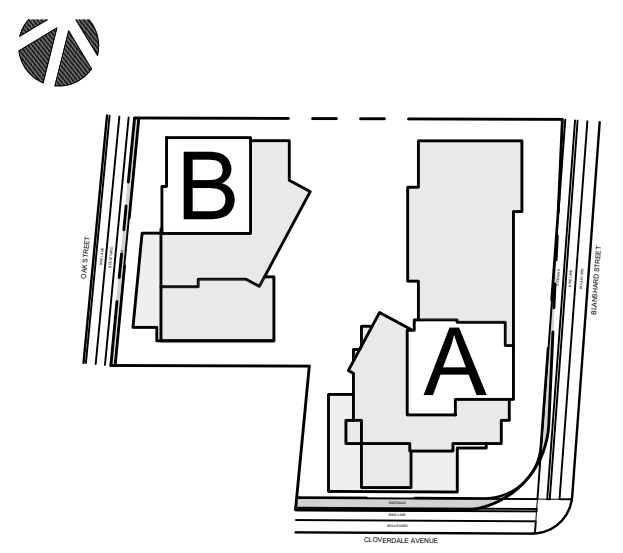


MATERIAL LEGEND

1 - GLAZING FRAMING (BLACK) WITH VISION GLASS (CLEAR)	5 - PAINTED METAL DOOR TO MATCH ADJACENT WALL FINISH
1A - GLAZING FRAMING (SILVER) WITH VISION GLASS (CLEAR)	6 - CONCRETE (ARCHITECTURAL FINISH)
1B - GLAZING FRAMING (SILVER) WITH SPANDREL GLASS (OPAQUE GREY)	7 - LOUVER GRILLS (BLACK)
1C - GLAZING FRAMING (BLACK) WITH SPANDREL GLASS (GOLD)	8 - MECHANICAL UNIT SCREENING
1D - GLAZING FRAMING (BLACK) WITH SPANDREL GLASS (GOLD)	9A - SIGNAGE (BUILDING) SIGNAGE
2A - METAL PANEL (WHITE) WITH FROSTED GLASS (WHITE)	9B - SIGNAGE (TENANT)
2B - METAL PANEL (GOLD)	10 - DELETED
3 - BRICK VENEER FINISH (DARK BROWN)	11 - DECORATIVE PERFORATED PANEL (GOLD)
4 - CLEAR GLASS GUARDRAILS IN GREY POWDER COATED FRAMING	12 - GOLD-TINTED GLASS GUARDRAILS IN BLACK POWDER COATED FRAMING
	13 - BALCONY PRIVACY SCREEN PANEL

*THE MATERIALITY FOR THE PROJECT WILL COMPLY WITH THE BIRD-FRIENDLY DESIGN GUIDELINES:
 -DESIGN BUILDING CONSISTENT WITH HIGH-PERFORMANCE BUILDING GUIDELINES.
 -AVOID LARGE AREAS OF GLAZING.
 -USE OF MIRRORING GLASS AND GLASS REFLECTIVITY IS STRONGLY DISCOURAGED AND SHOULD BE AVOIDED.
 -INCORPORATE DESIGN TREATMENTS THAT INCREASE THE VISIBILITY OF GLASS.
 -REDUCE UNNECESSARY LIGHT-SPILL THROUGH SHIELDING.



NORTH ARROW:

OWNER/CLIENT:

ISLAND VIEW LAND MANAGEMENT,
FOR GAIN GROUP

GENERAL NOTES:

NO.	ISSUE	Y/M/D
4	RE-ISSUED FOR RZ/DP APPLICATION	26/03/09
3	RE-ISSUED FOR RZ/DP APPLICATION	25/11/03
2	ISSUED FOR RZ/DP APPLICATION	25/03/04
1	ISSUED FOR PRE APPLICATION REVIEW	24/11/13

NO.	ISSUE	Y/M/D

SEAL:



CONSULTANT:



VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
 VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5
 604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

816 CLOVERDALE AVE.

PROJECT ADDRESS:

816 CLOVERDALE AND 3316 OAK STREET,
SAANICH, BC

DRAWING TITLE:

**BLDG. ELEVATION ALONG
BLANSHARD ST.**

PROJECT NO: 24037

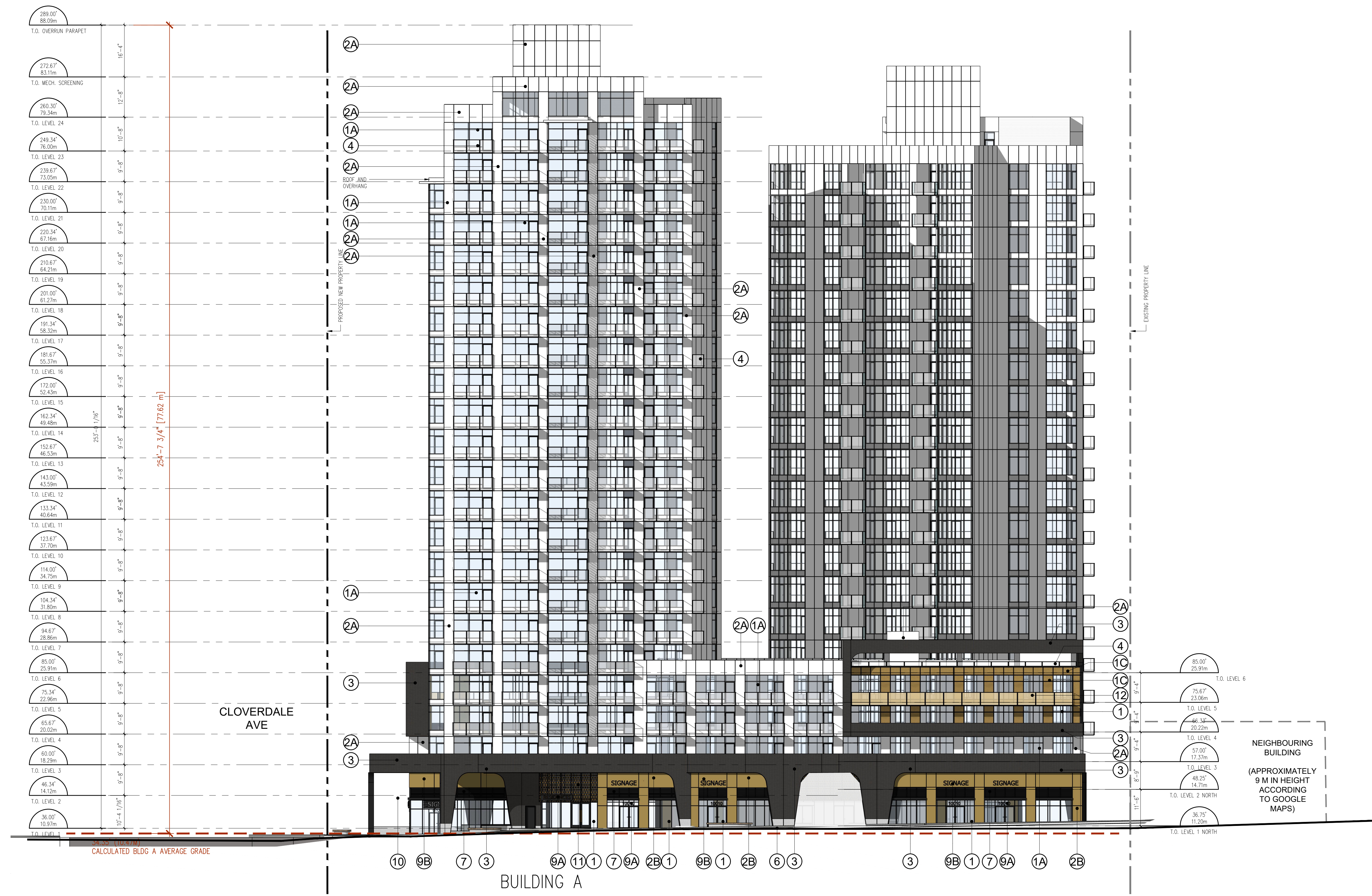
DRAWN BY: WY

SCALE: 1/16"=1'-0"

REVIEW BY: AE

DWG NO:

A301



1 BLDG. ELEVATION ALONG BLANSHARD STREET
A301 1/16"=1'-0"

NORTH ARROW:

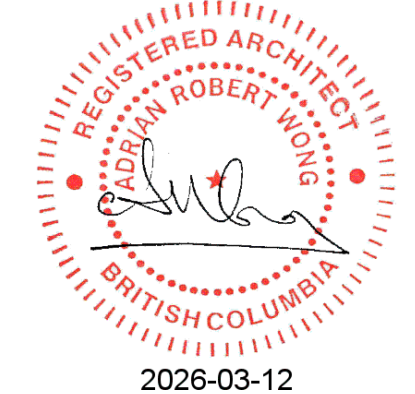
OWNER/CLIENT:

ISLAND VIEW LAND
MANAGEMENT,
FOR GAIN GROUP

GENERAL NOTES:

4	RE-ISSUED FOR RZ/DP APPLICATION	26/03/09
3	RE-ISSUED FOR RZ/DP APPLICATION	25/11/03
2	ISSUED FOR RZ/DP APPLICATION	25/03/04
1	ISSUED FOR PRE APPLICATION REVIEW	24/11/13
NO.	ISSUE	Y/M/D

SEAL:



CONSULTANT:



VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

816 CLOVERDALE AVE.

PROJECT ADDRESS:

816 CLOVERDALE AND 3316 OAK STREET,
SAANICH, BC

DRAWING TITLE:

BLDG. ELEVATION ALONG
CLOVERDALE AVE.

PROJECT NO: 24037

DRAWN BY: WY

SCALE: 1/16"=1'-0"

REVIEW BY: AE

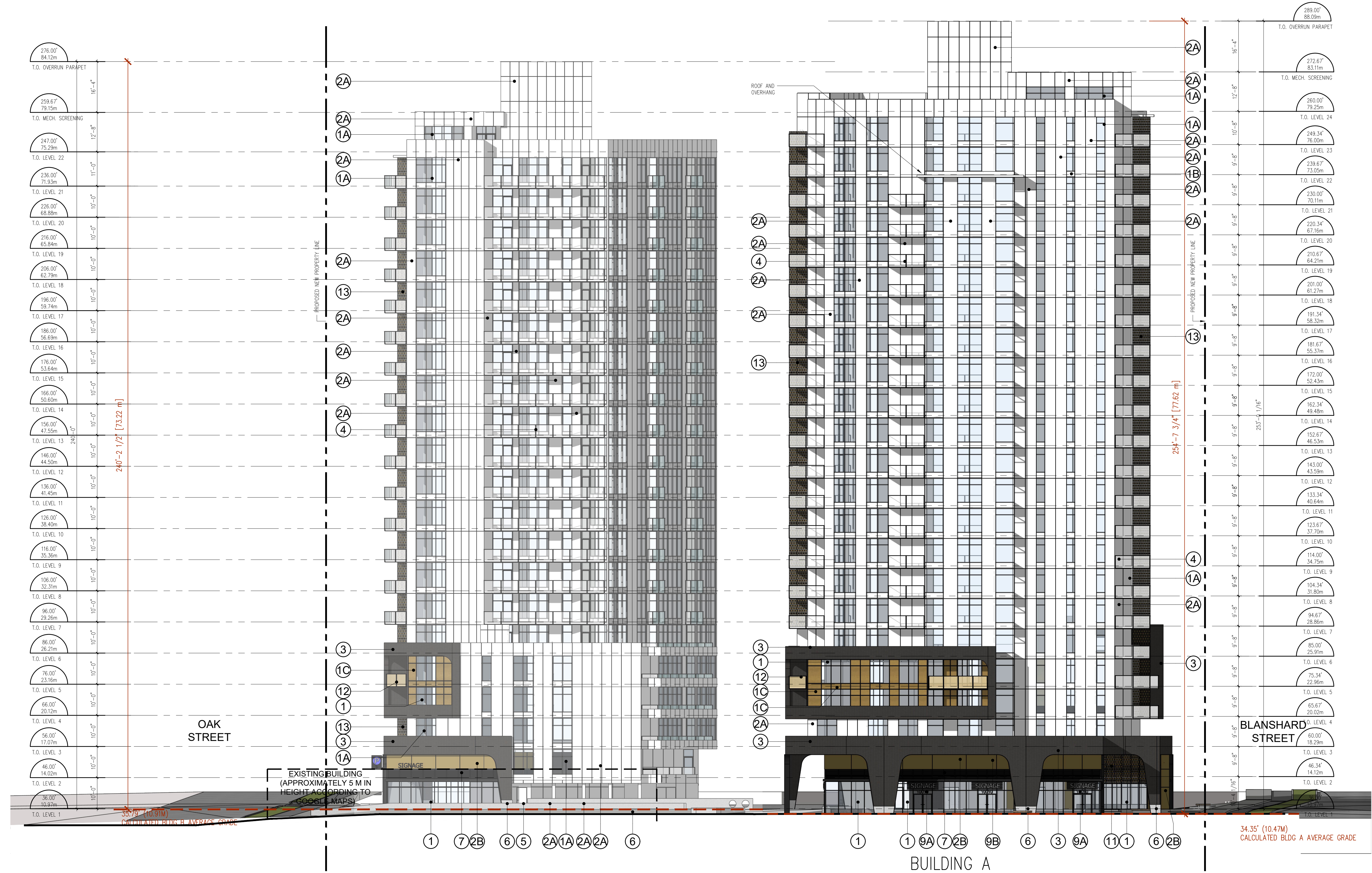
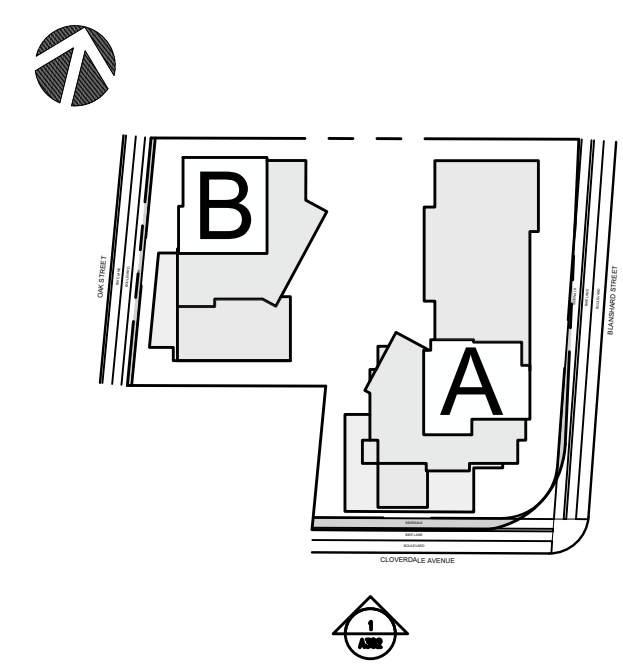
DWG NO:

A302

MATERIAL LEGEND

1 - GLAZING FRAMING (BLACK) WITH VISION GLASS (CLEAR)	5 - PAINTED METAL DOOR TO MATCH ADJACENT WALL FINISH
1A - GLAZING FRAMING (SILVER) WITH VISION GLASS (CLEAR)	6 - CONCRETE (ARCHITECTURAL FINISH)
1B - GLAZING FRAMING (SILVER) WITH SPANDREL GLASS (OPAQUE GREY)	7 - LOUVER GRILLS (BLACK)
1C - GLAZING FRAMING (BLACK) WITH SPANDREL GLASS (GOLD)	8 - MECHANICAL UNIT SCREENING
1D - GLAZING FRAMING (BLACK) WITH SPANDREL GLASS (WHITE)	9A - SIGNAGE (BUILDING) SIGNAGE
2A - METAL PANEL (WHITE)	9B - SIGNAGE (TENANT)
2B - METAL PANEL (GOLD)	10 - DELETED
3 - BRICK VENEER FINISH (DARK BROWN)	11 - DECORATIVE PERFORATED PANEL (GOLD)
4 - CLEAR GLASS GUARDRAILS IN GREY POWDER COATED FRAMING	12 - GOLD-TINTED GLASS GUARDRAILS IN BLACK POWDER COATED FRAMING
	13 - BALCONY PRIVACY SCREEN PANEL

*THE MATERIALITY FOR THE PROJECT WILL COMPLY WITH THE BIRD-FRIENDLY DESIGN GUIDELINES:
-DESIGN BUILDING CONSISTENT WITH HIGH-PERFORMANCE BUILDING GUIDELINES.
-AVOID LARGE AREAS OF GLAZING.
-USE OF MIRRORING GLASS AND GLASS REFLECTIVITY IS STRONGLY DISCOURAGED AND SHOULD BE AVOIDED.
-INCORPORATE DESIGN TREATMENTS THAT INCREASE THE VISIBILITY OF GLASS.
-REDUCE UNNECESSARY LIGHT-SPILL THROUGH SHIELDING.



1 BLDG. ELEVATION ALONG CLOVERDALE AVE.
A302 1/16"=1'-0"

NORTH ARROW:

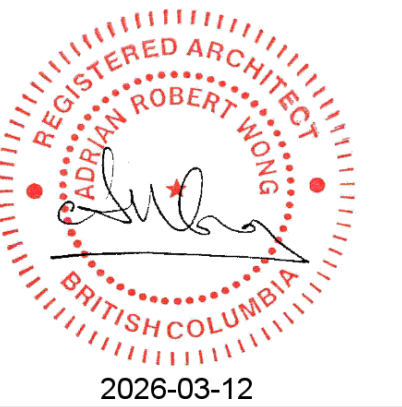
OWNER/CLIENT:

ISLAND VIEW LAND
MANAGEMENT,
FOR GAIN GROUP

GENERAL NOTES:

4	RE-ISSUED FOR RZ/DP APPLICATION	26/03/09
3	RE-ISSUED FOR RZ/DP APPLICATION	25/11/03
2	ISSUED FOR RZ/DP APPLICATION	25/03/04
1	ISSUED FOR PRE APPLICATION REVIEW	24/11/13
NO.	ISSUE	Y/M/D

SEAL:



CONSULTANT:



VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jackie Road Victoria, V8B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
816 CLOVERDALE AVE.

PROJECT ADDRESS:
816 CLOVERDALE AND 3316 OAK STREET,
SAANICH, BC

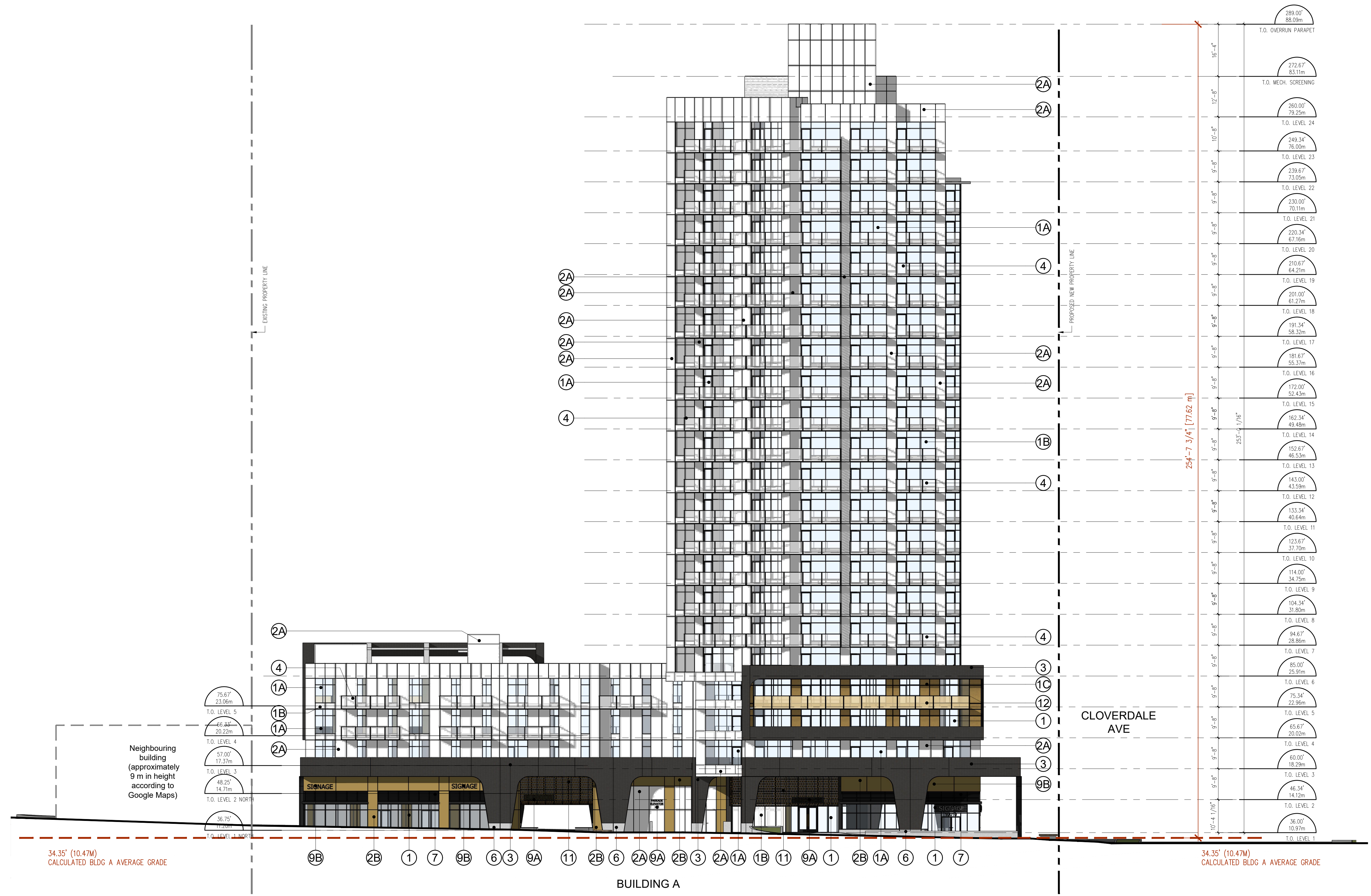
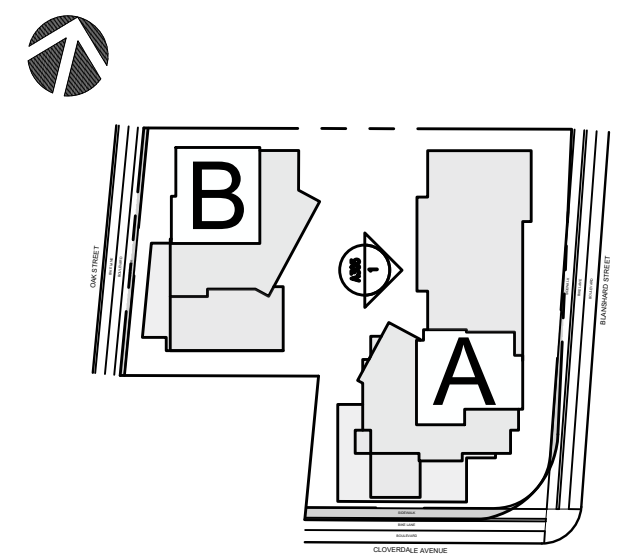
DRAWING TITLE:
**BLDG. A SOUTHWEST
ELEVATION**

PROJECT NO: 24037 DRAWN BY: WY
SCALE: 1/16"=1'-0" REVIEW BY: AE
DWG NO: **A305**

MATERIAL LEGEND

1 - GLAZING FRAMING (BLACK) WITH VISION GLASS (CLEAR)	5 - PAINTED METAL DOOR TO MATCH ADJACENT WALL FINISH
1A - GLAZING FRAMING (SILVER) WITH VISION GLASS (CLEAR)	6 - CONCRETE (ARCHITECTURAL FINISH)
1B - GLAZING FRAMING (SILVER) WITH SPANDREL GLASS (OPAQUE GREY)	7 - LOUVER GRILLS (BLACK)
1C - GLAZING FRAMING (BLACK) WITH SPANDREL GLASS (GOLD)	8 - MECHANICAL UNIT SCREENING
1D - GLAZING FRAMING (BLACK) WITH SPANDREL GLASS (WHITE)	9A - SIGNAGE (BUILDING)
2A - METAL PANEL (WHITE) WITH FROSTED GLASS (WHITE)	9B - SIGNAGE (TENANT)
2B - METAL PANEL (GOLD)	10 - DELETED
3 - BRICK VENEER FINISH (DARK BROWN)	11 - DECORATIVE PERFORATED PANEL (GOLD)
4 - CLEAR GLASS GUARDRAILS IN GREY POWDER COATED FRAMING	12 - GOLD-TINTED GLASS GUARDRAILS IN BLACK POWDER COATED FRAMING
	13 - BALCONY PRIVACY SCREEN PANEL

*THE MATERIALITY FOR THE PROJECT WILL COMPLY WITH THE BIRD-FRIENDLY DESIGN GUIDELINES:
-DESIGN BUILDING CONSISTENT WITH HIGH-PERFORMANCE BUILDING GUIDELINES.
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-USE OF MIRRORED GLASS AND GLASS REFLECTIVITY IS STRONGLY DISCOURAGED AND SHOULD BE AVOIDED.
-INCORPORATE DESIGN TREATMENTS THAT INCREASE THE VISIBILITY OF GLASS.
-REDUCE UNNECESSARY LIGHT-SPILL THROUGH SHIELDING.



1 BLDG. A SOUTHWEST ELEVATION
A305 1/16"=1'-0"