

1042/1044 RICHARDSON STREET

APPLICATION FOR REZONING & DEVELOPMENT PERMIT



Revisions
Received Date:
June 15, 2021

Christine Lintott
Architects Inc.
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
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Site Context Plan
1:1000

OWNER	ARCHITECTURAL	LANDSCAPE	SURVEY	GEOTECHNICAL
124830 BC LTD. 4044 Hollydene Place Victoria, B.C. 250 893 9038 bart.jvi@gmail.com	Christine Lintott Architects Inc. Unit 1 - 864 Queens Avenue Victoria, B.C. V8T 1M5 250 384 1969 christine@lintottarchitect.ca	LADR Landscape Architects #3-864 Queens Avenue Victoria, BC V8T 1M5 250 598 0105 cwindjack@ladrla.ca	Powell & Associates 250-2950 Douglas Street Victoria, BC V8T 4N4 250 382 8855	McElhanney Suite 500 - 3960 Quadra Street Victoria BC V8X 4A3 250 370 9221 ndunlop@mcelhanney.com
Contact: Bart Johnson	Contact: Christine Lintott	Contact: Chris Windjack		Contact: Nathan Dunlop

Property Data

GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	NEW 6 STOREY INFILL RESIDENTIAL BUILDING
CIVIC ADDRESS	1042/1044 Richardson Street, Victoria BC
LEGAL DESCRIPTION	LOT 1663 VICTORIA CITY
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	009-396-853
AUTHORITY HAVING JURISDICTION	CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, INCLUDING ALL AMENDMENTS

DRAWING LIST

Sheet Number	Sheet Name
A0.00	Cover Sheet
A0.01	Site Plan and Project Data
A0.02	Site Survey
A0.03	Code Analysis and Spatial Separation
A1.01	Solar Shadow Study
A1.02	Axo Shadow Study
A1.03	Context Renders
A2.00	Floor Plans
A2.01	Floor Plans
A3.00	Elevations
A3.01	Context Elevations
A3.02	Exterior Materials
A4.00	Building Sections
A.I.D.0.1	Exterior Lighting
A.I.D.0.2	Exterior Lighting
C01	Civil
L01	Landscape
L02	Landscape
L03	Landscape

Project Scope Summary

- 20-unit purpose built rental building with a mix of market and non-market (affordable) rental units.
- Retaining/replacing the 5 rental units of the existing buildings which are to be removed.
- Diverse unit mix including:
 - 3 three-bedroom units
 - 15 one-bedroom units (six units offered at affordable rental rates, three adaptable units, one ground level accessible unit)
 - 2 studio units
- Bicycle and mobility oriented design, situated on a dedicated All Ages and Abilities bicycle route, to encourage alternative modes of transportation by providing:
 - level site access
 - more than required long-term bicycle parking spaces, provided on each floor in close proximity to unit entrances, and sized to accommodate several cargo bikes
 - charging outlets provided for electric bikes
 - bike maintenance station at ground level
- On-street electric MODO car-share is proposed, with memberships registered to each unit for the lifetime of the building

FLOOR AREA (ZONING)

Level	Area
LEVEL 1	225 m ²
LEVEL 2	237 m ²
LEVEL 3	237 m ²
LEVEL 4	237 m ²
LEVEL 5	226 m ²

FSR CALCULATION

SITE AREA (SA) = 668 m²
FLOOR AREA (FA) = 1162 m²
FSR = FA/SA = **1.74**

NOTE:
THESE AREAS ARE USED FOR ZONING
PURPOSES ONLY & ARE MEASURED TO
THE INSIDE FACE OF EXTERIOR WALLS.

Unit Area Schedule

Unit #	Name	Area	Affordable Housing
101	UNIT 1	44 m ²	Yes
102	UNIT 2	46 m ²	No
103	UNIT 3	44 m ²	No

LEVEL 1

Unit Type	Area	Affordable Housing	Quantity
1 Bedroom	44 m ² ... 46 m ²	No	2
1 Bedroom	44 m ²	Yes	1

Unit Schedule - By Type

Unit Type	Area	Affordable Housing	Quantity
LEVEL 1			
1 Bedroom	44 m ² ... 46 m ²	No	2
1 Bedroom	44 m ²	Yes	1

LEVEL 2

1 Bedroom	44 m ² ... 46 m ²	No	2
3 Bedroom	88 m ²	No	1
Studio	25 m ²	Yes	1

LEVEL 3

1 Bedroom	44 m ² ... 46 m ²	No	2
3 Bedroom	88 m ²	No	1
Studio	25 m ²	Yes	1

LEVEL 4

1 Bedroom	44 m ² ... 46 m ²	No	2
1 Bedroom	25 m ²	Yes	1
3 Bedroom	88 m ²	No	1

LEVEL 5

1 Bedroom	36 m ² ... 46 m ²	No	4
1 Bedroom	26 m ²	Yes	1
Total Units			20

TOTAL UNIT COUNT: 20

2 STUDIO UNITS
15 ONE BEDROOM
- 3 ADAPTABLE
- 2 GROUND LEVEL
- 1 GROUND LEVEL ACCESSIBLE
3 THREE BEDROOM

Ten42

1042 Richardson Street,
Victoria BC

Cover Sheet

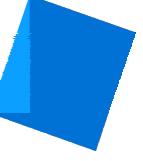
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Checked by CL

A0.00

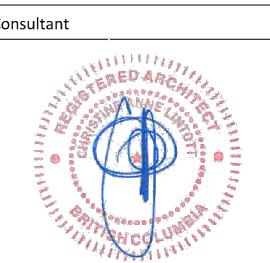
As indicated



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Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11

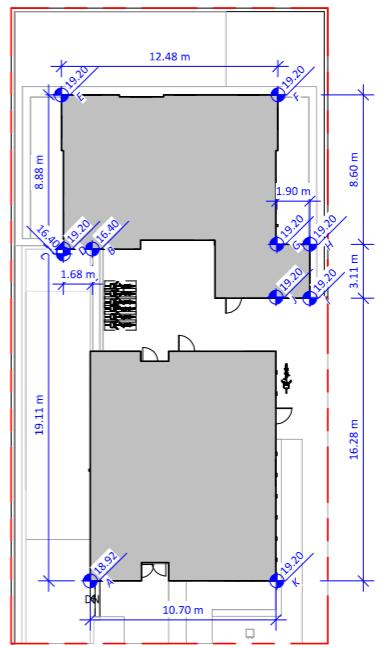
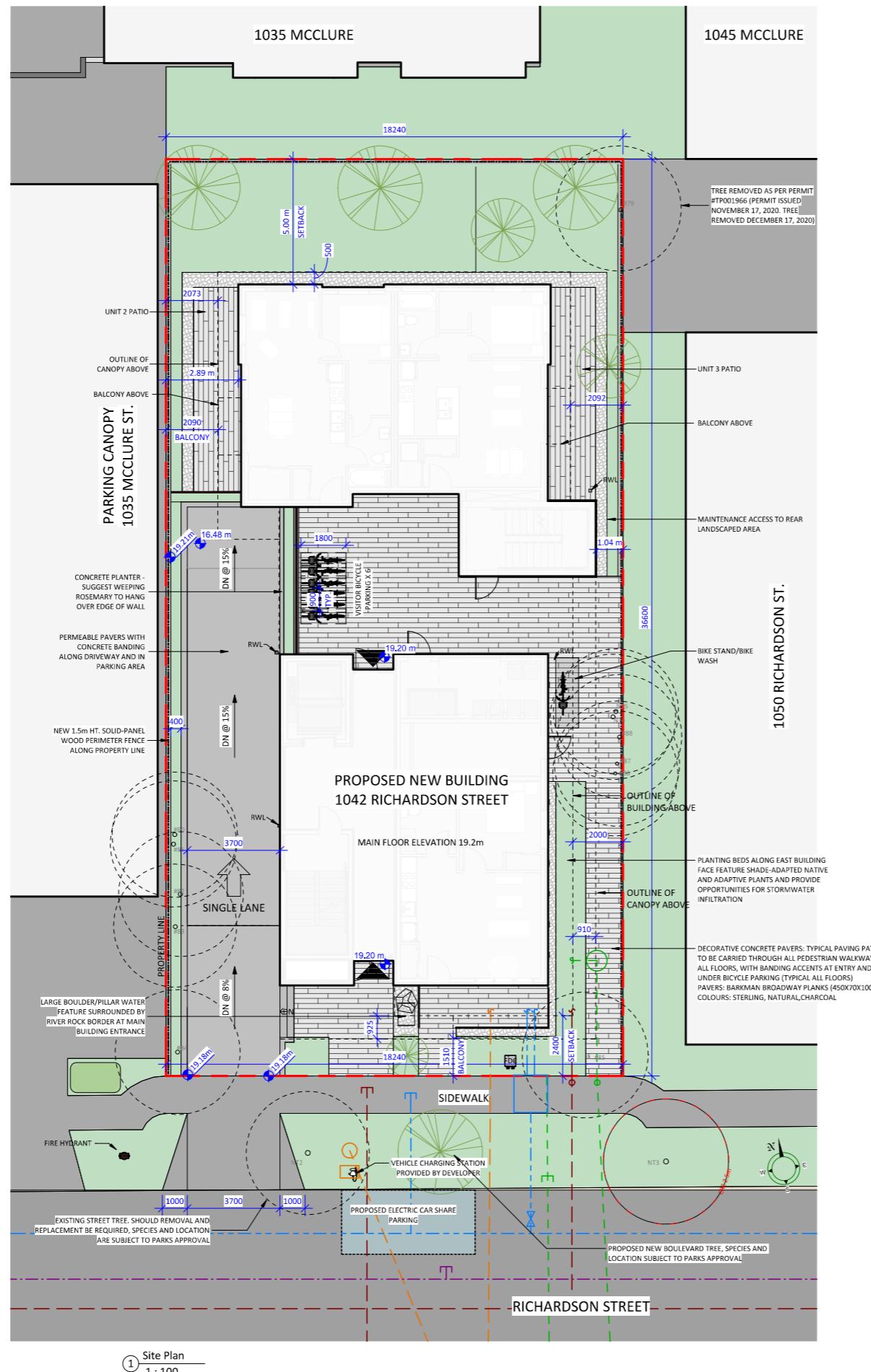
Revision	No.	Description	Date



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Victoria BC

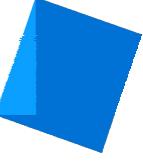
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Checked by	CL
Scale	As indicated



② AVG GRADE
1 : 200

A0.01

As indicated



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Revision	
No. Description Date	

Consultant

Ten42
1042 Richardson Street, Victoria BC

Site Survey
<p>Date 2021-06-13 6:29:54 PM Drawn by BH Checked by CL A0.02 Scale</p>

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1042 Richardson Street

Legal - Lot 1663, Victoria City

Parcel Identifier 009-396-853 in the City of Victoria

Scale - 1 : 200 Distances are in metres.

0 2 10 20

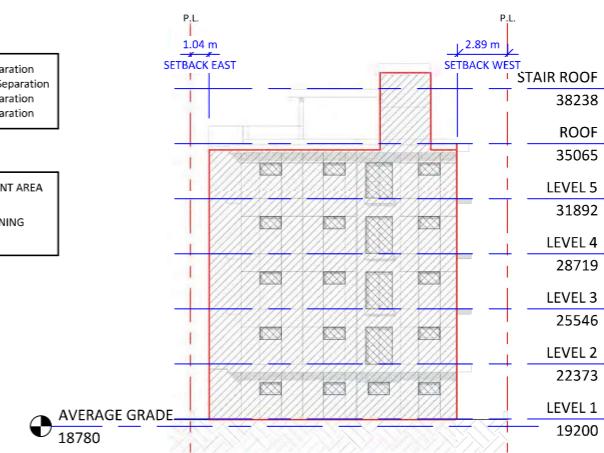
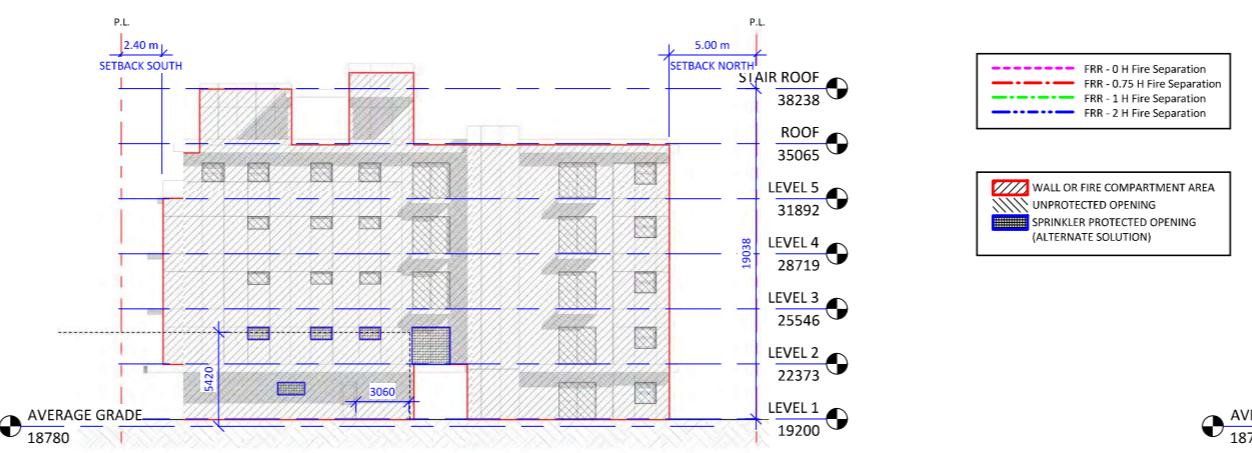
The intended print size is 11" by 17".



Setbacks are derived from field survey.
Parcel dimensions shown hereon are
derived from Land Title Office records.

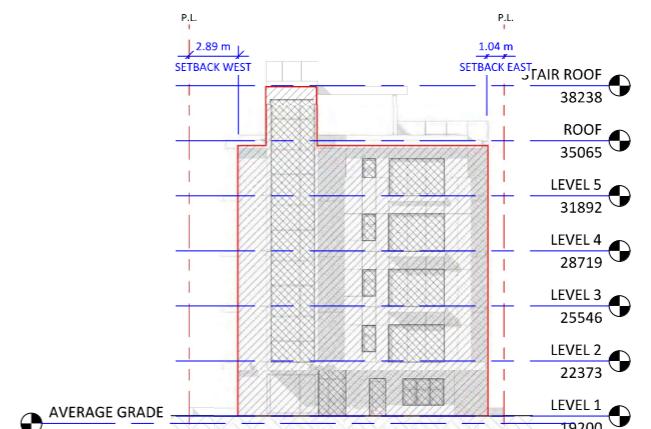
This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.

GENERAL INFORMATION																																
NO.	ITEM	DESCRIPTION										REFERENCE																				
1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/> TENANT IMPROVEMENT										-																				
2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018, INCLUDING ALL AMENDMENTS										-																				
3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A <input checked="" type="checkbox"/> <input type="checkbox"/> B <input type="checkbox"/> <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/> <input type="checkbox"/>										DIV A - 1.1.2.																				
4	MAJOR OCCUPANCY(IES)	A1	A2	A3	A4	B1	B2	C	D	E	F1	F2	F3	3.1.2.																		
5	MULTIPLE MAJOR OCCUPANCIES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.1.3.																				
6	HEAVY TIMBER CONSTRUCTION ALTERNATE	<input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A										3.1.4.6.																				
7	FIREWALL(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.1.10.																				
8	OCCUPANT LOAD	52 TOTAL <table border="1"> <thead> <tr> <th>ROOM</th> <th>OCCUPANCY</th> <th>COUNT</th> <th>OCCUPANTS</th> </tr> </thead> <tbody> <tr> <td>STUDIO</td> <td>2</td> <td>2</td> <td>4</td> </tr> <tr> <td>1 BEDROOM</td> <td>2</td> <td>15</td> <td>30</td> </tr> <tr> <td>3 BEDROOM</td> <td>6</td> <td>3</td> <td>18</td> </tr> <tr> <td></td> <td></td> <td>TOTAL</td> <td>52</td> </tr> </tbody> </table>										ROOM	OCCUPANCY	COUNT	OCCUPANTS	STUDIO	2	2	4	1 BEDROOM	2	15	30	3 BEDROOM	6	3	18			TOTAL	52	3.1.17.
ROOM	OCCUPANCY	COUNT	OCCUPANTS																													
STUDIO	2	2	4																													
1 BEDROOM	2	15	30																													
3 BEDROOM	6	3	18																													
		TOTAL	52																													
9	BUILDING AREA (m ²)	340 BUILDING AREA										1.4.1.2.																				
10	GRADE ELEVATION (m, GEODETIC)	+19.20 GRADE										1.4.1.2.																				
11	BUILDING HEIGHT (STOREYS)	6 ABOVE GRADE	0 BELOW GRADE	6 TOTAL								3.2.1.1.																				
12	FIRE ALARM & DETECTION SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A										3.2.4.1.																				
13	AUTOMATIC SPRINKLER SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A										3.2.5.12.																				
14	MEZZANINE(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.2.8.																				
15	INTERCONNECTED FLOOR SPACE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.2.8.2.																				
16	NUMBER OF STREETS FACING	<input type="checkbox"/> 1 STREET FACING										1.4.1.2.																				
17	FIRE DEPARTMENT ACCESS ROUTES	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A										3.2.5.4.																				
18	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.2.6.																				
19	ROOF ACCESS	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A										3.2.5.3.																				
20	STANDPIPE SYSTEM	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A										3.2.5.8.																				
21	LIGHTING AND EMERGENCY POWER	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE ELEC. DRAWINGS										3.2.2.																				
22	EMERGENCY GENERATOR	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO										3.2.7.																				
23	ACCESS FOR PERSONS W/ DISABILITIES	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A										3.8.2.																				
24	ALTERNATE SOLUTIONS REQUIRED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO SPRINKLER PROTECTION EXIT EGGS PATH EXPOSED TO OPENINGS										DIV A - 1.2.1.1.(1)(B) & DIV C - 2.3.																				
CONSTRUCTION CLASSIFICATION											GROUP C, UP TO 6 STOREYS, SPRINKLERED																					
25	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A NON-COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A										3.2.2.50.																				
26	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS): 1 FLOOR: <input type="checkbox"/> MEZZANINE: <input type="checkbox"/> 1 ROOF LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY																														
27	BUILDING HEIGHT (STOREYS)	6 MAXIMUM 6 PROPOSED																														
28	BUILDING AREA (m ²)	1500 m² MAXIMUM 340m² PROPOSED																														



1 Spatial Separations - East

2 Spatial Separations - North



3 Spatial Separations - West
1 : 200

4 Spatial Separations - South

Building Code Analysis - Spatial Separations								
6 - SPATIAL SEPARATIONS								
NO.	ITEM	DESCRIPTION				REFERENCE		
6-1	SPATIAL SEPARATION AND EXPOSURE PROTECTION							
6-2	CONSTRUCTION OF EXPOSING BUILDING FACE							
6-3	PROTECTION OF EXIT FACILITIES (ALTERNATE SOLUTION)							



FLOOR AREA (ZONING)	
Level	Area
LEVEL 1	225 m ²
LEVEL 2	237 m ²
LEVEL 3	237 m ²
LEVEL 4	237 m ²
LEVEL 5	226 m ²
	1162 m ²

NOTE:
THESE AREAS ARE USED FOR ZONING
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TO THE INSIDE FACE OF EXTERIOR WALLS.

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1042 Richardson Street,
Victoria BC

Code Analysis and Spatial Separation

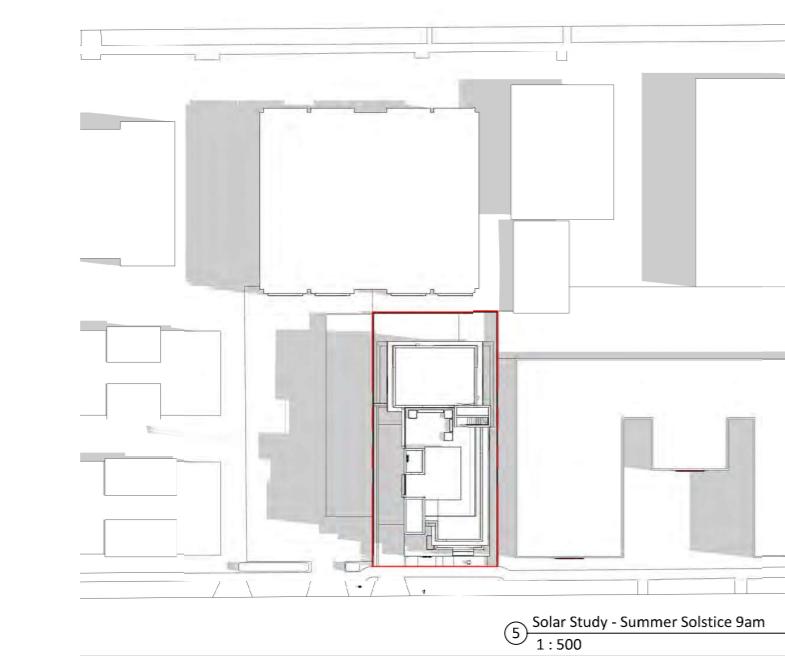
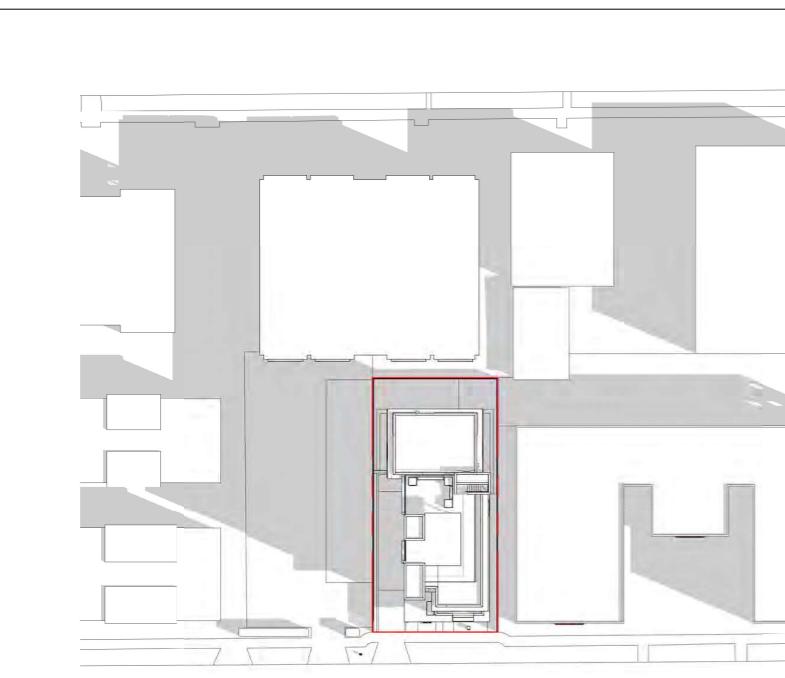
1042 Richardson Street,
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As indicated

As indicated

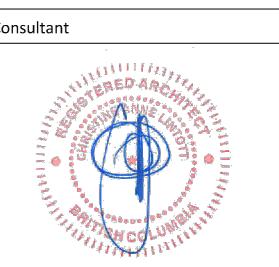
11. *What is the primary purpose of the following statement?*



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Issue **Date**
Submission for Rezoning and Development Permit 2020-09-30
Re - Submission for Rezoning and Development Permit 2021-01-18
Re - Submission for Rezoning and Development Permit 2021-06-11

Revision
No. **Description** **Date**



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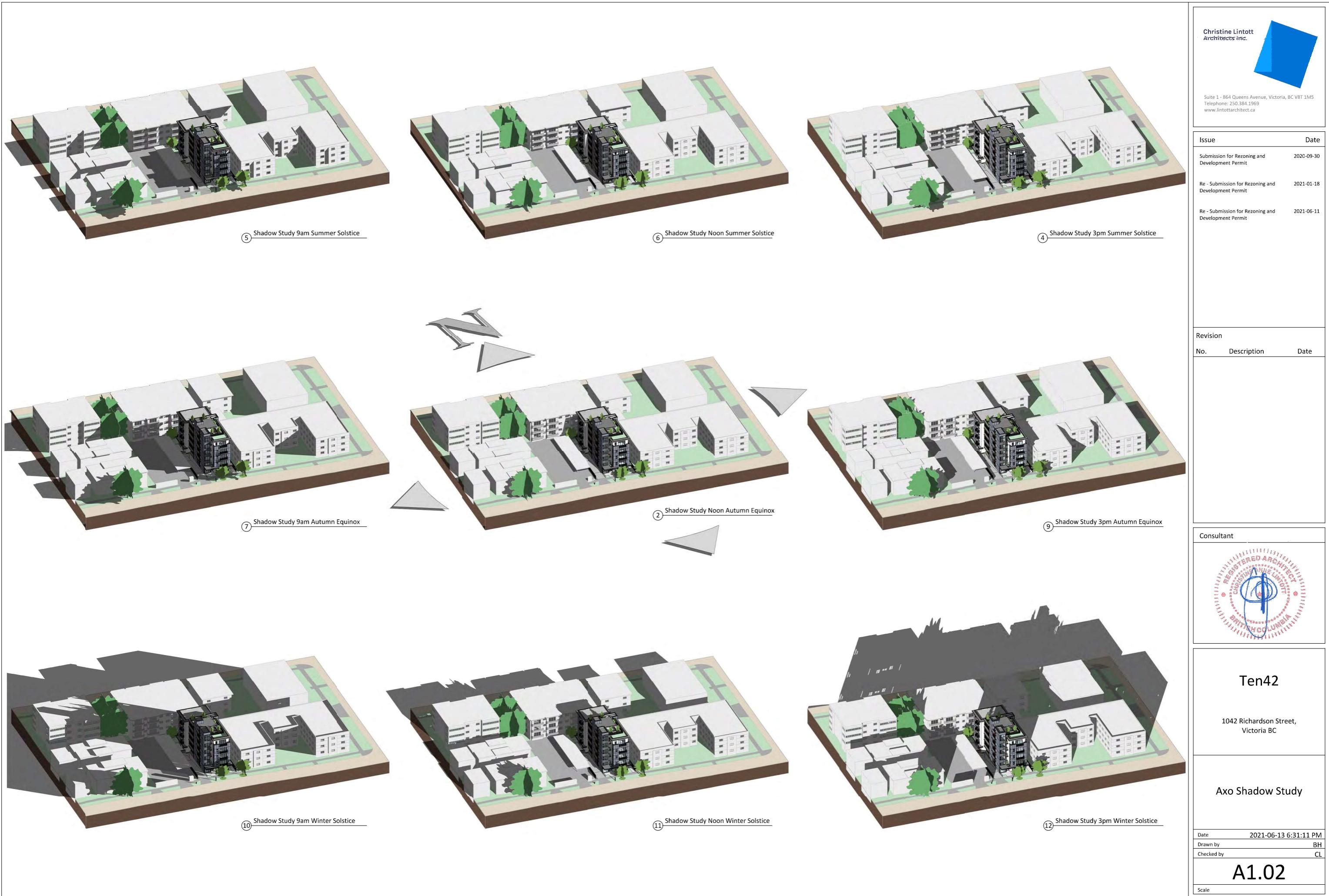
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Victoria BC

Solar Shadow Study

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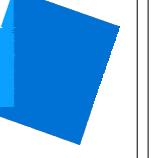
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Scale 1 : 500



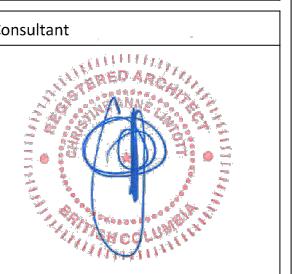


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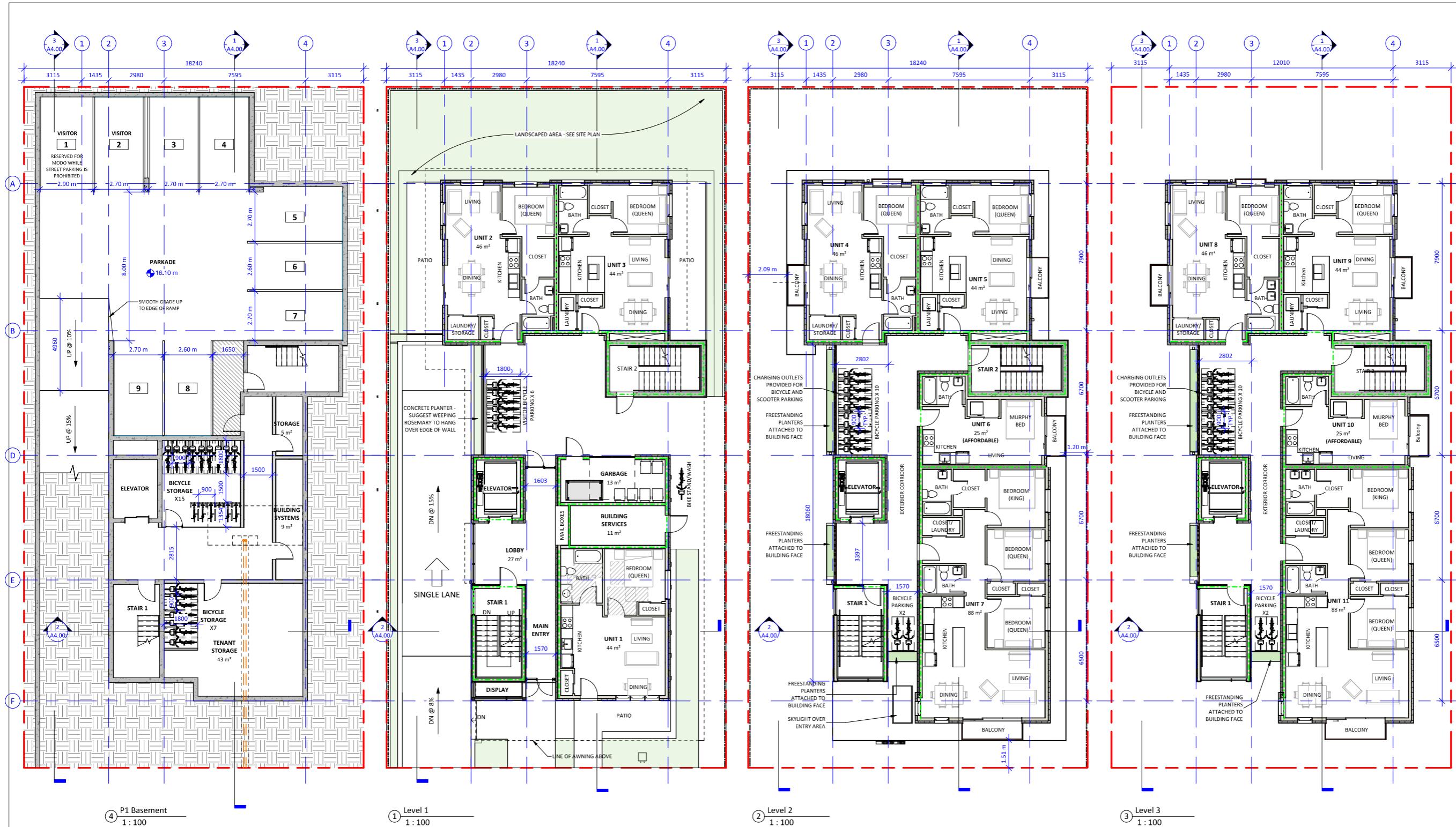


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Victoria BC

Context Renders

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Checked by CL
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Unit Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 1			
101	UNIT 1	44 m ²	Yes
102	UNIT 2	46 m ²	No
103	UNIT 3	44 m ²	No
LEVEL 2			
201	UNIT 4	46 m ²	No
202	UNIT 5	44 m ²	No
203	UNIT 6	25 m ²	Yes
204	UNIT 7	88 m ²	No
LEVEL 3			
301	UNIT 8	46 m ²	No
302	UNIT 9	44 m ²	No
303	UNIT 10	25 m ²	Yes
304	UNIT 11	88 m ²	No

Unit Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 4			
401	UNIT 12	46 m ²	No
402	UNIT 13	44 m ²	No
403	UNIT 14	25 m ²	Yes
404	UNIT 15	88 m ²	No
LEVEL 5			
501	UNIT 16	46 m ²	No
502	UNIT 17	44 m ²	No
503	UNIT 18	26 m ²	Yes
504	UNIT 19	36 m ²	No
505	UNIT 20	39 m ²	No

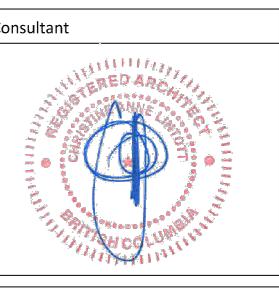
Bicycle Parking	
Long Term Per Schedule C	Short Term Per Schedule C (within 15m of entry)
1/Unit < 45m ² x 12 =	Total = 6 (MIN)
1.25/unit > 45m ² x 8 = 10	Total = 22
Provided:	P1 = 22
Proposed Additional:	Long Term Parking = 46 Total = 22+46 = 68

Legend: FRR - 0 H Fire Separation (pink), FRR - 0.75 H Fire Separation (light red), FRR - 1 H Fire Separation (green), FRR - 2 H Fire Separation (blue).

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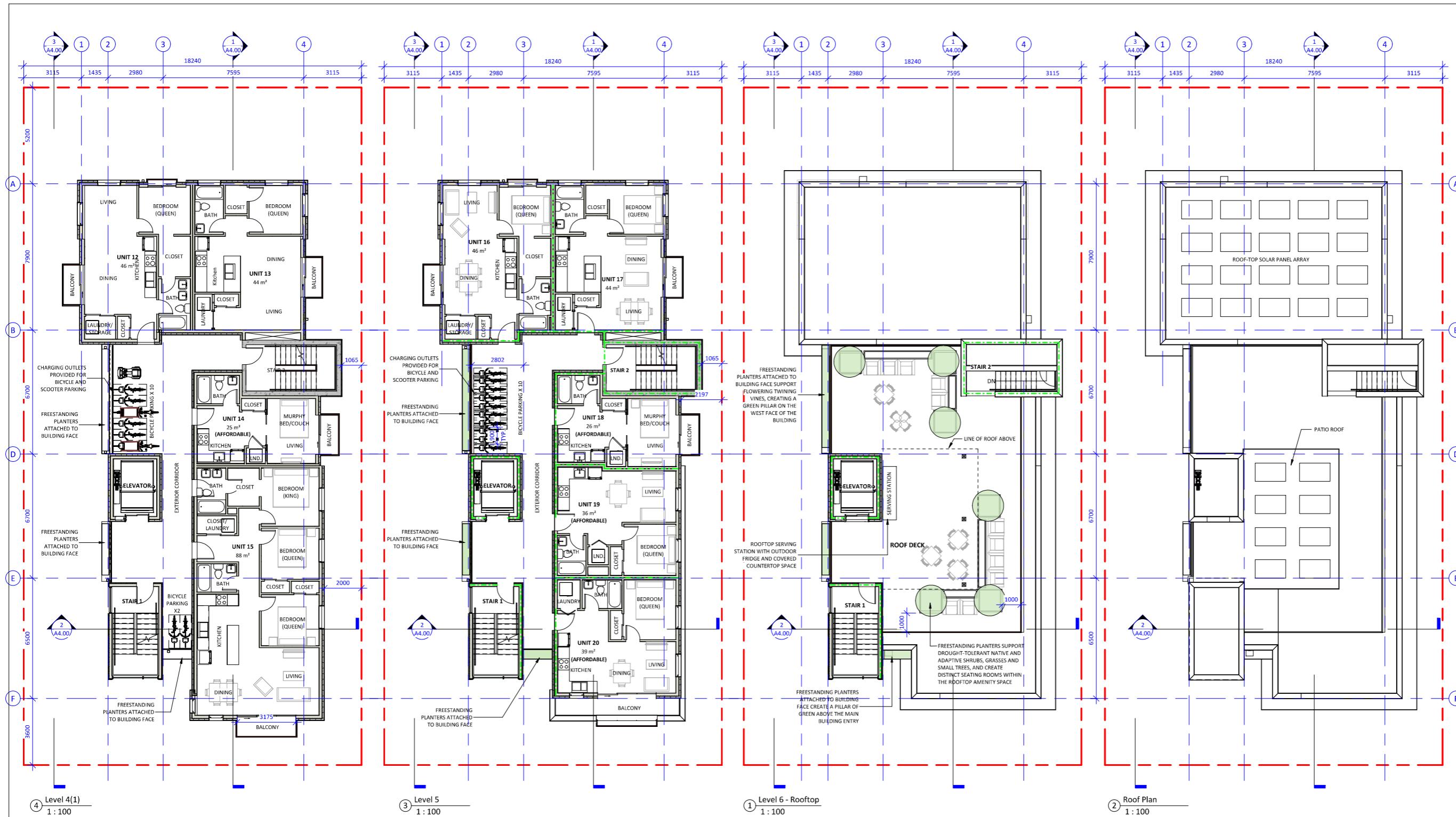


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1042 Richardson Street,
Victoria BC

Floor Plans

Date 2021-06-13 6:31:34 PM
Drawn by BH
Checked by CL
Scale As indicated
Page A2.00



Unit Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 1			
101	UNIT 1	44 m ²	Yes
102	UNIT 2	46 m ²	No
103	UNIT 3	44 m ²	No
LEVEL 2			
201	UNIT 4	46 m ²	No
202	UNIT 5	44 m ²	No
203	UNIT 6	25 m ²	Yes
204	UNIT 7	88 m ²	No
LEVEL 3			
301	UNIT 8	46 m ²	No
302	UNIT 9	44 m ²	No
303	UNIT 10	25 m ²	Yes
304	UNIT 11	88 m ²	No

Unit Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 4			
401	UNIT 12	46 m ²	No
402	UNIT 13	44 m ²	No
403	UNIT 14	25 m ²	Yes
404	UNIT 15	88 m ²	No
LEVEL 5			
501	UNIT 16	46 m ²	No
502	UNIT 17	44 m ²	No
503	UNIT 18	26 m ²	Yes
504	UNIT 19	36 m ²	No
505	UNIT 20	39 m ²	No

Bicycle Parking	Long Term Per Schedule C	Short Term Per Schedule C (within 15m of entry)
Provided:	1/Unit < 45m ² x 12 = 12	Total = 6 (MIN)
	1.25/unit > 45m ² x 8 = 10	Total = 22
Proposed Additional:	P1 = 22	
	Long Term Parking = 46	Total = 22+46 = 68

FRR - 0 H Fire Separation
FRR - 0.75 H Fire Separation
FRR - 1 H Fire Separation
FRR - 2 H Fire Separation

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Consultant

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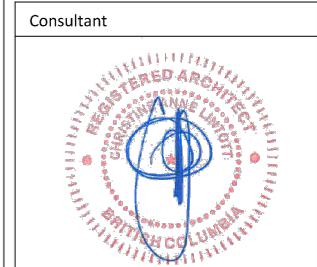
Floor Plans

Date 2021-06-13 6:32:05 PM
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Scale As indicated

A2.01



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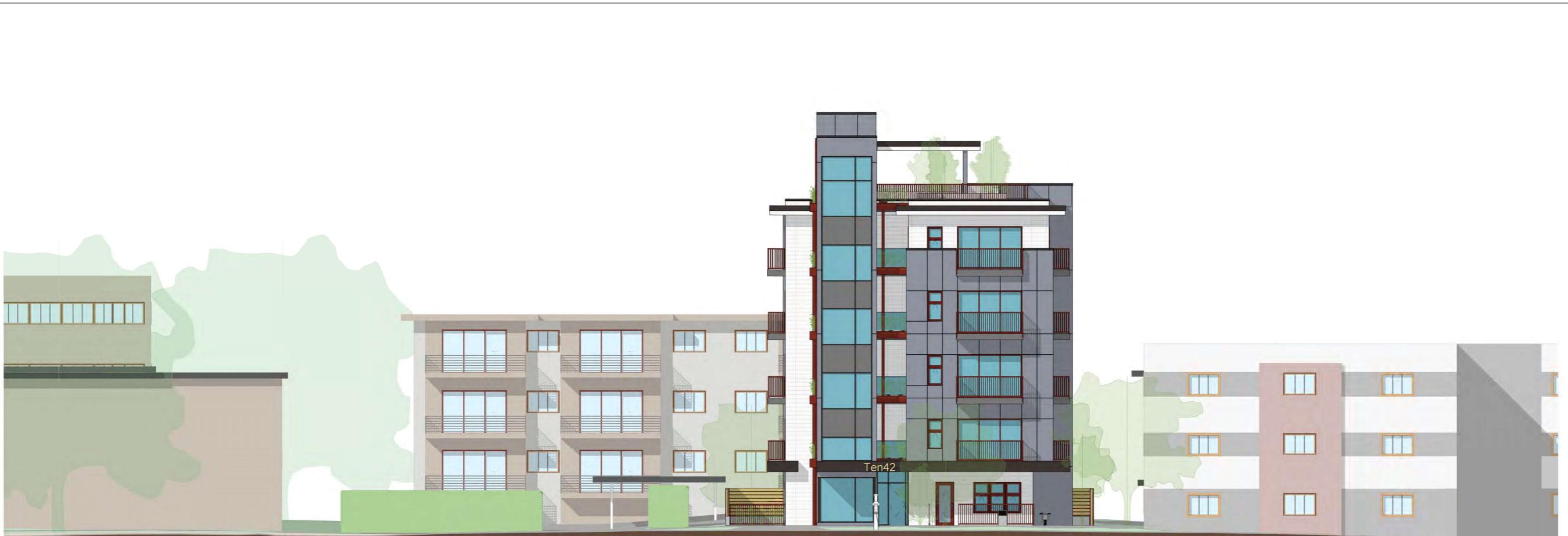
Ten42
1042 Richardson Street,
Victoria BC

Elevations

Date 2021-06-13 6:32:55 PM
 Drawn by BH
 Checked by CL
 Scale 1 : 100

A3.00

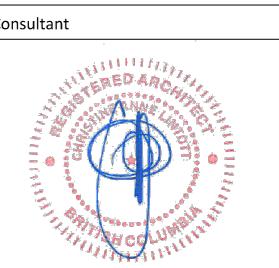




① Context Elevation
1 : 100

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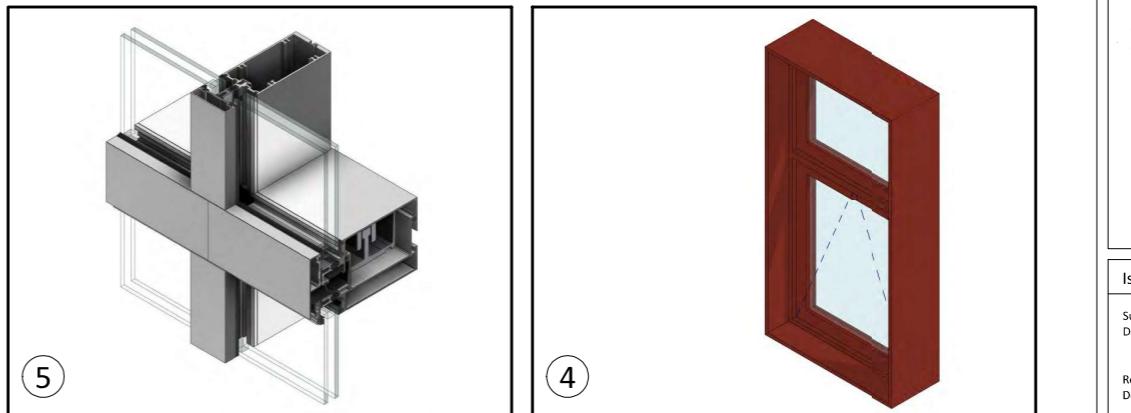
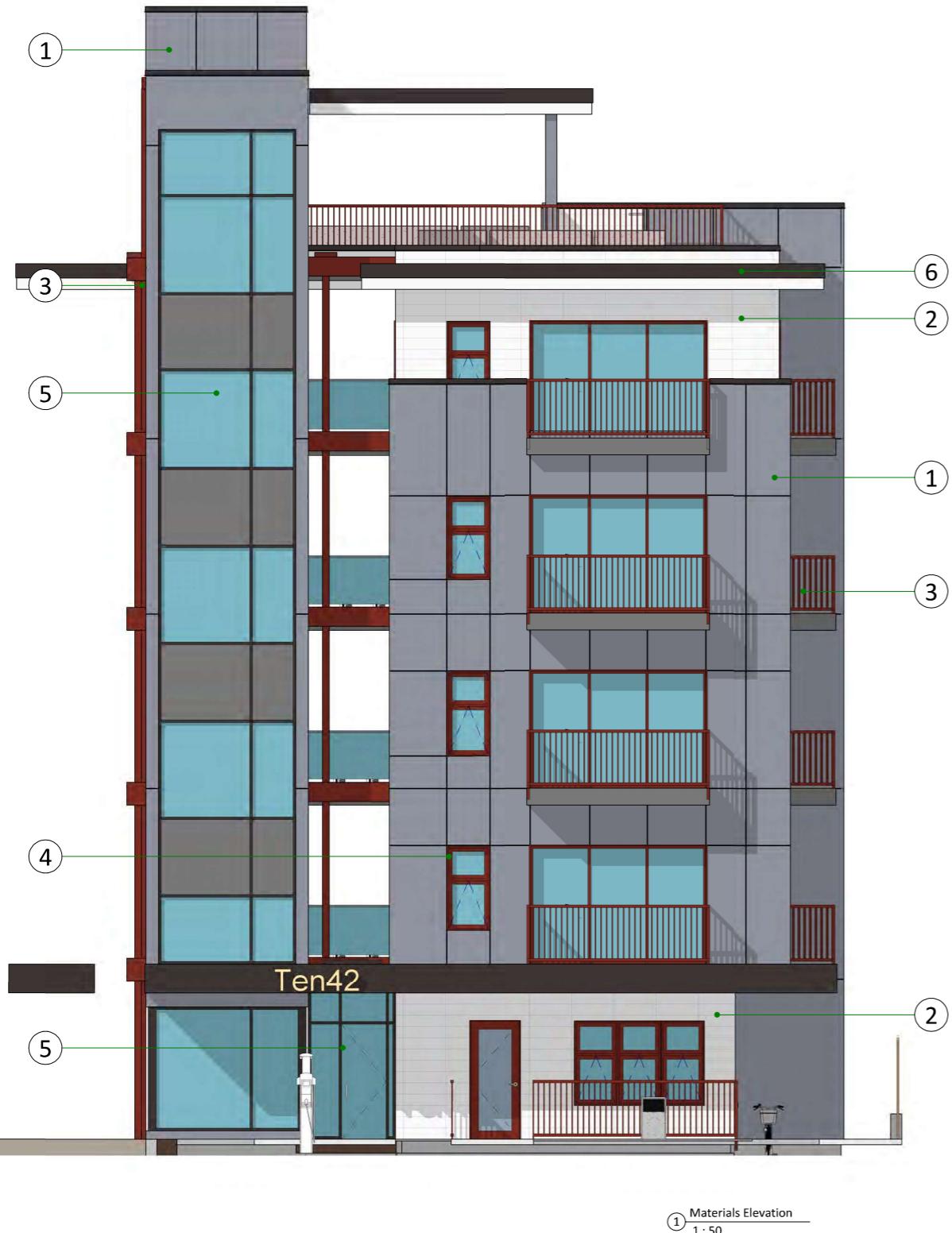
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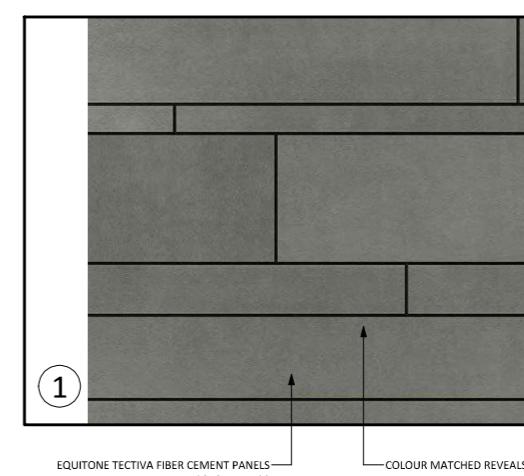
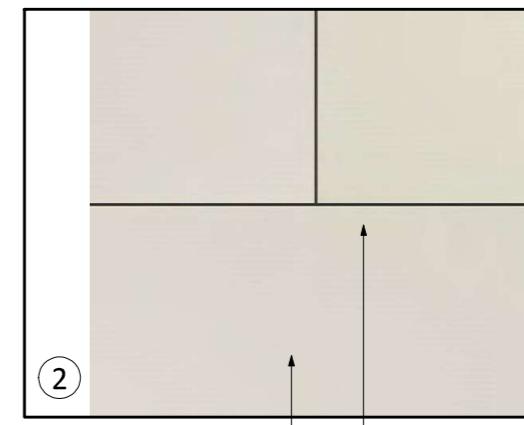
Context Elevations

Date	2021-06-13 6:33:24 PM
Drawn by	BH
Checked by	CL
Scale	1 : 100

A3.01



- 1 FIBRE-CEMENT PANELS - DARK GREY
- 2 FIBRE-CEMENT PANELS - OFF WHITE
- 3 METAL RAILING AND DETAILS - RUST RED
- 4 VINYL WINDOWS - RUST RED
- 5 GLAZING WALL - ALUMINUM, CLEAR ANODIZED
- 6 PREFINISHED METAL FLASHING - CHARCOAL

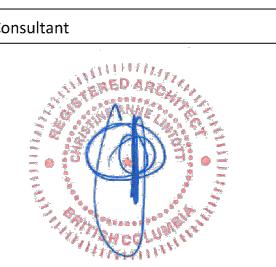


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Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11

Revision		
No.	Description	Date



Ten42

1042 Richardson Street,
Victoria BC

Date	2021-06-13 6:33:47 PM
Drawn by	BH
Checked by	CL
Scale	As indicated

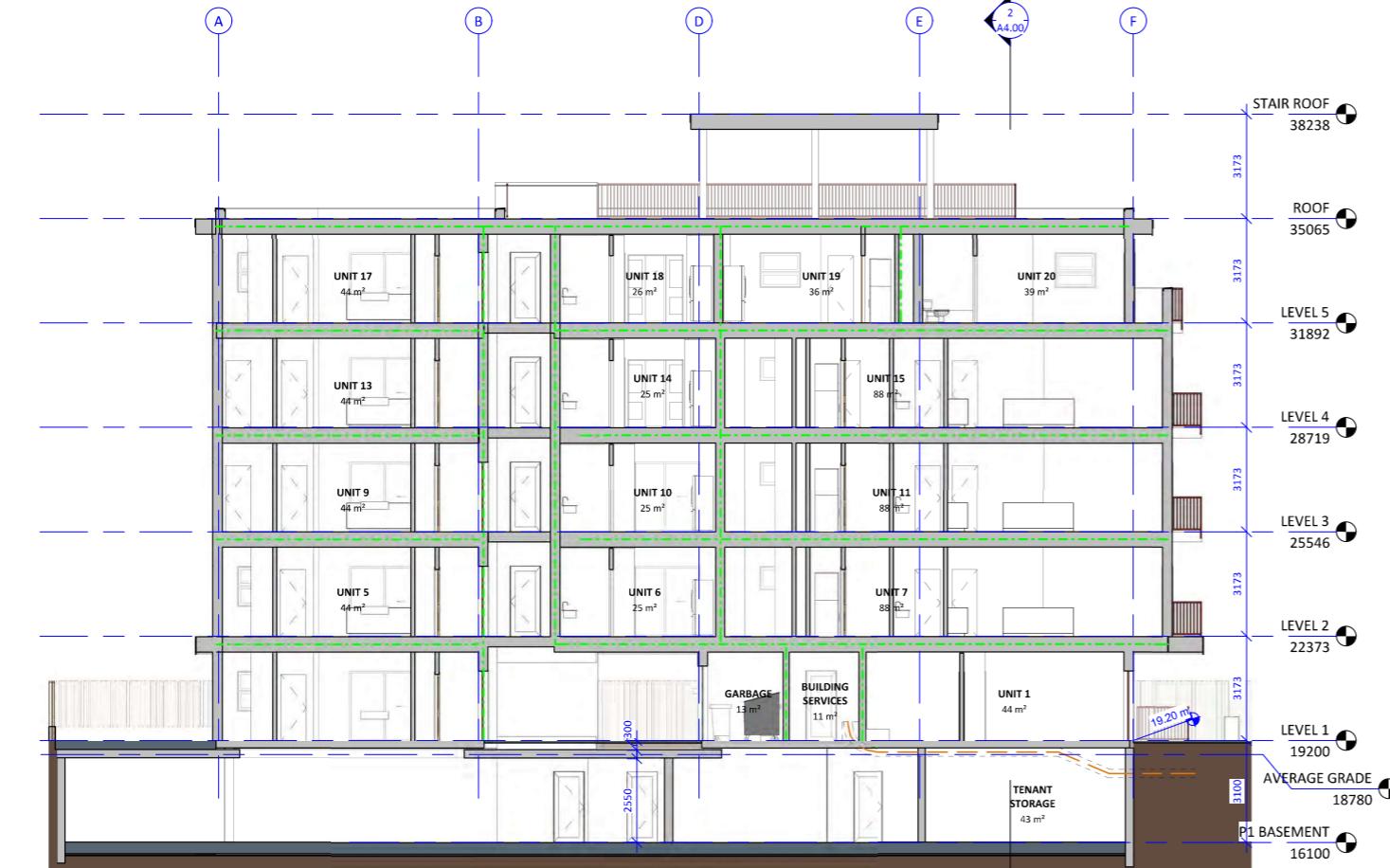
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As indicated



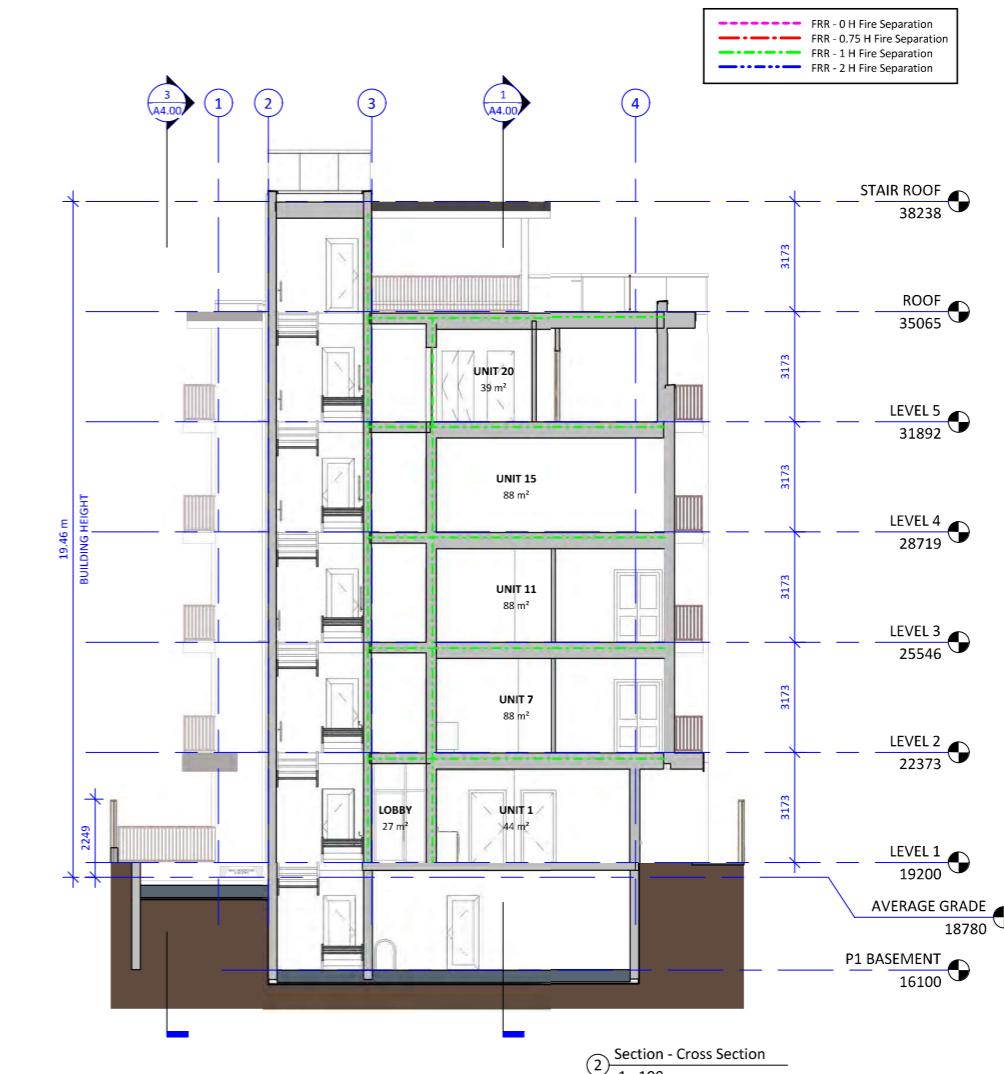
3 Section - Parkade Entry Ramp

⑤ 1 : 100



Section - Longitudinal

Section Longitudinal



② Section - Cross Section
1:100

- 1.100

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Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11

vision
o. Description Date

Ten42

1042 Richardson Street,
Victoria BC

Building Sections

2021-06-13 6:33:58 PM

awn by

checked by

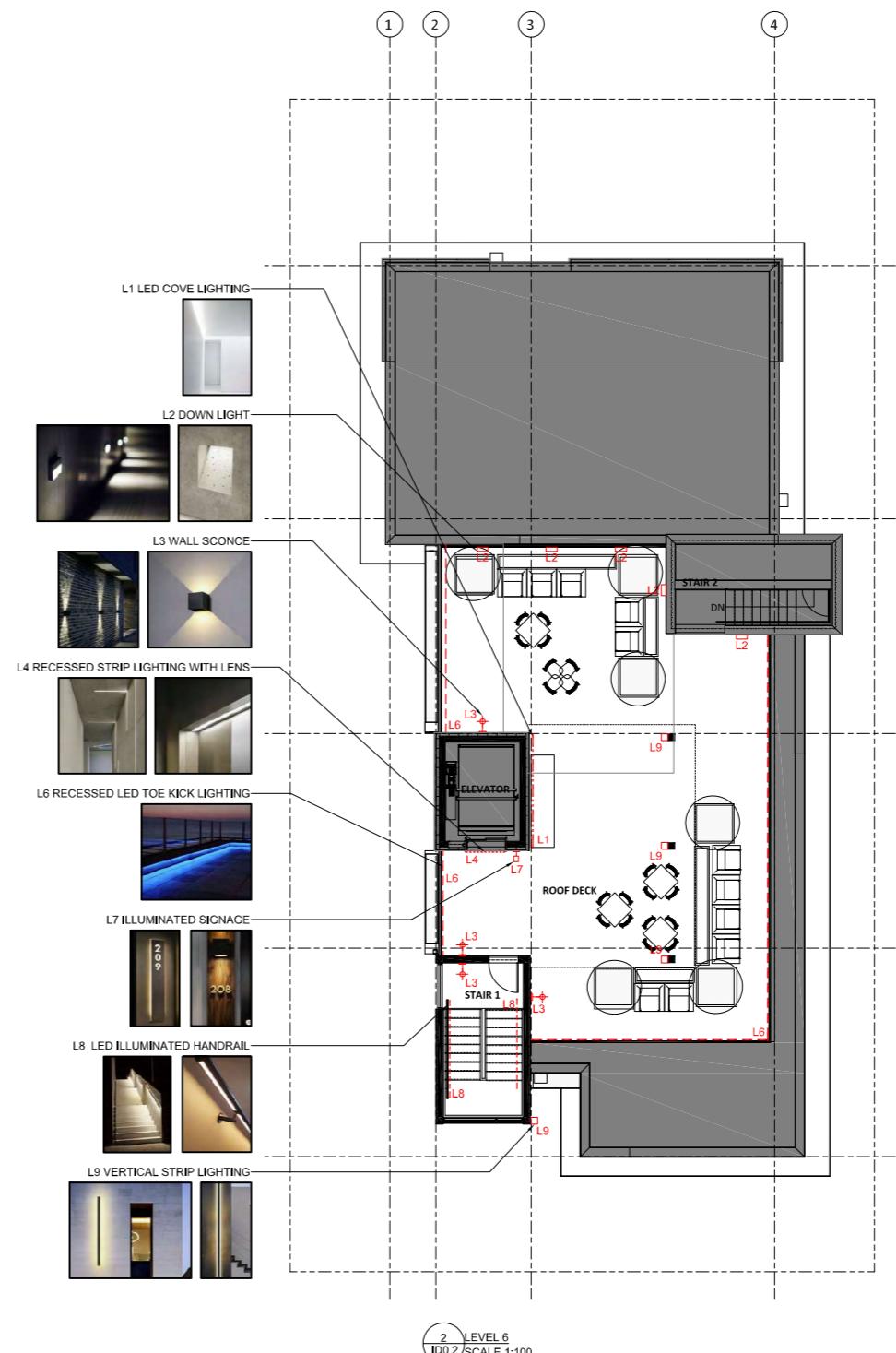
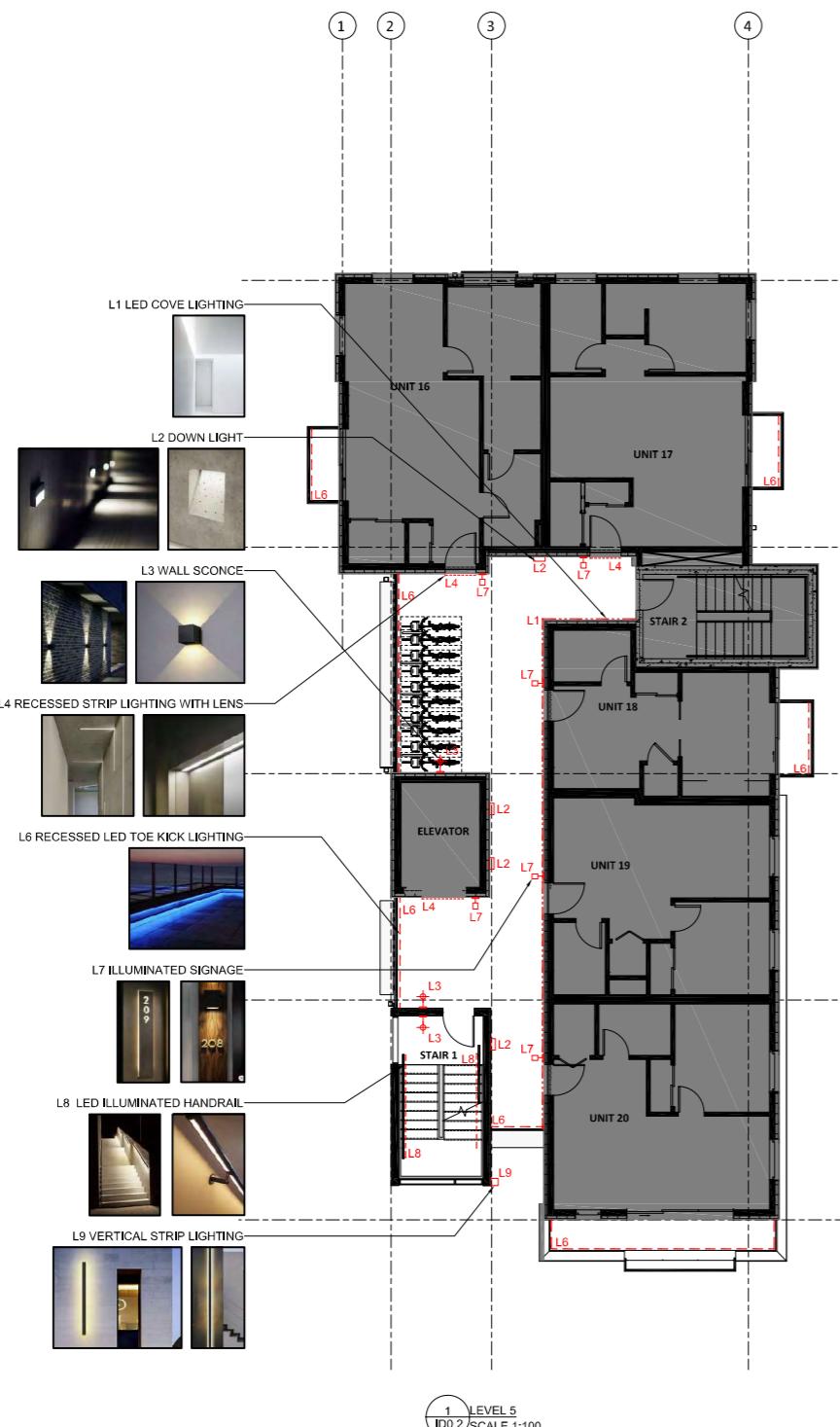
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A4.00

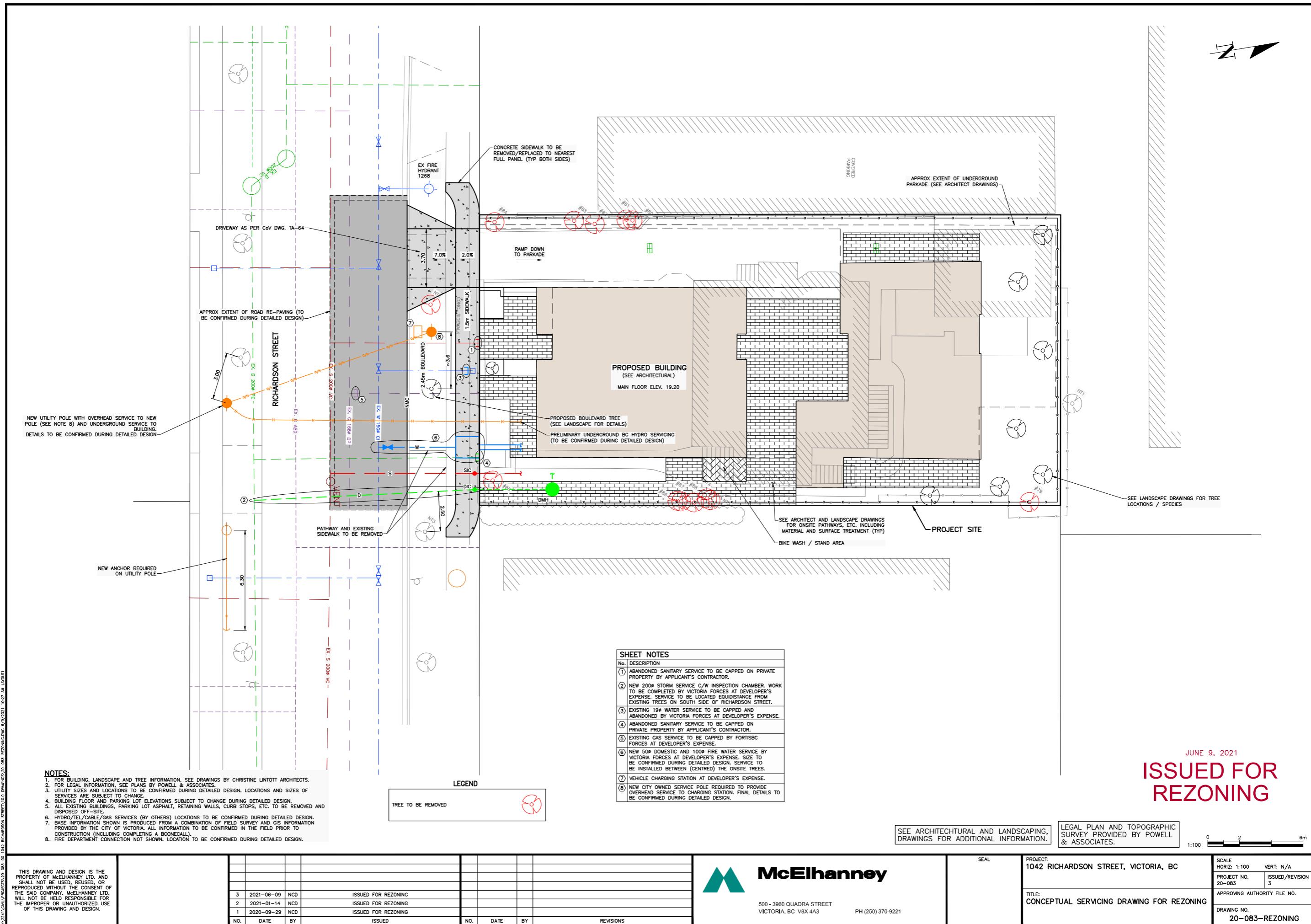
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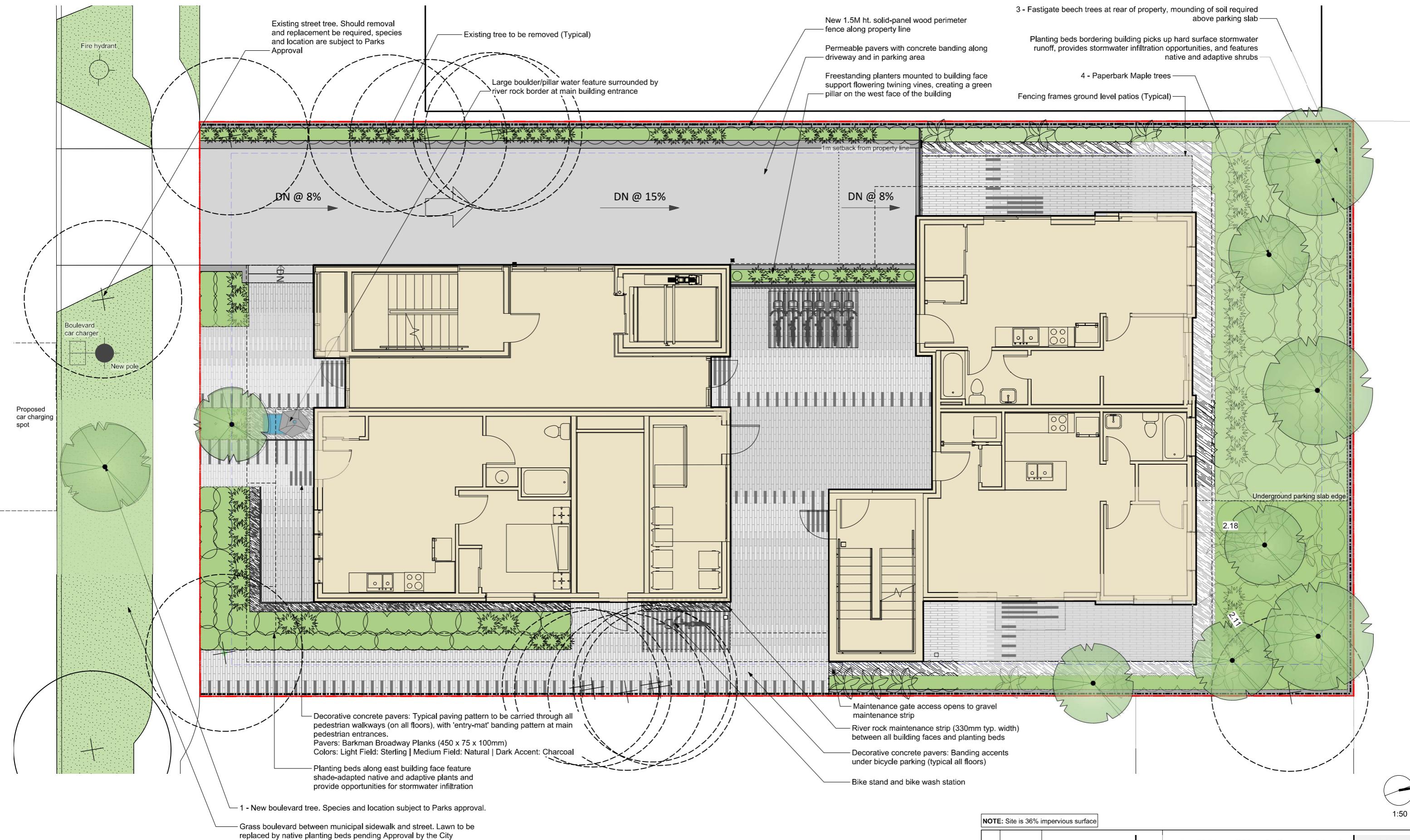


REVISION	
STAMP	
PROJECT NORTH	
PROJECT NAME	TEN42
PROJECT ADDRESS	1042 RICHARDSON STREET
DATE	21.06.10
DRAWING TITLE	PROPOSED EXTERIOR LIGHTING
ID0.1	



*EXACT FUTURE SPECIFICATION THE DRAWINGS TO BE USED FOR CONCEPTUAL DESIGN PURPOSES ONLY.	
REVISION	
STAMP	
PROJECT NORTH	
PROJECT NAME	TEN42
PROJECT ADDRESS	1042 RICHARDSON STREET
DATE	21.06.10
DRAWING TITLE	PROPOSED EXTERIOR LIGHTING
ID0.2	



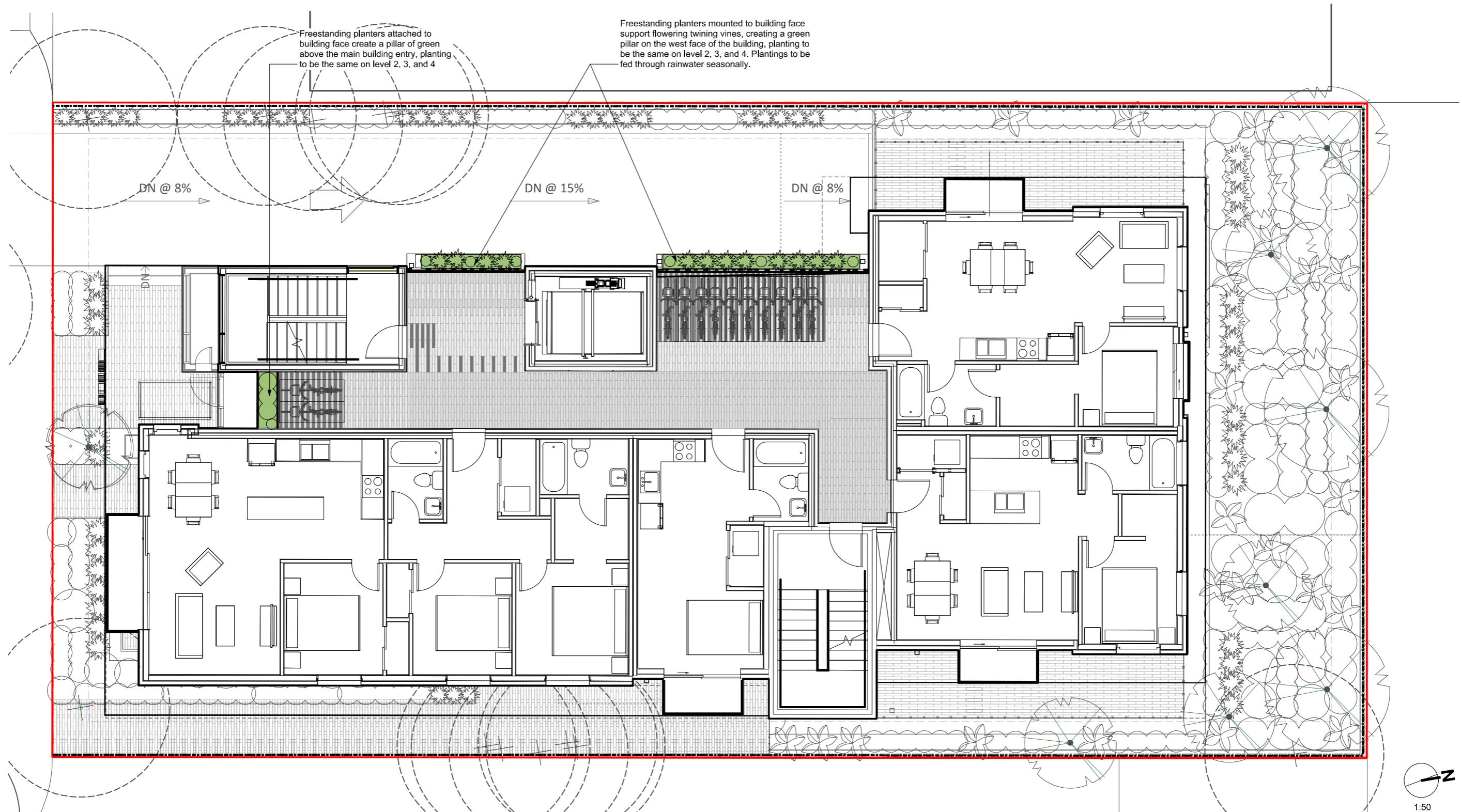


1042 Richardson Street | Landscape Concept Plan

NOTE: Site is 36% impervious surface		
5	June 9-21	DP Revisions
4	Jan 11-21	DP Revisions
3	Nov 26-20	DP Revisions
2	Sept 30-20	Issued for Development Permit
1	Aug 6-20	Issued for Preliminary Submission for OCP Amendment, Rezoning and Development Permit

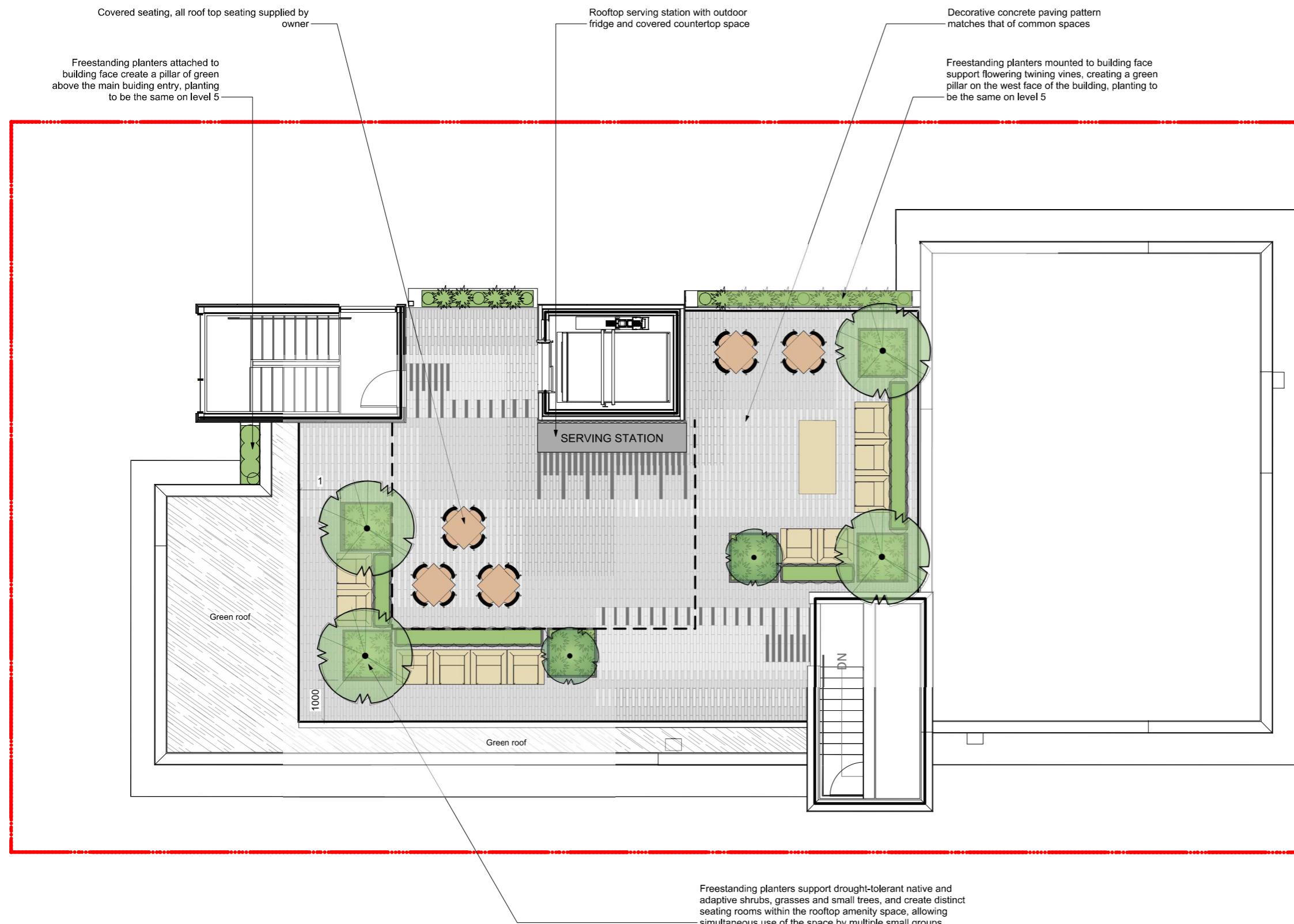
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LADR LANDSCAPE ARCHITECTS
 Project No: 2041 Jul 31-20
#3-864 Queens Ave. Victoria B.C. V8T 1M5
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1042 Richardson Street | L2, L3, L4 Concept Plan

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Recommended Plant List

Trees

Total:	Botanical Name	Common Name	Size
8	Acer griseum	Paperbark Maple	#7 pot
	Fagus sylvatica 'Fastigiata'	Fastigate Beech	6cm cal.
	Magnolia 'Daybreak'	Daybreak Magnolia	6cm cal.

Large Shrubs

Total:	Botanical Name	Common Name	Size
23	Mahonia aquifolium	Tall Oregon Grape	#5 pot
	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#7 pot

Medium Shrubs

Total:	Botanical Name	Common Name	Size
48	Azalea 'Snowbird'	Snowbird Azalea	#5 pot
	Buxus 'Green Velvet'	Green Velvet Boxwood	#5 pot
	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#7 pot
	Rhododendron 'Hino-crimson'	Evergreen Azalea	#5 pot
	Rhododendron macrophyllum	Pacific Rhododendron	#5 pot

Small Shrubs

Total:	Botanical Name	Common Name	Size
131	Cornus stolonifera 'Kelseyl'	Kelsey Dogwood	#1 pot
	Mahonia nervosa	Low Oregon Grape	#1 pot
	Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot

Perennials, Annuals and Ferns

Total:	Botanical Name	Common Name	Size
124	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	Gaultheria shallon	Salal	#1 pot
	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	#1 pot
	Polystichum munitum	Sword Fern	#1 pot

Roof Garden

Total:	Botanical Name	Common Name	Size
82	Buxus 'Green Velvet'	Green Velvet Boxwood	#5 pot
	Clematis armandii	Evergreen Clematis	#5 pot
	Magnolia 'Daybreak'	Daybreak Magnolia	6cm cal.
	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	#1 pot
	Taxus x media 'Hicksii'	Hicks Yew	1.5m pot

Vines

Total:	Botanical Name	Common Name	Size
10	Clematis armandii	Evergreen Clematis	#5 pot

Notes:

1. All work to be completed to current BCSLA Landscape Standards

2. All soft landscape to be irrigated with an automatic irrigation system

Note:
Replacement Trees On site: 6
Replacement Trees Off site: 1

1:50

1042 Richardson Street | L6 Rooftop Concept Plan

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