

- FRAMING NOTES:**
- 1 ALL FRAMING TO BE IN ACCORDANCE WITH THE 2012 BC BUILDING CODE
 - 2 ALL LUMBER TO BE SPF#2 OR BETTER UNLESS NOTED OTHERWISE
 - 3 ALL EXTERIOR WALL AND ROOF SHEATHING TO BE 1/2" STANDARD FIR PLYWOOD UNLESS NOTED OTHERWISE
 - 4 ALL EXPOSED EXTERIOR POSTS TO BE 8x6 MIN
 - 5 ALL UNTELS TO BE 2-PLY 2X10 U/N G
 - 6 ALL CONCRETE TO BE MINIMUM 25MPa AT 28 DAYS
 - 7 TYPICAL DOOR / WINDOW HEAD HEIGHT
 - 8 BASEMENT MAIN FLOOR: 8"
 - 9 SECOND FLOOR: 8"
 - 10 ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT ALL CUTS
 - 11 DESIGN LOADS SAANICH: Ss 2 1Pa Sr 0 3Pa

PLAN LEGEND

WALL	[Symbol]
ROOF OVER	[Symbol]
FLOOR OVER	[Symbol]
DECK OVER	[Symbol]
WALL BELOW	[Symbol]
POST	[Symbol]
FLUSH BEAM OVER	[Symbol]
DROP BEAM OVER	[Symbol]
GIRDER TRUSS OVER	[Symbol]
S/C DETECTOR	[Symbol] S/C
DOOR SIZE	[Symbol] 3-0
WINDOW SIZE	[Symbol] 3-0
JOIST SPAN DIRECTION	[Symbol]
LINE OF INTERIOR VAULT	[Symbol]

NORTH ELEVATION SPACIAL SEPARATION

AREA OF EXPOSING BUILDING FACE	115.3m ²
LIMITING DISTANCE	7.73m
PERCENTAGE OF GLAZED AREA ALLOWABLE	23.5%
AREA OF GLAZED OPENINGS ALLOWABLE (115.3m ² x 23%)	27.1m ²
AREA OF GLAZED OPENINGS PROPOSED	0.0m ²
PERCENTAGE OF GLAZED AREA PROPOSED	0.0%

EXTERIOR FINISH NOTES

SOFFIT	TYPICAL EAVE	VENTED ALUMINUM OR VINYL
	GABLE EAVE	VENTED ALUMINUM OR VINYL
GUTTERS:	5" CONTINUOUS ALUMINUM CW 4" X 3" ALUMINUM DOWNPIPE	
FASCIA BOARDS:	TYPICAL EAVE FASCIA GUTTER LOW SLOPE EAVE 14" HEIGHT - PAINTED COMB FACE SPRUCE	
BARGEBOARD:	PAINTED COMB FACE SPRUCE	
WINDOW TRIM:	N/A	
DOOR TRIMS:	N/A	

ELEVATION NOTES LEGEND

1	STANDING SEAM METAL ROOFING
2	ACRYLIC STUCCO
3	STONE VENEER

WEST ELEVATION SPACIAL SEPARATION

AREA OF EXPOSING BUILDING FACE	153.4m ²
LIMITING DISTANCE	7.51m
PERCENTAGE OF GLAZED AREA ALLOWABLE	23.5%
AREA OF GLAZED OPENINGS ALLOWABLE (153.4m ² x 23%)	36.0m ²
AREA OF GLAZED OPENINGS PROPOSED	34.8m ²
PERCENTAGE OF GLAZED AREA PROPOSED	22.7%

FLOOR AREA

BASEMENT	1540 SF
MAIN FLOOR:	2562 SF
SECOND FLOOR:	1974 SF
TOTAL LIVING SPACE	6276 SF
GARAGE	1264 SF
TOTAL BUILDING SF	7540 SF

DRAWING SCALE: 1/4" = 1'-0" ALL MEASUREMENTS ARE IN FEET

GENERAL NOTES

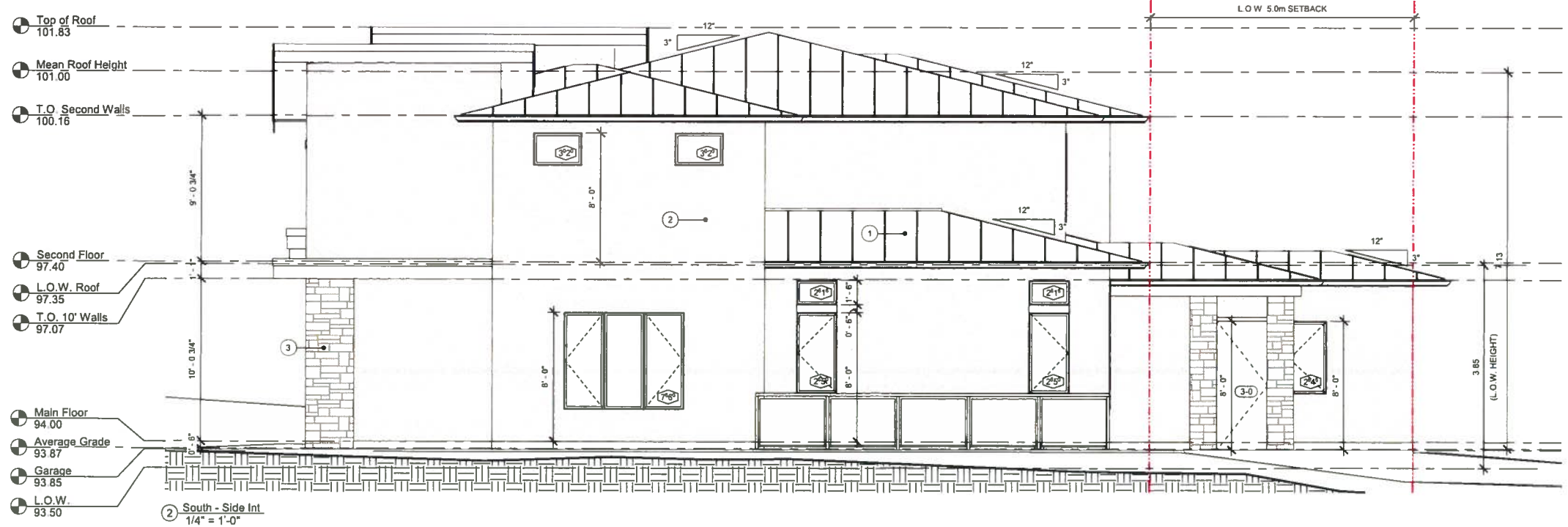
- 1 All drawings, plans, models, designs, specifications and other documents prepared by Ryan Hoyt Design (RHD) and used in connection with the project are the property of RHD and shall remain the property of RHD. RHD reserves the copyright in them and in the Work created from them, and they shall not be used for any other work or project.
- 2 It is the responsibility of the Contractor to verify all dimensions, materials, and see conditions as applicable to the project and the proposed work. The Contractor shall notify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction or any part thereof constitutes acceptance of the drawings, acceptance of the setting site conditions, and means, dimensions and elevations have been considered, verified and are acceptable.
- 3 The Contractor shall work with the C.L.S. to verify correct placement, siting and elevation of the proposed buildings or structures on the property prior to commencing the work. RHD is not responsible for any encroachments with respect to elevation, siting or placement. Any proposed changes with respect to elevation, siting or placement shall be confirmed with a C.L.S. prior to execution.
- 4 The Contractor shall engage a Professional Engineer licensed in the Province of BC for the design and fast review of all structural components and systems within the work as required by the Authority Having Jurisdiction. Prior to commencement of this work, the Contractor shall notify RHD of any changes to the design required by the Structural Engineer. Intra manufacture or other engineered component supplier.

Date:	19May09
By:	RH
No.:	1
Description:	Issue for Permit

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 PLANNING DEPT.
 DISTRICT OF SAANICH

Project No.:	18029
Sheet No.:	A2.1
Sheet Title:	Elevations



- FRAMING NOTES:**
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 - ALL EXPOSED EXTERIOR POSTS TO BE 8X8 MIN.
 - ALL LINTELS TO BE 2x12 U.N.C.
 - ALL CONCRETE TO BE MINIMUM 25MPa AT 28 DAYS
 - TYPICAL DOOR / WINDOW HEAD HEIGHT:
 - BASEMENT: 8'
 - MAIN FLOOR: 8'
 - SECOND FLOOR: 8'
 - ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER, FIELD TREAT ALL CUTS
 - DESIGN LOADS:
 SAANICH S_s: 2.1kPa
 S_r: 0.3kPa

PLAN LEGEND

WALL	[Symbol]
ROOF OVER	[Symbol]
FLOOR OVER	[Symbol]
DECK OVER	[Symbol]
WALL BELOW	[Symbol]
POST	[Symbol]
FLUSH BEAM OVER	[Symbol]
DROP BEAM OVER	[Symbol]
GIRDER TRUSS OVER	[Symbol]
S/C DETECTOR	[Symbol] S/C
DOOR SIZE	[Symbol] 3-0
WINDOW SIZE	[Symbol] 2-0
JOIST SPAN DIRECTION	[Symbol]
LINE OF INTERIOR VAULT	[Symbol]

SOUTH ELEVATION SPACIAL SEPARATION

AREA OF EXPOSING BUILDING FACE	117.8m ²
LIMITING DISTANCE	3.55m
PERCENTAGE OF GLAZED AREA ALLOWABLE	11.0%
AREA OF GLAZED OPENINGS ALLOWABLE (117.8m ² x 0.11)	13.0m ²
AREA OF GLAZED OPENINGS PROPOSED	9.9m ²
PERCENTAGE OF GLAZED AREA PROPOSED	8.4%

ELEVATION NOTES LEGEND

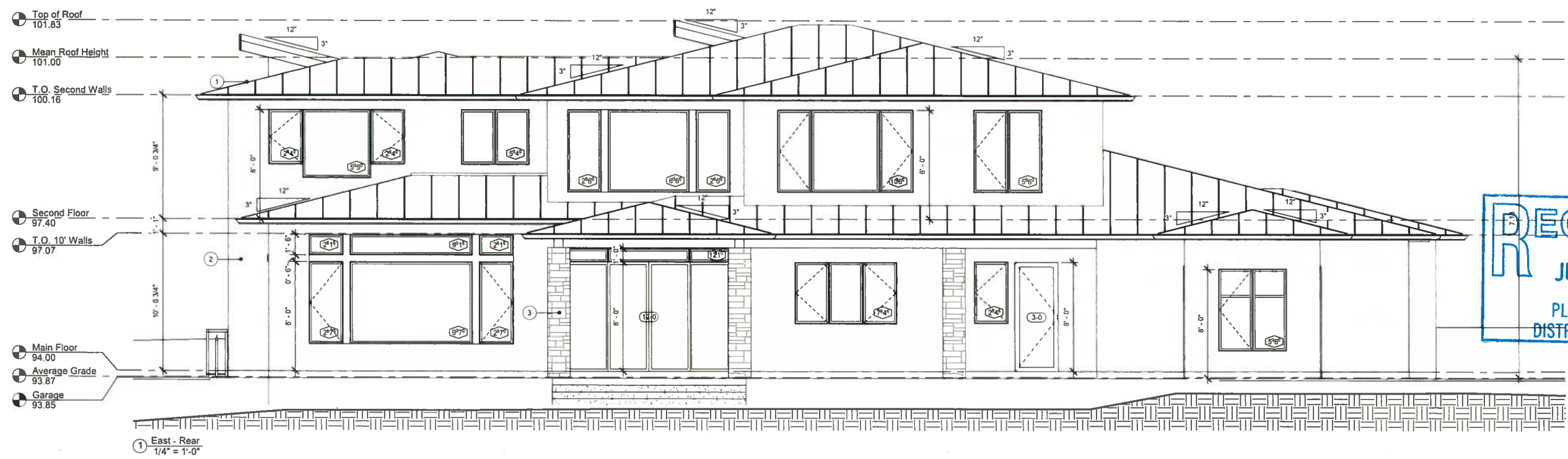
1	STANDING SEAM METAL ROOFING
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3	STONE VENEER

EXTERIOR FINISH NOTES

SOFFIT	TYPICAL EAVE	VENTED ALUMINUM OR VINYL
	GABLE EAVE	VENTED ALUMINUM OR VINYL
GUTTERS	5" CONTINUOUS ALUMINUM CW 4" X 3" ALUMINUM DOWNPIPE	
FASCIA BOARDS	TYPICAL EAVE, FASCIA GUTTER	
	LOW SLOPE EAVE 14" HEIGHT, PAINTED COMB FACE SPRUCE	
BARGEBOARD	PAINTED COMB FACE SPRUCE	
WINDOW TRIM	N/A	
DOOR TRIMS	N/A	

EAST ELEVATION SPACIAL SEPARATION

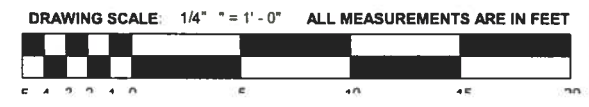
AREA OF EXPOSING BUILDING FACE	148.1m ²
LIMITING DISTANCE	9.60m
PERCENTAGE OF GLAZED AREA ALLOWABLE	34.0%
AREA OF GLAZED OPENINGS ALLOWABLE (148.1m ² x 0.34)	50.4m ²
AREA OF GLAZED OPENINGS PROPOSED	41.7m ²
PERCENTAGE OF GLAZED AREA PROPOSED	26.9%



FLOOR AREA

BASEMENT	1640 SF
MAIN FLOOR	2662 SF
SECOND FLOOR	1974 SF
TOTAL LIVING SPACE	6276 SF
GARAGE	1264 SF
TOTAL BUILDING SF	7540 SF

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By:	No.:
RH	1
Description:	Issue for Permit
Date:	19/May/09

rhod
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Project: 5185 Del Monte
 Sheet Title: Elevations

Project No.: 18029

Sheet: A2.2