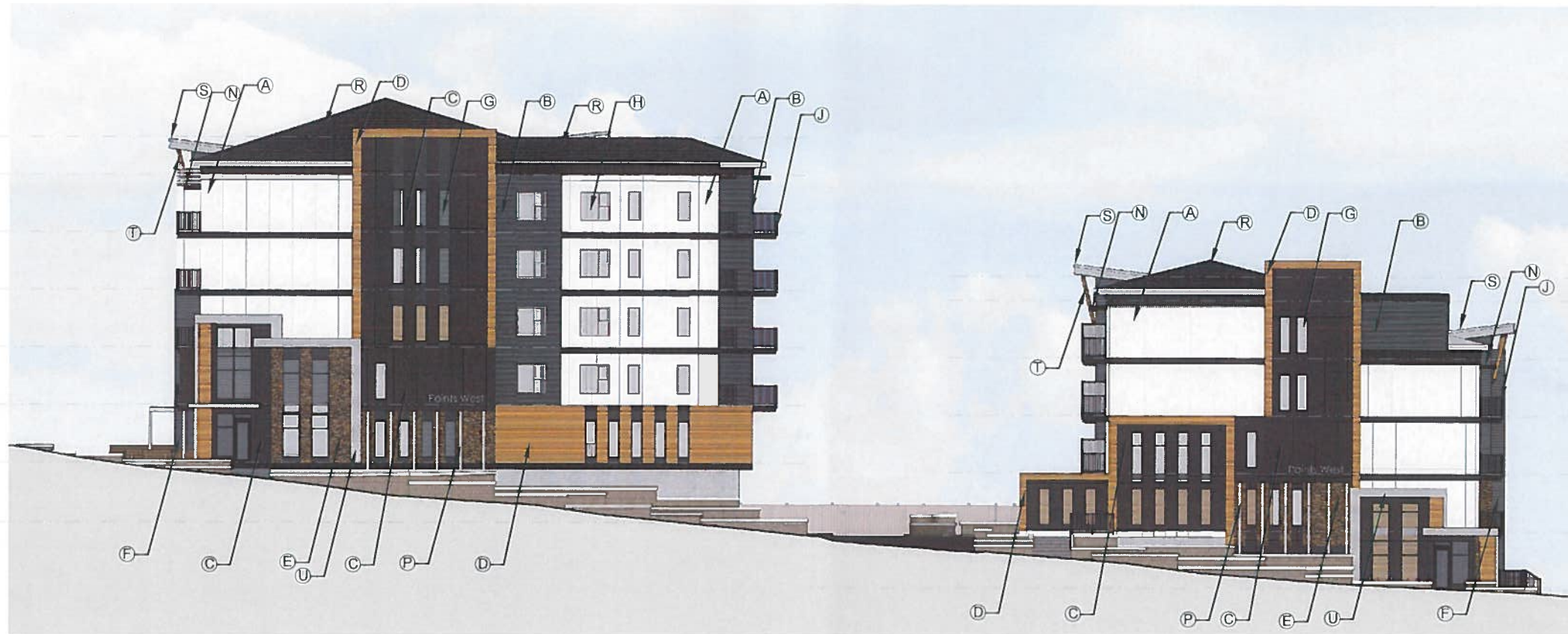


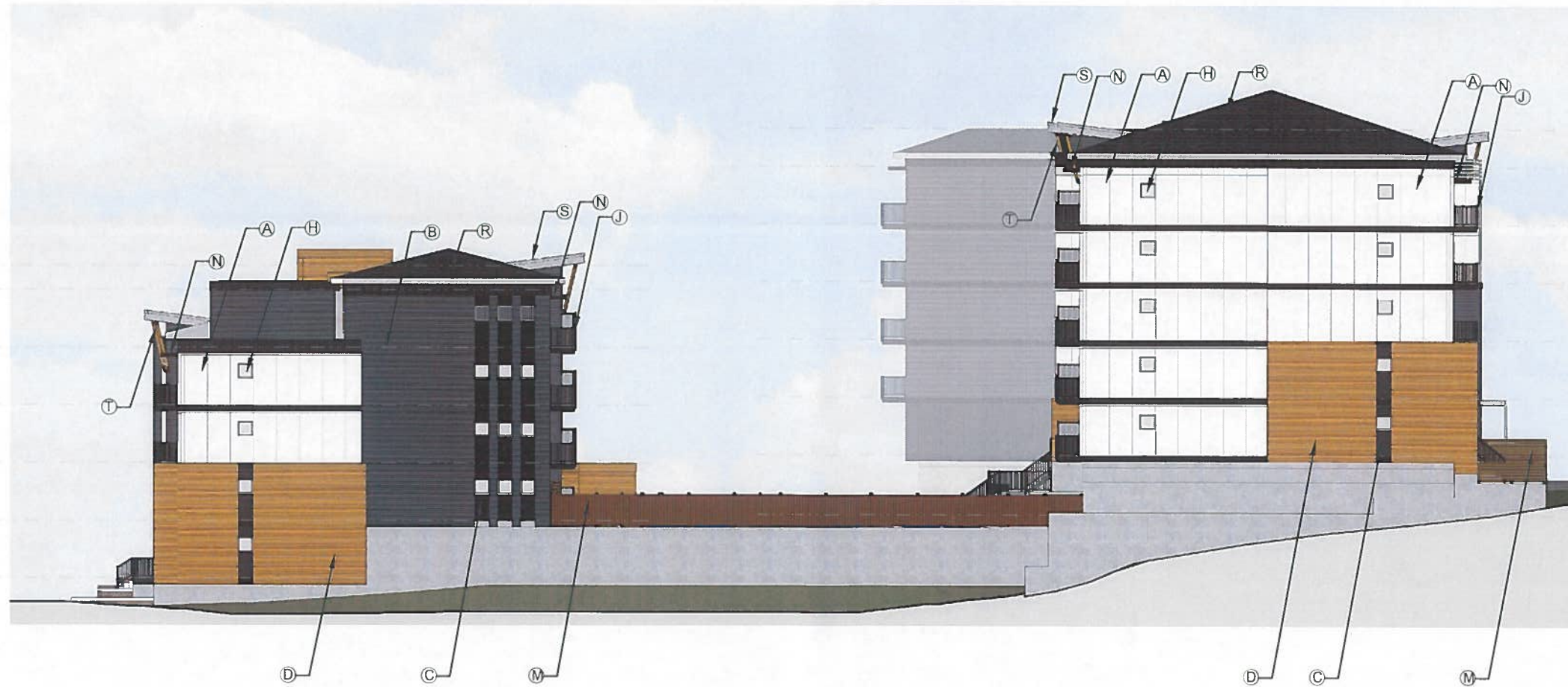
ROOF MID-SECTION 34.69m  
 T.O. BEARING PLATE 32.95m  
 FFL 5th FLOOR 29.90m  
 FFL 4th FLOOR 26.85m  
 FFL 3rd FLOOR 23.80m  
 FFL 2nd FLOOR 20.75m  
 FFL 1st FLOOR 17.70m  
 FFL PARKADE L1 14.65m



ROOF MID-SECTION 27.51m  
 T.O. BEARING PLATE 26.40m  
 FFL 5th FLOOR 23.35m  
 FFL 4th FLOOR 20.30m  
 FFL 3rd FLOOR 17.25m  
 FFL 2nd FLOOR 14.20m  
 FFL PARKADE/ 1st FLOOR 11.15m

OBED AVENUE ELEVATION

ROOF MID-SECTION 27.51m  
 T.O. BEARING PLATE 26.40m  
 FFL 5th FLOOR 23.35m  
 FFL 4th FLOOR 20.30m  
 FFL 3rd FLOOR 17.25m  
 FFL 2nd FLOOR 14.20m  
 FFL PARKADE / 1st FLOOR 11.15m



ROOF MID-SECTION 34.69m  
 T.O. BEARING PLATE 32.95m  
 FFL 5th FLOOR 29.90m  
 FFL 4th FLOOR 26.85m  
 FFL 3rd FLOOR 23.80m  
 FFL 2nd FLOOR 20.75m  
 FFL 1st FLOOR 17.70m  
 FFL PARKADE L1 14.65m

REAR YARD ELEVATION




**IRONCLAD DEVELOPMENTS INC.**  
 101-57158 Symington Road  
 Springfield, MB R2J 4L6  
 Ph: 204-777-1972  
 info@icdev.ca

Consultant  

**RJSG ARCHITECT**  
 ROB J.S. GARVEY, ARCHITECT  
 HAA, AIBC, LEED AP  
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 SPRINGFIELD, MB R2J 4L6  
 T: 204 227 9274  
 E: RGARVEY@RJSG.CA

Project Number: 2008  
 Designed By: J.P.M.  
 Drawn By: D.D./ A.M.  
 Checked By:  
 Date: 9th Dec. 2020

- LEGEND**
- Ⓐ JAMES HARDIE PANEL, SMOOTH, DREAM COLLECTION - PAPER WHITE
  - Ⓑ WESTMAN STEEL CORRUGATED 7/8" CHARCOAL QC8306
  - Ⓒ JAMES HARDIE PANEL, SMOOTH, DREAM COLLECTION - VOLCANO GRAY
  - Ⓓ JAMES HARDIE LAP SIDING, WOOD GRAIN, DREAM COLLECTION - COLOR AVAILABILITY TO BE CONFIRMED
  - Ⓔ VERSETTA STONE, TIGHT-CUT STYLE- STERLING

- Ⓕ JAMES HARDIE LAP SIDING, SMOOTH, DREAM COLLECTION - ASTEROID GRAY
- Ⓖ ALUMINUM STORE FRONTS- BLACK ALUMINUM FRAME WITH CLEAR GLAZING
- Ⓗ WHITE PVC FRAMED WINDOWS WITH CLEAR GLASS
- Ⓘ ALUMINUM PICKET RAILING -BLACK
- Ⓚ GLASS SCREENING/SEPARATION - LOW TRANSPARENCY
- Ⓛ WOODEN FENCE

- Ⓜ CUSTOM METAL TRELLIS
- Ⓝ STRUCTURAL STEEL 6" DIAMETER ANODIZED ALUMINUM
- Ⓞ ROOF SHINGLES- MIDNIGHT BLACK
- Ⓟ ROOF WESTMAN STEEL ELITE RIB CHARCOAL QC8306
- Ⓠ ARCHITECTURAL WOODEN BRACKETS WITH CUSTOM HARDWARE
- Ⓡ CUSTOM METAL CLADDING- ANODIZED ALUMINUM

Points West  
 Saanich, BC;  
 Development Permit Set

ELEVATIONS: BUILDING 1.2&3 ND06



TILlicum ROAD ELEVATION

**RECEIVED**  
 AUG 09 2022  
 PLANNING DEPT.  
 DISTRICT OF SAANICH



INNER YARD: BUILDING 1&2



Project Number: 2008  
 Designed By: J.P.M.  
 Drawn By: D.D./A.M.  
 Checked By:  
 Date: 9th Dec. 2020

- LEGEND**
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  - Ⓓ JAMES HARDIE LAP SIDING, WOOD GRAIN, DREAM COLLECTION - COLOR AVAILABILITY TO BE CONFIRMED
  - Ⓔ VERSETTA STONE, TIGHT-CUT STYLE- STERLING

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- Ⓒ WHITE PVC FRAMED WINDOWS WITH CLEAR GLASS
- Ⓓ ALUMINUM PICKET RAILING -BLACK
- Ⓔ GLASS SCREENING/SEPARATION - LOW TRANSPARENCY
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- Ⓖ ARCHITECTURAL WOODEN BRACKETS WITH CUSTOM HARDWARE
- Ⓖ CUSTOM METAL CLADDING- ANODIZED ALUMINUM

Points West  
 Saanich, BC;  
 Development Permit Set



- ROOF MID-SECTION 27.51m
- T.O. BEARING PLATE 26.40m
- FFL 5th FLOOR 23.35m
- FFL 4th FLOOR 20.30m
- FFL 3rd FLOOR 17.25m
- FFL 2nd FLOOR 14.20m

RECEIVED

AUG 09 2022

PLANNING DEPT.  
DISTRICT OF SAANICH

INNER YARD: BUILDING 3



- ROOF MID-SECTION 27.51m
- T.O. BEARING PLATE 26.40m
- FFL 5th FLOOR 23.35m
- FFL 4th FLOOR 20.30m
- FFL 3rd FLOOR 17.25m
- FFL 2nd FLOOR 14.20m
- FFL PARKADE/ 1st FLOOR 11.15m
- STREET LEVEL 9.39m

ALBINA STREET ELEVATION

**IRONCLAD DEVELOPMENTS INC.**  
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Consultant

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E: RGARVEY@A77.CA

Project Number: 2008  
Designed By: J.P.M.  
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Date: 9th Dec. 2020

- LEGEND**
- Ⓐ JAMES HARDIE PANEL, SMOOTH, DREAM COLLECTION - PAPER WHITE
  - Ⓑ WESTMAN STEEL CORRUGATED 7/8" CHARCOAL OC8306
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- Ⓣ CUSTOM METAL CLADDING- ANODIZED ALUMINUM

Points West  
Saanich, BC;  
Development Permit Set

ELEVATIONS: BUILDING 3

