



Council Report

For the Meeting of November 9, 2017

To: Council **Date:** October 26, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: **Update Report - Development Permit with Variances Application No. 00033 for 1421 Fairfield Road**

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following updated motion with respect to Development Permit with Variances No. 00033:

"That Council authorize the issuance of Development Permit Application No. 00033 for 1421 Fairfield Road, in accordance with:

1. Plans date stamped September 18, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot D

- i. Increase the height from 5.00m to 6.66m
- ii. Increase the number of storeys from 1 to 1.5.

Proposed Lot E

- i. Increase the height from 5.00m to 7.01m
 - ii. Increase the number of storeys from 1 to 1.5.
3. The Development Permit lapsing two years from the date of this resolution.

This authorization is conditional on the property being subdivided into three strata lots generally in accordance with the subdivision application dated April 29, 2016."

EXECUTIVE SUMMARY

The purpose of this report is to inform Council that, in accordance with Council's motion of July 20, 2017, the applicant has revised the plans to remove two surface parking spots and has replaced them with green landscaping (see attached plans and update letter to Mayor and Council from the applicant).

Furthermore, the Committee of the Whole Report (July 20, 2017) stated that three new boulevard canopy trees would be provided. Due to site constraints, the number of trees will likely be two (see attached updated Arborist Report). This, and other considerations such as boulevard landscaping along the Fairfield Road frontage, will be secured at the time of subdivision approval.

The Council direction in relation to these applications has been met and staff recommend for Council's consideration that the application can proceed to an opportunity for public comment.

Respectfully submitted,



Rob Bateman
Senior Process Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Nov. 1, 2017

List of Attachments:

- Attachment A: Council minutes dated July 27, 2017
- Attachment B: Applicant's Update Letter to Mayor and Council dated September 11, 2017
- Attachment C: Revised Arborist Report dated October 17, 2017
- Attachment D: Revised plans date stamped September 18, 2017

1. Development Variance Permit Application No. 00192 and Development Permit with Variances Application No. 00033 for 1421 Fairfield Road (Fairfield)

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto:

Development Variance Permit Application No. 00192:

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00193 for 1421 Fairfield Road, in accordance with:

1. Plans date stamped June 23, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot F

- a. Part 1.2.5(a): Reduce the front setback from 7.5m to 6.2m
- b. Part 1.2.5(b): Reduce the rear setback from 7.5m to 3.5m.

3. The Development Permit lapsing two years from the date of this resolution.

This authorization is conditional on the property being subdivided into three strata lots generally in accordance with the subdivision application dated April 29, 2016."

Remove the two surface parking spots and replace with green landscaping.

Development Permit with Variances Application No. 00033

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00033 for 1421 Fairfield Road, in accordance with:

1. Plans date stamped June 23, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot D

- i. Schedule H(3)(a): Increase the height from 5.00m to 6.66m
- ii. Schedule H(3)(a): Increase the number of storeys from 1 to 1.5.

Proposed Lot E

- i. Schedule H(3)(a): Increase the height from 5.00m to 7.01m
- ii. Schedule H(3)(a): Increase the number of storeys from 1 to 1.5.

3. The Development Permit lapsing two years from the date of this resolution.

This authorization is conditional on the property being subdivided into three strata lots generally in accordance with the subdivision application dated April 29, 2016."

Remove the two surface parking spots and replace with green landscaping.

Carried Unanimously



910 Lucas Ave, Victoria, BC

evan@barefootplanning.com

barefootplanning.com

778.967.2575

Cover Letter

To: City of Victoria
 From: Evan Peterson, Barefoot Planning
 Date: September 11, 2017
 Att: Mayor and Council
 Re: 1421 Fairfield Road – Landscaping Revisions

Introduction

On July 20, 2017, Committee of the Whole voted to move this application forward for public comment and included the following amendment:

That two surface parking spots be removed and replaced with green landscaping.

While these parking spots were previously *added* in response to neighbour concerns, the applicant has made significant landscaping improvements to all three lots, redefining the interface between the public and private realms.

Summary of Changes

The following changes were made, which not only address the core request (replacing the parking spots) but also go beyond to address additional opportunities to enhance the pedestrian realm of the proposal.

- ◆ Replaced two surface parking spots with new lawn and native / drought-tolerant landscaping (Council motion);
- ◆ Enhanced the pedestrian entrance of each lot by framing pedestrian pathways with new landscaping (native / drought-tolerant), low 'gateway' walls with address signs, and permeable pathway pavers;
- ◆ Added high quality landscaping in side and rear yards to beautify lots, enhance privacy, and better define pathways, patios, and entryways on each lot; and,
- ◆ Created a new pathway (with native / drought-tolerant landscaping on either side) from Fairfield Road to the front door of Lot F, improving the interface between the new house and Fairfield Road.

Conclusion

The applicant appreciates the spirit of Council's motion and believes these changes make significant improvements to the public face of the proposal.

Sincerely,

Evan Peterson
 Principal
 Barefoot Planning

City of Victoria – 1421 Fairfield Road





GYE + ASSOCIATES

Consultants in Urban Forestry and Arboriculture

Arborist Report

1421 Fairfield Road, Victoria

Date of Report: October 17, 2017

Date of Field Work: September 11, 2017

Prepared by Lucian Serban

ISA Certified Arborist & Municipal Specialist # PN-7558AM

On behalf of Gye and Associates, Urban Forestry Consultants Ltd.

Tel: (250) 544-1700

Email: lserban@gyeandassociates.ca



GYE + ASSOCIATES

Consultants in Urban Forestry and Arboriculture

ASSIGNMENT

Gye and Associates (G&A) have been retained to prepare a tree protection plan report and provide associated on site services in support of the owner's building permit application. This report has been prepared in accordance with the City's published Terms of Reference for Tree Preservation Plans.

METHODOLOGY

- A site visit on September 11, 2017 was made to identify measure and assess the condition of relevant trees and review the site plan for potential tree impacts anticipated from construction.
- Biometric and assessment data is presented in table format below (Table-1) on the referenced tree plan.
- Protected Root Zone (PRZ) radii were calculated for the subject trees. The PRZ was calculated using the method recommended by Nelda Methany and James Clark, which considers the relative tolerance of the tree species to disturbance, the biological age of the tree and its stem diameter at chest height.¹ Soil depth and texture and the health and condition of the tree were also considered. Multipliers of 12 – 18x the stem diameter have been derived using this method on a tree-by-tree basis.
- The project team members were interviewed to obtain a history of the site and a better understanding of the proposed redevelopment.
- Copies of the architectural and landscape site plan drawings were provided to the arborist, which has been used as the base for the attached Tree Management Plan drawing. The site plan included the location of proposed services.
- The canopy and protected root zone (PRZ) of each tree was plotted to scale on the tree plan.
- The architectural site plan was reviewed to identify elements that encroach within the PRZ or crown of each tree. Underground services were also delineated on the plan and reviewed for potential impacts.

OBSERVATIONS

SITE DESCRIPTION

The subject property is located in a fully developed urban neighborhood. The terrain of the site is relatively flat to a gentle slope facing North-east. The lot surface was cleared in December 2015. No recent soil disturbances were noticed during the site visit.

TREE RESOURCE

Eleven trees are affected by the proposed site plan. Two of these trees are located on the subject property. Two trees are located on the municipal property. Seven trees are located on the adjacent constructed lots.

Biophysical attributes of all mentioned trees are presented below in Table-1.

¹Nelda Matheny and James R. Clark, Tree and Development, A Technical Guide to Preservation of Trees During Land Development (International Society of Arboriculture, Champaign IL, USA. 1998 P. 74)



GYE + ASSOCIATES

Consultants in Urban Forestry and Arboriculture

- All tree protection areas (TPAs) shall be fenced to prevent soil compaction, rutting and other forms of disturbance within the PRZ;
- All excavation within or adjacent to TPAs shall be supervised by the project arborist;
- Finished driveway elevations shall be designed to minimize intrusions of the excavated driveway bed into the root horizon. Where considered necessary by the arborist, pneumatic or hydraulic excavation techniques shall be used in place of mechanical excavation.
- Pruning of any tree roots damaged during the excavation in the PRZ for any tree;
- The arborist shall attach a non-porous anti-abrasion fabric to the exposed face of all excavated cuts within or adjacent to TPAs, the purpose of which is to prevent soil erosion and dessication during construction;
- The arborist shall apply 100mm of tree chip mulch or leaf mould and a temporary irrigation system to the area inside the tree protection fence for the trees #5 to #12 during the dry season to optimize ecological function within the TPA.

Additional detail is provided on the attached tree plan. If diligently implemented, the tree protection measures specified in the Tree Management Plan and this report will effectively preserve the retained trees for the long-term.

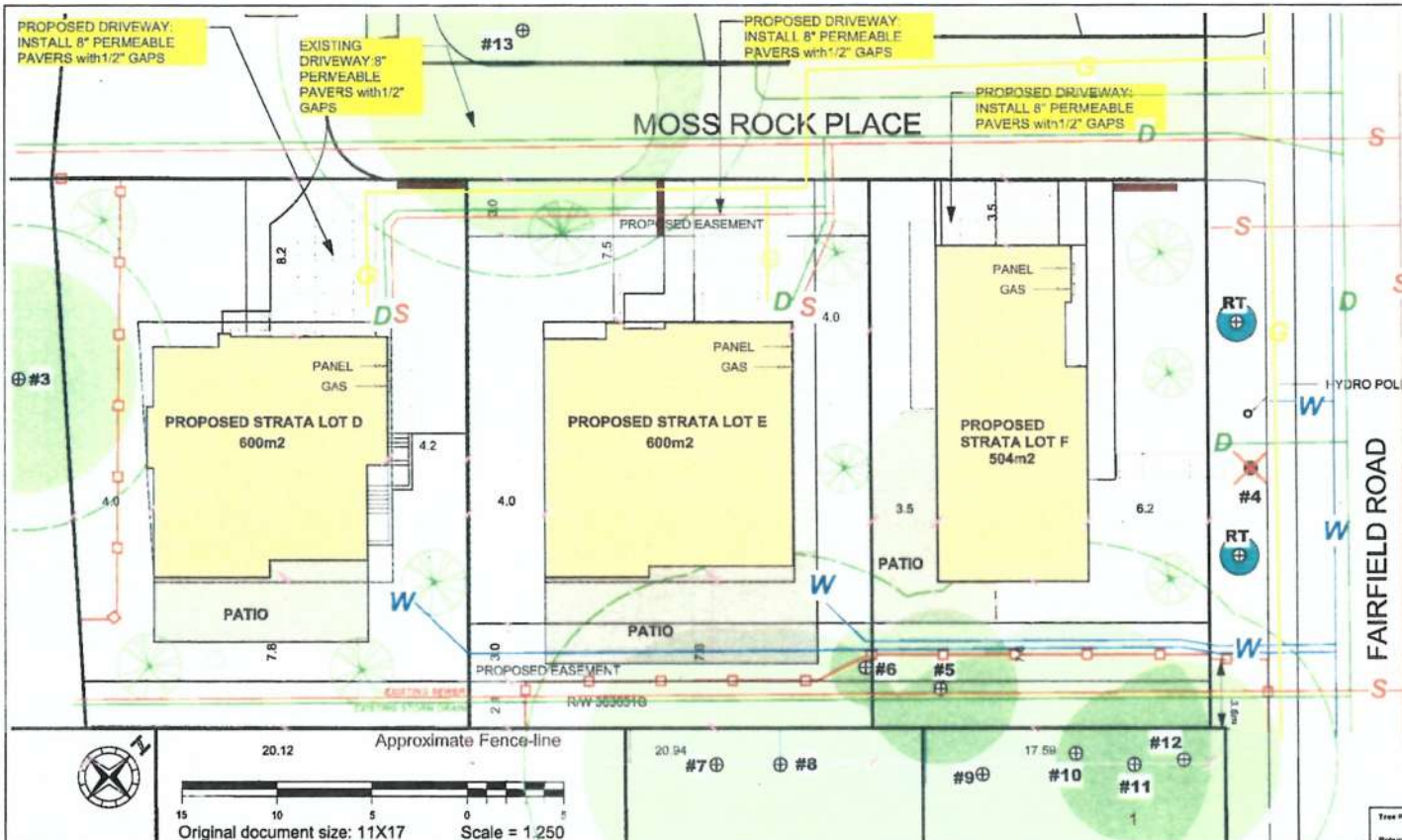
ROLE OF THE PROJECT ARBORIST

In addition to assisting with tree preservation planning during the design and permit application phases of the project, the arborist shall be present during the construction and landscape phases of the project to supervise work within or immediately adjacent to the tree protection areas identified on the attached tree plan.

The following is a summary of the key interventions required by the project arborist.

The owner's building contractor is responsible for coordinating with the arborist for the required on site work.

- A mandatory site meeting is required with the owner and General Contractor to review the tree preservation plan prior to work commencing on site. The purpose of the meeting is to systematically review the objectives of the plan and the specific measures required to protect the relevant trees during the site preparation, construction and landscape phases of the redevelopment. The meeting provides an opportunity to address any residual building constraints or conflicts and to answer any questions.
- The arborist shall inspect the prescribed tree protection fencing prior to work commencing on site.
- The use of explosive for rock removal can kill or injure trees if not managed carefully. If rock removal is required as part of the site preparation phase, the building and blasting contractor shall meet on site with the arborist to develop the rock removal work plan together, prior to an estimate of costs being provided by the blasting contractor.
- The arborist shall be present to oversee the following site work within or immediately adjacent to the Tree Protection Areas identified on the attached plan:
 - site grading
 - excavation for houses foundation and perimeter drains;
 - rock removal or blasting;



TREE PRESERVATION MEASURES

GENERAL NOTES: - Newly trees planted are classified as "Protected Trees" under the City of Victoria Tree Bylaw.

- A copy of this Tree Protection Plan shall be included in the documentation present at the active construction site.

1. Before site preparation begins, the owner and contractor shall meet with the arborist to review the Tree Protection Plan and associated measures.

2. The City of Victoria requires all tree fencing and/or soil armoring to be in place and inspected prior to issuing the building and tree cutting permits. Tree fencing must be maintained in good condition throughout the duration of the project.

3. Temporary construction access within a TPA must be approved and supervised by the project arborist. If it should prove necessary to reduce the tree fencing extent, a change request must be reviewed by the arborist. Any exposed TPA outside the revised fencing limit shall be armoured with 3/4" plywood or a temporary cover of geo-textile and 200mm of road-base, moderately compacted with a plate compactor.

4. The arborist shall be present to oversee all excavation, service trenching, site grading or blasting within, or adjacent to, the tree protection areas (TPAs).

5. Procedure for blasting near tree root zones:

a) Trees are most vulnerable to fine root damage from blasting during the late spring and summer period when transpiration (water loss) rates are highest.

b) The blasting contractor will work with the arborist to develop a blasting plan that will minimize impacts to protected trees during the sensitive spring and early summer period.

c) Where rock removal is required inside the protected root zone of a tree (indicated on the drawing by dashed circles), alternate methods of rock removal, such as hoe-ramping, may be prescribed by the project arborist.

d) Use DYNAMITE as the explosive product. No fertilizer-based explosive ("AMPHO") is permitted adjacent to TPAs, due to its toxicity to tree roots.

e) Blasting vibrations in the vicinity of the Tree Protection Areas are not to exceed a measured peak particle velocity of 25 mm/sec. It is the responsibility of the general contractor to ensure seismometers are in place to record blast velocity's adjacent to the TPAs and that monitoring records are kept for review by the project and District arborists.

e) The contractor shall prevent rock debris from the blast site from entering the TPA.

6. Any damaged tree roots or branches shall be pruned back to undamaged tissue by the arborist. The vertical face of the excavation adjacent to the TPAs shall be covered with geo-textile to prevent soil desiccation and erosion.

7. All protected trees (both new and established) shall be irrigated twice weekly during the dry summer period to a minimum effective depth of 30cm. It is the responsibility of the general contractor to ensure that an operational water spigot is installed on site.

8. No equipment, materials or excavated soil shall be placed or stored within the TPA. THIS PARTICULARLY INCLUDES HOARDING OF EXCAVATED SOILS NEEDED FOR BACKFILLING OF THE HOUSE FOUNDATION.

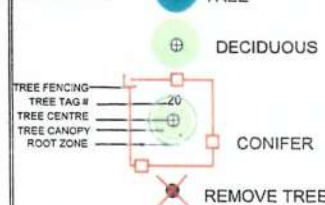
9. In compensation for removal of the boulevard tree, two replacement trees shall be planted on boulevard as per City of Victoria Tree Protection Bylaw standards.

Tree Protection Fencing Detail

Revised Tree Protection Fencing detail to be constructed with a 2nd frame and accurate. (See photo below). Spacing/fencing will then be affected to the same extent as the original plan. A 2nd frame will be installed, clearly describing the area within as a TREE PROTECTION AREA - TPA.



LEGEND



G&A Tree ID	Common Name	Scientific Name	DBH (cm)	Protected Root Zone Radius (m)	Crown Radius (m)	Health (Good, Fair, Poor)	Structural Condition (Good, Fair, Poor)	Relative tolerance to construction impacts (Good, Moderate, Poor)	Bylaw Protected Tree?	Comments	Recommendations
3 (no tag)	Bigleaf maple X2	Acer macrophyllum	70/50	8	6	Fair	Good	Good	Yes	Off-site tree	Retain and protect
4 (no tag)	Lawson cedar (golden)	Chamaecyparis lawsoniana	35	5	4	Good	Good	Moderate	Yes	Boulevard tree; in conflict with overhead utility lines.	REMOVE
5	Liquid amber (Sweet-gum)	Liquidambar styraciflua	25	5	4	Good	Good	Moderate	No		Retain and protect
6	Japanese maple	Acer palmatum	15	3	2	Good	Good	Moderate	No		Retain and protect
7 (no tag)	Red cedar	Thuja plicata	65	10	7	Good	Good	Moderate	Yes	Off-site tree	Retain and protect
8 (no tag)	Red cedar	Thuja plicata	75	11	7	Good	Good	Moderate	Yes	Off-site tree	Retain and protect
9 (no tag)	Red cedar	Thuja plicata	45	7	6	Good	Good	Moderate	No	Off-site tree	Retain and protect
10 (no tag)	Red cedar	Thuja plicata	70	11	7	Fair- Good	Good	Moderate	Yes	Off-site tree	Retain and protect
11 (no tag)	Lombardi poplar	Populus nigra	55	7	4	Good	Good	Good	No	Off-site tree	Retain and protect
12 (no tag)	Lombardi poplar	Populus nigra	65	8	5	Good	Good	Good	No	Off-site tree	Retain and protect
13 (no tag)	Arbutus	Arbutus menziesii	112	13	9	Good	Fair	Moderate	Yes	Off-site tree	Retain and protect

Gye and Associates.ca
PROJECT
1421 Fairfield Road, Victoria, BC
SHEET TITLE
Tree Management Plan-Construction Phase
(for Development Permit App.)
UPDATED

PROJECT NO. 15-043
DATE October 17, 2017
SCALE 1:250
DRAWN BY LS
SHEET NO. T - 1

PROPOSED SUBDIVISION OF: 1421 Fairfield Road

VICTORIA, BC



PROJECT INFORMATION:

SITE ADDRESS: 1421 FAIRFIELD ROAD
LOT A, PLAN VIP17481,
LAND DISTRICT 57,
FAIRFIELD FARM ESTATE
OWNER: MOSS ROCK DEVELOPMENT LTD.

SCOPE OF WORK:

SUBDIVISION OF EXISTING R1-B
PARCEL INTO 3 R1-B STRATA LOTS

KEY PLAN:



SHEET INDEX:

- A0.0 COVER SHEET
- A1.1 COMMUNITY PLAN
- A1.2 PROPOSED NEIGHBORHOOD PLAN
- A1.3 EXISTING SURVEY
- A1.4 PROPOSED SUBDIVISION PLAN
- A1.5 PROPOSED SITE PLAN
- A1.6 PROPOSED SITE SERVICING PLAN
- A1.7 PROPOSED LANDSCAPE PLAN
- A1.8 SHADOW STUDY
- A1.9 PROPOSED TREE PLAN
- A2.1 DEVELOPMENT ELEVATIONS
- A2.2 DEVELOPMENT PERSPECTIVES
- A3.1 DEVELOPMENT PERSPECTIVES
- A3.2 DEVELOPMENT PERSPECTIVES
- A3.3 DEVELOPMENT PERSPECTIVES
- D0.0 STRATA LOT D - COVER SHEET
- D2.1 STRATA LOT D - FLOOR PLANS
- D2.2 STRATA LOT D - FLOOR PLANS
- D2.3 STRATA LOT D - SECTION
- D4.1 STRATA LOT D - ELEVATIONS
- D4.2 STRATA LOT D - ELEVATIONS
- D5.1 STRATA LOT D - PRIVACY VIEW
- E0.0 STRATA LOT E - COVER SHEET
- E2.1 STRATA LOT E - FLOOR PLANS
- E2.2 STRATA LOT E - FLOOR PLAN & SECTION
- E4.1 STRATA LOT E - ELEVATIONS
- E4.2 STRATA LOT E - ELEVATIONS
- E5.1 STRATA LOT E - PRIVACY VIEW
- F0.0 STRATA LOT F - COVER SHEET
- F2.1 STRATA LOT F - FLOOR PLANS
- F2.2 STRATA LOT F - FLOOR PLAN & SECTION
- F4.1 STRATA LOT F - ELEVATIONS
- F4.2 STRATA LOT F - ELEVATIONS
- F5.1 STRATA LOT F - PRIVACY VIEW
- G0.0 DEVELOPMENT PERSPECTIVE

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250.999.9893
INFO@RYANHOYTDESIGNS.COM

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

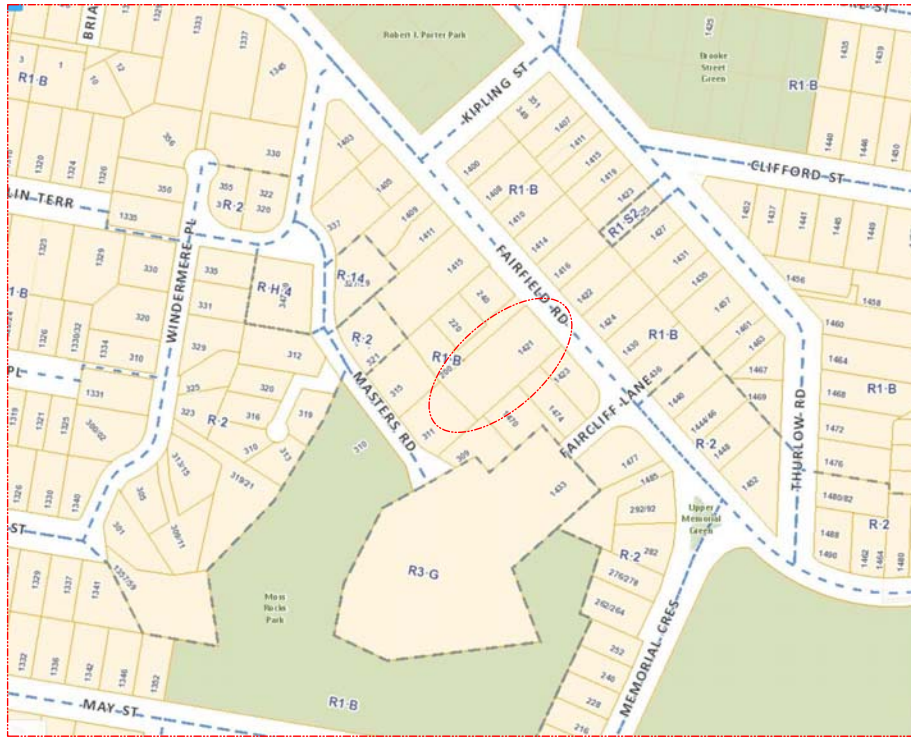
SURVEYOR: WEY MAYENBURG LAND
SURVEYING INC.
250.656.5155



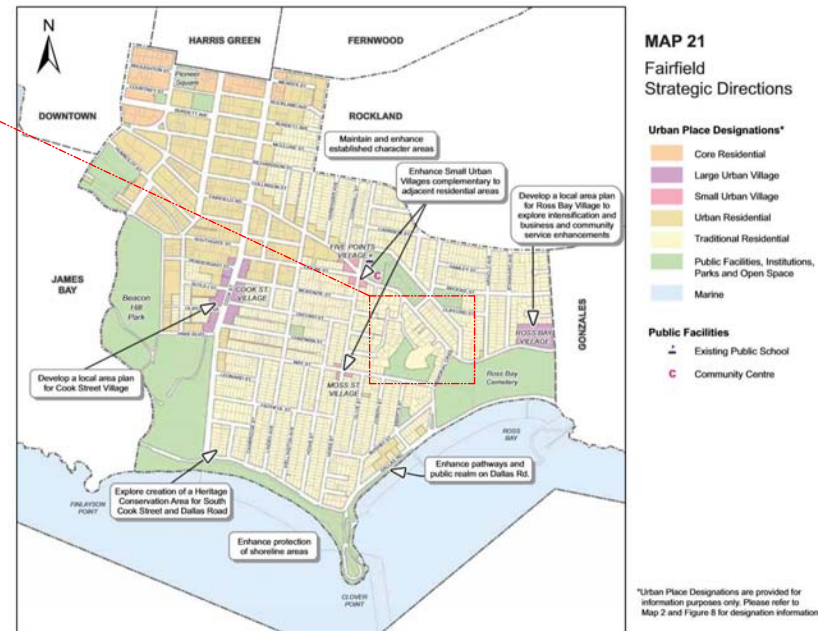
REVISIONS			
No.	Description	By	Date
1	Dev. Permit Resubmission	RH	15-Dec-16
2	Dev. Permit Resubmission	RH	15-Apr-17
3	Dev. Permit Resubmission	RH	15-Apr-17
4	Dev. Permit Resubmission	RH	15-Apr-17
5	Dev. Permit Resubmission	RH	17-Jul-17
6	Dev. Permit Resubmission	RH	17-Jul-17
7	Dev. Permit Resubmission	RH	17-Jul-17
8	Dev. Permit Resubmission	RH	17-Jul-17
9	Dev. Permit Resubmission	RH	17-Jul-17

Project No.	Project	Sheet Title
15115	1421 Fairfield Rd.	Cover Sheet

Sheet	Scale
A0.0	1" = 1' 0"



SECTION 21: NEIGHBOURHOOD DIRECTIONS



GENERAL NOTES:

1. All drawings, plans, models, designs, specifications and other documents prepared by Ryan Hoyt Design (RHD) are subject to review and approval by the City of Victoria and its staff and are not to be used for any purpose other than that for which they were prepared. The City of Victoria reserves the right to request any and all information necessary to verify the accuracy of the information provided by RHD and to ensure the proper use of the information provided by RHD. The City of Victoria reserves the right to request any and all information necessary to verify the accuracy of the information provided by RHD and to ensure the proper use of the information provided by RHD.
2. It is the responsibility of the Contractor to verify all information provided by the City of Victoria and its staff and to ensure the proper use of the information provided by the City of Victoria. The Contractor shall verify all information provided by the City of Victoria and its staff and to ensure the proper use of the information provided by the City of Victoria. The Contractor shall verify all information provided by the City of Victoria and its staff and to ensure the proper use of the information provided by the City of Victoria.
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Date:	Description:	By:	No.:
15-Dec-16	Dev. Permit Resubmission	RH	2
16-Apr-15	Dev. Permit Resubmission	RH	3
16-Apr-15	Dev. Permit Resubmission	RH	4
17-Feb-07	Dev. Permit Resubmission	RH	5
17-Feb-07	Dev. Permit Resubmission	RH	6
17-Sep-11	Dev. Permit Resubmission	RH	7
17-Sep-11	Dev. Permit Resubmission	RH	8
17-Sep-11	Dev. Permit Resubmission	RH	9

RYAN HOYT
RYAN HOYT
250-999-8893
www.ryanhoytdesigns.com

Project: 1421 Fairfield Rd.
Sheet Title: Community Plan

Project No.: 15115

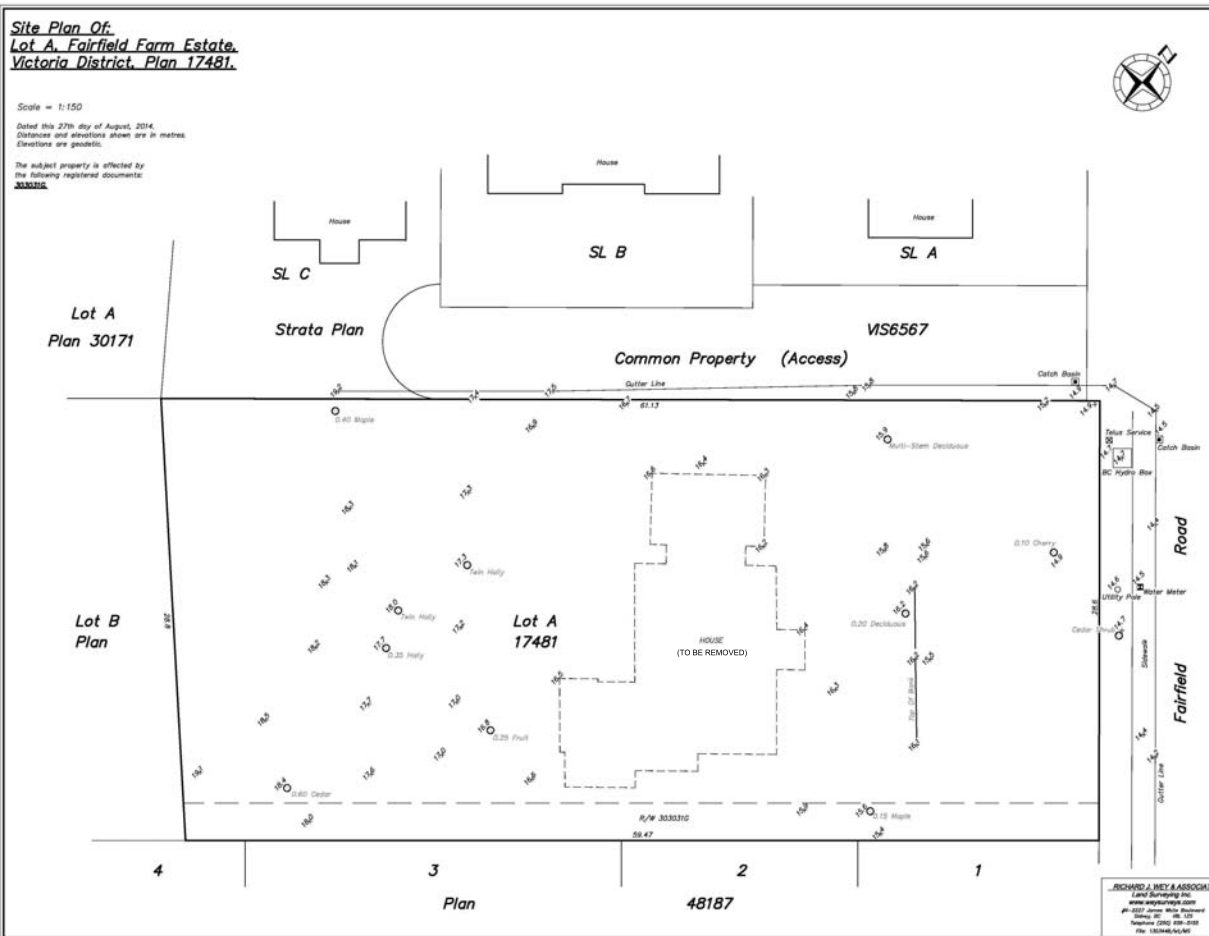
Sheet: A1.1

**Site Plan Of:
Lot A, Fairfield Farm Estate,
Victoria District, Plan 17481.**

Scale = 1:150

Dated this 27th day of August, 2014.
Distances and elevations shown are in metres.
Elevations are geoidal.

The subject property is affected by
the following registered documents:
NOTES.



① Existing Survey
1:150

GENERAL NOTES

1. All drawings, plans, models, designs, specifications and other documents prepared by Ryan Hoyt Design (RHD) and which are subject to the terms and conditions of the RHD contract shall remain the property of RHD and shall not be used for any other purpose without the written consent of RHD. The copyright in these drawings shall not be used for any other purpose.
2. It is the responsibility of the Contractor to verify all dimensions, levels, and other information shown on the drawings and to ensure that the work is carried out in accordance with the drawings and specifications. The Contractor shall verify the accuracy of the information shown on the drawings and specifications and shall be responsible for any errors or omissions. The Contractor shall be responsible for any errors or omissions in the drawings and specifications and shall be responsible for any errors or omissions in the work.
3. The Contractor shall verify all dimensions, levels, and other information shown on the drawings and to ensure that the work is carried out in accordance with the drawings and specifications. The Contractor shall verify the accuracy of the information shown on the drawings and specifications and shall be responsible for any errors or omissions. The Contractor shall be responsible for any errors or omissions in the drawings and specifications and shall be responsible for any errors or omissions in the work.
4. The Contractor shall engage a Professional Engineer (P.E.) to review and certify the drawings and specifications. The P.E. shall be responsible for the design and construction of the work. The Contractor shall be responsible for the construction of the work. The Contractor shall be responsible for the construction of the work.

Date	Description	By	No.
15-Dec-16	Dev. Permit Resubmission	RH	2
16-Apr-15	Dev. Permit Resubmission	RH	3
16-Apr-15	Dev. Permit Resubmission	RH	4
17-Jul-07	Dev. Permit Resubmission	RH	5
17-Jul-07	Dev. Permit Resubmission	RH	6
17-Jul-07	Dev. Permit Resubmission	RH	7
17-Jul-07	Dev. Permit Resubmission	RH	8
17-Jul-07	Dev. Permit Resubmission	RH	9

RYAN HOYT
RYAN HOYT
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www.ryanhoytdesigns.com

Project:
1421 Fairfield Rd.

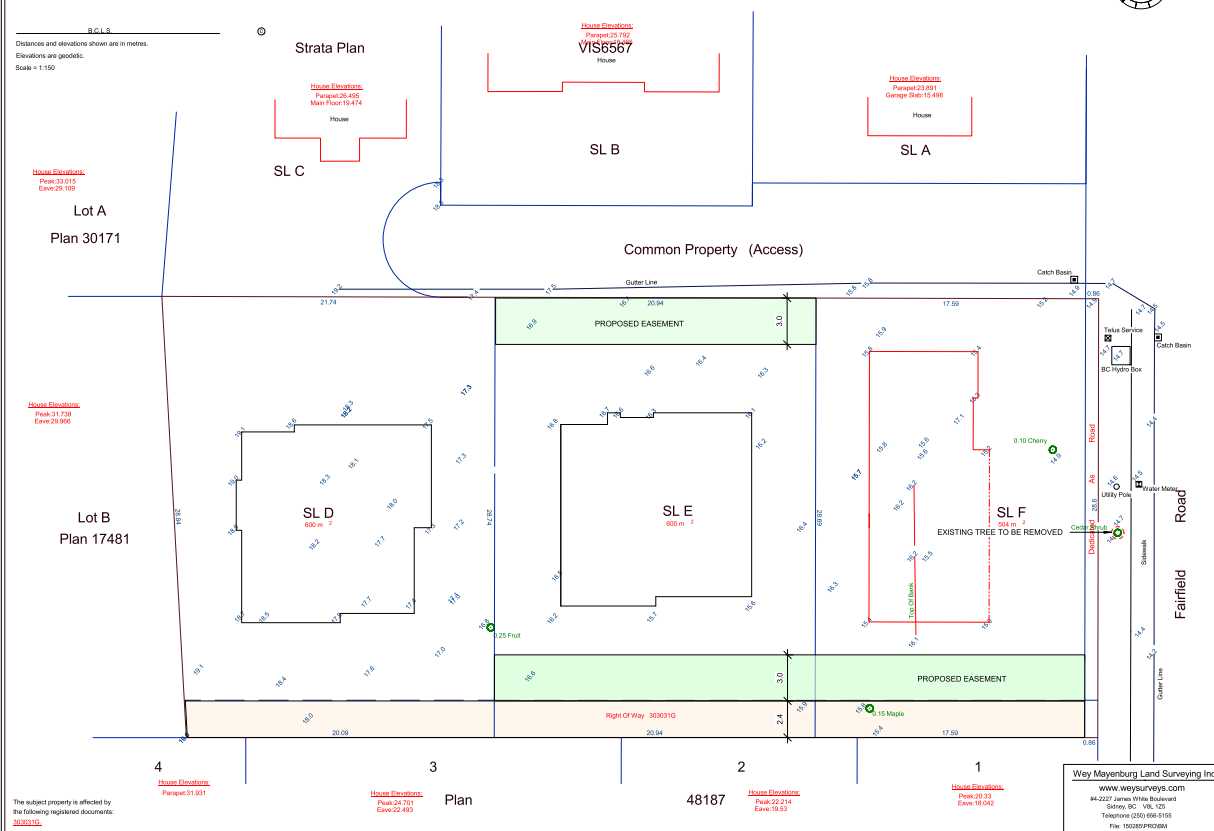
Sheet Title:
Existing Survey

Project No.:
15115

Sheet:
A1.3

Dated this 8th day of January, 2016.

B.C.L.S.
Distances and elevations shown are in metres.
Elevations are geodetic.
Scale = 1:150



1 Proposed Subdivision Plan
1 : 150

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
84-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 666-5155
Fax 15038918034

[illegible]

Date:	Description:	By:	No.:
15Dec16	Dev. Permit Resubmission	RH	2
16Apr15	Dev. Permit Resubmission	RH	3
16Apr12	Dev. Permit Resubmission	RH	4
17Feb07	Dev. Permit Resubmission	RH	5
17Apr05	Dev. Permit Resubmission	RH	6
7June21	Dev. Permit Resubmission	RH	7
7June21	Dev. Permit Resubmission	RH	8


rhod
RYAN HOYT
DESIGNS

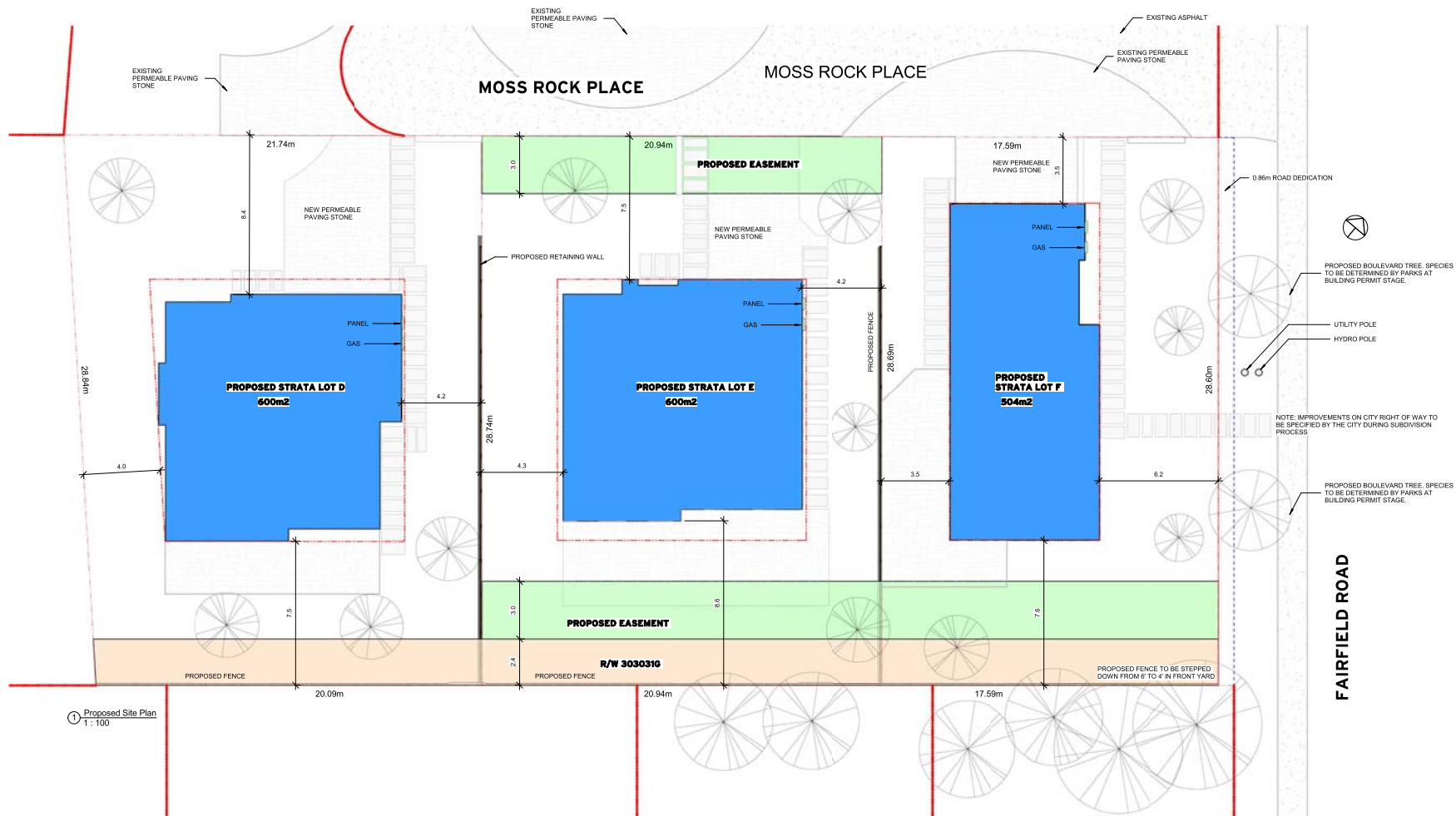
Ryan Hoyt Designs Inc.
Suite 207, 4475 Viewmont Ave.
Victoria, BC V8Z 6L8
250.999.9893
info@ryanhoytdesigns.com

1421 Fairfield Rd.

Sheet Title:
**Proposed
Subdivision Plat**

Project No.: 15115

Sheet: A1.4 



GENERAL NOTES

- All drawings, plans, models, designs, specifications and other documents prepared by Ryan Hoyt Design (RHD) and used in connection with this project are the property of RHD and shall remain the property of RHD whether for work completed or not, and RHD reserves the copyright in them and the right to reuse any material from them, and they shall not be used for any other project.
- It is the responsibility of the Contractor to verify all dimensions to the project and the proposed work. The Contractor shall verify the dimensions of any work necessary or shown on the drawings with the owner or the relevant authority prior to commencement of the work. The Contractor shall be responsible for the accuracy of the dimensions and any discrepancies of the drawings, omissions of the drawings or conditions, and means of construction shall be determined by the Contractor. All dimensions shall be confirmed with the relevant authority prior to commencement of the work.
- The Contractor shall verify all dimensions of the proposed work with the relevant authority prior to commencement of the work. RHD is not responsible for any discrepancies with the relevant authority, and the Contractor shall be responsible for the accuracy of the dimensions and any discrepancies of the drawings, omissions of the drawings or conditions, and means of construction shall be determined by the Contractor. All dimensions shall be confirmed with the relevant authority prior to commencement of the work.
- The Contractor shall engage a Professional Engineer (PE) to review the drawings and specifications and to provide a certificate of compliance with the relevant authority. The PE shall be responsible for the accuracy of the dimensions and any discrepancies of the drawings, omissions of the drawings or conditions, and means of construction shall be determined by the Contractor. All dimensions shall be confirmed with the relevant authority prior to commencement of the work.

Date	Description	By	No.
15-Dec-16	Dev. Permit Resubmission	RH	2
16-Apr-15	Dev. Permit Resubmission	RH	3
16-Apr-15	Dev. Permit Resubmission	RH	4
17-Jul-15	Dev. Permit Resubmission	RH	5
17-Jul-15	Dev. Permit Resubmission	RH	6
17-Jul-15	Dev. Permit Resubmission	RH	7
17-Jul-15	Dev. Permit Resubmission	RH	8
17-Jul-15	Dev. Permit Resubmission	RH	9

Comments

Project: 1421 Fairfield Rd.

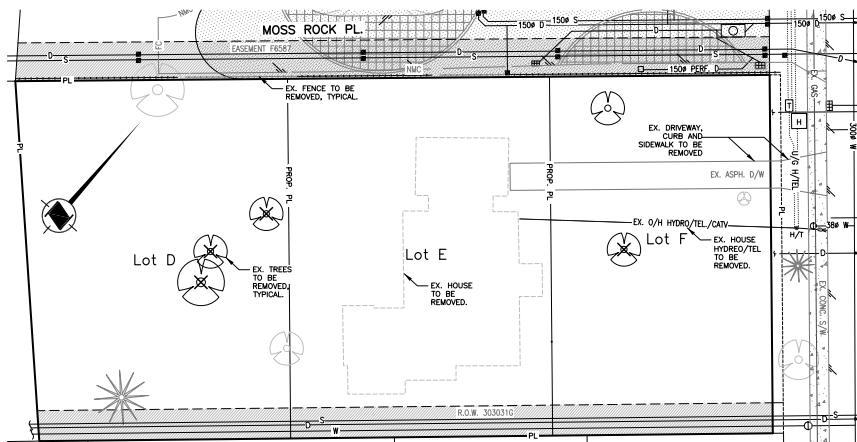
Project No.: 15115

Sheet Title: Proposed Site Plan

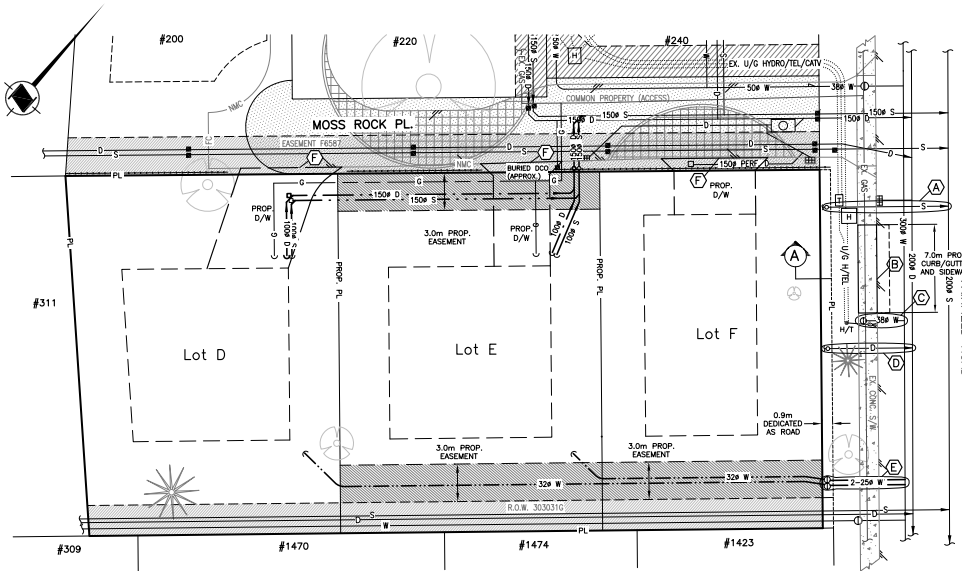
Sheet: A1.5

RYAN HOYT DESIGN

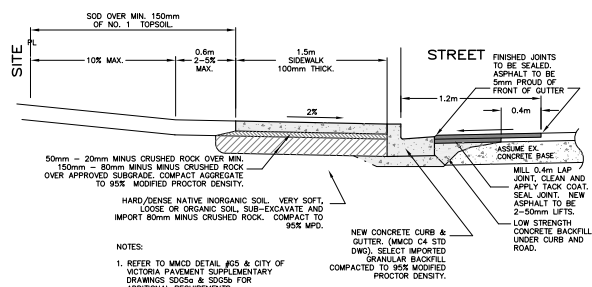
Ryan Hoyt Design Inc.
250-999-9893
250-999-9893
www.ryanhoytdesigns.com



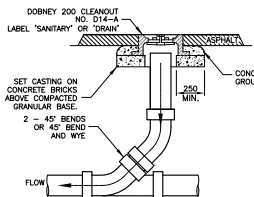
REMOVALS PLAN
SCALE 1:200



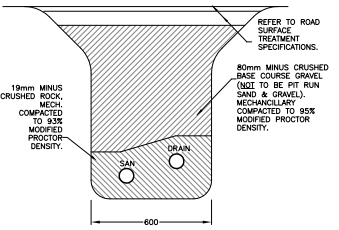
SERVICING PLAN
SCALE 1:200



SECTION A - SIDEWALK CROSS SECTION
SCALE 1:25



DRAIN OR SANITARY SURFACE
CLEANOUT DETAIL - IN ROADS OR
DRIVEWAYS
NOT TO SCALE



TYPICAL COMBINED DRAIN & SANITARY
MAIN TRENCH DETAIL
NOT TO SCALE

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA SPECS AND STANDARDS, MMCD SPECIFICATIONS AND STANDARDS, AND LATEST VERSION OF THE B.C. PLUMBING CODE (FOR ON-SITE WORKS).
- ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE RESTORED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR.
- ALL EXISTING SERVICES ARE TO BE EXPOSED AT CROSSING OR CONNECTION POINTS PRIOR TO ANY CONSTRUCTION.
- ALL WORK TO BE UNDERTAKEN AND COMPLETED BY THE CONTRACTOR IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LOADED WATER INTO THE AREA DRAINS OR ANY INTERCOURSERS.
- ALL DIMENSIONS ARE IN MM AND ALL ELEVATIONS ARE IN M UNLESS NOTED OTHERWISE.
- REFER TO HOUSE PLANS AND LEGAL SURVEYOR'S PLANS FOR ADDITIONAL REQUIREMENTS AND DIMENSIONS.
- ELECTRICAL/TELEPHONE/CABLE SERVICE IS SHOWN CONCEPTUALLY ON THIS DRAWING AND WILL CHANGE AFTER UTILITY DESIGN. CONTRACTOR TO REVIEW ELECTRICAL DRAWINGS TO ENSURE THERE ARE NO CONFLICTS.
- CONTRACTOR TO CONFIRM LOCATION OF PROPOSED UNDERGROUND SERVICES AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THESE WORKS.
- CONTRACTOR TO PROVIDE, ENGINEER WITH A PROFESSIONAL QUALITY AS CONSTRUCTED SKETCH OF WATER, SEWER AND DRAIN LOCATIONS AT THE PL FOR THE SERVICE CONNECTIONS RECORD.
- ALL OFFSITE RESTORATION WORKS SHALL BE COMPLETED IN A PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
- REFER TO OTHERS FOR ON-SITE INFORMATION. THIS DRAWING IS NOT TO BE USED FOR ANY ON-SITE LAYOUT OR CHECKS.
- CONTRACTOR TO ADJUST ALL APPURTENANCES TO THE PROPOSED FINISHED GRADES.
- VERY IMPORTANT: THE CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL PAVED ASPHALT, POURED CONCRETE, PAVED SIDEWALKS, AND BULKHEAD AREAS TO AN APPROVED GULLY. MINIMUM GRADE TO BE 2.0% FOR GRASS AND 1.5% FOR ASPHALT AND 1.0% FOR CONCRETE SURFACES.
- Obtain PERMIT FROM THE CITY FOR ANY WORK UNDER OR ADJACENT TO BY-LAW PROTECTED TREES. OWNER WILL NEED TO HIRE ARBORIST TO SUPERVISE AND APPROVE CONSTRUCTION METHOD ADJACENT TO PROTECTED TREES. A TREE PERMIT WILL BE REQUIRED FOR EXCAVATION NEAR TREES OR FOR PRUNING.
- DRIVEWAY DESIGN TO COMPLY WITH HIGHWAY ACCESS BY-LAW.
- CONTRACTOR TO COMPLETE ALL LAYOUT FOR SERVICES BY PRECISE SURVEY; ENGINEER MAY PERFORM CHECKS.
- CONTRACTOR TO BE RESPONSIBLE TO PROVIDE CONTINUOUS SIDEWALK PEDESTRIAN ACCESS AT THE FRONTAGE DURING THE PROJECT. THIS WILL INCLUDE PHASING THE WORK AND CONSTRUCTING TEMPORARY SIDEWALK ON THE SITE. CONTRACTOR TO PROVIDE BARRICADE AND TRAFFIC CONTROL TO THE AREA ADJACENT TO CITY OF VICTORIA SATISFACTION. CONTRACTOR TO IDENTIFY AND COMPLY WITH ALL CITY AND WORK SAFE BC REGULATIONS REGARDING SAFE MOVEMENT OF PEDESTRIANS AND TRAFFIC DURING CONSTRUCTION AND TO ENSURE ALL GOVERNING AGENCIES ARE IN RECEIPT OF APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO SWEEP PUBLIC ROADS AT THE END OF EACH WORKING DAY. ALSO CONTRACTOR TO PROVIDE TRAFFIC CONTROL WHEN WORKING ON OR ADJACENT TO THE PUBLIC ROADWAY. EXCAVATIONS ARE TO BE FENCED TO PROTECT WORKERS AND PASSERS BY.
- FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
- A ROAD WORKS PERMIT TO CONSTRUCT WORKS IN THE ROAD ALLOWANCE TO BE OBTAINED FROM THE CITY PRIOR TO WORK.
- ALLOW 48 HOURS FOR ENGINEER TO PERFORM CHECKS AND MAKE ANY ADJUSTMENTS PRIOR TO ANY CURB FORMS.
- QUALIFIED ARBORIST AND VICTORIA CITY PARKS TO MONITOR ALL WORK AROUND TREES.
- CONTRACTOR IS RESPONSIBLE TO ENSURE ALL MATERIALS MEET CITY OF VICTORIA STANDARDS.
- FINAL SIDEWALK GRADING AND TOOL MARKS TO BE CONFIRMED WITH CONTRACTOR, CITY AND ENGINEER MIN. 24 HOURS BEFORE POUR.

CONTRACTOR TO GET HYDRO, TELUS, SHAW AND FORTIS BC CONTACTS AT CONSTRUCTION START. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ENTIRELY COORDINATE THESE UTILITIES.

PROPOSED INVERTS SHOWN ON THIS DRAWING ARE ESTIMATES ONLY. THE NEW SITE SERVICES MUST BE INSTALLED AND SURVEYED PRIOR TO ANY BUILDING DESIGN OR CONSTRUCTION INCLUDING FOOTINGS.

NOTICE: GARY CARROTHERS CONSULTING DOES NOT GUARANTEE THE ACCURACY OF THE EXISTING SITE SERVICES SHOWN ON THIS DRAWING. CONTRACTOR TO COMPLETE HIS OWN INVESTIGATION AND CONFIRM LOCATION OF EXISTING SERVICES BEFORE HE STARTS ANY CONSTRUCTION.



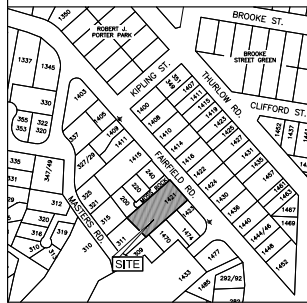
THE CONTRACTOR IS TO CALL B.C. ONE CALL AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

THIS DESIGN IS VALID ONLY IF REVIEWED DURING CONSTRUCTION BY GARY CARROTHERS CONSULTING.

BENCHMARK
VICTORIA INTEGRATED SURVEY MONUMENT 15-125A, ELEVATION 25.795m

LEGAL DESCRIPTION
PROPOSED BARELAND STRATA DEVELOPMENT OF:
LOT A, FAIRFIELD FARM ESTATE, VICTORIA DISTRICT, PLAN 17481

The Contractor shall confirm the actual location of all services within the area of construction, and should not assume that the locations shown on the drawings are either accurate or complete.



KEY PLAN
NOT TO SCALE

NEW UNDERGROUND SERVICE INFORMATION

INFORMATION IS AT PROP. PROPERTY LINE	STORM DRAIN		SANITARY	
	LOT D	LOT E	LOT F	LOT G
PROPOSED DEPTH TO INVERT AT PL (m)	-	-	-	-
PROPOSED INVERT ELEV. (m)	-	-	-	-
MAX. DEPTH REQUESTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

WORKS AND SERVICES CHECK TABLE

PLAN CHECKER	AUTHORIZED REPRESENTATIVE	
	NAME	DATE
UTILITY	BC HYDRO	
	TELUS	
	FORTIS GAS	
	SHAW CABLE	
MUNICIPAL	UNDERGROUND UTILITIES	
	TRANSPORTATION DESIGN & INFRASTRUCTURE	
LAND DEVELOPMENT	LAND DEVELOPMENT	

PRELIMINARY
Not for Construction

KEY NOTES

- CITY OF VICTORIA TO TEST FOR REUSE THE EX. SANITARY SERVICE. DEVELOPER TO UNCOVER SERVICE ON THE PRIVATE SIDE OF THE PROPERTY LINE BEFORE CITY WORK. IF SERVICE IS ACCEPTABLE THEN CITY TO INSTALL S.C. WORK IS AT DEVELOPER'S COST.
- DEVELOPER'S CONTRACTOR TO REMOVE CURB DROP AND CONSTRUCT NEW CURB & GUTTER AND SIDEWALK C/W BOLLARD RESTORATION.
- CITY OF VICTORIA TO REVIEW THE SIZE OF THE EXISTING WATER SERVICE AND METER SIZE.
- CITY OF VICTORIA TO TEST FOR REUSE THE EX. DRAIN SERVICE. DEVELOPER TO UNCOVER SERVICE ON THE PRIVATE SIDE OF THE PROPERTY LINE BEFORE CITY WORK. IF SERVICE IS ACCEPTABLE THEN CITY TO INSTALL D.C. WORK IS AT DEVELOPER'S COST.
- CITY OF VICTORIA TO INSTALL 2-250 WATER SERVICES WITH 250 METERS. WORK IS AT DEVELOPER'S COST. IF A LARGER SERVICE IS REQUIRED TO LOT F, A THIRD 250 WATER SERVICE AND METER TO BE INSTALLED AT THIS LOCATION.
- CONTRACTOR TO CAREFULLY CUT BARRIER CURB AND INSTALL MOUNTABLE CURBS. ENSURE DRAINAGE IS CONTAINED IN THE STRATA ROAD AND DOES NOT ENTER THE NEW LOTS.

LEGEND

EXISTING	PROPOSED	EX. PROP.	EX. PROP.
WATER	W	WATER VALVE ON MAIN	W
SEWER	S	HYDRANT	H
DRAIN	D	CAP OR PLUG	C
GAS	G	WATER METER	M
H/T	H/T	FLUSH VALVE	F
EOP	EOP	MANHOLE	M
		CLEANOUT	C
		SEWER PUMP STATION	P
		CATCH BASIN	B
		SILT TRAP	T
		CULVERT	C
		DITCH	D
		HYDRO/TEL POLE	P
		HYDRO ANCHOR	A

Dwg. No. REFERENCE DRAWINGS

DATE

Subdivision At 1421 Fairfield Rd.
Site Servicing, Grading Plan & Profile
Client: Moss Rock Developments

GARY CARROTHERS
CONSULTING



208-2750 QUADRA ST.
VICTORIA, B.C. V8T-4E8
PHONE (250) 361-8919
FAX (250) 361-8919
gpc@carrothers.net

Drawn	dp	Date	Oct. 19, 2013
Checked	dp	Project #	0588
Approved	Scale	As Noted	
Designed	gkc		
		Rev.	
		588-01	

CANCEL PRINTS BEARING EARLIER LETTER



EQUINOX 9:00 am



EQUINOX 12:00 pm



EQUINOX 2:00 pm



EQUINOX 5:00 pm



SUMMER SOLSTICE 9:00 am



SUMMER SOLSTICE 12:00 pm



SUMMER SOLSTICE 2:00 pm



SUMMER SOLSTICE 5:00 pm



WINTER SOLSTICE 9:00 am



WINTER SOLSTICE 12:00 pm



WINTER SOLSTICE 2:00 pm



WINTER SOLSTICE 5:00 pm

- At drawings, plans, models, design, specifications and other documents prepared by Ryan Inc. Design Engineers, Inc. ("Contractor") shall be provided to the representatives of the owner for their review. The Contractor shall be responsible for providing the necessary information to the representatives of the owner for their review. The Contractor shall be responsible for providing the necessary information to the representatives of the owner for their review. The Contractor shall be responsible for providing the necessary information to the representatives of the owner for their review.
- It is the responsibility of the Contractor to verify all dimensions, elevations, and site conditions as shown on the drawings and specifications. The Contractor shall notify the Design of any discrepancies or omissions in the drawings or specifications. The Contractor shall be responsible for providing the necessary information to the representatives of the owner for their review. The Contractor shall be responsible for providing the necessary information to the representatives of the owner for their review.
- The Contractor shall work with a B.C.E.S. to verify all dimensions, elevations, and site conditions as shown on the drawings and specifications. The Contractor shall notify the Design of any discrepancies or omissions in the drawings or specifications. The Contractor shall be responsible for providing the necessary information to the representatives of the owner for their review. The Contractor shall be responsible for providing the necessary information to the representatives of the owner for their review.
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- The Contractor shall engage a Professional Engineer to verify all dimensions, elevations, and site conditions as shown on the drawings and specifications. The Contractor shall notify the Design of any discrepancies or omissions in the drawings or specifications. The Contractor shall be responsible for providing the necessary information to the representatives of the owner for their review. The Contractor shall be responsible for providing the necessary information to the representatives of the owner for their review.

Date:	Description:	By:	No.:
15Dec16	Dev. Permit Resubmission	RH	2
16Apr15	Dev. Permit Resubmission	RH	3
16Apr15	Dev. Permit Resubmission	RH	4
16Apr15	Dev. Permit Resubmission	RH	5
17Feb07	Dev. Permit Resubmission	RH	6
17Aug11	Dev. Permit Resubmission	RH	7
17Aug11	Dev. Permit Resubmission	RH	8
17Sep11	Dev. Permit Resubmission	RH	9
17Sep11	Dev. Permit Resubmission	RH	10
17Sep28	Dev. Permit Resubmission	RH	11


rhod RYAN HOYT
DESIGNS

Ryan Hoyt Designs Inc.
Suite 207, 4475 Viewmont Ave.
Victoria, BC V8Z 6L8
250.999.9893
info@ryanhoytdesigns.com
www.ryanhoytdesigns.com


Project: 1421 Fairfield Rd.

Sheet Title:
Shadow Study

Project No.: 15115

Sheet: **A1.8** 



Sheet:	Project No:	Project:	Drawn:	Description:	By:	No.:	
A2.1	15115	1421 Fairfield Rd.	 Ryan Hoyt & Associates Inc. 10000 142nd Ave. Suite 200 Victoria, BC V8E 6L8 250.999.9993 www.ryanhoystdesigns.com	15Dec16	Dev. Permit ReSubmission	RH	2
				16Jan17	Dev. Permit ReSubmission	RH	4
				16Jan17	Dev. Permit ReSubmission	RH	4
				17Feb17	Dev. Permit ReSubmission	RH	5
				17Feb17	Dev. Permit ReSubmission	RH	6
				17Jan17	Dev. Permit ReSubmission	RH	7
				17Jan17	Dev. Permit ReSubmission	RH	8
				17Jan17	Dev. Permit ReSubmission	RH	9
				17Jan17	Dev. Permit ReSubmission	RH	9



GENERAL NOTES


- [illegible]

Date:	Description:	By:	No.:
15Dec16	Dev. Permt. Resubmission	RH	2
16Apr15	Dev. Permt. Resubmission	RH	3
16Apr12	Dev. Permt. Resubmission	RH	4
17Feb07	Dev. Permt. Resubmission	RH	5
17Jul05	Dev. Permt. Resubmission	RH	6
17Jun02	Dev. Permt. Resubmission	RH	7
17Jun01	Dev. Permt. Resubmission	RH	8
17Apr01	Dev. Permt. Resubmission	RH	9



Project: 1421 Fairfield Rd.

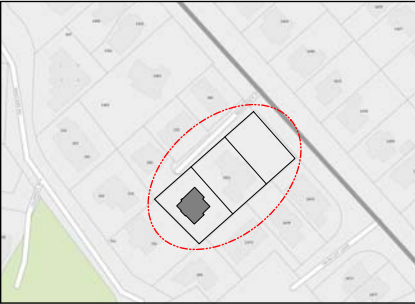
Project No.: 15115

Sheet: **A3.1** 

NEW CUSTOM HOME: STRATA LOT D

1421 FAIRFIELD ROAD
VICTORIA, BC

KEY PLAN:



PROJECT INFORMATION:

SITE ADDRESS: PROPOSED STRATA LOT D
1421 FAIRFIELD ROAD
LOT A, PLAN VIP17481,
LAND DISTRICT 57,
FAIRFIELD FARM ESTATE

SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250.999.9893
INFO@RYANHOYTDISIGNS.COM

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND SURVEYING INC.
250.656.5155

ZONING ANALYSIS:

ZONE: R1-B
LOT AREA: 600.0m²

GRADES: AVERAGE GRADE: 17.76m
F.S.R.: ALLOWABLE NO RESTRICTION

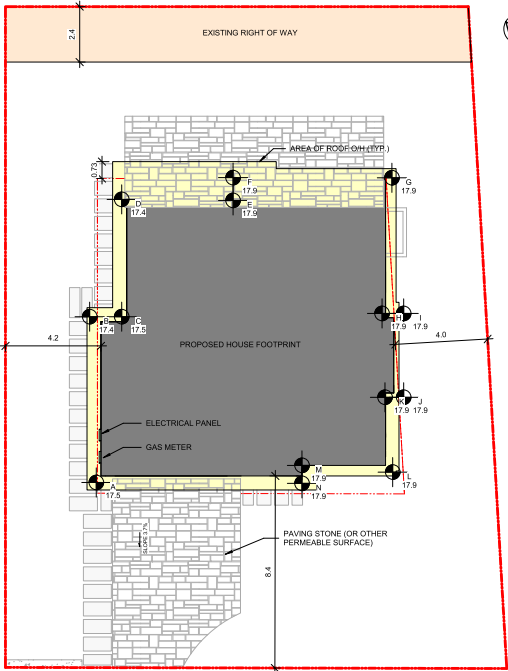
GROSS FLOOR AREA: ALLOWABLE PROPOSED
SECOND FLOOR: 93.8m² 93.8/134.3 = 69.9%
MAIN FLOOR: 95.7m² 95.7+38.6 = 134.3
BASEMENT: 51.7m²
GARAGE: 38.6m²
TOTAL: 279.8m² (93.8+95.7+51.7+38.6)
LOT COVERAGE: ALLOWABLE PROPOSED
25% HOUSE: 149.3m² (149.3/600 = 24.9%)

HEIGHT: ALLOWABLE PROPOSED
HOUSE: 5.00m 6.66m (VARIANCE REQUIRED)

STOREYS: ALLOWABLE PROPOSED
HOUSE: 1 STOREY 1.5 STOREY (VARIANCE REQUIRED)

SETBACKS: ALLOWABLE PROPOSED
FRONT (N): 7.5m 8.4m
REAR (S): 7.5m 7.5m
SIDE (E): 4.0m 4.2m
SIDE (W): 4.0m 4.0m

PROPOSED STRATA LOT D 600m²



① Site Plan
1: 100

SHEET INDEX:

- D0.0 STRATA LOT D - COVER SHEET
- D2.1 STRATA LOT D - FLOOR PLANS
- D2.2 STRATA LOT D - FLOOR PLAN & SECTION
- D4.1 STRATA LOT D - ELEVATIONS
- D4.2 STRATA LOT D - ELEVATIONS
- D5.1 STRATA LOT D - PRIVACY VIEW

AVG. GRADE CALC. (PROPOSED GRADE)			
GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A"	17.9m	A-B ((17.9 + 17.9) / 2)	X 6.7m = 119.9
POINT "B"	17.9m	B-C ((17.9 + 17.9) / 2)	X 1.1m = 19.7
POINT "C"	17.9m	C-D ((17.9 + 17.9) / 2)	X 5.6m = 100.2
POINT "D"	17.9m	D-E ((17.9 + 17.9) / 2)	X 4.8m = 85.3
POINT "E"	17.9m	E-F ((17.9 + 17.9) / 2)	X 0.6m = 10.7
POINT "F"	17.9m	F-G ((17.9 + 17.9) / 2)	X 6.4m = 114.6
POINT "G"	17.9m	G-H ((17.9 + 17.9) / 2)	X 6.0m = 107.4
POINT "H"	17.9m	H-I ((17.9 + 17.9) / 2)	X 0.4m = 7.2
POINT "I"	17.9m	I-J ((17.9 + 17.9) / 2)	X 3.3m = 59.1
POINT "J"	17.9m	J-K ((17.9 + 17.9) / 2)	X 0.4m = 7.2
POINT "K"	17.9m	K-L ((17.9 + 17.9) / 2)	X 3.1m = 95.5
POINT "L"	17.9m	L-M ((17.9 + 17.9) / 2)	X 3.4m = 60.9
POINT "M"	17.9m	M-N ((17.9 + 17.9) / 2)	X 0.5m = 8.9
POINT "N"	17.9m	N-A ((17.9 + 17.9) / 2)	X 6.7m = 155.7
TOTAL		51.0m	= 912.9
GRADE CALCULATION		912.9 / 51.0m = 17.9m	

AVG. GRADE CALC. (EXISTING GRADE)			
GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A"	17.5m	A-B ((17.5 + 17.4) / 2)	X 6.7m = 116.9
POINT "B"	17.4m	B-C ((17.4 + 17.5) / 2)	X 1.1m = 19.2
POINT "C"	17.5m	C-D ((17.5 + 17.4) / 2)	X 5.6m = 97.3
POINT "D"	17.4m	D-E ((17.4 + 17.5) / 2)	X 4.8m = 84.7
POINT "E"	17.5m	E-F ((17.5 + 17.9) / 2)	X 0.6m = 10.7
POINT "F"	17.9m	F-G ((17.9 + 18.7) / 2)	X 6.4m = 117.1
POINT "G"	18.7m	G-H ((18.7 + 18.9) / 2)	X 6.0m = 107.2
POINT "H"	18.9m	H-I ((18.9 + 18.9) / 2)	X 0.4m = 7.6
POINT "I"	18.9m	I-J ((18.9 + 19.0) / 2)	X 3.3m = 62.5
POINT "J"	19.0m	J-K ((19.0 + 19.0) / 2)	X 0.4m = 7.6
POINT "K"	19.0m	K-L ((19.0 + 19.1) / 2)	X 3.1m = 62.4
POINT "L"	19.1m	L-M ((19.1 + 18.6) / 2)	X 3.4m = 64.1
POINT "M"	18.6m	M-N ((18.6 + 18.6) / 2)	X 0.5m = 9.3
POINT "N"	18.6m	N-O ((18.6 + 18.6) / 2)	X 6.7m = 161.8
TOTAL		51.0m	= 928.8
GRADE CALCULATION		928.8 / 51.0m = 18.2m	

AVG. GRADE CALC. (LOWEST GRADE)			
GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A"	17.5m	A-B ((17.5 + 17.4) / 2)	X 6.7m = 116.9
POINT "B"	17.4m	B-C ((17.4 + 17.5) / 2)	X 1.1m = 19.2
POINT "C"	17.5m	C-D ((17.5 + 17.4) / 2)	X 5.6m = 97.7
POINT "D"	17.4m	D-E ((17.4 + 17.5) / 2)	X 4.8m = 84.7
POINT "E"	17.9m	E-F ((17.9 + 17.9) / 2)	X 0.6m = 10.7
POINT "F"	17.9m	F-G ((17.9 + 17.9) / 2)	X 6.4m = 114.6
POINT "G"	17.9m	G-H ((17.9 + 17.9) / 2)	X 6.0m = 107.4
POINT "H"	17.9m	H-I ((17.9 + 17.9) / 2)	X 0.4m = 7.2
POINT "I"	17.9m	I-J ((17.9 + 17.9) / 2)	X 3.3m = 59.1
POINT "J"	17.9m	J-K ((17.9 + 17.9) / 2)	X 0.4m = 7.2
POINT "K"	17.9m	K-L ((17.9 + 17.9) / 2)	X 3.1m = 95.5
POINT "L"	17.9m	L-M ((17.9 + 17.9) / 2)	X 3.4m = 60.9
POINT "M"	17.9m	M-N ((17.9 + 17.9) / 2)	X 0.5m = 8.9
POINT "N"	17.9m	N-O ((17.9 + 17.9) / 2)	X 6.7m = 155.7
TOTAL		51.0m	= 905.7
GRADE CALCULATION		905.7 / 51.0m = 17.76m	

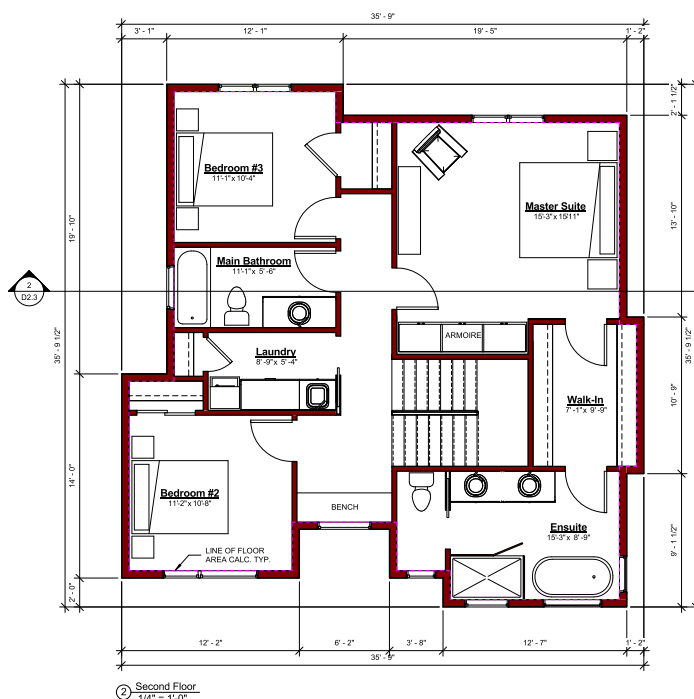
- GENERAL NOTES:**
- All drawings, plans, models, designs, specifications and other documents prepared by Ryan Hoyt Designs (RHD) are subject to review by the City of Victoria and as such are not to be used for any other purpose without the written consent of RHD. RHD is not responsible for any errors or omissions in the drawings, plans, models, designs, specifications and other documents prepared by RHD.
 - It is the responsibility of the Contractor to verify all information provided to the Contractor and to ensure that the Contractor is aware of the requirements of the City of Victoria and as such are not to be used for any other purpose without the written consent of RHD.
 - The Contractor shall verify all information provided to the Contractor and to ensure that the Contractor is aware of the requirements of the City of Victoria and as such are not to be used for any other purpose without the written consent of RHD.
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Date:	Description:	By:	No.:
15-Dec-16	Dev. Permit Resubmission	RH	2
16-Apr-15	Dev. Permit Resubmission	RH	3
16-Apr-15	Dev. Permit Resubmission	RH	4
17-Jun-16	Dev. Permit Resubmission	RH	5
17-Jun-16	Dev. Permit Resubmission	RH	6
17-Jun-16	Dev. Permit Resubmission	RH	7
17-Jun-16	Dev. Permit Resubmission	RH	8
17-Jun-16	Dev. Permit Resubmission	RH	9

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250.999.9893
www.ryanhoymdesigns.com

Project: 1421 Fairfield Rd.
Sheet Title: Strata Lot D - Cover Sheet

Project No.: 15115
Sheet: D0.0



FLOOR AREA	
MAIN:	1030 SF
UPPER:	1009 SF
BASEMENT:	556 SF
TOTAL:	<u>2595 SF</u>
GARAGE:	415 SF

5 4 3 2 1 0 5 10 15 20


- ## GENERAL NOTES
1. All drawings, plans, models, designs, specifications and other documents prepared by the Architect (A/E) and used in connection with this project are the property of the Architect. The Architect reserves the right to use any or all of them in any way and for as long as they remain the property of the Architect. The work created by the Architect under this Agreement shall remain the property of the Architect. All drawings, plans, models, designs, specifications and other documents created by the Architect for this project, and they shall not be used for any other work or project.
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 3. The Contractor shall work with a C.E.S. to verify component placement, timing and execution of the project. The Contractor shall be responsible for the completion of construction in any part thereof without acknowledgment of the drawings, specifications or other documents. Any proposed changes to the project shall be submitted to the Architect for review and approval. Any proposed changes to the project shall be submitted to the Architect for review and approval.
 4. The Contractor shall engage a Professional Engineer (P.E.) to provide a professional seal and stamp for the review of all structural components and systems with the design of the project. The Contractor shall be responsible for the completion of construction in any part thereof without acknowledgment of the drawings, specifications or other documents. The Contractor shall be responsible for the completion of construction in any part thereof without acknowledgment of the drawings, specifications or other documents.

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17Apr05	Dev. Permit Resubmission	RH	6
12Jun21	Dev. Permit Resubmission	RH	7
17Apr12	Dev. Permit Resubmission	RH	8
17Sep28	Permit Resubmission	RH	9

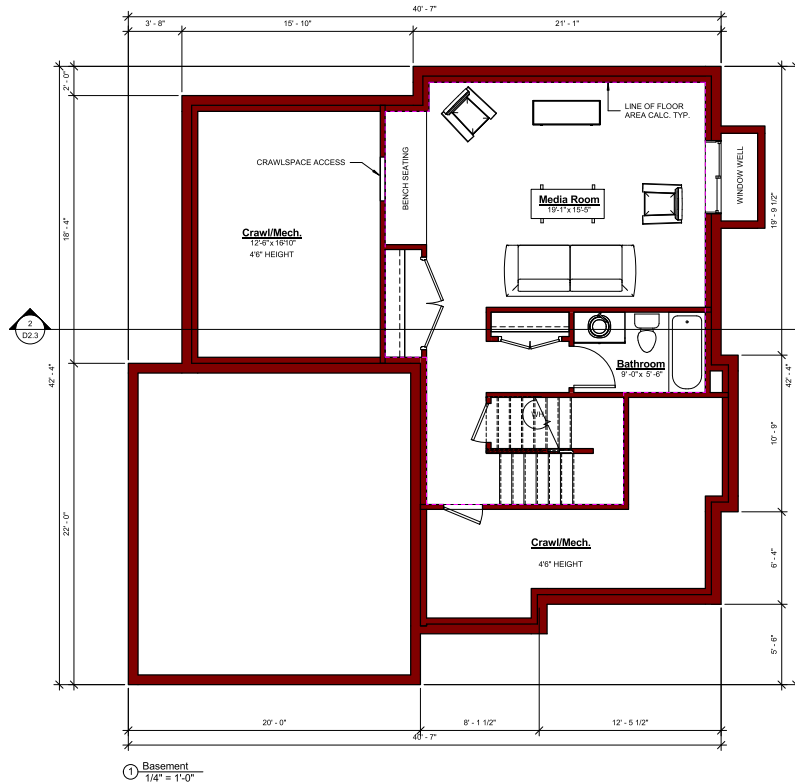


1421 Fairfield Rd.

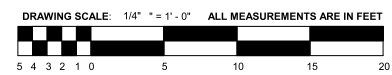
Project No.: 15115

Sheet: **D2.1** 

Sheet Title:
Strata Lot D - Floor
Plans



FLOOR AREA	
MAIN:	1000 SF
UPPER:	1009 SF
BASEMENT:	506 SF
TOTAL:	2505 SF
GARAGE:	415 SF



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17-Jul-16	Dev. Permit Resubmission	RH	7
17-Jul-16	Dev. Permit Resubmission	RH	8
17-Jul-16	Dev. Permit Resubmission	RH	9

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Project:

1421 Fairfield Rd.

Sheet Title:

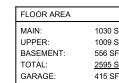
Strata Lot D - Floor Plans

Project No:


15115

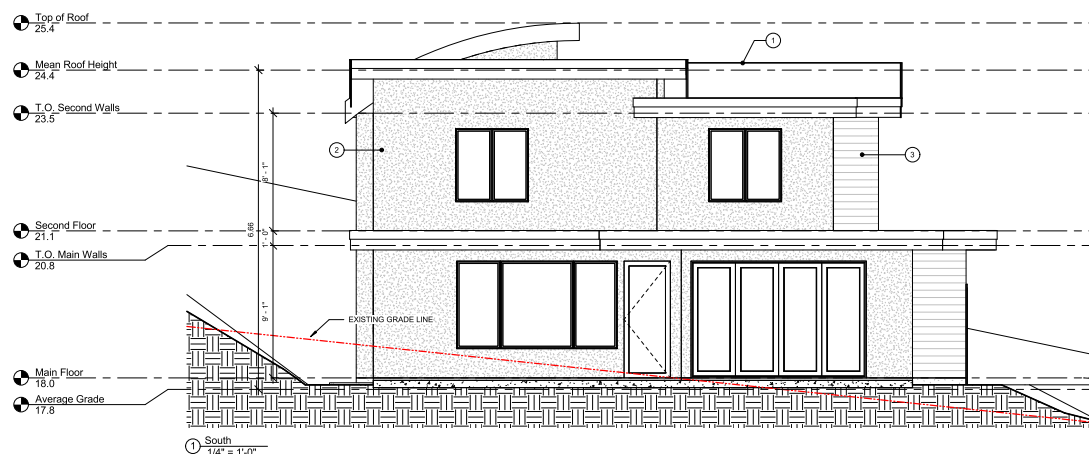
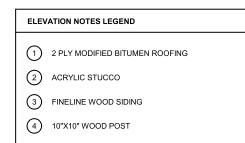
Sheet:

D2.2



5 4 3 2 1 0 5 10 15 20

Sheet: **D2.3** 



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2. It is the responsibility of the Contractor to verify all dimensions and quantities of work to be done and to apply to the project and the proposed work. The Contractor shall study the drawings and specifications and any discrepancies identified therein and shall advise the Architect and the Engineer (A/E/C) of any discrepancies identified therein. Commencement of construction or use of any part shall constitute acceptance of the dimensions and quantities of the working information, and means dimensions and quantities have been examined, verified and are acceptable.
3. The Contractor shall connect with a B.C.S. to verify all dimensions and quantities of work to be done and to apply to the project and the proposed work. The Contractor shall study the drawings and specifications and any discrepancies identified therein and shall advise the Architect and the Engineer (A/E/C) of any discrepancies identified therein. Commencement of construction or use of any part shall constitute acceptance of the dimensions and quantities of the working information, and means dimensions and quantities have been examined, verified and are acceptable.
4. The Contractor shall engage a Professional Engineer (P.E.) to review all drawings and specifications and to conduct a review of all structural components and systems within the project and to verify the structural integrity of the project. Jurisdiction: Prior to commencement of the Work, the Contractor shall notify the Architect and the Engineer (A/E/C) of any changes to the design required by the Structural Engineer. The Contractor shall notify the Architect and the Engineer (A/E/C) of any changes to the design required by the Structural Engineer. The Contractor shall notify the Architect and the Engineer (A/E/C) of any changes to the design required by the Structural Engineer.

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17.June21	Dev. Permit Resubmission	RH	7
17Sept11	Dev. Permit Resubmission	RH	8
17Sept28	Dev. Permit Resubmission	RH	9


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DESIGNS

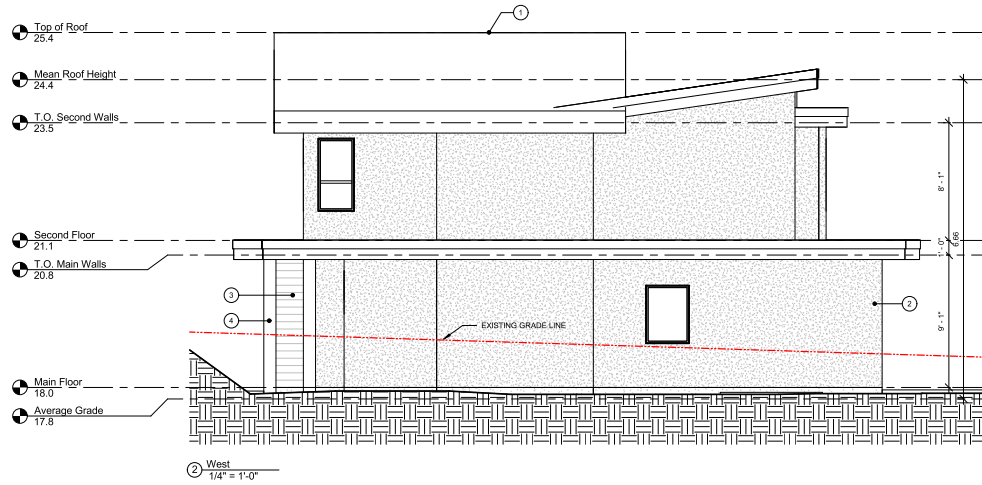
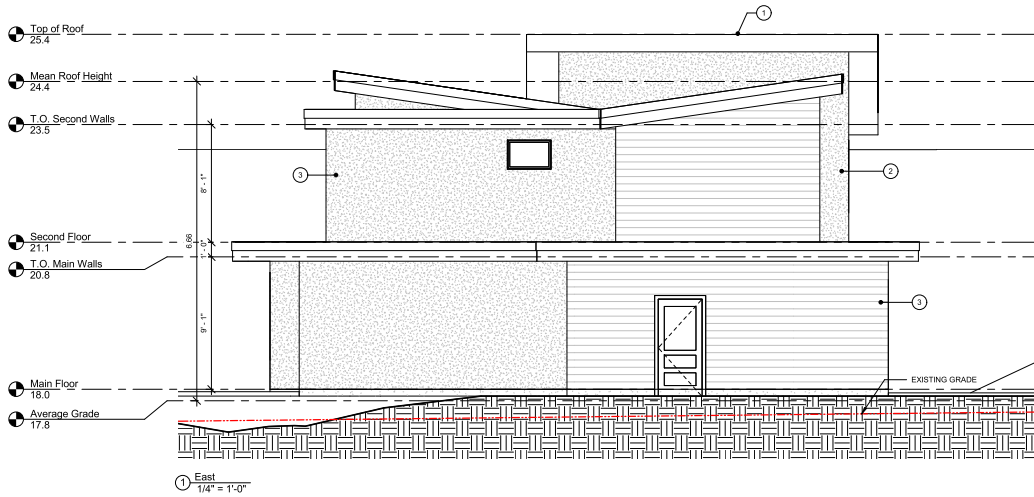
Ryan Hoyt Designs Inc.
Suite 207, 4475 Viewmont Ave.
Victoria, BC V8Z 6L8

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info@ryanhoytdesigns.com
www.ryanhoytdesigns.com

Project: 1421 Fairfield Rd.	Sheet Title: Strata Lot D - Elevations
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Project No.: 15115

Sheet: **D4.1** 



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17-Jul-16	Dev. Permit Resubmission	RH	9

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Project: 1421 Fairfield Rd.
Sheet Title: Strata Lot D - Elevations

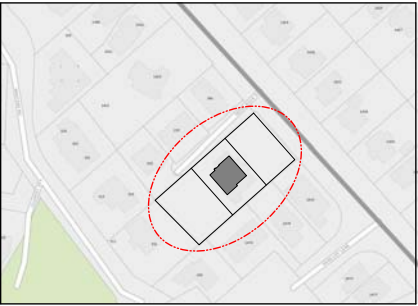
Project No.: 15115

Sheet: D4.2

NEW CUSTOM HOME: STRATA LOT E

1421 FAIRFIELD ROAD
VICTORIA, BC

KEY PLAN:



PROJECT INFORMATION:

SITE ADDRESS: PROPOSED STRATA LOT E
1421 FAIRFIELD ROAD
LOT A, PLAN VIP17481,
LAND DISTRICT 57,
FAIRFIELD FARM ESTATE

SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250.999.9893
INFO@RYANHOYTDISIGNS.COM

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND SURVEYING INC.
250.666.5155

ZONING ANALYSIS:

ZONE: R1-B
LOT AREA: 600.0m²

GRADES: AVERAGE GRADE: 16.02m

F.S.R: ALLOWABLE
NO RESTRICTION

GROSS FLOOR AREA: ALLOWABLE
SECOND FLOOR: 90.2m²
MAIN FLOOR: 100.0m²
BASEMENT: 50.8m²
GARAGE: 39.0m²
TOTAL: 280.0m²

LOT COVERAGE: ALLOWABLE
25%

HEIGHT: ALLOWABLE
HOUSE: 5.00m

STOREYS: ALLOWABLE
HOUSE: 1 STOREY

SETBACKS: ALLOWABLE
FRONT (N): 7.5m
REAR (S): 7.5m
SIDE (E): 4.0m
SIDE (W): 4.0m

PROPOSED
N/A
PROPOSED
90.2m² (90.2m²/139.0 = 65%)
100.0m² 139.0m²
50.8m²
39.0m²
280.0m² (90.2+100.0+50.8+39.0)

PROPOSED
HOUSE: 150.0m² (150.0/600 = 25.0%)

PROPOSED
7.01m (VARIANCE REQUIRED)

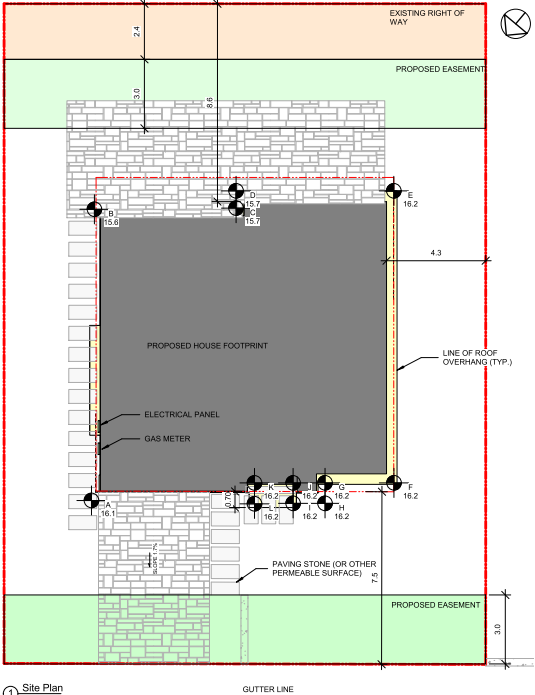
PROPOSED
1.5 STOREY (VARIANCE REQUIRED)

PROPOSED
7.5m
8.6m
4.2m
4.3m

SHEET INDEX:

E0.0 - STRATA LOT E - COVER SHEET
E2.1 - STRATA LOT E - FLOOR PLANS
E2.2 - STRATA LOT E - FLOOR PLAN & SECTION
E4.1 - STRATA LOT E - ELEVATIONS
E4.2 - STRATA LOT E - ELEVATIONS
E5.1 - STRATA LOT E - PRIVACY VIEW

PROPOSED STRATA LOT E 600m²



MOSS ROCK PLACE

AVG. GRADE CALC. (PROPOSED GRADE)			
GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A"	16.2m A-B ((16.2 + 16.2) / 2)	X 12.6m	= 204.1
POINT "B"	16.2m B-C ((16.2 + 16.2) / 2)	X 6.4m	= 103.7
POINT "C"	16.2m C-D ((16.2 + 16.2) / 2)	X 0.8m	= 13.0
POINT "D"	16.2m D-E ((16.2 + 16.2) / 2)	X 6.5m	= 105.3
POINT "E"	16.2m E-F ((16.2 + 16.2) / 2)	X 12.6m	= 204.1
POINT "F"	16.2m F-G ((16.2 + 16.2) / 2)	X 3.3m	= 53.5
POINT "G"	16.2m G-H ((16.2 + 16.2) / 2)	X 0.8m	= 13.0
POINT "H"	16.2m H-I ((16.2 + 16.2) / 2)	X 0.8m	= 13.0
POINT "I"	16.2m I-J ((16.2 + 16.2) / 2)	X 0.3m	= 4.9
POINT "J"	16.2m J-K ((16.2 + 16.2) / 2)	X 2.2m	= 36.2
POINT "K"	16.2m K-L ((16.2 + 16.2) / 2)	X 0.3m	= 4.9
POINT "L"	16.2m L-A ((16.2 + 16.2) / 2)	X 6.6m	= 107.0
TOTAL		53.2m	= 862.1
GRADE CALCULATION 862.1 / 53.2m = 16.2m			

AVG. GRADE CALC. (EXISTING GRADE)			
GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A"	16.1m A-B ((16.1 + 15.6) / 2)	X 12.6m	= 199.7
POINT "B"	15.6m B-C ((15.6 + 15.7) / 2)	X 6.4m	= 100.2
POINT "C"	15.7m C-D ((15.7 + 15.7) / 2)	X 0.8m	= 12.6
POINT "D"	15.7m D-E ((15.7 + 16.2) / 2)	X 6.5m	= 103.7
POINT "E"	16.2m E-F ((16.2 + 16.8) / 2)	X 12.6m	= 207.9
POINT "F"	16.2m F-G ((16.8 + 16.7) / 2)	X 3.3m	= 55.3
POINT "G"	16.7m G-H ((16.7 + 16.7) / 2)	X 0.8m	= 13.4
POINT "H"	16.7m H-I ((16.7 + 16.6) / 2)	X 0.8m	= 13.3
POINT "I"	16.6m I-J ((16.6 + 16.6) / 2)	X 0.3m	= 5.0
POINT "J"	16.6m J-K ((16.6 + 16.3) / 2)	X 2.2m	= 36.2
POINT "K"	16.3m K-L ((16.3 + 16.3) / 2)	X 0.3m	= 4.9
POINT "L"	16.3m L-A ((16.3 + 16.1) / 2)	X 6.6m	= 106.9
TOTAL		53.2m	= 869.1
GRADE CALCULATION 869.1 / 53.2m = 16.1m			

AVG. GRADE CALC. (LOWEST GRADE)			
GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A"	16.1m A-B ((16.1 + 15.6) / 2)	X 12.6m	= 199.7
POINT "B"	15.6m B-C ((15.6 + 15.7) / 2)	X 6.4m	= 100.2
POINT "C"	15.7m C-D ((15.7 + 15.7) / 2)	X 0.8m	= 12.6
POINT "D"	15.7m D-E ((15.7 + 16.2) / 2)	X 6.5m	= 103.7
POINT "E"	16.2m E-F ((16.2 + 16.2) / 2)	X 12.6m	= 204.1
POINT "F"	16.2m F-G ((16.2 + 16.2) / 2)	X 3.3m	= 53.5
POINT "G"	16.2m G-H ((16.2 + 16.2) / 2)	X 0.8m	= 13.0
POINT "H"	16.2m H-I ((16.2 + 16.2) / 2)	X 0.8m	= 13.0
POINT "I"	16.2m I-J ((16.2 + 16.2) / 2)	X 0.3m	= 4.9
POINT "J"	16.2m J-K ((16.2 + 16.2) / 2)	X 2.2m	= 36.6
POINT "K"	16.2m K-L ((16.2 + 16.2) / 2)	X 0.3m	= 4.9
POINT "L"	16.2m L-A ((16.2 + 16.2) / 2)	X 6.6m	= 107.0
TOTAL		53.2m	= 862.2
GRADE CALCULATION 862.2 / 53.2m = 16.02m			

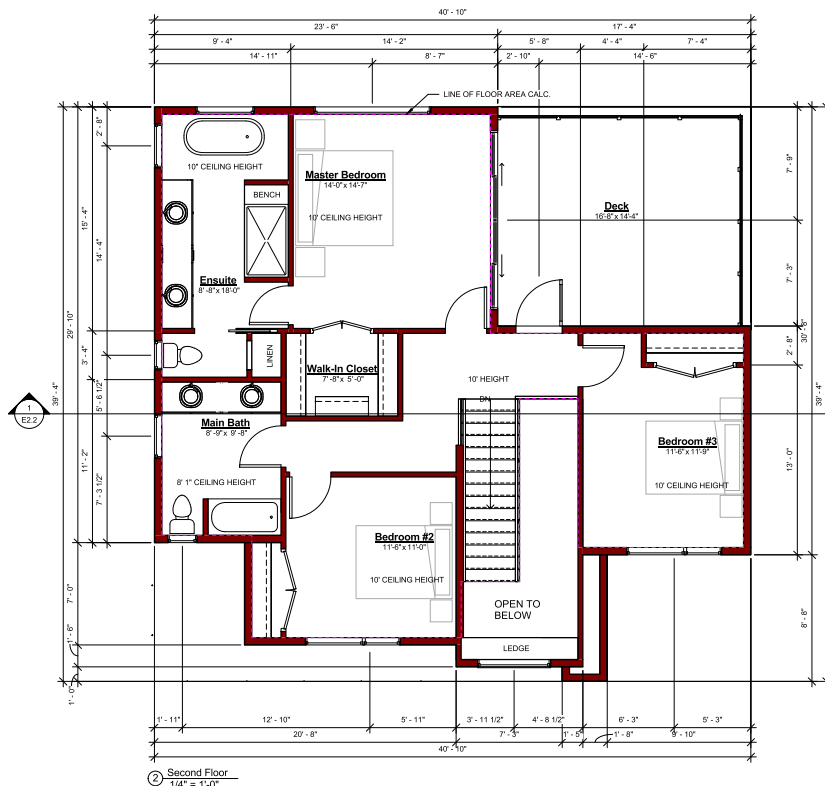
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www.ryanhoيتدسائنس.цом

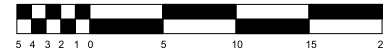

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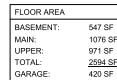
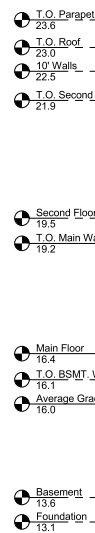
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Sheet: E0.0




FLOOR AREA	
BASEMENT:	547 SF
MAIN:	1076 SF
UPPER:	971 SF
TOTAL:	<u>2594 SF</u>
GARAGE:	420 SF

DRAWING SCALE: 1/4" = 1' - 0" **ALL MEASUREMENTS ARE IN FEET**

Sheet: E2.1 



DRAWING SCALE: 1/4" = 1' - 0" **ALL MEASUREMENTS ARE IN FEET**



5 4 3 2 1 0 5 10 15 20


Comments:

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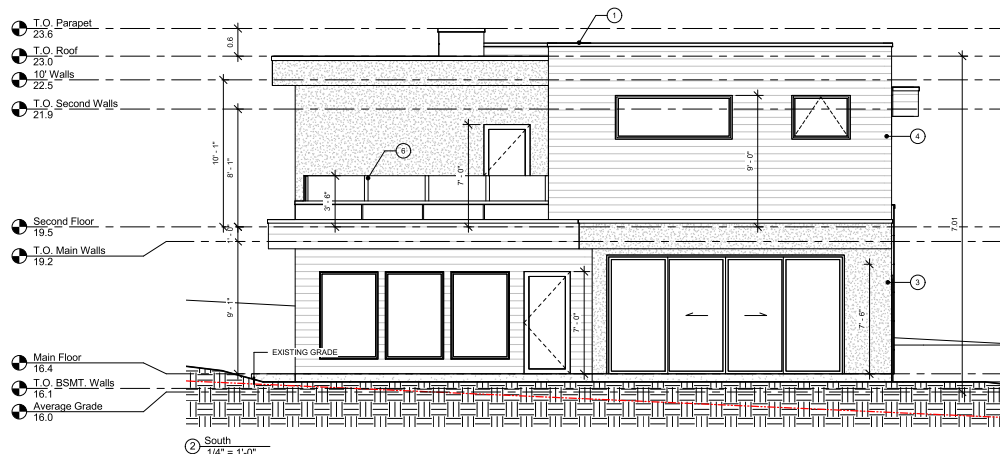
Project: 1421 Fairfield Rd. - Strata Lot E	Sheet Title: Strata Lot E - Floor Plan & Section
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Project No.: 15115

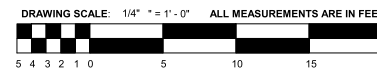
Sheet: **E2.2** 



ELEVATION NOTES LEGEND	
①	2 PLY MODIFIED BITUMEN ROOFING
②	AL13 METAL CLADDING
③	ACRYLIC STUCCO
④	FINELINE WOOD SIDING
⑤	GLASS CANOPY (BY OTHER)
⑥	POWDER COATED ALUMINUM GUARDRAIL, CW GLASS INSERTS



FLOOR AREA	
BASEMENT:	547 SF
MAIN:	1076 SF
UPPER:	971 SF
TOTAL:	2594 SF
GARAGE:	420 SF



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Date:	Description:	By:	No.:
15-Dec-16	Dev. Permit Resubmission	RH	2
16-Apr-17	Dev. Permit Resubmission	RH	3
16-Apr-17	Dev. Permit Resubmission	RH	4
17-Jul-16	Dev. Permit Resubmission	RH	5
17-Jul-16	Dev. Permit Resubmission	RH	6
17-Jul-16	Dev. Permit Resubmission	RH	7
17-Sep-11	Dev. Permit Resubmission	RH	8
17-Sep-11	Dev. Permit Resubmission	RH	9

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Project:
 1421 Fairfield Rd. -
 Strata Lot E

Sheet Title:
 Strata Lot E -
 Elevations

Project No.:
 15115

Sheet:
 E4.1



- 1 2 PLY MODIFIED BITUMEN ROOFING
- 2 AL13 METAL CLADDING
- 3 ACRYLIC STUCCO
- 4 FINELINE WOOD SIDING
- 5 GLASS CANOPY (BY OTHER)
- 6 POWDER COATED ALUMINUM GUARDRAIL C/W GLASS INSERTS



FLOOR AREA	
BASEMENT:	547 SF
MAIN:	1076 SF
UPPER:	971 SF
TOTAL:	<u>2594 SF</u>
GARAGE:	420 SF

5 4 3 2 1 0 5 10 15

[illegible]

Date:	Description:	By:	No.:
15Dec16	Doc. Permit Resubmission	RH	2
16Jan15	Doc. Permit Resubmission	RH	3
17Feb16	Doc. Permit Resubmission	RH	4
17Feb07	Doc. Permit Resubmission	RH	5
14Apr05	Doc. Permit Resubmission	RH	6
17June21	Doc. Permit Resubmission	RH	7
17Sept11	Doc. Permit Resubmission	RH	8
17Sep08	Doc. Permit Resubmission	RH	9

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Project:
1421 Fairfield Rd. -
Strata Lot E

Project No.:

15115

Sheet: E4.2

9

1421 FAIRFIELD ROAD
VICTORIA, BC

ZONE:	R1-B		
LOT AREA:	504.0m2		
GRADES:	AVERAGE GRADE: 15.38m		
F.S.R.:	ALLOWABLE NO RESTRICTION	PROPOSED N/A	
GROSS FLOOR AREA:	ALLOWABLE	PROPOSED	
SECOND FLOOR:		123.6m2	
MAIN FLOOR:		75.1m2	
BASEMENT:		70.1m2	
GARAGE:		40.3m2	
TOTAL:	300.0m2	290.5m2 (123.6+75.1+70.1+40.3=18.6)	
LOT COVERAGE:	ALLOWABLE 40%	PROPOSED HOUSE: 132.6m2 (132.6/504 = 26.3%)	
HEIGHT:	ALLOWABLE HOUSE: 7.60m	PROPOSED 7.59m	
SETBACKS:	ALLOWABLE	PROPOSED	
FRONT (W):	7.5m	6.2m (VARIANCE REQUIRED)	
REAR (E):	7.5m	3.5m (VARIANCE REQUIRED)	
SIDE (S):	3.0m	7.6m	
SIDE (N):	3.5m	3.5m	

F0.0 STRATA LOT F - COVER SHEET

F2.1 STRATA LOT F - FLOOR PLANS

F2.2 STRATA LOT F - FLOOR PLANS & SECTION

F4.1 STRATA LOT F - ELEVATIONS

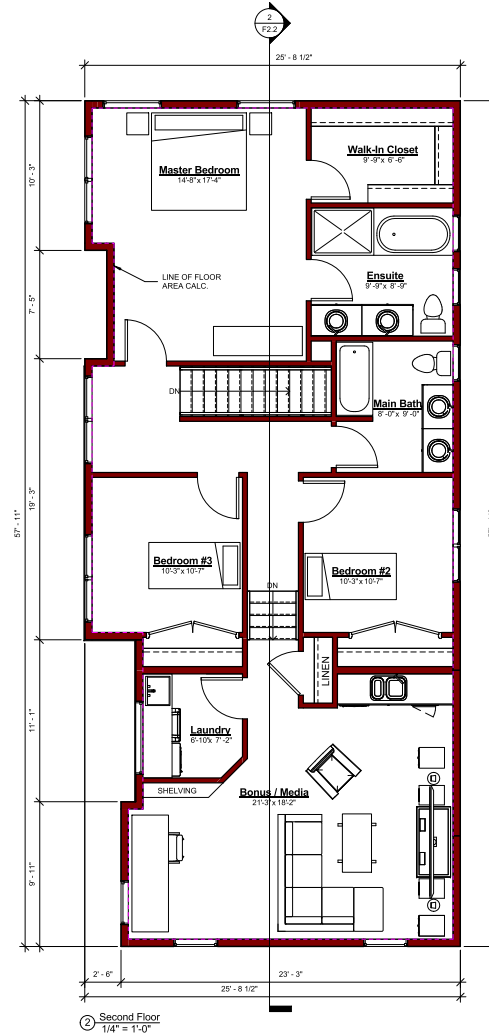
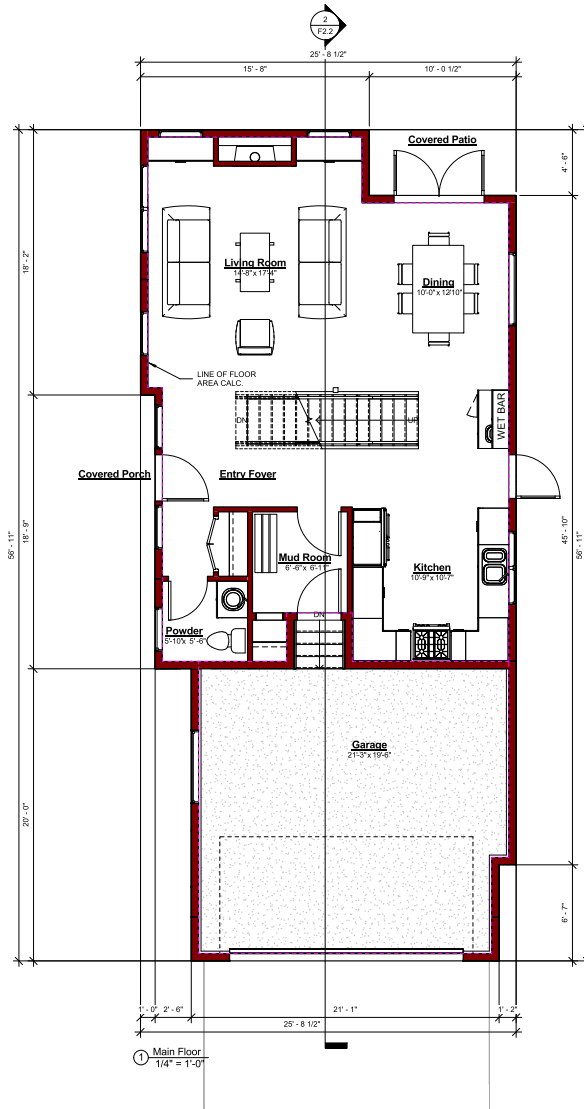
F4.2 STRATA LOT F - ELEVATIONS

F5.1 STRATA LOT F - PRIVACY VIEW



AVG. GRADE CALC. (LOWEST GRADE)			
AVG. GRADE POINT	AVG. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A"	15.4m A-B (15.4 + 15.3) / 2	X 3.0m	= 46.1
POINT "B"	15.3m B-C (15.3 + 15.3) / 2	X 3.0m	= 46
POINT "C"	15.3m C-D (15.3 + 15.2) / 2	X 3.3m	= 51.9
POINT "D"	15.2m D-E (15.2 + 15.2) / 2	X 3.3m	= 46.7
POINT "E"	15.2m E-F (15.2 + 15.4) / 2	X 11.4m	= 170.6
POINT "F"	15.0m F-G (15.0 + 15.4) / 2	X 7.9m	= 120.1
POINT "G"	15.0m G-H (15.0 + 15.4) / 2	X 17.2m	= 226.1
POINT "H"	15.0m H-I (15.0 + 15.8) / 2	X 0.6m	= 9.5
POINT "I"	15.8m		
POINT "J"	15.8m J-K (15.7 + 15.4) / 2	X 6.1m	= 94.9
POINT "K"	15.4m		
POINT "L"	15.4m L-A (15.4 + 15.4) / 2	X 0.6m	= 9.2
TOTAL		52.0m	= 799.7
GRADE CALCULATION		799.7 / 52.0m = 15.38m	

- Sheet: **F0.0** 



FLOOR AREA	
BASEMENT:	688 SF
MAIN:	823 SF
UPPER:	1294 SF
TOTAL:	2805 SF
GARAGE:	408 SF

DRAWING SCALE: 1/4" " = 1' - 0" ALL MEASUREMENTS ARE IN FEET



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 - The Contractor shall engage a Professional Engineer (PE) to verify all dimensions, quantities, and materials shown on the drawings are applicable to the project and the project location. The Contractor shall verify the dimensions of any existing structure or structure shown on the drawings are applicable to the project and the project location. The Contractor shall verify the dimensions of any existing structure or structure shown on the drawings are applicable to the project and the project location.

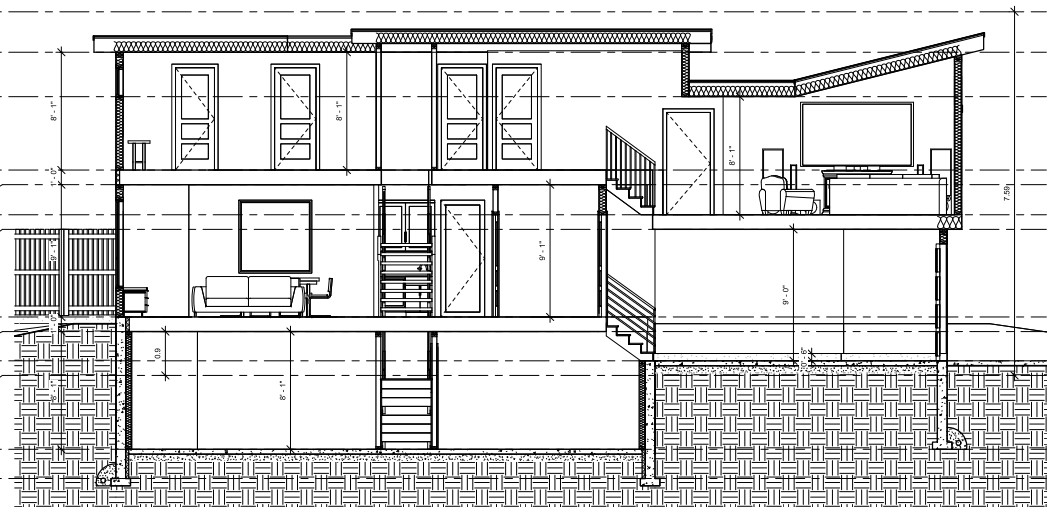
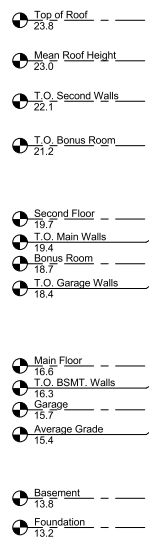
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15-Dec-16	Dev. Permit Resubmission	RH	2
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17-Apr-15	Dev. Permit Resubmission	RH	6
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17-Apr-15	Dev. Permit Resubmission	RH	8
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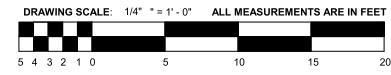
Project: 1421 Fairfield Rd.
 Sheet Title: Strata Lot F - Floor Plans

Project No.: 15115

Sheet: F2.1



FLOOR AREA	
BASEMENT:	688 SF
MAIN:	823 SF
UPPER:	1294 SF
TOTAL:	<u>2805 SF</u>
GARAGE:	408 SF

[illegible]


Date:	Description:	By:	No.:
16Dec16	Dev. Permit Reacquisition	RH	2
16Dec16	Dev. Permit Reacquisition	RH	2
16Apr02	Dev. Permit Reacquisition	RH	4
16Apr02	Dev. Permit Reacquisition	RH	4
17Feb07	Dev. Permit Reacquisition	RH	5
17Apr05	Dev. Permit Reacquisition	RH	6
17June21	Dev. Permit Reacquisition	RH	7
17Sept11	Dev. Permit Reacquisition	RH	8
17Sept28	Dev. Permit Reacquisition	RH	9

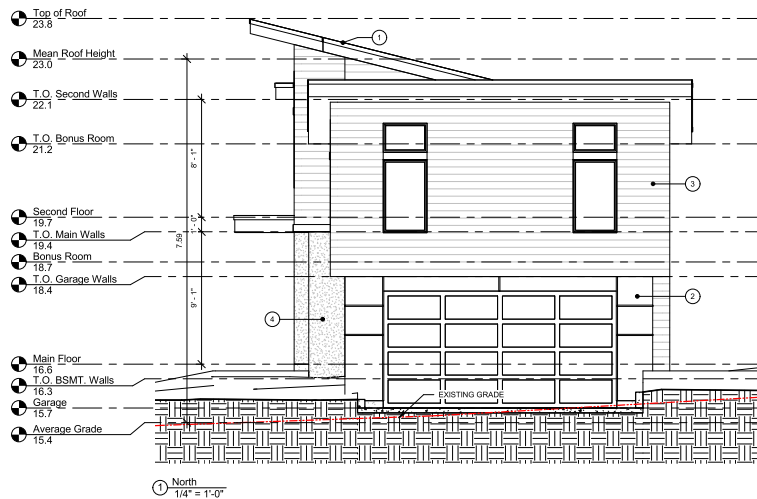
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<p>Project:</p> <p>1421 Fairfield Rd.</p>	<p>Sheet Title:</p> <p>Strata Lot F - Floor Plan & Section</p>
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Project No.: 15115

Sheet: **F2.2** 



ELEVATION NOTES LEGEND	
1	2 PLY MODIFIED BITUMEN ROOFING SYSTEM
2	FIBRE CEMENT PANEL CW EASY TRIM
3	FINE LINE WOOD SIDING
4	ACRYLIC STUCCO



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- The Contractor shall verify all dimensions and materials of the project team prior to construction of the work. The Contractor shall be responsible for the accuracy and coordination of the drawings, compliance of the drawings with applicable codes, and ensure that all drawings have been coordinated, verified and are acceptable.
- The Contractor shall engage a Professional Engineer (P.E.) to verify the design and materials of the project team prior to construction of the work. The Contractor shall be responsible for the accuracy and coordination of the drawings, compliance of the drawings with applicable codes, and ensure that all drawings have been coordinated, verified and are acceptable.

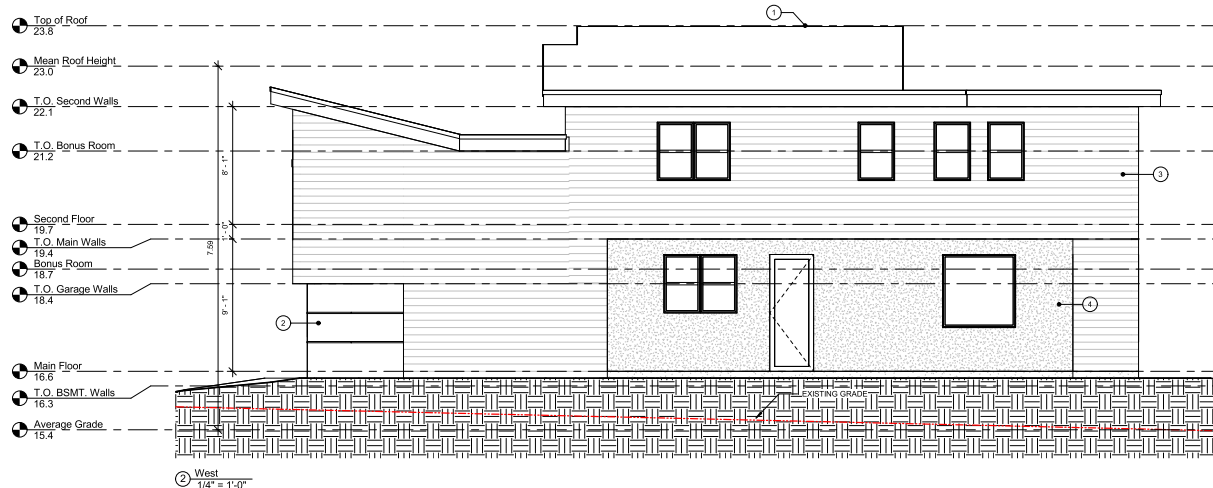
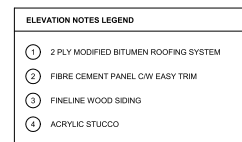
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17-Apr-15	Dev. Permit Resubmission	RH	9

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Sheet: F4.1



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17Apr05	Dev. Permit Reaumbmission	RH	6
17June21	Dev. Permit Reaumbmission	RH	7
17June21	Dev. Permit Reaumbmission	RH	8
17Apr08	Dev. Permit Reaumbmission	RH	9

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Project: 1421 Fairfield Rd.	Sheet Title: Strata Lot F - Elevations
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Project No.: 15115

Sheet: **F4.2** 