

GENERAL NOTES

- All drawings, plans, notes, designs, specifications and other documents prepared by Ryan Hoyt Designs (RHD) and used in connection with the project are the property of RHD and shall remain the property of RHD. No part of the work described or not, and RHD reserves the copyright in them and in the work associated with them, and they shall not be used for any other work in project.
- It is the responsibility of the Contractor to verify all conditions, materials, 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 on any and/or partial acceptance of the drawings, acceptance of the existing site conditions, and approval of any and/or amendments have been construed as verification and acceptance.
- The Contractor shall work with a S.C.E. to verify all proposed placements, sizes and locations of the proposed buildings or structures on the property prior to commencing the work. RHD is not responsible for any amendments or changes to the drawings, sizes or placements, being in compliance with applicable laws and regulations. Any proposed changes with respect to the drawings shall be confirmed with a S.C.E. prior to construction.
- The Contractor shall engage a Professional Engineer (P.E.) in the Province of BC for the design and have 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. These modifications or other structural components shall be confirmed with a S.C.E. prior to construction.

Date:	Description:	By:	No.:
18Jan30	Concept 1	RH	1
18Mar05	Concept 2	RH	2
18Mar29	Concept 3	RH	3
18Jul03	Building Comparison	RH	4
18Oct02	Concept	RH	5
18Oct29	Issue for DP	RH	6

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Project: **1899 Townley**
 Sheet Title: **Lot A - Elevations**

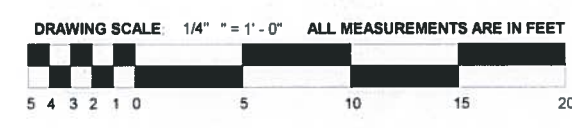
NOV 20 2018
 A4.2
 PLANNING DEPT.
 DISTRICT OF SAANICH

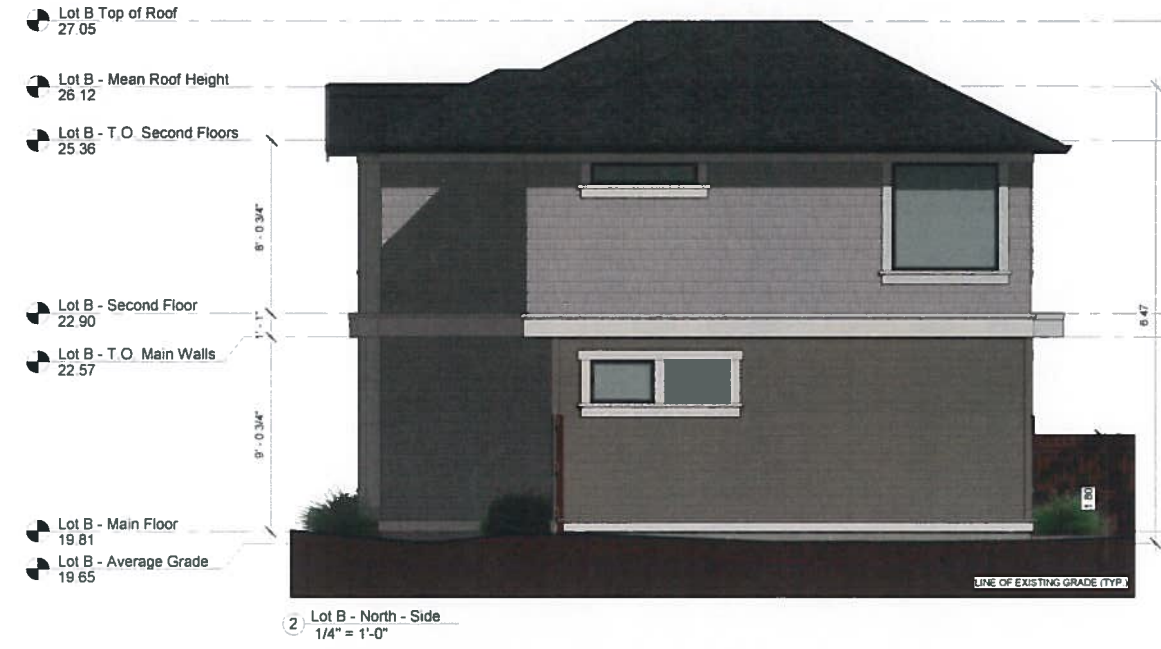
EXTERIOR FINISH & COLOURS

TRIM	RGB 237.238.234	
BOARD & BATTEN	RGB 144.144.144	
LAP SIDING	RGB 105.105.105	
WALL SHINGLE	RGB 144.144.144	
STONE VENEER	BLACK PEARL, LEDGESTONE	
ROOF SHINGLE	"MALARKEY - MIDNIGHT BLACK"	

FLOOR AREA LOT A

MAIN	800 SF
UPPER	978 SF
TOTAL LIVING SPACE	1778 SF
GARAGE	330 SF
TOTAL BUILDING SF	2115 SF





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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 with the drawings prior to commencement of the work. Commencement of construction or any part thereof constitutes acceptance of the drawings, specifications and elevations. Any proposed changes with respect to location, siting or placement shall be confirmed with a B.C.L.S. prior to execution.
3. The Contractor shall work with a B.C.L.S. to verify all dimensions, elevations and site conditions of the proposed buildings or structures on the property prior to commencing the work. RHD is not responsible for any encroachments with respect to siting, siting or placement, any proposed changes with respect to location, siting or placement shall be confirmed with a B.C.L.S. prior to execution.
4. The Contractor shall engage a Professional Engineer licensed in the Province of BC for the design and have 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. RHD, manufacturer or other engineered component supplier.

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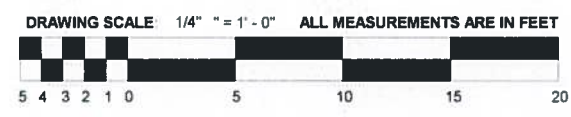
Project: 1899 Townley
 Sheet Title: Lot B - Elevations

EXTERIOR FINISH & COLOURS

TRIM	RGB 237 238 234
BOARD & BATTEN	RGB 237 238 234
LAP SIDING	RGB 130 128 119
WALL SHINGLE	RGB 181 178 174
STONE VENEER	BLACK PEARL LEDGESTONE
ROOF SHINGLE	"MALARKEY - MIDNIGHT BLACK"

FLOOR AREA LOT B

MAIN	800 SF
UPPER	678 SF
TOTAL LIVING SPACE	1478 SF
GARAGE	339 SF
TOTAL BUILDING SF	2115 SF



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1 Development South
1/4" = 1'-0"



2 Development West
1/4" = 1'-0"



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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 by any party constitutes acceptance of the drawings, specifications of the existing site conditions, and bearing dimensions and elevations have been considered, verified and are acceptable.
3. The Contractor shall work with a B.C.L.S. to verify exact placement, siting and elevation of the proposed buildings or structures on the property prior to commencing the work. RHD is not responsible for any encroachments with respect to siting, siting or placement. Any proposed changes with respect to siting or placement shall be confirmed with a B.C.L.S. prior to execution.
4. The Contractor shall engage a Professional Engineer licensed in the Province of BC for the design and test 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, steel manufacturer or other engineering component supplier.

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Project:
1899 Townley

Sheet Title:
Site Elevations

Project No: 17067
Sheet No: A2.2
NOV 20 2018
PLANNING DEPT.
DISTRICT OF SAANICH