DRAWINGS AND SPECIFICATIONS ARE THE INSTRUMENTS AND ARE INTENDED OF SERVE FOR THIS PROJECT ONLY. REPRODUCTION IN PART OR IN TOTAL IS NOT PERMITTED WITHOUT PERMISSION OF THE CONSULTANT.
 THE CONTRACTOR IS RESPONSIBLE TO PERFORM THE WORK IN CONFORMITY WITH

2. THE CURI MACTOR IS RESPONSIBLE TO PERFORM THE WORK IN CONFORMITY WITH ALL CODES, REQULATIONS, BY LAWS, PRACTICES, AND STANDARDS OF A FRACTOR'S ALL CODES, REQULATIONS, BY LAWS, PRACTICES, AND STANDARDS OF A FRACTOR'S PROSPONSIBILITY TO INFORM THE CONSULTANT OF ANY CONFLICTS OR VARIANCE WITH STANDARD AND PROVIDE PRACTICES BEFORE ANY WORK IS CARRIED OUT. STANDARD AND PROVIDE PRACTICES BEFORE ANY WORK IS CARRIED OUT.

3. CHANGES TO THE CONTRACT MUST BE APPROVED BY THE CLIENT IMJUNI TO ANY WORK BEING CARRIED OUT.

4. THE CONTRACTOR IS RESPONSIBLE TO CALL FOR ALL INSPECTIONS TO MEET REQUIREMENTS OF LOCAL BY LAWS AND ALL RELEVANT AUTHORITIES. INSPECTION REPORTS SHALL BE FORWARDED TO THE CONSULTANT AS SOON AS THEY ARE PREPARED. INDEPENDENT INSPECTION SERVICES MUST BE PROVIDED FOR ROOFING, CONCRETE, FOUNDATIONS, SOIL INVESTIGATIONS AND COMPACTION, APPLICATION OF WATERPROOF MEMBRANES AND ALL RELEVANT SECTIONS OF THE JURISDICTIONS AND CALLED BY A PROPERTY OF THE PROPERTY O VING AUTHORITY OVER THIS PROJECT

HAVING AUTHORITY OVER THIS PROJECT;
S. THE CONTRACTOR WILL OBTAIN AND PAY FOR ALL PERMITS, LICENSES OR
CERTIFICATES REQUIRED FOR THE WORK INCLUDING THE OCCUPANCY PERMIT AND

BUILDING PERMIT.

6. THE CONTRACTOR SHALL SUBMIT TO THE OWNER DURING CONSTRUCTION AND UPON COMPLETION OF THE WORK ALL CERTIFICATES OF INSPECTION PROVIDED BY AUTHORITIES HAVING JURISDICTION. 7. THE CONTRACTOR SHALL ENSURE THAT DURING THE WORK POLLUTION AND

7. THE CONTRACTOR SHALL ENSURE THAT DURING THE WORK POLLUTION AND EMPROVEMENTAL CONTROL OF CONSTRUCTION ACTIVITIES IS EXERCISED AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.

8. THE CONTRACTOR SHALL NOT CLOSE OR OBSTRUCT STREETS, SDEWALKS, LANES OR ALLEYS BEFORE OBTAINING FERRITIS FROM THE MUNICIPALITY AND SHALL MAINTAIN ALL STREETS AND ROADWAYS AS REQUIRED BY THE MUNICIPALITY.

9. SAMPLES TO BE TESTED SHALL BE OF THE METERIALS SPECIFIED OR THE PROPERLY REVIEWED ALTERNATIVES, NO DEVATION PERMITTED AFTER REVIEW OF SAMPLES.

10. THE CONTRACTOR SHALL KEEP ONE SET OF WHITE PRINTS OF ALL CONTRACT DRAWNIGS AND ALL ADDENDA, REVISIONS, CLARRICATIONS, CHANGE ORDERS AND REVIEWED BY DEVALUE OF THE REVIEW OF SAMPLES.

10. THE CONTRACTOR SHALL KEEP ONE SET OF WHITE PRINTS OF ALL CONTRACT DRAWNIGS AND ALL ADDENDA REVISIONS, CLARRICATIONS, CHANGE ORDERS AND REVIEWED SHOP DRAWNIGS, ON SITE AND SHALL IDENTIFY THEM AS "PROJECT RECORD COPY" AND HAVE THEM AVAILABLE AT ALL TIMES FOR REVIEW BY THE CONSULTANT.

CONSULTANT.

1. THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT THE BUILDING ACCURATELY BASED ON THE SITE PLAN AND OTHER RELEVANT DRAWINGS. THE SERVICES OF A SURVEYOR IS RECOMMENDED AND WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SET OUT ALL CORNERS AND ELEVATIONS. THE DESIGNER IS NOT RESPONSIBLE FOR CHANGES THAT ARE NOT NOTED ON THE PLANS BULLESS RESOLVED IN CONSULTATION WITH THE OWNER. WHERE DISCREPANCIES ARE DISCOVERED ON THE WORKING DRAWINGS OR SETTING OUT THE STRUCTURE AND RELEVANT ELEVATIONS NOTED ON SITE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE DESIGNER AND OWNERS AND DISCOVERD SAY RECOMMENDED CHANGES IN CONSULTATION WITH THE OWNER AND THE DESIGNER CHANGES HE CONTRACTOR TO INFORM THE DESIGNER AND OWNERS AND DISCOVER AND THE DESIGNER CHANGES IN CONSULTATION WITH THE OWNER AND THE DESIGNER CHANGES FEETING THE BUILDING COOF OR BY-LAWS WILL NOT PERMITTED.

12. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE NEW BC BUILDING COOE AND ALL MUNICIPAL COORS

AND ALL MUNICIPAL CODES AND BYLAWS.

13. SURVEY INFORMATION SHALL BE SUPPLIED BY LAND SURVEYORS AND THE 13. SURVEY INFORMATION SHALL BE SUPPLIED BY LAND SURVEYORS AND THE DESIGNER DOSE NOT WARRANT THE ACCURACY OF THE INFORMATION.

14. CONTRACTOR IS TO CHECK AND VERIFY DRAWINGS, DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK, REPORT ANY DISCREPANCIES THE DESIGNER. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO AVOID DELAYS.

15. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE PUBLIC SAFETY DURING CONSTRUCTION, AS SPECIFIED BY THE CANADIAN SAFETY CODE.

16. ALL SITE MEASUREMENTS, SET BACKS ETC. SHALL BE APPROVED BY LOCAL MUNICIPAL AUTHORITIES PRIOR TO THE COMMENCIPAL OF THE WORK.

17. ALL MATERIALS ARE TO BE USED IN STRICT ACCORDANCE WITH MANUFACTURING RECOMMENDATIONS.

RECOMMENDATIONS
16. OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF THE WORK OBTAIN AND SUBMIT ALL CERTIFICATES
19. THE CONTRACTOR IS TO COMPLY WITH WORKERS COMPENSATION BOARD OF IAL HEALTH AND SAFETY REGULATIONS. 20. DO NOT SCALE FROM THESE DRAWINGS

BUILDING ENVELOPE REQUIREMENTS:

1. BUILDING ENVELOPE DESIGN TO MEET THE CURRENT REQUIREMENTS OF THE BCBC SECTION 9.36 AS PER CLIMATIC ZONE 4,

2. SECTION 9.36 APPLIES TO:
3. ALL EXTERIOR WALLS, EXTERIOR FOUNDATION WALLS WARM SPACES OVER COLD SPACES, ROOFS OVER WARM SPACES, CONC SLABS, WINDOWS, DOORS & SKYLIGHTS.
4. HVAC & WATER HEATING REQUIREMENTS
5. EQUIPMENT, DUCTS, AR INTAKE, OUTLET DAMPERS, PIPING & EQUIPMENT FOR HEATING AND COOLING.
6. TEMP CONTROLS, HUMBIFICATION, HEAT RECOVERY, SERVICE WATER

EFFICIENCY, SOLAR THERMAL SYSTEMS, SERVICE WATER PIPING &SERVICE WATER HEATING CONTROLS.

1. ALL DOORS, WINDOWS & HARDWARE TO MEET THE REQUIREMENTS OF THE B.C.

2. ALL BEDROOM WINDOWS TO CONFORM TO UP TO DATE B.C. BUILDING CODE FOR EXITING.

3. ALL GLAZING REQUIRED TO BE VACUUM SEALED & DOUBLE GLAZED WITH 3 MM

3. ALL GLAZING REQUIRED TO BE VACULM SEALED & DOUBLE GLAZED WITH 3 MM INTERIOR & 3 MM EXTERIOR PANE.

4. PROVIDE FLASHING TO HEADERS OF ALL EXTERIOR DOORS.

5. PROVIDE WRATHERSTRIPPING TO ALL EXTERIOR DOORS.

6. PROVIDE BACKING ROD AND CAULKING AROUND ALL WINDOW OPENINGS.

7. DOOR HARDWARE REFER TO INTERIOR DESIGN SPEC CPICATION.

8. AT ALL WINDOW AND DOOR ROUGH OPENINGS, THE EXTERIOR PEEL & STICK MEMBRANGE IS REQUIRED TO WARP INTO THE ROUGH OPENING SUFFICIENT TO ALLOW THE NITERIOR VAPOUR BARRIER TO GVERLAP BUILDING WRAP AT WINDOWS & DOORS OF EXTERIOR WINDOWS & DOORS OF EXTERIOR STILL BUILDING PAPER, BUILDING PAPER AT OPENINGS TO BE FASTENED WITH MINIMAL NUMBER OF STAPLES.

9. CONFIRM ALL WINDOW SIZES ON SITE, PRIOR TO FABRICATION. 10. FRAME COLOUR: TBA

1. WINDOW OPENING TYPE: AWNING, CASEMENT OR SLIDER, REFER TO WINDOW

SCHEDULE

12. GLAZING WITHIN 1-0" OF FLOOR TO BE TEMPERED SAFETY GLASS.

13. GLAZING IN DOORS TO BE TEMPERED SAFETY GLASS.

14. GLAZING IN DOORS TO BE TEMPERED SAFETY GLASS.

14. ALL WINDOWS AND PATIO DOORS TO BE PROVIDED WITH INSECT SCREENS.

15. ALL WINDOWS TO MEET ECGC 2016 WINDOW TESTING STANDARDS

16. ENGINEERED WINDOW SHOP DRAWINGS WILL BE REQUIRED FOR REVIEW AND APPROVAL BEFORE INSTALLATION BEGINS.

ARCHITECTURAL SPECIFICATIONS

EXCAVATION, BACKFILL AND GRADING

PERFORM EXCAVATION ON WINCIPAL REGULATIONS, B.C. HYDRO AND PERFORM EXCAVATION TO WINICIPAL REGULATIONS, B.C. HYDRO AND TELLIS RECUIREMENTS, AND WORKERS' COMPENSATION BOARD RECUIREMENTS. BE RESPONSIBLE FOR THE CLEANING FOR THE DURATION OF THIS CONTRACT TO THE SATISFACTION OF THE LOCAL AUTHORITY AS APPLICABLE.

BACKFILL AND FILL, FREE DRAINING GRANULAR FILL MATERIAL 3" (75MM) MINUS CONTAINING NOT MORE THAN 5%, BY DRY WEIGHT, PASSING #200 SIEVE AND HAVING NO ORGANIC CONTENT. GRANULAR BASE: UNDER SLABS ON GRADE AND CONCRETE PAVING SHALL BE CLEAN CRUSHED 58" (16MM) MINUS WELL GRATED DRAINING FREE GRANULAR MATERIAL

CONTAINING NOT MORE THAN 5% PASSING A #200 SIEVE AND HAVING NO ORGANIC

CONTENT, DRAIN GRAVEL: SHALL BE CLEAN 5/8" (16MM) DRAIN ROCK WITH NO FINES. FILTER FABRIC: AROUND DRAIN GRAVEL AT FOOTING DRAINS SHALL BE HEAT BONDED WOVEN POLYPROPYLENE FABRIC: MIRAFI P-150 FILTER FABRIC, TERRAFIX 27 OR FABRIC OR NILEX C-14 FILTER FABRIC.

BACKFILLING AND FILL
PRIOR TO BACKFILL, CONCRETE FOR FOUNDATION WALLS AND FOOTINGS SHALL HAVE
REACHED ITS SPECIFED STRENGTH, UNLESS OTHERWISE APPROVED BY THE
CONSULTANT, UNDISTURBED SUBSTRATE SHALL BE COMPACTED TO 95% MAXIMUM
STANDARD PROCTOR DENSITY UNDER CONCRETE SLABS AND ASPHALT PAVING. SOFT
SPOTS SHALL BE CUT OUT TO SUCH DEPTH AS NECESSARY TO GETAIN THE REQUIRED.

SLABS ON GRADE - PREPARATION AND GRAVEL FILL
EXCAVATION UNDER FLOOR SLABS ON GRADE TO ALLOW 5" (150MM) LAYER OF
COMPACTED GRANULAR BASE MATERIAL COMPACTED SUBSTRATE UNDER SLABS ON
GRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY. REMOVE ALL LOOSE
FILL AND SOFT SPOTS AND REPLACE WITH COMPACTED GRANULAR FILL GRANULAR
FILL SHALL BE AS SPECIFIED. PLACE FILL IN LAYERS AND COMPACT EACH LAYER TO
95% OF MAXIMUM STANDARD PROCTOR DENSITY.

FOOTING DRAINS
PLACE 6" (150MM) LAYER OF DRAINS GRAVEL AROUND FOOTING DRAINS AND COVER
WITH FILTER FABRIC, AS SPECIFIED.

GRADING
ROUGH GRADE SITE UNDER CONCRETE PAVING AND OTHER AREAS
TO FINAL SUBGRADE FOR FINISHED SURFACES INCLUDING SOTE INDISCAPE AREAS,
ROUGH GRADE AREAS WITHIN BUILDING UNDER CONCRETE SLABS ON GRADE TO
FINAL SUBGRADE FOR FINISHED SURFACES. ALLOW FOR 6" (150MM) OF GRANULAR
MATERIAL BELOW CONCRETE FLOOR SLABS ON GRADE AND CONCRETE PAVING. ALLOW FOR 18" (450MM) OF TOPSOIL AT PLANTING AREAS, ROUGH GRADE SITE UNDER LANDSCAPED AREAS TO SUB-GRADE AS INDICATED.

EXCAVATED MATERIALS OR DEBRIS SHALL NOT BE LEFT ON THE SITE OR ANY ADJOINING PROPERTY, ARRANGE TO SET ASIDE (ON SITE) BLASTED ROCK FOR RETAINING WALLS ETC.

CONFORM TO THE REQUIREMENTS OF THE FOLLOWING STANDARDS WHERE APPLICABLE UNLESS OTHERWISE REQUIRED BY THE SPECIFICATION.
B.C. BUILDING CODE (LATEST ADDITION AND SUPPLEMENT).
CAN 3-A23.1-M CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION.

FLOOR AND SLAB FINISHES

FINISHING OF CONCRETE SLABS SHALL COMPLY WITH CAN3-A23,1-M SECTION 13 AND WITH TOLERANCES INDICATED FOR CLASS A.

WATER REPELLENT COATING APPLY ONE COAT WATER REPELLENT COATING, TO EXTERIOR SURFACE OF ROCK VENEER, IN ACCORDANCE WITH REQUIREMENTS FROM THE MANUFACTURER.

LUMBER GRADES TO CONFORM TO NLGA STANDARD GRADING RULES OF B.C. COAST DIMENSION LUMBER GRADES, AS APPLICABLE.
WOOD BLOCKING AND CAN'T STRIPS TO BE DOUGLAS FIR OR PACIFIC COAST
HERALOCK,
UTILITY GRADE, FIRE RETARDANT TREATED TO MEET ALL APPLICABLE CODES

OTILITY GRADIE, FIRE RETANDANT I RISATLED TO MEET ALL APPLICABLE CODES AND PRACTICES. BITUMINOUS DAMPPRODRING SHALL BE UNFIBRATED AS SAPHALT EMULSIFIED MINERAL TYPE. APPLY IN STRICT ACCORDANCE WITH MANUFACTURERS DIRECTIONS, USING COMPERGE RECOMMENDED BY THE MANUFACTURER. APPLY OVER FOOTINGS AND FROM BOTTOM OF FOUNDATION WALLS UP TO 4" (100MM) FROM FINSH GRADIE AT LANDSCAPE AREAS.

BATI INSULATION STATEMENT TO CASA 101. THICKNESS TO PROVIDE R-24 FOR WALLS AND A-31 AND R-30 FOR ROOTS AREAS AS NICICATED.

SHALL BE EXPANDED EXTRUDED POLYSTYRENE INSULATION CONFORMING TO CANS1-GP-50M TYPE 2. THICKNESS R18.

VAPOUR BARRIER SIX MIL THICK POLYETHYLENE SHEETING; CONFORMING TO CANVCGSB 51.34

SHALL BE DOW CORNING 795, OR CGE SILPRUF ONE COMPONENT SILICONE SEALANT OR OTHER PREAPPROVED SEALANT.

DESIGNER NOTES:

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE NEW BC BUILDING CODE (2018) AND ALL MUNICIPAL CODES AND BYLAWS, DESIGNED UNDER PART 9 MAJOR OCCUPANCY RESIDENTIAL.

2. SURVEY INFORMATION SHALL BE SUPPLIED BY LAND SURVEYORS AND THE 2-SUNYEL INFORMATION SHALL SUPPLIES IN THE INFORMATION.
DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION.
3. CONTRACTOR IS TO CHECK AND VERIFY DRAWINGS, DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK, REPORT ANY DISCREPANCIES TO THE DESIGNER.
4. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO AVOID DELI AVE.

4. THE CONTRACTOR SHALL CLARGINATE THE WORK OF MALTINGE TO SHOULD SHAPE.

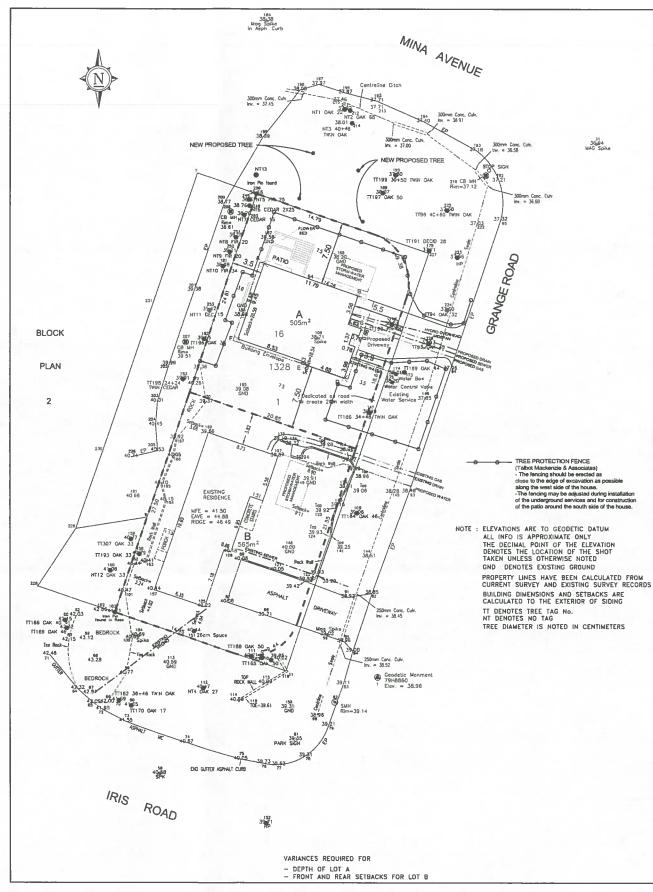
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE PUBLIC SAFETY DURING CONSTRUCTION, AS SPECIFIED BY THE CANADIAN SAFETY CODE.

6. ALL SITE MEASUREMENTS, SET BACKS ETC. SHALL BE APPROVED BY LOCAL MUNCIPPAL AUTHORITIES PROOR TO THE COMMENCION OF THE WORK.

7. ALL MATERIALS ARE TO BE USED IN STRICT ACCORDANCE WITH MANUFACTURING RECOMMENDATIONS.

8. OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF THE WORK OBTAIN AND SUBMIT ALL CERTIFICATES.

9. THE CONTRACTOR IS TO COMPLY WITH WORKERS COMPENSATION BOARD OF INDUSTRIAL HEALTH AND SAFETY REGULATIONS.



Site Plan

=232 59 / 6= 38 765 ECEIVE MAY 07 2020 PLANNING DEPT.

3926 Grange Road New Dwelling Site Plan / Data Sheet 2019-05 L. Beher UA" = 10" or as noted A1.0

Apr 07, 2020

Revesor Fester

DISTRICT OF SAANICH

ASPIRE CUSTOM DESIGNS

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2.4 m MAXIMUM SPAN

38x89mm BOTTOM RAIL

NOTES:

1. FENCE WILL BE CONSTRUCTED USING 38x89 mm (2"x4") WOOD FRAME. TOP, BOTTOM AND POSTS.

2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING: WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED

ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METRES. IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO

TREE PROTECTION FENCING

3926 Grange Road

New Dwelling 505 m2

7.5 m

38.765 m

30.0 m2

95.8 m2

0.39 (max 0.5)

58.5 m2 (max 50.2 m2) 92.9 m2 (max 102.2 m2)

95.8 m2 (max 97.55 m2)

197.0 m2 (max 202 m2)

6.71 m

121.4 m2 (24%)

- 38x89mm POST

TREE PROTECTION FENCING

Data Sheet Table

Scope of works :

Proposed setbacks Front yard (east) setback Rear yard (westsetback :

North vard setback :

Average grade: Roof height:

Basement area total:

Main floor area total:

Upper floor area total

Attached garage area

Non-basement floor area Main floor area total: Upper floor area total:

Floor area ratio :

A= 38.72 +B= 38.51 +C= 38 61

+E= 38.91

Total non-basement floor area:

Total floor area including garage: 268.9 m2

Floor area:

Interior yard setback (South):

Lot coverage :

Lot size :

TILES OR STAPLES TO SECURE MESH