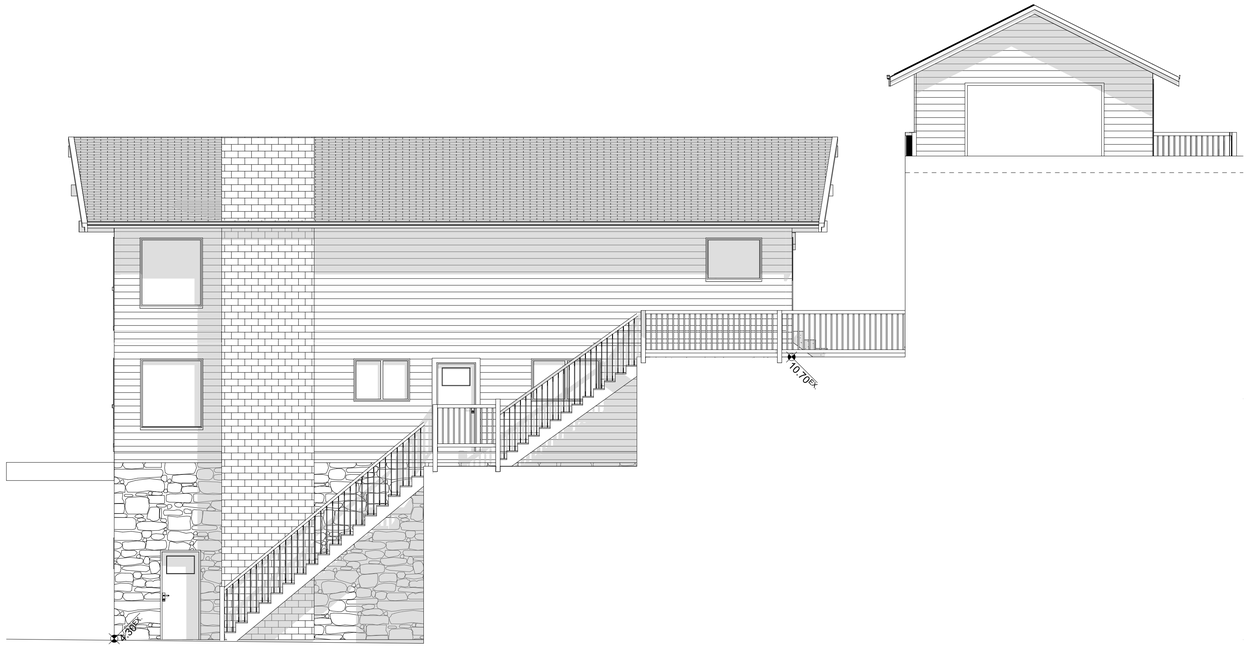
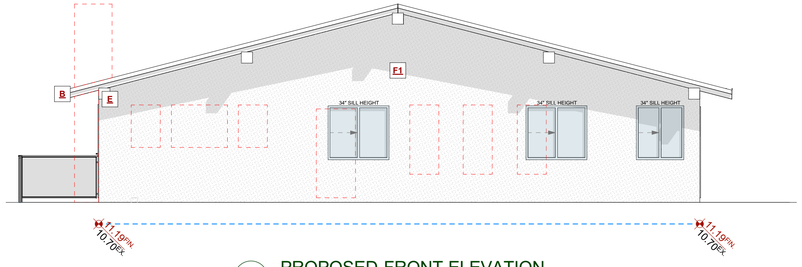
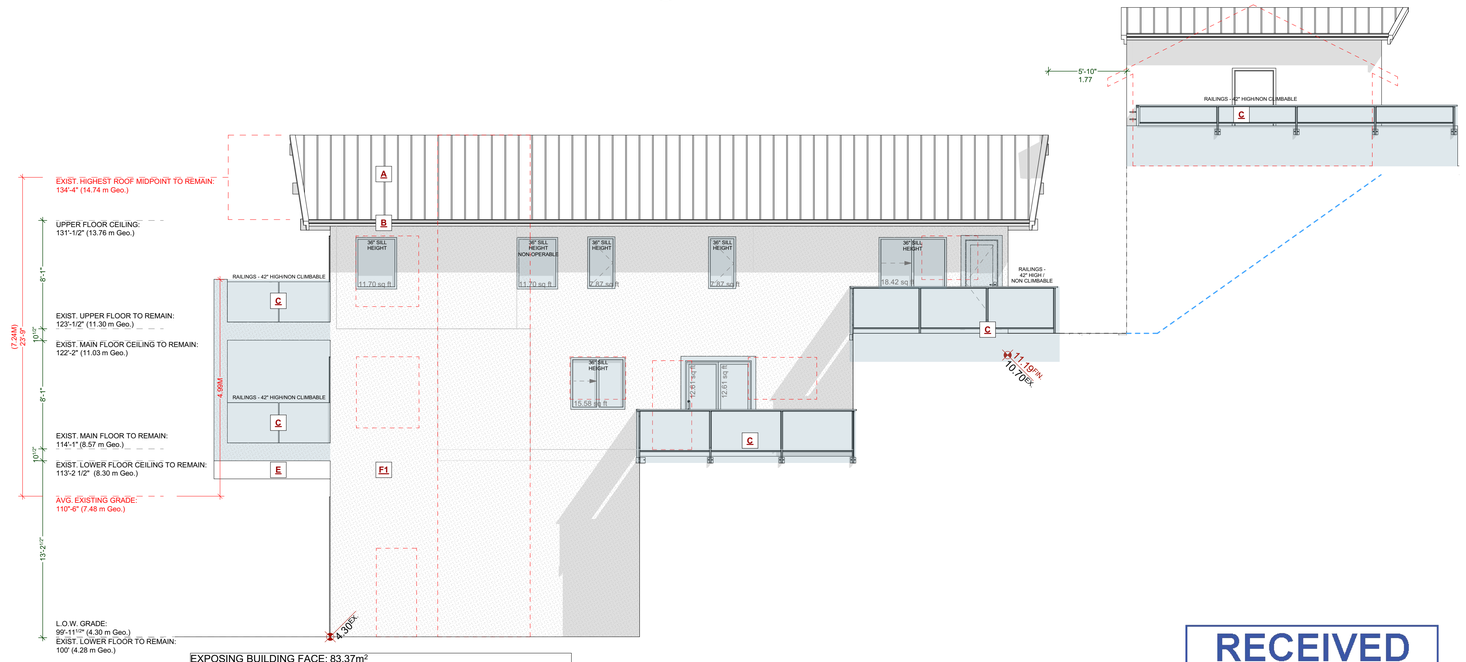
EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"




EXISTING LEFT ELEVATION
SCALE: 3/16" = 1'-0"




PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"




PROPOSED LEFT ELEVATION
SCALE: 3/16" = 1'-0"

EXPOSING BUILDING FACE: 83.37m²
LIMITING DISTANCE: 2.0m
AREA OF UNPROTECTED OPENINGS: 9.13m²
% UNPROTECTED OPENINGS: 10.95%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF UNPROTECTED OPENINGS (as per Table 9.10.15.4): 18.00%
*MULTIPLIED AS PER 9.10.14 - SPRINKLERED BUILDING*
PERMITTED AGGREGATE AREA OF UNPROTECTED OPENINGS: 15.01m²

## EXTERIOR FINISHES SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| A | ROOFING: | BUILT UP TORCH-ON/ METAL STANDING SEEM ROOFS AS PER CONTRACTORS SPECS | E | BEAM ENDS: | EXISTING BEAM ENDS - SEE OWNER FOR SPECS |
| B | GUTTER & SOFFIT: | ALUMINIUM GUTTER AND NON-VENTED SOFFIT | F1 | WALL FINISH: | STUCCO<br>- COLOUR & TEXTURE AS PER OWNERS SPECS<br>- RAINSCREEN AS PER BCBC |
| C | RAILINGS: | GLASS RAILINGS - 42" HIGH/ NON CLIMBABLE | | | |

RECEIVED
AUG 25 2026
PLANNING DEPT.
DISTRICT OF SAANICH

ADDRESS:
5031 CORDOVA BAY ROAD, SAANICH

CUSTOMER:
MIKE GIORDANO

DRAWING NAME:
EXISTING & PROPOSED
FRONT & LEFT ELEVATIONS

DRAWING SCALE:
3/16"=1'-0"

ISSUE DATE:
AUG. 05, 2026

DRAWN BY:
CD

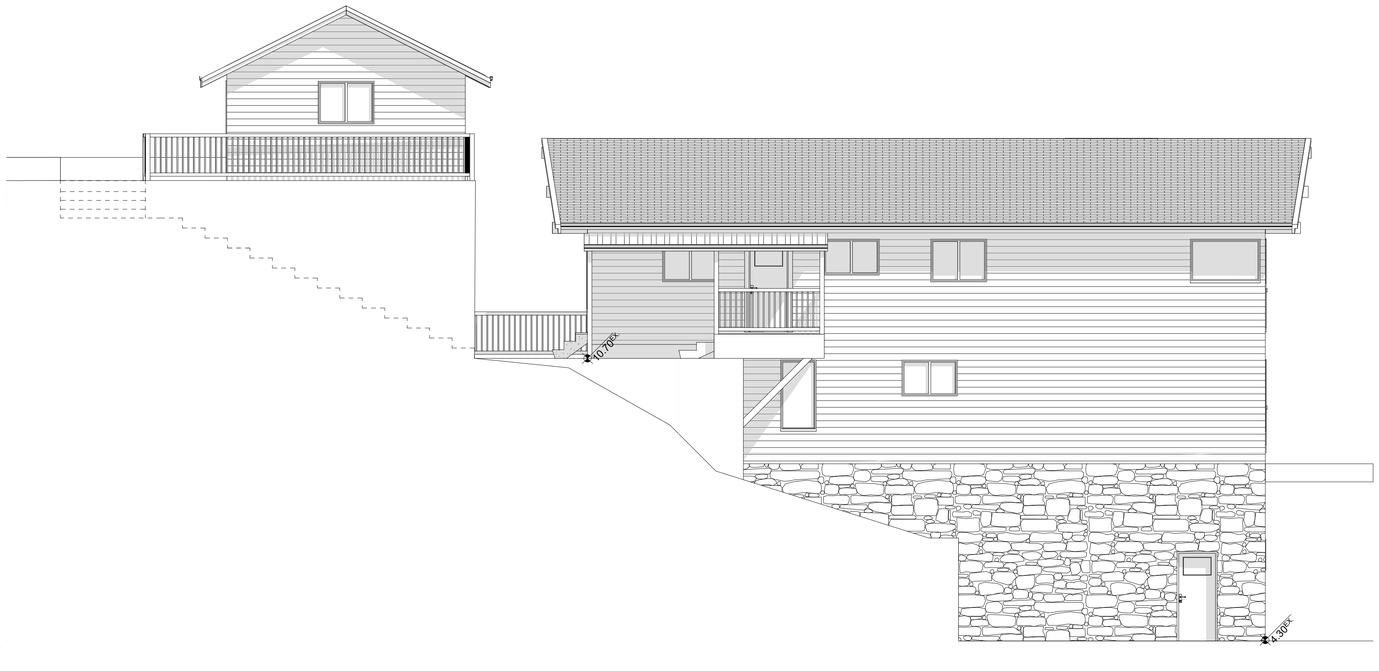
CHECKED BY:
KL

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

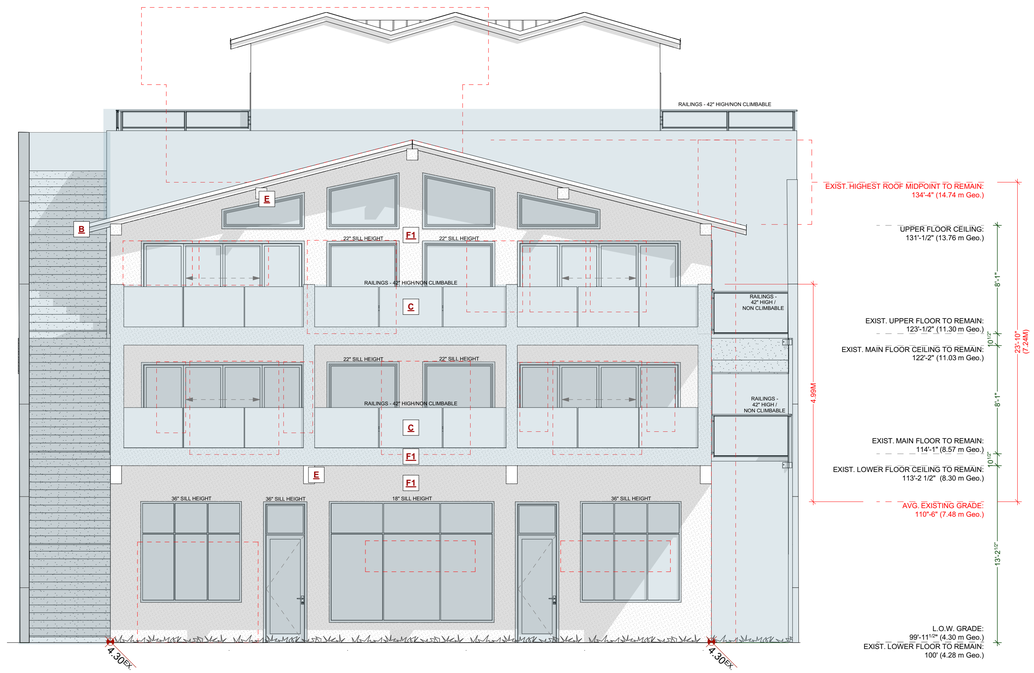
JAVA DESIGNS

SHEET NUMBER
A6

EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"

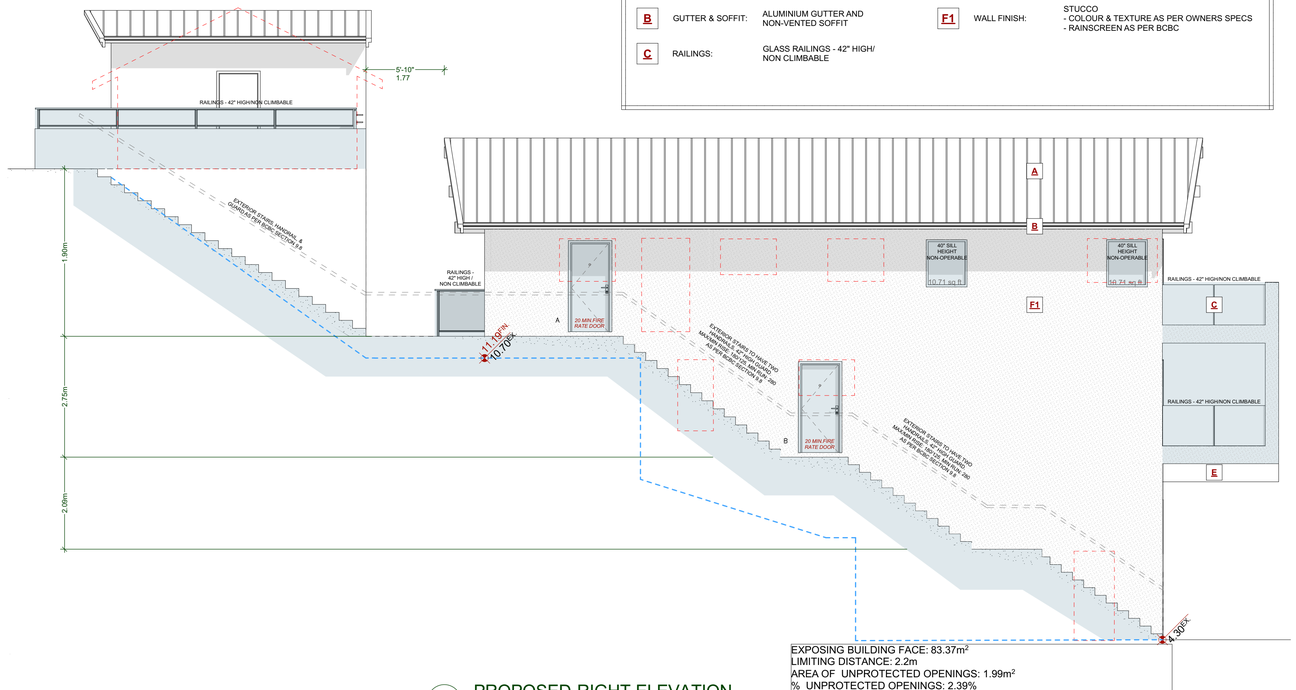



EXISTING RIGHT ELEVATION
SCALE: 3/16" = 1'-0"




PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"

| EXTERIOR FINISHES SCHEDULE | | | | |
|---|---|---|---|---|
| A | ROOFING: | BUILT UP TORCH-ON/ METAL STANDING SEEM ROOFS AS PER CONTRACTORS SPECS | E BEAM ENDS: | EXISTING BEAM ENDS - SEE OWNER FOR SPECS |
| B | GUTTER & SOFFIT: | ALUMINIUM GUTTER AND NON-VENTED SOFFIT | F1 WALL FINISH: | STUCCO<br>- COLOUR & TEXTURE AS PER OWNERS SPECS<br>- RAINSCREEN AS PER BCBC |
| C | RAILINGS: | GLASS RAILINGS - 42" HIGH/ NON CLIMBABLE | | |




PROPOSED RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

EXPOSING BUILDING FACE: 83.37m²
LIMITING DISTANCE: 2.2m
AREA OF UNPROTECTED OPENINGS: 1.99m²
% UNPROTECTED OPENINGS: 2.39%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF UNPROTECTED OPENINGS (as per Table 9.10.15.4): 18.00%
*MULTIPLIED AS PER 9.10.14 - SPRINKLERED BUILDING*
PERMITTED AGGREGATE AREA OF UNPROTECTED OPENINGS: 15.01m²

ADDRESS:
5031 CORDOVA BAY ROAD, SAANICH

CUSTOMER:
MIKE GIORDANO

DRAWING NAME:
EXISTING & PROPOSED
REAR & RIGHT ELEVATIONS

DRAWING SCALE:
3/16"=1'-0"

ISSUE DATE:
AUG. 05, 2026

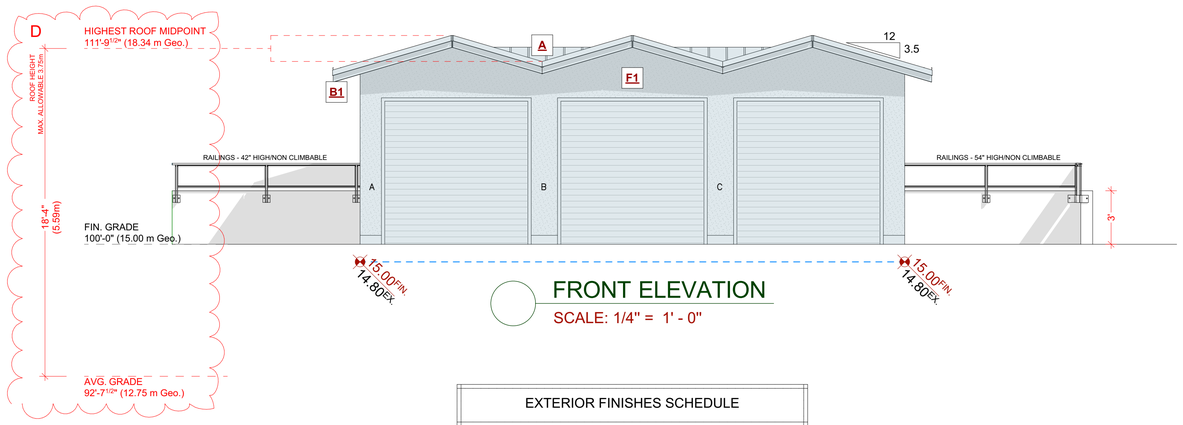
DRAWN BY:
CD

CHECKED BY:
KL

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

JAVA DESIGNS

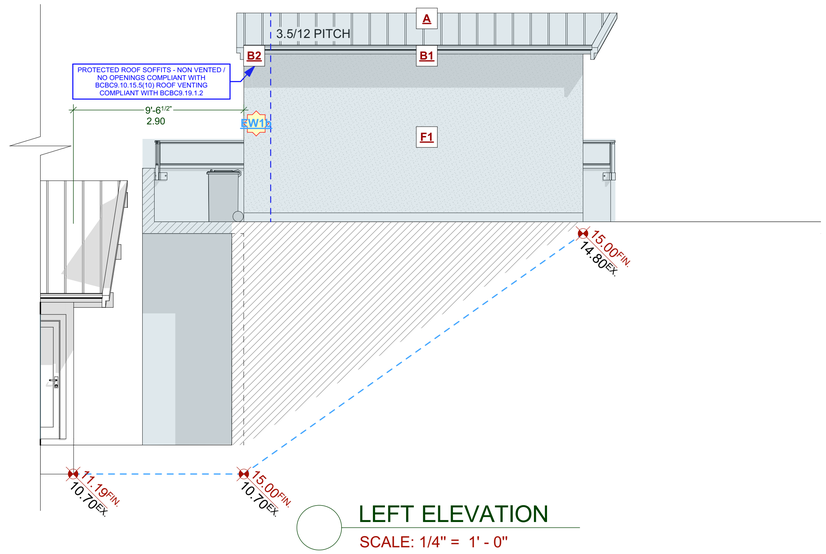
SHEET NUMBER
A7




## FRONT ELEVATION

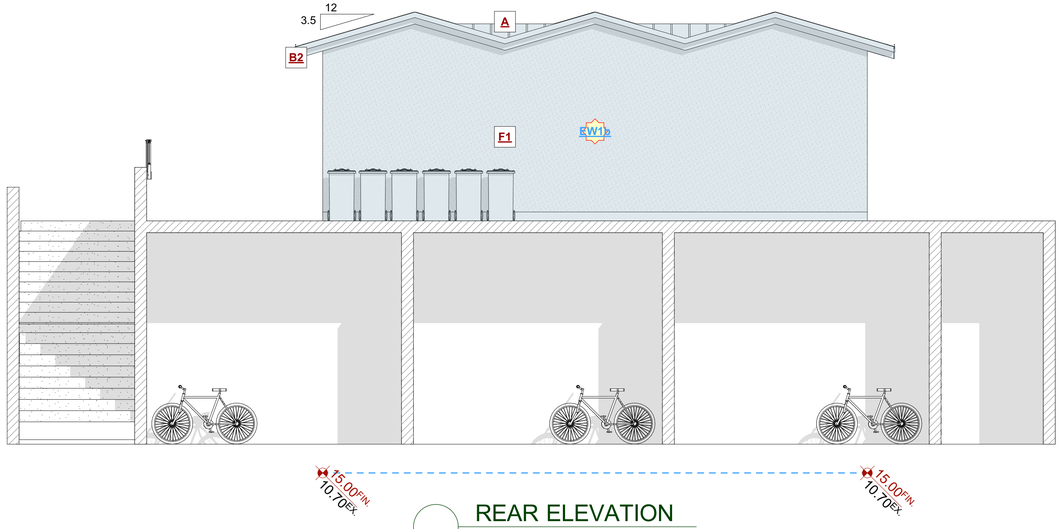
SCALE: 1/4" = 1' - 0"

| EXTERIOR FINISHES SCHEDULE | | |
|---|---|---|
| A | ROOFING: | BUILT UP TORCH-ON/ METAL STANDING SEEM ROOFS AS PER CONTRACTORS SPECS |
| B1 | GUTTER & SOFFIT: | ALUMINIUM GUTTER AND VENTED SOFFIT |
| B2 | GUTTER & SOFFIT: | ALUMINIUM GUTTER AND NON-VENTED SOFFIT |
| F1 | WALL FINISH: | STUCCO<br>- COLOUR & TEXTURE AS PER OWNERS SPECS<br>- RAINSCREEN AS PER BCBC |



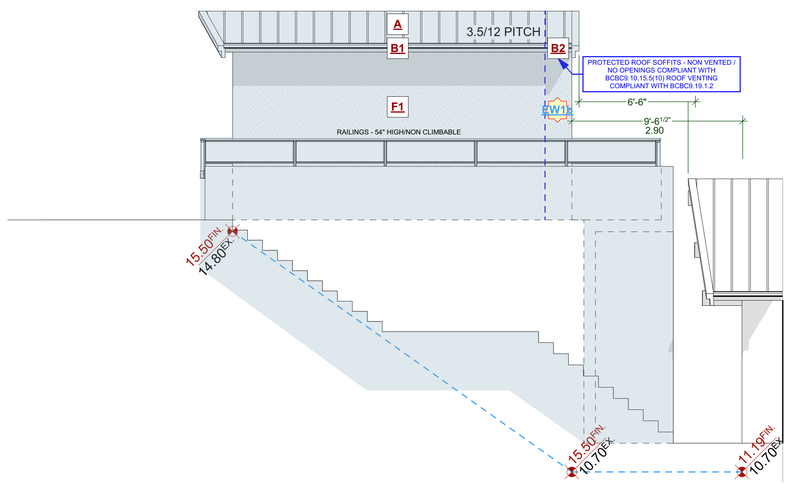

## LEFT ELEVATION

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




## REAR ELEVATION

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




## RIGHT ELEVATION

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

| EW1a | DEMISING WALL: (45 MIN AS PER TABLE A-9.10.3.1.A)<br>• 38MM X 89MM STUDS SPACED 400MM OR 600MM<br>• 89MM THICK ABSORPTIVE MATERIAL (MINERAL FIBRE PROCESSED FROM ROCK OR SLAG WITH A MASS OF AT LEAST 2.8 KG/M² FOR 89 MM THICKNESS AND COMPLETELY FILLING THE WALL CAVITY)<br>• 1 LAYER OF 12.7MM TYPE X GYPSUM BOARD ON INSIDE<br>• EXTERIOR SHEATHING AND ACRYLIC STUCCO (NON COMBUSTIBLE EXTERIOR FINISH; NO WOOD TRIMS, NO WINDOWS / OPENINGS) |
|---|---|

ADDRESS:
5031 CORDOVA BAY ROAD, SAANICH

CUSTOMER:
MIKE GIORDANO

DRAWING NAME:
EXTERIOR ELEVATIONS

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

ISSUE DATE:
OCT. 22, 2025

DRAWN BY:
CD

CHECKED BY:
KL


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


JAVA DESIGNS

SHEET NUMBER

A3