





PANDORA



WEST



EAST



ENTRANCE



EXISTING BUILDING

CONTEXT

WEST



WEST



EAST



PANDORA AVENUE

CONTEXT

WEST



WEST

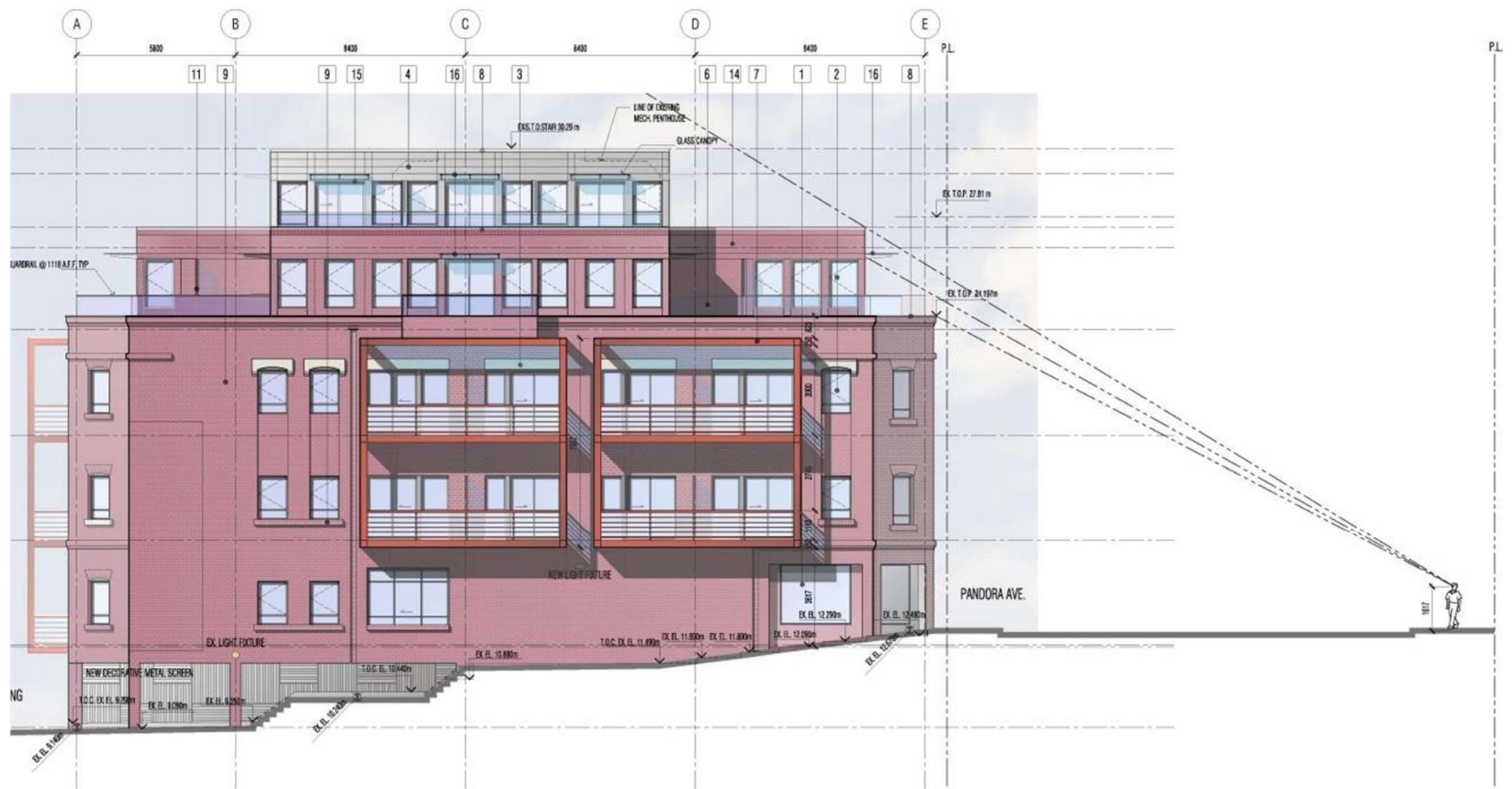


SOUTH



REAR OF BUILDING

CONTEXT



East Elevation



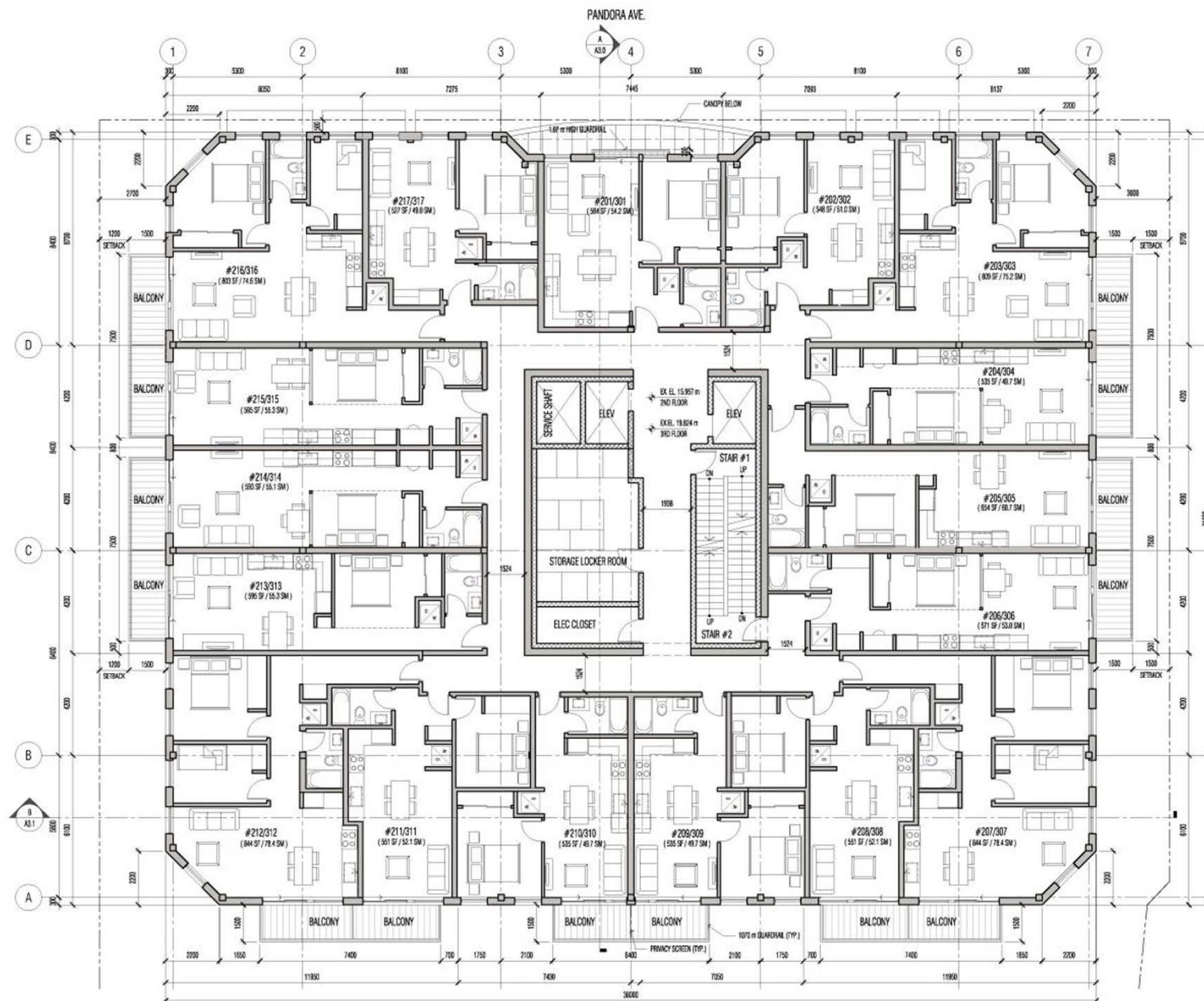
West Elevation

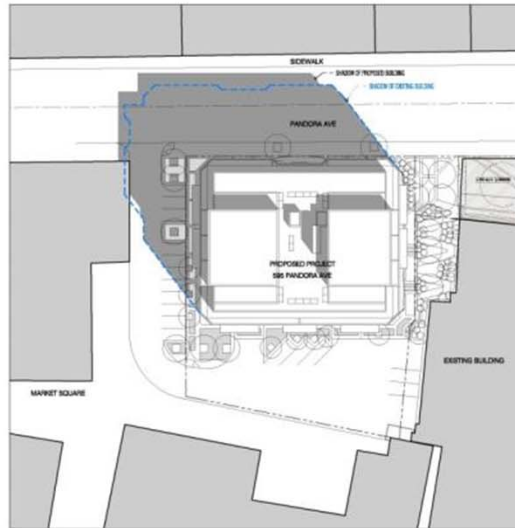


Existing Streetscape

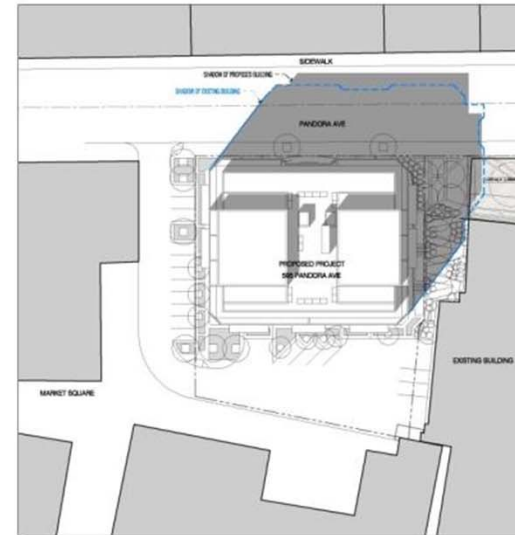


Proposed Streetscape

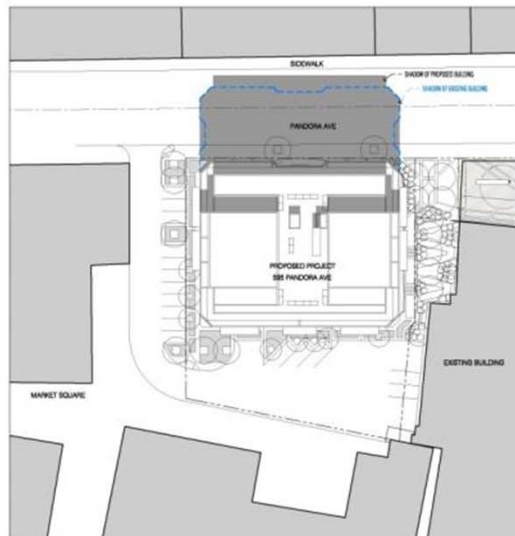




SHADOW ANALYSIS - MARCH 21/ SEPTEMBER 21 10:00 AM
SCALE 1:400



SHADOW ANALYSIS - MARCH 21/ SEPTEMBER 21 12:00 PM
SCALE 1:400



SHADOW ANALYSIS - MARCH 21/ SEPTEMBER 21 2:00 PM
SCALE 1:400

NOTE:
ALL EXTERIOR GRADES TO REMAIN AS EXISTING

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studioone@studioone.ca
Torrey Wolf Architect ABC

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architecture inc.

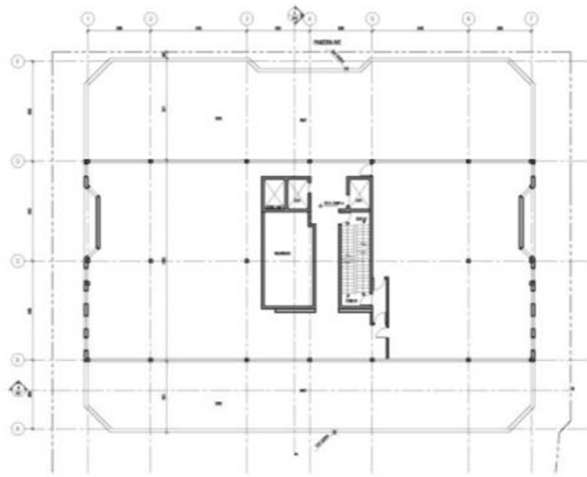
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5.	NOV 21 / 14.	AVERAGE GRADE UPDATED
4.	NOV 18 / 14.	ISSUED FOR DP, REV 0
3.	NOV 06 / 14.	ISSUED FOR DP, REV 0
2.	OCT 16 / 14.	ISSUED FOR DP, REV 0
1.	AUG 29 / 14.	ISSUED FOR DP
no.	date	description
REVISIONS		

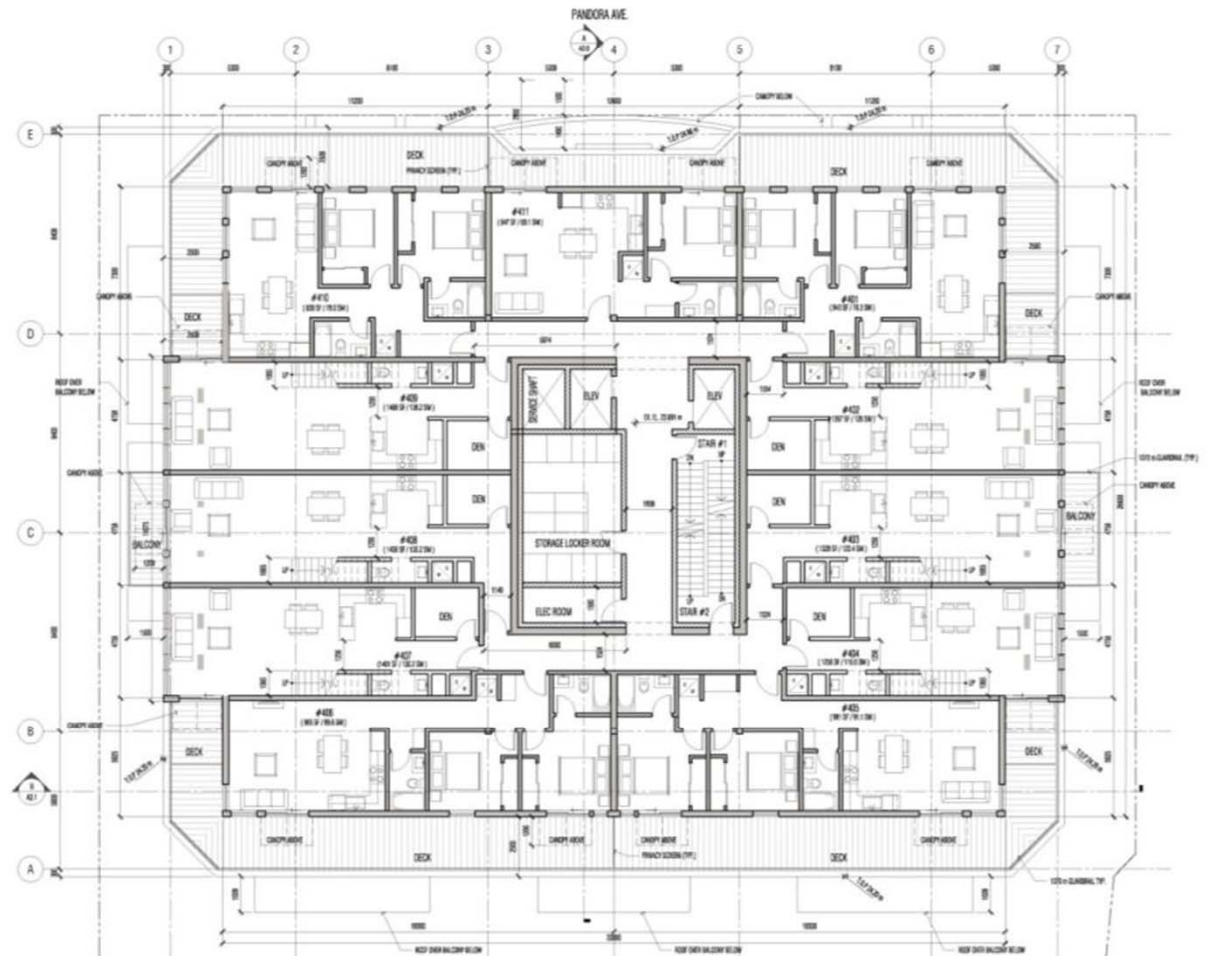
project title:
595 PANDORA AVE VICTORIA, BC
drawing title:
SHADOW ANALYSIS

project no.	14018
drawn by:	PW
checked by:	
date:	
scale:	AS NOTED

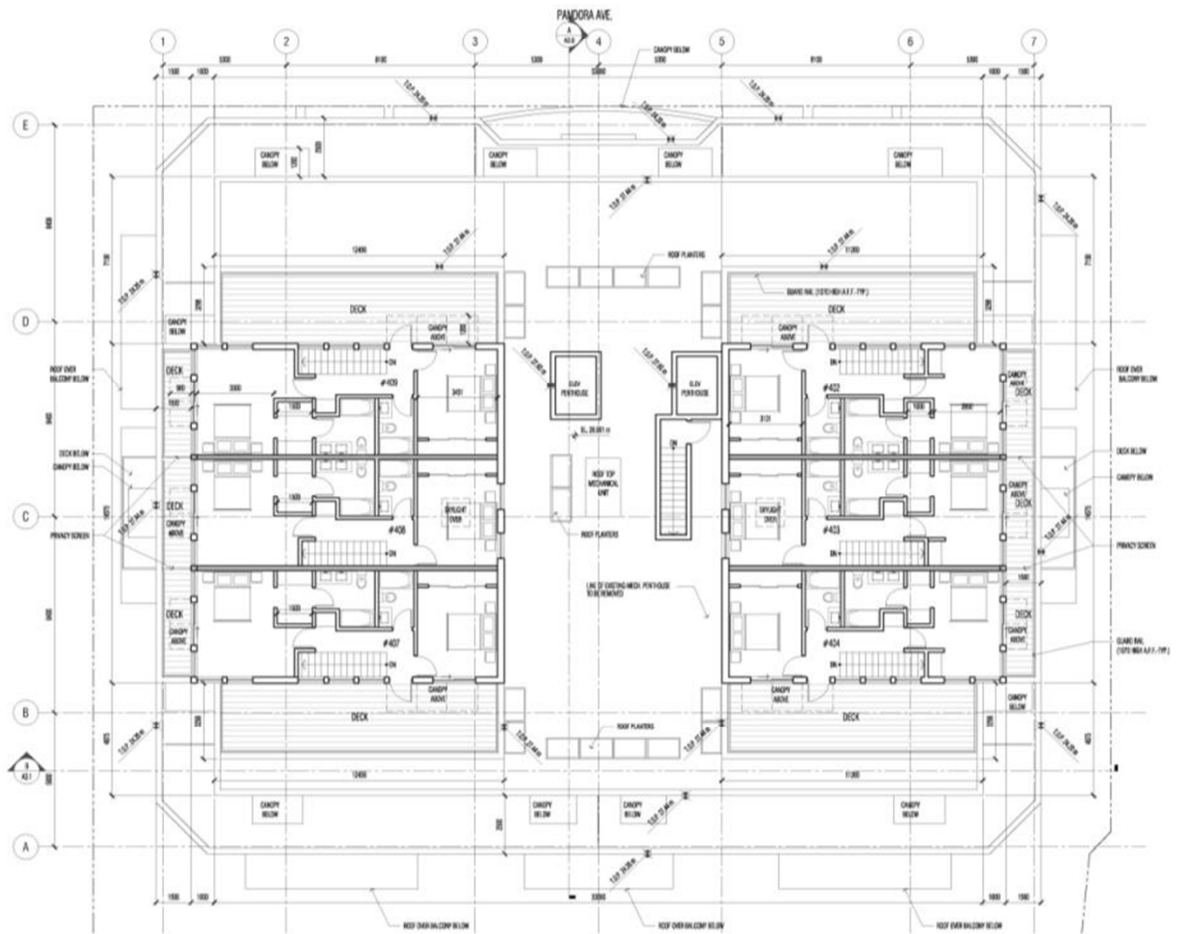
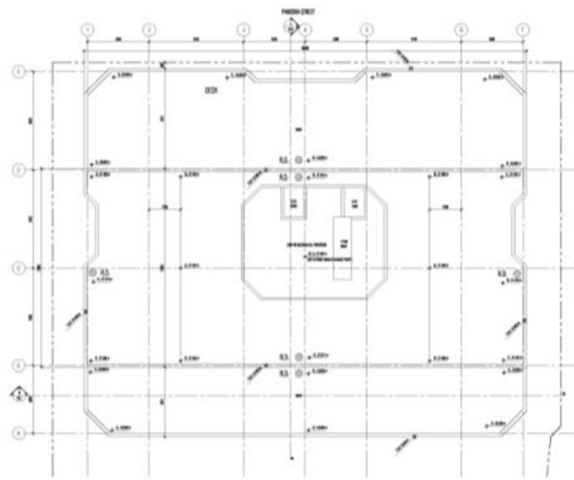
drawing no.:
A0.3



FOURTH FLOOR PLAN - EXISTING
SCALE 1:200

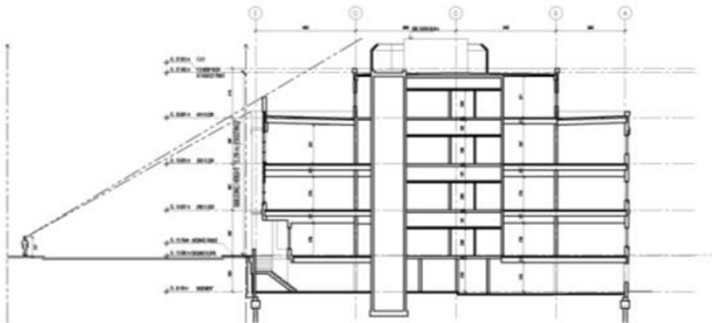


FOURTH FLOOR PLAN - (11 UNITS) - PROPOSED (AREAS INCLUDE 4TH FLOOR LOFTS)
SCALE 1:100

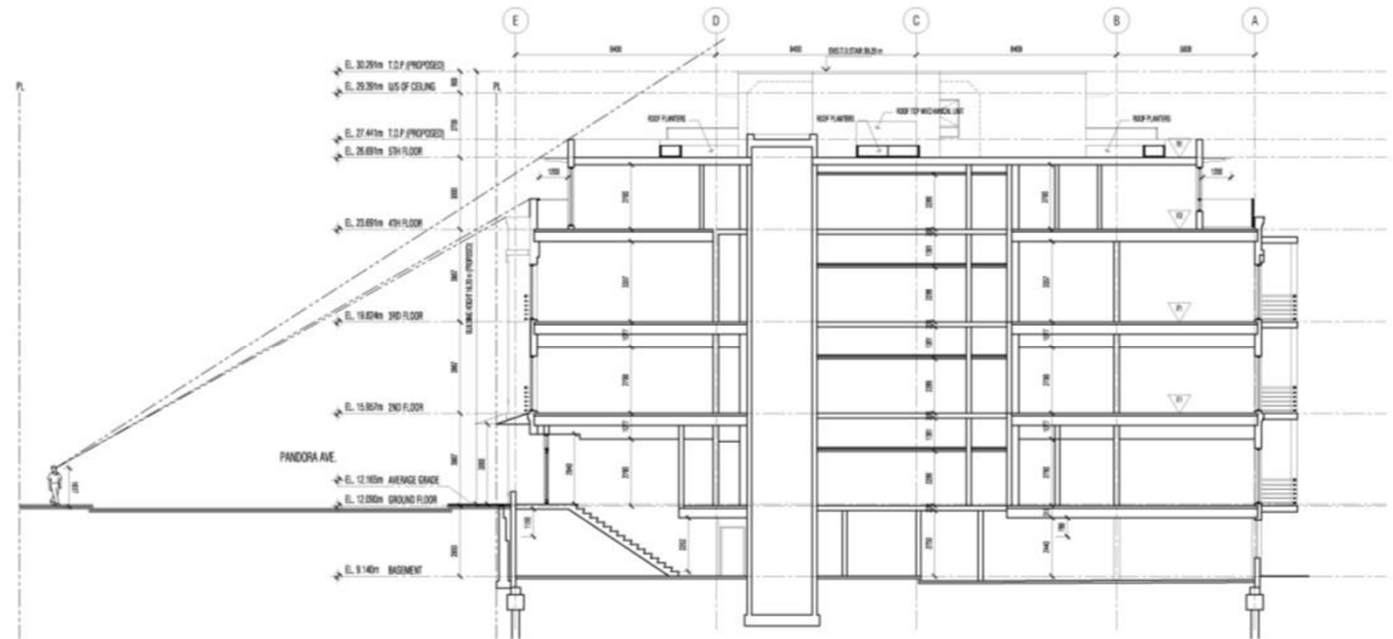




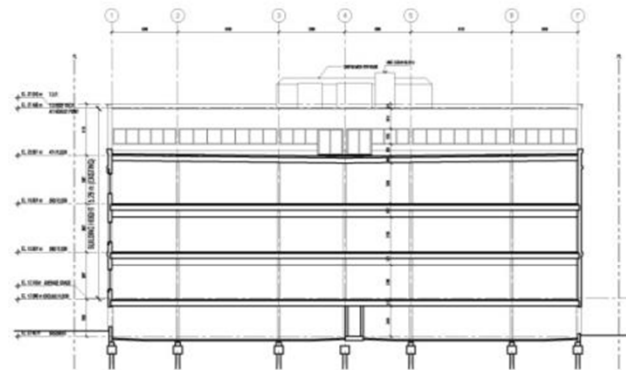
ROOF PLAN - PROPOSED
SCALE 1:100



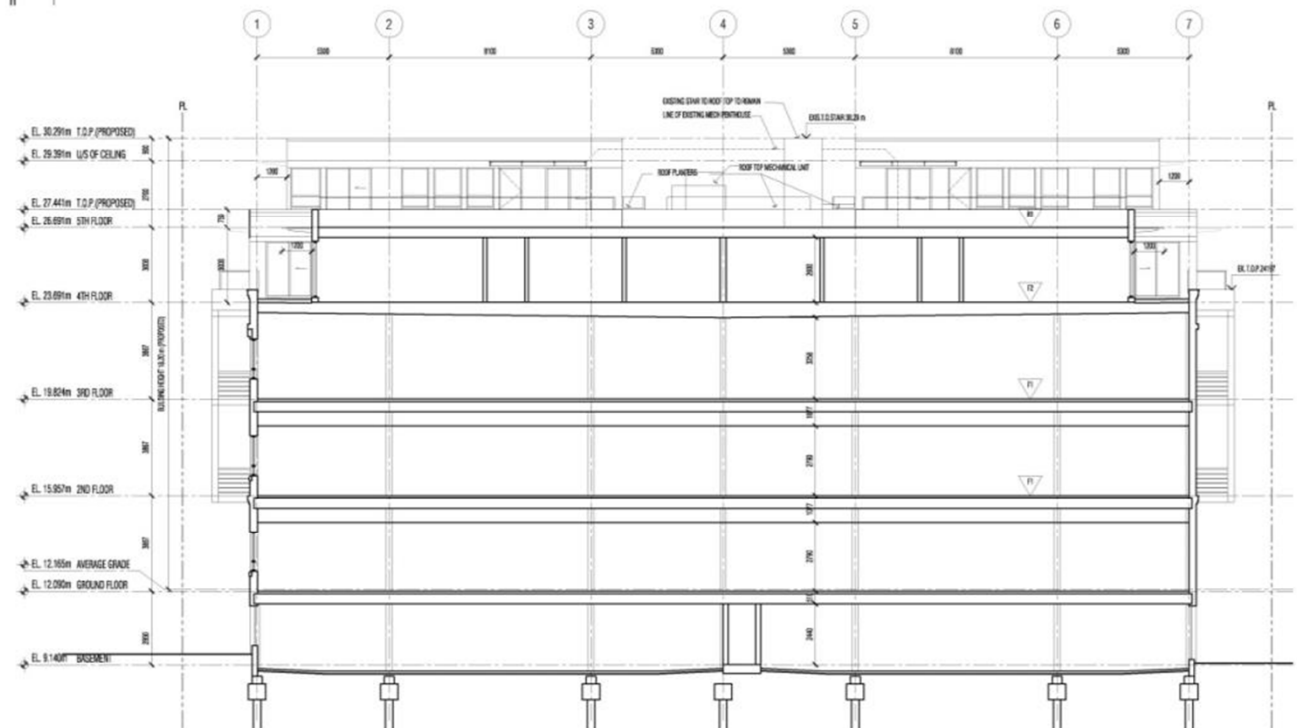
SECTION A - EXISTING
SCALE 1:200



SECTION A - PROPOSED
SCALE 1:100



SECTION B - EXISTING
SCALE 1:200



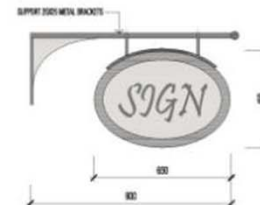
SECTION B - PROPOSED
SCALE 1:100

SIGN TYPE A - GROUND FLOOR TENANT PRIMARY SIGN - SIGN BAND WITH ARMATURE



EXAMPLE OF PROPOSED SIGN ARMATURE

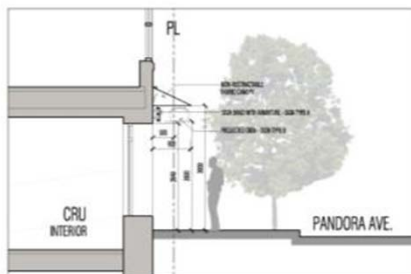
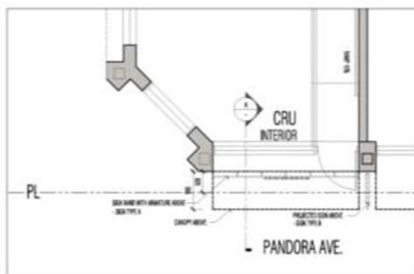
SIGN TYPE B - GROUND FLOOR TENANT PROJECTED SIGN



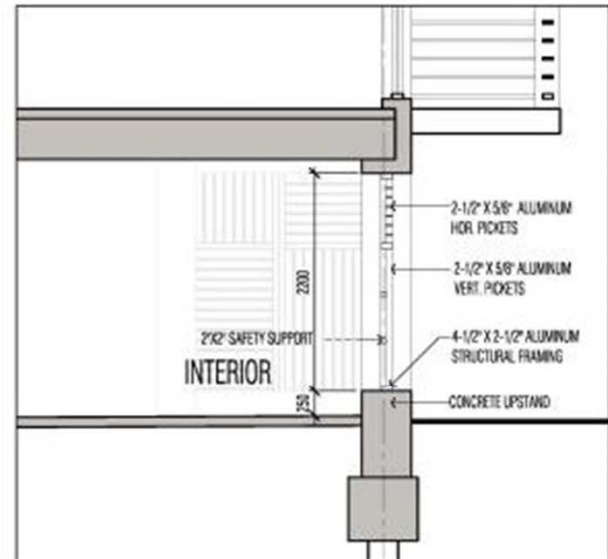
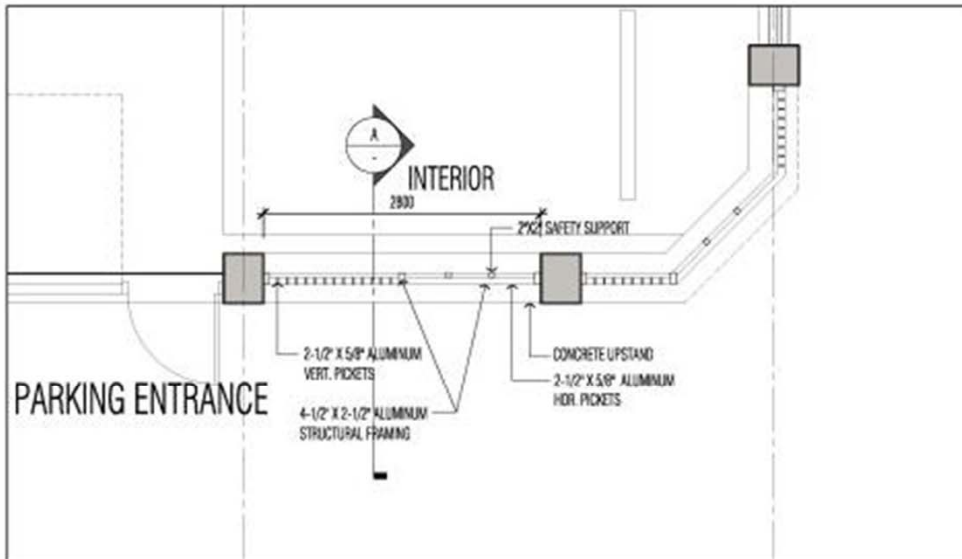
EXAMPLE OF PROPOSED PROJECTED SIGN



SIGN BAND WITH ARMATURE
- SIGN TYPE A
PROJECTED SIGN
- SIGN TYPE B



PROPOSED SIGNAGE DETAILS
SCALE 1:50



PROPOSED SCREEN DETAILS

SCALE 1:50



1 - VIEW FROM INTERSECTION WITH PANDORA AVENUE
AND GOVERNMENT STREET LOOKING WEST



2 - VIEW FROM STORE STREET LOOKING EAST