

# 1224 Richardson Street



Christine Lintott Architects

Site: 1 - 864 QUEENS AVENUE, VICTORIA, BC V8T 1M5  
 Telephone: 250.364.1589  
 www.lintottarchitects.ca

ISSUE	DATE
For Rezoning/ Development Permit	Jun. 28, 2019
Resubmission Rezoning/ Development Permit	Jun 8, 2020

**Revisions**  
 Published areas indicate revisions compared to the previously submitted version.  
**Received Date: June 8, 2020**

Revision No.	Description	Date
1	Car share parking added	2019-09-13
2	Building & Unit floor areas clarified	2019-09-13
3	Height revised, Avg grade & highest corner revised	2019-09-13
4	Pk canopy removed from project	2019-09-13
5	Renderings updated to include driveway, stone stair revisions, Landscape Plan & Section Project the Revised Unit Area Calculations	2020-01-24
6	Revised Unit Area Calculations	2020-06-08
7	Revised parking calculations	2020-06-08

**APPLICANT**  
 1224 RICHARDSON PROPERTY CORP  
 250-415-6240  
 CONTACT: TIM STEMP  
 TimP939@hotmail.com

**ARCHITECT**  
 CHRISTINE LINTOTT ARCHITECTS  
 SUITE 1 - 864 QUEENS AVENUE  
 VICTORIA, BC V8T 1M5  
 250-364-1589  
 CONTACT: CHRISTINE LINTOTT  
 Christine@lintottarchitects.ca

**SURVEYOR**  
 POWELL & ASSOCIATES  
 250-598-0105  
 CONTACT: BEV WINDJACK  
 bwindjack@ladria.ca

**ARBORIST**  
 TALBOT MACKENZIE & ASSOCIATES  
 CONSULTING ARBORISTS  
 800-683-3400 PHOENIX  
 VICTORIA, BC V8P 7J6  
 250-479-8733  
 tmtreehb@gmail.com

Drawing List
AD-00 Project Data
AD-01 Site Plan
AD-02 Survey & Height Calculations
AD-03 Street Elevation
AD-04 Window Studies
AD-05 Floor Plans - Building A
AD-06 Floor Plans - Building B
AD-07 Elevations & Sections - Building A
AD-08 Elevations & Sections - Building B
AD-09 Special Situations
AD-10 Landscape Concept Plan
AD-11 Pergola & Precinct Images
AD-12

Project Information Table	
Zone	Residential
Site Area	1,137m <sup>2</sup>
Grounded Floor Area	3,335
Open Site Area %	56%
Height of Buildings	Building A: 9.21m Building B: 9.20m
Parking Spots #	18 (8 permit (40%) x 8 = 15.2 9 x 1.1000 car = equivalent of 14 cars)
From Street to Curb	1.0 per unit x 400 per unit x 200' x 6 = 60
Unit Type Breakdown	1 1000 sq ft Long Term 25 Long Term Spaces proposed 1 2000 sq ft Long Term 2500 sq ft Long Term Spaces proposed 1.25 spaces per dwelling unit (to be 1.25 (40%) = 7.5)
Building Setbacks	6 spaces per building x 3 buildings = 18
Approved	90%
Approved (South)	70%
Stable (East)	1.5m
Stable (West)	3.0m
Residential Use Details	25 on bedroom units, 6 two bedroom units,
Unit Type Breakdown	24 residential units,
Ground/Intervent Units	24 residential units,
Maximum Floor Area	1,137m <sup>2</sup>

**Project Scope:**

- Demolition of two (2) existing buildings and site work
- New surface parking lot with ten (10) total stalls
- New landscaping and amenity areas
- Show lot and staging area for parking provided; eighteen (18) short-term stalls, twenty-six (26) long-term stalls

Total Floor Area	Units
Building A	202.25 m <sup>2</sup>
Building B	248.51 m <sup>2</sup>
Building C	450.00 m <sup>2</sup>
<b>Total</b>	<b>1,150.76 m<sup>2</sup></b>

**NOTE:**  
 THESE FLOOR AREAS ARE MEASURED TO INTERIOR FACE OF EXTERIOR WALLS AND ARE EXCLUSIVE OF BIKE/PARKING IN COMPARTMENTS WITH RED DIMENSIONS FOR "ADA" IN SCHEDULE A OF THE CITY DESIGN REGULATIONS PLAN.

**Project Area Tables:**

Building A Floor Area - Units			
Name	Area	Units	AVG
Unit 1A	1.38 m <sup>2</sup>	1	1.38
Unit 1B	38.93 m <sup>2</sup>	1	38.93
Unit 1C	32.05 m <sup>2</sup>	1	32.05
Unit 1D	41.82 m <sup>2</sup>	1	41.82
Unit 1E	44.00 m <sup>2</sup>	1	44.00
Unit 1F	45.00 m <sup>2</sup>	1	45.00
Unit 1G	45.00 m <sup>2</sup>	1	45.00
Unit 1H	45.00 m <sup>2</sup>	1	45.00
Unit 1I	45.00 m <sup>2</sup>	1	45.00
Unit 1J	45.00 m <sup>2</sup>	1	45.00
Unit 1K	45.00 m <sup>2</sup>	1	45.00
Unit 1L	45.00 m <sup>2</sup>	1	45.00
Unit 1M	45.00 m <sup>2</sup>	1	45.00
Unit 1N	45.00 m <sup>2</sup>	1	45.00
Unit 1O	45.00 m <sup>2</sup>	1	45.00
Unit 1P	45.00 m <sup>2</sup>	1	45.00
Unit 1Q	45.00 m <sup>2</sup>	1	45.00
Unit 1R	45.00 m <sup>2</sup>	1	45.00
Unit 1S	45.00 m <sup>2</sup>	1	45.00
Unit 1T	45.00 m <sup>2</sup>	1	45.00
Unit 1U	45.00 m <sup>2</sup>	1	45.00
Unit 1V	45.00 m <sup>2</sup>	1	45.00
Unit 1W	45.00 m <sup>2</sup>	1	45.00
Unit 1X	45.00 m <sup>2</sup>	1	45.00
Unit 1Y	45.00 m <sup>2</sup>	1	45.00
Unit 1Z	45.00 m <sup>2</sup>	1	45.00

Building B Floor Area - Units			
Name	Area	Units	AVG
Unit 2A	39.37 m <sup>2</sup>	1	39.37
Unit 2B	38.33 m <sup>2</sup>	1	38.33
Unit 2C	40.98 m <sup>2</sup>	1	40.98
Unit 2D	40.27 m <sup>2</sup>	1	40.27
Unit 2E	43.65 m <sup>2</sup>	1	43.65
Unit 2F	43.65 m <sup>2</sup>	1	43.65
Unit 2G	43.65 m <sup>2</sup>	1	43.65
Unit 2H	43.65 m <sup>2</sup>	1	43.65
Unit 2I	43.65 m <sup>2</sup>	1	43.65
Unit 2J	43.65 m <sup>2</sup>	1	43.65
Unit 2K	43.65 m <sup>2</sup>	1	43.65
Unit 2L	43.65 m <sup>2</sup>	1	43.65
Unit 2M	43.65 m <sup>2</sup>	1	43.65
Unit 2N	43.65 m <sup>2</sup>	1	43.65
Unit 2O	43.65 m <sup>2</sup>	1	43.65
Unit 2P	43.65 m <sup>2</sup>	1	43.65
Unit 2Q	43.65 m <sup>2</sup>	1	43.65
Unit 2R	43.65 m <sup>2</sup>	1	43.65
Unit 2S	43.65 m <sup>2</sup>	1	43.65
Unit 2T	43.65 m <sup>2</sup>	1	43.65
Unit 2U	43.65 m <sup>2</sup>	1	43.65
Unit 2V	43.65 m <sup>2</sup>	1	43.65
Unit 2W	43.65 m <sup>2</sup>	1	43.65
Unit 2X	43.65 m <sup>2</sup>	1	43.65
Unit 2Y	43.65 m <sup>2</sup>	1	43.65
Unit 2Z	43.65 m <sup>2</sup>	1	43.65

Building C Floor Area - Units			
Name	Area	Units	AVG
Unit 3A	39.37 m <sup>2</sup>	1	39.37
Unit 3B	38.33 m <sup>2</sup>	1	38.33
Unit 3C	40.98 m <sup>2</sup>	1	40.98
Unit 3D	40.27 m <sup>2</sup>	1	40.27
Unit 3E	43.65 m <sup>2</sup>	1	43.65
Unit 3F	43.65 m <sup>2</sup>	1	43.65
Unit 3G	43.65 m <sup>2</sup>	1	43.65
Unit 3H	43.65 m <sup>2</sup>	1	43.65
Unit 3I	43.65 m <sup>2</sup>	1	43.65
Unit 3J	43.65 m <sup>2</sup>	1	43.65
Unit 3K	43.65 m <sup>2</sup>	1	43.65
Unit 3L	43.65 m <sup>2</sup>	1	43.65
Unit 3M	43.65 m <sup>2</sup>	1	43.65
Unit 3N	43.65 m <sup>2</sup>	1	43.65
Unit 3O	43.65 m <sup>2</sup>	1	43.65
Unit 3P	43.65 m <sup>2</sup>	1	43.65
Unit 3Q	43.65 m <sup>2</sup>	1	43.65
Unit 3R	43.65 m <sup>2</sup>	1	43.65
Unit 3S	43.65 m <sup>2</sup>	1	43.65
Unit 3T	43.65 m <sup>2</sup>	1	43.65
Unit 3U	43.65 m <sup>2</sup>	1	43.65
Unit 3V	43.65 m <sup>2</sup>	1	43.65
Unit 3W	43.65 m <sup>2</sup>	1	43.65
Unit 3X	43.65 m <sup>2</sup>	1	43.65
Unit 3Y	43.65 m <sup>2</sup>	1	43.65
Unit 3Z	43.65 m <sup>2</sup>	1	43.65

**NOTE:**  
 UNIT FEET ARE MEASURED TO INTERIOR FACE OF EXTERIOR WALLS AND ARE EXCLUSIVE OF BIKE/PARKING IN COMPARTMENTS WITH RED DIMENSIONS FOR "ADA" IN SCHEDULE A OF THE CITY DESIGN REGULATIONS PLAN.



2020-06-08 1:45:46 PM  
 Checked By: CL  
 Scale: A0.00  
 As Permitted





Christine Linzart  
Architects

Site: 1 - 864 Calder Avenue, Victoria, BC, V8T 1W5  
Telephone: 250.363.1589  
www.christinelinzart.ca

ISSUE: DATE  
For Reasoning/  
Development Permit Jun. 28, 2019

Revision No.	Description	Date
1	Issue ready for action subject.	2019-09-13
2	Car share parking added.	2019-09-13
3	Setbacks measured to porch.	2019-09-13
4	All parking spots dimensioned.	2019-09-13
5	Short term bike parking.	2019-09-13
6	General notes revised.	2019-09-13
7	Lower sections of entry stairs removed.	2019-01-24
8	Revised to include bicycle storage.	2020-01-24
9	Revisions updated to include bicycle storage, stair revisions, landscaping, and entry stairs.	2020-01-24
10	Clarification on tree species.	2020-06-08

Consultant

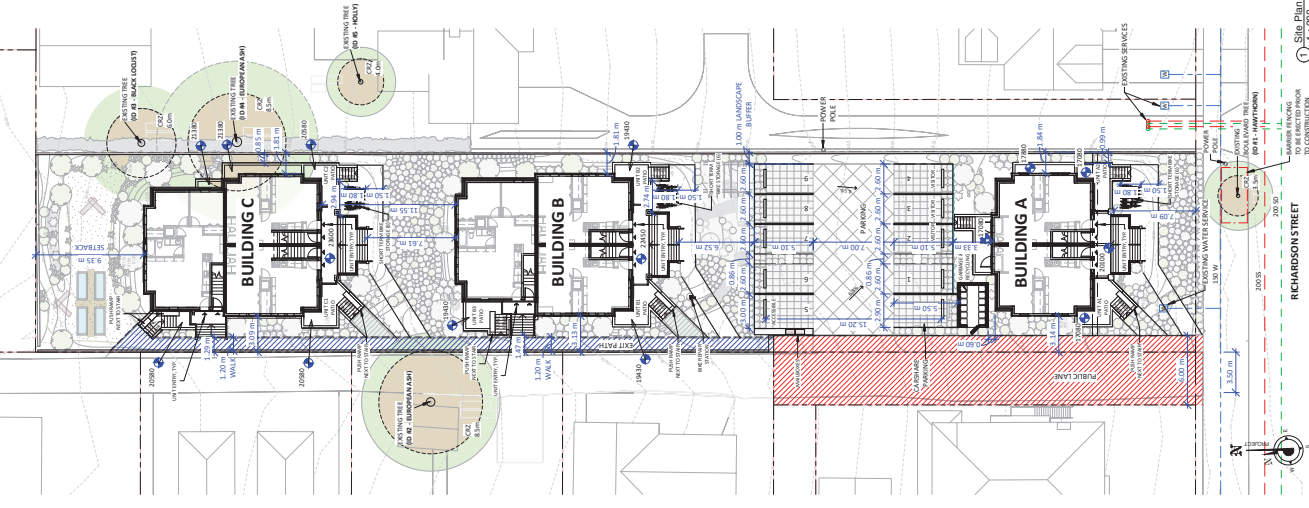
1224 Richardson  
- ASH Concept  
Victoria, BC

Site Plan

Date:	2020-06-08 2:57:45 PM
Drawn By:	CL
Checked By:	CL

A1.01

Scale: 1 : 200



Southwest Aerial View



Richardson Street View

THIS DRAWING IS A COPYRIGHT DRAWING & SHALL NOT BE REPRODUCED OR REUSED WITHOUT WRITTEN PERMISSION FROM CHRISTINE LINZART ARCHITECT. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SPECIFICALLY APPROVED BY CHRISTINE LINZART ARCHITECT. THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE LINZART ARCHITECT. DO NOT SCALE THE DRAWINGS.

ISSUE	DATE
For Rezoning/ Development Permit	Jun. 28, 2019
Resubmission Permit/ Development Permit	Jun 8, 2020

Revision No.	Description	Date
1	Final calculation corrected include stairs & porches.	2020.09.13

Consultant

1224 Richardson  
- ASH Concept  
Victoria, BC

Survey & Height  
Calculations

Date	2020.06.08 14:49:03
Drawn by	Christine Lintott
Checked by	Christine Lintott

**A1.02**

Scale 1:200

**BC LAND SURVEYORS SITE PLAN OF:**  
**Civic: 1224 Richardson Street**  
**Legal: Parcel C (00 38188) of Section 26,**  
**Fairfield Farm Estate, Victoria City, Plan 13**

Parcel Identifier: 009-243-311  
in the City of Victoria

Scale: 1:250. Distances are in metres

The intended print size is 18" by 24"

Dimensions are to geographic datum.

DTM = elevation - utility pole top with transformer

M = elevation - water meter

M<sup>h</sup> = elevation - existing vegetation

Tree dimensions are in centimetres.

Lot Area = 1738 m<sup>2</sup>

**BUILDING C HEIGHT CALCULATION**

A13.6.A2	(52138+21281)-2.8 x 7.6m = 103.08
A13.6.A3	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A4	(52138+21281)-2.8 x 2.40m = 51.31
A13.6.A5	(52138+21281)-2.8 x 2.40m = 51.31
A13.6.A6	(52138+21281)-2.8 x 2.40m = 51.31
A13.6.A7	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A8	(52138+21281)-2.8 x 0.50m = 11.76
A13.6.A9	(52138+21281)-2.8 x 0.50m = 11.76
A13.6.A10	(52138+21281)-2.8 x 0.50m = 11.76
A13.6.A11	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A12	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A13	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A14	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A15	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A16	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A17	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A18	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A19	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A20	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A21	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A22	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A23	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A24	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A25	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A26	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A27	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A28	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A29	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A30	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A31	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A32	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A33	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A34	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A35	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A36	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A37	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A38	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A39	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A40	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A41	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A42	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A43	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A44	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A45	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A46	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A47	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A48	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A49	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A50	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A51	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A52	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A53	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A54	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A55	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A56	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A57	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A58	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A59	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A60	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A61	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A62	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A63	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A64	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A65	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A66	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A67	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A68	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A69	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A70	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A71	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A72	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A73	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A74	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A75	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A76	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A77	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A78	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A79	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A80	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A81	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A82	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A83	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A84	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A85	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A86	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A87	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A88	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A89	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A90	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A91	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A92	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A93	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A94	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A95	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A96	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A97	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A98	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A99	(52138+21281)-2.8 x 1.40m = 29.93
A13.6.A100	(52138+21281)-2.8 x 1.40m = 29.93

**BUILDING B HEIGHT CALCULATION**

A13.6.A1	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A2	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A3	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A4	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A5	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A6	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A7	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A8	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A9	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A10	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A11	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A12	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A13	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A14	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A15	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A16	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A17	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A18	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A19	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A20	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A21	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A22	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A23	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A24	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A25	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A26	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A27	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A28	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A29	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A30	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A31	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A32	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A33	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A34	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A35	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A36	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A37	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A38	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A39	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A40	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A41	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A42	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A43	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A44	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A45	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A46	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A47	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A48	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A49	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A50	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A51	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A52	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A53	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A54	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A55	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A56	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A57	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A58	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A59	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A60	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A61	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A62	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A63	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A64	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A65	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A66	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A67	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A68	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A69	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A70	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A71	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A72	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A73	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A74	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A75	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A76	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A77	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A78	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A79	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A80	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A81	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A82	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A83	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A84	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A85	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A86	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A87	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A88	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A89	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A90	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A91	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A92	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A93	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A94	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A95	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A96	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A97	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A98	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A99	(52138+21281)-2.8 x 0.70m = 16.89
A13.6.A100	(52138+21281)-2.8 x 0.70m = 16.89

**BUILDING A HEIGHT CALCULATION**

A13.6.A1	(52138+21281)-2.8 x 0.50m = 11.76
A13.6.A2	(52138+21281)-2.8 x 0.50m = 11.76
A13.6.A3	(52138+21281)-2.8 x 0.50m = 11.76
A13.6.A4	(52138+21281)-2.8 x 0.50m = 11.76
A13.6.A5	(52138+21281)-2.8 x 0.50m = 11.76
A13.6.A6	(52138+21281)-2.8 x 0.50m = 11.76
A13.6.A7	(52138+21281)-2.8 x 0.50m = 11.76
A13.6.A8	(52138+21281)-2.8 x 0.50m = 11.76
A13.6.A9	(52138+21281)-2.8 x 0.50m = 11.76
A13.6.A10	(52138+21281)-2.8 x 0.50m = 11.76
A13.6.A11	(52138+21281)-2.8 x 0.50m = 11.76
A13.6.A12	(52138+21281)-2.8 x 0.50m = 11.76
A13.6.A13	(52138+21281)-2.8 x 0.50m = 11.76





ISSUE	DATE
For Rezoning/ Development Permit	Jun. 28, 2019
Resubmission Rezoning/ Development Permit	Jun 8, 2020

Revision No.	Description	Date

Consultant

1224 Richardson  
- ASH Concept  
Victoria, BC

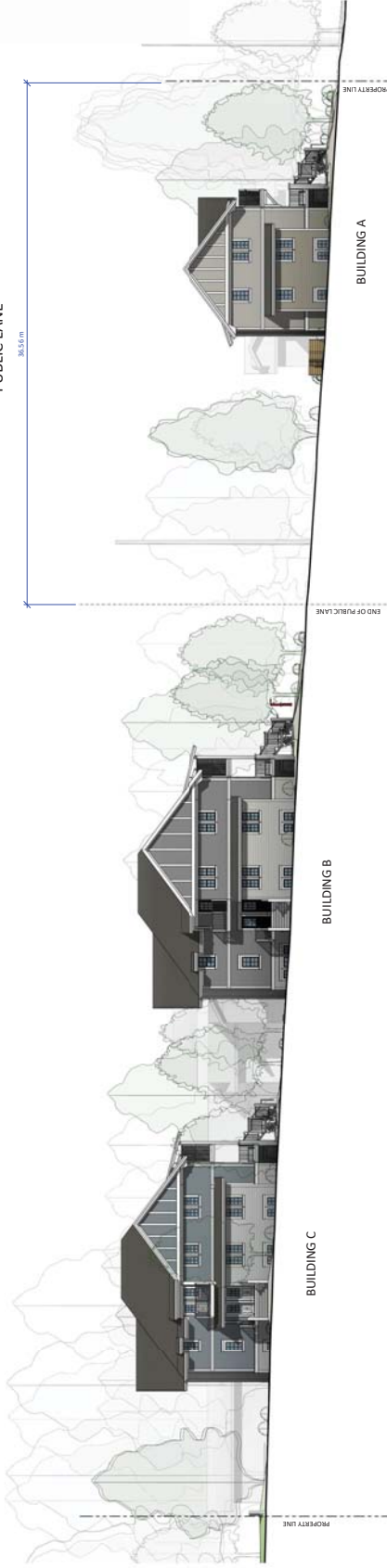
Street Elevations

Date	2020-06-08 1:46:09 PM
Drawn by	CL
Checked by	CL

A1.03

Scale 1 : 150

PUBLIC LANE  
36.55 m

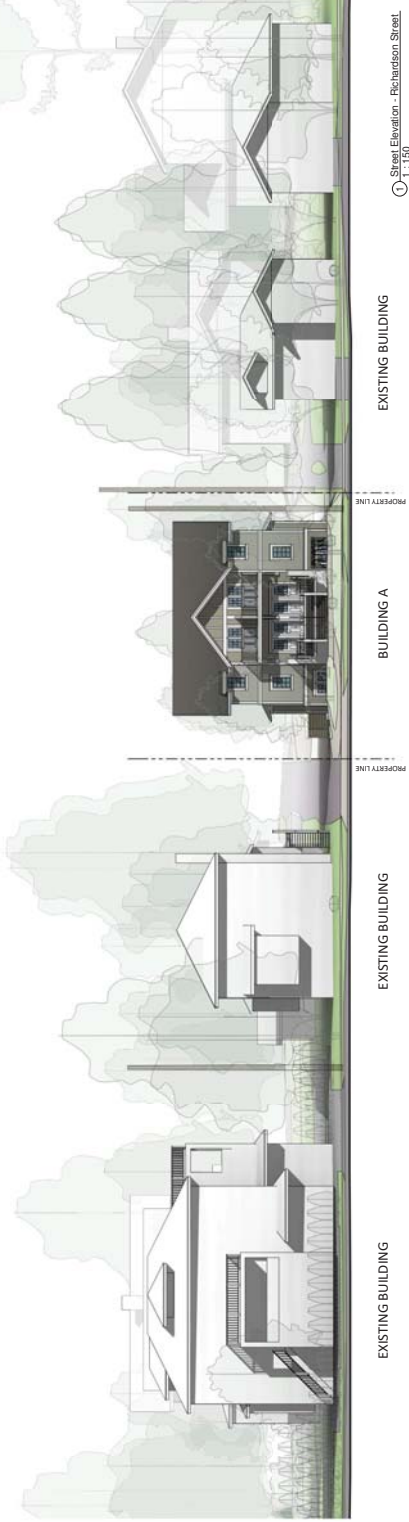


BUILDING C

BUILDING B

BUILDING A

Street Elevation - Public Lane  
1 : 150



EXISTING BUILDING

EXISTING BUILDING

BUILDING A

EXISTING BUILDING

Street Elevation - Richardson Street  
1 : 150





ISSUE	DATE
For Rezoning/ Development Permit	Jun. 28, 2019
Resubmission (Rezoning/ Development Permit)	Jun 8, 2020

Revision No.	Description	Date

Consultant

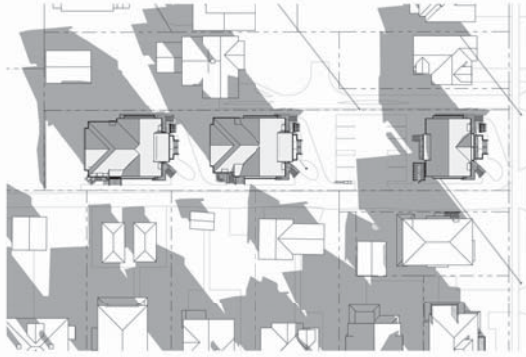
1224 Richardson  
- ASH Concept  
Victoria, BC

Shadow Studies

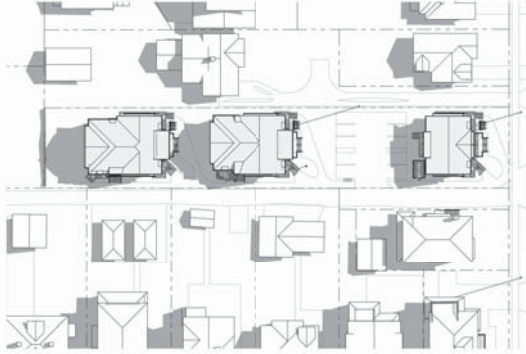
Date	2020-06-08 1:45:28 PM
Drawn by	Author
Checked by	Checker

**A1.04**

Scale	1 : 500
-------	---------



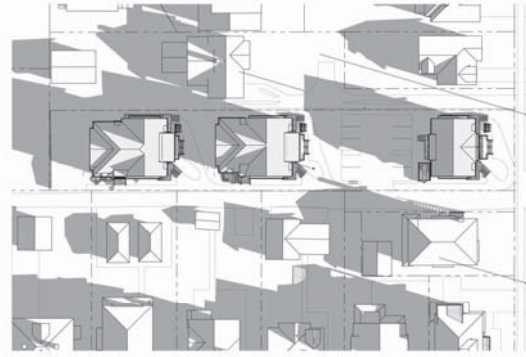
③ Shadow Study - Equinox 4pm  
1 : 500



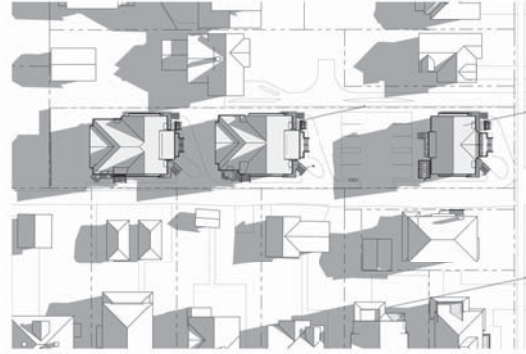
② Shadow Study - Equinox 12pm  
1 : 500



① Shadow Study - Equinox 8am  
1 : 500



⑥ Shadow Study - Winter Solstice 2pm  
1 : 500



⑤ Shadow Study - Winter Solstice 12pm  
1 : 500



④ Shadow Study - Winter Solstice 10pm  
1 : 500



Christine Lintott  
Architects  
Suite 1 - 864 Calder Avenue, Victoria, BC, V8T 1M5  
Telephone: 250.350.1589  
www.christinelintott.ca

ISSUE	DATE
For Rezoning/ Development Permit	Jun. 28, 2019
Resubmission Rezoning/ Development Permit	Jun 8, 2020

Revision	Description	Date
1	Window opening locations added to drawing set.	2020-09-13

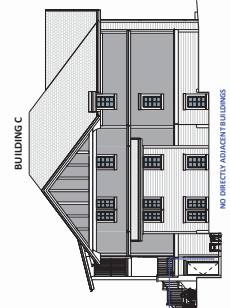
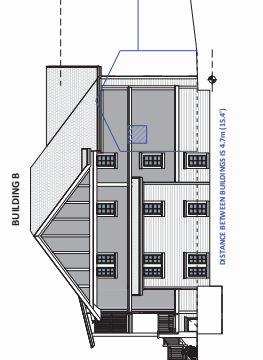
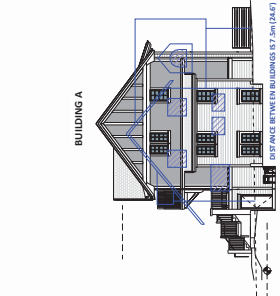
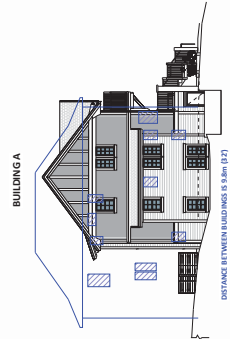
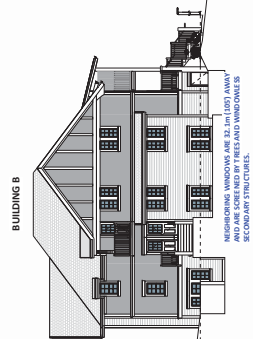
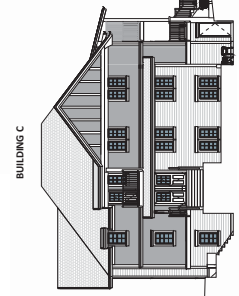
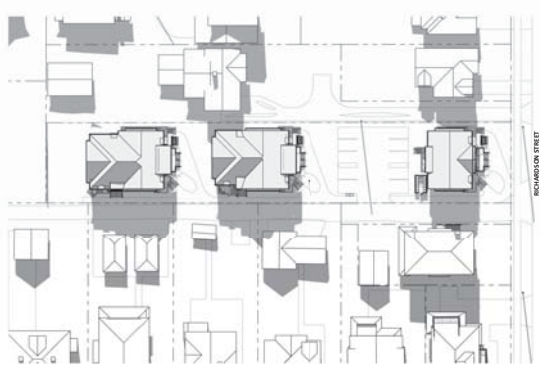
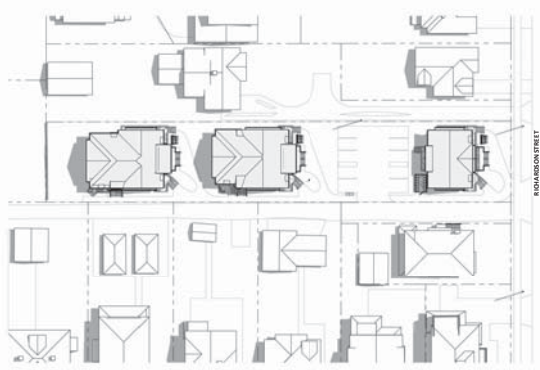
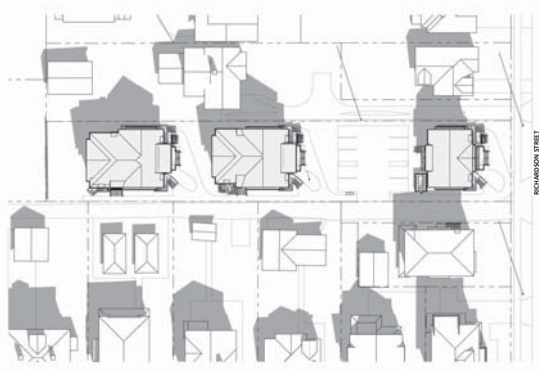
Consultant

1224 Richardson  
- ASH Concept  
Victoria, BC

Shadow Studies

Date	2020-06-08 1:16:43 PM
Drawn by	AL
Checked by	AL
Scale	As Indicated

A1.05



**LEGEND**  
NEIGHBORING WINDOW

**NOTE:**  
NEIGHBORING WINDOW SIZES & LOCATIONS ARE ESTIMATED AND NOT BASED ON SURVEYED DATA.

THIS DRAWING IS A COPYRIGHT DRAWING & SHALL NOT BE REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION FROM CHRISTINE LINTOTT ARCHITECT. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SPECIFICALLY APPROVED & ISSUED BY CHRISTINE LINTOTT ARCHITECT AS SUCH. THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE LINTOTT ARCHITECT. DO NOT SCALE THE DRAWINGS.





Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019
Resubmission Rezoning/ Development Permit	June 8, 2020

Revises No.	Description	Date

Consultant
------------

**ASH Richardson**

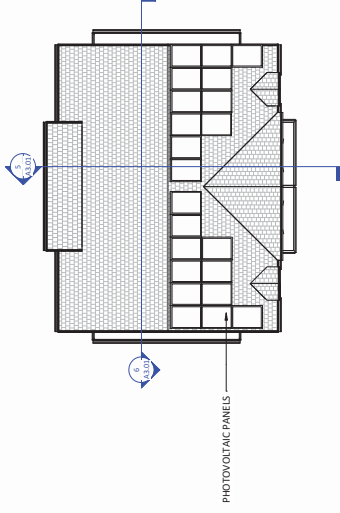
Victoria, BC

**Floor Plans - Building A**

Date	2020.06.10 13:15 PM
Drawn by	CL
Checked by	CL

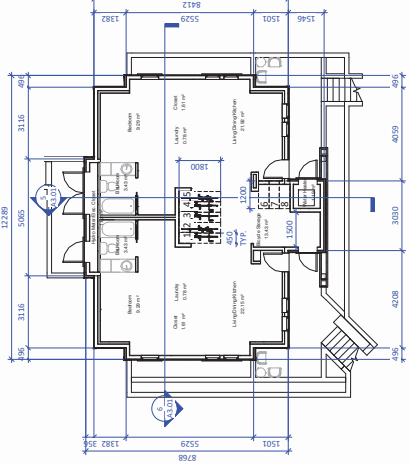
**A2.01**

Scale	1 : 100
-------	---------

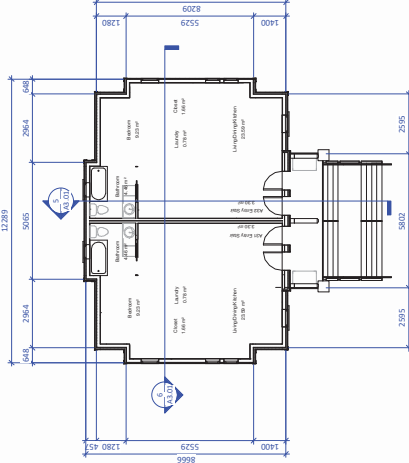


⑤ 3D Overview of Building A

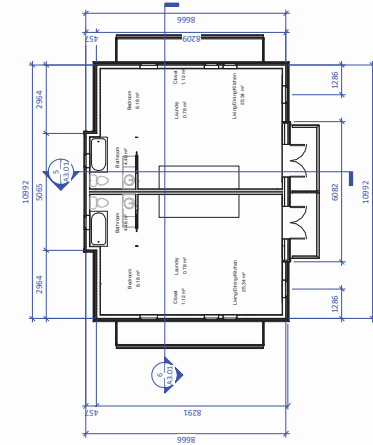
④ Elev. Plan - Building A  
1 : 100



① Floor Plan - Level 1 - Building A  
1 : 100



② Floor Plan - Level 2 - Building A  
1 : 100



③ Floor Plan - Level 3 - Building A  
1 : 100



Christine Lintott  
Architects  
Suite 1, 864 Queens Avenue, Victoria, BC, V8T 1A5  
Telephone: 250.364.1589  
www.christinelintott.ca

Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019
Resubmission Rezoning/ Development Permit	June 8, 2020

Revisions No. Description	Date

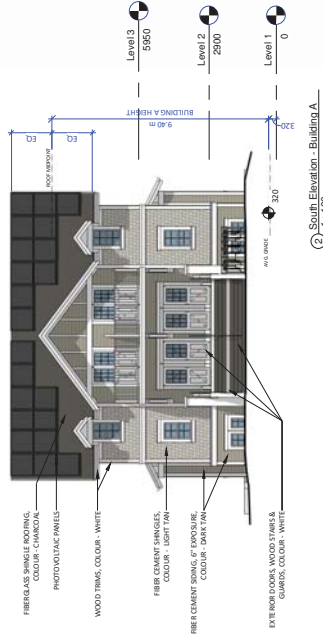
Consultant

**ASH Richardson**  
Victoria, BC

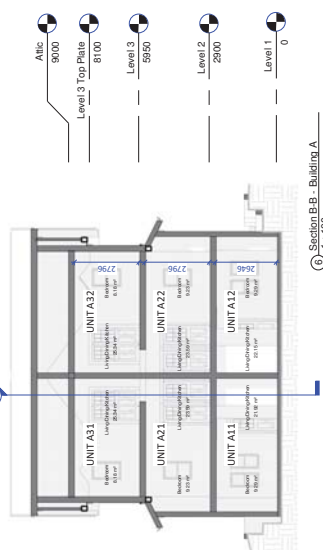
**Elevations & Sections -  
Building A**

Date: 2020.06.10.13.12.3 PM  
Drawn by: CL  
Checked by: CL

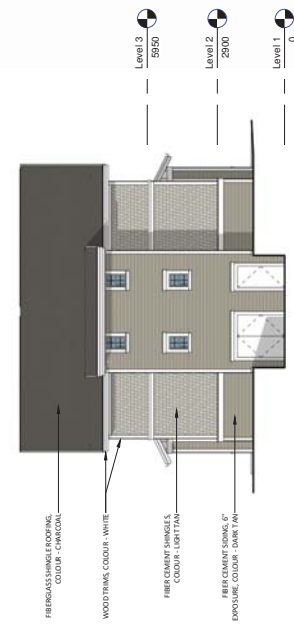
**A3.01**  
Scale: 1:100



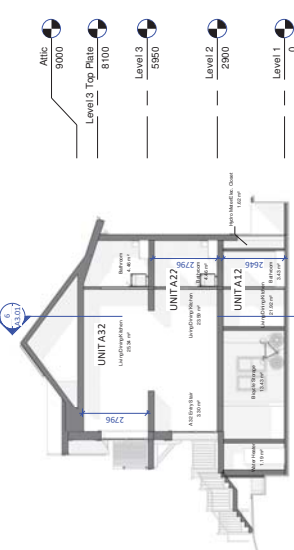
Section B-B - Building A  
1:100



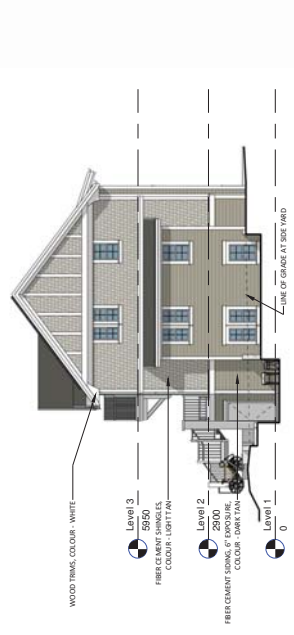
Section A-A - Building A  
1:100



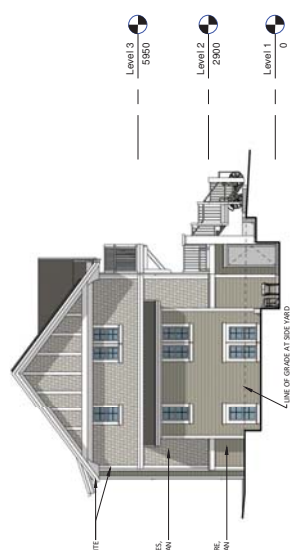
North Elevation - Building A  
1:100



West Elevation - Building A  
1:100



East Elevation - Building A  
1:100



South Elevation - Building A  
1:100

THIS DRAWING IS A COPYRIGHT DRAWING & SHALL NOT BE REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION FROM CHRISTINE LINTOTT ARCHITECT. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SPECIFICALLY APPROVED & ISSUED BY CHRISTINE LINTOTT ARCHITECT AS SUCH. THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE LINTOTT ARCHITECT. DO NOT SCALE THE DRAWINGS.





Christine Lintott  
Architects  
Suite 1 - 864 Queens Avenue, Victoria, BC, V8T 1M5  
Telephone: 250.350.1589  
www.lintottarchitects.ca

Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019
Resubmission Rezoning/ Development Permit	June 8, 2020

Revision No.	Description	Date

Consultant

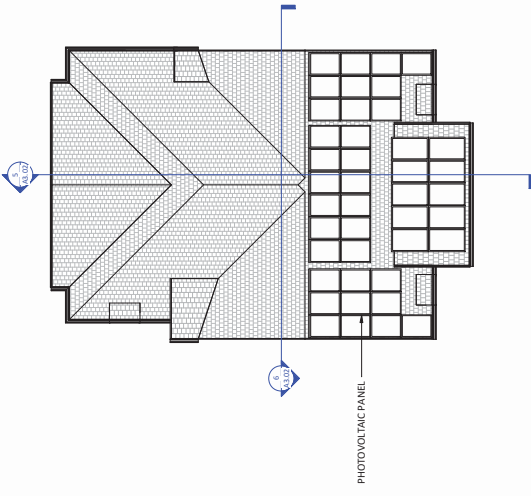
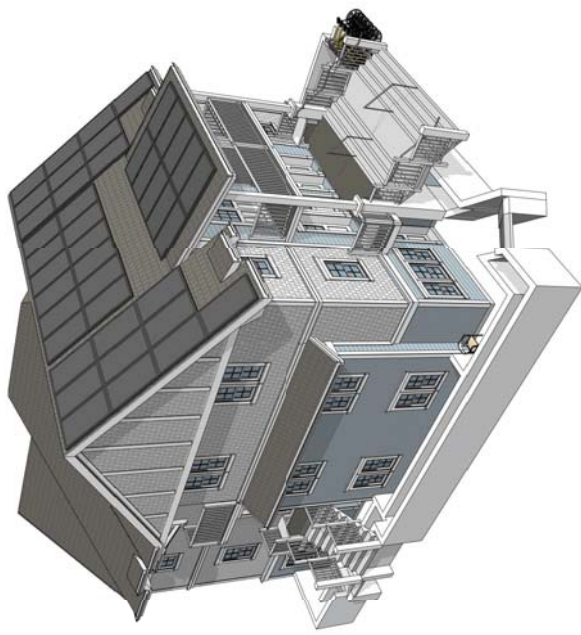
**ASH Richardson**  
Victoria, BC

**Floor Plans - Building B**

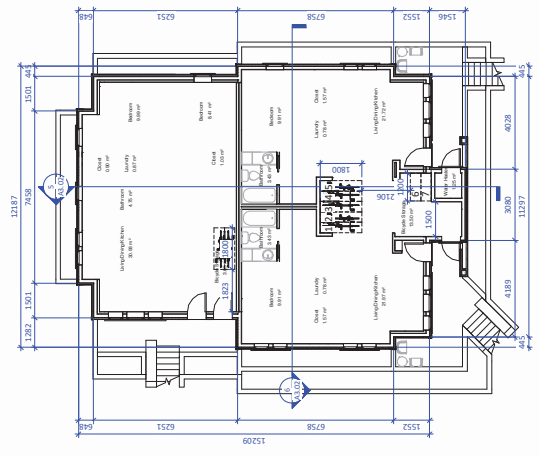
Date	2020.06.10.13.31.47 PM
Drawn by	CL
Checked by	CL

**A2.02**

Scale 1 : 100

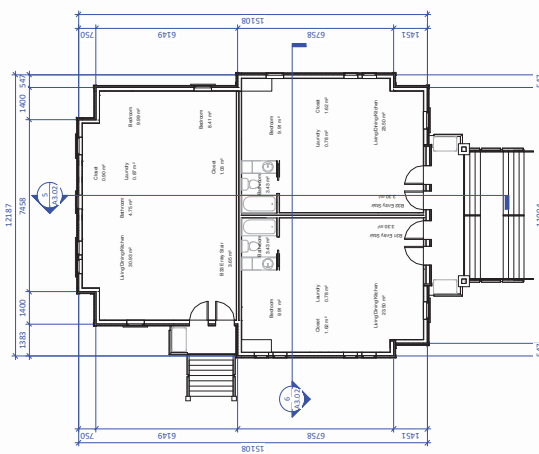


④ Roof Plan - Building B  
1 : 100

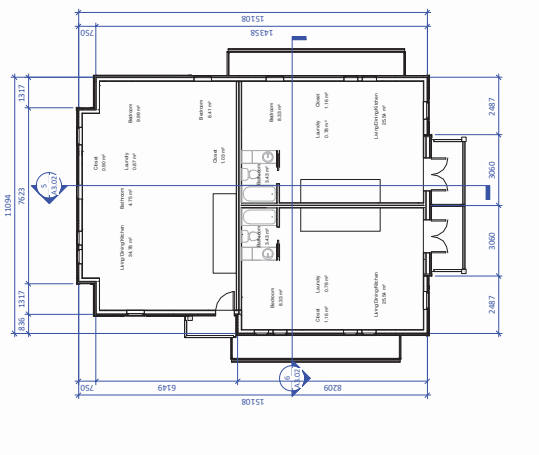


① Floor Plan - Level 1 - Building B  
1 : 100

⑤ 3D Overview of Building B



② Floor Plan - Level 2 - Building B  
1 : 100



③ Floor Plan - Level 3 - Building B  
1 : 100

Issue	Date
For Rezoning/Development Permit	Jan. 4, 2019
Resubmission Rezoning/Development Permit	June 8, 2020

Review No.	Description	Date

Consultant

ASH Richardson

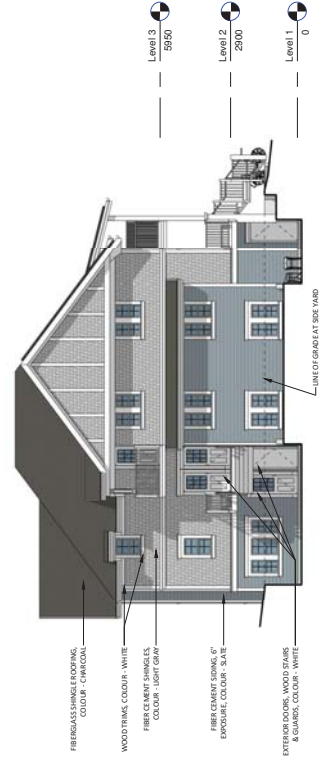
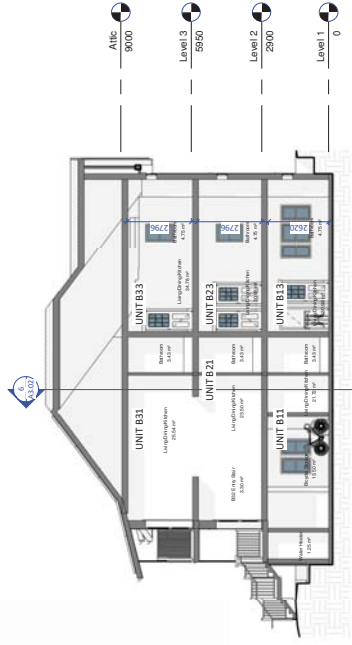
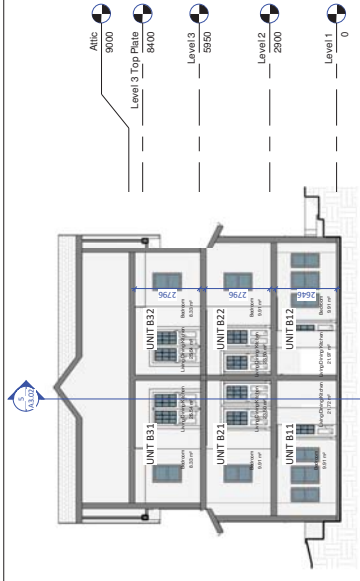
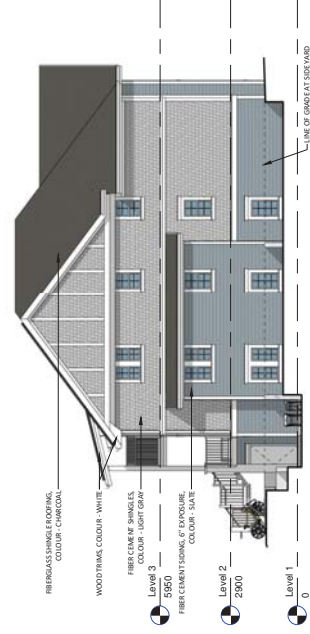
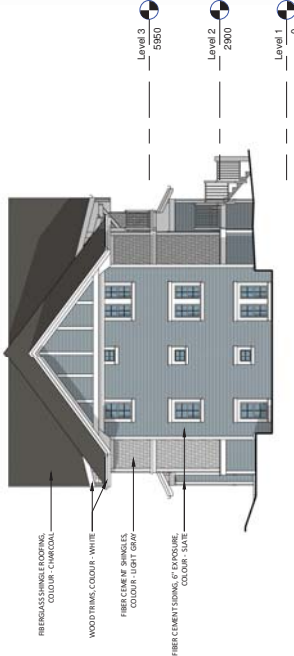
Victoria, BC

Elevations & Sections - Building B

Date	2020.06.10.13.31.00
Drawn by	CL
Checked by	CL

A3.02

Scale	1:100
-------	-------







Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019
Resubmission Rezoning/ Development Permit	June 8, 2020

Revision No.	Description	Date
-----------------	-------------	------

Consultant

ASH Richardson

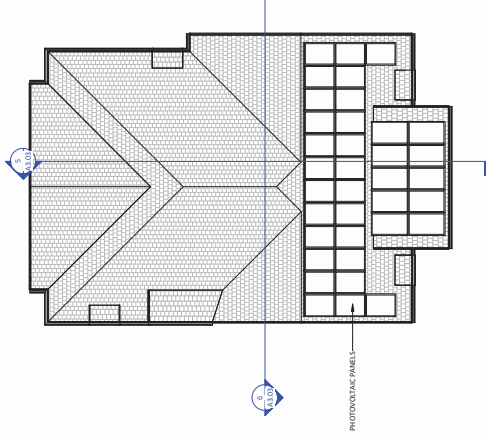
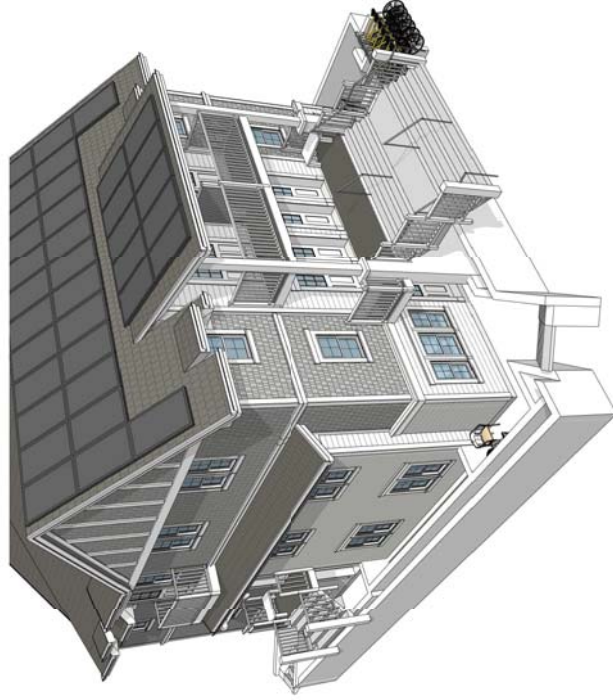
Victoria, BC

Floor Plans - Building C

Date	2020.06.10 1.35.17 PM
Drawn by	CL
Checked by	CL

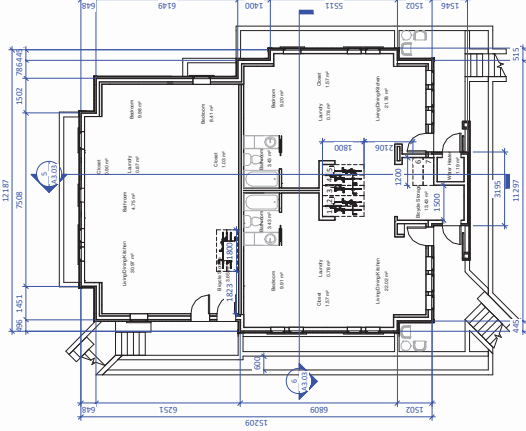
A2.03

Scale	1 : 100
-------	---------



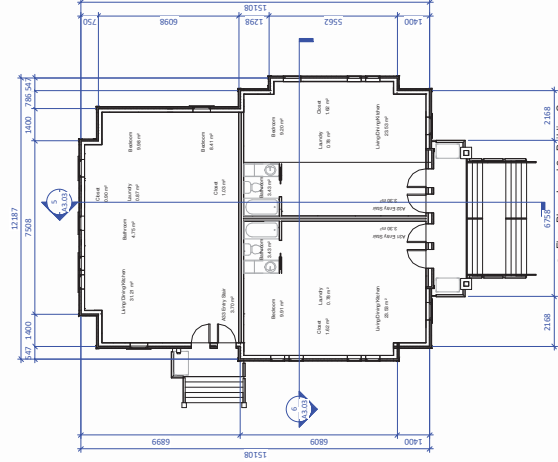
PHOTOGRAPHIC PANELS

1 Roof Plan - Building C  
1 : 100

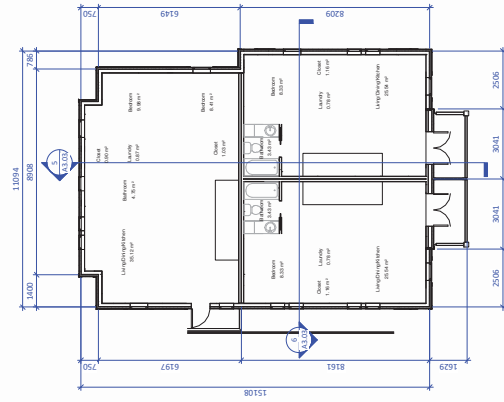


2 Floor Plan - Level 1 - Building C  
1 : 100

3 Floor Plan - Level 2 - Building C  
1 : 100



4 Floor Plan - Level 3 - Building C  
1 : 100



Issue	Date
For Re-zoning/ Development Permit	Jan. 4, 2019
Resubmission Re-zoning/ Development Permit	June 8, 2020

Revision No.	Description	Date

Consultant

ASH Richardson

Victoria, BC

Elevations & Sections -  
Building C

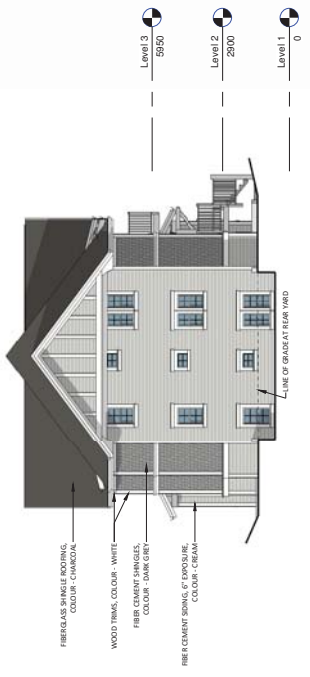
Date	2020.06.10.13.51.19
Drawn by	CL
Checked by	CL

A3.03

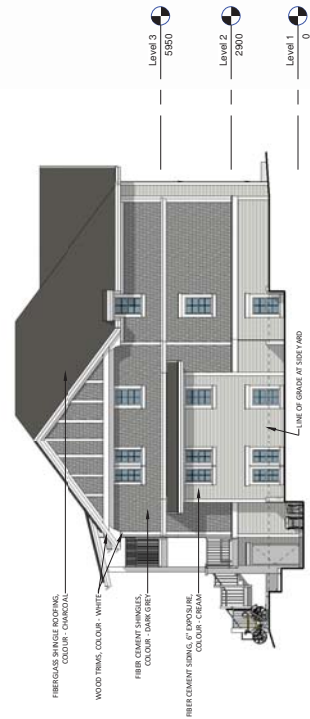
Scale 1:100



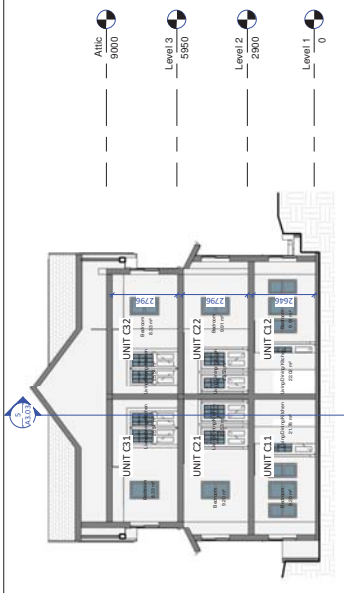
② South Elevation - Building C  
1:100



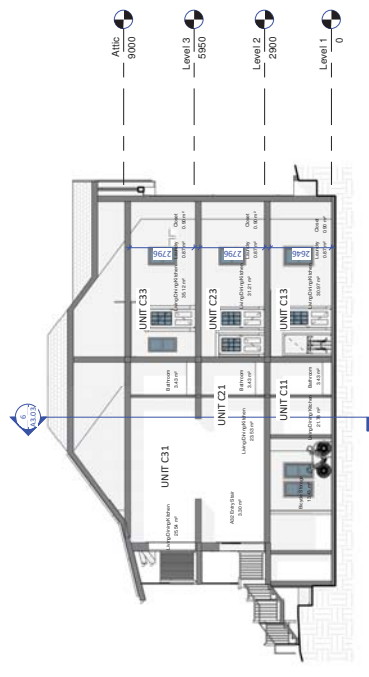
① North Elevation - Building C  
1:100



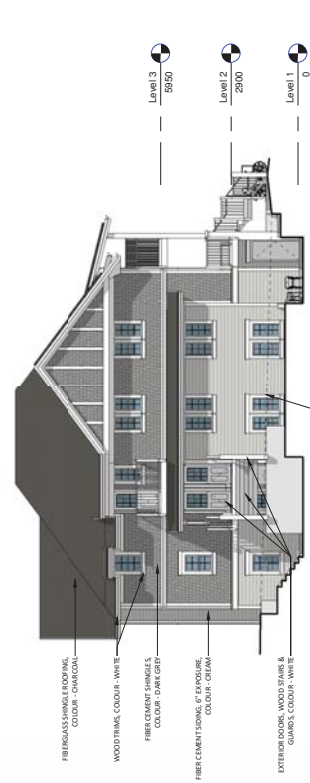
③ East Elevation - Building C  
1:100



⑥ Section B.B. - Building C  
1:100



⑤ Section A.A. - Building C  
1:100



④ West Elevation - Building C  
1:100

THIS DRAWING IS A COPYRIGHT DRAWING & SHALL NOT BE REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION FROM CHRISTINE LINTOTT ARCHITECT. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SPECIFICALLY APPROVED & ISSUED BY CHRISTINE LINTOTT ARCHITECT. THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE LINTOTT ARCHITECT. DO NOT SCALE THE DRAWINGS.







ISSUE	DATE
For Rezoning/ Development Permit	Jun. 28, 2019
Resubmission Reopening/ Development Permit	Jun 8, 2020

Revision No.	Description	Date

Consultant

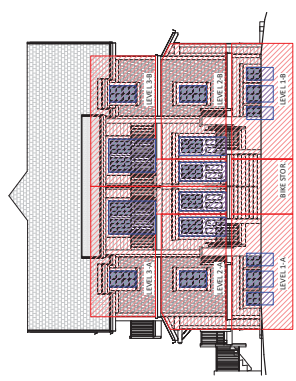
1224 Richardson  
- ASH Concept  
Victoria, BC

Spatial Separations

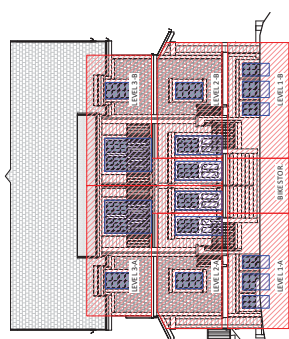
Date	2020.06.08 14:20Z BML
Drawn By	Architect
Checked By	Checker

**A3.12**

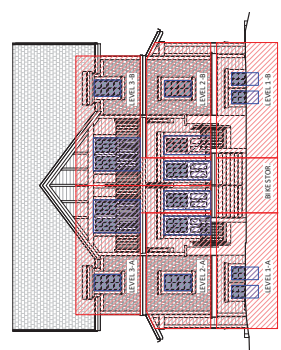
Scale



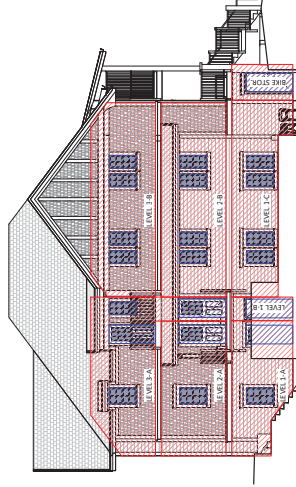
⑩ Separations - Building C - South  
1 : 100



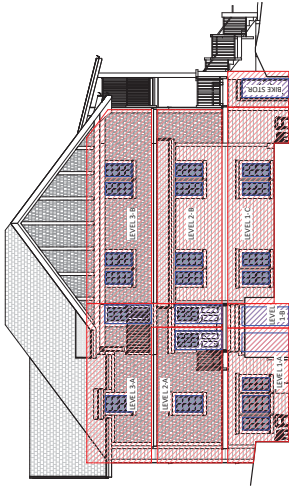
⑥ Separations - Building B - South  
1 : 100



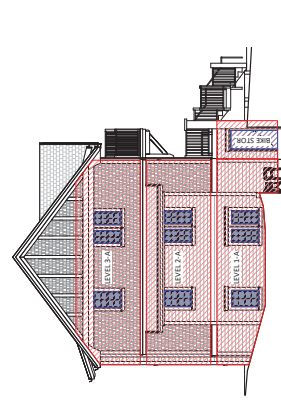
② Separations - Building A - South  
1 : 100



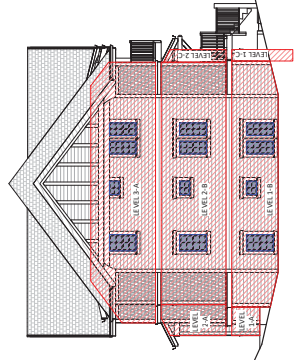
① Separations - Building C - West  
1 : 100



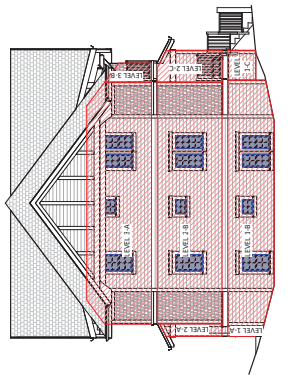
⑦ Separations - Building B - West  
1 : 100



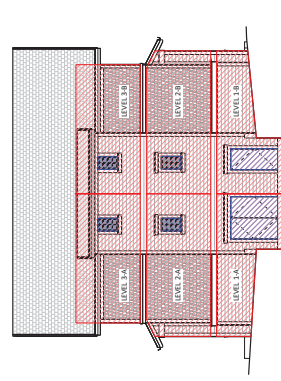
③ Separations - Building A - West  
1 : 100



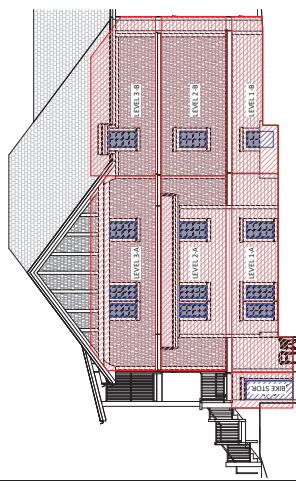
⑧ Separations - Building C - North  
1 : 100



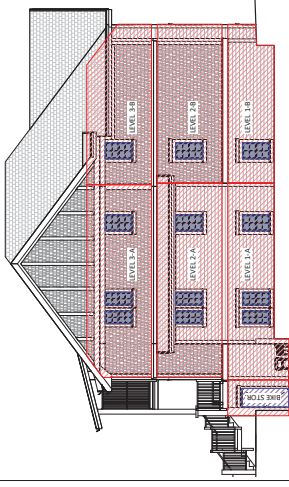
⑤ Separations - Building B - North  
1 : 100



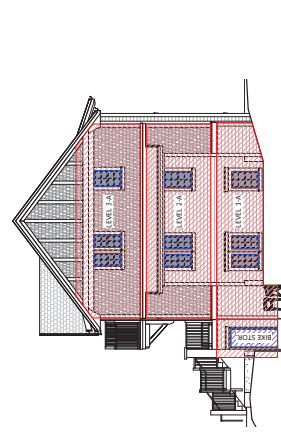
① Separations - Building A - North  
1 : 100



④ Separations - Building C - East  
1 : 100



⑨ Separations - Building B - East  
1 : 100

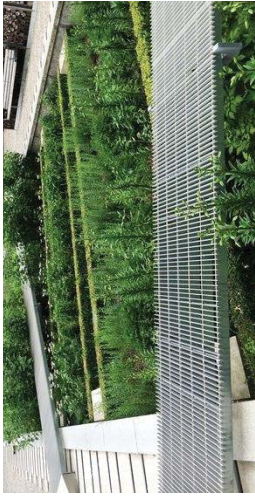


④ Separations - Building A - East  
1 : 100

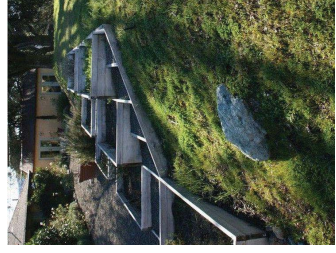
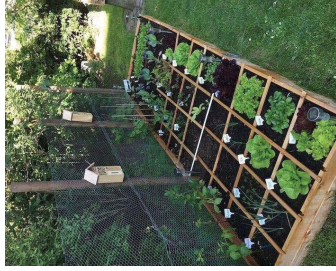




**Precedent Images**



Grate bridging over rain gardens and swales



Community gardens create spaces for social capital to emerge and present a precedent for interactive urban living and environmental stewardship



Fire pits & barbecue at central amenity area



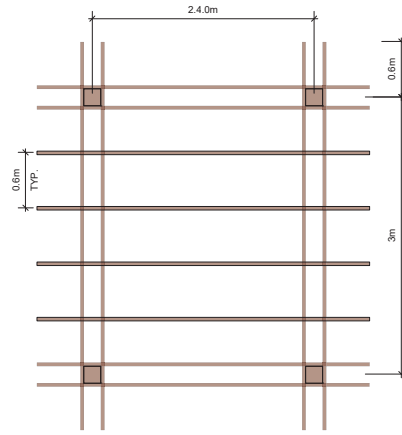
Grasses with boulder retention throughout sloped site



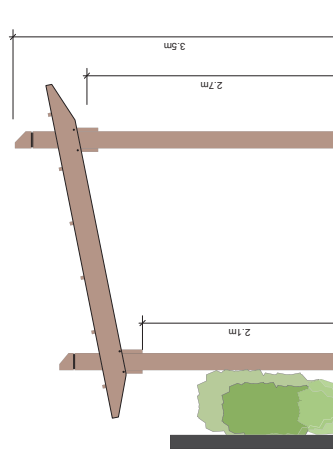
Grate bridging over rain gardens and swales



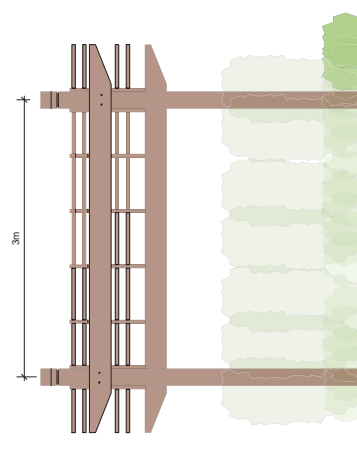
Alternative bridging over rain gardens and swales



**Wood Pergola - Plan View**  
1:25



**Wood Pergola - Side Elevation**  
1:25



**Wood Pergola - Front Elevation**  
1:25

Copyright Reserved. These drawings are at all times the property of the Landscape Architect. Reproduction or use of any part of these drawings without the consent of the Landscape Architect is prohibited.

E	June 6, '20	Pergola revision
D	Jan 23, '20	Re zoning/DP resubmission
C	Sept 16, '19	Rev. Planting Plan
B	Sept 13, '19	Rev. Re zoning submission
A	June 26, '19	Re zoning submission

REVISIONS



**LADR LANDSCAPE ARCHITECTS**

45-844 Queens Ave, Victoria B.C. V8T 1M5  
Phone: (250) 586-0105

**PROJECT**  
1224 Richardson Street  
Victoria, BC

**TITLE**  
Pergola + Precedent  
Images

**SCALE**  
as shown

**DRAWN** SL  
**CHECKED** BW

**PROJECT NO.** 1921

**DATE**  
Sept 13, 2019

**2 of 2**  
SHEET