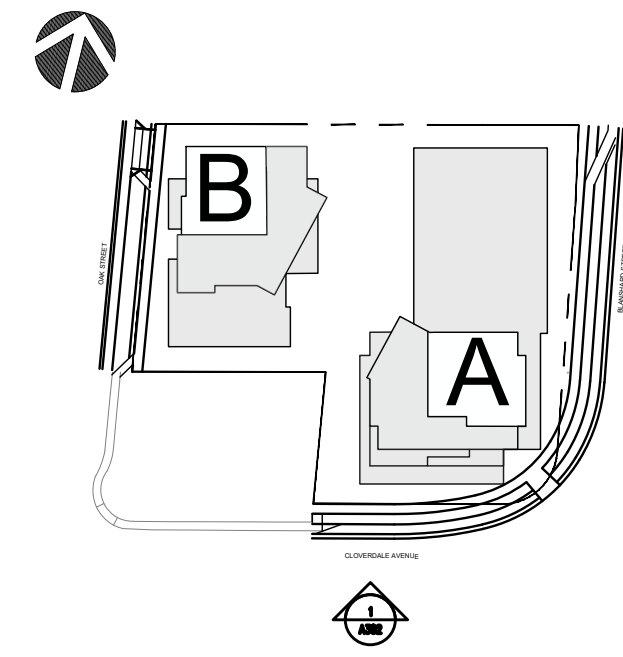


MATERIAL LEGEND

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.



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OWNER/CLIENT:
 ISLAND VIEW LAND MANAGEMENT,
 FOR GAIN GROUP

GENERAL NOTES:

NO.	ISSUE	Y/M/D
5	RE-ISSUED FOR RZ/DP APPLICATION	26/06/05
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



CONSULTANT:
IWA ARCHITECTS

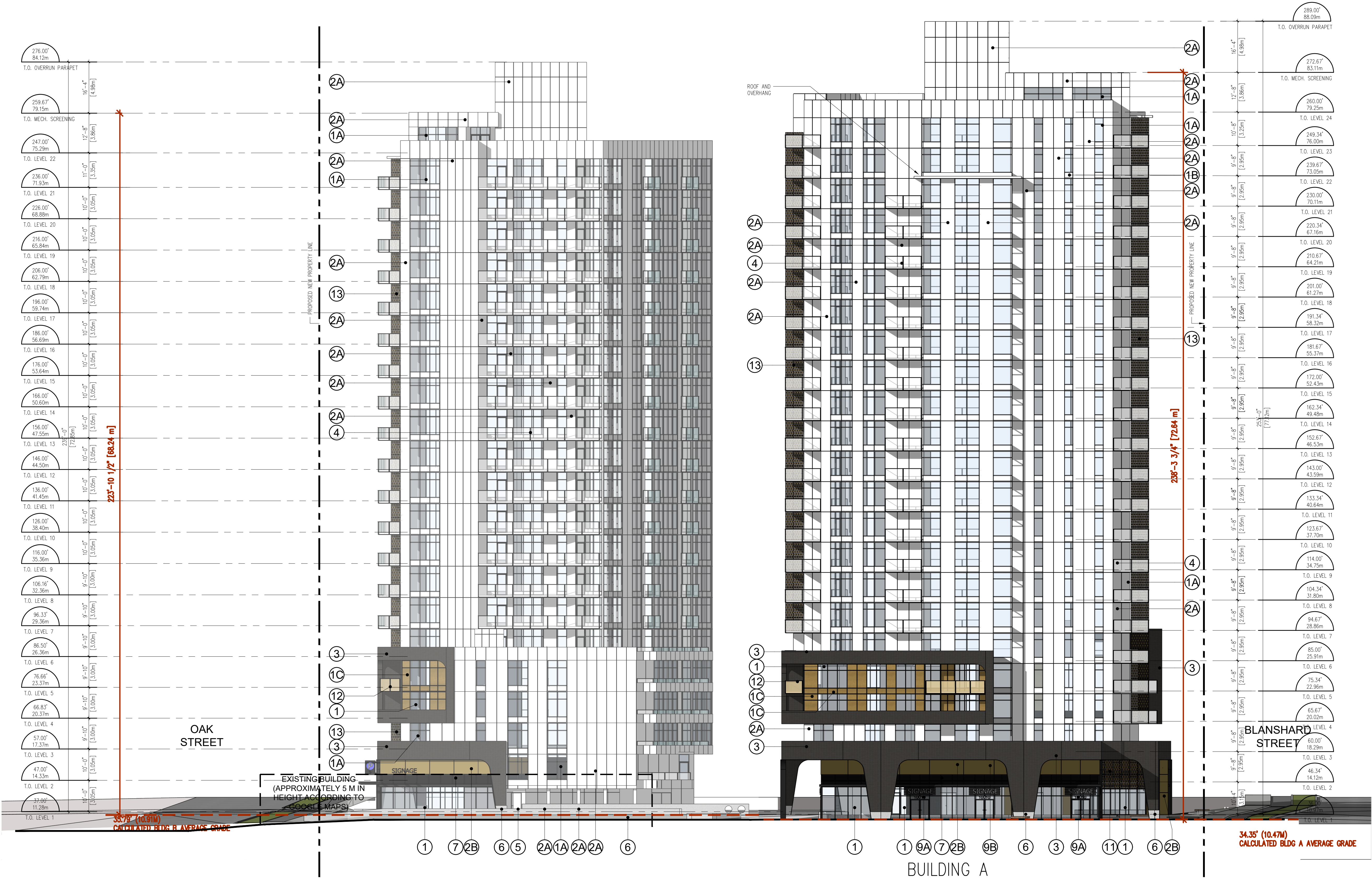
1540 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
 VIC 104 - 3212 Jackie Road Victoria, V8B 0J5
 604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
816 CLOVERDALE AVE.

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

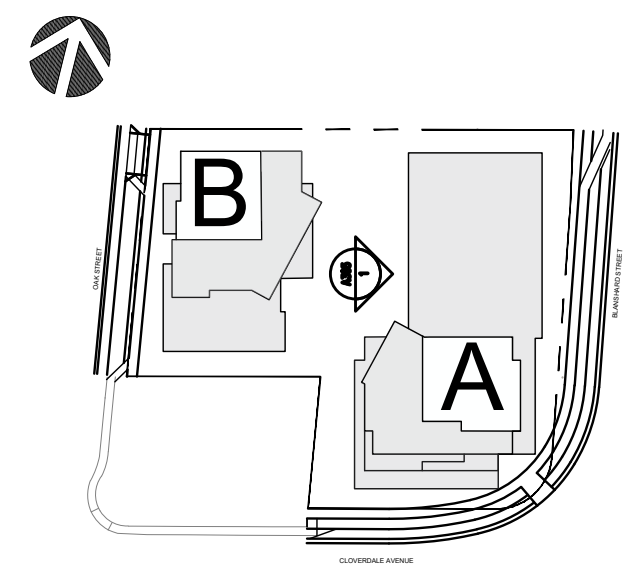
DRAWING TITLE:
BLDG. ELEVATION ALONG CLOVERDALE AVE.

PROJECT NO: 24037 **DRAWN BY:** WY
SCALE: 1/16"=1'-0" **REVIEW BY:** AE
DWG NO: A302 **A302**



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

NORTH ARROW:



MATERIAL LEGEND

1 - GLAZING FRAMING (BLACK) WITH VISION GLASS (CLEAR)	5 - PAINTED METAL DOOR TO MATCH ADJACENT WALL FINISH
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1C - GLAZING FRAMING (BLACK) WITH SPANDREL GLASS (GOLD)	8 - MECHANICAL UNIT SCREENING
1D - GLAZING FRAMING (BLACK) WITH FROSTED GLASS (WHITE)	9A - SIGNAGE (BUILDING) SIGNAGE
2A - METAL PANEL (WHITE) WITH FROSTED GLASS (WHITE)	9B - SIGNAGE (TENANT)
2B - METAL PANEL (GOLD)	10 - DELETED
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	13 - BALCONY PRIVACY SCREEN PANEL

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OWNER/CLIENT:

ISLAND VIEW LAND
MANAGEMENT,
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1	ISSUED FOR PRE APPLICATION REVIEW	24/11/13

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

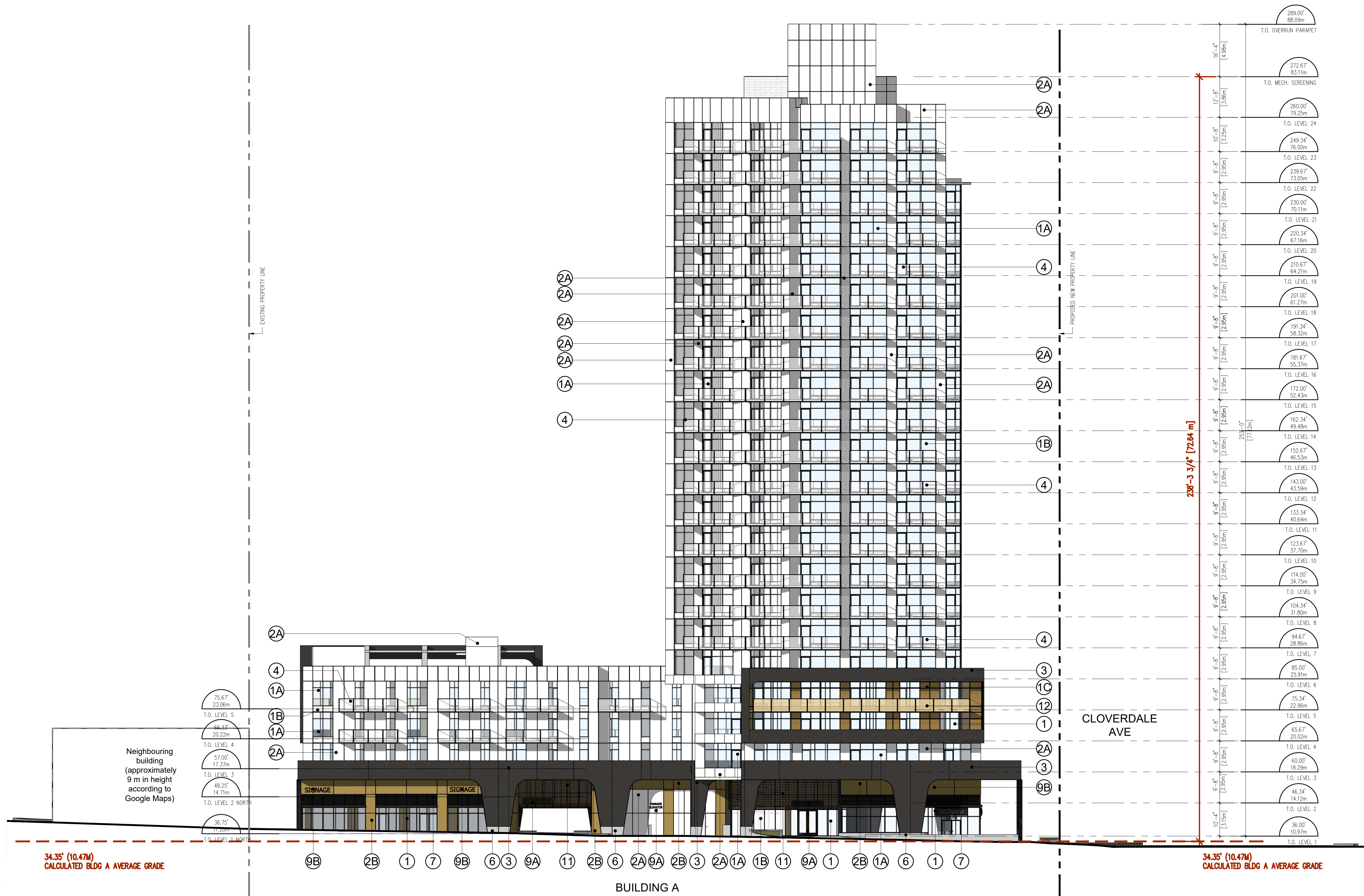
DRAWN BY: WY

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

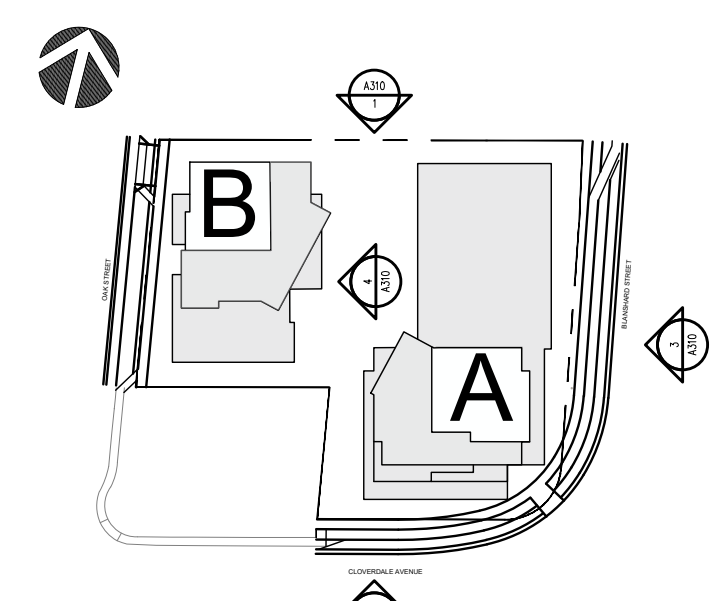
REVIEW BY: AE

DWG NO:

A305



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



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NORTH ARROW:

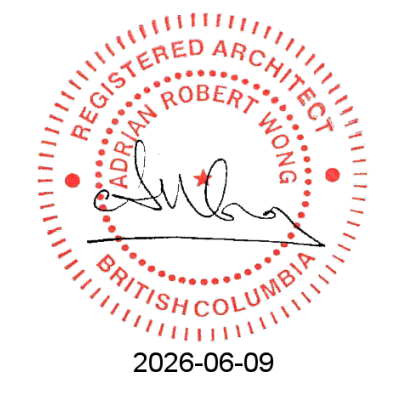
OWNER/CLIENT:

ISLAND VIEW LAND MANAGEMENT,
FOR GAIN GROUP

GENERAL NOTES:

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1	ISSUED FOR PRE APPLICATION REVIEW	24/11/13
NO.	ISSUE	Y/M/D

SEAL:



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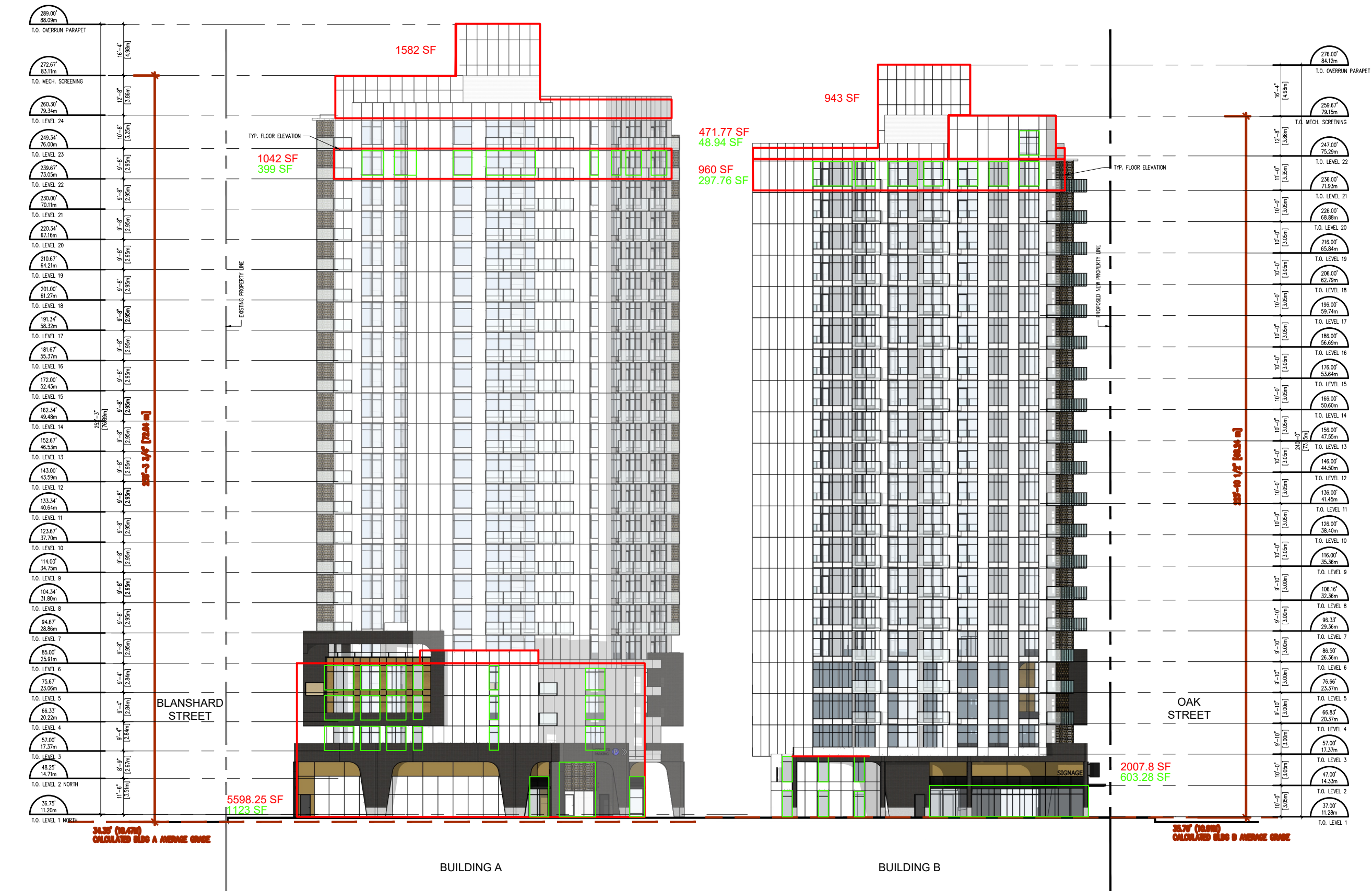
PROJECT ADDRESS:
816 CLOVERDALE AND 3316 OAK STREET,
SAANICH, BC

DRAWING TITLE:
**WINDOW TO WALL
RATIO CALC.**

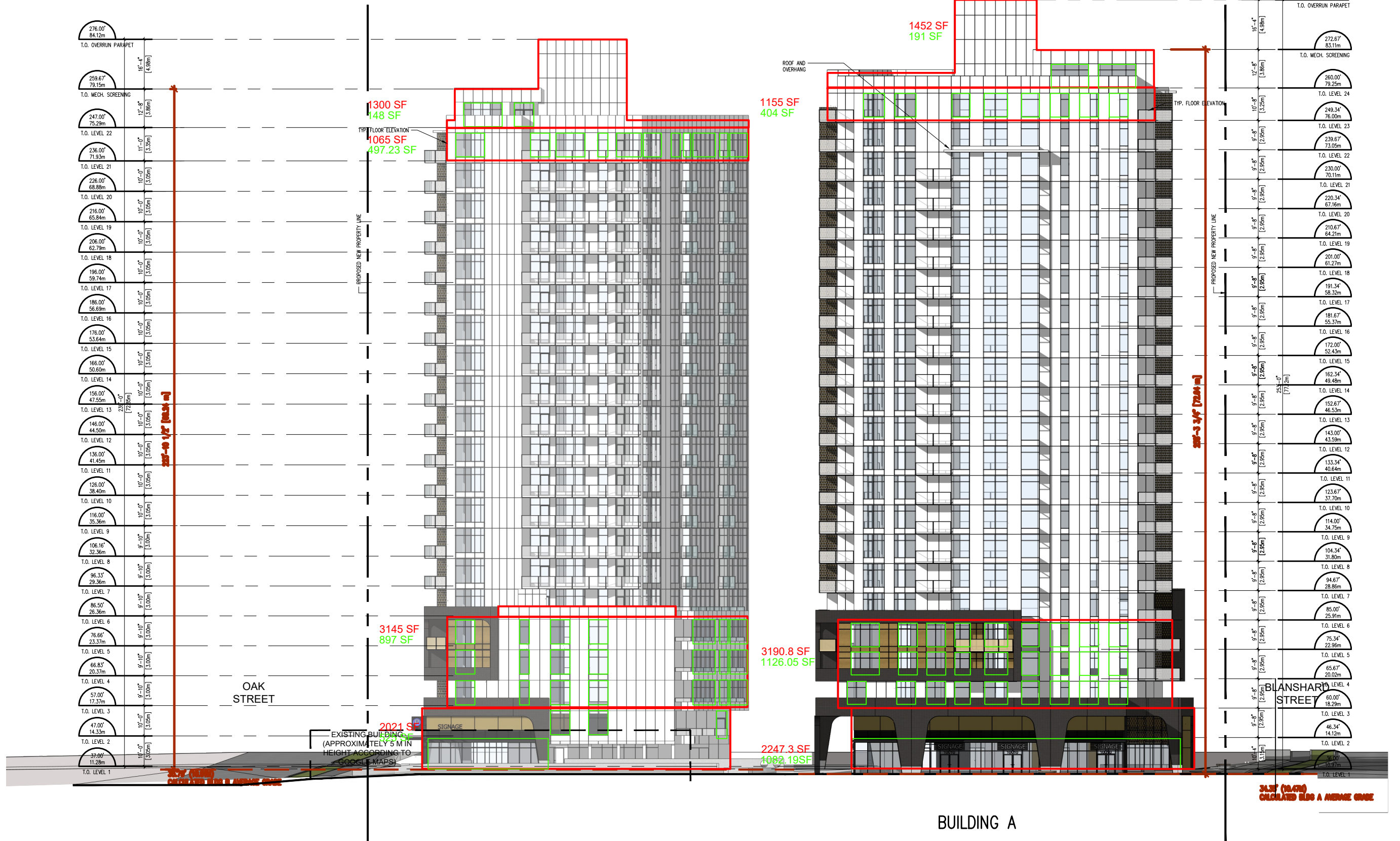
PROJECT NO: 24037 DRAWN BY: ER

SCALE: 1/32"=1'-0" REVIEW BY: AE

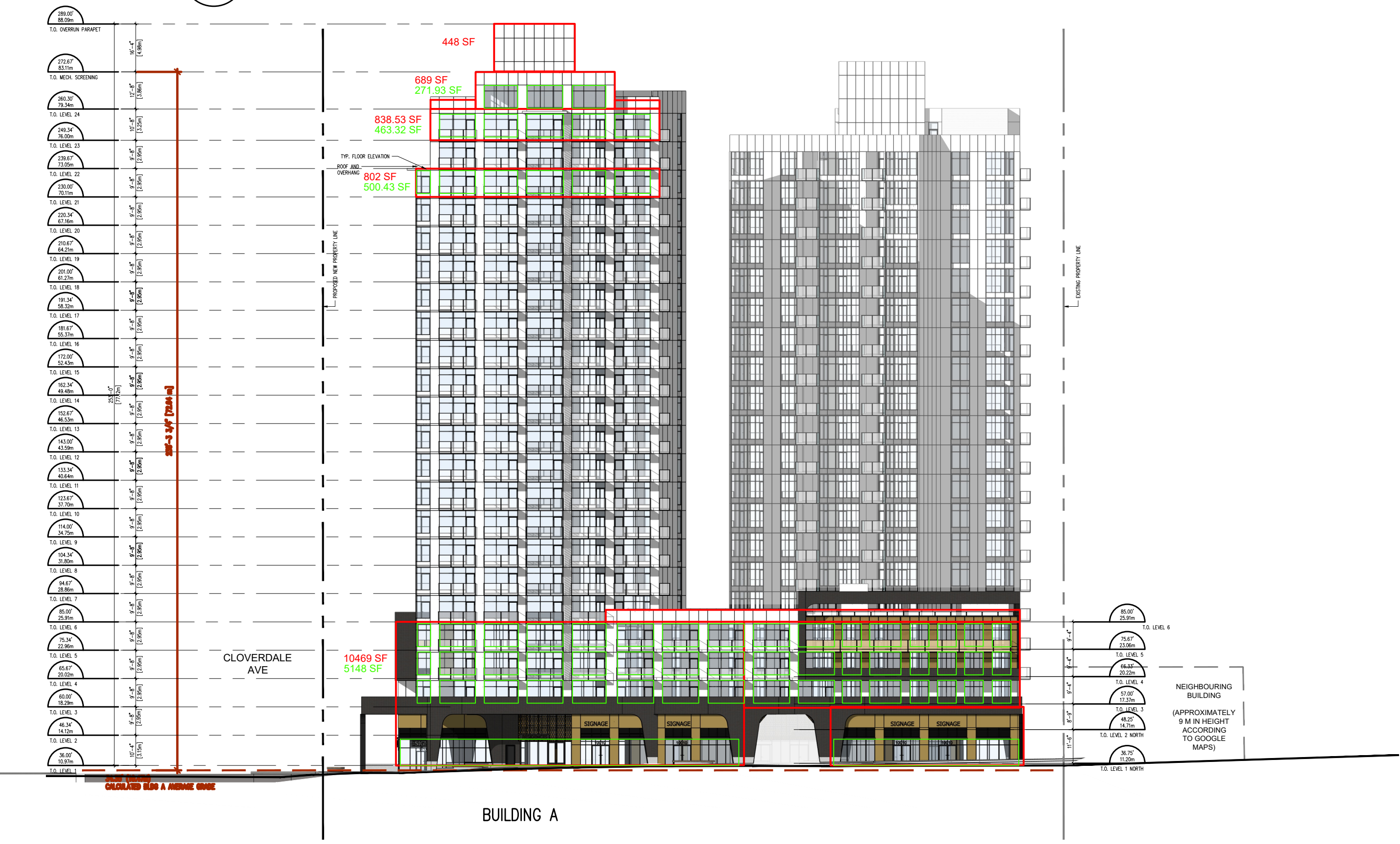
DWG NO: **A310**



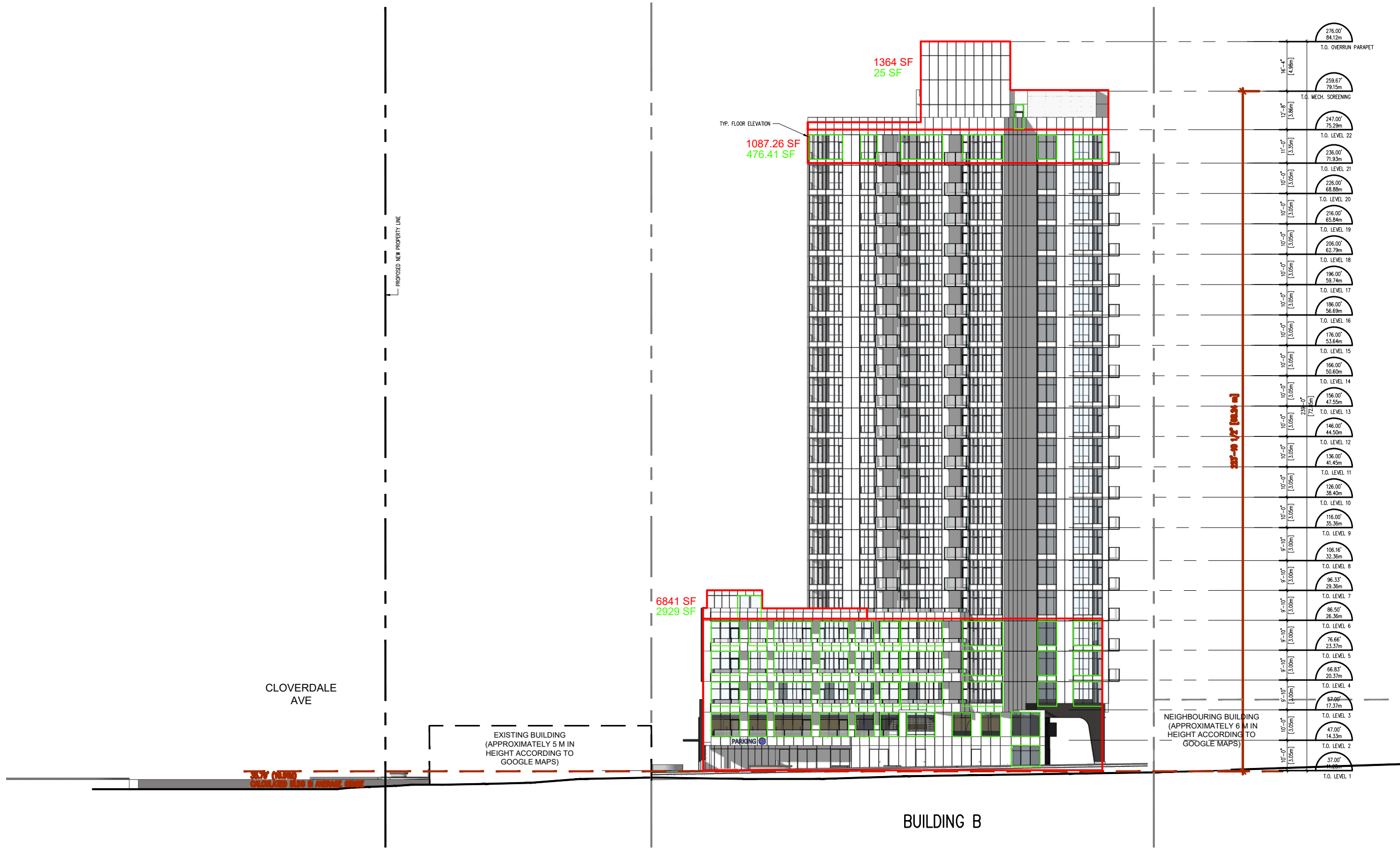
1 BLDG A & B NORTH ELEVATION
A310 1/32"=1'-0"



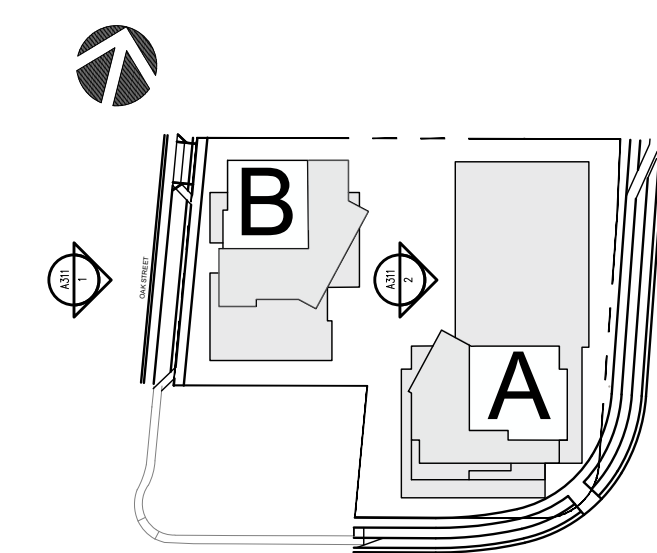
2 BLDG A & B SOUTH ELEVATION
A310 1/32"=1'-0"



3 BLDG A EAST ELEVATION
A310 1/32"=1'-0"



4 BLDG B EAST ELEVATION
A310 1/32"=1'-0"



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NORTH ARROW:

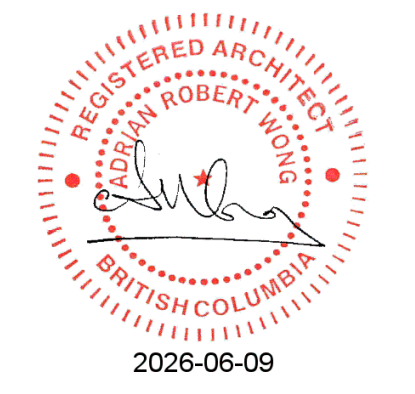
OWNER/CLIENT:

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816 CLOVERDALE AVE.

PROJECT ADDRESS:

816 CLOVERDALE AND 3316 OAK STREET,
SAANICH, BC

DRAWING TITLE:

**WINDOW TO WALL
RATIO CALC.**

PROJECT NO: 24037

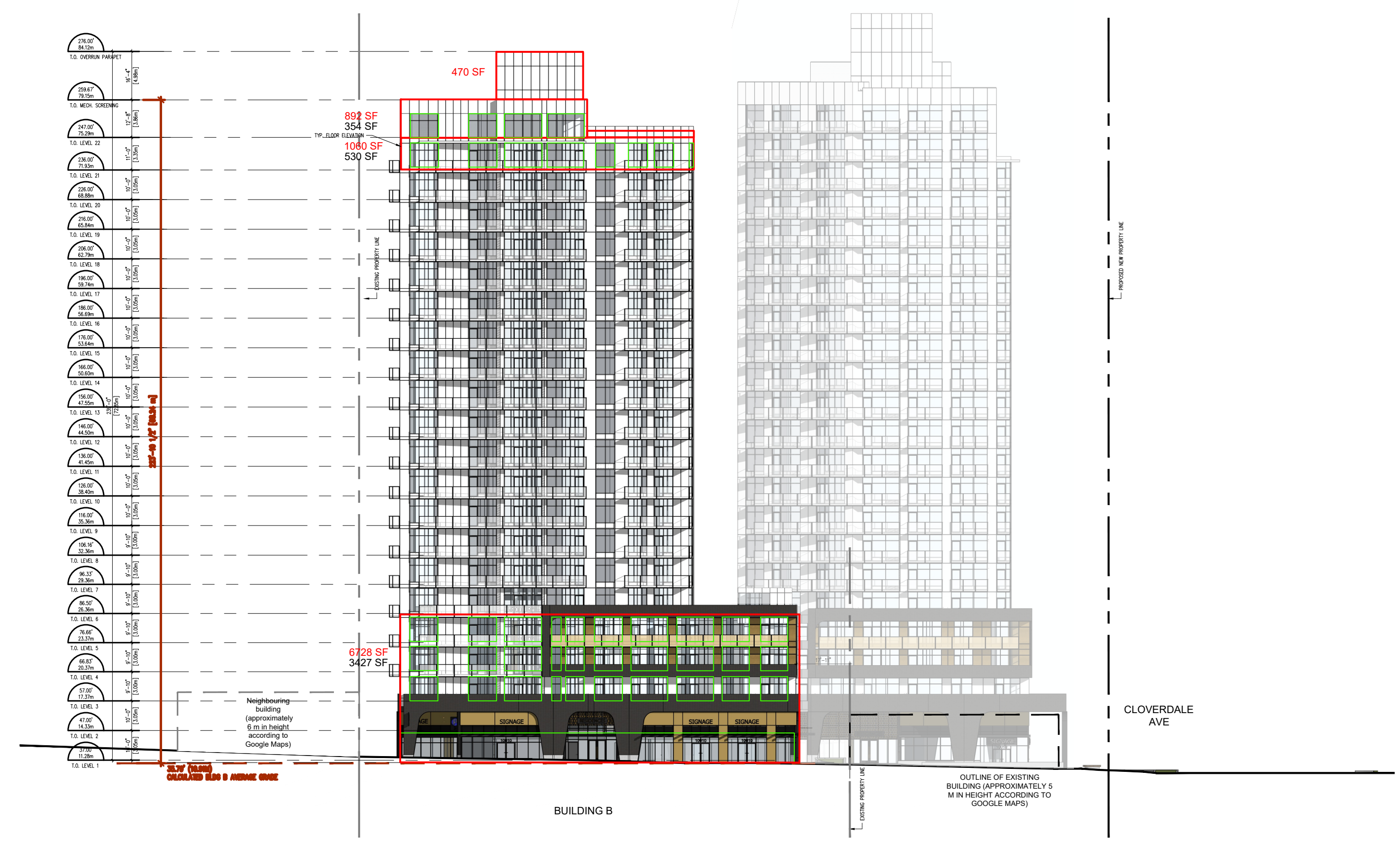
DRAWN BY: ER

SCALE: 1/32"=1'-0"

REVIEW BY: AE

DWG NO:

A311



1 BLDG B WEST ELEVATION
A311 1/32"=1'-0"



2 BLDG A WEST ELEVATION
A311 1/32"=1'-0"

BUILDING	BUILDING A				BUILDING B			
	NORTH	SOUTH	WEST	EAST	NORTH	SOUTH	WEST	EAST
WINDOW AREA	8,305.00	9,866.00	13,873.00	15,354.31	8,104.22	9,525.68	12,261.00	10,576.56
WALL AREA	25,936.25	27,680.10	28,196.00	27,719.06	20,702.80	23,506.00	25,050.00	25,601.16
WWR	32.02	35.64	49.20	55.39	39.15	40.52	48.95	41.31

BREAKDOWN BLDG A			
TOWER= 17 levels			
	WALL	WINDOW	WWR
NORTH	20,338.00	7,182.00	35.31
SOUTH	22,242.00	7,463.00	33.55
WEST	17,218.00	8,950.00	51.98
EAST	17,250.06	10,206.31	59.17
PODIUM= 6 levels			
	WALL	WINDOW	WWR
NORTH	5,598.25	1,123.00	20.06
SOUTH	5,438.10	2,403.00	44.19
WEST	10,978.00	4,923.00	44.84
EAST	10,469.00	5,148.00	49.17

BREAKDOWN BLDG B			
TOWER= 15 levels			
	WALL	WINDOW	WWR
NORTH	18,695.00	7,500.94	40.12
SOUTH	18,340.00	8,103.68	44.19
WEST	18,322.00	8,834.00	48.22
EAST	18,760.16	7,647.56	40.76
PODIUM= 6 levels			
	WALL	WINDOW	WWR
NORTH	2,007.80	603.28	30.05
SOUTH	5,166.00	1,422.00	27.53
WEST	6,728.00	3,427.00	50.94
EAST	6,841.00	2,929.00	42.82

Average WWR
42.8

3 WINDOW TO WALL RATIO CALC.
A311