201-5325 Cordova Bay Road Victoria, BC V8Y 2L3 250.999.9893 hello@hoyt.co | www.hoyt.co

GENERAL NOTES:

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Tillicum Rd

6

ISSUE DATE: 25May06 REV 8

No.: 2 3 4 5 6

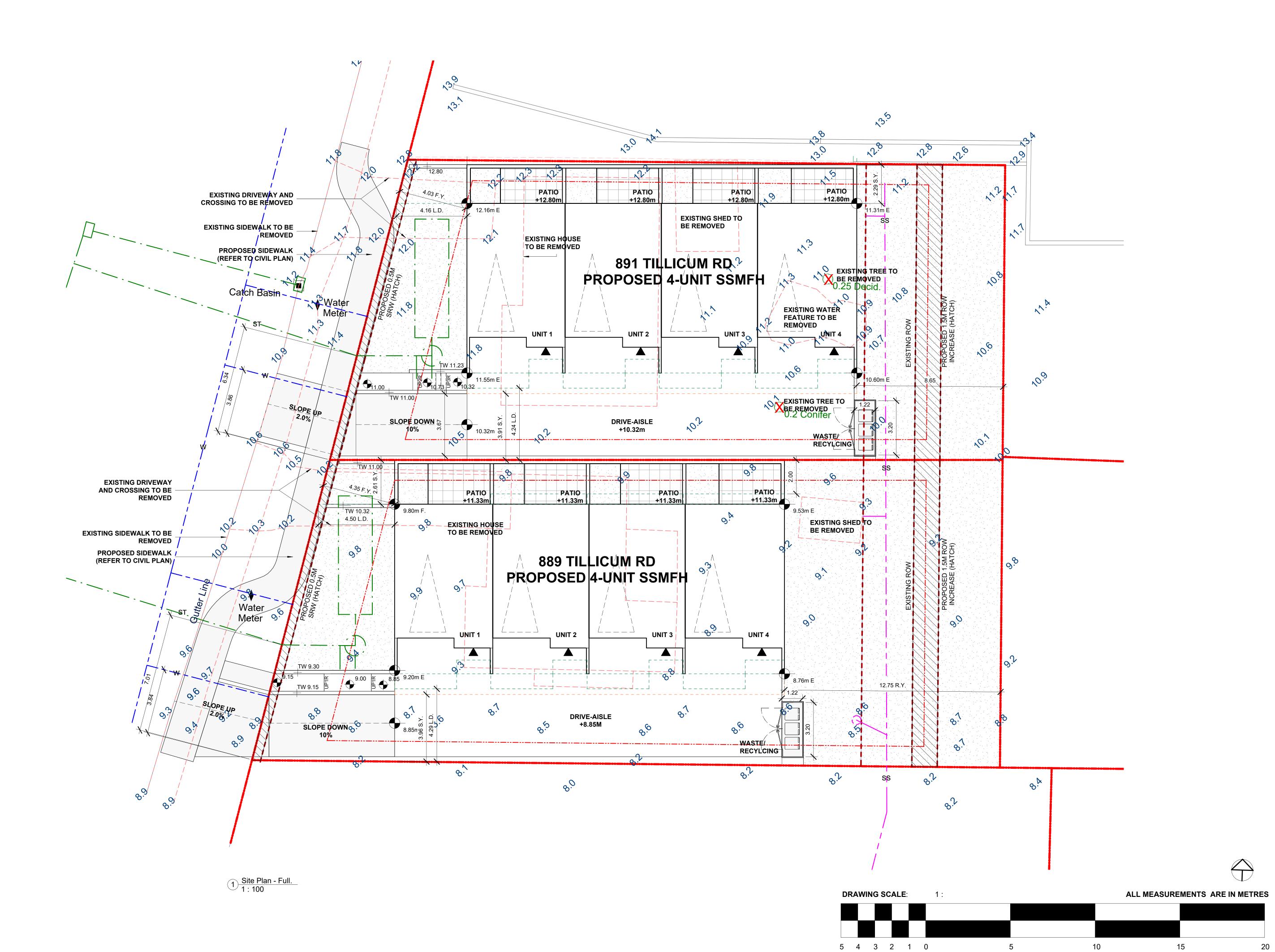
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Bedroom Options
sued For Eng
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ct02 Conc ov27 3 Bec ec13 Issue ar27 Clien or08 Issue

240ct0 24Nov2 24Dec7 25Mar2 25Apr0 25Apr2

Site Plan

A0.1



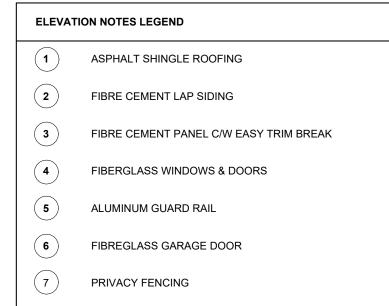


FIRE COMPARTMENT B

9-0

FIRE COMPARTMENT C

9-0



EXTERIOR FINISH	NOTES	
SOFFIT:	U/S OF DECK: U/S OF FLOOR:	VENTED ALUMINUM VENTED ALUMINUM
GUTTERS:	5" CONTINUOUS ALUMINU	M C/W 4" X 3" ALUMINUDVM DOWNPIPE
FASCIA BOARDS:	FASCIA GUTTER	
BARGEBOARD:	2X6 PAINTED COMB FACE	SPF
CORNER BOARDS:	1X4 PAINTED COMB FACE	SPF
CLADDING TRIM BREAK:	1X4 PAINTED COMB FACE	SPF
WINDOW TRIM:	TRIMLESS	
DOOR TRIMS:	TRIMLESS	

FIRE COMPARTMENT D

12"

9-0

12"

		1
		2
		3
REAK		4 5 6 7
		8
		9
		1
MINUM MINUM		
VM DOWNPIPE		

1

3. 4. 5. 6. 7	ALL EXTERIOR WALL AND ROOF SHEATHING TO BE 1/2" STANDARD FIR PLYWOOD UNLESS NOTED OTHERWISE 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
8.	E/S AT JAMB FRAMING TYPICAL DOOR / WINDOW HEAD HEIGHT: BASEMENT: 7' MAIN FLOOR: 7' (UNLESS NOTED)
9. 10.	SECOND FLOOR: 7' (UNLESS NOTED) ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT ALL CUTS DESIGN LOADS:
10.	VICTORIA: Ss: 1.1kPa Sr: 0.2kPa
PLAN	LEGEND
WALL	
ROOF	OVER
FLOO	R OVER
DECK	OVER

ALL FRAMING TO BE IN ACCORDANCE WITH THE 2024 BC BUILDING CODE ALL LUMBER TO BE SPF#2 OR BETTER UNLESS

FRAMING NOTES:

NOTED OTHERWISE

ROOF OVER	
FLOOR OVER	
DECK OVER	
WALL BELOW	
POST	\boxtimes
FLUSH BEAM OVER	
DROP BEAM OVER	
GIRDER TRUSS OVER	
S/C DETECTOR	⊕ _{s/c}
DOOR SIZE	3-0 DENOTES 3' - 0"
WINDOW SIZE	3030 DENOTES 3'0"W X 3'0"H
JOIST SPAN DIRECTION	
LINE OF INTERIOR VAULT	
ST ELEVATION	

WEST ELEVATION SPACIAL SEPARATION	
AREA OF EXPOSING BUILDING FACE: LIMITING DISTANCE:	74.31m2 4.16m
PERCENTAGE OF GLAZED AREA ALLOWABLE: AREA OF GLAZED OPENINGS ALLOWABLE: (74.31m2*0.2507)	25.07% 18.62m2
AREA OF GLAZED OPENINGS PROPOSED:	3.42m2
PERCENTAGE OF GLAZED AREA PROPOSED:	4.60%

SOUTH ELEVATION SPACIAL SEPARATION (UNIT FIRE COMPARTMENT PER 9.10.15.2(2))	
AREA OF EXPOSING BUILDING FACE: LIMITING DISTANCE:	51.09n 4.24
PERCENTAGE OF GLAZED AREA ALLOWABLE: AREA OF GLAZED OPENINGS ALLOWABLE: (51.09m2*0.3148)	31.48 16.08n
AREA OF GLAZED OPENINGS PROPOSED:	10.82n
PERCENTAGE OF GLAZED AREA PROPOSED:	21.18



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Tillicum Ro

891

ISSUE DATE: 25May06 REV 8

Concept 2
3 Bedroom Options
Issued For Eng
Client Review
Issued For Eng

24Oct02 24Nov27 24Dec13 25Mar27 25Apr08

Elevations

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

 5 4 3 2 1 0
 5
 10
 15
 20

1) 891 - South 1/4" = 1'-0"

FIRE COMPARTMENT A

 7^66^0

9-0

Top of Roof 20.92

T.O. Parapet 19.42

Level 3 16.35

Level 2 13.26

Level 1 10.47 Garage 10.32

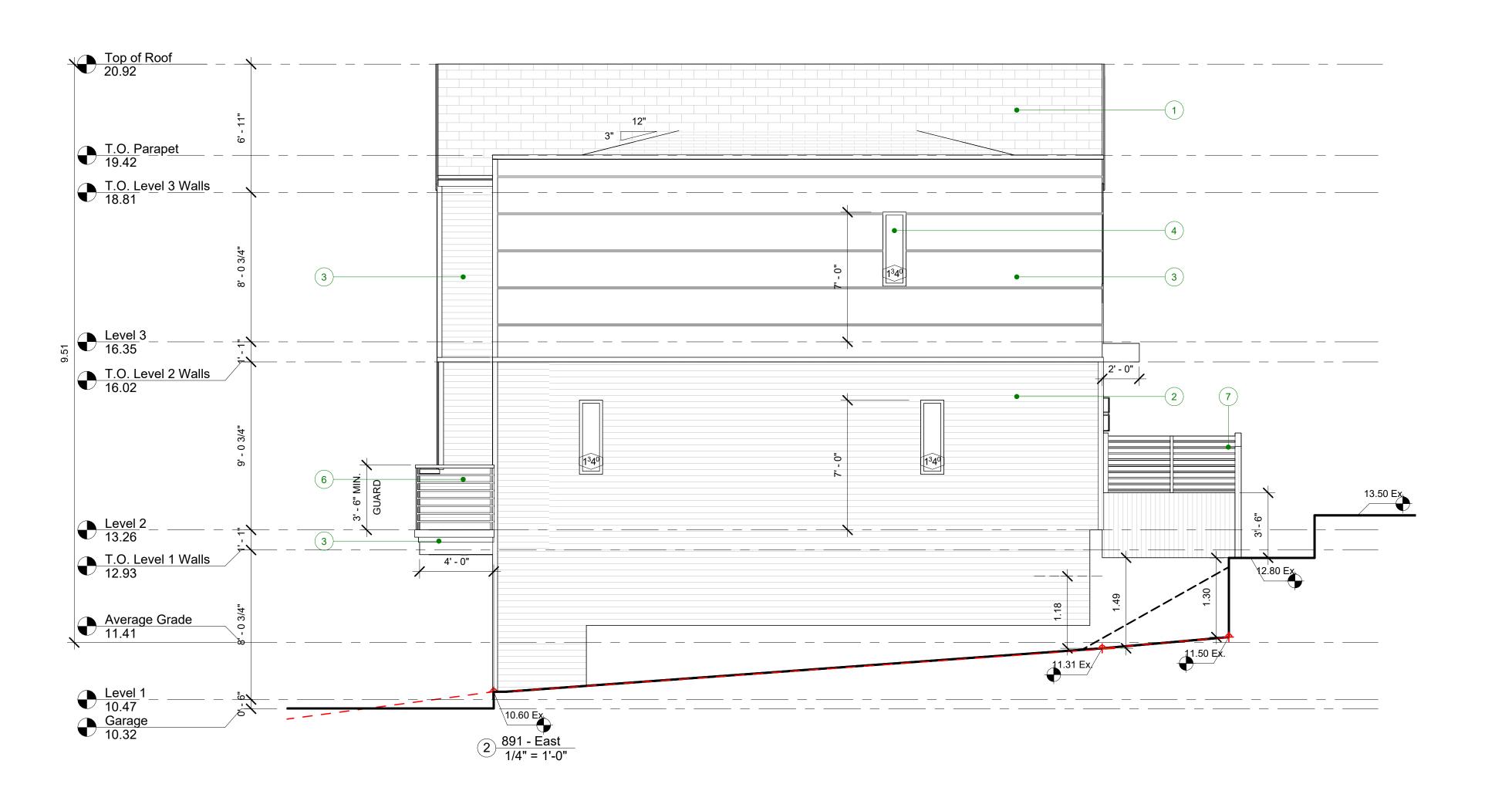
T.O. Level 2 Walls 16.02

T.O. Level 1 Walls 12.93

Average Grade 11.41

T.O. Level 3 Walls
18.81

A2.1

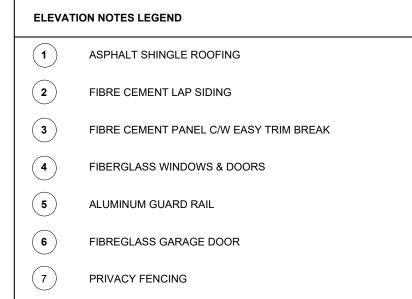


FIRE COMPARTMENT C

FIRE COMPARTMENT B

3-0

FIRE COMPARTMENT D



EXTERIOR FINISH NOTES			
SOFFIT:	U/S OF DECK: U/S OF FLOOR:	VENTED ALUMINUM VENTED ALUMINUM	
GUTTERS:	5" CONTINUOUS ALUMINUM C/W 4" X 3" ALUMINUDVM DOWNPIPE		
FASCIA BOARDS:	FASCIA GUTTER		
BARGEBOARD:	2X6 PAINTED COMB FACE SPF		
CORNER BOARDS:	1X4 PAINTED COMB FACE SPF		
CLADDING TRIM BREAK:	1X4 PAINTED COMB FACE SPF		
WINDOW TRIM:	TRIMLESS		
DOOR TRIMS:	TRIMLESS		

FIRE COMPARTMENT A

FRAM	IING NOTE
1.	ALL FR 2024 B
2.	ALL LU NOTED
3.	ALL EX
4	OTHER ALL EX
7.	/\LL L/\

RAMING TO BE IN ACCORDANCE WITH THE BC BUILDING CODE LUMBER TO BE SPF#2 OR BETTER UNLESS D OTHERWISE

XTERIOR WALL AND ROOF SHEATHING TO BE TANDARD FIR PLYWOOD UNLESS NOTED

XPOSED 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:

BASEMENT: MAIN FLOOR: 7' (UNLESS NOTED)
SECOND FLOOR: 7' (UNLESS NOTED) ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT

ALL CUTS DESIGN LOADS: Ss: 1.1kPa VICTORIA: Sr: 0.2kPa

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 DENOTES JOIST SPAN DIRECTION

		other work or project.
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3-0 NOTES 3'-0' 3030 TES 30"W X 3'0"H	4.	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, truss manufacturer or other engineered component supplier.

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EAST ELEVATION SPACIAL SEPARATION	
AREA OF EXPOSING BUILDING FACE: LIMITING DISTANCE:	83.78m2 8.64m
PERCENTAGE OF GLAZED AREA ALLOWABLE: AREA OF GLAZED OPENINGS ALLOWABLE: (83.78m2*0.7604)	76.04% 63.71m2
AREA OF GLAZED OPENINGS PROPOSED:	1.39m2
PERCENTAGE OF GLAZED AREA PROPOSED:	1.66%

LINE OF INTERIOR VAULT

NORTH ELEVATION SPACIAL SEPARATION: (F.D. #4) (UNIT FIRE COMPARTMENT PER9.10.15.2(2))	
AREA OF EXPOSING BUILDING FACE: LIMITING DISTANCE:	33.26m2 2.29m
PERCENTAGE OF GLAZED AREA ALLOWABLE: AREA OF GLAZED OPENINGS ALLOWABLE: (33.24m2*0.1931)	15.30% 5.09m2
AREA OF GLAZED OPENINGS PROPOSED:	3.12m2
PERCENTAGE OF GLAZED AREA PROPOSED:	9.38%

891

DRAWING SCALE: 1/4" " = 1' - 0" ALL MEASUREMENTS ARE IN FEET 5 4 3 2 1 0 10

4

GRADE@NORTH PROPERTY LINE

12.16 Ex

1 891 - North 1/4" = 1'-0"

GRADE@NORTH PROPERTY LINE

11.31 Ex.

Top of Roof 20.92

T.O. Parapet 19.42

Level 3_ 16.35

Level 2_ 13.26

T.O. Level 2 Walls 16.02

T.O. Level 1 Walls 12.93

Average Grade 11.41

T.O. Level 3 Walls 18.81

A2.2

ISSUE DATE: 25May06 REV 8

Elevations