



Drawing List

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**1712 Fairfield Road
Multi-Family Development**

1707 Issued for Rezone Revisions 18/05/2018

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Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date:
May 25/2018

SHAPE
Architecture Inc

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

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

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

LEGAL DESCRIPTION	PLAN 290 VICTORIA LOT 4 INCL PCL A SECTION FFLD PLAN 290 EXC PT IN STREET, LOT 6 PLAN 1834 SECTION 68 VICTORIA	
CIVIC ADDRESS	1712 + 1720 Fairfield Road	
ZONING (Current)	R1-G	
ZONING (Proposed)	CD-TBD	
SITE AREA	2451m ²	
ABOVE GRADE FLOOR AREA	2,211m ²	
BELOW GRADE FLOOR AREA	218m ²	
TOTAL FLOOR AREA	2,429m ²	
COMM. FLOOR AREA	0.0	
AVERAGE GRADE	12.70m	
	PERMITTED	PROPOSED
FLOOR SPACE RATIO	05. - 1.0	0.91
SITE COVERAGE	30%	37%
OPEN SITE SPACE	50%	50%
BUILDING HEIGHT	7.6m	10.7m
NUMBER OF STOREYS	2	2.5
VEHICLE PARKING	22	22
BICYCLE PARKING	17	41
BUILDING SETBACKS		
FRONT YARD	7.5m	3.0m
REAR YARD	9.1m or 30% of Site Depth	6.1m
SIDE YARD (WEST)	1.5m	3.0m
SIDE YARD (EAST)	3.9m	6.7m
COMBINED SIDE YARD	min. 5.4m	10.4m
RESIDENTIAL USE DETAILS		
Total Number of Units		17
Unit Type		2-3 Bedroom
Ground Oriented Units		17
Minimum Unit Floor Area		122.7m ²
Total Residential Floor Area		2,429m ²

Grade Points	Avg of Points	Distance Between Grade Points	Totals	Perimeter	
Block 1					
A + B	$13.485 + 13.085 / 2 =$	13.285	22.580	299.975	71.680
B + C	$13.085 + 13.485 / 2 =$	13.285	13.260	176.159	
C + D	$13.485 + 13.485 / 2 =$	13.485	22.580	304.491	
D + A	$13.485 + 13.485 / 2 =$	13.485	13.260	178.811	
Block 2					
A + B	$13.425 + 13.485 / 2 =$	13.455	10.870	148.256	75.735
B + C	$13.485 + 12.545 / 2 =$	13.015	22.360	291.015	
C + D	$12.545 + 11.809 / 2 =$	12.177	13.000	158.301	
D + A	$11.809 + 13.425 / 2 =$	12.617	29.505	372.265	
Block 3					
A + B	$11.809 + 13.485 / 2 =$	12.647	31.355	396.547	93.720
B + C	$13.485 + 12.579 / 2 =$	13.032	10.870	141.658	
C + D	$12.579 + 10.807 / 2 =$	11.693	30.395	450.122	
D + A	$10.807 + 11.809 / 2 =$	11.308	13.000	147.024	
			Total	3062.604	241.135
			Average Grade	12.70078668	



NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018

Issued for Rezone Revisions

DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated

JOB NUMBER 1707

A001

SITE PLAN
PURDEY GROUP

Parcel A (0053931 1) of Lot 4, and
Rem. Lot 4, Plan 290, and Lot 6,
Plan 1834, All of Section 68,
Victoria District.

ADDRESS : 1712 & 1720 Fairfield Road

PROJECT SURVEYOR : RPH

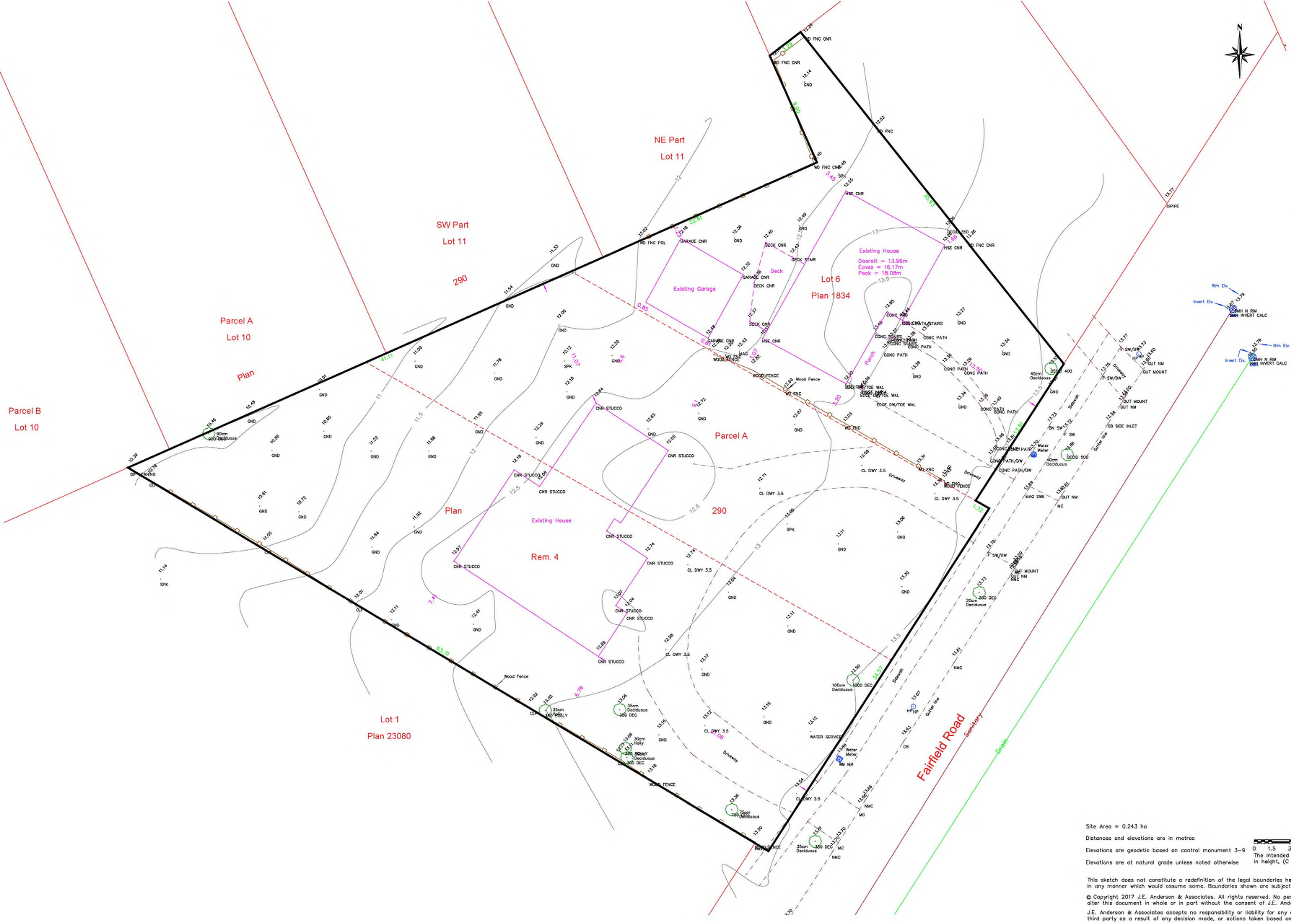
DRAWN BY : RPH DATE : Sept 28/17

OUR FILE : 30503 REVISION : 1st

JEA J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS

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

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



Legend

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

Site Area = 0.243 ha
Distances and elevations are in metres
Elevations are geodetic based on a control monument 3-9
Elevations are at natural grade unless noted otherwise

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

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Subject to charges, legal notations, and interests shown on: Title No. DM30089 (P.I.D. 005-024-994)

REVISIONS

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

Survey Plan

DATE	18/05/2018
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	1707

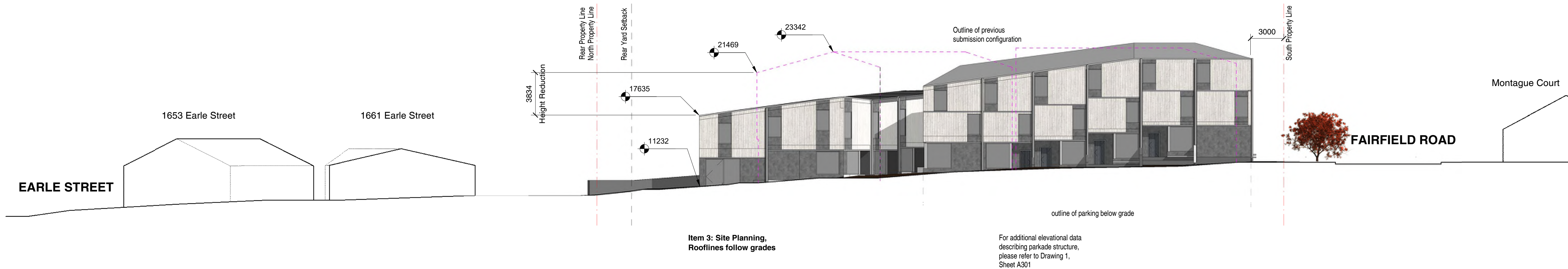
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1	Issued for Rezoning	29/09/2017
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1712 Fairfield Road Multi-Family Development

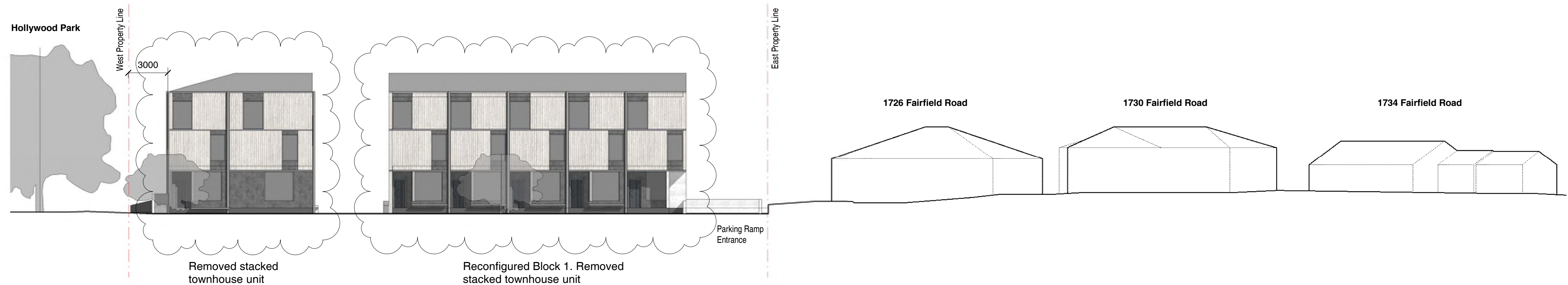
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Context Plan	
DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 200
JOB NUMBER	1707

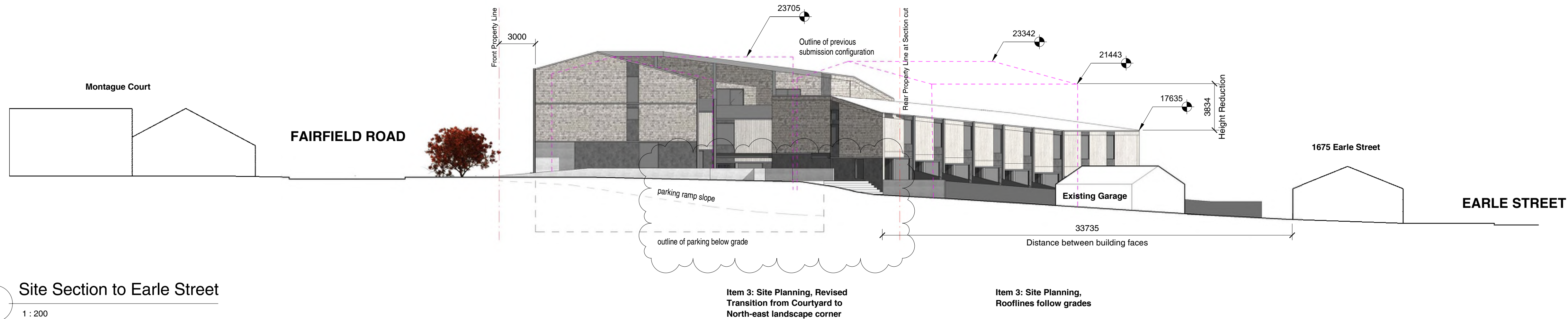




1 Context Elevation West
1 : 200



2 Context Elevation South
1 : 200



3 Site Section to Earle Street
1 : 200

REVISIONS		
NO	DESCRIPTION	DATE
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1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Context Streetscapes

DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 200
JOB NUMBER	1707

LEGAL DESCRIPTION	PLAN 290 VICTORIA LOT 4 INCL PCL A SECTION FFLD PLAN 290 EXC PT IN STREET, LOT 6 PLAN 1834 SECTION 68 VICTORIA
-------------------	---

ZONING (Current)

ZONING (Proposed) CD-TBD

SITE AREA 2451m²

ABOVE GRADE FLOOR AREA 2,211m²

BELOW GRADE FLOOR AREA 218m²

TOTAL FLOOR AREA 2,429m²

COMM. FLOOR AREA	0.0
------------------	-----

AVERAGE GRADE 12.70m

PROPOSED

FLOOR SPACE RATIO 05. - 1.0

SITE COVERAGE 30%

OPEN SITE SPACE 50%

BUILDING HEIGHT 7.6m

NUMBER OF STOREYS 2

VEHICLE PARKING 22

BICYCLE PARKING 11

FRONT YARD	7.5m	3.0m
------------	------	------

REAR YARD 9.1m or 30% of Site Depth

SIDE YARD (WEST)	1.5m	3.0m
------------------	------	------

SIDE YARD (EAST)	3.9m	6.7m
------------------	------	------

COMBINED SIDE YARD min. 5.4m 10.4m

Total Number of Units	17
-----------------------	----

Unit Type 2-3 Bedroom

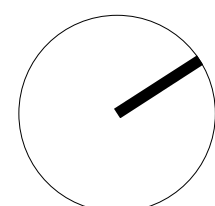
Ground Oriented Units	17
-----------------------	----

Minimum Unit Floor Area	122.7m ²
-------------------------	---------------------

Total Residential Floor Area	2,429m ²
------------------------------	---------------------

Grade Points	Avg of Points	Distance Between Grade Points	Totals	Perimeter	
Block 1					
A + B	$13.465 + 13.085 / 2 =$	13.285	22.580	299.975	71.680
B + C	$13.965 + 13.485 / 2 =$	13.285	13.260	176.159	
C + D	$13.465 + 13.485 / 2 =$	13.485	22.580	304.491	
D + A	$13.465 + 13.485 / 2 =$	13.485	13.260	178.811	
Block 2					
A + B	$13.425 + 13.485 / 2 =$	13.455	10.870	146.256	75.735
B + C	$13.465 + 12.545 / 2 =$	13.015	22.380	291.015	
C + D	$12.545 + 11.809 / 2 =$	12.177	13.000	158.301	
D + A	$11.809 + 13.425 / 2 =$	12.617	29.505	372.265	
Block 3					
A + B	$11.608 + 13.485 / 2 =$	12.647	31.355	366.547	93.720
B + C	$13.465 + 12.579 / 2 =$	13.032	10.870	141.658	
C + D	$12.579 + 10.807 / 2 =$	11.693	38.495	450.122	
D + A	$10.807 + 11.809 / 2 =$	11.306	13.000	147.004	

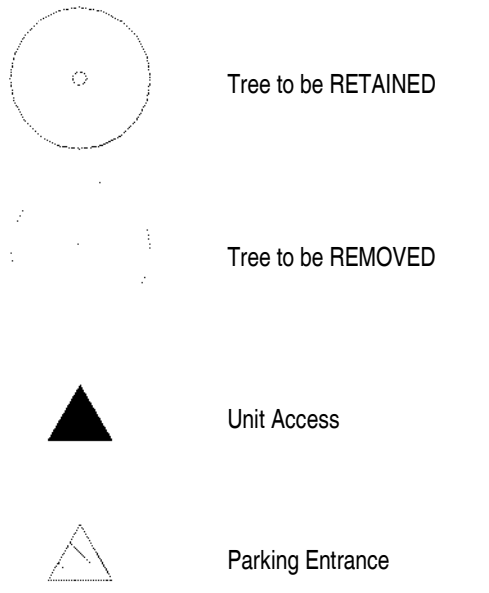
Total	3062.604	241.135
Average Grade		12.70078668



534 WEST PENDER STREET
VANCOUVER, BC CANADA
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TEL: (604) 687-4457
EMAIL: info@shapearchitecture.ca
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Site Plan Legend



NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
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3	Issued for Rezone Revisions	25/04/2018

Issued for Rezone Revisions

DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated

JOB NUMBER 1707

A102

PARKING DATA

Vehicle Parking	22 spaces
Bicycle Parking	41 spaces
MULTIPLE DWELLINGS (Schedule C, 11(c))	

	REQUIRED	PROPOSED
Vehicle	22 (1.3 / Dwelling unit)	22
Bicycle	17 (1.0 / dwelling unit)	41

REVISIONS

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**1712 Fairfield Road
Multi-Family
Development**

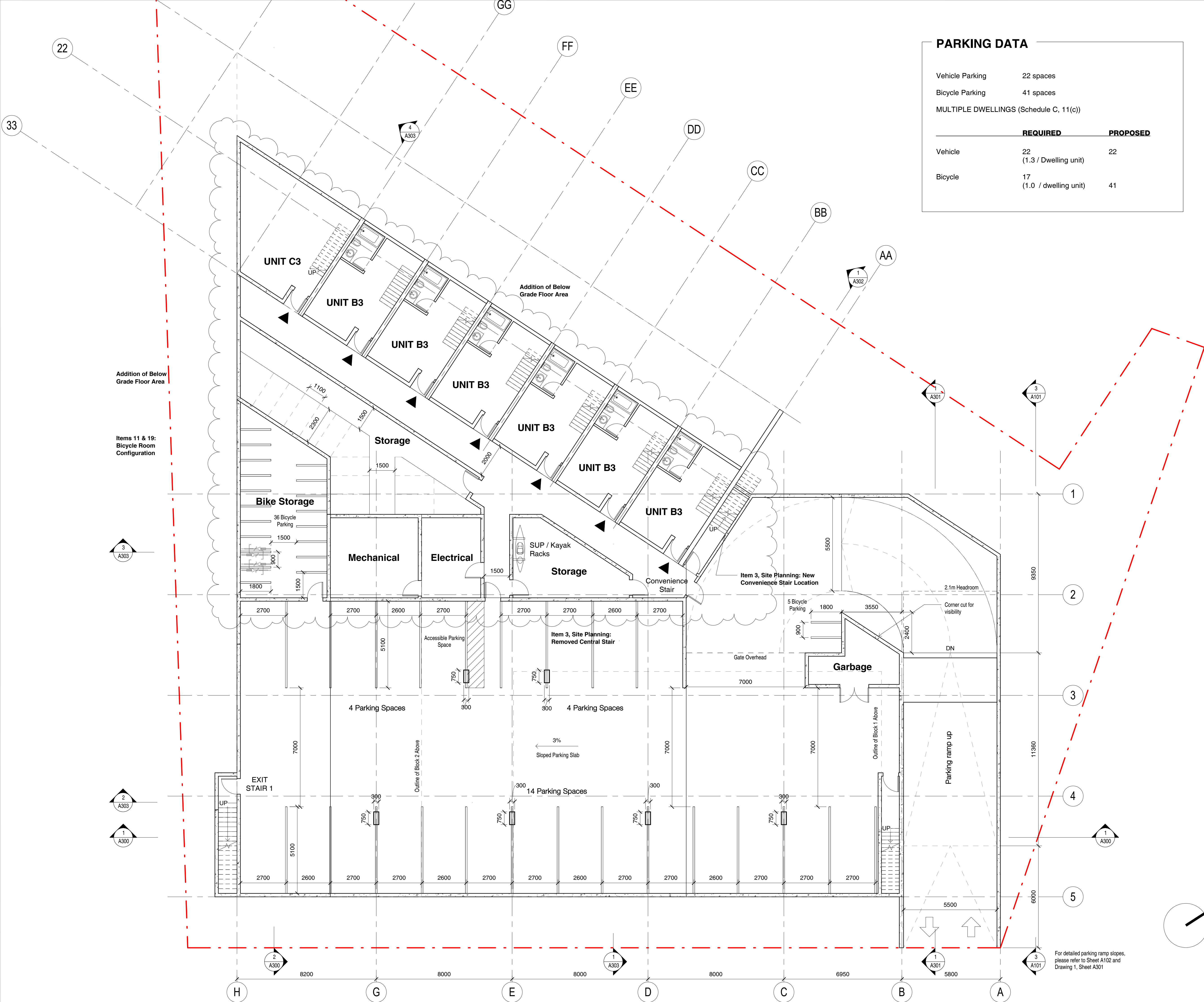
Issued for Rezone Revisions

**PARKING LEVEL
PLAN**

DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated

JOB NUMBER 1707

A200



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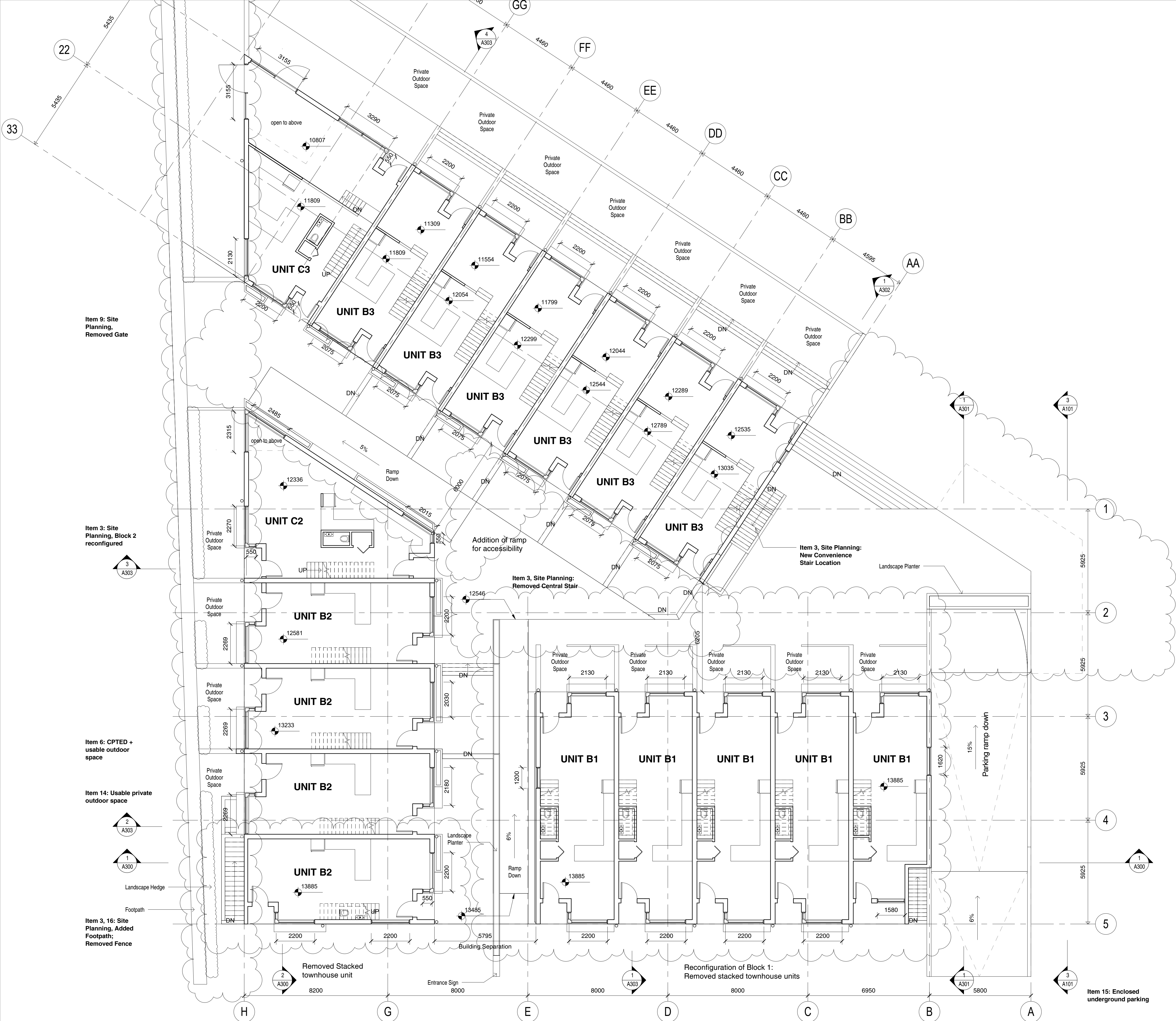
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 1 Plan

DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A201



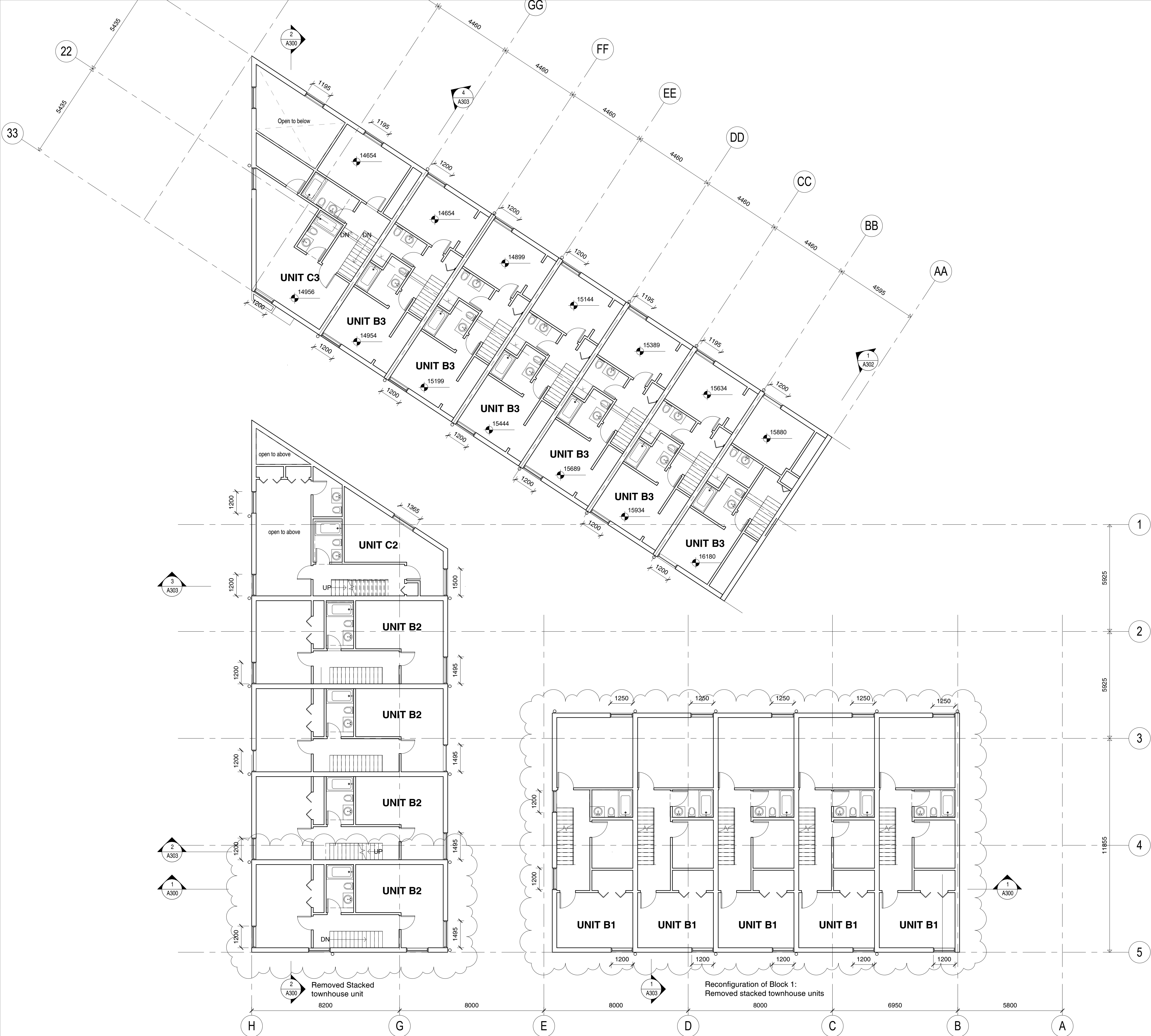
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1	Issued for Rezoning	29/09/2017
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1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 2 Plan	
DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A202

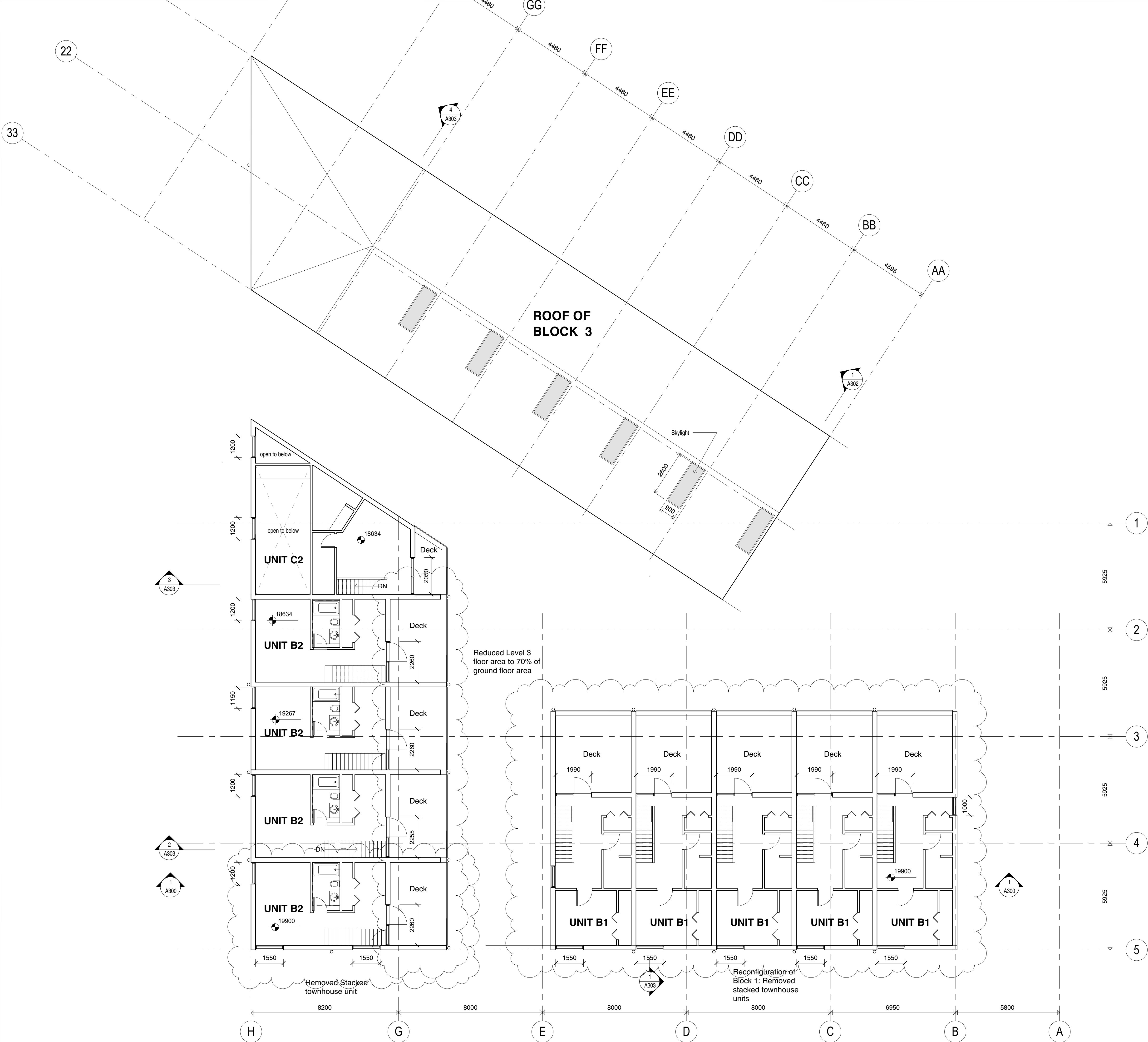


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**1712 Fairfield Road
Multi-Family
Development**
Issued for Rezone Revisions

Level 3 Plan	
DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A203



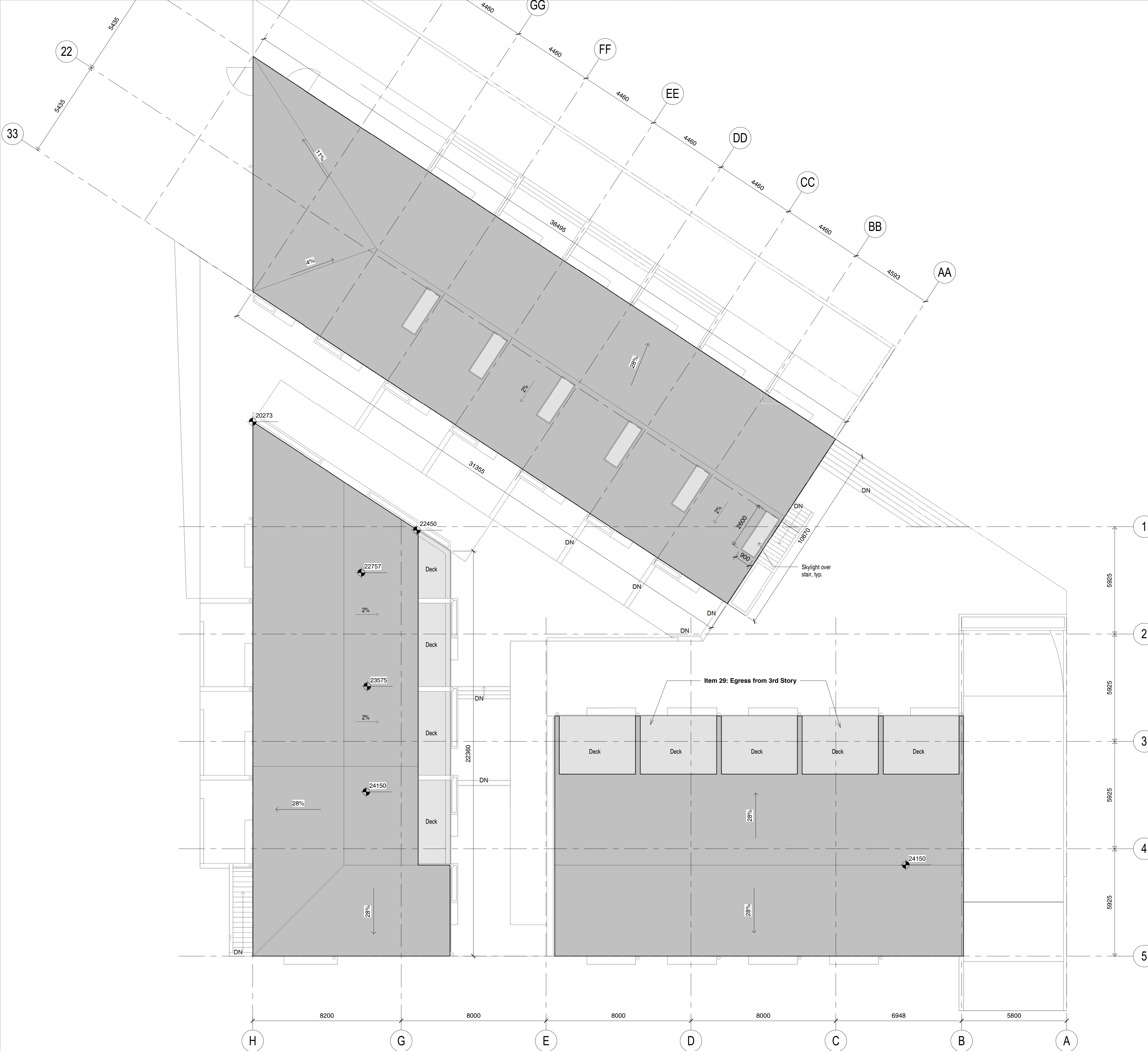
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NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
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3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018

Issued for Rezone Revisions

DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A204



PLOT INFO.
PLOT STAMP LOCATION

LEGEND	
Existing Grade	-----



1 East-West Section
1 : 100



2 Site Section 1
1 : 100

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NO	DESCRIPTION	DATE
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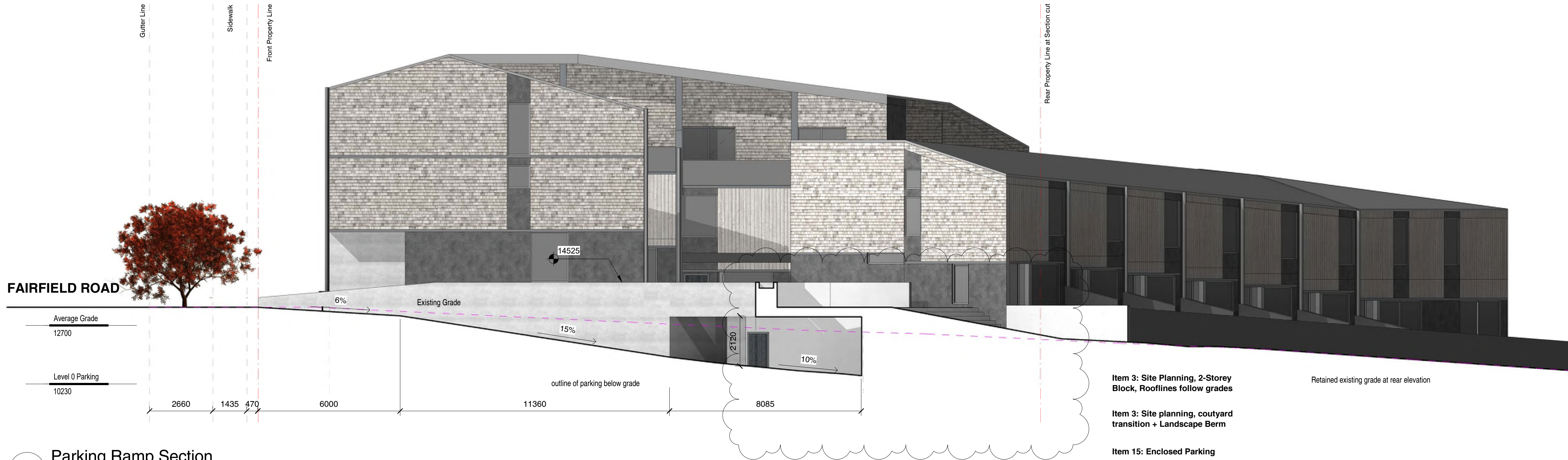
**1712 Fairfield Road
Multi-Family
Development**
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Site Sections	
DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A300

LEGEND

Existing Grade



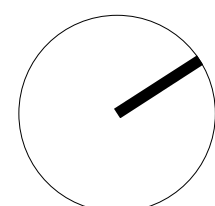
1 Parking Ramp Section
1 : 100

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

Issued for Rezone Revisions

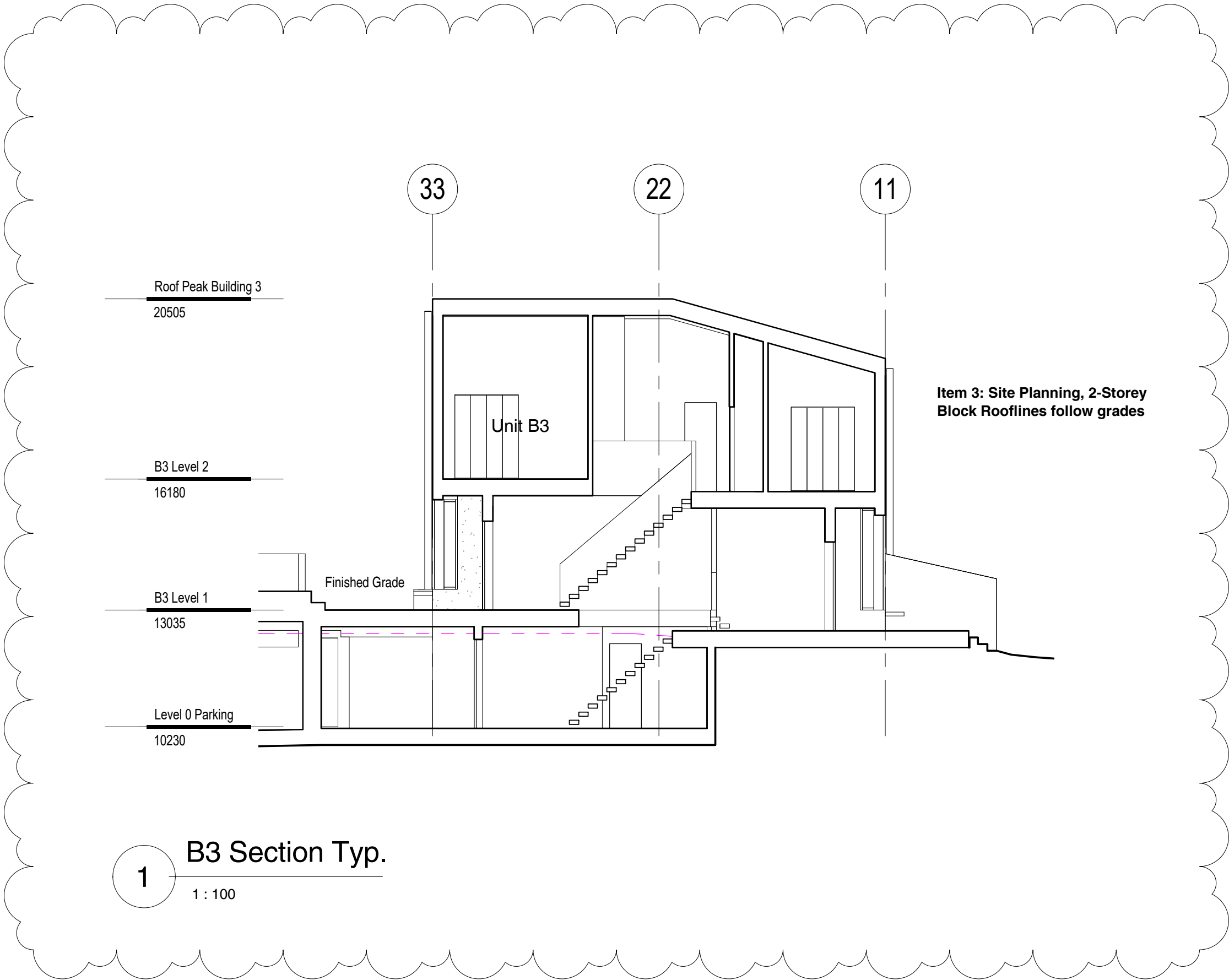
Site Section	
DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707



PLOT INFO.
PLOT STAMP LOCATION

LEGEND

Existing Grade



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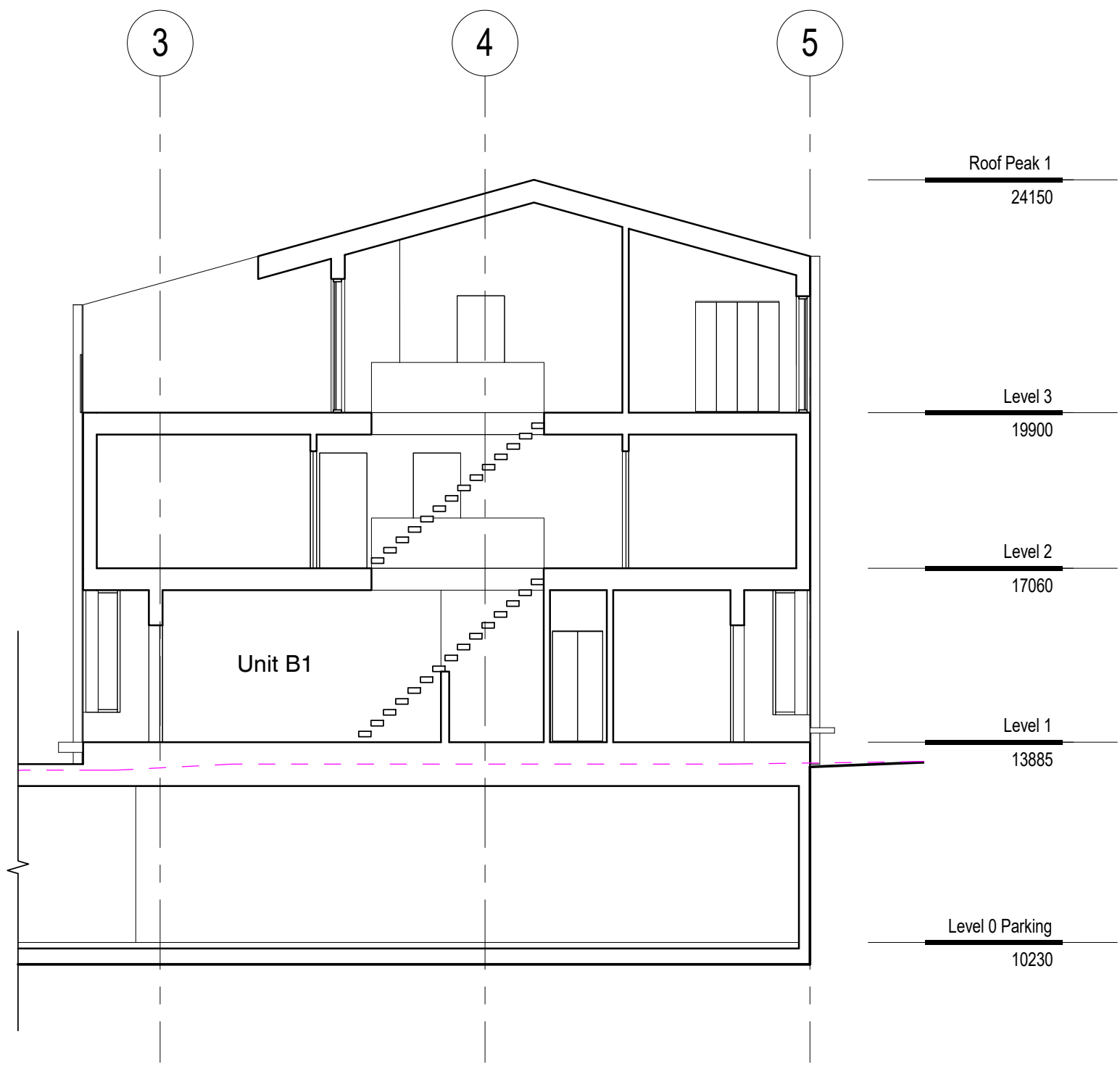
1712 Fairfield Road
Multi-Family
Development
Issued for Rezone Revisions

Sections	
DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

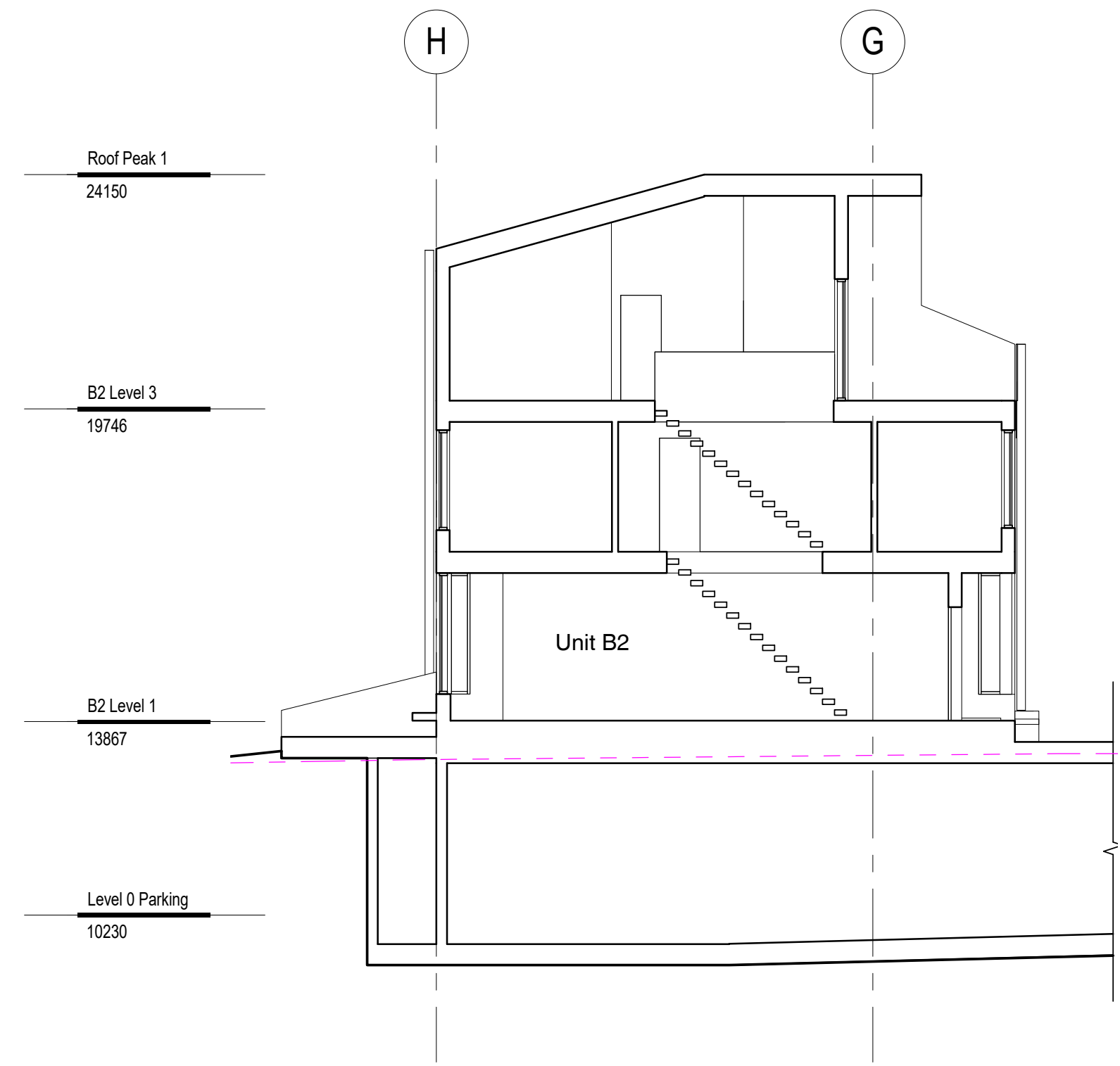
PLOT INFO.
PLOT STAMP LOCATION

LEGEND

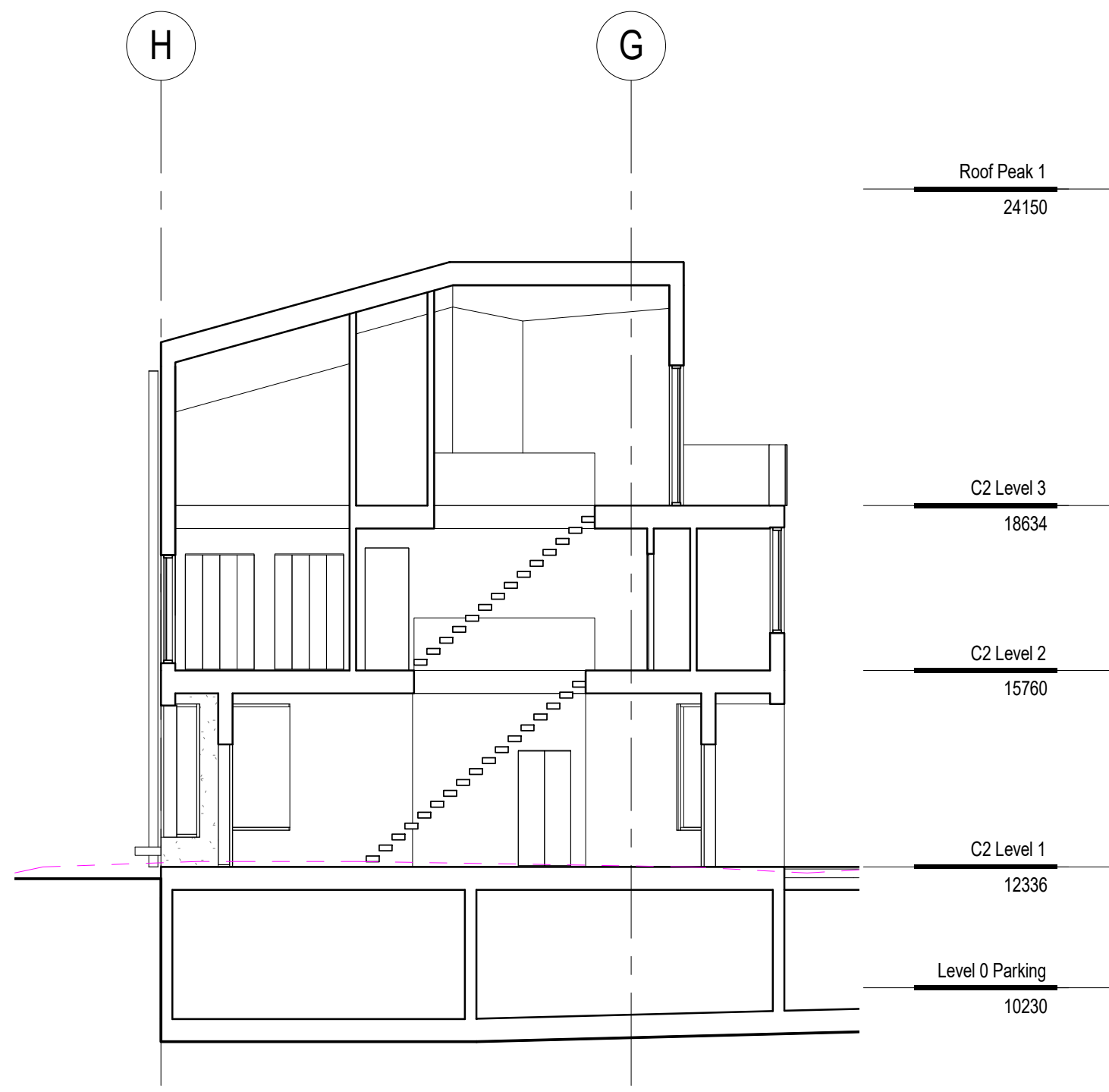
Existing Grade - - - - -



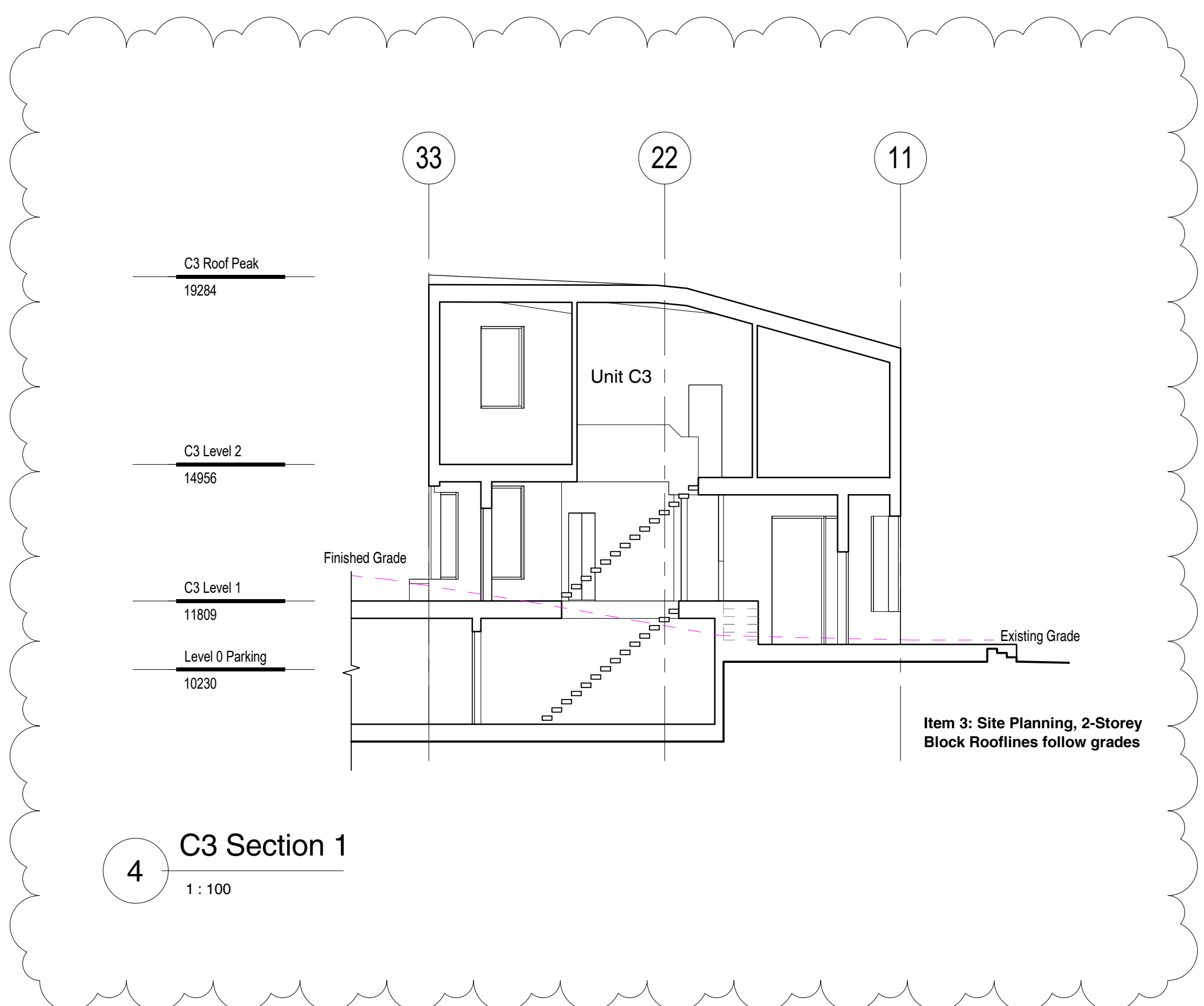
1 B1 Section 1
1 : 100



2 B2 Section 1
1 : 100



3 C2 Section 1
1 : 100



4 C3 Section 1
1 : 100

REVISIONS		
NO	DESCRIPTION	DATE
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**1712 Fairfield Road
Multi-Family
Development**
Issued for Rezone Revisions

Sections	
DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

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

LEGEND	
Existing Grade	---

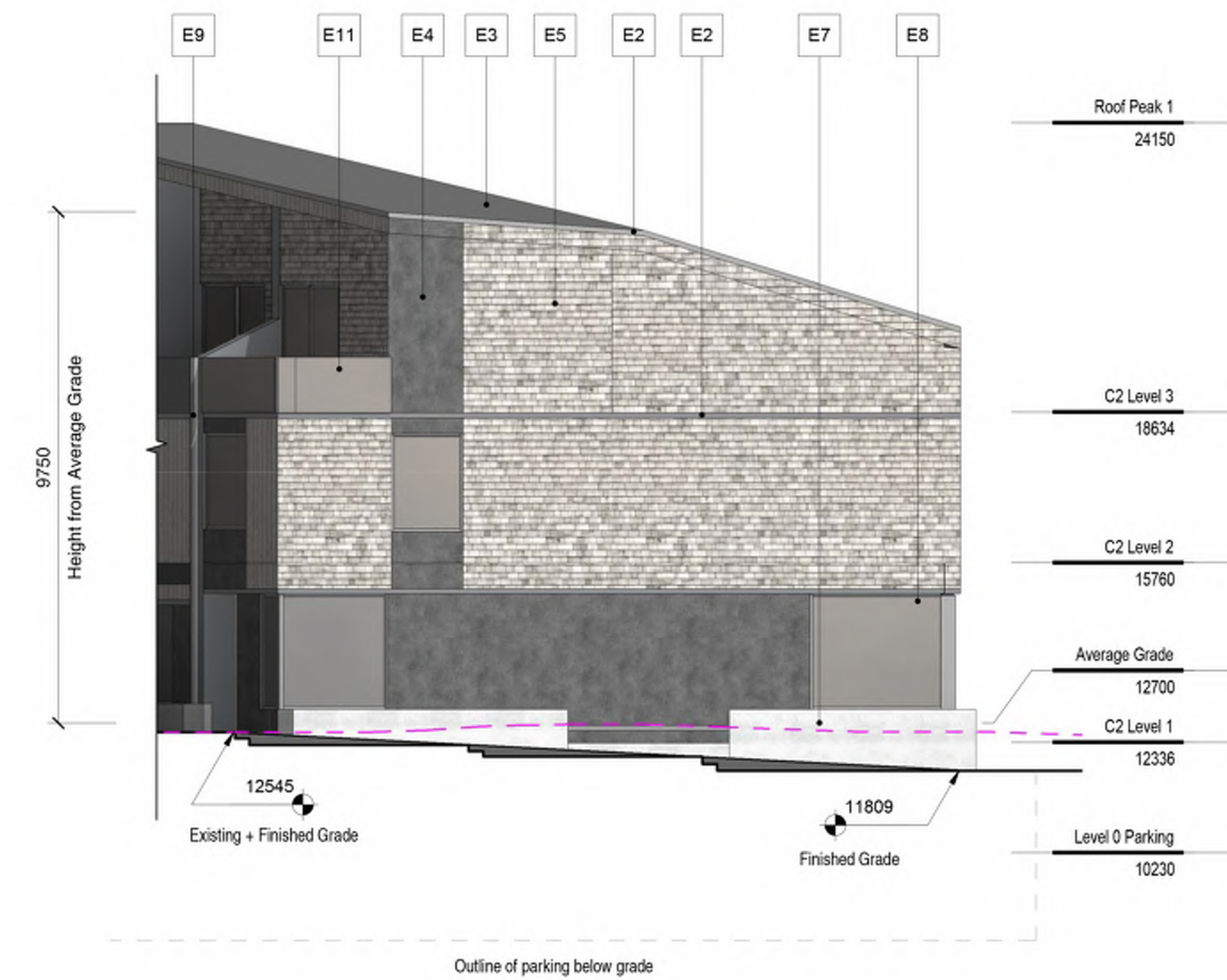
REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

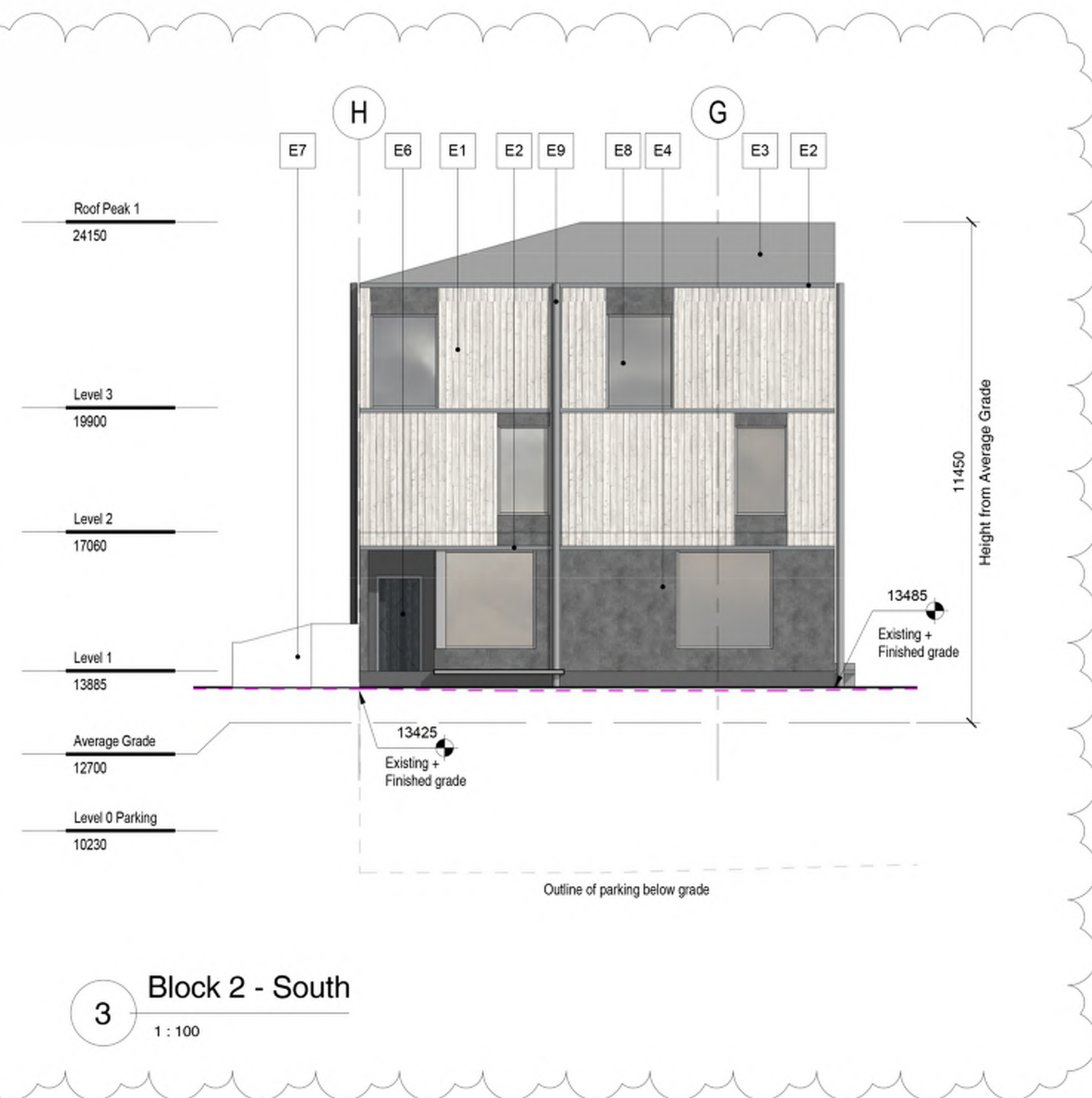
Elevations	
DATE	25/04/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A401



2 Block 2 - North
1 : 100

1 Block 2 - East
1 : 100



3 Block 2 - South
1 : 100



4 Block 2 - West
1 : 100

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

LEGEND	
Existing Grade	---

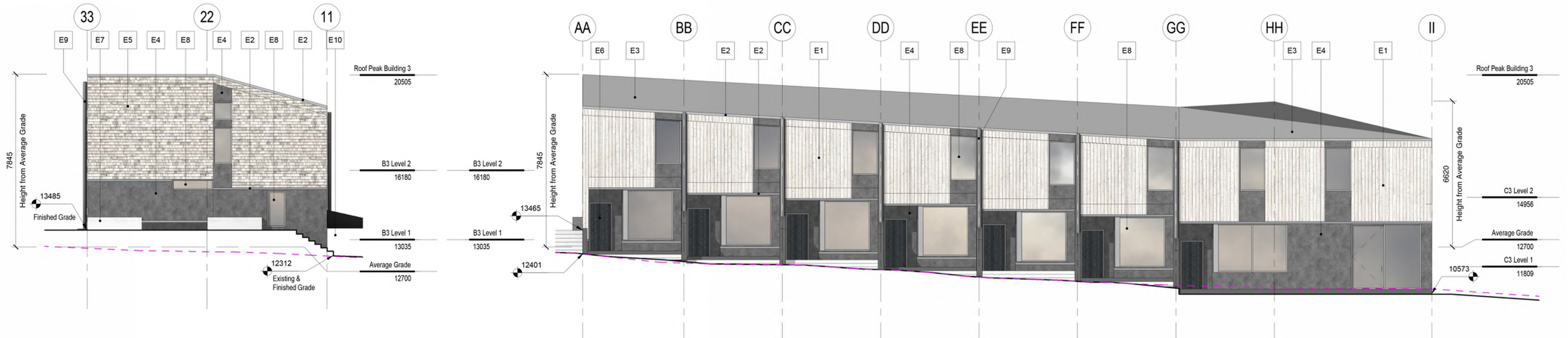
REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Elevations

DATE	25/04/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707



1 Block 3 - East
1 : 100

2 Block 3 - North
1 : 100



3 Block 3 - South
1 : 100

4 Block 3 - West
1 : 100

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

LEGEND	
Existing Grade	-----

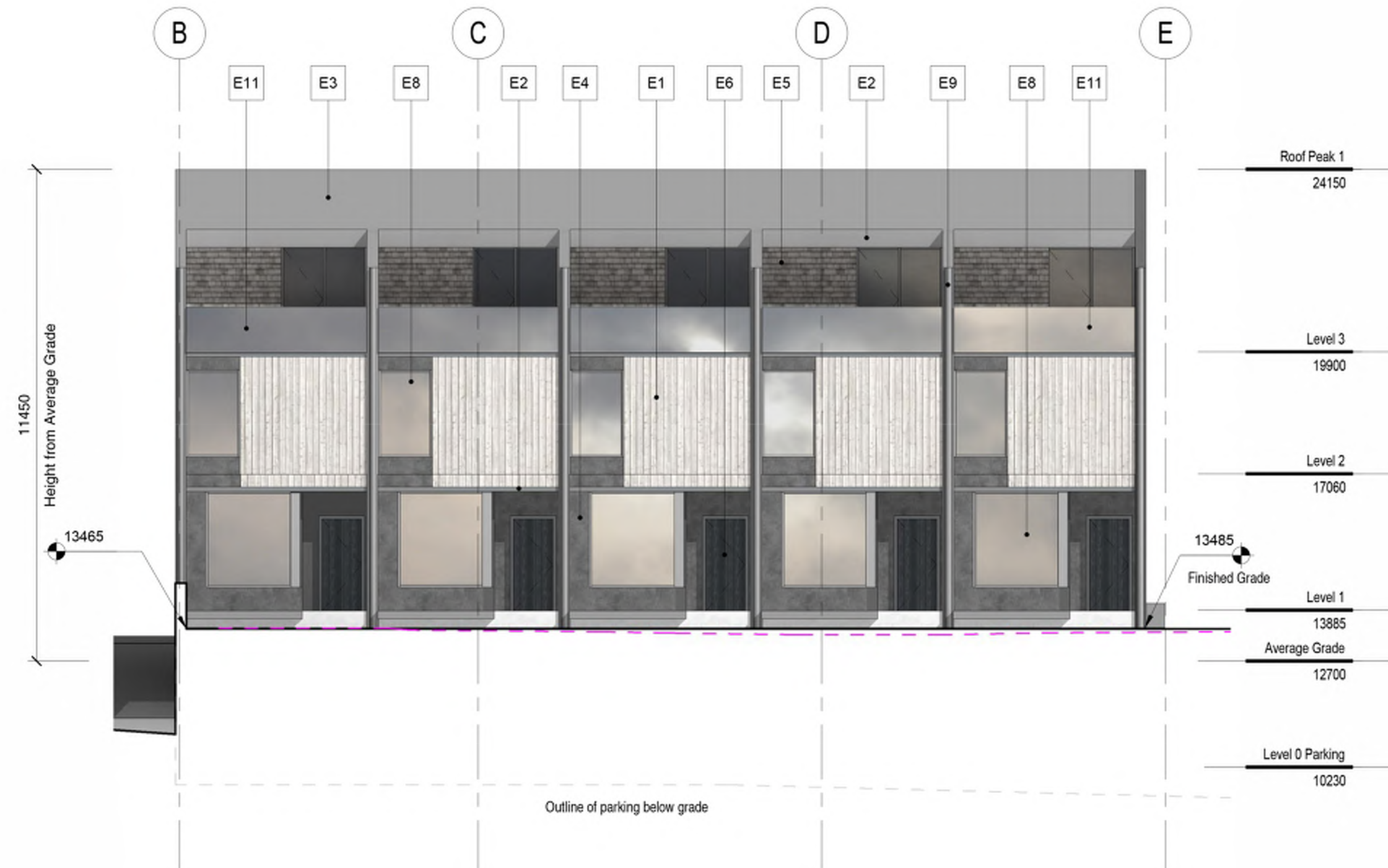
REVISIONS		
NO	DESCRIPTION	DATE
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2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018

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

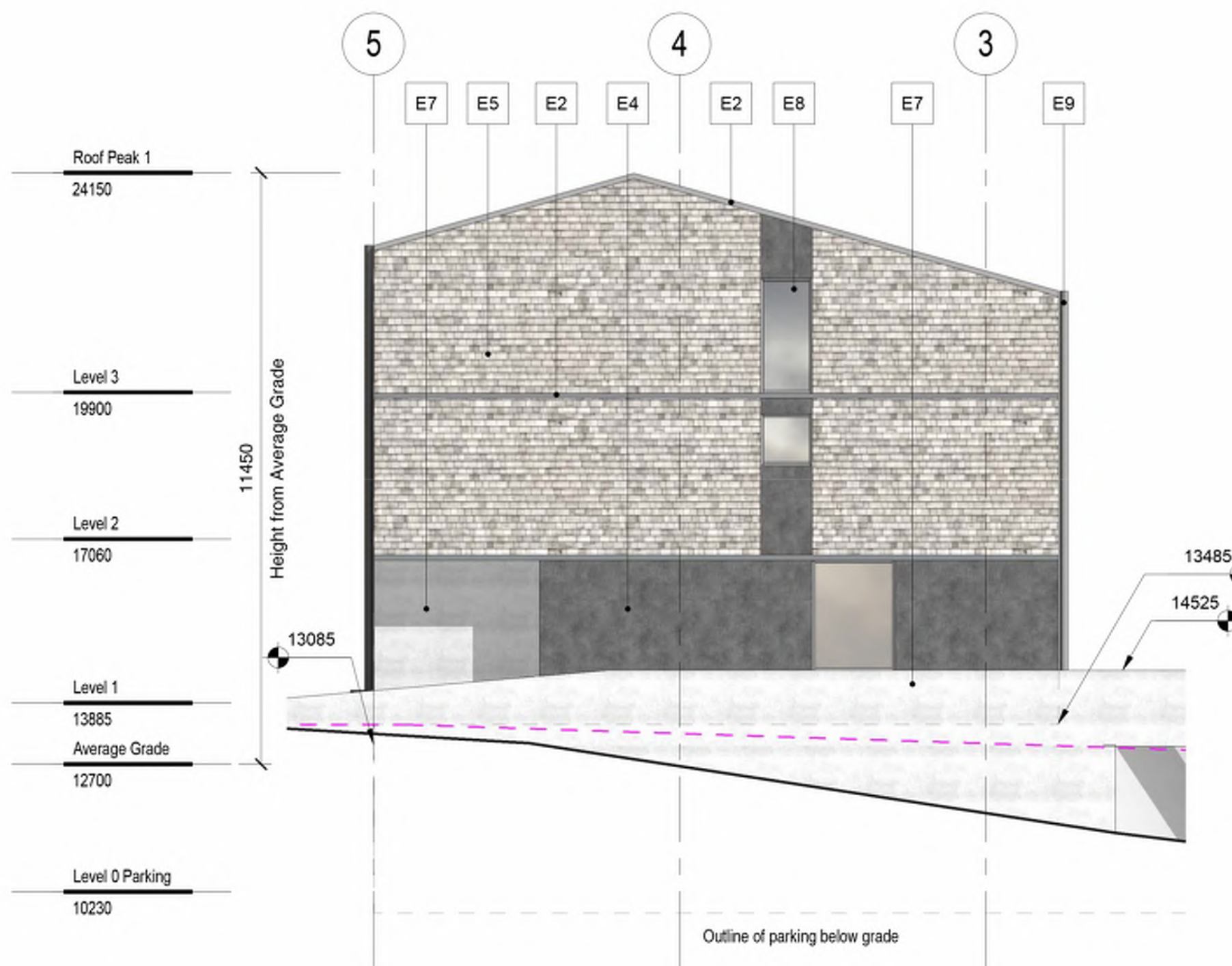
Elevations

DATE	25/04/2018
DRAWN BY	MH
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SCALE	1 : 100
JOB NUMBER	1707

A403



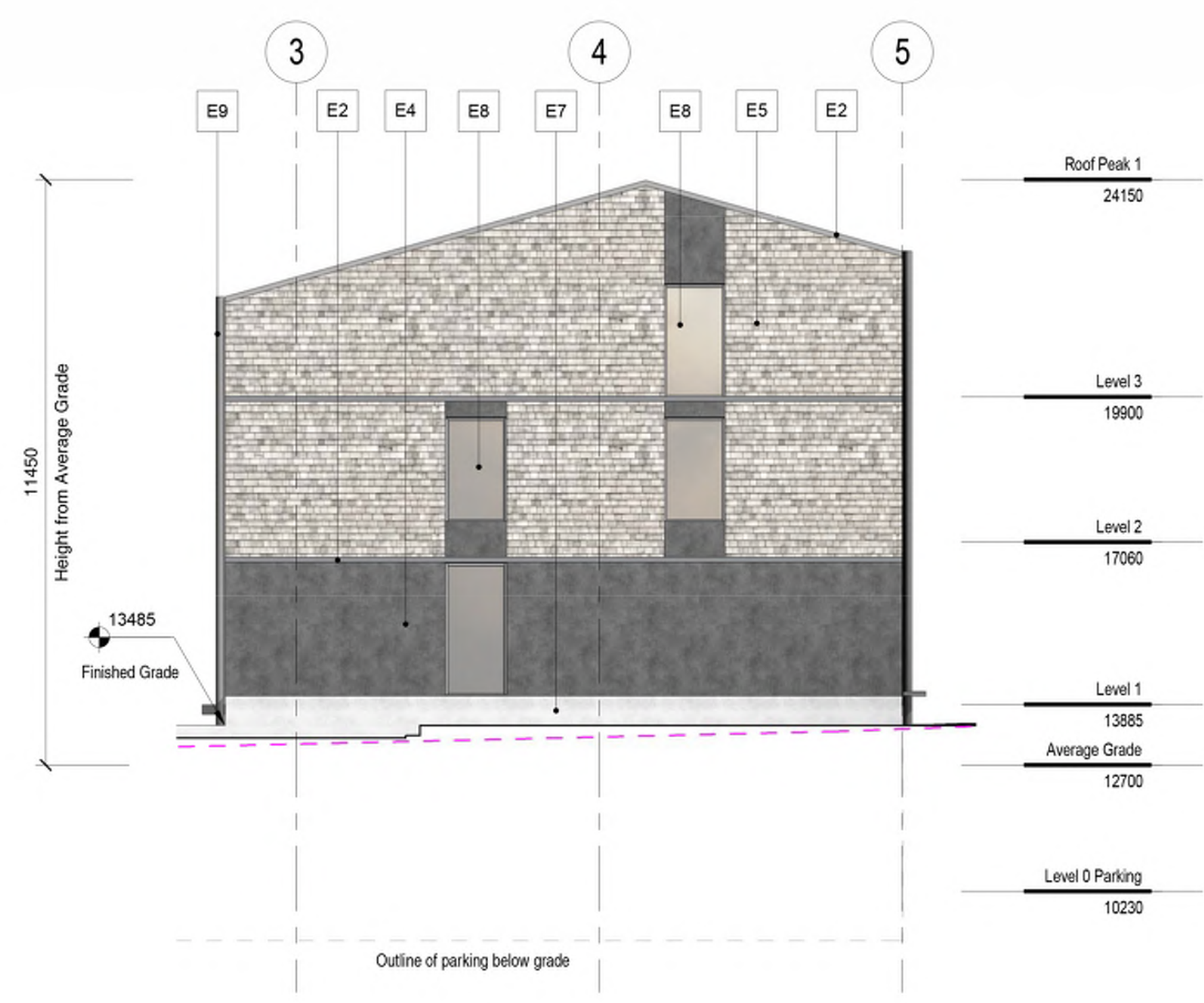
1 Block 1 - North
1 : 100



2 Block 1 - East
1 : 100



3 Block 1 - South
1 : 100



4 Block 1 - West
1 : 100

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bianca@biophiliacollective.ca

CLIENT NAME

PROJECT
Landscape Design

ADDRESS
Fairfield

DESIGNED BY
Bianca Bodley

DRAWN BY
BB / KN

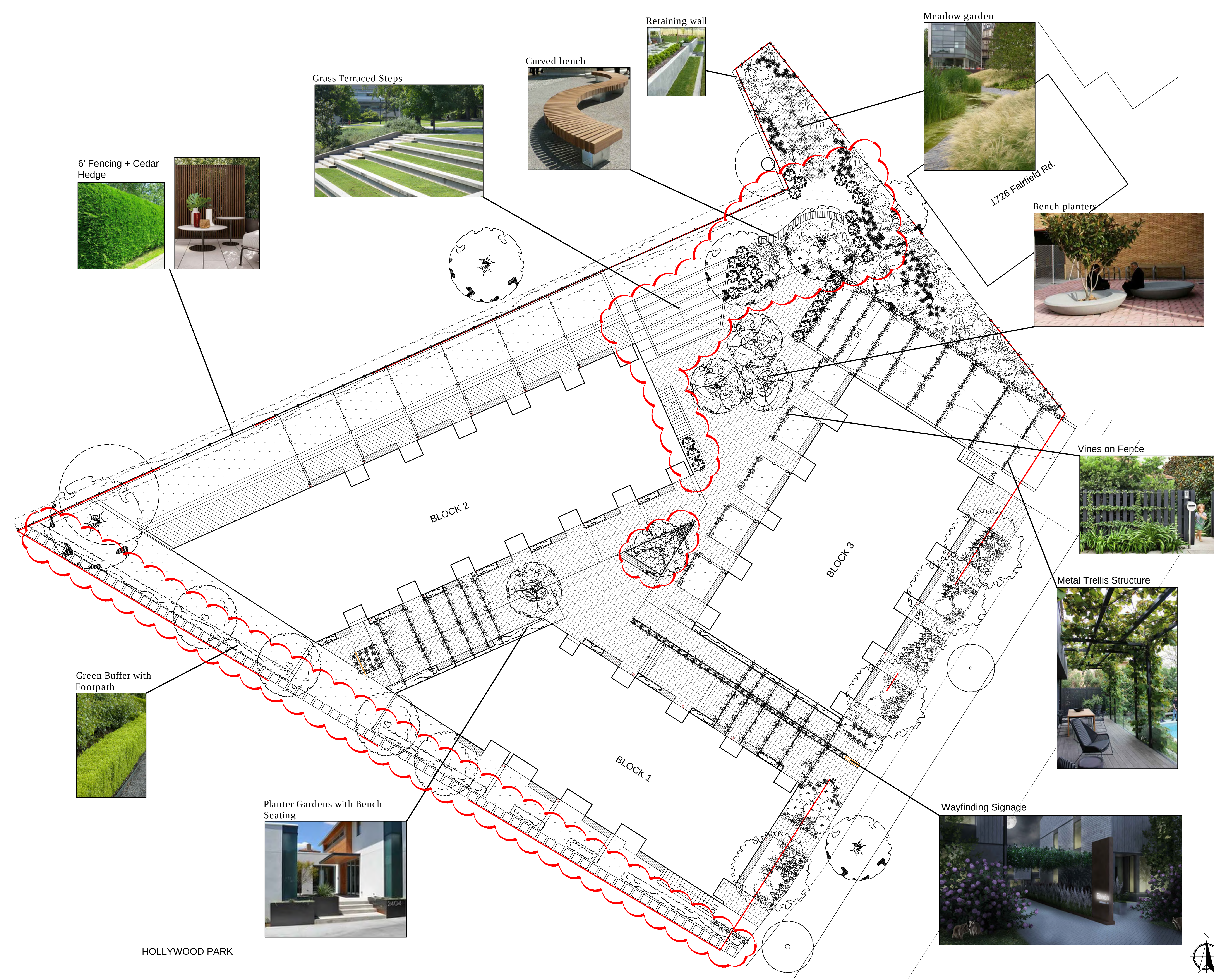
Issued for Rezoning 09-29-17

Issued for Application Review Summary
01-30-18

Scale 1:150

L1 Site Plan

DATE:
May, 2018



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Scale 1:150

L2 Tree Preservation
& Removal

DATE:
May, 2018

NT 04	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	23--	6	2.5	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 05	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	20, 20--	6	3.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 06	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	20--	6	2.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 07	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	20--	6	2.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 08	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	15--	6	2.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 09	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	15--	3	2.0	Good	Poor	Poor	Topped, hedge	Retain	Neighbour's
NT 10	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	20--	3	2.0	Good	Poor	Poor	Topped, hedge	Retain	Neighbour's
NT 11	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	20 --	3	2.0	Good	Poor	Poor	Topped, hedge	Retain	Neighbour's

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

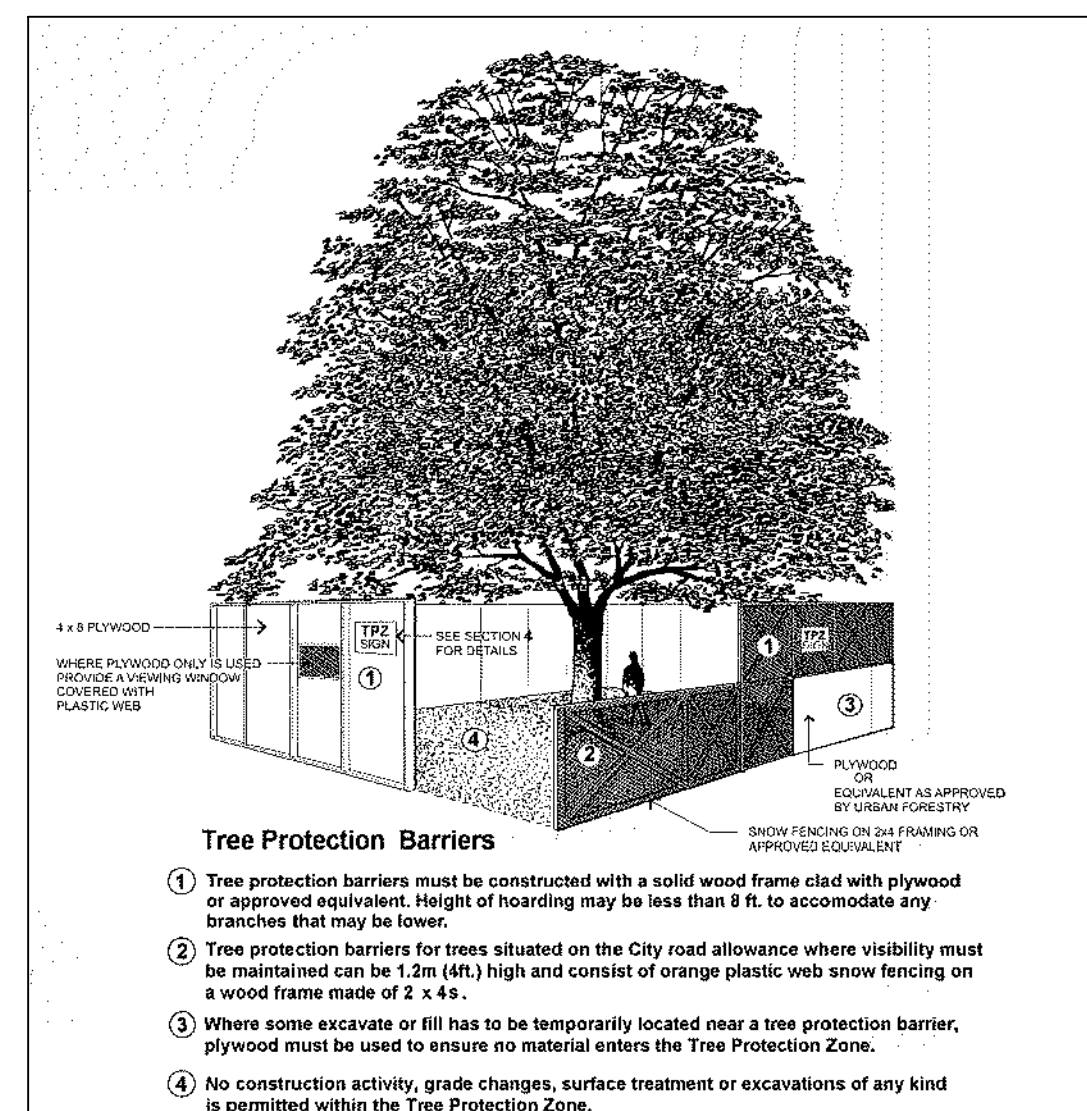
NT 01	Hawthorn	<i>Crataegus</i>	20, 20--	8	4.0	Moderate	Fair	Fair	Municipally owned on bordered	X	Municipal tree
NT 02	Hawthorn	<i>Crataegus</i>	20, 20--	5	2.5	Moderate	Fair	Fair	Municipally owned on bordered	Retain	Municipal tree
NT 22	Hawthorn	<i>Crataegus</i>	40, 0	8	4.5	Moderate	Fair	Fair	bordered	Retain	Municipal tree

216	Lambdian Poplar	<i>Populus nigra</i>	88	8	10.5	Moderate	Fair	Poor	Colonized at 1.5m AGL, with included bark. Numerous codominant unions with reaction wood. Tree growing into fencing. Surface rooted towards corner (1-2m).	Retain	Yes
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NT 15	Hamamelis	<i>Hamamelis</i>	10	6	1.0	Fair	Poor	Good	Detached to ground close to fence	Retain	Neighbour's
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NT 23	Ponderosa Pine	<i>Pinus ponderosa</i>	61, 56	12	11.5	Moderate	Fair/poor	Fair	Municipal park tree - 5m from fence. Codominant unions at base with two cable fences in canopy. Sparse canopy, health stress.	Retain	Municipal tree
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Tree Protection Barrier Detail



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

NT 16	Pyramidal Cedar hedge	<i>Thuja pyramidalis</i>				Poor	Fair	Fair	In park, along fence	TBD	Municipal
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- To be removed
- Remain with Tree Protection Barrier
- Bylaw protected/ Municipal
- Bylaw protected to be removed
- Replacement Tree

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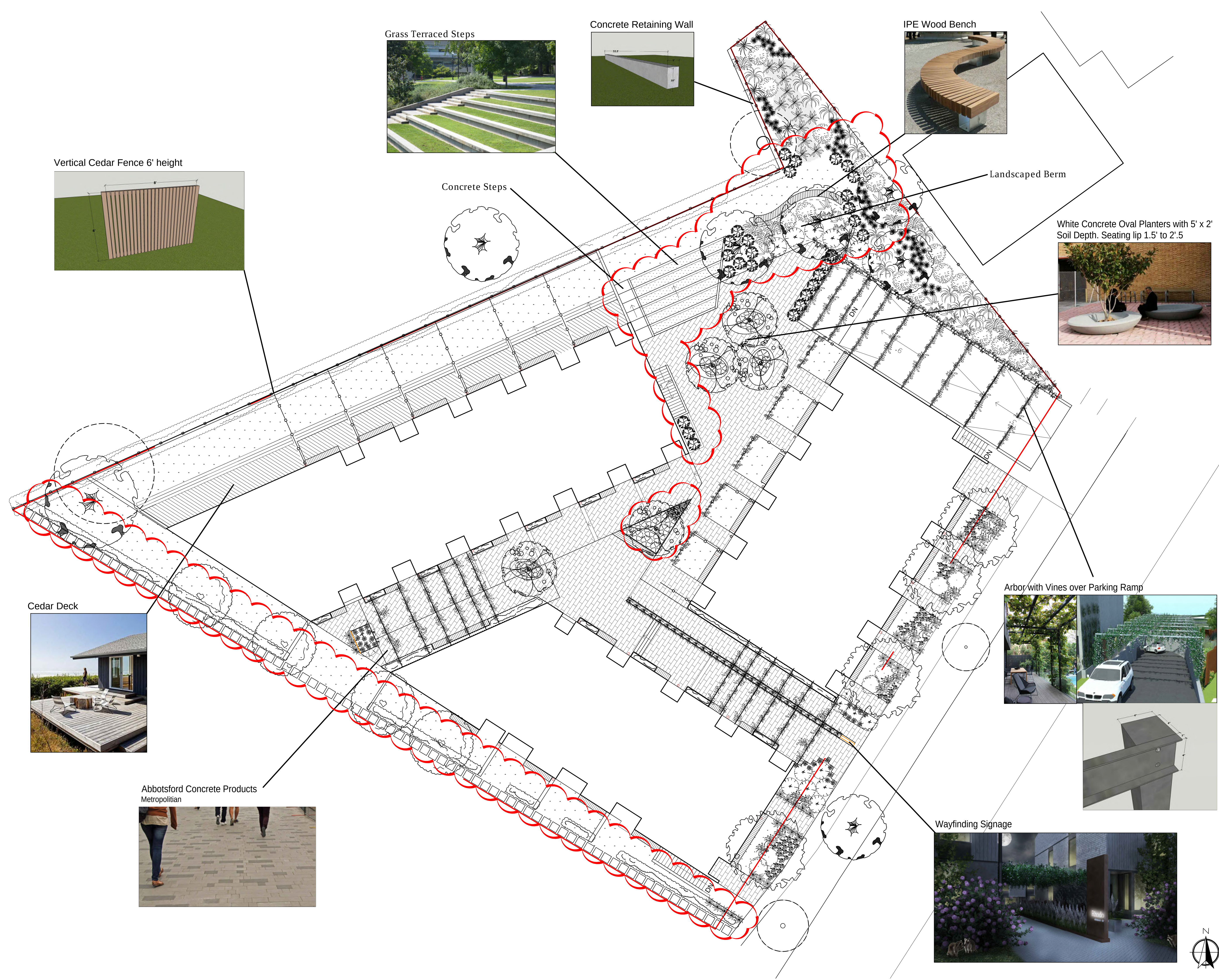
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Summary 01-30-18

Scale 1:150

L4 Surface Treatment
& Fence &
Retaining Walls

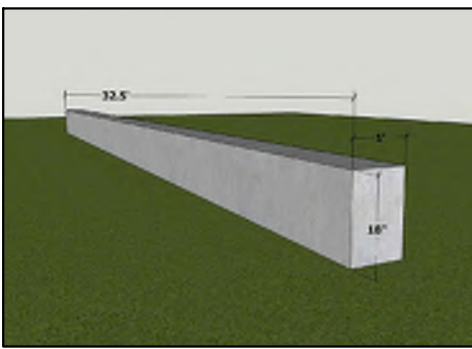
DATE:
May, 2018



Grass Terraced Steps



Concrete Retaining Wall



IPE Wood Bench

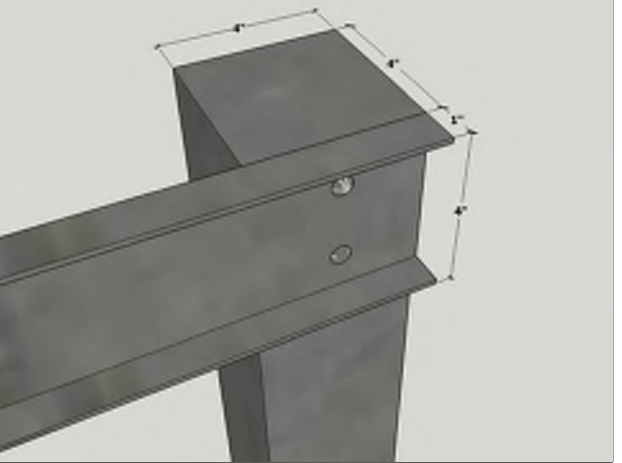
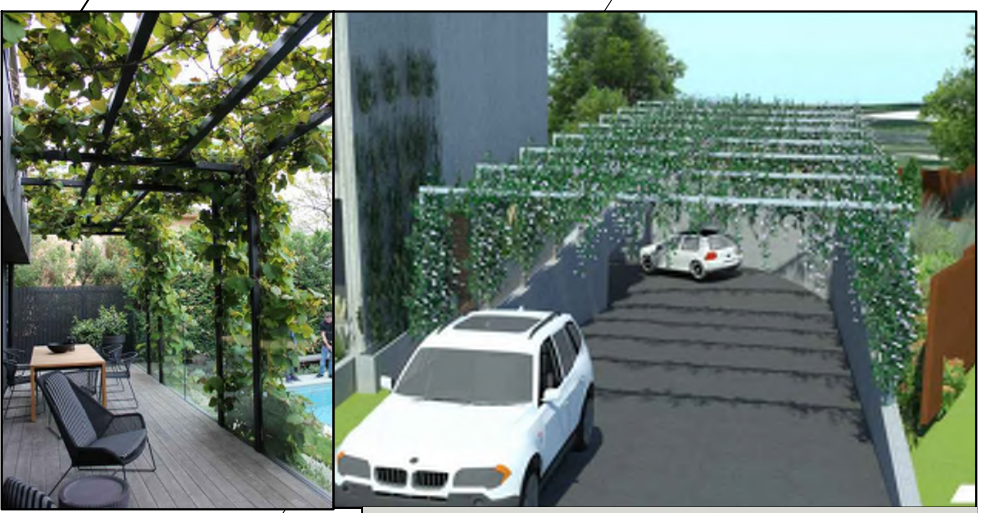


Landscaped Berm

White Concrete Oval Planters with 5' x 2'
Soil Depth. Seating lip 1.5' to 2'.5'



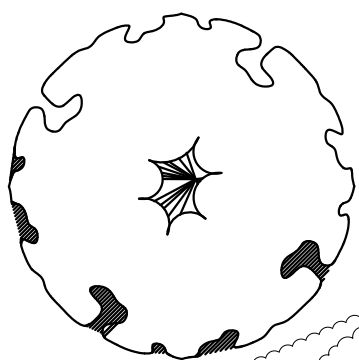
Arbor with Vines over Parking Ramp



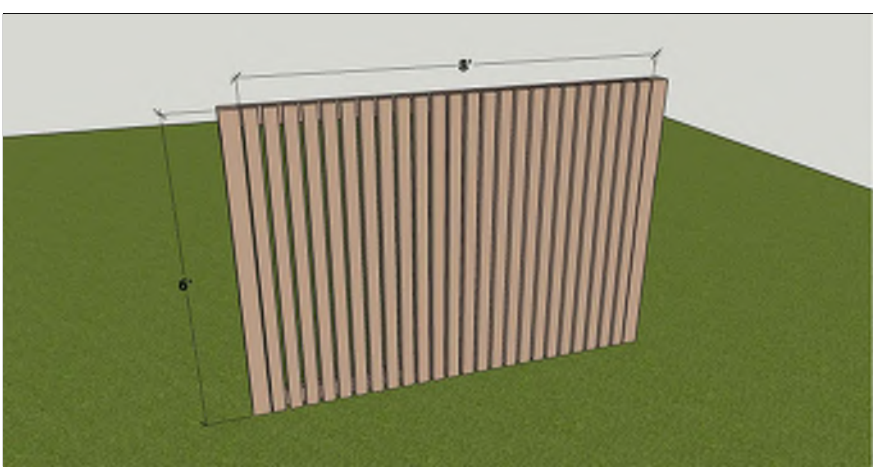
Wayfinding Signage



Concrete Steps



Vertical Cedar Fence 6' height



Cedar Deck



Abbotsford Concrete Products
Metropolitan

