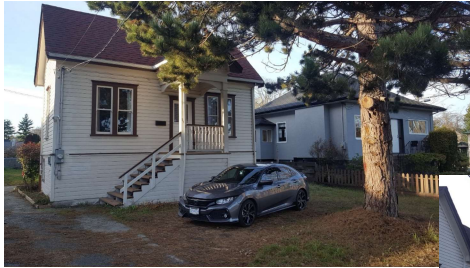

Subject Properties: 2440 Richmond Road and 2448 Richmond Road



2440 Richmond Road



2448 Richmond Road



3

Royal Jubilee Hospital (east)



4

1787 Adanac Street (west)



5

2790 Adanac Street (north-west) and
2504 Richmond Avenue (north)



2790 Adanac Street



2504 Richmond Avenue

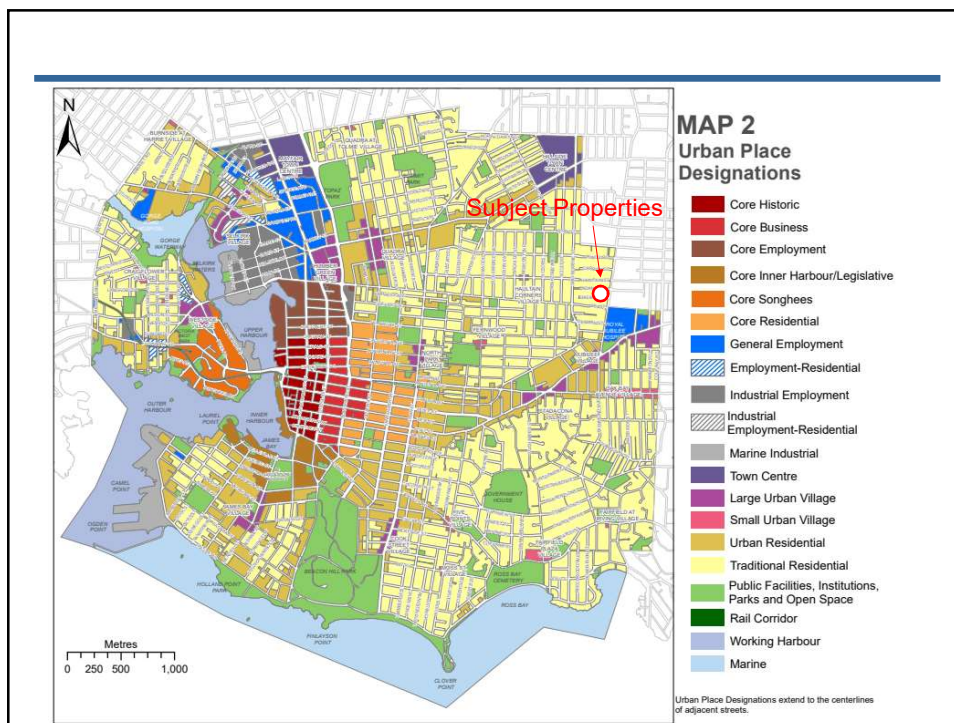


6

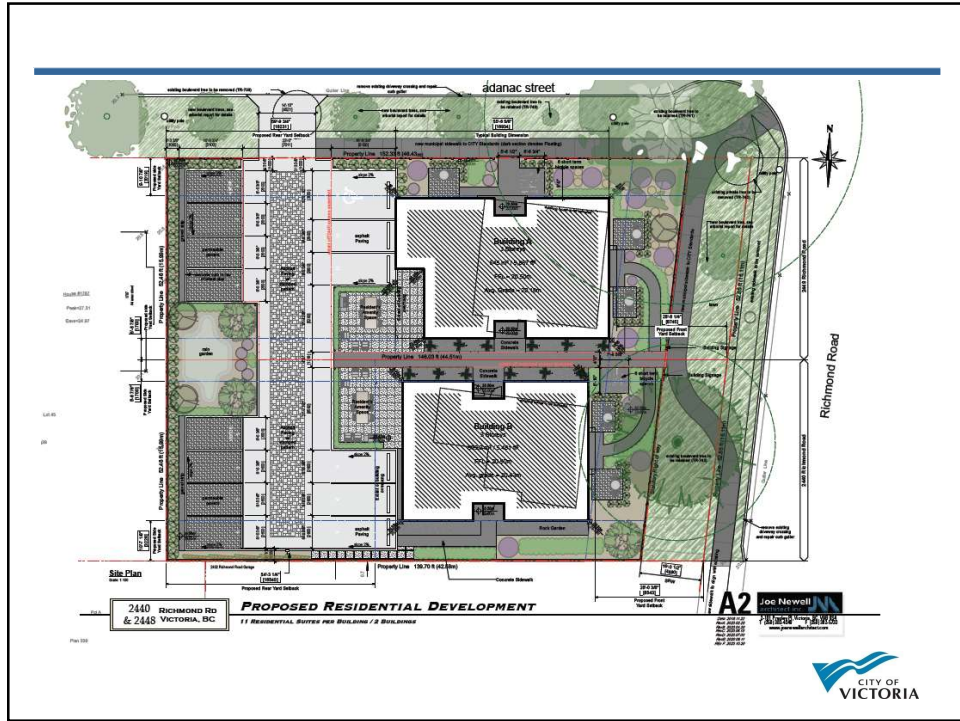
2432/2434 Richmond Road (south)



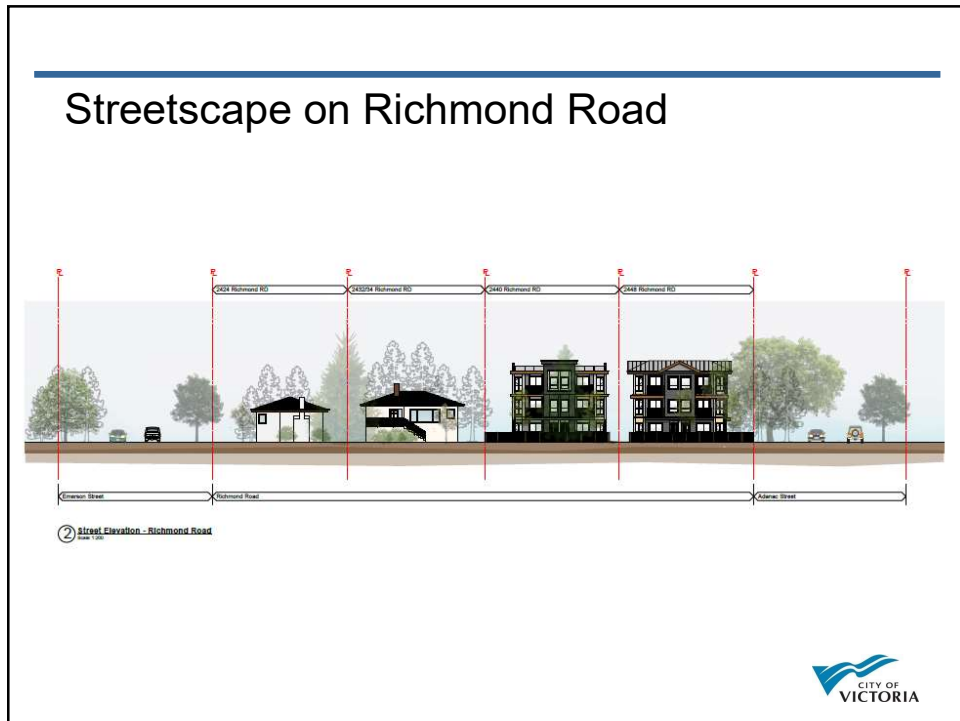
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8

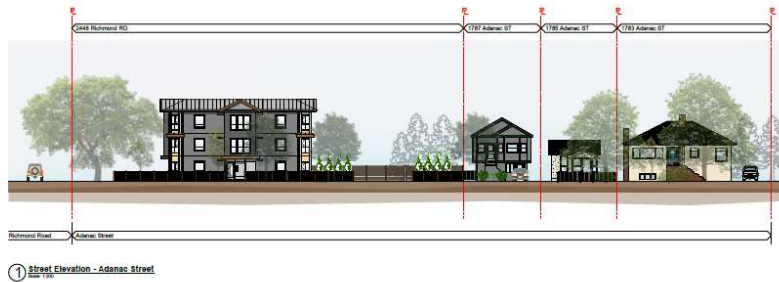


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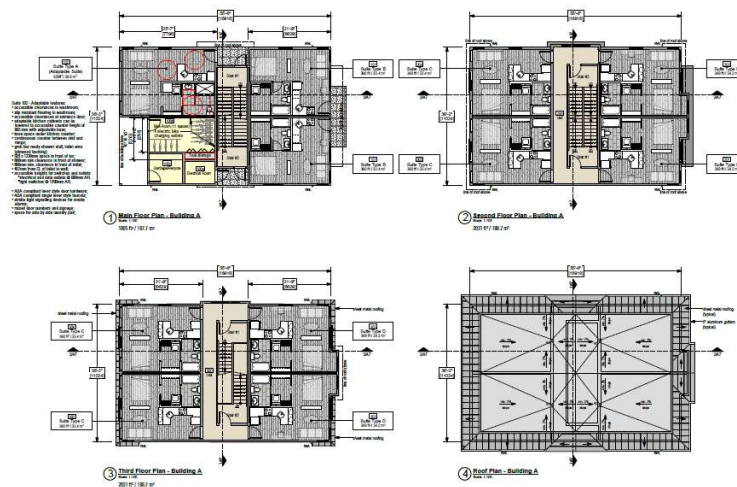
10

Streetscape on Adanac Street



11

Floor Plans – Building A (2448 Richmond Road)



2440 RICHMOND RD
& 2448 VICTORIA, BC

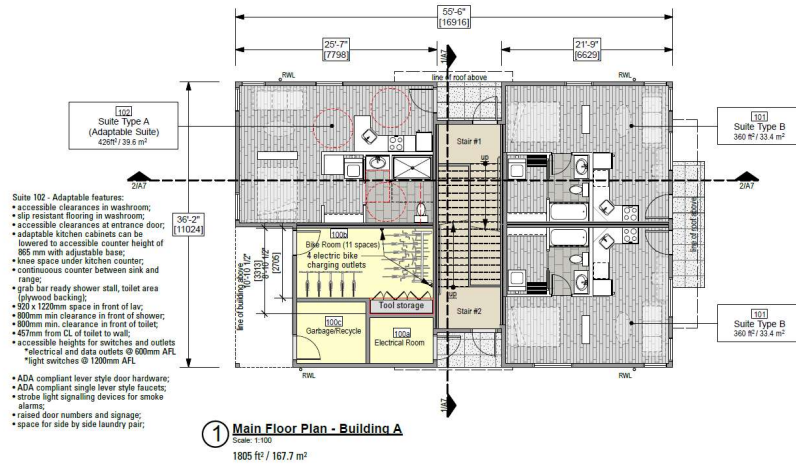
PROPOSED RESIDENTIAL DEVELOPMENT
11 RESIDENTIAL SUITES PER BUILDING / 3 BUILDINGS



A

12

1st Floor Plan – Building A (2448 Richmond Road)

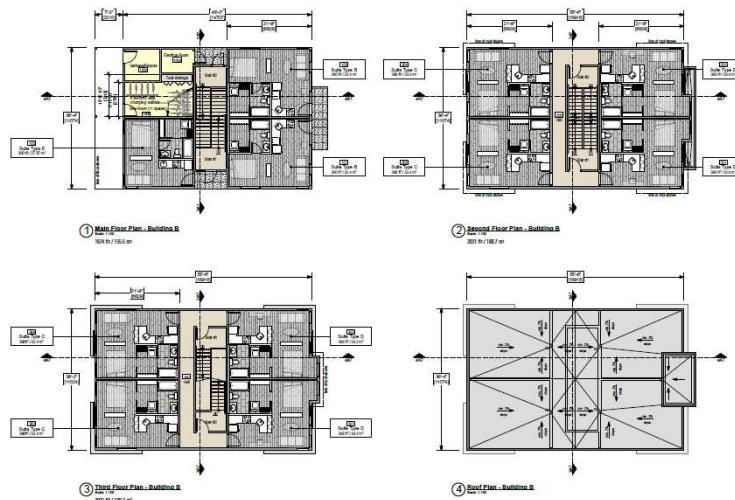


- Suite 102 - Adaptable features:**
- accessible clearances in washroom;
 - slip resistant flooring in washroom;
 - accessible clearances at entrance door;
 - adaptable kitchen cabinets can be lowered to accessible counter height of 865 mm with adjustable base;
 - knee space under kitchen counter;
 - continuous counter between sink and range;
 - grab bar ready shower stall, toilet area (plywood backing);
 - 500 x 1200mm space in front of lav;
 - 800mm min. clearance in front of shower;
 - 800mm min. clearance in front of toilet;
 - 457mm from C.L. of toilet to wall;
 - accessible heights for switches and outlets
- *electrical and data outlets @ 1000mm AFL
 *light switches @ 1200mm AFL
- ADA compliant lever style door hardware;
 - ADA compliant single lever style faucets;
 - strobe light signaling devices for smoke alarm;
 - raised door numbers and signage;
 - space for side by side laundry pair;



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Floor Plans – Building B (2440 Richmond Road)



2440 RICHMOND RD & 2445 VICTORIA, BC

PROPOSED RESIDENTIAL DEVELOPMENT
 11 RESIDENTIAL SUITES PER BUILDING / 2 BUILDINGS



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Front and Rear Elevations – Building A



15

Side Elevations – Building A



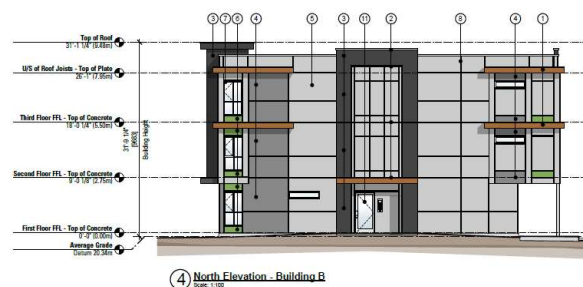
16

Front and Rear Elevations – Building B



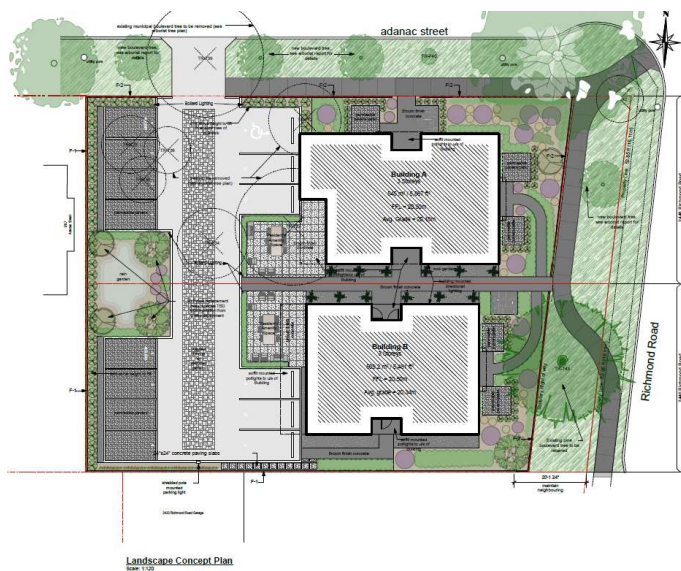
17

Side Elevations – Building B



18

Landscape Plan



19

Easement



20

Rendering

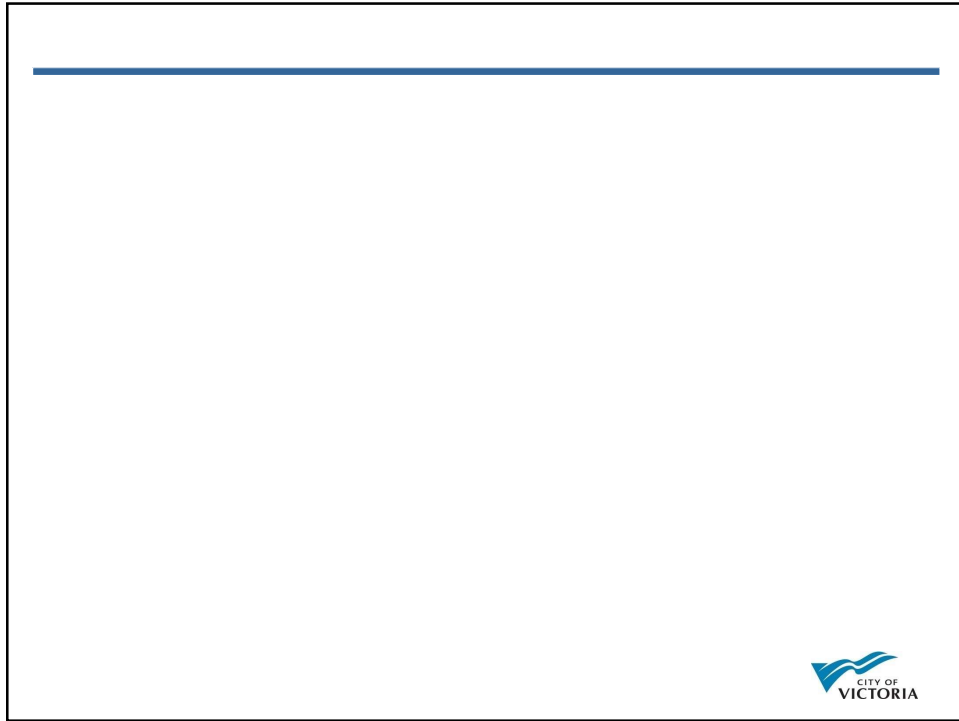


21

Rendering



22



23

Elevation – Building B (2440 Richmond Road)

Materials List

1	Clay Tiles	Timber Cladding	Light Grey
2	Clay Tiles	Timber Cladding	Medium Grey
3	Clay Tiles	Timber Cladding	Dark Grey
4	Clay Tiles	Timber Cladding	White
5	Clay Tiles	Timber Cladding	Black
6	Clay Tiles	Timber Cladding	Light Green
7	Clay Tiles	Timber Cladding	Dark Green
8	Clay Tiles	Timber Cladding	Light Blue
9	Clay Tiles	Timber Cladding	Dark Blue
10	Clay Tiles	Timber Cladding	Light Brown
11	Clay Tiles	Timber Cladding	Dark Brown
12	Clay Tiles	Timber Cladding	Light Grey
13	Clay Tiles	Timber Cladding	Dark Grey
14	Clay Tiles	Timber Cladding	White
15	Clay Tiles	Timber Cladding	Black
16	Clay Tiles	Timber Cladding	Light Green
17	Clay Tiles	Timber Cladding	Dark Green
18	Clay Tiles	Timber Cladding	Light Blue
19	Clay Tiles	Timber Cladding	Dark Blue
20	Clay Tiles	Timber Cladding	Light Brown
21	Clay Tiles	Timber Cladding	Dark Brown

2440 RICHMOND RD
& 2445 VICTORIA, BC

PROPOSED RESIDENTIAL DEVELOPMENT

11 RESIDENTIAL UNITS PER BUILDING / 2 BUILDINGS

A6 Jon Newell

1000-1010 14th Street, Suite 1000
V6A 1A1
Tel: 604-681-1111
Fax: 604-681-1112
www.jonnewell.com

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Elevation – Building A (2448 Richmond Road)



2440 RICHMOND RD & 2448 VICTORIA, BC

PROPOSED RESIDENTIAL DEVELOPMENT
11 RESIDENTIAL SUITES PER BUILDING / 2 BUILDINGS

A4 Jos Newell
Architectural
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Victoria, BC V8M 1Y5
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