

Majorcal Developments Ltd.

Owner

Integra Architecture Inc.

Architect

Forma Design Ltd.

Landscape Architect

Schedule 2 to the Minutes of
the Development Permit
Panel Meeting of Wednesday,
January 15, 2014.

City of Richmond - Development Permit Panel - January 15, 2014

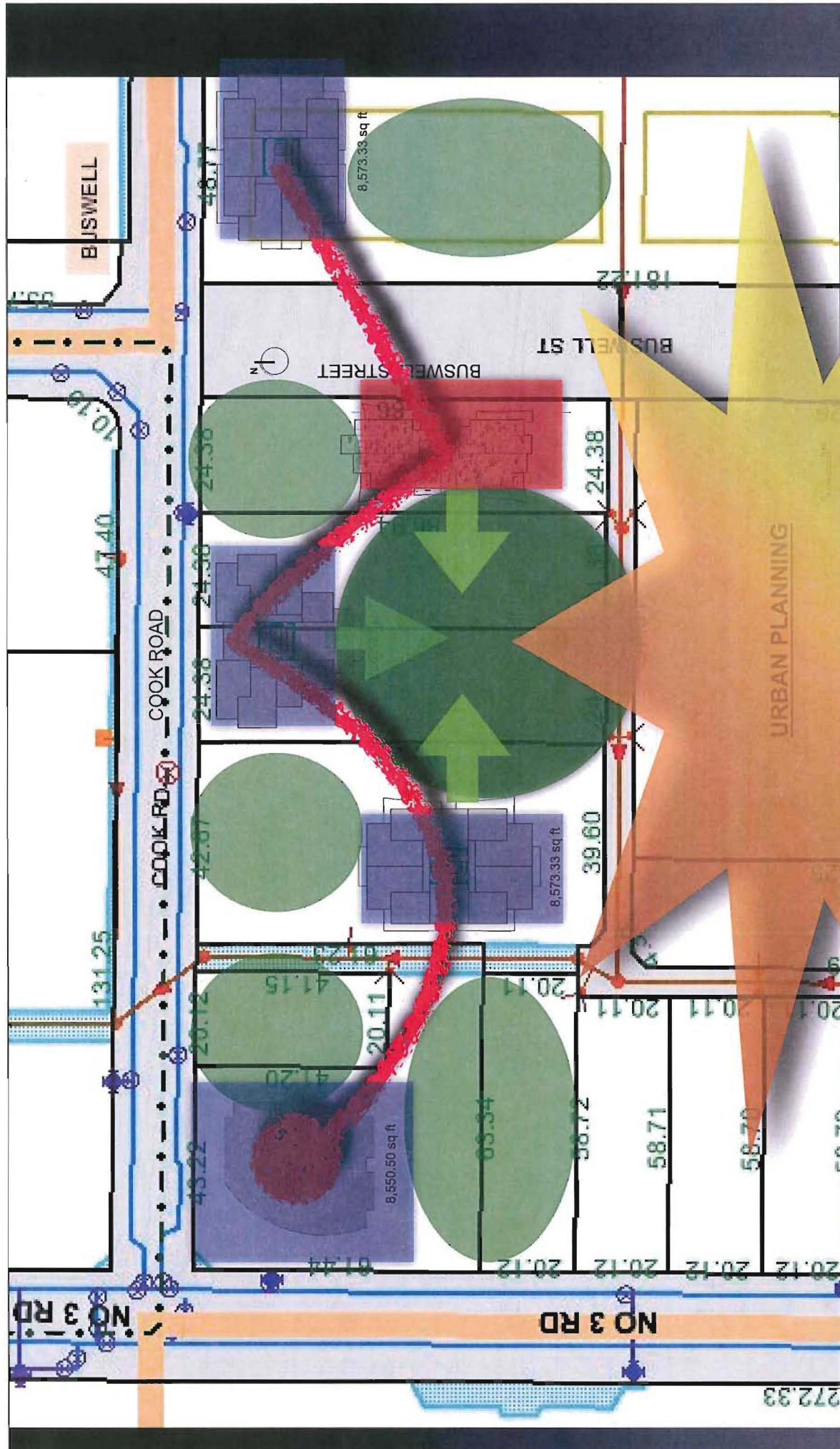
City planning objectives

- emphasize commercial use appearance at the street
- respond to an adjacent development
- enhance the street environment
- access / loading confirmation
- affordable housing
- adaptable design considerations

The project

- urban response
 - commercial use / animated facade
 - alignment for future development
 - the creation of urban garden space
 - building form / orientation
 - the creation of garden space
 - solar access
- building elements
 - the use of sun shading
 - building form
 - *landscape deck integrated to street facade extending vertically to be integrated into the street environment*

Building Concepts



urban context

green space

building placement

solar access

• roof garden

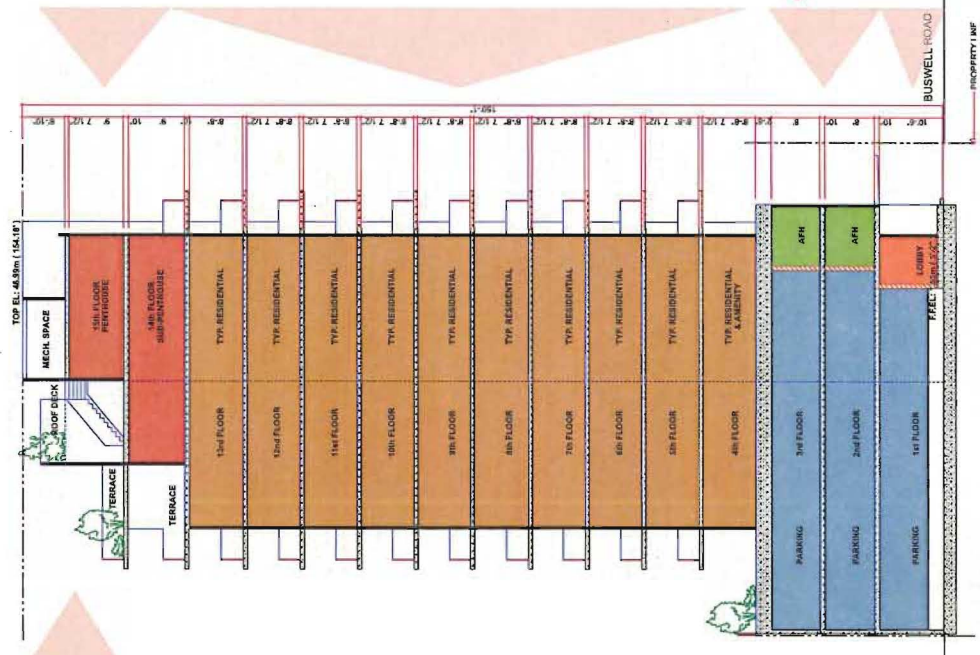
• penthouse
• sub penthouse

• typical units

• landscape deck

• affordable housing

• commercial / animated street maximized
• building entry
• access to bikes
• loading and parking entry

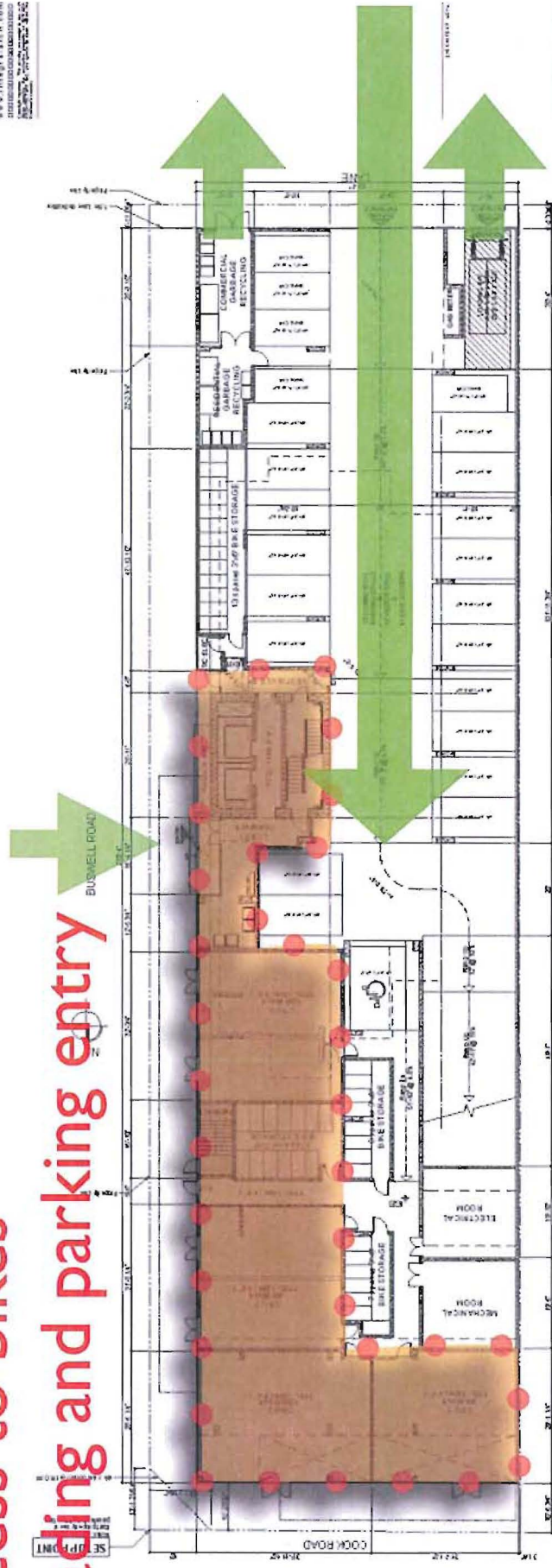


section diagram

- commercial / animated street maximized
- building entry
- access to bikes
- loading and parking entry



1000 ALABAMA STREET
 400 WEST FENDER STREET
 WASHINGTON, DC 20005
 TEL: 202-462-1100
 WWW.THEBUSMILL.COM



1st Floor

PROJECT: THE BUSMILL
 ARCHITECT: REGENT INTERNATIONAL
 DATE: FEB 11, 2013
 SHEET: A-2.10

•housing location

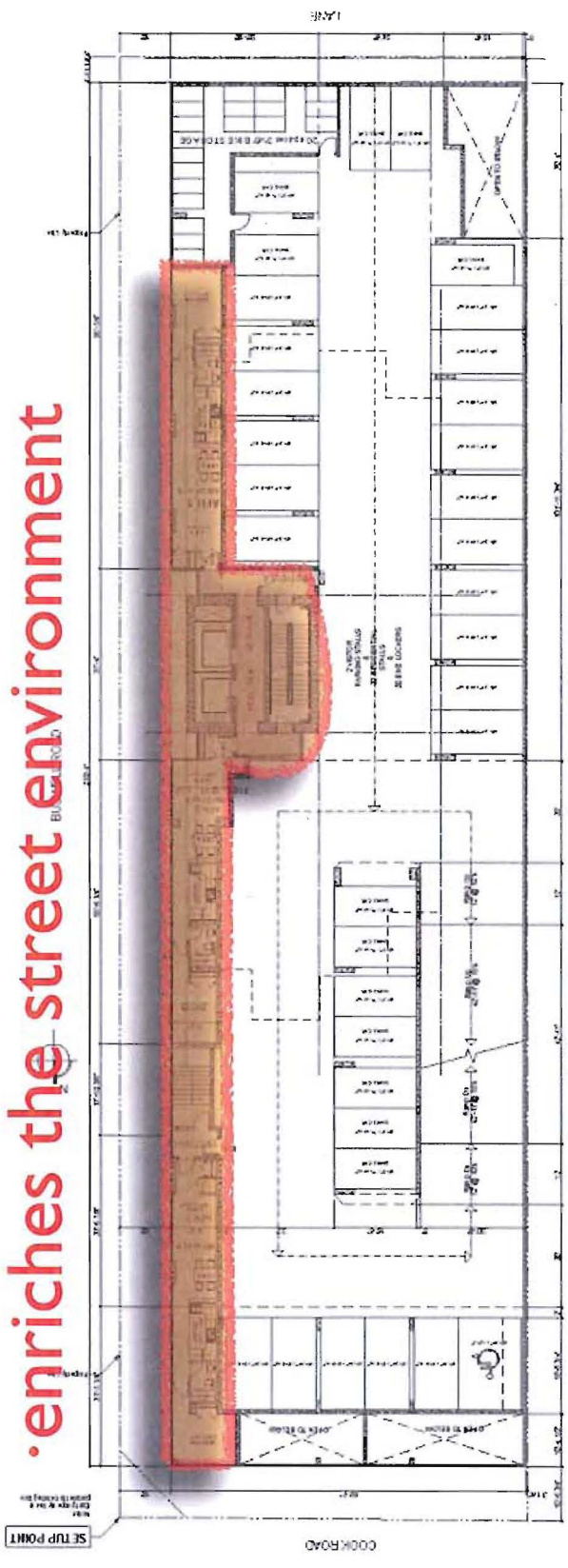
•continues the animation of street

•glazing (no parking visible)

•enriches the street environment



IA ARCHITECTURE INC.
475 WEST FENDER STREET
VANCOUVER, BC V6P 1E5
TEL: 604.681.1111
WWW.IAARCHITECTURE.COM

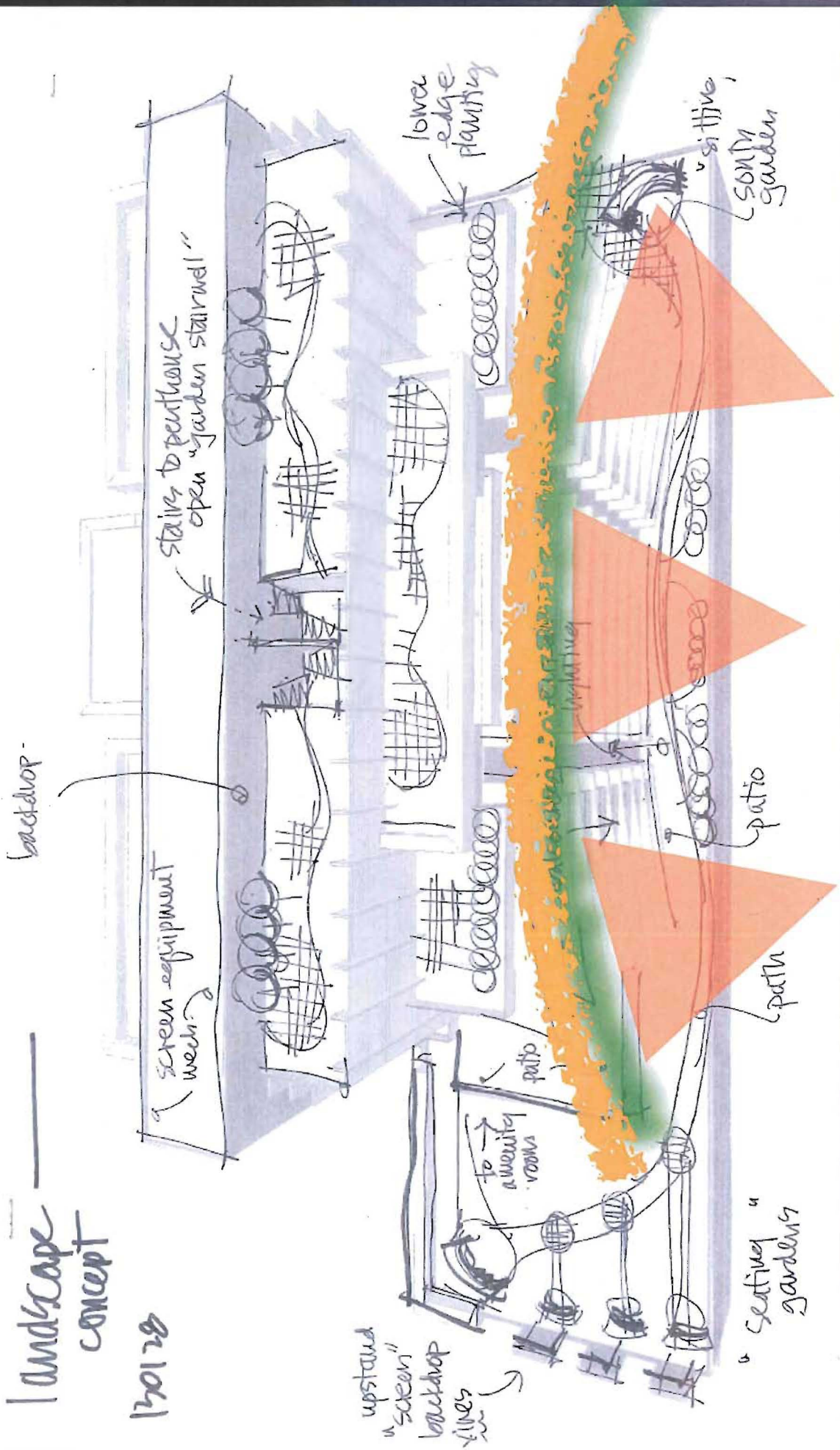


2nd Floor

PROJECT INFORMATION
PROJECT: "THE BUSMILL"
CLIENT: [REDACTED]
DATE: [REDACTED]

landscape concept

130128



roof deck

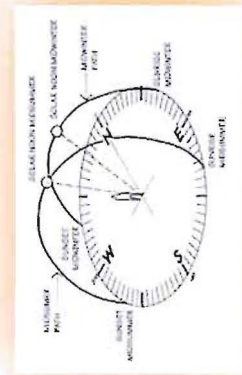
- solar shading study
- less overhang at the east
- more overhang at south west / south
- opaque wall ratio
- sunshades screen on west
- overlook to “greenscapes” below



INTEGRATED ARCHITECTURE INC.
 415 WEST SPRING STREET
 SUITE 200
 TAMPA, FL 33602
 TEL: 813.251.1111
 WWW.INTEGRATEDARCH.COM



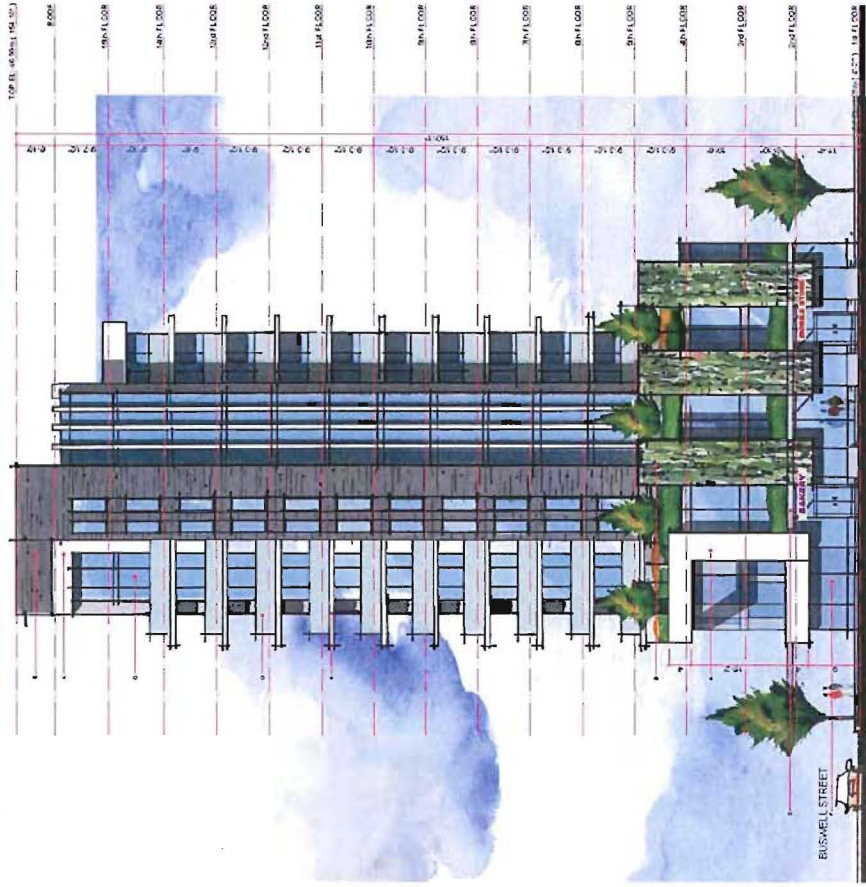
TYPICAL FLOOR



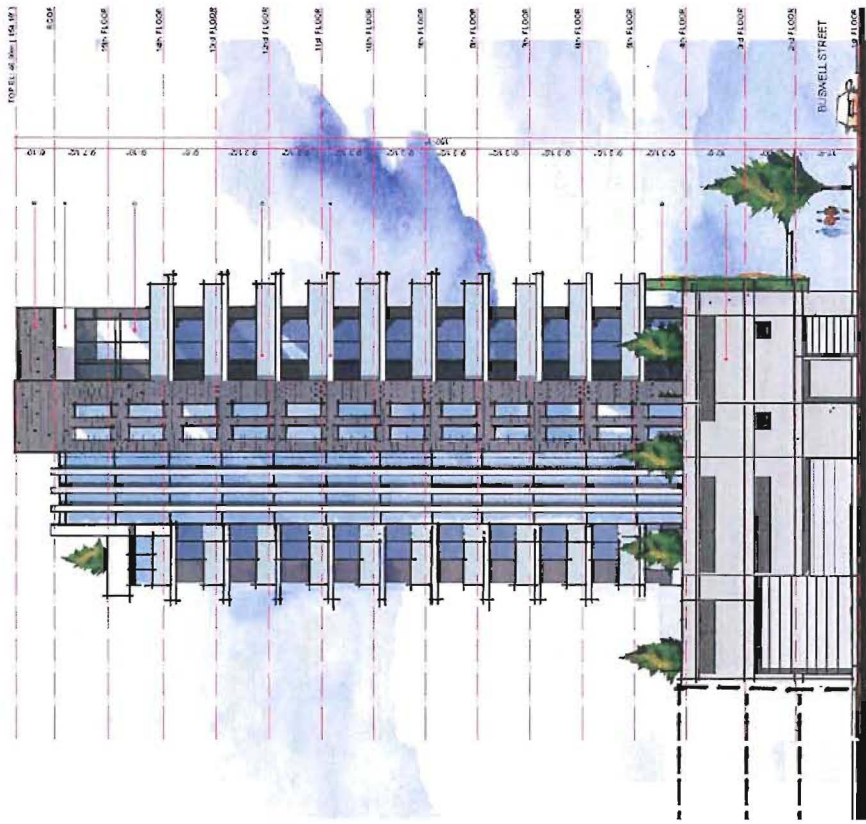
Typical Floor (5-13)
 SHEET NO. 5-13
 DATE 11.2013
 DRAWN BY
 CHECKED BY

A-2.50

- extend the landscape into the public realm
- verticality and proportion to tie the building from the ground plane - upwards



NORTH ELEVATION



SOUTH ELEVATION

MATERIAL & COLOUR LEGEND

NO.	NAME	DESCRIPTION	NOTES
1	BRICK	Red Brick	See Schedule 1
2	STONE	Light Grey Stone	See Schedule 1
3	GLASS	Clear Glass	See Schedule 1
4	WOOD	Light Oak	See Schedule 1
5	PAINT	White	See Schedule 1

NO.	NAME	DESCRIPTION	NOTES
6	ROOF	Asphalt/Flt	See Schedule 1
7	WALL	Concrete	See Schedule 1
8	FLOOR	Concrete	See Schedule 1
9	CEILING	Acoustic	See Schedule 1
10	DOOR	Aluminum	See Schedule 1



INTEGRA ARCHITECTURE INC.
 414 WEST HURON STREET
 VANCOUVER, BC V6B 1T5
 1-604-682-2720 F 604-682-4278
 INFO@INTEGRA-ARCH.COM
 WWW.INTEGRA-ARCH.COM

INTEGRITY MARK
 INTEGRATED INVESTMENTS LTD.
 ELLE
 851-421 BURNELL
 RICHMOND, BC CANADA

NORTH & SOUTH ELEVATION
 10/25/14
 1" = 80'
 November 5, 2013
 7

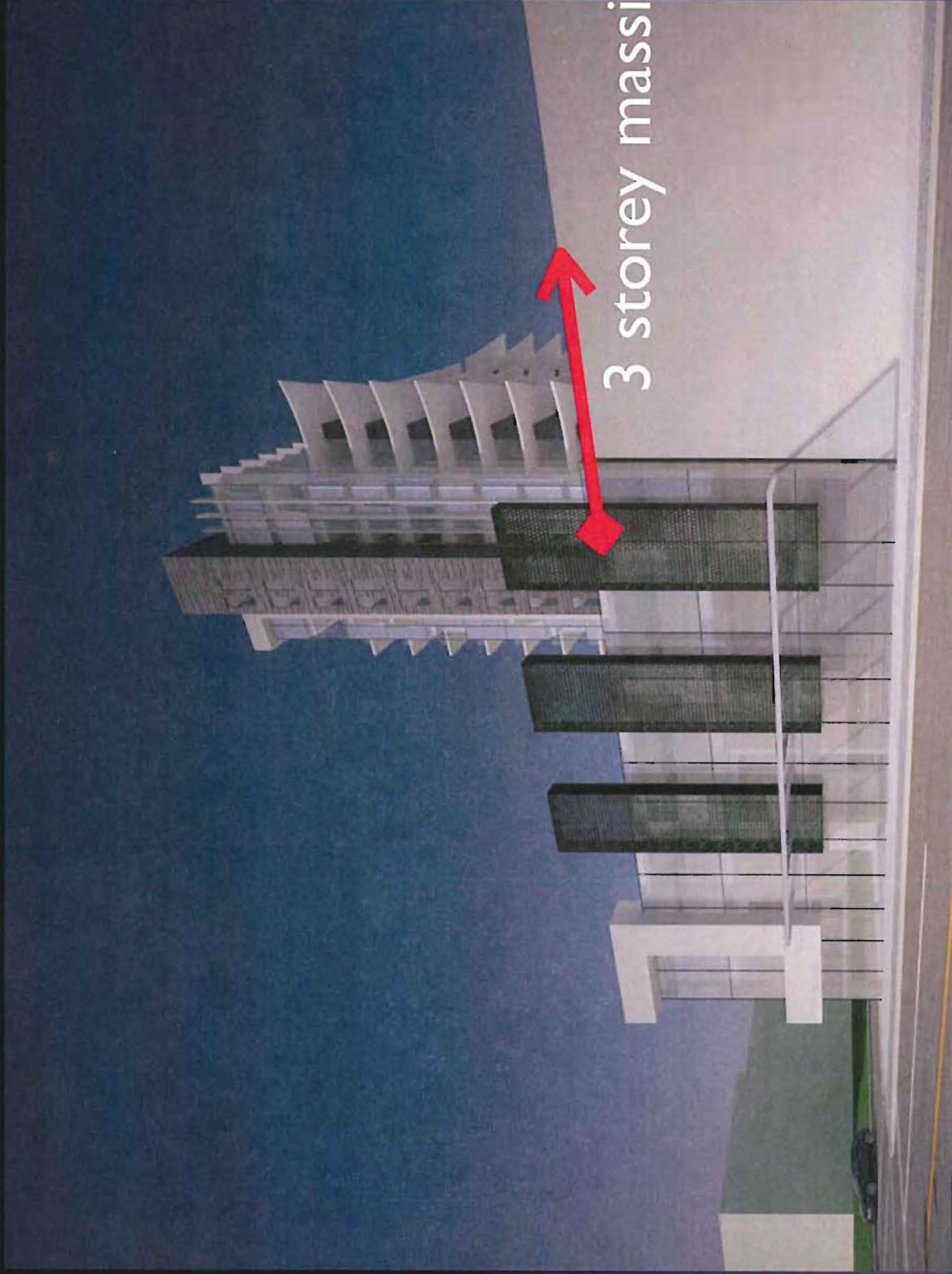
A-4.20

- playfulness of the corner
- respond to the bustop
- animate the corner / engage the public
- slows you down once you reach the corner
- verticality and proportion to tie the building from the ground plane - upwards

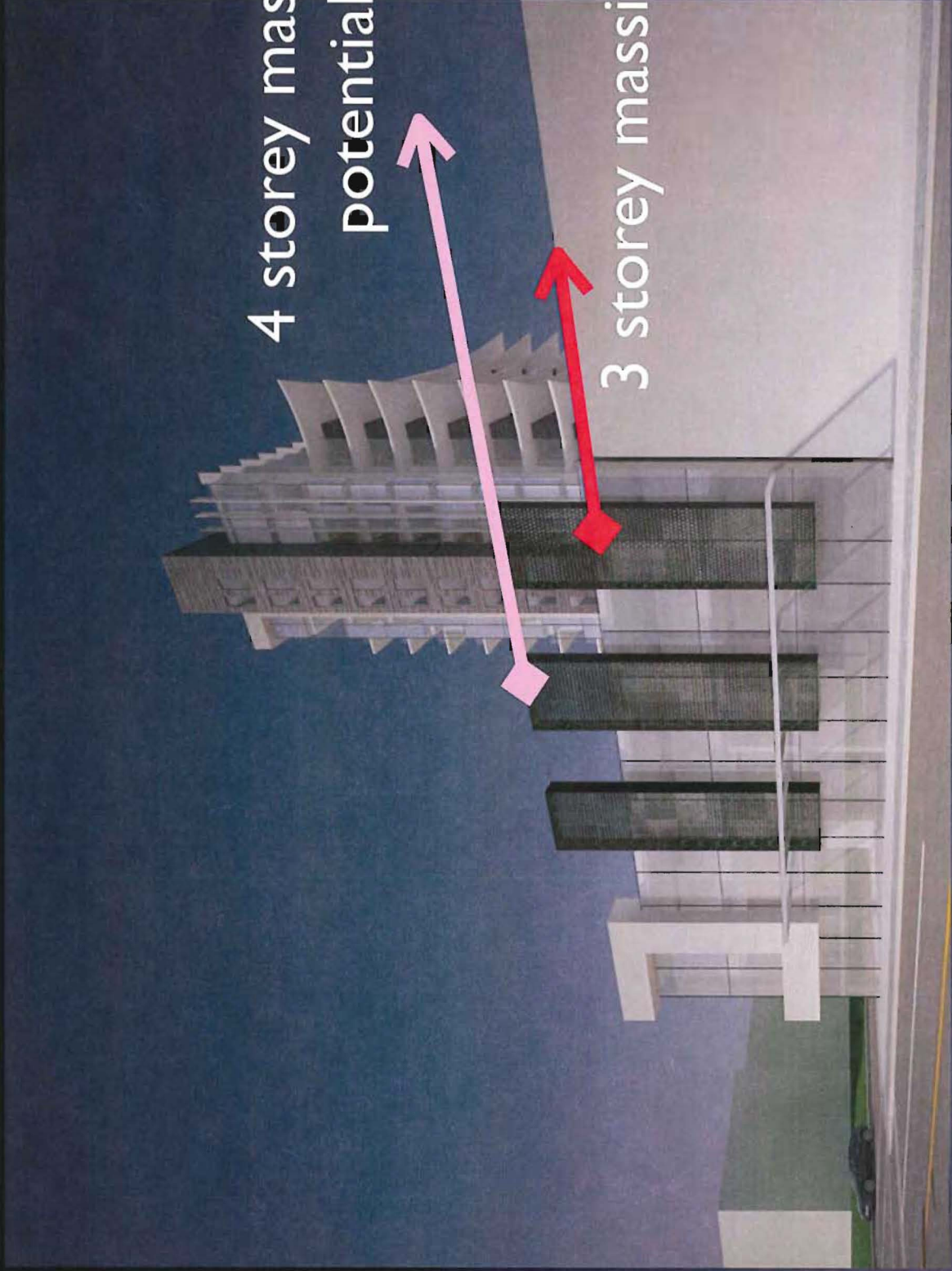




massing model
alignment to future development



massing model
alignment to future development



massing model
alignment to future development

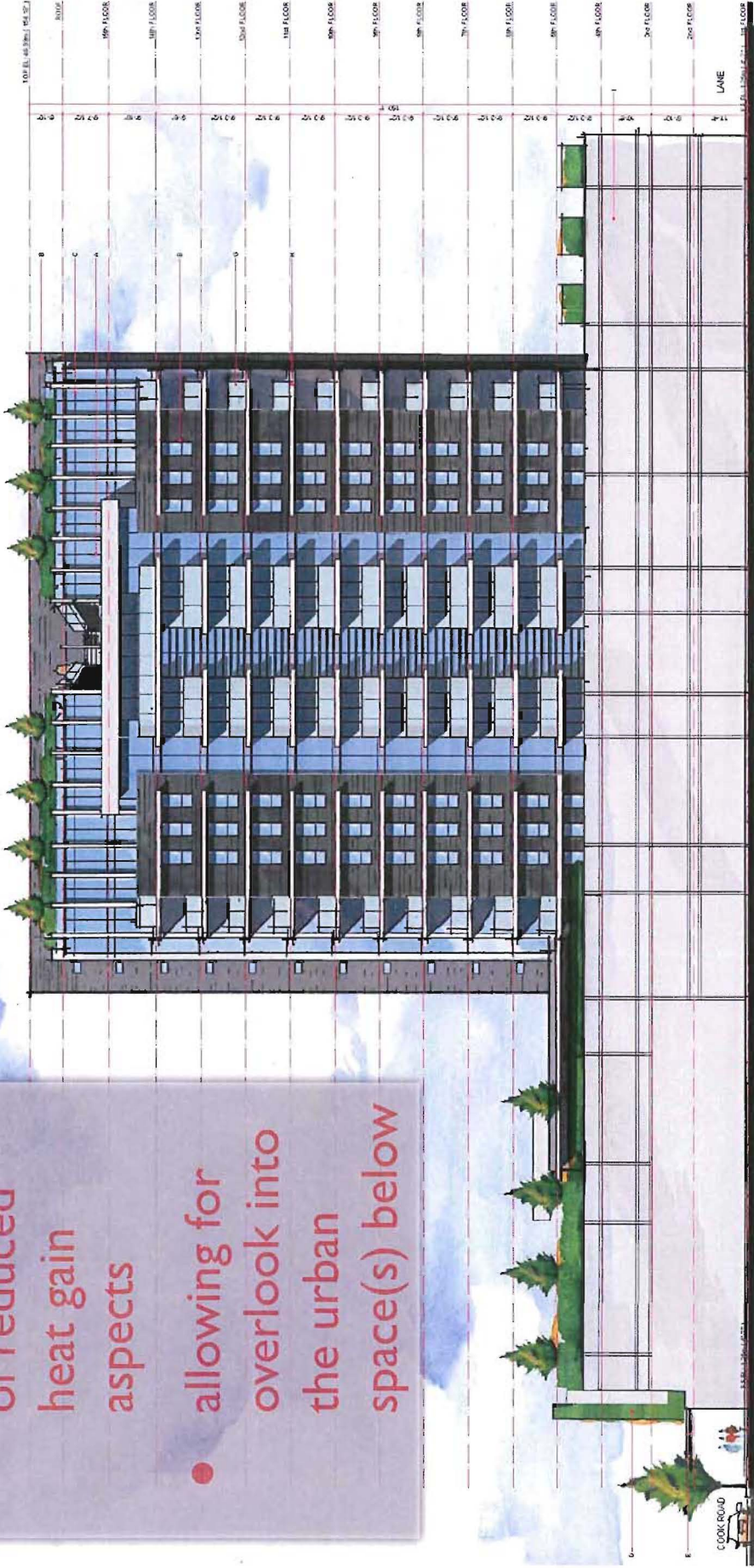
- vertical solar shading and consideration of reduced heat gain aspects
- allowing for overlook into the urban space(s) below

MATERIAL & COLOUR LEGEND

Item	Material	Colour Code (as used in drawings)	Supplier/Manufacturer (if applicable)	Notes
A	Concrete	Concrete	Concrete	Concrete
B	Paint	White	Benjamin Moore	White
C	Paint	Blue	Benjamin Moore	Blue
D	Paint	Grey	Benjamin Moore	Grey
E	Paint	Black	Benjamin Moore	Black

Item	Material	Colour Code (as used in drawings)	Supplier/Manufacturer (if applicable)	Notes
F	Paint	White	Benjamin Moore	White
G	Paint	Blue	Benjamin Moore	Blue
H	Paint	Grey	Benjamin Moore	Grey
I	Paint	Black	Benjamin Moore	Black

INTEGRATED ARCHITECTURE INC.
 415 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 TEL: 604.681.4279 FAX: 604.681.4278
 www.integrated-arch.com
 info@integrated-arch.com



WEST ELEVATION

A-4.30

MATERIAL & COLOUR LEGEND

A	Light Grey	Aluminium (Colour by Architect)	Aluminium (Colour by Architect)	Aluminium (Colour by Architect)
B	Concrete	Concrete (Colour by Architect)	Concrete (Colour by Architect)	Concrete (Colour by Architect)
C	Dark Grey	Dark Grey (Colour by Architect)	Dark Grey (Colour by Architect)	Dark Grey (Colour by Architect)
D	White	White (Colour by Architect)	White (Colour by Architect)	White (Colour by Architect)
E	Green	Green (Colour by Architect)	Green (Colour by Architect)	Green (Colour by Architect)

F	Clear	Clear (Colour by Architect)	Clear (Colour by Architect)	Clear (Colour by Architect)
G	Orange	Orange (Colour by Architect)	Orange (Colour by Architect)	Orange (Colour by Architect)
H	Blue	Blue (Colour by Architect)	Blue (Colour by Architect)	Blue (Colour by Architect)
I	Grey	Grey (Colour by Architect)	Grey (Colour by Architect)	Grey (Colour by Architect)

INTEGRA ARCHITECTURE INC.
 418 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 TEL: 604.681.4210 F: 604.681.4210
 INFO@INTEGRA-ARCH.COM
 WWW.INTEGRA-ARCH.COM

animated facade (glazing not parking) variation in facade treatment (balconies and glazing treatment) identifies the use, separates the function

extend entry as a marker (verticality) and tie into the character of Buswell street

maintains the strong horizontal lines typical to Richmond, yet extends your eye upwards through a vertical expression

captures the corner and creates a lively creative expression for the retail yet ties the commercial function together



EAST ELEVATION

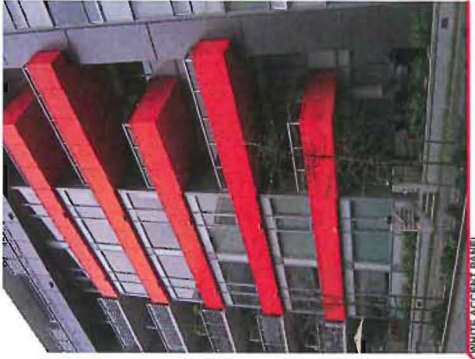
MAJORA INTERNATIONAL INVESTMENTS LTD.
 6511 JASPER AVE
 RICHMOND, BC CANADA

ELLE
 10554

EAST ELEVATION
 10554

OCTOBER 22, 2013

materials



WHITE ACCENT PANEL



METAL PANEL



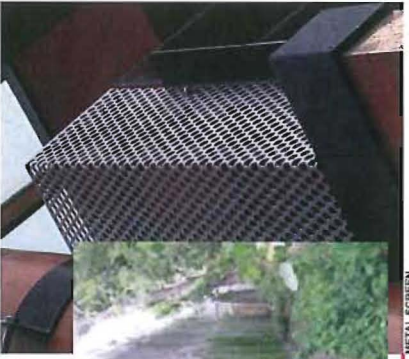
VERTICAL MULLIONS WHITE



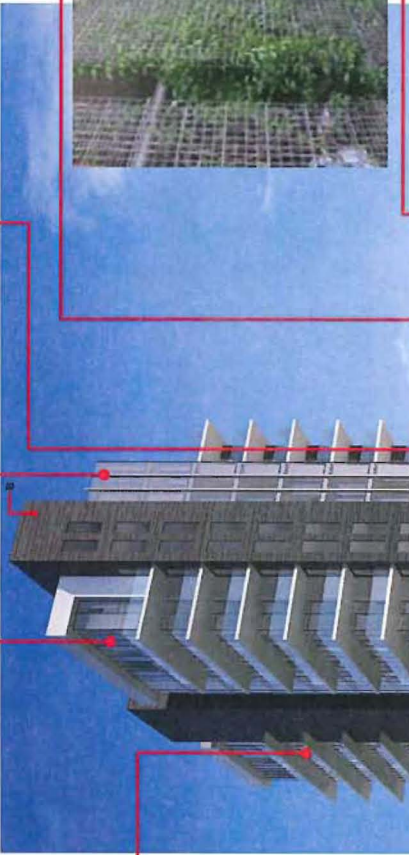
SPANDREL GLASS / WINDOW WALL



CONCRETE OVERHANG RETURN WHITE



GLASS CANOPY

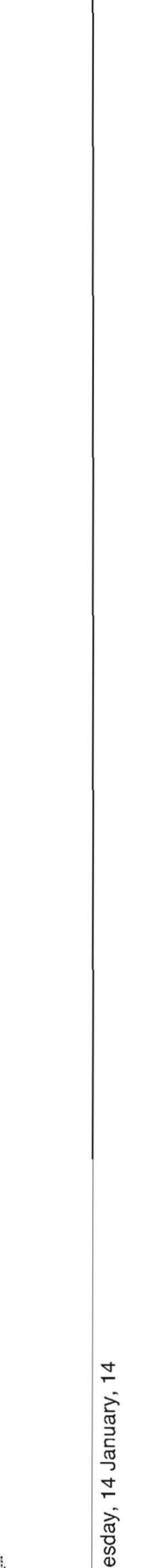


METAL SCREEN

MATERIAL & COLOUR LEGEND

Code	Panel	Material / Finish	Notes
A	Charcoal	Charcoal Colour by Architect	Match to adjacent panels (see adjacent page for details)
B	Charcoal	Charcoal Colour by Architect	Match to adjacent panels (see adjacent page for details)
C	Charcoal	Charcoal Colour by Architect	Match to adjacent panels (see adjacent page for details)
D	Charcoal	Charcoal Colour by Architect	Match to adjacent panels (see adjacent page for details)
E	Charcoal	Charcoal Colour by Architect	Match to adjacent panels (see adjacent page for details)
F	Charcoal	Charcoal Colour by Architect	Match to adjacent panels (see adjacent page for details)
G	Charcoal	Charcoal Colour by Architect	Match to adjacent panels (see adjacent page for details)
H	Charcoal	Charcoal Colour by Architect	Match to adjacent panels (see adjacent page for details)
I	Charcoal	Charcoal Colour by Architect	Match to adjacent panels (see adjacent page for details)

INTEGRAR ARCHITECTURE INC.
MAJORCA INTERNATIONAL INVESTMENTS LTD.
ELLE
 6511-6511 BUSHWELL
 RICHMOND, BC CANADA
MATERIAL LEGEND
 10/2014
 October 22, 2013
 7
A-8.00



STOREFRONT









Tuesday, 14 January, 14

building lighting

- featured at main entry
- landscaped screen walls



basic universal housing features

BUHF

REQUIREMENTS FOR UNITS WITH BASIC UNIVERSAL HOUSING FEATURES :

NOTES:

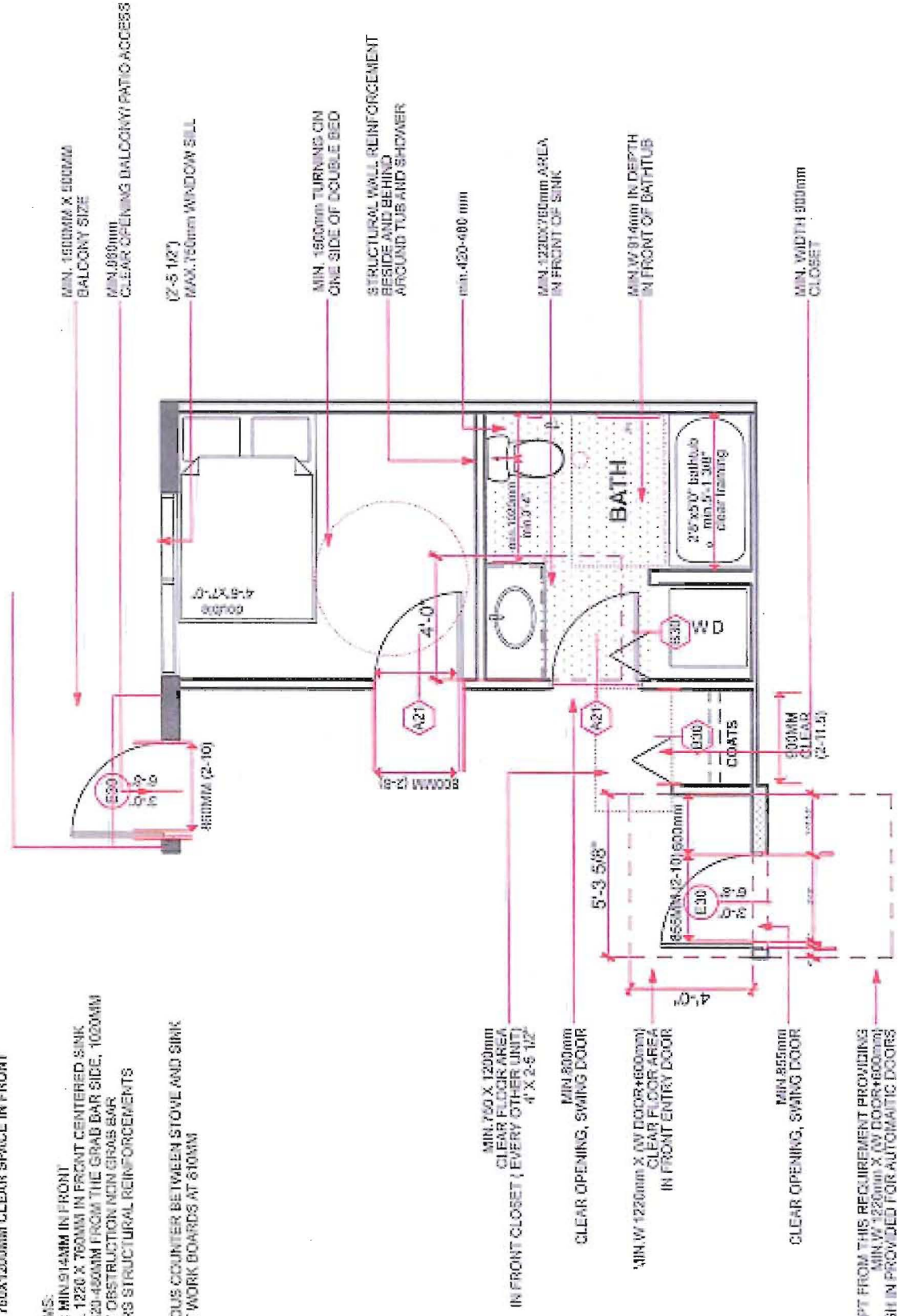
- ENTRY DOORS - MIN. 855MM CLEAR OPENING, SWING DOOR
- INTERIOR DOORS - MIN. 800MM CLEAR OPENING, SWING DOOR (AT LEAST 1 BEDROOM, BATHROOM)
- ACCESSIBLE WINDOWS SILL HEIGHT MAX. 750MM
- FLASH THRESHOLDS AT ALL DOORS
- SEE 3/8" SCALE DRAWINGS FOR SIZE AND CONFIGURATION OF WINDOWS
- BALCONY/PATIO ACCESS DOOR - CLEAR MIN. 850MM
- MIN. DIMENSION OF BALCONY 1500 X 600 MM
- MIN. 800MM CLOTHES CLOSET IN EVERY OTHER UNIT, WITH MIN. 760X1200MM CLEAR SPACE IN FRONT

BATH ROOMS:

- BATH TUB: MIN. 914MM IN FRONT
- SINK: MIN. 1220 X 760MM IN FRONT CENTERED SINK
- TOILET : 420-450MM FROM THE GRAB BAR SIDE, 1020MM FROM ANY OBSTRUCTION NON GRAB BAR
- GRAB BARS STRUCTURAL REINFORCEMENTS

KITCHEN:

- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL-OUT WORK BOARDS AT 810MM



convertible & ageing in place features

- in addition to space and functional requirements (per diagrams)
- lever-type handles for plumbing fixtures and door handles; and
- solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers;
- pull out work boards in kitchen area for optional work surfaces
- raised electrical plugs and lowered thermostat fixtures for ease of access
- adjustable shelving in kitchens
- prewiring for auto-door openers for main suite door entries
- demountable storage in closets
- accessible amenity (building) area
- mechanical plumbing under-counter so that conversion can be accommodated
- accessible outdoor gardening area for use by the residents

landscape

