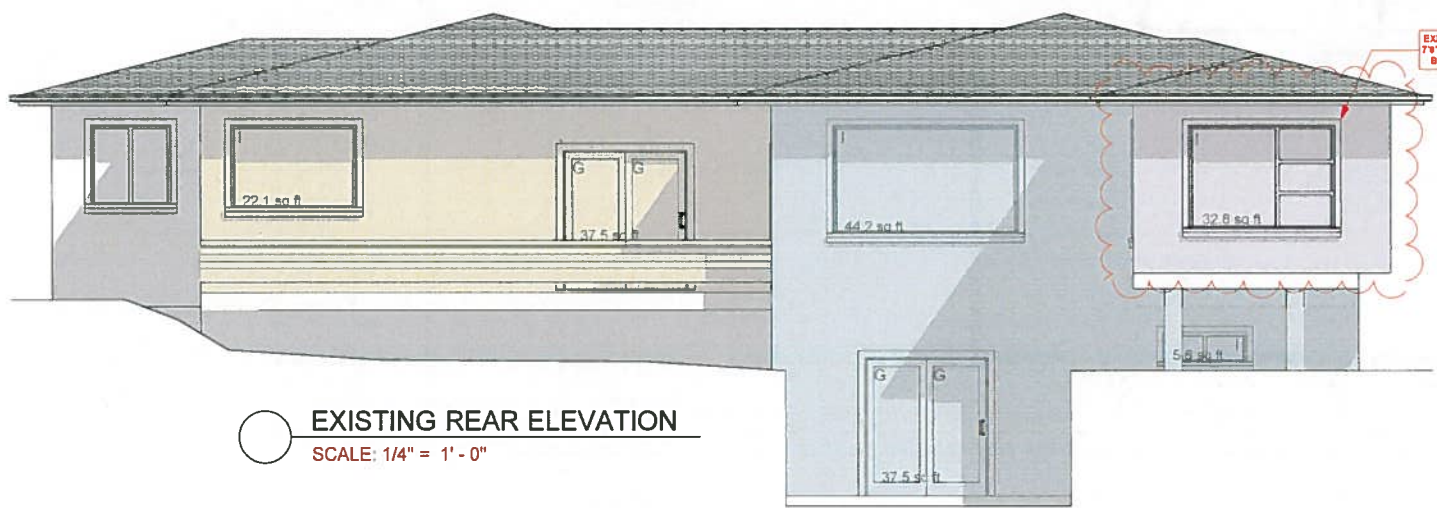


**FRONT ELEVATION**  
SCALE: 1/4" = 1' - 0"

EXPOSING BUILDING FACE: 70.12 m<sup>2</sup>  
LIMITING DISTANCE: 10.50 m  
AREA OF GLAZED OPENINGS: 10.85 m<sup>2</sup>  
% GLAZED OPENINGS: 15.47 %  
45 min FIRE-RESISTANCE RATING: not required  
TYPE OF CLADDING: no limits  
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 95.17 %  
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 66.73 m<sup>2</sup>

EXTERIOR FINISHES SCHEDULE				
<b>A1</b>	ROOFING:	LOW SLOPE ASPHALT ROOFING WITH RAISED RIDGE & HP CAPS	<b>E1</b> WALL FINISH:	HARDIE PLANK SIDING LAPPED TO 6" EXPOSURE - COLOR AS PER OWNERS SPECS
<b>A2</b>	ROOFING:	BUILT UP TORCH-ON METAL STANDING SEAM ROOFS AS PER CONTRACTORS SPECS	<b>E2</b> WALL FINISH:	1x4 TAG CEDAR SIDING - COLOUR AS PER OWNERS SPECS
<b>B</b>	GUTTER & SOFFIT:	ALUMINUM GUTTER AND NON-VENTED SOFFIT	<b>G</b> STONE:	K2 STONE - RAIN SCREEN AS PER BCBC
<b>C</b>	BARGE BOARD:	2x12 WITH 1x8 DOUBLE BARGE BOARD PAINTED TRIM COLOR	<b>H</b> KNEE BRACES:	DECORATIVE WOOD BRACES - SEE ELEVATIONS
<b>D</b>	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/STAINED	<b>I</b> POSTS:	6x6 POSTS - PAINTED/STAINED AS PER OWNERS SPECS - BURST OUT AS NOTED ON DRAWINGS
<b>E</b>	CORNER TRIM:	1x4 CORNER BOARDS - PAINTED/STAINED	<b>J</b> ARTS & CRAFTS POSTS:	ARTS & CRAFTS COLUMNS MADE OF 5/8" PLYWOOD WITH 2 LAYERS PAPER AND STUCCO WIRE WITH STONE, CONCRETE DRIP CAP OVER INTERNAL 6x6 POST

"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

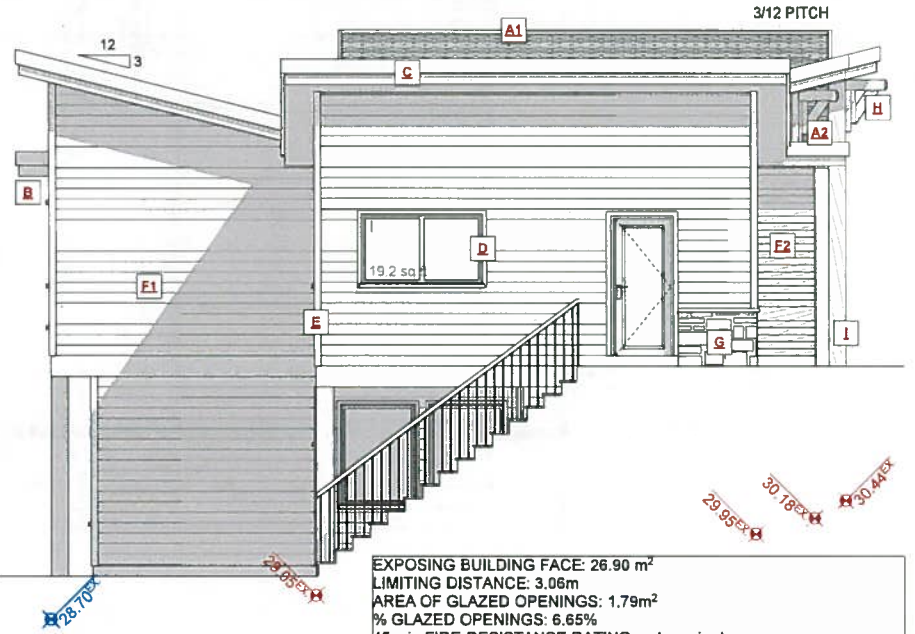


**EXISTING REAR ELEVATION**  
SCALE: 1/4" = 1' - 0"

EXPOSING BUILDING FACE: 22.79m<sup>2</sup>  
LIMITING DISTANCE: 12.00m  
AREA OF GLAZED OPENINGS: 5.54m<sup>2</sup>  
% GLAZED OPENINGS: 24.31%  
45 min FIRE-RESISTANCE RATING: not required  
TYPE OF CLADDING: no limits  
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): N/A  
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: N/A

EXPOSING BUILDING FACE: 31.23m<sup>2</sup>  
LIMITING DISTANCE: 6.50m  
AREA OF GLAZED OPENINGS: 8.10m<sup>2</sup>  
% GLAZED OPENINGS: 25.94%  
45 min FIRE-RESISTANCE RATING: not required  
TYPE OF CLADDING: no limits  
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 91.00%  
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 28.42m<sup>2</sup>

EXPOSING BUILDING FACE: 9.24m<sup>2</sup>  
LIMITING DISTANCE: 4.09m  
AREA OF GLAZED OPENINGS: 3.05m<sup>2</sup>  
% GLAZED OPENINGS: 33.01%  
45 min FIRE-RESISTANCE RATING: not required  
TYPE OF CLADDING: no limits  
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 39.00%  
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 3.60m<sup>2</sup>



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

EXPOSING BUILDING FACE: 26.90 m<sup>2</sup>  
LIMITING DISTANCE: 3.06m  
AREA OF GLAZED OPENINGS: 1.79m<sup>2</sup>  
% GLAZED OPENINGS: 6.65%  
45 min FIRE-RESISTANCE RATING: not required  
TYPE OF CLADDING: no limits  
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 26.31 %  
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 7.08 m<sup>2</sup>

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

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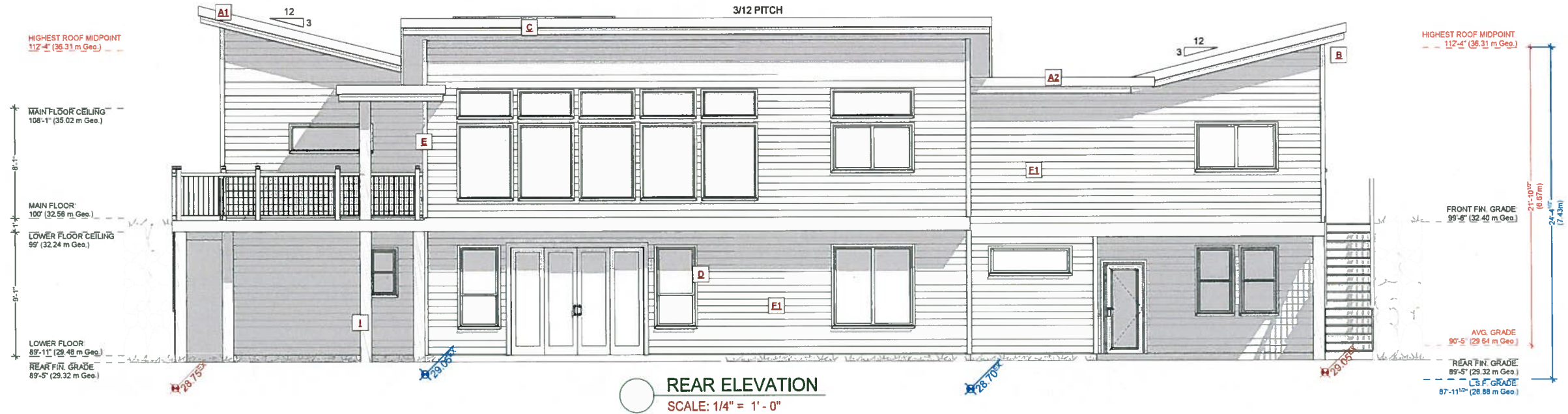
CUSTOMER: 1175174 BC LTD  
ADDRESS: LOT 14, 877 ROYAL OAK AVENUE, SAANICH

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

ISSUE DATE: FEB. 28, 2019  
DRAWN BY: KYLE LEGGETT

**JAVA DESIGNS**  
WHERE LINES ON PAPER BECOME WALLS ON SITE  
PH 250.590.2468 FX 250.590.4577 www.javadesigns.ca

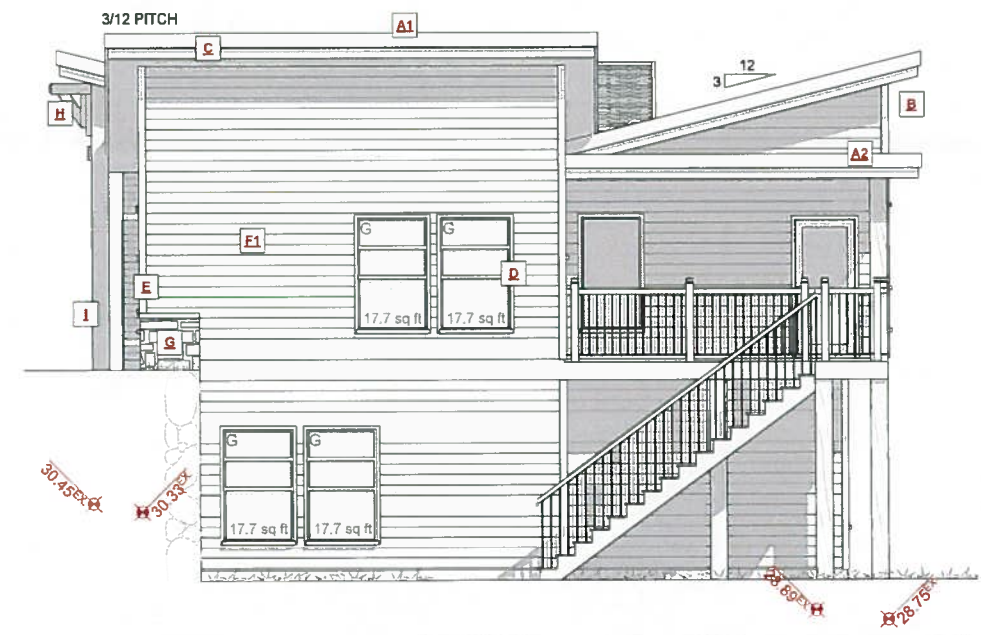
SHEET NUMBER  
A6



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

EXTERIOR FINISHES SCHEDULE				
<b>A1</b>	ROOFING:	LOW SLOPE ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS	<b>F1</b> WALL FINISH:	HARDIE PLANK SIDING LAPPED TO 8" EXPOSURE - COLOR AS PER OWNERS SPECS
<b>A2</b>	ROOFING:	BUILT UP TORCH-ON/ METAL STANDING SEAM ROOFS AS PER CONTRACTORS SPECS	<b>F2</b> WALL FINISH:	1x4 T&G CEDAR SIDING - COLOUR AS PER OWNERS SPECS
<b>B</b>	GUTTER & SOFFIT:	ALUMINUM GUTTER AND NON-VENTED SOFFIT	<b>G</b> STONE:	IC STONE - RAIN SCREEN AS PER BCBC
<b>C</b>	BARGE BOARD:	2x12 WITH 1x8 DOUBLE BARGE BOARD, PAINTED TRM COLOR	<b>H</b> KNEE BRACES:	DECORATIVE WOOD BRACES - SEE ELEVATIONS
<b>D</b>	WINDOW & DOOR TRIM:	1x4 TRM BOARDS - PAINTED/ STAINED	<b>I</b> POSTS:	6x6 POSTS - PAINTED/STAINED AS PER OWNERS SPECS - BUILT OUT AS NOTED ON DRAWINGS
<b>E</b>	CORNER TRIM:	1x4 CORNER BOARDS - PAINTED/ STAINED	<b>J</b> ARTS & CRAFTS POSTS:	ARTS & CRAFTS COLUMNS MADE OF 5x8" PLYWOOD WITH 2 LAYERS PAPER AND STUCCO WIRE WITH STONE. CONCRETE DRIP CAP OVER INTERNAL 6x6 POST

"ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS"  
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-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



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

EXPOSING BUILDING FACE: 43.86 m<sup>2</sup>  
LIMITING DISTANCE: 11.54 m  
AREA OF GLAZED OPENINGS: 6.56 m<sup>2</sup>  
% GLAZED OPENINGS: 14.96 %  
45 min FIRE-RESISTANCE RATING: not required  
TYPE OF CLADDING: no limits  
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 100.00 %  
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 43.86 m<sup>2</sup>

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

CUSTOMER: 1175174 BC LTD  
ADDRESS: LOT 14, 877 ROYAL OAK AVENUE, SAANICH

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

ISSUE DATE: FEB. 28, 2019  
DRAWN BY: KYLE LEGGETT

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