1712 Fairfield Road Multi-Family Development

1707 Issued for Rezone Revisions 19/09/2018

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CITY OF VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
February 14, 2019
Deemed Date:
September 25, 2018

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ABBREVIATIONS

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

MATERIALS LEGEND

- 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

GENERAL NOTES

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.

Spatial Separation (Block 1)

		Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	F.R.R.	Construction Type	Cladding
North	A	144.9 m²	4.0 m	36%	26%	--	Combustible	Combustible
	B	64.4 m²	>7.0m	100%	30%			
South		208.4 m²	>9.0 m	100%	31.4%	--	Combustible	Combustible
East		128.5 m²	6.2 m	71%	5.2%	--	Combustible	Combustible
West		129.5 m²	2.9 m	25%	8.3%	--	Combustible	Combustible

Notes : Ref. BCBC 2012 Occupancy Group C 3.2.2.50, Table 3.2.3.1D

Spatial Separation (Block 2)

		Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	F.R.R.	Construction Type	Cladding
North		117.2 m²	3.0 m	26%	11%	--	Combustible	Combustible
South		100.4 m²	> 8.0 m	100%	24%	--	Combustible	Combustible
East	A	139.7 m²	4.0 m	36%	34%	--	Combustible	Combustible
	B	99.7 m²	6.2 m	72%	26%			
West		269.1 m²	3.5 m	26%	24%	--	Combustible	Combustible

Notes : Ref. BCBC 2012 Occupancy Group C 3.2.2.50, Table 3.2.3.1D

Spatial Separation (Block 3)

		Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	F.R.R.	Construction Type	Cladding
North		254.8 m²	6.1 m	53%	33%	--	Combustible	Combustible
South		231.4 m²	4.0 m	30%	30%	--	Combustible	Combustible
East		73.8 m²	> 9.0 m	100%	6%	--	Combustible	Combustible
West		95.5 m²	5.2 m	62%	23%	--	Combustible	Combustible

Notes : Ref. BCBC 2012 Occupancy Group C 3.2.2.50, Table 3.2.3.1D

PROJECT DATA

LEGAL DESCRIPTION	PLAN 290 VICTORIA LOT 4 INCL PCL A SECTION FFLD PLAN 290 EXC PT IN STREET, LOT 6 PLAN 1834 SECTION 68 VICTORIA
CIVIC ADDRESS	1712 + 1720 Fairfield Road
ZONING (Current)	R1-G
ZONING (Proposed)	CD-TBD
SITE AREA	2433.2 m²
LOT WIDTH	48.38 m
ABOVE GRADE FLOOR AREA	2065.9 m²
BELOW GRADE FLOOR AREA	201.7 m²
TOTAL FLOOR AREA	2267.6 m²
COMM. FLOOR AREA	0.0
AVERAGE GRADE	12.70m
DIST. UNIT ENTRANCE TO PL	4.2m

	PERMITTED42m	PROPOSED
FLOOR SPACE RATIO	05. - 1.0	0.85
SITE COVERAGE	30%	60%
OPEN SITE SPACE	50%	35.5%
BUILDING HEIGHT	7.6m	11.45m
NUMBER OF STOREYS	2	2.5
VEHICLE PARKING	22	22
BICYCLE PARKING	17	36 (Long Term) 10 (Short Term)
BUILDING SETBACKS		
FRONT YARD	7.5m	1.68m
REAR YARD	9.1m or 30% of Site Depth	6.1m
SIDE YARD (WEST)	1.5m	1.7m
SIDE YARD (EAST)	3.9m	6.7m
COMBINED SIDE YARD	min. 5.4m	8.4m

RESIDENTIAL USE DETAILS	
Total Number of Units	17
Unit Type	2-3 Bedroom
Ground Oriented Units	17
Minimum Unit Floor Area	114.4m²
Total Residential Floor Area	2267.6 m²

AVERAGE GRADE CALCULATION

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	146.256	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	38.495	450.122	
D + A	10.807 + 11.809 / 2 =	11.308	13.000	147.004	

Total	3062.604	241.135
Average Grade		12.70078668

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PLOT INFO.
PLOT STAMP LOCATION

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
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	08/08/2018
6	Rezone Revisions	19/09/2018

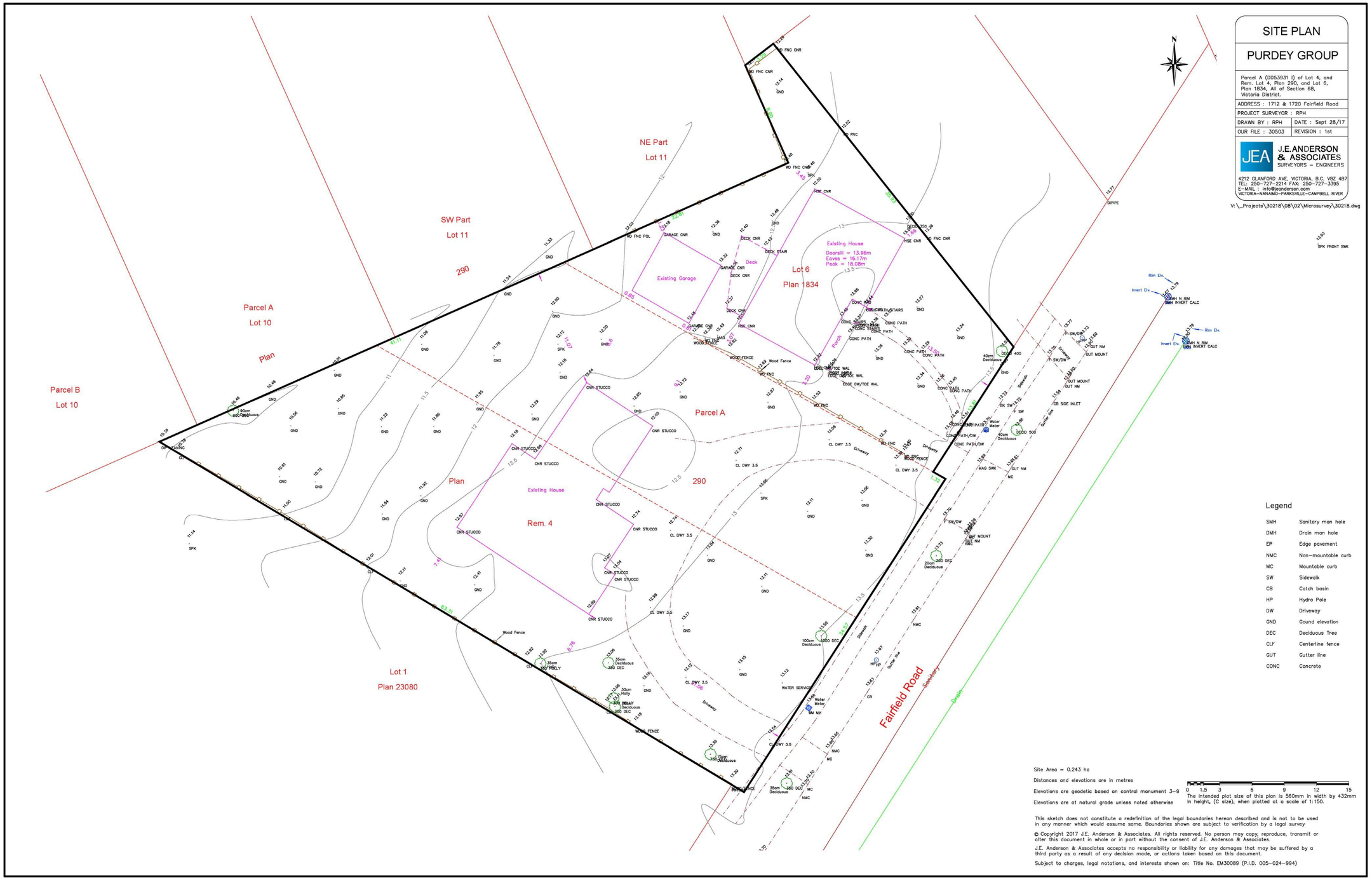
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

General Notes & Symbols

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

A001



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1712 Fairfield Road Multi-Family Development

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Survey Plan

DATE	19/09/2018
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	1707

A004

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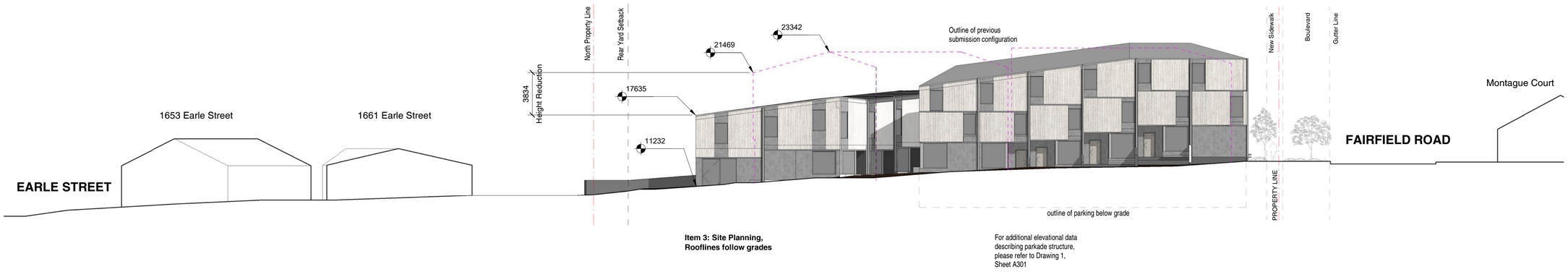
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Context Plan

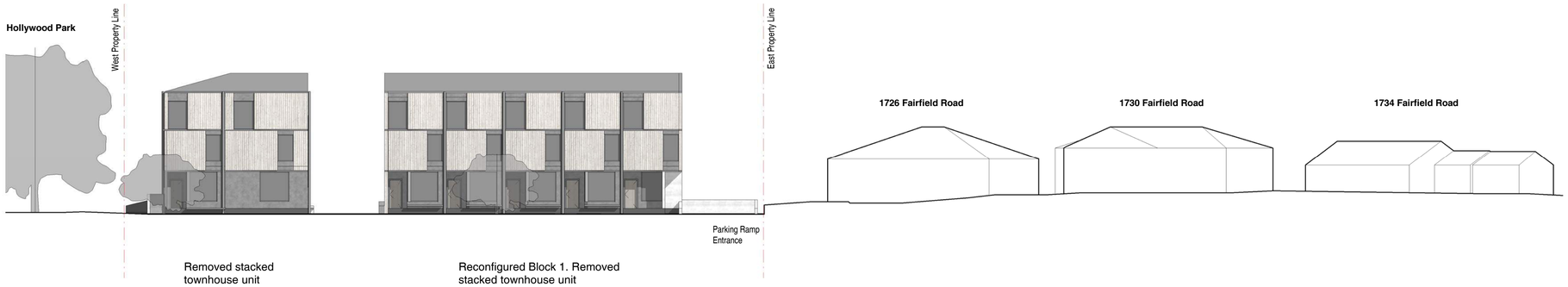
DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 200
JOB NUMBER	1707

A100



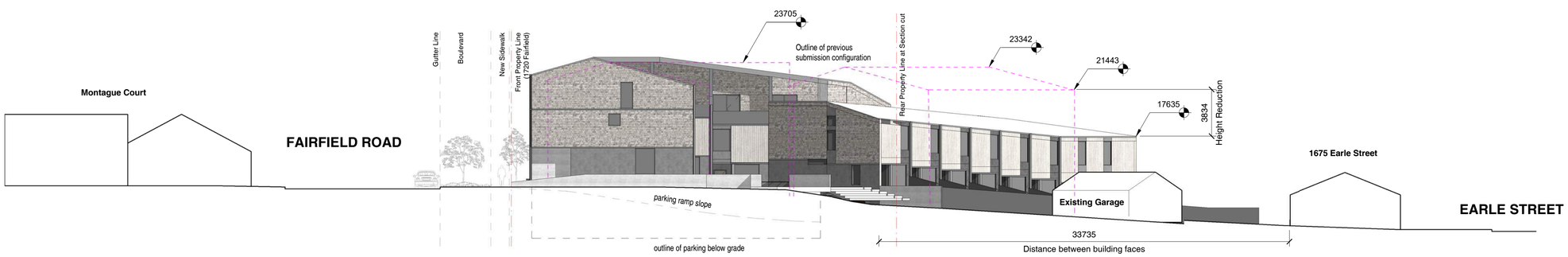
1 Context Elevation West

1 : 200



2 Context Elevation South

1 : 200



3 Site Section to Earle Street

1 : 200

Item 3: Site Planning, Revised Transition from Courtyard to North-east landscape corner

Item 3: Site Planning, Rooflines follow grades

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1712 Fairfield Road Multi-Family Development

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Context Streetscapes

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 200
JOB NUMBER	1707

A101

PROJECT DATA

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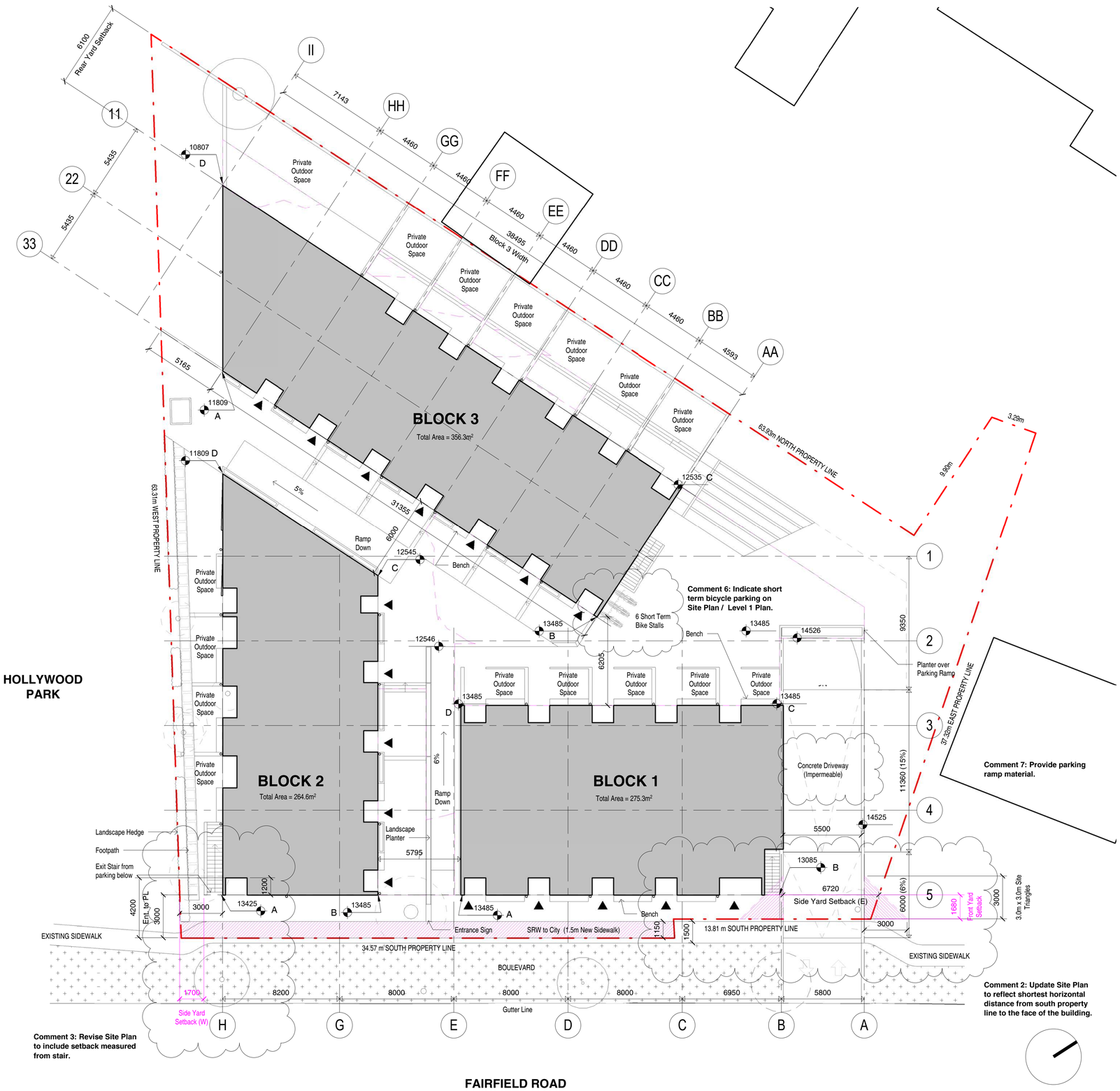

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PLOT INFO.
PLOT STAMP LOCATION

Site Plan Legend

- Tree to be RETAINED
- Tree to be REMOVED
- Unit Access
- Parking Entrance

LEGEND

Existing Grade

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
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5	Issued for Rezone Comments	08/08/2018
6	Rezone Revisions	19/09/2018

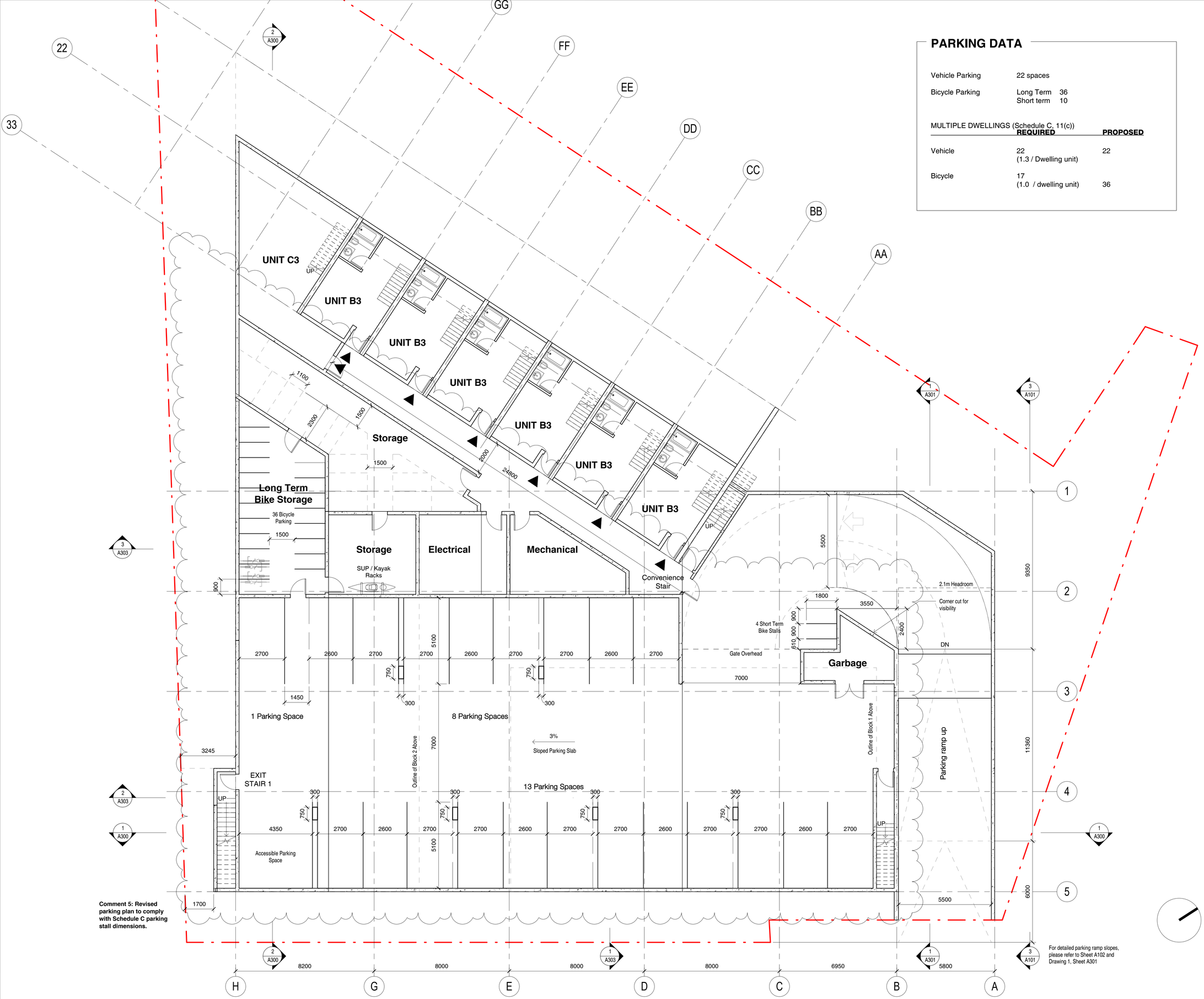
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Site Plan

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

A102



Comment 5: Revised parking plan to comply with Schedule C parking stall dimensions.

PARKING DATA

Vehicle Parking	22 spaces	
Bicycle Parking	Long Term	36
	Short term	10

MULTIPLE DWELLINGS (Schedule C, 11(c))

	REQUIRED	PROPOSED
Vehicle	22 (1.3 / Dwelling unit)	22
Bicycle	17 (1.0 / dwelling unit)	36

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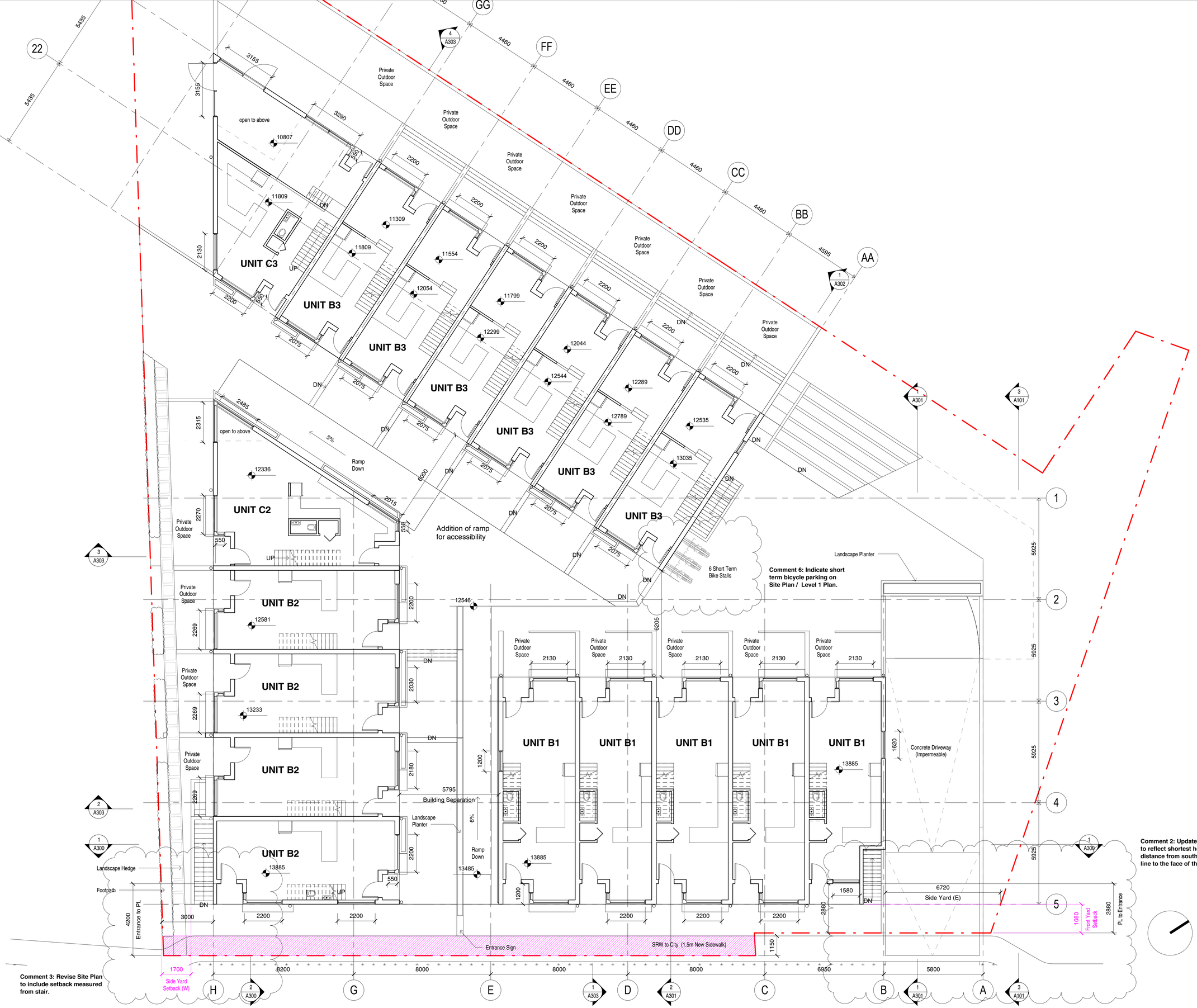
PARKING LEVEL PLAN

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

A200



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6	Rezone Revisions	19/09/2018

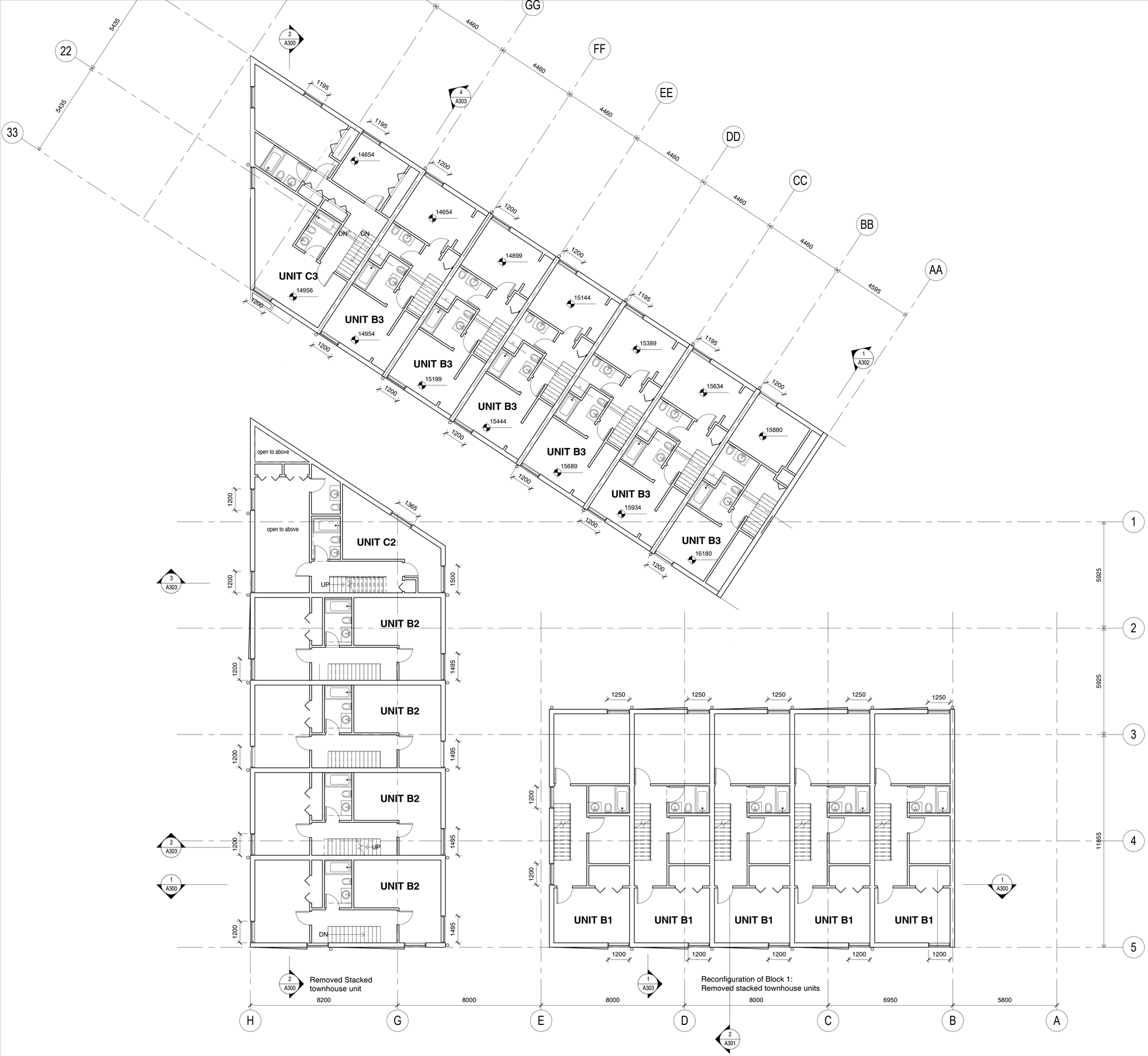
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 1 Plan

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A201



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3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	08/08/2018

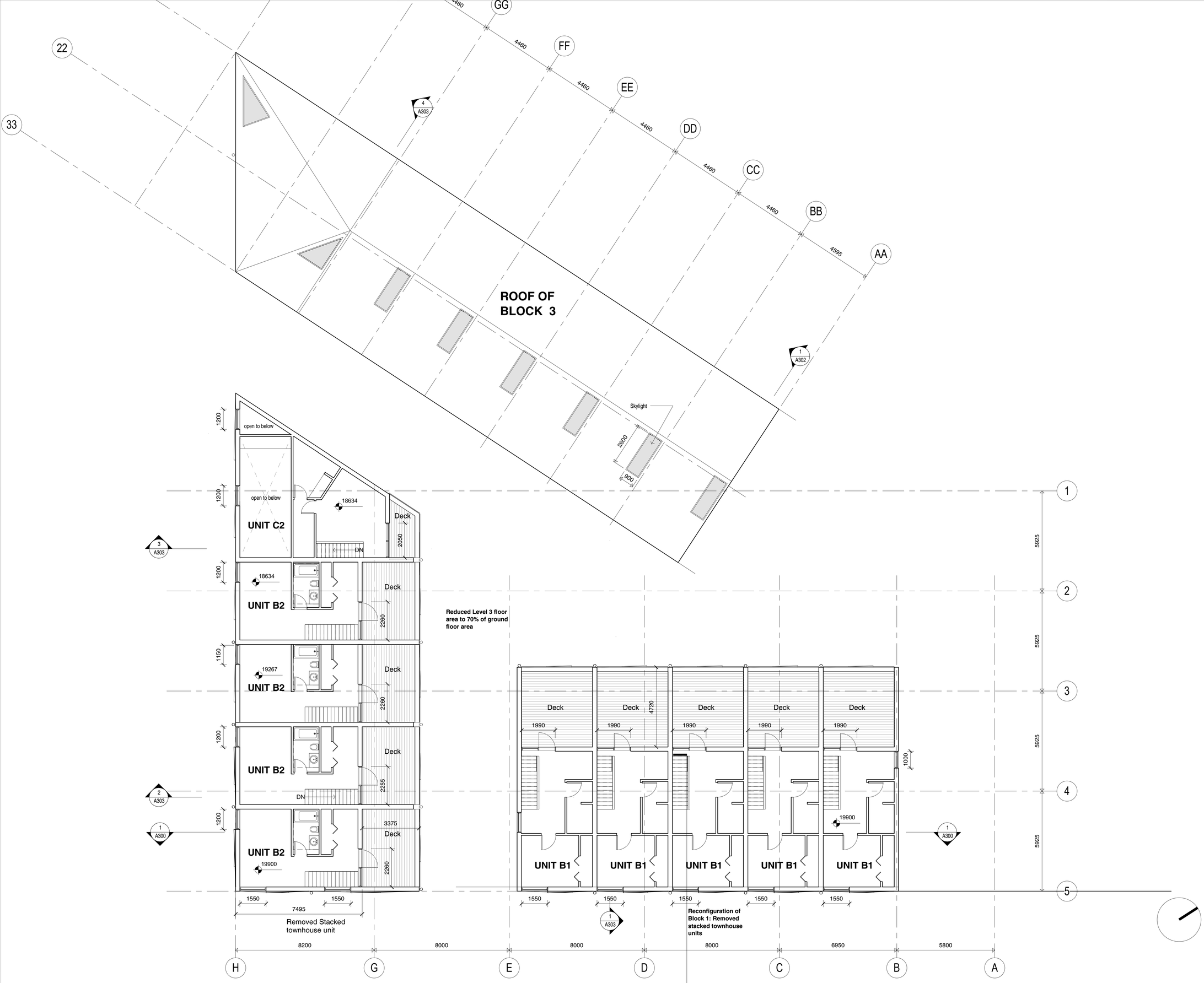
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 2 Plan

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A202



SHAPE Architecture Inc

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PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
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5	Issued for Rezone Comments	08/08/2018

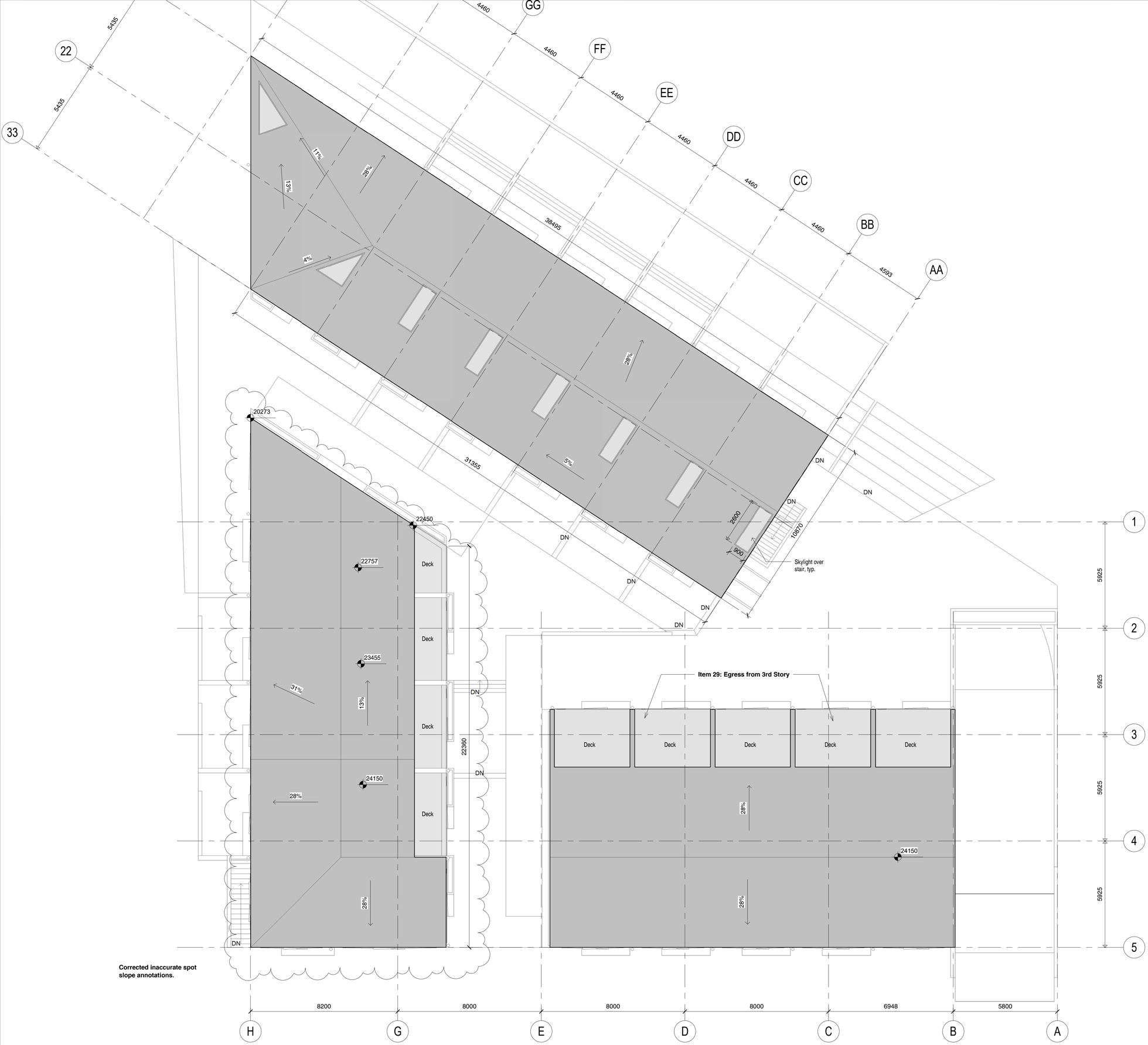
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 3 Plan

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A203



Corrected inaccurate spot slope annotations.

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PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

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5	Issued for Rezone Comments	08/08/2018
6	Rezone Revisions	19/09/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Roof Plan

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A204

1 East-West Section

1 : 100

2 Site Section 1

1 : 100

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PLOT INFO.

PLOT STAMP LOCATION

LEGEND

Existing Grade

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	08/08/2018

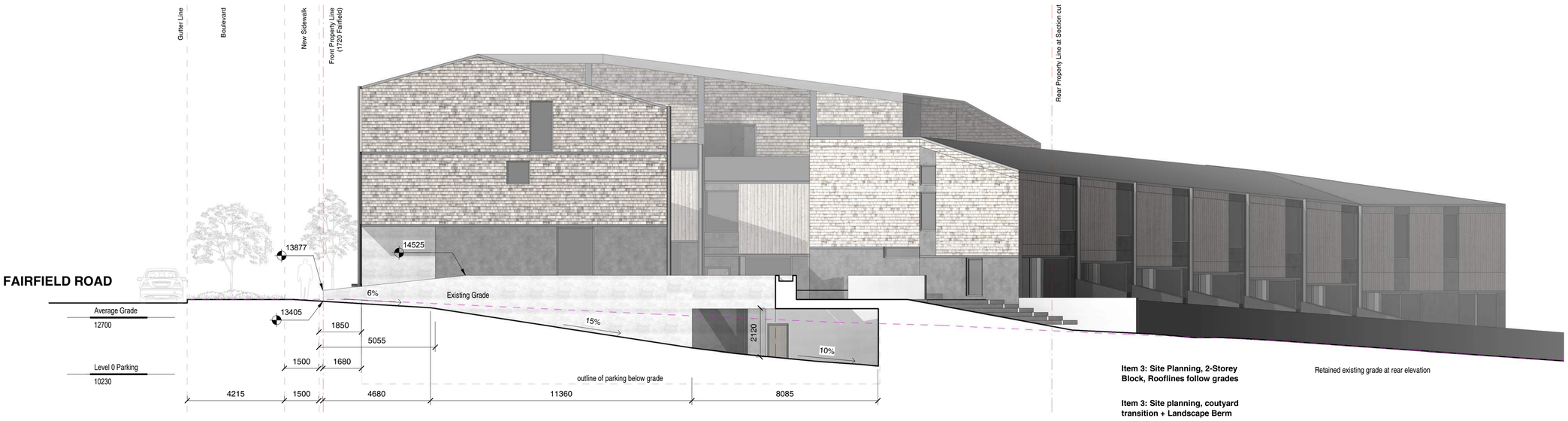
1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

Site Sections

DATE	08/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A300



Item 3: Site Planning, 2-Storey Block, Rooflines follow grades

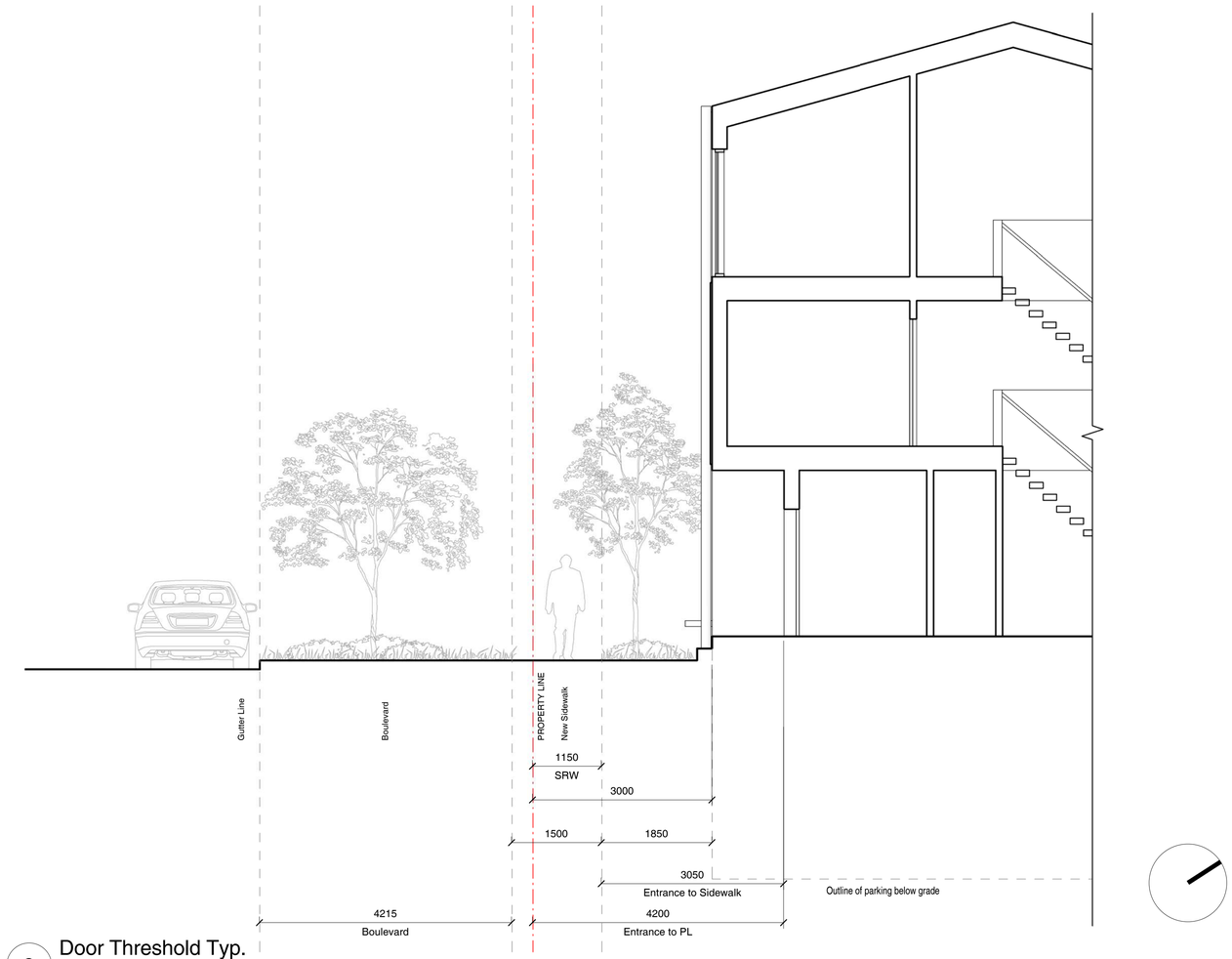
Item 3: Site planning, coutyard transition + Landscape Berm

Item 15: Enclosed Parking

Retained existing grade at rear elevation

1 Parking Ramp Section

1 : 100



2 Door Threshold Typ.

1 : 50

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PLOT INFO.

PLOT STAMP LOCATION

LEGEND

Existing Grade

REVISIONS

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5	Issued for Rezone Comments	08/08/2018

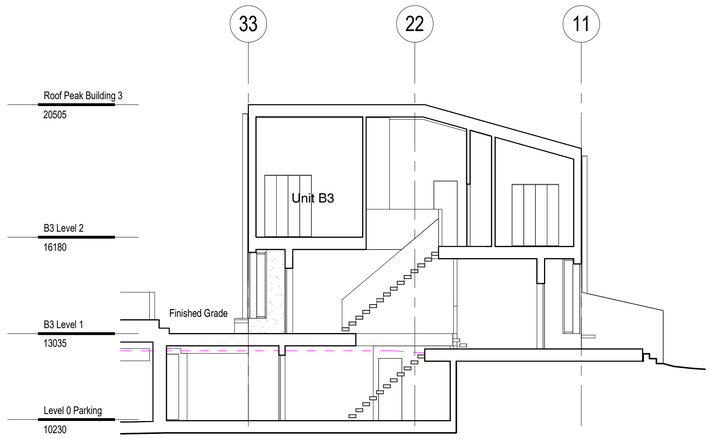
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Site Section

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

A301



1 B3 Section Typ.

1 : 100

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PLOT INFO.

PLOT STAMP LOCATION

LEGEND

Existing Grade

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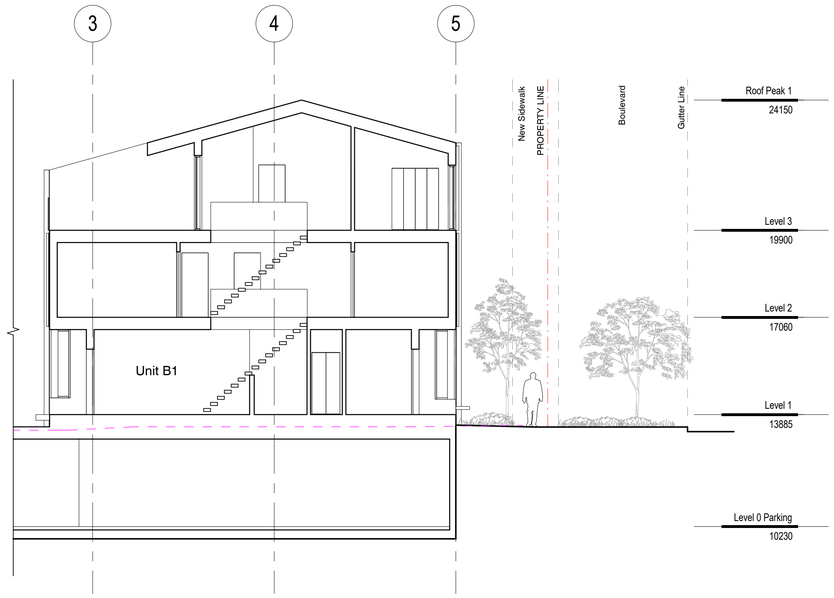
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Sections

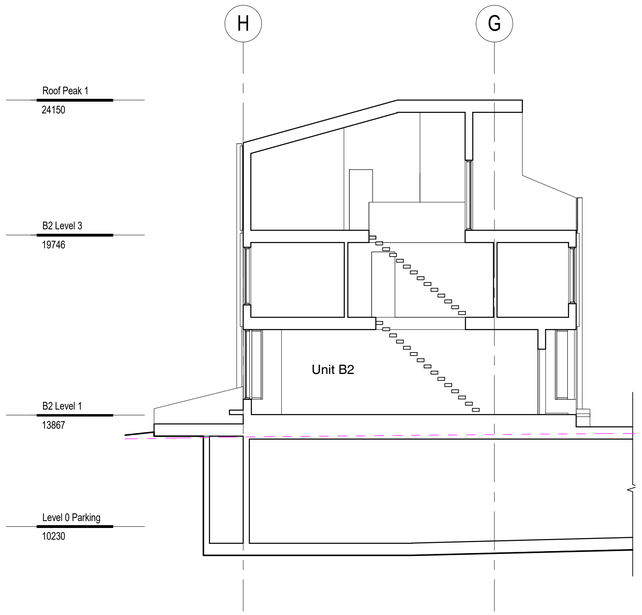
DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A302



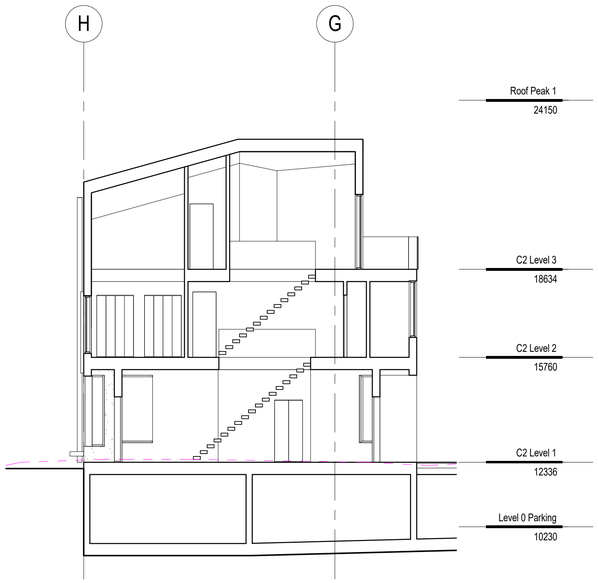
1 B1 Section 1

1 : 100



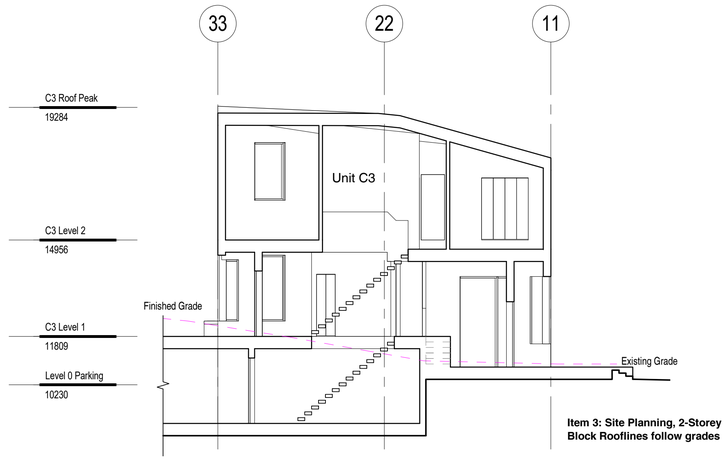
2 B2 Section 1

1 : 100



3 C2 Section 1

1 : 100



4 C3 Section 1

1 : 100

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PLOT INFO.

PLOT STAMP LOCATION

LEGEND

Existing Grade

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1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

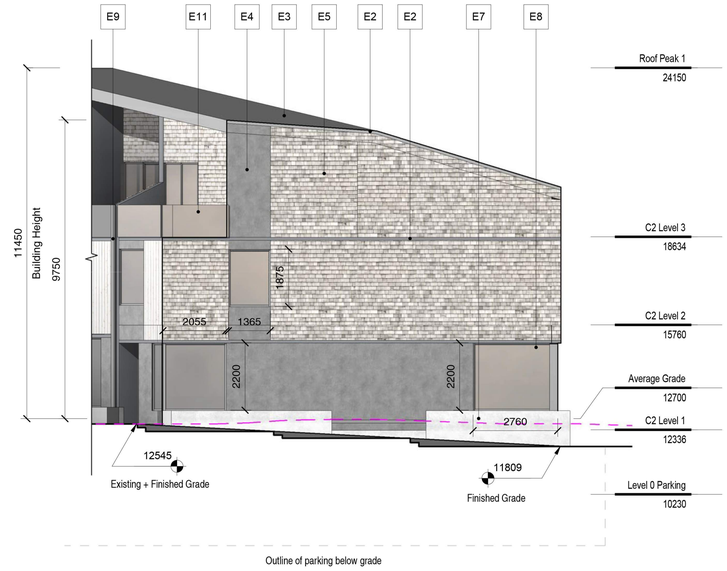
Sections

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A303

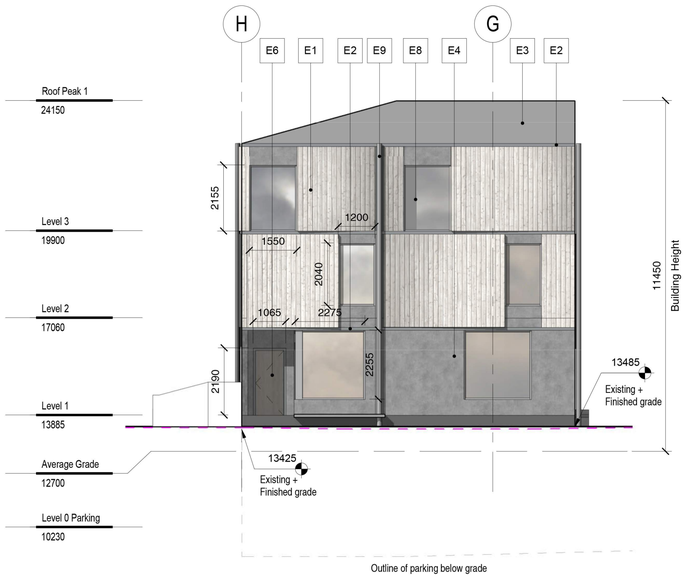
1 Block 2 - East

1 : 100



2 Block 2 - North

1 : 100



3 Block 2 - South

1 : 100

4 Block 2 - West

1 : 100

Comment 1: Clearly indicate Height, as per Schedule A definition, measured to average grade, on the elevations.

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PLOT INFO.

PLOT STAMP LOCATION

MATERIALS LEGEND

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

LEGEND

Existing Grade

REVISIONS

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6	Rezone Revisions	19/09/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Elevations

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A401

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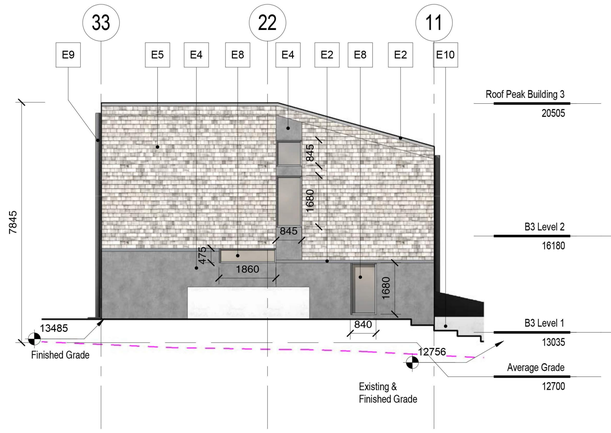
PLOT INFO.
PLOT STAMP LOCATION



1 Block 3 - East
1 : 100

2 Block 3 - North
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

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6	Rezone Revisions	19/09/2018

3 Block 3 - South
1 : 100

4 Block 3 - West
1 : 100

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Elevations

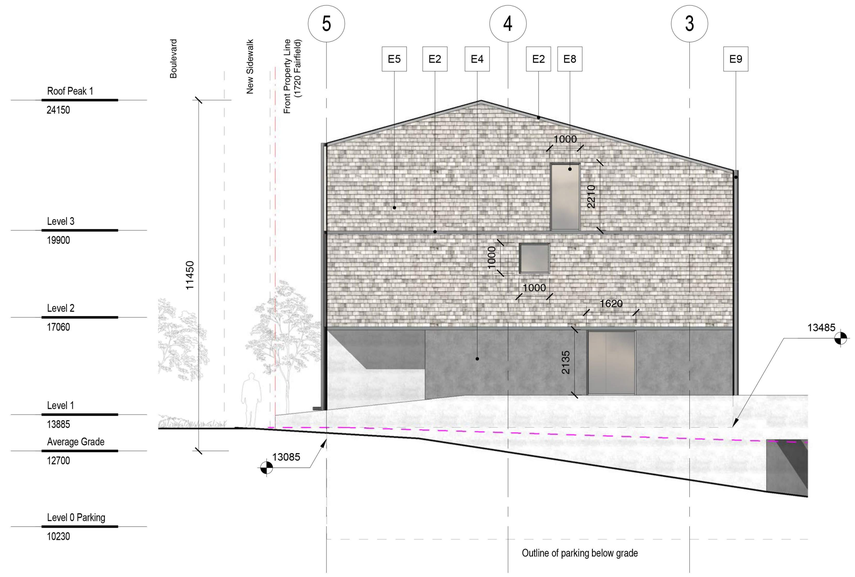
DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

Comment 1: Clearly indicate Height, as per Schedule A definition, measured to average grade, on the elevations.

A402

1 Block 1 - North

1 : 100

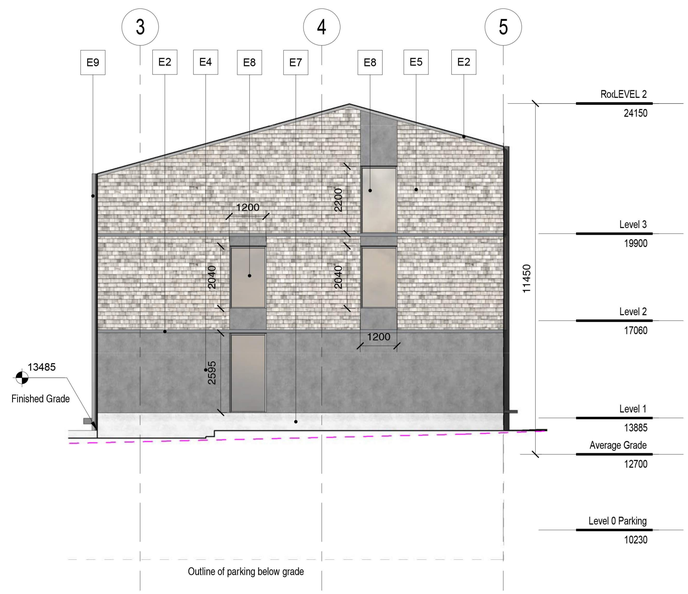


2 Block 1 - East

1 : 100

3 Block 1 - South

1 : 100



4 Block 1 - West

1 : 100

Comment 1: Clearly indicate Height, as per Schedule A definition, measured to average grade, on the elevations.

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PLOT INFO.

PLOT STAMP LOCATION

MATERIALS LEGEND

E1	CEDAR CLADDING, WHITE WASH FINISH
E2	METAL FLASHING
E3	STANDING SEAM SLOPED METAL ROOF
E4	ROCK DASH STUCCO
E5	CEDAR SHINGLE
E6	CEDAR BOARD, DARK STAIN FINISH
E7	BOARD FORM CONCRETE, CAST IN-SITU
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E10	CEDAR FENCE
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LEGEND

Existing Grade

REVISIONS

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5	Issued for Rezone Comments	08/08/2018
6	Rezone Revisions	19/09/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Elevations

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A403

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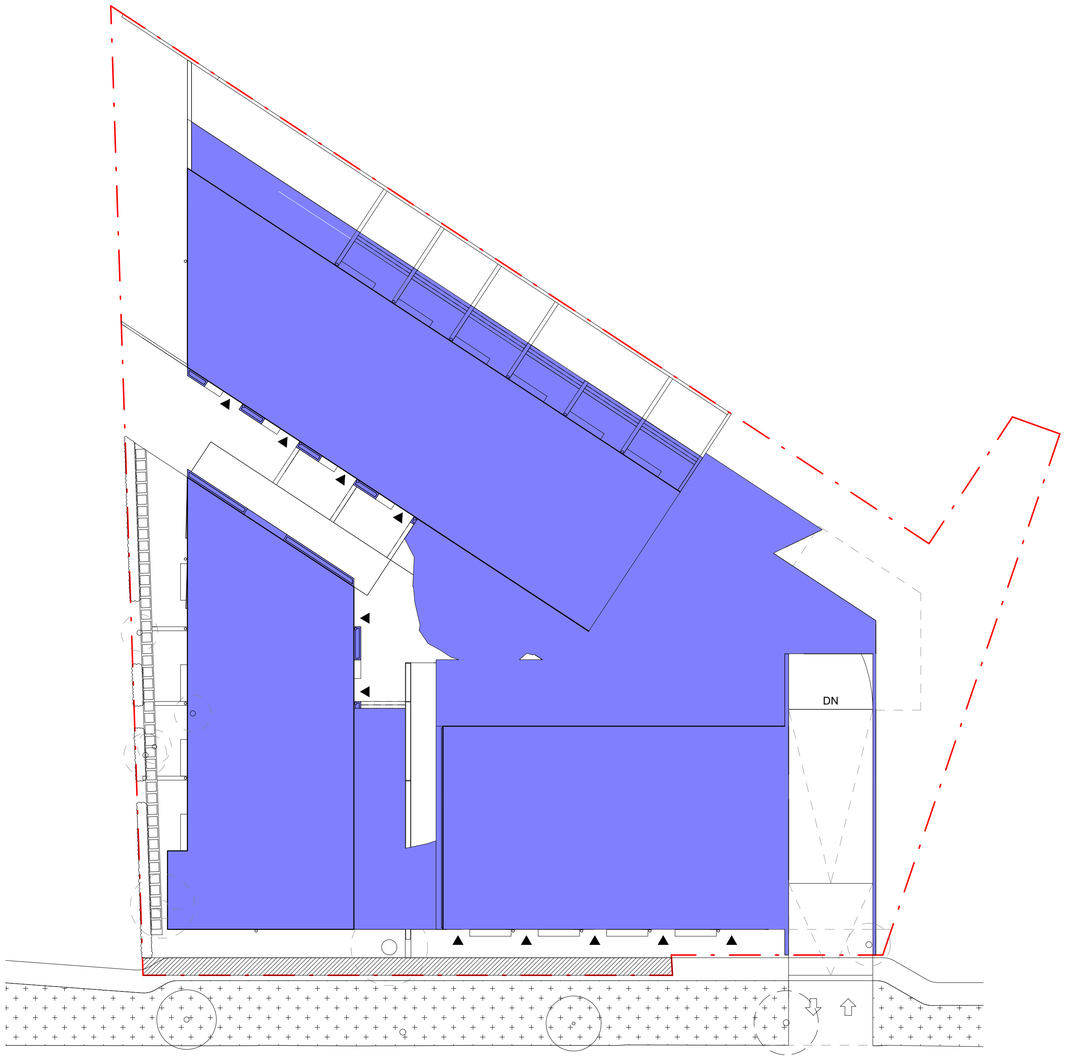
PLOT INFO.
PLOT STAMP LOCATION

Statement of Site Coverage

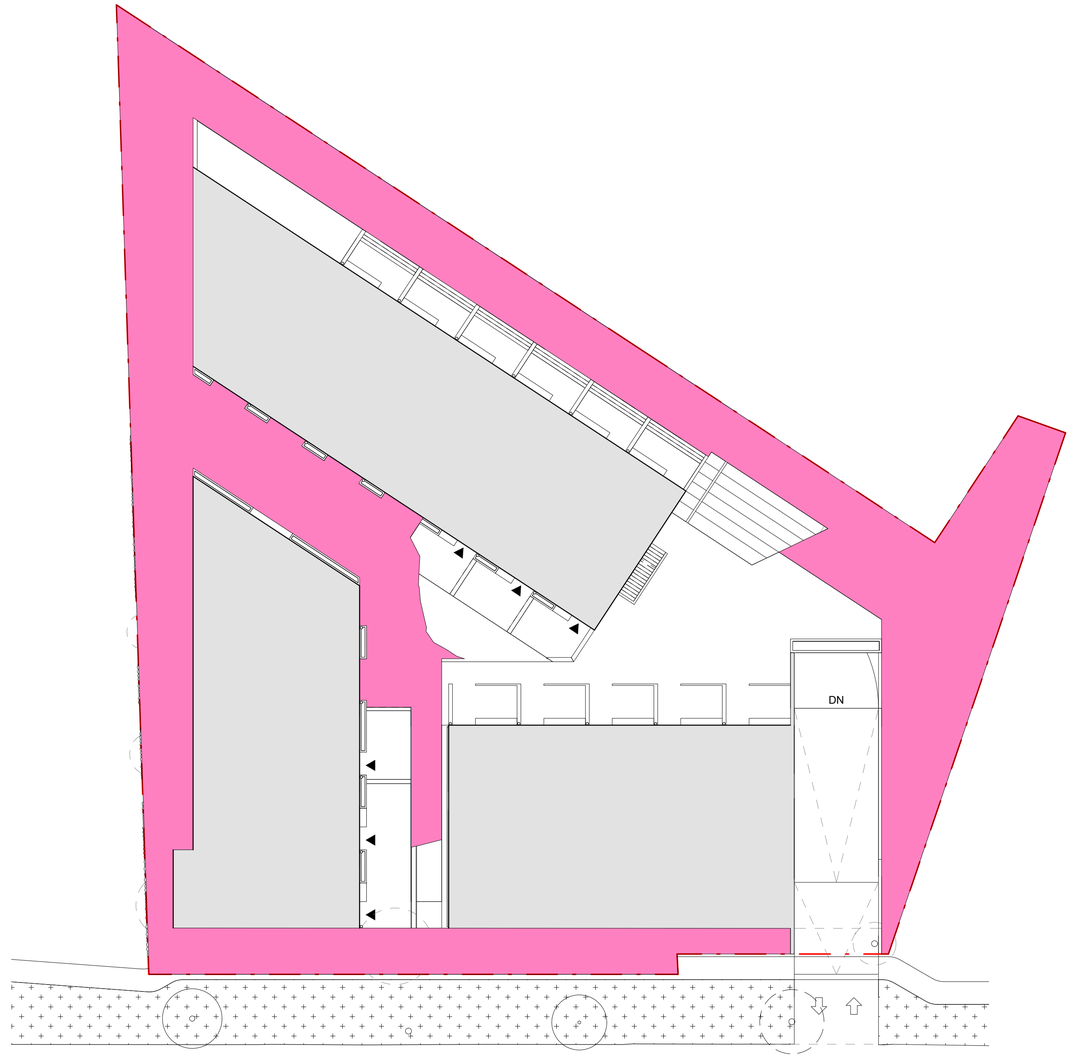
Site Coverage (Projections Above Existing Grade)

Open Site Space

Site Area:	2433.2 m^2
Site Coverage:	1460.4 (60.0%)
Open Space:	863.2 m^2 (35.5%)



1 SITE COVERAGE
1 : 200



2 OPEN SITE SPACE
1 : 200

REVISIONS

NO	DESCRIPTION	DATE
2	Issued for Rezone Revisions	31/01/2018
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6	Rezone Revisions	19/09/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

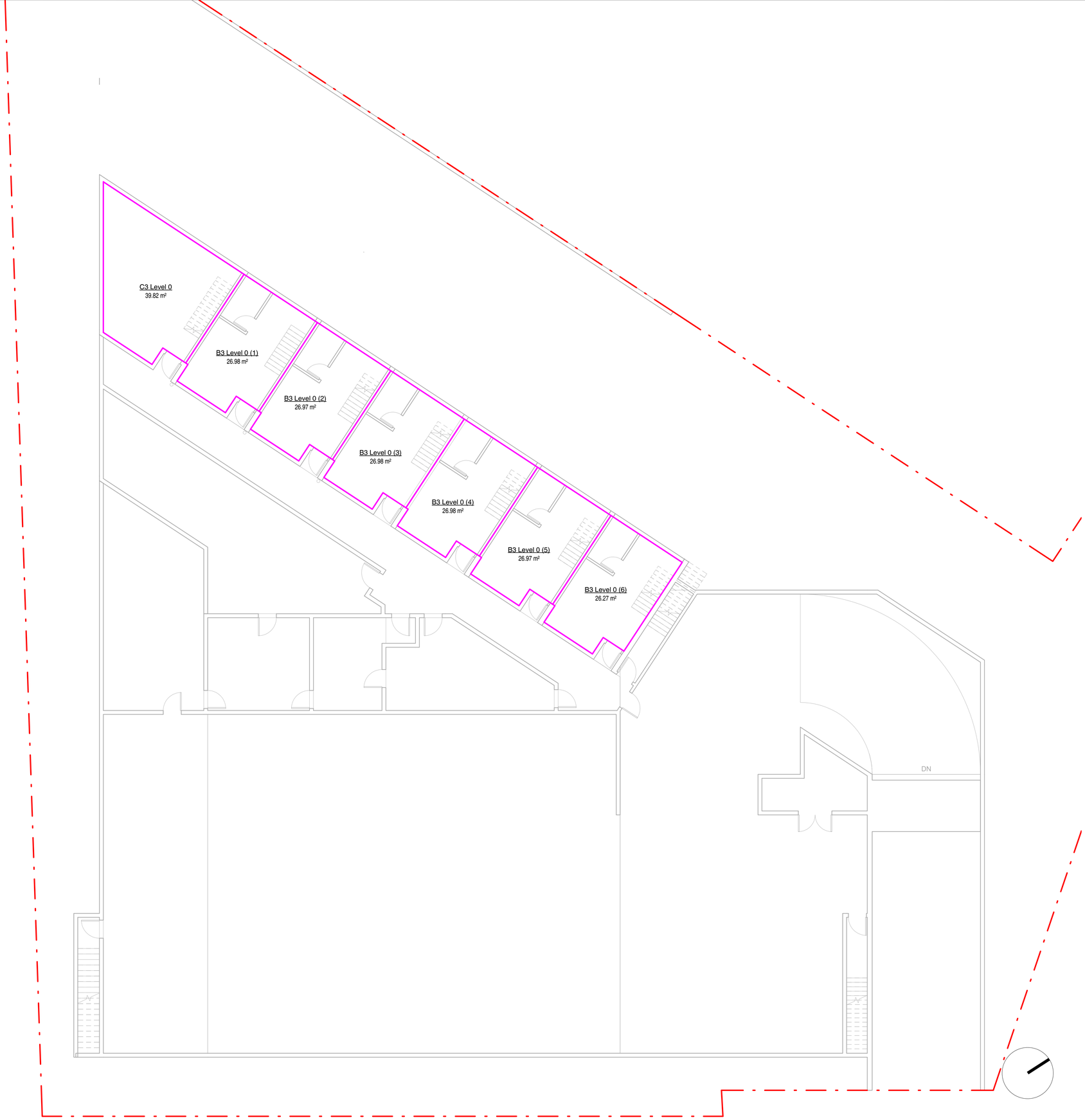
Site Coverage

DATE	19/09/2018
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	1707

Comment 4: Revise Site Coverage and Open Site Space calculations with regard to driveway sloping below existing grade.

A050

Area Schedule (Level 0)			
Name	Area	Level	Count
B3 Level 0 (6)	26 m²	Level 0 Parking	1
B3 Level 0 (5)	27 m²	Level 0 Parking	1
B3 Level 0 (4)	27 m²	Level 0 Parking	1
B3 Level 0 (3)	27 m²	Level 0 Parking	1
B3 Level 0 (2)	27 m²	Level 0 Parking	1
B3 Level 0 (1)	27 m²	Level 0 Parking	1
C3 Level 0	40 m²	Level 0 Parking	1
Grand total	201 m²		



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PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE

1712 Fairfield Road Multi-Family Development

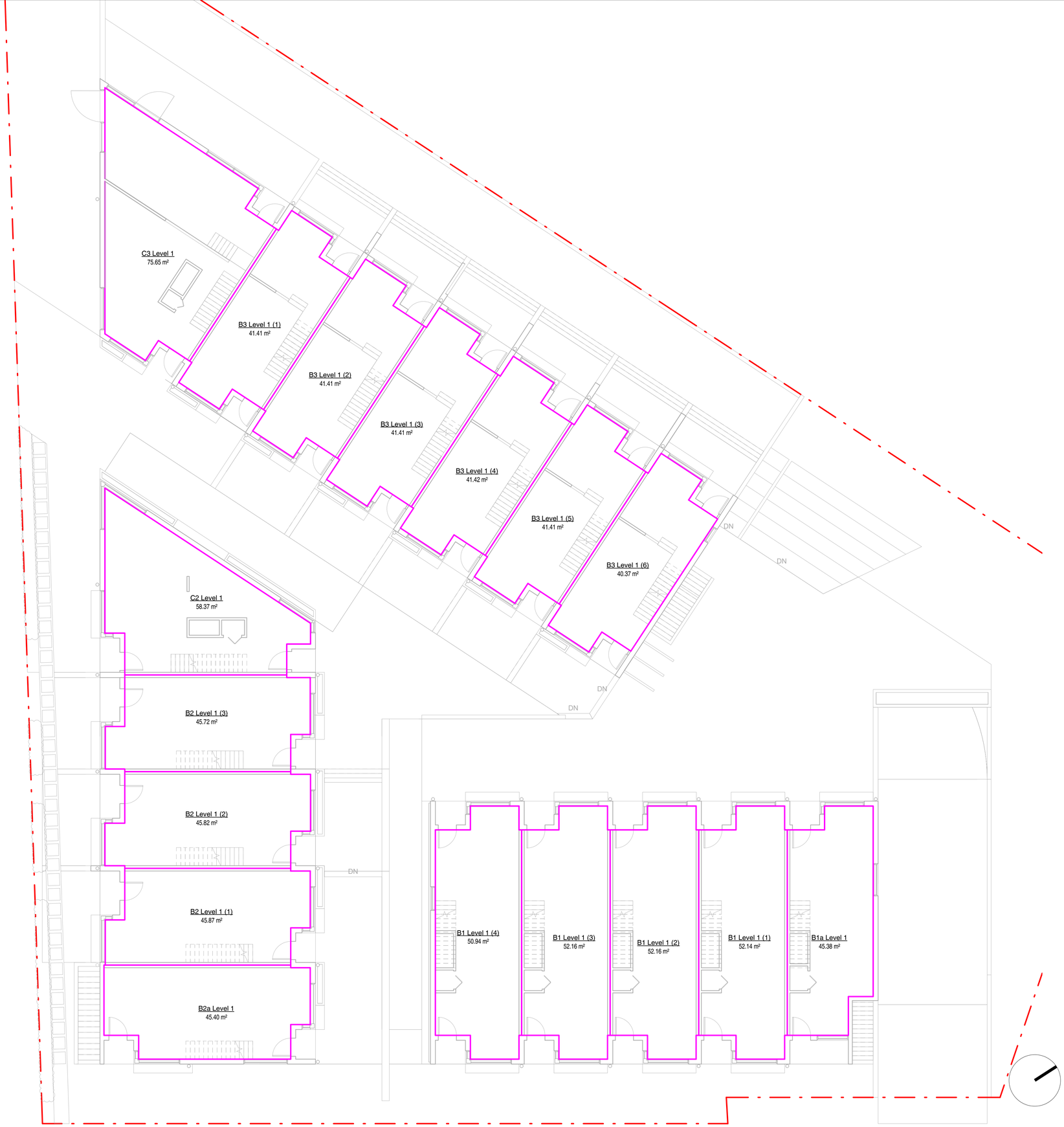
Issued for Rezone Revisions

Level 0 Area Plan

DATE	19/09/2018
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 100
JOB NUMBER	1707

A051

Area Schedule (Level 1)			
wtwt	Area	Level	Count
C2 Level 1	58 m²	LEVEL 1	1
B2 Level 1 (3)	46 m²	LEVEL 1	1
B2 Level 1 (2)	46 m²	LEVEL 1	1
B2a Level 1	45 m²	LEVEL 1	1
B2 Level 1 (1)	46 m²	LEVEL 1	1
B1 Level 1 (4)	51 m²	LEVEL 1	1
B1 Level 1 (3)	52 m²	LEVEL 1	1
B1 Level 1 (2)	52 m²	LEVEL 1	1
B1 Level 1 (1)	52 m²	LEVEL 1	1
B1a Level 1	45 m²	LEVEL 1	1
C3 Level 1	76 m²	LEVEL 1	1
B3 Level 1 (1)	41 m²	LEVEL 1	1
B3 Level 1 (2)	41 m²	LEVEL 1	1
B3 Level 1 (3)	41 m²	LEVEL 1	1
B3 Level 1 (4)	41 m²	LEVEL 1	1
B3 Level 1 (5)	41 m²	LEVEL 1	1
B3 Level 1 (6)	40 m²	LEVEL 1	1
Grand total	817 m²		



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PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE

1712 Fairfield Road Multi-Family Development

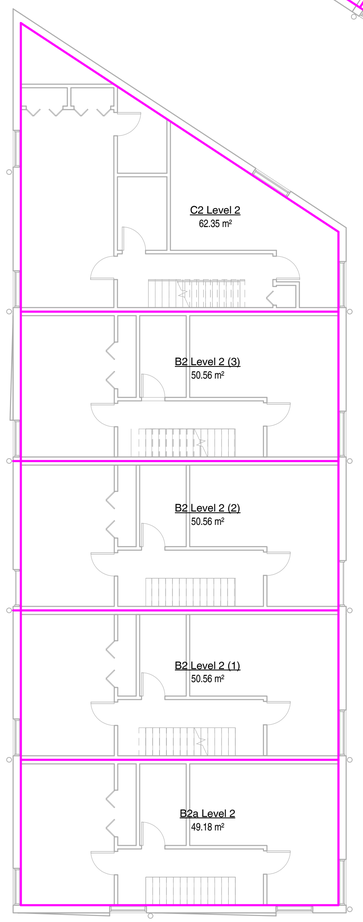
Issued for Rezone Revisions

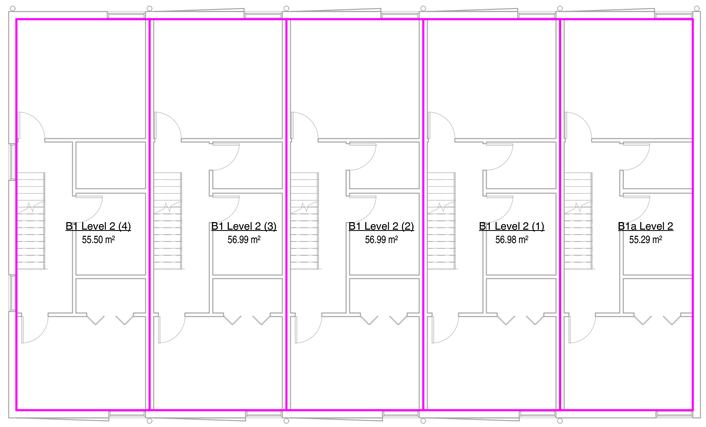
Level 1 Area Plan

DATE	19/09/2018
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 100
JOB NUMBER	1707

A052

Area Schedule (Level 2)			
wtwt	Area	Level	Count
B1a Level 2	55 m²	Level 2	1
B1 Level 2 (1)	57 m²	Level 2	1
B1 Level 2 (2)	57 m²	Level 2	1
B1 Level 2 (3)	57 m²	Level 2	1
B1 Level 2 (4)	56 m²	Level 2	1
B2a Level 2	49 m²	Level 2	1
B2 Level 2 (1)	51 m²	Level 2	1
B2 Level 2 (2)	51 m²	Level 2	1
B2 Level 2 (3)	51 m²	Level 2	1
C2 Level 2	62 m²	Level 2	1
C3 Level 2	80 m²	Level 2	1
B3 Level 2 (1)	46 m²	Level 2	1
B3 Level 2 (2)	46 m²	Level 2	1
B3 Level 2 (3)	46 m²	Level 2	1
B3 Level 2 (4)	46 m²	Level 2	1
B3 Level 2 (5)	46 m²	Level 2	1
B3 Level 2 (6)	45 m²	Level 2	1
Grand total	901 m²		





SHAPE
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PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

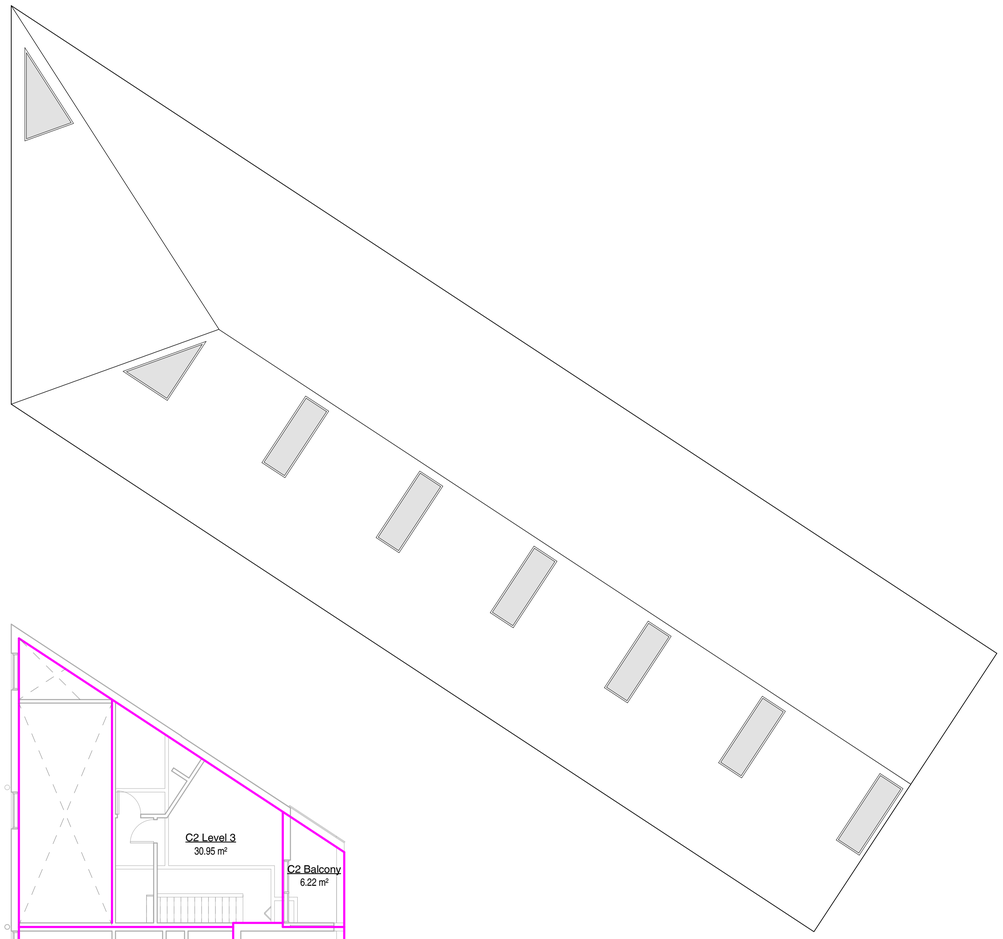
Level 2 Area Plan

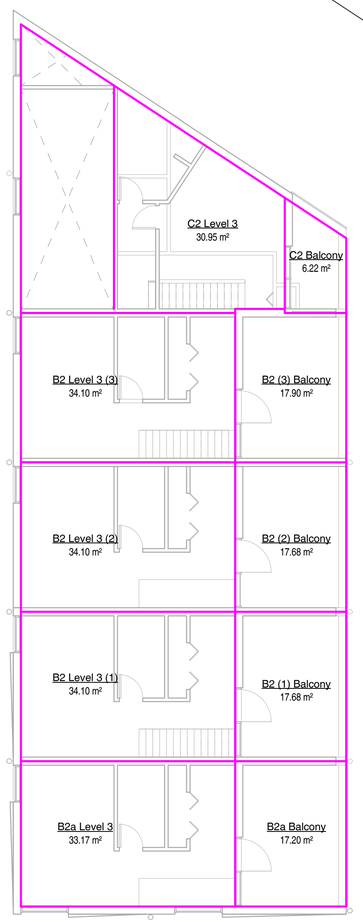
DATE	19/09/2018
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 100
JOB NUMBER	1707

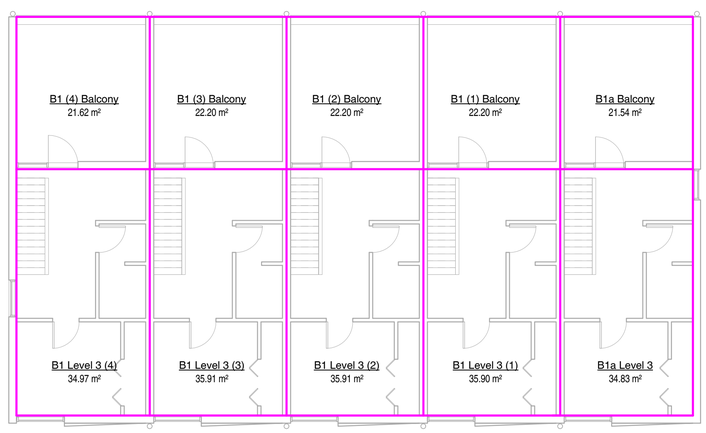
A053

Area Schedule (Level 3)			
wtwt	Area	Level	Count
B2 Level 3 (3)	34 m²	Level 3	1
B2 Level 3 (1)	34 m²	Level 3	1
B2a Level 3	33 m²	Level 3	1
B1a Level 3	35 m²	Level 3	1
B1 Level 3 (1)	36 m²	Level 3	1
B1 Level 3 (2)	36 m²	Level 3	1
B1 Level 3 (3)	36 m²	Level 3	1
B1 Level 3 (4)	35 m²	Level 3	1
B2 Level 3 (2)	34 m²	Level 3	1
C2 Level 3	31 m²	Level 3	1
Grand total	344 m²		

Area Schedule (Level 3 Balcony)			
wtwt	Area	Level	Count
B2 (3) Balcony	18 m²	Level 3	1
B2 (2) Balcony	18 m²	Level 3	1
B2 (1) Balcony	18 m²	Level 3	1
B2a Balcony	17 m²	Level 3	1
B1 (4) Balcony	22 m²	Level 3	1
B1 (3) Balcony	22 m²	Level 3	1
B1 (2) Balcony	22 m²	Level 3	1
B1 (1) Balcony	22 m²	Level 3	1
B1a Balcony	22 m²	Level 3	1
C2 Balcony	6 m²	Level 3	1
Grand total	186 m²		







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PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE

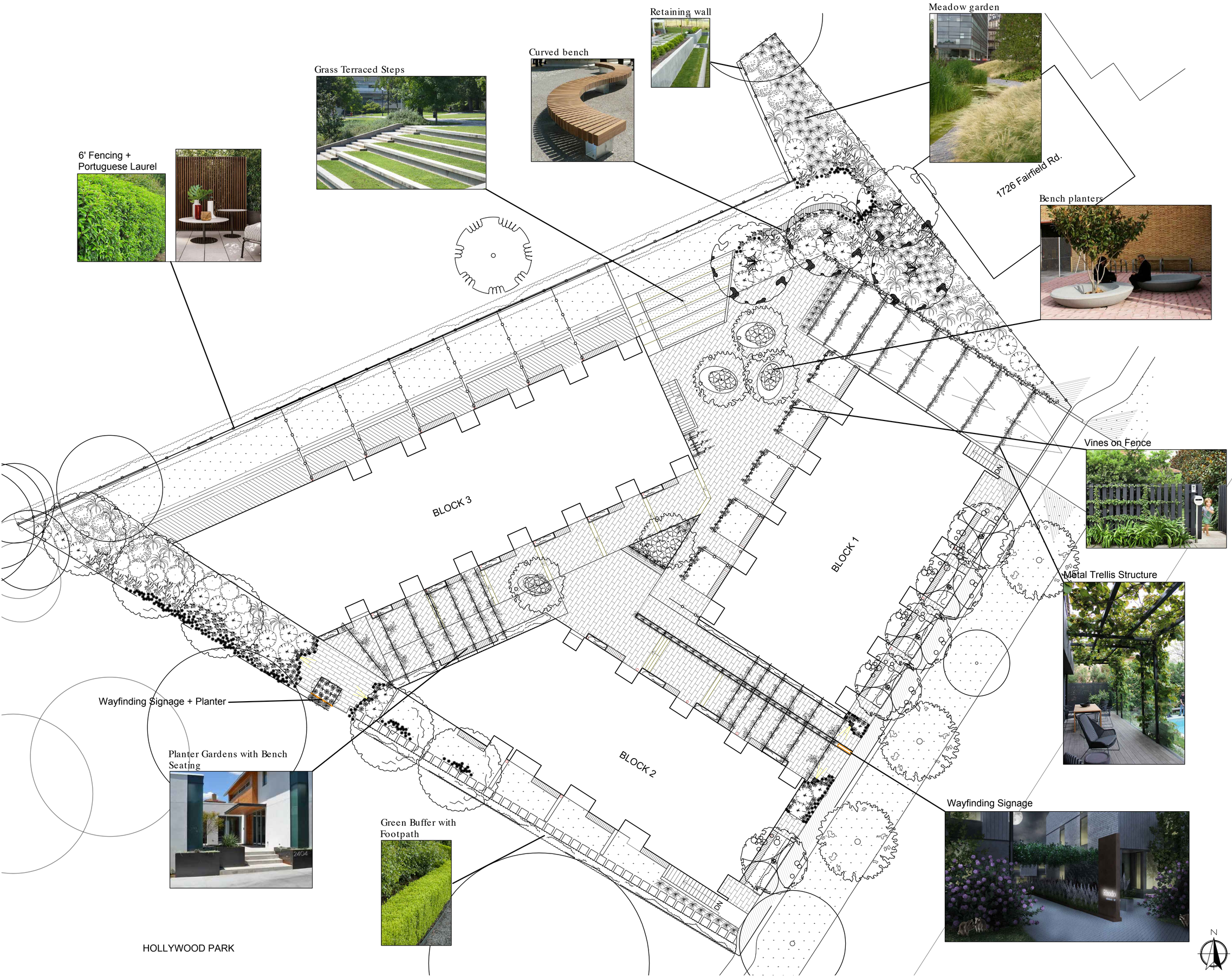
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 3 Area Plan

DATE	19/09/2018
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 100
JOB NUMBER	1707

A054



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Issued for Rezoning 09-29-17

Issued for Application Review Summary
01-30-18

Scale 1:125

L1 Site Plan

DATE:
February, 2019

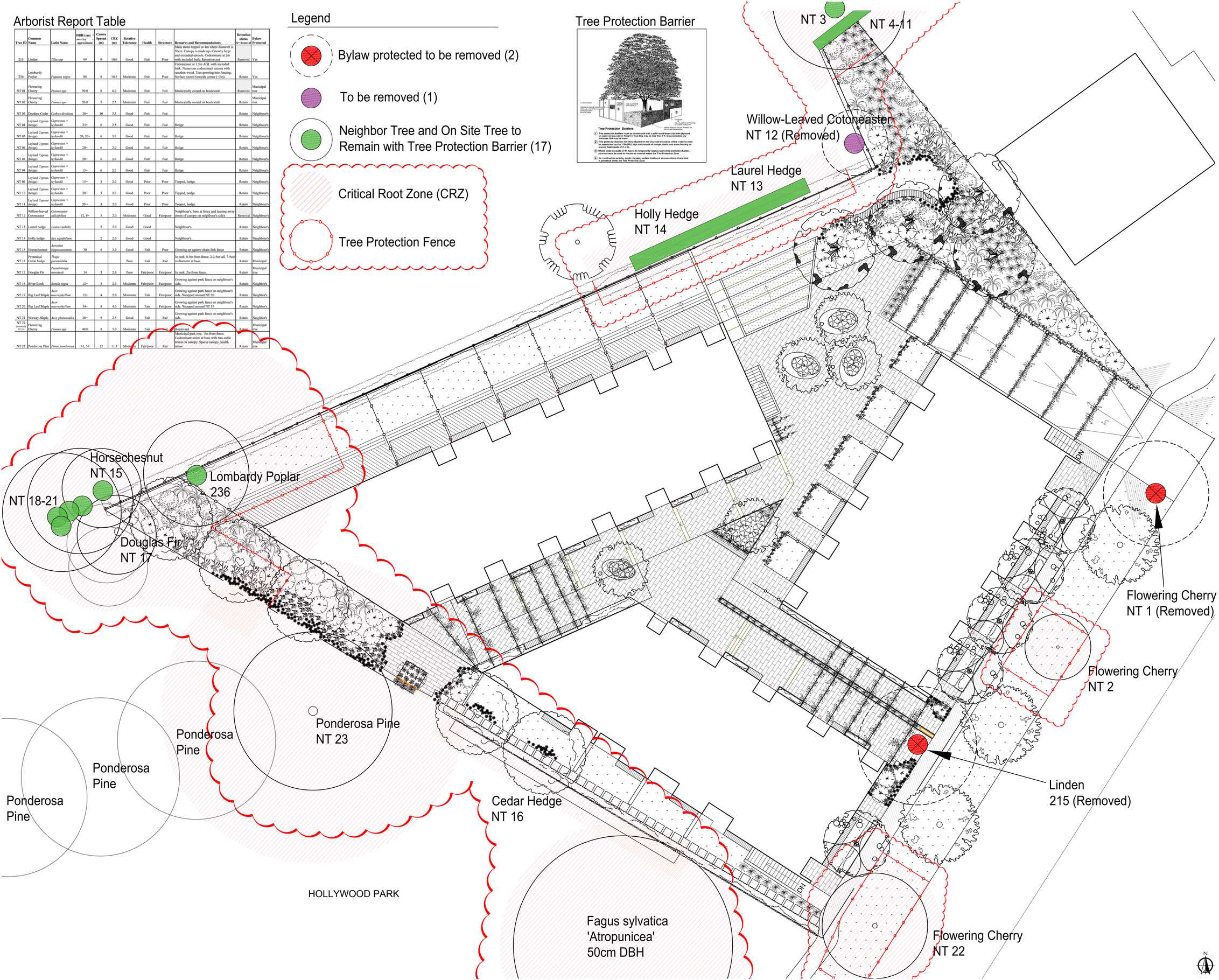
Arborist Report Table

Tree ID	Common Name	Latin Name	DBH (cm) ~ = over by approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention status <> Removal	Bylaw Protected
215	Linden	*Tilia spp*	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	Removal	Yes
236	Lombardy Poplar	*Populus nigra*	88	8	10.5	Moderate	Fair	Poor	Codominant at 1.5m AGL with included bark. Numerous codominant unions with reaction wood. Tree growing into fencing. Surface rooted towards corner (~2m).	Retain	Yes
NT 01	Flowering Cherry	*Prunus spp*	50.0	8	6.0	Moderate	Fair	Fair	Municipally owned on boulevard	Removal	Municipal tree
NT 02	Flowering Cherry	*Prunus spo*	20.0	5	2.5	Moderate	Fair	Fair	Municipally owned on boulevard	Retain	Municipal tree
NT 03	Deodara Cedar	*Cedrus deodara*	30~	10	3.5	Good	Fair	Fair		Retain	Neighbour's
NT 04	Leyland Cypress (hedge)	*Cupressus × leylandii*	23~	6	2.5	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 05	Leyland Cypress (hedge)	*Cupressus × leylandii*	20, 20~	6	3.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 06	Leyland Cypress (hedge)	*Cupressus × leylandii*	20~	6	2.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 07	Leyland Cypress (hedge)	*Cupressus × leylandii*	20~	6	2.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 08	Leyland Cypress (hedge)	*Cupressus × leylandii*	15~	6	2.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 09	Leyland Cypress (hedge)	*Cupressus × leylandii*	15~	3	2.0	Good	Poor	Poor	Topped, hedge.	Retain	Neighbour's
NT 10	Leyland Cypress (hedge)	*Cupressus × leylandii*	20~	3	2.0	Good	Poor	Poor	Topped, hedge.	Retain	Neighbour's
NT 11	Leyland Cypress (hedge)	*Cupressus × leylandii*	20 ~	3	2.0	Good	Poor	Poor	Topped, hedge.	Retain	Neighbour's
NT 12	Willow-leaved Cotoneaster	*Cotoneaster salicifolius*	12, 8~	5	2.0	Moderate	Good	Fair/poor	Neighbour's, base at fence and leaning away (root of canopy on neighbour's side)	Removal	Neighbour's
NT 13	Laurel hedge	*Laurus nobilis*		2	2.0	Good	Good		Neighbour's,	Retain	Neighbour's
NT 14	Holly hedge	*Ilex aquifolium*		2	2.0	Good	Good		Neighbour's	Retain	Neighbour's
NT 15	Horsechestnut	*Aesculus hippocastanum*	30	6	3.0	Good	Fair	Poor	Growing up against chain-link fence	Retain	Neighbour's
NT 16	Pyramidal Cedar hedge	*Thuja pyramidalis*				Poor	Fair	Fair	In park, 0.5m from fence. 2-2.5m tall. 7-9cm in diameter at base.	Retain	Municipal
NT 17	Douglas Fir	*Pseudotsuga menziesii*	14	3	2.0	Poor	Fair/poor	Fair/poor	In park, 2m from fence.	Retain	Municipal tree
NT 18	River Birch	*Betula nigra*	12~	5	2.0	Moderate	Fair/poor	Fair/poor	Growing against park fence on neighbour's side.	Retain	Neighbor's
NT 19	Big Leaf Maple	*Acer macrophyllum*	12~	4	2.0	Moderate	Fair	Fair/poor	Growing against park fence on neighbour's side. Wrapped around NT 20	Retain	Neighbor's
NT 20	Big Leaf Maple	*Acer macrophyllum*	34~	8	4.0	Moderate	Fair	Fair/poor	Growing against park fence on neighbour's side. Wrapped around NT 19	Retain	Neighbor's
NT 21	Norway Maple	*Acer platanoides*	20~	9	2.5	Good	Fair	Fair	Growing against park fence on neighbour's side.	Retain	Neighbor's
NT 22 (previously NT 10)	Flowering Cherry	*Prunus spp*	40.0	8	5.0	Moderate	Fair	Poor	Boulevard	Retain	Municipal tree
NT 23	Ponderosa Pine	*Pinus ponderosa*	61, 56	12	11.5	Moderate	Fair/poor	Fair	Municipal park tree. 5m from fence. Codominant union at base with two cable braces in canopy. Sparse canopy, health ~ stress.	Retain	Municipal tree

Legend

- Bylaw protected to be removed (2)
- To be removed (1)
- Neighbor Tree and On Site Tree to Remain with Tree Protection Barrier (17)
- Critical Root Zone (CRZ)
- Tree Protection Fence

Tree Protection Barrier



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Issued for Rezoning 09-29-17

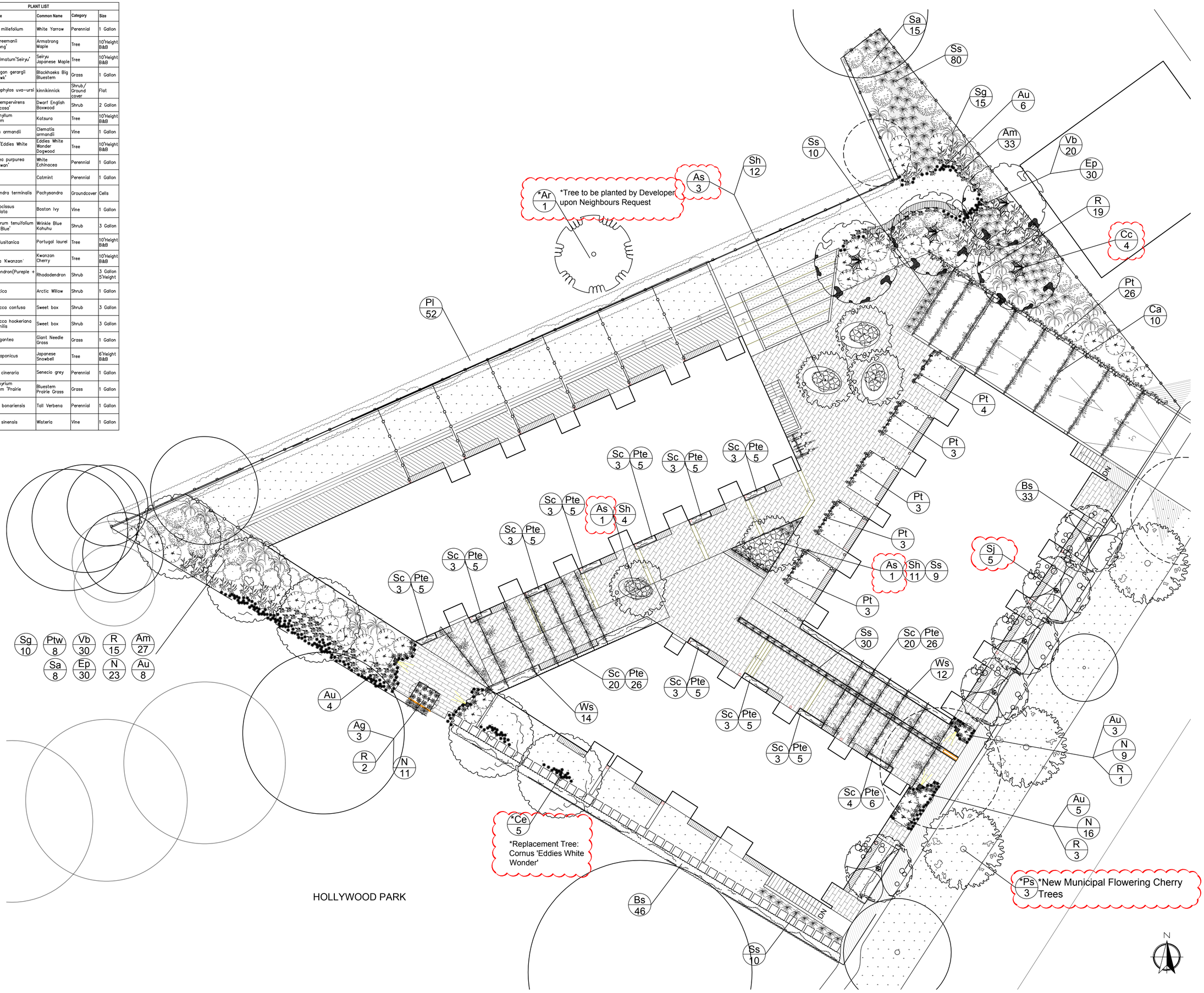
Issued for Application Review Summary
01-30-18

Scale 1:125

L2 Tree Preservation & Removal

DATE:
February, 2019

PLANT LIST					
ID	Quant	Latin Name	Common Name	Category	Size
Am	60	Achillea millefolium	White Yarrow	Perennial	1 Gallon
Ar	1	Acer ×freemanii 'Armstrong'	Armstrong Maple	Tree	10'Height B&B
As	5	Acer palmatum'Seiryu'	Seiryu Japanese Maple	Tree	10'Height B&B
Ag	3	Andropogon gerargii 'Blackhawk'	Blackhaeks Big Bluestem	Grass	1 Gallon
Au	10	Arctostaphylos uva-ursi	kinnikinnick	Shrub/ Ground cover	Flat
Bs	80	Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	Shrub	2 Gallon
Cc	4	Cercidphylum japonicum	Katsura	Tree	10'Height B&B
Ca	10	Clematis armandii	Clematis armandii	Vine	1 Gallon
*Ce	5	Cornus 'Eddies White Wonder'	Eddies White Wonder Dogwood	Tree	10'Height B&B
Ep	60	Echinacea purpurea 'White Swan'	White Echinacea	Perennial	1 Gallon
N	53	Nepeta	Catmint	Perennial	1 Gallon
Pte	180	Pachysandra terminalis	Pachysandra	Groundcover	Cells
Pt	42	Parthenocissus tricuspidata	Boston Ivy	Vine	1 Gallon
Ptw	8	Pittosporum tenuifolium 'Wrinkle Blue'	Wrinkle Blue Kohuhu	Shrub	3 Gallon
Pl	52	Prunus lusitanica	Portugal laurel	Tree	10'Height B&B
Ps	2	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	Tree	10'Height B&B
R	40	Rhododendron(Pureple + White)	Rhododendron	Shrub	3 Gallon 5'Height
Sa	23	Salix artica	Arctic Willow	Shrub	1 Gallon
Sc	160	Sarcococca confusa	Sweet box	Shrub	3 Gallon
Sh	35	Sarcococca hookeriana var. humilis	Sweet box	Shrub	3 Gallon
Sg	25	Stipa gigantea	Giant Needle Grass	Grass	1 Gallon
Sj	5	Styrax japonicus	Japanese Snowbell	Tree	6'Height B&B
Sc	43	Senecio cineraria	Senecio grey	Perennial	1 Gallon
Ss	109	Schizachyrium scoparium 'Prairie Blues'	Bluestem Prairie Grass	Grass	1 Gallon
Vb	50	Verbena bonariensis	Tall Verbena	Perennial	1 Gallon
Ws	26	Wisteria sinensis	Wisteria	Vine	1 Gallon



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Issued for Application Review
Summary 01-30-18

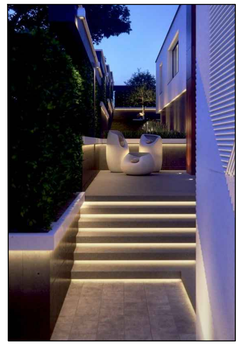
Scale 1:125

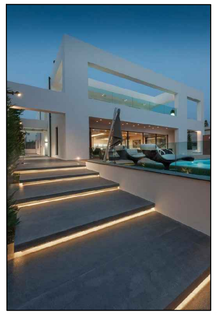
L3 Planting Plan

DATE:
February, 2019

ROOFTOP PLANT LIST					
ID	Quantity	Latin Name	Common Name	Category	Size
N	40	Nepeta	Catmint	Perennial	1 Gallon
R	10	Rhododendron(Pureple + White)	Rhododendron	Shrub	3 Gallon 5'Height

ROOF OF BLOCK 3
Skylight
2000
1800
UNIT B1
UNIT B2
UNIT C2
Deck
1990
2980
2000
1800
1800
1800





LED Strip Lighting

LED Strip Lighting for steps

LED Strip Lighting for steps

Landscape Ground Lighting for Wayfinding Entrance

Landscape Ground Lighting for Wayfinding Entrance

HOLLYWOOD PARK

N

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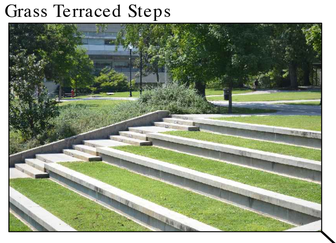
Scale 1:125

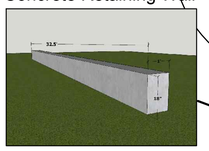
L5 Landscape Lighting Plan

DATE:
February, 2019

Grass Terraced Steps

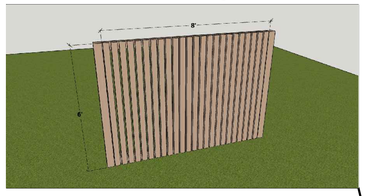


Concrete Retaining Wall

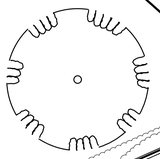


IPE Wood Bench

Vertical Cedar Fence 6' height



Concrete Steps



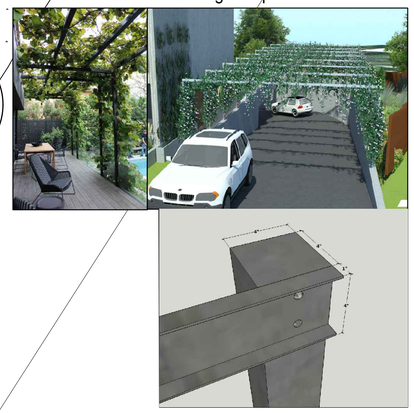
Landscaped Berm

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

Class B Bicycle Parking

Asphalt Drive

Arbor with Vines over Parking Ramp



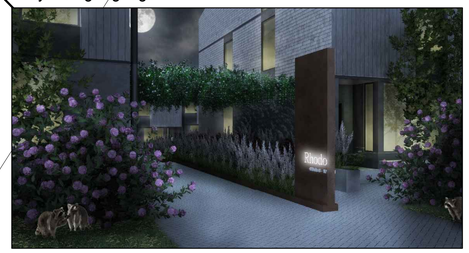
Cedar Deck

Wayfinding Signage + Planter

Abbotsford Concrete Products
Metropolitian

Square Stepping Path

Wayfinding Signage



HOLLYWOOD PARK

N

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Summary 01-30-18

Scale 1:125

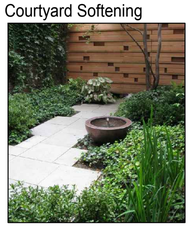
L6 Surface Treatment & Fence & Retaining Walls

DATE:
February, 2019

Wayfinding and Courtyard Entrances

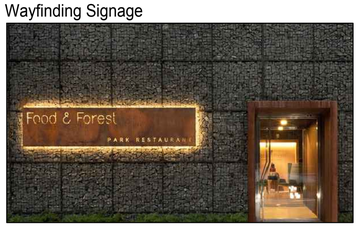
Courtyard Trellis

Courtyard Softening



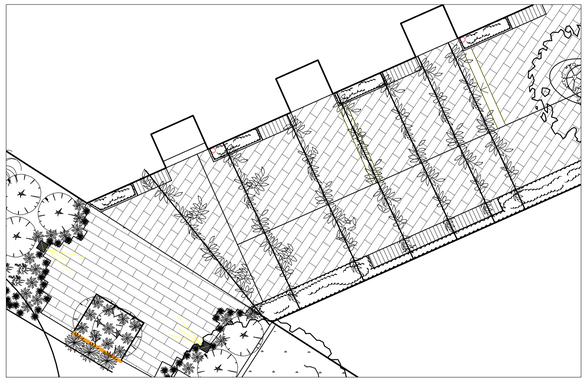
Lighting

Wayfinding Signage

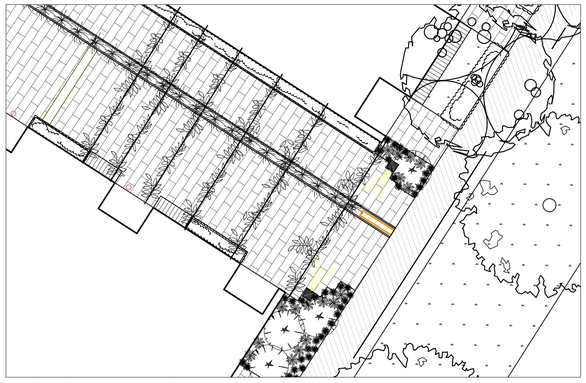


Planter

Plant Palette



Parkside Courtyard Entrance



Fairfirld Rd. Courtyard Entrance

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Scale 1:100

L7 Wayfnding and Courtyard Entrances

DATE:
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