

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.j.vi@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@adrla.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

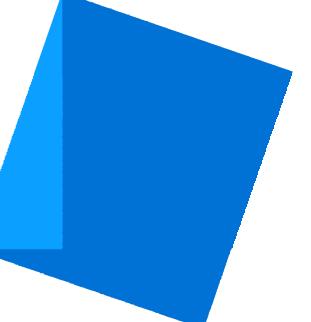
Project Scope Summary

- 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

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
A4.01	Exterior Lighting
A4.02	Exterior Lighting
C01	Civil
L01	Landscape
L02	Landscape
L03	Landscape

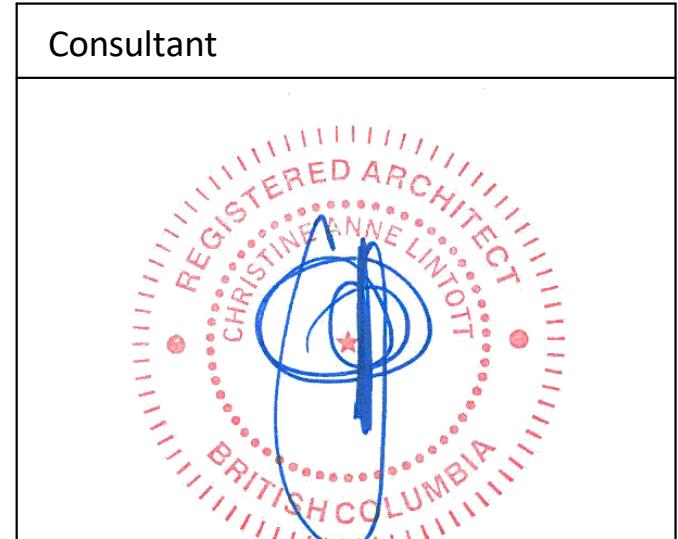
Christine Lintott
Architects Inc.



Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

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
Re - Submission for Rezoning and Development Permit	2021-10-22

Revision	No.	Description	Date
1	Revision 2	2021-06-11	



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.

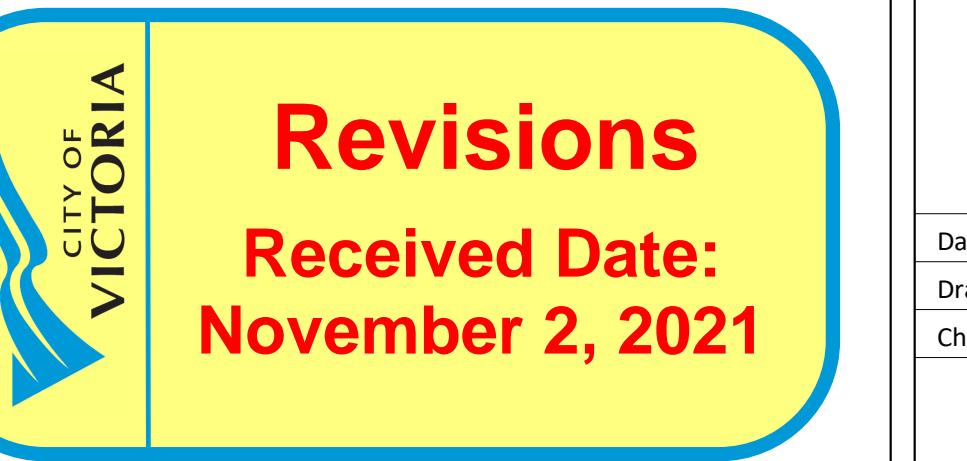
Unit Area Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 1			
101	UNIT 1	44 m ²	Yes
102	UNIT 2	46 m ²	No
103	UNIT 3	44 m ²	No
LEVEL 2			
201	UNIT 4	46 m ²	No
202	UNIT 5	44 m ²	No
203	UNIT 6	25 m ²	Yes
204	UNIT 7	88 m ²	No
LEVEL 3			
301	UNIT 8	46 m ²	No
302	UNIT 9	44 m ²	No
303	UNIT 10	25 m ²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

936 m²

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

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



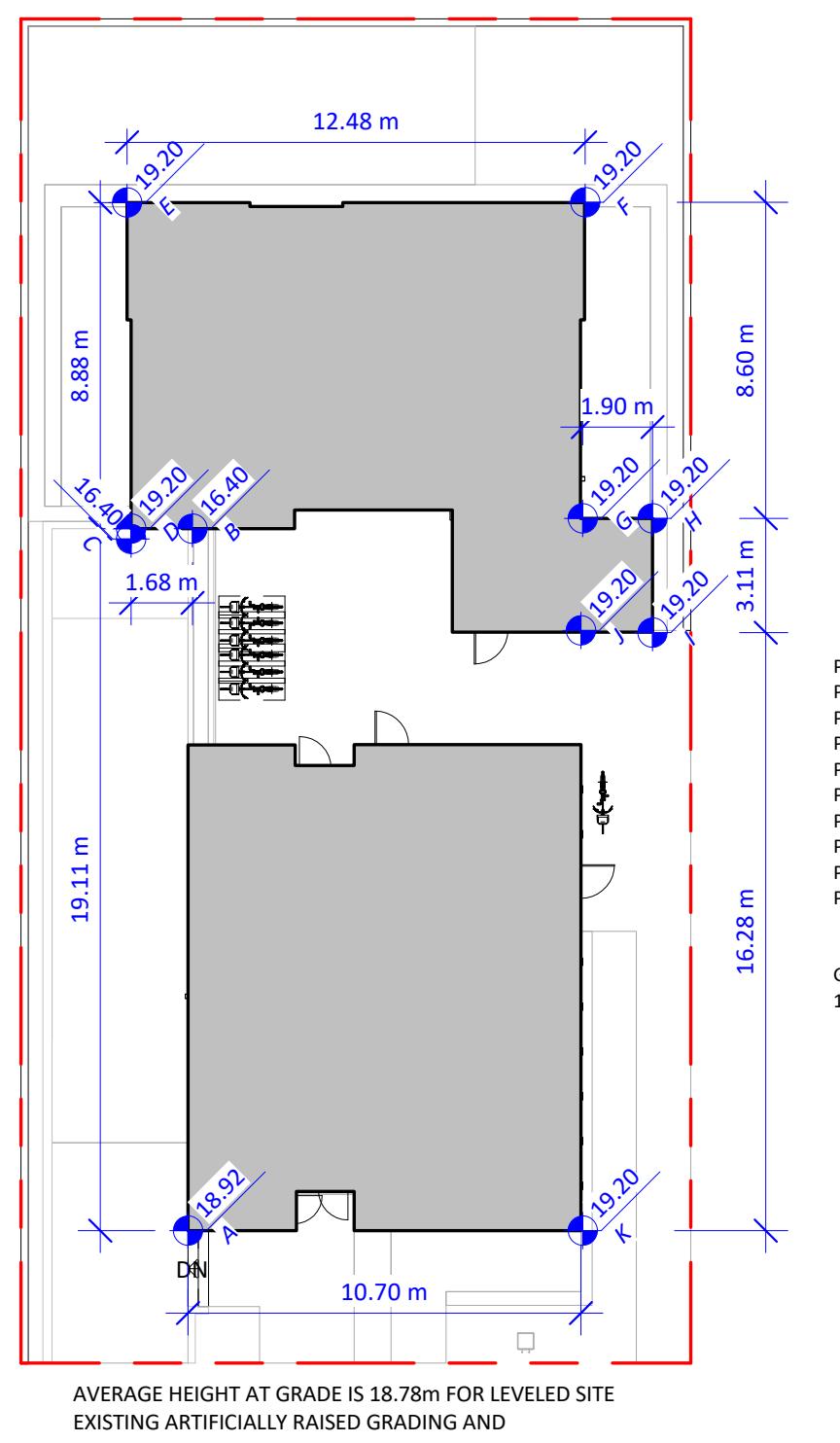
Cover Sheet

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Checked by	CL
Scale	As indicated

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Project Information Table		
	Zoning Min/Max	Proposed
Zone (existing)	R-K	SITE SPECIFIC
Site Area		668 m ²
Total Floor Area		1162 m ²
Floor Space Ratio	N/A	1 : 1.74
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 5 = 1 .75 / unit < 45m ² x 7 = 4.5 .9 / unit > 45m ² , < 70m ² x 5 = 5.25 1.3 / unit >70m ² x 3 = 3.9 0.1/unit visitor x 20 = 2 Total = 16.75 (17)	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 8 = 10 Total = 22 <u>Short Term Per Schedule C</u> Total = 6 (MIN)	<u>Long Term Per Schedule C</u> P1 = 22 <u>Lvl 2-5 Additional = 46</u> Total = 22+46 = 68 <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	2.89m
Side Yard (East)	N/A	1.0m
Residential Use Details		
Total Number of Units		20
Unit Type Breakdown		2 Studio Units, 15 One Bedroom Units, 3 Three Bedroom Units
Ground Oriented Units		3
Minimum Unit Floor Area		25 m ²
Total Residential Floor Area		936 m ²

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



EXISTING RETAINING WALLS TO BE REMOVED

2 AVG GRADE
1 : 200

Ten42

1042 Richardson Street,
Victoria BC

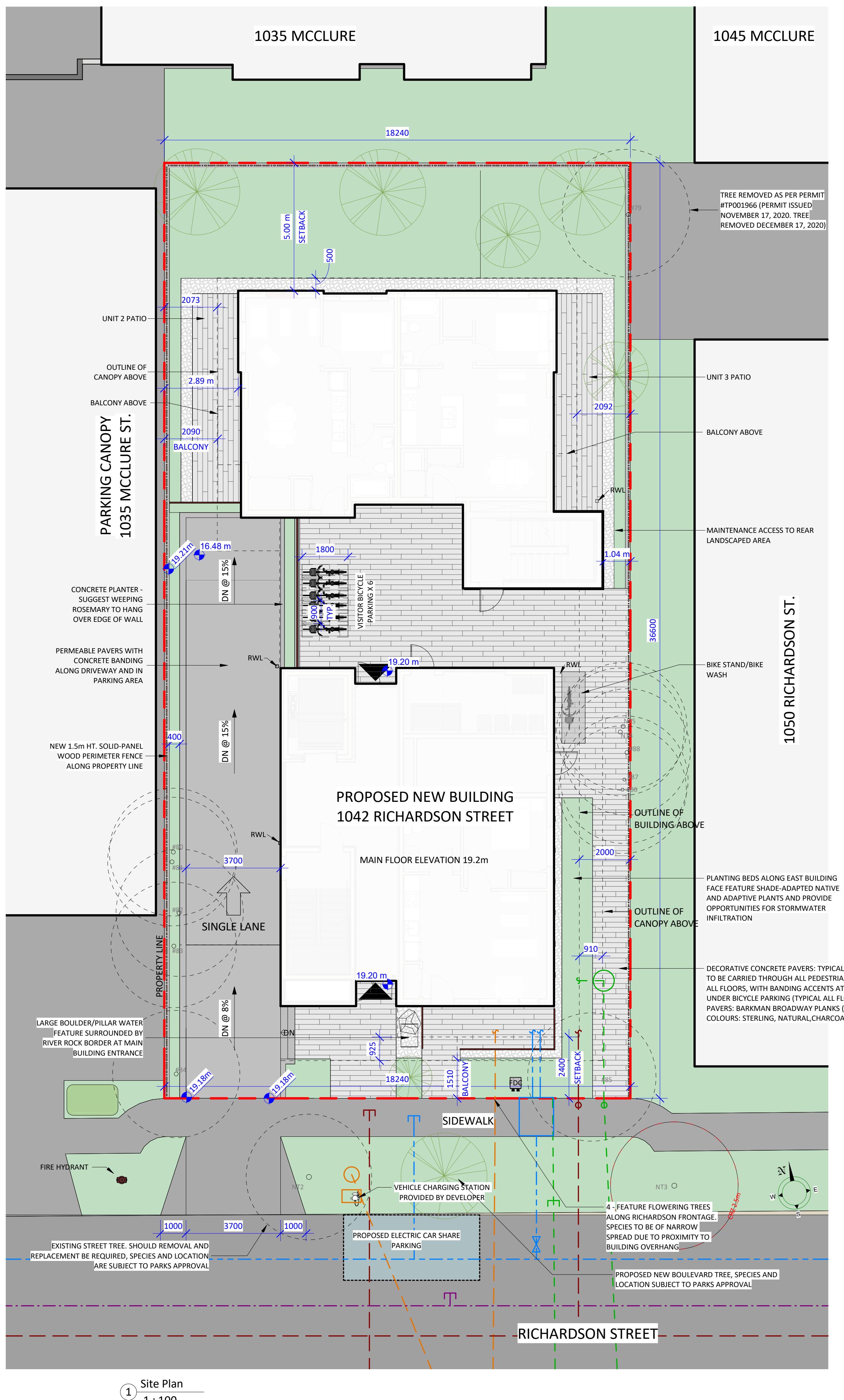
Site Plan and Project Data

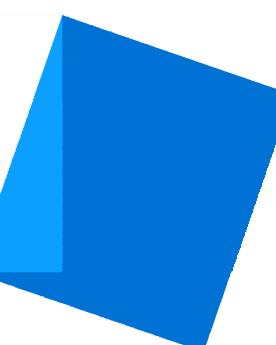
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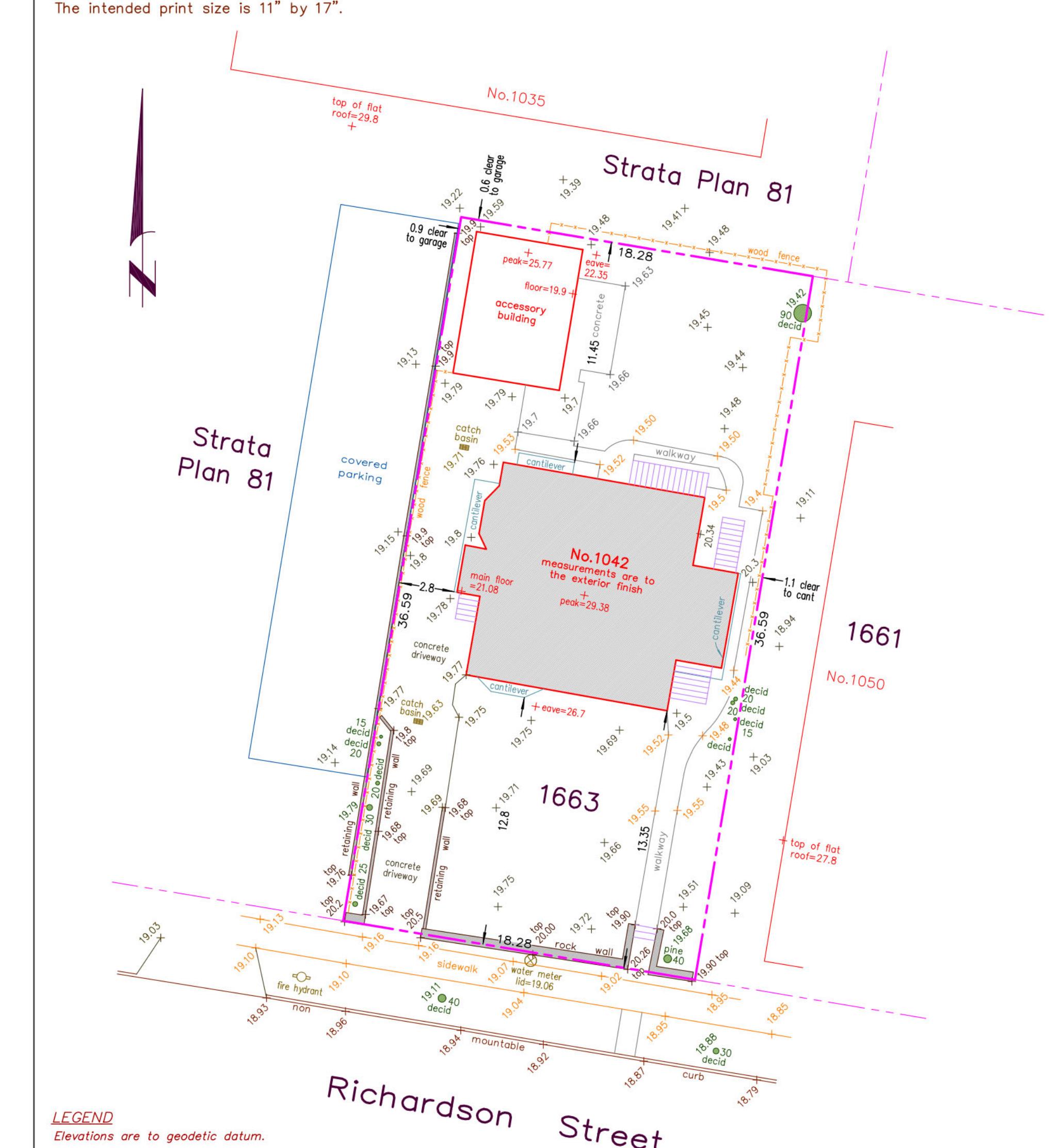




BC LAND SURVEYORS SITE PLAN OF:
Civic: 1042 Richardson Street

Legal - Lot 1663, Victoria City
Parcel Identifier: 009-396-853 in the City of Victoria

Scale - 1 : 20.0 Distances are in metres.
0 2 10 20
The intended print size is 11" by 17".



LEGEND

Elevations are to geodetic datum.

— denotes - existing elevation

Tree diameters are in centimetres.

Lot Area = 668 m²

May 7, 2020

File : 13,197 - 9
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

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.

Ten42

1042 Richardson Street,
Victoria BC

Site Survey

Date 2021-10-21 10:06:34 AM

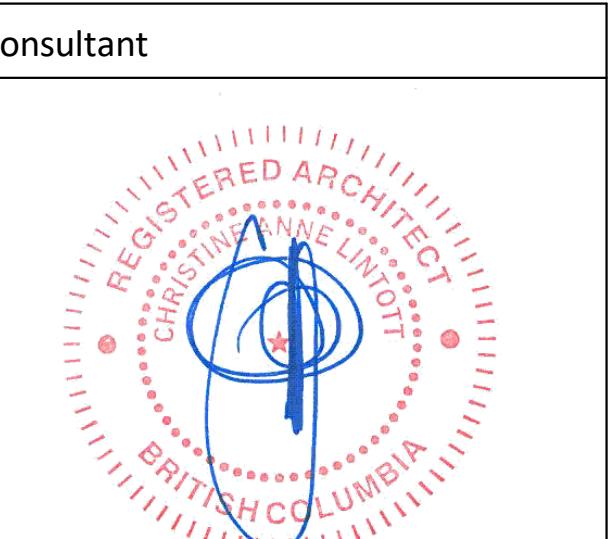
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Scale

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Revision	
No. Description Date	
2 Glazing & Stair Core Updated	2021-10-22



Ten42

1042 Richardson Street,
Victoria BC

Code Analysis and Spatial Separation

Date 2021-10-21 10:06:42 AM

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Checked by CL

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As indicated

Building Code Analysis - Overview

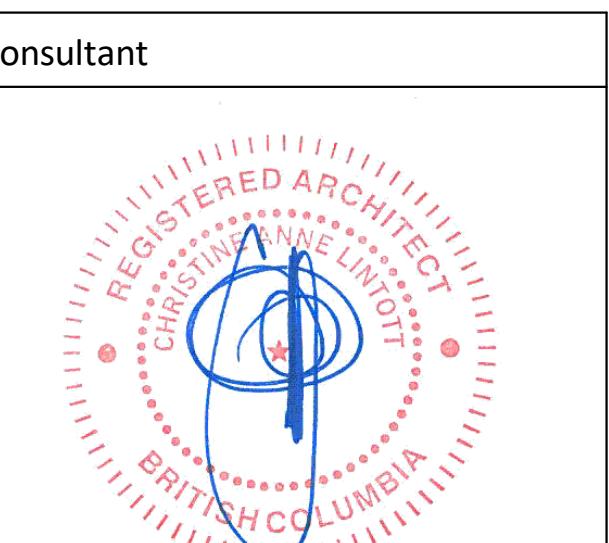
GENERAL INFORMATION		DESCRIPTION		REFERENCE(S)
NO.	ITEM			
1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> RENO.	<input type="checkbox"/> ADDITION
2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018, INCLUDING ALL AMENDMENTS		
3	BUILDING CODE PARTS 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	<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
7	FIREWALLS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	3.1.10.
8	OCCUPANT LOAD	52 TOTAL		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 checked="" type="checkbox"/> PROVIDED	<input type="checkbox"/> N/A
13	AUTOMATIC SPRINKLER SYSTEM	<input checked="" type="checkbox"/> REQUIRED	<input checked="" type="checkbox"/> PROVIDED	<input type="checkbox"/> N/A
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	1 STREET FACING		1.4.1.2.
17	FIRE DEPARTMENT ACCESS ROUTES	<input checked="" type="checkbox"/> REQUIRED	<input checked="" type="checkbox"/> PROVIDED	<input type="checkbox"/> N/A
18	HIGH BUILDING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	3.2.6.
19	ROOF ACCESS	<input type="checkbox"/> REQUIRED	<input checked="" type="checkbox"/> PROVIDED	<input type="checkbox"/> N/A
20	STANDPIPE SYSTEM	<input type="checkbox"/> REQUIRED	<input checked="" type="checkbox"/> PROVIDED	<input type="checkbox"/> N/A
21	LIGHTING AND EMERGENCY POWER	<input type="checkbox"/> REQUIRED	<input checked="" type="checkbox"/> PROVIDED	<input type="checkbox"/> N/A
22	EMERGENCY GENERATOR	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	3.2.7.
23	ACCESS FOR PERSONS W/ DISABILITIES	<input type="checkbox"/> REQUIRED	<input checked="" type="checkbox"/> PROVIDED	<input type="checkbox"/> N/A
24	ALTERNATE SOLUTIONS REQUIRED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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, SPRINKLLED		3.2.2.50.
25	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A		
		NON-COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A		
26	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS): 1 FLOOR 1 MEZZANINE ¹ 1 ROOF ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY		3.8.2.
27	BUILDING HEIGHT (STOREYS)	6 MAXIMUM 6 PROPOSED		
28	BUILDING AREA (m ²)	1500 m ² MAXIMUM 340m ² PROPOSED		

Building Code Analysis - Spatial Separations

6 - SPATIAL SEPARATIONS		DESCRIPTION				REFERENCE
NO.	ITEM					
6-1	Spatial Separation and Exposure Protection		WALL AREA	LIMITING DISTANCE	MAXIMUM OPENINGS	PROPOSED OPENINGS
		NORTH: 222.7 m ²	5 m	40	%	12.1 %
		EAST: 472.2 m ²	≥ 1.04 m	12.37	%	11.5 %
		SOUTH: 228.5 m ²	11 m	100	%	24.6 %
		WEST: 463.1 m ²	2.5 m	20	%	16.5 %
6-2	Construction of Exposing Building Face		F.R.R. (HOURS)	NON-COMBUSTIBLE WALL	NON-COMBUSTIBLE CLADDING	3.2.3.7.
		NORTH: 3/4	<input type="checkbox"/> REQUIRED	<input checked="" type="checkbox"/> PROVIDED	<input checked="" type="checkbox"/> REQUIRED	
		EAST: 1	<input type="checkbox"/> REQUIRED	<input type="checkbox"/> PROVIDED	<input checked="" type="checkbox"/> PROVIDED	
		SOUTH: 1	<input type="checkbox"/> REQUIRED	<input type="checkbox"/> PROVIDED	<input checked="" type="checkbox"/> PROVIDED ¹	
		WEST: 1	<input type="checkbox"/> REQUIRED	<input checked="" type="checkbox"/> PROVIDED	<input checked="" type="checkbox"/> PROVIDED	
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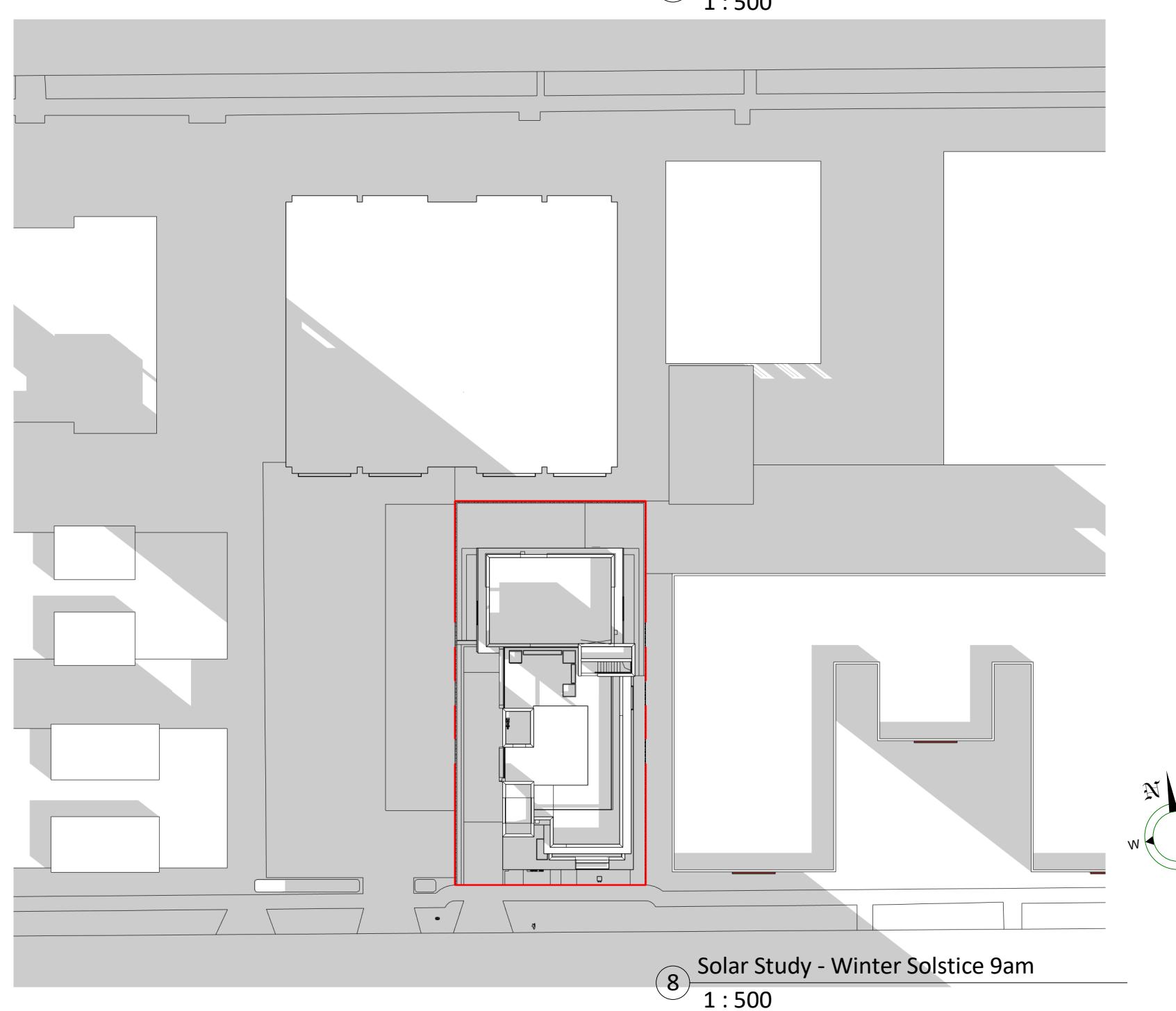
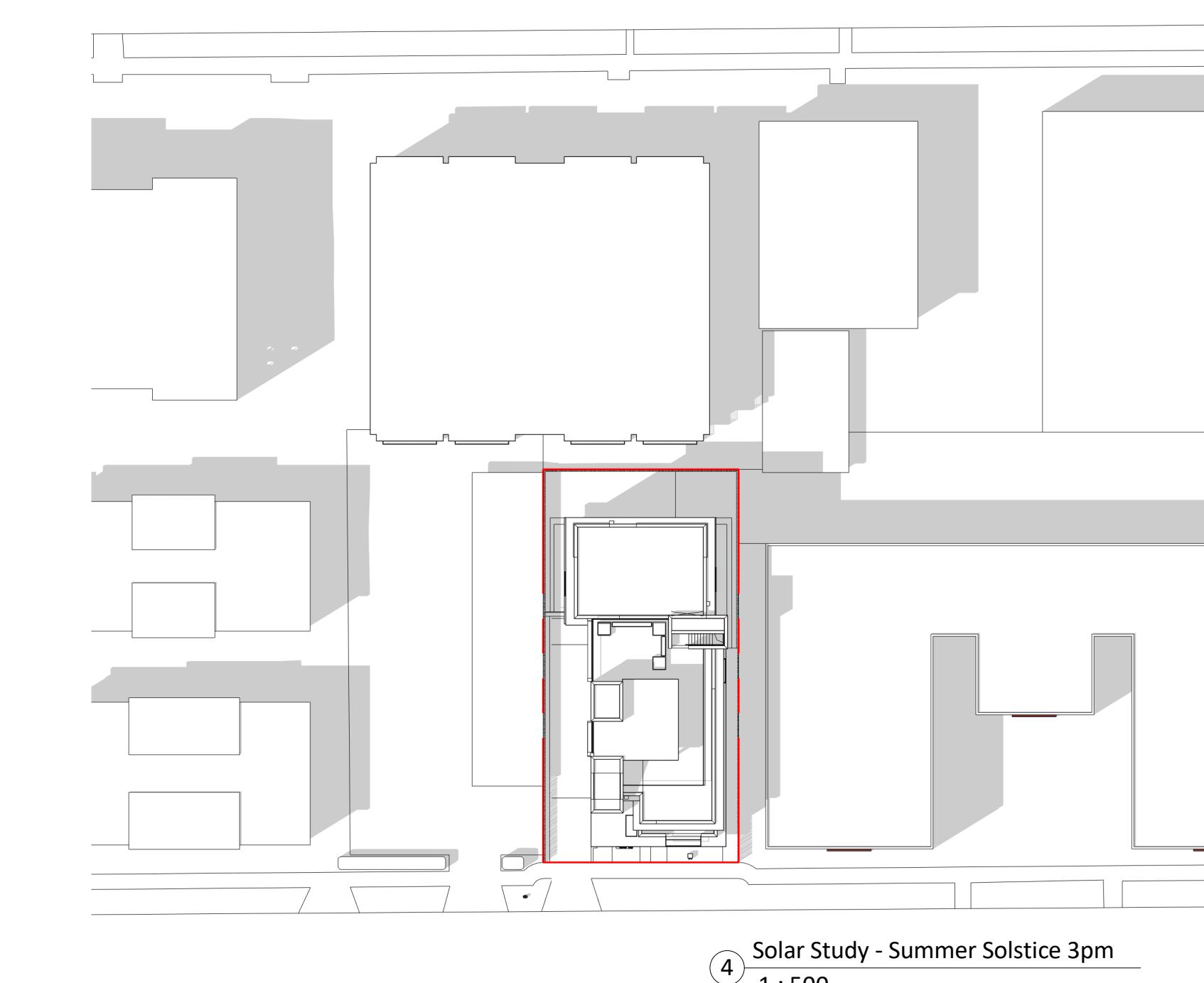
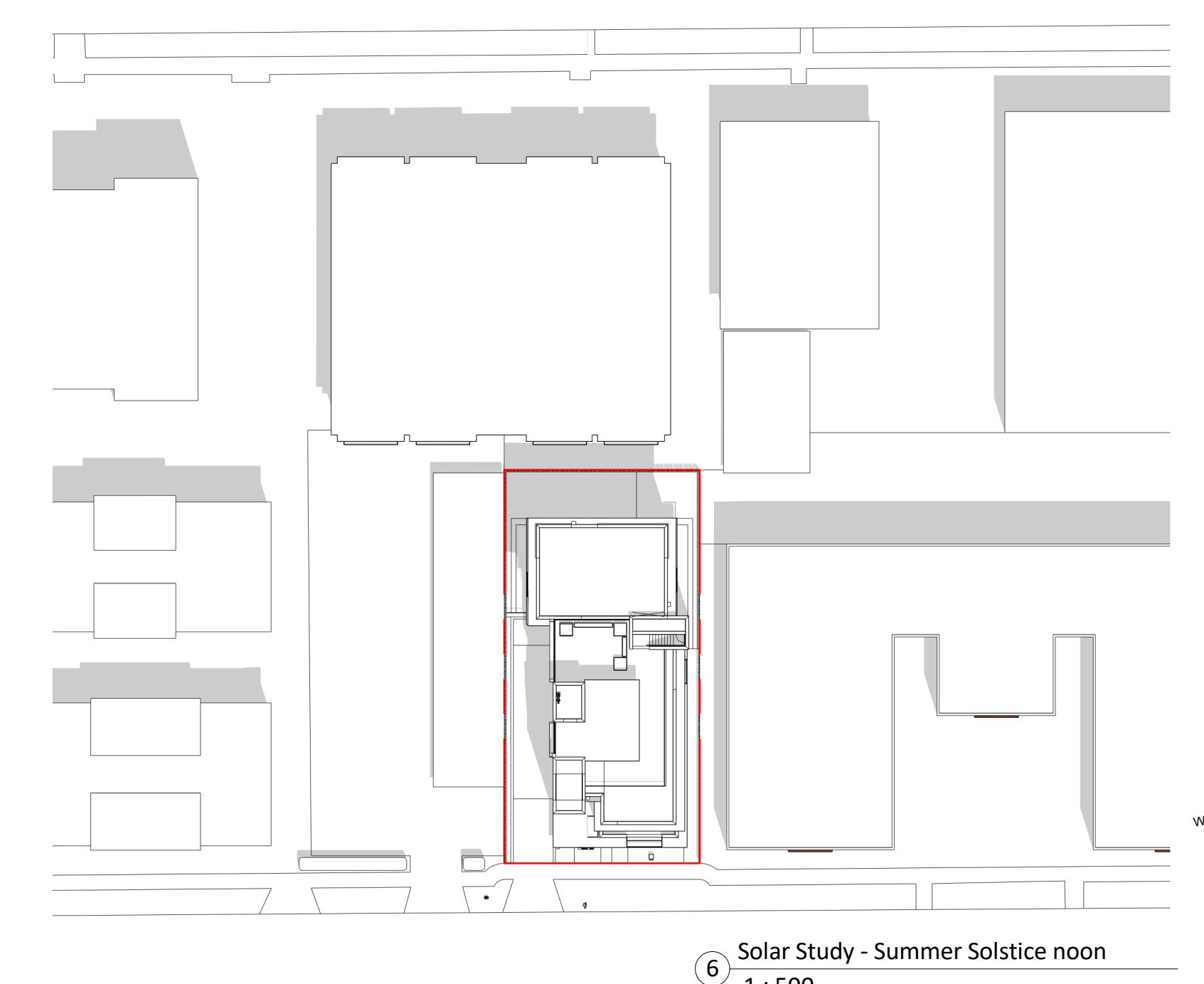
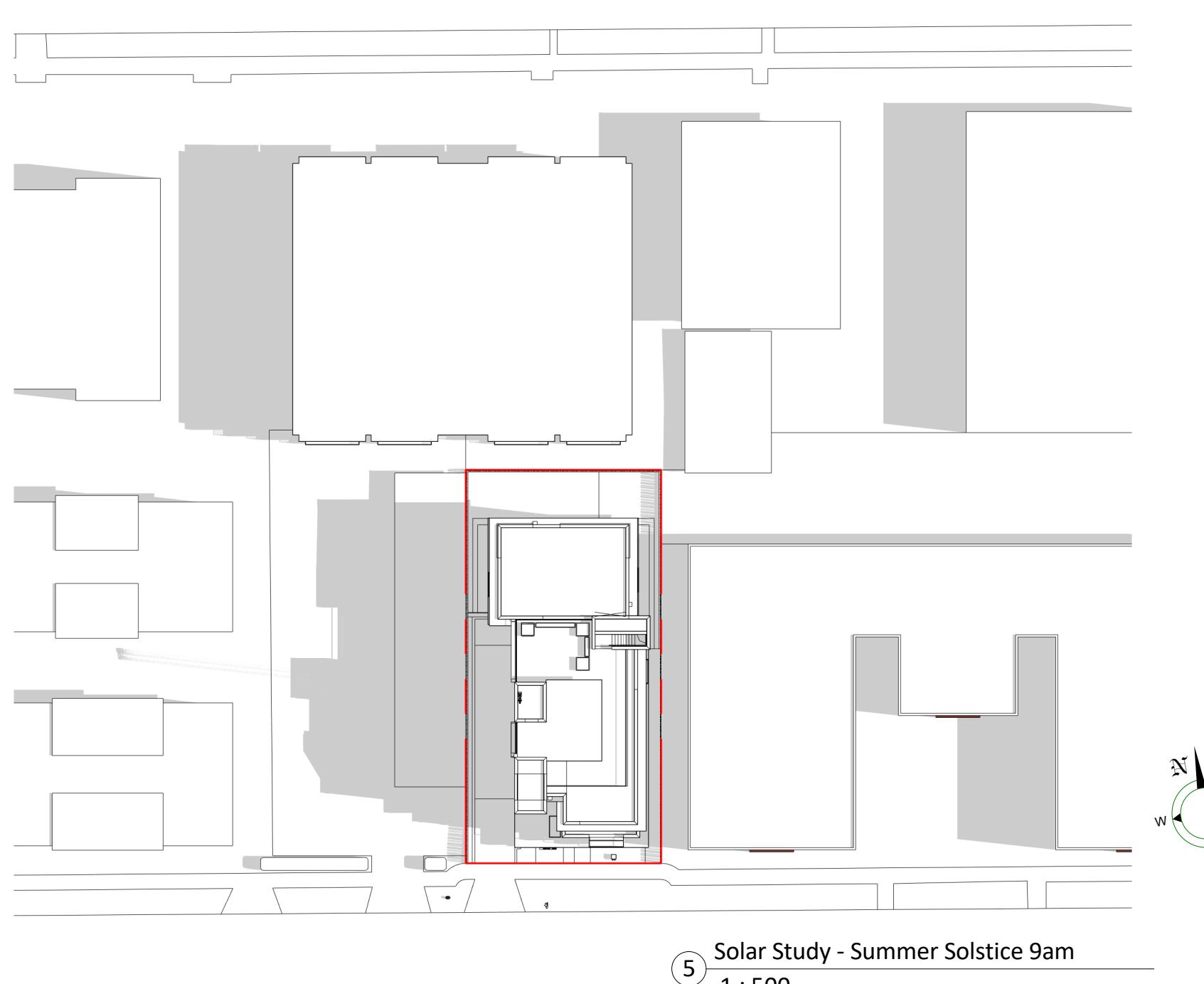
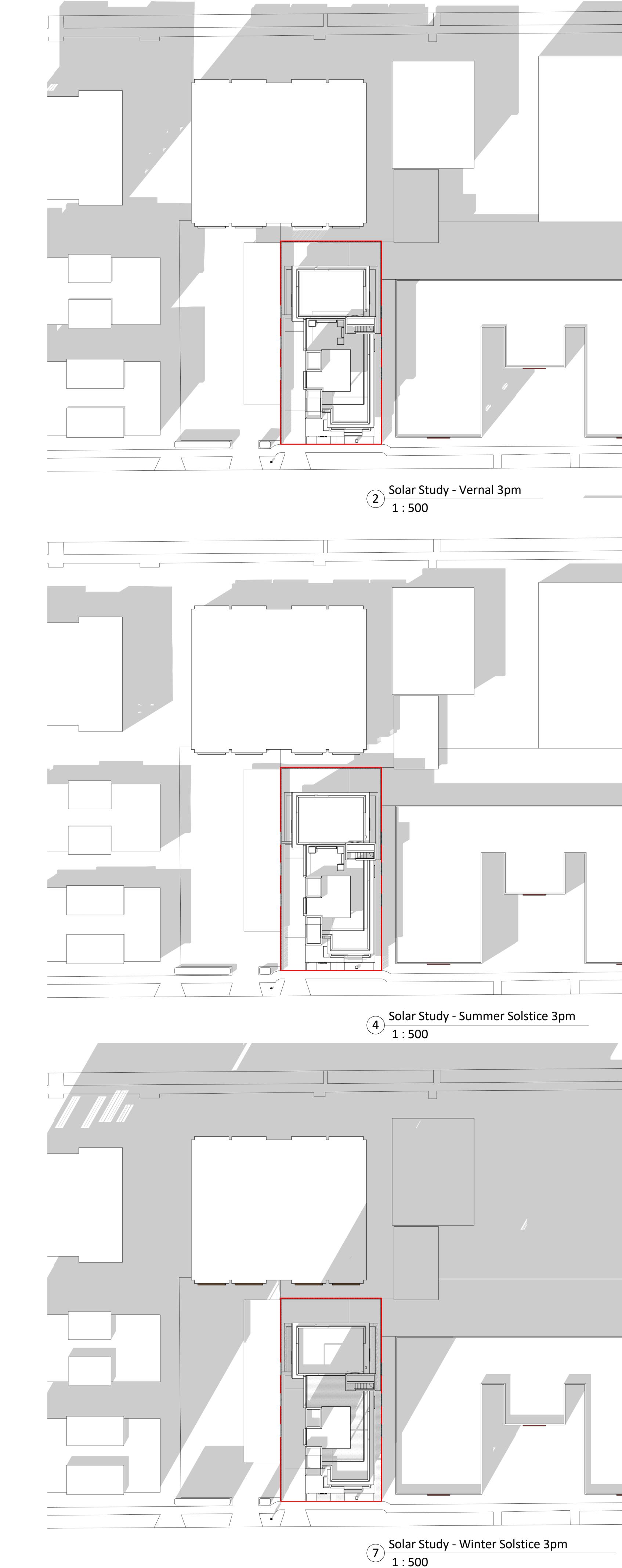
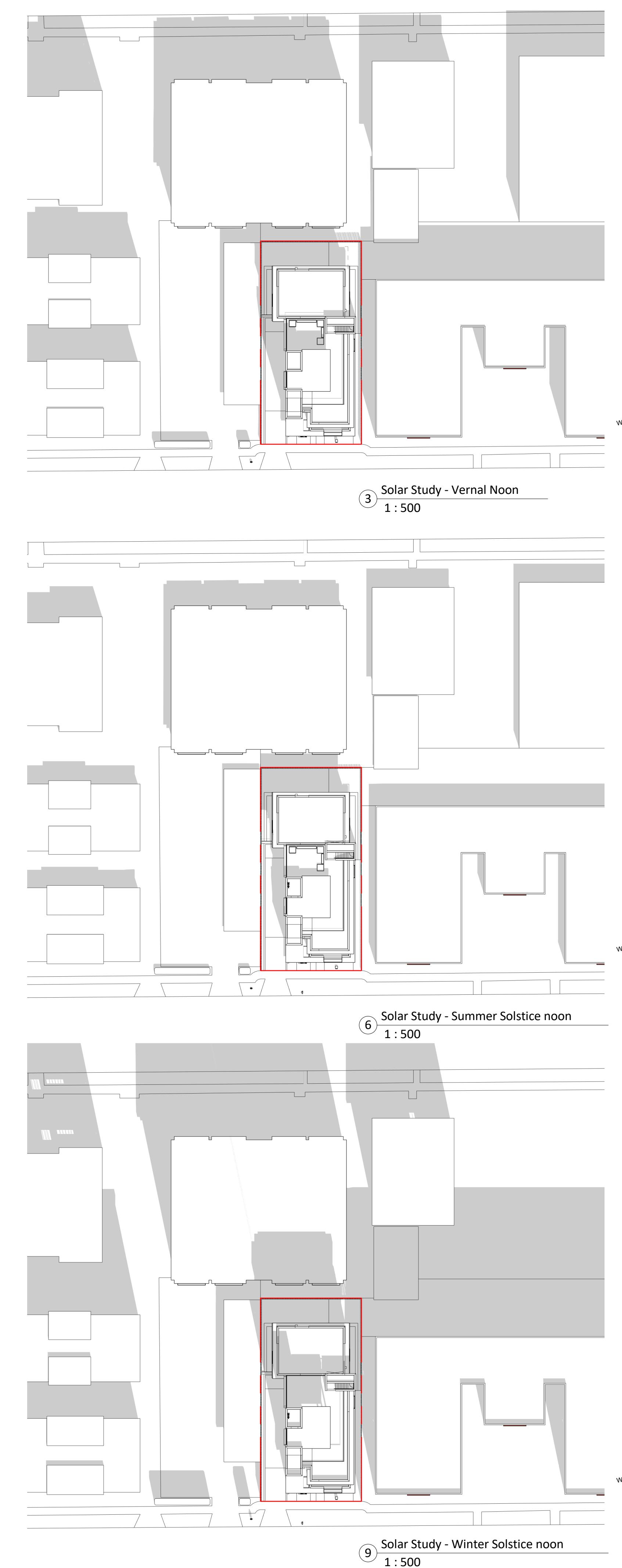
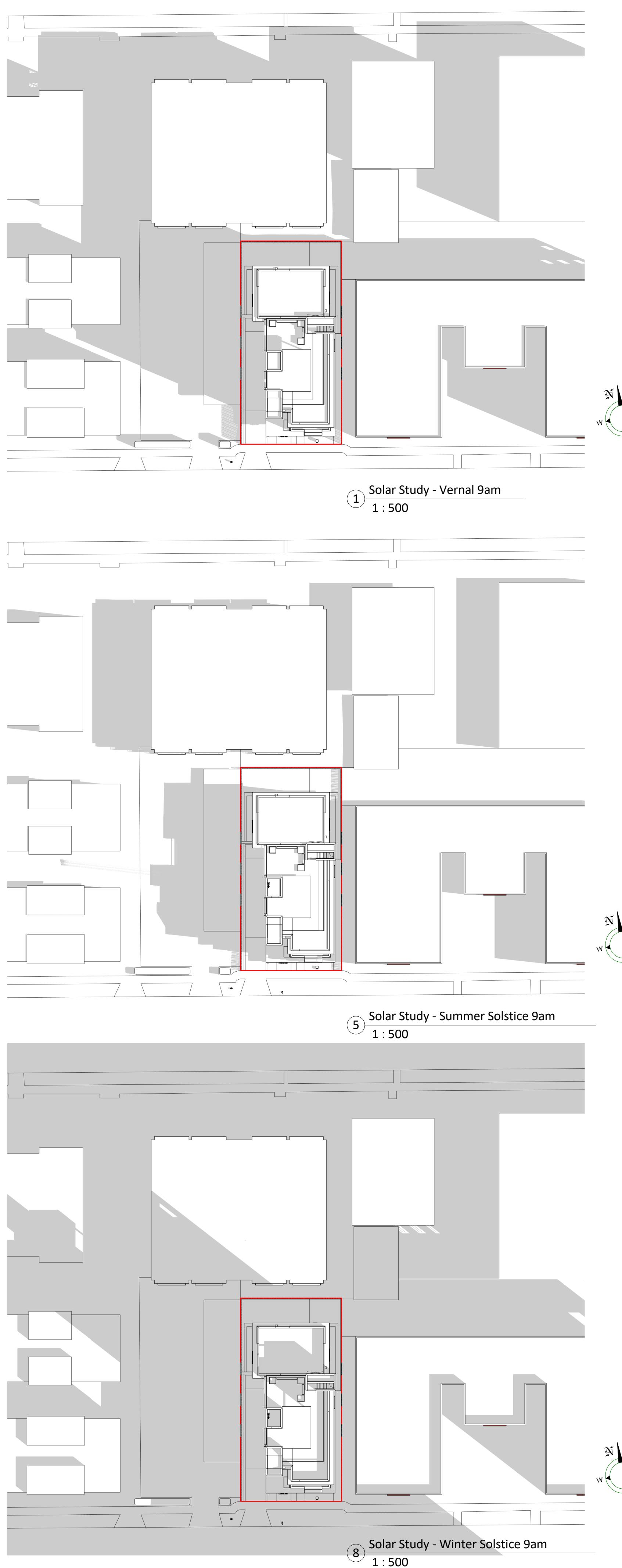


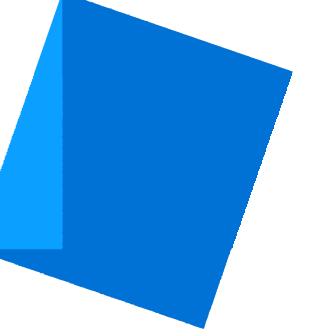
Ten42

1042 Richardson Street,
Victoria BC

Solar Shadow Study	
Date	2021-10-21 10:06:57 AM
Drawn by	BH
Checked by	CL
Scale	1 : 500

A1.01





⑤ Shadow Study 9am Summer Solstice



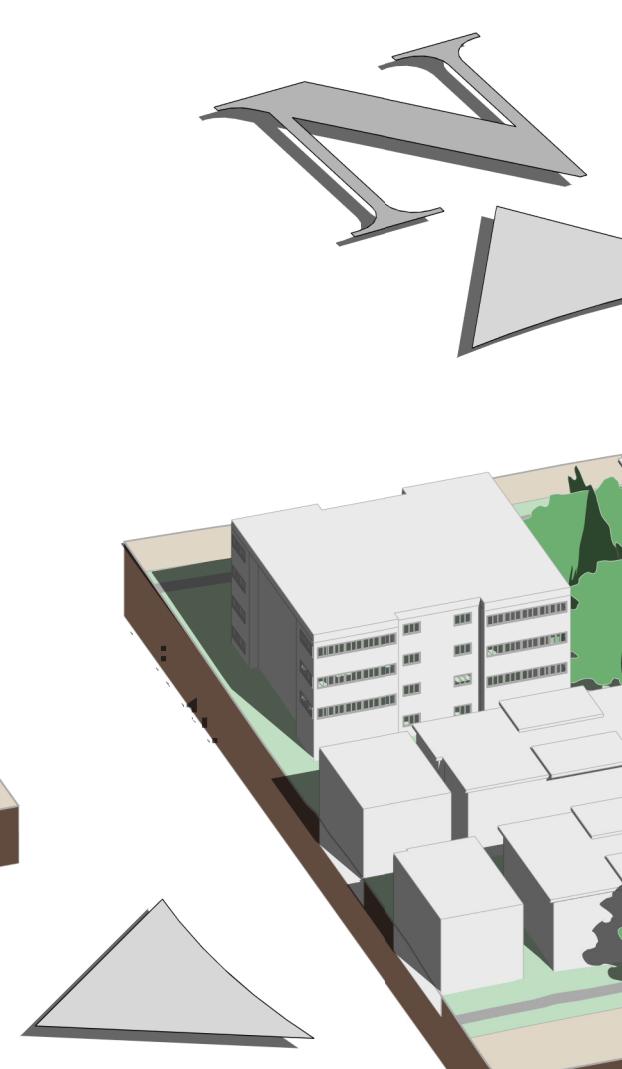
⑥ Shadow Study Noon Summer Solstice



④ Shadow Study 3pm Summer Solstice



⑦ Shadow Study 9am Autumn Equinox



② Shadow Study Noon Autumn Equinox



⑨ Shadow Study 3pm Autumn Equinox



⑩ Shadow Study 9am Winter Solstice



⑪ Shadow Study Noon Winter Solstice



⑫ Shadow Study 3pm Winter Solstice

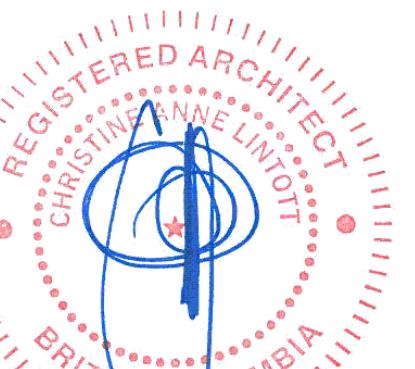
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Revision

No.	Description	Date

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Axo Shadow Study

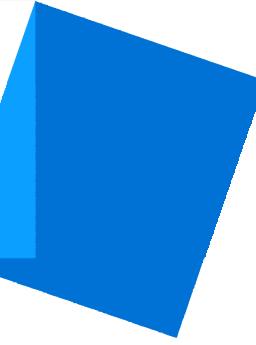
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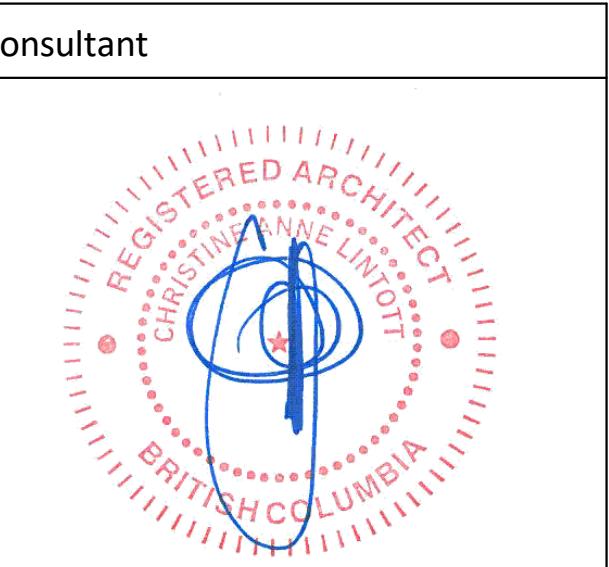
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A1.02

Scale



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
Re - Submission for Rezoning and Development Permit	2021-10-22



Ten42

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Victoria BC

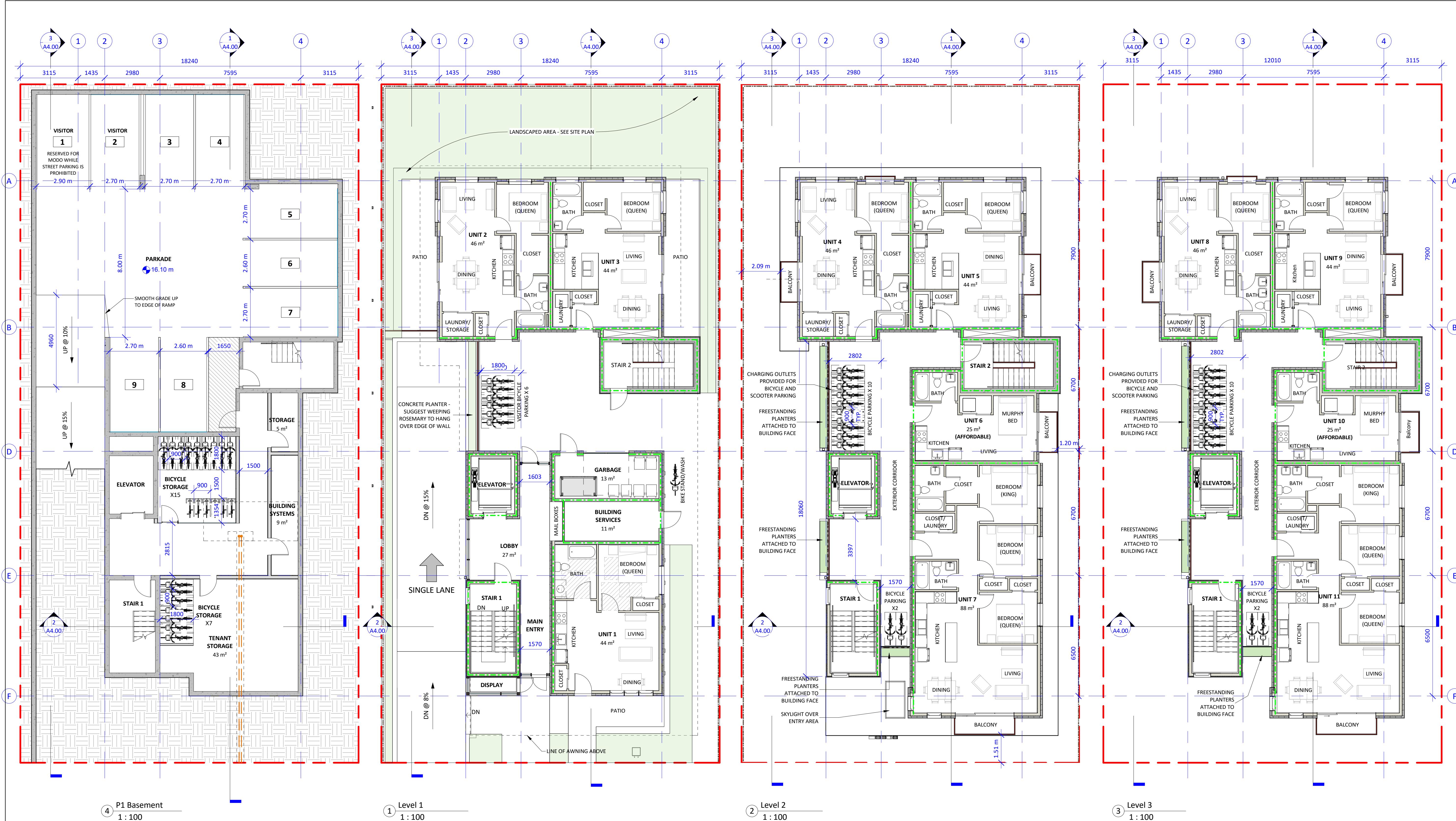
Context Renders

Date 2021-10-21 10:07:29 AM
Drawn by BH
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A1.03

Scale





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

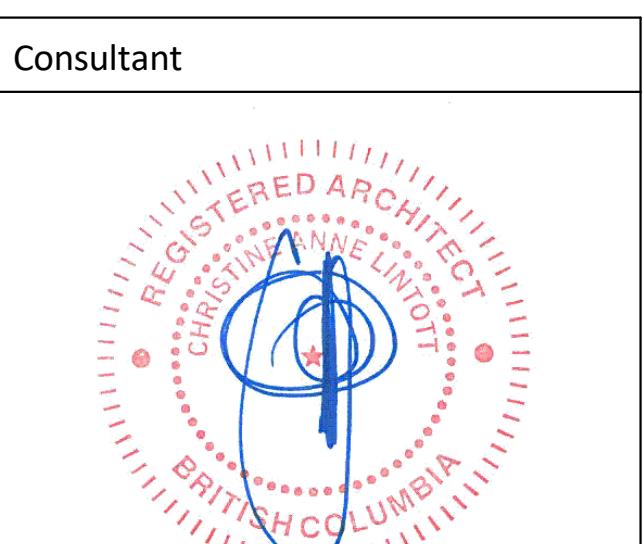
----- FRR - 0 H Fire Separation
----- FRR - 0.75 H Fire Separation
----- FRR - 1 H Fire Separation
----- FRR - 2 H Fire Separation

Christine Lintott
Architects Inc.

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Issue	Date
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Revision No.	Description	Date
1	Revision 2	2021-06-11



Ten42

1042 Richardson Street,
Victoria BC

Floor Plans

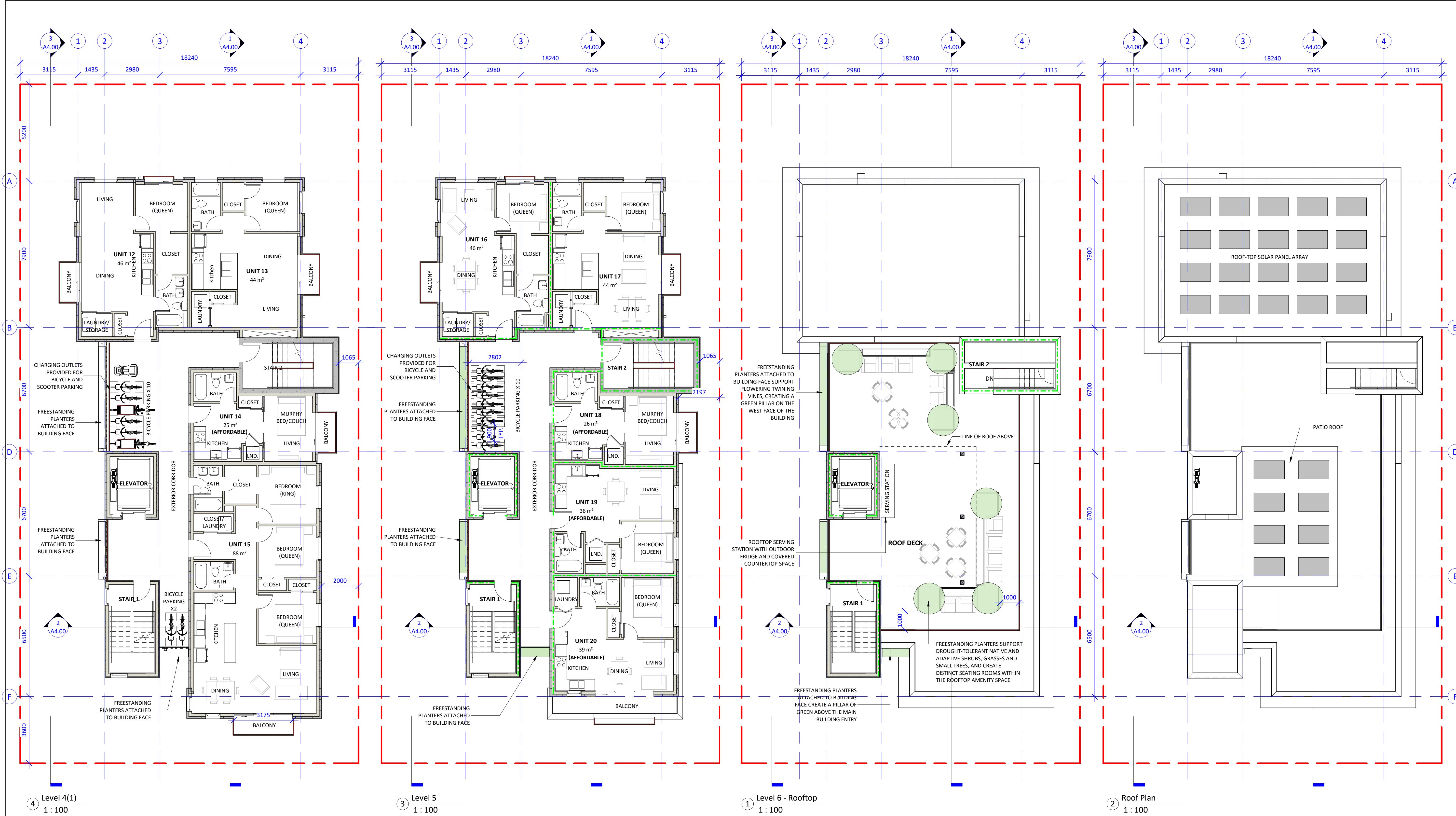
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A2.00

As indicated



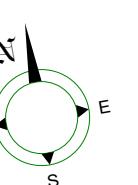
Unit Schedule			
Unit #	Name	Area	Affordable Housing
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101	UNIT 1	46 m ²	Yes
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LEVEL 2			
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LEVEL 5			
501	UNIT 16	46 m ²	No
502	UNIT 17	44 m ²	No
503	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)
Required:		
1/unit < 45m ² x 12	= 12	
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 dashed line)
- FRR - 0.75 H Fire Separation (Red dashed line)
- FRR - 1 H Fire Separation (Green dashed line)
- FRR - 2 H Fire Separation (Blue dashed line)



1042 Richardson Street,
Victoria BC

Floor Plans

Date 2021-10-21 10:08:09 AM

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Scale As indicated

A2.01

As indicated

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Issue Date

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

Re - Submission for Rezoning and Development Permit 2021-06-11

Re - Submission for Rezoning and Development Permit 2021-10-22

Revision No. Description Date

1 Revision 2 2021-06-11

Consultant

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BRITISH COLUMBIA

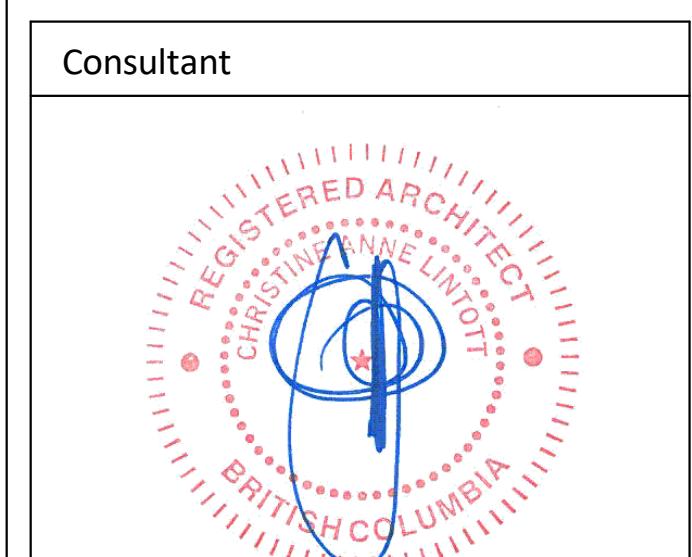


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Re - Submission for Rezoning and Development Permit	2021-10-22

Revision	No.	Description	Date
1	Revision 2	2021-06-11	
2	Glazing & Stair Core Updated	2021-10-22	



Ten42
1042 Richardson Street,
Victoria BC

Elevations

Date 2021-10-21 10:08:28
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Checked by CL

Scale 1 : 100

A3.00



1 Context Elevation
1 : 100

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
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Revision	No.	Description	Date
1	Revision 2		2021-06-11
2	Glazing & Stair Core Updated		2021-10-22

Consultant



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1042 Richardson Street,
Victoria BC

Context Elevations

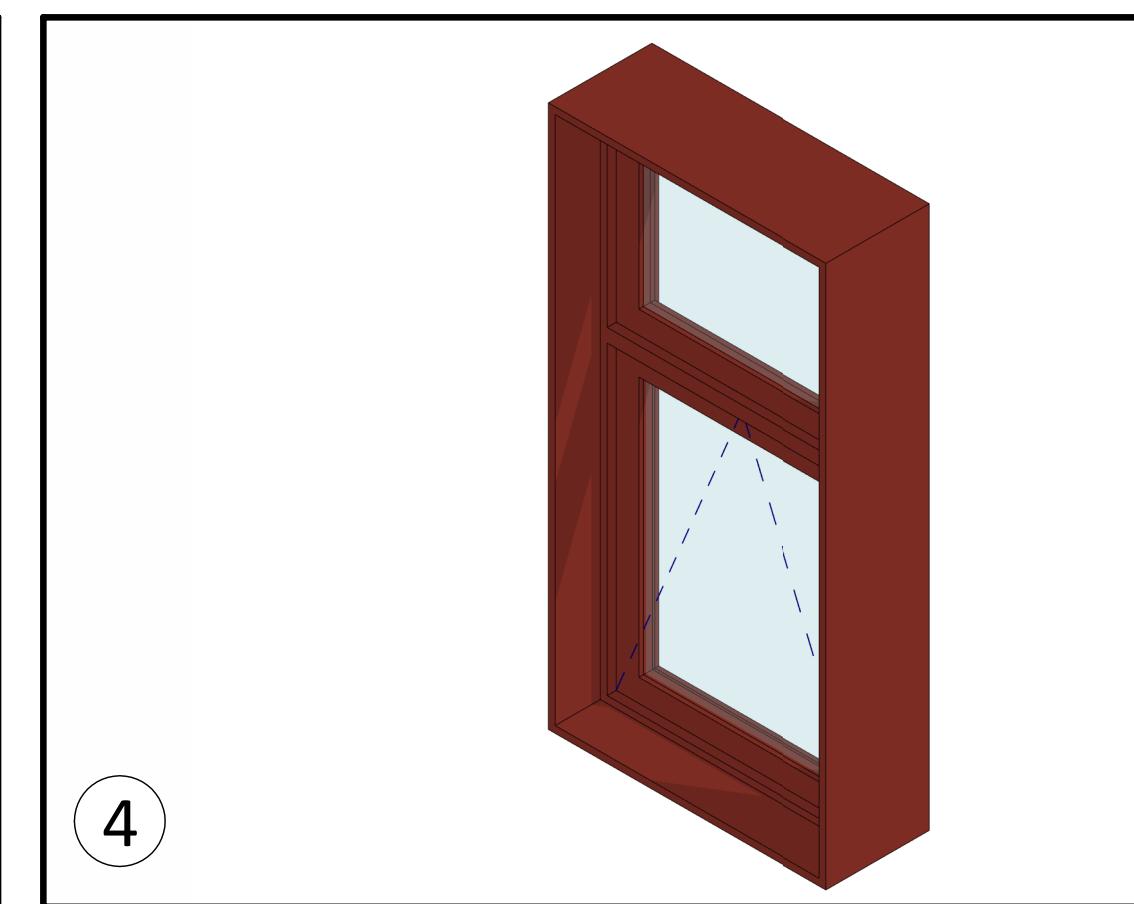
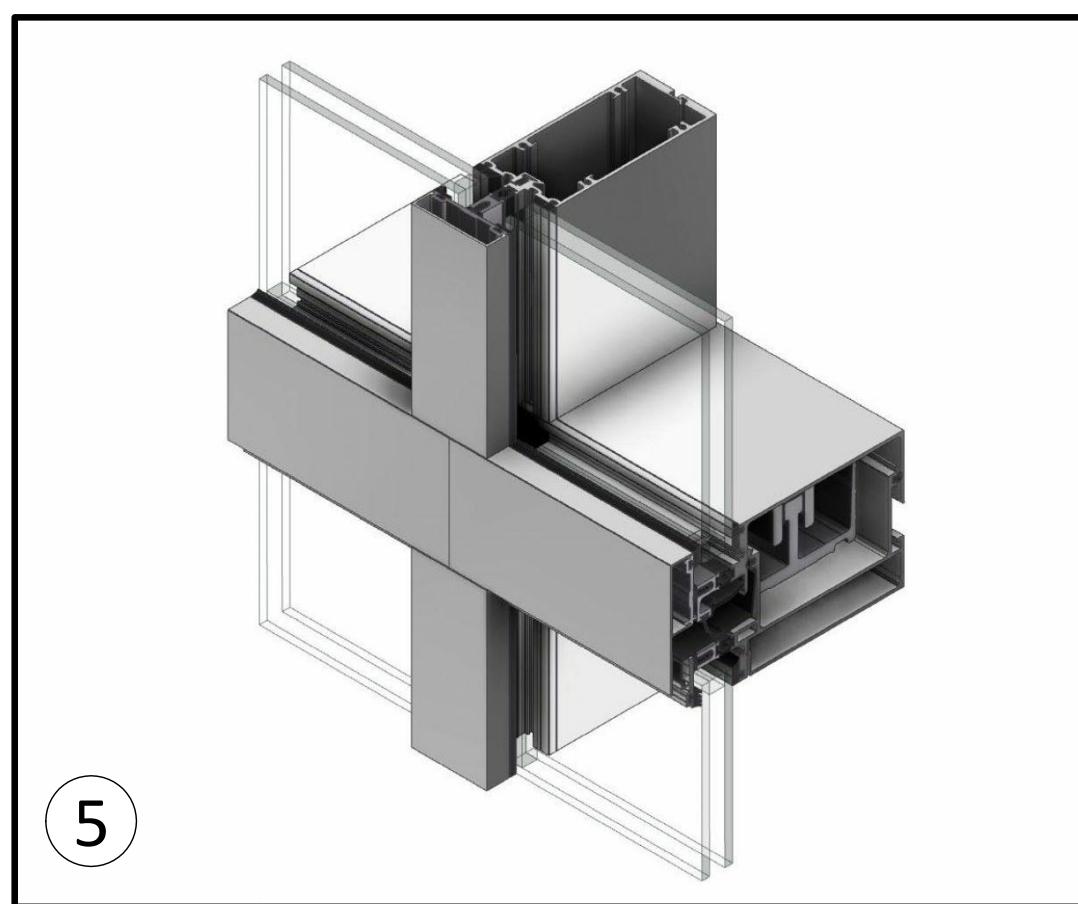
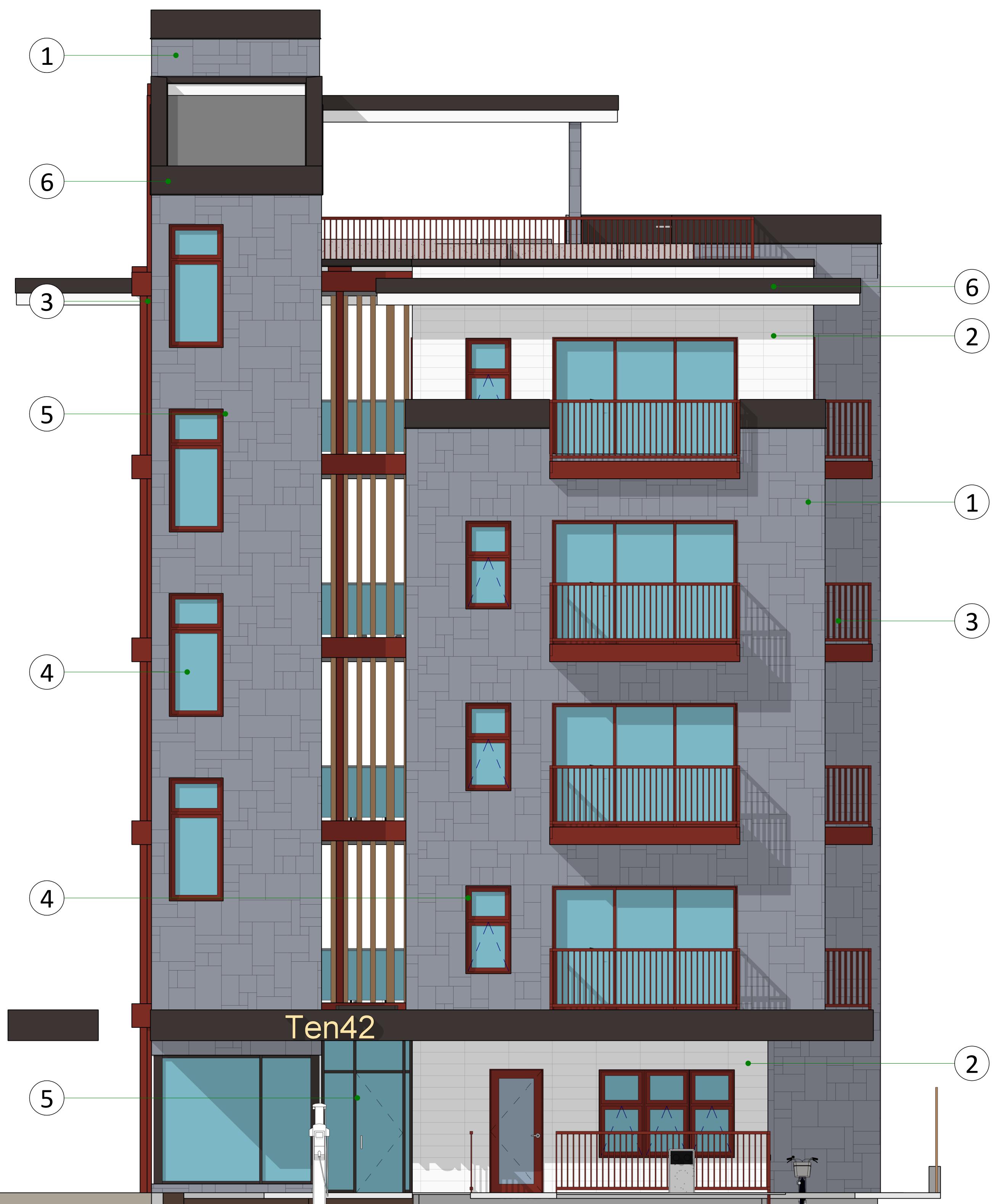
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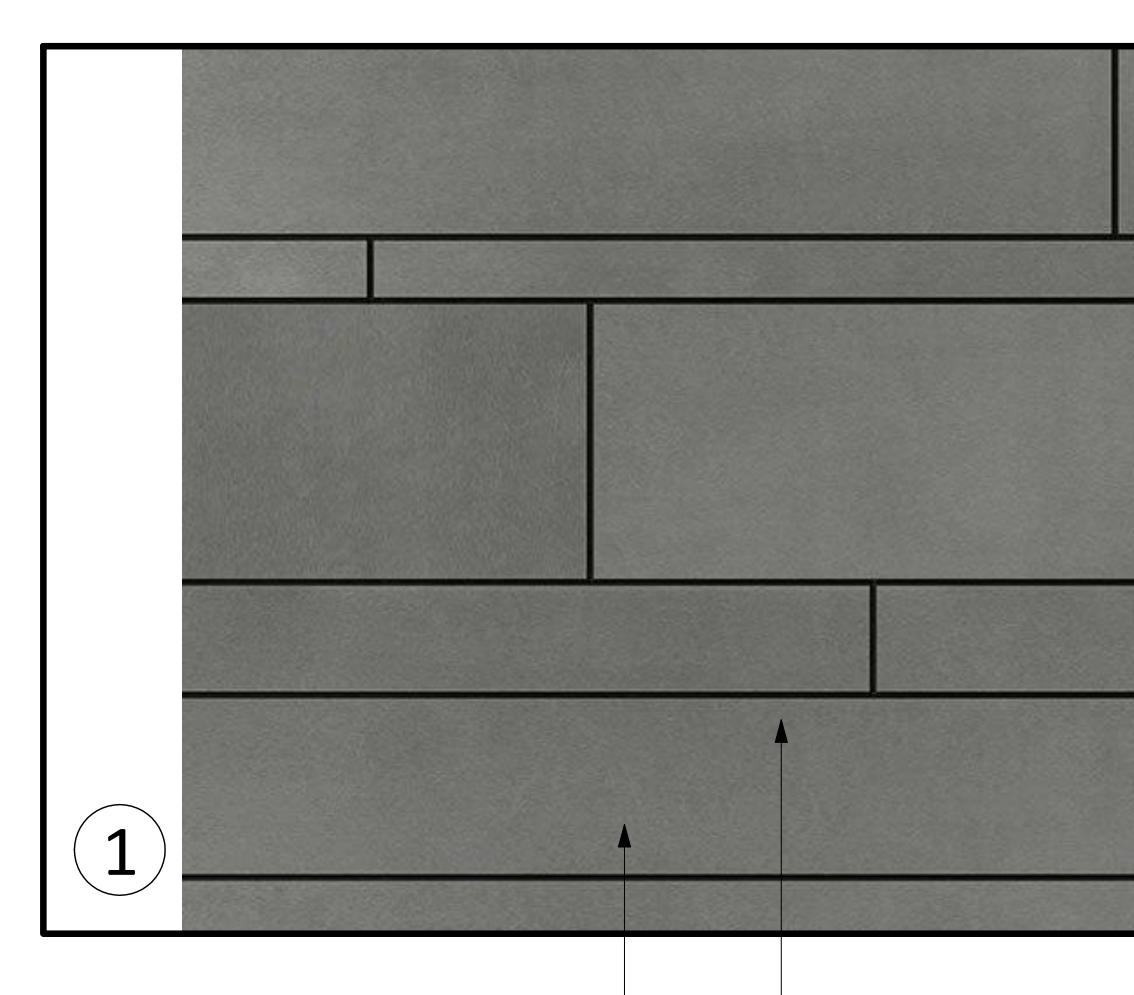
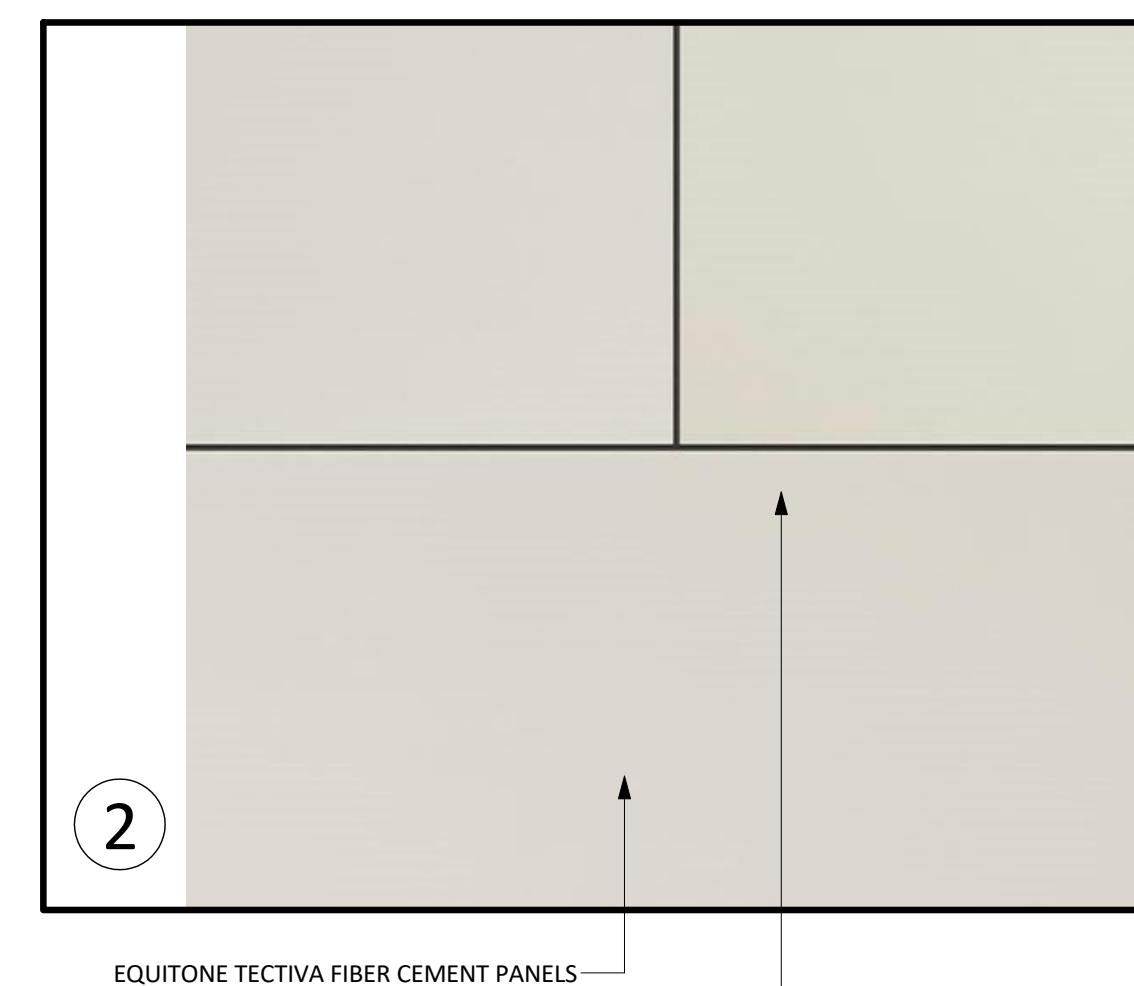
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Scale 1 : 100



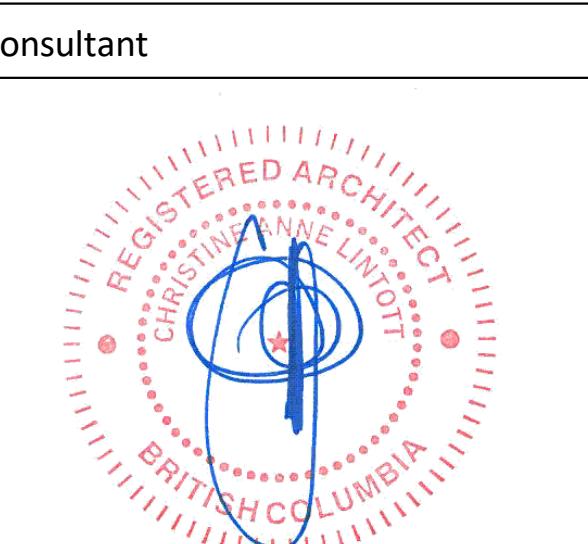
- 1 FIBRE-CEMENT PANELS - DARK GREY
- 2 FIBRE-CEMENT PANELS - OFF WHITE
- 3 METAL RAILING AND DETAILS - RUST RED
- 4 VINYL WINDOWS - RUST RED
- 5 GLAZING WALL - ALUMINUM, CLEAR ANODIZED
- 6 PREFINISHED METAL FLASHING - CHARCOAL



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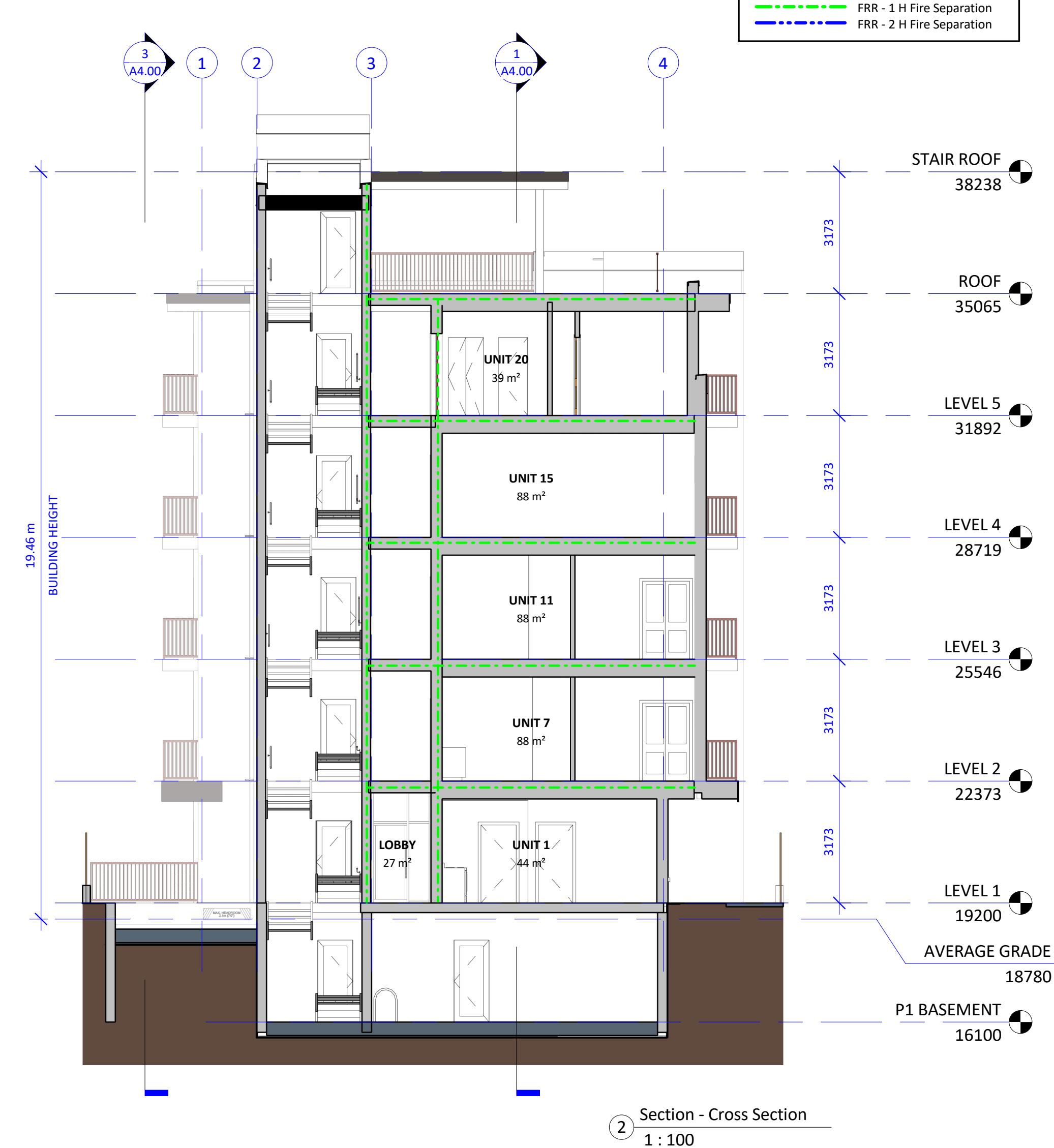
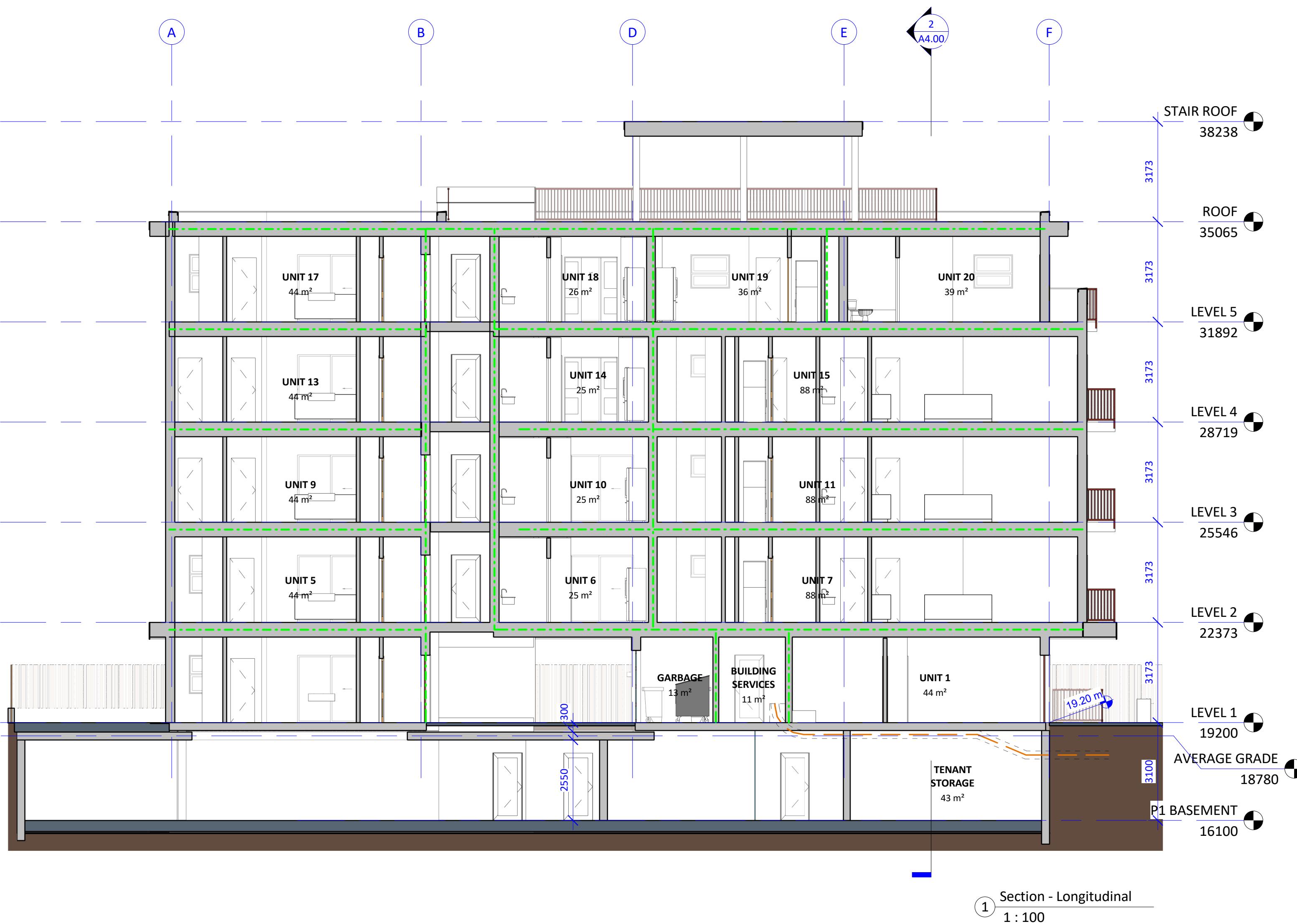
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Revision		
No.	Description	Date



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Exterior Materials
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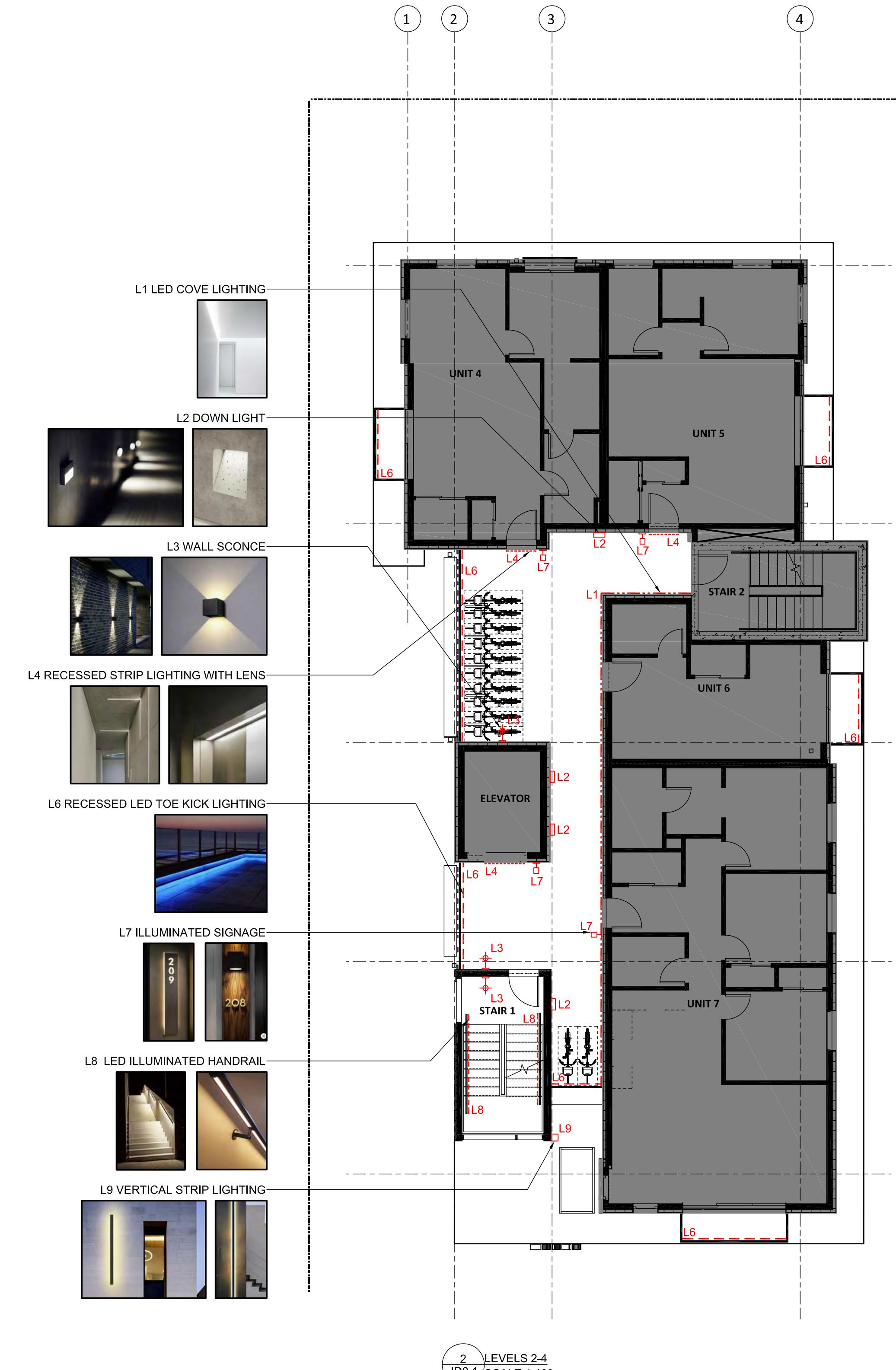
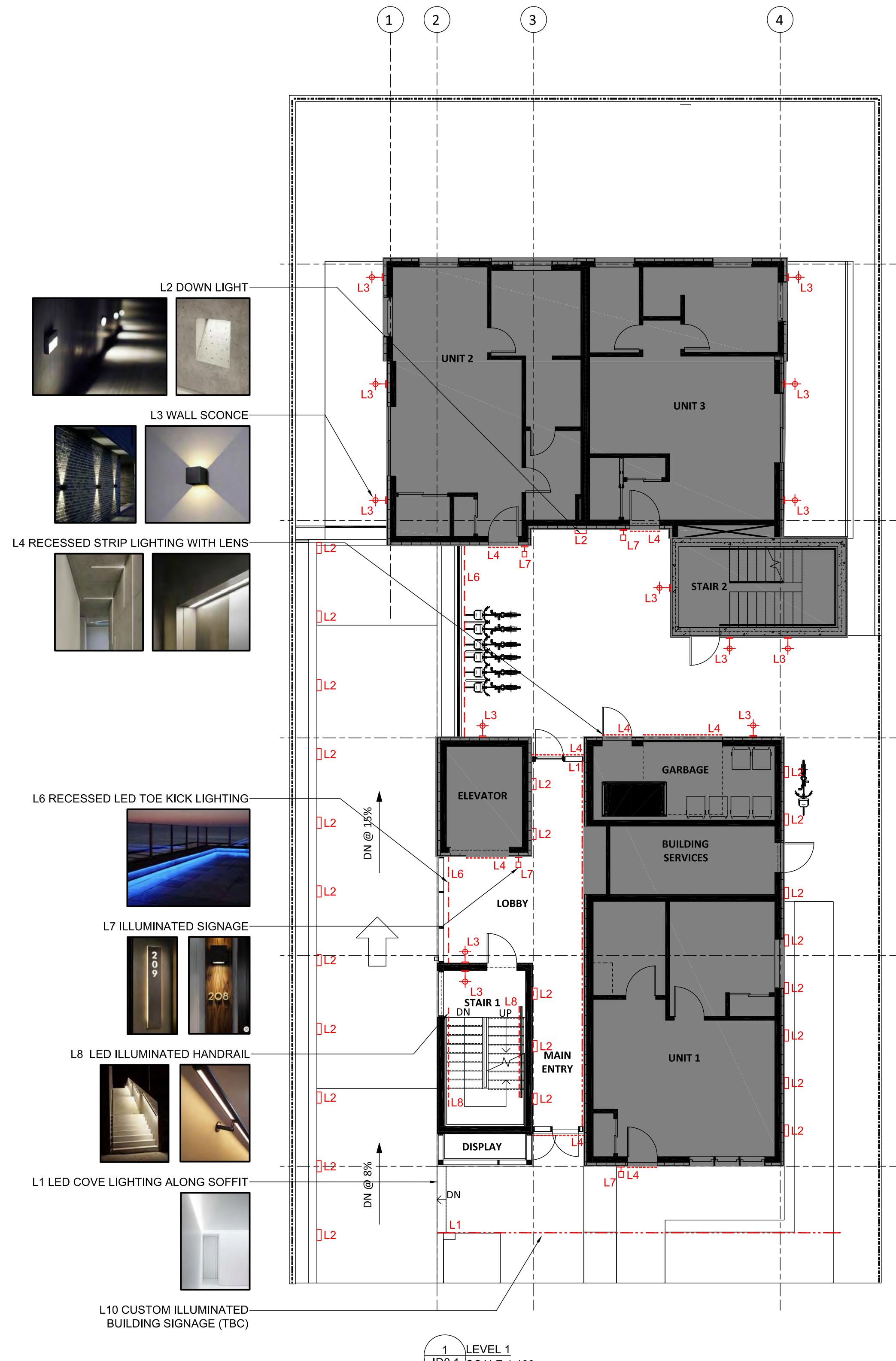
Revision	No.	Description	Date
1	Revision 2	2021-06-11	

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CHRISTINE LINTOTT
BRITISH COLUMBIA

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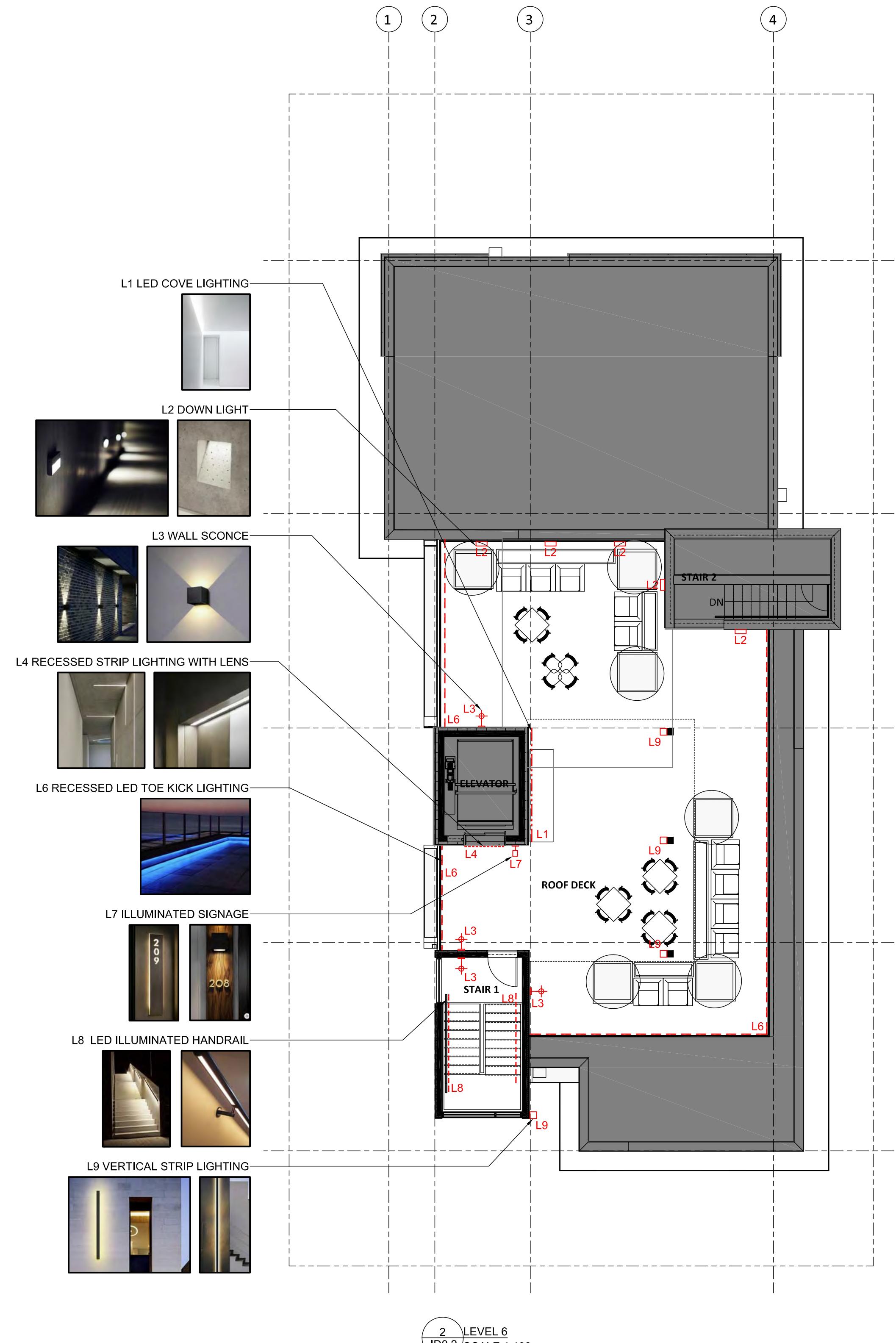
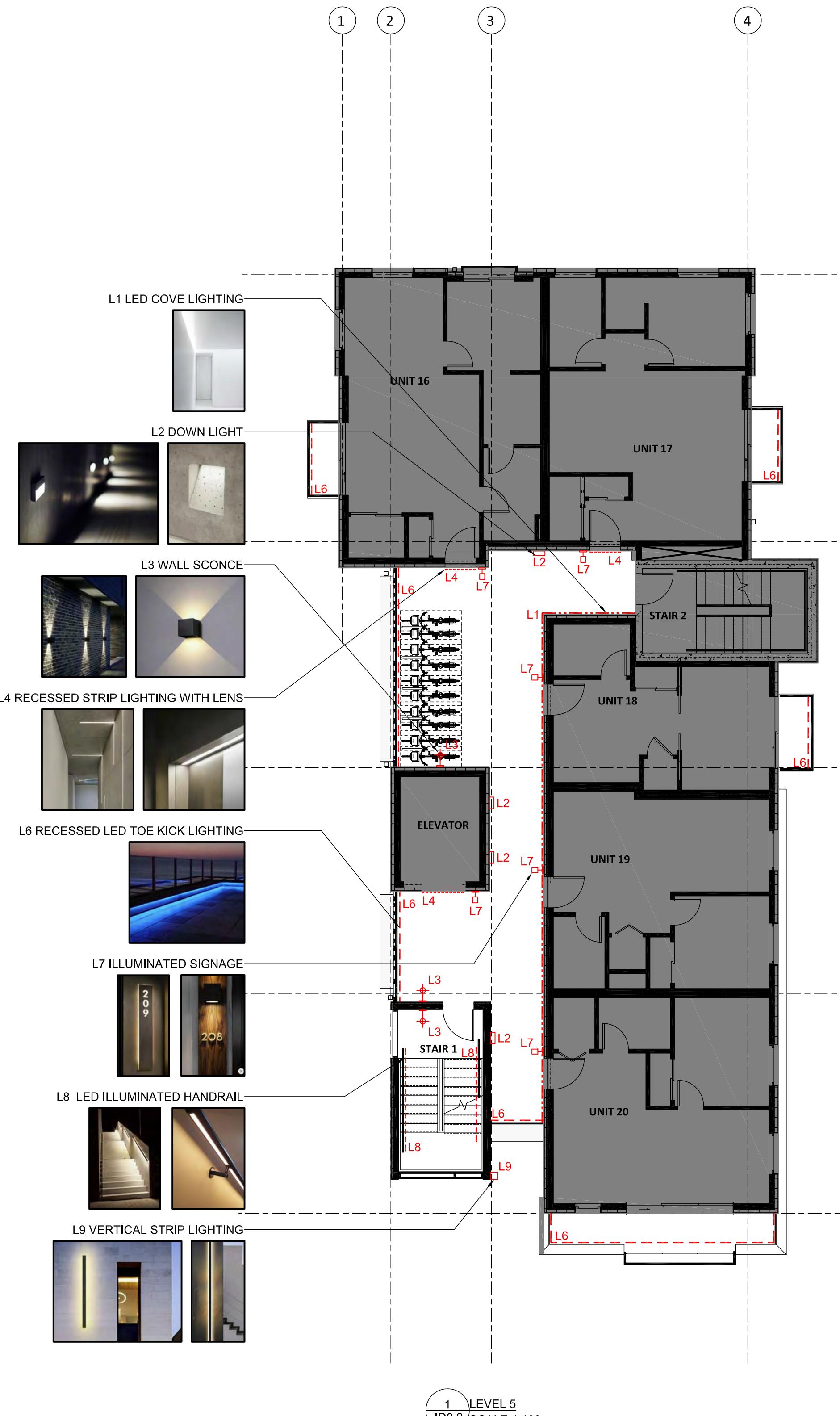
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Building Sections	Date	2021-10-21 10:09:00 AM
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Scale	A4.00	As indicated



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

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REVISION

STAMP

PROJECT
NORTH

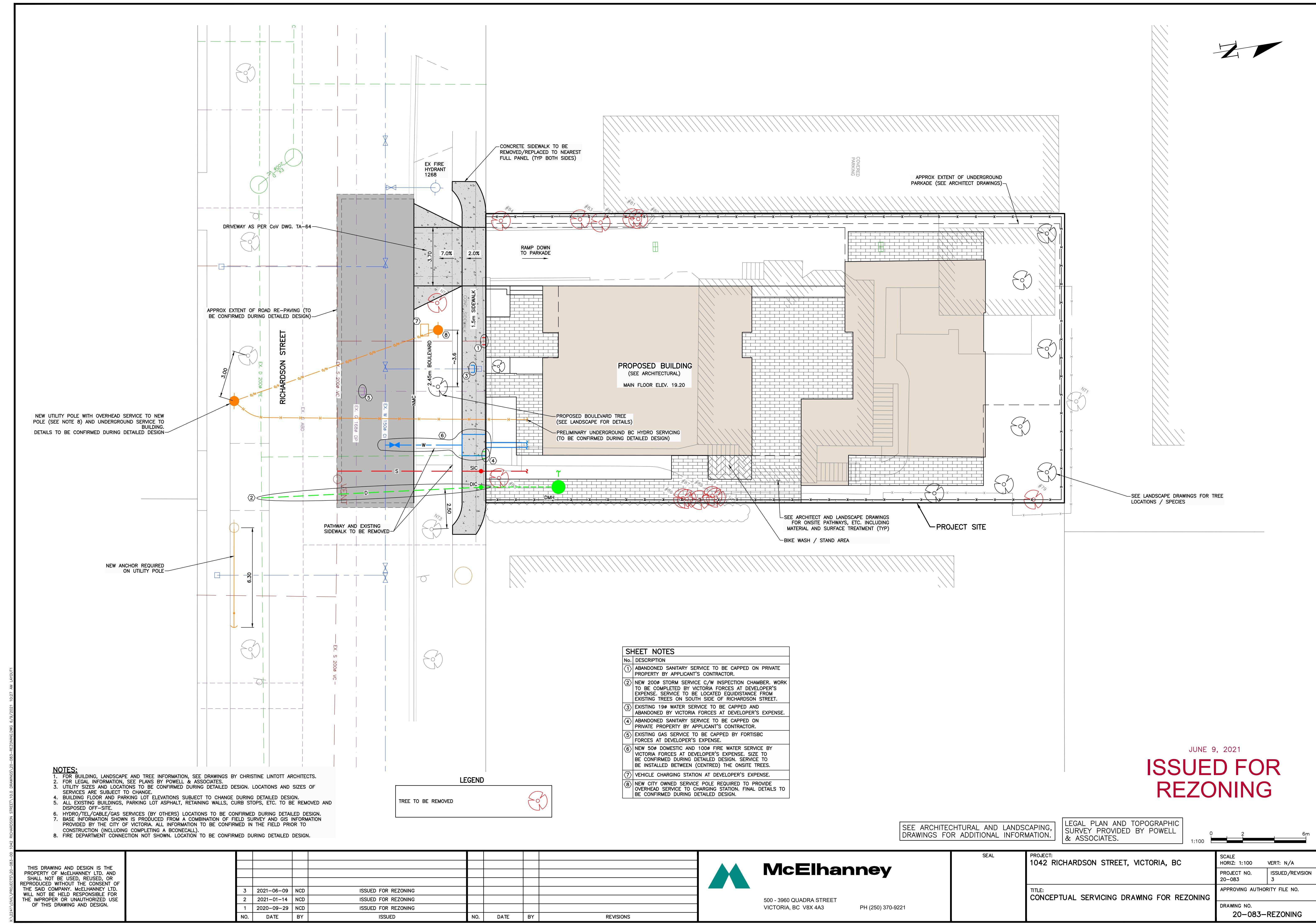
PROJECT NAME
TEN42

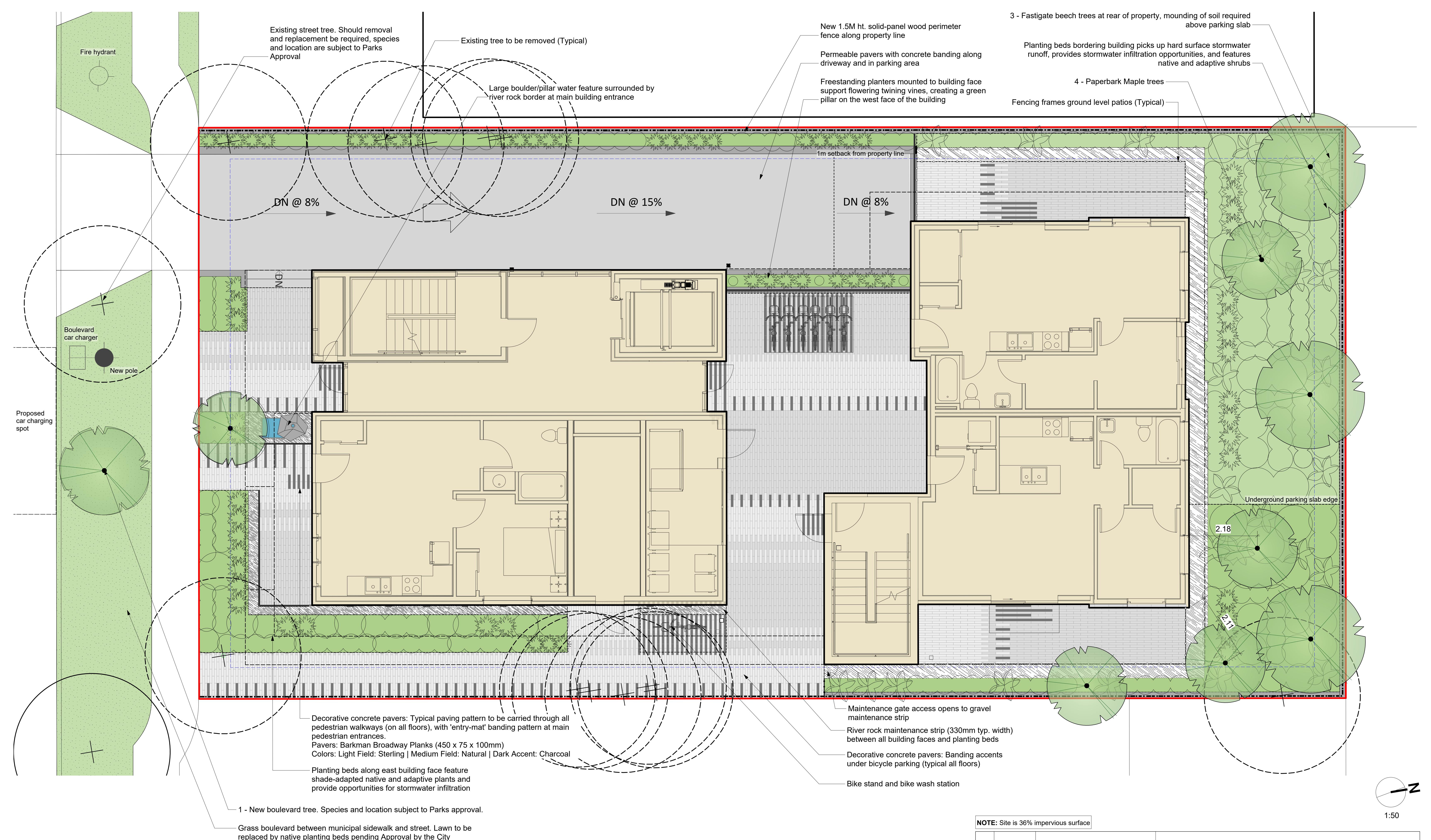
PROJECT ADDRESS
1042 RICHARDSON STREET

DATE
21.06.10

DRAWING TITLE
PROPOSED EXTERIOR LIGHTING

ID0.2





1042 Richardson Street | Landscape Concept Plan

NOTE: Site is 36% impervious surface

5	June 9-21
4	Jan 11-21
3	Nov 26-20
2	Sept 30-20
1	Aug 6-20

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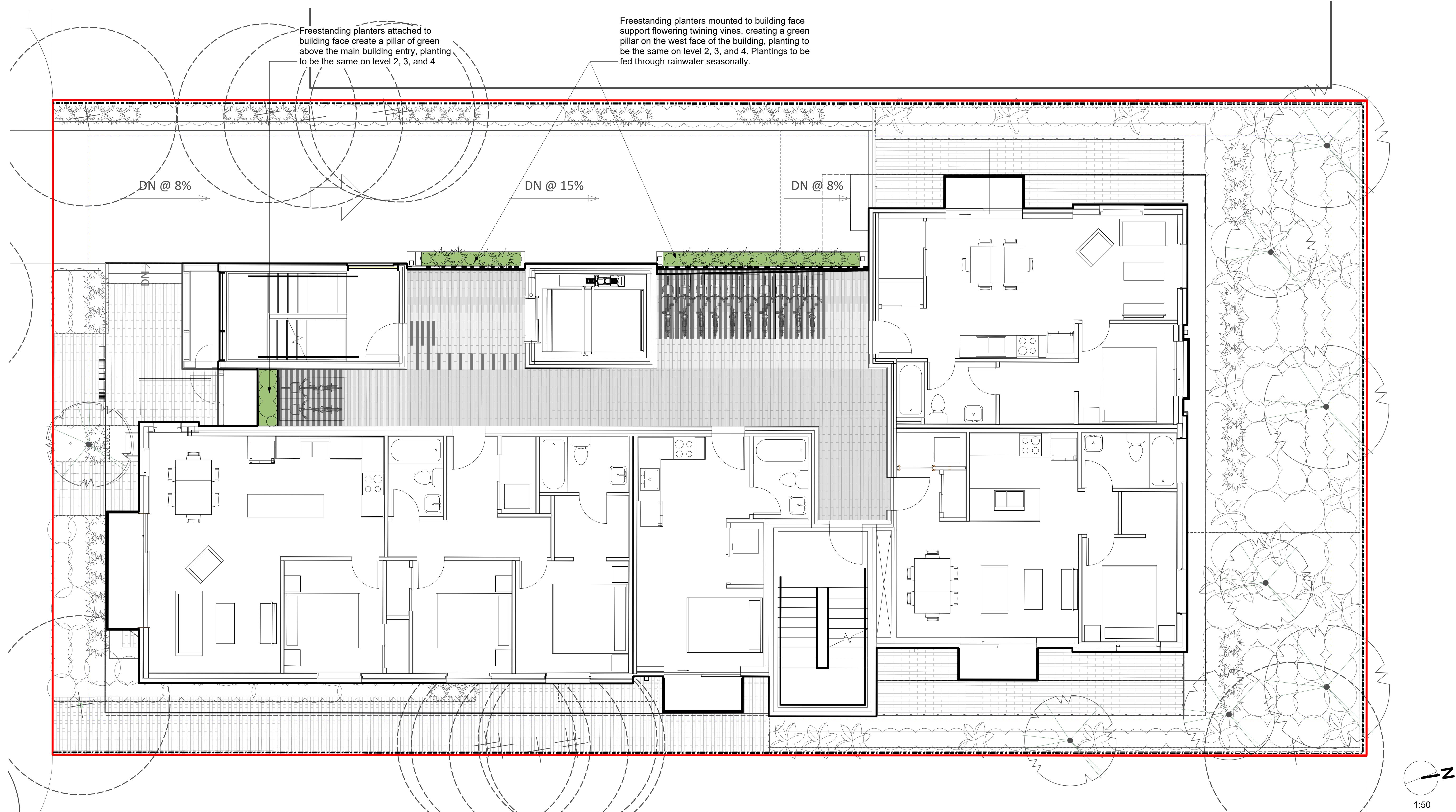
Issued for Preliminary Submission for OCP Amendment, Rezoning and Development Permit

Project No: 2041 Jul 31-20

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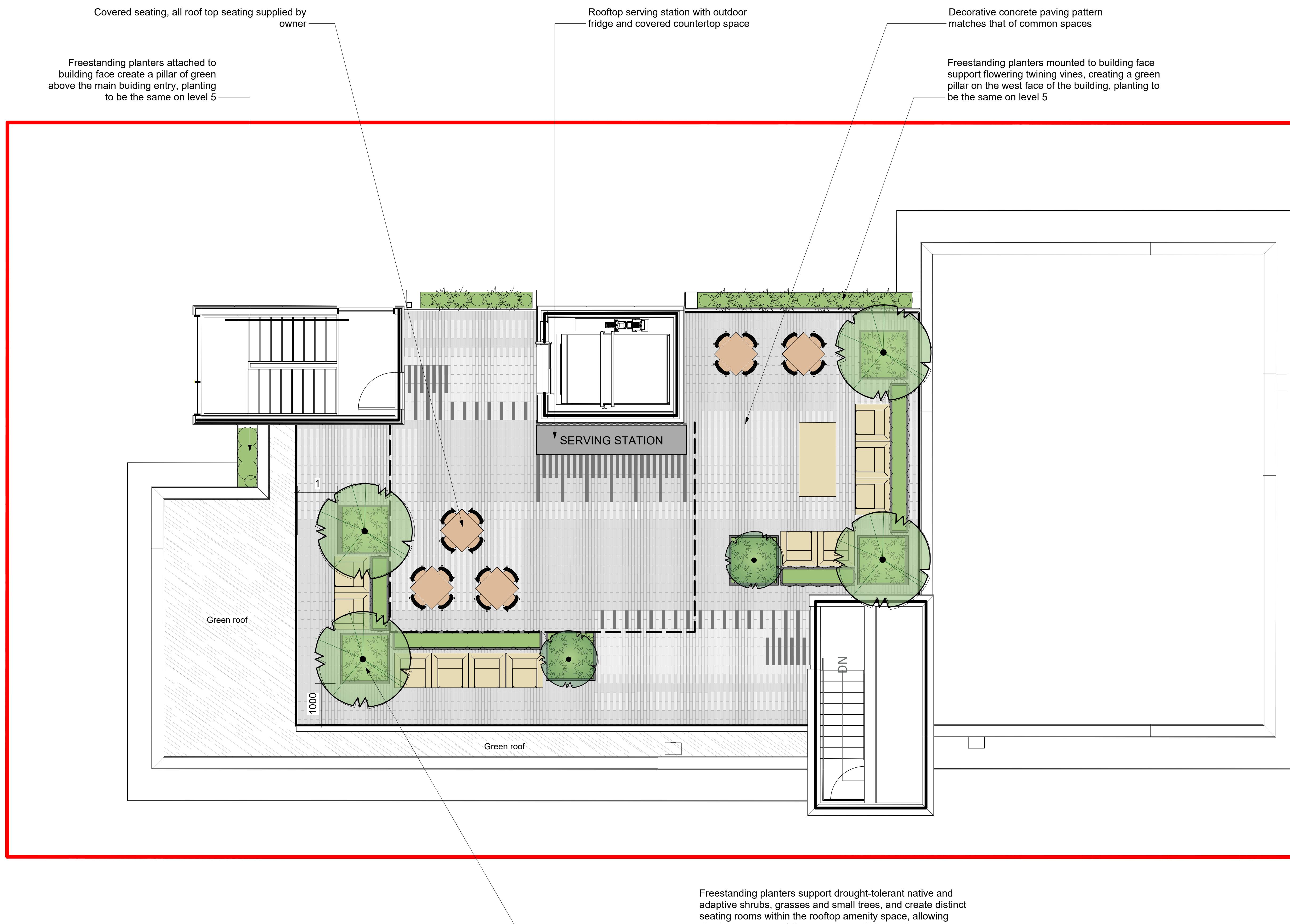
LADR LANDSCAPE ARCHITECTS



1042 Richardson Street | L2, L3, L4 Concept Plan

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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1042 Richardson Street | L6 Rooftop Concept Plan

Recommended Plant List

Trees

Total: 8

Botanical Name	Common Name	Size
Acer griseum	Paperbark Maple	#7 pot
Fagus sylvatica 'Fastigata'	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 'Kelseyi'	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 'Hameln'	Dwarf Fountain Grass	#1 pot
Polystichum munitum	Sword Fern	#1 pot

Roof Garden

Total: 82

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 'Hameln'	Dwarf Fountain Grass	#1 pot
Taxus x media 'Hicksii'	Hicks Yew	1.5m ht.

Vines

Total: 10

Botanical Name	Common Name
Clematis armandii	Evergreen Clematis

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

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5	June 9-21	DP Revisions
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LADR LANDSCAPE ARCHITECTS

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