

PROPOSED SUBDIVISION OF:

1421 Fairfield Road

VICTORIA, BC



SITE ADDRESS: 1421 FAIRFIELD ROAD

SITE ADDRESS: 1421 FAIRFIELD ROAD

OWNER: MOSS ROCK DEVELOPMENT LTD

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

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

- 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 DRAINIC PLAN
- A1.7 PROPOSED LANDSCAPE PLAN
- A1.8 SHADOW STUDY
- A1.9 PROPOSED TREE PLAN
- A2.1 DEVELOPMENT ELEVATIONS
- A3.1 DEVELOPMENT PERSPECTIVES
- A3.2 DEVELOPMENT PERSPECTIVES
- A3.3 DEVELOPMENT PERSPECTIVES
- A3.4 DEVELOPMENT PERSPECTIVES
- D0.0 STRATA LOT D - COVER SHEET
- D0.1 STRATA LOT D - FLOOR PLANS
- D0.2 STRATA LOT D - FLOOR PLANS
- D0.3 STRATA LOT D - SECTION
- D0.4 STRATA LOT D - ELEVATIONS
- D0.5 STRATA LOT D - ELEVATIONS
- D0.6 STRATA LOT D - ELEVATIONS
- D0.7 STRATA LOT D - PRIVACY VIEW
- E0.0 STRATA LOT E - COVER SHEET
- E0.1 STRATA LOT E - FLOOR PLANS
- E0.2 STRATA LOT E - FLOOR PLAN & SECTION
- E0.3 STRATA LOT E - ELEVATIONS
- E0.4 STRATA LOT E - ELEVATIONS
- E0.5 STRATA LOT E - PRIVACY VIEW
- F0.0 STRATA LOT F - COVER SHEET
- F0.1 STRATA LOT F - FLOOR PLANS
- F0.2 STRATA LOT F - FLOOR PLAN & SECTION
- F0.3 STRATA LOT F - ELEVATIONS
- F0.4 STRATA LOT F - ELEVATIONS
- F0.5 STRATA LOT F - PRIVACY VIEW
- G0.0 DEVELOPMENT PERSPECTIVE

- A0.0 COVER SHEET
- A1.1 COMMUNITY PLAN
- A1.2 PROPOSED NEIGHBORHOOD PLAN
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- A2.1 DEVELOPMENT ELEVATIONS
- A3.1 DEVELOPMENT PERSPECTIVES
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- D0.0 STRATA LOT D - COVER SHEET
- D0.1 STRATA LOT D - FLOOR PLANS
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- F0.5 STRATA LOT F - PRIVACY VIEW
- G0.0 DEVELOPMENT PERSPECTIVE

DESIGNER:	RYAN HOYT DESIGNS INC. 250.999.9893 RFD@RYANHOYTDESIGNS.COM
GENERAL CONTRACTOR:	TBD
STRUCTURAL ENGINEER:	TBD
SURVEYOR:	WEY MAYENBURG LAND SURVEYING INC. 250.656.5155

DESIGNER:	RYAN HOYT DESIGNS INC. 250.999.9893 RFD@RYANHOYTDESIGNS.COM
GENERAL CONTRACTOR:	TBD
STRUCTURAL ENGINEER:	TBD
SURVEYOR:	WEY MAYENBURG LAND SURVEYING INC. 250.656.5155

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER TBD

SURVEYOR: WEY MAYENBURG LAND
SURVEYING INC.
250.656.5155

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City of Victoria

JUN 23 2017

Planning & Development Department
Development Services Division

Date:	Description:	By:	No.:
15Oct81	Initial Dev. Permit	RH	1
15Dec81	Dev. Permit Reassessment	RH	2
16Apr81	Dev. Permit Reassessment	RH	3
16Apr82	Dev. Permit Reassessment	RH	4
17Feb87	Dev. Permit Reassessment	RH	5
17Apr87	Dev. Permit Reassessment	RH	6
18Apr87	Dev. Permit Reassessment	RH	7

rhhd
RYAN HOYD
Ryan Hoyd Designs Inc.
Suite 207, 4475 Viewmont Ave.
Victoria, BC V8B 6L8
250.999.2893
info@ryanhoyddesigns.com
www.ryanhoyddesigns.com

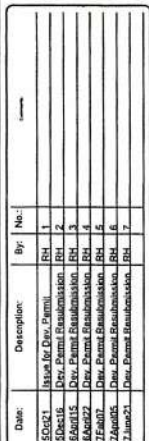
1421 Fairfield Rd.

Sheet Title:
Cover Sheet

Project No.: 15115

Sheet: A0.0

JUN 23 2017

[illegible]

rh
RYAN HOYT

Ryan Hoyt Designs Inc.
Suite 207, 4475 Viewmont Ave.,
Victoria, BC V8Z 6L8
250.999.2893
Info@ryanhoytdesigns.com
www.ryanhoytdesigns.com

Project 1421 Fairfield Rd.	Sheet Title: Proposed Neighborhood Plan
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15115

Sheet: **A1.2** 

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Development Services Division

Sheet: **A1.3** 

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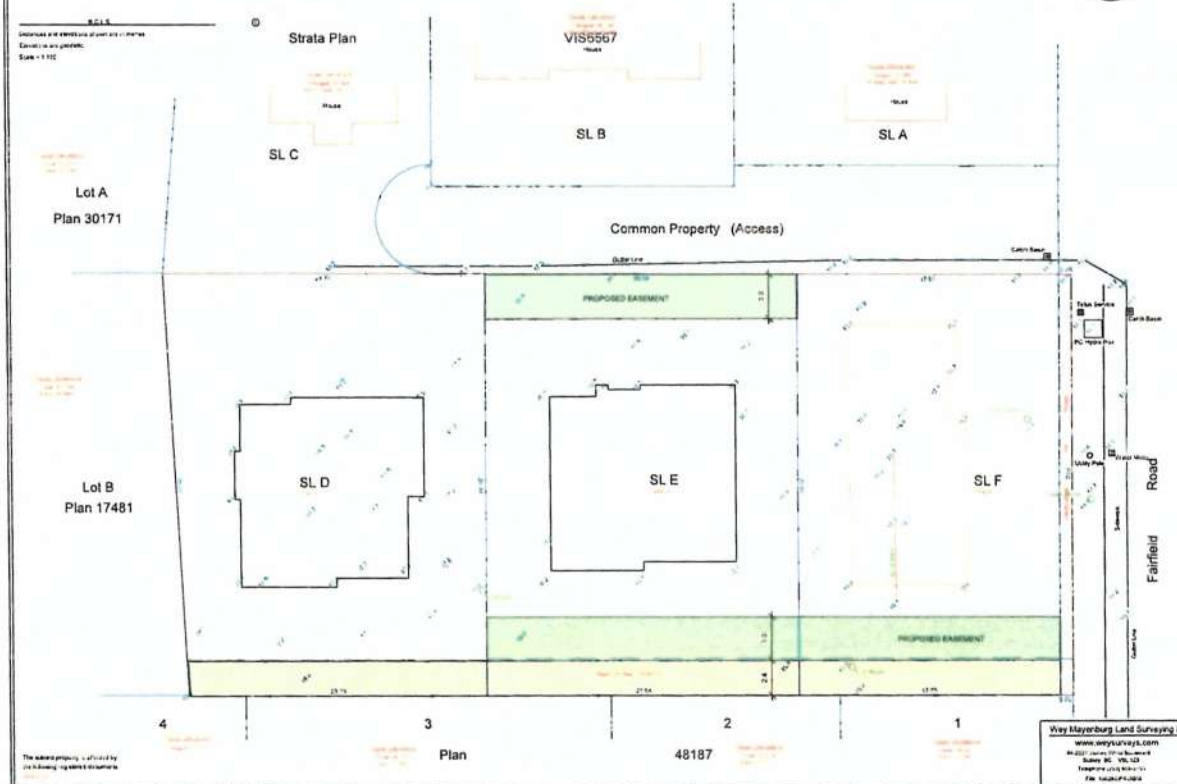
JUN 23 2017

Planning & Development Department
Development Services Division

Proposed Bareland Strata Development Of:
Lot A, Fairfield Farm Estate,
Victoria District, Plan 17481

Dated this 14th day of January 2016

Scale: 1:100
Information and instructions about this plan are contained in the accompanying documents.
Scale: 1:100



The subject property is affected by the following registered encumbrances:

① Proposed Subdivision Plan
T: 150

Way Mayenburg Land Surveying Inc.
www.waymayburg.com
40-4000 James Street West
Suite 207, Victoria BC V8L 4L8
Telephone: (250) 593-1111
Fax: (250) 593-1112

GENERAL NOTES

1. The owner of the land shown on this plan is responsible for ensuring that the plan is correct and that it complies with the provisions of the relevant legislation.
2. The owner of the land shown on this plan is responsible for ensuring that the plan is correct and that it complies with the provisions of the relevant legislation.
3. The owner of the land shown on this plan is responsible for ensuring that the plan is correct and that it complies with the provisions of the relevant legislation.
4. The owner of the land shown on this plan is responsible for ensuring that the plan is correct and that it complies with the provisions of the relevant legislation.
5. The owner of the land shown on this plan is responsible for ensuring that the plan is correct and that it complies with the provisions of the relevant legislation.
6. The owner of the land shown on this plan is responsible for ensuring that the plan is correct and that it complies with the provisions of the relevant legislation.
7. The owner of the land shown on this plan is responsible for ensuring that the plan is correct and that it complies with the provisions of the relevant legislation.

Date	Description	By	No.
15/01/16	Issue for Dev. Permit	BM	1
15/01/16	Dev. Permit Application	BM	2
15/01/16	Dev. Permit Application	BM	3
15/01/16	Dev. Permit Application	BM	4
15/01/16	Dev. Permit Application	BM	5
15/01/16	Dev. Permit Application	BM	6
15/01/16	Dev. Permit Application	BM	7

Way Mayenburg Land Surveying Inc.
40-4000 James Street West
Suite 207, Victoria BC V8L 4L8
Telephone: (250) 593-1111
Fax: (250) 593-1112
www.waymayburg.com

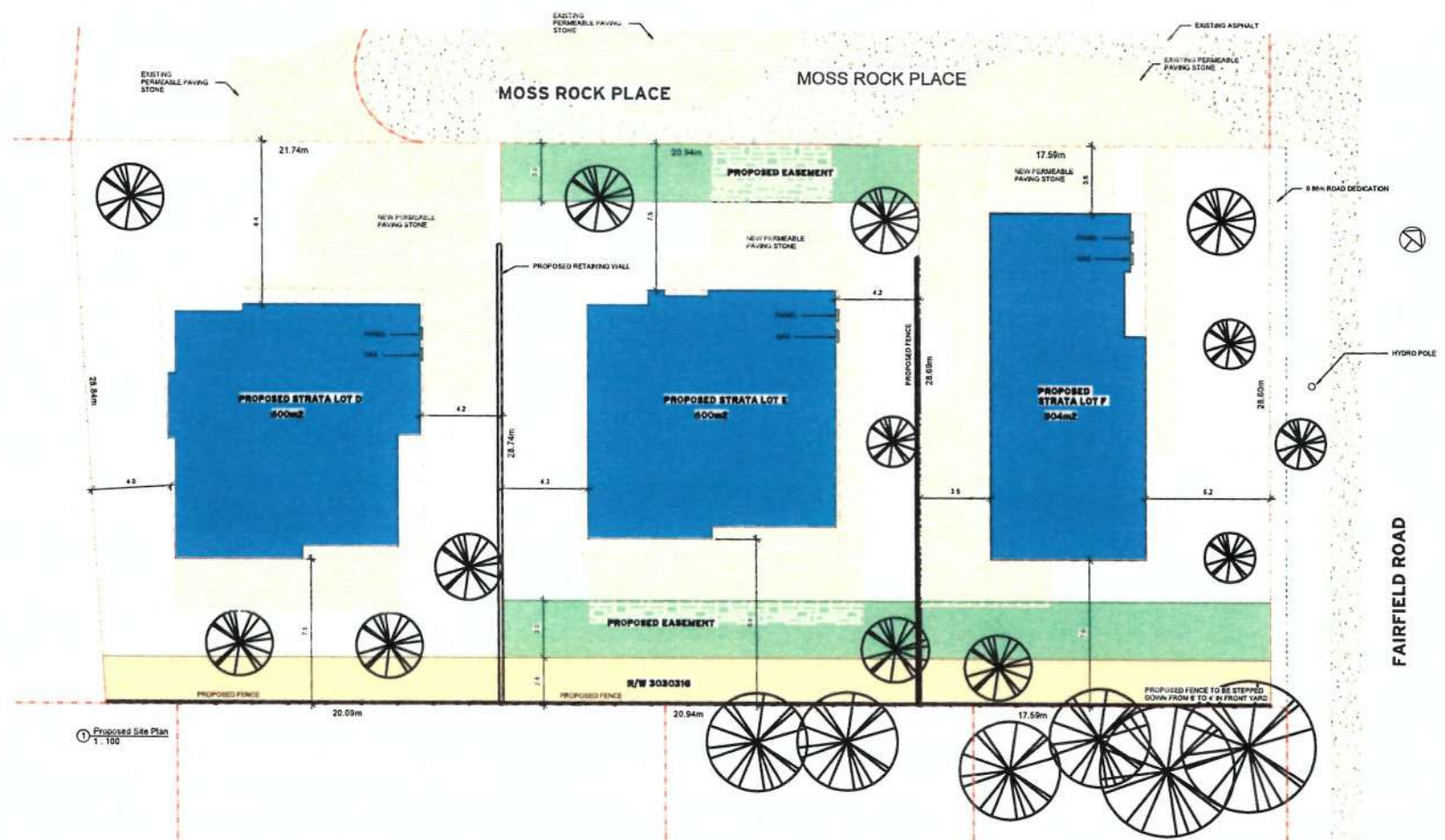
Project:
1421 Fairfield Rd.
Sheet Title:
Proposed
Subdivision Plan

Project No.:
15115
Sheet:
A1.4

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Development Services Division



NOTES:
1. The site plan is a preliminary design and is subject to change without notice.
2. The site plan is a preliminary design and is subject to change without notice.
3. The site plan is a preliminary design and is subject to change without notice.
4. The site plan is a preliminary design and is subject to change without notice.
5. The site plan is a preliminary design and is subject to change without notice.
6. The site plan is a preliminary design and is subject to change without notice.
7. The site plan is a preliminary design and is subject to change without notice.
8. The site plan is a preliminary design and is subject to change without notice.
9. The site plan is a preliminary design and is subject to change without notice.
10. The site plan is a preliminary design and is subject to change without notice.

No.	By:	Description:	Date:
1	RM	Issue for Design Permit	15/06/2017
2	RM	Design Permit Application	16/06/2017
3	RM	Design Permit Application	16/06/2017
4	RM	Design Permit Application	16/06/2017
5	RM	Design Permit Application	16/06/2017
6	RM	Design Permit Application	16/06/2017
7	RM	Design Permit Application	16/06/2017

chd
CHIAN HOI DESIGN
Ruan Hoi Design Inc.
Suite 207, 4215 Viewmont Ave.
Victoria, BC V8E 6A6
Tel: 250.688.8888
Fax: 250.688.8888
www.chianhoi.com

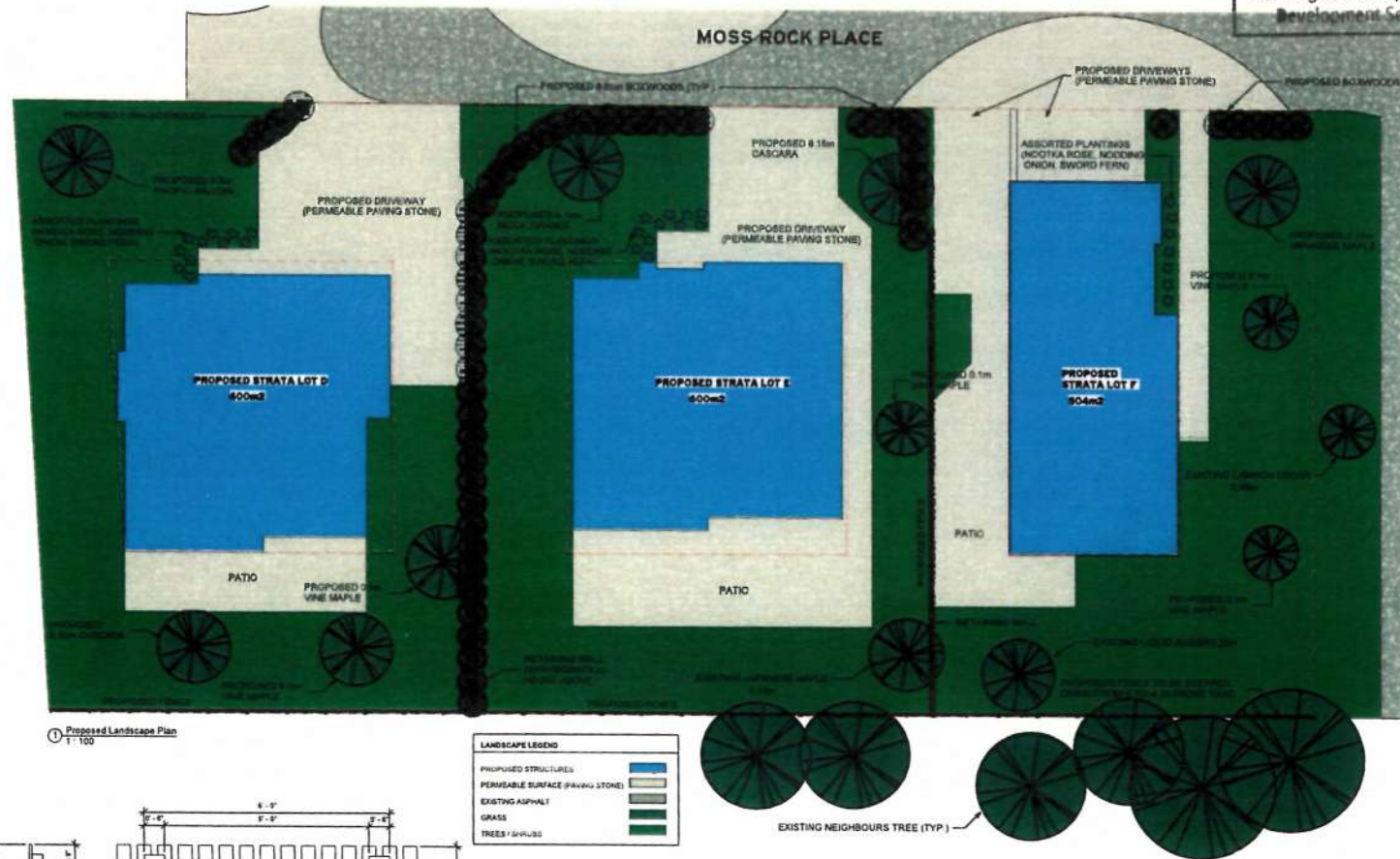
Project: 1421 Fairfield Rd.
Sheet Title: Proposed Site Plan

Project No.: 15115
Sheet: A1.5

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City of Victoria

JUN 23 2017

Planning & Development Department
Development Services Division



FAIRFIELD ROAD

NOTES

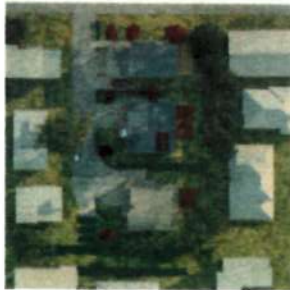
1. All proposed plantings shall be installed in accordance with the City of Victoria's Planting Standards and Specifications.
2. All proposed structures shall be installed in accordance with the City of Victoria's Building Bylaws.
3. All proposed surfaces shall be installed in accordance with the City of Victoria's Engineering Department's specifications.
4. All proposed fences shall be installed in accordance with the City of Victoria's Engineering Department's specifications.
5. All proposed trees shall be installed in accordance with the City of Victoria's Engineering Department's specifications.
6. All proposed shrubs shall be installed in accordance with the City of Victoria's Engineering Department's specifications.
7. All proposed plants shall be installed in accordance with the City of Victoria's Engineering Department's specifications.

Date	Description	By	No.
15/06/17	Issue for Dev. Permit	RH	1
16/06/17	Dev. Permit Submission	RH	2
17/06/17	Dev. Permit Submission	RH	3
18/06/17	Dev. Permit Submission	RH	4
19/06/17	Dev. Permit Submission	RH	5
20/06/17	Dev. Permit Submission	RH	6
21/06/17	Dev. Permit Submission	RH	7

rh
Landscape Architecture
Ryan Harg Design Inc.
Suite 207, 4375 Vancouver Ave.
Victoria, BC V8E 6L8
Tel: 250-688-8888
www.ryanhargdesign.com

Project: 1421 Fairfield Rd.
Sheet Title: Proposed Landscape Plan

Project No: 15115
Sheet: A1.7



EQUINOX 9:00 am



EQUINOX 12:00 pm



EQUINOX 2:00 pm



EQUINOX 5:00 pm



SUMMER SOLSTICE 9:00 am



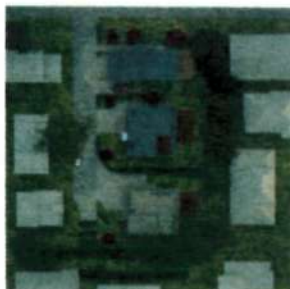
SUMMER SOLSTICE 12:00 pm



SUMMER SOLSTICE 2:00 pm



SUMMER SOLSTICE 5:00 pm



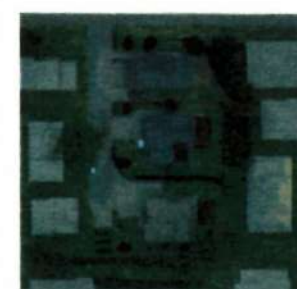
WINTER SOLSTICE 9:00 am



WINTER SOLSTICE 12:00 pm



WINTER SOLSTICE 2:00 pm



WINTER SOLSTICE 5:00 pm

NOTES

1. The proposed development is located on a site that is currently zoned for residential use. The proposed development is consistent with the zoning requirements for the site.
2. The proposed development is consistent with the zoning requirements for the site.
3. The proposed development is consistent with the zoning requirements for the site.
4. The proposed development is consistent with the zoning requirements for the site.

Date	Description	By	No.
15 Oct 11	Initial Design Permit	RH	1
15 Oct 11	Design Permit Submission	RH	2
15 Oct 11	Design Permit Submission	RH	3
15 Oct 11	Design Permit Submission	RH	4
15 Oct 11	Design Permit Submission	RH	5
15 Oct 11	Design Permit Submission	RH	6
15 Oct 11	Design Permit Submission	RH	7

ryan h
RYAN HOYT
Ryan Hoyt Design Inc.
Suite 207, 4475 Westminster Ave.
Victoria, BC V8L 6L6
info@ryanhoymdesign.com
www.ryanhoymdesign.com

Project:
1421 Fairfield Rd.

Sheet Title:
Shadow Study

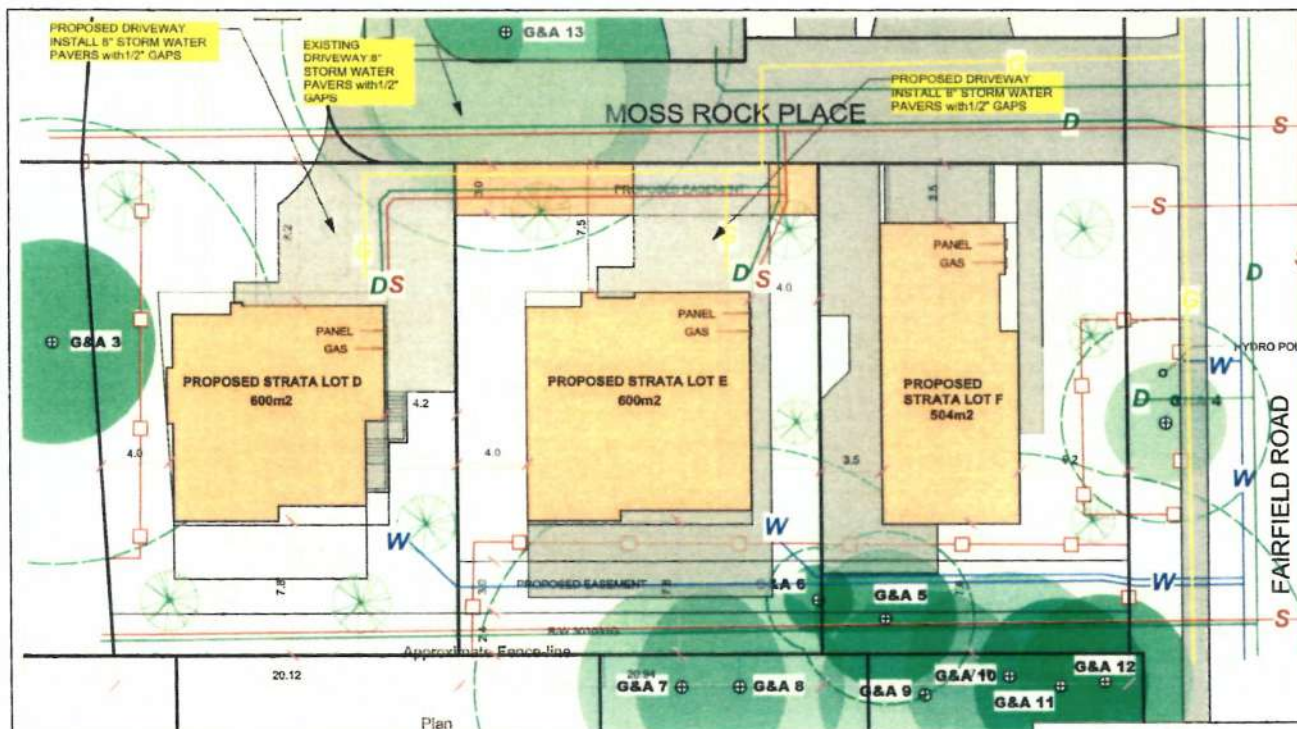
Project No.:
15115

Sheet:
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JUN 23 2017

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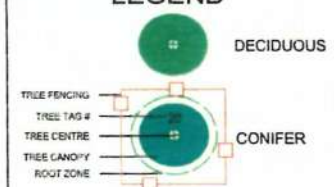
- ### TREE PRESERVATION MEASURES
- Before site preparation begins, erect tree protection fencing and armoring as indicated. Contact project arborist to inspect fencing & armored area and review tree protection plan drawing with building contractor on site. In sections adjacent to trees designated for removal, it is recommended that fencing be delayed until after tree removal is complete. Chip up tree branches and leave chip mulch on site for distribution within sensitive tree areas (see Note 6 below). These conditions must be completed before a building permit can be issued by the City of Victoria.
 - The owner and contractor shall meet with the project arborist to review the Tree Protection Plan and associated measures.
 - The arborist shall be present to oversee excavation, service trenching, site grading or blasting within, or adjacent to, the tree protection areas (TPAs).
 - Any damaged tree roots or branches shall be pruned back to undamaged tissue by the arborist.
 - Temporary construction access within a TPA must be approved and supervised by the project arborist.
 - If it is not possible to fence off the entire protected root zone, the unfenced area must be protected ("armored") with a cover of 3/4" plywood. (See drawing note.) In areas subject to heavy machine use, use a temporary cover of geo-textile and 200mm of road-base, moderately compacted with a plate compactor.
 - 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 BUILDING FOUNDATION.
 - No replacement trees required to be planted on this site as part of this project.

Tree Protection Fencing Detail

Robust Tree Protection Fencing shall be constructed with a 2x4 frame and supports. (See photo below.) Snow-fencing will then be affixed to the frame using zip-ties, staples wire or nails. All-weather signage will be attached, clearly designating the area within as a TREE PROTECTION AREA - NO TRESPASSING.



LEGEND



Tree #	Common Name	DBH (cm)	PRZr (m)	Structural Condition	Health	Action
3 (off-site)	Bigleaf maple X2	70/50	13	Fair	Good	Retain
4 (Boulevard)	Lawson cedar (golden)	35	6	Good	Good	Retain
5	Liquid amber (Sweet-gum)	25	5	Good	Good	Retain
6	Japanese maple	15	3	Good	Good	Retain
7 (off-site)	Red cedar	65	12	Good	Good	Retain
8 (off-site)	Red cedar	75	14	Good	Good	Retain
9 (off-site)	Red cedar	45	8	Good	Good	Retain
10 (off-site)	Red cedar	70	13	Fair- Good	Good	Retain
11 (off-site)	Lombardi poplar	55	10	Good	Good	Retain
12 (off-site)	Lombardi poplar	65	12	Good	Good	Retain
13 (off-site)	Arbutus	112	13	Good	Fair	Retain

NOTE: Off-site trees are not tagged.

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

			PROJECT NO.	15-043
			DATE	October 31, 2015
			SCALE	1:250
			DRAWN BY	JG
			SHEET NO.	T - 2
1	FOR REVIEW	JUN 23 2017		
REV NO	DESCRIPTION	DATE		

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JUN 23 2017

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1. A tree is a plant with a woody stem, growing upright and with a trunk at least 10 cm in diameter at 1.37 m above the ground. This definition includes a tree that is a shrub or a small tree, but excludes a tree that is a vine or a climber.

2. A tree is a plant with a woody stem, growing upright and with a trunk at least 10 cm in diameter at 1.37 m above the ground. This definition includes a tree that is a shrub or a small tree, but excludes a tree that is a vine or a climber.

3. A tree is a plant with a woody stem, growing upright and with a trunk at least 10 cm in diameter at 1.37 m above the ground. This definition includes a tree that is a shrub or a small tree, but excludes a tree that is a vine or a climber.

4. A tree is a plant with a woody stem, growing upright and with a trunk at least 10 cm in diameter at 1.37 m above the ground. This definition includes a tree that is a shrub or a small tree, but excludes a tree that is a vine or a climber.

Date	By	No.	Description
15/04/15	JG	1	Initial Design, Permit
15/04/15	JG	2	Design Review, Permit
15/04/15	JG	3	Design Review, Permit
15/04/15	JG	4	Design Review, Permit
15/04/15	JG	5	Design Review, Permit
15/04/15	JG	6	Design Review, Permit
15/04/15	JG	7	Design Review, Permit
15/04/15	JG	8	Design Review, Permit
15/04/15	JG	9	Design Review, Permit
15/04/15	JG	10	Design Review, Permit
15/04/15	JG	11	Design Review, Permit
15/04/15	JG	12	Design Review, Permit
15/04/15	JG	13	Design Review, Permit
15/04/15	JG	14	Design Review, Permit
15/04/15	JG	15	Design Review, Permit
15/04/15	JG	16	Design Review, Permit
15/04/15	JG	17	Design Review, Permit
15/04/15	JG	18	Design Review, Permit
15/04/15	JG	19	Design Review, Permit
15/04/15	JG	20	Design Review, Permit

Project: 1421 Fairfield Rd.

Sheet: Proposed Tree Plan

Project No. 15115

Sheet No. A1.9



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JUN 23 2017

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Development Services Division

GENERAL NOTES

1. All elevations are shown in perspective. The architect is not responsible for the accuracy of the elevations. The architect is not responsible for the accuracy of the elevations. The architect is not responsible for the accuracy of the elevations.
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Date	Description	By	No.
15/04/17	Issue for Dev. Permit	BEL	1
15/04/17	Dev. Permit Re-submission	BEL	2
15/04/17	Dev. Permit Re-submission	BEL	3
15/04/17	Dev. Permit Re-submission	BEL	4
17/04/17	Dev. Permit Re-submission	BEL	5
17/04/17	Dev. Permit Re-submission	BEL	6
17/04/17	Dev. Permit Re-submission	BEL	7

RYAN HOYT
Ryan Hoyt Design Inc.
Suite 207, 4475 Viewmont Ave.
Victoria, BC V8B 4L8
Tel: 250-383-1111
www.ryanhoytdesign.com

Project:
1421 Fairfield Rd.
Sheet Title:
Development Elevations

Project No.:
15115

Sheet:
A2.1

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JUN 23 2017
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Development Services Division



1. The City of Victoria is not responsible for the accuracy of the information provided in this document. The City of Victoria is not responsible for the accuracy of the information provided in this document. The City of Victoria is not responsible for the accuracy of the information provided in this document.

Date	Description	By	No.	Sheet
15 Oct 07	Issue for Dev. Perms	RH	1	
15 Oct 07	Dev. Permit Re-submission	RH	2	
15 Oct 07	Dev. Permit Re-submission	RH	3	
17 Feb 07	Dev. Permit Re-submission	RH	4	
17 Feb 07	Dev. Permit Re-submission	RH	5	
17 Feb 07	Dev. Permit Re-submission	RH	6	
17 Feb 07	Dev. Permit Re-submission	RH	7	

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RTAN HOV
Ryan Hoag Building Inc.
Suite 207, 4475 Vennart Ave.
Victoria, BC V8S 6L8
250.999.8873
www.ryanhoagbuilding.com

Project: 1421 Fairfield Rd.
Sheet Title: Development Perspectives

Project No.: 15115

Sheet: A3.1

JUN 23 2017

Planning & Development Department
Development Services Division



1. In many plants, photosynthesis continues on a 24-h basis, as measured by the rate of oxygen evolution. The rate of photosynthesis was measured in the leaves of *Chlorella* sp. under continuous illumination. The following data were obtained from the experiment. The rate of photosynthesis was measured as the volume of oxygen evolved per unit time.
2. The rate of photosynthesis of *Chlorella* sp. leaves was measured under continuous illumination. The following data were obtained from the experiment. The rate of photosynthesis was measured as the volume of oxygen evolved per unit time.

Date	Description	By	No.
15Oct81	Issued for Dev. Permal	RM	1
15Dec81	Dev. Permal Pseudoscient	RM	2
16Dec81	Dev. Permal Pseudoscient	RM	3
16Dec82	Dev. Permal Pseudoscient	RM	4
17Apr87	Dev. Permal Pseudoscient	RM	5
17Apr87	Dev. Permal Pseudoscient	RM	6
18Apr87	Dev. Permal Pseudoscient	RM	7



Project:
1421 Fairfield Rd.

Sheet Title:
**Development
Perspectives**

Project No.: 15115

Sheet: **A3.2** 

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JUN 23 2017

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Development Services Division



DISCLAIMER:

1. All drawings, plans, reports, designs, and other documents are prepared for the specific project and site shown. They are not to be used for any other project or site without the written consent of the City of Victoria.

2. The City of Victoria does not warrant the accuracy or completeness of the information provided in these drawings, plans, reports, designs, and other documents. The City of Victoria is not responsible for any errors or omissions in these documents.

3. The City of Victoria is not responsible for any third-party claims or damages arising from the use of these drawings, plans, reports, designs, and other documents.

4. The City of Victoria is not responsible for any changes or modifications to these drawings, plans, reports, designs, and other documents without the written consent of the City of Victoria.

Date	Description	By	No
15 Oct 14	Issue for Design Review	BM	1
15 Dec 14	Design Review Recommendation	BM	2
16 Jan 15	Design Review Recommendation	BM	3
16 Mar 15	Design Review Recommendation	BM	4
17 Feb 17	Design Review Recommendation	BM	5
12 April 17	Design Review Recommendation	BM	6
22 June 17	Design Review Recommendation	BM	7

ch
BYRON HOYT

Ryan Hoyt Designs Inc.
Suite 207, 4475 Viewmont Ave.
Victoria, BC V8N 2L6
250.899.8833
info@ryanhoytdesigns.com
www.ryanhoytdesigns.com

Project: 1421 Fairfield Rd.
Sheet Title: Development Perspectives

Project No.: 15115

Sheet: A3.3

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Development Services Division

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Date:	Description:	By:	No.:
15/04/21	1st amt for Dev. Purnim.	RH	1
15/04/21	2nd amt for Dev. Purnim.	RH	2
15/04/21	3rd amt for Dev. Purnim.	RH	3
16/04/21	Dev. Purnim. Bhabhaskaran.	RH	4
16/04/22	Dev. Purnim. Bhabhaskaran.	RH	5
17/04/07	Dev. Purnim. Bhabhaskaran.	RH	6
17/04/05	Dev. Purnim. Bhabhaskaran.	RH	7
12/04/21	Dev. Purnim. Bhabhaskaran.	RH	8



Project
1421 Fairfield Rd.

Sheet Title:
Development Perspectives

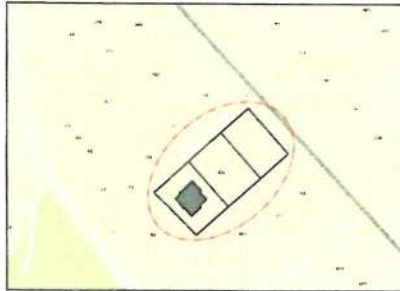
Project No.: 15115

Sheet: A3.4 

NEW CUSTOM HOME: STRATA LOT D

1421 FAIRFIELD ROAD
VICTORIA, BC

KEY PLAN:



ZONING ANALYSIS:

ZONE: R1-B
LOT AREA: 600.0m²

GRADES: AVERAGE GRADE: 17.76m

F.S.R.: ALLOWABLE
NO RESTRICTION

GROSS FLOOR AREA: ALLOWABLE

SECOND FLOOR
MAIN FLOOR
BASEMENT
GARAGE
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

PROJECT INFORMATION:

SITE ADDRESS: PROPOSED STRATA LOT D
1421 FAIRFIELD ROAD
LOT A, PLAN VIP17491,
LAND DISTRICT 57,
FAIRFIELD FARM ESTATE

SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250 559 5593
INFO@RYANHOYTDIGNS.COM

GENERAL CONTRACTOR: TBD

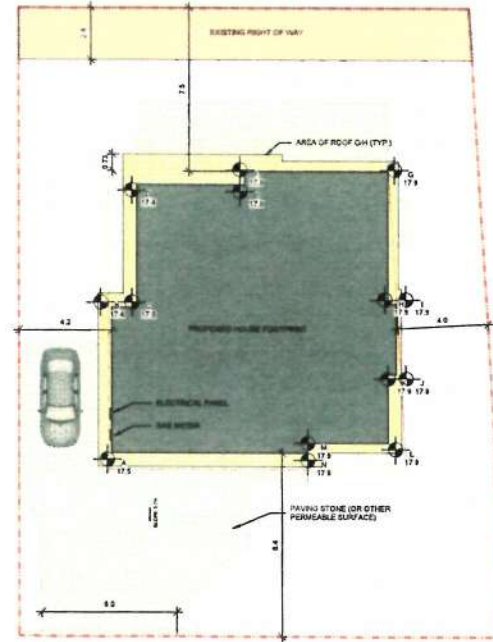
STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND
SURVEYING INC
250 556 5155

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

PROPOSED STRATA LOT D
600m²



Site Plan
1 100

AVG. GRADE CALC. (PROPOSED GRADE)	GRADE POINTS	Avg. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A"	17.8m	A-B (17.8 + 17.8) / 2	0.0m	+115.6
POINT "B"	17.8m	B-C (17.8 + 17.8) / 2	1.1m	+115.6
POINT "C"	17.8m	C-D (17.8 + 17.8) / 2	1.1m	+115.6
POINT "D"	17.8m	D-E (17.8 + 17.8) / 2	1.1m	+115.6
POINT "E"	17.8m	E-F (17.8 + 17.8) / 2	1.1m	+115.6
POINT "F"	17.8m	F-G (17.8 + 17.8) / 2	1.1m	+115.6
POINT "G"	17.8m	G-H (17.8 + 17.8) / 2	1.1m	+115.6
POINT "H"	17.8m	H-I (17.8 + 17.8) / 2	1.1m	+115.6
POINT "I"	17.8m	I-J (17.8 + 17.8) / 2	1.1m	+115.6
POINT "J"	17.8m	J-K (17.8 + 17.8) / 2	1.1m	+115.6
POINT "K"	17.8m	K-L (17.8 + 17.8) / 2	1.1m	+115.6
POINT "L"	17.8m	L-M (17.8 + 17.8) / 2	1.1m	+115.6
POINT "M"	17.8m	M-N (17.8 + 17.8) / 2	1.1m	+115.6
POINT "N"	17.8m	N-O (17.8 + 17.8) / 2	1.1m	+115.6
TOTAL				51.0m + 115.6

GRADE CALCULATION 512.8 / 51.0m + 17.9m

AVG. GRADE CALC. (EXISTING GRADE)	GRADE POINTS	Avg. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A"	17.8m	A-B (17.8 + 17.8) / 2	0.0m	+115.6
POINT "B"	17.8m	B-C (17.8 + 17.8) / 2	1.1m	+115.6
POINT "C"	17.8m	C-D (17.8 + 17.8) / 2	1.1m	+115.6
POINT "D"	17.8m	D-E (17.8 + 17.8) / 2	1.1m	+115.6
POINT "E"	17.8m	E-F (17.8 + 17.8) / 2	1.1m	+115.6
POINT "F"	17.8m	F-G (17.8 + 17.8) / 2	1.1m	+115.6
POINT "G"	17.8m	G-H (17.8 + 17.8) / 2	1.1m	+115.6
POINT "H"	17.8m	H-I (17.8 + 17.8) / 2	1.1m	+115.6
POINT "I"	17.8m	I-J (17.8 + 17.8) / 2	1.1m	+115.6
POINT "J"	17.8m	J-K (17.8 + 17.8) / 2	1.1m	+115.6
POINT "K"	17.8m	K-L (17.8 + 17.8) / 2	1.1m	+115.6
POINT "L"	17.8m	L-M (17.8 + 17.8) / 2	1.1m	+115.6
POINT "M"	17.8m	M-N (17.8 + 17.8) / 2	1.1m	+115.6
POINT "N"	17.8m	N-O (17.8 + 17.8) / 2	1.1m	+115.6
TOTAL				51.0m + 115.6

GRADE CALCULATION 528.8 / 51.0m + 18.2m

AVG. GRADE CALC. (EXISTING GRADE)	GRADE POINTS	Avg. OF POINTS	DIST. BETWEEN	TOTALS
POINT "A"	17.8m	A-B (17.8 + 17.8) / 2	0.0m	+115.6
POINT "B"	17.8m	B-C (17.8 + 17.8) / 2	1.1m	+115.6
POINT "C"	17.8m	C-D (17.8 + 17.8) / 2	1.1m	+115.6
POINT "D"	17.8m	D-E (17.8 + 17.8) / 2	1.1m	+115.6
POINT "E"	17.8m	E-F (17.8 + 17.8) / 2	1.1m	+115.6
POINT "F"	17.8m	F-G (17.8 + 17.8) / 2	1.1m	+115.6
POINT "G"	17.8m	G-H (17.8 + 17.8) / 2	1.1m	+115.6
POINT "H"	17.8m	H-I (17.8 + 17.8) / 2	1.1m	+115.6
POINT "I"	17.8m	I-J (17.8 + 17.8) / 2	1.1m	+115.6
POINT "J"	17.8m	J-K (17.8 + 17.8) / 2	1.1m	+115.6
POINT "K"	17.8m	K-L (17.8 + 17.8) / 2	1.1m	+115.6
POINT "L"	17.8m	L-M (17.8 + 17.8) / 2	1.1m	+115.6
POINT "M"	17.8m	M-N (17.8 + 17.8) / 2	1.1m	+115.6
POINT "N"	17.8m	N-O (17.8 + 17.8) / 2	1.1m	+115.6
TOTAL				51.0m + 115.6

GRADE CALCULATION 825.7 / 51.0m + 17.76m

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Date	Description	By	No.
150621	Issue for Dev. Permit	RD	1
150616	Dev. Permit Resubmission	RD	2
150616	Dev. Permit Resubmission	RD	3
150622	Dev. Permit Resubmission	RD	4
17Feb07	Dev. Permit Resubmission	RD	5
12Apr05	Dev. Permit Resubmission	RD	6
12Jan21	Dev. Permit Resubmission	RD	7

RYAN HOYT
Ryan Hoyt Designs Inc.
Suite 207, 4473 Viewmont Ave.
Victoria, BC V8Z 6L8
250 559 5593
info@ryanhoytdesigns.com
www.ryanhoytdesigns.com

Project
1421 Fairfield Rd.

Project No.
15115

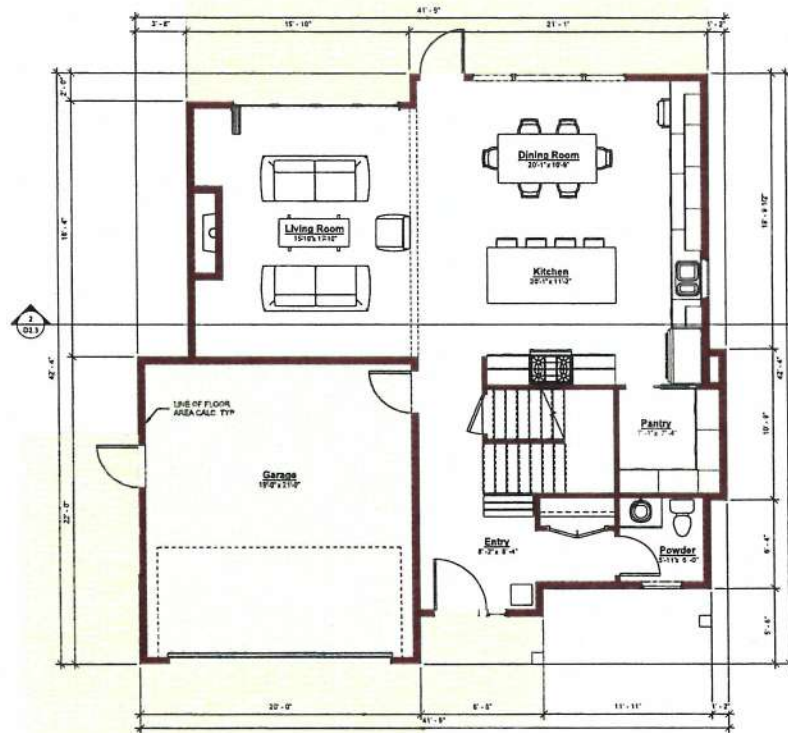
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Sheet Title:
Strata Lot D - Cover Sheet

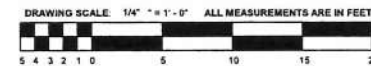
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FLOOR AREA	
MAIN	1530 SF
UPPER	1000 SF
BASEMENT	500 SF
TOTAL	3030 SF
GARAGE	410 SF



NOTES

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2. The City of Victoria is not responsible for the accuracy of the information provided in this plan. The user is responsible for verifying the accuracy of the information provided in this plan.
3. The City of Victoria is not responsible for the accuracy of the information provided in this plan. The user is responsible for verifying the accuracy of the information provided in this plan.
4. The City of Victoria is not responsible for the accuracy of the information provided in this plan. The user is responsible for verifying the accuracy of the information provided in this plan.
5. The City of Victoria is not responsible for the accuracy of the information provided in this plan. The user is responsible for verifying the accuracy of the information provided in this plan.
6. The City of Victoria is not responsible for the accuracy of the information provided in this plan. The user is responsible for verifying the accuracy of the information provided in this plan.
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Date	Description	By	No.
15 Oct 17	Issue for Dev. Perm.	RH	1
15 Dec 16	Dev. Permit Resubmission	RH	2
15 Dec 16	Dev. Permit Resubmission	RH	3
15 Dec 16	Dev. Permit Resubmission	RH	4
15 Dec 16	Dev. Permit Resubmission	RH	5
12 Feb 17	Dev. Permit Resubmission	RH	6
12 June 17	Dev. Permit Resubmission	RH	7

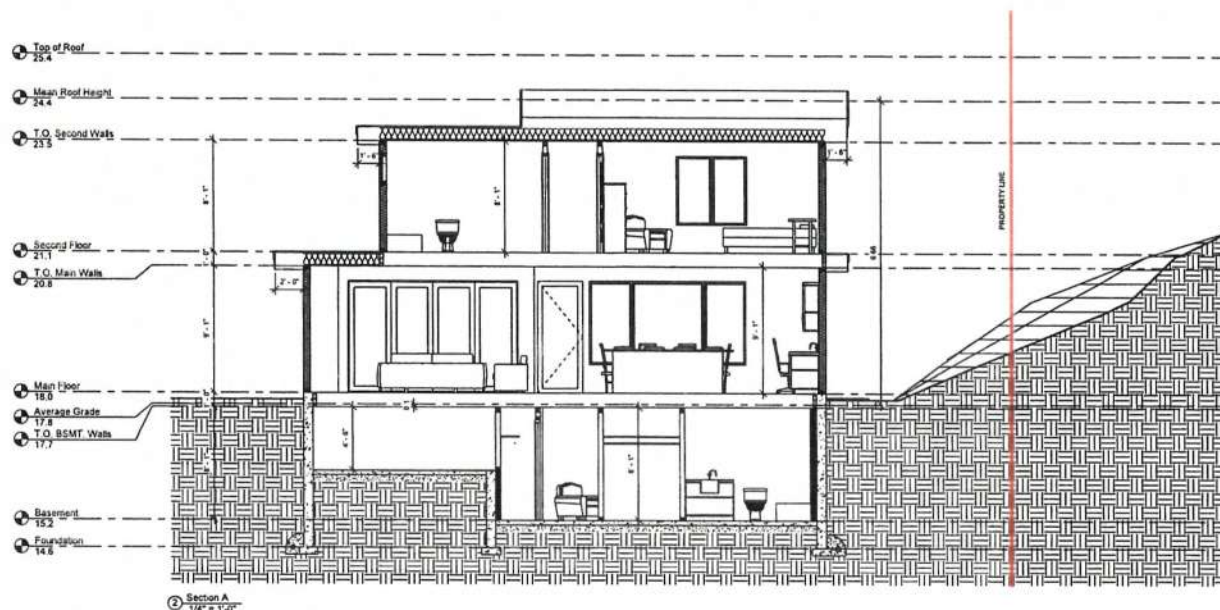
chd
RYAN H. D.Y.
Ryan H. D.Y. Inc.
Suite 207, 4475 Viewmont Ave.
Victoria, BC V8S 6L8
250.999.8899
www.ryanhyd.com

Project: 1421 Fairfield Rd.
Sheet Title: Sirata Lot D - Floor Plans

Project No.: 15115

Sheet: D2.1

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Development Services Division



FLOOR AREA	
MAIN	1332 SF
UPPER	1009 SF
BASEMENT	156 SF
TOTAL	2555 SF
GARAGE	415 SF

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

NOTES:
1. All structural steel members, including connections and fasteners, shall be in accordance with the provisions of the 2015 International Building Code (IBC) and the 2015 International Residential Code (IRC) as adopted by the City of Victoria.
2. The design of the structure shall be in accordance with the provisions of the 2015 International Building Code (IBC) and the 2015 International Residential Code (IRC) as adopted by the City of Victoria.
3. The design of the structure shall be in accordance with the provisions of the 2015 International Building Code (IBC) and the 2015 International Residential Code (IRC) as adopted by the City of Victoria.
4. The design of the structure shall be in accordance with the provisions of the 2015 International Building Code (IBC) and the 2015 International Residential Code (IRC) as adopted by the City of Victoria.

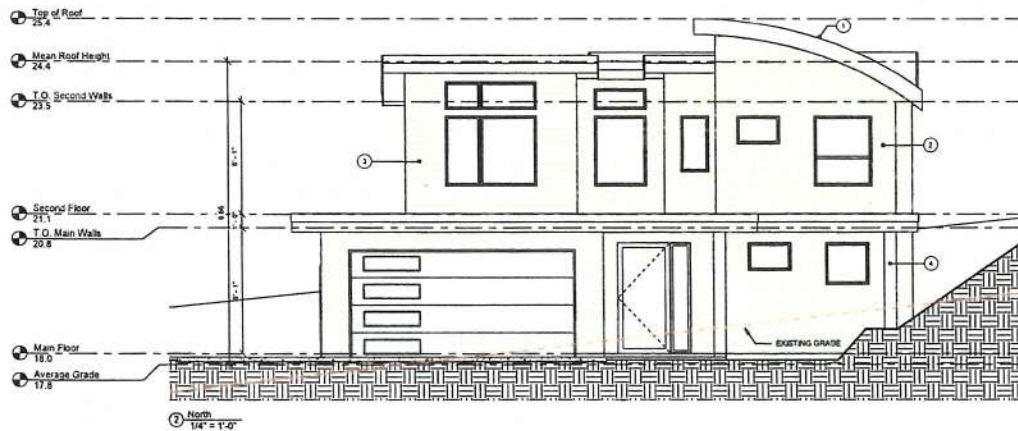
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15/04/17	Dev. Permit Re-submission	RH	3
15/04/17	Dev. Permit Re-submission	RH	4
17/04/17	Dev. Permit Re-submission	RH	5
17/04/17	Dev. Permit Re-submission	RH	6
17/04/17	Dev. Permit Re-submission	RH	7

chp
H.T.A.N. H.O.T.T.
Ryan Reid Design Inc.
1000 West 10th Ave.
Victoria, BC V8W 2L8
250.999.8893
www.chpdesign.com

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

Project No.:
15115

Sheet:
D2.3



ELEVATION NOTES LEGEND	
①	2 PLY MODIFIED BITUMEN ROOFING
②	ACRYLIC STUCCO
③	FINE LINE WOOD SIDING
④	1X1X12" WOOD POST



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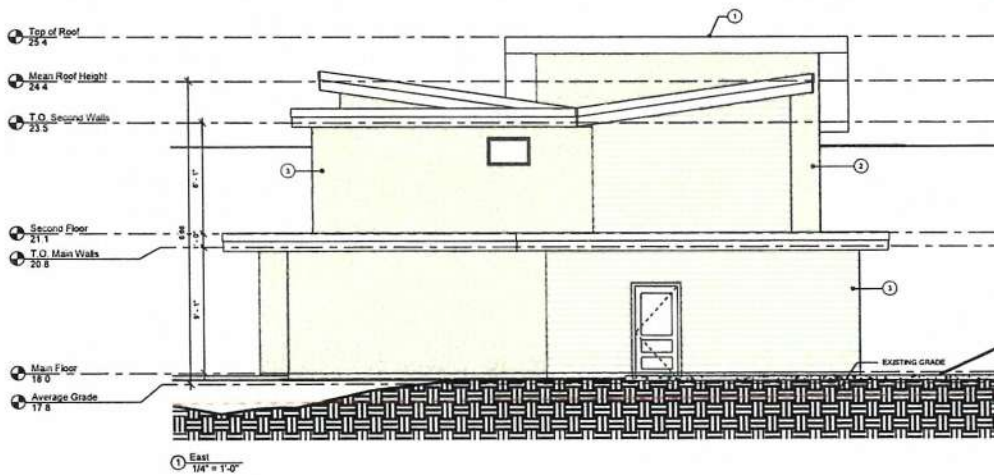
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15 Oct 11	Dev. Permit Re-submission	BH	2
15 Oct 11	Dev. Permit Re-submission	BH	3
15 Oct 11	Dev. Permit Re-submission	BH	4
15 Oct 11	Dev. Permit Re-submission	BH	5
15 Oct 11	Dev. Permit Re-submission	BH	6
15 Oct 11	Dev. Permit Re-submission	BH	7

rchd
RYAN H. DRY
Ryan H. Dry Inc.
200 200 4475 West Ave
Victoria, BC V8Z 4L8
250.999.9993
www.ryanhydrys.com

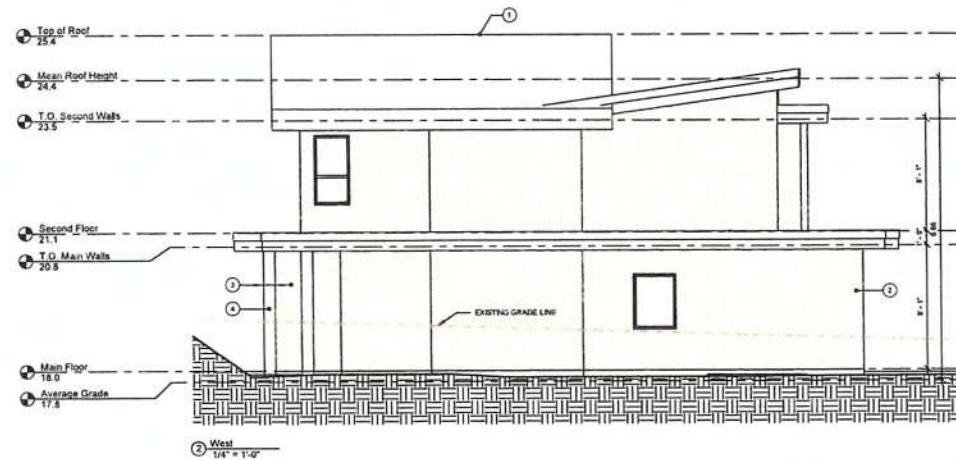
Project: 1421 Fairfield Rd.
Sheet Title: Strata Lot D - Elevations

Project No: 15115

Sheet: D4.1



ELEVATION NOTES LEGEND	
1	2 PLY MODIFIED BITUMEN ROOFING
2	ACRYLIC STUCCO
3	PANELING WOOD SKING
4	10"x12" WOOD POST



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GENERAL NOTES:
1. The drawings shall be used for the construction of the building and shall not be used for any other purpose.
2. The drawings shall be used for the construction of the building and shall not be used for any other purpose.
3. The drawings shall be used for the construction of the building and shall not be used for any other purpose.
4. The drawings shall be used for the construction of the building and shall not be used for any other purpose.

Date:	Description:	By:	No.:
15/05/21	Issue for Dev. Permit	RH	1
15/05/21	Dev. Permit Resubmission	RH	2
15/05/21	Dev. Permit Resubmission	RH	3
15/05/21	Dev. Permit Resubmission	RH	4
15/05/21	Dev. Permit Resubmission	RH	5
15/05/21	Dev. Permit Resubmission	RH	6
15/05/21	Dev. Permit Resubmission	RH	7

chd
ARCHITECT
Ryan Reid Designs Inc.
Suite 207, 4475 Viewmont Ave.
Victoria, BC V8E 6L8
250.999.8877
www.ryanreiddesigns.com

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

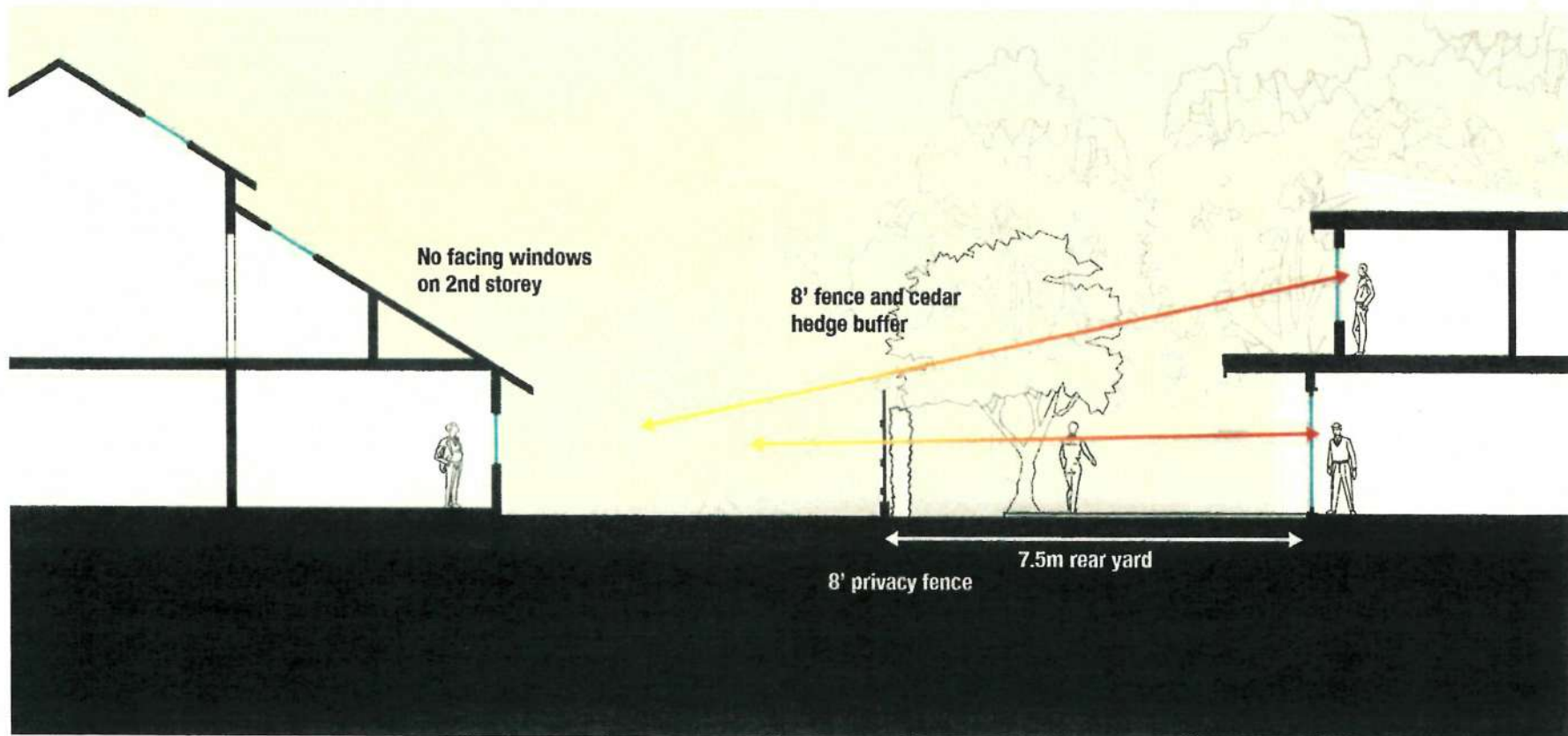
Project No: 15115

Sheet: D4.2

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Date	Description	By	No.
15/04/21	Issue for Dev. Permit	RH	1
19/04/21	Dev. Permit Submission	RH	2
19/04/21	Dev. Permit Submission	RH	3
16/05/21	Dev. Permit Submission	RH	4
17/06/21	Dev. Permit Submission	RH	5
17/06/21	Dev. Permit Submission	RH	6
12/06/21	Dev. Permit Submission	RH	7

chd
RYAN HOYT
Ryan Hoyt Design Inc.
Suite 207, 4475 Viewmont Ave.
Victoria, BC V8Z 4L8
416-996-9893
www.ryanhoytdesign.com

Project:
1421 Fairfield Rd.

Sheet Title:
Strata Lot D - Privacy View

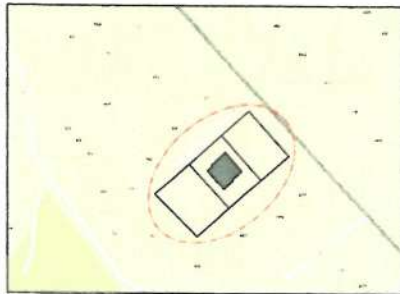
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Sheet:
D5.1

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 VP17481,
LAND DISTRICT 57
FAIRFIELD FARM ESTATE

SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250.999.8893
INFO@RYANHOYTDIGNS.COM

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND
SURVEYING INC
250.659.5155

ZONING ANALYSIS:

ZONE: R1-B
LOT AREA: 600.0m²

GRADES: AVERAGE GRADE 15.02m

F.S.R.: ALLOWABLE
NO RESTRICTION

GROSS FLOOR AREA: ALLOWABLE

SECOND FLOOR: 90.2m² (90.2m²/139.0 = 65%)
MAIN FLOOR: 150.0m² 139.0m² - J
BASEMENT: 59.0m²
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%)
150.0m² 139.0m² - J
59.0m²
39.0m²
280.0m² (90.2+100.0+50.8+39.0)

PROPOSED

HOUSE 150.0m² (150.0/600 = 25.0%)

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

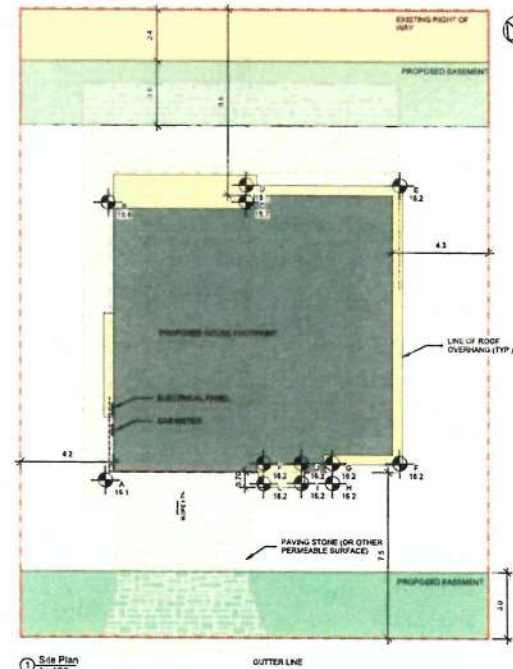
PROPOSED

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

AVG. GRADE CALC. (PROPOSED GRADE)					AVG. GRADE CALC. (EXISTING GRADE)					AVG. GRADE CALC. (LOWEST GRADE)				
GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS		GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS		GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS	
POINT "A" 15.3m	A-B (15.3 + 15.2) / 2	X 12.0m	= 204.1		POINT "A" 15.3m	A-B (15.3 + 15.2) / 2	X 12.0m	= 204.1		POINT "A" 15.3m	A-B (15.3 + 15.2) / 2	X 12.0m	= 204.1	
POINT "B" 15.2m	B-C (15.2 + 15.2) / 2	X 8.4m	= 103.7		POINT "B" 15.2m	B-C (15.2 + 15.2) / 2	X 8.4m	= 103.7		POINT "B" 15.2m	B-C (15.2 + 15.2) / 2	X 8.4m	= 103.7	
POINT "C" 15.2m	C-D (15.2 + 15.2) / 2	X 0.0m	= 0.0		POINT "C" 15.2m	C-D (15.2 + 15.2) / 2	X 0.0m	= 0.0		POINT "C" 15.2m	C-D (15.2 + 15.2) / 2	X 0.0m	= 0.0	
POINT "D" 15.3m	D-E (15.3 + 15.2) / 2	X 8.5m	= 105.3		POINT "D" 15.3m	D-E (15.3 + 15.2) / 2	X 8.5m	= 105.3		POINT "D" 15.3m	D-E (15.3 + 15.2) / 2	X 8.5m	= 105.3	
POINT "E" 15.2m	E-F (15.2 + 15.2) / 2	X 12.0m	= 204.1		POINT "E" 15.2m	E-F (15.2 + 15.2) / 2	X 12.0m	= 204.1		POINT "E" 15.2m	E-F (15.2 + 15.2) / 2	X 12.0m	= 204.1	
POINT "F" 15.2m	F-G (15.2 + 15.2) / 2	X 3.3m	= 33.5		POINT "F" 15.2m	F-G (15.2 + 15.2) / 2	X 3.3m	= 33.5		POINT "F" 15.2m	F-G (15.2 + 15.2) / 2	X 3.3m	= 33.5	
POINT "G" 15.2m	G-H (15.2 + 15.2) / 2	X 0.0m	= 0.0		POINT "G" 15.2m	G-H (15.2 + 15.2) / 2	X 0.0m	= 0.0		POINT "G" 15.2m	G-H (15.2 + 15.2) / 2	X 0.0m	= 0.0	
POINT "H" 15.2m	H-I (15.2 + 15.2) / 2	X 0.0m	= 0.0		POINT "H" 15.2m	H-I (15.2 + 15.2) / 2	X 0.0m	= 0.0		POINT "H" 15.2m	H-I (15.2 + 15.2) / 2	X 0.0m	= 0.0	
POINT "I" 15.2m	I-J (15.2 + 15.2) / 2	X 0.0m	= 0.0		POINT "I" 15.2m	I-J (15.2 + 15.2) / 2	X 0.0m	= 0.0		POINT "I" 15.2m	I-J (15.2 + 15.2) / 2	X 0.0m	= 0.0	
POINT "J" 15.2m	J-K (15.2 + 15.2) / 2	X 2.2m	= 35.8		POINT "J" 15.2m	J-K (15.2 + 15.2) / 2	X 2.2m	= 35.8		POINT "J" 15.2m	J-K (15.2 + 15.2) / 2	X 2.2m	= 35.8	
POINT "K" 15.3m	K-L (15.3 + 15.2) / 2	X 0.0m	= 0.0		POINT "K" 15.3m	K-L (15.3 + 15.2) / 2	X 0.0m	= 0.0		POINT "K" 15.3m	K-L (15.3 + 15.2) / 2	X 0.0m	= 0.0	
POINT "L" 15.2m	L-A (15.2 + 15.2) / 2	X 0.0m	= 0.0		POINT "L" 15.2m	L-A (15.2 + 15.2) / 2	X 0.0m	= 0.0		POINT "L" 15.2m	L-A (15.2 + 15.2) / 2	X 0.0m	= 0.0	
TOTAL		53.2m	= 802.1		TOTAL		53.2m	= 802.1		TOTAL		53.2m	= 802.1	
GRADE CALCULATION					GRADE CALCULATION					GRADE CALCULATION				
802.1 / 53.2m = 15.25m					802.1 / 53.2m = 15.25m					802.1 / 53.2m = 15.25m				

PROPOSED STRATA LOT E
600m²



MOSS ROCK PLACE

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Development Services Division

NOTES:

1. The proposed development is subject to the following conditions and restrictions:
 - a. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Community Plan (OCP) and the City of Victoria's Zoning Bylaw.
 - b. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division.
 - c. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division.
 - d. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division.
 - e. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division.
 - f. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division.
 - g. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division.
 - h. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division.
 - i. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division.
 - j. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division.
 - k. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division.
 - l. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division.
 - m. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division.
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 - o. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division.
 - p. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division.
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 - s. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division.
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 - x. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division.
 - y. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division.
 - z. The proposed development shall be in accordance with the provisions of the City of Victoria's Official Development Plan (ODP) and the City of Victoria's Development Services Division.

Date	Discipline	By	No.
15/04/17	Issue for Dev. Permt.	RH	1
15/04/17	Dev. Permt. Resubmission	RH	2
16/04/17	Dev. Permt. Resubmission	RH	3
16/04/17	Dev. Permt. Resubmission	RH	4
16/04/17	Dev. Permt. Resubmission	RH	5
16/04/17	Dev. Permt. Resubmission	RH	6
16/04/17	Dev. Permt. Resubmission	RH	7

RYAN HOYT DESIGNS INC.
250.999.8893
INFO@RYANHOYTDIGNS.COM
VICTORIA, BC V8Z 6L8

Project:
1421 Fairfield Rd. -
Strata Lot E

Project No.: 15115

Sheet:
E0.0

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City of Victoria

JUN 23 2017

Planning & Development Department
Development Services Division

1. The applicant is responsible for obtaining all necessary permits and approvals from the City of Victoria and the relevant regulatory bodies. The applicant is also responsible for ensuring that the proposed development complies with all applicable laws, regulations, and standards.

2. The applicant is responsible for providing accurate and complete information to the City of Victoria and the relevant regulatory bodies. The applicant is also responsible for ensuring that the proposed development is consistent with the City of Victoria's policies and objectives.

3. The applicant is responsible for obtaining all necessary approvals from the relevant regulatory bodies. The applicant is also responsible for ensuring that the proposed development complies with all applicable laws, regulations, and standards.

4. The applicant is responsible for providing accurate and complete information to the relevant regulatory bodies. The applicant is also responsible for ensuring that the proposed development is consistent with the relevant regulatory bodies' policies and objectives.

5. The applicant is responsible for obtaining all necessary approvals from the relevant regulatory bodies. The applicant is also responsible for ensuring that the proposed development complies with all applicable laws, regulations, and standards.

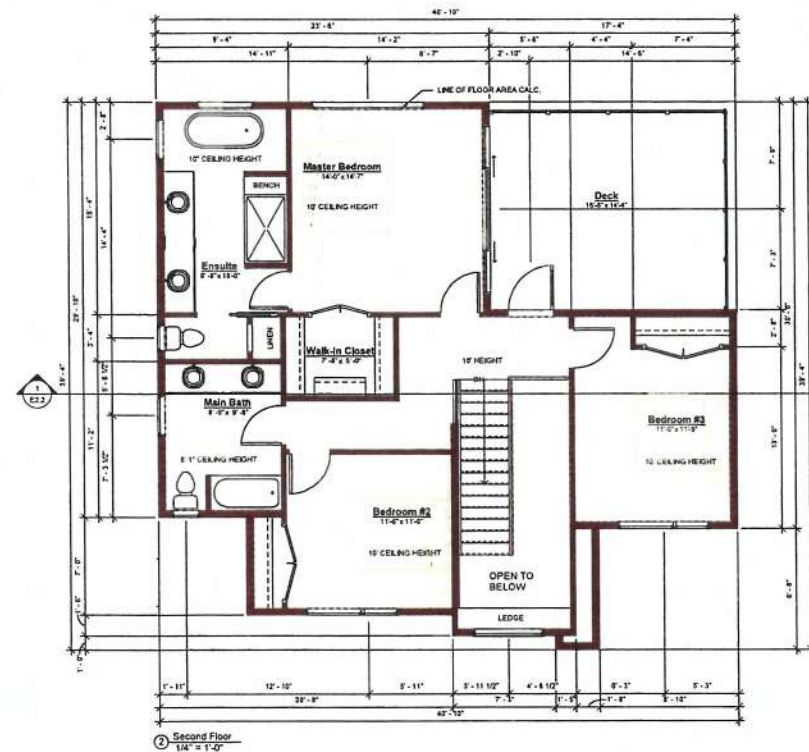
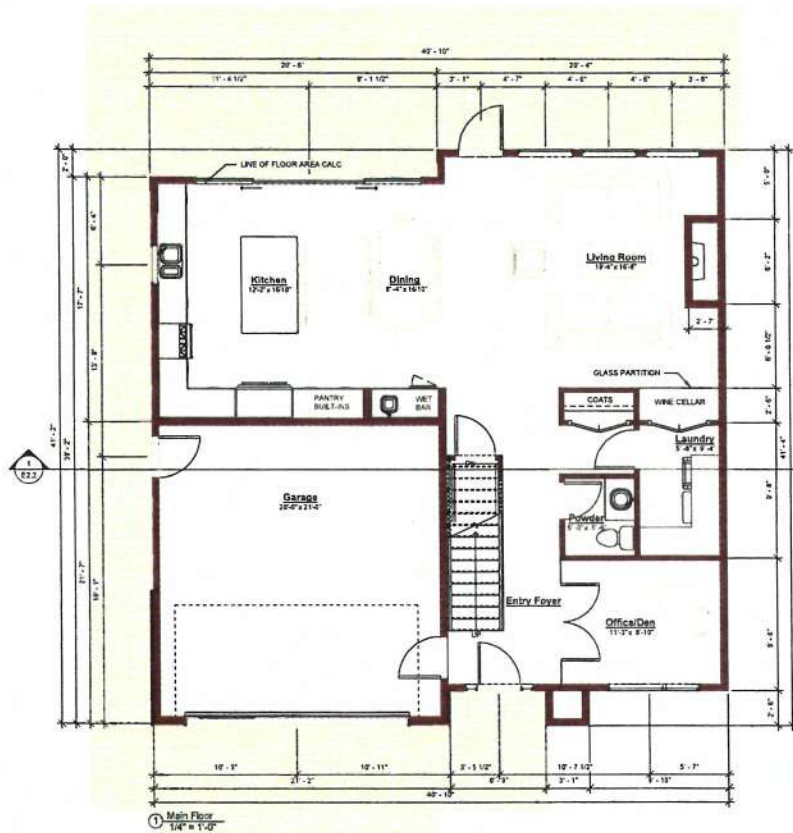
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10. The applicant is responsible for providing accurate and complete information to the relevant regulatory bodies. The applicant is also responsible for ensuring that the proposed development is consistent with the relevant regulatory bodies' policies and objectives.



FLOOR AREA	
BASEMENT	547 SF
MAIN	1079 SF
UPPER	271 SF
TOTAL	2597 SF
GARAGE	428 SF

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

5 4 3 2 1 0 5 10 15 20

Date	Description	By	No.
15 Oct 21	Issue for Dev. Permit	BH	1
15 Oct 16	Dev. Permit Resubmission	BH	2
15 Oct 15	Dev. Permit Resubmission	BH	3
15 Oct 14	Dev. Permit Resubmission	BH	4
12 Feb 07	Dev. Permit Resubmission	BH	5
12 Jan 05	Dev. Permit Resubmission	BH	6
12 Jan 01	Dev. Permit Resubmission	BH	7

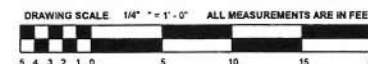
ryh
RYAN HOYT
Ryan Hoyt Services Inc.
Suite 207, 4475 Viewmont Ave.
Victoria, BC V8Z 4L8
250.899.8893
www.ryanhoyservices.com

Project: 1421 Fairfield Rd. - Strata Lot E
Sheet Title: Strata Lot E - Floor Plans

Project No.: 15115

Sheet: E2.1

Planning & Development Department
Development Services Division

[illegible]

Date	Description	By	No.
10/24/81	Inst for Dwy. Pampa	RH	1
12/29/81	Dwy. Pampa Reconstruction	RH	2
12/29/81	Dwy. Pampa Reconstruction	RH	3
16/04/82	Dwy. Pampa Reconstruction	RH	4
17/06/82	Dwy. Pampa Reconstruction	RH	5
12/29/85	Dwy. Pampa Reconstruction	RH	6
12/29/85	Dwy. Pampa Reconstruction	RH	7

rh
RYAN HOYT

Ryan Hoyt Designs Inc.
Suite 207, 4475 Viscount Ave.
Victoria, BC V8Z 6L8
250.999.0083
info@ryanhoytdesigns.com

Project	1421 Fairfield Rd. - Strata Lot E
Sheet Title:	Strata Lot E - Floor Plan & Section

Project No.: 15115
Sheet: E2.2

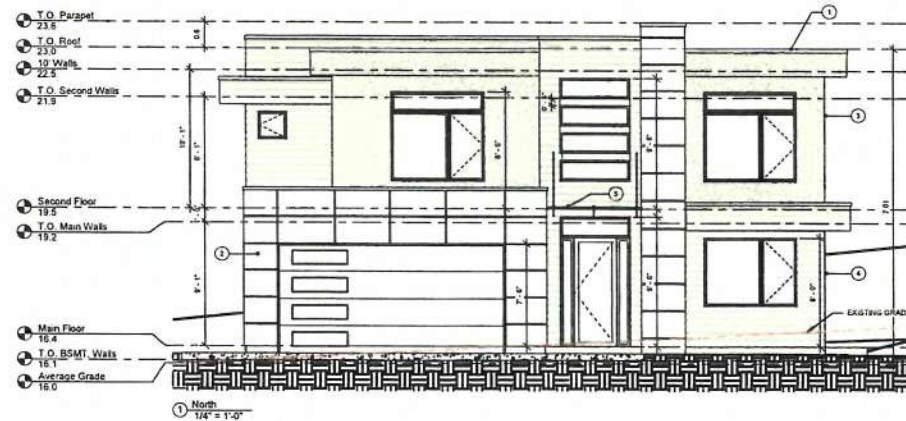
Received
City of Victoria

JUN 23 2017

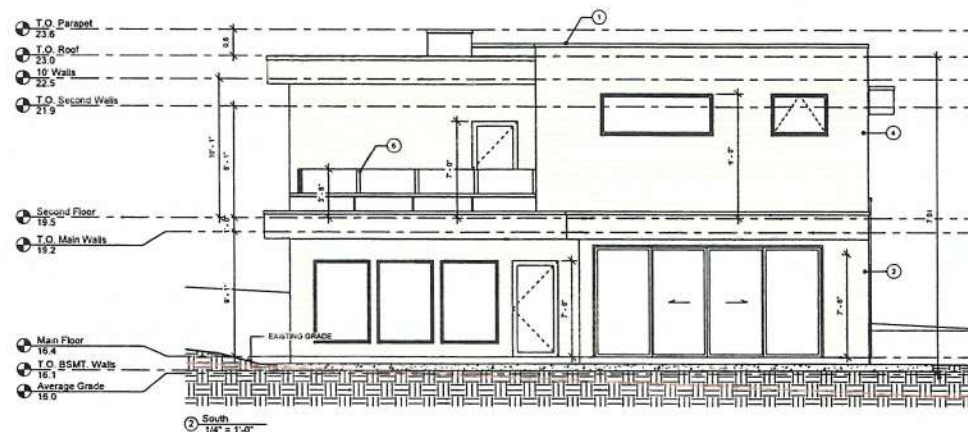
Planning & Development Department
Development Services Division

GENERAL NOTES

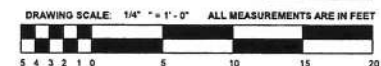
1. All drawings are subject to change without notice. The City of Victoria is not responsible for the accuracy of the information provided on these drawings. The user of these drawings is responsible for verifying the accuracy of the information provided on these drawings.
2. A 1/4" = 1'-0" scale is shown for reference. The actual dimensions of the building are shown on the drawings.
3. The drawings are subject to change without notice. The City of Victoria is not responsible for the accuracy of the information provided on these drawings. The user of these drawings is responsible for verifying the accuracy of the information provided on these drawings.
4. The drawings are subject to change without notice. The City of Victoria is not responsible for the accuracy of the information provided on these drawings. The user of these drawings is responsible for verifying the accuracy of the information provided on these drawings.



ELEVATION NOTES LEGEND	
①	3 PLY MODIFIED BITUMEN ROOFING
②	ALU METAL CLADDING
③	ACRYLIC STUCCO
④	FIR/ELM WOOD SIDING
⑤	GLASS CANOPY (BY OTHER)
⑥	POWDER COATED ALUMINUM GUARDRAIL, DAY GLASS INSERTS



FLOOR AREA	
BASEMENT	547 SF
MAIN	1876 SF
UPPER	871 SF
TOTAL	3294 SF
GARAGE	420 SF



Date	By	Description	No.
15/04/17	RM	Issue for Dev. Permit	1
15/04/17	RM	Dev. Permit Re-submission	2
15/04/17	RM	Dev. Permit Re-submission	3
15/04/17	RM	Dev. Permit Re-submission	4
15/04/17	RM	Dev. Permit Re-submission	5
15/04/17	RM	Dev. Permit Re-submission	6
15/04/17	RM	Dev. Permit Re-submission	7

RYAN HOY
Ryan Hoy Design Inc.
Suite 207, 4475 Vesper Ave.
Victoria, BC V8Z 6L8
250.999.8893
www.ryanhoydesign.com

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

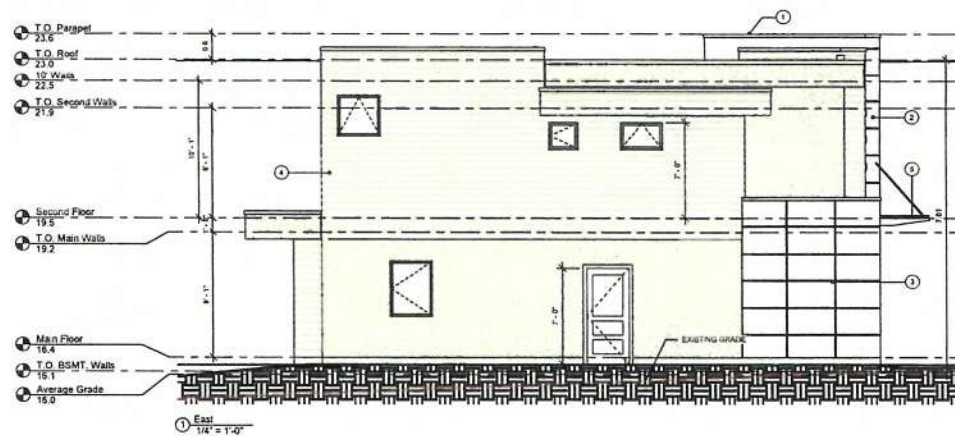
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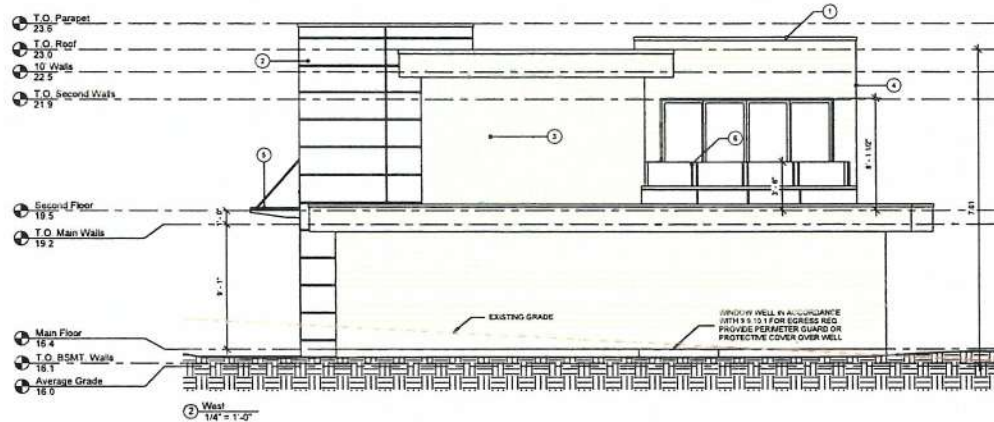
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City of Victoria

JUN 23 2017

Planning & Development Department
Development Services Division



ELEVATION NOTES LEGEND	
①	2 PLY MODIFIED BITUMEN ROOFING
②	ALU METAL CLADDING
③	ACRYLIC STUCCO
④	FRIGLINE WOOD Siding
⑤	GLASS CANOPY (BY OTHER)
⑥	POWDER COATED ALUMINUM GUARDRAIL, G/W GLASS INSERTS



FLOOR AREA	
BASEMENT	547 SF
MAIN	1076 SF
UPPER	671 SF
TOTAL	2294 SF
GARAGE	420 SF

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

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CITY OF VICTORIA
JUN 23 2017
PLANNING & DEVELOPMENT DEPARTMENT
DEVELOPMENT SERVICES DIVISION

Date	Description	By	No.
15 Oct 17	Issue for Dev. Permit	RH	1
15 Dec 16	Dev. Permit Application	RH	2
15 Dec 16	Dev. Permit Application	RH	3
15 Dec 16	Dev. Permit Application	RH	4
17 Feb 17	Dev. Permit Application	RH	5
17 Feb 17	Dev. Permit Application	RH	6
17 Feb 17	Dev. Permit Application	RH	7

RYAN HOYT
Ryan Hoyt Designs Inc.
Suite 207, 4415 Vancouver Ave.
Victoria, BC V8E 6L8
779-889-8899
www.ryanhoytdesigns.com

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

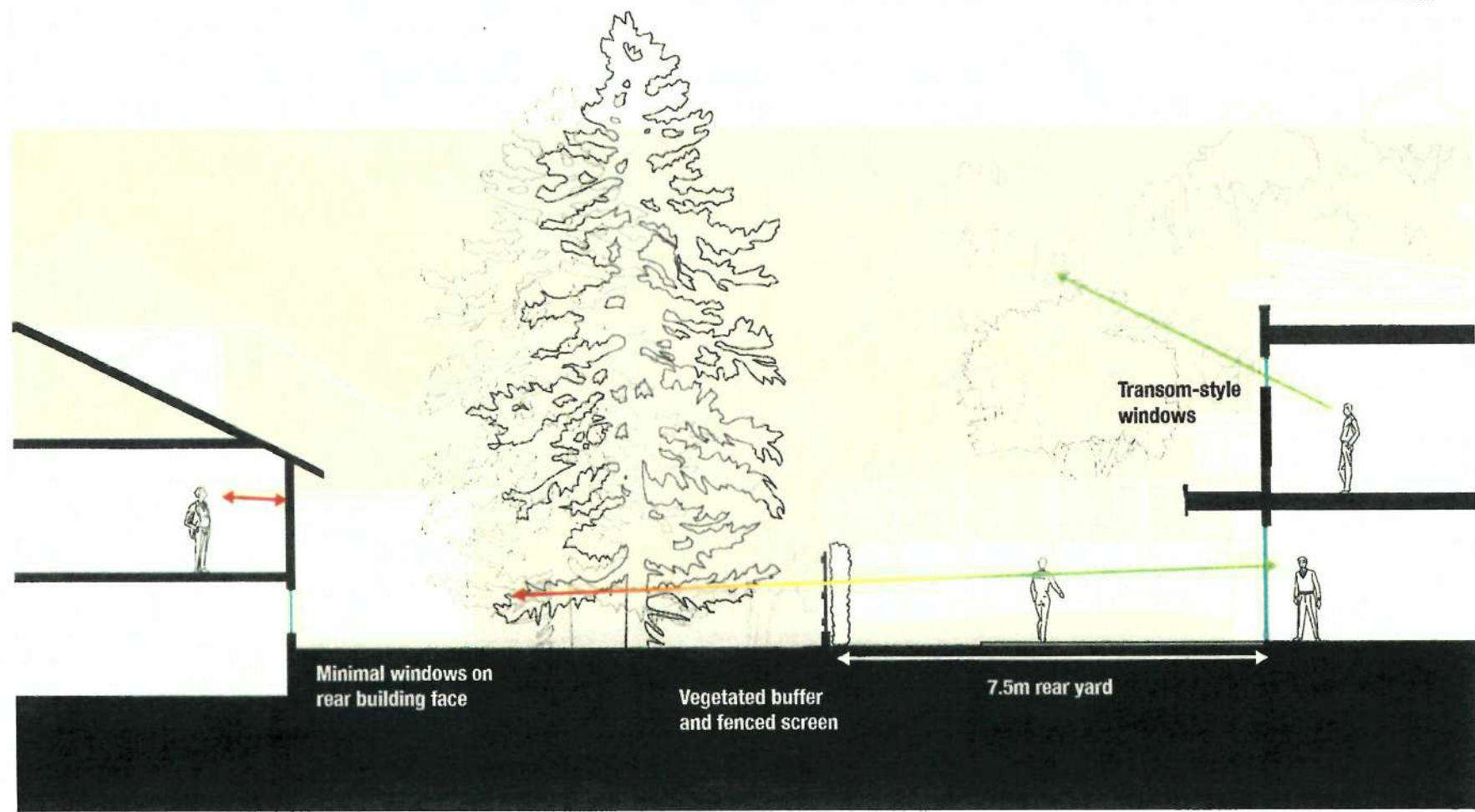
Project No.: 15115

Sheet: E4.2

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City of Victoria

JUN 23 117

Planning & Development Department
Development Services Division



GENERAL NOTES:

1. All drawings are prepared using AutoCAD and are for information only. They are not to be used for construction purposes without the approval of the City of Victoria Planning & Development Department.
2. The responsibility for the accuracy of the information contained in these drawings rests with the client. The City of Victoria Planning & Development Department does not accept liability for any errors or omissions.
3. The information contained in these drawings is for the use of the client only and is not to be used for any other purpose without the written consent of the City of Victoria Planning & Development Department.
4. The information contained in these drawings is for the use of the client only and is not to be used for any other purpose without the written consent of the City of Victoria Planning & Development Department.

Date	Description	By	No.
15/05/01	Drawn for City of Victoria	BN	1
15/05/01	Drawn for City of Victoria	BN	2
15/05/01	Drawn for City of Victoria	BN	3
15/05/01	Drawn for City of Victoria	BN	4
15/05/01	Drawn for City of Victoria	BN	5
15/05/01	Drawn for City of Victoria	BN	6
15/05/01	Drawn for City of Victoria	BN	7

ryan holt
RYAN HOLT
Ryan Holt Designs Inc.
Suite 207, 4475 Vivian Ave.
Victoria, BC V8E 6L8
Phone: 250-383-1111
www.ryanholtdesigns.com

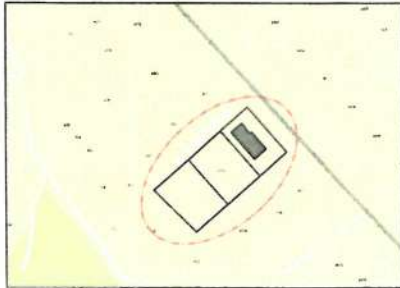
Project: 1421 Fairfield Rd. - Strata Lot E
Sheet Title: Strata Lot E - Privacy View

Project No.: 15115
Sheet: E5.1

NEW CUSTOM HOME: STRATA LOT F

1421 FAIRFIELD ROAD
VICTORIA, BC

KEY PLAN:



ZONING ANALYSIS:

ZONE:	R1-B
LOT AREA:	504.0m ²
GRADES:	AVERAGE GRADE: 15.38m
F.S.R.:	ALLOWABLE NO RESTRICTION
GROSS FLOOR AREA:	ALLOWABLE NO RESTRICTION
SECOND FLOOR:	123.6m ²
MAIN FLOOR:	75.1m ²
BASEMENT:	70.1m ²
GARAGE:	40.3m ²
TOTAL:	299.1m ² (123.6+75.1+70.1+40.3=299.1)
LOT COVERAGE:	ALLOWABLE 40%
HEIGHT:	ALLOWABLE 7.50m
SETBACKS:	ALLOWABLE FRONT (W) 7.5m REAR (E) 7.5m SIDE (S) 3.5m SIDE (N) 3.5m

PROJECT INFORMATION:

SITE ADDRESS: PROPOSED STRATA LOT F
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.
250.999.5893
INFO@RYANHOYTDISIGNS.COM

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND SURVEYING INC.
250.656.5155

SHEET INDEX:

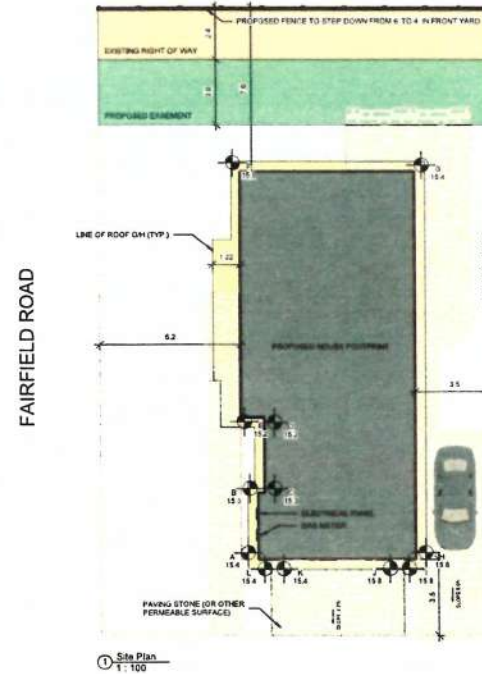
F0.0 STRATA LOT F - COVER SHEET
F2.1 STRATA LOT F - FLOOR PLANS
F2.2 STRATA LOT F - FLOOR PLANS & SECTION
F4.1 STRATA LOT F - ELEVATIONS
F4.2 STRATA LOT F - ELEVATIONS
F5.1 STRATA LOT F - PRIVACY VIEW

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Planning & Development Department
Development Services Division

PROPOSED STRATA LOT F 504m²



AVG. GRADE CALC. (PROPOSED GRADE)					AVG. GRADE CALC. (EXISTING GRADE)					AVG. GRADE CALC. (LOWEST GRADE)				
GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS		GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS		GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS	
POINT "A"	15.0m	A-B ((15.0 + 15.5) / 2)	3.5m	+4.6	POINT "A"	15.0m	A-B ((15.0 + 15.5) / 2)	3.5m	+4.6	POINT "A"	15.0m	A-B ((15.0 + 15.5) / 2)	3.5m	+4.6
POINT "B"	15.5m	B-C ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "B"	15.5m	B-C ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "B"	15.5m	B-C ((15.5 + 15.5) / 2)	3.5m	+4.6
POINT "C"	15.5m	C-D ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "C"	15.5m	C-D ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "C"	15.5m	C-D ((15.5 + 15.5) / 2)	3.5m	+4.6
POINT "D"	15.5m	D-E ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "D"	15.5m	D-E ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "D"	15.5m	D-E ((15.5 + 15.5) / 2)	3.5m	+4.6
POINT "E"	15.5m	E-F ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "E"	15.5m	E-F ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "E"	15.5m	E-F ((15.5 + 15.5) / 2)	3.5m	+4.6
POINT "F"	15.5m	F-G ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "F"	15.5m	F-G ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "F"	15.5m	F-G ((15.5 + 15.5) / 2)	3.5m	+4.6
POINT "G"	15.5m	G-H ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "G"	15.5m	G-H ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "G"	15.5m	G-H ((15.5 + 15.5) / 2)	3.5m	+4.6
POINT "H"	15.5m	H-I ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "H"	15.5m	H-I ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "H"	15.5m	H-I ((15.5 + 15.5) / 2)	3.5m	+4.6
POINT "I"	15.5m	I-J ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "I"	15.5m	I-J ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "I"	15.5m	I-J ((15.5 + 15.5) / 2)	3.5m	+4.6
POINT "J"	15.5m	J-K ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "J"	15.5m	J-K ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "J"	15.5m	J-K ((15.5 + 15.5) / 2)	3.5m	+4.6
POINT "K"	15.5m	K-L ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "K"	15.5m	K-L ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "K"	15.5m	K-L ((15.5 + 15.5) / 2)	3.5m	+4.6
POINT "L"	15.5m	L-A ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "L"	15.5m	L-A ((15.5 + 15.5) / 2)	3.5m	+4.6	POINT "L"	15.5m	L-A ((15.5 + 15.5) / 2)	3.5m	+4.6
TOTAL	15.5m		35.0m		TOTAL	15.5m		35.0m		TOTAL	15.5m		35.0m	
GRADE CALCULATION					GRADE CALCULATION					GRADE CALCULATION				
829.8 / 52.0m = 15.94m					829.8 / 52.0m = 15.94m					799.7 / 52.0m = 15.38m				

NOTES:
1. The lot area and perimeter shown on this plan are based on the survey data provided by the applicant. The City of Victoria does not warrant the accuracy of the information provided by the applicant.
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Date:	Description:	By:	No.:
15/06/17	Issue for Dev. Permit	RH	1
15/06/17	Dev. Permit Amendment	RH	2
15/06/17	Dev. Permit Amendment	RH	3
15/06/17	Dev. Permit Amendment	RH	4
15/06/17	Dev. Permit Amendment	RH	5
15/06/17	Dev. Permit Amendment	RH	6
15/06/17	Dev. Permit Amendment	RH	7

RYAN HOYT DESIGNS INC.
250.999.5893
INFO@RYANHOYTDISIGNS.COM
Ryan Hoyt Designs Inc.
Suite 207, 4473 Viewmont Ave.
Victoria, BC V8B 4L6

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

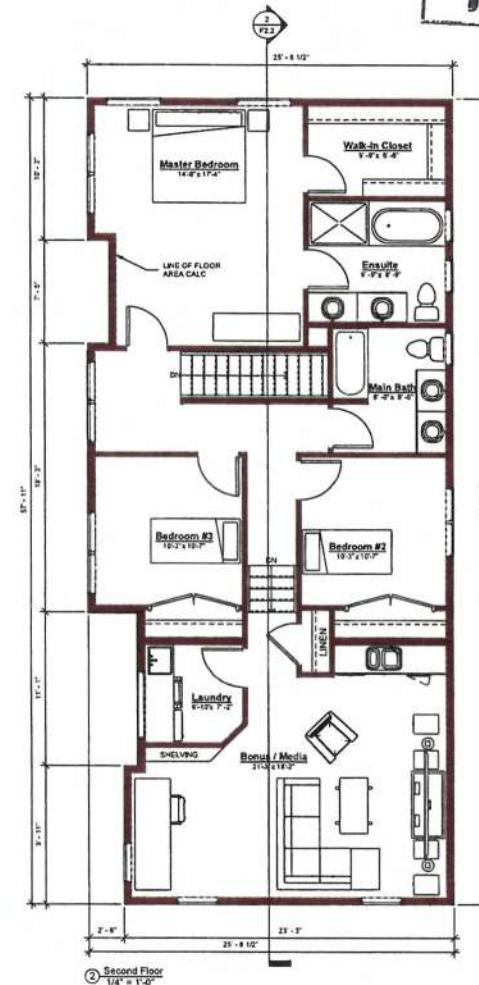
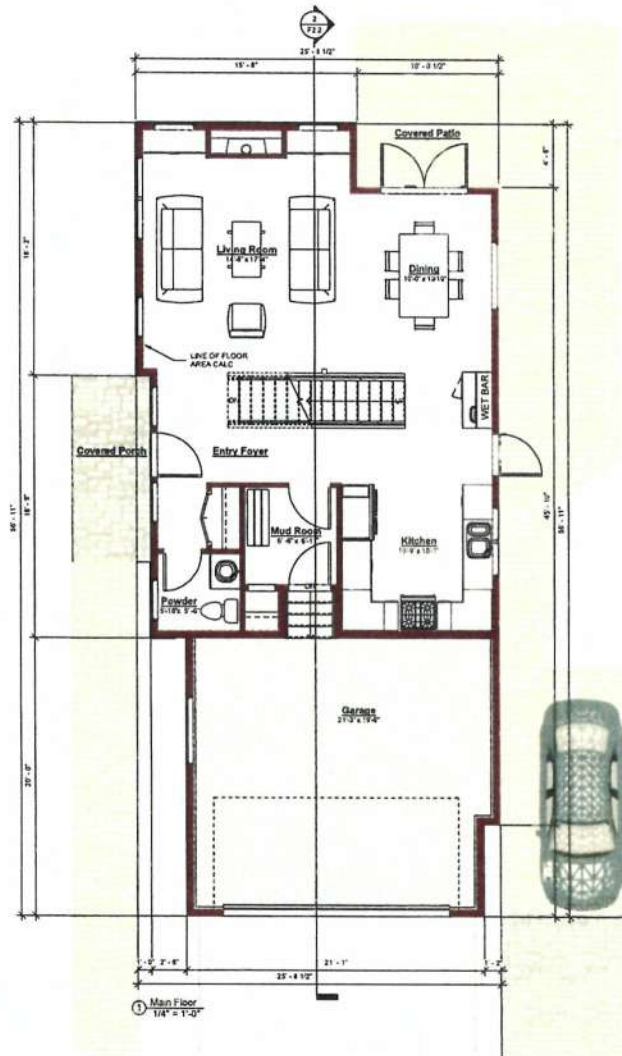
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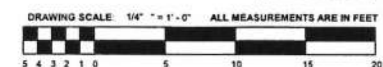
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City of Victoria

JUN 23 2017

Planning & Development Department
Development Services Division



FLOOR AREA	
BASEMENT	688 SF
1st FLOOR	623 SF
2nd FLOOR	1294 SF
TOTAL	2605 SF
GARAGE	468 SF



Date	Description	By	No.
15 Oct 13	Issue for Dev. Permit	SH	1
15 Dec 16	Dev. Permit Re-submission	SH	2
15 Apr 15	Dev. Permit Re-submission	SH	3
15 Apr 15	Dev. Permit Re-submission	SH	4
17 Feb 07	Dev. Permit Re-submission	SH	5
12 Apr 11	Dev. Permit Re-submission	SH	6
12 Jan 11	Dev. Permit Re-submission	SH	7

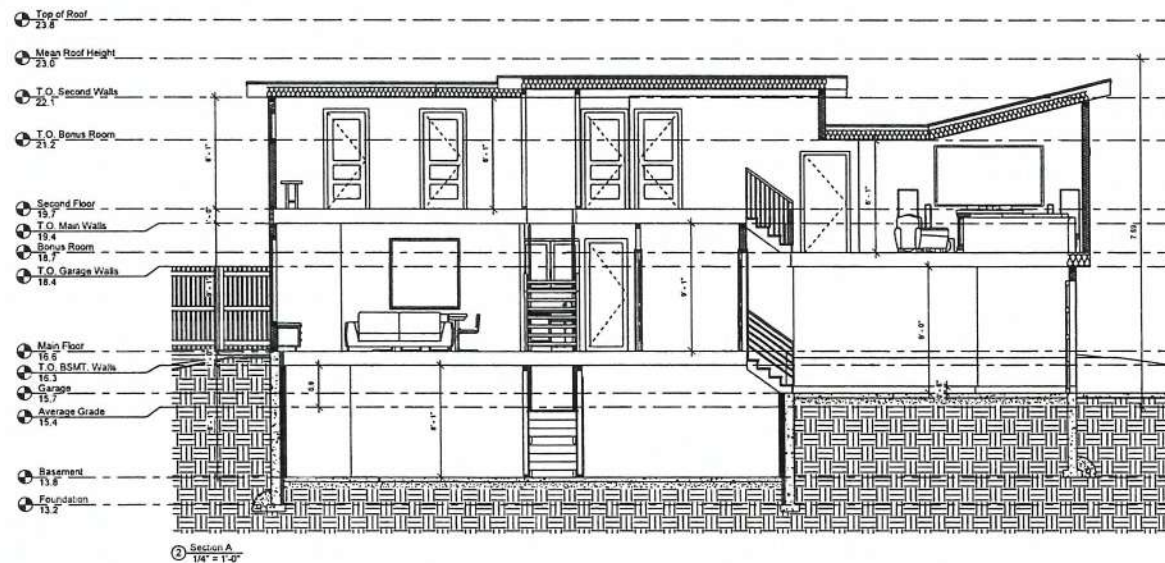
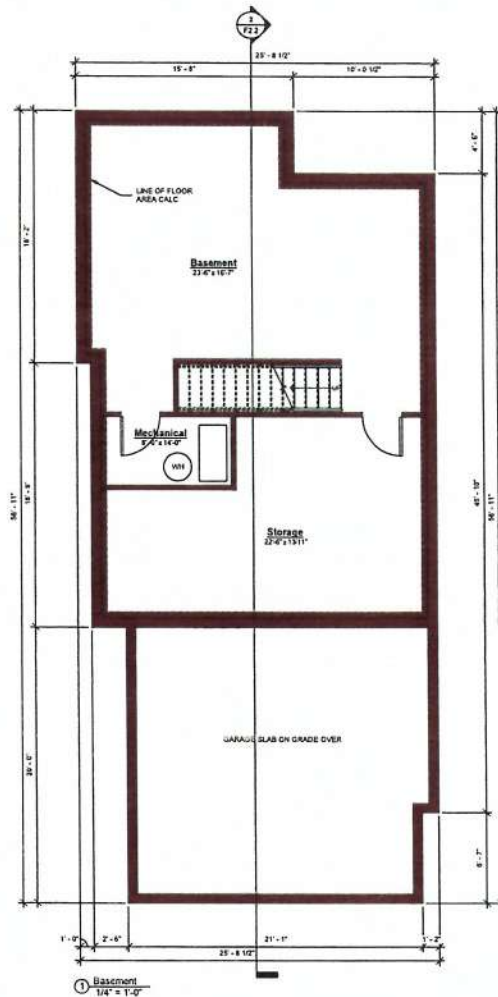
rh
Ryan Hest Design Inc.
2000 20th St. W. Unit 200
Victoria, BC V8M 1A2
250.999.9933
rh@ryanhestdesign.com
www.ryanhestdesign.com

Project: 1421 Fairfield Rd.
Sheet Title: Strata Lot F - Floor Plans
Project No.: 15115
Sheet: F2.1

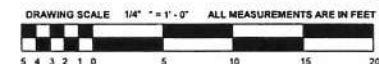
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City of Victoria

JUN 23 2017

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Development Services Division



FLOOR AREA	
BASEMENT	808 SF
MAIN	823 SF
UPPER	1294 SF
TOTAL	2885 SF
GARAGE	408 SF



1. The City of Victoria Planning & Development Department (PDD) is responsible for reviewing and approving all development applications (DAs) submitted to it. The PDD is not responsible for reviewing and approving all development applications (DAs) submitted to it. The PDD is not responsible for reviewing and approving all development applications (DAs) submitted to it.

Date	Description	By	No.
15 Oct 21	Issue for Dev. Permit	BS	1
15 Dec 16	Dev. Permit Re-submission	BS	2
15 Dec 16	Dev. Permit Re-submission	BS	3
15 Dec 16	Dev. Permit Re-submission	BS	4
12 Feb 17	Dev. Permit Re-submission	BS	5
12 Apr 17	Dev. Permit Re-submission	BS	6
12 Jun 17	Dev. Permit Re-submission	BS	7

RYAN P. O'NEILL
Ryan P. O'Neill Inc.
Suite 207, 4475 Venedict Ave.
Victoria, BC V8Z 4L8
250.999.9893
www.ryanpdesigns.com

Project
1421 Fairfield Rd.
Sheet Title
Strata Lot F - Floor Plan & Section

Project No.
15115

Sheet
F2.2

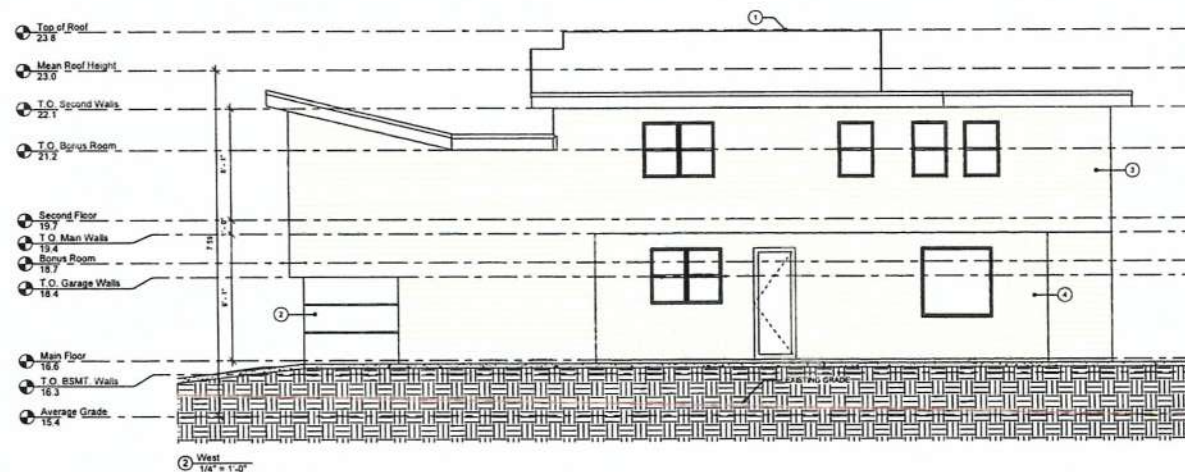


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ELEVATION NOTES LEGEND	
①	3 PLY MODIFIED BITUMEN ROOFING SYSTEM
②	FIBRE CEMENT PANEL CAN EASY TRIM
③	FINE LINE WOOD SIDING
④	ACRYLIC STUCCO



GENERAL NOTES

1. The owner, owner's agent, architect, engineer, contractor and all other parties involved in the project shall be responsible for obtaining all necessary permits and approvals from the City of Victoria and the relevant authorities. The City of Victoria is not responsible for the design or construction of the project.
2. It is the responsibility of the contractor to verify all dimensions, quantities and materials shown on the drawings. The contractor shall be responsible for the accuracy of the dimensions and quantities shown on the drawings. The contractor shall be responsible for the accuracy of the materials shown on the drawings.
3. The contractor shall be responsible for the accuracy of the materials shown on the drawings. The contractor shall be responsible for the accuracy of the materials shown on the drawings.

Date	Description	By	No.
15/06/17	Issue for Dev. Permit	BL	1
16/06/17	Dev. Permit Application	BL	2
16/06/17	Dev. Permit Application	BL	3
16/06/17	Dev. Permit Application	BL	4
17/06/17	Dev. Permit Application	BL	5
17/06/17	Dev. Permit Application	BL	6
17/06/17	Dev. Permit Application	BL	7

RYAN HOT
Ryan Hot Design Inc.
Suite 207, 4075 Viewport Ave.
Victoria, BC V8E 6L6
Phone: 250-383-1111
www.ryanhotdesign.com

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

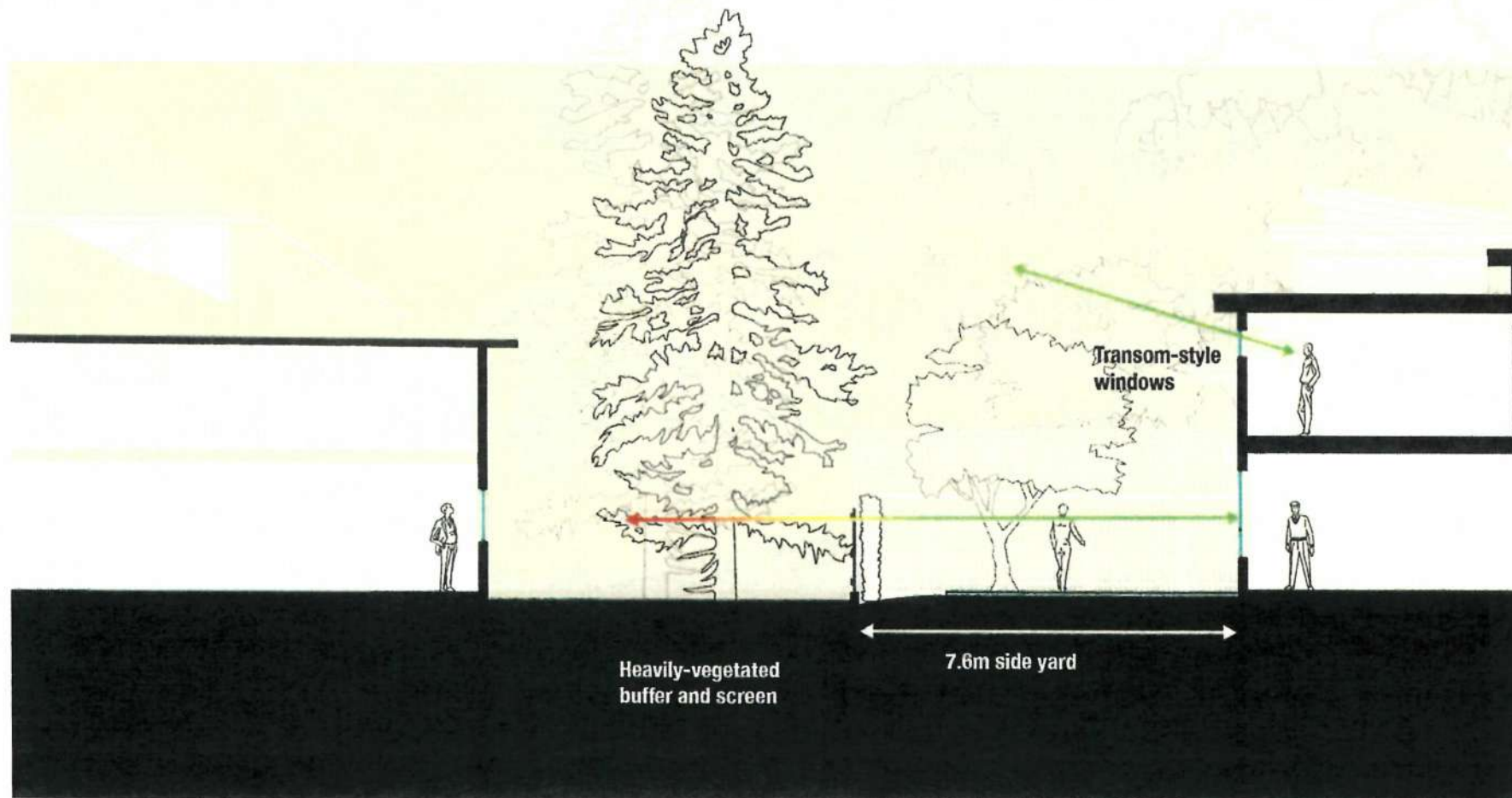
Project No: 15115

Sheet: F4.2

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JUN 23 2017

Planning & Development Department
Development Services Division



1. The purpose of this document is to provide a visual representation of the proposed development and its impact on the surrounding environment. It is intended to assist the Planning & Development Department in making decisions regarding the proposed development.

2. The information contained in this document is based on the information provided by the applicant and is not intended to be a guarantee of accuracy or completeness. The Planning & Development Department does not warrant the accuracy or completeness of the information contained in this document.

3. The Planning & Development Department is not responsible for the accuracy or completeness of the information contained in this document. The applicant is responsible for the accuracy and completeness of the information provided.

4. The Planning & Development Department is not responsible for the accuracy or completeness of the information contained in this document. The applicant is responsible for the accuracy and completeness of the information provided.

5. The Planning & Development Department is not responsible for the accuracy or completeness of the information contained in this document. The applicant is responsible for the accuracy and completeness of the information provided.

Date	Description	By	No.
15/05/2017	Initial Design Review	RH	1
15/05/2017	Design Review	RH	2
15/05/2017	Design Review	RH	3
15/05/2017	Design Review	RH	4
15/05/2017	Design Review	RH	5
15/05/2017	Design Review	RH	6
15/05/2017	Design Review	RH	7

chd
RYAN HOYT
Ryan Hoyt Architects Inc.
Suite 207, 4475 Trimmont Ave.
Victoria, BC V8Z 6L8
250.999.8995
www.ryanhoym.com

Project:
1421 Fairfield Rd.
Sheet Title:
Strata Lot F - Privacy View

Project No:
15115

Sheet
F5.1

JUN 23 2017

1. As a means of giving greater scientific credibility and to allow the public to understand the results of the research, the authors have included a table of the characteristics of the 100 subjects who were included in the study. This table is located in the Appendix of the study. The authors have also included a table of the characteristics of the 100 subjects who were included in the study. This table is located in the Appendix of the study.
2. It is the responsibility of the authors to ensure that the results of the research are presented in a clear and concise manner. The authors have included a table of the characteristics of the 100 subjects who were included in the study. This table is located in the Appendix of the study.
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9. The authors have included a table of the characteristics of the 100 subjects who were included in the study. This table is located in the Appendix of the study.
10. The authors have included a table of the characteristics of the 100 subjects who were included in the study. This table is located in the Appendix of the study.



Date	Description	By	No.
15/05/01	Issued for Dev. Permit	BH	1
15/05/01	Dev. Permit Baukawasan	BH	2
16/05/01	Dev. Permit Baukawasan	BH	3
16/05/02	Dev. Permit Baukawasan	BH	4
16/05/02	Dev. Permit Baukawasan	BH	5
12/06/05	Dev. Permit Baukawasan	BH	6
12/06/05	Dev. Permit Baukawasan	BH	7

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

1421 Fairfield Rd.

Sheet Title: Development Perspective

Project No. 15115

Sheet: **G0.0** 