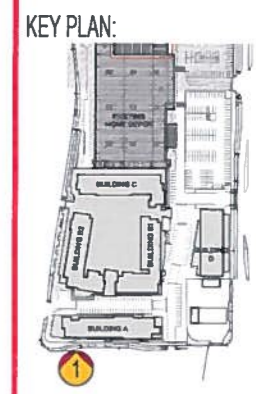




2 BUILDING A - KEY ELEVATION - SOUTH
 1/2" = 1'-0" (1:24)

UNIVERSITY HEIGHTS MATERIAL LEGEND		
NO.	DESCRIPTION	FINISH
1	COMPOSITE ALUMINUM PANELS	LIGHT GREY
2	COMPOSITE ALUMINUM PANELS	RED
3	COMPOSITE ALUMINUM PANELS	GLAZ
4	COMPOSITE ALUMINUM PANELS	BLUE
5	COMPOSITE ALUMINUM PANELS	WHITE
6	ALUMINUM HORIZONTAL BASKETBALLS	WOODGRAN
7	ALUMINUM HORIZONTAL BASKETBALLS	SILVER/CLAR ANODIZED
8	7" X 4" CORRUGATED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	BLACK
9	BRICK	BROWN
10	BRICK	LIGHT GREY
11	BRICK	WD GREY
12	FRENCH PANEL	WOODGRAN
13	PAINTED STEEL	WD GREY
14	7" RIGID METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WHITE
15	FLAT METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WOODGRAN
16	GLAZING - UPRIGHT GLASS	CLEAR
17	GLAZING - UPRIGHT GLASS	WHITE WHITE BACK PAINTED
18	GLAZING - UPRIGHT GLASS	BLUE BACK PAINTED
19	GLAZING - SPHONEX GLASS	LEFT BLUE BACK PAINTED
20	COLOURED GLASS WITH METAL SPRING LAMINATING	COLOR VARIES PER REVISION/REVISION DETAIL
21	ALUMINUM SIDING	CLEAR ANODIZED
22	PROTECTED METAL FINISHING	SILVER/CLAR ANODIZED
23	ALUMINUM WINDOW WALL FRAME	TO MATCH PANEL COLOR
24	PROTECTED METAL FINISHING	GREY
25	SEALED CONCRETE	WOODGRAN
26	SEALED CONCRETE	WOODGRAN/CLAR FINISH
27	GLAZING - UPRIGHT GLASS IN ALUMINUM FRAME	CLEAR GLASS IN CHROME FRAME
28	DIRECTIONAL / PROJECT BY SIGNAGE	
29	SIGNAGE (BY OTHERS)	
30	GLAZING - SPHONEX GLASS	WD GREY
31	7" METAL PANEL	
32	GLAZING - UPRIGHT GLASS	
33	GLASS CURTAIN WALL	RED
34	PAINTED STEEL DOOR	
35	STAINED WOOD DOOR	
36	ALUMINUM CLADDING	SILVER/CLAR ANODIZED
37	ALUMINUM WINDOW WALL FRAME	CHROME
38	ALUMINUM SIDING	CHROME
39	GLAZED PRIVACY SCREEN IN ALUMINUM FRAME	FRONTED GLASS IN BLACK FRAME
40	METAL SIDING PRIVACY SCREEN IN ALUMINUM FRAME	WOODGRAN PANELS IN WHITE FRAME
41	7" RIGID METAL PANEL	CHROME
42	STEEL STRUCTURE CLAD WITH WOOD	
43	ALUMINUM HORIZONTAL BASKETBALLS	CHROME
44	GLAZING - UPRIGHT GLASS IN ALUMINUM FRAME	CHROME COLOURED GLASS IN CHROME FINISHING
45	METAL PANEL IN GLAZING FRAME	LIGHT GREY
46	GLAZING - UPRIGHT GLASS IN ALUMINUM FRAME	FRONTED GLASS IN WHITE FRAME
47	PAINTED STEEL	CHROME
48	METAL PANEL IN GLAZING FRAME	WHITE
49	7" RIGID METAL PANEL IN ALUMINUM WINDOW WALL FRAME	LIGHT GREY
50	GLAZED PRIVACY SCREEN IN ALUMINUM FRAME	FRONTED GLASS IN WHITE FRAME
51	COMPOSITE ALUMINUM PANELS	CHROME
52	ELECTRICAL SITE EQUIPMENT	PAINTED



1 BUILDING A - PARTIAL SOUTH ELEVATION
 1/8" = 1'-0" (1:96)

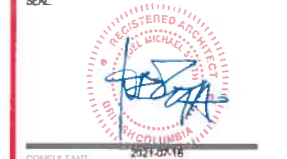
RECEIVED
 JUL 21 2021
 PLANNING DEPT.
 DISTRICT OF SAANICH

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KEY PLAN:

NO.	ISSUE	Y/M/D
10	REVISION FOR REVISED COMMENTS	2020/08/03
9	REVISION FOR RECEIVING DEVELOPMENT PERMIT	2020/07/20
8	REVISION FOR RECEIVING DEVELOPMENT PERMIT	2020/07/20
7	REVISION FOR RECEIVING DEVELOPMENT PERMIT	2020/07/20
6	REVISION FOR RECEIVING DEVELOPMENT PERMIT	2020/07/20
5	REVISION FOR RECEIVING DEVELOPMENT PERMIT	2020/07/20
4	REVISION FOR RECEIVING DEVELOPMENT PERMIT	2020/07/20
3	REVISION FOR RECEIVING DEVELOPMENT PERMIT	2020/07/20
2	REVISION FOR RECEIVING DEVELOPMENT PERMIT	2020/07/20
1	REVISION FOR RECEIVING DEVELOPMENT PERMIT	2020/07/20
0	ISSUED FOR RECEIVING DEVELOPMENT PERMIT	2020/07/20



CONSULTANT: 2021-2016
IWA ARCHITECTS
 IWA ARCHITECTS
 1500 W. GEORGIE STREET VANCOUVER, V6G 2Z6
 104 - 3212 JACONIA ROAD VICTORIA, V8B 6Z5
 604-695-2529 office@iwa-arch.ca www.iwa-arch.ca

PROJECT NAME:
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE
 PROJECT ADDRESS:
 3656 SHELBOURNE STREET SAANICH, BC V8M 3E2
 DRAWING TITLE:
BUILDING A - PARTIAL SOUTH ELEVATION
 PROJECT NO: 1628 DRAWN BY: AW
 SCALE: AS NOTED REVIEW BY: JMS
 DWG NO: **A301**



2 BUILDING A - KEY ELEVATION - SOUTH
 1/32" = 1'-0" (1:304)

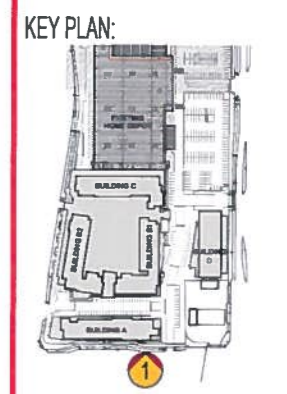
57.21 (206.5)	1/0 OVERHANG PARAPET	1.80m	[0'-4"]
55.23 (211.0)	1/0 UPPER PARAPET	1.80m	[0'-4"]
54.47 (211.5)	1/0 MAIN PARAPET	1.80m	[0'-4"]
54.01 (213.4)	1/0 ROOF	1.80m	[0'-4"]
50.98 (200.0)	1/0 6TH FLOOR	1.80m	[0'-4"]
57.91 (196.7)	1/0 5TH FLOOR	1.80m	[0'-4"]
54.06 (180.0)	1/0 4TH FLOOR	1.80m	[0'-4"]
51.82 (178.4)	1/0 3RD FLOOR	1.80m	[0'-4"]
49.77 (168.0)	1/0 2ND FLOOR	1.80m	[0'-4"]
43.13 (141.5)	1/0 WEST GRP BLDG #1	3.6m	[11'-8"]
43.07 (140.0)	1/0 MAIN FLOOR BLDG #1	3.6m	[11'-8"]
43.06 (138.0)	1/0 MAIN FLOOR BLDG #2	3.6m	[11'-8"]



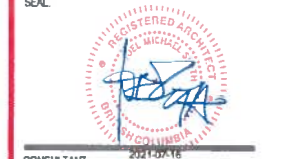
1 BUILDING A - PARTIAL SOUTH ELEVATION
 1/8" = 1'-0" (1:30)

MATERIAL	COLOR/DESCRIPTION
1. COMPOSITE ALUMINUM PANELS	LIGHT GREY
2. COMPOSITE ALUMINUM PANELS	RED
3. COMPOSITE ALUMINUM PANELS	BLACK
4. COMPOSITE ALUMINUM PANELS	BLUE
5. COMPOSITE ALUMINUM PANELS	WHITE
6. ALUMINUM HORIZONTAL BAGUETTES/TYS	WOODGRAIN
7. ALUMINUM VERTICAL BAGUETTES/TYS	CLEAR / CLEAR ANODIZED
8. 1 1/4" CORRUGATED METAL PANEL IN ALUMINUM WOODR WALL FRAME	BLACK
9. BRICK	BROWN
10. BRICK	LIGHT GREY
11. BRICK	RED GREY
12. FINISH PANEL	WOODGRAIN
13. PAINTED STEEL	RED GREY
14. 7" RAZED METAL PANEL IN ALUMINUM WOODR WALL FRAME	WHITE
15. FLAT METAL PANEL IN ALUMINUM WOODR WALL FRAME	WOODGRAIN
16. GLAZING - IGCC GLASS	CLEAR
17. GLAZING - IGCC GLASS	HEAT WHITE BACK PAINTED
18. GLAZING - IGCC GLASS	BLUE BACK PAINTED
19. GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
20. COLOURED GLASS WITH METAL SPANDREL SURROUND	COLOR VARIES PER REFERENTIAL BUILDING ENTRANCE
21. ALUMINUM STOREFRONT	CLEAR ANODIZED
22. PREFINISHED METAL FLASHING	SILVER/CLEAR ANODIZED
23. ALUMINUM WOODR WALL FRAME	TO MATCH PANEL COLOUR
24. PREFINISHED METAL FLASHING	GREY
25. SEALED CONCRETE	ARCHITECTURAL FINISH
26. SEALED CONCRETE	ARCHITECTURAL FINISH
27. GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	CLEAR GLASS IN DIVADUAL FRAMING
28. IMPERMEABLE / PROJECT ID SIGNAGE	
29. SIGNAGE (SCHEDULE BY OTHERS)	
30. GLAZING - SPANDREL GLASS	RED GREY
31. ART WALL FEATURE	
32. LIGHT FIXTURE	
33. GLASS CANOPY FEATURE	RED
34. PAINTED STEEL DOOR	
35. STAINED WOOD DOORS	
36. ALUMINUM LEAVES	SILVER/CLEAR ANODIZED
37. ALUMINUM WOODR WALL FRAMING	CHARCOAL
38. ALUMINUM STOREFRONT	CHARCOAL
39. GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FROSTED GLASS IN BLACK FRAME
40. METAL SIGNAGE PRIVACY SCREEN IN ALUMINUM FRAMING	WOODGRAIN PANELS IN WHITE FRAMING
41. 7" RAZED METAL PANEL	CHARCOAL
42. STEEL STRUCTURE CLAD WITH WOOD	
43. ALUMINUM HORIZONTAL BAGUETTES/TYS	CHARCOAL
44. GLAZING - TEMPERED COLOURED GLASS IN ALUMINUM FRAMING	FRAMING COLOURED GLASS IN CHARCOAL FRAMING
45. METAL PANEL IN CHARCOAL FRAMING	LIGHT GREY
46. GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	FROSTED GLASS IN WHITE FRAME
47. PAINTED STEEL	CHARCOAL
48. METAL PANEL IN CHARCOAL FRAMING	WHITE
49. 7" RAZED METAL PANEL IN ALUMINUM WOODR WALL FRAME	LIGHT GREY
50. GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FROSTED GLASS IN WHITE FRAME
51. COMPOSITE ALUMINUM PANELS	CHARCOAL
52. ELECTRICAL SITE EQUIPMENT	PAINTED

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NO.	ISSUE	Y/M/D
10	RE-REVISED FOR ICA & CP COMMENTS	2020/06/04
9	RE-REVISED FOR RECEIVING & DEVELOPMENT POINT	2020/05/20
8	RE-REVISED FOR RECEIVING & DEVELOPMENT POINT	2020/05/20
7	REVISED FOR ARCHITECT REVIEW PANEL	2020/05/20
6	RE-REVISED FOR RECEIVING & DEVELOPMENT POINT	2020/05/20
5	RE-REVISED FOR RECEIVING & DEVELOPMENT POINT	2020/05/20
4	RE-REVISED FOR RECEIVING & DEVELOPMENT POINT	2020/05/20
3	REVISED FOR ARCHITECT REVIEW PANEL	2020/05/20
2	RE-REVISED FOR RECEIVING & DEVELOPMENT POINT	2020/05/20
1	REVISED FOR RECEIVING & DEVELOPMENT POINT	2020/05/20



PROJECT NAME
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE

PROJECT ADDRESS
 3656 SHELBORNE STREET
 SAANICH, BC V8N 3E2

DRAWING TITLE
BUILDING A - PARTIAL SOUTH ELEVATION

PROJECT NO: 1826 DRAWN BY: AW
 SCALE: AS NOTED REVIEW BY: JMS
 DWG NO: **A302**

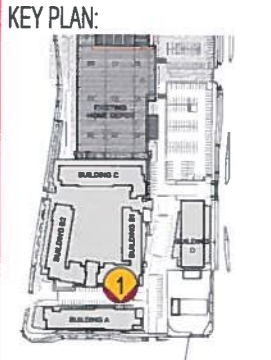




2 BUILDING A - KEY ELEVATION - NORTH
 A303 1/32" = 1'-0" (1:30)

UNIVERSITY HEIGHTS MATERIAL LEGEND		
UNIFORM	COLOR/DESCRIPTION	
1	COMPOSITE ALUMINUM PANELS	LIGHT GREY
2	COMPOSITE ALUMINUM PANELS	RED
3	COMPOSITE ALUMINUM PANELS	BLACK
4	COMPOSITE ALUMINUM PANELS	BLUE
5	COMPOSITE ALUMINUM PANELS	WHITE
6	ALUMINUM HORIZONTAL BAGUETTE/TYS	WOODGRAIN
7	ALUMINUM HORIZONTAL BAGUETTE/TYS	SILVER/CLAR ANODIZED
8	7" RIBBED METAL PANEL IN ALUMINUM BRUSH WALL FRAME	BLACK
9	BRICK	BROWN
10	BRICK	LIGHT GREY
11	BRICK	RED GREY
12	TRONDIC PANEL	WOODGRAIN
13	PAINTED STEEL	RD GREY
14	7" RIBBED METAL PANEL IN ALUMINUM BRUSH WALL FRAME	WHITE
15	FLAT METAL PANEL IN ALUMINUM BRUSH WALL FRAME	WOODGRAIN
16	GLAZING - IGDB GLASS	CLEAR
17	GLAZING - IGDB GLASS	LIGHT BLUE BACK PAINTED
18	GLAZING - IGDB GLASS	BLUE BACK PAINTED
19	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
20	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
21	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
22	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
23	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
24	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
25	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
26	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
27	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
28	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
29	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
30	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
31	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
32	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
33	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
34	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
35	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
36	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
37	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
38	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
39	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
40	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
41	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
42	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
43	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
44	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
45	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
46	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
47	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
48	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
49	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
50	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
51	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
52	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED

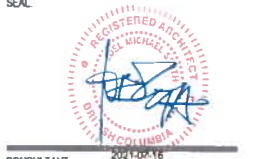
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1 BUILDING A - PARTIAL NORTH ELEVATION
 A303 1/8" = 1'-0" (1:30)



NO	ISSUE	Y/MD
10	RE-DESIGN FOR RE-3 OF COMMENTS	2021/06/10
9	RE-DESIGN FOR RE-3 OF COMMENTS	2021/06/09
8	RE-DESIGN FOR RE-3 OF COMMENTS	2021/06/08
7	RE-DESIGN FOR RE-3 OF COMMENTS	2021/06/07
6	RE-DESIGN FOR RE-3 OF COMMENTS	2021/06/06
5	RE-DESIGN FOR RE-3 OF COMMENTS	2021/06/05
4	RE-DESIGN FOR RE-3 OF COMMENTS	2021/06/04
3	RE-DESIGN FOR RE-3 OF COMMENTS	2021/06/03
2	RE-DESIGN FOR RE-3 OF COMMENTS	2021/06/02
1	RE-DESIGN FOR RE-3 OF COMMENTS	2021/06/01



CONSULTANT 2021/06/10
IWA ARCHITECTS

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 604 685 3529 office@iwa.arch.ca www.iwa.arch.ca

PROJECT NAME
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE

PROJECT ADDRESS
 3556 SHELBOURNE STREET
 SAANICH, BC V8N 3E2

DRAWING TITLE
BUILDING A - PARTIAL NORTH ELEVATION

PROJECT NO 1626 DRAWN BY AW
 SCALE AS NOTED REVIEW BY JMS
 DWG NO **A303**



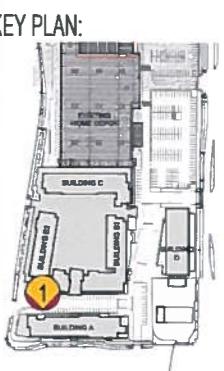
2 BUILDING A - KEY ELEVATION - NORTH
 ASB 1/32" = 1'-0" (1:304)

67.31 (209.5)	1/2 SHELBURN PARADE	13.2m	[12'-4"]
65.53 (201.8)	1/2 UPPER PARADE	1.78m	[5'-10"]
64.47 (211.3)	1/2 MAIN PARADE	0.96m	[3'-2"]
64.21 (213.9)	1/2 ROOF	0.26m	[0'-9"]
62.16 (203.9)	1/2 4th FLOOR	2.05m	[6'-7"]
57.91 (179.8)	1/2 3th FLOOR	5.29m	[17'-4"]
54.86 (169.0)	1/2 4th FLOOR	3.05m	[10'-0"]
51.82 (159.0)	1/2 2nd FLOOR	3.04m	[10'-0"]
48.77 (152.5)	1/2 1st FLOOR	3.05m	[10'-0"]
15.19 (49.8)	1/2 WEST DR.	3.05m	[10'-0"]
14.17 (43.8)	1/2 MAIN FLOOR	2.00m	[6'-6"]
13.18 (40.1)	1/2 MAIN FLOOR	0.99m	[3'-3"]

1 BUILDING A - PARTIAL NORTH ELEVATION
 ASB 1/8" = 1'-0" (1:304)



UNIVERSITY HEIGHTS MATERIAL LEGEND		
MATERIAL	COLOR/DESCRIPTION	FINISH
1	COMPOSITE ALUMINUM PANELS	LIGHT GREY
2	COMPOSITE ALUMINUM PANELS	RED
3	COMPOSITE ALUMINUM PANELS	BLACK
4	COMPOSITE ALUMINUM PANELS	BLUE
5	COMPOSITE ALUMINUM PANELS	WHITE
6	ALUMINUM HORIZONTAL BAILETTES, 100% TYP	WOODGRAIN
7	ALUMINUM HORIZONTAL BAILETTES, 75% TYP	SILVER/ CLEAR ANODIZED
8	1 1/4" CORRUGATED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	BLACK
9	BRICK	BROWN
10	BRICK	LIGHT GREY
11	BRICK	RD GREY
12	PHENOLIC PANEL	WOODGRAIN
13	PAINTED STEEL	RD GREY
14	2" RIGID METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WHITE
15	FLAT METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WOODGRAIN
16	GLAZING - 100% GLASS	CLEAR
17	GLAZING - 100% GLASS	MILKY WHITE BACK PAINTED
18	GLAZING - 100% GLASS	BLUE BACK PAINTED
19	GLAZING - SPANDEK GLASS	LIGHT BLUE BACK PAINTED
20	COLORED GLASS WITH METAL SPIRAL SURROUND	COLOR Varies FOR RESIDENTIAL BUILDING DISTANCE
21	ALUMINUM STOREFRONT	CLEAR ANODIZED
22	PREFINISHED METAL FLASHING	SILVER/CLEAR ANODIZED
23	ALUMINUM WINDOW WALL FLASHING	TO MATCH PANEL COLOR
24	PREFINISHED METAL FLASHING	GREY
25	SEALED CONCRETE	ARCHITECTURAL FINISH
26	SEALED CONCRETE	ARCHITECTURAL FINISH
27	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	CLEAR GLASS IN CHARGED FRAMING
28	OPERATIONAL / PROJECT BY SOURCE	
29	TENANT SIGNAGE (BY CLIENTS)	
30	GLAZING - SPANDEK GLASS	RD GREY
31	481 WALL FEATURE	
32	LIGHT FIXTURE	
33	GLASS CANOPY FEATURE	RED
34	PAINTED STEEL DOOR	
35	STAINED WOOD DOORS	
36	ALUMINUM LID/VOPS	SILVER/CLEAR ANODIZED
37	ALUMINUM WINDOW WALL FLASHING	CHARCOAL
38	ALUMINUM STOREFRONT	CHARCOAL
39	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	PROTECTED GLASS IN BLACK FRAME
40	METAL SCISSOR PRIVACY SCREEN IN ALUMINUM FRAMING	WOODGRAIN PANELS IN WHITE FRAME
41	2" RIGID METAL PANEL	CHARCOAL
42	STEEL STRUCTURE CLAD WITH WOOD	CHARCOAL
43	ALUMINUM HORIZONTAL BAILETTES, 75% TYP	CHARCOAL
44	GLAZING - TEMPERED COLORED GLASS IN ALUMINUM FRAMING	CHARCOAL FRAMING
45	METAL PANEL IN CHARCOAL FRAMING	LIGHT GREY
46	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	PROTECTED GLASS IN WHITE FRAME
47	PAINTED STEEL	CHARCOAL
48	METAL PANEL IN CHARCOAL FRAMING	WHITE
49	2" RIGID METAL PANEL IN ALUMINUM WINDOW WALL FRAME	LIGHT GREY
50	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	PROTECTED GLASS IN WHITE FRAME
51	COMPOSITE ALUMINUM PANELS	CHARCOAL
52	ELECTRICAL SITE EQUIPMENT	PAINTED



NO	ISSUE	YMD
1	ISSUES FOR RECORDING & DEVELOPMENT PERMIT	2021/01/18
2	ISSUES FOR RECORDING & DEVELOPMENT PERMIT	2021/01/18
3	ISSUES FOR RECORDING & DEVELOPMENT PERMIT	2021/01/18
4	ISSUES FOR RECORDING & DEVELOPMENT PERMIT	2021/01/18
5	ISSUES FOR RECORDING & DEVELOPMENT PERMIT	2021/01/18
6	ISSUES FOR RECORDING & DEVELOPMENT PERMIT	2021/01/18
7	ISSUES FOR RECORDING & DEVELOPMENT PERMIT	2021/01/18
8	ISSUES FOR RECORDING & DEVELOPMENT PERMIT	2021/01/18
9	ISSUES FOR RECORDING & DEVELOPMENT PERMIT	2021/01/18
10	ISSUES FOR RECORDING & DEVELOPMENT PERMIT	2021/01/18



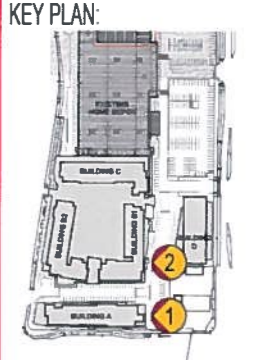
IWA ARCHITECTS

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 2112 JACKIE ROAD VICTORIA, V8B 2A5
 888-888-3529 | OFFICE@iwa-arch.ca | WWW.IWA-ARCH.CA

PROJECT NAME: UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE
 PROJECT ADDRESS: 3656 SHELBURNE STREET SAANICH, BC V8N 3E2
 DRAWING TITLE: BUILDING A - PARTIAL NORTH ELEVATION
 PROJECT NO: 1626 DRAWN BY: AW
 SCALE: AS NOTED REVIEW BY: JMS
 DWG NO: A304



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NO	ISSUE	ISSUE	YMD
1	ISSUED FOR PERMITS & DEVELOPMENT POINT	2021-05-18	
2	ISSUED FOR PERMITS & DEVELOPMENT POINT	2021-05-18	
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51	ISSUED FOR PERMITS & DEVELOPMENT POINT	2021-05-18	
52	ISSUED FOR PERMITS & DEVELOPMENT POINT	2021-05-18	

MATERIAL	COLOR/DESCRIPTION
1	COMPOSITE ALUMINUM PANELS LIGHT GREY
2	COMPOSITE ALUMINUM PANELS RED
3	COMPOSITE ALUMINUM PANELS SLACK
4	COMPOSITE ALUMINUM PANELS BLUE
5	COMPOSITE ALUMINUM PANELS WHITE
6	ALUMINUM HORIZONTAL BASKETTES/FINS WOODGRAIN
7	ALUMINUM HORIZONTAL BASKETTES/FINS SILVER / CLEAR ANODIZED
8	1 1/4" CORRUGATED METAL PANEL IN ALUMINUM WOOD GRAIN WALL FRAME BLACK
9	BRICK BROWN
10	BRICK LIGHT GREY
11	BRICK MID GREY
12	PAINTED PANEL WOODGRAIN
13	PAINTED STEEL MID GREY
14	7" RIBBED METAL PANEL IN ALUMINUM WOOD GRAIN WALL FRAME WHITE
15	FLAT METAL PANEL IN ALUMINUM WOOD GRAIN WALL FRAME WOODGRAIN
16	GLAZING - TONED GLASS CLEAR
17	GLAZING - TONED GLASS MILKY WHITE BACK PAINTED
18	GLAZING - TONED GLASS BLUE BACK PAINTED
19	GLAZING - SPARKLE GLASS LIGHT BLUE BACK PAINTED
20	COLOURED GLASS WITH METAL SPINDLE BUNGALOW BUILDING ENTRANCE COLOUR VARIES FOR RESIDENTIAL BUILDING ENTRANCE
21	ALUMINUM STOREFRONT CLEAR ANODIZED
22	PREPARED METAL FLASHING SILVER/CLEAR ANODIZED
23	ALUMINUM WOOD GRAIN WALL FRAME TO MATCH PANEL COLOUR
24	PREPARED METAL FLASHING GREY
25	SEALED CONCRETE ARCHITECTURAL FINISH
26	SEALED CONCRETE ARCHITECTURAL FINISH
27	GLAZING - TONED GLASS IN ALUMINUM FRAMING CLEAR GLASS IN CHARCOAL FRAMING
28	OPERATIONAL / PROJECT ID SIGNAGE
29	SEMIAT SIGNAGE (BY OTHERS)
30	GLAZING - SPARKLE GLASS MID GREY
31	ART WALL FEATURE
32	LIGHT FEATURE
33	GLASS CANOPY FEATURE RED
34	PAINTED STEEL DOOR
35	STAINED WOOD DOORS SILVER/CLEAR ANODIZED
36	ALUMINUM DOORWAYS SILVER/CLEAR ANODIZED
37	ALUMINUM WOOD GRAIN WALL FRAMING CHARCOAL
38	ALUMINUM STOREFRONT CHARCOAL
39	GLASS PRIVITY SCREEN IN ALUMINUM FRAMING FROSTED GLASS IN BLACK FRAME
40	METAL SIGN PRIVITY SCREEN IN ALUMINUM FRAMING WOODGRAIN PANELS IN WHITE FRAME
41	7" RIBBED METAL PANEL CHARCOAL
42	STEEL STRUCTURE CLAD WITH WOOD CHARCOAL
43	ALUMINUM HORIZONTAL BASKETTES/FINS CHARCOAL
44	GLAZING - TONED COLOURED GLASS IN ALUMINUM FRAMING CHARCOAL COLOURED GLASS IN CHARCOAL FRAMING
45	METAL PANEL IN CHARCOAL FRAMING LIGHT GREY
46	GLAZING - TONED GLASS IN ALUMINUM FRAMING FROSTED GLASS IN WHITE FRAME
47	PAINTED STEEL CHARCOAL
48	METAL PANEL IN CHARCOAL FRAMING WHITE
49	7" RIBBED METAL PANEL IN ALUMINUM WOOD GRAIN WALL FRAME LIGHT GREY
50	GLASS PRIVITY SCREEN IN ALUMINUM FRAMING FROSTED GLASS IN WHITE FRAME
51	COMPOSITE ALUMINUM PANELS CHARCOAL
52	ELECTRICAL SITE EQUIPMENT PAINTED



3 BUILDING A, B & C - KEY ELEVATION - EAST
ASD 1/32" = 1'-0" (1:304)



1 BUILDING A - EAST ELEVATION
ASD 1/8" = 1'-0" (1:304)

2 BUILDINGS B - PARTIAL EAST ELEVATION
ASD 1/8" = 1'-0" (1:304)



CONSULTANT



1100 W GEORGIA STREET VANCOUVER V6G 2Z6
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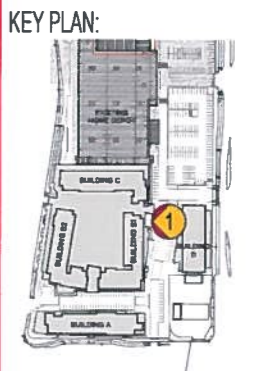
PROJECT NAME
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE

PROJECT ADDRESS
3656 SHELBORNE STREET
SAANICH, BC V8N 3E2

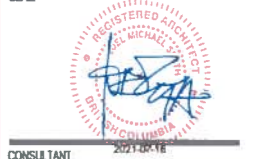
DRAWING TITLE
BUILDING A & B - EAST ELEVATION

PROJECT NO 1626 DRAWN BY AW
SCALE AS NOTED REVIEW BY JMS
DWG NO A305

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NO	ISSUE	DATE	BY
10	RE-REVISED FOR RE-4 OF COMMENTS	2021/08/16	WJA
9	RE-REVISED FOR RECORDING & DEVELOPMENT PERMIT	2021/08/16	WJA
8	RE-REVISED FOR RECORDING & DEVELOPMENT PERMIT	2021/08/16	WJA
7	REVISED FOR APPROVAL SIGN-OFF PANEL	2021/08/16	WJA
6	RE-REVISED FOR RECORDING & DEVELOPMENT PERMIT	2021/08/16	WJA
5	RE-REVISED FOR RECORDING & DEVELOPMENT PERMIT	2021/08/16	WJA
4	RE-REVISED FOR RECORDING & DEVELOPMENT PERMIT	2021/08/16	WJA
3	REVISED FOR APPROVAL SIGN-OFF PANEL	2021/08/16	WJA
2	RE-REVISED FOR RECORDING & DEVELOPMENT PERMIT	2021/08/16	WJA
1	REVISED FOR RECORDING & DEVELOPMENT PERMIT	2021/08/16	WJA



PROJECT NAME
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE

PROJECT ADDRESS
3656 SHELBORNE STREET
SAANICH, BC V8M 3E2

DRAWING TITLE
BUILDING B & C - EAST ELEVATION

PROJECT NO 1626 DRAWN BY AW
SCALE AS NOTED REVIEW BY JMS
DWG NO **A306**

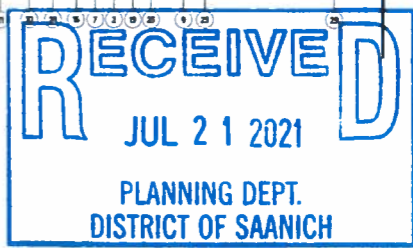
MATERIAL	COLOR/DESCRIPTION
1	COMPOSITE ALUMINUM PANELS LIGHT GREY
2	COMPOSITE ALUMINUM PANELS RED
3	COMPOSITE ALUMINUM PANELS BLACK
4	COMPOSITE ALUMINUM PANELS BLUE
5	COMPOSITE ALUMINUM PANELS WHITE
6	ALUMINUM HORIZONTAL BAGUETTES/FRS
7	ALUMINUM HORIZONTAL BAGUETTES/FRS SILVER/CLEAR ANODIZED
8	1 1/4" CORRUGATED METAL PANEL IN ALUMINUM WINDOW WALL FRAME
9	BRICK BROWN
10	BRICK LIGHT GREY
11	BRICK MID GREY
12	PHENOLIC PANEL WOODGRAIN
13	PAINTED STEEL MID GREY
14	2" RIBBED METAL PANEL IN ALUMINUM WINDOW WALL FRAME
15	FLAT METAL PANEL IN ALUMINUM WINDOW WALL FRAME WOODGRAIN
16	GLAZING - VISION GLASS CLEAR
17	GLAZING - VISION GLASS MILKY WHITE BACK PAINTED
18	GLAZING - VISION GLASS BLUE BACK PAINTED
19	GLAZING - SPANDREL GLASS LIGHT BLUE BACK PAINTED
20	COLOURED GLASS WITH METAL SPIROLO SURROUND
21	ALUMINUM STATIONARY CLEAR ANODIZED
22	PREWORKED METAL FLASHING SILVER/CLEAR ANODIZED
23	ALUMINUM WINDOW WALL FRAME TO MATCH PANEL COLOUR
24	PREWORKED METAL FLASHING GREY
25	SEALED CONCRETE ARCHITECTURAL FINISH
26	SEALED CONCRETE ARCHITECTURAL FINISH
27	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING CLEAR GLASS IN CHARGED FRAMING
28	OPERATIONAL / PROJECT ID SIGNAGE
29	EDMART SIGNAGE (BY OTHERS)
30	GLAZING - SPANDREL GLASS MID GREY
31	PAVING WALL FEATURE
32	GLASS CANOPY RECLUSE RED
33	PAINTED STEEL DOOR
34	STAINED WOOD DOORS
35	ALUMINUM LED-VIS
36	ALUMINUM WINDOW WALL FRAMING SILVER/CLEAR ANODIZED
37	ALUMINUM STATIONARY CHARGED
38	GLAZED PRIVITY SCREEN IN ALUMINUM FRAMING FROSTED GLASS IN BLACK FRAME
39	METAL BOND PRIVITY SCREEN IN ALUMINUM FRAMING WOODGRAIN PANELS IN WHITE FRAMING
40	2" RIBBED METAL PANEL CHARGED
41	STEEL STRUCTURE CLAD WITH WOOD CHARGED
42	ALUMINUM HORIZONTAL BAGUETTES/FRS CHARGED
43	GLAZING - TEMPERED COLOURED GLASS IN ALUMINUM FRAMING CHARGED COLOURED GLASS IN CHARGED FRAMING
44	METAL PANEL IN CHARGED FRAMING LIGHT GREY
45	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING FROSTED GLASS IN WHITE FRAME
46	PAINTED STEEL CHARGED
47	METAL PANEL IN CHARGED FRAMING WHITE
48	2" RIBBED METAL PANEL IN ALUMINUM WINDOW WALL FRAME LIGHT GREY
49	GLAZED PRIVITY SCREEN IN ALUMINUM FRAMING FROSTED GLASS IN WHITE FRAME
50	COMPOSITE ALUMINUM PANELS CHARGED
51	ELECTRICAL SITE EQUIPMENT PAINTED



2 BUILDING A, B & C - KEY ELEVATION - EAST
1/32" = 1'-0" (1:384)



1 BUILDING B & C - PARTIAL EAST ELEVATION
1/8" = 1'-0" (1:96)

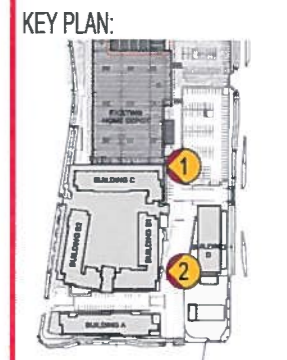




2 BUILDING A, B & C - KEY ELEVATION - EAST
 1/8" = 1'-0" (1:96)

MATERIAL	COLOR/DESCRIPTION
1. COMPOSITE ALUMINUM PANELS	LIGHT GREY
2. COMPOSITE ALUMINUM PANELS	RED
3. COMPOSITE ALUMINUM PANELS	BLACK
4. COMPOSITE ALUMINUM PANELS	BLUE
5. COMPOSITE ALUMINUM PANELS	WHITE
6. ALUMINUM HORIZONTAL BASKETTES/FINS	WOODGRAIN
7. ALUMINUM HORIZONTAL BASKETTES/FINS	SILVER/CLEAR ANODIZED
8. 1/2" CORRUGATED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	BLACK
9. BRICK	BROWN
10. BRICK	LIGHT GREY
11. BRICK	RED GREY
12. FINISHED PANEL	WOODGRAIN
13. PAINTED STEEL	WD GREY
14. 1/2" RIBBED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WHITE
15. 1/2" METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WOODGRAIN
16. GLAZING - VISION GLASS	CLEAR
17. GLAZING - VISION GLASS	W/SLY WHITE BACK PAINTED
18. GLAZING - VISION GLASS	BLUE BACK PAINTED
19. GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
20. COLORED GLASS WITH METAL SPANDREL SURROUND	COLOR MATCHES FOR RECEIVING BUILDING ENTRANCE
21. ALUMINUM STOREFRONT	CHARCOAL
22. PREPARED METAL FLASHING	SILVER/CLEAR ANODIZED
23. ALUMINUM WINDOW WALL FRAME	25 MATCH PANEL COLOR
24. PREPARED METAL FLASHING	GREY
25. SEALED CONCRETE	ARCHITECTURAL FINISH
26. SEALED CONCRETE	ARCHITECTURAL FINISH
27. GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	CLEAR GLASS IN CHARCOAL FRAMING
28. OPTICAL / PROJECT ID SIGNAGE	
29. TYPICAL SIGNAGE (BY OTHERS)	
30. GLAZING - SPANDREL GLASS	WD GREY
31. 1/2" METAL FLASHING	
32. LIGHT FIXTURE	
33. GLASS CANOPY FEATURE	RED
34. PAINTED STEEL DOOR	
35. FINISHED WOOD DOORS	
36. ALUMINUM LOUVER	SILVER/CLEAR ANODIZED
37. ALUMINUM WINDOW WALL FRAME	CHARCOAL
38. ALUMINUM STOREFRONT	CHARCOAL
39. GLAZING - TYPICAL GLASS IN ALUMINUM FRAMING	FRIGID GLASS IN BLACK FRAME
40. METAL SIGN PRIVACY SCREEN IN ALUMINUM FRAMING	WOODGRAIN PANELS IN WHITE FRAME
41. 1/2" RIBBED METAL PANEL	CHARCOAL
42. STEEL STRUCTURE CLAD WITH WOOD	CHARCOAL
43. ALUMINUM HORIZONTAL BASKETTES/FINS	CHARCOAL
44. GLAZING - TEMPERED COLORED GLASS IN ALUMINUM FRAMING	CHARCOAL COLORED GLASS IN CHARCOAL FRAMING
45. METAL PANEL IN CHARCOAL FRAMING	LIGHT GREY
46. GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	FRIGID GLASS IN WHITE FRAME
47. PAINTED STEEL	CHARCOAL
48. METAL PANEL IN CHARCOAL FRAMING	WHITE
49. 1/2" RIBBED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	LIGHT GREY
50. GLAZING - TYPICAL GLASS IN ALUMINUM FRAMING	FRIGID GLASS IN WHITE FRAME
51. COMPOSITE ALUMINUM PANELS	CHARCOAL
52. ELECTRICAL SITE EQUIPMENT	PAINTED

OWNER/CLIENT:
WESBILD



1 BUILDING C & HOME DEPOT - PARTIAL EAST ELEVATION
 1/8" = 1'-0" (1:96)

NO	ISSUE	DATE
1	ISSUED FOR PERMITTING & DEVELOPMENT PERMIT	2021-07-16
2	ISSUED FOR PERMITTING & DEVELOPMENT PERMIT	2021-07-16
3	ISSUED FOR PERMITTING & DEVELOPMENT PERMIT	2021-07-16
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92	ISSUED FOR PERMITTING & DEVELOPMENT PERMIT	2021-07-16
93	ISSUED FOR PERMITTING & DEVELOPMENT PERMIT	2021-07-16
94	ISSUED FOR PERMITTING & DEVELOPMENT PERMIT	2021-07-16
95	ISSUED FOR PERMITTING & DEVELOPMENT PERMIT	2021-07-16
96	ISSUED FOR PERMITTING & DEVELOPMENT PERMIT	2021-07-16
97	ISSUED FOR PERMITTING & DEVELOPMENT PERMIT	2021-07-16
98	ISSUED FOR PERMITTING & DEVELOPMENT PERMIT	2021-07-16
99	ISSUED FOR PERMITTING & DEVELOPMENT PERMIT	2021-07-16
100	ISSUED FOR PERMITTING & DEVELOPMENT PERMIT	2021-07-16

CONSULTANT:
 2021-07-16



1500 W Georgia Street Vancouver, V6C 2E8
 104 - 3212 Jessup Road Victoria, V8B 2J5
 604 685 3529 | office@iwa.arch.ca | www.iwa.ca

PROJECT NAME:
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE

PROJECT ADDRESS:
 2656 SHELBORNE STREET
 SAANICH, BC V8M 3E2

DRAWING TITLE:
BUILDING C & HOME D. - EAST ELEVATION

PROJECT NO 1626 DRAWN BY AW
 SCALE AS NOTED REVIEW BY JMS
 DWG NO **A307**



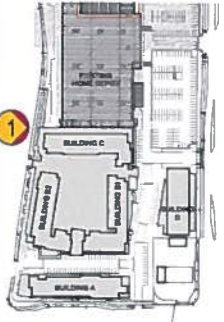
UNIVERSITY HEIGHTS MATERIAL LEGEND

1	WHITE	DESCRIPTION B.W.
2	COMPOSITE ALUMINUM PANELS	LEFT SIDE
3	COMPOSITE ALUMINUM PANELS	RED
4	COMPOSITE ALUMINUM PANELS	SLAB
5	COMPOSITE ALUMINUM PANELS	BLUE
6	COMPOSITE ALUMINUM PANELS	WHITE
7	ALUMINUM WINDOW CASING	MULTICOLOR
8	ALUMINUM WINDOW CASING	SILVER / CLEAR ANODIZED
9	1" x 1" CORRUGATED METAL PANELS	SLAB
10	ALUMINUM WINDOW CASING	SLAB
11	DOOR	DOOR
12	DOOR	LEFT SIDE
13	DOOR	RIGHT SIDE
14	1" x 1" CORRUGATED METAL PANELS	MULTICOLOR
15	PAINTED STEEL	NO GUTS
16	1" x 1" CORRUGATED METAL PANELS	WHITE
17	ALUMINUM WINDOW CASING	MULTICOLOR
18	ALUMINUM WINDOW CASING	WOODGRAIN
19	GLAZING - CLEAR GLASS	GLAZING
20	GLAZING - CLEAR GLASS	LEFT WHITE BALCONY PANELS
21	GLAZING - CLEAR GLASS	RIGHT BALCONY PANELS
22	GLAZING - CLEAR GLASS	LEFT BALCONY PANELS
23	GLAZING - CLEAR GLASS	RIGHT BALCONY PANELS
24	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
25	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
26	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
27	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
28	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
29	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
30	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
31	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
32	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
33	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
34	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
35	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
36	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
37	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
38	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
39	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
40	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
41	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
42	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
43	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
44	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
45	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
46	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
47	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
48	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
49	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
50	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
51	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS
52	GLAZING - CLEAR GLASS	GLAZING - CLEAR GLASS



2 BUILDING A, B & C - KEY ELEVATION - WEST

KEY PLAN:



1 BUILDING B, C & HOME DEPOT - PARTIAL WEST ELEVATION

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OWNER/CLIENT
WESBILD

NO	ISSUE	YMD
1	ISSUE	YMD



CONSULTANT
IWA ARCHITECTS
2021-07-18

RECEIVED
JUL 21 2021
PLANNING DEPT.
DISTRICT OF SAANICH

888 850 1800 W. Gwynne Street Vancouver V6G 2Z6
104 3212 Jervis Street Vancouver V6H 2S5
604 695 5529 | office@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE

PROJECT ADDRESS
3856 SHELBORNE STREET SAANICH, BC V8N 3E2

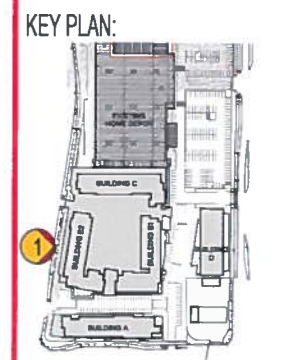
DRAWING TITLE
BUILDING C - WEST ELEVATION

PROJECT NO 1628 DRAWN BY AW
SCALE AS NOTED REVIEW BY JMS
DWG NO **A308**

UNIVERSITY HEIGHTS MATERIAL LEGEND

NO.	DESCRIPTION	MATERIAL
1.	COMPOSITE ALUMINUM PANELS	LIGHT GREY
2.	COMPOSITE ALUMINUM PANELS	RED
3.	COMPOSITE ALUMINUM PANELS	BLACK
4.	COMPOSITE ALUMINUM PANELS	WHITE
5.	COMPOSITE ALUMINUM PANELS	WINE
6.	ALUMINUM HORIZONTAL BALUSTRES, FINS	WOODGRAIN
7.	ALUMINUM HORIZONTAL BALUSTRES, FINS	SILVER/CLEAR ANODIZED
8.	1/4" CORRUGATED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	BLACK
9.	BRICK	BROWN
10.	BRICK	LIGHT GREY
11.	BRICK	WD GREY
12.	PREPARED PANEL	WOODGRAIN
13.	PAINTED STEEL	WD GREY
14.	2" RAZED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WHITE
15.	FLAT METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WOODGRAIN
16.	GLAZING - VISION GLASS	CLEAR
17.	GLAZING - VISION GLASS	SLUTY WHITE BACK PAINTED
18.	GLAZING - VISION GLASS	BLUE BACK PAINTED
19.	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
20.	COLORFUL GLASS W/ METAL OVERCOAT SURROUND	COLOR WAKES FOR EXTENDED BUILDING ENTRANCE
21.	ALUMINUM STOREFRONT	WOODGRAIN
22.	PREPARED METAL FLASHING	SILVER/CLEAR ANODIZED
23.	ALUMINUM WINDOW WALL FRAME	TO MATCH PANEL COLOR
24.	PREPARED METAL FLASHING	GREY
25.	SEALED CONCRETE	
26.	SEALED CONCRETE	ARCHITECTURAL FINISH
27.	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	CLEAR GLASS IN CHARGED FRAMING
28.	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	CLARIFIED
29.	EDMONT SEAMLESS (BY OTHERS)	
30.	GLAZING - SPANDREL GLASS	WD GREY
31.	PAINTED STEEL	
32.	GLASS CANOPY FEATURE	
33.	PAINTED STEEL BODY	
34.	SPANDREL GLASS	
35.	ALUMINUM WINDOW WALL FRAMING	SILVER/CLEAR ANODIZED
36.	ALUMINUM STOREFRONT	WOODGRAIN
37.	ALUMINUM WINDOW WALL FRAMING	WOODGRAIN
38.	ALUMINUM STOREFRONT	WOODGRAIN
39.	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	WOODGRAIN PANELS IN WHITE FRAME
40.	METAL SLANG PRIVACY SCREEN IN ALUMINUM FRAMING	WOODGRAIN PANELS IN WHITE FRAME
41.	2" RAZED METAL PANEL	CHARGED
42.	STEEL BRACKET CLAD WITH WOOD	CHARGED
43.	ALUMINUM HORIZONTAL BALUSTRES, FINS	CHARGED
44.	GLAZING - TEMPERED COLOURED GLASS IN ALUMINUM FRAMING	CHARGED COLOURED GLASS IN CHARGED FRAMING
45.	METAL PANEL IN GLAZED FRAMING	LIGHT GREY
46.	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	FRIGID GLASS IN WHITE FRAME
47.	PAINTED STEEL	CHARGED
48.	METAL PANEL IN GLAZED FRAMING	WHITE
49.	2" RAZED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	LIGHT GREY
50.	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FRIGID GLASS IN WHITE FRAME
51.	COMPOSITE ALUMINUM PANELS	CHARGED
52.	ELECTRICAL SITE EQUIPMENT	PAINTED

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NO.	ISSUE	DATE
1		2021-02-16

REGISTERED ARCHITECT
2021-02-16

CONSULTANT

PROJECT NAME
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE

PROJECT ADDRESS
3056 SHELBOURNE STREET
SAANICH, BC V8N 3E2

DRAWING TITLE
BUILDING B - WEST ELEVATION

PROJECT NO 1628 DRAWN BY AW
SCALE: AS NOTED REVIEW BY JMS
DWG NO A309



2 **BUILDING A, B & C - KEY ELEVATION - WEST**
1/8" = 1'-0" (1:24)



1 **BUILDING B - WEST ELEVATION**
1/8" = 1'-0" (1:24)

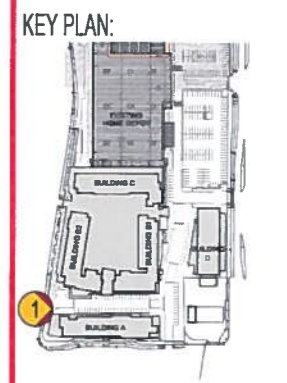
RECEIVED
JUL 21 2021
PLANNING DEPT.
DISTRICT OF SAANICH



2 BUILDING A, B & C - KEY ELEVATION - WEST
A30 1/8" = 1'-0" (1:24)

UNIVERSITY HEIGHTS MATERIAL LEGEND	
MATERIAL	COLOR/COORD./FIN
1. COMPOSITE ALUMINUM PANELS	LIGHT GREY
2. COMPOSITE ALUMINUM PANELS	RED
3. COMPOSITE ALUMINUM PANELS	BLACK
4. COMPOSITE ALUMINUM PANELS	BEIGE
5. COMPOSITE ALUMINUM PANELS	WHITE
6. ALUMINUM HORIZONTAL BAGUETTES/FINS	WOODGRAN
7. ALUMINUM HORIZONTAL BAGUETTES/FINS	SILVER / CLEAR ANODIZED
8. 1/4" CORRUGATED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	BLACK
9. BRICK	BROWN
10. BRICK	LIGHT GREY
11. BRICK	RD GREY
12. PREFINISHED PANEL	WOODGRAN
13. PAINTED STEEL	RD GREY
14. 1/2" RIGID METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WHITE
15. 1/4" CORRUGATED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WOODGRAN
16. GLAZING - VISION GLASS	CLEAR
17. GLAZING - VISION GLASS	SLAT WHITE BACK PAINTED
18. GLAZING - VISION GLASS	SLAT BLUE BACK PAINTED
19. GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
20. COLORED GLASS WITH METAL SHIELD SURROUND	COLOR MATCH FOR WINDOW IN BUILDING DISTRICT
21. ALUMINUM STOREFRONT	CLEAR ANODIZED
22. PREFINISHED METAL FLASHING	SILVER/CLEAR ANODIZED
23. ALUMINUM WINDOW WALL FRAME	RD MATCH PANEL COLOR
24. PREFINISHED METAL FLASHING	GREY
25. SEALED CONCRETE	ARCHITECTURAL FINISH
26. SEALED CONCRETE	CLEAR GLASS IN CURVED FRAME
27. GLAZING - TINTED GLASS IN ALUMINUM FRAMING	CLEAR GLASS IN CURVED FRAME
28. DIRECTIONAL / PROJECT'S SIGNAGE	
29. SIGNAGE (BY OTHERS)	
30. GLAZING - SPANDREL GLASS	RD GREY
31. METAL FEATURE	
32. LIGHT FIXTURE	
33. GLASS CANOPY FEATURE	RED
34. PAINTED STEEL DOOR	
35. STAINLESS STEEL DOORS	SILVER/CLEAR ANODIZED
36. ALUMINUM LISTS/PIES	CHARCOAL
37. ALUMINUM WINDOW WALL FRAMING	CHARCOAL
38. ALUMINUM STOREFRONT	CHARCOAL
39. GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FRONTED GLASS IN BLACK FRAME
40. METAL SIGN PRIVACY SCREEN IN ALUMINUM FRAMING	WOODGRAN PANELS IN WHITE FRAME
41. 1/2" RIGID METAL PANEL	CHARCOAL
42. STEEL STRUCTURE CLAD WITH WOOD	
43. ALUMINUM HORIZONTAL BAGUETTES/FINS	CHARCOAL
44. GLAZING - TINTED COLORED GLASS IN ALUMINUM FRAMING	DRABE COLORED GLASS IN CHARCOAL FRAMING
45. METAL PANEL IN CHARCOAL FRAMING	LIGHT GREY
46. GLAZING - TINTED GLASS IN ALUMINUM FRAMING	FRONTED GLASS IN WHITE FRAME
47. PAINTED STEEL	CHARCOAL
48. METAL PANEL IN CHARCOAL FRAMING	WHITE
49. 1/2" RIGID METAL PANEL IN ALUMINUM WINDOW WALL FRAME	LIGHT GREY
50. GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FRONTED GLASS IN WHITE FRAME
51. COMPOSITE ALUMINUM PANELS	CHARCOAL
52. ELECTRICAL SITE EQUIPMENT	PAINTED

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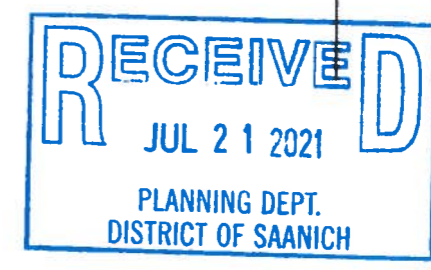
TO CEREA PARADE	57.1 (219.7)
TO LAMER PARADE	53.43 (206.7)
TO 1st FLOOR	54.82 (211.0)
TO 2nd FLOOR	54.41 (209.7)
TO 3rd FLOOR	51.42 (200.0)
TO 4th FLOOR	50.32 (196.2)
TO 5th FLOOR	50.52 (196.5)
TO 6th FLOOR	52.57 (203.7)
TO 7th FLOOR	49.22 (191.7)
TO 8th FLOOR	48.83 (189.7)
TO 9th FLOOR	48.83 (189.7)
TO 10th FLOOR	51.82 (200.7)



TO CEREA PARADE	57.1 (219.7)
TO LAMER PARADE	53.43 (206.7)
TO 1st FLOOR	54.41 (209.7)
TO 2nd FLOOR	54.41 (209.7)
TO 3rd FLOOR	51.42 (200.0)
TO 4th FLOOR	50.32 (196.2)
TO 5th FLOOR	50.52 (196.5)
TO 6th FLOOR	52.57 (203.7)
TO 7th FLOOR	49.22 (191.7)
TO 8th FLOOR	48.83 (189.7)
TO 9th FLOOR	48.83 (189.7)
TO 10th FLOOR	51.82 (200.7)



1 BUILDING A - WEST ELEVATION
A30 1/8" = 1'-0" (1:24)



NO	ISSUE	YMO
1	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
2	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
3	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
4	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
5	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
6	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
7	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
8	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
9	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
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11	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
12	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
13	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
14	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
15	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
16	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
17	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
18	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
19	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
20	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
21	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
22	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
23	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
24	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
25	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
26	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
27	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
28	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
29	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
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32	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
33	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
34	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
35	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
36	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
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38	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
39	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
40	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
41	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
42	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
43	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
44	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
45	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
46	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
47	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
48	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
49	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
50	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
51	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15
52	RE-DESIGN FOR RECORD & DEVELOPMENT PERMIT	2021/07/15



CONSULTANT
IWA ARCHITECTS
VAN 850 - 1500 W Georgia Street Vancouver, V6G 2S6
VIC 184 - 2512 Jambin Road Victoria, V8B 2A5
604 685 3529 | office@iwa.arch.ca | www.iwa.arch.ca

PROJECT NAME
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE

PROJECT ADDRESS
3656 SHELBOURNE STREET
SAANICH, BC V8N 3E2

DRAWING TITLE
BUILDING A - WEST ELEVATION

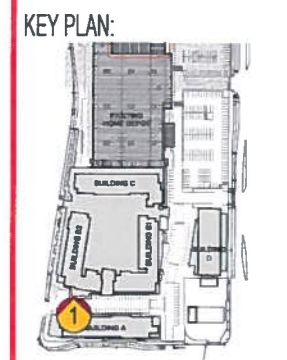
PROJECT NO 1626 DRAWN BY AW
SCALE AS NOTED REVIEW BY JMS
DWG NO A310



2 BUILDING B - KEY ELEVATION - SOUTH
A311 1/32" = 1'-0" (1:304)

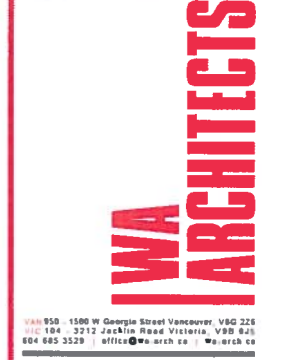
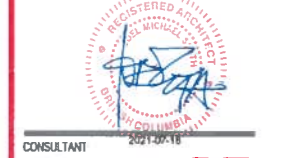
UNIVERSITY HEIGHTS MATERIAL LEGEND		
NUMBER	COLOR/DESCRIPTION	COLOR/DESCRIPTION
1	COMPOSITE ALUMINUM PANELS	LIGHT GREY
2	COMPOSITE ALUMINUM PANELS	RED
3	COMPOSITE ALUMINUM PANELS	BLACK
4	COMPOSITE ALUMINUM PANELS	BLUE
5	COMPOSITE ALUMINUM PANELS	BROWN
6	ALUMINUM HORIZONTAL BAGUETTES/FINS	WOODGRAIN
7	ALUMINUM HORIZONTAL BAGUETTES/FINS	SILVER/CLEAR ANODIZED
8	7" RATED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	BLACK
9	BRICK	BROWN
10	BRICK	LIGHT GREY
11	BRICK	RD GREY
12	PREPRESSED PANEL	WOODGRAIN
13	PAINTED STEEL	RD GREY
14	7" RATED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WHITE
15	FLAT METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WOODGRAIN
16	GLAZING - IGLOM GLASS	CLEAR
17	GLAZING - IGLOM GLASS	HEAT WHITE BACK PAINTED
18	GLAZING - IGLOM GLASS	BLUE BACK PAINTED
19	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
20	CLAUDED GLASS WITH METAL SPANDREL SURROUND	COLOR MATCHES FOR EXISTENTIAL BUILDING ENTRANCE
21	ALUMINUM STOREFRONT	CLEAR ANODIZED
22	PREPRESSED METAL FLASHING	SILVER/CLEAR ANODIZED
23	ALUMINUM WINDOW WALL FRAME	RD MATCH PANEL COLOR
24	PREPRESSED METAL FLASHING	GREY
25	SEALED CONCRETE	ARCHITECTURAL FINISH
26	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	CLEAR GLASS IN CHARGED FRAMING
27	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	ARCHITECTURAL FINISH
28	GLAZING - SPANDREL GLASS	RD GREY
29	GLAZING - SPANDREL GLASS	RD GREY
30	GLAZING - SPANDREL GLASS	RD GREY
31	GLAZING - SPANDREL GLASS	RD GREY
32	GLAZING - SPANDREL GLASS	RD GREY
33	GLASS CANOPY FEATURE	RED
34	PAINTED STEEL DOOR	RD GREY
35	STRUNG WOOD DOORS	WOODGRAIN
36	ALUMINUM GLAZING	SILVER/CLEAR ANODIZED
37	ALUMINUM WINDOW WALL FRAMING	CHARCOAL
38	ALUMINUM STOREFRONT	CHARCOAL
39	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FROSTED GLASS IN BLACK FRAME
40	METAL SLAT PRIVACY SCREEN IN ALUMINUM FRAMING	WOODGRAIN PANELS IN WHITE FRAMING
41	7" RATED METAL PANEL	CHARCOAL
42	STEEL STRUCTURE CLAD WITH WOOD	WOODGRAIN
43	ALUMINUM HORIZONTAL BAGUETTES/FINS	CHARCOAL
44	GLAZING - TEMPERED COLORED GLASS IN ALUMINUM FRAMING	ORANGE COLORED GLASS IN CHARCOAL FRAMING
45	METAL PANEL IN CHARCOAL FRAMING	LIGHT GREY
46	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	FROSTED GLASS IN WHITE FRAME
47	PAINTED STEEL	CHARCOAL
48	METAL PANEL IN CHARCOAL FRAMING	WHITE
49	7" RATED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	LIGHT GREY
50	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FROSTED GLASS IN WHITE FRAME
51	COMPOSITE ALUMINUM PANELS	CHARCOAL
52	ELECTRICAL SITE EQUIPMENT	PAINTED

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1 BUILDING B - PARTIAL SOUTH ELEVATION
A311 1/8" = 1'-0" (1:96)

NO.	ISSUE	Y/M/D
1	ISSUED FOR RECORDING & DEVELOPMENT PERMIT	20/07/18
2	ISSUED FOR RECORDING & DEVELOPMENT PERMIT	20/07/18
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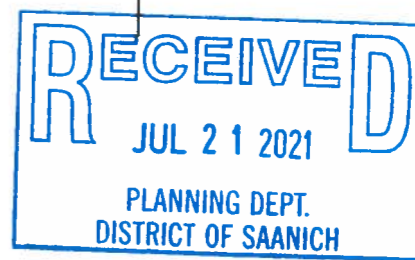


PROJECT NAME
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE

PROJECT ADDRESS
3056 SHELBOURNE STREET
SAANICH, BC V8N 3E2

DRAWING TITLE
BUILDING B - PARTIAL SOUTH ELEVATION

PROJECT NO 1626 DRAWN BY AW
SCALE AS NOTED REVIEW BY JMS
DWG NO A311





2 BUILDING B - KEY ELEVATION - SOUTH
A312 1/32" = 1'-0" (1:304)

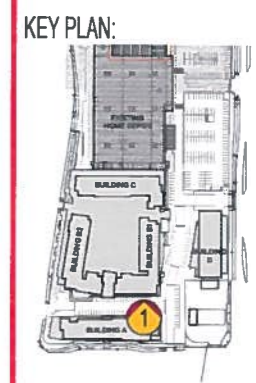
67.67 (222.0')	1/0 OVERBAY PARAPET
65.88 (215.5')	1/0 UPPER PARAPET
64.92 (213.4')	1/0 MAIN PARAPET
64.11 (211.5')	1/0 ROOF
61.42 (200.5')	1/0 6TH FLOOR
58.57 (191.5')	1/0 5TH FLOOR
55.31 (181.5')	1/0 4TH FLOOR
52.21 (171.5')	1/0 3RD FLOOR
49.23 (161.2')	1/0 2ND FLOOR RESIDENTIAL SLAB
48.69 (159.7')	1/0 2ND FLOOR LANDSCAPE SLAB
42.83 (140.5')	1/0 DRU B3
32.7 (106.4')	1/0 MAIN FLOOR DRU B1



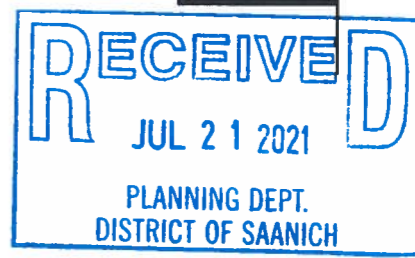
1 BUILDING B - PARTIAL SOUTH ELEVATION
A312 1/8" = 1'-0" (1:304)

UNIVERSITY HEIGHTS MATERIAL LEGEND		
NUMBER	DESCRIPTION	COLOR/COMPOSITION
1	COMPOSITE ALUMINUM PANELS	LIGHT GREY
2	COMPOSITE ALUMINUM PANELS	RED
3	COMPOSITE ALUMINUM PANELS	BLACK
4	COMPOSITE ALUMINUM PANELS	BLUE
5	COMPOSITE ALUMINUM PANELS	WHITE
6	ALUMINUM HORIZONTAL SASHES/TYS	WOODGRAIN
7	ALUMINUM HORIZONTAL SASHES/TYS	SILVER / CLEAR ANODIZED
8	1 1/4" CORRUGATED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	BLACK
9	BRICK	BROWN
10	BRICK	LIGHT GREY
11	BRICK	RD GREY
12	PRECAST PANEL	WOODGRAIN
13	PAINTED STEEL	RD GREY
14	2" RIBBED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WHITE
15	FLAT METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WOODGRAIN
16	GLAZING - VISION GLASS	CLEAR
17	GLAZING - VISION GLASS	HEAT WHITE BACK PAINTED
18	GLAZING - VISION GLASS	BLUE BACK PAINTED
19	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
20	COLOURED GLASS WITH METAL SPOOLS	COLOR MATCHES FOR RESIDENTIAL BUILDING ENTRANCE
21	ALUMINUM STOREFRONT	CLEAR ANODIZED
22	PRECASTED METAL FLASHING	SILVER/FLAT ANODIZED
23	ALUMINUM WINDOW WALL FRAME	TO MATCH PANEL COLOR
24	PRECASTED METAL FLASHING	GREY
25	SEALED CONCRETE	
26	SEALED CONCRETE	ARCHITECTURAL FINISH
27	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	CLEAR GLASS IN CHARGED FRAMING
28	DIRECTIONAL / PROJECT ID SIGNAGE	
29	TENANT SIGNAGE (BY OTHERS)	
30	GLAZING - SPANDREL GLASS	RD GREY
31	PAI WALL FEATURE	
32	GLASS CANOPY FEATURE	RED
33	GLASS CANOPY FEATURE	RED
34	PAINTED STEEL DOOR	
35	SPANDREL WOOD DOORS	
36	ALUMINUM CLIPPETS	SILVER/FLAT ANODIZED
37	ALUMINUM WINDOW WALL FRAMING	CHARCOAL
38	ALUMINUM STOREFRONT	CHARCOAL
39	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FROSTED GLASS IN BLACK FRAME
40	METAL SENS PRIVACY SCREEN IN ALUMINUM FRAMING	WOODGRAIN PANELS IN WHITE FRAMING
41	2" RIBBED METAL PANEL	CHARCOAL
42	STEEL STRUCTURE CLAD WITH WOOD	
43	ALUMINUM HORIZONTAL SASHES/TYS	CHARCOAL
44	GLAZING - TEMPERED COLOURED GLASS IN ALUMINUM FRAMING	ORANGE COLOURED GLASS IN CHARCOAL FRAMING
45	METAL PANEL IN CHARCOAL FRAMING	LIGHT GREY
46	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	FROSTED GLASS IN WHITE FRAME
47	PAINTED STEEL	CHARCOAL
48	METAL PANEL IN CHARCOAL FRAMING	WHITE
49	2" RIBBED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	LIGHT GREY
50	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FROSTED GLASS IN WHITE FRAME
51	COMPOSITE ALUMINUM PANELS	CHARCOAL
52	ELECTRICAL SITE EQUIPMENT	PAINTED

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NO	ISSUE	BY/DATE
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PROJECT NAME
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE

PROJECT ADDRESS
3656 SHELBORNE STREET
SAANICH, BC V8N 3E2

DRAWING TITLE
BUILDING B - PARTIAL SOUTH ELEVATION

PROJECT NO: 1826 DRAWN BY: AW
SCALE: AS NOTED REVIEW BY: JMS
DWG NO: A312



2 BUILDING B - KEY ELEVATION - SOUTH
A313 1/32" = 1'-0" (1:304)



1 BUILDING B - PARTIAL NORTH ELEVATION
A313 1/8" = 1'-0" (1:304)

UNIVERSITY HEIGHTS MATERIAL LEGEND

NUMBER	DESCRIPTION	COLOR/COMPOSITION
1	COMPOSITE ALUMINUM PANELS	LIGHT GREY
2	COMPOSITE ALUMINUM PANELS	RED
3	COMPOSITE ALUMINUM PANELS	BLACK
4	COMPOSITE ALUMINUM PANELS	BLUE
5	COMPOSITE ALUMINUM PANELS	WHITE
6	ALUMINUM HORIZONTAL SASHES/TYS	WOODGRAN
7	ALUMINUM HORIZONTAL SASHES/TYS	SILVER/ CLEAR ANODIZED
8	ALUMINUM WINDOW WALL FRAME	BLACK
9	BRICK	BROWN
10	BRICK	LIGHT GREY
11	BRICK	RD GREY
12	PREPARED PANEL	WOODGRAN
13	PAINTED STEEL	RD GREY
14	7" RACED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WHITE
15	FLAT METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WOODGRAN
16	GLAZING - VISION GLASS	CLEAR
17	GLAZING - VISION GLASS	WHITE WHITE BACK PAINTED
18	GLAZING - VISION GLASS	BLUE BACK PAINTED
19	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
20	COLORED GLASS WITH METAL SINGLED SURROUND	COLOR VARIES PER RESIDENTIAL BUILDING ENTRANCE
21	ALUMINUM STOPFRONT	CLEAR ANODIZED
22	PREPARED METAL FLASHING	SILVER/ALUM ANODIZED
23	ALUMINUM WINDOW WALL FRAME	TO MATCH PANEL COLOR
24	PREPARED METAL FLASHING	GREY
25	SEALED CONCRETE	ARCHITECTURAL FINISH
26	SEALED CONCRETE	ARCHITECTURAL FINISH
27	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	CLEAR GLASS IN CHARGED FRAMING
28	OPERATIONAL / PROJECT ID SIGNAGE	
29	SENTRY SIGNAGE (BY OTHERS)	
30	GLAZING - SPANDREL GLASS	RD GREY
31	METAL WALL FEATURE	
32	LIGHT FEATURE	
33	GLASS CANOPY FEATURE	RED
34	PAINTED STEEL DOOR	
35	SPANDREL WOOD BOARDS	SILVER/ALUM ANODIZED
36	ALUMINUM CASSETTES	CHARGED
37	ALUMINUM WINDOW WALL FRAMING	CHARGED
38	ALUMINUM STOPFRONT	CHARGED
39	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FRIGHTED GLASS IN BLACK FRAME
40	METAL SENS PRIVACY SCREEN IN ALUMINUM FRAMING	WOODGRAN PANELS IN WHITE FRAMING
41	7" RACED METAL PANEL	CHARGED
42	STEEL STRUCTURE CLAD WITH WOOD	
43	ALUMINUM HORIZONTAL SASHES/TYS	CHARGED
44	GLAZING - TEMPERED COLORED GLASS	ORANGE COLORED GLASS IN CHARGED FRAMING
45	METAL PANEL IN CHARGED FRAMING	LIGHT GREY
46	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	FRIGHTED GLASS IN WHITE FRAME
47	PAINTED STEEL	CHARGED
48	METAL PANEL IN CHARGED FRAMING	WHITE
49	7" RACED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	LIGHT GREY
50	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FRIGHTED GLASS IN WHITE FRAME
51	COMPOSITE ALUMINUM PANELS	CHARGED
52	ELECTRICAL SITE EQUIPMENT	PAINTED

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NO	ISSUE	DATE	BY
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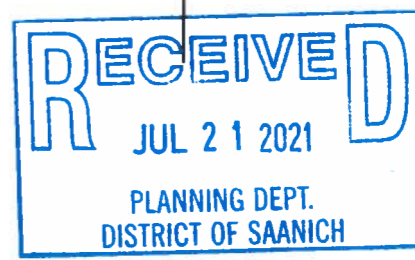


PROJECT NAME
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE

PROJECT ADDRESS
3056 SHELBOURNE STREET
SAANICH, BC V8M 3E2

DRAWING TITLE
BUILDING B - PARTIAL NORTH ELEVATION

PROJECT NO 1626 DRAWN BY AW
SCALE AS NOTED REVIEW BY JMS
DWG NO **A313**





2 BUILDING B - KEY ELEVATION - NORTH
A24 1/32" = 1'-0" (1:304)



1 BUILDING B - PARTIAL NORTH ELEVATION
A24 1/8" = 1'-0" (1:96)

UNIVERSITY HEIGHTS MATERIAL LEGEND		
NUMBER	DESCRIPTION	COLOR/FINISH
1	COMPOSITE ALUMINUM PANELS	LIGHT GREY
2	COMPOSITE ALUMINUM PANELS	RED
3	COMPOSITE ALUMINUM PANELS	SLAT
4	COMPOSITE ALUMINUM PANELS	BLUE
5	COMPOSITE ALUMINUM PANELS	WHITE
6	ALUMINUM HORIZONTAL SASHLESS FINIS	WOODGRAN
7	ALUMINUM HORIZONTAL SASHLESS FINIS	SILVER/ CLEAR ANODIZED
8	1" x 4" CORRUGATED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	SLAT
9	BRICK	BROWN
10	BRICK	LEIGHT GREY
11	BRICK	NO GREY
12	PHENOLIC PANEL	WOODGRAN
13	PAINTED STEEL	NO GREY
14	2" RIGID METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WHITE
15	FLAT METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WOODGRAN
16	GLAZING - IGLOU GLASS	CLEAR
17	GLAZING - IGLOU GLASS	HEAT WHITE BACK PAINTED
18	GLAZING - IGLOU GLASS	BLUE BACK PAINTED
19	GLAZING - SPANDEK GLASS	LEIGHT BLUE BACK PAINTED
20	COLORED GLASS WITH METAL SPRIGS	COLOR MATCHES PER RECEIVING BUILDING DETAIL
21	ALUMINUM STOREFRONT	CLEAR ANODIZED
22	PREPARED METAL FLASHING	SILVER/ CLEAR ANODIZED
23	ALUMINUM WINDOW WALL FRAME	TO MATCH PANEL COLOR
24	PREPARED METAL FLASHING	GREY
25	SEALED CONCRETE	ARCHITECTURAL FINISH
26	SEALED CONCRETE	ARCHITECTURAL FINISH
27	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	CLEAR GLASS IN CHARGED FRAMING
28	DIRECTIONAL / PROJECT ID SIGNAGE	
29	TOWARD SIGNAGE (BY OTHERS)	
30	GLAZING - SPANDEK GLASS	NO GREY
31	MET WALL FEATURE	
32	LIGHT INFILL	
33	GLASS CANOPY RECLUSE	RED
34	PAINTED STEEL DOOR	
35	SPRINKLED WOOD DOORS	
36	ALUMINUM LEAVES	SILVER/ CLEAR ANODIZED
37	ALUMINUM WINDOW WALL FRAMING	CHARCOAL
38	ALUMINUM STOREFRONT	CHARCOAL
39	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FROSTED GLASS IN BLACK FRAME
40	METAL SONS PRIVACY SCREEN IN ALUMINUM FRAMING	WOODGRAN PANELS IN WHITE FRAMING
41	2" RIGID METAL PANEL	CHARCOAL
42	STEEL STRUCTURE CLAD WITH WOOD	
43	ALUMINUM HORIZONTAL SASHLESS FINIS	CHARCOAL
44	GLAZING - TEMPERED COLORED GLASS IN ALUMINUM FRAMING	CHARCOAL FRAMING
45	METAL PANEL IN GLAZING FRAMING	LEIGHT GREY
46	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	FROSTED GLASS IN WHITE FRAME
47	PAINTED STEEL	CHARCOAL
48	METAL PANEL IN GLAZING FRAMING	WHITE
49	2" RIGID METAL PANEL IN ALUMINUM WINDOW WALL FRAME	LEIGHT GREY
50	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FROSTED GLASS IN WHITE FRAME
51	COMPOSITE ALUMINUM PANELS	CHARCOAL
52	ELECTRICAL SITE EQUIPMENT	PAINTED



NO	ISSUE	YMD
1	ISSUE	YMD



CONSULTANT



1500 W Georgia Street Vancouver, V6G 2Z6
2312 Jackson Road Victoria, V8S 2S5
484 885 3529 office@iwa.arch.ca www.iwa.ca

PROJECT NAME
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE

PROJECT ADDRESS
3656 SHELBOURNE STREET
SAANICH, BC V8N 3E2

DRAWING TITLE
BUILDING B - PARTIAL NORTH ELEVATION

PROJECT NO 1026 DRAWN BY AW
SCALE AS NOTED REVIEW BY JMS
DWG NO **A314**

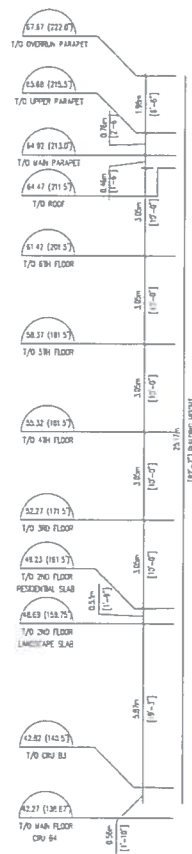
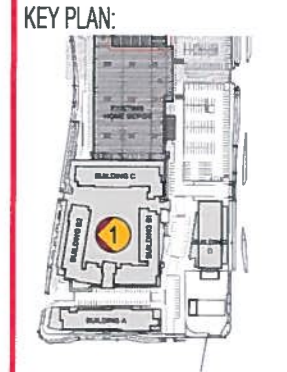


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UNIVERSITY HEIGHTS MATERIAL LEGEND		
NO.	DESCRIPTION	COLOR/FINISH
1	COMPOSITE ALUMINUM PANELS	LIGHT GREY
2	COMPOSITE ALUMINUM PANELS	RED
3	COMPOSITE ALUMINUM PANELS	BLAZ
4	COMPOSITE ALUMINUM PANELS	BLUE
5	COMPOSITE ALUMINUM PANELS	WHITE
6	ALUMINUM HORIZONTAL BAULETTES/FINS	WOODGRAN
7	ALUMINUM HORIZONTAL BAULETTES/FINS	SILVER/CLEAR ANODIZED
8	1 1/2" CORRUGATED METAL PANEL IN ALUMINUM WOOD WALL FRAME	BLACK
9	BRICK	BROWN
10	BRICK	LIGHT GREY
11	BRICK	MID GREY
12	FRENCH PANEL	WOODGRAN
13	PAINTED STEEL	MID GREY
14	7" RIGID METAL PANEL IN ALUMINUM WOOD WALL FRAME	WHITE
15	FLAT METAL PANEL IN ALUMINUM WOOD WALL FRAME	WOODGRAN
16	GLAZING - VIGOR GLASS	CLEAR
17	GLAZING - VIGOR GLASS	WETLY WHITE BACK PAINTED
18	GLAZING - VIGOR GLASS	BLUE BACK PAINTED
19	GLAZING - SPANOROL GLASS	LIGHT BLUE BACK PAINTED
20	COLORED GLASS WITH METAL SPRIGS SURROUND	COLOR VARIES PER RECEPTION BUILDING DISTANCE
21	ALUMINUM STOPFROTH	CLEAR ANODIZED
22	PREFINISHED METAL FLASHING	SILVER/CLEAR ANODIZED
23	ALUMINUM WOOD WALL FRAME	TO MATCH PANEL COLOR
24	PREFINISHED METAL FLASHING	GREY
25	SEALED CONCRETE	ARCHITECTURAL FINISH
26	SEALED CONCRETE	ARCHITECTURAL FINISH
27	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	CLEAR GLASS IN CHARGED FRAMING
28	OPERATIONAL / PROJECT ID SIGNAGE	
29	EDMUND SIGNAGE (BY OTHERS)	
30	GLAZING - SPANOROL GLASS	MID GREY
31	PAI WALL FEATURE	
32	GLASS CANOPY FEATURE	RED
33	STAINED WOOD DOORS	
34	PAINTED STEEL DOOR	
35	ALUMINUM LOUVERS	SILVER/CLEAR ANODIZED
36	ALUMINUM WOOD WALL FRAMING	CHARCOAL
37	ALUMINUM WOOD WALL FRAMING	CHARCOAL
38	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FROSTED GLASS IN BLACK FRAME
39	METAL BOND PRIVACY SCREEN IN ALUMINUM FRAMING	WOODGRAN PANELS IN WHITE FRAMING
40	7" RIGID METAL PANEL	CHARCOAL
41	STEEL STRUCTURE CLAD WITH WOOD	CHARCOAL
42	ALUMINUM HORIZONTAL BAULETTES/FINS	CHARCOAL
43	CHARCOAL - TEMPERED COLORED GLASS IN ALUMINUM FRAMING	CHARCOAL COLORED GLASS IN
44	METAL PANEL IN CHARCOAL FRAMING	LIGHT GREY
45	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	FROSTED GLASS IN WHITE FRAME
46	PAINTED STEEL	CHARCOAL
47	METAL PANEL IN CHARCOAL FRAMING	WHITE
48	7" RIGID METAL PANEL IN ALUMINUM WOOD WALL FRAME	LIGHT GREY
49	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FROSTED GLASS IN WHITE FRAME
50	COMPOSITE ALUMINUM PANELS	CHARCOAL
51	COMPOSITE ALUMINUM PANELS	PAINTED
52	ELECTRICAL SITE EQUIPMENT	PAINTED

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1 BUILDING B2 - EAST ELEVATION (COURTYARD)
 4315 1/8" = 1'-0" (1:8)

RECEIVED
 JUL 21 2021
 PLANNING DEPT.
 DISTRICT OF SAANICH

NO.	ISSUE	YMD
10	RE-DESIGNED FOR 12 & 13 COMMENTS	2021/05/18
11	RE-DESIGNED FOR RECEIVING & DEVELOPMENT PERMIT	2021/05/18
12	RE-DESIGNED FOR RECEIVING & DEVELOPMENT PERMIT	2021/05/18
13	RE-DESIGNED FOR RECEIVING & DEVELOPMENT PERMIT	2021/05/18
14	RE-DESIGNED FOR RECEIVING & DEVELOPMENT PERMIT	2021/05/18
15	RE-DESIGNED FOR RECEIVING & DEVELOPMENT PERMIT	2021/05/18
16	RE-DESIGNED FOR RECEIVING & DEVELOPMENT PERMIT	2021/05/18
17	RE-DESIGNED FOR RECEIVING & DEVELOPMENT PERMIT	2021/05/18
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19	RE-DESIGNED FOR RECEIVING & DEVELOPMENT PERMIT	2021/05/18
20	RE-DESIGNED FOR RECEIVING & DEVELOPMENT PERMIT	2021/05/18
21	RE-DESIGNED FOR RECEIVING & DEVELOPMENT PERMIT	2021/05/18
22	RE-DESIGNED FOR RECEIVING & DEVELOPMENT PERMIT	2021/05/18
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50	RE-DESIGNED FOR RECEIVING & DEVELOPMENT PERMIT	2021/05/18
51	RE-DESIGNED FOR RECEIVING & DEVELOPMENT PERMIT	2021/05/18
52	RE-DESIGNED FOR RECEIVING & DEVELOPMENT PERMIT	2021/05/18
NO.	ISSUE	YMD



CONSULTANT:
IWA ARCHITECTS
 IWA ARCHITECTS
 1500 W. GEORGE STREET, VANCOUVER, BC V6G 2S6
 604-685-3529 | OFFICE@IWAARCHITECTS.COM | WWW.IWAARCHITECTS.COM

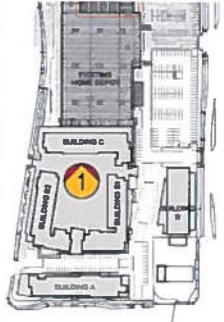
PROJECT NAME:
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE
 PROJECT ADDRESS:
 3956 SHELBOURNE STREET SAANICH, BC V8N 3E2
 DRAWING TITLE:
BUILDING B2 - EAST ELEVATION
 PROJECT NO. 1026 DRAWN BY: AW
 SCALE: AS NOTED REVIEW BY: JMS
 DWG NO. **A316**

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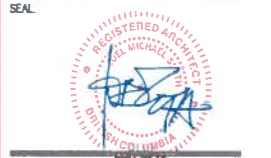


UNIVERSITY HEIGHTS MATERIAL LEGEND		
NO.	MATERIAL	COLOR/DESCRIPTION
1	COMPOSITE ALUMINUM PANELS	LIGHT GREY
2	COMPOSITE ALUMINUM PANELS	RED
3	COMPOSITE ALUMINUM PANELS	BLACK
4	COMPOSITE ALUMINUM PANELS	BLUE
5	COMPOSITE ALUMINUM PANELS	WHITE
6	ALUMINUM HORIZONTAL BAGNETTES/FINS	WOODGRAIN
7	ALUMINUM HORIZONTAL BAGNETTES/FINS	SILVER/ CLEAR ANODIZED
8	1 1/2" CORRUGATED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	BLACK
9	BRICK	BROWN
10	BRICK	LIGHT GREY
11	BRICK	NO GREY
12	PHENOLIC PANEL	WOODGRAIN
13	PAINTED STEEL	NO GREY
14	7" RIBBED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WHITE
15	FLAT METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WOODGRAIN
16	GLAZING - VISION GLASS	CLEAR
17	GLAZING - VISION GLASS	VELVET WHITE BACK PAINTED
18	GLAZING - VISION GLASS	BLUE BACK PAINTED
19	GLAZING - SPANDREL GLASS	LEIGHT BLUE BACK PAINTED
20	CLEARGLASS WITH METAL SHROUD SURROUND	COLORS VARIES PER RECEPTION BUILDING CONTRACT
21	ALUMINUM STOPS/STOPS	CLEAR ANODIZED
22	PREPARED METAL FLASHING	SILVER/ALUM ANODIZED
23	ALUMINUM WINDOW WALL FRAME	TO MATCH PANEL COLOR
24	PREPARED METAL FLASHING	GREY
25	SEALED CONCRETE	
26	SEALED CONCRETE	ARCHITECTURAL FINISH
27	GLAZING - TEMPLER GLASS IN ALUMINUM FRAMING	CLEAR GLASS IN CHARGED FRAMING
28	DIRECTIONAL / PROJECT D SIGNAGE	
29	SHANT SIGNAGE (BY OTHERS)	
30	GLAZING - SPANDREL GLASS	NO GREY
31	PAVE WALL FEATURE	
32	LEIST FINISH	
33	GLASS CANOPY RECLUSE	RED
34	PAINTED STEEL DOOR	
35	STAINED WOOD DOORS	
36	ALUMINUM CLIPPED	SILVER/ALUM ANODIZED
37	ALUMINUM WINDOW WALL FRAMING	CHARGED
38	ALUMINUM STOPS/STOPS	CHARGED
39	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	PROJECT GLASS IN BLACK FRAME
40	METAL TONG PRIVACY SCREEN IN ALUMINUM FRAMING	WOODGRAIN PANELS IN WHITE FRAMING
41	7" RIBBED METAL PANEL	CHARGED
42	STEEL STRUCTURE CLAD WITH WOOD	
43	ALUMINUM HORIZONTAL BAGNETTES/FINS	CHARGED
44	GLAZING - TEMPLER COLOURED GLASS IN ALUMINUM FRAMING	CHARGED COLOURED GLASS IN CHARGED FRAMING
45	METAL PANEL IN GLAZING FRAMING	LEIGHT GREY
46	GLAZING - TEMPLER GLASS IN ALUMINUM FRAMING	PROJECT GLASS IN WHITE FRAME
47	PAINTED STEEL	CHARGED
48	METAL PANEL IN GLAZING FRAMING	WHITE
49	7" RIBBED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	LEIGHT GREY
50	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	PROJECT GLASS IN WHITE FRAME
51	COMPOSITE ALUMINUM PANELS	CHARGED
52	ELECTRICAL SITE EQUIPMENT	PAINTED

KEY PLAN:



NO.	REVISION	DATE	BY
10	RE-DESIGNED FOR RE-4 OF COMMENTS		SHYRINE
9	RE-DESIGNED FOR RECEIVING & DEVELOPMENT POINT		SHYRINE
8	RE-DESIGNED FOR RECEIVING & DEVELOPMENT POINT		SHYRINE
7	DESIGNED FOR RESIDENTIAL DESIGN PANEL		SHYRINE
6	RE-DESIGNED FOR RECEIVING & DEVELOPMENT POINT		SHYRINE
5	RE-DESIGNED FOR RECEIVING & DEVELOPMENT POINT		SHYRINE
4	RE-DESIGNED FOR RECEIVING & DEVELOPMENT POINT		SHYRINE
3	DESIGNED FOR RESIDENTIAL DESIGN PANEL		SHYRINE
2	RE-DESIGNED FOR RECEIVING & DEVELOPMENT POINT		SHYRINE
1	DESIGNED FOR RECEIVING & DEVELOPMENT POINT		SHYRINE



PROJECT NAME:
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE

PROJECT ADDRESS:
3056 SHELBORNE STREET
SAANICH, BC V8M 3K2

DRAWING TITLE:
BUILDING C - SOUTH ELEVATION

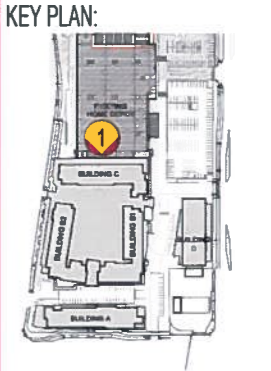
PROJECT NO. 1828 DRAWN BY: AW
SCALE: AS NOTED REVIEW BY: JMS
DWG NO. **A317**

1 BUILDING C - SOUTH ELEVATION
1/8" = 1'-0" (1:24)



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UNIVERSITY HEIGHTS MATERIAL LEGEND		
MATERIAL	COLOR/DESCRIPTION	
1	COMPOSITE ALUMINUM PANELS	LIGHT GREY
2	COMPOSITE ALUMINUM PANELS	RED
3	COMPOSITE ALUMINUM PANELS	BLACK
4	COMPOSITE ALUMINUM PANELS	BLUE
5	COMPOSITE ALUMINUM PANELS	WHITE
6	ALUMINUM HORIZONTAL BALUSTES/TYS	WOODGRAIN
7	ALUMINUM HORIZONTAL BALUSTES/TYS	SLIVER CLEAR ANODIZED
8	7" RIBBED METAL PANEL IN ALUMINUM BRUSH WALL FRAME	BLACK
9	BRICK	BROWN
10	BRICK	LIGHT GREY
11	BRICK	VD GREY
12	PHENOLIC PANEL	WOODGRAIN
13	PAINTED STEEL	VD GREY
14	7" RIBBED METAL PANEL IN ALUMINUM BRUSH WALL FRAME	WHITE
15	FLAT METAL PANEL IN ALUMINUM BRUSH WALL FRAME	WOODGRAIN
16	GLAZING - VISION GLASS	CLEAR
17	GLAZING - VISION GLASS	HEAT WHITE BACK PAINTED
18	GLAZING - VISION GLASS	BLUE BACK PAINTED
19	GLAZING - SPANDREL GLASS	LIGHT BLUE BACK PAINTED
20	COLORED GLASS WITH METAL STRIP	COLOR VARIES PER SECTION/ BUILDING ENTRANCE
21	ALUMINUM SCREENING	CLEAR ANODIZED
22	PRETRENCHED METAL FLASHING	SILVER/CLEAR ANODIZED
23	ALUMINUM BRUSH WALL FRAME	TO MATCH PANEL COLOR
24	PRETRENCHED METAL FLASHING	GREY
25	SEALED CONCRETE	ARCHITECTURAL FINISH
26	SEALED CONCRETE	ARCHITECTURAL FINISH
27	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	CLEAR GLASS IN CHROME FRAMING
28	DIRECTIONAL 7' PROJECT 0' SIGNAGE	
29	EMART SIGNAGE (BY OTHERS)	
30	GLAZING - SPANDREL GLASS	VD GREY
31	ART WALL FEATURE	
32	LIGHT FEATURE	
33	GLASS CANOPY FEATURE	RED
34	PAINTED STEEL BRIS	
35	STAINED WOOD DOORS	
36	ALUMINUM LOUVRES	SILVER/CLEAR ANODIZED
37	ALUMINUM BRUSH WALL FRAME	CHROME
38	ALUMINUM SCREENING	CHROME
39	GLAZING PRIVACY SCREEN IN ALUMINUM FRAMING	FROSTED GLASS IN BLACK FRAME
40	METAL SIGN PRIVACY SCREEN IN ALUMINUM FRAMING	WOODGRAIN PANELS IN WHITE FRAMING
41	7" RIBBED METAL PANEL	CHROME
42	STEEL STRUCTURE CLAD WITH WOOD	
43	ALUMINUM HORIZONTAL BALUSTES/TYS	CHROME
44	GLAZING - TEMPERED COLORED GLASS IN ALUMINUM FRAMING	CHROME COLORED GLASS IN CHROME FRAMING
45	METAL PANEL IN GLAZING FRAMING	LIGHT GREY
46	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	FROSTED GLASS IN WHITE FRAME
47	PAINTED STEEL	CHROME
48	METAL PANEL IN GLAZING FRAMING	WHITE
49	7" RIBBED METAL PANEL IN ALUMINUM BRUSH WALL FRAME	LIGHT GREY
50	GLAZING PRIVACY SCREEN IN ALUMINUM FRAMING	FROSTED GLASS IN WHITE FRAME
51	COMPOSITE ALUMINUM PANELS	CHROME
52	ELECTRICAL SITE EQUIPMENT	PAINTED



1 BUILDING C - NORTH ELEVATION
A33 1/8" = 1'-0" (1:24)

NO	REVISION	DATE
1	ISSUED FOR REVIEW & COMMENTS	2020/07/06
2	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
3	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
4	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
5	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
6	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
7	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
8	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
9	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
10	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
11	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
12	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
13	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
14	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
15	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
16	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
17	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
18	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
19	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
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22	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
23	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
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43	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
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45	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
46	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
47	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
48	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
49	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
50	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
51	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06
52	ISSUED FOR RECEIVING A DEVELOPMENT PERMIT	2020/07/06

CONSULTANT
2021-07-16



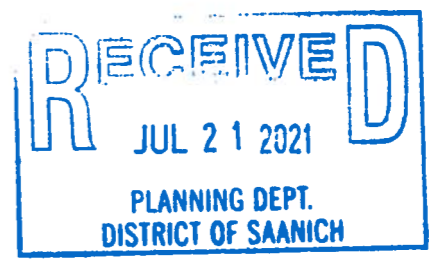
IWA 558 - 1500 W Georgia Street Vancouver V6G 2Z6
100 - 184 - 3212 Jocklin Road Victoria V8B 4Z5
604 685 3329 office@iwa-arch.ca iwa-arch.ca

PROJECT NAME
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE

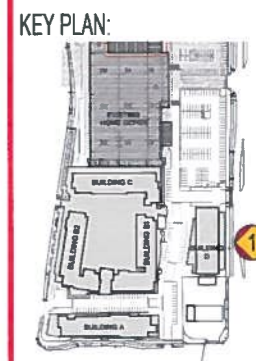
PROJECT ADDRESS
3956 SHELBORNE STREET
SAANICH, BC V8N 3E2

DRAWING TITLE
BUILDING C - NORTH ELEVATION

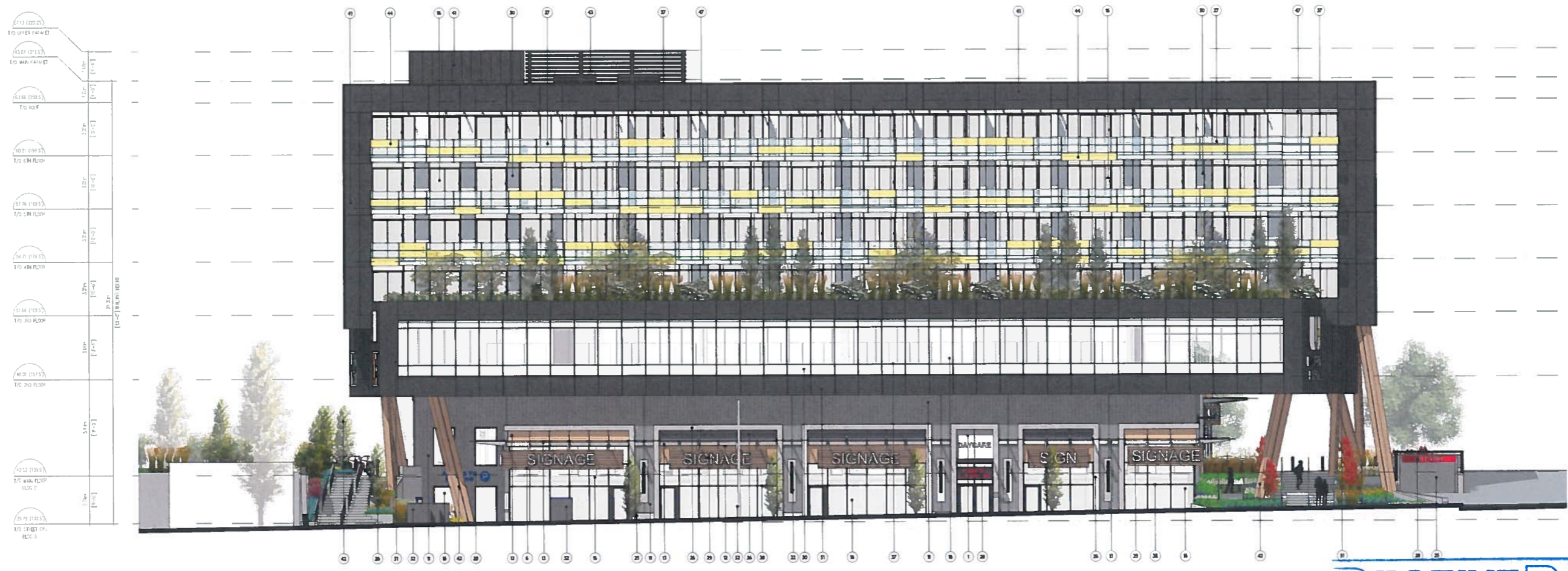
PROJECT NO 1626 DRAWN BY AW
SCALE AS NOTED REVIEW BY JMS
DWG NO A318



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UNIVERSITY HEIGHTS MATERIAL LEGEND	UNIVERSITY HEIGHTS MATERIAL LEGEND
UNIVERSITY HEIGHTS MATERIAL LEGEND	UNIVERSITY HEIGHTS MATERIAL LEGEND
1. COMPOSITE ALUMINUM PANELS	LEIGHT GREY
2. COMPOSITE ALUMINUM PANELS	RED
3. COMPOSITE ALUMINUM PANELS	BLACK
4. COMPOSITE ALUMINUM PANELS	BLUE
5. COMPOSITE ALUMINUM PANELS	WHITE
6. ALUMINUM HORIZONTAL BAGNETTES/TYS	WOODGRAN
7. ALUMINUM HORIZONTAL BAGNETTES/TYS	SLIVER/CLEAR ANODIZED
8. 1" RATED CORRUGATED METAL PANEL IN ALUMINUM BROOD WALL FRAME	BLACK
9. BRICK	BROWN
10. BRICK	LEIGHT GREY
11. BRICK	HD GREY
12. PREVIOUS PANEL	WOODGRAN
13. PAINTED STEEL	HD GREY
14. 2" RATED METAL PANEL IN ALUMINUM BROOD WALL FRAME	WHITE
15. FLAT METAL PANEL IN ALUMINUM BROOD WALL FRAME	WOODGRAN
16. CLADDING - WOOD GLASS	GLASS
17. CLADDING - WOOD GLASS	LEFT WHITE BACK PAINTED
18. CLADDING - WOOD GLASS	RIGHT WHITE BACK PAINTED
19. CLADDING - SPANREL GLASS	LEFT BLUE BACK PAINTED
20. COLOURED GLASS WITH METAL SPOULDERS	COLOR VARIETY PER DESIGNER SAMPLES
21. ALUMINUM SCREENTH	SLIVER/CLEAR ANODIZED
22. PREFINISHED METAL FLASHING	SLIVER/CLEAR ANODIZED
23. ALUMINUM BROOD WALL FRAME	TO MATCH PANEL COLOUR
24. PREFINISHED METAL FLASHING	GREY
25. SEALED CONCRETE	ARCHITECTURAL FINISH
26. SEALED CONCRETE	ARCHITECTURAL FINISH
27. GLAZERIAL - TEMPERED GLASS IN ALUMINUM FRAMING	CLEAR GLASS IN CHARGICAL FRAMING
28. OPERATIONAL FRAMES TO SIGNAGE	
29. SIGNAGE (SEE OTHER SHEETS)	
30. CLADDING - SPANREL GLASS	HD GREY
31. ART WALL FEATURE	
32. LEIGHT PICTURE	
33. GLASS CURTAIN FEATURE	RED
34. PAINTED STEEL DOOR	
35. STAINED WOOD DOORS	
36. ALUMINUM CLAPETS	SLIVER/CLEAR ANODIZED
37. ALUMINUM BROOD WALL FRAMING	CHARGICAL
38. ALUMINUM SCREENTH	CHARGICAL
39. GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FRONTED GLASS IN BLACK FRAME
40. METAL SLING PRIVACY SCREEN IN ALUMINUM FRAMING	WOODGRAN PANELS IN WHITE FRAMING
41. 2" RATED METAL PANEL	CHARGICAL
42. STEEL STRUCTURE CLAD WITH WOOD	
43. ALUMINUM HORIZONTAL BAGNETTES/TYS	CHARGICAL
44. GLAZERIAL - TEMPERED COLOURED GLASS IN ALUMINUM FRAMING	CHARGICAL FRAMING
45. METAL PANEL IN GLAZERIAL FRAMING	LEIGHT GREY
46. GLAZERIAL - TEMPERED GLASS IN ALUMINUM FRAMING	FRONTED GLASS IN WHITE FRAME
47. PAINTED STEEL	CHARGICAL
48. METAL PANEL IN GLAZERIAL FRAMING	WHITE
49. 2" RATED METAL PANEL IN ALUMINUM BROOD WALL FRAME	LEIGHT GREY
50. GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FRONTED GLASS IN WHITE FRAME
51. COMPOSITE ALUMINUM PANELS	CHARGICAL
52. ELECTRICAL SITE EQUIPMENT	PAINTED



41.1 (222.2)	To 5th Floor	10m	[0+0]
43.0 (173.3)	To 4th Floor	1.9m	[0+0]
45.0 (150.0)	To 3rd Floor	2.0m	[0+0]
48.0 (158.5)	To 2nd Floor	3.0m	[0+0]
51.0 (167.0)	To 1st Floor	3.0m	[0+0]
54.0 (175.5)	To 4th Floor	3.0m	[0+0]
57.0 (184.0)	To 3rd Floor	3.0m	[0+0]
60.0 (192.5)	To 2nd Floor	3.0m	[0+0]
63.0 (201.0)	To 1st Floor	3.0m	[0+0]
66.0 (209.5)	To 2nd Floor	3.0m	[0+0]
69.0 (218.0)	To 3rd Floor	3.0m	[0+0]
72.0 (226.5)	To 4th Floor	3.0m	[0+0]
75.0 (235.0)	To 5th Floor	3.0m	[0+0]

1 BUILDING D - EAST ELEVATION
1/8" = 1'-0" (1:24)



NO	ISSUE	YMD
1	RE-DESIGN FOR RE-2 & 3P COMMENTS	2021/07/16
2	RE-DESIGN FOR RECEIVING & DEVELOPMENT PERMIT	2021/07/16
3	RE-DESIGN FOR RECEIVING & DEVELOPMENT PERMIT	2021/07/16
4	REVISED FOR ARCHITECTURE DESIGN PANEL	2021/07/16
5	RE-DESIGN FOR RECEIVING & DEVELOPMENT PERMIT	2021/07/16
6	RE-DESIGN FOR RECEIVING & DEVELOPMENT PERMIT	2021/07/16
7	RE-DESIGN FOR RECEIVING & DEVELOPMENT PERMIT	2021/07/16
8	RE-DESIGN FOR RECEIVING & DEVELOPMENT PERMIT	2021/07/16
9	RE-DESIGN FOR RECEIVING & DEVELOPMENT PERMIT	2021/07/16
10	RE-DESIGN FOR RECEIVING & DEVELOPMENT PERMIT	2021/07/16



PROJECT NAME
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE

PROJECT ADDRESS
3656 SHELBOURNE STREET
SAANICH, BC V8M 3E2

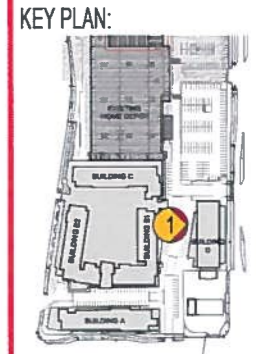
DRAWING TITLE
BUILDING D - EAST ELEVATION

PROJECT NO 1628 DRAWN BY AW
SCALE AS NOTED REVIEW BY JAS
DWG NO A319

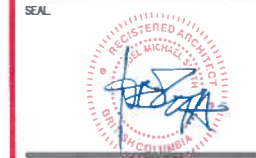
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UNIVERSITY HEIGHTS MATERIAL LEGEND		
MATERIAL	COLOUR/DESCRIPTION	
1	COMPOSITE ALUMINUM PANELS	LIGHT GREY
2	COMPOSITE ALUMINUM PANELS	RED
3	COMPOSITE ALUMINUM PANELS	BLACK
4	COMPOSITE ALUMINUM PANELS	BLUE
5	COMPOSITE ALUMINUM PANELS	WHITE
6	ALUMINUM HORIZONTAL SASH/CLUTTER	WOODGRAIN
7	ALUMINUM HORIZONTAL SASH/CLUTTER	SILVER/CLEAR ANODIZED
8	1/4" CORRUGATED METAL PANEL IN ALUMINUM WOOD GRAIN FRAME	BLACK
9	SPRUE	BROWN
10	SPRUE	LIGHT GREY
11	SPRUE	RED GREY
12	SPRUE PANEL	WOODGRAIN
13	PAINTED STEEL	RED GREY
14	2" RAZED METAL PANEL IN ALUMINUM WOOD GRAIN FRAME	WHITE
15	FLAT METAL PANEL IN ALUMINUM WOOD GRAIN FRAME	WOODGRAIN
16	GLAZING - WOOD GLASS	CLEAR
17	GLAZING - WOOD GLASS	WHITE WIFE BACK PAINTED
18	GLAZING - WOOD GLASS	BLUE BACK PAINTED
19	GLAZING - SPANORL GLASS	LEFT BLUE BACK PAINTED
20	COLOURED GLASS WITH METAL SPOOLD SHIMMING	COLOR WAVE'S FOR REDDENING BEADING IN FRAME
21	ALUMINUM SCREYFRONT	CLEAR ANODIZED
22	PREFINISHED METAL FLASHING	SILVER/CLEAR ANODIZED
23	ALUMINUM WOOD GRAIN FRAME	TO MATCH PANEL COLOR
24	PREFINISHED METAL FLASHING	GREY
25	SEALED CONCRETE	
26	SEALED CONCRETE	ARCHITECTURAL FINISH
27	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	CLEAR GLASS IN CHARCOAL FRAMING
28	DIRECTIONAL / PROJECT ID SIGNAGE	
29	TENANT SIGNAGE (BY OTHER)	
30	GLAZING - SPANORL GLASS	RED GREY
31	ART WALL FEATURE	
32	LEFT FEATURE	
33	GLASS CANNY FEATURE	RED
34	PAINTED STEEL DOOR	
35	STAINED WOOD DOORS	
36	ALUMINUM LADDER	SILVER/CLEAR ANODIZED
37	ALUMINUM WOOD GRAIN FRAMING	CHARCOAL
38	ALUMINUM SCREYFRONT	CHARCOAL
39	GLAZED PENNY SCREEN IN ALUMINUM FRAMING	FROSTED GLASS IN BLACK FRAME
40	METAL SCREYFRONT SCREEN IN ALUMINUM FRAMING	WOODGRAIN PANELS IN WHITE FRAMING
41	2" RAZED METAL PANEL	CHARCOAL
42	STEEL STRUCTURE CLAD WITH WOOD	
43	ALUMINUM HORIZONTAL SASH/CLUTTER	CHARCOAL
44	GLAZING - TEMPERED COLOURED GLASS IN ALUMINUM FRAMING	OPHQUE COLOURED GLASS IN CHARCOAL FRAMING
45	METAL PANEL IN CHARCOAL FRAMING	LIGHT GREY
46	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	FROSTED GLASS IN WHITE FRAME
47	PAINTED STEEL	CHARCOAL
48	METAL PANEL IN CHARCOAL FRAMING	WHITE
49	2" RAZED METAL PANEL IN ALUMINUM WOOD GRAIN FRAME	LIGHT GREY
50	GLAZED PENNY SCREEN IN ALUMINUM FRAMING	FROSTED GLASS IN WHITE FRAME
51	COMPOSITE ALUMINUM PANELS	CHARCOAL
52	ELECTRICAL SITE EQUIPMENT	PAINTED

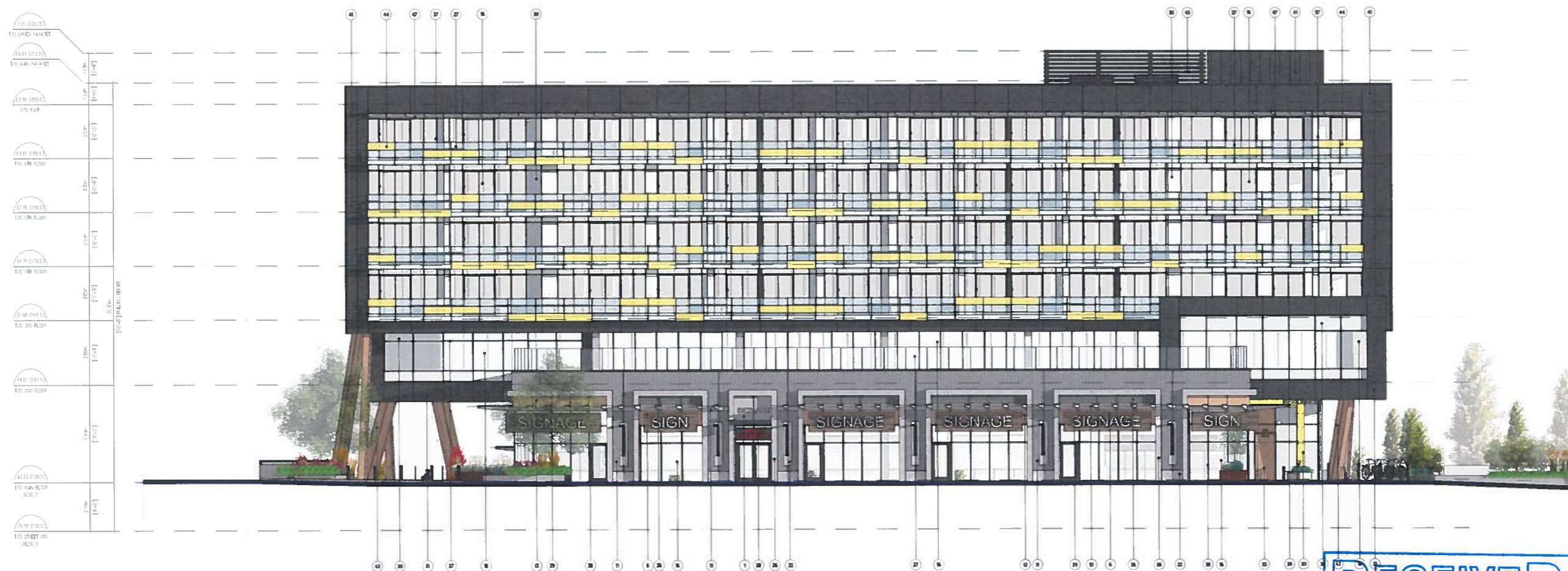


NO.	ISSUE	YMD
1	ISSUED FOR PERMITTING & DEVELOPMENT PERMIT	2021/07/15
2	ISSUED FOR PERMITTING & DEVELOPMENT PERMIT	2021/07/15
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99	ISSUED FOR PERMITTING & DEVELOPMENT PERMIT	2021/07/15
100	ISSUED FOR PERMITTING & DEVELOPMENT PERMIT	2021/07/15



CONSULTANT
IWA ARCHITECTS
 VAN 610 1500 W Georgia Street Vancouver, V6G 2Z5
 TEL 604 271 3212 Jaxlin Road Victoria, V8H 4Z5
 604 985 3519 info@iwa.ca iwa.ca

PROJECT NAME
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE
 PROJECT ADDRESS
 3956 SHELBOURNE STREET
 SAANICH, BC V8M 3E2
 DRAWING TITLE
BUILDING D - WEST ELEVATION
 PROJECT NO 1626 DRAWN BY JW
 SCALE AS NOTED REVIEW BY JMS
 DWG NO **A320**

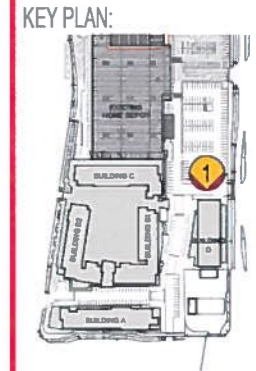


1 BUILDING D - WEST ELEVATION
 1/8" = 1'-0" (1:24)



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UNIVERSITY HEIGHTS MATERIAL LEGEND		
MATERIAL	COLOR/DESCRIPTION	
1	COMPOSITE ALUMINUM PANELS	LIGHT GREY
2	COMPOSITE ALUMINUM PANELS	RED
3	COMPOSITE ALUMINUM PANELS	BLACK
4	COMPOSITE ALUMINUM PANELS	BLUE
5	COMPOSITE ALUMINUM PANELS	WHITE
6	ALUMINUM HORIZONTAL BAGUETTES/PIVS	WOODGRAN
7	ALUMINUM HORIZONTAL BAGUETTES/PIVS	SILVER CLEAR ANODIZED
8	1 1/2" CORRUGATED METAL PANEL IN ALUMINUM BRUSH WALL FRAME	BLACK
9	BRICK	BROWN
10	BRICK	LIGHT GREY
11	BRICK	W/ST GREY
12	PREFABRIC PANEL	WOODGRAN
13	PAINTED STEEL	W/ST GREY
14	7" FACED METAL PANEL IN ALUMINUM BRUSH WALL FRAME	WHITE
15	FLAT METAL PANEL IN ALUMINUM BRUSH WALL FRAME	WOODGRAN
16	GLAZING - WOOD GLASS	CLEAR
17	GLAZING - WOOD GLASS	HEAVY WHITE BACK PAINTED
18	GLAZING - WOOD GLASS	BLUE BACK PAINTED
19	GLAZING - SPANGLED GLASS	LIGHT BLUE BACK PAINTED
20	COLORAD GLASS W/ST METAL SHROUD SURROUND	COLOR VARIES PER HORIZONTAL BUILDING ENTRANCE
21	ALUMINUM INSULATION	CLEAR ANODIZED
22	PREFABRIC METAL FLASHING	SILVER CLEAR ANODIZED
23	ALUMINUM BRUSH WALL FRAME	TO MATCH PANEL COLOR
24	PREFABRIC METAL FLASHING	GREY
25	SEALED CONCRETE	ARCHITECTURAL FINISH
26	SEALED CONCRETE	ARCHITECTURAL FINISH
27	QUADRAL - TEMPLER GLASS IN ALUMINUM FRAMING	CLEAR GLASS IN CHROMIUM FRAMING
28	DIRECTIONAL / PROJECT ID SIGNAGE	
29	EMERALD SIGNAGE (BY OTHERS)	
30	GLAZING - SPANGLED GLASS	W/ST GREY
31	ART WALL FEATURE	
32	LIGHT FIXTURE	
33	GLASS CANOPY FEATURE	RED
34	PAINTED STEEL BRUSH	
35	STAINED WOOD DOORS	
36	ALUMINUM LATHES	SILVER CLEAR ANODIZED
37	ALUMINUM BRUSH WALL FRAMING	CHARCOAL
38	ALUMINUM EDGE/PIVOT	CHARCOAL
39	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FROSTED GLASS IN BLACK FRAME
40	METAL SIGN PRIVACY SCREEN IN ALUMINUM FRAMING	WOODGRAN PANELS IN WHITE FRAMING
41	7" FACED METAL PANEL	CHARCOAL
42	STEEL STRUCTURE CLAD WITH WOOD	CHARCOAL
43	ALUMINUM HORIZONTAL BAGUETTES/PIVS	CHARCOAL
44	QUADRAL - TEMPLER COLORAD GLASS IN ALUMINUM FRAMING	FRAME COLORAD GLASS IN CHARCOAL FRAMING
45	METAL PANEL IN QUADRAL FRAMING	LIGHT GREY
46	QUADRAL - TEMPLER GLASS IN ALUMINUM FRAMING	FROSTED GLASS IN WHITE FRAME
47	PAINTED STEEL	CHARCOAL
48	METAL PANEL IN QUADRAL FRAMING	WHITE
49	7" FACED METAL PANEL IN ALUMINUM BRUSH WALL FRAME	LIGHT GREY
50	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FROSTED GLASS IN WHITE FRAME
51	COMPOSITE ALUMINUM PANELS	CHARCOAL
52	ELECTRICAL SITE EQUIPMENT	PAINTED



1 BUILDING D - NORTH ELEVATION
 1/8" = 1'-0" (1:6)



NO.	ISSUE	Y/M/D
10	RE-ABLED FOR REV & OF COMMENTS	2020/06/04
9	RE-ABLED FOR RECORDING & DEVELOPMENT PERMIT	2020/06/04
8	RE-ABLED FOR RECORDING & DEVELOPMENT PERMIT	2020/06/04
7	ISSUED FOR APPROVAL RECORDING PERMIT	2020/06/04
6	RE-ABLED FOR RECORDING & DEVELOPMENT PERMIT	2020/06/04
5	RE-ABLED FOR RECORDING & DEVELOPMENT PERMIT	2020/06/04
4	RE-ABLED FOR RECORDING & DEVELOPMENT PERMIT	2020/06/04
3	ISSUED FOR APPROVAL RECORDING PERMIT	2020/06/04
2	RE-ABLED FOR RECORDING & DEVELOPMENT PERMIT	2020/06/04
1	ISSUED FOR RECORDING & DEVELOPMENT PERMIT	2020/06/04



4381 850 1508 W Georgia Street Vancouver, V6G 2Z6
 4381 194 3212 Austin Road Victoria V8B 8J5
 834.685.3528 office@iwa-arch.ca iwa-arch.ca

PROJECT NAME
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE

PROJECT ADDRESS
 3556 SHELBORNE STREET
 SAANICH, BC V8N 3E2

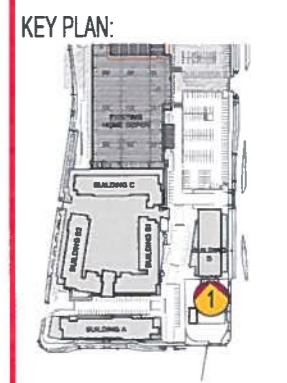
DRAWING TITLE
BUILDING D - NORTH ELEVATION

PROJECT NO 1626 DRAWN BY AW
 SCALE AS NOTED REVIEW BY JMS
 DWG NO **A321**

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UNIVERSITY HEIGHTS MATERIAL LEGEND		
MATERIAL	COLOR/DESCRIPTION	
1	COMPOSITE ALUMINUM PANELS	LIGHT GREY
2	COMPOSITE ALUMINUM PANELS	RED
3	COMPOSITE ALUMINUM PANELS	BLACK
4	COMPOSITE ALUMINUM PANELS	BLUE
5	COMPOSITE ALUMINUM PANELS	WHITE
6	ALUMINUM HORIZONTAL BASKETTES/TYS	WOODGRAIN
7	ALUMINUM HORIZONTAL BASKETTES/TYS	SILVER/CLEAR ANODIZED
8	1" X 1" CORRUGATED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	BLACK
9	BRICK	BROWN
10	BRICK	LIGHT GREY
11	BRICK	VD GREY
12	PREFINISHED PANEL	WOODGRAIN
13	PAINTED STEEL	VD GREY
14	7" FINISHED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WHITE
15	FLAT METAL PANEL IN ALUMINUM WINDOW WALL FRAME	WOODGRAIN
16	GLAZING - WOOD GLASS	CLEAR
17	GLAZING - WOOD GLASS	HAIRY WHITE BACK PAINTED
18	GLAZING - WOOD GLASS	BELLE BACK PAINTED
19	GLAZING - SPANGLED GLASS	LIGHT BLUE BACK PAINTED
20	COLORADO GLASS WITH METAL SHROUD SURROUNDING	COLOR VARIES FOR REVEALED BUILDING ENTRANCE
21	ALUMINUM SCREENFRONT	CLEAR ANODIZED
22	PREFINISHED METAL FLASHING	SILVER/CLEAR ANODIZED
23	ALUMINUM WINDOW WALL FRAME	TO MATCH PANEL COLOR
24	PREFINISHED METAL FLASHING	GREY
25	SEALED CONCRETE	ARCHITECTURAL FINISH
26	SEALED CONCRETE	ARCHITECTURAL FINISH
27	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	CLEAR GLASS IN CHAMICAL FRAMING
28	DIRECTIONAL / PROJECT ID SIGNAGE	
29	SHAWT SIGNAGE (BY OTHER)	
30	GLAZING - SPANGLED GLASS	VD GREY
31	48" WALL FEATURE	
32	LIGHT FEATURE	
33	GLASS CANNY RELEASE	RED
34	PAINTED STEEL DOOR	
35	STAINED WOOD DOORS	
36	ALUMINUM LAMPS	SILVER/CLEAR ANODIZED
37	ALUMINUM WINDOW WALL FRAMING	CHAMICAL
38	ALUMINUM SCREENFRONT	CHAMICAL
39	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FRONTED GLASS IN BLACK FRAME
40	METAL SCISSOR PRIVACY SCREEN IN ALUMINUM FRAMING	WOODGRAIN PANELS IN WHITE FRAMING
41	7" FINISHED METAL PANEL	CHAMICAL
42	STEEL STRUCTURE GLAD WITH WOOD	
43	ALUMINUM HORIZONTAL BASKETTES/TYS	CHAMICAL
44	GLAZING - TEMPERED COLORADO GLASS	ORANGE COLOURED GLASS IN ALUMINUM FRAMING
45	METAL PANEL IN GLAZING FRAMING	LIGHT GREY
46	GLAZING - TEMPERED GLASS IN ALUMINUM FRAMING	FRONTED GLASS IN WHITE FRAME
47	PAINTED STEEL	CHAMICAL
48	METAL PANEL IN GLAZING FRAMING	WHITE
49	7" FINISHED METAL PANEL IN ALUMINUM WINDOW WALL FRAME	LIGHT GREY
50	GLAZED PRIVACY SCREEN IN ALUMINUM FRAMING	FRONTED GLASS IN WHITE FRAME
51	COMPOSITE ALUMINUM PANELS	CHAMICAL
52	ELECTRICAL SITE EQUIPMENT	PAINTED



1 BUILDING D - SOUTH ELEVATION
AS2 (1/8" = 1'-0" (1:24))

RECEIVED
JUL 21 2021
PLANNING DEPT.
DISTRICT OF SAANICH

NO	ISSUE	YMD
10	RE-ISSUED FOR RE & CP COMMENTS	2021/07/09
9	RE-ISSUED FOR RECEIVING & DEVELOPMENT PERMIT	2021/07/09
8	RE-ISSUED FOR RECEIVING & DEVELOPMENT PERMIT	2021/07/09
7	ISSUED FOR ARCHITECTURE DESIGN PANEL	2021/07/09
6	RE-ISSUED FOR RECEIVING & DEVELOPMENT PERMIT	2021/07/09
5	RE-ISSUED FOR RECEIVING & DEVELOPMENT PERMIT	2021/07/09
4	RE-ISSUED FOR RECEIVING & DEVELOPMENT PERMIT	2021/07/09
3	RE-ISSUED FOR ARCHITECTURE DESIGN PANEL	2021/07/09
2	RE-ISSUED FOR RECEIVING & DEVELOPMENT PERMIT	2021/07/09
1	ISSUED FOR RECEIVING & DEVELOPMENT PERMIT	2021/07/09



PROJECT NAME
UNIVERSITY HEIGHTS SHOPPING CENTRE MIXED-USE

PROJECT ADDRESS
3956 SHELBOURNE STREET
SAANICH, BC V8N 3E2

DRAWING TITLE
BUILDING D - SOUTH ELEVATION

PROJECT NO 1025 DRAWN BY AW
SCALE AS NOTED REVIEW BY JMS
DWG NO **A322**