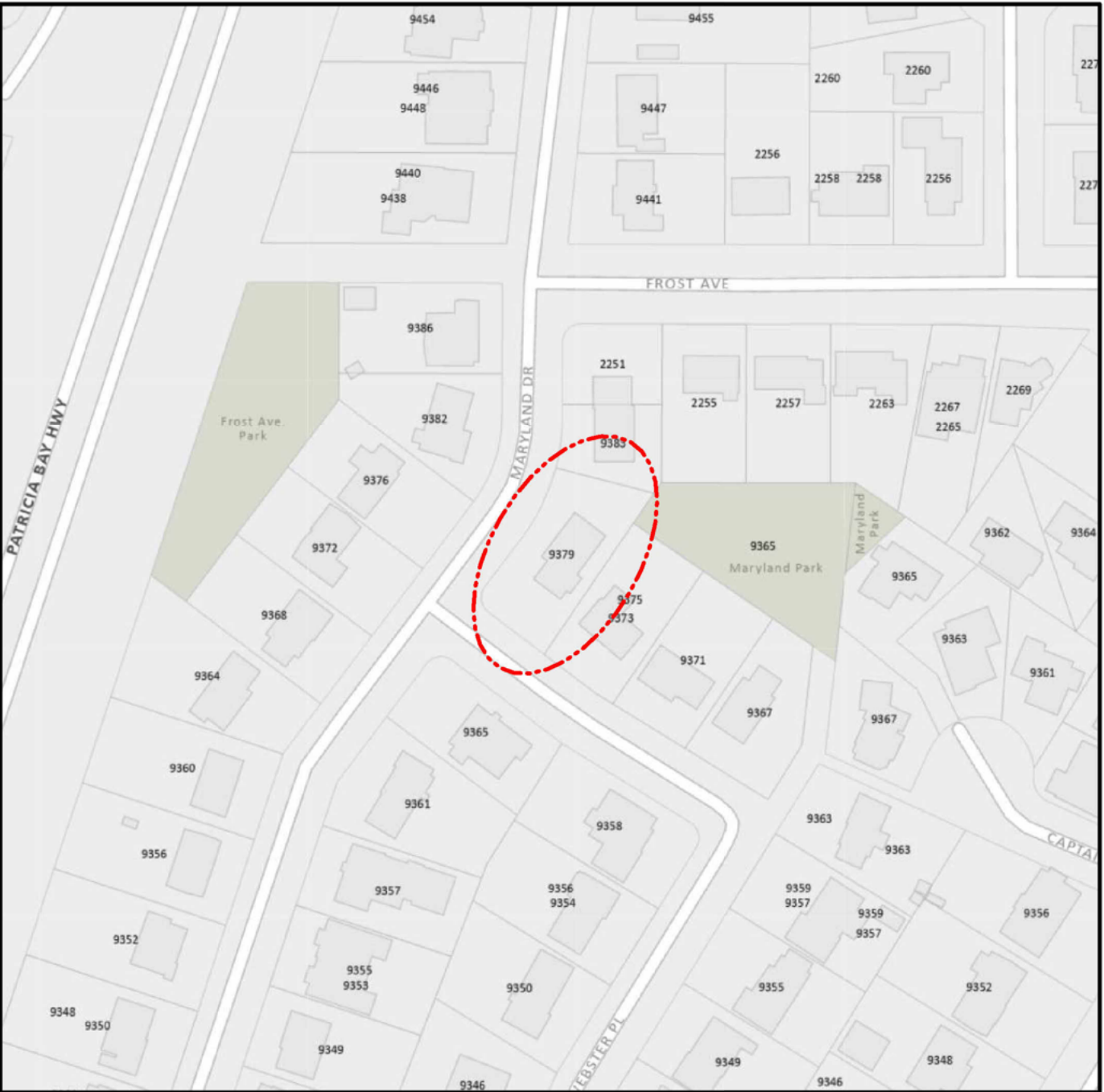


NEW CUSTOM HOME:

9379 Maryland Dr.

SIDNEY, BC

KEY PLAN:



R2 ZONING ANALYSIS:

LOT AREA:	972.0m2	
FLOOR ELEVATIONS:	MAIN FLOOR:	8.60m
	GARAGE SLAB:	8.45m
AVERAGE GRADE:	8.38m	
F.S.R:	ALLOWABLE	PROPOSED
	NO RESTRICTION	N/A
GROSS FLOOR AREA:	ALLOWABLE	PROPOSED
MAIN FLOOR:		165.4m2
GARAGE:		45.8m2
TOTAL:		211.2m2
LOT COVERAGE:	ALLOWABLE	PROPOSED
UNIT A:		215.4m2
UNIT B:		215.4m2 (SEPARATE PERMIT)
TOTAL:	45.0% (437.4m2)	44.3% (430.8m2)
HEIGHT:	ALLOWABLE	PROPOSED
HOUSE:	10.50m	4.82m
SETBACKS:	ALLOWABLE	PROPOSED
FRONT (S):	4.50m	4.51m
REAR (N):	4.50m	21.02m
SIDE (W):	3.00m	3.33m
SIDE (E):	2.00m	2.23m

PROJECT INFORMATION:

SITE ADDRESS: 9379 MARYLAND DRIVE
SIDNEY, BC
V8L 2R3

LOT 26, PLAN VIP17139, SECTION 7&8,
RANGE 3E, NORTH SAANICH LAND
DISTRICT

SCOPE OF WORK:

CONSTRUCTION OF TWO NEW SINGLE FAMILY DWELLINGS

PROJECT DIRECTORY:

DESIGNER: HOYT DESIGN CO.
250.999.9893
HELLO@HOYT.CO

GENERAL CONTRACTOR: TBD

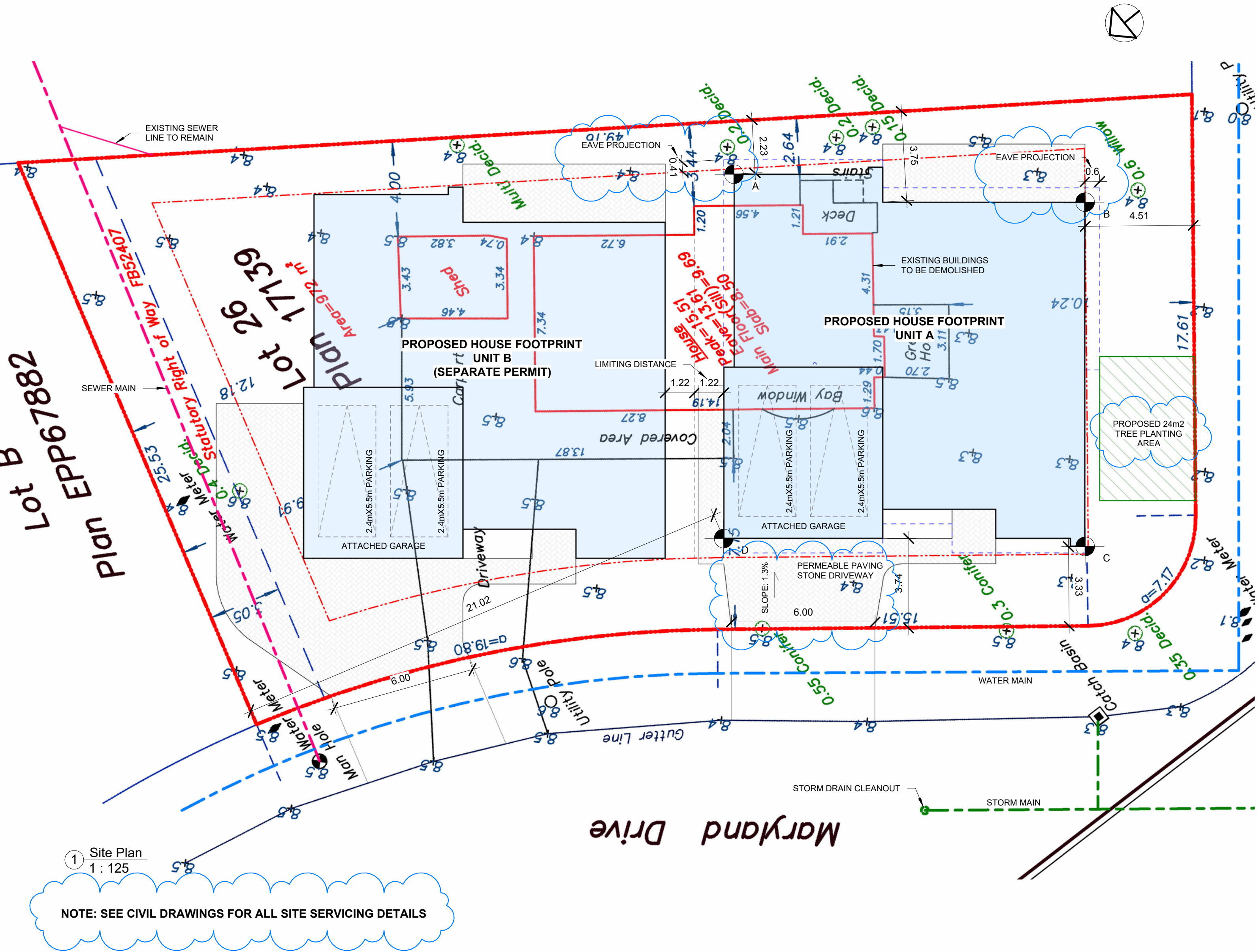
STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND SURVEYING
250.656.6155
BRENT@WEYSURVEYS.COM

SHEET INDEX:

A0.0	COVER SHEET
A1.1	FOUNDATION & MAIN FLOOR PLAN
A1.2	CLERESTORY & ROOF PLAN
A2.1	ELEVATIONS
A3.1	SECTIONS & ASSEMBLIES
A4.1	DETAILS

SERVICE CONNECTIONS:	
1.	HDC IS NOT RESPONSIBLE FOR THE DESIGN AND/OR LOCATION OF SERVICE CONNECTIONS. IT IS THE RESPONSIBILITY OF THE OWNER / CONTRACTOR, PRIOR TO CONSTRUCTION TO:
.1	PHYSICALLY LOCATE ALL STORM & SEWER CONNECTIONS FOR THE SITE
2	CONFIRM INVERT / CONNECTION ELEVATIONS FOR THE STORM AND SEWER SYSTEMS
3	ENSURE THAT BUILDING ELEVATIONS (ALL FLOORS, CRAWLSPACE AND/OR DESIGN OF PUMPED DRAINAGE SYSTEMS (WHERE NECESSARY) TO BE BY OTHER
2.	COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF THE DRAWINGS, ACCEPTANCE OF THE SITE CONDITIONS, AND MEANS DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED, AND ARE ACCEPTABLE



EXTERIOR SIDE YARD DRIVEWAY AND PARKING COVERAGE	
AREA OF EXTERIOR SIDE YARD:	117.0m2
PERCENTAGE OF COVERAGE ALLOWABLE:	50.0%
AREA OF COVERAGE ALLOWABLE:	58.5m2
AREA OF COVERAGE PROPOSED:	46.3m2
PERCENTAGE OF COVERAGE PROPOSED:	39.6%

AVERAGE GRADE CALC.	
POINT	ELEVATION (HOUSE)
A	8.40m
B	8.35m
C	8.30m
D	8.47m
TOTAL	33.52 / 4 = 8.38m

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ISSUE DATE: 26May12 REV 5

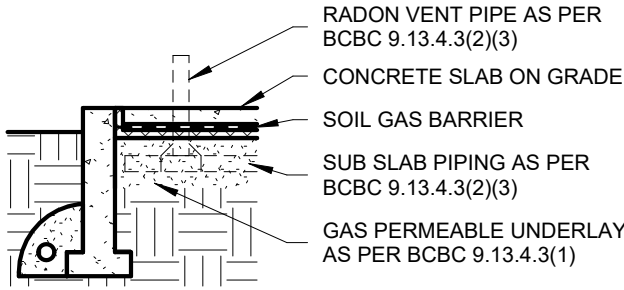
No.:	Description:	Date:
1	Concept 1	25July04
2	Issue for Engineering	25July05
3	Issue for Eng. Rev.1	25Oct03
4	Issue for Permit	26Mar03
5	Issue for Permit Rev.1	26May12

Site Plan & Zoning
Analysis

A0.0

BCBC 9.13.4 COMPLIANCE

CONTRACTOR TO PROVIDE RADON MITIGATION AS PER BCBC 9.13.4



PLAN LEGEND	
WALL	
ROOF OVER	
FLOOR OVER	
DECK OVER	
WALL BELOW	
POST	
FLUSH BEAM OVER	
DROP BEAM OVER	
GIRDER TRUSS OVER	
S/C DETECTOR	
DOOR SIZE	
WINDOW SIZE	
JOIST SPAN DIRECTION	
LINE OF INTERIOR VAULT	

FRAMING NOTES:	
1.	ALL FRAMING TO BE IN ACCORDANCE WITH THE 2024 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 6X6 MIN.
5.	ALL LINTELS TO BE 2-PLY 2X10 U.N.O.
6.	ALL CONCRETE TO BE MINIMUM 25MPa AT 28 DAYS
7.	ALL INTERIOR DOORS TO PROVIDE MIN. 2-STUDS E/S AT JAMB FRAMING
8.	TYPICAL DOOR / WINDOW HEAD HEIGHT: 5'
9.	ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT ALL CUTS
10.	DESIGN LOADS: SIDNEY: Ss: 1.6kPa Sr: 0.2kPa

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PROJECT

9379 Maryland:
Unit A

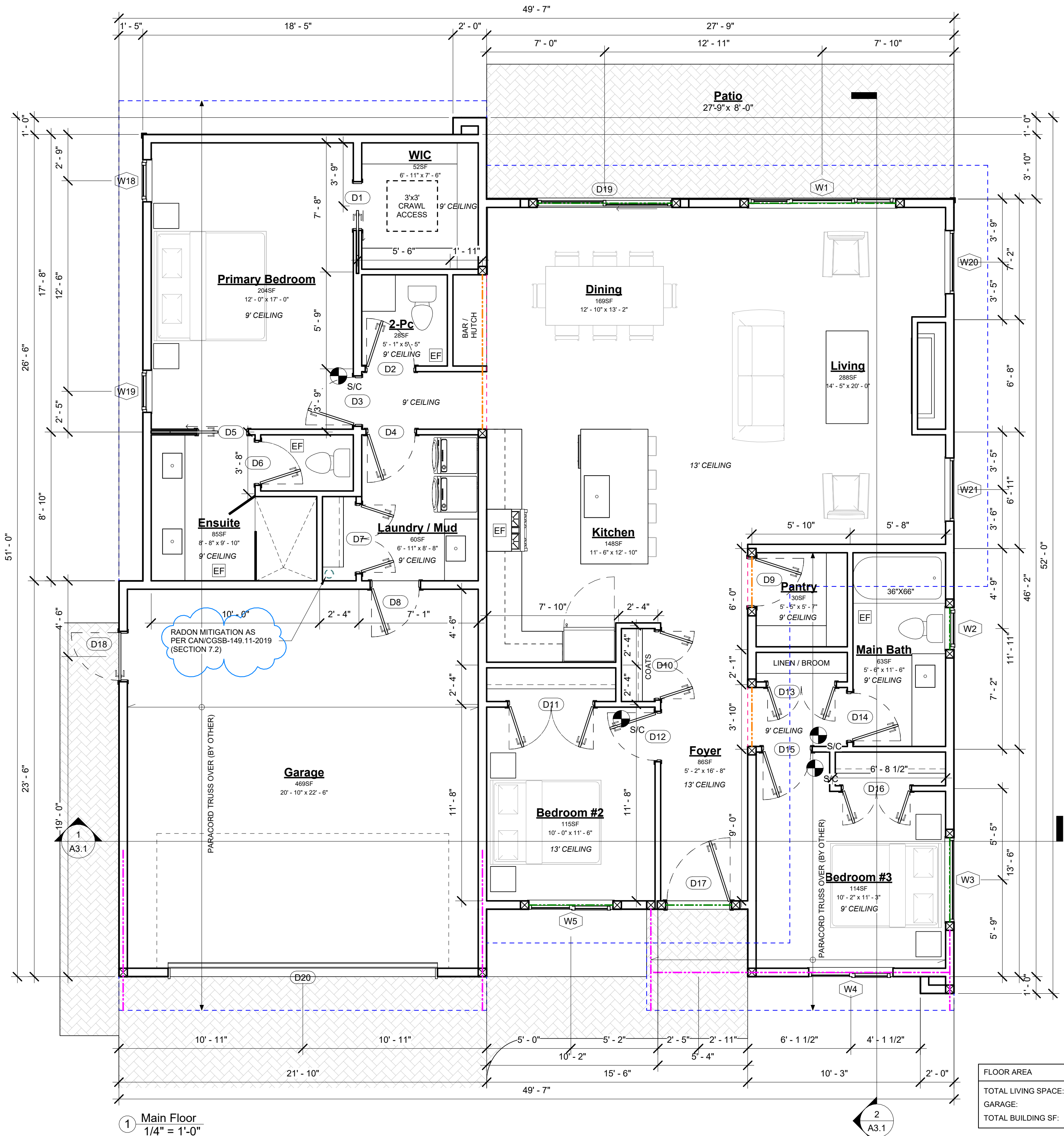
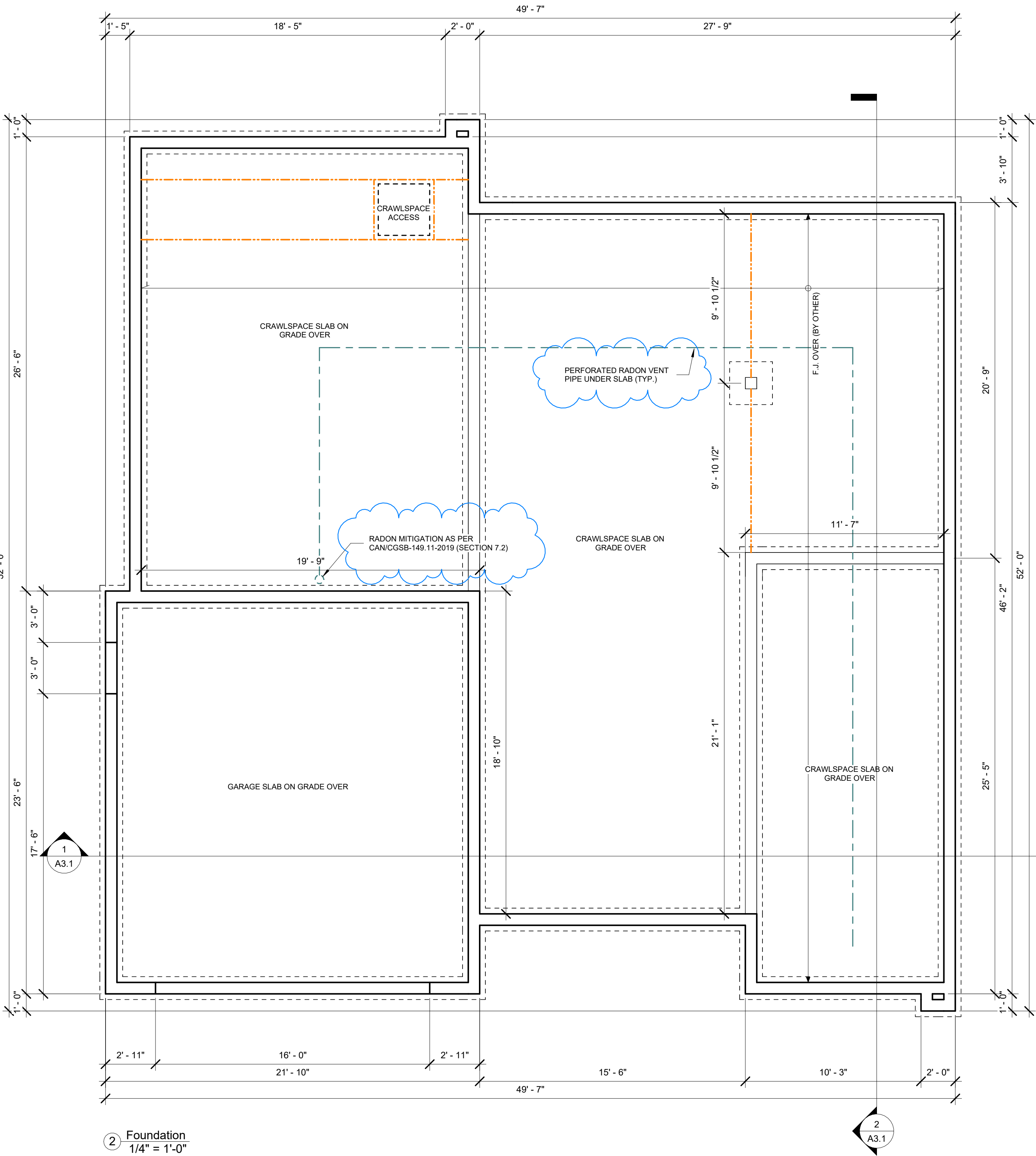
2528

ISSUE DATE: 26May12 REV 5

Date:	Description:	No.:
25July04	Concept 1	1
25July25	Issue for Engineering	2
25Oct23	Issue for Eng. Rev. 1	3
26Mar03	Issue for Permit	4
26May12	Issue for Permit Rev. 1	5

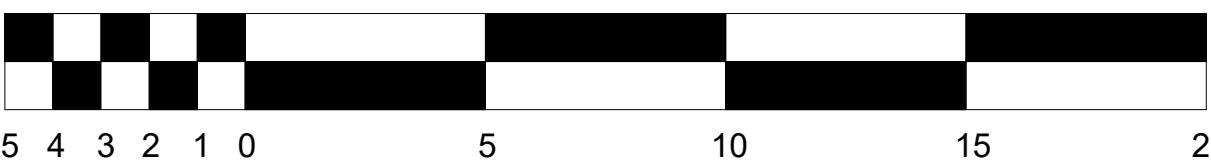
Floor Plans

A1.1



FLOOR AREA	
TOTAL LIVING SPACE:	1780 SF
GARAGE:	493 SF
TOTAL BUILDING SF:	2273 SF

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



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PROJECT

9379 Maryland:
Unit A
2528

ISSUE DATE: 26May12 REV 5

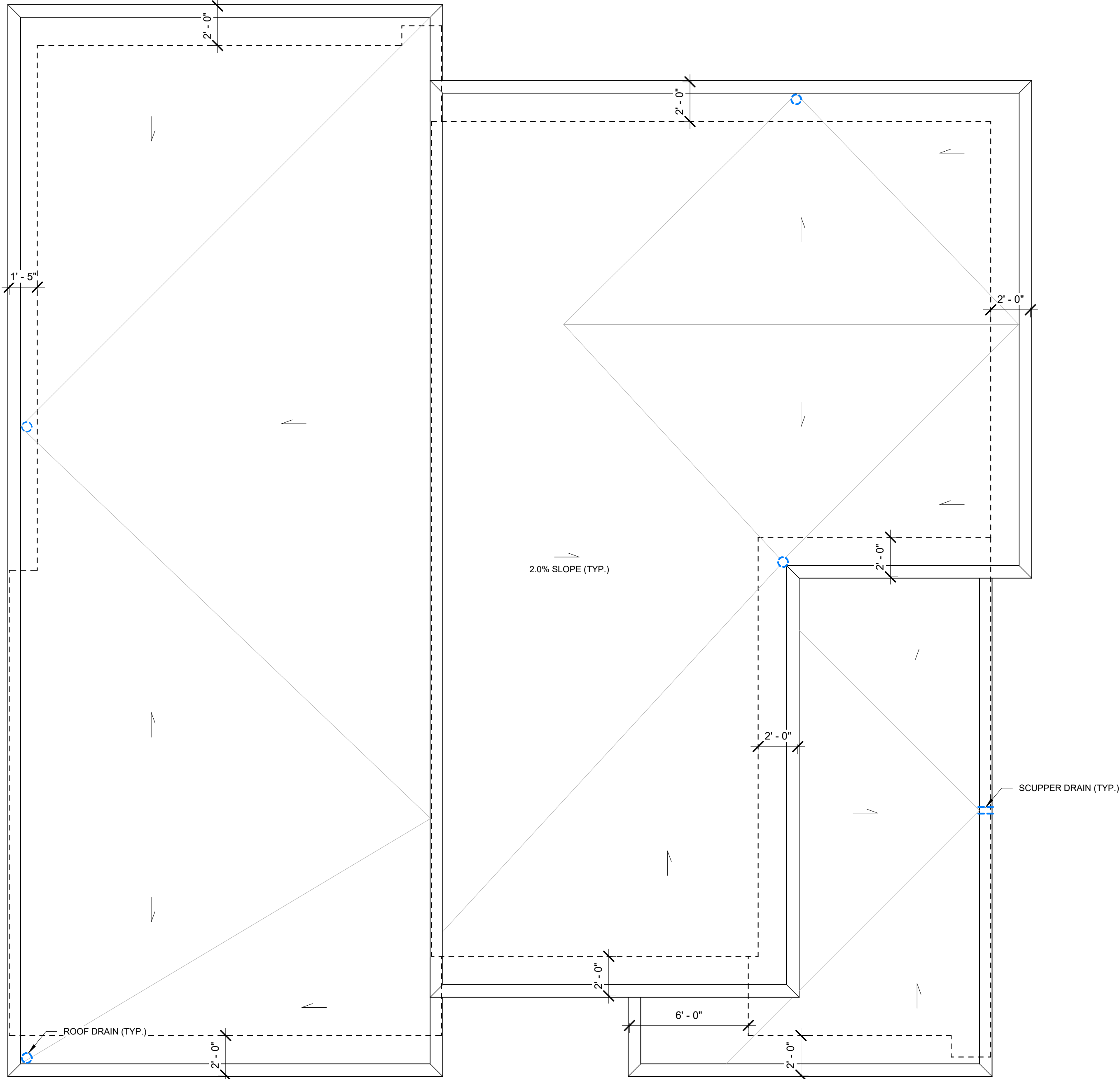
Date:	Description:	No.:
25July04	Concept 1	1
25July25	Issue for Engineering	2
25Oct23	Issue for Eng. Rev.1	3
26Mar03	Issue for Permit	4
26May12	Issue for Permit Rev.1	5

Floor Plans

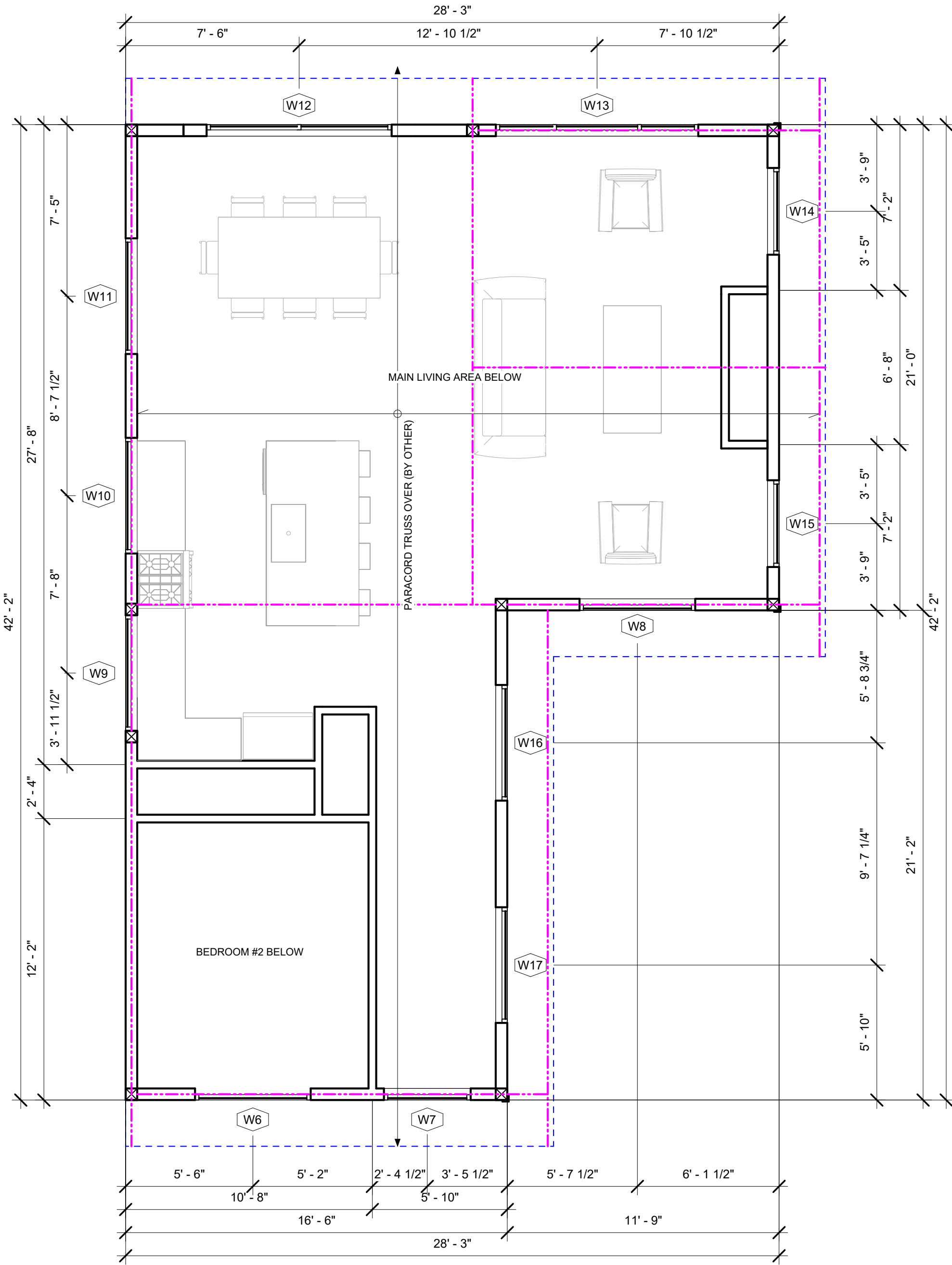
A1.2

PLAN LEGEND	
WALL	
ROOF OVER	
FLOOR OVER	
DECK OVER	
WALL BELOW	
POST	
FLUSH BEAM OVER	
DROP BEAM OVER	
GIRDER TRUSS OVER	
S/C DETECTOR	
DOOR SIZE	
WINDOW SIZE	
JOIST SPAN DIRECTION	
LINE OF INTERIOR VAULT	

FRAMING NOTES:	
1.	ALL FRAMING TO BE IN ACCORDANCE WITH THE 2024 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 6X6 MIN.
5.	ALL LINTELS TO BE 2-PLY 2X10 U.N.O.
6.	ALL CONCRETE TO BE MINIMUM 25MPa AT 28 DAYS
7.	ALL INTERIOR DOORS TO PROVIDE MIN. 2-STUDS E/S AT JAMB FRAMING
8.	TYPICAL DOOR / WINDOW HEAD HEIGHT: 8'
9.	ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT
10.	ALL CUTS
DESIGN LOADS:	
SIDNEY:	Ss: 1.6kPa Sr: 0.2kPa



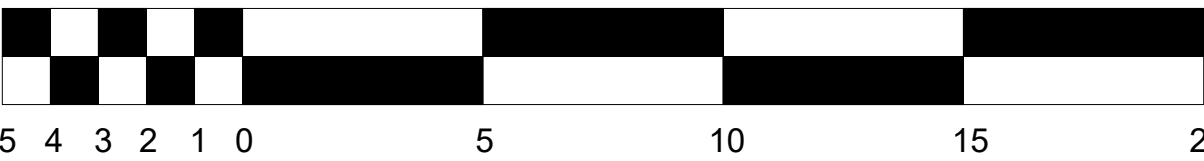
2 Roof Plan
1/4" = 1'-0"

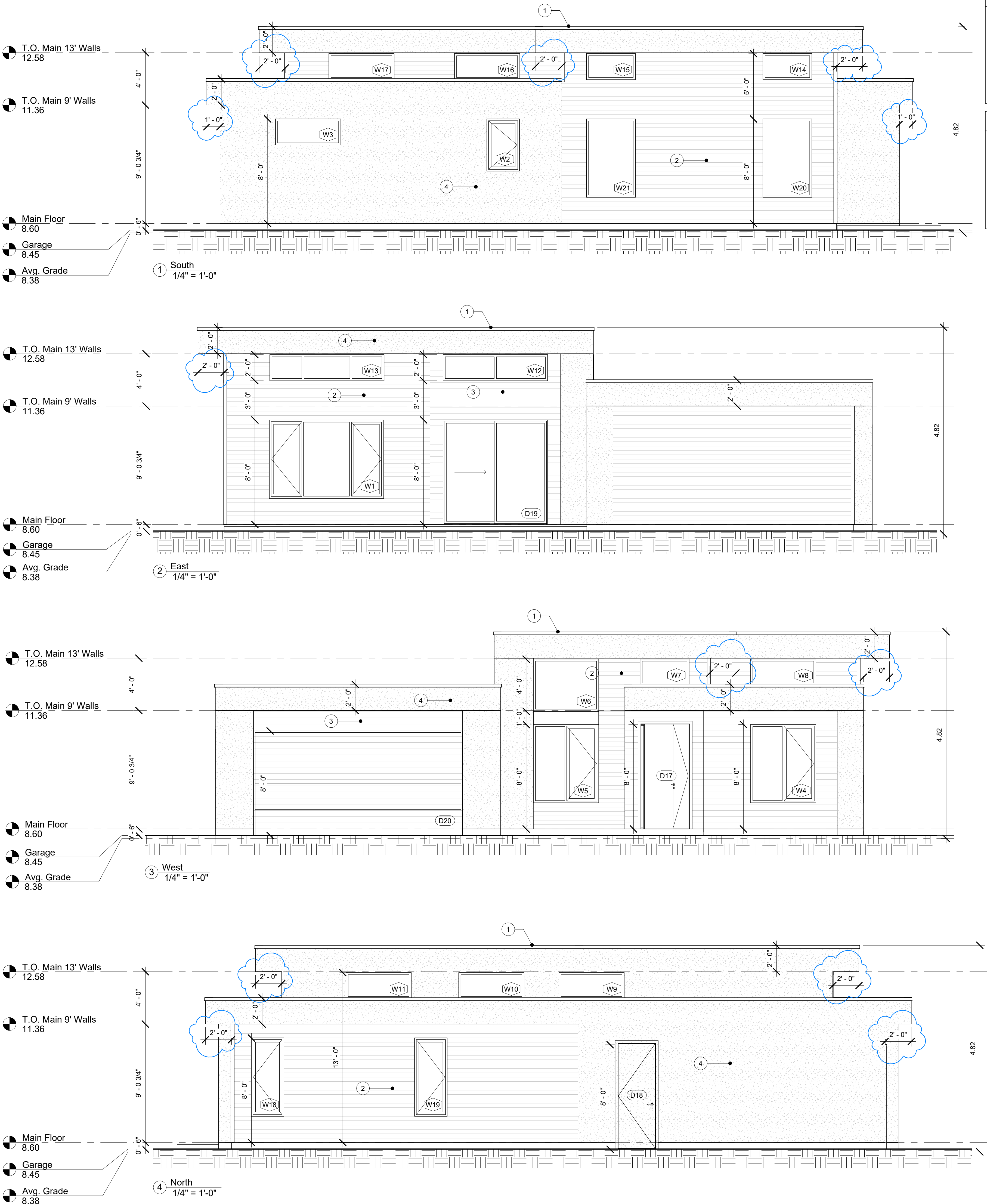


1 Clerestory Window Plan
1/4" = 1'-0"

FLOOR AREA	
TOTAL LIVING SPACE:	1780 SF
GARAGE:	493 SF
TOTAL BUILDING SF:	2273 SF

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





ELEVATION NOTES LEGEND

- 2-PLY MOD. BIT. ROOFING
- FIBRE CEMENT LAP SIDING
- 1X6 T&G V-GROOVE WOOD SIDING
- ACRYLIC STUCCO

EXTERIOR FINISH NOTES

SOFFIT: TYPICAL EAVE: VENTED T&G WOOD

GUTTERS: 5" CONTINUOUS ALUMINUM C/W 4" X 3" ALUMINUM DOWNPIPE

CORNER BOARDS: FIBRE CEMENT LAP SIDING: 1X4 PAINTED COMB FACE SPF T&G WOOD SIDING: 1X4 WOOD

WINDOW TRIM: PREFINISHED METAL FLASHING

DOOR TRIMS: PREFINISHED METAL FLASHING

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]

DOOR SIZE: [Symbol]

WINDOW SIZE: [Symbol]

JOIST SPAN DIRECTION: [Symbol]

LINE OF INTERIOR VAULT: [Symbol]

FRAMING NOTES:

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- ALL EXPOSED EXTERIOR POSTS TO BE 6X6 MIN.
- ALL LINTELS TO BE 2-PLY 2X10 U.N.O.
- ALL CONCRETE TO BE MINIMUM 25MPa AT 28 DAYS
- ALL INTERIOR DOORS TO PROVIDE MIN. 2-STUDS E/S AT JAMB FRAMING
- TYPICAL DOOR / WINDOW HEAD HEIGHT: 8'
- ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT ALL CUTS
- DESIGN LOADS: SIDNEY: Ss: 1.6kPa Sr: 0.2kPa

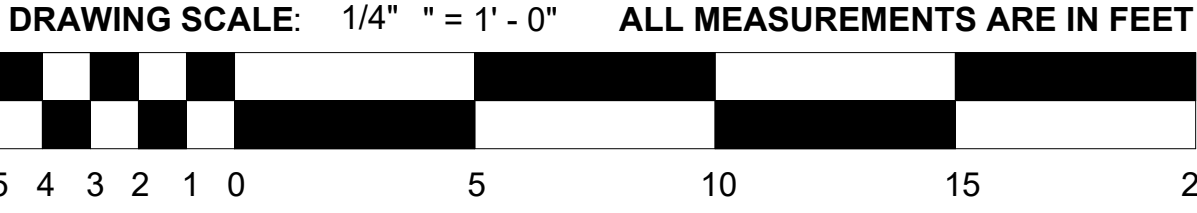
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WINDOW SCHEDULE - MAIN FLOOR					
WINDOW SCHEDULE IS PROVIDED FOR CONVENIENCE AND REFERENCE ONLY. ALL WINDOW DIMENSIONS PROVIDED ARE FRAME SIZE MEASUREMENTS. ROUGH OPENING DIMENSIONS TO BE AS PER SUPPLIER'S SPECIFICATIONS AND SHOP DRAWINGS. Fixed = Fixed Pane CL = Casement Left CR = Casement Right CLR = Casement Left & Right TV = Top Vent TTL = Tilt & Turn Left TTR = Tilt & Turn Right RH = Rakehead					
Tag	Width	Height	Head Height	Sill Height	Operation
W1	8' - 9"	6' - 0"	8' - 0"	2' - 0"	CLR
W2	2' - 6"	4' - 0"	8' - 0"	4' - 0"	CR
W3	5' - 0"	2' - 0"	8' - 0"	6' - 0"	FIXED
W4	5' - 0"	6' - 0"	8' - 0"	2' - 0"	CR
W5	5' - 0"	6' - 0"	8' - 0"	2' - 0"	CR
W6	5' - 0"	4' - 0"	13' - 0"	9' - 0"	FIXED
W7	3' - 9"	2' - 0"	13' - 0"	11' - 0"	FIXED
W8	5' - 0"	2' - 0"	13' - 0"	11' - 0"	FIXED
W9	5' - 0"	2' - 0"	13' - 0"	11' - 0"	FIXED
W10	5' - 0"	2' - 0"	13' - 0"	11' - 0"	FIXED
W11	5' - 0"	2' - 0"	13' - 0"	11' - 0"	FIXED
W12	8' - 0"	2' - 0"	13' - 0"	11' - 0"	FIXED
W13	8' - 9"	2' - 0"	13' - 0"	11' - 0"	FIXED
W14	3' - 9"	2' - 0"	13' - 0"	11' - 0"	FIXED
W15	3' - 9"	2' - 0"	13' - 0"	11' - 0"	FIXED
W16	5' - 0"	2' - 0"	13' - 0"	11' - 0"	FIXED
W17	5' - 0"	2' - 0"	13' - 0"	11' - 0"	FIXED
W18	2' - 6"	6' - 0"	8' - 0"	2' - 0"	CL
W19	2' - 6"	6' - 0"	8' - 0"	2' - 0"	CR
W20	3' - 9"	6' - 0"	8' - 0"	2' - 0"	FIXED
W21	3' - 9"	6' - 0"	8' - 0"	2' - 0"	FIXED
Total Window Count: 21					

DOOR SCHEDULE - MAIN FLOOR						
DOOR SCHEDULE IS PROVIDED FOR CONVENIENCE AND REFERENCE ONLY. ALL SWING DOOR SIZES PROVIDED ARE FINISHED DOOR SLAB DIMENSIONS. FRAME SIZE & ROUGH OPENING DIMENSIONS ARE PER SUPPLIER'S SPECIFICATIONS & SHOP DRAWINGS. DIMENSIONS PROVIDED ARE FRAME SIZE. ROUGH OPENING DIMENSIONS ARE TO BE AS PER SUPPLIER'S SPECIFICATIONS & SHOP DRAWINGS. LH = Left Hand LHR = Left Hand Reverse RH = Right Hand RHR = Right Hand Reverse OH = Overhead X = Sliding Pane F = Fixed Pane P = Pocket Door						
Tag	Width	Height	Head Height	Door Swing	Exterior/ Interior	Notes
D1	2' - 8"	8' - 0"	8' - 0"	RHP	Int.	
D2	2' - 10"	8' - 0"	8' - 0"	LH	Int.	
D3	2' - 10"	8' - 0"	8' - 0"	LH	Int.	
D4	2' - 10"	8' - 0"	8' - 0"	RH	Int.	
D5	2' - 10"	8' - 0"	8' - 0"	RHP	Int.	
D6	2' - 6"	8' - 0"	8' - 0"	RH	Int.	
D7	2' - 0"	8' - 0"	8' - 0"	LHR / RHR	Int.	2 x 2080 Closet Door
D8	2' - 10"	8' - 0"	8' - 0"	LHR	Int.	
D9	2' - 10"	8' - 0"	8' - 0"	LH	Int.	
D10	2' - 0"	8' - 0"	8' - 0"	LHR / RHR	Int.	2 x 2080 Closet Door
D11	2' - 6"	8' - 0"	8' - 0"	LHR / RHR	Int.	2 x 2680 Closet Door
D12	2' - 10"	8' - 0"	8' - 0"	RH	Int.	
D13	2' - 0"	8' - 0"	8' - 0"	LHR / RHR	Int.	2 x 2080 Closet Door
D14	2' - 10"	8' - 0"	8' - 0"	RH	Int.	
D15	2' - 10"	8' - 0"	8' - 0"	RH	Int.	
D16	2' - 0"	8' - 0"	8' - 0"	LHR / RHR	Int.	2 x 2080 Closet Door
D17	3' - 9"	8' - 0"	8' - 0"	RH	Ext.	
D18	2' - 10"	8' - 0"	8' - 0"	LHR	Ext.	
D19	8' - 0"	8' - 0"	8' - 0"	XF	Ext.	
D20	16' - 0"	8' - 0"	8' - 0"	OH	Ext.	
Total Door Count: 20						

EAST ELEVATION SPACIAL SEPARATION AREA OF EXPOSING BUILDING FACE: 49.9m2 LIMITING DISTANCE: 3.75m PERCENTAGE OF GLAZED AREA ALLOWABLE: 25.7% AREA OF GLAZED OPENINGS ALLOWABLE: 12.8m2 AREA OF GLAZED OPENINGS PROPOSED: 12.5m2 PERCENTAGE OF GLAZED AREA PROPOSED: 25.1%	NORTH ELEVATION SPACIAL SEPARATION AREA OF EXPOSING BUILDING FACE: 59.5m2 LIMITING DISTANCE: 1.22m PERCENTAGE OF GLAZED AREA ALLOWABLE: 7.0% AREA OF GLAZED OPENINGS ALLOWABLE: 4.2m2 AREA OF GLAZED OPENINGS PROPOSED: 2.5m2 PERCENTAGE OF GLAZED AREA PROPOSED: 4.2%
SOUTH ELEVATION SPACIAL SEPARATION AREA OF EXPOSING BUILDING FACE: 59.5m2 LIMITING DISTANCE: (TO CL OF ROAD) 12.16m PERCENTAGE OF GLAZED AREA ALLOWABLE: 100.0% AREA OF GLAZED OPENINGS ALLOWABLE: N/A AREA OF GLAZED OPENINGS PROPOSED: N/A PERCENTAGE OF GLAZED AREA PROPOSED: N/A	WEST ELEVATION SPACIAL SEPARATION AREA OF EXPOSING BUILDING FACE: 49.9m2 LIMITING DISTANCE: (TO CL OF ROAD) 10.96m PERCENTAGE OF GLAZED AREA ALLOWABLE: 100.0% AREA OF GLAZED OPENINGS ALLOWABLE: N/A AREA OF GLAZED OPENINGS PROPOSED: N/A PERCENTAGE OF GLAZED AREA PROPOSED: N/A

FLOOR AREA	
TOTAL LIVING SPACE:	1780 SF
GARAGE:	493 SF
TOTAL BUILDING SF:	2273 SF



PROJECT

9379 Maryland:
Unit A

2528

ISSUE DATE: 26May12 REV 5

No.:	1	2	3	4	5
Description:	Concept 1	Issue for Engineering	Issue for Eng. Rev.1	Issue for Permit	Issue for Permit Rev.1
Date:	25July04	25July25	25Oct23	26Mar03	26May12

Elevations

A2.1

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FRAMING NOTES:	
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2.	ALL LUMBER TO BE SPF#2 OR BETTER UNLESS NOTED OTHERWISE
3.	ALL EXPOSED EXTERIOR POSTS TO BE 6X6 MIN. ALL LINTELS TO BE 2-PLY 2X10 U.N.O.
4.	ALL CONCRETE TO BE MINIMUM 25MPa AT 28 DAYS
5.	ALL INTERIOR DOORS TO PROVIDE MIN. 2-STUDS E/S AT JAMB FRAMING
6.	TYPICAL DOOR / WINDOW HEAD HEIGHT: 8'
7.	ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT ALL CUTS
8.	DESIGN LOADS:
9.	SIDNEY:
10.	Ss: 1.6kPa Sr: 0.2kPa

PLAN LEGEND	
WALL	
ROOF OVER	
FLOOR OVER	
DECK OVER	
WALL BELOW	
POST	
FLUSH BEAM OVER	
DROP BEAM OVER	
GRIDER TRUSS OVER	
S/C DETECTOR	
DOOR SIZE	
WINDOW SIZE	
JOIST SPAN DIRECTION	
LINE OF INTERIOR VAULT	

NAPS SPECIFICATIONS

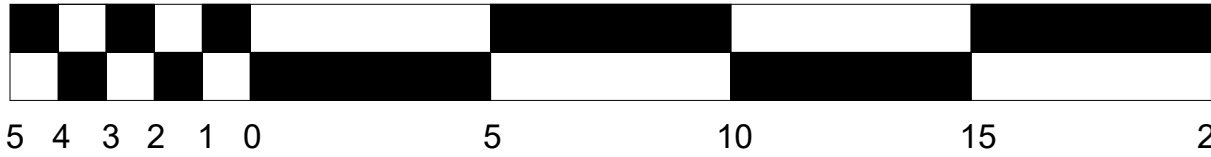
PERFORMANCE GRADE:	40
STRUCTURAL:	1920 Pa
WATER:	360 Pa
AIR:	A2

BCBC 9.36

MAXIMUM U-VALUE FOR FENESTRATION:	1.61 W/(m ² *K)
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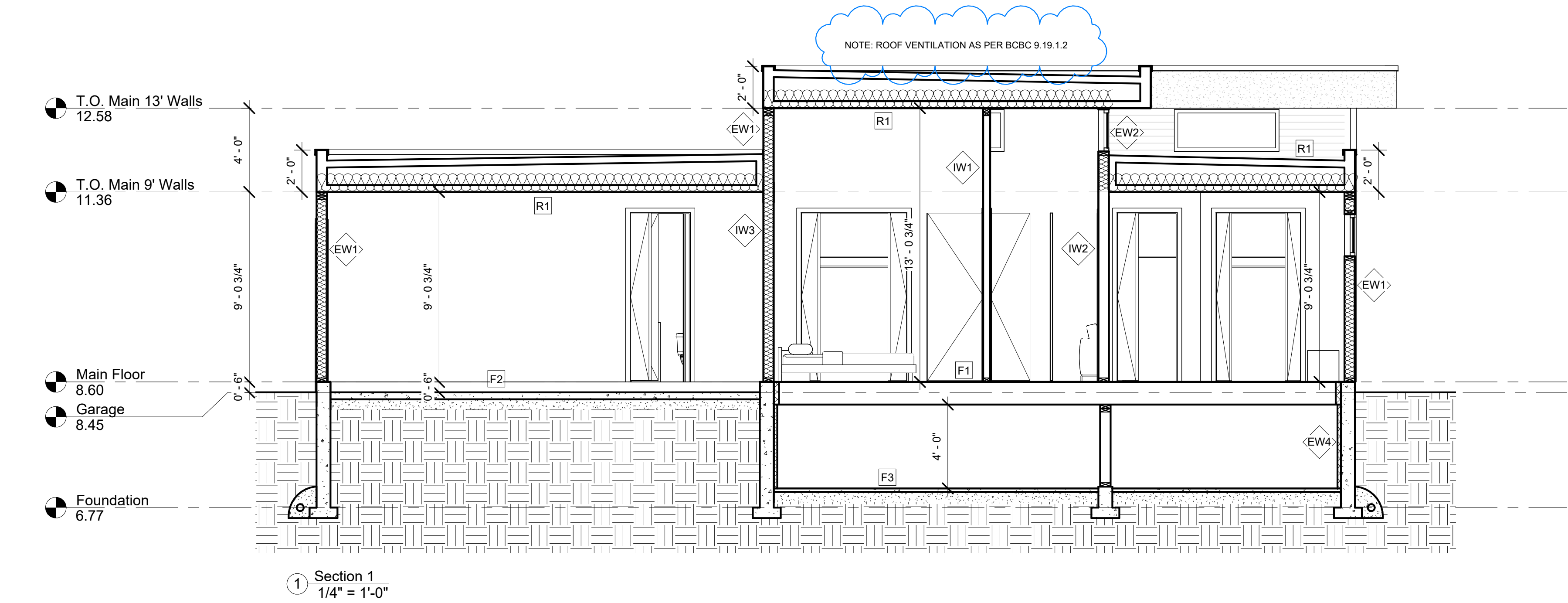
FLOOR AREA
TOTAL LIVING SPACE: 1280.SF
GARAGE: 493 SF
TOTAL BUILDING SF: 2273 SF

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

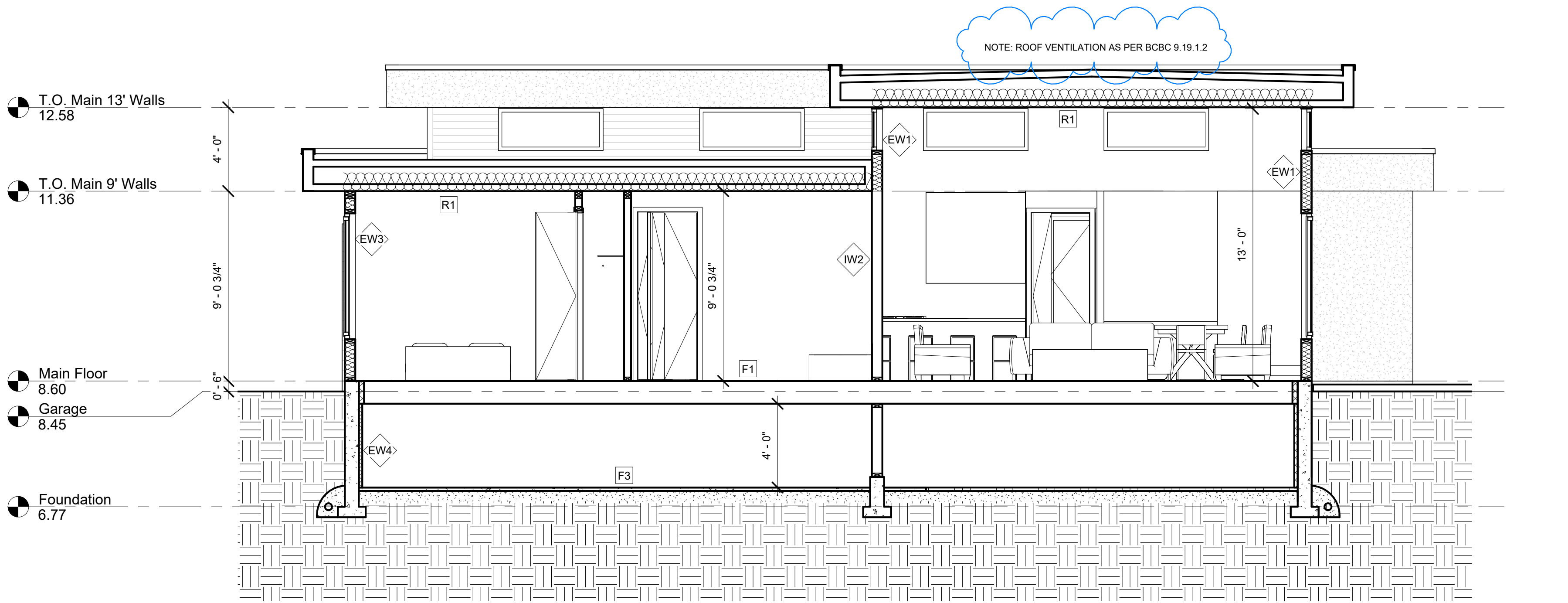


ASSEMBLY DESCRIPTIONS (REFER TO STEP CODE 3 COMPLIANCE REPORT FOR FULL ASSEMBLY DETAILS)			
EXTERIOR WALLS	INTERIOR WALLS	FLOOR SYSTEMS	ROOF SYSTEMS
EW1 EXTERIOR WALL - ACRYLIC STUCCO 1 EXTERIOR AIR FILM 2 3-COAT ACRYLIC STUCCO 3 STUCCO RITE 4 1/2" AIR SPACE (FROM RAINSCREEN) 5 1/2" P.T. RAINSCREEN STRAPPING @ 8" O/C C/W INSECT SCREEN T&B 6 SYNTHETIC SHEATHING MEMBRANE (A/M BARRIER) 7 1/2" PLYWOOD SHEATHING 8 BATT INSULATION 9 2X6 WALL STUDS @ 16" O/C (SPF #2 OR BETTER) 10 1/2" GYPSUM WALL BOARD 11 VAPOUR BARRIER PAINT 12 FINISH TO OWNERS SPECIFICATION 13 INTERIOR AIR FILM	IW1 INTERIOR WALL - 2X4 WALL 1 FINISH TO OWNERS SPEC. 2 1/2" GYPSUM WALL BOARD 3 2X4 WALL STUDS @ 16" O/C (SPF #2 OR BETTER) 4 1/2" GYPSUM WALL BOARD 5 FINISH TO OWNERS SPEC. IW2 INTERIOR WALL - 2X6 WALL 1 FINISH TO OWNERS SPEC. 2 1/2" GYPSUM WALL BOARD 3 2X6 WALL STUDS @ 16" O/C (SPF #2 OR BETTER) 4 1/2" GYPSUM WALL BOARD 5 FINISH TO OWNERS SPEC. IW3 INTERIOR WALL - 2X6 WALL BETWEEN UNHEATED SPACES 1 EXTERIOR AIR FILM 2 1/2" GYPSUM WALL BOARD 3 2X6 WALL STUDS @ 16" O/C (SPF #2 OR BETTER) 4 BATT INSULATION 5 6mil POLY A/V BARRIER 6 1/2" GYPSUM WALL BOARD 7 INTERIOR AIR FILM	F1 FLOOR - TYPICAL JOIST FLOOR ASSEMBLY 1 FLOOR FINISH TO OWNERS SPEC. 2 5/8" T&G PLYWOOD SUBFLOOR 3 ENG. FLOOR JOISTS (BY OTHER) 4 5/8" GYPSUM CD BOARD F2 FLOOR - GARAGE SLAB 1 SLOPED POWER TROWEL FINISH 2 4" CONCRETE S.O.G. 3 6mil POLY A/V/M BARRIER 4 COMPACTED SUB-BASE F3 FLOOR - CRAWLSPACE GROUND SEAL 1 COMPACTED SUB-BASE 2 6mil POLY A/V/M BARRIER 3 2" GROUND SEAL CONCRETE SLAB 4 SLOPED HAND TROWEL FINISH	R3 ROOF - PARACORD TRUSS - FLAT CEILING (LOW SLOPE) 1 2 PLY MOD. BIT. ROOFING 2 PROTECTION BOARD 3 5/8" T&G PLYWOOD ROOF SHEATHING (SLOPED TRUSS) 4 EXTERIOR AIR FILM 5 ENG. ROOF TRUSSES (BY OTHER) 6 LOOSE FILL INSULATION 7 6mil POLY A/V BARRIER 8 5/8" GYPSUM CD BOARD 9 INTERIOR AIR FILM
EW2 EXTERIOR WALL - FIBRE CEMENT LAP SIDING 1 EXTERIOR AIR FILM 2 FIBRE CEMENT LAP SIDING 3 1/2" AIR SPACE (FROM RAINSCREEN) 4 1/2" P.T. RAINSCREEN STRAPPING @ 8" O/C C/W INSECT SCREEN T&B 5 SYNTHETIC SHEATHING MEMBRANE (A/M BARRIER) 6 1/2" PLYWOOD SHEATHING 7 BATT INSULATION 8 2X6 WALL STUDS @ 16" O/C (SPF #2 OR BETTER) 9 1/2" GYPSUM WALL BOARD 10 VAPOUR BARRIER PAINT 11 FINISH TO OWNERS SPECIFICATION 12 INTERIOR AIR FILM			
EW3 EXTERIOR WALL - T&G WOOD SIDING 1 EXTERIOR AIR FILM 2 1X4 T&G V-GROOVE CEDAR WOOD SIDING 3 1/2" AIR SPACE (FROM RAINSCREEN) 4 1/2" P.T. RAINSCREEN STRAPPING @ 8" O/C C/W INSECT SCREEN T&B 5 SYNTHETIC SHEATHING MEMBRANE (A/M BARRIER) 6 1/2" PLYWOOD SHEATHING 7 BATT INSULATION 8 2X6 WALL STUDS @ 16" O/C (SPF #2 OR BETTER) 9 1/2" GYPSUM WALL BOARD 10 VAPOUR BARRIER PAINT 11 FINISH TO OWNERS SPECIFICATION 12 INTERIOR AIR FILM			
EW4 EXTERIOR - CRAWLSPACE PERIMETER WALL 1 EXTERIOR AIR FILM 2 DRAINAGE MAT OR CAPILLARY BREAK 3 DAMPROOFING OR WATERPROOFING AS REQ'D 4 8" CONCRETE FOUNDATION WALL 5 XPS INSULATION 6 INTERIOR AIR FILM			

BCBC 9.32 COMPLIANCE		
<u>HEATING SYSTEM</u>		
HEAT PUMP & AIR HANDLER		
<u>VENTILATION REQUIREMENTS</u>		
KITCHEN AND BATHROOM FANS IN ACCORDANCE WITH 9.32.3.6:		
KITCHEN:	INTERMITTENT	CONTINUOUS
BATHROOM:	47L/S	N/A
	23L/S	9L/S
PRINCIPAL VENTILATION SYSTEM SUPPLY AIR (9.32.3.4)		
DUCTED FORCED AIR SYSTEM		
PROVIDE SUPPLY AIR TO EACH BEDROOM AND EACH FLOOR LEVEL WITHOUT A BEDROOM		
PRINCIPAL VENTILATION SYSTEM EXHAUST FAN (9.32.3.5)		
TOTAL FLOOR AREA:	165.4m ²	
NUMBER OF BEDROOMS:	3	
PRINCIPAL EXHAUST FAN MINIMUM AIR-FLOW RATE PER 9.32.3.4:	28.0L/S	
PRINCIPAL VENTILATION SYSTEM EXHAUST FAN:		
BATHROOM FAN		
HEATED CRAWLSPACE VENTILATION (9.32.3.7)		
CRAWLSPACE HEAT SOURCE:		
DUCTED FORCED AIR SYSTEM		
TOTAL CRAWLSPACE AREA:	165.4m ²	
PROVIDE 1 AIR TRANSFER GRILLE TO FLOOR AREA ABOVE FOR EACH 30m ² OF CRAWLSPACE AREA		



① Section 1
1/4" = 1'-0"



② Section 2
1/4" = 1'-0"

PROJECT

9379 Maryland:
Unit A

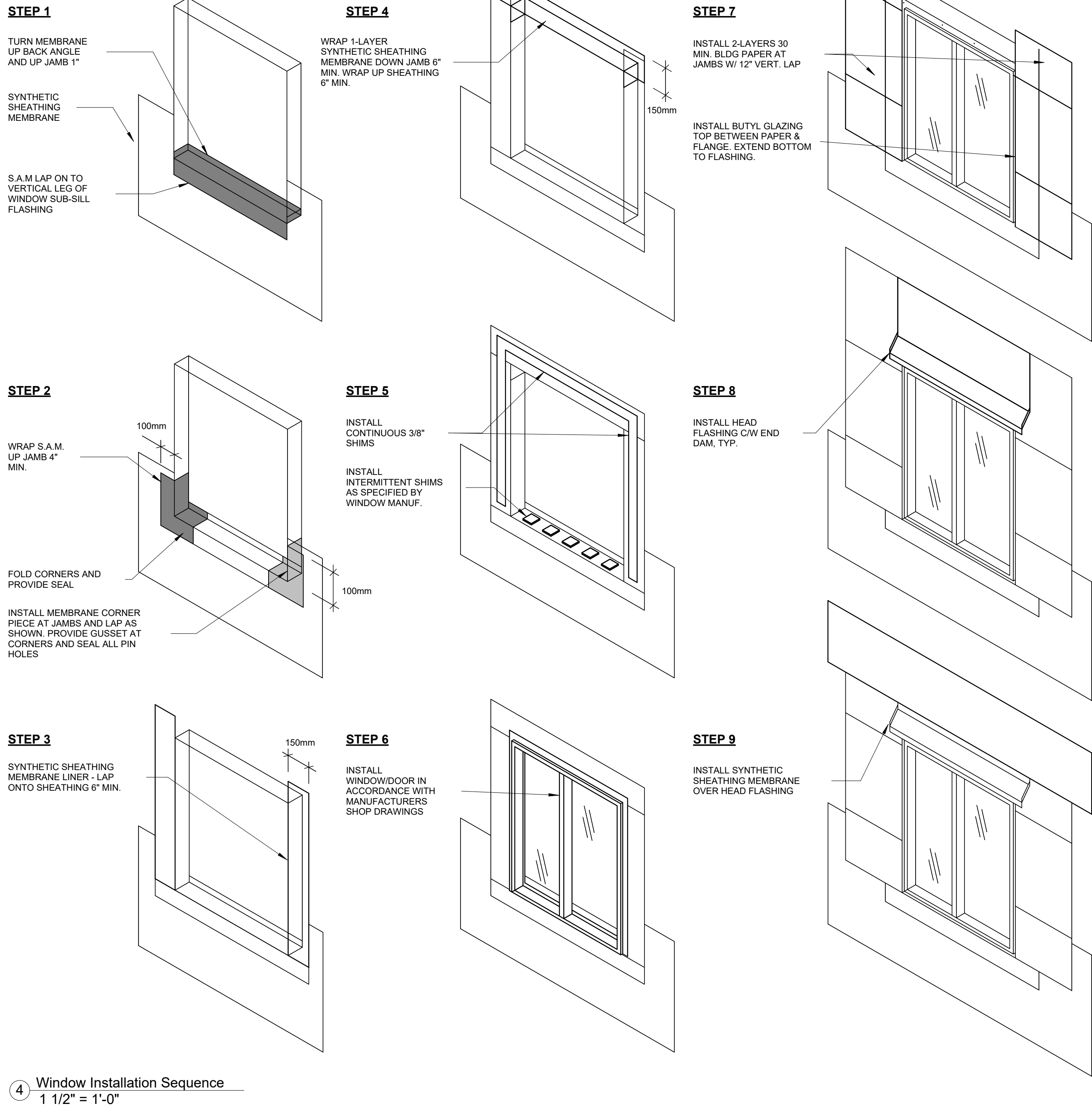
2528

ISSUE DATE: 26May12 REV 5

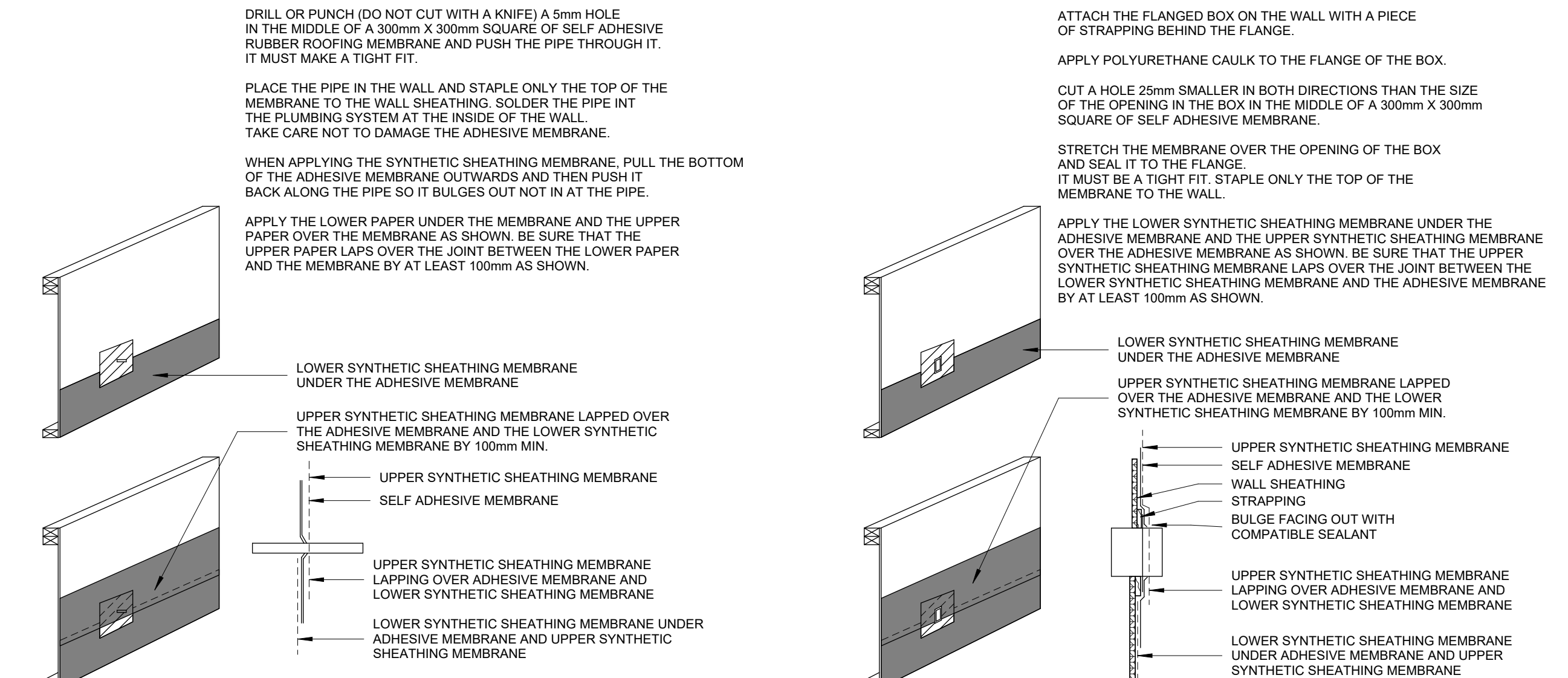
No.:	Description:	Date:
1	Concept 1	25July04
2	Issue for Engineering	25July05
3	Issue for Eng. Rev.1	25Oct03
4	Issue for Permit	26Mar03
5	Issue for Permit Rev.1	26May12

Sections

A3.1

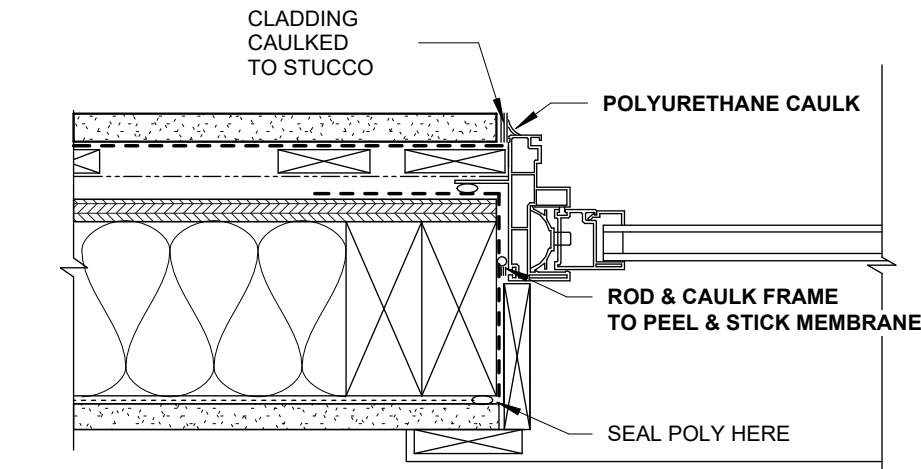


4 Window Installation Sequence
1 1/2" = 1'-0"

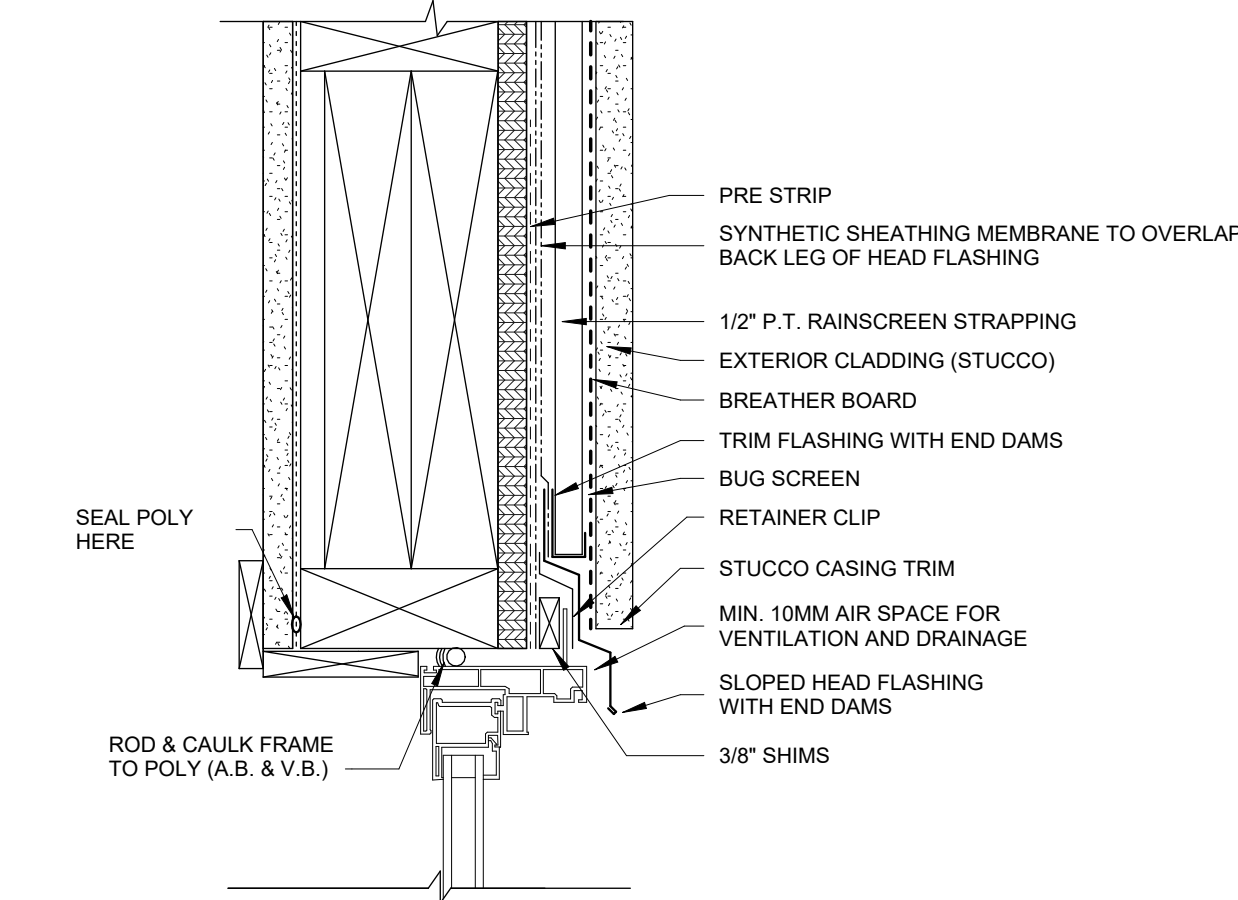


7 Hose Bib Penetration Detail
1 1/2" = 1'-0"

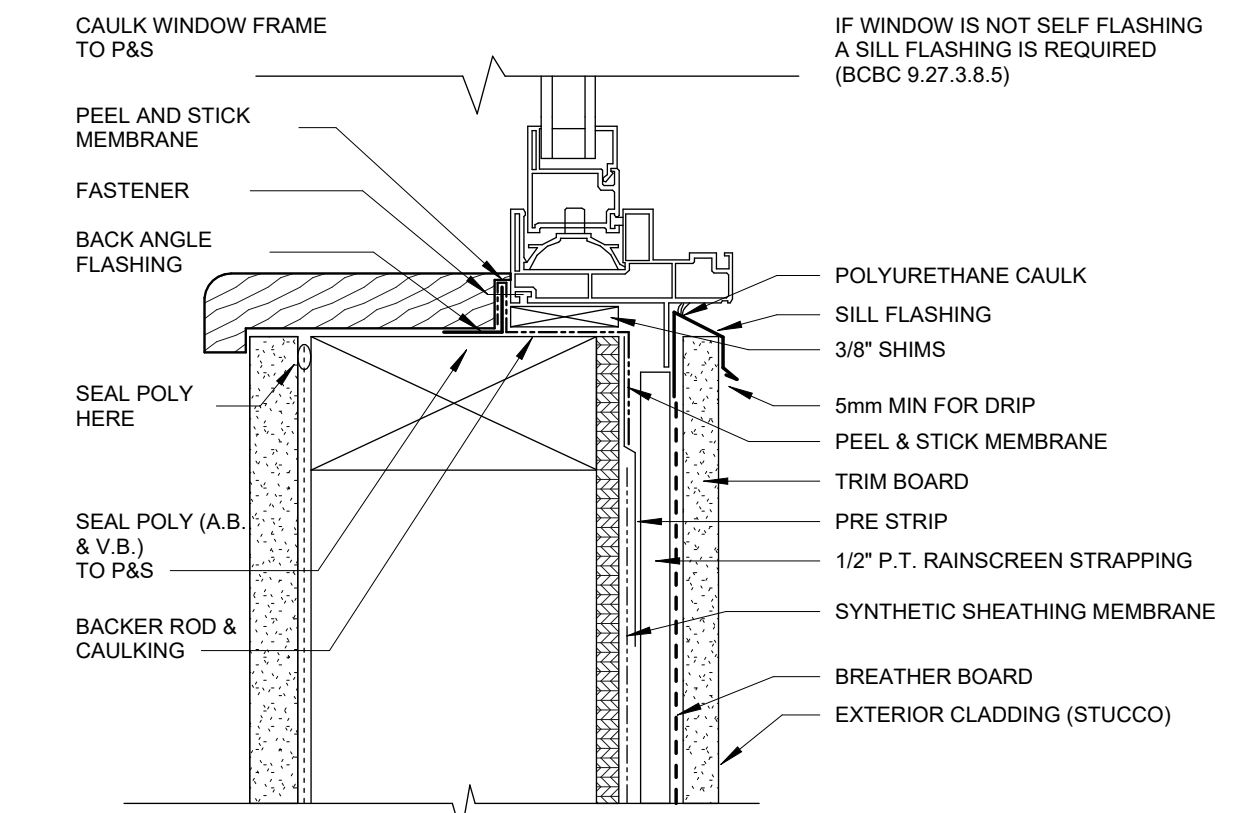
6 Electrical Reception Penetration Detail
1 1/2" = 1'-0"



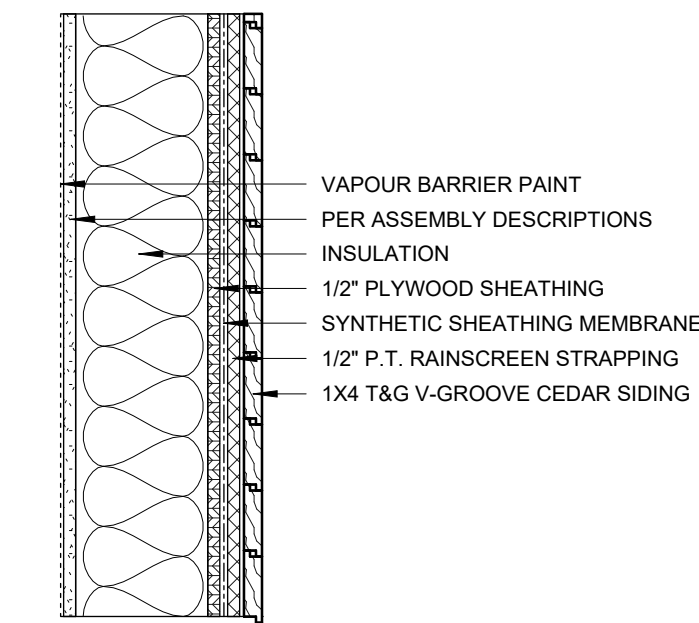
3 Window Jamb Detail - Stucco - No Trim
2" = 1'-0"



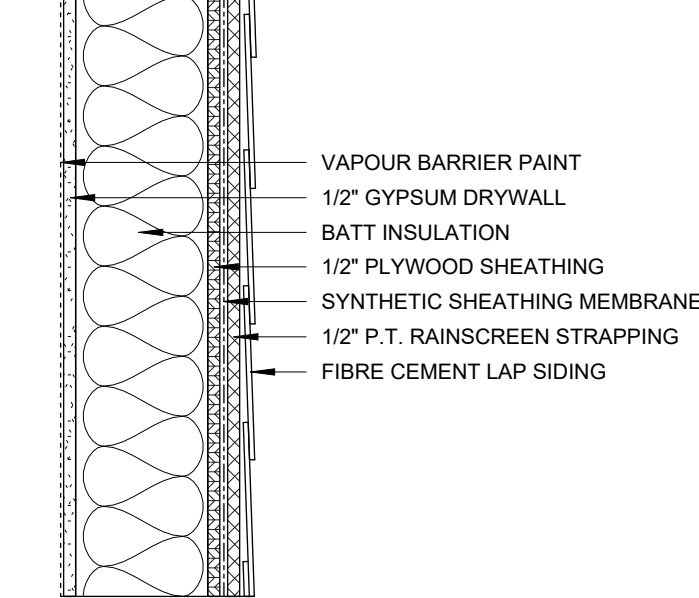
2 Window Head Detail - Stucco - No Trim
2" = 1'-0"



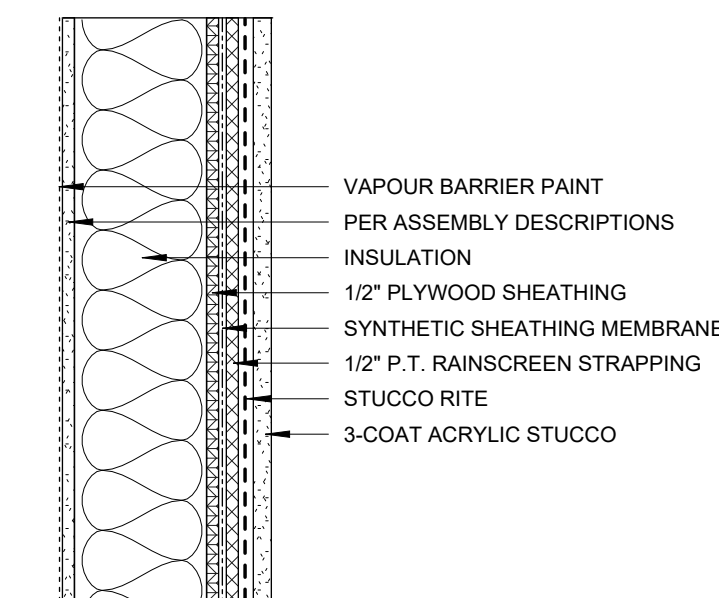
1 Window Sill Detail - Stucco - No Trim
2" = 1'-0"



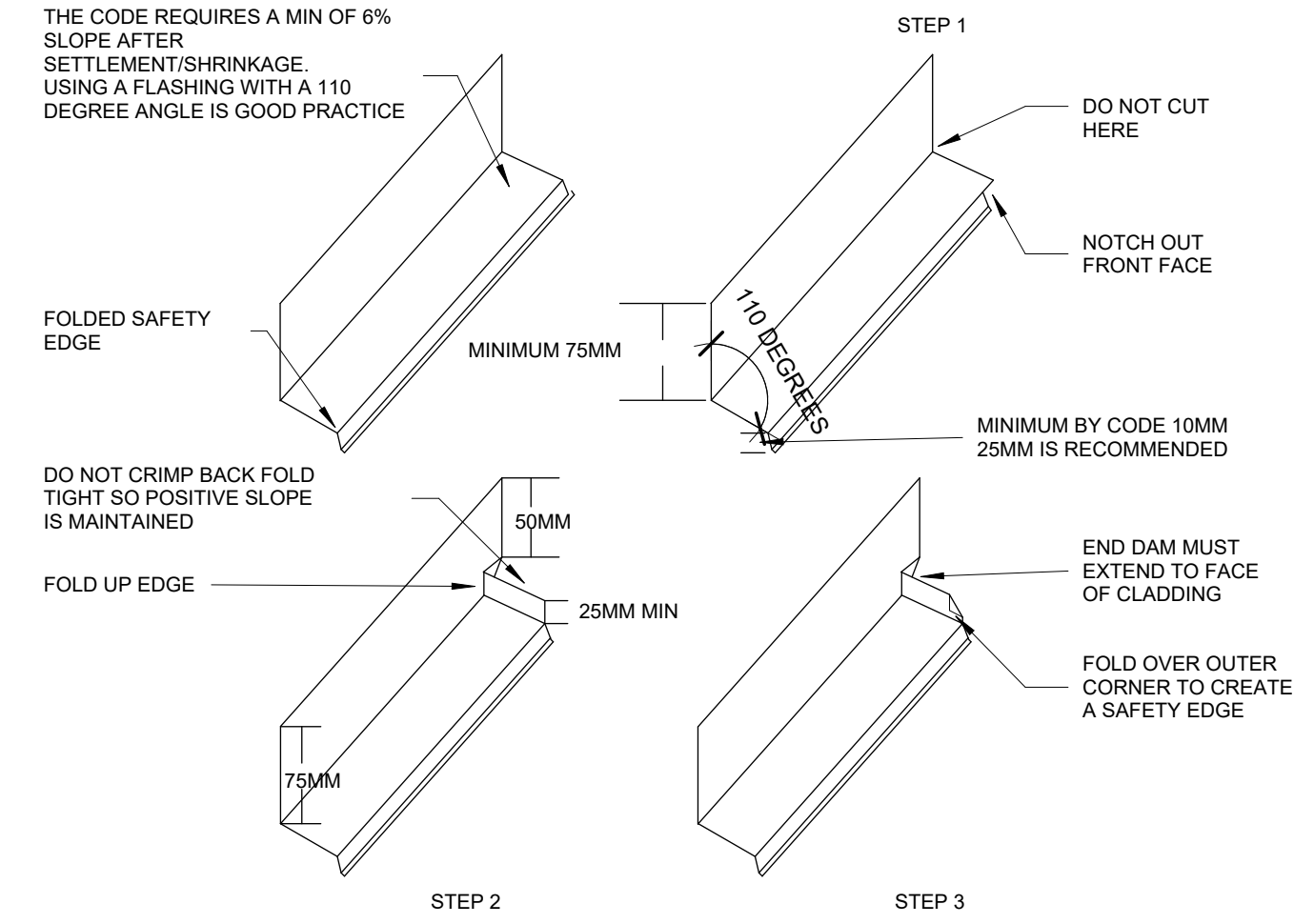
11 Wall Assembly - Finline Wood
1 1/2" = 1'-0"



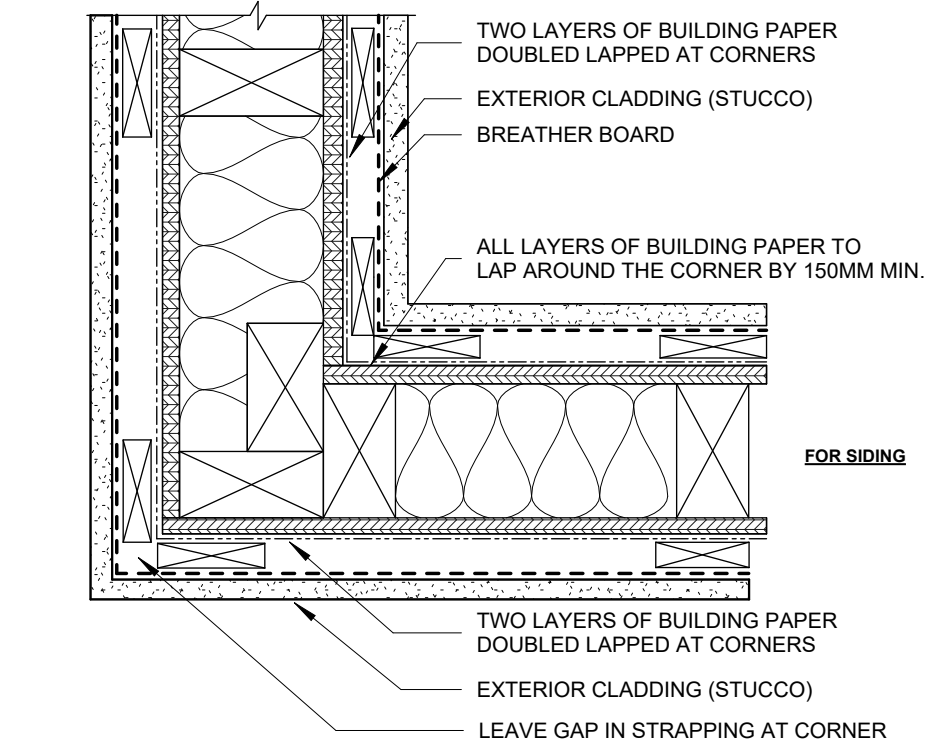
12 Wall Assembly - Lap Siding
1 1/2" = 1'-0"



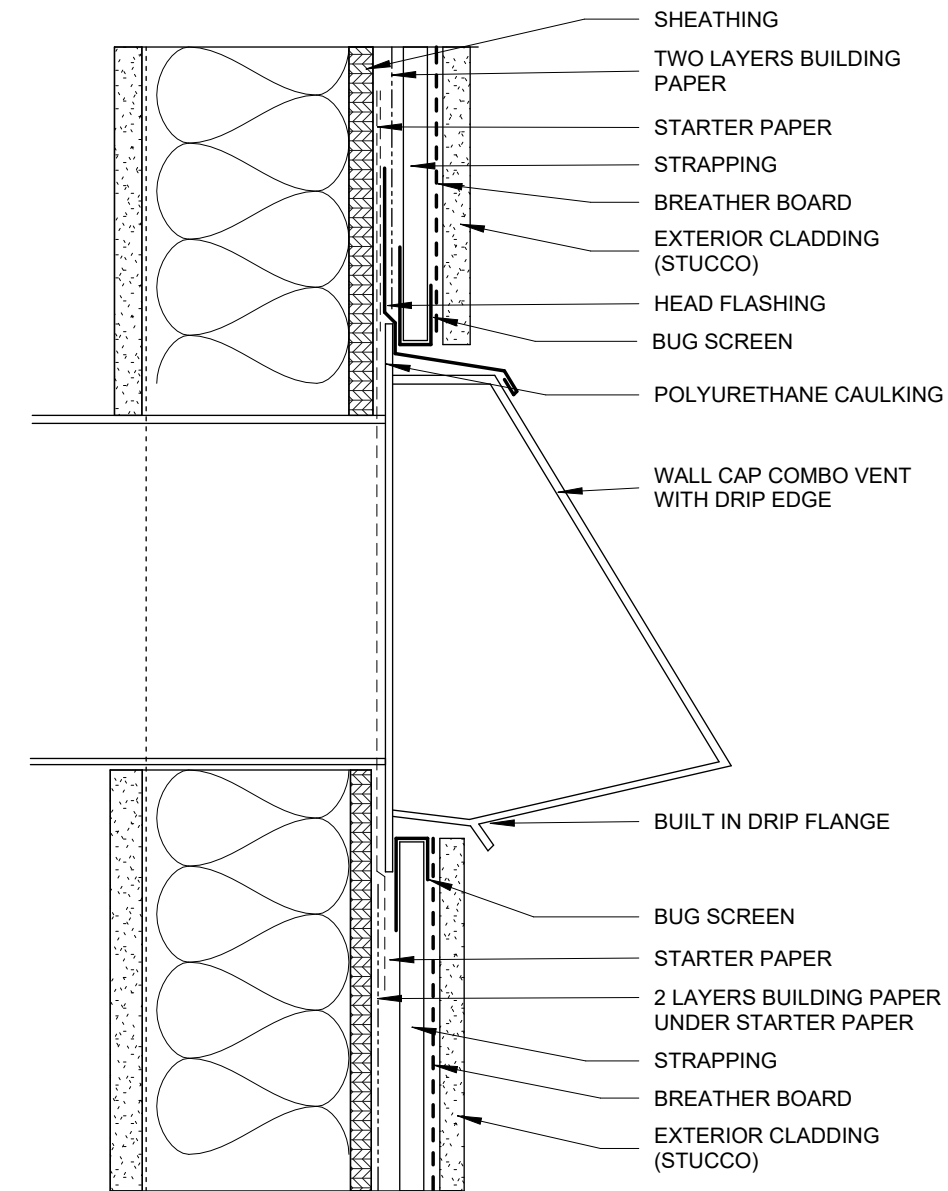
13 Wall Assembly - Stucco
1 1/2" = 1'-0"



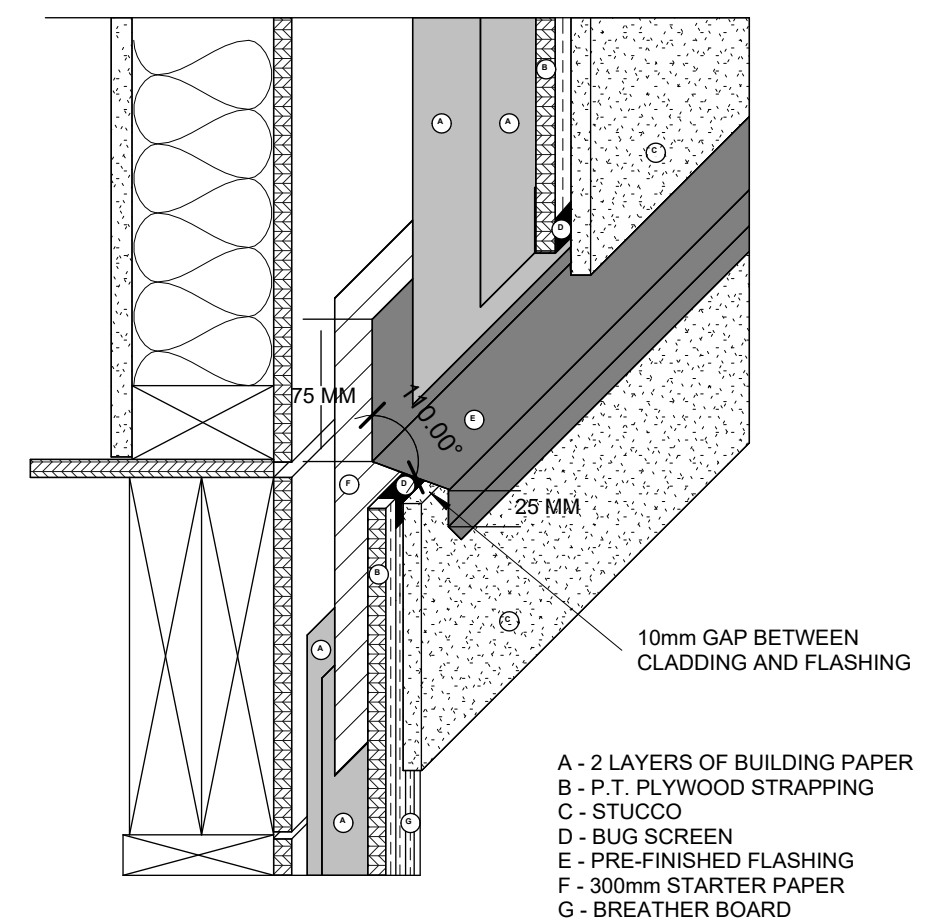
9 Typical Flashing With End Dam
1 1/2" = 1'-0"



5 Cladding Corner Detail - Stucco
2" = 1'-0"



10 Vent Penetration Detail - Stucco
2" = 1'-0"



8 Thru Cavity Flashing Detail - Stucco
1 1/2" = 1'-0"

GENERAL NOTES:

- All drawings, plans, models, designs, specifications and other documents prepared by Hoyt Design Co (HDC) and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and shall remain the property of HDC whether the work is executed or not, and HDC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
- It is the responsibility of the Contractor to verify all dimensions, elevations, and site 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 existing site conditions, and means dimensions and elevations have been considered, verified and are acceptable.
- The Contractor shall work with a B.C.L.S. to verify compliant placement, siting and elevation of the proposed buildings or structures on the property prior to commencing the work. HDC 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 B.C.L.S. prior to execution.
- The Contractor shall engage a Professional Engineer licensed in the Province of BC for the design and field review of all structural components and systems within the work as required by the Authority Having Jurisdiction. Prior to commencement of the work, the Contractor shall notify HDC of any changes to the design required by the Structural Engineer, house manufacturer or other engineered component supplier.

PROJECT

9379 Maryland:
Unit A
2528

ISSUE DATE: 26Mar03 REV 4

No.:	1	2	3	4	5
Description:	Concept 1	Issue for Engineering	Issue for Eng. Rev. 1	Issue for Permit	Issue for Permit Rev.1
Date:	25July04	25July25	25Oct23	26Mar03	26May12

Details

A4.1