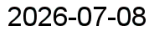


NORTH ARROW:

ISLAND VIEW LAND
MANAGEMENT,
FOR GAIN GROUP

RECEIVED
July 8, 2026
PLANNING DEPT.
DISTRICT OF SAANIC

SEAL

LWA ARCHITECTS

816 CLOVERDALE AVE.

**BLDG. ELEVATION FROM
ADJACENT NW PROPERTY**

A300



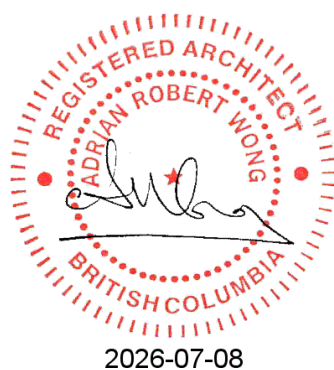
NORTH ARROW:

ISLAND VIEW LAND
MANAGEMENT,
FOR GAIN GROUP

GENERAL NOTES:

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
NO.	ISSUE	Y/M/D

SEAL



CONSULTANT:

WA
ARCHITECTS

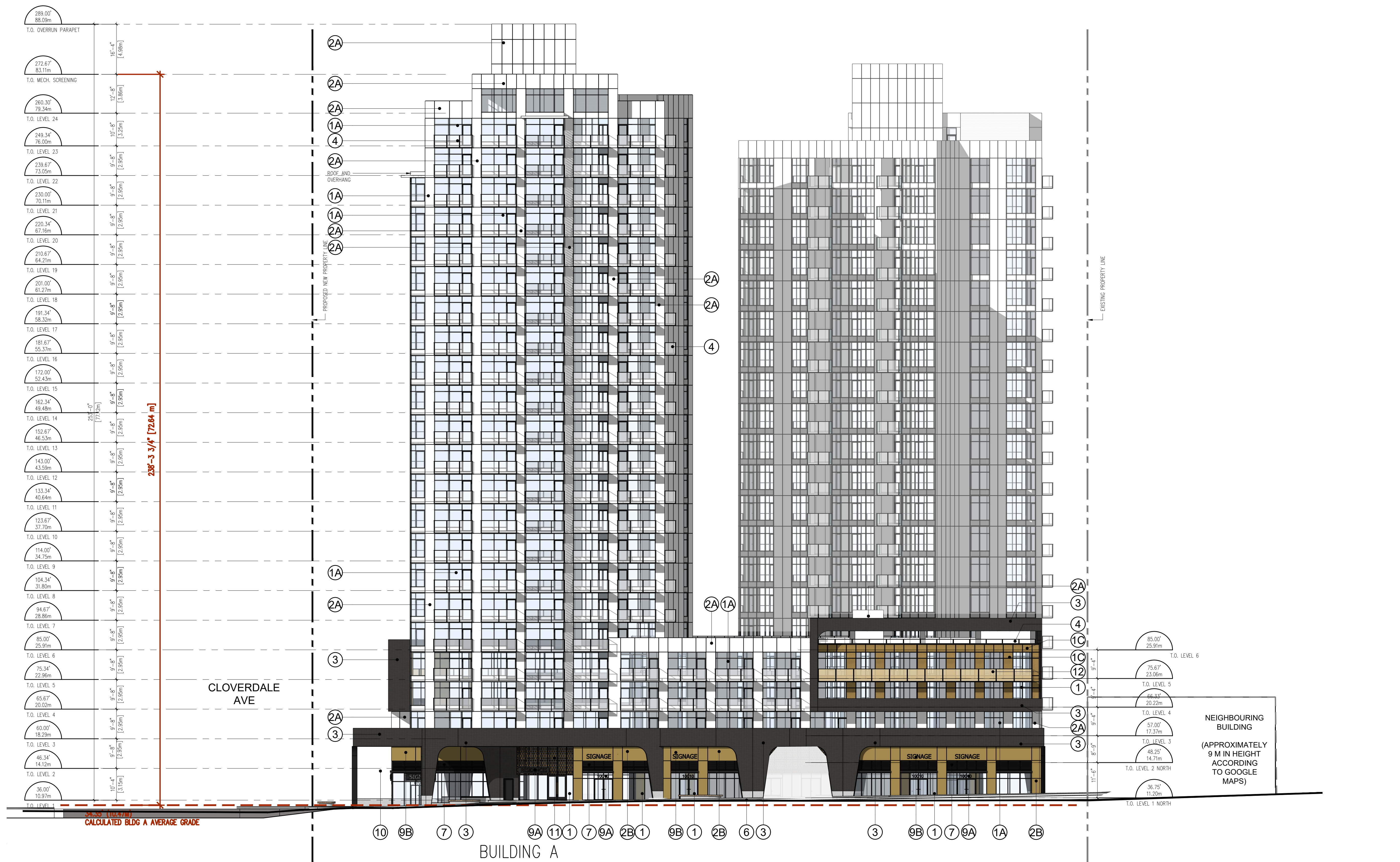
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

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**

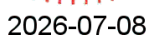


1 BLDG. ELEVATION ALONG BLANSHARD STREET
A301 1/16"=1'-0"

NORTH ARROW:

ISLAND VIEW LAND
MANAGEMENT,
FOR GAIN GROUP

GENERAL NOTES:

SEAL

CONSULTANT:

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 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

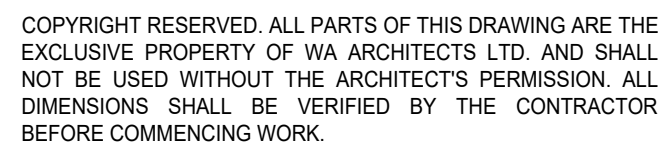
SCALE: 1/16"=1'-0" REVIEW BY: AE

DWG NO:

A302



1 BLDG
A302 1/16"=1'-0"



NORTH ARROW:

OWNER/CLIENT:

ISLAND VIEW LAND
MANAGEMENT,
FOR GAIN GROUP

GENERAL NOTES:

5	RE-ISSUED FOR RZ/D/P APPLICATION	26/06/05
4	RE-ISSUED FOR RZ/D/P APPLICATION	26/03/09
3	RE-ISSUED FOR RZ/D/P APPLICATION	25/11/03
1	ISSUED FOR RZ/D/P APPLICATION	25/03/04
	1 ISSUED FOR PRE APPLICATION REVIEW	24/11/13
NO.	ISSUE	Y/M/D

SEAL:



2026-07-08

CONSULTANT:

LWA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 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 OAK STREET**

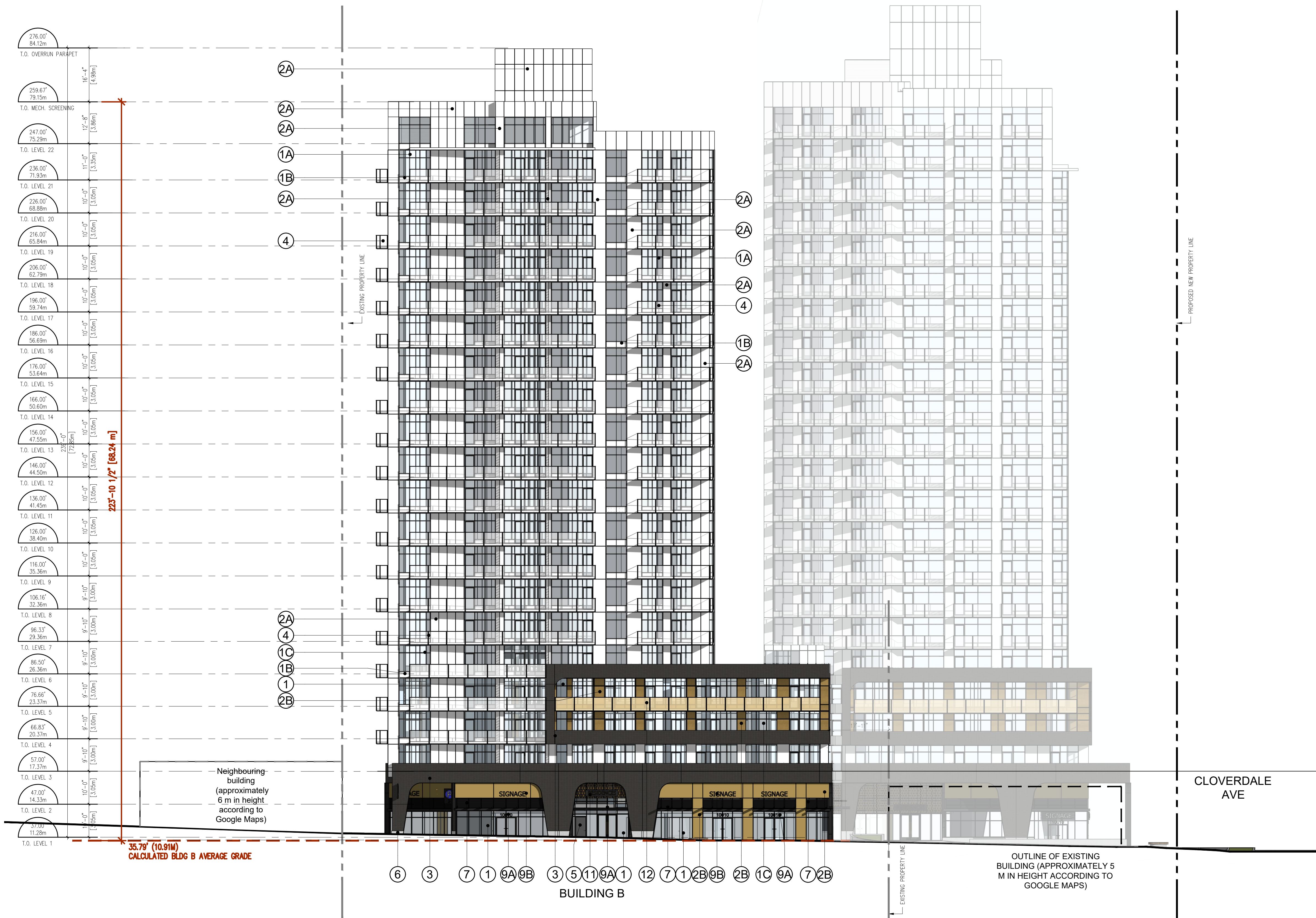
PROJECT NO: 24037

SCALE: 1/4"=1'-0" REV/IF/ADY: AIA

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

REVIEW BY: AW
A000

DWG NO:



MATERIAL LEGEND

- | | |
|---|--|
| 1 - GLAZING FRAMING (BLACK) WITH VISION GLASS (CLEAR) | 5 - PAINTED METAL DOOR TO MATCH ADJACENT WALL FINISH |
| 14 - GLAZING FRAMING (SILVER) WITH VISION GLASS (CLEAR) | 6 - CONCRETE (ARCHITECTURAL FINISH) |
| 18 - GLAZING FRAMING (SILVER) WITH SPANDREL GLASS (OPAQUE GREY) | 7 - LOUVER DRILLS (BLACK) |
| 19 - GLAZING FRAMING (BLACK) WITH SPANDREL GLASS (GOLD) | 8 - MECHANICAL UNIT SCREENING |
| 20 - GLAZING FRAMING (BLACK) WITH FROSTED GLASS (WHITE) | 9A - SIGNAGE (BUILDING SIGNAGE) |
| 21A - METAL PANEL (WHITE) | 9B - SIGNAGE (TENANT) |
| 28B - 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 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. ELEVATION ALONG OAK STREET

A303 $1/16''=1'-0$

NORTH ARROW:

ISLAND VIEW LAND
MANAGEMENT,
FOR GAIN GROUP

GENERAL NOTES:

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
NO.	ISSUE	Y/M/D

SEAL



CONSULTANT:

**WA
ARCHITECTS**

PROJECT NAME:

816 CLOVERDALE AVE.

PROJECT ADDRESS:

816 CLOVERDALE AND 3316 OAK STREET,
SAANICH, BC

DRAWING TITLE:

**BLDG. B NORTHEAST
ELEVATION**

PROJECT NO: 2403

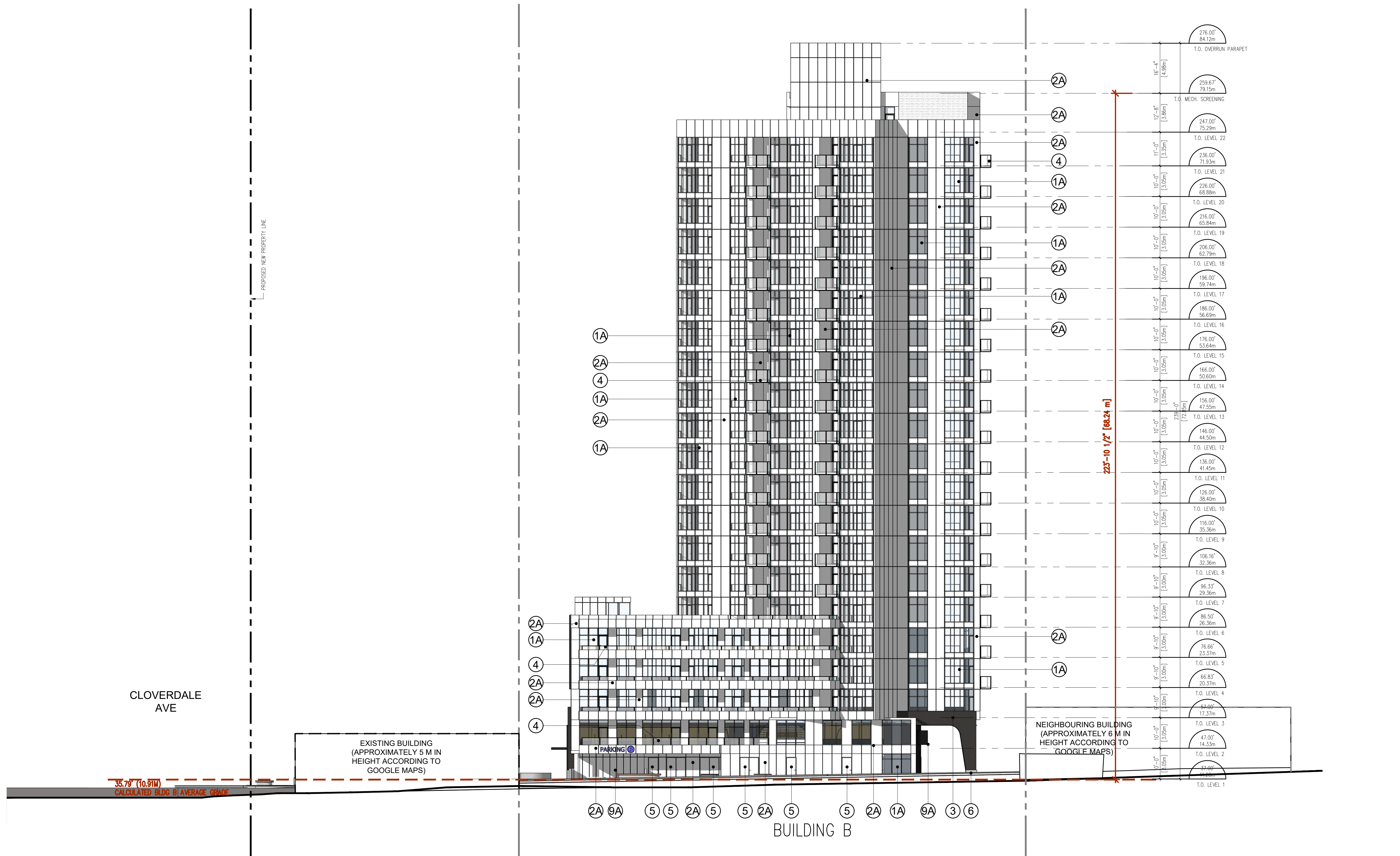
DRAWN BY: WY

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

REVIEW BY: AE

DWG NO

A304



1 BLDG. B NORTHEAST ELEVATION
A304 1/16"=1'-0"

NORTH ARROW:

ISLAND VIEW LAND
MANAGEMENT,
FOR GAIN GROUP

GENERAL NOTES:

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
NO.	ISSUE	Y/M/D

SEAL



CONSULTANT:

LWA ARCHITECTS

816 CLOVERDALE AVE.

**BLDG. A SOUTHWEST
ELEVATION**

A305

