



BLOCK 2 FRONT ELEVATION

SCALE: 1/4" = 1' - 0"

EXTERIOR FINISHES SCHEDULE				
A1	ROOFING	ASPHALT ROOFING WITH RAISED RIDGE & HP CAPS	F2 WALL FINISH	HARDIE-PLANK SIDING LAPPED TO 8" EXP - COLOUR AS PER BUILDERS SPECS
A2	ROOFING	BUILT UP TORCH-ON METAL STANDING SEAM ROOFS AS PER CONTRACTORS SPECS	F3 WALL FINISH	HARDIE BOARD AND BATTEN 1x2 @ 12" O.C. RAINSCREEN AS PER BCBC
B	GUTTER & SOFFIT	ALUMINUM GUTTER AND NON-VENTED SOFFIT	F4 WALL FINISH	HARDIE BOARD AND BATTEN 1x4 - PATTERNS SHOWN IN ELEVS RAINSCREEN AS PER BCBC
C	BARGE BOARD	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOUR	G BELLY BAND	2x10 PAINTED BELLY BAND WITH FLASHING, PAINTED TRIM COLOUR
D	WINDOW & DOOR TRIM	1x4 TRIM BOARDS - PAINTED/ STAINED	H KNEE BRACE	DECORATIVE WOOD BRACES IN GABLES - SEE ELEVATIONS
E	CORNER TRIM	1x4 CORNER BOARDS - PAINTED/ STAINED	I RAILING	ALUMINUM RAILINGS - AS PER MANF SPECS - 42" HIGH / NON CLIMBABLE
F1	WALL FINISH	HARDIE SHINGLE COLOUR AS PER BUILDERS SPECS	J POST	6x6 POSTS - PAINTED/STAINED AS PER OWNERS SPECS, BUILT OUT AS NOTED ON PLANS

****ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS****
 MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION
 -ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.6 ALL OTHERS MUST BE LOWER
 -GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1



BLOCK 1 FRONT ELEVATION

SCALE: 1/4" = 1' - 0"

NAFS REQUIREMENTS:
 Performance Grade of 30
 Water Test Pressure of 260 Pa

RECEIVED
 APR 29 2022
 PLANNING DEPT.
 DISTRICT OF SAANICH

CUSTOMER: EVERISE DEVELOPMENTS
 ADDRESS: 1855-1853 FAIRVIEW DR
 DRAWING NAME: FRONT ELEVATION BLOCK 1 & 2
 DRAWING SCALE: 1/4"=1'-0"

ISSUE DATE: APR 14, 2022
 DRAWN BY: NS/LVE
 CHECKED BY: KL

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SHEET NUMBER
A12



BLOCK 4 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES SCHEDULE				
A1	ROOFING	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS	F2 WALL FINISH	HARDIE PLANK SIDING LAPPED TO 8" EXP. COLOUR AS PER BUILDERS SPECS
A2	ROOFING	BUILT UP TORCH-ON METAL STANDING SEAM ROOFS AS PER CONTRACTORS SPECS	F3 WALL FINISH	HARDIE BOARD AND BATTEN 1x2 @ 12" O.C. RAINSREEN AS PER BCBC
B	GUTTER & SOFFIT	ALUMINIUM GUTTER AND NON-VENTED SOFFIT	F4 WALL FINISH	HARDIE BOARD AND BATTEN 1x4 - PATTERNS SHOWN IN ELEVS RAINSREEN AS PER BCBC
C	BARGE BOARD	2x10 WITH 1x4 DOUBLE BARGE BOARD PAINTED TRIM COLOUR	G BELLY BAND	2x10 PAINTED BELLY BAND WITH FLASHING PAINTED TRIM COLOUR
D	WINDOW & DOOR TRIM	1x4 TRIM BOARDS - PAINTED/ STAINED	H KNEE BRACE	DECORATIVE WOOD BRACES IN GABLES - SEE ELEVATIONS
E	CORNER TRIM	1x4 CORNER BOARDS - PAINTED/ STAINED	I RAILING	ALUMINIUM RAILINGS - AS PER MANF SPECS - 42" HIGH / NON CLIMBABLE
F1	WALL FINISH	HARDIE SHINGLE COLOUR AS PER BUILDERS SPECS	J POST	6x6 POSTS - PAINTED/STAINED AS PER OWNERS SPECS. BUILT OUT AS NOTED ON PLANS

ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION
ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.6. ALL OTHERS MUST BE LOWER
GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1



BLOCK 3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NAFS REQUIREMENTS:
Performance Grade of 30
Water Test Pressure of 260 Pa

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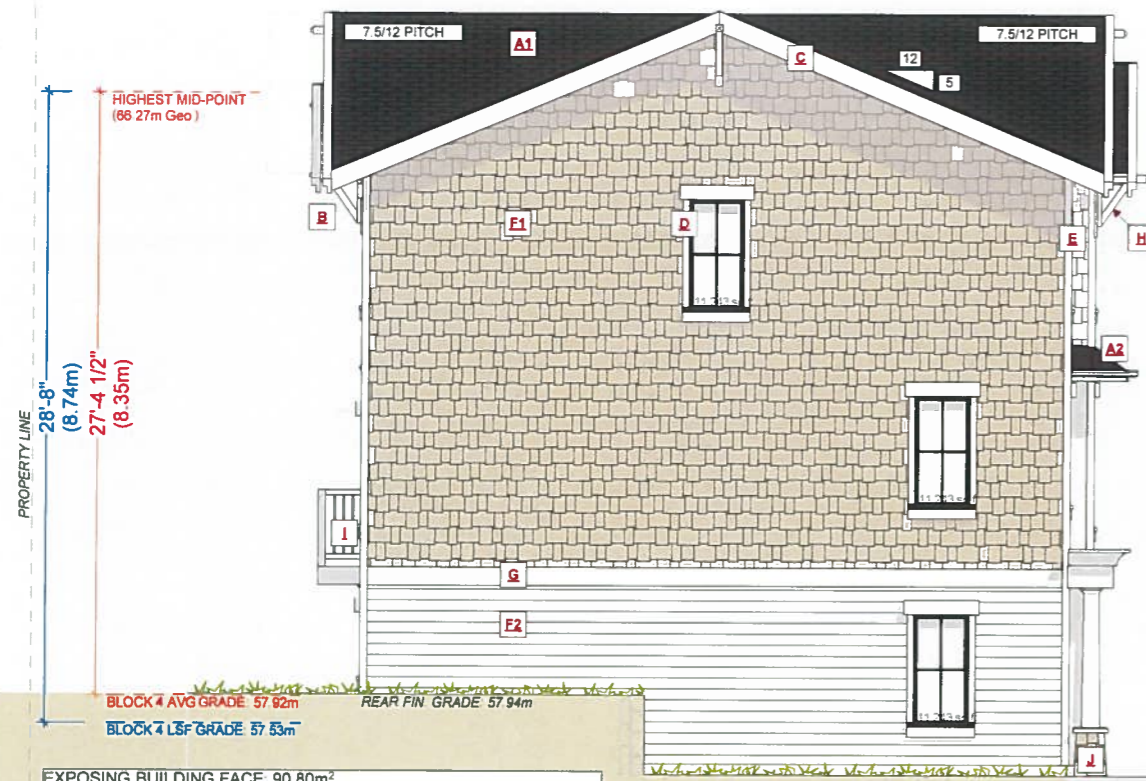
CUSTOMER
EVERISE DEVELOPMENTS
ADDRESS
1855-1883 FAIRBANKS RD

DRAWING NAME
FRONT ELEVATION BLOCK 3 & 4
DRAWING SCALE
1/4" = 1'-0"

ISSUE DATE
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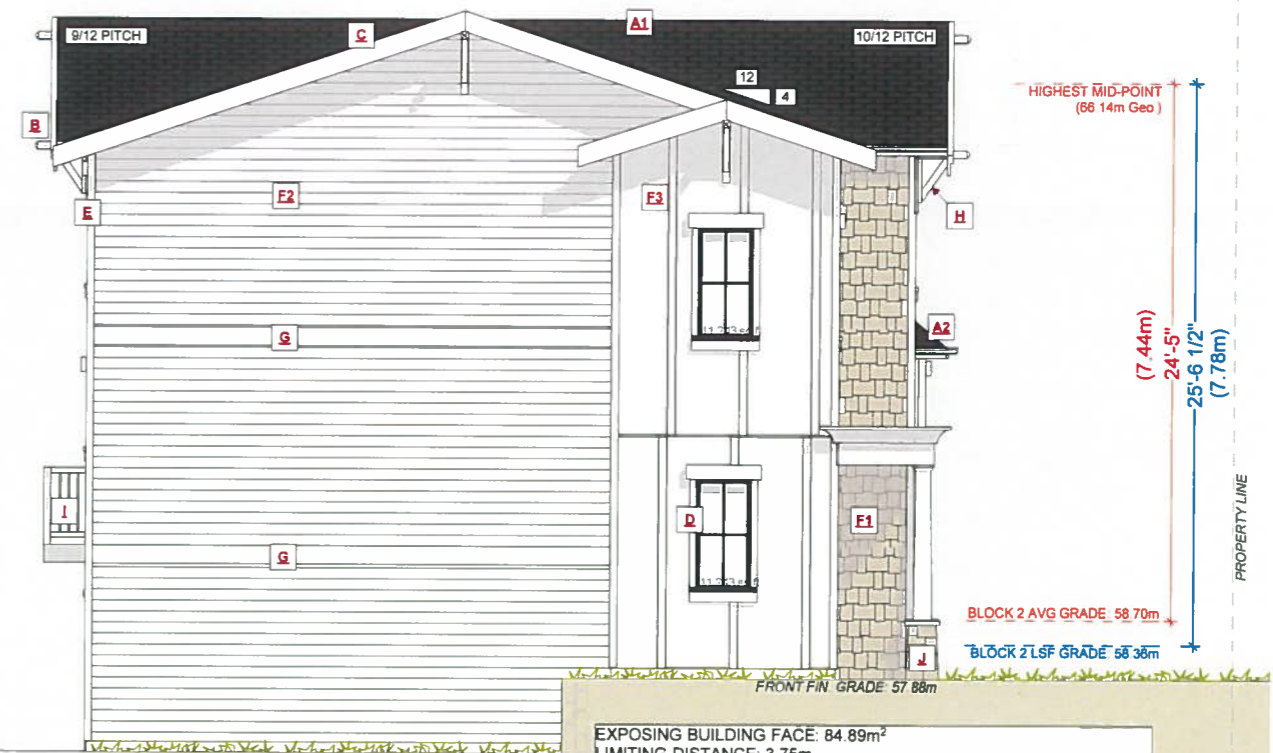
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SHEET NUMBER
A13



EXPOSING BUILDING FACE: 90.80m²
 LIMITING DISTANCE: 3.75m
 AREA OF GLAZED OPENINGS: 3.13m²
 % GLAZED OPENINGS: 3.44%
 45 min FIRE-RESISTANCE RATING: not required
 TYPE OF CLADDING: no limits
 PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 18.51%
 PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 16.80m²

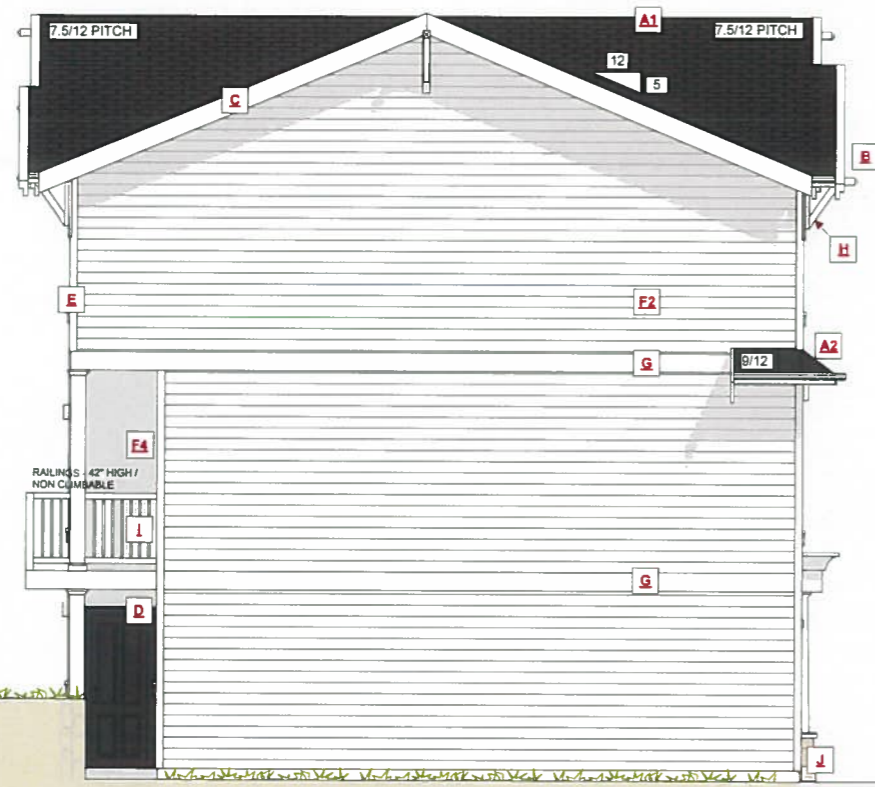
LEFT ELEVATION BLOCK 4
 SCALE: 1/4" = 1' - 0"



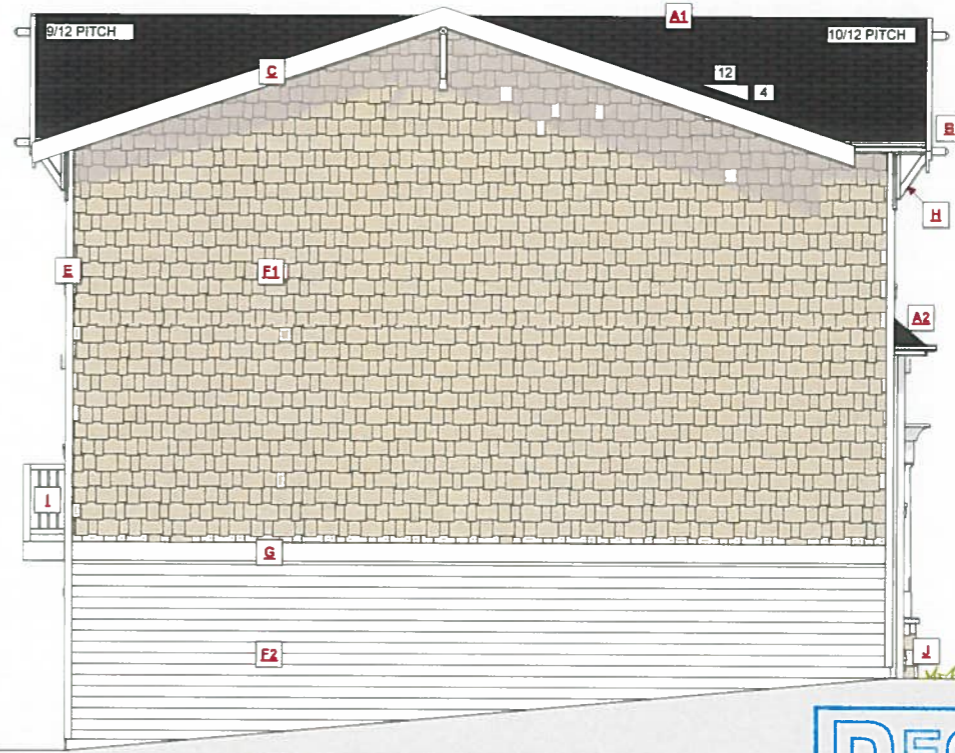
EXPOSING BUILDING FACE: 84.89m²
 LIMITING DISTANCE: 3.75m
 AREA OF GLAZED OPENINGS: 2.08m²
 % GLAZED OPENINGS: 2.45%
 45 min FIRE-RESISTANCE RATING: not required
 TYPE OF CLADDING: no limits
 PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 19.56%
 PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 16.60m²

LEFT ELEVATION BLOCK 2
 SCALE: 1/4" = 1' - 0"

DRIVEWAY FIN GRADE 56.84m



LEFT ELEVATION BLOCK 3
 SCALE: 1/4" = 1' - 0"



LEFT ELEVATION BLOCK 1
 SCALE: 1/4" = 1' - 0"

NAFS REQUIREMENTS:
 Performance Grade of 30
 Water Test Pressure of 260 Pa

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 DRAWING SCALE: 1/4"=1'-0"

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SHEET NUMBER: A14



BLOCK 1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES SCHEDULE				
A1	ROOFING	ASPHALT ROOFING WITH RAISED RIDGE & HP CAPS	F2 WALL FINISH	HARDIE-PLANK SIDING LAPPED TO 8" EXP. COLOUR AS PER BUILDERS SPECS
A2	ROOFING	BUILT UP TORCH-ON METAL STANDING SEAM ROOFS AS PER CONTRACTORS SPECS	F3 WALL FINISH	HARDIE BOARD AND BATTEN 1x2 @ 12" O.C. RAINSCREEN AS PER BCBC
B	GUTTER & SOFFIT	ALUMINIUM GUTTER AND NON-VENTED SOFFIT	F4 WALL FINISH	HARDIE BOARD AND BATTEN 1x4 PATTERNS SHOWN IN ELEVATIONS RAINSCREEN AS PER BCBC
C	BARGE BOARD	2x10 WITH 1x4 DOUBLE BARGE BOARD. PAINTED TRIM COLOUR	G BELLY BAND	2x10 PAINTED BELLY BAND WITH FLASHING. PAINTED TRIM COLOUR
D	WINDOW & DOOR TRIM	1x4 TRIM BOARDS. PAINTED/STAINED	H KNEE BRACE	DECORATIVE WOOD BRACES IN GABLES. SEE ELEVATIONS
E	CORNER TRIM	1x4 CORNER BOARDS. PAINTED/STAINED	I RAILING	ALUMINIUM RAILINGS - AS PER MANF SPECS - 42" HIGH / NON CLIMBABLE
F1	WALL FINISH	HARDIE SHINGLE COLOUR AS PER BUILDERS SPECS	J POST	6x6 POSTS - PAINTED/STAINED AS PER OWNERS SPECS, BUILT OUT AS NOTED ON PLANS

ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION
ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.5. ALL OTHERS MUST BE LOWER
GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1



BLOCK 2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

NAFS REQUIREMENTS:
Performance Grade of 30
Water Test Pressure of 260 Pa

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EVERISE DEVELOPMENTS
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1855.1853 FAIRBURN RD

DRAWING NAME
REAR ELEVATIONS BLOCK 1 & 2
DRAWING SCALE
1/4"=1'-0"

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A15



BLOCK 3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES SCHEDULE				
A1	ROOFING	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS	F2 WALL FINISH	HARDIE-PLANK SIDING LAPPED TO 6" EXP - COLOUR AS PER BUILDERS SPECS
A2	ROOFING	BUILT UP TORCH-ON METAL STANDING SEAM ROOFS AS PER CONTRACTORS SPECS	F3 WALL FINISH	HARDIE-BOARD AND BATTEN 1/2 @ 12" O.C RAINSCREEN AS PER BCBC
B	GUTTER & SOFFIT	ALUMINIUM GUTTER AND NON-VENTED SOFFIT	F4 WALL FINISH	HARDIE-BOARD AND BATTEN 1/4 - PATTERN AS SHOWN IN ELEVS RAINSCREEN AS PER BCBC
C	BARGE BOARD	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOUR	G BELLY BAND	2x10 PAINTED BELLY BAND WITH FLASHING, PAINTED TRIM COLOUR
D	WINDOW & DOOR TRIM	1x4 TRIM BOARDS - PAINTED/STAINED	H KNEE BRACE	DECORATIVE WOOD BRACES IN GABLES - SEE ELEVATIONS
E	CORNER TRIM	1x4 CORNER BOARDS - PAINTED/STAINED	I RAILING	ALUMINIUM RAILINGS - AS PER MANF SPECS - 42" HIGH / NON CLIMBABLE
F1	WALL FINISH	HARDIE SHINGLE COLOUR AS PER BUILDERS SPECS	J POST	6x6 POSTS - PAINTED/STAINED AS PER OWNERS SPECS, BUILT OUT AS NOTED ON PLANS

"ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS"
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION
-ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.6 ALL OTHERS MUST BE LOWER
-GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1



BLOCK 4 REAR ELEVATION
SCALE: 1/4" = 1'-0"

NAFS REQUIREMENTS:
Performance Grade of 30
Water Test Pressure of 260 Pa

CUSTOMER
EVERISE DEVELOPMENTS
ADDRESS
1855-1853 FAIRVIEW DR

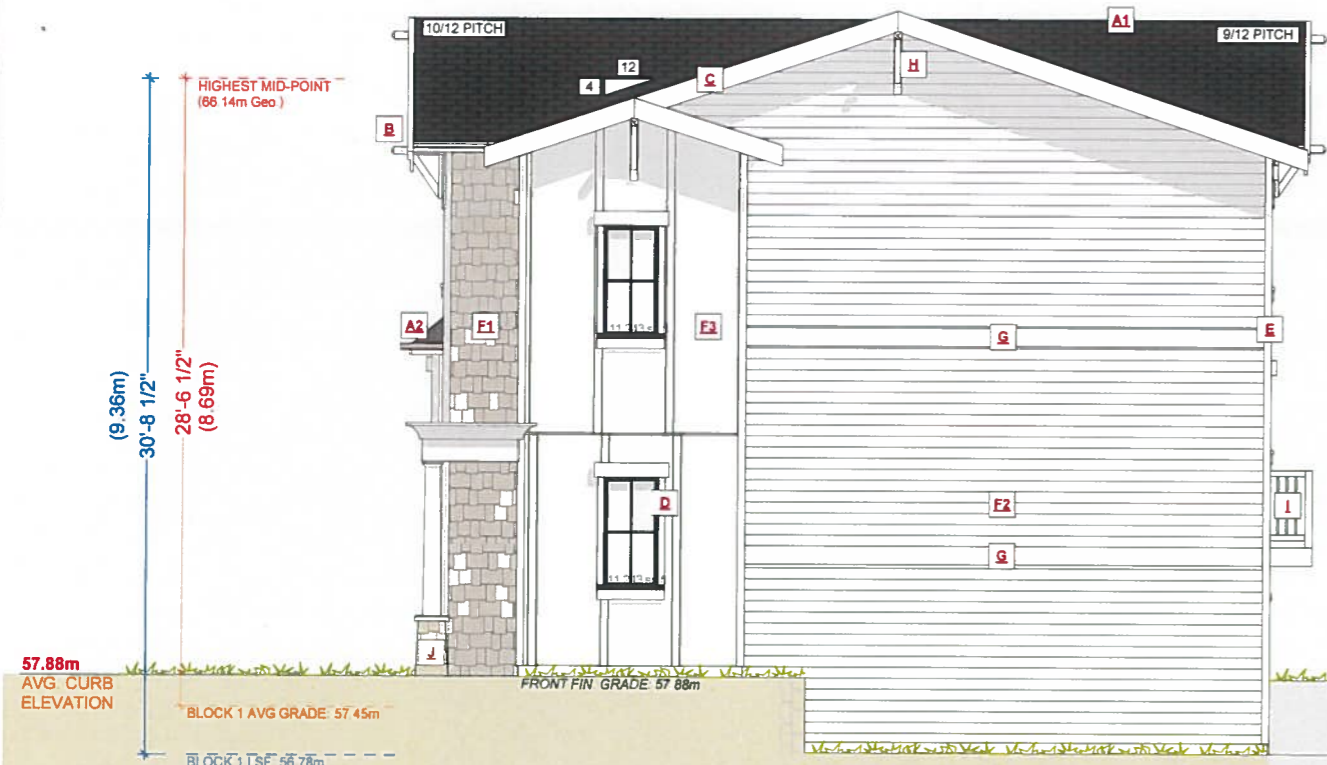
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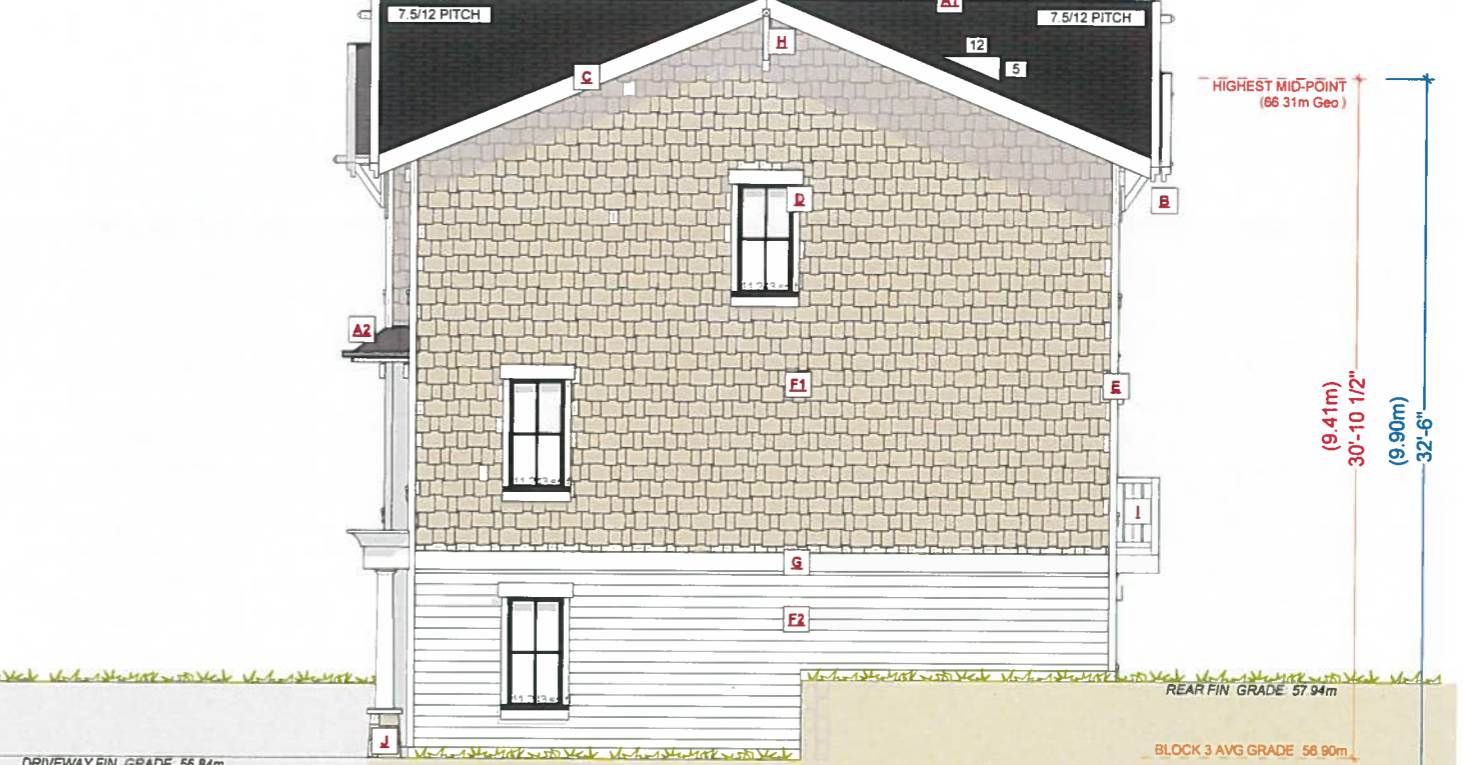
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SHEET NUMBER
A16



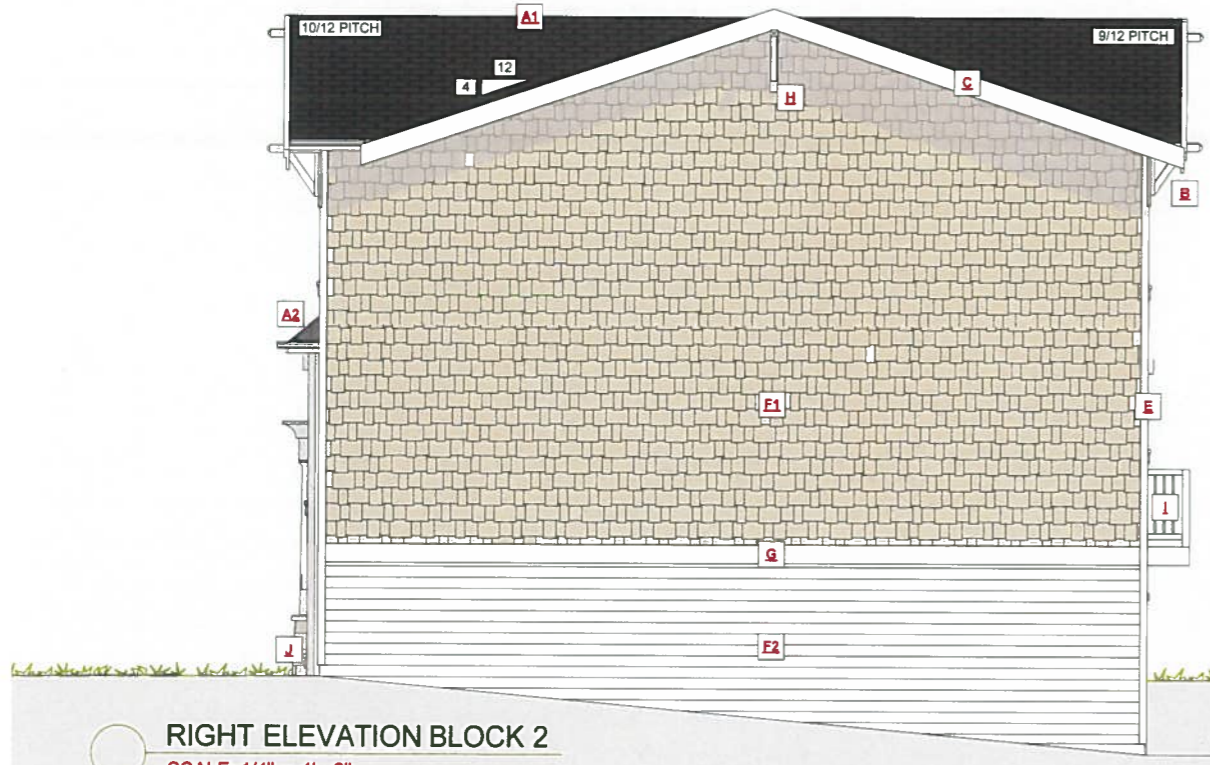
RIGHT ELEVATION BLOCK 1
 SCALE: 1/4" = 1' - 0"

EXPOSING BUILDING FACE: 93.01m²
 LIMITING DISTANCE: 3.75m
 AREA OF GLAZED OPENINGS: 2.08m²
 % GLAZED OPENINGS: 3.44%
 45 min FIRE-RESISTANCE RATING: not required
 TYPE OF CLADDING: no limits
 PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 18.12%
 PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 16.85m²



RIGHT ELEVATION BLOCK 3
 SCALE: 1/4" = 1' - 0"

EXPOSING BUILDING FACE: 87.87m²
 LIMITING DISTANCE: 3.75m
 AREA OF GLAZED OPENINGS: 3.13m²
 % GLAZED OPENINGS: 3.56%
 45 min FIRE-RESISTANCE RATING: not required
 TYPE OF CLADDING: no limits
 PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 19.03%
 PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 16.72m²



RIGHT ELEVATION BLOCK 2
 SCALE: 1/4" = 1' - 0"

NAFS REQUIREMENTS:
 Performance Grade of 30
 Water Test Pressure of 260 Pa



RIGHT ELEVATION BLOCK 4
 SCALE: 1/4" = 1' - 0"

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CUSTOMER:
EVERISE DEVELOPMENTS

ADDRESS:
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DRAWING NAME:
**RIGHT ELEVATIONS
 BLOCKS 1, 2, 3 & 4**

DRAWING SCALE:
 1/4" = 1' - 0"

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