## Drawing List

| | |
|---|---|
| A001 | General Notes & Symbols |
| A004 | Survey Plan |
| A050 | Site Coverage |
| A051 | Level 0 Area Plan |
| A052 | Level 1 Area Plan |
| A053 | Level 2 Area Plan |
| A054 | Level 3 Area Plan |
| A100 | Context Plan |
| A101 | Context Streetscapes |
| A102 | Site Plan |
| A200 | PARKING LEVEL PLAN |
| A201 | Level 1 Plan |
| A202 | Level 2 Plan |
| A203 | Level 3 Plan |
| A204 | Roof Plan |
| A300 | Site Sections |
| A301 | Site Section |
| A302 | Sections |
| A303 | Sections |
| A401 | Elevations |
| A402 | Elevations |
| A403 | Elevations |

# 1712 Fairfield Road
# Multi-Family Development

**1707** **Issued for Rezone Revisions** **19/09/2018**


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## ABBREVIATIONS

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

## MATERIALS LEGEND

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

## GENERAL NOTES

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

**Spatial Separation (Block 1)**

| | | Area of Exposed Building Face | Limiting Distance | Opening % Permitted | Opening % Proposed | F.R.R. | Construction Type | Cladding |
|---|---|---|---|---|---|---|---|---|
| North | A | 144.9 m² | 4.0 m | 36% | 26% | -- | Combustible | Combustible |
| | B | 64.4 m² | >7.0m | 100% | 30% | | | |
| South | | 208.4 m² | >9.0 m | 100% | 31.4% | -- | Combustible | Combustible |
| East | | 128.5 m² | 6.2 m | 71% | 5.2% | -- | Combustible | Combustible |
| West | | 129.5 m² | 2.9 m | 25% | 8.3% | -- | Combustible | Combustible |

Notes : Ref, BCBC 2012 Occupancy Group C 3.2.2.50, Table 3.2.3.1D

**Spatial Separation (Block 2)**

| | | Area of Exposed Building Face | Limiting Distance | Opening % Permitted | Opening % Proposed | F.R.R. | Construction Type | Cladding |
|---|---|---|---|---|---|---|---|---|
| North | | 117.2 m² | 3.0 m | 26% | 11% | -- | Combustible | Combustible |
| South | | 100.4 m² | > 6.0 m | 100% | 24% | -- | Combustible | Combustible |
| East | A | 139.7 m² | 4.0 m | 36% | 34% | -- | Combustible | Combustible |
| | B | 99.7 m² | 6.2 m | 72% | 26% | | | |
| West | | 269.1 m² | 3.5 m | 26% | 24% | -- | Combustible | Combustible |

Notes : Ref, BCBC 2012 Occupancy Group C 3.2.2.50, Table 3.2.3.1D

**Spatial Separation (Block 3)**

| | Area of Exposed Building Face | Limiting Distance | Opening % Permitted | Opening % Proposed | F.R.R. | Construction Type | Cladding |
|---|---|---|---|---|---|---|---|
| North | 254.8 m² | 6.1 m | 53% | 33% | -- | Combustible | Combustible |
| South | 231.4 m² | 4.0 m | 30% | 30% | -- | Combustible | Combustible |
| East | 73.8 m² | > 9.0 m | 100% | 6% | -- | Combustible | Combustible |
| West | 95.5 m² | 5.2 m | 62% | 23% | -- | Combustible | Combustible |

Notes : Ref, BCBC 2012 Occupancy Group C 3.2.2.50, Table 3.2.3.1D

## PROJECT DATA

| | |
|---|---|
| LEGAL DESCRIPTION | PLAN 290 VICTORIA LOT 4 INCL PCL A SECTION FFLD PLAN 290 EXC PT IN STREET, LOT 6 PLAN 1834 SECTION 68 VICTORIA |
| CIVIC ADDRESS | 1712 + 1720 Fairfield Road |
| ZONING (Current) | R1-G |
| ZONING (Proposed) | CD-TBD |
| SITE AREA | 2433.2 m² |
| LOT WIDTH | 48.38 m |
| ABOVE GRADE FLOOR AREA | 2065.9 m² |
| BELOW GRADE FLOOR AREA | 201.7 m² |
| TOTAL FLOOR AREA | 2267.6 m² |
| COMM. FLOOR AREA | 0.0 |
| AVERAGE GRADE | 12.70m |
| DIST. UNIT ENTRANCE TO PL | 4.2m |

| | PERMITTED42m | PROPOSED |
|---|---|---|
| FLOOR SPACE RATIO | 05. - 1.0 | 0.85 |
| SITE COVERAGE | 30% | 60% |
| OPEN SITE SPACE | 50% | 35.5% |
| BUILDING HEIGHT | 7.6m | 11.45m |
| NUMBER OF STOREYS | 2 | 2.5 |
| VEHICLE PARKING | 22 | 22 |
| BICYCLE PARKING | 17 | 36 (Long Term)<br>10 (Short Term) |

**BUILDING SETBACKS**

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

**RESIDENTIAL USE DETAILS**

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

## AVERAGE GRADE CALCULATION

| Grade Points | Avg of Points | Distance Between Grade Points | Totals | Perimeter |
|---|---|---|---|---|
| Block 1 | | | | |
| A + B | 13.485 + 13.085 / 2 = 13.285 | 22.580 | 299.975 | 71.680 |
| B + C | 13.085 + 13.485 / 2 = 13.285 | 13.260 | 176.159 | |
| C + D | 13.485 + 13.485 / 2 = 13.485 | 22.580 | 304.491 | |
| D + A | 13.485 + 13.485 / 2 = 13.485 | 13.260 | 178.811 | |
| BLOCK 2 | | | | |
| A + B | 13.425 + 13.485 / 2 = 13.455 | 10.870 | 146.256 | 75.735 |
| B + C | 13.485 + 12.545 / 2 = 13.015 | 22.360 | 291.015 | |
| C + D | 12.545 + 11.809 / 2 = 12.177 | 13.000 | 158.301 | |
| D + A | 11.809 + 13.425 / 2 = 12.617 | 29.505 | 372.265 | |
| Block 3 | | | | |
| A + B | 11.809 + 13.485 / 2 = 12.647 | 31.355 | 396.547 | 93.720 |
| B + C | 13.485 + 12.579 / 2 = 13.032 | 10.870 | 141.658 | |
| C + D | 12.579 + 10.807 / 2 = 11.693 | 38.495 | 450.122 | |
| D + A | 10.807 + 11.809 / 2 = 11.308 | 13.000 | 147.004 | |
| | | Total | 3062.604 | 241.135 |
| | | Average Grade | | 12.70078668 |


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**PLOT INFO.**
PLOT STAMP LOCATION

**REVISIONS**

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

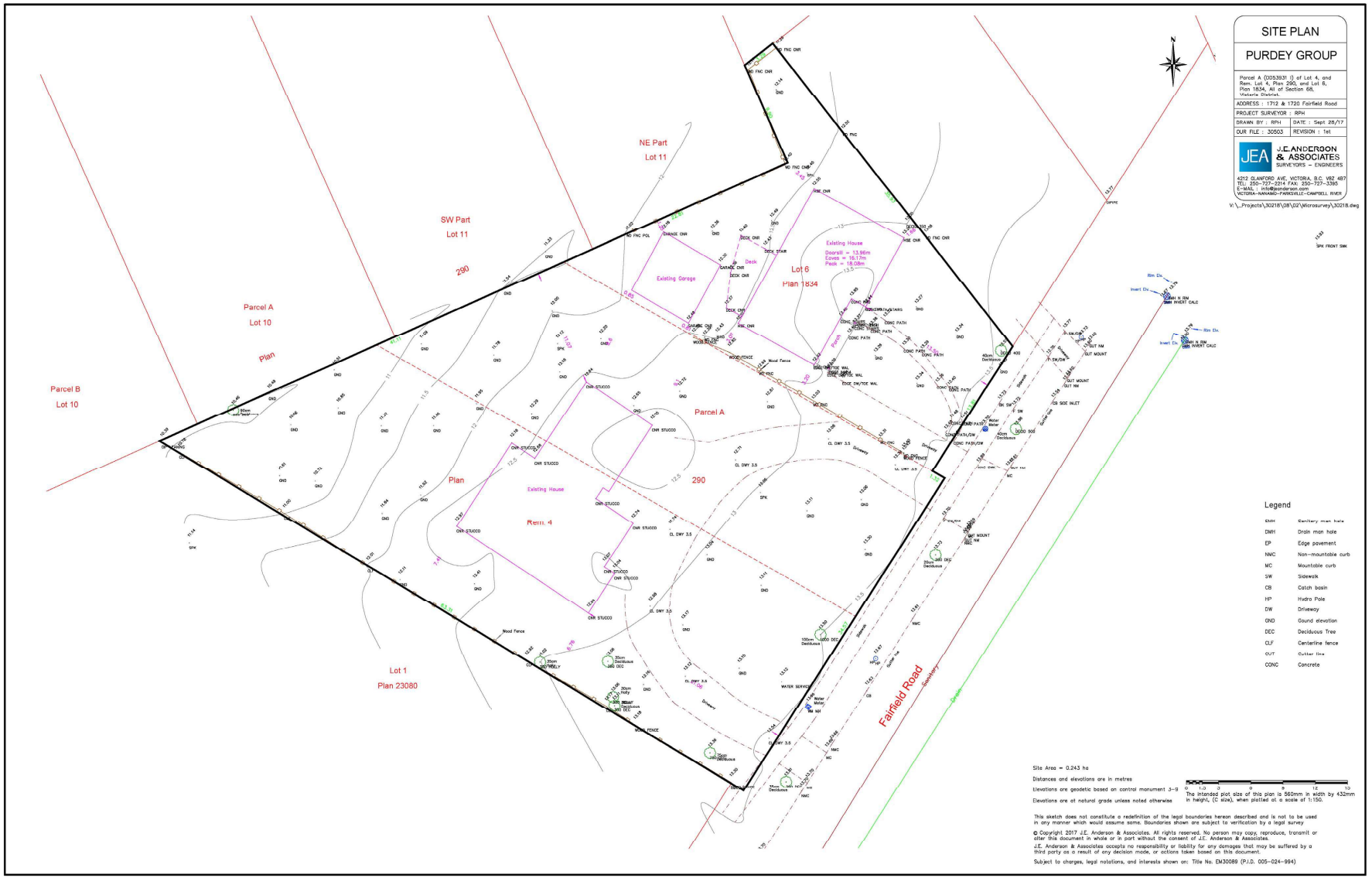
# 1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

## General Notes & Symbols

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

# A001

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| 4 | Issued for Rezone Resubmission | 18/05/2018 |

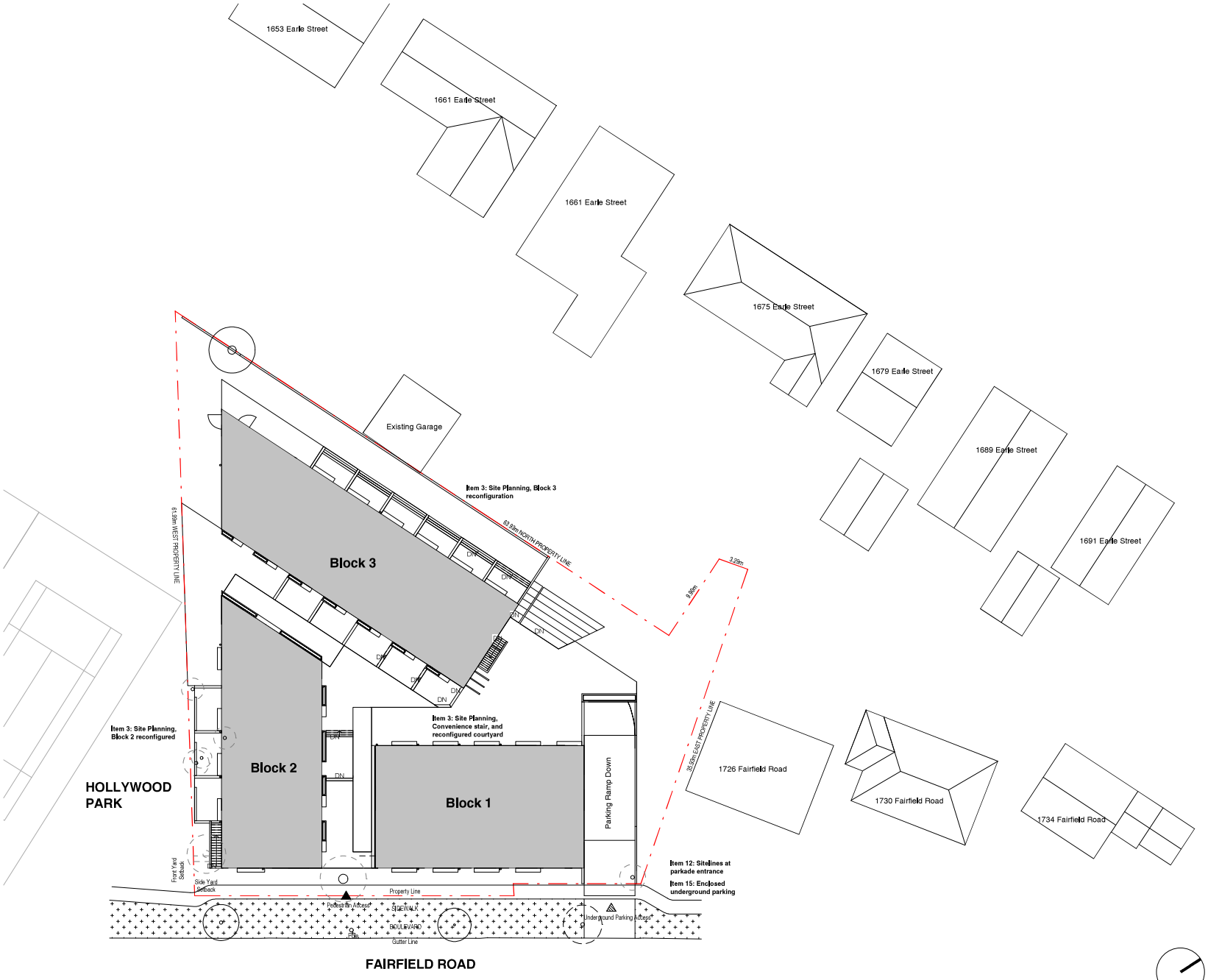
# 1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

## Survey Plan

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

A004

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**PLOT INFO.**
PLOT STAMP LOCATION

**REVISIONS**

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

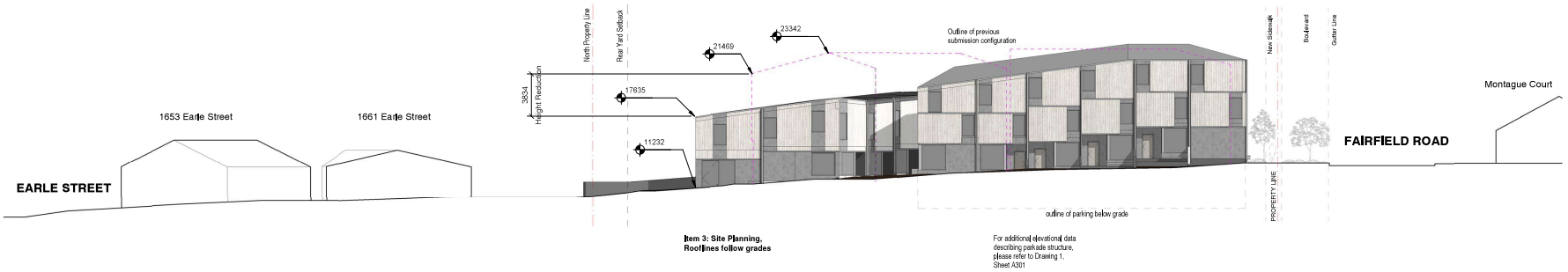
# 1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

## Context Plan

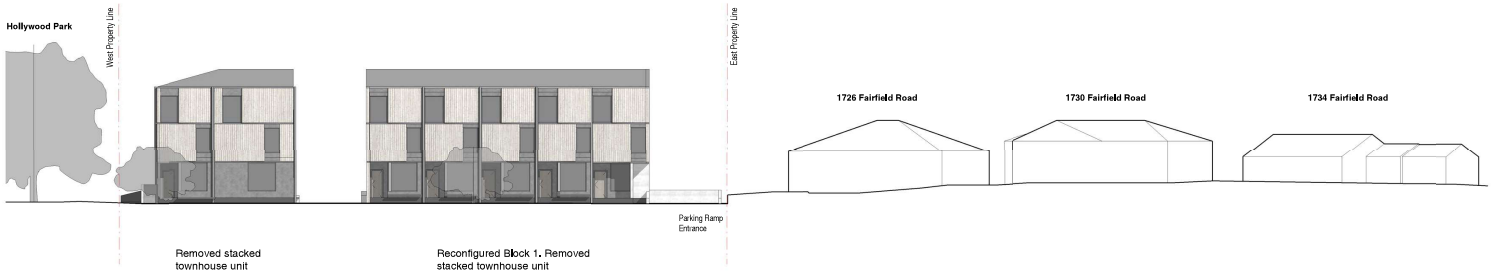
| | |
|---|---|
| DATE | 19/09/2018 |
| DRAWN BY | MH |
| CHECKED BY | AS |
| SCALE | 1 : 200 |
| JOB NUMBER | 1707 |

# A100



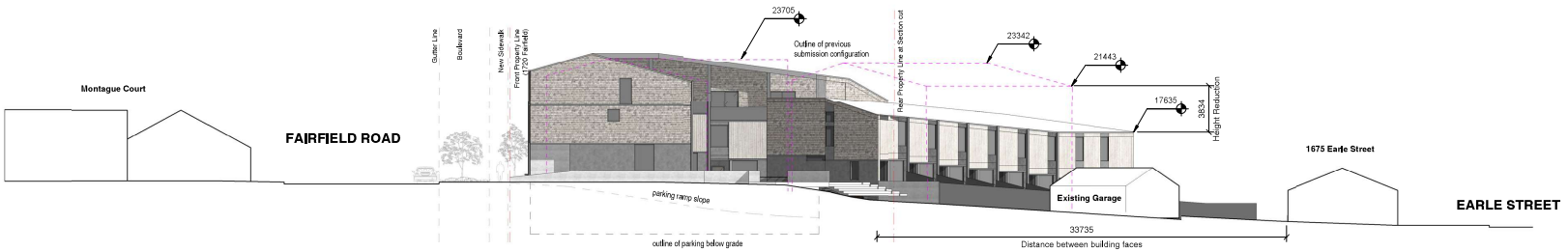

1 Context Elevation West

1 : 200




2 Context Elevation South

1 : 200




3 Site Section to Earle Street

1 : 200

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| 5 | Issued for Rezone Comments | 08/08/2018 |

# 1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

## Context Streetscapes

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

A101

## PROJECT DATA

| | |
|---|---|
| LEGAL DESCRIPTION | PLAN 290 VICTORIA LOT 4 INCL PCL A SECTION FFLD PLAN 290 EXC PT IN STREET, LOT 6 PLAN 1834 SECTION 68 VICTORIA |
| CIVIC ADDRESS | 1712 + 1720 Fairfield Road |
| ZONING (Current) | R1-G |
| ZONING (Proposed) | CD-TBD |
| SITE AREA | 2433.2 m² |
| LOT WIDTH | 48.38 m |
| ABOVE GRADE FLOOR AREA | 2065.9 m² |
| BELOW GRADE FLOOR AREA | 201.7 m² |
| TOTAL FLOOR AREA | 2267.6 m² |
| COMM. FLOOR AREA | 0.0 |
| AVERAGE GRADE | 12.70m |
| DIST. UNIT ENTRANCE TO PL | 4.2m |

| | PERMITTED42m | PROPOSED |
|---|---|---|
| FLOOR SPACE RATIO | 05. - 1.0 | 0.85 |
| SITE COVERAGE | 30% | 60% |
| OPEN SITE SPACE | 50% | 35.5% |
| BUILDING HEIGHT | 7.6m | 11.45m |
| NUMBER OF STOREYS | 2 | 2.5 |
| VEHICLE PARKING | 22 | 22 |
| BICYCLE PARKING | 17 | 36 (Long Term)<br>10 (Short Term) |

**BUILDING SETBACKS**

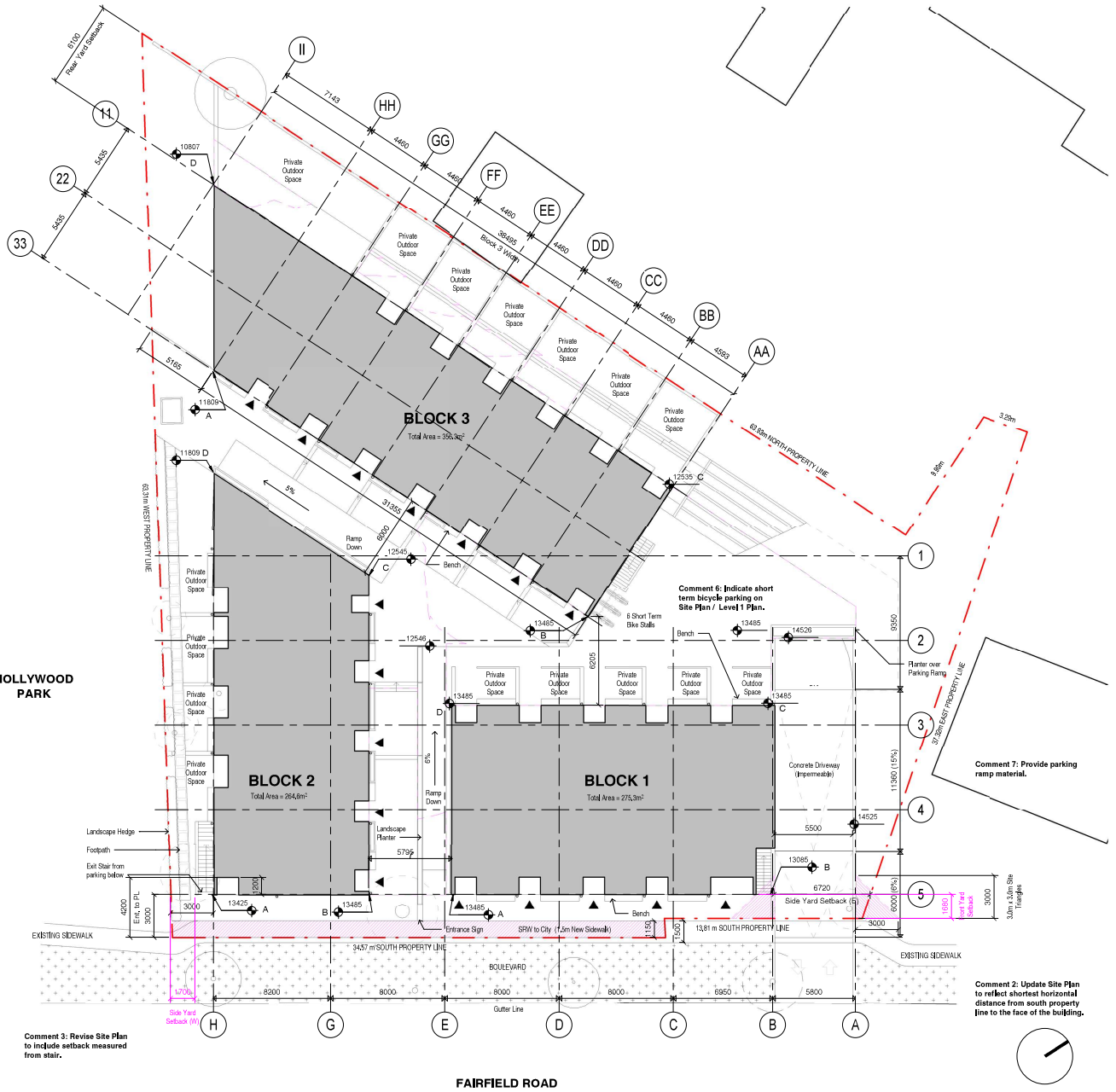
| | | |
|---|---|---|
| FRONT YARD | 7.5m | 1.68m |
| REAR YARD | 9.1m or 30% of Site Depth | 6.1m |
| SIDE YARD (WEST) | 1.5m | 1.7m |
| SIDE YARD (EAST) | 3.9m | 6.7m |
| COMBINED SIDE YARD | min. 5.4m | 8.4m |

**RESIDENTIAL USE DETAILS**

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

## AVERAGE GRADE CALCULATION

| Grade Points | Avg of Points | Distance Between Grade Points | Totals | Perimeter |
|---|---|---|---|---|
| **Block 1** | | | | |
| A + B | 13.485 + 13.085 / 2 = 13.285 | 22.580 | 299.975 | 71.680 |
| B + C | 13.085 + 13.485 / 2 = 13.285 | 13.260 | 176.159 | |
| C + D | 13.485 + 13.485 / 2 = 13.485 | 22.580 | 304.491 | |
| D + A | 13.485 + 13.485 / 2 = 13.485 | 13.260 | 178.811 | |
| **Block 2** | | | | |
| A + B | 13.425 + 13.485 / 2 = 13.455 | 10.870 | 146.256 | 75.735 |
| B + C | 13.485 + 12.545 / 2 = 13.015 | 22.360 | 291.015 | |
| C + D | 12.545 + 11.809 / 2 = 12.177 | 13.000 | 158.301 | |
| D + A | 11.809 + 13.425 / 2 = 12.617 | 29.505 | 372.265 | |
| **Block 3** | | | | |
| A + B | 11.809 + 13.485 / 2 = 12.647 | 31.355 | 396.547 | 93.720 |
| B + C | 13.485 + 12.579 / 2 = 13.032 | 10.870 | 141.656 | |
| C + D | 12.579 + 10.807 / 2 = 11.693 | 39.495 | 462.122 | |
| D + A | 10.807 + 11.809 / 2 = 11.308 | 13.000 | 147.004 | |
| | Total | 3062.604 | 241.135 | |
| | Average Grade | | 12.70078668 | |





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**PLOT INFO.**
PLOT STAMP LOCATION

### Site Plan Legend

- Tree to be RETAINED
- Tree to be REMOVED
- Unit Access
- Parking Entrance

**LEGEND**

- Existing Grade

**REVISIONS**

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

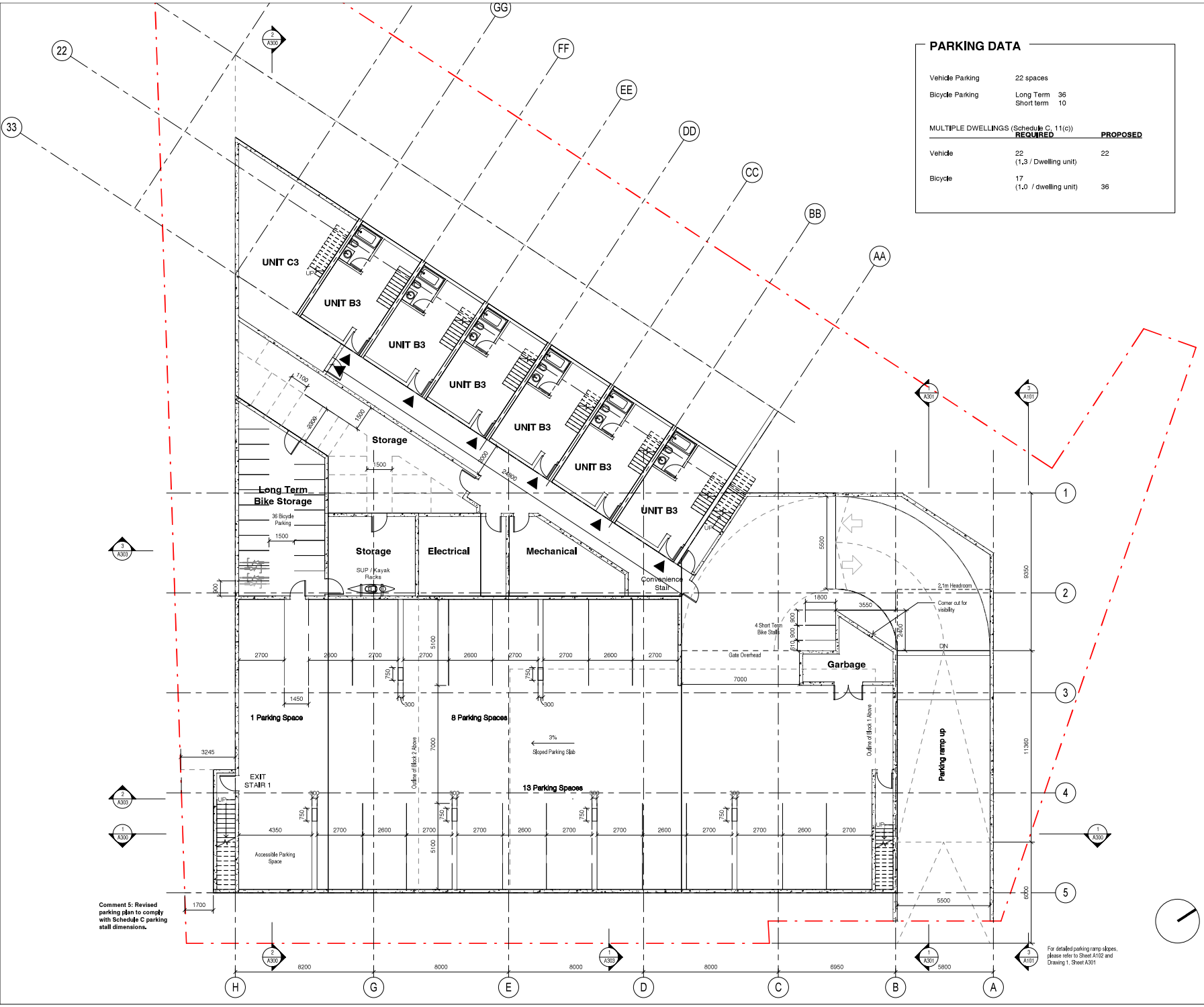
# 1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

## Site Plan

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

# A102




## PARKING DATA

| | | |
|---|---|---|
| Vehicle Parking | 22 spaces | |
| Bicycle Parking | Long Term | 36 |
| | Short term | 10 |

MULTIPLE DWELLINGS (Schedule C, 11(c))

| | REQUIRED | PROPOSED |
|---|---|---|
| Vehicle | 22 (1.3 / Dwelling unit) | 22 |
| Bicycle | 17 (1.0 / dwelling unit) | 36 |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**PLOT INFO.**
PLOT STAMP LOCATION

## REVISIONS

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| 3 | Issued for Rezone Revisions | 25/04/2018 |
| 4 | Issued for Rezone Resubmission | 18/05/2018 |
| 5 | Issued for Rezone Comments | 08/08/2018 |
| 6 | Rezone Revisions | 19/09/2018 |

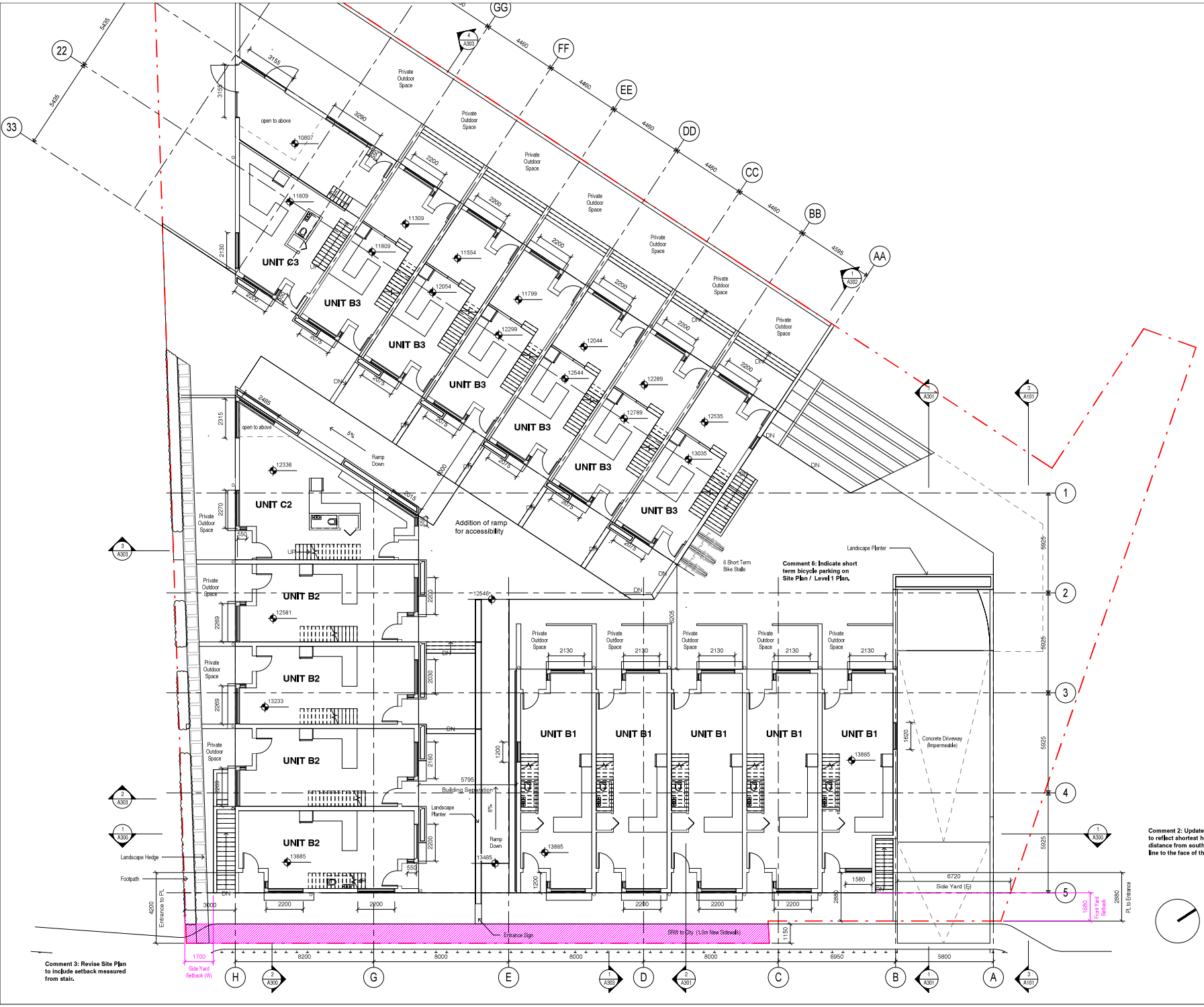
# 1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

## PARKING LEVEL PLAN

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

# A200




SHAPE
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TEL: (604) 687-4457
EMAIL: info@shapearchitecture.ca
WEB: www.shapearchitecture.ca

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**PLOT INFO.**
PLOT STAMP LOCATION

**REVISIONS**

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

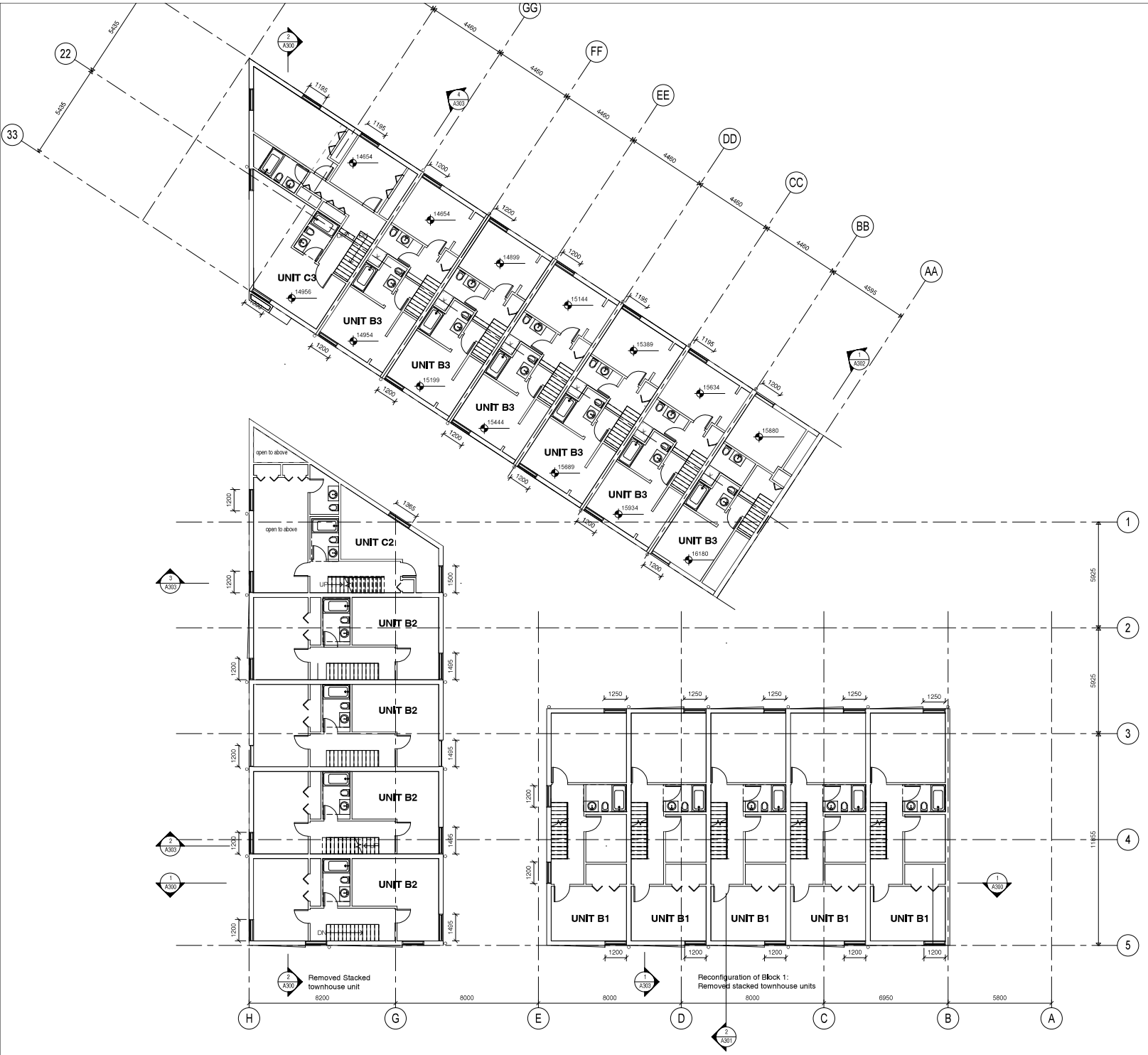
# 1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

## Level 1 Plan

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

# A201

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**PLOT INFO.**
PLOT STAMP LOCATION

**REVISIONS**

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|---|---|---|
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| 3 | Issued for Rezone Revisions | 25/04/2018 |
| 4 | Issued for Rezone Resubmission | 18/05/2018 |
| 5 | Issued for Rezone Comments | 08/08/2018 |

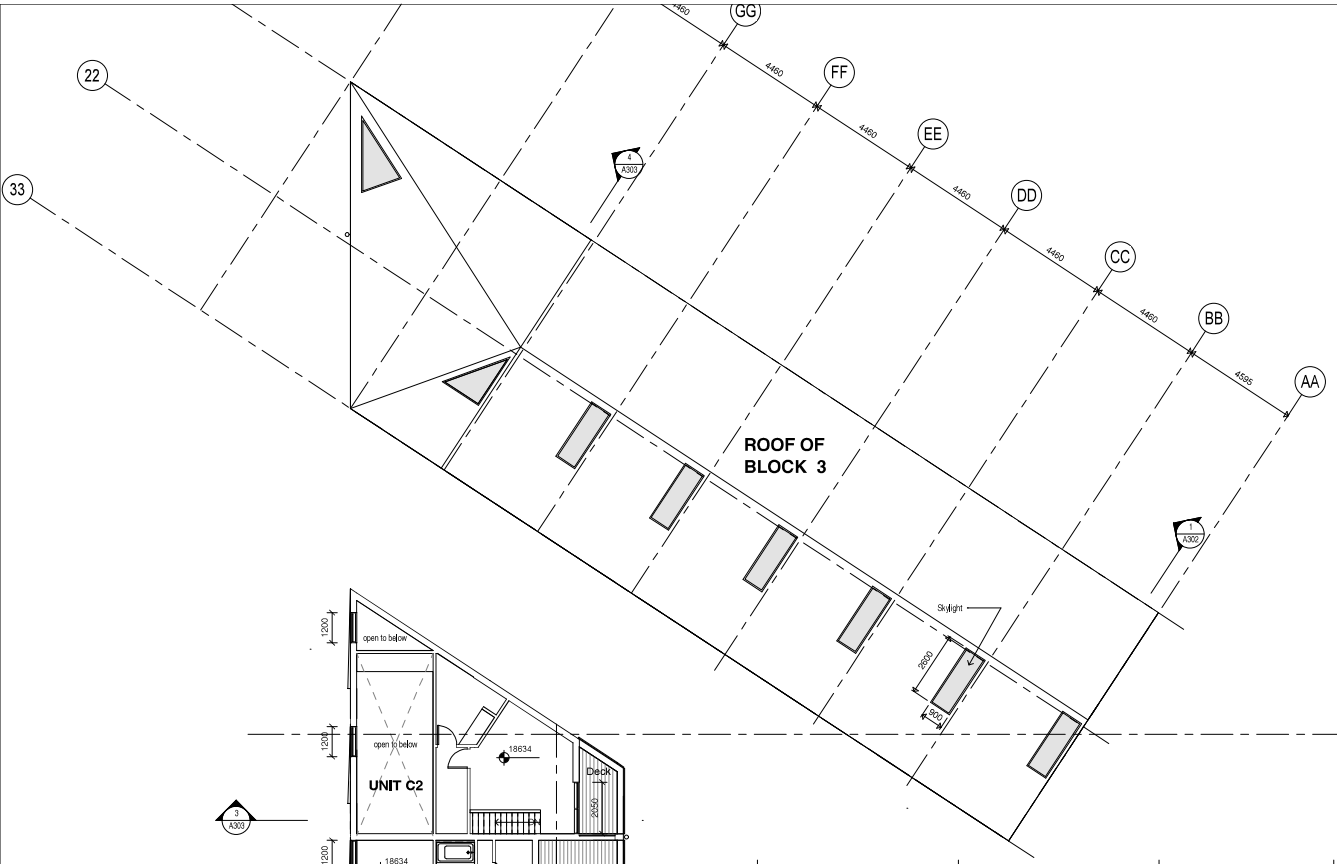
# 1712 Fairfield Road Multi-Family Development

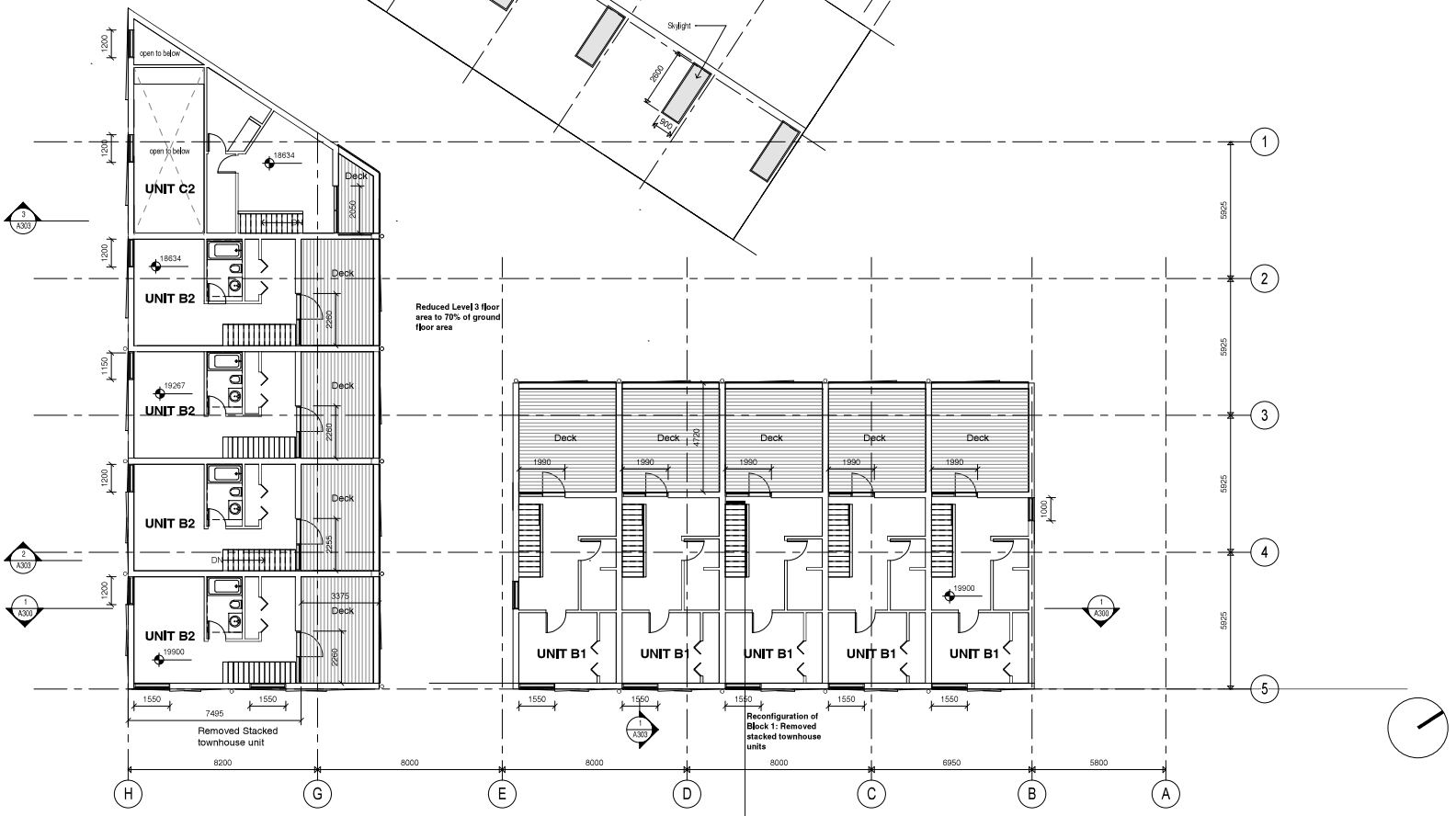
Issued for Rezone Revisions

## Level 2 Plan

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

**A202**

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**PLOT INFO.**
PLOT STAMP LOCATION

**REVISIONS**

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

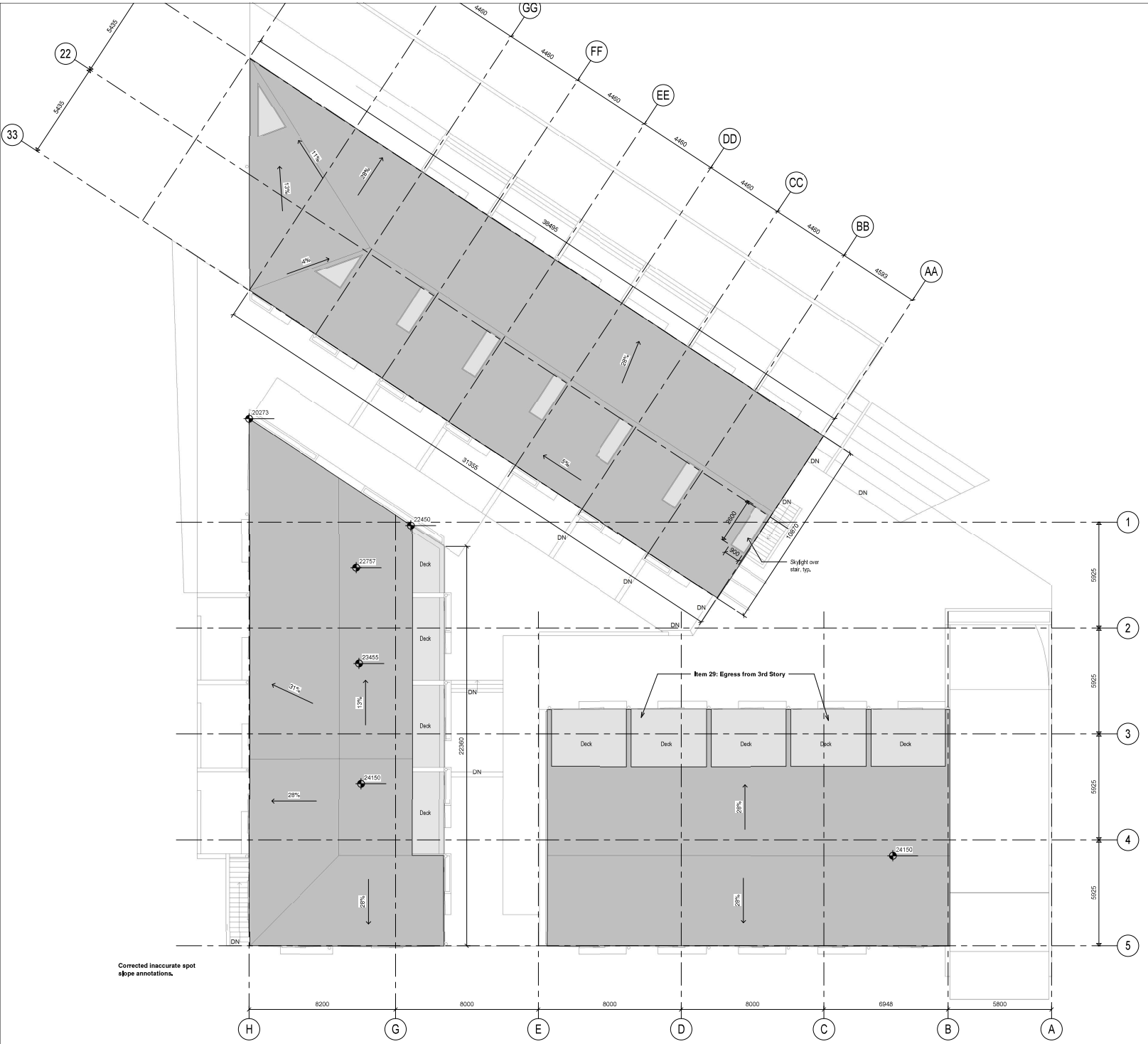
# 1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

## Level 3 Plan

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

**A203**




Corrected inaccurate spot slope annotations.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**PLOT INFO.**
PLOT STAMP LOCATION

**REVISIONS**

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

# 1712 Fairfield Road Multi-Family Development

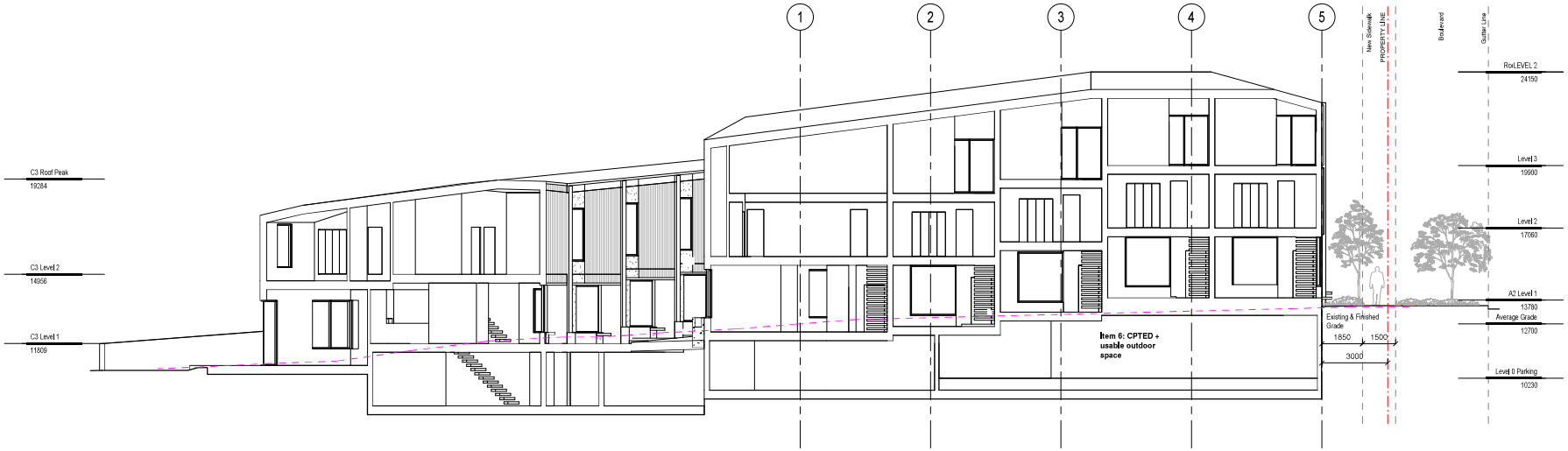
Issued for Rezone Revisions

## Roof Plan

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

**A204**

1 East-West Section
1 : 100




2 Site Section 1
1 : 100

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**PLOT INFO.**
PLOT STAMP LOCATION

**LEGEND**
Existing Grade

**REVISIONS**

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

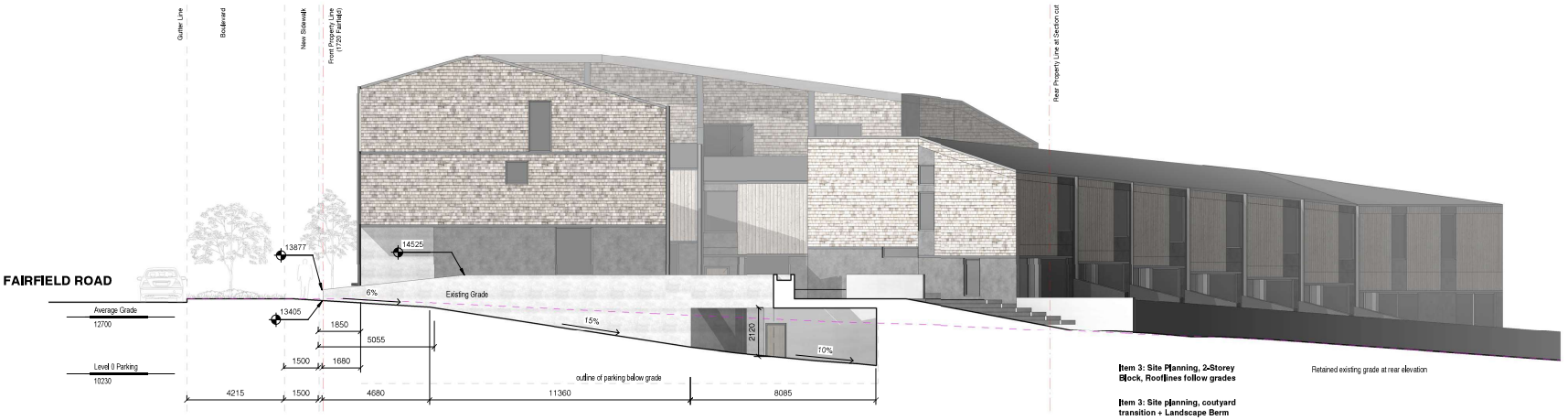
# 1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

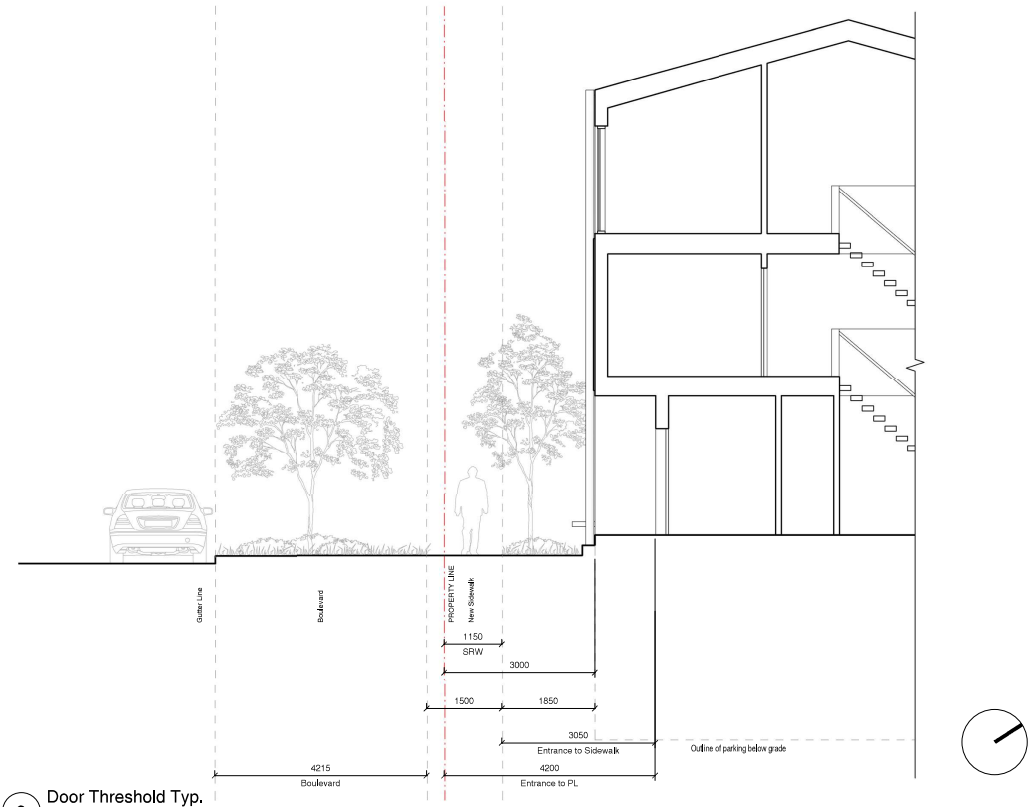
## Site Sections

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

# A300




1 Parking Ramp Section
1 : 100




2 Door Threshold Typ.
1 : 50

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**PLOT INFO.**
PLOT STAMP LOCATION

**LEGEND**
Existing Grade

**REVISIONS**

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

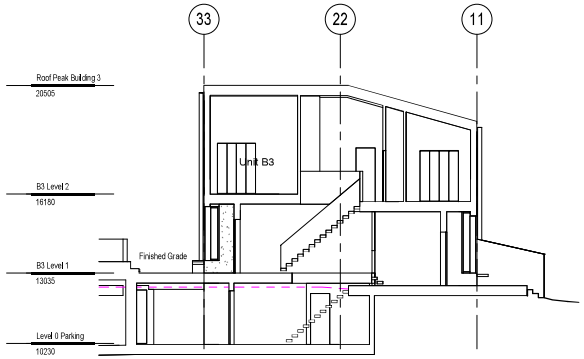
# 1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

## Site Section

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

# A301




1 B3 Section Typ.
1 : 100

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**PLOT INFO.**
PLOT STAMP LOCATION

**LEGEND**

Existing Grade

**REVISIONS**

| NO | DESCRIPTION | DATE |
|---|---|---|
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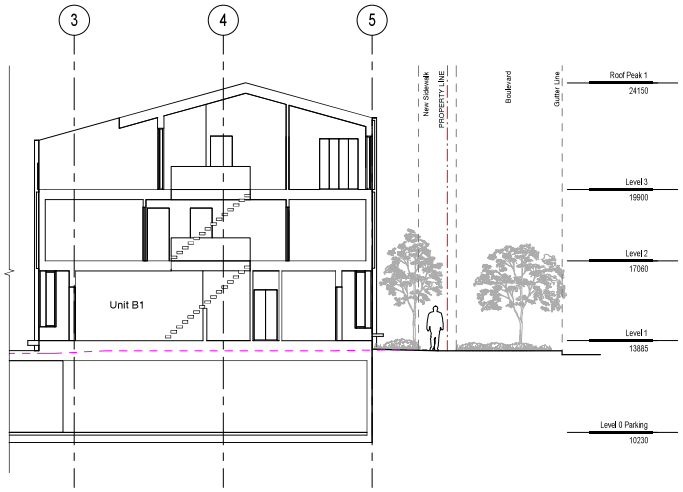
# 1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

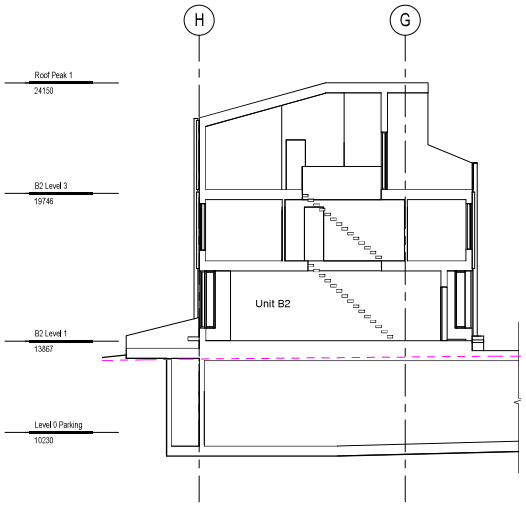
## Sections

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

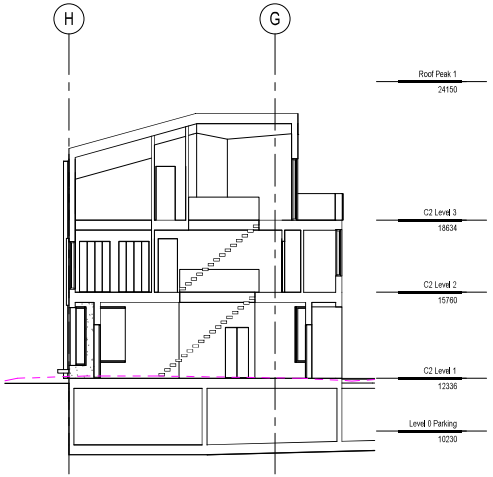
A302



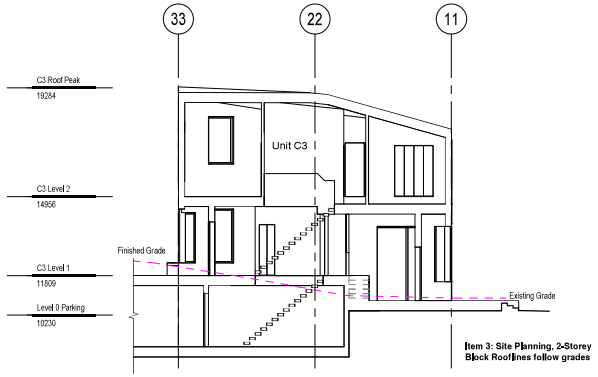

1 B1 Section 1
1 : 100




2 B2 Section 1
1 : 100




3 C2 Section 1
1 : 100




4 C3 Section 1
1 : 100

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**PLOT INFO.**
PLOT STAMP LOCATION

**LEGEND**
Existing Grade

**REVISIONS**

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

# 1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

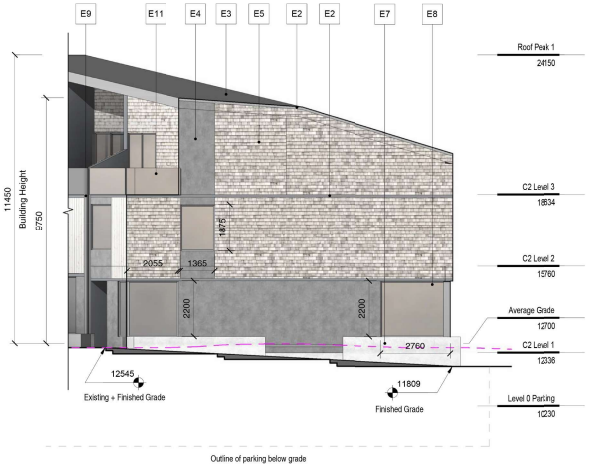
## Sections

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

# A303

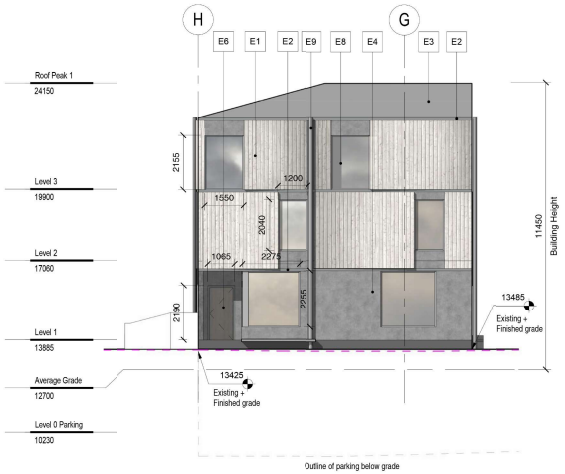
1 Block 2 - East

1 : 100




2 Block 2 - North

1 : 100




3 Block 2 - South

1 : 100

4 Block 2 - West

1 : 100

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

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**PLOT INFO.**
PLOT STAMP LOCATION

**MATERIALS LEGEND**

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

**LEGEND**

Existing Grade

**REVISIONS**

| NO | DESCRIPTION | DATE |
|---|---|---|
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| 5 | Issued for Rezone Comments | 08/08/2018 |
| 6 | Rezone Revisions | 19/09/2018 |

# 1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

## Elevations

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

# A401

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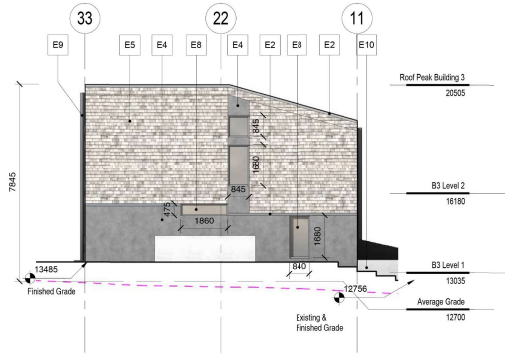
**PLOT INFO.**
PLOT STAMP LOCATION




1 Block 3 - East
1 : 100

2 Block 3 - North
1 : 100

**MATERIALS LEGEND**

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

**LEGEND**

Existing Grade

**REVISIONS**

| NO | DESCRIPTION | DATE |
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3 Block 3 - South
1 : 100

4 Block 3 - West
1 : 100

**1712 Fairfield Road Multi-Family Development**

Issued for Rezone Revisions

## Elevations

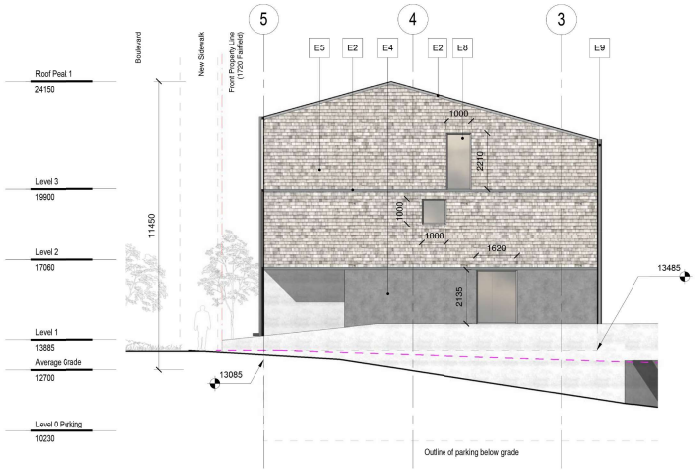
| | |
|---|---|
| DATE | 19/09/2018 |
| DRAWN BY | MH |
| CHECKED BY | AS |
| SCALE | 1 : 100 |
| JOB NUMBER | 1707 |

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

# A402

1 Block 1 - North

1 : 100

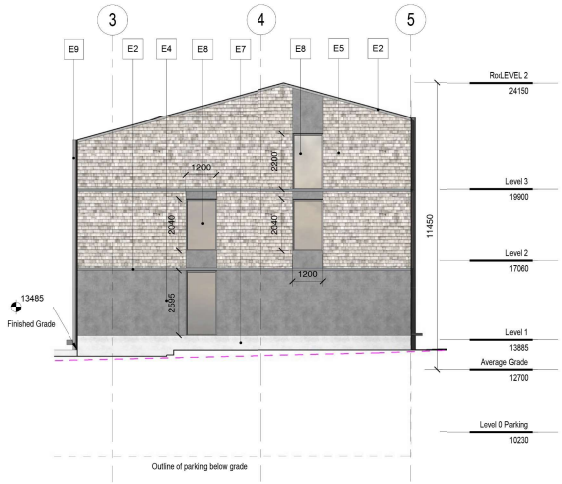



2 Block 1 - East

1 : 100

3 Block 1 - South

1 : 100




4 Block 1 - West

1 : 100

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

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**PLOT INFO.**
PLOT STAMP LOCATION

**MATERIALS LEGEND**

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

**LEGEND**

Existing Grade

**REVISIONS**

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| 6 | Rezone Revisions | 19/09/2018 |

# 1712 Fairfield Road Multi-Family Development

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## Elevations

| | |
|---|---|
| DATE | 19/09/2018 |
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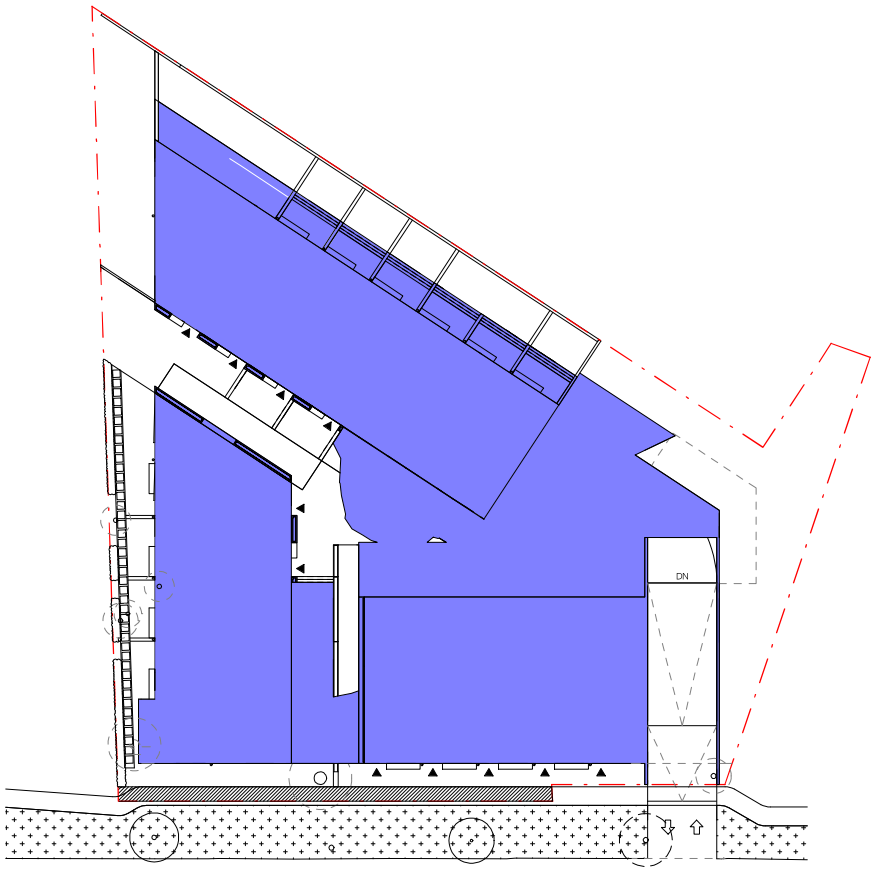
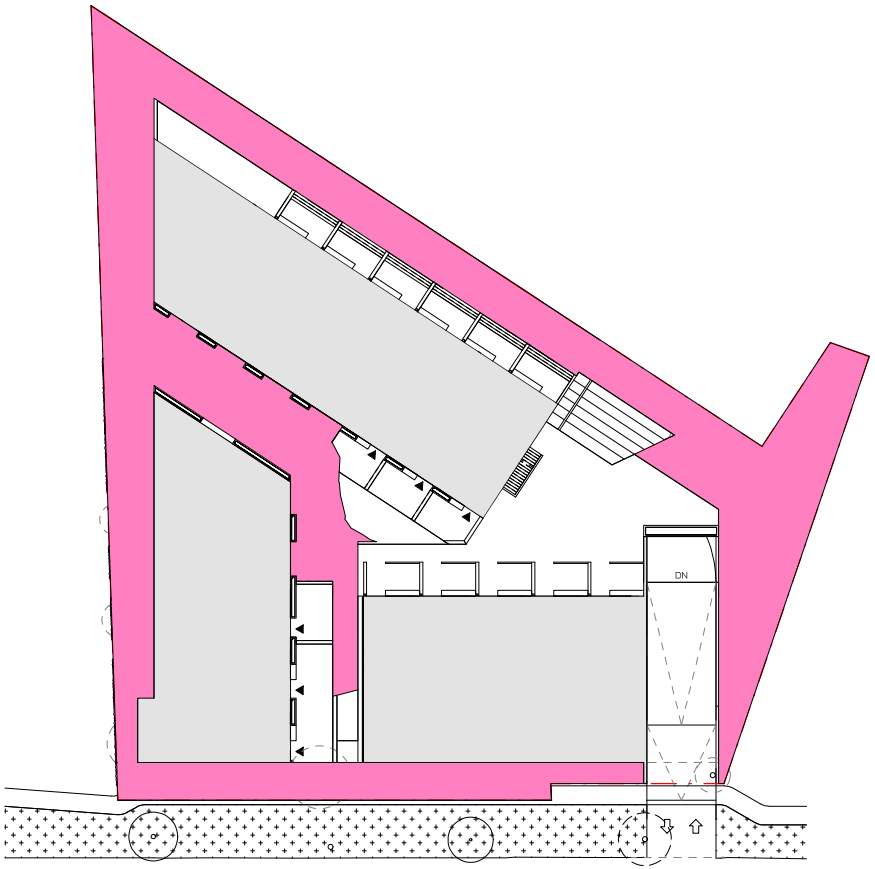
| CHECKED BY | AS |
| SCALE | 1 : 100 |
| JOB NUMBER | 1707 |

# A403




1 SITE COVERAGE
1 : 200




2 OPEN SITE SPACE
1 : 200

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**PLOT INFO.**
PLOT STAMP LOCATION

**Statement of Site Coverage**

Site Coverage (Projections Above Existing Grade)

Open Site Space

| | |
|---|---|
| Site Area: | 2433.2 m² |
| Site Coverage: | 1460.4 (60.0%) |
| Open Space: | 863.2 m² (35.5%) |

**REVISIONS**

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

# 1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

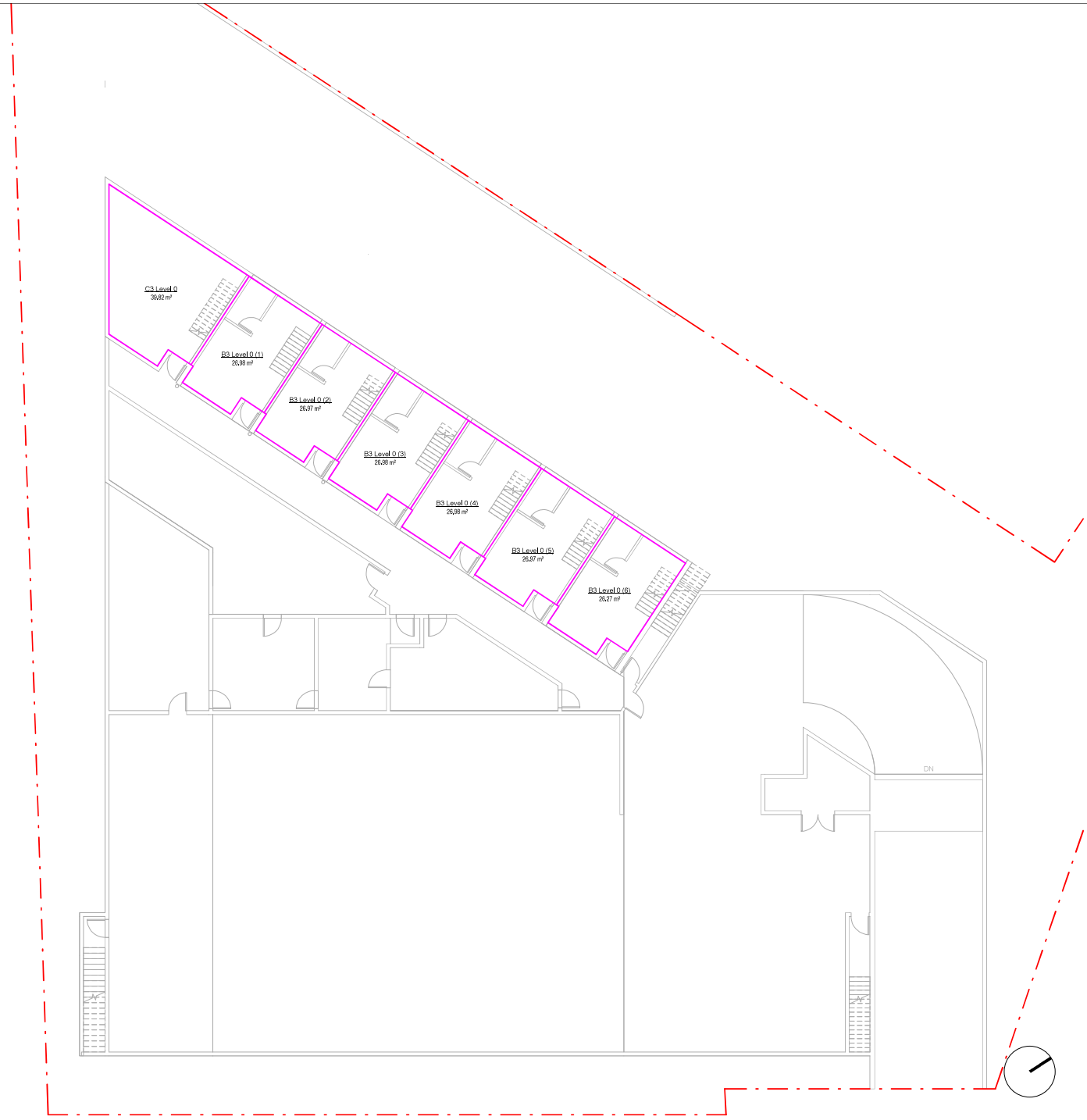
## Site Coverage

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

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

A050

| Area Schedule (Level 0) | | | |
|---|---|---|---|
| Name | Area | Level | Count |
| B3 Level 0 (6) | 26 m² | Level 0 Parking | 1 |
| B3 Level 0 (5) | 27 m² | Level 0 Parking | 1 |
| B3 Level 0 (4) | 27 m² | Level 0 Parking | 1 |
| B3 Level 0 (3) | 27 m² | Level 0 Parking | 1 |
| B3 Level 0 (2) | 27 m² | Level 0 Parking | 1 |
| B3 Level 0 (1) | 27 m² | Level 0 Parking | 1 |
| C3 Level 0 | 40 m² | Level 0 Parking | 1 |
| Grand total | 201 m² | | |





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**PLOT INFO.**
PLOT STAMP LOCATION

**REVISIONS**

| NO | DESCRIPTION | DATE |
|---|---|---|

# 1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

## Level 0 Area Plan

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

**A051**

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

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**PLOT INFO.**
PLOT STAMP LOCATION

**REVISIONS**

| NO | DESCRIPTION | DATE |
|---|---|---|

# 1712 Fairfield Road Multi-Family Development

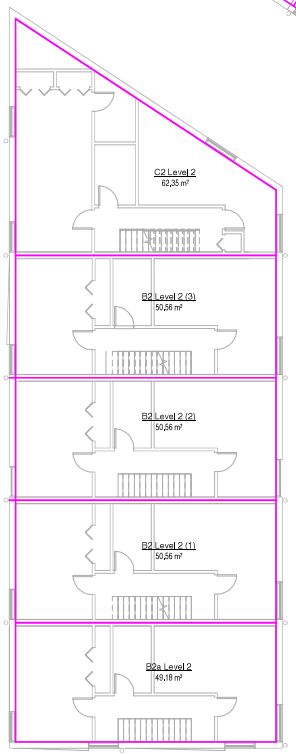
Issued for Rezone Revisions

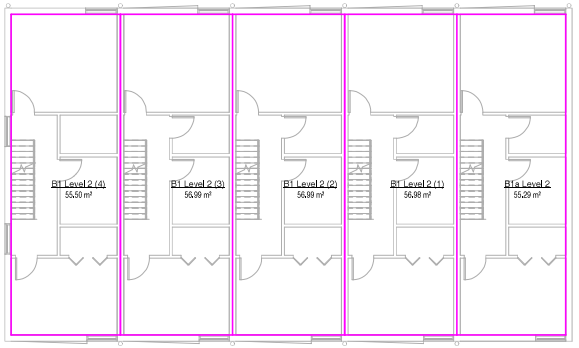
## Level 1 Area Plan

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

**A052**

| Area Schedule (Level 2) | | | |
|---|---|---|---|
| wtwt | Area | Level | Count |
| B1a Level 2 | 55 m² | Level 2 | 1 |
| B1 Level 2 (1) | 57 m² | Level 2 | 1 |
| B1 Level 2 (2) | 57 m² | Level 2 | 1 |
| B1 Level 2 (3) | 57 m² | Level 2 | 1 |
| B1 Level 2 (4) | 56 m² | Level 2 | 1 |
| B2a Level 2 | 49 m² | Level 2 | 1 |
| B2 Level 2 (1) | 51 m² | Level 2 | 1 |
| B2 Level 2 (2) | 51 m² | Level 2 | 1 |
| B2 Level 2 (3) | 51 m² | Level 2 | 1 |
| C2 Level 2 | 62 m² | Level 2 | 1 |
| C3 Level 2 | 80 m² | Level 2 | 1 |
| B3 Level 2 (1) | 46 m² | Level 2 | 1 |
| B3 Level 2 (2) | 46 m² | Level 2 | 1 |
| B3 Level 2 (3) | 46 m² | Level 2 | 1 |
| B3 Level 2 (4) | 46 m² | Level 2 | 1 |
| B3 Level 2 (5) | 46 m² | Level 2 | 1 |
| B3 Level 2 (6) | 45 m² | Level 2 | 1 |
| Grand total | 901 m² | | |





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**PLOT INFO.**
PLOT STAMP LOCATION

**REVISIONS**

| NO | DESCRIPTION | DATE |
|---|---|---|

# 1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

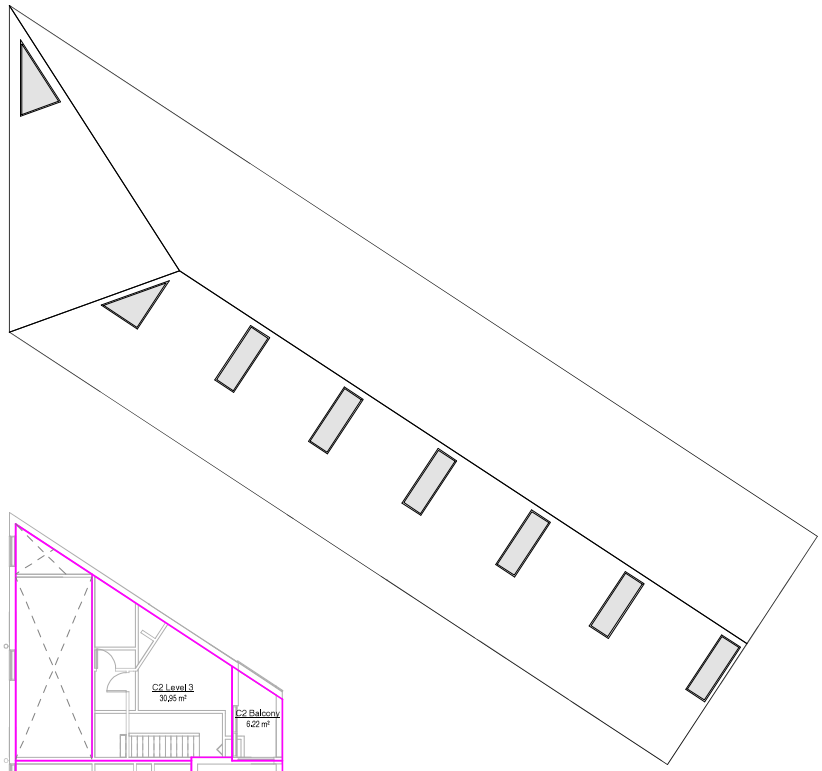
## Level 2 Area Plan

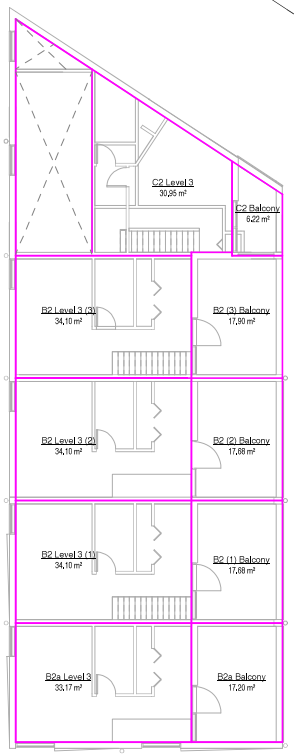
| | |
|---|---|
| DATE | 19/09/2018 |
| DRAWN BY | Author |
| CHECKED BY | Checker |
| SCALE | 1 : 100 |
| JOB NUMBER | 1707 |

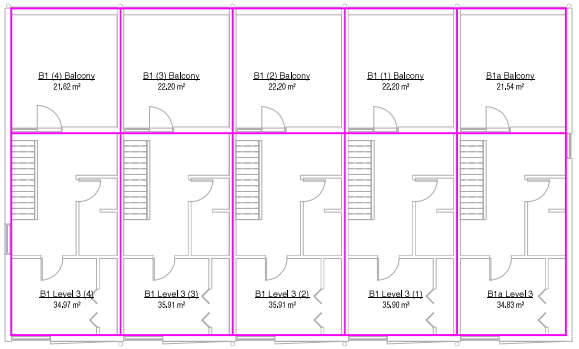
**A053**

| Area Schedule (Level 3) | | | |
|---|---|---|---|
| wtwt | Area | Level | Count |
| B2 Level 3 (3) | 34 m² | Level 3 | 1 |
| B2 Level 3 (1) | 34 m² | Level 3 | 1 |
| B2a Level 3 | 33 m² | Level 3 | 1 |
| B1a Level 3 | 35 m² | Level 3 | 1 |
| B1 Level 3 (1) | 36 m² | Level 3 | 1 |
| B1 Level 3 (2) | 36 m² | Level 3 | 1 |
| B1 Level 3 (3) | 36 m² | Level 3 | 1 |
| B1 Level 3 (4) | 35 m² | Level 3 | 1 |
| B2 Level 3 (2) | 34 m² | Level 3 | 1 |
| C2 Level 3 | 31 m² | Level 3 | 1 |
| Grand total | 344 m² | | |

| Area Schedule (Level 3 Balcony) | | | |
|---|---|---|---|
| wtwt | Area | Level | Count |
| B2 (3) Balcony | 18 m² | Level 3 | 1 |
| B2 (2) Balcony | 18 m² | Level 3 | 1 |
| B2 (1) Balcony | 18 m² | Level 3 | 1 |
| B2a Balcony | 17 m² | Level 3 | 1 |
| B1 (4) Balcony | 22 m² | Level 3 | 1 |
| B1 (3) Balcony | 22 m² | Level 3 | 1 |
| B1 (2) Balcony | 22 m² | Level 3 | 1 |
| B1 (1) Balcony | 22 m² | Level 3 | 1 |
| B1a Balcony | 22 m² | Level 3 | 1 |
| C2 Balcony | 6 m² | Level 3 | 1 |
| Grand total | 186 m² | | |







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**PLOT INFO.**
PLOT STAMP LOCATION

**REVISIONS**

| NO | DESCRIPTION | DATE |
|---|---|---|

# 1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

## Level 3 Area Plan

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

A054