

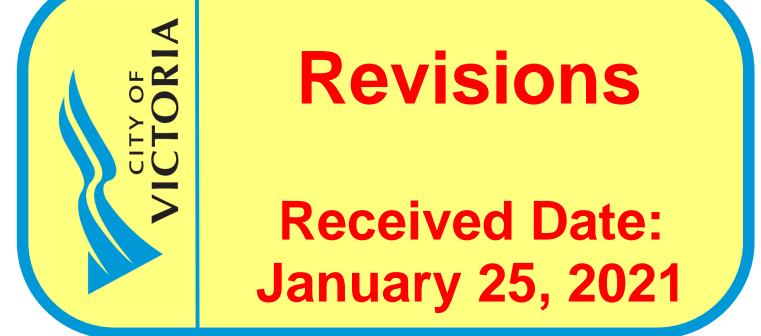
1042/1044 RICHARDSON STREET

APPLICATION FOR REZONING & DEVELOPMENT PERMIT

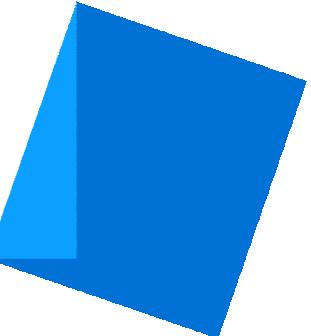


Site Context Plan
1 : 1000

OWNER	ARCHITECTURAL	LANDSCAPE	SURVEY	GEOTECHNICAL
1248330 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 250 384 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



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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	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.ID.1	Exterior Lighting
A.ID.2	Exterior Lighting
C01	Civil
L01	Landscape
L02	Landscape
L03 - Landscape	Unnamed

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

Project Scope Summary

- 21-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:
 - 4 three-bedroom units
 - 14 one-bedroom units (six units offered at affordable rental rates, three adaptable units, one ground level accessible unit)
 - 3 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
LEVEL 6	155 m ²
1317 m ²	

FSR CALCULATION

SITE AREA (SA) = 668 m²
FLOOR AREA (FA) = 1317 m²
FSR = FA/SA = 1.97

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
LEVEL 1			
101	UNIT 1	44 m ²	No
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
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	Yes
505	UNIT 20	39 m ²	Yes
LEVEL 6			
601	UNIT 21	117 m ²	No
		1035 m ²	

Unit Schedule - By Type

Unit Type	Area	Affordable Housing	Quantity
LEVEL 1			
1 Bedroom	44 m ² ... 46 m ²	No	3
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
3 Bedroom	88 m ²	No	1
Studio	25 m ²	Yes	1
LEVEL 5			
1 Bedroom	44 m ² ... 46 m ²	No	2
1 Bedroom	26 m ² ... 39 m ²	Yes	3
LEVEL 6			
3 Bedroom	117 m ²	No	1
Total Units			21

TOTAL UNIT COUNT: 21

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

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1042 Richardson Street,
Victoria BC

Cover Sheet

Date 2021-01-18 1:26:07 PM

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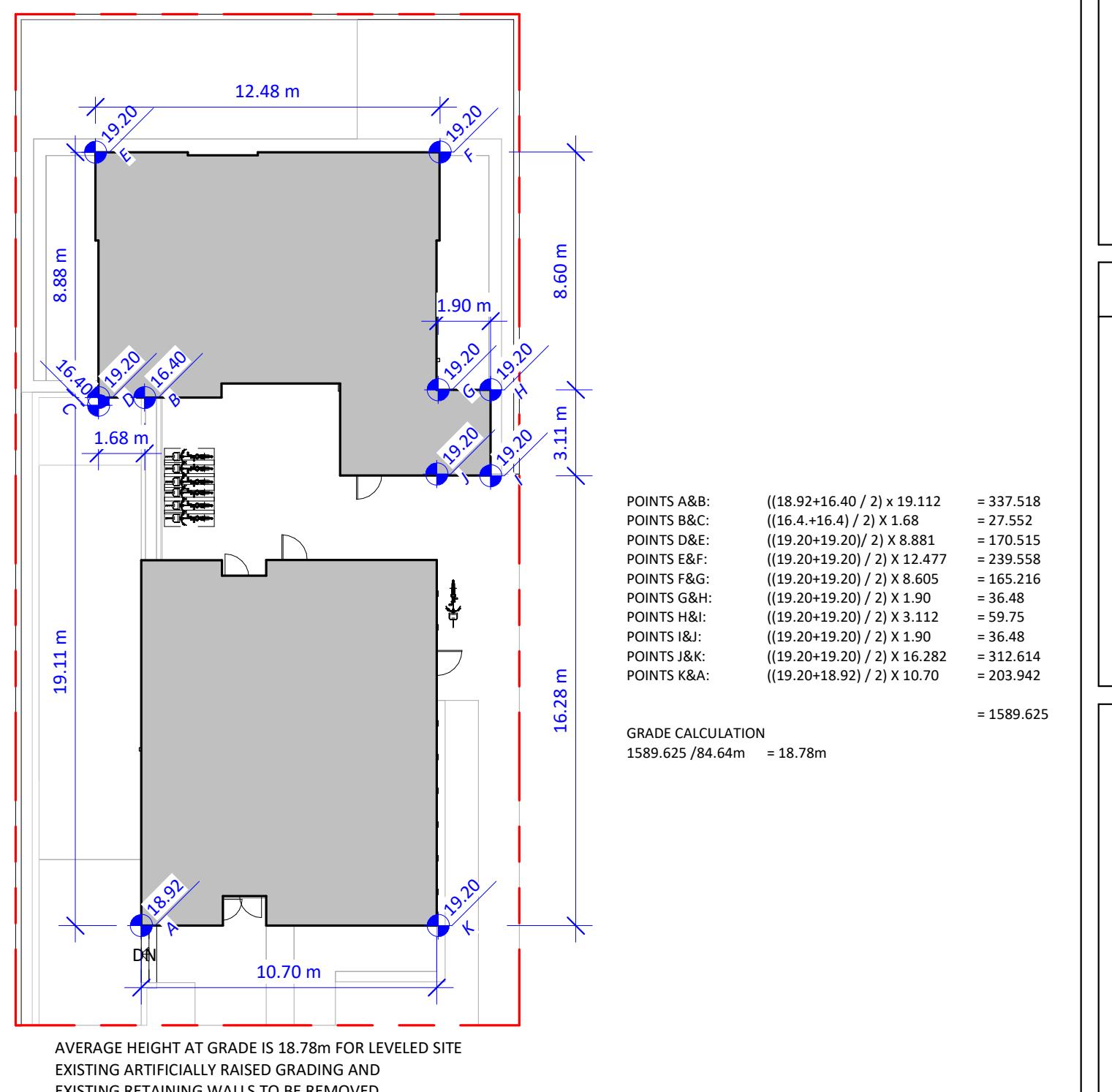
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As indicated

Project Information Table		
Zone (existing)	Zoning Min/Max	Proposed
Site Area	R-K	SITE SPECIFIC
Total Floor Area		668 m ²
		1317 m ²
Floor Space Ratio	N/A	1 : 1.97
Site Coverage %	N/A	60.2 %
Open Site Space %	N/A	28.7 %
Height of Buildings	N/A	19.47m
Storeys #	N/A	6 storeys
Vehicle Parking #	0.2 /unit Affordable < 45m ² x 6 = 1.2 .75 / unit < 45m ² x 6 = 4.5 .9 / unit > 45m ² , < 70m ² x 5 = 4.5 1.3 / unit >70m ² x 4 = 5.2 0.1/unit visitor x 21 = 2.1 Total = 17.5 (18)	7 resident 2 visitor 1 on-street electric car-share
Bicycle Parking #	<u>Long Term Per Schedule C</u> 1/unit < 45m ² x 12 = 12 1.25/unit > 45m ² x 9 = 11.25 Total = 23.25 (24) <u>Short Term Per Schedule C</u> Total = 6 (MIN)	<u>Long Term Per Schedule C</u> P1 = 15 Lvl 2 = 12 Sub-Total = 27 <u>Lvl 3-5 Additional = 34</u> Total = 27+34 = 61 <u>Short Term Per Schedule C</u> Total = 6
Building Setbacks		
Front Yard (South)	N/A	2.4m
Rear Yard (North)	N/A	5.0m
Side Yard (West)	N/A	3.0m
Side Yard (East)	N/A	1.0m
Residential Use Details		
Total Number of Units		21
Unit Type Breakdown		4 Studio Units, 13 One Bedroom Units, 4 Three Bedroom Units
Ground Oriented Units		3
Minimum Unit Floor Area		25 m ²
Total Residential Floor Area		1053 m ²

1. Areas shown in this table are for zoning purposes only & are measured to inside face of exterior walls.



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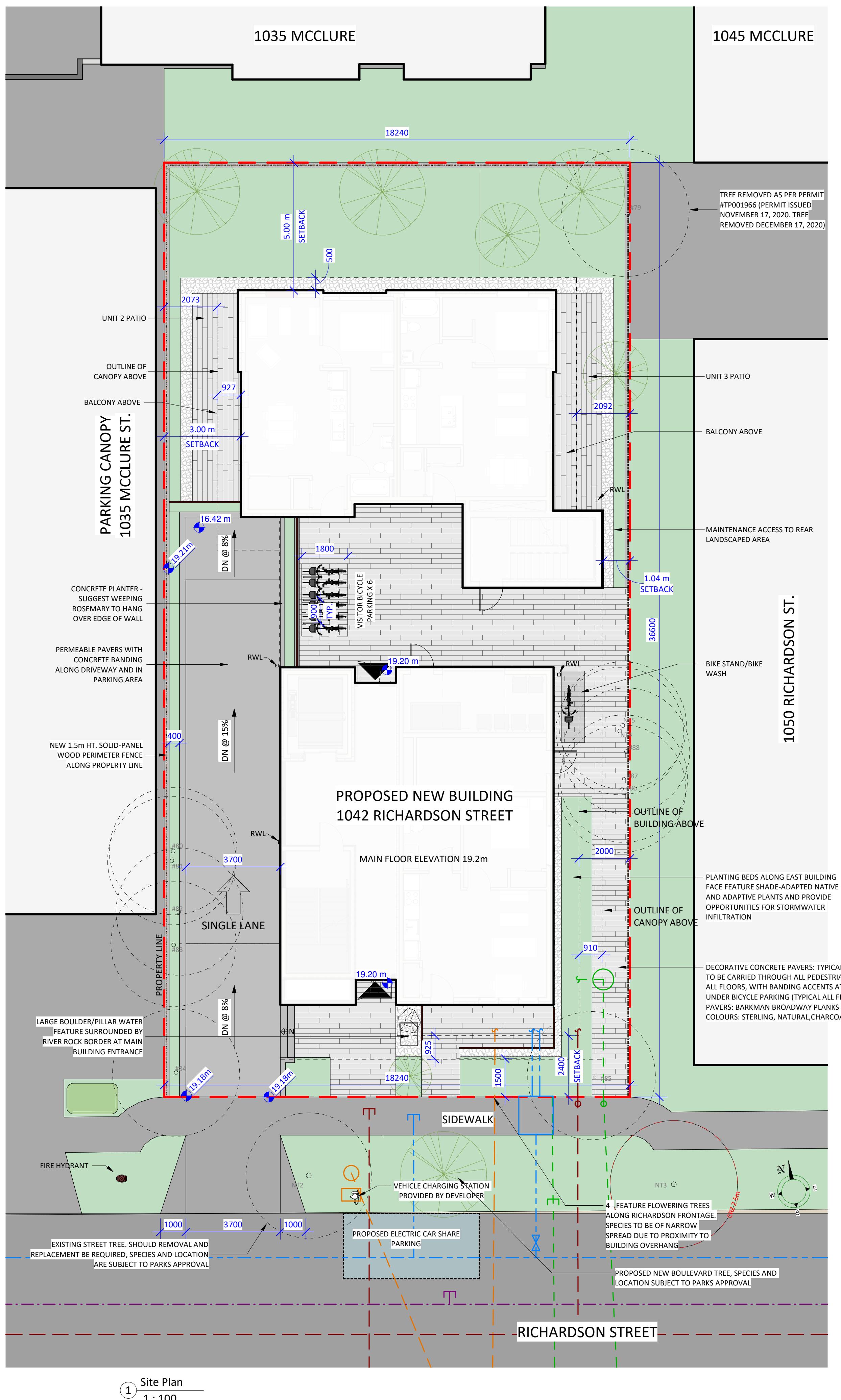
1042 Richardson Street,
Victoria BC

Site Plan and Project Data

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Checklist	GL

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As indicated



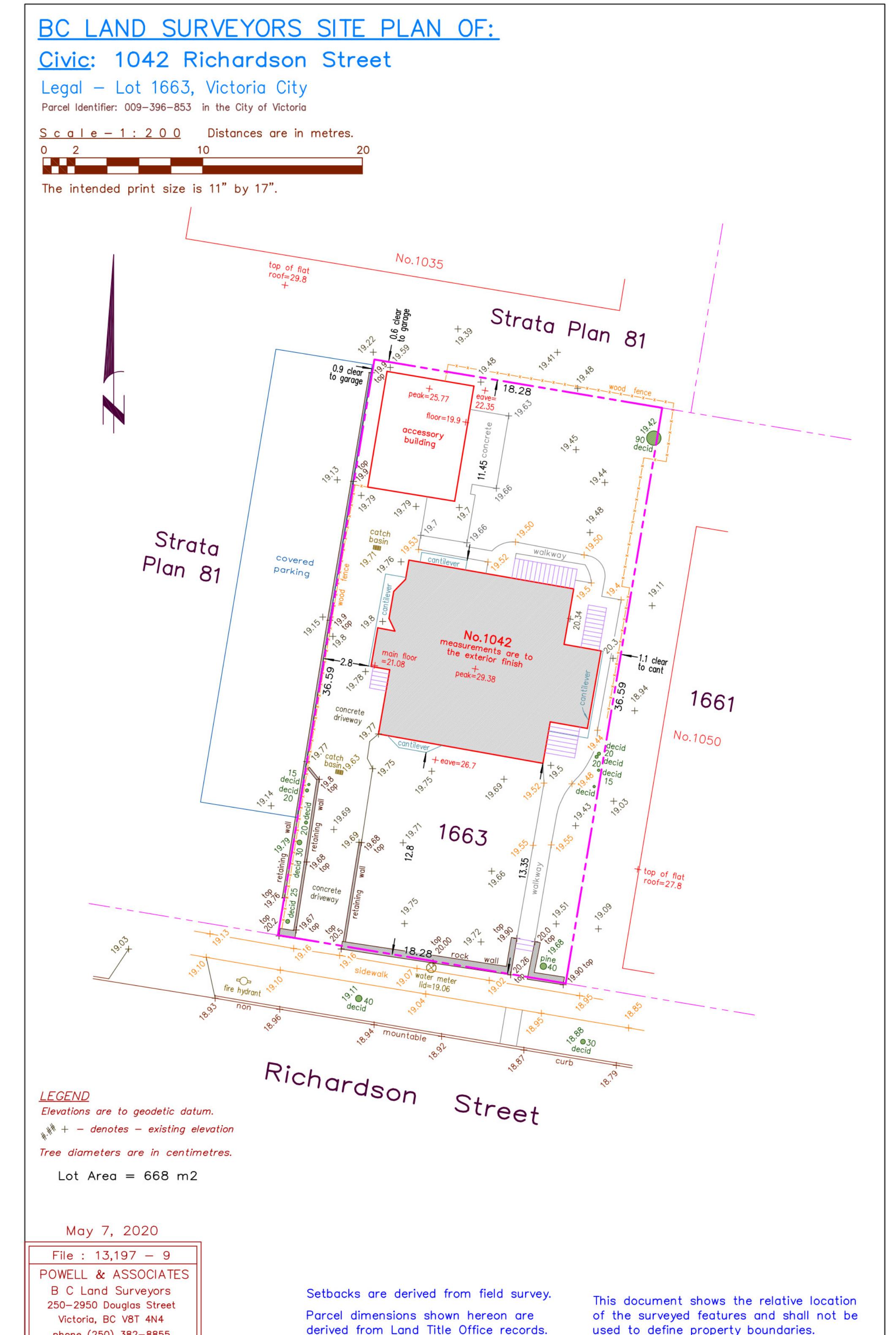
Issue	Date	
Submission for Rezoning and Development Permit	2020-09-30	
Re - Submission for Rezoning and Development Permit	2021-01-18	
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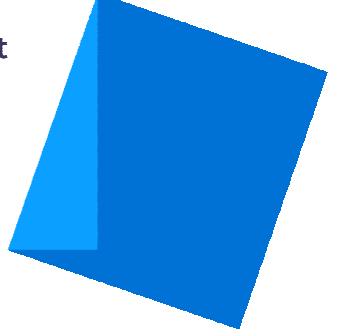
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Victoria BC

Site Survey

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Issue Date

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Victoria BC

Code Analysis and Spatial Separation

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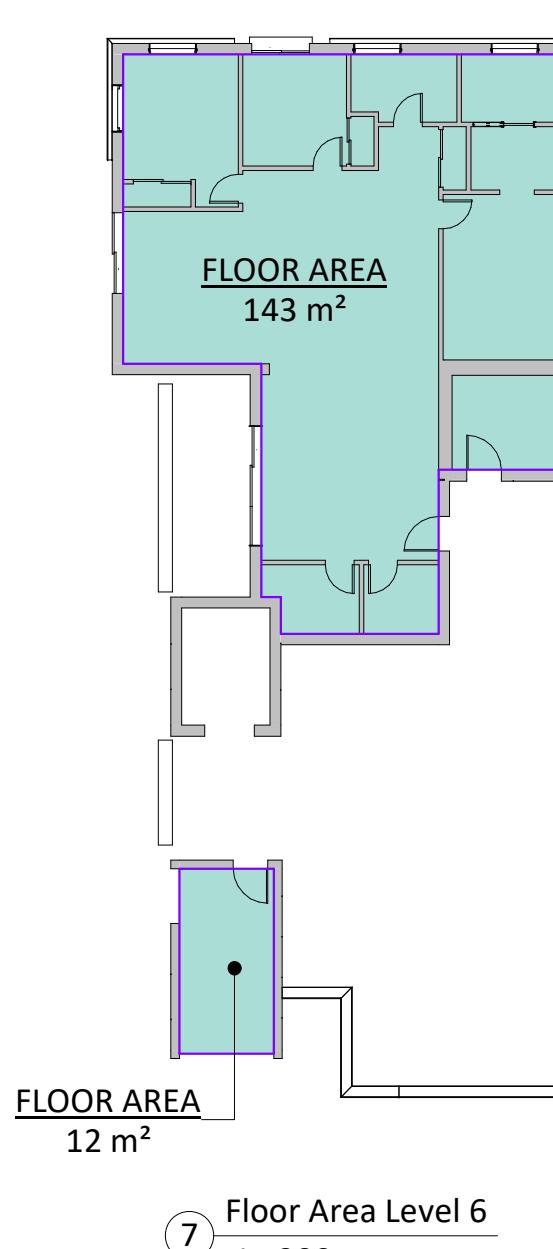
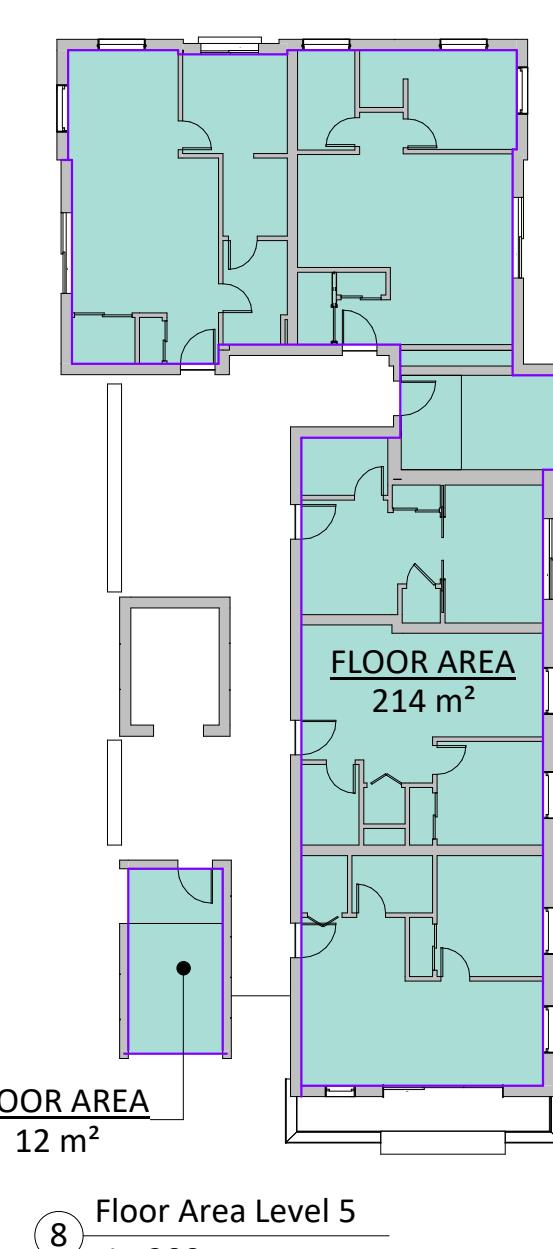
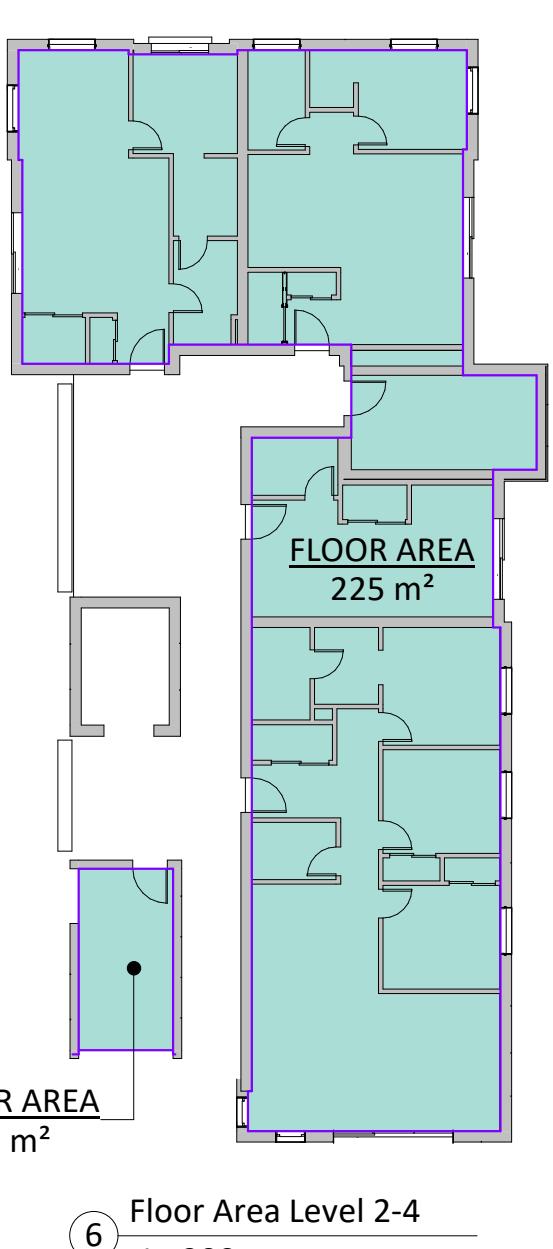
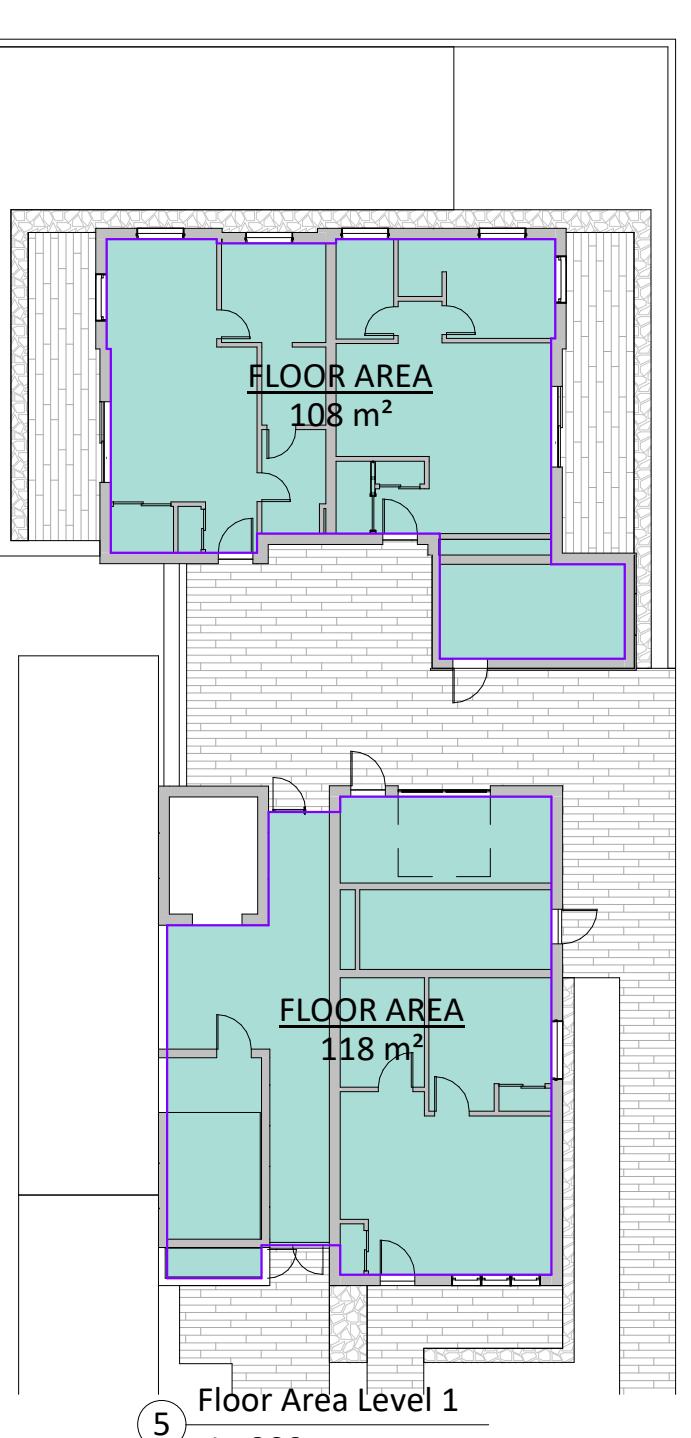
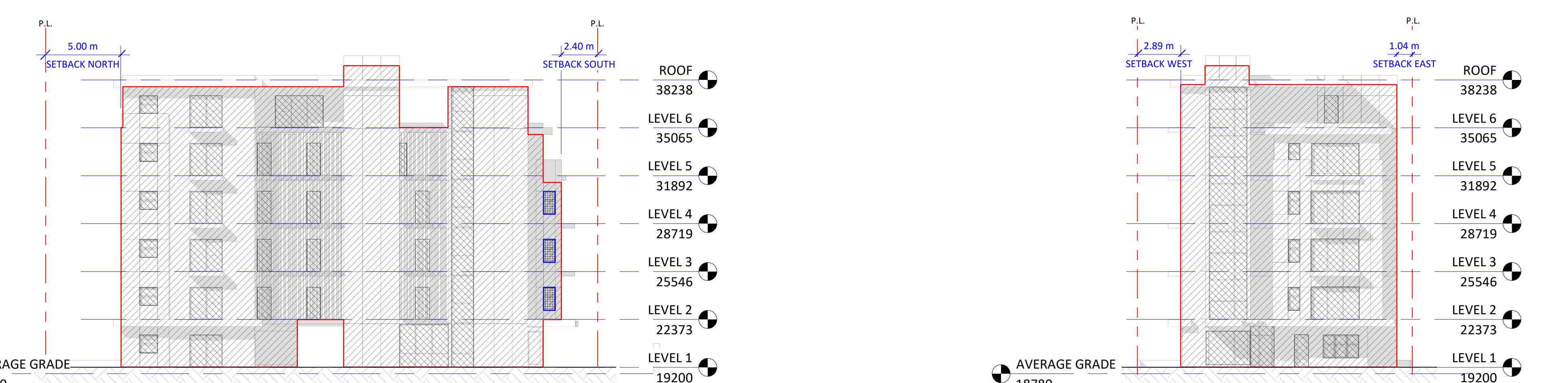
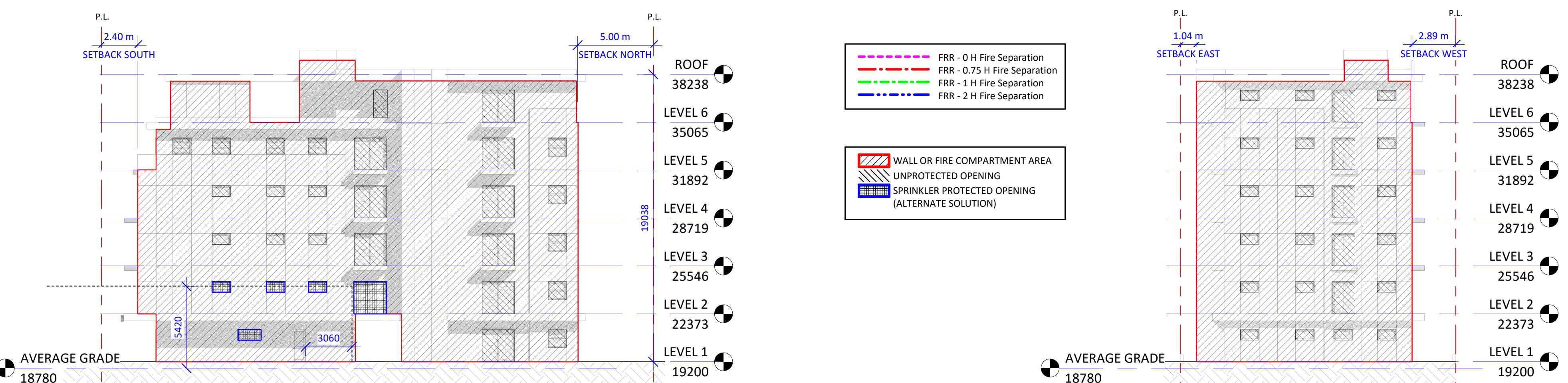
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Building Code Analysis - Overview

GENERAL INFORMATION		DESCRIPTION		REFERENCE(S)
NO.	ITEM	DESCRIPTION	REFERENCE(S)	
1	PROJECT TYPE	■ NEW CONSTRUCTION □ RENO. □ ADDITION □ 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 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	□ YES ■ NO	3.1.3.	
6	HEAVY TIMBER CONSTRUCTION ALTERNATE	■ PERMITTED □ PROPOSED ■ N/A	3.1.4.6.	
7	FIREWALLS	□ YES ■ NO	3.1.10.	
8	OCCUPANT LOAD	58 TOTAL ROOM OCCUPANCY COUNT OCCUPANTS STUDIO 2 3 6 1 BEDROOM 2 14 28 3 BEDROOM 6 4 24 TOTAL 58	3.1.17.	
9	BUILDING AREA (m²)	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	■ REQUIRED ■ PROVIDED □ N/A	3.2.4.1.	
13	AUTOMATIC SPRINKLER SYSTEM	■ REQUIRED ■ PROVIDED □ N/A	3.2.5.12.	
14	MEZZANINE(S)	□ YES ■ NO	3.2.8.	
15	INTERCONNECTED FLOOR SPACE	□ YES ■ NO	3.2.8.2.	
16	NUMBER OF STREETS FACING	1 STREET FACING	1.4.1.2.	
17	FIRE DEPARTMENT ACCESS ROUTES	■ REQUIRED ■ PROVIDED □ N/A	3.2.5.4.	
18	HIGH BUILDING	□ YES ■ NO	3.2.6.	
19	ROOF ACCESS	□ REQUIRED ■ PROVIDED □ N/A	3.2.5.3.	
20	STANDPIPE SYSTEM	□ REQUIRED ■ PROVIDED □ N/A	3.2.5.8.	
21	LIGHTING AND EMERGENCY POWER	□ REQUIRED ■ PROVIDED □ N/A SEE ELEC. DRAWINGS	3.2.7.	
22	EMERGENCY GENERATOR	□ YES ■ NO	3.2.7.	
23	ACCESS FOR PERSONS W/ DISABILITIES	■ REQUIRED ■ PROVIDED □ N/A	3.8.2.	
24	ALTERNATE SOLUTIONS REQUIRED	■ YES □ NO SPRINKLER PROTECTION EXIT EGRESS PATH EXPOSED TO OPENINGS	DIV A - 1.2.1.1.(1)(B) & DIV C - 2.3.	
	CONSTRUCTION CLASSIFICATION	GROUP C, UP TO 6 STOREYS, SPRINKLRED	3.2.2.50.	
25	CONSTRUCTION TYPE(S)	COMBUSTIBLE: ■ PERMITTED ■ PROVIDED □ PROPOSED □ N/A NON-COMBUSTIBLE: ■ PERMITTED □ PROVIDED □ PROPOSED □ N/A		
26	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS): 1 FLOOR □ MEZZANINE 1 ROOF ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY		
27	BUILDING HEIGHT (STOREYS)	6 MAXIMUM 6 PROPOSED		
28	BUILDING AREA (m²)	1500 m² MAXIMUM 340m² PROPOSED		

Building Code Analysis - Spatial Separations

6 - SPATIAL SEPARATIONS		DESCRIPTION				REFERENCE	
NO.	ITEM	WALL AREA	LIMITING DISTANCE	MAXIMUM OPENINGS	PROPOSED OPENINGS		
6-1	Spatial Separation and Exposure Protection	NORTH: 269.2 m²	5 m	40 %	12.26 %	3.2.3.1.	
		EAST: 514.8 m²	≥ 1.04 m	12.37 %	11.7 %		
		SOUTH: 271.2 m²	11 m	100 %	32.4 %		
		WEST: 514.5 m²	2.5 m	20 %	19.79 %		
6-2	Construction of Exposing Building Face	NORTH: 3/4 F.R.R. (HOURS)	WALL NON-COMBUSTIBLE CLADDING	■ REQUIRED ■ PROVIDED □ N/A □ PROVIDED ■ REQUIRED ■ PROVIDED □ N/A ■ PROVIDED □ REQUIRED ■ PROVIDED □ N/A ■ PROVIDED □ REQUIRED ■ PROVIDED □ N/A ■ PROVIDED □ REQUIRED ■ PROVIDED □ N/A	3.2.3.7.		
		EAST: 1 F.R.R. (HOURS)	■ REQUIRED ■ PROVIDED □ N/A □ PROVIDED ■ REQUIRED ■ PROVIDED □ N/A ■ PROVIDED □ REQUIRED ■ PROVIDED □ N/A ■ PROVIDED □ REQUIRED ■ PROVIDED □ N/A ■ PROVIDED □ REQUIRED ■ PROVIDED □ N/A				
		SOUTH: 1 F.R.R. (HOURS)	■ REQUIRED ■ PROVIDED □ N/A □ PROVIDED ■ REQUIRED ■ PROVIDED □ N/A ■ PROVIDED □ REQUIRED ■ PROVIDED □ N/A ■ PROVIDED □ REQUIRED ■ PROVIDED □ N/A ■ PROVIDED □ REQUIRED ■ PROVIDED □ N/A				
		WEST: 1 F.R.R. (HOURS)	■ REQUIRED ■ PROVIDED □ N/A □ PROVIDED ■ REQUIRED ■ PROVIDED □ N/A ■ PROVIDED □ REQUIRED ■ PROVIDED □ N/A ■ PROVIDED □ REQUIRED ■ PROVIDED □ N/A ■ PROVIDED □ REQUIRED ■ PROVIDED □ N/A				
	¹ NON-COMBUSTIBLE CLADDING REQUIRED ON ALL BUILDING FACES BY CONSTRUCTION CLASSIFICATION ARTICLE 3.2.2.50.						
6-3	Protection of Exit Facilities (Alternate Solution)	AT EAST, EXTERIOR EXIT PATH FROM STAIR TO STREET EXPOSED TO OPENINGS DEGREE ANGLE TO EXIT STAIR ARE WITHIN 3°m. IN LIEU OF CLOSURES (SHUTTERS) OR WIRED GLASS, ALTERNATE SOLUTION SHALL CONSIST OF A SPRINKLER HEAD AT INTERIOR SIDE OF EACH OPENING, COMPLETE WITH BAFFLES ETC WHERE REQUIRED BY NFPA-13, FOR EQUIVALENT PROTECTION BY WATER CURTAIN.					
		3.2.13.					



FLOOR AREA (ZONING)	
Level	Area
LEVEL 1	225 m²
LEVEL 2	237 m²
LEVEL 3	237 m²
LEVEL 4	237 m²
LEVEL 5	226 m²
LEVEL 6	155 m²
	1317 m²

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

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

Revision No. Description Date

Consultant

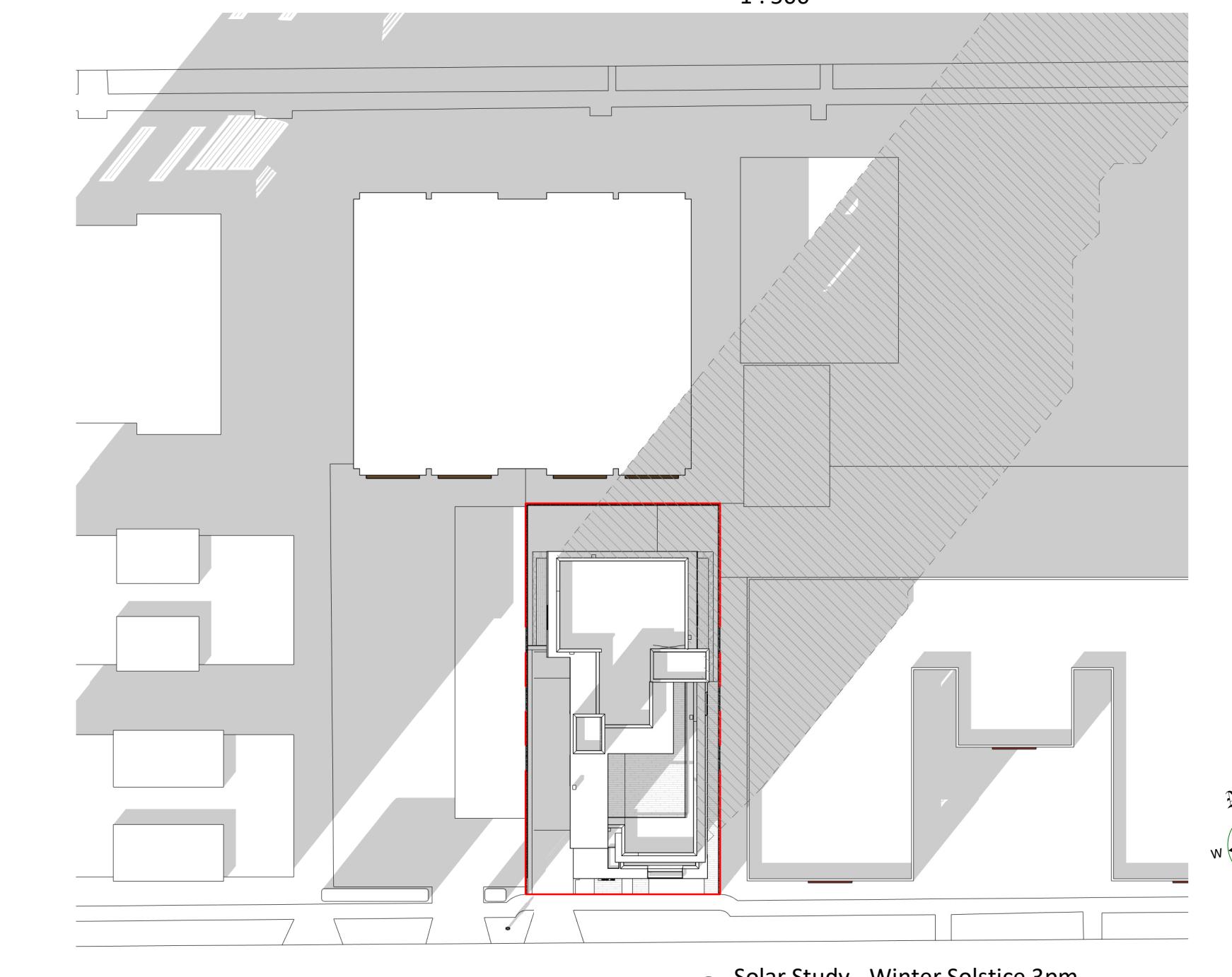
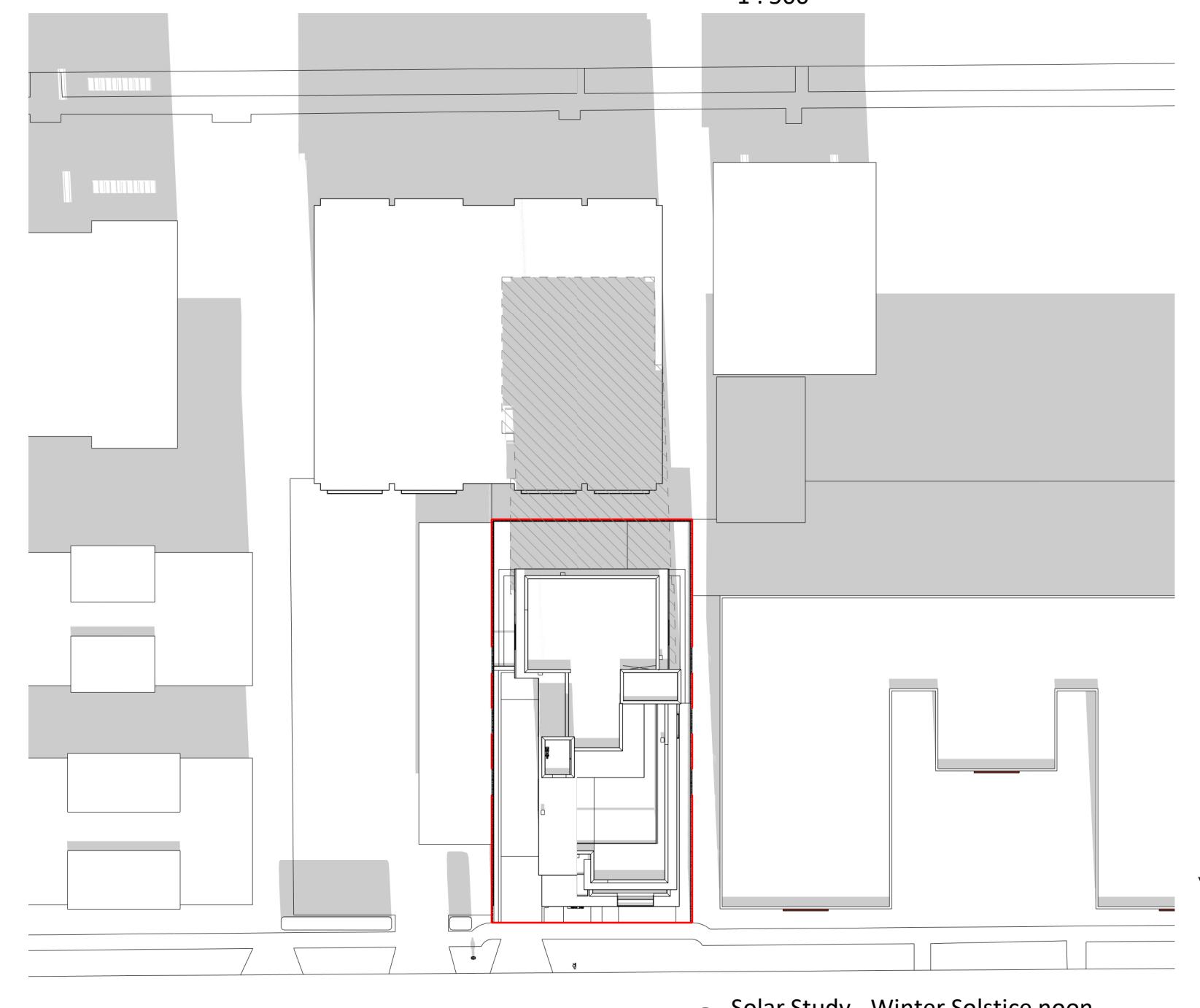
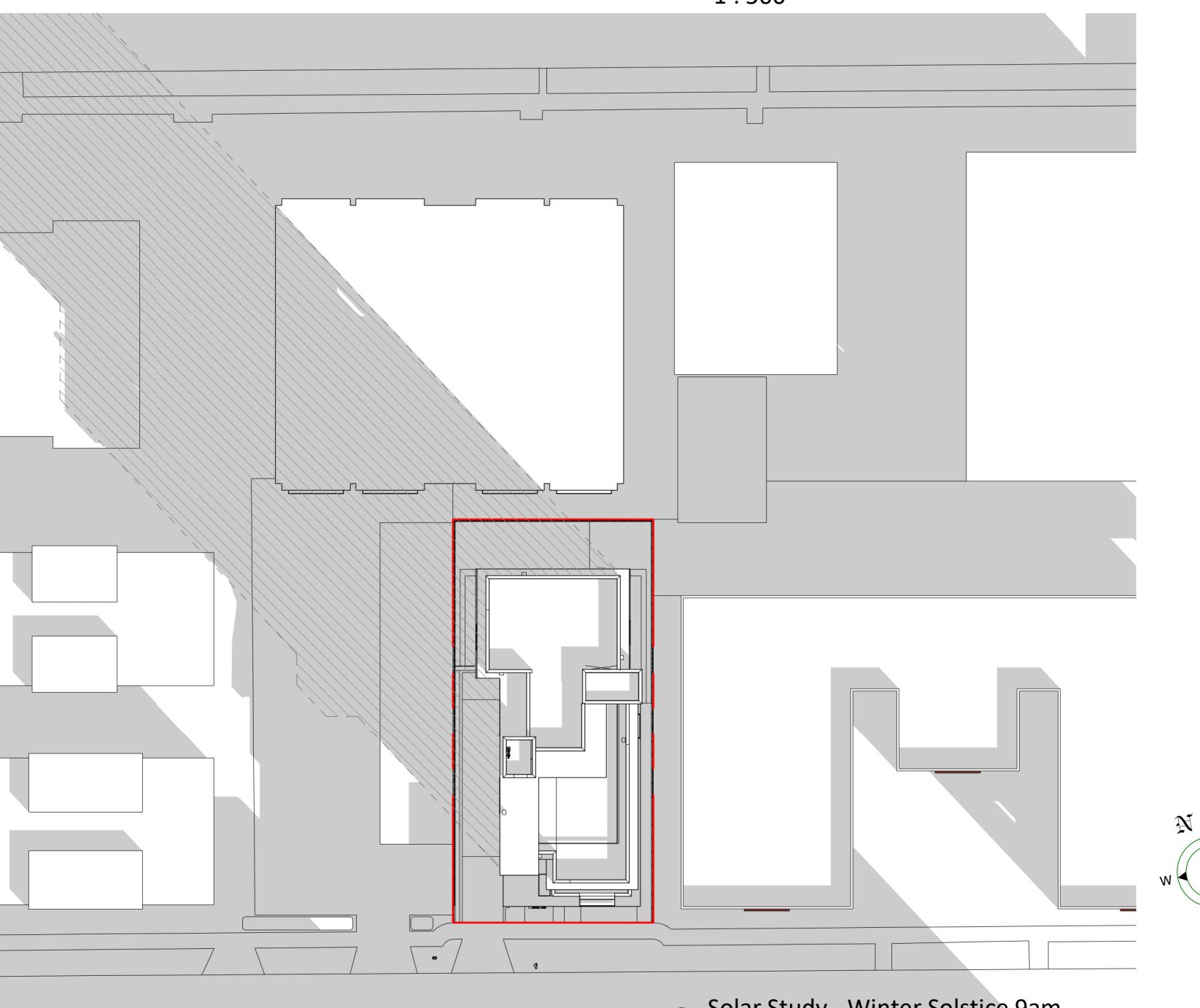
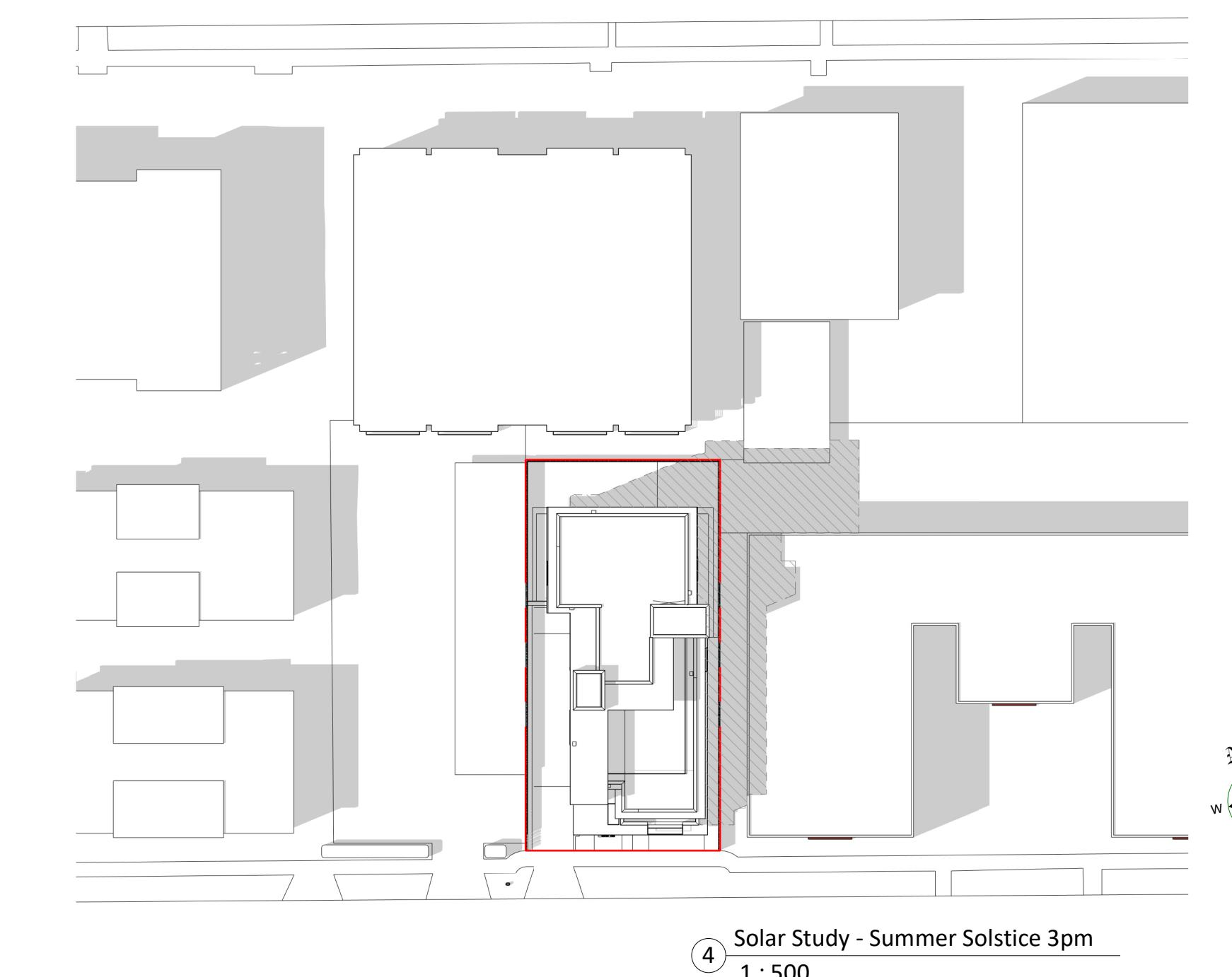
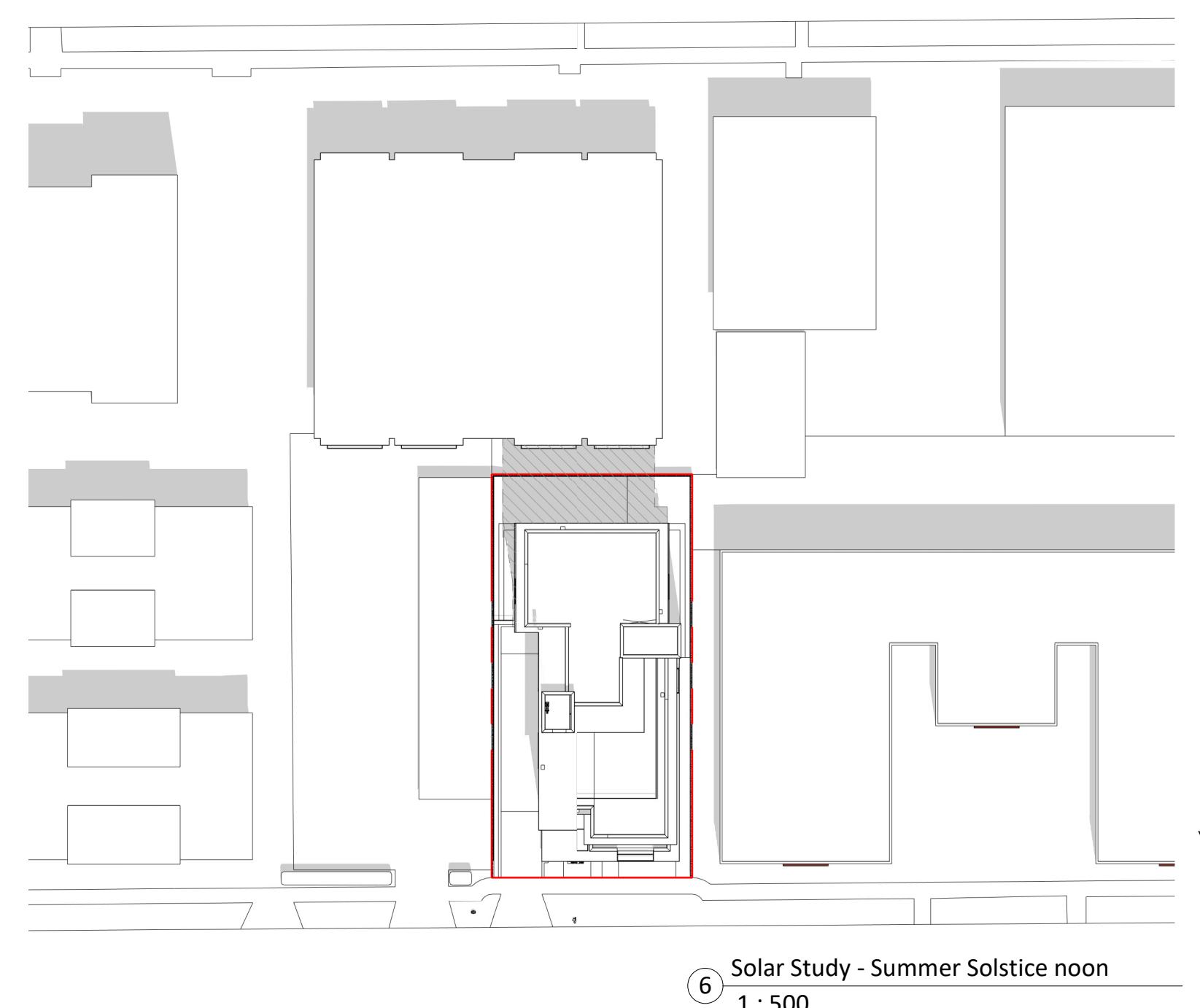
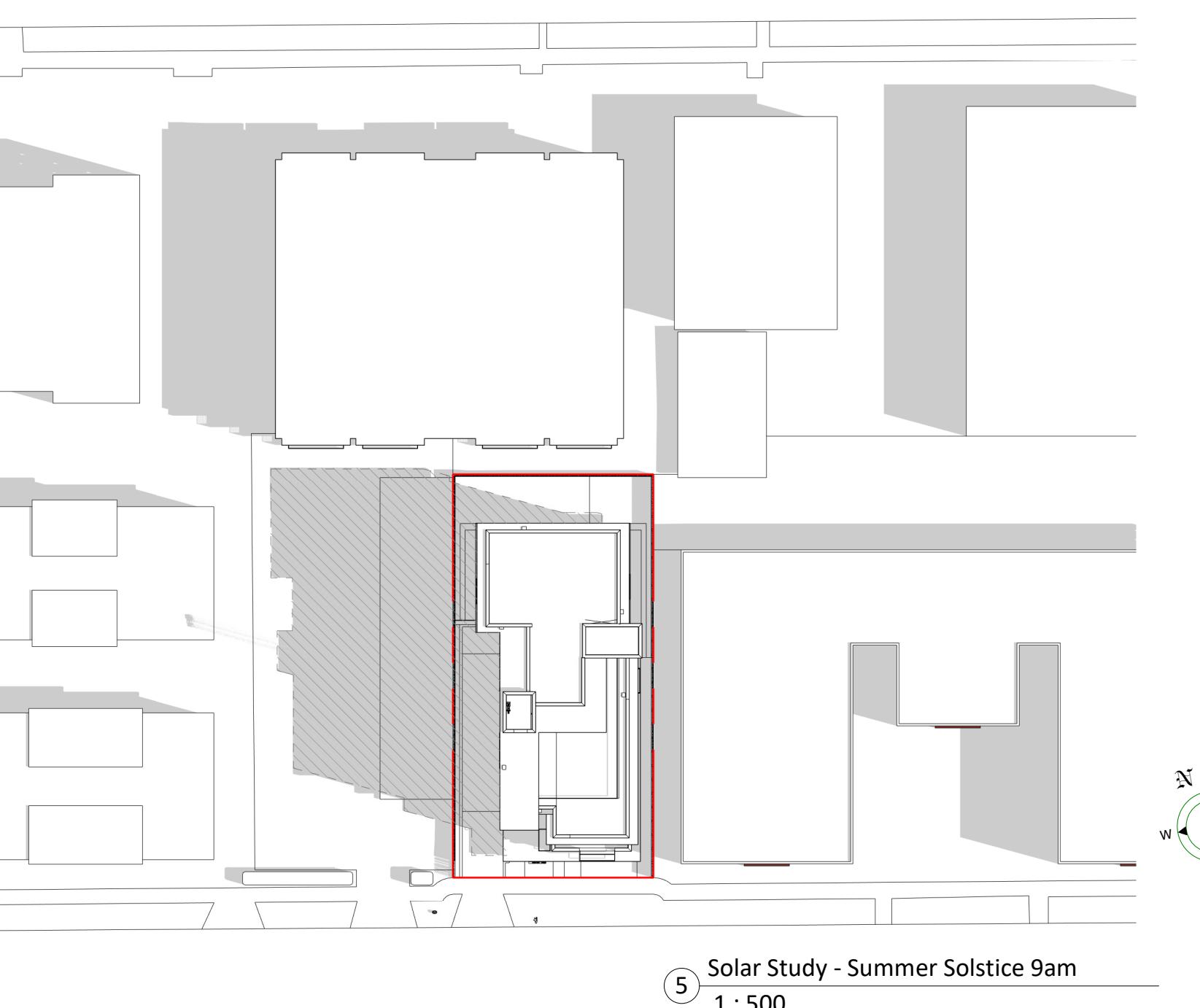
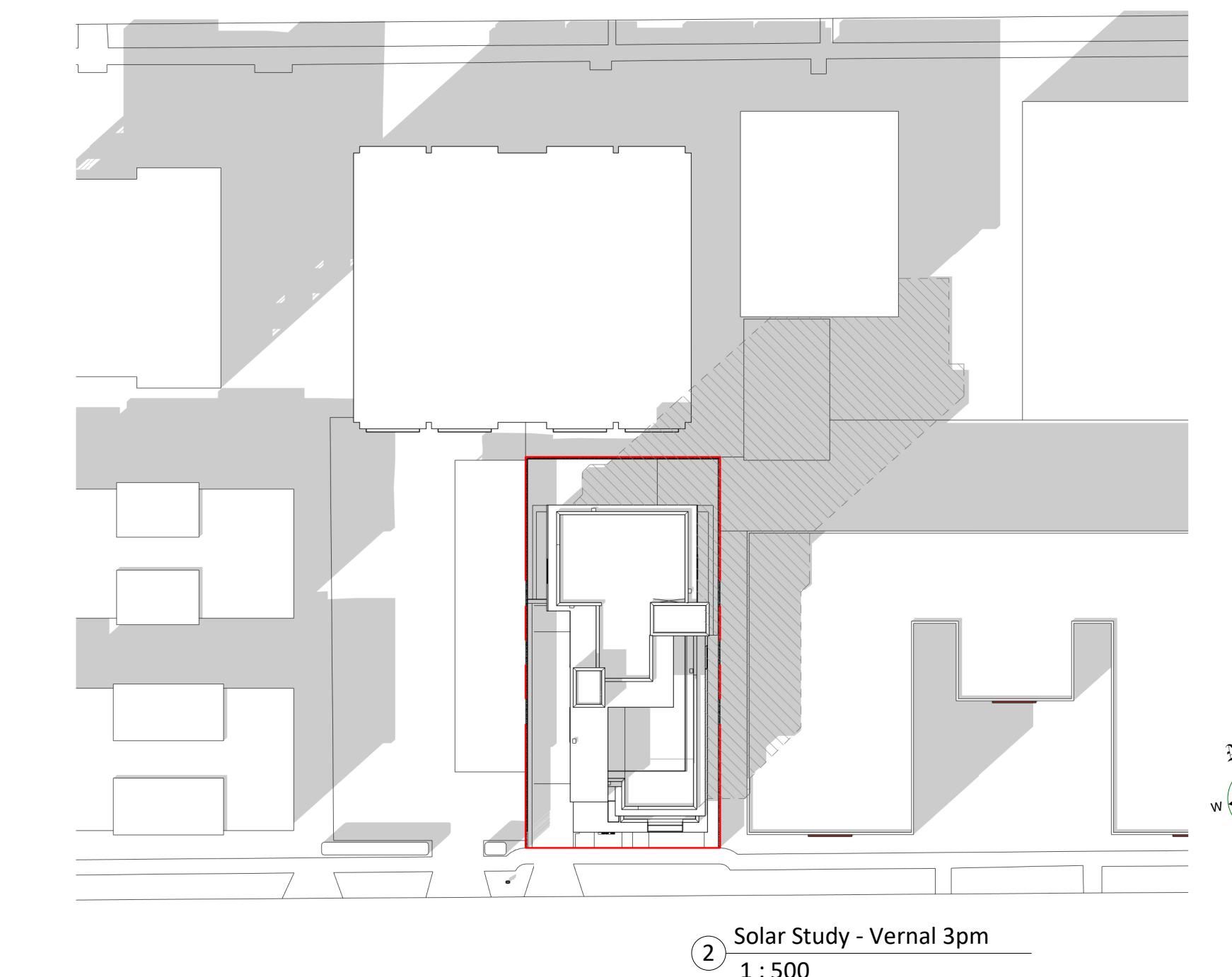
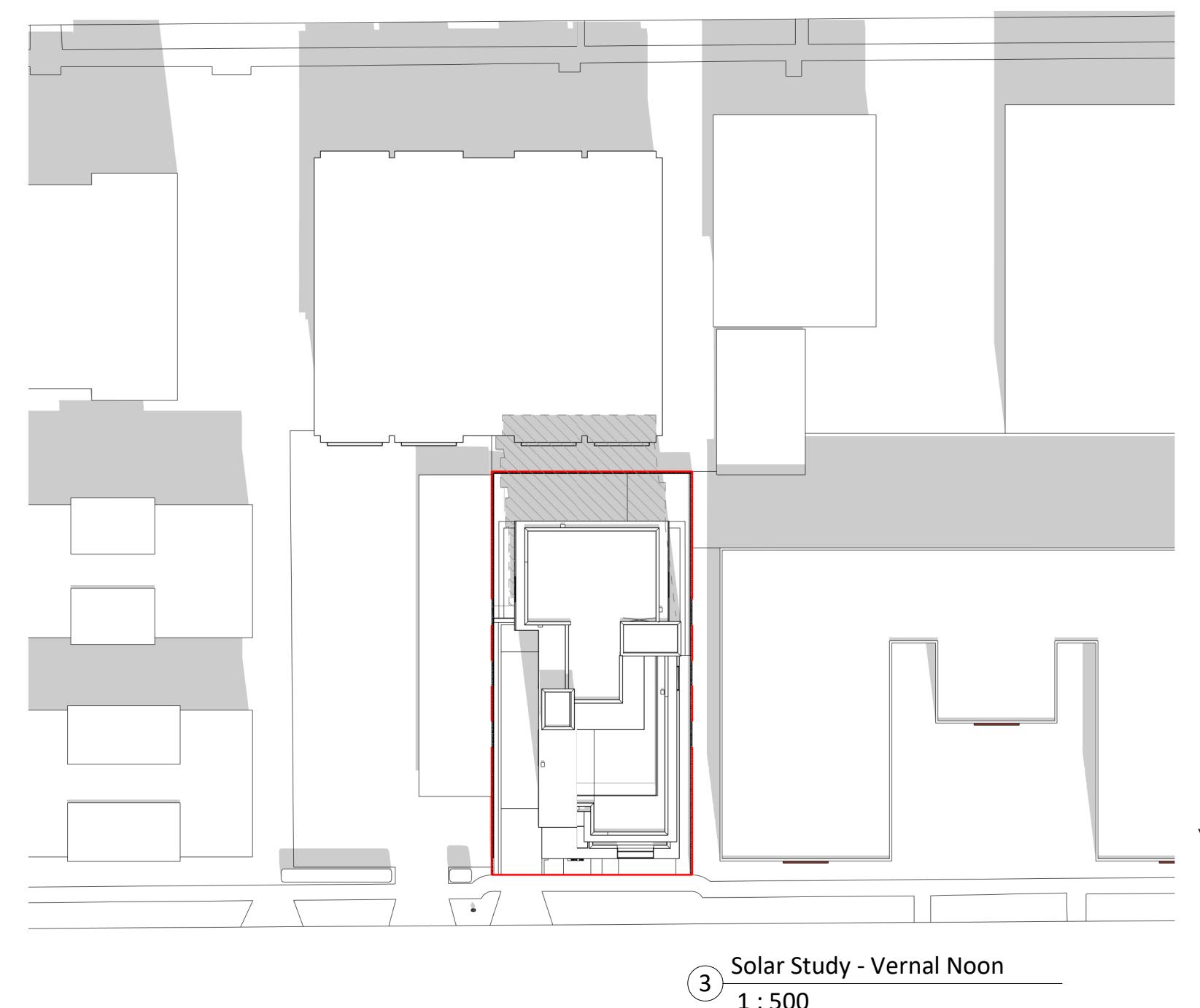
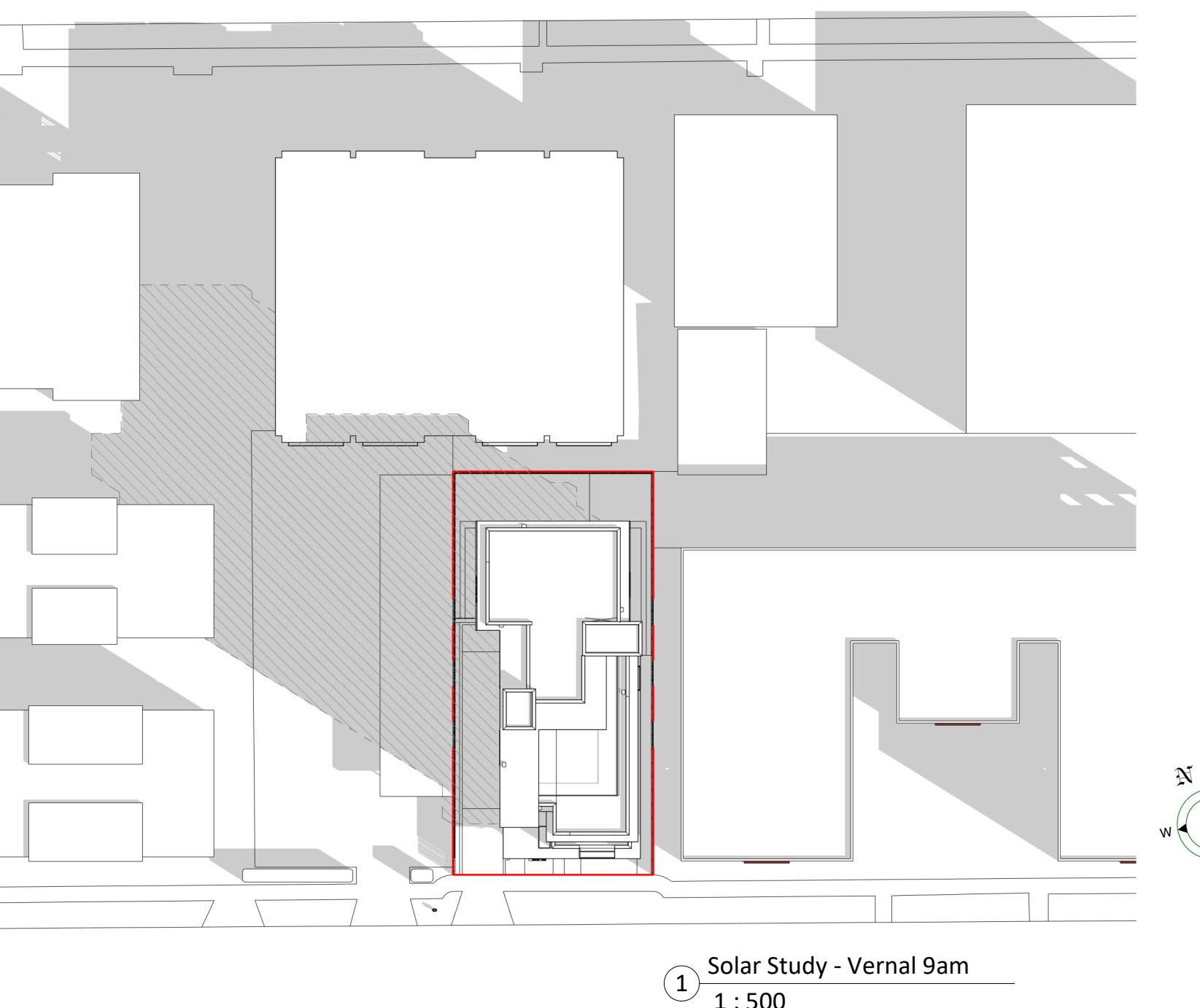
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1042 Richardson Street,
Victoria BC

Solar Shadow Study
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Revision	No.	Description	Date
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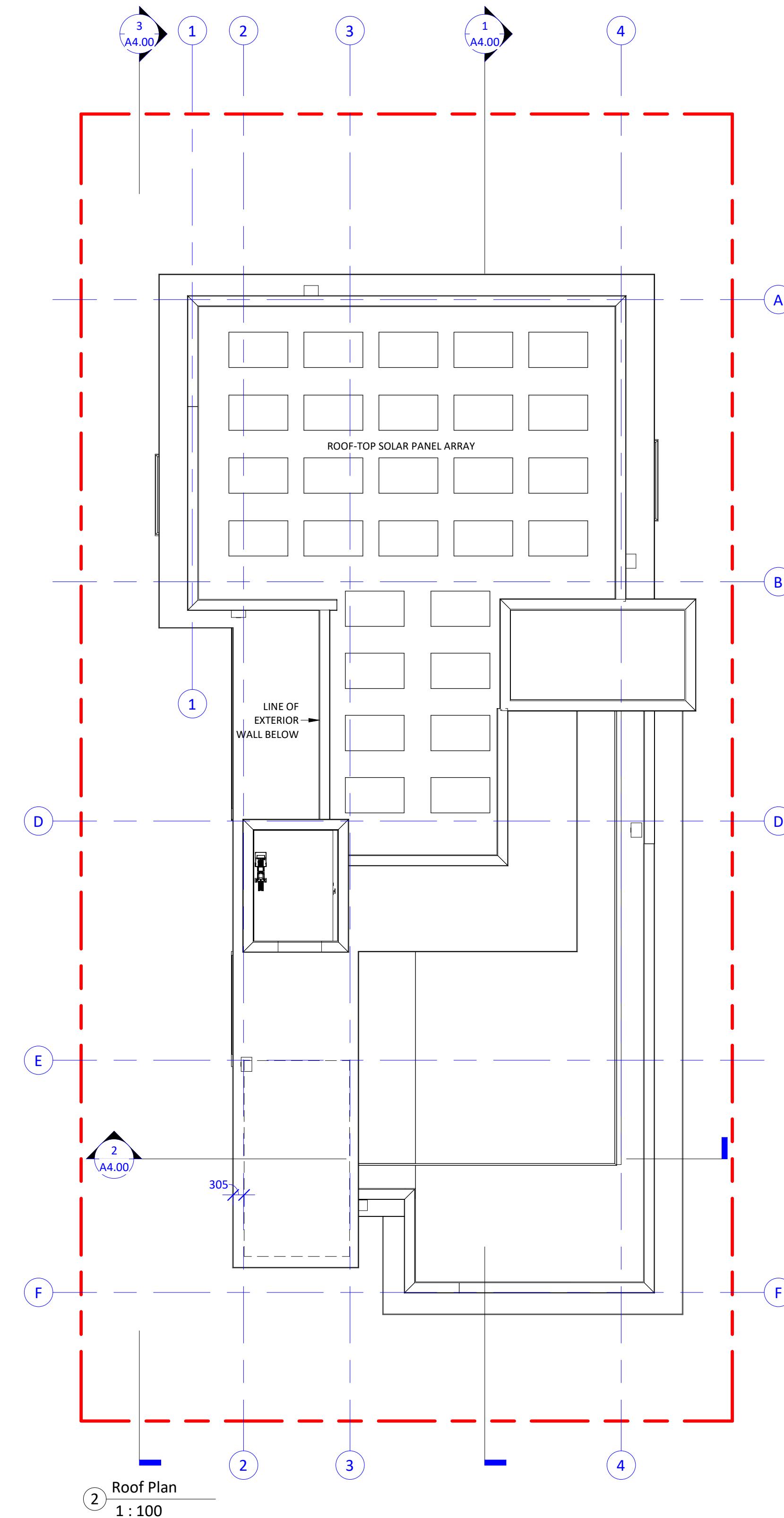
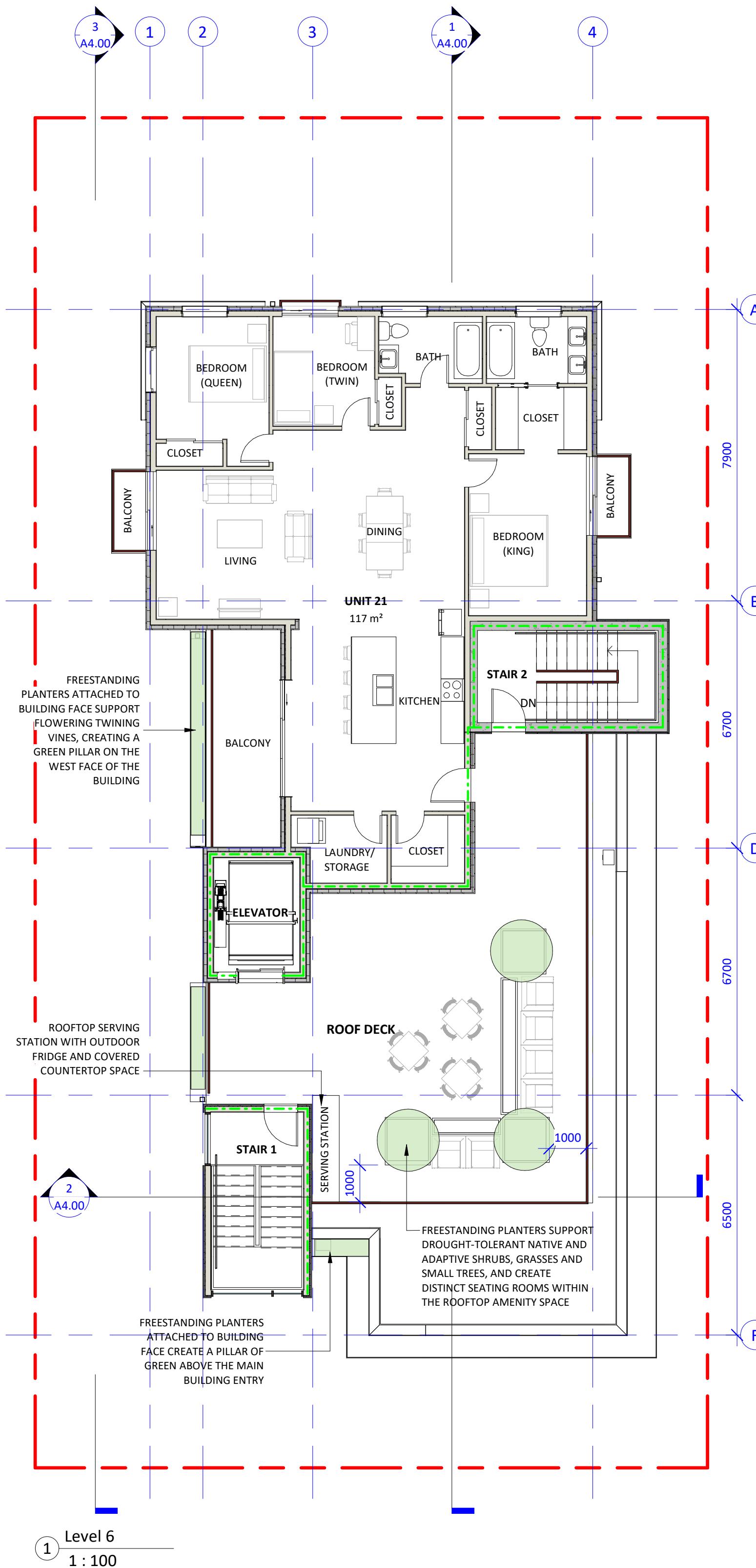
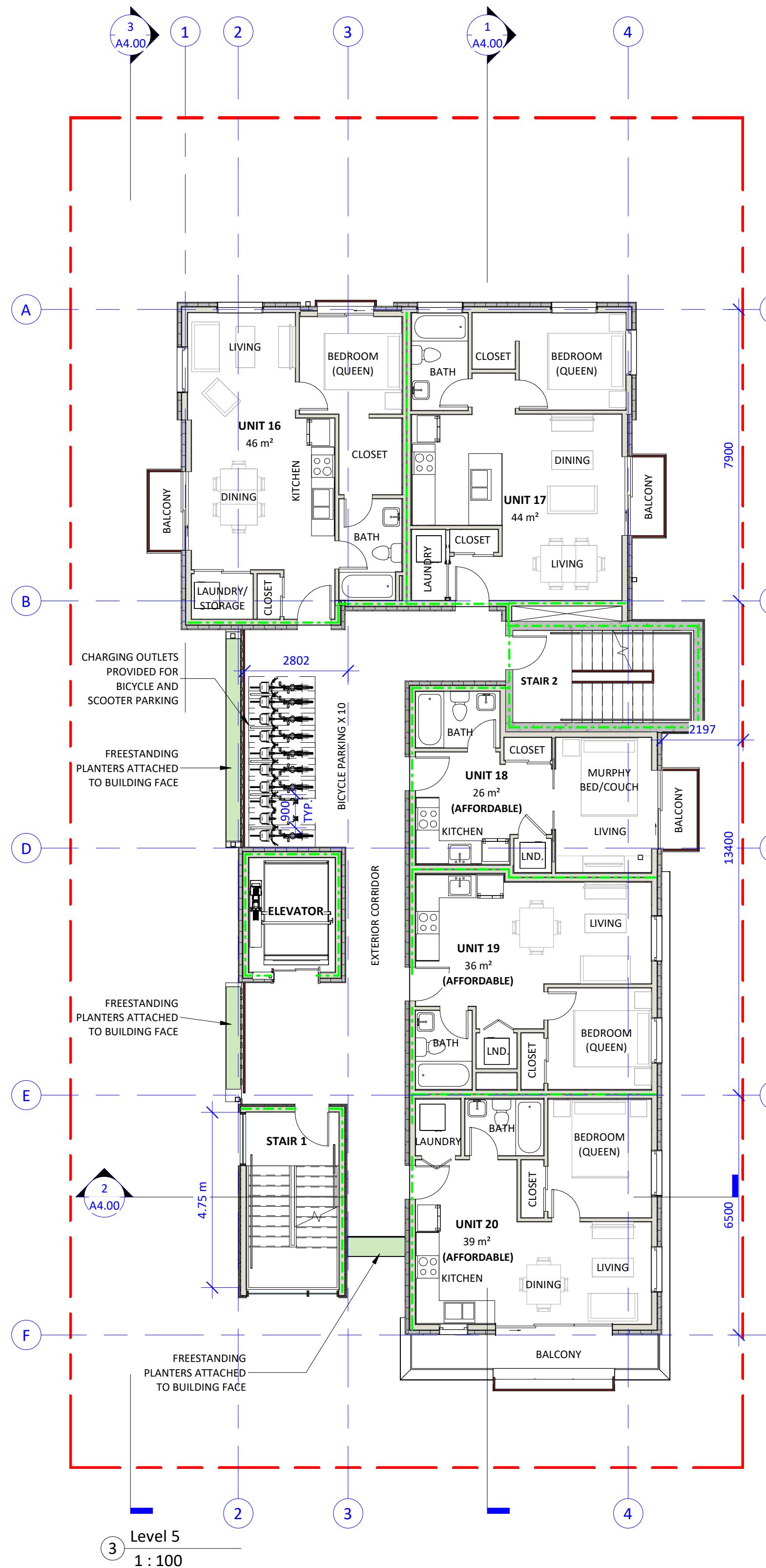
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Victoria BC

Context Renders

Date 2021-01-18 1:26:39 PM
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A1.02

Scale



Unit Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 1			
101	UNIT 1	46 m ²	No
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	Yes
505	UNIT 20	39 m ²	Yes
LEVEL 6			
601	UNIT 21	117 m ²	No

Bicycle Parking	
Long Term Per Schedule C Required:	Short Term Per Schedule C (within 15m of entry) Total
1/unit < 45m ² x 12 = 12	6 (MIN)
1.25/unit > 45m ² x 9 = 11.25	Total = 23.25 (24)
Provided:	
P1 = 15	
Lvl 2 = 12	
Sub-Total = 27	
Proposed Additional:	
Long Term Parking = 34	
Total = 27.25 - 0.75 H Fire Separation	
Red = FRR - 0.75 H Fire Separation	
Green = FRR - 1 H Fire Separation	
Blue = FRR - 2 H Fire Separation	

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Re - Submission for Rezoning and Development Permit	2021-01-18
Revision No.	Description Date

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1042 Richardson Street,
Victoria BC

Floor Plans
A2.01
Scale As indicated
Date 2021-01-18 1:27:03 PM
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① East Elevation
1 : 100



② North Elevation
1 : 100



③ South - Richardson Street Elevation
1 : 100



④ West Elevation
1 : 100

EXTERIOR FINISH LEGEND

- 1 CEMENTITIOUS SIDING (COLOUR GREY)
- 1a CEMENTITIOUS PANEL SIDING (COLOUR WHITE)
- 2 PREFINISHED METAL FLASHING (CHARCOAL)
- 3 RAIN WATER LEADER (RED)
- 4 METAL RAILINGS (RED)
- 5 WINDOWS (RED)
- 6 GLAZING WALL (ALUMINUM)

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Victoria BC

Elevations

Date 2021-01-18 1:27:27 PM
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Scale 1 : 100

A3.00



The logo for Christine Lintott Architects Inc. consists of a white square containing a blue graphic. The blue graphic is composed of several overlapping geometric shapes: a large right-angled triangle pointing downwards, a smaller right-angled triangle nested within it, and a rectangle positioned to the right. The overlapping of these shapes creates a sense of depth and perspective.

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Context Elevations

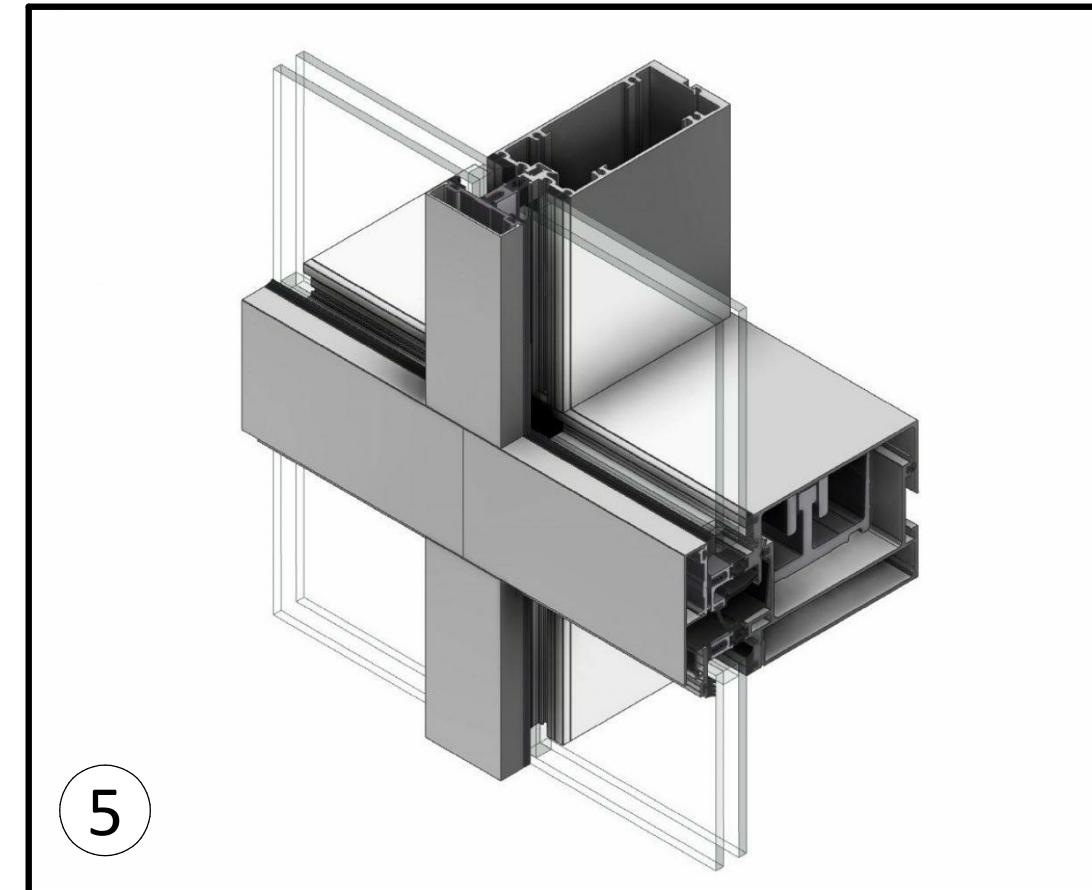
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A3.01

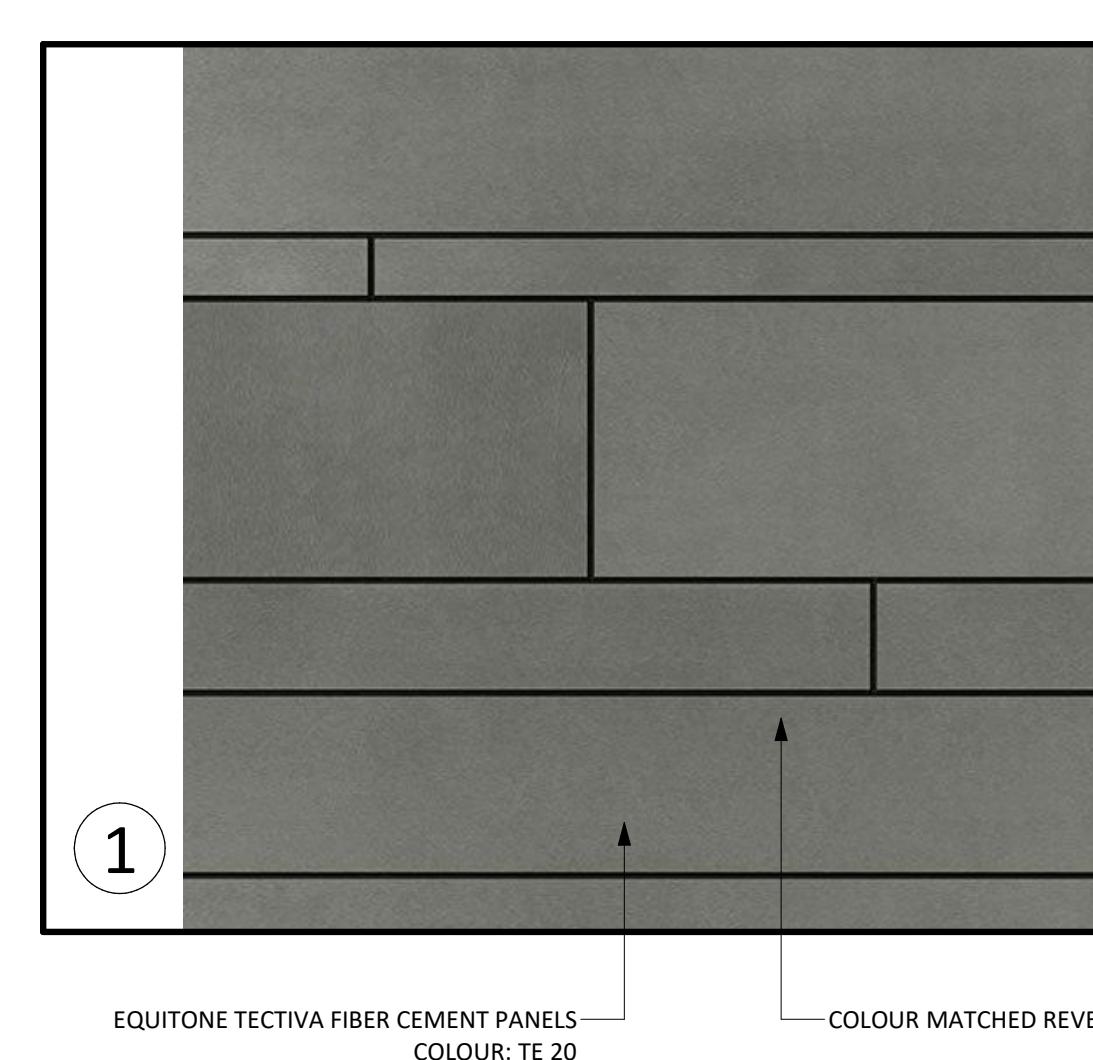
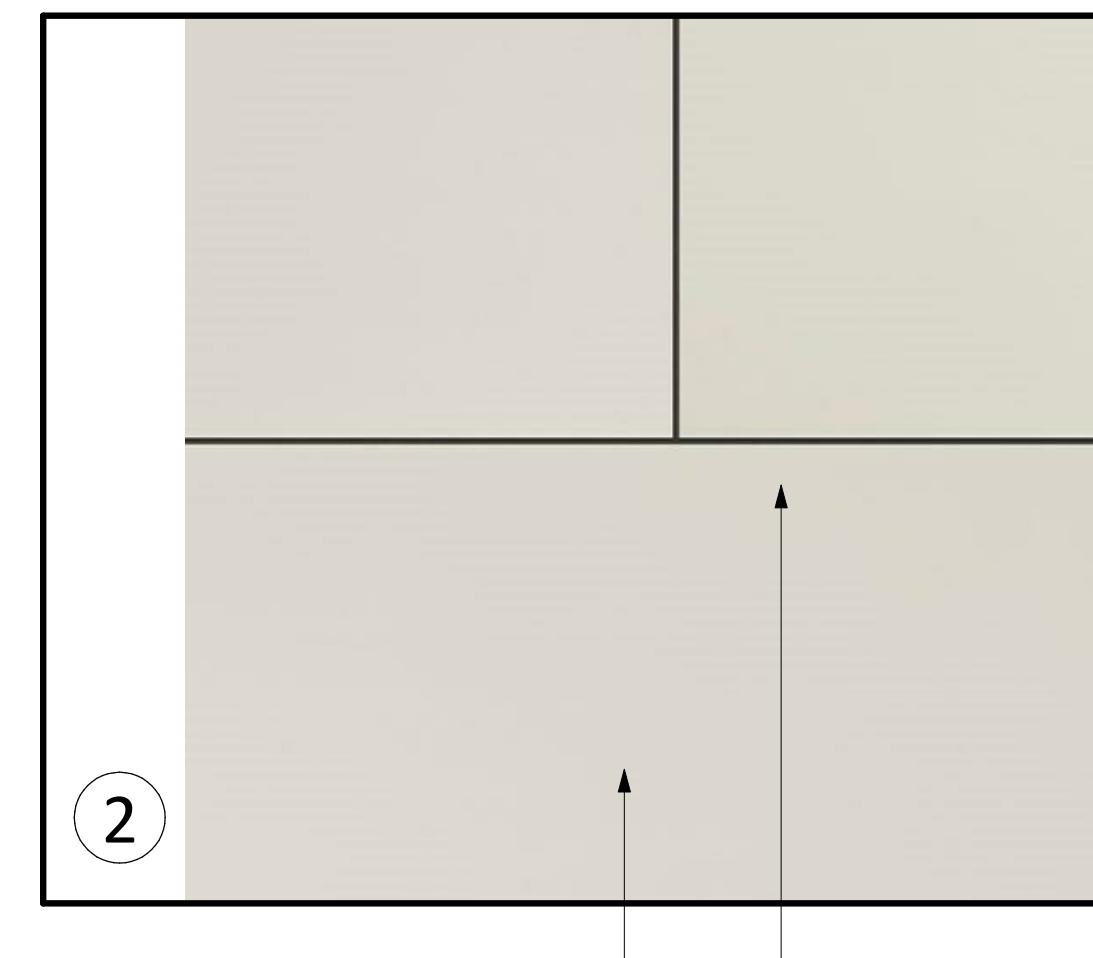
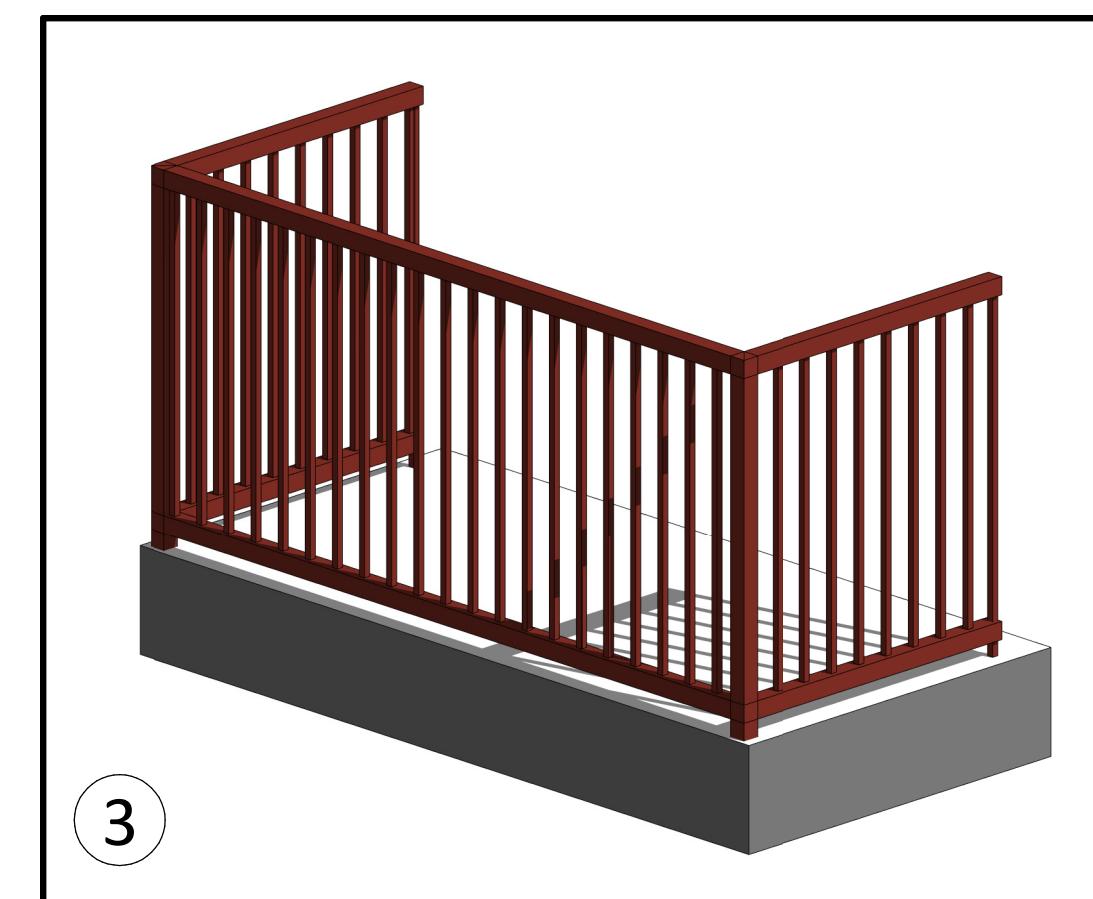
1 : 100



Materials Elevation
1 : 50



- 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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www.lintottarchitect.ca

Issue Date

Submission for Rezoning and Development Permit 2020-09-30

Re - Submission for Rezoning and Development Permit 2021-01-18

Revision No. Description Date

Consultant

Ten42
1042 Richardson Street,
Victoria BC

Exterior Materials

Date 2021-01-18 1:27:56 PM
Drawn by BH
Checked by CL

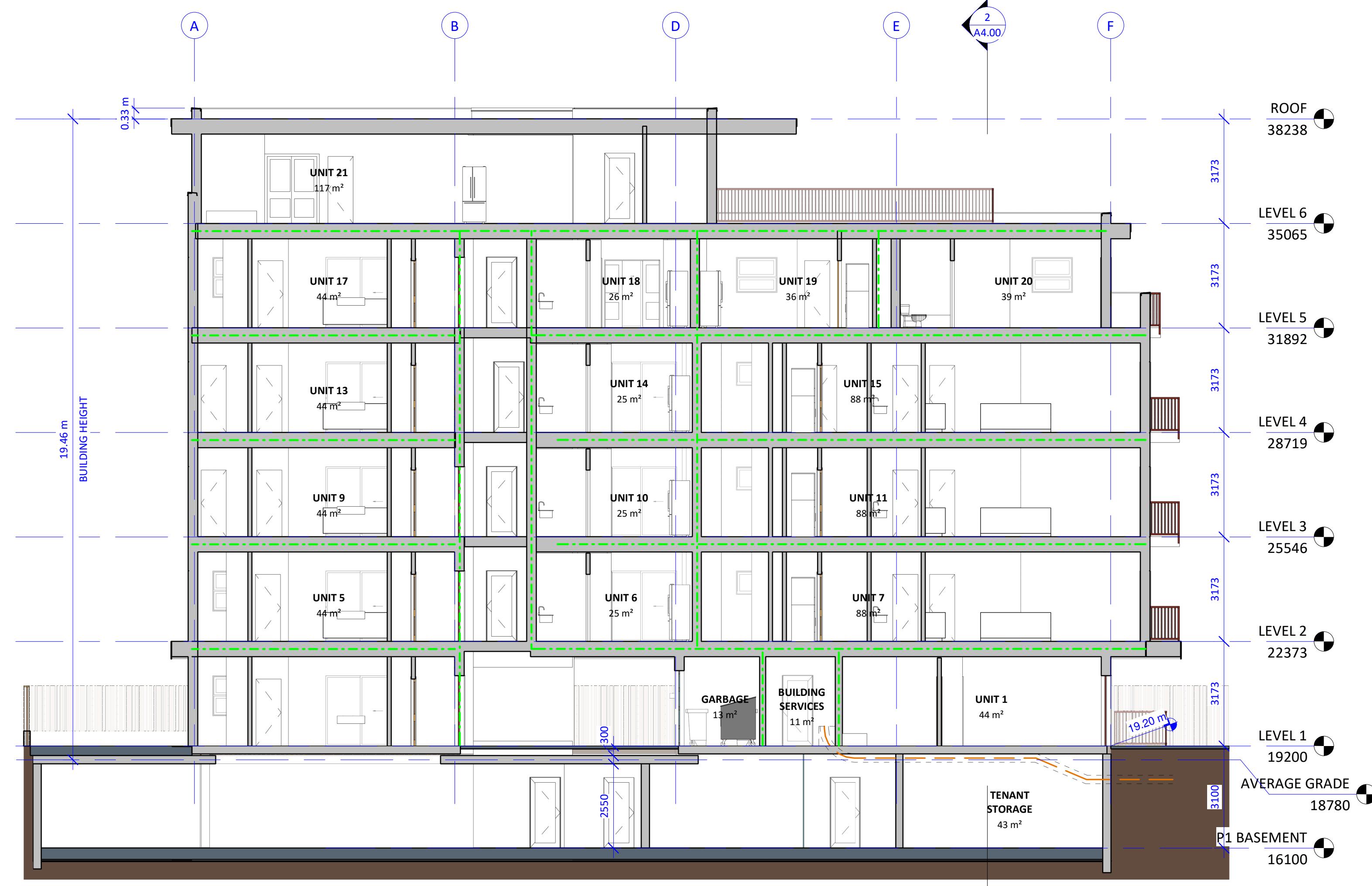
Scale As indicated

A3.02

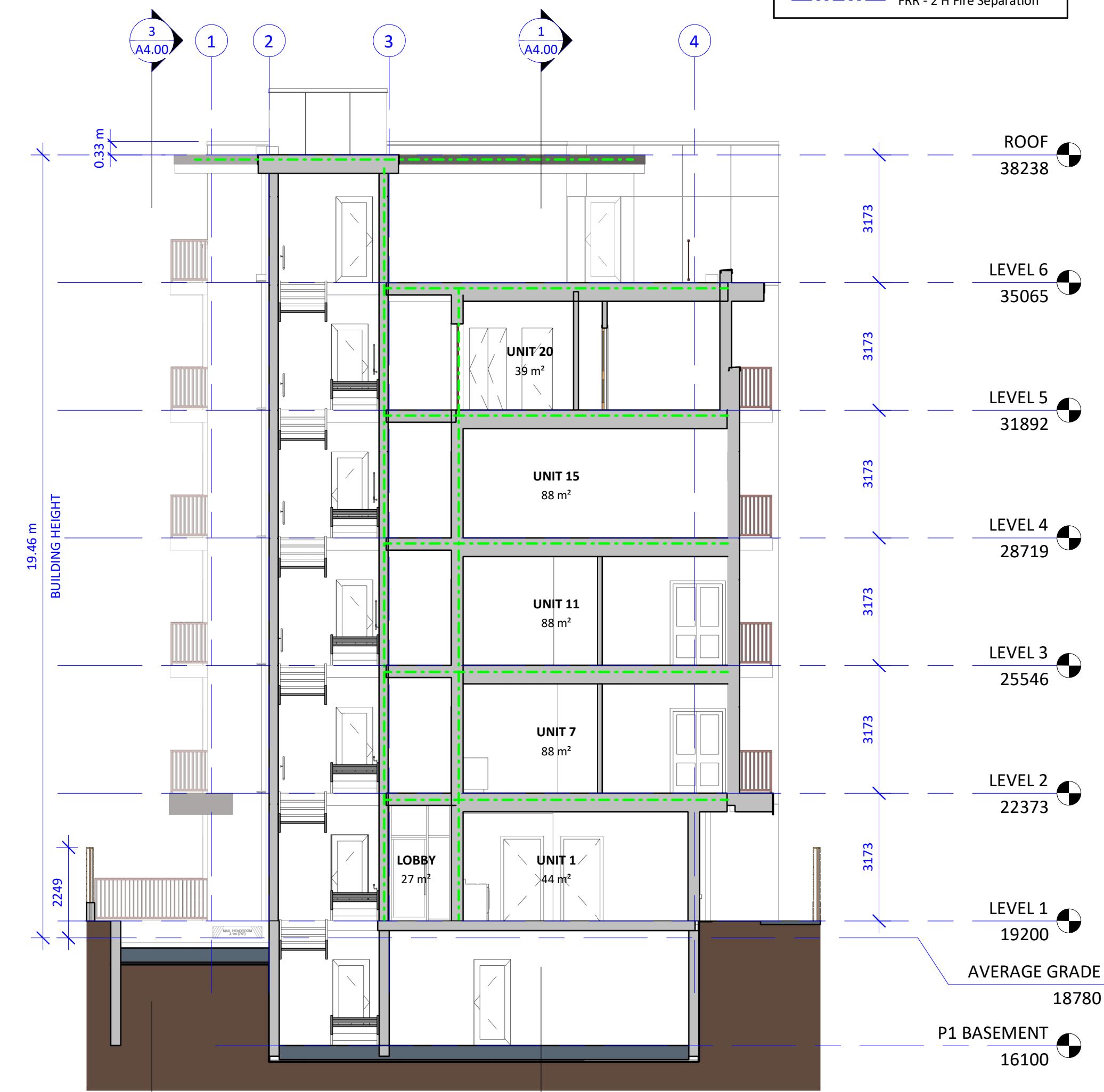


③ Section - Parkade Entry Ramp
1 : 100

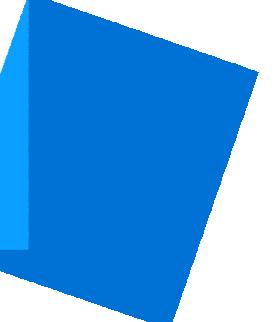
----- FRR - 0 H Fire Separation
----- FRR - 0.75 H Fire Separation
----- FRR - 1 H Fire Separation
----- FRR - 2 H Fire Separation



① Section - Longitudinal
1 : 100



② Section - Cross Section
1 : 100

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1042 Richardson Street,
Victoria BC

Building Sections

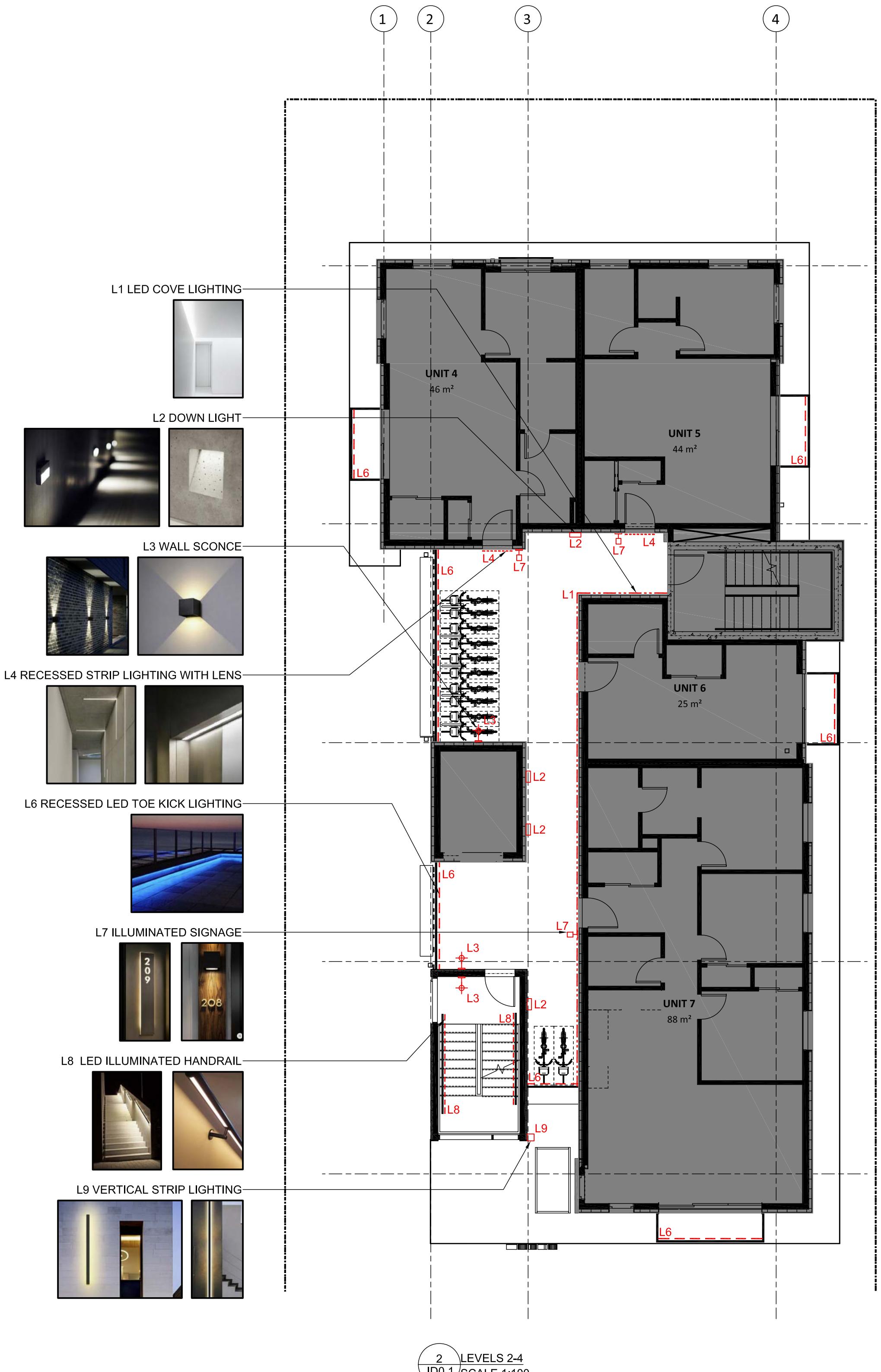
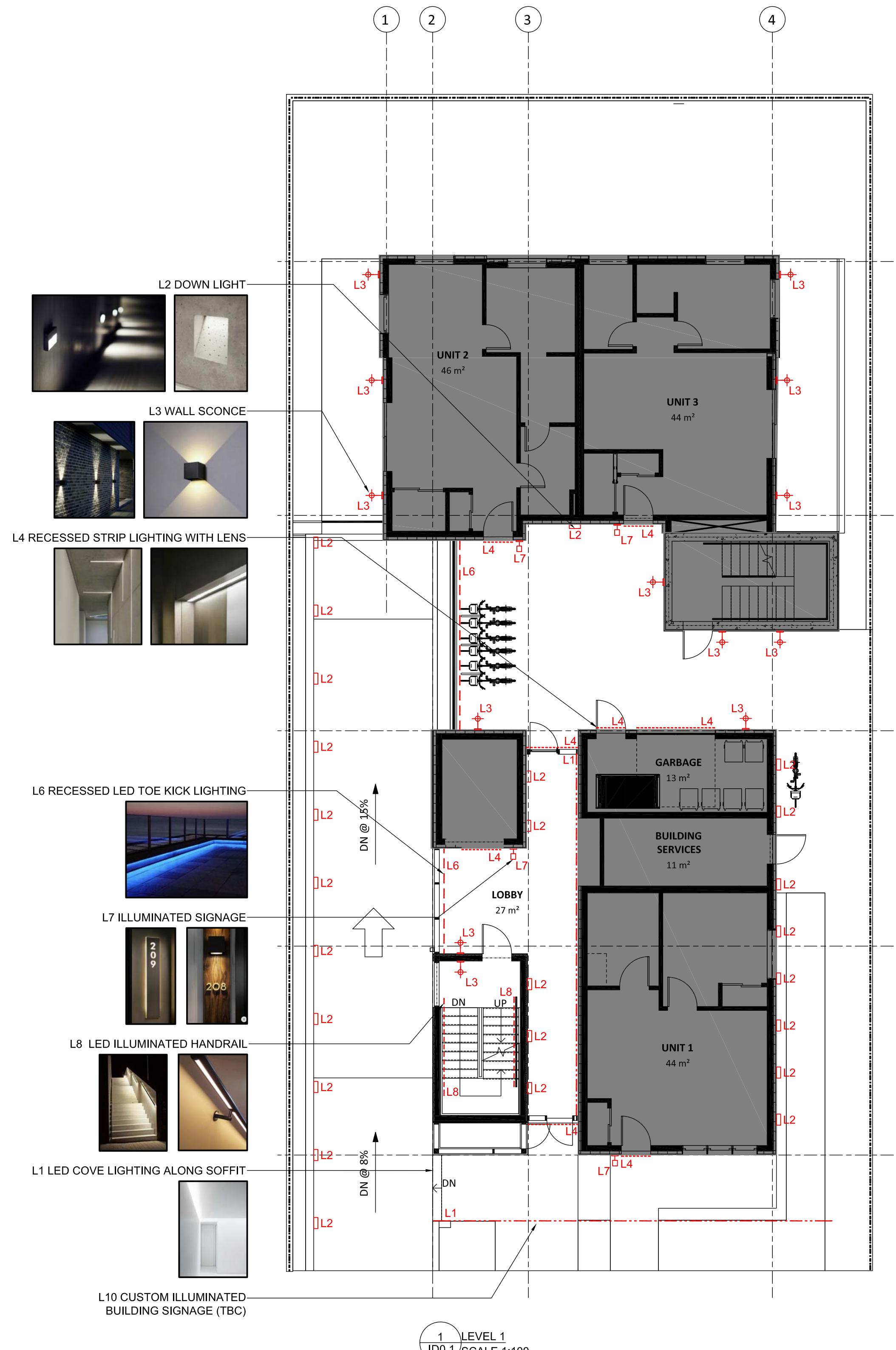
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Drawn by BH

Checked by CL

A4.00

As indicated



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REVISION

STAMP

PROJECT
NORTH

PROJECT NAME
TEN42

PROJECT ADDRESS
1042 RICHARDSON STREET

DATE
21.01.18

DRAWING TITLE
PROPOSED EXTERIOR LIGHTING

ID0.1

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REVISION

STAMP

PROJECT
NORTH

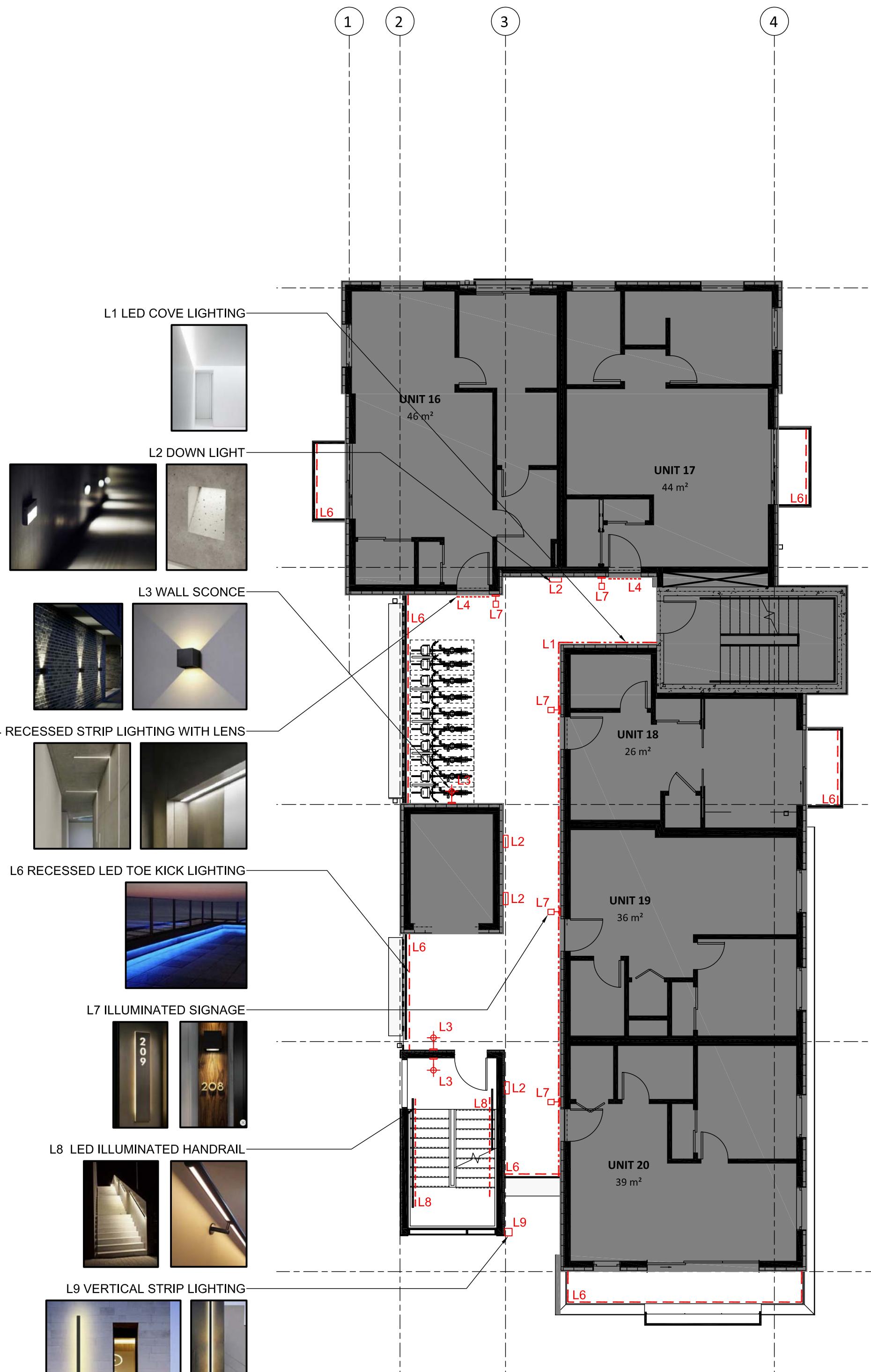
PROJECT NAME
TEN42

PROJECT ADDRESS
1042 RICHARDSON STREET

DATE
21.01.18

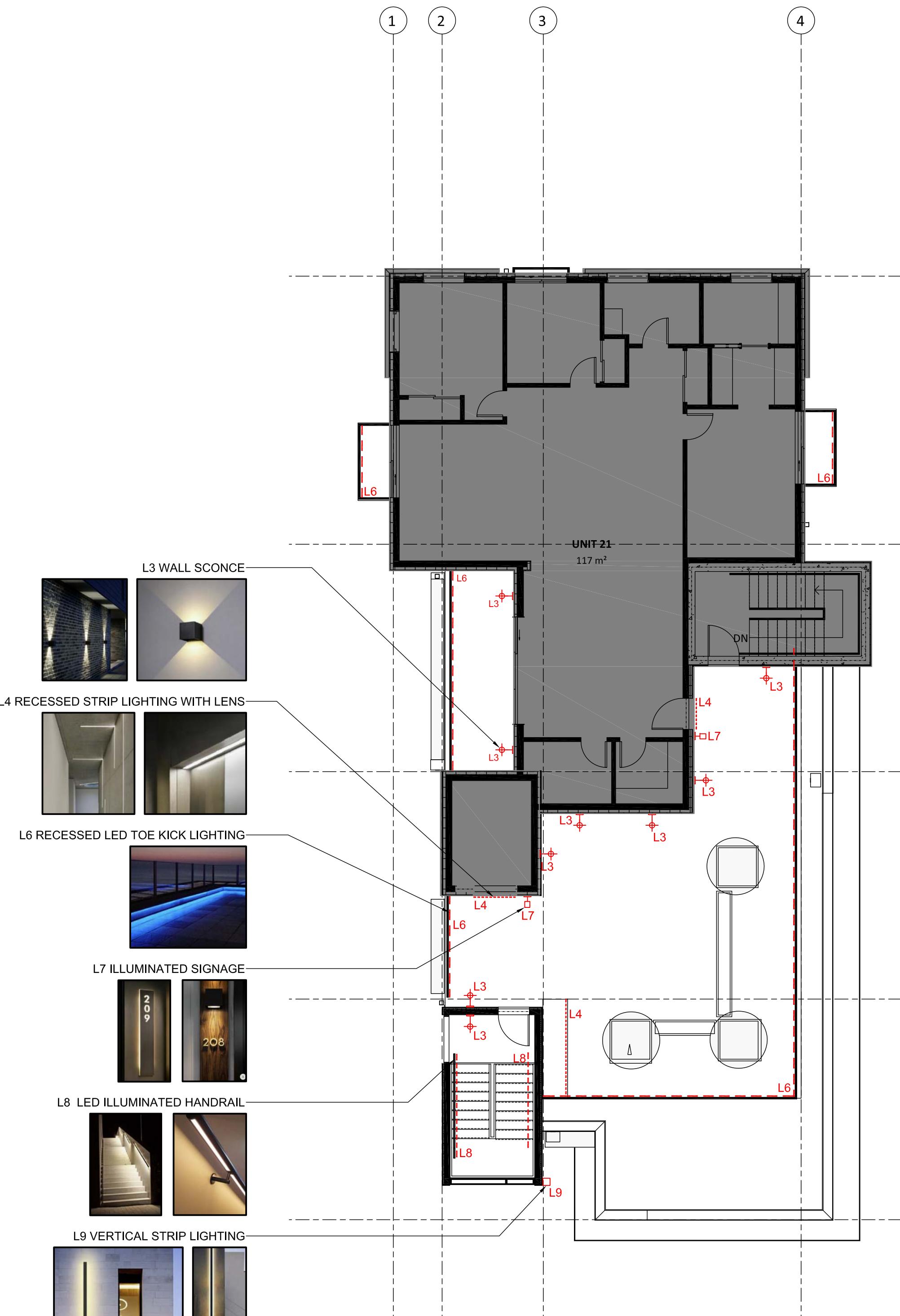
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PROPOSED EXTERIOR LIGHTING

ID0.2



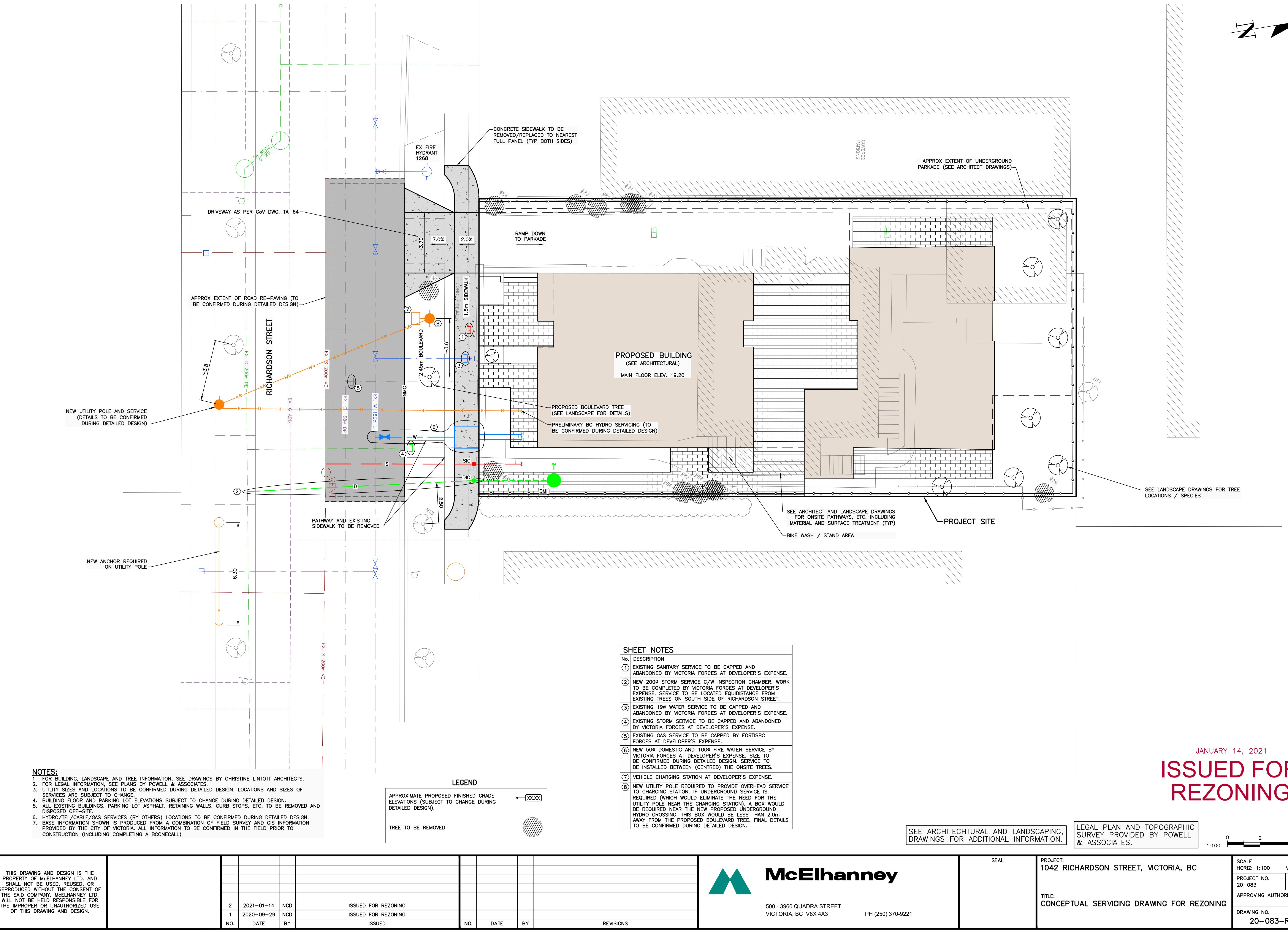
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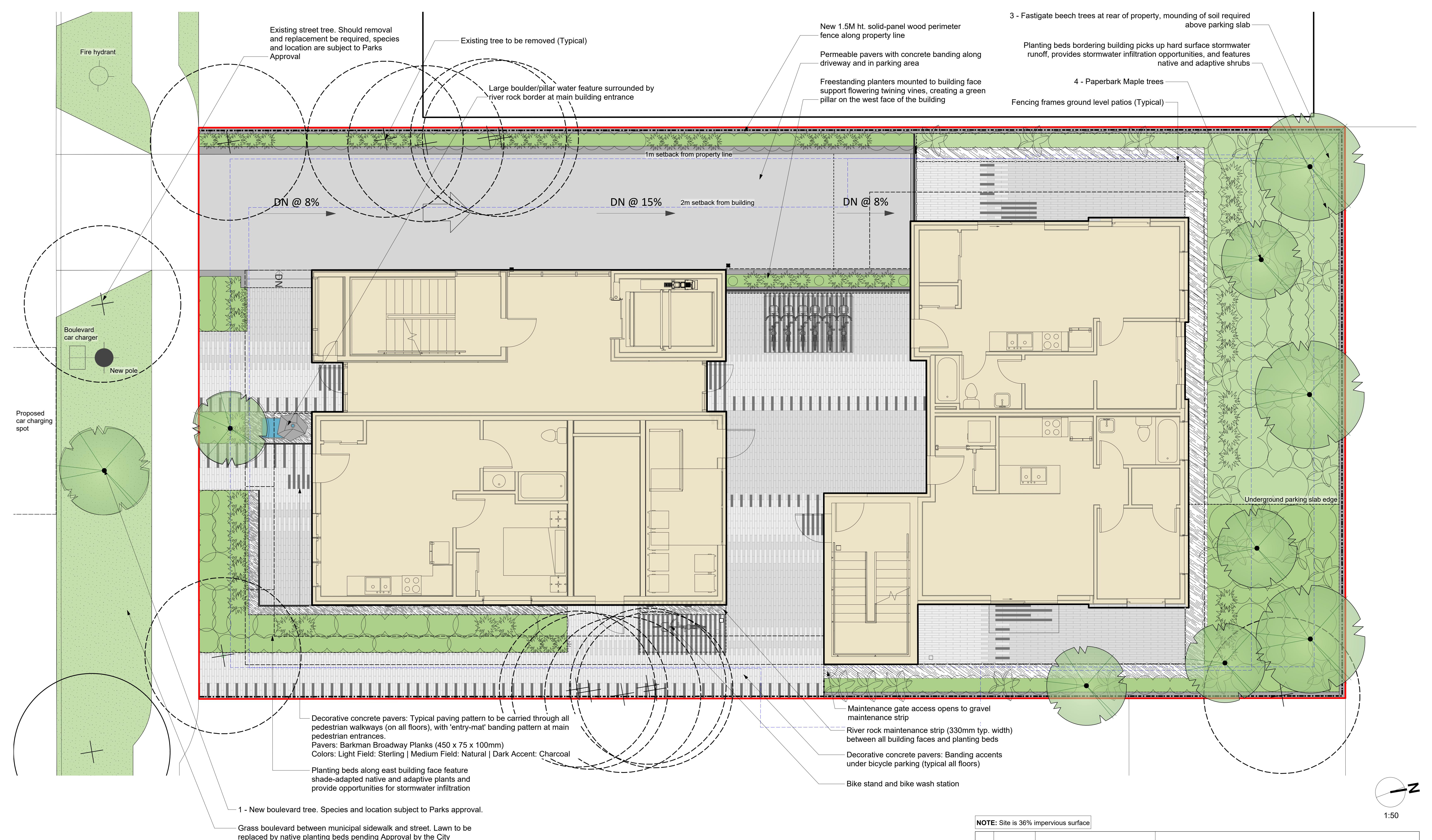
* EXACT FIXTURE SPECIFICATION TBD.
THIS DRAWING IS TO BE USED FOR CONCEPTUAL DESIGN PURPOSES ONLY.



2 LEVEL 6
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* EXACT FIXTURE SPECIFICATION TBD.
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1042 Richardson Street | Landscape Concept Plan

NOTE: Site is 36% impervious surface

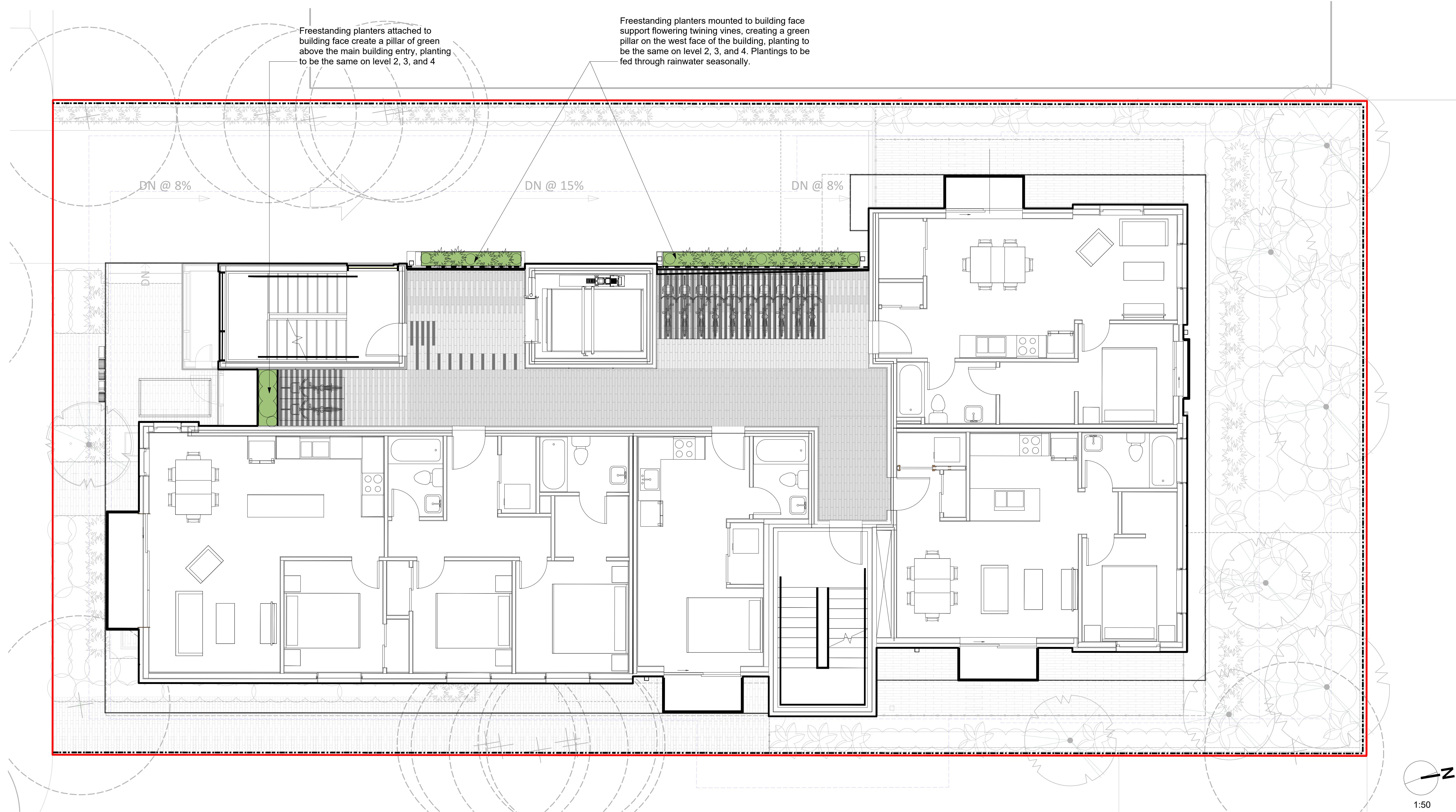
4	Jan 11-21 DP Revisions
3	Nov 26-20 DP Revisions
2	Sept 30-20 Issued for Development Permit
1	Aug 6-20 Issued for Preliminary Submission for OCP Amendment, Rezoning and Development Permit



LADR LANDSCAPE ARCHITECTS

#3-864 Queens Ave, Victoria B.C. V8T 1M5
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1042 Richardson Street | L2, L3, L4 Concept Plan

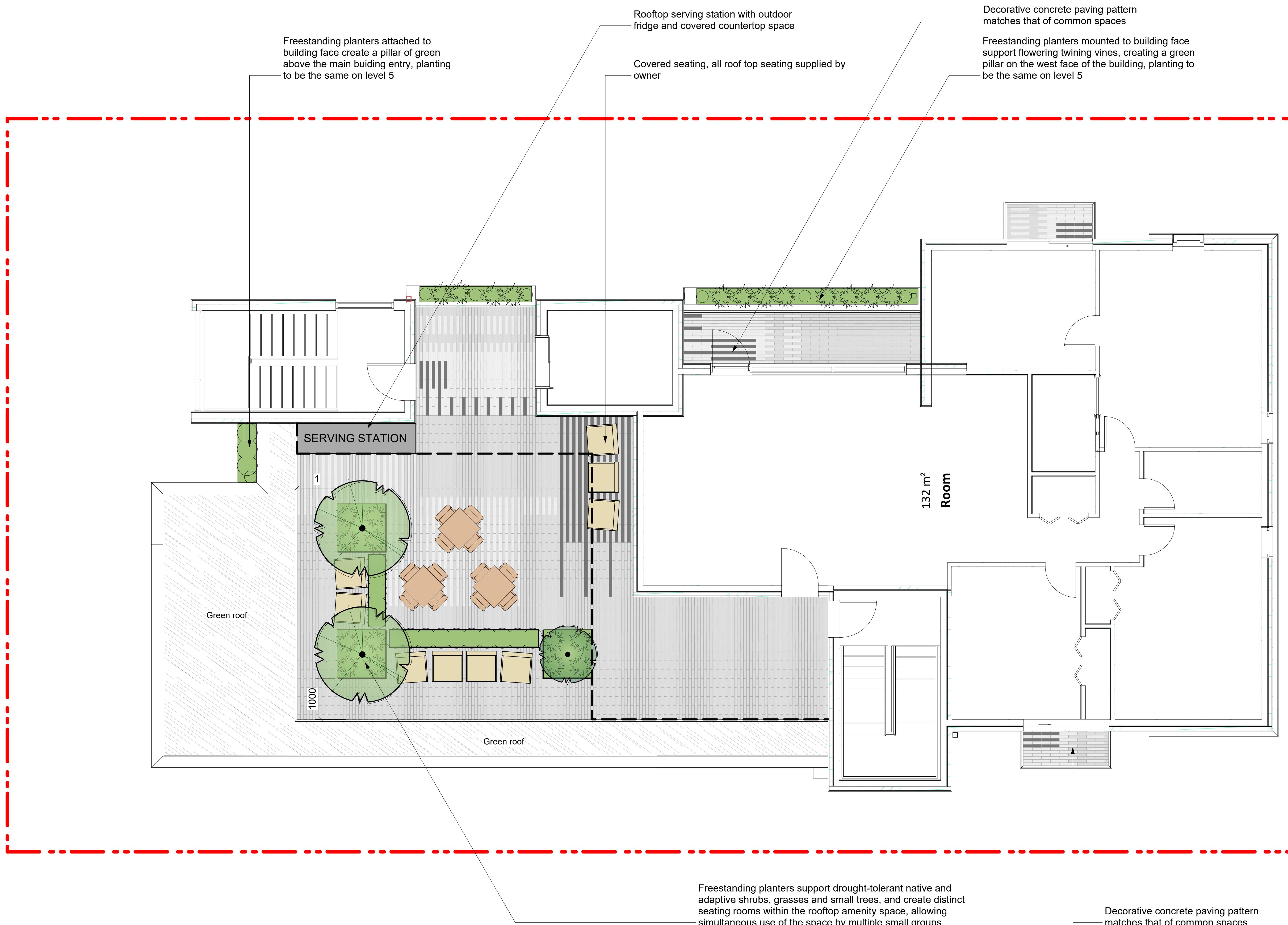
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Project No: 2041 Jul 31-20

LADR LANDSCAPE ARCHITECTS



Recommended Plant List

Trees

Total: 8

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

Large Shrubs

Total: 23

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

Medium Shrubs

Total: 48

Botanical Name	Common Name	Size
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: 131

Botanical Name	Common Name	Size
Cornus stolonifera 'Kelsey'	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: 124

Botanical Name	Common Name	Size
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: 52

Botanical Name	Common Name	Size
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 ht.

Vines

Total: 10

Botanical Name	Common Name	Size
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

1042 Richardson Street | L6 Rooftop Concept Plan

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