

ABBREVIATIONS

A	Adj.	Adjustable
A.F.F.	Above Finished Floor	
Alum.	Aluminum	
Anod.	Anodized	
Arch.	Architectural	
B/B	Back to Back	
Bd.	Board	
B.G.	Building Grade	
Bldg.	Building	
Bkg.	Blocking	
Bot. or Btm.	Bottom	
B/S	Both Sides	
C.B.	Catch Basin	
Chkd Pl.	Checkered Plate	
C.G.	Corner Guard	
C.J.	Conc. Joint	
C.O.	Concrete Opening	
Col.	Column	
Conc.	Concrete	
Cont.	Continuous	
Cov.	Covering	
D.F.	Drinking Fountain	
Dim.	Dimension	
On	Over	
Dwg.	Drawing	
E.G.	Existing Grade	
E.J.	Expansion Joint	
or Exp. Jt.		
Elec.	Electrical	
El. or Elev.	Elevation	
Eq.	Equipment	
Equip.	Equipment	
E/S	Each Side	
Exist.	Existing	
F.D.C.	Fire Department Cabinet	
F.E.C.	Fire Extinguisher	
Cabinet		
F.G.	Finished Grade	
Fin.	Finish	
Flr.	Floor	
G.I.	Galvanized Iron	
G.L.	Glass	
Gyp. Bd.	Gypsum Board	
G.W.B.	Gypsum Wall Board	
H.B.	Hose Bibb	
Honz.	Horizontal	
H.S.S.	Hot Rolled Steel	
I.D.	Inside Diameter	
I.G.	Interpolated Grade	
Insul.	Insulation	
Lg.	Long	
Loc.	Location	
M.	Maximum	
Min.	Minimum	
M.O.	Masonry Opening	
N.A.	Not Applicable	
N.C.	Not in Contract	
No.	Number	
N.T.S.	Not to Scale	
O.C.	On Centre	
O.D.	Outside Diameter	
O.H.	Over Head	
Opp.	Opposite	
Opn'g	Opening	
O.W.S.J.	Open Web Steel Joist	
P.	Plastic	
P.Lam.	Plastic Laminate	
Pl.	Plate	
Phy.	Physical	
Pl.	Paint	
P.T.	Pressure Treated	
Q.T.	Quarry Tile	
R.	Rubber	
R.C.B.	Rubber Cove Base	
R.O.	Rough Opening	
Req'd	Required	
Rev.	Reverse	
Rm.	Room	
R.W.L.	Rain Water Leader	
Sect.	Section	
Sim.	Similar	
Spec.	Specification	
St.	Stainless Steel	
S.S.	Stainless Steel	
St. or Stl.	Steel	
Std. Struct.	Standard Structural	
T.O.	Top of	
Typ.	Typical	
U.	Unless Noted	
U/S	Underside	
V.	Vinyl Composition Tile	
Vert.	Vertical	
W.	Wah	
W/O	Without	
W.W.M.	Wooded Wire Mesh	

MATERIALS LEGEND

	BRICK
	CONCRETE
	CONCRETE BLOCK
	GYPSUM BOARD
	PLYWOOD
	SOLID WOOD
	RIGID & SEM RIGID INSULATION
	BATT / ACOUSTIC INSULATION
	SPRAY FOAM INSULATION
	GRAVEL
	ASPHALT
	STRUCTURAL STEEL
	EARTH / BACKFILL
	ROOF MEMBRANE / AIR / VAPOUR RETARDER / DAMPROOFING

GENERAL NOTES

- 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.
- For topographical information refer to Site Survey A004
- Architectural drawings to be read in conjunction with all other consultants' documents.
- For proposed utility 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

	PERMITTED 42m	PROPOSED
FLOOR SPACE RATIO	05 - 1.0	0.85
SITE COVERAGE	30%	60%
OPEN SITE SPACE	50%	35.5%
BUILDING HEIGHT	7.6m	11.45m
NUMBER OF STOREYS	2	2.5
VEHICLE PARKING	22	22
BICYCLE PARKING	17	36 (Long Term) 10 (Short Term)
BUILDING SETBACKS		
FRONT YARD	7.5m	1.68m
REAR YARD	9.1m or 30% of Site Depth	6.1m
SIDE YARD (WEST)	1.5m	1.7m
SIDE YARD (EAST)	3.9m	6.7m
COMBINED SIDE YARD	min. 5.4m	8.4m
RESIDENTIAL USE DETAILS		
Total Number of Units		17
Unit Type		2-3 Bedroom
Ground Oriented Units		17
Maximum Unit Floor Area		114.4m ²
Total Residential Floor Area		2267.6 m ²

AVERAGE GRADE CALCULATION

Grade Points	Ang of Points	Distance Between Grade Points	Totals	Perimeter
Block 1				
A + B	13.485 + 13.085 / 2 =	13.285	22.560	22.560
B + C	13.085 + 13.485 / 2 =	13.285	22.560	22.560
C + D	13.485 + 13.485 / 2 =	13.485	22.560	22.560
D + A	13.485 + 13.485 / 2 =	13.485	22.560	22.560
Block 2				
A + B	13.485 + 13.485 / 2 =	13.485	10.870	10.870
B + C	13.485 + 13.485 / 2 =	13.485	10.870	10.870
C + D	13.485 + 13.485 / 2 =	13.485	10.870	10.870
D + A	13.485 + 13.485 / 2 =	13.485	10.870	10.870
Block 3				
A + B	13.485 + 13.485 / 2 =	13.485	21.300	21.300
B + C	13.485 + 13.485 / 2 =	13.485	21.300	21.300
C + D	13.485 + 13.485 / 2 =	13.485	21.300	21.300
D + A	13.485 + 13.485 / 2 =	13.485	21.300	21.300
Total			241.170	241.170
Average Grade			12.725 (18m)	

SHAPE
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PLOT INFO.
PLOT STAMP LOCATION

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone	31/01/2018
3	Revisions	25/04/2018
4	Issued for Rezone	18/05/2018
5	Revisions	08/08/2018
6	Rezone Revisions	19/09/2018

1712 Fairfield Road
Multi-Family
Development
Issued for Rezone Revisions

General Notes & Symbols

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

A001



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

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Development Services Division

PLOT INFO.

PLOT STAMP LOCATION

Statement of Site Coverage	
	Site Coverage (Proposed Room Existing to 201)
	Open Site Space
Site Area	2432.2 m ²
Site Coverage	1400.4 (57.6%)
Open Space	1031.8 (42.4%)

REVISIONS

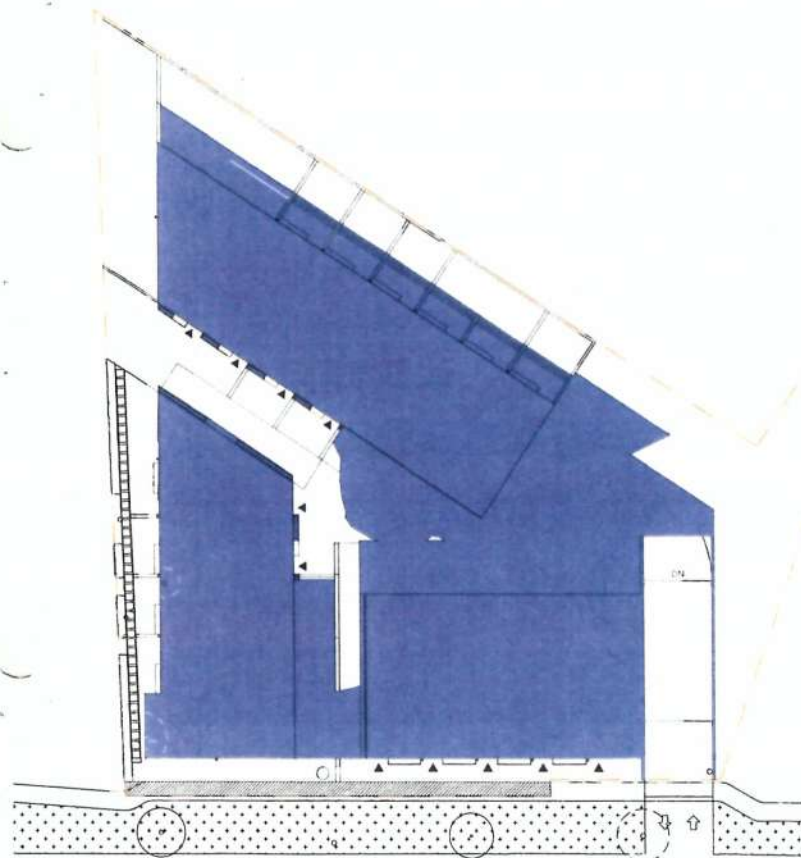
NO	DESCRIPTION	DATE
2	Issued for Rezone Flourish	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
5	Issued for Rezone Comments	08/08/2018
6	Rezone Revisions	19/09/2018

1712 Fairfield Road Multi-Family Development

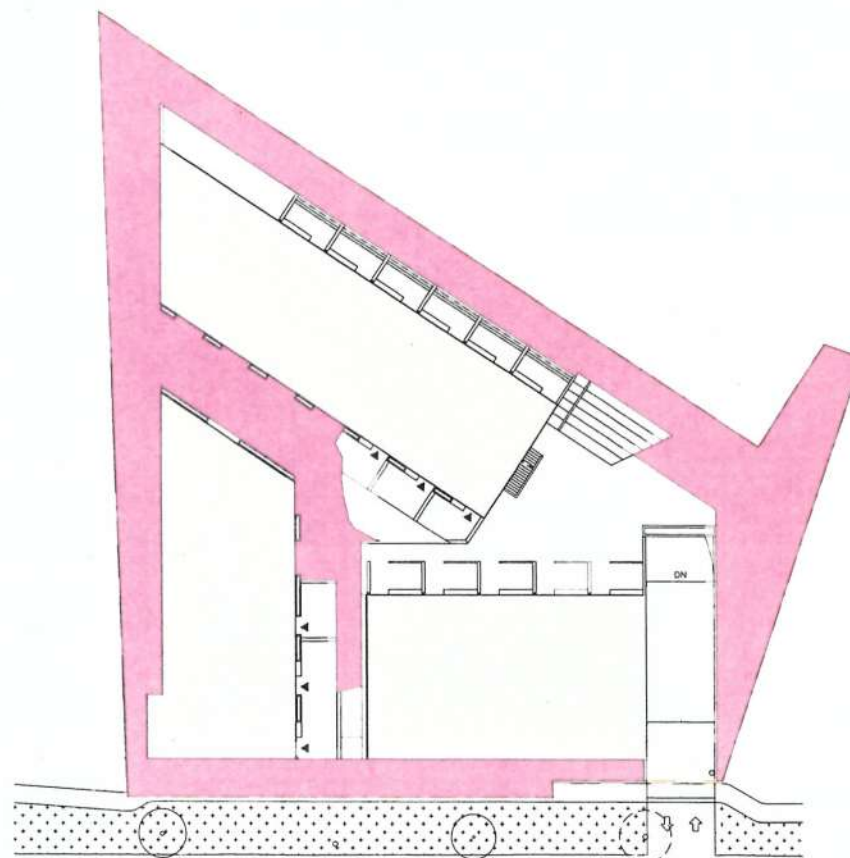
Issued for Rezone Revisions

Site Coverage

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



1 SITE COVERAGE
1:200



2 OPEN SITE SPACE
1:200

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

A050

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



REVISIONS

NO	DESCRIPTION	DATE

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 0 Area Plan

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

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A051

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



REVISIONS

NO	DESCRIPTION	DATE

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Level 1 Area Plan

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

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A052

PLOT INFO.

PLOT STAMP LOCATION

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



REVISIONS

NO	DESCRIPTION	DATE

1712 Fairfield Road
Multi-Family
Development
Issued for Rezone Revisions

Level 2 Area Plan

DATE	19/09/2018
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SCALE	1:100
JOB NUMBER	1707

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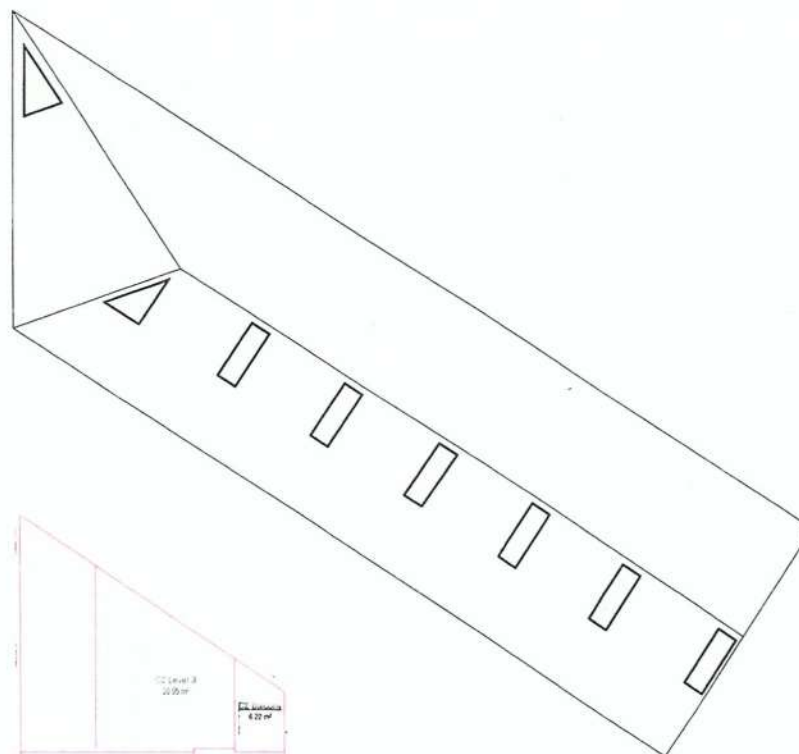
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A053

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

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



C2 Level 3 20.00 m ²	B2 Balcony 4.22 m ²
B2 Level 3 (1) 34.10 m ²	B2 (1) Balcony 17.30 m ²
B2 Level 3 (2) 34.10 m ²	B2 (2) Balcony 17.30 m ²
B2 Level 3 (3) 34.10 m ²	B2 (3) Balcony 17.30 m ²
B1a Level 3 33.17 m ²	B1a Balcony 17.20 m ²

B1a Balcony 21.62 m ²	B1 (1) Balcony 22.20 m ²	B1 (2) Balcony 22.20 m ²	B1 (3) Balcony 22.20 m ²	B1a Balcony 21.54 m ²
B1 Level 3 (4) 34.07 m ²	B1 Level 3 (3) 35.91 m ²	B1 Level 3 (2) 36.07 m ²	B1 Level 3 (1) 36.30 m ²	B1a Level 3 34.62 m ²

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REVISIONS		
NO	DESCRIPTION	DATE

1712 Fairfield Road
Multi-Family
Development
Issued for Rezone Revisions

Level 3 Area Plan

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

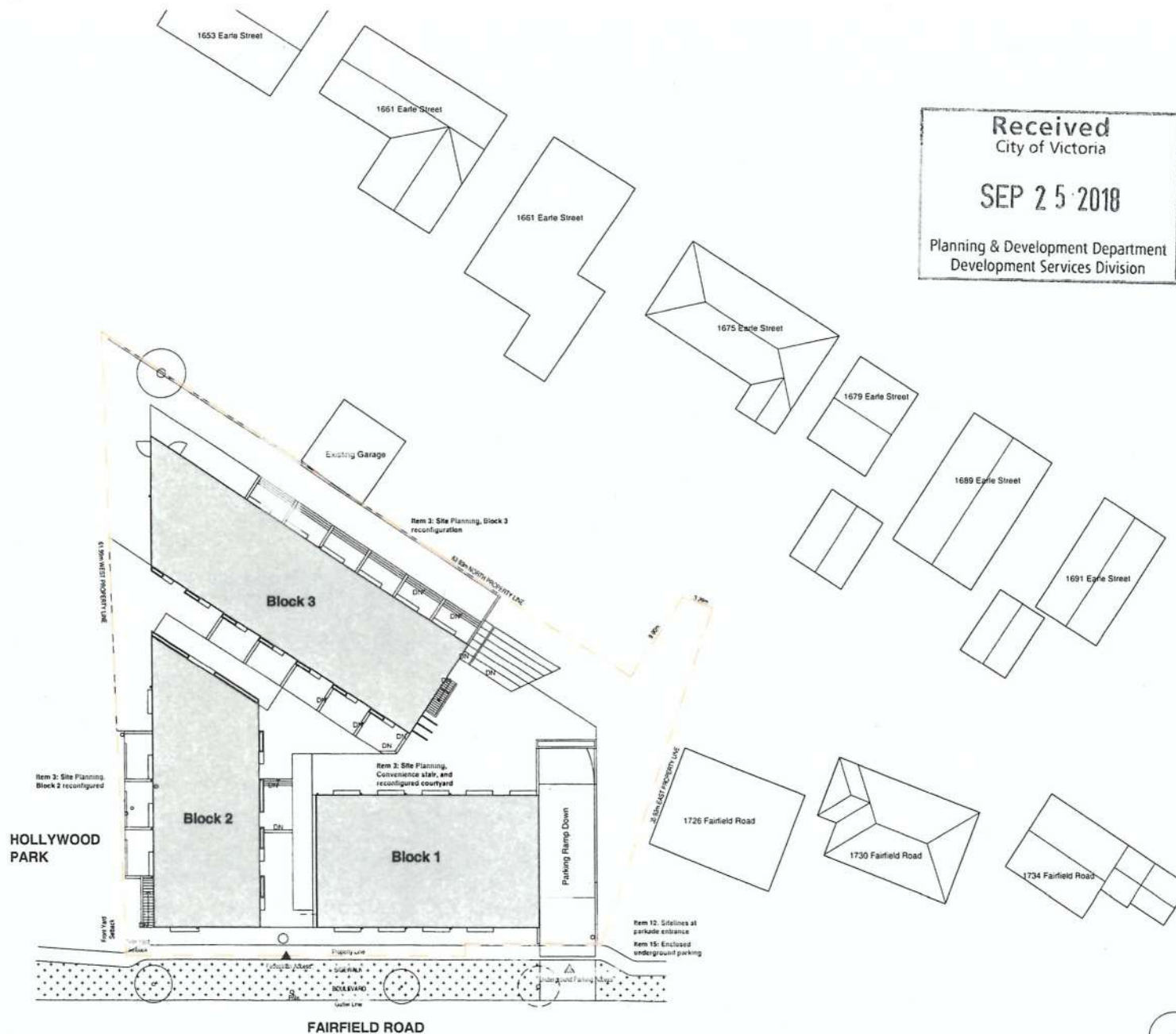


A054

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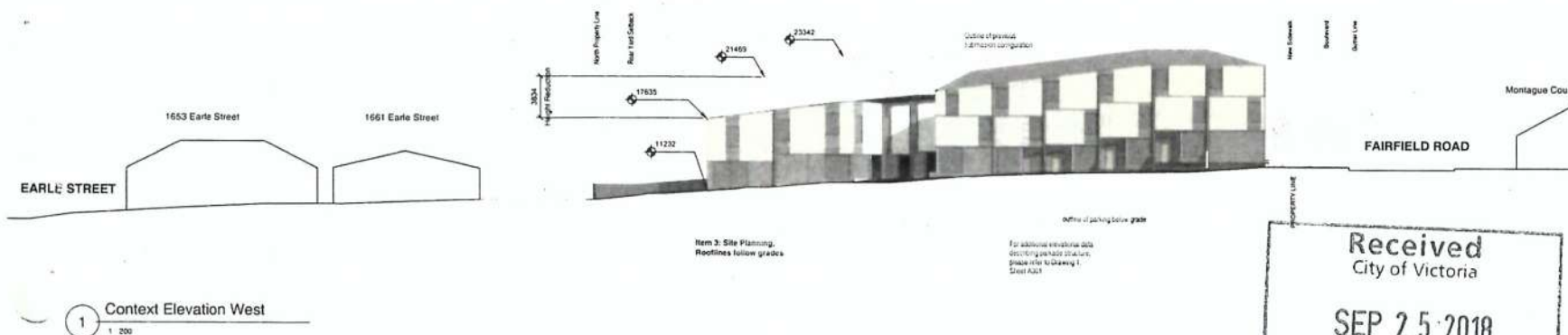
REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezone	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	08/08/2018

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

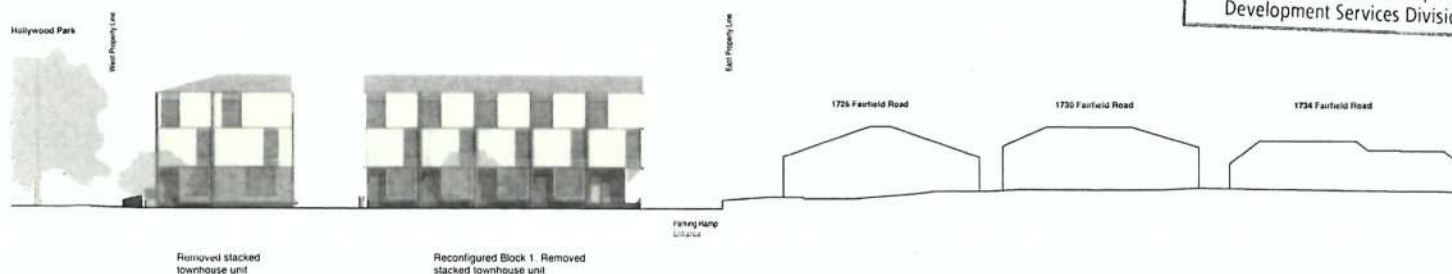
Context Plan

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

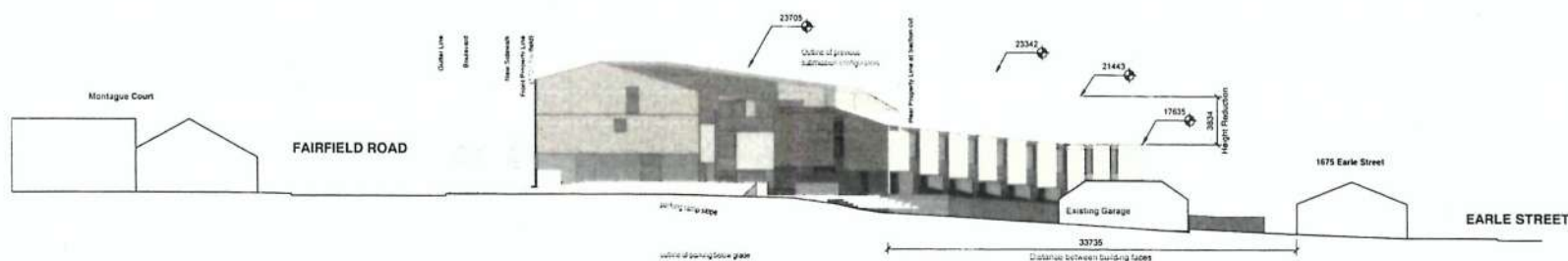
A100



1 Context Elevation West
1:200



2 Context Elevation South
1:200



3 Site Section to Earle Street
1:200

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	23/05/2017
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 Revisions

Context Streetscapes

DATE	19/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1:200
JOB NUMBER	1707

A101

PROJECT DATA

LEGAL DESCRIPTION: PLAN 290 VICTORIA LOT 4 INCL PCL A SECTION FFLD PLAN 290 EXC PT IN STREET, LOT 6 PLAN 1834 SECTION 68 VICTORIA

CIVIC ADDRESS: 1712 + 1720 Fairfield Road
 ZONING (Current): R1-G
 ZONING (Proposed): CD-TBD
 SITE AREA: 2433.2 m²
 LOT WIDTH: 48.38 m
 ABOVE GRADE FLOOR AREA: 2065.9 m²
 BELOW GRADE FLOOR AREA: 201.7 m²
 TOTAL FLOOR AREA: 2267.6 m²
 COMM. FLOOR AREA: 0.0
 AVERAGE GRADE: 12.70m
 DIST. UNIT ENTRANCE TO PL: 4.2m

PERMITTED 42m PROPOSED

OR SPACE RATIO: 05 - 1.0 0.85
 E COVERAGE: 30% 60%
 OPEN SITE SPACE: 50% 35.5%
 BUILDING HEIGHT: 7.6m 11.45m
 NUMBER OF STOREYS: 2 2.5
 VEHICLE PARKING: 22 22
 BICYCLE PARKING: 17 36 (Long Term)
 10 (Short Term)

BUILDING SETBACKS

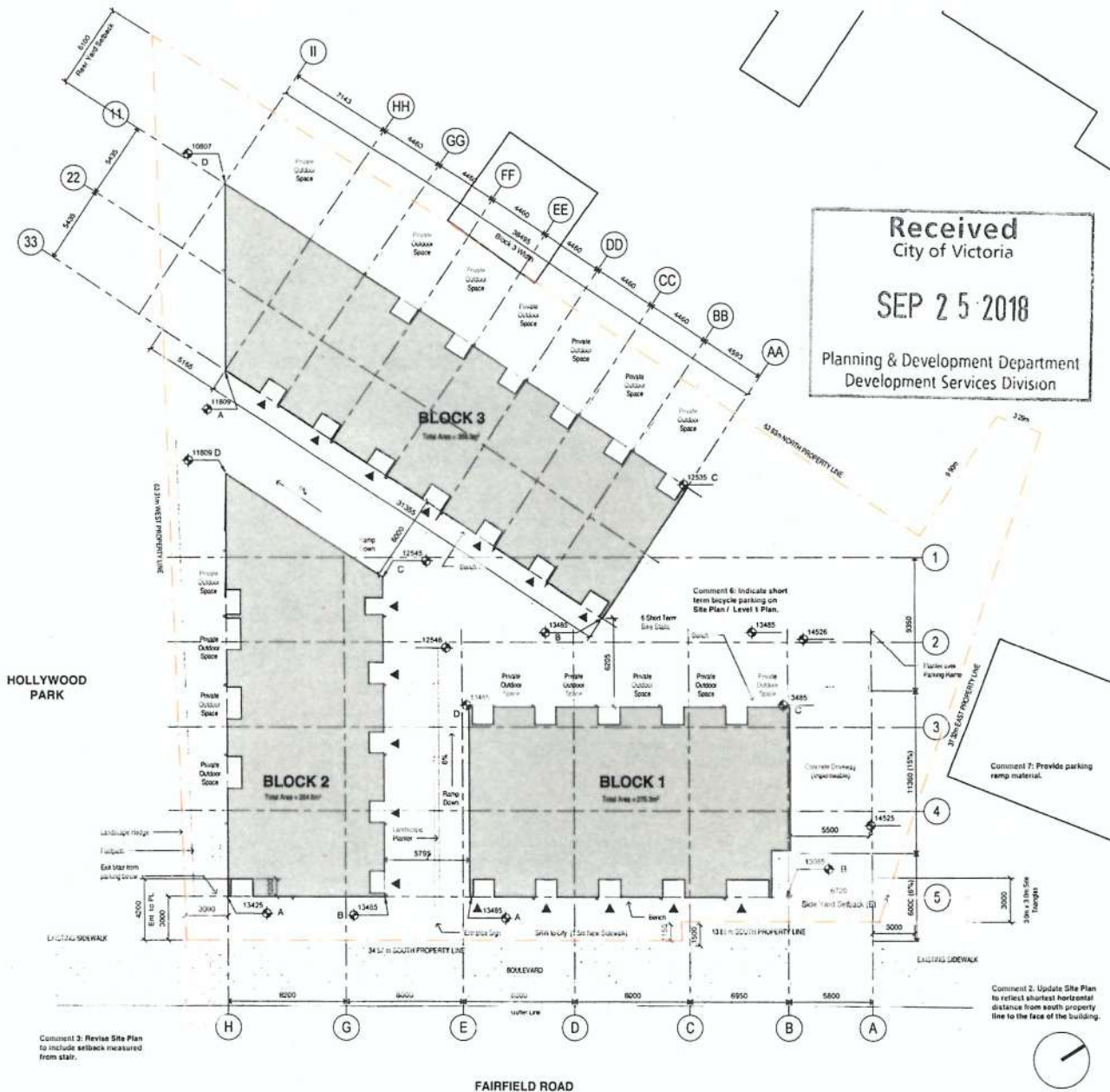
FRONT YARD: 7.5m 1.68m
 REAR YARD: 9.1m or 30% of Site Depth 6.1m
 SIDE YARD (WEST): 1.5m 1.7m
 SIDE YARD (EAST): 3.9m 6.7m
 COMBINED SIDE YARD: min. 5.4m 8.4m

RESIDENTIAL USE DETAILS

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

VERAGE GRADE CALCULATION

Grade Points	Avg of Points	Distance Between Grade Points	Total	Perimeter
Block 1				
A + B	12.440 + 12.540 / 2 =	12.265	290.675	11.400
B + C	12.385 + 12.440 / 2 =	12.265	176.158	
C + D	12.485 + 12.440 / 2 =	12.485	326.900	
D + A	12.415 + 12.485 / 2 =	12.450	176.611	
Block 2				
A + B	12.425 + 12.455 / 2 =	12.450	146.250	12.720
B + C	12.485 + 12.540 / 2 =	12.515	227.960	
C + D	12.545 + 12.520 / 2 =	12.535	150.330	
D + A	12.460 + 12.475 / 2 =	12.465	322.215	
Block 3				
A + B	12.440 + 12.455 / 2 =	12.445	346.517	13.100
B + C	12.485 + 12.510 / 2 =	12.495	141.158	
C + D	12.575 + 12.510 / 2 =	12.545	430.120	
D + A	12.460 + 12.520 / 2 =	12.490	147.004	
Total				362.604
Average Grade				12.700/362.604



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 FAX: (604) 461-4438
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PLOT INFO.
 PLOT STAMP LOCATION

Site Plan Legend

To be RETAINED

To be REMOVED

Unit Access

Parking Entrance

LEGEND

Existing Grade

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezone	22/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Revisions	18/05/2018
5	Issued for Rezone Comments	08/06/2018
6	Rezone Revisions	19/09/2018

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

Site Plan

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

A102

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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezoning Revisions	31/01/2018
3	Issued for Rezoning Revisions	25/04/2018
4	Issued for Rezoning Revisions	18/05/2018
5	Issued for Rezoning Comments	08/09/2018
6	Rezoning Revisions	19/09/2018

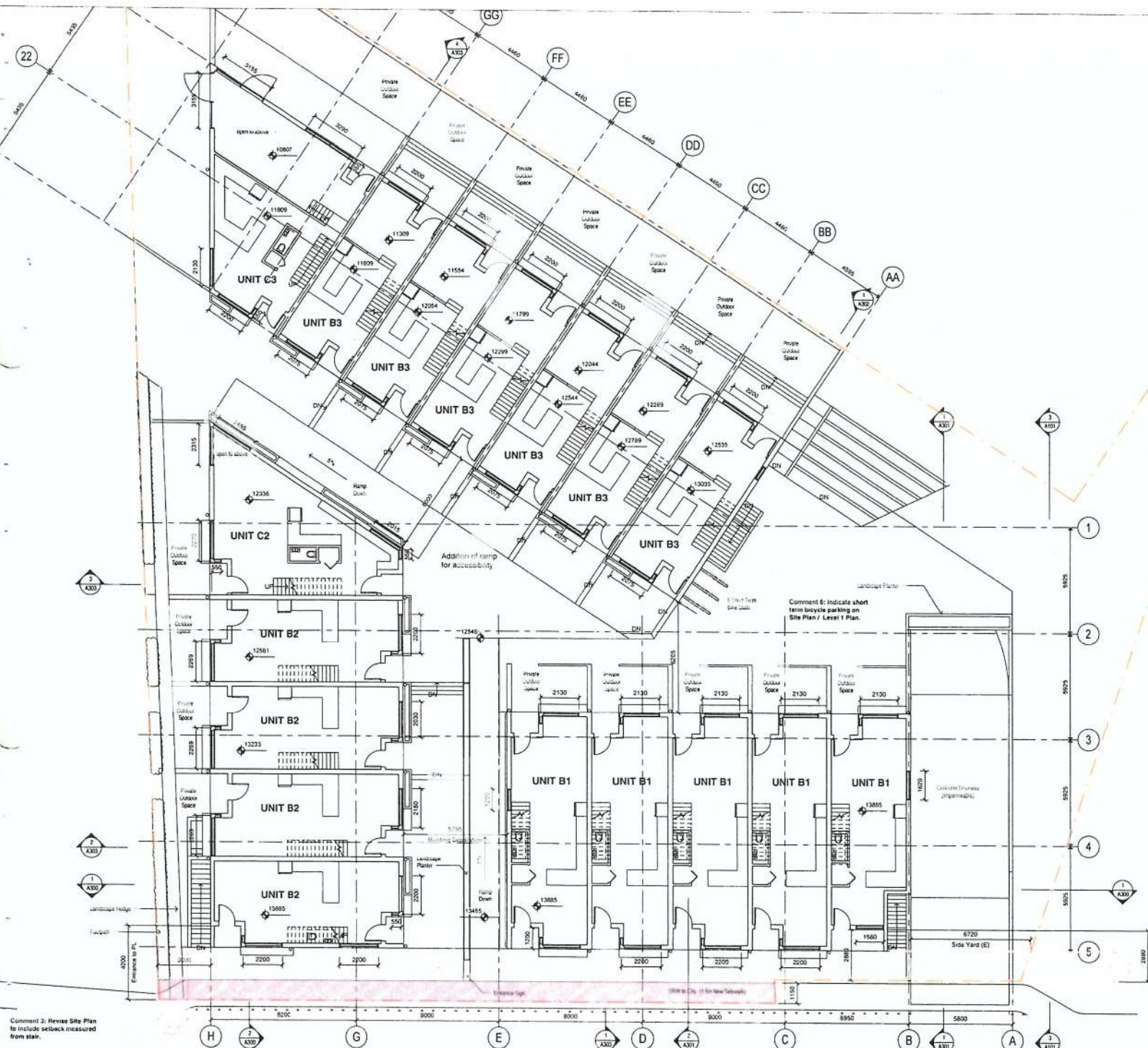
1712 Fairfield Road
Multi-Family
Development

Issued for Rezone Revisions

Level 1 Plan

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

Comment 2: Update Site Plan to reflect shortest horizontal distance from south property line to the face of the building.



Comment 3: Revise Site Plan to include setback measured from stair.

A201

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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 Revisions	18/05/2018
5	Issued for Rezone Comments	08/08/2018

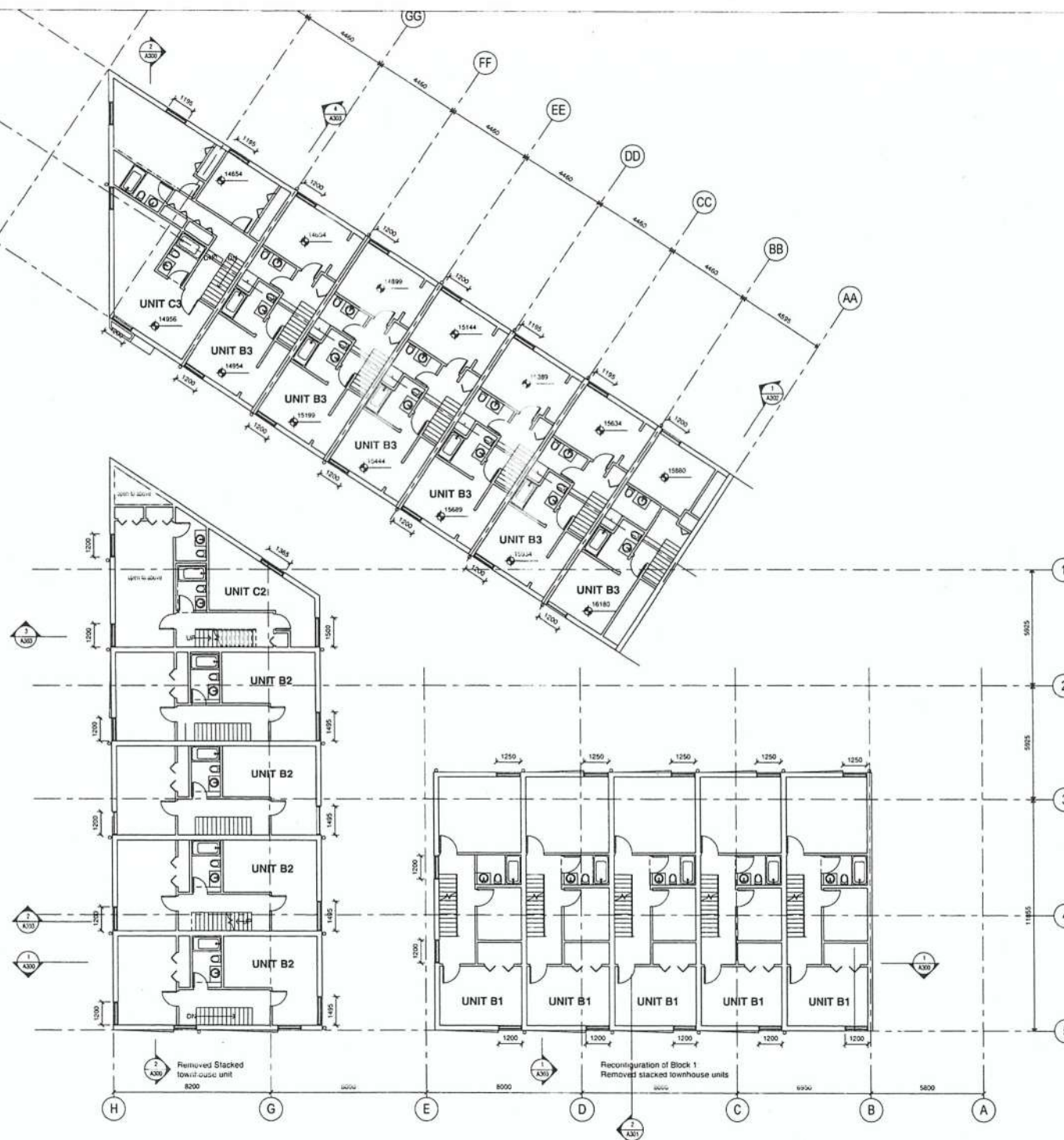
1712 Fairfield Road
Multi-Family
Development

Issued for Rezone Revisions

Level 2 Plan

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

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REVISIONS

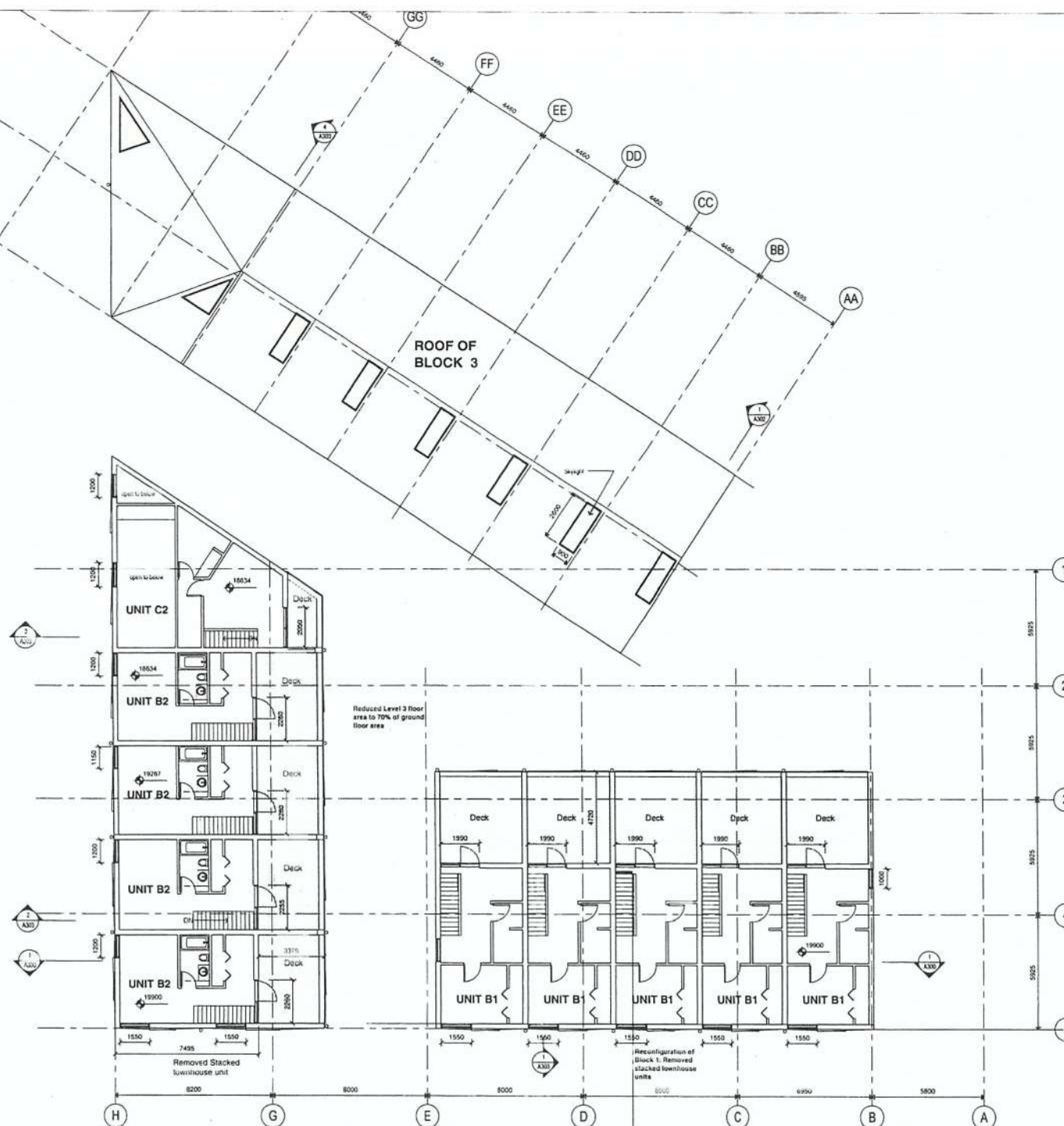
NO	DESCRIPTION	DATE
1	Issued for Rezone	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Revisions	18/05/2018
5	Resubmission Issued for Rezone Comments	08/08/2018

1712 Fairfield Road
Multi-Family
Development
Issued for Rezone Revisions

Level 3 Plan

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

A203



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SEP 25 2018

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REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezoning Revisions	31/01/2018
3	Issued for Rezoning Revisions	25/04/2018
4	Issued for Rezoning Resubmission	18/05/2018
5	Issued for Rezoning Comments	08/08/2018
6	Rezoning Revisions	19/09/2018

1712 Fairfield Road Multi-Family Development

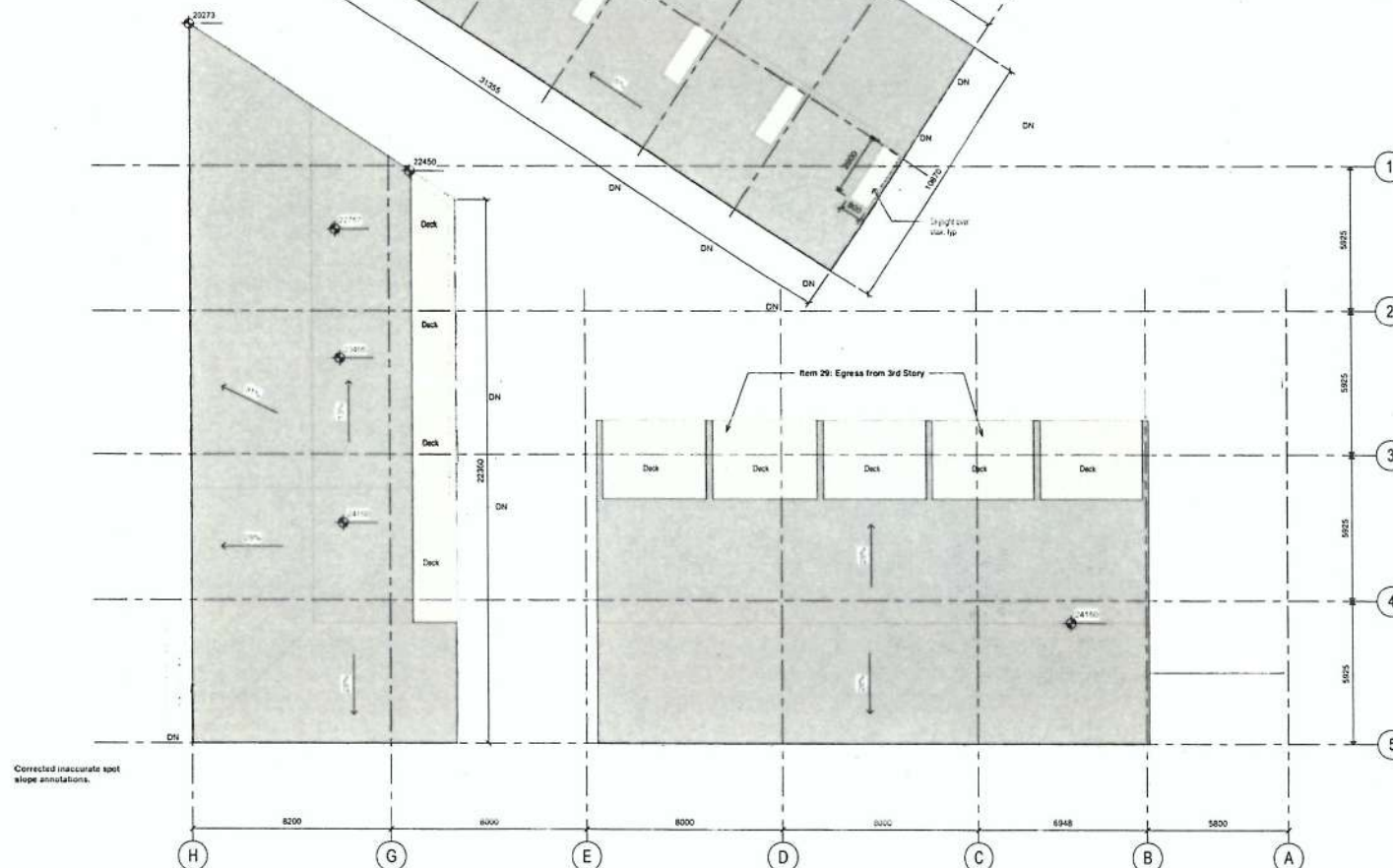
Issued for Rezoning Revisions

Roof Plan

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



A204



Received
City of Victoria

SEP 25 2018

Planning & Development Department
Development Services Division

REVISIONS

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

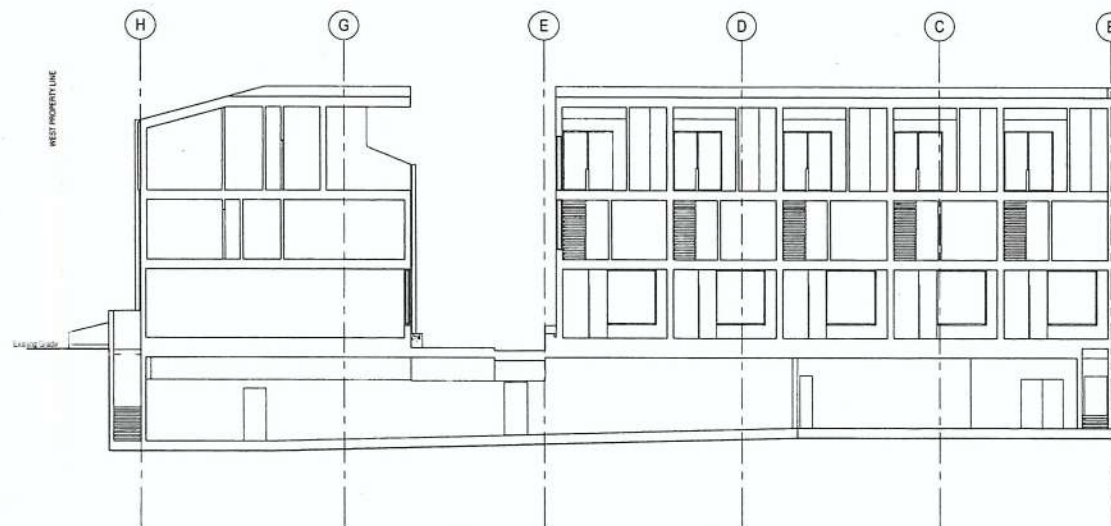
1712 Fairfield Road
Multi-Family
Development

Issued for Rezone Comments

Site Sections

DATE	09/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A300



1 East-West Section
1 : 100



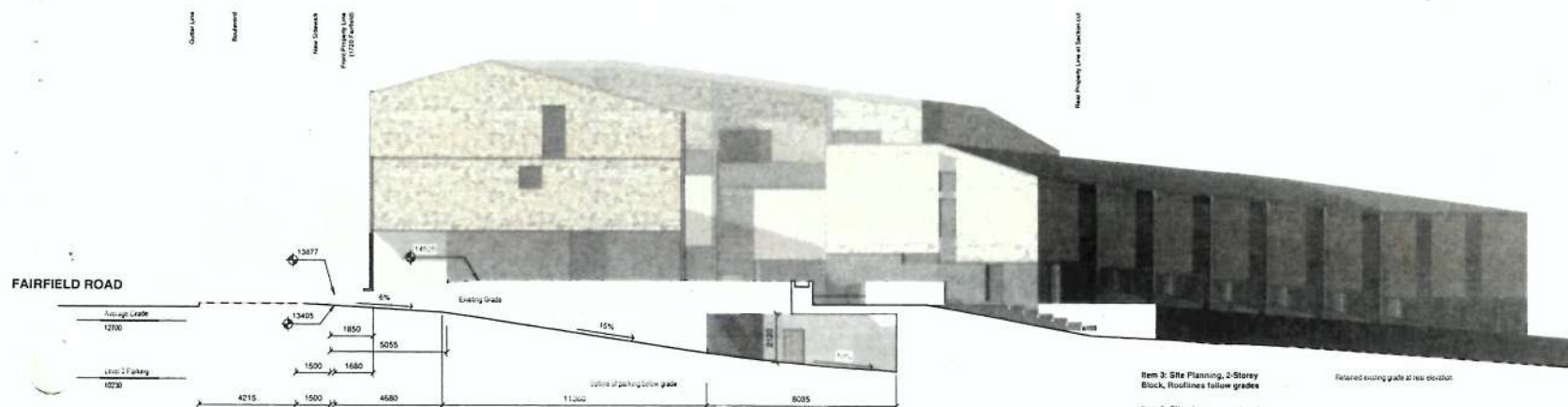
2 Site Section 1
1 : 100

PLOT INFO.

PLOT STAMP LOCATION:

LEGEND

Existing Grade



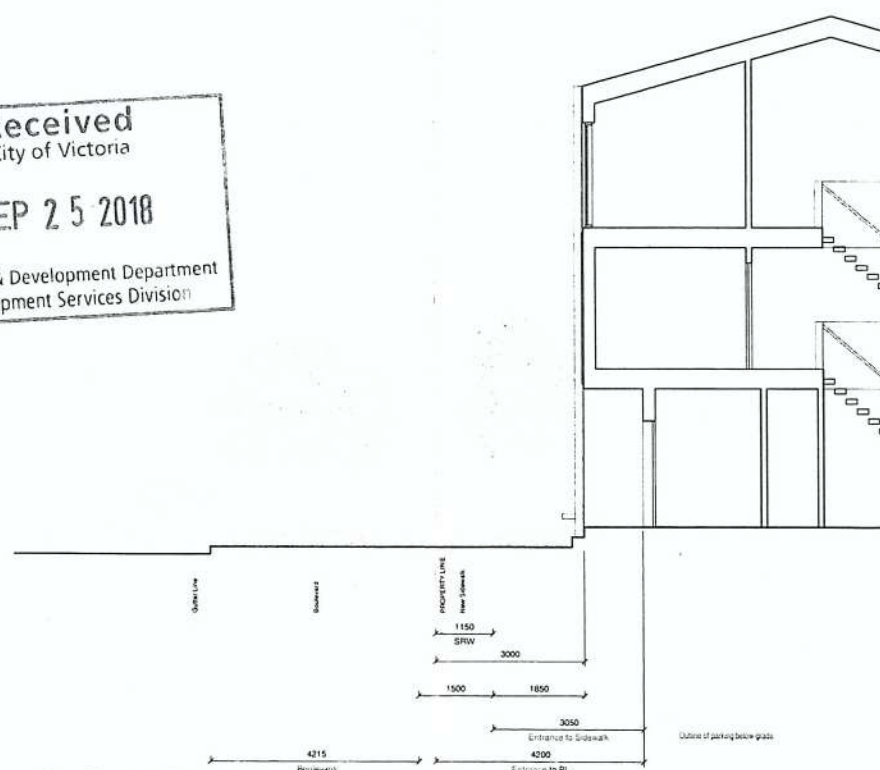
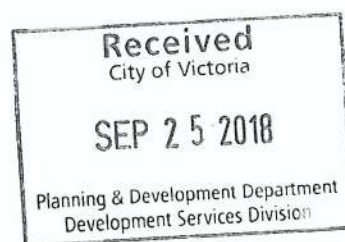
Item 3: Site Planning, 2-Storey Block, Rooftops follow grades

Item 3: Site planning, courtyard transition + Landscape Form

Item 15: Enclosed Parking

Retained existing grade at rear elevation

1 Parking Ramp Section
1:100



2 Door Threshold Typ.
1:50

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	06/08/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Site Section

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

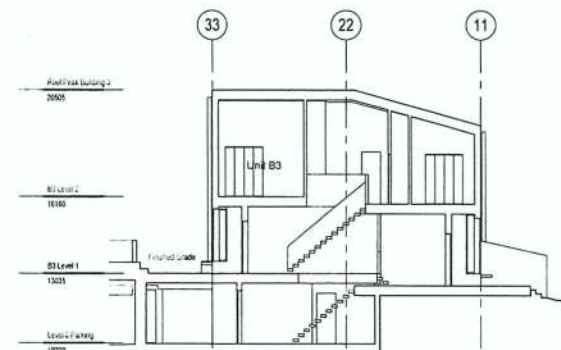
A301

PLOT INFO.

PLOT STAMP LOCATION

LEGEND

Existing Grade



1 B3 Section Typ.
1:100

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	28/09/2017
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 Revisions

Sections

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



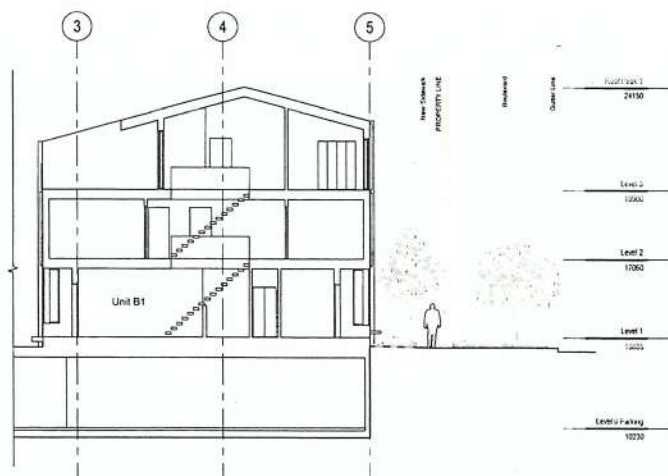
A302

PLOT INFO.

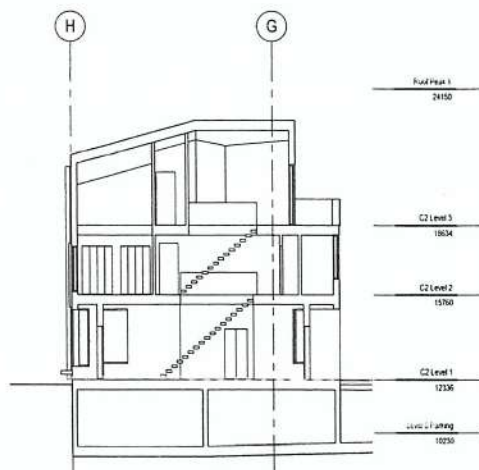
PLOT STAMP LOCATION

LEGEND

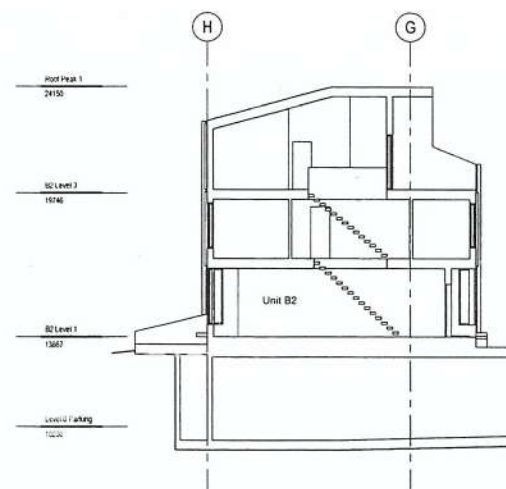
Existing Grade



1 B1 Section 1
1:100



3 C2 Section 1
1:100



2 B2 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 Revisions

Sections

DATE	15/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1:100
JOB NUMBER	1707



A303

PLOT INFO.

PLOT STAMP LOCATION

MATERIALS LEGEND

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

LEGEND

Existing Grade

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/05/2017
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	06/06/2018
6	Rezone Revisions	19/09/2018

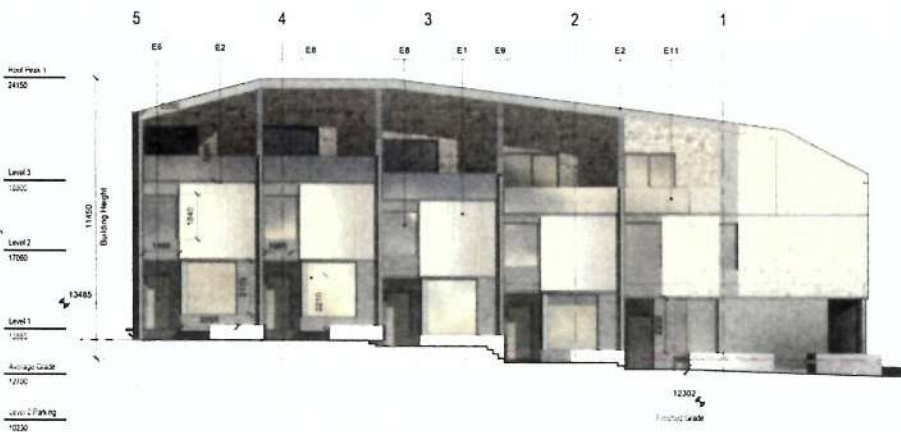
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

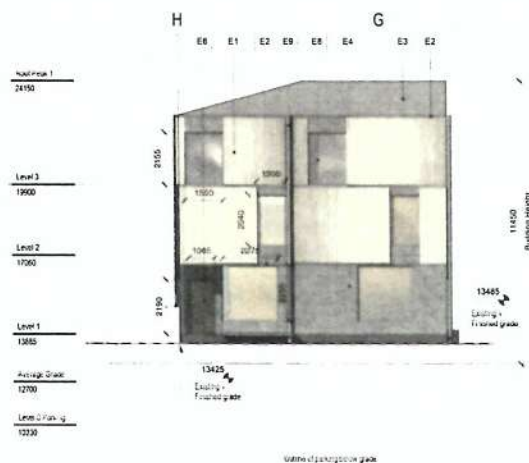
Elevations

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

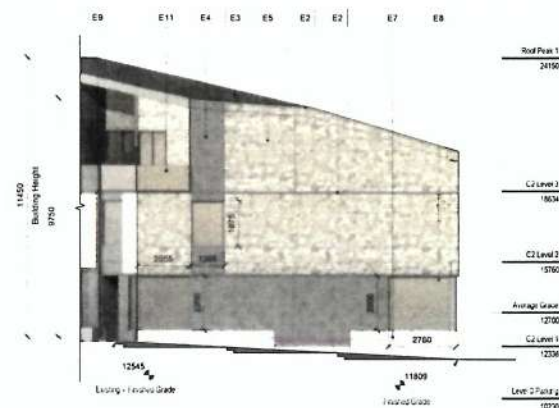
A401



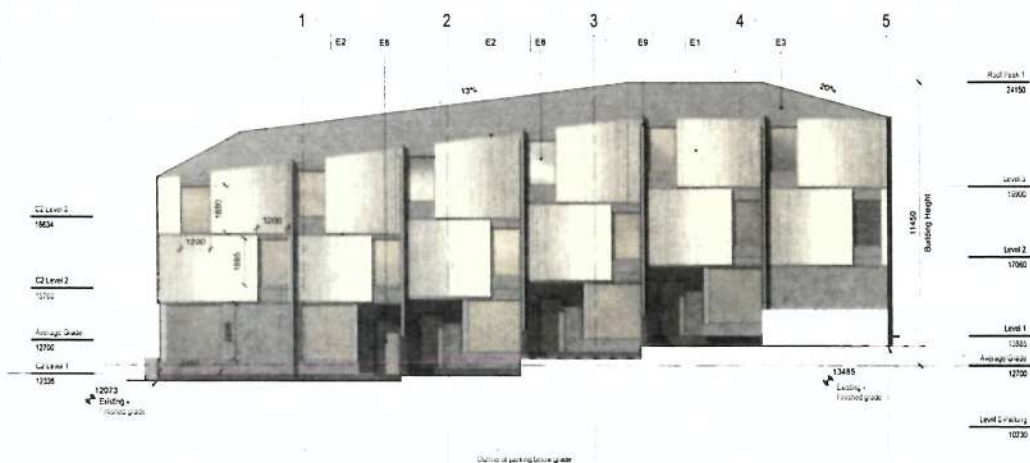
1 Block 2 - East
1:100



3 Block 2 - South
1:100



2 Block 2 - North
1:100



4 Block 2 - West
1:100

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City of Victoria

SEP 25 2018

Planning & Development Department
Development Services Division

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

PLOT INFO.

PLOT STAMP LOCATION

MATERIALS LEGEND

E1	CEDAR CLADDING, WHITE WASH FINISH
E2	METAL CLADDING
E3	STANDING SEAM SLATED METAL ROOF
E4	ROCK DASH BRICK
E5	CEDAR SHINGLE
E6	CELANO BOARD, DARK STAIN FINISH
E7	BOARD FORM CONCRETE, CAST IN SITU
E8	ALUMINUM FRAME, DOUBLE GLAZED WINDOW - DOOR
E9	ALUMINUM RAINWATER LEADER
E10	GLASS FENCE
E11	GLASS GLAZING WITH SATEEN GLASS

LEGEND

Looking South

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

1712 Fairfield Road Multi-Family Development

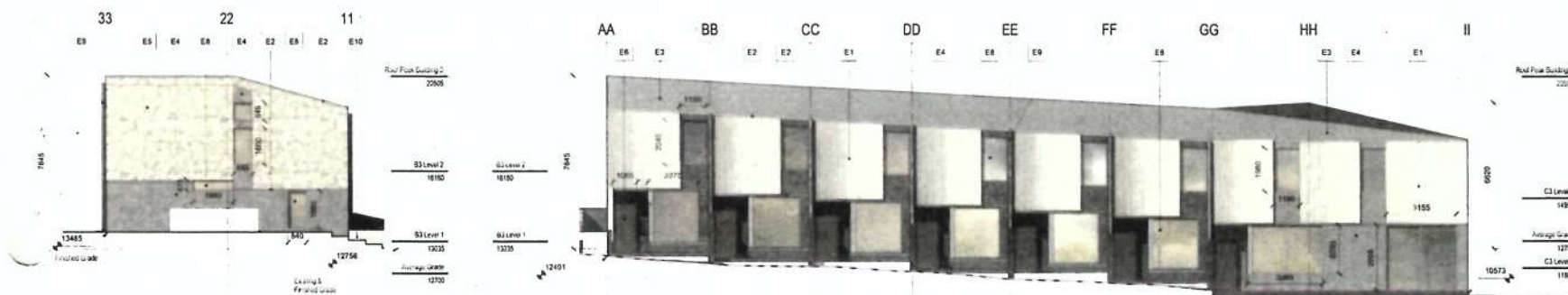
Issued for Rezone Revisions

Elevations

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

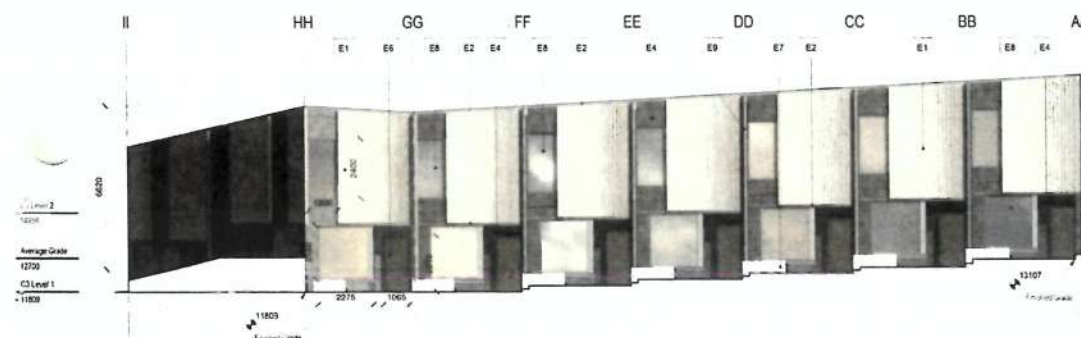
Comment 1: Clearly indicate Height, as per Schedule A definition, measured to average grade, on the elevations.

A402

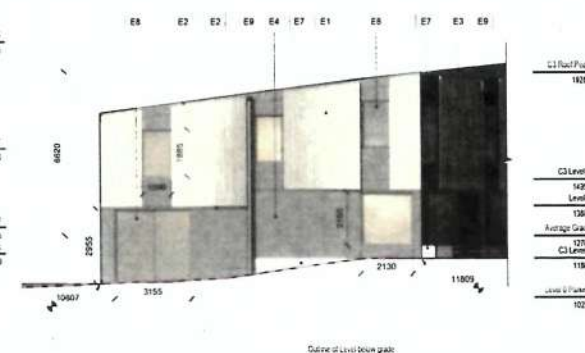


1 Block 3 - East
1:100

2 Block 3 - North
1:100



3 Block 3 - South
1:100



4 Block 3 - West
1:100

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City of Victoria

SEP 25 2018

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Development Services Division

PLOT INFO.

PLOT STAMP LOCATION

MATERIALS LEGEND	
E1	CEDAR CLADDING, WHITE WASH FINISH
F1	METAL FLASHING
E2	STANDING SEAM SLOPED METAL ROOF
E4	TOGA SASH 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	CLUMP FENCE
E11	GLASS GUARDS 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
6	Rezone Revisions	19/09/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Elevations

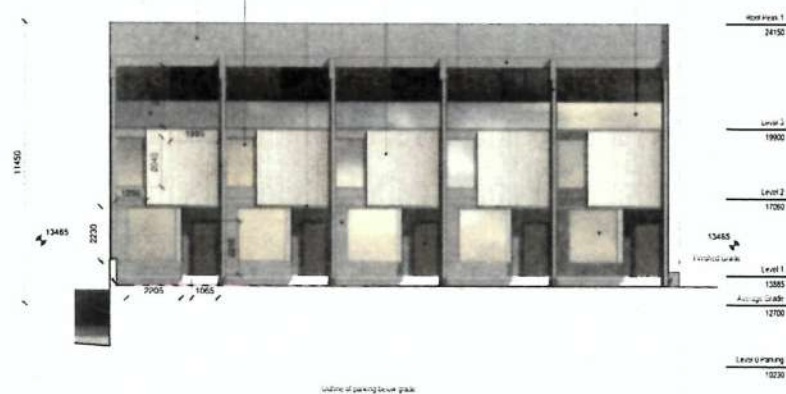
DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A403

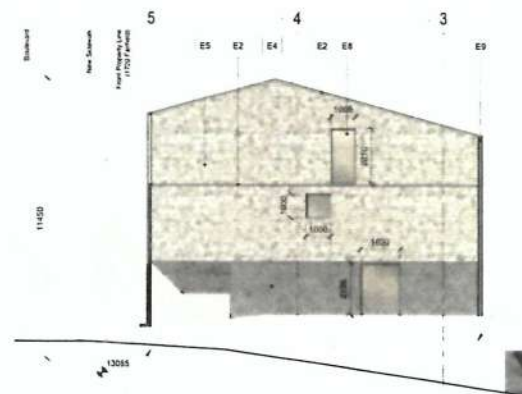
Comment 1: Clearly indicate Height, as per Schedule A definition, measured to average grade, on the elevations.

B C D E

E11 E3 E8 E2 E4 E1 E6 E5 E2 E9 E8 E11



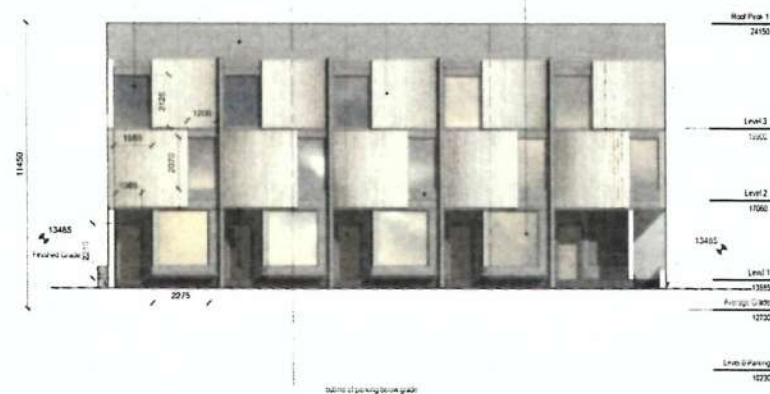
1 Block 1 - North
1 : 100



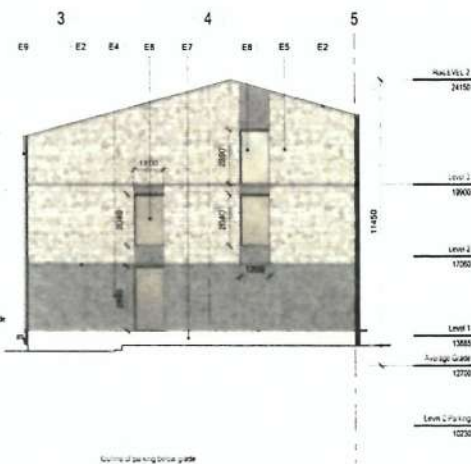
2 Block 1 - East
1 : 100

E D C B

E8 E2 E3 E6 E1 E4 E8



3 Block 1 - South
1 : 100



4 Block 1 - West
1 : 100

Received
City of Victoria

SEP 25 2018

Planning & Development Department
Development Services Division

Bianca Bodley
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CLIENT NAME

PROJECT
Landscape Design

ADDRESS
Fairfield

DESIGNED BY
Bianca Bodley

DRAWN BY
BB / KN

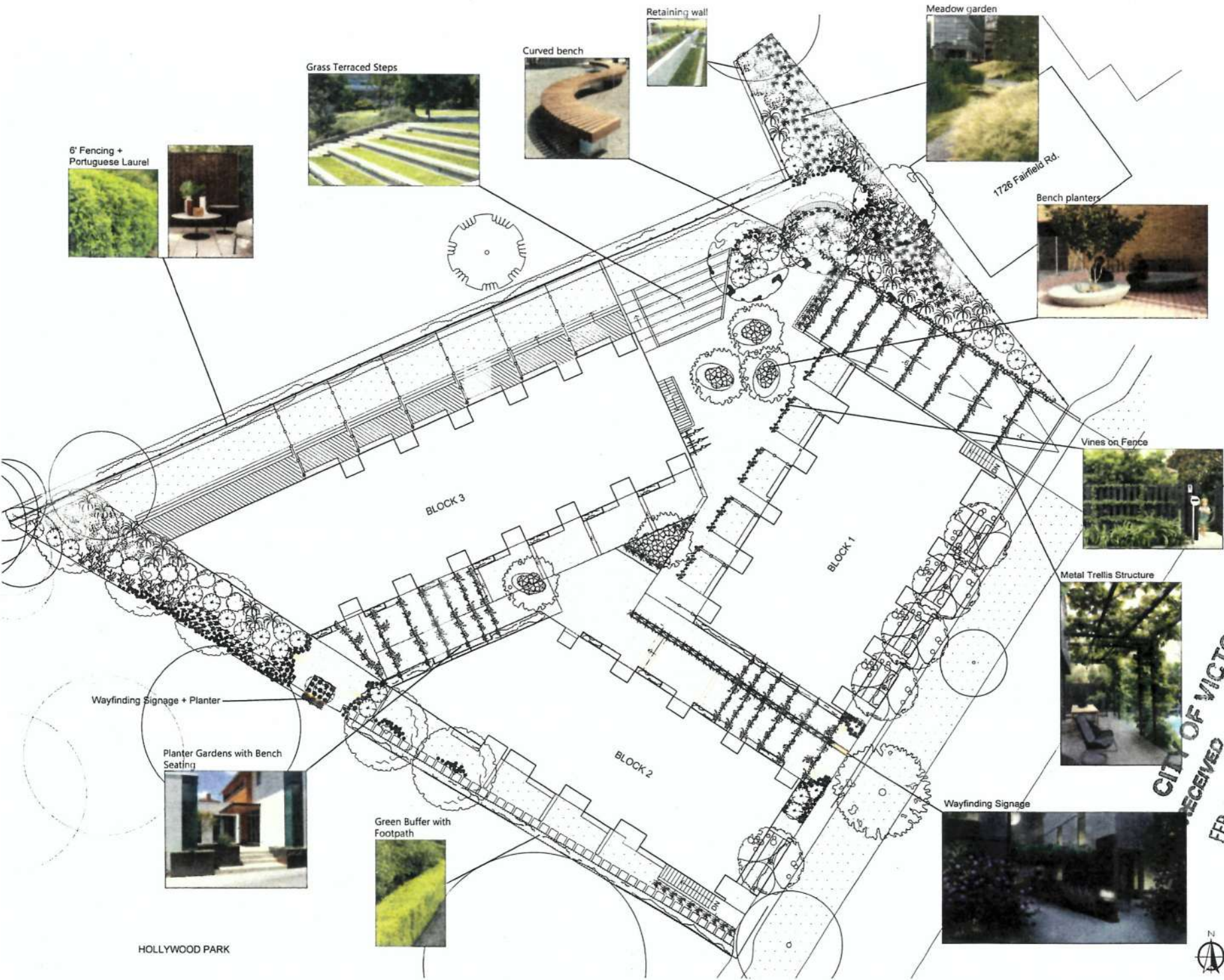
Issued for Rezoning 09-29-17
Issued for Application Review Summary
01-30-18

CITY OF VICTORIA
RECEIVED
FEB 14 2019
DEEMED
SEP 25 2018

Scale 1:125

L1 Site Plan

DATE:
February, 2019



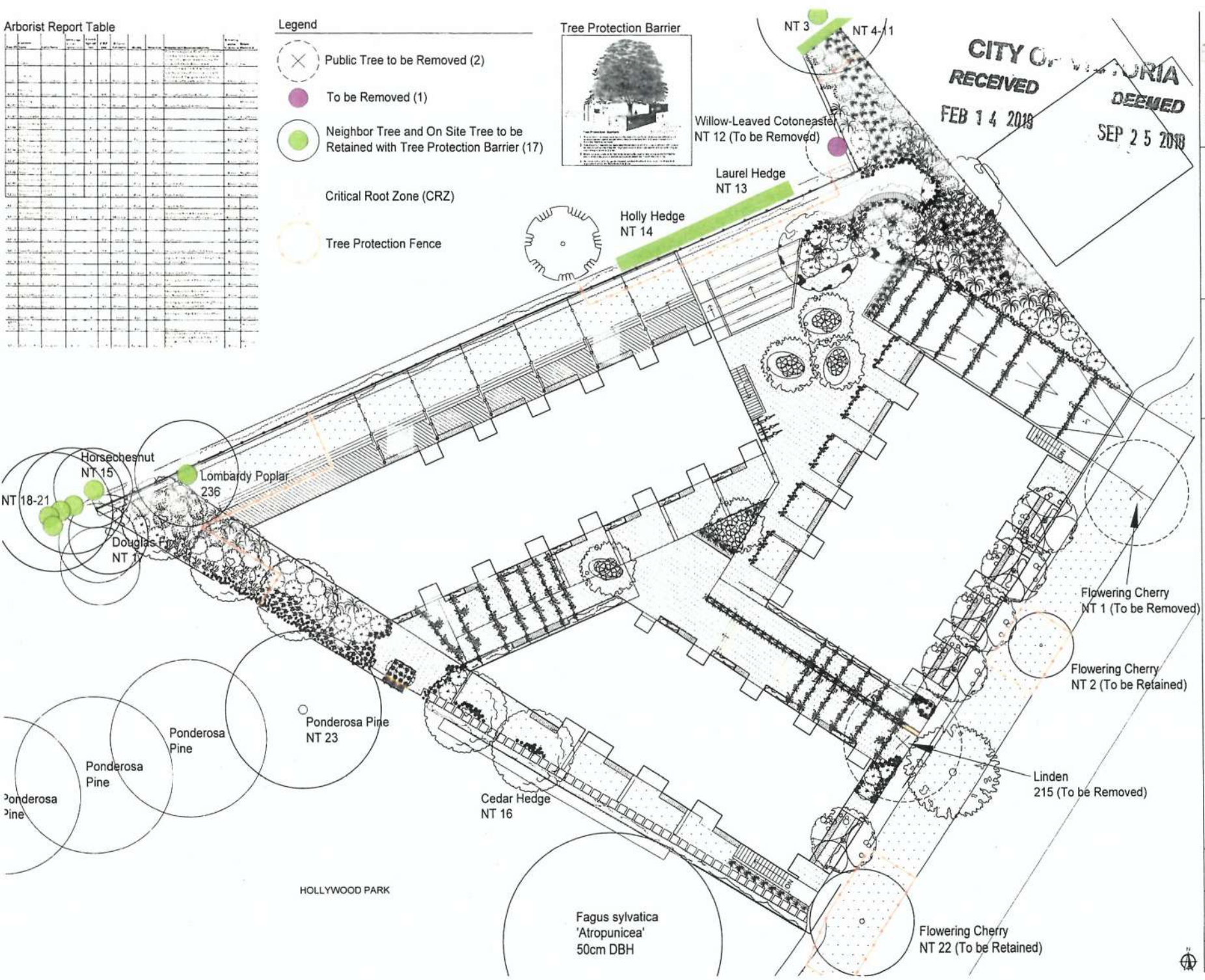
HOLLYWOOD PARK

Arborist Report Table

Tree ID	Tree Name	DBH	Height	Condition	Recommendation	Notes
NT 1	Flowering Cherry	10	15	Good	Retain	
NT 2	Flowering Cherry	15	20	Good	Retain	
NT 3	Willow-Leaved Cotoneaster	10	15	Good	Remove	
NT 4	Willow-Leaved Cotoneaster	10	15	Good	Remove	
NT 5	Flowering Cherry	10	15	Good	Retain	
NT 6	Flowering Cherry	10	15	Good	Retain	
NT 7	Flowering Cherry	10	15	Good	Retain	
NT 8	Flowering Cherry	10	15	Good	Retain	
NT 9	Flowering Cherry	10	15	Good	Retain	
NT 10	Flowering Cherry	10	15	Good	Retain	
NT 11	Flowering Cherry	10	15	Good	Retain	
NT 12	Willow-Leaved Cotoneaster	10	15	Good	Remove	
NT 13	Laurel Hedge	10	15	Good	Retain	
NT 14	Holly Hedge	10	15	Good	Retain	
NT 15	Horsechestnut	10	15	Good	Retain	
NT 16	Cedar Hedge	10	15	Good	Retain	
NT 17	Douglas Fir	10	15	Good	Retain	
NT 18	Flowering Cherry	10	15	Good	Retain	
NT 19	Flowering Cherry	10	15	Good	Retain	
NT 20	Flowering Cherry	10	15	Good	Retain	
NT 21	Flowering Cherry	10	15	Good	Retain	
NT 22	Flowering Cherry	10	15	Good	Retain	
NT 23	Ponderosa Pine	10	15	Good	Retain	
NT 24	Ponderosa Pine	10	15	Good	Retain	
NT 25	Ponderosa Pine	10	15	Good	Retain	
NT 26	Ponderosa Pine	10	15	Good	Retain	
NT 27	Ponderosa Pine	10	15	Good	Retain	
NT 28	Ponderosa Pine	10	15	Good	Retain	
NT 29	Ponderosa Pine	10	15	Good	Retain	
NT 30	Ponderosa Pine	10	15	Good	Retain	
NT 31	Ponderosa Pine	10	15	Good	Retain	
NT 32	Ponderosa Pine	10	15	Good	Retain	
NT 33	Ponderosa Pine	10	15	Good	Retain	
NT 34	Ponderosa Pine	10	15	Good	Retain	
NT 35	Ponderosa Pine	10	15	Good	Retain	
NT 36	Ponderosa Pine	10	15	Good	Retain	
NT 37	Ponderosa Pine	10	15	Good	Retain	
NT 38	Ponderosa Pine	10	15	Good	Retain	
NT 39	Ponderosa Pine	10	15	Good	Retain	
NT 40	Ponderosa Pine	10	15	Good	Retain	
NT 41	Ponderosa Pine	10	15	Good	Retain	
NT 42	Ponderosa Pine	10	15	Good	Retain	
NT 43	Ponderosa Pine	10	15	Good	Retain	
NT 44	Ponderosa Pine	10	15	Good	Retain	
NT 45	Ponderosa Pine	10	15	Good	Retain	
NT 46	Ponderosa Pine	10	15	Good	Retain	
NT 47	Ponderosa Pine	10	15	Good	Retain	
NT 48	Ponderosa Pine	10	15	Good	Retain	
NT 49	Ponderosa Pine	10	15	Good	Retain	
NT 50	Ponderosa Pine	10	15	Good	Retain	
NT 51	Ponderosa Pine	10	15	Good	Retain	
NT 52	Ponderosa Pine	10	15	Good	Retain	
NT 53	Ponderosa Pine	10	15	Good	Retain	
NT 54	Ponderosa Pine	10	15	Good	Retain	
NT 55	Ponderosa Pine	10	15	Good	Retain	
NT 56	Ponderosa Pine	10	15	Good	Retain	
NT 57	Ponderosa Pine	10	15	Good	Retain	
NT 58	Ponderosa Pine	10	15	Good	Retain	
NT 59	Ponderosa Pine	10	15	Good	Retain	
NT 60	Ponderosa Pine	10	15	Good	Retain	
NT 61	Ponderosa Pine	10	15	Good	Retain	
NT 62	Ponderosa Pine	10	15	Good	Retain	
NT 63	Ponderosa Pine	10	15	Good	Retain	
NT 64	Ponderosa Pine	10	15	Good	Retain	
NT 65	Ponderosa Pine	10	15	Good	Retain	
NT 66	Ponderosa Pine	10	15	Good	Retain	
NT 67	Ponderosa Pine	10	15	Good	Retain	
NT 68	Ponderosa Pine	10	15	Good	Retain	
NT 69	Ponderosa Pine	10	15	Good	Retain	
NT 70	Ponderosa Pine	10	15	Good	Retain	
NT 71	Ponderosa Pine	10	15	Good	Retain	
NT 72	Ponderosa Pine	10	15	Good	Retain	
NT 73	Ponderosa Pine	10	15	Good	Retain	
NT 74	Ponderosa Pine	10	15	Good	Retain	
NT 75	Ponderosa Pine	10	15	Good	Retain	
NT 76	Ponderosa Pine	10	15	Good	Retain	
NT 77	Ponderosa Pine	10	15	Good	Retain	
NT 78	Ponderosa Pine	10	15	Good	Retain	
NT 79	Ponderosa Pine	10	15	Good	Retain	
NT 80	Ponderosa Pine	10	15	Good	Retain	
NT 81	Ponderosa Pine	10	15	Good	Retain	
NT 82	Ponderosa Pine	10	15	Good	Retain	
NT 83	Ponderosa Pine	10	15	Good	Retain	
NT 84	Ponderosa Pine	10	15	Good	Retain	
NT 85	Ponderosa Pine	10	15	Good	Retain	
NT 86	Ponderosa Pine	10	15	Good	Retain	
NT 87	Ponderosa Pine	10	15	Good	Retain	
NT 88	Ponderosa Pine	10	15	Good	Retain	
NT 89	Ponderosa Pine	10	15	Good	Retain	
NT 90	Ponderosa Pine	10	15	Good	Retain	
NT 91	Ponderosa Pine	10	15	Good	Retain	
NT 92	Ponderosa Pine	10	15	Good	Retain	
NT 93	Ponderosa Pine	10	15	Good	Retain	
NT 94	Ponderosa Pine	10	15	Good	Retain	
NT 95	Ponderosa Pine	10	15	Good	Retain	
NT 96	Ponderosa Pine	10	15	Good	Retain	
NT 97	Ponderosa Pine	10	15	Good	Retain	
NT 98	Ponderosa Pine	10	15	Good	Retain	
NT 99	Ponderosa Pine	10	15	Good	Retain	
NT 100	Ponderosa Pine	10	15	Good	Retain	

Legend

- Public Tree to be Removed (2)
- To be Removed (1)
- Neighbor Tree and On Site Tree to be Retained with Tree Protection Barrier (17)
- Critical Root Zone (CRZ)
- Tree Protection Fence



CITY OF VICTORIA
RECEIVED
FEB 14 2019
DEEMED
SEP 25 2019



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CLIENT NAME

PROJECT
Landscape Design
ADDRESS
Fairfield

DESIGNED BY
Bianca Bodley

DRAWN BY
BB / KN

Issued for Rezoning 09-29-17
Issued for Application Review Summary
01-30-18

Scale 1:125

L2 Tree Preservation & Removal

DATE:
February, 2019

FEB 14 2018

SEP 25 2018

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Issued for Rezoning 09-29-17
Issued for Application Review
Summary 01-30-18

Scale 1:125

L3 Planting Plan

DATE:
February, 2019

ID	Plant List	Common Name	Category	Size
Am	Adiantum nidulatum	White Fern	Perennial	Small
Ar	Artemisia tridentata	Rock Sage	Shrub	Small
As	Asplenium nidus	Rock Fern	Shrub	Small
Az	Azalea japonica	Japanese Azalea	Shrub	Small
Ba	Banksia integrifolia	Common Banksia	Shrub	Small
Bs	Banksia serrata	Common Banksia	Shrub	Small
Ca	Calluna vulgaris	Common Heath	Shrub	Small
Ce	Ceanothus divaricatus	Common Ceanothus	Shrub	Small
Co	Cornus 'Eddie's White Wonder'	White Dogwood	Shrub	Small
Cs	Cornus stolonifera	Common Dogwood	Shrub	Small
Cr	Crataegus monogyna	Common Hawthorn	Shrub	Small
Cu	Cunila vulgaris	Common Cumin	Shrub	Small
Dc	Daphne genkwa	Common Daphne	Shrub	Small
Di	Dicentra spectabilis	Common Dicentra	Shrub	Small
Dr	Dracopis amabilis	Common Dracopis	Shrub	Small
Ep	Epilobium ciliatum	Common Epilobium	Shrub	Small
Eu	Euonymus alatus	Common Euonymus	Shrub	Small
Fe	Fernandesia lyallii	Common Fernandesia	Shrub	Small
Fi	Fuchsia magellanica	Common Fuchsia	Shrub	Small
Fl	Flacourtia rukam	Common Flacourtia	Shrub	Small
Fr	Fraxinus excelsior	Common Fraxinus	Shrub	Small
Ge	Geum sp.	Common Geum	Shrub	Small
Gr	Gratiola officinalis	Common Gratiola	Shrub	Small
Gu	Guaiacum officinale	Common Guaiacum	Shrub	Small
Ha	Hamamelis virginica	Common Hamamelis	Shrub	Small
He	Hebe pinnatifida	Common Hebe	Shrub	Small
Hi	Hieracium sp.	Common Hieracium	Shrub	Small
Ho	Hollywood Park	Hollywood Park	Shrub	Small
Hy	Hydrangea sp.	Common Hydrangea	Shrub	Small
Ia	Ilex aquifolium	Common Ilex	Shrub	Small
Il	Illicium sp.	Common Illicium	Shrub	Small
Im	Imperata cylindrica	Common Imperata	Shrub	Small
In	Inula sp.	Common Inula	Shrub	Small
Io	Ionopodium sp.	Common Ionopodium	Shrub	Small
Ip	Ipomoea sp.	Common Ipomoea	Shrub	Small
Is	Isoplexis sp.	Common Isoplexis	Shrub	Small
It	Itopaea sp.	Common Itopaea	Shrub	Small
Iu	Iuon sp.	Common Iuon	Shrub	Small
Iv	Iva sp.	Common Iva	Shrub	Small
Ix	Ixora sp.	Common Ixora	Shrub	Small
Ja	Jaumea carnata	Common Jaumea	Shrub	Small
Jb	Jasione sp.	Common Jasione	Shrub	Small
Jc	Jasione sp.	Common Jasione	Shrub	Small
Jd	Jasione sp.	Common Jasione	Shrub	Small
Je	Jasione sp.	Common Jasione	Shrub	Small
Jf	Jasione sp.	Common Jasione	Shrub	Small
Jg	Jasione sp.	Common Jasione	Shrub	Small
Jh	Jasione sp.	Common Jasione	Shrub	Small
Ji	Jasione sp.	Common Jasione	Shrub	Small
Jj	Jasione sp.	Common Jasione	Shrub	Small
Jk	Jasione sp.	Common Jasione	Shrub	Small
Jl	Jasione sp.	Common Jasione	Shrub	Small
Jm	Jasione sp.	Common Jasione	Shrub	Small
Jn	Jasione sp.	Common Jasione	Shrub	Small
Jo	Jasione sp.	Common Jasione	Shrub	Small
Jp	Jasione sp.	Common Jasione	Shrub	Small
Jq	Jasione sp.	Common Jasione	Shrub	Small
Jr	Jasione sp.	Common Jasione	Shrub	Small
Js	Jasione sp.	Common Jasione	Shrub	Small
Jt	Jasione sp.	Common Jasione	Shrub	Small
Ju	Jasione sp.	Common Jasione	Shrub	Small
Jv	Jasione sp.	Common Jasione	Shrub	Small
Jw	Jasione sp.	Common Jasione	Shrub	Small
Jx	Jasione sp.	Common Jasione	Shrub	Small
Jy	Jasione sp.	Common Jasione	Shrub	Small
Jz	Jasione sp.	Common Jasione	Shrub	Small

*3 Proposed Replacement Trees
Cornus 'Eddie's White Wonder'

HOLLYWOOD PARK



ROOFTOP PLANT LIST				
ID	Quantity	Latin Name	Common Name	Category
N	40	Nepeta	Catmint	Perennial
R	10	Rhus glabra (Purpurea-White)	Redwaxderon	Shrub

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DESIGNED BY
Bianca Bodley

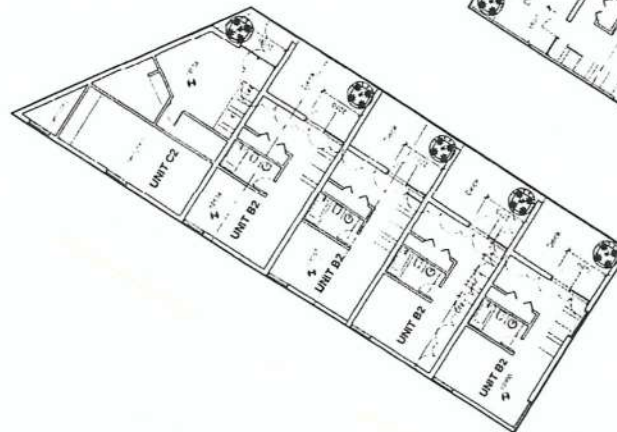
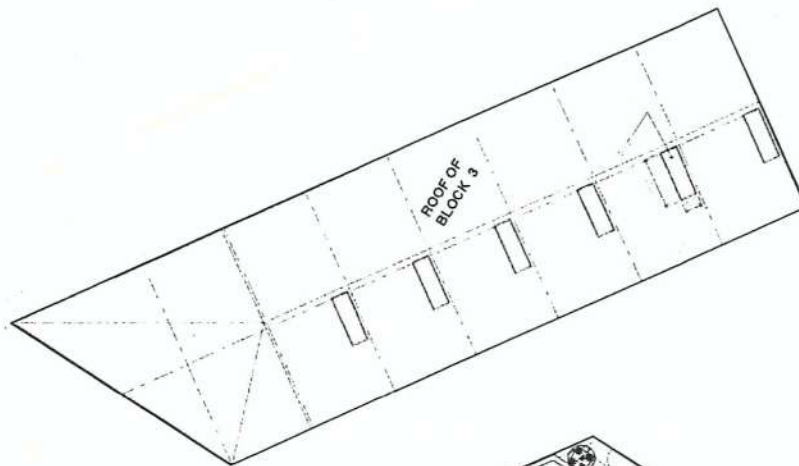
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Summary 01-30-18



Rooftop Planters
3' x 3' x 2' height

R 10 N 40



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L4 Rooftop
Planting Plan

DATE:
February, 2019



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Landscape Design

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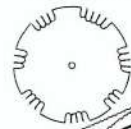
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L5 Landscape
Lighting Plan

DATE:
February, 2019



LED Strip Lighting



LED Strip Lighting for steps

LED Strip Lighting for steps

Landscape Ground Lighting
for Wayfinding Entrance



Landscape Ground Lighting for Wayfinding Entrance

HOLLYWOOD PARK

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L6 Surface Treatment
& Fence &
Retaining Walls

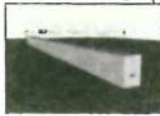
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Grass Terraced Steps



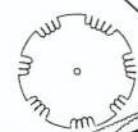
Concrete Retaining Wall



IPE Wood Bench



Concrete Steps



Landscaped Berm

White Concrete Oval Planters with 5' x 2' Soil Depth. Seating lip 1.5' to 2.5'



Vertical Cedar Fence 6' height



Class B Bicycle Parking

Cedar Deck



Wayfinding Signage + Planter

Abbotsford Concrete Products Metropolitan



Square Stepping Path



Arbor with Vines over Parking Ramp



Wayfinding Signage



HOLLYWOOD PARK

Wayfinding and Courtyard Entrances



Courtyard Trellis



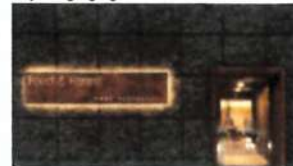
Courtyard Softening



Lighting



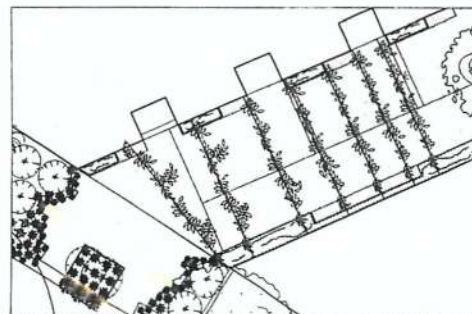
Wayfinding Signage



Planter



Plant Palette



Parkside Courtyard Entrance



Fairfield Rd. Courtyard Entrance



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L7 Wayfinding and
Courtyard
Entrances

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