Development Application

District of North Saanich
Planning & Community Services
1620 Mills Road, North Saanich BC V8L 5S9
Phone: 250-655-5470 Fax: 250-656-0782
www.northsaanich.ca

Part 1

An application is submitted for one or more of the following:

- ☐ **Rezoning/Bylaw Text Amendment**
- ☐ **OCP Amendment**
- ☐ **Development Permit**
- ☐ **Development Variance Permit**
- ☒ **Board of Variance**
- ☐ **Temporary Use Permit**
- ☐ _____

Description of Property

Civic Address 10652 MADRONA DRIVE PID 002-389-401

Legal Lot 18 Block 73 Section 17 Range 3 WEST Plan NSD 1151

Contacts

Please print clearly.

Applicant

Name	Company
S.22 (1)	HOYT DESIGN CO
Address 5196 RAMBLER ROAD	**City** VICTORIA
Email S.22 (1)	**Postal Code** VBY 2H3
Phone 250.999.9893	**Cell**	**Fax**

The undersigned owner/authorized agent of the owner makes an application as specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Applicant's Signature (required)	Date
S.22 (1)	OCT 10, 2026

Owner

If the applicant is NOT the owner, complete "Owner's Authorization" form.

Name	Company
S.22 (1)	CASCADE BAY MANAGEMENT LTD
Address S.22 (1)	**City** VANCOUVER, BC
Email S.22 (1)	**Postal Code** S.22 (1)
S.22 (1)	**Cell**	**Fax**

Any personal information provided in this application is collected for the purpose of administering the Local Government Act, and the bylaws of the municipality under the Local Government Act, and under the authority of those enactments. Questions about the collection of the information may be directed to the Freedom of Information Officer.

Office Use Only

Reviewed By	Date	File No.
Received	Received By	Folio No.
☐ Required Documents		
☐ Required Plans	Receipt No.	Fees $
☐		

Forms of payment accepted: CASH CHEQUE INTERAC

Board of Variance Application

District of North Saanich
Planning & Development Services
1620 Mills Road, North Saanich, BC V8L 5S9
tel 250-655-5470 fax 250-656-0782
www.northsaanich.ca

Part 2

Development Details

Building Use SINGLE FAMILY **Current Zoning** R2 **Property Size** (m² or ha) 1006 M2

Describe Proposal RENOVATION OF SINGLE FAMILY DWELLING WITH ADDITIONS TO INCLUDE A PROPOPSED LEGAL SUITE

Requested Variances

Site access required for Board members.

Please mark out setback variances on site.

Bylaw Section & Requirement	Permitted	Proposed	Difference
Example (Section 5.3.04 - Rear Yard Setback)	*(7.5m)*	*(7.35m)*	*(0.15m)*
110.3 - MARINE SHORELINE	15.0M	9.56M	5.44M
502.2.3(d)(iii) - INTERIOR SIDE SETBACK	1.50M	1.48M	0.02M
502.2.3(d)(iv) - EXTERIOR SIDE SETBACK	4.50M	4.08M	0.42M

Hardship and Justification

Hardships
1. Zoning bylaws have been updated since the house was constructed in 1988, particularly to include the 15.0m Shoreline Setback.
2. Due to bylaw Lot Coverage limitations expanding the footprint of the home further than proposed is not possible. The client requires additional floor area to provide accommodations for their family including construction of the proposed legal suite. Therefore, opportunities to add valuable floor area are limited to above the existing footprint which happens to be sited within an existing non-conforming location triggered by the Shoreline setback.

Justification: No change to the existing footprint is proposed within the shoreline setback that further increase the non conformity.

Information Required for Submission

Consult with staff to determine non-applicable (N/A) items. Additional information may be requested during application review.

Req'd	Rec'd	Documents & Data
		Copy of Certificate of Title Current copy, including relevant covenants, rights-of-way & easements
		Brief Rationale for Proposal Describe the hardship & justification for the variance(s)
		BCLS Site Plan Required for existing buildings
		Site Data Summary (on plans) Civic & legal address; Site area & coverage; Floor area and floor space ratio; Setbacks; Building height; Requested variance(s)
		Statutory Building Scheme Approval by covenantee recommended

Req'd	Rec'd	Plans		Details
		# of metric plans		# of reduced sets of metric plans
		Site Plan min. scale of 1:100		North arrow and scale
				Dimensions of property lines, rights-of-ways & easements
				Dimensions & setbacks of all buildings & structures, between buildings & to property lines
				Location of access, driveways, sidewalks & boulevards
				Locate high water mark, top of bank, watercourses & riparian area on or within 30 m of property
				Locate all services & septic fields
				Identify requested variances
		Floor Plans		Building dimensions
		Elevations		Natural & finished grades, roof & building height elevations

RENOVATION & ADDITION:

10652 Madrona Dr

NORTH SAANICH, BC

KEY PLAN:



PROJECT INFORMATION:

SITE ADDRESS: 10652 MADRONA DRIVE

LOT 18, BLOCK 73
SECTION 17
RANGE 3 WEST
NSD, PLAN 1151

PID: 003-389-401

SCOPE OF WORK:

RENOVATION & ADDITIONS TO EXISTING SINGLE FAMILY DWELLING.
ADDITION OF A LEGAL SUITE

PROJECT DIRECTORY:

DESIGNER:	HOYT DESIGN CO. 250.999.9893 HELLO@HOYT.CO
GENERAL CONTRACTOR:	PHILCO CONSTRUCTION LTD 778.351.2446
STRUCTURAL ENGINEER:	TBD
SURVEYOR:	WEY MAYENBURG LAND SURVEYING 250.656.5155 BRENT@WEYSURVEYS.COM

R-2 ZONING ANALYSIS:

LOT AREA: 1006.30m2

FLOOR ELEVATIONS: MAIN FLOOR: 9.32m; SECOND FLOOR: 12.11m; GARAGE SLAB: 9.17m

AVERAGE GRADE: 9.21m

F.S.R:	ALLOWABLE	EXISTING	PROPOSED
	0.3 (1006.3*0.03= 301.89m2)	0.26 (258.30m2/1006.30m2)	0.30 (298.87m2/1006.30m2)

GROSS FLOOR AREA:	ALLOWABLE	EXISTING	PROPOSED
MAIN FLOOR:		167.27m2	188.31m2
SECOND FLOOR:		91.10m2	113.39m2
TOTAL:	301.89m2 (FSR GOVERNS)	258.30m2	301.70m2
GARAGE:	65.0m2 (EXEMPTION)	36.46m2	36.46m2
ACCESSORY:	125.0m2 (EXEMPTION)	7.81m2	7.81m2

LOT COVERAGE:	ALLOWABLE	EXISTING	PROPOSED
HOUSE:		208.13m2 (20.48%)	225.73m2 (22.43%)
COVERED ENTRY:		8.55m2 (0.85%)	8.55m2 (0.85%)
COVERED PATIO:		5.23m2 (0.52%)	5.23m2 (0.52%)
ACC. BUILDING:		7.81m2 (0.78%)	7.81m2 (0.78%)
TOTAL:	25% (1006.30*0.25=251.60m2)	227.72m2 (22.63%)	247.32m2 (24.58%)

HEIGHT:	ALLOWABLE	EXISTING	PROPOSED
HOUSE:	7.60m	7.22m	7.28m

SETBACKS:	ALLOWABLE	EXISTING	PROPOSED
FRONT (NE):	7.60m	24.32m	23.02m
REAR (SW):	15.00m	9.56m (NON-CONFORMING)	9.56 (NON-CONFORMING)
SIDE (SE):	1.50m	1.48m (NON-CONFORMING)	1.48 (NON-CONFORMING)
SIDE (NW):	4.50m	4.08m (NON-CONFORMING)	04.08 (NON-CONFORMING)

SHEET INDEX:

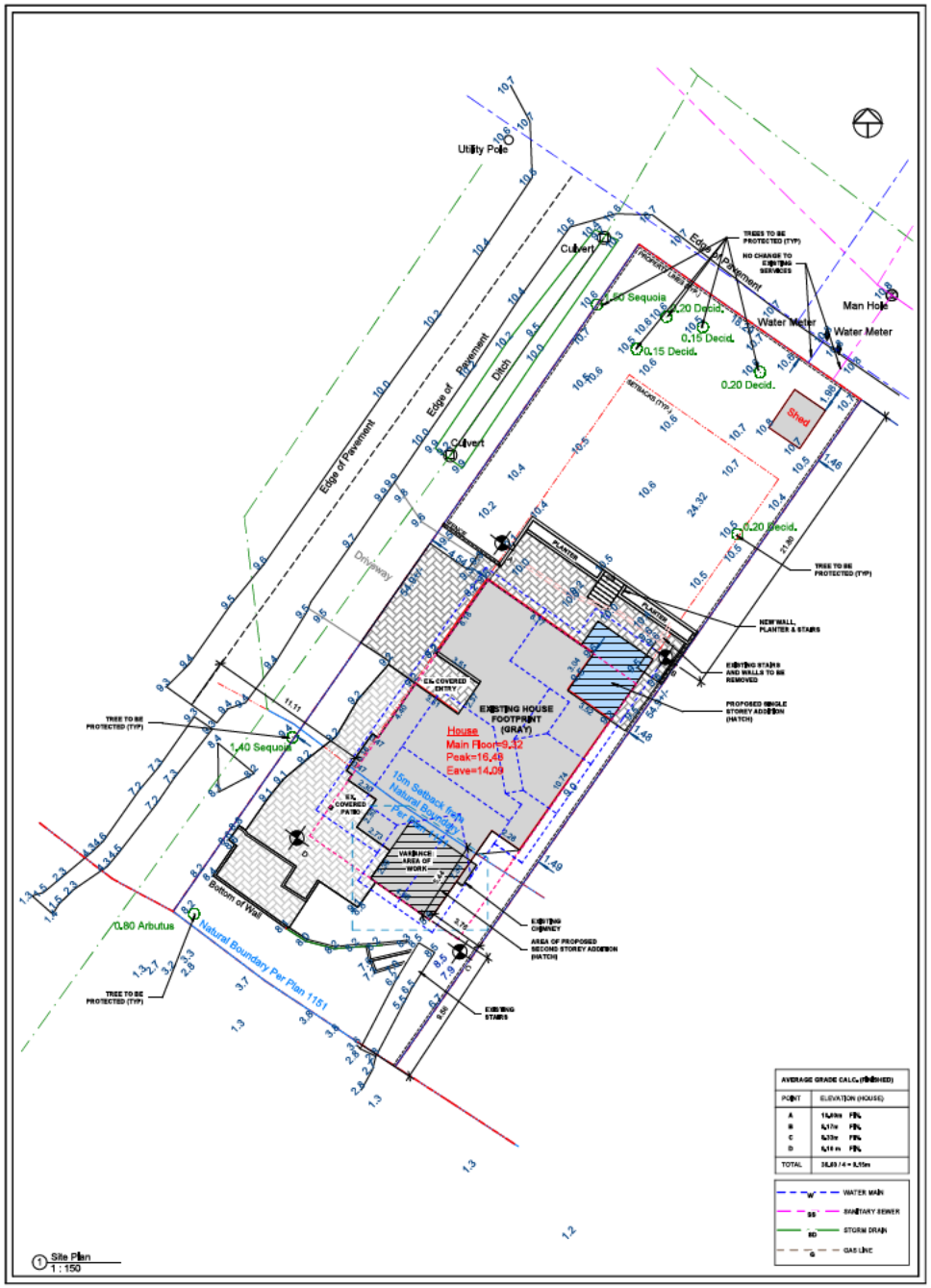
A0.0 SITE PLAN & DATA ANALYSIS

A1.1 FOUNDATION PLAN
A1.2 MAIN FLOOR PLAN
A1.3 SECOND FLOOR PLAN
A1.4 ROOF PLAN

A2.1 NE ELEVATIONS
A2.2 NW ELEVATIONS
A2.3 SW ELEVATIONS
A2.4 SE ELEVATIONS

A3.1 SECTIONS 1&2
A3.2 SECTIONS 3&4

A4.1 DETAILS



DRAWING SCALE: 1 : ALL MEASUREMENTS ARE IN METRES

5 4 3 2 1 0 5 10 15 20

HOYT DESIGN CO

5196 Rambler Road
Victoria, BC V8Y 2H3
250.999.9893
hello@hoyt.co | www.hoyt.co

GENERAL NOTES:

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2. 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 conditions have been considered, verified and are accepted.
3. The Contractor shall work with a HOYT AP to verify complex framework, siting and elevation of the proposed buildings or structures on the property prior to commencement of framing. Should there be any inconsistencies with respect to elevation, siting or dimensioning, any proposed changes with respect to elevation, siting or placement shall be confirmed with a HOYT AP prior to execution.
4. The Contractor shall engage a Professional Engineer licensed in the province of BC, for the design and field review of the structural components of the construction 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 supply.

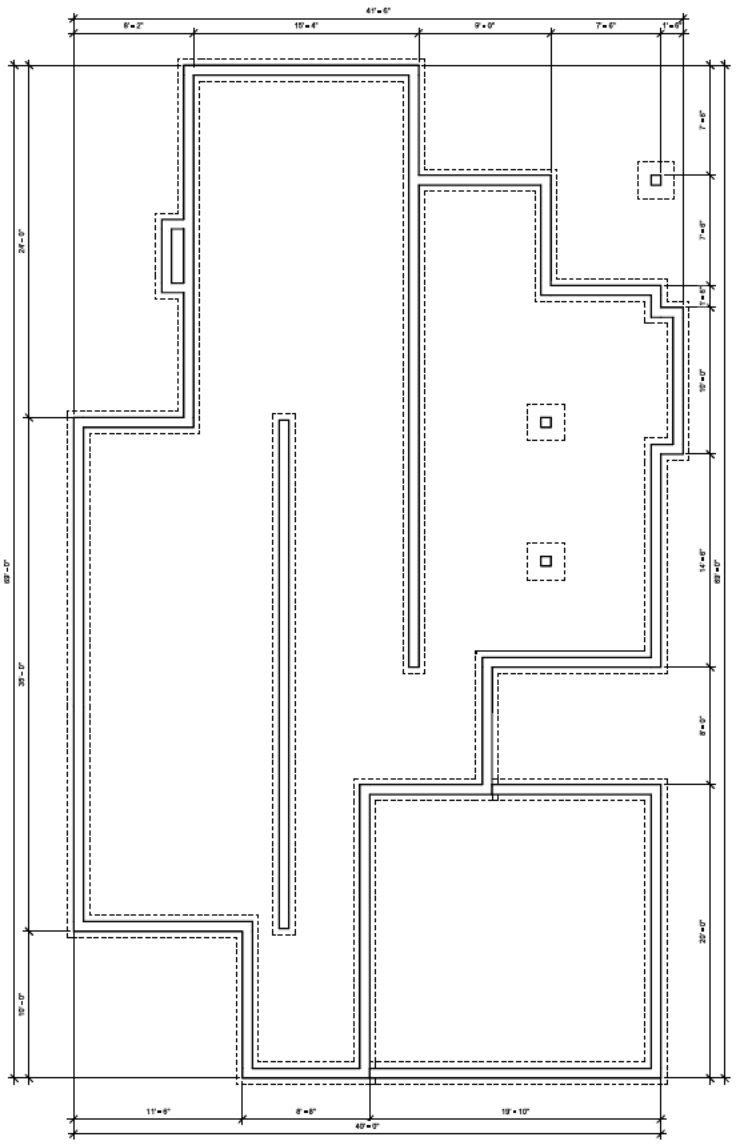
PROJECT
10652 Madrona Drive
2644

ISSUE DATE: 26Nov02 REV 4

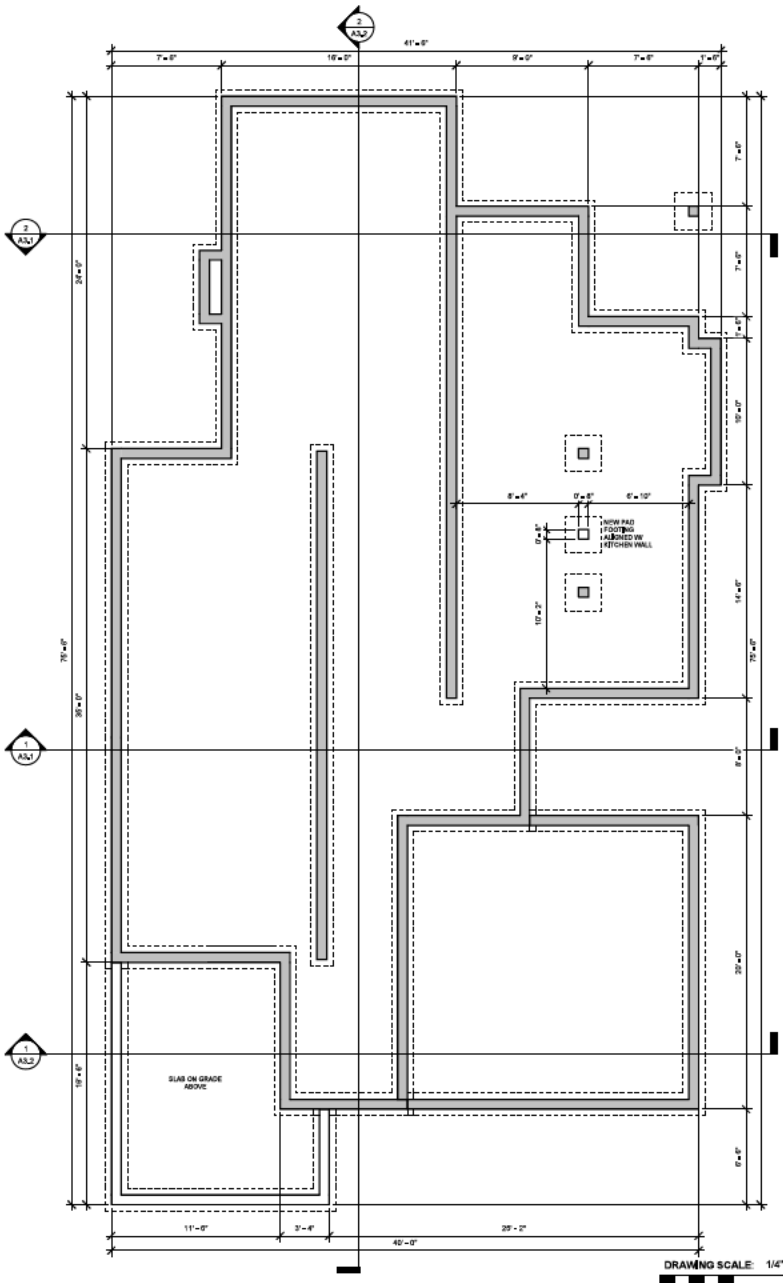
Date:	Description:	No.:
26Sept23	Zoning Analysis	1
26Oct21	Client Review	2
26Oct28	Client Review	3
26Nov02	BOV App	4

Site Plan & Zoning Analysis

A0.0



① Existing – Foundation
1/4" = 1'-0"



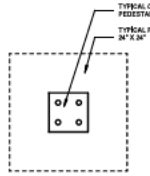
② Proposed – Foundation
1/4" = 1'-0"

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 PLYWOOD UNLESS NOTED OTHERWISE
4. ALL EXPOSED EXTERIOR POSTS TO BE 6X6 MIN.
5. ALL BATHS TO BE [illegible]
6. ALL CONCRETE TO BE MINIMUM 25MPa AT 28 DAYS
7. ALL INTERIOR DOORS TO PROVIDE MIN. 3-STUDS 6X6 AT JAMB FRAMING
8. TYPICAL DOOR / WINDOW HEAD HEIGHT:
   MAIN FLOOR: 8'0"
   SECOND FLOOR: 8'0"
9. ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT ALL CUTS
10. DESIGN LOADS:
    SIDNEY: Ss: 1.4kPa
    Sr: 0.2kPa

PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL
- ROOF OVER
- FLOOR OVER
- DECK OVER
- LINE OF INTERIOR VAULT
- POST
- FLUSH BEAM OVER
- DROP BEAM OVER
- GIRDER TRUSS OVER
- SIC DETECTOR (SIC)
- DOOR SCHEDULE REFERENCE (D1)
- WINDOW SCHEDULE REFERENCE (W1)
- DOOR (EXISTING) (X01)
- WINDOW (EXISTING) (X01)
- JOIST SPAN DIRECTION



③ Foundation – Pad (PF1)
1" = 1'-0"

FLOOR AREA	EXISTING	PROPOSED
MAIN FLOOR:	1918 SF	1927 SF
SECOND FLOOR:	981 SF	1221 SF
TOTAL LIVING SPACE:	2787 SF	3248 SF
GARAGE:	393 SF	393 SF
TOTAL BUILDING SF:	3180 SF	3641 SF

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

5 4 3 2 1 0 5 10 15 20

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2. It is the responsibility of the Contractor to verify all dimensions, conditions, 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 conditions have been considered, verified and are acceptable.
3. The Contractor shall work with a [illegible] to verify complete attachment, sitting and location of the proposed buildings or structures on the property prior to commencement of any work. The Contractor shall be responsible only with respect to elevation, siting or placement and not be confirmed when a [illegible] prior to excavation.
4. The Contractor shall engage a Professional Engineer registered in the province of BC, for the design and field review of the structural components of the entire scope of 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.

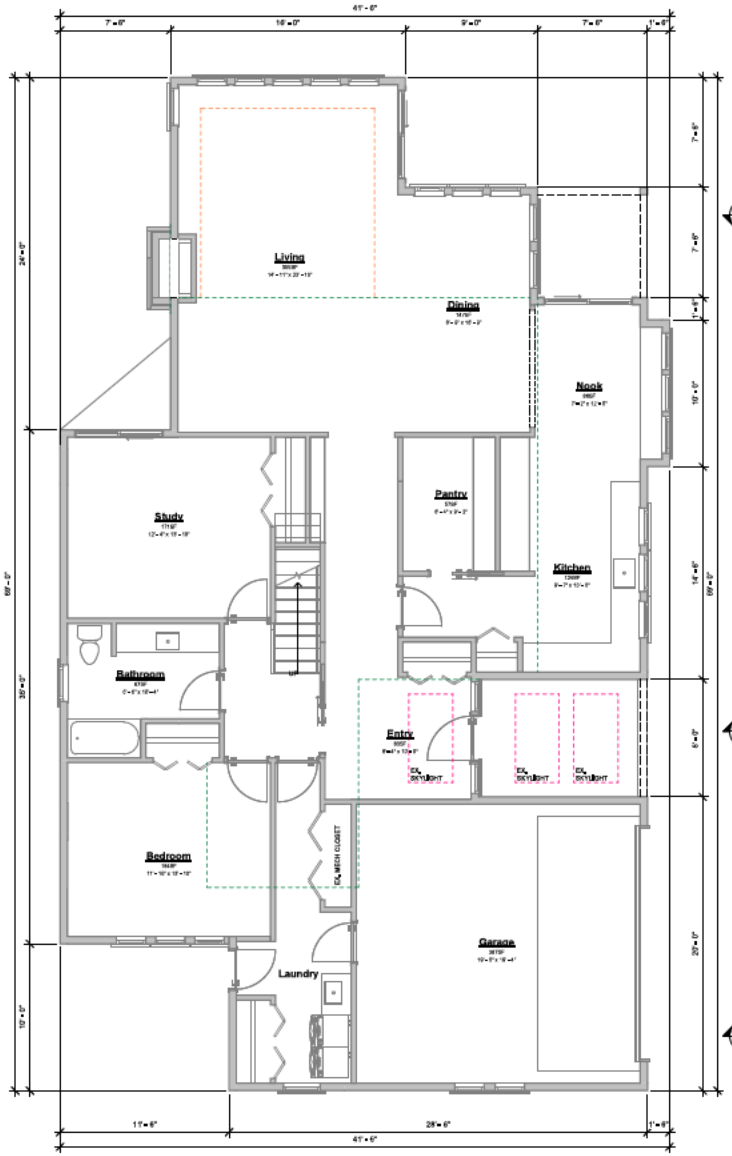
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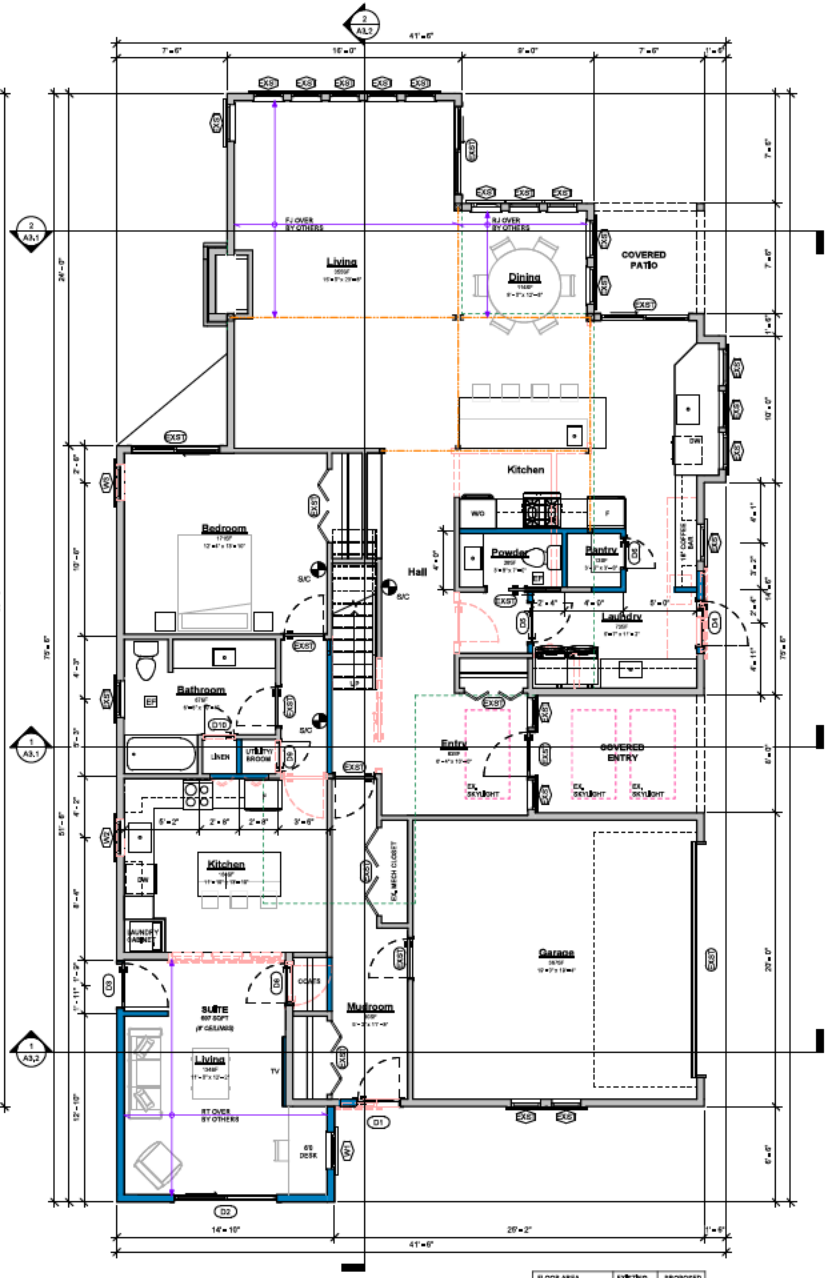
No.:	Description:	Date:
1	Zoning Analysis	26Sept23
2	Client Review	26Oct21
3	Client Review	26Oct28
4	BOV App	26Nov02

Foundation Plans

A1.1



① Existing - Main Floor
1/4" = 1'-0"



② Proposed - Main Floor
1/4" = 1'-0"

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 RDI PLYWOOD UNLESS NOTED OTHERWISE
4. ALL EXPOSED EXTERIOR POSTS TO BE 6X6 MIN.
5. ALL LINTELS TO BE 3-PLY 2X10 UNLO.
6. ALL CONCRETE TO BE MINIMUM 25MPa AT 28 DAYS
7. ALL INTERIOR DOORS TO PROVIDE MIN. 3 HINGES EA AT JAMB FRAMING
8. TYPICAL DOOR / WINDOW HEAD HEIGHT:
   MAIN FLOOR: 6'8"
   SECOND FLOOR: 6'8"
9. ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT ALL CUTS
10. DESIGN LOADS:
    SDNEY: Ss: 1.4kPa
    Sr: 0.2kPa

PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL
- ROOF OVER
- FLOOR OVER
- DECK OVER
- LINE OF INTERIOR VAULT
- POST
- FLUSH BEAM OVER
- DROP BEAM OVER
- GIRDER TRUSS OVER
- S/C DETECTOR
- DOOR SCHEDULE REFERENCE
- WINDOW SCHEDULE REFERENCE
- DOOR (EXISTING)
- WINDOW (EXISTING)
- JOIST SPAN DIRECTION

DOOR SCHEDULE

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.
ALL SLIDING DOOR 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	Ext./Int.	Level
D1	2'-10"	6'-8"	6'-8"	RH	EXT	Main Floor
D2	7'-0"	6'-8"	6'-8"	XO	EXT	Main Floor
D3	2'-10"	7'-0"	7'-0"	RH	EXT	Main Floor
D4	3'-0"	6'-8"	6'-8"	LHR	EXT	Main Floor
D5	2'-6"	6'-8"	6'-8"	LH	INT	Main Floor
D6	2'-0"	6'-8"	6'-8"	LHR	INT	Main Floor
D8	2'-6"	6'-8"	6'-8"	LHR	INT	Main Floor
D9	2'-0"	6'-8"	6'-8"	RHR	INT	Main Floor
D10	2'-0"	6'-8"	6'-8"	RHR	INT	Main Floor
D11	4'-0"	6'-8"	6'-8"	RHR	INT	Second Floor
D12	2'-10"	7'-0"	7'-0"	RH	INT	Second Floor
D13	2'-10"	7'-0"	7'-0"	LH	INT	Second Floor
D14	2'-6"	7'-0"	7'-0"	LHR	INT	Second Floor
D15	2'-10"	6'-8"	6'-8"	LHR	EXT	Second Floor
D16	5'-0"	7'-0"	7'-0"	XO	INT	Second Floor
D17	2'-10"	7'-0"	7'-0"	LH	INT	Second Floor
D18	5'-0"	7'-0"	7'-0"	XO	INT	Second Floor

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 | Skylight = SL | Rakehead = RH

Tag	Width	Height	Head Height	Sill Height	Operation	Level
W1	2'-6"	3'-0"	7'-0"	4'-0"	CL	Main Floor
W2	2'-6"	3'-0"	6'-8"	3'-8"	CL	Main Floor
W3	2'-6"	3'-0"	6'-8"	3'-8"	CL	Main Floor
W4	2'-6"	3'-0"	6'-8"	3'-8"	CL	Second Floor
W5	3'-0"	4'-0"	6'-8"	2'-8"	CR	Second Floor
W6	2'-6"	3'-0"	6'-8"	3'-8"	FIXED	Second Floor
W7	2'-6"	3'-0"	6'-8"	3'-8"	FIXED	Second Floor
W8	2'-6"	6'-0"	6'-8"	0'-8"	TV	Second Floor
W9	2'-6"	6'-0"	6'-8"	0'-8"	TV	Second Floor
W10	10'-0"	6'-0"	6'-8"	0'-8"	FIXED	Second Floor
W11	2'-6"	6'-0"	6'-8"	0'-8"	TV	Second Floor
W12	2'-6"	5'-0"	6'-8"	1'-8"	FIXED	Second Floor
W13	2'-6"	5'-0"	6'-8"	1'-8"	FIXED	Second Floor
W14	2'-0"	4'-0"		SL		Top of Roof

Total Window Count: 56

FLOOR AREA	EXISTING	PROPOSED
MAIN FLOOR:	1916 SF	2027 SF
SECOND FLOOR:	881 SF	1221 SF
TOTAL LIVING SPACE:	2797 SF	3248 SF
GARAGE:	393 SF	393 SF
TOTAL BUILDING SF:	3190 SF	3641 SF

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

5 4 3 2 1 0 5 10 15 20

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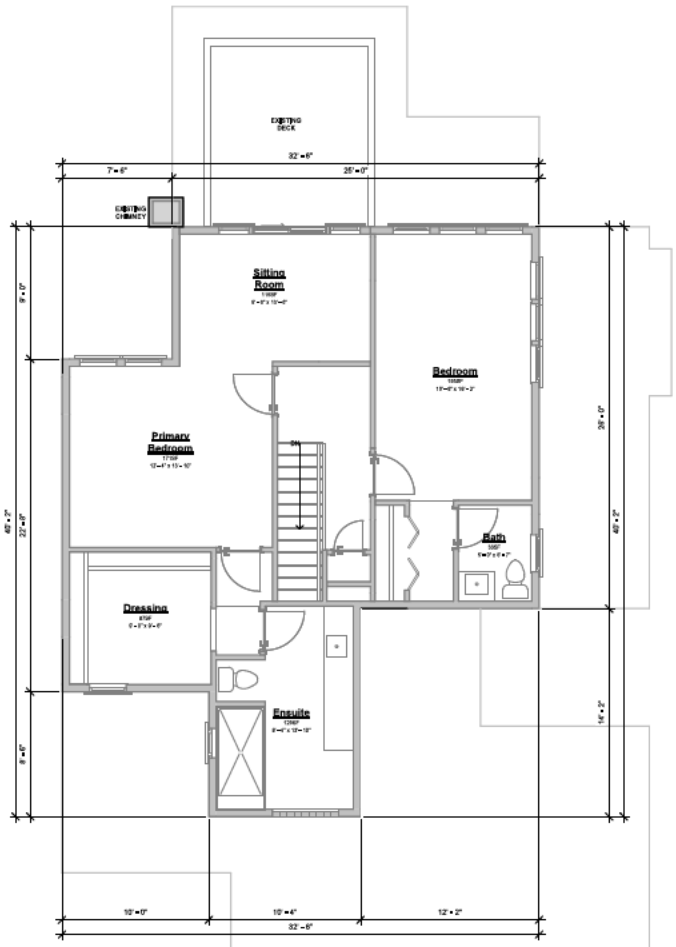
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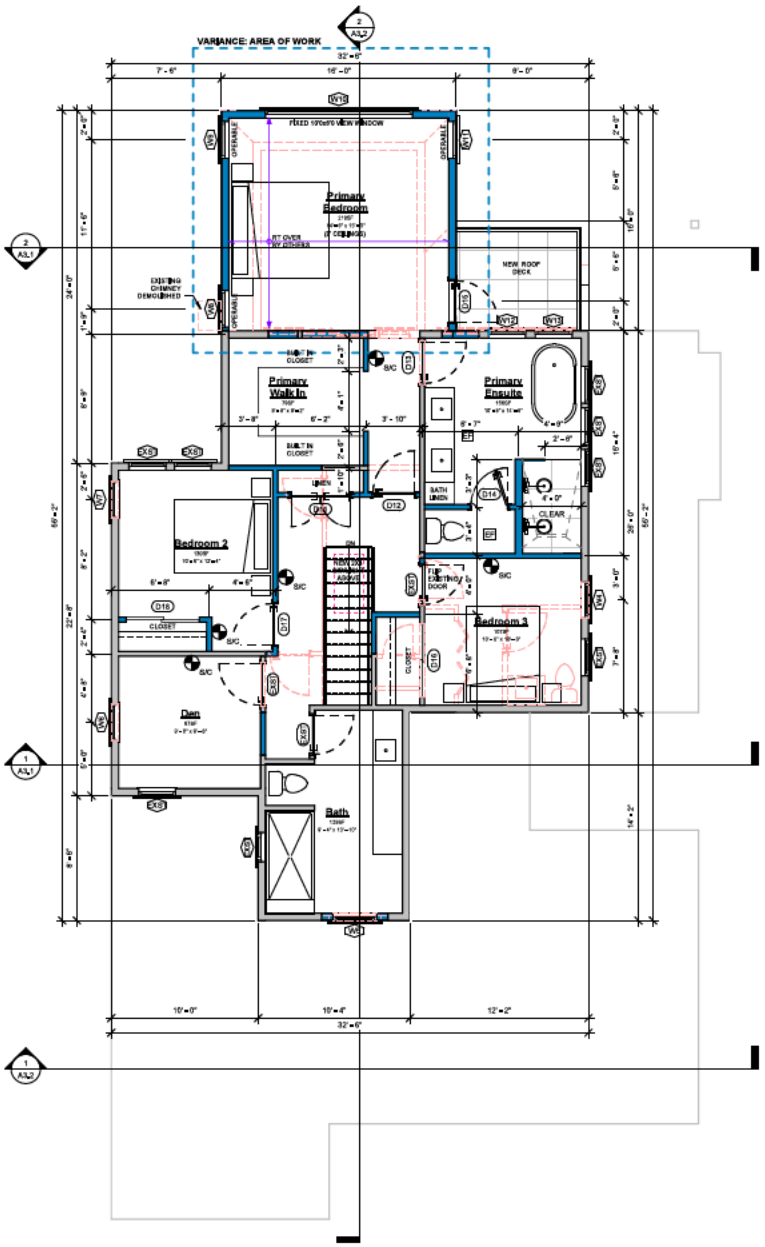
No.:	Description:	Date:
1	Zoning Analysis	26Sept23
2	Client Review	26Oct21
3	Client Review	26Oct28
4	BOV App	26Nov02

Main Floor Plans

A1.2



1 Existing - Second Floor
1/4" = 1'-0"



2 Proposed - Second Floor
1/4" = 1'-0"

FLOOR AREA	EXISTING	PROPOSED
MAIN FLOOR:	1916 SF	2027 SF
SECOND FLOOR:	991 SF	1221 SF
TOTAL LIVING SPACE:	2907 SF	3248 SF
GARAGE:	393 SF	393 SF
TOTAL BUILDING SF:	3190 SF	3641 SF

FRAMING NOTES:

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3. ALL EXTERIOR WALL AND ROOF SHEATHING TO BE 1/2" STANDARD PLY PLYWOOD UNLESS NOTED OTHERWISE
4. ALL EXPOSED EXTERIOR POSTS TO BE 6X6 MIN.
5. ALL LINTELS TO BE 3-PLY 2X10 U.N.O.
6. ALL CONCRETE TO BE MINIMUM 25MPa AT 28 DAYS
7. ALL INTERIOR DOORS TO PROVIDE MIN. 5MTUDS EG AT JAMB FRAMING
8. TYPICAL DOOR / WINDOW HEAD HEIGHT:
   MAIN FLOOR: 8'0"
   SECOND FLOOR: 8'0"
9. ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT ALL CUTS
10. DESIGN LOADS:
    SIDNEY: Ss: 1.4kPa
    Sr: 0.2kPa

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- EXISTING WALL TO BE REMOVED
- NEW WALL
- ROOF OVER
- FLOOR OVER
- DECK OVER
- LINE OF INTERIOR VAULT
- POST
- FLUSH BEAM OVER
- DROP BEAM OVER
- ORDER TRUSS OVER
- SIC DETECTOR (SIC)
- DOOR SCHEDULE REFERENCE (D1)
- WINDOW SCHEDULE REFERENCE (W1)
- DOOR (EXISTING) (EXD)
- WINDOW (EXISTING) (EXW)
- JOIST SPAN DIRECTION

DOOR SCHEDULE

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.
ALL SLIDING DOOR 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	Ext./Int.	Level
D1	2' - 10"	6' - 8"	6' - 8"	RH	EXT	Main Floor
D2	7' - 0"	6' - 8"	6' - 8"	XO	EXT	Main Floor
D3	2' - 10"	7' - 0"	7' - 0"	RH	EXT	Main Floor
D4	3' - 0"	6' - 8"	6' - 8"	LHR	EXT	Main Floor
D5	2' - 6"	6' - 8"	6' - 8"	LH	INT	Main Floor
D6	2' - 0"	6' - 8"	6' - 8"	LHR	INT	Main Floor
D8	2' - 6"	6' - 8"	6' - 8"	LHR	INT	Main Floor
D9	2' - 0"	6' - 8"	6' - 8"	RHR	INT	Main Floor
D10	2' - 0"	6' - 8"	6' - 8"	RHR	INT	Main Floor
D11	4' - 0"	6' - 8"	6' - 8"	RU-LHR	INT	Second Floor
D12	2' - 10"	7' - 0"	7' - 0"	RH	INT	Second Floor
D13	2' - 10"	7' - 0"	7' - 0"	LH	INT	Second Floor
D14	2' - 6"	7' - 0"	7' - 0"	LHR	INT	Second Floor
D15	2' - 10"	6' - 8"	6' - 8"	LHR	EXT	Second Floor
D16	5' - 0"	7' - 0"	7' - 0"	XO	INT	Second Floor
D17	2' - 10"	7' - 0"	7' - 0"	LH	INT	Second Floor
D18	5' - 0"	7' - 0"	7' - 0"	XO	INT	Second Floor

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 | Skylight = SL | Rakehead = RH

Tag	Width	Height	Head Height	Sill Height	Operation	Level
W1	2' - 6"	3' - 0"	7' - 0"	4' - 0"	CL	Main Floor
W2	2' - 6"	3' - 0"	6' - 8"	3' - 8"	CL	Main Floor
W3	2' - 6"	3' - 0"	6' - 8"	3' - 8"	CL	Main Floor
W4	2' - 6"	3' - 0"	6' - 8"	3' - 8"	CL	Second Floor
W5	3' - 0"	4' - 0"	6' - 8"	2' - 8"	CR	Second Floor
W6	2' - 6"	3' - 0"	6' - 8"	3' - 8"	FIXED	Second Floor
W7	2' - 6"	3' - 0"	6' - 8"	3' - 8"	FIXED	Second Floor
W8	2' - 6"	6' - 0"	6' - 8"	0' - 8"	TV	Second Floor
W9	2' - 6"	6' - 0"	6' - 8"	0' - 8"	TV	Second Floor
W10	10' - 0"	6' - 0"	6' - 8"	0' - 8"	FIXED	Second Floor
W11	2' - 6"	6' - 0"	6' - 8"	0' - 8"	TV	Second Floor
W12	2' - 6"	5' - 0"	6' - 8"	1' - 8"	FIXED	Second Floor
W13	2' - 6"	5' - 0"	6' - 8"	1' - 8"	FIXED	Second Floor
W14	2' - 0"	4' - 0"		SL		Top of Roof

Total Window Count: 56

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

5 4 3 2 1 0 5 10 15 20

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5196 Rambler Road
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250.999.9863
hello@hoyt.co | www.hoyt.co

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2. 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 procedures have been considered, verified and are acceptable.
3. The Contractor shall work with a HDC-AIA verify complete placement, sizing and location of the proposed footings or structures on the property prior to excavation. The Contractor shall notify HDC of any encroachments with respect to elevation, siting or placement and do not commence work or backfill prior to consulting.
4. The Contractor shall engage a Professional Engineer licensed in the province of BC, for the design and field review of the structural components of the building as 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.

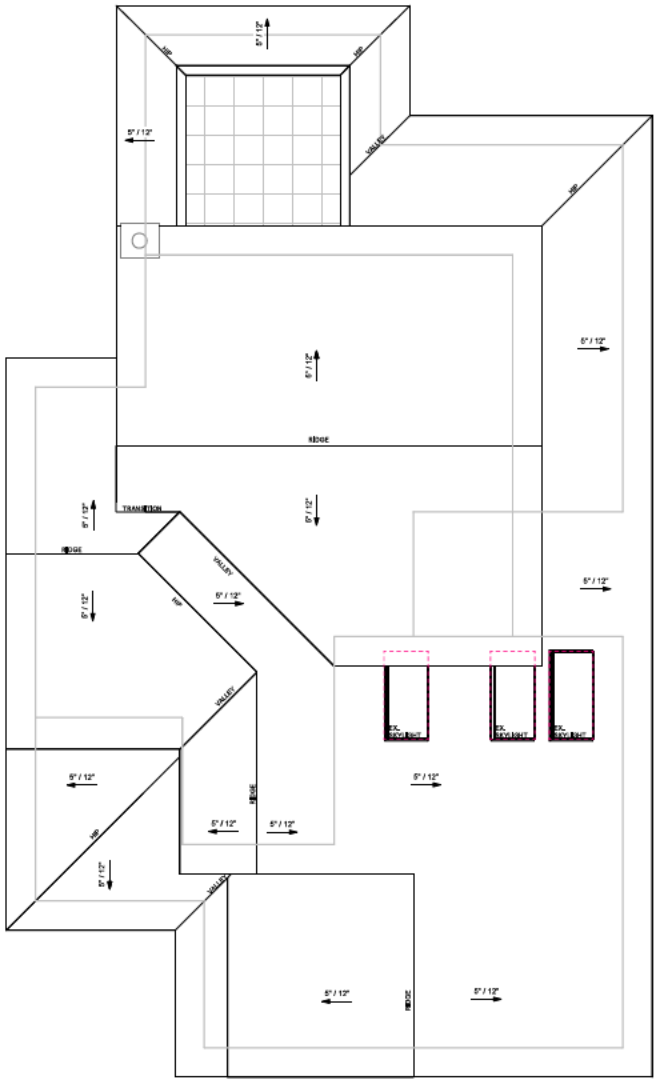
PROJECT
10652 Madrona Drive
2644

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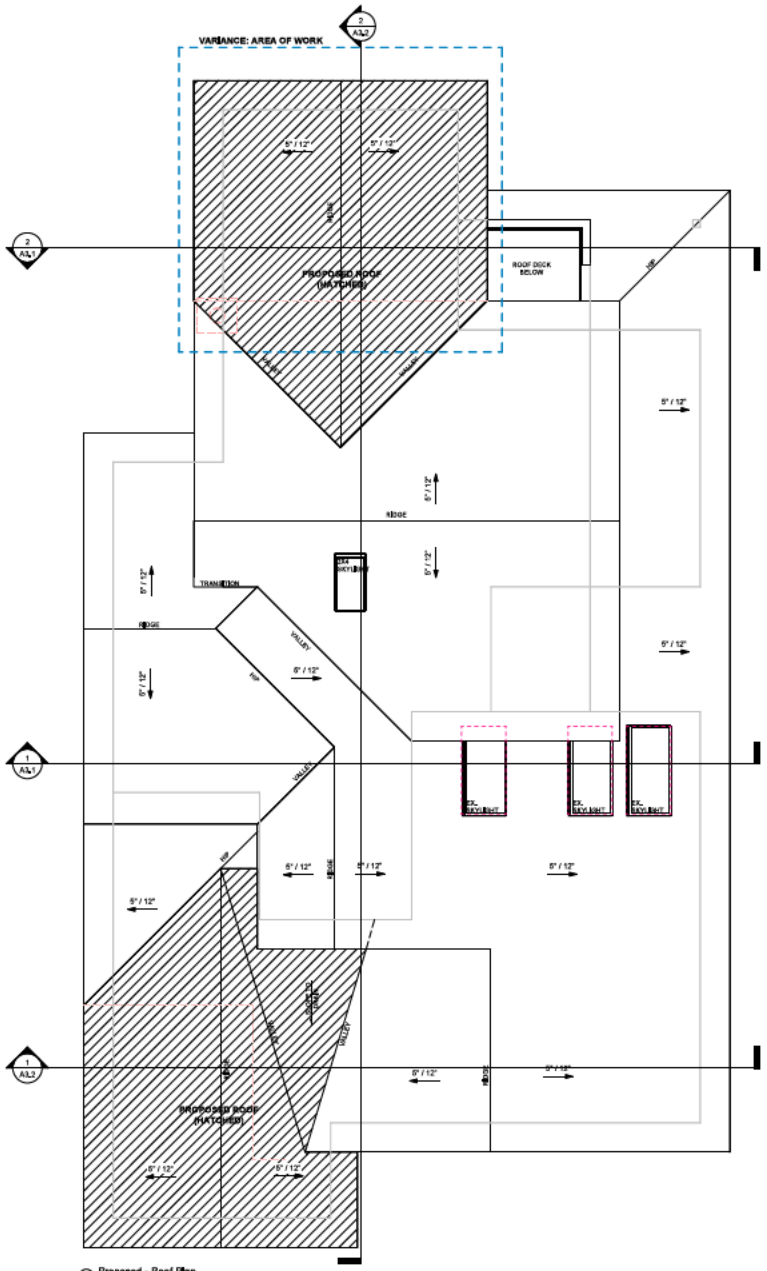
No.:	Description:	Date:
1	Zoning Analysis	26Sept23
2	Client Review	26Oct21
3	Client Review	26Oct28
4	BOV App	26Nov02

Second Floor Plans

A1.3



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



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

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 PIR PLYWOOD UNLESS NOTED OTHERWISE
4. ALL EXPOSED EXTERIOR POSTS TO BE 6X6 MIN.
5. ALL LINTELS TO BE 3-PLY 2X12's
6. ALL CONCRETE TO BE MINIMUM 25MPa AT 28 DAYS
7. ALL INTERIOR DOORS TO PROVIDE MIN. 3-STUDS 6X6 AT JAMB FRAMING
8. TYPICAL DOOR / WINDOW HEAD HEIGHT:
   MAIN FLOOR: 8'0"
   SECOND FLOOR: 8'0"
9. ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT ALL CUTS
10. DESIGN LOADS:
    SEISMIC: Ss: 1.34Pa
    Sr: 0.8kPa

PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL
- ROOF OVER
- FLOOR OVER
- DECK OVER
- LINE OF INTERIOR VAULT
- POST
- FLUSH BEAM OVER
- DROP BEAM OVER
- GIRDER TRUSS OVER
- SKC DETECTOR
- DOOR SCHEDULE REFERENCE
- WINDOW SCHEDULE REFERENCE
- DOOR (EXISTING)
- WINDOW (EXISTING)
- JOIST SPAN DIRECTION

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

5 4 3 2 1 0 5 10 15 20

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GENERAL NOTES:

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2. It is the responsibility of the Contractor to verify all dimensions, elevations, and site conditions as relevant 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 conditions have been considered, verified and are acceptable.
3. The Contractor shall work with a HDC-approved verified dimensional, siting and elevation of the proposed buildings or structures on the property prior to commencement of any work. The Contractor shall be responsible for any inconsistencies with respect to elevation, siting or dimensions. Any proposed changes with respect to elevation, siting or placement shall be confirmed with a Notice of Change prior to execution.
4. The Contractor shall engage a Professional Engineer registered in the province of BC, for the design and field review of the structural components of the construction 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 suppliers.

PROJECT
10652 Madrona Drive
2644

ISSUE DATE: 26Nov02 REV 4

No.:	Description:	Date:
1	Zoning Analysis	26Sept23
2	Client Review	26Oct21
3	Client Review	26Oct28
4	BOV App	26Nov02

Roof Plans

A1.4



1 Existing - Northeast - Front
1/4" = 1'-0"



2 Proposed - Northeast - Front
1/4" = 1'-0"

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 CDX PLYWOOD UNLESS NOTED OTHERWISE
4. ALL EXPOSED EXTERIOR POSTS TO BE 6X6 MIN.
5. ALL LINTELS TO BE 3-PLY 2X10 U.N.O.
6. ALL CONCRETE TO BE MINIMUM 25MPa AT 28 DAYS
7. ALL INTERIOR DOORS TO PROJECT MIN. 2-STUDS 6X6 AT JAMB FRAMING
8. TYPICAL DOOR / WINDOW HEAD HEIGHT:
   MAIN FLOOR: 6'8"
   SECOND FLOOR: 6'8"
9. ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT ALL CUTS
10. DESIGN LOADS:
    SEISMIC: Ss: 1.34Pa
    Sr: 0.8kPa

PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL
- ROOF OVER
- FLOOR OVER
- DECK OVER
- LINE OF INTERIOR VAULT
- POST
- FLUSH BEAM OVER
- DROP BEAM OVER
- GIRDER TRUSS OVER
- SDC DETECTOR (SPC)
- DOOR SCHEDULE REFERENCE (D1)
- WINDOW SCHEDULE REFERENCE (W2)
- DOOR (EXISTING) (EX01)
- WINDOW (EXISTING) (EX01)
- JOIST SPAN DIRECTION

ELEVATION NOTES LEGEND
(PROPOSED FINISHES TO MATCH EXISTING HOME DETAILS)

1. ASPHALT SHINGLE ROOFING
2. 1X4 T&G V-GROOVE CEDAR SIDING
3. GLASS GUARD w/ TOP RAIL

EXTERIOR FINISH NOTES
(PROPOSED FINISHES TO MATCH EXISTING HOME DETAILS)

SOFFIT:	TYPICAL EAVE: GABLE EAVE:	VENTED ALUMINUM VENTED ALUMINUM
GUTTERS: ALUMINUM	HIDDEN 5" CONTINUOUS ALUMINUM GW 4" X 3" DOWNPIPE	
FASCIA BOARD:	1X8 FASCIA BOARD	
BARGEBOARD:	1X8 PAINTED COMBS FACE SPF	
CORNER BOARDS:	1X4 PAINTED COMBS FACE SPF	
WINDOW TRIM:	1X4 PAINTED COMBS FACE SPF TOP AND SIDES C/W SLOPED TAPER CUT 2X4 SILL AND 1X3 SUBSILL	
DOOR TRIM:	1X4 PAINTED COMBS FACE SPF TOP AND SIDES	

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

5 4 3 2 1 0 5 10 15 20

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2. 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 conditions have been considered, verified and are acceptable.
3. The Contractor shall work with a [illegible] to verify complete structural, siting and location of the proposed buildings or structures on the property prior to commencement of any work. Any discrepancies that are encountered with respect to elevation, siting or dimensioning shall be communicated to the Designer prior to excavation.
4. The Contractor shall engage a Professional Engineer registered in the province of BC, for the design and field review of the following: [illegible] and 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.

PROJECT
10652 Madrona Drive
2644

ISSUE DATE: 26Nov02 REV 4

No.:	Description:	Date:
1	Zoning Analysis	26Sept23
2	Client Review	26Oct21
3	Client Review	26Oct28
4	BOV App	26Nov02

North-East Elevations

A2.1



1 Existing - Northwest - Side
1/4" = 1'-0"



2 Proposed - Northwest - Side
1/4" = 1'-0"

NORTH - WEST ELEVATION SPATIAL SEPARATION	
AREA OF EXPOSING BUILDING FACE:	85.37m2
LIMITING DISTANCE: (TO CL. OF LANE)	11.21m
PERCENTAGE OF GLAZED AREA ALLOWABLE:	47.00%
AREA OF GLAZED OPENINGS ALLOWABLE: (85.37m2*47.00/100)	40.06m2
AREA OF GLAZED OPENINGS PROPOSED:	35.48m2
PERCENTAGE OF GLAZED AREA PROPOSED:	39.97%

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 RIM PLYWOOD UNLESS NOTED OTHERWISE
4. ALL EXPOSED EXTERIOR POSTS TO BE 6X6 MIN.
5. ALL LINTELS TO BE 3-PLY 2X10 U.N.O.
6. ALL CONCRETE TO BE MINIMUM 25MPa AT 28 DAYS
7. ALL INTERIOR DOORS TO PROVIDE MIN. 3-STUDS 6X6 AT JAMB FRAMING
8. TYPICAL DOOR / WINDOW HEAD HEIGHT:
   MAIN FLOOR: 6'8"
   SECOND FLOOR: 6'8"
9. ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT ALL CUTS
10. DESIGN LOADS:
    SEISMIC: Ss: 1.34Pa
    Sr: 0.8kPa

PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL
- ROOF OVER
- FLOOR OVER
- DECK OVER
- LINE OF INTERIOR VAULT
- POST
- FLUSH BEAM OVER
- DROP BEAM OVER
- GIRDER TRUSS OVER
- SDC DETECTOR (SDC)
- DOOR SCHEDULE REFERENCE (D1)
- WINDOW SCHEDULE REFERENCE (W1)
- DOOR (EXISTING) (EX01)
- WINDOW (EXISTING) (EX01)
- JOIST SPAN DIRECTION

ELEVATION NOTES LEGEND
(PROPOSED FINISHES TO MATCH EXISTING HOME DETAILS)

1. ASPHALT SHINGLE ROOFING
2. 184 T&G VGROOVE CEDAR SIDING
3. GLASS GUARD w/ TOP RAIL

EXTERIOR FINISH NOTES
(PROPOSED FINISHES TO MATCH EXISTING HOME DETAILS)

SOFFIT:	TYPICAL EAVE:	VENTED ALUMINUM
	GABLE EAVE:	VENTED ALUMINUM
GUTTERS: ALUMINUM	HIDDEN 5" CONTINUOUS ALUMINUM GW 4" X 3" DOWNPIPE	
FASCIA BOARD:	1X8 FASCIA BOARD	
BARGEBOARD:	1X8 PAINTED COMBS FACE SPF	
CORNER BOARDS:	1X4 PAINTED COMBS FACE SPF	
WINDOW TRIM:	1X4 PAINTED COMBS FACE SPF TOP AND SIDES C/W SLOPED TAPER CUT 2X4 SILL AND 1X3 SURROUND	
DOOR TRIM:	1X4 PAINTED COMBS FACE SPF TOP AND SIDES	

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

5 4 3 2 1 0 5 10 15 20

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[redacted]

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3. The Contractor shall work with a [redacted] to verify survey, geotechnical, siting and elevation of the proposed buildings or structures on the property prior to commencement of the work. Should there be any encroachments with respect to elevation, siting or placement shall be communicated to the [redacted] prior to excavation.
4. The Contractor shall engage a Professional Engineer registered in the province of BC, for the design and field review of the structural components and systems as 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.

PROJECT
10652 Madrona Drive
2644

ISSUE DATE: 26Nov02 REV 4

No.:	Description:	Date:
1	Zoning Analysis	26Sept23
2	Client Review	26Oct21
3	Client Review	26Oct28
4	BOV App	26Nov02

North West Elevations

A2.2



1 Existing - Southwest - Rear
1/4" = 1'-0"



2 Proposed - Southwest - Rear
1/4" = 1'-0"

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 RDI PLYWOOD UNLESS NOTED OTHERWISE
4. ALL EXPOSED EXTERIOR POSTS TO BE 6X6 MIN.
5. ALL LINTELS TO BE 3-PLY 2X10 U.N.O.
6. ALL CONCRETE TO BE MINIMUM 25MPa AT 28 DAYS
7. ALL INTERIOR DOORS TO PROVIDE MIN. 3-STUDS 6X6 AT JAMB FRAMING
8. TYPICAL DOOR / WINDOW HEAD HEIGHT:
   MAIN FLOOR: 8'0"
   SECOND FLOOR: 8'0"
9. ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT ALL CUTS
10. DESIGN LOADS:
    SEISMIC: Ss: 1.34Pa
    Sr: 0.8kPa

PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL
- ROOF OVER
- FLOOR OVER
- DECK OVER
- LINE OF INTERIOR VAULT
- POST
- FLUSH BEAM OVER
- DROP BEAM OVER
- GIRDER TRUSS OVER
- SDC DETECTOR
- DOOR SCHEDULE REFERENCE (D1)
- WINDOW SCHEDULE REFERENCE (W3)
- DOOR (EXISTING) (X01)
- WINDOW (EXISTING) (X01)
- JOIST SPAN DIRECTION

ELEVATION NOTES LEGEND
(PROPOSED FINISHES TO MATCH EXISTING HOME DETAILS)

1. ASPHALT SHINGLE ROOFING
2. 184 T&G VGROOVE CEDAR SIDING
3. GLASS GUARD w/ TOP RAIL

EXTERIOR FINISH NOTES
(PROPOSED FINISHES TO MATCH EXISTING HOME DETAILS)

SOFFIT:	TYPICAL EAVE:	VENTED ALUMINUM
	GABLE EAVE:	VENTED ALUMINUM
GUTTERS: ALUMINUM	HIDDEN 5" CONTINUOUS ALUMINUM GW 4" X 3" DOWNPIPE	
FASCIA BOARDS:	1X8 FASCIA BOARD	
BARGEBOARD:	1X8 PAINTED COMBS FACE SPF	
CORNER BOARDS:	1X4 PAINTED COMBS FACE SPF	
WINDOW TRIM:	1X4 PAINTED COMBS FACE SPF TOP AND SIDES GW SLOPED TAPER CUT SW SILL AND 1X3 SURROUND	
DOOR TRIM:	1X4 PAINTED COMBS FACE SPF TOP AND SIDES	

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

5 4 3 2 1 0 5 10 15 20

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3. The Contractor shall work with a HDC-qualified, certified, experienced, ethical member of the profession to verify compliance with the BC Building Code and all applicable regulations. Any discrepancies identified within the drawings or structures on the property prior to the commencement of the work shall be brought to the attention of HDC prior to construction.
4. The Contractor shall engage a Professional Engineer, registered in the province of BC, for the design and field review of the following items and any other items 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.

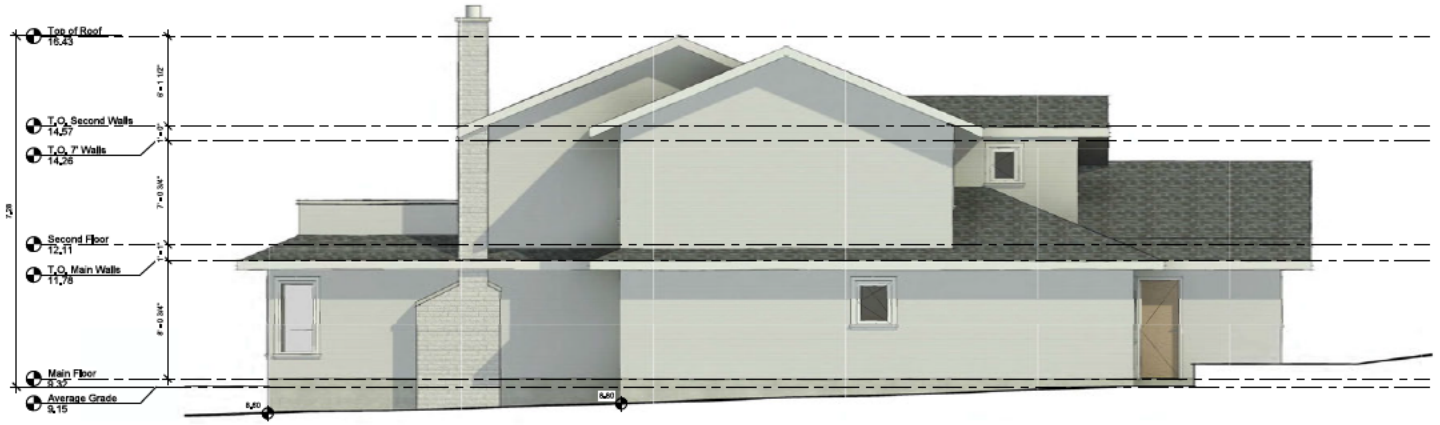
PROJECT
10652 Madrona Drive
2644

ISSUE DATE: 26Nov02 REV 4

No.:	Description:	Date:
1	Zoning Analysis	26Sept23
2	Client Review	26Oct21
3	Client Review	26Oct28
4	BOV App	26Nov02

South West Elevations

A2.3



1 Existing - Southeast - Side
1/4" = 1'-0"



2 Proposed - Southeast - Side
1/4" = 1'-0"

SOUTH ELEVATION SPATIAL SEPARATION	AREA 1	AREA 2
AREA OF EXPOSING BUILDING FACE:	108.09m2	108.09m2
AREA OF UNDIVIDED EXPOSING BUILDING FACE:	62.16m2	45.93m2
LIMITING DISTANCE:	1.46m	3.76m
PERCENTAGE OF GLAZED AREA ALLOWABLE:	7.09%	11.02%
AREA OF GLAZED OPENINGS ALLOWABLE:	4.39m2	5.06m2
AREA 1: (62.16m2*7.09%)		
AREA 2: (45.93m2*11.02)		
AREA OF GLAZED OPENINGS PROPOSED:	4.11m2	4.41m2
PERCENTAGE OF GLAZED AREA PROPOSED:	6.65%	11.37%

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 PIN PLYWOOD UNLESS NOTED OTHERWISE
4. ALL EXPOSED EXTERIOR POSTS TO BE 6X6 MIN.
5. ALL LINTELS TO BE 3-PLY 2X10 (U.N.O.)
6. ALL CONCRETE TO BE MINIMUM 25MPa AT 28 DAYS
7. ALL INTERIOR DOORS TO PROJECT MIN. 3-STUDS 6X6 AT JAMB FRAMING
8. TYPICAL DOOR / WINDOW HEAD HEIGHT:
   MAIN FLOOR: 8'0"
   SECOND FLOOR: 8'0"
9. ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT ALL CUTS
10. DESIGN LOADS:
    SIDNEY: Ss: 1.4kPa
    Sr: 0.3kPa

PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL
- ROOF OVER
- FLOOR OVER
- DECK OVER
- LINE OF INTERIOR VAULT
- POST
- FLUSH BEAM OVER
- DROP BEAM OVER
- GIRDER TRUSS OVER
- SDC DETECTOR
- DOOR SCHEDULE REFERENCE (D1)
- WINDOW SCHEDULE REFERENCE (W3)
- DOOR (EXISTING)
- WINDOW (EXISTING)
- JOIST SPAN DIRECTION

ELEVATION NOTES LEGEND
(PROPOSED FINISHES TO MATCH EXISTING HOME DETAILS)

1. ASPHALT SHINGLE ROOFING
2. 184 T&G/V-GROOVE CEDAR SIDING
3. GLASS GUARD w/ TOP RAIL

EXTERIOR FINISH NOTES
(PROPOSED FINISHES TO MATCH EXISTING HOME DETAILS)

SOFFIT:	TYPICAL EAVE: GABLE EAVE:	VENTED ALUMINUM VENTED ALUMINUM
GUTTERS: ALUMINUM	HIDDEN 5" CONTINUOUS ALUMINUM GW 4" X 3" DOWNPIPE	
FASCIA BOARD:	1X8 FASCIA BOARD	
BARGEBOARD:	1X8 PAINTED COMBI FACE SPF	
CORNER BOARDS:	1X4 PAINTED COMBI FACE SPF	
WINDOW TRIM:	1X4 PAINTED COMBI FACE SPF TOP AND SIDES C/W SLOPED TAPER CUT 2X4 @ L AND 1X3 SUB-SILL	
DOOR TRIM:	1X4 PAINTED COMBI FACE SPF TOP AND SIDES	

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

5 4 3 2 1 0 5 10 15 20

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GENERAL NOTES:

1. 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"). HDC shall retain all rights in the Work, and HDC retains the exclusive right to reproduce 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.
2. 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 conditions have been considered, verified and are acceptable.
3. The Contractor shall work with a [illegible] to verify survey plan, easements, siting and elevation of the proposed buildings or structures on the property prior to commencement of any work. The Contractor shall be responsible for any encroachments with respect to elevation, siting or easements and all be corrected at [illegible] prior to occupancy.
4. The Contractor shall engage a Professional Engineer licensed to practice in the province of BC, to design and take full responsibility for the design of any temporary measures 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.

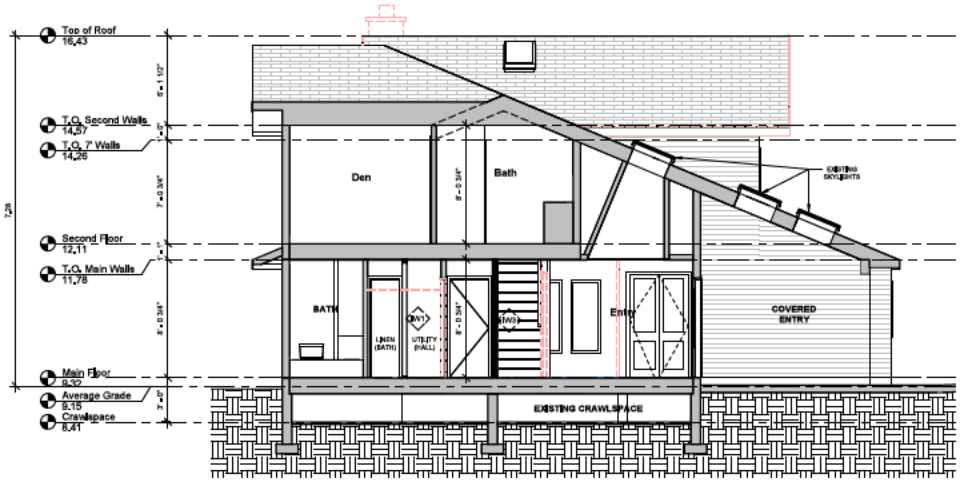
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ISSUE DATE: 26Nov02 REV 4

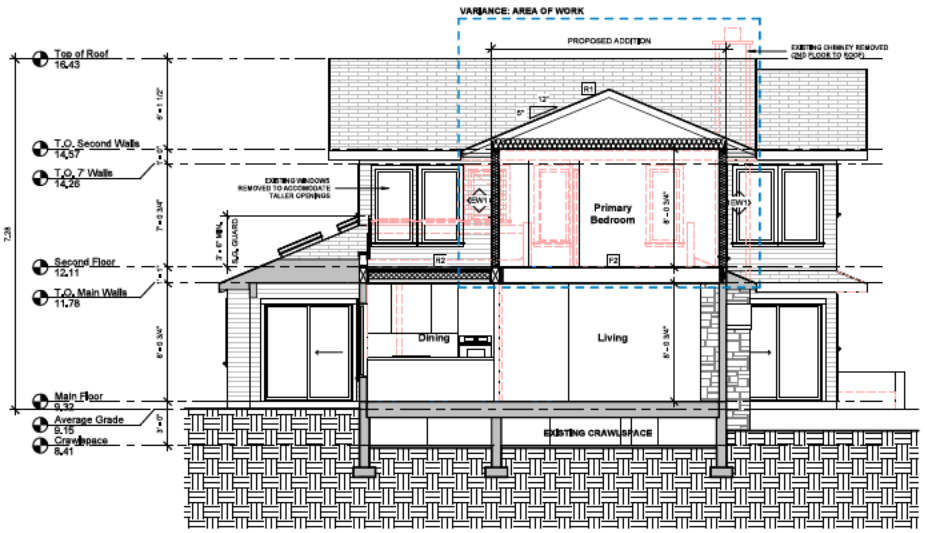
No.:	Description:	Date:
1	Zoning Analysis	26Sept23
2	Client Review	26Oct21
3	Client Review	26Oct28
4	BOV App	26Nov02

South East Elevations

A2.4



1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

ASSEMBLY DESCRIPTIONS (EFFECTIVE RSI CALCULATED USING THE PARALLEL PATH METHOD)

EXTERIOR WALLS

EW1	EXTERIOR WALL - 2"X6" WOOD SIDING	RSI	R
1	EXTERIOR AIR FILM	0,03	0,17
2	184 T&G V-GROOVE CEDAR WOOD SIDING	0,19	1,08
3	1/2" AIR SPACE (FROM RAINSCREEN)	0,19	1,08
4	1/2" PLYWOOD STRAPPING @ 6" O/C ON INSECT SCREEN TAB	0,00	0,00
5	SIGA WAIVEST 500 SELF-ADHERING MEMBRANE (AIR BARRIER)	0,00	0,00
6	1/2" PLYWOOD SHEATHING	0,11	0,62
7	R-19 BATT INSULATION	2,38	13,4
8	2X6 WALL STUDS @ 16" O/C (SPF #2 OR BETTER)	0,00	0,00
9	SIGA MAJREX 200 VAPOUR CONTROL LAYER	0,00	0,00
10	1/2" GYPSUM WALL BOARD	0,08	0,45
11	FINISH TO OWNERS SPECIFICATION	0,00	0,00
12	INTERIOR AIR FILM	0,12	0,68
	EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	3,07	17,41

INTERIOR WALLS

IW1	INTERIOR WALL - 2X4 WALL	RSI	R
1	FINISH TO OWNERS SPEC.	0,00	0,00
2	1/2" GYPSUM WALL BOARD	0,08	0,45
3	2X6 WALL STUDS @ 16" O/C (SPF #2 OR BETTER)	0,00	0,00
4	1/2" GYPSUM WALL BOARD	0,08	0,45
5	FINISH TO OWNERS SPEC.	0,00	0,00
	EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	N/A	N/A
IW2	INTERIOR WALL - 2X6 WALL	RSI	R
1	FINISH TO OWNERS SPEC.	0,00	0,00
2	1/2" GYPSUM WALL BOARD	0,08	0,45
3	2X6 WALL STUDS @ 16" O/C (SPF #2 OR BETTER)	0,00	0,00
4	1/2" GYPSUM WALL BOARD	0,08	0,45
5	FINISH TO OWNERS SPEC.	0,00	0,00
	EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	N/A	N/A
IW3	INTERIOR WALL - SOUND PARTY WALL BCBC 9.11.1.1(1)(a) (1 hr)	RSI	R
1	FINISH TO OWNERS SPEC.	0,00	0,00
2	5/8" TYPE X GYPSUM WALL BOARD	0,08	0,53
3	2X6 OR 2X8 STUDS @ 16" O/C (ALL SPF #2 OR BETTER)	0,00	0,00
4	MINERAL WOOL INSULATION	0,00	0,00
5	5/8" TYPE X GYPSUM WALL BOARD	0,08	0,53
6	INTERIOR AIR FILM	0,00	0,00
	EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	N/A	N/A

FLOOR SYSTEM

F1	FLOOR - SLAB ON GRADE	RSI	R
1	COMPACTED SUBBASE	0,00	0,00
2	6mil POLY VAPOR BARRIER	0,00	0,00
3	2" XPS INSULATION (PERIMETER TO EDGE)	0,00	0,00
4	4" CONCRETE S.O.G.	0,00	0,00
5	SMOOTH HAND TROWEL FINISH	0,00	0,00
	EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	N/A	N/A
F2	FLOOR - FLOOR ASSEMBLY	RSI	R
1	FLOOR FINISH TO OWNERS SPEC	0,00	0,00
2	5/8" T&G PLYWOOD SUBFLOOR	0,00	0,00
3	ENG. FLOOR JOISTS (BY OTHER)	0,00	0,00
4	5/8" GYPSUM CD BOARD	0,00	0,00
	EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	N/A	N/A

ROOF SYSTEM

R1	ROOF - TYPICAL TRUSS - FLAT CEILING	RSI	R
1	30 YEAR ASPHALT SHINGLE	0,00	0,00
2	MANUFACTURER APPROVED UNDERLAY	0,00	0,00
3	1/2" PLYWOOD ROOF SHEATHING C/W H-CLIPS	0,00	0,00
4	EXTERIOR AIR FILM	0,03	0,17
5	ENG. ROOF TRUSSES (BY OTHER)	0,00	0,00
6	Rsi 6.0 (R34) LOOSE FILL INSULATION	6,71	38,1
7	SIGA MAJREX 200 VAPOUR CONTROL LAYER	0,00	0,00
8	5/8" GYPSUM CD BOARD	0,10	0,57
9	INTERIOR AIR FILM	0,12	0,68
	EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	6,96	39,5
R2	ROOF - CONCRETE PAVER ROOF DECK	RSI	R
1	CONCRETE PAVERS ON PEDESTALS	0,00	0,00
2	3-PLY SBS MEMBRANE	0,00	0,00
3	PROTECTION BOARD	0,00	0,00
4	5/8" T&G PLYWOOD ROOF SHEATHING	0,13	0,74
5	SLOPED TAPERS	0,00	0,00
6	ENG'L FLOOR JOISTS (BY OTHER)	0,00	0,00
7	EXTERIOR AIR FILM	0,03	0,17
8	5" (9x2 EQUIV.) SPF INSULATION (AIR BARRIER)	4,45	25,3
9	5/8" GYPSUM CD BOARD	0,10	0,57
10	INTERIOR AIR FILM	0,12	0,68
	EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	4,83	27,6

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 CDX PLYWOOD UNLESS NOTED OTHERWISE
4. ALL EXPOSED EXTERIOR POSTS TO BE 6X6 MIN.
5. ALL LINTELS TO BE 3-PLY 2X12's U.N.O.
6. ALL CONCRETE TO BE MINIMUM 25MPa AT 28 DAYS
7. ALL INTERIOR DOORS TO PROVIDE MIN. 3-STUDS 838 AT JAMB FRAMING
8. TYPICAL DOOR / WINDOW HEAD HEIGHT:
   MAIN FLOOR: 6'8"
   SECOND FLOOR: 6'8"
9. ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT ALL CUTS
10. DESIGN LOADS:
    SEISMIC: Ss: 1.34Pa
    Sr: 0.8kPa

PLAN LEGEND

EXISTING WALL TO REMAIN
EXISTING WALL TO BE REMOVED
NEW WALL
ROOF OVER
FLOOR OVER
DECK OVER
LINE OF INTERIOR VAULT
POST
FLUSH BEAM OVER
DROP BEAM OVER
GIRDER TRUSS OVER
SIC DETECTOR
DOOR SCHEDULE REFERENCE (D1)
WINDOW SCHEDULE REFERENCE (W2)
DOOR (EXISTING) (EXIST)
WINDOW (EXISTING) (EXIST)
JOIST SPAN DIRECTION

BCBC 9.32 COMPLIANCE

HEATING SYSTEM
FORCED AIR FURNACE

VENTILATION REQUIREMENTS
KITCHEN AND BATHROOM FANS IN ACCORDANCE WITH 9.32.3.8.

	INTERMITTENT	CONTINUOUS
KITCHEN:	47L/S	N/A
BATHROOM:	22L/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:	297m2
NUMBER OF BEDROOMS:	3
PRINCIPAL EXHAUST FAN MINIMUM AIRFLOW RATE PER 9.32.3.5:	28L/S

PRINCIPAL VENTILATION SYSTEM EXHAUST FAN:
BATHROOM FAN
KITCHEN EXHAUST FAN
SUPPLY VENTILATION SYSTEM EXHAUST FAN (9.32.3.4)
PASSIVE VENTILATION AS PER BCBC 9.32.3.4(8)
SUPPLY VENTILATION SYSTEM EXHAUST FAN (9.32.3.4)

TOTAL FLOOR AREA:	64m2
NUMBER OF BEDROOMS:	1
PRINCIPAL EXHAUST FAN MINIMUM AIRFLOW RATE PER 9.32.3.5:	14L/S

PRINCIPAL VENTILATION SYSTEM EXHAUST FAN:
BATHROOM FAN
KITCHEN EXHAUST FAN
HEATED CRAWLSPACE VENTILATION (9.32.3.7)
CRAWLSPACE HEAT SOURCE: DUCTED FORCED AIR SYSTEM

TOTAL CRAWLSPACE AREA:	151m2

PROVIDE 1 AIR TRANSFER GRILLE TO FLOOR AREA ABOVE FOR EACH 30m2 OF CRAWLSPACE AREA

NAFS SPECIFICATIONS

PERFORMANCE GRADE:	A2
STRUCTURAL:	1920 Pa
WATER:	300 Pa
AIR:	A2

BCBC 9.36

MAXIMUM U-VALUE FOR FENESTRATION:	1.81 W/(m2.°K)

FLOOR AREA	EXISTING	PROPOSED
MAIN FLOOR:	1916 SF	2827 SF
SECOND FLOOR:	985 SF	1321 SF
TOTAL LIVING SPACE:	2787 SF	3249 SF
GARAGE:	393 SF	393 SF
TOTAL BUILDING SF:	3180 SF	3641 SF

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

5 4 3 2 1 0 5 10 15 20

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2. 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 conditions have been considered, verified and are acceptable.
3. The Contractor shall work with a [QUALIFIED] certified professional, sitting as the author of the proposed buildings or structures on the property prior to commencement of the work, to ensure that the work are compliant with respect to elevation, siting or dimensioning. Any proposed changes with respect to elevation, siting or dimension shall be confirmed with the [QUALIFIED] prior to execution.
4. The Contractor shall engage a Professional Engineer registered in the province of BC, to provide and take full review of all the structural design and take responsibility for such 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 supply.

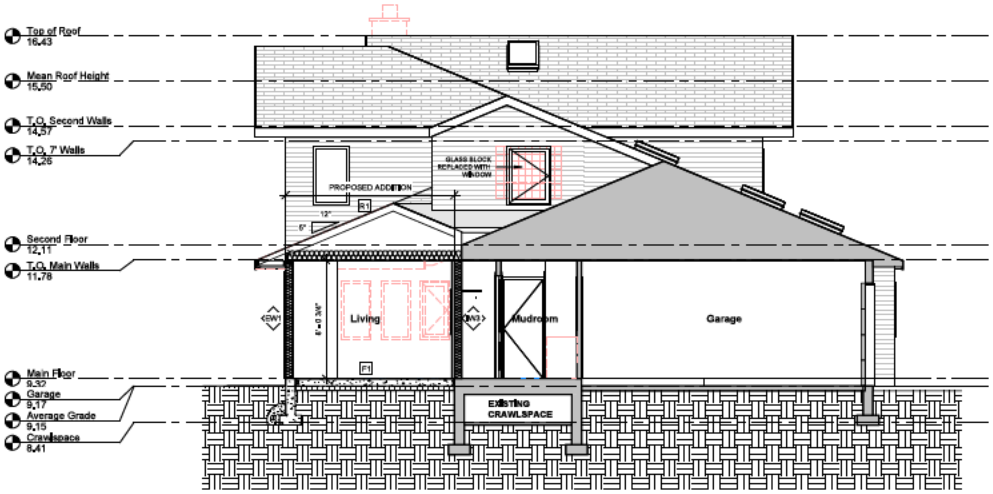
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2644

ISSUE DATE: 26Nov02 REV 4

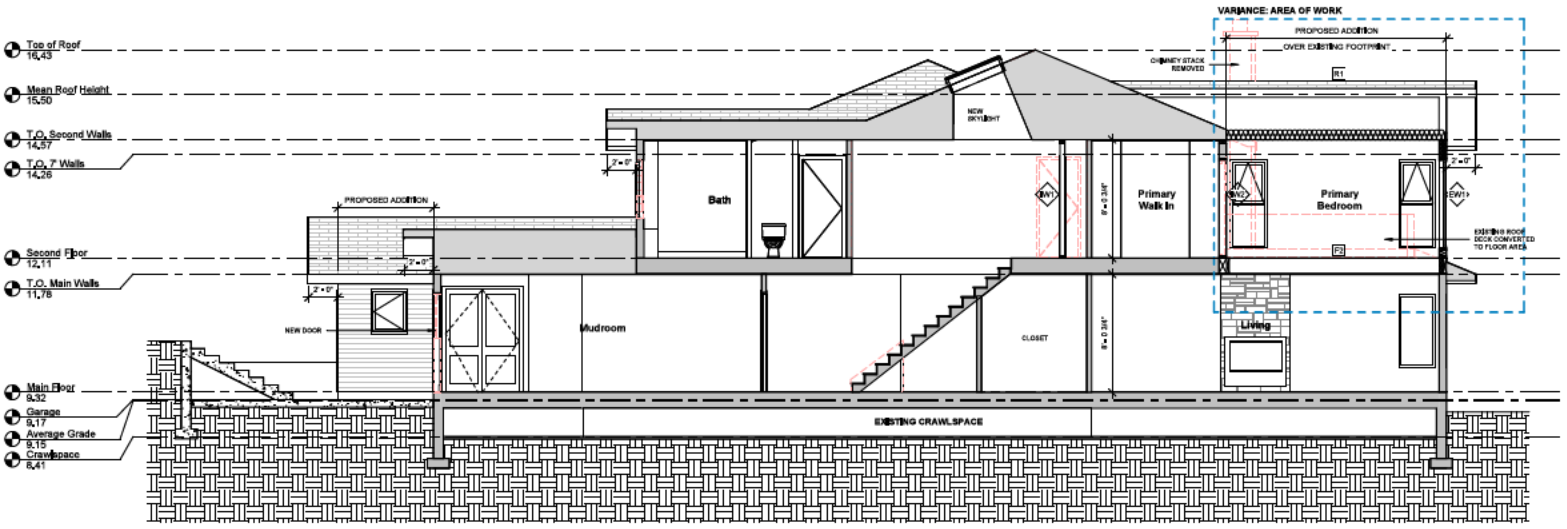
No.:	Description:	Date:
1	Zoning Analysis	26Sept23
2	Client Review	26Oct21
3	Client Review	26Oct28
4	BOV App	26Nov02

Sections

A3.1



1 Section 3
1/4" = 1'-0"



2 Section 4
1/4" = 1'-0"

ASSEMBLY DESCRIPTIONS (EFFECTIVE RSI CALCULATED USING THE PARALLEL PATH METHOD)

EXTERIOR WALLS

EW1	EXTERIOR WALL - 2X6 WOOD SIDING	RSI	R
1	EXTERIOR AIR FILM	0.03	0.17
2	15MM T&G V-GROOVE CEDAR WOOD SIDING	0.10	1.09
3	1/2" AIR SPACE (FROM RAINSCREEN)	0.18	1.00
4	1/2" FURRING/RAINSCREEN STRAPPING @ 6" O/C OVER INSECT SCREEN TAB	0.00	0.00
5	SIGA WAIVEST 500 SELF-ADHERING MEMBRANE (AIR BARRIER)	0.00	0.00
6	1/2" PLYWOOD SHEATHING	0.11	0.62
7	R-19 BATT INSULATION	2.38	13.4
8	2X6 WALL STUDS @ 16" O/C (SPF #2 OR BETTER)	0.00	0.00
9	SIGA MAJREX 200 VAPOUR CONTROL LAYER	0.00	0.00
10	1/2" GYPSUM WALL BOARD	0.08	0.00
11	FINISH TO OWNERS SPECIFICATION	0.00	0.00
12	INTERIOR AIR FILM	0.12	0.68
	EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	3.01	17.0

INTERIOR WALLS

IW1	INTERIOR WALL - 2X4 WALL	RSI	R
1	FINISH TO OWNERS SPEC.	0.00	0.00
2	1/2" GYPSUM WALL BOARD	0.08	0.00
3	2X4 WALL STUDS @ 16" O/C (SPF #2 OR BETTER)	0.00	0.00
4	1/2" GYPSUM WALL BOARD	0.08	0.00
5	FINISH TO OWNERS SPEC.	0.00	0.00
	EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	N/A	N/A

IW2	INTERIOR WALL - 2X6 WALL	RSI	R
1	FINISH TO OWNERS SPEC.	0.00	0.00
2	1/2" GYPSUM WALL BOARD	0.08	0.00
3	2X6 WALL STUDS @ 16" O/C (SPF #2 OR BETTER)	0.00	0.00
4	1/2" GYPSUM WALL BOARD	0.08	0.00
5	FINISH TO OWNERS SPEC.	0.00	0.00
	EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	N/A	N/A

IW3	INTERIOR WALL - SUITE PARTY WALL SCBC 9.36.7.5.(1) (1 hr)	RSI	R
1	FINISH TO OWNERS SPEC.	0.00	0.00
2	5/8" TYPE X GYPSUM WALL BOARD	0.08	0.00
3	2X4 OR 2X6 STUDS @ 16" O/C (ALL SPF #2 OR BETTER)	0.00	0.00
4	MINERAL WOOL INSULATION	0.00	0.00
5	5/8" TYPE X GYPSUM WALL BOARD	0.08	0.00
6	INTERIOR AIR FILM	0.00	0.00
	EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	N/A	N/A

FLOOR SYSTEM

F1	FLOOR - SLAB ON GRADE	RSI	R
1	COMPACTED SUBBASE	0.00	0.00
2	6mil POLY VAPOR BARRIER	0.00	0.00
3	2" XPS INSULATION (PERIMETER TO EDGE)	0.00	0.00
4	4" CONCRETE S.O.G.	0.00	0.00
5	SMOOTH HAND TROWEL FINISH	0.00	0.00
	EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	N/A	N/A

F2	FLOOR - FLOOR ASSEMBLY	RSI	R
1	FLOOR FINISH TO OWNERS SPEC	0.00	0.00
2	5/8" T&G PLYWOOD SUBFLOOR	0.00	0.00
3	ENG. FLOOR JOISTS (BY OTHER)	0.00	0.00
4	5/8" GYPSUM CD BOARD	0.00	0.00
	EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	N/A	N/A

ROOF SYSTEM

R1	ROOF - TYPICAL TRUSS + FLAT CEILING	RSI	R
1	30 YEAR ASPHALT SHINGLE	0.00	0.00
2	MANUFACTURER APPROVED UNDERLAY	0.00	0.00
3	1/2" PLYWOOD ROOF SHEATHING C/W H-CLIPS	0.00	0.00
4	EXTERIOR AIR FILM	0.03	0.17
5	ENG. ROOF TRUSSES (BY OTHER)	0.00	0.00
6	R-60 RSI (380mm) LOOSE FILL INSULATION	9.71	55.1
7	SIGA MAJREX 200 VAPOUR CONTROL LAYER	0.00	0.00
8	5/8" GYPSUM CD BOARD	0.10	0.57
9	INTERIOR AIR FILM	0.12	0.68
	EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	9.96	56.5

R2	ROOF - CONCRETE PAVER ROOF DECK	RSI	R
1	CONCRETE PAVERS ON PEDESTALS	0.00	0.00
2	3-PLY SBS MEMBRANE	0.00	0.00
3	PROTECTION BOARD	0.00	0.00
4	5/8" T&G PLYWOOD ROOF SHEATHING	0.13	0.74
5	SLOPED TAPERS	0.00	0.00
6	ENG'D. FLOOR JOISTS (BY OTHER)	0.00	0.00
7	EXTERIOR AIR FILM	0.03	0.17
8	5" (9x2 EQUAL SPF INSULATION (AIR BARRIER)	4.45	25.3
9	5/8" GYPSUM CD BOARD	0.10	0.57
10	INTERIOR AIR FILM	0.12	0.68
	EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	4.83	27.6

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 PLYWOOD UNLESS NOTED OTHERWISE
4. ALL EXPOSED EXTERIOR POSTS TO BE 6X6 MIN.
5. ALL LINTELS TO BE 3-PLY 2X10 (U.N.O.)
6. ALL CONCRETE TO BE MINIMUM 25MPa AT 28 DAYS
7. ALL INTERIOR DOORS TO PROVIDE MIN. 3-STUDS 838 AT JAMB FRAMING
8. TYPICAL DOOR / WINDOW HEAD HEIGHT:
   MAIN FLOOR: 8'0"
   SECOND FLOOR: 8'0"
9. ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT ALL CUTS
10. DESIGN LOADS:
    SEISMIC: Ss: 1.34Pa
    Sr: 0.8kPa

PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL
- ROOF OVER
- FLOOR OVER
- DECK OVER
- LINE OF INTERIOR VAULT
- POST
- FLUSH BEAM OVER
- DROP BEAM OVER
- GIRDER TRUSS OVER
- SIC DETECTOR (SIC)
- DOOR SCHEDULE REFERENCE (D1)
- WINDOW SCHEDULE REFERENCE (W2)
- DOOR (EXISTING) (EXIST)
- WINDOW (EXISTING) (EXIST)
- JOIST SPAN DIRECTION

SCBC 9.32 COMPLIANCE

HEATING SYSTEM

FORCED AIR FURNACE

VENTILATION REQUIREMENTS

KITCHEN AND BATHROOM FANS IN ACCORDANCE WITH 9.32.3.8:

	INTERMITTENT	CONTINUOUS
KITCHEN:	47L/S	N/A
BATHROOM:	22L/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:	297m2
NUMBER OF BEDROOMS:	3
PRINCIPAL EXHAUST FAN MINIMUM AIRFLOW RATE PER 9.32.3.A:	28L/S

PRINCIPAL VENTILATION SYSTEM EXHAUST FAN:

BATHROOM FAN
KITCHEN EXHAUST FAN

SUPPLY VENTILATION SYSTEM EXHAUST FAN (9.32.3.4)

PASSIVE VENTILATION AS PER SCBC 9.32.3.4(8)

SUPPLY VENTILATION SYSTEM EXHAUST FAN (9.32.3.4)

TOTAL FLOOR AREA:	64m2
NUMBER OF BEDROOMS:	1
PRINCIPAL EXHAUST FAN MINIMUM AIRFLOW RATE PER 9.32.3.A:	14L/S

PRINCIPAL VENTILATION SYSTEM EXHAUST FAN:

BATHROOM FAN
KITCHEN EXHAUST FAN

HEATED CRAWLSPACE VENTILATION (9.32.3.17)

CRAWLSPACE HEAT SOURCE:
DUCTED FORCED AIR SYSTEM

TOTAL CRAWLSPACE AREA: 151m2

PROVIDE 1 AIR TRANSFER GRILLE TO FLOOR AREA ABOVE FOR EACH 30m2 of CRAWLSPACE AREA

NAFS SPECIFICATIONS

PERFORMANCE GRADE:	40
STRUCTURAL:	1920 Pa
WATER:	300 Pa
AIR:	A2

SCBC 9.36

MAXIMUM U-VALUE FOR FENESTRATION: U=1.99W/m2.°K)

FLOOR AREA	EXISTING	PROPOSED
MAIN FLOOR:	1916 SF	2027 SF
SECOND FLOOR:	961 SF	1221 SF
TOTAL LIVING SPACE:	2787 SF	3248 SF
GARAGE:	369 SF	393 SF
TOTAL BUILDING SF:	3156 SF	3641 SF

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

5 4 3 2 1 0 5 10 15 20

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GENERAL NOTES:

1. 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 "HDC Documents"). Regardless of the fact that the HDC retains the work (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.
2. 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 conditions have been considered, verified and are acceptable.
3. The Contractor shall work with a [illegible] to verify complex assemblies, sitting and location of the proposed buildings or structures on the property prior to excavation. The Contractor shall be responsible for any encroachments with respect to elevation, siting or dimensioning. Any proposed changes with respect to elevation, siting or dimensions shall be confirmed with a [illegible] prior to excavation.
4. The Contractor shall engage a Professional Engineer registered in the province of BC, to provide design and field services of the structural components 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 suppliers.

2644 10652 Madrona Drive

PROJECT

ISSUE DATE: 26Nov02 REV 4

No.:	Description:	Date:
1	Zoning Analysis	26Sept23
2	Client Review	26Oct21
3	Client Review	26Oct28
4	BOV App	26Nov02

Sections

A3.2