

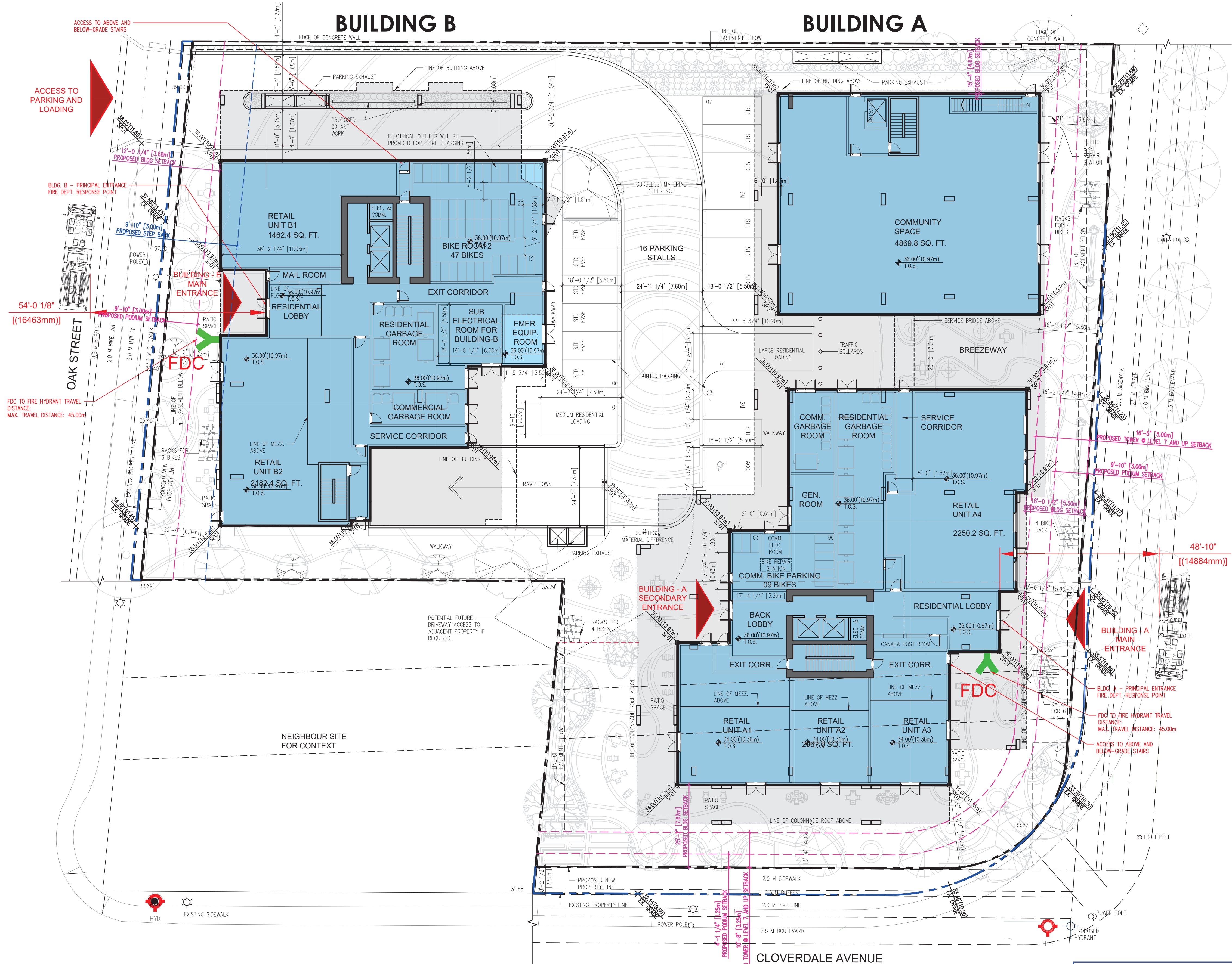
SITE LEGEND

- FIRE HYDRANT - SEE CIVIL
- LAMP STANDARD
SEE ELEC.
- PAD MOUNT TRANSFORMER
SEE ELEC.
- LANDSCAPE
SEE LANDSCAPE
- CONCRETE PAD
SEE STRU.
- CURB LETDOWN
- BIKE RACK
SEE LANDSCAPE
- BENCH
SEE LANDSCAPE
- GARBAGE RECEPTACLE
SEE LANDSCAPE
- EXISTING GRADE
+70.11m
- PROPOSED FINISH GRADE
+70.11m
- PROPERTY LINE
- RIGHT OF WAY
- SETBACK LINE
- RETAINING WALL
- SCORED AND PAINTED
CROSSWALK. SEE CIVIL
- PAINTED BARRIER FREE PARKING
STALL. SIGN C/W FLEXIBLE
ACCESSIBLE SIGN POST.

NOTES:

*THE PROJECT IS LOCATED OUTSIDE THE 5KM RADIUS OF THE DOMINION ASTROPHYSICAL OBSERVATORY. AT 8.25KM. THIS PROJECT WILL STILL COMPLY WITH SECTION II SHIELDING REQUIREMENTS AND TABLE "A" OF SCHEDULE B. ZONING BYLAW 8200.

*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 MIRRORRED 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.

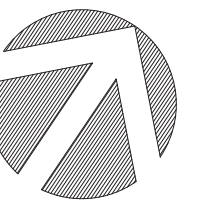


1 SITE PLAN
A100 1/16"=1'-0"

RECEIVED
NOV 10 2025
PLANNING DEPT.
DISTRICT OF SAANICH

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NORTH ARROW:



OWNER/CLIENT:

ISLAND VIEW LAND
MANAGEMENT,
FOR GAIN GROUP

GENERAL NOTES:

3	RE-ISSUED FOR RZDP APPLICATION	25/11/03
2	ISSUED FOR RZDP APPLICATION	25/03/04
1	ISSUED FOR REVIEW APPLICATION REVIEW	24/11/13
NO.	ISSUE	Y/M/D

SEAL:



CONSULTANT: 2025-11-04

IWA ARCHITECTS

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604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

816 CLOVERDALE AVE.

PROJECT ADDRESS:

816 CLOVERDALE AND 3316 OAK STREET MIXED
USE, SAANICH, BC

DRAWING TITLE:

SITE PLAN

PROJECT NO: 24037

DRAWN BY: ER

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

REVIEW BY: AE

DWG NO:

A100