

Drawing List

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Rhodo

1712 Fairfield Road Multi-Family Development

1707 Issued for Rezone Revisions 31/01/2018



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Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
February 02/18

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

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	2451m ²
TOTAL FLOOR AREA	2307m ²
COMM. FLOOR AREA	0.0
AVERAGE GRADE	12.94m

BUILDING SETBACKS		
FRONT YARD	7.5m	3.0m
REAR YARD	9.1m or 30% of Site Depth	6.1m
SIDE YARD (WEST)	1.5m	3.0m
SIDE YARD (EAST)	3.9m	8.0m
COMBINED SIDE YARD	min. 5.4m	10.4m

Total Number of Units	19
Unit Type	2-4 Bedroom
Ground Oriented Units	19
Minimum Unit Floor Area	93.8m ²
Total Residential Floor Area	2307m ²

Grade Points	Avg of Points	Distance Between Grade Points	Totals	Perimeter
Block 1				
A + B	$13.885 + 13.885 / 2 = 13.885$	21.655	300.68	69.830
B + C	$13.885 + 13.885 / 2 = 13.885$	13.260	184.115	
C + D	$13.885 + 13.885 / 2 = 13.885$	21.655	300.68	
D + A	$13.885 + 13.885 / 2 = 13.885$	13.260	184.115	
Block 2				
A + B	$13.780 + 13.780 / 2 = 13.780$	10.870	149.789	75.735
B + C	$13.780 + 12.532 / 2 = 13.156$	22.360	294.168	
C + D	$12.532 + 12.090 / 2 = 12.411$	13.000	161.343	
D + A	$12.090 + 13.780 / 2 = 12.935$	29.505	381.66	
Block 3				
A + B	$12.090 + 13.485 / 2 = 12.788$	31.355	400.968	93.720
B + C	$13.485 + 12.522 / 2 = 13.004$	10.870	141.343	
C + D	$12.522 + 10.807 / 2 = 11.665$	38.495	449.044	
D + A	$10.807 + 12.090 / 2 = 11.449$	13.000	148.837	

Average Grade	12.94164695
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PLOT INFO.
PLOT STAMP LOCATION

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018

JOB NUMBER 1707

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. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL: info@janderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

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

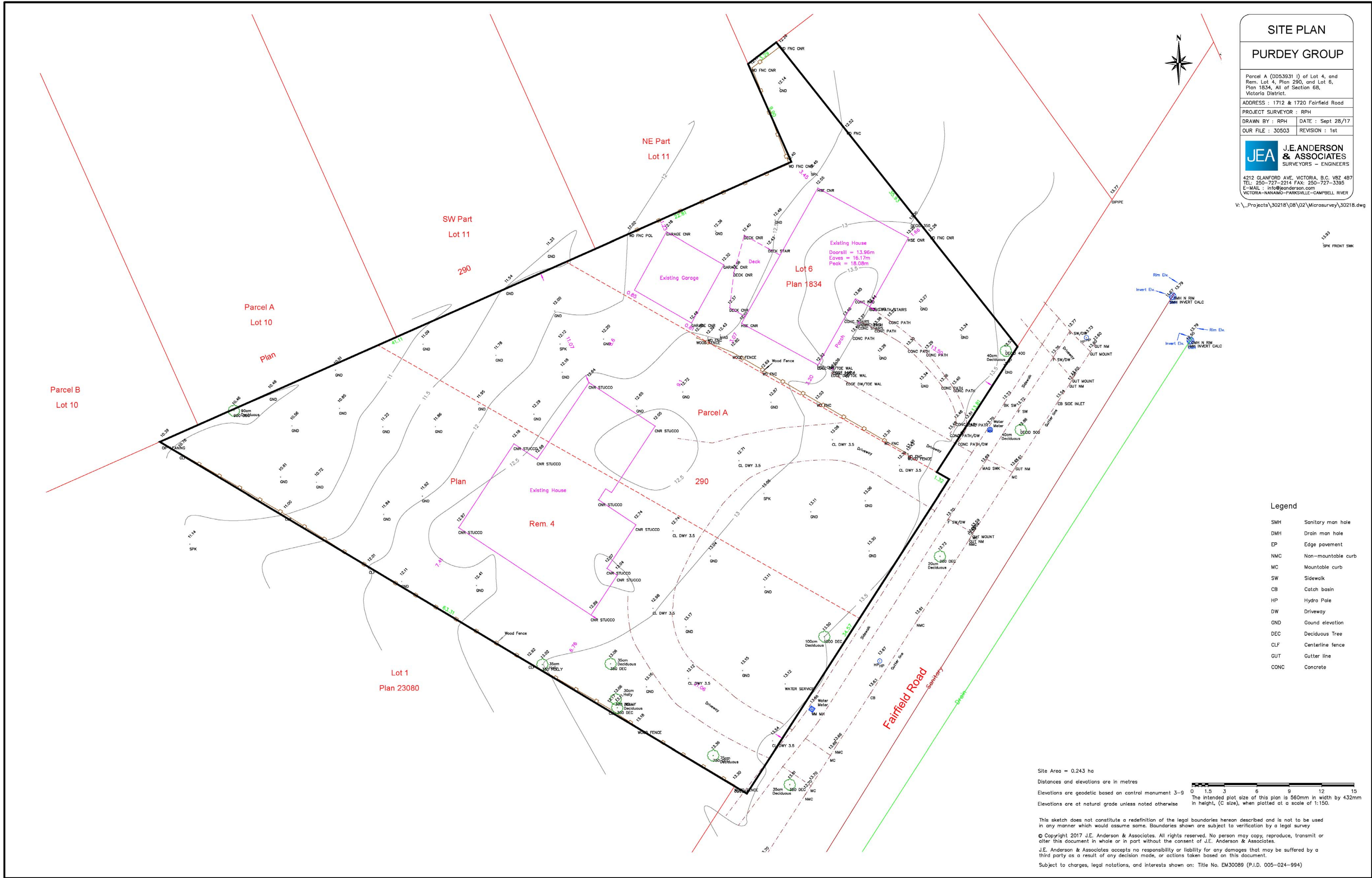
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NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Survey Plan	
DATE	31/01/2018
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	1707

A004



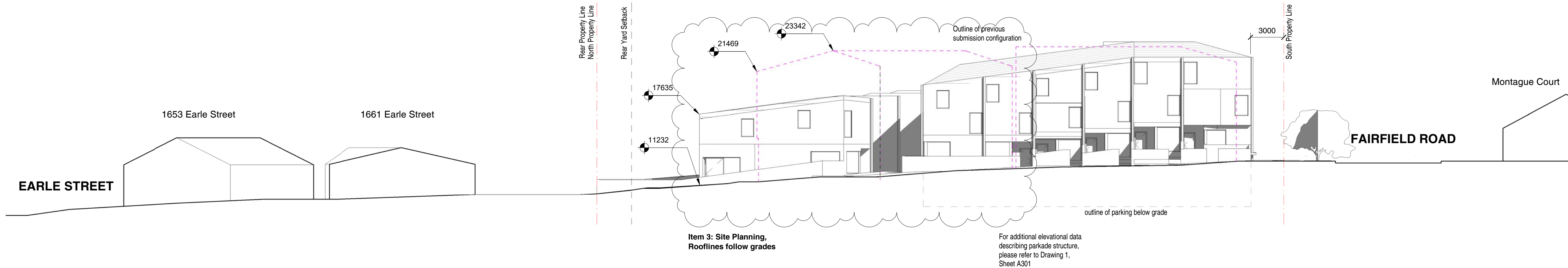
REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone	31/01/2018
Revisions		

1712 Fairfield Road Multi-Family Development

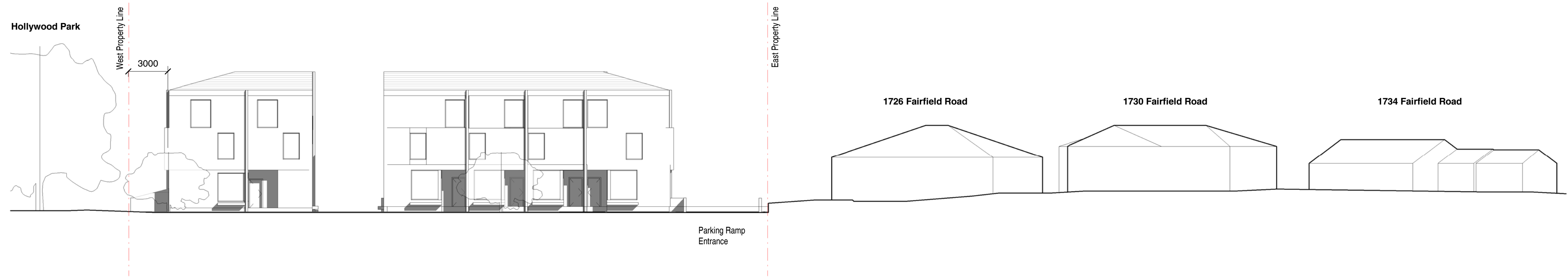
Issued for Rezone Revisions

Context Plan

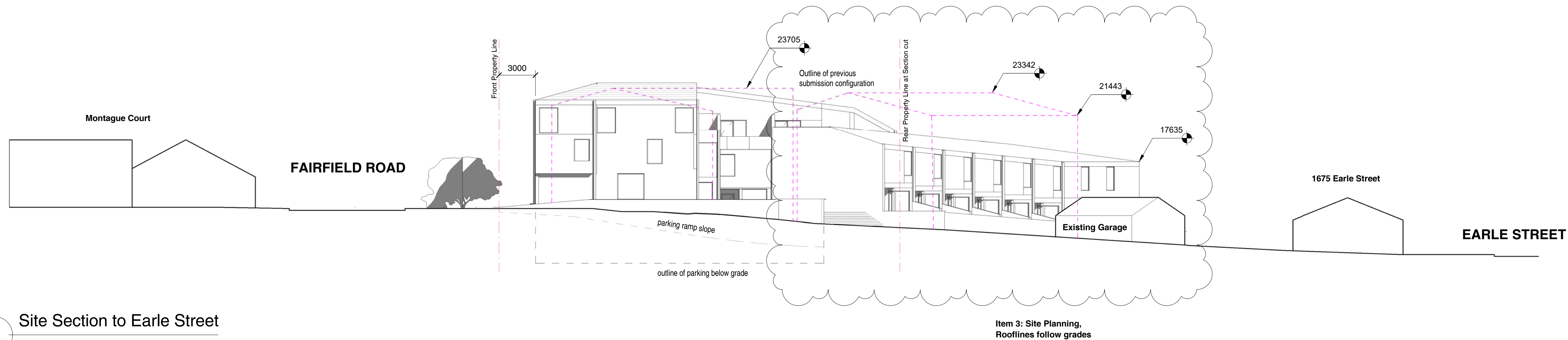
DATE	31/01/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 200
JOB NUMBER	1707



1 Context Elevation West
1 : 200



2 Context Elevation South
1 : 200



3 Site Section to Earle Street
1 : 200

REVISIONS		
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1	Issued for Rezoning	29/09/2017
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1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Context Streetscapes	
DATE	31/01/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 200
JOB NUMBER	1707

PROJECT DATA

LEGAL DESCRIPTION	PLAN 290 VICTORIA LOT 4 INCL PCL A SECTION FFLD PLAN 290 EXC PT IN STREET, LOT 6 PLAN 1834 SECTION 68 VICTORIA
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ZONING (Current)	R1-G
ZONING (Proposed)	CD-TBD
SITE AREA	2451m ²
TOTAL FLOOR AREA	2307m ²
COMM. FLOOR AREA	0.0
AVERAGE GRADE	12.94m

	PERMITTED	PROPOSED
FLOOR SPACE RATIO	05. - 1.0	0.94
SITE COVERAGE	30%	39%
OPEN SITE SPACE	50%	50%
BUILDING HEIGHT	7.6m	10.7m
NUMBER OF STOREYS	2	3
VEHICLE PARKING	22	21
BICYCLE PARKING	17	29

BUILDING SETBACKS

FRONT YARD	7.5m	3.0m
REAR YARD	9.1m or 30% of Site Depth	6.1m
SIDE YARD (WEST)	1.5m	3.0m
SIDE YARD (EAST)	3.9m	8.0m
COMBINED SIDE YARD	min. 5.4m	10.4m

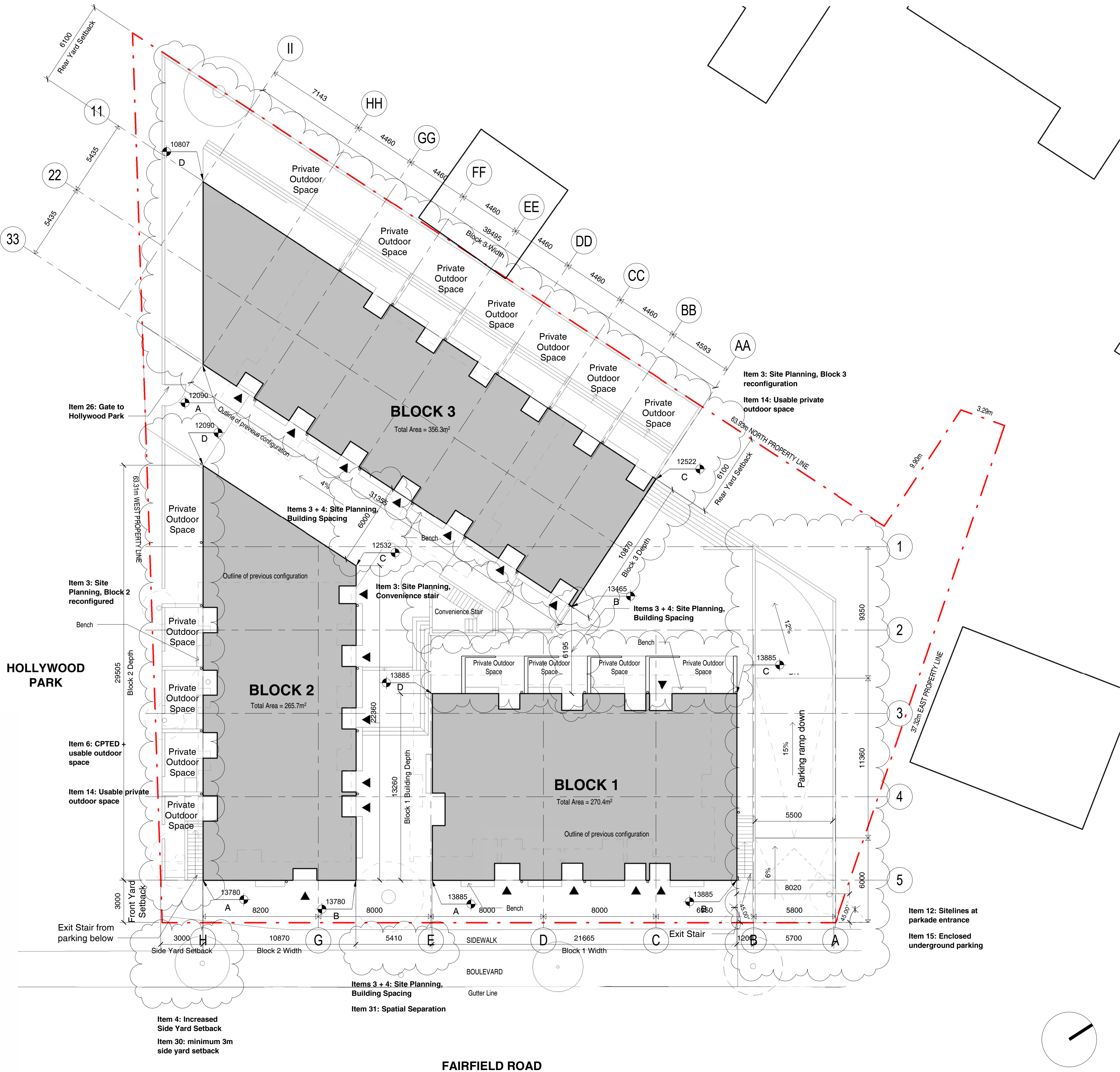
RESIDENTIAL USE DETAILS

Total Number of Units	19
Unit Type	2-4 Bedroom
Ground Oriented Units	19
Minimum Unit Floor Area	93.8m ²
Total Residential Floor Area	2307m ²

AVERAGE GRADE CALCULATION

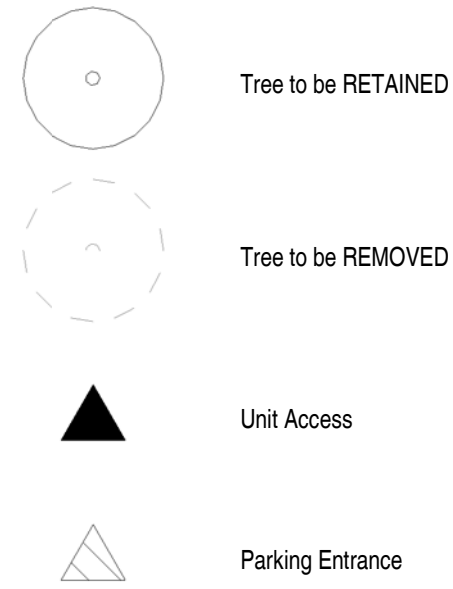
Grade Points	Avg of Points	Distance Between Grade Points	Totals	Perimeter
Block 1				
A + B	$13.885 + 13.885 / 2 = 13.885$	21.655	300.68	69.830
B + C	$13.885 + 13.885 / 2 = 13.885$	13.260	184.115	
C + D	$13.885 + 13.885 / 2 = 13.885$	21.655	300.68	
D + A	$13.885 + 13.885 / 2 = 13.885$	13.260	184.115	
Block 2				
A + B	$13.780 + 13.780 / 2 = 13.780$	10.870	149.789	75.735
B + C	$13.780 + 12.532 / 2 = 13.156$	22.360	294.168	
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D + A	$12.090 + 13.780 / 2 = 12.935$	29.505	381.66	
Block 3				
A + B	$12.090 + 13.485 / 2 = 12.788$	31.355	400.968	93.720
B + C	$13.485 + 12.522 / 2 = 13.004$	10.870	141.343	
C + D	$12.522 + 10.807 / 2 = 11.665$	38.495	449.044	
D + A	$10.807 + 12.090 / 2 = 11.449$	13.000	148.837	

Total	3096.742	239.285
Average Grade	12.94164699	



PLOT INFO.
PLOT STAMP LOCATION

Site Plan Legend



REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018

1712 Fairfield Road
Multi-Family
Development

Issued for Rezone Revisions

Site Plan

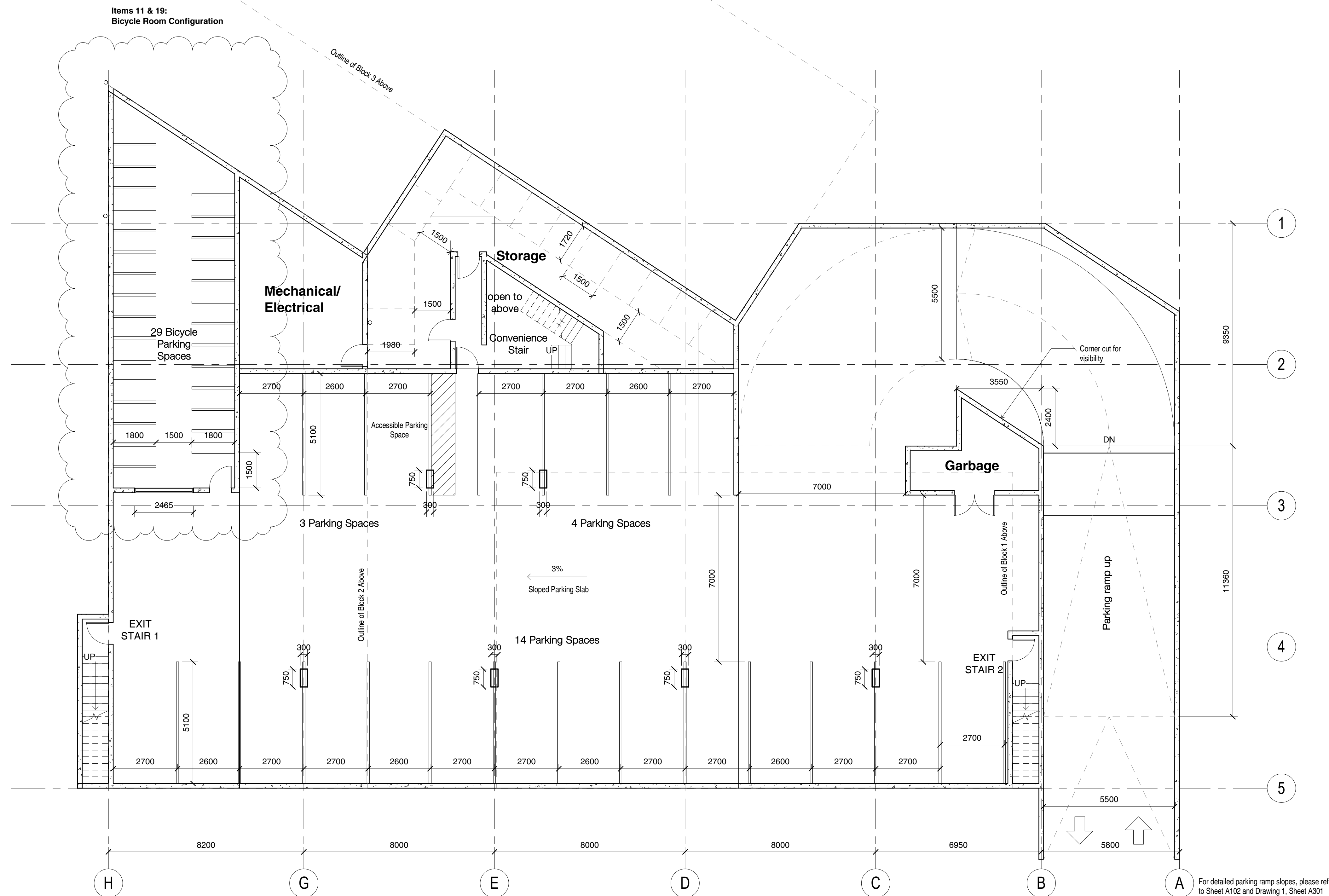
DATE	31/01/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated

JOB NUMBER 1707

PARKING DATA

Vehicle Parking	21 spaces
Bicycle Parking	29 spaces
MULTIPLE DWELLINGS (Schedule C, 11(c))	

	REQUIRED	PROPOSED
Vehicle	22 (1.3 / Dwelling unit)	21
Bicycle	17 (1.0 / dwelling unit)	29



REVISIONS

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

Issued for Rezone Revisions

PARKING LEVEL PLAN

DATE	31/01/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated

JOB NUMBER	1707
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A200

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018

**1712 Fairfield Road
Multi-Family
Development**
Issued for Rezone Revisions

Level 1 Plan	
DATE	31/01/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A201



REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 2 Plan	
DATE	31/01/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A202



REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018

**1712 Fairfield Road
Multi-Family
Development**
Issued for Rezone Revisions

Level 3 Plan	
DATE	31/01/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A203



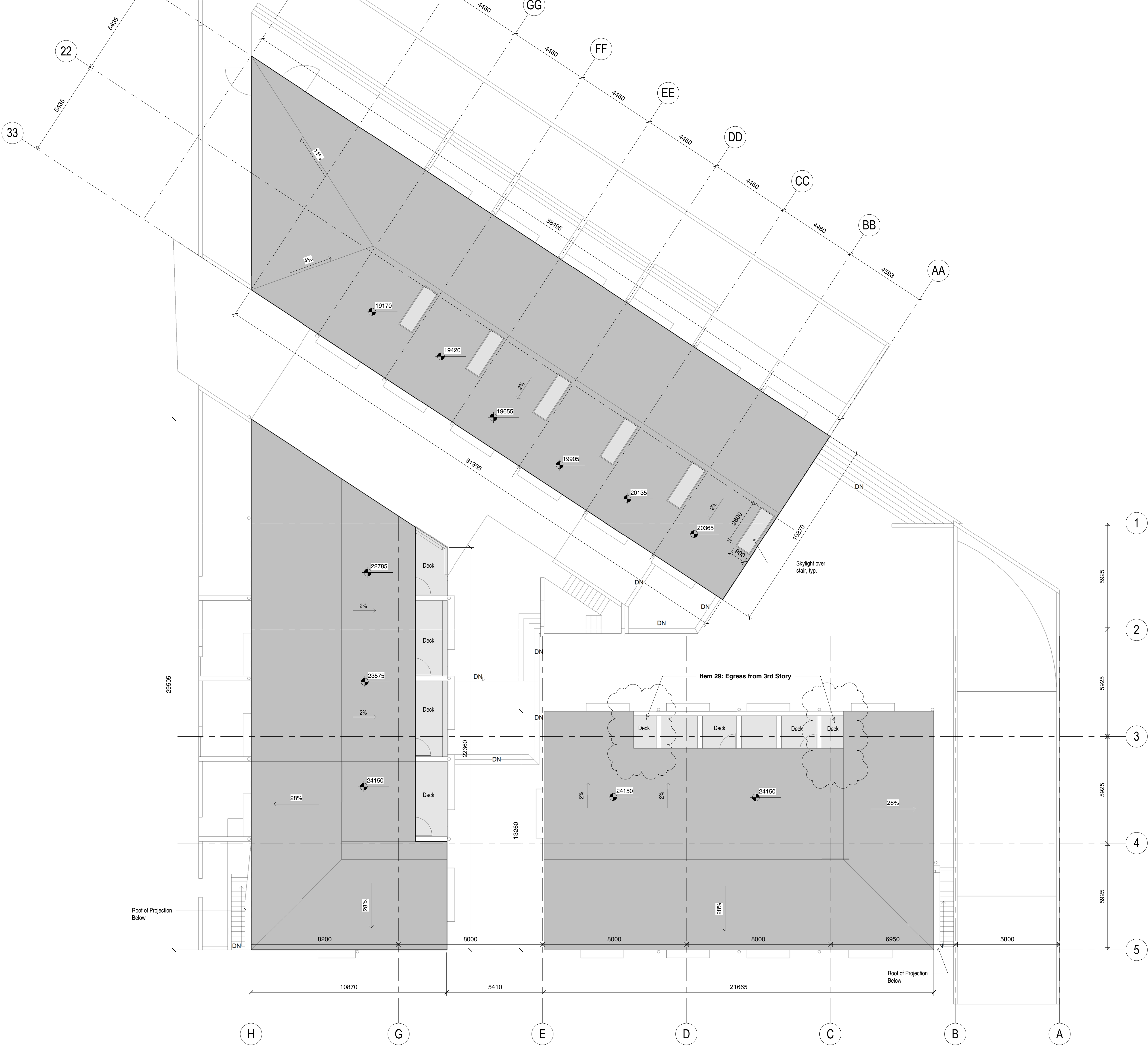
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NO	DESCRIPTION	DATE
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2	Issued for Rezone Revisions	31/01/2018

Issued for Rezone Revisions

DATE 31/01/201
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CHECKED BY A
SCALE 1 : 10

JOB NUMBER 1707

A204



PLOT INFO.
PLOT STAMP LOCATION

LEGEND

Existing Grade

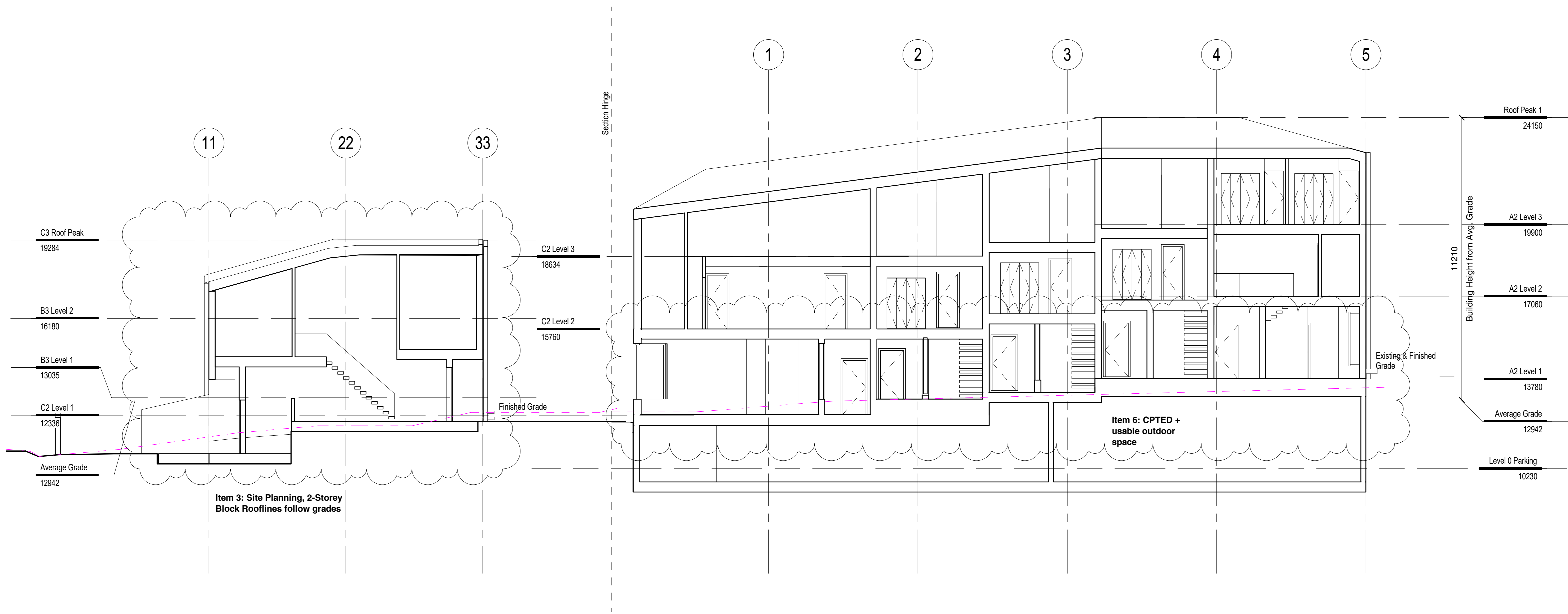
REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018

**1712 Fairfield Road
Multi-Family
Development**
Issued for Rezone Revisions

Site Sections

DATE	31/01/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707



1 Jogged Site Section - 1
1 : 100

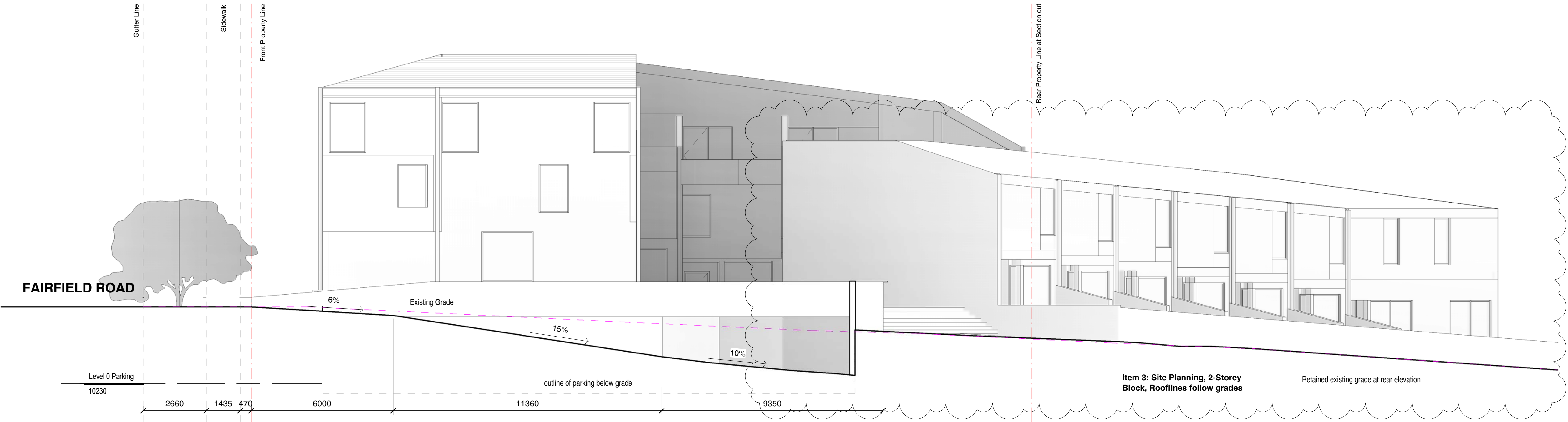


2 East-West Section
1 : 100

PLOT INFO.
PLOT STAMP LOCATION

LEGEND

Existing Grade



1 Parking Ramp Section
1 : 100

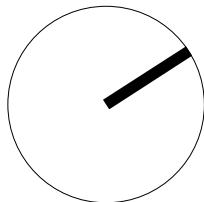
REVISIONS

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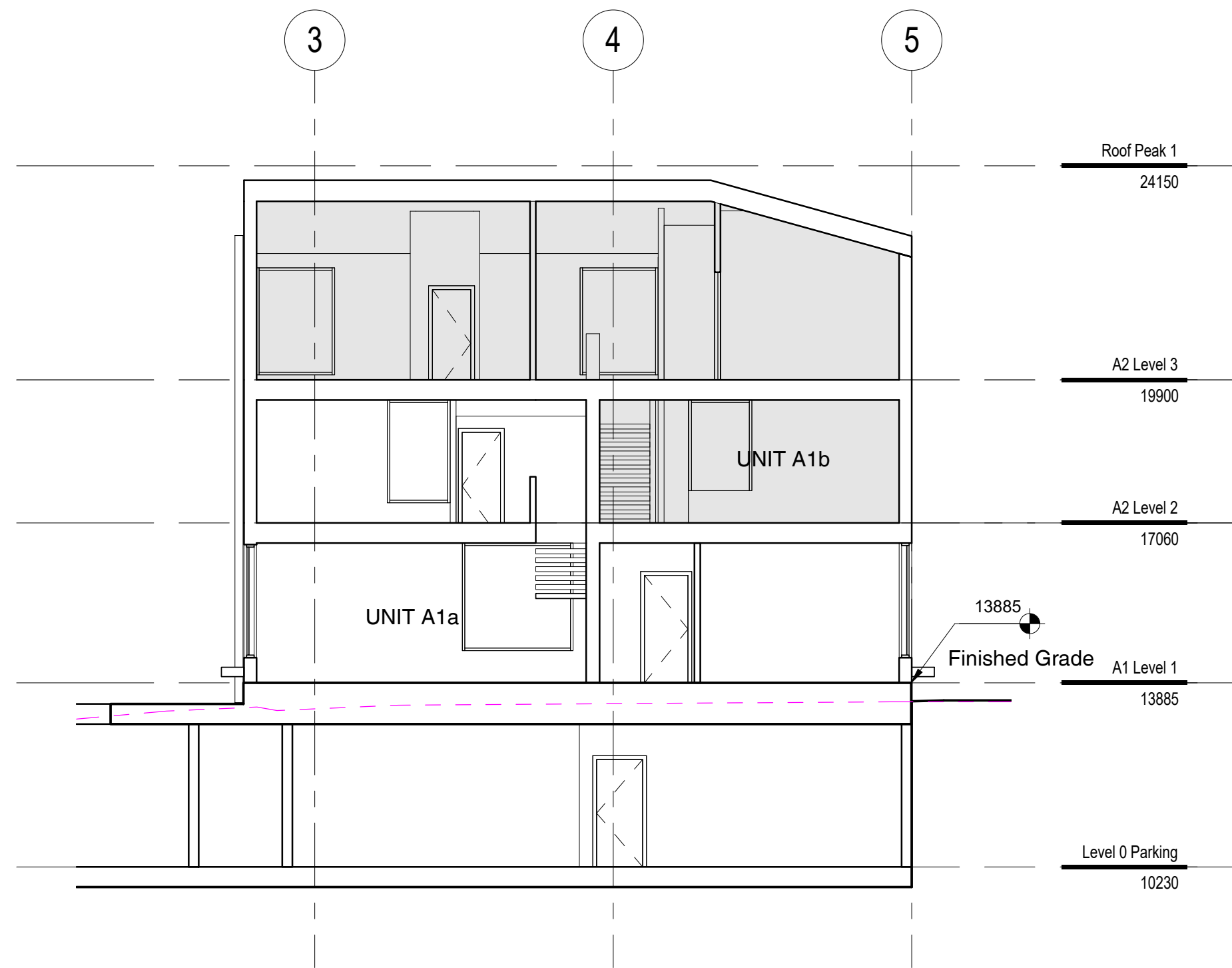
1712 Fairfield Road
Multi-Family
Development
Issued for Rezone Revisions

Site Section

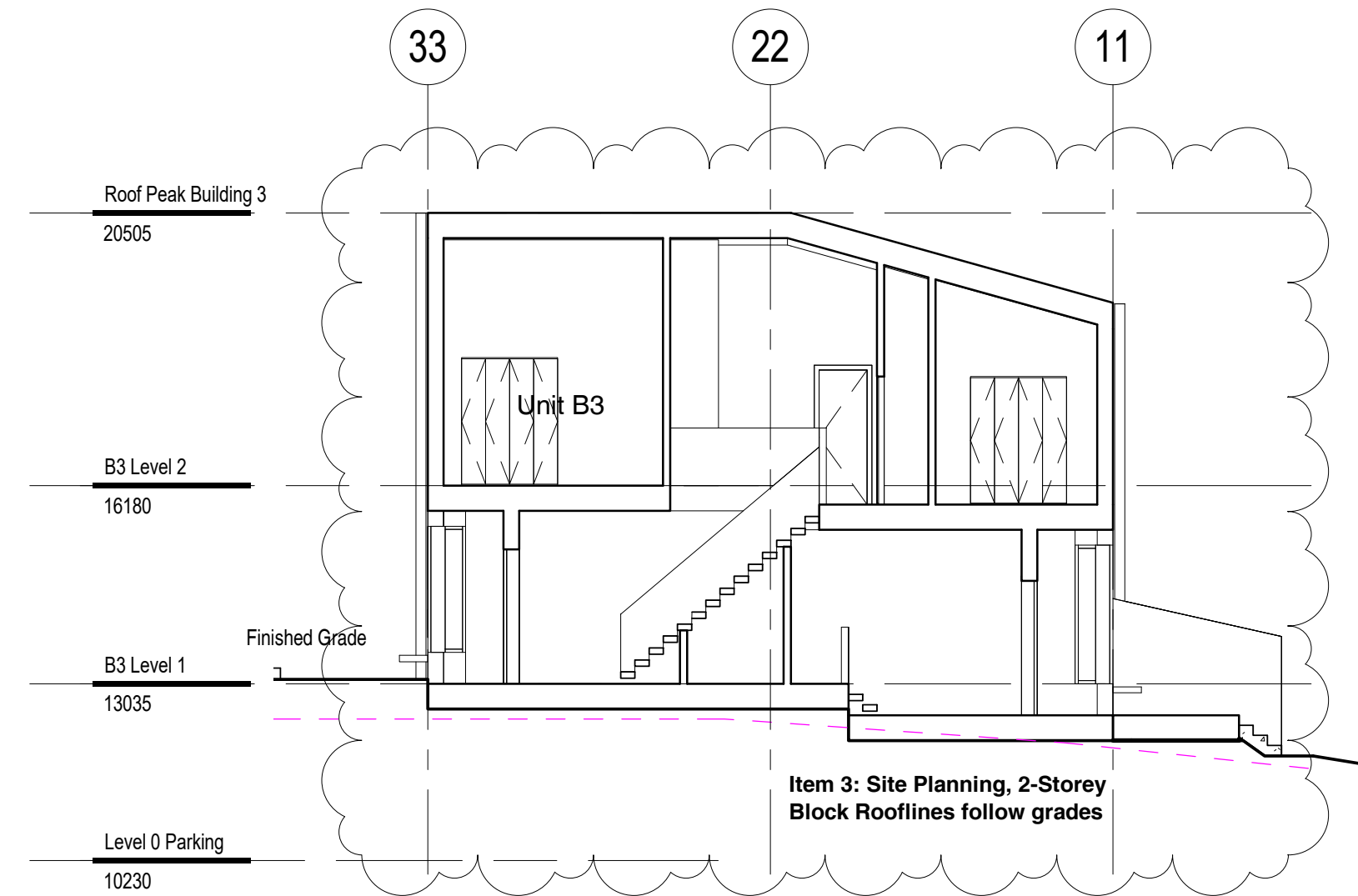
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SCALE	1 : 100
JOB NUMBER	1707



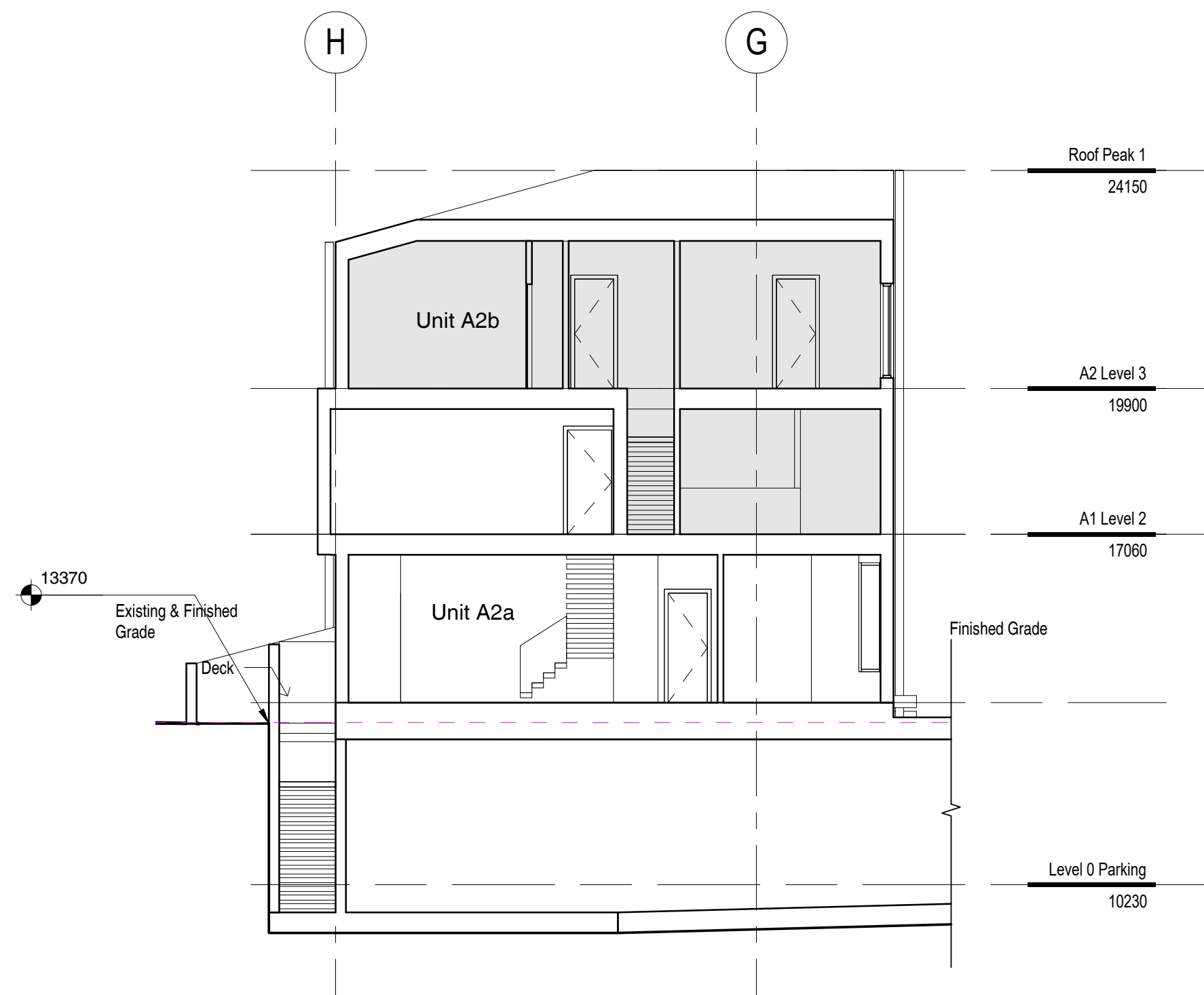
LEGEND	
Existing Grade	---



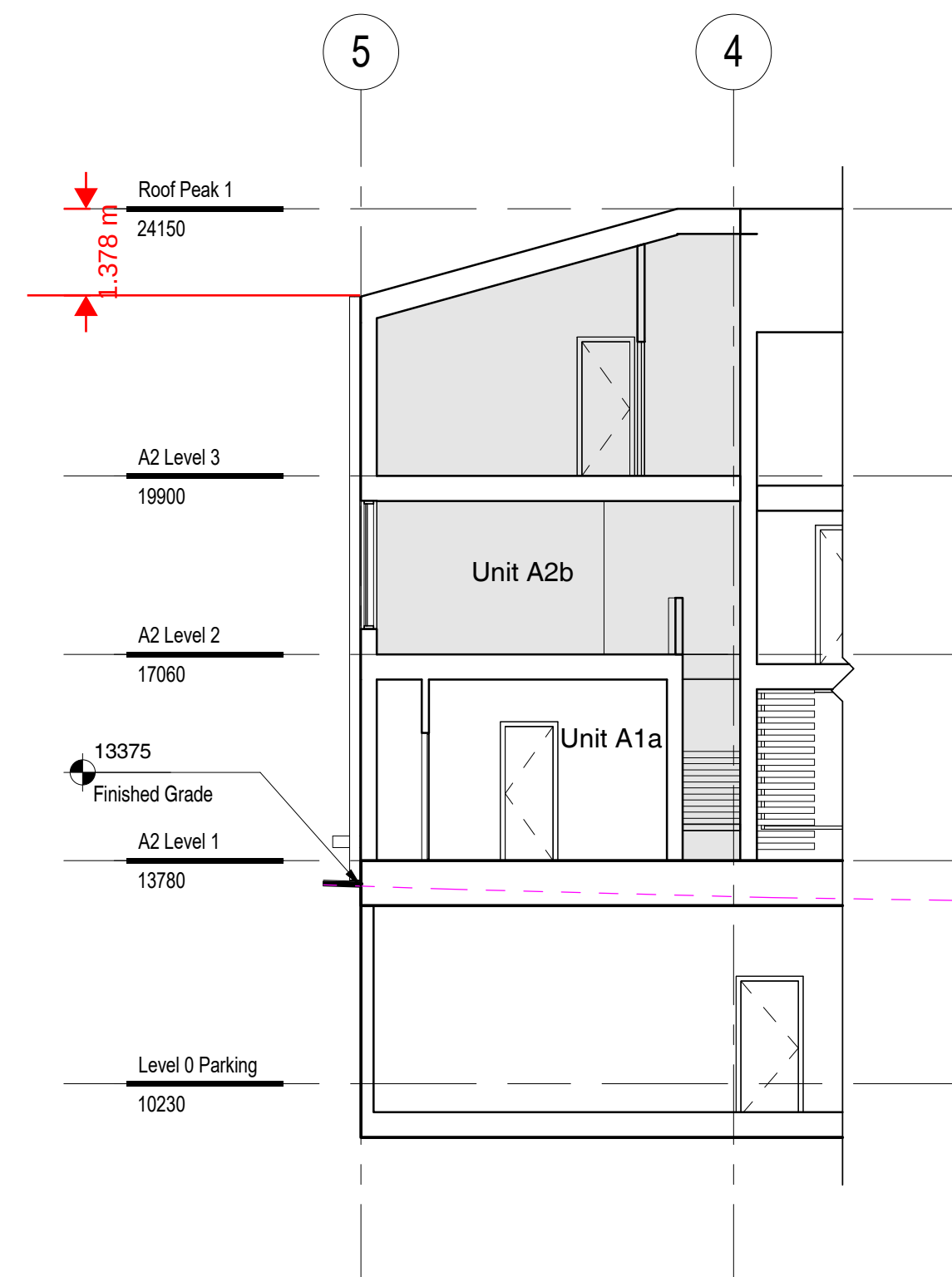
1 A1 Section 1
1 : 100



2 B3 Section 1
1 : 100



3 A2 Section 1
1 : 100



4 A2 Section 2
1 : 100

REVISIONS		
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1712 Fairfield Road Multi-Family Development

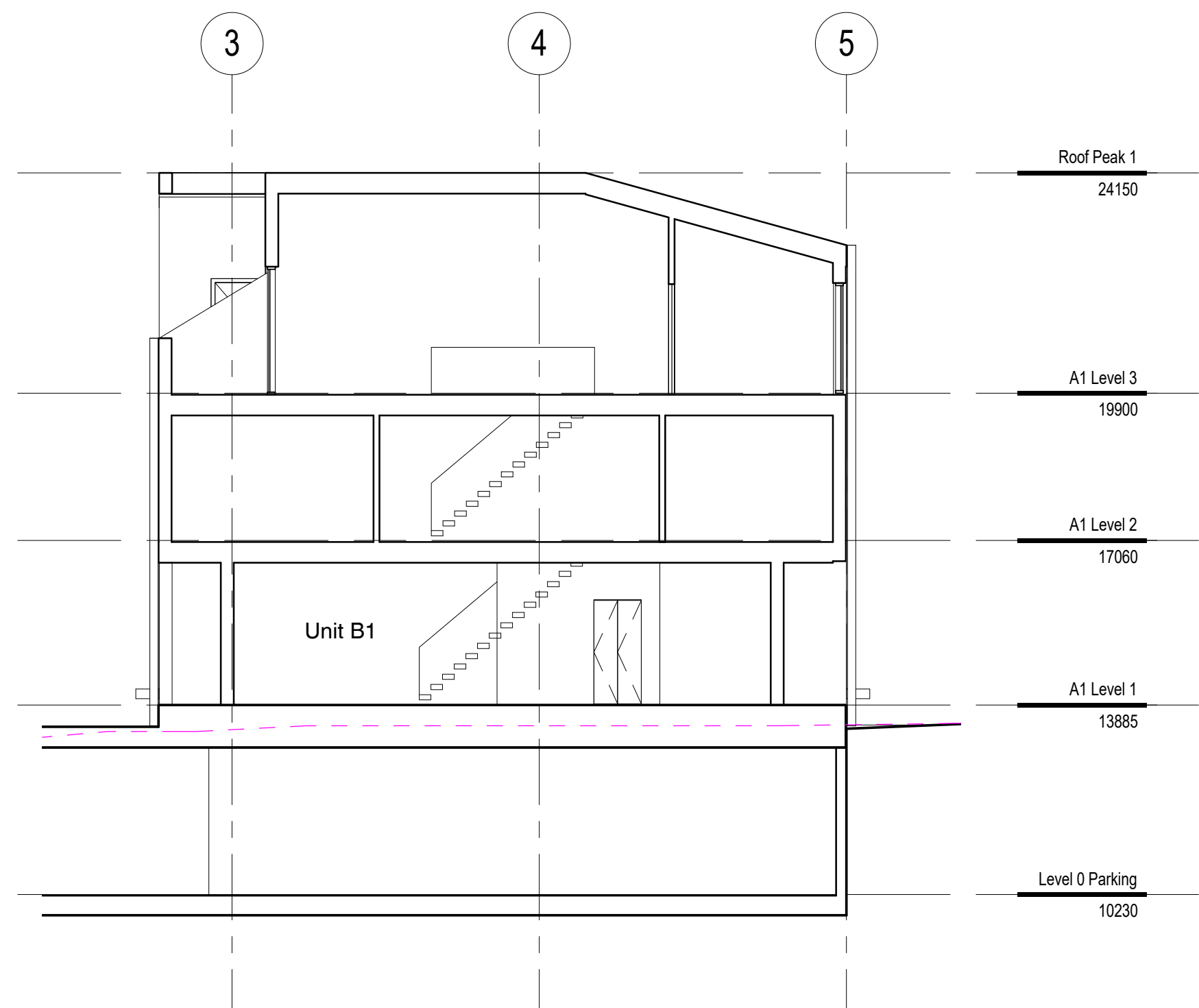
Issued for Rezone Revisions

Sections	
DATE	31/01/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

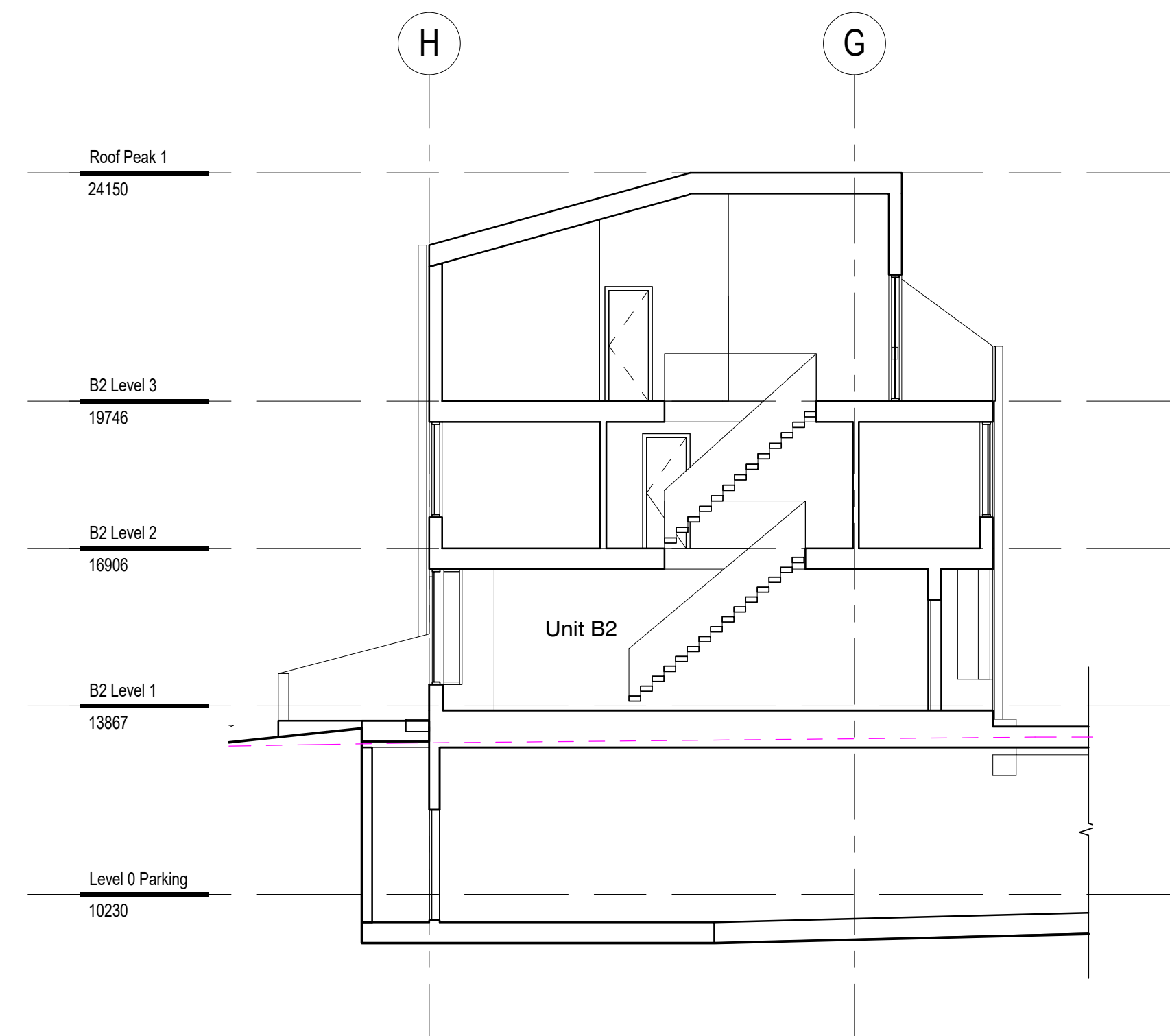
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PLOT INFO.
PLOT STAMP LOCATION

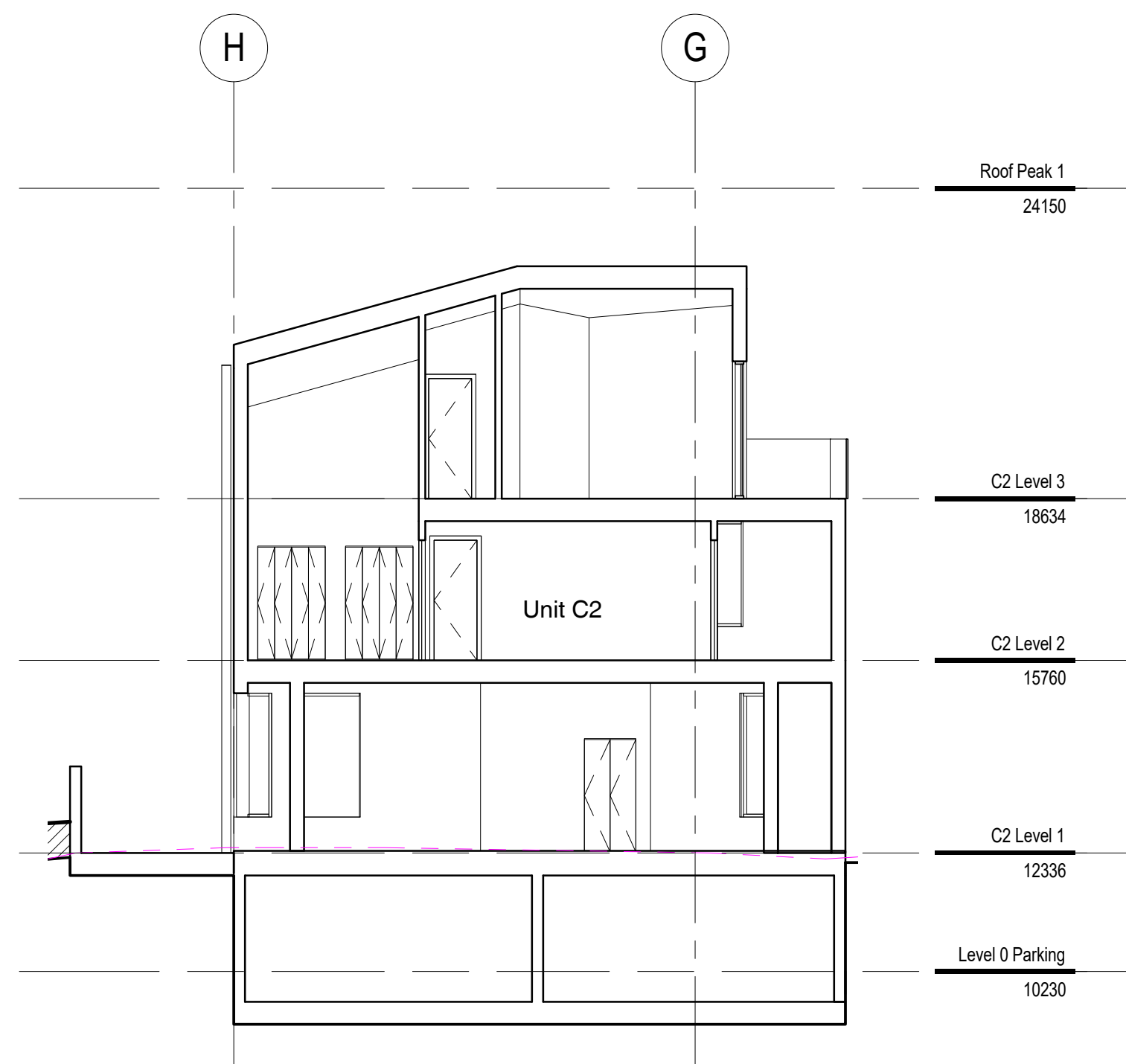
LEGEND	
Existing Grade	---



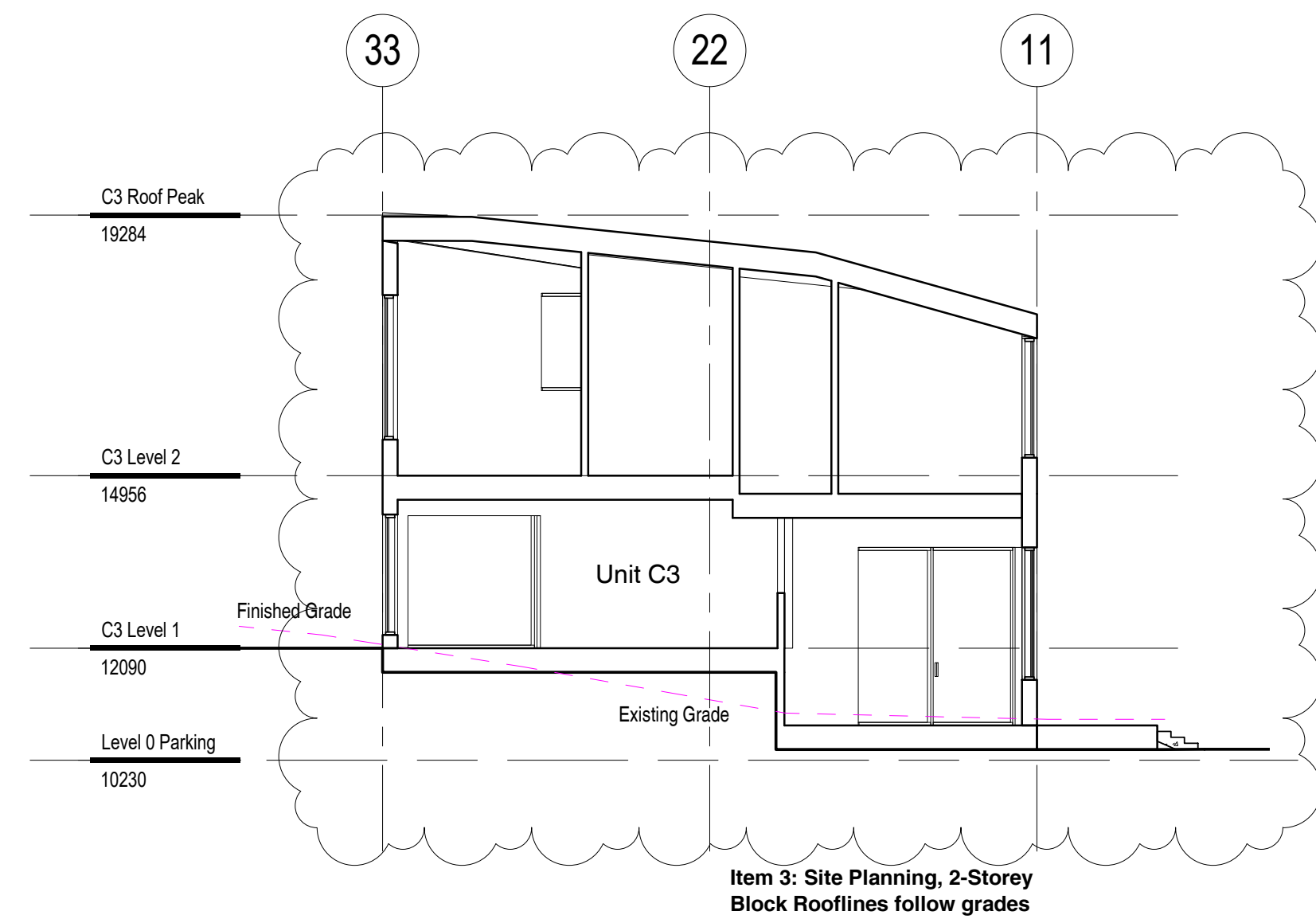
1 B1 Section 1
1 : 100



2 B2 Section 1
1 : 100



3 C2 Section 1
1 : 100



4 C3 Section 1
1 : 100

REVISIONS		
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**1712 Fairfield Road
Multi-Family
Development**
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Sections	
DATE	31/01/2018
DRAWN BY	MH
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SCALE	1 : 100
JOB NUMBER	1707

PLOT INFO.
PLOT STAMP LOCATION

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

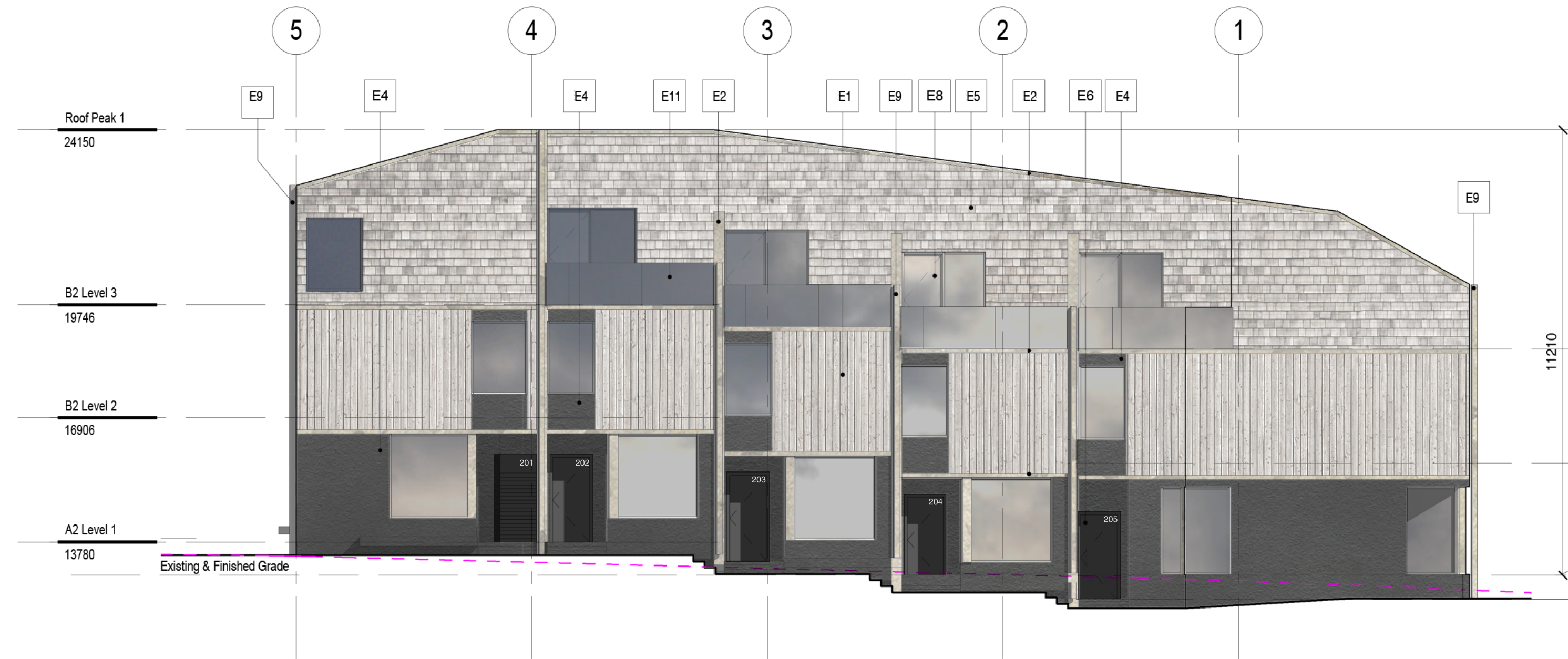
LEGEND	
Existing Grade	---

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NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018

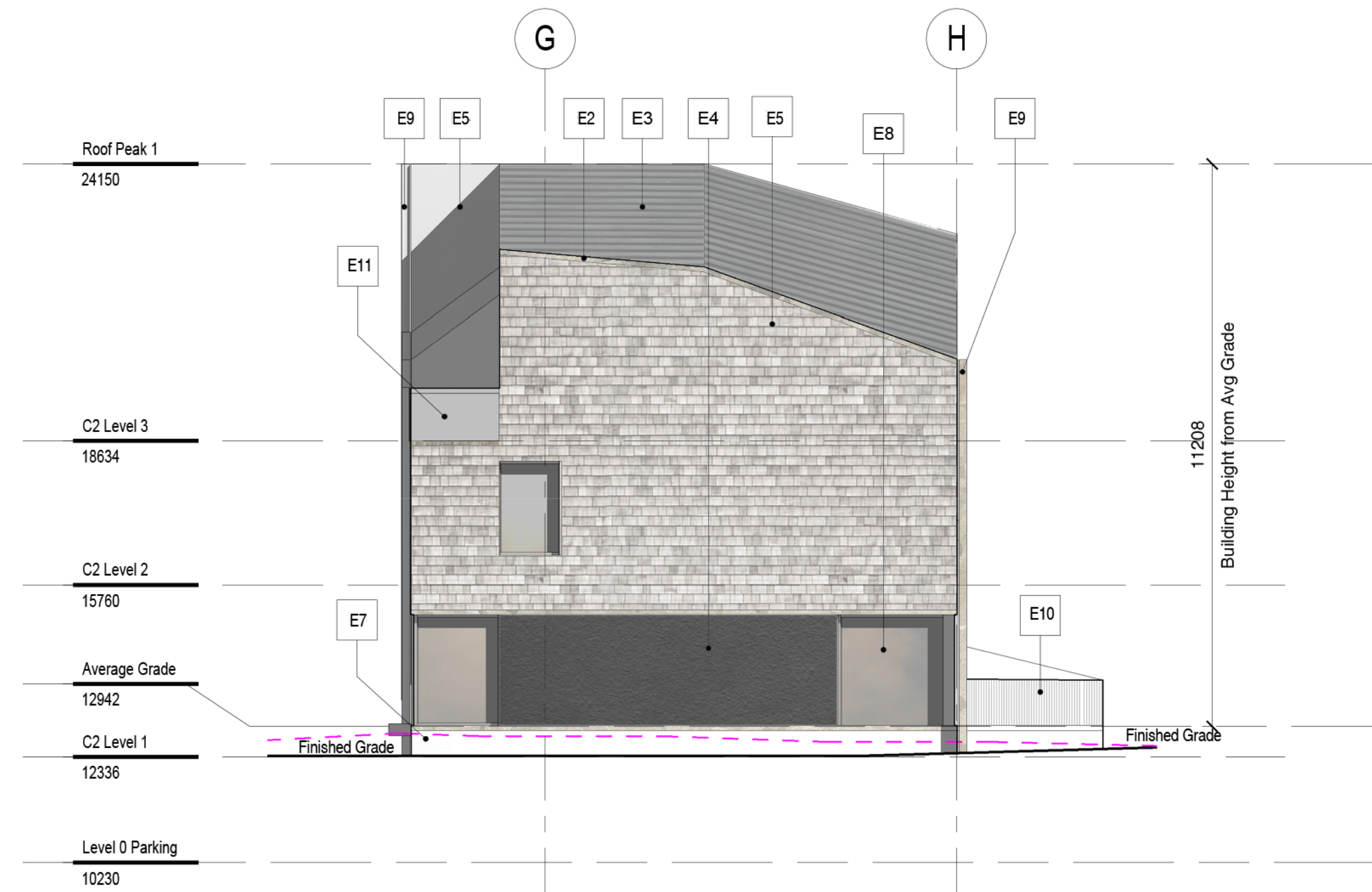
**1712 Fairfield Road
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Development**
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Elevations	
DATE	31/01/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

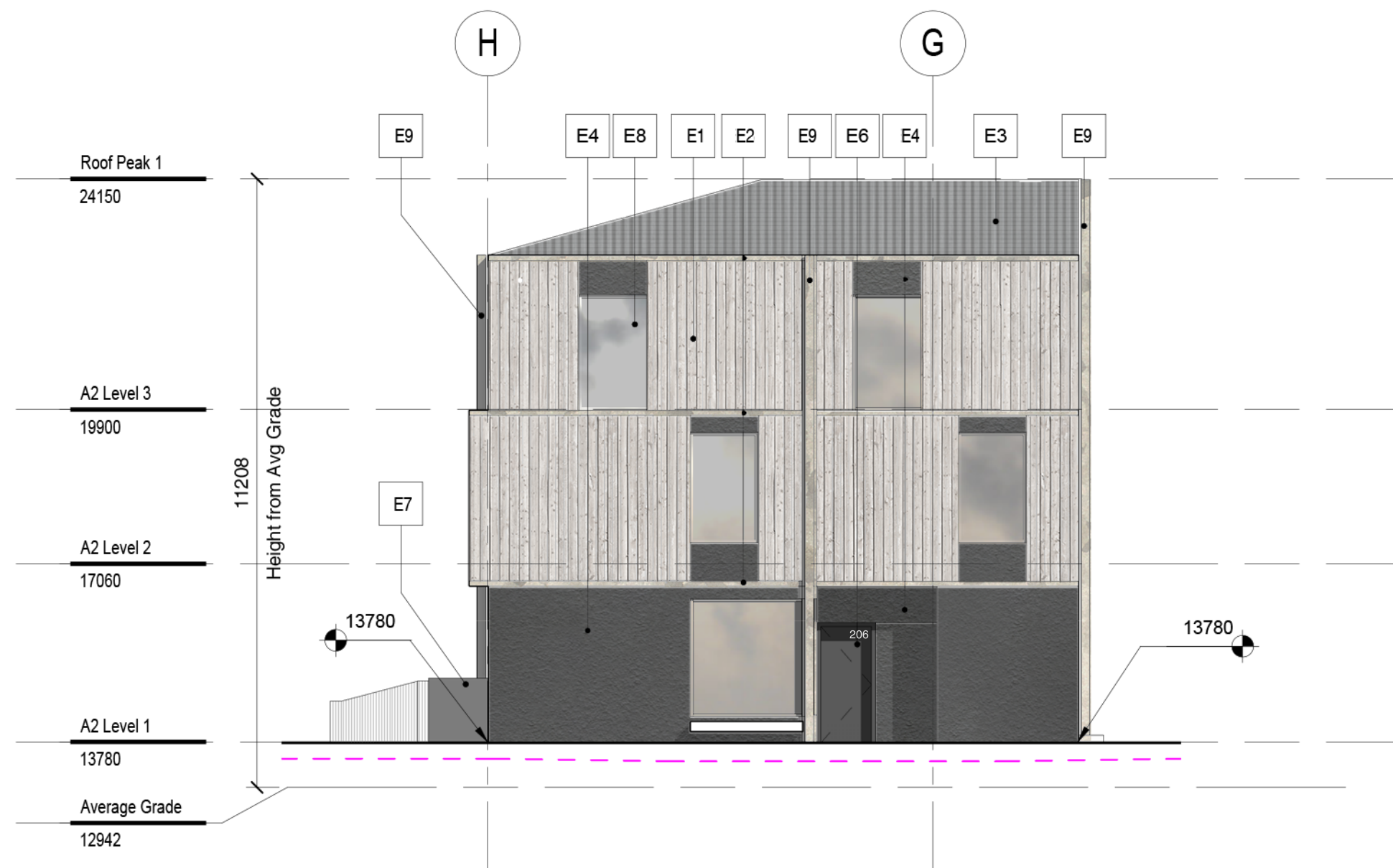
A401



1 Block 2 - East
1 : 100



2 Block 2 - North
1 : 100



3 Block 2 - South
1 : 100



4 Block 2 - West
1 : 100

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

LEGEND	
Existing Grade	---

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
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1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Elevations

DATE	31/01/2018
DRAWN BY	MH
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SCALE	1 : 100
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A402



1 Block 3 - East
1 : 100

2 Block 3 - North
1 : 100



3 Block 3 - South
1 : 100

4 Block 3 - West
1 : 100

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

LEGEND	
Existing Grade	---

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Elevations	
DATE	31/01/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A403



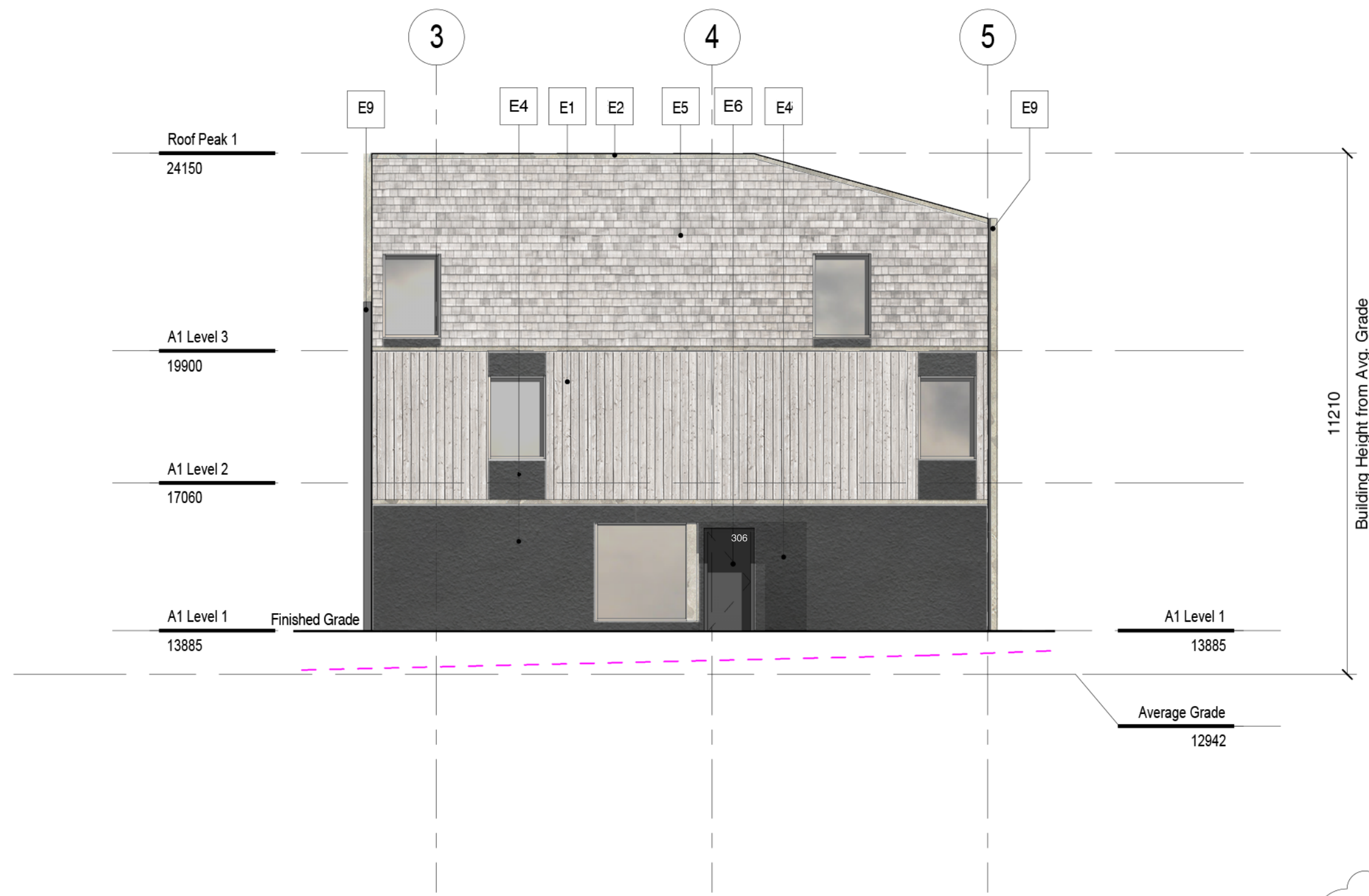
1 Block 1 - East
1 : 100



2 Block 1 - North
1 : 100



3 Block 1 - South
1 : 100



4 Block 1 - West
1 : 100