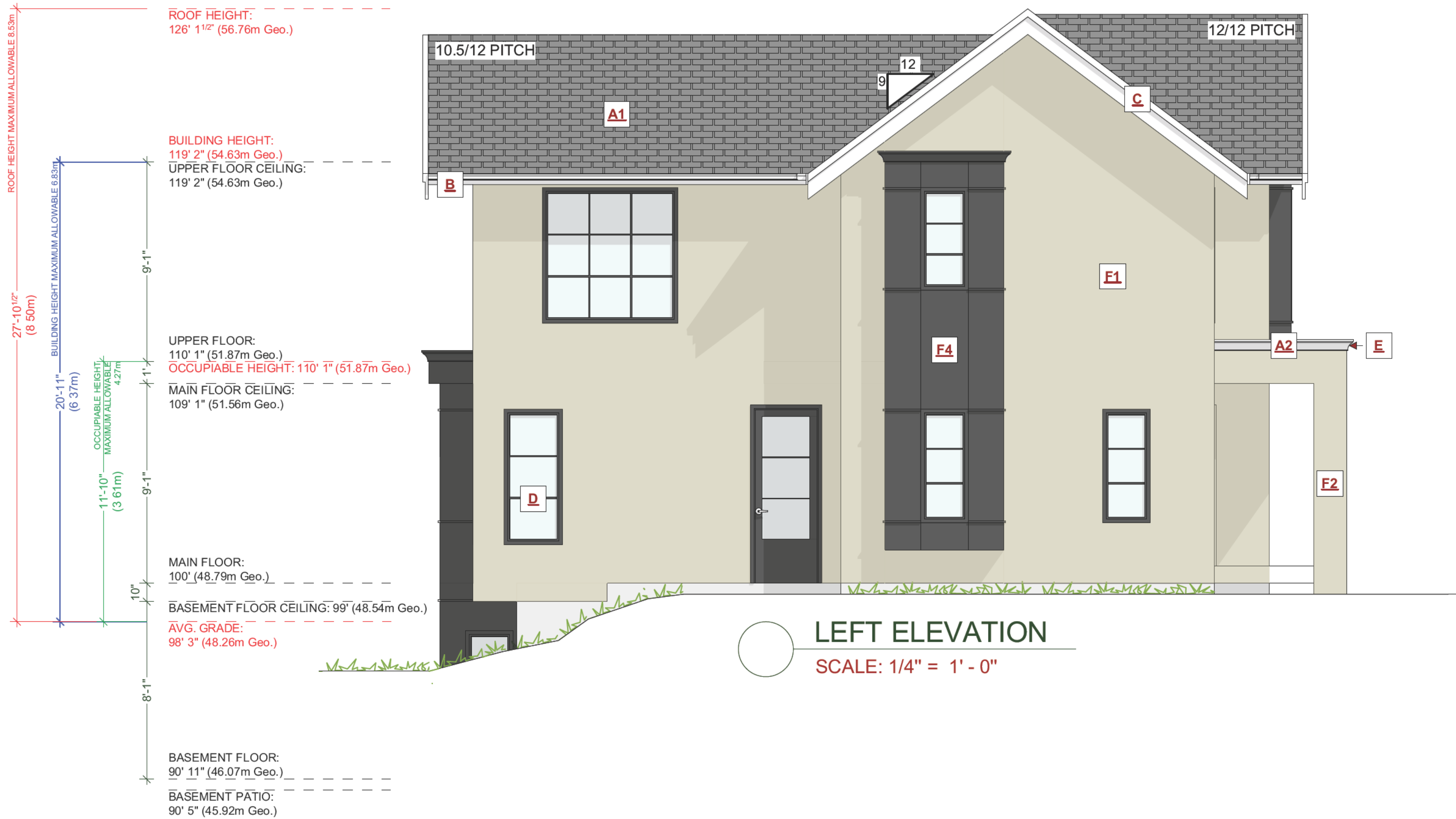


TFD EXTERIOR FINISHES SCHEDULE			
A1	ROOFING:	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS	
A2	ROOFING:	PLY TORCH-ON ROOFING AS PER CONTRACTORS SPECS	
A3	ROOFING:	BUILT UP TORCH-ON/ METAL STANDING SEEM ROOFS AS PER CONTRACTORS SPECS	
B	GUTTER & SOFFIT:	ALUMINIUM GUTTER AND VENTED SOFFIT <small>BENJAMIN MOORE, WHITE DOVE OC-17</small>	
C	BARGE BOARD:	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOR <small>BENJAMIN MOORE, WHITE DOVE OC-17</small>	
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED <small>BENJAMIN MOORE, 2120-10 JET BLACK</small>	
E	DECORATIVE MOULDING:	1x4 TRIM BOARDS - PAINTED/ STAINED - SEE ELEVS FOR COLOUR	
F1	WALL FINISH:	SANTA BARBARA FINISH ACRYLIC STUCCO - PAINTED <small>BENJAMIN MOORE, BERKSHIRE BEIGE AC-2</small>	
F2	WALL FINISH:	SMOOTH FINISH ACRYLIC STUCCO - PAINTED <small>BENJAMIN MOORE, BERKSHIRE BEIGE AC-2</small>	
F3	WALL FINISH:	SMOOTH FINISH ACRYLIC STUCCO - PAINTED <small>BENJAMIN MOORE, 2120-10 JET BLACK</small>	
F4	WALL FINISH:	TRIMMED ALUMINIUM PANELS - PAINTED <small>BENJAMIN MOORE, 2120-10 JET BLACK</small>	



FRONT ELEVATION

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



LEFT ELEVATION

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

DUPLEX

ADDRESS:
LOT 4A - 2199 LANSDOWNE ROAD,
OAK BAY
CUSTOMER:

DRAWING NAME:
FRONT & LEFT ELEVATIONS

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




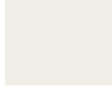
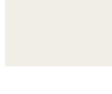






ISSUE DATE:
MAY 16, 2024
DRAWN BY:
NS / KH
CHECKED BY:
KYLE LEGGETT

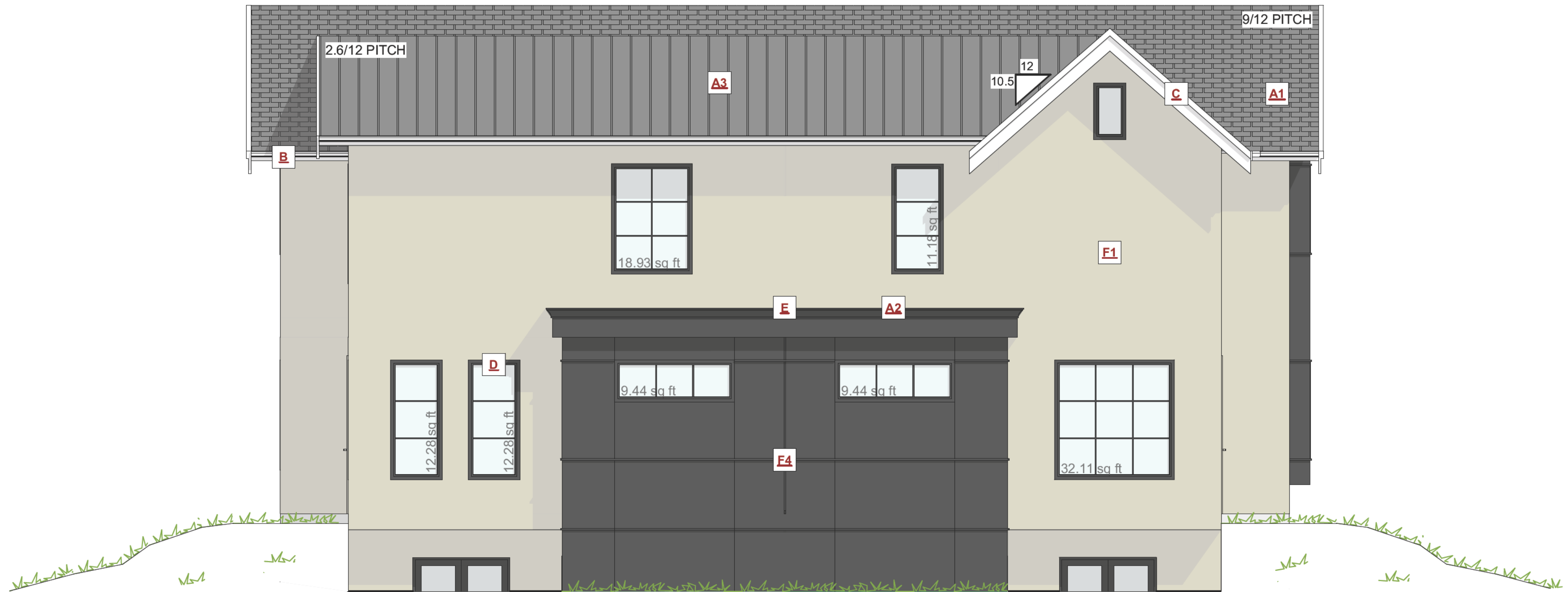
102 - 2871 JACKLIN ROAD
VICTORIA BC V9B 0P3
JAVADESIGN.S.CA
250.590.2468

JAVA DESIGNS

SHEET
NUMBER

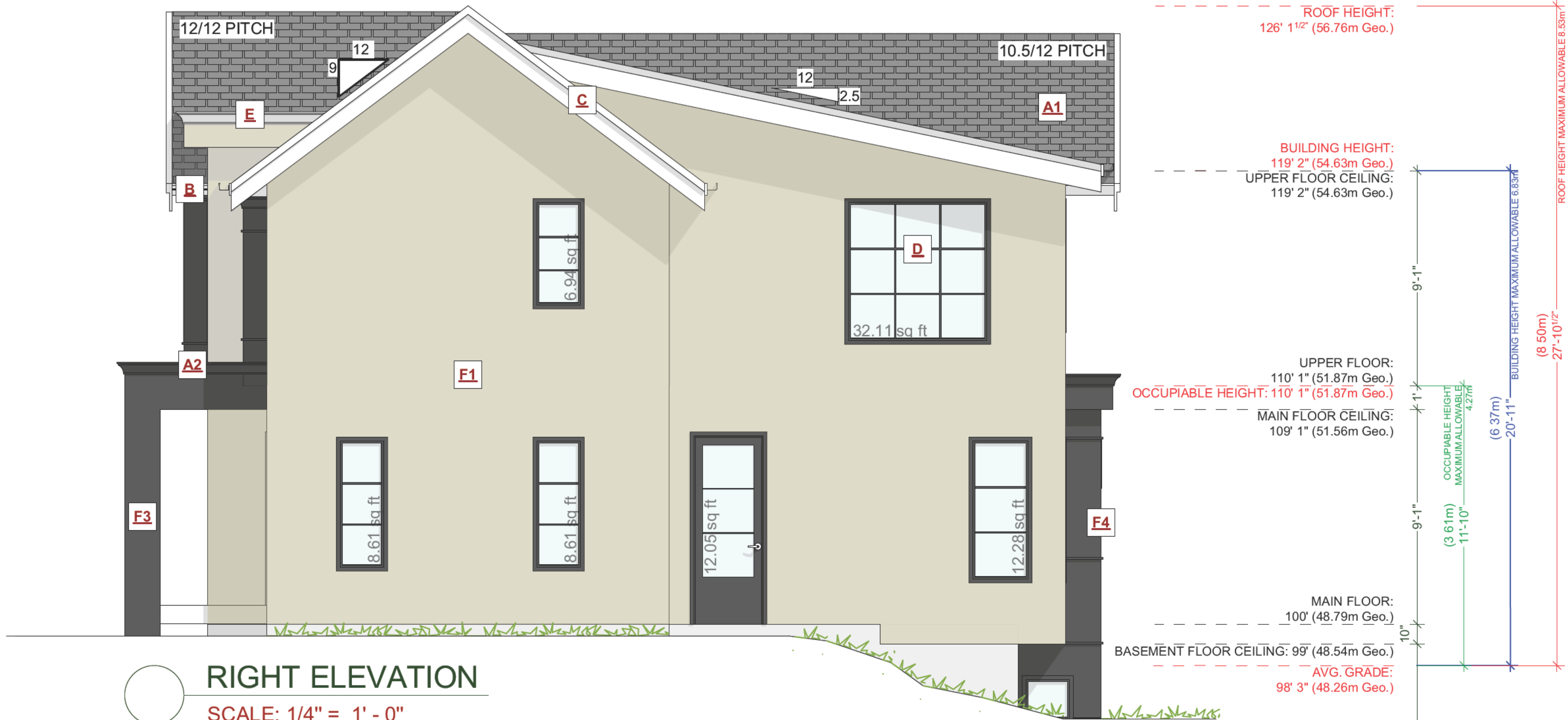
A5

TFD EXTERIOR FINISHES SCHEDULE			
A1	ROOFING:	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS	
A2	ROOFING:	PLY TORCH-ON ROOFING AS PER CONTRACTORS SPECS	
A3	ROOFING:	BUILT UP TORCH-ON/ METAL STANDING SEEM ROOFS AS PER CONTRACTORS SPECS	
B	GUTTER & SOFFIT:	ALUMINIUM GUTTER AND VENTED SOFFIT <small>BENJAMIN MOORE, WHITE DOVE OC-17</small>	
C	BARGE BOARD:	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOR <small>BENJAMIN MOORE, WHITE DOVE OC-17</small>	
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED <small>BENJAMIN MOORE, 2120-10 JET BLACK</small>	
E	DECORATIVE MOULDING:	1x4 TRIM BOARDS - PAINTED/ STAINED - SEE ELEVS FOR COLOUR	
F1	WALL FINISH:	SANTA BARBARA FINISH ACRYLIC STUCCO - PAINTED <small>BENJAMIN MOORE, BERKSHIRE BEIGE AC-2</small>	
F2	WALL FINISH:	SMOOTH FINISH ACRYLIC STUCCO - PAINTED <small>BENJAMIN MOORE, BERKSHIRE BEIGE AC-2</small>	
F3	WALL FINISH:	SMOOTH FINISH ACRYLIC STUCCO - PAINTED <small>BENJAMIN MOORE, 2120-10 JET BLACK</small>	
F4	WALL FINISH:	TRIMMED ALUMINIUM PANELS - PAINTED <small>BENJAMIN MOORE, 2120-10 JET BLACK</small>	



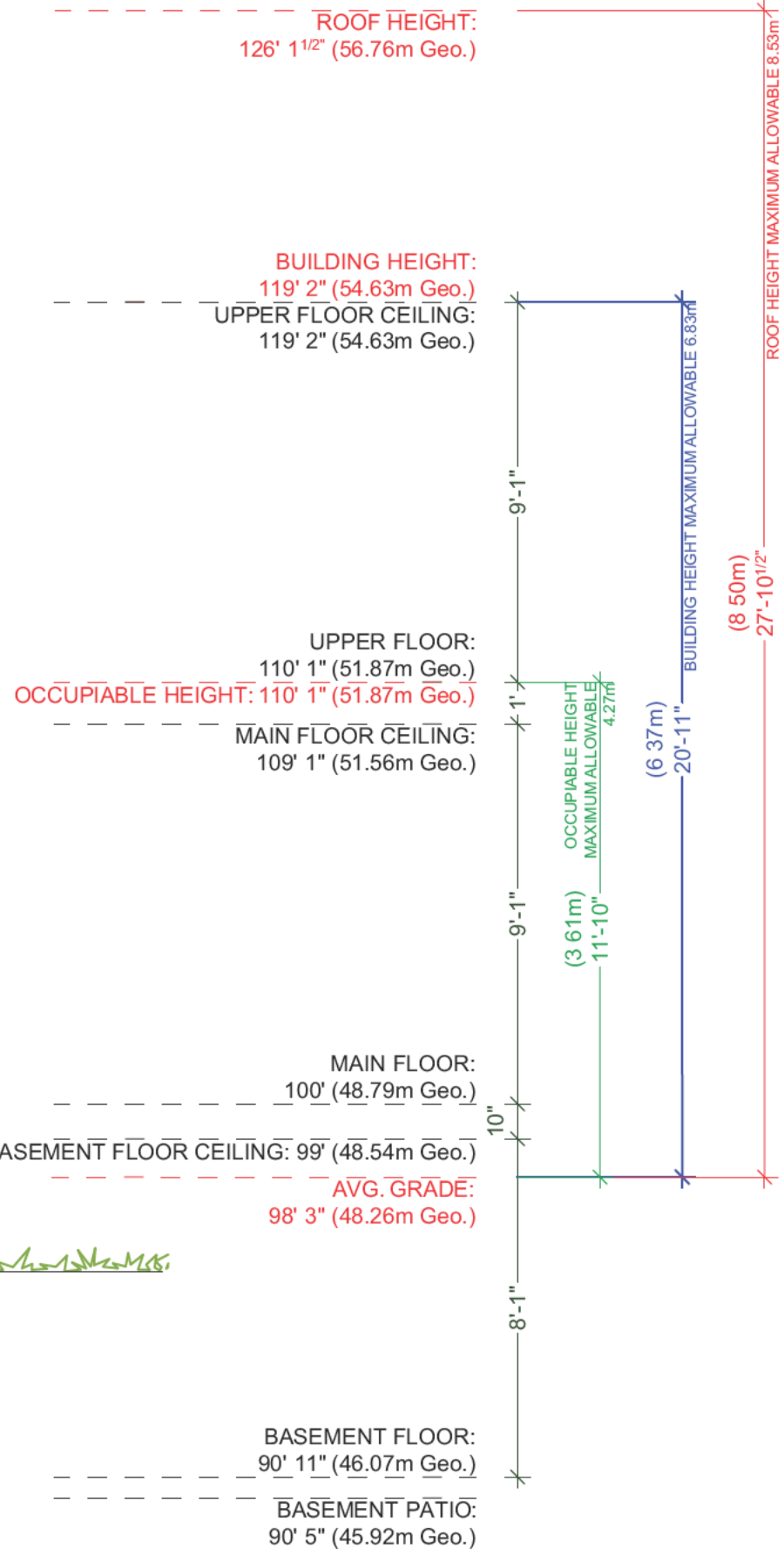
REAR ELEVATION
SCALE: 1/4" = 1' - 0"

EXPOSING BUILDING FACE: 98.56m²
LIMITING DISTANCE: 3.21m
AREA OF GLAZED OPENINGS: 9.82m²
% GLAZED OPENINGS: 9.96%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 10.45%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 10.30m²



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

EXPOSING BUILDING FACE: 68.64m²
LIMITING DISTANCE: 8.00m
AREA OF GLAZED OPENINGS: 7.49m²
% GLAZED OPENINGS: 3.70%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 93.24%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 7.59m²



DUPLEX

ADDRESS: LOT 4A - 2199 LANSDOWNE ROAD, OAK BAY

CUSTOMER:

DRAWING NAME: REAR & RIGHT ELEVATIONS

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

ISSUE DATE: MAY 16, 2024

DRAWN BY: NS / KH

CHECKED BY: KYLE LEGGETT

102 - 2871 JACKLIN ROAD

VICTORIA BC V9B 0P3

JAVADESIGN.S.CA

250.590.2468

JAVA DESIGNS

SHEET NUMBER

A6