



LE PARC

7 - UNIT RENTAL TOWN HOME DEVELOPMENT

THURLOW RD AND KIPLING ST, VICTORIA, BC

CIVIC ADDRESSES

349 KIPLING

- UNIT 1
- UNIT 2
- UNIT 3
- UNIT 4
- UNIT 5
- UNIT 6
- UNIT 7

CODES, BYLAWS & REGULATIONS

ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT EDITIONS OF:

1. THE NATIONAL BUILDING CODE (NBC);
2. THE BC BUILDING CODE (BCBC);
3. THE BC PLUMBING CODE;
4. THE BC ELECTRICAL CODE; AND
5. ANY AND ALL OTHER AUTHORITIES' REQUIREMENTS HAVING JURISDICTION

DEFINITIONS

1. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE
2. "CLEAR" SHALL MEAN THAT ALL DIMENSIONS IDENTIFIED AS SUCH SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES.
3. "SIMILAR" OR "SIM." SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED.
4. "TYPICAL" OR TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED (U.O.N.).

ABBREVIATIONS

(E)	EXISTING	IN.	INCHES
A-B	AIR-BARRIER	M-B	MOISTURE-BARRIER
A.F.F.	ABOVE FINISH FLOOR	MANUF.	MANUFACTURER
ALUM	ALUMINUM	MAX	MAXIMUM
AV.	AVERAGE	MIN	MINIMUM
BASEBD	BASEBOARD	MTL	METAL
BCBC	BRITISH COLUMBIA BUILDING CODE	O.C.	ON CENTRE
BD	BOARD	O/	OVER
BLDG	BUILDING	O/LAP	OVERLAP
BTWN	BETWEEN	P.T.	PRESSURE-TREATED
BULKHD	BULKHEAD	PLYWD	PLYWOOD
C.I.P.	CAST-IN-PLACE	PT	POINT
C/W	COMPLETE WITH	REQ'D	REQUIRED
C/BORE	COUNTERBORE	REQ'T	REQUIREMENT
CAB'T	CABINET(S)	S-A	SELF-ADHERED
CALC(S)	CALCULATION(S)	SF	SQUARE FEET
CLR	CLEAR	SM	SQUARE METER(S)
COORD.	COORDINATION/ATE/ATED	ST STL	STAINLESS STEEL
DBL	DOUBLE	STL	STEEL
DDP	DATUM DETERMINATION PT	STRX	STRUCTURE OR STRUCTURAL
DEMO	DEMOLITION	SUBFLR	SUB-FLOOR
DIA	DIAMETER	T&G	TONGUE & GROOVE
DR	DOOR	THRU	THROUGH
EQ	EQUAL	TYP.	TYPICAL
FD	FLOOR DRAIN	U.O.N.	UNLESS OTHERWISE NOTED
FIN. FLR	FINISHED FLOOR	U/	UNDER
FLR	FLOOR	UNFIN.	UNFINISHED
FSR	FLOOR SPACE RATIO	V-B	VAPOUR-BARRIER
G1S	GOOD-1-SIDE	VERT.	VERTICAL
GALV	GALVANIZED	W/	WITH
GWB	GYPSPUM WALL BOARD	W/IN	WITHIN
HGT	HEIGHT	W/OUT	WITHOUT
HORIZ.	HORIZONTAL	WD	WOOD
IGU	INSULATED GLASS UNIT	WDW	WINDOW

DP LIST OF DRAWINGS (349 KIPLING)

A1.0	COVER SHEET	NTS
A1.1	SURVEY PLAN	1:200
A1.2	CONTEXT PLAN	1:200
A1.3	CONTEXT STREETSCAPE	1:150
A1.4	SOLAR STUDY	1:500
A1.5	WINDOW OVERLAY	1:120
A1.6	SUSTAINABILITY STRATEGY	NTS
A1.7	AVERAGE GRADE CALCULATION	1:100
A2.0	SITE PLAN	1:100
A2.1	SITE COVERAGE &	1:120
A2.2	FLOOR AREA RATIO	1:150
A3.0	FLOOR PLANS	1:100
A4.0	ELEVATIONS	1:50
A4.1	ELEVATIONS	1:50
A4.2	ELEVATIONS	1:50
A4.3	SECTIONS	1:50
A5.0	UNIT 2 FLOOR PLANS	1:50
A5.1	UNIT 1,2 FLOOR PLANS	1:50
A5.2	UNIT 3 & 4 FLOOR PLANS	1:50
A5.3	UNIT 5 & 6 FLOOR PLANS	1:50
A5.4	UNIT 7 FLOOR PLANS	1:50
A6.0	CONCEPT RENDERINGS	NTS
22	SHEETS IN SET	

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Final Approved Plans
Adopted Date:
June 9, 2025



Revisions
Received Date:
April 17, 2025

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2024-05-30	ISSUED FOR DP

COVER SHEET

Project Name:

LeParc

Civic:

KIPLING ST & THURLOW
ST

Project No: 19,015
Drawn By: SG/TD
Plot Date: 2025-04-17
Scale: NTS
Sheet No:

A1.0

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SURVEY PLAN

Project Name:

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Civic:

KIPLING ST & THURLOW
ST

Project No: 19.015

Drawn By: SG/TD

Plot Date: 2025-04-17

Scale: 1:200

Sheet No:

A1.1

SITE PLAN

BART JOHNSON

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

ADDRESS : 1400 Fairfield/ 351 Kipling

PROJECT SURVEYOR : PJW

DRAWN BY : BAR DATE : OCT 2/18

OUR FILE : 31517 REVISION :



J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
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VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

LEGEND

- Denotes Control Monument Found
- ▲ --- Denotes Traverse Station Placed
- Denotes Catch Basin
- Denotes Coniferous Tree
- Denotes Deciduous Tree
- 13.50+ --- Denotes Typical Spot Elevation
- --- Denotes Utility Pole
- W --- 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.

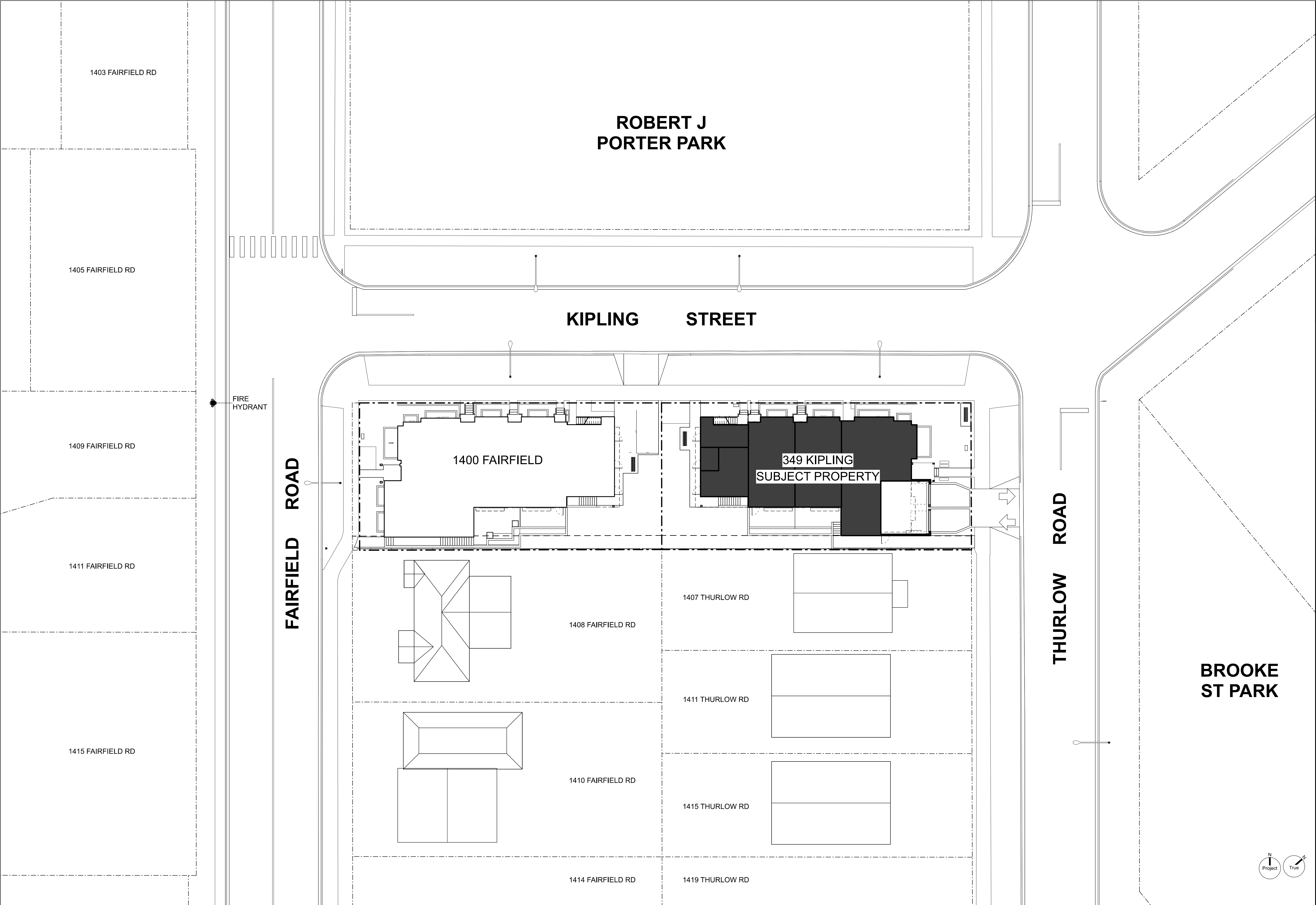
0 2 4 8 12 16 20
The intended plot size of this plan is 432mm in width by 560mm
in height, (C size), when plotted at a scale of 1:200.

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

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

Subject to charges, legal notations, and interests shown on: Title No. ET59777 (P.I.D. 008-292-345) Lot 13
Title No. CA6094211 (P.I.D. 005-209-510) Lot 35

V:_Projects\31517\08\02\Microsurvey\31517.dwg



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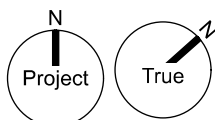
CONTEXT PLAN

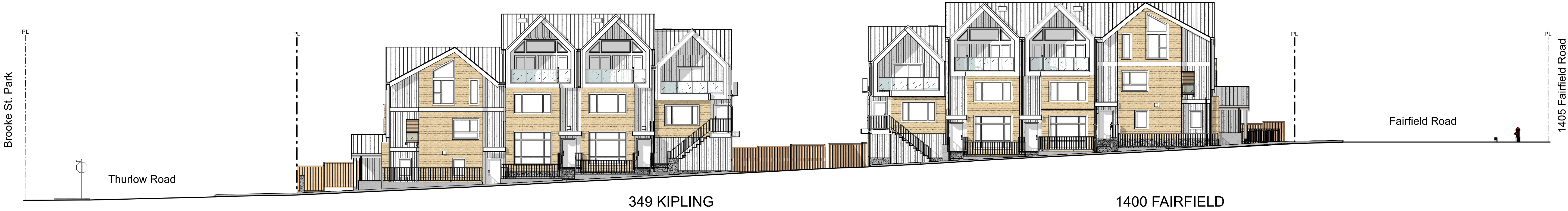
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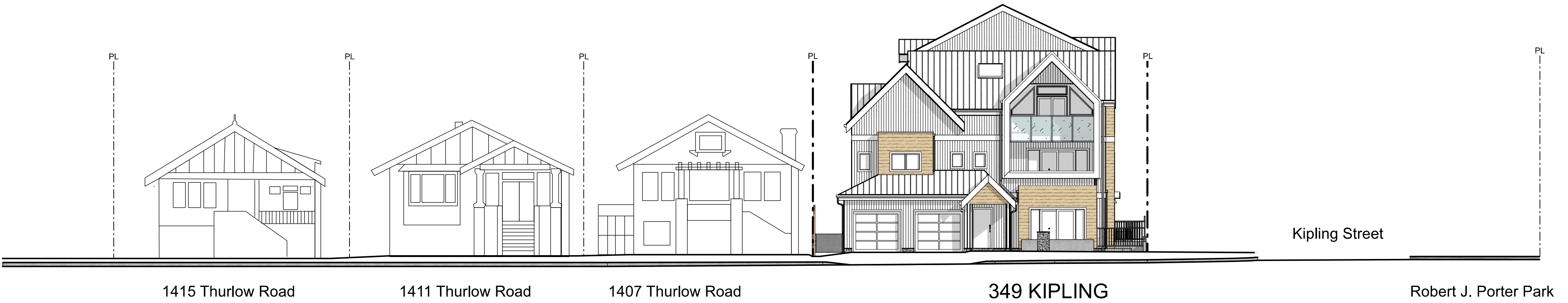
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KIPLING ST & THURLOW
ST

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1 Streetscape Kipling Street
Scale: 1:150



2 Streetscape Thurlow Road
Scale: 1:150

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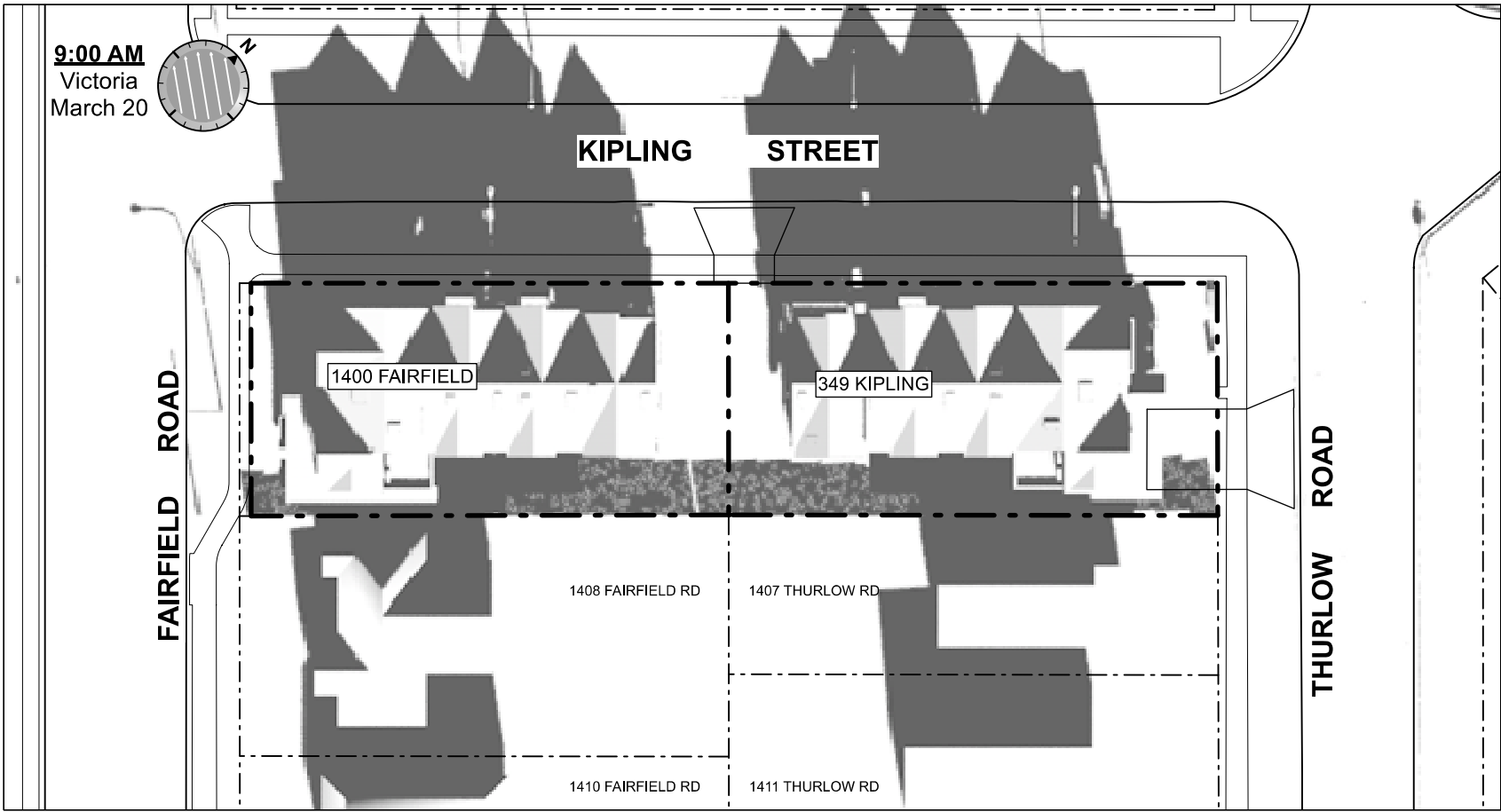
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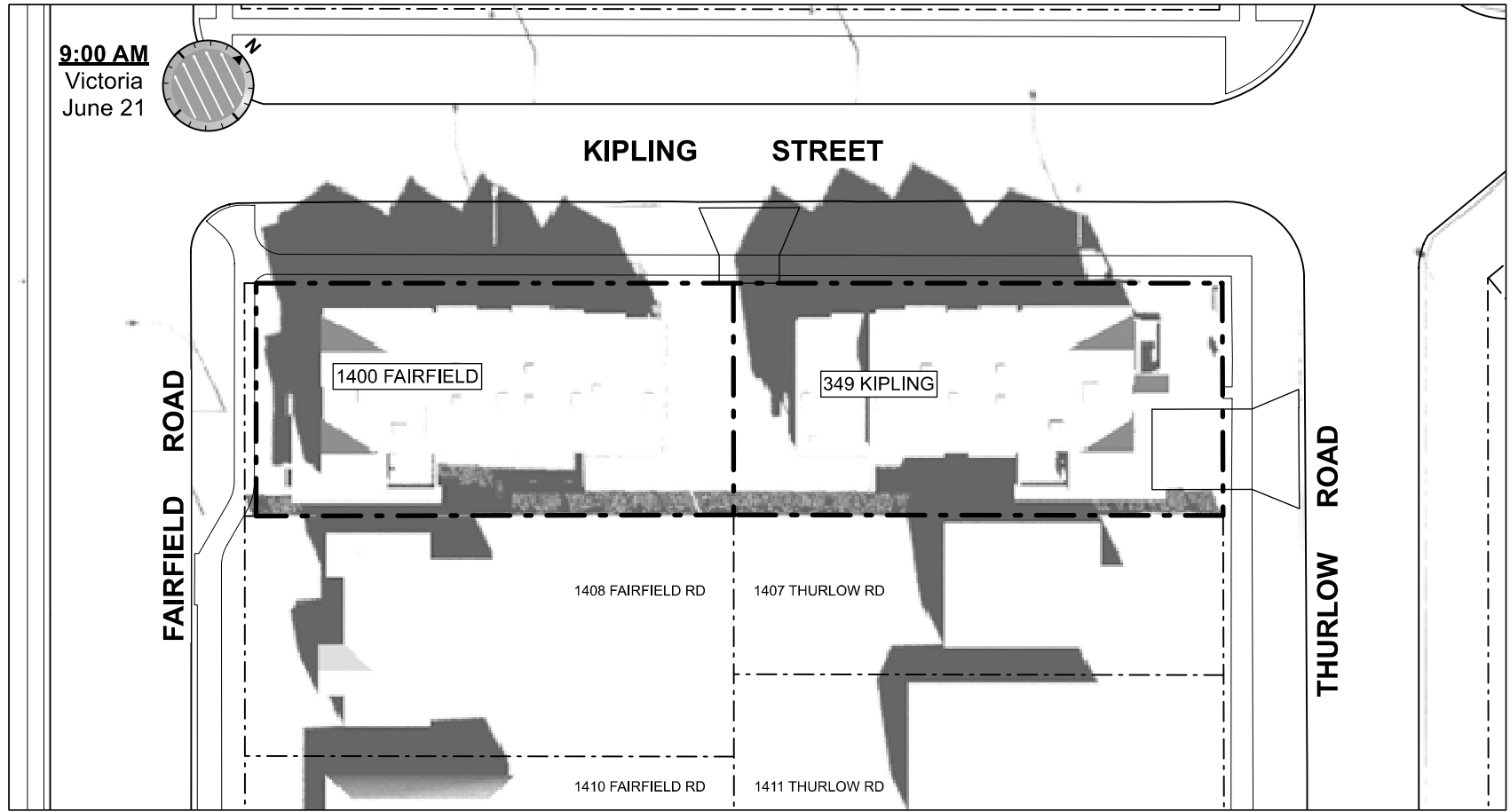
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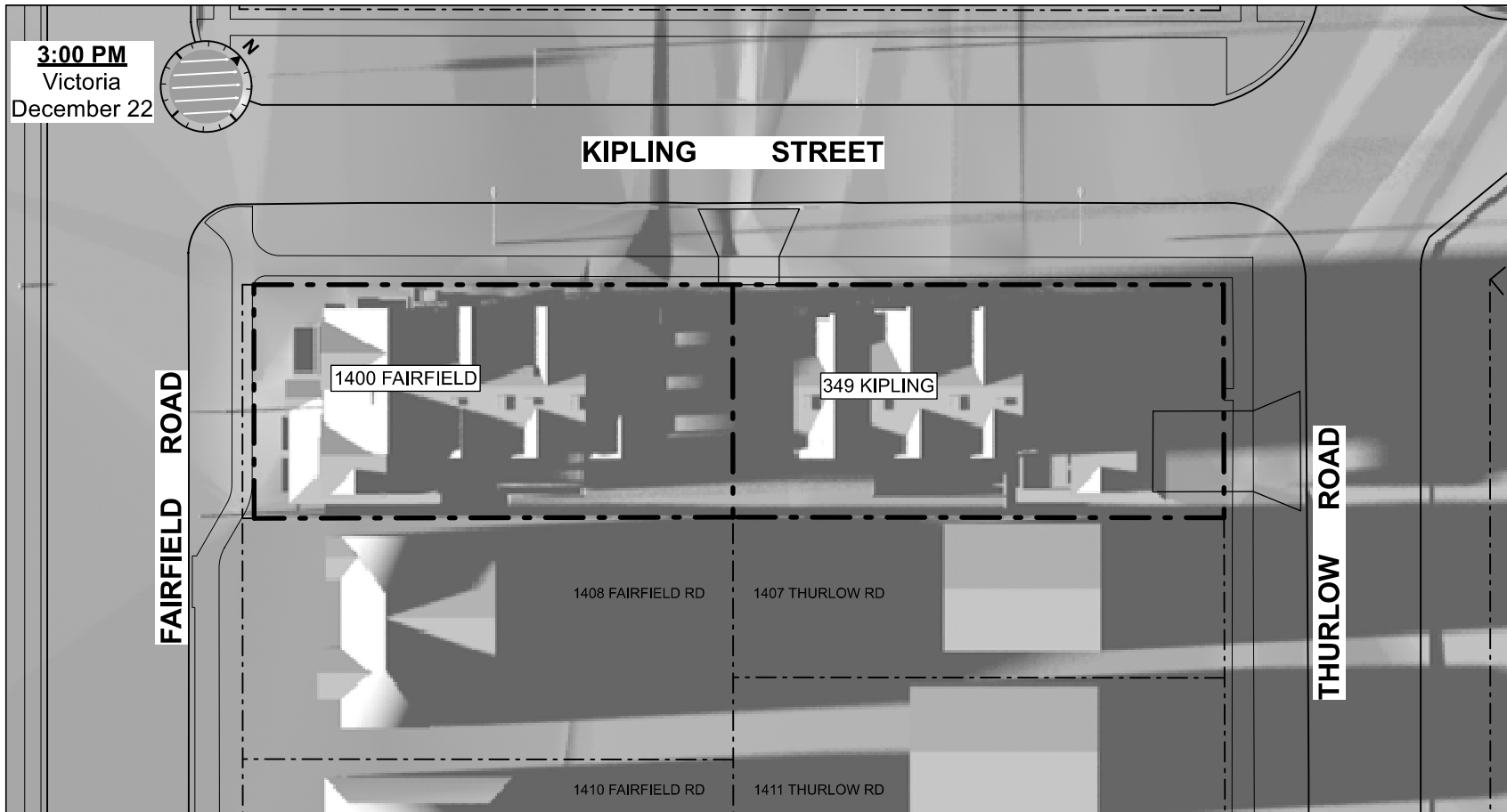
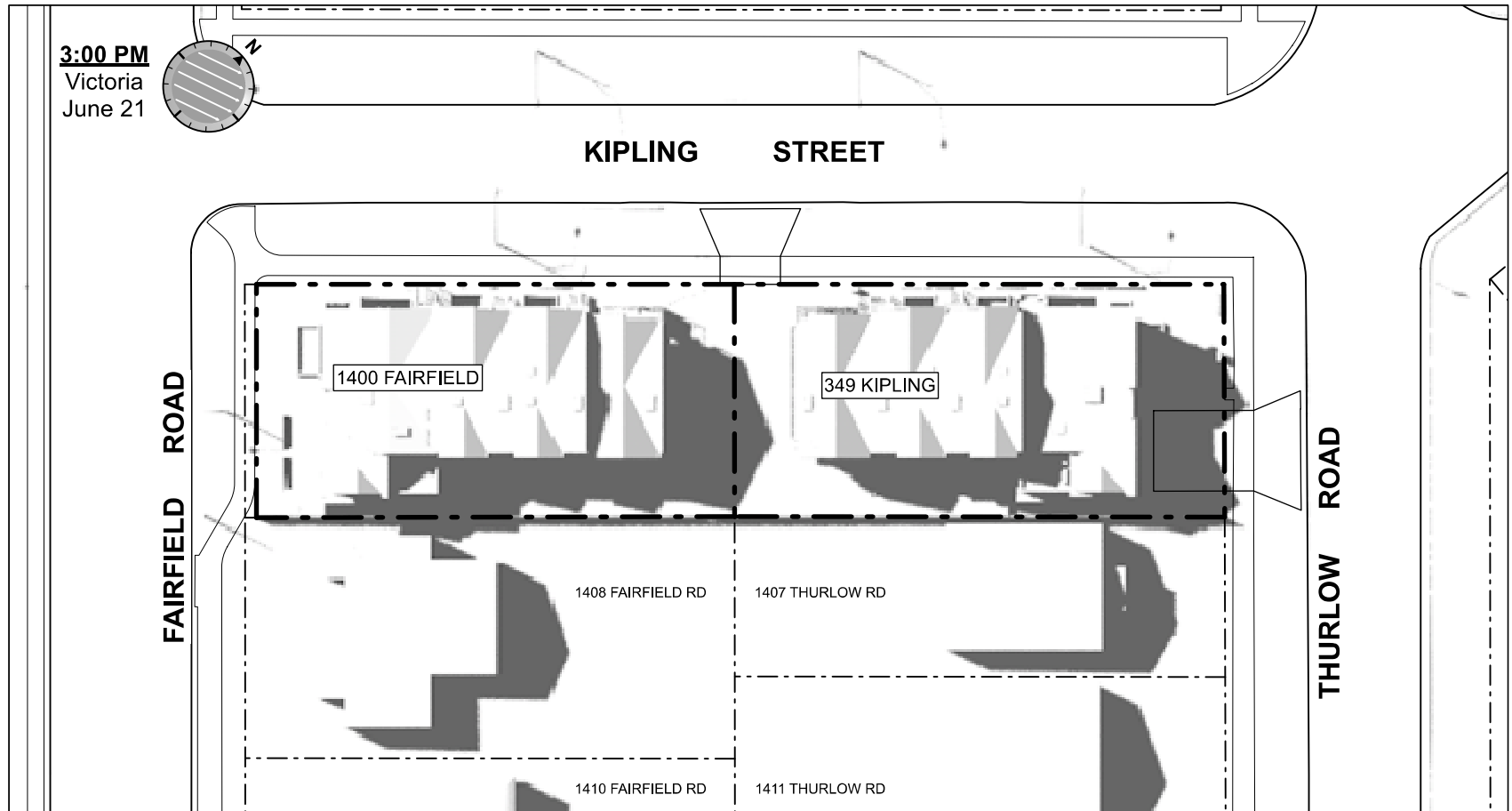
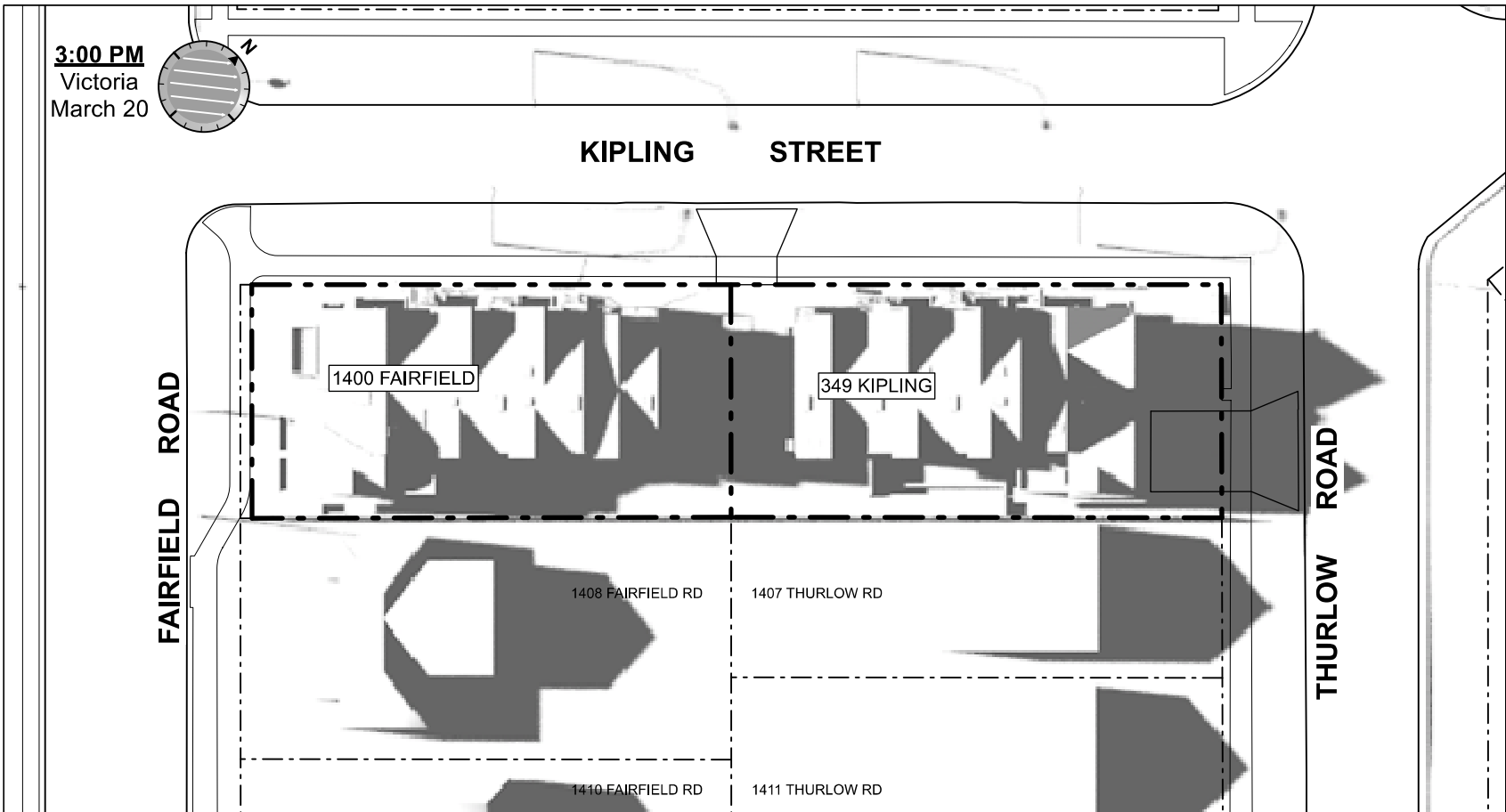
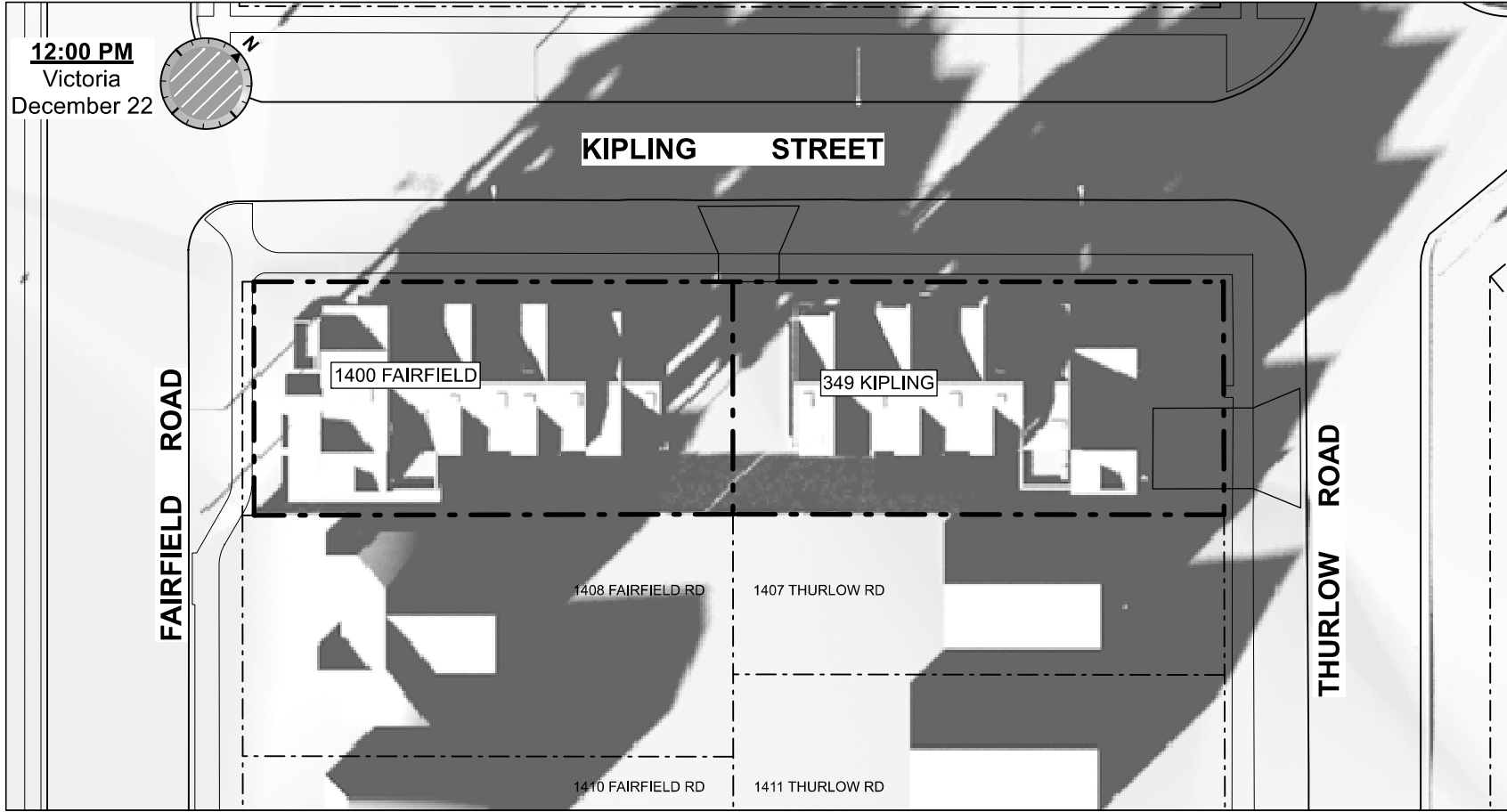
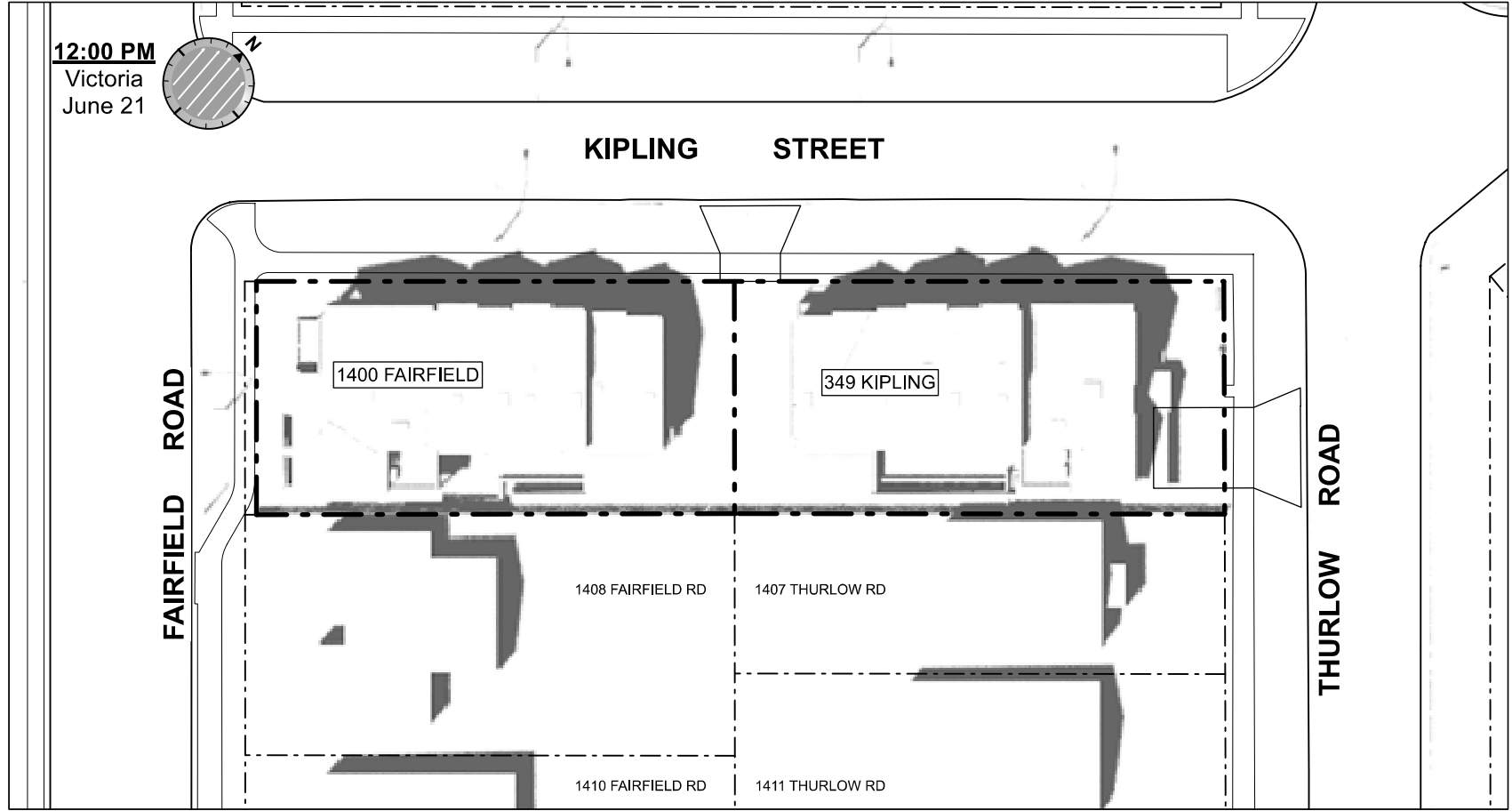
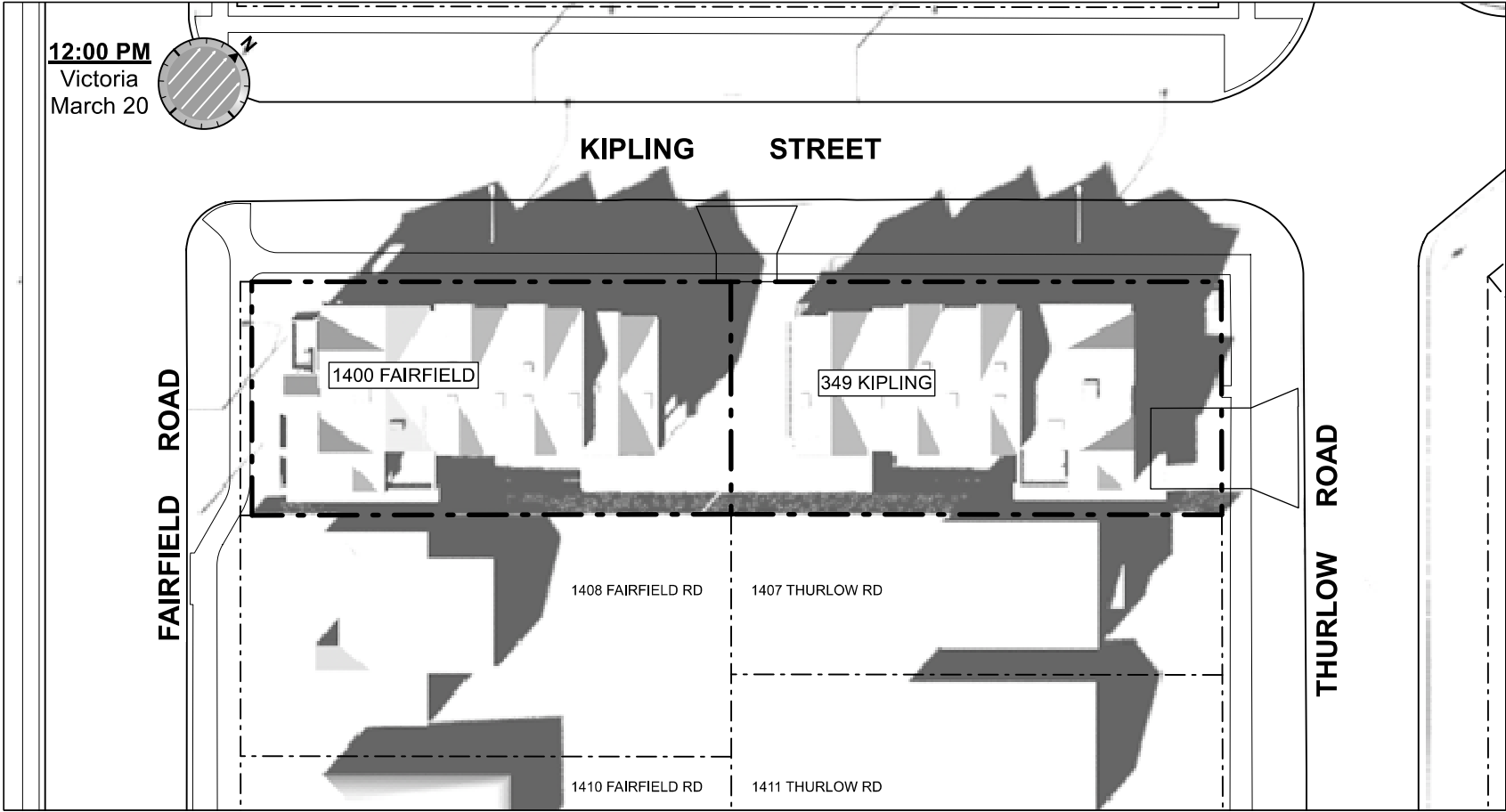
MARCH EQUINOX



JUNE SOLSTICE



DECEMBER SOLSTICE



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SOLAR STUDY

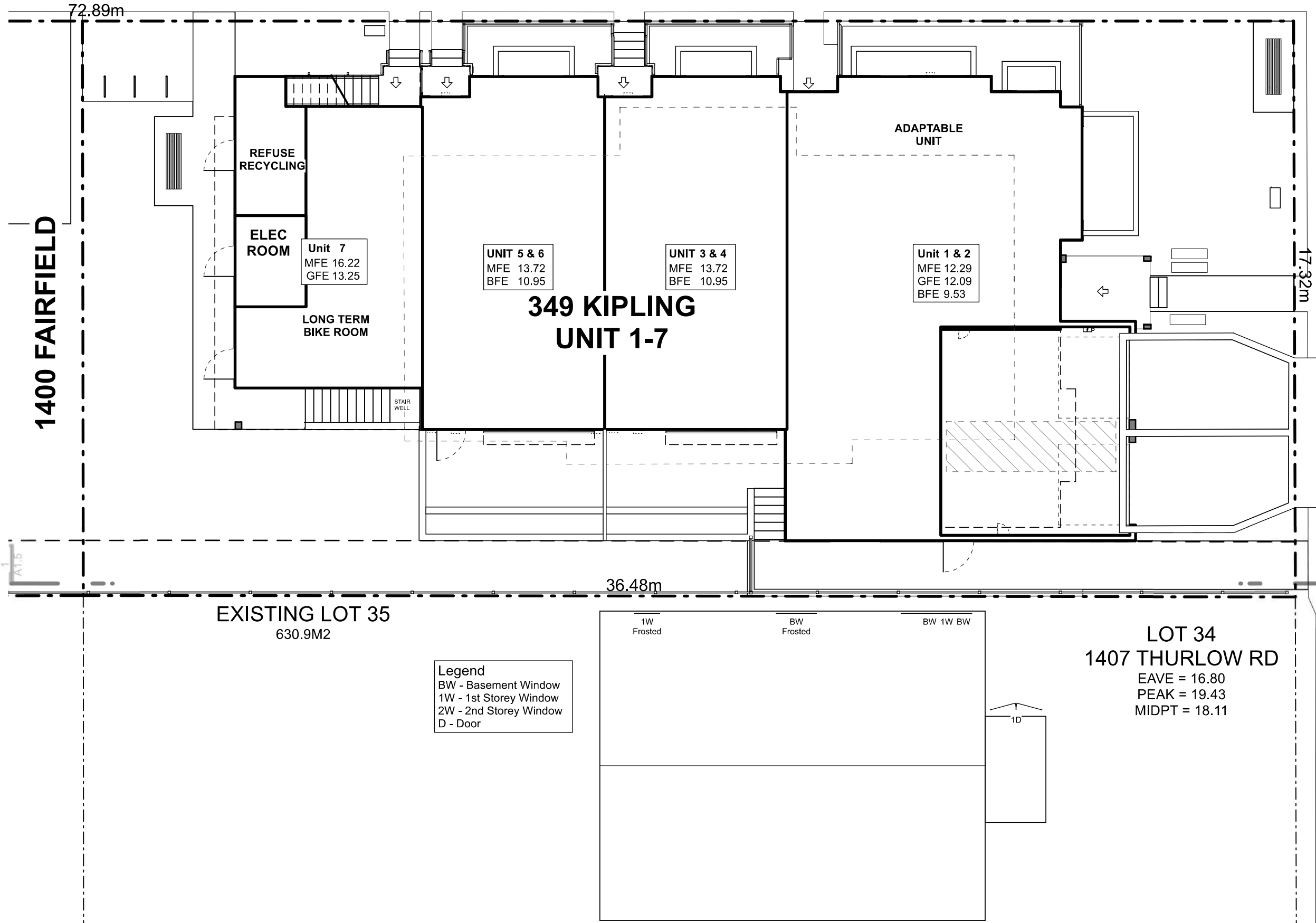
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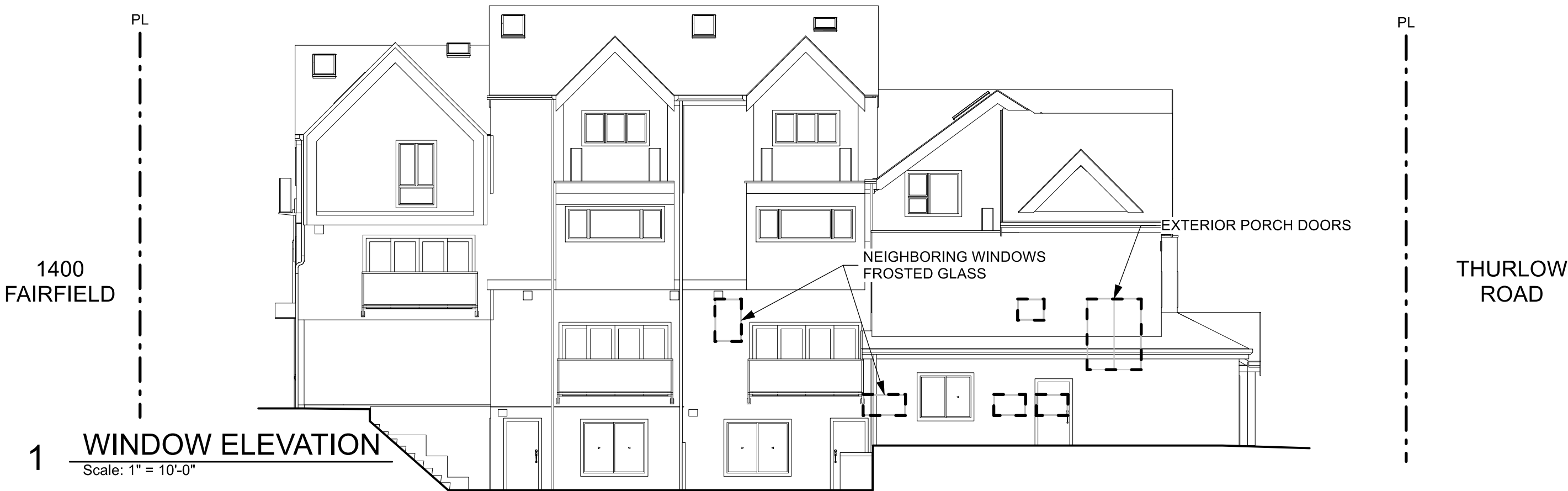
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KIPLING STREET



NOTE:
DIAGRAMS AS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.
WINDOW LOCATIONS ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED.



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WINDOW OVERLAY

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Drawn By: SG/TD
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Scale: 1:120
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A1.5



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

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AVERAGE GRADE CALCULATION

Project Name:

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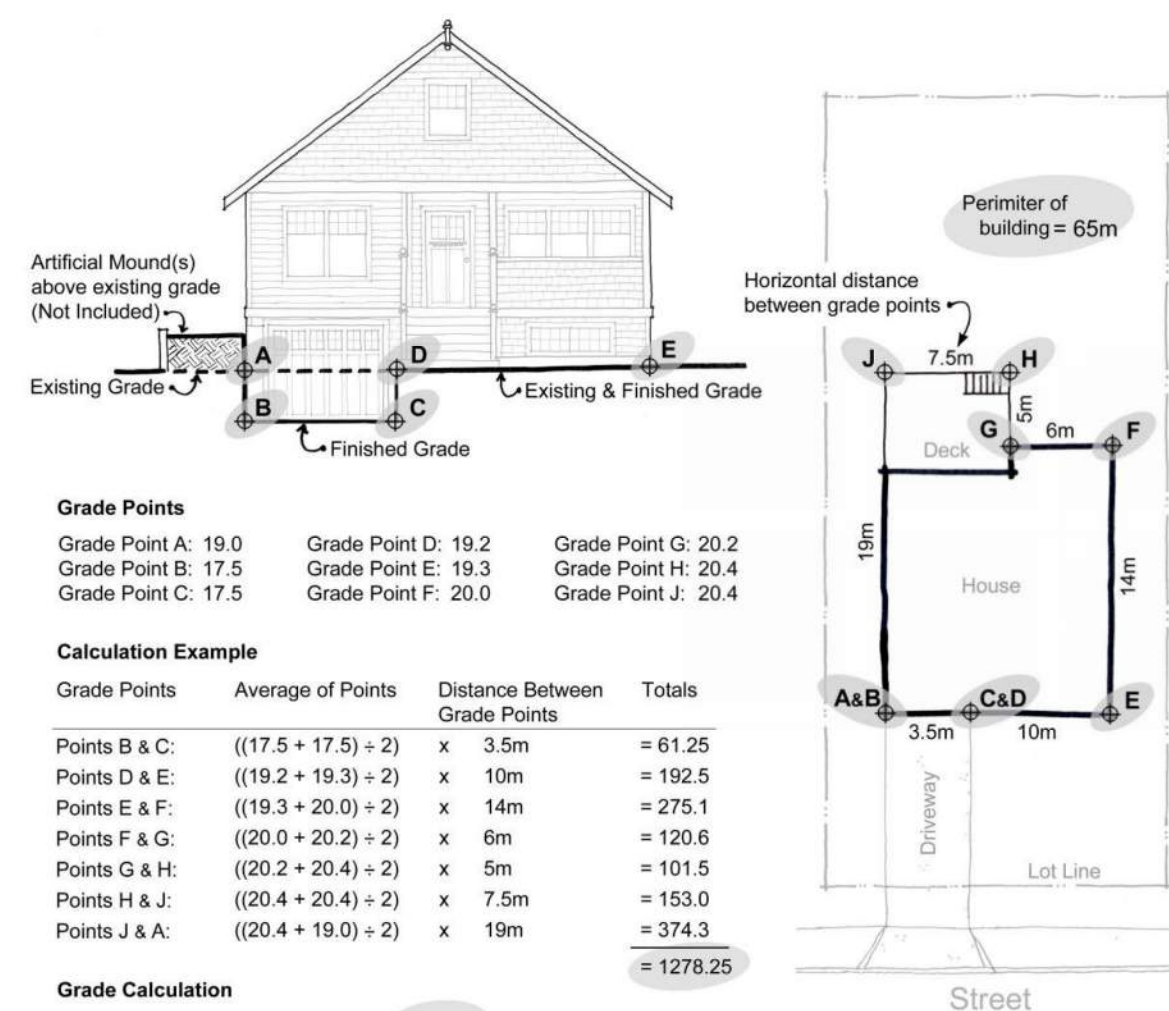
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Sheet No:

A1.7

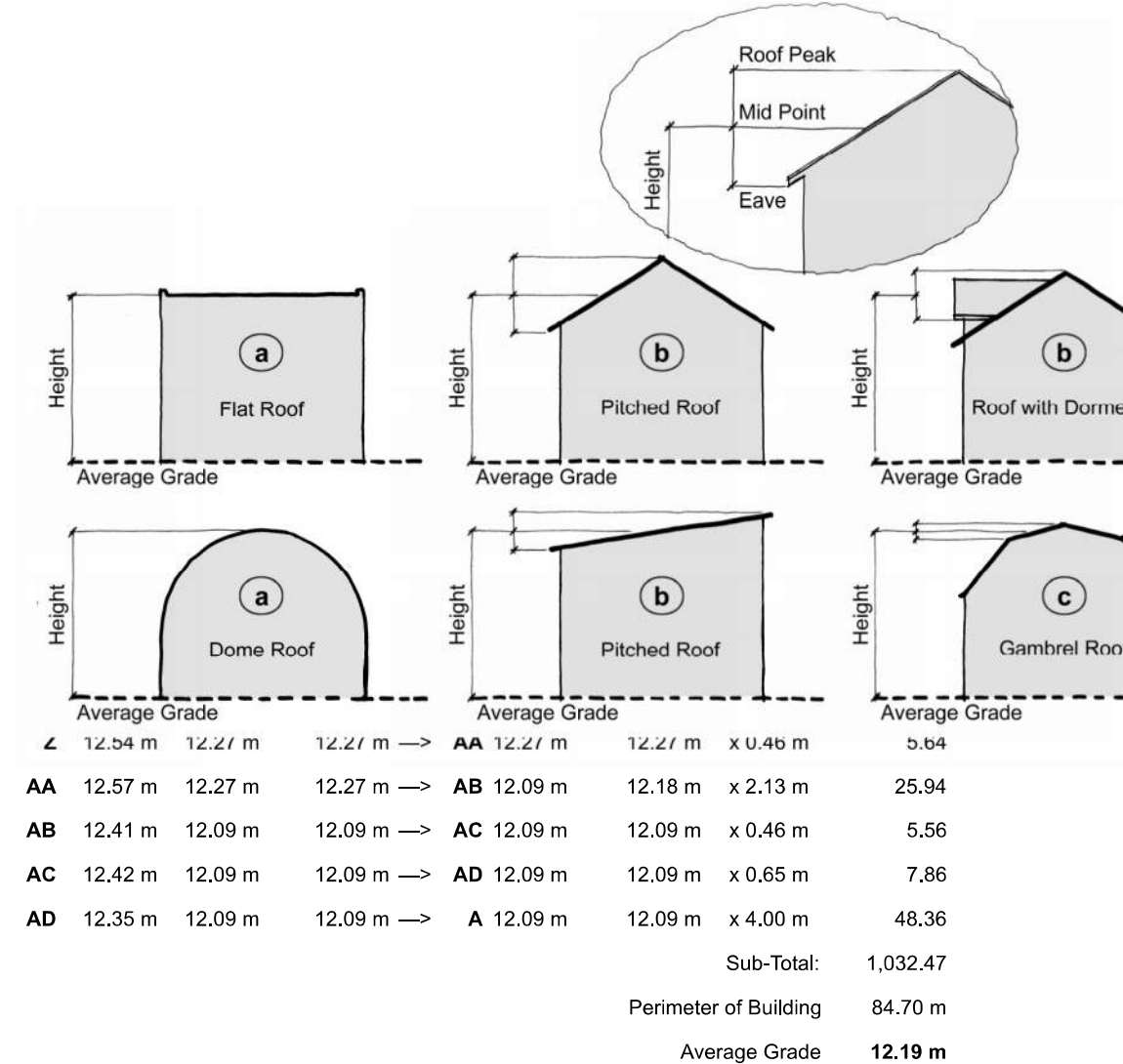


"Grade" means the elevation calculated by averaging the elevation of natural grade or finished grade whichever is lower at any points at which any part of a building comes into contact with the surface of a lot, excluding any artificial mounds of earth or rocks placed at or near the wall of a building,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

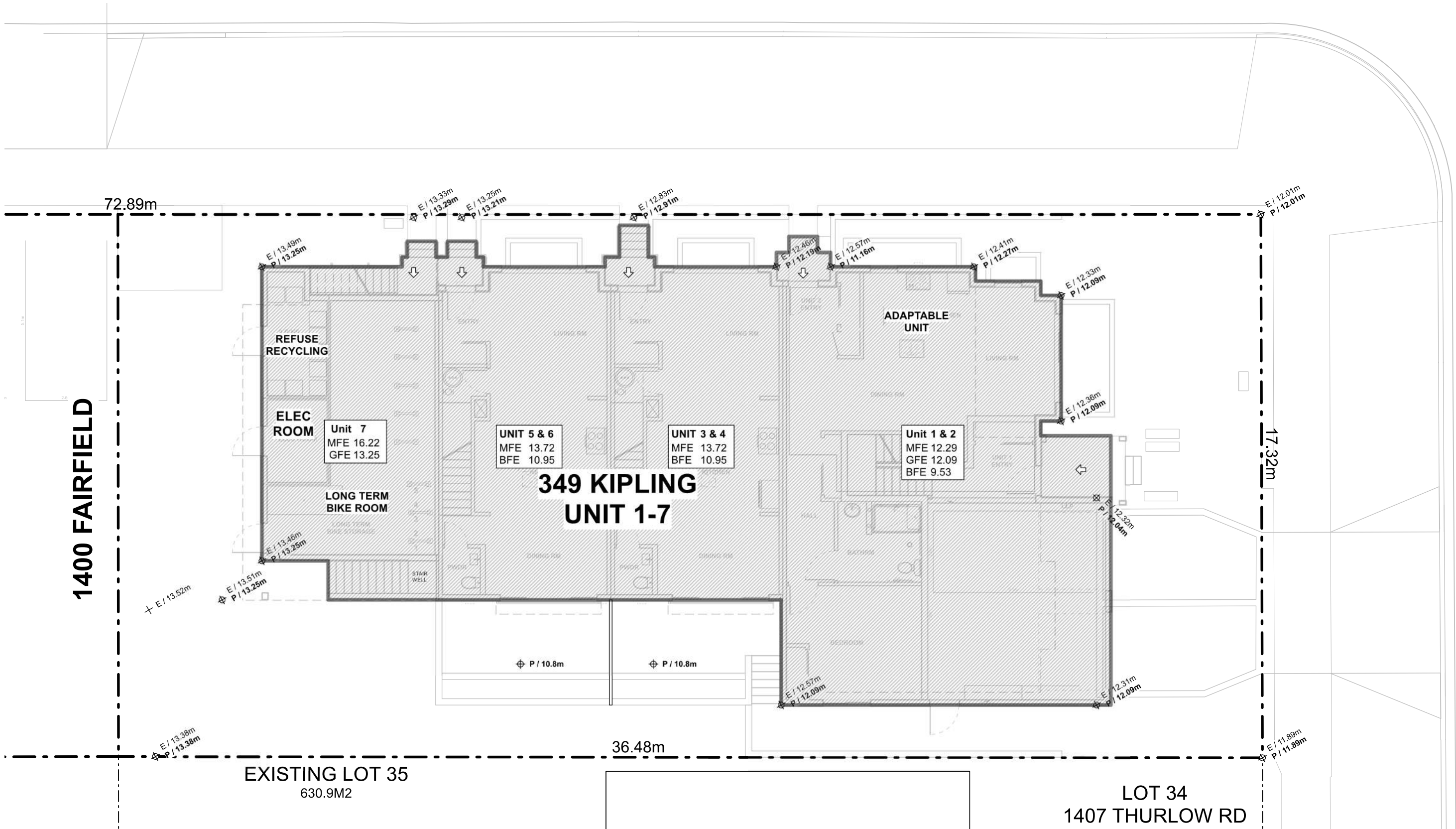


GRADE CALCULATIONS

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 0.65 m	7.86
B	12.30 m	12.09 m	12.09 m →	C	12.09 m	12.09 m	x 2.45 m	29.62
C	12.30 m	12.09 m	12.09 m →	D	12.09 m	12.09 m	x 2.26 m	27.33
D	12.33 m	12.09 m	12.09 m →	E	12.09 m	12.09 m	x 6.38 m	77.12
E	12.30 m	12.09 m	12.09 m →	F	12.09 m	12.09 m	x 10.06 m	121.62
F	12.56 m	12.09 m	12.09 m →	G	10.80 m	Step Up		
G	12.60 m	10.80 m	10.80 m →	H	10.80 m	10.80 m	x 3.35 m	36.20
H	12.49 m	10.80 m	10.80 m →	I	10.80 m	10.80 m	x 11.02 m	119.07
I	12.75 m	10.80 m	10.80 m →	J	14.40 m	Step Up		



Project No: 19.0
Drawn By: SG/T
Plot Date: 2025-04-
Scale: 1:1
Sheet No:

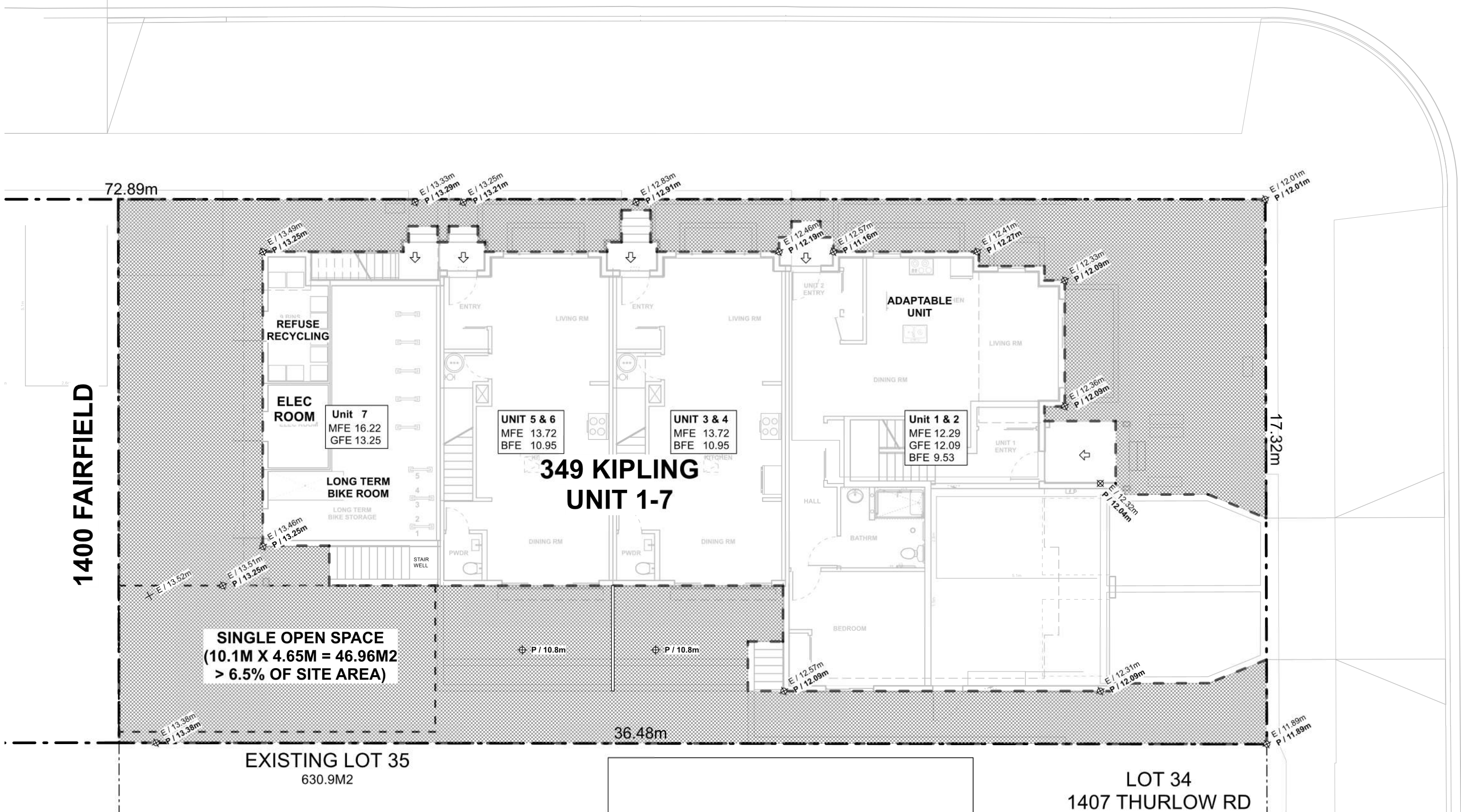


2 LOT COVERAGE

Scale: 1" = 10'-0"

"SITE COVERAGE" MEANS THE PERCENTAGE OF THE AREA OF A LOT WHICH IS OCCUPIED BY ANY STRUCTURE.

SITE OPEN SPACE	MIN 45%	630.9 M2	45.6%	287.50 M2
ONE SPACE THAT IS LANDSCAPED WITH ALL SIDES A MIN. OF 4.5M THAT IS 35M2 OR 6.5% OF THE LOT				
LOT COVERAGE	MAX 50%	630.9 M2	49.8%	314.09 M2



1 OPEN SITE SPACE

Scale: 1" = 10'-0"

"OPEN SITE SPACE" MEANS THAT PORTION OF A LOT WHICH IS LANDSCAPED AND NOT OCCUPIED OR OBSTRUCTED BY ANY BUILDING OR PORTION OF BUILDING, DRIVEWAY OR PARKING LOT; EXCLUDING ACCESSORY GARDEN STRUCTURES, BALCONIES AND ROOF PROJECTIONS.

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SITE COVERAGE & OPEN SITE SPACE

Project Name:

LeParc

Civic:

KIPLING ST & THURLOW
ST

Project No:

19,015

Drawn By:

SG/TD

Plot Date:

2025-04-17

Scale:

1:120

Sheet No:

A2.1

Floor Area Calculations Unit 1					
	Gross Floor Area		Zoning Floor Area		Bedrms
Basement Floor	0 sq ft	0.0 m2	0 sq ft	0.0 m2	
Main Floor	878 sq ft	81.6 m2	1,028 sq ft	95.5 m2	
Second Floor	1,088 sq ft	101.0 m2	1,027 sq ft	95.4 m2	1
Third Storey	955 sq ft	88.8 m2	723 sq ft	67.1 m2	2
Totals:	2,921 sq ft	271.4 m2	2,777 sq ft	258.0 m2	3
Garage	419 sq ft	39.0 m2	187 sq ft	17.3 m2	

Floor Area Calculations Unit 2					
	Gross Floor Area		Zoning Floor Area		Bedrms
Basement Floor	659 sq ft	61.2 m2	0 sq ft	0.0 m2	2
Main Floor	111 sq ft	10.3 m2	108 sq ft	10.1 m2	
Second Floor	0 sq ft	0.0 m2	0 sq ft	0.0 m2	
Third Storey	0 sq ft	0.0 m2	0 sq ft	0.0 m2	
Totals:	770 sq ft	71.5 m2	108 sq ft	10.1 m2	2
Garage	0 sq ft	0.0 m2	0 sq ft	0.0 m2	

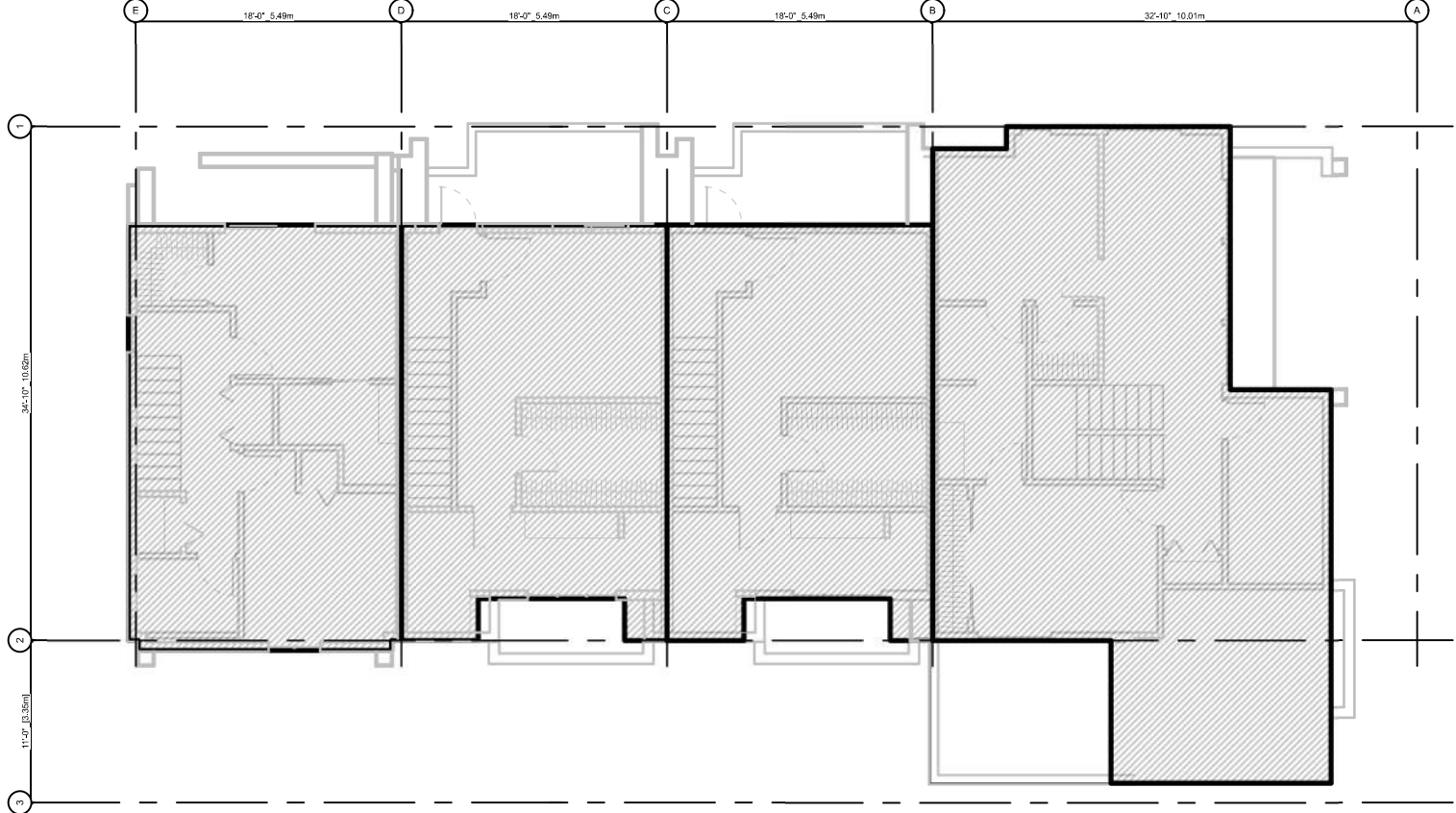
Floor Area Calculations Unit 3					
	Gross Floor Area		Zoning Floor Area		Bedrms
Basement Floor	0 sq ft	0.0 m2	0 sq ft	0.0 m2	
Main Floor	617 sq ft	57.3 m2	595 sq ft	55.3 m2	
Second Floor	633 sq ft	58.8 m2	610 sq ft	56.7 m2	2
Third Storey	479 sq ft	44.5 m2	453 sq ft	42.1 m2	1
Totals:	1,729 sq ft	160.6 m2	1,659 sq ft	154.1 m2	3
Garage	0 sq ft	0.0 m2	0 sq ft	0.0 m2	

Floor Area Calculations Unit 4					
	Gross Floor Area		Zoning Floor Area		Bedrms
Basement Floor	617 sq ft	57.3 m2	0 sq ft	0.0 m2	2
Main Floor	0 sq ft	0.0 m2	0 sq ft	0.0 m2	
Second Floor	0 sq ft	0.0 m2	0 sq ft	0.0 m2	
Third Storey	0 sq ft	0.0 m2	0 sq ft	0.0 m2	
Totals:	0 sq ft	0.0 m2	0 sq ft	0.0 m2	0
Garage	0 sq ft	0.0 m2	0 sq ft	0.0 m2	

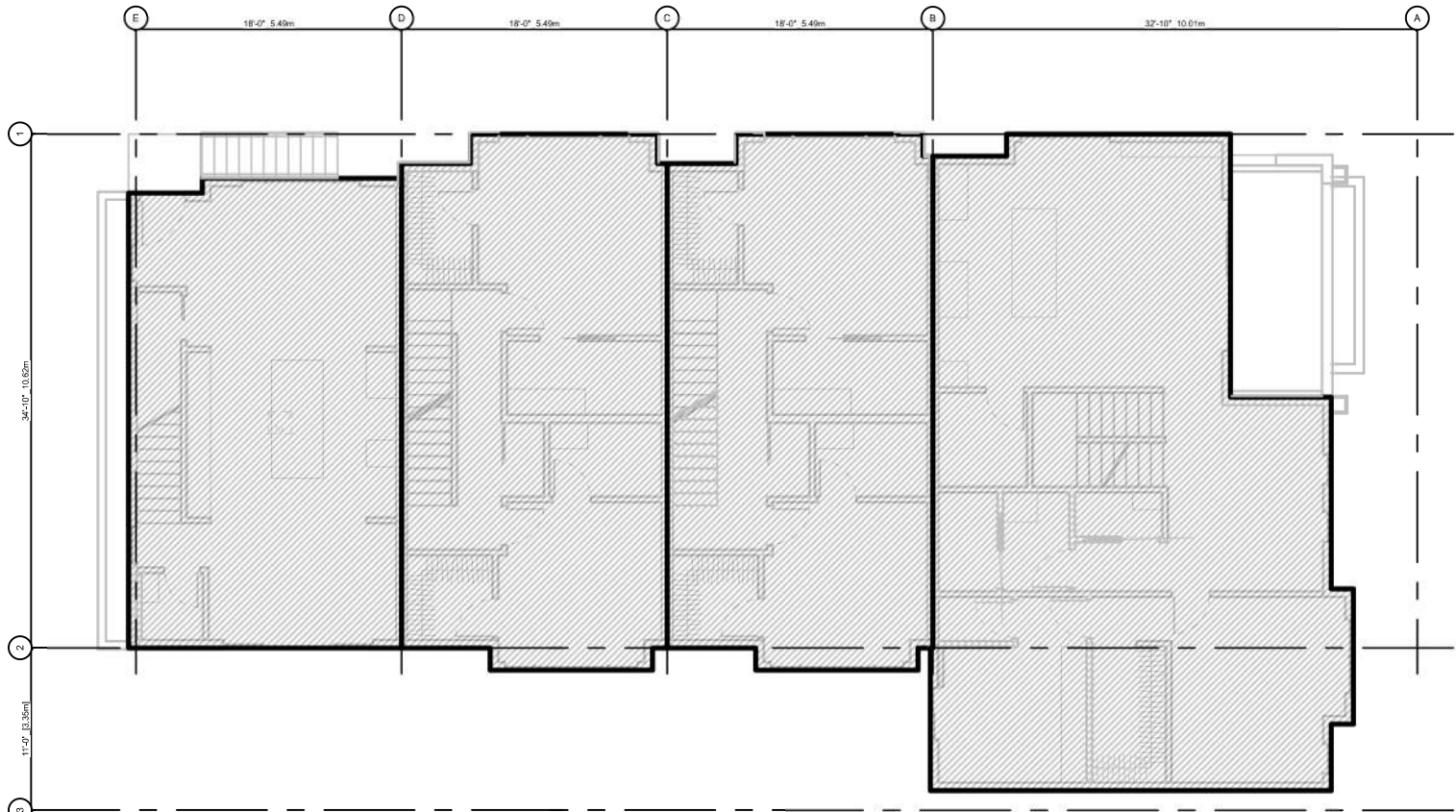
Floor Area Calculations Unit 5					
	Gross Floor Area		Zoning Floor Area		Bedrms
Basement Floor	0 sq ft	0.0 m2	0 sq ft	0.0 m2	
Main Floor	616 sq ft	57.3 m2	595 sq ft	55.2 m2	
Second Floor	633 sq ft	58.8 m2	610 sq ft	56.6 m2	2
Third Storey	479 sq ft	44.5 m2	453 sq ft	42.1 m2	1
Totals:	1,728 sq ft	160.6 m2	1,658 sq ft	154.0 m2	3
Garage	0 sq ft	0.0 m2	0 sq ft	0.0 m2	

Floor Area Calculations Unit 6					
	Gross Floor Area		Zoning Floor Area		Bedrms
Basement Floor	617 sq ft	57.3 m2	0 sq ft	0.0 m2	2
Main Floor	0 sq ft	0.0 m2	0 sq ft	0.0 m2	
Second Floor	0 sq ft	0.0 m2	0 sq ft	0.0 m2	
Third Storey	0 sq ft	0.0 m2	0 sq ft	0.0 m2	
Totals:	617 sq ft	57.3 m2	0 sq ft	0.0 m2	2
Garage	0 sq ft	0.0 m2	0 sq ft	0.0 m2	

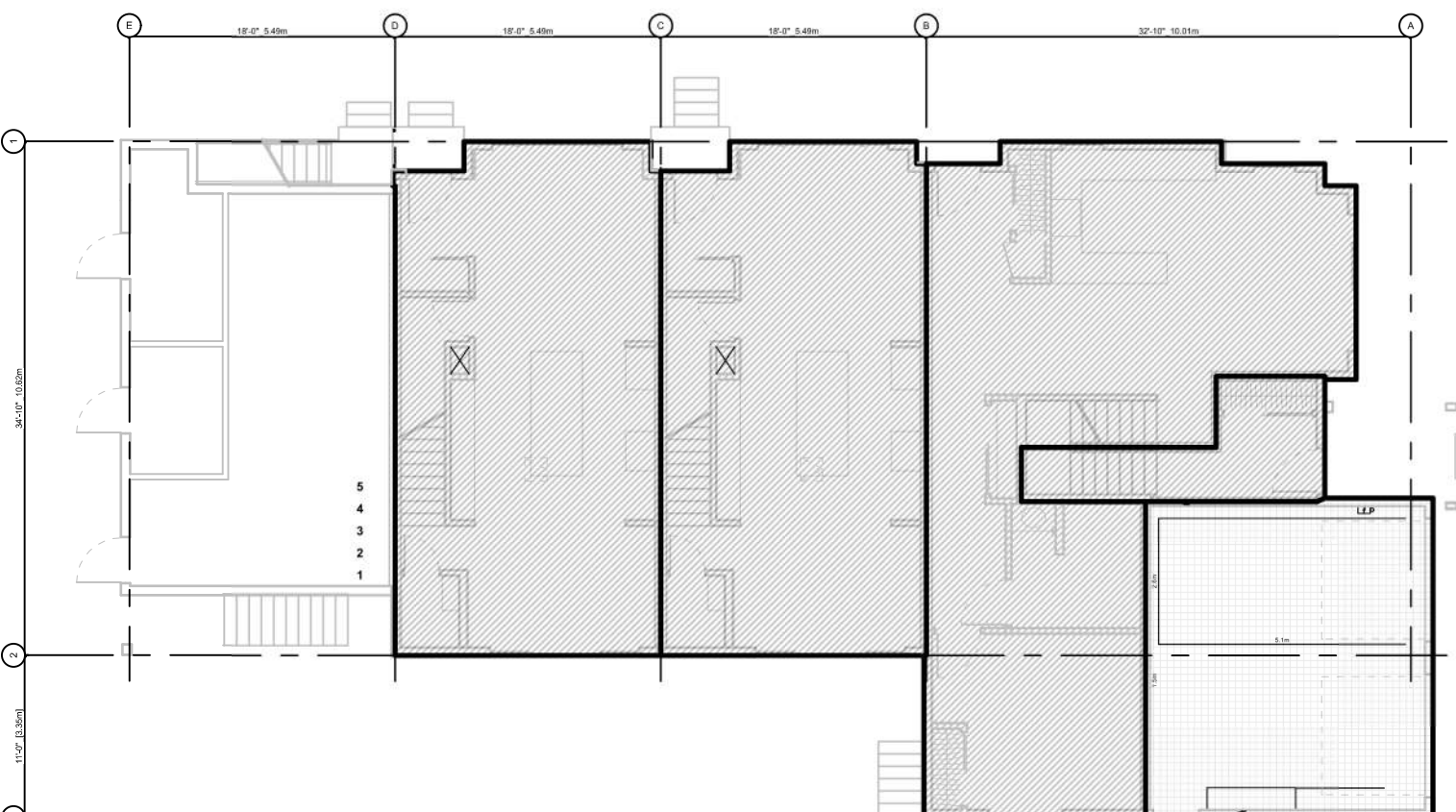
Floor Area Calculations				Unit 7	
	Gross Floor Area		Zoning Floor Area		Bedrms
Basement Floor	No Basement as per zoning definition				
Main Floor	0 sq ft	0.0 m2	0 sq ft	0.0 m2	
Second Floor	584 sq ft	54.2 m2	547 sq ft	50.8 m2	
Third Storey	533 sq ft	49.5 m2	493 sq ft	45.8 m2	2
Totals:	1,116 sq ft	103.7 m2	1,040 sq ft	96.6 m2	2
Garage	0 sq ft	0.0 m2	0 sq ft	0.0 m2	



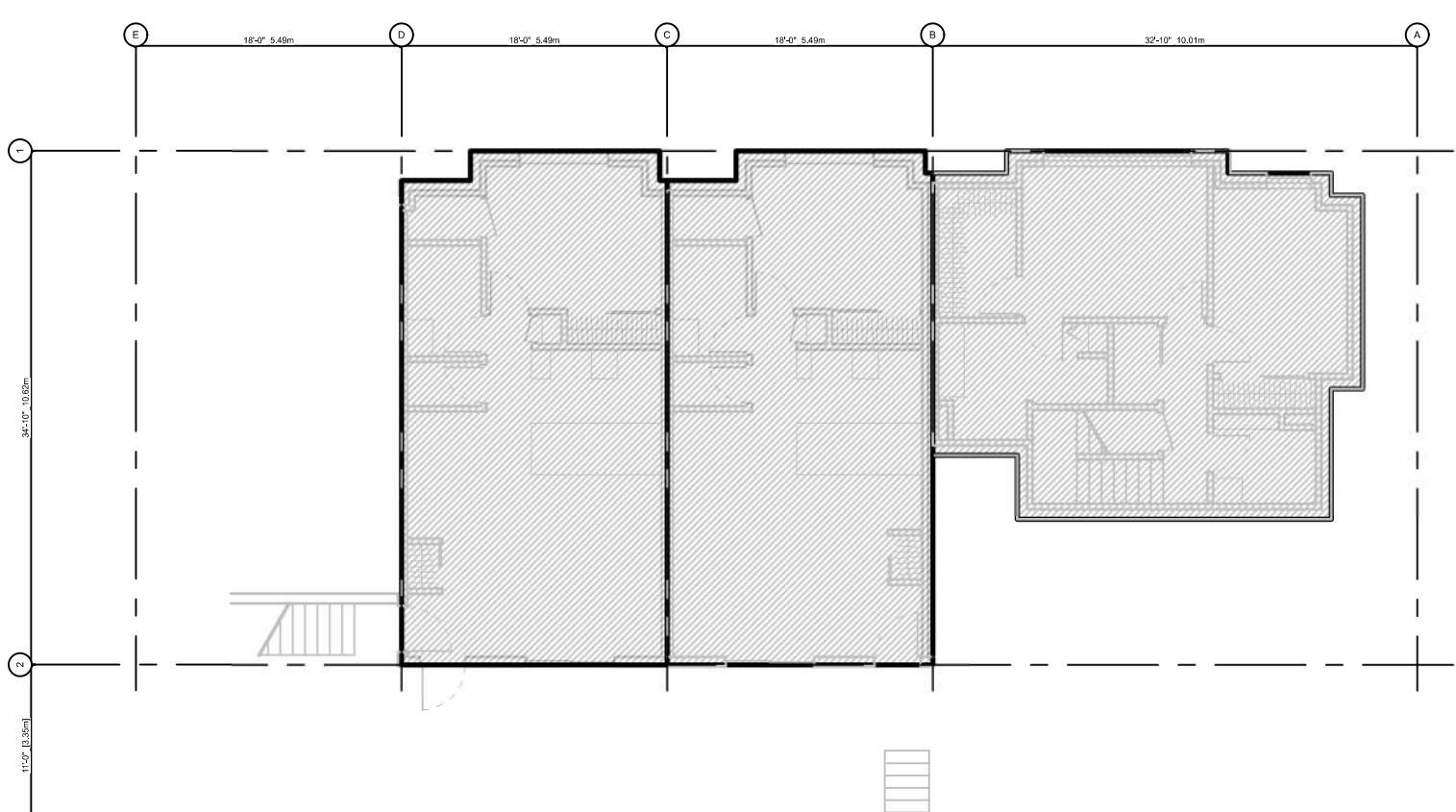
2.3 GFA DIAGRAM - FLOOR 3
Scale: 1:150



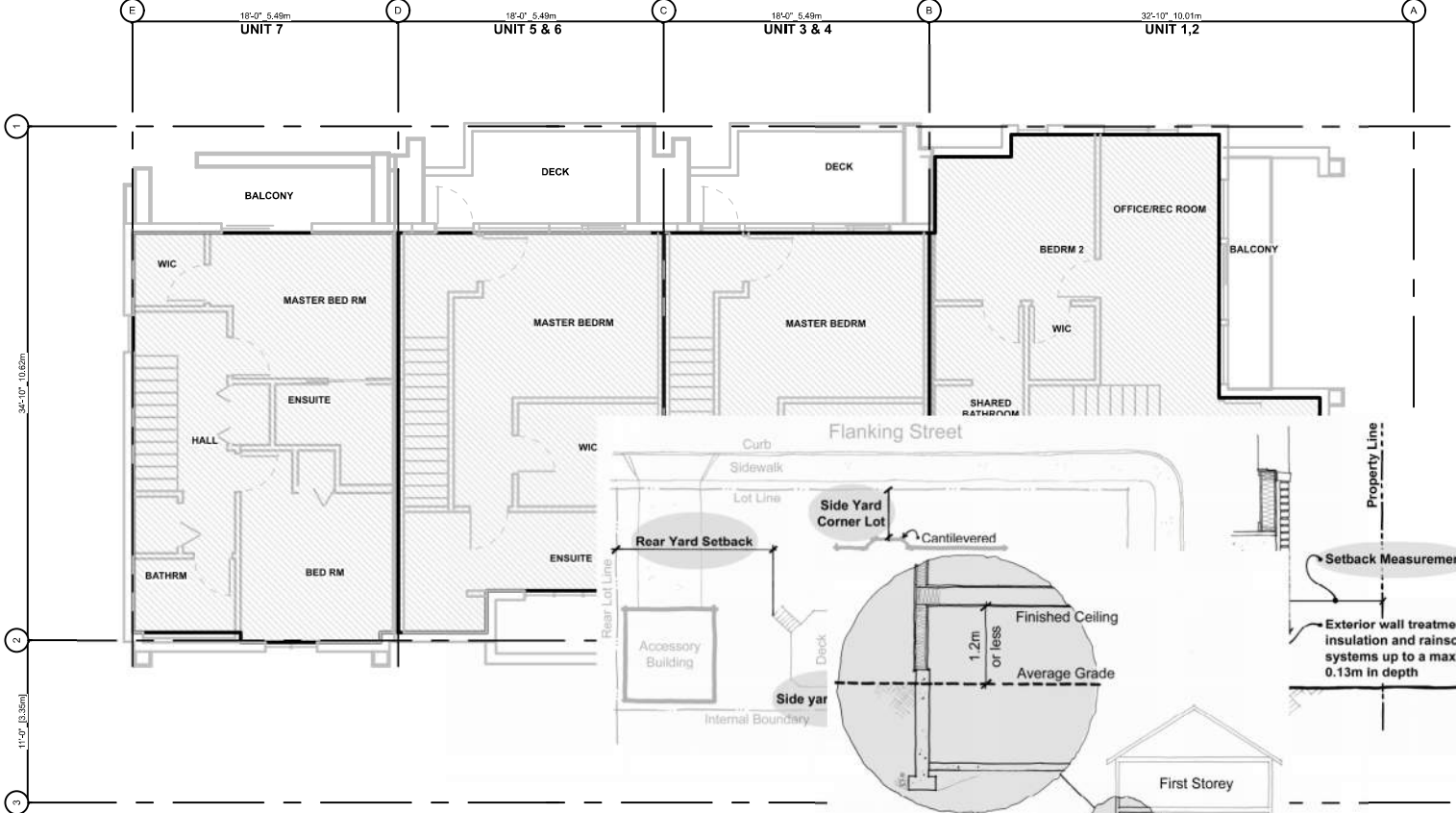
2.2 GFA DIAGRAM - FLOOR 2
Scale: 1:150



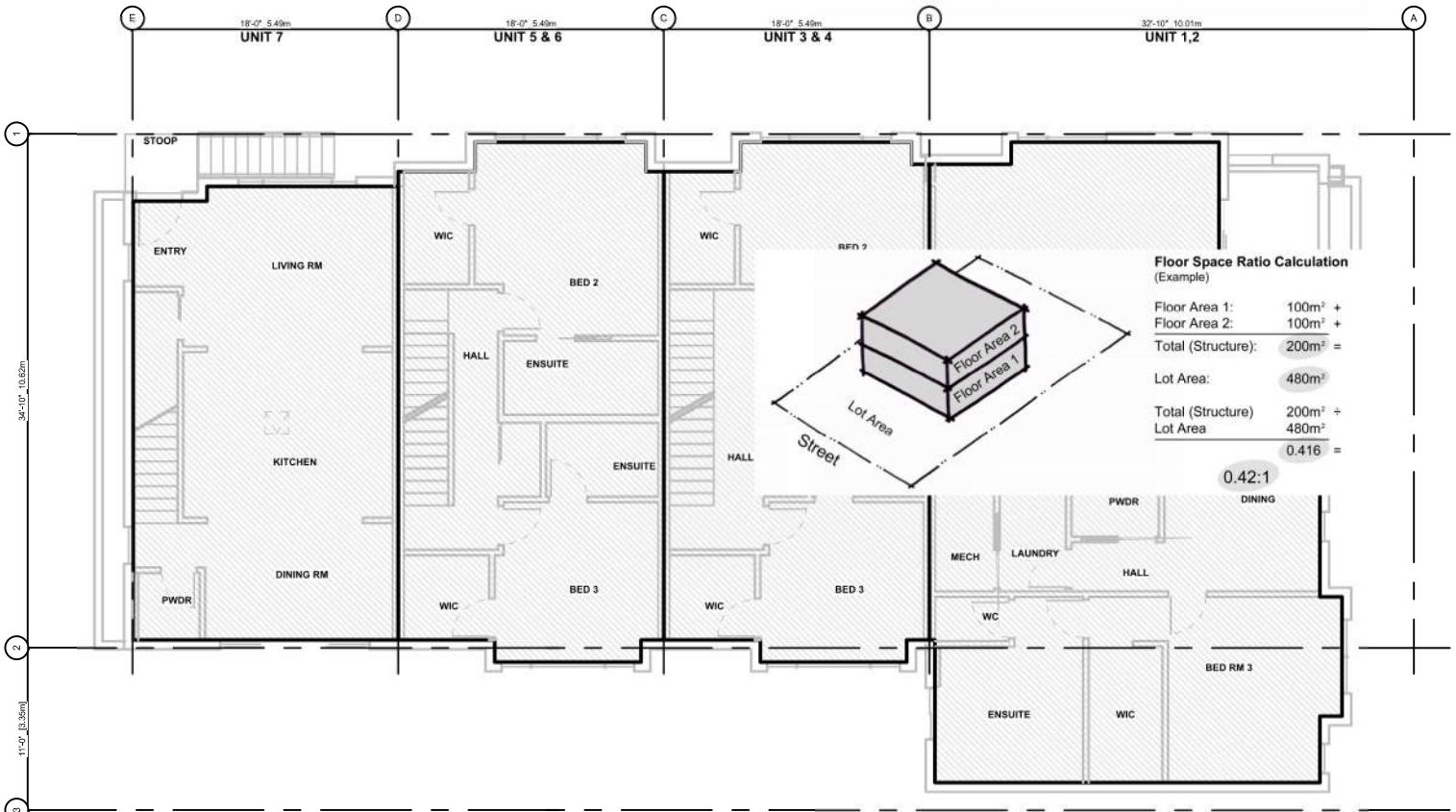
2.1 GFA DIAGRAM - FLOOR 1
Scale: 1:150



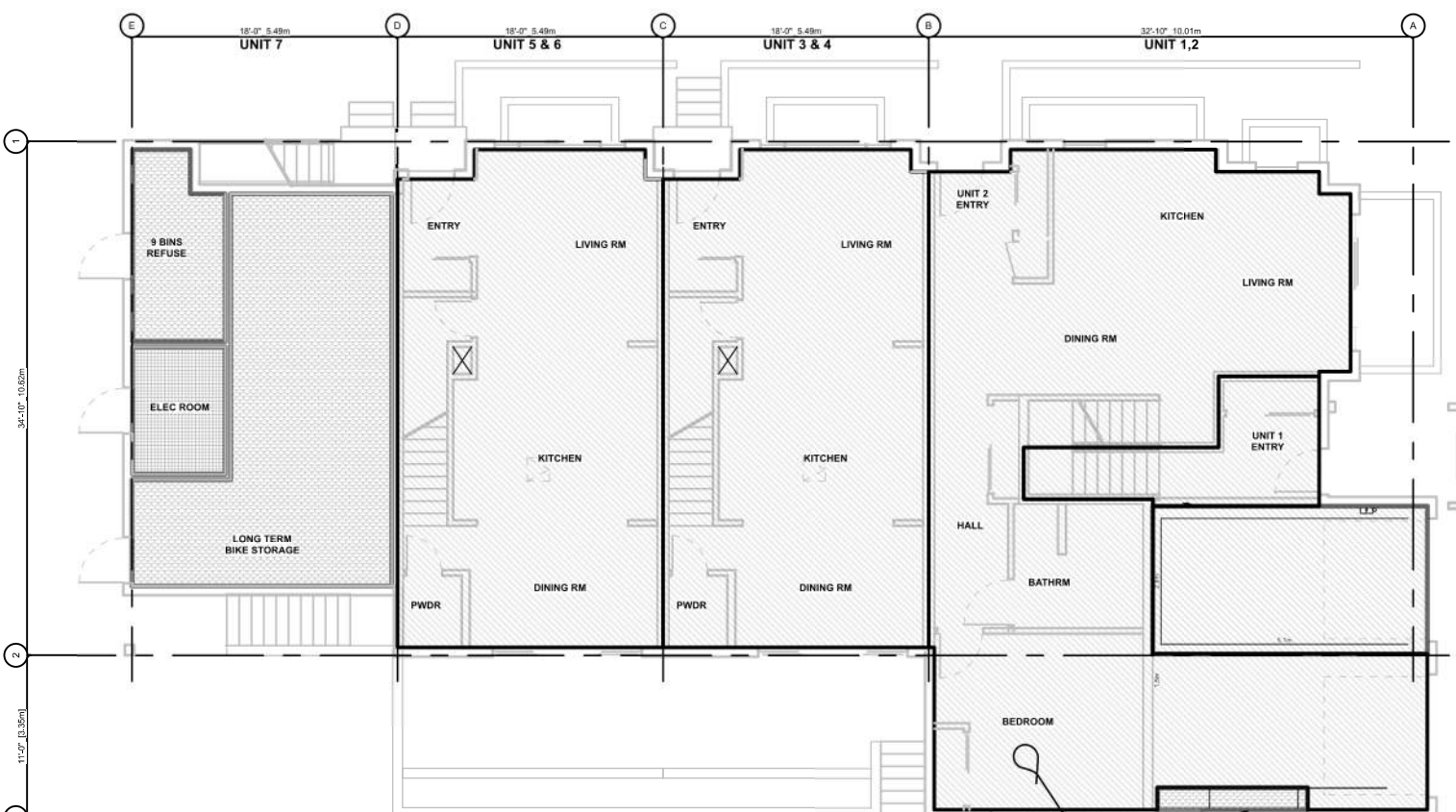
2.0 GFA DIAGRAM - BASEMENT
Scale: 1:150



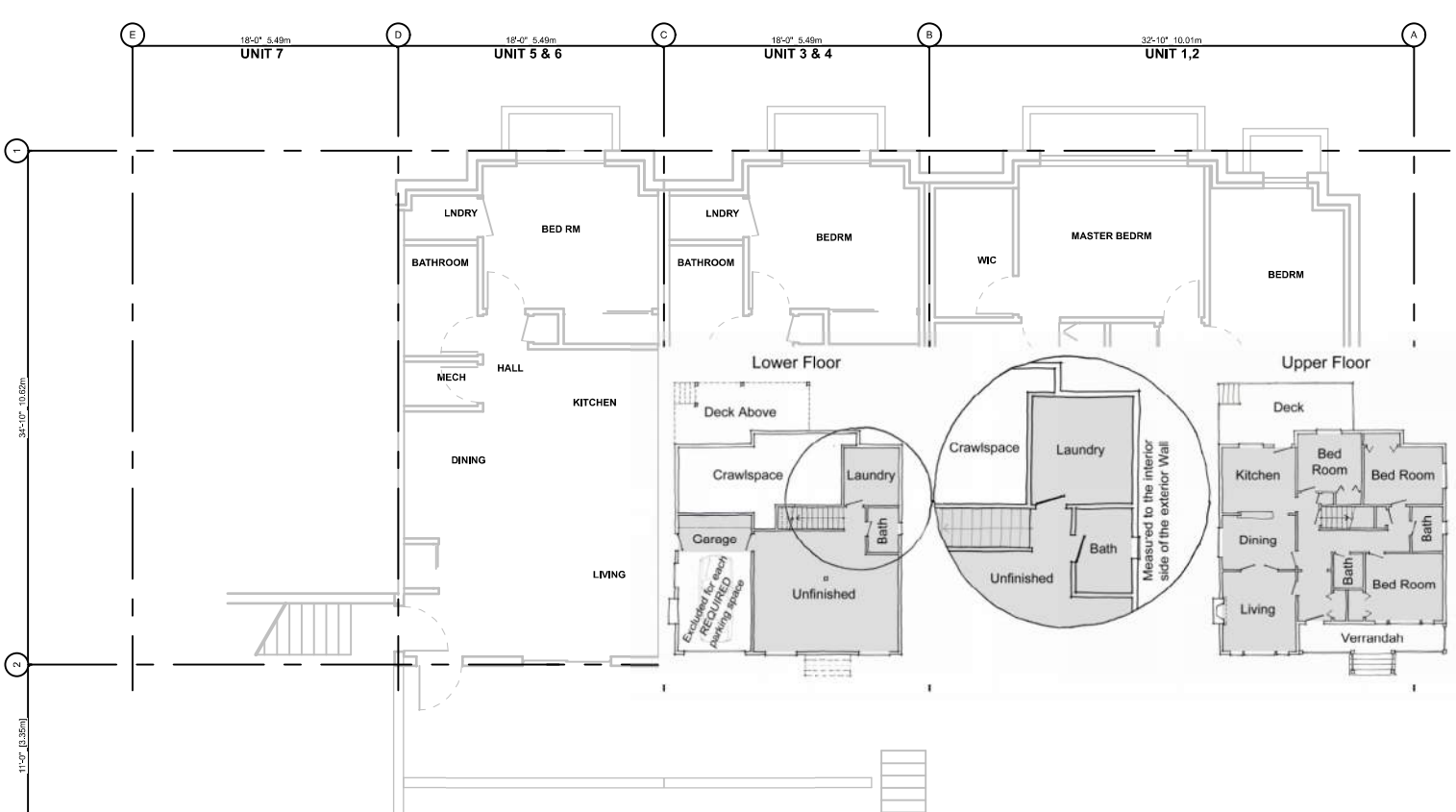
1.3 FAR DIAGRAM - FLOOR 3
Scale: 1:150



1.2 FAR DIAGRAM - FLOOR 2
Scale: 1:150



1.1 FAR DIAGRAM - FLOOR 1
Scale: 1:150



1.0 FAR DIAGRAM - 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, enclosed decks, patios or porches and

"First Storey" means the storey above the basement of a building, and in the case of a building without a basement, means the lowest storey.

"Floor Space Ratio" means the ratio of the total floor area of a building to the area of the lot on which it is situated.

"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 floor and the roof next above, but does not include a basement or a crawlspace.

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

PROJECT DATA - 349 KIPLING					
	GFA Area (SF)	Zoning Area (SF)	Site Area (SF)	FAR	Bedrms
Unit 1-7	9,498	7,242	6,791	1.06	15
Basement	1,893	0			
Main Floor	2,222	2,326			
Second Floor	2,937	2,794			
Third Storey	2,446	2,122			
Garage	419	187 Excluded from FAR			
Refuse	75	75 Excluded from FAR			
Electrical Room	54	116 Excluded from FAR			
Bike Room	339	700 Excluded from FAR			
Total Floor Area	10,384	All Included			
Floor Space Ratio: The building area is measured to the interior side of the exterior wall and interior face of demising walls. Basements excluded.					

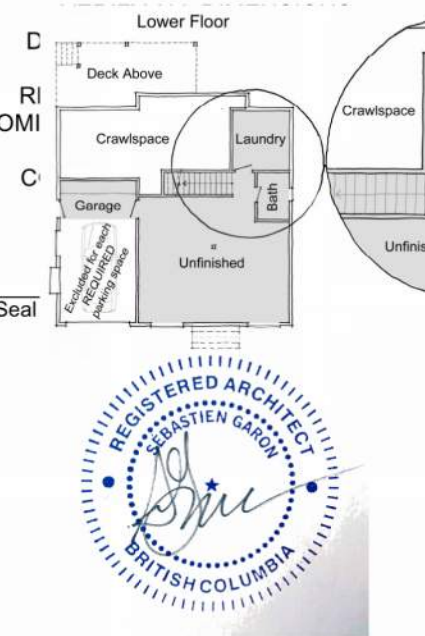
"Basement" means any part of a building between two floor levels that is partially or completely below grade and has a finished ceiling that is no more than 1.2m above grade.

Floor Area Legend

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

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

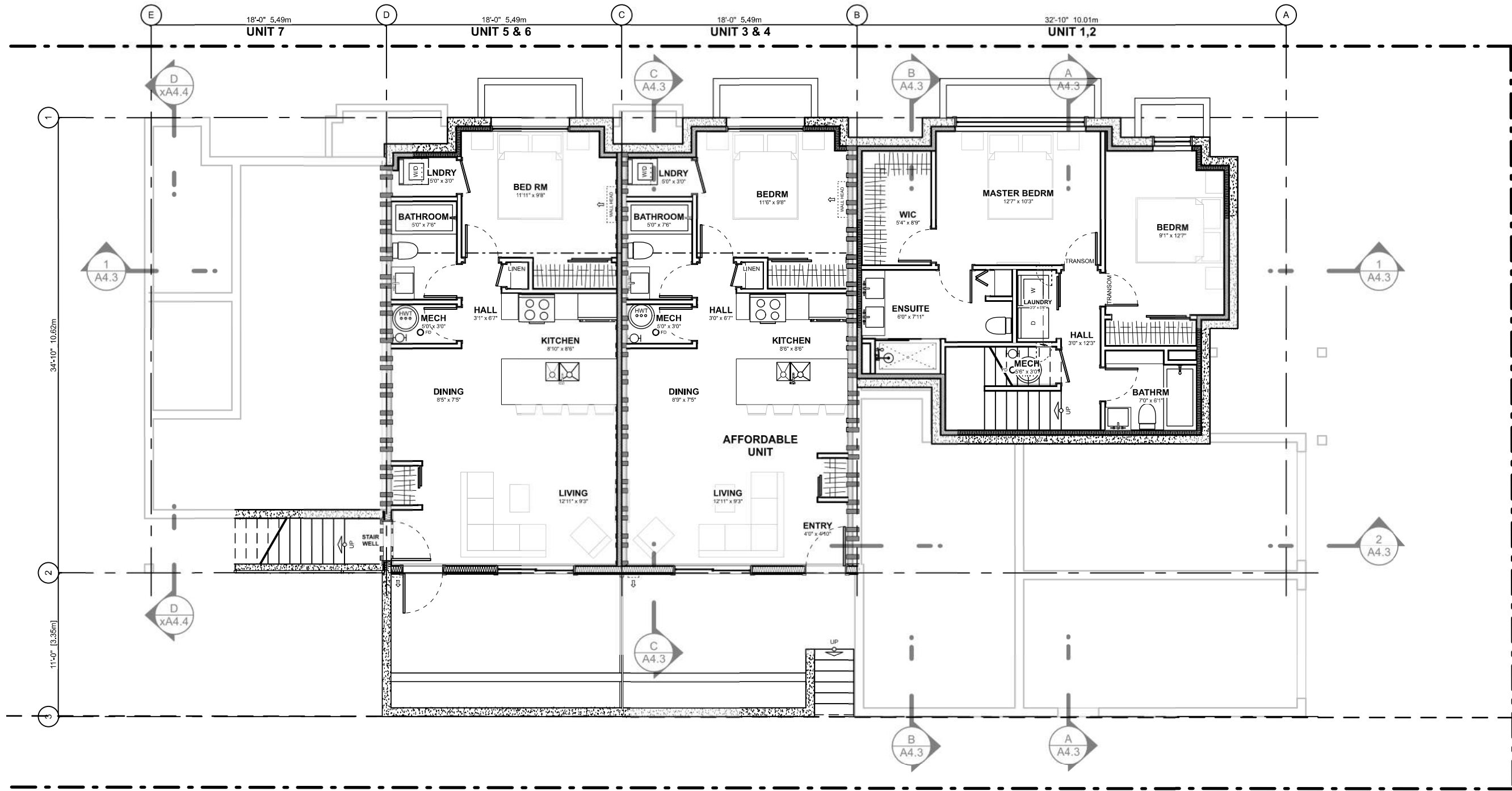
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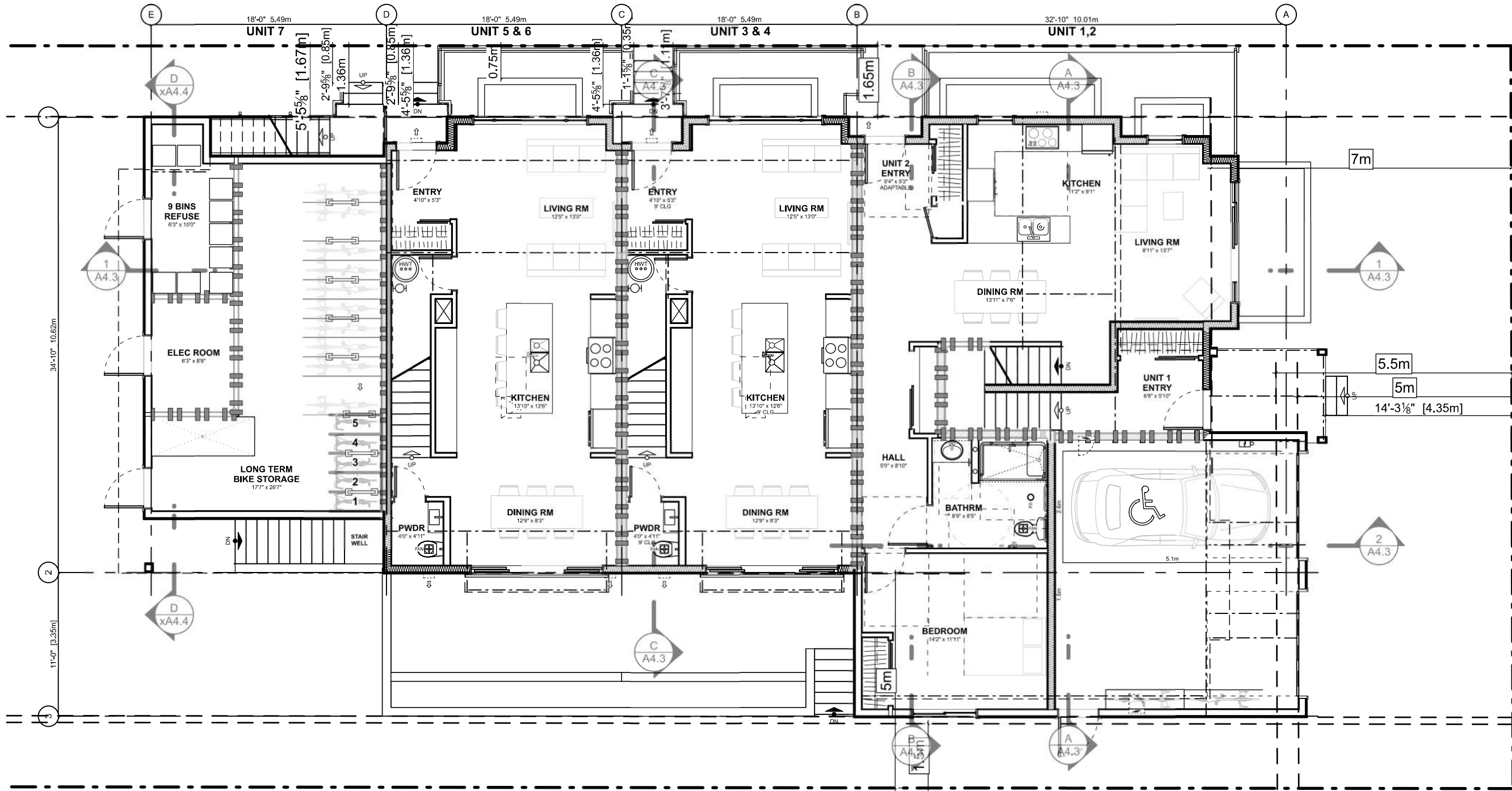
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2024-05-30	ISSUED FOR DP

Civic: **KIPLING ST & THURLOW ST**

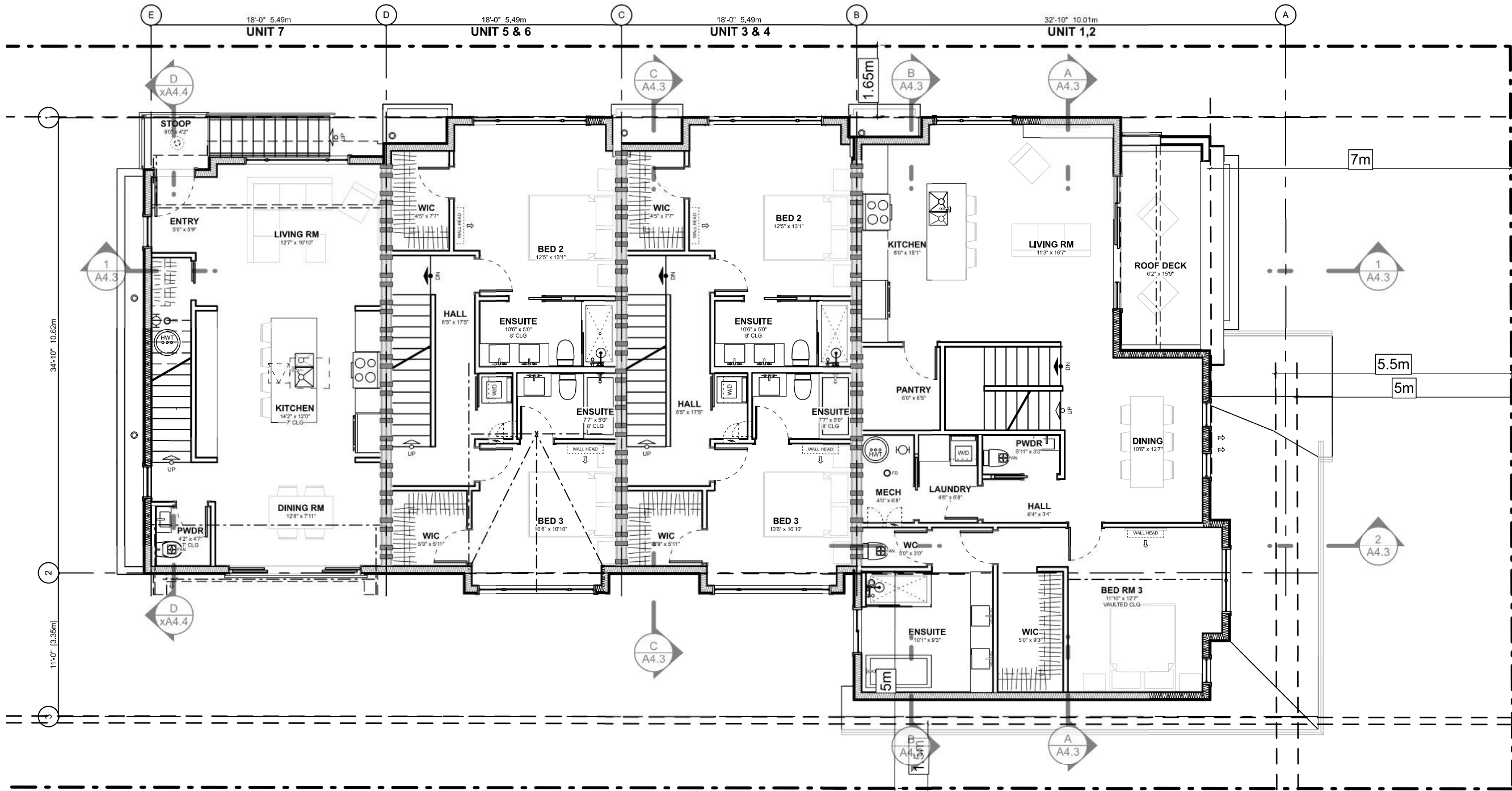
Project No:	19,015
Drawn By:	SG/TD
Plot Date:	2025-04-17
Scale:	1:150
Sheet No:	



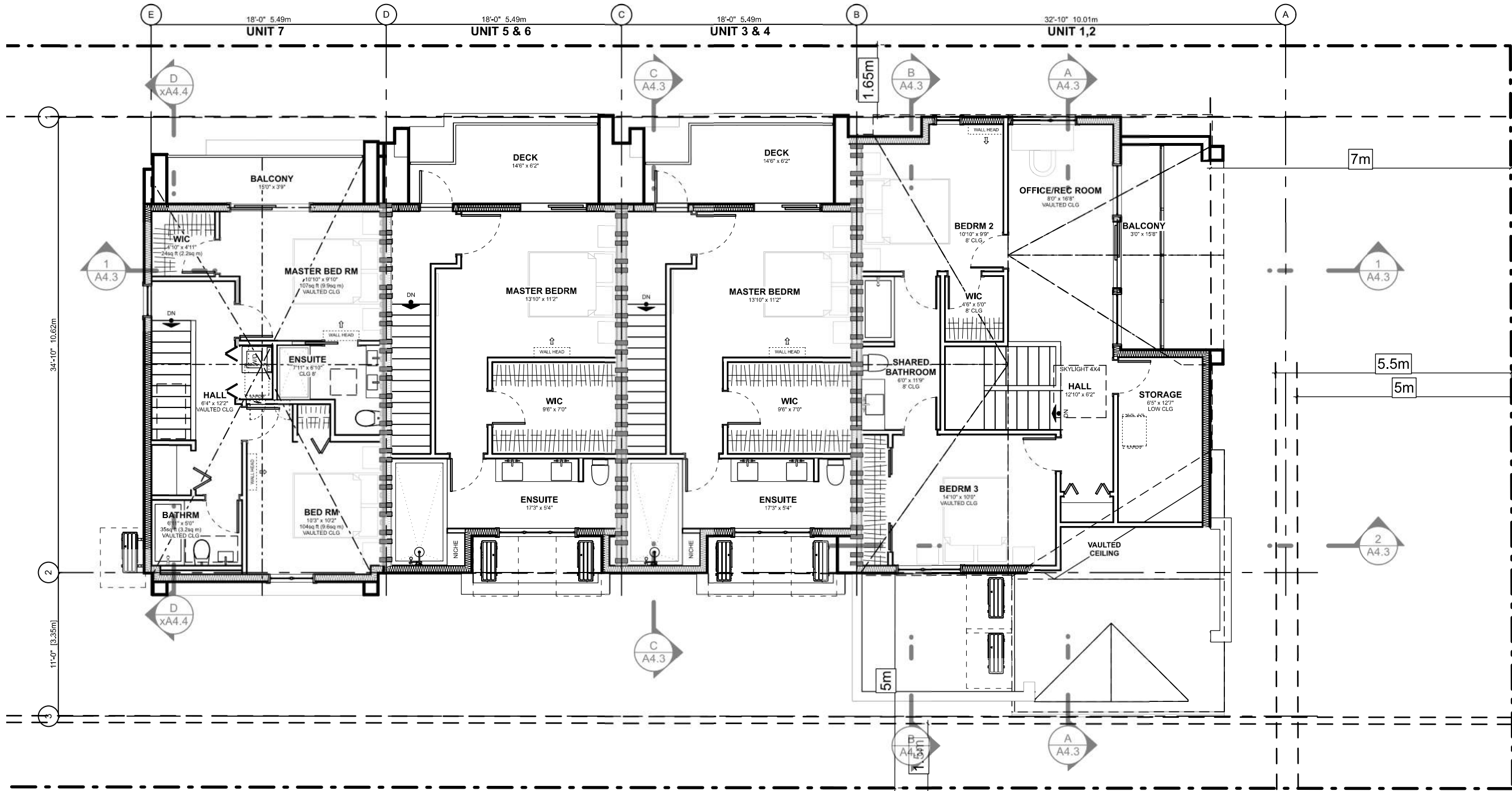
0 BASEMENT FLOOR PLAN
Scale: 1:100



1 MAIN FLOOR PLAN
Scale: 1:100



2 SECOND FLOOR PLAN
Scale: 1:100



3 THIRD FLOOR PLAN
Scale: 1:100

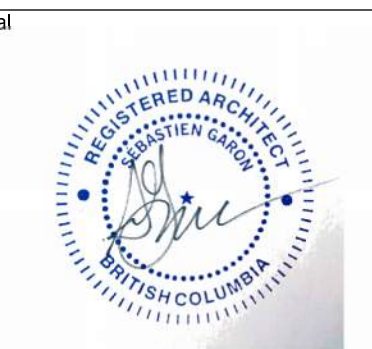
DIMENSION NOTES:

- 1) EXTERIOR DIMENSIONS TO FACE OF PLYWOOD SHEATHING WHICH IS IN LINE WITH CONCRETE FOUNDATION WALL.
- 2) INTERIOR DIMENSIONS TO CENTRE LINE OF WALL OR FACE OF FINISHED WALL.
- 3) WALLS ARE DRAWN FULL WIDTH INCLUDING DRYWALL.
- 4) GRIDLINES TO FACE OF FOUNDATION WALL OR C/L OF DEMISING WALLS

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FLOOR PLANS

Project Name:

LeParc

Civic:
KIPLING ST & THURLOW
ST

Project No: 19.015
Drawn By: SG/TD
Plot Date: 2025-04-17
Scale: 1:100
Sheet No:

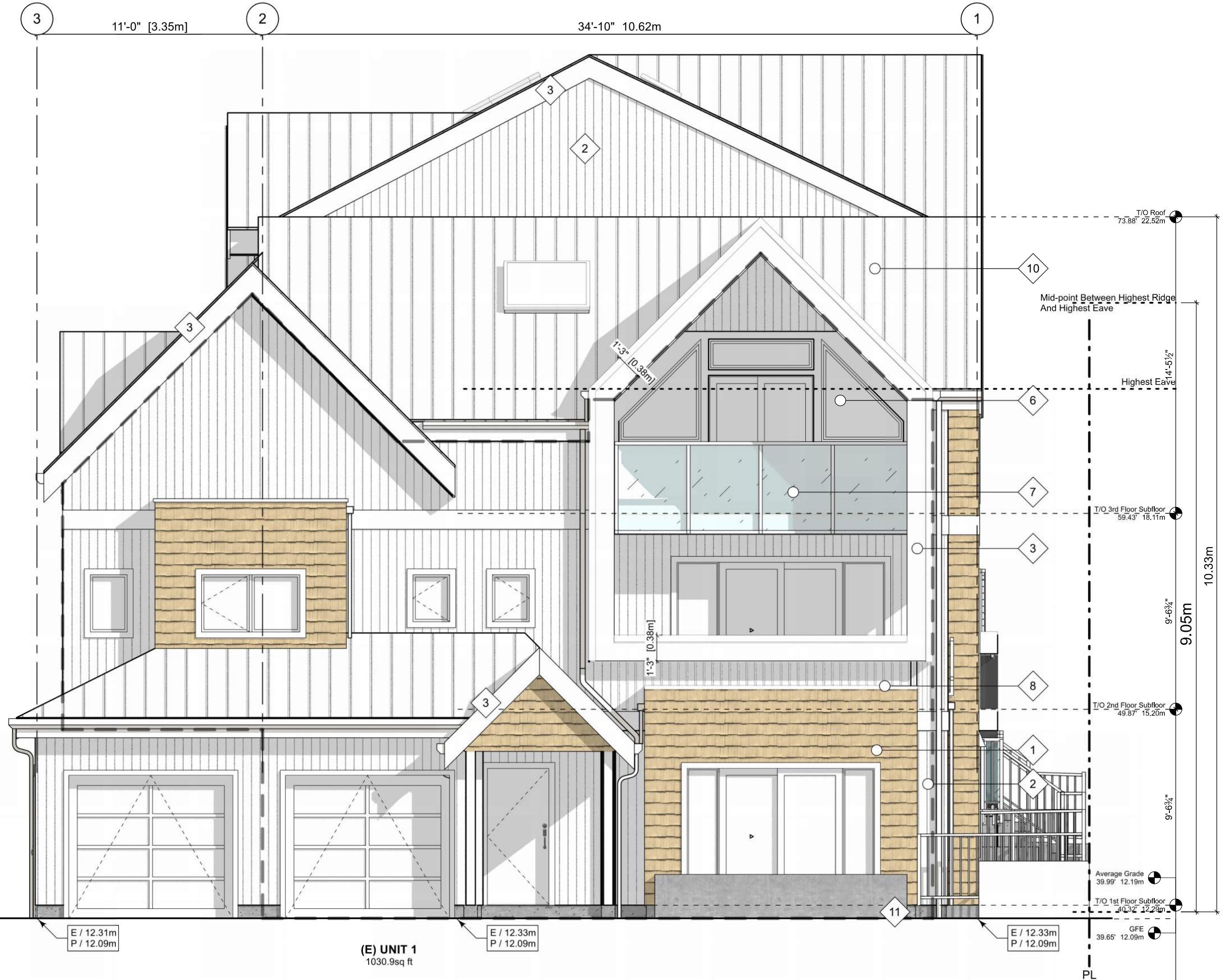
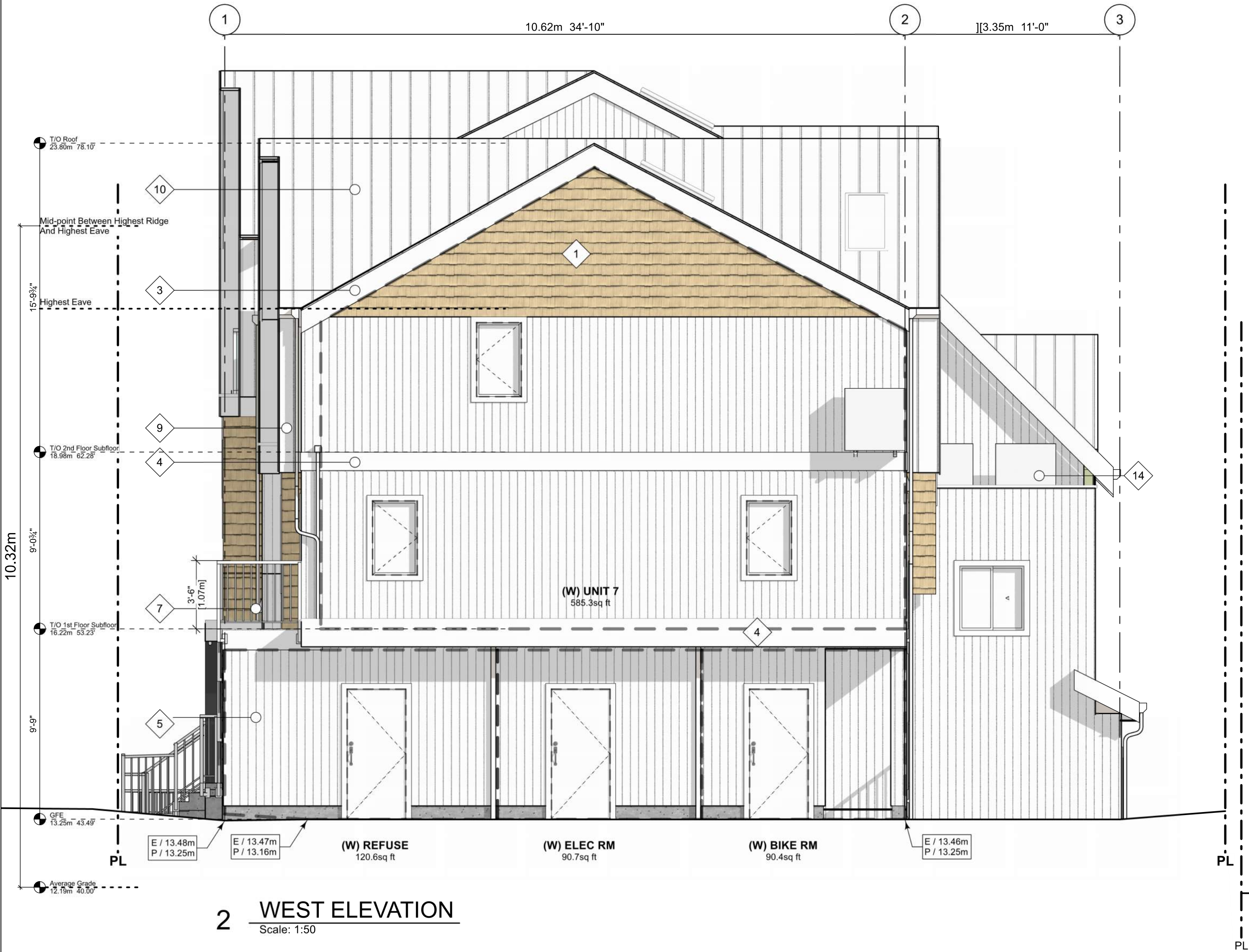
EXTERIOR MATERIALS SUMMARY

NO.	DESCRIPTION	MATERIAL	COLOUR
1	CLADDING SHINGLES	CEMENTITIOUS HARDIE STAGGERED EDGE	GOLDEN BEHVE (TBC BY THE ARCHITECT)
2	CLADDING VERTICAL SIDING	CEMENTITIOUS NICHHA LATURA V-GROOVE	WHITE
3	FASCIA	CEMENTITIOUS HARDIE SMOOTH	ARTIC WHITE
4	TRIMS & PANELS	CEMENTITIOUS HARDIE SMOOTH	ARTIC WHITE
5	CLADDING HORIZONTAL	CEDAR 1X4	CLEAR
6	WINDOW FRAME	VINYL	WHITE
7	GLASS RAILING	GUARDRAIL WITH ALUMINUM FRAME ALL GUARDRAILS TO HAVE 1/2" GLASS AND TO BE DESIGNED AND SEALED BY P.E.N.G. SCHEDULE "S-B" TO BE PROVIDED UNDER ARCHITECT'S SCHEDULE "B"	WHITE
8	METAL CAP FLASHING		WHITE
9	METAL CLADDING	STANDING SEAM	WHITE
10	METAL ROOF	STANDING SEAM	WHITE
11	EXPOSED CONCRETE	CAST IN PLACE CONCRETE	GREY
12	SKYLIGHT	VINYL	WHITE
13	GUTTER & DOWNSPOUT		WHITE
14	HEAT PUMP	SEE MECHANICAL	
15	WALL VENT	SEE MECHANICAL	WHITE
16	GARAGE DOOR		WHITE
17	SOFFITS, WOOD	1X4 T&G PLANKS WESTERN RED CEDAR	CLEAR

ALL MATERIALS AS NOTED OR APPROVED ALTERNATE

SPATIAL SEPARATION (9.10.14.) - BLOCK 01 (NOT SPRINKLERED)

COMPARTMENT	AREA OF FACADE	LIMITING DISTANCE (LD)		UNPROTECTED OPENINGS		CONSTRUCTION OF BUILDING FACE	CLADDING
				PERMITTED	ACTUAL		
NORTH FACADE							
(N) UNIT 1	59.4 m2	11.40 m	TO C/L KIPLING ST.	LD EXCEEDS 8.0M, UPO ALLOWED > 100%		C, 45 MIN	C or NC
(N) UNIT 3	131.5 m2	11.40 m	TO C/L KIPLING ST.	LD EXCEEDS 8.0M, UPO ALLOWED > 100%		C, 45 MIN	C or NC
(N) UNIT 5	54.5 m2	11.40 m	TO C/L KIPLING ST.	LD EXCEEDS 8.0M, UPO ALLOWED > 100%		C, 45 MIN	C or NC
(N) UNIT 7	46.9 m2	11.40 m	TO C/L KIPLING ST.	LD EXCEEDS 8.0M, UPO ALLOWED > 100%		C, 45 MIN	C or NC
EAST FACADE							
(E) UNIT 1	95.8 m2	15.16 m	TO THURLOW RD	LD EXCEEDS 12.0M, UPO ALLOWED > 100%		C, 45 MIN	C or NC
SOUTH FACADE							
(S) UNIT 1	45.3 m2	1.66 m	TO PL	8.6 % 3.9 m2	3.7 % 1.7 m2	C, 60 MIN	NC
(S) UNIT 3	48.1 m2	5.01 m	TO PL	42.6 % 20.5 m2	20.7 % 10.0 m2	C, 45 MIN	C or NC
(S) UNIT 4	14.2 m2	5.01 m	TO PL	63.7 % 9.0 m2	31.3 % 4.4 m2	C, 45 MIN	C or NC
(S) UNIT 5	48.1 m2	5.01 m	TO PL	42.6 % 20.5 m2	20.8 % 10.0 m2	C, 45 MIN	C or NC
(S) UNIT 6	14.2 m2	5.01 m	TO PL	63.7 % 9.1 m2	31.2 % 4.4 m2	C, 45 MIN	C or NC
(S) UNIT 7	31.4 m2	6.25 m	TO PL	72.9 % 22.9 m2	57.2 % 17.9 m2	C, 45 MIN	C or NC
WEST FACADE							
(W) UNIT 7	54.4 m2	4.95 m	TO PL	26.1 % 14.2 m2	4.5 % 2.4 m2	C, 45 MIN	C or NC
(W) REFUSE	21.0 m2	4.95 m	TO PL	63.7 % 13.4 m2	9.3 % 2.0 m2	C, 45 MIN	C or NC
(W) ELEC RM	8.4 m2	4.95 m	TO PL	63.7 % 5.4 m2	23.2 % 2.0 m2	C, 45 MIN	C or NC
(W) BIKE RM	8.4 m2	4.95 m	TO PL	63.7 % 5.4 m2	22.1 % 1.9 m2	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							



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ELEVATIONS

Project Name:

LeParc

Civic:
KIPLING ST & THURLOW ST

Project No: 19.015
Drawn By: SG/TD
Plot Date: 2025-04-17
Scale: 1:50
Sheet No:

EXTERIOR MATERIALS SUMMARY

NO.	DESCRIPTION	MATERIAL	COLOUR
1	CLADDING SHINGLES	CEMENTITIOUS HARDIE STAGGERED EDGE	GOLDEN BEHVE (TBC BY THE ARCHITECT)
2	CLADDING VERTICAL SIDING	CEMENTITIOUS NICHHA LATURA V-GROOVE	WHITE
3	FASCIA	CEMENTITIOUS HARDIE SMOOTH	ARTIC WHITE
4	TRIMS & PANELS	CEMENTITIOUS HARDIE SMOOTH	ARTIC WHITE
5	CLADDING HORIZONTAL	CEDAR 1X4	CLEAR
6	WINDOW FRAME	VINYL	WHITE
7	GLASS RAILING	GUARDRAIL WITH ALUMINUM FRAME ALL GUARDRAILS TO HAVE 1/2" GLASS AND TO BE DESIGNED AND SEALED BY P.E.N.G. SCHEDULE "S-B" TO BE PROVIDED UNDER ARCHITECT'S SCHEDULE "B"	WHITE
8	METAL CAP FLASHING		WHITE
9	METAL CLADDING	STANDING SEAM	WHITE
10	METAL ROOF	STANDING SEAM	WHITE
11	EXPOSED CONCRETE	CAST IN PLACE CONCRETE	GREY
12	SKYLIGHT	VINYL	WHITE
13	GUTTER & DOWNSPOUT		WHITE
14	HEAT PUMP	SEE MECHANICAL	
15	WALL VENT	SEE MECHANICAL	WHITE
16	GARAGE DOOR		WHITE
17	SOFFITS, WOOD	1X4 T&G PLANKS WESTERN RED CEDAR	CLEAR

ALL MATERIALS AS NOTED OR APPROVED ALTERNATE

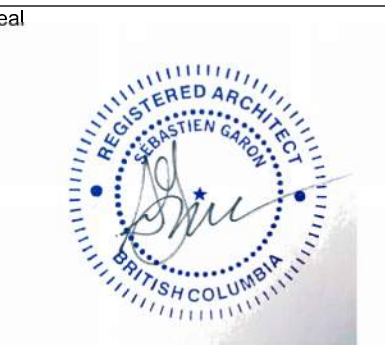
SPATIAL SEPARATION (9.10.14.) - BLOCK 01 (NOT SPRINKLERED)

COMPARTMENT	AREA OF FACADE	LIMITING DISTANCE (LD)		UNPROTECTED OPENINGS		CONSTRUCTION OF BUILDING FACE	CLADDING
				PERMITTED	ACTUAL		
NORTH FACADE							
(N) UNIT 1	59.4 m2	11.40 m	TO C/L KIPLING ST.	LD EXCEEDS 8.0M, UPO ALLOWED > 100%		C, 45 MIN	C or NC
(N) UNIT 3	131.5 m2	11.40 m	TO C/L KIPLING ST.	LD EXCEEDS 8.0M, UPO ALLOWED > 100%		C, 45 MIN	C or NC
(N) UNIT 5	54.5 m2	11.40 m	TO C/L KIPLING ST.	LD EXCEEDS 8.0M, UPO ALLOWED > 100%		C, 45 MIN	C or NC
(N) UNIT 7	46.9 m2	11.40 m	TO C/L KIPLING ST.	LD EXCEEDS 8.0M, UPO ALLOWED > 100%		C, 45 MIN	C or NC
EAST FACADE							
(E) UNIT 1	95.8 m2	15.16 m	TO THURLOW RD	LD EXCEEDS 12.0M, UPO ALLOWED > 100%		C, 45 MIN	C or NC
SOUTH FACADE							
(S) UNIT 1	45.3 m2	1.66 m	TO PL	8.6 % 3.9 m2	3.7 % 1.7 m2	C, 60 MIN	NC
(S) UNIT 3	48.1 m2	5.01 m	TO PL	42.6 % 20.5 m2	20.7 % 10.0 m2	C, 45 MIN	C or NC
(S) UNIT 4	14.2 m2	5.01 m	TO PL	63.7 % 9.0 m2	31.3 % 4.4 m2	C, 45 MIN	C or NC
(S) UNIT 5	48.1 m2	5.01 m	TO PL	42.6 % 20.5 m2	20.8 % 10.0 m2	C, 45 MIN	C or NC
(S) UNIT 6	14.2 m2	5.01 m	TO PL	63.7 % 9.1 m2	31.2 % 4.4 m2	C, 45 MIN	C or NC
(S) UNIT 7	31.4 m2	6.25 m	TO PL	72.9 % 22.9 m2	57.2 % 17.9 m2	C, 45 MIN	C or NC
WEST FACADE							
(W) UNIT 7	54.4 m2	4.95 m	TO PL	26.1 % 14.2 m2	4.5 % 2.4 m2	C, 45 MIN	C or NC
(W) REFUSE	21.0 m2	4.95 m	TO PL	63.7 % 13.4 m2	9.3 % 2.0 m2	C, 45 MIN	C or NC
(W) ELEC RM	8.4 m2	4.95 m	TO PL	63.7 % 5.4 m2	23.2 % 2.0 m2	C, 45 MIN	C or NC
(W) BIKE RM	8.4 m2	4.95 m	TO PL	63.7 % 5.4 m2	22.1 % 1.9 m2	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
** LIMITING DISTANCE SQUARED



1 NORTH ELEVATION - KIPLING STREET
Scale: 1:50



Issued	
2019-06-19	Issued for DP
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2022-11-25	Revised & Re-Issued for DP
2023-12-21	ISSUED FOR BP
2024-02-17	BP REVISION "A"
2024-05-30	ISSUED FOR DP

ELEVATIONS

Project Name:

LeParc

Civic:
KIPLING ST & THURLOW ST

Project No: 19.015
Drawn By: SG/TD
Plot Date: 2025-04-17
Scale: 1:50
Sheet No:

EXTERIOR MATERIALS SUMMARY

NO.	DESCRIPTION	MATERIAL	COLOUR
1	CLADDING SHINGLES	CEMENTITIOUS HARDIE STAGGERED EDGE	GOLDEN BEHIVE (TBC BY THE ARCHITECT)
2	CLADDING VERTICAL SIDING	CEMENTITIOUS NICHHA LATURA V-GROOVE	WHITE
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4	TRIMS & PANELS	CEMENTITIOUS HARDIE SMOOTH	ARTIC WHITE
5	CLADDING HORIZONTAL	CEDAR 1X4	CLEAR
6	WINDOW FRAME	VINYL	WHITE
7	GLASS RAILING	GUARDRAIL WITH ALUMINUM FRAME ALL GUARDRAILS TO HAVE 1/2" GLASS AND TO BE DESIGNED AND SEALED BY P.E.N.G. SCHEDULE "S-B" TO BE PROVIDED UNDER ARCHITECT'S SCHEDULE "B"	WHITE
8	METAL CAP FLASHING		WHITE
9	METAL CLADDING	STANDING SEAM	WHITE
10	METAL ROOF	STANDING SEAM	WHITE
11	EXPOSED CONCRETE	CAST IN PLACE CONCRETE	GREY
12	SKYLIGHT	VINYL	WHITE
13	GUTTER & DOWNSPOUT		WHITE
14	HEAT PUMP	SEE MECHANICAL	
15	WALL VENT	SEE MECHANICAL	WHITE
16	GARAGE DOOR		WHITE
17	SOFFITS, WOOD	1X4 T&G PLANKS WESTERN RED CEDAR	CLEAR

ALL MATERIALS AS NOTED OR APPROVED ALTERNATE

SPATIAL SEPARATION (9.10.14.) - BLOCK 01 (NOT SPRINKLERED)

COMPARTMENT	AREA OF FACADE	LIMITING DISTANCE (LD)		UNPROTECTED OPENINGS		CONSTRUCTION OF BUILDING FACE	CLADDING
				PERMITTED	ACTUAL		
NORTH FACADE							
(N) UNIT 1	59.4 m2	11.40 m	TO C/L KIPLING ST.	LD EXCEEDS 8.0M, UPO ALLOWED > 100%		C, 45 MIN	C or NC
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(N) UNIT 5	54.5 m2	11.40 m	TO C/L KIPLING ST.	LD EXCEEDS 8.0M, UPO ALLOWED > 100%		C, 45 MIN	C or NC
(N) UNIT 7	46.9 m2	11.40 m	TO C/L KIPLING ST.	LD EXCEEDS 8.0M, UPO ALLOWED > 100%		C, 45 MIN	C or NC
EAST FACADE							
(E) UNIT 1	95.8 m2	15.16 m	TO THURLOW RD	LD EXCEEDS 12.0M, UPO ALLOWED > 100%		C, 45 MIN	C or NC
SOUTH FACADE							
(S) UNIT 1	45.3 m2	1.66 m	TO PL	8.6 % 3.9 m2	3.7 % 1.7 m2	C, 60 MIN	NC
(S) UNIT 3	48.1 m2	5.01 m	TO PL	42.6 % 20.5 m2	20.7 % 10.0 m2	C, 45 MIN	C or NC
(S) UNIT 4	14.2 m2	5.01 m	TO PL	63.7 % 9.0 m2	31.3 % 4.4 m2	C, 45 MIN	C or NC
(S) UNIT 5	48.1 m2	5.01 m	TO PL	42.6 % 20.5 m2	20.8 % 10.0 m2	C, 45 MIN	C or NC
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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							



4 SOUTH ELEVATION
Scale: 1:50

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2024-02-17	BP REVISION "A"
2024-05-30	ISSUED FOR DP

ELEVATIONS

Project Name:

LeParc

Civic:
KIPLING ST & THURLOW ST

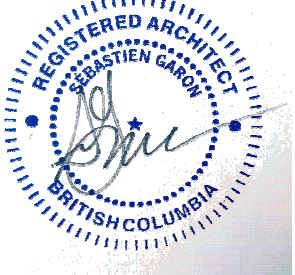
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Drawn By: SG/TD
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Seal



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SECTIONS

Project Name:

LeParc

Civic:

KIPLING ST & THURLOW
ST

Project No:

19.015

Drawn By:

SG/TD

Plot Date:

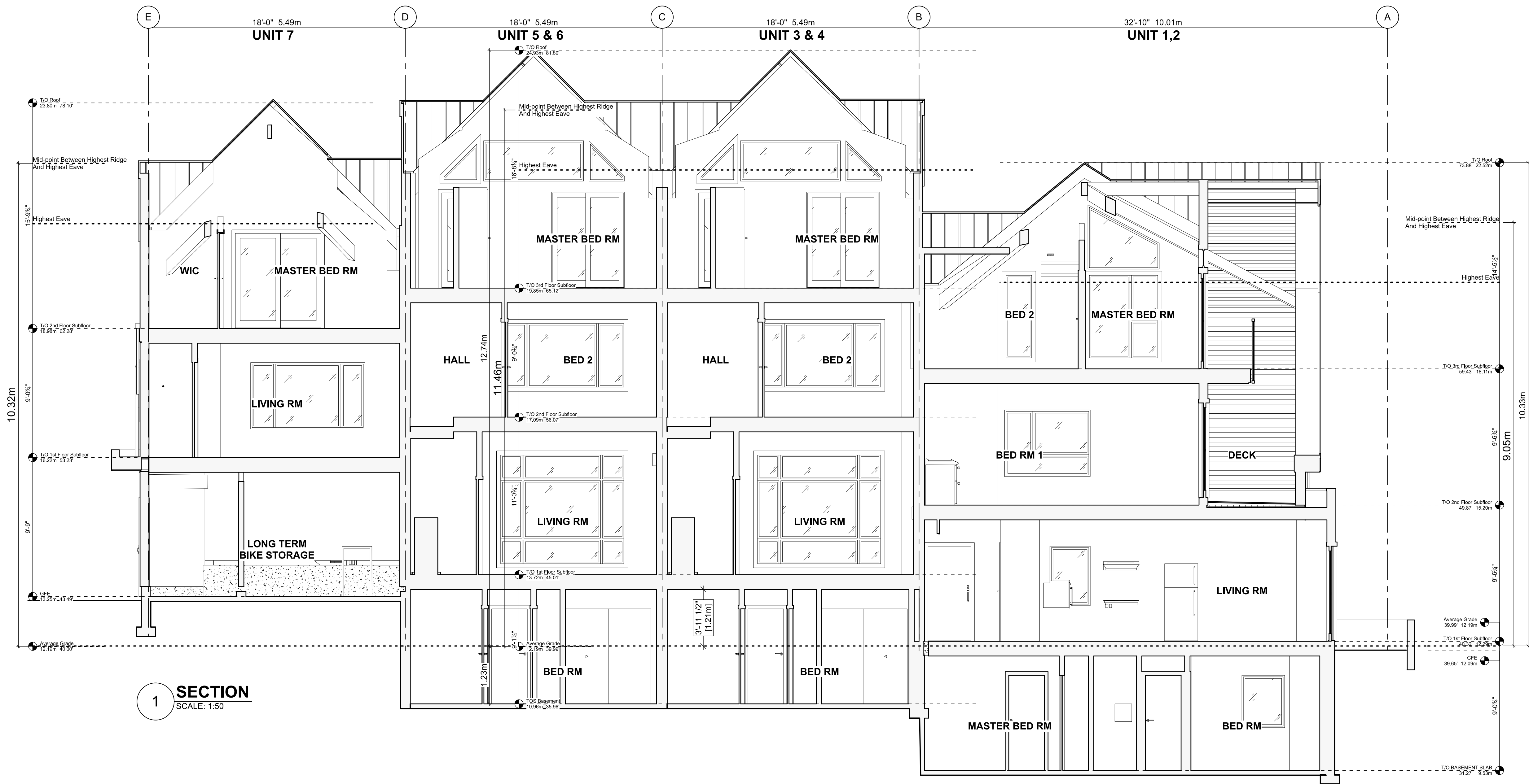
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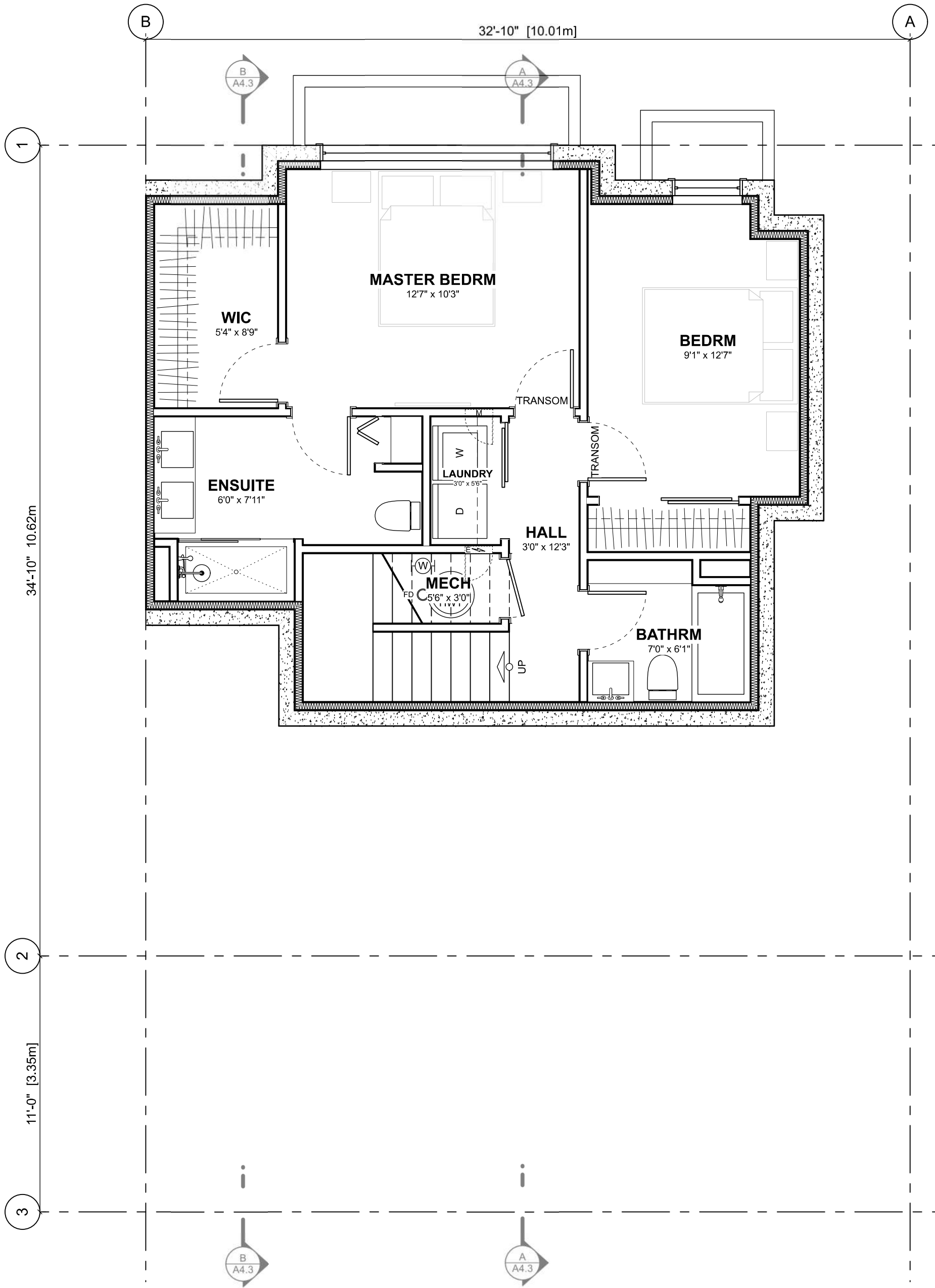
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DIMENSION NOTES:

- 1) EXTERIOR DIMENSIONS TO FACE OF PLYWOOD SHEATHING WHICH IS IN LINE WITH CONCRETE FOUNDATION WALL.
- 2) INTERIOR DIMENSIONS TO CENTRE LINE OF WALL OR FACE OF FINISHED WALL.
- 3) WALLS ARE DRAWN FULL WIDTH INCLUDING DRYWALL.
- 4) GRIDLINES TO FACE OF FOUNDATION WALL OR C/L OF DEMISING WALLS



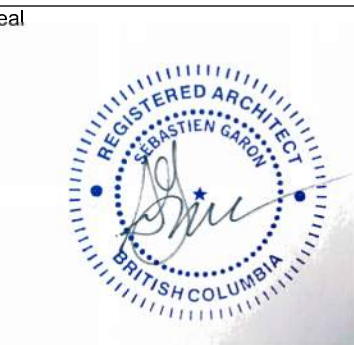
1 BASEMENT FLOOR PLAN
Scale: 1:50

Floor Area Calculations					
Unit 2					
	Gross Floor Area		Zoning Floor Area		Bedrms
Basement Floor	659 sq ft	61.2 m2	0 sq ft	0.0 m2	2
Main Floor	111 sq ft	10.3 m2	108 sq ft	10.1 m2	
Second Floor	0 sq ft	0.0 m2	0 sq ft	0.0 m2	
Third Storey	0 sq ft	0.0 m2	0 sq ft	0.0 m2	
Totals:	770 sq ft	71.5 m2	108 sq ft	10.1 m2	2
Garage	0 sq ft	0.0 m2	0 sq ft	0.0 m2	

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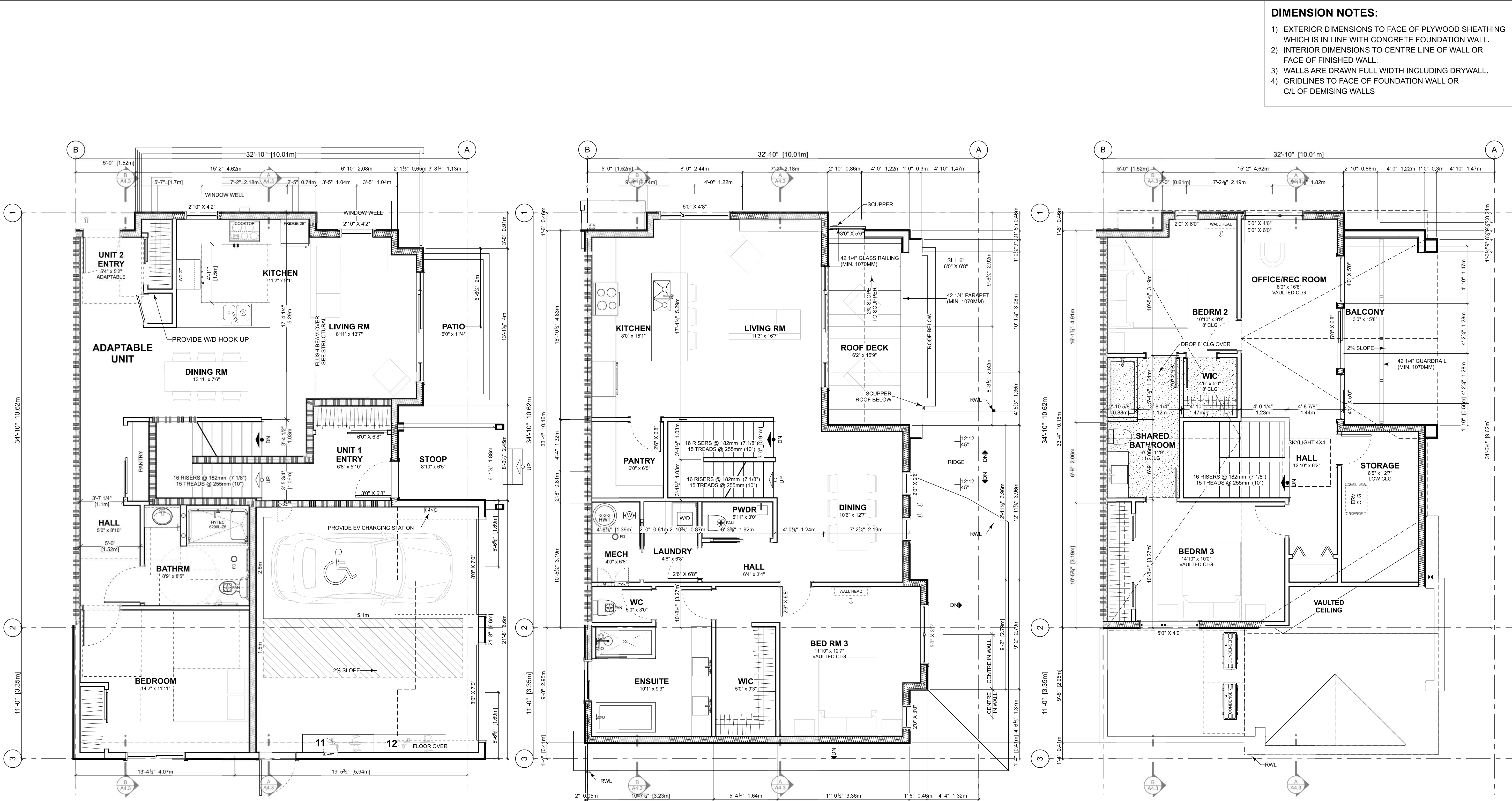
UNIT 2 FLOOR
PLANS

Project Name:

LeParc

Civic:
KIPLING ST & THURLOW
ST

Project No: 19,015
Drawn By: SG/TD
Plot Date: 2025-04-17
Scale: 1:50
Sheet No:



- DIMENSION NOTES:**
- 1) EXTERIOR DIMENSIONS TO FACE OF PLYWOOD SHEATHING WHICH IS IN LINE WITH CONCRETE FOUNDATION WALL.
 - 2) INTERIOR DIMENSIONS TO CENTRE LINE OF WALL OR FACE OF FINISHED WALL.
 - 3) WALLS ARE DRAWN FULL WIDTH INCLUDING DRYWALL.
 - 4) GRIDLINES TO FACE OF FOUNDATION WALL OR C/L OF DEMISING WALLS

1 MAIN FLOOR PLAN
Scale: 1:50

2 SECOND FLOOR PLAN
Scale: 1:50

3 THIRD FLOOR PLAN
Scale: 1:50

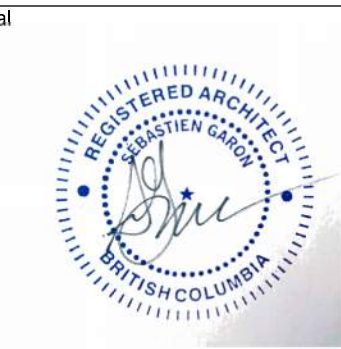
Floor Area Calculations	Unit 1				
	Gross Floor Area		Zoning Floor Area	Bedrms	
Basement Floor	0 sq ft	0.0 m2	0 sq ft	0.0 m2	
Main Floor	878 sq ft	81.6 m2	1,028 sq ft	95.5 m2	
Second Floor	1,088 sq ft	101.0 m2	1,027 sq ft	95.4 m2	1
Third Storey	955 sq ft	88.8 m2	723 sq ft	67.1 m2	2
Totals:	2,921 sq ft	271.4 m2	2,777 sq ft	258.0 m2	3
Garage	419 sq ft	39.0 m2	187 sq ft	17.3 m2	

Floor Area Calculations	Unit 2				
	Gross Floor Area		Zoning Floor Area	Bedrms	
Basement Floor	659 sq ft	61.2 m2	0 sq ft	0.0 m2	2
Main Floor	111 sq ft	10.3 m2	108 sq ft	10.1 m2	
Second Floor	0 sq ft	0.0 m2	0 sq ft	0.0 m2	
Third Storey	0 sq ft	0.0 m2	0 sq ft	0.0 m2	
Totals:	770 sq ft	71.5 m2	108 sq ft	10.1 m2	2
Garage	0 sq ft	0.0 m2	0 sq ft	0.0 m2	

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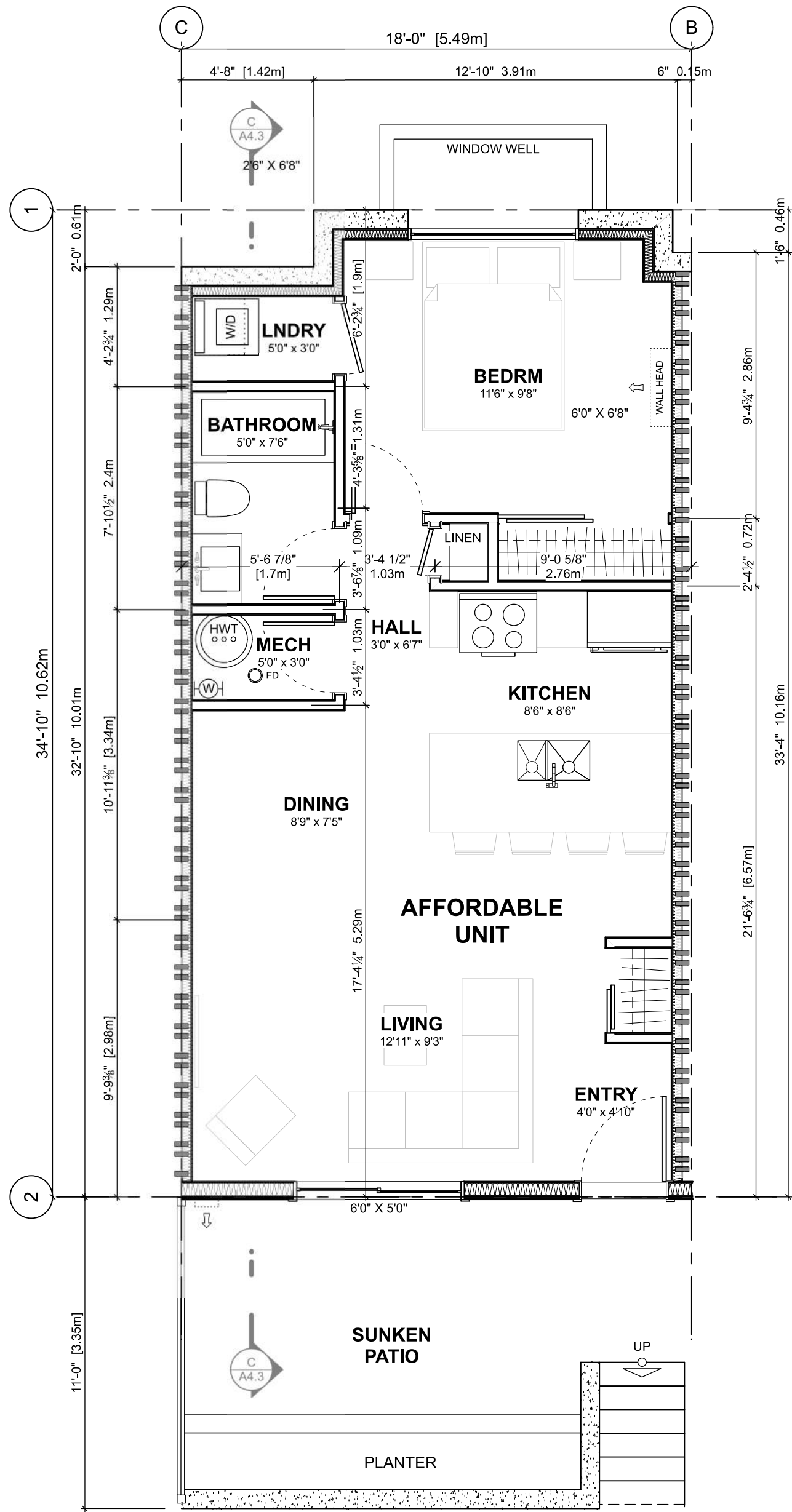
UNIT 1,2 FLOOR
PLANS

Project Name:

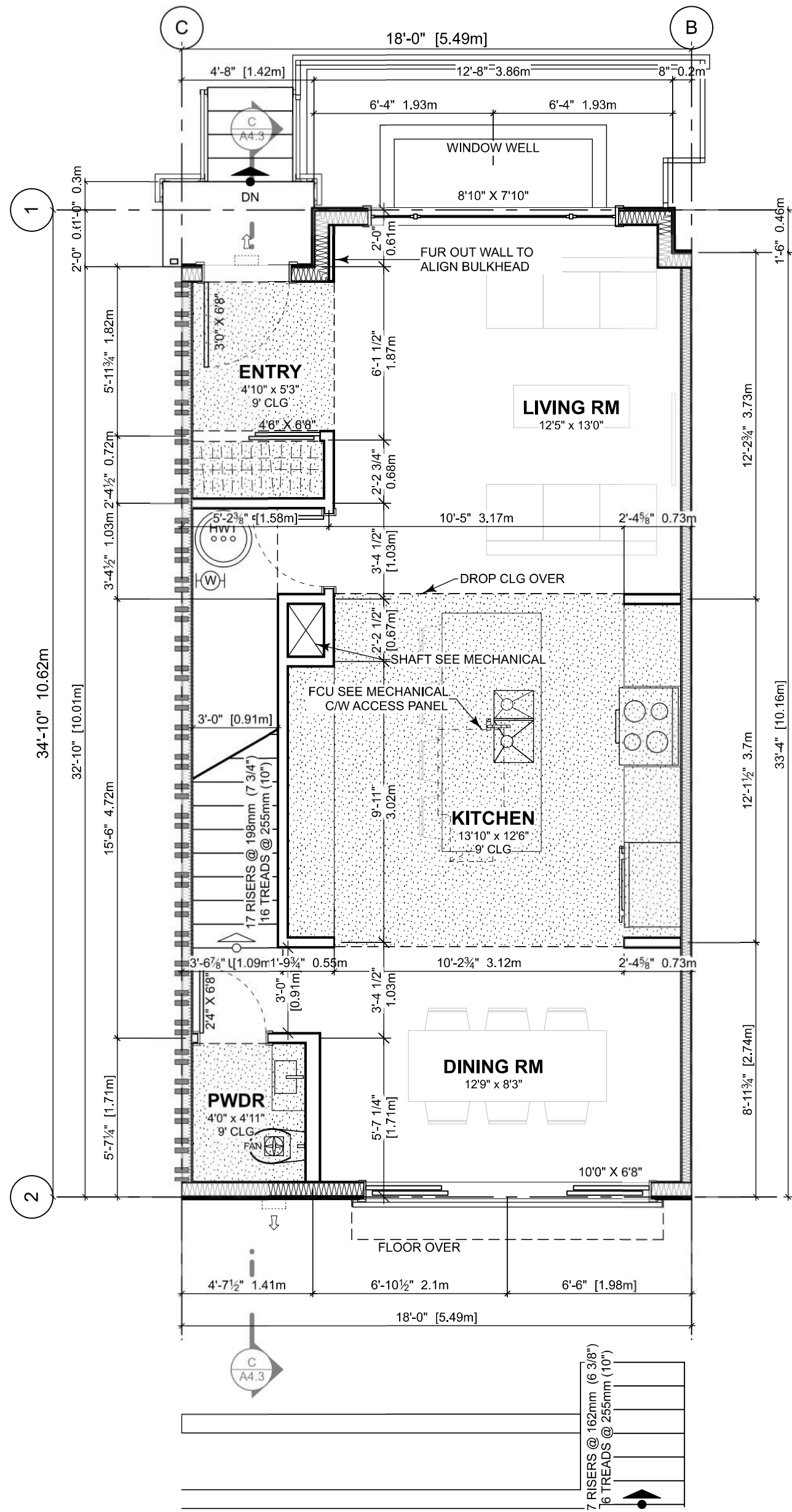
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Civic:
KIPLING ST & THURLOW ST

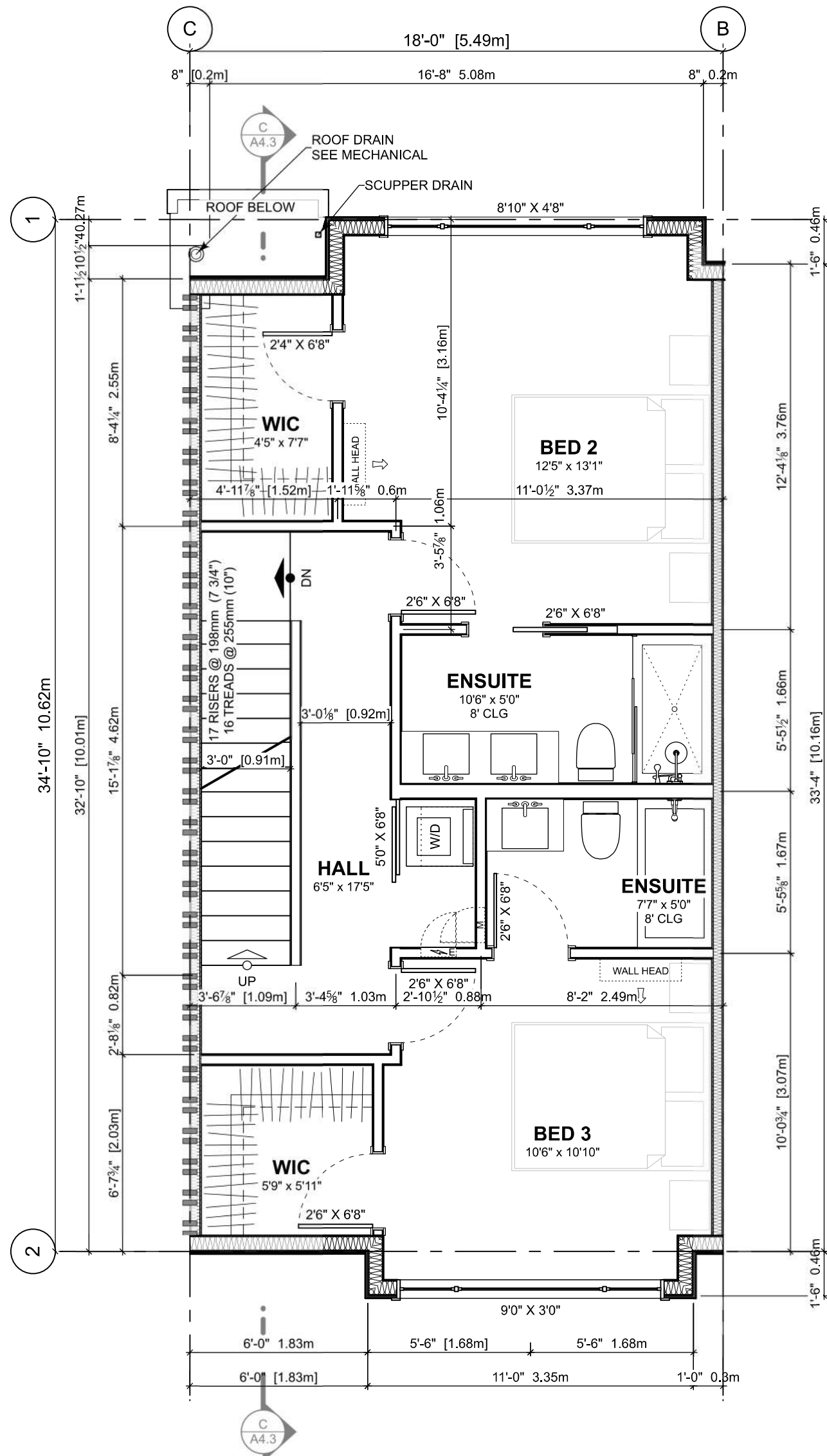
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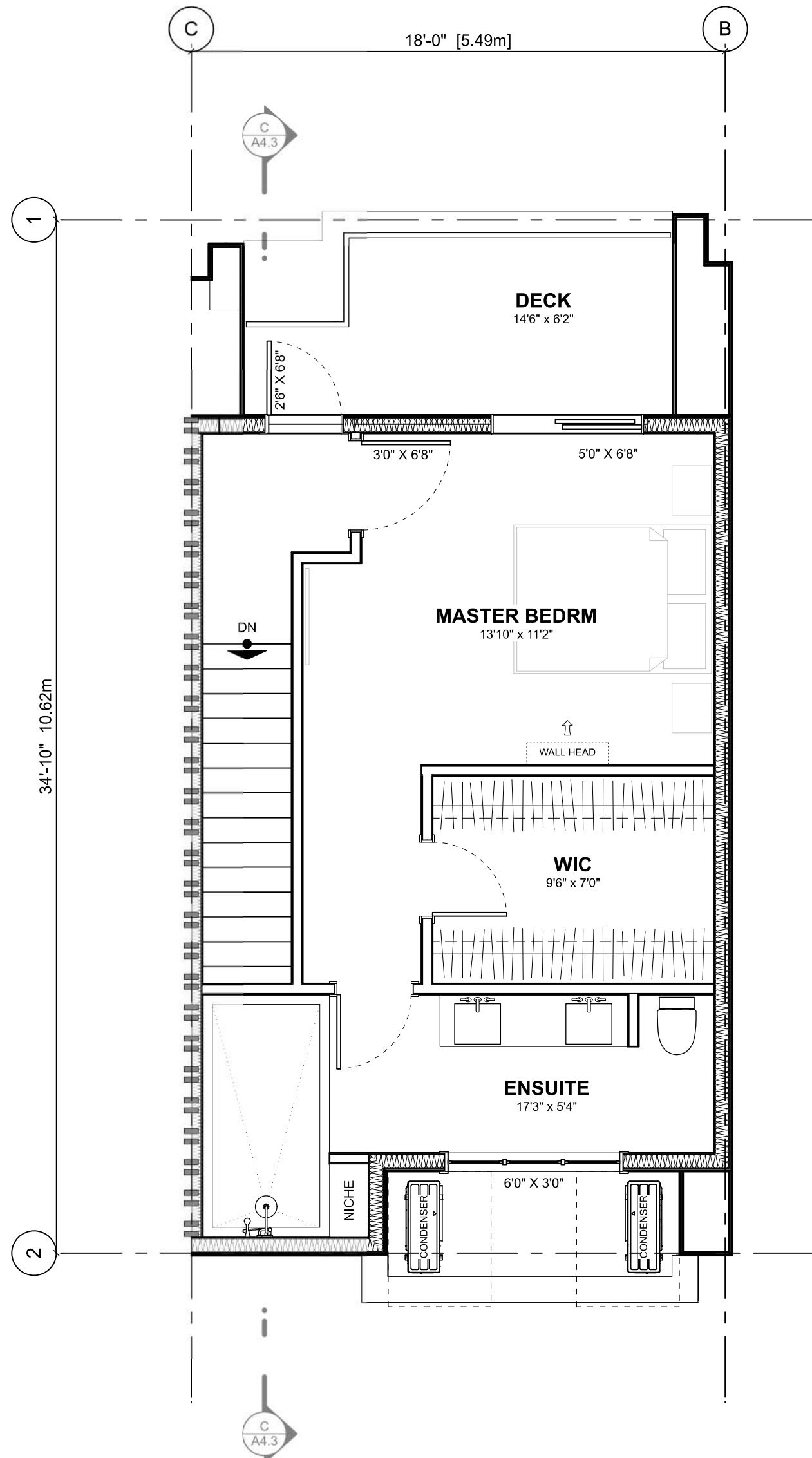
0 BASEMENT FLOOR PLAN
Scale: 1:50



1 MAIN FLOOR PLAN
Scale: 1:50



2 SECOND FLOOR PLAN
Scale: 1:50



4 THIRD FLOOR PLAN
Scale: 1:50

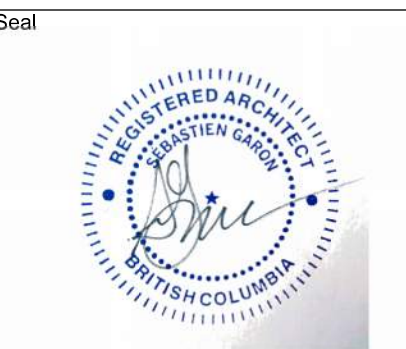
DIMENSION NOTES:

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- 2) INTERIOR DIMENSIONS TO CENTRE LINE OF WALL OR FACE OF FINISHED WALL.
- 3) WALLS ARE DRAWN FULL WIDTH INCLUDING DRYWALL.
- 4) GRIDLINES TO FACE OF FOUNDATION WALL OR C/L OF DEMISING WALLS

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UNIT 3 & 4 FLOOR
PLANS

Project Name:

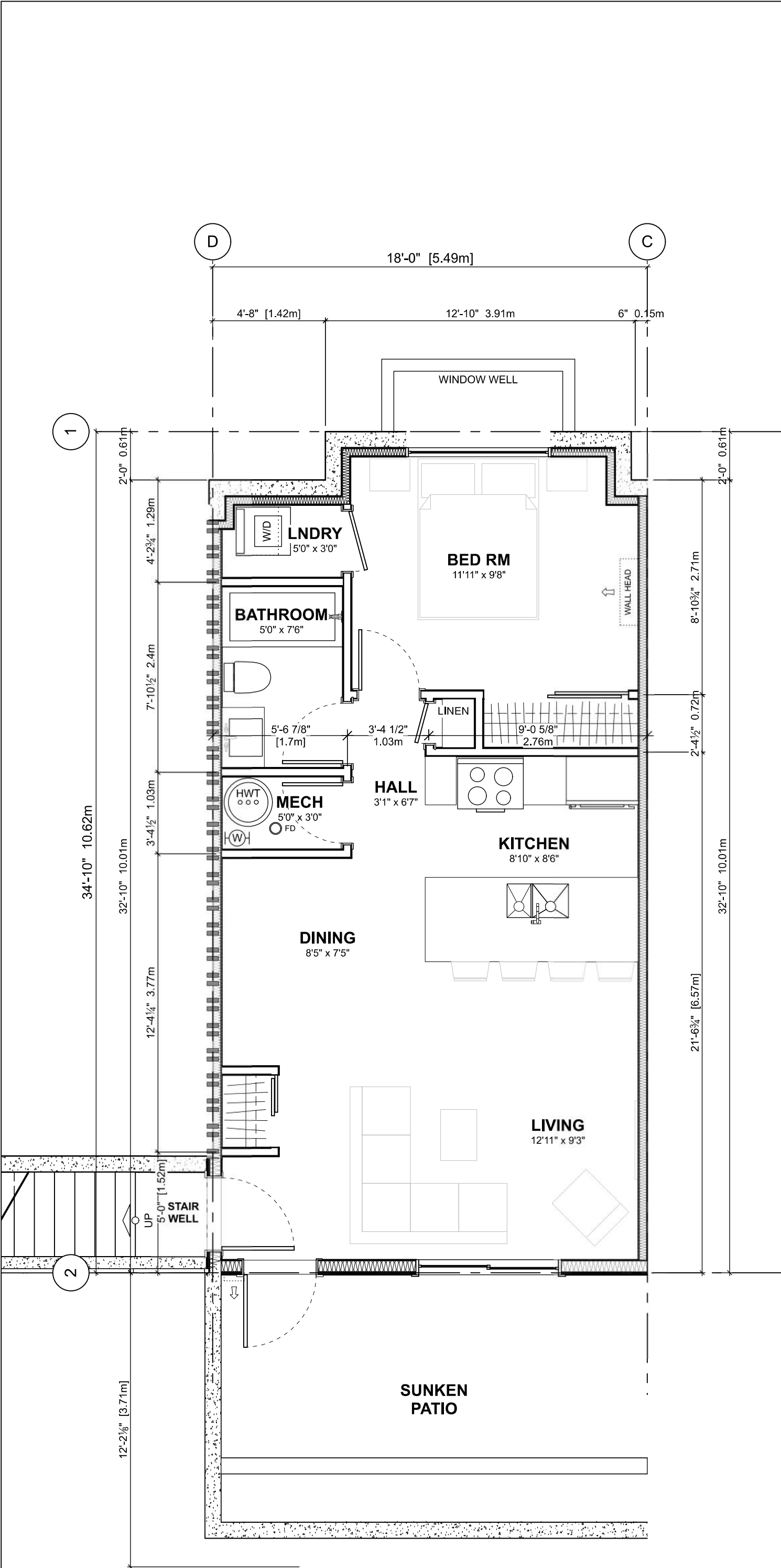
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Civic:
KIPLING ST & THURLOW ST

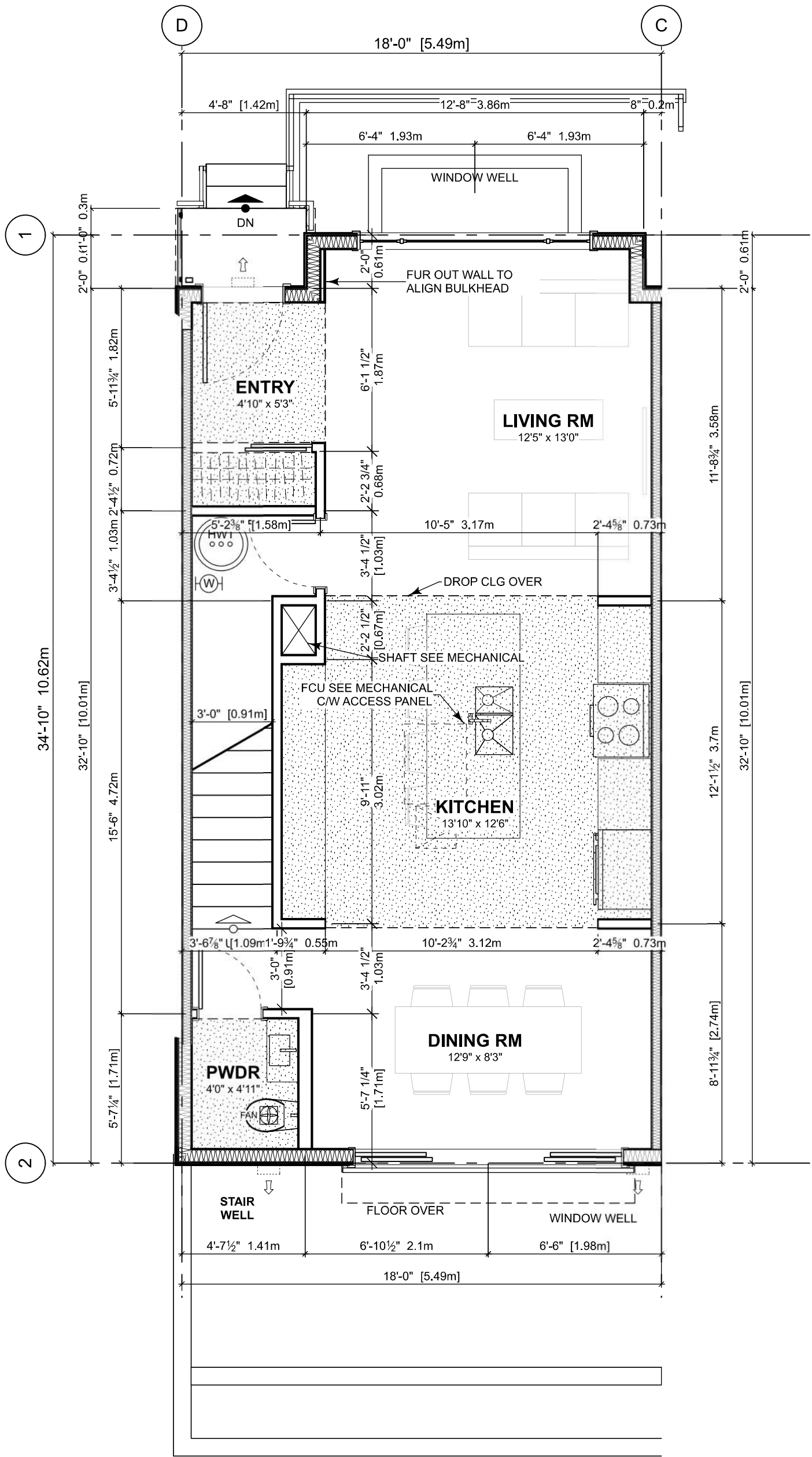
Project No: 19.015
Drawn By: SG/TD
Plot Date: 2025-04-17
Scale: 1:50
Sheet No:

Floor Area Calculations		Unit 3				
		Gross Floor Area		Zoning Floor Area	Bedrms	
Basement Floor	0 sq ft	0.0 m2	0 sq ft	0.0 m2		
Main Floor	617 sq ft	57.3 m2	595 sq ft	55.3 m2		
Second Floor	633 sq ft	58.8 m2	610 sq ft	56.7 m2	2	
Third Storey	479 sq ft	44.5 m2	453 sq ft	42.1 m2	1	
Totals:	1,729 sq ft	160.6 m2	1,659 sq ft	154.1 m2	3	
Garage	0 sq ft	0.0 m2	0 sq ft	0.0 m2		

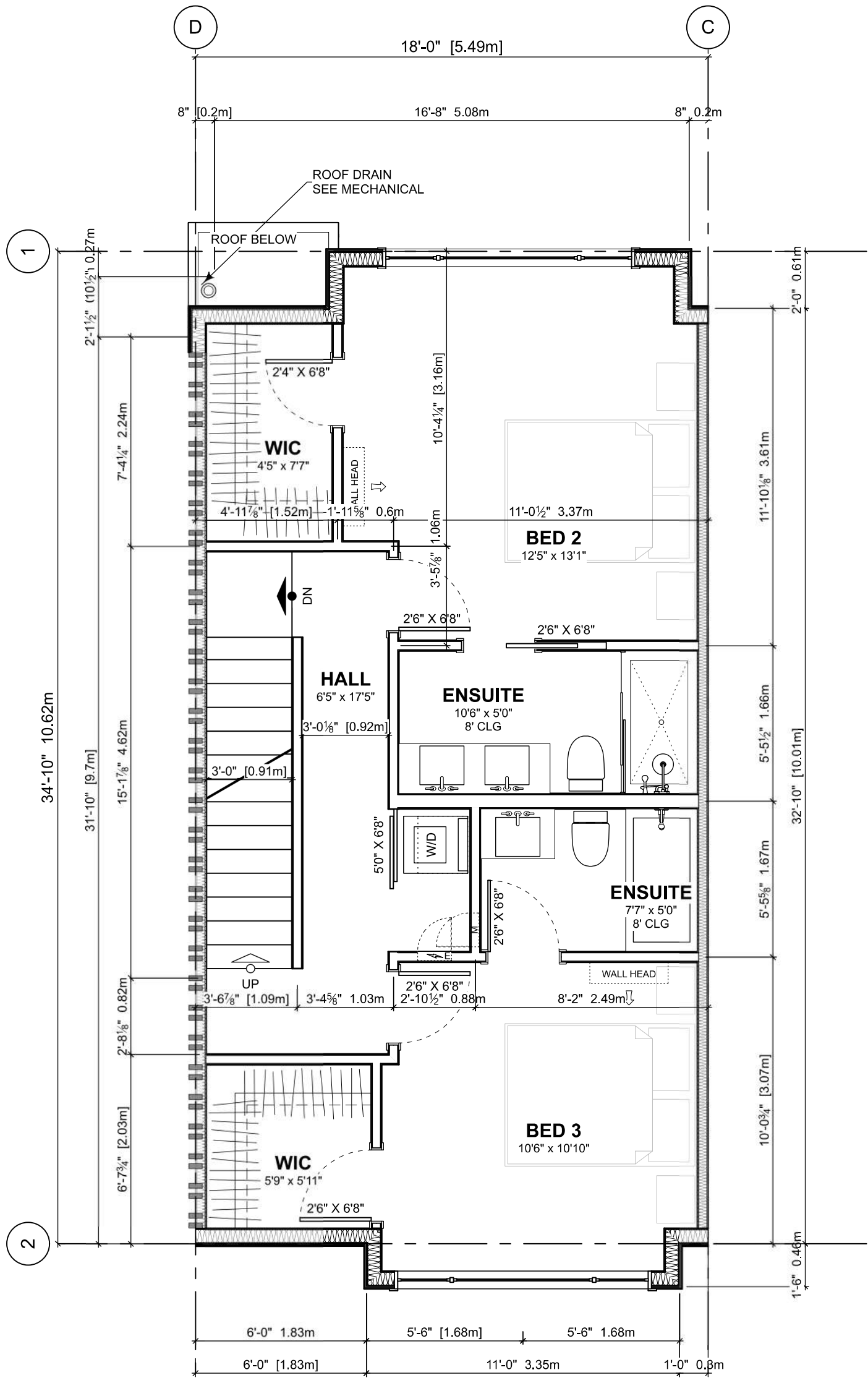
Floor Area Calculations		Unit 4				
		Gross Floor Area		Zoning Floor Area	Bedrms	
Basement Floor	617 sq ft	57.3 m2	0 sq ft	0.0 m2	2	
Main Floor	0 sq ft	0.0 m2	0 sq ft	0.0 m2		
Second Floor	0 sq ft	0.0 m2	0 sq ft	0.0 m2		
Third Storey	0 sq ft	0.0 m2	0 sq ft	0.0 m2		
Totals:	0 sq ft	0.0 m2	0 sq ft	0.0 m2	0	
Garage	0 sq ft	0.0 m2	0 sq ft	0.0 m2		



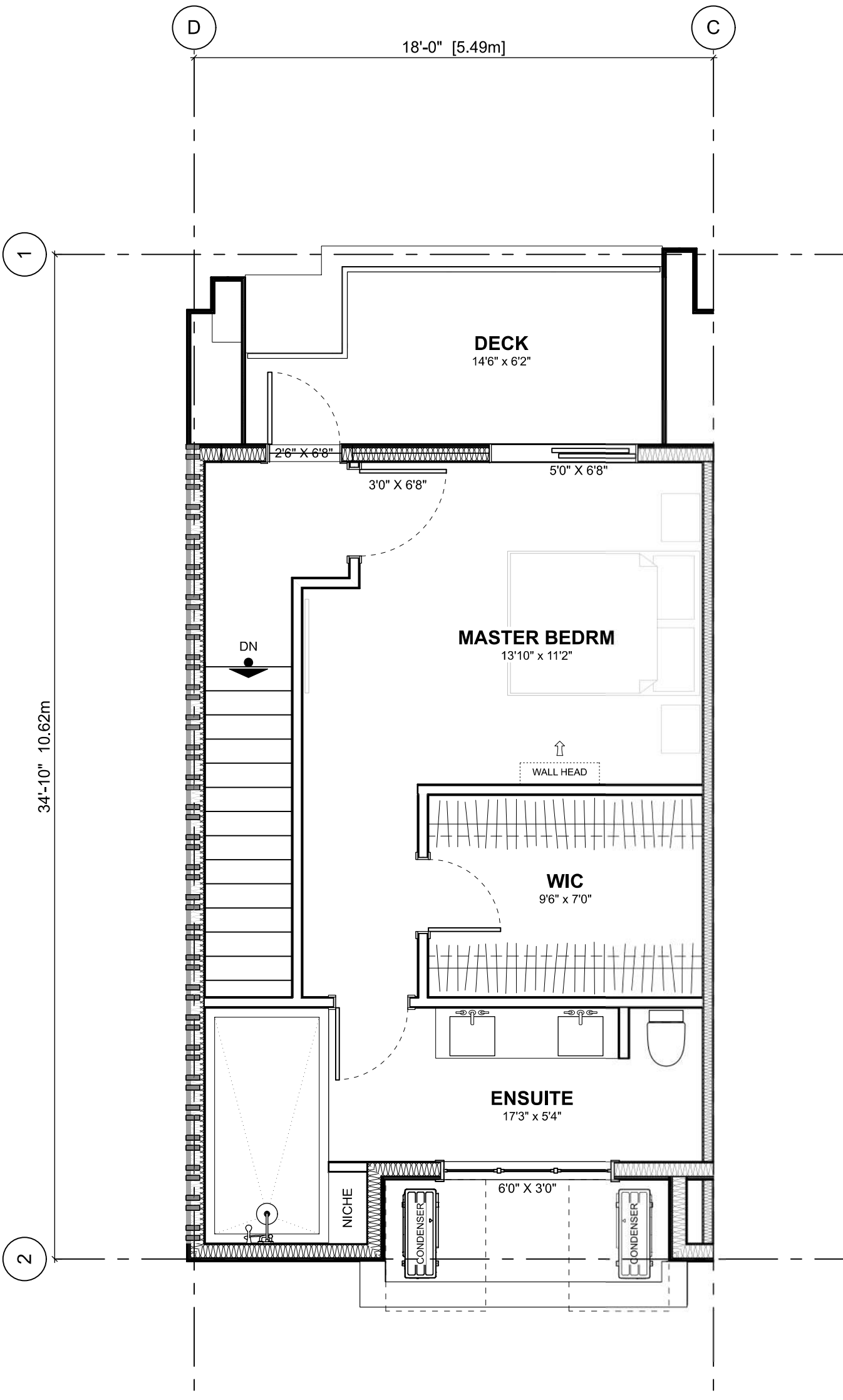
0 BASEMENT FLOOR PLAN
Scale: 1:50



1 MAIN FLOOR PLAN
Scale: 1:50



2 SECOND FLOOR PLAN
Scale: 1:50



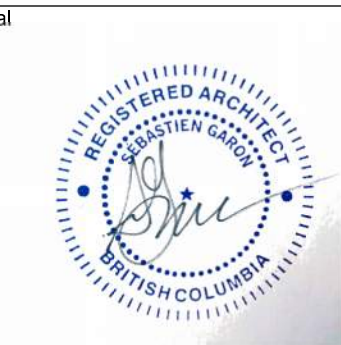
3 THIRD FLOOR PLAN
Scale: 1:50

- DIMENSION NOTES:**
- 1) EXTERIOR DIMENSIONS TO FACE OF PLYWOOD SHEATHING WHICH IS IN LINE WITH CONCRETE FOUNDATION WALL.
 - 2) INTERIOR DIMENSIONS TO CENTRE LINE OF WALL OR FACE OF FINISHED WALL.
 - 3) WALLS ARE DRAWN FULL WIDTH INCLUDING DRYWALL.
 - 4) GRIDLINES TO FACE OF FOUNDATION WALL OR C/L OF DEMISING WALLS

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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
2020-04-29	Revised & Re-Issued for DP
2020-09-21	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
2023-12-21	ISSUED FOR BP
2024-02-17	BP REVISION "A"
2024-05-30	ISSUED FOR DP

UNIT 5 & 6 FLOOR PLANS

Project Name:

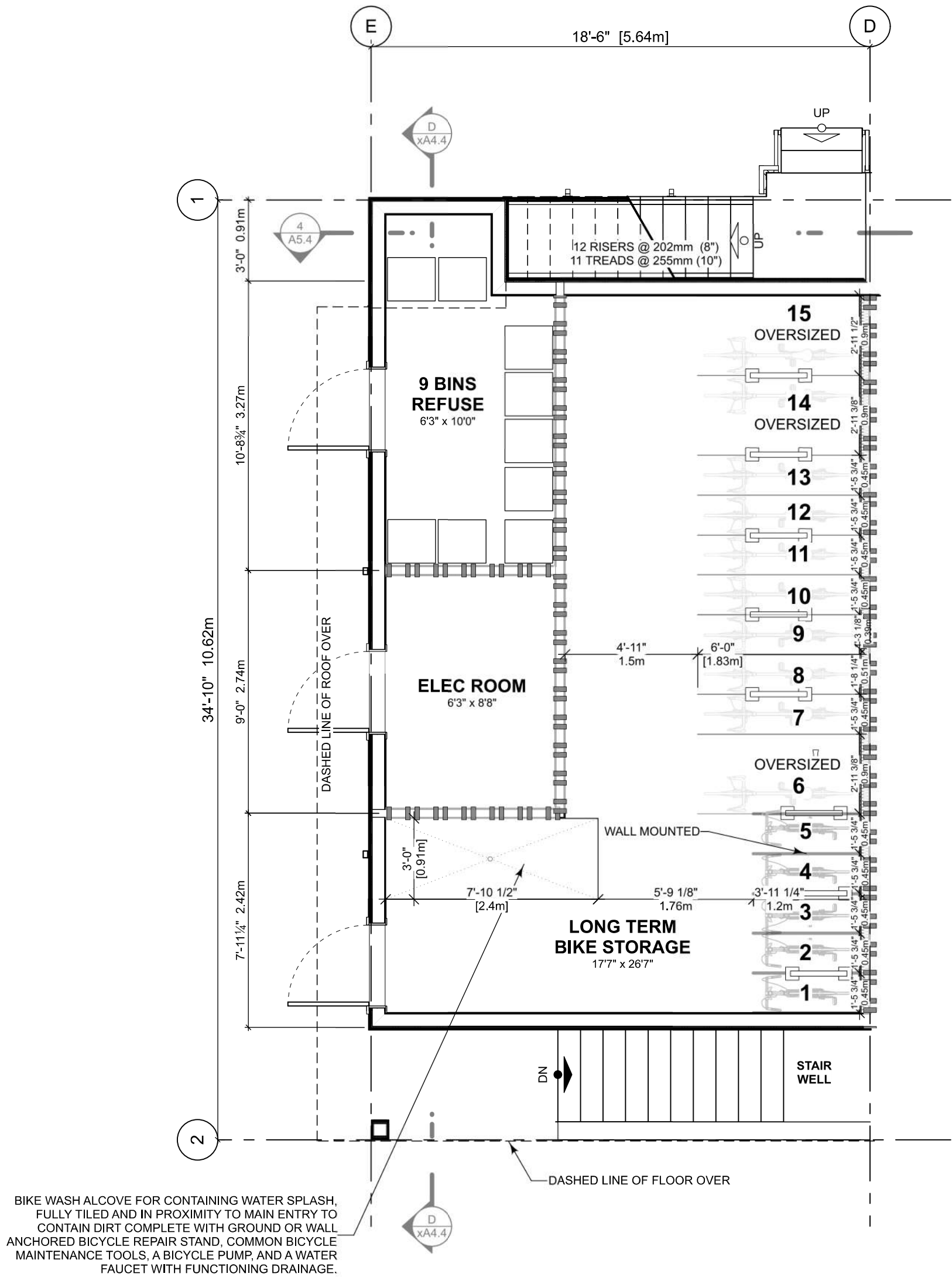
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Civic:
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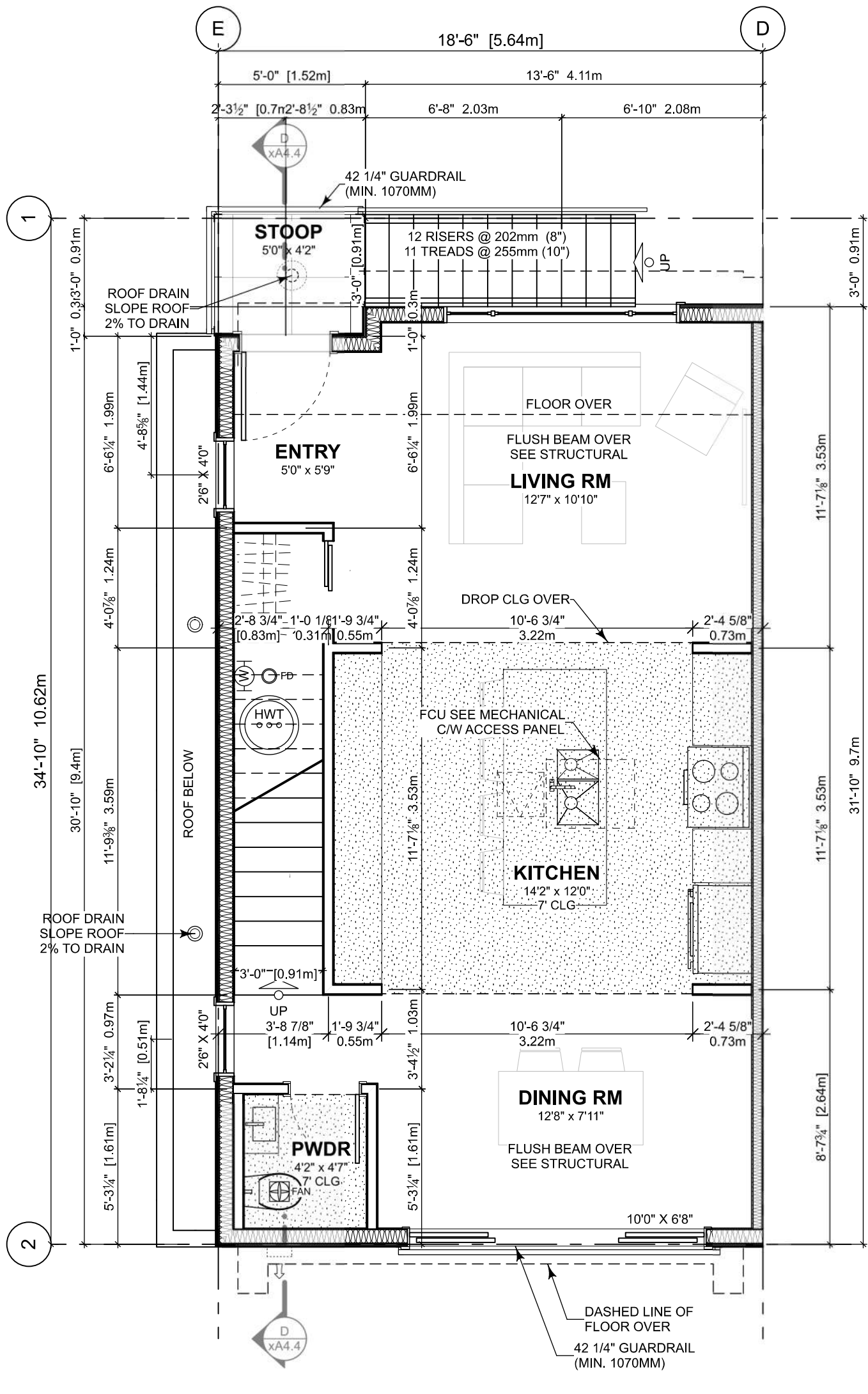
Project No: 19.015
Drawn By: SG/TD
Plot Date: 2025-04-17
Scale: 1:50
Sheet No:

Floor Area Calculations		Unit 5			
		Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	0 sq ft 0.0 m2	0 sq ft 0.0 m2	0 sq ft 0.0 m2		
Main Floor	616 sq ft 57.3 m2	595 sq ft 55.2 m2			
Second Floor	633 sq ft 58.8 m2	610 sq ft 56.6 m2		2	
Third Storey	479 sq ft 44.5 m2	453 sq ft 42.1 m2		1	
Totals:	1,728 sq ft 160.6 m2	1,658 sq ft 154.0 m2		3	
Garage	0 sq ft 0.0 m2	0 sq ft 0.0 m2			

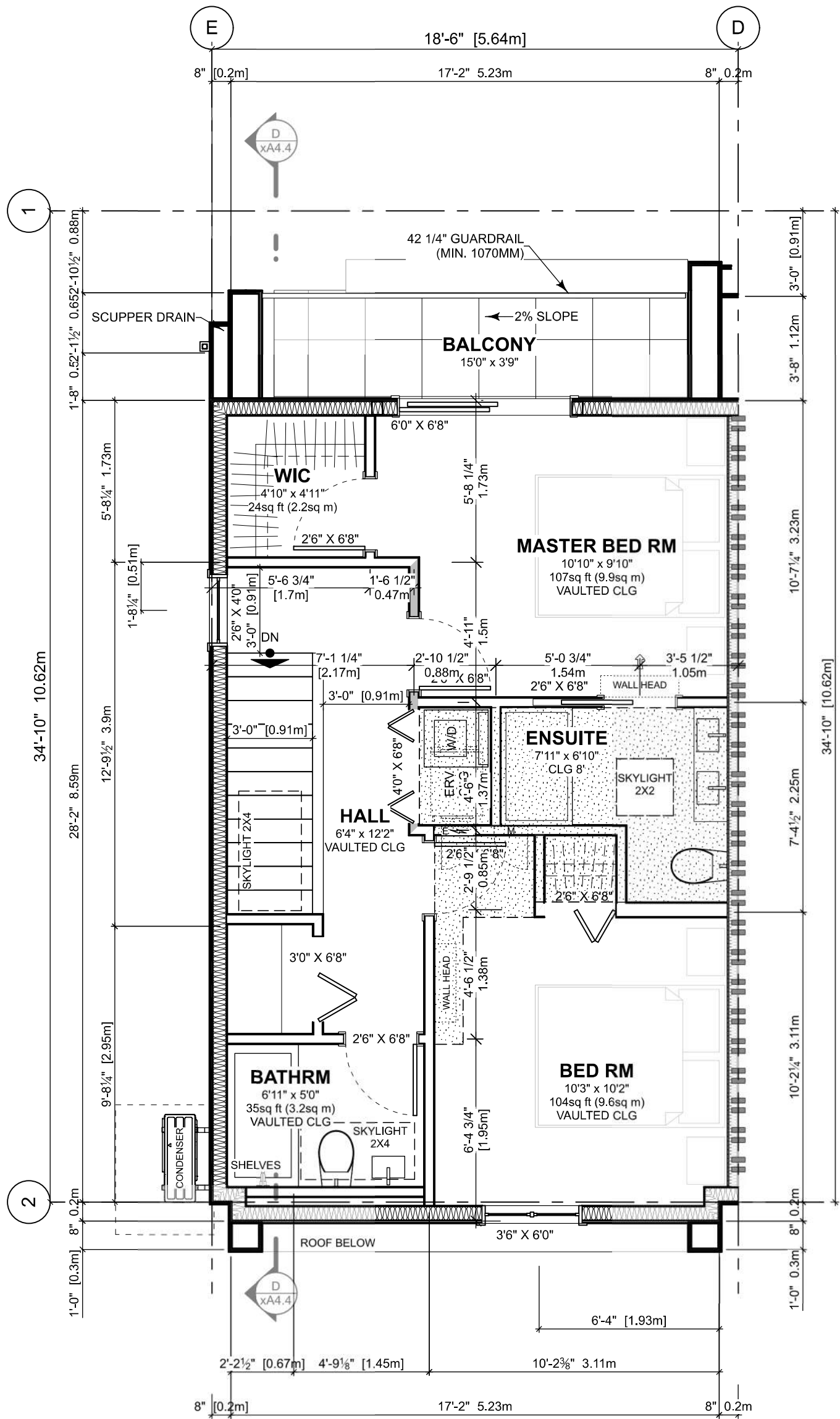
Floor Area Calculations		Unit 6			
		Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	617 sq ft 57.3 m2	0 sq ft 0.0 m2	0 sq ft 0.0 m2	2	
Main Floor	0 sq ft 0.0 m2	0 sq ft 0.0 m2			
Second Floor	0 sq ft 0.0 m2	0 sq ft 0.0 m2			
Third Storey	0 sq ft 0.0 m2	0 sq ft 0.0 m2			
Totals:	617 sq ft 57.3 m2	0 sq ft 0.0 m2	0 sq ft 0.0 m2	2	
Garage	0 sq ft 0.0 m2	0 sq ft 0.0 m2			



1 MAIN FLOOR PLAN
Scale: 1:50



2 SECOND FLOOR PLAN
Scale: 1:50



3 THIRD FLOOR PLAN
Scale: 1:50

DIMENSION NOTES:

- 1) EXTERIOR DIMENSIONS TO FACE OF PLYWOOD SHEATHING WHICH IS IN LINE WITH CONCRETE FOUNDATION WALL.
- 2) INTERIOR DIMENSIONS TO CENTRE LINE OF WALL OR FACE OF FINISHED WALL.
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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
2023-12-21	ISSUED FOR BP
2024-02-17	BP REVISION "A"
2024-05-30	ISSUED FOR DP

UNIT 7 FLOOR
PLANS

Project Name:

LeParc

Civic:
KIPLING ST & THURLOW ST

Project No: 19.015
Drawn By: SG/TD
Plot Date: 2025-04-17
Scale: 1:50
Sheet No:

Floor Area Calculations		Unit 7			
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	No Basement as per zoning definition				
Main Floor	0 sq ft 0.0 m2	0 sq ft 0.0 m2			
Second Floor	584 sq ft 54.2 m2	547 sq ft 50.8 m2			
Third Storey	533 sq ft 49.5 m2	493 sq ft 45.8 m2	2		
Totals:	1,116 sq ft 103.7 m2	1,040 sq ft 96.6 m2	2		
Garage	0 sq ft 0.0 m2	0 sq ft 0.0 m2			