Construction & Permit Drawings: General Specifications

General Notes:

All work on this job and detailed in these plans are to conform to the British Columbia Building Code 2024.
It is expected that the General Contractor/owner shall have a copy of the BCBC 2024 on hand, be following the BCBC 2024 and customs of the best practices guide.

It is the responsibility of the General Contractor and/or owner to verify and thoroughly review all aspects of these plans prior to proceeding with construction or any work.
The contractor shall give all required notices and comply with all laws, ordinances, rules, regulations, codes and orders of all authorities having jurisdiction relating to the work.
Any errors, omissions and/or changes are to be reported to Impact Home Design, Structural Engineer and Building Inspector immediately.
Impact Home Design shall take no responsibility and is not liable for errors, omissions and/or changes. Do not drastically digress from plans without consultation from Impact Home Design.
Dimensions provided shall take preference over scaling from drawing.

Structural Engineer to review plan where required and specify structure as needed.

Truss manufacturer to verify roof design where engineered roof trusses are shown and to advise Impact Home Design if revisions are required.

British Columbia Land Surveyor to verify placement and siting of all structures on lot.
Impact Home Design is not responsible for any encroachments of any kind with regard to siting or placement of structures on lot.

All notes elsewhere on the plans from P.Eng and/or manufacturers specifications that exceed the requirements of BCBC 2024 of these notes take precedence.

All work must only commence with a valid building permit from the applicable municipality/region.

These plans remain the property of Impact Home Design and can be reclaimed from the city at any time upon written notice. Impact Home Design gives its permission to construct one(1) structure on lot indicated in title block by person(s) indicated in title block. It is illegal to build more than once without purchasing additional licences from Impact Home Design.

Site Work & Demolition:

All excavation shall conform to BCBC 9.12. Excavation shall be made to depth and size required for formwork, drains, ect.
The bottom of the excavation shall be free of all organic material, free of standing water and free from freezing at all times during the construction period.

Backfill shall be carefully placed to avoid damaging the foundation wall, drainage, thermal insulation, waterproofing or dampproofing and shall be graded to prevent drainage towards the foundation after settling and be free of deleterious materials and boulders larger than 250mm (10") in diameter.

Drainage for crawlspaces shall conform to BCBC 9.18. Drainage for slabs shall conform to BCBC 9.16. All other drainage shall conform to BCBC 9.14

Perimeter drain shall be 100mm diameter (4") perforated PVC pipe and shall be placed on undisturbed or well compacted soil so that the pipe is below the bottom of the floor slab or the ground cover of crawlspace. Slope of pipe shall be 150mm (6") per 100'. Top and sides of drain pipe shall be covered with not less than 150mm (6") of crushed stone or other granular material containing not more than 10% of material that will pass a 4mm sieve.

The contractor is responsible for maintaining the strength and stability of any existing structure where renovations and/or additions are proposed.
All demolition work must comply with Part 8 of BCBC 2024 and WorkSafeBC.

Concrete & Masonry:

All concrete used for foundations shall be ready mixed with minimum compressive strengths over 28 days of 15 MPa, concrete floors shall have minimum strengths over 28 days of 20 MPa and carports/garage floors shall have minimum strengths over 28 days of 32 MPa. Concrete used for garage and carport floors and exterior steps sahll have an air entrainment of 5-8%. Concrete block shall conform to CAN/CSA-A165.1 and shall have a compressive strength over the average net cross-sectional area of the block of not less than 15 MPa.

All formwork shall be plywood, clean and free of surface defects and be properly braced to maintain position and tight enough to prevent leakage.
Formwork shall be constructed to form and dimension shown on drawings.

Footings shall be poured below the frost line and on undisturbed soil, rock, compacted granular fill in accordance with BCBC 9.15.3.

Framing Carpentry:

Contractor shall be responsible for proper setting out of all work and ensuring all work complies with 'best practices' and current issues of BCBC and CWC.

All framing members shall be #2 Spruce-Pine-Fir or better in accordance with NLGA standard grading rules for Canadian Lumber unless otherwise stated and shall be protected from weather and damage while stored.

All members shall be framed, anchored, fastened, tied and braced to provide the necessary strength and rigidity. See BCBC 9.23. Sill plates shall be bolted to foundation walls with 5/8" diameter bolts at 4'-0" O/C.

All spans used in this design conform to either BCBC 2024 or CWC Span Book unless otherwise indicated by a Structural Engineer.
All lintels to be 2x10 unless otherwise indicated by a Structural Engineer. Fasteners shall conform to BCBC 9.23.3.

Nails shall conform to BCBC table 9.23.3.1 and shall be long enough so that not less than half their required length penetrates into the second framing member.
Nailing shall be staggered in the direction of grain and kept well away from edges to prevent splitting. Nailing patterns for framing shall conform to BCBC table 9.23.3.4.
Holes drilled in framing members shall be not larger than one-quarter the depth of the framing member and kept less than 2" from edges.

Top plates shall be doubled for all stud walls, be lapped at corners and partitions and shall not be notched, drilled or otherwise weakened.
Install blocking between studs for all fixtures, fans, accessories, ect. Strapping and bridging of joists shall conform to BCBC 9.23.9.4.

Thermal & Moisture Protection:

Insulation materials shall conform to BCBC 9.25.2.2. Installation of insulation shall conform to 9.25.2.3 and be protected from water until structure is waterproofed and insulation enclosed with gypsum board. Window and door headers to be insulated with 2.5" polystyrene insulation where possible. Spray applied polyurethane insulation (closed cell, medium density) to comply with CAN/ULC-S705.1.

Vapour barriers to comply with BCBC 9.25.4.

Seal all joints where required for weatherproofing with an approval sealant. Sealants shall conform to ASTM C 834, ASTM C 920, ASTM C 1184 or ASTM C 1311 and shall be non-hardening, weathering resistant and suitable to adhere to the material in which they are applied.

Sheathing membranes shall conform to CAN/CGSB-51.32-M. Cladding shall conform to 9.27 and shall be fastened to the framing members or blocking in-between.
Fastener size and spacing shall conform to BCBC Table 9.27.5.4 and/or manufactures specifications. OSB cladding shall conform to CSA 0437.0.

All flashing shall conform to the material specifications in BCBC 9.27.3.7. All flashing to extend not less than 2" upward in the sheathing membrane, have a slope not less than 6%, ends must have end dams of 1", and lap not less than ½". See BCBC 9.27.3.8 for more details.

Doors, Windows & Skylights:

All doors, windows and skylights shall conform to BCBC 9.7 and 9.36 and to comply with AAMA/WDMA/CSA 101/I.S.2/A440, "NAFS - North American Fenestration Standard/Specification for Windows, Doors, and Skylights" and A440S1, "Canadian Supplement to AAMA/WDMA/CSA 101/I.S.2/A440, NAFS - North American Fenestration Standard/Specification for Windows, Doors, and Skylights." as stated in BCBC 9.7.4.2 and BCBC 9.7.4.2 table C4.
Follow manufacturers specifications for installation instructions on pre-assembled doors, windows and skylights. Site built doors and windows shall conform to BCBC 9.7.5 and 9.36.2.7(.3).

Flashing shall be placed over all exposed openings except openings directly protected by eaves (see BCBC 9.27.3.8.(3)).

Sealants shall be provided in door and window trims, including sills, unless they are completely protected from entry of rain.

Electrical & Mechanical:

All electrical work shall comply with BCBC 9.34 and 9.36, shall be done with a valid electrical permit and by a registered electrical contractor. Electrical panel shall be installed in an exterior wall inside the garage, in mechanical room if provided or where indicated on plan.

Lighting fixtures controlled by a wall switch shall be installed in kitchens, bedrooms, living rooms, utility rooms, laundry rooms, dining rooms, family rooms, dens, offices, bathrooms, powder rooms, vestibules, hallways, stairways, storage rooms, and garages. Exterior lighting fixtures controlled by interior wall switch shall be installed in carports and entrances.
See electrical contractor for locations of fixtures, outlets and switches.

All smoke alarms shall conform to CAN/ULC-S531 and be installed in accordance with CAN/ULC-S553, be installed on or near a ceiling and be interconnected by hard-wiring at 110V unless otherwise indicated. Contractor to ensure that all smoke alarms are to be placed as indicated on plans.

Plumbing installation shall comply with BCBC Part 7, BCBC 9.31, 9.36.4 and be done with a valid plumbing permit and by a registered plumbing contractor.
Plumbing contractor to allow for at least two exterior hose bibs at convenient locations.

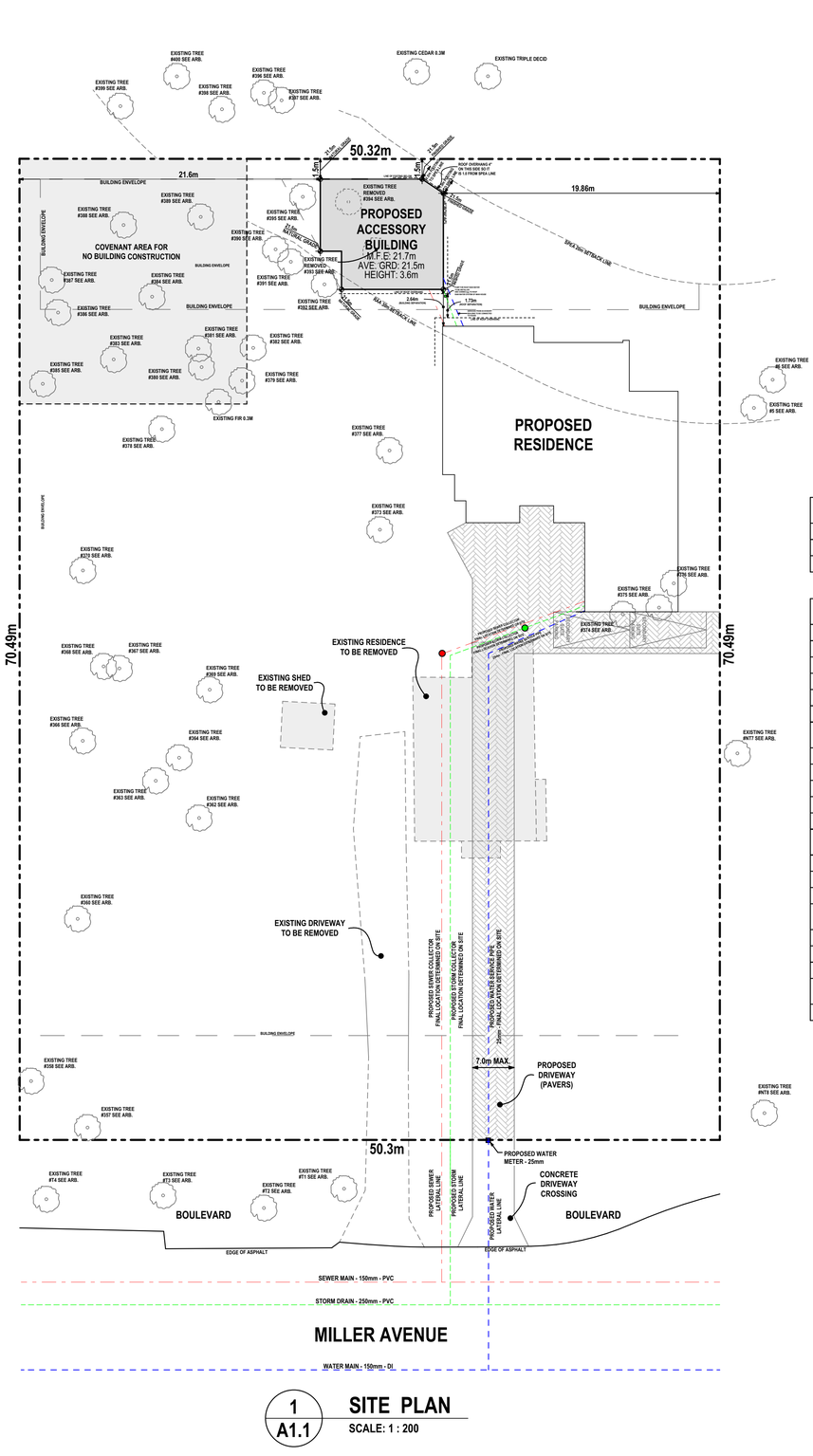
Contractor to ensure that hot water heater and heating systems are to be installed at location indicated on plans and the ensure they conform to BCBC 9.36 and applicable sections.

Installation of water heaters to comply with BCBC table 9.36.4.2. Electric hot water heater to conform to CAN/CSA-C191, gas-fired hot water heater to comply with CAN/CSA-P.3 or ANSI Z21.10.3/CSA 4.3 and oil-fired hot water heater to comply with CAN/CSA-B211 or ANSI Z21.10.3/CSA 4.3 and DOE 10 CFR, Part 431, Subpart G.
Heat pump water heaters to conform with CAN/CSA-C745. Gas-fired tankless water heaters to conform with CAN/CSA-P.7, oil-fired to conform with ANSI Z21.10.3/CSA 4.3 and DOE 10 CFR, Part 431, Subpart G.

Installation of a gas-fired furnace to conform to BCBC table 9.36.3.10 and CAN/CSA-P.2, CAN/CSA-P.8, ANSI Z83.8/CSA 2.6, or CAN/CSA-P.11.
Oil-fired furnaces to conform to CSA B212 or UL 731. All duct sizes, fans and ventilation requirements to be verified by a licensed mechanical contractor prior to installation and installed to manufacturers specifications.

Installation of a heat pump to conform with BCBC 9.32, 9.36.3 and the standards of table 9.36.3.10. All duct sizes, fans and ventilation requirements to be verified by a licenced mechanical contractor prior to installation and installed to manufactures specifications. A required ventilation checklist shall be provided by mechanical contractor.

Contractor to ensure that all fans and ducts are to meet the minimum requirements of BCBC and manufacturers specifications. Ensure that all fans are placed as indicted on plans.



1 / A1.1 **SITE PLAN**
SCALE: 1 : 200

SITE DATA

LEGAL DESCRIPTION		
LOT: C	SECTION: 44	PLAN #: 1304
DISTRICT: VICTORIA	PID #: 007-633-947	ZONED: RS-6
MUNICIPALITY OF SAANICH		

GENERAL DATA				
ITEM:	PROPOSED:		PERMITTED:	
LOT SIZE:	3540.0 m2			
TOTAL COVEREAGE:	323.09m2	9.13%	1416.0 m2	40.0%
ACC. BLD. COVEREAGE:	65.03 m2	1.84%	247.8 m2	7.0%
HEIGHT:	3.6 m		3.75 m	
INTERIOR HEIGHT:	2.91 m		4.5 m	
REQUIRED YARDS				
SEPARATION SPACE:	2.64m		1.2m	
ROOF SEP. SPACE:	1.73m		0.6m	
REAR SETBACK:	1.5m		1.5m	
INTERIOR SETBACK (WEST):	21.6m		1.5m	
INTERIOR SETBACK (EAST):	19.86m		1.5m	
LOT COVERAGE				
TOTAL:	323.09m2	9.13%	1416.0 m2	40.0%
RESIDENCE:	258.06 m2	7.29%	1168.2 m2	33.0%
ACCESSORY BUILDING:	65.03 m2	1.84%	247.8 m2	7.0%
GROSS FLOOR AREA				
TOTAL:	65.03 m2			
MAIN FLOOR:	65.03 m2			

AVERAGE GRADE CALCULATION
21.5 + 21.5 + 21.5 + 21.5 + 21.5 + 21.5 = 107.5 / 6 = 21.5

SPATIAL SEPARATION CALCULATIONS

NORTH FACE (REAR)
EBF: 25.82m2
EO: 2.31m
LD: 1.5m
EO OF ALLOWABLE: 2.31m2 of 2.32m2
% EO OF ALLOWABLE: 9% of 9%
(AS PER TABLE 9.10.15.4)
NO INTERPOLATION REQUIRED

RECEIVED
JULY 6 2026
PLANNING DEPT.
DISTRICT OF SAANICH

DISCLAIMER:

IT IS ILLEGAL TO RENT OUT, LEASE OR SELL AN IMPACT HOME DESIGN PLAN. IMPACT HOME DESIGN GIVES ITS PERMISSION TO CLIENT TO USE THE PLANS FOR PRICING, PERMITS, USE BY SUPPLIERS, OTHER PROFESSIONALS AND TO CONSTRUCT ONE STRUCTURE ON LOT INDICATED IN TITLE BLOCK AND BY PERSON INDICATED IN TITLE BLOCK. IF CLIENT WANTS TO USE IMPACT HOME DESIGN'S PLANS FOR ANY OTHER REASON, CLIENT IS REQUIRED TO NOTIFY IMPACT HOME DESIGN AND OBTAIN THEIR CONSENT.

BECAUSE THE USE OF THESE PLANS ARE NOT ADMINISTERED OR CONTROLLED BY IMPACT HOME DESIGN, IT IS THE RESPONSIBILITY OF THE CLIENT, CONTRACTORS AND/OR OWNERS TO REVIEW AND VERIFY ALL ASPECTS OF THESE PLANS PRIOR TO THEIR USE AND TO REPORT ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IMMEDIATELY TO IMPACT HOME DESIGN. IT SHALL BE UNDERSTOOD THAT WITH ACCEPTANCE OF THESE PLANS, IMPACT HOME DESIGN SHALL BE HELD HARMLESS FROM ANY AND ALL LIABLIITY IN REGARD TO THEIR USE

LIST OF DRAWINGS	
A1.0	SITE PLAN & DATA
A1.1	FLOOR PLANS & ELEVATION DRAWINGS
A2.0	BUILDING SECTION & DETAILS

IMPACT HOME DESIGN
WWW.IMPACTHOMEDESIGN.CA
2869 Canyon Park Place, Victoria BC, V9B 4Z4
PHONE: 250-915-7965
E-MAIL: info@impacthomedesign.ca

ISSUES & REVISIONS		
NO:	DATE:	DESCRIPTION:
01	Feb 2/2024	Conceptual Drawings
02	Mar 4/2024	1st Preliminary Floor Plans
03	Apr 8/2024	1st Preliminary Drawings
04	Apr 15/2024	2nd Preliminary Drawings
05	Apr 30/2024	Construction & Permit Drawings
06	Jan 31/2025	Construction & Permit Drawings Revised
07	July 24/2025	Construction & Permit Drawings Revised
08	Sept 17/2025	Construction & Permit Drawings Revised
09	June 2/2026	Construction & Permit Drawings Revised

CLIENT:
V & A CONSTRUCTION

PROJECT:
NEW CUSTOM SINGLE-FAMILY DWELLING

SITE:
LOT 5 - 738 MILLER AVENUE MUNICIPALITY OF SAANICH

SCALE:	DATE:
1 : 100	02/06/2026
DRAWN BY: T.S. BISSON	JOB NO: 00224

DRAWING NAME:
SITE PLAN & DATA

ISSUANCE:
CONSTRUCTION DRAWINGS

DRAWING NO:
A-1.0