

# ATTACHMENT D BUILDING ELEVATIONS AND DETAILS

MATERIAL LEGEND	
1.	THIN BRICK TILT-UP CONCRETE - SUMMITVILLE 16-PLYMOUTH
2.	GLAZING FRAMING
3.	SPANDREL METAL PANEL
4.	GLAZING
5.	ARCHITECTURAL STEEL C - CHANNEL
6.	CONCRETE BASE TRIM
7.	PARAPET CAP
8.	STEEL DOOR PAINTED - BM 1009

SEE DWG. A1.08 PROJECT MATERIAL BOARD FOR DETAILS



**PRELIMINARY**  
NOT FOR CONSTRUCTION

This drawing has been prepared solely for the use of the CLIENT and there are no representations or any kind made by LARRY PODHORA ARCHITECTURE INC. to any party with whom LARRY PODHORA ARCHITECTURE INC. has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose.

C	2023.12.15	Re-issued for GP	
B	2023.12.04	Issued for Review	
A	2023.03.28	Issued for GP	
NO.	DATE	YMD	DESCRIPTION

ISSUES AND REVISIONS

SEAL



**larry podhora | architecture inc**  
487 HOWICREST RD. NORTH SAANICH, BC, V8L 5K1

PROJECT NAME  
**OVR INDUSTRIAL DEVELOPMENT**

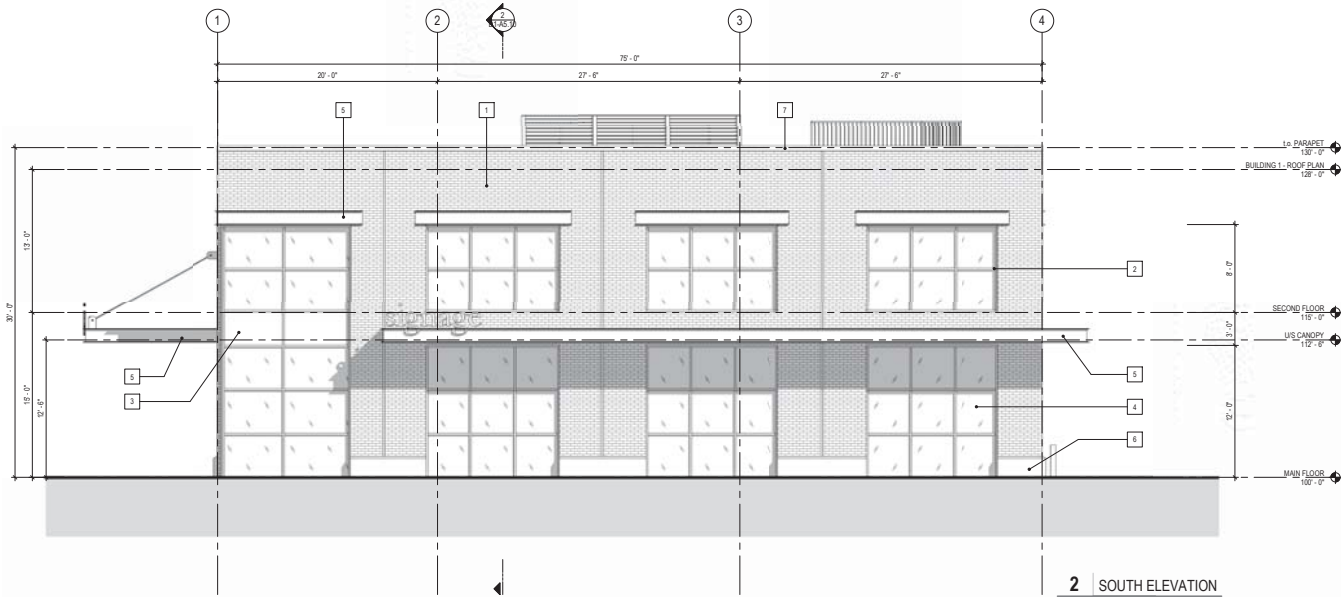
PROJECT ADDRESS  
524 OLD VICTORIA ROAD  
NANAIMO, BC

DRAWING TITLE  
**BUILDING 1 ELEVATIONS**

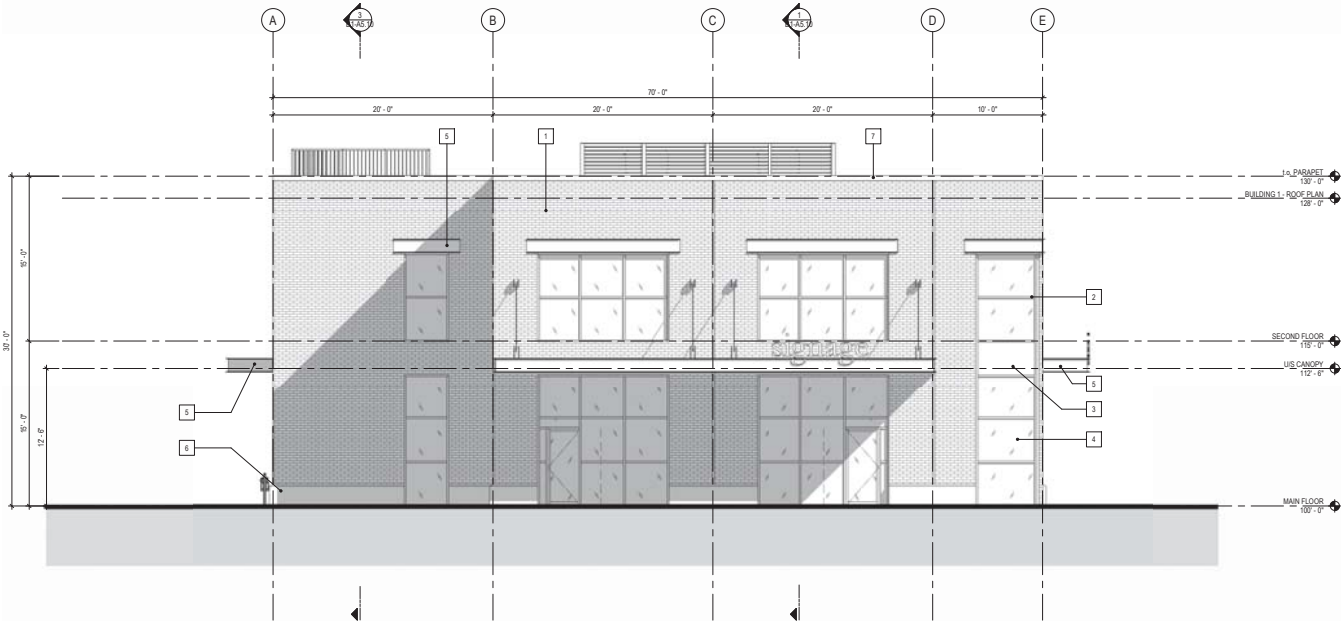
SCALE	3/16" = 1'-0"
DRAWN	
REVIEWED	
PROJECT NO.	220325
DRAWING NO.	

**RECEIVED**  
**DP1307**  
**2024-MAR-28**  
Current Planning

**B1-A4.10**



**2 SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**3 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"

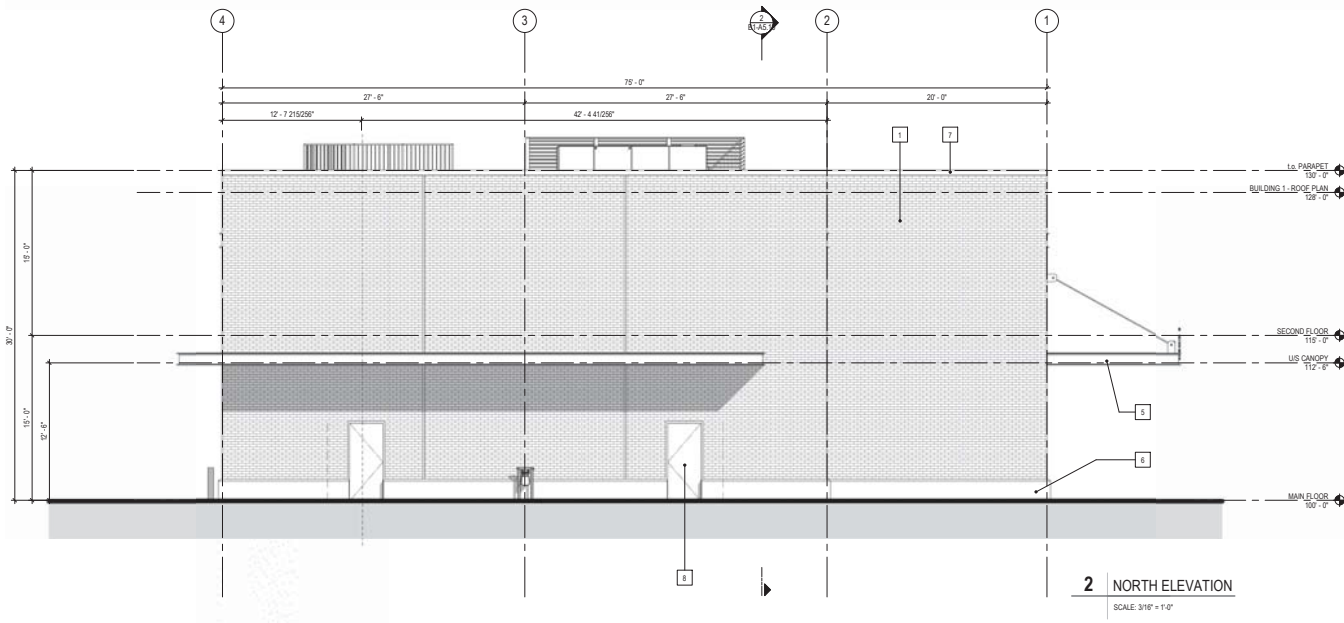
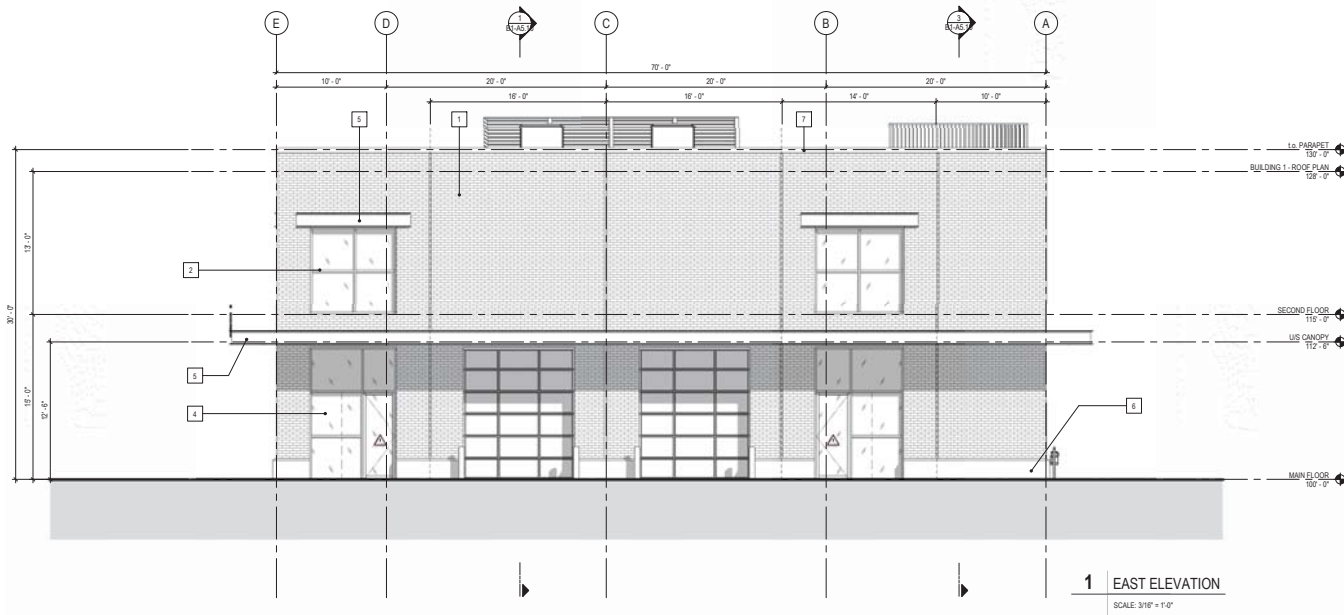
(Facing Eighth Street)



**MATERIAL LEGEND**

1. THIN BRICK TLT-UP CONCRETE - SUMMITVILLE
2. GLAZING FRAMING
3. SPANDREL METAL PANEL
4. GLAZING
5. ARCHITECTURAL STEEL C - CHANNEL
6. CONCRETE BASE TRIM
7. PARAPET CAP
8. STEEL DOOR

SEE DWG. A1.08 PROJECT MATERIAL BOARD FOR DETAILS



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A	2023.03.24	Issued for GP
NO.	DATE	SYNO. DESCRIPTION

ISSUES AND REVISIONS

SEAL



**larry podhora | architecture inc**  
1447 HOWICREST RD. NORTH SAANICH, BC. V8L 5K1

PROJECT NAME  
**OVR INDUSTRIAL DEVELOPMENT**

PROJECT ADDRESS  
524 OLD VICTORIA ROAD  
NANAIMO, BC

DRAWING TITLE  
**BUILDING 1 ELEVATIONS**

SCALE	3/16" = 1'-0"
DRAWN	
REVIEWED	
PROJECT NO.	220325
DRAWING NO.	<b>B1-A4.11</b>

**RECEIVED**  
**DP1307**  
**2024-MAR-28**  
Current Planning

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**MATERIAL LEGEND**

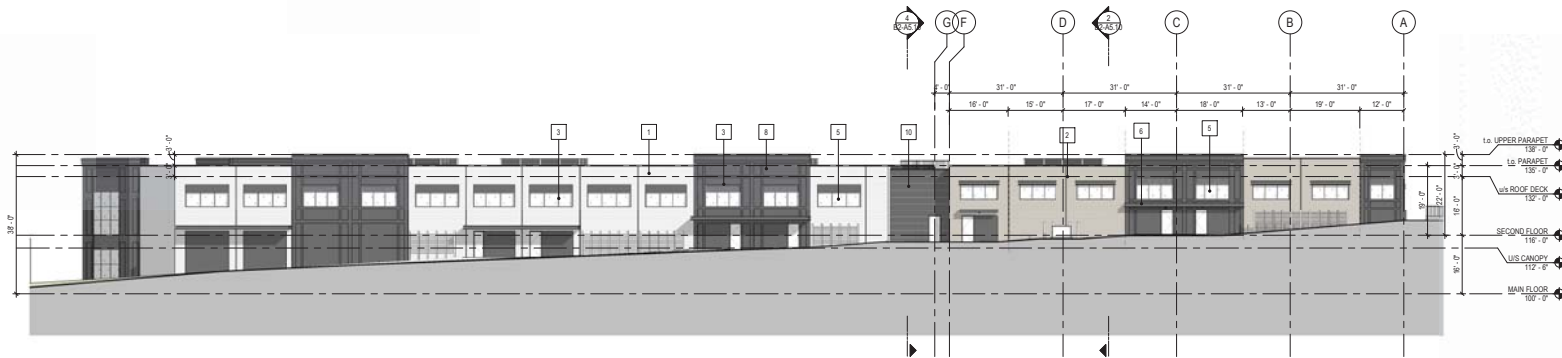
1. BRICK FORMER TILT CONCRETE - BM, GC-21
2. BRICK FORMER TILT CONCRETE - SW, R69
- GLAZING FRAMING
- SPANDREL ALUMINUM PANEL
- GLAZING
- STEEL C - CHANNEL
- CONCRETE BASE TRIM
- TILT PANEL WITH 3/4" DEPRESSION - BM, R69
- PARAPET CAP
- CORRUGATED FORMER TILT CONCRETE - PAINTED BM, R69

SEE DWG. A1.08 PROJECT MATERIAL BOARD FOR DETAILS



**1 BUILDING 2 - NORTH ELEVATION**

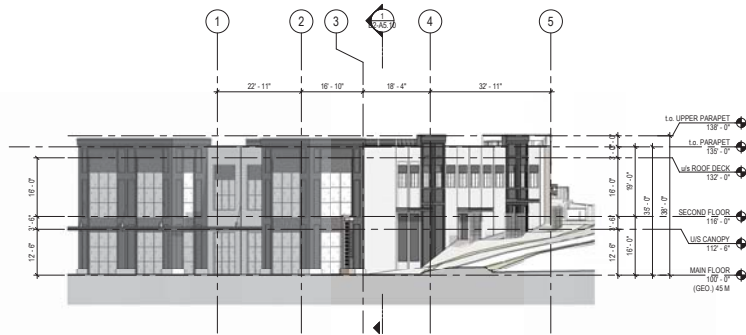
SCALE: 1/16" = 1'-0"



**2 BUILDING 2 - SOUTH ELEVATION**

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

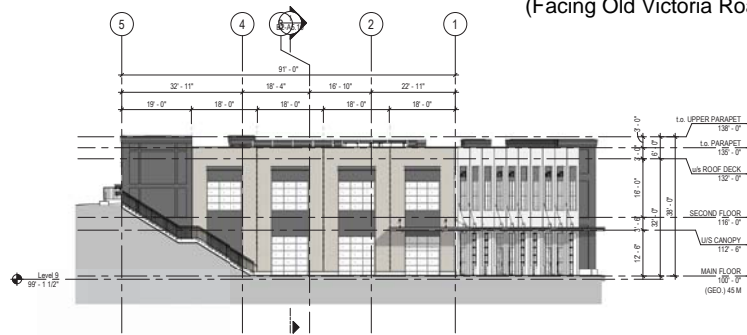
(Facing Old Victoria Road)



**3 BUILDING 2 - WEST ELEVATION**

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

(Facing Eighth Street)



**4 BUILDING 2 - EAST ELEVATION**

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

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A	2023.03.24	Issued for GP
NO.	DATE	SYNO. DESCRIPTION

ISSUES AND REVISIONS

SEAL



**larry podhora | architecture inc**  
1407 HOWICREST RD, NORTH BARRON, BC, V6L 5K1

**PROJECT NAME**  
OVR INDUSTRIAL DEVELOPMENT

**PROJECT ADDRESS**  
524 OLD VICTORIA ROAD  
NANAIMO BC

**DRAWING TITLE**  
BUILDING 2 ELEVATIONS

SCALE	1/16" = 1'-0"
DRAWN	
REVIEWED	
PROJECT NO.	230##
DRAWING NO.	B2-A4.10

**RECEIVED**  
**DP1307**  
**2024-MAR-28**  
Current Planning

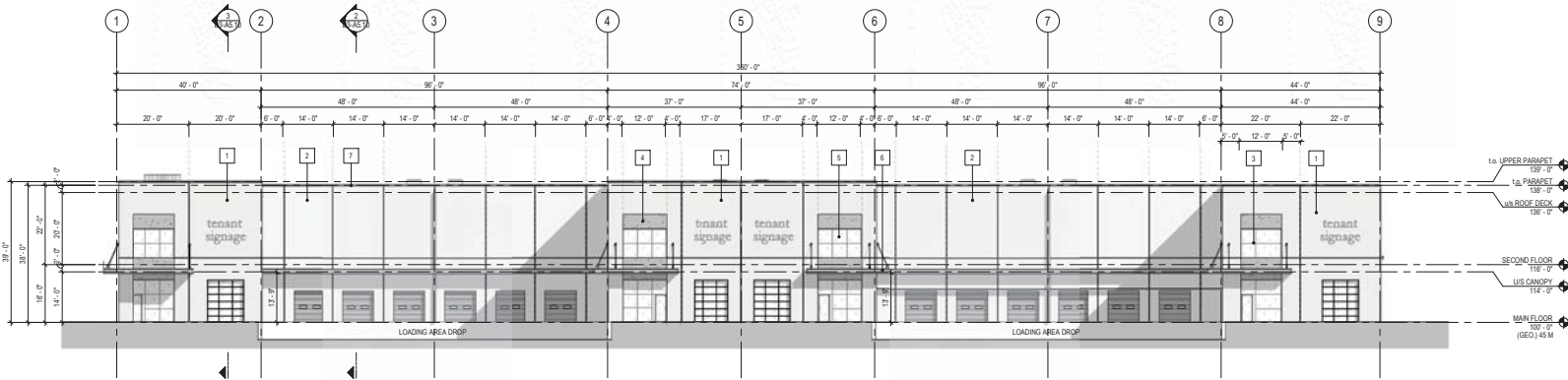
ISSUED FOR CONSTRUCTION  
DATE: 2024.03.28  
DRAWN BY: LPO  
CHECKED BY: LPO  
SCALE: 1/16" = 1'-0"



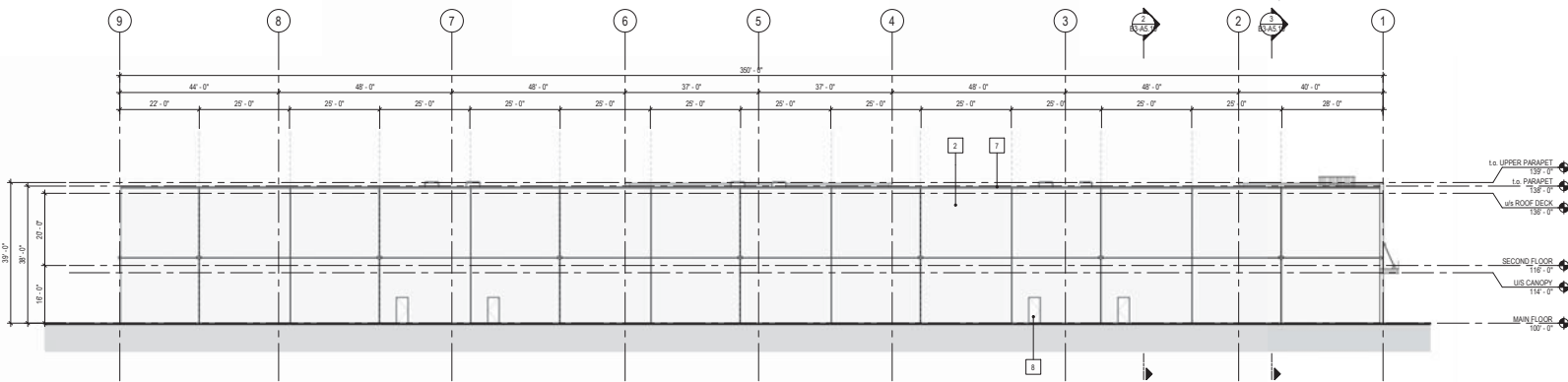
**MATERIAL LEGEND**

1. BRICK FORMER TILT CONCRETE - BM CSP-90
2. PAINTED TILT CONCRETE - BM CSP-385
3. GLAZING FRAMING
4. CONCRETE LINTEL 3/4" DEPRESSION
5. GLAZING
6. STEEL C - CHANNEL
7. PARAPET CAP
8. BLACK PAINTED STEEL DOOR - BM 1059

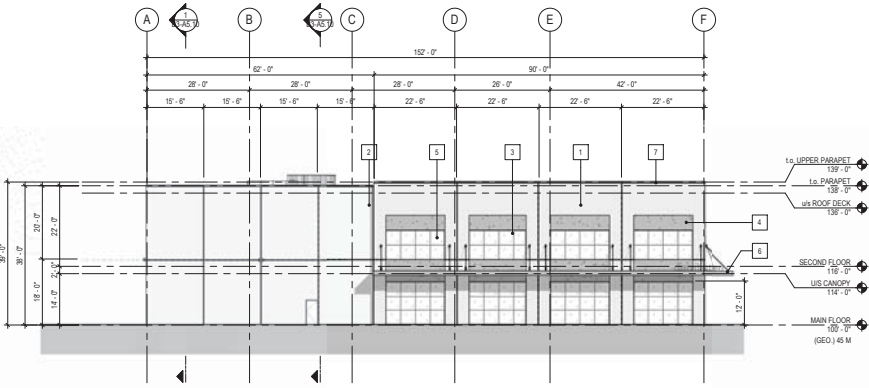
SEE DWG. A1.08 PROJECT MATERIAL BOARD FOR DETAILS



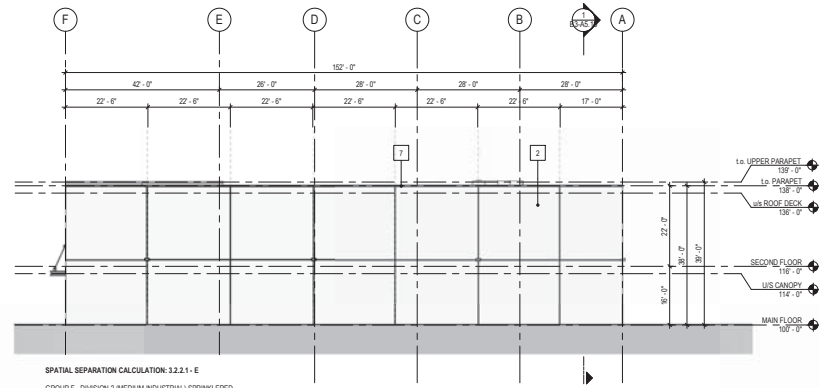
**1 Building 3 - South Elevation**  
SCALE: 1/16" = 1'-0"



**2 Building 3 - North Elevation**  
SCALE: 1/16" = 1'-0"



**3 Building 3 - West Elevation**  
SCALE: 1/16" = 1'-0"



SPATIAL SEPARATION CALCULATION: 3.2.2.1 - E  
GROUP F - DIVISION 2 (MEDIUM INDUSTRIAL) SPRINKLERED  
LIMITING DISTANCE: 15 m  
WALL AREA: 6,840 sq ft (633.5 sq m)  
ALLOWABLE OPENINGS: 8%  
PROPOSED OPENINGS: 0%

**4 Building 3 - East Elevation**  
SCALE: 1/16" = 1'-0"

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C	2023.12.15	Revised for DP
B	2023.12.04	Issued for Review
A	2023.03.24	Issued for DP
NO.	DATE	SYNO. DESCRIPTION
ISSUES AND REVISIONS		
SEAL		



larry podhora | architecture inc  
1487 HOWICREST RD. NORTH SAANICH, BC, V8L 5K1

PROJECT NAME  
**OVR INDUSTRIAL DEVELOPMENT**

PROJECT ADDRESS  
524 OLD VICTORIA ROAD  
NANAIMO BC

DRAWING TITLE  
**BUILDING 3 - ELEVATIONS**

SCALE	1/16" = 1'-0"
DRAWN	
REVIEWED	
PROJECT NO.	220355
DRAWING NO.	

**RECEIVED**  
**DP1307**  
**2024-MAR-28**  
Current Planning

**B3-A4.10**

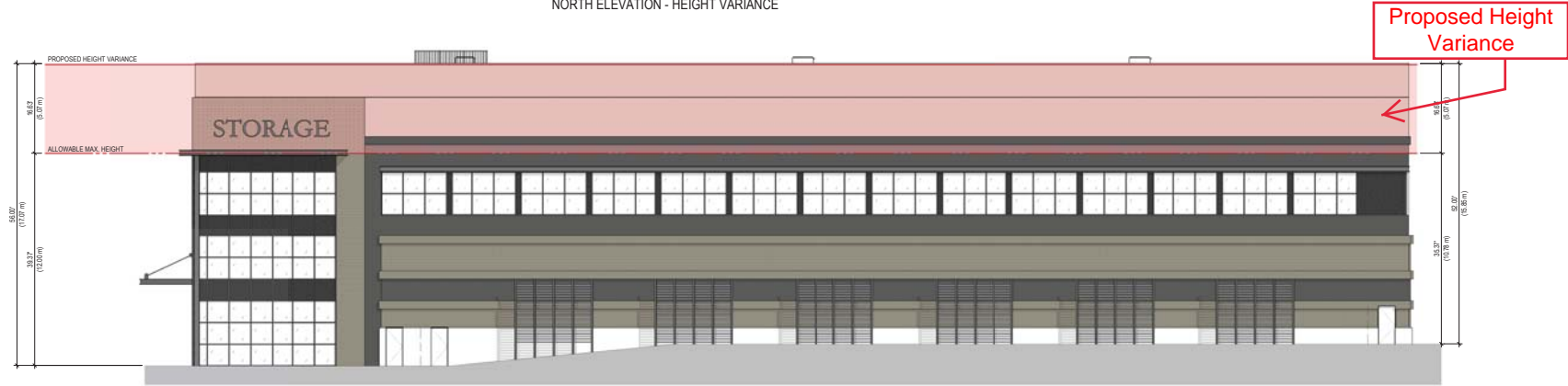
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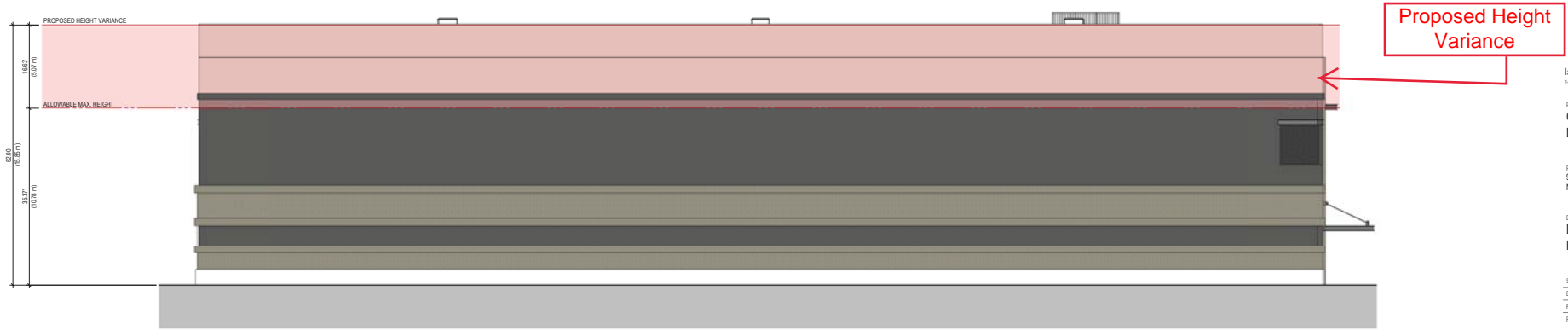
NORTH ELEVATION - HEIGHT VARIANCE



SOUTH ELEVATION - HEIGHT VARIANCE



WEST ELEVATION - HEIGHT VARIANCE  
(Facing Old Victoria Road)



NORTH ELEVATION - HEIGHT VARIANCE

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NO.	DATE	YMD.	DESCRIPTION
ISSUES AND REVISIONS			

larry podhora | architecture inc  
1417 HOWE STREET, RD. NORTH SAANICH, BC V8L 5K1

PROJECT NAME  
**OVR INDUSTRIAL DEVELOPMENT**

PROJECT ADDRESS  
524 OLD VICTORIA ROAD  
NANAIMO BC

DRAWING TITLE  
**BUILDING 4 - ELEVATIONS HEIGHT VARIANCE**

SCALE 1" = 10'-0"  
DRAWN  
REVIEWED  
PROJECT NO. 220000  
DRAWING NO.









**RECEIVED B4-A4.12**  
DP1307  
2024-APR-15

LARRY PODHORA ARCHITECTURE INC. 1150-1205 ST. J. ABBOTSFORD, BC V2S 1B8  
 TEL: 250-857-7724 FAX: 250-858-1100 WWW.KRAHN.COM








# EXTERIOR - PROJECT MATERIAL BOARD











## BUILDING 1

	<p>1. THIN BRICK TILT - UP CONCRETE PANEL                  MANUFACTURER: SUMMITVILLE                  FINISH: THIN BRICK                  COLOUR: 19- FLYMOUTH                  PATTERN: HORIZONTAL - RUNNING                  NOTES: CAST INTO TILT UP PANELS</p>
	<p>2. GLAZING FRAMING                  MANUFACTURER: TBD                  FINISH: ANODIZED ALUMINUM                  COLOUR: BLACK                  NOTES: N/A</p>
	<p>3. SPANDREL METAL PANEL                  MANUFACTURER: TBD                  FINISH: ALUMINUM                  COLOUR: BLACK                  NOTES: N/A</p>
	<p>4. GLAZING                  MANUFACTURER: VITRO GLASS                  PRODUCT: SOLARBAN 70                  COLOUR: OPTIGRAY CLEAR                  NOTES: N/A</p>
	<p>5. STEEL C - CHANNEL                  MANUFACTURER: TBD                  FINISH: ARCHITECTURAL STEEL                  COLOUR: BLACK                  NOTES: N/A</p>
	<p>6. CONCRETE BASE TRIM                  FINISH: NATURAL SEALED FINISH                  NOTES: CAST-IN-PLACE CONCRETE</p>
	<p>7. ALUMINUM PARAPET CAP                  MANUFACTURER: MAKIN METALS                  FINISH: ALUMINUM PRE-FINISHED                  COLOUR: WEATHERED ZINC                  NOTE: OR EQUIVALENT</p>
	<p>8. STEEL DOOR - PAINTED                  PATTERN: SATIN                  FINISH: PAINTED                  COLOUR: BM. 1609 TEMPTATION                  NOTE: OR EQUIVALENT</p>










## BUILDING 2

	<p>1. PAINTED CONCRETE PANEL - BRICK FORMER                  PATTERN: HORIZONTAL BRICK - RUNNING                  FINISH: PAINTED                  COLOUR: SW. 7639 ETHREAL MOOD                  NOTES: N/A</p>
	<p>2. PAINTED CONCRETE PANEL - BRICK FORMER                  PATTERN: HORIZONTAL BRICK - RUNNING                  FINISH: PAINTED                  COLOUR: BM. OC-21 WINTER WHITE                  NOTES: N/A</p>
	<p>3. GLAZING FRAMING                  MANUFACTURER: TBD                  FINISH: ANODIZED ALUMINUM                  COLOUR: BLACK                  NOTES: N/A</p>
	<p>4. SPANDREL METAL PANEL                  MANUFACTURER: TBD                  FINISH: ALUMINUM                  COLOUR: BLACK                  NOTES: N/A</p>
	<p>5. GLAZING - MAIN FLOOR                  MANUFACTURER: VITRO GLASS                  PRODUCT: SOLARBAN 70                  COLOUR: OPTIGRAY CLEAR                  NOTES: N/A</p>
	<p>6. STEEL C - CHANNEL                  MANUFACTURER: TBD                  FINISH: ARCHITECTURAL STEEL                  COLOUR: BLACK                  NOTES: N/A</p>
	<p>6. PRE - CAST CONCRETE LINTEL                  FINISH: NATURAL                  COLOUR: TBD</p>
	<p>7. CONCRETE BASE TRIM                  FINISH: NATURAL SEALED FINISH                  NOTES: CAST-IN-PLACE CONCRETE</p>
	<p>8. CONCRETE PANEL - 3/4\" DEPRESSIONS                  PATTERN: FLAT                  FINISH: PAINTED                  COLOUR: BM. 1609 TEMPTATION                  CODE: TBD</p>
	<p>9. ALUMINUM PARAPET CAP                  MANUFACTURER: MAKIN METALS                  FINISH: ALUMINUM PRE-FINISHED                  COLOUR: WEATHERED ZINC                  NOTE: OR EQUIVALENT</p>
	<p>10. CONCRETE PANEL - CORRUGATED FORMER                  PATTERN: FLAT                  FINISH: PAINTED                  COLOUR: BM. 1609                  CODE: TBD</p>

## BUILDING 3

	<p>1. PAINTED CONCRETE PANEL - BRICK FORMER                  PATTERN: HORIZONTAL BRICK - RUNNING                  FINISH: PAINTED                  COLOUR: BM. CSP-90 COACHMANS CAPE                  NOTES: OR EQUIVALENT</p>
	<p>2. CONCRETE PANEL                  PATTERN: FLAT                  FINISH: PAINTED                  COLOUR: BM. CSP-385 GOTHAN                  CODE: OR EQUIVALENT</p>
	<p>3. GLAZING FRAMING                  MANUFACTURER: TBD                  FINISH: ANODIZED ALUMINUM                  COLOUR: BLACK                  NOTES: N/A</p>
	<p>4. PRE - CAST CONCRETE LINTEL                  FINISH: NATURAL                  COLOUR: TBD</p>
	<p>5. GLAZING - MAIN FLOOR                  MANUFACTURER: VITRO GLASS                  PRODUCT: SOLARBAN 70                  COLOUR: OPTIGRAY CLEAR                  NOTES: N/A</p>
	<p>6. STEEL C - CHANNEL                  MANUFACTURER: TBD                  FINISH: ARCHITECTURAL STEEL                  COLOUR: BLACK                  NOTES: N/A</p>
	<p>7. ALUMINUM PARAPET CAP                  MANUFACTURER: MAKIN METALS                  FINISH: ALUMINUM PRE-FINISHED                  COLOUR: WEATHERED ZINC                  NOTE: OR EQUIVALENT</p>
	<p>8. STAMPED TILT - UP CONCRETE                  PATTERN: STAMPED BRICK - RUNNING                  FINISH: PAINTED                  COLOUR: DARK GRAY                  CODE: TBD</p>

## BUILDING 4

	<p>1. CONCRETE PANEL                  PATTERN: FLAT                  FINISH: PAINTED                  COLOUR: BM. OC-52 GRAY OWL                  CODE: OR EQUIVALENT</p>
	<p>2. GLAZING FRAMING                  MANUFACTURER: TBD                  FINISH: ANODIZED ALUMINUM                  COLOUR: BLACK                  NOTES: N/A</p>
	<p>3. SPANDREL ALUMINUM PANEL                  MANUFACTURER: TBD                  FINISH: ALUMINUM                  COLOUR: BLACK                  NOTES: N/A</p>
	<p>4. GLAZING - MAIN FLOOR                  MANUFACTURER: VITRO GLASS                  PRODUCT: SOLARBAN 70                  COLOUR: OPTIGRAY CLEAR                  NOTES: N/A</p>
	<p>5. STEEL C - CHANNEL                  MANUFACTURER: TBD                  FINISH: ARCHITECTURAL STEEL                  COLOUR: BLACK                  NOTES: N/A</p>
	<p>6. PRE - CAST CONCRETE BASE TRIM                  FINISH: NATURAL                  COLOUR: TBD                  CODE: TBD</p>
	<p>7. CONCRETE PANEL - 3/4\" DEPRESSIONS                  PATTERN: FLAT                  FINISH: PAINTED                  COLOUR: BM. 1609 TEMPTATION                  CODE: OR EQUIVALENT</p>
	<p>8. THIN BRICK VENEER                  MANUFACTURER: SUMMITVILLE                  FINISH: THIN BRICK                  COLOUR: 19- FLYMOUTH                  PATTERN: HORIZONTAL - RUNNING                  NOTES: CAST INTO TILT UP PANELS</p>
	<p>9. ALUMINUM PARAPET CAP                  MANUFACTURER: MAKIN METALS                  FINISH: ALUMINUM PRE-FINISHED                  COLOUR: WEATHERED ZINC                  NOTE: OR EQUIVALENT</p>

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3	2023.12.15	Re-issued for CP
1	2023.03.24	Issues for CP
NO.	DATE	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		



larry podhora | architecture inc  
1417 HOWE STREET, NORTH SAANICH, BC, V8L 5K1

PROJECT NAME  
**OVR INDUSTRIAL DEVELOPMENT**

PROJECT ADDRESS  
524 OLD VICTORIA ROAD  
NANAIMO BC

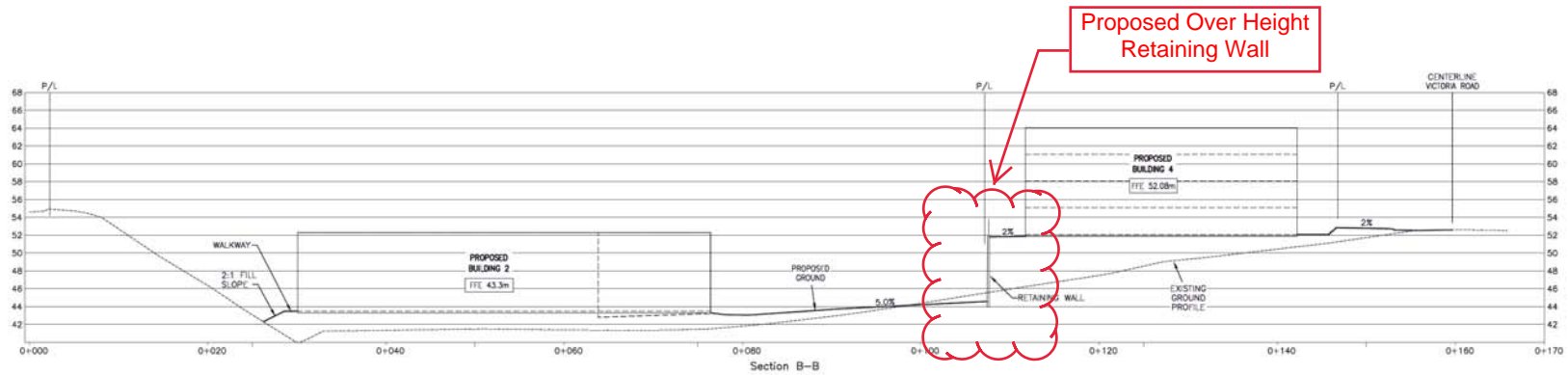
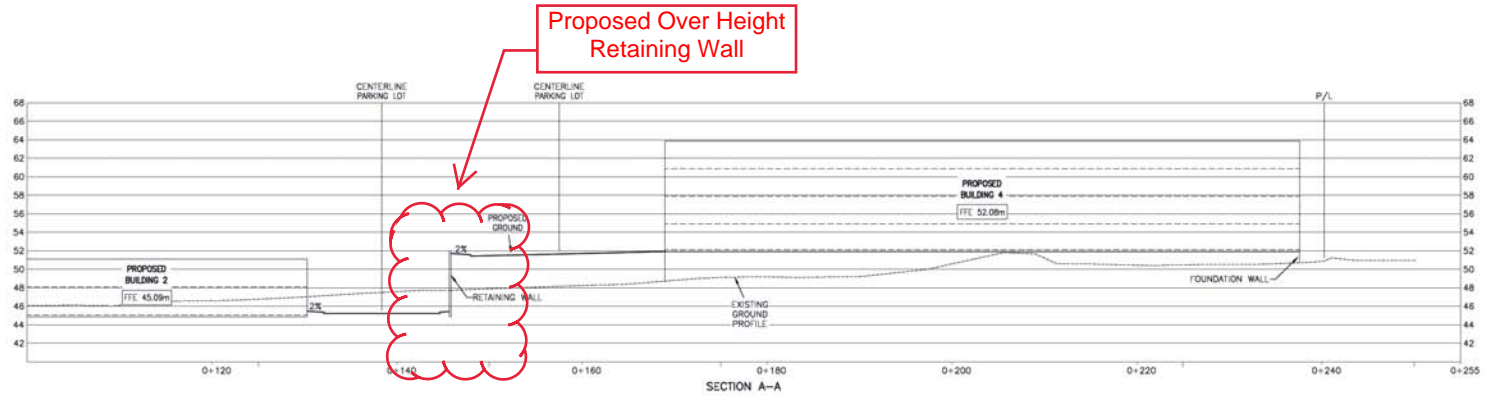
DRAWING TITLE  
**MATERIAL BOARD**

SCALE	
DRAWN	
REVIEWED	
PROJECT NO.	220236
DRAWING NO.	

**RECEIVED**  
**DP1307**  
**2024-MAR-28**  
SPECIAL PRINTING

**A1.07**

2024-03-28 10:11 AM - 10:11:05 AM - 10:11:05 AM - 10:11:05 AM  
 C:\Users\larry\Documents\2023\OVR Industrial Development - DP - Plans\A1.07



ISSUED FOR PERMIT PURPOSES ONLY

RECEIVED  
 DP1307  
 2024-MAR-28  
 Current Planning

DPO0 /BP /ENG

Rev. No.	DATE	BY	REVISION DESCRIPTION
00	04/20/23	JTD	ISSUED FOR DEVELOPMENT PERMITS - NOT FOR CONSTRUCTION
01	12/13/23	JTD	ISSUED FOR CLIENT REVIEW - NOT FOR CONSTRUCTION
02	03/06/24	JTD	ISSUED FOR CLIENT REVIEW - NOT FOR CONSTRUCTION

LEGEND	LEGEND
<ul style="list-style-type: none"> <li>--- WATERMARK</li> <li>--- STORM SEWER</li> <li>--- SANITARY SEWER</li> <li>--- GAS MAIN</li> <li>--- ELECTRIC POLE</li> <li>--- INLET/OUTLET HEADWALL</li> <li>--- SWITCH INLET/OUTLET</li> <li>--- SIGNAL</li> <li>--- EDGE OF PAVEMENT</li> <li>--- WALKWAY</li> <li>--- LIMIT OF CONSTRUCTION</li> </ul>	<ul style="list-style-type: none"> <li>--- PROPOSED</li> <li>--- EXISTING</li> <li>--- FORMER</li> <li>--- ADJACENT GROUND</li> <li>--- FLOODPLAIN</li> <li>--- SETBACK GROUND</li> <li>--- FLOODPLAIN</li> <li>--- EXISTING</li> <li>--- STDS. INLET CB</li> <li>--- MANHOLE</li> <li>--- CLEANOUT</li> <li>--- HYDRO POLE</li> <li>--- GUY</li> <li>--- STREETLIGHT</li> <li>--- FENCE</li> </ul>

ENGINEER'S SEAL  T.B.H.H.G. (E.L.E.) No. 12345 Exp. 2024-06-30 LEGISLATIVE PERMIT TO PRACTICE NUMBER: 1000805 HORIZONTAL SCALE: 1:500 VERTICAL SCALE:	DESIGN: BH DRAWN: JTD CHECKED: BH PLOT DATE: 03-06-24 PRINT DATE:
--	---

CLIENT NAME: <b>NA-924 OVR LIMITED PARTNERSHIP</b> PROJECT NAME: <b>924 OLD VICTORIA ROAD</b>
--

DRAWING TITLE: <b>SITE CROSS SECTIONS</b>	PROJECT No.: 1199-003 DRAWING No.: 105 REVISION No.: 02 CITY PLAN FILE No.:
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