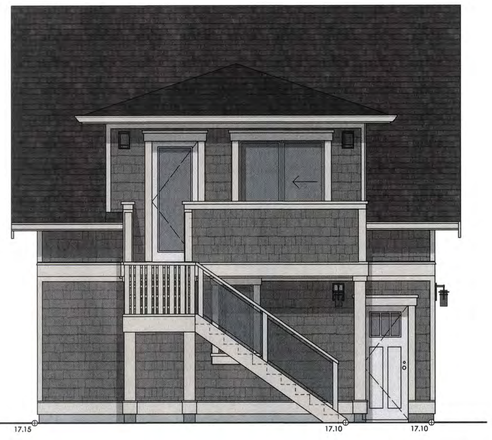
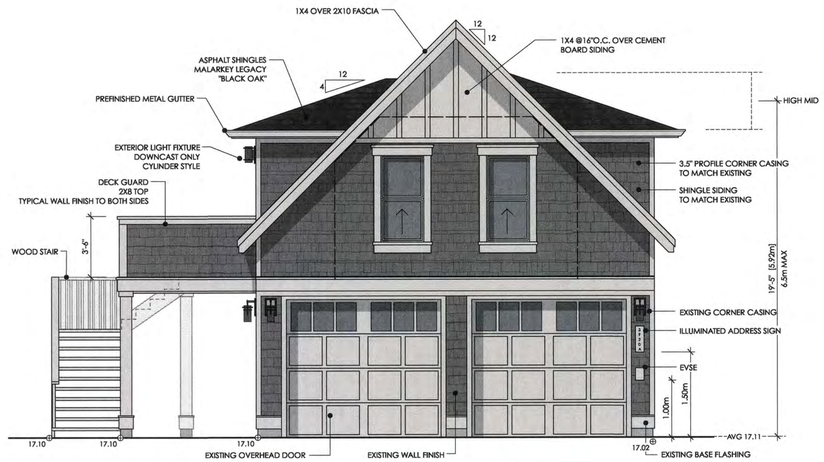


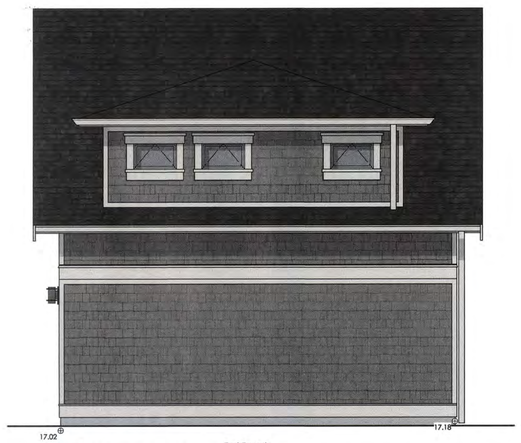
3 A2 West Elevation
Scale: 1:50



LIGHTING NOTE
ALL EXTERIOR LIGHTING TO BE DOWNCAST ONLY

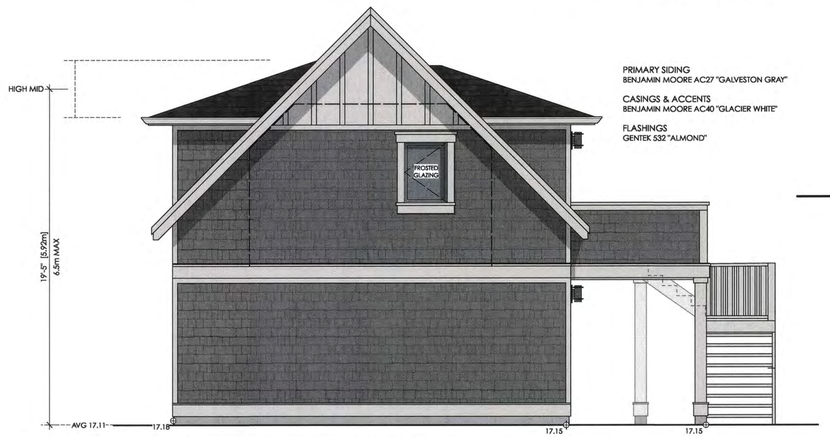
4 A2 South Elevation
Scale: 1:50

South Facade
Limiting Distance =4.0m
Area Of Exposing Building Face = 415 Ft2 / 38.55 m2
Allowable Area Of Glazed Openings, @32% = 132.8 ft2 / 12.34 m2
Proposed Area Of Glazed Openings = 26 ft2 / 2.41 m2



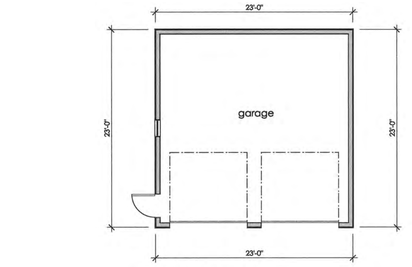
5 A2 East Elevation
Scale: 1:50

East Facade
Limiting Distance =1.5m
Area Of Exposing Building Face = 355 Ft2 / 32.98 m2
Allowable Area Of Glazed Openings, @8% = 28.4 ft2 / 2.64 m2
Proposed Area Of Glazed Openings = 11.2 ft2 / 1.04 m2



6 A2 North Elevation
Scale: 1:50

North Facade
Limiting Distance =1.5m
Area Of Exposing Building Face = 355 Ft2 / 32.98 m2
Allowable Area Of Glazed Openings, @8% = 28.4 ft2 / 2.64 m2
Proposed Area Of Glazed Openings = 8.8 ft2 / 0.82 m2



Existing Plan

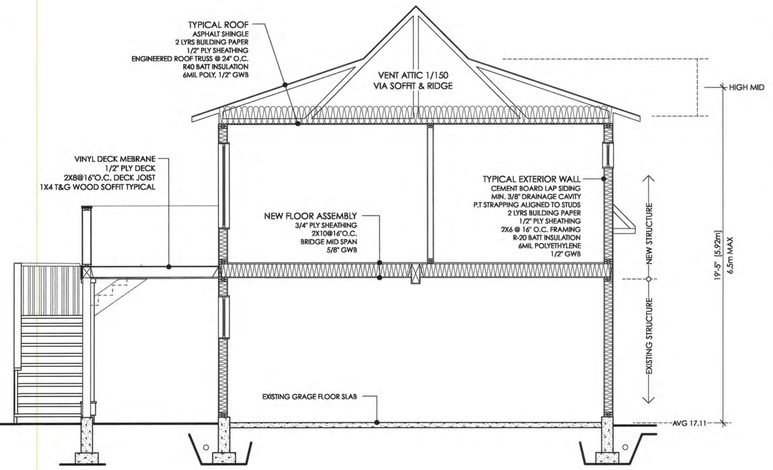
Southeast Elevation

Northeast Elevation

Northwest Elevation

Southwest Elevation

8 A2 Existing Garage Plans
Scale: 1:100



7 A2 North Elevation
Scale: 1:50

RECEIVED
MAR 29 2022
PLANNING DEPT.
DISTRICT OF SAANICH

outline
HOME DESIGN
www.outlinehomedesign.com

p. 250 818 3981 e. info@outlinehomedesign.com

PROJECT ADDRESS

3920 Scolton Road
Saanich BC

The South East Part of Lot 2
Section 44, Victoria District, Plan 5460

PID 005-966-523

ZONE RS-10
LOT AREA 1031.9 m2 / 11,107 ft2

GENERAL CONSTRUCTION NOTES

1. Contractor to review all plans, details and specifications contained within this set prior to commencement of work and shall notify the owner and designer of any errors and discrepancies.

2. Noted dimensions shall take precedence over scaled drawings. All dimension units are given as METERS (FEET AND INCHES) eg 9.14 (3'-0")

3. Exterior dimensioning is to the face of concrete/sheathing. Interior dimensioning is to face of stud. Unless otherwise noted, Stud dimension omitted. Assume 2X4 (3.5") unless noted "2X6".

4. Structure noted as "engineered" shall be engineered by certified structural engineer. Where required, drawings shall be stamped with engineer's seal. Structural Engineering drawings shall take precedence over these plans.

5. All joists / beams sized herein, not noted "engineered by others" based on tables A1 - A18, BCBC 2018. All floor joists to be bridged mid span, size and spacing as noted on these plans or as determined by engineer.

6. All work shall be equal in all respects to good construction practice, and shall conform to current zoning bylaws of the authority having jurisdiction and the British Columbia Building Code 2018 (BCBC 2018). Designer must be notified of any changes which may be in conflict to bylaw requirements.

7. It is the responsibility of the owner and contractor to have site soil conditions inspected and advise designer of any soil conditions which may require special foundation design. Unless noted otherwise, site and location plans to be verified by certified BC Land Surveyor.

8. It is the responsibility of the owner and contractor to ensure building placement is done by certified land surveyor and to advise designer if there are any conflicts in regards to bylaw constraints, registered covenants or easements which may prevent construction.

9. Concrete shall conform to BCBC(2018) 9.3.1. Concrete compresive strength to be as follows.
30MPa, Type 50 concrete to be used for footing and foundation walls.
25MPa concrete mim to be used for floor slabs excluding garage floor
32Mpa concrete to be used for garage floor / exterior steps (5-8% Air entrainment)

10. All load bearing wood framing to be spruce/pine/fir (SPF), graded #2 or better unless otherwise noted in these plans. Non-load bearing framing to be SPF#3 or better. Moisture content of all lumber to be max. 19% at time of installation. Structural wood elements to be pressure treated where they are within 6" of earth or exposed to precipitation. (BCBC 9.3.2)

11. Glass shall conform to CAN/CGSB-12.20-M (BCBC 9.6.1.3)

12. Safety glass to be used for all tub and shower enclosures. Safety glass to be used in all sliding doors, and entrance doors where shown on these plans.

13a. All windows / doors / skylights to meet NAFS-08 and A440S1-09 with minimum 'R' rating (AAMA/WDMA/CSA 101/I.S.2/A440(2008). Installation to conform to manufacturer's instructions. Windows located within 2m of ground level must also be rated for resistance to forced entry. Sealant, trim and flashing to conform to BCBC (2018) 9.7.6.2.

Fenestration must conform to Performance Grade 25, Water Test Pressure 330Pa
(Based on July 2015 Climate Data, MT TOLMIE location. Open Terrain, Class II)

13b. All windows and Doors to have maximum U Value of 1.80 W/(m2•K)

13c. All Skylights to have maximum U Value of 2.90 W/(m2•K)

14. Stair, handrail and guards specified in these drawings shall conform to BCBC (2018) 9.8.
Graspable handrails @ 36" above nosing, conforms to BCBC 9.8.7
Typical guard height to be 42" AFF, conform to BCBC 9.8.8
Stairs to be built to support specified load of 1.9 kPa, c/w mid support (3rd stringer)

15. Provide egress from bedrooms in conformance to BCBC 9.9.10 as detailed in these plans.

16. Glazed openings and exposing building face construction to conform to BCBC 9.10.15 as shown within these plans. Notify designer of any changes to window size / location from what is shown on these drawings.

17. Provide fire blocking in conformance with BCBC (2018) 9.10.16.
Approved fire blocking materials are 1/2" GWB, 1/2" plywood, 1.5" solid wood blocking, or .38mm sheet steel.

18. n/a

19. Provide smoke alarms (SA) where shown on these plans. Smoke alarm shall conform to CAN/ULC-S531. Install locations to conform to BCBC 9.10.19.3. Smoke alarms shall be permanently connected to electrical circuit, have battery backup (7day) and be interconnected. Smoke alarms to have silencing mechanism (10 minute reset). Minimum of 1 alarm per dwelling unit / suite shall be of the Photo-Electric type as per BCBC 2018 9.36.2.19. (Combine with CO alarm where possible)

20. Provide carbon monoxide alarm (CO) where shown on these plans. Carbon monoxide alarms shall conform to CAN/CSA 6.19. Install locations to conform to manufacturers instructions or in conformance with BCBC 9.32.4.2.3. Permanently connect to electrical power, interconnect and provide battery backup.

21. Cooktop and oven installation to conform to BCBC (2018) 9.10.22

22. Foundations shall be placed on undisturbed soil, excavation to conform to BCBC 9.12

23. Provide dampproofing, waterproofing and soil gas control as outlined in these drawings.

24. Provide floor drain in basement as shown on these plans if gravity feed to municipal drain is available. Omit otherwise.

25. Provide attic access as shown in these plans.

26. Wood frame construction to be in conformance with BCBC (2018) 9.23

27. Where spray applied rigid foam insulation is specified, product to conform to CAN/ULC-S705.1, and installed in conformance to CAN/ULC-S705.2.

28. Provide waterproof wall finish (interior locations) to 1.8m AFF @ shower stall, 1.2m above bathtubs equipped with showers and to 400mm above bathtubs.

29. If equipped, grab bars shall be capable of resisting a load not less than 1.3kN. Provide solid blocking.

30. Provide mechanical fixtures as shown on these plans or as provided by mechanical engineer. Fixtures to conform to BCBC 9.31

31a. Mechanical ventilation to conform to CAN/CSA-F326-M or to be designed by mechanical engineer.
- Provide principal exhaust ventilation in conformance with BCBC 9.32.3
- Primary Residence shall be provided with a Heat Recovery Ventilator
In conformance with BCBC 9.32.3.4 (4) and a minimum air flow rate of 28L/s
Provide bathroom and kitchen exhaust fans in conformance to BCBC 9.32.3
Provide make up air in conformance with BCBC 9.32.3.8

31b. Provide passive ani inlets (PAI) shall be located in all bedrooms not served by the HRV (if applicable). Mount 7'-0" aff, min 4"x4" unobstructed vent area.

32. Provide heat source as noted in these plans and/or as per mechanical engineering drawings.

33. HVAC systems to conform to BCBC 9.33.6 & 9.36.3, piping as per BCBC 9.33.8

34. Electrical facilities to conform to BCBC 9.34 and be provided by an approved and certified contractor.

35. Structural engineering to be provided as required and as noted by a certified professional. Subsequent engineering drawings shall take precedence over these plans, and shall be read together with these drawings. Notify designer in case of any conflict.

36. If applicable, heat pump to be equipped with "softstart" technology with sound output < 70dB

37. These plans are designed for Climatic Zone 4, following the prescriptive compliance path unless otherwise noted.

38. All electrical penetrations in insulated assemblies that pass through the plane of airtightness must be airtight and sealed to the adjacent air barrier material.

39 All duct penetrations throught the building envelope must have an airtight seal and be sealed to the adjacent air barrier material.

40. Primary residence heat source to be ductless heat pump / electric baseboard. Mech.l cnslt. to confirm

41. Cold air return locations to be determined with owner / mechanical consulatant.

Garden Suite for J. Howard
3920 Scolton Road

TITLE	Plans, Elevations, Section		
FILE	SE13.21	SCALE	As Noted
PROJECT NO.	2135	DATE	Oct. 25, 2021
DRAWN BY	TDR	SHEET NO.	A2
ISSUE FOR	Issue For DVP	REV.	2