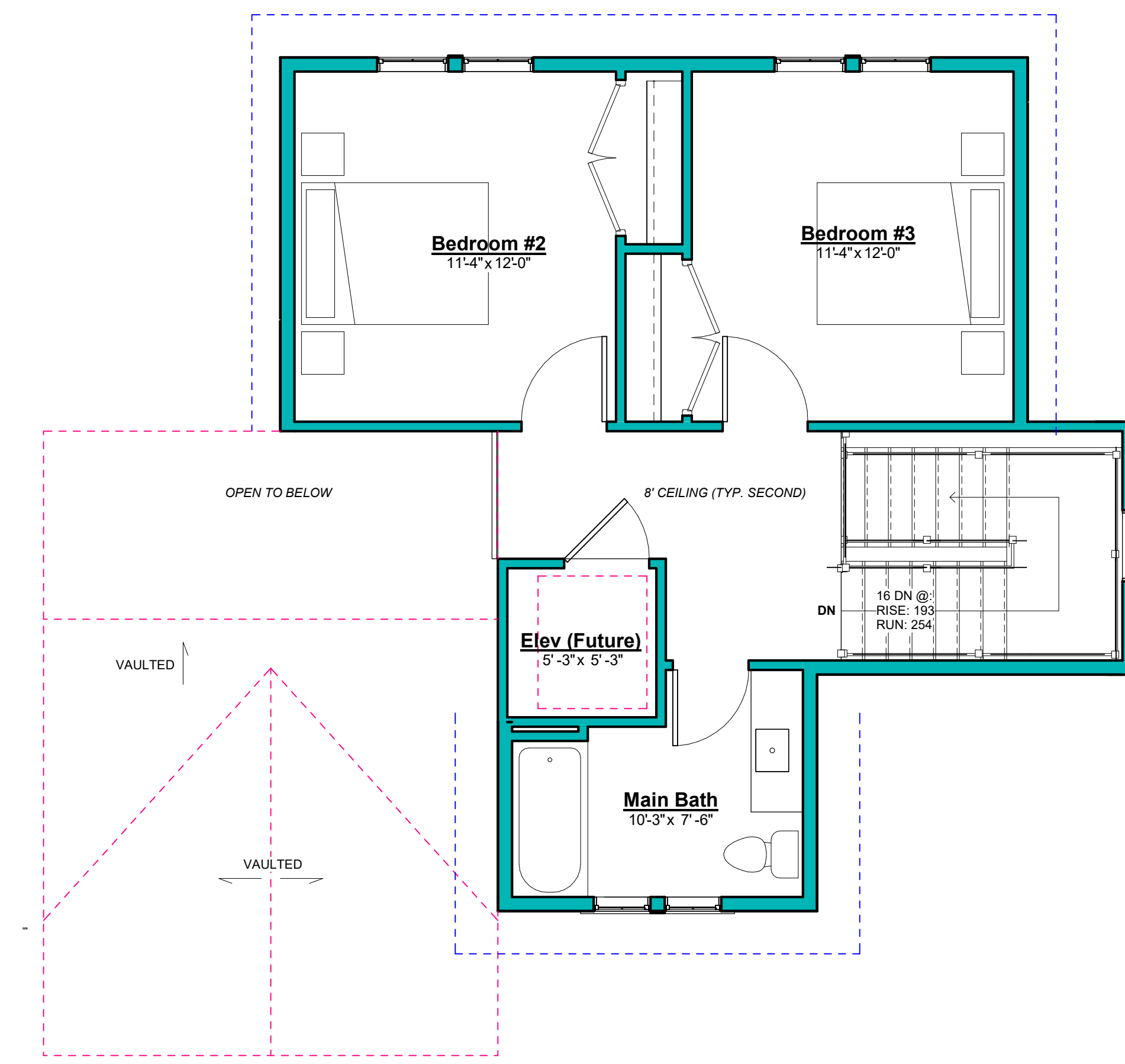


3 Main Floor
1/4" = 1'-0"



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

FLOOR AREA	
BASEMENT:	543 SF
MAIN FLOOR:	1876 SF
SECOND FLOOR:	635 SF
TOTAL LIVING SPACE:	2820 SF
GARAGE:	878 SF
TOTAL BUILDING SF:	3798 SF

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



- FRAMING NOTES:**
- ALL FRAMING TO BE IN ACCORDANCE WITH THE 2018 BC BUILDING CODE
 - ALL LUMBER TO BE SPF#2 OR BETTER UNLESS NOTED OTHERWISE
 - 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.G.
 - ALL CONCRETE TO BE MINIMUM 25MPa AT 28 DAYS
 - ALL INTERIOR DOORS TO PROVIDE MIN. 2-STUDS E/S AT JAMBS FRAMING
 - 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:
[NORTH SAANICH]: Ss: 2.1kPa
Sr: 0.3kPa

- PLAN LEGEND**
- WALL: [Solid blue line]
 - ROOF OVER: [Dashed blue line]
 - FLOOR OVER: [Dotted blue line]
 - DECK OVER: [Dash-dot blue line]
 - WALL BELOW: [Dashed red line]
 - POST: [Square with X]
 - FLUSH BEAM OVER: [Orange line]
 - DROP BEAM OVER: [Green line]
 - GIRDER TRUSS OVER: [Purple line]
 - S/C DETECTOR: [Circle with S/C]
 - DOOR SIZE: [Circle with 3-0]
 - WINDOW SIZE: [Circle with 3-6]
 - JOIST SPAN DIRECTION: [Arrow]
 - LINE OF INTERIOR VAULT: [Dashed pink line]

- GENERAL NOTES:**
- All drawings, plans, models, designs, specifications and other documents prepared by Ryan Hoyt Designs (RHD) and used in connection with this project are the property of RHD and shall remain the property of RHD whether the work is executed or not, and RHD 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 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 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 RHD of any changes to the design required by the Structural Engineer, truss manufacturer or other engineered component supplier.

Date:	Description:	By:	No.:
21Mar16	Concept 1	RH	1
21Mar17	Concept 2	RH	2

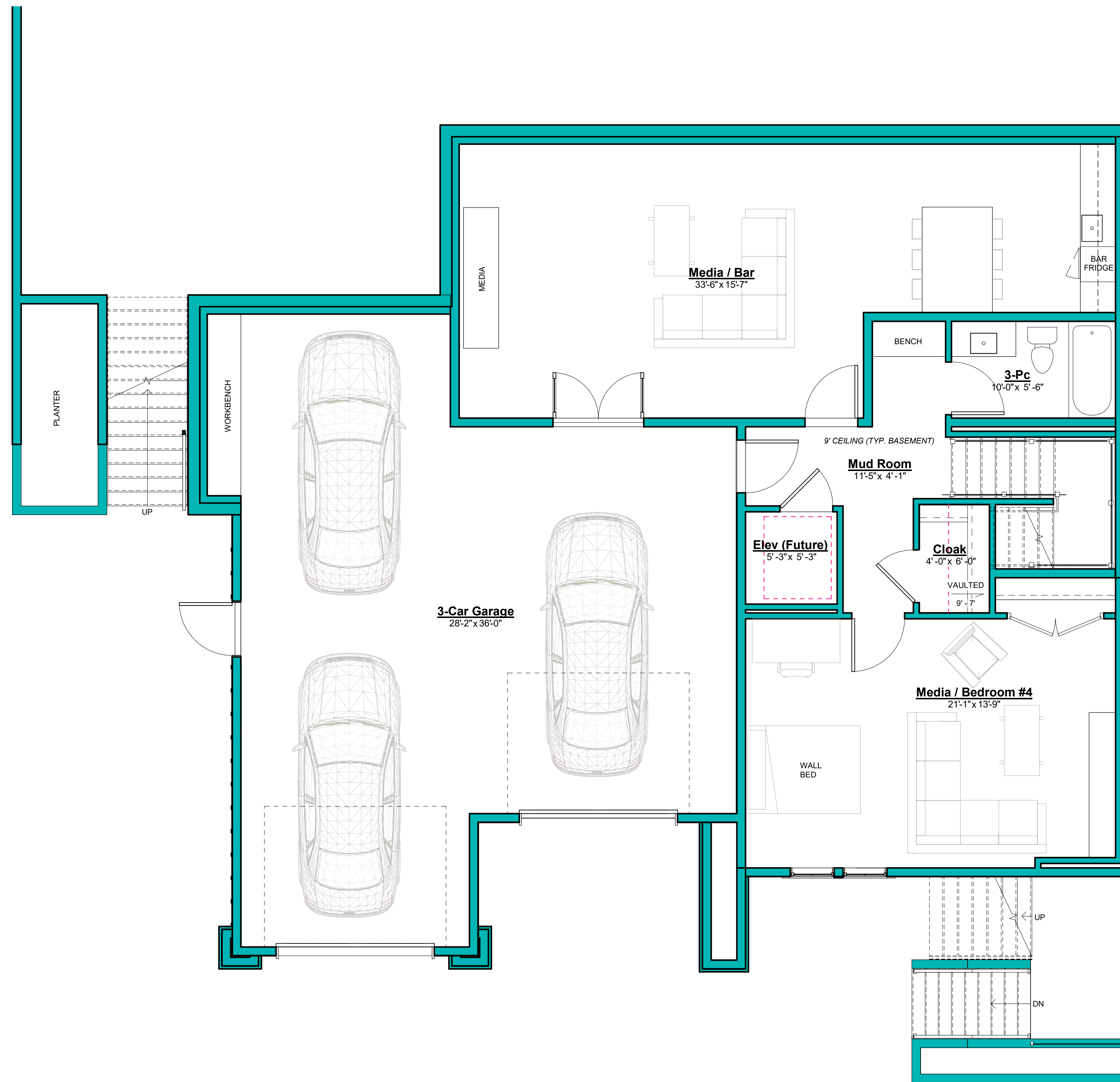
ryho
RYAN HOYT
DESIGNS

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201-5325 Cordova Bay Rd,
Victoria, BC V8Y 2L3
250.999.9893
info@ryanhoytdesigns.com
www.ryanhoytdesigns.com

Project: Lot 12 Greenpark Drive
Sheet Title: Main & Second Floor Plan

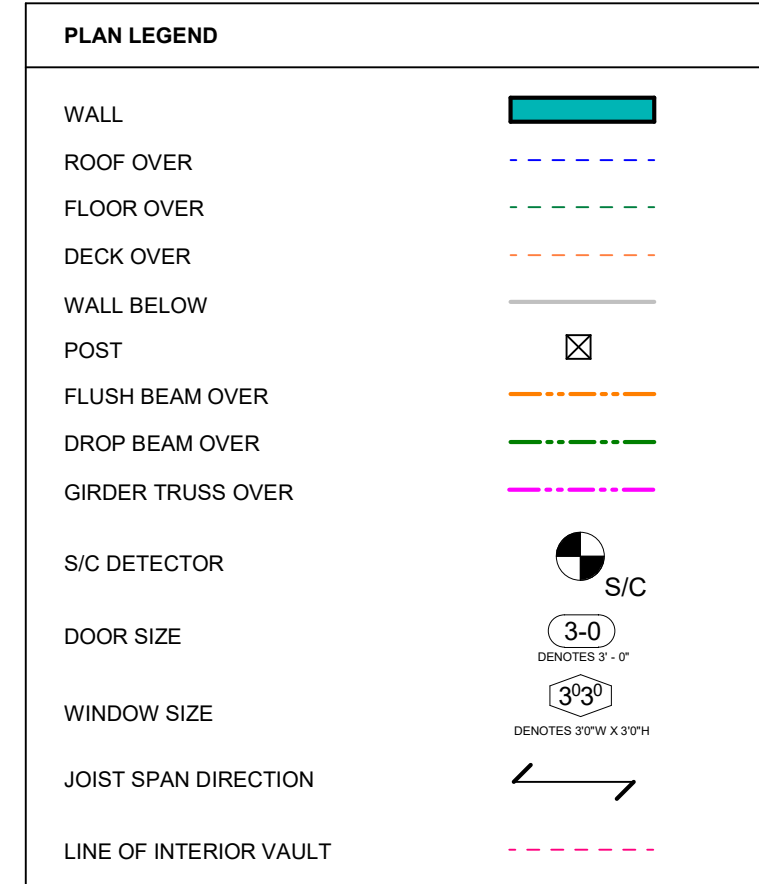
Project No.: 202131

Sheet: A1.4



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

- FRAMING NOTES:**
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BASEMENT: 8'
MAIN FLOOR: 8'
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 - ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER, FIELD TREAT ALL CUTS
 - DESIGN LOADS:
[NORTH SAANICH]: Ss: 2.1kPa
Sr: 0.3kPa



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Comments:

Date:	Description:	By:	No.:
21Mar16	Concept 1	RH	1
21Mar17	Concept 2	RH	2

rhod
RYAN HOYT
DESIGNS

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Project: Lot 12 Greenpark Drive
Sheet Title: Basement Floor Plan

Project No.: 202131

Sheet: A1.3

FLOOR AREA

BASEMENT:	543 SF
MAIN FLOOR:	1876 SF
SECOND FLOOR:	635 SF
TOTAL LIVING SPACE:	2920 SF
GARAGE:	878 SF
TOTAL BUILDING SF:	3798 SF

