

Project Data

Owner / Client:	MicroSmart Living Ltd.			 Revisions Received Date: January 20, 2021
Architect:	Joseph R. Newell architect.aibc Joe Newell Architect Inc. 2-101 Presley Place, Victoria B.C.			
Civic Addressess:	2440 & 2448 Richmond Road, Victoria B.C.			
Project Description:	22 Studio Suites for Workforce Housing 11 Studio Suites per Building			
2440 Richmond Road				
Legal Description:	Lot 47 Plan VIP339 Section 25 Land District 57			
Zoning:	Current: R1-B Proposed: Site Specific Rezoning Required			
Lot Slize:	696 m ²	(7,491.7 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	
Coverage:	27%			
Floor space ratio:	1 : 0.77			
Open site Space:	43.5%	(3,264ft ²)		
front site Space:	70%			
Building Height:	9.7 m	(31.82 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")	
Vehicle Parking:	0.75 Spaces / Dwelling = 8.25 (8) Spaces 0.1 Visitor Spaces / Dwelling = 1.1 (1) Space <u>9 Spaces Required / 7 Spaces Provided *Variance Requested</u>			
Bicycle Parking:	11 Class 1 spaces plus 1 6-space Class 2 rack Required and 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	
2448 Richmond Road				
Legal Description:	Lot 46 Plan VIP339 Section 25 Land District 57			
Zoning:	Current: R1-B Proposed: R3-A1 Rezoning Required			
Lot Size:	727 m ²	(7,825.4 ft ²)		
FootPrint:	188.7 m ²	(2,031 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:	26 %			
Floor space ratio:	1.0 : 0.75			
open site Space:	44%	(3,445ft ²)		
front site Space:	57%			
Building Height:	8.93 m	(29.29 ft)		
Setbacks:	Ext. Side Yard:	3.02m	(9'-11")	
	Front Yard:	8.75m	(28'-8 1/4")	
	Side Yard:	1.7m	(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 <u>9 Spaces Total / 7 Spaces Provided *Variance Requested</u>			
Bicycle Parking:	11 Class 1 spaces plus 1 6-space Class 2 rack Required/Provided			
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	20.00	20.60	20.30	14.70	298.41
b-c	20.60	20.65	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		1,049.55
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	16.90	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	20.30	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					20.18

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

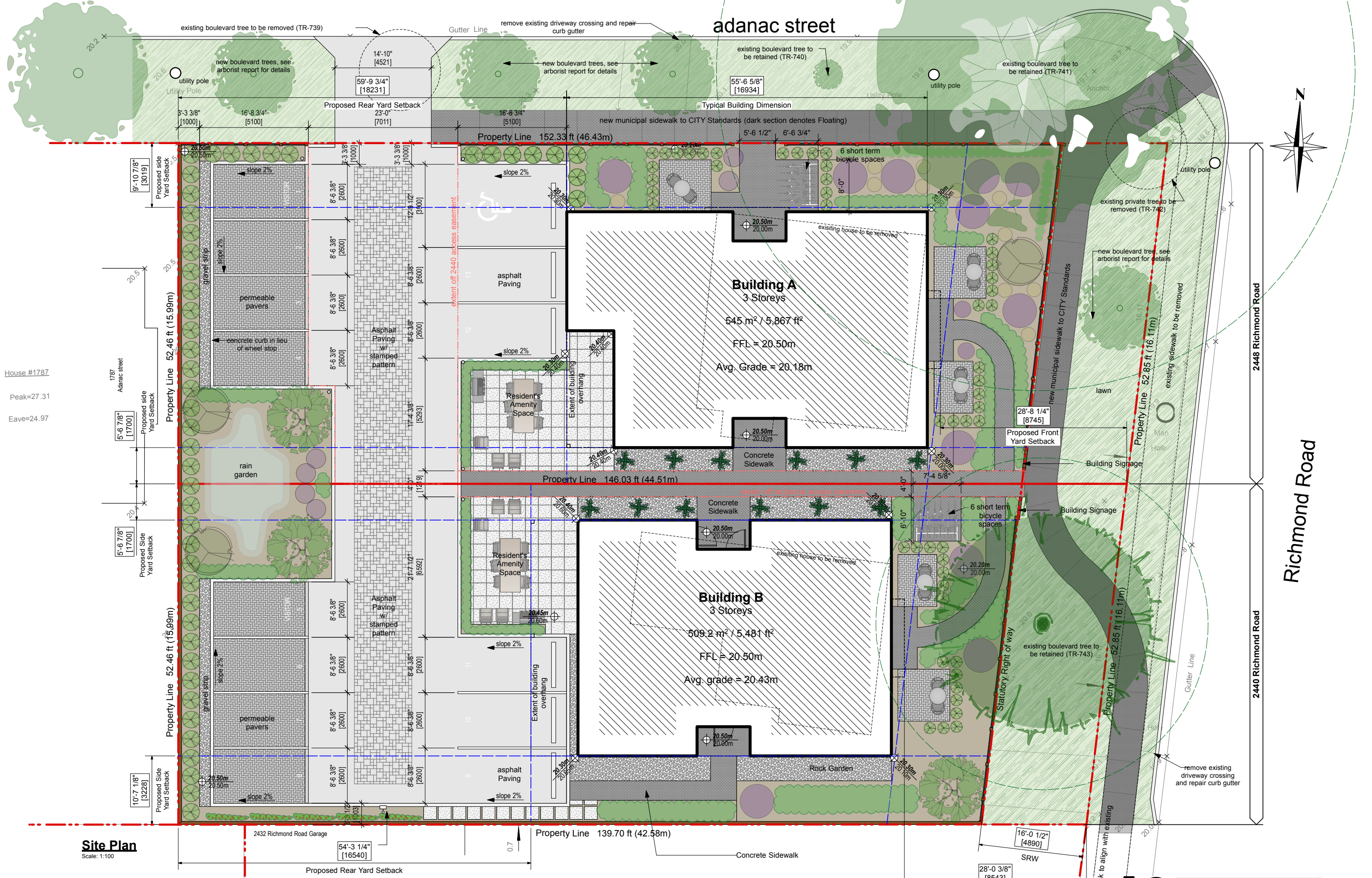
PROPOSED RESIDENTIAL DEVELOPMENT

11 RESIDENTIAL SUITES PER BUILDING / 2 BUILDINGS

A1

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Date: 2019.11.22 Rev A: 2020.02.25
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Rev C: 2020.06.15 Rev D: 2020.07.03
Rev E: 2020.09.11 Rev F: 2020.10.20
Rev G: 2020.12.17



Site Plan
Scale: 1:100

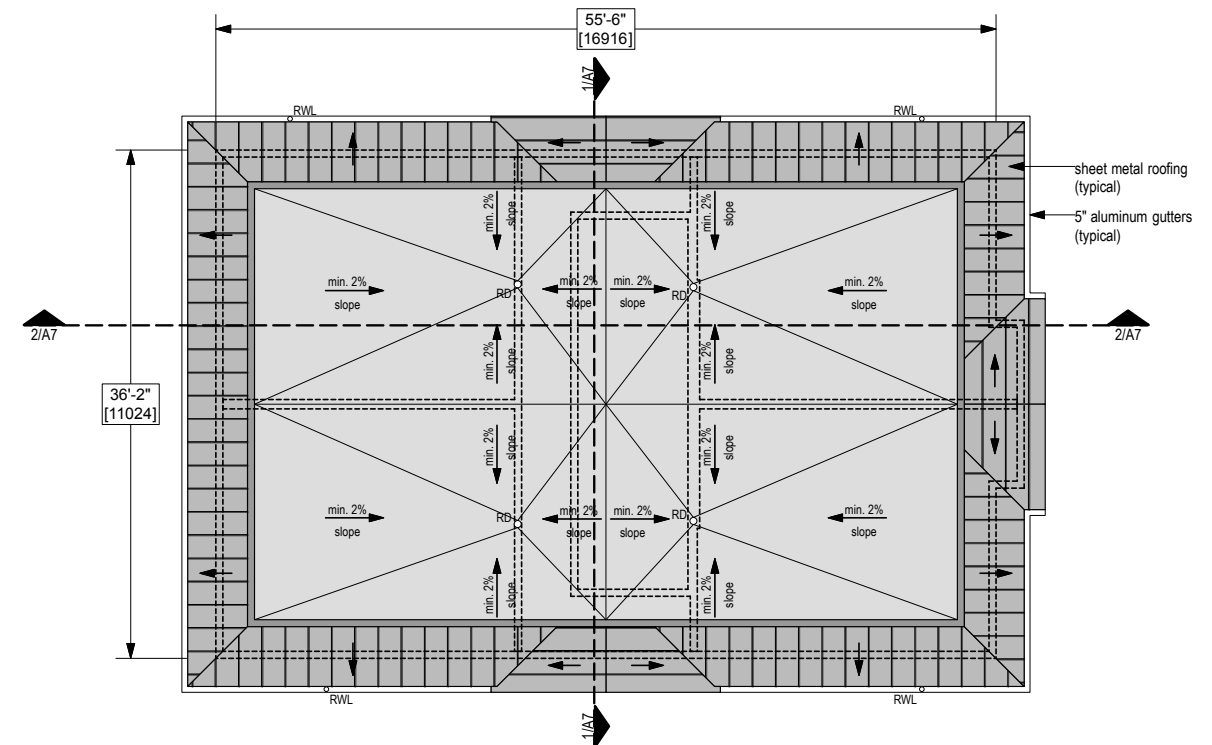
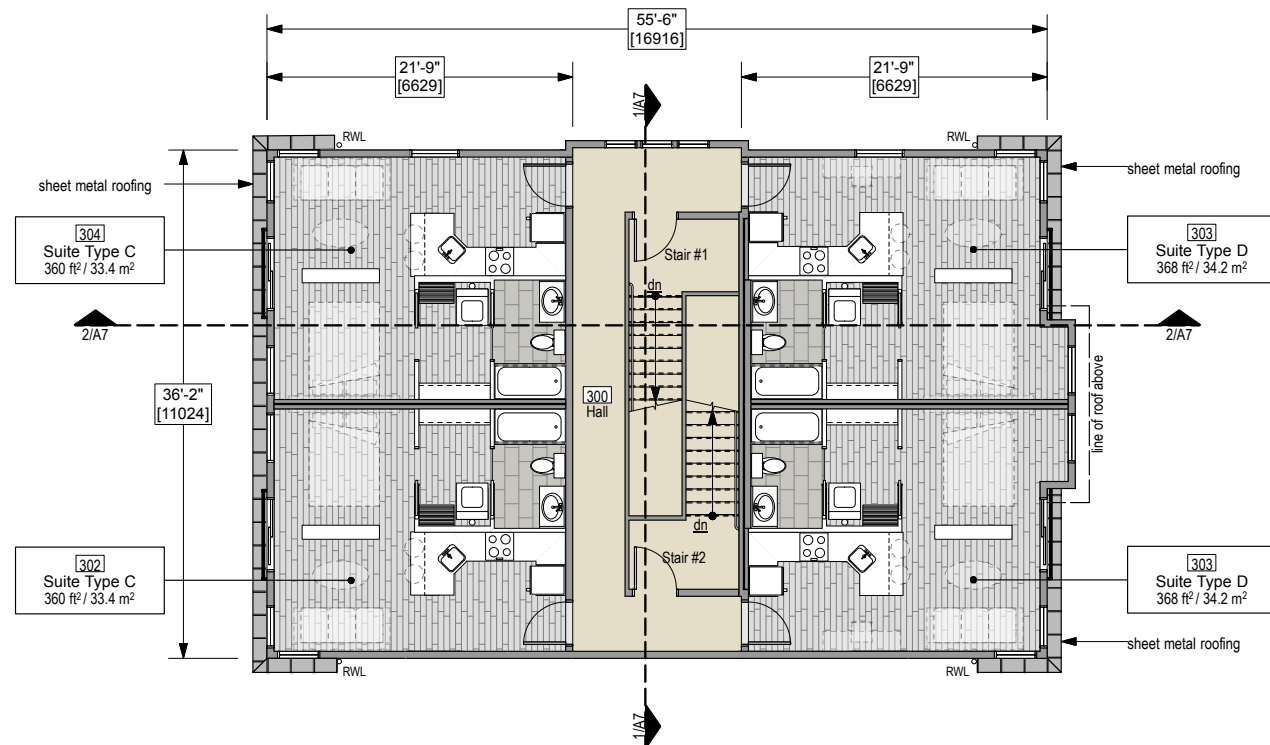
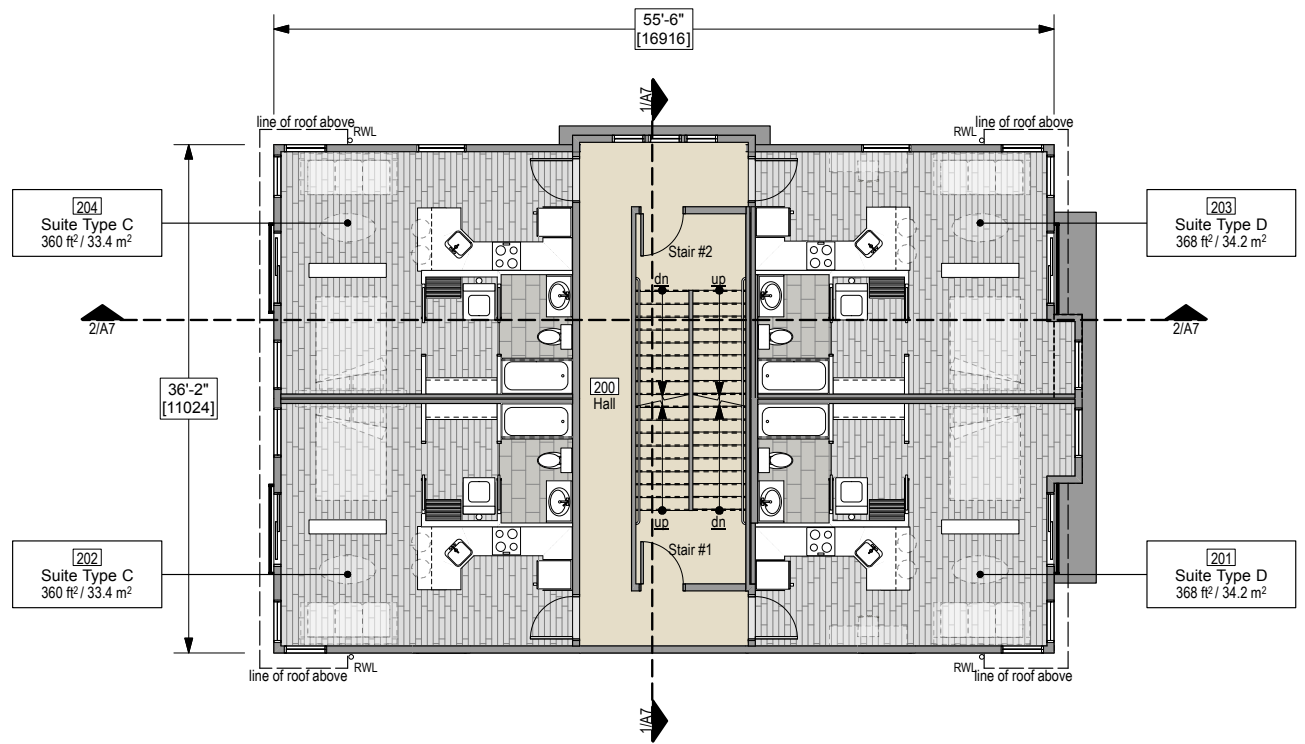
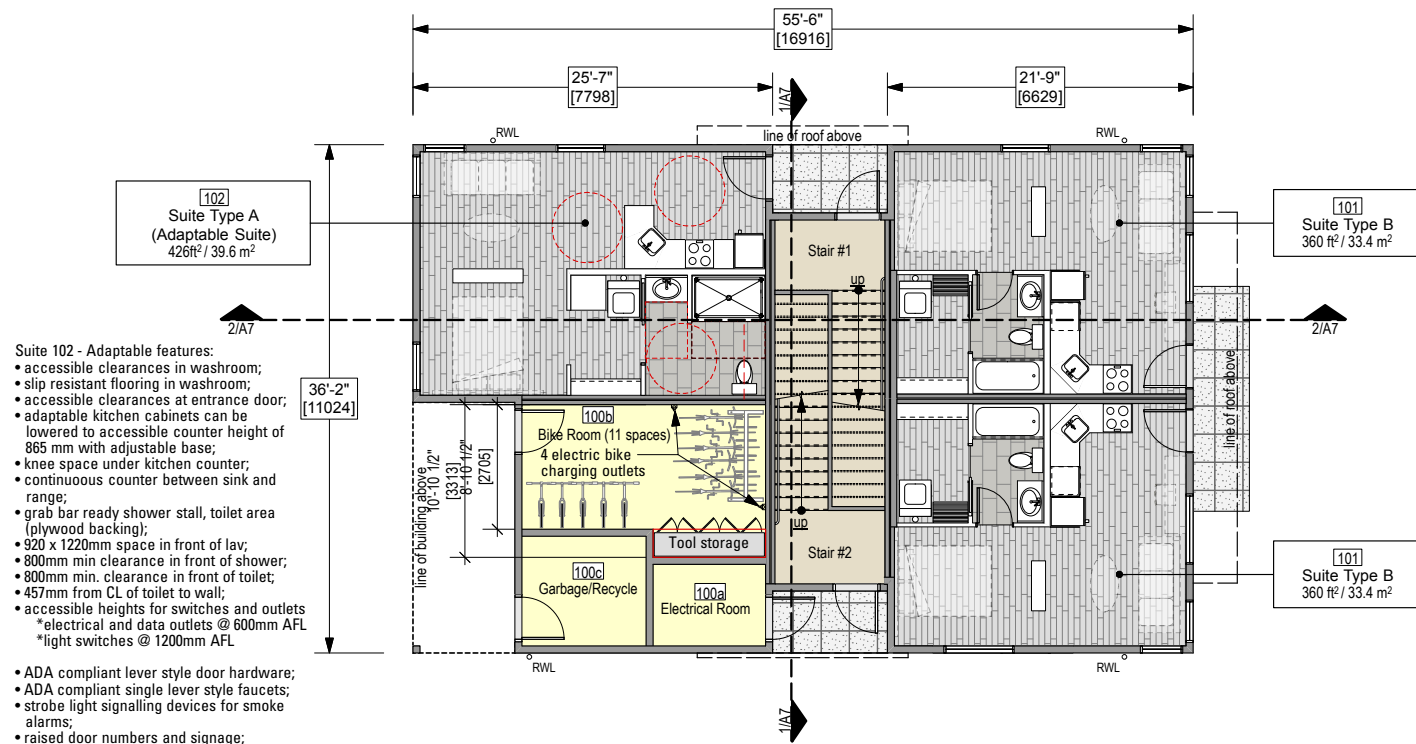
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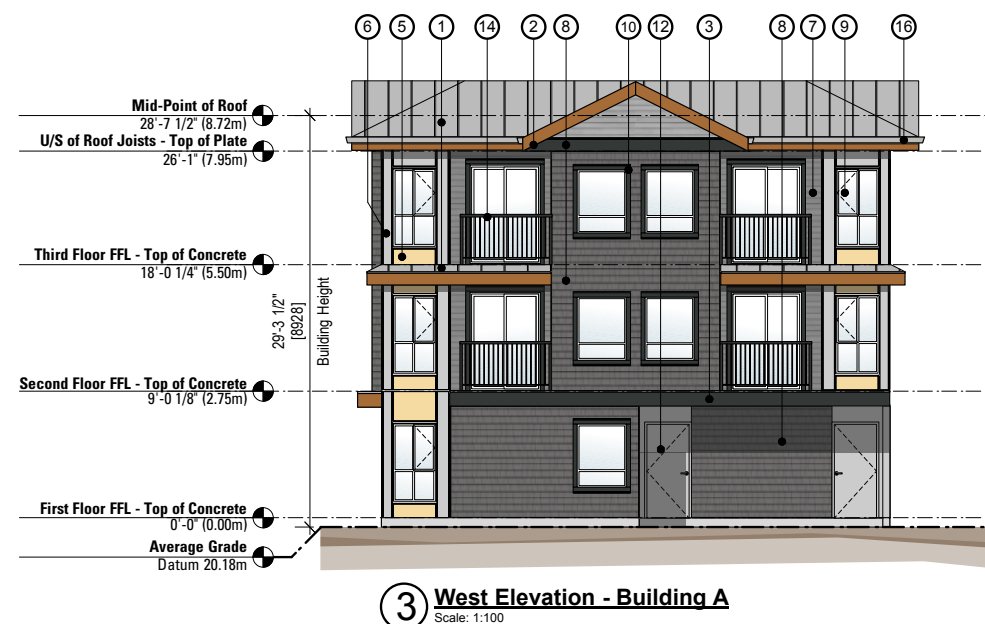
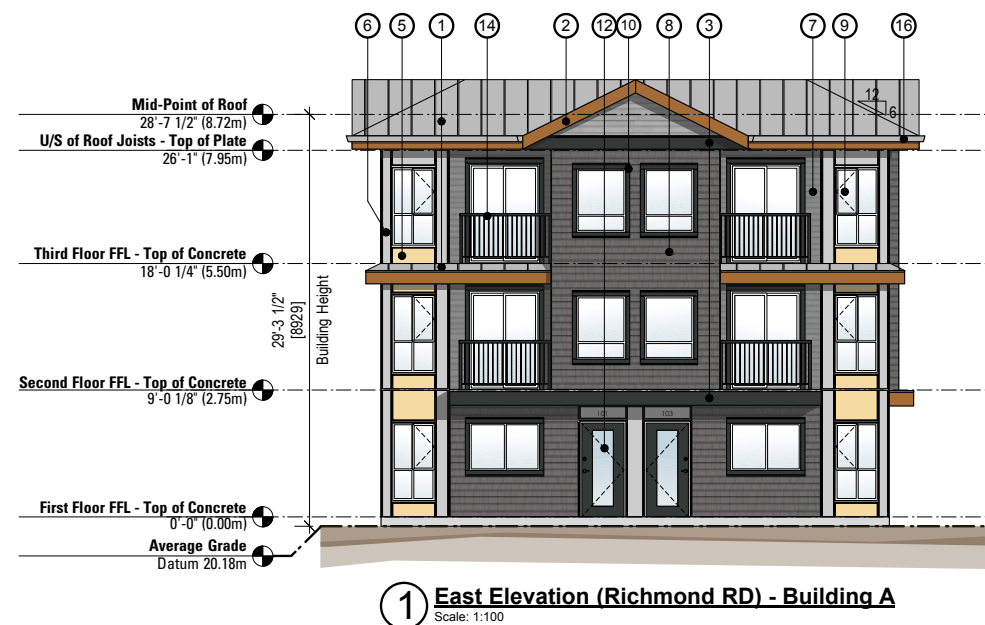
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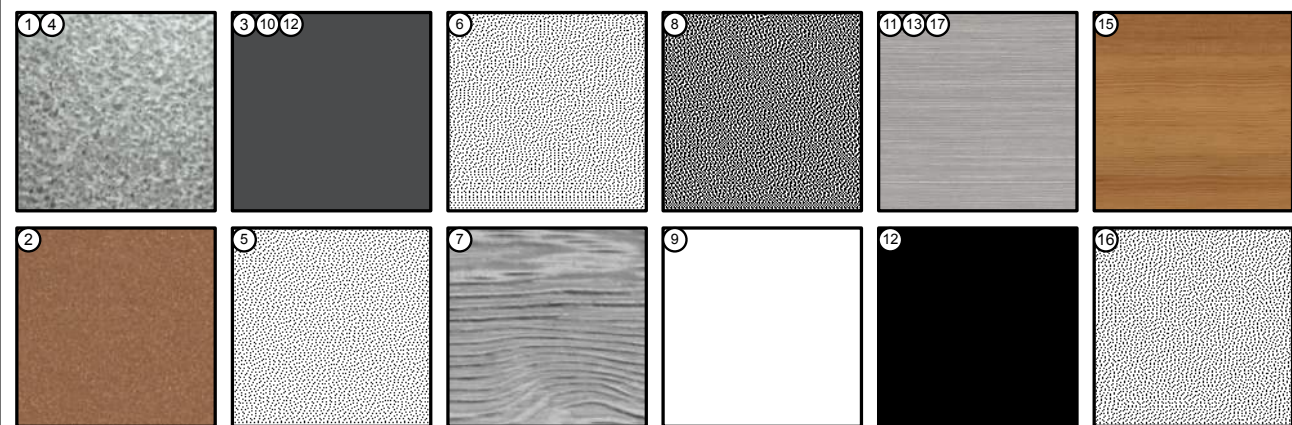
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Materials Key

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 Aluminium	'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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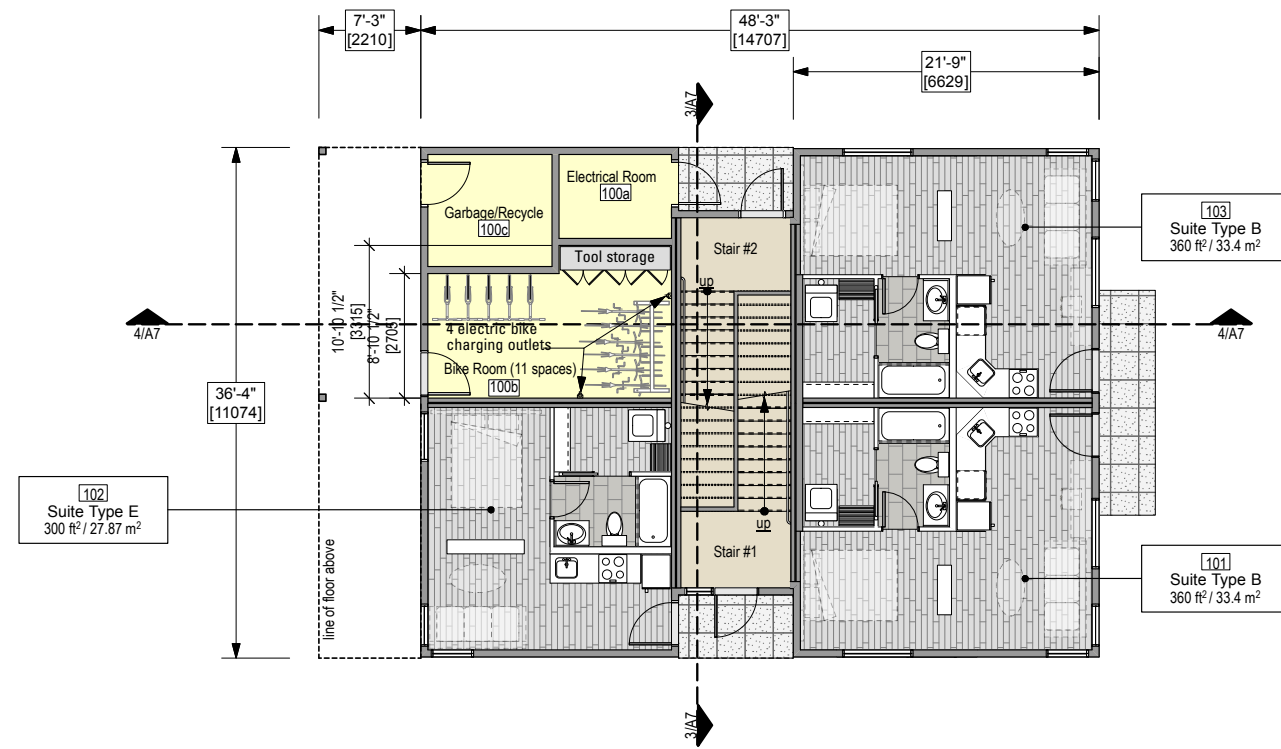
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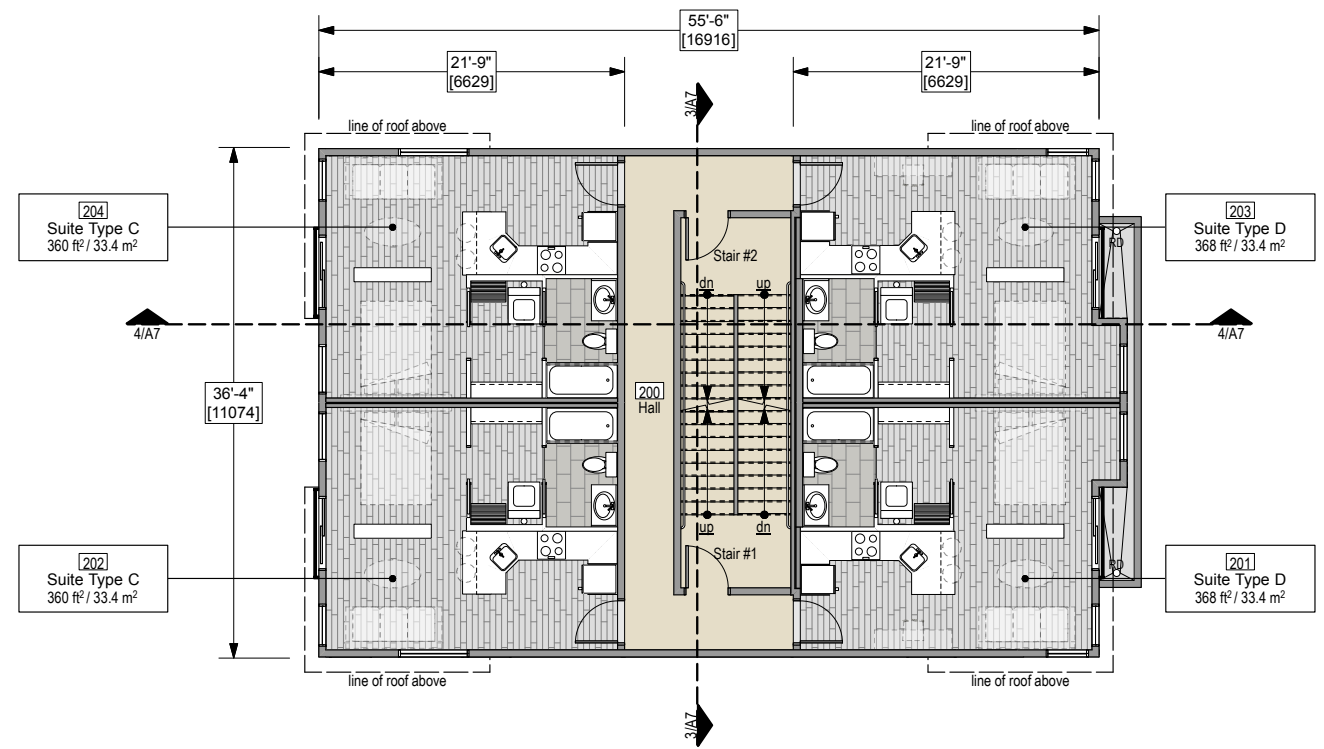
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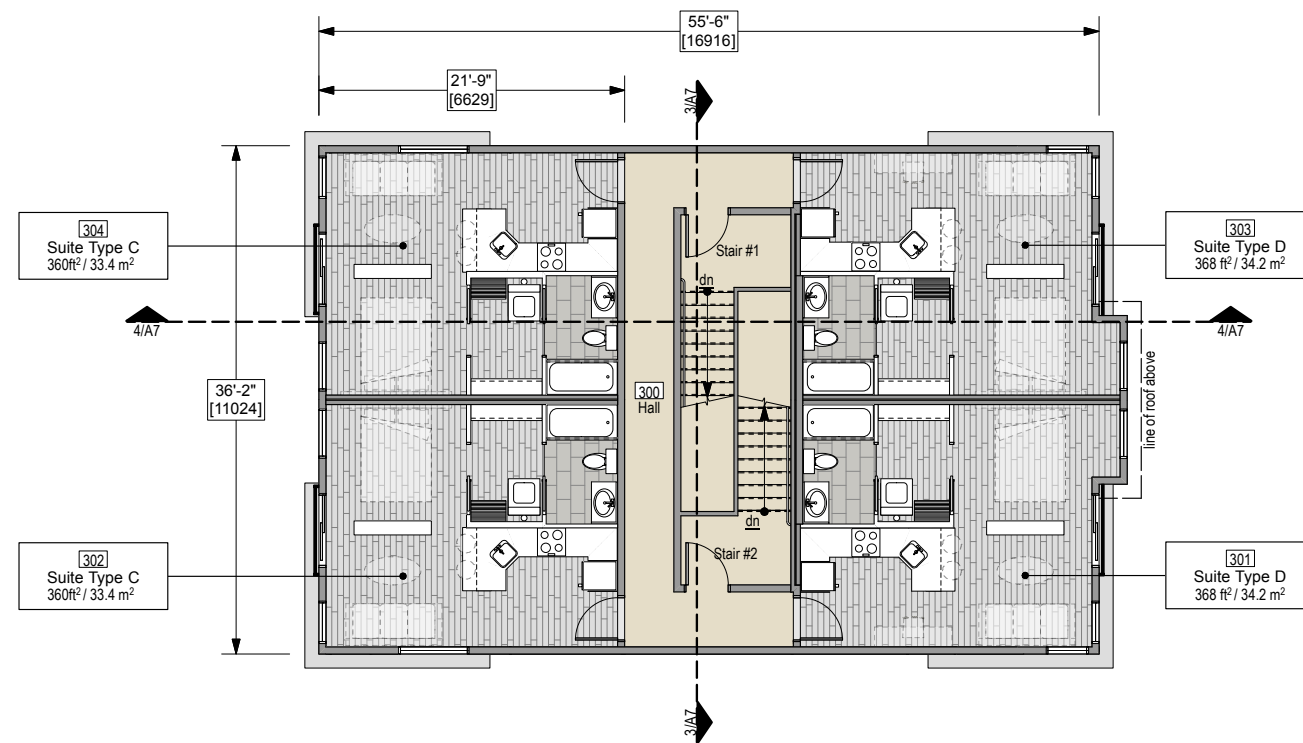
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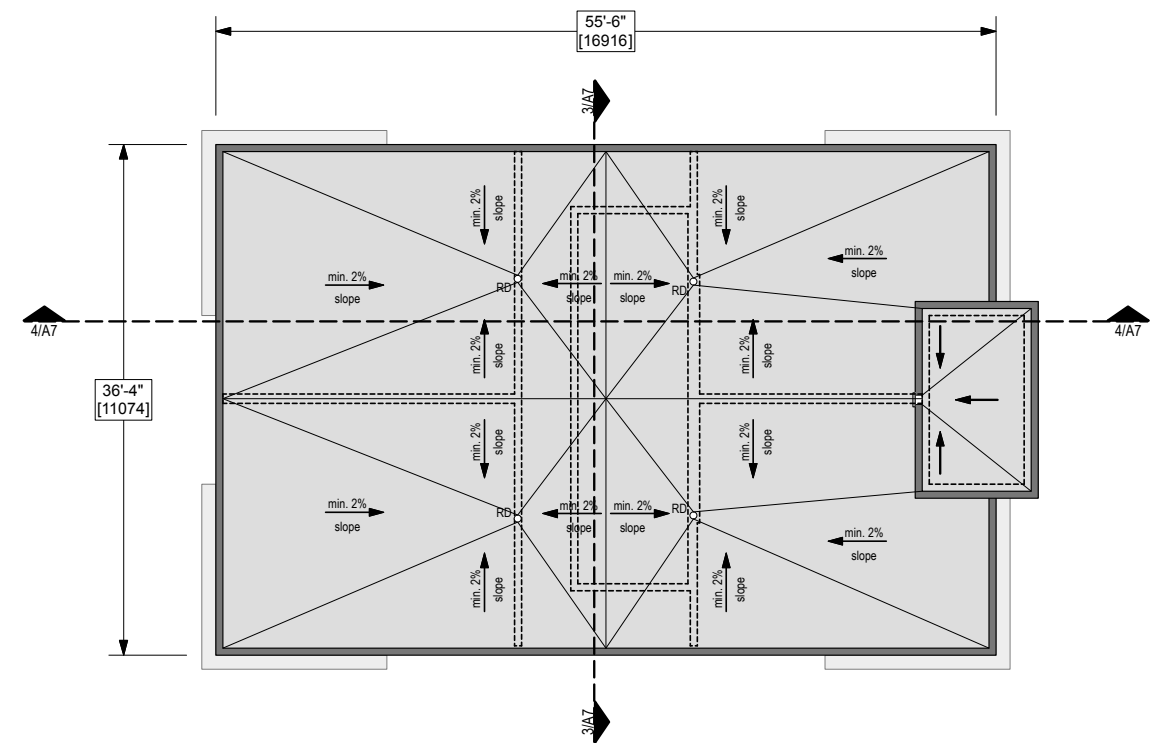
1 Main Floor Plan - Building B
Scale: 1:100
1674 ft² / 155.5 m²



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



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



4 Roof Plan - Building B
Scale: 1:100

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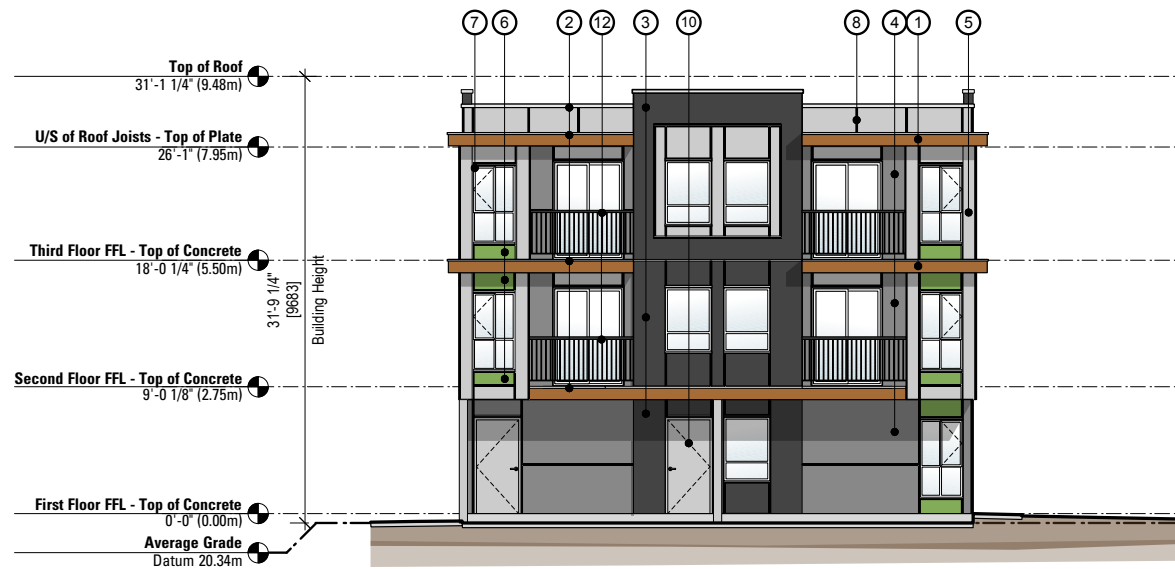
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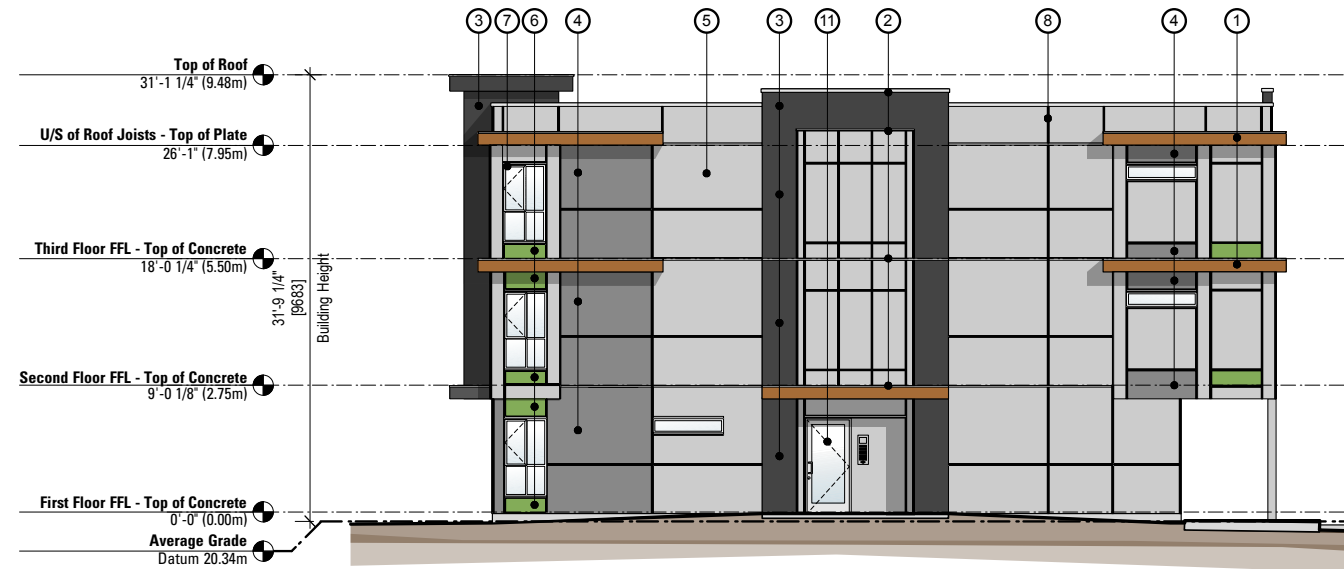
1 East Elevation (Richmond RD) - Building B
Scale: 1:100



2 South Elevation - Building B
Scale: 1:100



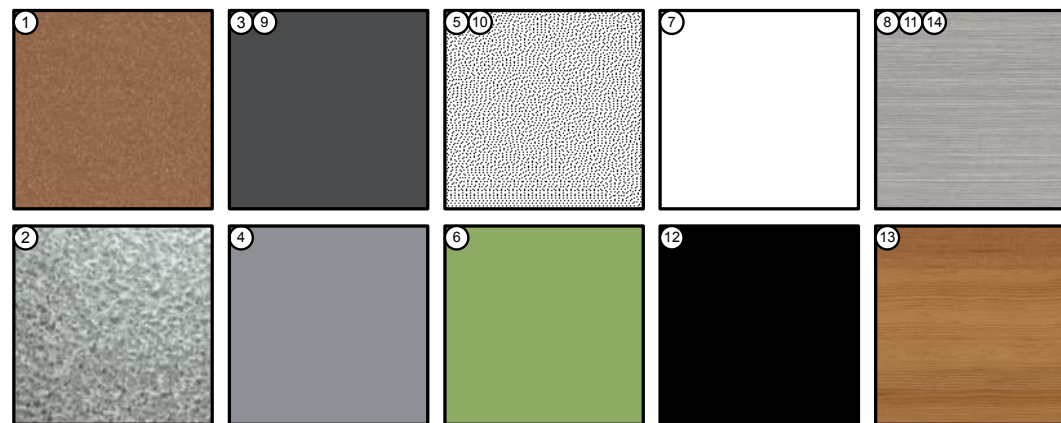
3 West Elevation - Building B
Scale: 1:100



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'
7	Windows	Vinyl Window Frames	White
8	Reveals	Prefinished Alum. Reveals	Clear Anodized
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'
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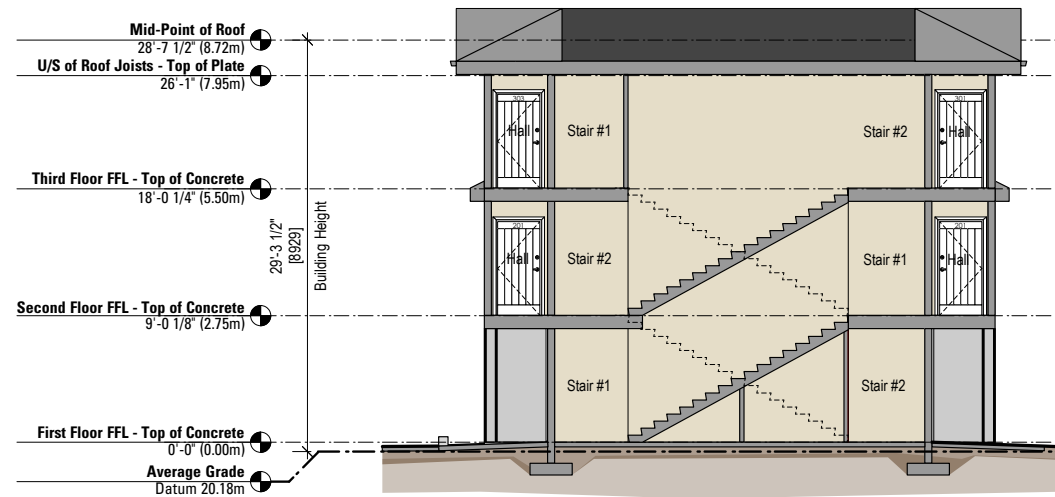
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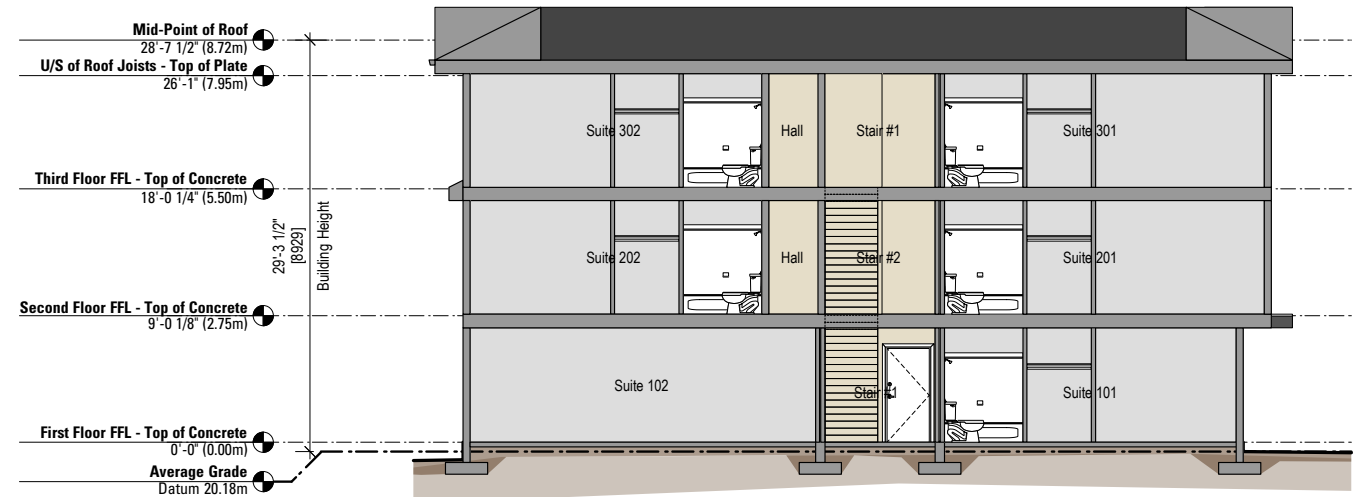
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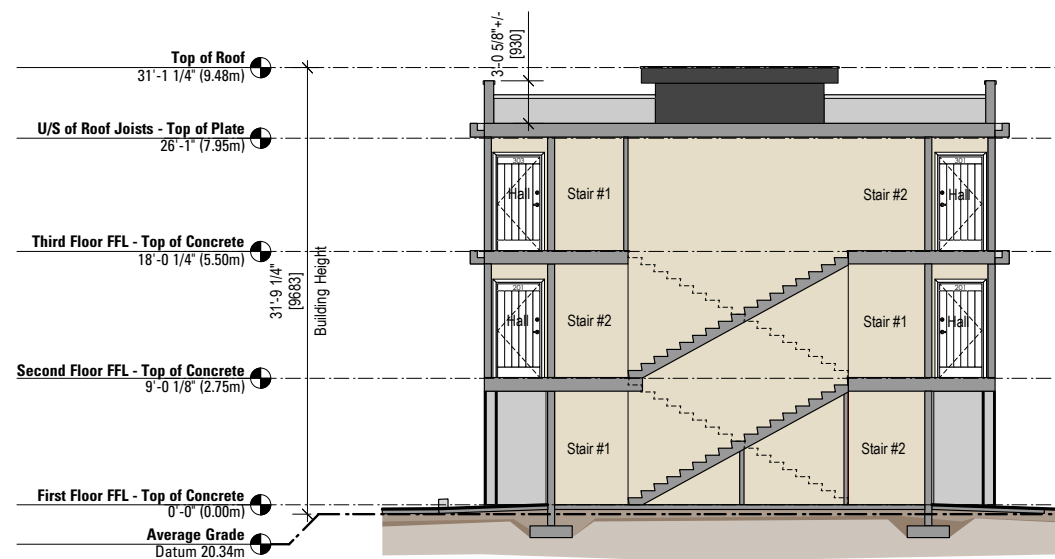
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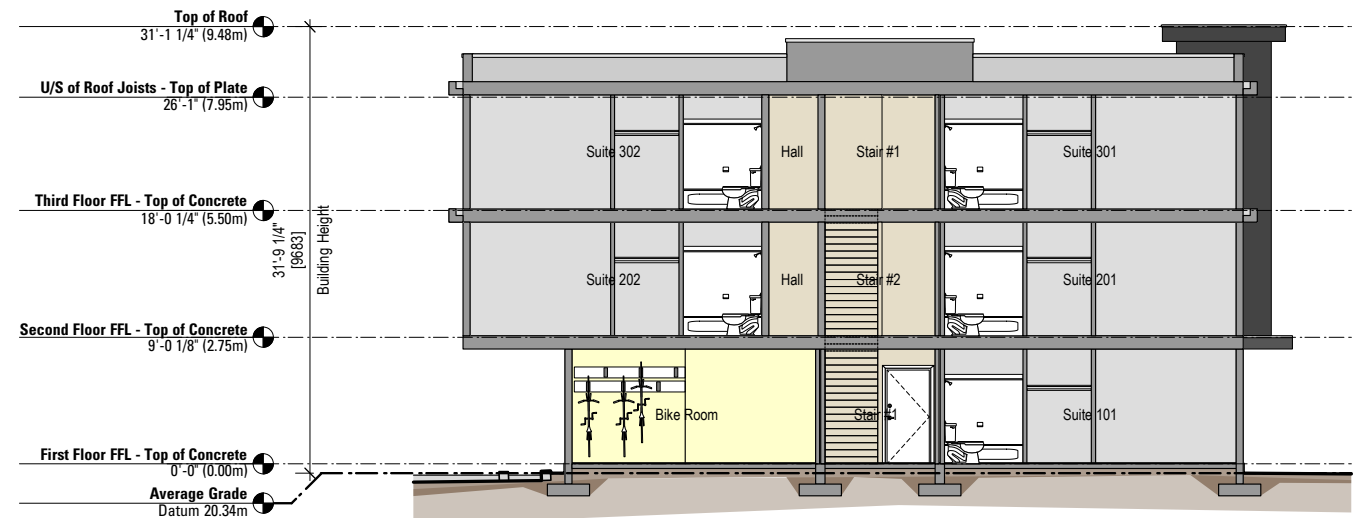
1 Section - Building A
Scale: 1:100



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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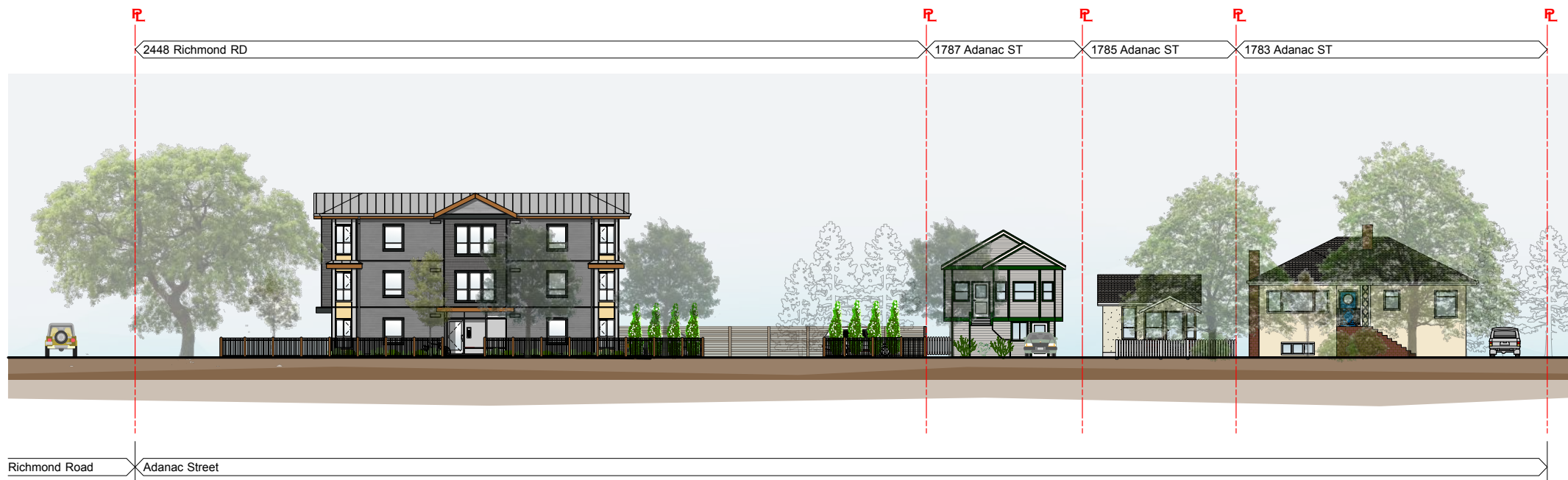
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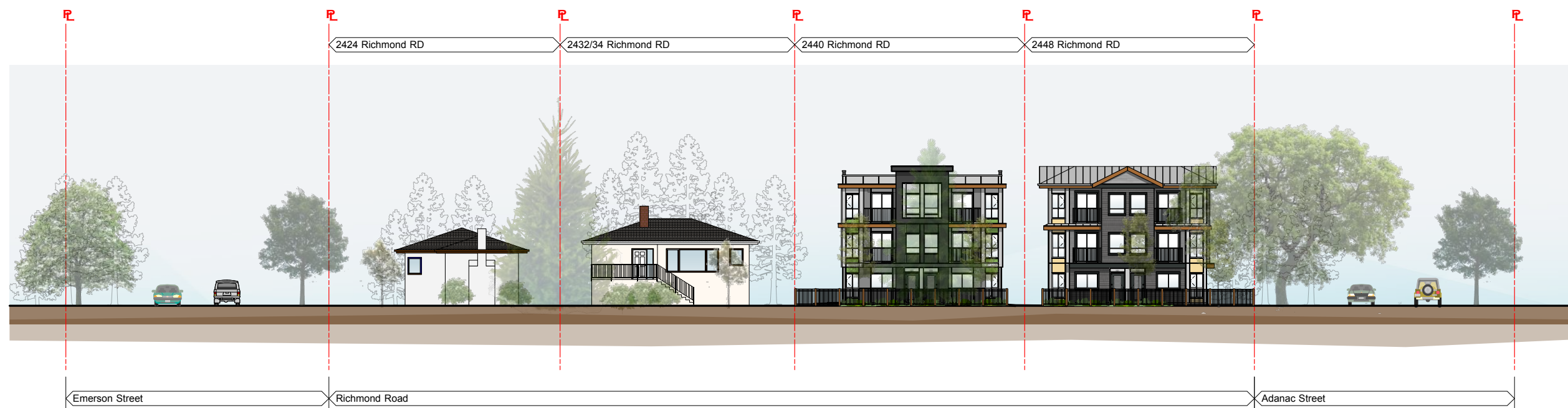
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1 Street Elevation - Adanac Street
Scale: 1:200



2 Street Elevation - Richmond Road
Scale: 1:200

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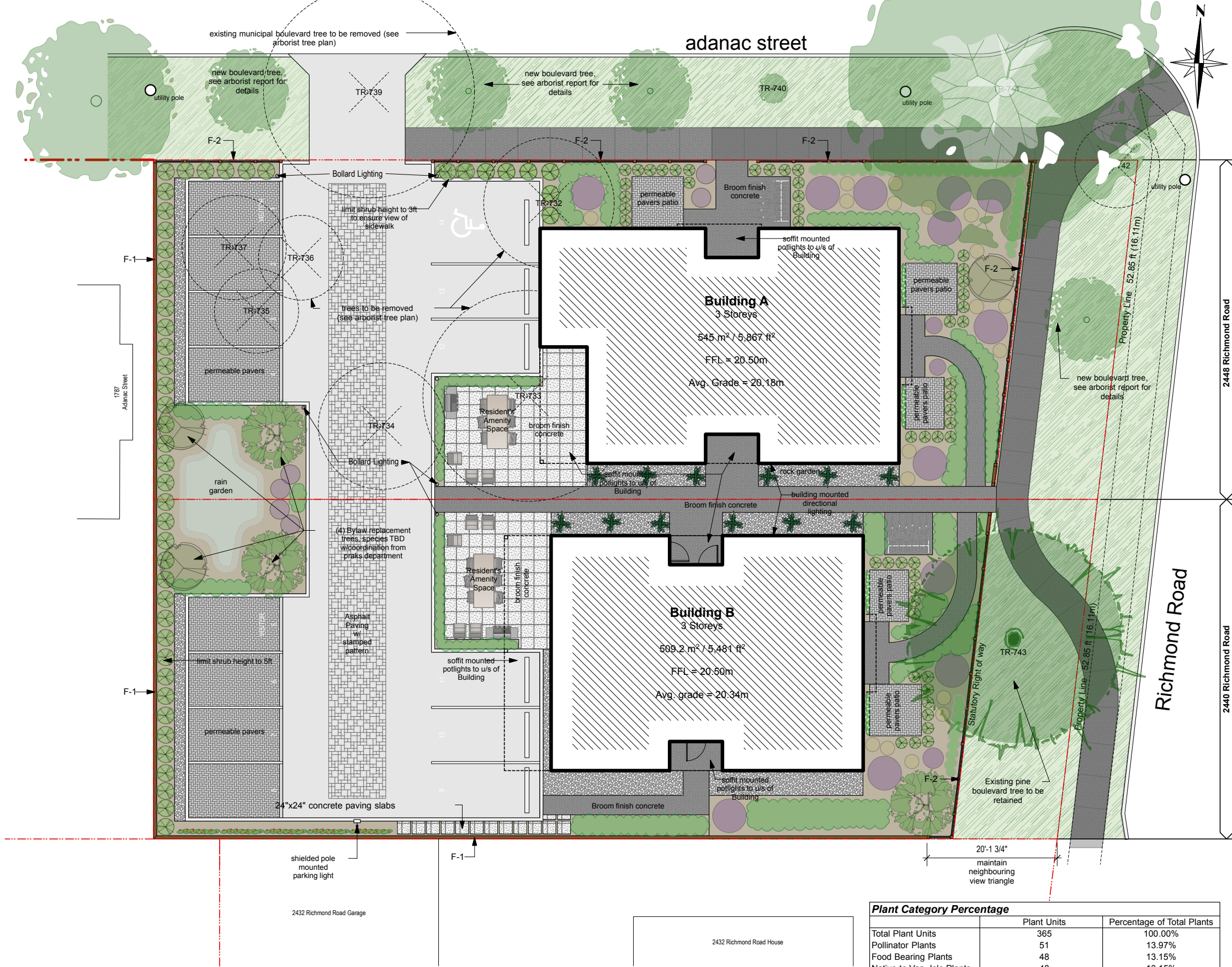
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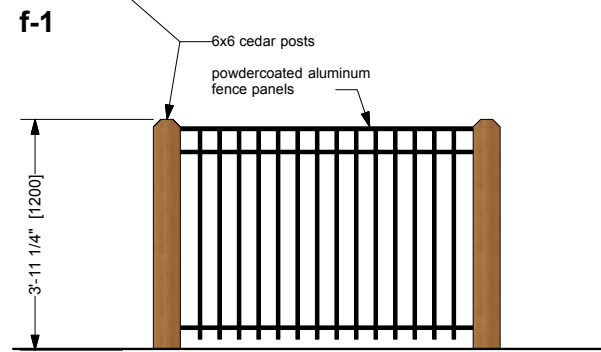
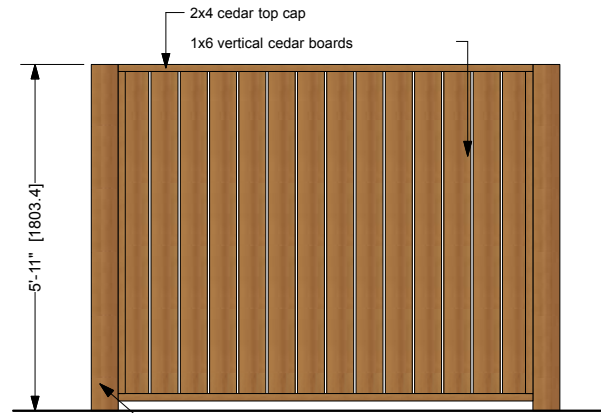
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Landscape Concept Plan
Scale: 1:120



f-1
fence types
Scale: 1:120

- Notes:**
- All planting to conform to current BC Landscape Standards.
 - Planting beds to be topdressed 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 armandii	evergreen clematis	#2 Pot	20	●			
	rhododendron	rhododendron pjn	#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 obnupta	Slough Sedge	#1 Pot	9			●	
	iris tenax	OREGON IRIS	#1 Pot.	7	●			●
	Juncus effusus (pacificus)	soft Common rush	sp3.	9			●	
	deschampia cespitosa	tufted hair grass	#1 pot	5				●
	polystichum munitum	western sword fern	#1 pot	12			●	

Plant Category Percentage		
	Plant Units	Percentage of Total Plants
Total Plant Units	365	100.00%
Pollinator Plants	51	13.97%
Food Bearing Plants	48	13.15%
Native to Van. Isle Plants	48	13.15%
Non Native Plants	218	59.73%

Total of Pollinator, Food Bearing and Native Plants = 40.27%

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