



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	Landscape Revisions
2	Drive aisle width increase
3	Unit 8 revisions
4	Unit 7 revisions
5	Unit 1 revisions
6	Block 01 Fenestrations
7	Block 02 Fenestrations

List of Architectural Drawings

No.	Title	Scale
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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
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A3.4	Unit B2 Floor Plans Unit 1	1:50
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A6.0	Concept Renderings	NTS
A6.1	Concept Renderings	NTS
26	Sheets in Set	

Team of Consultants

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City of Victoria
Revisions
 Bubled areas indicate revisions compared to the previously submitted plans.
Received Date:
January 15, 2021

Issued	Issued for DP
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

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: Oct 2, 2020
 Scale: NTS
 Sheet No:

FOR DEVELOPMENT APPLICATION ONLY

A1.0

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Survey Plan

Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Oct 2, 2020

Scale: NTS

Sheet No:

A1.1

SITE PLAN

BART JOHNSON

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

ADDRESS : 1400 Fairfield/ 351 Kipling

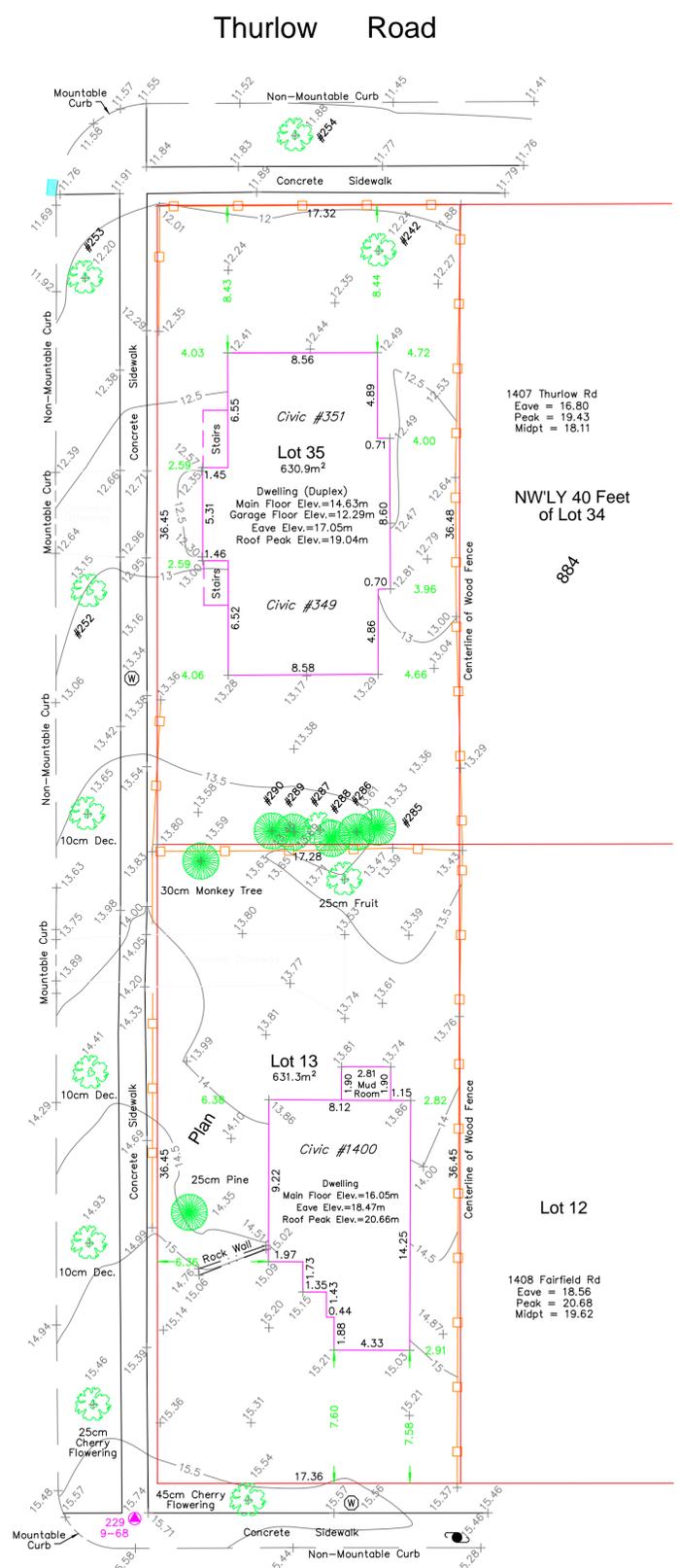
PROJECT SURVEYOR : PJW

DRAWN BY : BAR DATE : OCT 2/18

OUR FILE : 31517 REVISION :

JEA J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL: info@jeanderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER



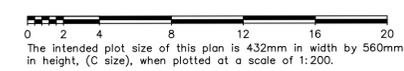
LEGEND

- ▲ --- 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.



FOR DEVELOPMENT APPLICATION ONLY

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

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

Subject to charges, legal notations, and interests shown on: Title No. E159777 (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

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

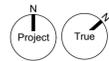
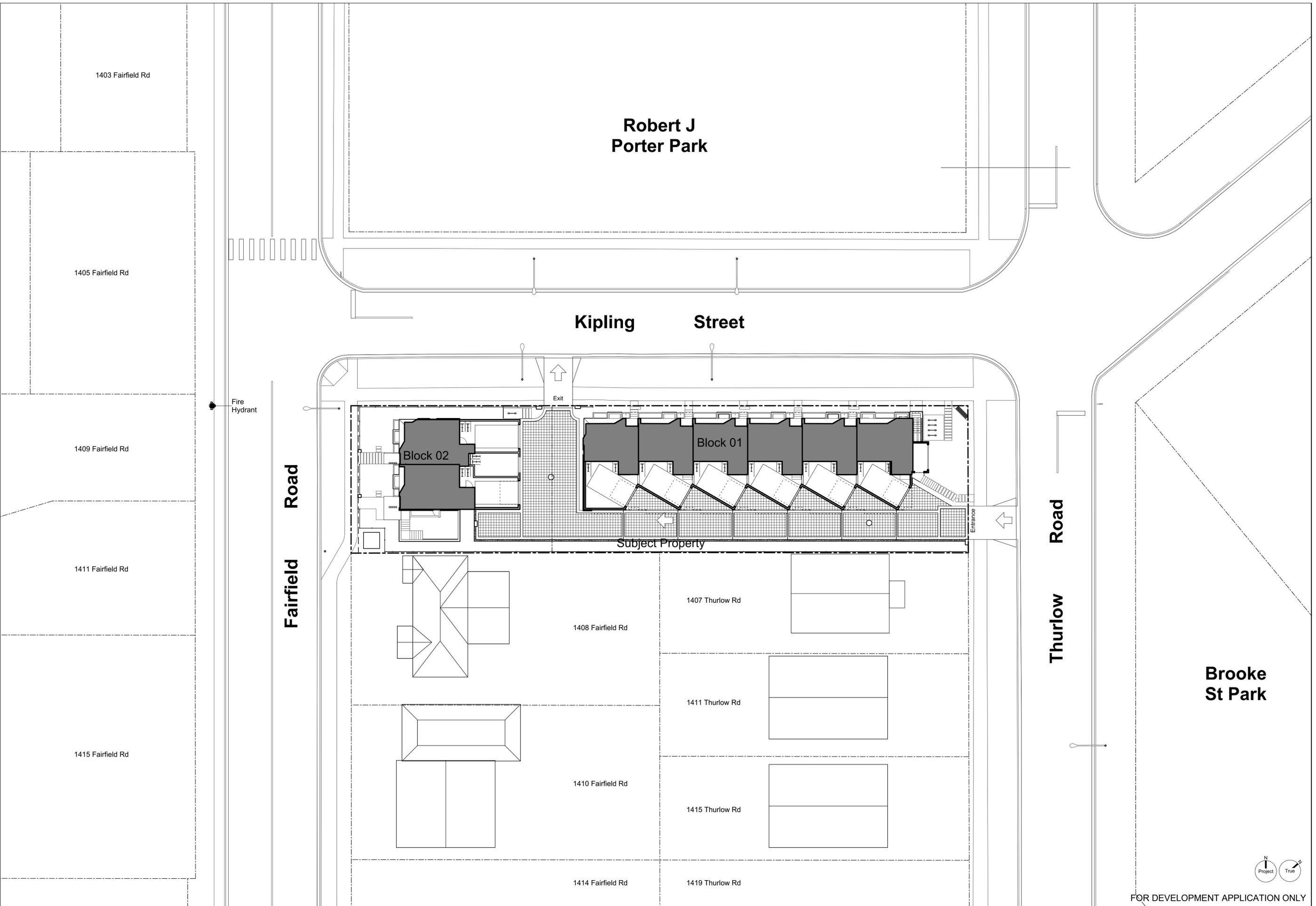
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Plot Date: Oct 2, 2020

Scale: 1:200

Sheet No:





1 Streetscape Kipling Street
Scale: 1:150



2 Streetscape Fairfield Road
Scale: 1:150



3 Streetscape Thurlow Road
Scale: 1:150

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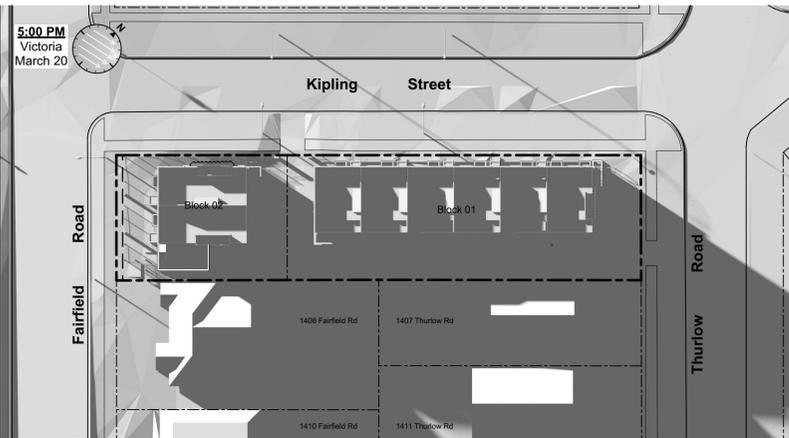
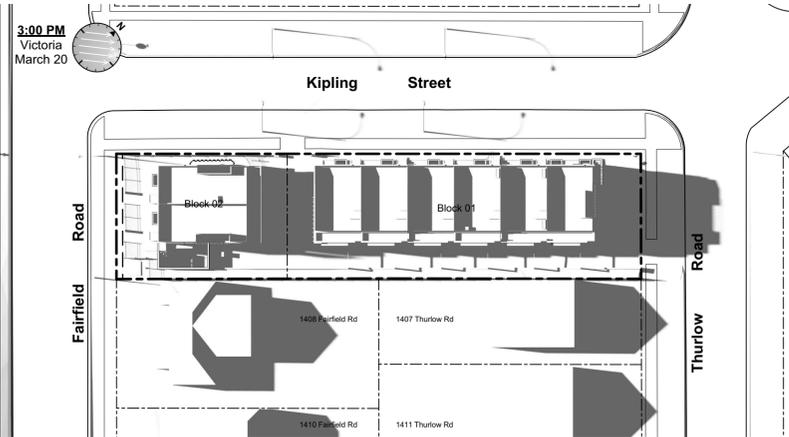
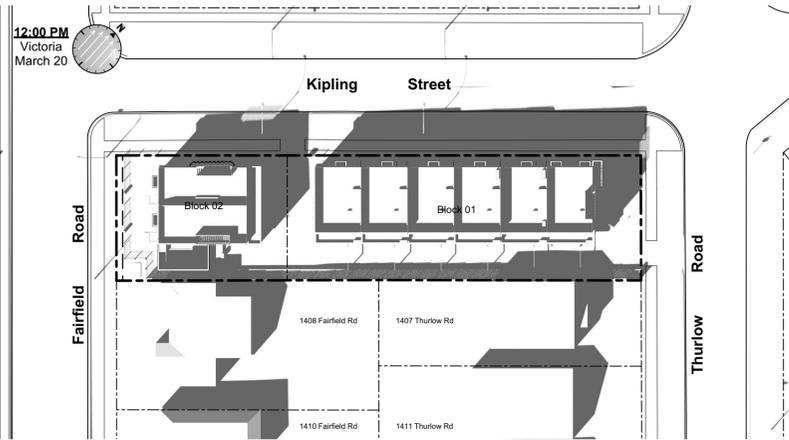
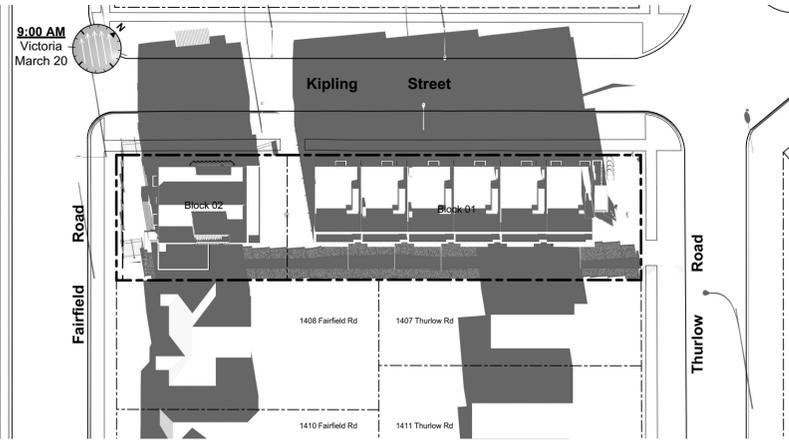
Context Streetscape

Project Name:
Fairfield-Kipling Development

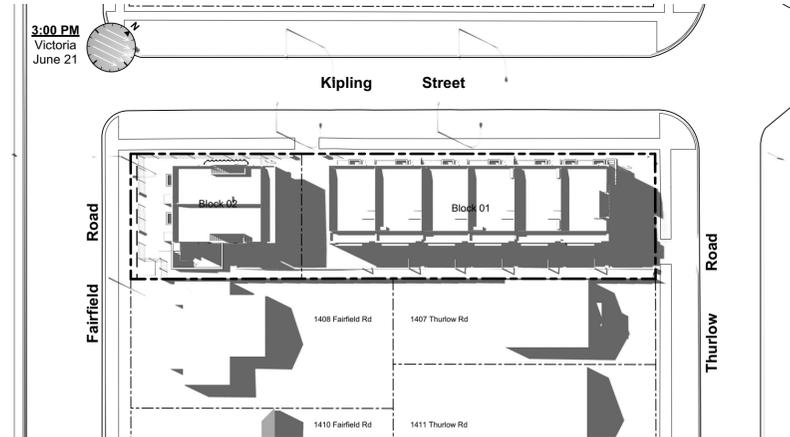
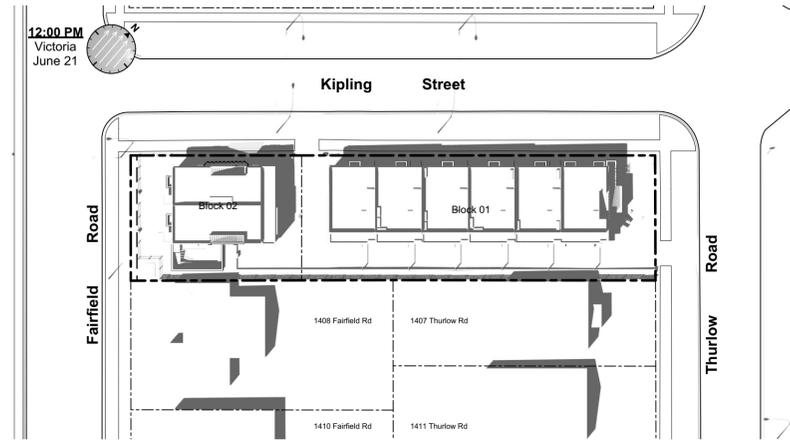
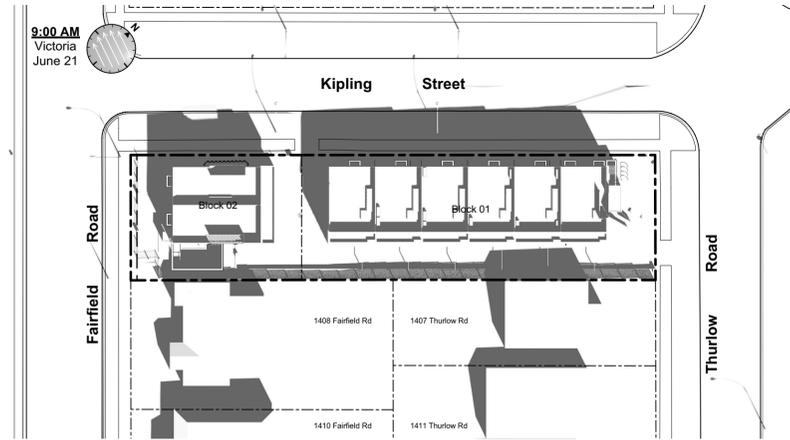
Civic: 1400 Fairfield Rd & 349 Kipling St

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Project No: SG/TD
Drawn By: Oct 2, 2020
Scale: (1:120) 1" = 10'-0"
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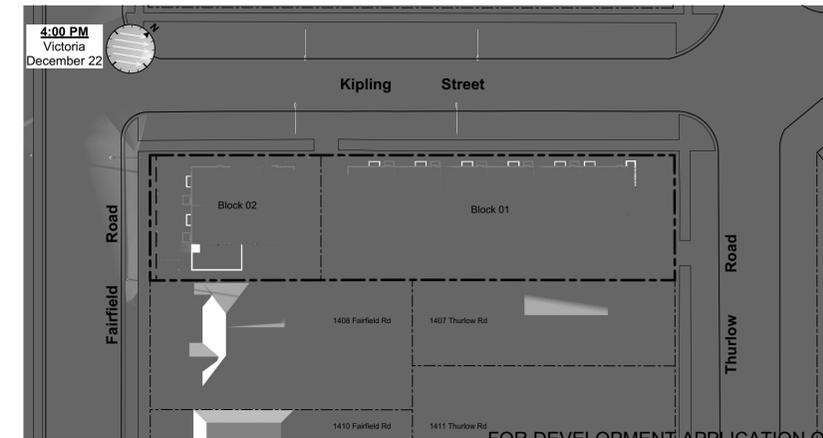
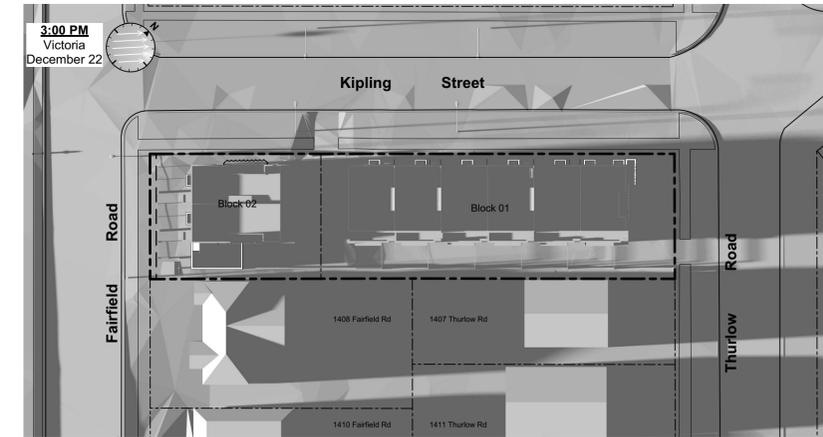
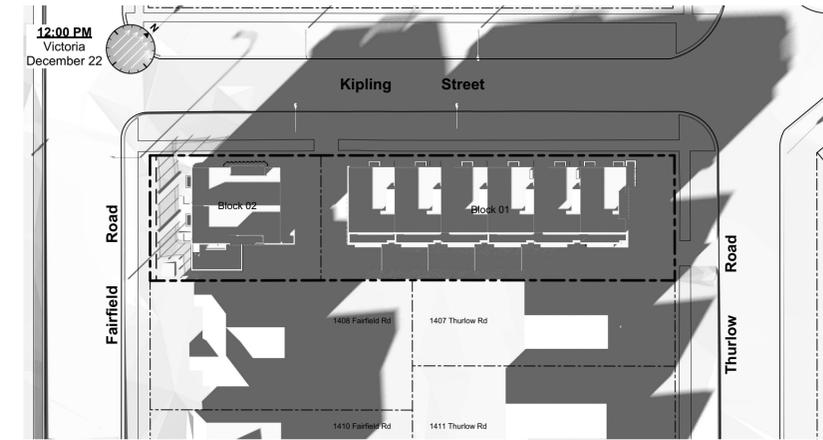
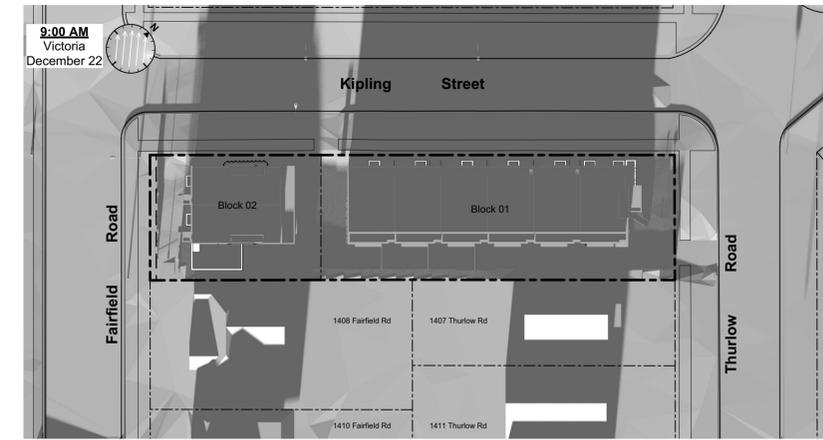
March Equinox



June Solstice



December Solstice



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Solar Study

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID: 19.015

Drawn By: SG/TD

Plot Date: Oct 2, 2020

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

Sheet No:



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

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Oct 2, 2020

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

Sheet No:

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Neighbouring
Window Overlay

Project Name:
Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

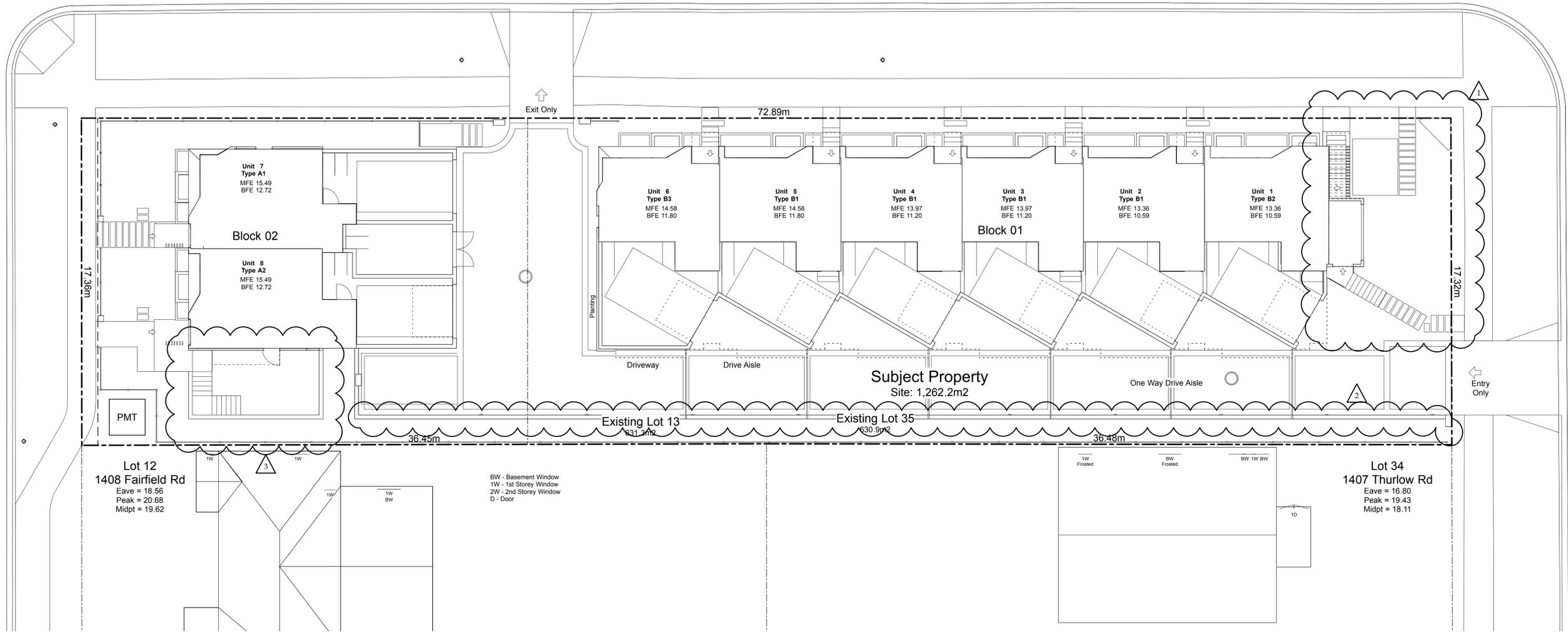
Legal:

PID:
Project No: 19.015
Drawn By: SG/TD
Plot Date: Oct 2, 2020
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.



1 Window Elevation
Scale: 1" = 10'-0"

FOR DEVELOPMENT APPLICATION ONLY

Zoning Reconciliation

Lot Description	Property 1	Property 2
Civic Address:	1400 Fairfield Rd.	349 Kipling St.
Legal Address:	Lot 13 Plan 884	Lot 35 Fairfield Farm
	Section F1d Victoria	Estate Victoria VIP884
Zoning:	R1-B	R1-B
Site Area:	631.3 M2	630.9 M2
		Total: 1262.3 M2
Density:	7.9 UPH	
FSR		Proposed: 0.881
Block 01	Theoretical Site 850.6 M2	0.988
Block 02	Theoretical Site 411.7 M2	0.658
Site Open Space		27.08% 341.81 M2
Lot Coverage	48.84% 616.48 M2	
Block 01	34.33% 433.35 M2	
Block 02	14.51% 183.14 M2	
Setbacks	Min.	Proposed
Side Yard Corner Lot (Kipling St.)	0.75 m	2.46 FT
Side Yard Interior	4.27 m	14.01 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	9.46 m	3 Stories
Block 02	8.23 m	3 Stories
Vehicle Parking	Required:	Proposed:
Dwelling Unit < 45m2	14.1 stalls	9 stalls
Dwelling Unit 45m2 - 70m2	0.85 / Unit	0 stalls
Dwelling Unit 70m2 - 100m2	1.00 / Unit	0 stalls
Dwelling Unit > 100m2	1.45 / Unit	8 stalls
Visitor	0.10 / Unit	1 stalls
Bicycle Parking	Required:	Proposed:
Long Term	15 stalls	26 stalls
Short Term	9 stalls	16 stalls
	6 stalls	In Private Garage
	10 stalls	

Project Data

Block	Type	Area (SF)	Zoning Area (SF)	Bedrms	Car Parking	Bike Parking
Block 01		10,988	9,050		6	12
Unit 1	B2	1,913	1,488	4	1	2
Unit 2	B1	1,818	1,509	4	1	2
Unit 3	B1	1,818	1,509	4	1	2
Unit 4	B1	1,818	1,509	4	1	2
Unit 5	B1	1,818	1,509	4	1	2
Unit 6	B3	1,803	1,525	4	1	2
Block 02		3,988	2,917		2	4
Unit 7	A1	1,941	1,409	3	1	2
Unit 8	A2	2,047	1,508	3	1	2
Refuse		172	Excluded			
Visitor					1	10
Total Floor Area		15,148	11,967	Block 01 & 02		
Site Area		1,262.3 m2	13,587			
Total FSR			0.881			
Difference			-262			

Tree Schedule

See Arborist Report Prepared by Talbot Mackenzie & Associates

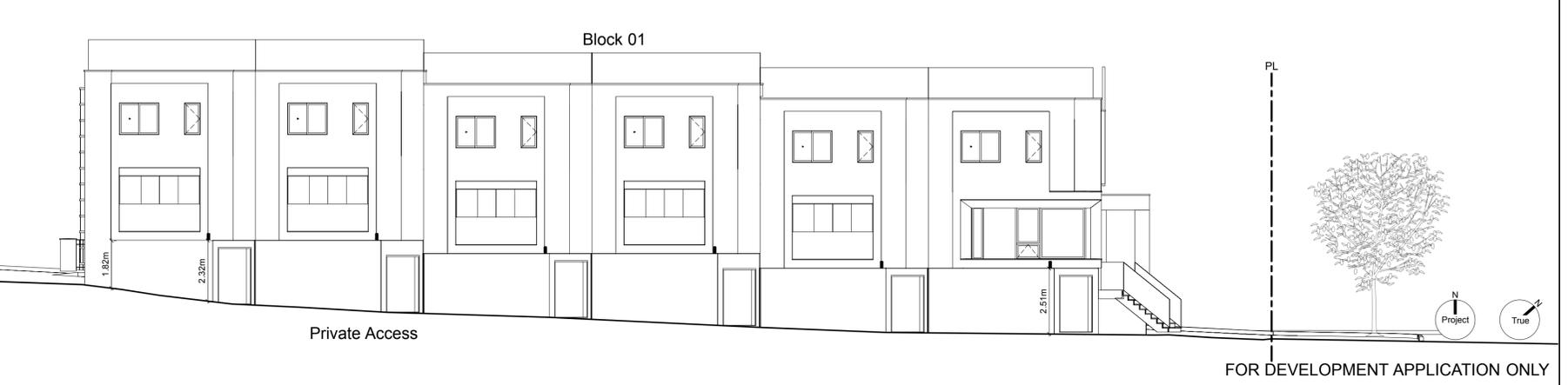
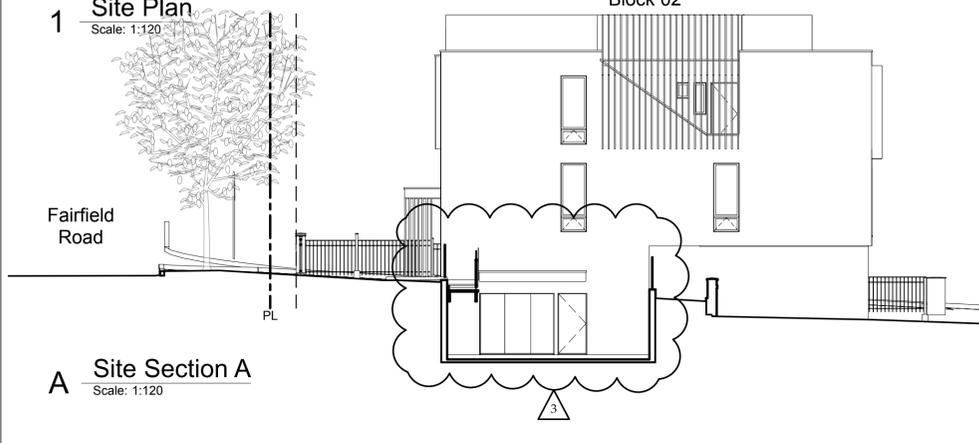
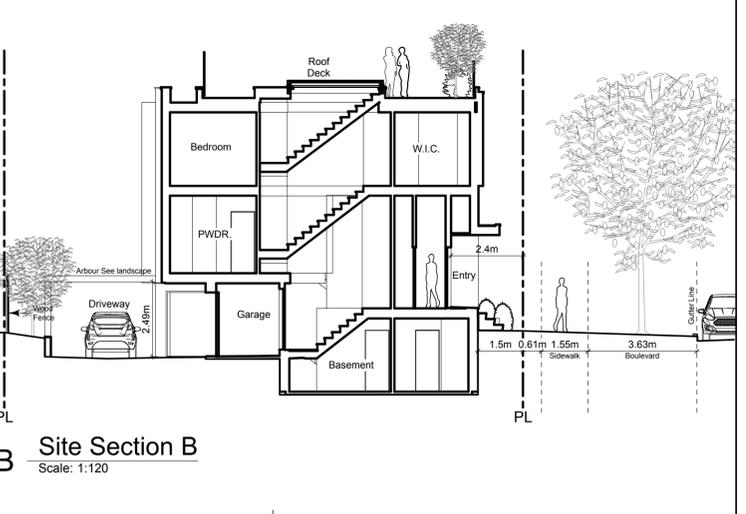
Tag	Name	Action	DBH (cm)	Spread (m)
695	Apple	Remove	4.0	3.5
799	Monkey Puzzle	Remove	31.0	5.0
800	Blue Spruce	Remove	25.0	5.0
898	Western Red Cedar	Remove	42.0	5.0
903	Western Red Cedar	Remove	42.0	4.0
912	Big Leaf Maple	Remove	46.0	12.0
913	Western Red Cedar	Remove	37.0	5.0
914	Western Red Cedar	Remove	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
	Japanese Cherry	Retain	30.0	4.0

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 7.10 m	103.25
D 15.20 m To E 15.20 m	15.20 m	x 3.75 m	57.00
E 15.20 m To F 15.20 m	15.20 m	x 7.14 m	108.53
F 15.20 m To G 15.20 m	15.20 m	x 3.75 m	57.00
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			64.28 m
Average Grade			14.78 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	78.47
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 3.56 m	43.43
J 12.10 m To K 12.10 m	12.10 m	x 0.72 m	8.71
K 12.10 m To L 11.89 m	11.99 m	x 3.61 m	43.30
L 11.89 m To M 11.89 m	11.89 m	x 1.96 m	23.31
M 11.89 m To N 11.81 m	11.85 m	x 1.45 m	17.19
N 11.81 m To O 11.81 m	11.81 m	x 3.38 m	39.93
O 11.81 m To P 11.81 m	11.81 m	x 5.99 m	66.04
P 11.81 m To Q 11.81 m	11.81 m	x 3.23 m	38.16
Q 11.81 m To R 12.07 m	11.94 m	x 5.99 m	66.76
R 12.07 m To S 12.07 m	12.07 m	x 3.23 m	38.99
S 12.07 m To T 12.37 m	12.22 m	x 5.99 m	68.32
T 12.37 m To U 12.37 m	12.37 m	x 3.23 m	39.97
U 12.37 m To V 12.59 m	12.48 m	x 5.59 m	69.78
V 12.59 m To W 12.59 m	12.59 m	x 3.23 m	40.67
W 12.59 m To X 12.89 m	12.74 m	x 5.59 m	71.23
X 12.89 m To Y 12.89 m	12.89 m	x 3.23 m	41.65
Y 12.89 m To Z 13.60 m	13.25 m	x 4.79 m	63.46
Z 13.60 m To A 14.00 m	13.80 m	x 10.74 m	148.21
Perimeter of Building			1467.12
Average Grade			12.75 m



SBASTIAN GARON
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2020-04-29 Revised & Re-issued for DP
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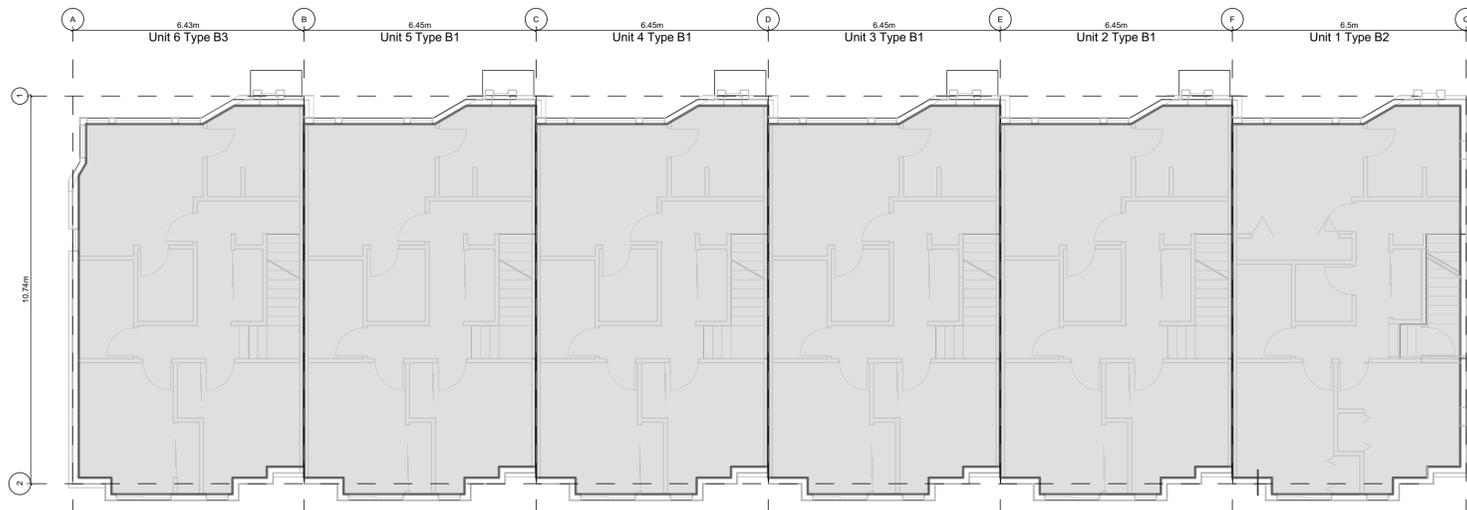
Project Name:
Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

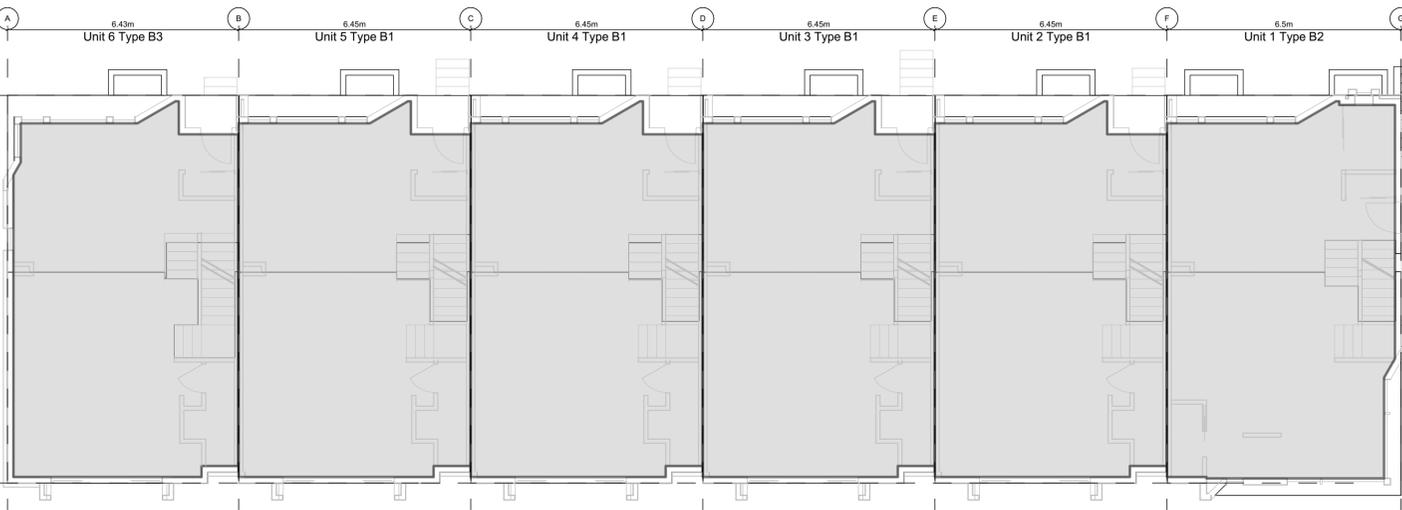
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Project No: 19.015
Drawn By: SG/TD
Plot Date: Jan 6, 2021
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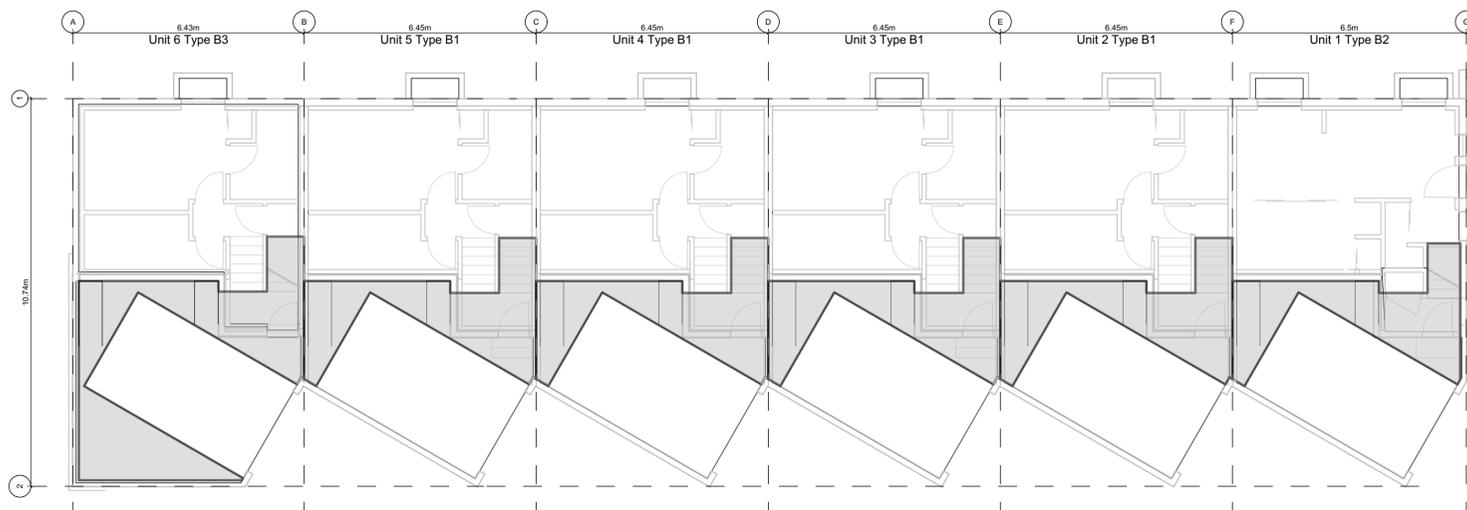
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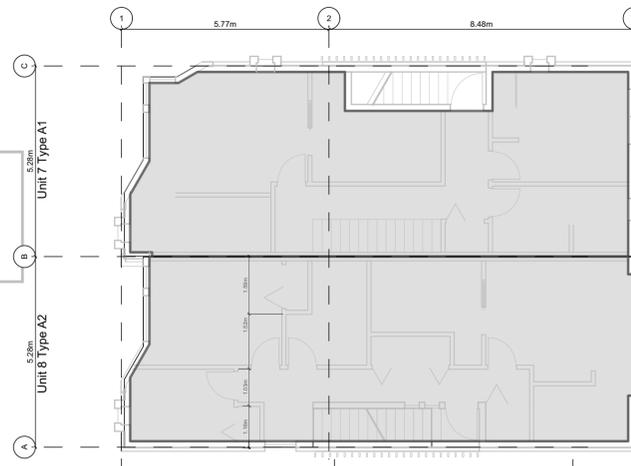
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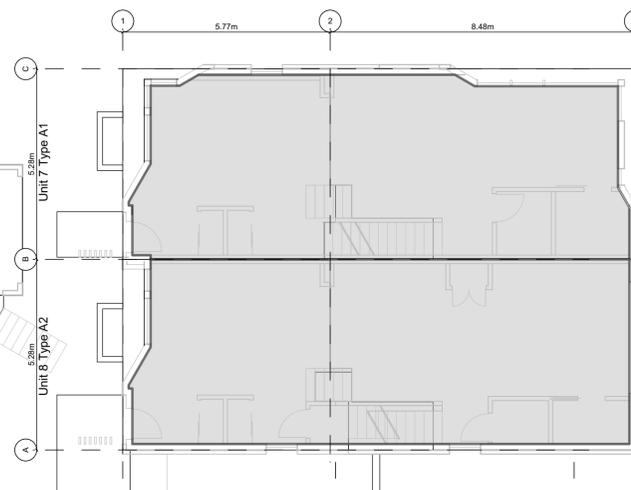
2 **Block 01 - Floor 1**
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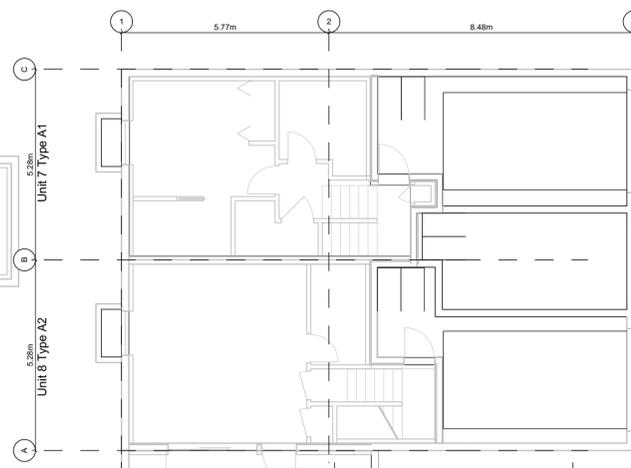
1 **Block 01 - Basement**
Scale: 1:100



6 **Block 02 - Floor 2**
Scale: 1:100



5 **Block 02 - Floor 1**
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	1,913	1,488	4	1	2
Unit 2	B1	1,818	1,509	4	1	2
Unit 3	B1	1,818	1,509	4	1	2
Unit 4	B1	1,818	1,509	4	1	2
Unit 5	B1	1,818	1,509	4	1	2
Unit 6	B3	1,803	1,525	4	1	2
Block 02						
Unit 7	A1	1,941	1,409	3	1	2
Unit 8	A2	2,047	1,508	3	1	2
Refuse		172	Excluded			
Visitor					1	10
Total Floor Area		15,148	11,967	Block 01 & 02		
Site Area		1,262.3 m ²	13,587			
Total FSR			0.881			
Difference			-262			

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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2020-04-29	Revised & Re-issued for DP
2020-09-21	Revised & Re-issued for DP

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

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

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

All Basements are less than 1.8m below grade see sections in the A4.xx series

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: Oct 2, 2020

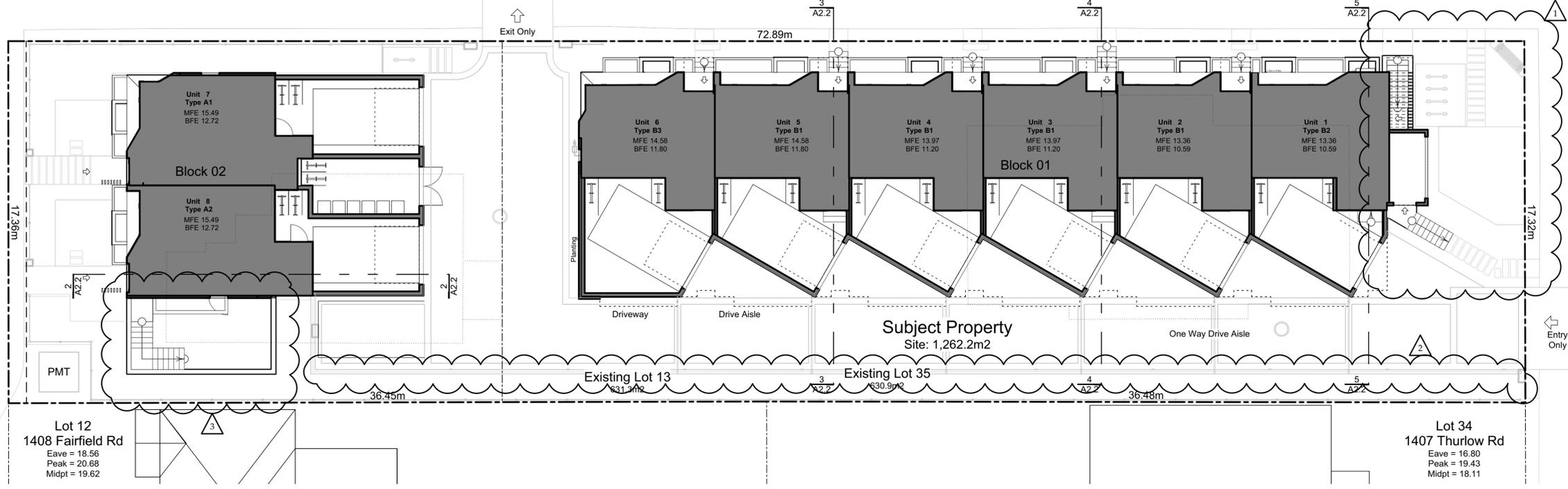
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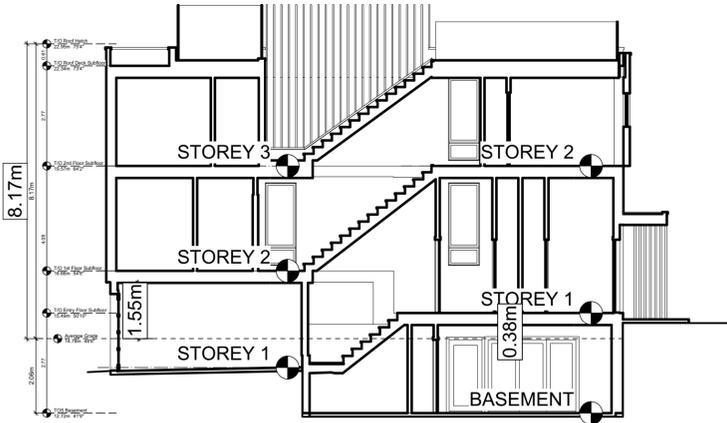
Kipling Street

Fairfield Road

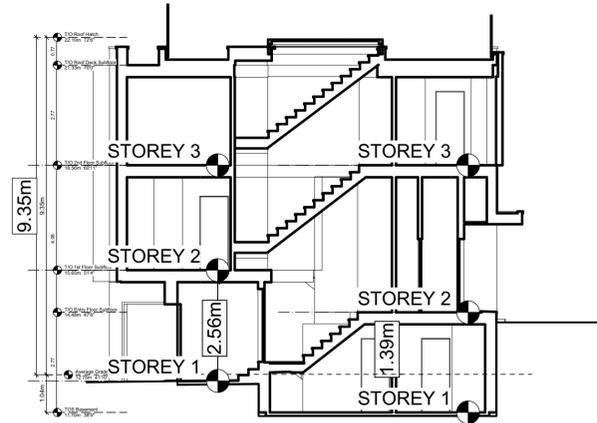
Thurlow Road



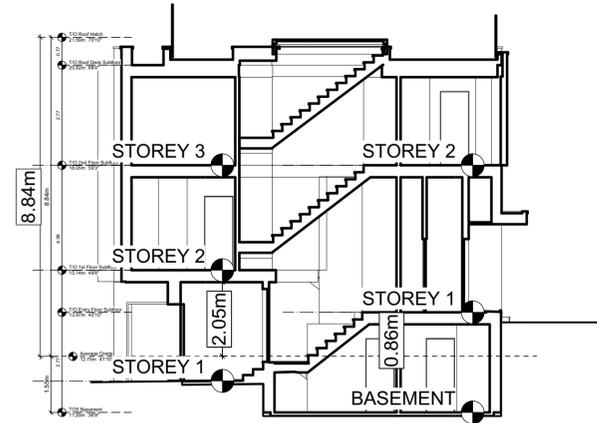
1 Site Plan
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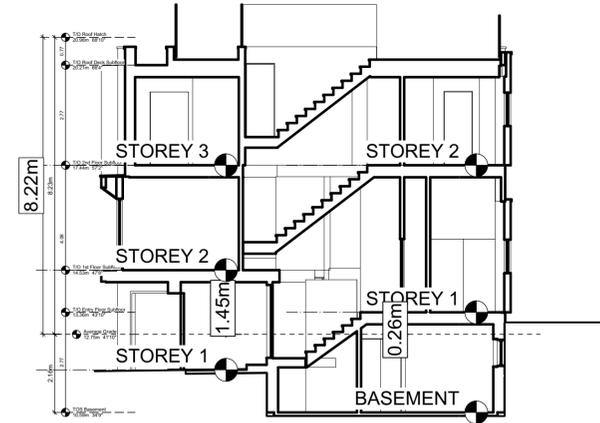
2 Block 2 Unit 8 Section
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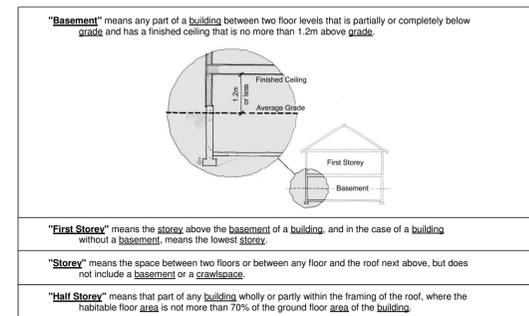
3 Block 1 Unit 5 Section
Scale: 1:100



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: Oct 2, 2020
 Scale: 1:100
 Sheet No:

Fairfield Road

Thurlow Road

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Graphical
Lot Coverage &
Open Site Space

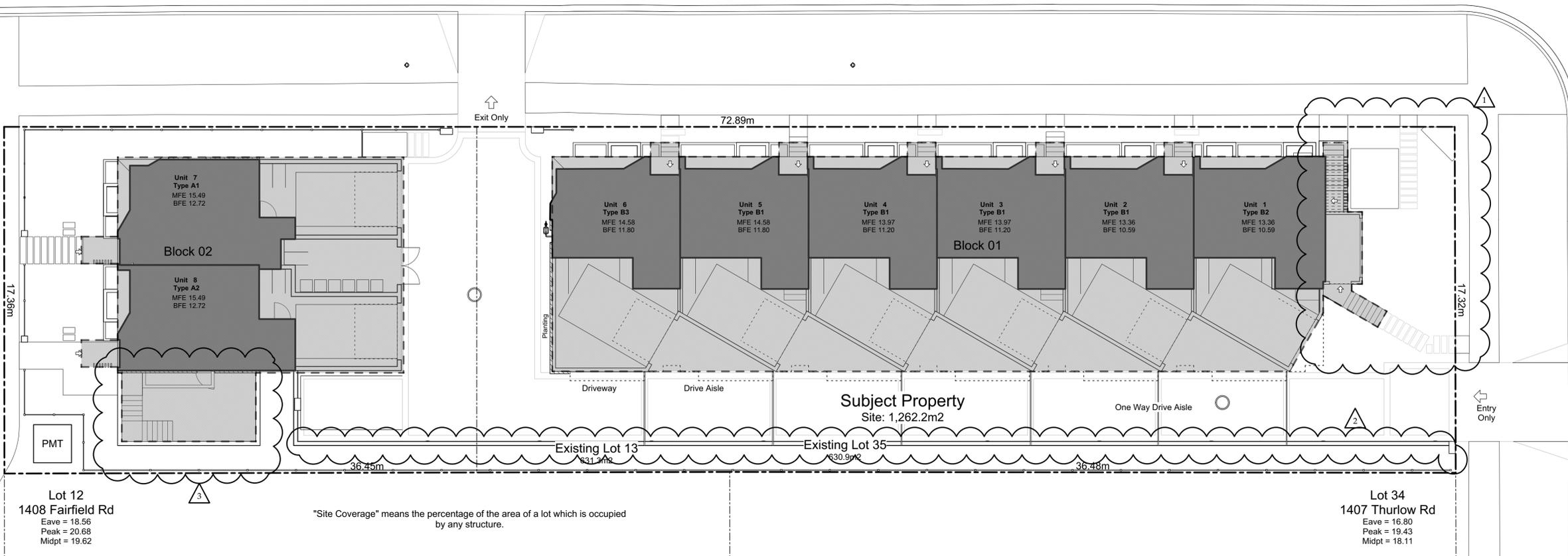
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Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

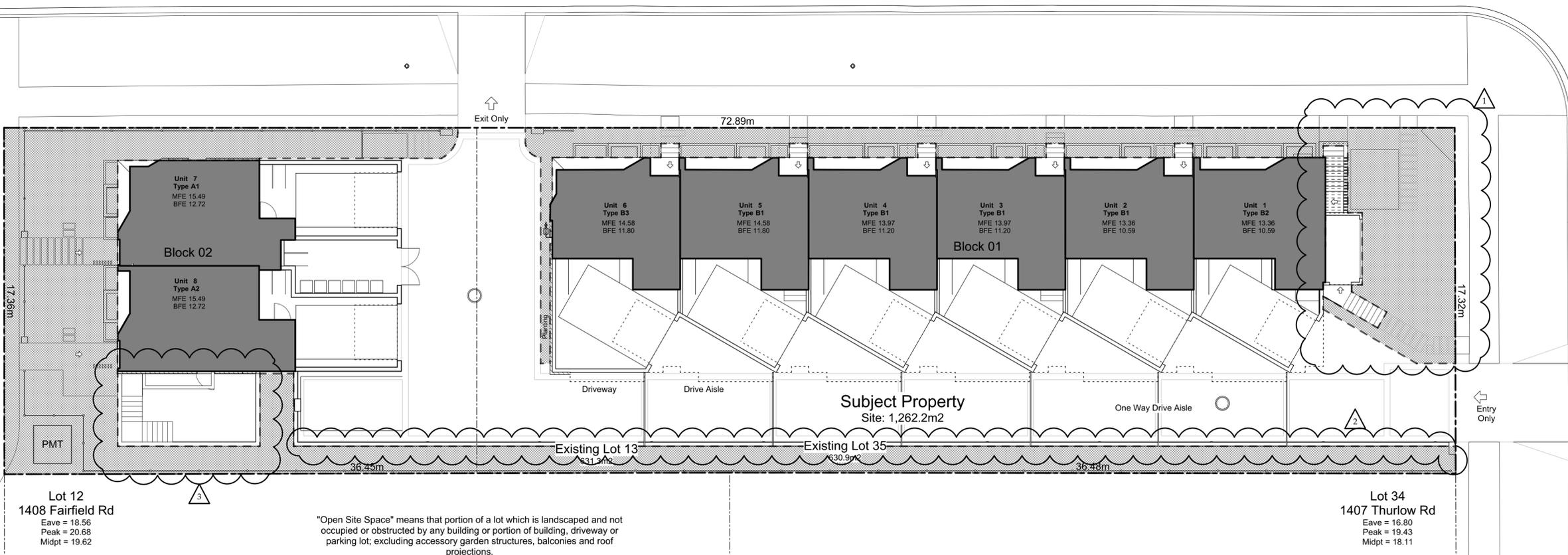
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Project No: 19.015
Drawn By: SG/TD
Plot Date: Oct 2, 2020
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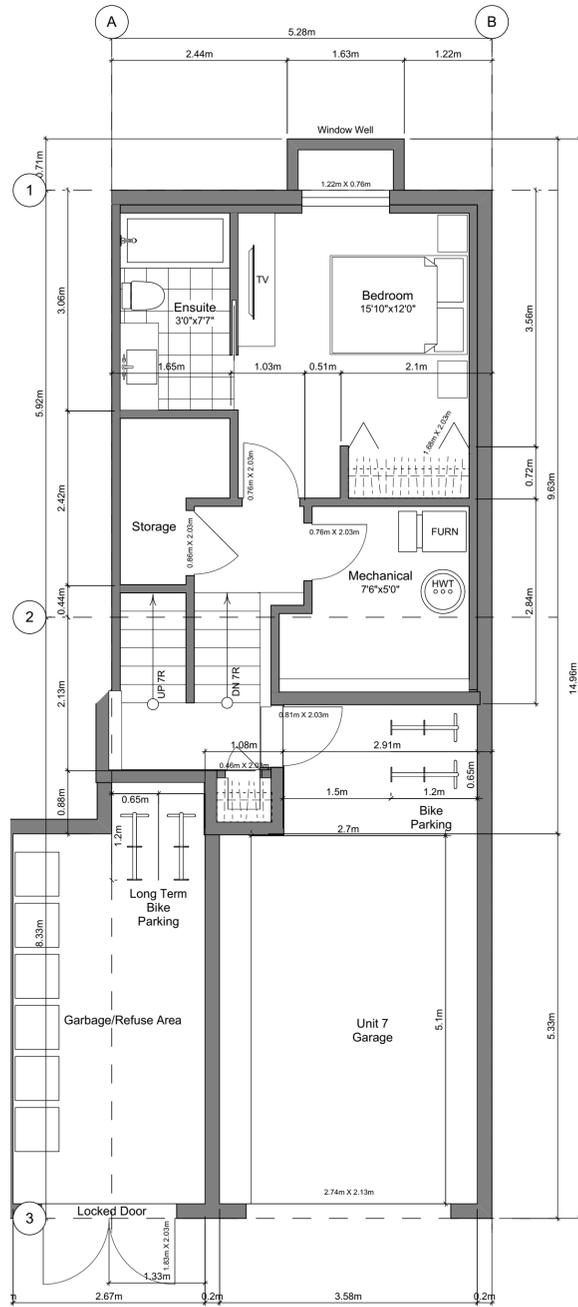
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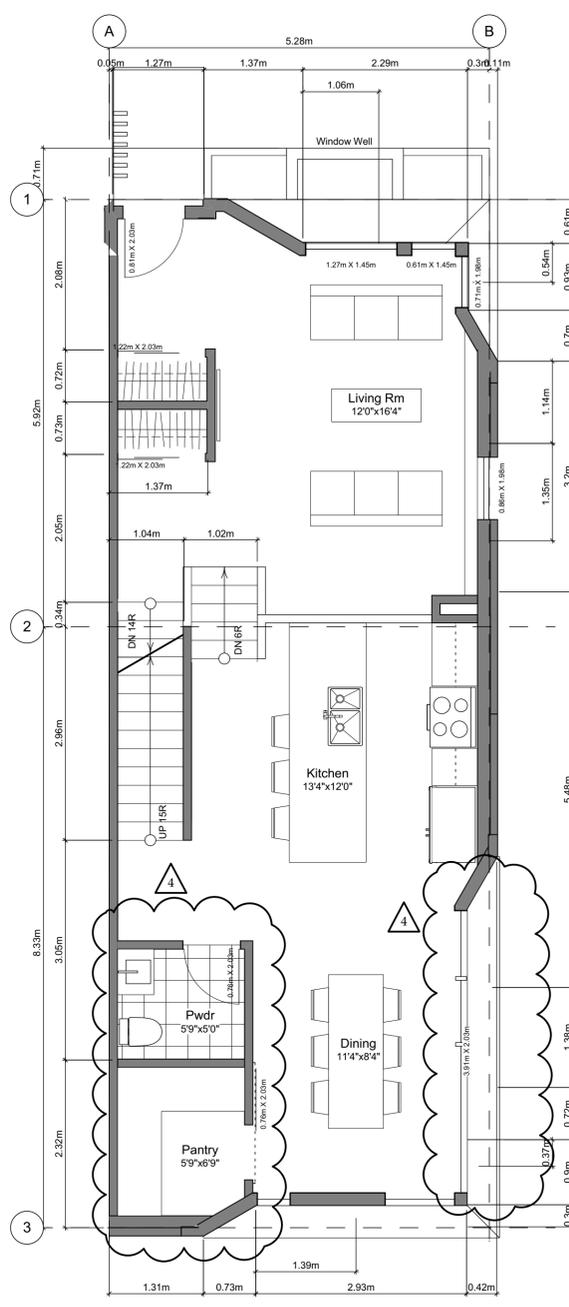
2 Lot Coverage
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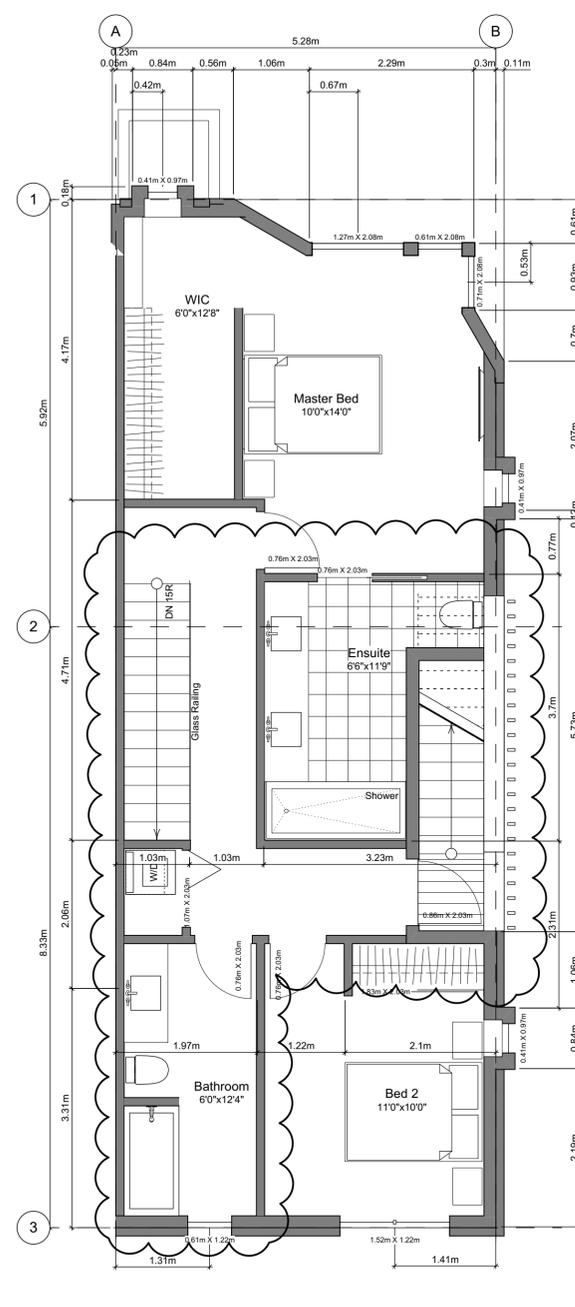
1 Open Site Space
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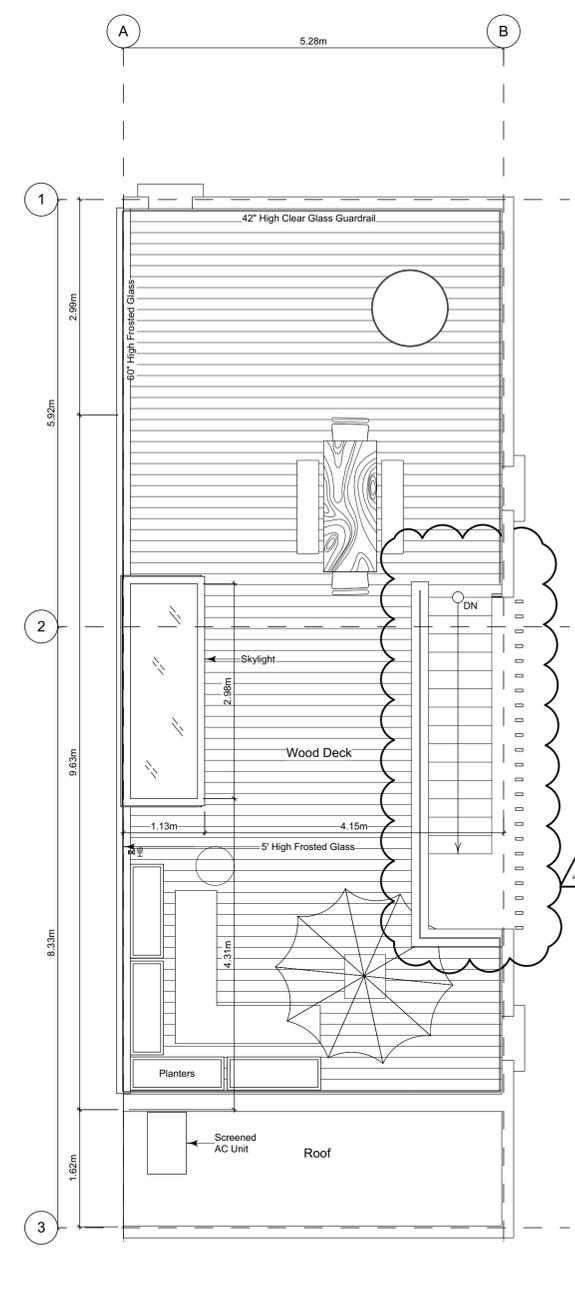
1 Basement Floor Plan
Scale: 1:50



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	435 sq ft	40.4 m2	0 sq ft	0.0 m2
Main Floor	758 sq ft	70.4 m2	715 sq ft	66.4 m2
Second Floor	748 sq ft	69.5 m2	694 sq ft	64.5 m2
Roof Deck	0 sq ft	0.0 m2	0 sq ft	0.0 m2
Totals:	1,941 sq ft	180.3 m2	1,409 sq ft	130.9 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

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

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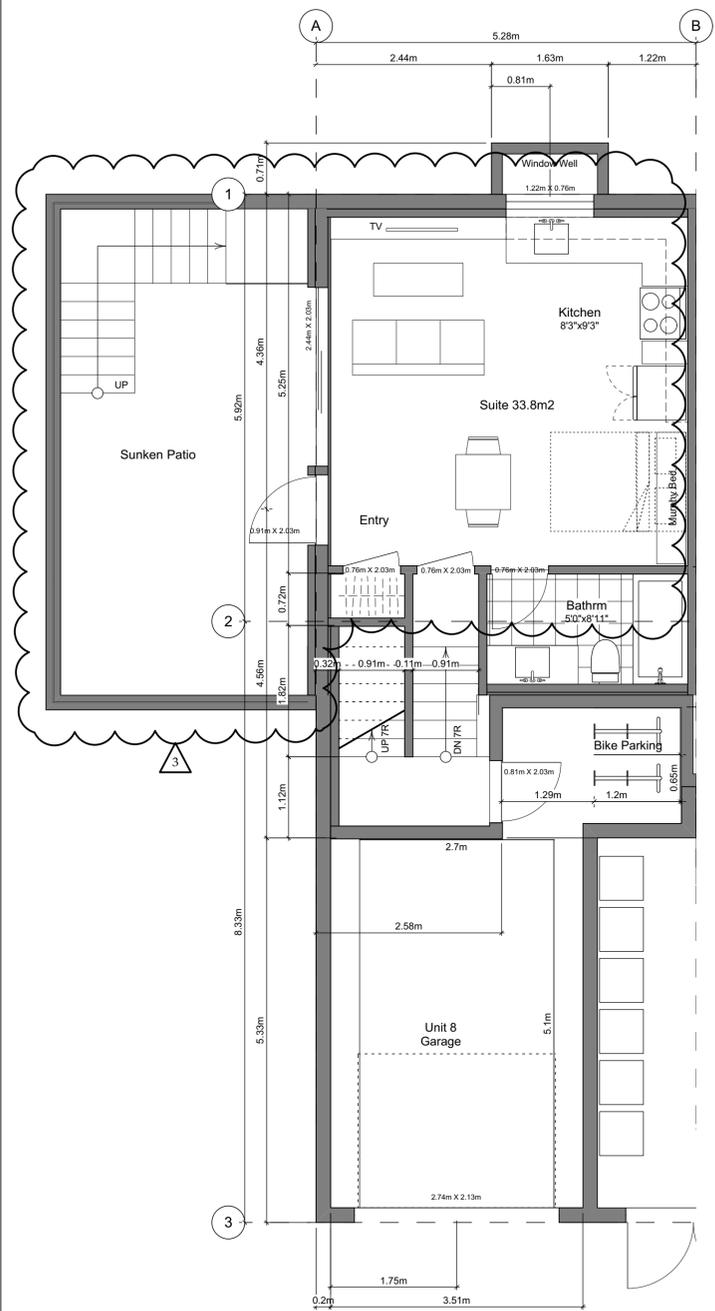
Project No: 19.015

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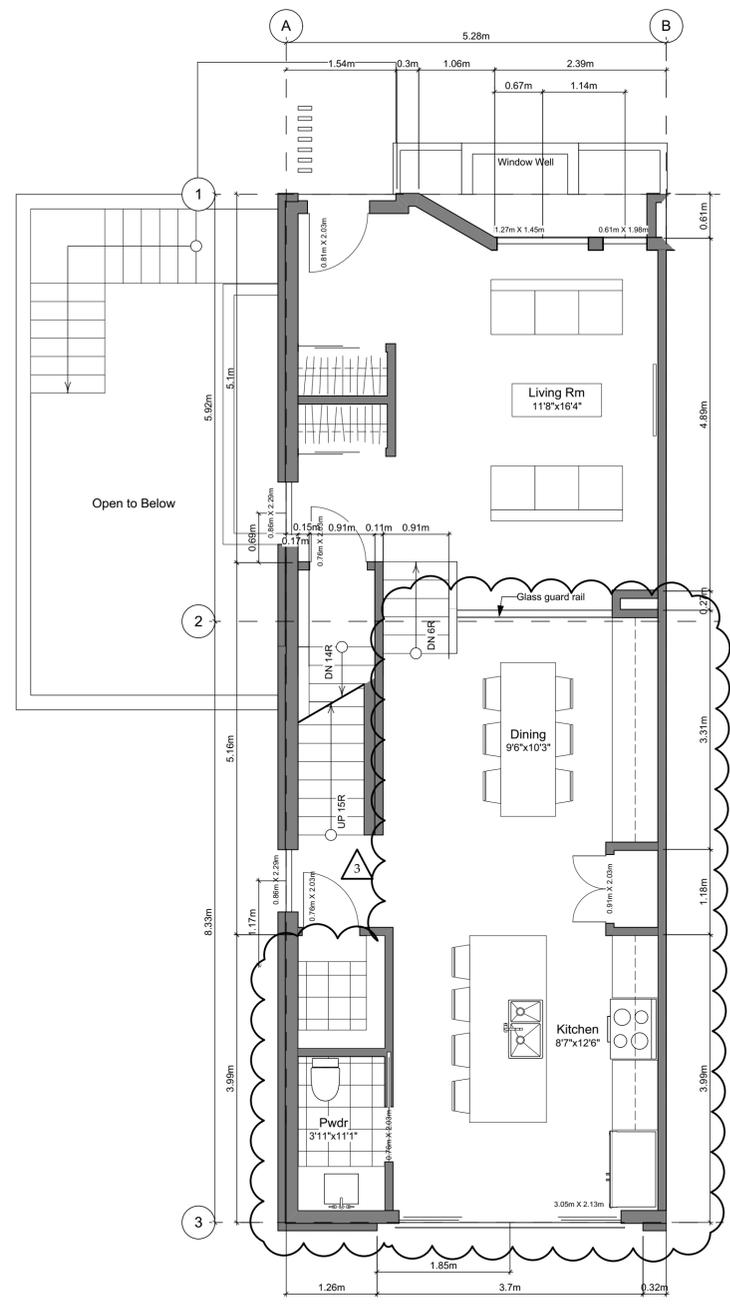
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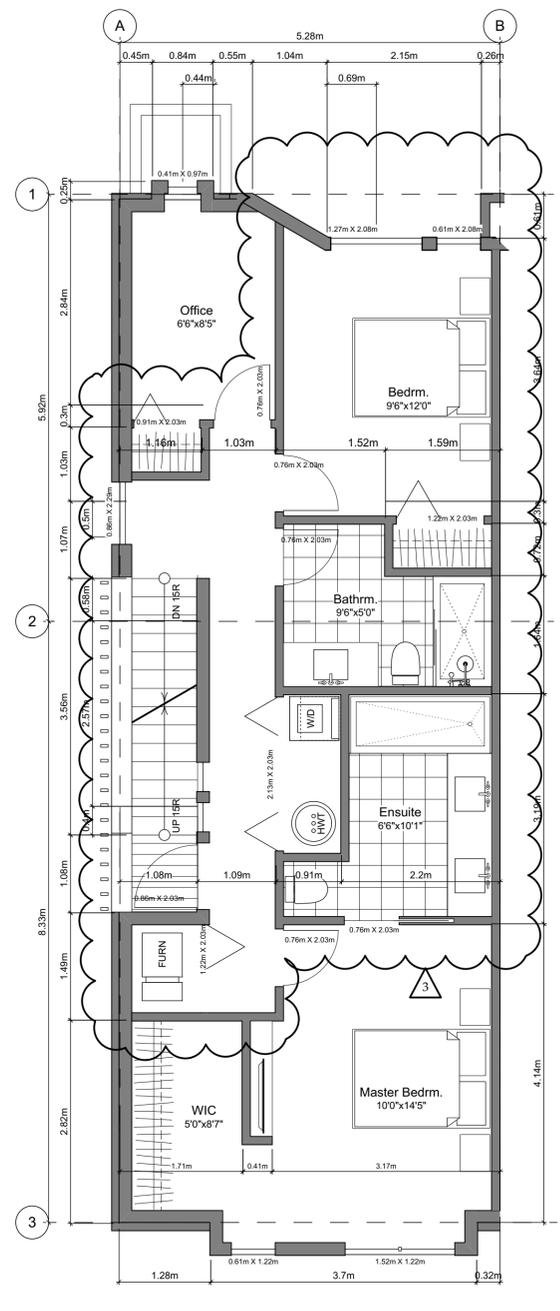
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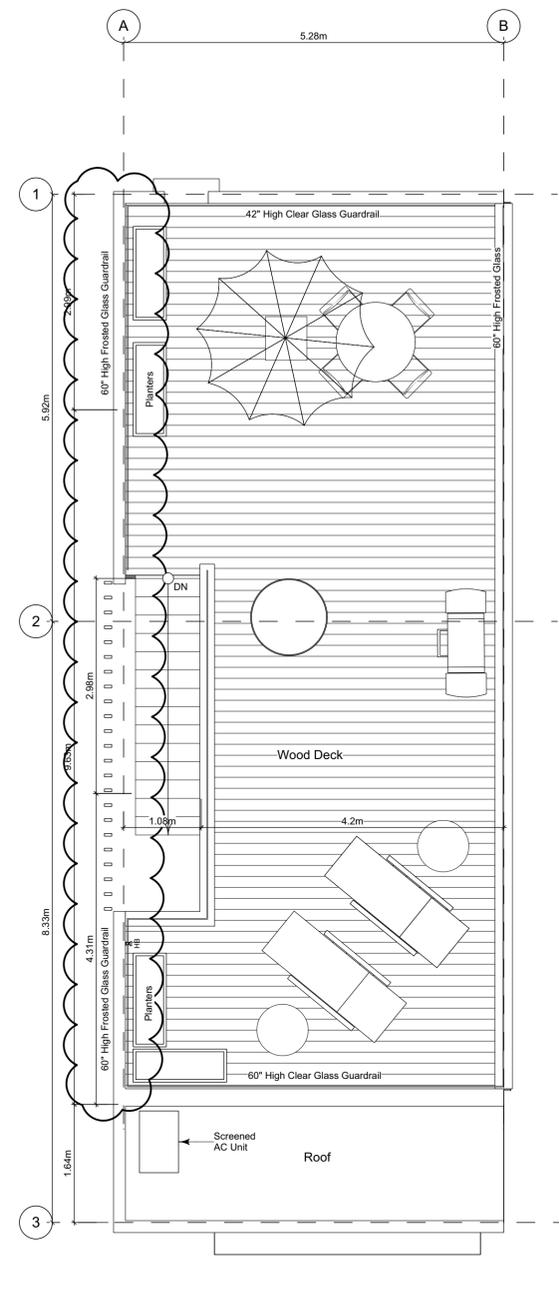
1 Basement Floor Plan
Scale: 1:50



2 Main Floor Plan
Scale: 1:50



3 Second Floor Plan
Scale: 1:50



4 Roof Deck Plan
Scale: 1:50

Floor Area Calculations - Unit 8 (A2)

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

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Unit A2 Floor Plans
Unit 8

Project Name:
Fairfield-Kipling Development

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Project No: 19.015
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Unit B1 Floor Plans

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

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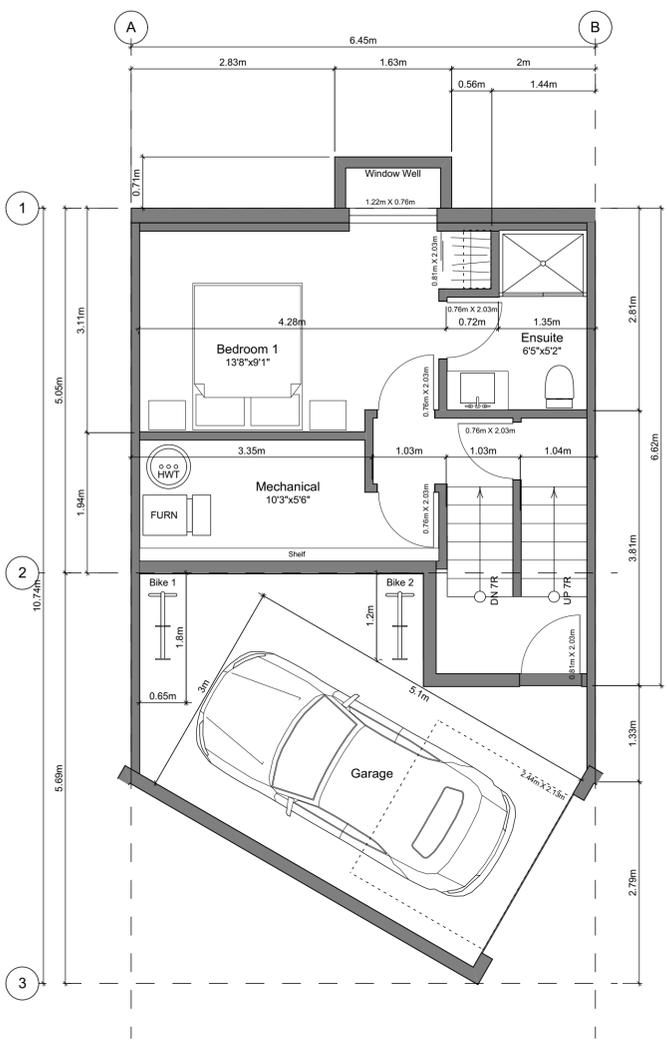
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Drawn By: SG/TD

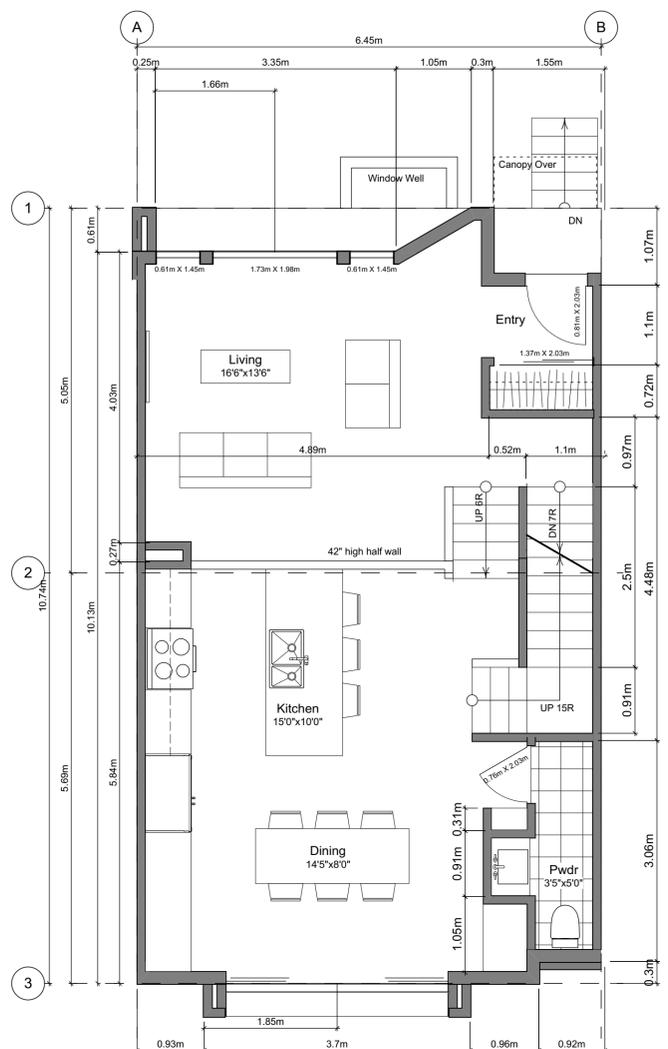
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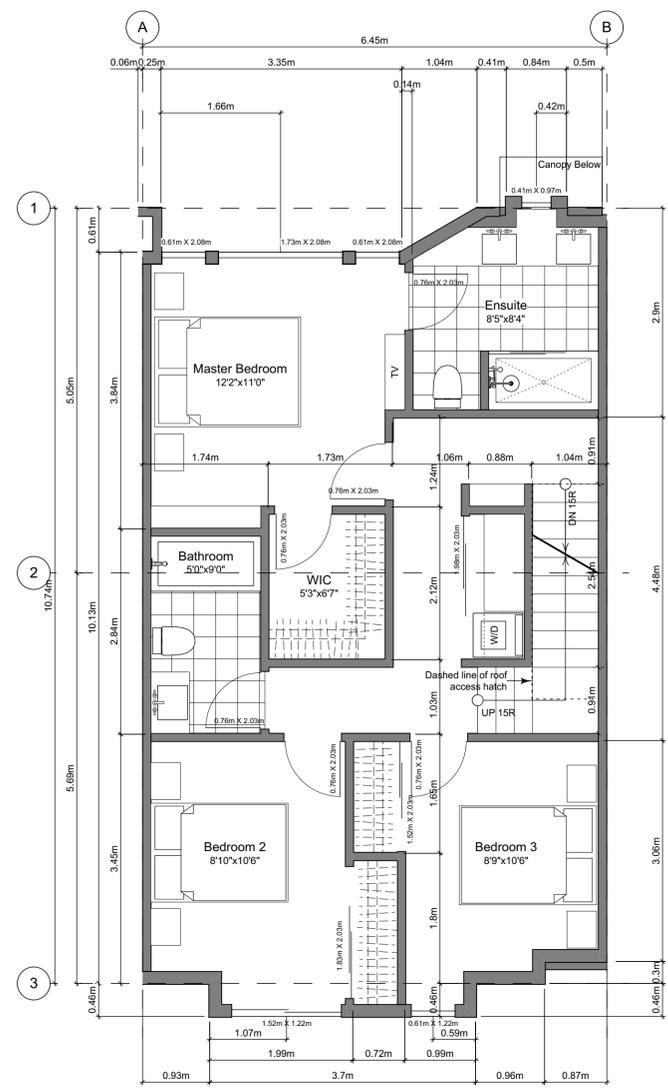
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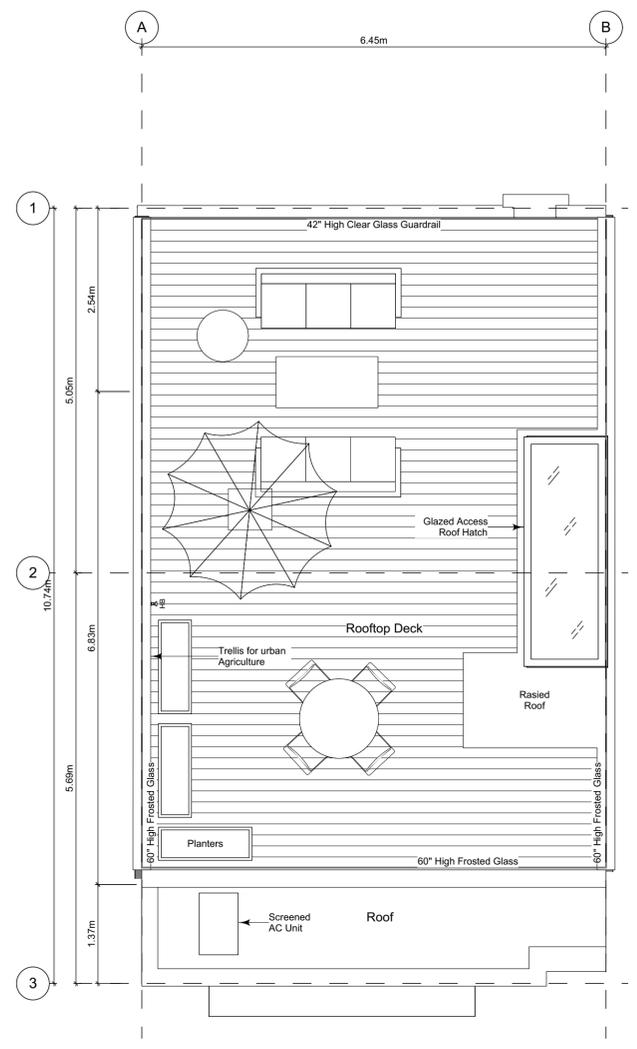
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Scale: 1:50



3 Second Floor Plan
Scale: 1:50



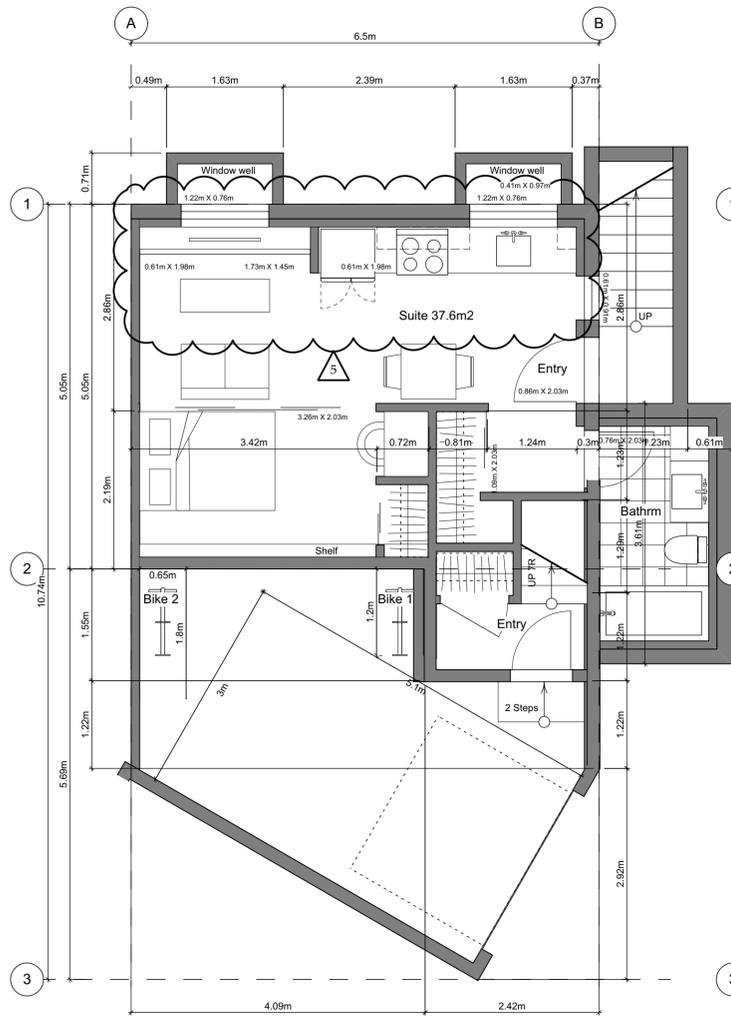
4 Roof Deck Plan
Scale: 1:50

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.

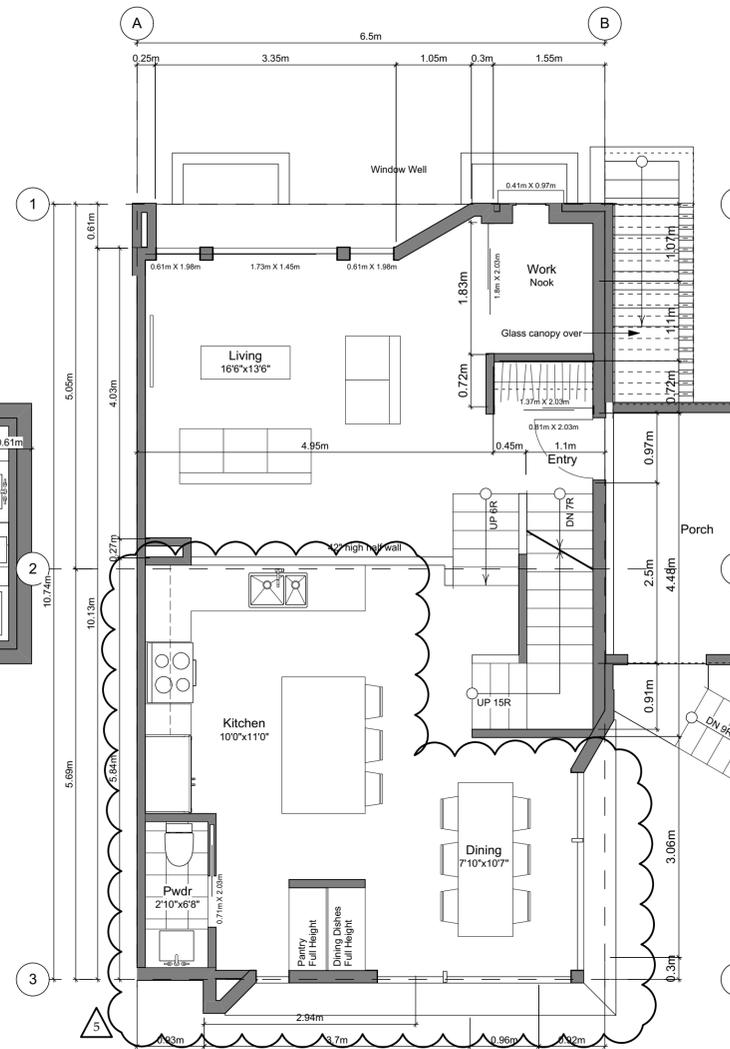
Floor Area Calculations - Unit (B1)

	Gross Floor Area		Zoning Floor Area	
Basement Floor	384 sq ft	35.7 m ²	126 sq ft	11.7 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	1,509 sq ft	140.2 m²
Garage	265 sq ft	24.6 m ²		
Rooftop Open Space	620 sq ft	57.6 m ²		

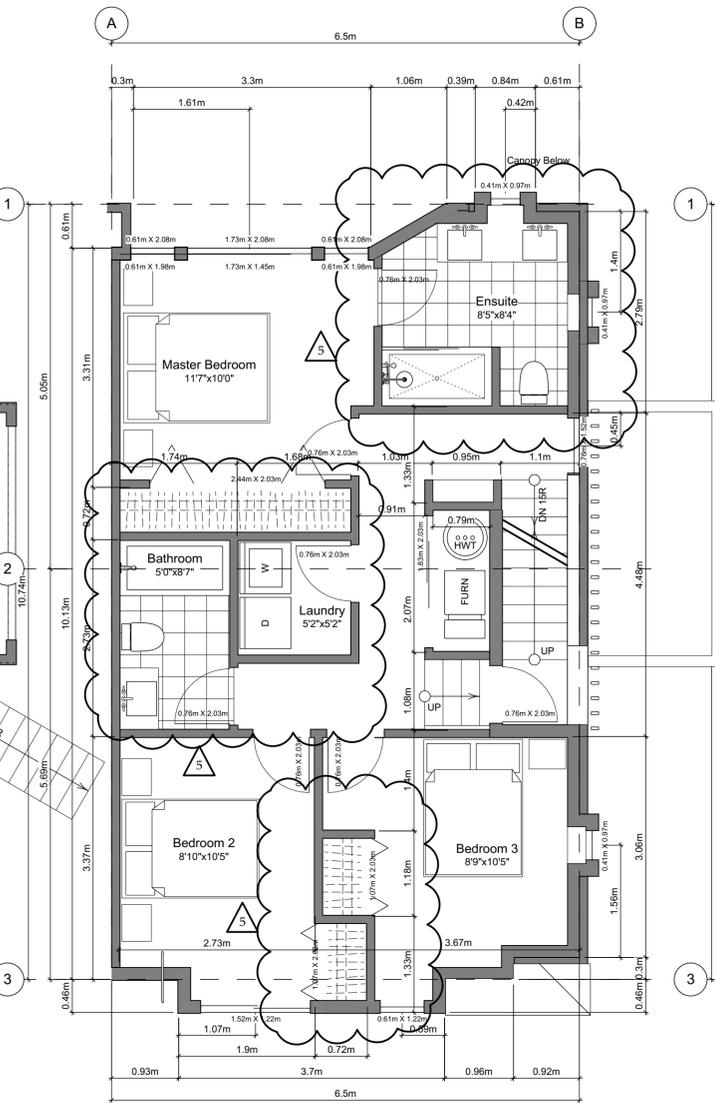
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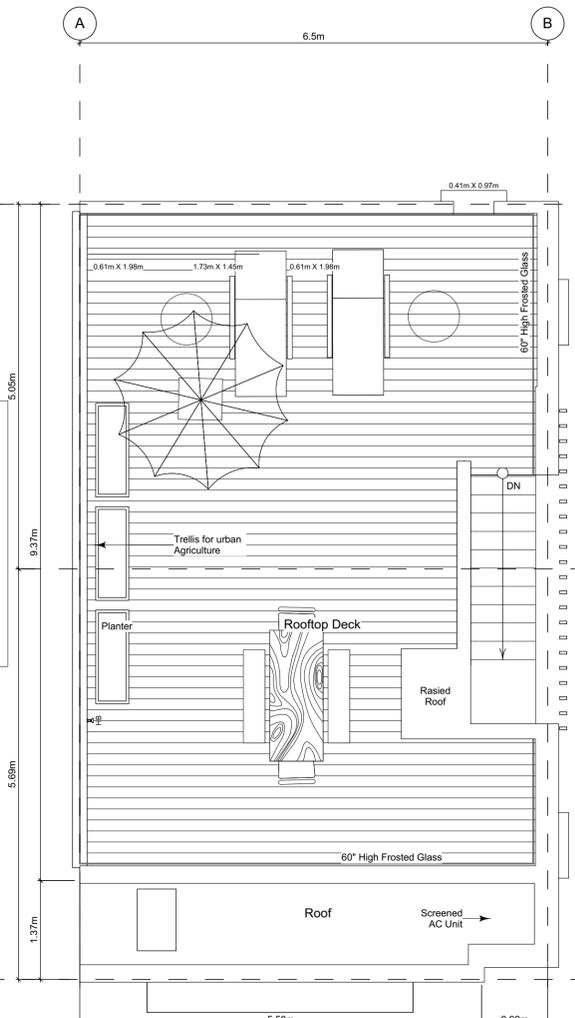
1 **Basement Floor Plan**
Scale: 1:50



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	459 sq ft	42.7 m ²	120 sq ft	11.1 m ²
Main Floor	716 sq ft	66.5 m ²	674 sq ft	62.6 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:	1,913 sq ft	177.7 m²	1,488 sq ft	138.2 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

Project Name:

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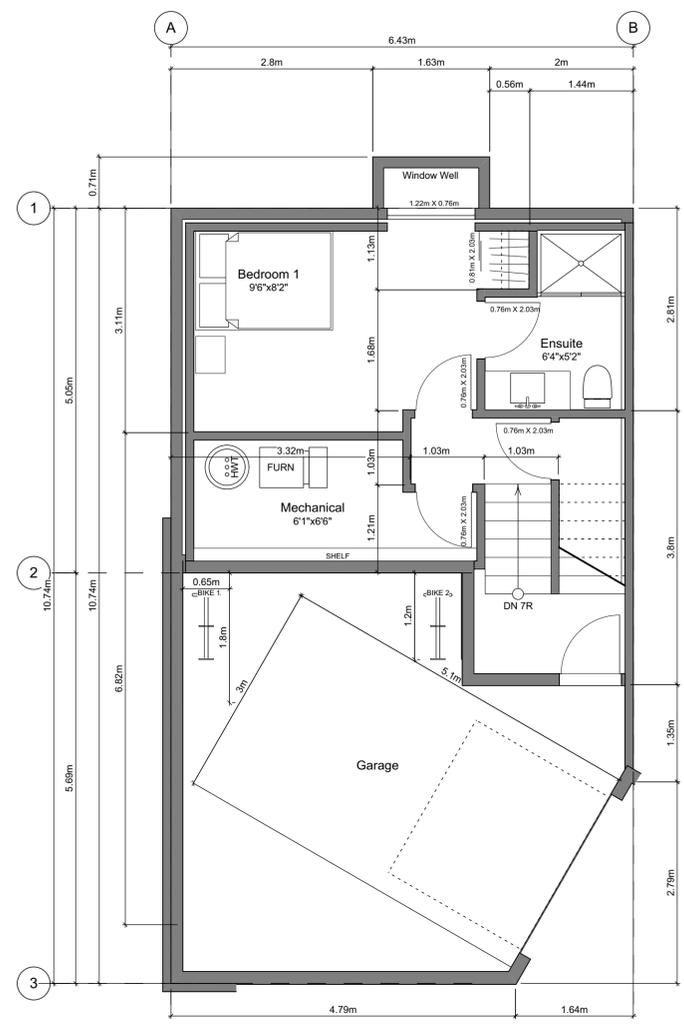
Unit B3 Floor Plans
Unit 6

Project Name:
Fairfield-Kipling Development

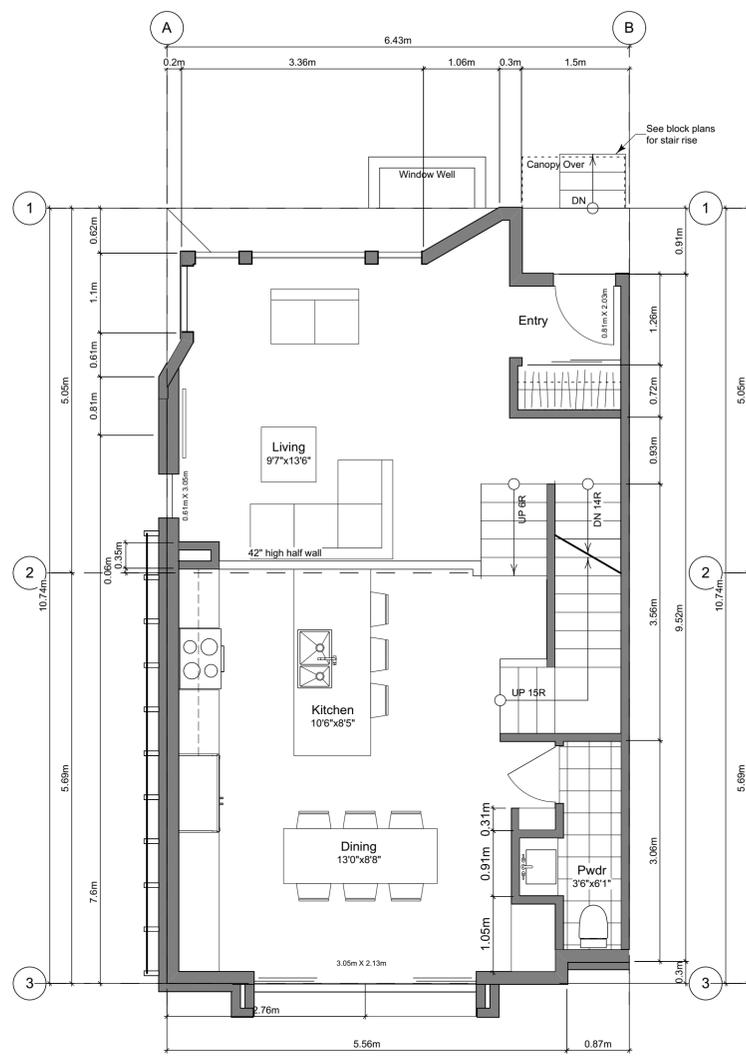
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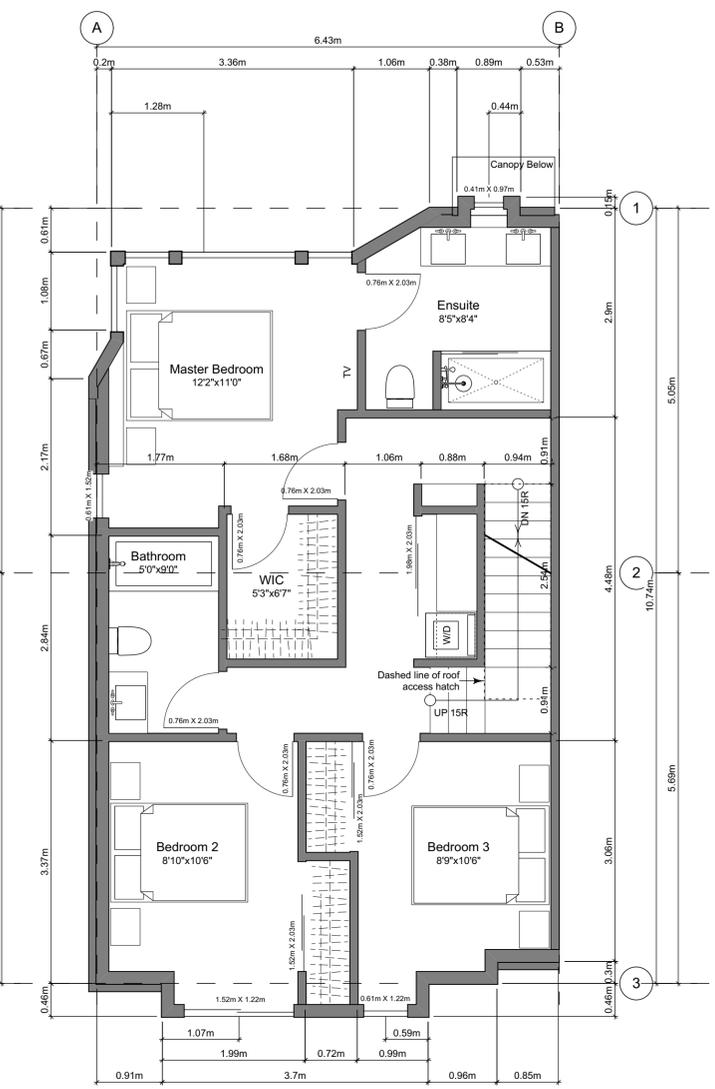
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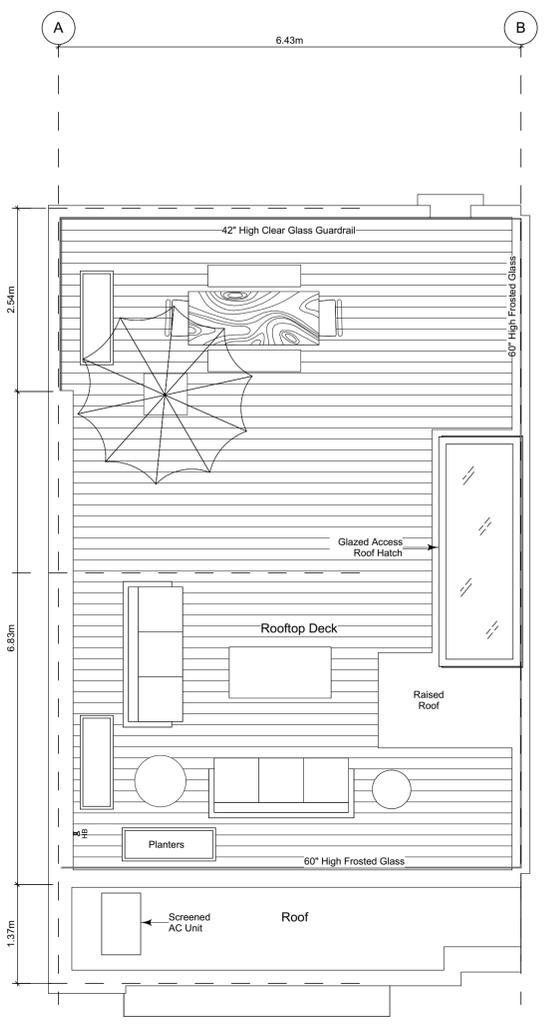
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Scale: 1:50



2 Main Floor Plan
Scale: 1:50



3 Second Floor Plan
Scale: 1:50



4 Roof Deck Plan
Scale: 1:50

Floor Area Calculations - Unit 6 (B3)

	Gross Floor Area		Zoning Floor Area	
Basement Floor	383 sq ft	35.6 m ²	189 sq ft	17.6 m ²
Main Floor	694 sq ft	64.4 m ²	652 sq ft	60.6 m ²
Second Floor	727 sq ft	67.5 m ²	684 sq ft	63.6 m ²
Roof Deck	0 sq ft	0.0 m ²	0 sq ft	0.0 m ²
Totals:	1,803 sq ft	167.5 m²	1,525 sq ft	141.7 m²
Garage	274 sq ft	25.5 m ²		
Rooftop Open Space	642 sq ft	59.6 m ²		

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2020-09-21	Revised & Re-issued for DP

Block 01 Floor Plans

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

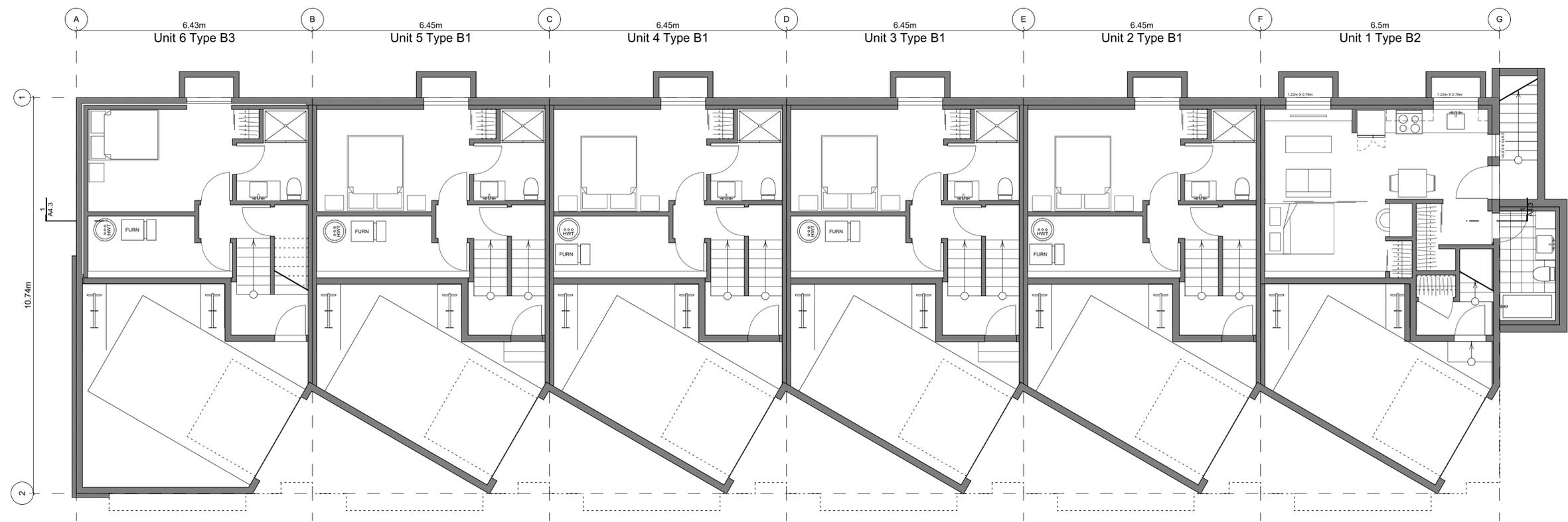
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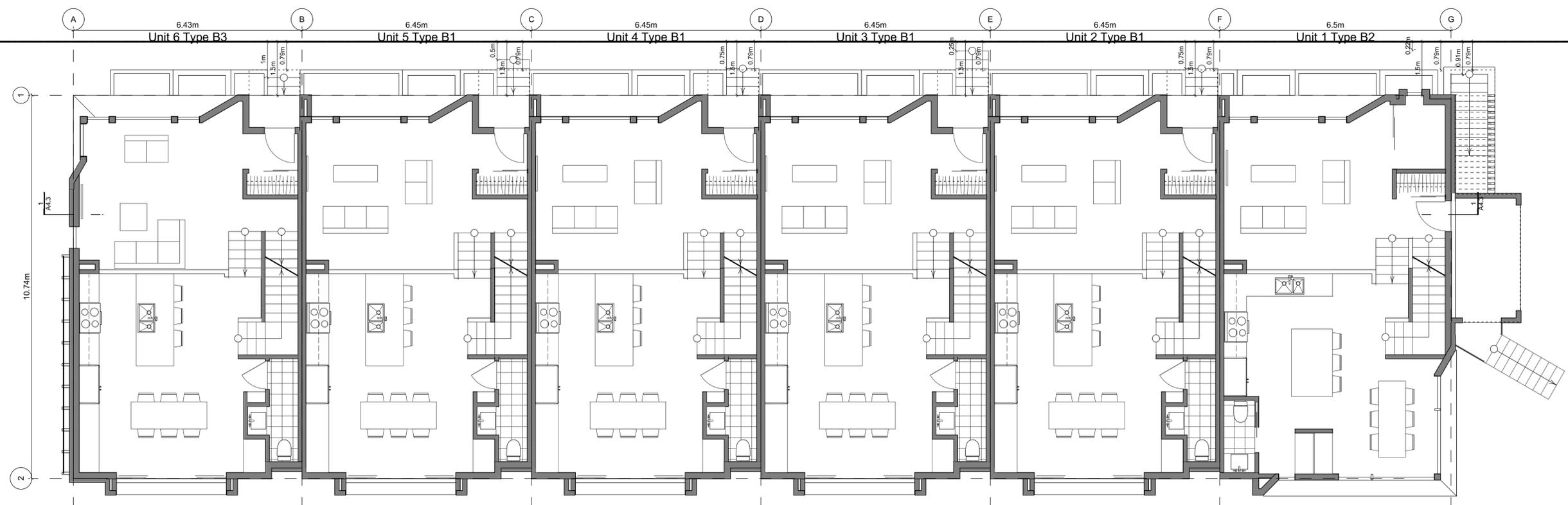
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2 Basement Floor Plan
Scale: 1:65



3 Main Floor Plan
Scale: 1:65

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

Seal

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2020-04-29 Revised & Re-issued for DP
2020-09-21 Revised & Re-issued for DP

Block 01 Floor Plans

Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID: 19.015

Project No: 19.015

Drawn By: SG/TD

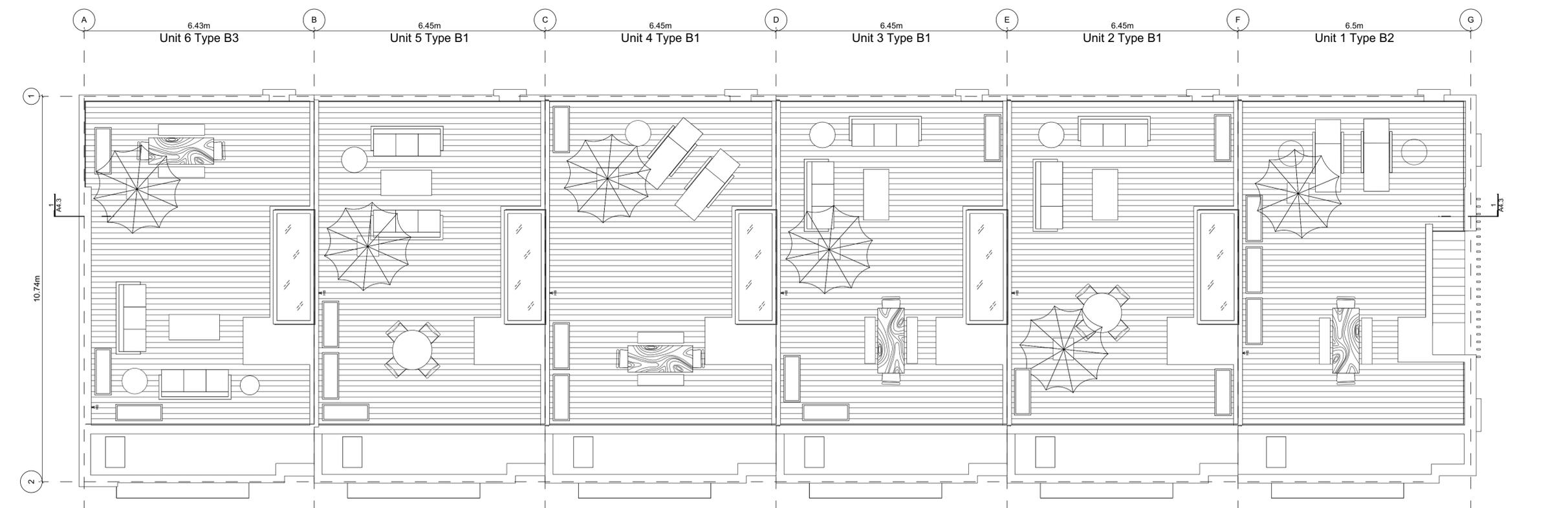
Plot Date: Oct 2, 2020

Scale: 1:65

Sheet No:



2 Second Floor Plan
Scale: 1:65



1 Roof Deck 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.

FOR DEVELOPMENT APPLICATION ONLY

Building Exposure and Spatial Separation (9.10.15.4.)

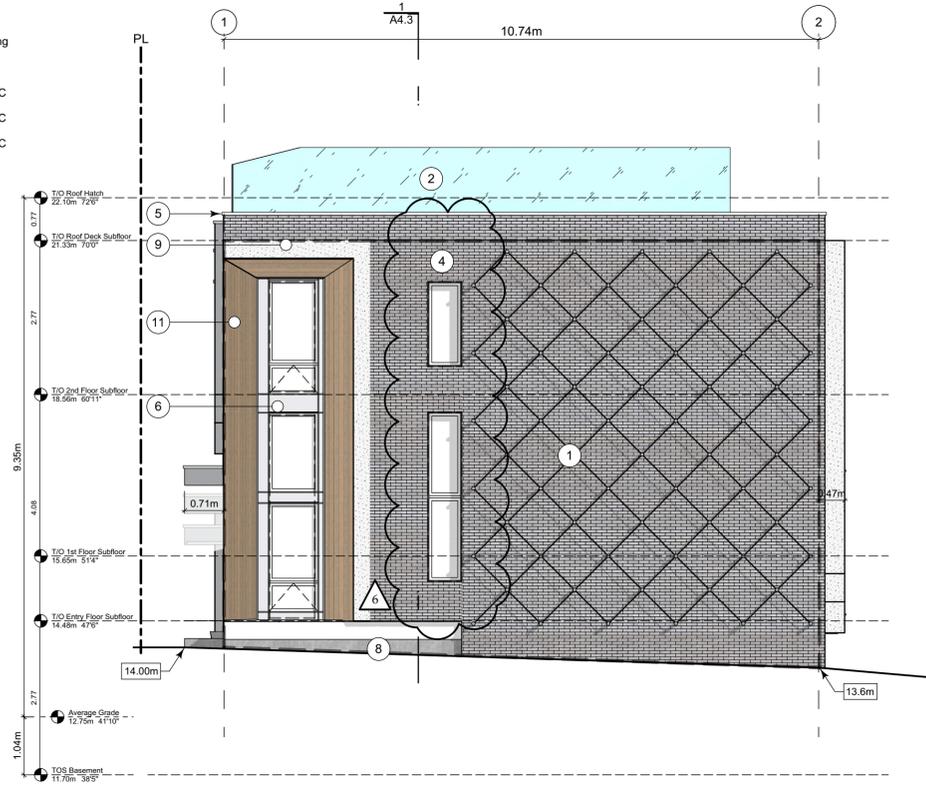
Building Sprinklered to NFPA 13
9.10.14.4.(7) Max. Aggregate Area of unprotected openings doubled

Compartment	Area of Facade	Limiting Distance	Unprotected Openings	Construction of Building Face	Cladding
			Allowed	Actual	
North Facade - Unit 1	48.8 m ²	11.23 m to C/L of Kipling St.	49.2 %	40.2 %	3/4hr, C or NC
East Facade - Unit 1	78.6 m ²	18.03 m to C/L of Thurlow Rd.	100.0 %	11.0 %	3/4hr, C or NC
South Facade - Unit 1	52.8 m ²	5.00 m to PL	52.0 %	21.8 %	3/4hr, C or NC
West Facade - Unit 6	80.7 m ²	3.80 m to C/L of Driveway	36.6 %	9.1 %	3/4hr, C NC

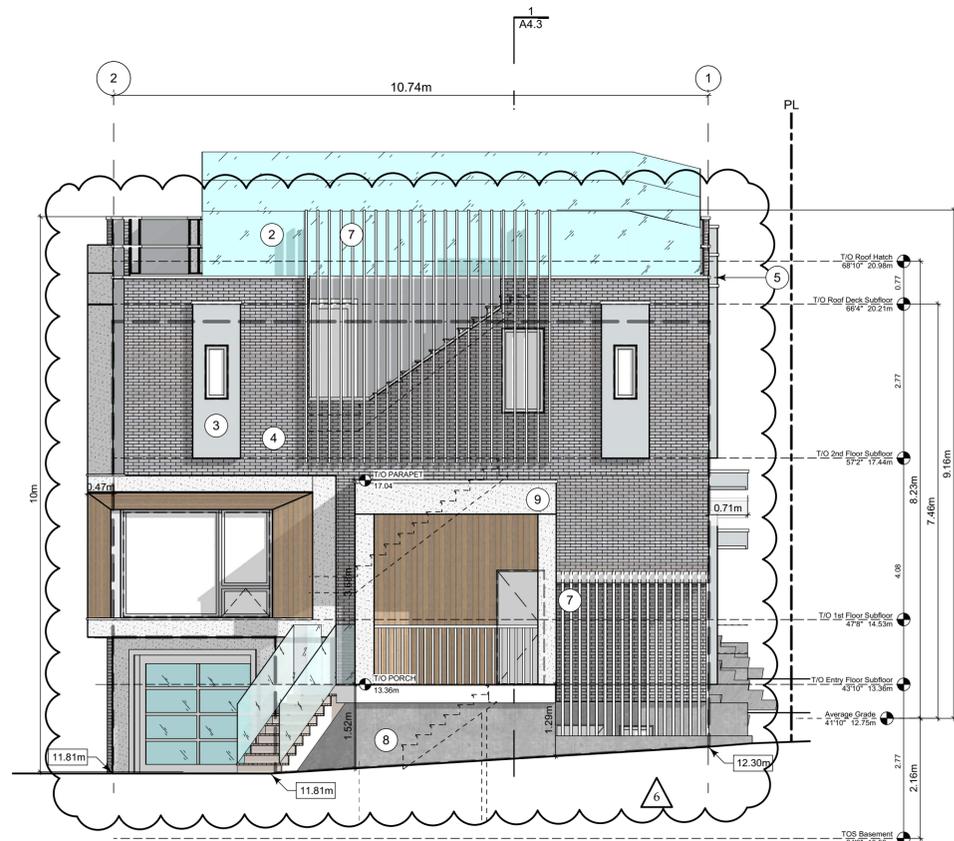
Exterior Materials

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	Silver or White
7	Metal Screen	-
8	Parged Concrete	-
9	Stucco	White
10	Window Frame	Silver or white
11	Wood Grain Cladding	Wood Grain

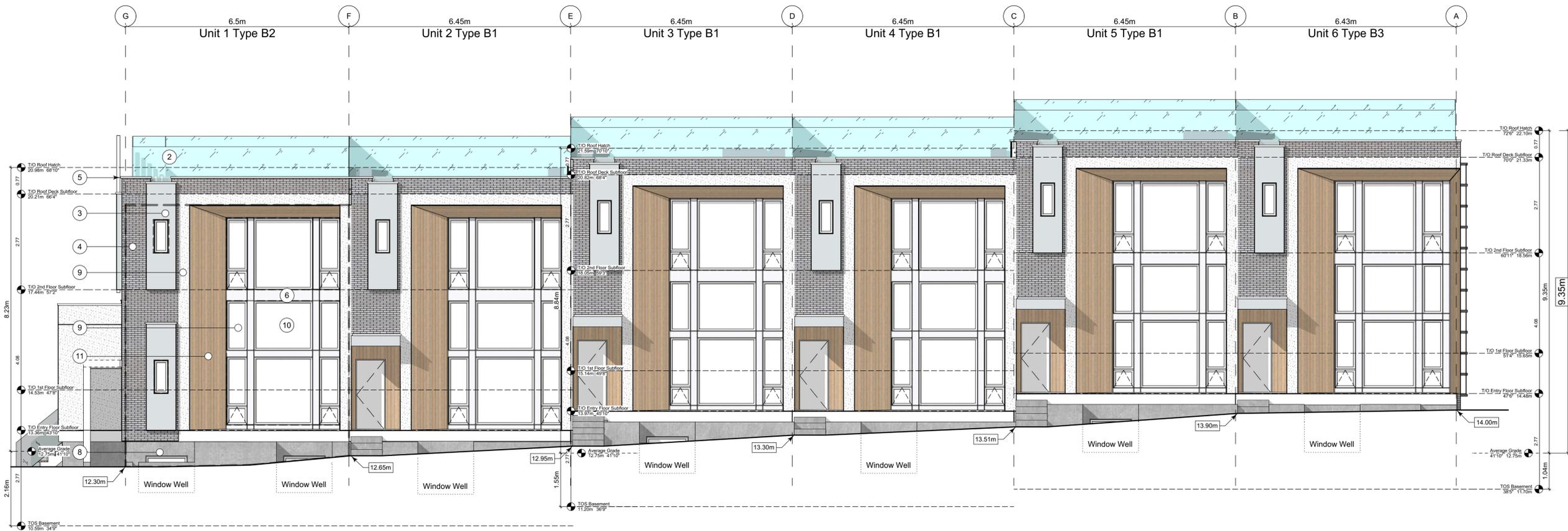
All Materials as noted or approved equal



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: Oct 2, 2020

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Block 01 Elevations

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

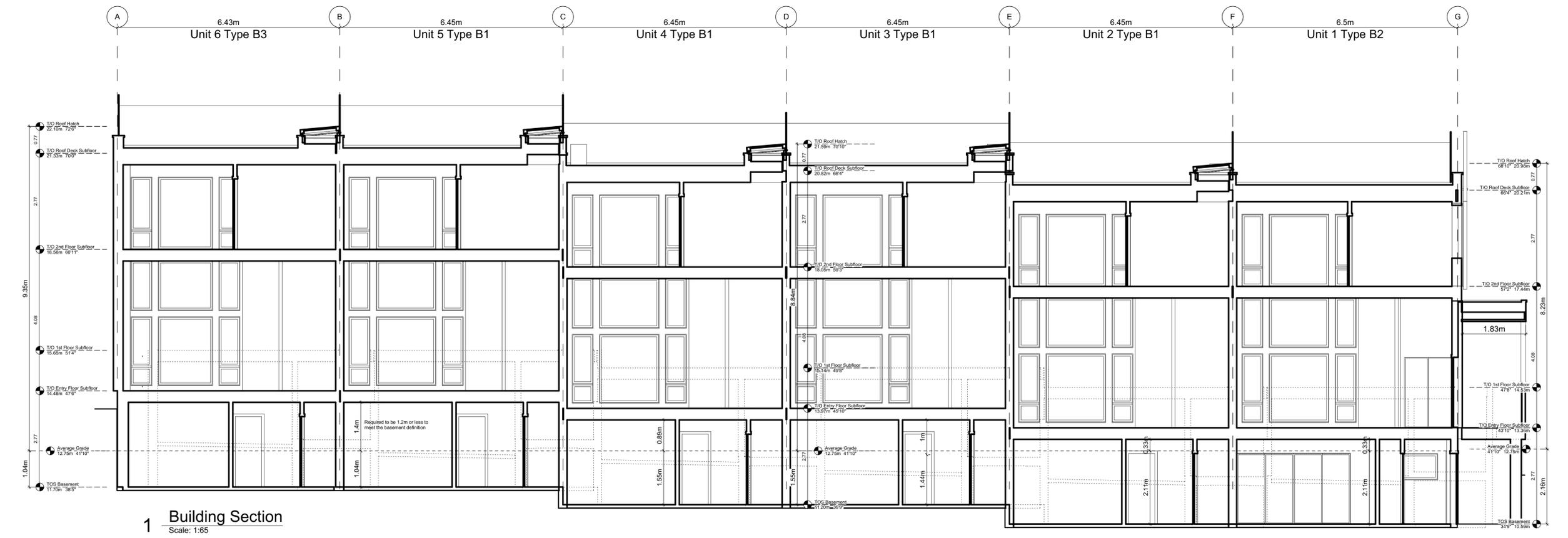
Plot Date: Oct 2, 2020

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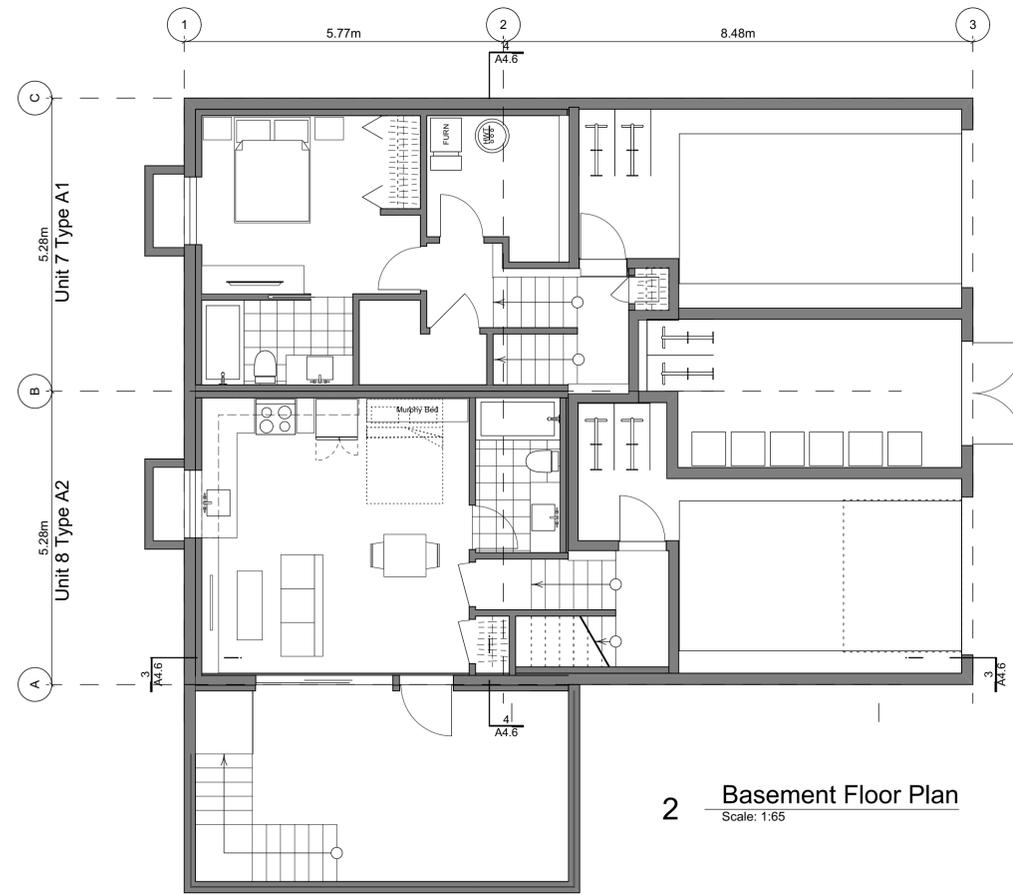
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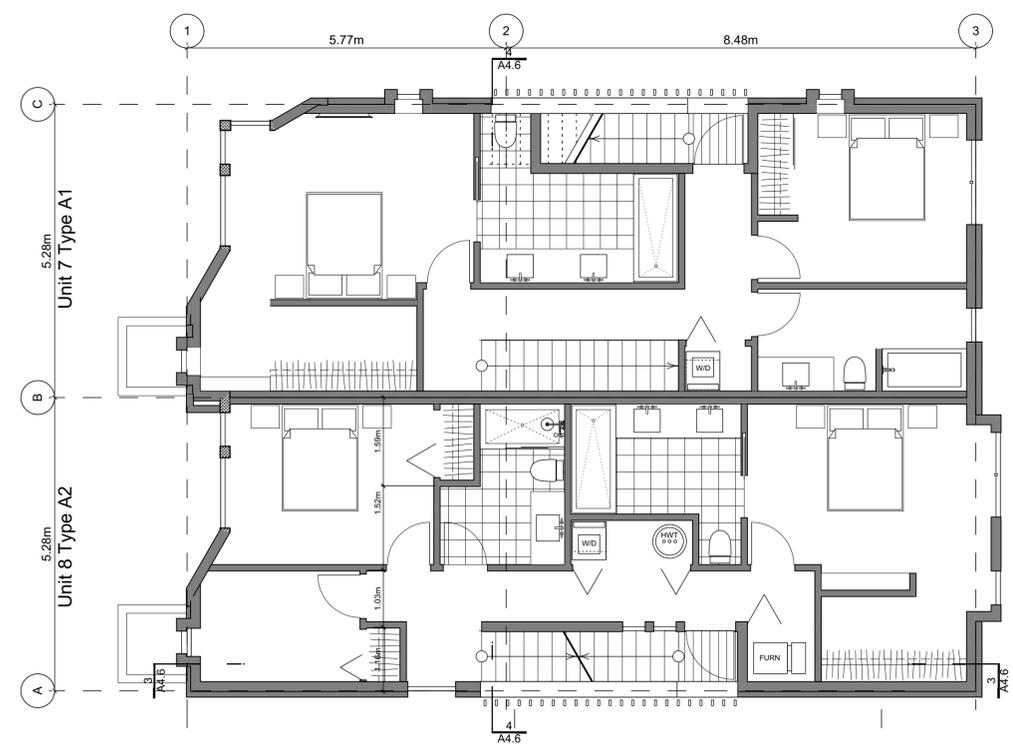
2 South Elevation - Driveway
Scale: 1:65



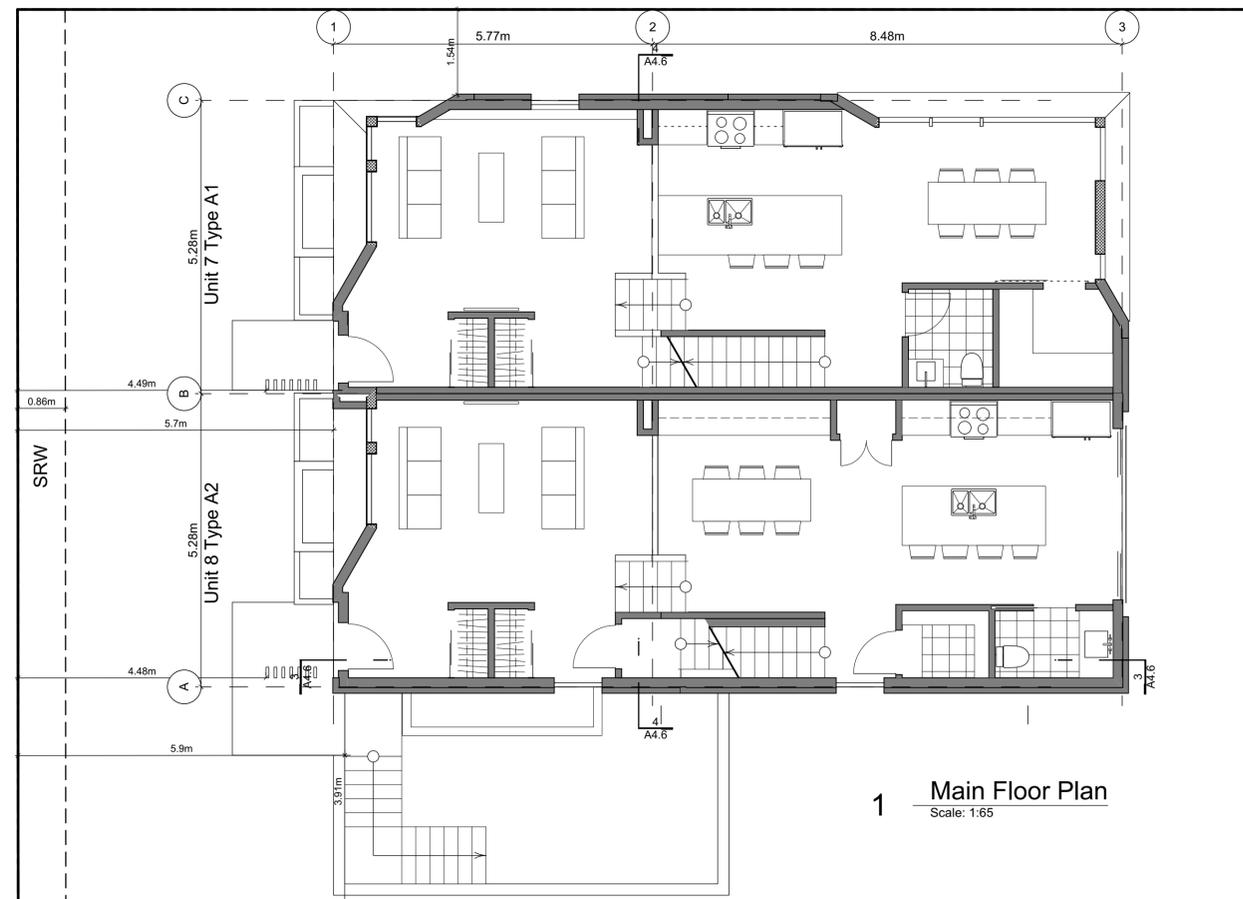
1 Building Section
Scale: 1:65



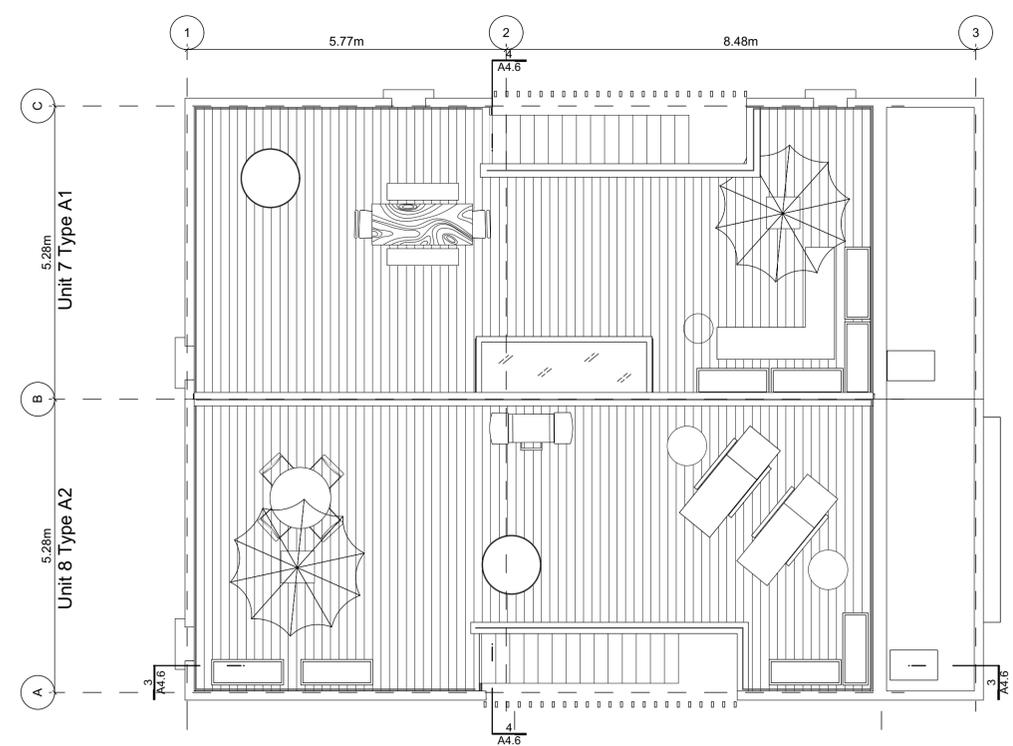
2 Basement Floor Plan
Scale: 1:65



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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2020-04-29	Revised & Re-issued for DP
2020-09-21	Revised & Re-issued for DP

Block 02 Floor Plans

Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:
PID:
Project No: 19.015
Drawn By: SG/TD
Plot Date: Oct 2, 2020
Scale: 1:65
Sheet No:

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 %	14.7 %	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 %	8.1 %	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	

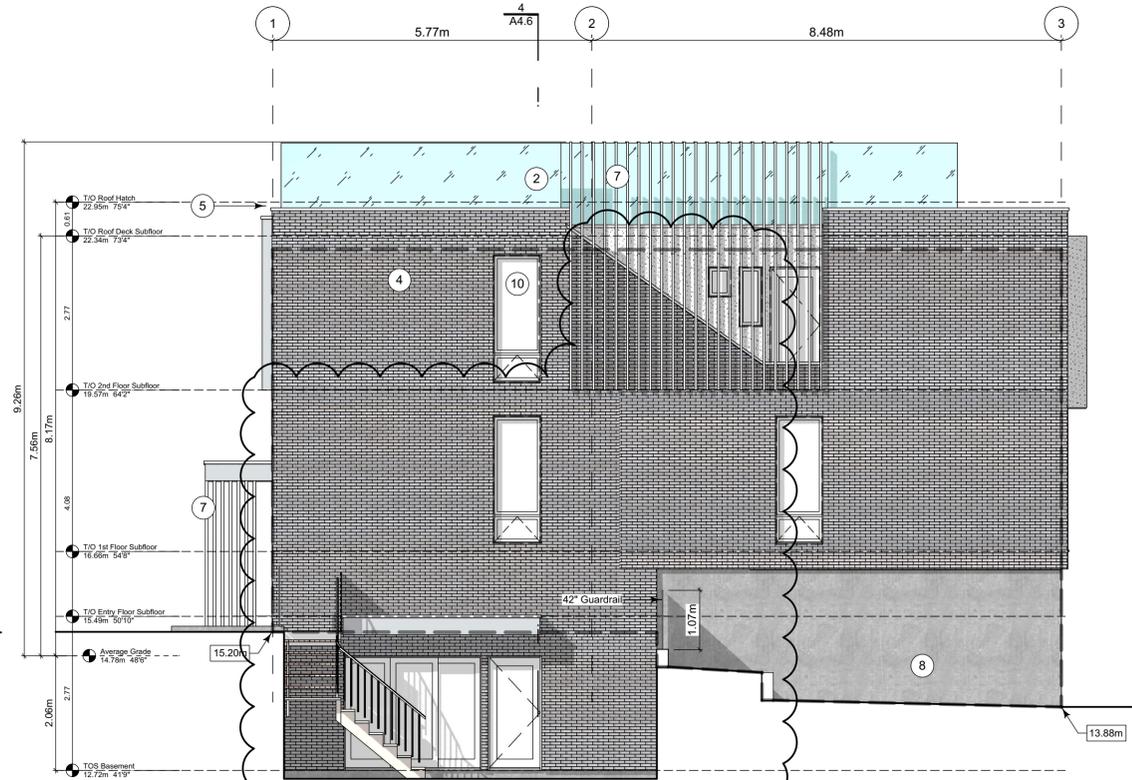
Exterior Materials

No.	Description	Colour / Finishes
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	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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Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

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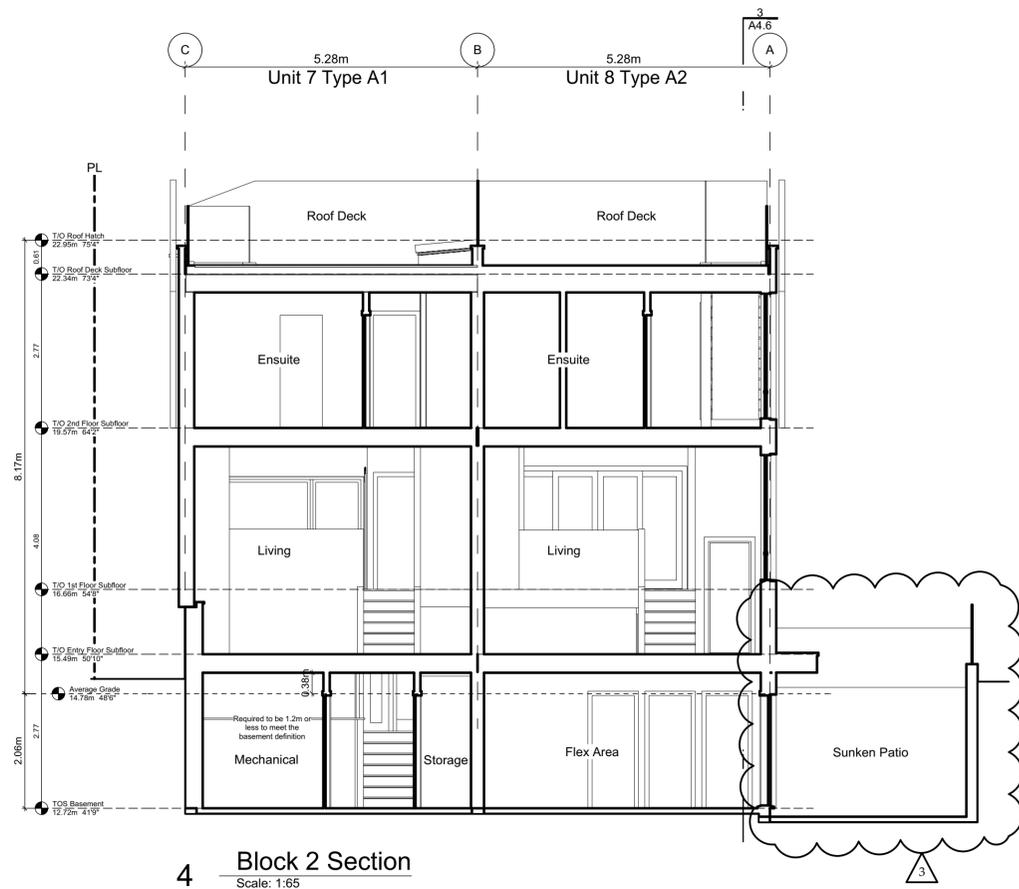
Project No: 19.015

Drawn By: SG/TD

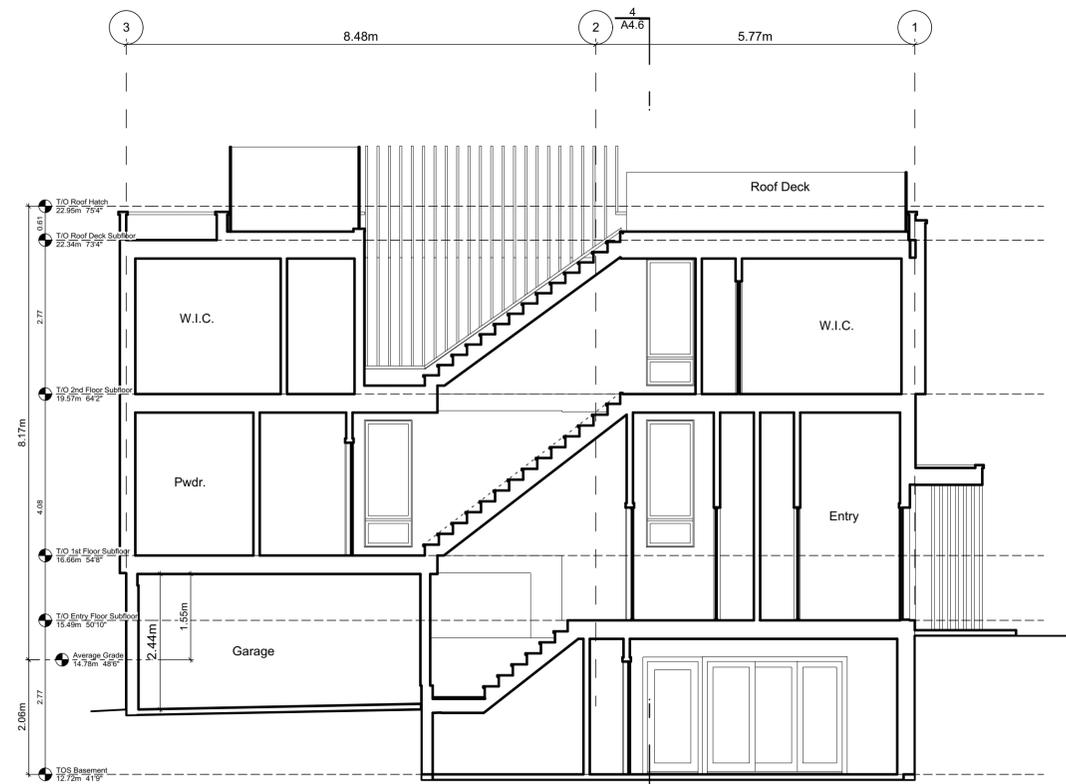
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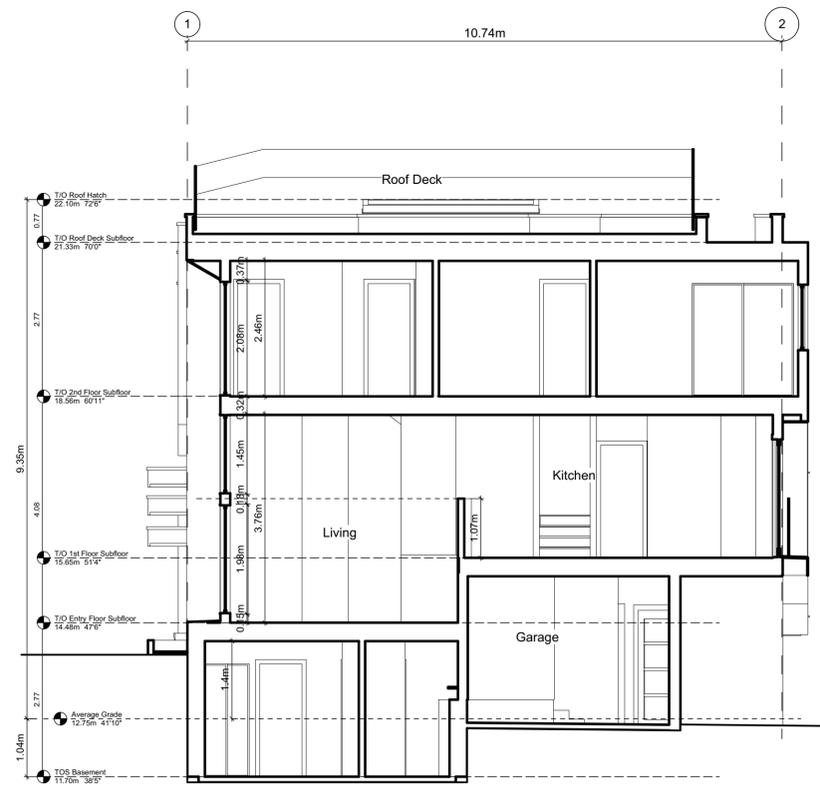
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4 Block 2 Section
Scale: 1:65



3 Block 2 Unit 8 Section
Scale: 1:65



2 Block 1 Unit 5 Section
Scale: 1:65

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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: Oct 2, 2020

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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: Oct 2, 2020

Scale: NTS

Sheet No:

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)	0.0004/mm	-	0.08	0.46	-	-
AB, VB 2.5" Continuous XPS Insulation	0.0336/mm	-	2.13	12.12	-	-
2X2 Framing @ 24" OC (Service Cavity)	-	-	0.18	1.02	-	-
1 Layer 1/2" GWB	-	-	0.08	0.45	-	-
Interior Air Film	-	-	0.12	0.68	-	-
W2.0 Wood Stud Wall	REQUIRED: 2.74		15.56			
	PROVIDED: 3.04		17.24			
Exterior Air Film	-	-	0.03	0.17	-	-
Cladding (See Elevations)	-	-	-	-	-	-
3/8" x 1 1/2" PT Strapping 16" OC	-	-	0.15	0.85	-	-
MB 2 layers 30min building paper	-	-	-	-	-	-
1/2" Plywood Sheathing	-	-	0.10	0.57	-	-
2X6 Framing 16" OC (See structural)	framing 1.19	0.23	2.55	14.46	-	-
R22 FG Batt Insulation	cavity 3.87	0.77	-	-	-	-
AB, VB 6 mil Poly UV	-	-	-	-	-	-
1 Layer 5/8" GWB Taped, Sanded, and ready for paint	-	-	0.09	0.51	-	-
Interior Air Film	-	-	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

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
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	-	-	-	-	-	-

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	-	-	0.03	0.17	-	-
Torch On Built Up Membrane	-	-	-	-	-	-
MB Protection Board	-	-	-	-	-	-
AB, VB 5" Expanded polystyrene Type 2 Slope To drain	0.035 /mm	-	4.45	25.24	-	-
5/8" T&G Plywood sheathing (See structural)	-	-	-	-	-	-
11 7/8" TJI joists (see structural)	-	-	0.16	0.91	-	-
1 layers 5/8" GWB	-	-	0.10	0.55	-	-
Interior Air Film	-	-	0.11	0.62	-	-
Soffit - See elevations	-	-	-	-	-	-
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	-	-	0.03	0.17	-	-
Torch On Built Up Membrane	-	-	-	-	-	-
MB 5/8" T&G Plywood sheathing (See structural)	-	-	-	-	-	-
Cross Strapping slope to drain	-	-	-	-	-	-
11 7/8" TJI joists (see structural)	2.56	9.0%	4.98	28.25	-	-
AB, VB 6" 2LB Medium Density/Closed Cell Spray Foam Insulation	5.49	91.0%	0.10	0.55	-	-
1 layers 5/8" GWB	-	-	0.11	0.62	-	-
Interior Air Film	-	-	-	-	-	-
Soffit - See elevations	-	-	-	-	-	-
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	-	-	-	-	-	-
Exterior Air Film	-	-	0.03	0.17	-	-
Torch On Built Up Membrane	-	-	-	-	-	-
MB 5/8" T&G Plywood sheathing (See structural)	-	-	-	-	-	-
Cross Strapping slope to drain	-	-	-	-	-	-
11 7/8" TJI joists (see structural)	2.56	9.0%	4.98	26.87	-	-
AB, VB 6" 2LB Medium Density/Closed Cell Spray Foam Insulation	5.49	91.0%	0.10	0.55	-	-
Resilient metal channels @ 24" OC perpendicular to joists	-	-	-	-	-	-
1 layers 5/8" type X GWB	-	-	0.10	0.55	-	-
Interior Air Film	-	-	0.11	0.62	-	-
R4.0 Roof Deck	REQUIRED: 4.67		26.52			
	PROVIDED: 5.21		29.60			
Exterior Air Film	-	-	0.03	0.17	-	-
Floating Wood Deck Boards on 2X4 Sleepers	-	-	-	-	-	-
DELTA MS - 5/16" dimpled membrane	-	-	-	-	-	-
MB Torch On Built Up Membrane	-	-	-	-	-	-
5/8" T&G plywood sheathing (see structural)	-	-	-	-	-	-
Cross Strapping slope to drain	-	-	-	-	-	-
11 7/8" TJI joists (see structural)	2.56	9.0%	4.98	26.87	-	-
AB, VB 6" 2LB Medium Density/Closed Cell Spray Foam Insulation	5.49	91.0%	0.10	0.55	-	-
Resilient metal channels @ 24" OC perpendicular to joists	-	-	-	-	-	-
1 layers 5/8" type X GWB	-	-	0.10	0.55	-	-
Interior Air Film	-	-	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	-	-	0.16	0.91	-	-
Finish Flooring to Owners spec	-	-	-	-	-	-
5/8" T&G plywood sheathing (see structural)	-	-	0.10	0.57	-	-
11 7/8" TJI joists (see structural)	framing 2.56	9.0%	5.19	29.48	-	-
AB, VB 6.5" Rigid SM Foam Insulation Sealed in place.	cavity 5.78	91.0%	-	-	-	-
Soffit - See elevations	-	-	-	-	-	-
Exterior Air Film	-	-	0.03	0.17	-	-
F2.0 Concrete Slab On Grade	REQUIRED: -		-		-	-
	PROVIDED: -		-		-	-
4" Reinforced concrete slab (see structural)	-	-	-	-	-	-
AB, VB 10 mil UV VB	-	-	-	-	-	-
6" compacted granular fill (see structural)	-	-	-	-	-	-
native soil	-	-	-	-	-	-

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%	1%	Dry °C	Wet °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



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

Seal

Issued	Revised & Re-issued for DP
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

Concept Renderings

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID: 19.015

Project No: 19.015
Drawn By: SG/TD

Plot Date: Oct 2, 2020

Scale: NTS

Sheet No:



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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Plot Date: Oct 2, 2020

Scale: NTS

Sheet No:

REVISION NOTES
 1 SUNKEN PATIO ADDED AND H/T/C REVISED

GENERAL NOTES
 • ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD, PLATINUM EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
 • WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
 • OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
 • OBTAIN A DEMO PERMIT PRIOR TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
 • CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTISBC GAS TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
 • EXPOSE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
 • BED ALL PIPE USING CLASS 'B' BEDDING.
 • WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
 • DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
 • AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
 • MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG FAIRFIELD ROAD, KIPLING STREET, AND THURLOW ROAD DURING CONSTRUCTION.
 • COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY.
 • ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
 • ENSURE THAT ALL SERVICES TO THE EXISTING HOUSE REMAIN USABLE DURING CONSTRUCTION AND ARE CONNECTED TO ALL NEW SERVICES. ENSURE THESE SERVICES ARE INSPECTED BY THE CITY OF VICTORIA WORKS INSPECTOR.
 • CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.

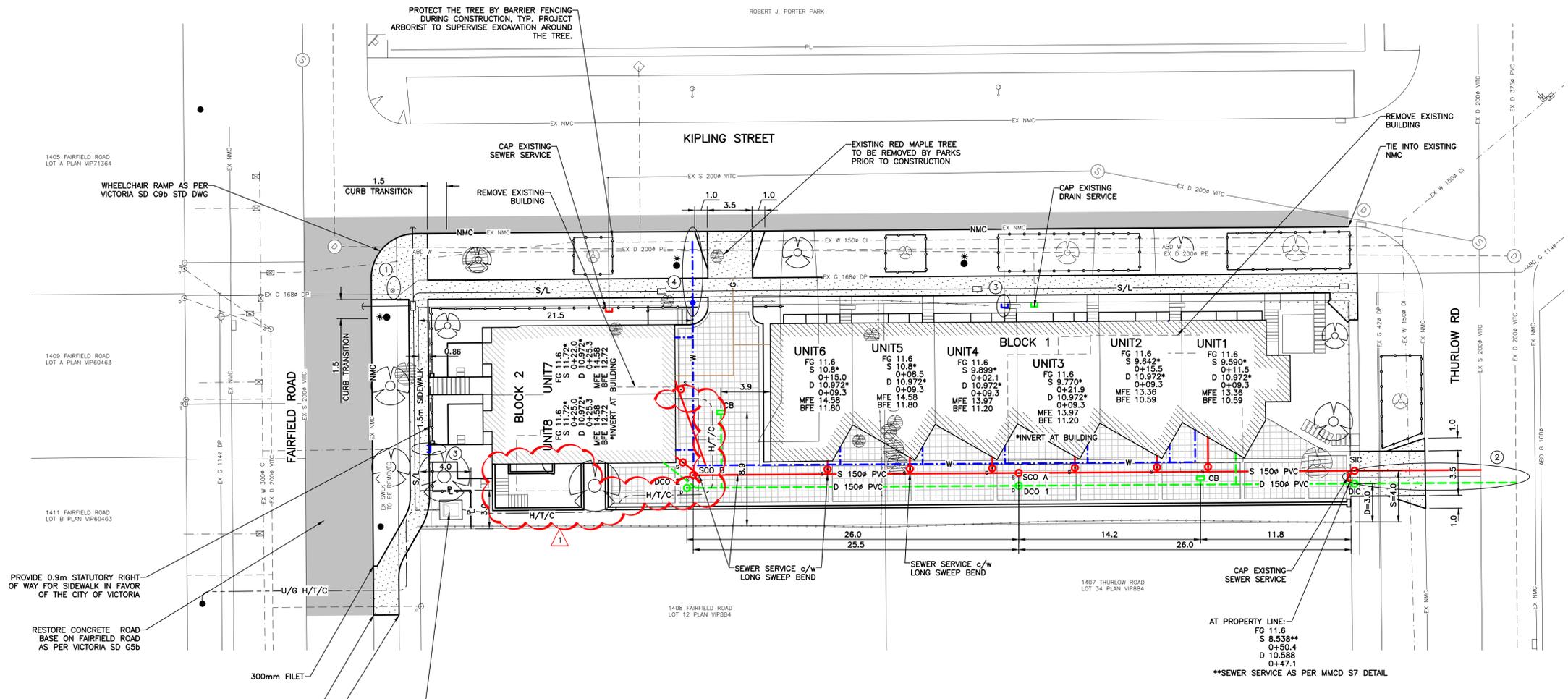
SEWER AND DRAIN
 • SEWER AND DRAIN SERVICE CONNECTIONS TO BE TO MMCD STD DWG S7: 100# PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 150# PVC DR28 UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
 • SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER TO BE PVC DR28 AND DR35 FOR 200mm DIAMETER AND OVER. PIPE TO BE C.S.A. APPROVED PVC.
 • CONTRACTOR TO RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE OF ENCOUNTERED SEWER AND DRAIN PIPES FOR THE AS CONSTRUCTED DRAWINGS.
 • THE CITY OF VICTORIA TO INSTALL 150# SEWER CONNECTION AND 150# DRAIN CONNECTION TO THE PROPERTY LINE COMPLETE WITH INSPECTION CHAMBERS AT THE DEVELOPER'S EXPENSE.
 • CAP EXISTING SEWER AND DRAIN SERVICES THAT HAVE BEEN ABANDONED AND HAVE THE CAPPING WITNESSED BY THE PLUMBING INSPECTOR PRIOR TO BACKFILL.
 • PROVIDE CLEANOUTS ON DRAIN AND ON SEWER SERVICES WITHIN 1m OF BUILDING.

WATER
 • WATER MAIN PIPE TO BE PVC DR18 AWWA STANDARD C900 FOR ALL WATER MAINS 100mm TO 350mm DIAMETER AND PVC SERIES 200 FOR ALL WATER MAINS LESS THAN 100mm DIAMETER. PROVIDE 1.0m MINIMUM COVER.
 • CONTRACTOR TO TEST FOR CHLORINATE, FLUSH AND CONNECT THE WATER MAINS UNDER THE DIRECTION OF THE ENGINEER, CHLORINATION AND DISINFECTION TO AWWA C651.
 • CONTRACTOR TO ENSURE CHLORINE SOLUTIONS ARE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REGULATIONS PRIOR TO DISCHARGING TO ANY DRAINAGE COURSE.
 • THE CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICE AT THE DEVELOPER'S EXPENSE.
 • THE CITY OF VICTORIA TO INSTALL WATER SERVICE CONNECTION c/w METER TO PROPERTY LINE AT THE DEVELOPER'S EXPENSE.

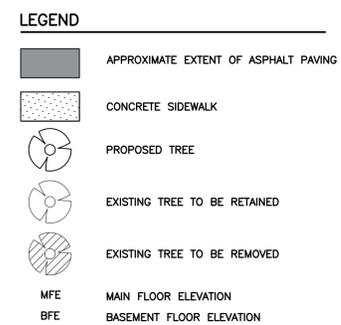
ROAD
 • CONSTRUCT ALL ROADWAYS AND CUL DE SACS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
 • CONTRACTOR TO ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED BY AND, IF DISTURBED, BE REPLACED BY A B.C.L.S. AT THE CONTRACTOR'S EXPENSE.
 • THE CITY OF VICTORIA SHALL RE-ESTABLISH EXISTING CONTROL MONUMENT (9-68) AT THE DEVELOPER'S EXPENSE.

PARKS
 • PROTECT ALL TREES EXCEPT THOSE TO BE REMOVED FROM DAMAGE DURING CONSTRUCTION.
 • HAND DIG WHERE ROOTS OVER 50mm ARE ENCOUNTERED.
 • OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY. A COPY OF THE TREE PERMIT SHALL BE PRESENTED TO THE CITY OF VICTORIA WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
 • THE PROJECT ARBORIST TO BE RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING FOR EXISTING TREE. THE PROJECT ARBORIST TO SUPERVISE EXCAVATION AROUND THE TREE.
 • THE ARBORIST TO DETERMINE THE SENSITIVE ROOT ZONES AREAS AND BE ON SITE TO SUPERVISE TRENCHING AND ROAD CONSTRUCTION.

HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS
 • CONTACT "B.C. ONE CALL" AT 1-800-474-6886 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
 • LOT TO BE SERVICED UNDERGROUND.
 • BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
 • CONSTRUCT HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS.
 • IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTIS BC AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALL.



WHEELCHAIR RAMP AS PER VICTORIA SD C9b STD DWG
 RESTORE CONCRETE ROAD BASE ON FAIRFIELD ROAD AS PER VICTORIA SD C5b
 PROVIDE 0.9m STATUTORY RIGHT-OF-WAY FOR SIDEWALK IN FAVOR OF THE CITY OF VICTORIA
 RESTORE CONCRETE ROAD BASE ON FAIRFIELD ROAD AS PER VICTORIA SD C5b



CONCEPTUAL PLAN



LOCATION PLAN
 N.T.S.
 PROPOSED SUBDIVISION OF LOT 13 AND 35, BOTH ON FAIRFIELD FARM ESTATE, PLAN VIP884, VICTORIA CITY.



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATIONS

LEGEND		SEAL	
WATER	W	MANHOLE	⊙
SEWER	S	CLEANOUT	⊙
DRAIN	D	CATCHBASIN	⊙
DITCH	D	ROAD SIGN	⊙
CULVERT	C	REDUCER	←
HEADWALL	H		
GAS	G	HYDRANT	⊙
CURB	C	VALVE	⊙
SIDEWALK	S	METER	⊙
EDGE PAVE.	E	REDUCER	←
BUSHLINE	B	ANCHOR	→
TREE	T		
EXISTING U/G UTL.	---	PROPOSED U/G UTL.	---
PROPOSED U/G UTL.	---	LIGHT STANDARD	⊙
POWER POLE	⊙	ROAD SIGN	⊙
ANCHOR	→		

REVISIONS			
No.	DESCRIPTION	DATE	SIGN
2	ARCHITECTURAL REVISION	201001	IK
1	REVISED AS PER COV COMMENTS	200513	IY/IK
DESIGNED IK			
DRAWN IY			
CHECKED			
DATE OCTOBER 2019			
B.M. 9-68			
ELEV. 15.742			
SCALE Horiz. 1:200			
Vert.			

WESTBROOK Consulting Ltd.
 #115 - 866 Goldstream Ave., Victoria, BC V9B 0J3
 Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT
349 & 351 KIPLING STREET
 BREIA HOLDINGS LTD.
 SITE PLAN
 GENERAL NOTES

WESTBROOK PROJECT No.
3455
 GOVERNING AUTHORITY FILE No.

SHEET	OF	REV.
1	1	1

WESTBROOK DRAWING No.
3455-01



LEGEND

<ul style="list-style-type: none"> MUNICIPAL CONCRETE SIDEWALK CONCRETE DRIVEWAY APRON DRIVEWAY/PATIO • PERMEABLE INTERLOCKING CONCRETE PAVER CONCRETE RETAINING WALL 	<ul style="list-style-type: none"> CONCRETE SIDEWALK • MEDIUM SANDBLAST OR LIGHT BROOM FINISH • SAW CUT CONCRETE CRACK CONTROL JOINTS PATH • CONCRETE PAVERS • ABBOTSFORD PIAZZA SERIES SOD DRIVEWAY ARBOUR • POWDERCOATED STEEL • EVERGREEN JASMINE VINE 	<ul style="list-style-type: none"> SHRUB PLANTING - FOUNDATION • ORNAMENTAL GRASSES • PINK RHODODENDRON • MEXICAN ORANGE • GREEN LAVENDER COTTON SHRUB PLANTING - PLANTER • IRISH MOSS • DAISY BUSH SHRUB PLANTING - HEDGE • PORTUGAL LAUREL • YEW CABLE WALL TRELLIS • 6.0 m HT (20') • EVERGREEN VINES 	<ul style="list-style-type: none"> EXISTING WOOD FENCE • 6' (1.83 m) HT • ON ADJACENT PROPERTY PROPOSED WOOD FENCE • SEE FENCING PLAN METAL FENCE AND GATE • SEE FENCING PLAN EXISTING TREE TO BE REMOVED • SHOWN AT EXISTING SPREAD PROPERTY LINE DESIGNATED BYLAW PROTECTED REPLACEMENT TREE • QTY 4 • SPECIES AND LOCATION SUBJECT TO PARKS APPROVAL 	<ul style="list-style-type: none"> EXISTING LARGE BOULEVARD TREE • MAPLE, OAK, GINKGO • QTY: 4 EXISTING SMALL BOULEVARD TREE • CHERRY • QTY: 1 	<ul style="list-style-type: none"> PROPOSED BOULEVARD TREE • SPECIES TO BE SELECTED BY CITY OF VICTORIA • TO BE INSTALLED BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE • QTY: 5 PROPOSED DECIDUOUS SITE TREE • SMALL - QTY: 2 • MEDIUM - QTY: 2 PROPOSED CONIFEROUS SITE TREE • MEDIUM - QTY: 1 <p>NOTES: • SMALL TREE = UNDER 8.0 m (26') HT • MEDIUM TREE = UP TO 15.0 m (50') HT</p>	<p>TREE AND SHRUB QUANTITIES</p> <p>EXISTING TREES = 19 • LARGE DECIDUOUS SPECIES: 8 • LARGE CONIFEROUS SPECIES: 7 • SMALL DECIDUOUS SPECIES: 4</p> <p>EXISTING TREES TO BE REMOVED = 14 • LARGE DECIDUOUS SPECIES: 3 • LARGE CONIFEROUS SPECIES: 7 • SMALL DECIDUOUS SPECIES: 4</p> <p>EXISTING TREES TO BE RETAINED = 5 • BOULEVARD TREES: 5</p> <p>PROPOSED TREES = 10 • REPLACEMENT BOULEVARD TREES: 5 • CONIFEROUS TREE: 1 • DECIDUOUS TREE: 4</p> <p>TOTAL NUMBER OF TREES = 15 • REPLACEMENT BOULEVARD TREES: 5 • EXISTING BOULEVARD TREES: 5 • CONIFEROUS TREE: 1 • DECIDUOUS TREE: 4</p> <p>TOTAL NUMBER OF PROJECT SHRUBS, VINES AND GROUNDCOVERS = 455</p>
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ARCHITECTURAL CONCRETE PLANTERS



LANDSCAPE PAVERS



SUNKEN PATIO



CABLE TRELLIS DETAIL



COMMUNITY BENCH



DROUGHT AND DEER TOLERANT POLLINATORS



Brachyglottis greyii



Santolina virens



Lavandula angustifolia

DROUGHT AND DEER TOLERANT GRASSES + SEDGES



Nassella tenuissima



Carex testacea

DROUGHT TOLERANT EVERGREEN



Juniperus scopulorum "Blue Arrow"

WEeping ROSEMARY



Rosmarinus officinalis 'Prostratus'

CLIMBING VINE



Jasminum polyanthum

HEDGING MATERIAL



Choisya ternata



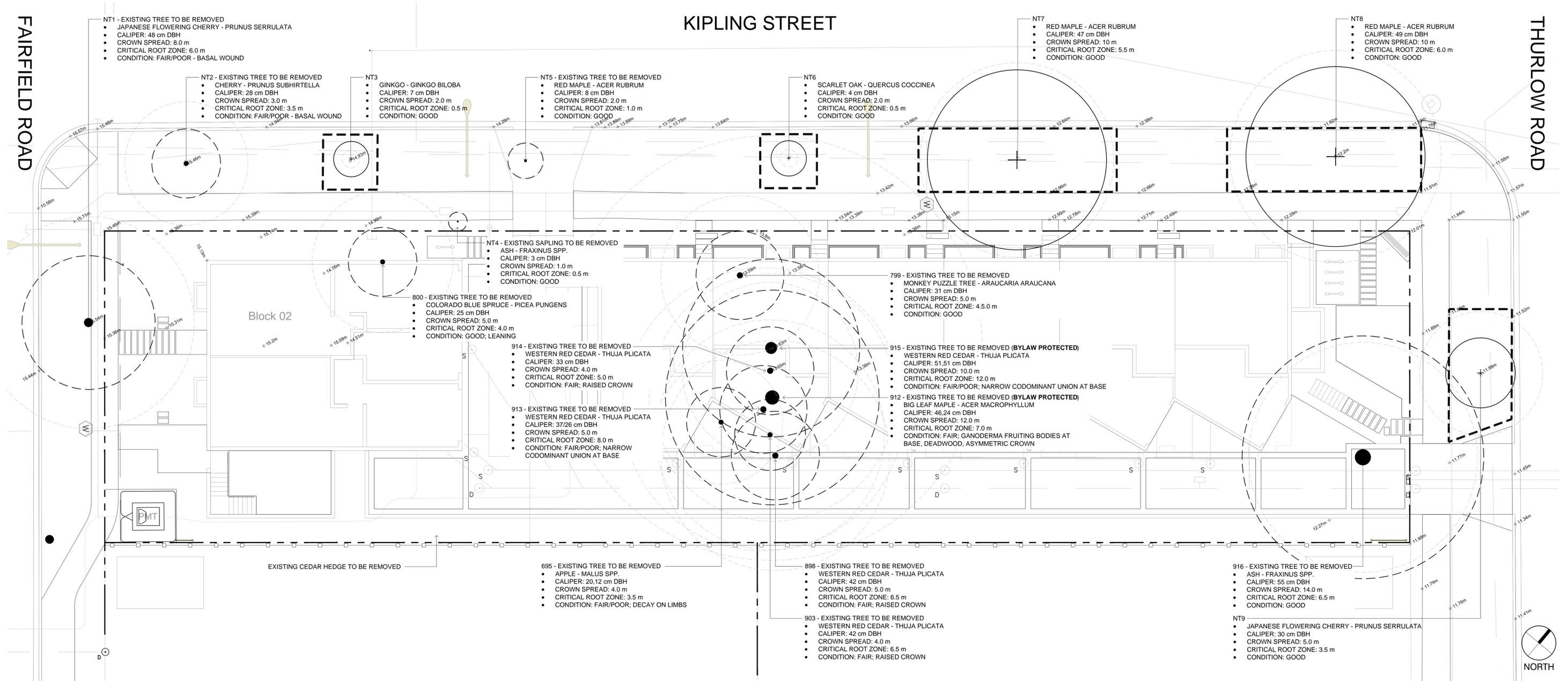
Sarcococca confusa



Prunus lucitanica



Taxus x media 'Hicksii'



LEGEND

- CONCRETE SIDEWALK
- SOD BOULEVARD
- PROPERTY LINE
- TREE PROTECTION FENCING
 - TO OUTSIDE OF DRIPLINE WHERE POSSIBLE (AS SHOWN)
 - TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
 - TO CITY OF VICTORIA STANDARD
- EXISTING TREE TO BE RETAINED
• SHOWN AT EXISTING SPREAD
- EXISTING TREE TO BE REMOVED
• SHOWN AT EXISTING SPREAD
- CRITICAL ROOT ZONE
• SHOWN AT EXISTING SPREAD

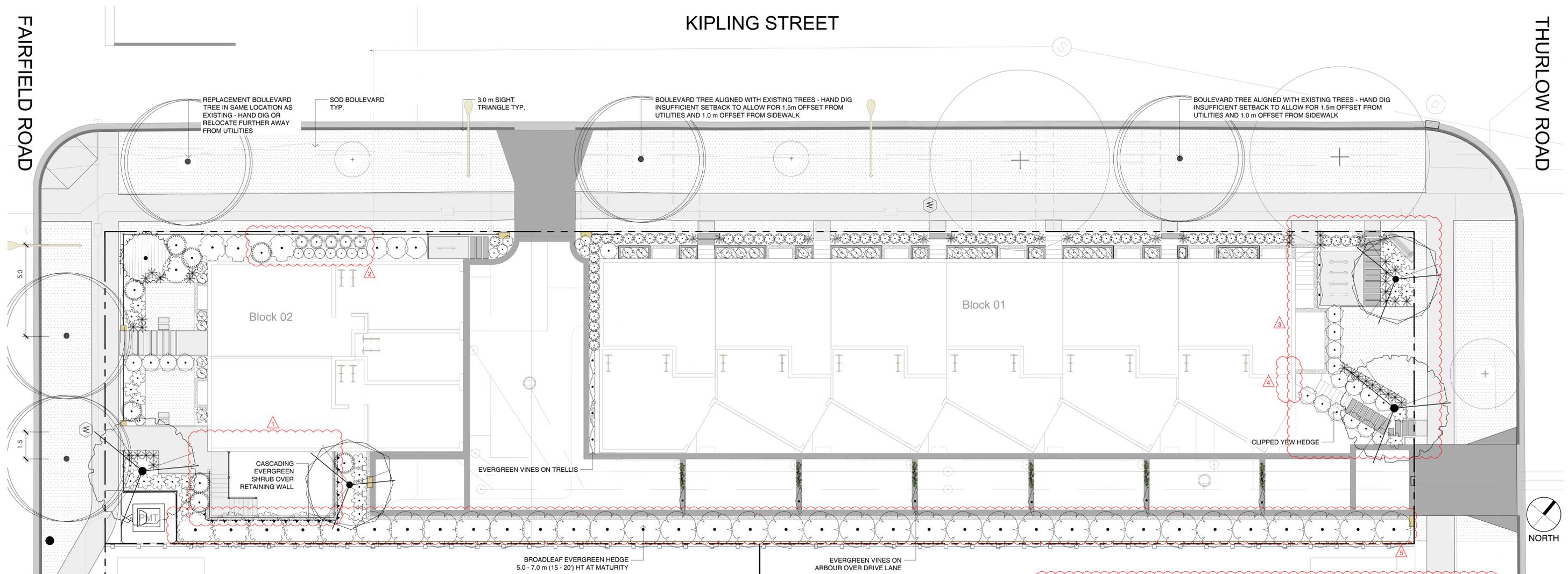
EXISTING TREE QUANTITIES

- EXISTING TREES = 19
 - LARGE DECIDUOUS SPECIES: 8
 - LARGE CONIFEROUS SPECIES: 7
 - SMALL DECIDUOUS SPECIES: 4
- EXISTING TREES TO BE REMOVED = 14
 - LARGE DECIDUOUS SPECIES: 3
 - LARGE CONIFEROUS SPECIES: 7
 - SMALL DECIDUOUS SPECIES: 4
- EXISTING TREES TO BE RETAINED = 5
 - LARGE DECIDUOUS SPECIES: 4
 - SMALL DECIDUOUS SPECIES: 1

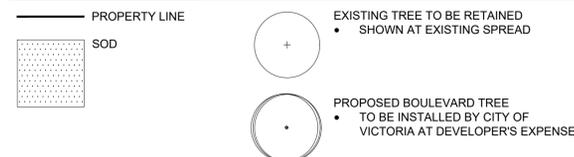
BYLAW PROTECTED TREES

- PROTECTED TREES TO BE REMOVED : 2
- DESIGNATED REPLACEMENT TREES REQUIRED: 4

- NOTES:
1. ARBORIST REPORT RECOMMENDS REMOVAL AND REPLACEMENT OF NT1 AND NT2 DUE TO POOR CONDITION, AND NT4 DUE TO ITS UNSUITABLE LOCATION FOR LONG TERM RETENTION
 2. SMALL TREE = UNDER 8.0 m (25) HT; LARGE TREE = UP TO 15.0 m (50) HT



LEGEND



- NOTES:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.
 2. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO IAABC STANDARDS.
 3. ALL PROPOSED BOULEVARD TREES TO HAVE 10m³ MIN. GROWING MEDIUM.
 4. SMALL TREE = UNDER 6.0 m HT, MEDIUM TREE = UP TO 15.0 m HT.

PLANT SCHEDULE - TREES

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	2	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	B@B	60 MM	MEDIUM TREE
	1	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEEPING NOOTKA FALSE CYPRESS	70 MM		LARGE TREE
	2	STYRAX JAPONICUS / JAPANESE SNOWBELL	B@B	50 MM	SMALL TREE

PLANT SCHEDULE - SHRUBS CONT.

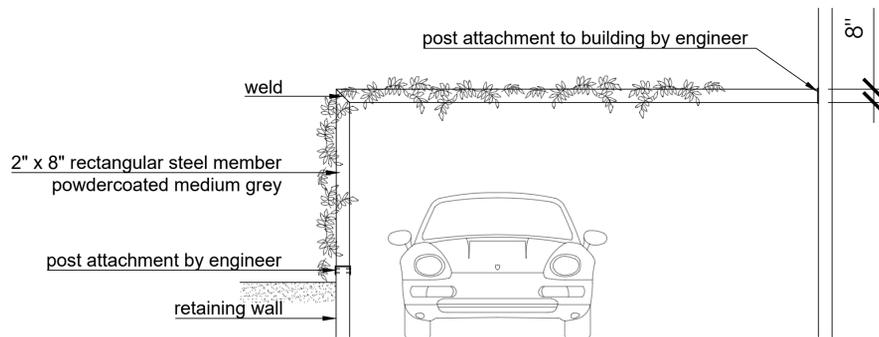
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	7	LAVANDULA X INTERMEDIA 'PROVENCE' / PROVENCE LAVENDIN	#1 CONT	0.60m
	3	LIGUSTRUM VULGARE / PRIVET	#2 CONT	1.20m
	5	MISCANTHUS SINENSIS 'GRAZIELLA' / GRAZIELLA MAIDEN GRASS	#1 CONT	0.80m
	8	MISCANTHUS SINENSIS 'MORNING LIGHT' / EULALIA GRASS	#2 CONT	1.20m
	13	NASSELLA TENUISSIMA / TEXAS NEEDLE GRASS	#1 CONT	0.60m
	30	PRUNUS LUSITANICA / PORTUGAL LAUREL	#5 CONT	2m
	1	RHODODENDRON X 'CHRISTMAS CHEER' / CHRISTMAS CHEER RHODODENDRON	#5 CONT	1.50m
	18	ROSMARINUS OFFICINALIS 'PROSTRATUS' / WEEPING ROSEMARY	#1 CONT	0.60m
	67	SANTOLINA VIRENS / GREEN LAVENDER COTTON	#1 CONT	0.60m
	25	SARCOCOCCA CONFUSA / SWEETBOX	#1 CONT	0.90m
	19	TAXUS X MEDIA 'HICKSII' / HICKS YEW	#3 CONT	1m

PLANT SCHEDULE - SHRUBS

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	30	BRACHYGLOTTIS GREYI / DAISY BUSH	#2 CONT	0.60m
	34	CAREX TESTACEA / CAREX	#1 CONT	0.60m
	5	CHOISYA TERNATA / MEXICAN ORANGE	#3 CONT	2m
	3	HYDRANGEA PANICULATA 'PHANTOM' / PANICLED HYDRANGEA	#3 CONT	1.50m
	12	JASMINUM POLYANTHUM / PINK JASMINE TRELLIS	#1 CONT	1.50m
	7	JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER	#5 CONT	0.60m

PLANT SCHEDULE - GROUNDCOVER

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

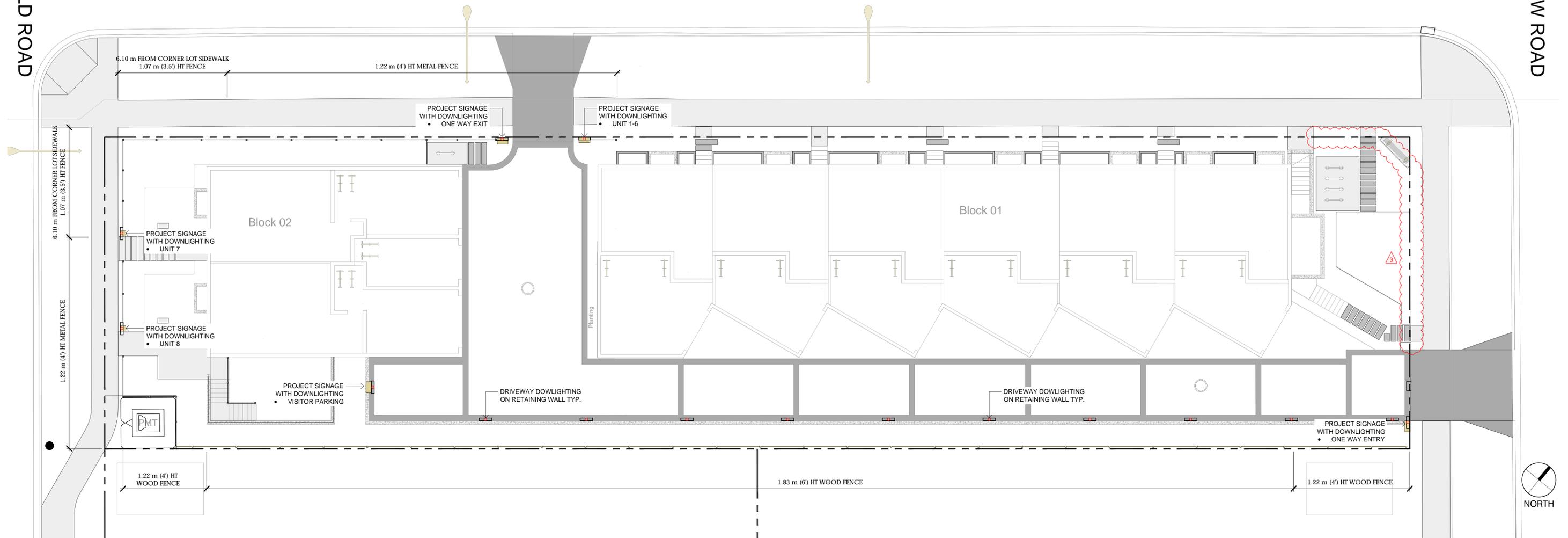


ELEVATION - DRIVE AISLE ARBOUR: NTS

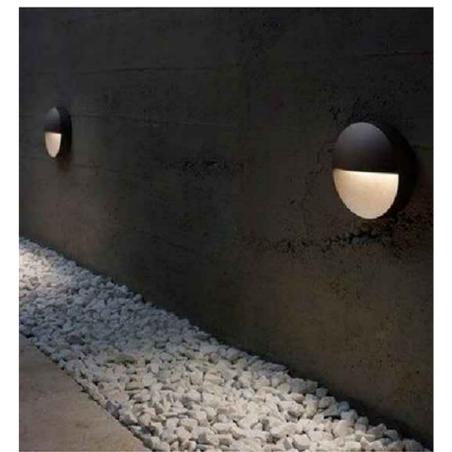
FAIRFIELD ROAD

KIPLING STREET

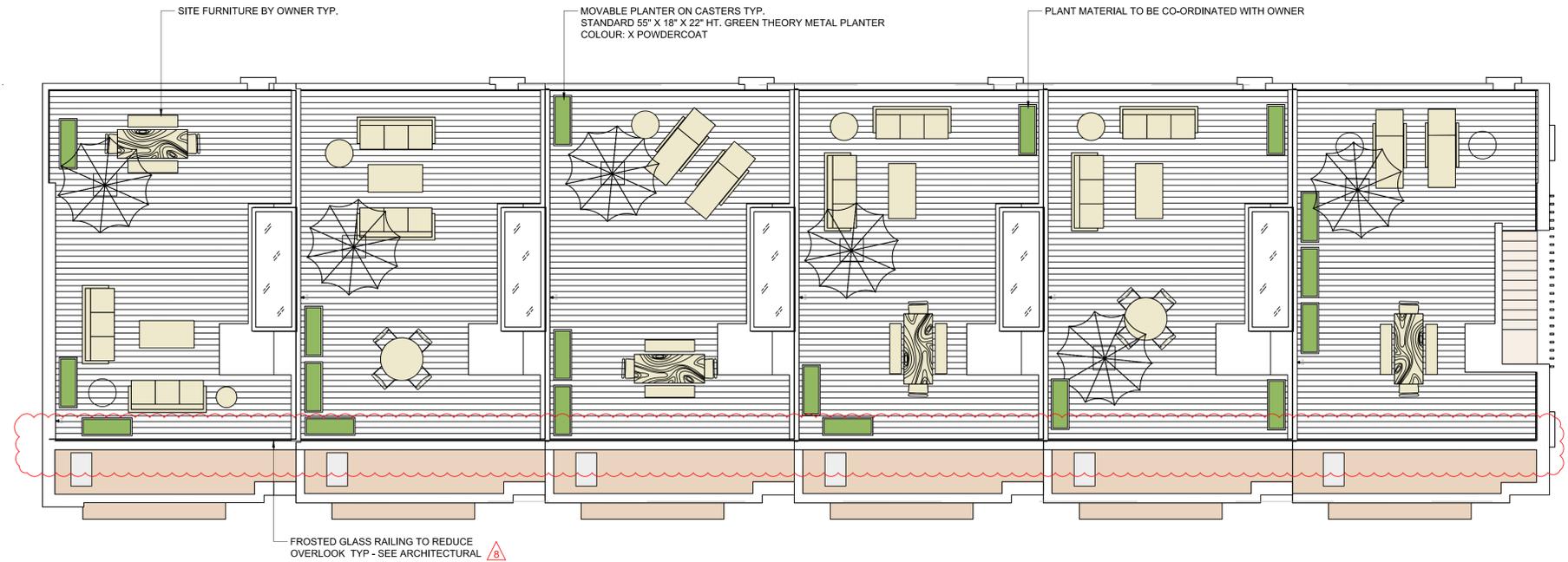
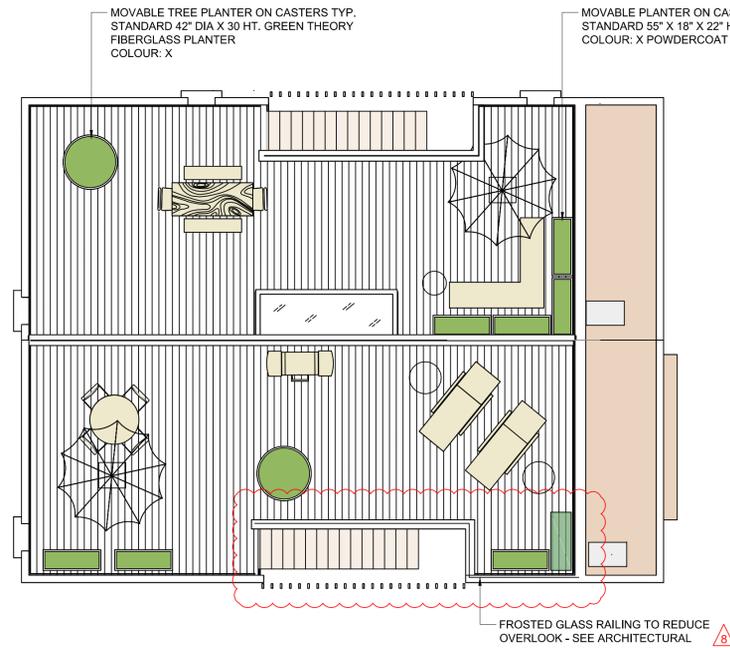
THURLOW ROAD



FENCING CHARACTER IMAGE



DOWNLIGHTING CHARACTER IMAGES



ROOFTOP TREES IN PLANTERS



RECTANGULAR PLANTERS