



Drawing List

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- A051 Level 0 Area Plan
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1712 Fairfield Road
Multi-Family Development

1707 Issued for Rezone Comments 20/08/2018

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Revisions

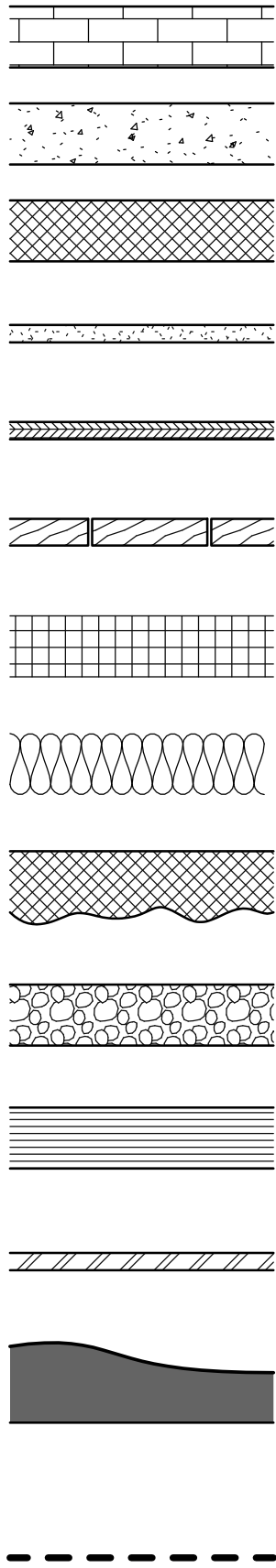
Received Date:
August 21/2018

SHAPE
Architecture Inc

ABBREVIATIONS

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

MATERIALS LEGEND



GENERAL NOTES

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

PROJECT DATA

LEGAL DESCRIPTION	PLAN 290 VICTORIA LOT 4 INCL PCL A SECTION FFLD PLAN 290 EXC PT IN STREET, LOT 6 PLAN 1834 SECTION 68 VICTORIA
CIVIC ADDRESS	1712 + 1720 Fairfield Road
ZONING (Current)	R1-G
ZONING (Proposed)	CD-TBD
SITE AREA	2433.2 m ²
LOT WIDTH	48.38 m
ABOVE GRADE FLOOR AREA	2065.9 m ²
BELOW GRADE FLOOR AREA	201.7 m ²
TOTAL FLOOR AREA	2267.6 m ²
COMM. FLOOR AREA	0.0
AVERAGE GRADE	12.70m
DIST. UNIT ENTRANCE TO PL	4.2m

PERMITTED42m		PROPOSED
FLOOR SPACE RATIO	05. - 1.0	0.85
SITE COVERAGE	30%	61%
OPEN SITE SPACE	50%	39%
BUILDING HEIGHT	7.6m	9.97m
NUMBER OF STOREYS	2	2.5
VEHICLE PARKING	22	22
BICYCLE PARKING	17	36 (Class 1) 10 (Class 2)
BUILDING SETBACKS		
FRONT YARD	7.5m	3.0m
REAR YARD	9.1m or 30% of Site Depth	6.1m
SIDE YARD (WEST)	1.5m	3.0m
SIDE YARD (EAST)	3.9m	6.7m
COMBINED SIDE YARD	min. 5.4m	10.4m
RESIDENTIAL USE DETAILS		
Total Number of Units		17
Unit Type		2-3 Bedroom
Ground Oriented Units		17
Minimum Unit Floor Area		114.4m ²
Total Residential Floor Area		2267.6 m ²

AVERAGE GRADE CALCULATION

Grade Points	Avg of Points	Distance Between Grade Points	Totals	Perimeter
Block 1				
A + B	13.485 + 13.085 / 2 =	13.285	22.580	299.975
B + C	13.085 + 13.485 / 2 =	13.285	13.260	176.159
C + D	13.485 + 13.485 / 2 =	13.485	22.580	304.491
D + A	13.485 + 13.485 / 2 =	13.485	13.260	178.811
Block 2				
A + B	13.425 + 13.485 / 2 =	13.455	10.870	146.258
B + C	13.485 + 12.545 / 2 =	13.015	22.360	291.015
C + D	12.545 + 11.809 / 2 =	12.177	13.000	158.301
D + A	11.809 + 13.425 / 2 =	12.617	28.505	372.265
Block 3				
A + B	11.809 + 13.485 / 2 =	12.647	31.355	396.547
B + C	13.485 + 12.579 / 2 =	13.032	10.870	141.658
C + D	12.579 + 10.807 / 2 =	11.693	38.495	450.122
D + A	10.807 + 11.809 / 2 =	11.308	13.000	147.004
Total		3062.604	241.135	
Average Grade		12.70078668		

REVISIONS

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

1712 Fairfield Road
Multi-Family
Development

Issued for Rezone Comments

General Notes &
Symbols

DATE	20/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated

JOB NUMBER 1707

SITE PLAN

PURDEY GROUP

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

ADDRESS : 1712 & 1720 Fairfield Road

PROJECT SURVEYOR : RPH

DRAWN BY : RPH DATE : Sept 28/17

OUR FILE : 30503 REVISION : 1st

JEA

J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS

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

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

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

1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

Survey Plan	
DATE	08/08/2018
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	1707

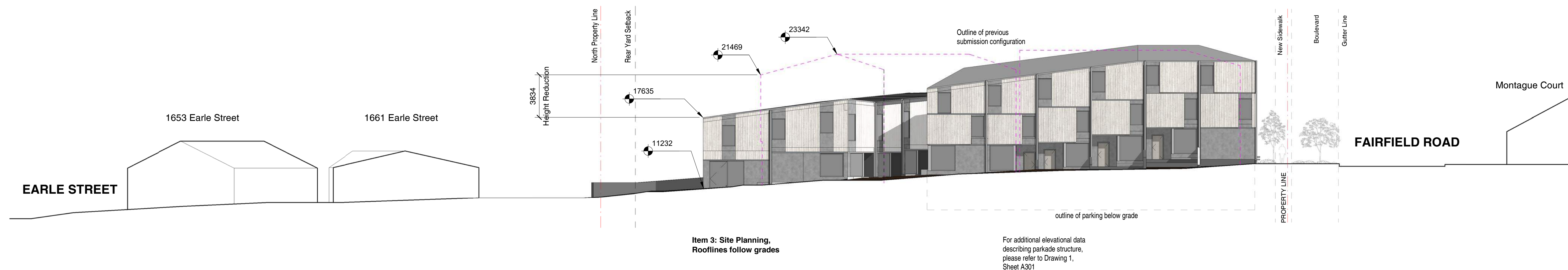


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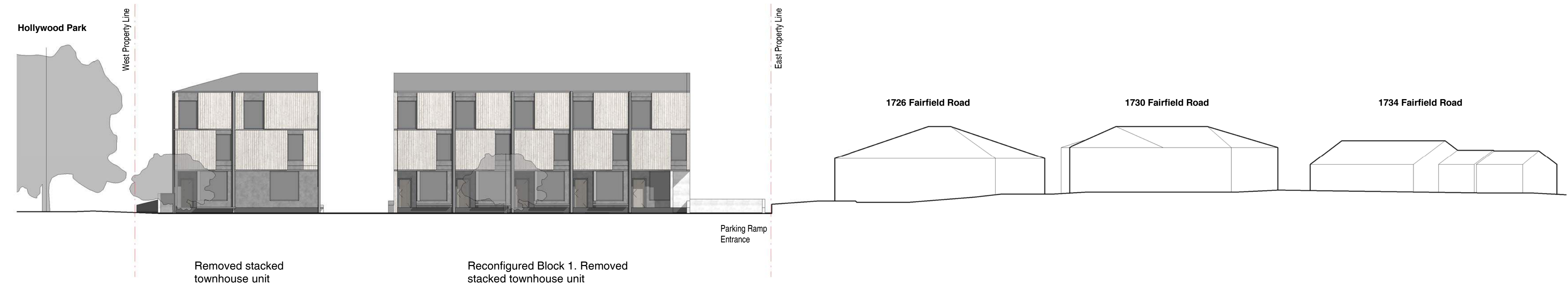
1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

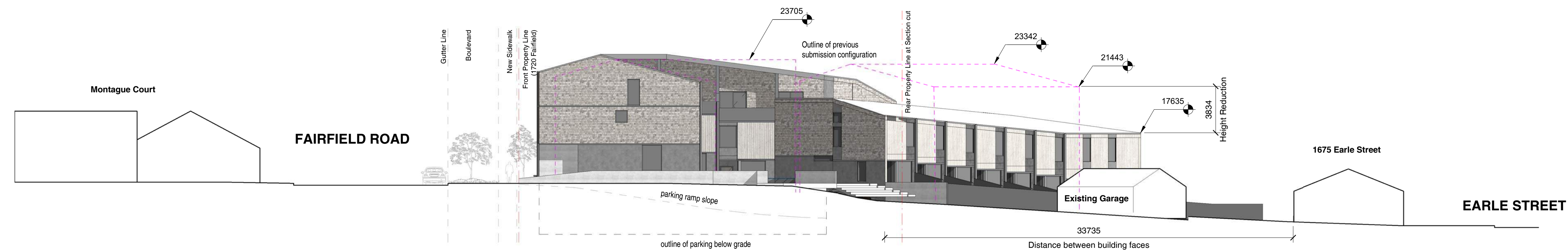
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DATE	08/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 200
JOB NUMBER	1707



1 Context Elevation West
1 : 200



2 Context Elevation South
1 : 200



3 Site Section to Earle Street
1 : 200

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

Item 3: Site Planning, Rooflines follow grades

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NO	DESCRIPTION	DATE
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1712 Fairfield Road
Multi-Family
Development
Issued for Rezone Comments

Context Streetscapes	
DATE	08/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 200
JOB NUMBER	1707

PROJECT DATA

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SITE COVERAGE	30%	61%
OPEN SITE SPACE	50%	39%
BUILDING HEIGHT	7.6m	9.97m
NUMBER OF STOREYS	2	2.5
VEHICLE PARKING	22	22
BICYCLE PARKING	17	36 (Class 1) 10 (Class 2)

BUILDING SETBACKS

FRONT YARD	7.5m	3.0m
REAR YARD	9.1m or 30% of Site Depth	6.1m
SIDE YARD (WEST)	1.5m	3.0m
SIDE YARD (EAST)	3.9m	6.7m
COMBINED SIDE YARD	min. 5.4m	10.4m

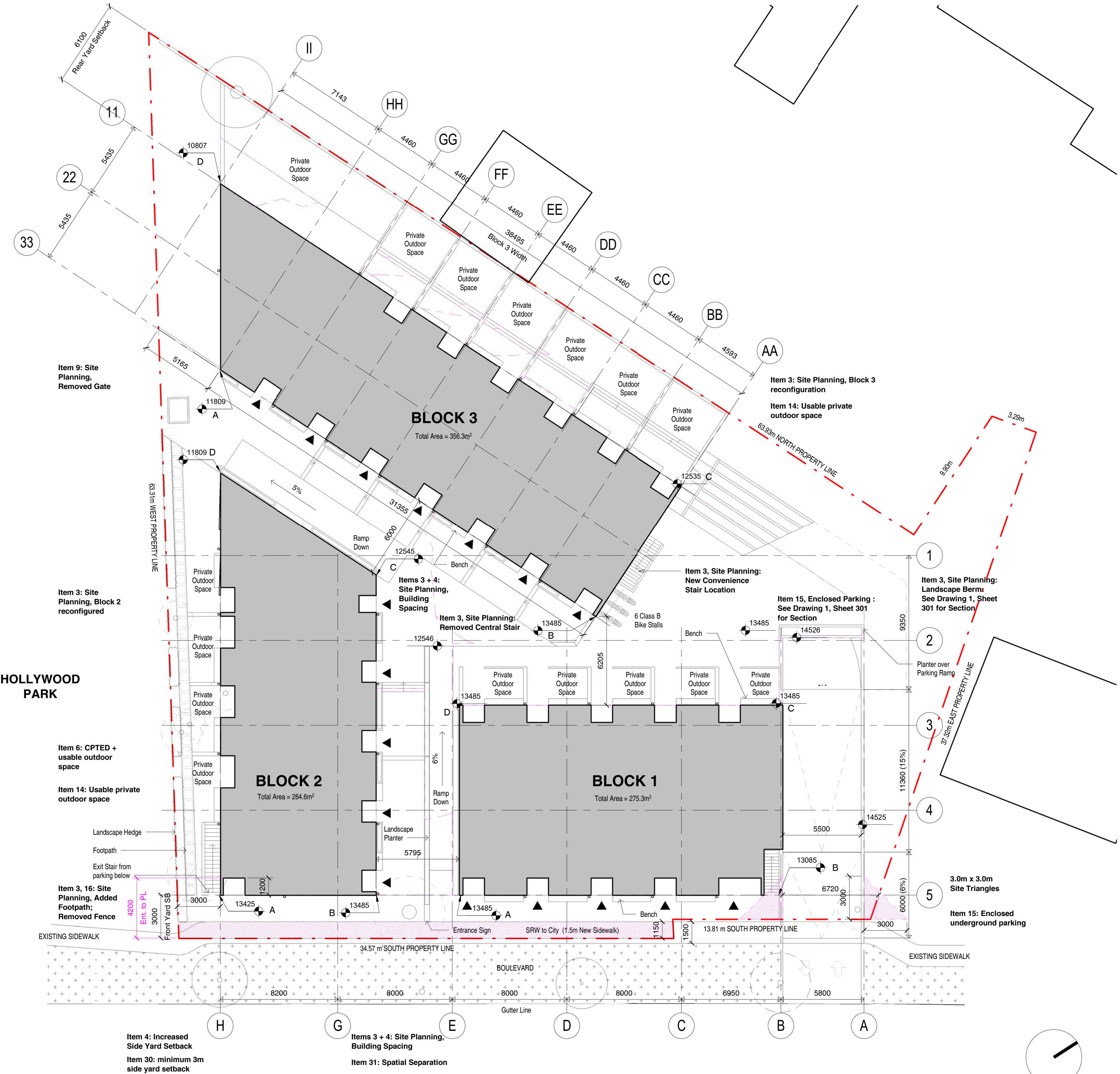
RESIDENTIAL USE DETAILS

Total Number of Units	17
Unit Type	2-3 Bedroom
Ground Oriented Units	17
Minimum Unit Floor Area	114.4m ²
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AVERAGE GRADE CALCULATION

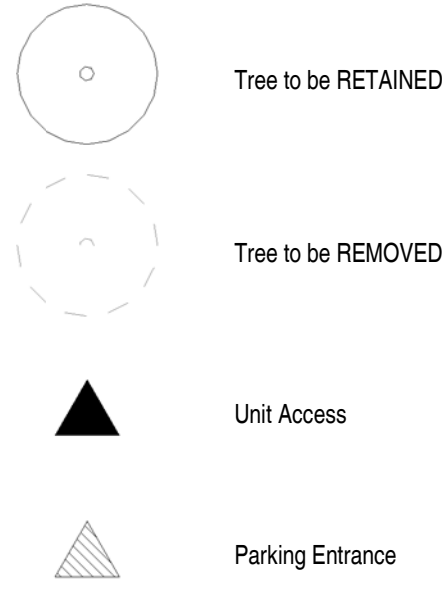
Grade Points	Avg of Points	Distance Between Grade Points	Totals	Perimeter
Block 1				
A + B	$13.485 + 13.085 / 2 =$	13.285	22.580	299.975
B + C	$13.085 + 13.485 / 2 =$	13.285	176.159	
C + D	$13.485 + 13.485 / 2 =$	13.485	22.580	304.491
D + A	$13.485 + 13.485 / 2 =$	13.485	178.811	
Block 2				
A + B	$13.425 + 13.485 / 2 =$	13.455	10.870	148.256
B + C	$13.485 + 12.545 / 2 =$	13.015	22.360	291.015
C + D	$12.545 + 11.809 / 2 =$	12.177	13.000	158.301
D + A	$11.809 + 13.425 / 2 =$	12.617	29.505	372.265
Block 3				
A + B	$11.809 + 13.485 / 2 =$	12.647	31.355	396.547
B + C	$13.485 + 12.579 / 2 =$	13.032	10.870	141.658
C + D	$12.579 + 10.807 / 2 =$	11.693	38.495	450.122
D + A	$10.807 + 11.809 / 2 =$	11.308	13.000	147.004

Total	3062.604	241.135
Average Grade		12.70078668



PLOT INFO.
PLOT STAMP LOCATION

Site Plan Legend



LEGEND

Existing Grade

REVISIONS

NO	DESCRIPTION	DATE
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5	Issued for Rezone Comments	08/08/2018

1712 Fairfield Road
Multi-Family
Development

Issued for Rezone Comments

Site Plan

DATE	20/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

PLOT STAMP LOCATION

PARKING DATA		
Vehicle Parking	22 spaces	
Bicycle Parking	Class 1	36
	Class 2	10
MULTIPLE DWELLINGS (Schedule C, 11(c))		
	REQUIRED	PROPOSED
Vehicle	22 (1.3 / Dwelling unit)	22
Bicycle	17 (1.0 / dwelling unit)	36

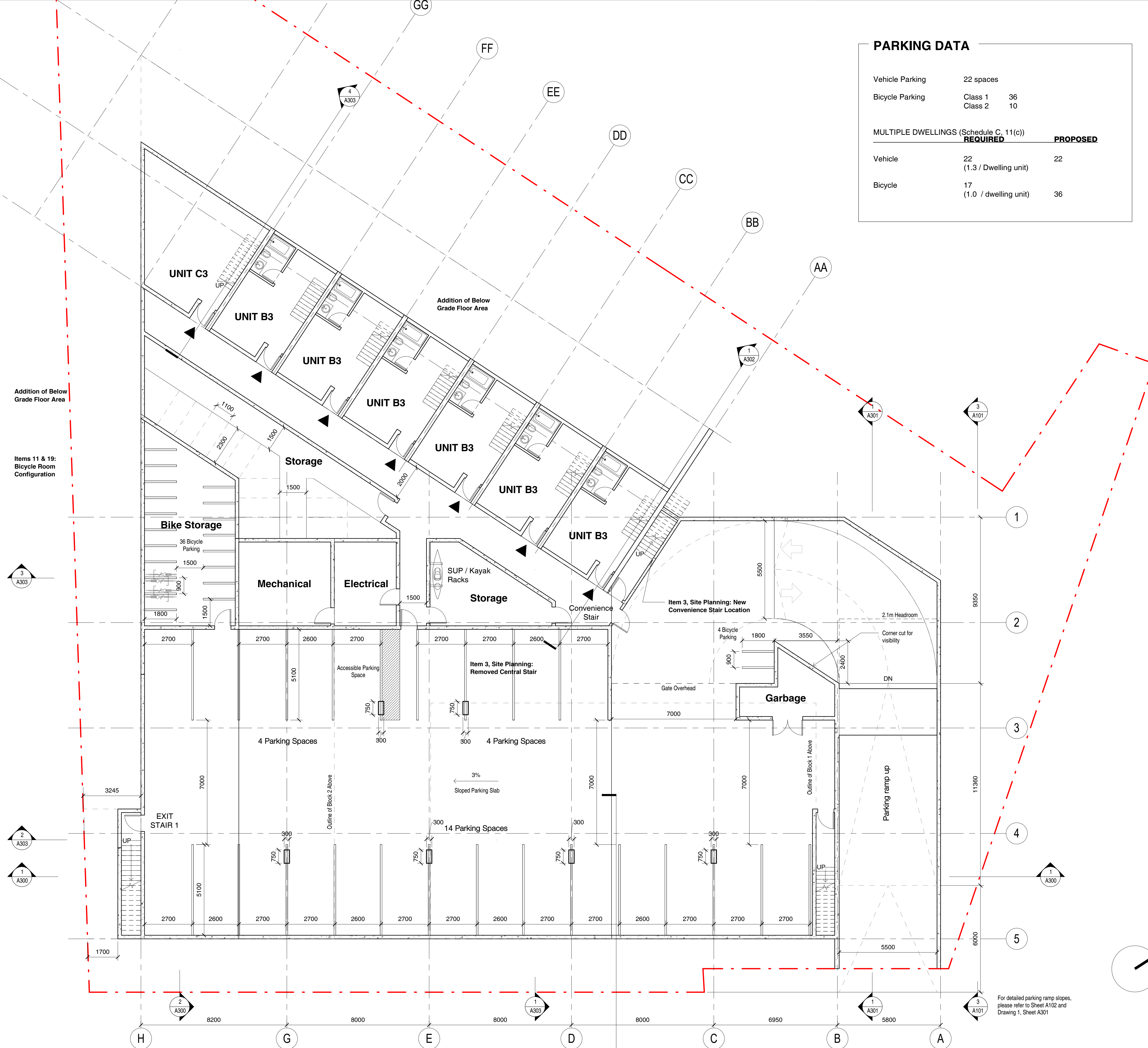
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5	Issued for Rezone Comments	08/08/2018

Issued for Rezone Comments

DATE	08/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated

JOB NUMBER 1707

A200



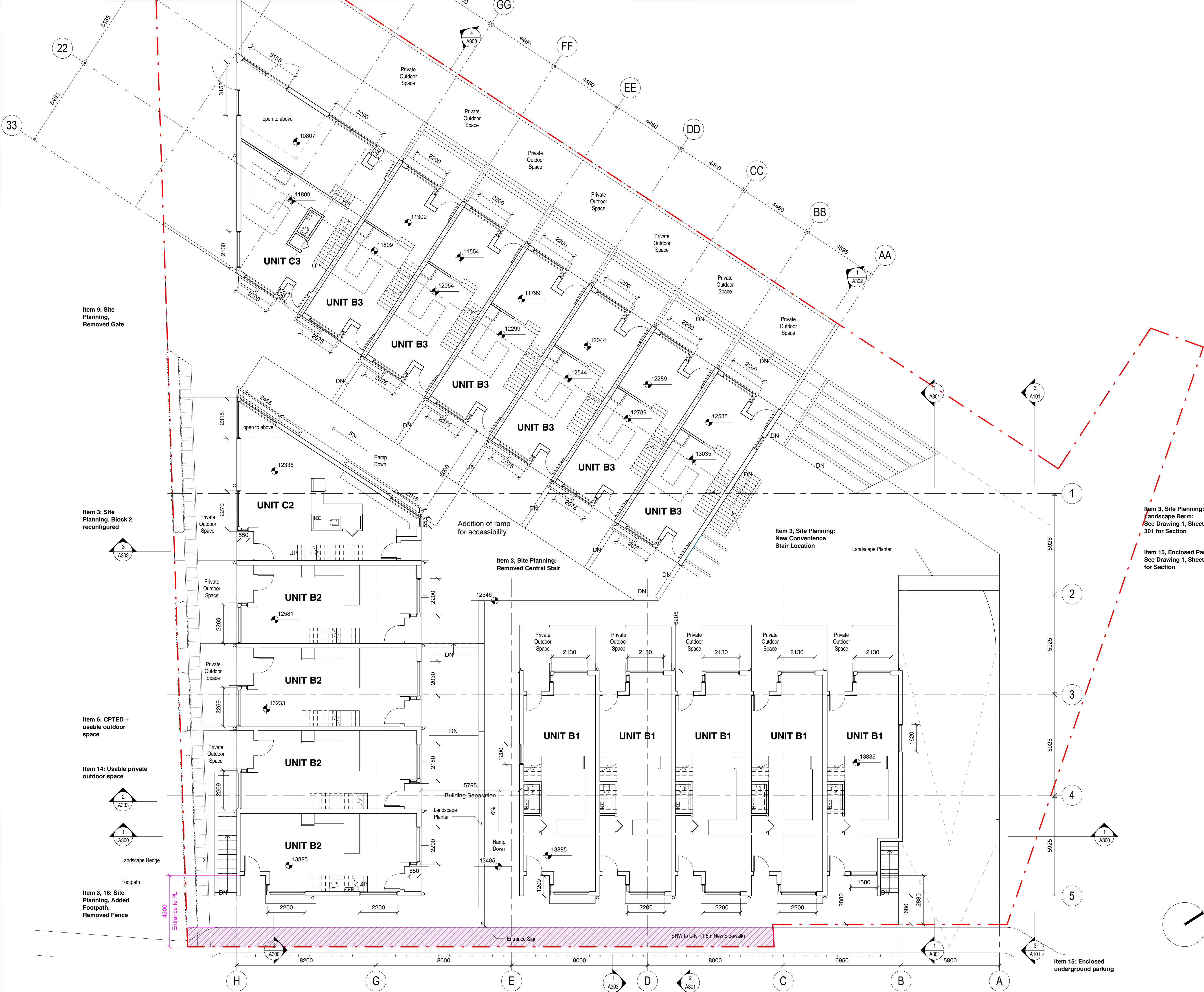
For detailed parking ramp slopes
please refer to Sheet A102 and
Drawing 1, Sheet A301

REVISIONS		
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**1712 Fairfield Road
Multi-Family
Development**
Issued for Rezone Comments

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

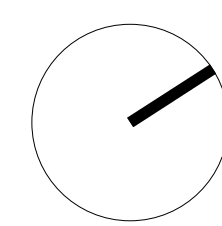
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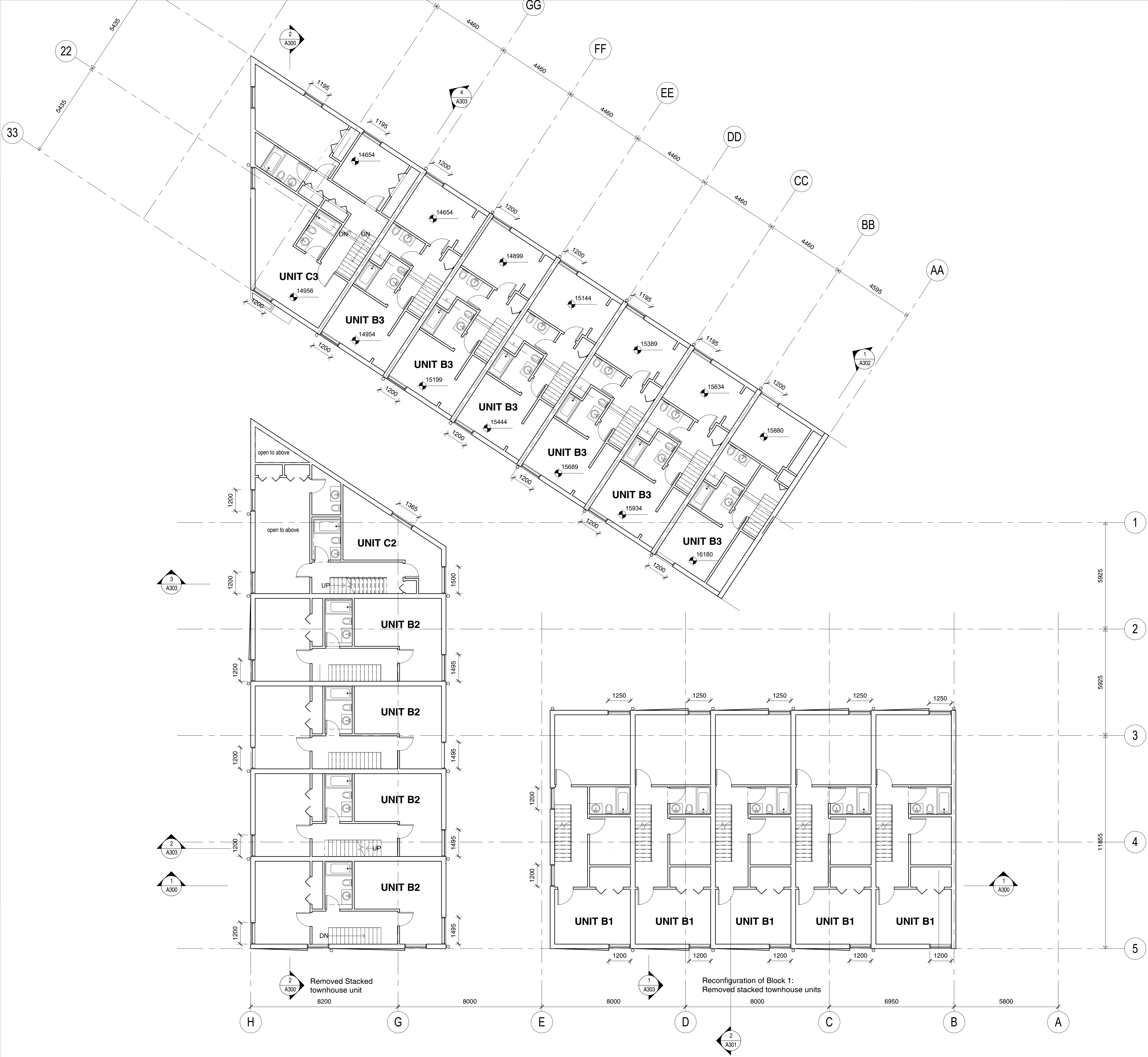
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**1712 Fairfield Road
Multi-Family
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Level 2 Plan		
DATE	08/08/2018	
DRAWN BY	MH	
CHECKED BY	AS	
SCALE	1 : 100	
JOB NUMBER	1707	



A202



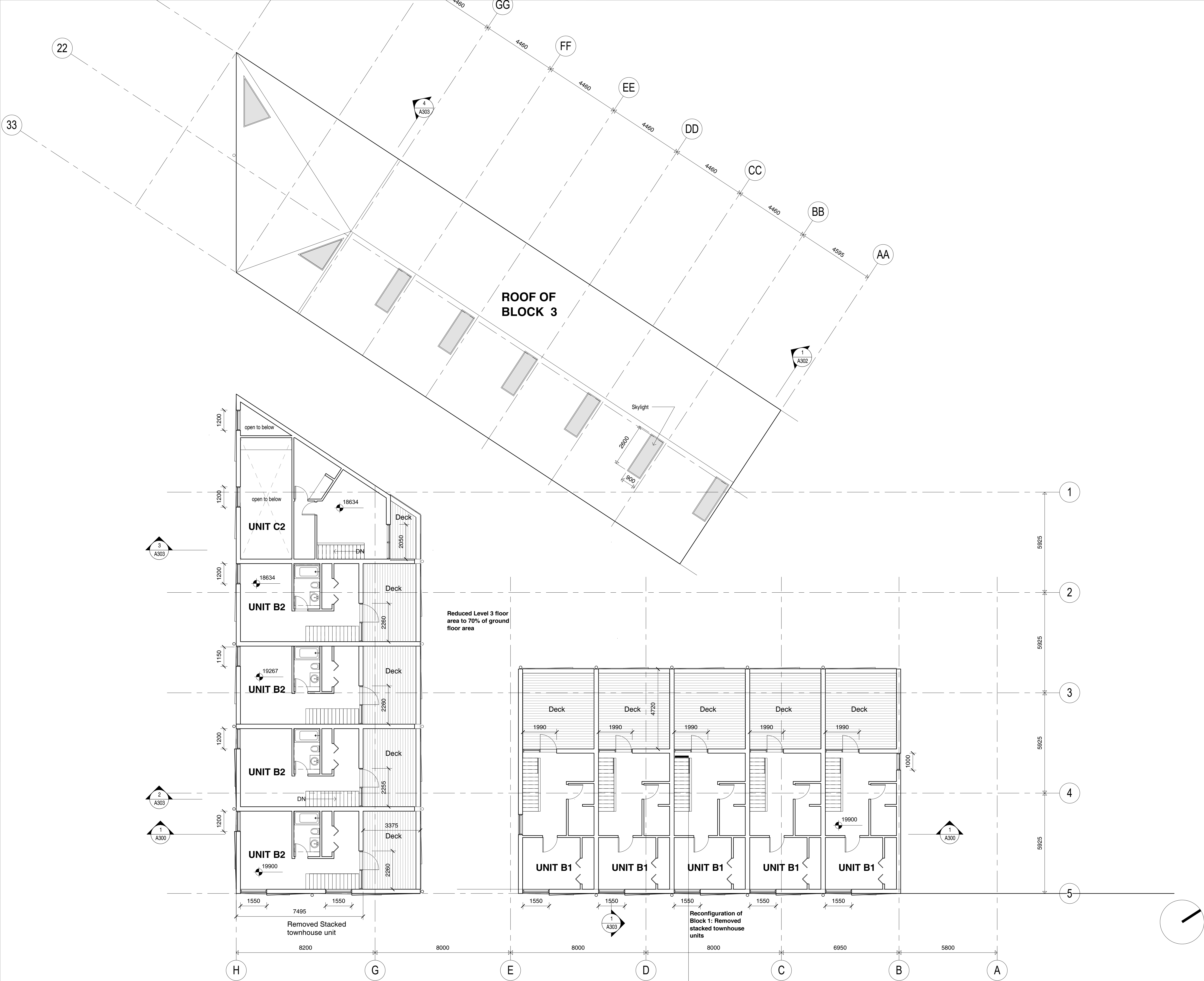
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1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

Level 3 Plan	
DATE	08/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A203

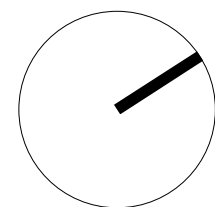


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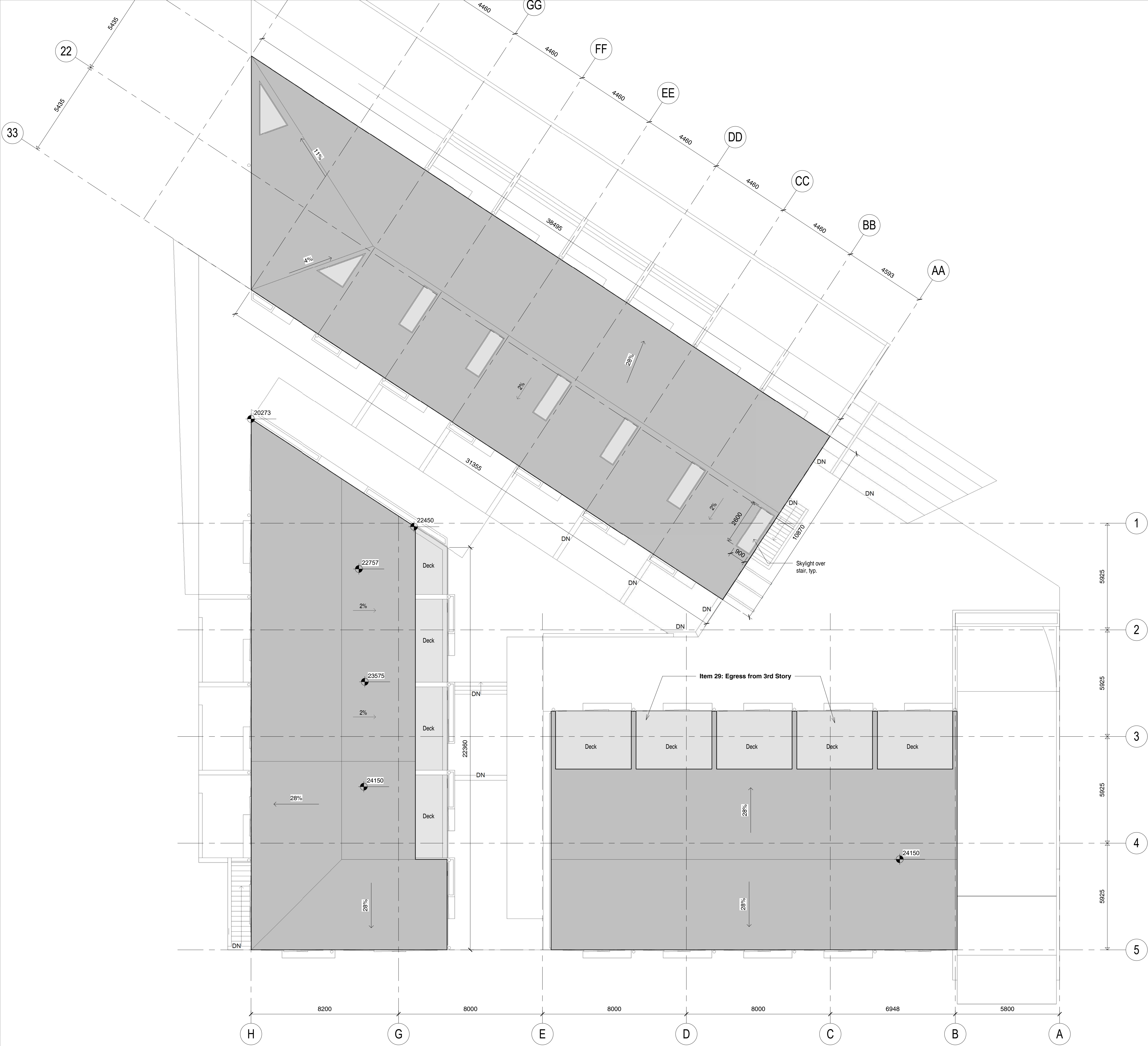
1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

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



A204



PLOT INFO.
PLOT STAMP LOCATION

LEGEND	
Existing Grade	-----



1 East-West Section
1 : 100



2 Site Section 1
1 : 100

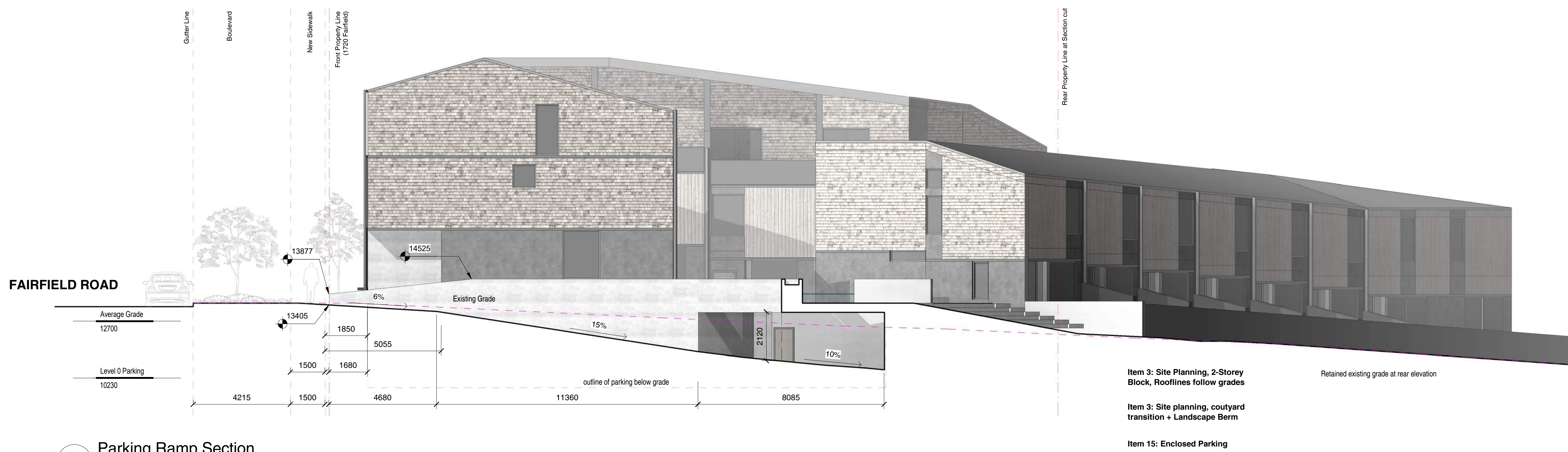
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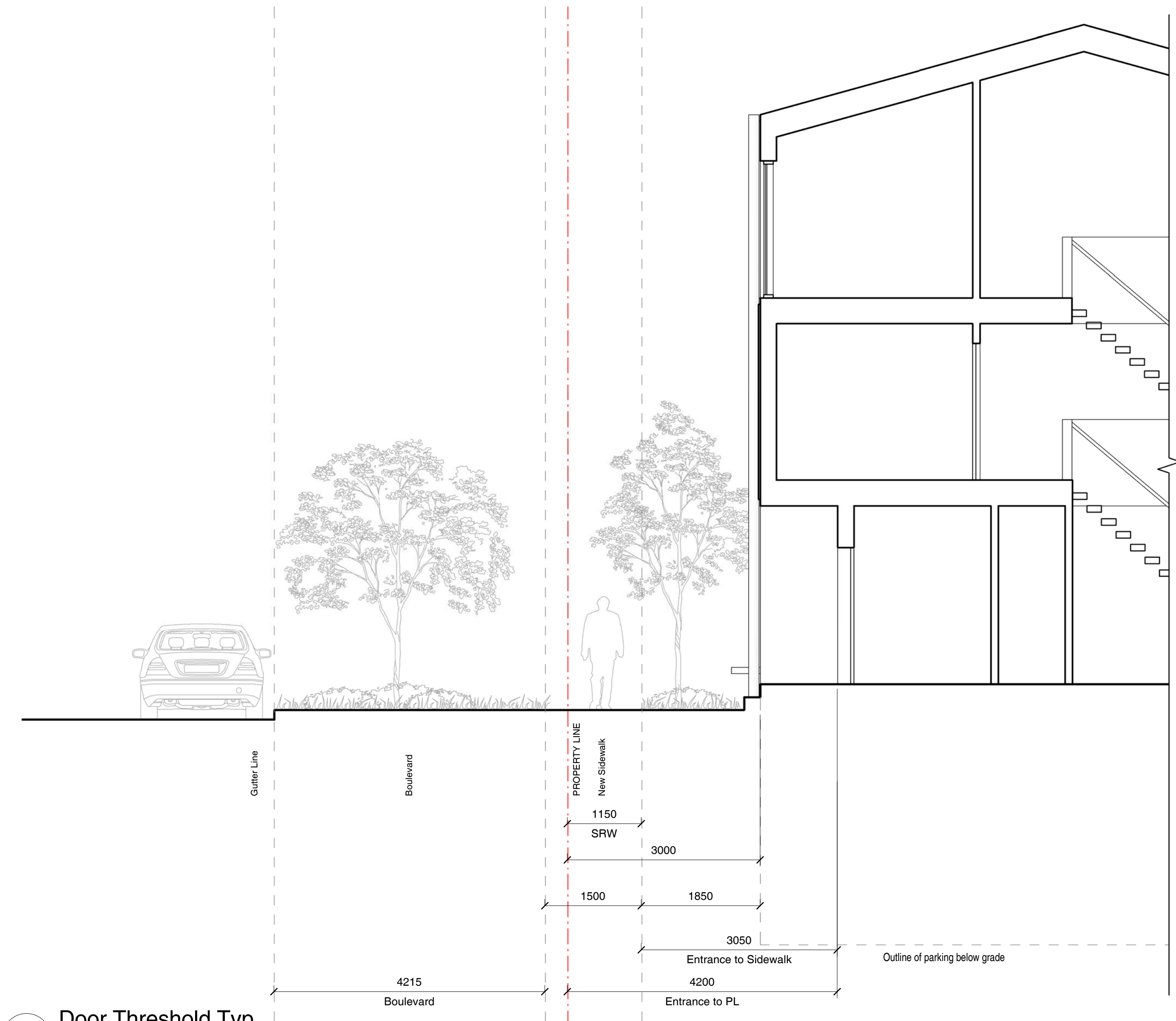
Site Sections	
DATE	08/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

LEGEND

Existing Grade



1 Parking Ramp Section
1 : 100



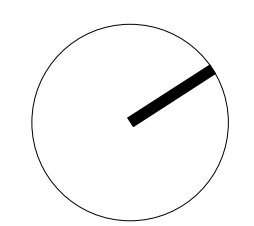
2 Door Threshold Typ.
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REVISIONS		
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1712 Fairfield Road Multi-Family Development

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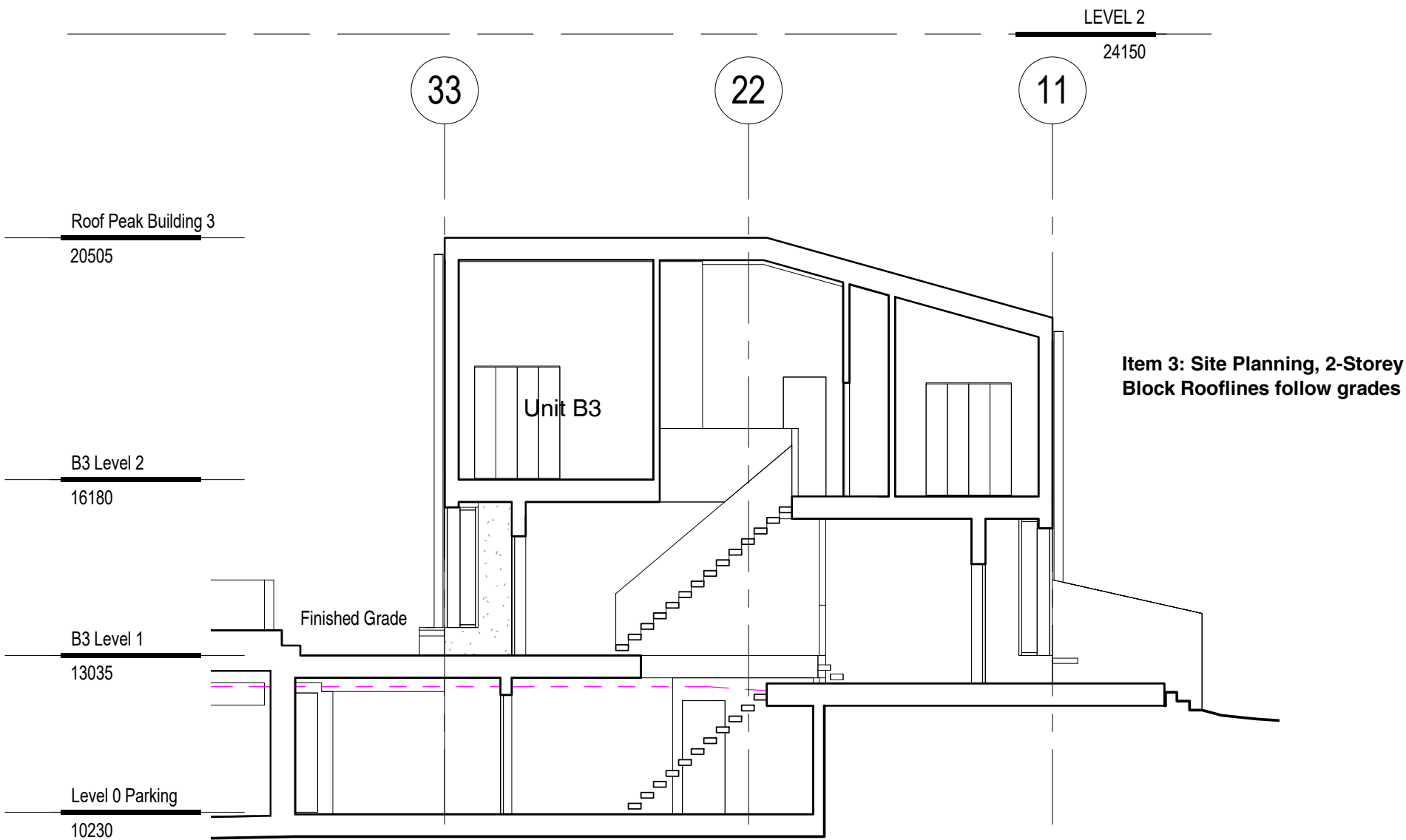
Site Section	
DATE	08/08/2018
DRAWN BY	MH
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SCALE	As indicated
JOB NUMBER	1707



PLOT INFO.
PLOT STAMP LOCATION

LEGEND

Existing Grade



1

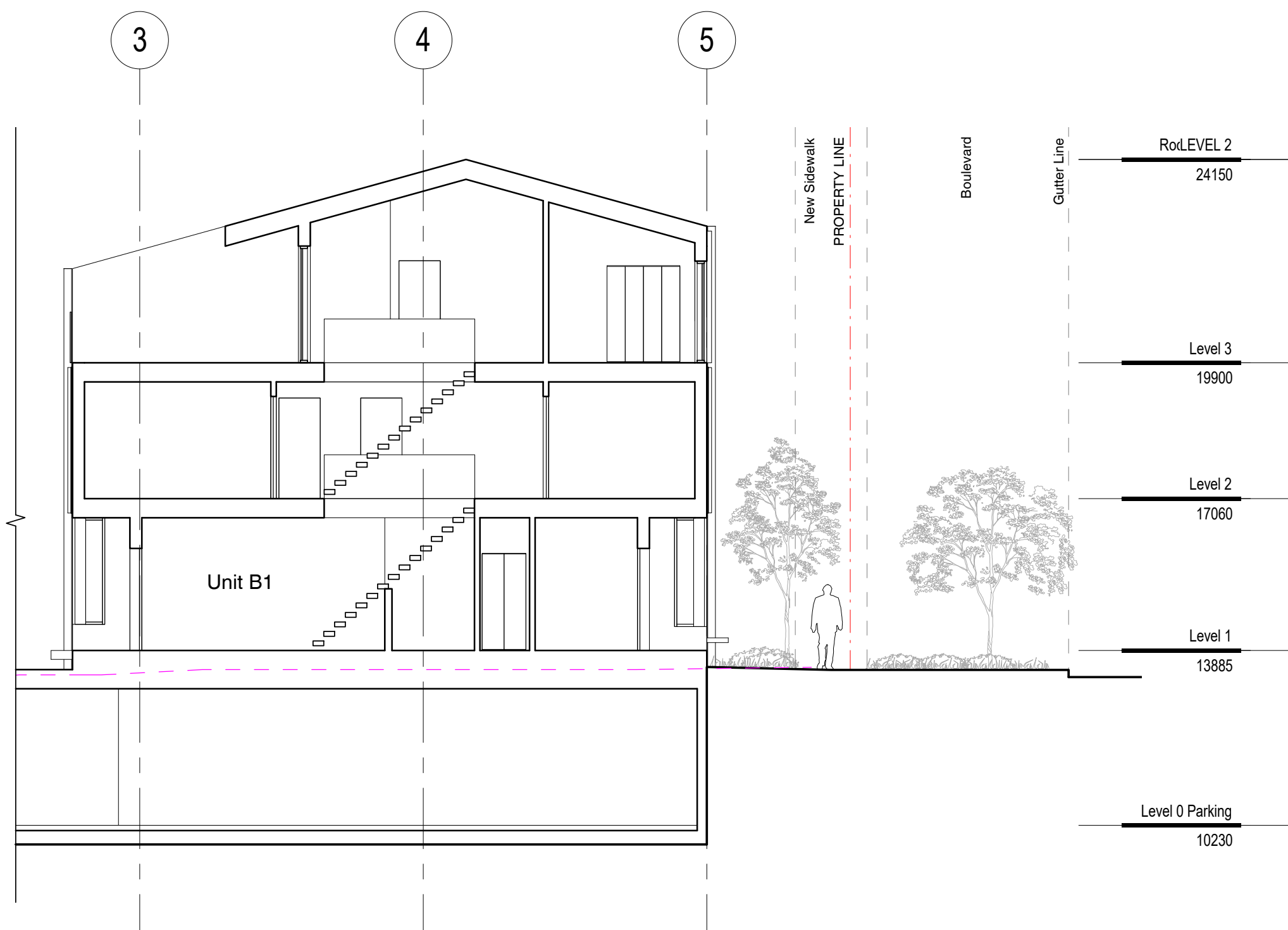
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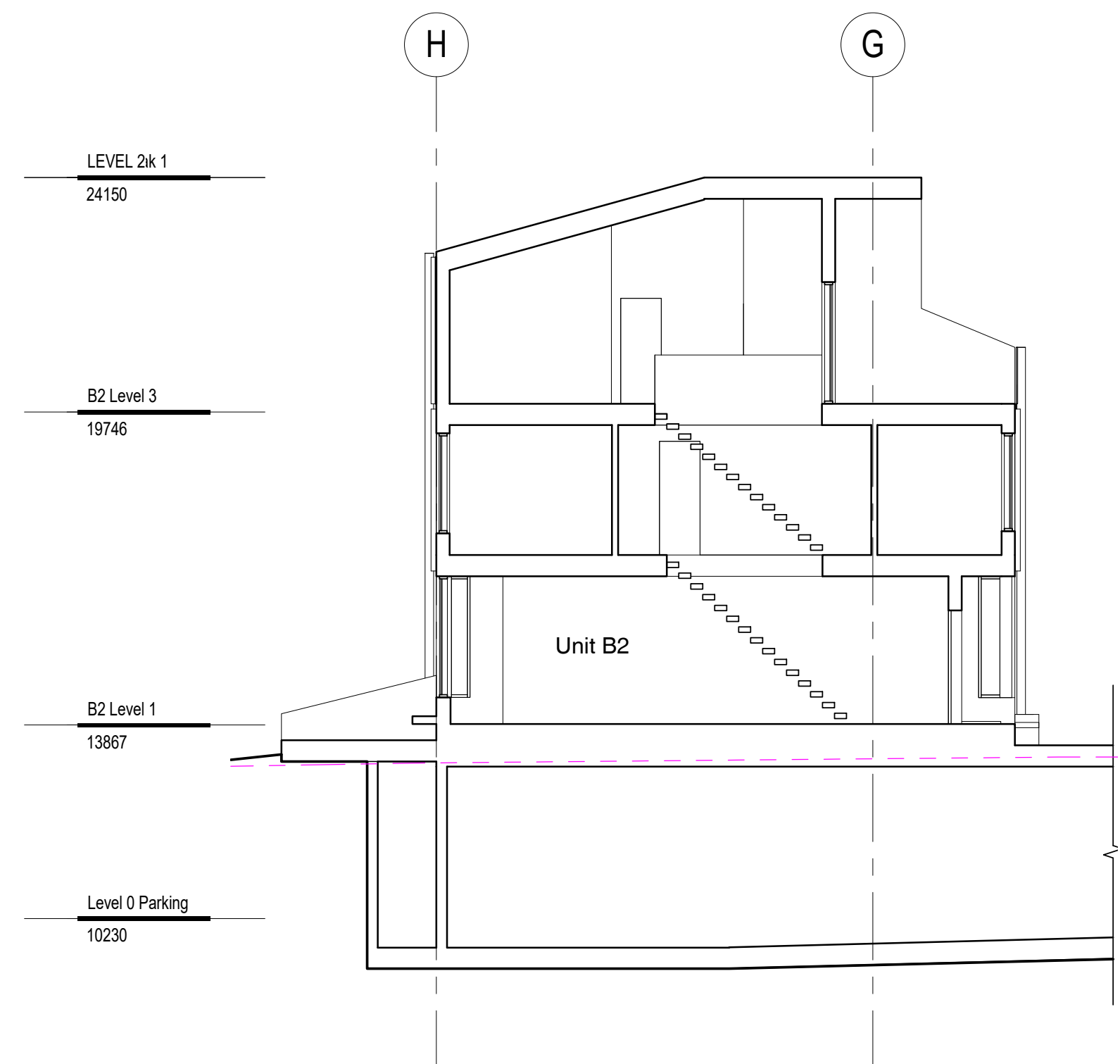
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Sections	
DATE	08/08/2018
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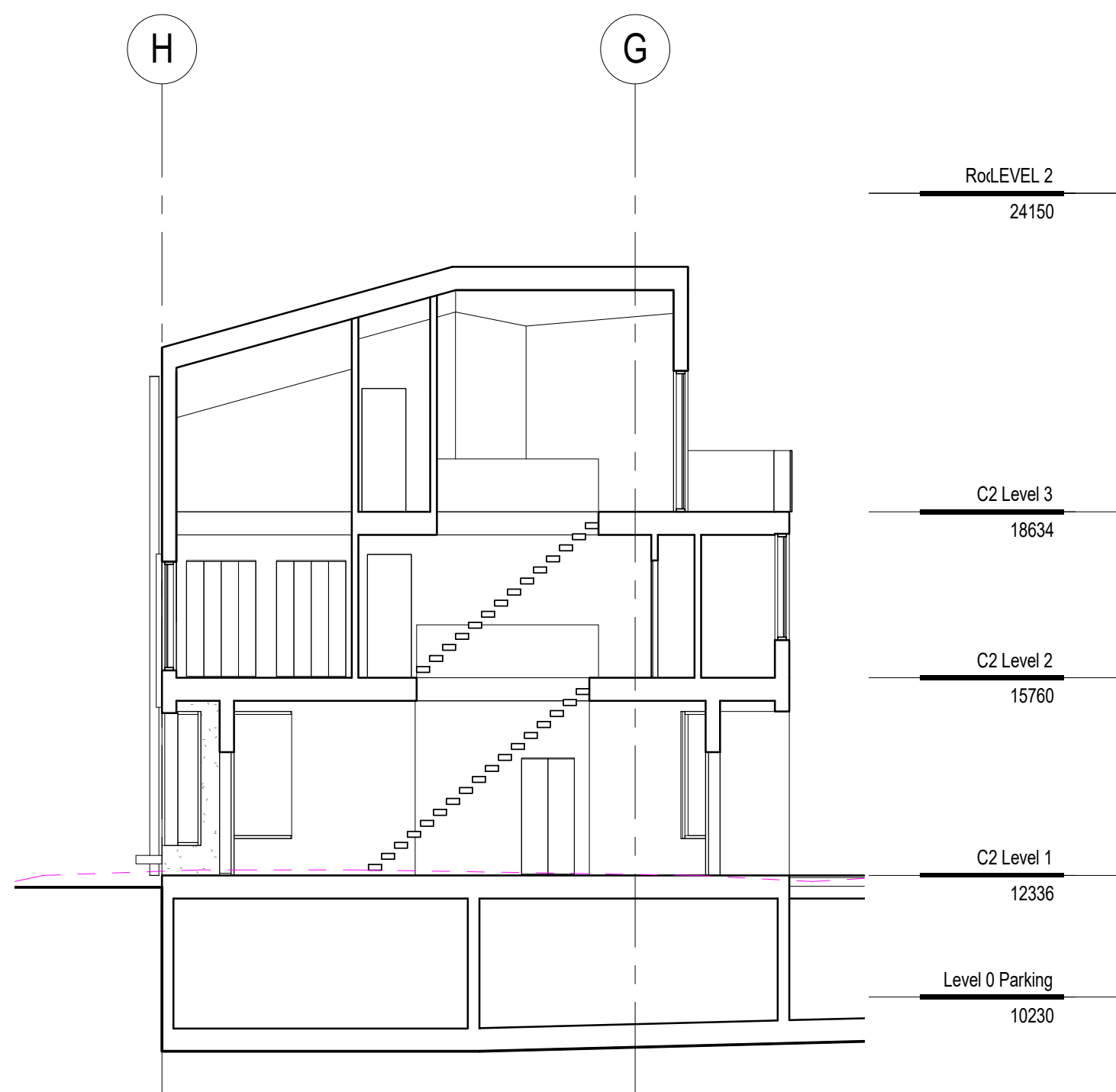
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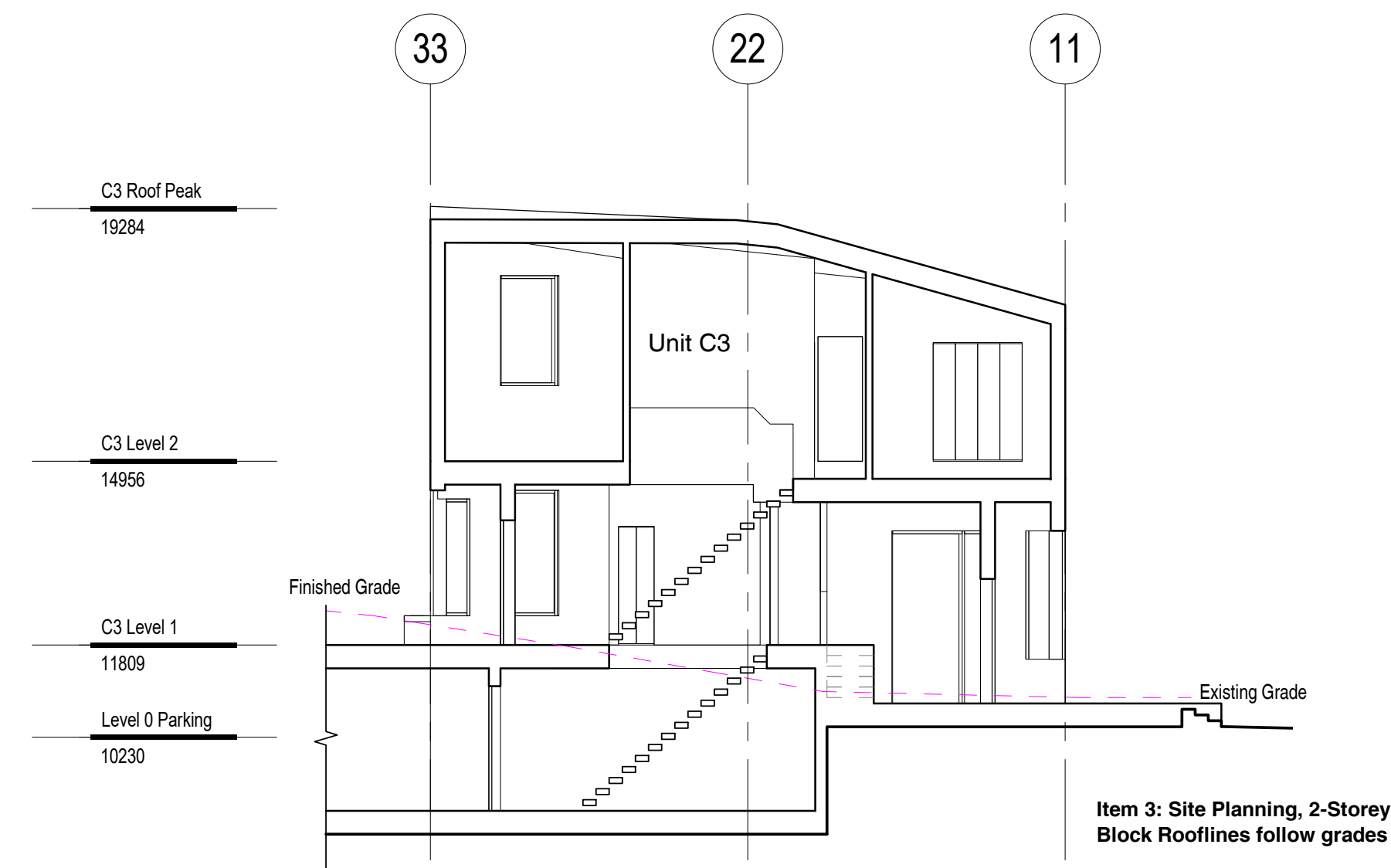
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2 B2 Section 1
1 : 100



3 C2 Section 1
1 : 100



4 C3 Section 1
1 : 100

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

1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

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

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

LEGEND	
Existing Grade	---

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

1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

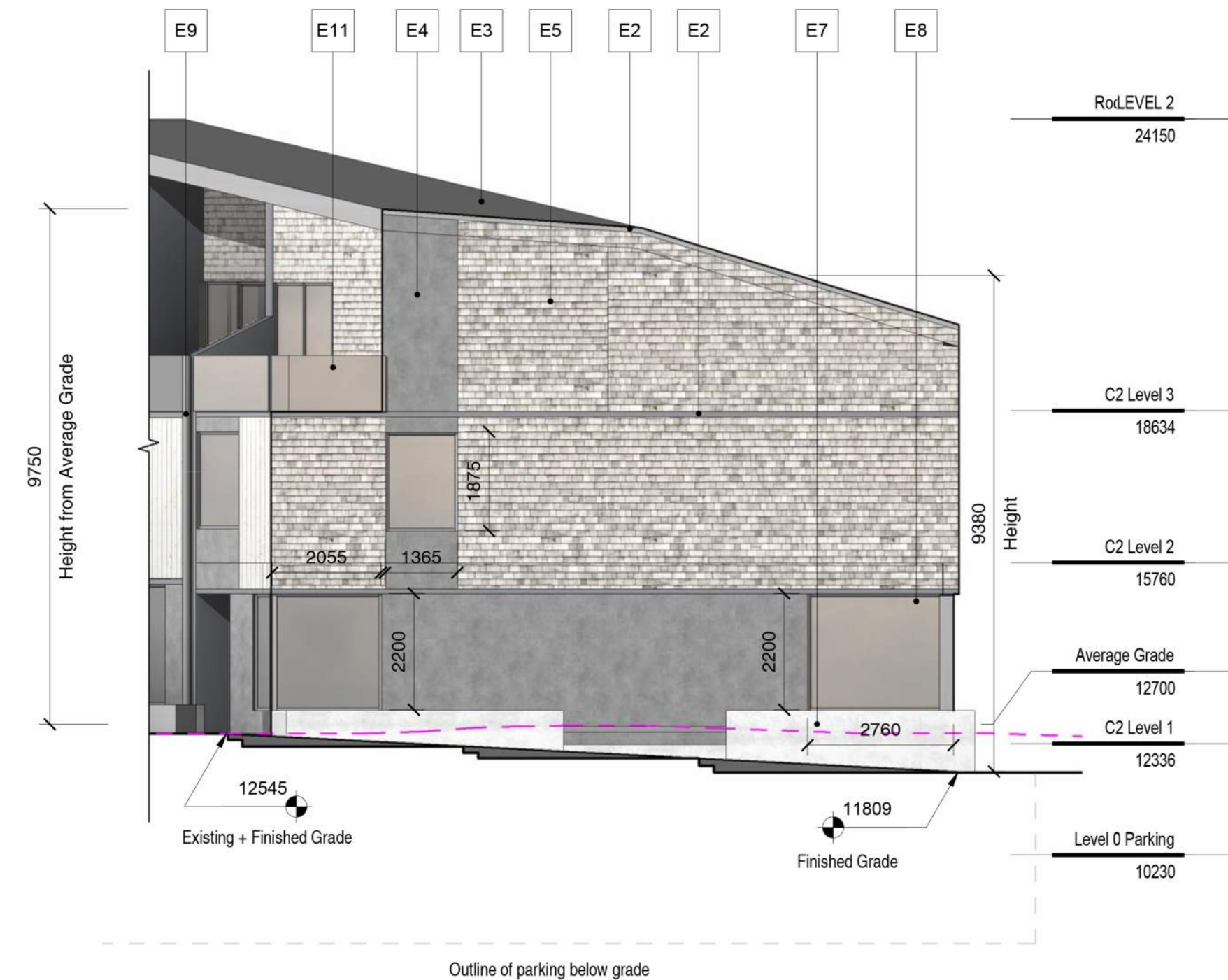
Elevations

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

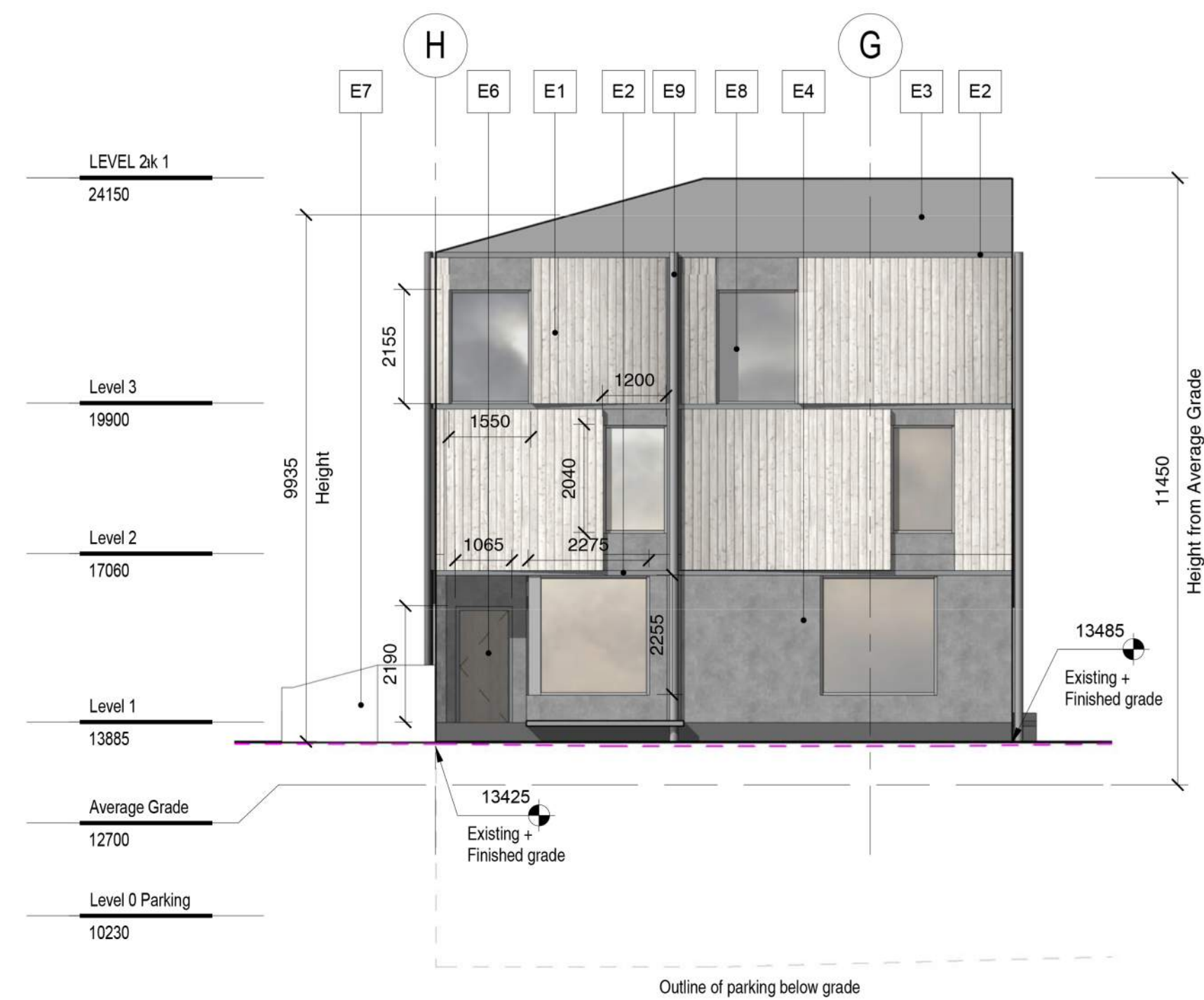
A401



1 Block 2 - East
1 : 100



2 Block 2 - North
1 : 100



3 Block 2 - South
1 : 100



4 Block 2 - West
1 : 100

PLOT INFO.
PLOT STAMP LOCATION

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

LEGEND	
Existing Grade	---

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

1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

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



1 Block 3 - East
1 : 100

2 Block 3 - North
1 : 100



3 Block 3 - South
1 : 100

4 Block 3 - West
1 : 100

PLOT INFO.
PLOT STAMP LOCATION

MATERIALS LEGEND

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

LEGEND

Existing Grade	-----
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REVISIONS

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

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

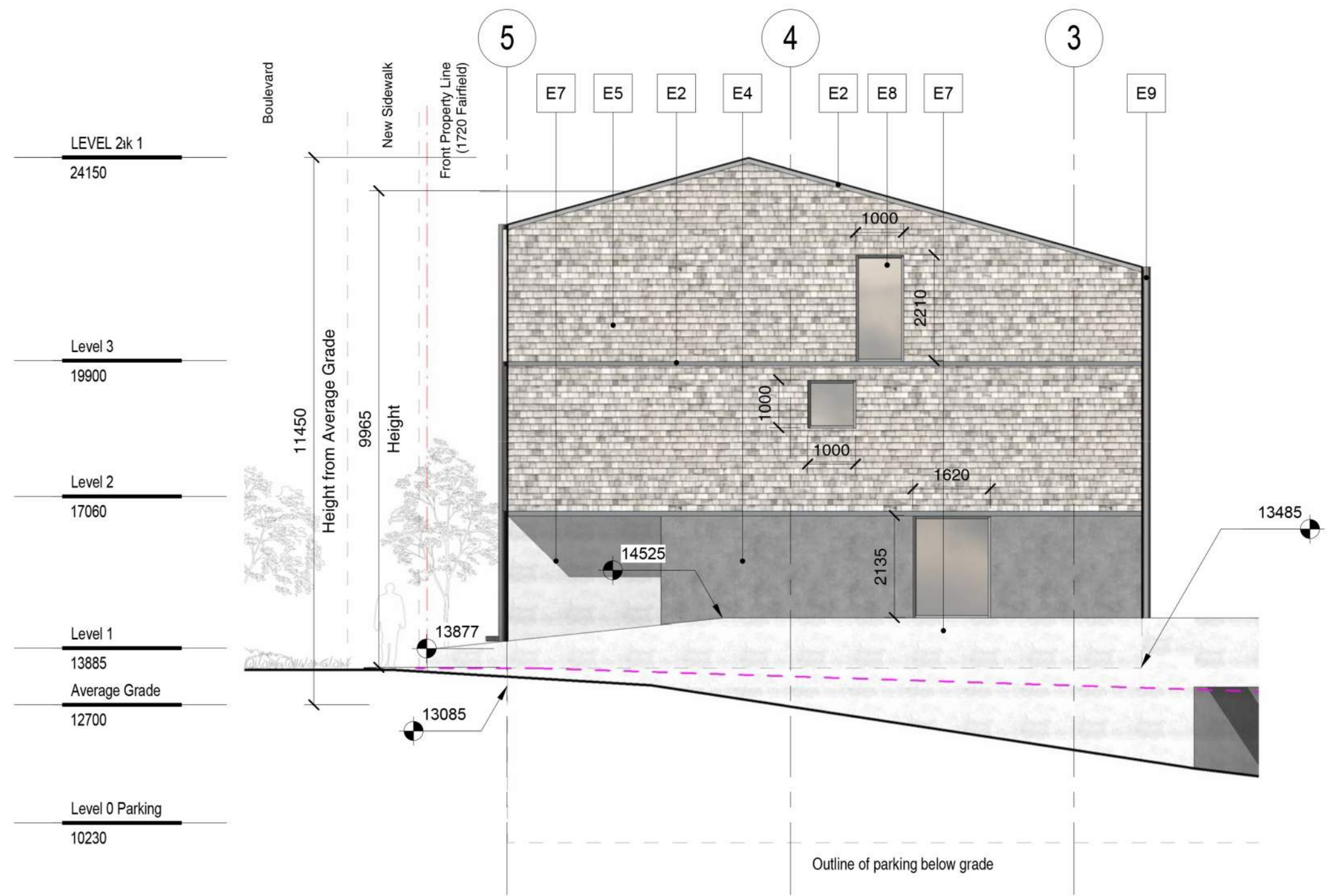
Elevations

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

A403



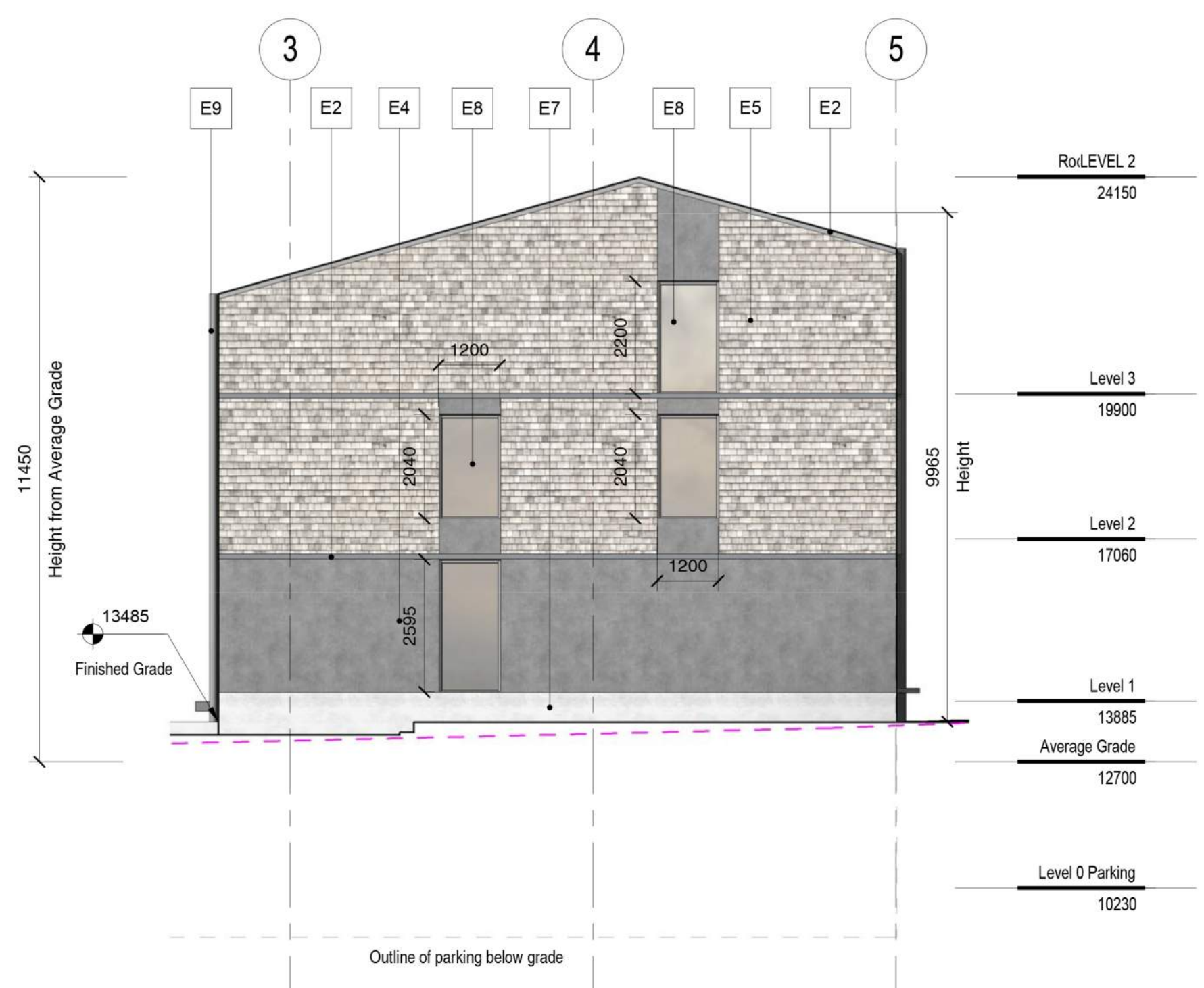
1 Block 1 - North
1 : 100



2 Block 1 - East
1 : 100



3 Block 1 - South
1 : 100



4 Block 1 - West
1 : 100