

NEW CUSTOM HOME: 530 Sandwedge Cl.

VICTORIA, BC

KEY PLAN:



PROJECT INFORMATION:

SITE ADDRESS: 530 SANDWEDGE CLOSE
QUALICUM BEACH, BC
V9K 2J9

LOT 136, PLAN VIP59818, DISTRICT LOT
122, NANOOSE LAND DISTRICT

SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

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

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: TBD

SHEET INDEX:

A0.0 COVER SHEET
A1.1 FLOOR PLANS
A2.1 ELEVATIONS
A2.2 ELEVATIONS



1 Site Plan
1:100

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 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 building 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, trade manufacturer or other engineered component supplier.

PROJECT

**530 Sandwedge
Close**

2423

ISSUE DATE: 24July02 REV 1

No.: 1

Description: Concept 1

Date: 24July02

Site Plan & Zoning
Analysis

A0.0

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	

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FLOOR AREA

BASEMENT:	739 SF
MAIN FLOOR:	1496 SF
TOTAL LIVING SPACE:	2235 SF
GARAGE:	506 SF
TOTAL BUILDING SF:	2741 SF

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



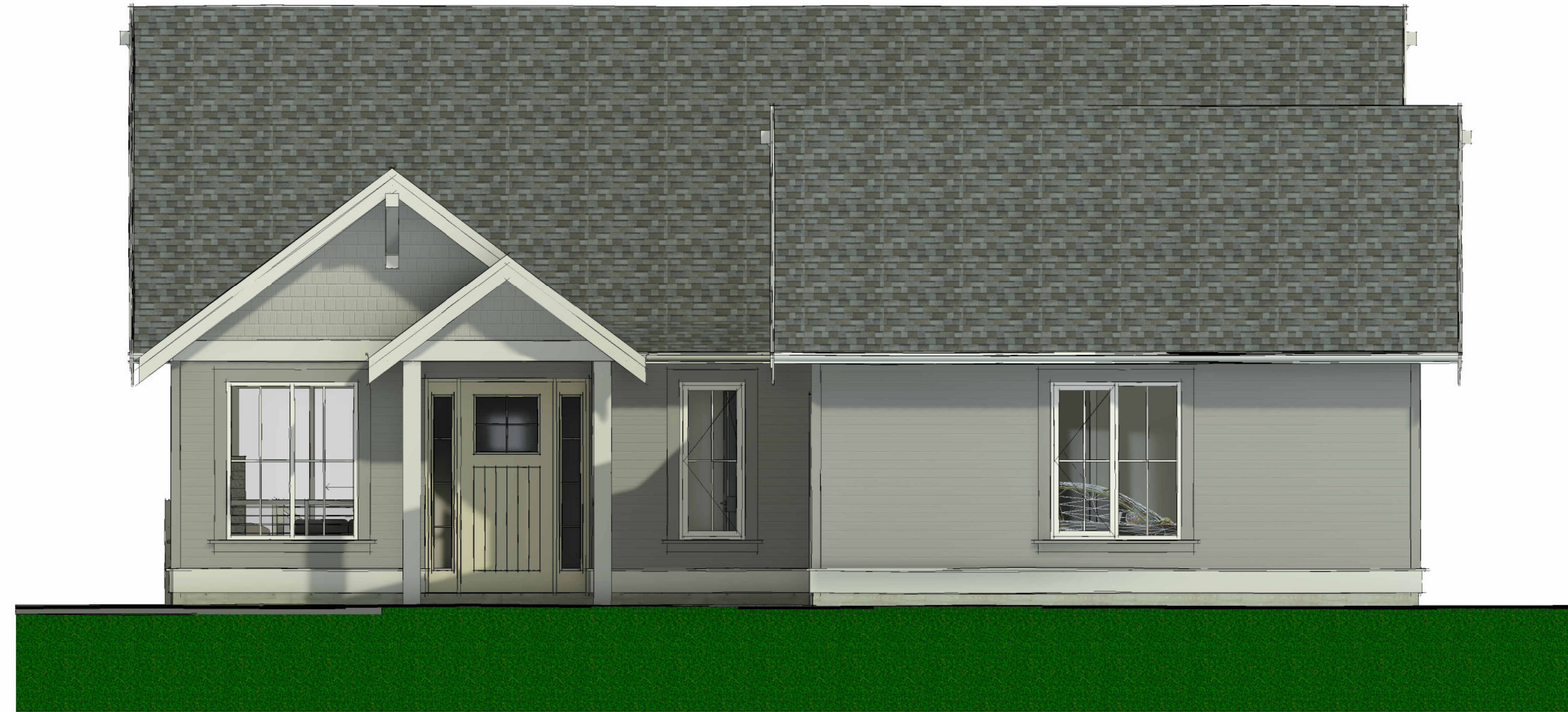
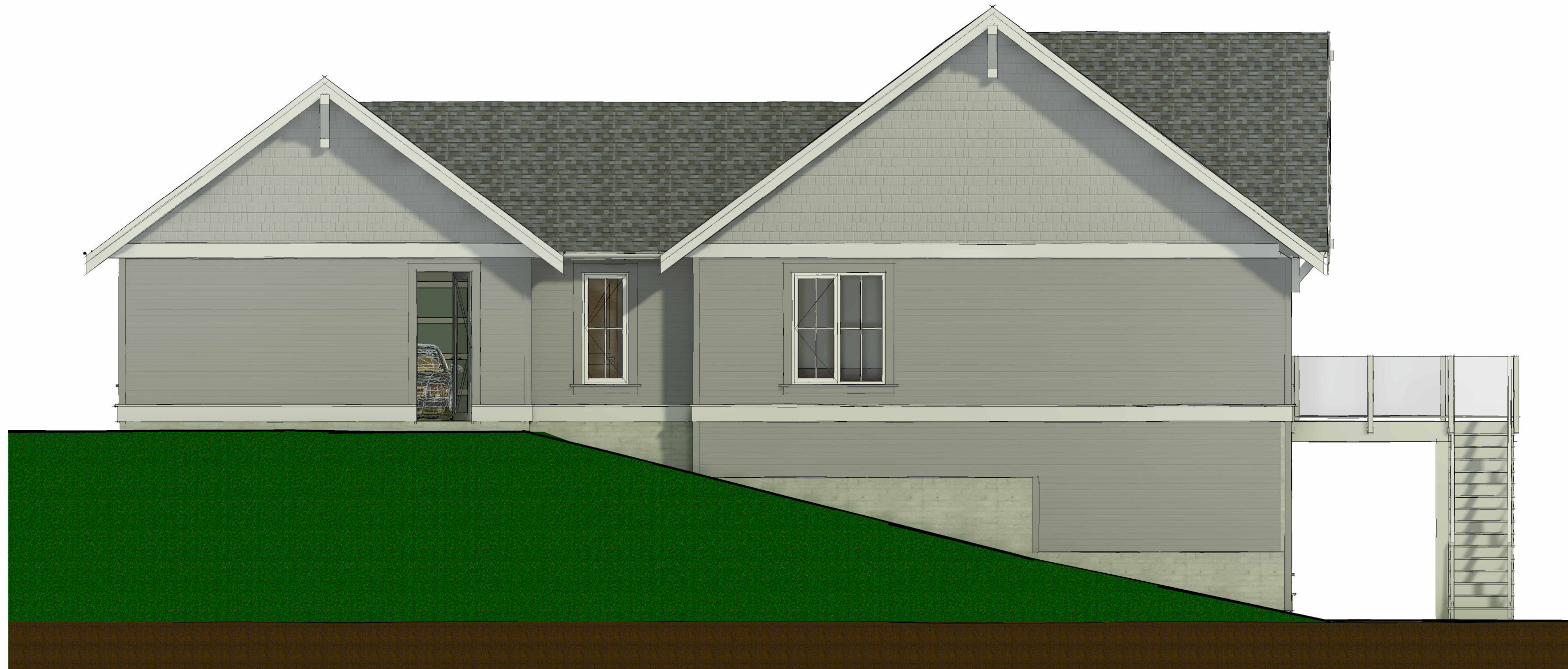
PROJECT
530 Sandwedge Close
2423

ISSUE DATE: 24July02 REV 1

No.:	1
Description:	Concept 1
Date:	24 July 02

Floor Plans

A1.1


 ② West
 1/4" = 1'-0"

 ① South
 1/4" = 1'-0"

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No.: 1

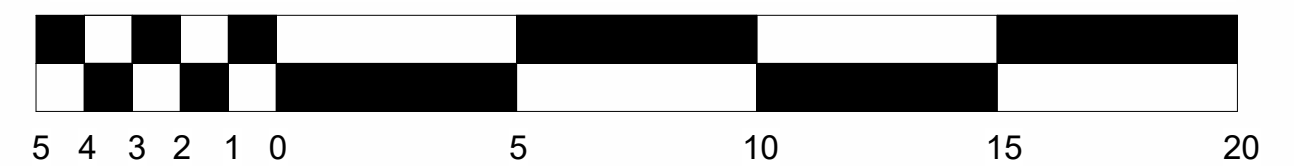
Description: Concept 1

Date: 24July02

Elevations

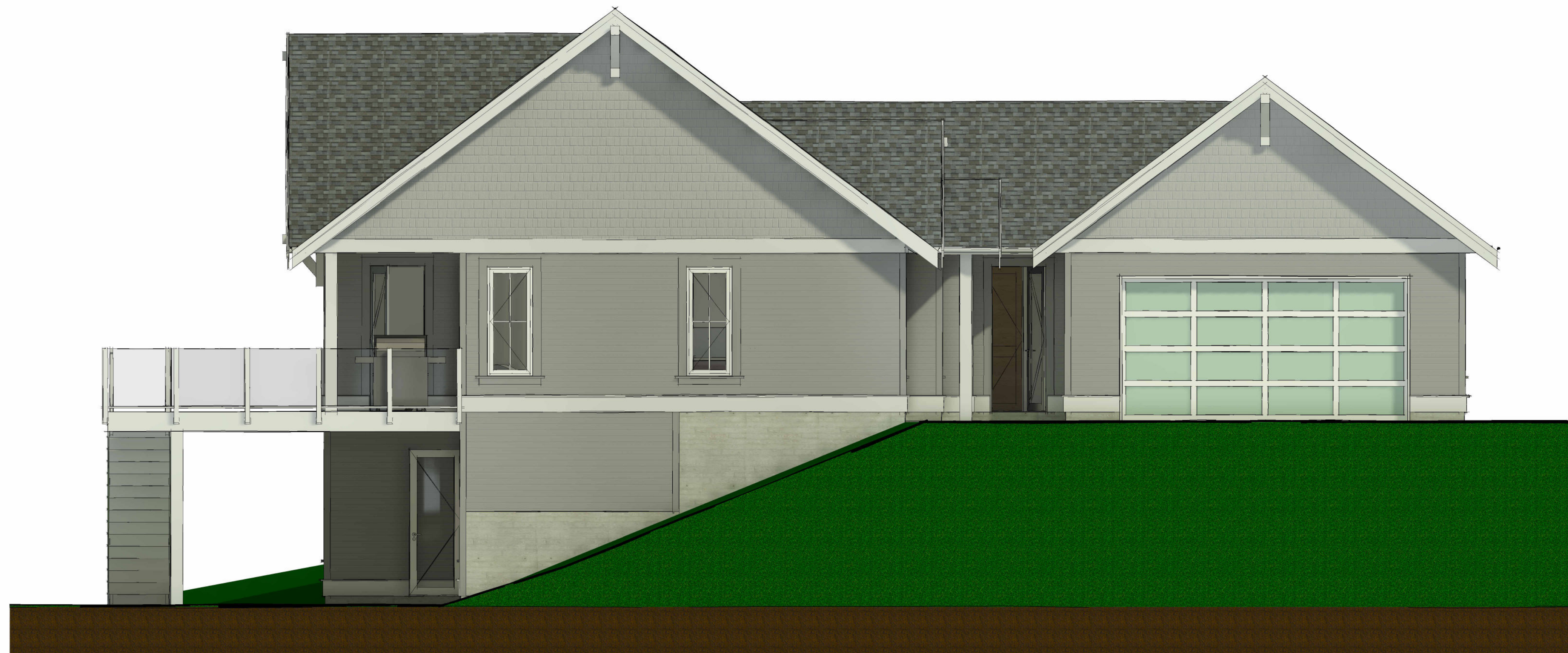
A2.1

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





① East
1/4" = 1'-0"



② North
1/4" = 1'-0"

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Elevations

A2.2

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

