

List of DP Revisions

No.	Comment
1	Driveway Revised

Le PARC

FAIRFIELD-KIPLING

9 - UNIT TOWN HOME DEVELOPMENT

1400 Fairfield Rd and 349 Kipling St, Victoria, BC

List of Architectural Drawings

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28 Sheets in Set

Team of Consultants

Architect

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Seal

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date: December 19, 2022

Issued	
2021-07-20	Revised & Re-Issued for DP
2021-11-21	Revised & Re-Issued for DP
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Cover Sheet

Project Name:

Fairfield-Kipling Development

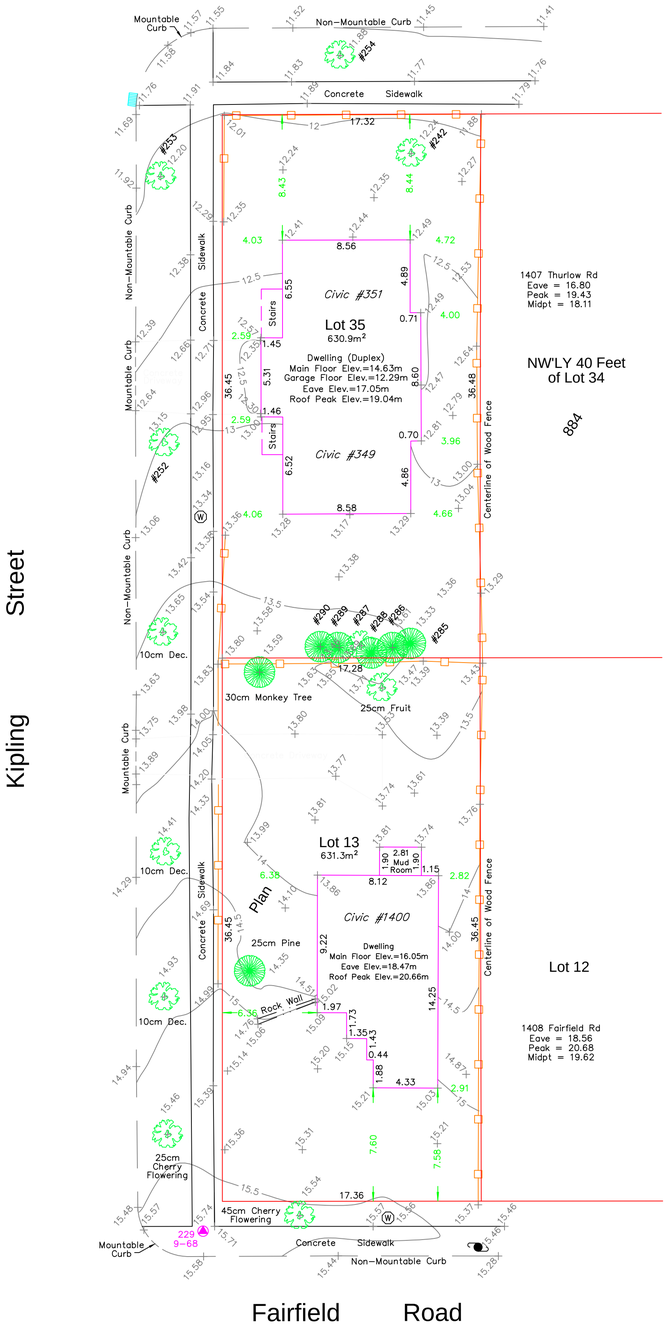
Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015
Drawn By: SG/TD
Plot Date: Nov 29, 2022
Scale: NTS
Sheet No:

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 :

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

LEGEND

- Denotes Control Monument Found
- Denotes Traverse Station Placed
- Denotes Catch Basin
- Denotes Coniferous Tree
- Denotes Deciduous Tree
- 13.50 Denotes Typical Spot Elevation
- Denotes Utility Pole
- W Denotes Water Service

Table of Tree Descriptions

Tag #	Species	Diameter
#242	Deciduous	60cm
#252	Deciduous	45cm
#253	Deciduous	50cm
#254	Deciduous	30cm
#285	Cedar	40cm
#286	Cedar	40cm
#287	Deciduous	30cm (Twin)
#288	Cedar	30cm (Twin)
#289	Cedar	30cm
#290	Cedar	45cm (Twin)
No tag	Monkey	30cm
No tag	Fruit	25cm
No tag	Deciduous	10cm
No tag	Deciduous	10cm
No tag	Cherry	25cm
No tag	Cherry	45cm
No tag	Pine	25cm

Legal boundaries are derived from field survey

Distances and elevations are in metres.

Elevations are geodetic based on control monument 9-68.

Elevations are at grade unless noted otherwise.

Building dimensions and offsets to property lines are shown to exterior of building walls.

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

0 2 4 8 12 16 20

The intended plot size of this plan is 432mm in width by 560mm in height, (C size), when plotted at a scale of 1:200.

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Survey Plan

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

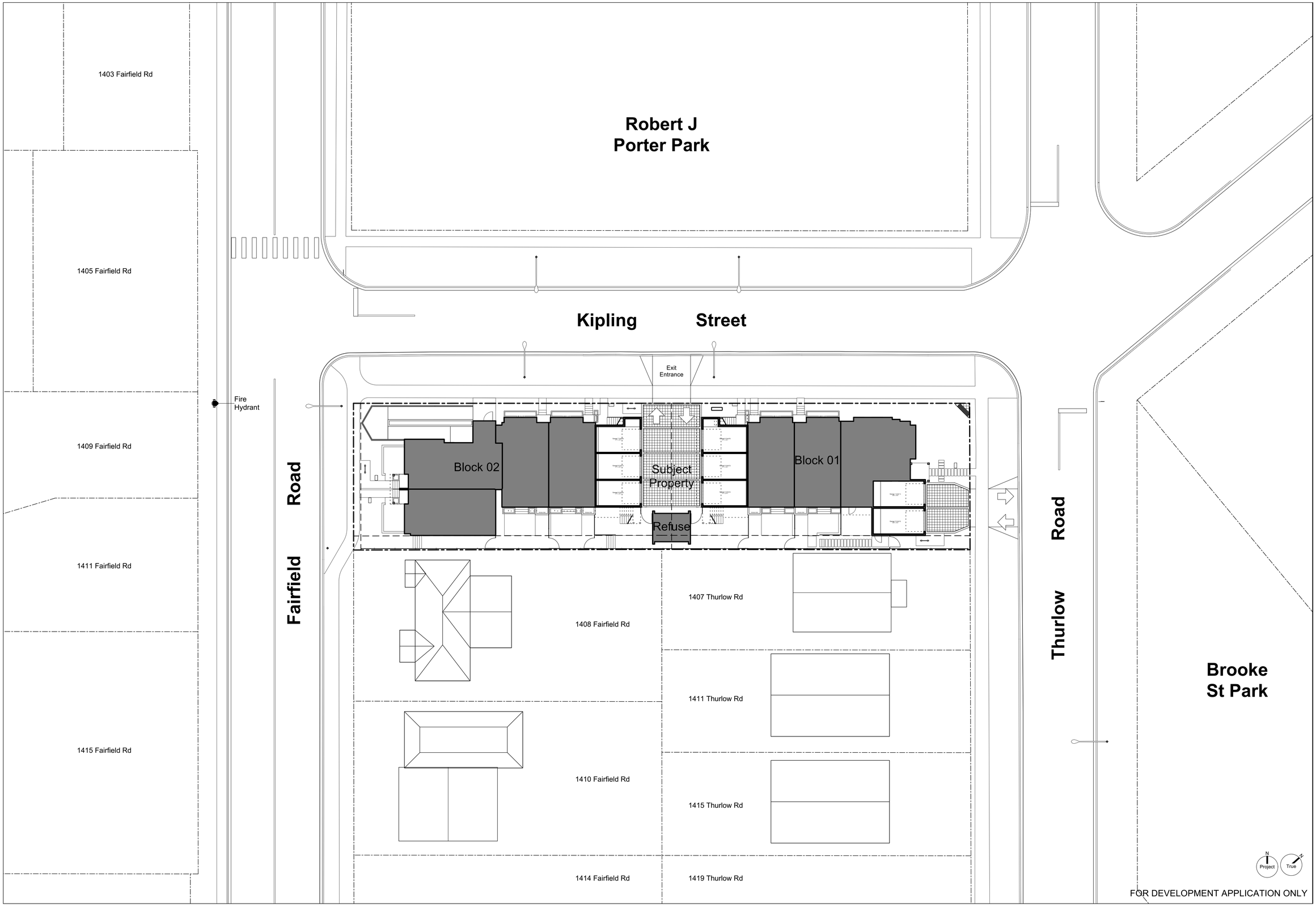
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Drawn By: SG/TD

Plot Date: Nov 29, 2022

Scale: NTS

Sheet No: A1.1



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Context Plan

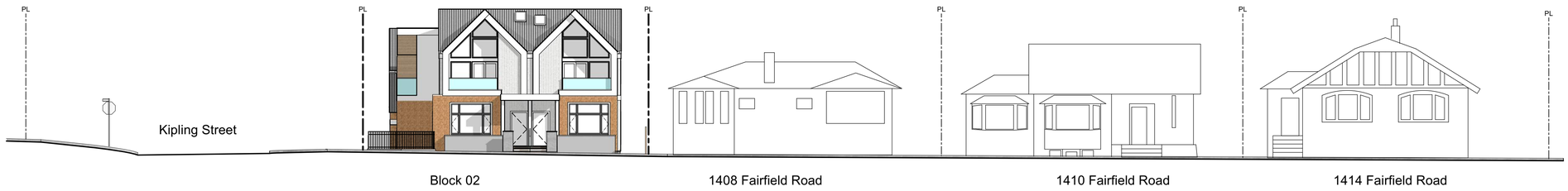
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Drawn By:	SG/TD
Plot Date:	Nov 29, 2022
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1 Streetscape Kipling Street
Scale: 1:150



2 Streetscape Fairfield Road
Scale: 1:150



3 Streetscape Thurlow Road
Scale: 1:150

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Context Streetscape

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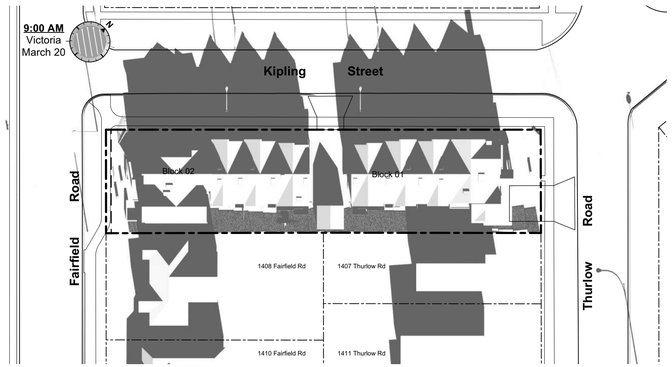
Plot Date: Nov 29, 2022

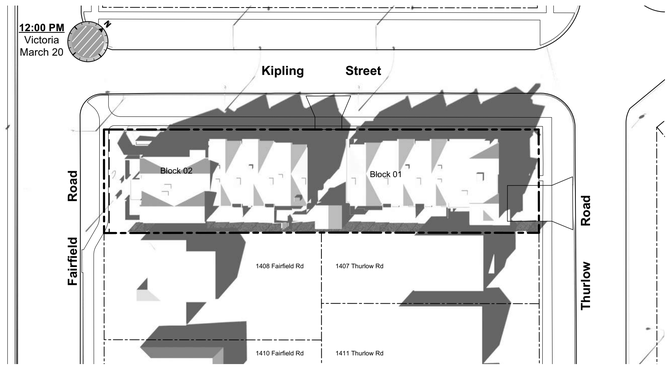
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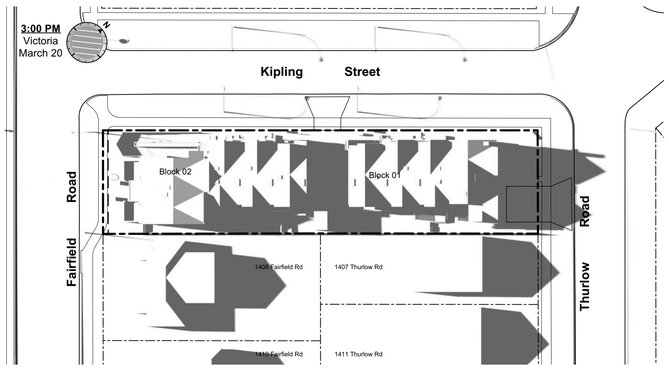
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A1.3

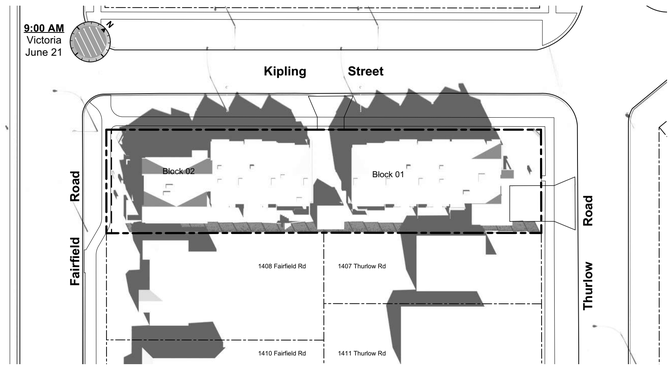
March Equinox

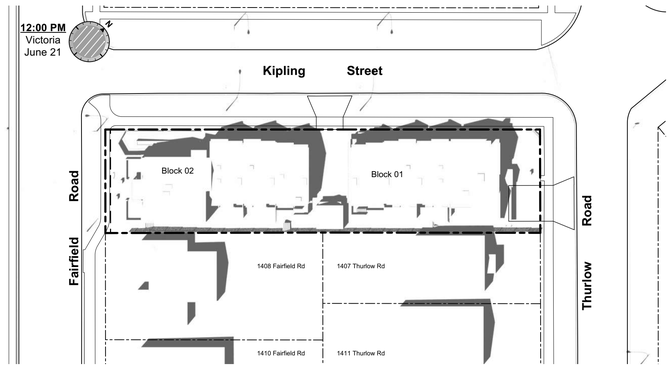


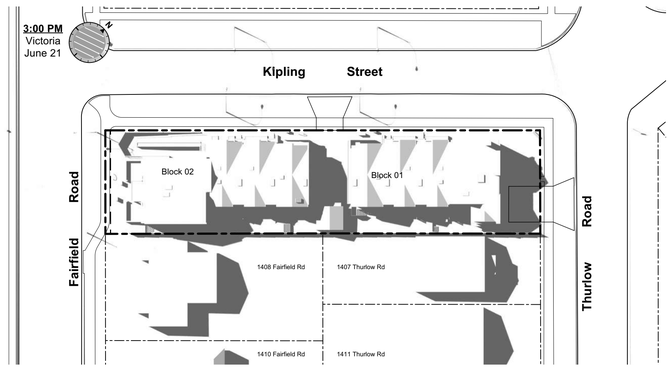




June Solstice

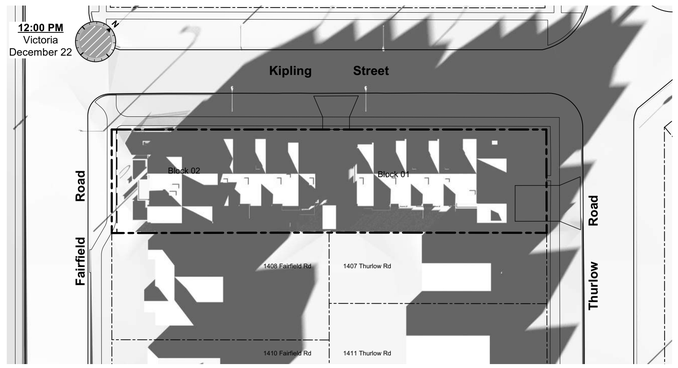


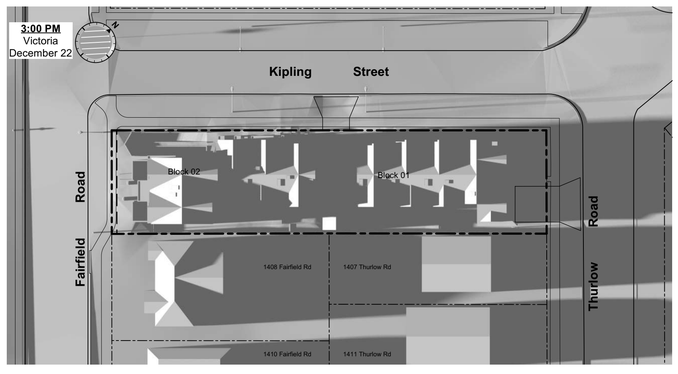




December Solstice







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Solar Study

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 29, 2022

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

Sheet No:

A1.4





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

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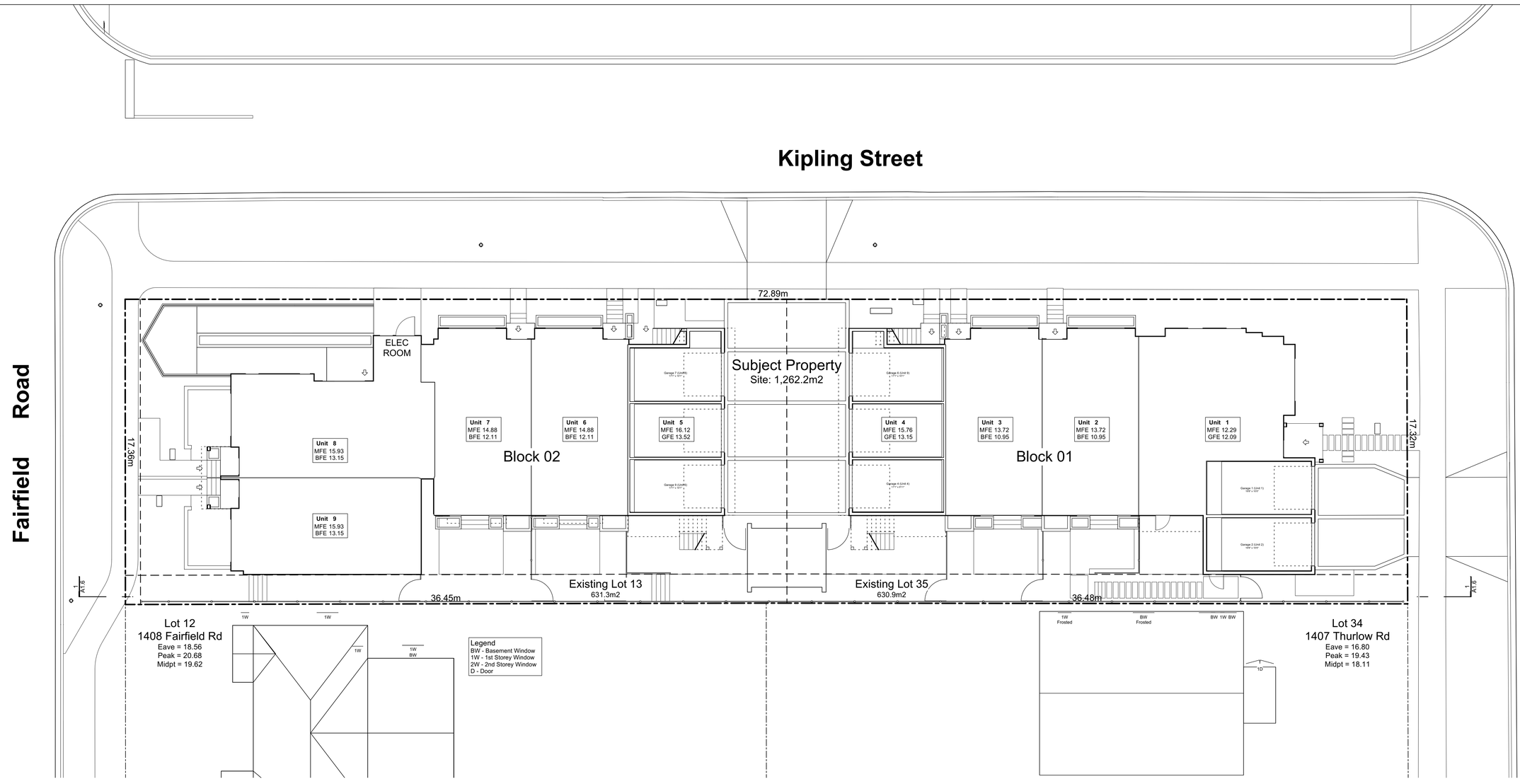
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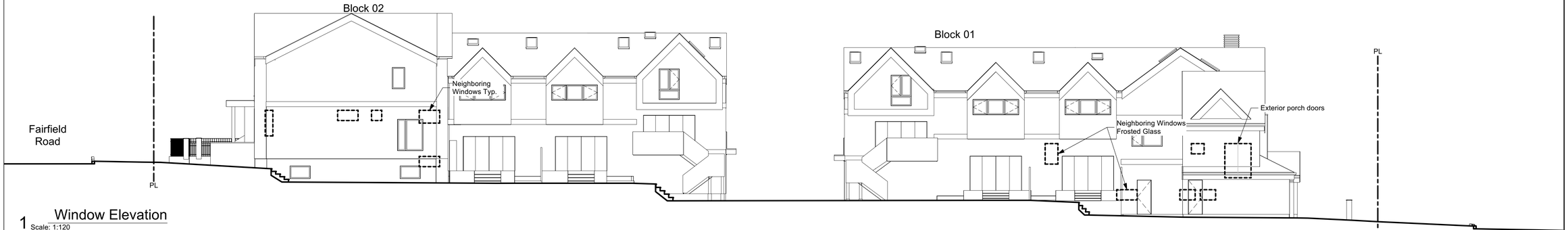
Plot Date: Nov 29, 2022

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

Sheet No: A1.5



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



1 Window Elevation
Scale: 1:120

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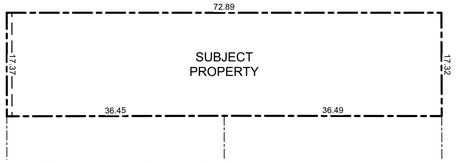
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Neighbouring Window Overlay

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Scale:	(1:120) 1" = 10'-0"
Sheet No:	A1.6



1 Proposed Consolodated 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**	**5,558**		**6,791**	**0.81**	11
Basement	1,239	0				
Main Floor	3,270	2,042				
Second Floor	2,615	2,476				
Half Storey	1,473	1,039	50.9% = (Half Storey / Main Floor)			
Garage	679	0				
Block 02 (Unit 5-9)						
Fairfield Cluster	**10,063**	**5,815**		**6,796**	**0.85**	15
Basement	2,541	0				
Main Floor	3,370	2,526				
Second Floor	2,950	2,822				
Half Storey	518	467	18.5% = (Half Storey / Main Floor)			
Garage	685	0				
Refuse	143	0				
Electrical Room	74	74				
Total	18,803	**11,447**		**13,587**	**0.84**	

Zoning Reconciliation

Lot Description

	Property 1	Property 2
Civic Address:	1400 Fairfield Rd.	349 Kipling St.
Legal Address:	Lot 13 Plan 884	Lot 35 Fairfield Farm
	Section Ffld Victoria	Estate Victoria VIP884
Existing Zoning:	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%	**644.79 M2**
Block 01	Theoretical Site	631.3 M2	24.3%	306.56 M2
Block 02	Theoretical Site	630.9 M2	25.6%	322.98 M2
Refuse	Full Site	1262.3 M2	1.3%	15.24 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	2.5 Stories
Block 02	10.50 m	2.5 Stories	8.94 m	2.5 Stories

Vehicle Parking

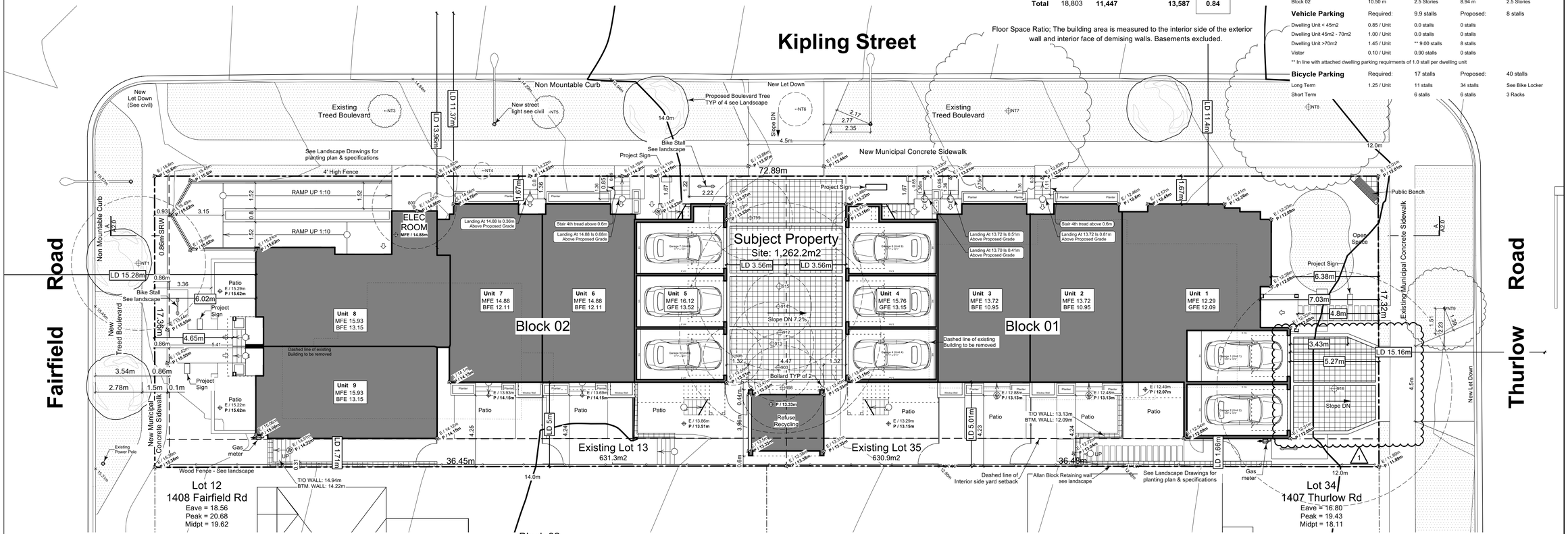
	Required:	9.9 stalls	Proposed:	8 stalls
Dwelling Unit < 45m2	0.85 / Unit	0.0 stalls	0 stalls	
Dwelling Unit 45m2 - 70m2	1.00 / Unit	0.0 stalls	0 stalls	
Dwelling Unit >70m2	1.45 / Unit	** 9.00 stalls	8 stalls	
Vistor	0.10 / Unit	0.90 stalls	0 stalls	

** In line with attached dwelling parking requirments of 1.0 stall per dwelling unit

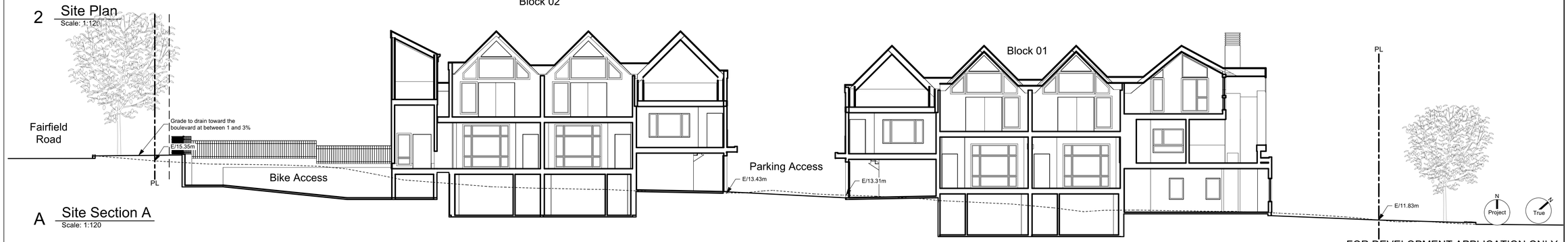
Bicycle Parking

	Required:	17 stalls	Proposed:	40 stalls
Long Term	1.25 / Unit	11 stalls	34 stalls	See Bike Locker
Short Term		6 stalls	6 stalls	3 Racks

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



2 Site Plan
Scale: 1:120



A Site Section A
Scale: 1:120

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Seal

Issued

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
2022-11-14	Revised & Re-Issued for DP
2022-11-25	Revised & Re-Issued for DP

Site 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 29, 2022
Scale:	1:120
Sheet No:	A2.0

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	801 sq ft	74.4 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**	**2,193 sq ft**	**203.7 m2**	**3**
Garage	168 sq ft	15.7 m2			

Floor Area Calculations — 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	629 sq ft	58.5 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**	**1,198 sq ft**	**111.3 m2**	**3**
Garage	168 sq ft	15.7 m2			

Floor Area Calculations — 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	605 sq ft	56.2 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**	**1,173 sq ft**	**109.0 m2**	**3**
Garage	172 sq ft	16.0 m2			

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	7 sq ft	0.6 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**	**994 sq ft**	**92.3 m2**	**2**
Garage	170 sq ft	15.8 m2			

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**	**2**
Garage	0 sq ft	0.0 m2			

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	601 sq ft	55.9 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**	**1,182 sq ft**	**109.8 m2**	**4**
Garage	169 sq ft	15.7 m2			

Floor Area Calculations — Unit 7

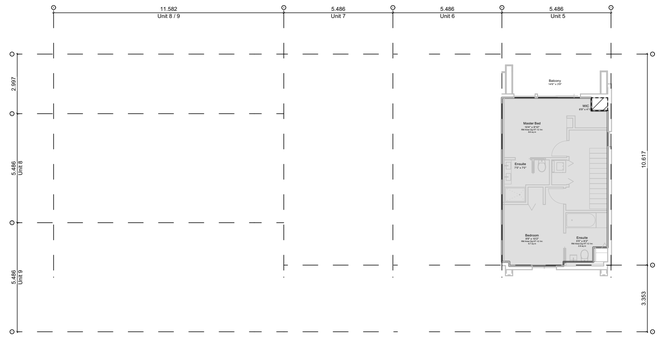
	Gross Floor Area		Zoning Floor Area		Bedrms
Basement Floor	619 sq ft	57.5 m2	0 sq ft	0.0 m2	
Main Floor	636 sq ft	59.1 m2	621 sq ft	57.7 m2	
Second Floor	589 sq ft	54.8 m2	572 sq ft	53.2 m2	
Half Storey					
Totals:	**1,844 sq ft**	**171.4 m2**	**1,193 sq ft**	**110.8 m2**	**4**
Garage	172 sq ft	16.0 m2			

Floor Area Calculations — Unit 8

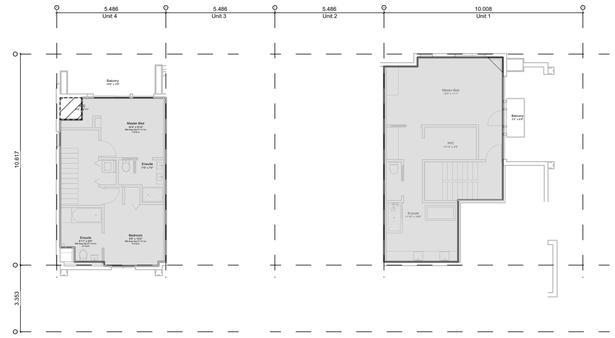
	Gross Floor Area		Zoning Floor Area		Bedrms
Basement Floor	678 sq ft	63.0 m2	0 sq ft	0.0 m2	
Main Floor	696 sq ft	64.7 m2	691 sq ft	64.2 m2	
Second Floor	626 sq ft	58.2 m2	598 sq ft	55.6 m2	
Half Storey					
Totals:	**2,001 sq ft**	**185.9 m2**	**1,289 sq ft**	**119.8 m2**	**2**
Garage	172 sq ft	16.0 m2			

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	613 sq ft	56.9 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**	**1,157 sq ft**	**107.5 m2**	**3**
Garage	172 sq ft	16.0 m2			



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



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



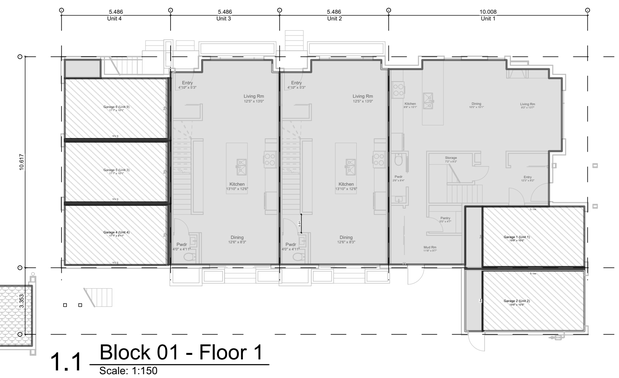
2.2 Block 02 - Floor 2
Scale: 1:150



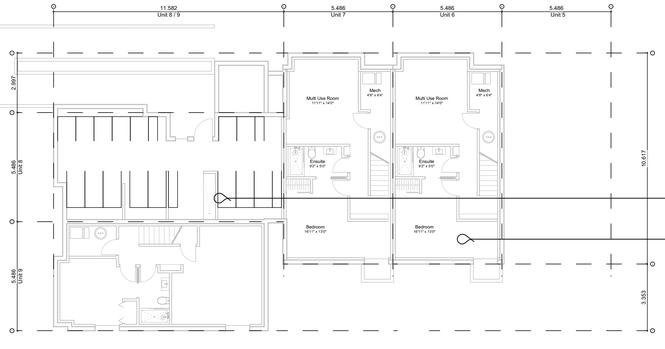
1.2 Block 01 - Floor 2
Scale: 1:150



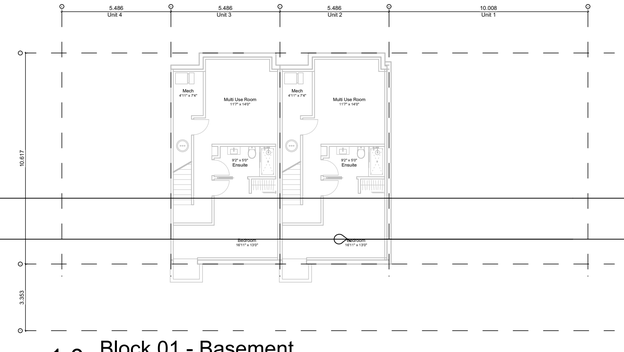
2.1 Block 02 - Floor 1
Scale: 1:150



1.1 Block 01 - Floor 1
Scale: 1:150



2.0 Block 02 - Basement
Scale: 1:150

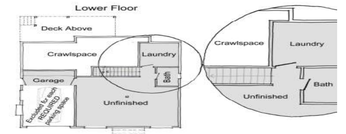


1.0 Block 01 - Basement
Scale: 1:150

"**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 interior face of the exterior walls of the storey at floor level plus the area enclosed by any cantilevered element that is within that storey and that is above floor level, but does not include of the following areas:

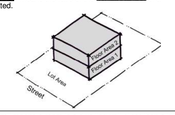
a) the area used or intended to be used for required parking or movement of motor vehicles, as set out in this bylaw, which is calculated starting from the lowest level of the building;
b) the area used or intended to be used for required Bicycle Parking, Long-Term, as set out in this bylaw, which is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

Amended July 26, 2021 By-law 13-917



"**First Storey**" means the storey above the basement of a build without a basement, means the lowest storey.

"**Floor Space Ratio**" means the ratio of the total floor area of a it is situated.



"**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 not include a basement or a crawlspace.

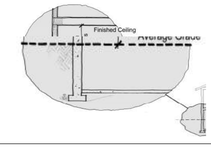
"**Total Floor Area**" means the sum of the areas of all floors of a space under a ceiling which is less than 1.8m above gra

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**	**5,558**		**6,791**	**0.81**	11
Basement	1,239	0				
Main Floor	3,270	2,042				
Second Floor	2,615	2,476				
Half Storey	1,473	1,039	50.9% = (Half Storey / Main Floor)			
Garage	679	0				
Block 02 (Unit 5-9)						
Fairfield Cluster	**10,063**	**5,815**		**6,796**	**0.85**	15
Basement	2,541	0				
Main Floor	3,370	2,526				
Second Floor	2,950	2,822				
Half Storey	518	467	18.5% = (Half Storey / Main Floor)			
Garage	685	0				
Refuse	143	0				
Electrical Room	74	74				
Total	18,803	**11,447**		**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.

"**Basement**" means any part of a building between two floor levels that is partially or completely below grade and has a finished ceiling that is no more than 1.2m above grade.



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

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2022-11-04	Revised & Re-Issued for DP
2022-11-14	Revised & Re-Issued for DP
2022-11-25	Revised & Re-Issued for DP

Graphical Floor Area Ratio

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

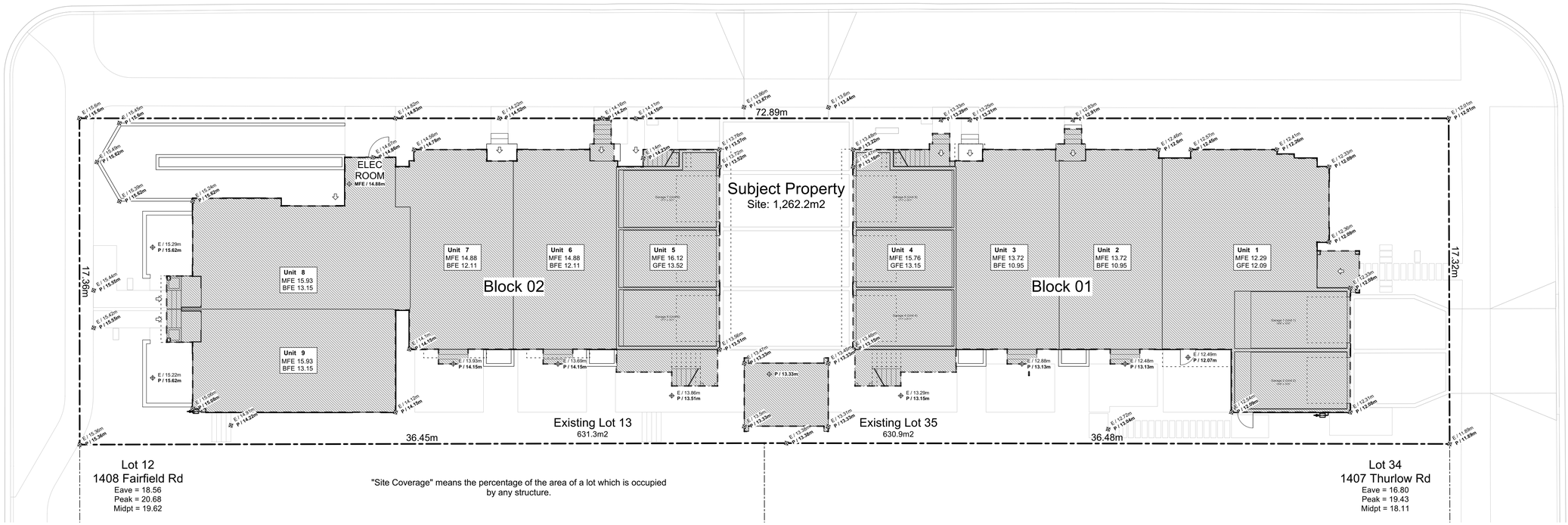
Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 29, 2022

Scale: 1:100

Sheet No: A2.1

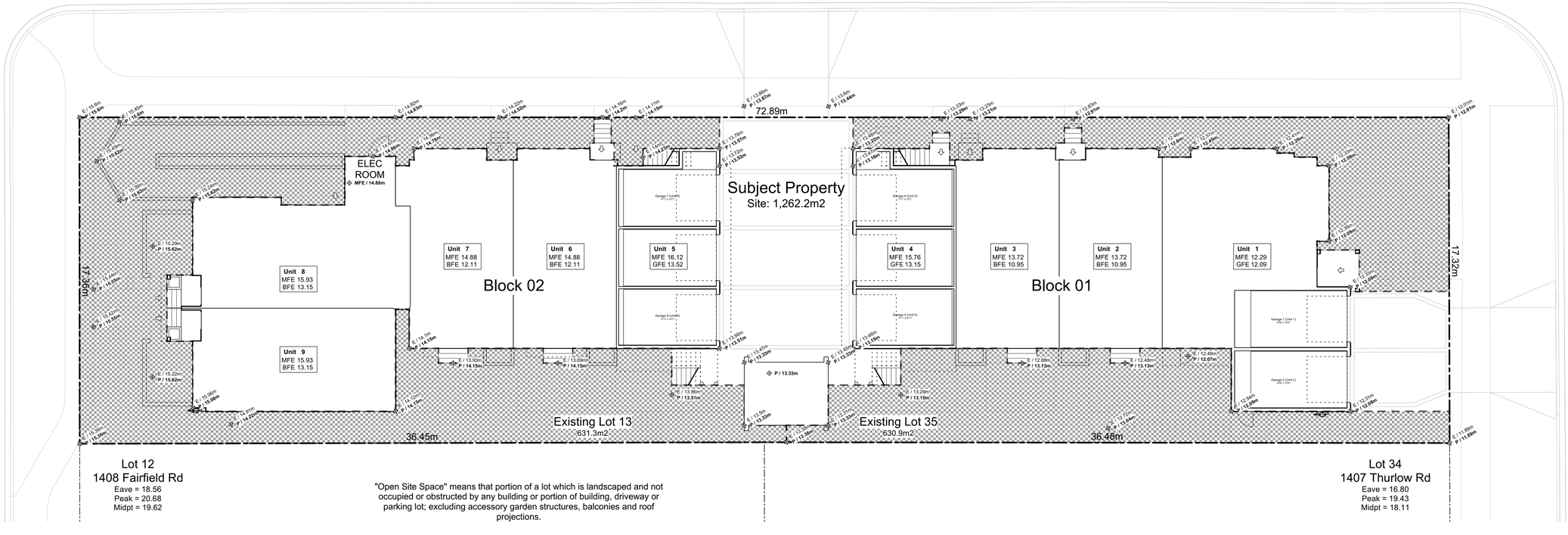


Lot 12
1408 Fairfield Rd
Eave = 18.56
Peak = 20.68
Midpt = 19.62

"Site Coverage" means the percentage of the area of a lot which is occupied by any structure.

Lot 34
1407 Thurlow Rd
Eave = 16.80
Peak = 19.43
Midpt = 18.11

2 Lot Coverage
Scale: 1:120



Lot 12
1408 Fairfield Rd
Eave = 18.56
Peak = 20.68
Midpt = 19.62

"Open Site Space" means that portion of a lot which is landscaped and not occupied or obstructed by any building or portion of building, driveway or parking lot; excluding accessory garden structures, balconies and roof projections.

Lot 34
1407 Thurlow Rd
Eave = 16.80
Peak = 19.43
Midpt = 18.11

1 Open Site Space
Scale: 1:120

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2022-11-25	Revised & Re-Issued for DP

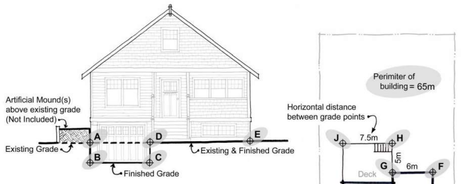
Graphical
Site Coverage &
Open Site Space

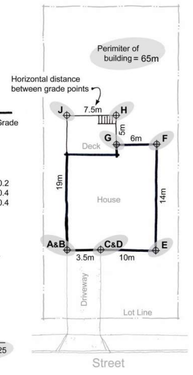
Project Name:

Fairfield-Kipling Development

Civic:	1400 Fairfield Rd & 349 Kipling St
Legal:	
PID:	
Project No:	19.015
Drawn By:	SG/TD
Plot Date:	Nov 29, 2022
Scale:	(1:120) 1" = 10'-0"
Sheet No:	A2.2

"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 Points

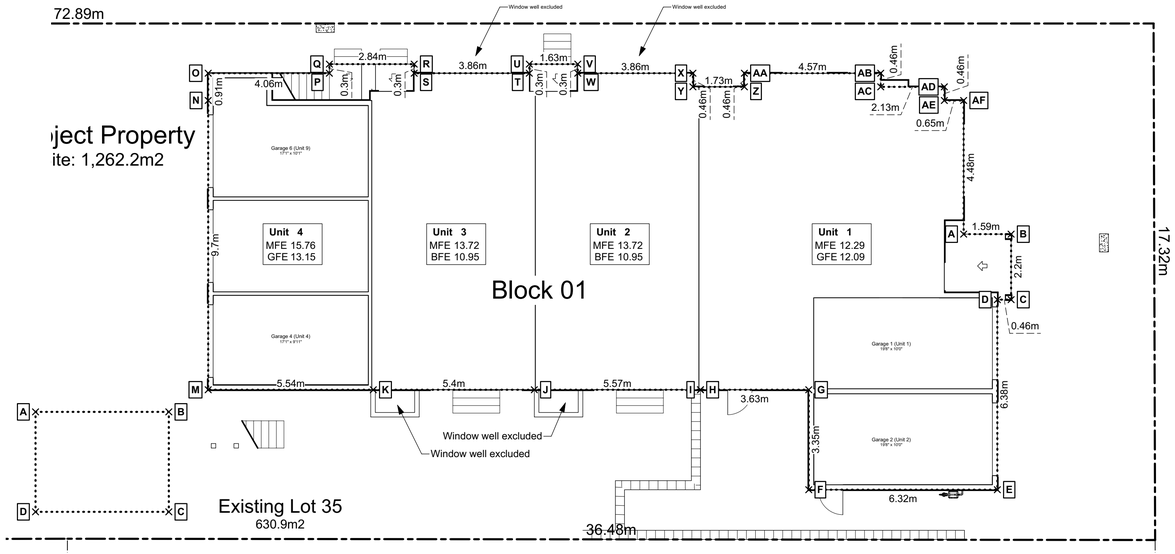
Grade Point A: 19.0	Grade Point D: 19.2	Grade Point G: 20.2
Grade Point B: 17.5	Grade Point E: 19.3	Grade Point H: 20.4
Grade Point C: 17.5	Grade Point F: 20.0	Grade Point J: 20.4

Calculation Example

Grade Points	Average of Points	Distance Between Grade Points		Totals
Points B & C:	((17.5 + 17.5) ÷ 2)	x 3.5m		= 61.25
Points D & E:	((19.2 + 19.3) ÷ 2)	x 10m		= 192.5
Points E & F:	((19.3 + 20.0) ÷ 2)	x 14m		= 275.1
Points F & G:	((20.0 + 20.2) ÷ 2)	x 6m		= 120.6
Points G & H:	((20.2 + 20.4) ÷ 2)	x 5m		= 101.5
Points H & J:	((20.4 + 20.4) ÷ 2)	x 7.5m		= 153.0
Points J & A:	((20.4 + 19.0) ÷ 2)	x 19m		= 374.3
				= 1278.25

Grade Calculation

1278.25 ÷ 65m (permiter of building) = **19.67**



1 Block 01 Average Grade
Scale: 1:100

Grade Calculations - Block 01

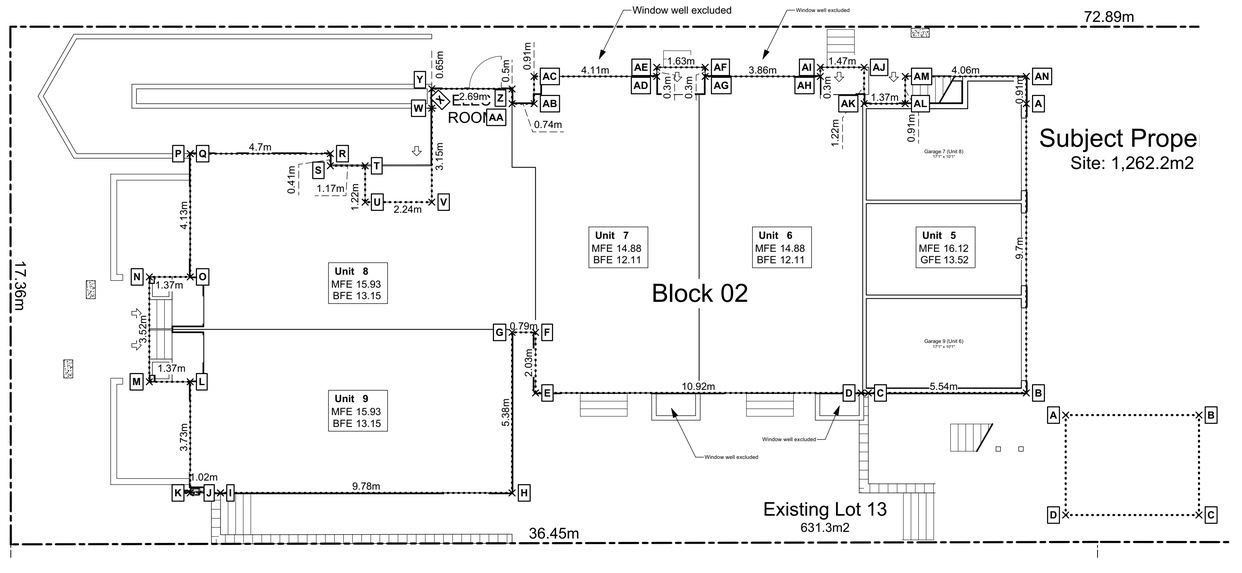
PT	Natural Grade	Finished Grade	Lowest Grade	PT	Lowest Grade	Average	Distance	Total
A	12.36 m	12.09 m	12.09 m —>	B	12.09 m	12.09 m	x 1.59 m	19.22
B	12.30 m	12.09 m	12.09 m —>	C	12.06 m	12.08 m	x 2.20 m	26.57
C	12.30 m	12.06 m	12.06 m —>	D	12.09 m	12.08 m	x 0.46 m	5.55
D	12.33 m	12.09 m	12.09 m —>	E	12.09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

Sub-Total: 1,017.82
Perimeter of Building 80.59 m
Average Grade **12.63 m**

Grade Calculations - Accessory Refuse

PT	Natural Grade	Finished Grade	Lowest Grade	PT	Lowest Grade	Average	Distance	Total
A	13.47 m	13.33 m	13.33 m —>	B	13.33 m	13.33 m	x 4.47 m	59.59
B	13.45 m	13.33 m	13.33 m —>	C	13.31 m	13.32 m	x 3.35 m	44.63
C	13.31 m	13.33 m	13.31 m —>	D	13.33 m	13.32 m	x 4.47 m	59.55
D	13.50 m	13.33 m	13.33 m —>	A	13.33 m	13.33 m	x 3.35 m	44.66
A	13.47 m	13.33 m	13.33 m					

Sub-Total: 208.41
Perimeter of Building 15.64 m
Average Grade **13.33 m**



2 Block 02 Average Grade
Scale: 1:100

Grade Calculations - Block 02

PT	Natural Grade	Finished Grade	Lowest Grade	PT	Lowest Grade	Average	Distance	Total
A	13.68 m	13.52 m	13.52 m —>	B	13.52 m	13.52 m	x 13.06 m	176.55
B	13.57 m	13.52 m	13.52 m —>	C	13.52 m	13.52 m	x 5.54 m	74.89
C	13.59 m	13.52 m	13.52 m —>	D	13.60 m	13.56 m	x 3.35 m	45.43
D	13.60 m	14.15 m	13.60 m —>	E	14.08 m	13.84 m	x 10.92 m	151.15
E	14.08 m	14.15 m	14.08 m —>	F	14.12 m	14.10 m	x 2.03 m	28.62
F	14.12 m	14.15 m	14.12 m —>	G	14.15 m	14.13 m	x 0.79 m	11.16
G	14.18 m	14.15 m	14.15 m —>	H	14.13 m	14.14 m	x 5.38 m	76.06
H	14.13 m	14.15 m	14.13 m —>	I	14.22 m	14.18 m	x 9.78 m	138.64
I	14.96 m	14.22 m	14.22 m —>	J	14.96 m	Step Up		
J	14.96 m	15.01 m	14.96 m —>	K	15.02 m	14.99 m	x 1.02 m	15.29
K	15.02 m	15.09 m	15.02 m —>	L	15.22 m	15.12 m	x 3.73 m	56.39
L	15.22 m	15.62 m	15.22 m —>	M	15.23 m	15.22 m	x 1.37 m	20.86
M	15.23 m	15.62 m	15.23 m —>	N	15.27 m	15.25 m	x 3.52 m	53.68
N	15.27 m	15.62 m	15.27 m —>	O	15.25 m	15.26 m	x 1.37 m	20.90
O	15.25 m	15.62 m	15.25 m —>	P	15.24 m	15.24 m	x 4.13 m	62.96
P	15.24 m	15.62 m	15.24 m —>	Q	13.75 m	Step Down		
Q	15.24 m	13.75 m	13.75 m —>	R	13.27 m	13.51 m	x 4.70 m	63.50
R	15.11 m	13.27 m	13.27 m —>	S	13.27 m	13.27 m	x 0.41 m	5.44
S	15.13 m	13.27 m	13.27 m —>	T	13.15 m	13.21 m	x 1.17 m	15.46
T	15.08 m	13.15 m	13.15 m —>	U	13.15 m	13.15 m	x 1.22 m	16.04
U	15.11 m	13.15 m	13.15 m —>	V	13.15 m	13.15 m	x 2.24 m	29.46
V	14.46 m	13.15 m	13.15 m —>	W	13.15 m	13.15 m	x 3.15 m	41.42
W	14.64 m	13.15 m	13.15 m —>	X	14.47 m	Step Up		
X	14.47 m	14.86 m	14.47 m —>	Y	14.47 m	14.47 m	x 0.65 m	9.41
Y	14.47 m	14.86 m	14.47 m —>	Z	14.38 m	14.42 m	x 2.69 m	38.80
Z	14.38 m	14.80 m	14.38 m —>	AA	14.29 m	14.33 m	x 0.50 m	7.17
AA	14.29 m	14.80 m	14.29 m —>	AB	14.29 m	14.29 m	x 0.74 m	10.57
AB	14.29 m	14.80 m	14.29 m —>	AC	14.61 m	14.45 m	x 0.91 m	13.15
AC	14.61 m	14.78 m	14.61 m —>	AD	14.11 m	14.36 m	x 4.11 m	59.01
AD	14.11 m	14.49 m	14.11 m —>	AE	14.19 m	14.15 m	x 0.30 m	4.24
AE	14.19 m	14.50 m	14.19 m —>	AF	14.09 m	14.14 m	x 1.63 m	23.04
AF	14.09 m	14.49 m	14.09 m —>	AG	14.01 m	14.05 m	x 0.30 m	4.21
AG	14.01 m	14.49 m	14.01 m —>	AH	14.04 m	14.02 m	x 3.86 m	54.14
AH	14.04 m	14.30 m	14.04 m —>	AI	14.10 m	14.07 m	x 0.30 m	4.22
AI	14.10 m	14.28 m	14.10 m —>	AJ	14.09 m	14.10 m	x 1.47 m	20.72
AJ	14.09 m	14.26 m	14.09 m —>	AK	13.96 m	14.03 m	x 1.22 m	17.11
AK	13.96 m	14.30 m	13.96 m —>	AL	13.94 m	13.95 m	x 1.37 m	19.11
AL	13.94 m	14.25 m	13.94 m —>	AM	14.03 m	13.98 m	x 0.91 m	12.73
AM	14.03 m	14.21 m	14.03 m —>	AN	13.58 m	13.81 m	x 4.06 m	56.06
AN	13.79 m	13.58 m	13.58 m					

Sub-Total: 1,457.59
Perimeter of Building 103.90 m
Average Grade **14.03 m**

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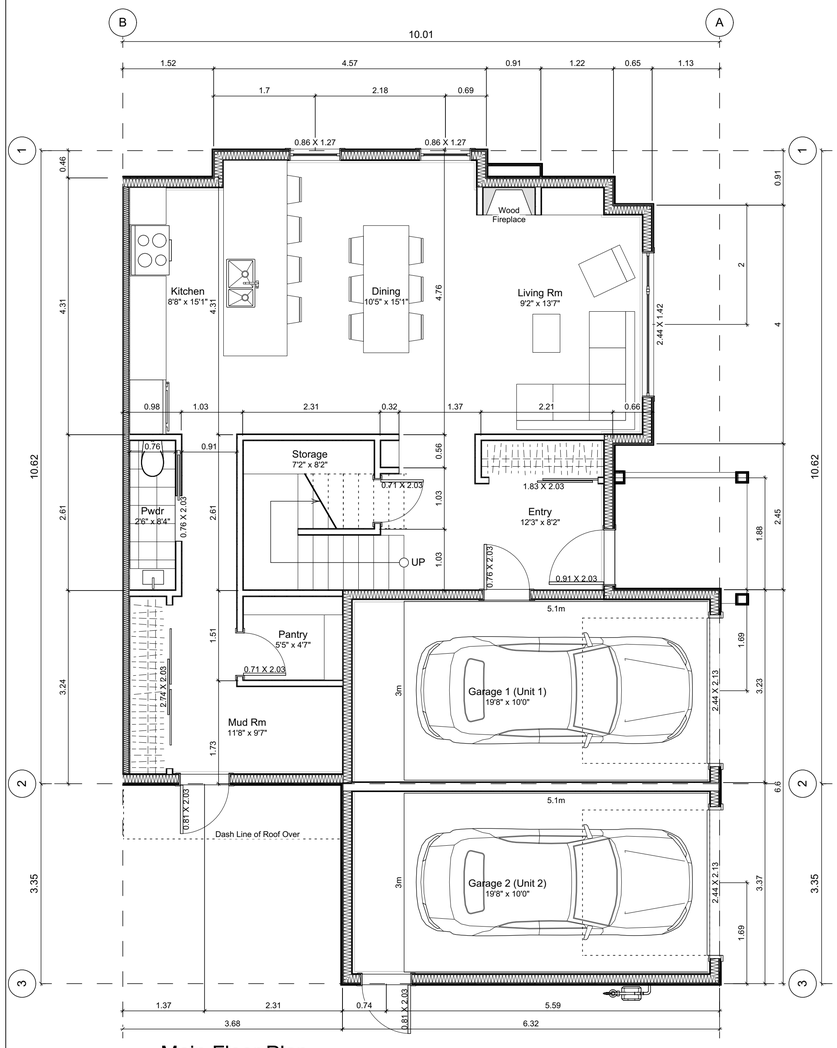
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Graphical Average Grade Calculation

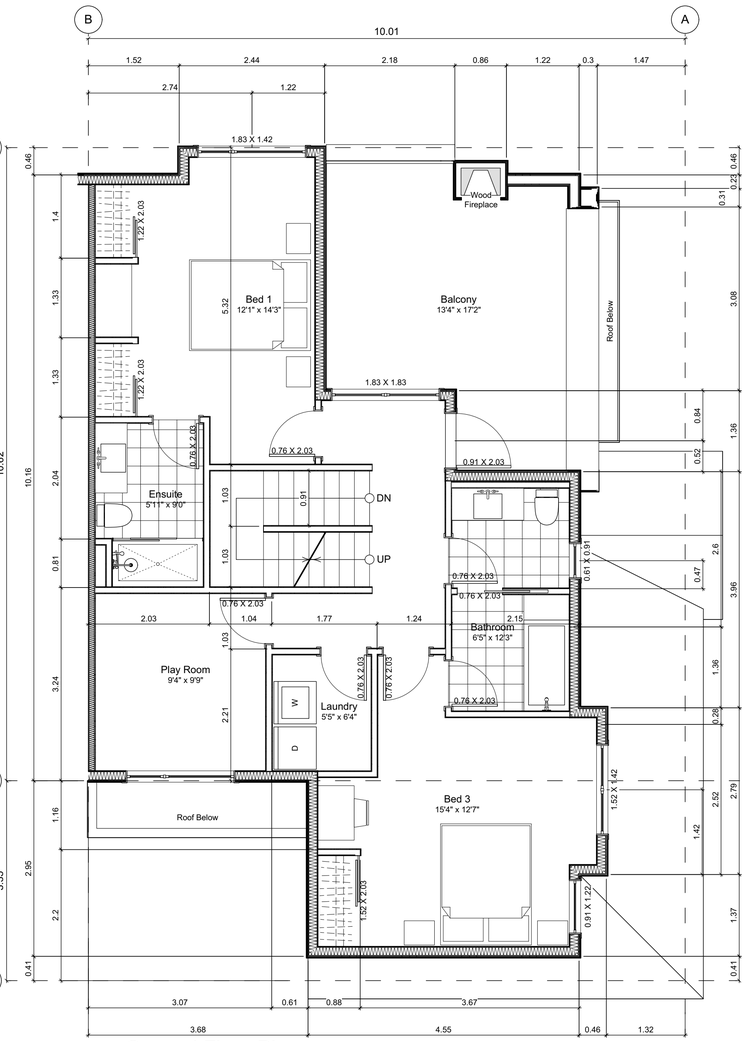
Project Name:

Fairfield-Kipling Development

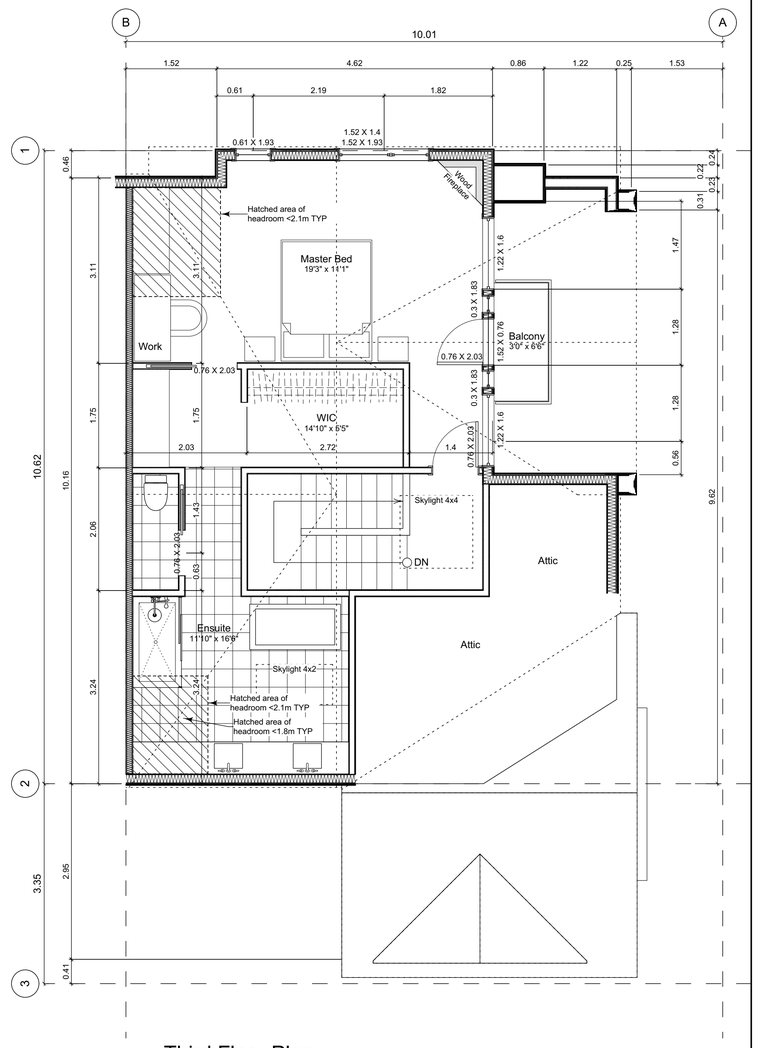
Civic:	1400 Fairfield Rd & 349 Kipling St
Legal:	
PID:	
Project No:	19.015
Drawn By:	SG/TD
Plot Date:	Nov 29, 2022
Scale:	1:100
Sheet No:	A2.3



1 Main Floor Plan
Scale: 1:50



2 Second Floor Plan
Scale: 1:50



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 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	801 sq ft	74.4 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**	**2,193 sq ft**	**203.7 m2**	**3**
Garage	168 sq ft	15.7 m2			

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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
2022-11-14	Revised & Re-Issued for DP
2022-11-25	Revised & Re-Issued for DP

Unit 1 Floor Plans

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

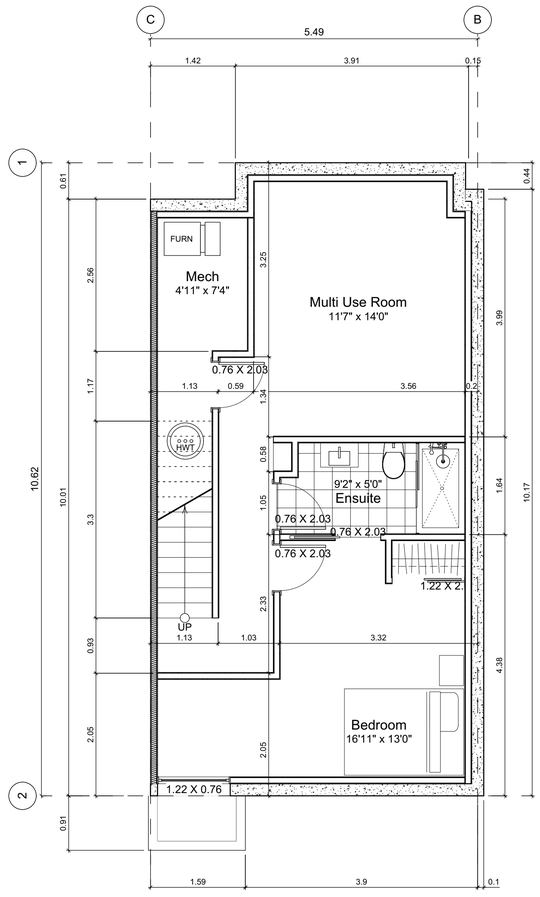
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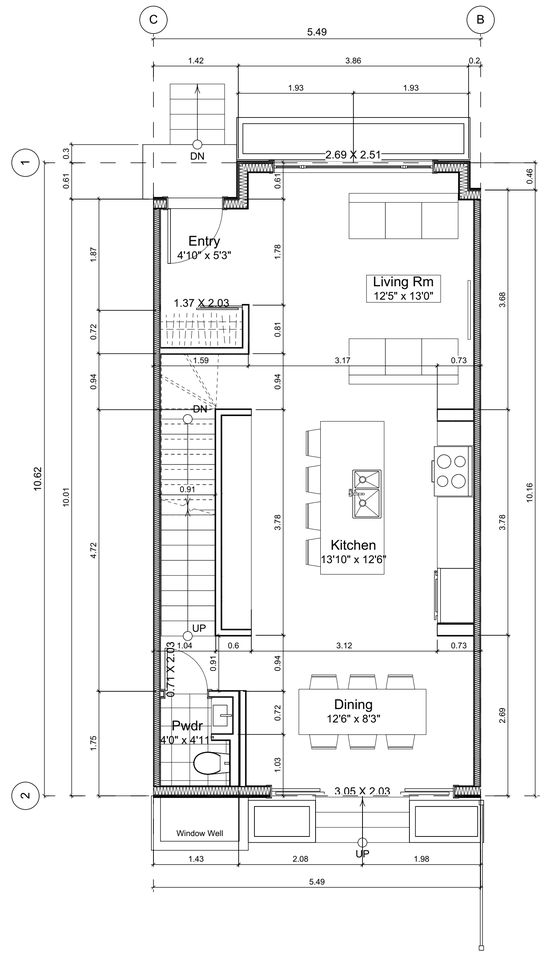
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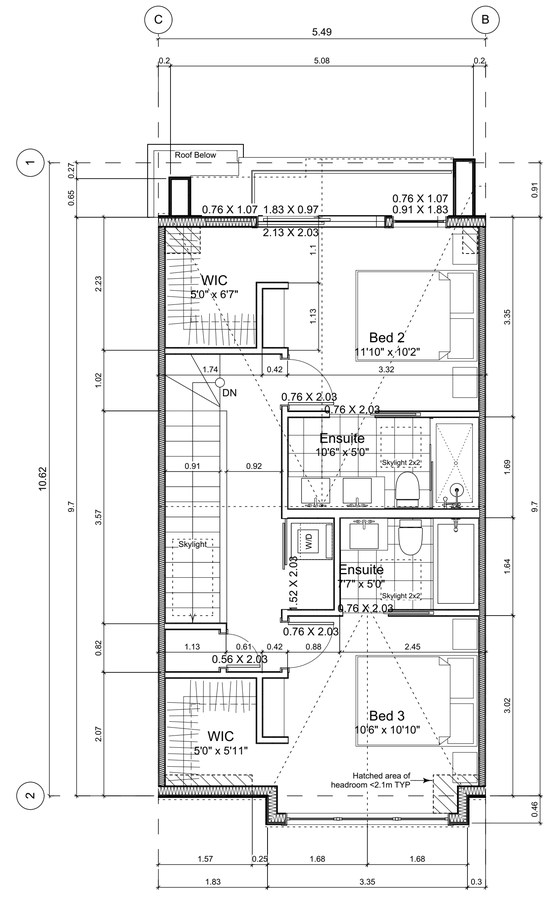
A3.1



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.

Floor Area Calculations — 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	605 sq ft	56.2 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**	**1,173 sq ft**	**109.0 m2**	**3**
Garage	172 sq ft	16.0 m2			

Floor Area Calculations — 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	629 sq ft	58.5 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**	**1,198 sq ft**	**111.3 m2**	**3**
Garage	168 sq ft	15.7 m2			

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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
2022-11-14	Revised & Re-Issued for DP
2022-11-25	Revised & Re-Issued for DP

Unit 2 & 3 Floor Plans

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

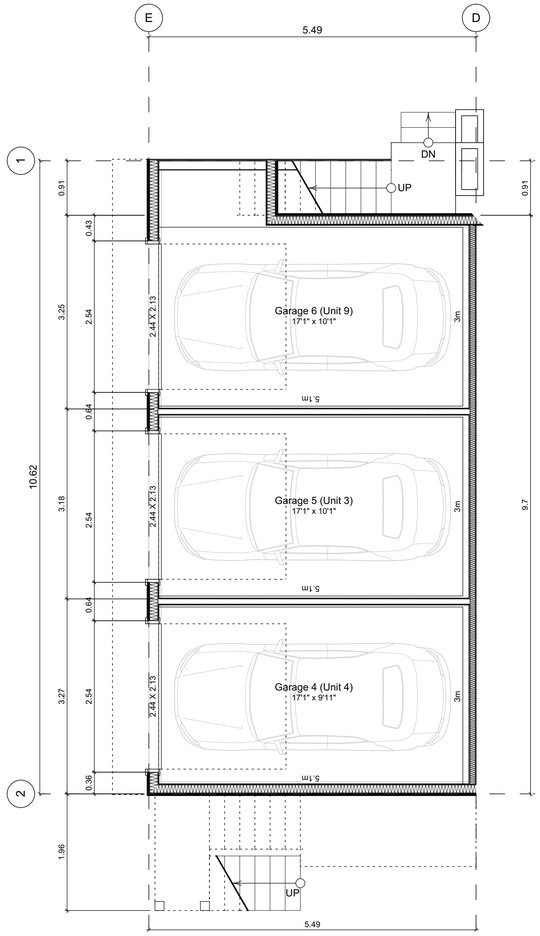
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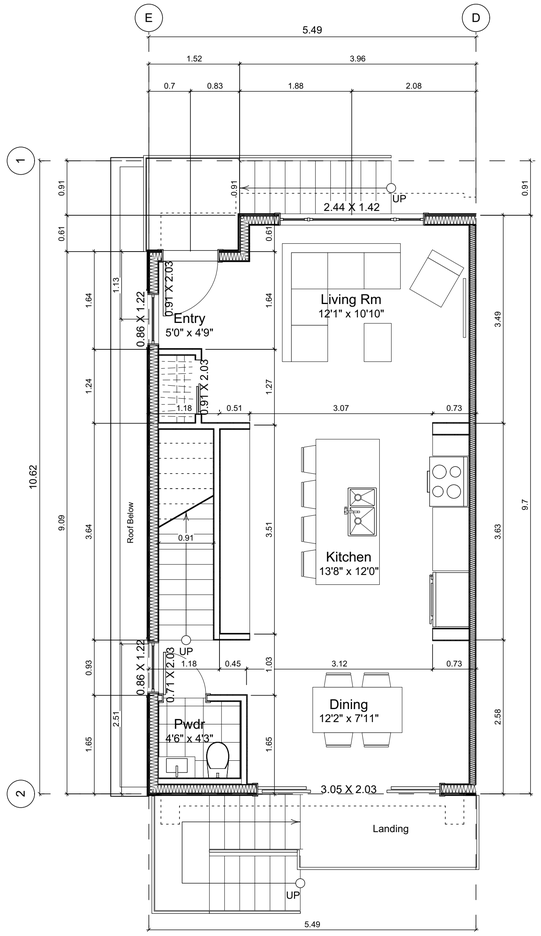
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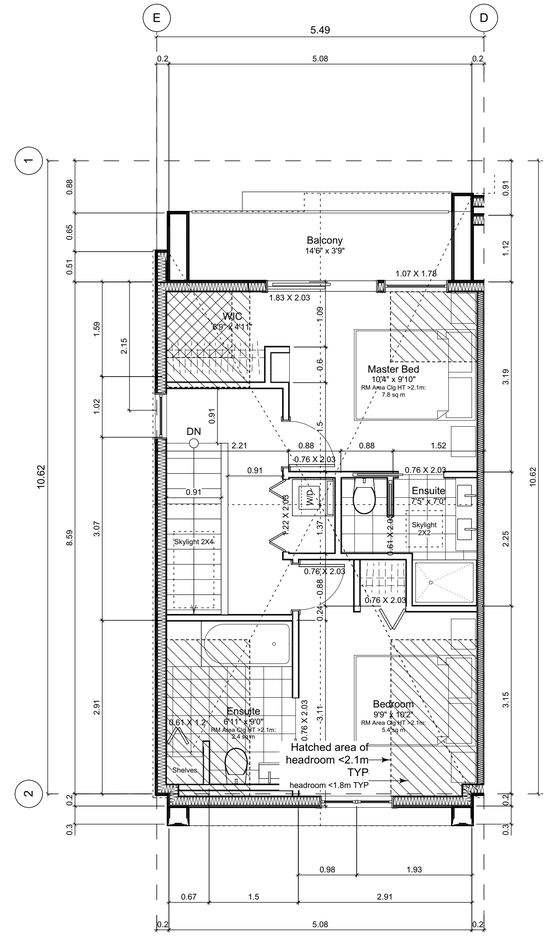
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4.1 Main Floor Plan
Scale: 1:50



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	7 sq ft	0.6 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**	**994 sq ft**	**92.3 m2**	**2**
Garage	170 sq ft	15.8 m2			

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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
2022-11-14	Revised & Re-Issued for DP
2022-11-25	Revised & Re-Issued for DP

Unit 4 Floor Plans

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

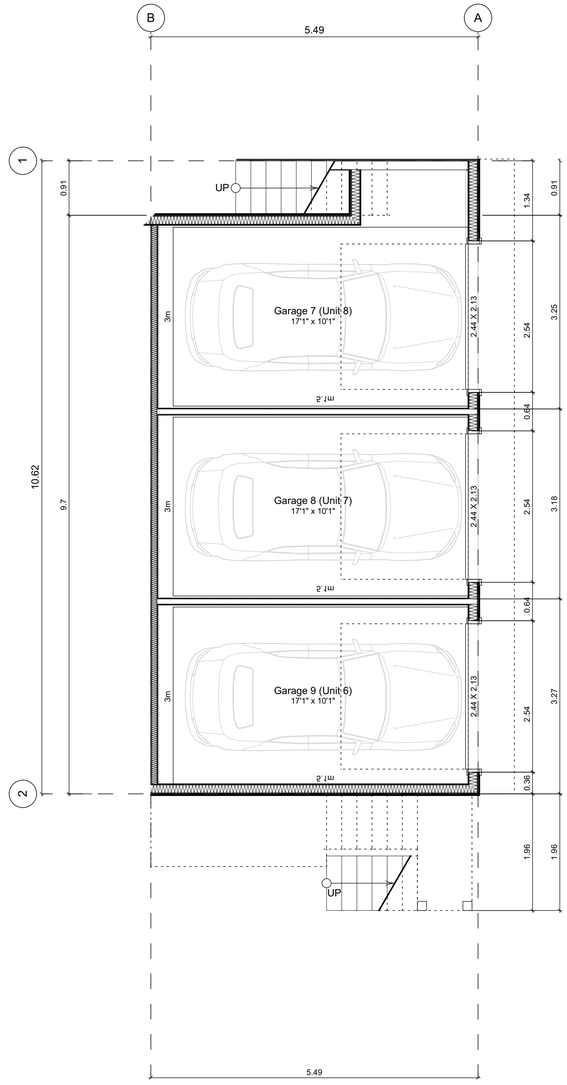
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Plot Date: Nov 29, 2022

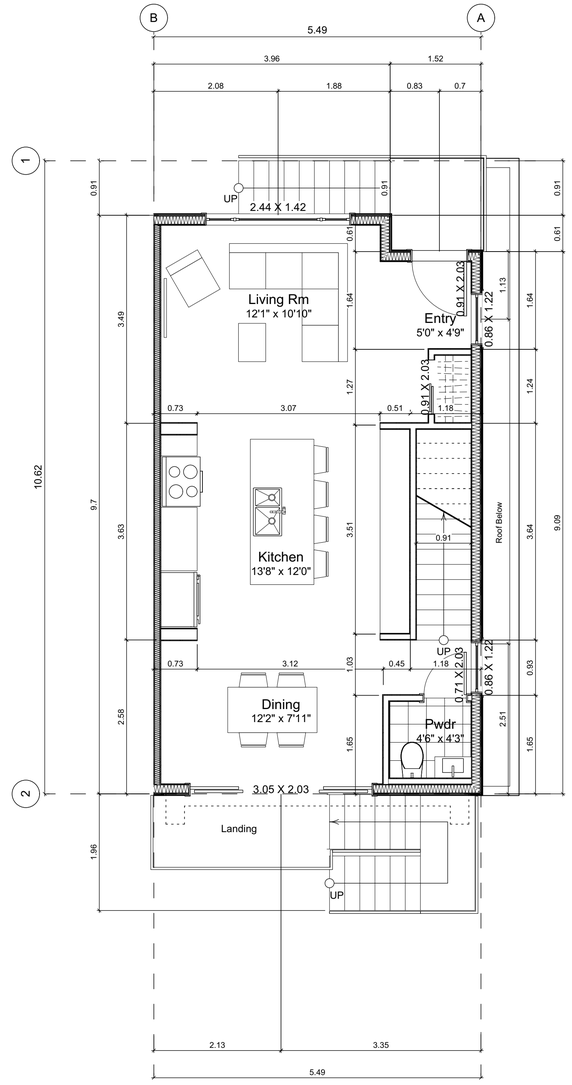
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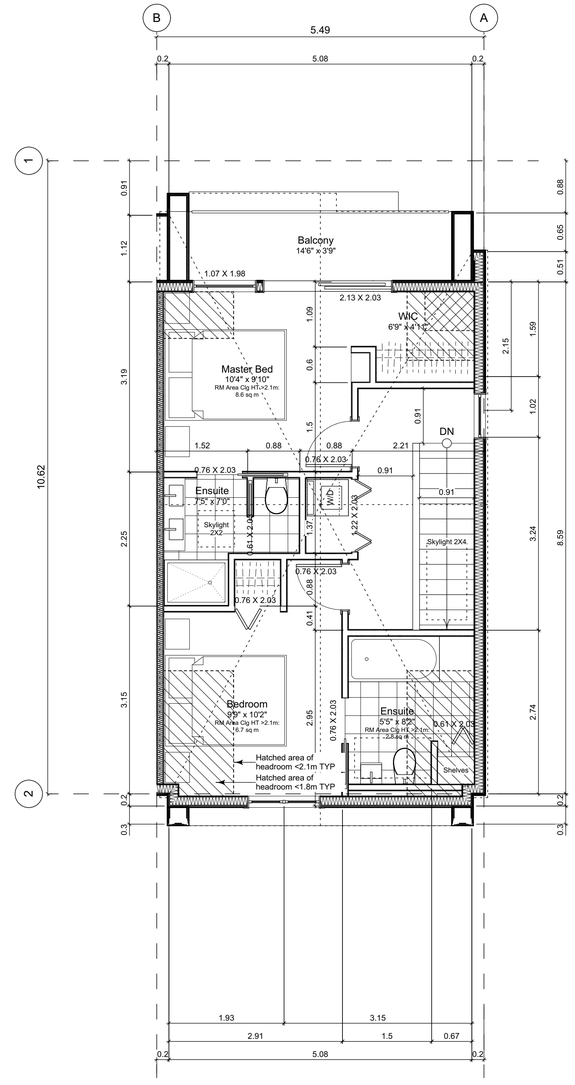
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5.1 Main Floor Plan
Scale: 1:50



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**	**2**
Garage	0 sq ft	0.0 m2			

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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
2022-11-14	Revised & Re-Issued for DP
2022-11-25	Revised & Re-Issued for DP

Unit 5 Floor Plans

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

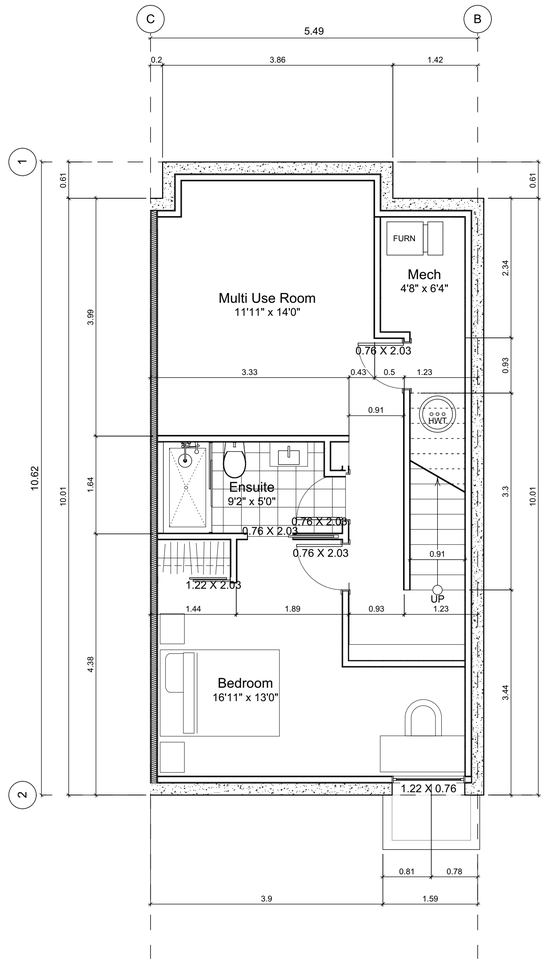
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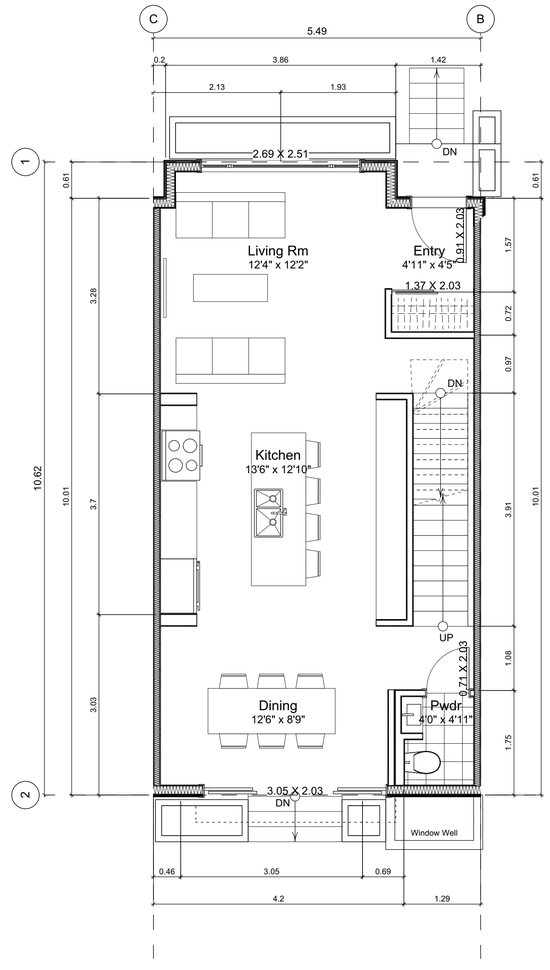
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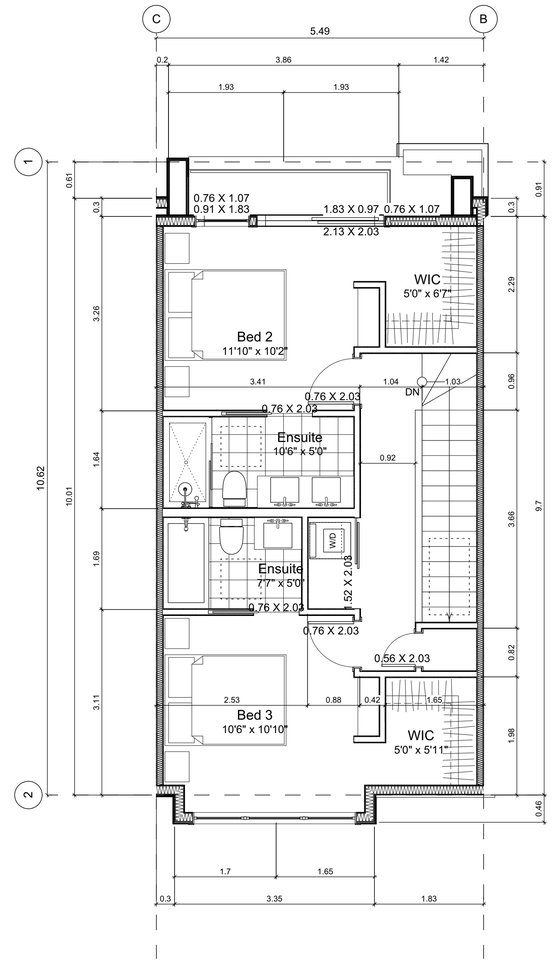
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6.1 Basement Floor Plan
Scale: 1:50



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	601 sq ft	55.9 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**	**1,182 sq ft**	**109.8 m2**	**4**
Garage	169 sq ft	15.7 m2			

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Seal

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2022-11-04	Revised & Re-Issued for DP
2022-11-14	Revised & Re-Issued for DP
2022-11-25	Revised & Re-Issued for DP

Unit 6 Floor Plans

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

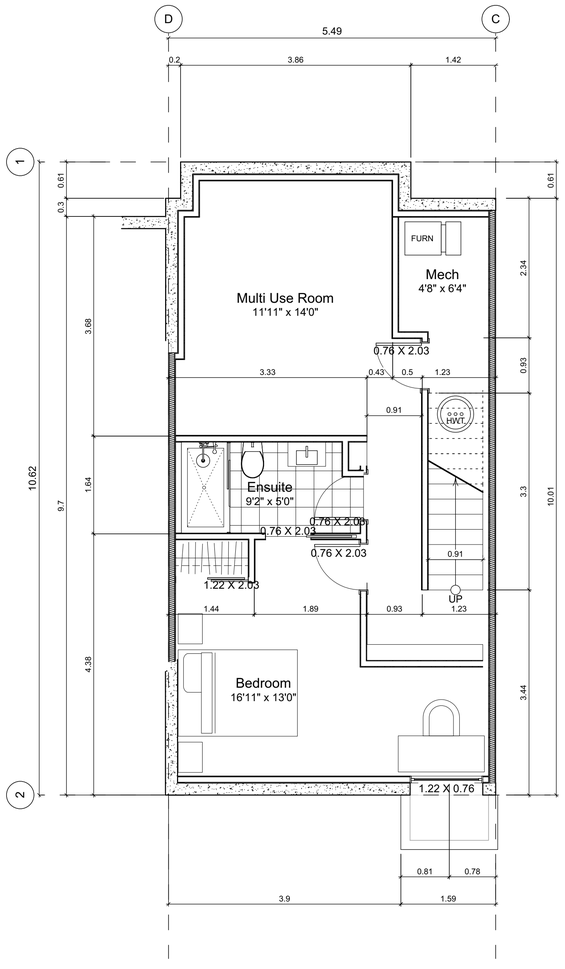
Project No: 19.015

Drawn By: SG/TD

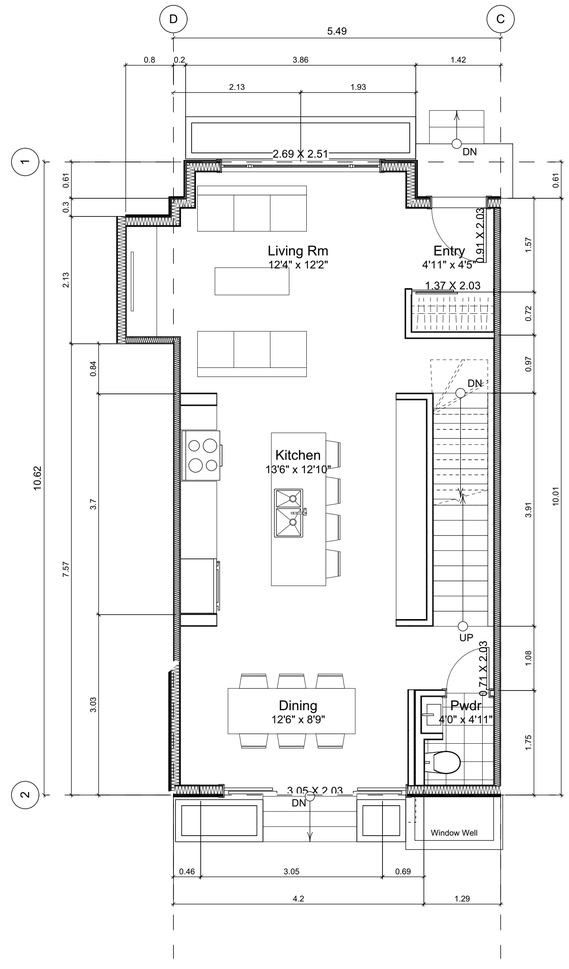
Plot Date: Nov 29, 2022

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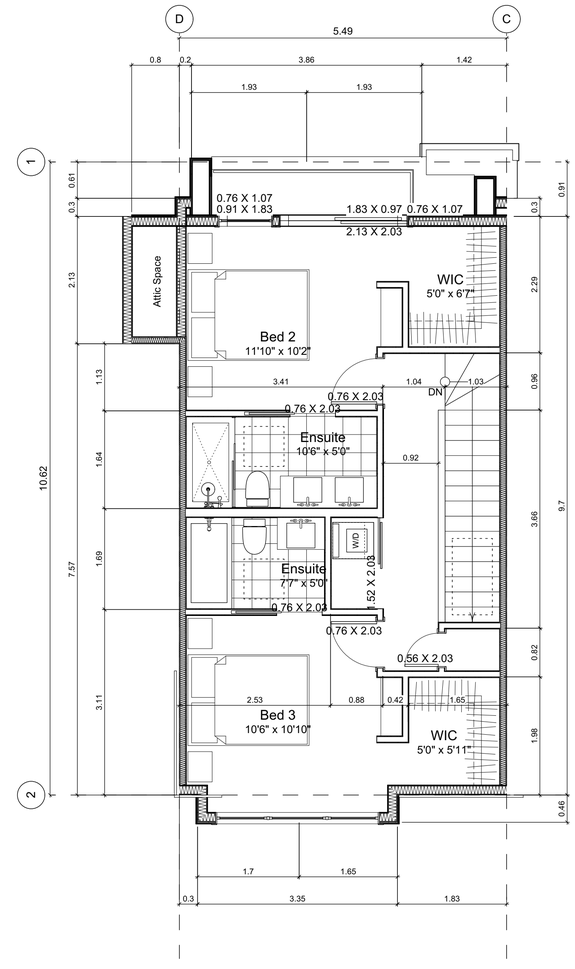
Sheet No: A3.5



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	621 sq ft	57.7 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**	**1,193 sq ft**	**110.8 m2**	**4**
Garage	172 sq ft	16.0 m2			

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2022-11-14	Revised & Re-Issued for DP
2022-11-25	Revised & Re-Issued for DP

Unit 7 Floor Plans

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

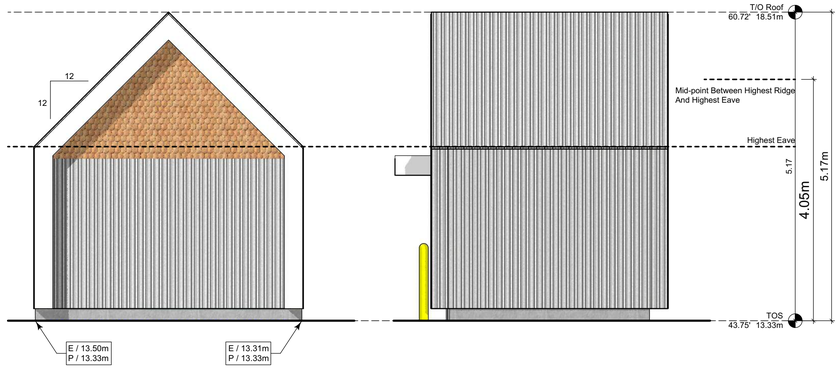
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Plot Date: Nov 29, 2022

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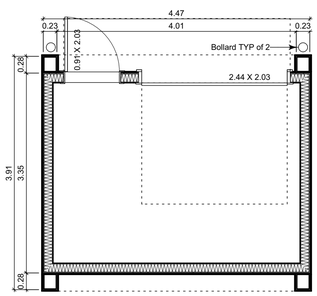
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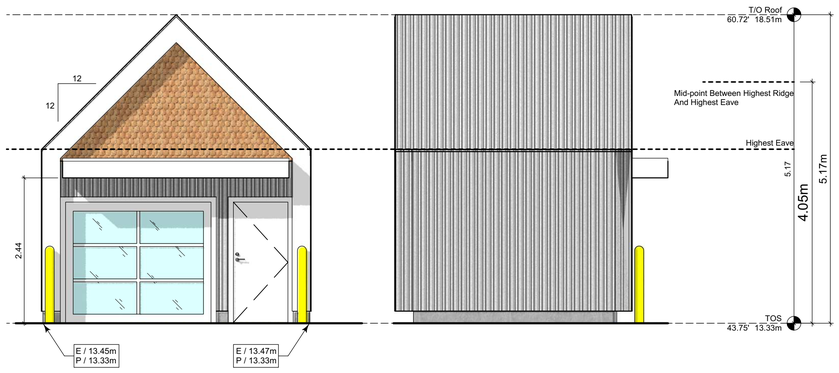


1.4 Rear Elevation
Scale: 1:50

1.5 Left Elevation
Scale: 1:50

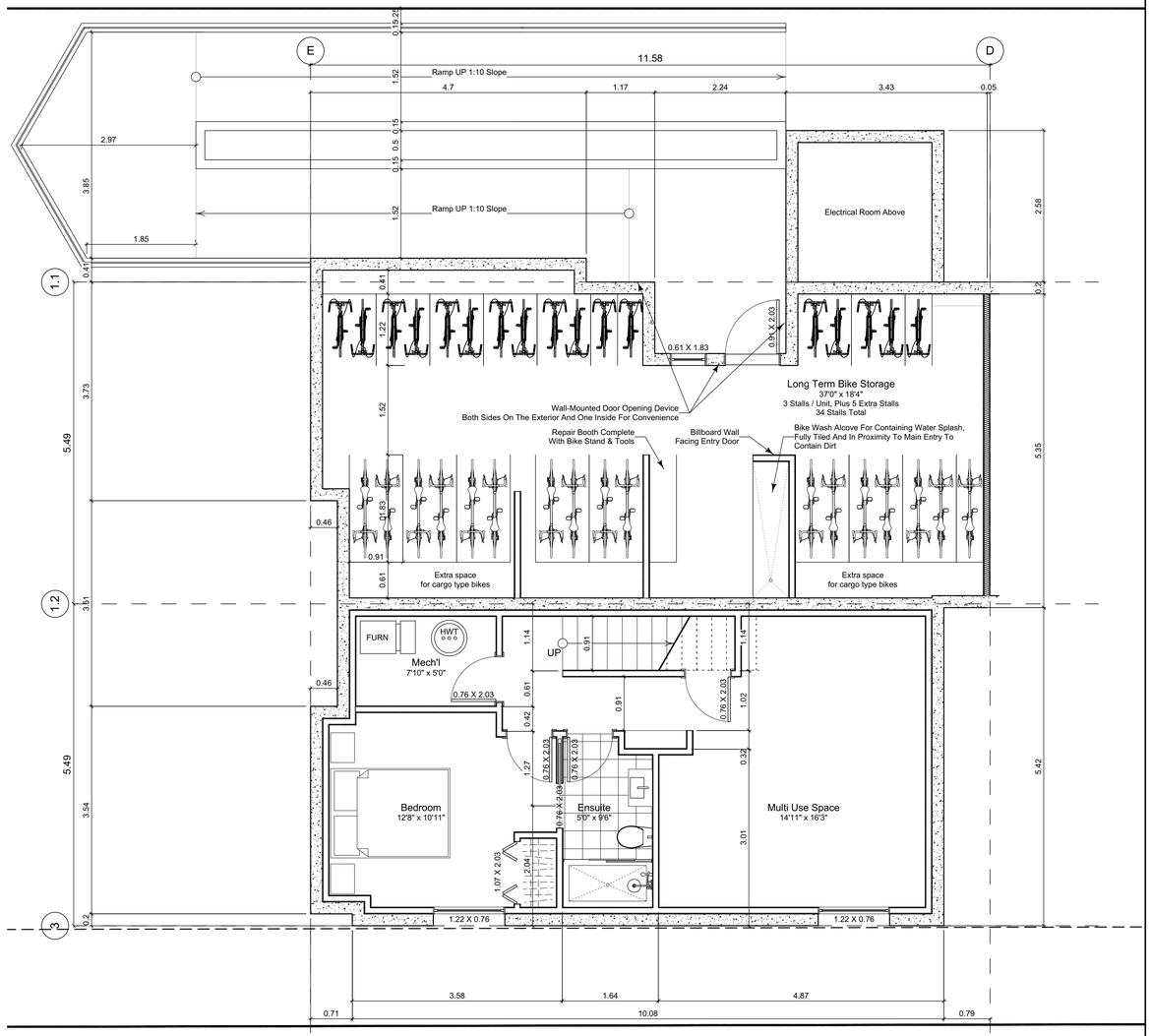


1.1 Refuse Floor Plan
Scale: 1:50



1.2 Front Elevation
Scale: 1:50

1.3 Right Elevation
Scale: 1:50



0 Basement 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	613 sq ft	56.9 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**	**1,157 sq ft**	**107.5 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	691 sq ft	64.2 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**	**1,289 sq ft**	**119.8 m2**	**2**
Garage	172 sq ft	16.0 m2			

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Unit 8 & 9 Floor Plans & Refuse Plans

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

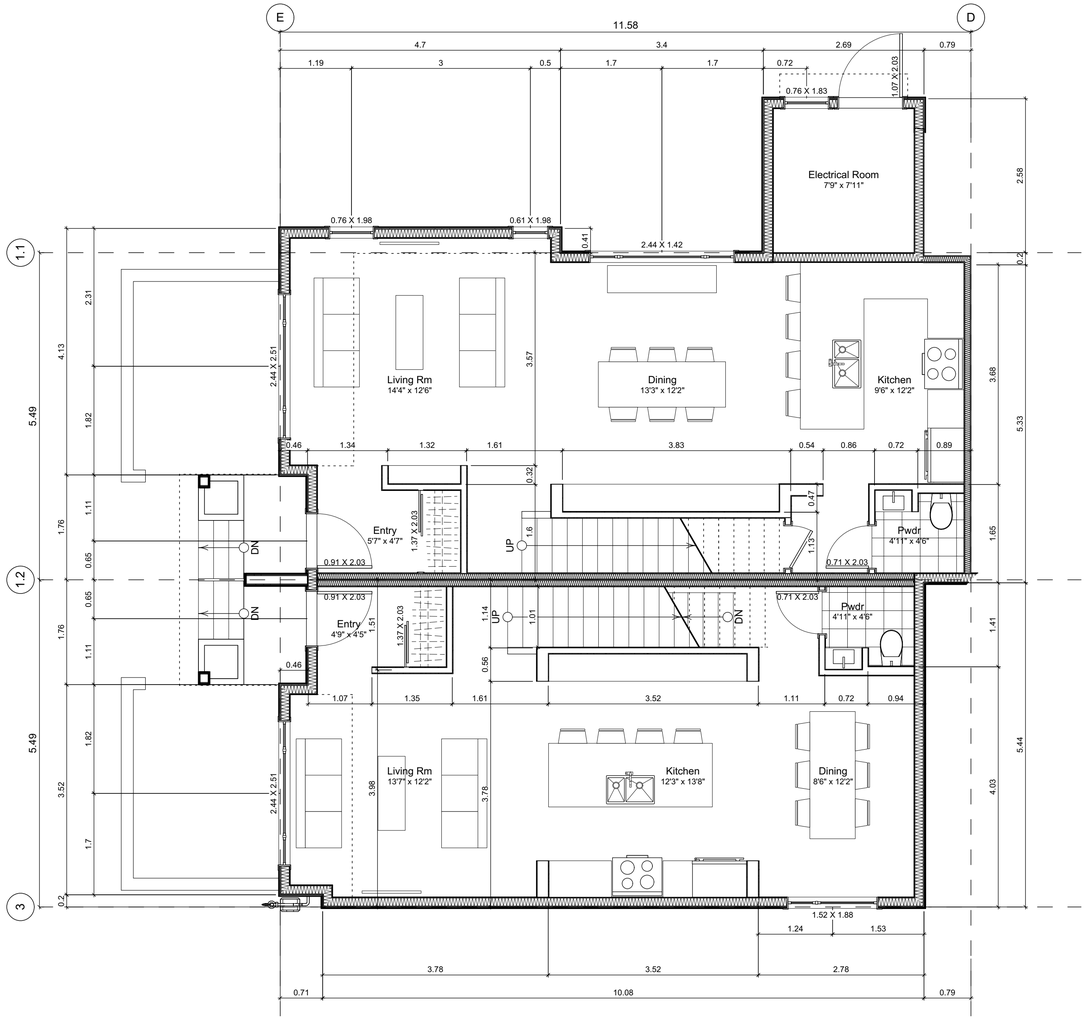
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Plot Date: Nov 29, 2022

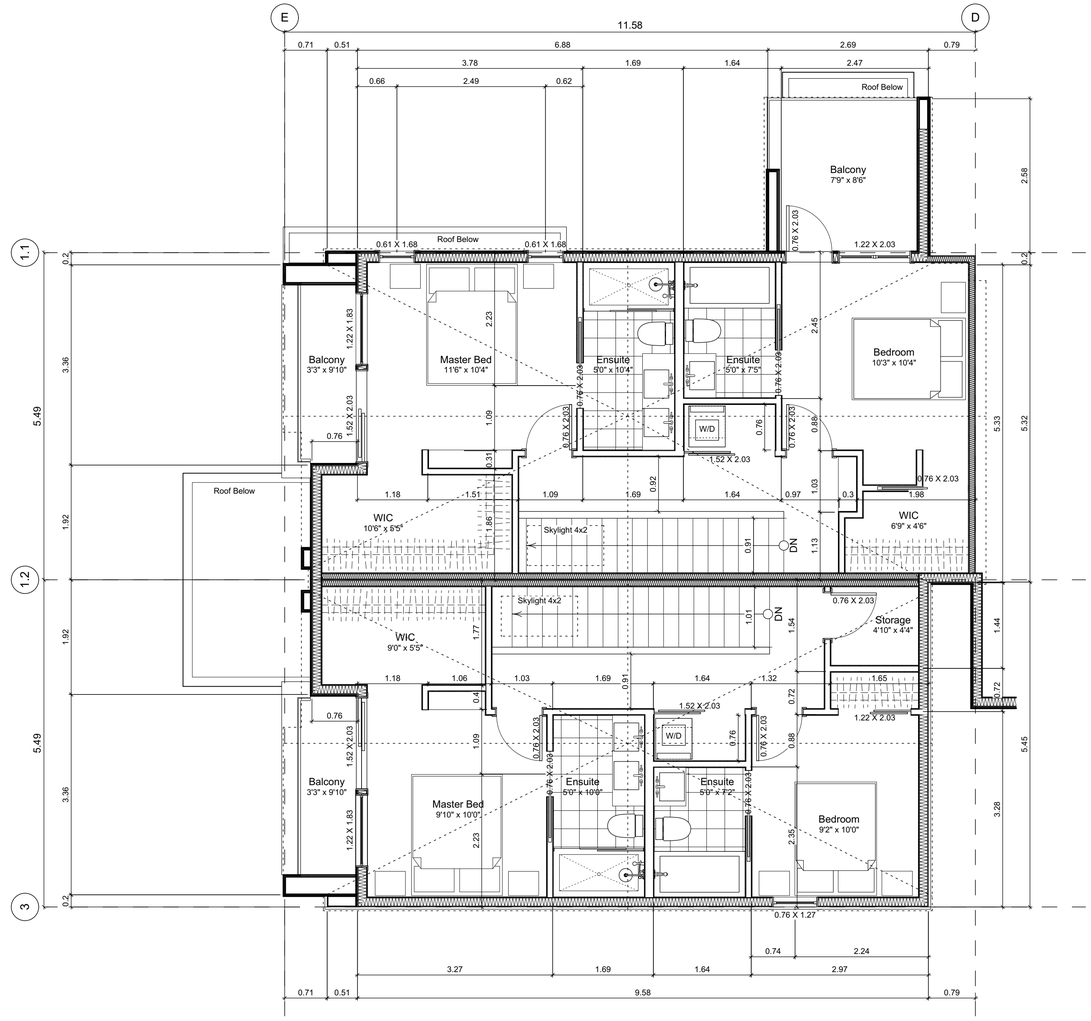
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Sheet No:

A3.7



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:
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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	613 sq ft	56.9 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**	**1,157 sq ft**	**107.5 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	691 sq ft	64.2 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**	**1,289 sq ft**	**119.8 m2**	**2**
Garage	172 sq ft	16.0 m2			

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Unit 8 & 9 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 29, 2022

Scale: 1:50

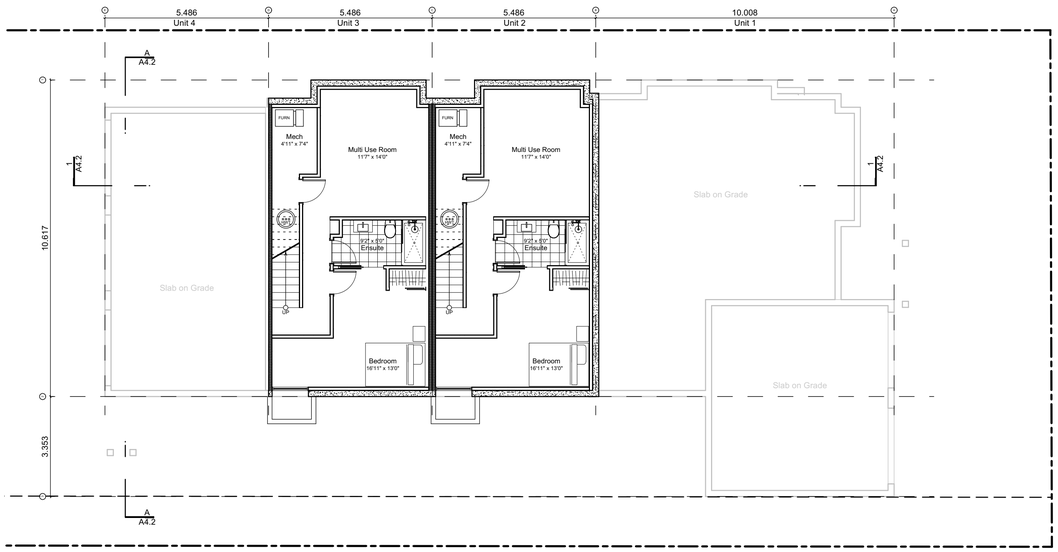
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Block Plan Notes:

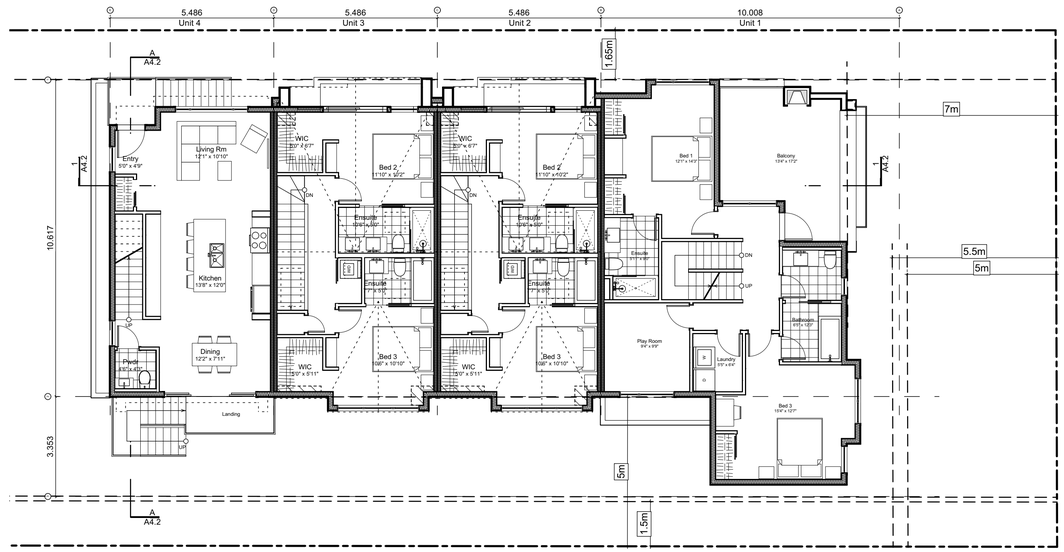
See unit plans for detailed dimensions and notes.

Grid Lines are to:
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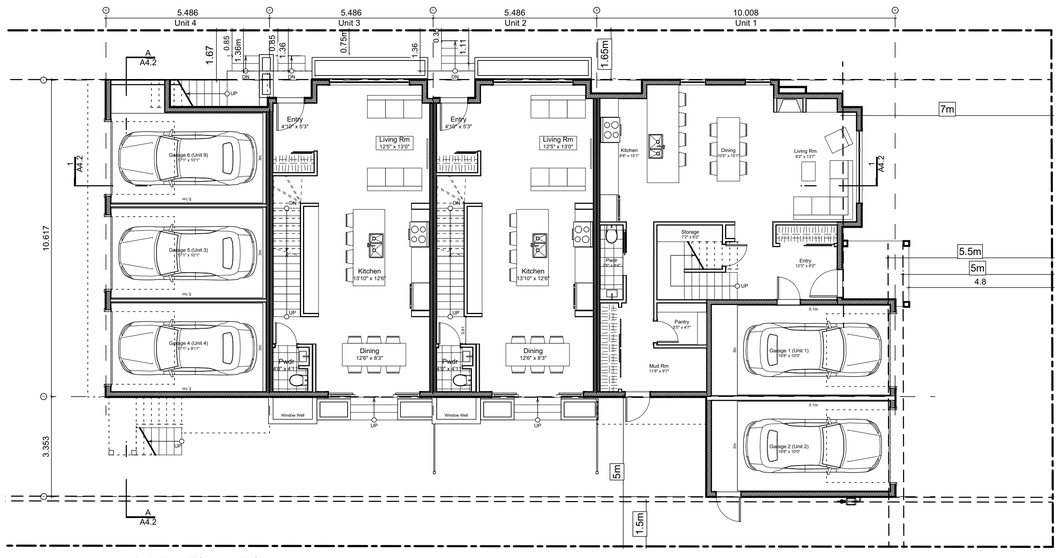
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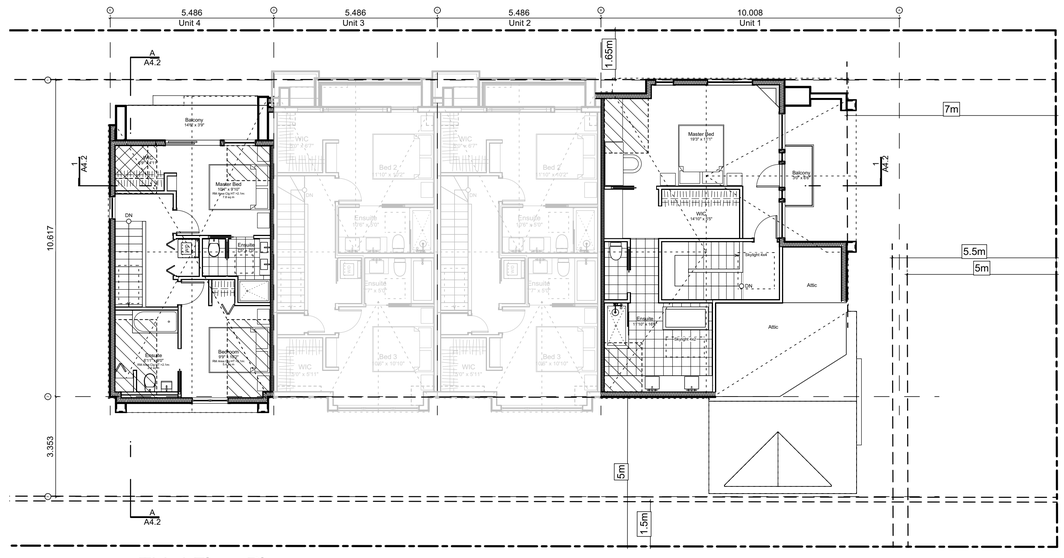
0 Basement Floor Plan
Scale: 1:100



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 29, 2022
Scale:	1:100
Sheet No:	A4.0

Spatial Separation (9.10.14.4.) - Block 01 (Not Sprinklered)

Compartment	Area of Facade	Limiting Distance (LD)		Unprotected Openings Permitted	Unprotected Openings Actual	Construction of Building Face	Cladding
North Facade							
(N) Unit 1	51.5 m2	11.40 m	to C/L Kipling St.	95.2 % 49.0 m2	19.9 % 10.3 m2	C, 45 MIN	C or NC
(N) Unit 2	41.2 m2	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 m2	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 m2	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 m2	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 m2	1.66 m	to PL	19.5 % **2.8 m2	0.0 % 0.0 m2	C, 60 MIN	NC
(S) Unit 1B	30.6 m2	5.00 m	to PL	42.5 % 13.0 m2	10.5 % 3.2 m2	C, 45 MIN	C or NC
(S) Garage 2	17.9 m2	1.66 m	to PL	15.4 % **2.8 m2	9.2 % 1.7 m2	C, 60 MIN	NC
(S) Unit 2	35.9 m2	5.00 m	to PL	42.5 % 15.2 m2	23.9 % 8.6 m2	C, 45 MIN	C or NC
(S) Unit 3	35.9 m2	5.00 m	to PL	42.5 % 15.2 m2	23.9 % 8.6 m2	C, 45 MIN	C or NC
(S) Unit 4	24.9 m2	5.00 m	to PL	42.5 % 10.6 m2	33.6 % 8.4 m2	C, 45 MIN	C or NC
(S) Garage 3	12.6 m2	1.66 m	to PL	21.9 % **2.8 m2	0.0 % 0.0 m2	C, 60 MIN	NC
West Facade							
(W) Unit 4	43.1 m2	3.56 m	to Midway	29.4 % **12.7 m2	6.5 % 2.8 m2	C, 45 MIN	C or NC
(W) Garage 4	7.2 m2	3.56 m	to Midway	175.7 % **12.7 m2	72.1 % 5.2 m2	C, 45 MIN	C or NC
(W) Garage 5	7.3 m2	3.56 m	to Midway	174.1 % **12.7 m2	71.5 % 5.2 m2	C, 45 MIN	C or NC
(W) Garage 6	9.7 m2	3.56 m	to Midway	130.9 % **12.7 m2	53.7 % 5.2 m2	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

Exterior Materials

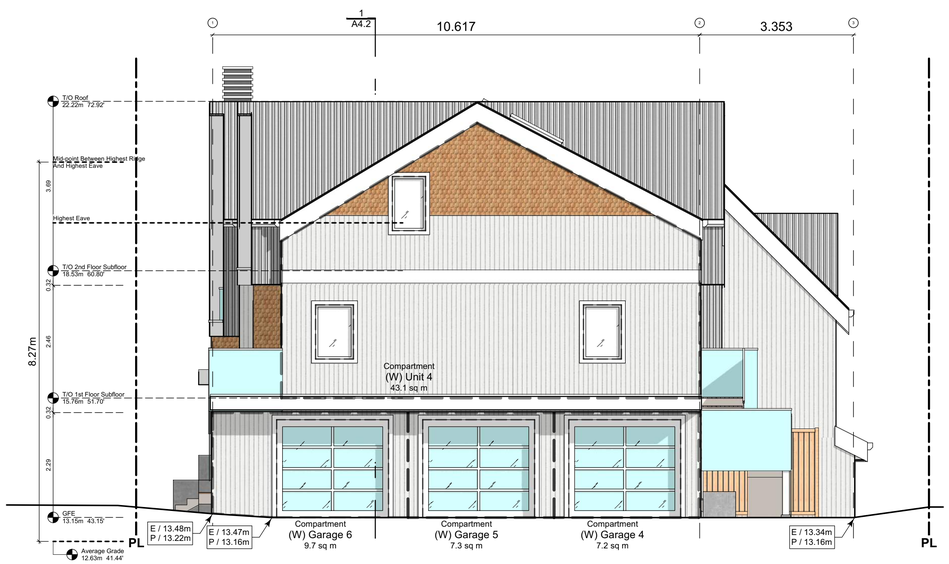
No.	Description	
1	Wood Shingles	Cedar
2	Vertical Siding	Light Grey
3	Stucco	Acrylic, White
4	Cementious Trims & Panels	White
5	Horizontal Cladding	Wood Grain
6	Window Frame	White
7	Glass Railing	Glass Guardrail with White Aluminum Frame
8	Metal Cap Flashing	White
9	Metal Cladding	Standing Seam, White
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



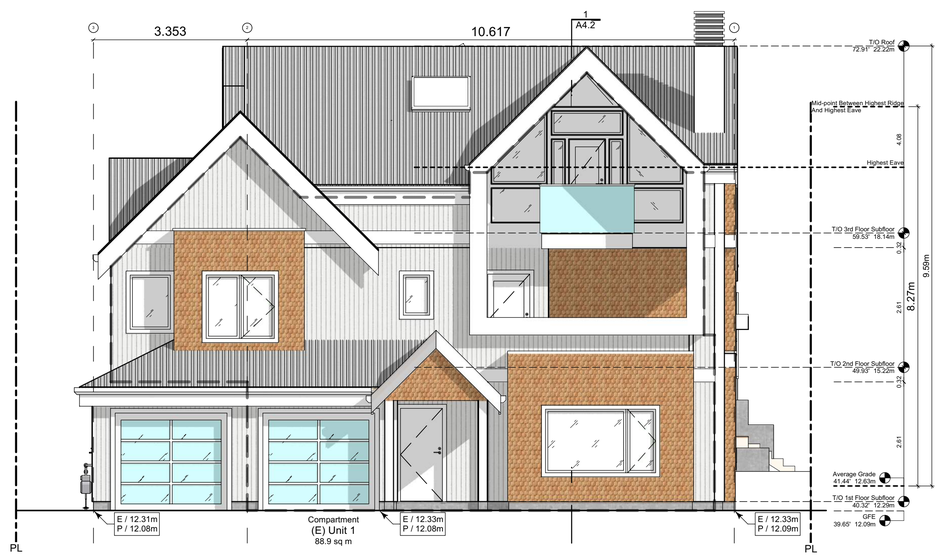
1 North Elevation - Kipling Street

Scale: 1:65



2 West Elevation - Driveway

Scale: 1:65



3 East Elevation - Thurlow Road

Scale: 1:65

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Block 01 Elevations

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 29, 2022

Scale: 1:65

Sheet No:

A4.1

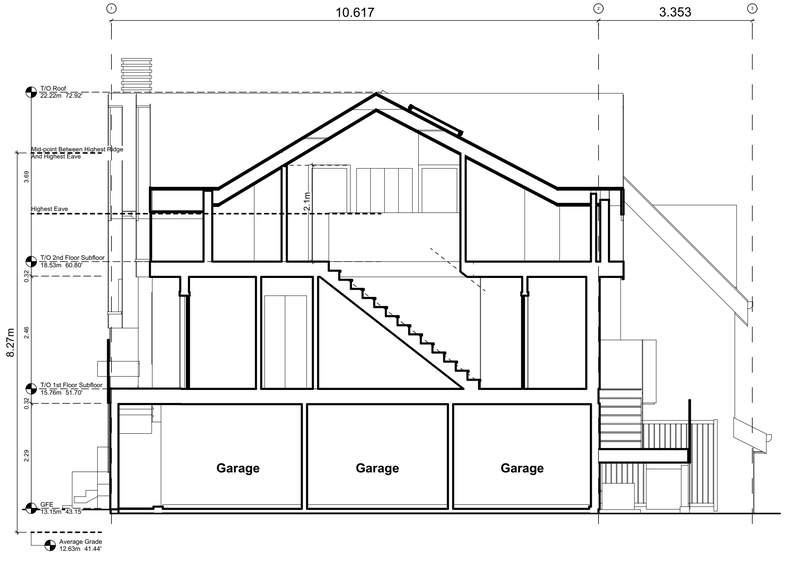
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No.	Description	
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4	Cementious Trims & Panels	White
5	Horizontal Cladding	Wood Grain
6	Window Frame	White
7	Glass Railing	Glass Guardrail with White Aluminum Frame
8	Metal Cap Flashing	White
9	Metal 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

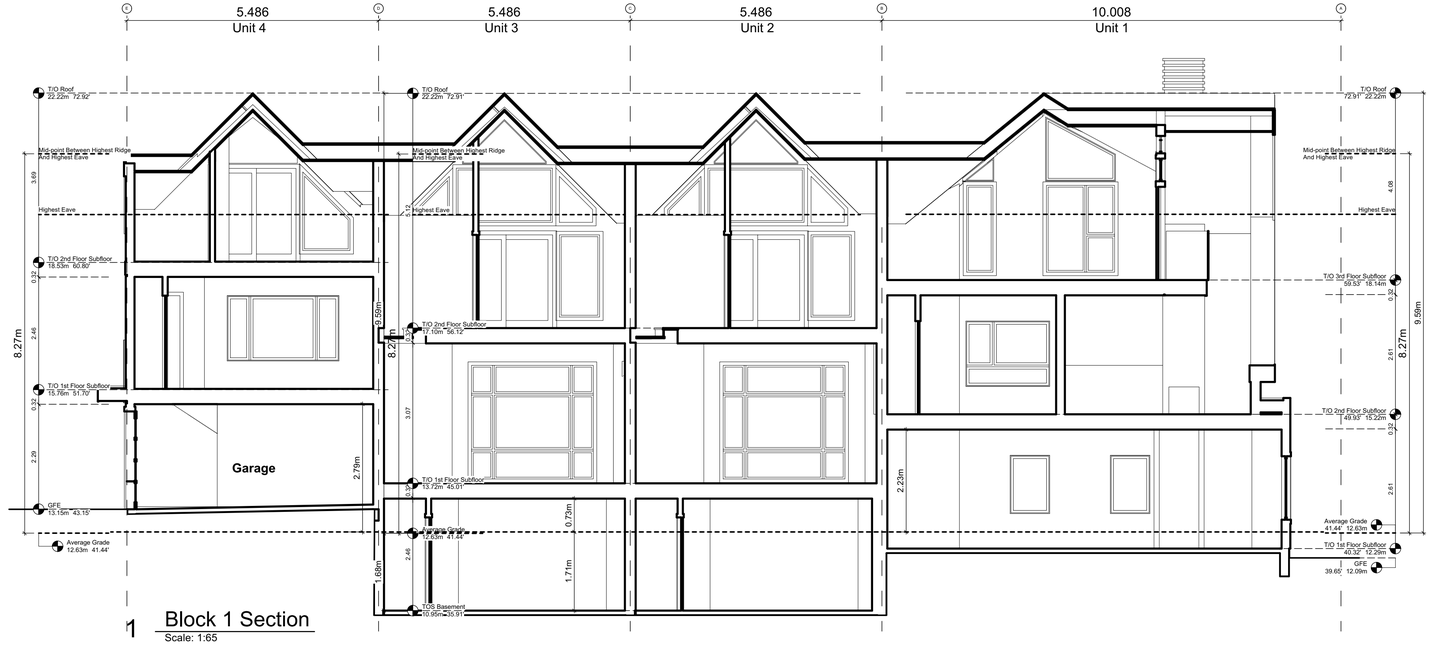
All Materials as noted or approved equal



2 South Elevation
Scale: 1:65



A Block 1 Unit 4 Section
Scale: 1:65



1 Block 1 Section
Scale: 1:65

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2022-11-25	Revised & Re-Issued for DP

Block 01
Elevations & Sections

Project Name:

Fairfield-Kipling Development

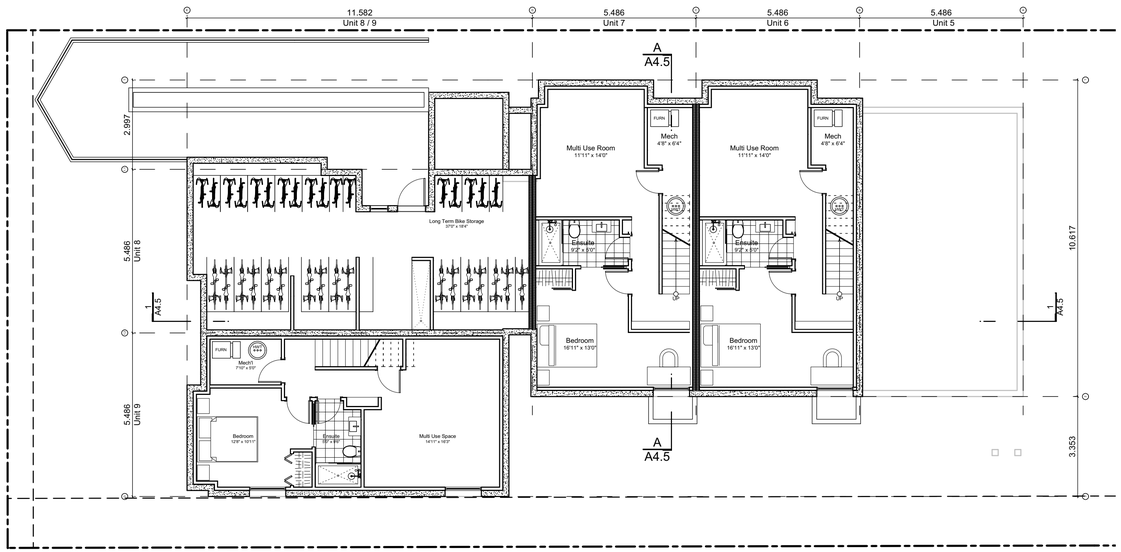
Civic:	1400 Fairfield Rd & 349 Kipling St
Legal:	
PID:	
Project No:	19.015
Drawn By:	SG/TD
Plot Date:	Nov 29, 2022
Scale:	1:65
Sheet No:	A4.2

Block Plan Notes:

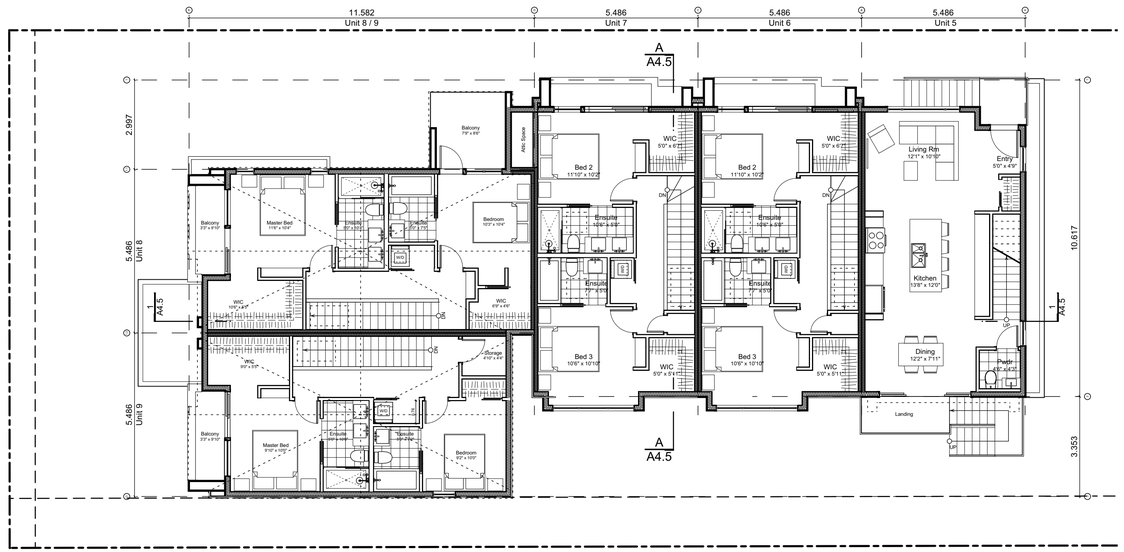
See unit plans for detailed dimensions and notes.

Grid Lines are to:
1) Outside face of plywood or
2) Centre line of demising wall.

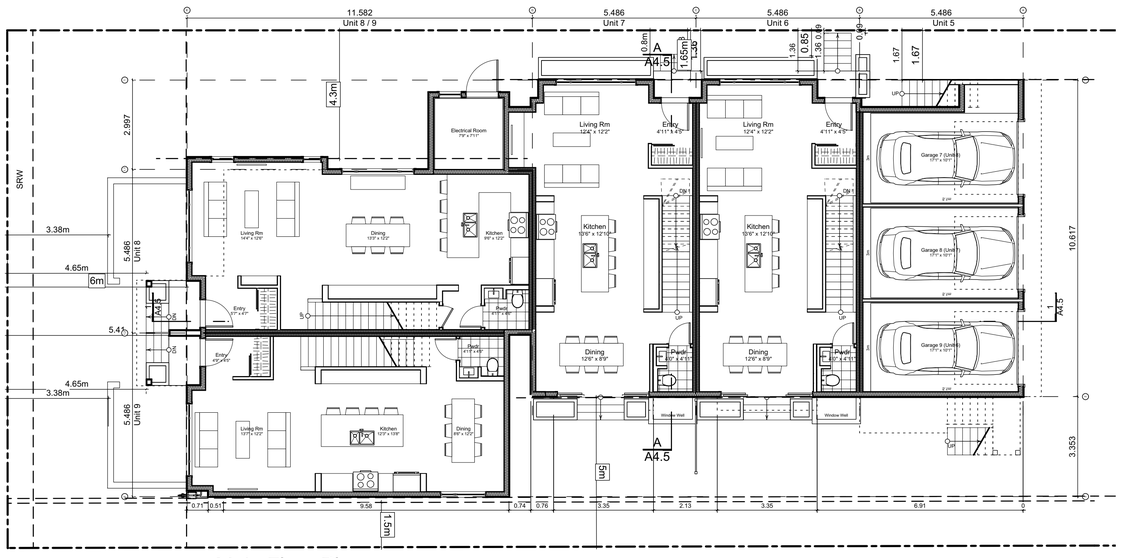
Dimensions are to:
1) One side of interior stud,
2) Face of plywood, or face of concrete.



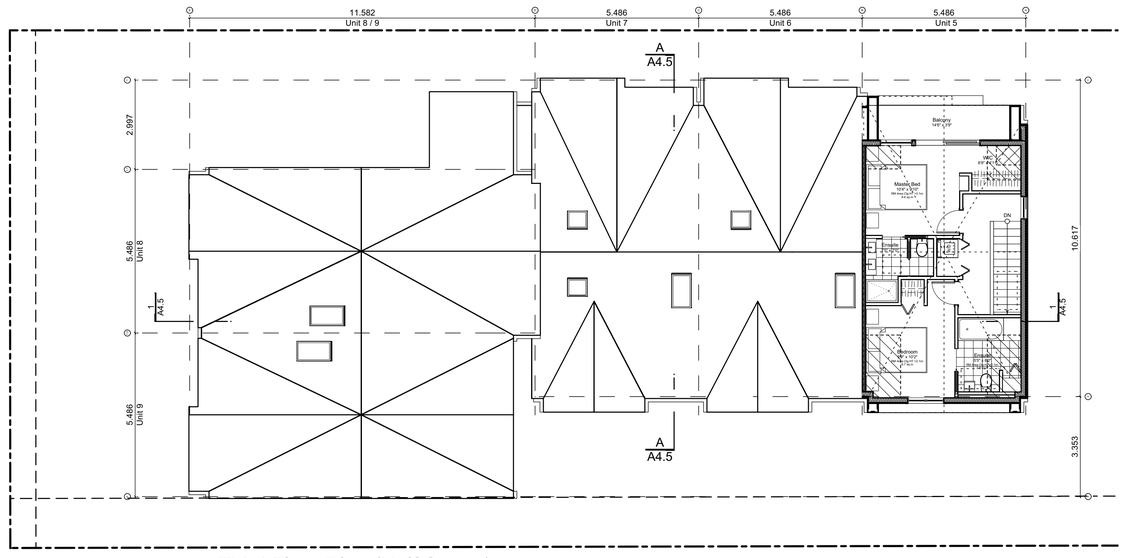
0 Basement Floor Plan
Scale: 1:100



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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SEBASTIEN GARON
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Seal

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Block 02 Floor Plans

Project Name:

Fairfield-Kipling Development

Civic:	1400 Fairfield Rd & 349 Kipling St
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Drawn By:	SG/TD
Plot Date:	Nov 29, 2022
Scale:	1:100
Sheet No:	A4.3

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

Compartment	Area of Facade	Limiting Distance (LD)		Unprotected Openings Permitted	Unprotected Openings Actual	Construction of Building Face	Cladding
North Facade							
(N) Unit 5	38.5 m2	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 m2	11.37 m	to C/L Kipling St.	95.0 % 37.1 m2	35.4 % 13.8 m2	C, 45 MIN	C or NC
(N) Unit 7	36.8 m2	11.37 m	to C/L Kipling St.	95.0 % 34.9 m2	50.3 % 18.5 m2	C, 45 MIN	C or NC
(N) Unit 8	79.2 m2	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 m2	3.56 m	to Midway	26.6 % **12.7 m2	5.9 % 2.8 m2	C, 60 MIN	C or NC
(E) Garage 7	9.6 m2	3.56 m	to Midway	132.1 % **12.7 m2	54.2 % 5.2 m2	C, 45 MIN	C or NC
(E) Garage 8	7.3 m2	3.56 m	to Midway	174.1 % **12.7 m2	71.5 % 5.2 m2	C, 45 MIN	C or NC
(E) Garage 9	7.4 m2	3.56 m	to Midway	170.5 % **12.7 m2	70.0 % 5.2 m2	C, 45 MIN	C or NC
(E) Refuse	0.0 m2	3.56 m	to Midway	#DIV 0! **12.7 m2	#DIV 0! 0.0 m2	C, 45 MIN	C or NC
South Facade							
(S) Unit 5	41.6 m2	5.00 m	to PL	63.5 % 26.4 m2	20.1 % 8.4 m2	C, 45 MIN	C or NC
(S) Unit 6	35.0 m2	5.00 m	to PL	71.4 % **25.0 m2	30.7 % 10.7 m2	C, 45 MIN	C or NC
(S) Unit 7	35.0 m2	5.00 m	to PL	71.4 % **25.0 m2	30.7 % 10.7 m2	C, 45 MIN	C or NC
(S) Unit 9	90.2 m2	1.71 m	to PL	8.4 % 7.6 m2	5.9 % 5.3 m2	NC, 60 MIN	NC
West Facade							
(W) Unit 8	38.6 m2	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 m2	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

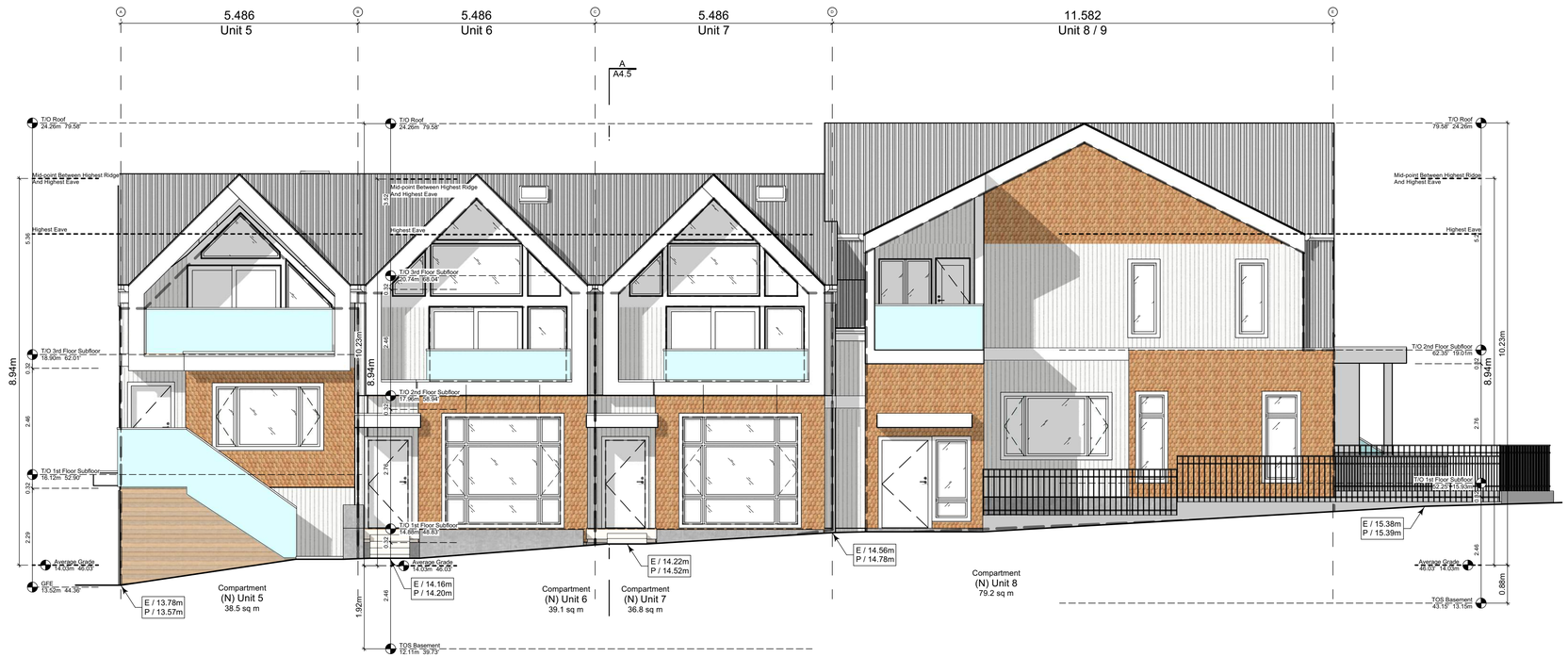
** Limiting Distance Squared

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	Cementious 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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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 29, 2022

Scale: 1:65

Sheet No:

A4.4

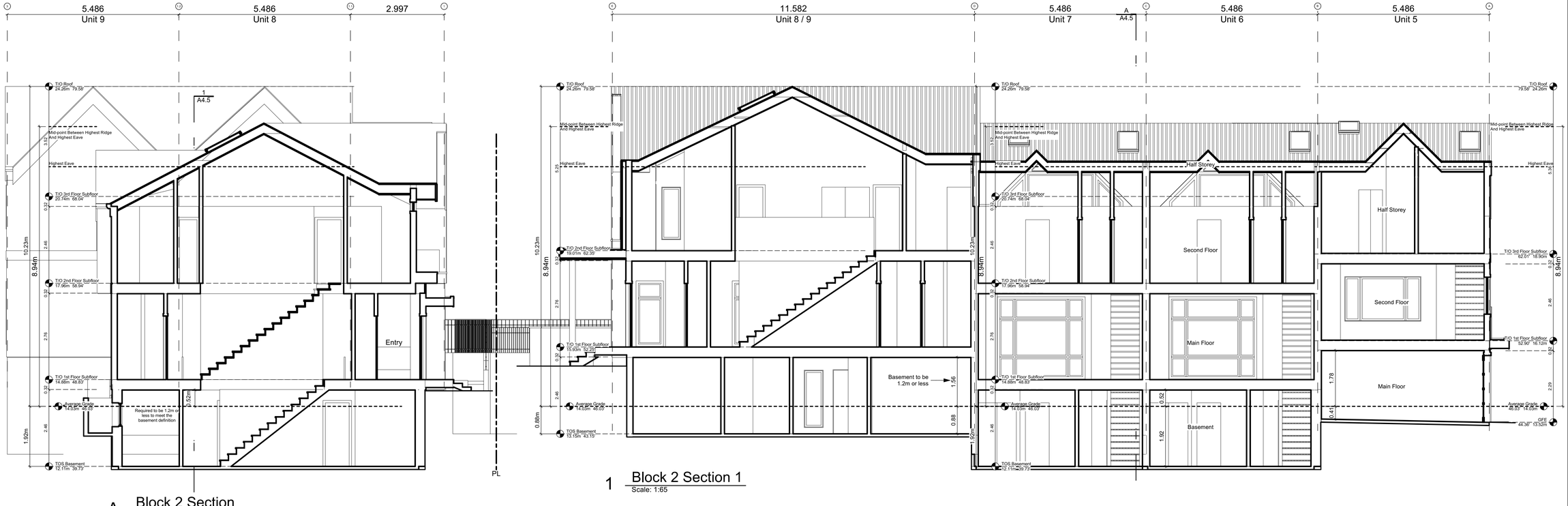
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6	Window Frame	White
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8	Metal Cap Flashing	White
9	Metal Cladding	Standing Seam, White
10	Metal Roof	Standing Seam, White
11	Soffit	Wood Grain
12	Exposed Concrete	-
13	Skylight	
14	Pergola	
15	Gutter & Downspout	White

All Materials as noted or approved equal



2 South Elevation
Scale: 1:65



A Block 2 Section
Scale: 1:65

1 Block 2 Section 1
Scale: 1:65

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Block 02
Elevations & Sections

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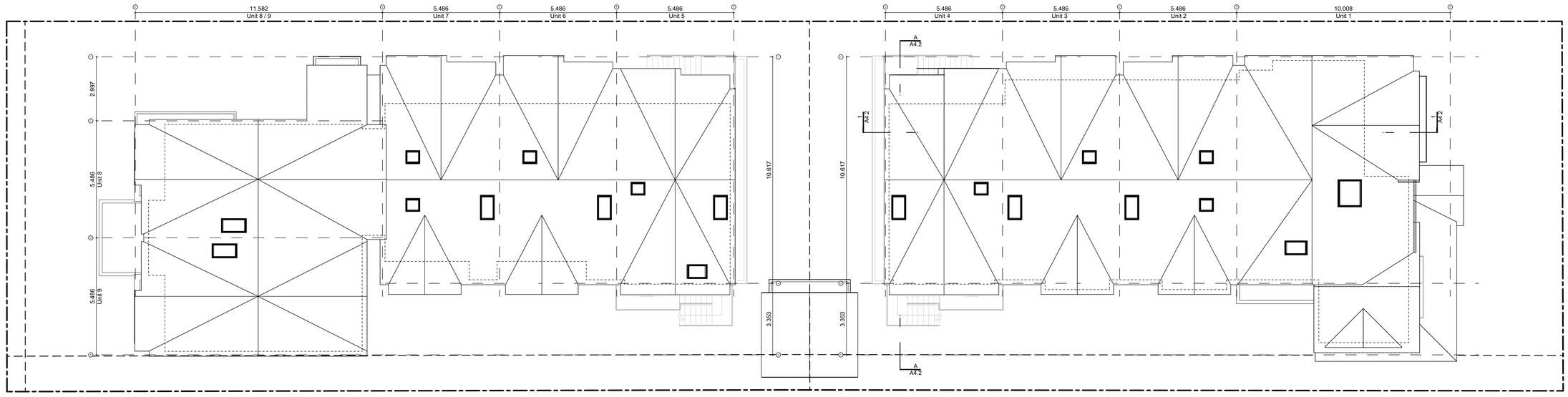
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2022-11-14	Revised & Re-Issued for DP
2022-11-25	Revised & Re-Issued for DP



1 Site Roof Plan
Scale: 1:100

Roof Plans

Project Name:

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Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015
Drawn By: SG/TD
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2022-11-14	Revised & Re-Issued for DP
2022-11-25	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 29, 2022
Scale:	NTS

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A5.0









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Concept Renderings

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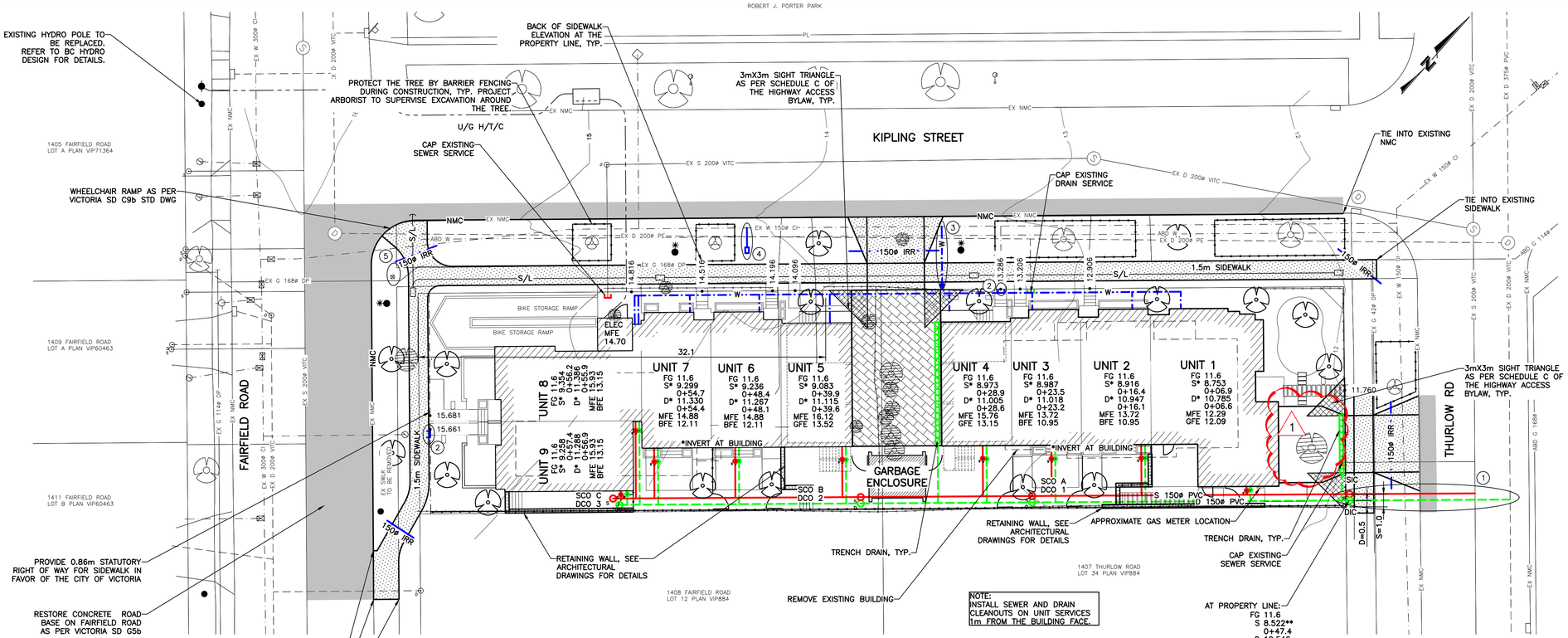
Drawn By: SG/TD

Plot Date: Nov 29, 2022

Scale: NTS

Sheet No:

A5.1



GENERAL NOTES

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

SEWER AND DRAIN

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

WATER

- WATER MAIN PIPE TO BE PVC DR18 AWWA STANDARD C900 FOR ALL WATER MAINS 100mm TO 350mm DIAMETER AND PVC SERIES 200 FOR ALL WATER MAINS LESS THAN 100mm DIAMETER. PROVIDE 1.0m MINIMUM COVER.
- CONTRACTOR TO TEST, CHLORINATE, FLUSH AND CONNECT THE WATER MAINS UNDER THE DIRECTION OF THE ENGINEER. CHLORINATION AND DISINFECTION TO AWWA C651.
- CONTRACTOR TO ENSURE CHLORINE SOLUTIONS ARE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REGULATIONS PRIOR TO DISCHARGING TO ANY DRAINAGE COURSE.
2. THE CITY OF VICTORIA SHALL CAP AND ABANDON EXISTING SERVICE AT THE DEVELOPER'S EXPENSE.
3. THE CITY OF VICTORIA SHALL INSTALL WATER SERVICE CONNECTION c/w METER TO PROPERTY LINE AT THE DEVELOPER'S EXPENSE. WATER SERVICE SIZE TO BE DETERMINED DURING DETAILED DESIGN PHASE.
4. THE CITY OF VICTORIA SHALL INSTALL IRRIGATION SERVICE c/w 50ø METER AT THE DEVELOPER'S EXPENSE.

ROAD

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

PARKS

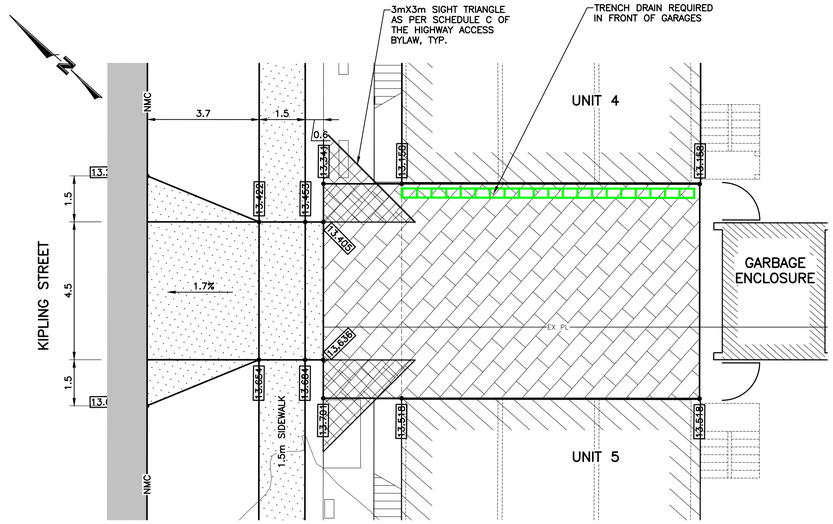
- PROTECT ALL TREES EXCEPT THOSE TO BE REMOVED FROM DAMAGE DURING CONSTRUCTION.
- HAND DIG WHERE ROOTS OVER 50mm ARE ENCOUNTERED.
- OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY. A COPY OF THE TREE PERMIT SHALL BE PRESENTED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

HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS

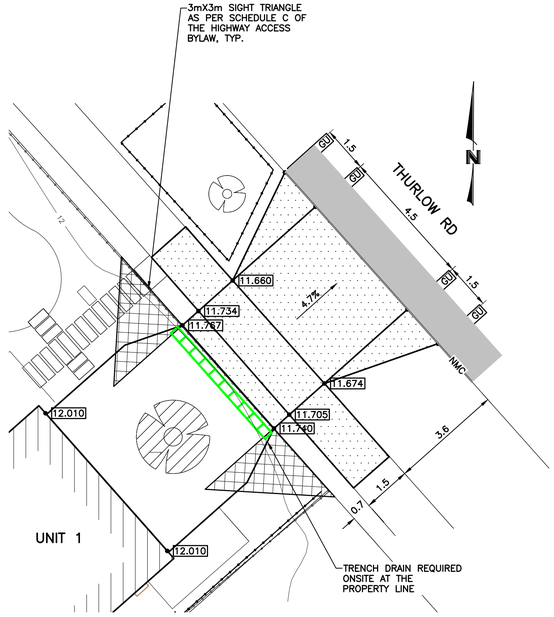
- CONTACT "B.C. ONE CALL" AT 1-800-474-6886 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- LOT TO BE SERVICED UNDERGROUND.
- BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
- CONSTRUCT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

LEGEND

- APPROXIMATE EXTENT OF ASPHALT PAVING
- 100mm THICK CONCRETE SIDEWALK (150mm AT DRIVEWAY LOCATIONS)
- PAVERS – REFER TO LANDSCAPE FOR DETAILS
- PROPOSED TREE
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- BFE — BASEMENT FLOOR ELEVATION
- MFE — MAIN FLOOR ELEVATION
- XX.XXX TOC — PROPOSED ELEVATION AT TOP OF CURB
- XX.XXX GU — PROPOSED ELEVATION AT GUTTER
- XX.XXX — PROPOSED ELEVATION
- xx.xx — EXISTING ELEVATION



KIPLING STREET DRIVEWAY GRADING
SCALE 1:100



THURLOW ROAD DRIVEWAY GRADING
SCALE 1:100

CONCEPTUAL PLAN

FOR DEVELOPMENT PERMIT



LOCATION PLAN
N.T.S.

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

1:200 (0, 4, 12m)

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

LEGEND

WATER —W—	GAS —G—	EXISTING U/G UTL.	MANHOLE	HYDRANT	MONUMENT
SEWER —S—	CURB —C—	PROPOSED U/G UTL.	CLEANOUT	VALVE	LOT PIN
DRAIN —D—	SIDEWALK S/W	LIGHT STANDARD	CATCHBASIN	METER	LEAD PLUG
DITCH	EDGE PAVE.	POWER POLE	ROAD SIGN	REDUCER	
CULVERT	BUSHLINE	ANCHOR			
HEADWALL	TREE				

SEAL

REVISIONS

No.	DESCRIPTION	DATE	SIGN
6	THURLOW DRIVEWAY REVISION	221212	IY
4	HYDRO REVISIONS	220228	JR/IK
3	SITE PLAN REVISION	210707	IK/NC
2	ARCHITECTURAL REVISION	201001	IK
1	REVISED AS PER COV COMMENTS	200513	IY/IK

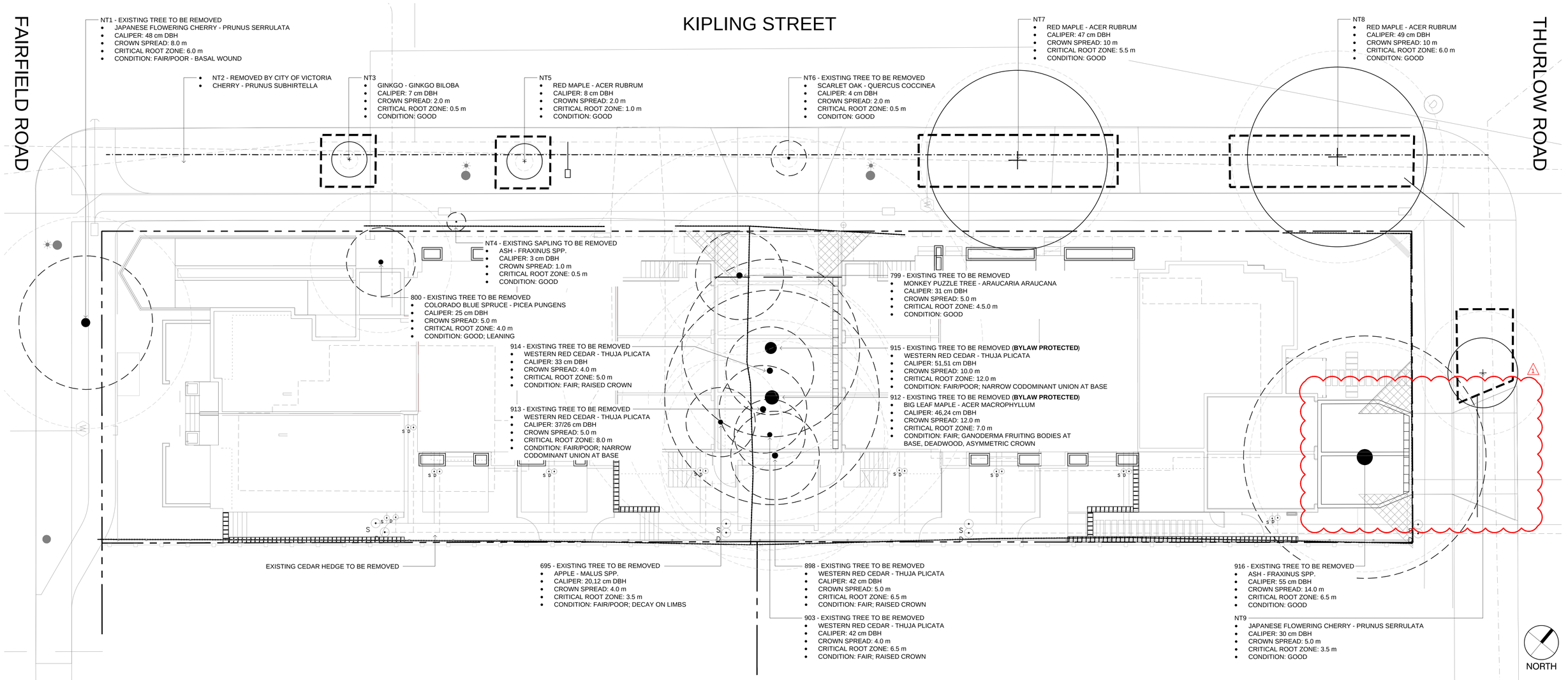
DESIGNED IK
DRAWN IY/NC/IK
CHECKED IK
DATE OCTOBER 2019
B.M. 9-68
ELEV. 15.742
SCALE Horz. 1:200
Vert.

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

PROJECT
1400 FAIRFIELD ROAD
BREIA HOLDINGS LTD.
SITE PLAN
GENERAL NOTES

WESTBROOK PROJECT No. 3455
GOVERNING AUTHORITY FILE No.
SHEET 1 OF 1 REV. 6
WESTBROOK DRAWING No. 3455-01 (DP)

WESTBROOK CONSULTING LTD. - 2022-12-12 10:30AM - I:\PROJECTS\3455 549 351 Kipling St\VAC Drawings\3455-01.dwg



LEGEND

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

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

1. 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 NT7-9 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.**
2. 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.
3. MINIMIZING SOIL COMPACTION: IN AREAS WHERE CONSTRUCTION TRAFFIC MUST ENCROACH 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.
4. **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.
5. 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.

0 1 2.5 5 10

SCALE: 100

BIOPHILIA design collective

LE PARC - RESIDENCES

1400 Fairfield Rd and 349 Kipling St

TREE REMOVAL AND PROTECTION PLAN

Date: December 13, 2022 Scale 1:100

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L0

KIPLING STREET

FAIRFIELD ROAD

THURLOW ROAD

EXISTING GINKGO BILOBA TREE SHOWN AT MATURE SIZE

EXISTING RED MAPLE TREE SHOWN AT MATURE SIZE

EXISTING RED MAPLE TREE SHOWN AT ACTUAL / MATURE SIZE

EXISTING RED MAPLE TREE SHOWN AT ACTUAL / MATURE SIZE

PROJECT SIGNAGE
- UNIT 5-7

PROJECT SIGNAGE
- LE PARC

PROJECT SIGNAGE
- UNIT 1-4

PROJECT SIGNAGE
- UNIT 8

PROJECT SIGNAGE
- UNIT 9

2 BIKE PARKING

SHRUB BED

COMMUNITY NODE WITH BENCH

LAWN

EXISTING JAPANESE CHERRY TREE SHOWN AT MATURE SIZE

PERMEABLE PAVEMENT DRIVEWAY

PERMEABLE PAVEMENT DRIVEWAY

2 BIKE PARKING

MAINTENANCE ACCESS STAIRS

RETAINING WALL SEE ARCH.

MAINTENANCE ACCESS GATE TYP.

EVERGREEN VINES TYP.

MAINTENANCE ACCESS GATE TYP.

RETAINING WALL SEE ARCH.

1.22 m (4') HT WOOD FENCE

1.52 m (5') HT WOOD FENCE

1.22 m (4') HT WOOD FENCE

NORTH

LEGEND

- MUNICIPAL CONCRETE SIDEWALK
- CONCRETE DRIVEWAY APRON
- DRIVEWAY / PATIO
  - PERMEABLE INTERLOCKING CONCRETE PAVER
- CONCRETE SIDEWALK / PATIO
  - MEDIUM SANDBLAST OR LIGHT BROOM FINISH
  - SAW CUT CONCRETE CRACK CONTROL JOINTS
- PATH
  - CONCRETE PAVERS
  - ABBOTSFORD PIAZZA SERIES
- EVERGREEN VINES
- SOD
- SHRUB BED
- PLANTER
- EXISTING WOOD FENCE
  - 6' (1.83 m) HT
  - ON ADJACENT PROPERTY
- PRIVACY FENCE
  - 5' (1.52 m) HT AS NOTED
  - 4' (1.22 m) HT AS NOTED
  - SOLID WOOD FENCING
- PROPERTY LINE
- BYLAW PROTECTED REPLACEMENT TREES
  - QTY 4
  - SPECIES AND LOCATION TO BE APPROVED BY PARKS
- IRRIGATION SLEEVE
- LARGE BOULEVARD TREE TO REMAIN
- SMALL BOULEVARD TREE TO REMAIN
- PROPOSED BOULEVARD TREE
  - SPECIES TO BE SELECTED BY CITY OF VICTORIA
  - TO BE INSTALLED BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE
- PROPOSED TREES

PROPOSED TREE QUANTITIES

PROPOSED ON-SITE TREES = 13
- DECIDUOUS TREES: 8
- BROADLEAF EVERGREEN TREES: 5
- BYLAW REPLACEMENT TREES: 4

PROPOSED MUNICIPAL BOULEVARD TREES
- DECIDUOUS TREES: 4

BOULEVARD IRRIGATION NOTES:

- 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.

ON-SITE IRRIGATION NOTES:

- ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED AND INSTALLED TO IIABC STANDARDS.

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1400 Fairfield Rd and 349 Kipling St

LANDSCAPE SITE PLAN

Date: December 13, 2022 Scale 1:100

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L1

FAIRFIELD ROAD

KIPLING STREET

THURLOW ROAD

0 1 2.5 5 10

SCALE: 100

IRRIGATION SLEEVE TYP.

SOD BOULEVARD TYP.

BOULEVARD IRRIGATION CONNECTION

BOULEVARD TREE ALIGNED WITH EXISTING TREES - HAND DIG - INSUFFICIENT SETBACK TO ALLOW FOR 1.5m OFFSET FROM EXISTING UTILITIES AND 1.0 m OFFSET FROM SIDEWALK

BOULEVARD TREE ALIGNED WITH EXISTING TREES - HAND DIG - INSUFFICIENT SETBACK TO ALLOW FOR 1.5m OFFSET FROM UTILITIES AND 1.0 m OFFSET FROM SIDEWALK

3.0 m

4 m² SOIL AREA

7 m² SOIL AREA

20 m² SOIL AREA

53 m² SOIL AREA

4.5 m

1.5

SIGHT TRIANGLE

11 m² SOIL AREA

22 m² SOIL AREA

30 m² SOIL AREA

22 m² SOIL AREA

NORTH

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	PARROTIA PERSICA / PERSIAN PARROTIA	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:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.
2. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO IIABC STANDARDS.
3. ALL PROPOSED BOULEVARD TREES TO HAVE 10m³ MIN. GROWING MEDIUM.



PACIFIC DOGWOOD



LITTLE GEM DWARF MAGNOLIA



GARRY OAK



JAPANESE SNOWBELL

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TREE PLANTING PLAN

Date: December 13, 2022 Scale 1:100

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L2

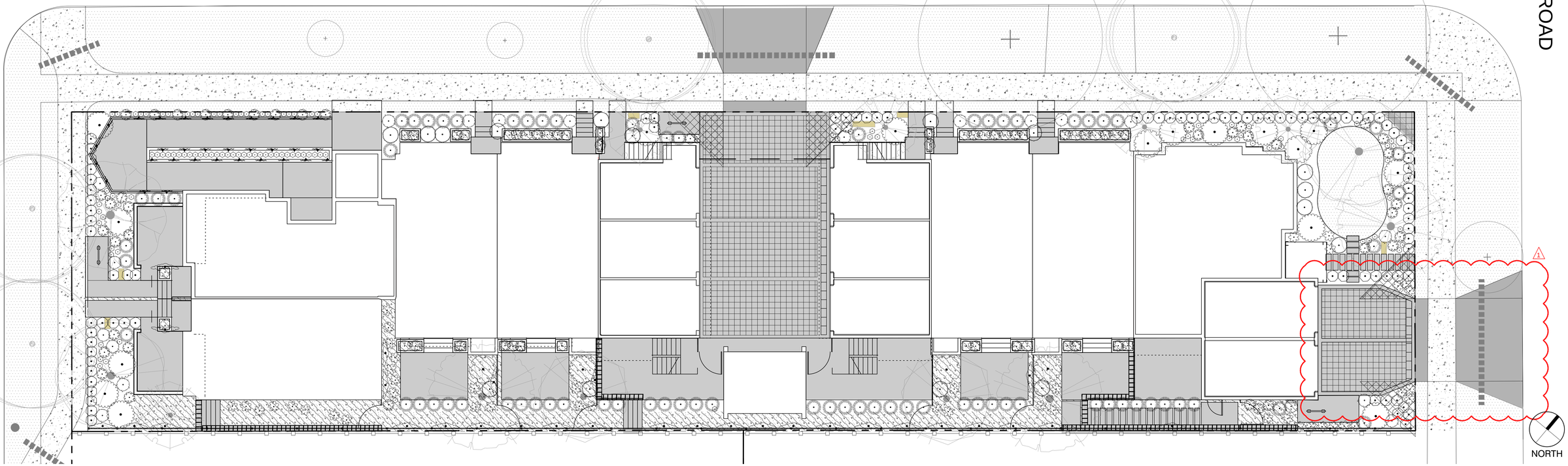
KIPLING STREET

FAIRFIELD ROAD

THURLOW ROAD

0 1 2.5 5 10

SCALE: 100



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 MUNITUM / 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

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SHRUB PLANTING PLAN

Date: December 13, 2022 Scale 1:100

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L3

Biophilia design collective Ltd.
1608 Camosun Street
Victoria, BC V8T 3E6
250.590.1156

Landscape Revision List

1400 Fairfield and 349 Kipling
December 13, 2022

1. Driveway and adjacent landscape adjusted.

END OF REVISIONS