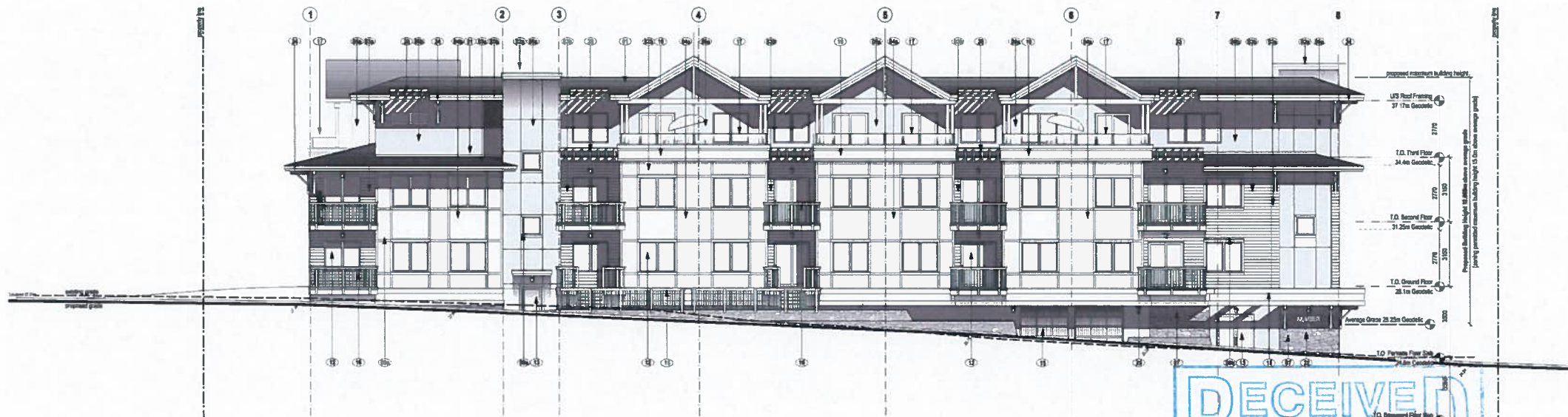




2 Side Yard Elevation facing Obed Ave
Scale: NTS



1 Side Yard Elevation facing Obed Ave
Scale: NTS

EXTERIOR FINISHES LEGEND

List of Finishes typical of all elevations

Roofing & Exterior Claddings

- (F) Heavy duty, asphalt shingles
- (E) Pre-finished metal flashings
 - a. black colour
 - b. red oxide colour
- (C) Cementitious lap siding
 - a. white colour
 - b. graphite grey colour
- (G) Cementitious panel, smooth paint grade
 - a. white colour
 - b. graphite grey colour
- (D) Cementitious fascia board, smooth face
 - a. white colour
 - b. graphite grey colour
- (B) Painted, smooth stucco, or pre-finished metallic gray metal reveals
 - a. white colour
 - b. graphite grey colour
- (S) Stone veneer or equal cut face veneering stone
- (E) Exposed concrete components
 - a. dark gray elastomeric paint finish
 - b. natural concrete finish
- (P) Paint grade face 1x4 (18x9) trim boards
 - a. white colour
 - b. graphite grey colour
- (C) Second floor cornice
- (R) reserved

Exterior Components

- (W) Vinyl window / door assembly with black finish or pre-finished metal flashings
- (A) Black anodized aluminum glazed storefront entry door system
- (D) Dark gray painted steel door assembly
- (G) Overhead garage door
- (E) Pre-engineered side mounted metal railing assembly or pickets. Painted (arch spec colour)
- (R) Side mounted railing system - pre-finished metal posts and panel mounting hardware or clear laminated glass panels in locations shown
- (C) Front entry canopy
- (R) reserved

Exterior Features

- (C) Sunshade canopy exposed rafter framing or flashing cap
- (E) Accent trim board, cementitious trim board, smooth face, painted white (arch spec colour)
- (B) Building signage - cut aluminum plate building signage with stand-offs
- (B) Secured ferrous garbage and recycling area (not shown in elevations)
- (R) Roof brackets
- (B) Exterior light fixtures

Obed Avenue Apartments

Rezoning & Development Permit
1 & 2 | Obed Avenue, Victoria BC

Hillel Architecture Inc

Central Saanich Building 477 St Patrick Street Victoria BC V8S 0S4 | 250.942.9149

NO.	DATE	DESCRIPTION
1	Aug 20, 2015	Issue: Saanich Community Rezoning
2	March 22, 2016	Issue: Development & Planning Permit
3		
4		
5		
6		
7		
8		



Project: Obed Avenue Apartments
Rezoning & Development Permit
Drawing Title: Elevations

Project Number: 2016-01
Drawing No: A3.1





2 Side Yard Elevation Showing Parkade
Scale: NTS



1 Side Yard Elevation Showing Parkade
Scale: NTS

EXTERIOR FINISHES LEGEND

- List of Finishes typical of all elevations
- Roofing & Exterior Finishes**
- (R1) Heavy duty, asphalt shingles
 - (R2) Pre-finished metal flashings
 - a. black colour
 - b. red oxide colour
 - (R3) Cementitious lap siding
 - a. white colour
 - b. graphite grey colour
 - (R4) Cementitious panel, smooth pearl grade
 - a. white colour
 - b. graphite grey colour
 - (R5) Cementitious fascia board, smooth face
 - a. white colour
 - b. graphite grey colour
 - (R6) Paraflex, smooth stucco, or prefinished metallic gray metal reveals
 - a. white colour
 - b. graphite grey colour
 - (R7) Stone veneer or equal cut face veneering stone
 - (R8) Exposed concrete components
 - a. dark gray elastomeric paint finish
 - b. natural concrete finish
 - (R9) Paint grade face 1st (19d0) iron boards
 - a. white colour
 - b. graphite grey colour
 - (R10) Second floor cornice
 - (R11) reserved
- Exterior Components**
- (C1) Vinyl window / door assembly with black finish or pre-finished metal flashings
 - (C2) Black anodized aluminum glazed storefront entry door system
 - (C3) Dark gray painted steel door assembly
 - (C4) Overhead garage door
 - (C5) Pre-engineered side mounted metal railing assembly (see pickets. Painted (arch spec colour)
 - (C6) Side mounted railing system - prefinished metal posts and panel mounting hardware or clear laminated glass panels in location showers
 - (C7) Front entry canopy
 - (C8) reserved
- Exterior Features**
- (F1) Sunshade canopy exposed rafter framing or flashing cap
 - (F2) Accented iron board, cementitious iron board, smooth face, painted white (arch spec colour)
 - (F3) Building signage - cast aluminum plate building signage with stand-offs
 - (F4) Secured fenced garbage and recycling area (not shown in elevations)
 - (F5) Roof brackets
 - (F6) Exterior light fixtures

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 MAR 26 2021
 PLANNING DEPT.
 DISTRICT OF SAANICH



4 Rear Yard Elevation
Scale: NTS



3 Front Yard Elevation facing Harriet Road
Scale: NTS

EXTERIOR FINISHES LEGEND

List of Finishes typical of all elevations

Roofing & Exterior Finishes

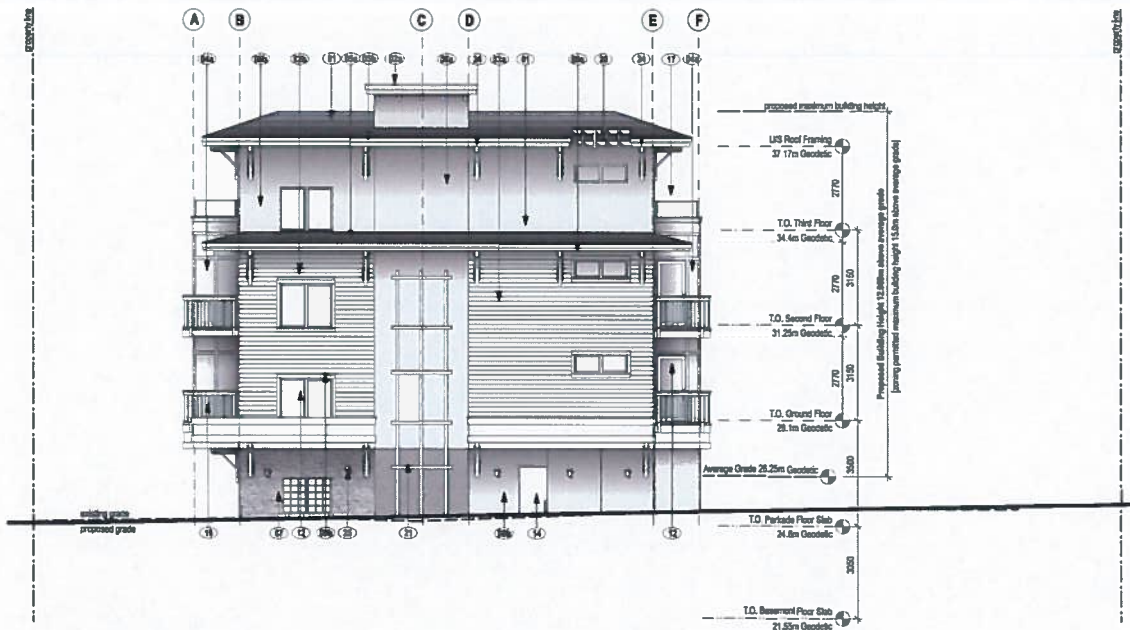
- 01 Heavy duty, asphalt shingles
- 02 Pre-finished metal flashings
 - a. black colour
 - b. red oxide colour
- 03 Cementitious lap siding
 - a. white colour
 - b. graphite grey colour
- 04 Cementitious panel, smooth paint grade
 - a. white colour
 - b. graphite grey colour
- 05 Cementitious fascia board, smooth face
 - a. white colour
 - b. graphite grey colour
- 06 Parapet, smooth stucco, w/ prefinished metallic grey metal reveals
 - a. white colour
 - b. graphite grey colour
- 07 Stone veneer or equal out face veneering stone
- 08 Exposed concrete components
 - a. dark gray elastomeric paint finish
 - b. natural concrete finish
- 09 Paint grade face 1x4 (19x35) trim boards
 - a. white colour
 - b. graphite grey colour
- 10 Second floor cornice
- 11 reserved

Exterior Components

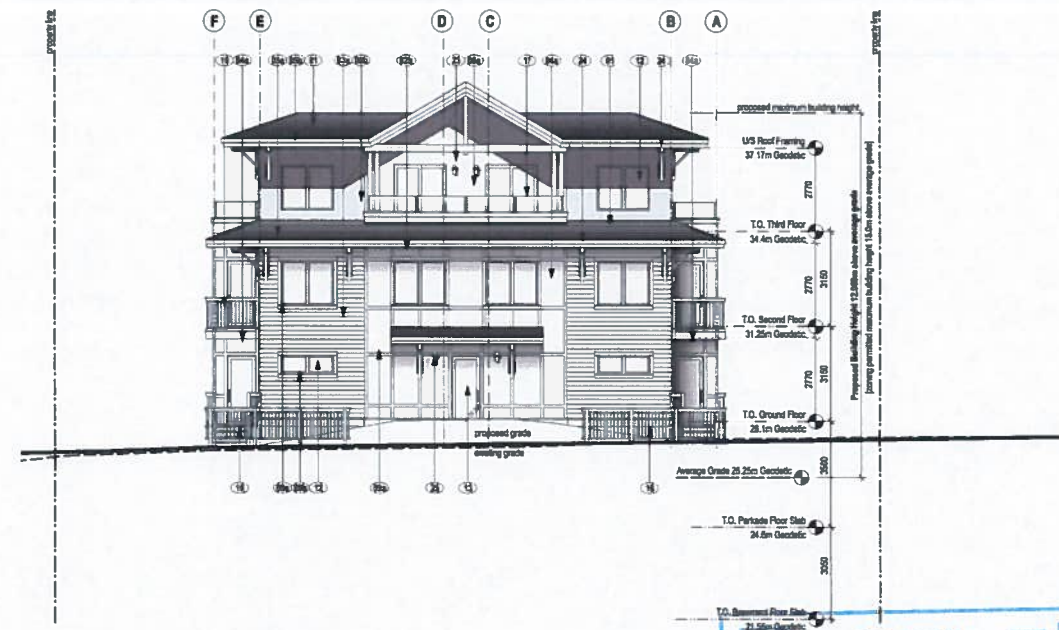
- 12 Vinyl window / door assembly with black finish w/ pre-finished metal flashings
- 13 Black anodized aluminum glazed storefront entry door system
- 14 Dark gray painted steel door assembly
- 15 Overhead garage door
- 16 The engineered side mounted metal rafter assembly w/ pickets. Painted (arch spec colour)
- 17 Side mounted rafter system - prefinished metal posts and panel mounting hardware w/ clear laminated glass panels in locations shown
- 18 Front entry canopy
- 19 reserved

Exterior Features

- 20 Sunshade canopy exposed rafter framing w/ flashing cap
- 21 Accent trim base, cementitious trim board, smooth face, painted white (arch spec colour)
- 22 Building signage - cut aluminum slat building signage with stand-offs
- 23 Secured fenced garbage and recycling area (not shown in elevations)
- 24 Roof brackets
- 25 Exterior light fixtures



2 Rear Yard Elevation
Scale: NTS



1 Front Yard Elevation facing Harriet Road
Scale: NTS

Rezoning & Development Permit
Obed Avenue Apartments
 1 & 2 | Obed Avenue, Victoria BC

Hillel Architecture Inc

1000 Esplanade, Victoria, BC V8V 2E6 | Tel: 250.363.1111

NO.	DATE	DESCRIPTION
1	Aug 29, 2020	Issue Rezoning & Development Permit
2	March 22, 2021	Development & Rezoning Permit



RECEIVED
 Obed Avenue Apartments
 Rezoning & Development Permit
 Planning Dept.
 Elevations
 PLANNING DEPT.
 DISTRICT OF SAANICH