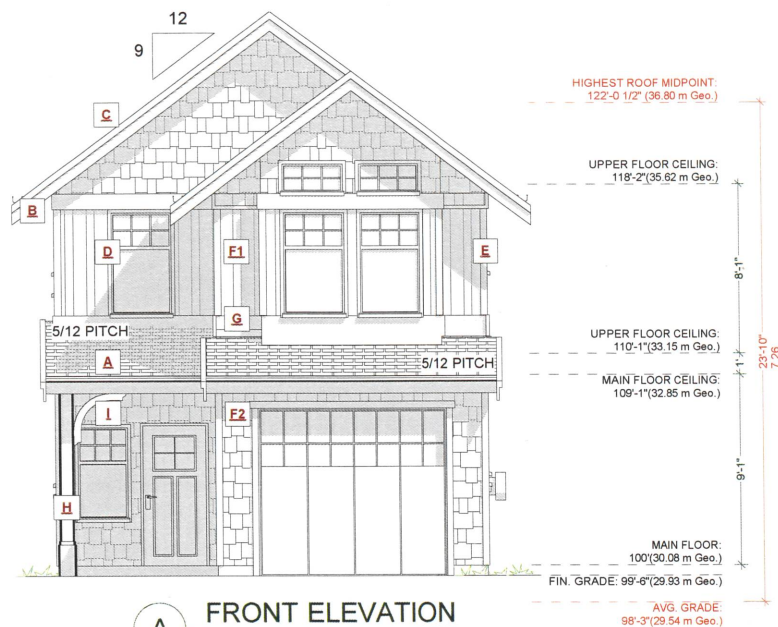
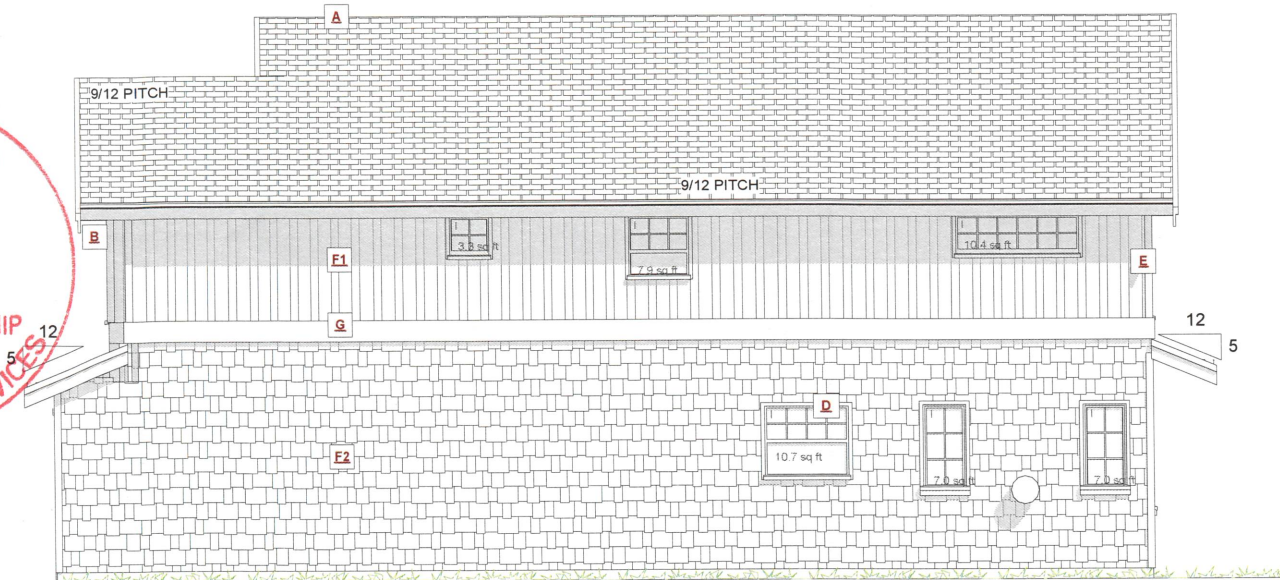




A FRONT ELEVATION
SCALE: 1/4" = 1' - 0"

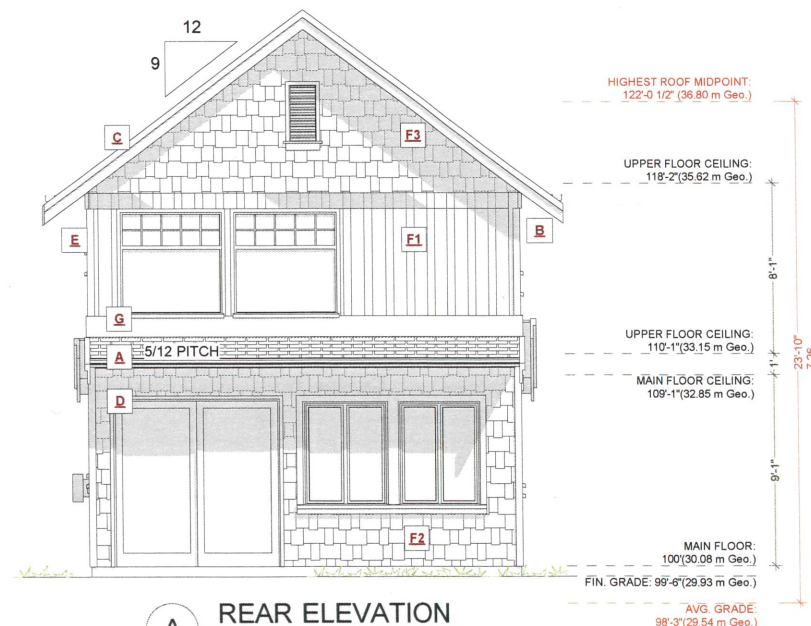


A RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"

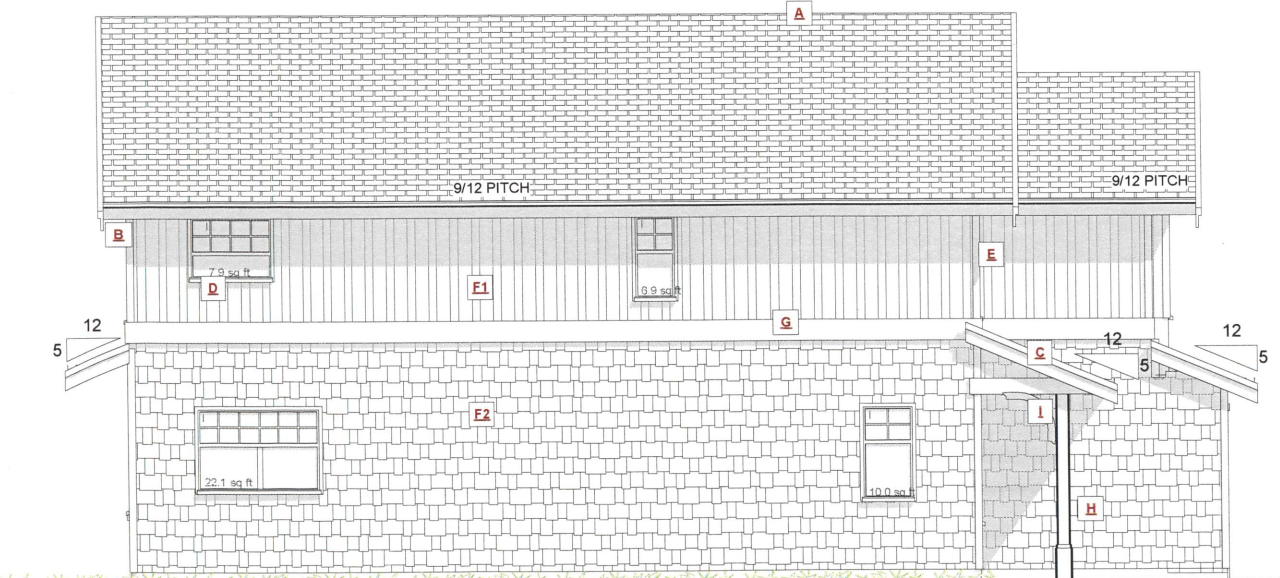
EXPOSING BUILDING FACE: 85.14m²
LIMITING DISTANCE: 1.79m
AREA OF GLAZED OPENINGS: 4.29m²
% GLAZED OPENINGS: 5.03%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 8.78%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 7.47m²

EXTERIOR FINISHES SCHEDULE			
A ROOFING:	ASPHALT ROOFING WITH RAISED RIDGE & HP CAPS	F1 WALL FINISH:	HARDIE PANEL W/ 1X4 BATTENS @ 16" O.C. - COLOUR AS PER BUILDERS SPECS
B GUTTER & SOFFIT:	ALUMINUM GUTTER AND NON-VENTED SOFFIT	F2 WALL FINISH:	HARDIE SHINGLES - COLOUR AS PER BUILDERS SPECS
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 POSTS:	8X4 POSTS - PAINTED/STAINED AS PER BUILDERS SPECS - BUILT OUT AS NOTED ON PLANS
E CORNER TRIM:	1X4 CORNER BOARDS - PAINTED/ STAINED	I TIMBER FEATURE:	FRONT ENTRY TIMBER FEATURE, CLAD SUPPORT AND ROOF FASCIA

"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 2.8. ALL OTHERS MUST BE LOWER
GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1



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



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

EXPOSING BUILDING FACE: 67.64m²
LIMITING DISTANCE: 2.14m
AREA OF GLAZED OPENINGS: 4.35m²
% GLAZED OPENINGS: 6.43%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 10.39%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 7.02m²

NAFS REQUIREMENTS:

Performance Grade of 30
Water Test Pressure of 260 Pa

LOT A

CUSTOMER:
TEKLOCH HOMES

ADDRESS:
**1 - 918 OLD ESQUIMALT RD.
ESQUIMALT BC**

DRAWING NAME:
ELEVATIONS

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

ISSUE DATE:
JUN 9, 2022

DRAWN BY:
VE/NS

CHECKED BY:
KL

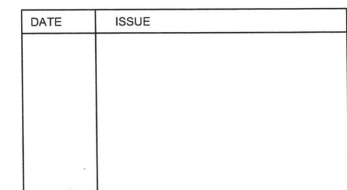
JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
PH 250.590.2468 FX 250.590.4577 www.javadesigns.ca

SHEET
NUMBER

A3



1. Tree placement and selection to be approved by landscape designer prior to planting.
2. All existing plants to be retained are to be protected during installation and construction.
3. Unless noted otherwise on planting plan, minimum soil depths are to be: 12" in lawn; 18" in groundcover and shrub areas. Each rootball to have one cubic yard of soil distributed to depth of 24" around the tree.
4. Ensure positive drainage away from the building where planting soil is to be run against the building face.
5. All new trees to be staked securely.
6. Lawn to be approved seed mix or approved sod.
7. Soil mix in lawn areas to comply with Canadian Landscape Standard.
8. All planting beds to be bermed up minimum 4" above adjacent lawn or hard surface areas, except around existing trees. Existing trees are not to have grades adjusted around them.
9. All plants to come from SOD free (Sudden Oak Death or Phytophthora ramorum) certified nursery.
10. Any substitutions must be approved by landscape designer prior to ordering.
11. Automatic irrigation system to be designed and installed by qualified professional. To IIABC standards and cover all planted areas.
12. Boulevard by Other.



DRAWN BY: KMZ	CHECKED BY: KMZ
SCALE: 1/8"=1'-0"	SHEET:
DATE: June 5, 2022	