



Le PARC

FAIRFIELD-KIPLING

9 - UNIT TOWN HOME DEVELOPMENT

1400 Fairfield Rd and 349 Kipling St, Victoria, BC



Revisions

Received Date:
November 7, 2022

List of Architectural Drawings

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| A5.1 | Concept Renderings | NTS |
| 28 | Sheets in Set | |

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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: Nov 4, 2022
 Scale: NTS
 Sheet No:

FOR DEVELOPMENT APPLICATION ONLY

A1.0

SITE PLAN

BART JOHNSON

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

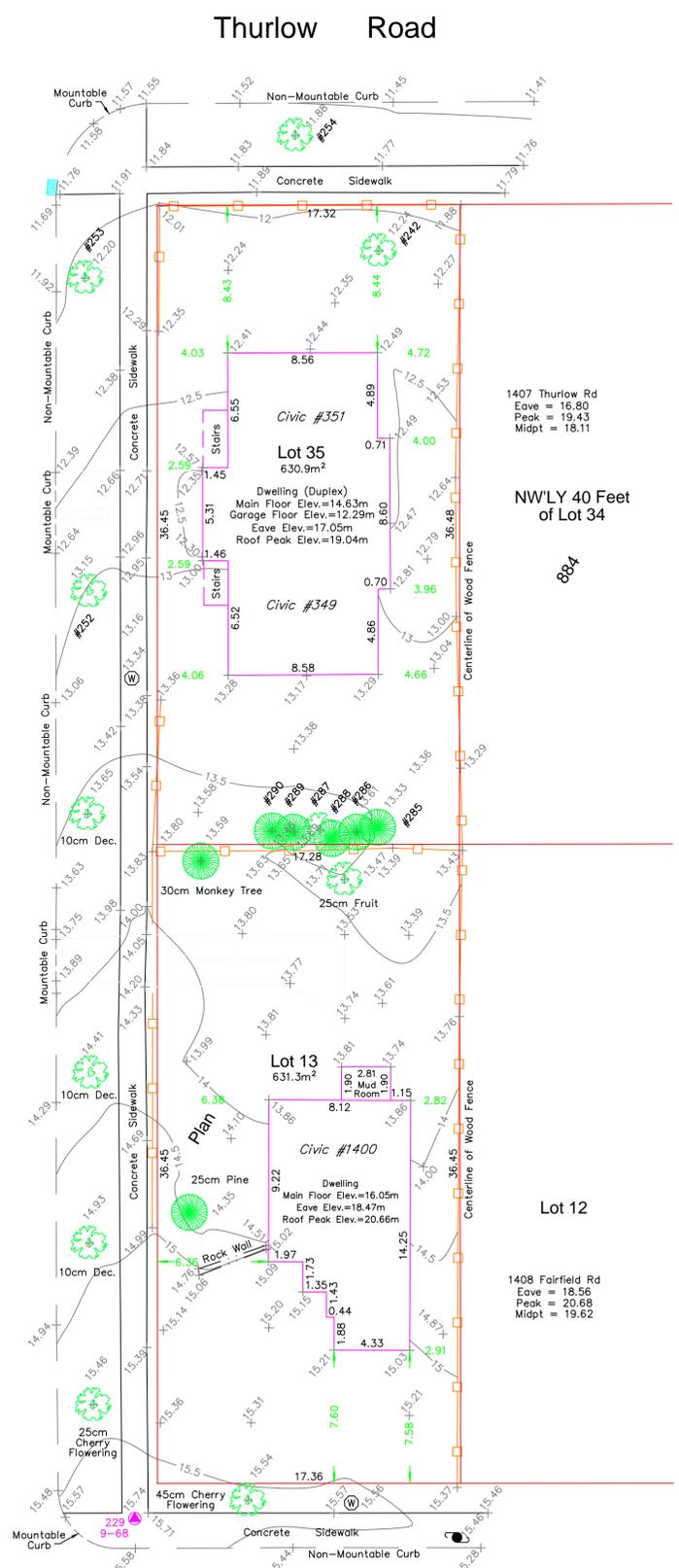
ADDRESS : 1400 Fairfield / 351 Kipling
PROJECT SURVEYOR : PJW
DRAWN BY : BAR DATE : OCT 2/18
OUR FILE : 31517 REVISION :

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



Kipling Street



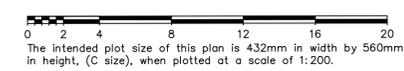
LEGEND

- 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. ET59777 (P.I.D. 008-292-345) Lot 13
Title No. CA6094211 (P.I.D. 005-209-510) Lot 35
V:_Projects\31517\08\02\Microsurvey\31517.dwg

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Survey Plan

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Drawn By: SG/TD
Plot Date: Nov 4, 2022
Scale: NTS
Sheet No:

A1.1

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Context Plan

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

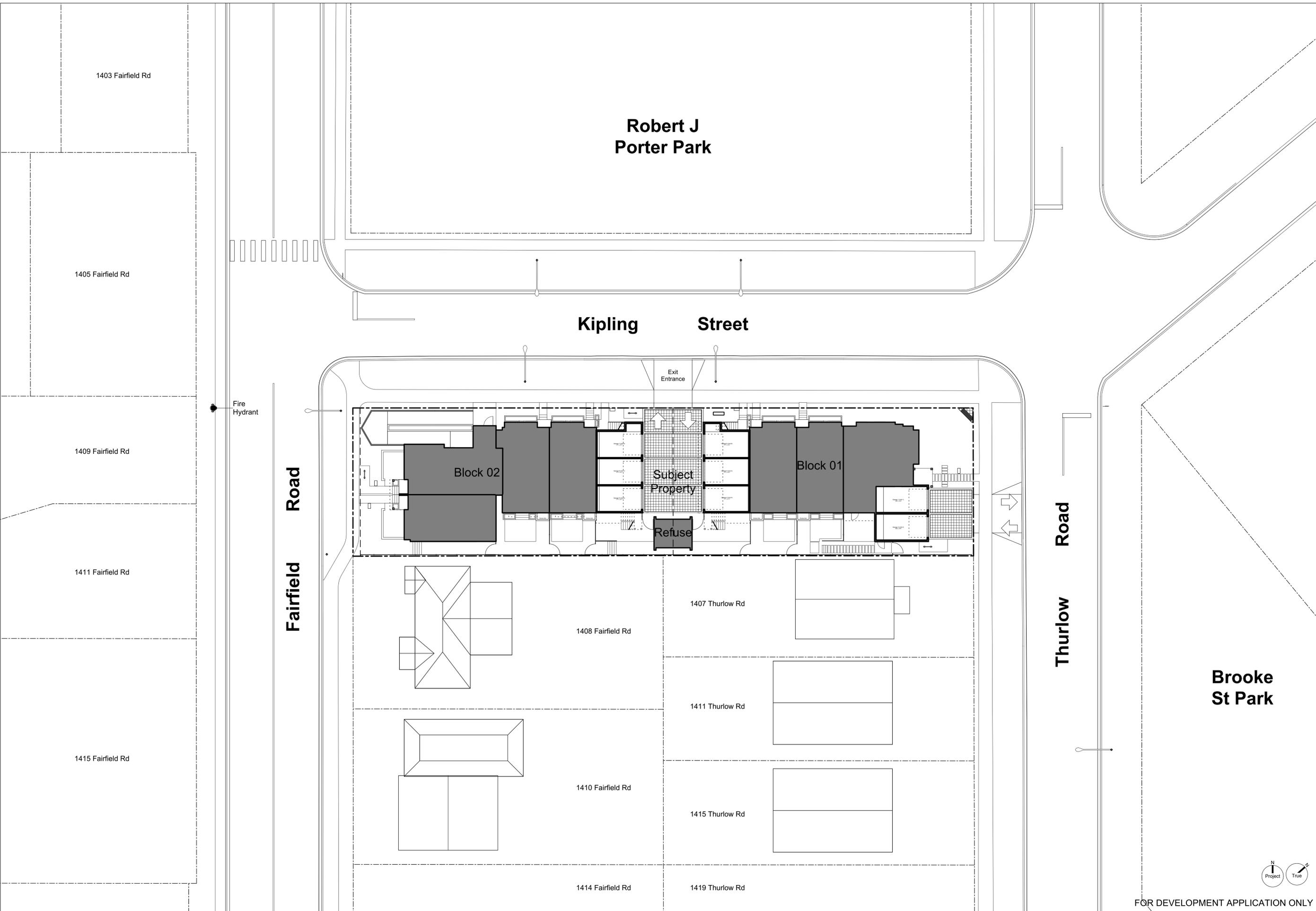
Drawn By: SG/TD

Plot Date: Nov 4, 2022

Scale: 1:200

Sheet No:

A1.2



FOR DEVELOPMENT APPLICATION ONLY

Brooke St. Park

Thurlow Road



Block 01

Block 02

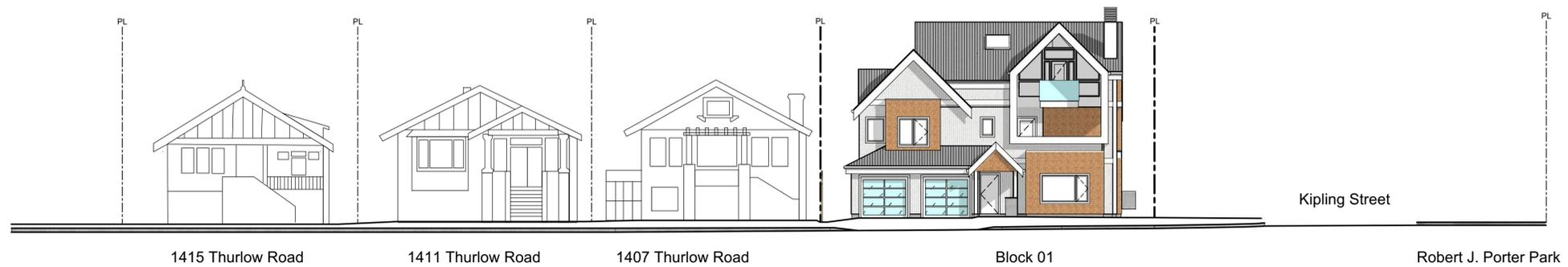
Fairfield Road

1405 Fairfield Road

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

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Legal:

PID: 19.015

Project No: SG/TD

Drawn By: Nov 4, 2022

Plot Date: (1:120) 1" = 10'-0"

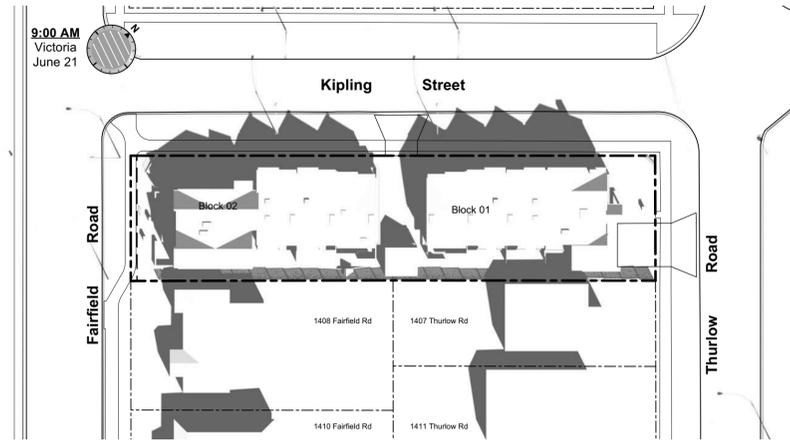
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A1.3

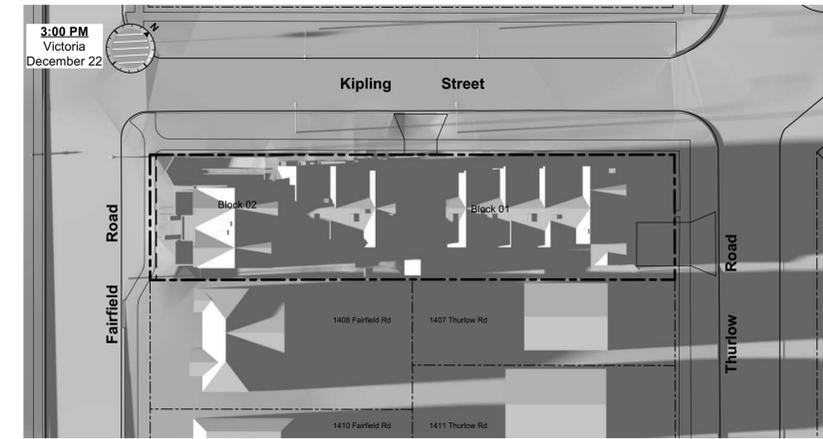
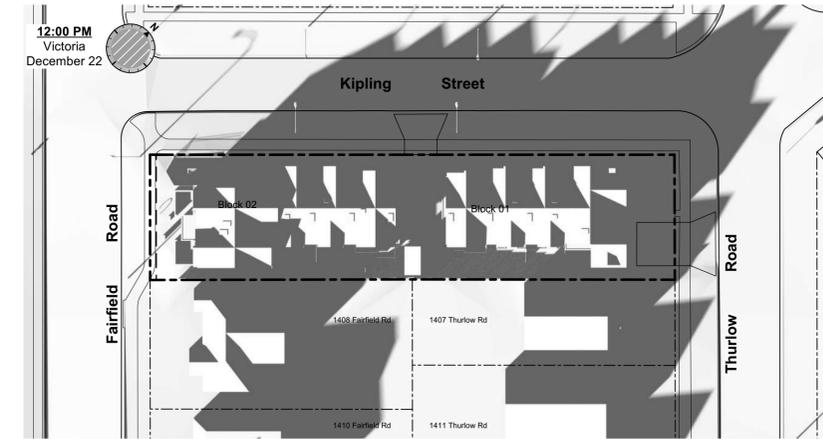
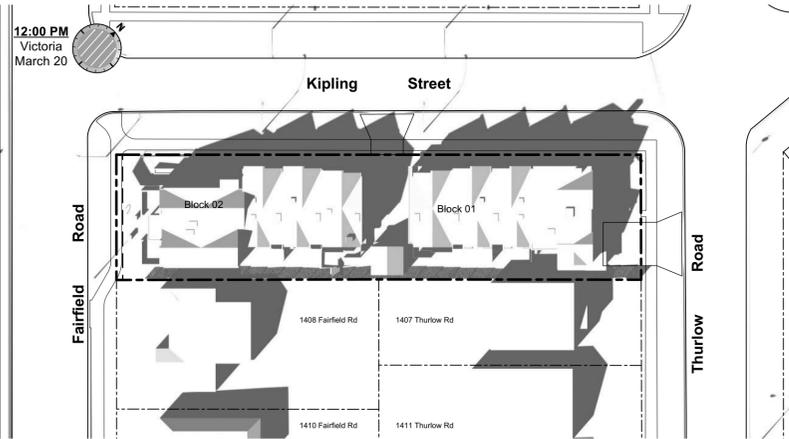
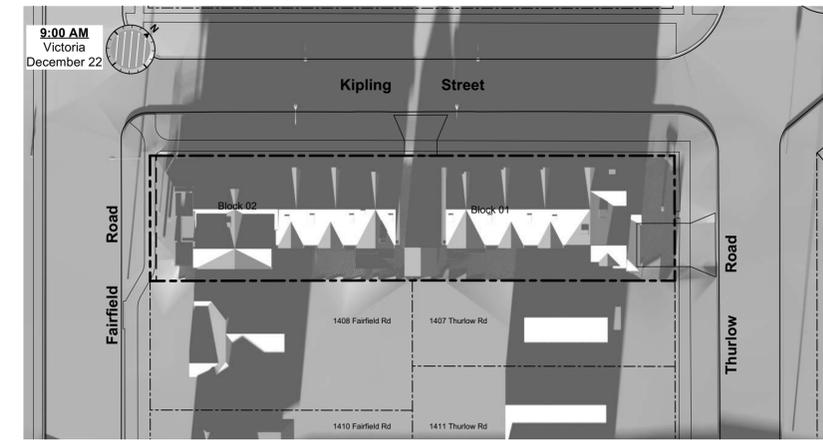
March Equinox



June Solstice



December Solstice



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Solar Study

Project Name:

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Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 4, 2022

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

Sheet No:



1

4

2

6

7

8

5

3



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

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 4, 2022

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

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A1.5

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Neighbouring Window Overlay

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Plot Date: Nov 4, 2022

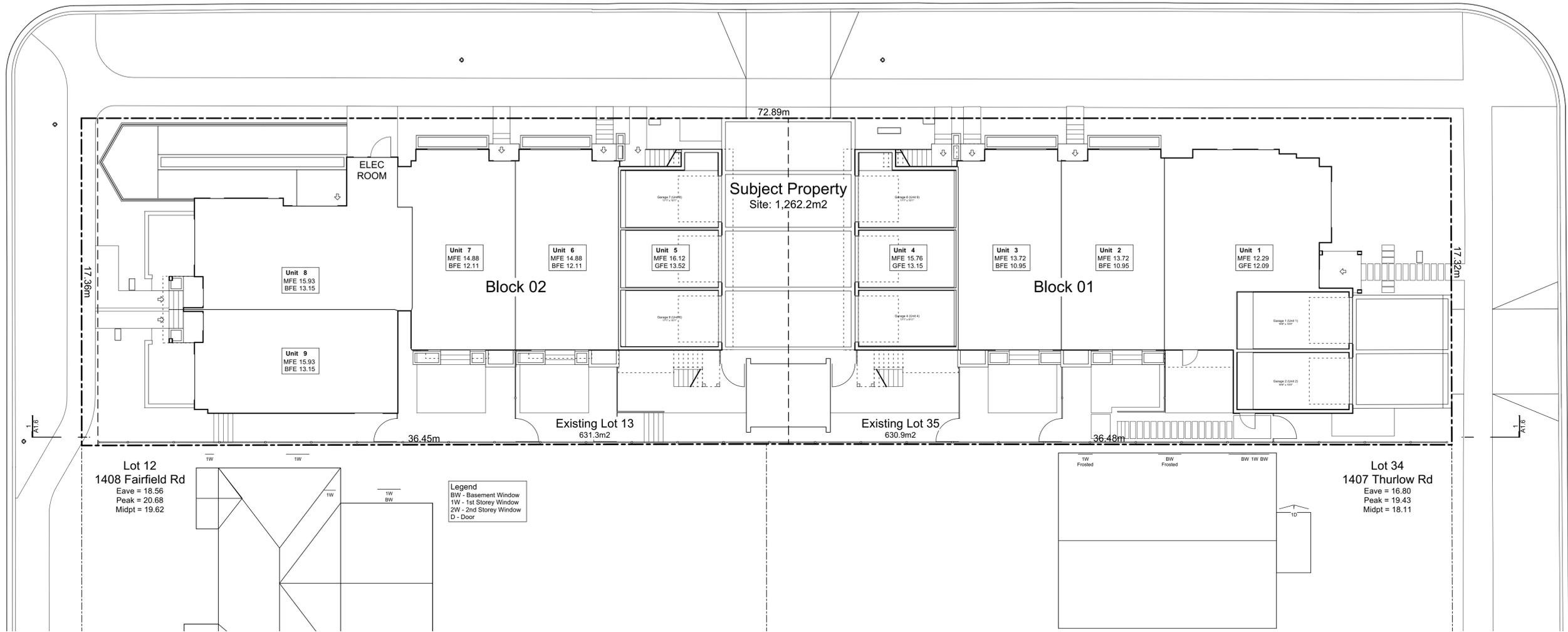
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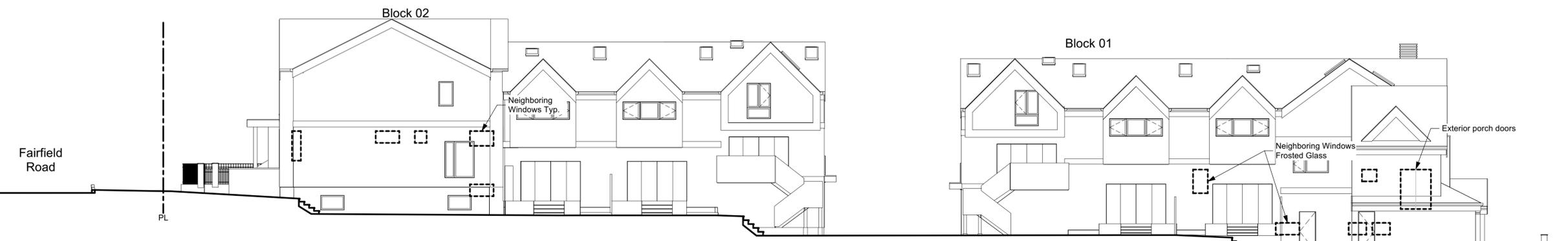
Kipling Street

Fairfield Road

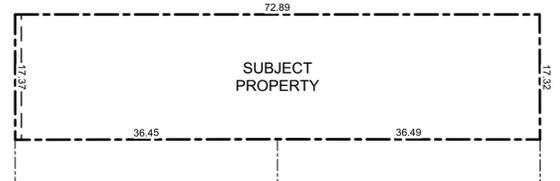
Thurlow Road



Note:
Diagrams as shown are for illustrative purposes only.
Window locations are approximate and have not been surveyed.



1 Window Elevation
Scale: 1:120



1 Proposed Consolidated Lot
Scale: 1:500

Existing Tree Schedule

See Arborist Report Prepared by Talbot Mackenzie & Associates:

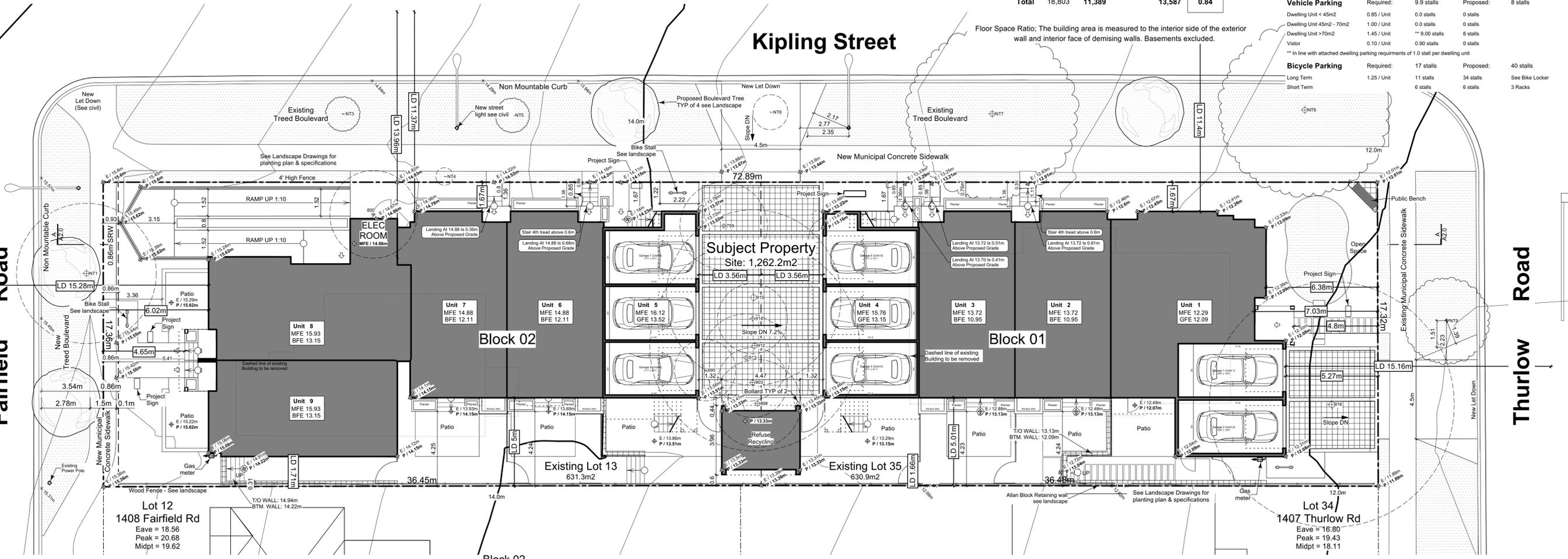
| Tag | Name | Action | DBH (cm) | Spread (m) |
|-----|-------------------|-----------------|----------|------------|
| 695 | Apple | Remove | 4.0 | 3.5 |
| 799 | Monkey Puzzle | Remove | 31.0 | 5.0 |
| 800 | Blue Spruce | Remove | 25.0 | 5.0 |
| 898 | Western Red Cedar | Remove | 42.0 | 5.0 |
| 903 | 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 |
| NT3 | Ginkgo | Retain | 7.0 | 2.0 |
| NT4 | Ash | Remove | 3.0 | 1.0 |
| NT5 | Red Maple | Retain | 8.0 | 2.0 |
| NT6 | Scarlet Oak | Remove | 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 |
| NT2 | Cherry Plum | Removed by City | 28.0 | 3.0 |

Project Data

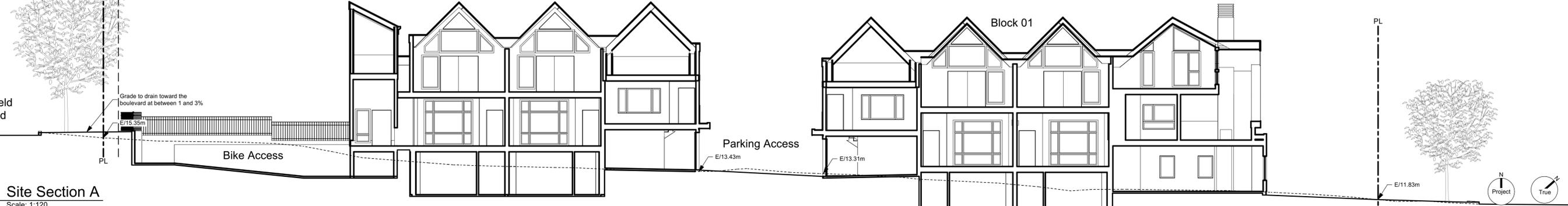
| | GFA Area (SF) | Zoning Area (SF) | Habitable Half Storey | Site Area (SF) | FAR | Bedrms |
|----------------------------|---------------|------------------|------------------------------------|----------------|-------------|--------|
| Block 01 (Unit 1-4) | | | | | | |
| Thurlow Cluster | 8,598 | 5,531 | | 6,791 | 0.81 | 11 |
| Basement | 1,239 | 0 | | | | |
| Main Floor | 3,270 | 2,016 | | | | |
| Second Floor | 2,615 | 2,476 | | | | |
| Half Storey | 1,473 | 1,039 | 51.5% = (Half Storey / Main Floor) | | | |
| Garage | 679 | 0 | | | | |
| Block 02 (Unit 5-9) | | | | | | |
| Fairfield Cluster | 10,063 | 5,784 | | 6,796 | 0.85 | 15 |
| Basement | 2,541 | 0 | | | | |
| Main Floor | 3,370 | 2,494 | | | | |
| Second Floor | 2,950 | 2,822 | | | | |
| Half Storey | 518 | 467 | 18.7% = (Half Storey / Main Floor) | | | |
| Garage | 685 | 0 | | | | |
| Refuse | 143 | 0 | | | | |
| Electrical Room | 74 | 74 | | | | |
| Total | 18,803 | 11,389 | | 13,587 | 0.84 | |

Zoning Reconciliation

| Lot Description | Property 1 | Property 2 | Total |
|---|---------------------------|------------------------|-------------------------|
| Civic Address: | 1400 Fairfield Rd. | 349 Kipling St. | |
| Legal Address: | Lot 13 Plan 884 | Lot 35 Fairfield Farm | |
| | Section F113 Victoria | Estate Victoria VIP884 | |
| | R1-B | R1-B | |
| Site Area: | 631.3 M2 | 630.9 M2 | Total: 1262.3 M2 |
| FSR | Proposed: 0.84 | | |
| Block 01 | Theoretical Site 631.3 M2 | 4 Units 0.81 | |
| Block 02 | Theoretical Site 630.9 M2 | 5 Units 0.85 | |
| Site Open Space | | 39.3% | 495.23 M2 |
| Block 01 | Theoretical Site 631.3 M2 | 17.4% | 218.39 M2 |
| Block 02 | Theoretical Site 630.9 M2 | 22.0% | 276.83 M2 |
| Lot Coverage | | 51.1% | 644.44 M2 |
| Block 01 | Theoretical Site 631.3 M2 | 25.5% | 321.63 M2 |
| Block 02 | Theoretical Site 630.9 M2 | 25.6% | 322.81 M2 |
| Setbacks | | Proposed | |
| Side Yard Corner Lot (Kipling St.) | | 1.67 m | 5.48 FT |
| Front Yard (Fairfield Rd.) | | 4.65 m | 15.26 FT |
| Rear Yard (Thurlow Rd.) | | 4.80 m | 15.75 FT |
| Interior Side Yard | | 1.66 m | 5.45 FT |
| Building Height | Maximum | Proposed | |
| Block 01 | 8.30 m | 2.5 Stories | 8.27 m |
| Block 02 | 10.50 m | 2.5 Stories | 8.94 m |
| Vehicle Parking | Required: | Proposed: | |
| Dwelling Unit < 45m2 | 0.85 / Unit | 0.0 stalls | 0 stalls |
| Dwelling Unit 45m2 - 70m2 | 1.00 / Unit | 0.0 stalls | 0 stalls |
| Dwelling Unit > 70m2 | 1.45 / Unit | ** 9.00 stalls | 8 stalls |
| Visitor | 0.10 / Unit | 0.90 stalls | 0 stalls |
| ** In line with attached dwelling parking requirements of 1.0 stall per dwelling unit | | | |
| Bicycle Parking | Required: | Proposed: | |
| Long Term | 1.25 / Unit | 11 stalls | 34 stalls |
| Short Term | | 6 stalls | 6 stalls |
| | | | See Bike Locker |
| | | | 3 Racks |



2 Site Plan
Scale: 1:120



A Site Section A
Scale: 1:120

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Sheet No:

| Floor Area Calculations Unit 1 | | | |
|--------------------------------|--|--|----------|
| | Gross Floor Area | Zoning Floor Area | Bedrms |
| Basement Floor | No Basement as per zoning definition | | |
| Main Floor | 1,243 sq ft / 115.5 m ² | 797 sq ft / 74.0 m ² | |
| Second Floor | 873 sq ft / 81.1 m ² | 813 sq ft / 75.5 m ² | |
| Half Storey | 955 sq ft / 88.8 m ² | 579 sq ft / 53.8 m ² | |
| Totals: | 3,072 sq ft / 285.4 m² | 2,188 sq ft / 203.3 m² | 3 |
| Garage | 168 sq ft / 15.7 m ² | | |

| Floor Area Calculations Unit 2 | | | |
|--------------------------------|--|--|----------|
| | Gross Floor Area | Zoning Floor Area | Bedrms |
| Basement Floor | 622 sq ft / 57.8 m ² | 0 sq ft / 0.0 m ² | |
| Main Floor | 617 sq ft / 57.3 m ² | 625 sq ft / 58.0 m ² | |
| Second Floor | 589 sq ft / 54.8 m ² | 568 sq ft / 52.8 m ² | |
| Half Storey | | | |
| Totals: | 1,828 sq ft / 169.9 m² | 1,193 sq ft / 110.8 m² | 3 |
| Garage | 168 sq ft / 15.7 m ² | | |

| Floor Area Calculations Unit 3 | | | |
|--------------------------------|--|--|----------|
| | Gross Floor Area | Zoning Floor Area | Bedrms |
| Basement Floor | 617 sq ft / 57.3 m ² | 0 sq ft / 0.0 m ² | |
| Main Floor | 616 sq ft / 57.3 m ² | 595 sq ft / 55.2 m ² | |
| Second Floor | 589 sq ft / 54.8 m ² | 568 sq ft / 52.8 m ² | |
| Half Storey | | | |
| Totals: | 1,823 sq ft / 169.3 m² | 1,163 sq ft / 108.1 m² | 3 |
| Garage | 172 sq ft / 16.0 m ² | | |

| Floor Area Calculations Unit 4 | | | |
|--------------------------------|--|---------------------------------------|----------|
| | Gross Floor Area | Zoning Floor Area | Bedrms |
| Basement Floor | No Basement as per zoning definition | | |
| Main Floor | 794 sq ft / 73.8 m ² | 0 sq ft / 0.0 m ² | |
| Second Floor | 563 sq ft / 52.3 m ² | 527 sq ft / 48.9 m ² | |
| Half Storey | 518 sq ft / 48.1 m ² | 460 sq ft / 42.8 m ² | |
| Totals: | 1,875 sq ft / 174.2 m² | 987 sq ft / 91.7 m² | 2 |
| Garage | 170 sq ft / 15.8 m ² | | |

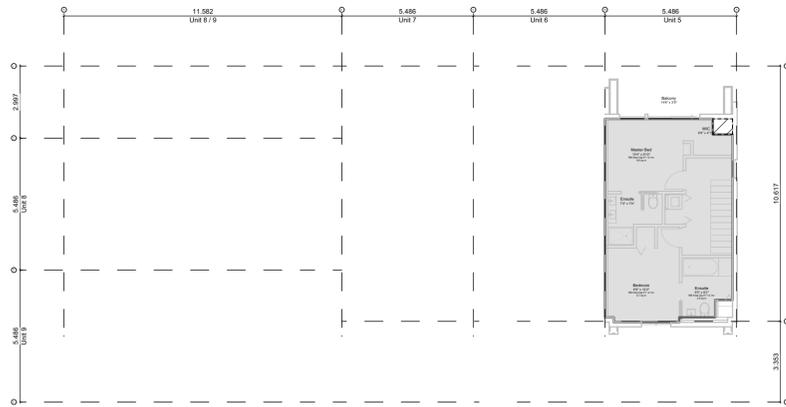
| Floor Area Calculations Unit 5 | | | |
|--------------------------------|--|---------------------------------------|----------|
| | Gross Floor Area | Zoning Floor Area | Bedrms |
| Basement Floor | No Basement as per zoning definition | | |
| Main Floor | 794 sq ft / 73.8 m ² | 0 sq ft / 0.0 m ² | |
| Second Floor | 563 sq ft / 52.3 m ² | 527 sq ft / 48.9 m ² | |
| Half Storey | 518 sq ft / 48.1 m ² | 467 sq ft / 43.4 m ² | |
| Totals: | 1,875 sq ft / 174.2 m² | 994 sq ft / 92.4 m² | 2 |
| Garage | 0 sq ft / 0.0 m ² | | |

| Floor Area Calculations Unit 6 | | | |
|--------------------------------|--|--|----------|
| | Gross Floor Area | Zoning Floor Area | Bedrms |
| Basement Floor | 627 sq ft / 58.3 m ² | 0 sq ft / 0.0 m ² | |
| Main Floor | 616 sq ft / 57.3 m ² | 594 sq ft / 55.2 m ² | |
| Second Floor | 589 sq ft / 54.8 m ² | 581 sq ft / 53.9 m ² | |
| Half Storey | | | |
| Totals: | 1,833 sq ft / 170.3 m² | 1,175 sq ft / 109.2 m² | 4 |
| Garage | 169 sq ft / 15.7 m ² | | |

| Floor Area Calculations Unit 7 | | | |
|--------------------------------|--|--|----------|
| | Gross Floor Area | Zoning Floor Area | Bedrms |
| Basement Floor | 619 sq ft / 57.5 m ² | 0 sq ft / 0.0 m ² | |
| Main Floor | 636 sq ft / 59.1 m ² | 610 sq ft / 56.7 m ² | |
| Second Floor | 589 sq ft / 54.8 m ² | 572 sq ft / 53.2 m ² | |
| Half Storey | | | |
| Totals: | 1,844 sq ft / 171.4 m² | 1,183 sq ft / 109.9 m² | 4 |
| Garage | 172 sq ft / 16.0 m ² | | |

| Floor Area Calculations Unit 8 | | | |
|--------------------------------|--|--|----------|
| | Gross Floor Area | Zoning Floor Area | Bedrms |
| Basement Floor | 678 sq ft / 63.0 m ² | 0 sq ft / 0.0 m ² | |
| Main Floor | 696 sq ft / 64.7 m ² | 684 sq ft / 63.5 m ² | |
| Second Floor | 626 sq ft / 58.2 m ² | 598 sq ft / 55.6 m ² | |
| Half Storey | | | |
| Totals: | 2,001 sq ft / 185.9 m² | 1,282 sq ft / 119.1 m² | 2 |
| Garage | 172 sq ft / 16.0 m ² | | |

| Floor Area Calculations Unit 9 | | | |
|--------------------------------|--|--|----------|
| | Gross Floor Area | Zoning Floor Area | Bedrms |
| Basement Floor | 616 sq ft / 57.2 m ² | 0 sq ft / 0.0 m ² | |
| Main Floor | 627 sq ft / 58.3 m ² | 606 sq ft / 56.3 m ² | |
| Second Floor | 581 sq ft / 54.0 m ² | 544 sq ft / 50.6 m ² | |
| Half Storey | | | |
| Totals: | 1,825 sq ft / 169.5 m² | 1,150 sq ft / 106.8 m² | 3 |
| Garage | 172 sq ft / 16.0 m ² | | |



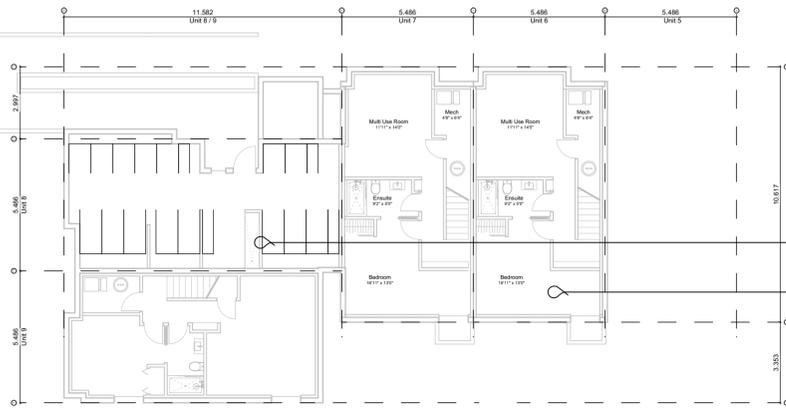
2.3 Block 02 - Floor 3 (Half Storey)
Scale: 1:150



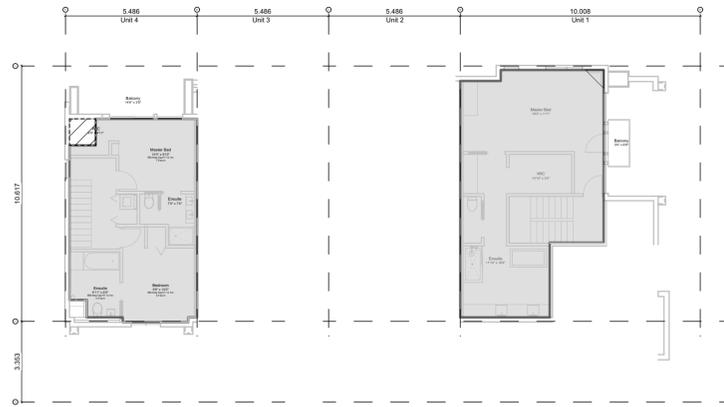
2.2 Block 02 - Floor 2
Scale: 1:150



2.1 Block 02 - Floor 1
Scale: 1:150



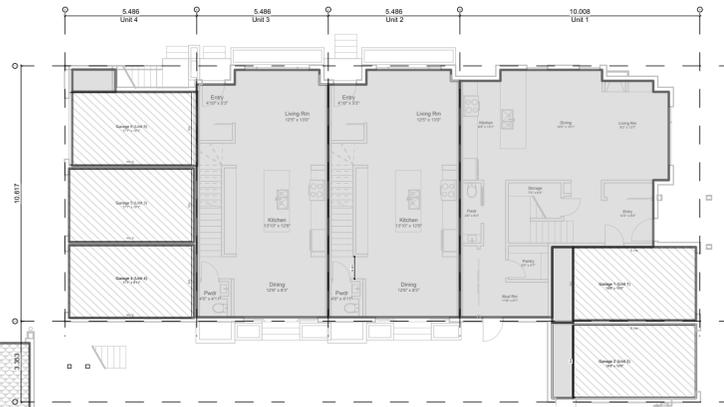
2.0 Block 02 - Basement
Scale: 1:150



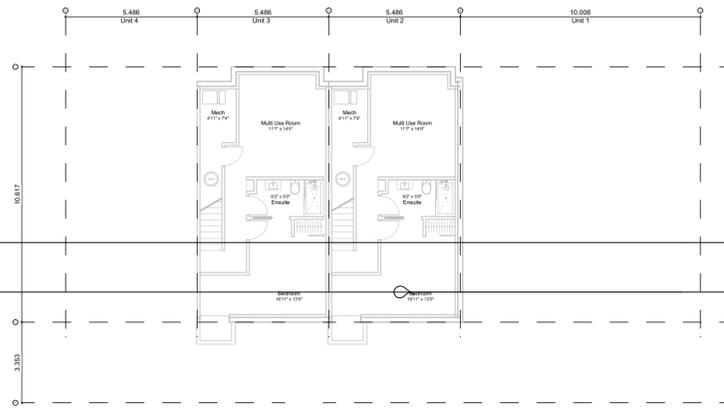
1.3 Block 01 - Floor 3 (Half Storey)
Scale: 1:150



1.2 Block 01 - Floor 2
Scale: 1:150



1.1 Block 01 - Floor 1
Scale: 1:150



1.0 Block 01 - 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 exterior walls 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 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.

"First Storey" means the storey above the basement 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 lot area.

"Habitable Room" means a room in a dwelling unit other than a kitchen, storage room, toilet, bathroom, sauna room, hallway, or stairway.

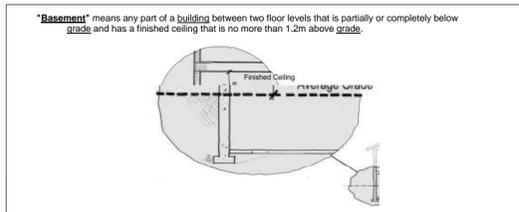
"Half Storey" means that part of any building wholly or partly within the framing of the roof, where the habitable floor area is not more than 70% of the ground floor area of the building.

"Storey" means the space between two floors or between any floor and a basement or a crawlspace.

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

| | GFA Area (SF) | Zoning Area (SF) | Habitable Half Storey | Site Area (SF) | FAR | Bedrms |
|----------------------------|---------------|------------------|------------------------------------|----------------|-------------|--------|
| | | | | | | |
| Block 01 (Unit 1-4) | | | | | | |
| Thurlow Cluster | 8,598 | 5,531 | | 6,791 | 0.81 | 11 |
| Basement | 1,239 | 0 | | | | |
| Main Floor | 3,270 | 2,016 | | | | |
| Second Floor | 2,615 | 2,476 | | | | |
| Half Storey | 1,473 | 1,039 | 51.5% = (Half Storey / Main Floor) | | | |
| Garage | 679 | 0 | | | | |
| Block 02 (Unit 5-9) | | | | | | |
| Fairfield Cluster | 10,063 | 5,784 | | 6,796 | 0.85 | 15 |
| Basement | 2,541 | 0 | | | | |
| Main Floor | 3,370 | 2,494 | | | | |
| Second Floor | 2,950 | 2,822 | | | | |
| Half Storey | 518 | 467 | 18.7% = (Half Storey / Main Floor) | | | |
| Garage | 685 | 0 | | | | |
| Refuse | 143 | 0 | | | | |
| Electrical Room | 74 | 74 | | | | |
| Total | 18,803 | 11,389 | | 13,587 | 0.84 | |

Floor Space Ratio; The building area is measured to the interior side of the exterior wall and interior face of demising walls. Basements excluded.



Floor Area Legend

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

Bicycle parking excluded

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

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Seal

| Issued | 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 |

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

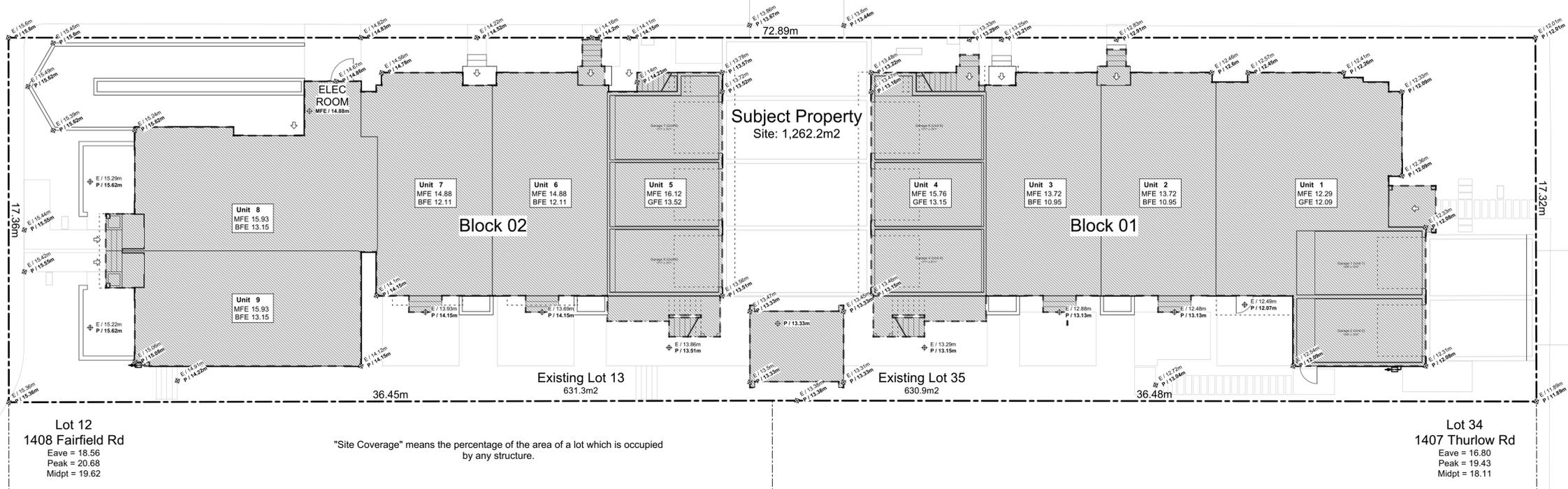
Plot Date: Nov 4, 2022

Scale: 1:100

Sheet No:

Fairfield Road

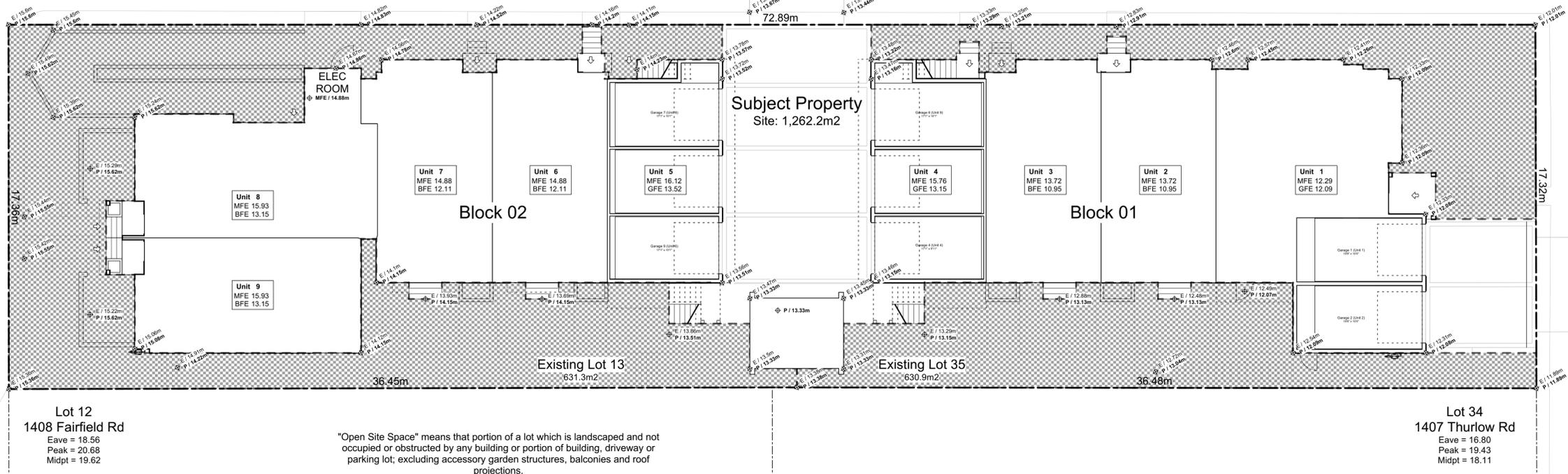
Thurlow Road



2 Lot Coverage Scale: 1:120

Fairfield Road

Thurlow Road



1 Open Site Space Scale: 1:120

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| 2022-05-10 | Revised & Re-issued for DP |
| 2022-10-06 | Revised & Re-issued for DP |
| 2022-11-04 | Revised & Re-issued for DP |

Graphical & Site Coverage & Open Site Space

Project Name: Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID: Project No: 19.015

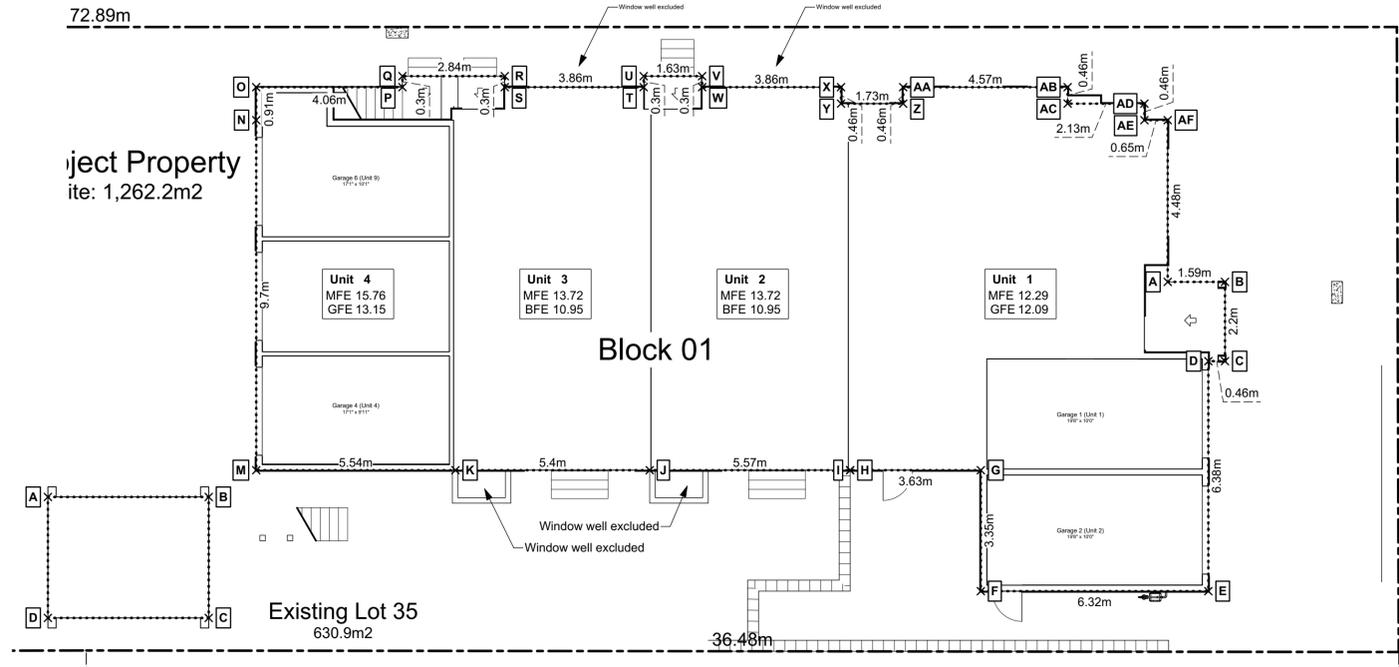
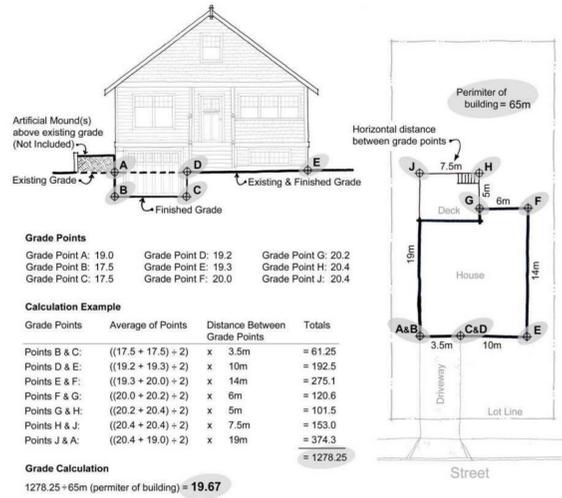
Drawn By: SG/TD

Plot Date: Nov 4, 2022

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

Sheet No:

"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 - Block 01

| PT | Natural Grade | Finished Grade | Lowest Grade | PT | Lowest Grade | Average | Distance | Total |
|-----------------------|---------------|----------------|--------------|----|--------------|---------|----------|----------|
| A | 12.36m | 12.09m | 12.09m | B | 12.09m | 12.09m | x 1.59m | 19.22 |
| B | 12.30m | 12.09m | 12.09m | C | 12.06m | 12.08m | x 2.20m | 26.57 |
| C | 12.30m | 12.06m | 12.06m | D | 12.09m | 12.08m | x 0.46m | 5.55 |
| D | 12.33m | 12.09m | 12.09m | E | 12.09m | 12.09m | x 6.38m | 77.13 |
| E | 12.30m | 12.09m | 12.09m | F | 12.09m | 12.09m | x 6.32m | 76.41 |
| F | 12.52m | 12.09m | 12.09m | G | 12.09m | 12.09m | x 3.35m | 40.50 |
| G | 12.49m | 12.09m | 12.09m | H | 12.09m | 12.09m | x 3.63m | 43.89 |
| H | 12.49m | 12.09m | 12.09m | I | 12.49m | Step Up | | |
| I | 12.49m | 13.13m | 12.49m | J | 12.73m | 12.61m | x 5.57m | 70.22 |
| J | 12.73m | 13.13m | 12.73m | K | 13.13m | 12.93m | x 5.40m | 69.81 |
| K | 13.23m | 13.13m | 13.13m | M | 13.15m | 13.14m | x 3.35m | 44.02 |
| M | 13.44m | 13.15m | 13.15m | N | 13.16m | 13.15m | x 13.06m | 171.79 |
| N | 13.47m | 13.16m | 13.16m | O | 13.22m | 13.19m | x 0.91m | 12.00 |
| O | 13.48m | 13.22m | 13.22m | P | 13.27m | 13.25m | x 4.06m | 53.78 |
| P | 13.33m | 13.27m | 13.27m | Q | 13.28m | 13.27m | x 0.30m | 3.98 |
| Q | 13.35m | 13.28m | 13.28m | R | 13.16m | 13.22m | x 2.84m | 37.54 |
| R | 13.21m | 13.16m | 13.16m | S | 13.15m | 13.15m | x 0.30m | 3.95 |
| S | 13.21m | 13.15m | 13.15m | T | 12.95m | 13.05m | x 3.86m | 50.38 |
| T | 13.03m | 12.95m | 12.95m | U | 12.95m | 12.95m | x 0.30m | 3.88 |
| U | 13.01m | 12.95m | 12.95m | V | 12.60m | 12.77m | x 1.63m | 20.82 |
| V | 12.60m | 12.90m | 12.60m | W | 12.36m | 12.48m | x 0.30m | 3.74 |
| W | 12.36m | 12.90m | 12.36m | X | 12.50m | 12.43m | x 3.86m | 47.98 |
| X | 12.50m | 12.60m | 12.50m | Y | 12.35m | 12.42m | x 0.46m | 5.72 |
| Y | 12.35m | 12.60m | 12.35m | Z | 12.52m | 12.43m | x 1.73m | 21.51 |
| Z | 12.54m | 12.52m | 12.52m | AA | 12.52m | 12.52m | x 0.46m | 5.76 |
| AA | 12.57m | 12.52m | 12.52m | AB | 12.27m | 12.40m | x 4.57m | 56.65 |
| AB | 12.40m | 12.27m | 12.27m | AC | 12.27m | 12.27m | x 0.46m | 5.64 |
| AC | 12.42m | 12.27m | 12.27m | AD | 12.09m | 12.18m | x 2.13m | 25.94 |
| AD | 12.35m | 12.09m | 12.09m | AE | 12.09m | 12.09m | x 0.46m | 5.56 |
| AE | 12.36m | 12.09m | 12.09m | AF | 12.09m | 12.09m | x 0.65m | 7.86 |
| AF | 12.33m | 12.09m | 12.09m | | | | | |
| Sub-Total: | | | | | | | | 1,017.82 |
| Perimeter of Building | | | | | | | | 80.59m |
| Average Grade | | | | | | | | 12.63m |

1 Block 01 Average Grade
Scale: 1:100

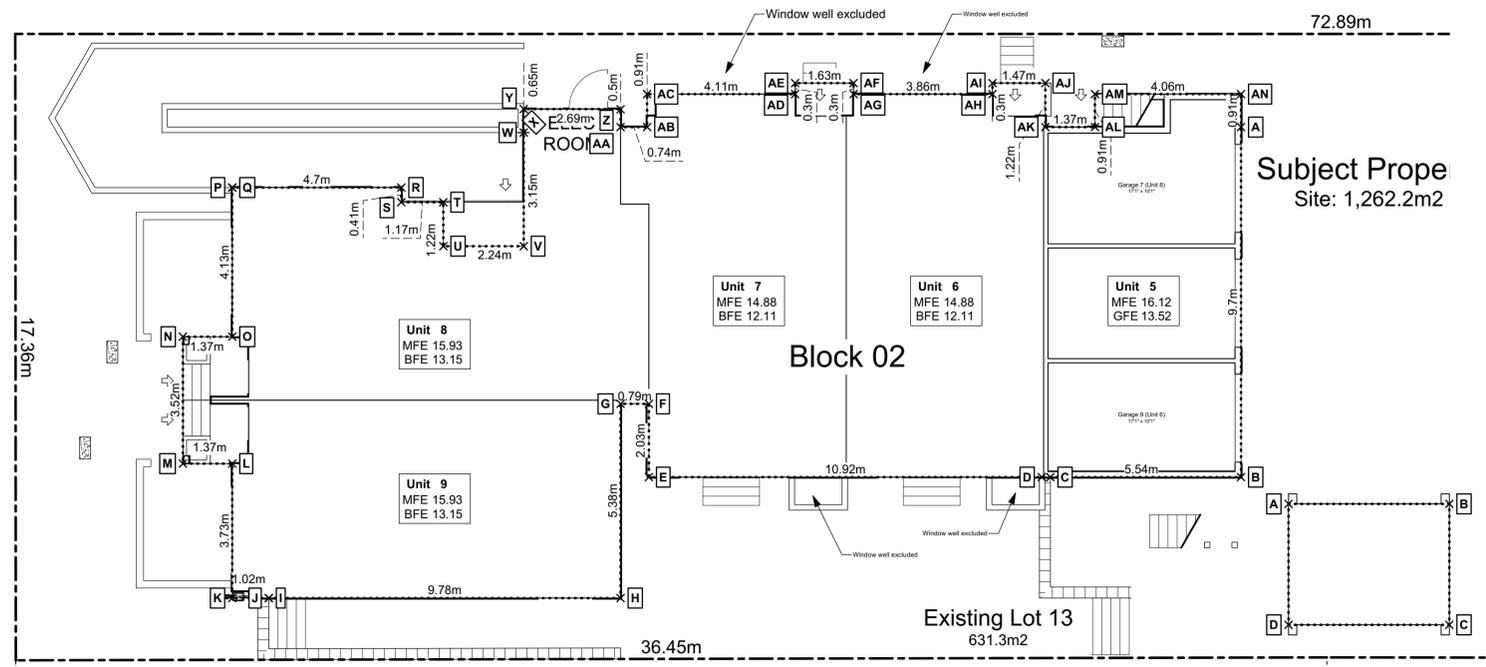
Grade Calculations - Accessory Refuse

| PT | Natural Grade | Finished Grade | Lowest Grade | PT | Lowest Grade | Average | Distance | Total |
|-----------------------|---------------|----------------|--------------|----|--------------|---------|----------|--------|
| A | 13.47m | 13.33m | 13.33m | B | 13.33m | 13.33m | x 4.47m | 59.59 |
| B | 13.45m | 13.33m | 13.33m | C | 13.31m | 13.32m | x 3.35m | 44.63 |
| C | 13.31m | 13.33m | 13.31m | D | 13.33m | 13.32m | x 4.47m | 59.55 |
| D | 13.50m | 13.33m | 13.33m | A | 13.33m | 13.33m | x 3.35m | 44.66 |
| Sub-Total: | | | | | | | | 208.41 |
| Perimeter of Building | | | | | | | | 15.64m |
| Average Grade | | | | | | | | 13.33m |

Grade Calculations - Block 02

| PT | Natural Grade | Finished Grade | Lowest Grade | PT | Lowest Grade | Average | Distance | Total |
|-----------------------|---------------|----------------|--------------|----|--------------|-----------|----------|----------|
| A | 13.68m | 13.52m | 13.52m | B | 13.52m | 13.52m | x 13.06m | 176.55 |
| B | 13.57m | 13.52m | 13.52m | C | 13.52m | 13.52m | x 5.54m | 74.89 |
| C | 13.59m | 13.52m | 13.52m | D | 13.60m | 13.56m | x 3.35m | 45.43 |
| D | 13.60m | 14.15m | 13.60m | E | 14.08m | 13.84m | x 10.92m | 151.15 |
| E | 14.08m | 14.15m | 14.08m | F | 14.12m | 14.10m | x 2.03m | 28.62 |
| F | 14.12m | 14.15m | 14.12m | G | 14.15m | 14.13m | x 0.79m | 11.16 |
| G | 14.18m | 14.15m | 14.15m | H | 14.13m | 14.14m | x 5.38m | 76.06 |
| H | 14.13m | 14.15m | 14.13m | I | 14.22m | 14.18m | x 9.78m | 138.64 |
| I | 14.96m | 14.22m | 14.22m | J | 14.96m | Step Up | | |
| J | 14.96m | 15.01m | 14.96m | K | 15.02m | 14.99m | x 1.02m | 15.29 |
| K | 15.02m | 15.09m | 15.02m | L | 15.22m | 15.12m | x 3.73m | 56.39 |
| L | 15.22m | 15.62m | 15.22m | M | 15.23m | 15.22m | x 1.37m | 20.86 |
| M | 15.23m | 15.62m | 15.23m | N | 15.27m | 15.25m | x 3.52m | 53.68 |
| N | 15.27m | 15.62m | 15.27m | O | 15.25m | 15.26m | x 1.37m | 20.90 |
| O | 15.25m | 15.62m | 15.25m | P | 15.24m | 15.24m | x 4.13m | 62.96 |
| P | 15.24m | 15.62m | 15.24m | Q | 13.75m | Step Down | | |
| Q | 15.24m | 13.75m | 13.75m | R | 13.27m | 13.51m | x 4.70m | 63.50 |
| R | 15.11m | 13.27m | 13.27m | S | 13.27m | 13.27m | x 0.41m | 5.44 |
| S | 15.13m | 13.27m | 13.27m | T | 13.15m | 13.21m | x 1.17m | 15.46 |
| T | 15.08m | 13.15m | 13.15m | U | 13.15m | 13.15m | x 1.22m | 16.04 |
| U | 15.11m | 13.15m | 13.15m | V | 13.15m | 13.15m | x 2.24m | 29.46 |
| V | 14.46m | 13.15m | 13.15m | W | 13.15m | 13.15m | x 3.15m | 41.42 |
| W | 14.64m | 13.15m | 13.15m | X | 14.47m | Step Up | | |
| X | 14.47m | 14.86m | 14.47m | Y | 14.47m | 14.47m | x 0.65m | 9.41 |
| Y | 14.47m | 14.86m | 14.47m | Z | 14.38m | 14.42m | x 2.69m | 38.80 |
| Z | 14.38m | 14.80m | 14.38m | AA | 14.29m | 14.33m | x 0.50m | 7.17 |
| AA | 14.29m | 14.80m | 14.29m | AB | 14.29m | 14.29m | x 0.74m | 10.57 |
| AB | 14.29m | 14.80m | 14.29m | AC | 14.61m | 14.45m | x 0.91m | 13.15 |
| AC | 14.61m | 14.78m | 14.61m | AD | 14.11m | 14.36m | x 4.11m | 59.01 |
| AD | 14.11m | 14.49m | 14.11m | AE | 14.19m | 14.15m | x 0.30m | 4.24 |
| AE | 14.19m | 14.50m | 14.19m | AF | 14.09m | 14.14m | x 1.63m | 23.04 |
| AF | 14.09m | 14.49m | 14.09m | AG | 14.01m | 14.05m | x 0.30m | 4.21 |
| AG | 14.01m | 14.49m | 14.01m | AH | 14.04m | 14.02m | x 3.86m | 54.14 |
| AH | 14.04m | 14.30m | 14.04m | AI | 14.10m | 14.07m | x 0.30m | 4.22 |
| AI | 14.10m | 14.28m | 14.10m | AJ | 14.09m | 14.10m | x 1.47m | 20.72 |
| AJ | 14.09m | 14.26m | 14.09m | AK | 13.96m | 14.03m | x 1.22m | 17.11 |
| AK | 13.96m | 14.30m | 13.96m | AL | 13.94m | 13.95m | x 1.37m | 19.11 |
| AL | 13.94m | 14.25m | 13.94m | AM | 14.03m | 13.96m | x 0.91m | 12.73 |
| AM | 14.03m | 14.21m | 14.03m | AN | 13.58m | 13.81m | x 4.06m | 56.06 |
| AN | 13.79m | 13.58m | 13.58m | | | | | |
| Sub-Total: | | | | | | | | 1,457.59 |
| Perimeter of Building | | | | | | | | 103.90m |
| Average Grade | | | | | | | | 14.03m |

2 Block 02 Average Grade
Scale: 1:100



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| 2021-12-16 | Revised & Re-issued for DP |
| 2022-03-30 | Revised & Re-issued for DP |
| 2022-04-11 | Revised & Re-issued for DP |
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| 2022-10-06 | Revised & Re-issued for DP |
| 2022-11-04 | Revised & Re-issued for DP |

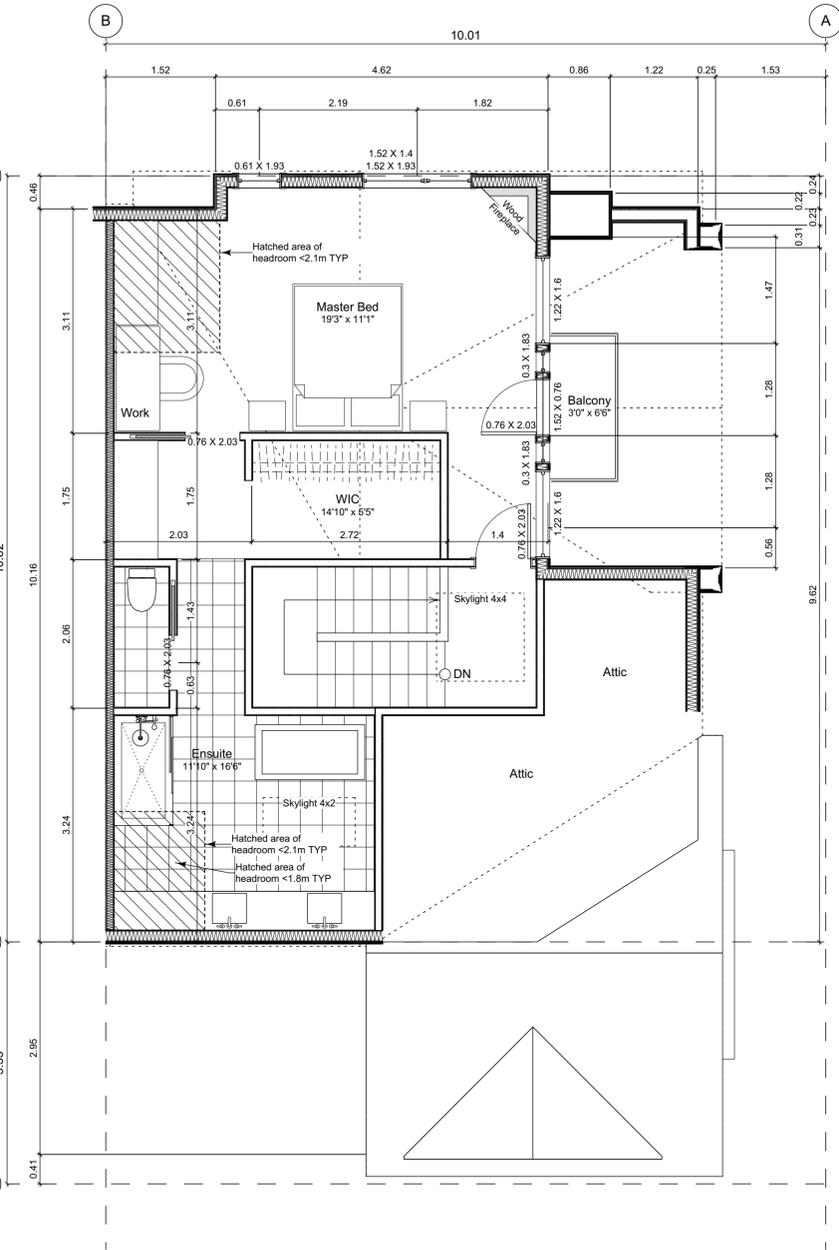
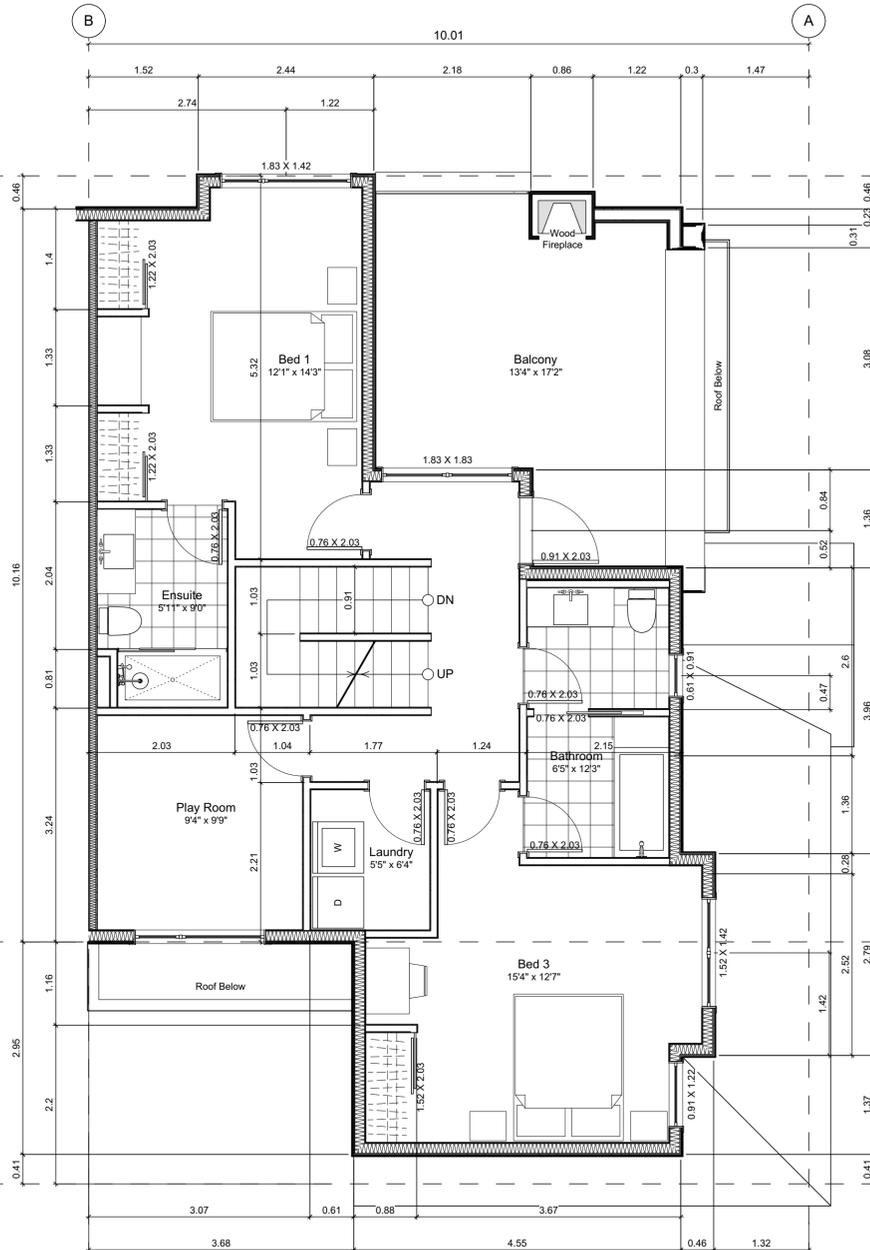
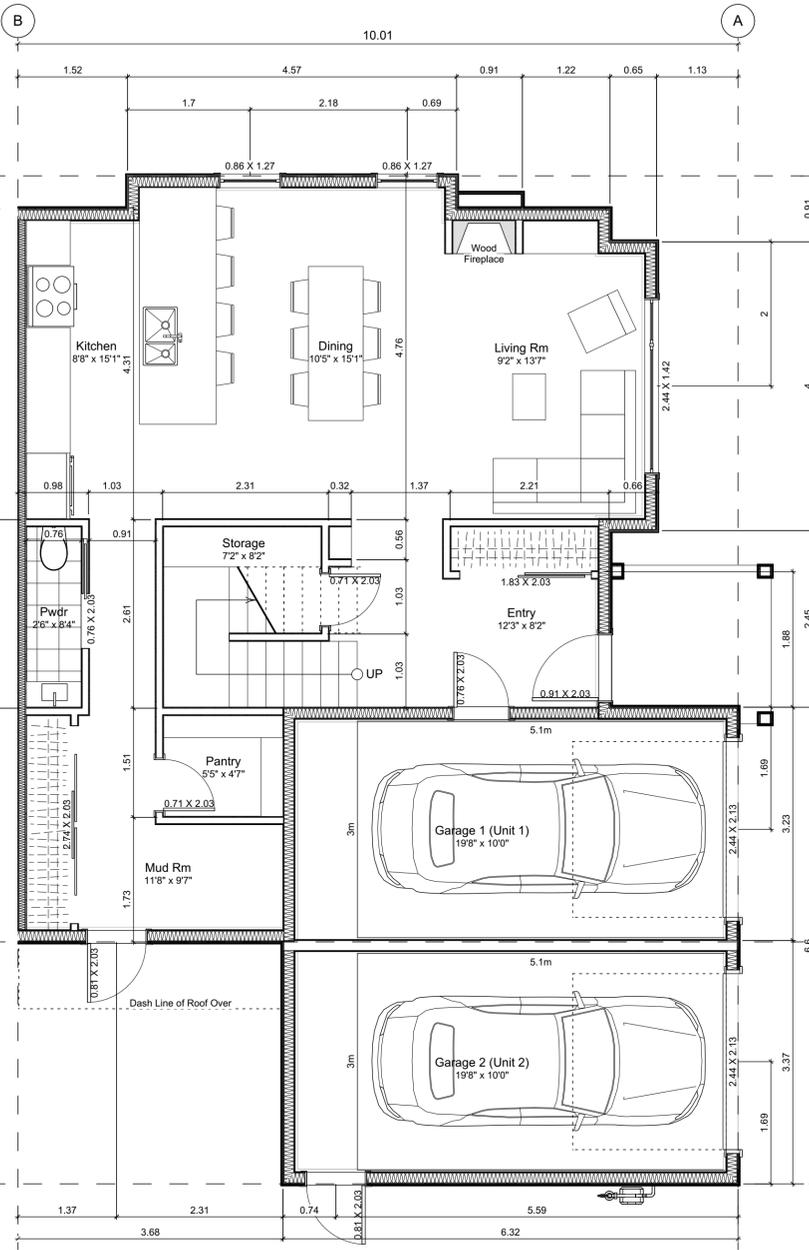
Graphical Average Grade Calculation

Project Name: **Fairfield-Kipling Development**
Civic: **1400 Fairfield Rd & 349 Kipling St**
Legal:
PID:
Project No: **19.015**
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Plot Date: **Nov 4, 2022**
Scale: **1:100**
Sheet No:

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Unit 1 Floor Plans



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 1 | | |
|-------------------------|--------------------------------------|--------------------|-----------------|----------|
| | Gross Floor Area | Zoning Floor Area | Bedrms | |
| Basement Floor | No Basement as per zoning definition | | | |
| Main Floor | 1,243 sq ft 115.5 m2 | 797 sq ft | 74.0 m2 | |
| Second Floor | 873 sq ft 81.1 m2 | 813 sq ft | 75.5 m2 | |
| Half Storey | 955 sq ft 88.8 m2 | 579 sq ft | 53.8 m2 | |
| Totals: | 3,072 sq ft 285.4 m2 | 2,188 sq ft | 203.3 m2 | 3 |
| Garage | 168 sq ft 15.7 m2 | | | |

Project Name: **Fairfield-Kipling Development**
Civic: 1400 Fairfield Rd & 349 Kipling St
Legal:
PID:
Project No: 19.015
Drawn By: SG/TD
Plot Date: Nov 4, 2022
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| 2022-11-04 | Revised & Re-issued for DP |

Unit 2 & 3 Floor Plans

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

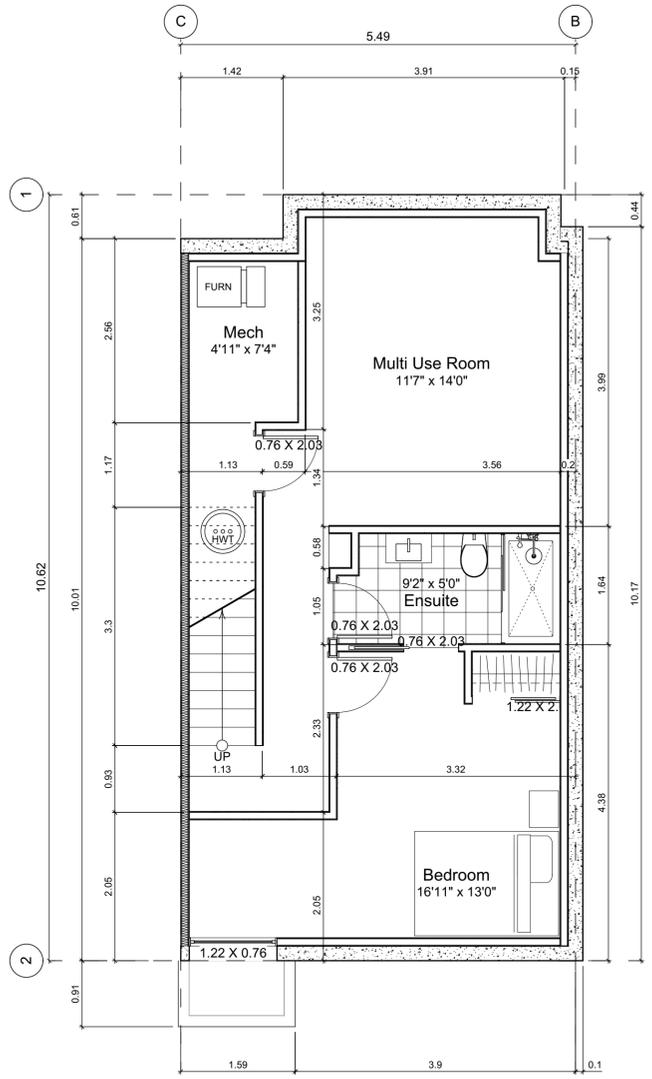
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Plot Date: Nov 4, 2022

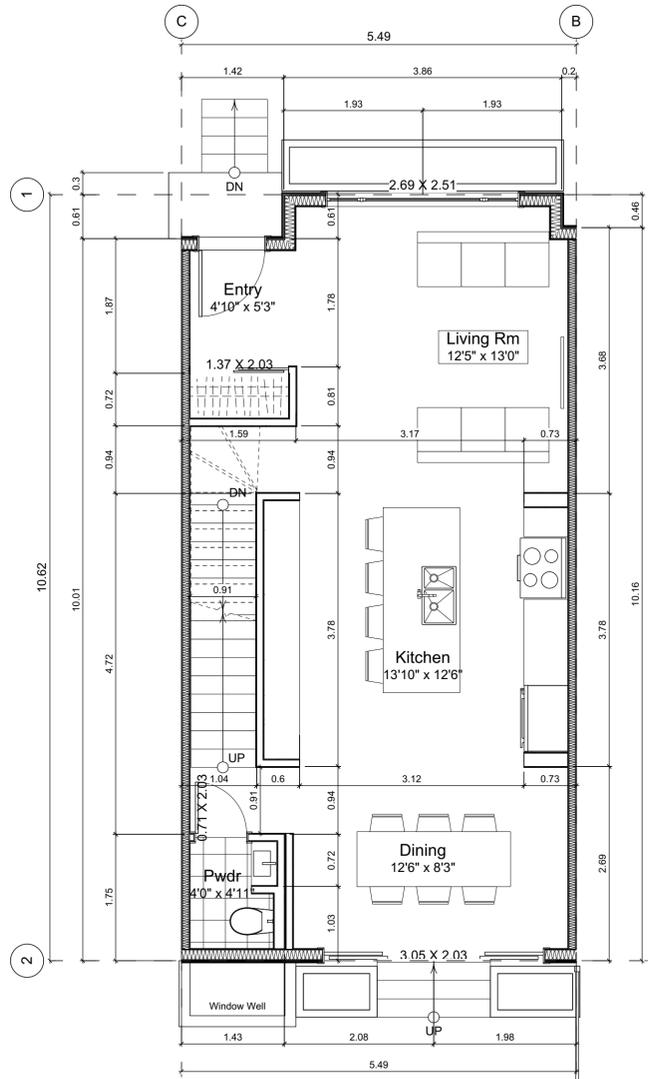
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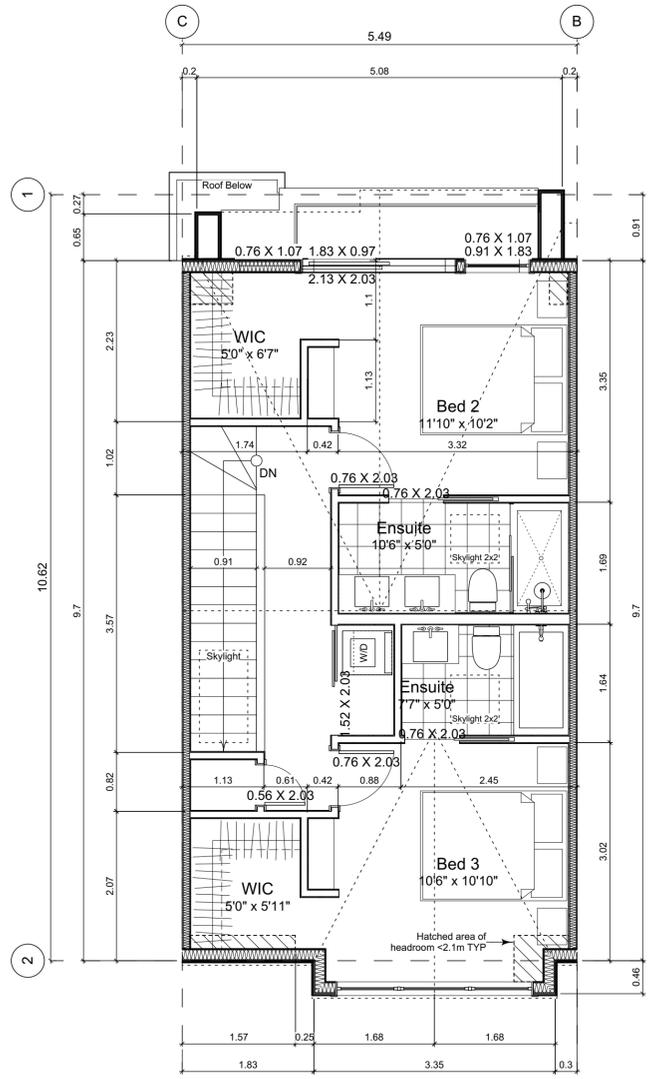
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0 Basement Floor Plan
Scale: 1:50



1 Main Floor Plan
Scale: 1:50

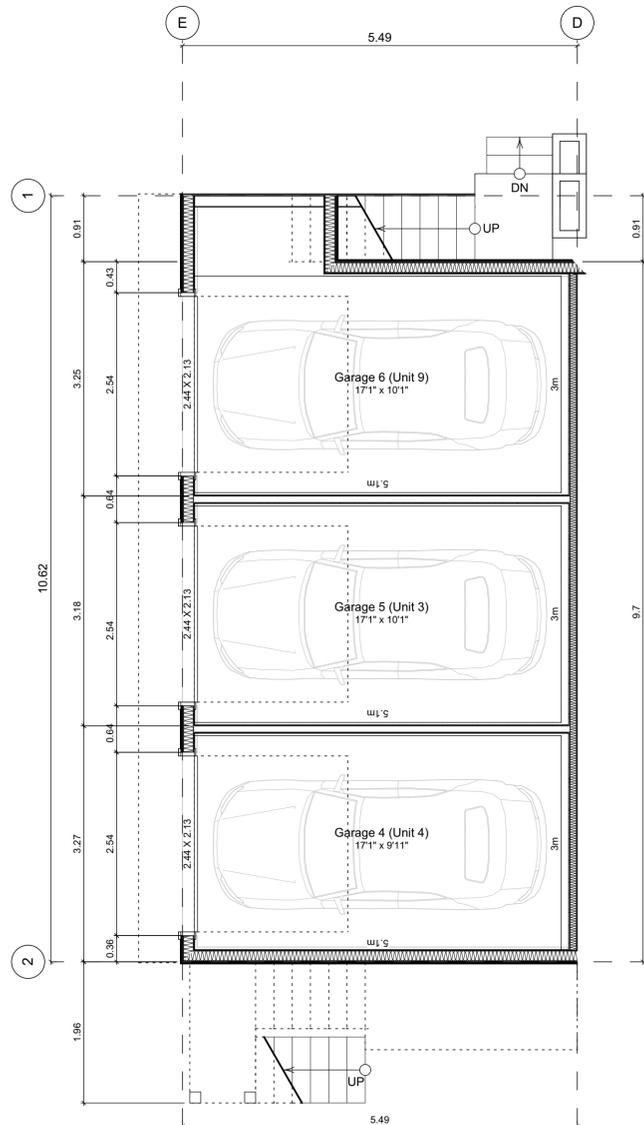


2 Second Floor Plan
Scale: 1:50

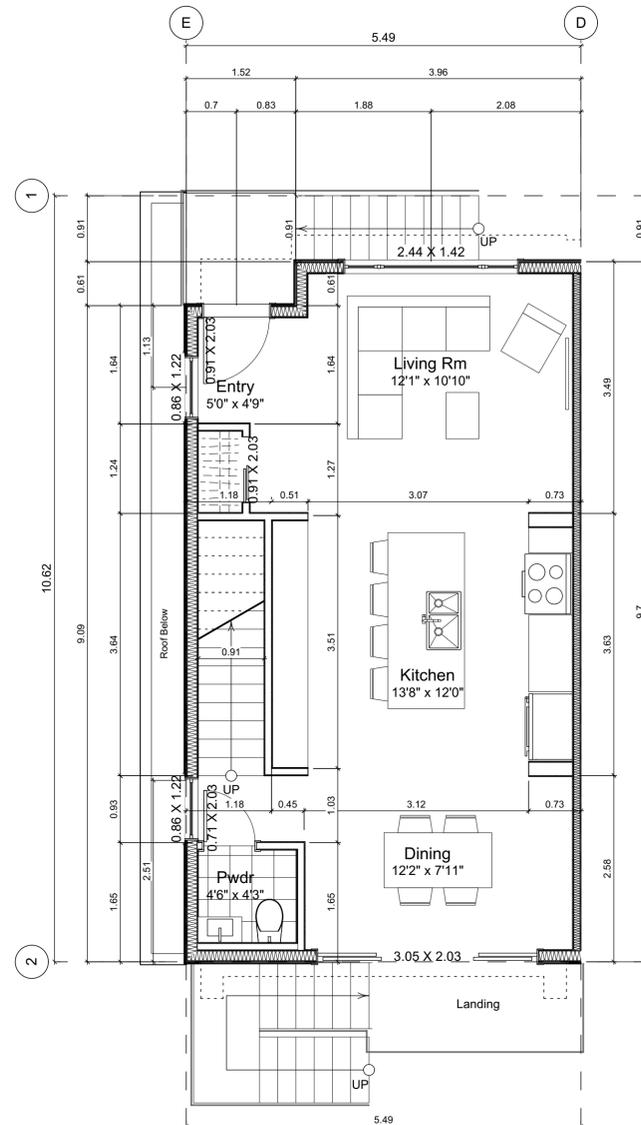
Unit Plan Notes:
See Block plan for foundation plan.
Grid Lines are to:
1) Outside face of plywood or
2) Centre line of demising wall.
Dimensions are to:
1) One side of interior stud,
2) Face of plywood, or face of concrete.

| | | Unit 3 | | | |
|----------------|--------------------|------------------|--------------------|-----------------|----------|
| | | Gross Floor Area | Zoning Floor Area | Bedrms | |
| Basement Floor | 617 sq ft | 57.3 m2 | 0 sq ft | 0.0 m2 | |
| Main Floor | 616 sq ft | 57.3 m2 | 595 sq ft | 55.2 m2 | |
| Second Floor | 589 sq ft | 54.8 m2 | 568 sq ft | 52.8 m2 | |
| Half Storey | | | | | |
| Totals: | 1,823 sq ft | 169.3 m2 | 1,163 sq ft | 108.1 m2 | 3 |
| Garage | 172 sq ft | 16.0 m2 | | | |

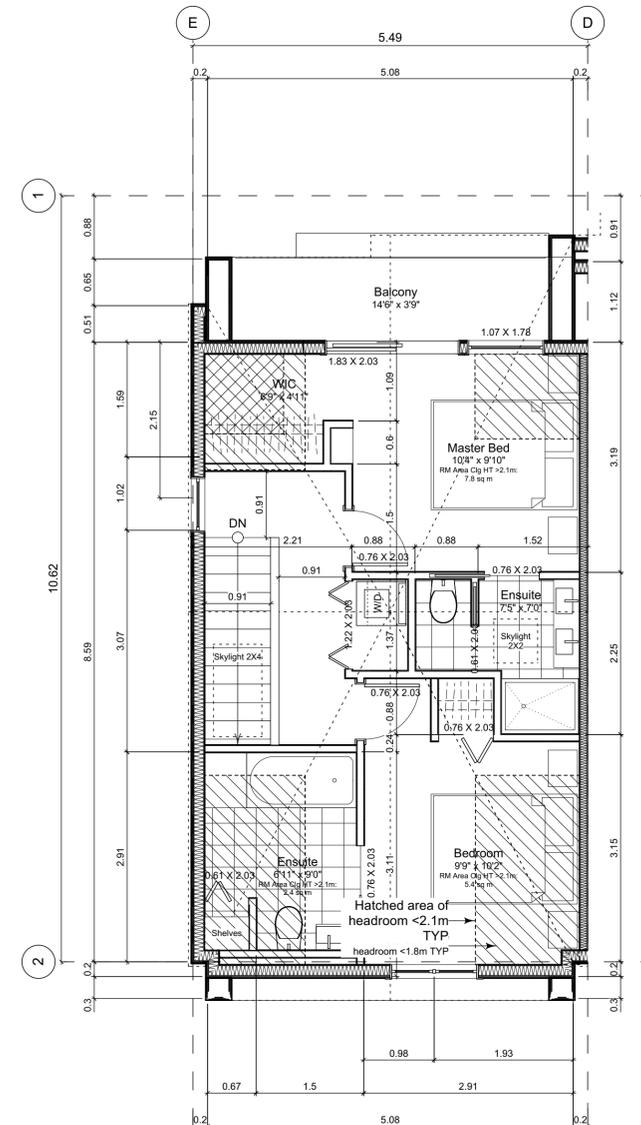
| | | Unit 2 | | | |
|----------------|--------------------|------------------|--------------------|-----------------|----------|
| | | Gross Floor Area | Zoning Floor Area | Bedrms | |
| Basement Floor | 622 sq ft | 57.8 m2 | 0 sq ft | 0.0 m2 | |
| Main Floor | 617 sq ft | 57.3 m2 | 625 sq ft | 58.0 m2 | |
| Second Floor | 589 sq ft | 54.8 m2 | 568 sq ft | 52.8 m2 | |
| Half Storey | | | | | |
| Totals: | 1,828 sq ft | 169.9 m2 | 1,193 sq ft | 110.8 m2 | 3 |
| Garage | 168 sq ft | 15.7 m2 | | | |



4.1 Main Floor Plan
Scale: 1:50



4.2 Second Floor Plan
Scale: 1:50



4.3 Third Floor 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 4 | | | |
|-------------------------|--------------------------------------|--------------------------|----------|--|--|
| | Gross Floor Area | Zoning Floor Area | Bedrms | | |
| Basement Floor | No Basement as per zoning definition | | | | |
| Main Floor | 794 sq ft 73.8 m2 | 0 sq ft 0.0 m2 | | | |
| Second Floor | 563 sq ft 52.3 m2 | 527 sq ft 48.9 m2 | | | |
| Half Storey | 518 sq ft 48.1 m2 | 460 sq ft 42.8 m2 | | | |
| Totals: | 1,875 sq ft 174.2 m2 | 987 sq ft 91.7 m2 | 2 | | |
| Garage | 170 sq ft 15.8 m2 | | | | |

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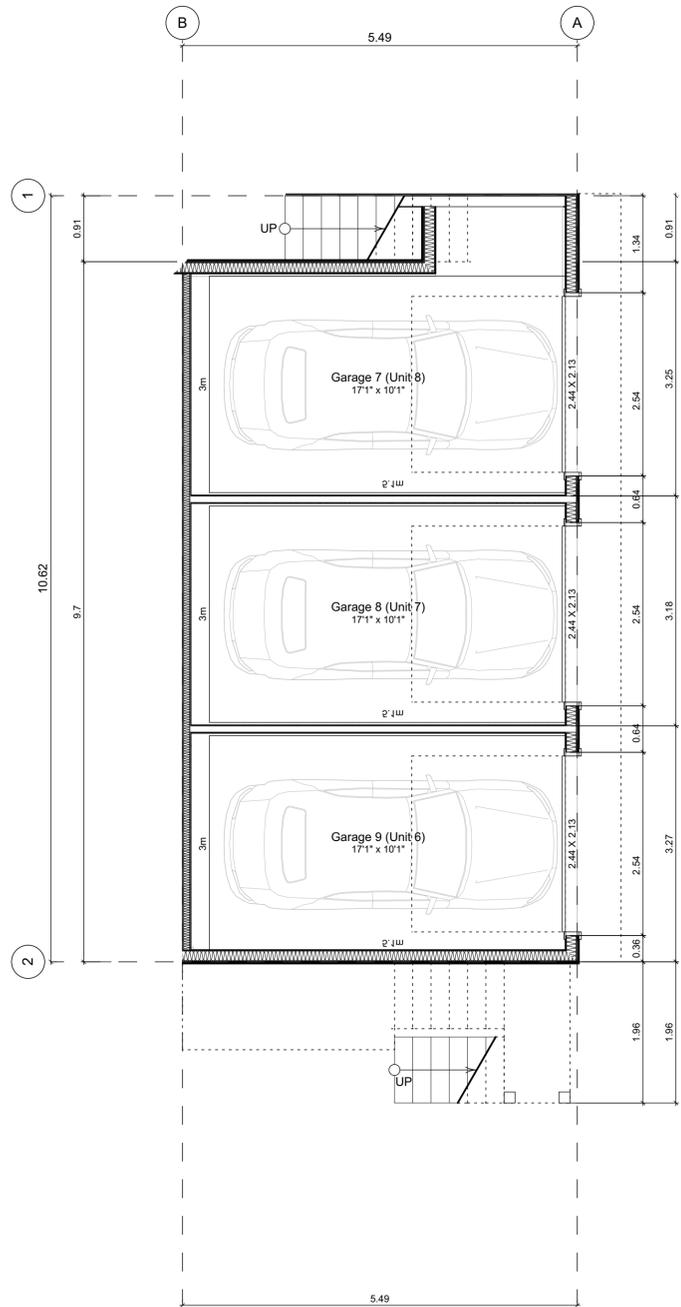
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Unit 4 Floor Plans

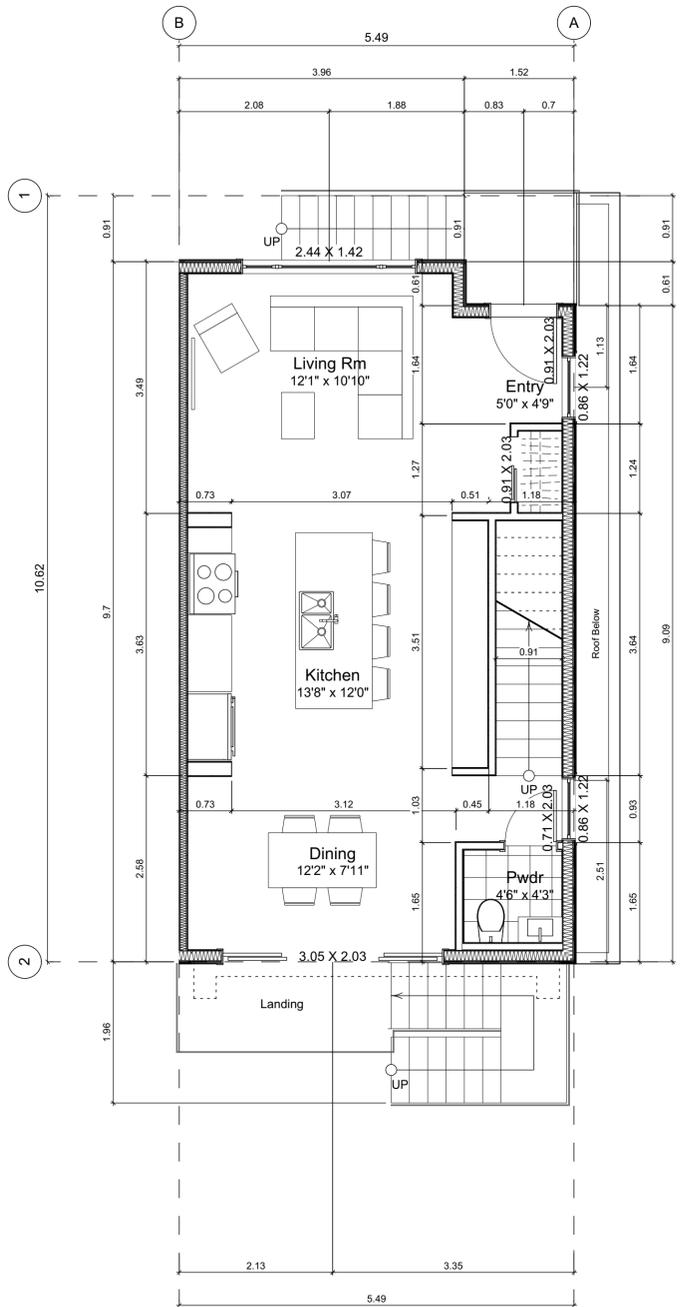
Project Name:
Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

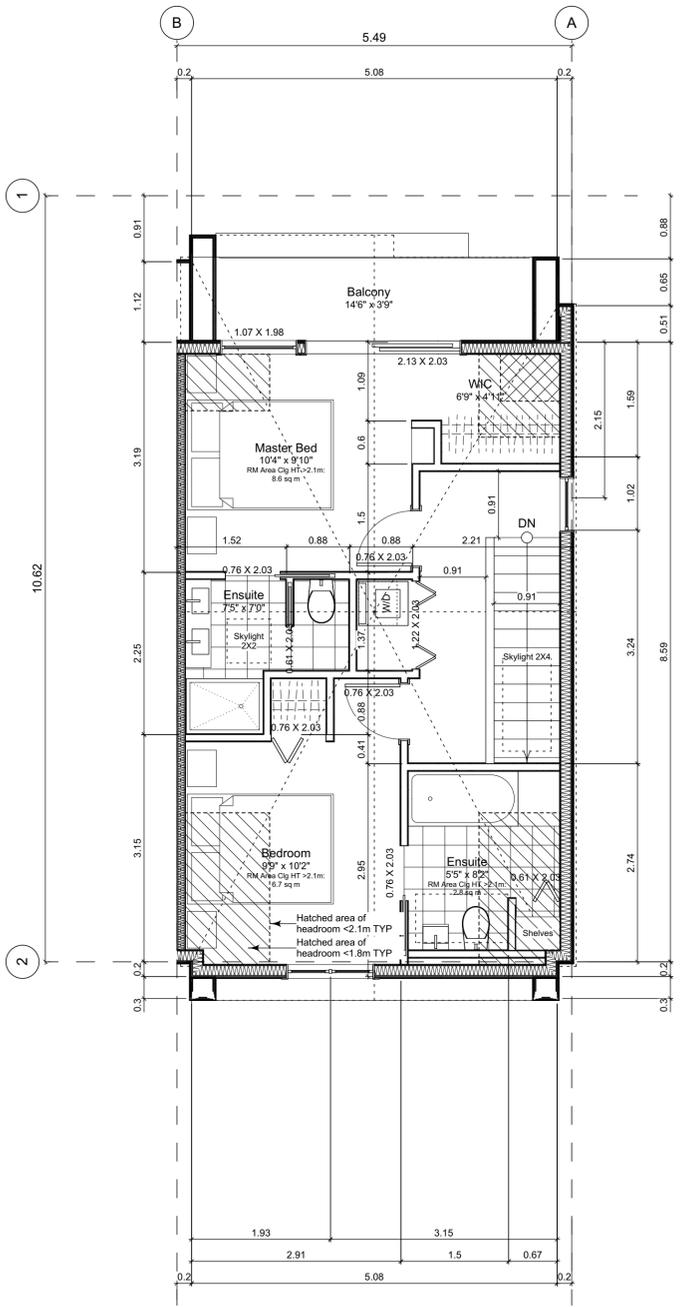
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Sheet No:



5.1 Main Floor Plan
Scale: 1:50



5.2 Second Floor Plan
Scale: 1:50



5.3 Third Floor 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 5 | | | |
|----------------|--------------------------------------|-------------------|------------------|----------------|
| | Gross Floor Area | Zoning Floor Area | Bedrms | |
| Basement Floor | No Basement as per zoning definition | | | |
| Main Floor | 794 sq ft | 73.7 m2 | 0 sq ft | 0.0 m2 |
| Second Floor | 563 sq ft | 52.3 m2 | 527 sq ft | 48.9 m2 |
| Half Storey | 518 sq ft | 48.1 m2 | 467 sq ft | 43.4 m2 |
| Totals: | 1,875 sq ft | 174.2 m2 | 994 sq ft | 92.4 m2 |
| Garage | 0 sq ft | 0.0 m2 | | |

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Unit 5 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: Nov 4, 2022

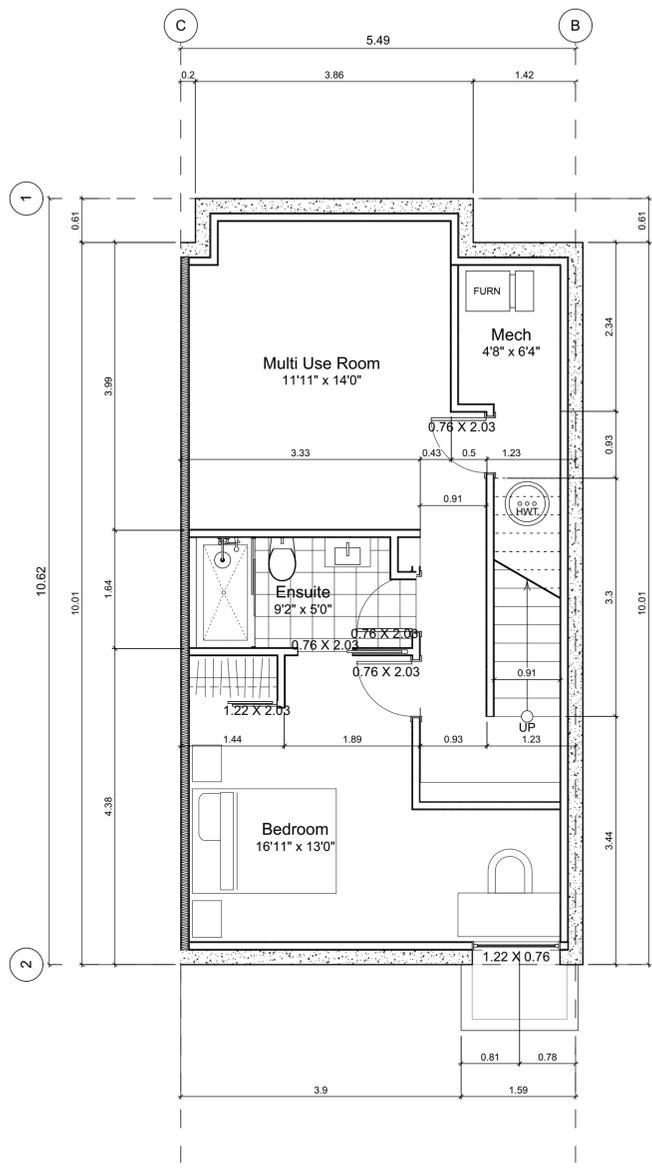
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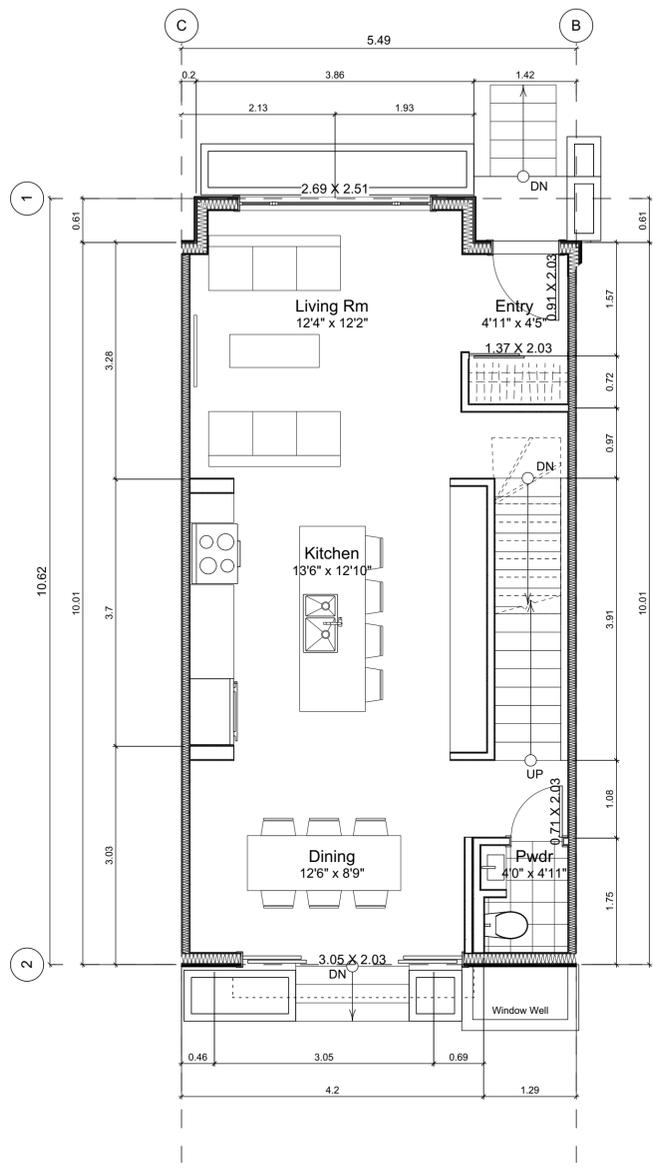
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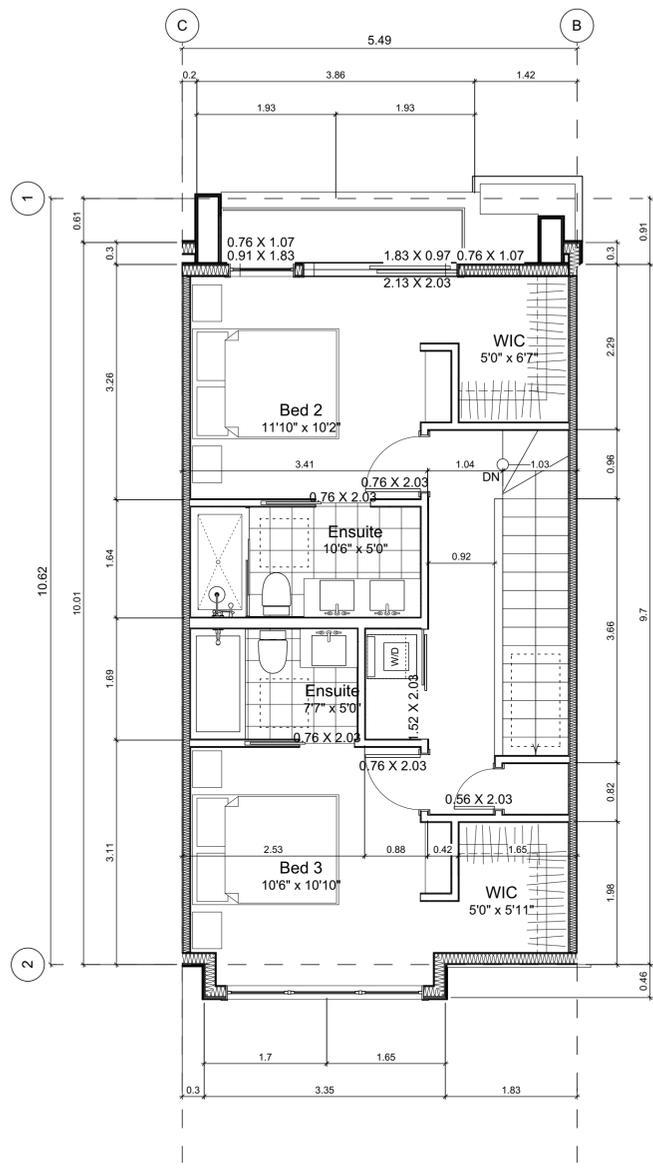
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6.1 Basement Floor Plan
Scale: 1:50



6.2 Main Floor Plan
Scale: 1:50



6.3 Second Floor 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 6 | |
|-------------------------|-----------------------------|-----------------------------|----------|
| | Gross Floor Area | Zoning Floor Area | Bedrms |
| Basement Floor | 627 sq ft 58.3 m2 | 0 sq ft 0.0 m2 | |
| Main Floor | 616 sq ft 57.3 m2 | 594 sq ft 55.2 m2 | |
| Second Floor | 589 sq ft 54.8 m2 | 581 sq ft 53.9 m2 | |
| Half Storey | | | |
| Totals: | 1,833 sq ft 170.3 m2 | 1,175 sq ft 109.2 m2 | 4 |
| Garage | 169 sq ft 15.7 m2 | | |

Unit 6 Floor Plans

Project Name:
Fairfield-Kipling Development

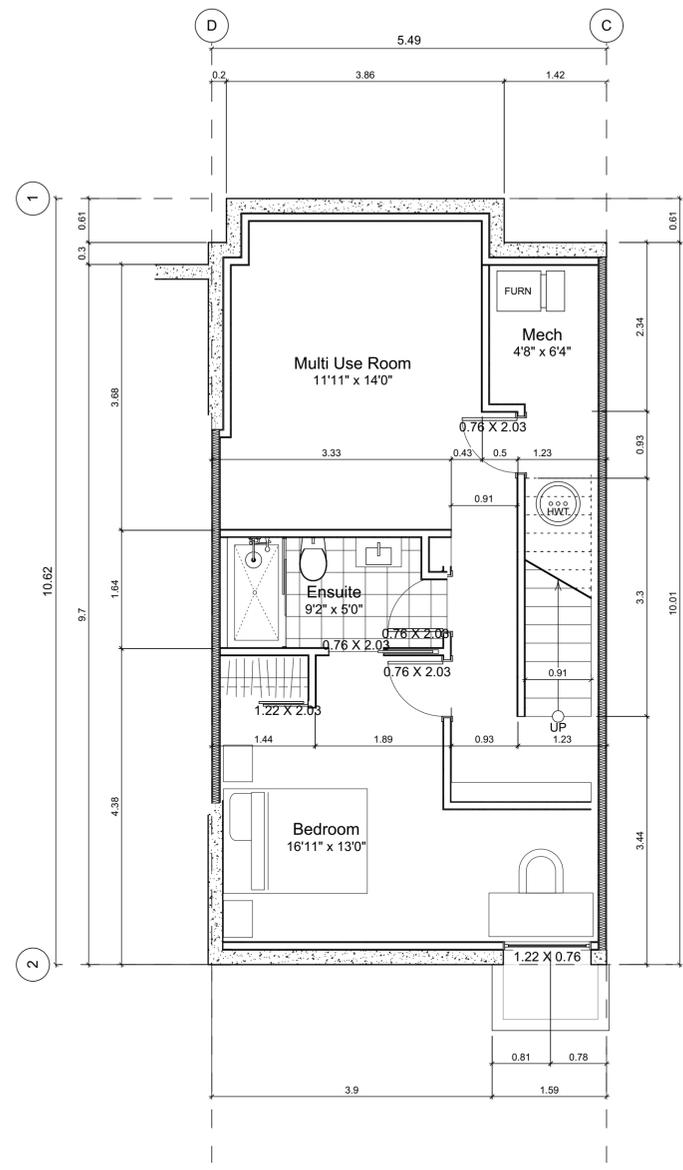
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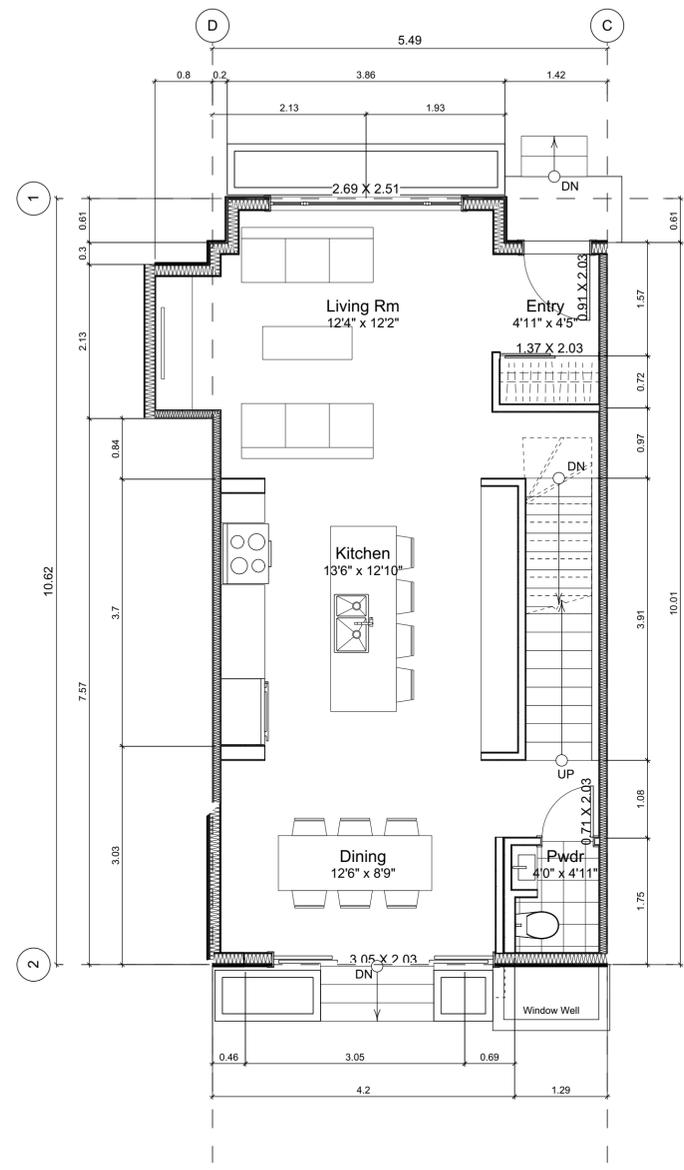
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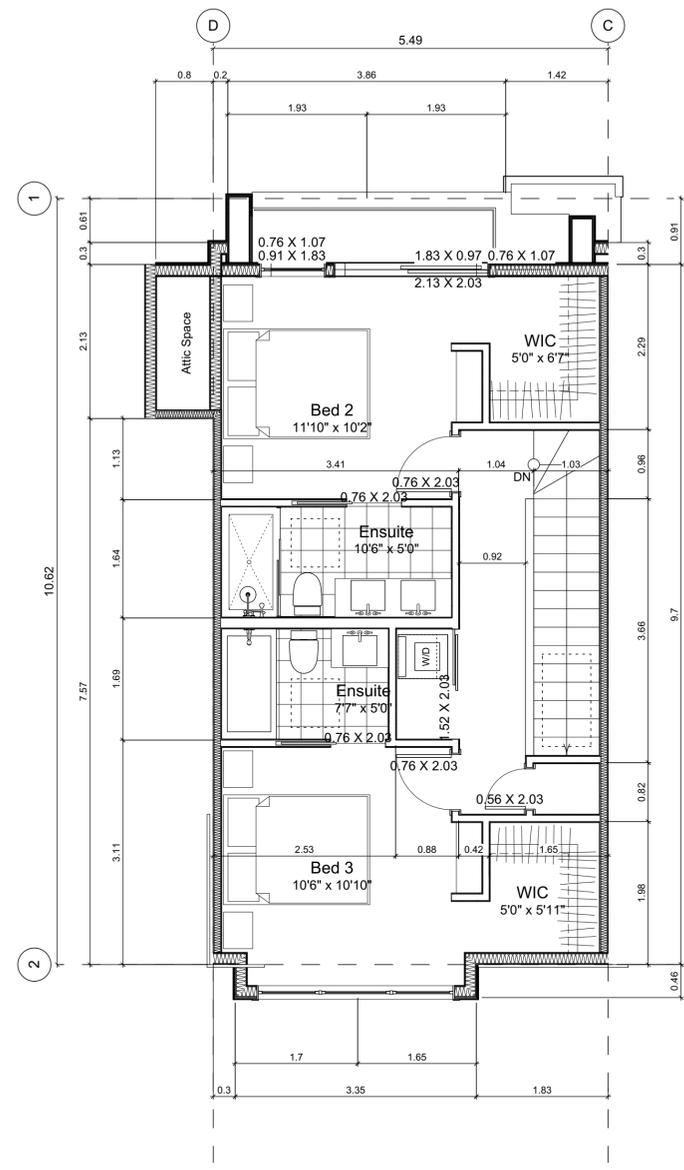
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7.1 Basement Floor Plan
Scale: 1:50



7.2 Main Floor Plan
Scale: 1:50



7.3 Second Floor 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 | | | |
|-------------------------|-----------------------------|-----------------------------|----------|--|--|
| | Gross Floor Area | Zoning Floor Area | Bedrms | | |
| Basement Floor | 619 sq ft 57.5 m2 | 0 sq ft 0.0 m2 | | | |
| Main Floor | 636 sq ft 59.1 m2 | 610 sq ft 56.7 m2 | | | |
| Second Floor | 589 sq ft 54.8 m2 | 572 sq ft 53.2 m2 | | | |
| Half Storey | | | | | |
| Totals: | 1,844 sq ft 171.4 m2 | 1,183 sq ft 109.9 m2 | 4 | | |
| Garage | 172 sq ft 16.0 m2 | | | | |

Unit 7 Floor Plans

Project Name:
Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

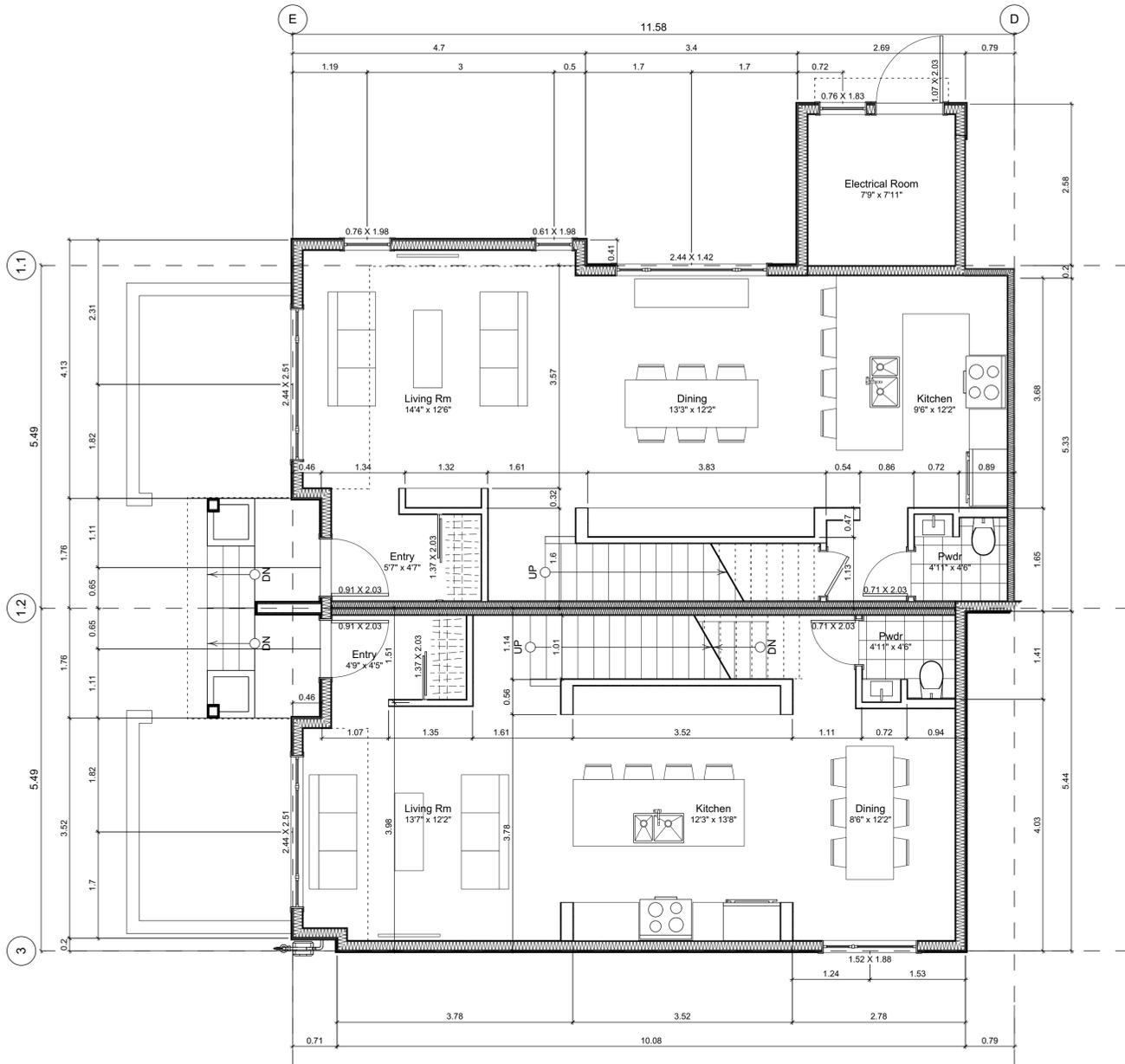
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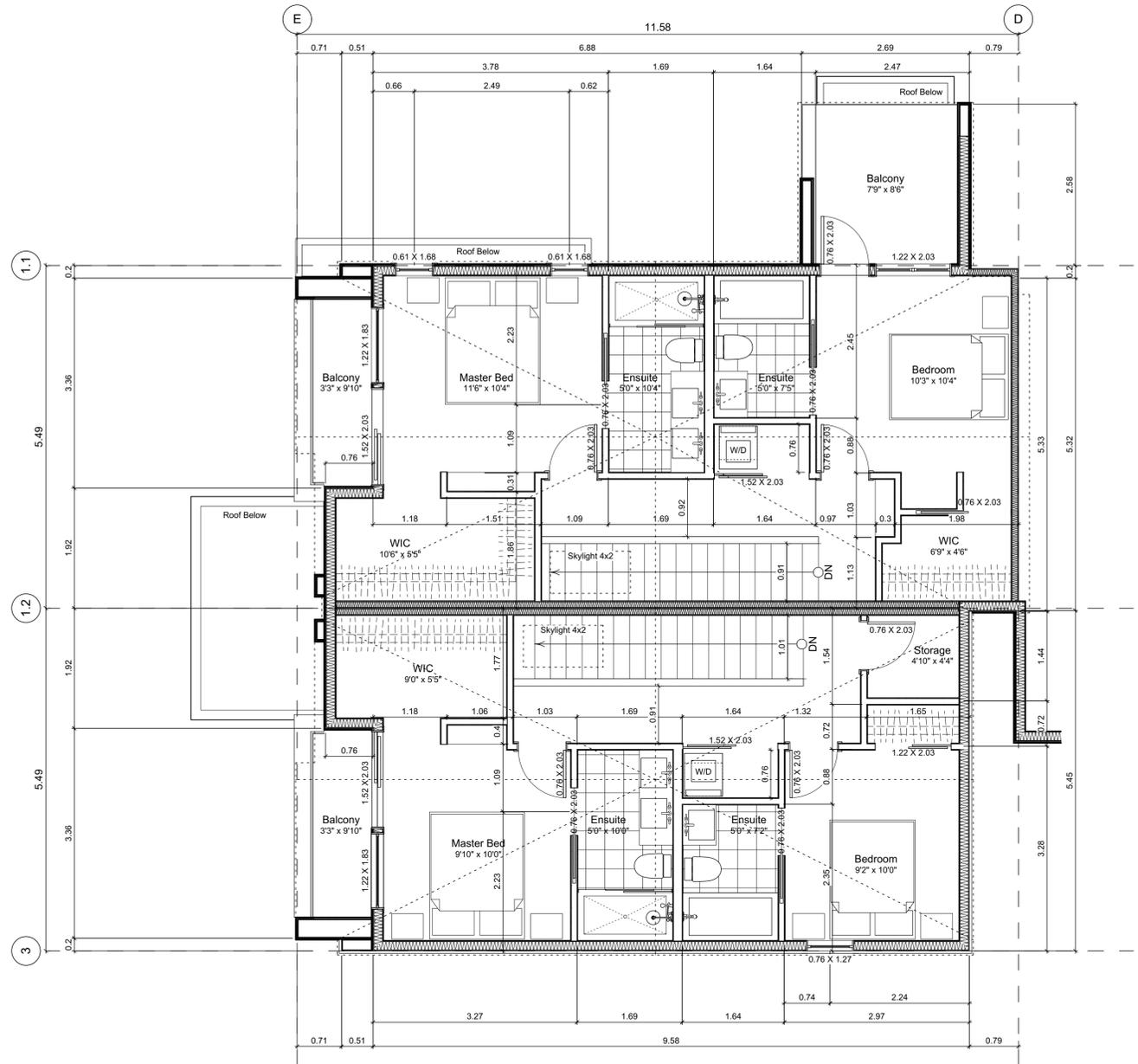
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| 2022-11-04 | Revised & Re-issued for DP |

Unit 8 & 9 Floor Plans



1 Main Floor Plan
Scale: 1:50



2 Second Floor 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 9 | | |
|-------------------------|-----------------------------|-----------------------------|----------|--|
| | Gross Floor Area | Zoning Floor Area | Bedrms | |
| Basement Floor | 616 sq ft 57.2 m2 | 0 sq ft 0.0 m2 | | |
| Main Floor | 627 sq ft 58.3 m2 | 606 sq ft 56.3 m2 | | |
| Second Floor | 581 sq ft 54.0 m2 | 544 sq ft 50.6 m2 | | |
| Half Storey | | | | |
| Totals: | 1,825 sq ft 169.5 m2 | 1,150 sq ft 106.8 m2 | 3 | |
| Garage | 172 sq ft 16.0 m2 | | | |

| Floor Area Calculations | | Unit 8 | | |
|-------------------------|-----------------------------|-----------------------------|----------|--|
| | Gross Floor Area | Zoning Floor Area | Bedrms | |
| Basement Floor | 678 sq ft 63.0 m2 | 0 sq ft 0.0 m2 | | |
| Main Floor | 696 sq ft 64.7 m2 | 684 sq ft 63.5 m2 | | |
| Second Floor | 626 sq ft 58.2 m2 | 598 sq ft 55.6 m2 | | |
| Half Storey | | | | |
| Totals: | 2,001 sq ft 185.9 m2 | 1,282 sq ft 119.1 m2 | 2 | |
| Garage | 172 sq ft 16.0 m2 | | | |

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

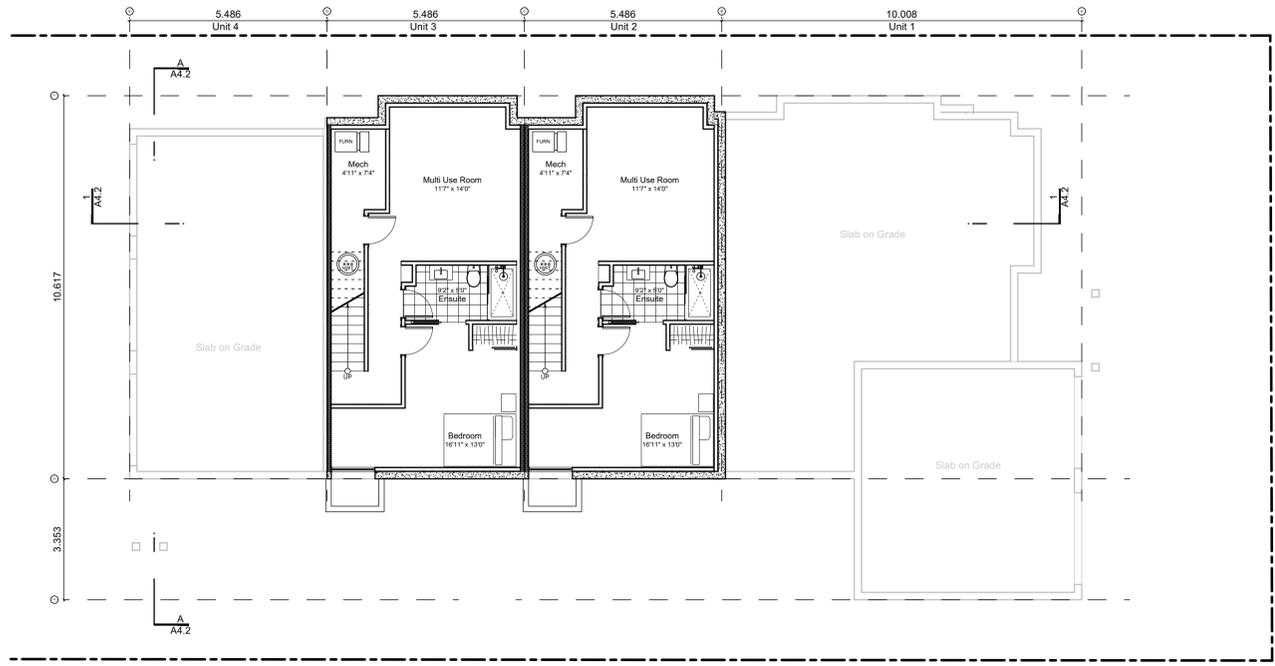
Drawn By: SG/TD

Plot Date: Nov 4, 2022

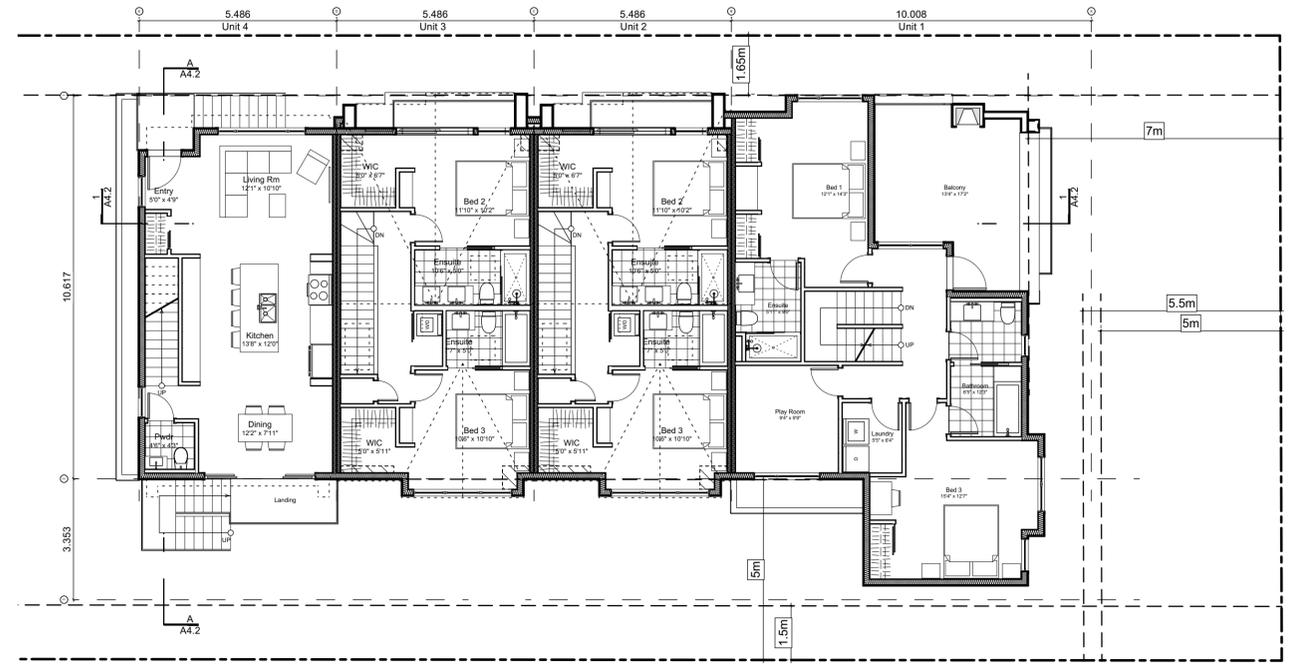
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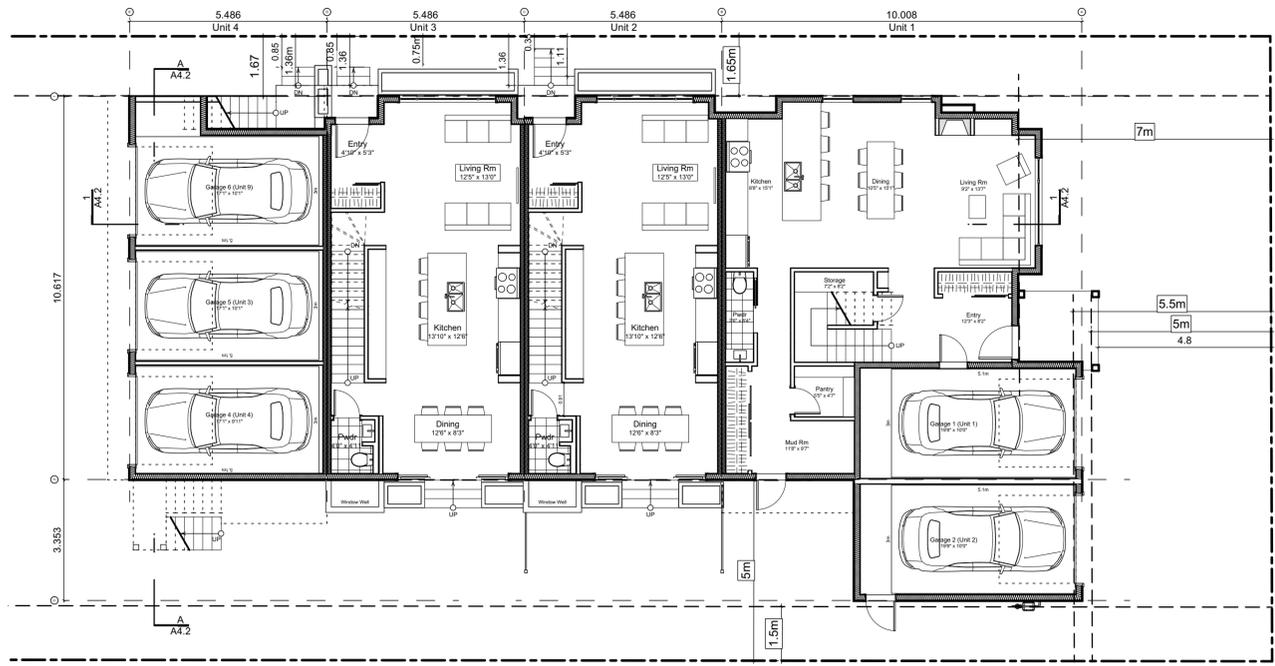
Block Plan Notes:
 See unit plans for detailed dimensions and notes.
 Grid Lines are to: Dimensions are to:
 1) Outside face of plywood or 1) One side of interior stud,
 2) Centre line of demising wall. 2) Face of plywood, or face of concrete.



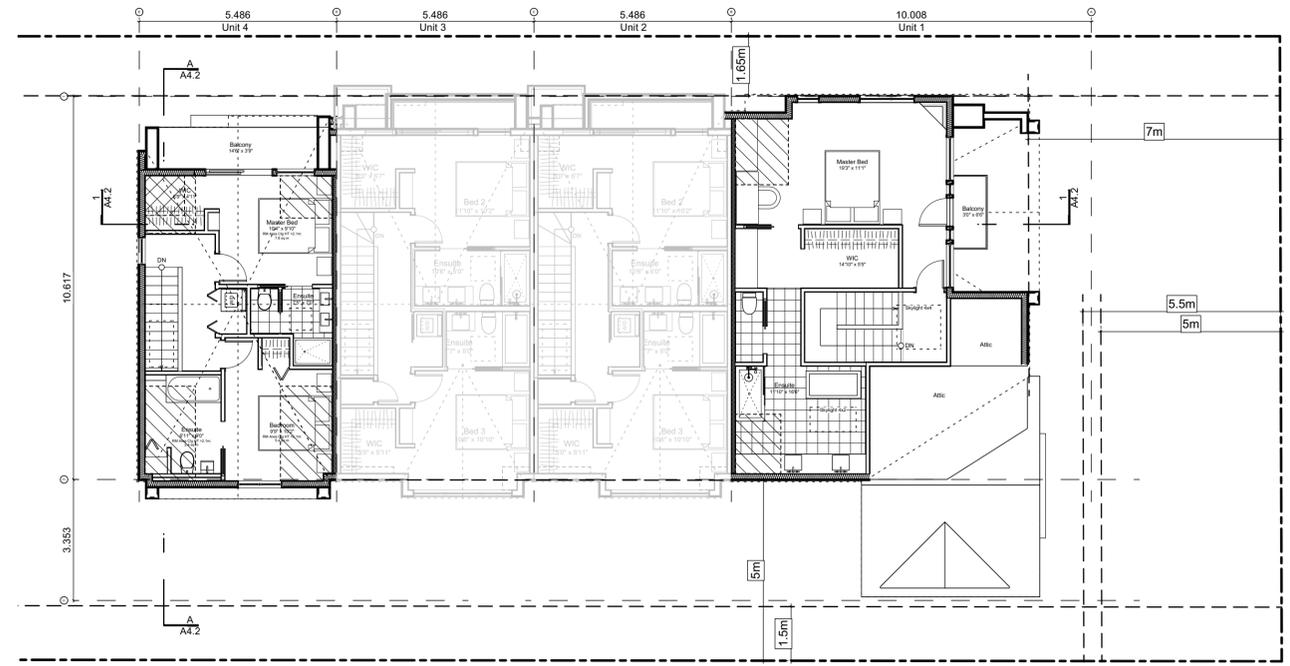
0 Basement Floor Plan
 Scale: 1:100



2 Second Floor Plan
 Scale: 1:100



1 Main Floor Plan
 Scale: 1:100



3 Third Floor Plan
 Scale: 1:100

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Block 01 Floor Plans

Project Name: **Fairfield-Kipling Development**
 Civic: 1400 Fairfield Rd & 349 Kipling St
 Legal:
 PID:
 Project No: 19.015
 Drawn By: SG/TD
 Plot Date: Nov 4, 2022
 Scale: 1:100
 Sheet No:

Spatial Separation (9.10.14.4.) - 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 | 51.5 m ² | 11.40 m to C/L Kipling St. | 95.2 % 49.0 m ² | 19.9 % 10.3 m ² | C, 45 MIN | C or NC |
| (N) Unit 2 | 41.2 m ² | 11.40 m to C/L Kipling St. | LD Exceeds 8.0m, UPO Allowed > 100% | | C, 45 MIN | C or NC |
| (N) Unit 3 | 39.6 m ² | 11.40 m to C/L Kipling St. | LD Exceeds 8.0m, UPO Allowed > 100% | | C, 45 MIN | C or NC |
| (N) Unit 4 | 38.9 m ² | 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 | 88.9 m ² | 15.16 m to Thurlow Rd | LD Exceeds 12.0m, UPO Allowed > 100% | | C, 45 MIN | C or NC |
| South Facade | | | | | | |
| (S) Unit 1A | 14.1 m ² | 1.66 m to PL | 19.5 % **2.8 m ² | 0.0 % 0.0 m ² | C, 60 MIN | NC |
| (S) Unit 1B | 30.6 m ² | 5.00 m to PL | 42.5 % 13.0 m ² | 10.5 % 3.2 m ² | C, 45 MIN | C or NC |
| (S) Garage 2 | 17.9 m ² | 1.66 m to PL | 15.4 % **2.8 m ² | 9.2 % 1.7 m ² | C, 60 MIN | NC |
| (S) Unit 2 | 35.9 m ² | 5.00 m to PL | 42.5 % 15.2 m ² | 23.9 % 8.6 m ² | C, 45 MIN | C or NC |
| (S) Unit 3 | 35.9 m ² | 5.00 m to PL | 42.5 % 15.2 m ² | 23.9 % 8.6 m ² | C, 45 MIN | C or NC |
| (S) Unit 4 | 24.9 m ² | 5.00 m to PL | 42.5 % 10.6 m ² | 33.6 % 8.4 m ² | C, 45 MIN | C or NC |
| (S) Garage 3 | 12.6 m ² | 1.66 m to PL | 21.9 % **2.8 m ² | 0.0 % 0.0 m ² | C, 60 MIN | NC |
| West Facade | | | | | | |
| (W) Unit 4 | 43.1 m ² | 3.56 m to Midway | 29.4 % **12.7 m ² | 6.5 % 2.8 m ² | C, 45 MIN | C or NC |
| (W) Garage 4 | 7.2 m ² | 3.56 m to Midway | 175.7 % **12.7 m ² | 72.1 % 5.2 m ² | C, 45 MIN | C or NC |
| (W) Garage 5 | 7.3 m ² | 3.56 m to Midway | 174.1 % **12.7 m ² | 71.5 % 5.2 m ² | C, 45 MIN | C or NC |
| (W) Garage 6 | 9.7 m ² | 3.56 m to Midway | 130.9 % **12.7 m ² | 53.7 % 5.2 m ² | 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

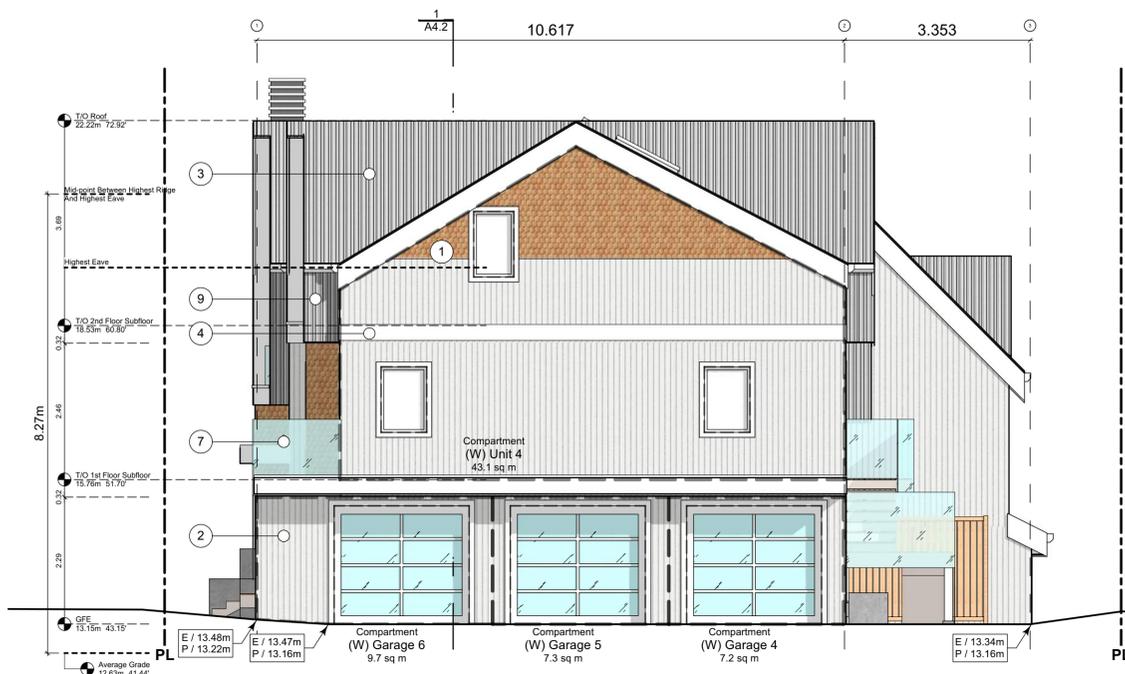


1 North Elevation - Kipling Street
Scale: 1:65

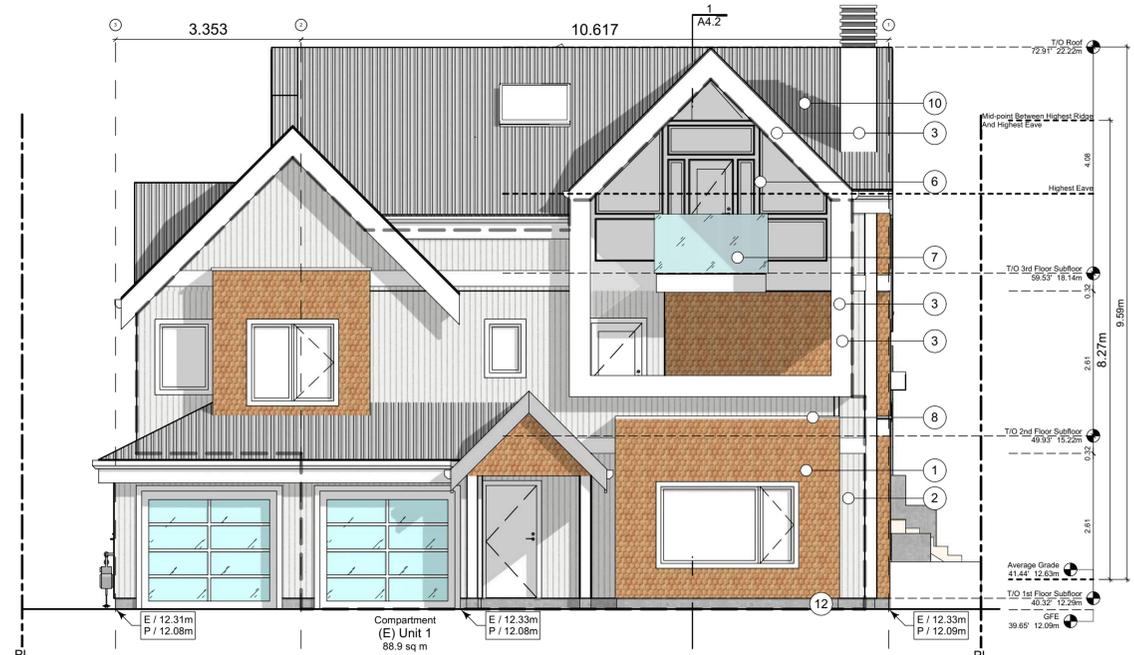
Exterior Materials

| No. | Description | Material |
|-----|-----------------------------|---|
| 1 | Wood Shingles | Cedar |
| 2 | Vertical Siding | Light Grey |
| 3 | Stucco | Acrylic, White |
| 4 | Cementitious Trims & Panels | White |
| 5 | Horizontal Cladding | Wood Grain |
| 6 | Window Frame | White |
| 7 | Glass Railing | Glass Guardrail with White Aluminum Frame |
| 8 | Metal Cap Flashing | White |
| 9 | Metal Cladding | Standing Seam, White |
| 10 | Metal Roof | Standing Seam, White |
| 11 | Soffit | Wood Grain |
| 12 | Exposed Concrete | - |
| 13 | Skylight | - |
| 14 | Pergola | - |
| 15 | Gutter & Downspout | White |

All Materials as noted or approved equal



2 West Elevation - Driveway
Scale: 1:65



3 East Elevation - Thurlow Road
Scale: 1:65

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| 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 |

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: Nov 4, 2022

Scale: 1:65

Sheet No:

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| 2022-11-04 | Revised & Re-issued for DP |

Block 01
Elevations & 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: Nov 4, 2022

Scale: 1:65

Sheet No:

A4.2

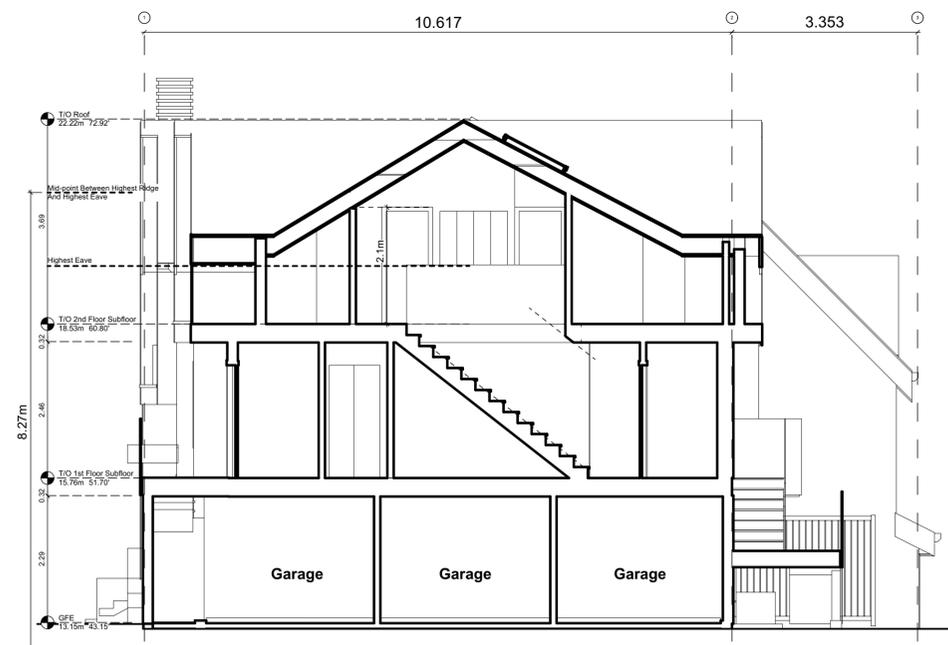


2 South Elevation
Scale: 1:65

Exterior Materials

| No. | Description | Material |
|-----|-----------------------------|---|
| 1 | Wood Shingles | Cedar |
| 2 | Vertical Siding | Light Grey |
| 3 | Stucco | Acrylic, White |
| 4 | Cementitious Trims & Panels | White |
| 5 | Horizontal Cladding | Wood Grain |
| 6 | Window Frame | White |
| 7 | Glass Railing | Glass Guardrail with White Aluminum Frame |
| 8 | Metal Cap Flashing | White |
| 9 | Metal Cladding | Standing Seam, White |
| 10 | Metal Roof | Standing Seam, White |
| 11 | Soffit | Wood Grain |
| 12 | Exposed Concrete | - |
| 13 | Skylight | - |
| 14 | Pergola | - |
| 15 | Gutter & Downspout | White |

All Materials as noted or approved equal

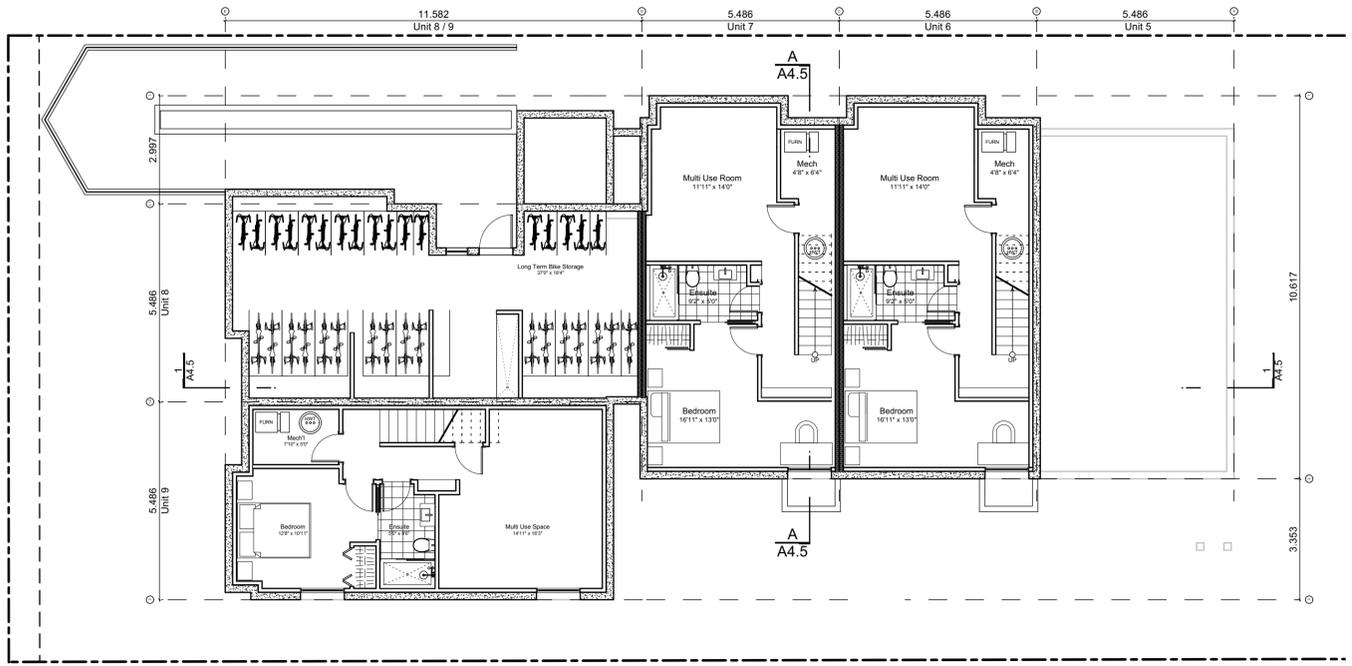


A Block 1 Unit 4 Section
Scale: 1:65

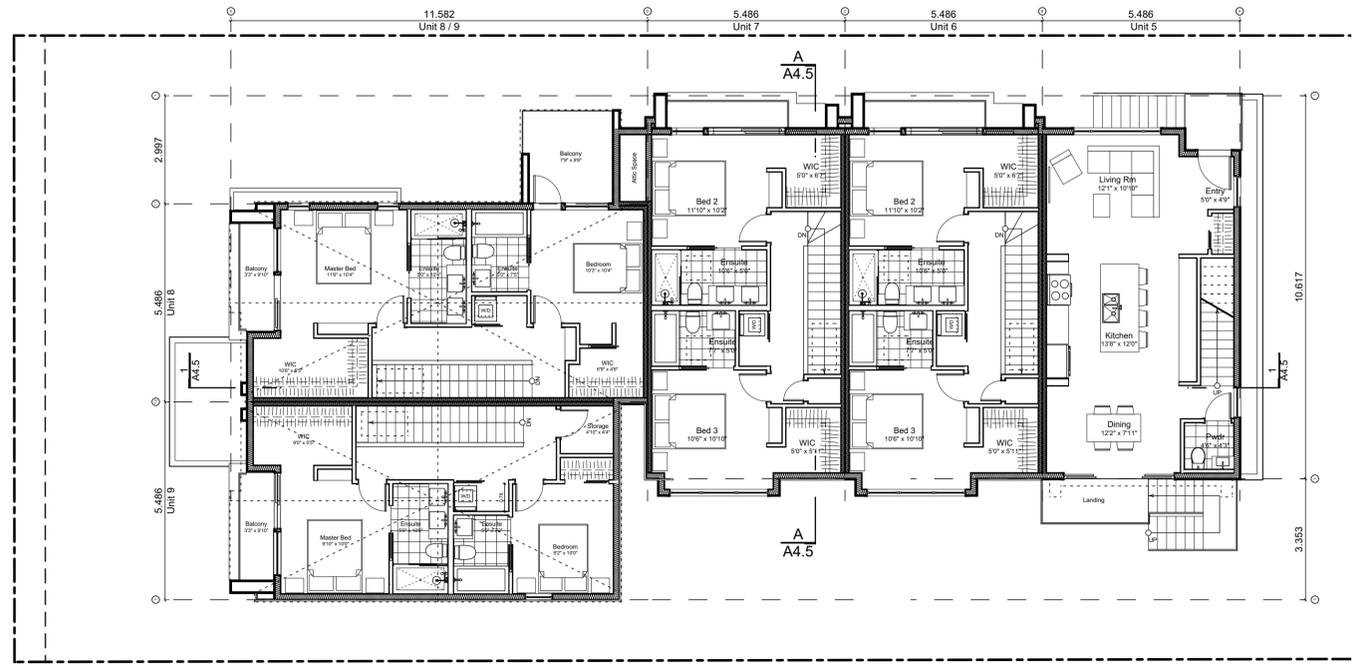


1 Block 1 Section
Scale: 1:65

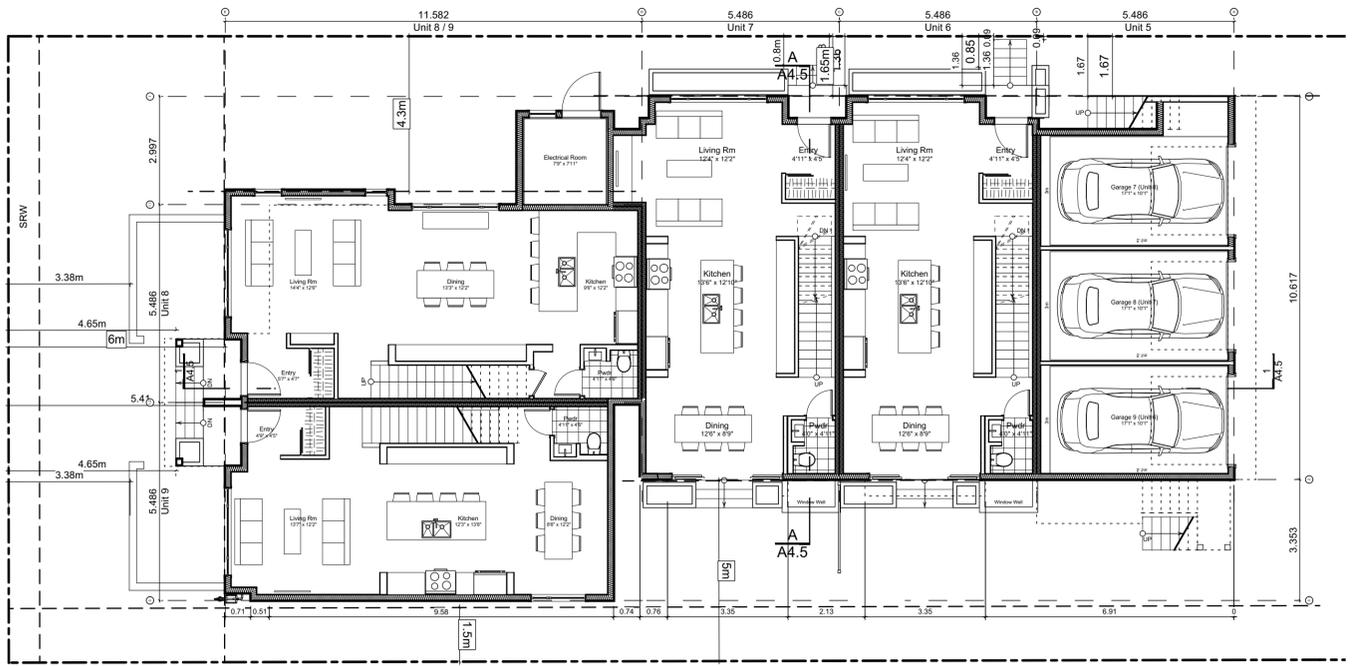
Block Plan Notes:
 See unit plans for detailed dimensions and notes.
 Grid Lines are to: Dimensions are to:
 1) Outside face of plywood or 1) One side of interior stud,
 2) Centre line of demising wall. 2) Face of plywood, or face of concrete.



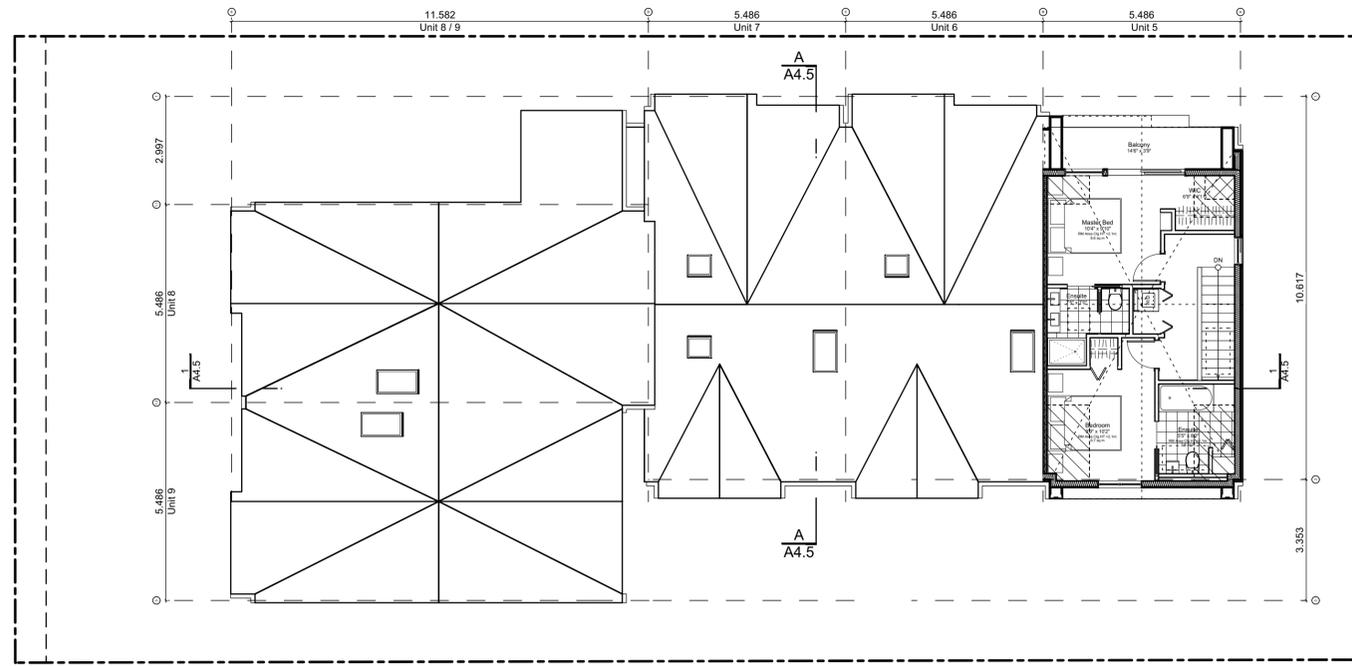
0 Basement Floor Plan
 Scale: 1:100



2 Second Floor Plan
 Scale: 1:100



1 Main Floor Plan
 Scale: 1:100



3 Third Floor Plan (Half Storey)
 Scale: 1:100

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| 2022-05-10 | Revised & Re-issued for DP |
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| 2022-11-04 | 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: Nov 4, 2022
 Scale: 1:100
 Sheet No:

Spatial Separation (9.10.14.4.) - Block 02 (Not Sprinklered)

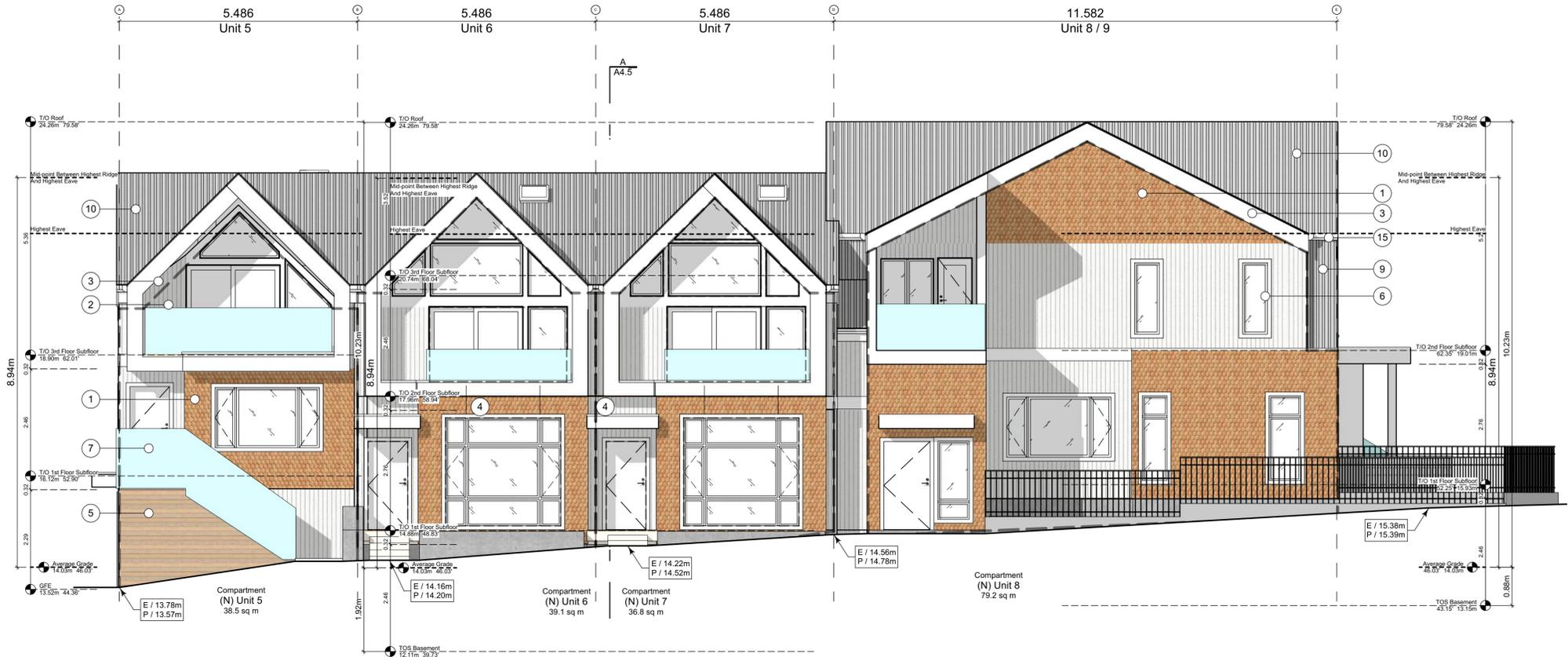
| Compartment | Area of Facade | Limiting Distance (LD) | Unprotected Openings | | Construction of Building Face | Cladding |
|---------------------|---------------------|------------------------------|--------------------------------------|----------------------------|-------------------------------|----------|
| | | | Permitted | Actual | | |
| North Facade | | | | | | |
| (N) Unit 5 | 38.5 m ² | 11.37 m to C/L Kipling St. | LD Exceeds 8.0m, UPO Allowed > 100% | | C, 45 MIN | C or NC |
| (N) Unit 6 | 39.1 m ² | 11.37 m to C/L Kipling St. | 95.0 % 37.1 m ² | 35.4 % 13.8 m ² | C, 45 MIN | C or NC |
| (N) Unit 7 | 36.8 m ² | 11.37 m to C/L Kipling St. | 95.0 % 34.9 m ² | 50.3 % 18.5 m ² | C, 45 MIN | C or NC |
| (N) Unit 8 | 79.2 m ² | 13.96 m to C/L Kipling St. | LD Exceeds 12.0m, UPO Allowed > 100% | | C, 45 MIN | C or NC |
| East Facade | | | | | | |
| (E) Unit 5 | 47.6 m ² | 3.56 m to Midway | 26.6 % **12.7 m ² | 5.9 % 2.8 m ² | C, 60 MIN | C or NC |
| (E) Garage 7 | 9.6 m ² | 3.56 m to Midway | 132.1 % **12.7 m ² | 54.2 % 5.2 m ² | C, 45 MIN | C or NC |
| (E) Garage 8 | 7.3 m ² | 3.56 m to Midway | 174.1 % **12.7 m ² | 71.5 % 5.2 m ² | C, 45 MIN | C or NC |
| (E) Garage 9 | 7.4 m ² | 3.56 m to Midway | 170.5 % **12.7 m ² | 70.0 % 5.2 m ² | C, 45 MIN | C or NC |
| (E) Refuse | 0.0 m ² | 3.56 m to Midway | #DIV 0! **12.7 m ² | #DIV 0! 0.0 m ² | C, 45 MIN | C or NC |
| South Facade | | | | | | |
| (S) Unit 5 | 41.6 m ² | 5.00 m to PL | 63.5 % 26.4 m ² | 20.1 % 8.4 m ² | C, 45 MIN | C or NC |
| (S) Unit 6 | 35.0 m ² | 5.00 m to PL | 71.4 % **25.0 m ² | 30.7 % 10.7 m ² | C, 45 MIN | C or NC |
| (S) Unit 7 | 35.0 m ² | 5.00 m to PL | 71.4 % **25.0 m ² | 30.7 % 10.7 m ² | C, 45 MIN | C or NC |
| (S) Unit 9 | 90.2 m ² | 1.71 m to PL | 8.4 % 7.6 m ² | 5.9 % 5.3 m ² | NC, 60 MIN | NC |
| West Facade | | | | | | |
| (W) Unit 8 | 38.6 m ² | 15.28 m to C/L Fairfield Rd. | LD Exceeds 8.0m, UPO Allowed > 100% | | C, 45 MIN | C or NC |
| (W) Unit 9 | 38.2 m ² | 15.28 m to C/L Fairfield Rd. | LD Exceeds 8.0m, UPO Allowed > 100% | | 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

Exterior Materials

| No. | Description | |
|-----|-----------------------------|---|
| 1 | Wood Shingles | Cedar |
| 2 | Vertical Siding | Light Grey |
| 3 | Stucco | Acrylic, White |
| 4 | Cementitious Trims & Panels | White |
| 5 | Horizontal Cladding | Wood Grain |
| 6 | Window Frame | White |
| 7 | Glass Railing | Glass Guardrail with White Aluminum Frame |
| 8 | Metal Cap Flashing | White |
| 9 | Metal Cladding | Standing Seam, White |
| 10 | Metal Roof | Standing Seam, White |
| 11 | Soffit | Wood Grain |
| 12 | Exposed Concrete | - |
| 13 | Skylight | - |
| 14 | Pergola | - |
| 15 | Gutter & Downspout | White |

All Materials as noted or approved equal



1 North Elevation - Kipling Street
 Scale: 1:65



2 East Elevation - Driveway
 Scale: 1:65



3 West Elevation - Fairfield Road
 Scale: 1:65

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| 2022-03-30 | Revised & Re-issued for DP |
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| 2022-05-10 | Revised & Re-issued for DP |
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Block 02 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: Nov 4, 2022
 Scale: 1:65
 Sheet No:

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Block 02
Elevations & 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: Nov 4, 2022

Scale: 1:65

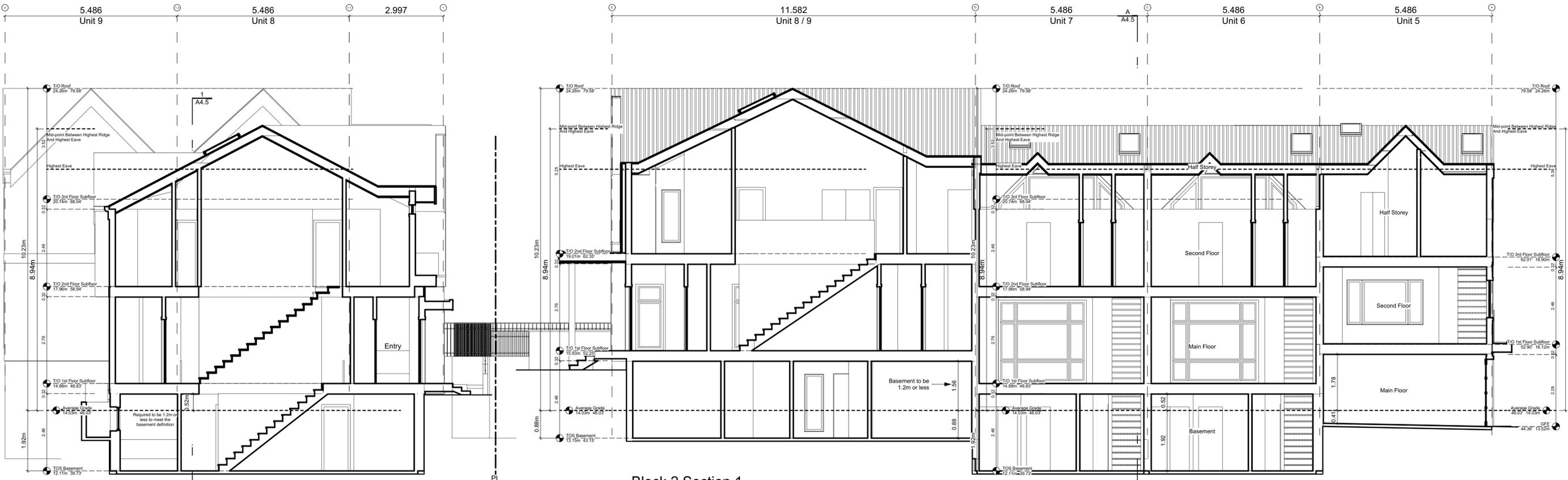
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A4.5

FOR DEVELOPMENT APPLICATION ONLY



2 South Elevation
Scale: 1:65



1 Block 2 Section 1
Scale: 1:65

Exterior Materials

| No. | Description | |
|-----|-----------------------------|---|
| 1 | Wood Shingles | Cedar |
| 2 | Vertical Siding | Light Grey |
| 3 | Stucco | Acrylic, White |
| 4 | Cementitious Trims & Panels | White |
| 5 | Horizontal Cladding | Wood Grain |
| 6 | Window Frame | White |
| 7 | Glass Railing | Glass Guardrail with White Aluminum Frame |
| 8 | Metal Cap Flashing | White |
| 9 | Metal Cladding | Standing Seam, White |
| 10 | Metal Roof | Standing Seam, White |
| 11 | Soffit | Wood Grain |
| 12 | Exposed Concrete | - |
| 13 | Skylight | - |
| 14 | Pergola | - |
| 15 | Gutter & Downspout | White |

All Materials as noted or approved equal

A Block 2 Section
Scale: 1:65

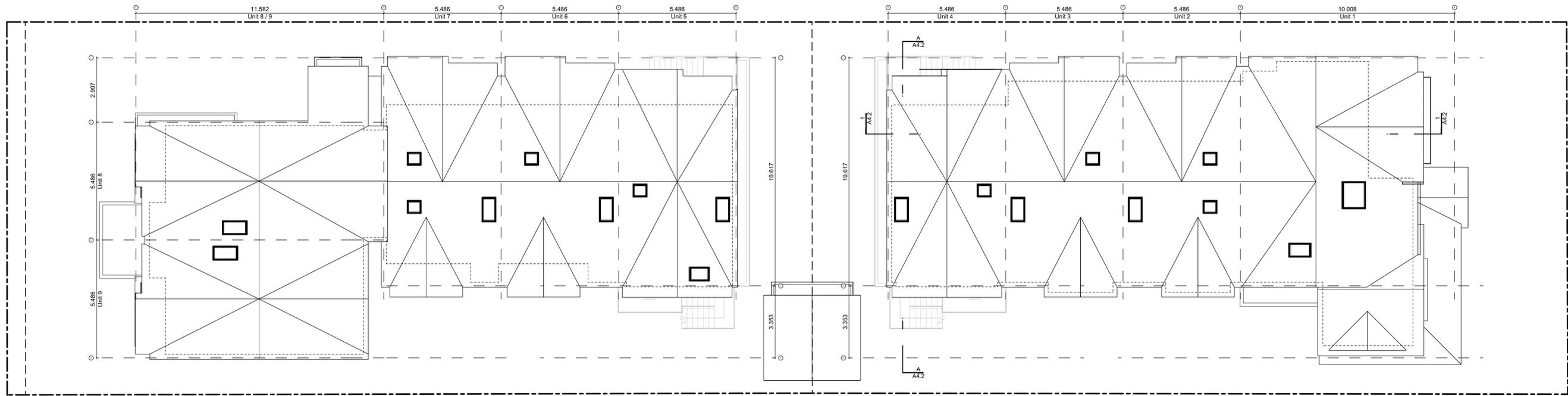
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| 2022-10-06 | Revised & Re-Issued for DP |
| 2022-11-04 | Revised & Re-Issued for DP |



1 Site Roof Plan
Scale: 1:100

Roof 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: Nov 4, 2022

Scale: 1:100

Sheet No:



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| 2022-10-06 | Revised & Re-Issued for DP |
| 2022-11-04 | Revised & Re-Issued for DP |

Concept Renderings

Project Name:

**Fairfield-Kipling
Development**

Civic: 1400 Fairfield Rd &
349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 4, 2022

Scale: NTS

Sheet No:

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| 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 |

Concept Renderings

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 4, 2022

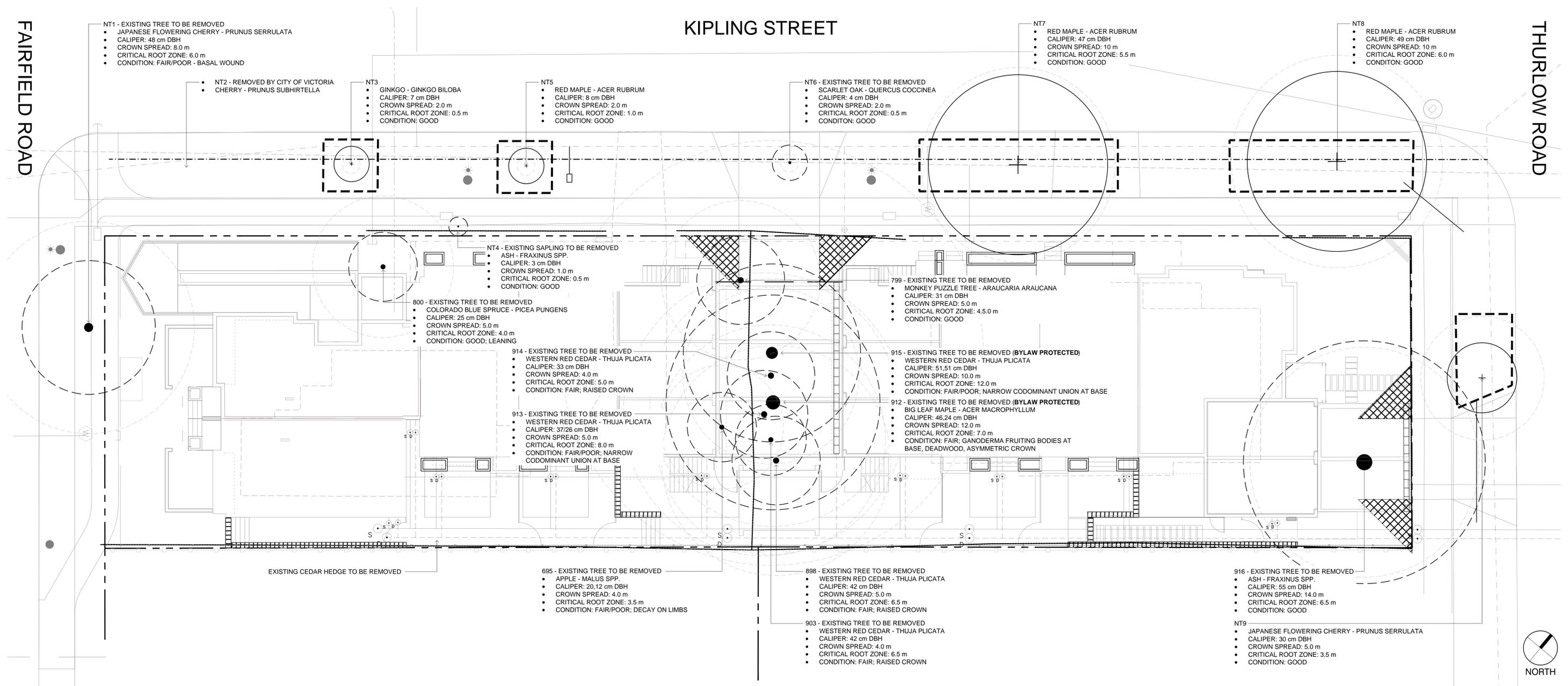
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Sheet No:

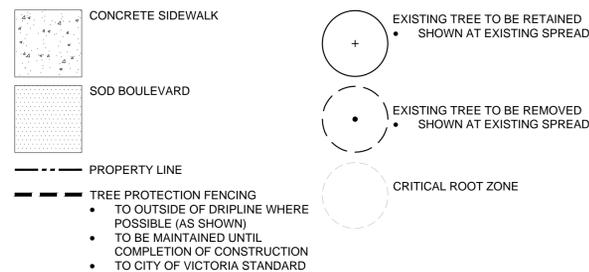
FAIRFIELD ROAD

KIPLING STREET

THURLOW ROAD



LEGEND



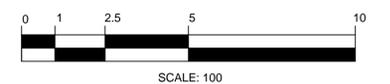
EXISTING TREE QUANTITIES

- ON SITE:**
- EXISTING TREES = 10
 - TREES TO BE REMOVED = 10
 - BYLAW PROTECTED TREES TO BE REMOVED = 2
 - REPLACEMENT TREES REQUIRED = 4
- MUNICIPAL BOULEVARD:**
- EXISTING TREES = 8
 - TREES TO BE REMOVED = 3 (NT1, NT4, NT6)

ARBORIST SUPERVISION

- ALL EXCAVATION OCCURRING WITHIN THE CRITICAL ROOT ZONES OF PROTECTED TREES SHOULD BE COMPLETED UNDER SUPERVISION BY THE PROJECT ARBORIST. IN PARTICULAR, THE FOLLOWING ACTIVITIES SHOULD BE COMPLETED UNDER THE DIRECTION OF THE PROJECT ARBORIST:
 - ANY EXCAVATION WITHIN THE CRZS OF MUNICIPAL TREES NT1-9 FOR CONSTRUCTION OF THE NEW 6-UNIT BUILDING, LANDSCAPE FEATURES, OR DRIVEWAY OFF THURLOW ROAD
 - ANY EXCAVATION FOR THE ABANDONING OF EXISTING UNDERGROUND SERVICES OR INSTALLATION OF NEW SERVICES WITHIN THE CRZS OF TREES TO BE RETAINED.
 - PRUNING ROOTS: ANY SEVERED ROOTS MUST BE PRUNED BACK TO SOUND TISSUE TO REDUCE WOUND SURFACE AREA AND ENCOURAGE RAPID COMPARTMENTALIZATION OF THE WOUND. BACKFILLING THE EXCAVATED AREA AROUND THE ROOTS SHOULD BE DONE AS SOON AS POSSIBLE TO KEEP THE ROOTS MOIST AND AID IN ROOT REGENERATION. EXPOSED ROOTS SHOULD BE KEPT MOIST UNTIL THE AREA IS BACKFILLED, ESPECIALLY IF EXCAVATION OCCURS DURING A PERIOD OF DROUGHT. THIS CAN BE ACCOMPLISHED IN A NUMBER OF WAYS, INCLUDING WRAPPING THE ROOTS IN BURLAP OR INSTALLING A ROOT CURTAIN OF WIRE MESH LINED WITH BURLAP, AND KEEPING THE AREA MOIST THROUGHOUT THE CONSTRUCTION PROCESS.
 - MINIMIZING SOIL COMPACTION: IN AREAS WHERE CONSTRUCTION TRAFFIC MUST ENCOACH INTO THE CRITICAL ROOT ZONES OF TREES TO BE RETAINED, EFFORTS MUST BE MADE TO REDUCE SOIL COMPACTION WHERE POSSIBLE BY DISPLACING THE WEIGHT OF MACHINERY AND FOOT TRAFFIC. THIS CAN BE ACHIEVED BY ONE OF THE FOLLOWING METHODS:
 - INSTALLING A LAYER OF HOG FUEL OR COARSE WOOD CHIPS AT LEAST 20 CM IN DEPTH AND MAINTAINING IT IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETE.
 - PLACING MEDIUM WEIGHT GEOTEXTILE CLOTH OVER THE AREA TO BE USED AND INSTALLING A LAYER OF CRUSHED ROCK TO A DEPTH OF 15 CM OVER TOP.
 - PLACING TWO LAYERS OF 19MM PLYWOOD.
 - PLACING STEEL PLATES.
 - LANDSCAPING AND IRRIGATION SYSTEMS: THE PLANTING OF NEW TREES AND SHRUBS SHOULD NOT DAMAGE THE ROOTS OF RETAINED TREES. THE INSTALLATION OF ANY IN-GROUND IRRIGATION SYSTEM MUST TAKE INTO ACCOUNT THE CRITICAL ROOT ZONES OF THE TREES TO BE RETAINED. PRIOR TO INSTALLATION, WE RECOMMEND THE IRRIGATION TECHNICIAN CONSULT WITH THE PROJECT ARBORIST ABOUT THE MOST SUITABLE LOCATIONS FOR THE IRRIGATION LINES AND HOW BEST TO MITIGATE THE IMPACTS ON THE TREES TO BE RETAINED. THIS MAY REQUIRE THE PROJECT ARBORIST SUPERVISE THE EXCAVATIONS ASSOCIATED WITH INSTALLING THE IRRIGATION SYSTEM. EXCESSIVE FREQUENT IRRIGATION AND IRRIGATION WHICH WETS THE TRUNKS OF TREES CAN HAVE A DETRIMENTAL IMPACT ON TREE HEALTH AND CAN LEAD TO ROOT AND TRUNK DECAY.
 - ARBORIST ROLE: IT IS THE RESPONSIBILITY OF THE CLIENT OR HIS/HER REPRESENTATIVE TO CONTACT THE PROJECT ARBORIST FOR THE PURPOSE OF:
 - LOCATING THE BARRIER FENCING
 - REVIEWING THE REPORT WITH THE PROJECT FOREMAN OR SITE SUPERVISOR
 - LOCATING WORK ZONES, WHERE REQUIRED
 - SUPERVISING ANY EXCAVATION WITHIN THE CRITICAL ROOT ZONES OF TREES TO BE RETAINED
 - REVIEWING AND ADVISING OF ANY PRUNING REQUIREMENTS FOR MACHINE CLEARANCES
- REVIEW AND SITE MEETING: ONCE THE PROJECT RECEIVES APPROVAL, IT IS IMPORTANT THAT THE PROJECT ARBORIST MEET WITH THE PRINCIPALS INVOLVED IN THE PROJECT TO REVIEW THE INFORMATION CONTAINED HEREIN. IT IS ALSO IMPORTANT THAT THE ARBORIST MEET WITH THE SITE FOREMAN OR SUPERVISOR BEFORE ANY SITE CLEARING, TREE REMOVAL, DEMOLITION, OR OTHER CONSTRUCTION ACTIVITY OCCURS AND TO CONFIRM THE LOCATIONS OF THE TREE PROTECTION BARRIER FENCING.

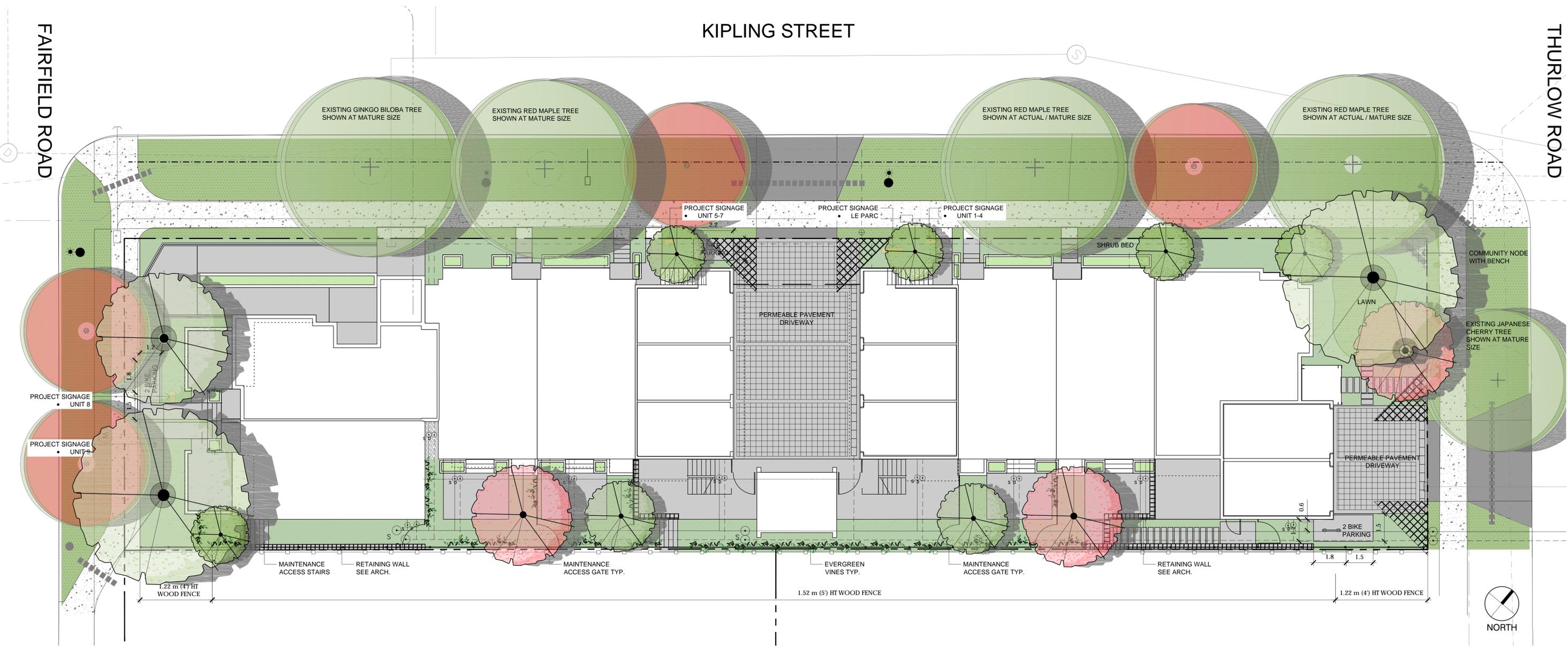
NOTES:
1. SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION, REQUIREMENTS AND RECOMMENDATIONS.



KIPLING STREET

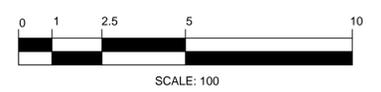
FAIRFIELD ROAD

THURLOW ROAD



LEGEND

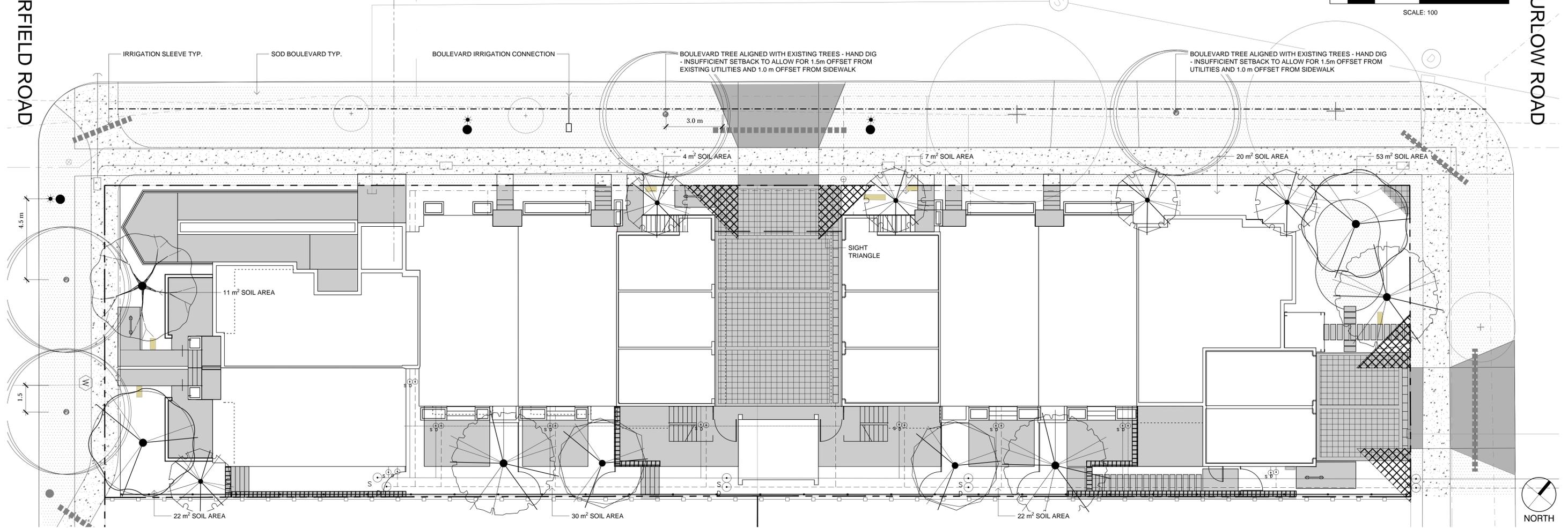
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|---|--|---|--|---|--|
| <ul style="list-style-type: none"> MUNICIPAL CONCRETE SIDEWALK CONCRETE DRIVEWAY APRON DRIVEWAY / PATIO <ul style="list-style-type: none"> PERMEABLE INTERLOCKING CONCRETE PAVER CONCRETE SIDEWALK / PATIO <ul style="list-style-type: none"> MEDIUM SANDBLAST OR LIGHT BROOM FINISH SAW CUT CONCRETE CRACK CONTROL JOINTS PATH <ul style="list-style-type: none"> CONCRETE PAVERS ABBOTSFORD PIAZZA SERIES EVERGREEN VINES | <ul style="list-style-type: none"> SOD SHRUB BED PLANTER EXISTING WOOD FENCE <ul style="list-style-type: none"> 6' (1.83 m) HT ON ADJACENT PROPERTY PRIVACY FENCE <ul style="list-style-type: none"> 5' (1.52 m) HT AS NOTED 4' (1.22 m) HT AS NOTED SOLID WOOD FENCING PROPERTY LINE | <ul style="list-style-type: none"> BYLAW PROTECTED REPLACEMENT TREES <ul style="list-style-type: none"> QTY 4 SPECIES AND LOCATION TO BE APPROVED BY PARKS IRRIGATION SLEEVE | <ul style="list-style-type: none"> LARGE BOULEVARD TREE TO REMAIN SMALL BOULEVARD TREE TO REMAIN PROPOSED TREES | <ul style="list-style-type: none"> PROPOSED BOULEVARD TREE <ul style="list-style-type: none"> SPECIES TO BE SELECTED BY CITY OF VICTORIA TO BE INSTALLED BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE | <p>PROPOSED TREE QUANTITIES</p> <ul style="list-style-type: none"> PROPOSED ON-SITE TREES = 13 <ul style="list-style-type: none"> DECIDUOUS TREES: 8 BROADLEAF EVERGREEN TREES: 5 BYLAW REPLACEMENT TREES: 4 PROPOSED MUNICIPAL BOULEVARD TREES <ul style="list-style-type: none"> DECIDUOUS TREES: 4 <p>BOULEVARD IRRIGATION NOTES:</p> <ul style="list-style-type: none"> AUTOMATIC IRRIGATION TO BE PROVIDED TO THE 4 NEW BOULEVARD TREES FROM A DEDICATED 19mm METERED WATER SERVICE LOCATED WITHIN THE KIPLING FRONTAGE BOULEVARD. SEE CIVIL FOR LOCATION. <p>ON-SITE IRRIGATION NOTES:</p> <ul style="list-style-type: none"> ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED AND INSTALLED TO IABC STANDARDS. |
|---|--|---|--|---|--|



FAIRFIELD ROAD

KIPLING STREET

THURLOW ROAD



LEGEND

- PROPERTY LINE
- SOD
- IRRIGATION SLEEVE
- + EXISTING TREE TO BE RETAINED
• SHOWN AT EXISTING SPREAD
- * PROPOSED BOULEVARD TREE
• TO BE INSTALLED BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE

PLANT SCHEDULE - TREES

| TREES | QTY | BOTANICAL / COMMON NAME | CONT | CAL | REMARKS |
|-------|-----|--|------|--------------|---------------------------|
| | 3 | CORNUS NUTTALLII / PACIFIC DOGWOOD | CONT | 60 MM | NATIVE; 10 M HT X 10 M W |
| | 5 | MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA | CONT | 40 MM | EVERGREEN; 5 M HT X 3 M W |
| | 1 | PARROTTIA PERSICA / PERSIAN PARROTTIA | B@B | 60 MM | DECIDUOUS; 8 M HT X 5 M W |
| | 2 | QUERCUS GARRYANA / GARRY OAK | CONT | AS AVAILABLE | NATIVE; 20 M HT X 20 M W |
| | 2 | STYRAX JAPONICUS / JAPANESE SNOWBELL | CONT | 50 MM | ORNAMENTAL; 5 M H X 5 M W |

- NOTES:
- 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.
 - ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO IABC STANDARDS.
 - ALL PROPOSED BOULEVARD TREES TO HAVE 10m² MIN. GROWING MEDIUM.



PACIFIC DOGWOOD



LITTLE GEM DWARF MAGNOLIA



GARRY OAK



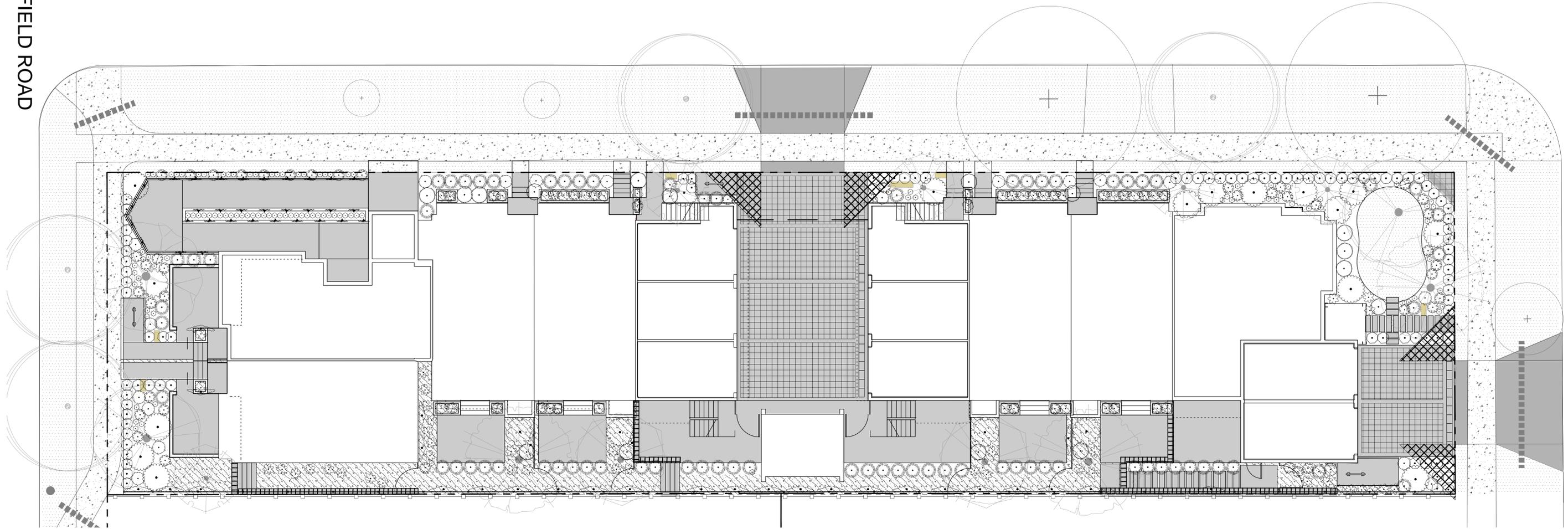
JAPANESE SNOWBELL

FAIRFIELD ROAD

KIPLING STREET



THURLOW ROAD



PLANT SCHEDULE - SHRUBS

| SHRUBS | QTY | BOTANICAL / COMMON NAME | CONT | SPACING |
|--------|-----|---|---------|---------|
| | 32 | ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / MASSACHUSETTS KINNIKINNICK | #1 CONT | 0.6m |
| | 24 | BRACHYGLOTTIS GREYI / DAISY BUSH | #2 CONT | 0.6m |
| | 90 | BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD | #2 CONT | 0.6m |
| | 3 | CHOISYA TERNATA / MEXICAN ORANGE | #3 CONT | 1.5m |
| | 2 | HYDRANGEA PANICULATA 'PHANTOM' / PANICLED HYDRANGEA | #3 CONT | 1.5m |
| | 29 | JASMINUM POLYANTHUM / PINK JASMINE TRELLIS | #1 CONT | 1.5m |
| | 139 | LAVANDULA ANGUSTIFOLIA 'AROMATICO BLUE' / ENGLISH LAVENDER 'AROMATICO BLUE' | #2 CONT | 0.3m |
| | 73 | MISCANTHUS SINENSIS 'GRAZIELLA' / GRAZIELLA MAIDEN GRASS | #2 CONT | 0.8m |
| | 19 | PENNISETUM ORIENTALE 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS | #1 CONT | 0.75m |
| | 38 | POLYSTICHUM MUNIFOLIUM / WESTERN SWORD FERN | #1 CONT | 0.6m |
| | 15 | RHODODENDRON X 'CHRISTMAS CHEER' / CHRISTMAS CHEER RHODODENDRON | #5 CONT | 1.5m |
| | 64 | SANTOLINA VIRENS / GREEN LAVENDER COTTON | #1 CONT | 0.6m |
| | 16 | SARCOCOCCA CONFUSA / SWEETBOX | #1 CONT | 0.9m |



HYDRANGEA



JASMINE VINE



SWEETBOX



MEXICAN ORANGE



IRISH MOSS

PLANT SCHEDULE - GROUNDCOVER

| GROUND COVERS | QTY | BOTANICAL / COMMON NAME | CONT | SPACING | REMARKS |
|---------------|-------|------------------------------|------|---------|---------|
| | 1,177 | SAGINA SUBULATA / IRISH MOSS | PLUG | 300mm | |

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.



BUILT-IN PLANTER



COMMUNITY BENCH



DAISY BUSH, LAVENDER COTTON, LAVENDER



MAIDEN GRASS

