5. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL CONSTRUCTION AND DEMOLITON DEBRIS. CONTRACTOR SHALL OBTAIN APPROVAL OF OWNER (AND BULIDING OWNER, IF APPLICABLE) FOR DETAILS RELATED TO REMOVAL OF TRASH, INCLUDING SUCH ISSUES AS PATH OF TRAVEL, USE OF STAIRS AND ELEVATORS, REMOVAL OF WINDOWS, LOCATION OF CHUTES AND DUMPSTERS, ETC. PRIOR TO REMOVAL OF DEBRIS. CONTRACTOR SHALL CLEAN AND REPAIR ANY DAMAGES TO EXISTING SYSTEMS SOILED OR DAMAGED BY DEBRIS REMOVAL PROCESS. IF CLEANING AND REPAIR DOES NOT RETURN SYSTEMS TO ORIGINAL CONDITON CONTRACTOR SHALL INSTALL NEW SYSTEMS. ERRORS AND OMISSIONS:

IF ANY ERRORS OR OMISSIONS APPEAR IN THESE CONSTRUCTION DOCUMENTS OR SPECIFICATION DOCUMENTS, THE SUBCONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE SUBCONTRACTOR'S FAILURE TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME. THE SUBCONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED WITH ARCHITECT PRIOR TO SUBMITTING A BID OTHERWISE ALL INTERPRETATION IS FINAL. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE 2006 BC BUILDING CODE, THE PLUMBING CODE, THE MECHANICAL CODE, THE ELECTRICAL CODE THE FIRE CODE, AS ADOPTED AND INTERPRETED BY THE PROVINCE OF BRISTISH COLUMBIA, CITY OF WEST VANCOUVER, CURRENT ADOPTED EDITIONS. ALL MATERIALS AND LABOUR NECESSARY TO COMPLY WITH THE RULES REGULATIONS AND ORDINANCES SHALL BE PROVIDED. WHERE THE DRAWINGS INDICATE MATERIALS OR CONSTRUCTION IN EXCESS OF CODE REQUIREMENTS, THE DRAWINGS SHALL BE PROVIDED. WHERE THE DRAWINGS INDICATE MATERIALS OR CONSTRUCTION IN EXCESS OF CODE REQUIREMENTS, THE DRAWINGS SHALL GOVERN. 4. CONTRACTOR SHALL TAKE PRECAUTIONS TO MAINTAIN AND PROTECT SYSTEMS AND FINISHES. ANY DAMAGES TO SUCH SYSTEMS AND FINISHES SHALL BE IMMEDIATELY REPAIRED IN A MANNER ACCEPTABLE TO THE ARCHITECT. IF SATISFACTORY REPAIRS CANNOT BE MADE, CONTRACTOR SHALL REPLACE SYSTEMS AND FINISHES WITH LIKE NEW QUALITY CONSTRUCTION ACCEPTABLE TO THE ARCHITECT. ALL REPAIRS AND REPLACEMENT COSTS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR. WHERE SPECIFIC INSTRUCTIONS IN THESE SPECIFICATIONS REQUIRE THAT A PARTICULAR PRODUCT AND/OR MATERIAL(S) BE INSTALLED AND/OR APPLIED BY AN APPROVED APPLICATOR OF THE MANUFACTURER, IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO ENSURE THE WORK BE DONE BY AN APPROVED APPLICATOR. GENERAL PROJECT SPECIFICATIONS: CONTRACTOR S BUILDING OWNER'S) 3. CONTRACTOR SHALL BECOME FULLY ACQUAINTED WITH CONDITIONS RELATED TO THE WORK. ANY KNOWN DISCREPANCIES BETWEEN THE DOCUMENTS AND ACTUAL CONDITIONS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLTUION PRIOR TO PROCEEDING WITH WORK RELATED TO THE DISCREPANCY. 2. CONTRACTOR SHALL BE SOLELY REPONSIBLE FOR THE SAFETY OF CONSTRUCTION PERSONNEL AND AUTHORIZED VISITORS. 1. CONTRACTOR SHALL BE SOLELY REPOSNIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCITON. MINISTRATION OF HALL BECOME FAMILIAR WITH AND COMPLY WITH OWNER'S (OR PROCEDURES FOR MAINTAINING A SECURE SITE AND BUILDING. 5. ALL STEEL PRODUCTS USED IN THE EXTERIOR WALLS SHALL STAINLESS OR GALVANIZED. ALL EXTERIOR STEEL SHALL BE GALVANIZED UNLESS NOTED OR SPECIFIED OTHERWISE. 3. ALL MATERIALS USED IN AIR DISTRIBUTION/ RETURN SHALL HAVE FLAME—SPREAD RATING OF 25 AND SHALL BE APPROVED BY LOCAL BUILDING CODE AUTHORITIES. 2. ALL WOOD SHALL BE FIRE—RETARDANT—TREATED UNLESS OTHERWISE NOTED. 6. "+/_" AS USED IN THESE DOCUMENTS SHALL MEAN THE DINSION OR QUALITY IS SLIGHTLY ADJUSTABLE TO ACCOMMODATE ACTUAL CONDIONS. 1. CONTRACTOR SHALL NOT SCALE DRAWINGS, ONLY WIRTTEN DIMENSIONS OR KEYED NOTES SHALL BE USED. CONTACT ARCHITECT CLARIFICATION OR ADDITIONAL INFORMATION IS REQUIRED. 4. ALL MATERIALS USED IN FIRE—RATED ASSEMBLIES SHALL BE APPROVED BY U.L. OR OTHER RECOGNIZED STANDARD FOR USE IN SUCH ASSEMBLIES. 1. ALL DISSIMILAR METAL MATERIALS SHALL BE ISOLATED WITH A NON-METALLIC SEPARATOR. MATERIALS: 5. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION OR DIMENSION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. 3. "MAXIMUM" OR "MAX" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SLIGHLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY GREATER THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT. 2. "CLEAR" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS NOT ADJUSTABLE WITHOUT THE APPROVAL OF THE ARCHITECT, CLEAR DIMENSIONS ARE TYPICALLY TO FINISH FACE. 1. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE AND FINISH FACES IN THE SAME PLANE WITHOUT ANY VISIBLE JOINTS OR SURFACE IRREGULARITIES. 2. THE DRAWINGS ARE SCHEMATIC IN NATURE. MODIFICATIONS DUCTS, PIPING, CONDUIT AND WIRING MAY BE REQUIRED TO ACCOMMODATE ACTUAL FIELD CONDITIONS. 4. "MINIMUM" OR "MIN" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY LESS THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT. DEFINITIONS: 3. DRAWINGS SHALL NOT BE REPRODUCED FOR SUBMITTALS. DRAWINGS OR PORTIONS OF DRAWINGS USED FOR SUBMITTAL WILL BE REJECTED AND RETURNED TO THE CONTRACTOR WITHOUT APPROVAL OF ARCHITECT. DIMENSIONS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:

A) TO FACE OF STUD OF PARTITION OR EXTERIOR WALL.

B) TO CENTERLINE OF COLUMNS.

C) TO TOP OF STRUCTURAL FLOOR.

D) TO BOTTOM OF FINISHED CEILING. OF CONSTRUCTION DOCUMENTS:

REMODEL OF EXISITING RESIDENCE INCLUDING NEW KICTHEN AND BATHROOOMS, WINDOWS+DOORS. ALL STRUCTURES ARE EXISTING THEREFORE EXSITING LOT COVERAGE AND SETBACKS TO REMAIN UNCHANGED.

BORIS KLARICH, P.ENG

7. EACH INSTALLER SHALL EXAMINE SUBSTRATE CONDITION AND/OR SITE CONDITIONS WHICH AFFECT THE QUALITY OF EACH PRODUCT TO BE INSTALLED. IF ANY CONDITIONS EXIST WHICH WILL HAVE A DETRIMENTAL EFFECT ON THE QUALITY OF THE INSTALLATION, THE INSTALLER SHALL IMMEDIATELY NOTIFY THE CONTRACTOR. INSTALLATION SHALL NOT PROCEED UNTIL THE UNSATISFACTORY CONDITIONS ARE CORRECTED. INSTALLATION SHALL SIGNIFY ACCEPTANCE OF THE CONDITIONS.

6. ALL SHEET METAL FLASHINGS SHALL ALLOW FOR THERMAL MOVEMENT OF THE MATERIAL WITHOUT DEFLECTION AND OILCANNING.

A0.01 COVER SHEET A0.50 SITE PLAN
A0.51 CONTEXT SITE
A0.52 SITE PHOTOS
A0.80 LOWER LEVEL DE
A0.81 MAIN LEVEL DE
A0.82 UPPER LEVEL
A0.82 EXISTING ROOF
A1.1 LOWER LEVEL FI
A1.3 UPPER FLOOR FA1.3 UPPER FLOOR FA1.4 ROOF PLAN
A1.4 ROOF PLAN
A4.1 PROPOSED + E
A4.2 PROPOSED + E
A4.3 PROPOSED + E

ALL LUMBER MUST BEAR AN APPROVED GRADING STAMP.

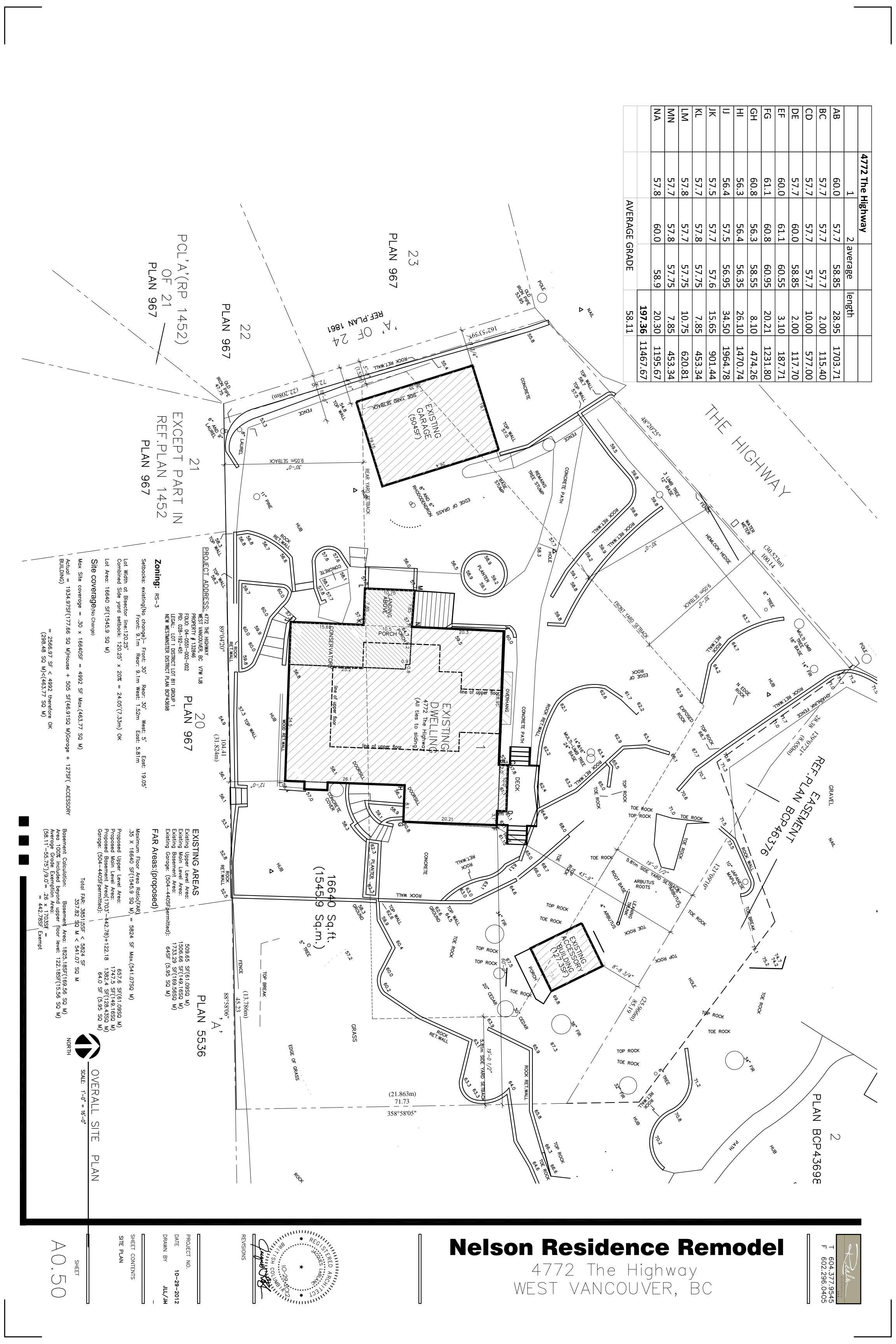
8. CONTRACTOR SHALL MAINTAIN PERMITTED CONSTRUCTION DOCUMENTS AND ALL RECORD DOCUMENTS ON SITE AT ALL TIMES.

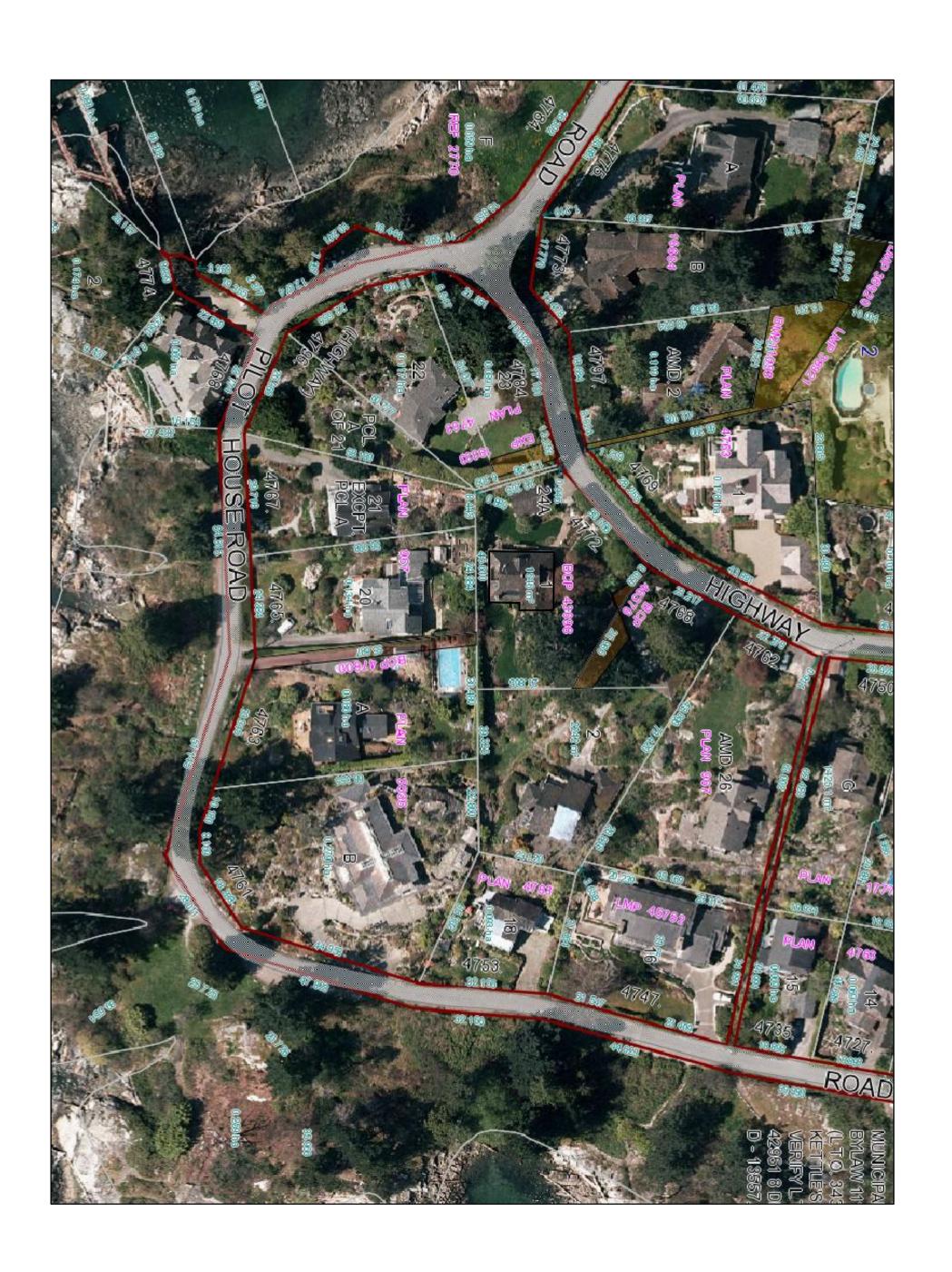
CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COORDINATION EFFORTS OF SUBCONTRACTORS.

10. CONTACTOR SHALL LAY OUT WORK AS SOON AS POSSIBLE. ANY DISCREPANCIES IN THE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

Nelson Residence Remodel

4772 The Highway WEST VANCOUVER, BC

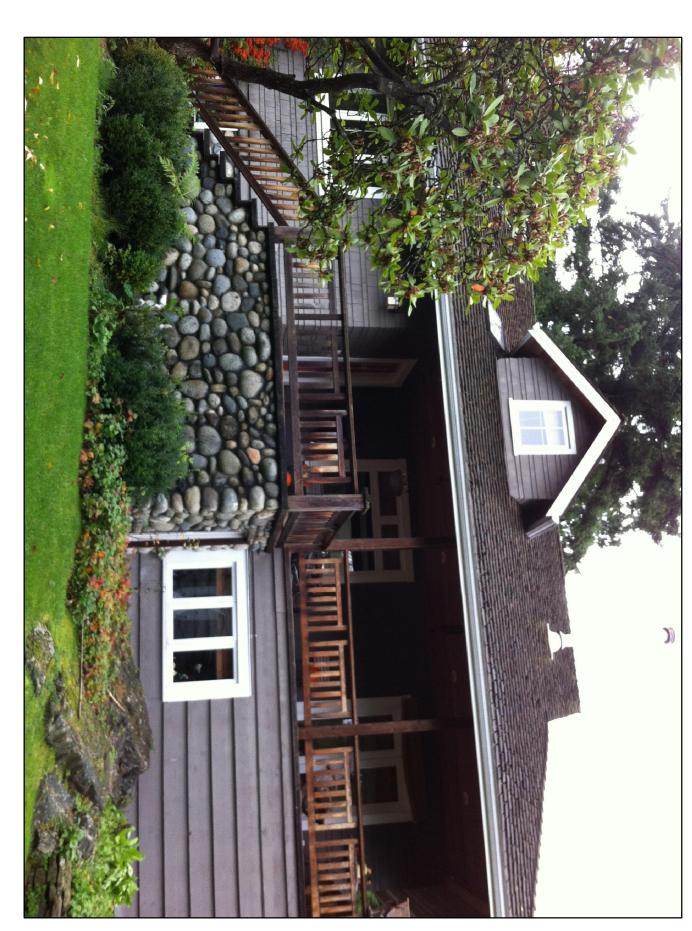




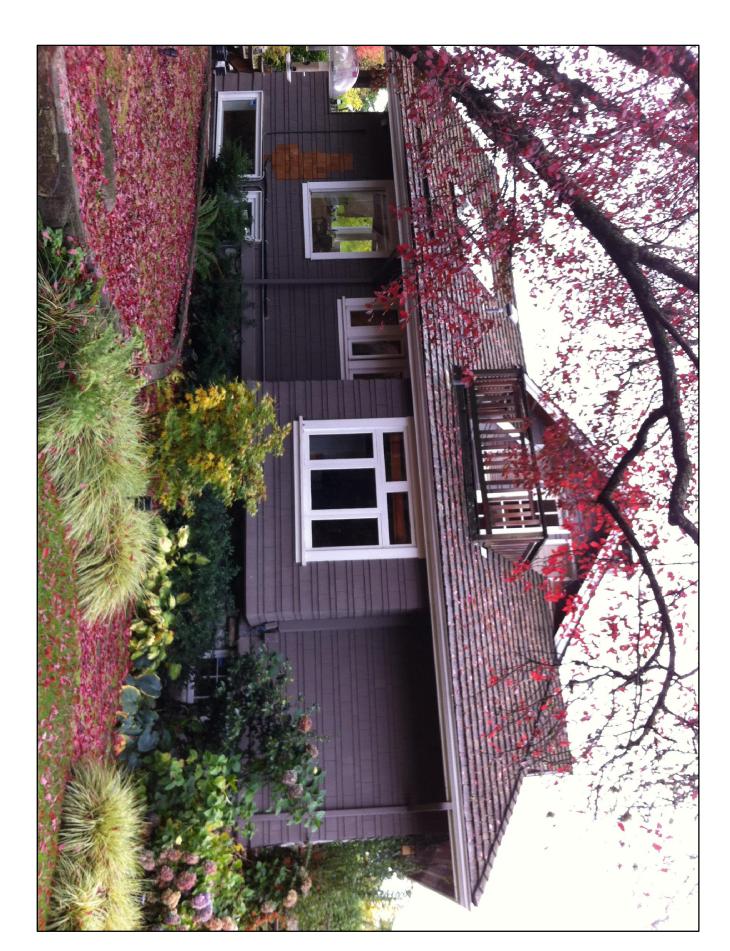




WEST SIDE PHOTO



NORTH SIDE PHOTO



SOUTH SIDE PHOTO



