



# 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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A5.1	Concept Renderings	NTS
28	Sheets in Set	

#### Team of Consultants

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Seal

**Revisions**  
 Received Date:  
 November 15, 2022

Issued	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 4, 2022  
 Scale: NTS  
 Sheet No:

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 :



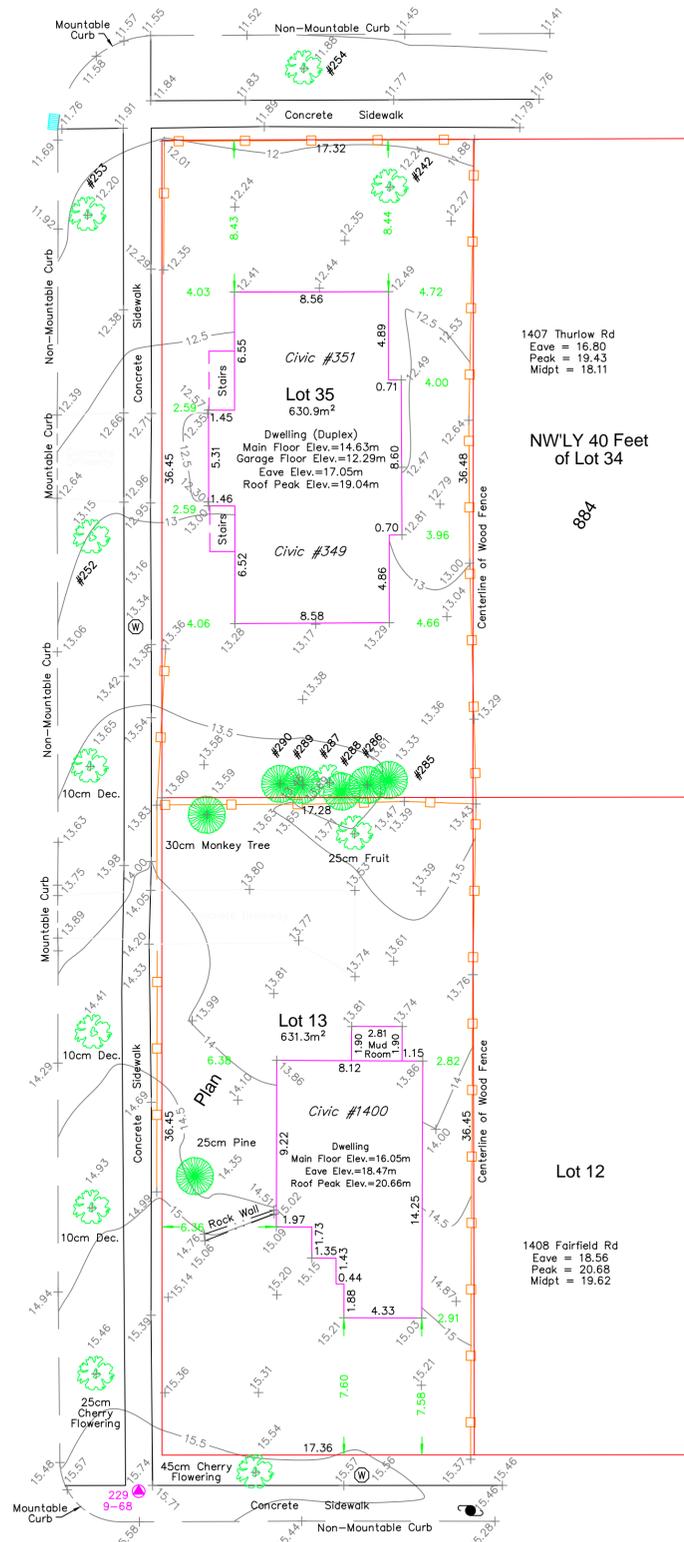
4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7  
TEL: 250-727-2214 FAX: 250-727-3395  
E-MAIL: info@jeanderson.com  
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER



Kipling Street

Thurlow Road

Fairfield Road



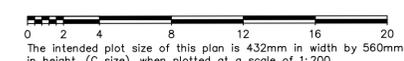
LEGEND

- Denotes Control Monument Found
- Denotes Traverse Station Placed
- Denotes Catch Basin
- Denotes Coniferous Tree
- Denotes Deciduous Tree
- Denotes Typical Spot Elevation
- Denotes Utility Pole
- 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	Cherry	25cm
No tag	Cherry	45cm
No tag	Pine	25cm

Legal boundaries are derived from field survey  
 Distances and elevations are in metres.  
 Elevations are geodetic based on control monument 9-68.  
 Elevations are at grade unless noted otherwise.  
 Building dimensions and offsets to property lines are shown to exterior of building walls.



FOR DEVELOPMENT APPLICATION ONLY

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.  
 J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.  
 Subject to charges, legal notations, and interests shown on: Title No. ET59777 (P.I.D. 008-292-345) Lot 13  
 Title No. CA6094211 (P.I.D. 005-209-510) Lot 35  
 V:\\_Projects\31517\08\02\Microsurvey\31517.dwg

**S BASTI GARON**  
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Survey Plan

Project Name: Fairfield-Kipling Development  
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 PID: 19.015  
 Project No: SG/TD  
 Drawn By: Nov 4, 2022  
 Plot Date: NTS  
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Context Plan

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID: 19.015

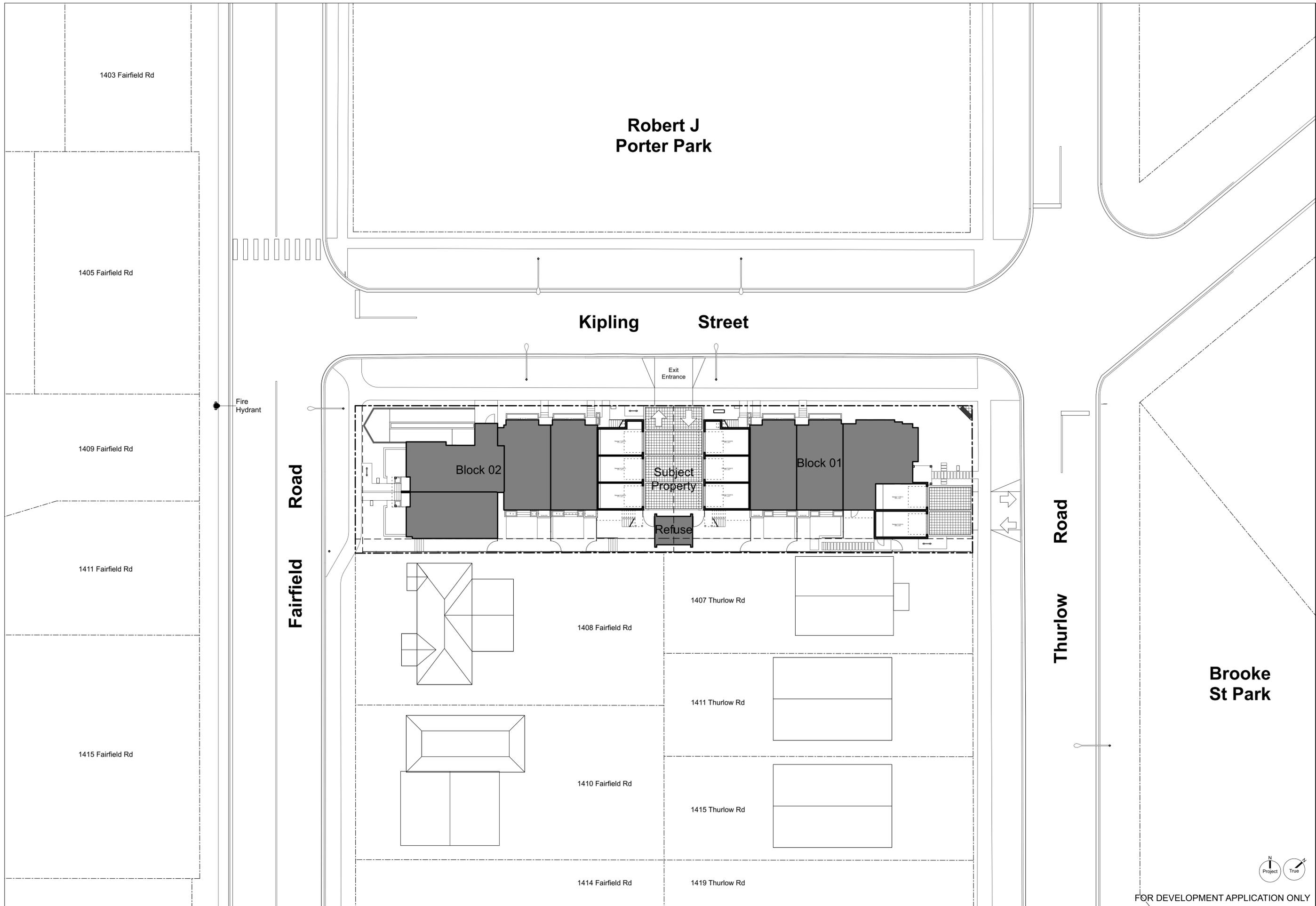
Drawn By: SG/TD

Plot Date: Nov 4, 2022

Scale: 1:200

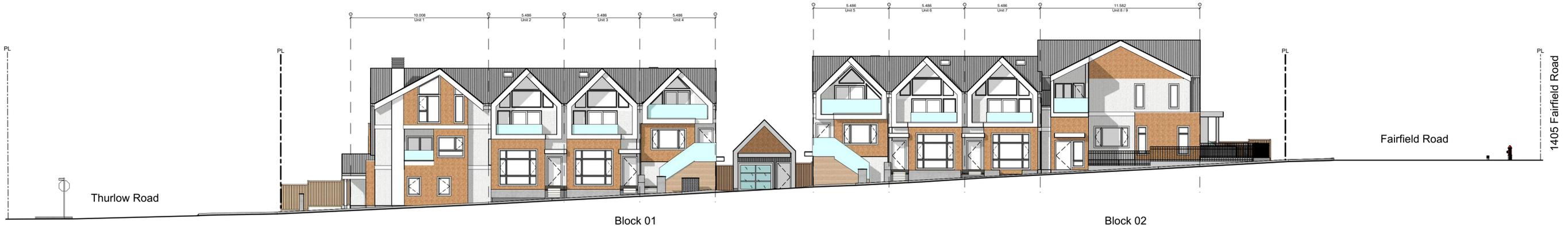
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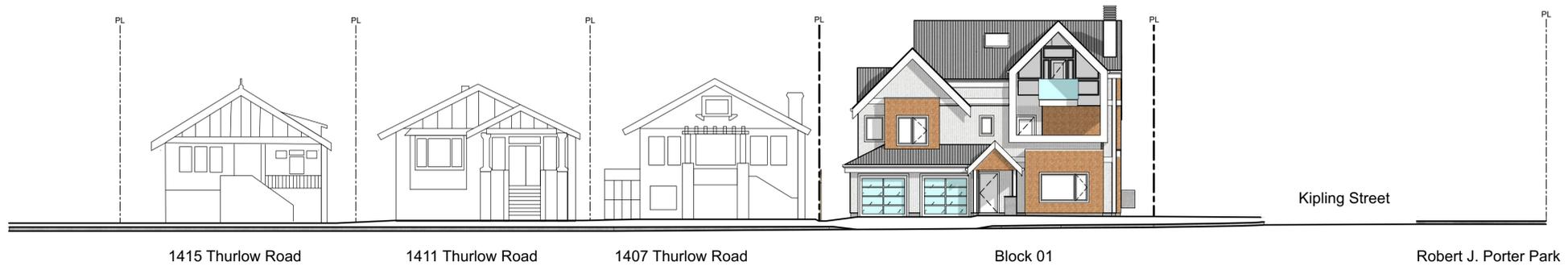
Brooke St. Park



1 Streetscape Kipling Street  
Scale: 1:150



2 Streetscape Fairfield Road  
Scale: 1:150



3 Streetscape Thurlow Road  
Scale: 1:150

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Context Streetscape

Project Name:

Fairfield-Kipling Development

Civic: 1400 Fairfield Rd & 349 Kipling St

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Drawn By: SG/TD

Plot Date: Nov 4, 2022

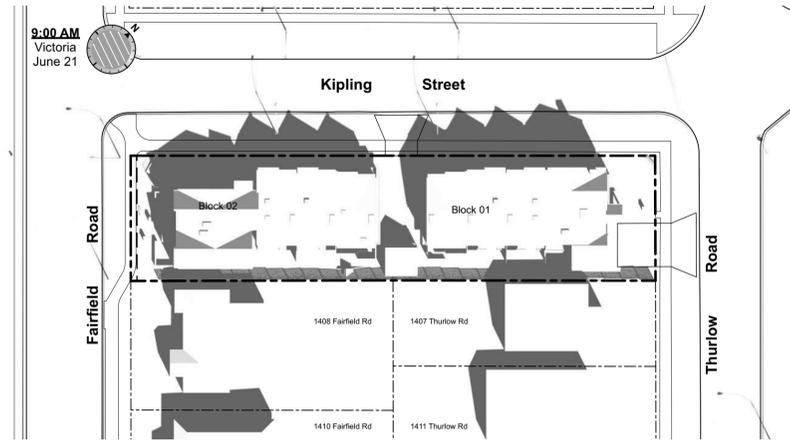
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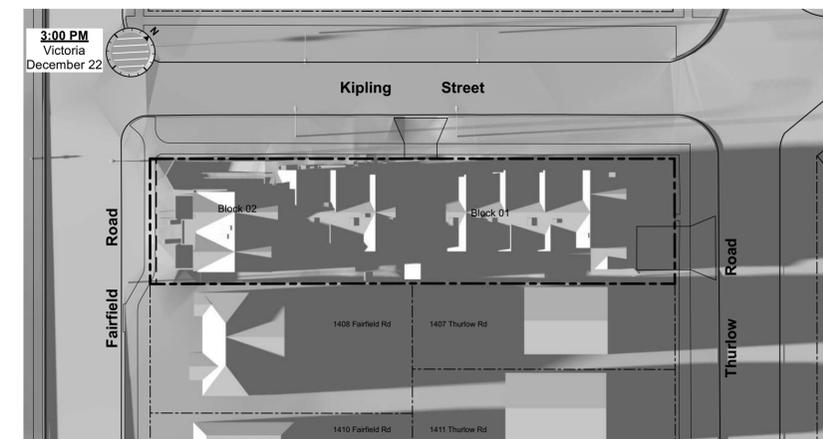
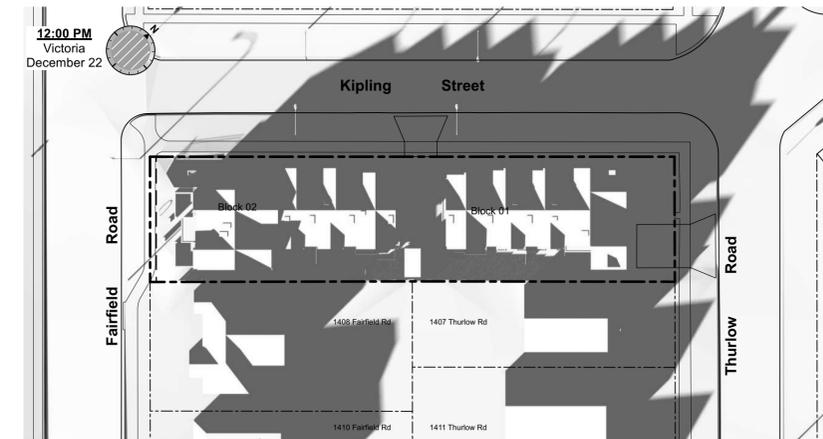
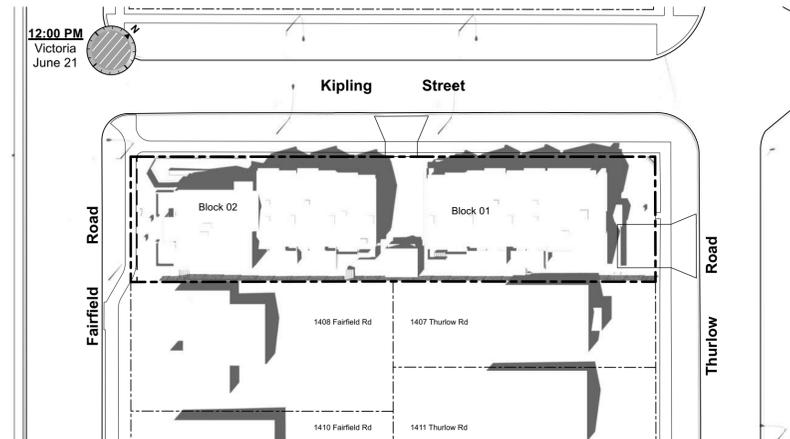
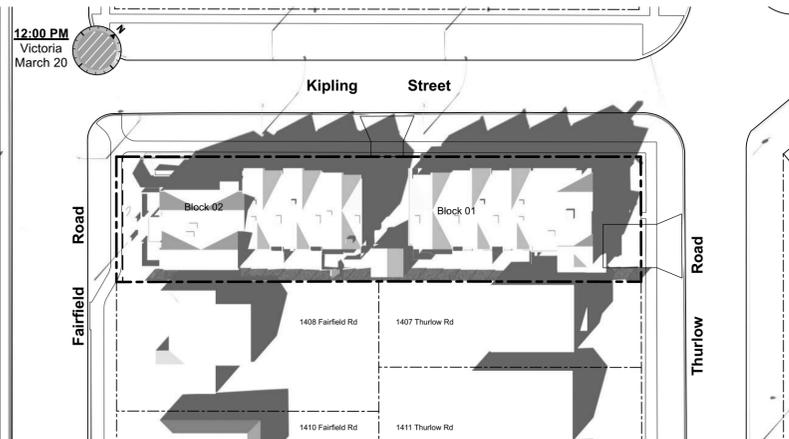
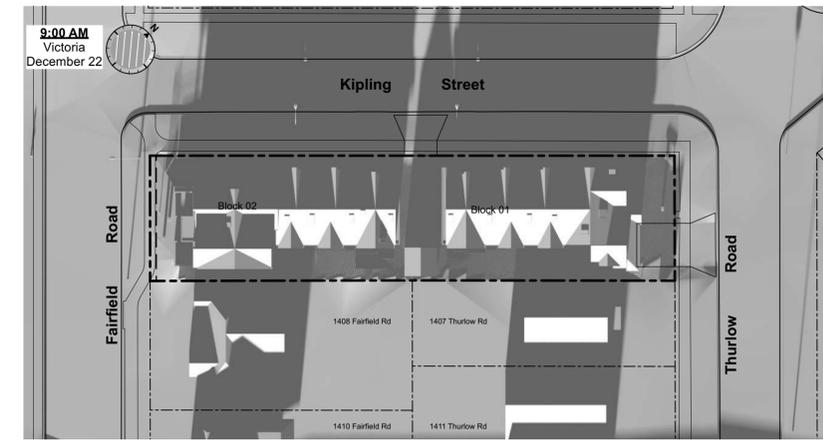
March Equinox



June Solstice



December Solstice



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Solar Study

Project Name:  
**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:  
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Drawn By: SG/TD  
Plot Date: Nov 4, 2022  
Scale: (1:120) 1" = 10'-0"  
Sheet No:



1

4

2

6

7

8

5

3



**Legend**

- | No. | Description  |
|-----|--|
| 1   | Ready for solar panels (rough-in)                  |
| 2   | Ready for electric car charging outlets (rough-in) |
| 3   | Water efficient landscaping                        |
| 4   | Enhanced Bike Parking                              |
| 5   | Enhanced natural light                             |
| 6   | Energy efficient light fixtures                    |
| 7   | Water efficient plumbing fixtures                  |
| 8   | Low-VOC interior finishes                          |

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**Sustainability Strategy**

Project Name:

**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 4, 2022

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

Sheet No:

**A1.5**

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Neighbouring Window Overlay

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Fairfield-Kipling Development

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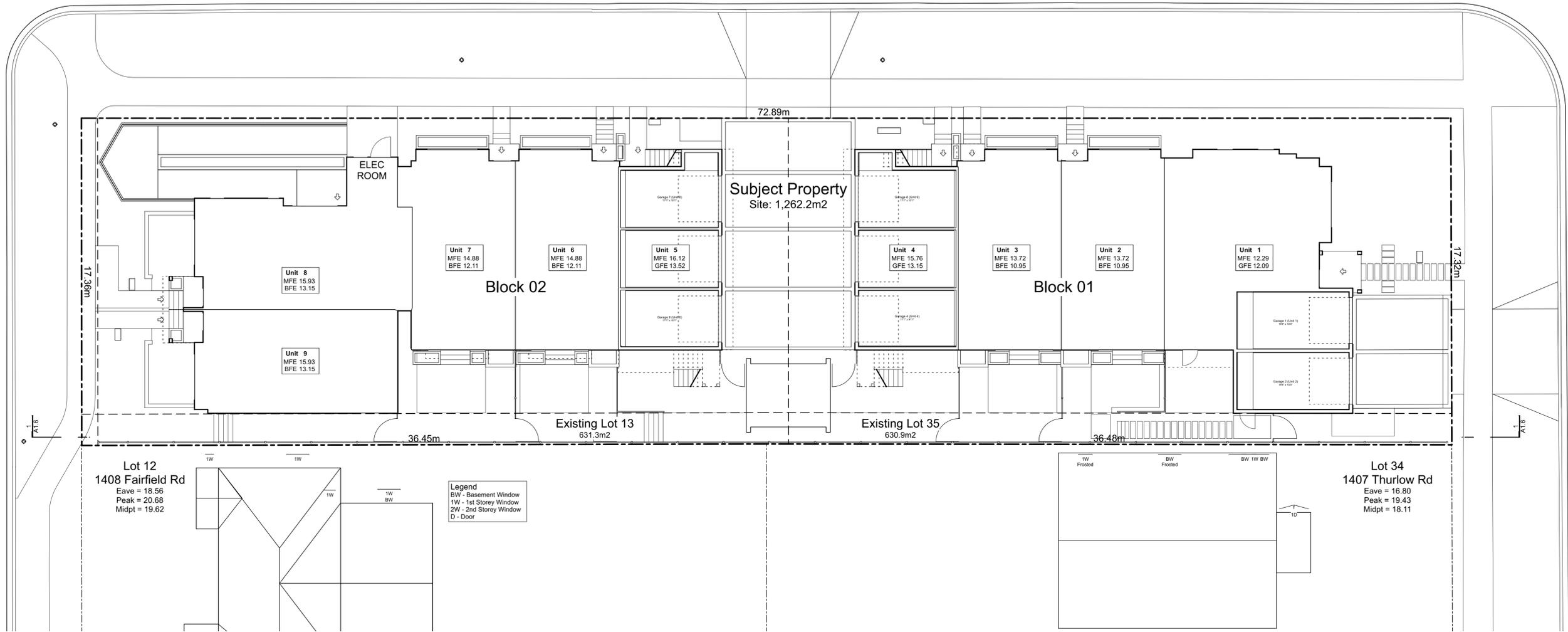
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A1.6

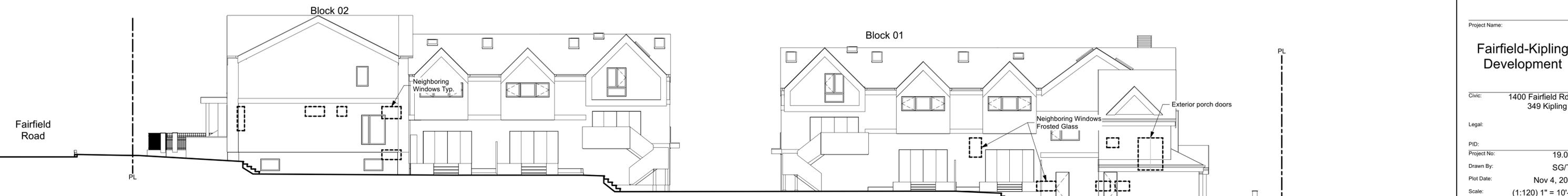
Kipling Street

Fairfield Road

Thurlow Road

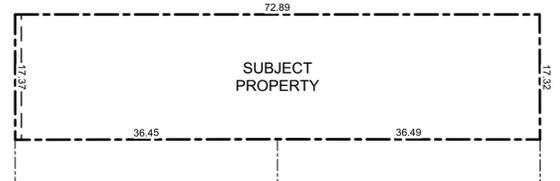


Note:  
Diagrams as shown are for illustrative purposes only.  
Window locations are approximate and have not been surveyed.



1 Window Elevation  
Scale: 1:120

FOR DEVELOPMENT APPLICATION ONLY



1 Proposed Consolidated Lot  
Scale: 1:500

**Existing Tree Schedule**

See Arborist Report Prepared by Talbot Mackenzie & Associates:

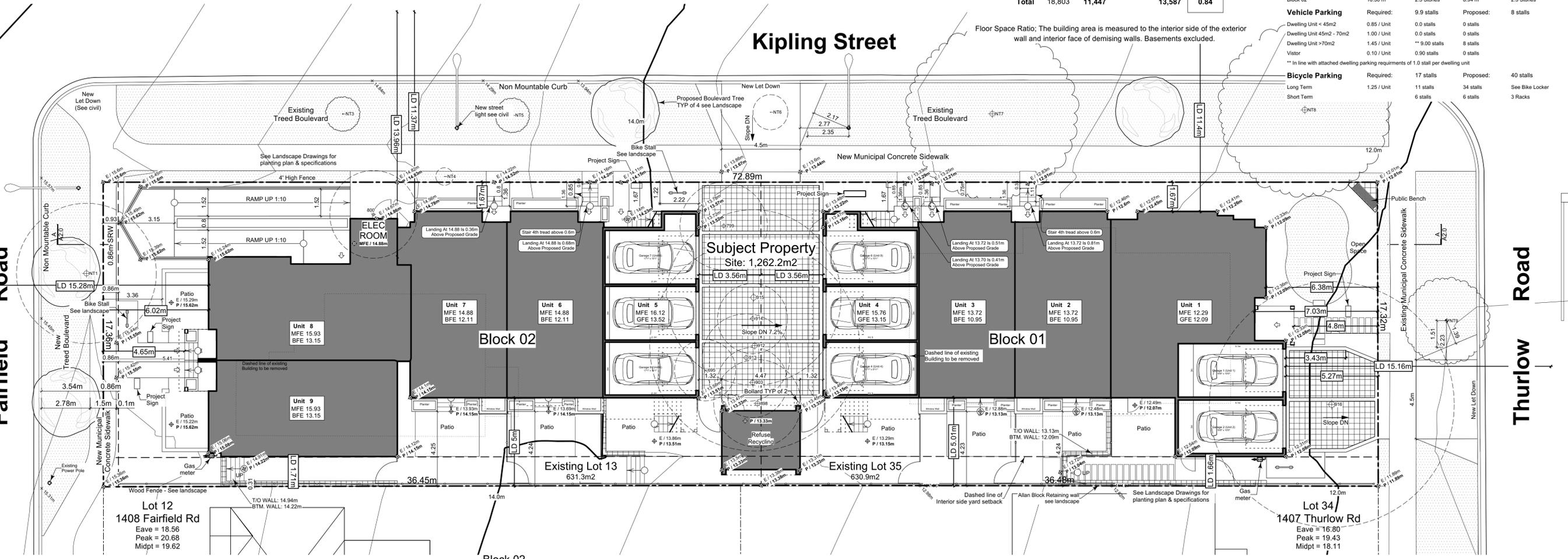
Tag	Name	Action	DBH (cm)	Spread (m)
695	Apple	Remove	4.0	3.5
799	Monkey Puzzle	Remove	31.0	5.0
800	Blue Spruce	Remove	25.0	5.0
898	Western Red Cedar	Remove	42.0	5.0
903	Western Red Cedar	Remove	42.0	4.0
912	Big Leaf Maple	Remove	46.0	12.0
913	Western Red Cedar	Remove	37.0	5.0
914	Western Red Cedar	Remove	33.0	4.0
915	Western Red Cedar	Remove	51.0	10.0
916	Ash	Remove	55.0	14.0
NT1	Japanese Cherry	Remove	48.0	8.0
NT3	Ginkgo	Retain	7.0	2.0
NT4	Ash	Remove	3.0	1.0
NT5	Red Maple	Retain	8.0	2.0
NT6	Scarlet Oak	Remove	4.0	2.0
NT7	Red Maple	Retain	47.0	10.0
NT8	Red Maple	Retain	49.0	10.0
NT9	Japanese Cherry	Retain	30.0	5.0
NT2	Cherry Plum	Removed by City	28.0	3.0

**Project Data**

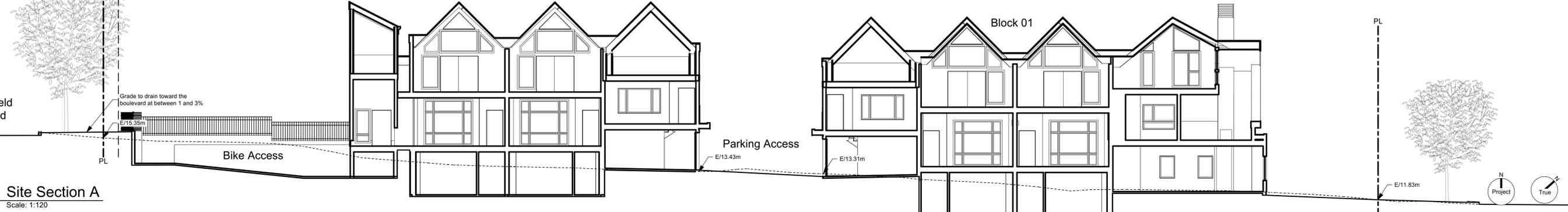
	GFA Area (SF)	Zoning Area (SF)	Habitable Half Storey	Site Area (SF)	FAR	Bedrms
<b>Block 01 (Unit 1-4)</b>						
Thurlow Cluster	8,598	5,558		6,791	0.81	11
Basement	1,239	0				
Main Floor	3,270	2,042				
Second Floor	2,615	2,476				
Half Storey	1,473	1,039	50.9% = (Half Storey / Main Floor)			
Garage	679	0				
<b>Block 02 (Unit 5-9)</b>						
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				
<b>Total</b>	<b>18,803</b>	<b>11,447</b>		<b>13,587</b>	<b>0.84</b>	

**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:	F10 Victoria	Estate Victoria VIP884	
Existing Zoning:	R1-B	R1-B	
<b>Site Area:</b>	<b>631.3 M2</b>	<b>630.9 M2</b>	<b>Total: 1262.3 M2</b>
<b>FSR</b>			<b>Proposed: 0.84</b>
Block 01	Theoretical Site 631.3 M2	4 Units	0.81
Block 02	Theoretical Site 630.9 M2	5 Units	0.85
<b>Site Open Space</b>			<b>39.3%</b>
Block 01	Theoretical Site 631.3 M2	17.4%	218.39 M2
Block 02	Theoretical Site 630.9 M2	22.0%	276.83 M2
<b>Lot Coverage</b>			<b>51.1%</b>
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
<b>Setbacks</b>			<b>Proposed</b>
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
<b>Building Height</b>	<b>Maximum</b>	<b>Proposed</b>	
Block 01	8.30 m	2.5 Stories	8.27 m
Block 02	10.50 m	2.5 Stories	8.94 m
<b>Vehicle Parking</b>	<b>Required:</b>	<b>Proposed:</b>	<b>8 stalls</b>
Dwelling Unit < 45m2	0.85 / Unit	0.0 stalls	0 stalls
Dwelling Unit 45m2 - 70m2	1.00 / Unit	0.0 stalls	0 stalls
Dwelling Unit > 70m2	1.45 / Unit	** 9.00 stalls	8 stalls
Visitor	0.10 / Unit	0.90 stalls	0 stalls
** In line with attached dwelling parking requirements of 1.0 stall per dwelling unit			
<b>Bicycle Parking</b>	<b>Required:</b>	<b>Proposed:</b>	<b>40 stalls</b>
Long Term	1.25 / Unit	11 stalls	34 stalls
Short Term		6 stalls	6 stalls



2 Site Plan  
Scale: 1:120



A Site Section A  
Scale: 1:120

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Site Plan

Project Name: **Fairfield-Kipling Development**  
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Sheet No:

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Floor Area Calculations Unit 1			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	No Basement as per zoning definition		
Main Floor	1,243 sq ft / 115.5 m <sup>2</sup>	801 sq ft / 74.4 m <sup>2</sup>	
Second Floor	873 sq ft / 81.1 m <sup>2</sup>	813 sq ft / 75.5 m <sup>2</sup>	
Half Storey	955 sq ft / 88.8 m <sup>2</sup>	579 sq ft / 53.8 m <sup>2</sup>	
<b>Totals:</b>	<b>3,072 sq ft / 285.4 m<sup>2</sup></b>	<b>2,193 sq ft / 203.7 m<sup>2</sup></b>	<b>3</b>
Garage	168 sq ft / 15.7 m <sup>2</sup>		

Floor Area Calculations Unit 2			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	622 sq ft / 57.8 m <sup>2</sup>	0 sq ft / 0.0 m <sup>2</sup>	
Main Floor	617 sq ft / 57.3 m <sup>2</sup>	629 sq ft / 58.5 m <sup>2</sup>	
Second Floor	589 sq ft / 54.8 m <sup>2</sup>	568 sq ft / 52.8 m <sup>2</sup>	
Half Storey			
<b>Totals:</b>	<b>1,828 sq ft / 169.9 m<sup>2</sup></b>	<b>1,198 sq ft / 111.3 m<sup>2</sup></b>	<b>3</b>
Garage	168 sq ft / 15.7 m <sup>2</sup>		

Floor Area Calculations Unit 3			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	617 sq ft / 57.3 m <sup>2</sup>	0 sq ft / 0.0 m <sup>2</sup>	
Main Floor	616 sq ft / 57.3 m <sup>2</sup>	605 sq ft / 56.2 m <sup>2</sup>	
Second Floor	589 sq ft / 54.8 m <sup>2</sup>	568 sq ft / 52.8 m <sup>2</sup>	
Half Storey			
<b>Totals:</b>	<b>1,823 sq ft / 169.3 m<sup>2</sup></b>	<b>1,173 sq ft / 109.0 m<sup>2</sup></b>	<b>3</b>
Garage	172 sq ft / 16.0 m <sup>2</sup>		

Floor Area Calculations Unit 4			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	No Basement as per zoning definition		
Main Floor	794 sq ft / 73.8 m <sup>2</sup>	7 sq ft / 0.6 m <sup>2</sup>	
Second Floor	563 sq ft / 52.3 m <sup>2</sup>	527 sq ft / 48.9 m <sup>2</sup>	
Half Storey	518 sq ft / 48.1 m <sup>2</sup>	460 sq ft / 42.8 m <sup>2</sup>	
<b>Totals:</b>	<b>1,875 sq ft / 174.2 m<sup>2</sup></b>	<b>994 sq ft / 92.3 m<sup>2</sup></b>	<b>2</b>
Garage	170 sq ft / 15.8 m <sup>2</sup>		

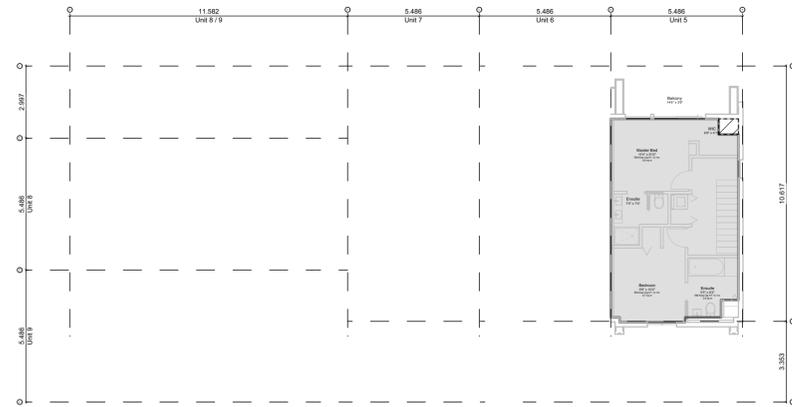
Floor Area Calculations Unit 5			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	No Basement as per zoning definition		
Main Floor	794 sq ft / 73.8 m <sup>2</sup>	0 sq ft / 0.0 m <sup>2</sup>	
Second Floor	563 sq ft / 52.3 m <sup>2</sup>	527 sq ft / 48.9 m <sup>2</sup>	
Half Storey	518 sq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

Floor Area Calculations Unit 6			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	627 sq ft / 58.3 m <sup>2</sup>	0 sq ft / 0.0 m <sup>2</sup>	
Main Floor	616 sq ft / 57.3 m <sup>2</sup>	601 sq ft / 55.9 m <sup>2</sup>	
Second Floor	589 sq ft / 54.8 m <sup>2</sup>	581 sq ft / 53.9 m <sup>2</sup>	
Half Storey			
<b>Totals:</b>	<b>1,833 sq ft / 170.3 m<sup>2</sup></b>	<b>1,182 sq ft / 109.8 m<sup>2</sup></b>	<b>4</b>
Garage	169 sq ft / 15.7 m <sup>2</sup>		

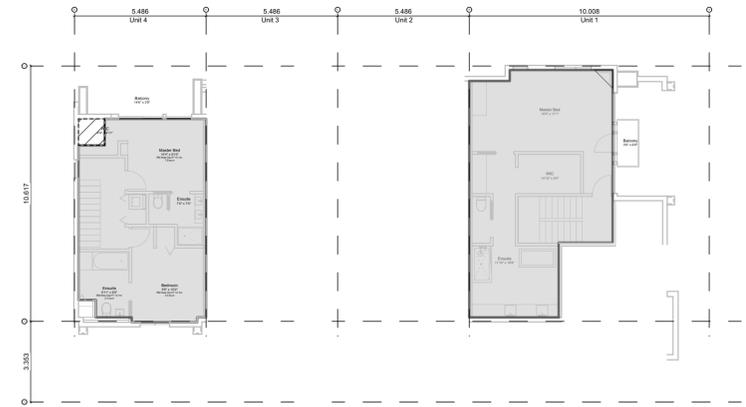
Floor Area Calculations Unit 7			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	619 sq ft / 57.5 m <sup>2</sup>	0 sq ft / 0.0 m <sup>2</sup>	
Main Floor	636 sq ft / 59.1 m <sup>2</sup>	621 sq ft / 57.7 m <sup>2</sup>	
Second Floor	589 sq ft / 54.8 m <sup>2</sup>	572 sq ft / 53.2 m <sup>2</sup>	
Half Storey			
<b>Totals:</b>	<b>1,844 sq ft / 171.4 m<sup>2</sup></b>	<b>1,193 sq ft / 110.8 m<sup>2</sup></b>	<b>4</b>
Garage	172 sq ft / 16.0 m <sup>2</sup>		

Floor Area Calculations Unit 8			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	678 sq ft / 63.0 m <sup>2</sup>	0 sq ft / 0.0 m <sup>2</sup>	
Main Floor	696 sq ft / 64.7 m <sup>2</sup>	691 sq ft / 64.2 m <sup>2</sup>	
Second Floor	626 sq ft / 58.2 m <sup>2</sup>	598 sq ft / 55.6 m <sup>2</sup>	
Half Storey			
<b>Totals:</b>	<b>2,001 sq ft / 185.9 m<sup>2</sup></b>	<b>1,289 sq ft / 119.8 m<sup>2</sup></b>	<b>2</b>
Garage	172 sq ft / 16.0 m <sup>2</sup>		

Floor Area Calculations Unit 9			
	Gross Floor Area	Zoning Floor Area	Bedrms
Basement Floor	616 sq ft / 57.2 m <sup>2</sup>	0 sq ft / 0.0 m <sup>2</sup>	
Main Floor	627 sq ft / 58.3 m <sup>2</sup>	613 sq ft / 56.9 m <sup>2</sup>	
Second Floor	581 sq ft / 54.0 m <sup>2</sup>	544 sq ft / 50.6 m <sup>2</sup>	
Half Storey			
<b>Totals:</b>	<b>1,825 sq ft / 169.5 m<sup>2</sup></b>	<b>1,157 sq ft / 107.5 m<sup>2</sup></b>	<b>3</b>
Garage	172 sq ft / 16.0 m <sup>2</sup>		



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



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



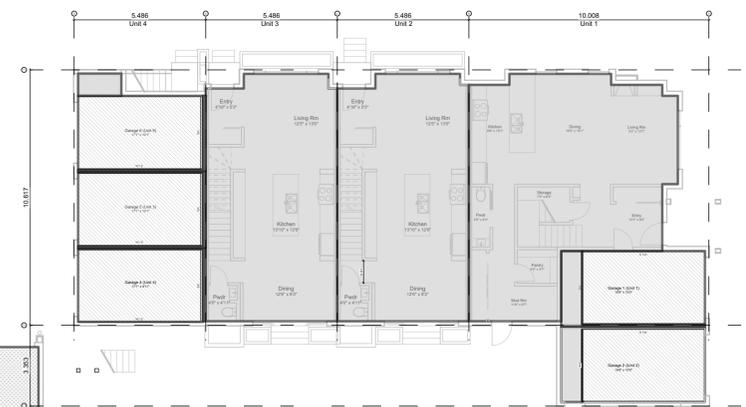
2.2 Block 02 - Floor 2  
Scale: 1:150



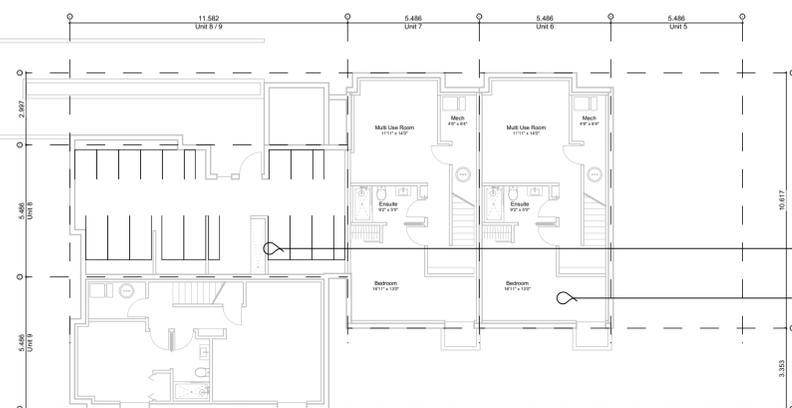
1.2 Block 01 - Floor 2  
Scale: 1:150



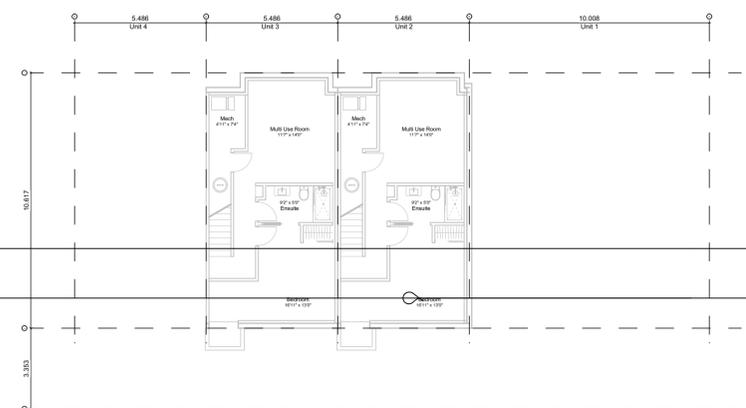
2.1 Block 02 - Floor 1  
Scale: 1:150



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

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

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

**"Floor Space Ratio"** means the ratio of the total floor area of a building to the lot area.

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

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

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

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

### Project Data

	GFA Area (SF)	Zoning Area (SF)	Habitable Half Storey	Site Area (SF)	FAR	Bedrms
<b>Block 01 (Unit 1-4)</b>						
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				
<b>Block 02 (Unit 5-9)</b>						
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				
<b>Total</b>	<b>18,803</b>	<b>11,447</b>		<b>13,587</b>	<b>0.84</b>	

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

Issued	Revised & Re-Issued for DP
2020-09-21	Revised & Re-Issued for DP
2021-07-20	Revised & Re-Issued for DP
2021-11-21	Revised & Re-Issued for DP
2021-12-16	Revised & Re-Issued for DP
2022-03-30	Revised & Re-Issued for DP
2022-04-11	Revised & Re-Issued for DP
2022-05-10	Revised & Re-Issued for DP
2022-10-06	Revised & Re-Issued for DP
2022-11-04	Revised & Re-Issued for DP
2022-11-14	Revised & Re-Issued for DP

## Graphical Floor Area Ratio

Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

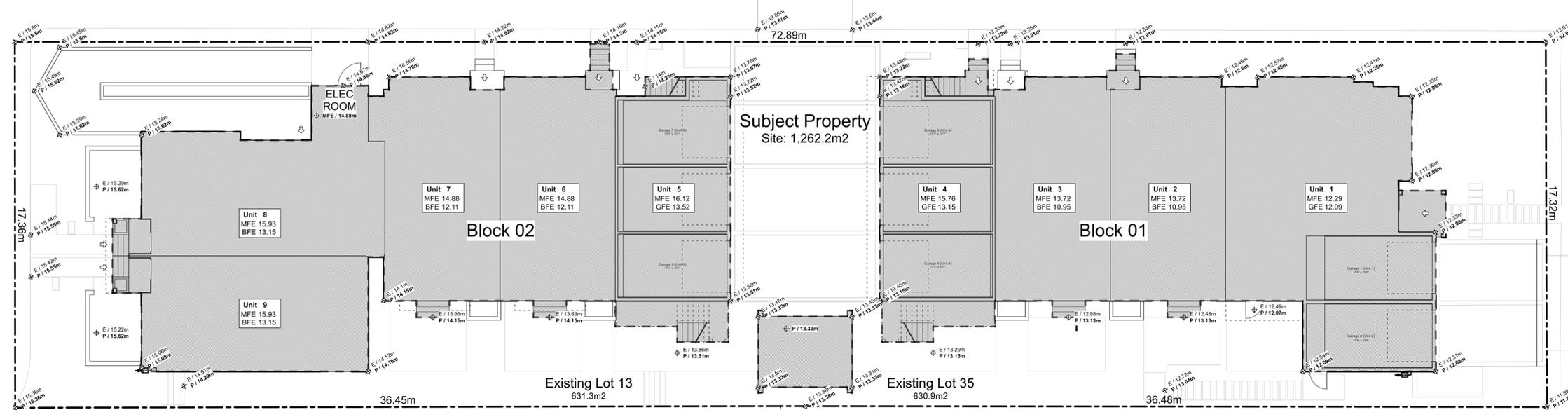
Plot Date: Nov 4, 2022

Scale: 1:100

Sheet No:

Fairfield Road

Thurlow Road



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

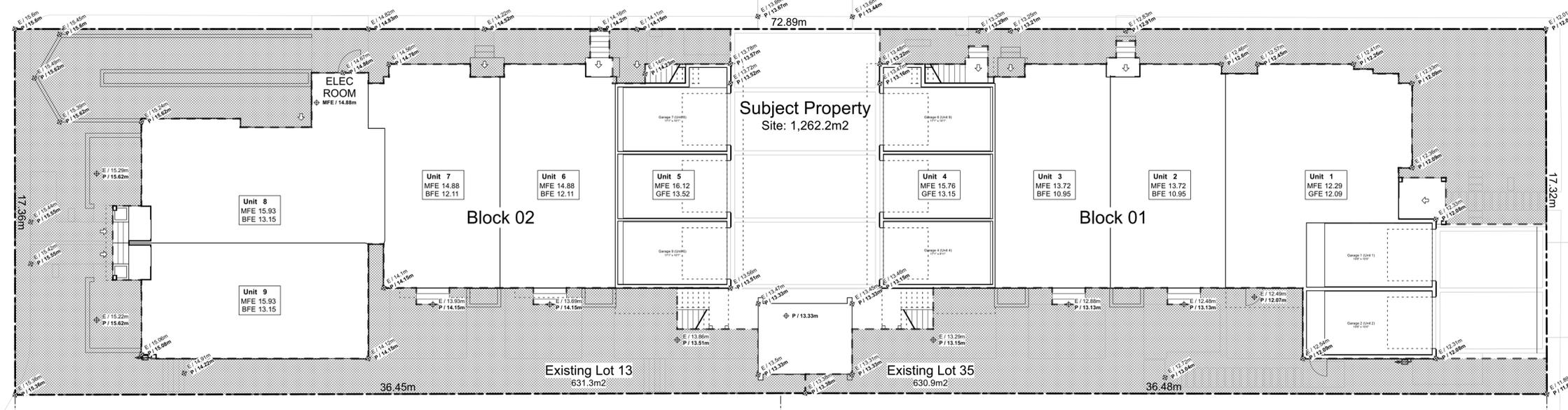
"Site Coverage" means the percentage of the area of a lot which is occupied by any structure.

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

2 Lot Coverage  
Scale: 1:120

Fairfield Road

Thurlow Road



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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REPORT INCONSISTENCIES AND OMISSIONS TO THE ARCHITECT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

Issued	Revised & Re-issued for DP
2020-09-21	Revised & Re-issued for DP
2021-07-20	Revised & Re-issued for DP
2021-11-21	Revised & Re-issued for DP
2021-12-16	Revised & Re-issued for DP
2022-03-30	Revised & Re-issued for DP
2022-04-11	Revised & Re-issued for DP
2022-05-10	Revised & Re-issued for DP
2022-10-06	Revised & Re-issued for DP
2022-11-04	Revised & Re-issued for DP
2022-11-14	Revised & Re-issued for DP

Graphical &  
Site Coverage &  
Open Site Space

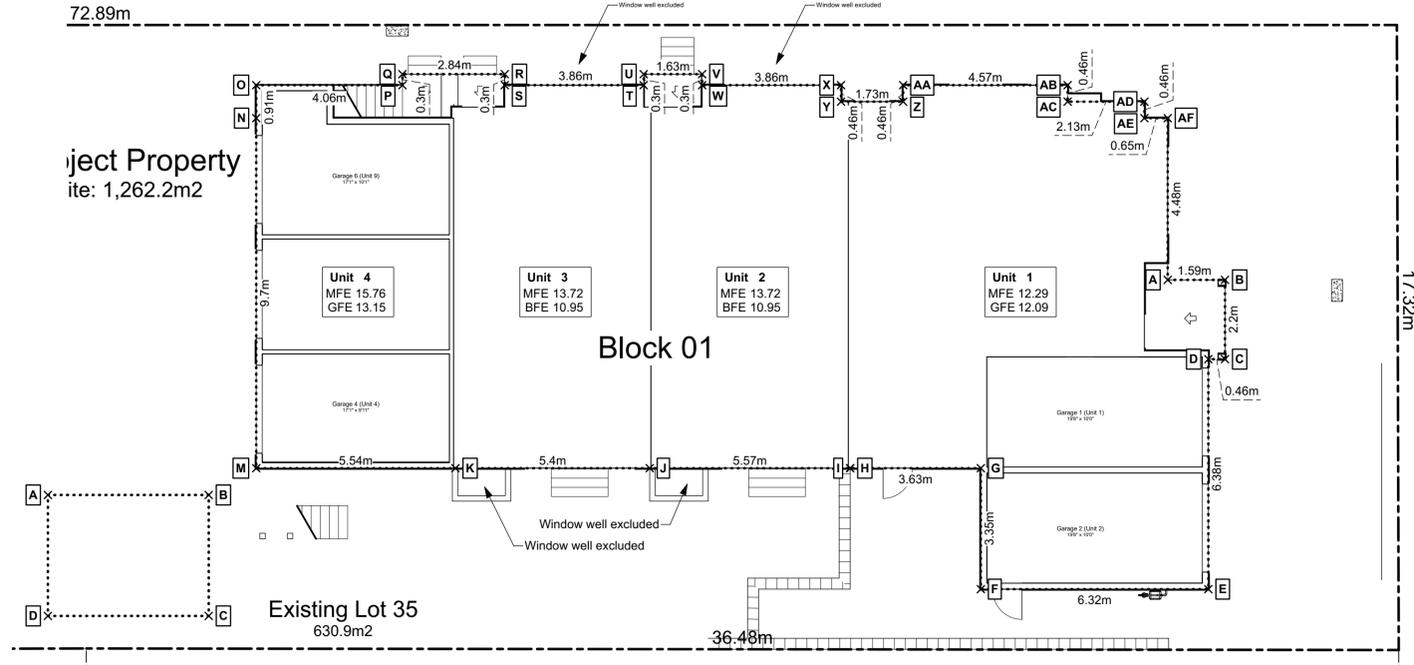
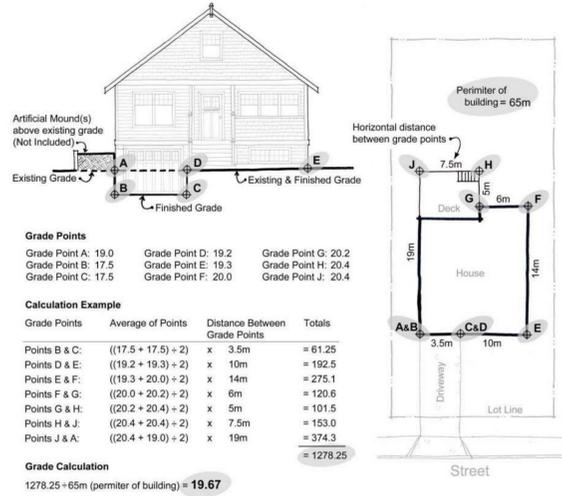
Project Name:  
**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:  
PID:  
Project No: 19.015  
Drawn By: SG/TD  
Plot Date: Nov 4, 2022  
Scale: (1:120) 1" = 10'-0"  
Sheet No:



"Grade" means the elevation calculated by averaging the elevation of natural grade or finished grade, whichever is lower at any points at which any part of a building comes into contact with the surface of a lot, excluding any artificial mounds of earth or rocks placed at or near the wall of a building, and excluding the minimum window well width and depth required by the British Columbia Building Code."



**Grade Calculations - Block 01**

PT	Natural Grade	Finished Grade	Lowest Grade	PT	Lowest Grade	Average	Distance	Total
A	12.36 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	L	13.15 m	13.14 m	x 3.35 m	44.02
L	13.44 m	13.15 m	13.15 m	M	13.16 m	13.15 m	x 13.06 m	171.79
M	13.47 m	13.16 m	13.16 m	N	13.22 m	13.19 m	x 0.91 m	12.00
N	13.48 m	13.22 m	13.22 m	O	13.27 m	13.25 m	x 4.06 m	53.78
O	13.33 m	13.27 m	13.27 m	P	13.28 m	13.27 m	x 0.30 m	3.98
P	13.35 m	13.28 m	13.28 m	Q	13.16 m	13.22 m	x 2.84 m	37.54
Q	13.21 m	13.16 m	13.16 m	R	13.16 m	13.15 m	x 0.30 m	3.95
R	13.21 m	13.15 m	13.15 m	S	12.95 m	13.05 m	x 3.86 m	50.38
S	13.03 m	12.95 m	12.95 m	T	12.95 m	12.95 m	x 0.30 m	3.88
T	13.01 m	12.95 m	12.95 m	U	12.60 m	12.77 m	x 1.63 m	20.82
U	12.60 m	12.90 m	12.60 m	V	12.36 m	12.48 m	x 0.30 m	3.74
V	12.36 m	12.90 m	12.36 m	W	12.50 m	12.43 m	x 3.86 m	47.98
W	12.50 m	12.60 m	12.50 m	X	12.35 m	12.42 m	x 0.46 m	5.72
X	12.35 m	12.60 m	12.35 m	Y	12.52 m	12.43 m	x 1.73 m	21.51
Y	12.54 m	12.52 m	12.52 m	Z	12.52 m	12.52 m	x 0.46 m	5.76
Z	12.54 m	12.52 m	12.52 m	AA	12.52 m	12.52 m	x 0.46 m	5.65
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

**1 Block 01 Average Grade**  
Scale: 1:100

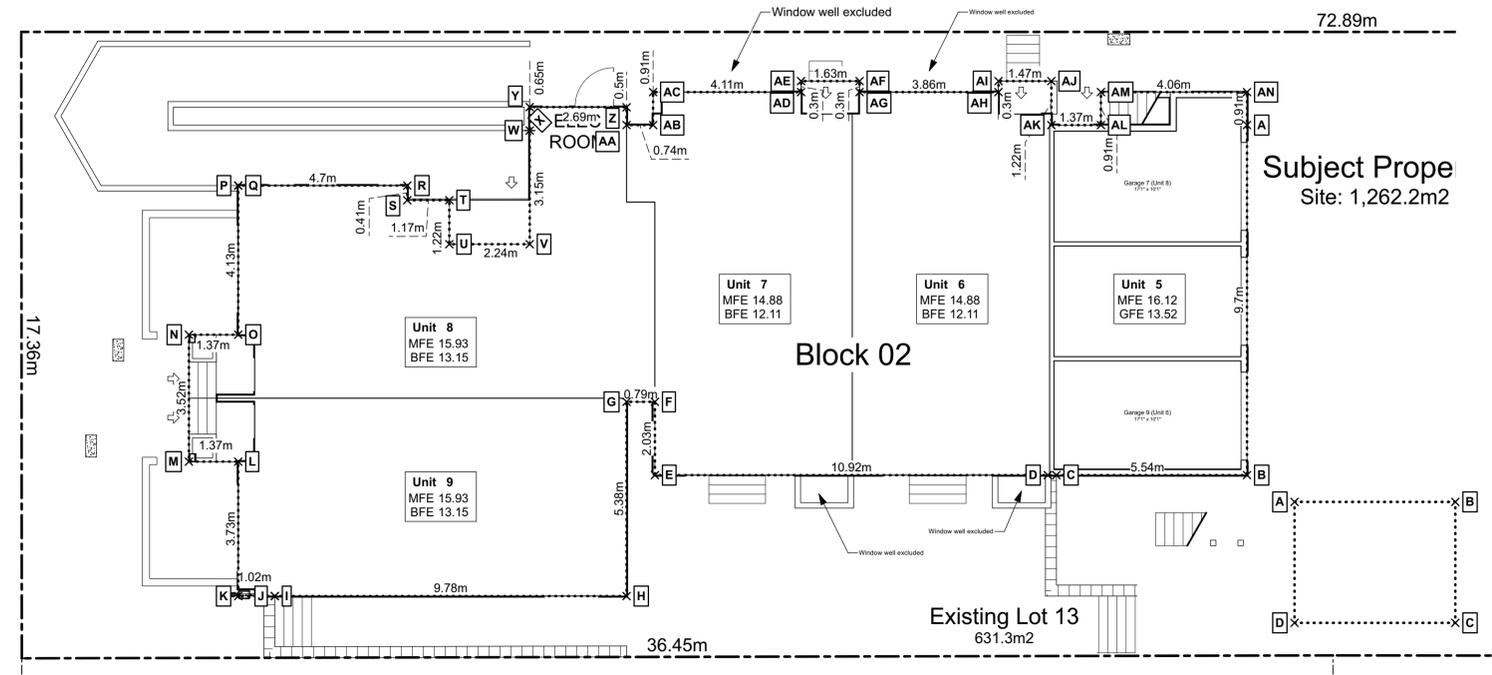
**Grade Calculations - Accessory Refuse**

PT	Natural Grade	Finished Grade	Lowest Grade	PT	Lowest Grade	Average	Distance	Total
A	13.47 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

**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	13.96 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

**2 Block 02 Average Grade**  
Scale: 1:100



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2022-10-06	Revised & Re-issued for DP
2022-11-04	Revised & Re-issued for DP
2022-11-14	Revised & Re-issued for DP

**Graphical**  
**Average Grade Calculation**

Project Name: **Fairfield-Kipling Development**  
Civic: **1400 Fairfield Rd & 349 Kipling St**

Legal:  
PID:  
Project No: **19.015**  
Drawn By: **SG/TD**  
Plot Date: **Nov 4, 2022**  
Scale: **1:100**  
Sheet No:

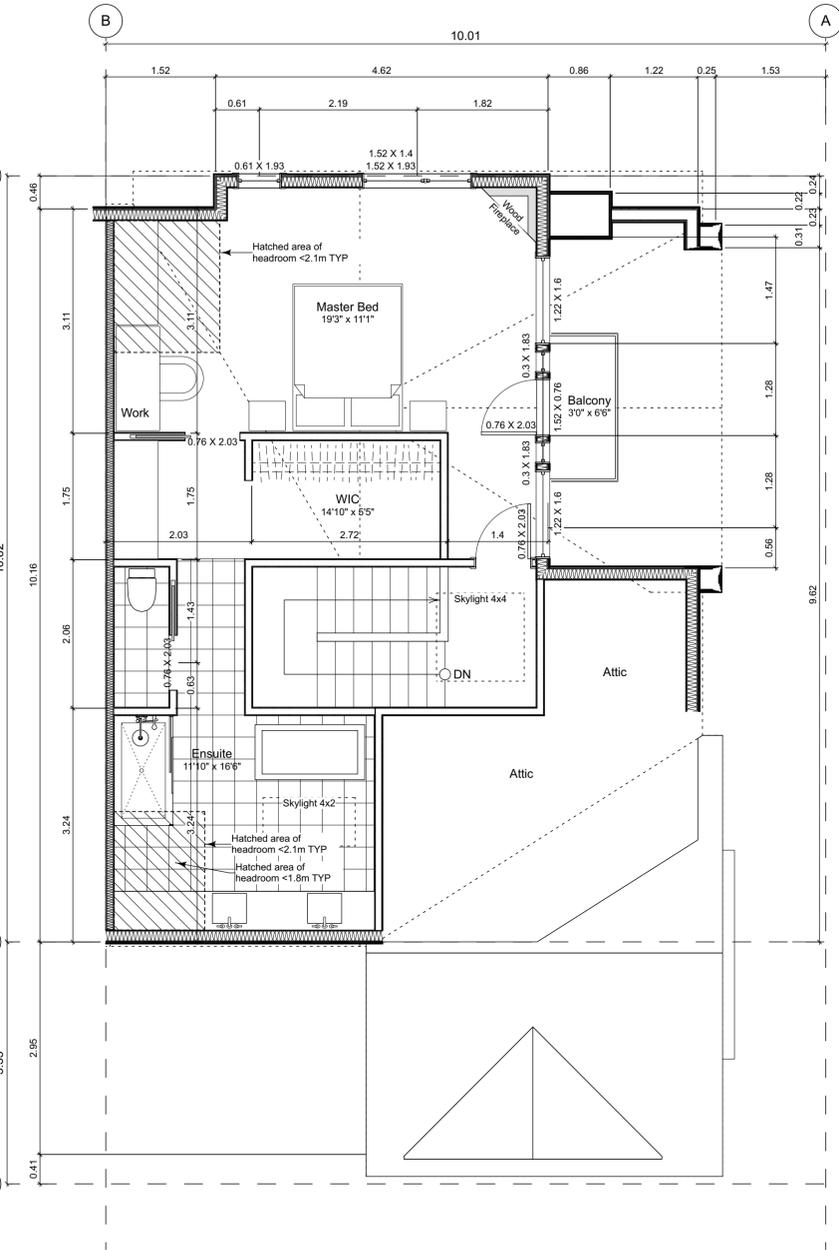
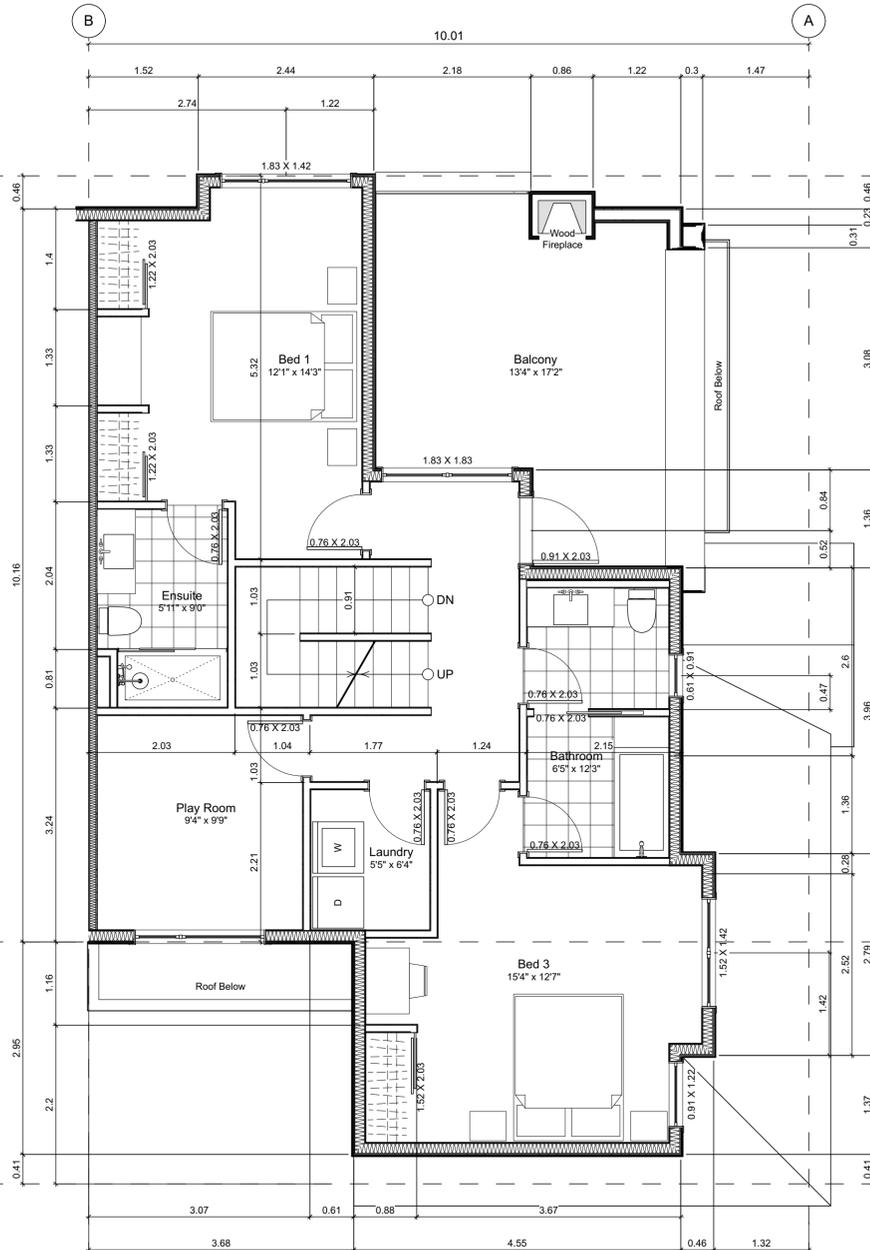
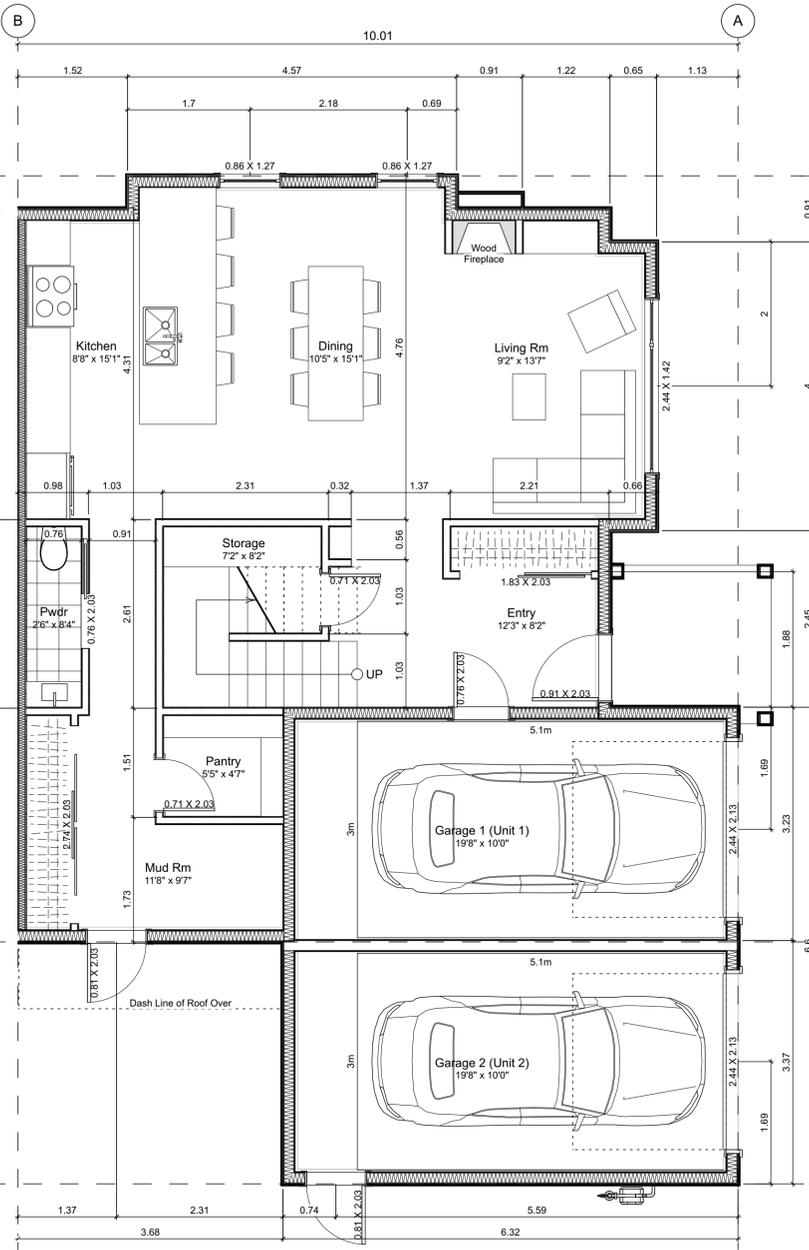
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2022-10-06	Revised & Re-issued for DP
2022-11-04	Revised & Re-issued for DP
2022-11-14	Revised & Re-issued for DP

Unit 1 Floor Plans



**Unit Plan Notes:**  
See Block plan for foundation plan.

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

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

Floor Area Calculations		Unit 1		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	No Basement as per zoning definition			
Main Floor	1,243 sq ft 115.5 m <sup>2</sup>	801 sq ft	74.4 m <sup>2</sup>	
Second Floor	873 sq ft 81.1 m <sup>2</sup>	813 sq ft	75.5 m <sup>2</sup>	
Half Storey	955 sq ft 88.8 m <sup>2</sup>	579 sq ft	53.8 m <sup>2</sup>	
<b>Totals:</b>	<b>3,072 sq ft 285.4 m<sup>2</sup></b>	<b>2,193 sq ft</b>	<b>203.7 m<sup>2</sup></b>	<b>3</b>
Garage	168 sq ft 15.7 m <sup>2</sup>			

Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 4, 2022

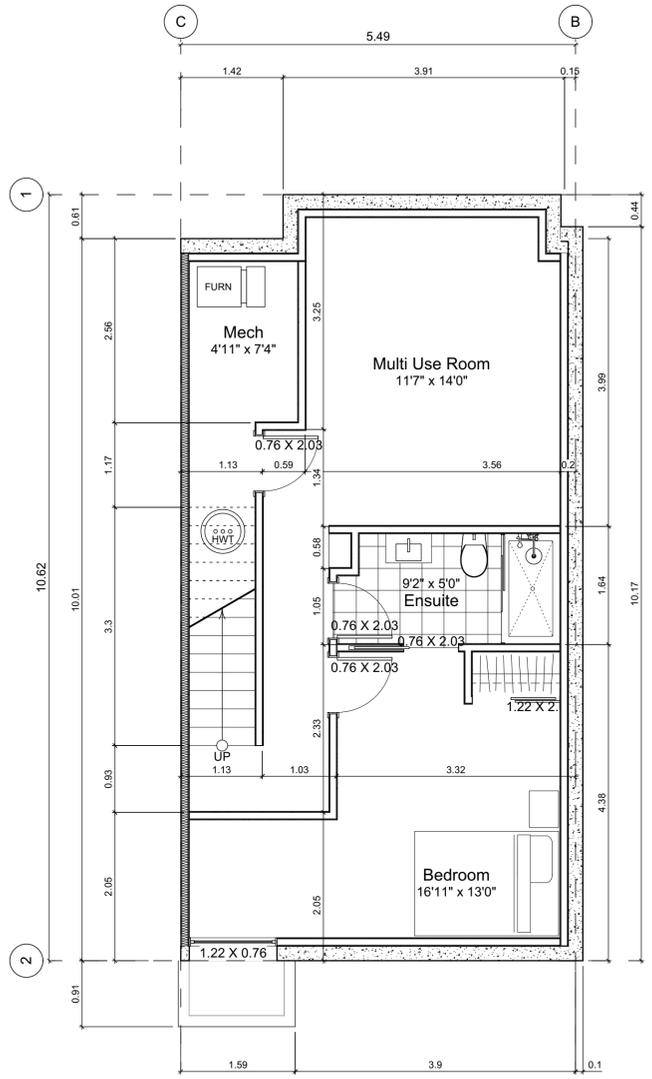
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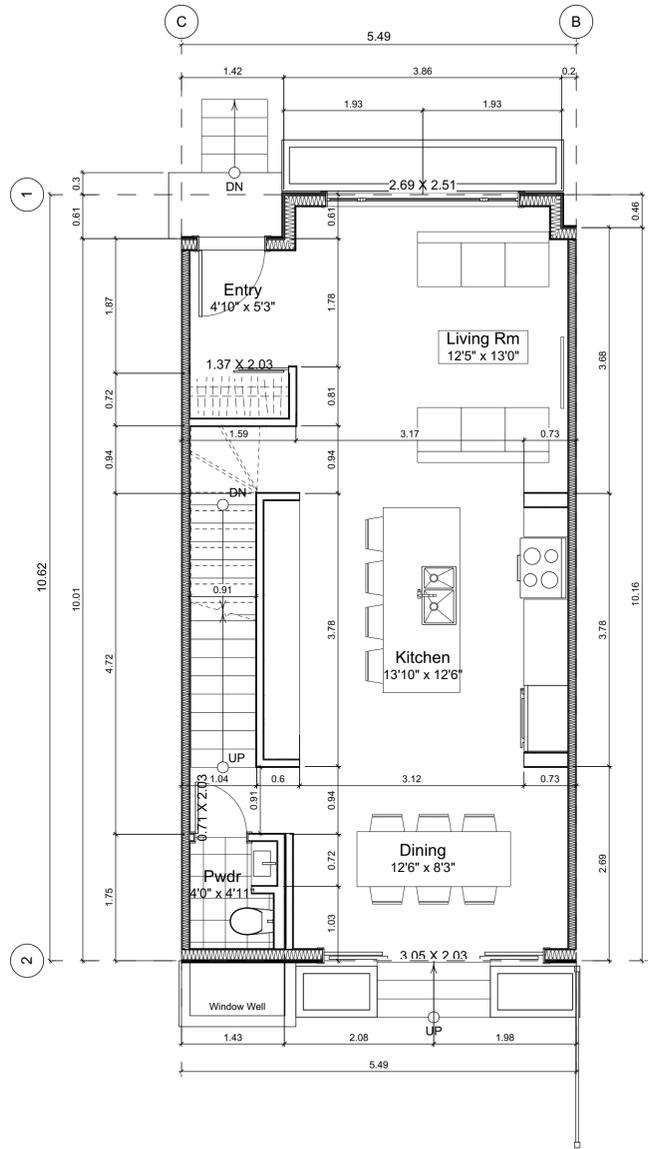
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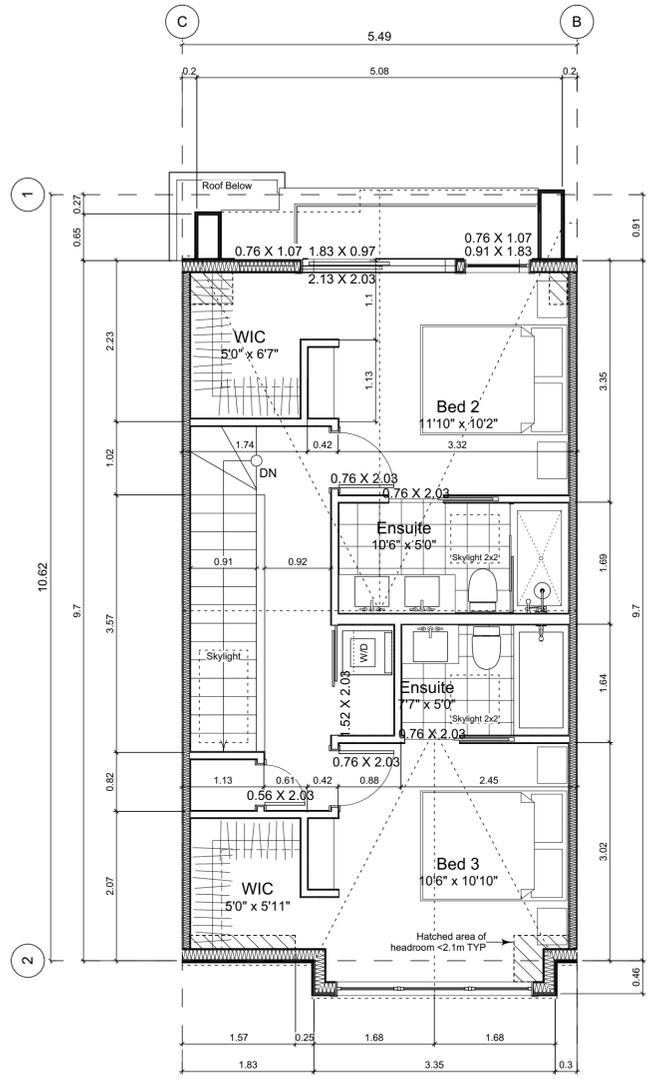
Unit 2 & 3 Floor Plans



**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				
<b>Totals:</b>	<b>1,823 sq ft 169.3 m2</b>	<b>1,173 sq ft 109.0 m2</b>	<b>3</b>	
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				
<b>Totals:</b>	<b>1,828 sq ft 169.9 m2</b>	<b>1,198 sq ft 111.3 m2</b>	<b>3</b>	
Garage	168 sq ft 15.7 m2			

Project Name:

**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

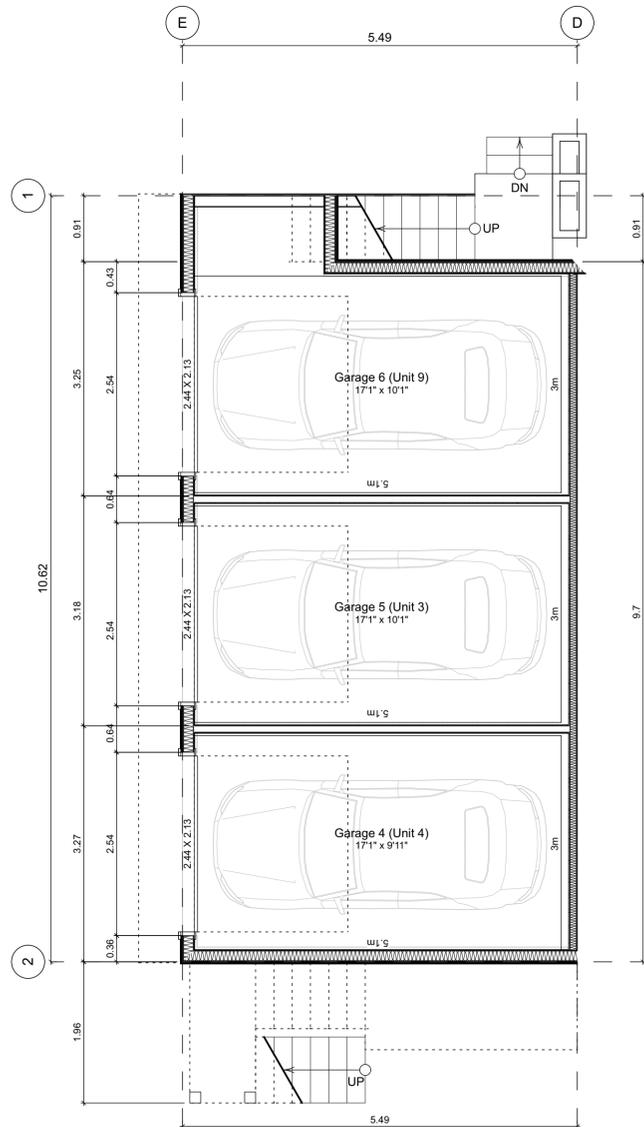
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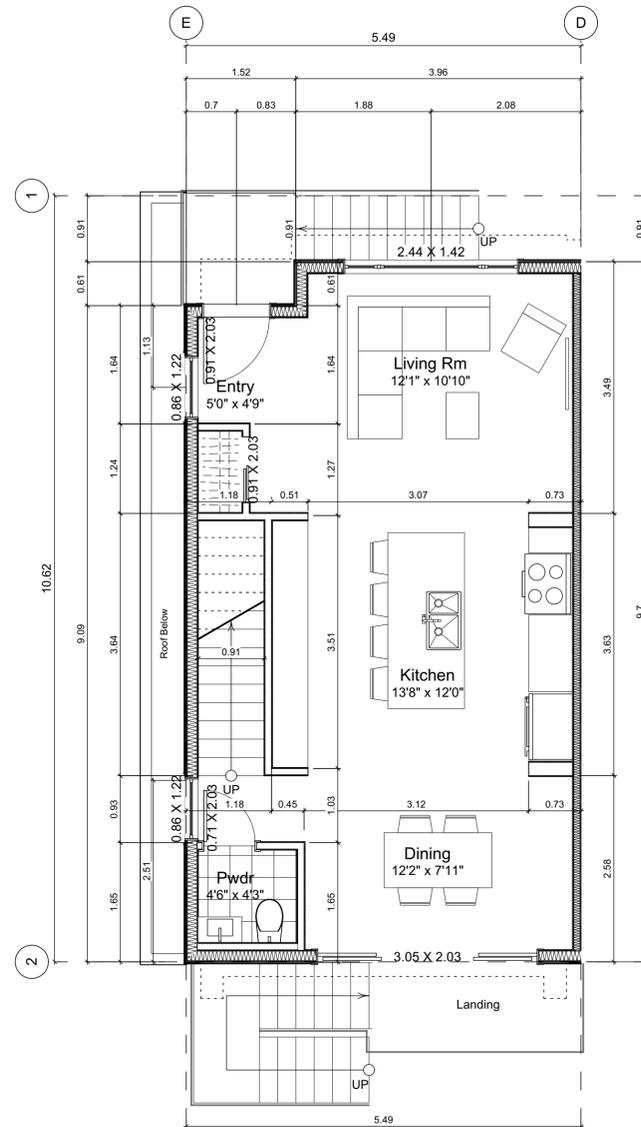
Plot Date: Nov 4, 2022

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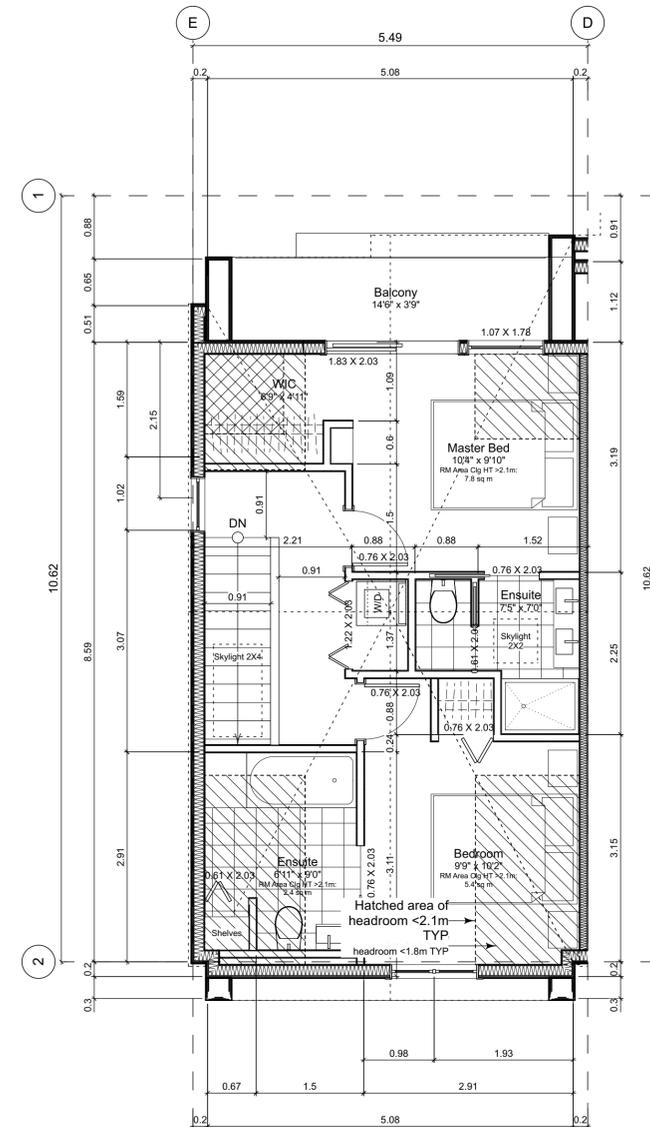
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4.1 Main Floor Plan  
Scale: 1:50



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			
<b>Totals:</b>	<b>1,875 sq ft 174.2 m2</b>	<b>994 sq ft 92.3 m2</b>	<b>2</b>		
Garage	170 sq ft 15.8 m2				

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**Unit 4 Floor Plans**

Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

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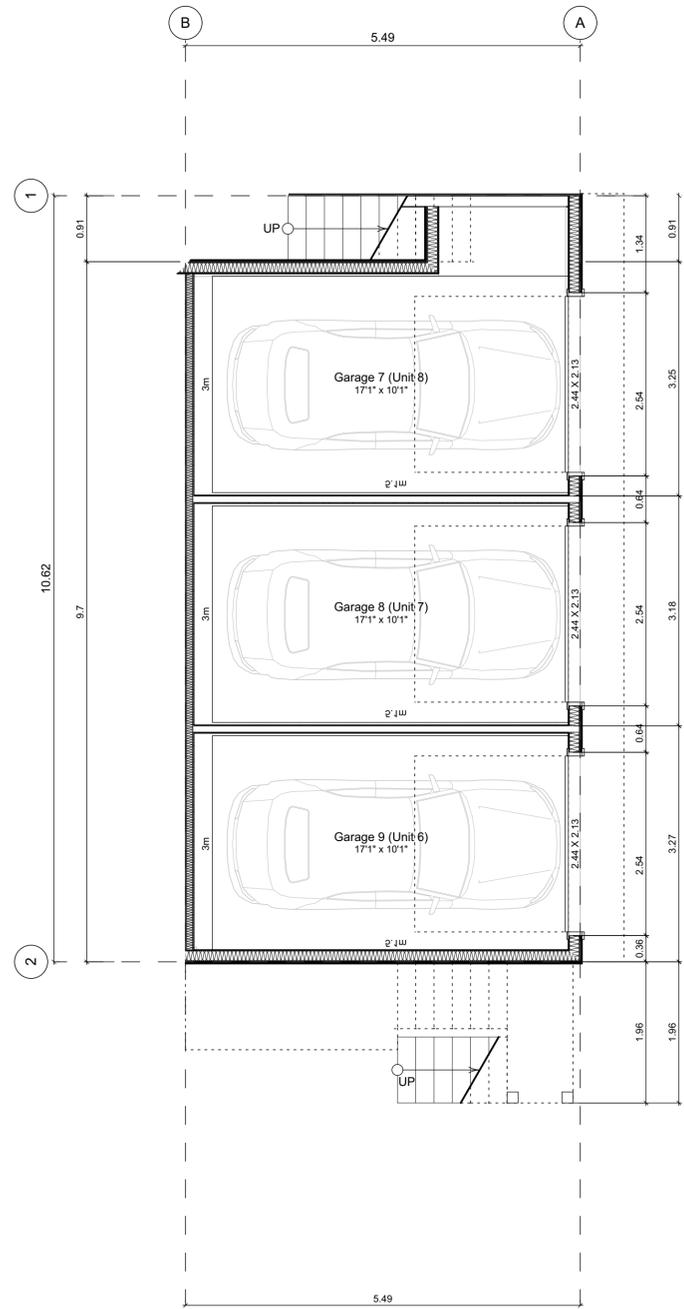
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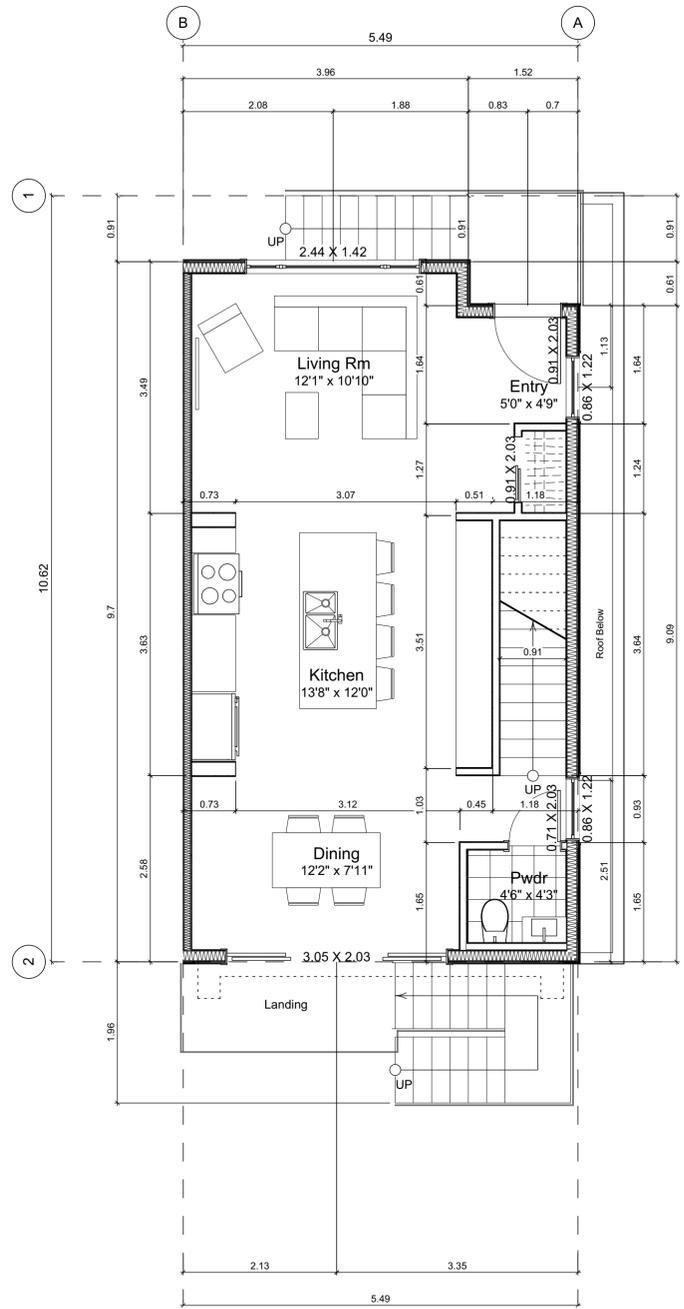
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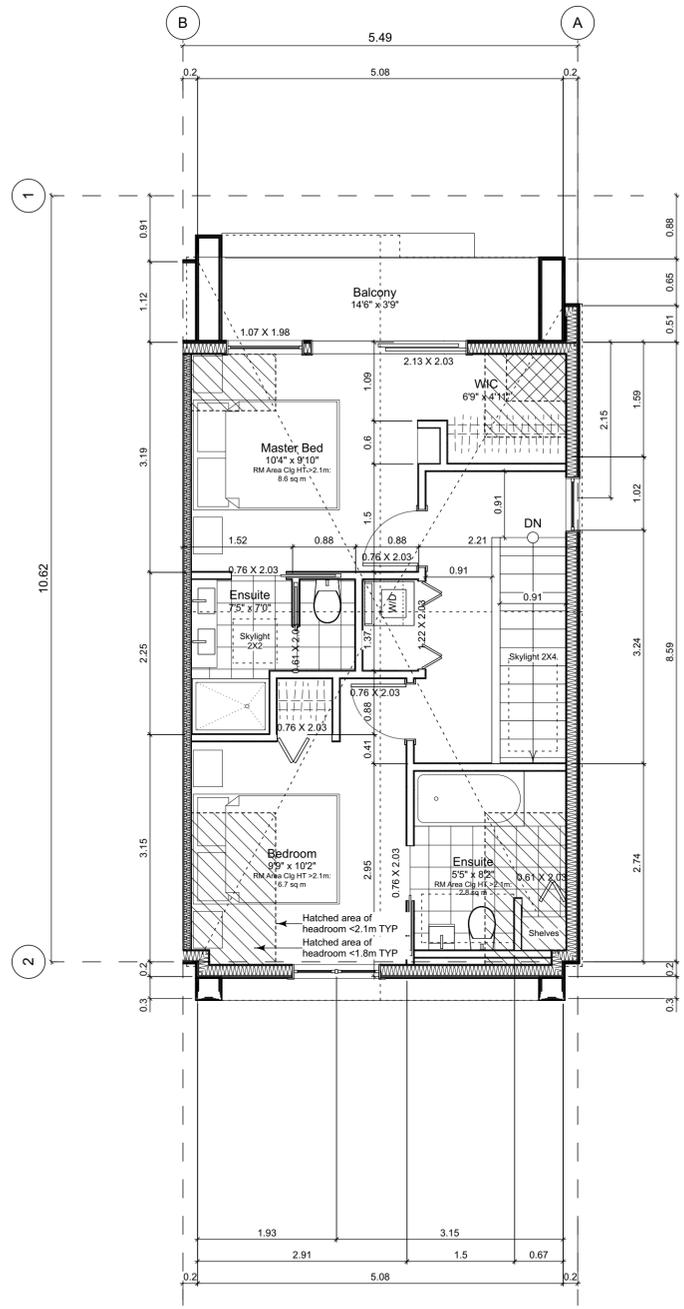
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5.1 Main Floor Plan  
Scale: 1:50



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
<b>Totals:</b>	<b>1,875 sq ft</b>	<b>174.2 m2</b>	<b>994 sq ft</b>	<b>92.4 m2</b>
Garage	0 sq ft	0.0 m2		

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2022-10-06	Revised & Re-Issued for DP
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**Unit 5 Floor Plans**

Project Name:

**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 4, 2022

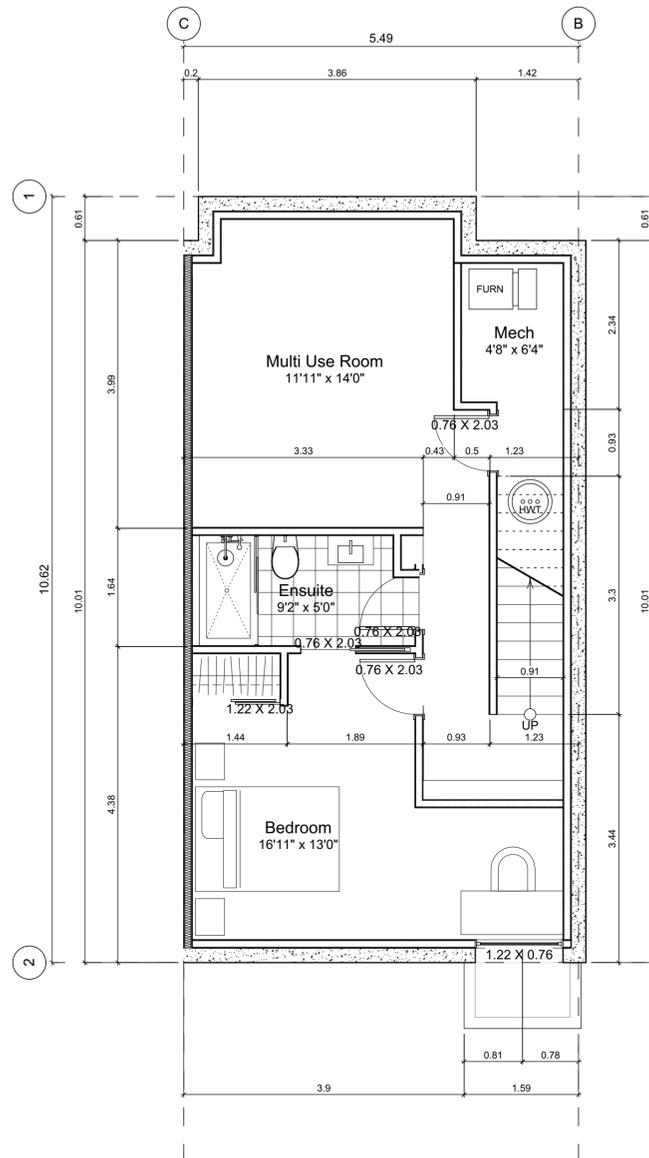
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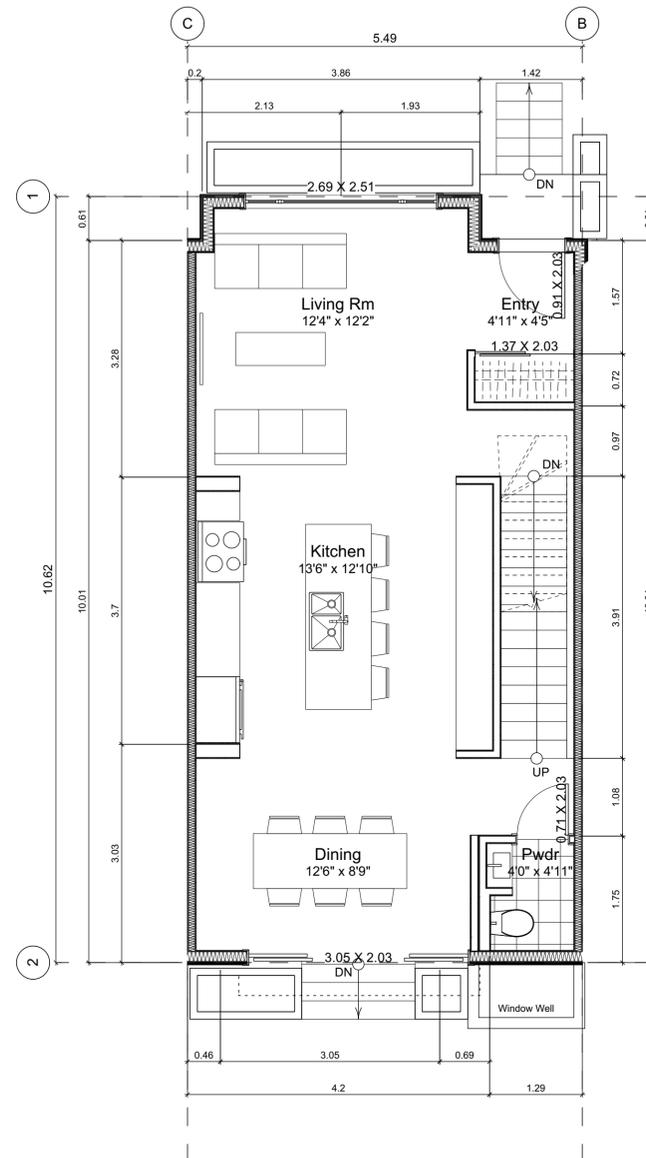
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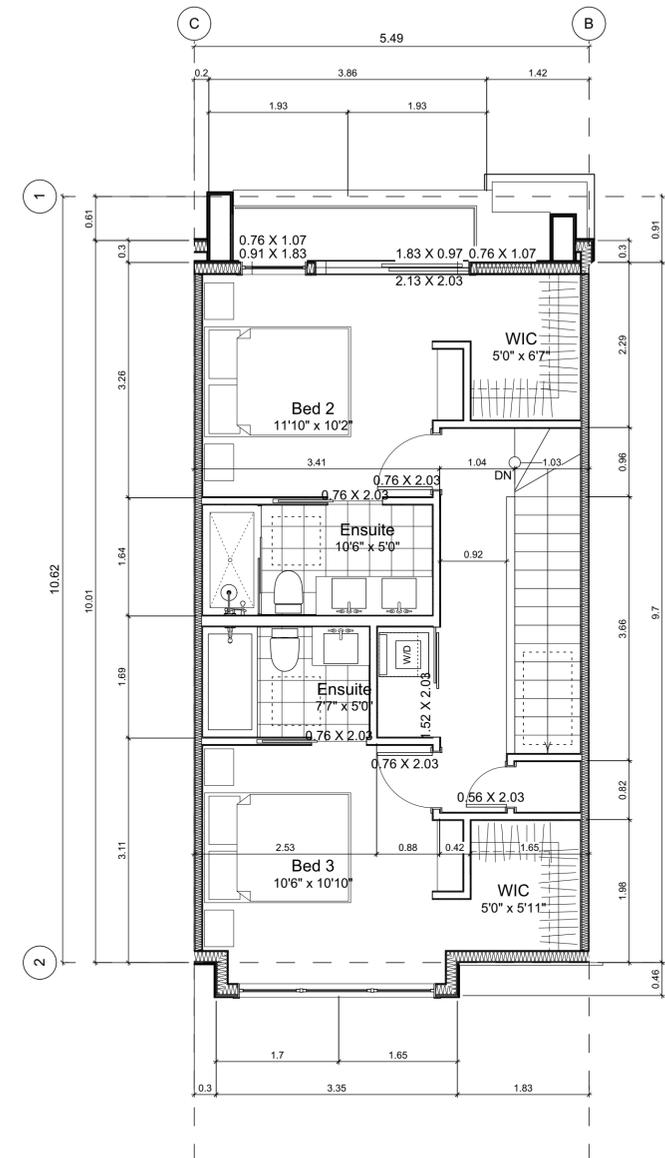
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2022-10-06	Revised & Re-issued for DP
2022-11-04	Revised & Re-issued for DP
2022-11-14	Revised & Re-issued for DP



**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					
<b>Totals:</b>	<b>1,833 sq ft 170.3 m2</b>	<b>1,182 sq ft 109.8 m2</b>	<b>4</b>		
Garage	169 sq ft 15.7 m2				

**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 4, 2022

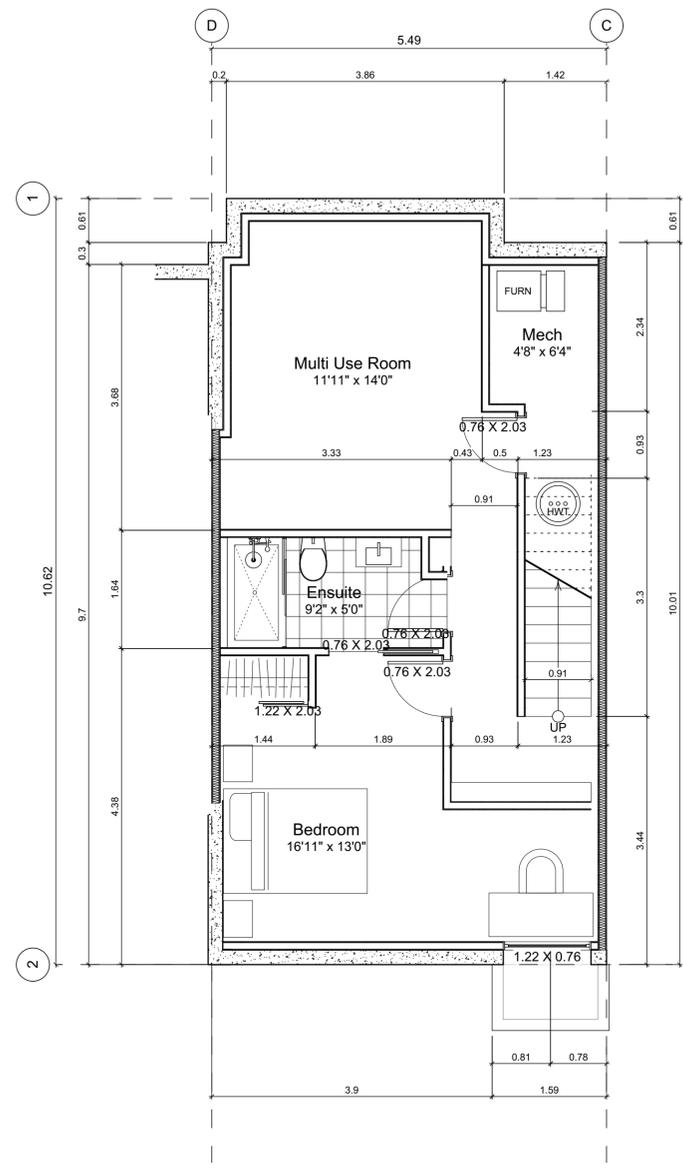
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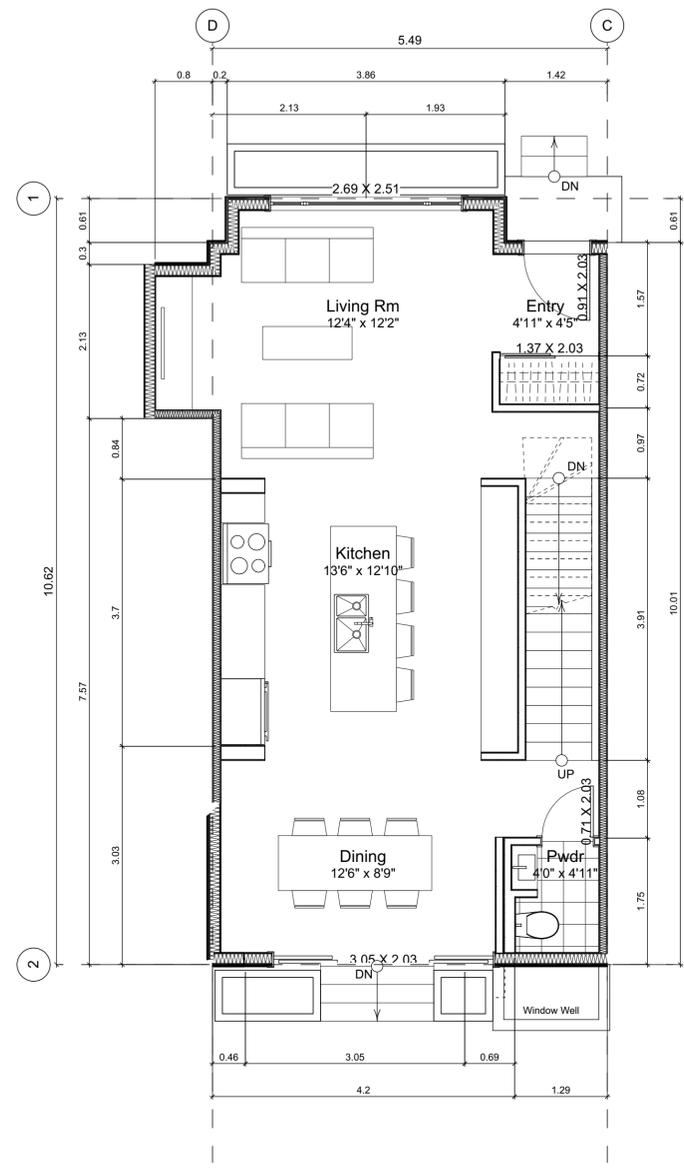
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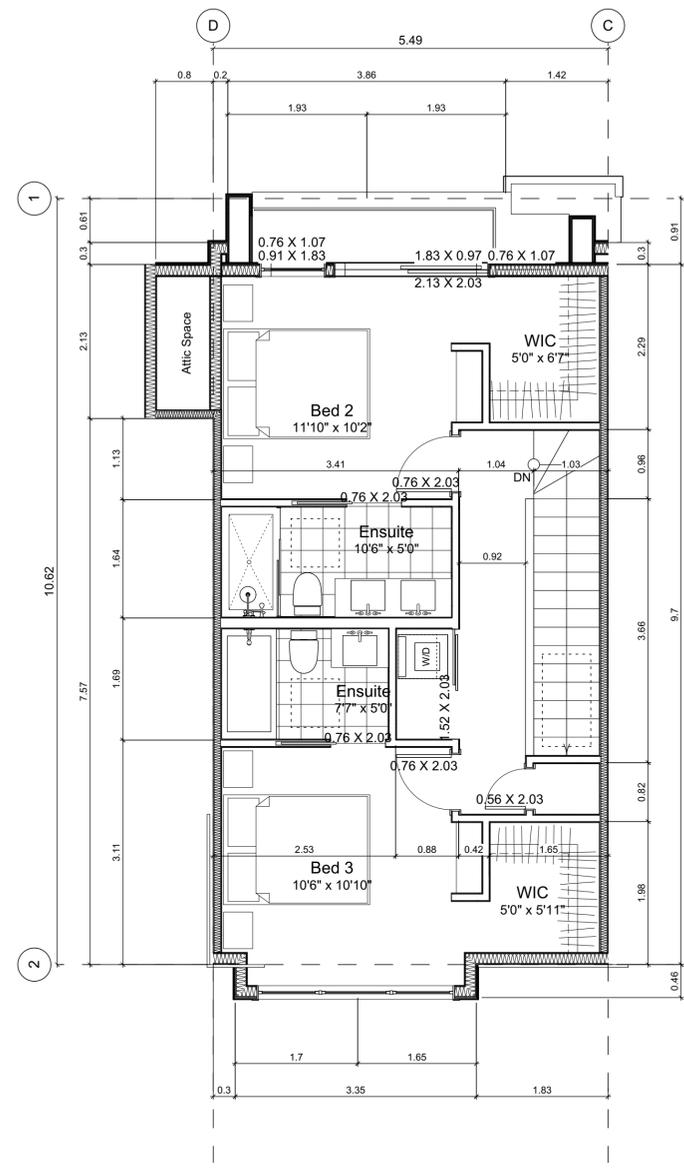
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2022-10-06	Revised & Re-issued for DP
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2022-11-14	Revised & Re-issued for DP



**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					
<b>Totals:</b>	<b>1,844 sq ft 171.4 m2</b>	<b>1,193 sq ft 110.8 m2</b>	<b>4</b>		
Garage	172 sq ft 16.0 m2				

**Unit 7 Floor Plans**

Project Name:  
**Fairfield-Kipling Development**

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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

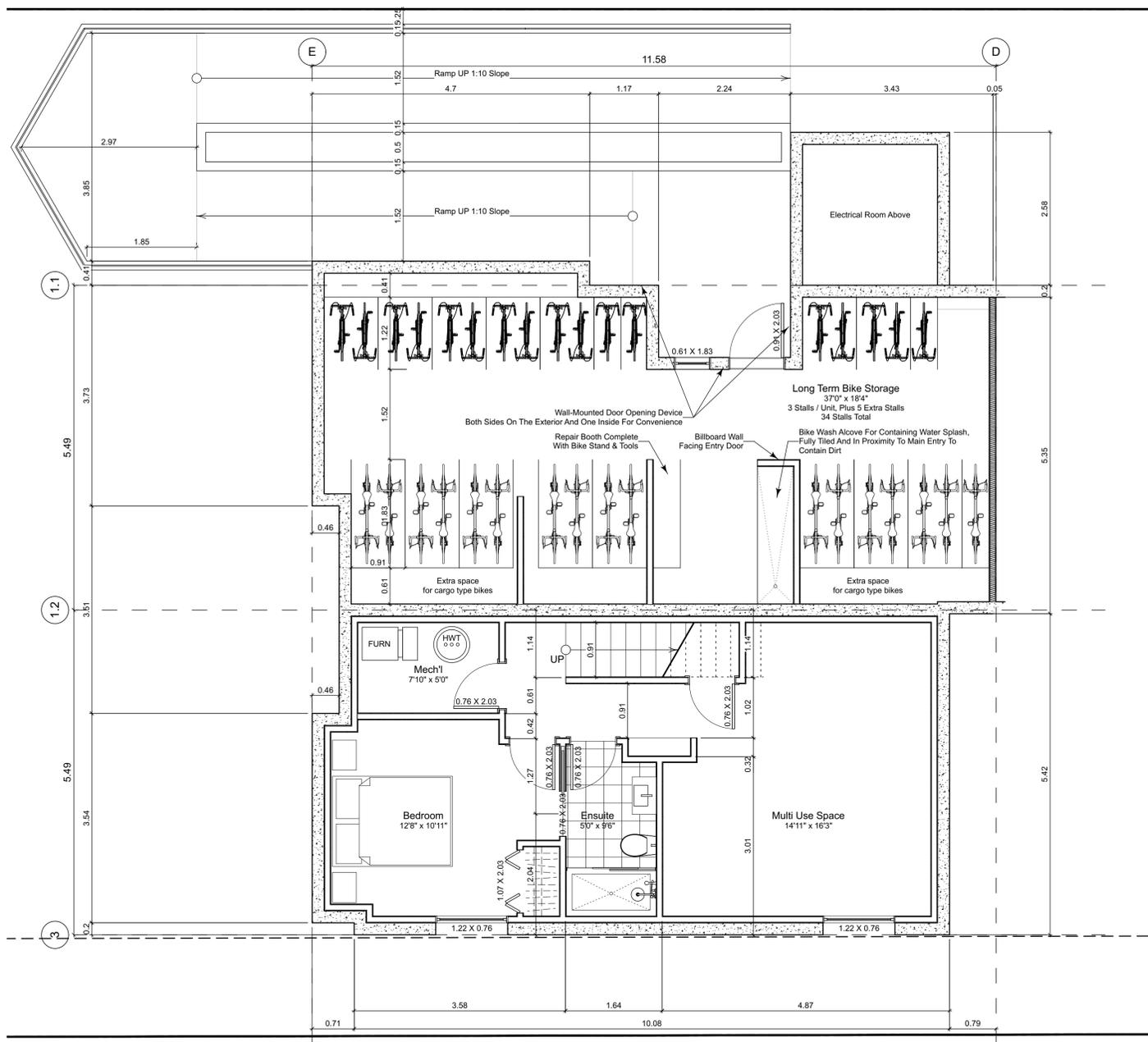
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Plot Date: Nov 4, 2022

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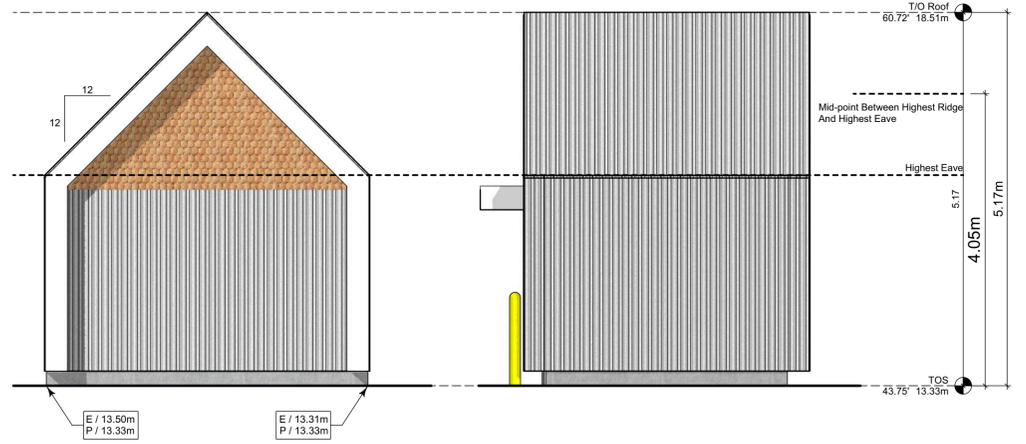


**0 Basement Floor Plan**  
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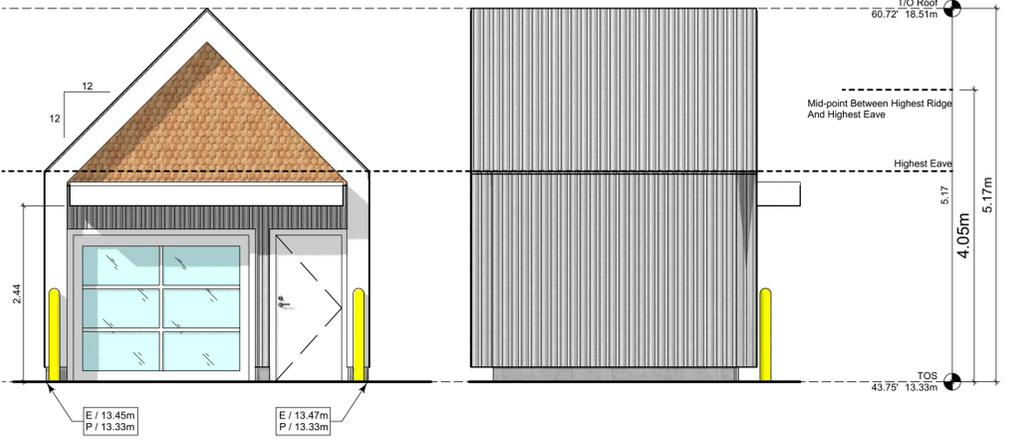
**Unit Plan Notes:**  
See Block plan for foundation plan.  
Grid Lines are to:  
1) Outside face of plywood or  
2) Centre line of demising wall.  
Dimensions are to:  
1) One side of interior stud,  
2) Face of plywood, or face of concrete.

	Unit 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					
<b>Totals:</b>	<b>1,825 sq ft</b>	<b>169.5 m2</b>	<b>1,157 sq ft</b>	<b>107.5 m2</b>	<b>3</b>
Garage	172 sq ft	16.0 m2			

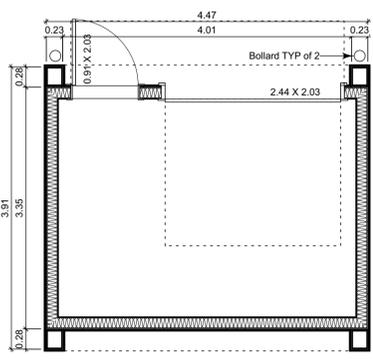
	Unit 8				
	Gross Floor Area	Zoning Floor Area	Bedrms		
Basement Floor	678 sq ft	63.0 m2	0 sq ft	0.0 m2	
Main Floor	696 sq ft	64.7 m2	691 sq ft	64.2 m2	
Second Floor	626 sq ft	58.2 m2	598 sq ft	55.6 m2	
Half Storey					
<b>Totals:</b>	<b>2,001 sq ft</b>	<b>185.9 m2</b>	<b>1,289 sq ft</b>	<b>119.8 m2</b>	<b>2</b>
Garage	172 sq ft	16.0 m2			



**1.5 Left Elevation**  
Scale: 1:50



**1.3 Right Elevation**  
Scale: 1:50



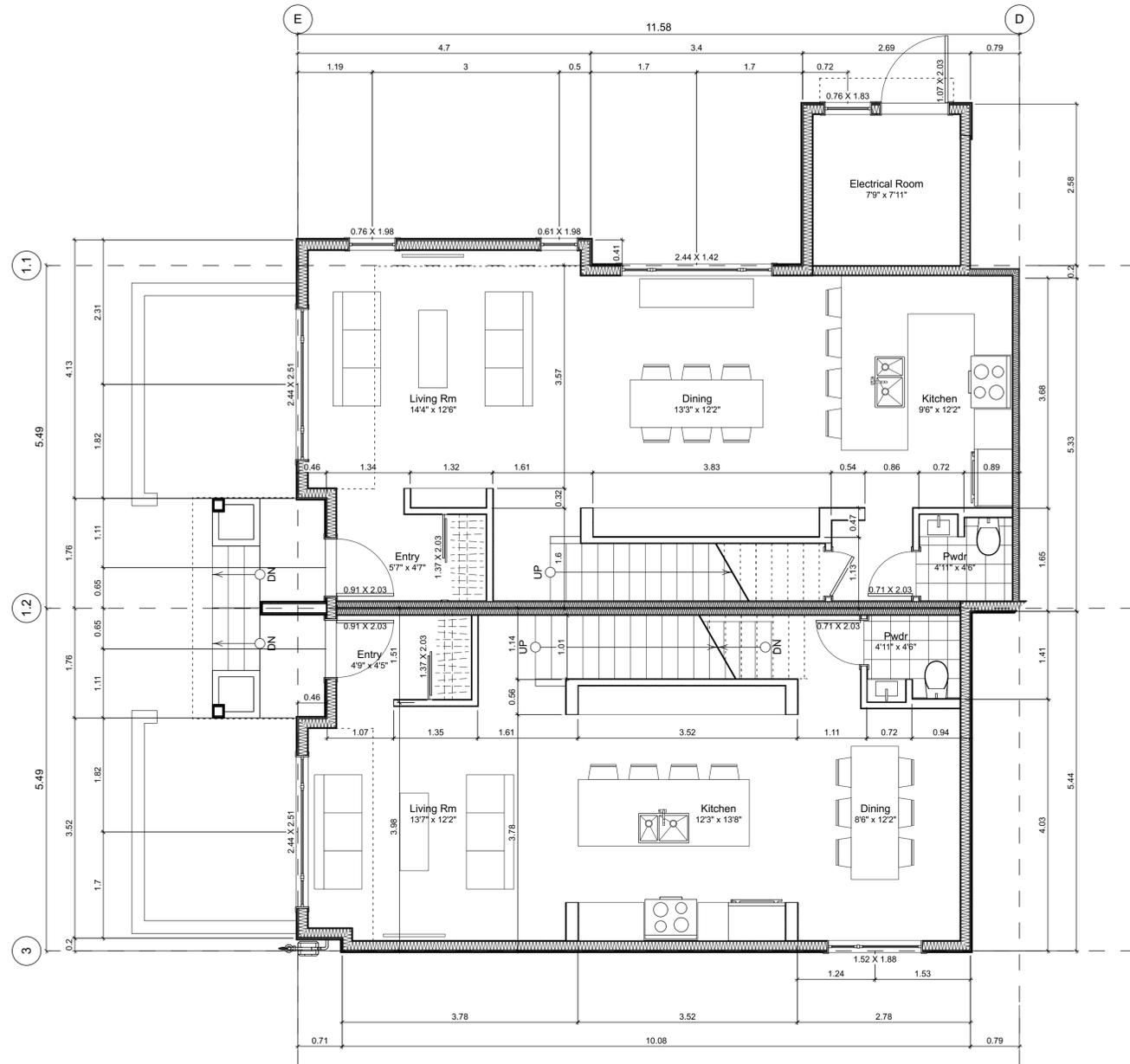
**1.1 Refuse Floor Plan**  
Scale: 1:50

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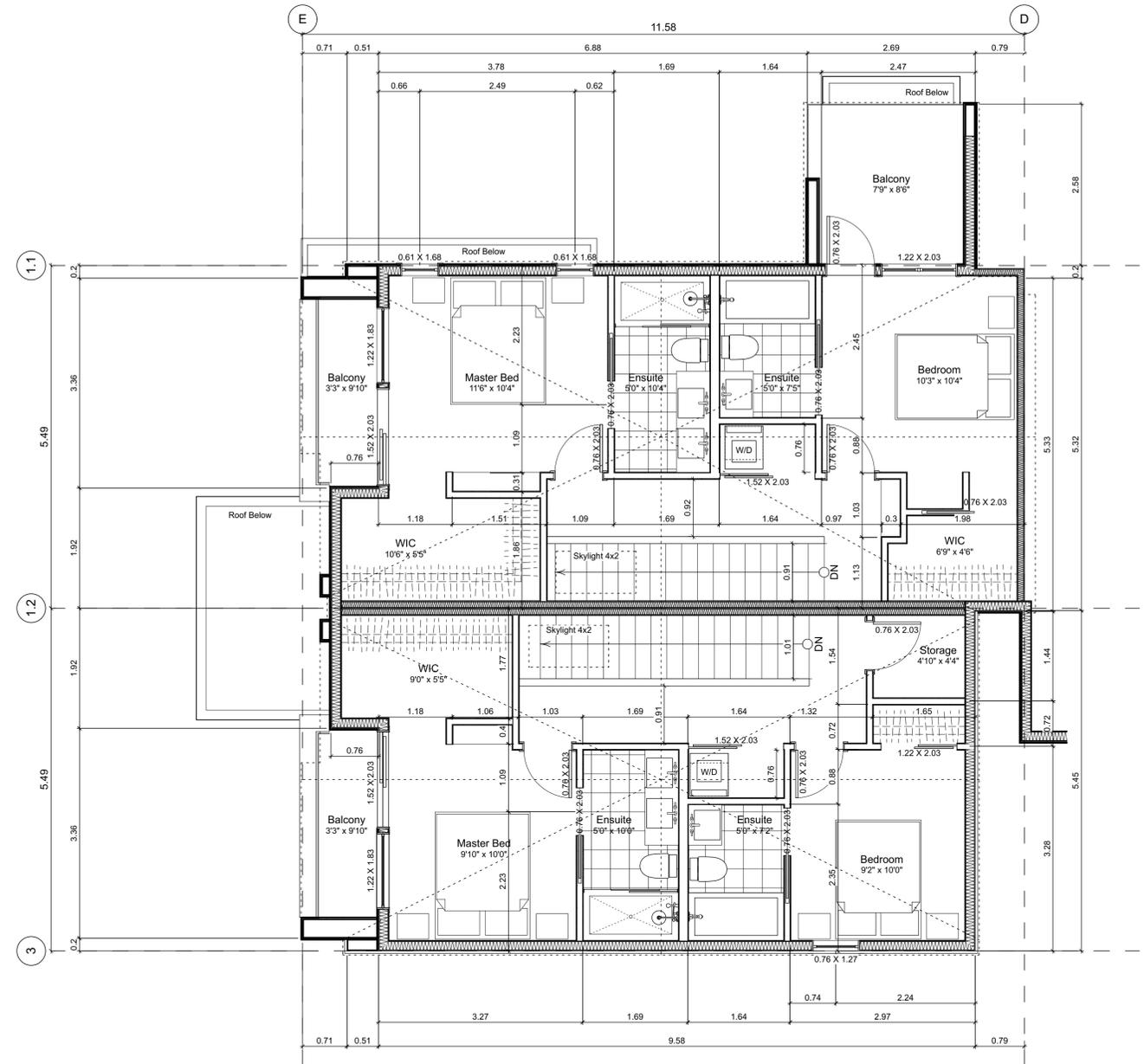
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2022-10-06	Revised & Re-issued for DP
2022-11-04	Revised & Re-issued for DP
2022-11-14	Revised & Re-issued for DP

Unit 8 & 9 Floor Plans



**1 Main Floor Plan**  
Scale: 1:50



**2 Second Floor Plan**  
Scale: 1:50

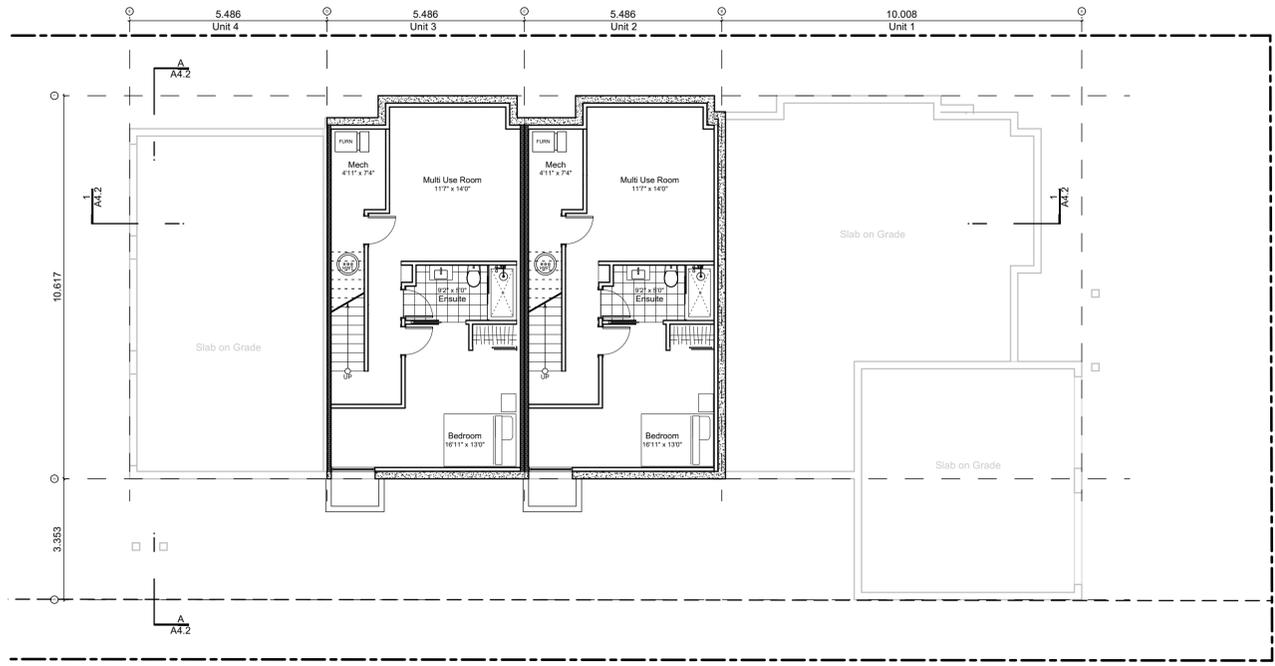
**Unit Plan Notes:**  
See Block plan for foundation plan.  
Grid Lines are to:  
1) Outside face of plywood or  
2) Centre line of demising wall.  
Dimensions are to:  
1) One side of interior stud,  
2) Face of plywood, or face of concrete.

Floor Area Calculations		Unit 9		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	616 sq ft 57.2 m2	0 sq ft 0.0 m2		
Main Floor	627 sq ft 58.3 m2	613 sq ft 56.9 m2		
Second Floor	581 sq ft 54.0 m2	544 sq ft 50.6 m2		
Half Storey				
<b>Totals:</b>	<b>1,825 sq ft 169.5 m2</b>	<b>1,157 sq ft 107.5 m2</b>	<b>3</b>	
Garage	172 sq ft 16.0 m2			

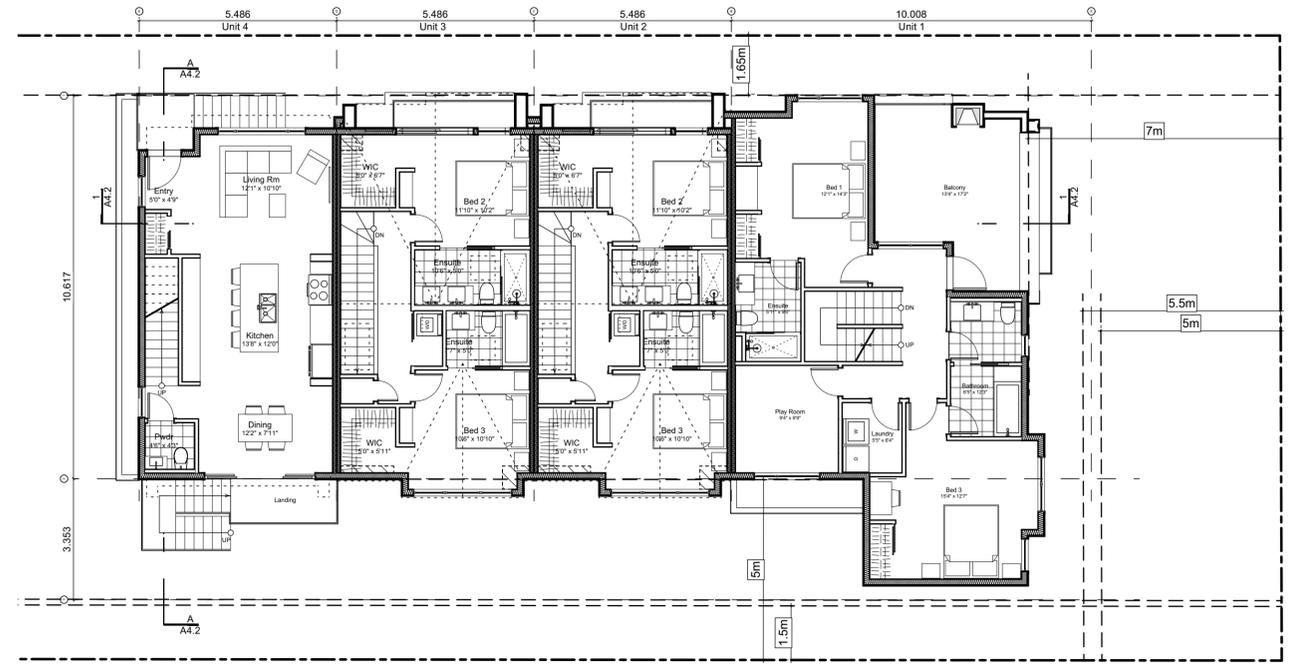
Floor Area Calculations		Unit 8		
	Gross Floor Area	Zoning Floor Area	Bedrms	
Basement Floor	678 sq ft 63.0 m2	0 sq ft 0.0 m2		
Main Floor	696 sq ft 64.7 m2	691 sq ft 64.2 m2		
Second Floor	626 sq ft 58.2 m2	598 sq ft 55.6 m2		
Half Storey				
<b>Totals:</b>	<b>2,001 sq ft 185.9 m2</b>	<b>1,289 sq ft 119.8 m2</b>	<b>2</b>	
Garage	172 sq ft 16.0 m2			

Project Name: **Fairfield-Kipling Development**  
Civic: 1400 Fairfield Rd & 349 Kipling St  
Legal:  
PID:  
Project No: 19.015  
Drawn By: SG/TD  
Plot Date: Nov 4, 2022  
Scale: 1:50  
Sheet No:

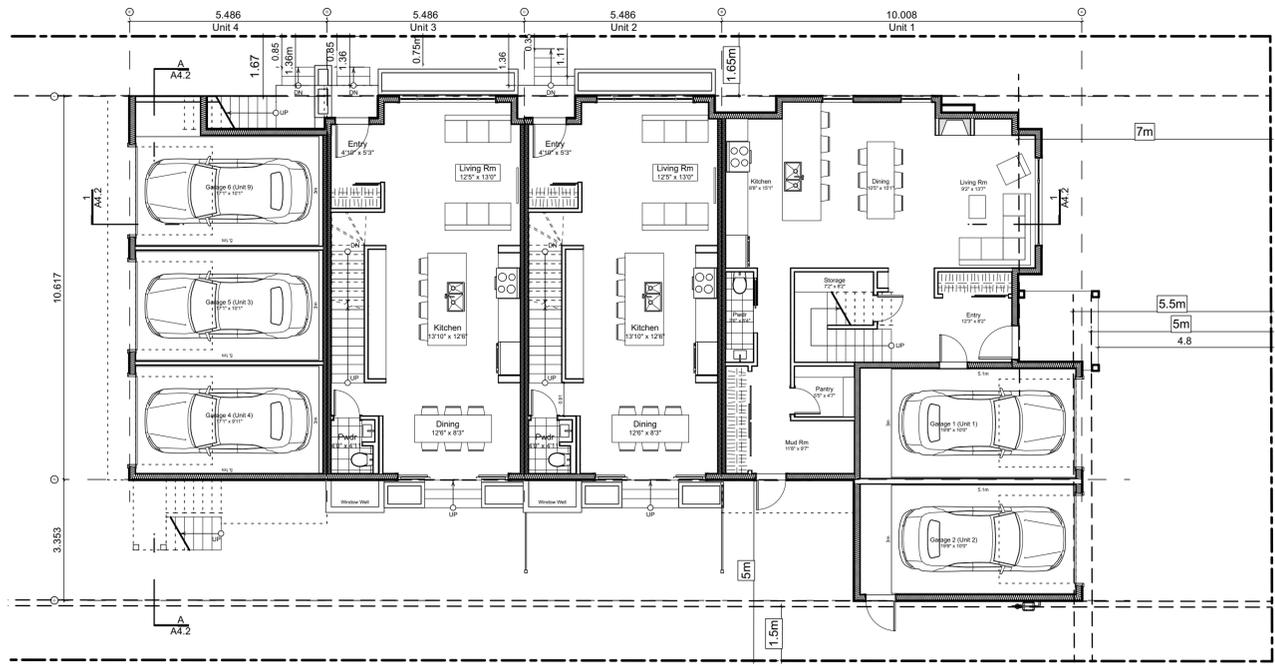
**Block Plan Notes:**  
 See unit plans for detailed dimensions and notes.  
 Grid Lines are to: 1) Outside face of plywood or 2) Centre line of demising wall. Dimensions are to: 1) One side of interior stud, 2) Face of plywood, or face of concrete.



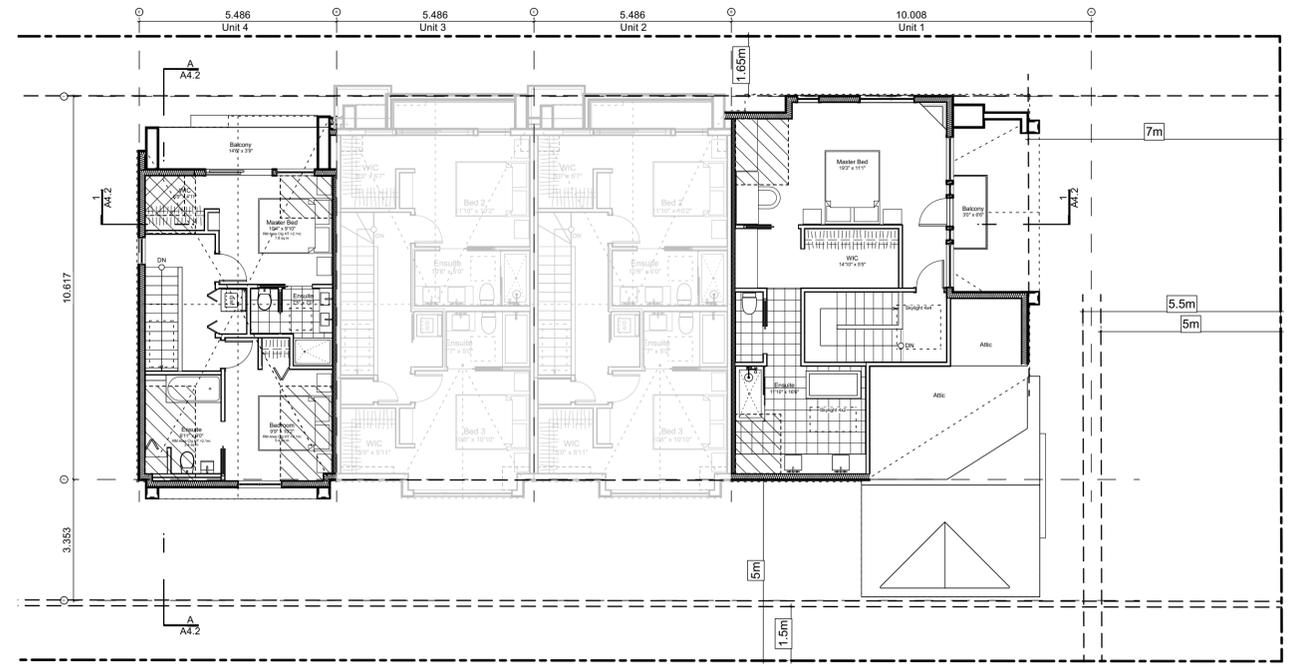
**0 Basement Floor Plan**  
 Scale: 1:100



**2 Second Floor Plan**  
 Scale: 1:100



**1 Main Floor Plan**  
 Scale: 1:100



**3 Third Floor Plan**  
 Scale: 1:100

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2022-11-04	Revised & Re-issued for DP
2022-11-14	Revised & Re-issued for DP

**Block 01 Floor Plans**

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

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

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

9.10.14.2.(2) Fire Compartments are to be a min. of 45min FRR  
 9.10.14.3. Assumes Fire department response time is < 10min  
 \*\* Limiting Distance Squared

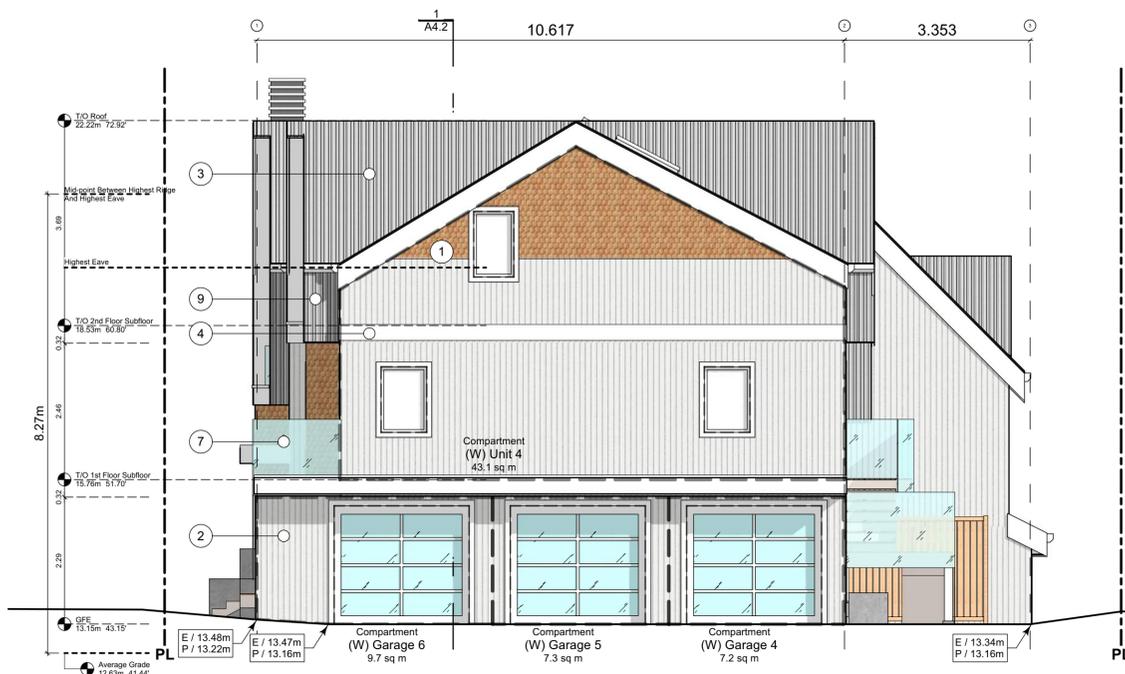


1 North Elevation - Kipling Street  
 Scale: 1:65

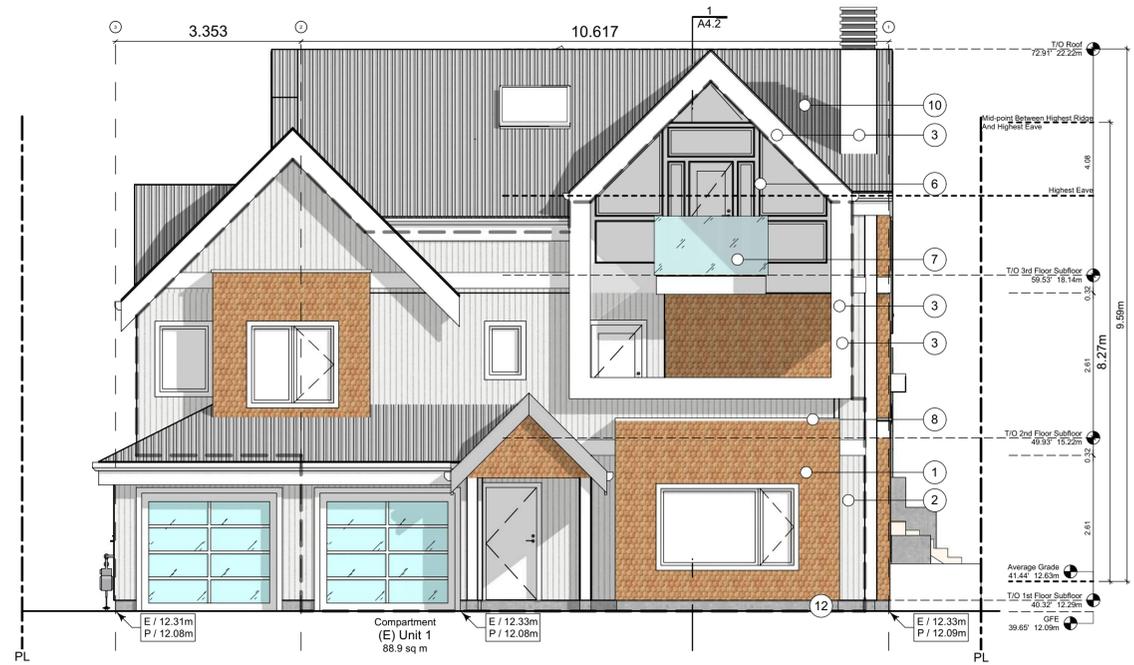
Exterior Materials

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

All Materials as noted or approved equal



2 West Elevation - Driveway  
 Scale: 1:65



3 East Elevation - Thurlow Road  
 Scale: 1:65

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2022-10-06	Revised & Re-issued for DP
2022-11-04	Revised & Re-issued for DP
2022-11-14	Revised & Re-issued for DP

Block 01 Elevations

Project Name: Fairfield-Kipling Development  
 Civic: 1400 Fairfield Rd & 349 Kipling St  
 Legal:  
 PID:  
 Project No: 19.015  
 Drawn By: SG/TD  
 Plot Date: Nov 4, 2022  
 Scale: 1:65  
 Sheet No:

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Seal

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2022-10-06	Revised & Re-issued for DP
2022-11-04	Revised & Re-issued for DP
2022-11-14	Revised & Re-issued for DP

**Block 01**  
Elevations & Sections

Project Name:

**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 4, 2022

Scale: 1:65

Sheet No:

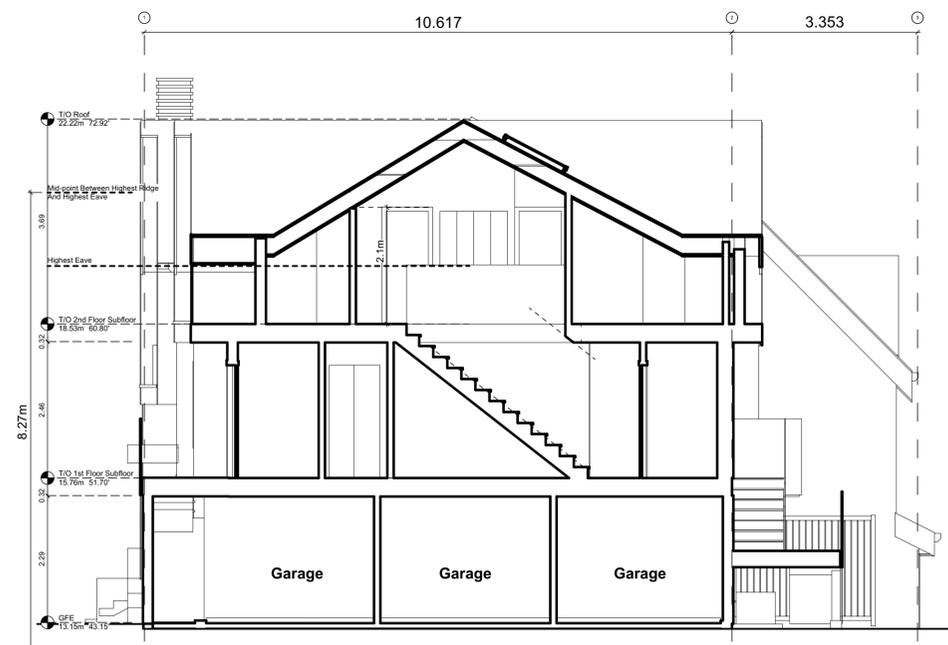


**2 South Elevation**  
Scale: 1:65

**Exterior Materials**

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

All Materials as noted or approved equal

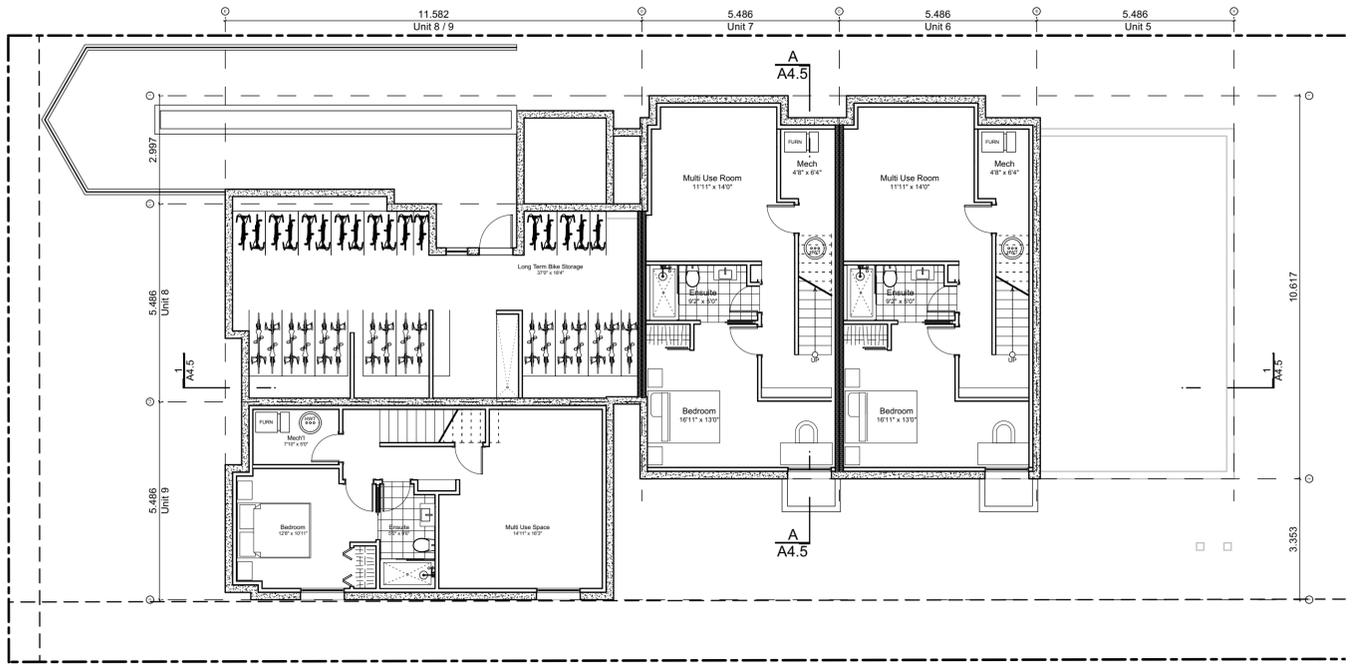


**A Block 1 Unit 4 Section**  
Scale: 1:65

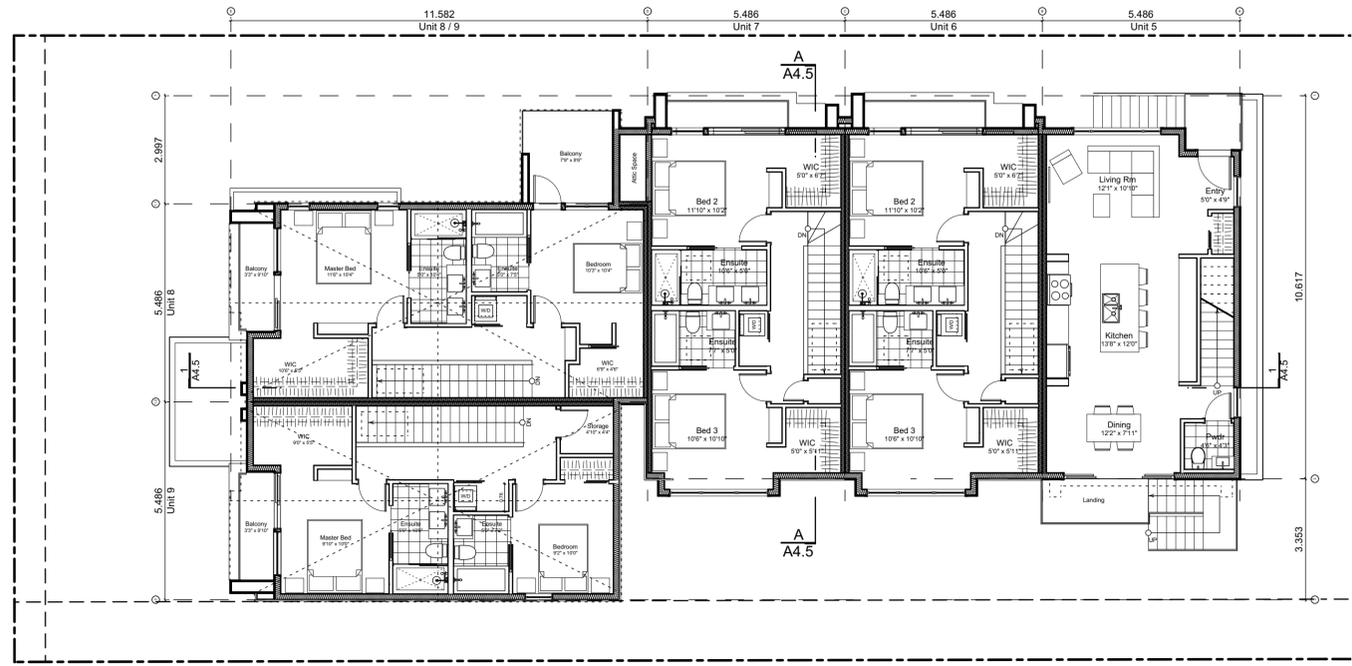


**1 Block 1 Section**  
Scale: 1:65

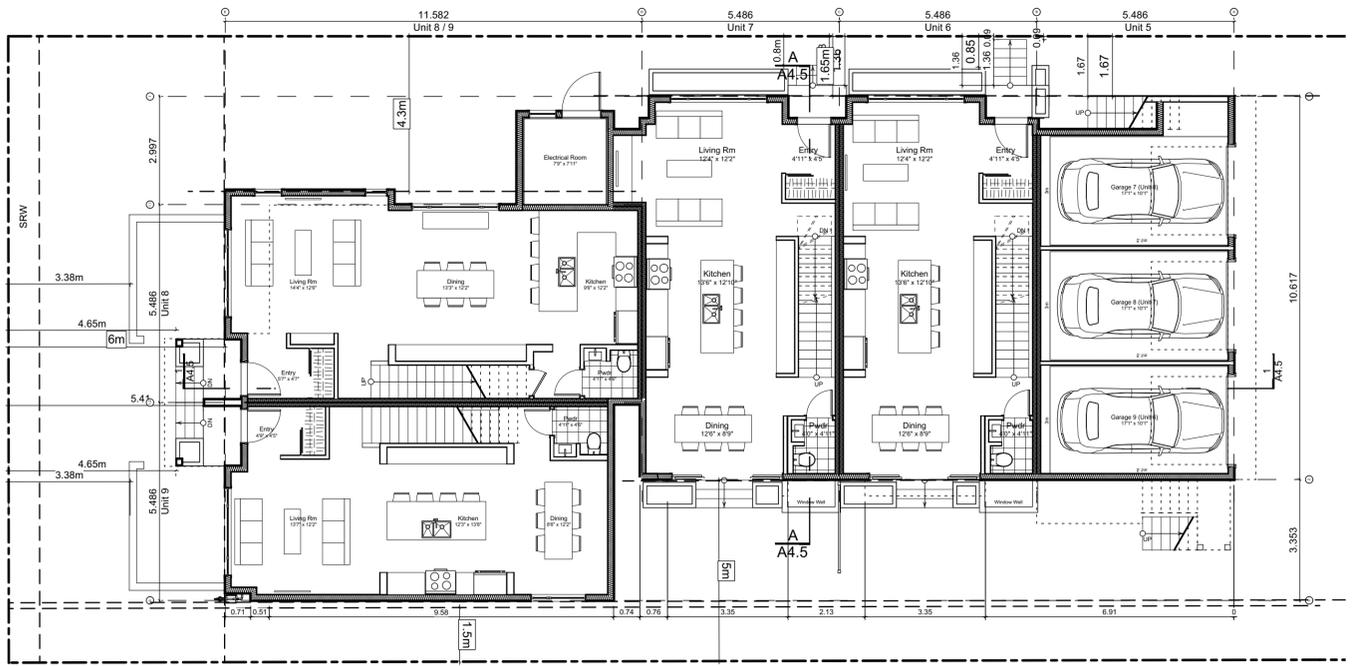
**Block Plan Notes:**  
 See unit plans for detailed dimensions and notes.  
 Grid Lines are to: Dimensions are to:  
 1) Outside face of plywood or 1) One side of interior stud,  
 2) Centre line of demising wall. 2) Face of plywood, or face of concrete.



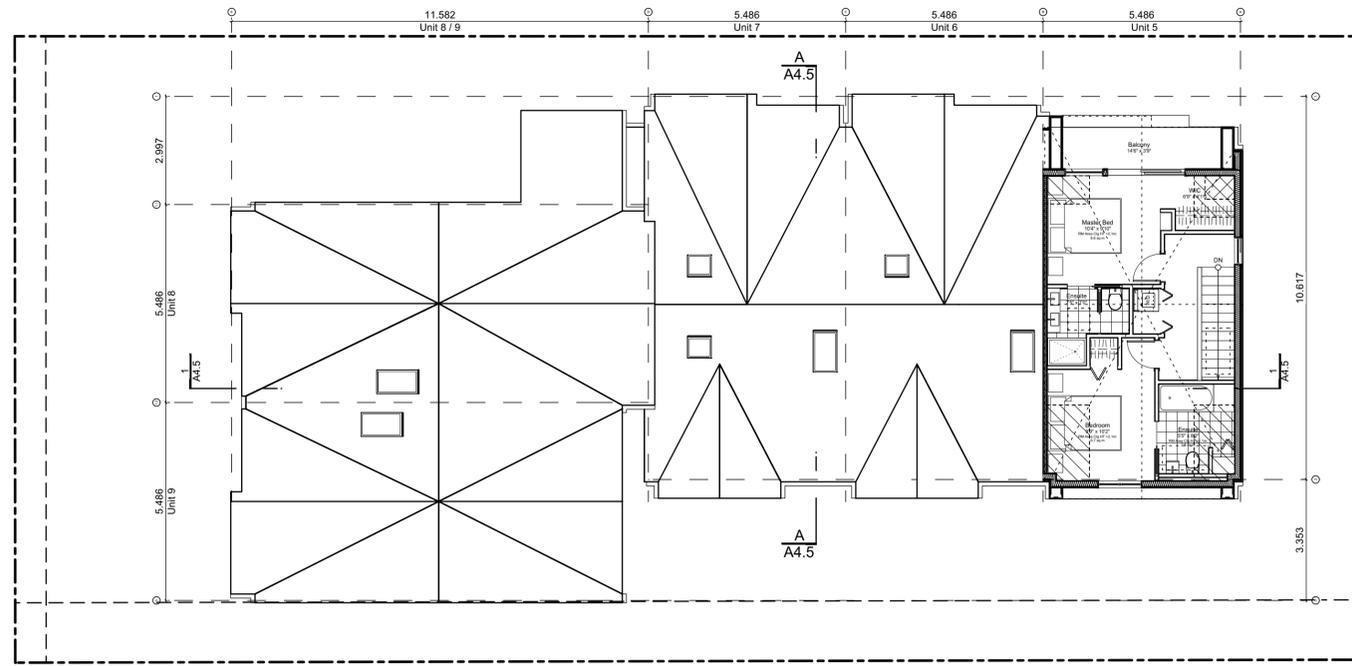
**0 Basement Floor Plan**  
 Scale: 1:100



**2 Second Floor Plan**  
 Scale: 1:100



**1 Main Floor Plan**  
 Scale: 1:100



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

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2022-04-11	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

**Block 02 Floor Plans**

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

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

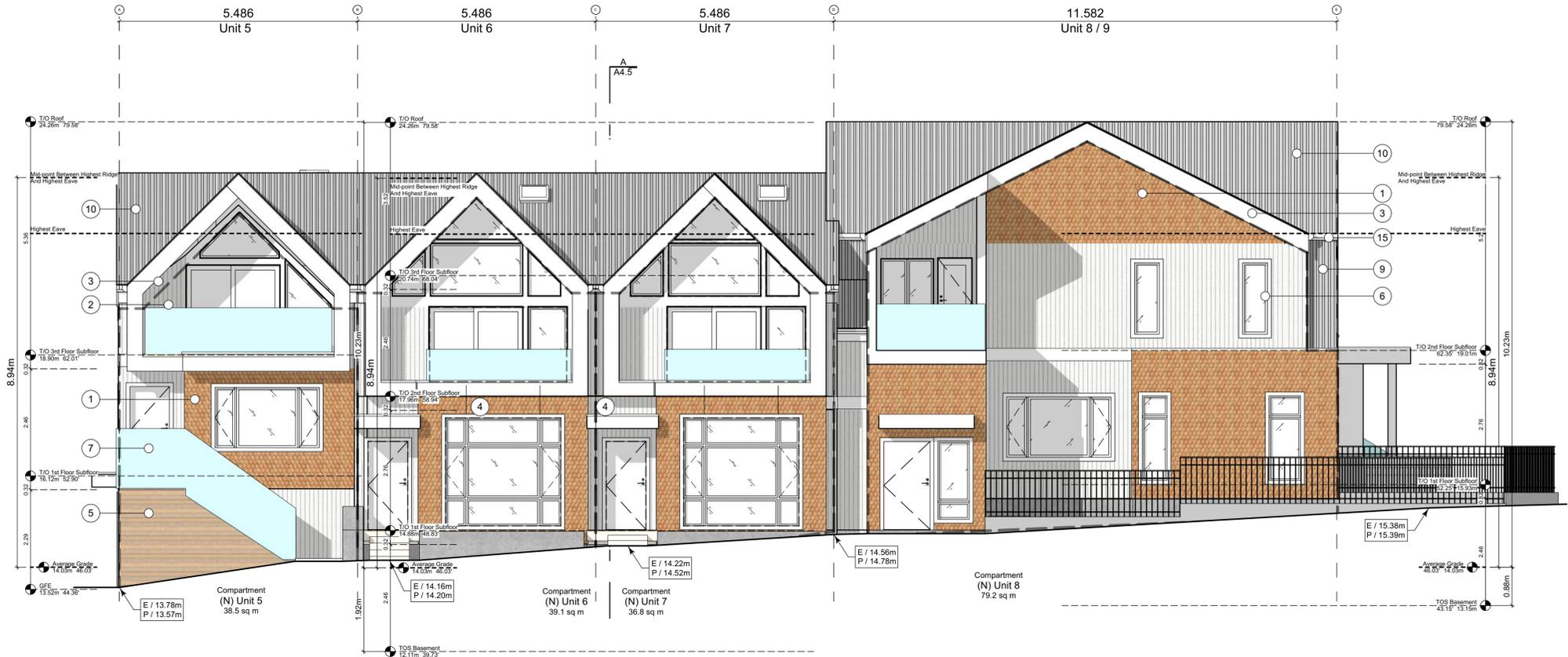
Compartment	Area of Facade	Limiting Distance (LD)	Unprotected Openings		Construction of Building Face	Cladding
			Permitted	Actual		
<b>North Facade</b>						
(N) Unit 5	38.5 m <sup>2</sup>	11.37 m to C/L Kipling St.	LD Exceeds 8.0m, UPO Allowed > 100%		C, 45 MIN	C or NC
(N) Unit 6	39.1 m <sup>2</sup>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

9.10.14.2.(2) Fire Compartments are to be a min. of 45min FRR  
 9.10.14.3. Assumes Fire department response time is < 10min

### Exterior Materials

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

All Materials as noted or approved equal



1 North Elevation - Kipling Street  
 Scale: 1:65



2 East Elevation - Driveway  
 Scale: 1:65



3 West Elevation - Fairfield Road  
 Scale: 1:65

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2022-11-04	Revised & Re-issued for DP
2022-11-14	Revised & Re-issued for DP

### Block 02 Elevations

Project Name: **Fairfield-Kipling Development**  
 Civic: 1400 Fairfield Rd & 349 Kipling St  
 Legal:  
 PID:  
 Project No: 19.015  
 Drawn By: SG/TD  
 Plot Date: Nov 4, 2022  
 Scale: 1:65  
 Sheet No:

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2022-10-06	Revised & Re-Issued for DP
2022-11-04	Revised & Re-Issued for DP
2022-11-14	Revised & Re-Issued for DP

**Block 02**  
Elevations & Sections

Project Name: **Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 4, 2022

Scale: 1:65

Sheet No:

**A4.5**

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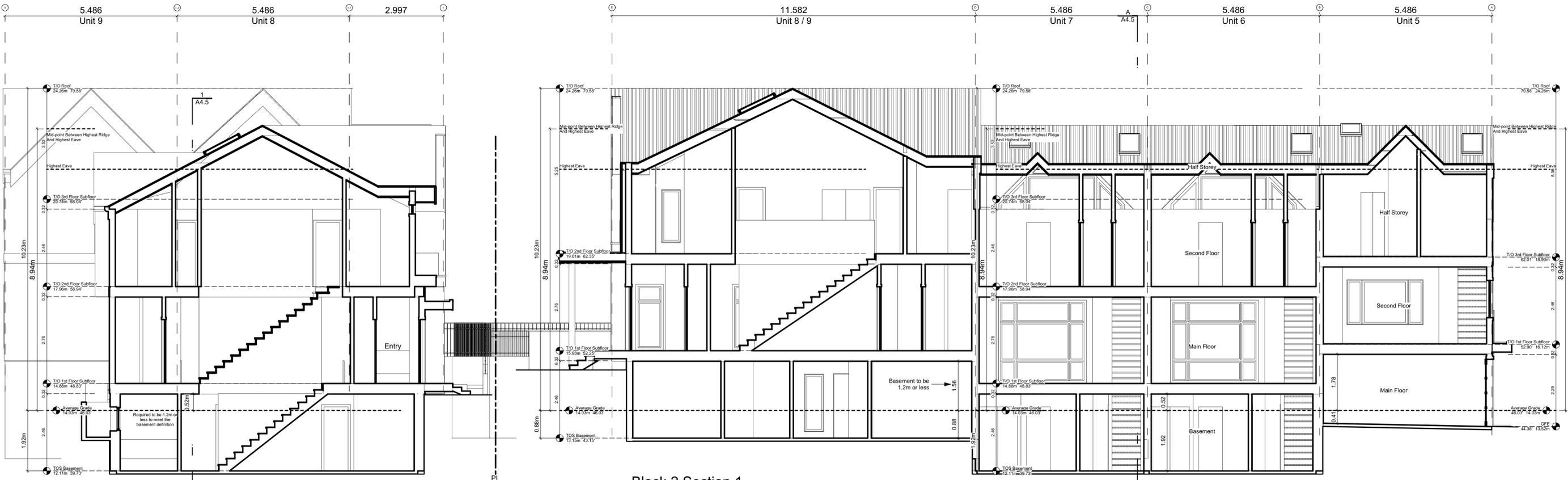


**2 South Elevation**  
Scale: 1:65

**Exterior Materials**

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

All Materials as noted or approved equal



**1 Block 2 Section 1**  
Scale: 1:65

**A Block 2 Section**  
Scale: 1:65

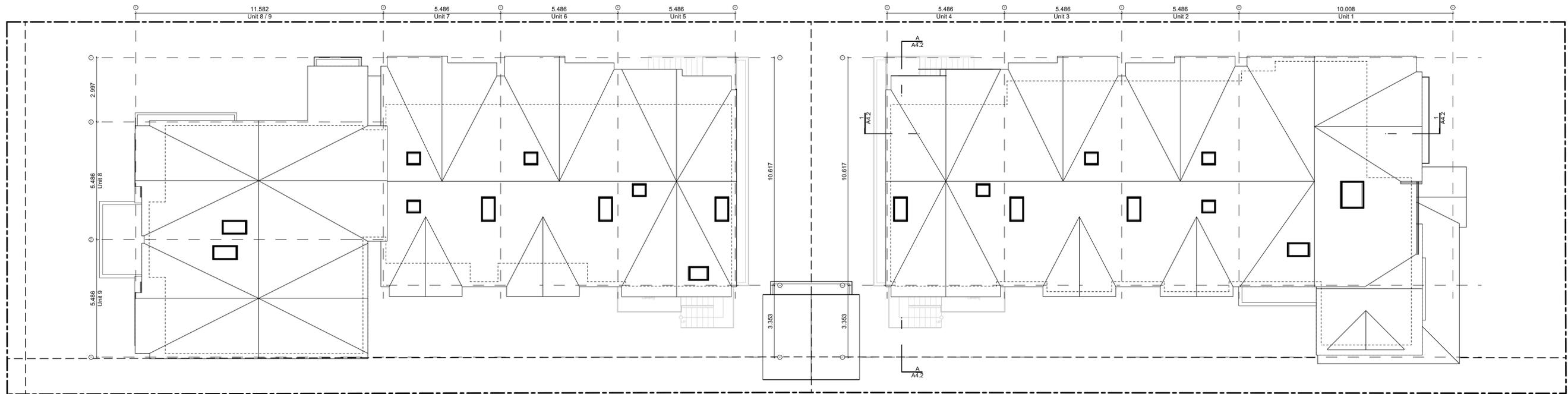
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Seal

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2022-10-06	Revised & Re-Issued for DP
2022-11-04	Revised & Re-Issued for DP
2022-11-14	Revised & Re-Issued for DP



**1 Site Roof Plan**  
Scale: 1:100

**Roof Plans**

Project Name:

**Fairfield-Kipling  
Development**

Civic: 1400 Fairfield Rd &  
349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 4, 2022

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2020-09-21	Revised & Re-issued for DP
2021-07-20	Revised & Re-issued for DP
2021-11-21	Revised & Re-issued for DP
2021-12-16	Revised & Re-issued for DP
2022-03-30	Revised & Re-issued for DP
2022-04-11	Revised & Re-issued for DP
2022-05-10	Revised & Re-issued for DP
2022-10-06	Revised & Re-issued for DP
2022-11-04	Revised & Re-issued for DP
2022-11-14	Revised & Re-issued for DP

Concept Renderings

Project Name:

**Fairfield-Kipling Development**

Civic: 1400 Fairfield Rd & 349 Kipling St

Legal:

PID:

Project No: 19.015

Drawn By: SG/TD

Plot Date: Nov 4, 2022

Scale: NTS

Sheet No:

**A5.0**



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REPORT INCONSISTENCIES AND  
OMISSIONS TO THE ARCHITECT  
FOR CLARIFICATION BEFORE  
COMMENCING WITH THE WORK.

Seal

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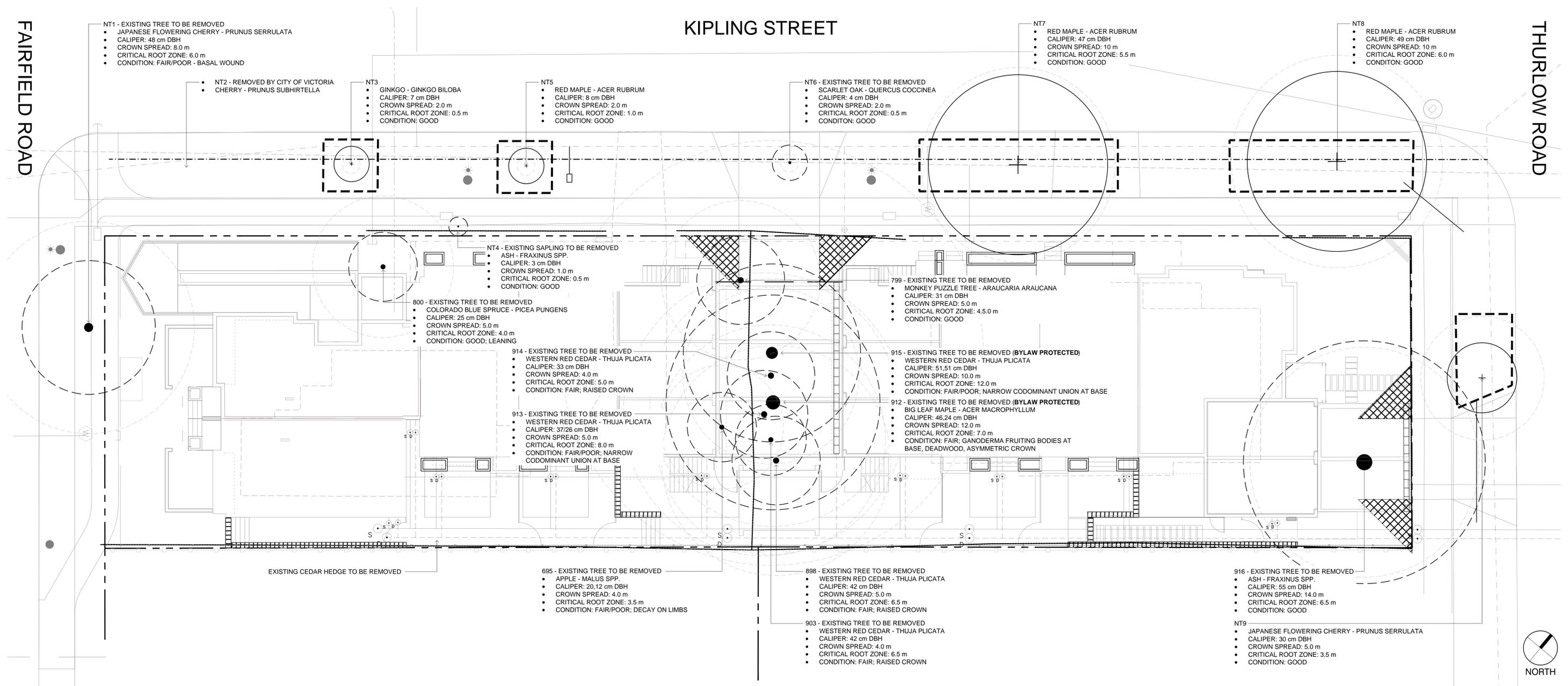
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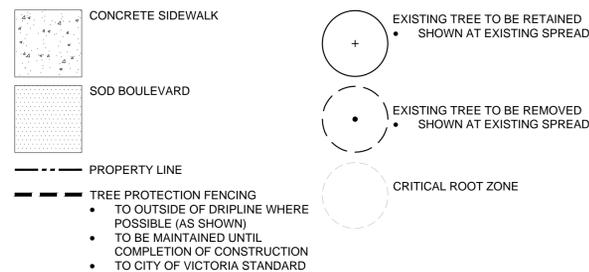
FAIRFIELD ROAD

# KIPLING STREET

THURLOW ROAD



## LEGEND



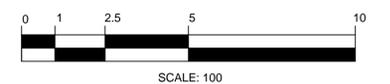
## EXISTING TREE QUANTITIES

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

## ARBORIST SUPERVISION

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

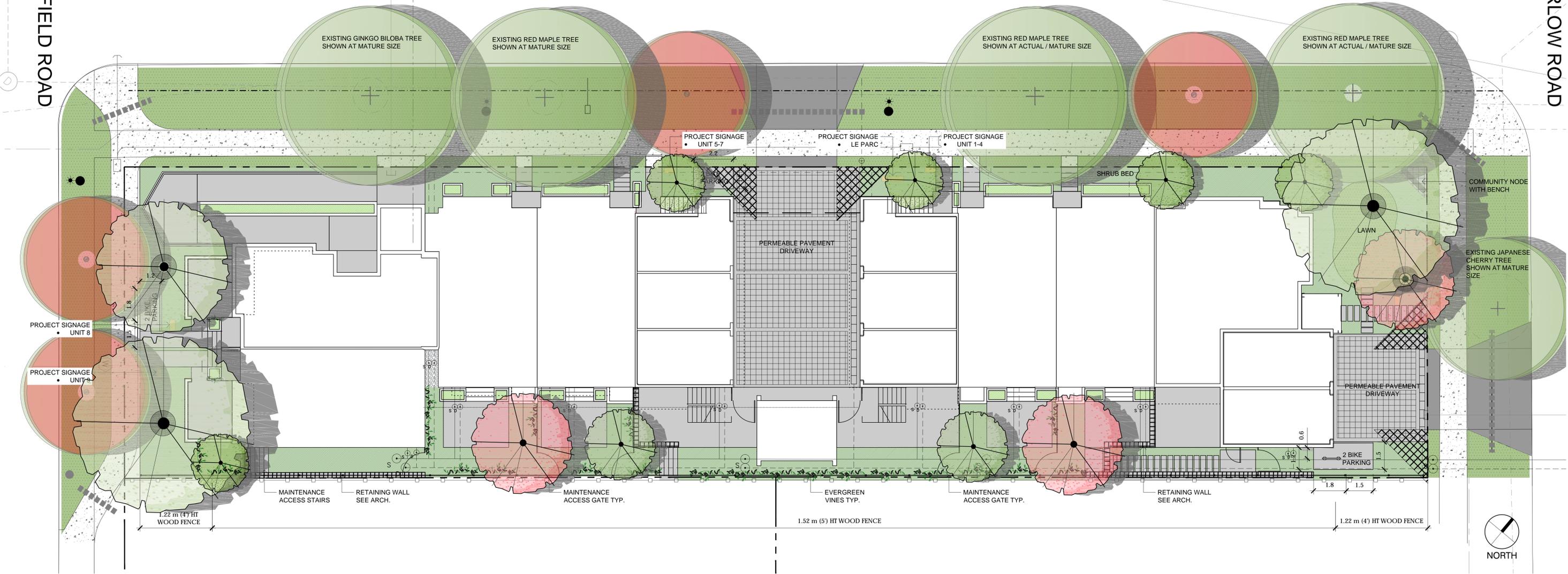
NOTES:  
1. SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION, REQUIREMENTS AND RECOMMENDATIONS.



# KIPLING STREET

FAIRFIELD ROAD

THURLOW ROAD



## LEGEND

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

**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:**

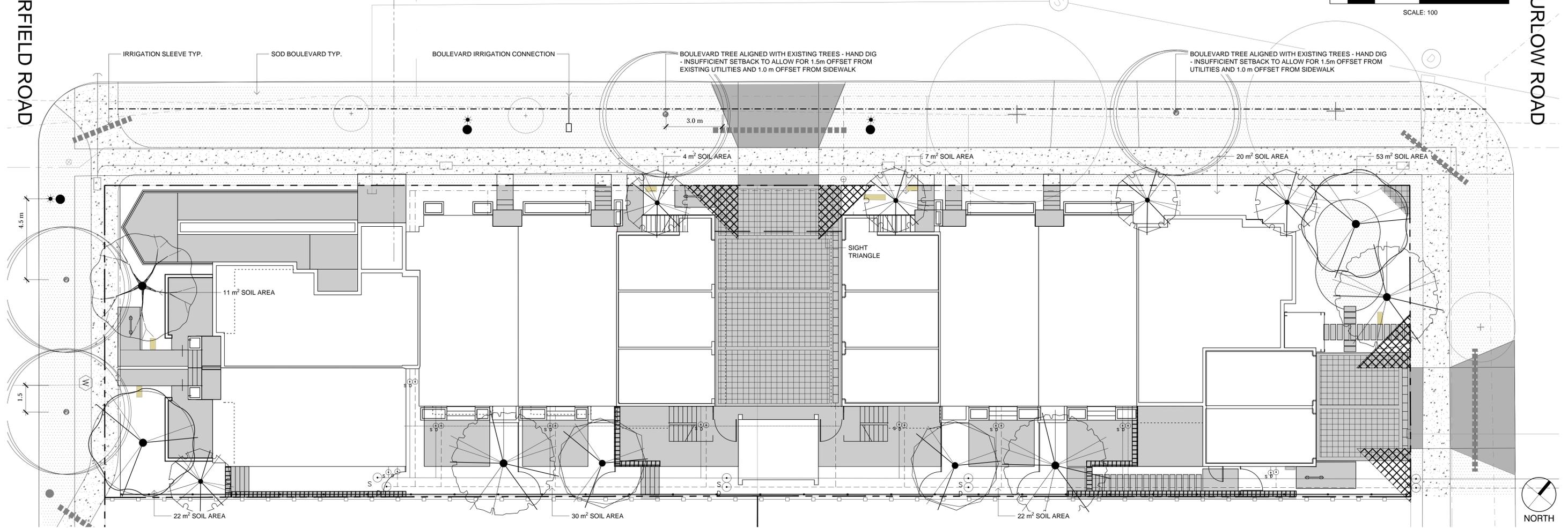
- ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED AND INSTALLED TO IABC STANDARDS.



FAIRFIELD ROAD

KIPLING STREET

THURLOW ROAD



LEGEND

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

PLANT SCHEDULE - TREES

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

- NOTES:
- PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.
  - ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO IABC STANDARDS.
  - ALL PROPOSED BOULEVARD TREES TO HAVE 10m<sup>2</sup> MIN. GROWING MEDIUM.



PACIFIC DOGWOOD



LITTLE GEM DWARF MAGNOLIA



GARRY OAK



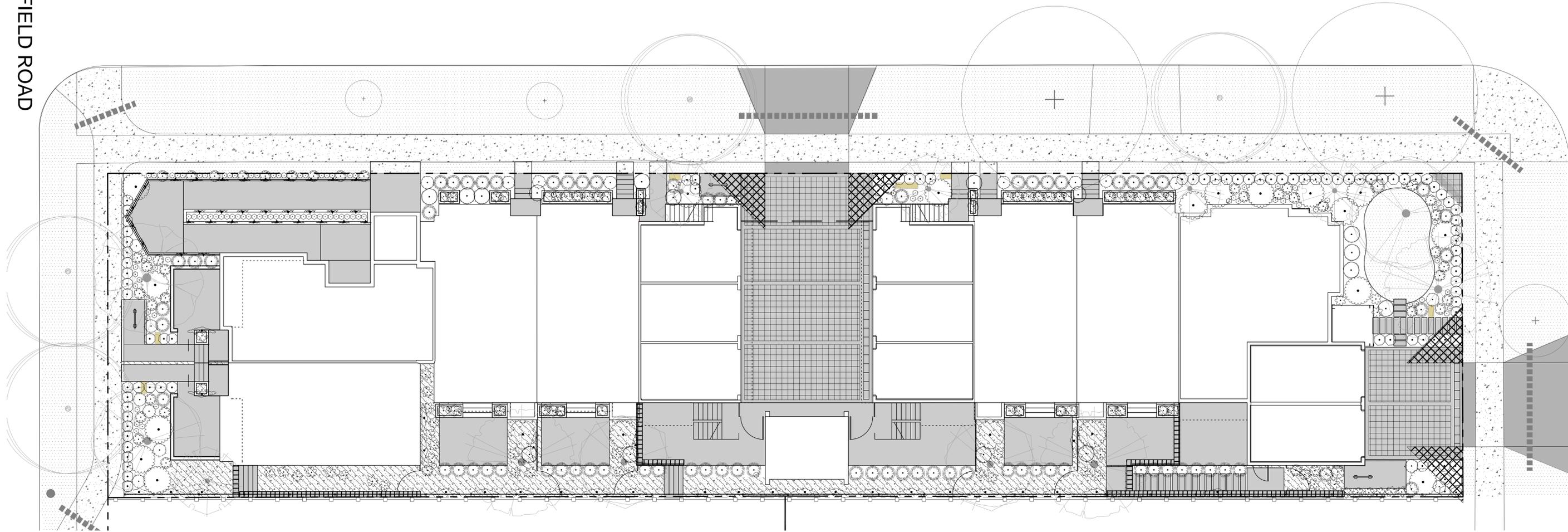
JAPANESE SNOWBELL

FAIRFIELD ROAD

KIPLING STREET



THURLOW ROAD



**PLANT SCHEDULE - SHRUBS**

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



HYDRANGEA



JASMINE VINE



SWEETBOX



MEXICAN ORANGE



IRISH MOSS

**PLANT SCHEDULE - GROUNDCOVER**

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

NOTES:  
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.



BUILT-IN PLANTER



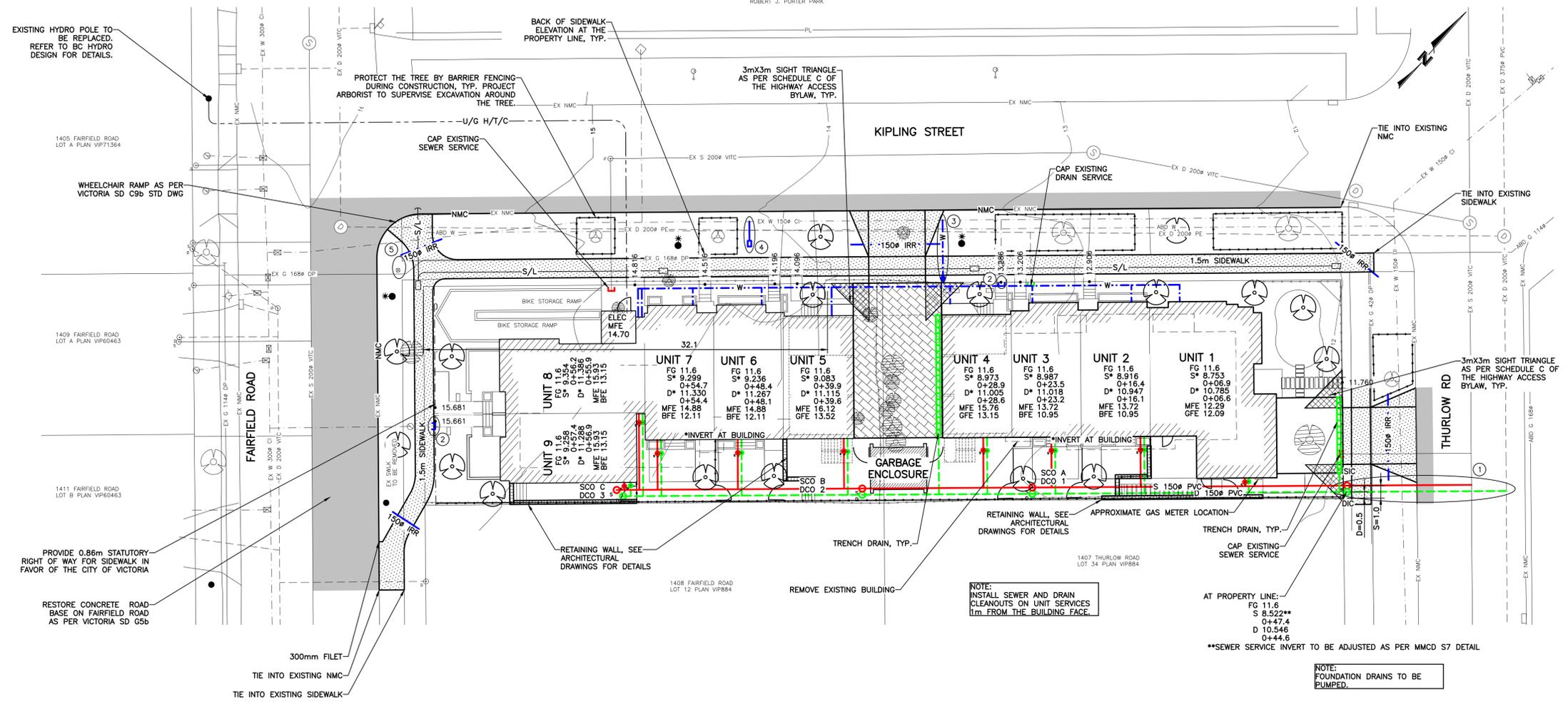
COMMUNITY BENCH



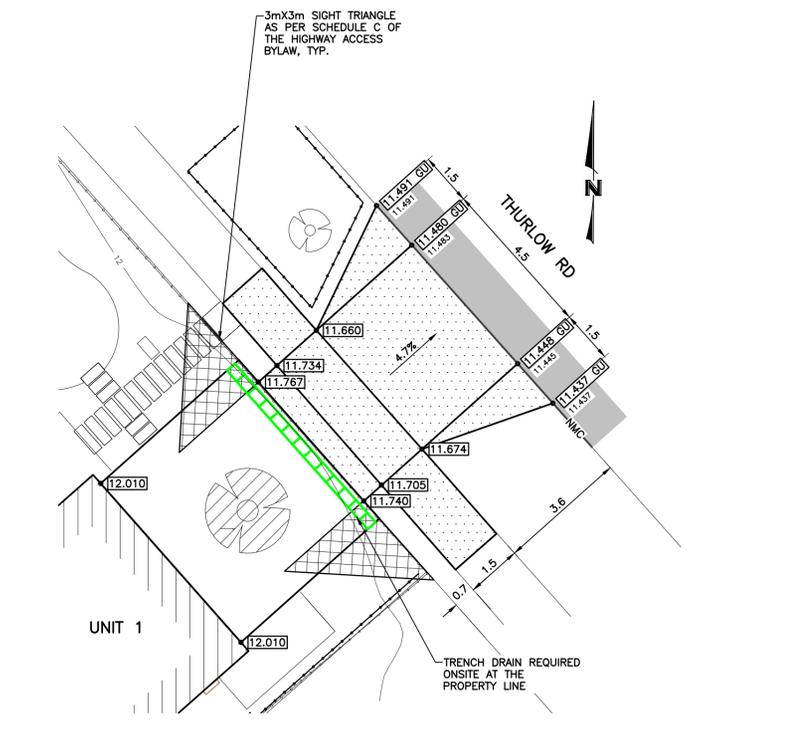
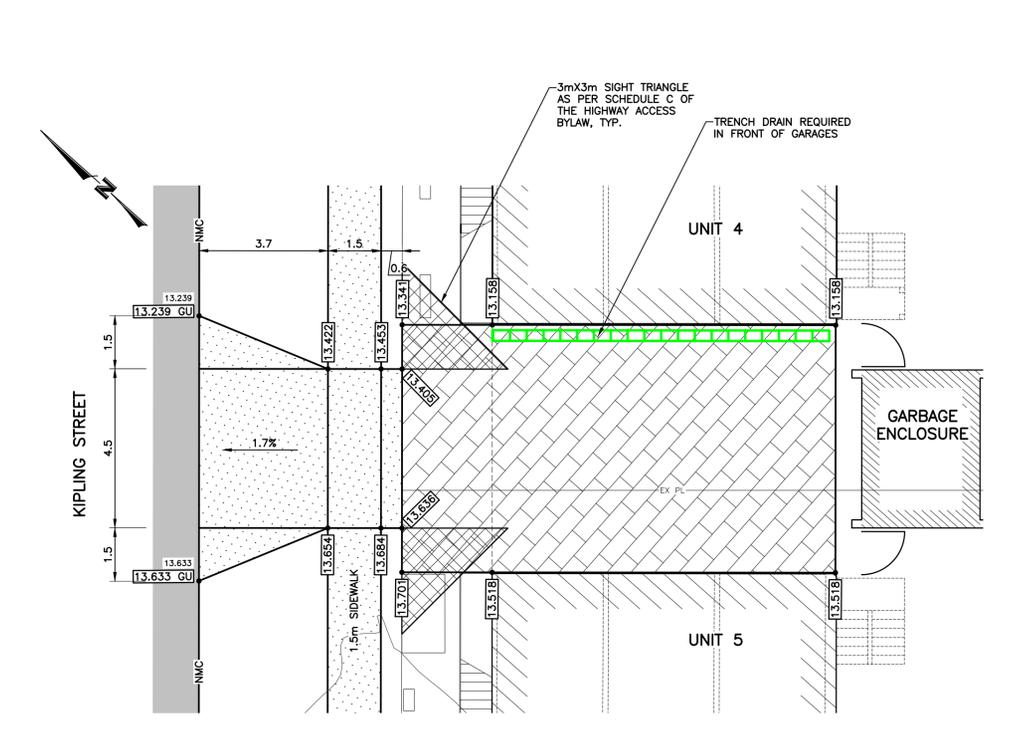
DAISY BUSH, LAVENDER COTTON, LAVENDER



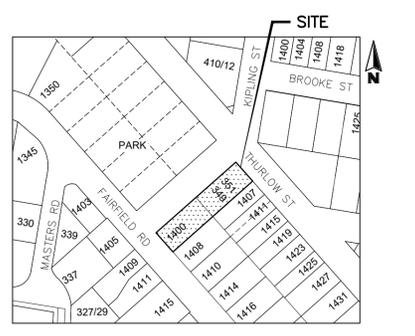
MAIDEN GRASS



- 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 100% PVC DR28 AT A MINIMUM GRADE OF 2.0%. CATCH BASIN LEADS TO BE 150# 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.
  - THE CITY OF VICTORIA SHALL INSTALL 150# SEWER CONNECTION AND 150# 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 SERVICE 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 CITY OF VICTORIA WORKS INSPECTOR.
  - 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.
  - THE CITY OF VICTORIA SHALL CAP AND ABANDON EXISTING SERVICE AT THE DEVELOPER'S EXPENSE.
  - 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.
  - THE CITY OF VICTORIA SHALL INSTALL IRRIGATION SERVICE c/w 50# 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.
  - 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
  - PROPOSED ELEVATION AT TOP OF CURB
  - PROPOSED ELEVATION AT GUTTER
  - PROPOSED ELEVATION
  - EXISTING ELEVATION



**CONCEPTUAL PLAN**  
FOR DEVELOPMENT PERMIT

PROPOSED SUBDIVISION OF LOT 13 AND 35, BOTH ON FAIRFIELD FARM ESTATE, PLAN VP884, VICTORIA CITY.

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 START OF ANY EXCAVATIONS

LEGEND	
WATER	W
SEWER	S
DRAIN	D
DITCH	D
CULVERT	C
HEADWALL	H
GAS	G
CURB	C
SIDEWALK	S/W
EDGE PAVE.	E/P
BUSHLINE	B
ANCHOR	A
EXISTING U/G UTL.	EX U/G
PROPOSED U/G UTL.	PRO U/G
LIGHT STANDARD	L
POWER POLE	P

REVISIONS		DESIGNED	IK
5	REVISED AS PER LANDSCAPE DRAWING	220421	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

**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.	5
WESTBROOK DRAWING No.	3455-01 (DP)