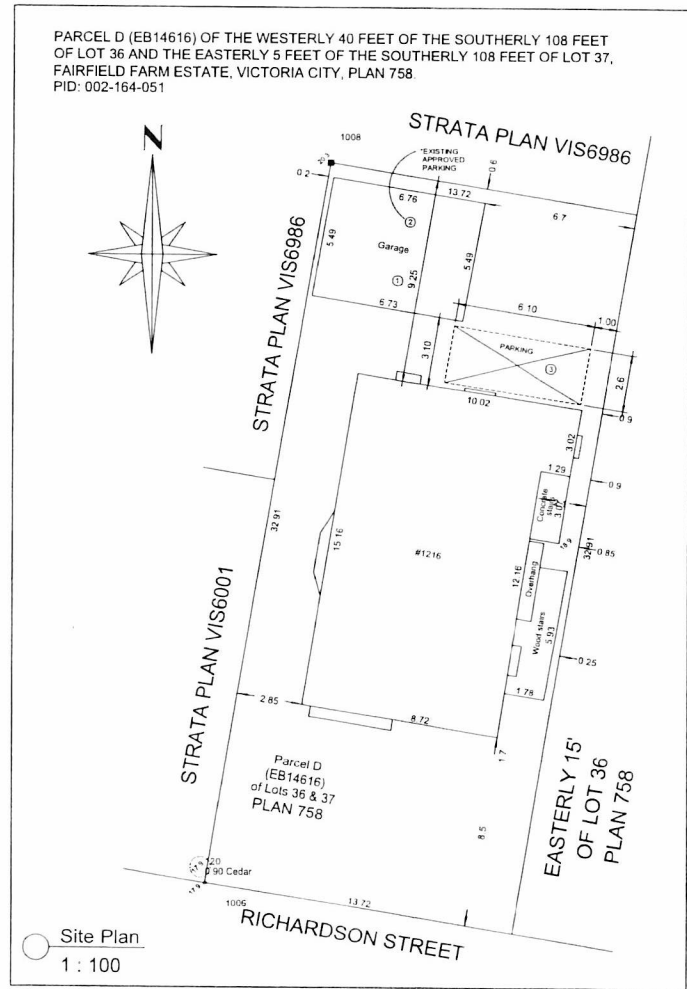


1216 RICHARDSON ST  
PID: 002-164-051  
Plan: 1027704  
Zone: R-10 (Single Family Dwelling) District: 01  
Date: 12/12/2018  
Owner: 1216 Richardson St  
Unit: 1216 Richardson St

**DATA TABLE**  
HOUSE CONVERSION  
MULTIPLE DWELLING BUILT IN 1911 ZONED AS  
DUPLEX. CHANGES MADE TO MULTIPLE IN 1913  
NO EXTERIOR CHANGES IN THE PAST 5 YEARS  
4 UNITS, TOTAL FLOOR AREA 238.8 M<sup>2</sup> (INTERIOR FACE OF EXTERIORS WALLS)  
SMALLEST UNIT SIZE SUITE 1: 53.2 M<sup>2</sup>

PROJECT INFORMATION TABLE	
Zone (existing)	R-10
Site area (m <sup>2</sup> )	451.5 m <sup>2</sup>
Total floor area (m <sup>2</sup> )	257.6 m <sup>2</sup>
Commercial floor area (m <sup>2</sup> )	
Floor space ratio	0.79
Site coverage %	House and garage: 127.6m <sup>2</sup> (28%)
Open site space %	210.7m <sup>2</sup> (46.7%)
Height of building (m)	8.35
Number of stories	2
Parking stalls (number on site)	3
Bicycle parking number (storage and rack)	6
<b>Building Setbacks (m)</b>	
Front yard	8.5
Rear yard	9.25
Side yard (indicate which side)	0.9 WEST
Side yard (indicate which side)	2.85 EAST
Common side yards	3.75
<b>Residential Use Details</b>	
Total number of units	4
Unit type, e.g., 1 bedroom	1+2 bedrooms
Ground-oriented units	Yes
Minimum unit floor area (m <sup>2</sup> )	53.2 m <sup>2</sup>
Total residential floor area (m <sup>2</sup> )	238.8 m <sup>2</sup>



Site Plan  
1:100

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JUL 22 2019  
Planning and Development Department  
Development Services Division

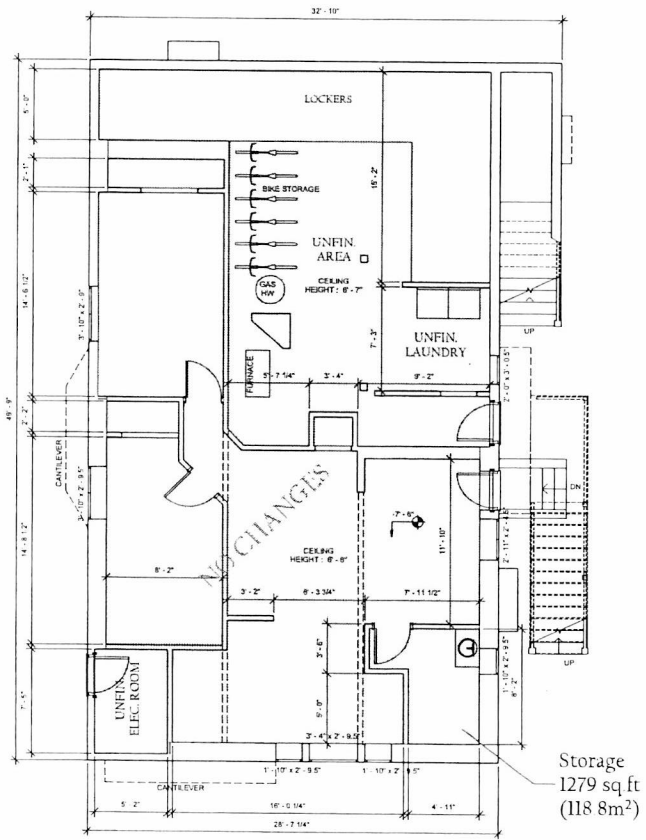
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2	12/12/2018		Issue for Review
3	12/12/2018		Issue for Review
4	12/12/2018		Issue for Review
5	12/12/2018		Issue for Review
6	12/12/2018		Issue for Review
7	12/12/2018		Issue for Review
8	12/12/2018		Issue for Review
9	12/12/2018		Issue for Review
10	12/12/2018		Issue for Review

Aspire Custom Design  
1216 Richardson Street  
Victoria, BC V8M 5K1  
Phone: 250-683-1234  
Fax: 250-683-1234

1216 Richardson Street  
Residential - Addition

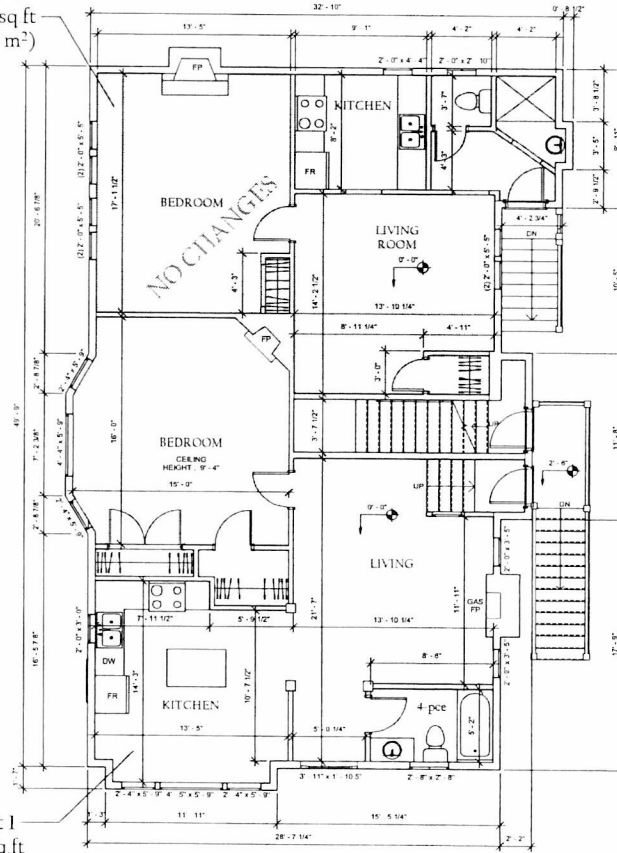
Site Plan / Data Sheet

Scale: 1:100  
Date: 12/12/2018  
Sheet: A1.0  
Total: 1 Sheet



Existing Lower Floor Plan  
 1/4" = 1'-0"

Unit 2  
 597 sq ft  
 (55.5 m<sup>2</sup>)



Unit 1  
 779 sq ft  
 (72.4 m<sup>2</sup>)

Existing Main Floor Plan  
 1/4" = 1'-0"

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1216 Richardson Street  
 Victoria, BC V8M 4L5

Existing Lower Floor Plan  
 Existing Main Floor Plan

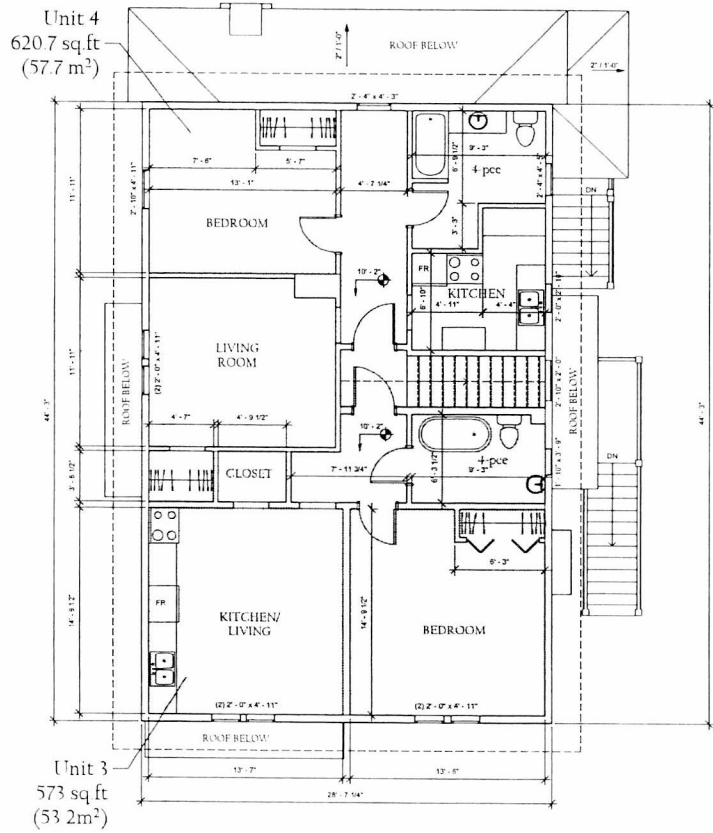
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 2: Scale 1/8" = 1'-0" as noted  
 3: Scale 1/4" = 1'-0" as noted  
 4: Scale 1/8" = 1'-0" as noted

A2.0  
 1: Scale

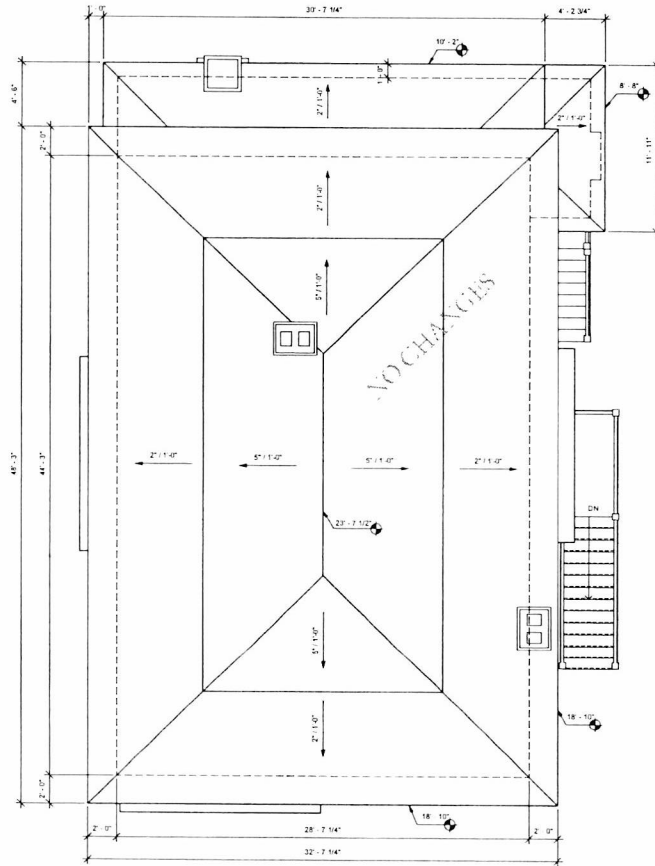
Item	Date	Description



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○ Existing Upper Floor Plan  
 1/4" = 1'-0"



○ Existing Roof Plan  
 1/4" = 1'-0"

NO.	DATE	BY	REVISION

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**JUL 22 2019**

1216 Richardson Street  
 Renovation / Addition

Existing Upper Floor Plan  
 Existing Roof Plan

ASPIRE CUSTOM DESIGN  
 1100 Oak Street  
 Victoria BC Canada V8W 2G4  
 Phone: 250.363.0000

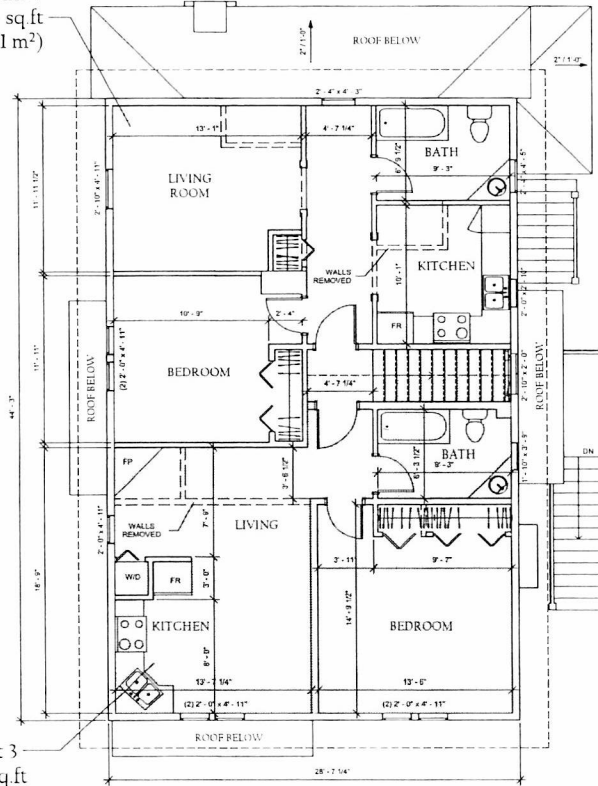
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Sheet: A2.1



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Unit 4  
604 sq.ft  
(56.1 m<sup>2</sup>)



Unit 3  
589 sq.ft  
(54.7 m<sup>2</sup>)

Proposed Upper Floor Plan  
1/4" = 1'-0"

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JUL 22 2019  
Disposal: [unclear]  
[unclear] [unclear]

NO.	DATE	DESCRIPTION	BY

ASTIRE CUSTOM DESIGN  
1218 RICHMOND STREET  
VICTORIA, BC V8M 1A1, CANADA  
TEL: 250-383-1111  
WWW.ASTIREDESIGN.COM

1218 Richmond Street  
Richmond, B.C. V8M 1A1  
Proposed Upper Floor Plan

NO.	DATE	DESCRIPTION	BY

Scale: 1/4" = 1'-0"  
A3 0  
1/24/19

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Existing Front Elevation  
1/4" = 1'-0"



Existing Right Side Elevation  
1/4" = 1'-0"



Existing Rear Elevation  
1/4" = 1'-0"



Existing Left Side Elevation  
1/4" = 1'-0"

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City of Victoria  
  
**JUL 22 2019**

NO.	DATE	DESCRIPTION
1	2019.07.22	Received for review

ASPIRE CUSTOM DESIGN 1216 Richardson Street Victoria, British Columbia V8W 2E2	ASPIRE CUSTOM DESIGN 1216 Richardson Street Victoria, British Columbia V8W 2E2
<b>Elevations</b>	
NO. 1	NO. 2
NO. 3	NO. 4
NO. 5	NO. 6
NO. 7	NO. 8
NO. 9	NO. 10
NO. 11	NO. 12
NO. 13	NO. 14
NO. 15	NO. 16
NO. 17	NO. 18
NO. 19	NO. 20
NO. 21	NO. 22
NO. 23	NO. 24
NO. 25	NO. 26
NO. 27	NO. 28
NO. 29	NO. 30
NO. 31	NO. 32
NO. 33	NO. 34
NO. 35	NO. 36
NO. 37	NO. 38
NO. 39	NO. 40
NO. 41	NO. 42
NO. 43	NO. 44
NO. 45	NO. 46
NO. 47	NO. 48
NO. 49	NO. 50
NO. 51	NO. 52
NO. 53	NO. 54
NO. 55	NO. 56
NO. 57	NO. 58
NO. 59	NO. 60
NO. 61	NO. 62
NO. 63	NO. 64
NO. 65	NO. 66
NO. 67	NO. 68
NO. 69	NO. 70
NO. 71	NO. 72
NO. 73	NO. 74
NO. 75	NO. 76
NO. 77	NO. 78
NO. 79	NO. 80
NO. 81	NO. 82
NO. 83	NO. 84
NO. 85	NO. 86
NO. 87	NO. 88
NO. 89	NO. 90
NO. 91	NO. 92
NO. 93	NO. 94
NO. 95	NO. 96
NO. 97	NO. 98
NO. 99	NO. 100



○ Proposed Left Side Elevation  
1/4" = 1'-0"

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JUL 22 2019

NO.	DATE	BY	REVISION

Aspire Custom Design 1216 Richardson Street Victoria, BC V8M 1A1	
1216 Richardson Street Renovation Address	
Elevations	
1. Elevations	Sheet No. A4.1
2. Date	July 22, 2019