

Drawing List

- A001 General Notes & Symbols
- A004 Survey Plan
- A100 Context Plan
- A101 Context Streetscapes
- A102 Site Plan
- A200 PARKING LEVEL PLAN
- A201 Level 1 Plan
- A202 Level 2 Plan
- A203 Level 3 Plan
- A204 Roof Plan
- A300 Site Sections
- A301 Site Section
- A302 Sections
- A303 Sections
- A401 Elevations
- A402 Elevations
- A403 Elevations

Rhodo

1712 Fairfield Road Multi-Family Development

1707 Issued for Rezone Revisions 31/01/2018



Architect

SHAPE Architecture Inc.

Primary Contact:
Alec Smith, Architect, AIBC
Principal
604 687 4457
a.smith@shapearchitecture.ca

2nd Contact:
Matthew Harty, Intern Architect AIBC
604 687 4457
m.harty@shapearchitecture.ca

Structural

Reed Jones Christophersen Ltd.

Primary Contact:
Leon Plett, P.Eng., Struct.Eng., LEED AP
250 386 7794
lplett@rjc.ca

Mechanical

AME Group

Primary Contact:
Rob Walter Eng.L., ASCT, LEED AP
250 382 5999
robwalter@amegroup.ca

Electrical

AES Engineering

Primary Contact:
Bal Klear, Principal, ASCT
778 746 2003
bal.klear@aesengr.com

Building Code

GHL Engineering

Primary Contact:
Frankie Victor, EngL, BCQ
604 689 4419
fv@ghl.ca

Landscape

Biophilia Design Collective Ltd.

Primary Contact:
Bianca Bodley
250 589 8244
bianca@biophiliacollective.ca

Civil

J.E. Anderson & Associates

Primary Contact:
Carl Wilkinson, ASCT
250 727 2214
cwilkinson@jeanderson.com



Revisions

Received Date:
February 02/2018

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
	Bldg.	Building
C	Blkg.	Blocking
	Bot. or Btm.	Bottom
	B/S	Both Sides
	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
D	Cont.	Continuous
	C/W	Complete With
	D.F.	Drinking Fountain
	Dim.	Dimension
	Dn.	Down
E	Dwg.	Drawing
	E.G.	Existing Grade
	E.J.	Expansion Joint
F	or Exp. Jt.	Electrical
	Elec.	Elevation
	El. or Elev.	Equal
	Eq.	Equipment
	E/S	Each Side
	Exist.	Existing
	Exp.	Expansion
	F.D.	Floor Drain
	F.D.C	Fire Department Cabin
	F.E.C	Fire Extinguisher
G	Cabinet	Finished Grade
	F.G.	Finish
	Fin.	Floor
	Flr.	Flange
	G.R.	Galv. Restraint
H	G.I.	Galvanized Iron
	Gl.	Glazing
	Gyp. Bd.	Gypsum Board
	G.W.B.	Gypsum Wall Board
I	H.B.	Hose Bibb
	Horiz.	Horizontal
J	H.S.S.	Hollow Steel
	Sec.	Inside Diameter
	I.S.	Interpolated Grade
L	Insul.	Insulation
	Lg.	Long
M	Loc.	Location
	Max.	Maximum
N	Mech.	Mechanical
	Min.	Minimum
	M.O.	Masonry Opening
	N/A	Not Applicable
	N.I.C	Not in Contract
O	No.	Number
	N.T.S	Not to Scale
	O.C	On Centre
	O.D	Overflow Drain
	O.H	Over Head
P	Opp.	Opposite
	Op'n'g	Opening
	O.W.S.J	Open Web Steel Joist
	P.Lam.	Plastic Laminate
	Pl.	Plate
Q	Ply.	Plywood
	Pt.	Paint
	P.T.	Pressure Treated
	Q.T.	Quarry Tile
R	R.B.	Rubber Base
	R.C.B.	Robber Cove Base
	R.D.	Roof Drain
	R.O.	Rough 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.I	Steel
T	Std.	Standard
	Struct.	Structural
	T.O.	Top of
U	Typ.	Typical
	U/N	Unless Noted
V	U/S	Underside
	V.C.T	Vinyl Composition Tile
W	Vert.	Vertical
	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
TOTAL FLOOR AREA	2307m ²
COMM. FLOOR AREA	0.0
AVERAGE GRADE	12.94m

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

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

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

Grade Points	Avg of Points	Distance Between Grade Points	Totals	Perimeter
Block 1				
A + B	$13.885 + 13.885 / 2 = 13.885$	21.655	300.68	69.830
B + C	$13.885 + 13.885 / 2 = 13.885$	13.260	184.115	
C + D	$13.885 + 13.885 / 2 = 13.885$	21.655	300.68	
D + A	$13.885 + 13.885 / 2 = 13.885$	13.260	184.115	
Block 2				
A + B	$13.780 + 13.780 / 2 = 13.780$	10.870	149.789	75.735
B + C	$13.780 + 12.532 / 2 = 13.156$	22.360	294.168	
C + D	$12.532 + 12.090 / 2 = 12.411$	13.000	161.343	
D + A	$12.090 + 13.780 / 2 = 12.935$	29.505	381.66	
Block 3				
A + B	$12.090 + 13.485 / 2 = 12.788$	31.355	400.968	93.720
B + C	$13.485 + 12.522 / 2 = 13.004$	10.870	141.343	
C + D	$12.522 + 10.807 / 2 = 11.665$	38.495	449.044	
D + A	$10.807 + 12.090 / 2 = 11.449$	13.000	148.837	
Total			3096.742	239.285
Average Grade				12.94164699



COPYRIGHT RESERVED: THIS DRAWING AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF SHAPE ARCHITECTURE INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

PLOT STAMP LOCATION

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

Issued for Rezone Revisions

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

JOB NUMBER 1707

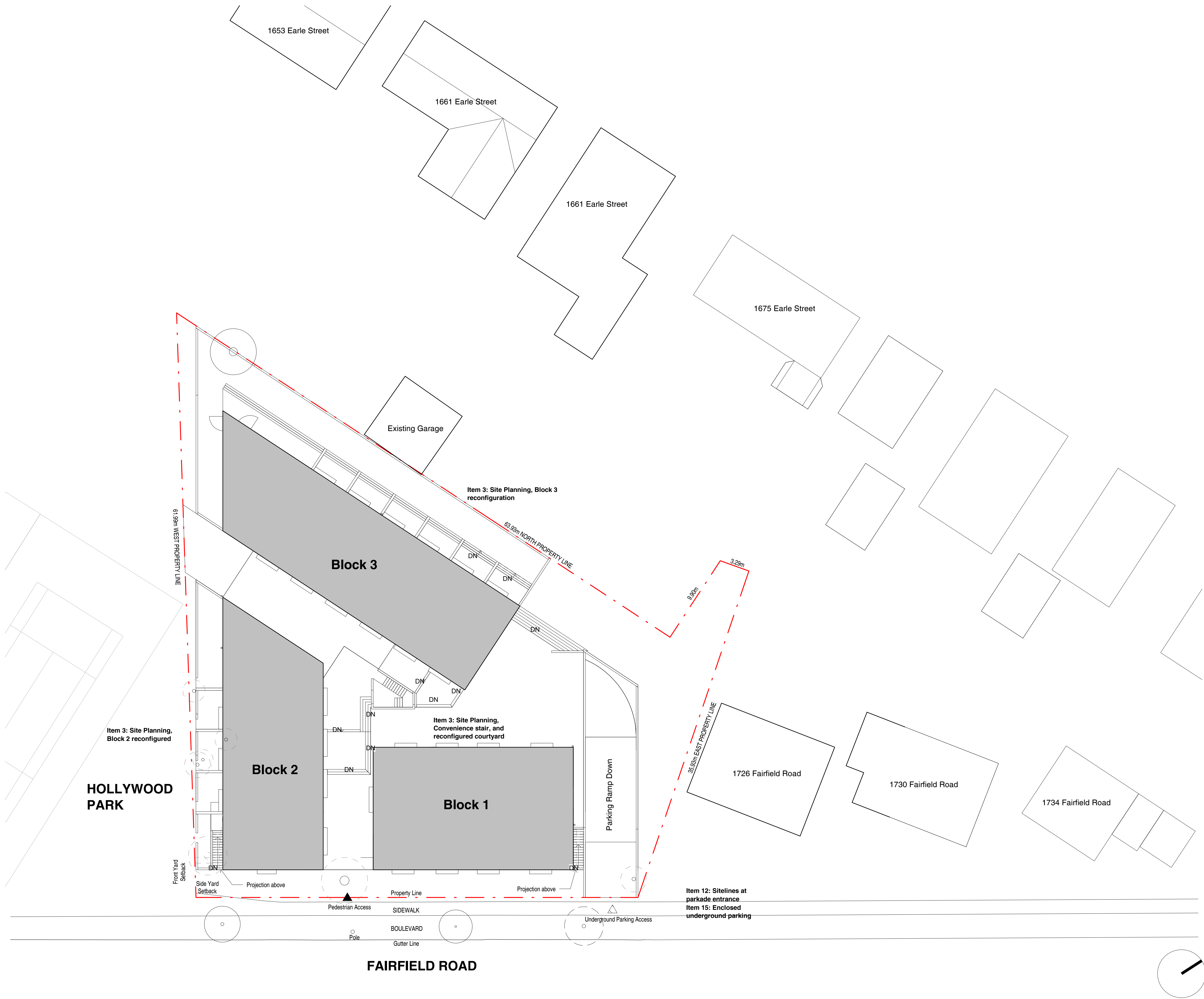
A001

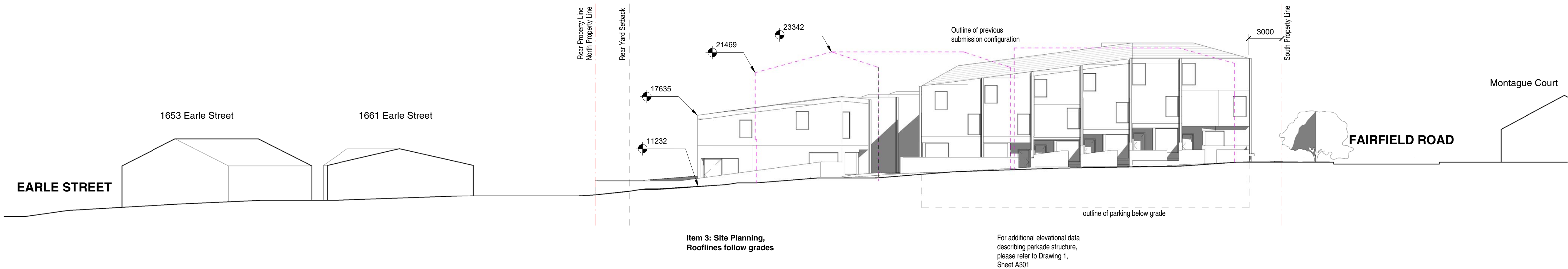
REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018

1712 Fairfield Road Multi-Family Development

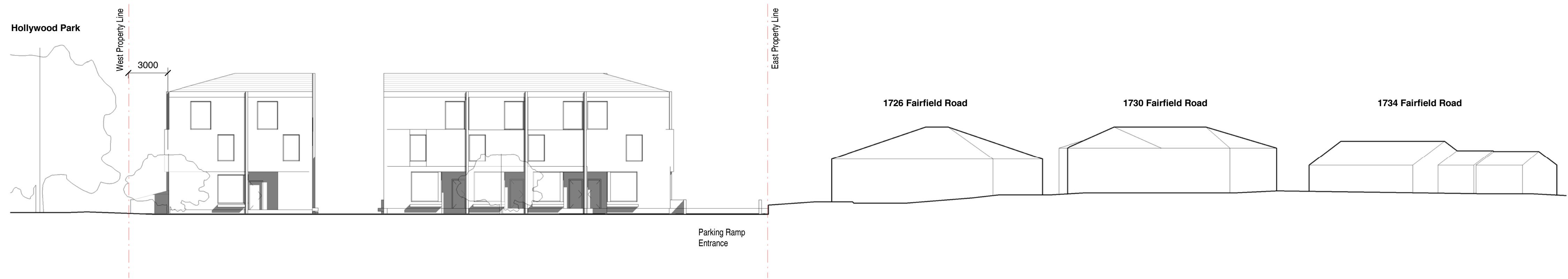
Issued for Rezone Revisions

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

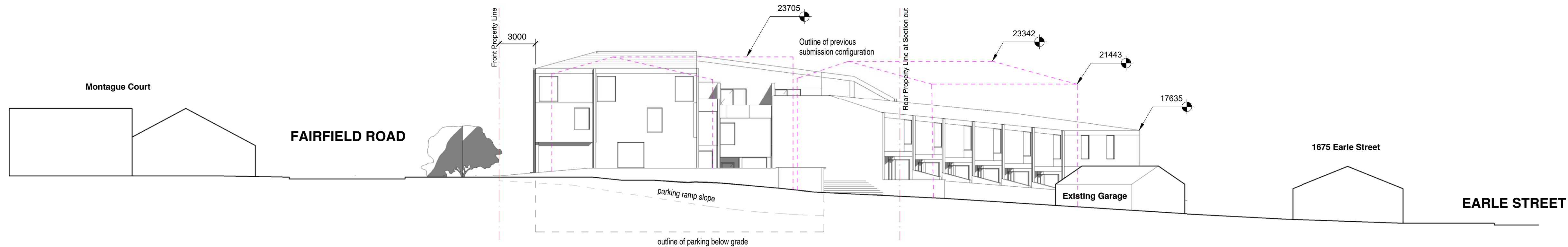




1 Context Elevation West
1 : 200



2 Context Elevation South
1 : 200



3 Site Section to Earle Street
1 : 200

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

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Context Streetscapes

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

PROJECT DATA

LEGAL DESCRIPTION	PLAN 290 VICTORIA LOT 4 INCL PCL A SECTION FFLD PLAN 290 EXC PT IN STREET, LOT 6 PLAN 1834 SECTION 68 VICTORIA
CIVIC ADDRESS	1712 + 1720 Fairfield Road
ZONING (Current)	R1-G
ZONING (Proposed)	CD-TBD
SITE AREA	2451m ²
TOTAL FLOOR AREA	2307m ²
COMM. FLOOR AREA	0.0
AVERAGE GRADE	12.94m

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

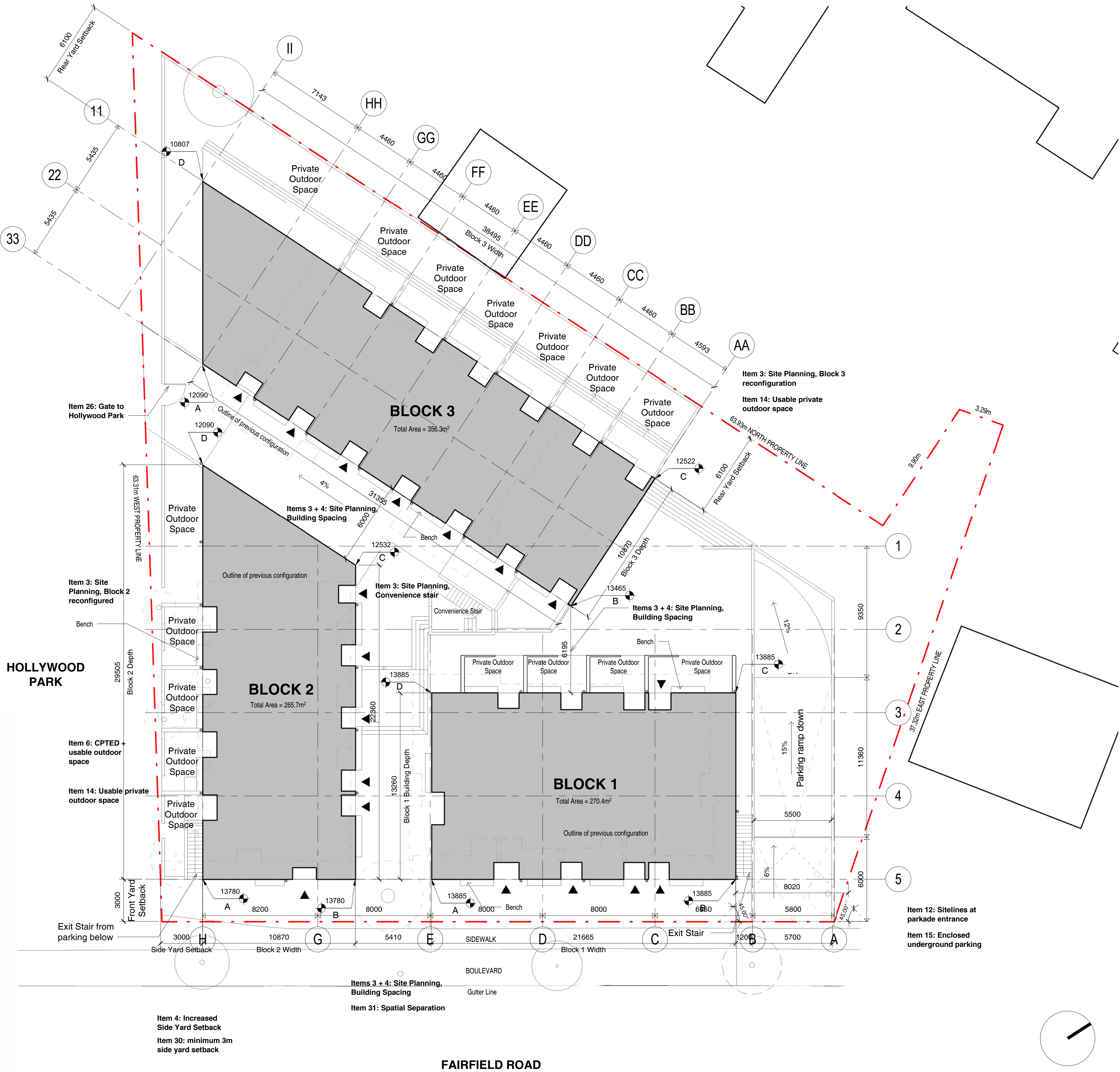
BUILDING SETBACKS		
FRONT YARD	7.5m	3.0m
REAR YARD	9.1m or 30% of Site Depth	6.1m
SIDE YARD (WEST)	1.5m	3.0m
SIDE YARD (EAST)	3.9m	8.0m
COMBINED SIDE YARD	min. 5.4m	10.4m

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

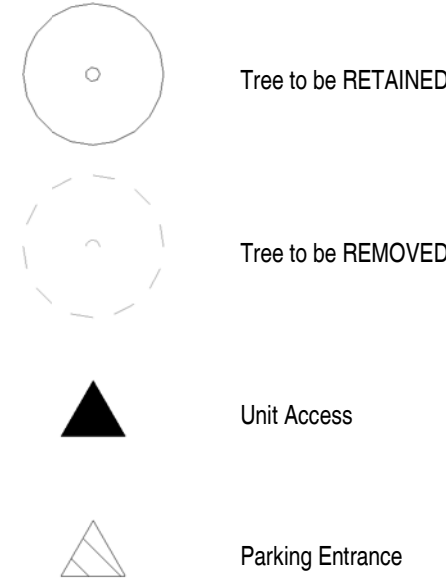
AVERAGE GRADE CALCULATION

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

Total	3096.742	239.285
Average Grade	12.94164699	



Site Plan Legend



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

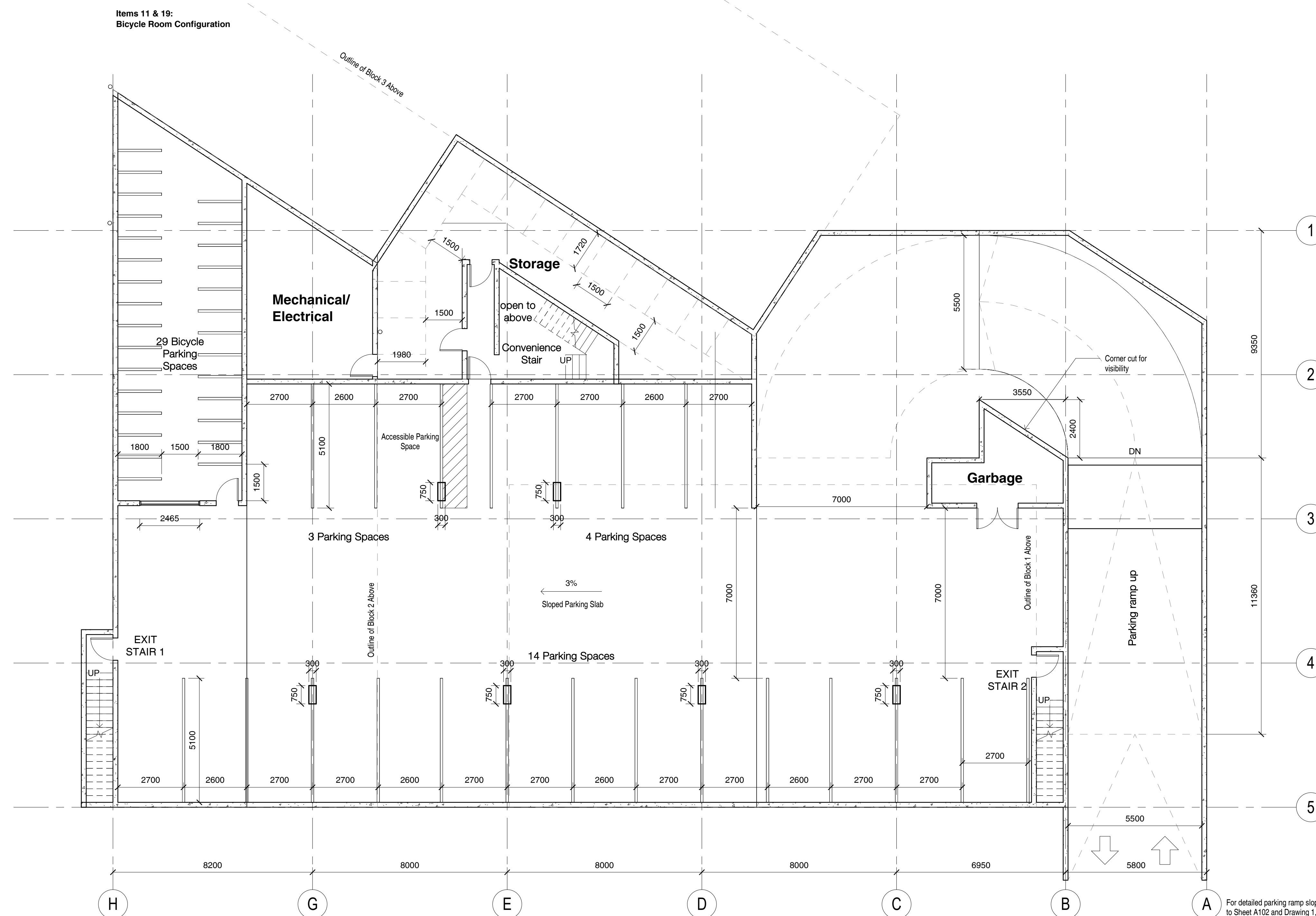
1712 Fairfield Road
Multi-Family
Development
Issued for Rezone Revisions

DATE	31/01/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

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

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

PLOT STAMP LOCATION



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

Issued for Rezone Revisions

PARKING LEVEL PLAN

DATE	31/01/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

For detailed parking ramp slopes, please refer to Sheet A102 and Drawing 1, Sheet A301

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

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

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

A201



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

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

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

A202

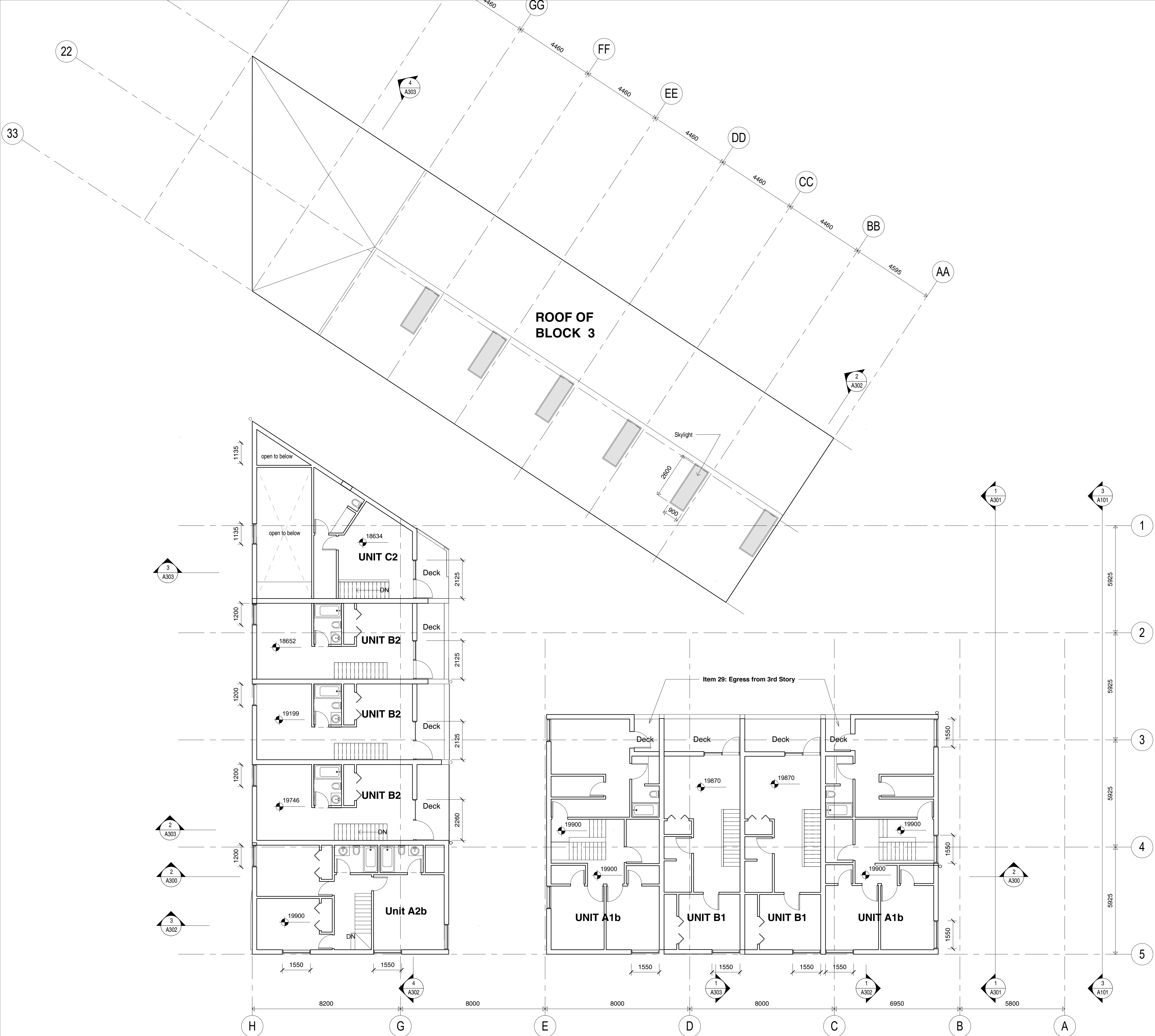


REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018

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

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

A203

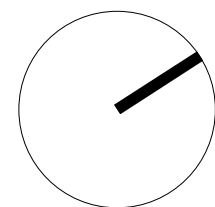


REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018

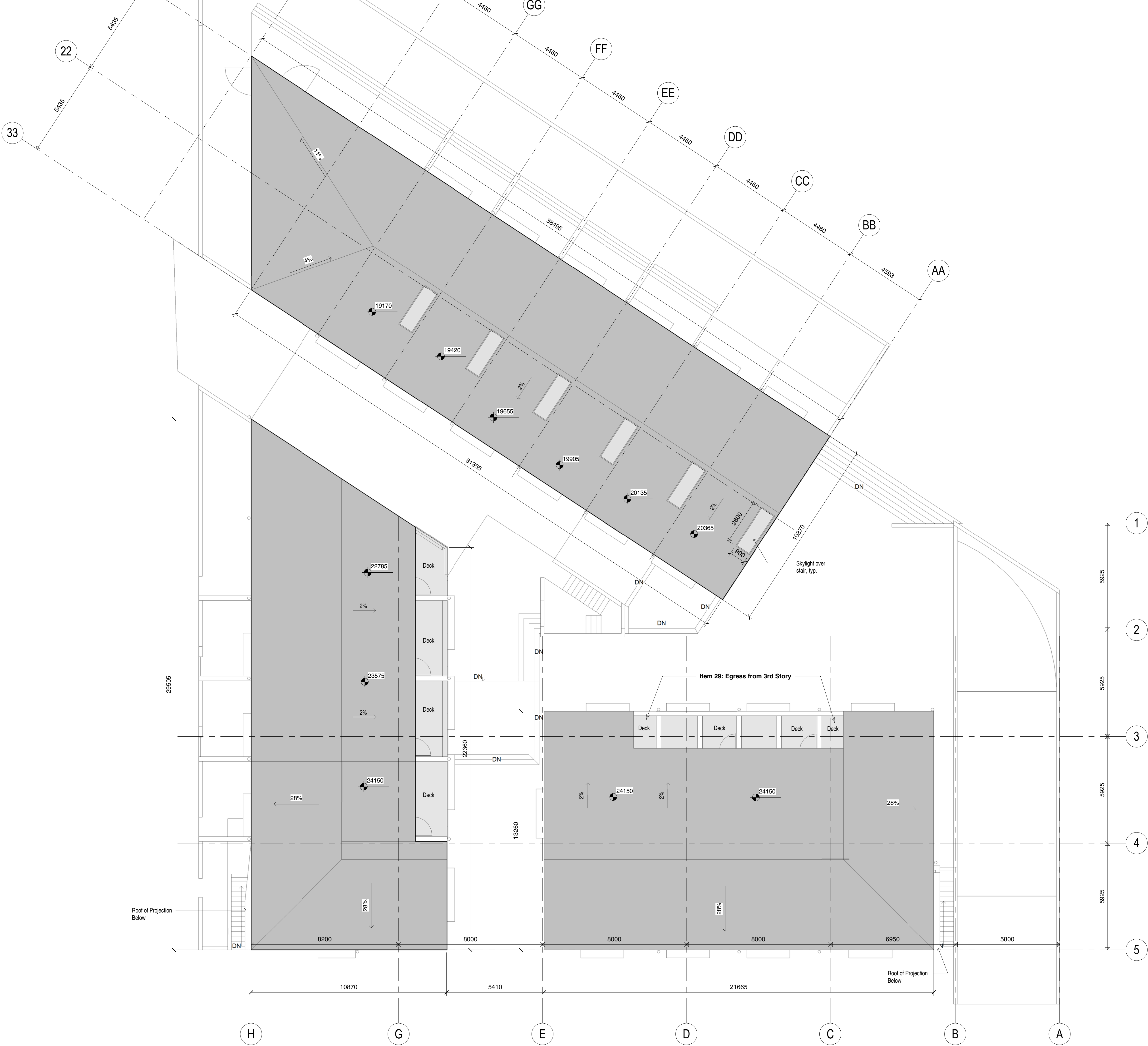
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

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



A204



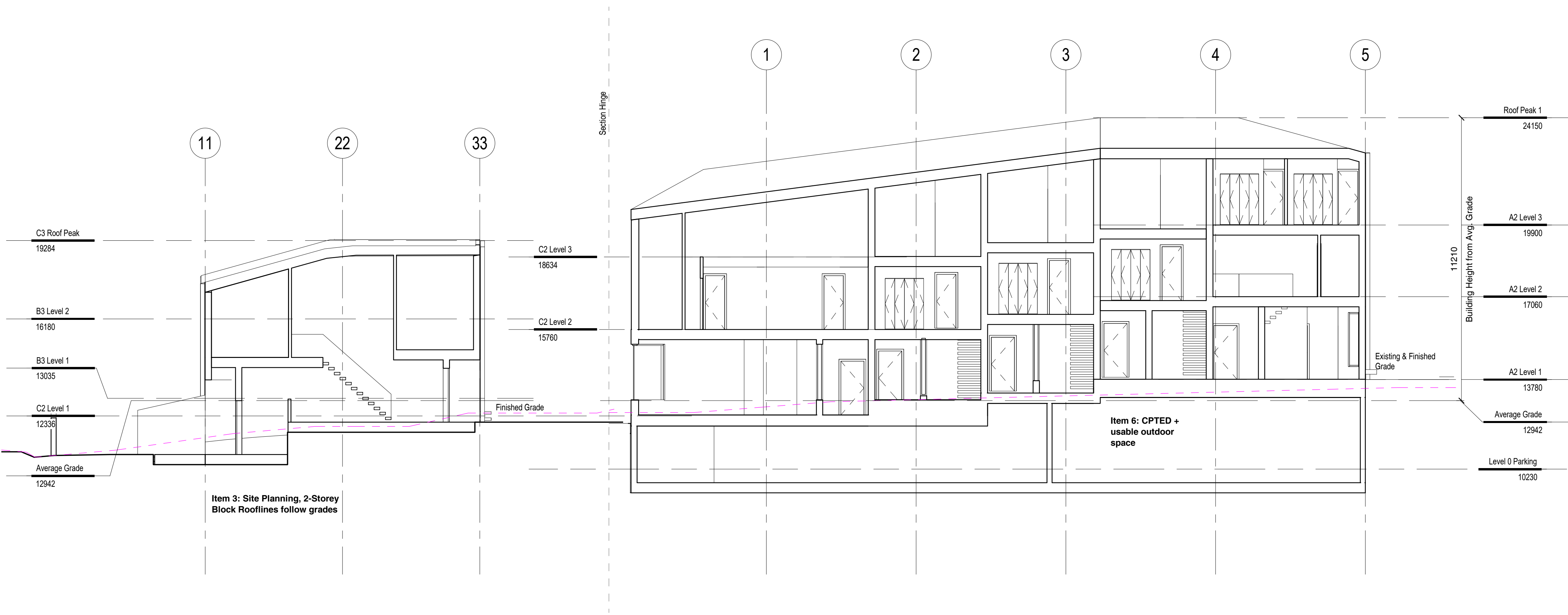
PLOT INFO.
PLOT STAMP LOCATION

LEGEND	
Existing Grade	

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

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

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



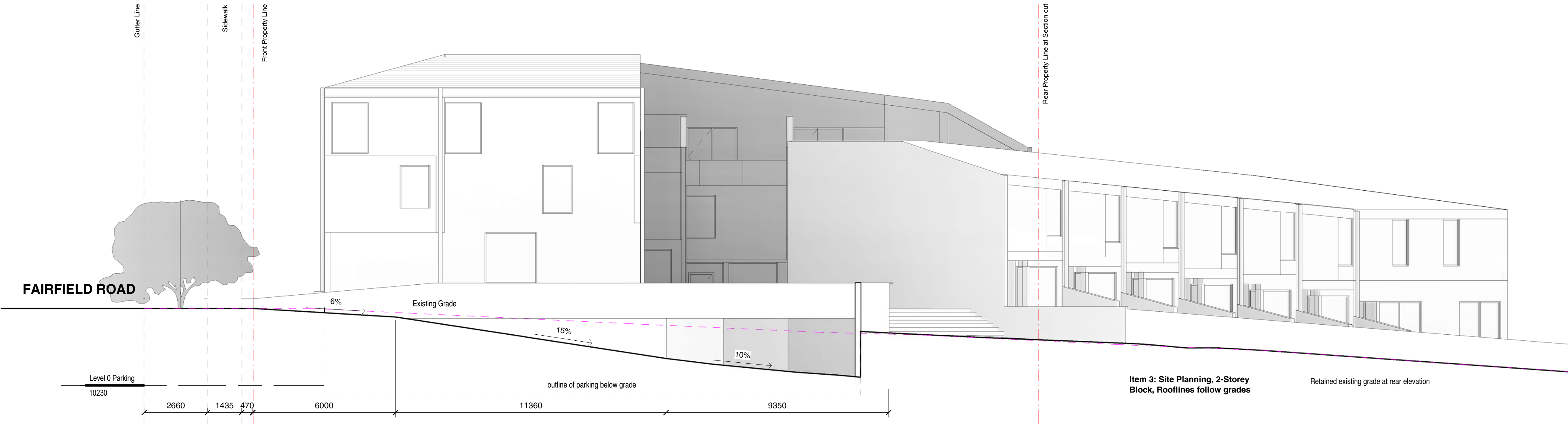
1 Jagged Site Section - 1
1 : 100



2 East-West Section
1 : 100

PLOT INFO.
PLOT STAMP LOCATION

LEGEND	
Existing Grade	



1 Parking Ramp Section
1 : 100

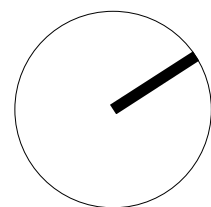
REVISIONS

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

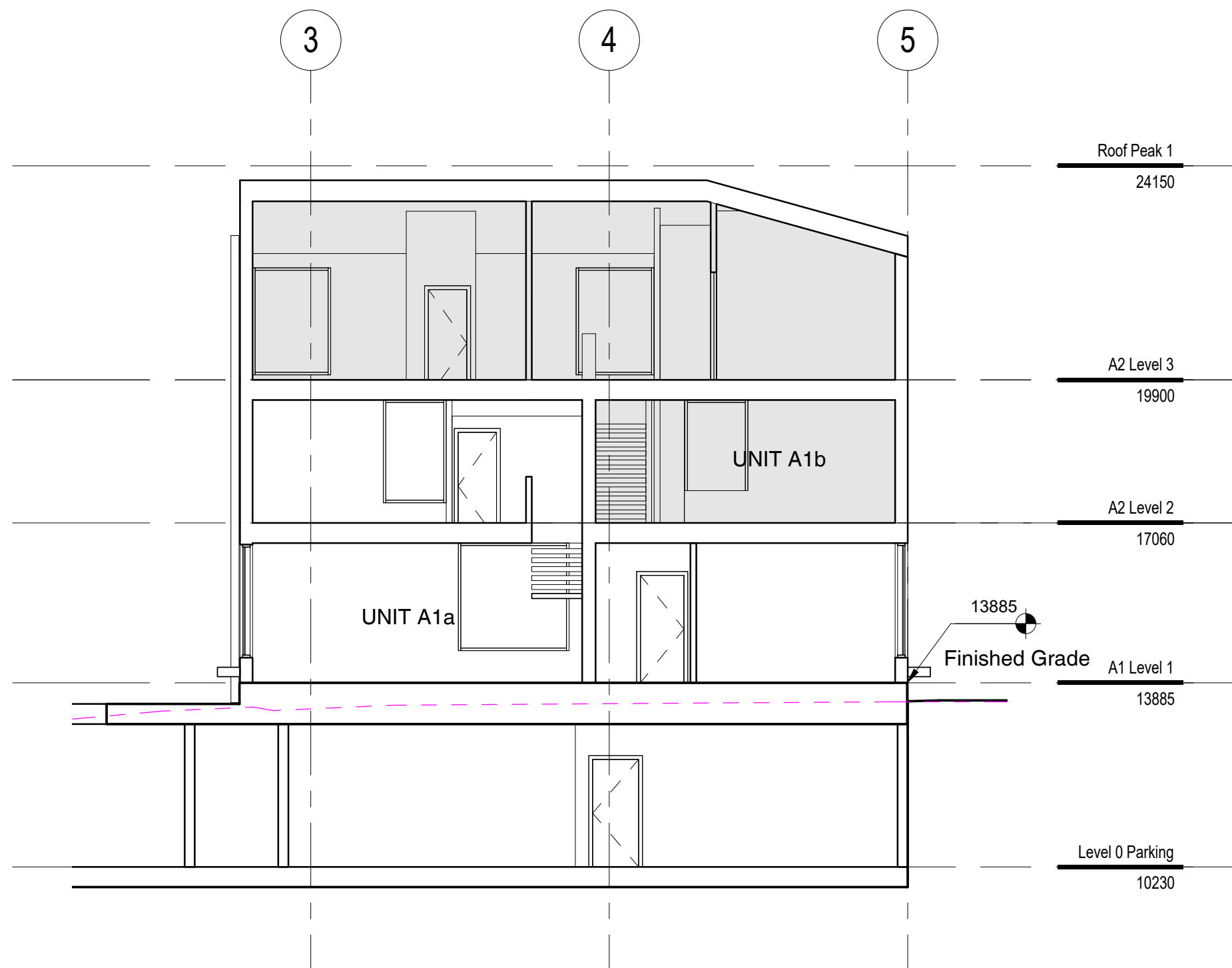
1712 Fairfield Road
Multi-Family
Development
Issued for Rezone Revisions

Site Section

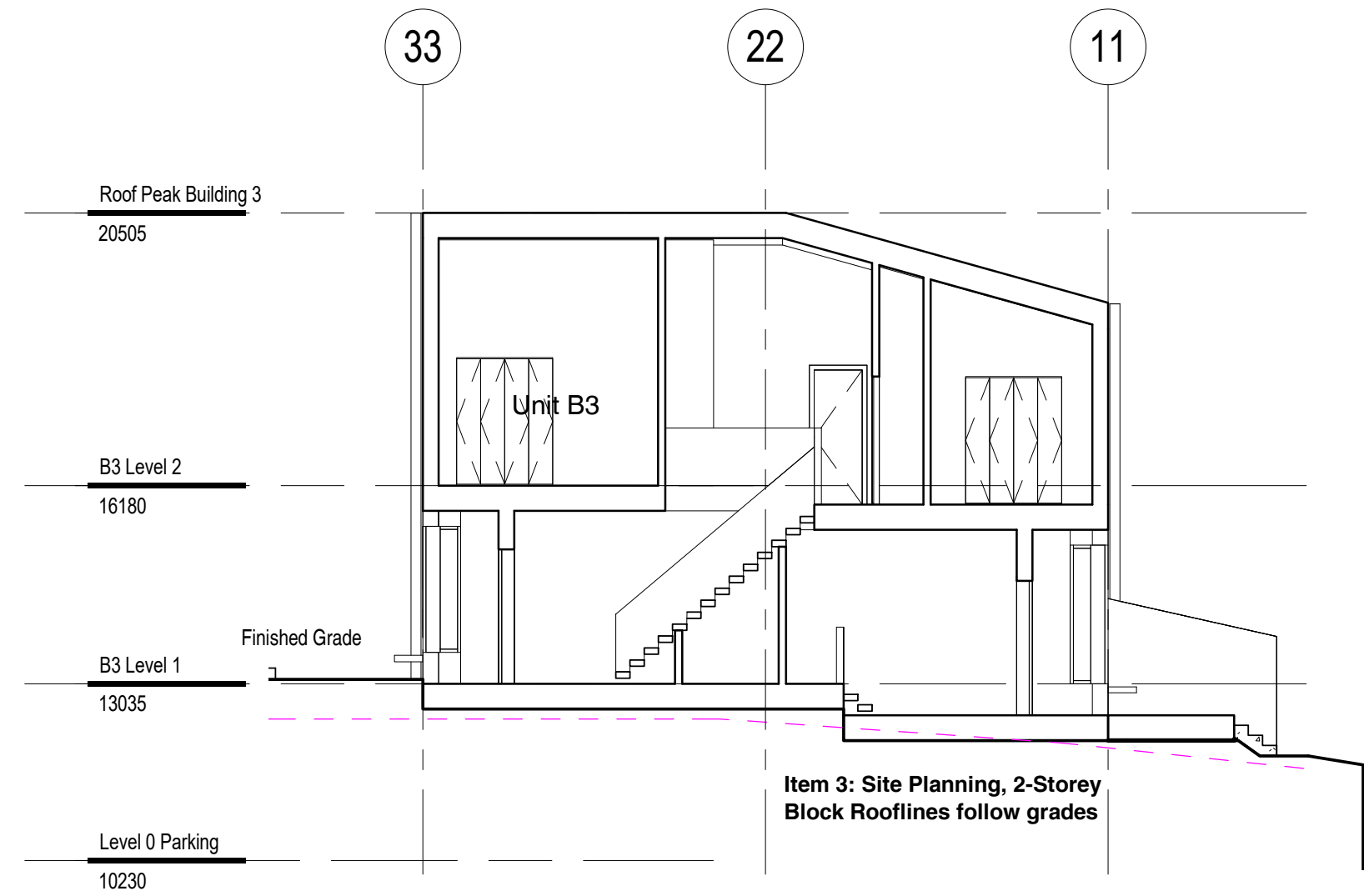
DATE	31/01/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707



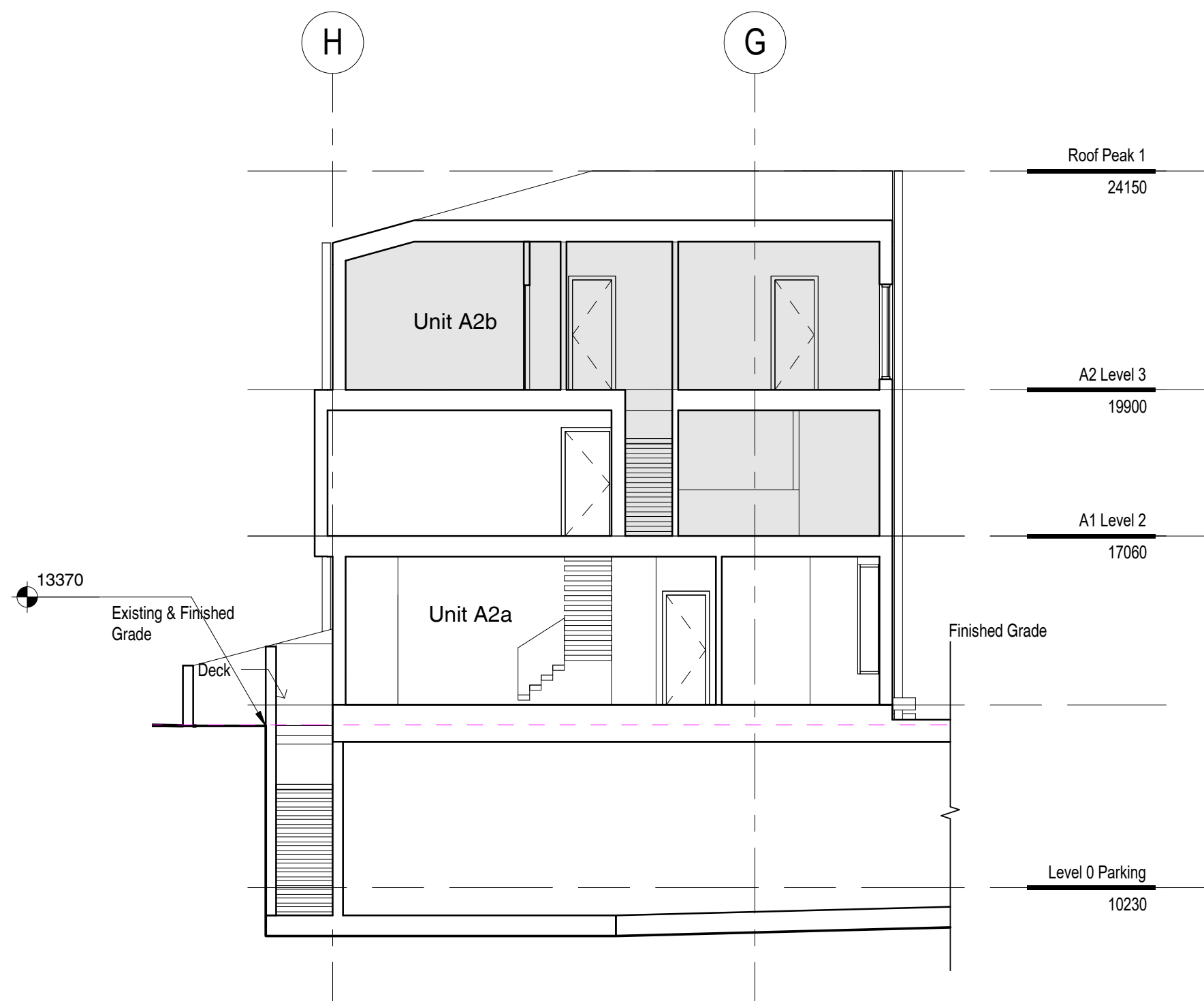
LEGEND	
Existing Grade	---



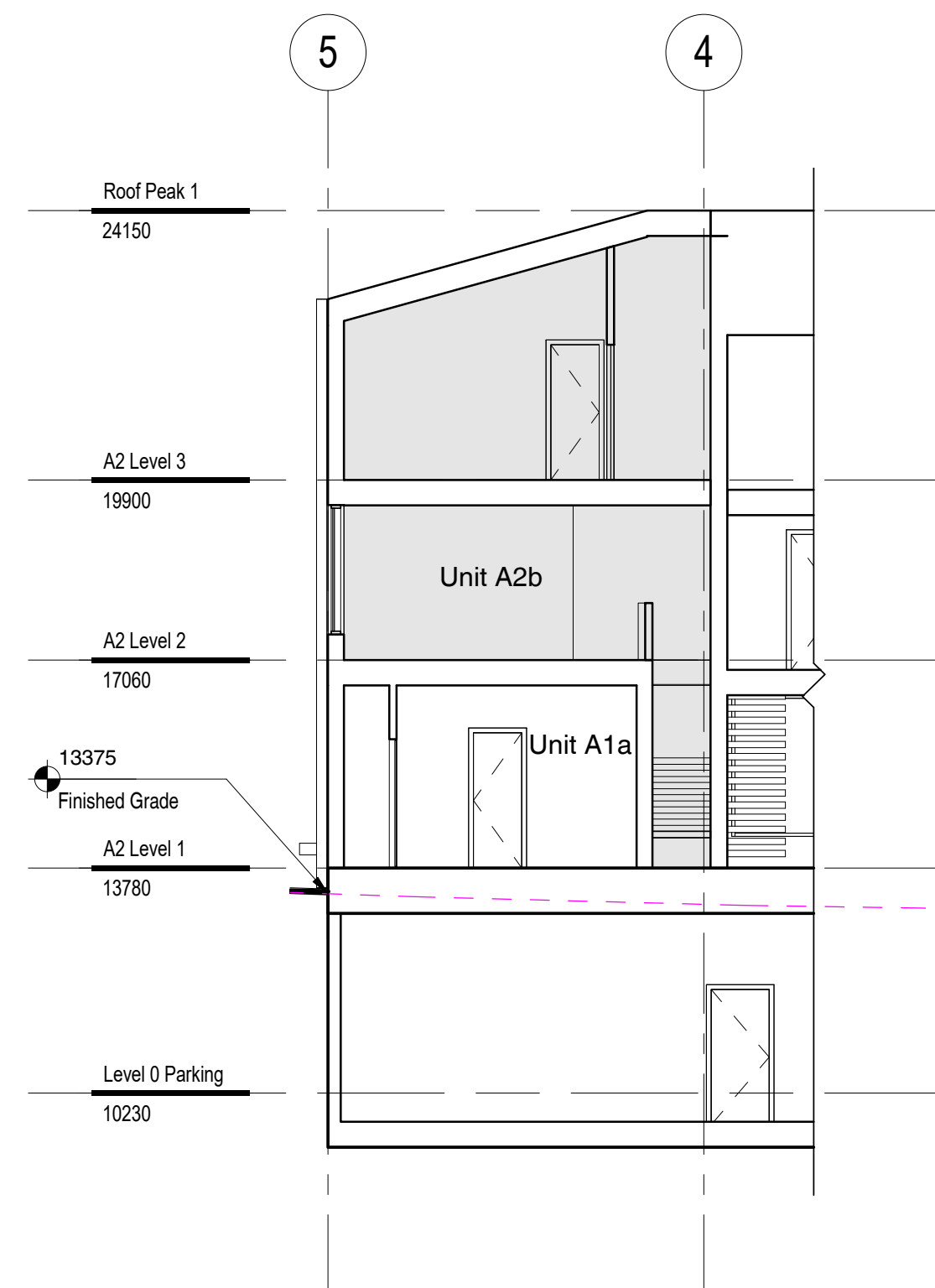
1 A1 Section 1
1 : 100



2 B3 Section 1
1 : 100



3 A2 Section 1
1 : 100



4 A2 Section 2
1 : 100

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

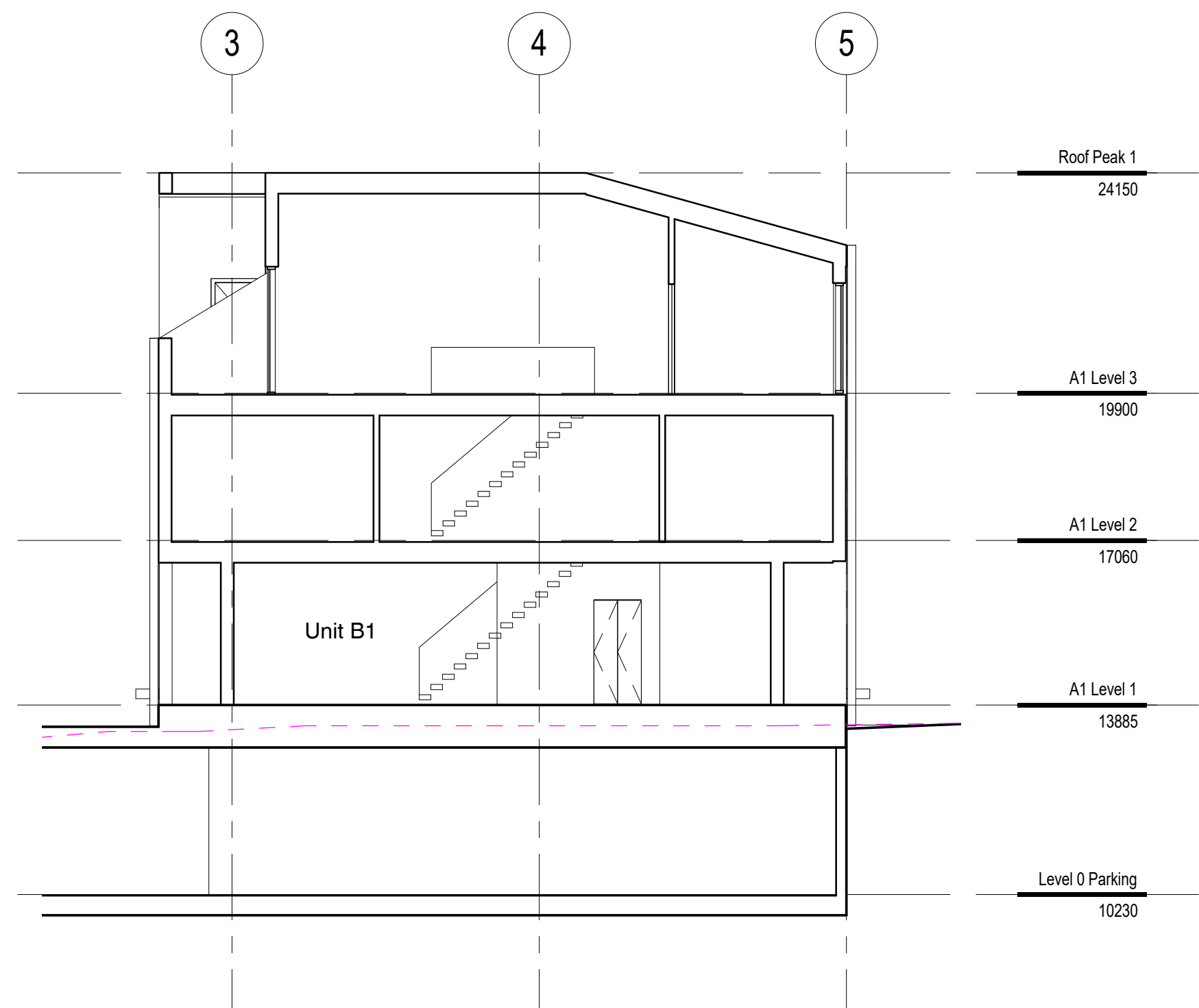
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

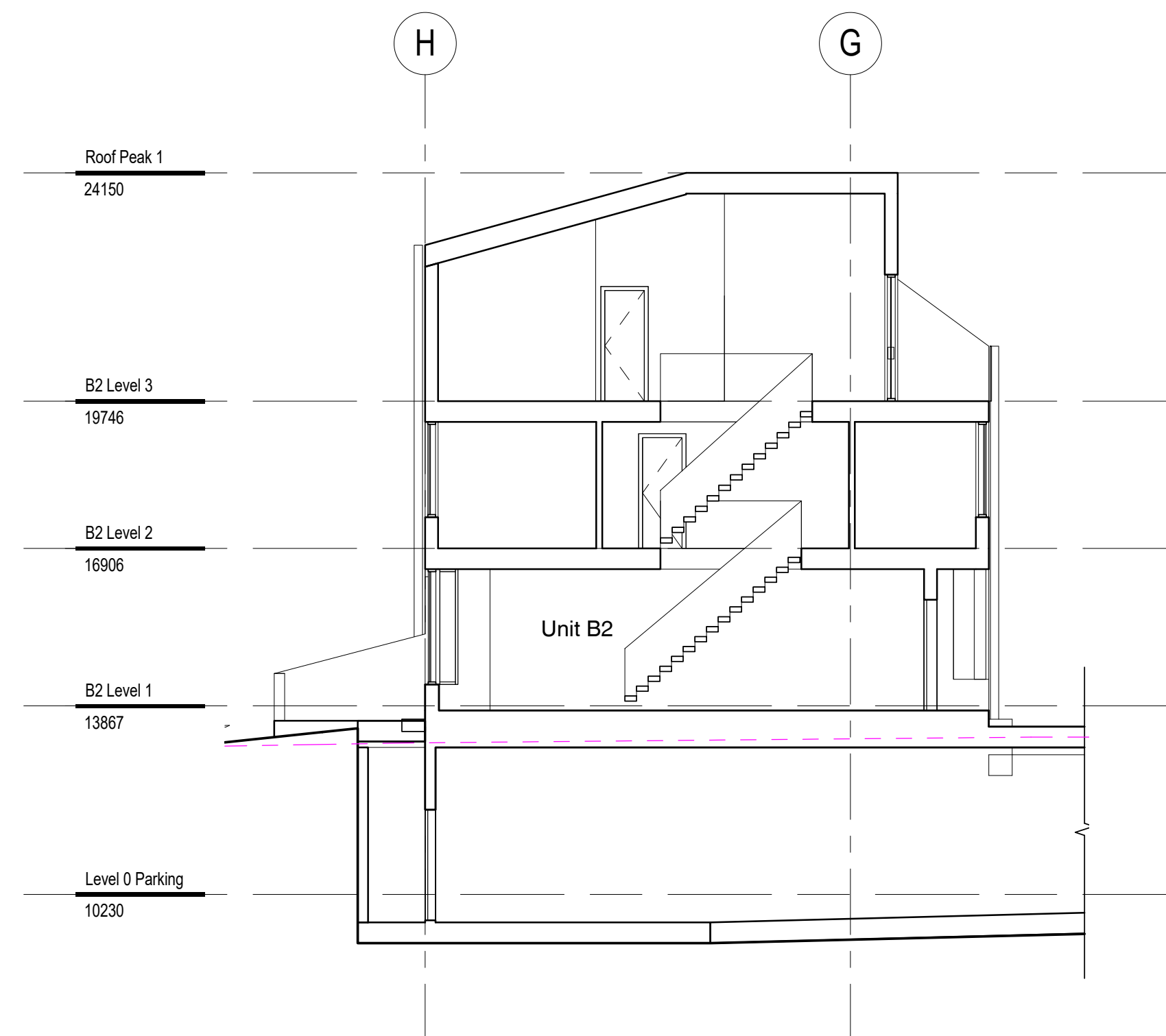
Sections	
DATE	31/01/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

PLOT INFO.
PLOT STAMP LOCATION

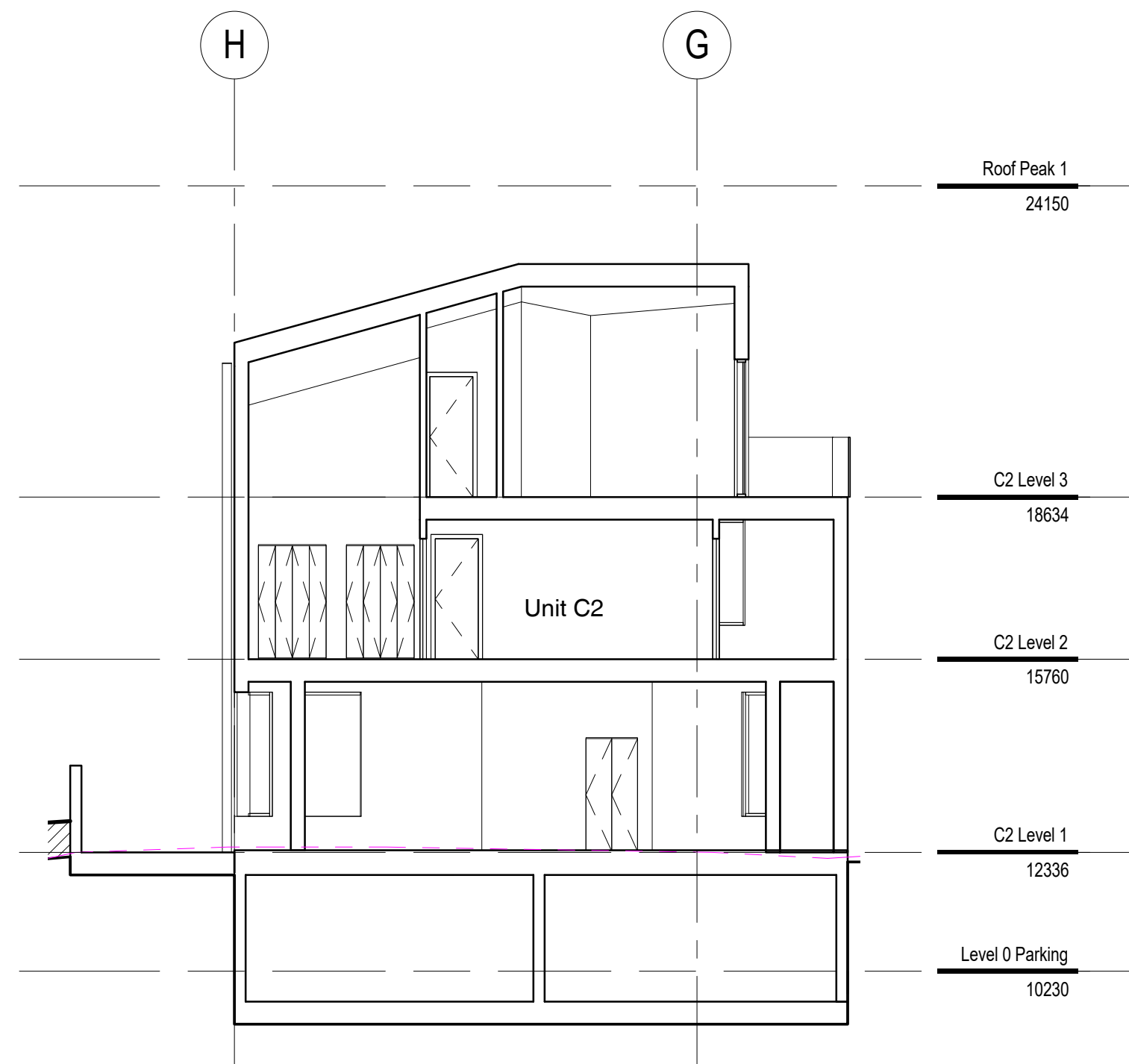
LEGEND	
Existing Grade	---



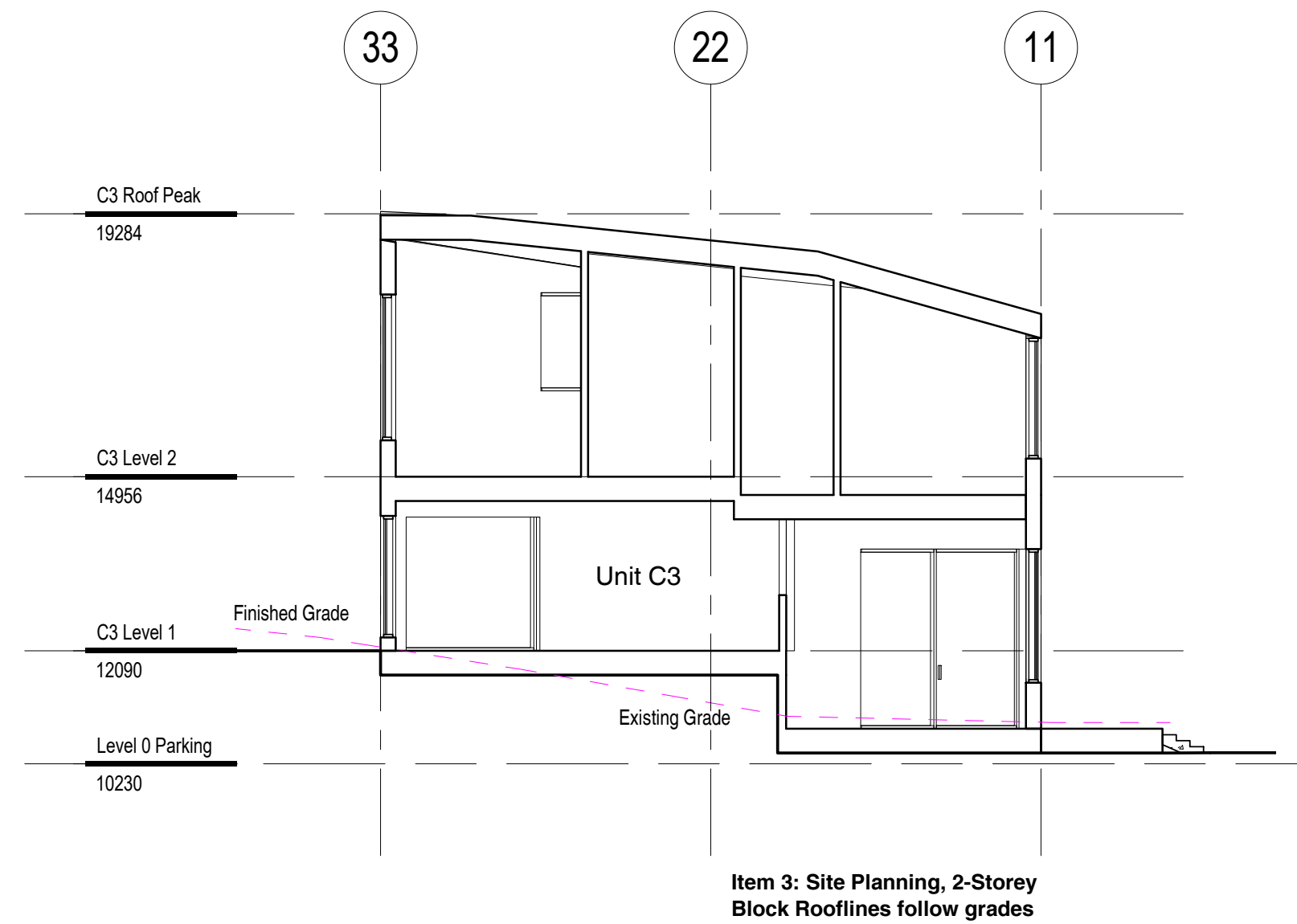
1 B1 Section 1
1 : 100



2 B2 Section 1
1 : 100



3 C2 Section 1
1 : 100



4 C3 Section 1
1 : 100

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

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

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

PLOT INFO.
PLOT STAMP LOCATION

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

LEGEND	
Existing Grade	---

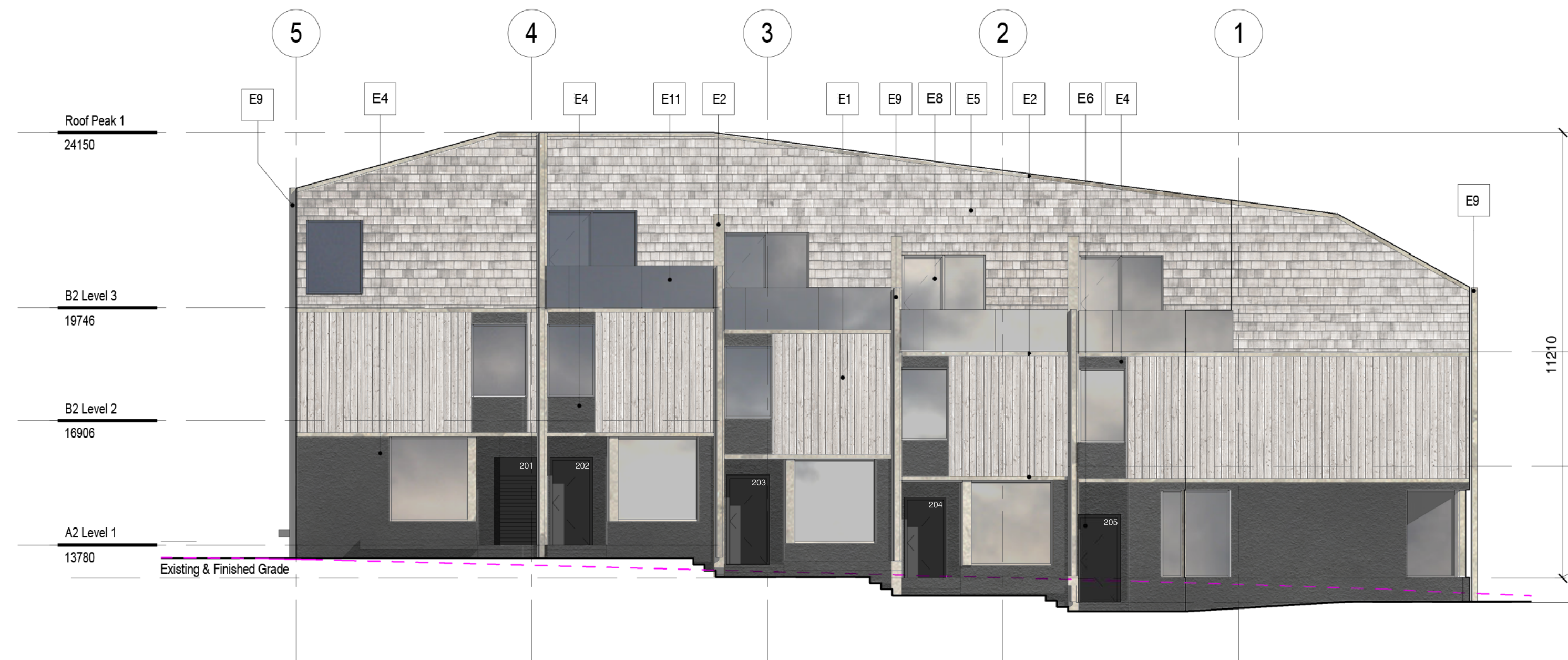
REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018

1712 Fairfield Road Multi-Family Development

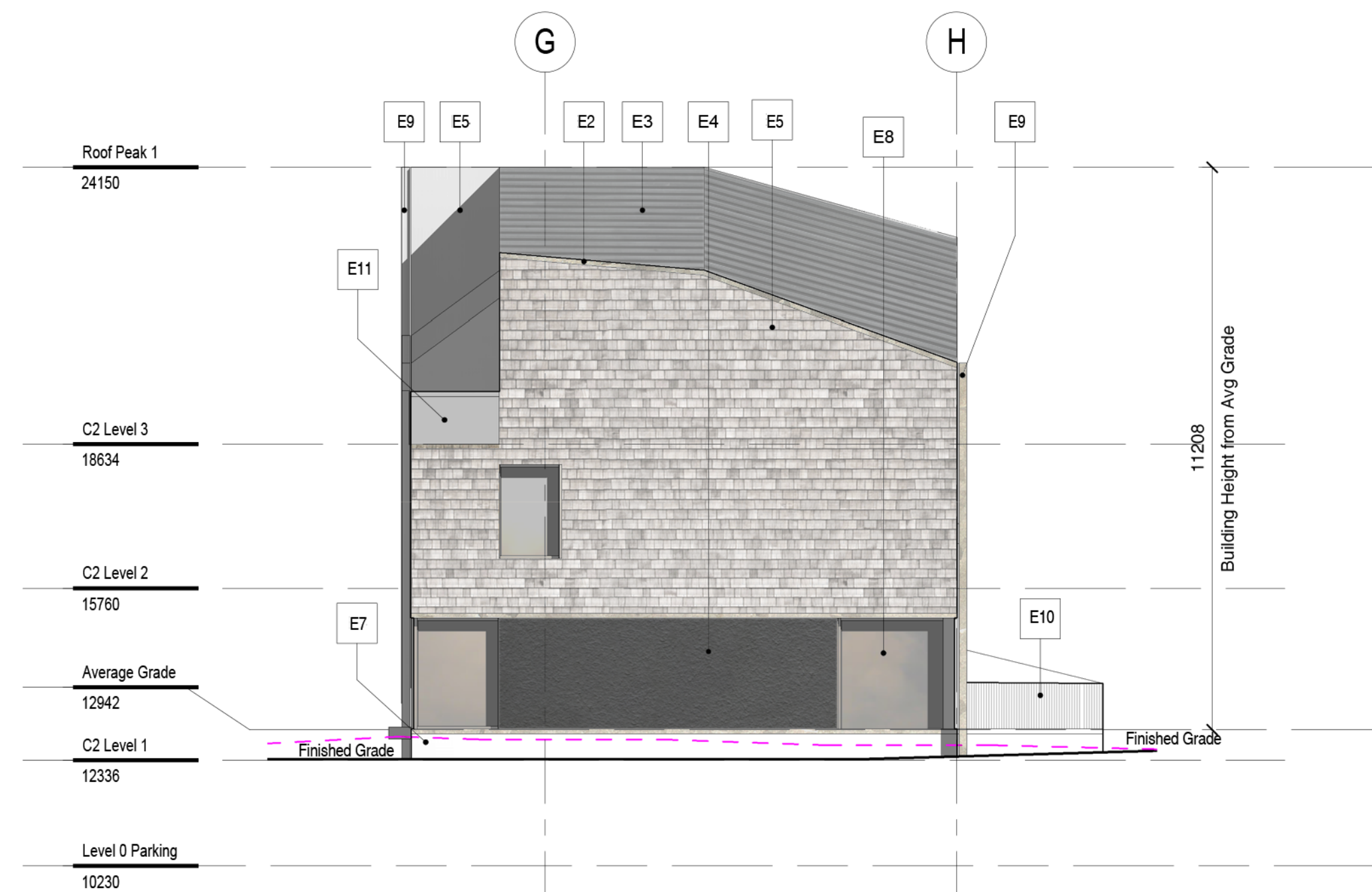
Issued for Rezone Revisions

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

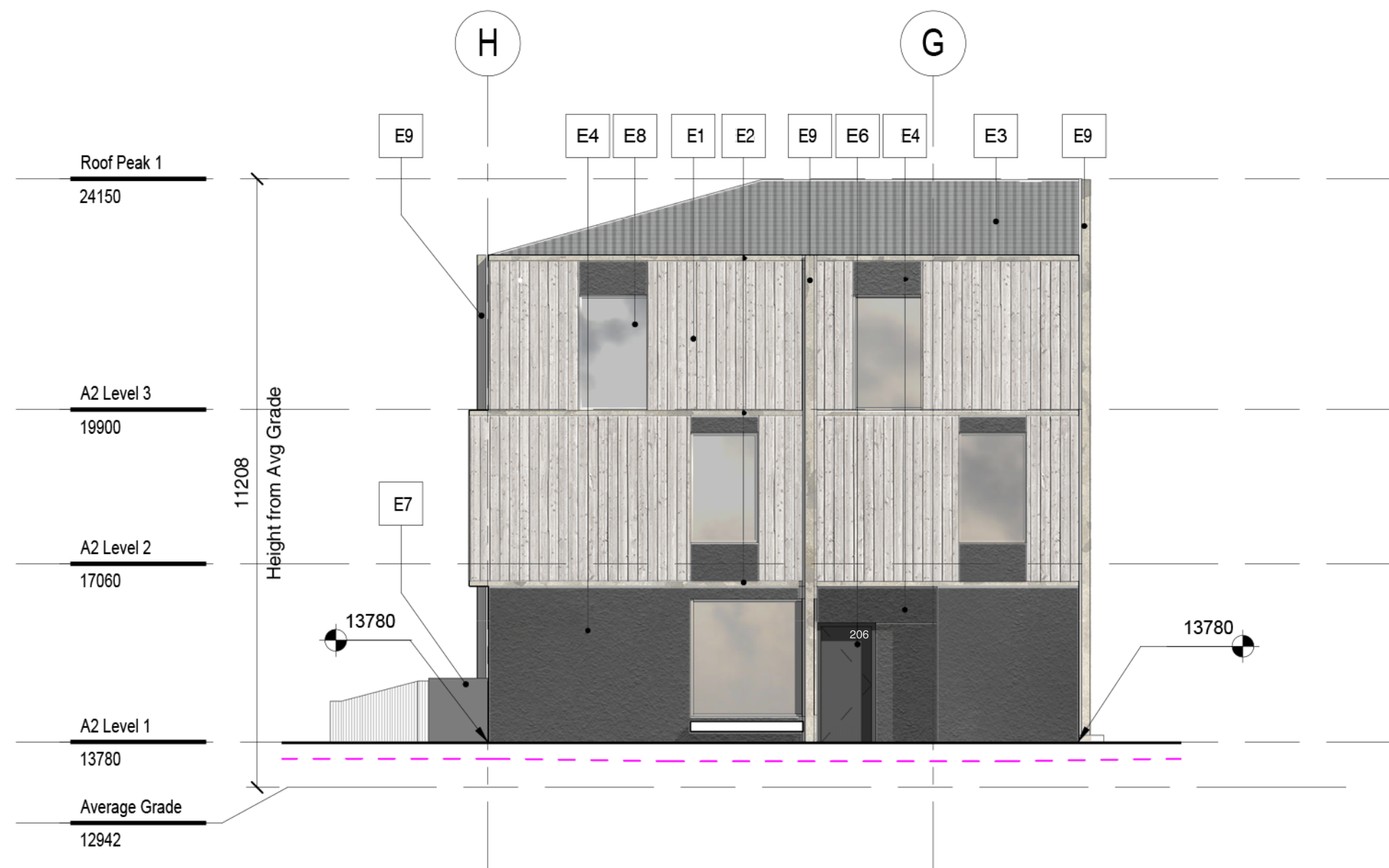
A401



1 Block 2 - East
1 : 100



2 Block 2 - North
1 : 100



3 Block 2 - South
1 : 100



4 Block 2 - West
1 : 100

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

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

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

Elevations

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

A402



1 Block 3 - East
1 : 100

2 Block 3 - North
1 : 100



3 Block 3 - South
1 : 100

4 Block 3 - West
1 : 100

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

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

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

A403



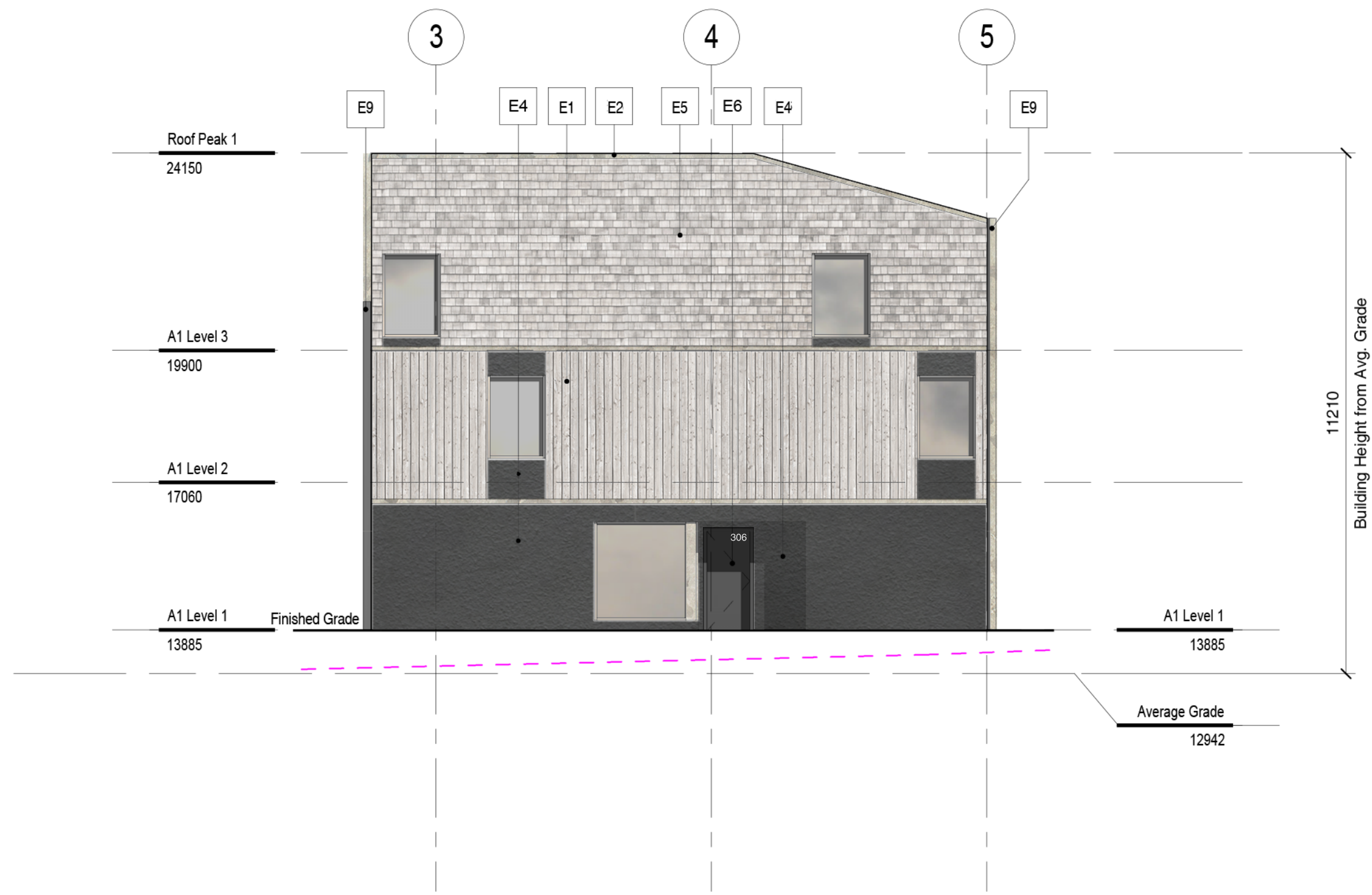
1 Block 1 - East
1 : 100



2 Block 1 - North
1 : 100



3 Block 1 - South
1 : 100



4 Block 1 - West
1 : 100