

**F.1.a.b**

**1012 Richardson Street - Heritage Alteration Permit  
with Variances Application No. 00025 (Fairfield)**

**Moved By** Councillor Alto

**Seconded By** Councillor Young

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00025 for 1012 Richardson Street, in accordance with:

1. Plans, date stamped June 10, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. increase building height from 7.6 metres to 9.2 metres;
  - ii. decrease the rear yard setback from 9.29 metres to 1.35 metres;
  - iii. decrease the east side yard setback from 1.5 metres to 1.27 metres;
  - iv. decrease the west side yard setback from 3 metres to 2.58 metres;
  - v. decrease the combined side yard setback from 4.5 metres to 3.9 metres.
3. Plan revisions to remove one of the proposed front yard parking spaces and to illustrate a driveway crossing that complies with the Highway Access Bylaw, to the satisfaction of the Director of Engineering.
4. Heritage Alteration Permit with Variances lapsing two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**

**F.1     1012 Richardson Street - Heritage Alteration Permit with Variances**  
**Application No. 00025 (Fairfield)**

Committee received a report from the Senior Heritage Planner of Sustainable Planning and Community Development dated June 24, 2021 regarding a Heritage Alteration Permit with Variances Application for the property located at 1012 Richardson Street to alter the heritage-designated, two-storey house located at 1012 Richardson Street, and recommending that it move to an opportunity for public comment.

**Moved By** Councillor Alto  
**Seconded By** Councillor Dubow

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00025 for 1012 Richardson Street, in accordance with:

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4. Heritage Alteration Permit with Variances lapsing two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**



## **Committee of the Whole Report**

### **For the Meeting of July 8, 2021**

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**To:** Committee of the Whole **Date:** June 24, 2021

**From:** John O'Reilly, Senior Heritage Planner, Sustainable Planning and Community Development

**Subject:** **Heritage Alteration Permit with Variances Application No. 00025 for 1012 Richardson Street**

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### **RECOMMENDATION**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00025 for 1012 Richardson Street, in accordance with:

1. Plans, date stamped June 10, 2021.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. increase building height from 7.6 metres to 9.2 metres;
  - ii. decrease the rear yard setback from 9.29 metres to 1.35 metres;
  - iii. decrease the east side yard setback from 1.5 metres to 1.27 metres;
  - iv. decrease the west side yard setback from 3 metres to 2.58 metres;
  - v. decrease the combined side yard setback from 4.5 metres to 3.9 metres.
3. Plan revisions to remove one of the proposed front yard parking spaces and to illustrate a driveway crossing that complies with the Highway Access Bylaw, to the satisfaction of the Director of Engineering.
4. Heritage Alteration Permit with Variances lapsing two years from the date of this resolution."

### **LEGISLATIVE AUTHORITY**

In accordance with Sections 617 (2)(c) of the *Local Government Act*, a Heritage Alteration Permit may vary the Zoning Bylaw. In accordance with section 618, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the

heritage protection of the property, including:

- (i) conditions respecting the sequencing and timing of construction,
- (ii) conditions respecting the character of the alteration or action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and
- (iii) security.

Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

## **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with information, analysis, and recommendations for a Heritage Alteration Permit with Variances Application for the heritage designated property located at 1012 Richardson Street. The property is occupied by a two-storey Italianate style residence constructed in 1892 and designed by John Teague, the architect of Victoria City Hall.

The application is consistent with heritage policies under Chapter 8: “Placemaking - Urban Design and Heritage” of the *Official Community Plan* (the “OCP”), which supports new additions that conserve and enhance heritage property, as consistent with the *National Standards and Guidelines for the Conservation of Historic Places in Canada* (the “Standards and Guidelines”). The proposal is generally consistent with the *Fairfield Neighbourhood Plan (2019)*. It is also generally consistent with the Standards and Guidelines.

The variances proposed are minor in nature, however, the front yard parking spaces do not comply with Schedule C – Off Street Parking Regulations and Schedule G - House Conversion Regulations. In addition, while the front yard is not heritage-designated, it is the foreground for the house, and the additional parking detracts from the appearance of the heritage-designated property. It is recommended that Council approve the application subject to the applicant revising the plans to eliminate one of the proposed parking spaces and to allow one parking stall which is legal non-conforming to remain.

## **BACKGROUND**

### **Description of Proposal**

The application is to alter the heritage-designated, two-storey house located at 1012 Richardson Street. Proposed renovations include:

- construction of a porch and new entry on the east side of the house
- extension of a box bay window on the east side of the house to enlarge the dining room of the ground floor unit, with an additional window to be added
- construction of a new covered porch and patio at the northeast corner of the house facing the rear yard
- construction of a 21 square foot addition to square off the northwest corner of the house and create a more functional bedroom inside the house.

The following variances are required to facilitate this application:

- increase building height from 7.6 metres to 9.2 metres



- decrease the rear yard setback from 9.29 metres to 1.35 metres
- decrease the east side yard setback from 1.5 metres to 1.27 metres
- decrease the west side yard setback from 3 metres to 2.58 metres
- decrease the combined side yard setback from 4.5 metres to 3.9 metres.

The property enjoys legal non-conforming rights for one parking stall to be located in the front yard; however, at some point in the past, a second parking stall and wider drive-way crossing were installed without City permissions. The applicant is proposing to legalize the second parking stall; however, staff are recommending that the parking be limited to one stall. This topic is discussed in more detail in the Analysis section of this report.

### **Affordable Housing**

The applicant proposes the creation of two new strata residential units which would increase the overall supply of housing in the area.

### **Tenant Assistant Policy**

The proposal is to renovate an existing building which will convert the building from a single-family dwelling into a two-family dwelling. No existing rental units or tenants are impacted; therefore, staff did not request a Tenant Assistance Plan.

### **Sustainability**

The applicant is proposing to use permeable pavers in the construction of a new sidewalk on the east side of the existing house, which staff requested to improve on-site stormwater management.

### **Active Transportation**

The application proposes a bicycle storage room in the basement, accessed by a new sloped ramp constructed at the west side of the house.

### **Accessibility**

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code*.

### **Data Table**

The following data table compares the proposal with the existing R-K Zone, Medium Density Attached Dwelling District. An asterisk is used to identify where the proposal does not meet the existing Zone.

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>R-K Zone</b>
Site area (m <sup>2</sup> ) – minimum	445	260
Density (Floor Space Ratio) – maximum	0.54	0.6:1

Zoning Criteria	Proposal	R-K Zone
Total floor area (m <sup>2</sup> ) – maximum	242.58	267
Height (m) – maximum	<b>9.2m*</b> (Height increase is technical in nature and due to the lowering of average grade for new bike ramp)	7.6m
Storeys – maximum	2	2.5
Site coverage (%) – maximum	27	40
Open site space (%) – minimum	>30	30
<b>Setbacks</b> – minimum		
Front (Richardson Street)	7.54m	7.5m
Rear (south)	<b>1.35m*</b>	9.29m
Side (east)	<b>1.27m*</b>	1.5m
Side (west)	<b>2.58m*</b>	3.0m
Combined side yards	3.85m*	4.5m
Vehicle parking - minimum	2* (Located in front yard)	1 (legal non-conforming - Schedule G does not permit any parking in the front yard of heritage designated houses)

### Description of Historic Place

1012 Richardson is a 2.5-storey wood frame Italianate residence, which is part of a cluster of historic homes on Vancouver Street in Fairfield. The house was constructed in 1892. The property has heritage value for its association with foreign investment and speculative housing in the late 1800s, and with the architect John Teague. A full description of the building's heritage significance is attached. Character defining elements include:

- its Italianate features including deeply overhanging eaves, wooden arcaded porch, double storey box bay windows, prominent front entrance with wood stairs, decorative bargeboards, and bands of fish scale shingles
- eyebrow window in the peak of the gable
- form and pattern of fenestration
- relationship between the house and remainder of the cluster
- uniformity of setbacks, building height and mass throughout the cluster.

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on March 18, 2021, the application was referred for a 30-day comment period to the Fairfield CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

## ANALYSIS

### Official Community Plan

The proposal is generally consistent with the policies of the *Official Community Plan (OCP, 2012)*, which promote the conservation of heritage property for current and future generations (Policy 8(j)) and supports new additions that conserve and enhance heritage property consistent with the Standards and Guidelines. The architect has designed the new porch addition to complement the existing house through close emulation of its architectural detailing. The changes are not significant alterations to the exterior form and will facilitate the use of the house for two residential units, supporting the long-term conservation of the building.



2009

2011

The approval of two front yard parking spaces would be somewhat inconsistent with policy 8.48 of the OCP, which states “integrate off-street vehicle parking in a way that does not dominate development or streetscapes”. Although the parking spaces take up less than half of the lot width, the second parking space occupies 13.77 square metres (148 square feet) of the front

yard, which could otherwise be landscaped. Additionally, it does have a visual impact compared to the previous configuration with one space. Images are provided above for a comparison.

### **Fairfield Neighbourhood Plan (2019)**

The proposal is generally consistent with the first goal under Chapter 10 - Heritage, of the *Fairfield Neighbourhood Plan (2019)*, which states that applicants should conserve the historic character of significant buildings and streets in the neighbourhood. Under policy 10.4.5 and 10.4.6, the Neighbourhood Plan supports relaxed regulatory guidelines, including variances to setbacks and sensitive building additions, in order to facilitate the conversion of heritage houses into more than one unit.

### **Standards and Guidelines for the Conservation of Historic Places in Canada**

The most significant alteration proposed is the addition of a porch to the east side of the house, which derives its detailing from other parts of the house. Standard 11 of the Standards and Guidelines states that new additions are to be both compatible with and distinguishable from the historic place:

*11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*

The Standards and Guidelines further explain that compatibility consists of using materials, assemblies and construction methods that are well suited to existing materials, with compatible service lives and durability. The proposed porch addition utilizes fir posts and fir brackets, aluminum guardrails and ornamental details cut into ¾" plywood. ¾" G1S plywood is proposed for the molding details. The ball and spindle posts in the porch spandrel under the roofline would be made from wood. The stair and deck would be concrete. The upper balustrade will be executed in aluminum, with aluminum finials. About distinguishability, the Standards and Guidelines states that a new addition should be "*visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.*"

The new porch faithfully emulates the existing form and detailing of the house, which translates into a very close fit. The architect has stated his intention is to achieve distinguishability to the "trained eye" rather than the average viewer. In staff's interpretation, there are a spectrum of design approaches that can achieve distinguishability and the new porch achieves this through the modern materials like the aluminum guardrails. For example, instead of imitating the elaborate, flowery cresting from the two-storey box bay on the front of the house, the guardrail above the porch will use simple square pickets. The new porch addition is setback over two metres from the front façade, which further distinguishes it from the house.

The alterations to the box bay on the east elevation behind the new porch are concealed from the street and qualitatively minor. An additional double hung sash window would be added to the existing pair and the roofline of the box bay altered from its current hipped profile to a shed roof design. The box bay on the side elevation is insignificant to the overall composition of the building and in staff's opinion, the proposed alterations are consistent with the character of the house. It is noted that the panel molding details of the upper trim board are missing on the altered box bay.

Changes to the rear elevation of the building are also minor and include the enlargement of a rear patio, a corresponding widening of the roof overhead and a 21-square foot addition to the ground floor at the northwest corner of the house. The sloped roof would be extended overtop of this addition. An existing landing with a decorative balustrade would be removed. The rear landing is not identified as a character-defining element of the house and removal does not detract from the overall arrangement of features on the rear of the house. The addition at the northwest corner would be finished in the same cladding as the remainder of the house and extends an existing square bump out from the middle of the rear ground floor to the corner of the house, which squares off the floor plan.

### **Tree Preservation Bylaw**

There are no impacts to bylaw protected trees as part of this application.

### **Regulatory Considerations**

#### Setback Variances

Four of the proposed variances relate to reduced setbacks. The addition at the northwest corner of the building is flush with the existing west elevation, however a variance is required to allow it to achieve the same non-conforming 2.58m side yard setback as the remainder of the building instead of the standard requirement of 3.0m. This addition also triggers a technical rear yard setback variance because the side property line has a 90-degree jog at this location. The setback is measured to the jogged portion of the lot line, instead of to the further rear yard property line.

The applicant proposes to increase the depth of a bay window on the east side of the house by two feet, bringing it closer to the side lot line. This requires a variance requesting a reduction from 1.5m to 1.27m. However, a functional 1.2 metre side yard is still maintained along the length of the bay window and porch, meeting the general intent of the Zoning Bylaw.

A combined side yard variance is needed to reduce this requirement from 4.5m to 3.85m because the existing west side yard setback of 2.58m does not conform with the Zoning Bylaw standard of 3.0m and the bay window will decrease the east side yard setback to 1.27 metres.

#### Height Variance

There is also a technical variance related to height. The building height is not being altered, but the construction of a sloped ramp accessing the basement bicycle storage room “lowers” the grade from which the height is measured, resulting in a change to the measurement but not the actual perceived height.

#### Parking

The applicant is seeking retroactive approval for a second parking space in the front yard that was installed without a permit. In order to provide access to both parking spaces in the front yard, the driveway crossing would need to be widened to meet Zoning and Highway Access Bylaw requirements. Historically, the house had one front yard parking space and enjoys legal conforming-rights for one stall to be permitted in the front yard. A second unpermitted space was added in 2010. The current driveway crossing is too narrow to allow direct and unobstructed access to the west parking space in accordance with Zoning Bylaw aisle requirements in Schedule C. Backing out of the existing west parking space requires a diagonal

turning movement across the sidewalk, creating potential safety issues for pedestrians, and it appears that vehicles are driving over the grassed boulevard, resulting in compacted soil, which will impact the adjacent tree along with increasing ongoing maintenance of the boulevard. The existing driveway is also connected directly to the driveway crossing of the neighbouring property creating an existing 7m wide concrete letdown. Widening up to the maximum dimension of 4.5 metres (approximately a 1m widening), as permitted in the Highway Access Bylaw, would create a larger continuous concrete apron and could have impacts on the health of the adjacent boulevard tree, which is 2.2m from the existing driveway. The applicant has provided an arborist report, however, it does not evaluate potential impacts to the boulevard tree.

Under Schedule G - House Conversion Regulations, no front yard parking is permitted for heritage-designated properties. This regulation is in place to preserve the landscaped foreground of historic buildings. Because of this and to enhance on-site permeability, increased landscaping and to ensure pedestrian safety and the health of the boulevard tree, it is recommended that only one front yard parking space, which is a legal non-conforming condition, be permitted.

#### Highway Access Bylaw

If Council chooses to approve the proposal in its current form, the applicant would need to widen the driveway crossing to meet the design requirements of Schedule "B" of the Highway Access Bylaw. Schedule B of the Bylaw contains standard driveway crossing widths and flare depths at the roadway and permits a maximum driveway crossing width of 4.5 metres.

#### **Heritage Advisory Panel**

The application was reviewed by the Heritage Advisory Panel ("HAPL") at its April 13, 2021 meeting and Panel members made the following recommendation:

*That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with Variances Application No. 00025 for 1012 Richardson Street be approved with the following changes:*

- *The retainment of the original railing on the backyard porch.*

The proposal includes the removal of a landing and a scroll cut railing at the rear of the house. HAPL recommended that the scroll cut railing be retained and reused. In response, the applicant revised the plans to show the balcony railing reintegrated into the new porch on the east side of the house. HAPL was not requested to review the variances, so did not provide commentary on the front yard parking.

#### **CONCLUSIONS**

The proposal to alter the existing heritage-designated house to facilitate its conversion to a duplex is generally consistent with the Official Community Plan and Fairfield Neighbourhood Plan. The associated variances to permit reduced setbacks and an increased building height are minor in nature. However, in staff's opinion, the extra front yard parking space detracts from the appearance of the heritage property from the street and increases the risk of pedestrian conflicts and damage to the boulevard. Approval would be inconsistent with the general intent and purpose of Schedule G - House Conversion Regulations. Staff therefore recommend that Council consider approving the proposal, subject to the applicant revising plans to eliminate one proposed front yard parking space and narrowing the driveway crossing to the minimum required.

## **ALTERNATE MOTIONS**

### **Option 1 (With Two Parking Stalls)**

That Council authorize the issuance of Heritage Alteration Permit Application No. 00025 for 1012 Richardson Street, in accordance with:

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  - v. decrease the combined side yard setback from 4.5 metres to 3.9 metres;
  - vi. increase the number of front yard parking spaces from 1 to 2;
  - vii. decrease the drive aisle dimension from 7.0 metres to 1.5 metres.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development.
4. Minor plan amendments to illustrate a driveway crossing that complies with the Highway Access Bylaw, to the satisfaction of the Director of Engineering.
5. Heritage Alteration Permit with Variances lapsing two years from the date of this resolution.

### **Option 2 – Decline**

That Council decline Heritage Alteration Permit Application No. 00025 for 1012 Richardson Street.

Respectfully submitted,

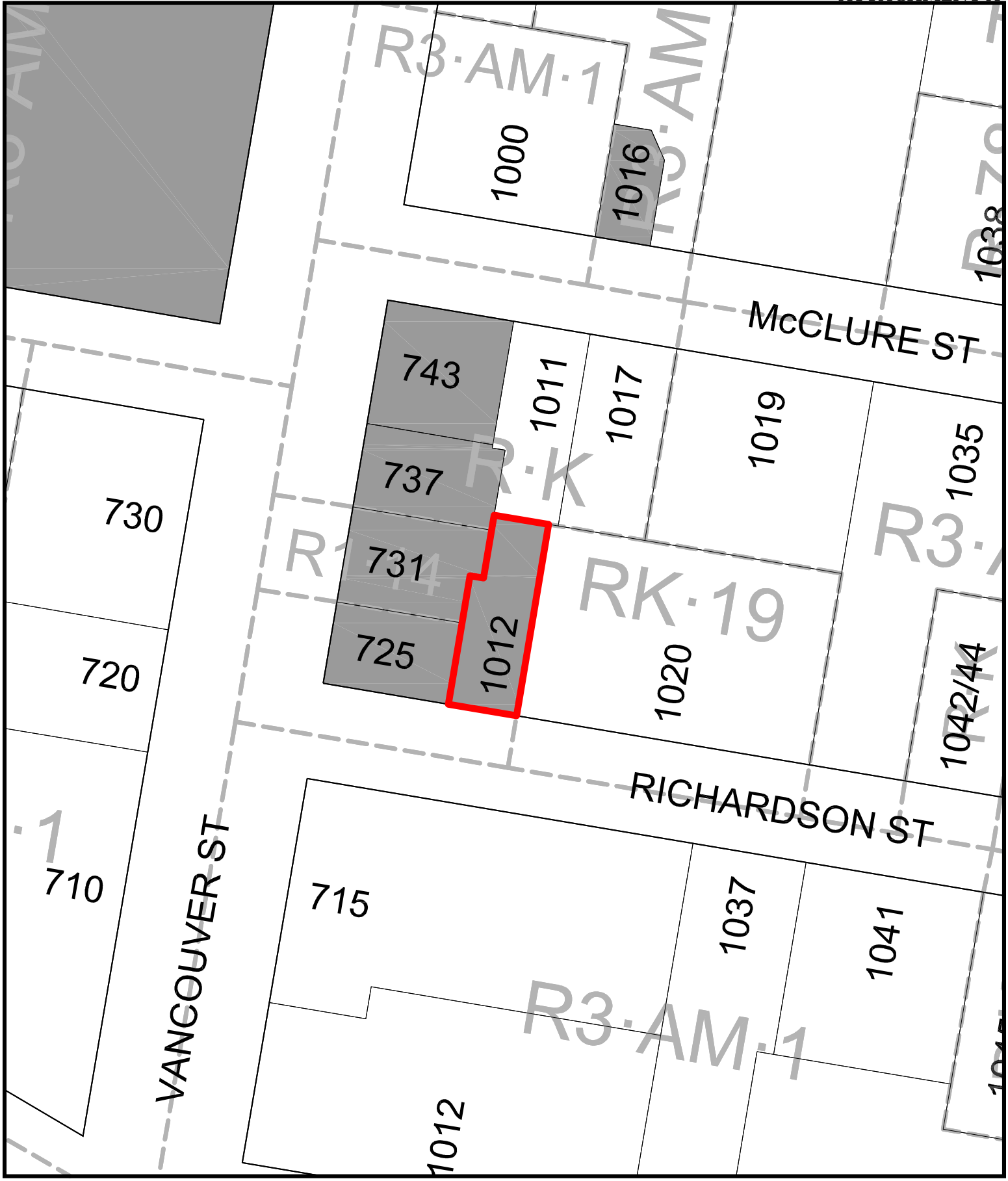
John O'Reilly  
Senior Heritage Planner  
Development Services Division

Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

### **List of Attachments**

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped June 10, 2021
- Attachment D: Applicant's letter dated February 15, 2021
- Attachment E: Statement of Significance
- Attachment F: Heritage Advisory Panel Minutes - April 13, 2021.



1012 Richardson Street

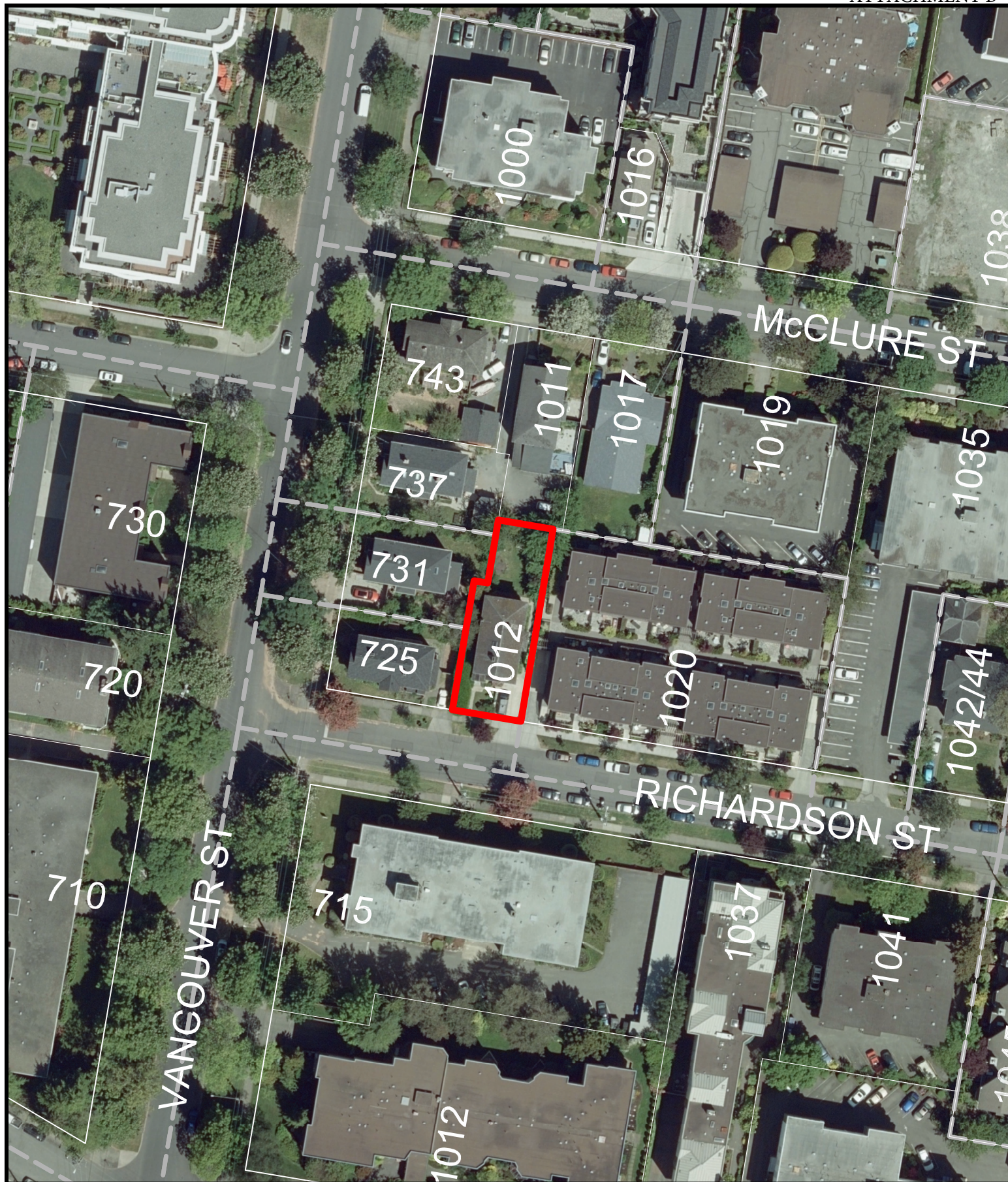
Heritage Alteration Permit w. Variances #00025



■ Designated    ■ Registered







1012 Richardson Street

Heritage Alteration Permit w. Variances #00025



Designated



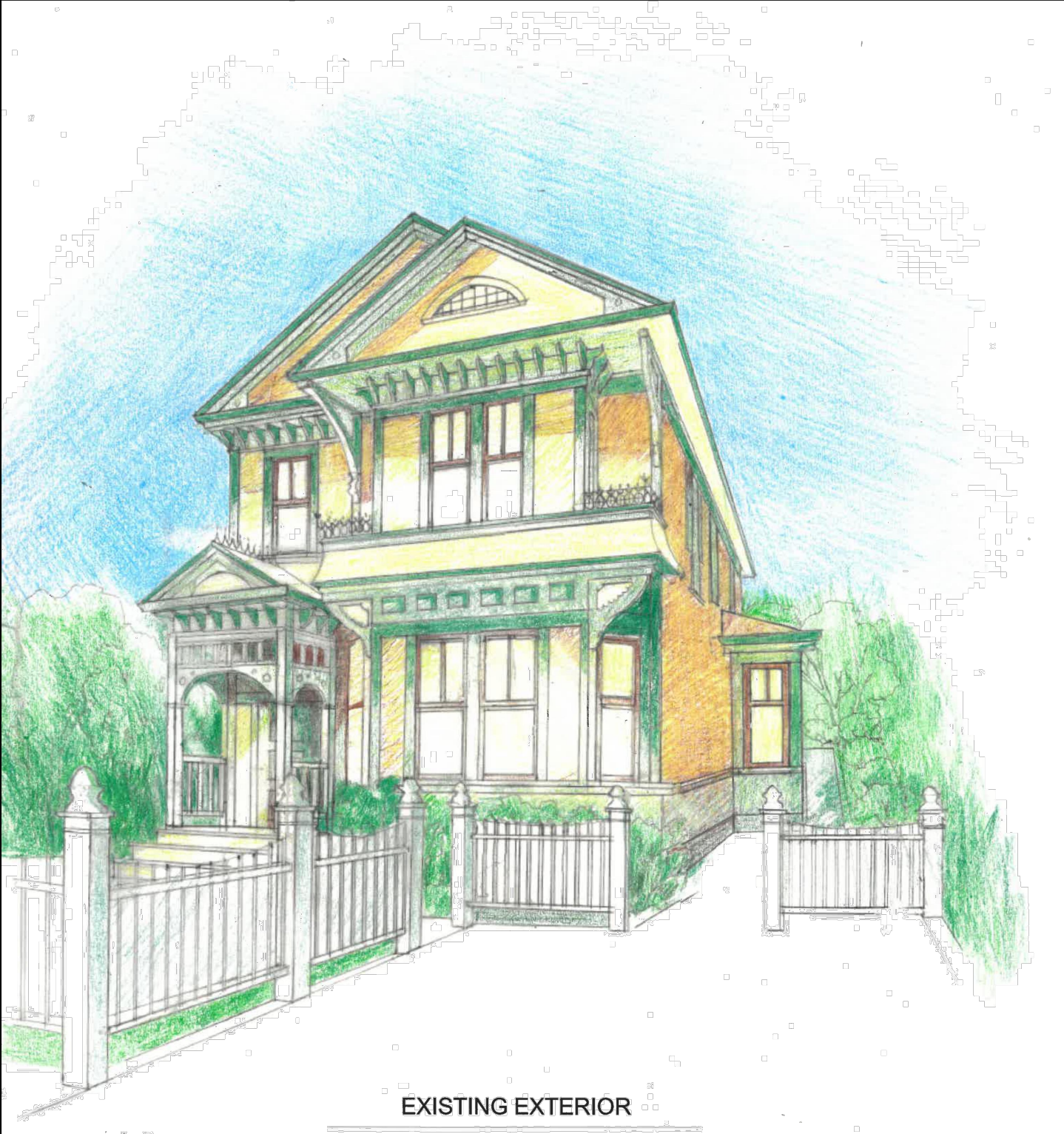
Registered





# 1012 RICHARDSON DUPLEX CONVERSION AND HERITAGE ALTERATION

1012 AND 1014 RICHARDSON STREET, VICTORIA BC V8V 3C5  
ISSUED FOR HERITAGE ALTERATION PERMIT  
FEBRUARY 15 2021



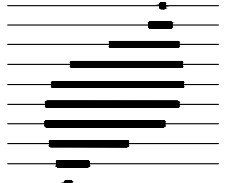
EXISTING EXTERIOR



PROPOSED NEW PORCH

 **Original Submission**  
Received Date:  
March 10, 2021

Client Client		
1	10/12/19	Issued for Building Permit
No.	Date	Revision
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1012 RICHARDSON DUPLEX  
1012 AND 1014 RICHARDSON ST.  
VICTORIA BC

EXISTING AND PROPOSED ELEVATION SKETCHES

Scale 3/8" = 1'

Drawn	RI	Check	RI	Partner	RI
				Project No.	19128
Date	FEB 15 2021	Phase No.		Sheet No.	A-00



1012 AND 1014 RICHARDSON STREET VICTORIA BC V8V 3C5

## PROJECT DIRECTORY

IREDALE GROUP ARCHITECTURE  
16 BASTION SQUARE  
VICTORIA BC  
V8W 1H9

T: 250.381.5582

CONTACT: RICHARD IREDALE  
richard@iredale.ca

- A-01 SITE PLAN, WALL/ROOF SCHEDULES, ZONING NOTES, CODE
- A-02 MAIN FLOOR
- A-03 UPPER FLOOR
- A-04 NORTH AND SOUTH ELEVATION
- A-05 EAST AND WEST ELEVATION
- A-06 DETAILS
- A6-07 BUILDING ENVELOPE DETAILS, RSI VALUES
- S-0 STRUCTURAL NOTES
- S-01 FOUNDATION AND MAIN FLOOR FRAMING
- S-02 UPPER FLOOR AND ROOF FRAMING
- S-03 SHEAR WALL AND FRAMING DETAILS

P1 EXSTG WALL RETROFITTED FOR 45 MIN. RATING  
CEDAR SIDING ON DIAGONAL 1 X 4 SHIPLAP  
30# BUILDING PAPER  
2 X 6 WOOD STUDS @ 16" O.C.  
R 28 ACCOUSTIC BATT INSULATION  
3/4" PLASTER  
Add 5/8" type x GWB

P2 EXISTNG UNRATE INTERIOR PARTITION  
SAME AS P1 BUT NO 5/8" GWB

1/2" GWB  
2x4 WOOD STUDS @ 16" O.C  
ACOUSTIC BATT INSULATION  
1/2" GWB

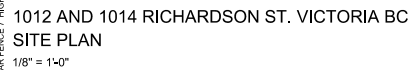
P3 NEW INTERIOR PARTITION / SHEAR WALL  
 $\frac{1}{2}$ " GWB  
 1/2" PLY SHEATHING, 8D NAILING @ 2" O.C.  
 2x4 WOOD STUDS @ 16" O.C  
 ACOUSTIC BATT INSULATION  
 $\frac{1}{2}$ " GWB

P4 EXSTG 45 MIN. WALL RETROFITTED W/ 5/8" TYPE X GWB  
(STC 50, 45 MIN F.R.R.)  
EXISTING 1/2" GWB  
EXSTG. 2 X 6 STUDS @ 16" O.C.  
NEW ACCOUSTIC BATT ROXUL SOUND INSULATION  
NEW 1/2" PLY 3" NAILING @ 2" O.C.  
NEW 5/8" TYPE X GWB

## FLOOR SCHEDULES 45 MIN F.R.R (STC 50)

F1 - EXISTING FLOOR ASSEMBLY  
3/4" OAK FLOORING  
2" CONCRETE TOPPING  
1/2" ENTANGLED POLYPROPYLENE SOUND MAT  
3/8" PLYWOOD  
2X10 JOISTS @ 16" O.C  
1" TYPE X DRYWALL (3/8" GYPROCK PLASTER EQUIVALENT)

45 MIN FIRE RESISTANT RATING BETWEEN SUITES  
STC SOUND RATING OF 50 BETWEEN SUITES  
SPRINKLERED: NO



**IREDALE  
GROUP**  
ARCHITECTURE

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Seal

Consultant

1012 RICHARDSON  
DUPLEX

1012 AND 1014  
RICHARDSON ST.  
VICTORIA BC

Drawing Title

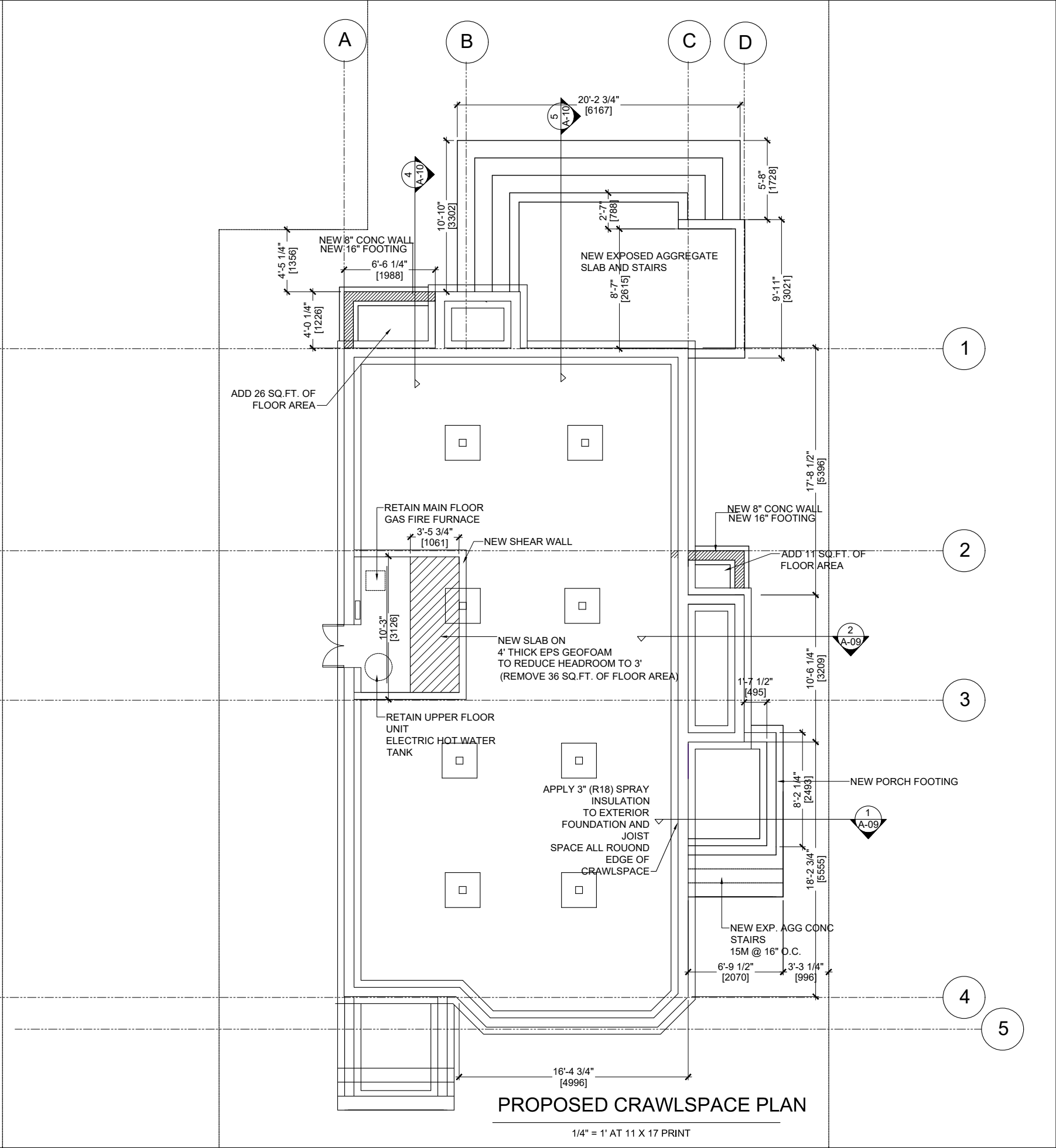
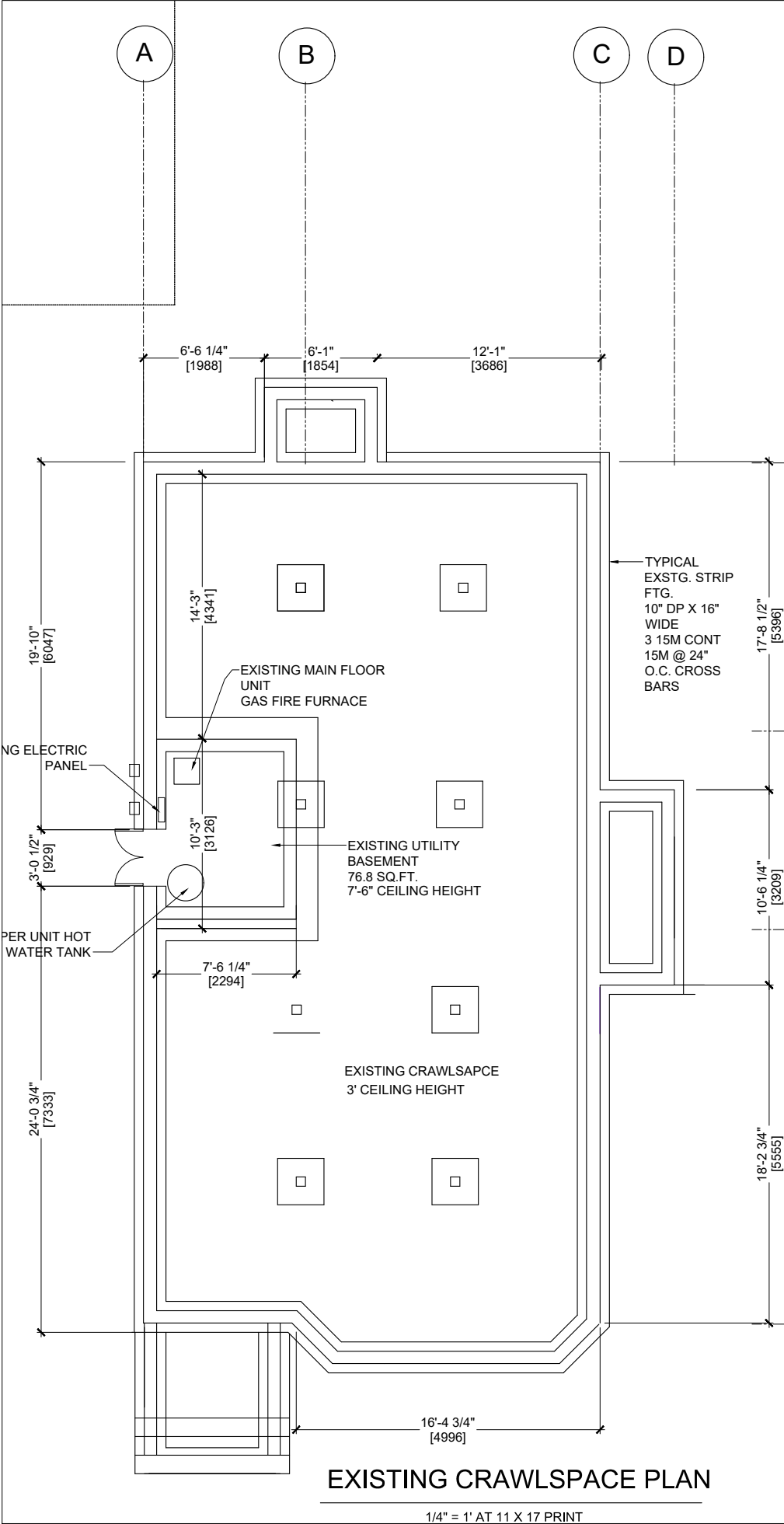
SITE  
PLAN

Scale  $1/8" = 1'$

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	Project No.
	19128

Date	Phase No.	Sheet No.
DEC 12 2019		A-0



Client  
Client

1	10/12/19	Issued for Building Permit
No.	Date	Revision

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1012 RICHARDSON DUPLEX

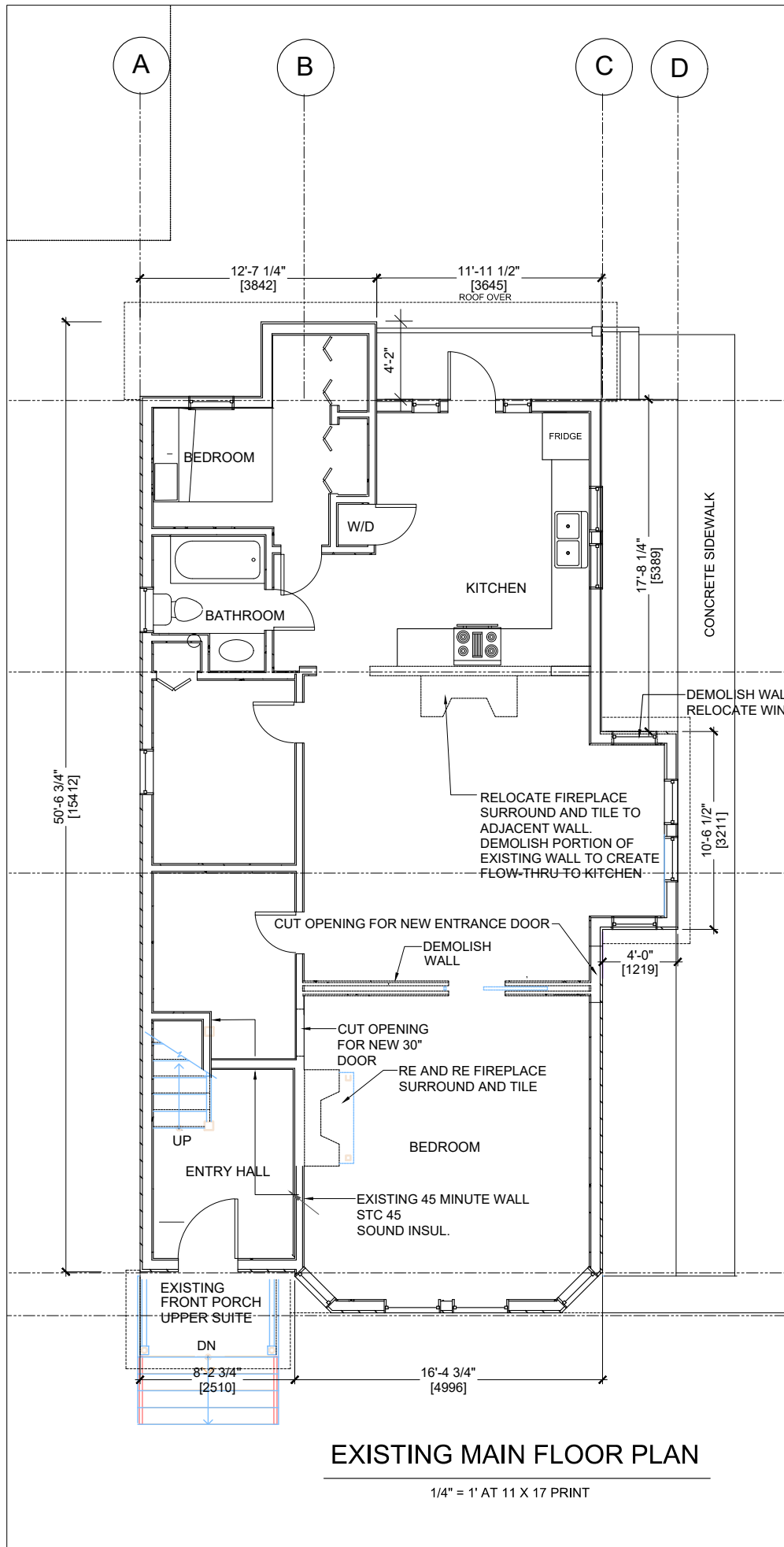
1012 AND 1014 RICHARDSON ST.  
VICTORIA BC

Drawing Title  
CRAWLSPACE PLAN

Scale  
3/8" = 1'

Drawn	RI	Check	RI	Partner	RI
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Date	Phase No.	Sheet No.
FEB 15 2021		A-02

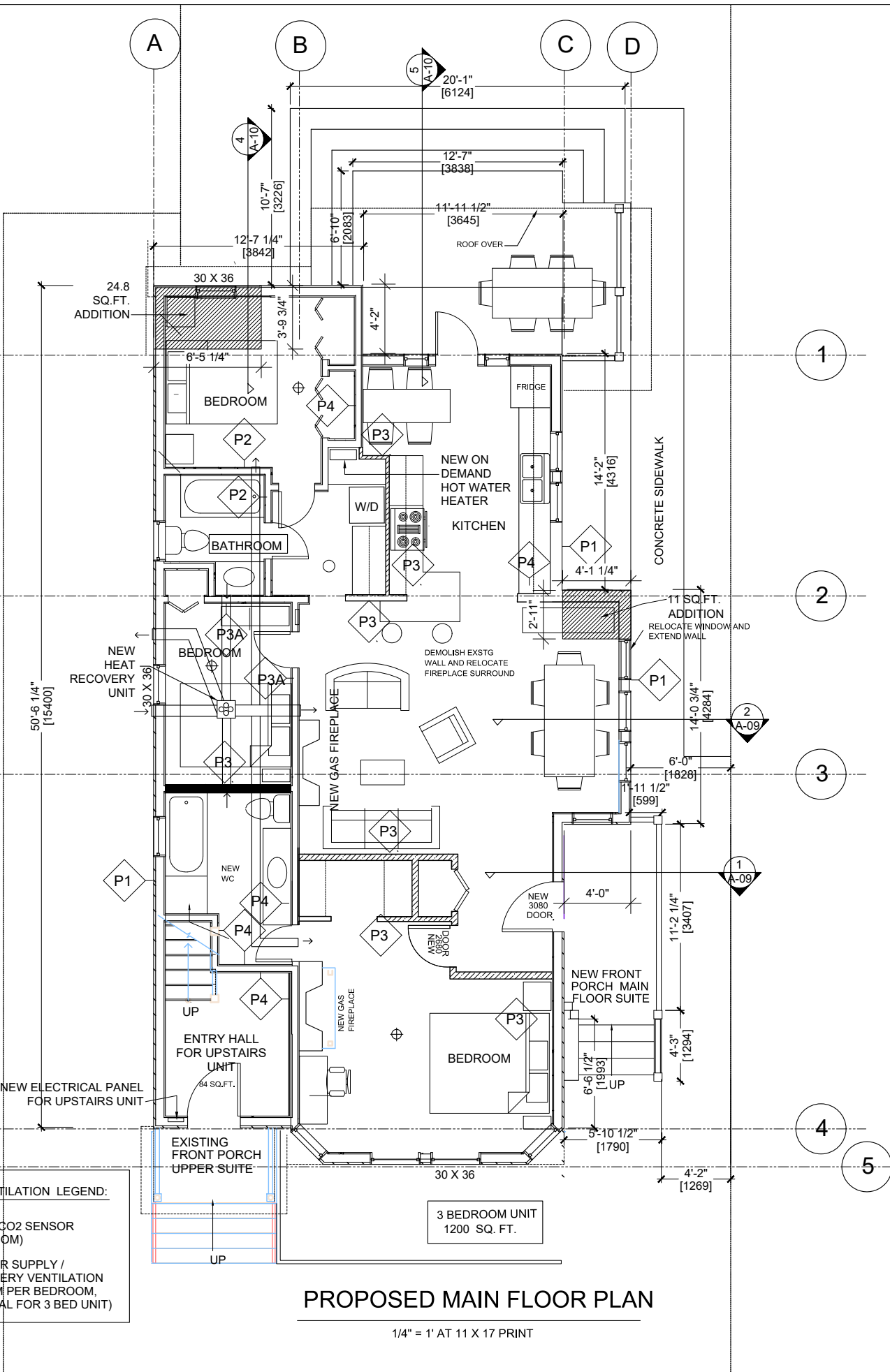


EXISTING MAIN FLOOR PLAN

1/4" = 1' AT 11 X 17 PRINT

**SAFETY AND VENTILATION LEGEND:**

- ⊕ HEAT/SMOKE/CO2 SENSOR (1 PER BEDROOM)
- ⊕ EXHAUST / AIR SUPPLY / HEAT RECOVERY VENTILATION UNIT ( 40 CFM PER BEDROOM, 120 CFM TOTAL FOR 3 BED UNIT)



PROPOSED MAIN FLOOR PLAN

1/4" = 1' AT 11 X 17 PRINT

Client  
Client

1	10/12/19	Issued for Building Permit
No.	Date	Revision

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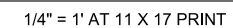
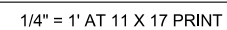
**1012 RICHARDSON DUPLEX**


1012 AND 1014 RICHARDSON ST.  
VICTORIA BC

Drawing Title  
**MAIN FLOOR PLAN**

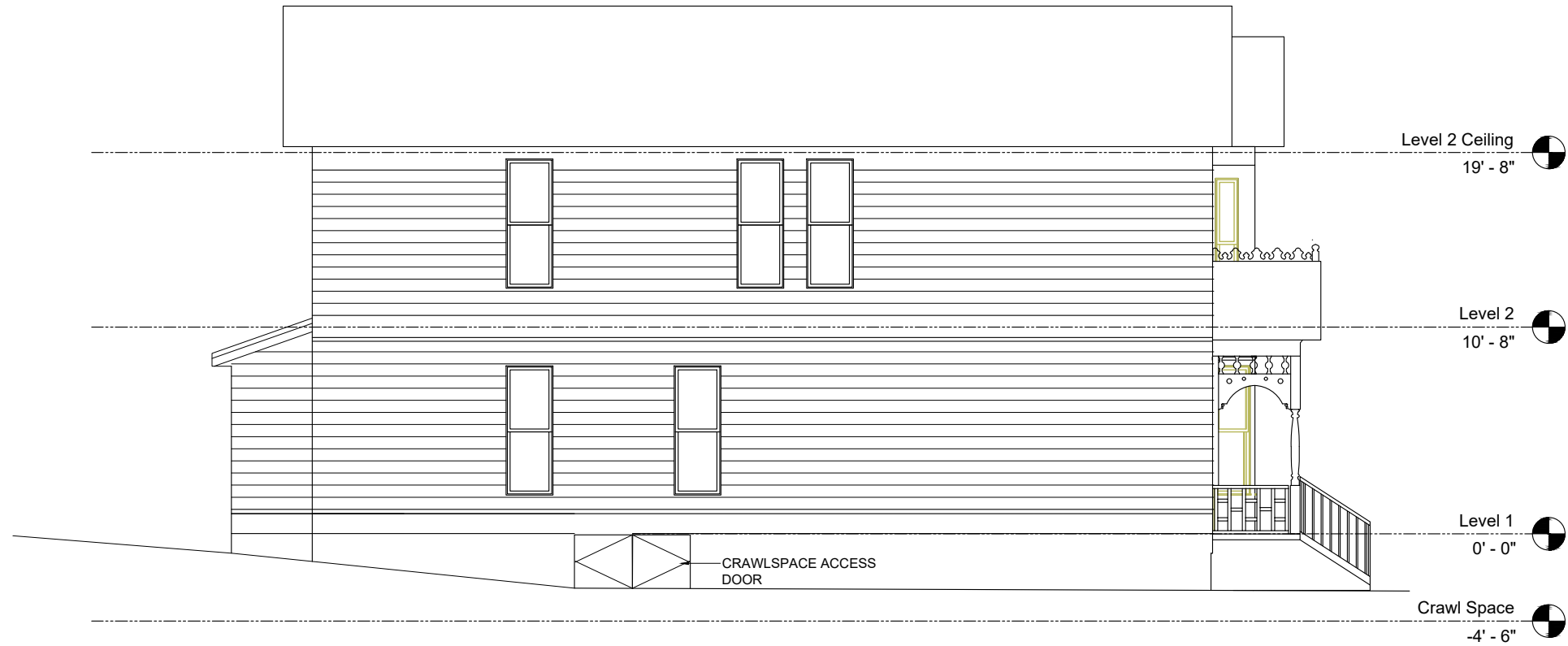
Scale  
3/8" = 1'

Drawn	RI	Check	RI	Partner	RI
Date	DEC 12 2019		Phase No.	Sheet No.	
			A-03		



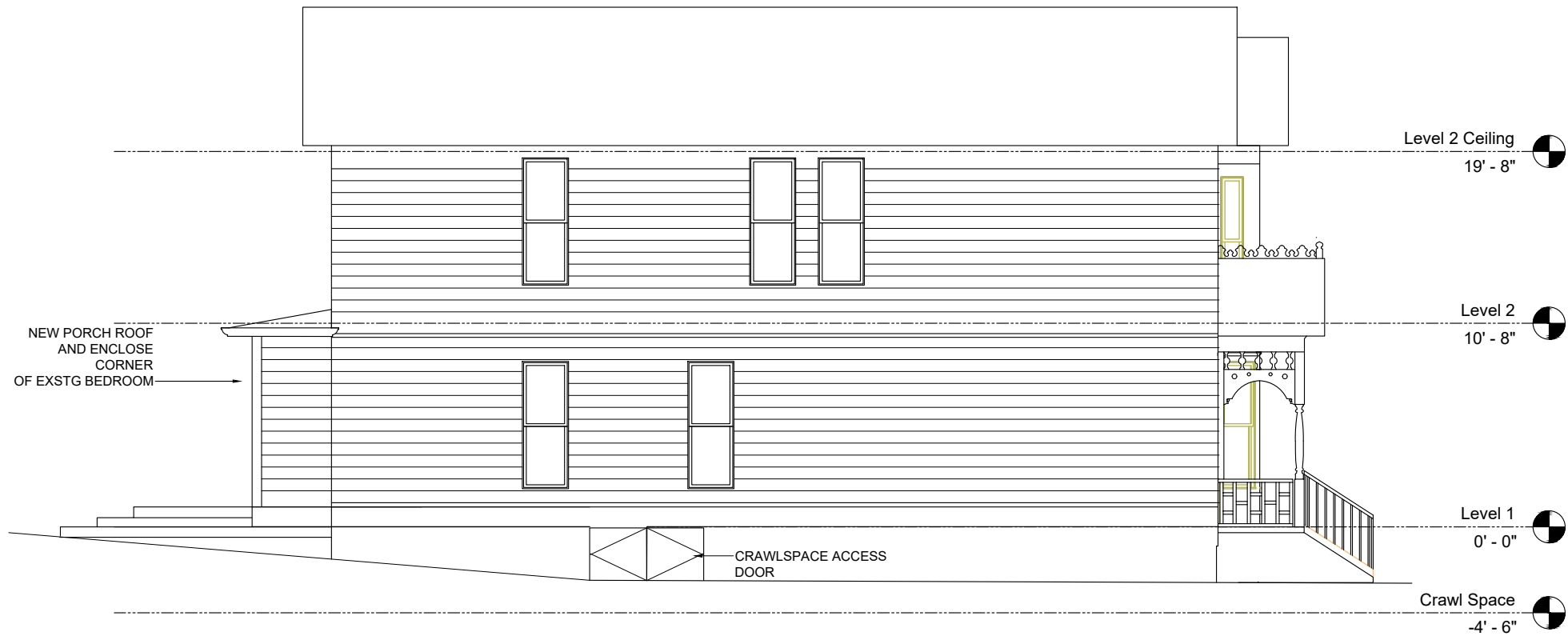
 EXHAUST / AIR SUPPLY /  
HEAT RECOVERY VENTILATION  
UNIT ( 40 CFM PER BEDROOM,  
120 CFM TOTAL FOR 3 BED UNIT)

Date	Phase No.	Sheet No.
DEC 12 2019		A-04



EXISTING WEST ELEVATION

1/4" = 1' AT 11 X 17 PRINT



PROPOSED WEST ELEVATION

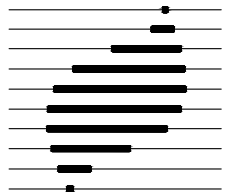
1/4" = 1' AT 11 X 17 PRINT

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1012 RICHARDSON DUPLEX

1012 AND 1014 RICHARDSON ST.  
VICTORIA BC

Drawing Title

WEST ELEVATION

Scale

1/4"=1'-0"

Drawn	RI	Check	RI	Partner	RI
Project No.		19128			
Date	FEB 15 2021		Phase No.	Sheet No.	
				A-05	



EXISTING EAST ELEVATION



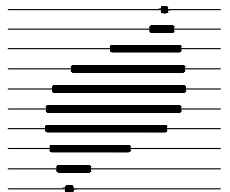
PROPOSED EAST ELEVATION

Client

Client

1	10/12/19	Issued for Building Permit
No.	Date	Revision

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Drawing Title

EAST ELEVATION

Scale

1/4"=1'-0"

Drawn	RI	Check	RI	Partner	RI
Project No.			19128		
Date	FEB 15 2021		Phase No.	Sheet No.	
			A-06		





EXISTING SOUTH ELEVATION

1/4" = 1' AT 11 X 17 PRINT



PROPOSED SOUTH ELEVATION

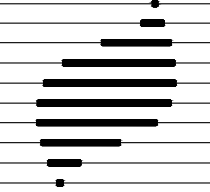
1/4" = 1' AT 11 X 17 PRINT

Client

Client

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1012 RICHARDSON DUPLEX

1012 AND 1014 RICHARDSON ST.  
VICTORIA BC

Drawing Title

SOUTH ELEVATION

Scale

3/8" = 1'

Drawn	RI	Check	RI	Partner	RI
Date			Project No.		
FEB. 10 2021			19128		
Phase No.			Sheet No.		
			A-07		



EXISTING NORTH ELEVATION

PROPOSED NORTH ELEVATION

1/4" = 1' AT 11 X 17 PRINT

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Client

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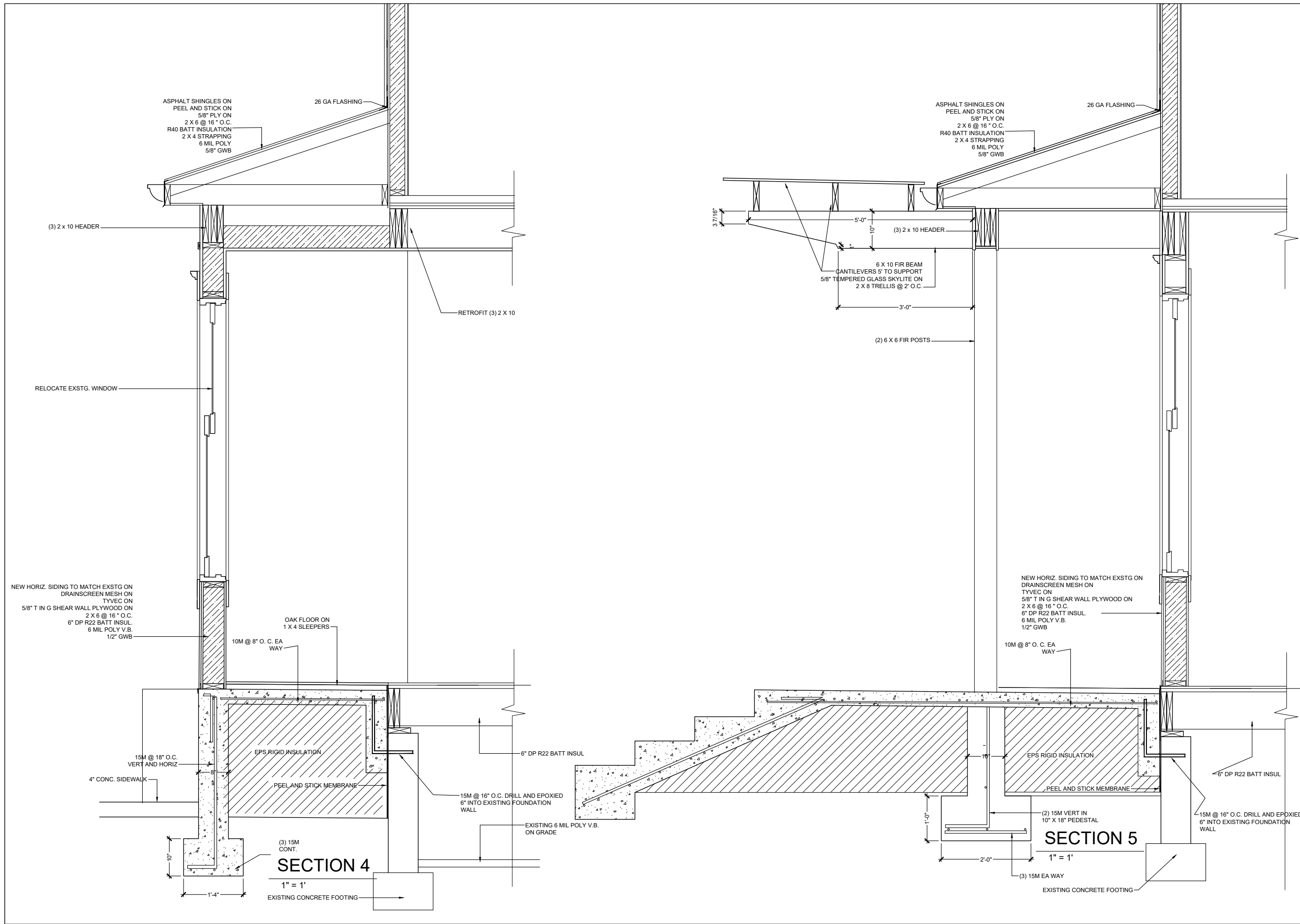
1012 RICHARDSON DUPLEX  
  
1012 AND 1014 RICHARDSON ST.  
VICTORIA BC

Drawing Title  
NORTH ELEVATION

Scale  
3/8" = 1'

Drawn	RI	Check	RI	Partner	RI
Date		Phase No.		Sheet No.	
DEC 12 2019				A-08	

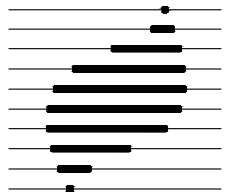




Client  
Client

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No.	Date	Revision

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
1012 RICHARDSON  
DUPLEX

1012 AND 1014  
RICHARDSON ST.  
VICTORIA BC

Drawing Title  
DETAILS 2

Scale  
3/8" = 1'

Drawn	RI	Check	RI	Partner	RI
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Project No.  
19128

Date	Phase No.	Sheet No.
MARCH 1 2021		A10

LIST OF ABBREVIATIONS			
ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
A.B.	ANCHOR BOLT	LSL	LAMINATED STRAND LUMBER
ADJ.	ADJUSTABLE	L.S.V.	LONG SIDE VERTICAL
ALT.	ALTERNATE	LVL	LAMINATED VENEER LUMBER
ARCH.	ARCHITECTURAL	MAX.	MAXIMUM
B.C.E.	BOTTOM CHORD EXTENSION	MECH.	MECHANICAL
BLDG.	BUILDING	MIN.	MINIMUM
BM.	BEAM	M.S.R.	MACHINE STRESS-RATED
BOT.	BOTTOM	MTL.	METAL
CANTIL.	CANTILEVER	N.I.C.	NOT IN CONTRACT
C.J.P.	CAST IN PLACE	N.S.	NEAR SIDE
C.J.	CONTROL JOINT	N.T.S.	NOT TO SCALE
C.L.	CENTRELINE	O/C	ON CENTRE
CL.R.	CLEAR	O.C.	ON CENTRE
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	OPG	OPENING
CONT.	CONTINUOUS	OPNG.	OPENING
C.P.	COMPLETE PENETRATION	OPP.	OPPOSITE
		OSB	ORIENTED STRAND BOARD
		OWSJ	OPEN WEB STEEL JOIST
CW	COMPLETE WITH		
DET.	DETAIL	PL.	PLATE
D.FIR	DOUGLAS FIR	PLY	PLYWOOD
DIAM.	DIAMETER		
DL	DEAD LOAD	P.SL	PARALLEL STRAND LUMBER
DP.	DEEP		
DWG.	DRAWING	R	RADIUS
DWL.	DOWEL	RAD.	RADIUS
DWLS.	DOWELS	R.D.	ROOF DRAIN
EA.	EACH	REINF.	REINFORCED, REINFORCEMENT
E.E.	EACH END	REQ'D	REQUIRED
E.F.	EACH FACE	REV.	REVISION, REVISED
EL.	ELEVATION	R.O.	ROUGH OPENING
ELEV.	ELEVATION	RTN.	RETURN
ELEC.	ELECTRICAL	RW	REINFORCED WITH
EQ.	EQUAL	SOF	STEP-DOWN FOOTING
E.S.	EACH SIDE	SOL	SUPERIMPOSED DEAD LOAD
E.WAY	EACH WAY	SEL.	SELECT
E.W.	EACH WAY	SIM.	SIMILAR
		S.I.B.B.	SHORT LEGS BACK TO BACK
		S.O.G.	SLAB ON GRADE
EXIST.	EXISTING	SPEC.	SPECIFICATION
EXP.	EXPANSION	S-P-F	SPRUCE PINE FIR
EXT.	EXTERIOR	S.S.	STAINLESS STEEL
F.D.	FLOOR DRAIN	STAG.	STAGGERED
FIN.	FINISH OR FINISHED	STD.	STANDARD
FL.R.	FLOOR	STIFF.	STIFFENER
		STIR.	STIRRUPS
		STL.	STEEL
FTG.	FOOTING	STRUC.	STRUCTURAL
		STRUCT.	STRUCTURAL
		SQ.	SQUARE
G.L.	GRID LINE	S.W.	SHORT WAY
GLB	GLULAM BEAM	SYM.	SYMMETRICAL
HEM-FIR	HEMLOCK FIR		
H	HORIZONTAL		
H & V	HORIZONTAL AND VERTICAL	T & C	TENSION AND COMPRESSION
		T & G	TONGUE AND GROOVE
		T.J.	TIE JOIST
HT.	HEIGHT	THK.	THICK
H.S.C.	HORIZONTALLY SLOTTED CONNECTION	THRU	THROUGH
HSS	HOLLOW STRUCTURAL STEEL		
INT.	INTERIOR	T.O.C.	TOP OF CONCRETE
JT.	JOINT	T.O.S.	TOP OF SLAB
L	ANGLE	TYP.	TYPICAL
L.G.	LONG	U.N.O.	UNLESS NOTED OTHERWISE
LL	LIVE LOAD	UIS	UNDERSIDE
LL.B.B.	LONG LEGS BACK TO BACK	V	VERTICAL
LL.H.	LONG LEG HORIZONTAL	VERT.	VERTICAL
LL.V.	LONG LEG VERTICAL	W/	WITH
Lp	LENGTH OF EMBEDMENT	W.W.M.	WELDED WIRE MESH
L.S.H.	LONG SIDE HORIZONTAL		

## GENERAL

READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS AND DOCUMENTS. REPORT CONFLICTS TO THE ARCHITECT BEFORE COMMENCING WORK.

VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT DISCREPANCIES TO THE ARCHITECT.

ALL FORMWORK, SHORING, TEMPORARY SUPPORT, AND BRACING OF THE STRUCTURE DURING CONSTRUCTION (IF REQUIRED) IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DESIGNED AND INSPECTED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BC IN ACCORDANCE WITH W.C.B. REGULATIONS.

## INSPECTION

ALL STRUCTURAL ITEMS MUST BE INSPECTED BY THE STRUCTURAL ENGINEER OR BY ANOTHER SUITABLE QUALIFIED PERSON RESPONSIBLE TO THE STRUCTURAL ENGINEER.

IN GENERAL, NOTIFY THE ENGINEER AT LEAST 2 DAYS IN ADVANCE FOR A STRUCTURAL INSPECTION. EXCAVATIONS MUST BE INSPECTED BEFORE FORMING COMMENCES. REINFORCING STEEL AND POUR CONDITIONS MUST BE INSPECTED BEFORE EACH CONCRETE POUR. WOOD FRAMING, LUMBER AND GLULAM BEAMS, PLYWOOD SHEAR WALLS, AND PLYWOOD ROOF AND FLOOR DIAPHRAGMS MUST BE INSPECTED BEFORE BEING COVERED WITH SHEATHING, ROOFED OVER, OR CONCEALED WITH CANT STRIPS.

## LOADS ASSUMED IN DESIGN

LOADS AS PER 2012 CBC PART 9 AND 2010 NBC SUPPLEMENT:

SUPERIMPOSED DEAD LOADS:

ROOF MAIN FLOOR = 0.75 kPa (15.6 PSF) = 3.5 kPa (75 PSF)

SUPERIMPOSED DEAD LOADS ARE NON-STRUCTURAL. DEAD LOADS DUE TO ARCHITECTURAL TOPPINGS, FINISHES, PARTITIONS, ETC.

LIVE LOADS:

FLOOR (DAYCARE) = 3.5 kPa (73.10 PSF)

SNOW LOAD:

Ss = 2.4 kPa (50.13PSF)  
Sr = 0.4 kPa (8.35 PSF)

+ ADDITIONAL BUILT-UP SNOW LOADS PER CBC & NBC

WIND LOAD:

q = 0.75 kPa (15 PSF) FOR 1/10  
q = 1.0 kPa (20 PSF) FOR 1/30

SEISMIC:

Sa(0.2)=0.88  
Sa(0.5)=0.62  
Sa(1.0)=0.33  
Sa(2.0)=0.17

SITE CLASS D

Vb = 0.6W

## SOIL BEARING CONDITIONS

SOIL BEARING CAPACITY ASSUMED 400kPa  
8KSF @ 8'-0" BELOW GRADE

USE PILES AS SHOWN ON DRAWINGS

PREPARE SITE FOR FOUNDATIONS AS RECOMMENDED IN GEOTECHNICAL REPORT JOB# 04100 BY GYH CONSULTING LTD. DATED DECEMBER 24, 2010 AND REVISED JULY 11, 2011.

REFER TO THE GEOTECHNICAL REPORT FOR DETAILS REGARDING STRUCTURAL FILL.

AFTER EXCAVATION AND BEFORE CONSTRUCTING FOUNDATIONS, HAVE THE GEOTECHNICAL ENGINEER THAT PREPARED THE ABOVE REPORT OR ANOTHER QUALIFIED PERSON RESPONSIBLE TO THE GEOTECHNICAL ENGINEER INSPECT AND CONFIRM THE DESIGN SOIL BEARING PRESSURE AND STABILITY OF THE FOUNDATION BEARING SOILS.

PLACE AND COMPACT BACKFILL ONLY AFTER COMPLETION OF FRAMING OF THE MAIN FLOOR.

## CONCRETE

### QUALITY ASSURANCE

CONCRETE DESIGN SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD A23.3-04 "DESIGN OF CONCRETE STRUCTURES." ALL MATERIALS AND METHODS OF PLACING SHALL TO CONFORM TO THE REQUIREMENTS OF CSA STANDARDS A23.1-04 "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION" AND A23.2-04 "METHODS OF TEST AND STANDARD PRACTICES FOR CONCRETE."

### PRODUCTS

FORMWORK:

FORM MATERIALS TO BE OF SUFFICIENT STRENGTH TO WITHSTAND PRESSURE FROM CONCRETE WITHOUT BOW OR DEFLECTION. FOR EXPOSED CONCRETE SURFACES PROVIDE SUITABLE PANEL-TYPE MATERIAL TO OBTAIN CONTINUOUS, STRAIGHT, SMOOTH EXPOSED SURFACES. GREASE FORMS WITH TWO COATS OF CLEAN OIL PRIOR TO PLACING CONCRETE. PROVIDE 12 mm (1/2") ASPHALT IMPREGNATED FIBRE BOARD AT ALL JOINTS ABUTTING VERTICAL CONCRETE.

CONCRETE:

USE PORTLAND CEMENT TO ASTM C150, TYPE 1.

USE AGGREGATES TO ASTM C33 EXCEPT WHERE LOCAL AGGREGATES OF PROVEN DURABILITY ARE AVAILABLE AND HAVE BEEN ACCEPTED BY THE ENGINEER.

MINIMUM 28-DAY CONCRETE STRENGTHS TO BE AS FOLLOWS:

Fc = 15 MPa FOR SKIM COATS  
Fc = 20 MPa FOR FOOTINGS  
Fc = 20 MPa FOR SLABS ON GRADE  
Fc = 25 MPa FOR WALLS/BEAMS/SUSPENDED SLABS

WATER TO BE POTABLE, AIR-ENTRAIN BETWEEN 4.5% AND 7% ENTRAINMENT AIR FOR CONCRETE EXPOSED TO WEATHER. USE 2% TO 4% FOR OTHER CONCRETE. FLY ASH (TO ASTM C618, TYPE F) TO NOT EXCEED 25% OF CEMENT CONTENT BY WEIGHT. SLUMP FOR CONCRETE FOOTINGS, WALLS, AND PIERS: 150 mm (6"). SLUMP FOR SLABS-ON-GRADE: LESS THAN 100 mm (<4").

PROVIDE A POLISHED STEEL TROWEL FINISH TO CONCRETE FLOOR.

PROVIDE CURING AND PROTECTION OF CONCRETE FOR HOT, COLD, OR DRY WEATHER AS PER CAN/CSA A23.1 - CHAPTER 21.

TESTING:

ALL CONCRETE POURS TO INCLUDE 3 TEST CYLINDERS BROKEN AT 7 AND 28 DAYS. TEST RESULTS TO BE FORWARDED TO THE STRUCTURAL ENGINEER. TESTING TO BE DONE BY A RECOGNIZED TESTING LAB AT THE CONTRACTOR'S EXPENSE.

REINFORCEMENT:

REINFORCING TO BE DEFORMED BARS HAVING A YIELD STRENGTH OF 400 MPa. STIRRUPS AND TIES MAY HAVE A YIELD STRENGTH OF 300 MPa. DETAIL AND BEND BARS ACCORDING TO CAN/CSA - A23.1 LATEST EDITION, FOR REFERENCE. LENGTHS OF TENSION AND COMPRESSION LAP SPLICES ARE GIVEN IN THE TABLES BELOW:

CLASS B - CASE 1 TENSION LAP SPLICES		COMPRESSION LAP SPLICES	
BAR	LENGTH	BAR	LENGTH
10M	450 mm (1'-6")	10M	300 mm (1'-0")
15M	600 mm (2'-0")	15M	450 mm (1'-6")
20M	700 mm (2'-4")	20M	600 mm (2'-0")
25M	1200 mm (4'-0")	25M	750 mm (2'-6")

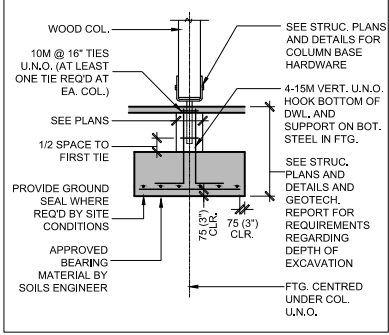
USE CLASS B - CASE 1 TENSION LAP SPLICES UNLESS NOTED OTHERWISE. COMPRESSION LAP SPLICES MAY BE USED ONLY WHERE EXPLICITLY NOTED ON PLANS OR DETAILS.

CONCRETE COVER OF REINFORCING TO BE 75 mm (3") WHERE POURED AGAINST EARTH, 50 mm (2") ELSEWHERE.

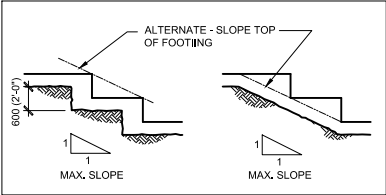
EPOXY ANCHORS:

EPOXY ANCHORS INTO CONCRETE TO BE GALVANIZED THREADED STEEL RODS CONFORMING TO ASTM STANDARD A307 WITH A YIELD STRENGTH OF 400 MPa. ANCHORED TO BASE MATERIAL WITH HILTI HY150 ADHESIVE OR APPROVED EQUIVALENT. SEE PLANS AND SECTIONS FOR ANCHOR LOCATIONS, SIZES, AND EMBEDMENT DEPTHS.

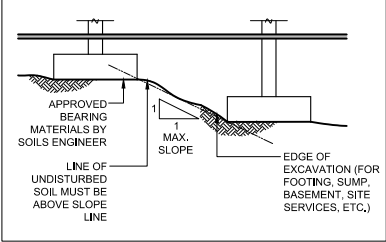
### TYPICAL WOOD COLUMN FOOTING



### TYPICAL STEPPED WALL FOOTINGS

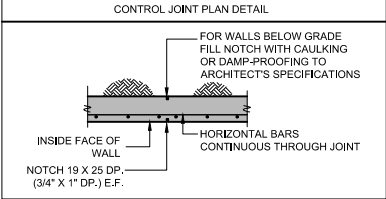


### TYPICAL FOOTING ADJACENT TO EXCAVATION



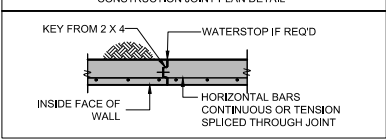
### WALL CONTROL JOINT

FOR EXTERIOR WALLS BELOW GRADE AND EXTERIOR WALLS EXPOSED TO WEATHER ABOVE GRADE, PROVIDE CONTROL JOINTS AT 6100 (20'-0") O.C. MAX. U.N.O. ON PLAN.



### WALL CONSTRUCTION JOINT

(CONSTRUCTION JOINT CAN REPLACE CONTROL JOINT)



### WALL NOTES

1. UNLESS OTHERWISE NOTED, WALLS SHALL BE REINFORCED AS FOLLOWS:

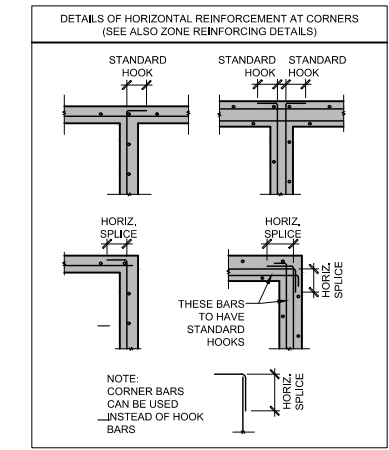
WALL REINFORCEMENT		
WALL	VERTICAL	HORIZONTAL
150 (6")	10M @ 460 (18") VERT.	10M @ 330 (13") HORIZ.
200 (8")	10M @ 330 (13") VERT.	10M @ 250 (10") HORIZ. OR 15M @ 510 (20")
250 (10")	10M @ 250 (10") VERT.	10M @ 200 (8") HORIZ. OR 15M @ 380 (15")
250 (10")	15M @ 510 (20") VERT.	10M @ 200 (8") HORIZ. OR 15M @ 380 (15")
300 (12")	10M @ 460 (18") VERT. E.F. STAG.	10M @ 330 (13") HORIZ. E.F. STAG.
330 (13")	10M @ 380 (15") VERT. E.F. STAG.	10M @ 280 (11") HORIZ. E.F. STAG.

FOR OTHER THICKNESSES, REINFORCEMENT TO BE PROPORTIONAL TO ABOVE.

15M @ 510 (20") MAY BE SUBSTITUTED FOR 10M @ 380 (13") WITH THE APPROVAL OF IREDALE GROUP. FOR WALLS WITH A SINGLE LAYER OF STEEL, THE WALL REINFORCING SHALL BE PLACED IN THE CENTRE OF THE WALL UNLESS NOTED OTHERWISE.

2. ALL WALL REINFORCING SHALL BE CONTINUOUS, WITH HOOKS OR CORNER BARS USED AT ALL WALL JUNCTIONS. EXTEND HOOKS TO FAR FACE OF WALL. CORNER BARS TO BE LOCATED ON OUTSIDE FACE OR CENTRE OF WALL.

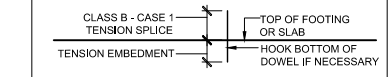
3. HORIZONTAL AND VERTICAL SPLICES SHALL BE CLASS B - CASE 1 TENSION SPLICES, UNLESS NOTED OTHERWISE, HORIZONTAL BARS NEED NOT BE CONSIDERED TOP BARS.



4. ENDS OF ALL WALLS SHALL HAVE 2-15M VERTICALS LAPPED 635 mm (25") UNLESS OTHERWISE NOTED ON DRAWINGS.

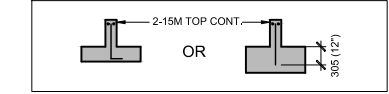
5. ADD 2-15M PARALLEL TO ALL EDGES AND EXTENDING 635mm (25") BEYOND CORNERS AT OPENINGS IN WALLS. WHERE OPENING WIDTH IS EQUAL TO OR GREATER THAN 760 mm (2'-6"), ADD 15M X 915 mm (3'-0") LG. DIAGONAL BARS AT CORNERS.

6. UNLESS NOTED OTHERWISE, PROVIDE DOWELS AT BOTTOM OF WALLS (I.E. AT FOOTINGS OR WHEREVER WALL BEGINS) AS SHOWN BELOW. DOWELS TO MATCH VERTICAL STEEL.



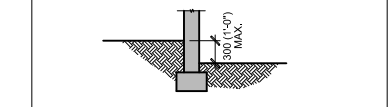
7. UNLESS NOTED OTHERWISE, PROVIDE U-BARS WHERE FLOORS ARE SUPPORTED FROM THE BOTTOM OF WALLS.

8. SEE ARCHITECTURAL DRAWINGS FOR EXTENT AND LOCATION OF CONCRETE UPSTAND WALLS, PLANTER WALLS, AND CURBS. UNLESS NOTED OTHERWISE, PROVIDE REINFORCING AS GIVEN IN ITEM 1. VERTICAL BARS TO BE EMBEDDED IN MAIN STRUCTURE AS SHOWN BELOW.



9. UNLESS NOTED OTHERWISE ALL RETAINING WALLS BELOW GRADE AND ALL EXTERIOR WALLS EXPOSED TO THE WEATHER ABOVE GRADE DETAIL SHALL HAVE CONTROL JOINTS. CONSTRUCTION JOINT MAY REPLACE CONTROL JOINT WHERE REQUIRED. THE LOCATION OF CONTROL JOINTS IN EXPOSED CONCRETE WALLS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.

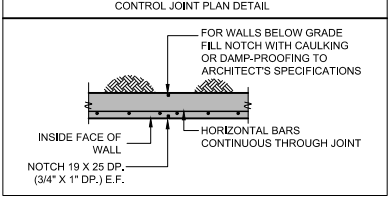
10. UNLESS NOTED OTHERWISE, AT NO POINT DURING CONSTRUCTION SHALL THE DIFFERENCE IN BACKFILL LEVELS ON EITHER SIDE OF INTERIOR FOUNDATION WALLS (OR ANY OTHER FOUNDATION WALLS NOT DESIGNED TO RETAIN SOIL) EXCEED 300 mm (1'-0").



11. DO NOT PLACE BACKFILL AGAINST CONCRETE FOUNDATION WALLS UNTIL WALLS ARE AT LEAST 14 DAYS OLD MIN., OR UNTIL GROUND FLOOR SYSTEM OR TEMPORARY BRACING IS INSTALLED TO ADEQUATELY SUPPORT THE WALLS.

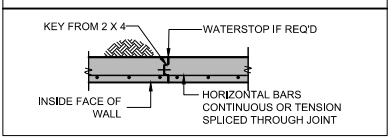
### WALL CONTROL JOINT

FOR EXTERIOR WALLS BELOW GRADE AND EXTERIOR WALLS EXPOSED TO WEATHER ABOVE GRADE, PROVIDE CONTROL JOINTS AT 6100 (20'-0") O.C. MAX. U.N.O. ON PLAN.



### WALL CONSTRUCTION JOINT

(CONSTRUCTION JOINT CAN REPLACE CONTROL JOINT)



## WOOD FRAMING

### QUALITY ASSURANCE:

WOOD DESIGN SHALL CONFORM TO CAN/CSA-086-01 "ENGINEERING DESIGN IN WOOD."

LUMBER SHALL CONFORM TO CAN/CSA-0141-05 "SOFTWOOD LUMBER", THE NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER, AND SHALL HAVE A MAXIMUM 15% MOISTURE CONTENT AT TIME OF INSTALLATION.

### PRODUCTS:

SIZES: ALL MEMBER DESIGNATIONS SHOWN ON PLANS ARE NOMINAL DIMENSIONS EXCEPT WHERE NOTED "FULL SIZE", IN WHICH CASE THE MEMBER DESIGNATION DENOTES THE TRUE SIZE OF THE MEMBER ON DRAWINGS.

LUMBER GRADE: HEM-FIR No. 2 OR BETTER UNLESS NOTED OTHERWISE ON DRAWINGS.

PLYWOOD: D-FIR-L SHEATHING GRADE TO CSA 0121-M1978 AND CAN/CSA-0325.0-92; EXTERIOR GRADE FOR WALLS AND ROOF.

NAILS: 65mm (2 1/2") COMMON 8d NAILS UNLESS NOTED OTHERWISE. CONFORM TO CSA B111-1974 "WIRE NAILS, SPIKES AND STAPLES"; THIN GAUGE NAILING GUN STAPLES OR NAILS ARE NOT ACCEPTABLE.

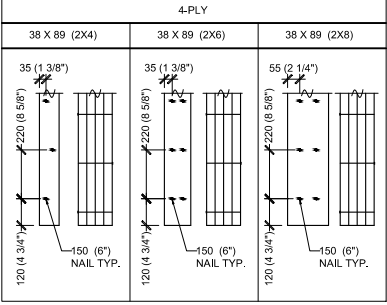
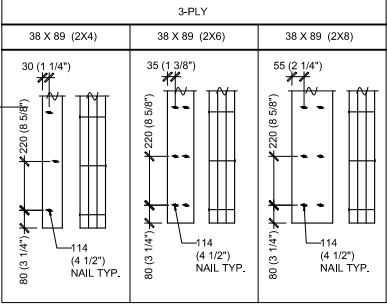
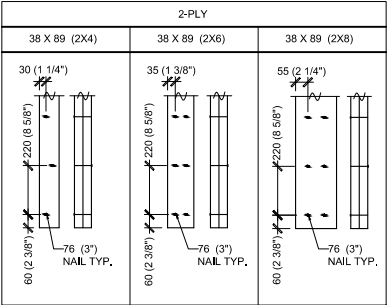
BOLTS: ASTM A307 UNLESS NOTED OTHERWISE.

USE ONLY STAINLESS STEEL FASTENERS WITH ACQ. PRESSURE TREATED LUMBER TYP.

REFER TO TYPICAL WOOD FLOOR, ROOF, AND WALL DETAILS FOR TYPICAL FRAMING CONDITIONS.

### BUILT-UP COLUMNS

FASTEN TOGETHER INDIVIDUAL LAMINATIONS OF BUILT-UP COLUMNS AS SHOWN IN THE DIAGRAM BELOW. NAILING MAY BE OMITTED WHERE THE BUILT-UP COLUMN IS INCORPORATED INTO A STUD WALL AND SHEATHING IS ADEQUATELY NAILED TO EACH MEMBER.



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10/12/19  
No. Date  
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# IREDALE GROUP

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Drawing Title

STRUCTURAL NOTES

Scale

3/8" = 1'

Drawn RI Check RI Partner RI

Project No.  
19128

Date  
MARCH 2021

Phase No. Sheet No.  
S-00

WOOD FRAMING (CONTINUED)

GLUE-LAMINATED TIMBER

MANUFACTURE GLULAM MEMBERS IN ACCORDANCE WITH CAN/CSA-O122-89.

MANUFACTURERS TO BE QUALIFIED ACCORDING TO CAN/CSA-O177-M89.

GLULAM PRODUCTS:  
BEAMS: 2414 STRESS GRADE, COMMERCIAL APPEARANCE GRADE FOR INTERIOR/EXTERIOR SERVICE.  
GLUE: WATER PROOF SUCH AS RESORCINOL OR PHENOL-RESORCINOL.

SUBMIT SHOP DRAWINGS TO ENGINEER AND RECEIVE REVIEWED SHOP DRAWINGS PRIOR TO ANY FABRICATION. SHOP DRAWINGS SHALL SHOW ALL MATERIAL, SIZES, CAMBER, LIFT POINTS, AND CONNECTIONS.

ERECT USING GOOD CONSTRUCTION PRACTICES AND IN COMPLIANCE WITH ALL GOVERNING REGULATIONS INCLUDING WCB REQUIREMENTS.

UNLESS NOTED OTHERWISE, CAMBER ROOF BEAMS 4 mm PER 1000 mm (1/4" PER 5'-0") OF SPAN.

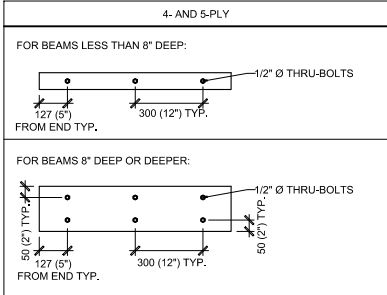
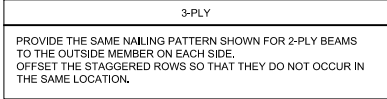
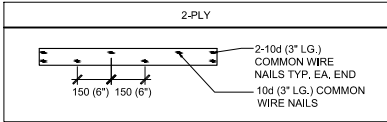
PROTECT GLULAM MEMBERS FROM WEATHER.

ALL GLULAM-TO-GLULAM AND GLULAM-TO-OTHER-WOOD-FRAME COMPONENT CONNECTIONS NOT SPECIFICALLY DETAILED SHALL BE SIMILAR TO THOSE SHOWN.

DO NOT NOTCH, CUT, OR DRILL HOLES IN GLULAM MEMBERS WITHOUT PERMISSION OF THE ENGINEER.

BUILT-UP BEAMS

UNLESS NOTED OTHERWISE, FASTEN TOGETHER INDIVIDUAL LAMINATIONS OF BUILT-UP SAWN LUMBER BEAMS AS SHOWN IN THE DIAGRAMS BELOW.



TYPICAL WOOD FLOOR AND ROOF FRAMING

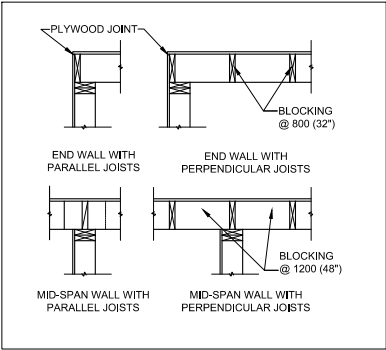
EXCEPT AS SHOWN OTHERWISE ON PLANS AND SECTIONS, FLOOR AND ROOF FRAMING DETAILS TO BE AS FOLLOWS.

DOUBLE PLATES:  
USE LONG LENGTHS, SPLICE LAP MIN. 1800 (6'-0") AND FASTEN WITH PAIRS OF 82 mm (3 1/4") NAILS @ 150 (6") U.N.O.

ROOF JOISTS:  
AS SHOWN ON DRAWINGS WITH FULL DEPTH BLOCKING OR CONTINUOUS JOIST OVER SHEAR WALLS. SUPPLY FRAMING ANCHORS WHERE SHOWN ON DRAWINGS.

FLOOR SHEATHING:  
3/4" TONGUE AND GROOVE PLYWOOD PLACED FACE GRAIN PERPENDICULAR TO JOISTS WITH STAGGERED SHEETS. GLUE AND NAIL PLYWOOD.

ROOF SHEATHING:  
3/4" TONGUE AND GROOVE PLYWOOD PLACED FACE GRAIN PERPENDICULAR TO JOISTS WITH STAGGERED SHEETS. NAIL PLYWOOD @ 100 (4") ON ALL PANEL EDGES, AT ROOF PERIMETER, AND TO JOISTS OR BLOCKING OVER SHEAR WALLS. AT INTERMEDIATE SUPPORTS NAIL @ 150 (6") O.C. NAILS TO PENETRATE 1 1/2" INTO FRAMING BELOW T&G DECKING AT DECKING SUPPORT LOCATIONS, BLOCK ALL PLYWOOD EDGES.



TYPICAL WOOD WALL FRAMING

EXCEPT AS SHOWN OTHERWISE ON PLANS AND SECTIONS, WALL FRAMING DETAILS TO BE AS FOLLOWS:

WALL FRAMING:

38 X 140 @ 400 (2 X 6 @ 16") STUDS TYP. FOR ALL EXTERIOR AND LOAD-BEARING INTERIOR WALLS. PROVIDE BLOCKING @ 1200 (48") O.C. TYP.

FOR OPENINGS UP TO 1200 (4'-0") WIDE, PROVIDE MIN. 2 - 38 X 235 (2 - 2 X 10) BUILT-UP LINTEL WITH 1 - 38 X 140 (2 X 6) CRIPPLE AND 1 - 38 X 140 (2 X 6) FULL-LENGTH STUD EACH SIDE.

FOR OPENINGS 1200 (4'-0") TO 2400 (8'-0") WIDE, PROVIDE MIN. 3 - 38 X 235 (3 - 2 X 10) BUILT-UP LINTEL WITH 28 X 140 (2 X 6) CRIPPLE AND 2 - 38 X 140 (2 - 2 X 6) FULL-LENGTH STUDS EACH SIDE.

TOP DOUBLE PLATES ARE TO BE CONTINUOUS OVER ALL LINTELS U.N.O.

SEE PLANS AND DETAILS FOR WALL ANCHOR BOLT SIZES AND SPACING.

WALL SHEATHING:

FOR EXTERIOR WALLS, USE 13 mm (1/2") PLYWOOD PLACED FACE GRAIN PERPENDICULAR TO STUDS WITH STAGGERED SHEETS TYP. FASTEN PLYWOOD TO FRAMING WITH NAILS @ 100 mm (4") O.C. ON ALL PANEL EDGES. TO ROOF JOISTS OR SILL PLATE, AND AROUND ALL OPENINGS. AT INTERMEDIATE SUPPORTS NAIL @ 300 (1'-0") O.C.

SEE PLANS FOR SHEAR WALL LOCATIONS AND DETAILS, INCLUDING SHEATHING, FASTENING, BLOCKING, AND HOLD-DOWN HARDWARE.

ENGINEERED WOOD JOISTS AND WOOD TRUSSES

DESIGN AND MANUFACTURE ENGINEERED JOISTS AND TRUSSES IN ACCORDANCE WITH 2012 BC BUILDING CODE AND CAN/CSA-086.1-94 TO SUPPORT LOADS AND TO MEET THE DETAILS, DIMENSIONS, AND CAMBER SHOWN ON THE DRAWINGS.

DESIGN AND MANUFACTURE OF METAL-SIDE-PLATE-CONNECTED WOOD TRUSSES SHALL CONFORM TO THE RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE OF CANADA PUBLICATION TPIC-1988.

TRUSS MANUFACTURERS FOR METAL-SIDE-PLATE-CONNECTED WOOD TRUSSES SHALL BE MEMBERS OF THE WESTERN WOOD TRUSS ASSOCIATION OF BRITISH COLUMBIA WHO ARE REGULARLY QUALITY-AUDITED BY AN INDEPENDENT AGENCY. OTHER MANUFACTURERS MAY BE ACCEPTABLE TO THE ENGINEER IF THEY CAN DEMONSTRATE SIMILAR QUALIFICATIONS AND QUALITY CONTROL PROCEDURES.

SUBMIT SHOP DRAWINGS TO ENGINEER AND RECEIVE REVIEWED SHOP DRAWINGS PRIOR TO FABRICATION. SHOP DRAWINGS SHALL SHOW DESIGN LOADS (INCLUDING UPLIFT WHERE APPLICABLE) DIMENSIONS, CAMBER, MEMBER SIZES, GRADE AND SPECIES OF MATERIAL, CONNECTORS, TIEDOWNS, BRACING, AND DETAILS INCLUDING FRAMING AND CONNECTIONS REQUIRED TO FRAME OPENINGS IN THE ROOF. A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA SHALL SEAL AND SIGN THE SHOP DRAWINGS PRIOR TO SUBMISSION.

RETAIN A PROFESSIONAL ENGINEER REGISTERED IN BC OR A TESTING AGENCY APPROVED BY THE ENGINEER TO PROVIDE SHOP INSPECTIONS DURING MANUFACTURE AND AN INSPECTION OF TRUSSES INSTALLED ON SITE. SUBMIT REPORTS TO THE ENGINEER UPON COMPLETION OF INSTALLATION AND INSPECTION.

JOIST OR TRUSS PRODUCTS  
WOOD: TO NLGA GRADING RULES AND CAN/CSA-086.1-94.  
CONNECTION PLATES: TPIC-1988  
GLUED CHORD SPLICES: PROOF TEST TENSION SPLICES TO DOUBLE THE DESIGN FORCE.

ERECT AND BRACE ENGINEERED JOISTS AND TRUSSES IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

FASTEN EACH END OF EACH JOIST OR TRUSS USING ONE METAL FRAMING ANCHOR SUFFICIENT FOR SUPERIMPOSED LOADS UNLESS NOTED OTHERWISE.

JOIST HANGERS AND MISCELLANEOUS CONNECTORS SHALL BE GALVANIZED AND OF SUFFICIENT GAUGE TO CARRY SUPERIMPOSED LOADS.

PROVIDE MID-SPAN BLOCKING OF ALL JOISTS, OR BLOCKING AT 2130mm (7') O.C. MAXIMUM SPACING.

ADEQUATELY CONNECT ALL MULTIPLE-PLY JOISTS AND TRUSSES TO ENSURE PROPER LOAD SHARING AS PER MANUFACTURER'S INSTRUCTIONS.

FIELD DRILLING, DAPPING, CUTTING, OR OTHER MODIFICATIONS TO JOISTS AND TRUSSES IS NOT PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE TRUSS MANUFACTURER AND ACCEPTANCE OF THE STRUCTURAL ENGINEER.

STRUCTURAL STEEL

QUALITY ASSURANCE

ALL STEEL FRAMING, SHOP WELDING, AND FIELD ERECTION TO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF CAN/CSA - S16 - 01 LATEST EDITION.

ALL CONNECTIONS TO BE DESIGNED BY FABRICATOR UNLESS NOTED OTHERWISE. DESIGN FOR MAXIMUM SECTION CAPACITY UNLESS NOTED OTHERWISE. ALL BEAM CONNECTIONS TO BE STANDARD FRAME BEAM CONNECTIONS OR EQUIVALENT UNLESS NOTED OTHERWISE.

CONNECTIONS AND SPLICES NOT SHOWN ON THE STRUCTURAL DRAWINGS BUT REQUESTED BY THE FABRICATOR MUST BE ACCEPTABLE TO IREDALE GROUP AND DETAILED ON SHOP DRAWINGS. TESTING OF THESE CONNECTIONS SHALL BE AT THE DISCRETION OF IREDALE GROUP AND TO THE CONTRACTOR'S ACCOUNT.

FOR THOSE CONNECTIONS AND COMPONENTS DESIGNED BY THE FABRICATOR, SHOP DRAWINGS SHALL BE PREPARED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF BRITISH COLUMBIA. THIS ENGINEER OR THEIR REPRESENTATIVE SHALL VISIT THE SITE TO REVIEW IN PLACE THE CONNECTIONS AND COMPONENTS DESIGNED BY THIS ENGINEER TO SATISFY THEMSELVES THAT THE CONNECTIONS AND COMPONENTS COMPLY WITH THEIR DESIGN ON THE SHOP DRAWINGS. THIS ENGINEER SHALL PROVIDE SCHEDULES B1, B2, AND CB TO THIS EFFECT. THIS ENGINEER SHALL ALSO PROVIDE SEALED SKETCHES FOR ALL FIELD MODIFICATIONS MADE TO THEIR DESIGN.

PRIOR TO SUBMITTING SHOP DRAWINGS THE CONTRACTOR SHALL NOTIFY IREDALE GROUP IN WRITING THAT THE FABRICATOR IS CERTIFIED TO A MINIMUM OF DIVISION 2.1 OF CSA STANDARD W47.1. ALL WELDING SHALL BE IN CONFORMANCE WITH CSA STANDARD W59.

PRODUCTS

ALL ROLLED SHAPES (EXCEPT WIDE FLANGES) AND ROLLED PLATES SHALL BE TO CSA STANDARD G40.21 - M - 350W OR EQUIVALENT (Fy = 300 MPa).

SEE SPECIFICATIONS FOR ALL STRUCTURAL STEEL PRIMING AND PAINTING REQUIREMENTS.

ROLLED WIDE FLANGES AND WELDED WIDE FLANGE SECTIONS SHALL BE TO CSA STANDARD G40.21 - M - 350W OR EQUIVALENT (Fy = 350 MPa).

HOLLOW STRUCTURAL SECTIONS SHALL BE TO CSA STANDARD G40.21 - M - 350W (Fy = 350 MPa) CLASS C UNLESS NOTED OTHERWISE.

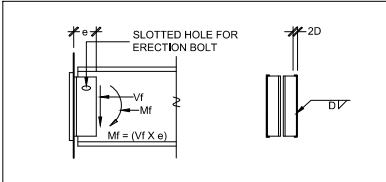
WELDING ELECTRODES TO BE E49XX OR EQUIVALENT.

ALL WELDED STUDS AND WELDED DEFORMED BAR ANCHORS SHALL BE INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. FILLET WELDED DEFORMED BARS OR STUDS WILL BE REJECTED.

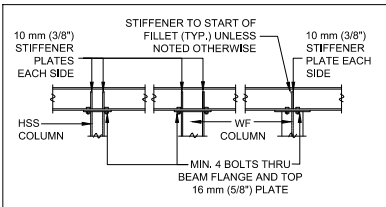
BOLTS TO BE ASTM A325 BEARING TYPE U.N.O INSTALLED IN CONFORMANCE WITH ASTM STANDARDS. DRILL BOLT HOLES 2 mm (1/16") LARGER THAN THE NOMINAL DIAMETER OF THE BOLT. BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO BOLTS IN EACH CONNECTED PIECE.

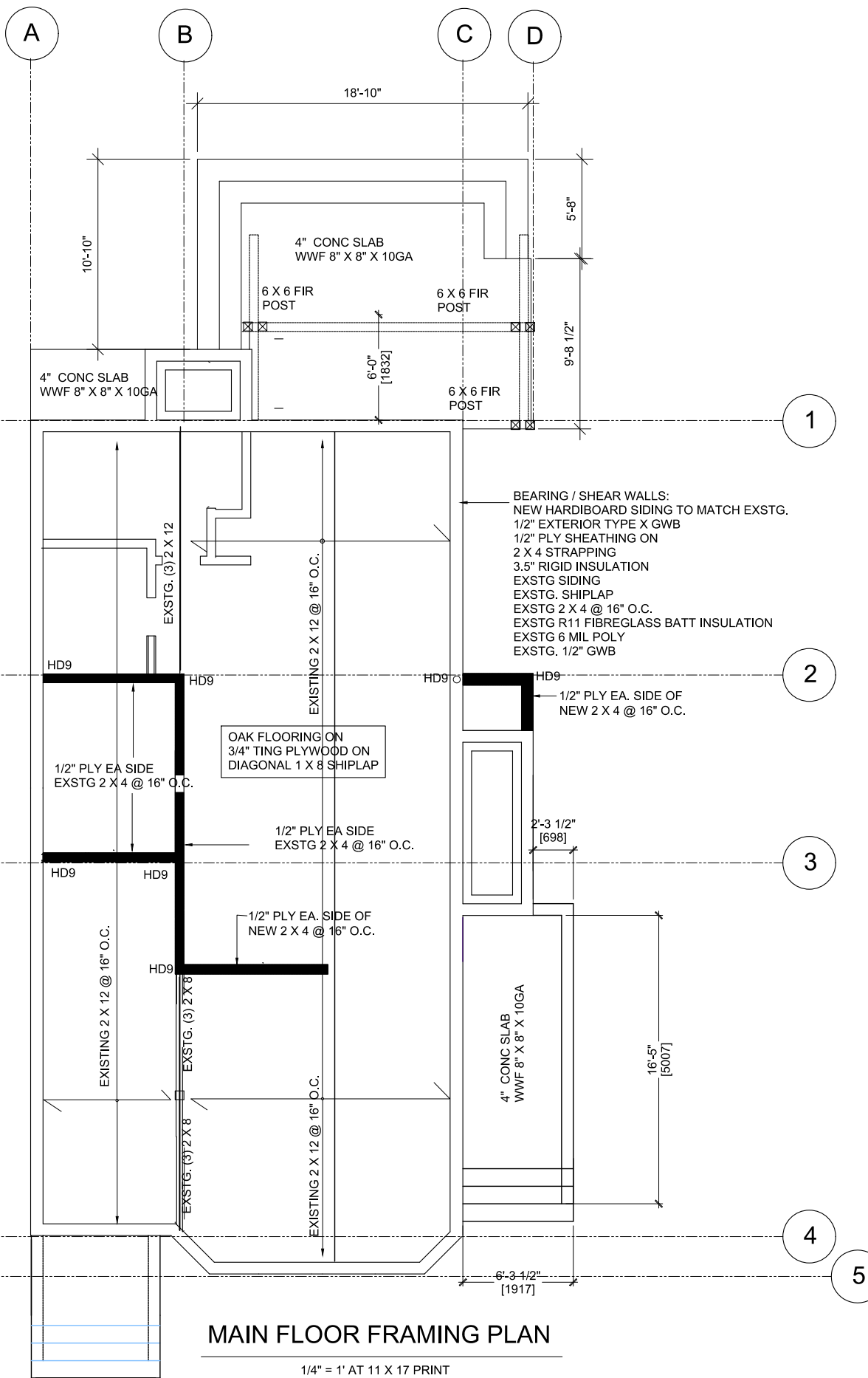
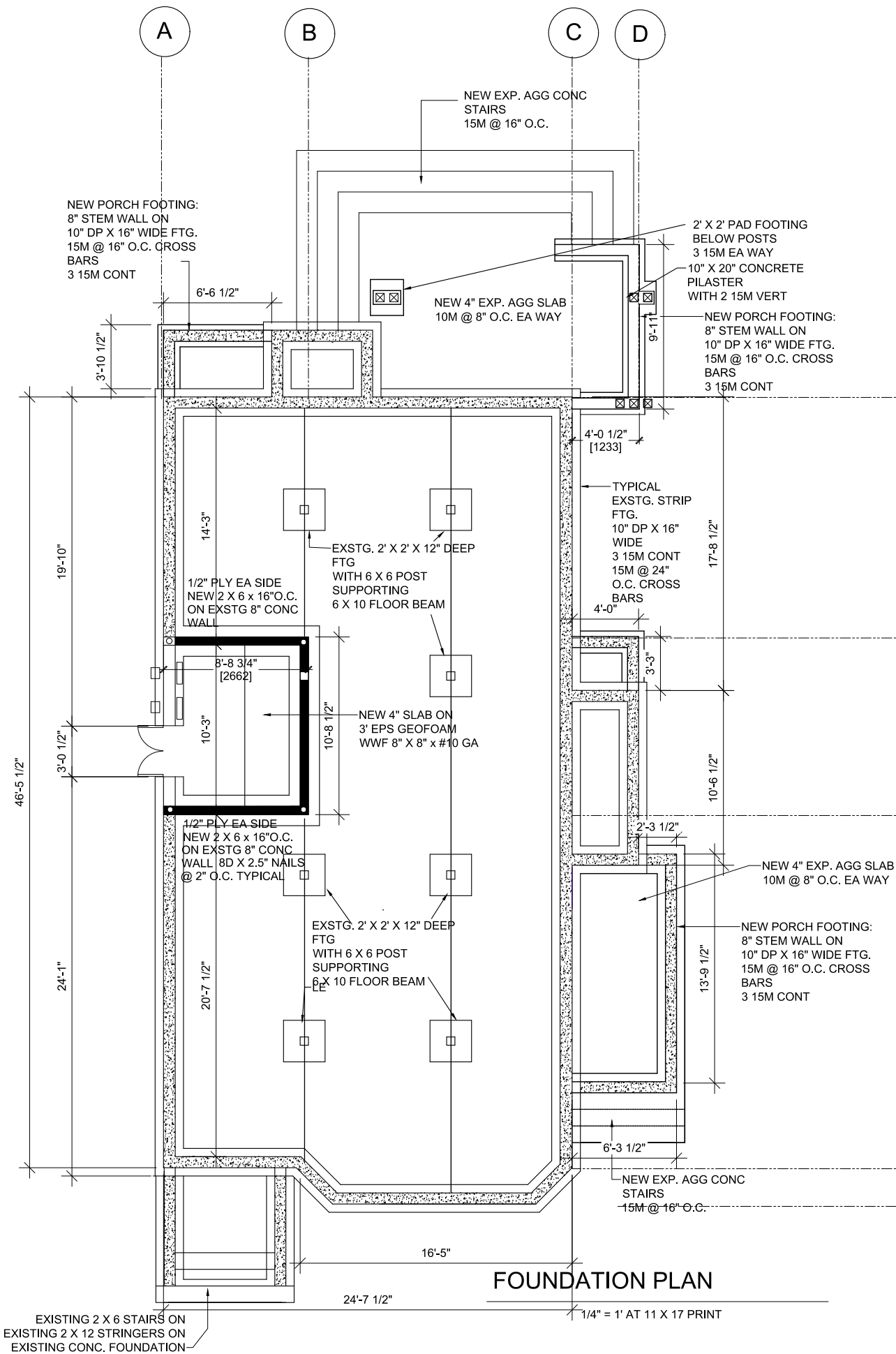
BEAM AND GIRDER CONNECTIONS

UNLESS NOTED OTHERWISE, BEAM AND GIRDER CONNECTIONS TO EMBEDDED PLATES SHALL BE DOUBLE ANGLE FRAMING CONNECTIONS WELDED TO THE BEAM WEB AS SHOWN IN THE FOLLOWING DIAGRAM.



UNLESS NOTED OTHERWISE, WHERE BEAMS SIT OVER COLUMNS PROVIDE FULL HEIGHT, FULL WIDTH 10 mm (3/8") STIFFENER PLATES EACH SIDE OVER COLUMN.





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Consultant

1012 RICHARDSON DUPLEX

1012 AND 1014 RICHARDSON ST.  
VICTORIA BC

Drawing Title

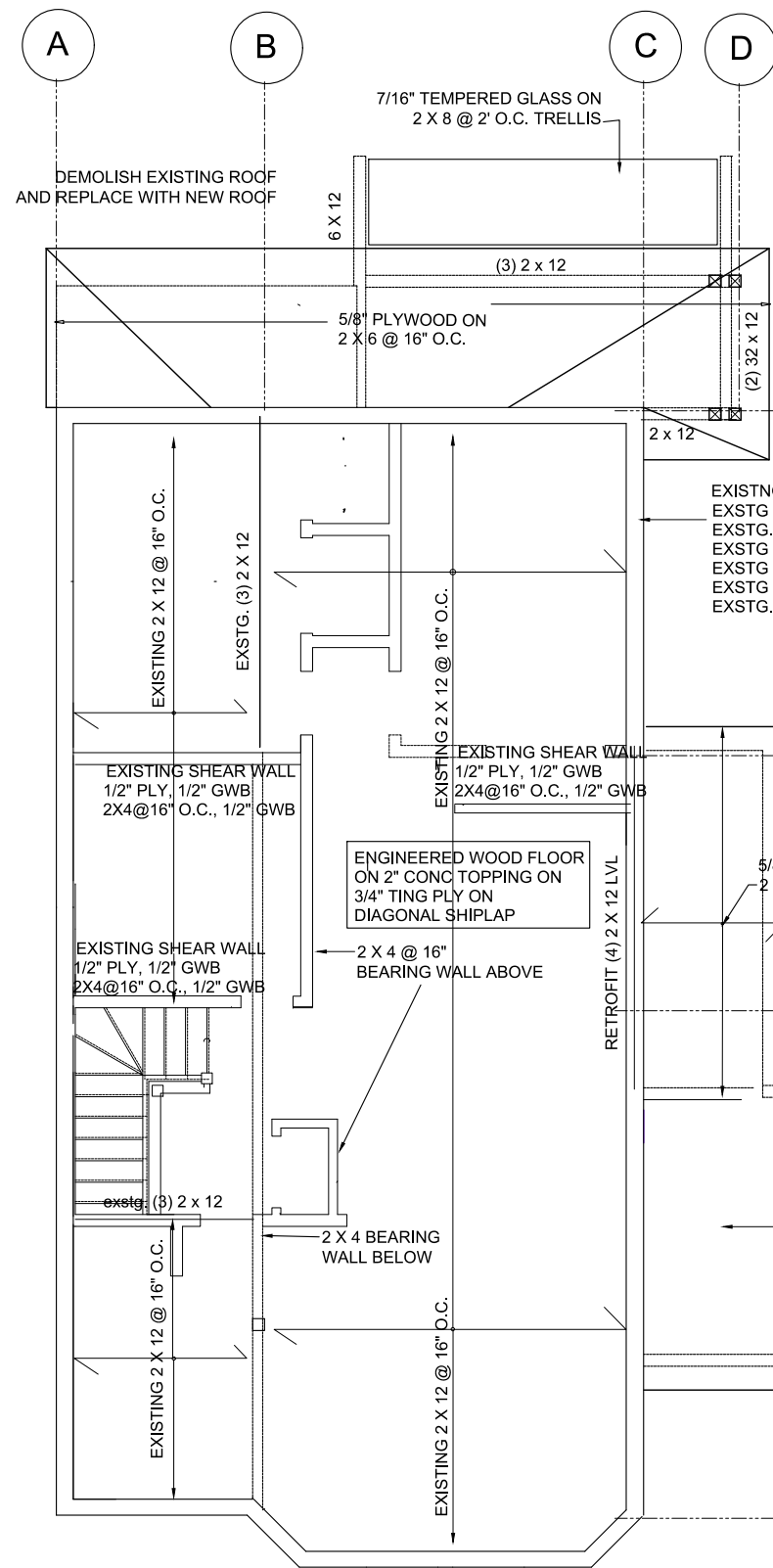
FOUNDATION AND MAIN FLOOR FRAMING PLAN

Scale

1/4" = 1'

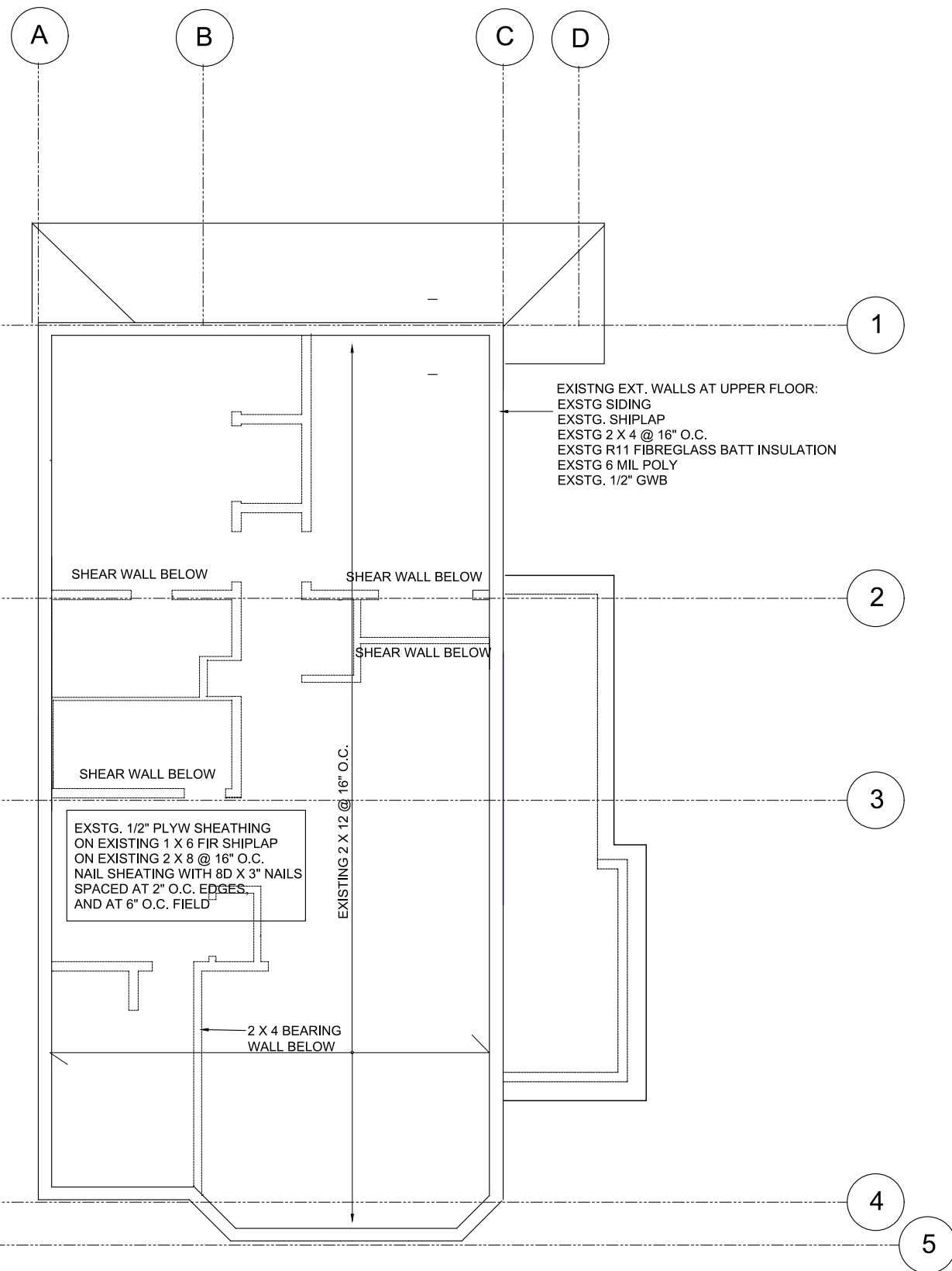
Drawn	RI	Check	RI	Partner	RI
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Date	Project No.	
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MARCH 2021	Phase No.	Sheet No.
		S-02



UPPER FLOOR FRAMING PLAN

1/4" = 1' AT 11 X 17 PRINT



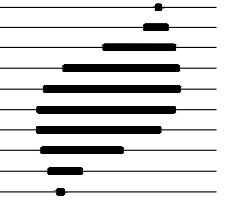
ATTIC FLOOR FRAMING PLAN

1/4" = 1' AT 11 X 17 PRINT

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1012 RICHARDSON  
DUPLEX

1012 AND 1014  
RICHARDSON ST.  
VICTORIA BC

Drawing Title  
UPPER FLOOR AND ATTIC  
FRAMING PLAN

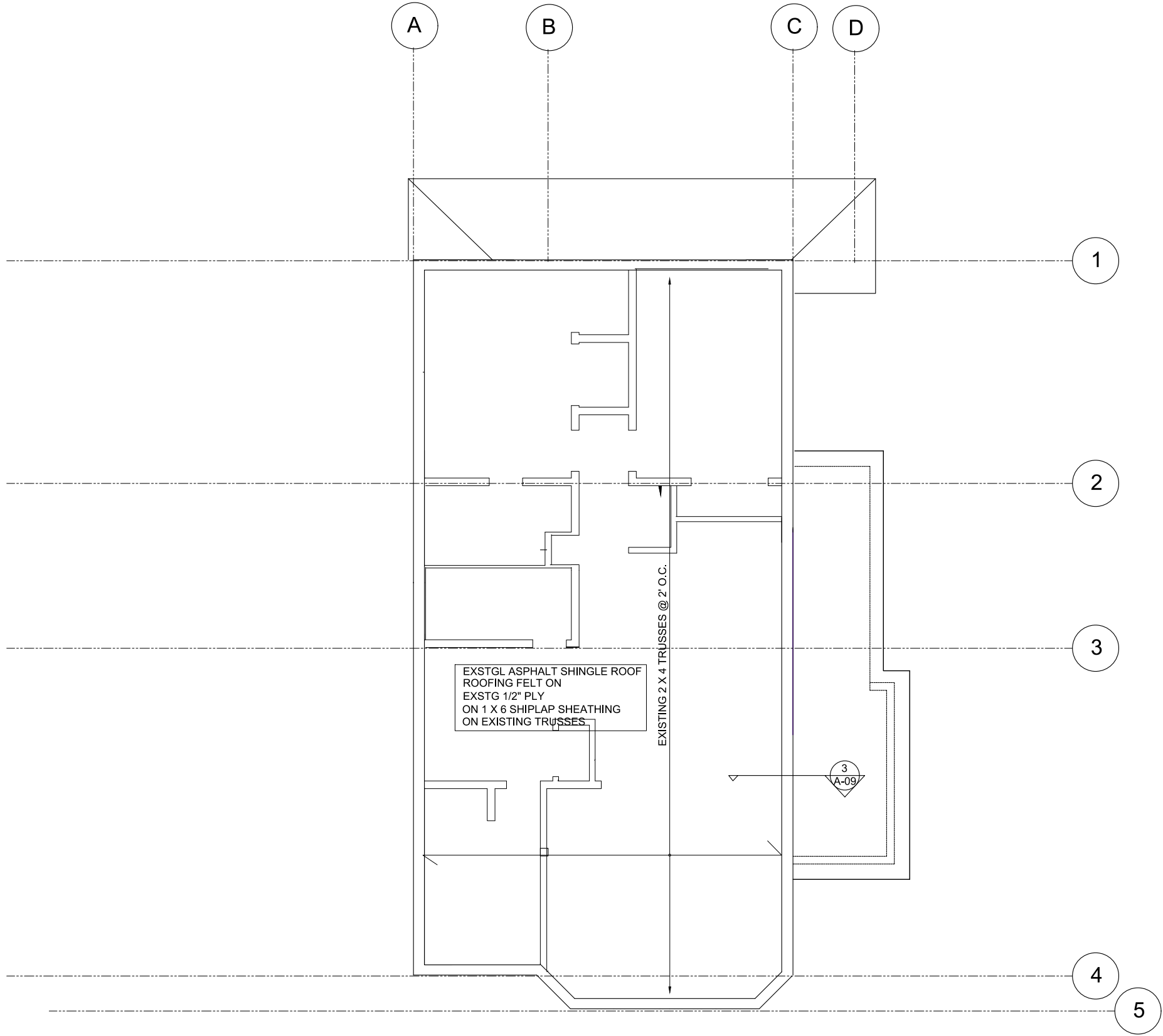
Scale  
1/4" = 1'

Drawn	RI	Check	RI	Partner	RI
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Project No.		19128
Date	Phase No.	Sheet No.

MARCH 2021		S-03
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ROOF FRAMING PLAN

1/4" = 1' AT 11 X 17 PRINT

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1012 RICHARDSON DUPLEX

1012 AND 1014  
RICHARDSON ST.  
VICTORIA BC

Drawing Title

ROOF  
FRAMING PLAN

Scale

1/4" = 1'

Drawn	RI	Check	RI	Partner	RI
		Project No.		19128	
Date	MARCH 2021		Phase No.	Sheet No. S-04	



February 15 2021

Attn: City of Victoria  
Heritage Planner and Heritage Advisory Commission

Dear Sirs,

Re: Proposed East Porch Addition, 1012 Richardson, Victoria BC

Please find attached plans for a porch addition to the existing 1892 Heritage-Designated duplex at 1012 Richardson Victoria BC. The building comprises a main floor and upper floor unit, each 3 bedrooms.

The purpose of the proposed porch addition on the east side is to give the main floor unit (which currently enters through the back kitchen door) an attractive street entrance. The roof of this new porch will give the upper floor unit a small east-facing balcony.

Structurally, the proposed porch is an addition to the existing east-facing bay window.

The porch design proposes to match the victorian detailing of the rest of the house. A custom made spindle frieze, above this an architrave panel with Victorian style brackets, and above this a curved "mansard" porch roof matches existing façade elements. The new porch will be "in style" and yet have a graceful look of its own.

We look forward to discussing the design with you in more detail as the application progresses.

Respectfully submitted,

Richard H. Iredale, Architect AIBC, MRAIC, P.Eng., LEED AP, Principal  
Partner, Iredale Architecture

## **Address: 1012 Richardson Street**

### **Description of historic place:**

1012 Richardson Street is a two-and-one-half storey wood frame Italianate residence, part of the Vancouver Street cluster in the heart of Victoria's Fairfield neighbourhood.

### **Heritage value:**

The historic place, built in 1892, has value for its architecture, how its construction illustrates foreign investment and speculative housing in the late-nineteenth-century, for its architect, for its reflection of the emerging heritage movement in the 1970s, and for its restoration that served as a catalyst for restoration in the neighbourhood.

1012 Richardson Street has heritage value as one of six extant examples of eight houses built at the end of the nineteenth century for British investor Hedley Chapman. The B.C. Land and Investment Agency, who at one time owned or controlled half the real estate in Victoria, acted as agents and arranged for the construction of the houses by contractors Bishop and Sherborne. Two years later, the Agency advised Chapman to sell due to a decline in property values. Mrs. Gertrude Chapman purchased all lots and houses as an investment and held title until 1908 when she subdivided the property into six lots, moved two houses further down Vancouver Street and sold the remaining six. This cluster clearly illustrates the early speculative rental market, a trend begun in Victoria's early building boom.

All the houses are identical in size and layout but have subtle differences in architectural embellishments. The Italianate styling reflects the architectural tastes of the late 19th century with these examples more modest expressions of the villas owned by more affluent owners. The occupations of early residents reflects the growth of the middle class. This building was rented by a succession of different tenants including a contractor, a drygoods merchant with a small store, and a widow.

The property is also valued as an example of modest domestic architecture by architect John Teague, better known for larger, institutional commissions in the City such as Victoria City Hall, the Church of Our Lord, and the Masonic Temple. That he was most comfortable with the Italianate idiom in residential architecture is evident both in these examples and his larger commissions for Victoria's elite.

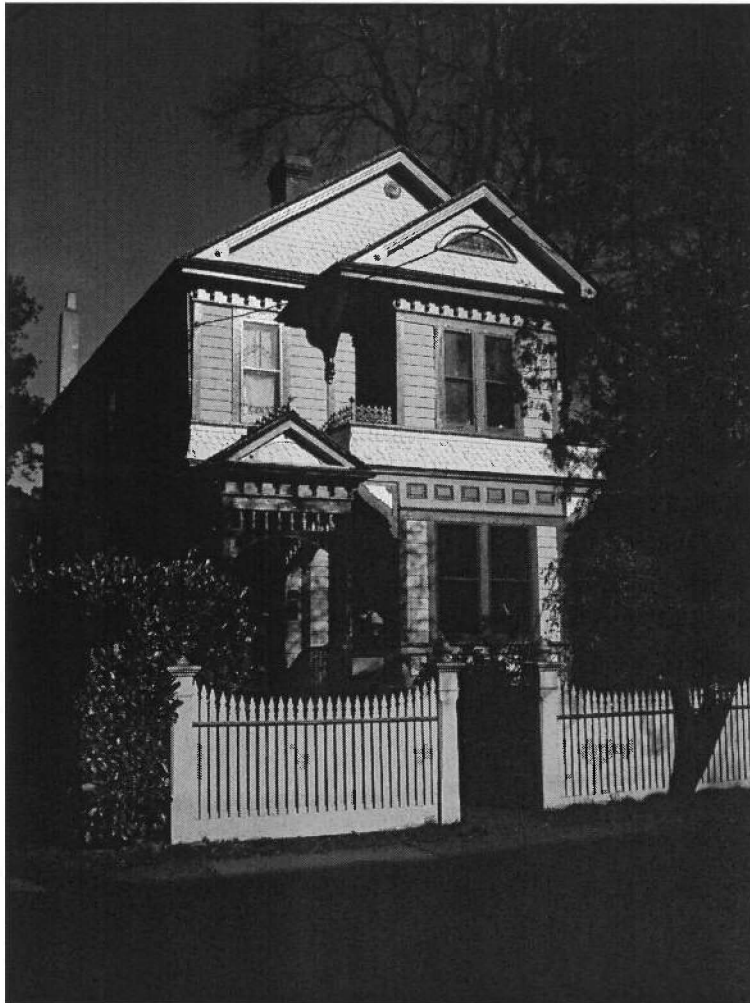
This cluster of houses is valued by the Fairfield neighbourhood. In 1977, the City, responding to a Fairfield Community Association request, designated five of the six remaining buildings: today, they serve as a reminder of the emerging heritage program in Victoria at that time.

This house was the first of the group to be restored. A local carpenter and early heritage conservationist completed a historically accurate restoration in 1979, serving as a catalyst for the remainder of the grouping.

### Character-defining elements:

The heritage character of 1012 Richardson Street is defined by the following elements:

- characteristics of the Italianate style including deeply overhanging eaves with ornamental brackets, wooden arcaded porch, double storey box bay windows, prominent front entrance with wood stairs, decorative bargeboards, and bands of fish scale shingles
- eyebrow window in peak of gable
- form and pattern of fenestration
- relationship between this house and the rest of the cluster
- uniformity of setbacks, building height, and mass throughout the cluster



*1012 Richardson Street, oblique view from the southwest, 2007*

**1012 Richardson St (ex-8 Richardson) 1892**  
**Hedley Chapman**  
**Architect: John Teague**  
**Contractors: Bishop & Sherborne**

British investor Hedley Chapman had this house built as part of a group of eight houses in 1892 (see **725-43 Vancouver St**, Fairfield). This house's front bay is on the right, and it has a full side gable. It has sunburst brackets with seven rounded-end sunbeams, and strapwork on its bargeboards. There are roundels on the bargeboards and on the entry-porch face. It has fretwork on the peak of the porch roof, and ironwork decorations above the corners of the first-floor pent roof. There is a ceramic bearded face in the gable peak, likely a modern addition. (see c.1900 photo)

The earliest known occupant of this house was William Spencer Hampson, who lived here in 1894. Hampson was a drygoods merchant. He left Victoria with his family the following year. In 1895 Gertrude Cunningham bought all eight houses, and lived in this house briefly with her husband, Robert A. Cunningham and son Jeffrey. William G. Pinder lived here in 1897 (**1139 Burdett**, Fairfield).

From 1898-c.1908, this was home to Mrs Katherine Eliza Wallace (Raymur, c.1818-1909), widow of Capt Marshall Wallace. Kate was born in Halifax, NS, and came to BC possibly in the 1870s, likely as a widow. She lived here with her two grandchildren, Frances (**1564 Rockland**, Rockland) and Cecil Tyrwhitt-Drake. Kate's



1012 Richardson St, 2002

VHF / Derek Trachsel

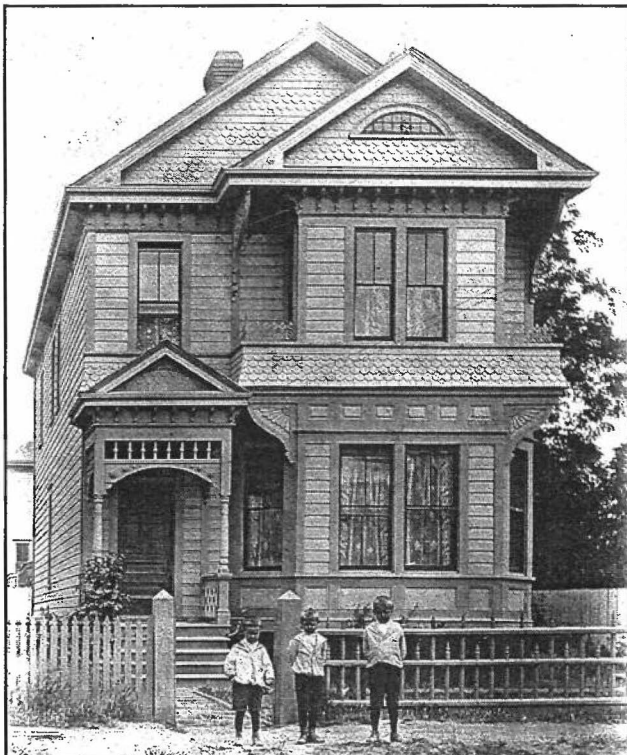
daughter Cecilia Isabella (c.1853-1889) married coal merchant William H. Tyrwhitt-Drake, brother of Justice Montague Tyrwhitt-Drake (c.1836-1898) in 1882. Kate became guardian of the children following the death of her daughter and son-in-law in 1889 and 1898. Kate was sister of Capt James Arnold Raymur (1823-1882), who commanded vessels in the West Indies before entering the lumber industry in BC. He came to Victoria in 1864, and in 1869 became manager of Hastings Mills on Burrard Inlet.

Between 1909 and 1925, various people occupied the house, but it was vacant for some time in the early 1920s.

The Bigelow family bought the house by 1926 and lived here until moving to Florence Lake in the early 1940s. William (1863-1945) and Rose Ann (Gray, 1863-1957) Bigelow were born in Quebec and Chatham, ON, respectively. William was a farmer and labourer. Daughter Blanche G. Bigelow lived here until 1930 when she married John G. Thomson.

George W. and Margaret Steele lived here in 1946, followed by Gordon and Laura Slater in 1949. Gordon was a salesman at Les Palmer. Boilermaker J. Louis Bowman and his wife Edna bought this house in 1951 and lived here for two years.

In 1979 owner Bill Murphy won a Hallmark Society Award for his meticulous restoration of this house.



1012 Richardson St, Bunny Thompson is small boy on left, c.1900 coll Murphy family



1012 Richardson St, rear, 1984  
VHF / Norm Spanos

8. **1012 Richardson Street- Heritage Alteration Permit with a Variance Application No. 00025**

John O'Reilly provided a brief introduction.

Panel Questions and Comments

- Why is aluminum the selected material and not wood? The proposed upper deck railing is using aluminum to complementarily work with the wrought iron fretwork.
- What is the distinction between imitation and emulation relating to the detail? The porch is not a modern design, this addition is distinguishing itself from the rest of the house and not aiming to match the detailing on the house and would not be considered imitation.
- Could the rear porch railing in the backyard of the property be used elsewhere? It could and is being looked into.

**Motion:**

**Moved** by Aaron Usatch

**Seconded** by Jim Kerr

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with Variances Application No. 00025 for 1012 Richardson Street be approved with the following changes:

- The retainment of the original railing on the backyard porch.

**Carried** (unanimous)



## 1012 Richardson Street (HAV00025)

- Proposed: a porch addition to the existing 1892 Heritage-Designated house at 1012 Richardson
- The building comprises a main floor and upper floor unit, each 3 bedrooms.
- porch addition gives the main floor unit an attractive street entrance.
- The roof of this new porch will give the upper floor unit a small east-facing balcony.



1

## 1012 Richardson Street (HAV00025)

### CDE's

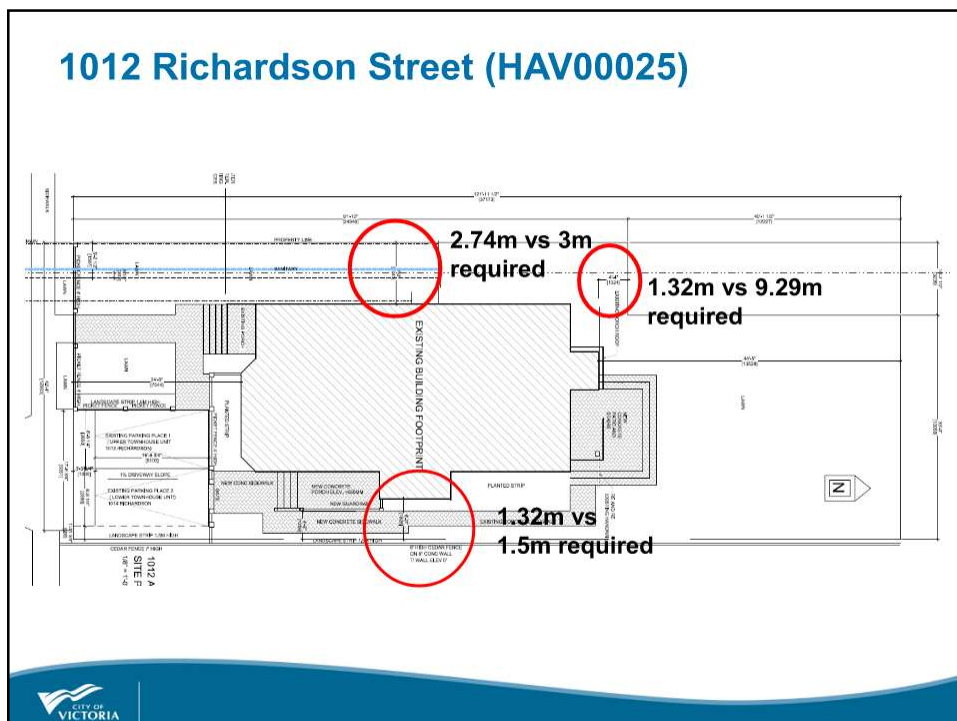
- its Italianate features including deeply overhanging eaves, wooden arcaded porch, double storey box bay windows, prominent front entrance with wood stairs, decorative bargeboards, and bands of fish scale shingles
- eyebrow window in the peak of the gable
- form and pattern of fenestration
- relationship between the house and remainder of the cluster
- uniformity of setbacks, building height and mass throughout the cluster



2

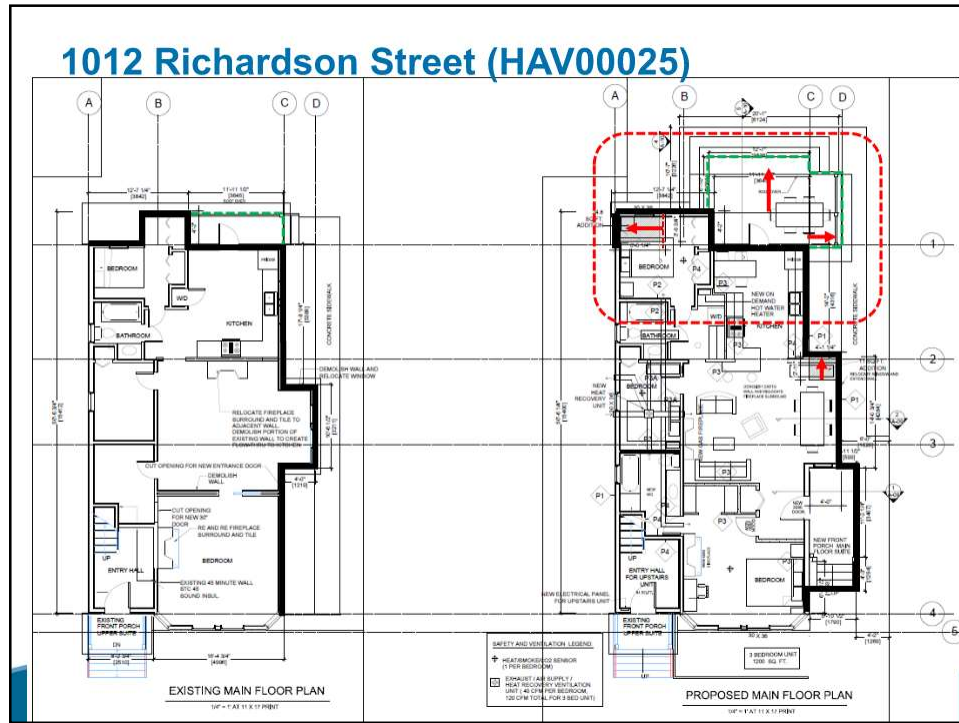


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4





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6

## 1012 Richardson Street (HAV00025)



7

## 1012 Richardson



8