

"MADDISON"
1082 Richmond Avenue
Victoria, BC



PROJECT TEAM

Applicant
Abstract Developments Inc.
1976 Oak Bay Avenue
Victoria, BC V8R 1E2
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10-909 Vancouver Street
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Landscape Architect
Murdoch de Greeff Inc.
200-524 Kukulthel Road
Victoria, BC V8Z 1G1
P: (250) 412-2891
E: scott@mdidesign.ca

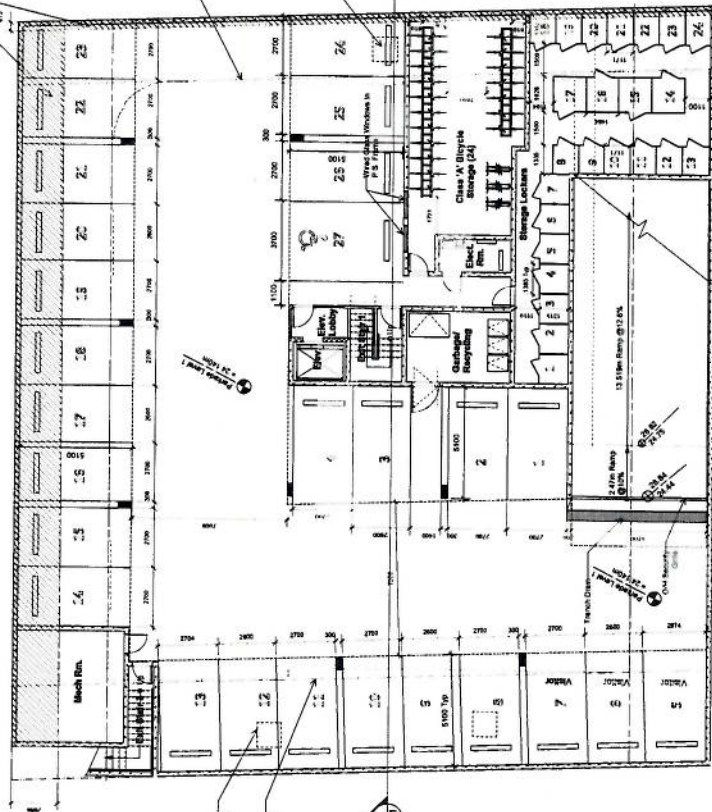
REZONING & DEVELOPMENT PERMIT APPLICATION

Original Submission: 01/11/2013
Revised Submission: 05/13/2013
Revised Submission: 03/10/2014
Revised Submission: 06/20/2014

DRAWING LIST

A1.1 Site Plan and Project Data
A2.1 Parkade Plan
A2.2 Main and Second Level Floor Plans
A2.3 Third and Fourth Level Floor Plans
A3.1 Elevations – North and South
A3.2 Elevations – East and West
A4.1 Building Section and Roof Plan
A5.1 Streetscapes
A6.1 Renderings – Looking SW and SE
A6.2 Renderings – Looking NW and Close-up of Entrance
L1.1 Landscape Plan

General Area Indicates Portion of Plan to be Referenced



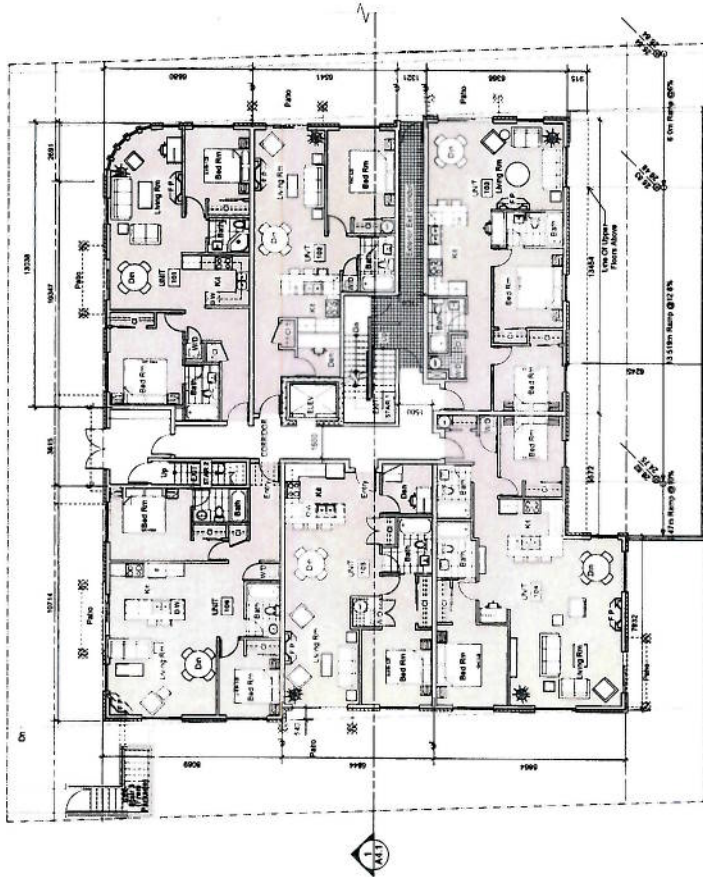
1 Parkade Plan
Scale: 1:100



Project:
1082 RICHMOND AVENUE
 Victoria, B.C.
 Parkade Plan
 Scale - As Noted
 June 17th., 2014

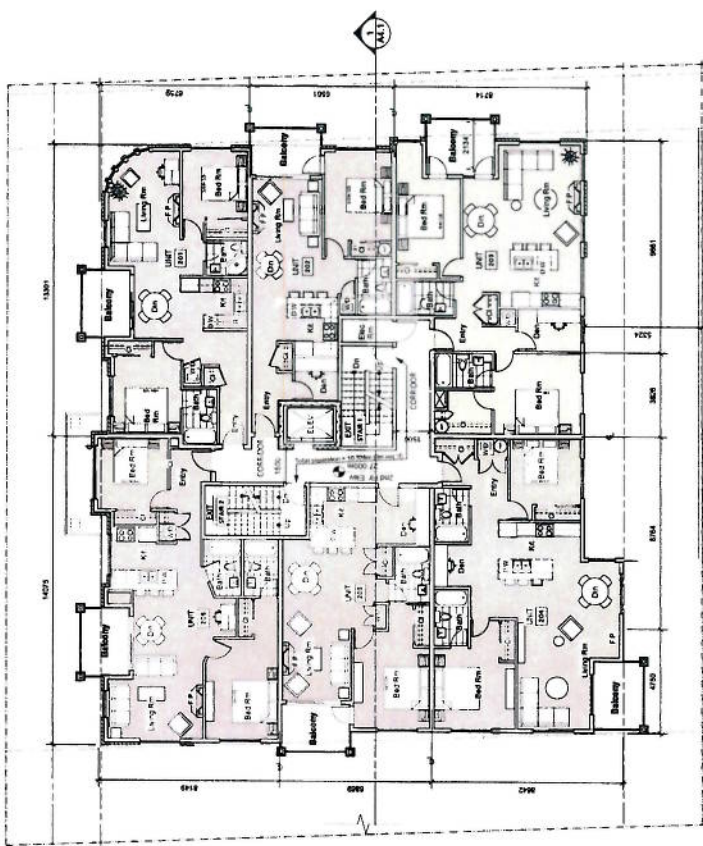
MEMA FORMS INC.
 100-100 Whittier Street, Victoria, B.C.
 V8P 2G4
 (250) 383-5422 • fax (250) 383-5424

A2.1



1 Main Floor Plan
SCALE: 1:100
 Main Floor Gross Area (Excluding Entries & Balconies):
 504.02 SQ. M. (5,317.05 SQ. FT.)

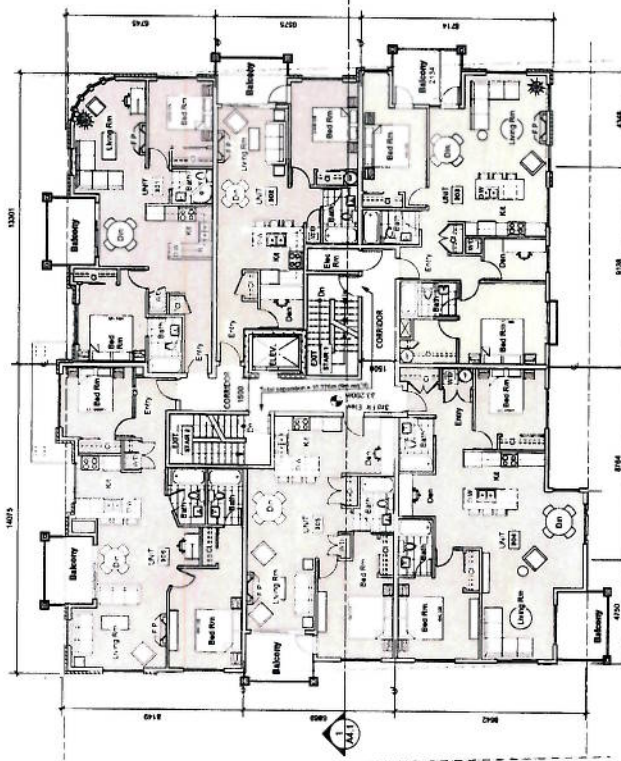
LEVEL	TYPE	AREA (SQ. M.)	AREA (SQ. FT.)
L1	UNIT 101	878.50	9,416
	UNIT 102	498.50	5,414
	UNIT 103	502.50	5,414
	UNIT 104	1,023.84	11,048
	UNIT 105	788.84	8,524
	UNIT 106	882.40	9,517
	UNIT 107	1,023.84	11,048
	UNIT 108	555.00	6,028
L2	UNIT 201	1,283.88	13,914
	UNIT 202	1,283.88	13,914
	UNIT 203	1,283.88	13,914
	UNIT 204	1,283.88	13,914
	UNIT 205	817.86	8,813



2 Second Floor Plan
SCALE: 1:100
 Second Floor Gross Area (Excluding Entries & Balconies):
 514.02 SQ. M. (5,517.05 SQ. FT.)

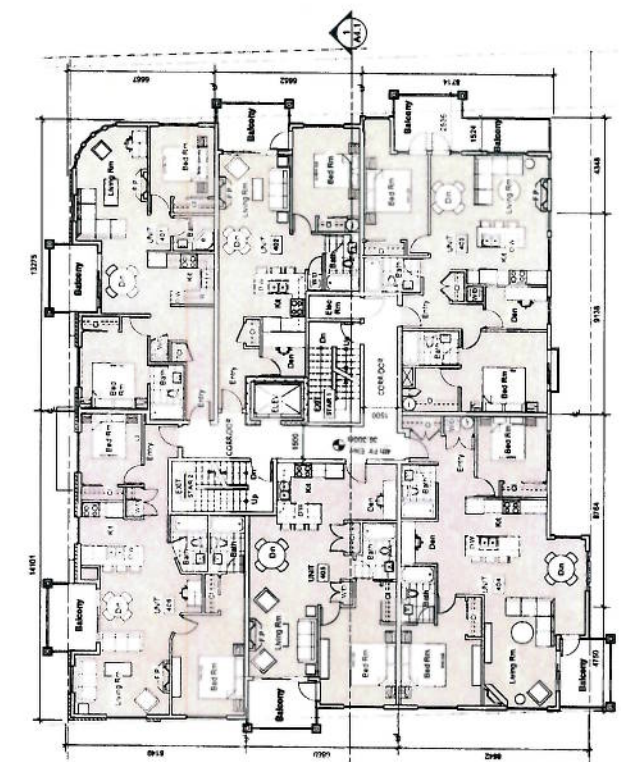
Project:
1082 RICHMOND AVENUE
 Victoria, B.C.
 Main & Second Level Floor Plans
 Scale - As Noted
 June 17th., 2014

M.A. FORTIN & CO. INC.
 412 5th Avenue West, Suite 100
 Victoria, B.C. V8V 2R6
 PH: 250-681-1422 FAX: 250-681-1424



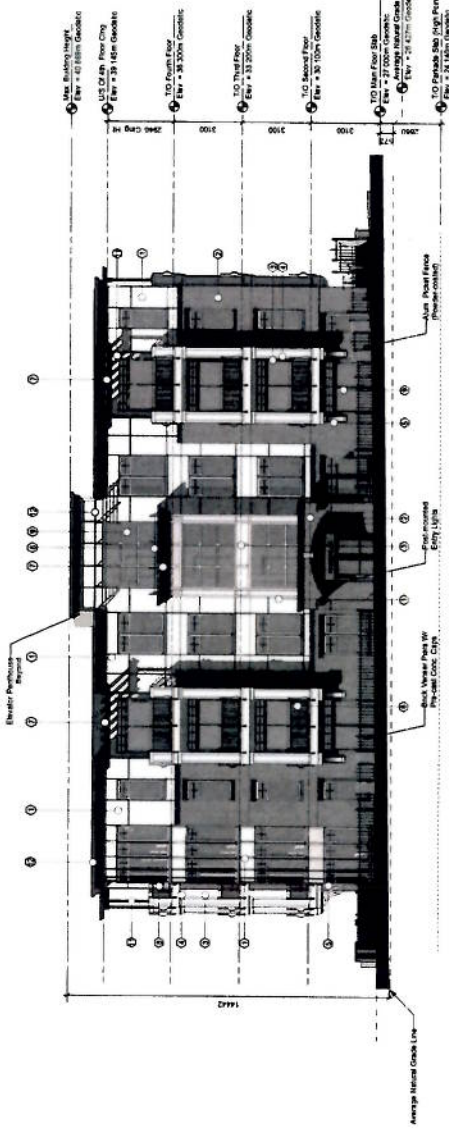
1 Third Floor Plan
A2.3 SCALE: 1/100
 Third Floor Gross Floor Area (Excluding Elevator & Stairwells)
 5,191.00 sq. ft.
 481.00 sq. m.

UNIT NET AREA	UNIT NO.	AREA (SQ. FT.)	AREA (SQ. M.)
UNIT 301	301	551.10	50.86
UNIT 302	302	1,028.38	95.14
UNIT 303	303	1,028.38	95.14
UNIT 304	304	1,028.38	95.14
UNIT 305	305	205.68	19.07
UNIT 306	306	217.88	20.13
UNIT 307	307	217.88	20.13
UNIT 308	308	217.88	20.13
UNIT 309	309	217.88	20.13
UNIT 310	310	217.88	20.13
UNIT 311	311	217.88	20.13
UNIT 312	312	217.88	20.13
UNIT 313	313	217.88	20.13
UNIT 314	314	217.88	20.13
UNIT 315	315	217.88	20.13
UNIT 316	316	217.88	20.13
UNIT 317	317	217.88	20.13
UNIT 318	318	217.88	20.13
UNIT 319	319	217.88	20.13
UNIT 320	320	217.88	20.13
UNIT 321	321	217.88	20.13
UNIT 322	322	217.88	20.13
UNIT 323	323	217.88	20.13
UNIT 324	324	217.88	20.13
UNIT 325	325	217.88	20.13
UNIT 326	326	217.88	20.13
UNIT 327	327	217.88	20.13
UNIT 328	328	217.88	20.13
UNIT 329	329	217.88	20.13
UNIT 330	330	217.88	20.13



2 Fourth Floor Plan
A2.3 SCALE: 1/100
 Fourth Floor Gross Floor Area (Excluding Elevator & Stairwells)
 5,191.00 sq. ft.
 481.00 sq. m.

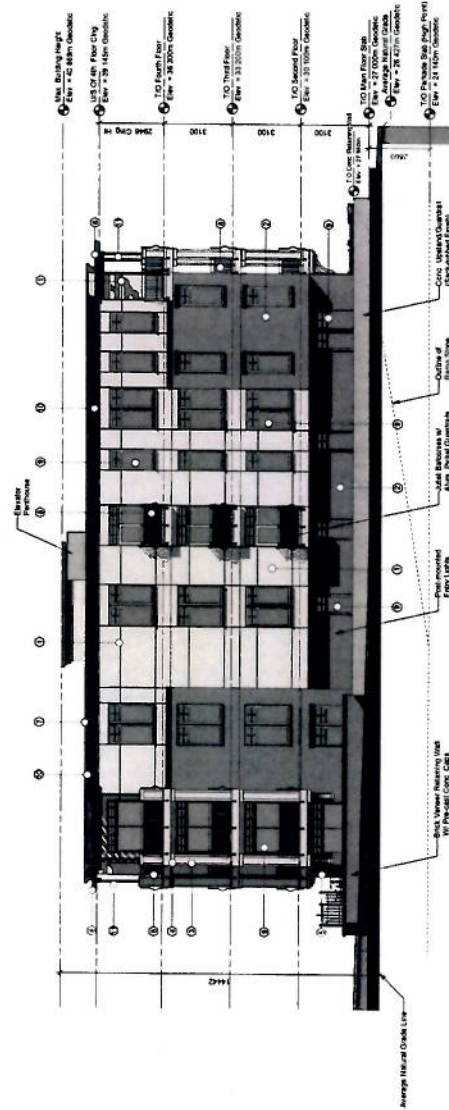
Project:
1082 RICHMOND AVENUE
 Victoria, B.C.
 Third & Fourth Level Floor Plans
 Scale - As Noted
 June 17th., 2014



1 North Elevation
Scale: 1:100

MATERIAL LEGEND

1	Flat Concrete Slab with Form Headers
2	Concrete Frame
3	1/2" Plywood Sheathing
4	1/2" x 2" x 1/2" Insulation
5	1/2" x 2" x 1/2" Insulation
6	1/2" x 2" x 1/2" Insulation
7	1/2" x 2" x 1/2" Insulation
8	1/2" x 2" x 1/2" Insulation
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99	1/2" x 2" x 1/2" Insulation
100	1/2" x 2" x 1/2" Insulation

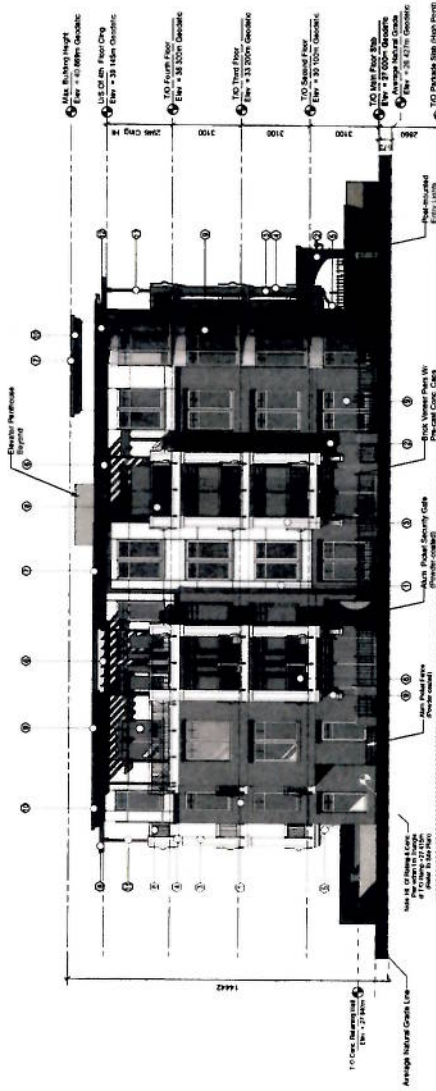


2 South Elevation
Scale: 1:100

Project:
1082 RICHMOND AVENUE
 Victoria, B.C.
 Elevations - North & South
 Scale - As Noted
 June 17th., 2014

A3.1

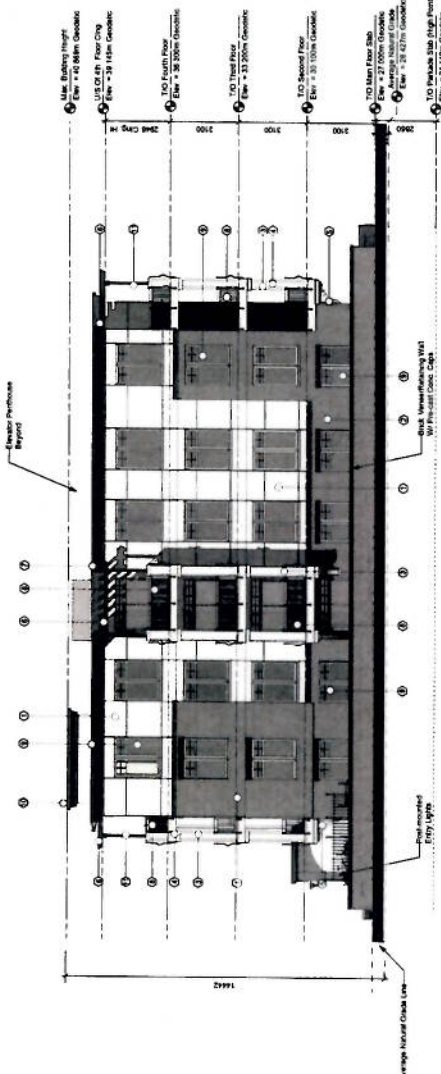
ARCHITECTURE
 405 503 Vancouver Street, Suite 200
 V6B 5K6
 TEL: 604.681.8432 FAX: 604.681.8434
 WWW.A31ARCHITECTURE.COM



MATERIAL LEGEND

1	100 Main Floor SMD
2	100 Second Floor
3	100 Third Floor
4	100 Fourth Floor
5	100 Penthouse (not shown)
6	100 Mechanical Room
7	100 Electrical Room
8	100 Elevator Shaft
9	100 Staircase
10	100 Corridor
11	100 Lobby
12	100 Office
13	100 Conference Room
14	100 Storage Room
15	100 Utility Room
16	100 Janitor Room
17	100 Mechanical Room
18	100 Electrical Room
19	100 Elevator Shaft
20	100 Staircase
21	100 Corridor
22	100 Lobby
23	100 Office
24	100 Conference Room
25	100 Storage Room
26	100 Utility Room
27	100 Janitor Room
28	100 Mechanical Room
29	100 Electrical Room
30	100 Elevator Shaft
31	100 Staircase
32	100 Corridor
33	100 Lobby
34	100 Office
35	100 Conference Room
36	100 Storage Room
37	100 Utility Room
38	100 Janitor Room
39	100 Mechanical Room
40	100 Electrical Room
41	100 Elevator Shaft
42	100 Staircase
43	100 Corridor
44	100 Lobby
45	100 Office
46	100 Conference Room
47	100 Storage Room
48	100 Utility Room
49	100 Janitor Room
50	100 Mechanical Room
51	100 Electrical Room
52	100 Elevator Shaft
53	100 Staircase
54	100 Corridor
55	100 Lobby
56	100 Office
57	100 Conference Room
58	100 Storage Room
59	100 Utility Room
60	100 Janitor Room
61	100 Mechanical Room
62	100 Electrical Room
63	100 Elevator Shaft
64	100 Staircase
65	100 Corridor
66	100 Lobby
67	100 Office
68	100 Conference Room
69	100 Storage Room
70	100 Utility Room
71	100 Janitor Room
72	100 Mechanical Room
73	100 Electrical Room
74	100 Elevator Shaft
75	100 Staircase
76	100 Corridor
77	100 Lobby
78	100 Office
79	100 Conference Room
80	100 Storage Room
81	100 Utility Room
82	100 Janitor Room
83	100 Mechanical Room
84	100 Electrical Room
85	100 Elevator Shaft
86	100 Staircase
87	100 Corridor
88	100 Lobby
89	100 Office
90	100 Conference Room
91	100 Storage Room
92	100 Utility Room
93	100 Janitor Room
94	100 Mechanical Room
95	100 Electrical Room
96	100 Elevator Shaft
97	100 Staircase
98	100 Corridor
99	100 Lobby
100	100 Office

East Elevation
Scale: 1/16"

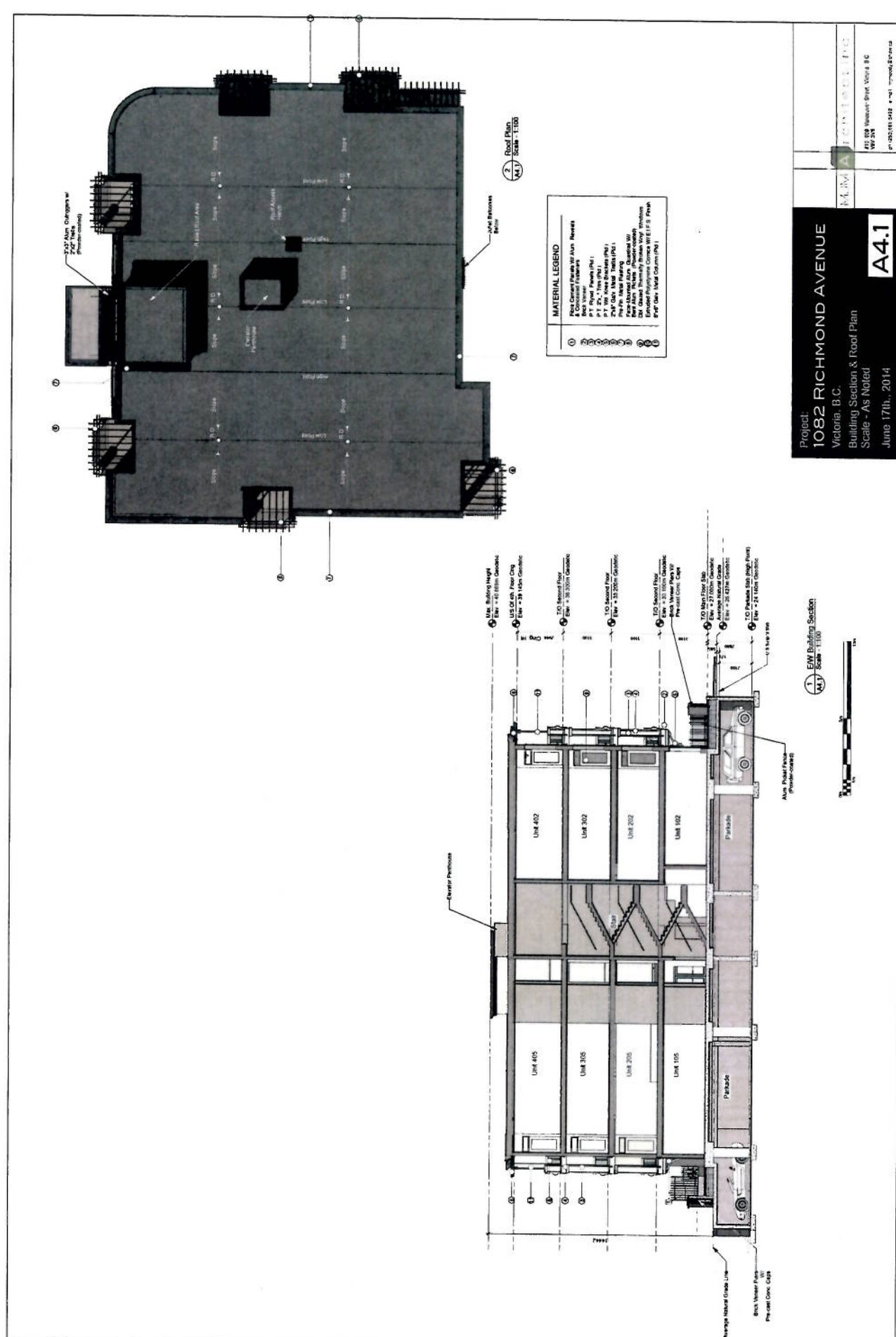


West Elevation
Scale: 1/16"

Project: **1082 RICHMOND AVENUE**
 Victoria, B.C.
 Elevations - West & East
 Scale - As Noted
 June 17th., 2014

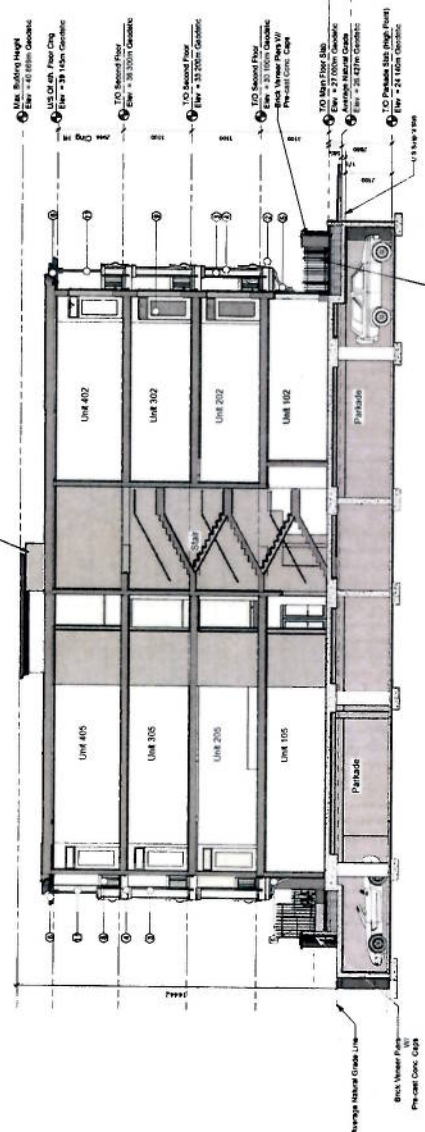
A3.2

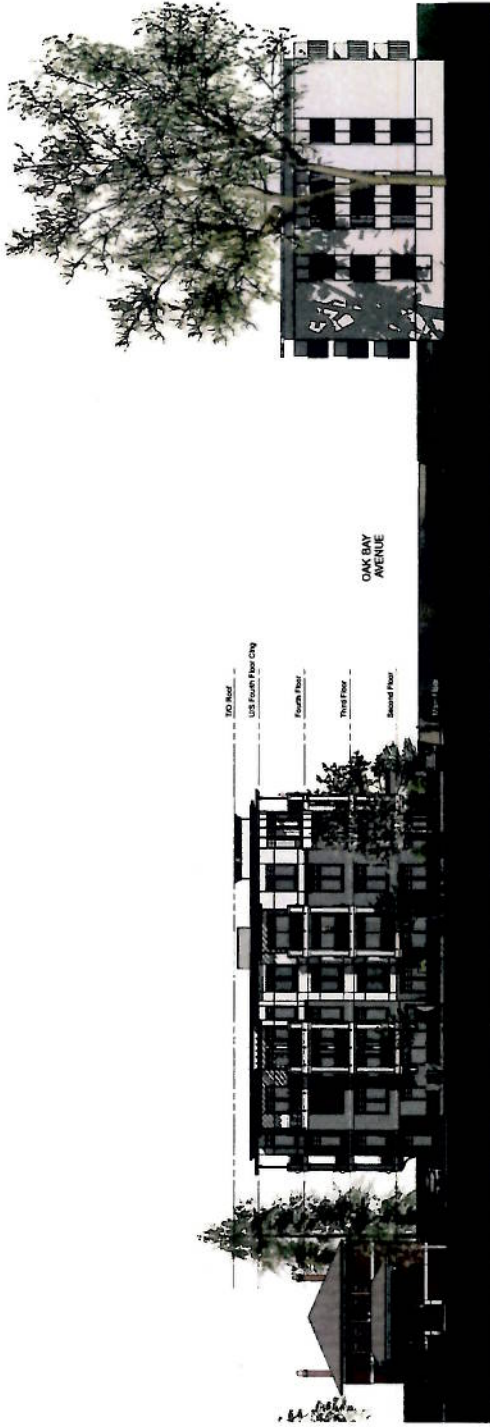
1082 Richmond Ave
 Victoria BC
 V8M 1A1
 Phone: 250.683.1100
 Fax: 250.683.1101
 Email: info@pca.ca



MATERIAL LEGEND

- 1. Flat Concrete Slab for Deck, Recessed
- 2. Decking/Insulation
- 3. 1" PCC - 1500 (PSI)
- 4. 2" PCC - 1500 (PSI)
- 5. 2" PCC - 1500 (PSI)
- 6. 2" PCC - 1500 (PSI)
- 7. 2" PCC - 1500 (PSI)
- 8. 2" PCC - 1500 (PSI)
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- 49. 2" PCC - 1500 (PSI)
- 50. 2" PCC - 1500 (PSI)





2 Richmond Streetscape Looking West
Scale - 1:150

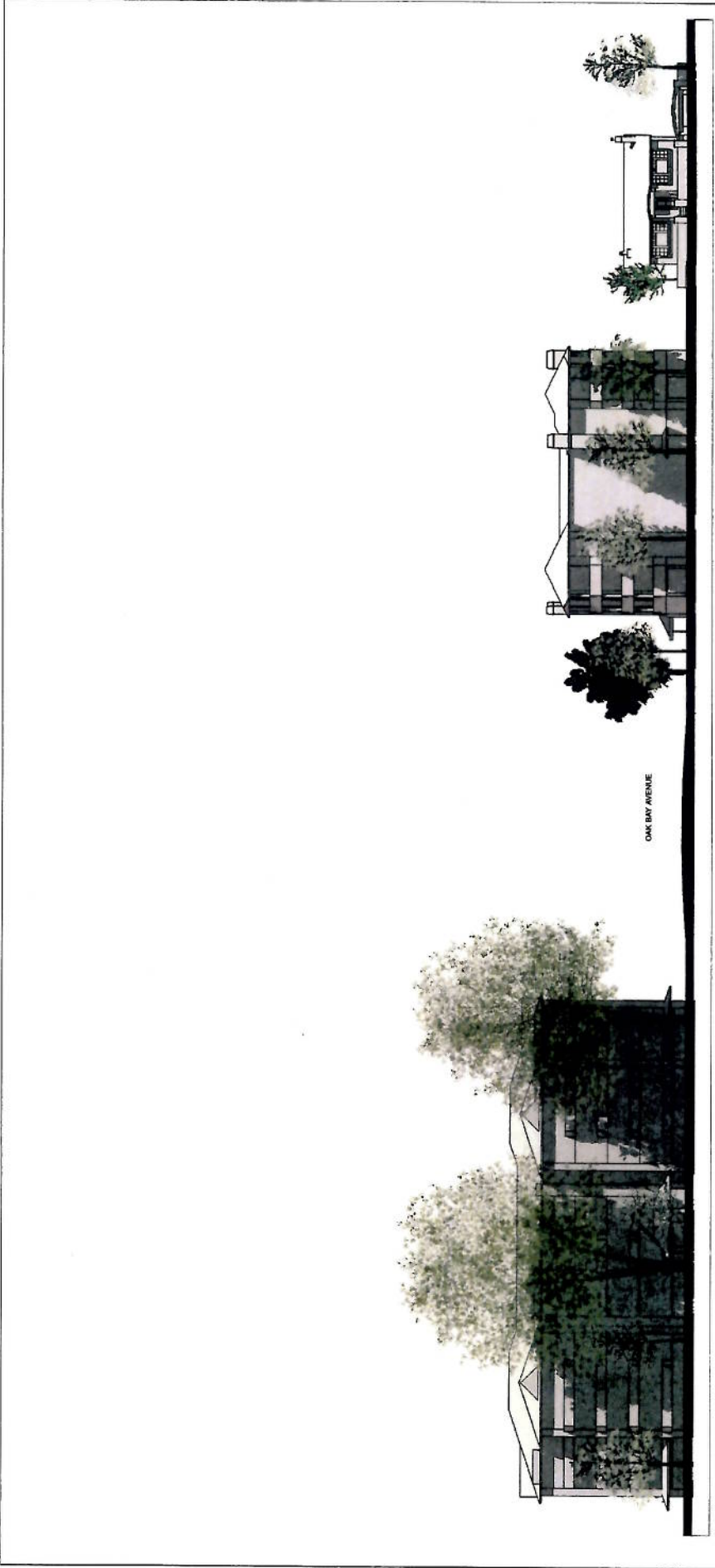


1 Oak Bay Streetscape Looking South
Scale 1:150

Project:
1082 RICHMOND AVENUE
 Victoria, B.C.
 Streetscapes
 Scale - As Noted
 June 17th., 2014

A5.1

ALUM PROJECTING
 410 8th Avenue West, Victoria, B.C.
 V8W 2R8
 PH: 250.688.4422 FAX: 250.688.4423
 WWW.ALUMPROJECTING.COM



1 Richmond Streetscape Looking East
Scale 1:150

Project: **1082 RICHMOND AVENUE**
 Victoria, B.C.
 Streetscapes
 Scale - As Noted
 June 17th., 2014

A5.2

	PROJECT TITLE 1082 Richmond Ave, Victoria, BC V8V 2W1 PROJECT NO. 14-001
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2 View Looking S.E. Across Oak Bay Ave.
NOT TO SCALE



1 View Looking S.W. Across Oak Bay Ave.
NOT TO SCALE

Project: **1082 RICHMOND AVENUE**
 Victoria, B.C.
 Renderings
 Scale - Not To Scale
 May 21st., 2014

A6.1

MJM ARCHITECTURE
 410 5th Avenue Street, Suite 1000
 Victoria, BC V8W 2R1
 Tel: 250.681.1234



2 View Looking North Down Richmond Ave
NOT TO SCALE



1 Close-up View Looking S.W. From Oak Bay Ave.
NOT TO SCALE

Project:
1082 RICHMOND AVENUE
 Victoria, B.C.
 Renderings
 Scale - Not To Scale
 June 17th., 2014

A6.2

1082 Richmond Ave
 Victoria, BC
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