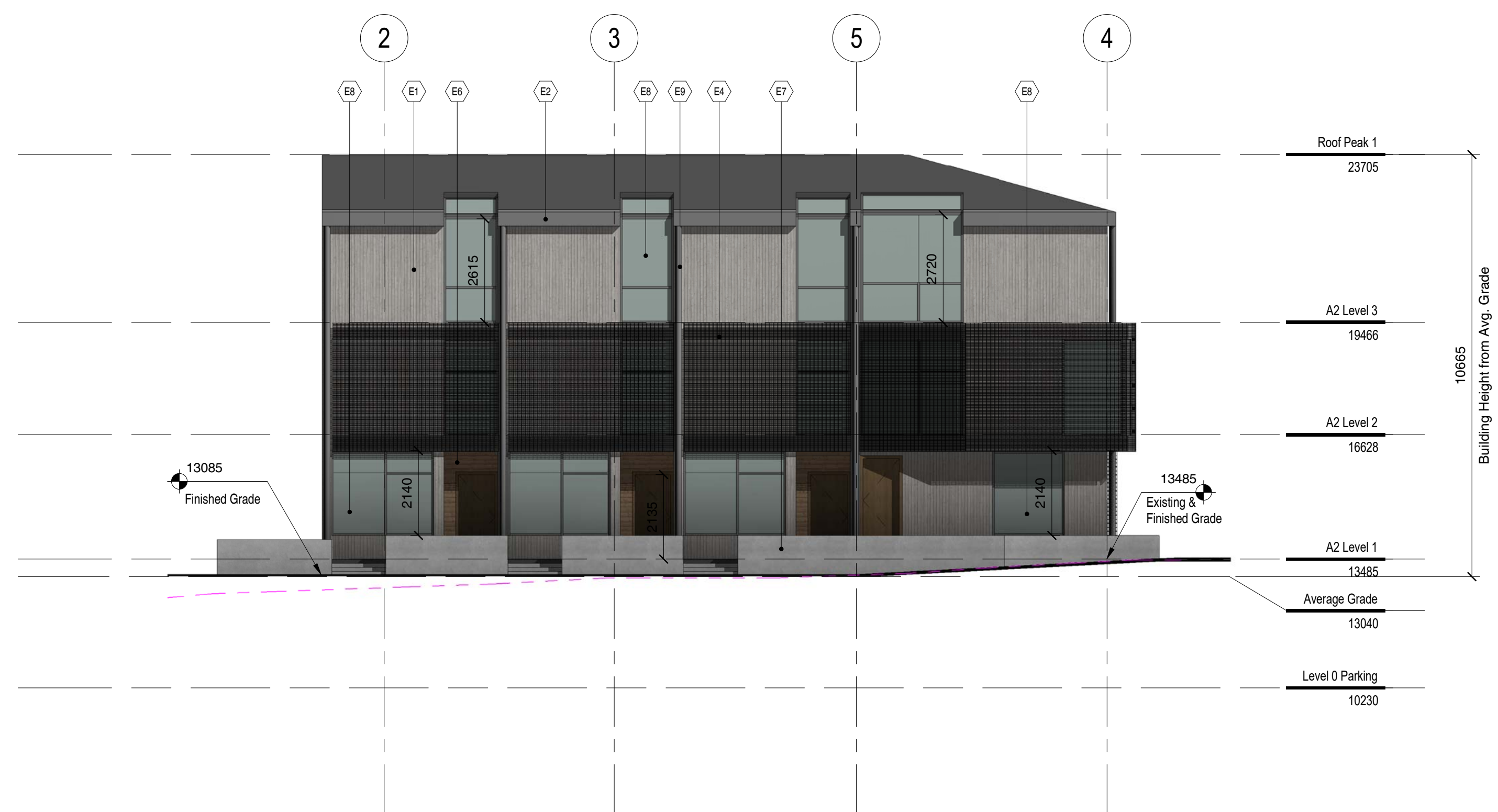
1 Building 1 - East Elevation
1 : 100



2 Building 1 - North Elevation
1 : 100



3 Building 1 - South Elevation
1 : 100



4 Building 1 - West Elevation
1 : 100

PLOT INFO.
PLOT STAMP LOCATION

Material Finishes

- E1 CEDAR CLADDING, WHITE WASH FINISH
E2 METAL FLASHING
E3 STANDING SEAM SLOPED METAL ROOF
E4 LIGHT GAUGE ALUMINUM BAR GRATE SCREEN
E6 CEDAR BOARD, NATURAL FINISH
E7 BOARD FORM CONCRETE, CAST IN-SITU
E8 ALUMINUM FRAME, DOUBLE GLAZED WINDOWS
E9 ALUMINUM RAINWATER LEADER

LEGEND

Existing Grade

REVISIONS

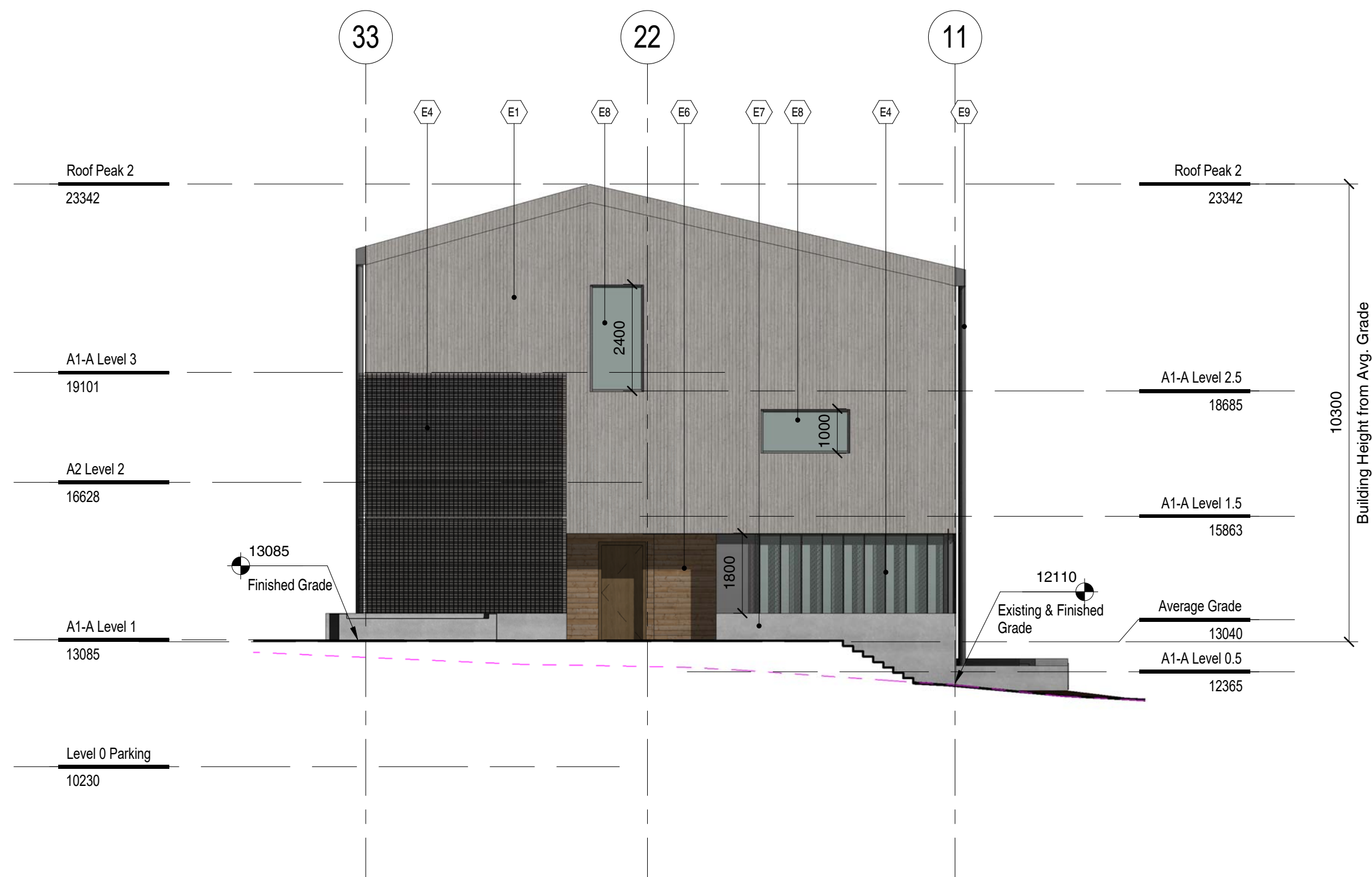
NO	DESCRIPTION	DATE
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Elevations

DATE	29/09/2017
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SCALE	1 : 100
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A402



Building 2 - East Elevation

1 : 100



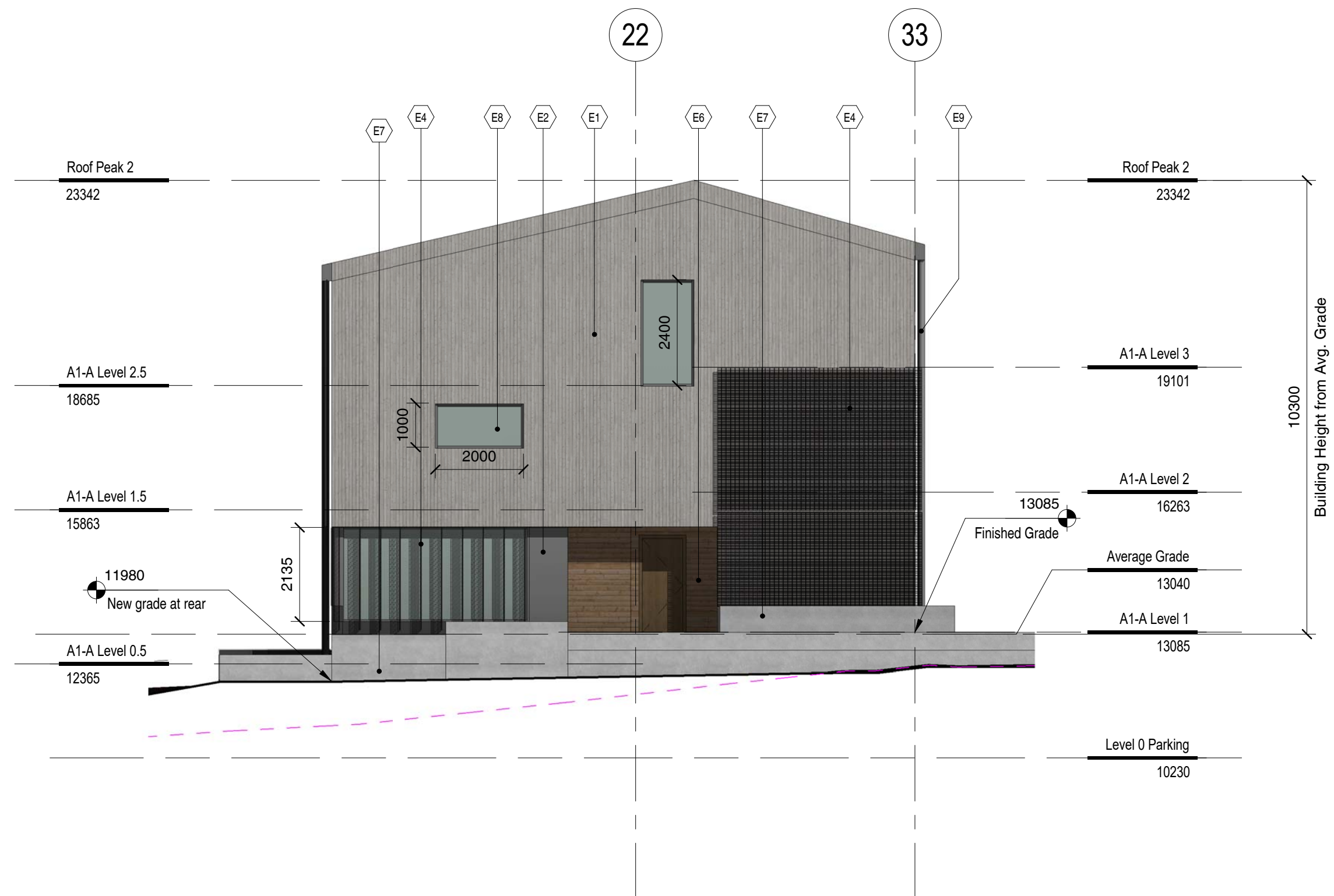
Building 2 - North Elevation

1 : 100



Building 2 - South Elevation

1 : 100



Building 2 - West Elevation

1 : 100

Material Finishes

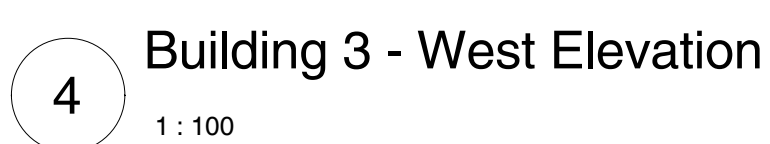
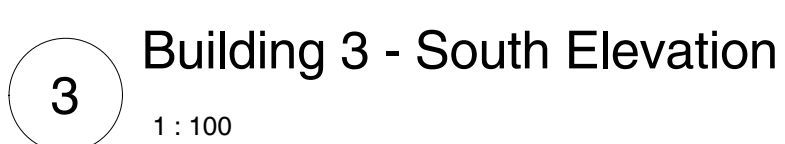
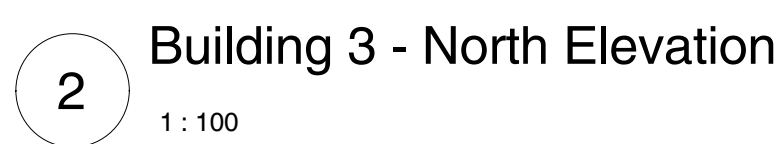
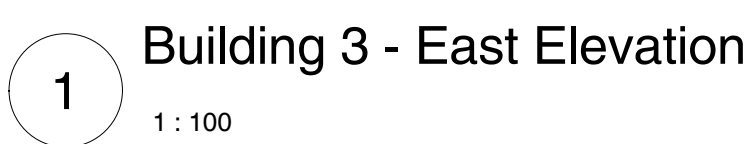
- E1 CEDAR CLADDING, WHITE WASH FINISH
E2 METAL FLASHING
E3 STANDING SEAM SLOPED METAL ROOF
E4 LIGHT GAUGE ALUMINUM BAR GRATE SCREEN
E6 CEDAR BOARD, NATURAL FINISH
E7 BOARD FORM CONCRETE, CAST IN-SITU
E8 ALUMINUM FRAME, DOUBLE GLAZED WINDOWS
E9 ALUMINUM RAINWATER LEADER

Existing Grade

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017

Issued for Rezoning

DATE	29/09/2017
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707



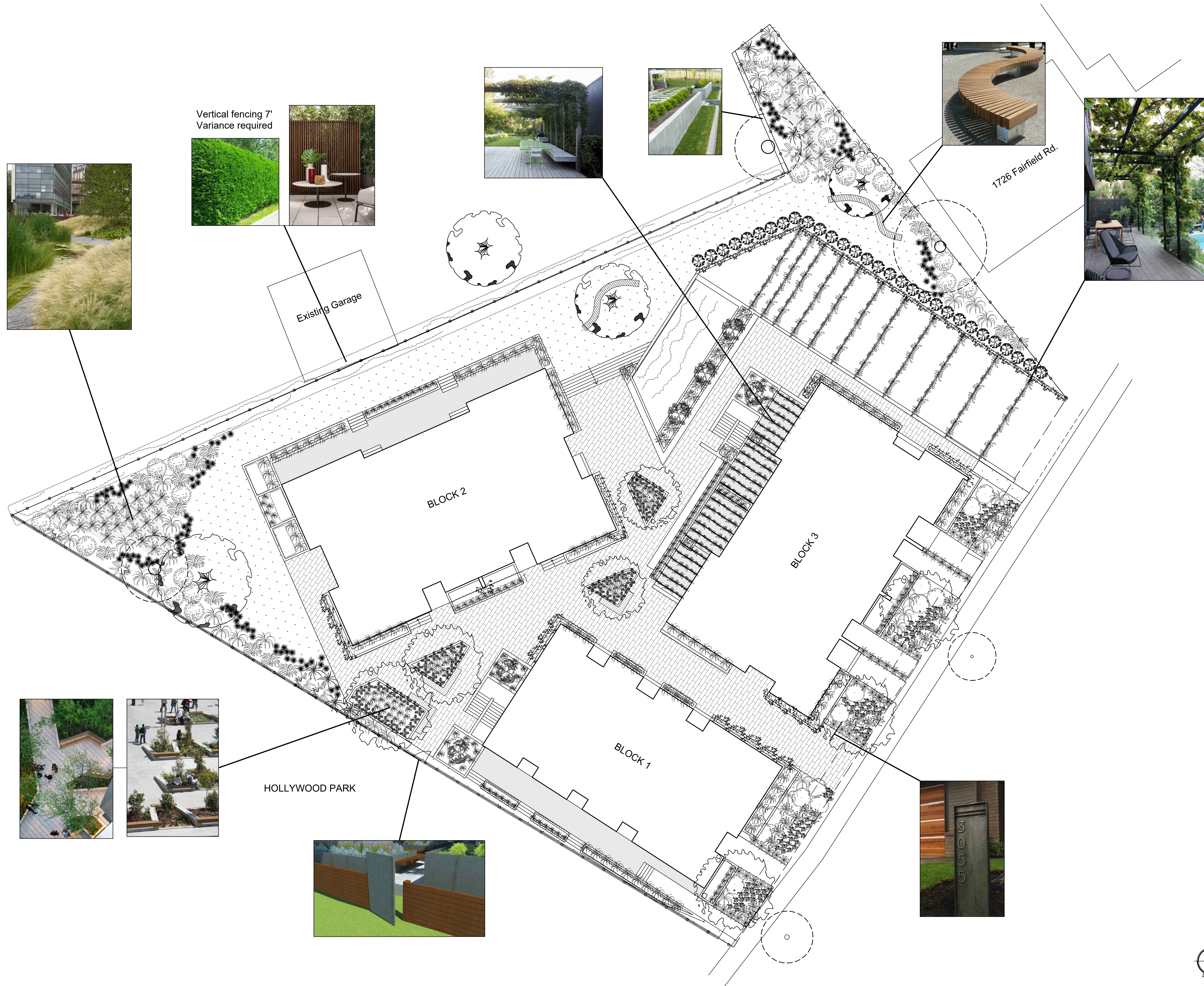


BIOPHILIA
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PROJECT
Fairfield Development
Landscape Design Issued for rezoning

DATE:
September 2017



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CLIENT NAME

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DESIGNED BY
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Issued for Rezoning 09-29-17

Scale 1:150

L1 Site Plan

DATE:
September, 2017



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Scale 1:150

L2 Tree Preservation
& Removal

DATE:
September, 2017

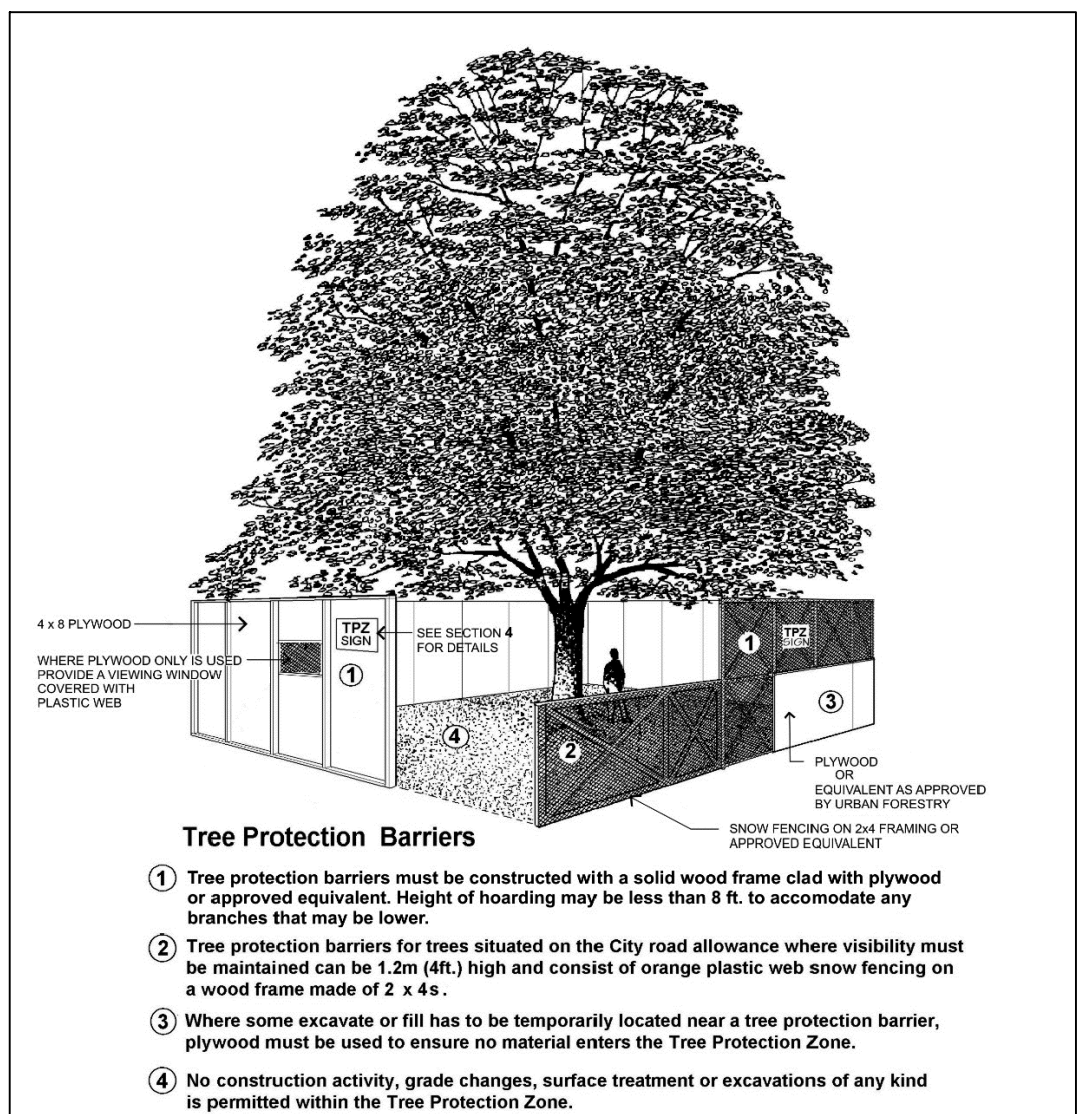
NT 12	Willow-leaved Cotoneaster	<i>Cotoneaster salicifolius</i>	12-8~	5	2.0	Good	Fair/poor	Moderate	Neighbour's, base at fence and leaning away (most of canopy on neighbour's side)	Retain	Neighbour's
NT 13	Laurel hedge	<i>Laurus nobilis</i>		2	2.0	Good		Moderate	Neighbour's	Retain	Neighbour's
NT 14	Holly hedge	<i>Ilex aquifolium</i>		2	2.0	Good		Good	Neighbour's	Retain	Neighbour's

NT 04	Leiland Cypress (hedge)	<i>Cupressus n. leilandii</i>	23~	6	3.5	Fair	Fair	Good	Hedge	Retain	Neighbour's
NT 05	Leiland Cypress (hedge)	<i>Cupressus n. leilandii</i>	20, 20~	6	3.0	Fair	Fair	Good	Hedge	Retain	Neighbour's
NT 06	Leiland Cypress (hedge)	<i>Cupressus n. leilandii</i>	20~	6	2.0	Fair	Fair	Good	Hedge	Retain	Neighbour's
NT 07	Leiland Cypress (hedge)	<i>Cupressus n. leilandii</i>	20~	6	2.0	Fair	Fair	Good	Hedge	Retain	Neighbour's
NT 08	Leiland Cypress (hedge)	<i>Cupressus n. leilandii</i>	15~	6	2.0	Fair	Fair	Good	Hedge	Retain	Neighbour's
NT 09	Leiland Cypress (hedge)	<i>Cupressus n. leilandii</i>	15~	3	2.0	Poor	Poor	Good	Topped hedge	Retain	Neighbour's
NT 10	Leiland Cypress (hedge)	<i>Cupressus n. leilandii</i>	20~	3	2.0	Poor	Poor	Good	Topped hedge	Retain	Neighbour's
NT 11	Leiland Cypress (hedge)	<i>Cupressus n. leilandii</i>	20~	3	2.0	Poor	Poor	Good	Topped hedge	Retain	Neighbour's

NT 16	Trunking Aspen	<i>Picea tremuloides</i>	88	8	10.5	Fair	Poor	Moderate	Codominant at 1.5m AGL with included bark. Numerous codominant stems with resinous wood. Tree growing into fence. Surface rooted towards corner (-2m)	Possible	Yes
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NT 15	Horseshoebush	<i>Amorpha fruticosa</i>	38	6	3.0	Fair	Good	Good	Shrubby up against chain-link fence	Retain	Neighbour's
NT 17	Laurel	<i>Laurus nobilis</i>	70	5	2.0	Good	Fair	Moderate		X	No

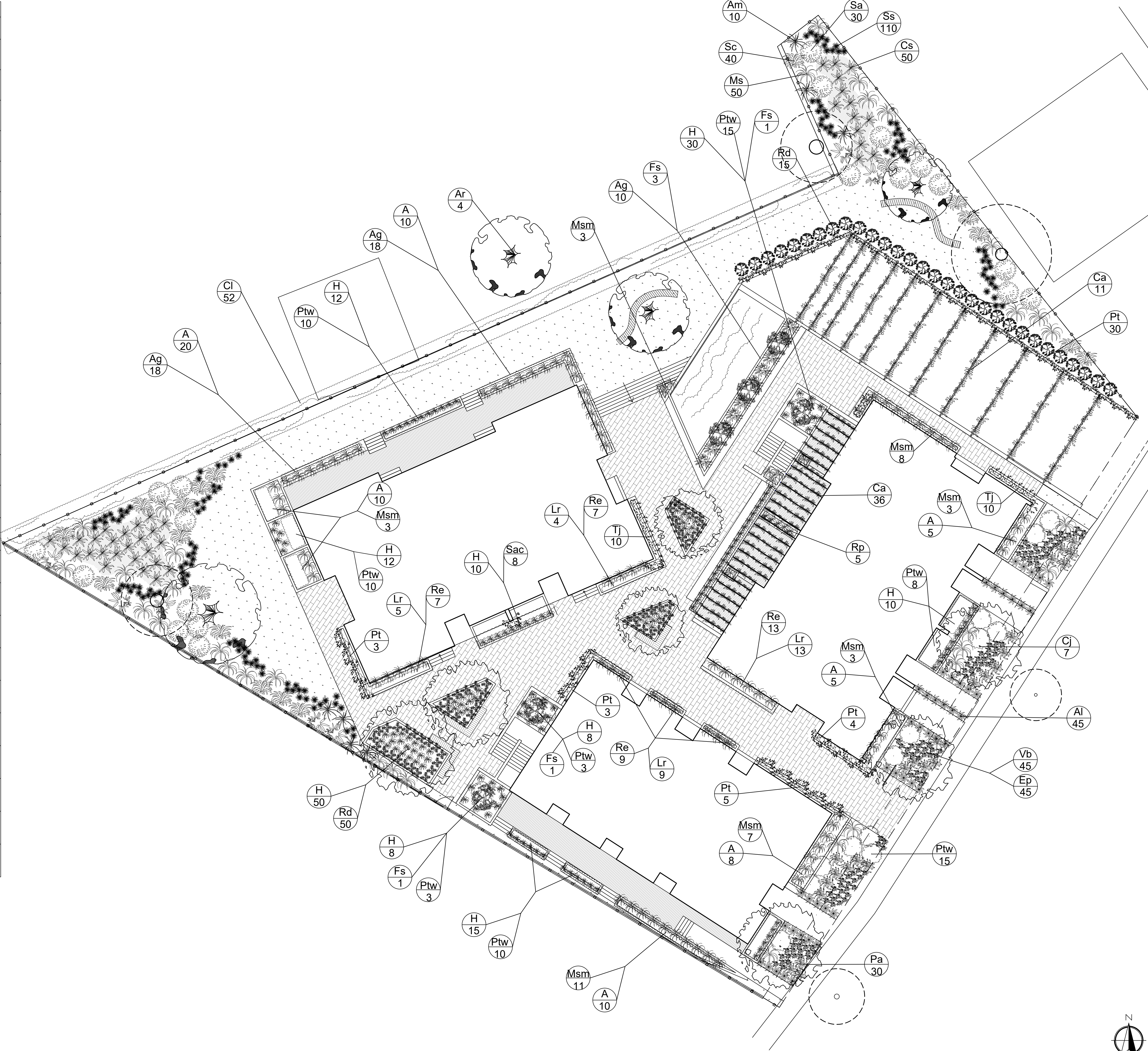
Tree Protection Barrier Detail



Tree ID	Common Name	Latin Name	DBH (cm) - over 100 years	Crown Spread (m)	CRZ (m)	Health	Structure	Relative Tolerance	Remarks and Recommendations	Retention status	Bylaw Protected
215	Linden	<i>Tilia spp</i>	99	9	10.0	Fair	Poor	Good	Main stems topped at 4m where diameter is 50cm. Canopy is made up of mostly large and extended sprouts. Codominant at 2m with included bark. Retention not recommended due to structural defects.	Possible	Yes

- To be removed
- Remain with Tree Protection Barrier
- Bylaw protected/ owned by neighbor
- Bylaw protected/ owned by neighbor to be removed

PLANT LIST					
ID	Quantity	Latin Name	Common Name	Category	Size
A	80	Azalea 'Hino'	Hino azalea	Shrub	1 Gallon
Ag	60	Andropogon gerargii 'Blackhawk'	Blackhawks Big Bluestem	Grass	1 Gallon
Al	45	Artemisia ludoviciana 'Silver King'	Silver Wormwood	Perennial	1 Gallon
Am	10	Acanthus mollis	Bear's Breeches	Perennial	1 Gallon
Ar	4	Acer rubrum	Red Maple	Tree	10' B&B
Ca	50	Clematis armendii	Armand Clematis	Vine	1 Gallon
Cj	7	Cercidiphyllum japonicum	Katsura	Tree	10' B&B
Cl	52	Cupressocyparis leylandii	Leyland Cypress	Hedge	10' B&B
Cs	50	Carex scoparia	Broom Sedge	Grass	1 Gallon
Ep	45	Echinacea purpurea 'White Swan'	White Echinacea	Perennial	1 Gallon
Fs	4	Fagus sylvatica 'Dawycki'	Green Columnar European Beech	Tree	10' B&B
H	150	Hakonechloa macra	Hakone grass	Grass	1 Gallon
Lr	35	Lophomyrtus x ralphii 'Black Pearl'	New Zealand myrtle	Shrub	1 Gallon
Ms	40	Miscanthus sinensis	Maiden Grass	Grass	1 Gallon
Msm	45	Miscanthus sinensis 'Morning Light'	Morning Light Maiden	Grass	1 Gallon
Pa	30	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	Grass	1 Gallon
Pt	48	Parthenocissus tricuspidata	Boston Ivy	Vine	1 Gallon
Ptw	15	Pittosporum tenuifolium 'Wrinkle Blue'	Wrinkle Blue Kohuhu	Shrub	1 Gallon
Rd	50	Rhododendron 'Dora amateis'	Dora Amateis Rhododendron	Shrub	1 Gallon
Re	60	Rhododendron 'Egret'	Egret Rhododendron	Shrub	1 Gallon
Rp	15	Rhododendron 'Purple Gem'	Purple Gem Rhododendron	Shrub	1 Gallon
Sa	30	Salix arctica	Arctic Willow	Shrub	1 Gallon
Sac	30	Sarcococca confusa	Sweet box	Shrub	1 Gallon
Sc	40	Senecio cineraria	Senecio grey	Perennial	1 Gallon
Ss	110	Schizachyrium scoparium 'Prairie Blues'	Bluestem Prairie Grass	Grass	1 Gallon
Tj	20	Trachelospermum jasminoides	Jasmine Vine	Vine	1 Gallon
Vb	45	Verbena bonariensis	Tall Verbena	Perennial	1 Gallon



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Scale 1:125

L3 Planting Plan

DATE:
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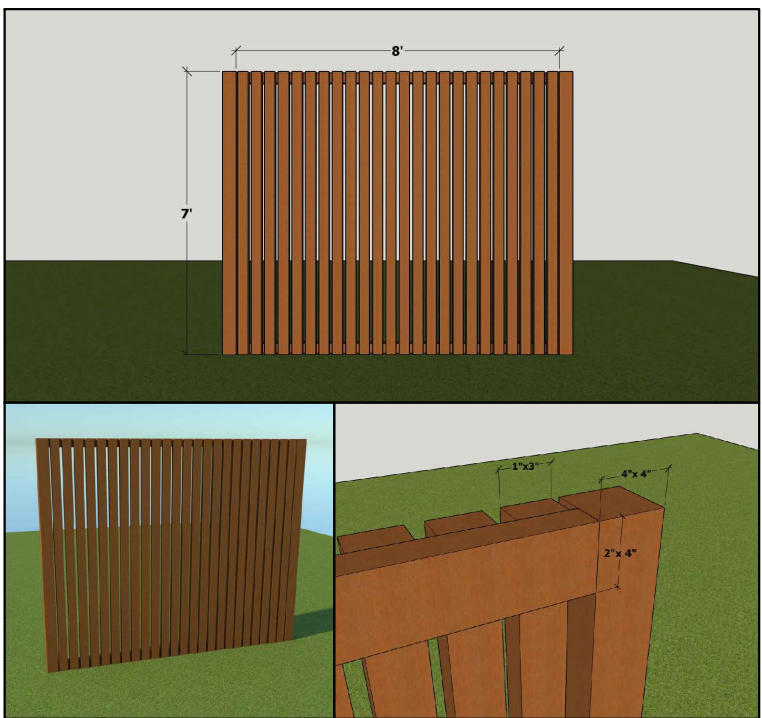
Issued for Rezoning 09-29-17

Scale 1:150

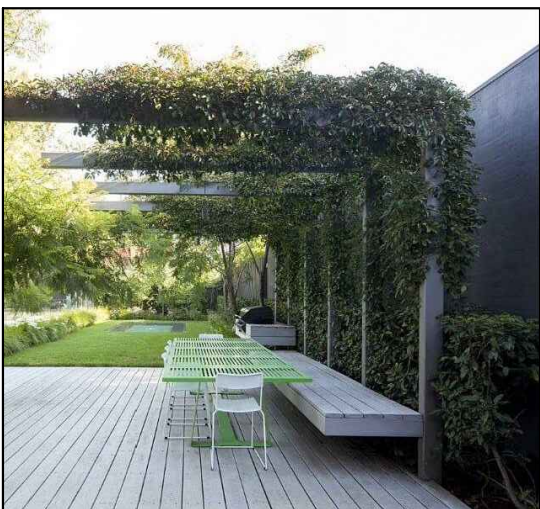
L4 Surface Treatment
& Fence &
Retaining Walls

DATE:
September, 2017

Vertical Cedar Fence 7' height
Variance required



Steel Trellis



Concrete Retaining Wall



IPE Wood Bench



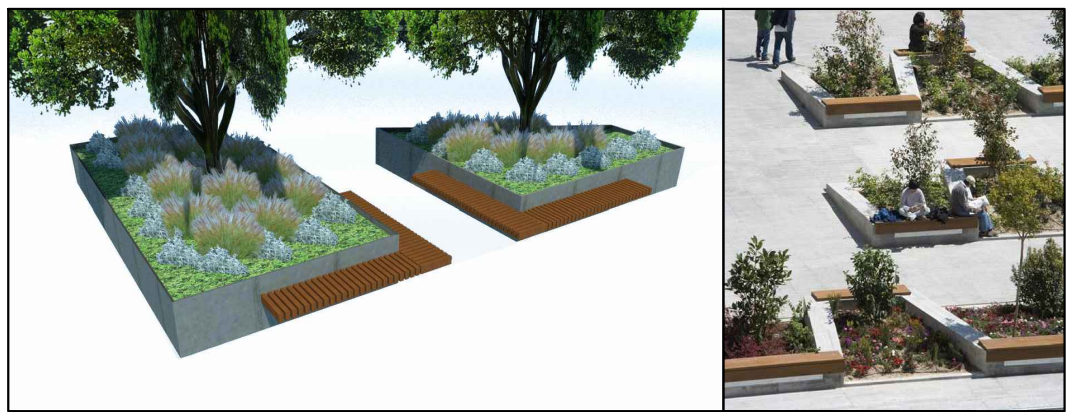
Steel Trellis



Cedar Deck



Corten Steel Tree Planters with IPE Wood Bench



Corten Steel Planters
All wrapping planters 2'- 3' height with 12 gauge
steel metal



Cedar Fence with Steel Gate



Abbotsford Concrete Products
Metropolitan

