

Project Data

Owner / Client:	MicroSmart Living Ltd.		
Architect:	Joseph R. Newell architect aibc Joe Newell Architect Inc. 2-101 Presley Place, Victoria B.C.		
Civic Addresses:	2440 & 2448 Richmond Road, Victoria B.C.		
Project Description:	22 Studio Suites for Workforce Housing 11 Studio Suites per Building		
2440 Richmond Road		2448 Richmond Road	
Legal Description:	Lot 47 Plan VIP339 Section 25 Land District 57	Legal Description:	Lot 46 Plan VIP339 Section 25 Land District 57
Zoning:	Current: R1-B Proposed: Site Specific Rezoning Required	Zoning:	Current: R1-B Proposed: R3-A1 Rezoning Required
Lot Size:	896 m ² (7,491.7 ft ²)	Lot Size:	727 m ² (7,825.4 ft ²)
FootPrint:	188.7 m ² (2,031 ft ²)	FootPrint:	188.7 m ² (2,031 ft ²)
Building Floor Area:	Main Floor 155.5 m ² 1,674 ft ² Second Floor 188.7 m ² 2,031 ft ² Third Floor 188.7 m ² 2,031 ft ² Total 532.9 m ² 5,736 ft ²	Building Floor Area:	Main Floor 167.7 m ² 1,805 ft ² Second Floor 188.7 m ² 2,031 ft ² Third Floor 188.7 m ² 2,031 ft ² Total 545.1 m ² 5,867 ft ²
Coverage:	27%	Coverage:	26%
Floor space ratio:	1.0 : 0.77	Floor space ratio:	1.0 : 0.75
Open site Space:	43.5% (3,264ft ²)	open site Space:	44% (3,445ft ²)
front site Space:	70%	front site Space:	57%
Building Height:	9.7 m (31.82 ft)	Building Height:	8.93 m (29.29 ft)
Setbacks:	North Side Yard: 1.7m (5'-7") Front Yard: 8.54m (28'-0") South Side Yard: 3.23m (10'-7") Rear Yard: 16.54m (54'-3 1/4")	Setbacks:	Ext. Side Yard: 3.02m (9'-11") Front Yard: 8.75m (28'-9 1/4") Side Yard: 1.3m (5'-7") Rear Yard: 16.34m (53'-7 1/2")
Vehicle Parking:	0.75 Spaces / Dwelling = 8.25 (8) Spaces 0.1 Visitor Spaces / Dwelling = 1.1 (1) Space 9 Spaces Required / 7 Spaces Provided *Variance Requested	Vehicle Parking:	0.75 Spaces / Dwelling = 8.25 (8) Spaces 0.1 Visitor Spaces / Dwelling = 1.1 (1) Space 9 Spaces Total / 7 Spaces Provided *Variance Requested
Bicycle Parking:	11 Class 1 spaces plus 1 6-space Class 2 rack Required and Provided	Bicycle Parking:	11 Class 1 spaces plus 1 6-space Class 2 rack Required/Provided
Unit Types & Numbers:	2 - Suite Type B 33.4 m ² 360 ft ² 4 - Suite Type C 33.4 m ² 360 ft ² 4 - Suite Type D 34.2 m ² 368 ft ² 1 - Suite Type E 27.9 m ² 300 ft ²	Unit Types & Numbers:	1 - Suite Type A 39.6 m ² 426 ft ² 2 - Suite Type B 33.4 m ² 360 ft ² 4 - Suite Type C 33.4 m ² 360 ft ² 4 - Suite Type D 34.2 m ² 368 ft ²

2440 Richmond avg. grade

int. ref.	grade 1	grade 2	avg.	peri.	grade
A-B	20.60	20.60	20.30	14.70	238.41
b-c	20.60	20.85	20.63	11.10	228.99
c-d	20.65	20.10	20.38	14.70	299.59
d-e	20.10	20.00	20.05	11.10	222.56
			51.6	1,049.05	
proposed average grade					20.34

2448 Richmond avg. grade

int. ref.	grade 1	grade 2	avg.	peri.	grade
A-B	20.30	20.00	20.15	18.90	340.54
b-c	20.00	20.00	20.00	11.10	222.00
c-d	20.30	20.40	20.20	14.70	296.94
d-e	20.40	20.40	20.40	5.50	112.20
e-f	20.40	20.35	20.35	2.20	44.77
f-g	20.30	20.30	20.30	5.60	113.68
			56.00	1,130.13	
proposed average grade					20.19

Drawing List

Architectural	
A1	Cover Sheet
A2	Site Plan
A3	Building A Floor Plans
A4	Building A Elevations
A5	Building B Floor Plans
A6	Building B Elevations
A7	Building Sections
A8	Street Elevations

Proposed View Looking Southwest from Richmond & Adanac



Project Location



Proposed View Looking west from Richmond Road



**2440 RICHMOND RD
& 2448 VICTORIA, BC**

PROPOSED RESIDENTIAL DEVELOPMENT

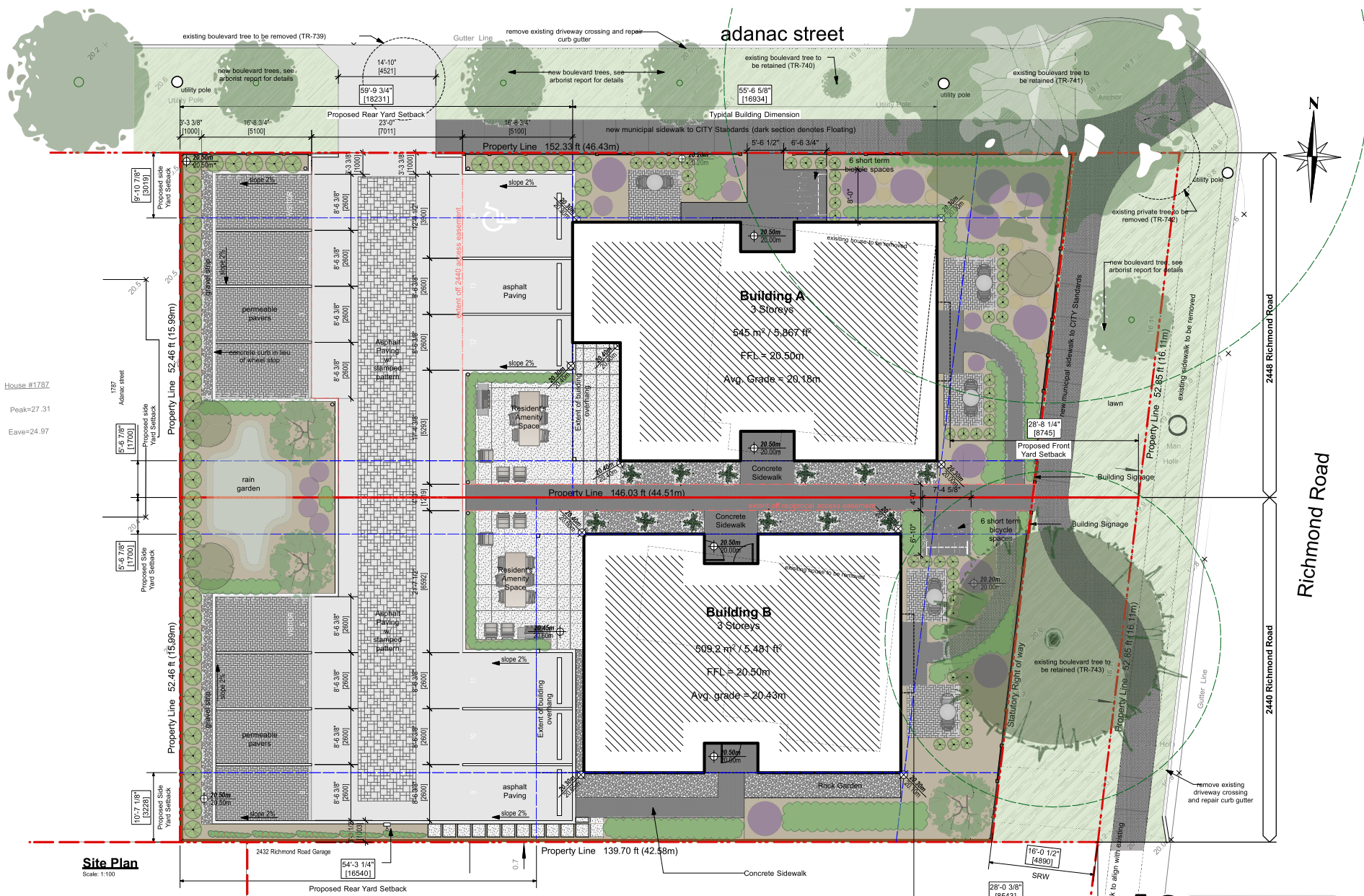
11 RESIDENTIAL SUITES PER BUILDING / 2 BUILDINGS

Revisions
Received Date:
October 22, 2020

A1

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Rev.A: 2020.02.25
Rev.B: 2020.04.20
Rev.C: 2020.06.15
Rev.D: 2020.07.03
Rev.E: 2020.09.11
Rev.F: 2020.10.20



Site Plan
Scale: 1:100

**2440 RICHMOND RD
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 Rev E: 2020.09.14
 Rev F: 2020.10.20

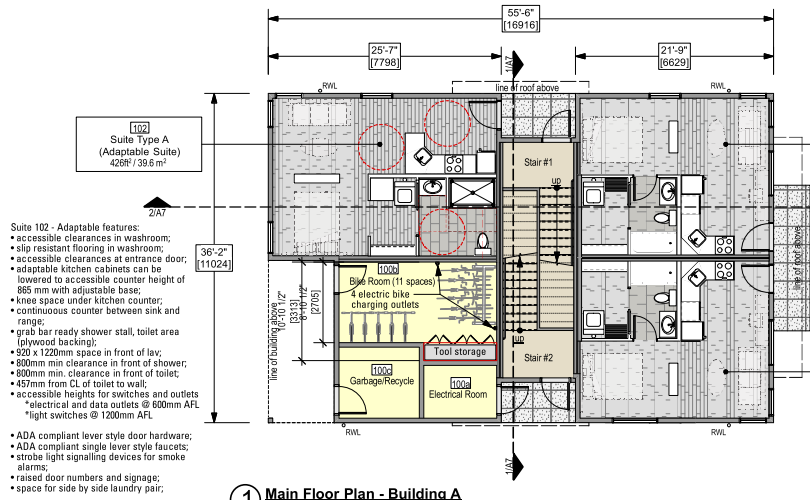
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House #1767
 Peak=27.31
 Eave=24.97

Lot 45

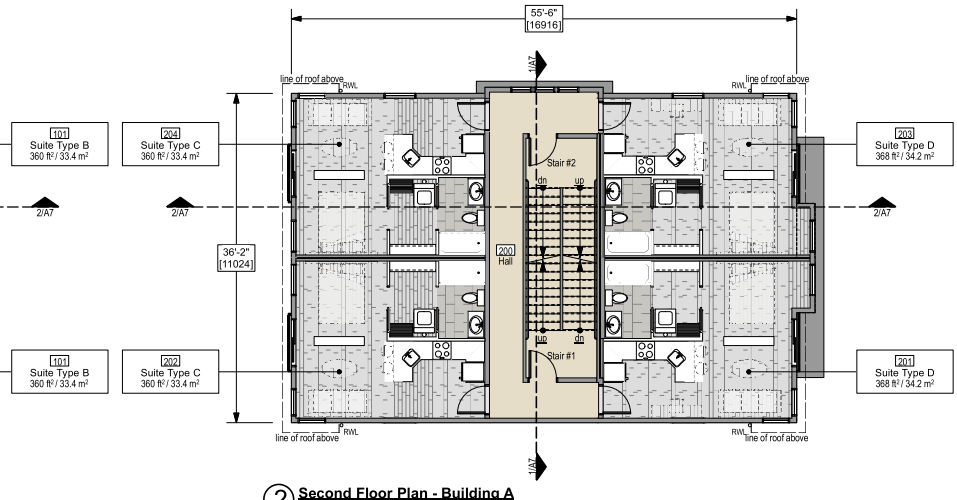
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Plan 339

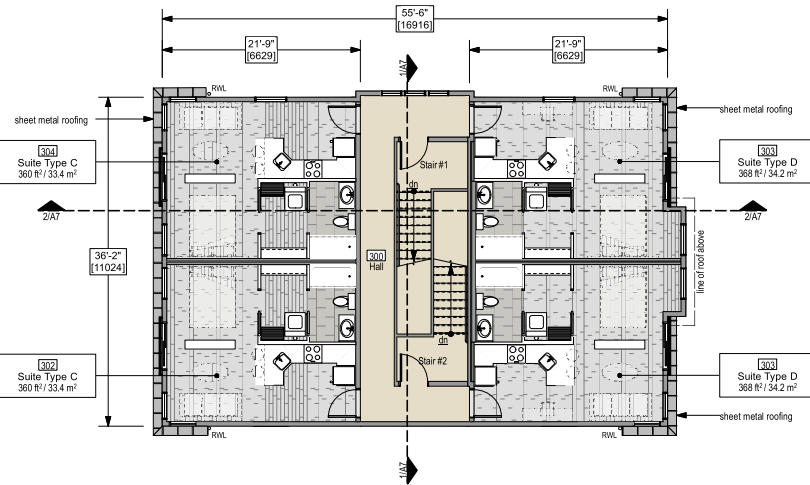


- Suite 102 - Adaptable features:
- accessible clearances in washroom;
 - slip resistant flooring in washroom;
 - accessible clearances at entrance door;
 - adaptable kitchen cabinets can be lowered to accessible counter height of 865 mm with adjustable base;
 - knee space under kitchen counter;
 - continuous counter between sink and range;
 - grab bar ready shower stall, toilet area (plywood backing);
 - 520 x 1220mm space in front of lav;
 - 800mm min. clearance in front of shower;
 - 800mm min. clearance in front of toilet;
 - 457mm from CL of toilet to walk;
 - accessible heights for switches and outlets
- *electrical and data outlets @ 600mm AFL
*light switches @ 1200mm AFL
- ADA compliant lever style door hardware;
 - ADA compliant single lever style faucets;
 - strobe light signalling devices for smoke alarms;
 - raised door numbers and signage;
 - space for side by side laundry pair;

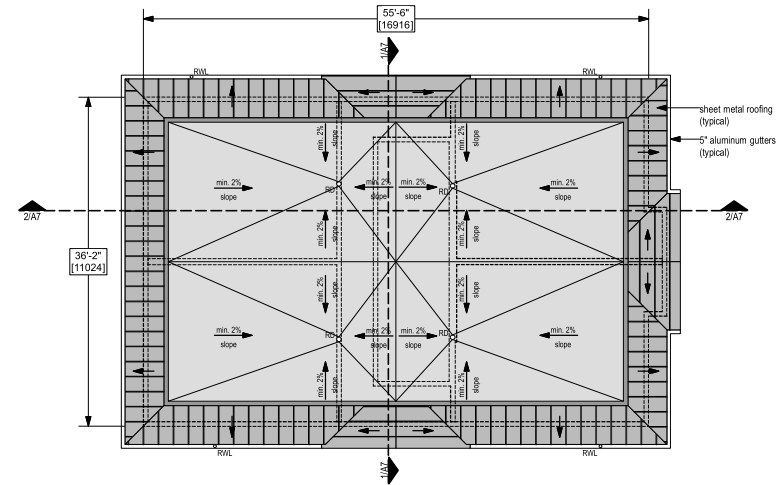
1 Main Floor Plan - Building A
Scale: 1:100
1805 ft² / 167.7 m²



2 Second Floor Plan - Building A
Scale: 1:100
2031 ft² / 188.7 m²



3 Third Floor Plan - Building A
Scale: 1:100
2031 ft² / 188.7 m²



4 Roof Plan - Building A
Scale: 1:100

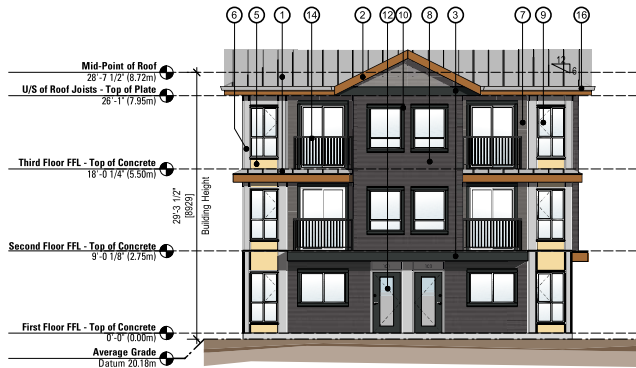
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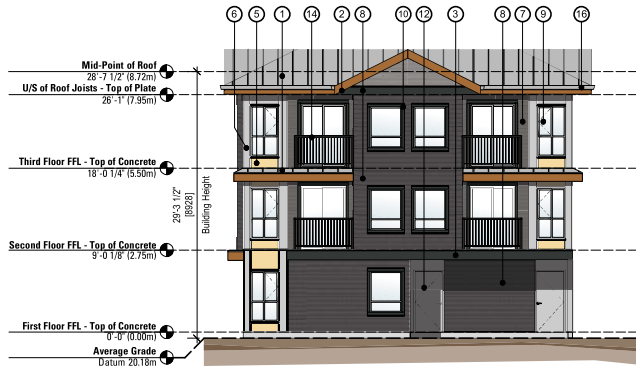
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① East Elevation (Richmond RD) - Building A
Scale: 1:100



② South Elevation - Building A
Scale: 1:100



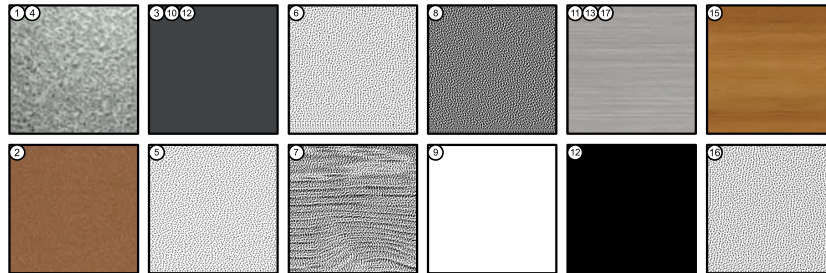
③ West Elevation - Building A
Scale: 1:100



④ North Elevation (Adanac) - Building A
Scale: 1:100

Materials Key

1	Pitched Roof	Standing Seam Sheet Metal	'Galvalume'
2	Roof / Canopy Fascia	Pre-finished Sheet Metal	'Copper Penny'
3	Feature Fascia	Pre-finished Sheet Metal	BM 2124-10 'Wrought Iron'
4	Cross Cavity / Cap Flashing	Pre-finished Metal Flashing	'Galvalume'
5	Fibre Cement Siding	Smooth Panel	BM CSP-950 'Honeybee'
6	Fibre Cement Siding	Smooth Panel	BM OC-52 'Gray Owl'
7	Fibre Cement Siding	Lap Siding	RusticSeries 'Cascade Slate'
8	Fibre Cement Siding	Shingle Siding	Jamies Hardie 'Aged Pewter'
9	Windows	Vinyl Window Frames	White
10	Window/Door Trim	Painted Combed Spruce	BM 2124-10 'Wrought Iron'
11	Reveals	Prefinished Alum. Reveals	Clear Anodized
12	Exterior Suite Doors	Fiberglass - Painted	BM 2124-10 'Wrought Iron'
13	Exterior Entrance Doors	Aluminum Storefront	Anodized Aluminum
14	Deck Railing / Fence Panels	Pre-Finished Aluminum	'Black'
15	Trellis / Fencing / Posts	Cedar	'Natural' Semi-Transparent Stain
16	Gutters / Downspouts	Pre-finished Aluminum	'Slate Gray'
17	Soffits	Pre-finished Perforated Aluminum	Clear Anodized



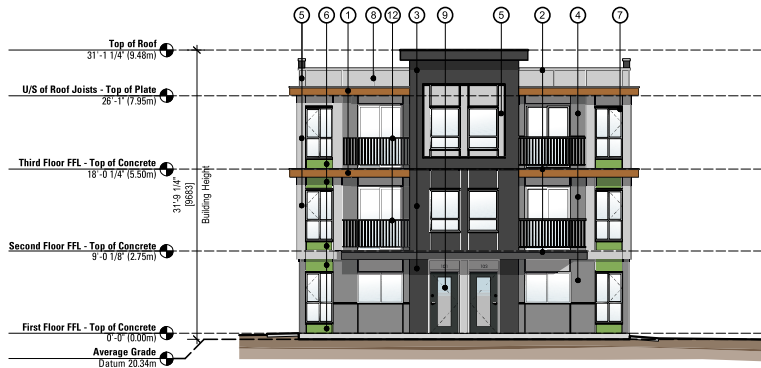
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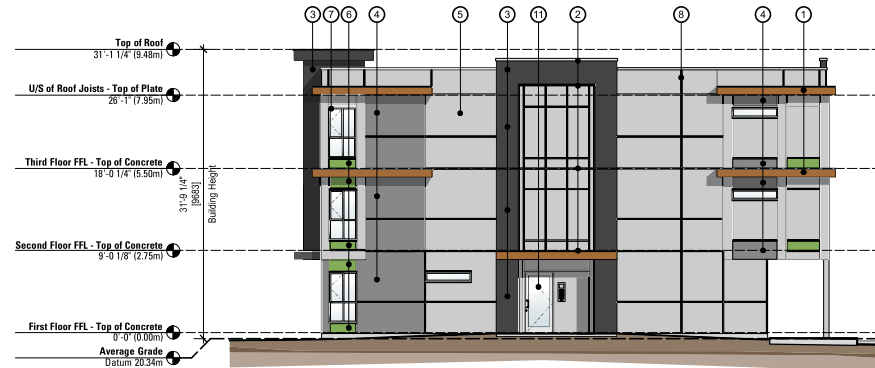
① East Elevation (Richmond RD) - Building B
Scale: 1:100



② South Elevation - Building B
Scale: 1:100



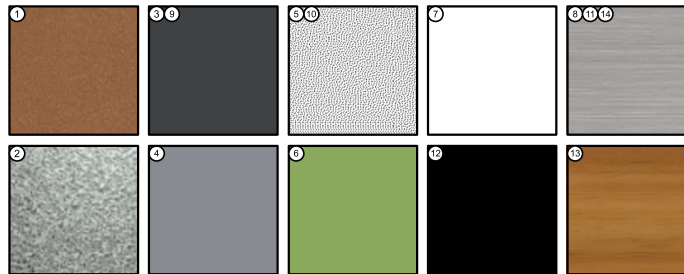
③ West Elevation - Building B
Scale: 1:100



④ North Elevation - Building B
Scale: 1:100

Materials Key

1	Canopy Fascia	Pre-finished Sheet Metal	'Copper Penny'
2	Cross Cavity / Cap Flashing	Pre-finished Metal Flashing	'Galvalume'
3	Fibre Cement Siding	Smooth Panel	BM 2124-10 'Wrought Iron'
4	Fibre Cement Siding	Smooth Panel	BM 2124-30 'Deep Silver'
5	Fibre Cement Siding	Smooth Panel	BM OC-52 'Gray Owl'
6	Fibre Cement Siding	Smooth Panel	BM 427 'Napa Vineyard'
8	Windows	Vinyl Windows	White
9	Exterior Suite Doors	Fiberglass - Painted	BM 2124-10 'Wrought Iron'
10	Exterior Service Doors	Aluminum - Painted	BM OC-52 'Gray Owl'
11	Exterior Entrance Doors	Aluminum Storefront	Anodized Aluminum
12	Deck Railing / Fence Panels	Pre-Finished Aluminium	'Black'
13	Trellis / Fencing / Posts	Cedar	'Natural' Semi-Transparent Stain
14	Soffits	Pre-finished Perforated Aluminium	Clear Anodized



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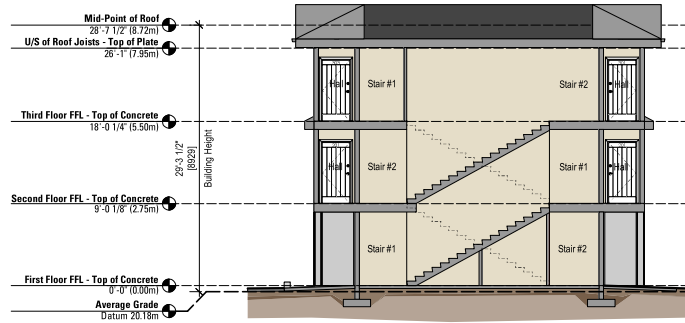
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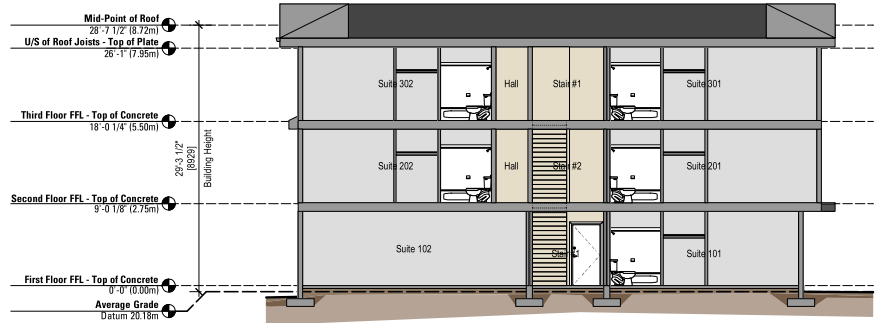
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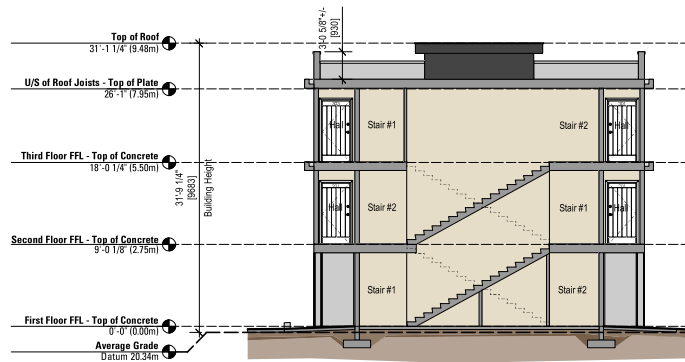
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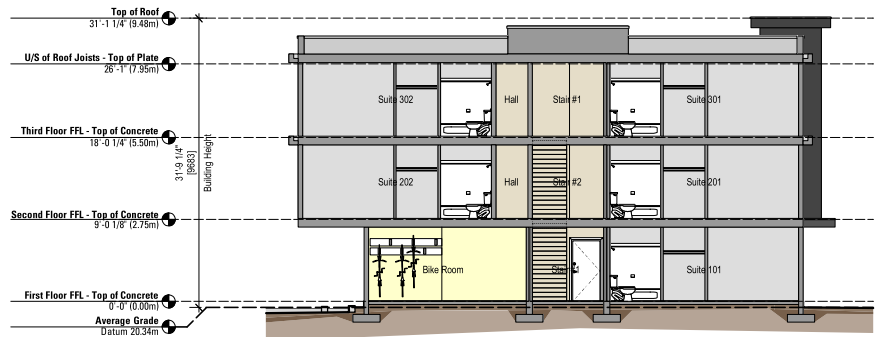
① Section - Building A
Scale: 1:100



② Section - Building A
Scale: 1:100



③ Section - Building B
Scale: 1:100



④ Section - Building B
Scale: 1:100

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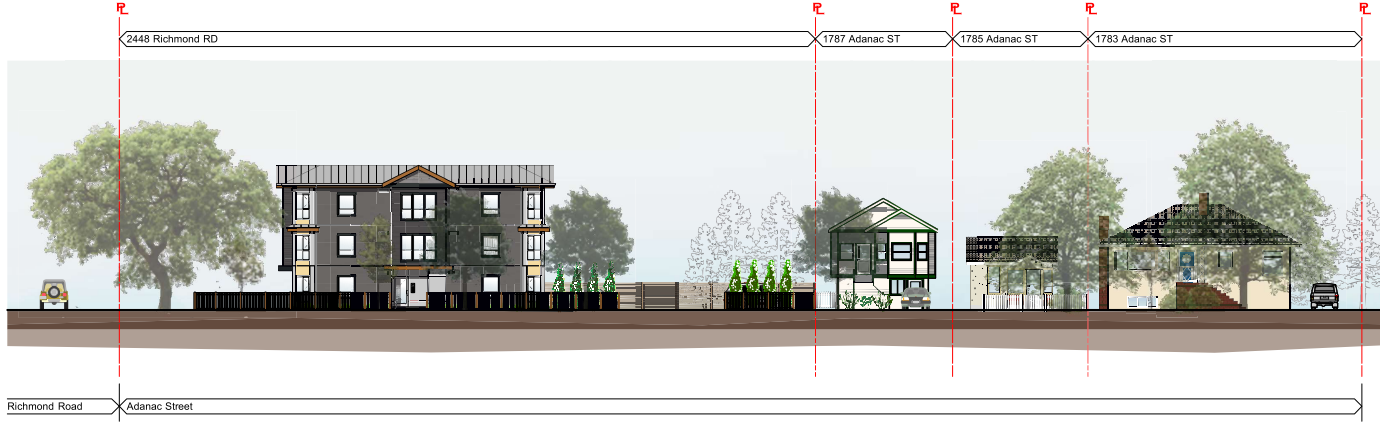
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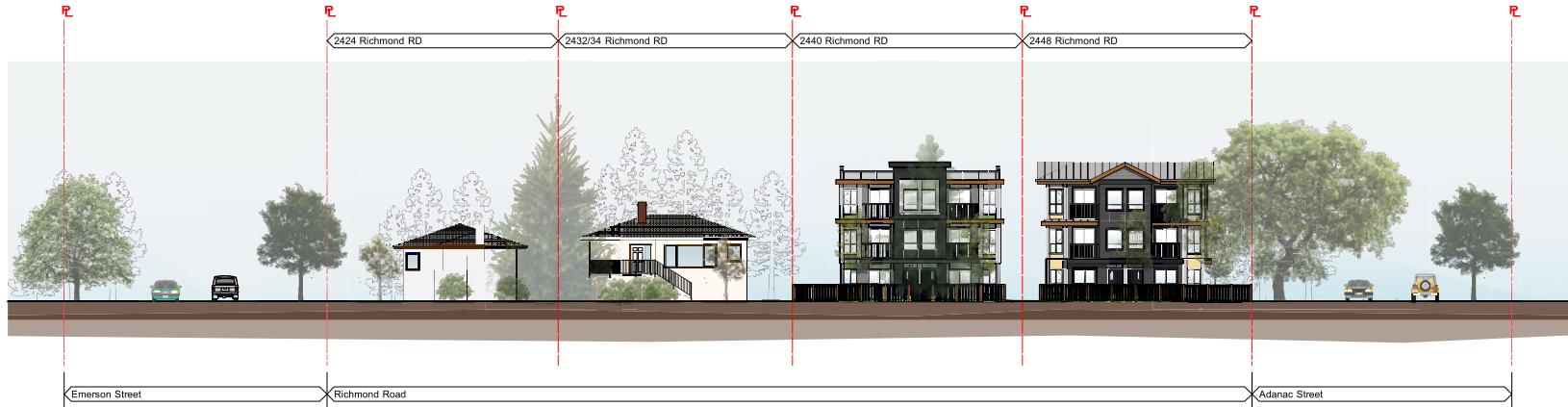
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① **Street Elevation - Adanac Street**
Scale: 1:200



② **Street Elevation - Richmond Road**
Scale: 1:200

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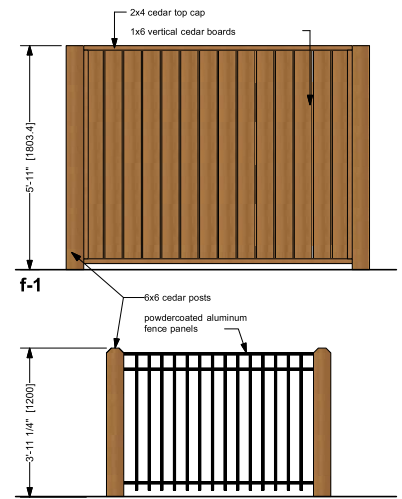
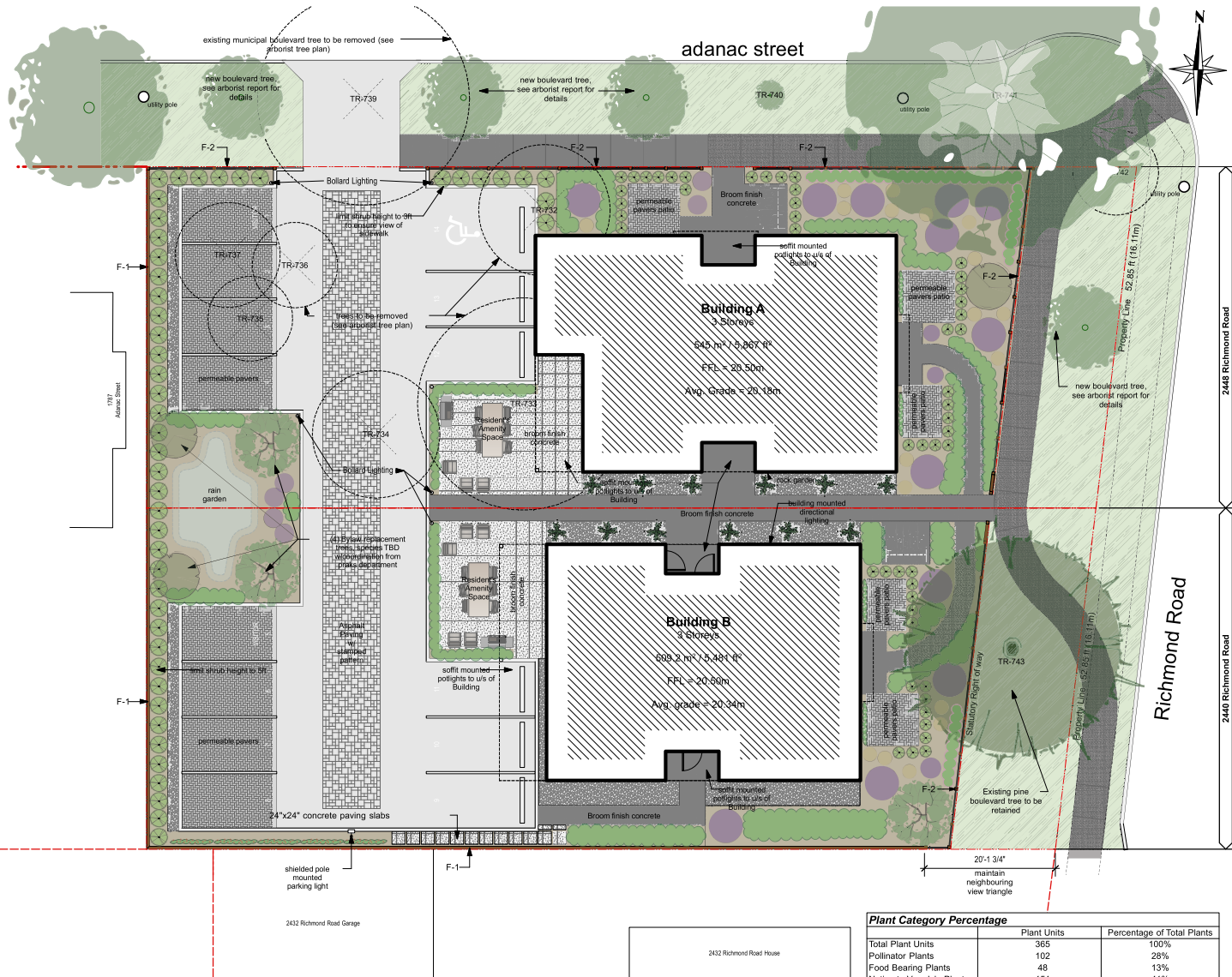
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fence types
Scale: 1:120

- Notes:**
- All planting to conform to current BC Landscape Standards.
 - Planting beds to be suppressed with min 50mm bark mulch.
 - All Planting beds and lawn areas to be irrigated with a Fully automatic irrigation system that conforms to IABC Standards.
 - Min. 30% of soft landscaping is native, food bearing, and/or pollinator habitat

Planting List

Symbol	LATIN Name	Common Name	Size	QTY.	P	FB	N	NN
	Thuja Occidentalis	Emerald Cedar	#3 Pot.	100				
	Buxus Sempervirens	Common Boxwood	#2 Pot.	110				
	Cornus Nuttallii	Pacific Dogwood	#5 Pot	3				
	Clematis amandii	evergreen clematis	#2 Pot	20				
	rhododendron	rhododendron pjm	#2 Pot	21				
	ACER rubrum	'bowhall' red maple	#5 Pot	3				
	arctostaphylos uva-ursi	kinnikinnick	#2 Pot	18				
	Mahonia nervosa	Oregon grape	#2 Pot	18				
	BC90423 (Rudi)	raspberry	#2 Pot	30				
	Carax obtusata	Slough Sedge	#1 Pot	9				
	iris tenax	OREGON IRIS	#1 Pot.	7				
	Juncus effusus (paedifusus)	soft Common rush	sp3.	9				
	deschampia cespitosa	tufted hair grass	#1 pot	5				
	polystichum munium	western sword fern	#1 pot	12				

Plant Category Percentage

	Plant Units	Percentage of Total Plants
Total Plant Units	365	100%
Pollinator Plants	102	28%
Food Bearing Plants	48	13%
Native to Van. Isle Plants	151	41%

Landscape Concept Plan
Scale: 1:120

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