General Specifications

Construction/Permit Drawings:

General Notes:
All work on this job and detailed in these plans are to conform to the present British Columbia Building Code as per date indicated in the Title Block of these drawings..
It is expected that the General Contractor/owner shall have access to a copy of the applicable BCBC, be following the applicable BCBC and follow the 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 AJB Home Design, Structural Engineer and Building Inspector immediately.
AJB shall take no responsibility and is not liable for errors, omissions and/or changes. Do not drastically digress from plans without consultation with the applicable building permit office, the projects structural engineer and AJB Home Design.

All materials used on this project are to meet applicable BC building code standards and have appropriate document numbers as per sections 5.10 & 5.11

These drawings show specific construction methods and materials used on this project. It is understood that changes or substitutions to those methods and materials may occur.
All of these changes must be approved by the building inspection department of the municipality. All required documentation is to supplied by other.

Dimensions provided shall take preference over scaling from drawing.

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

Engineered truss and/or floor manufacturer, to verify their specified systems design. And to provide engineered stamped drawings showing their requirements.

British Columbia Land Surveyor to verify placement and siting of all structures on lot.
AJB 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 the present BCBC of these notes take precedence.

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

All electrical work is to be done with an electrical permit.

All plumbing work is to be done with a plumbing permit.

Copyright:
AJB Home Design's plans remain the property of AJB Home Design Ltd.

Said plans are not to be changed or modified in any way other than by AJB Home Design Ltd.

Said plans can be reclaimed &/or confiscated, at any time and from any source upon written notice by AJB Home Design Ltd.
This includes, but not limited to engineers and municipalities.
The plans are then not to be use until AJB Home Design Ltd gives it's written approval to do so.

These plans are only for the use of the client named on the title block.
Any other party(s) wishing to use them are to get written permission from AJB Home Design Ltd.
If permission is given, Invoicing may apply.

AJB 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 licenses from AJB Home Design Ltd..

Site Work & Demolition:
All excavation shall conform to BCBC 9.12. Excavation shall be made to depth and size required for formwork, drains, etc..
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 damp proofing and shall be graded to prevent drainage towards the foundation after settling and be free of deleterious materials and boulders larger than 250 mm (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 100 mm 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 150 mm (6") per 100'. Top and sides of drain pipe shall be covered with not less than 150 mm (6") of crushed stone or other granular material containing not more than 10% of material that will pass a mm 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 and WorkSafe BC.

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 shall 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.

A structural engineer is to establish and confirm all load ratings, location of all point loads and engineered beams.

All spans used in this design conform to either BCBC 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, etc.. 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.

Rain screening is to be as per the requirements of the Municipality and the BC building code.

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.Vapour 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).

All new & retro fit windows to be PG40 wind & rain rated as per BCBC 9.23.13

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.

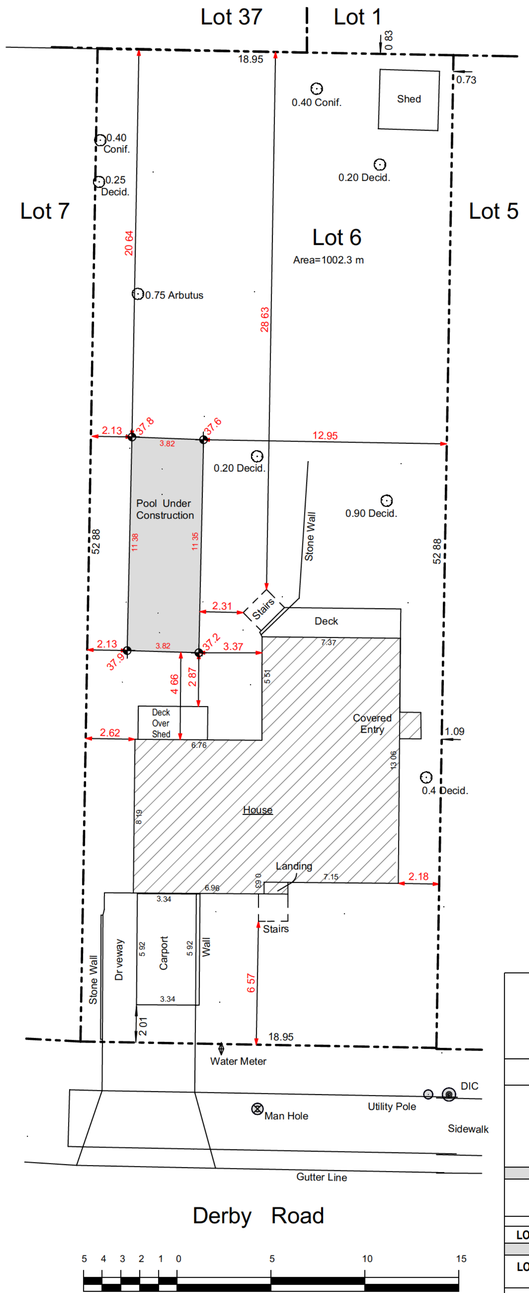
Contractor to ensure that hot water heater and heating systems are to be installed at location indicated on plans and the ensure they conform to BCBC 9.36 and applicable sections.

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 licensed 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.



N

I SITE PLAN
SCALE @ 1:150 (Metric)

THIS SITE PLAN IS BASED ON A COPY OF A DIGITAL SITE SURVEY AS SUPPLIED BY:

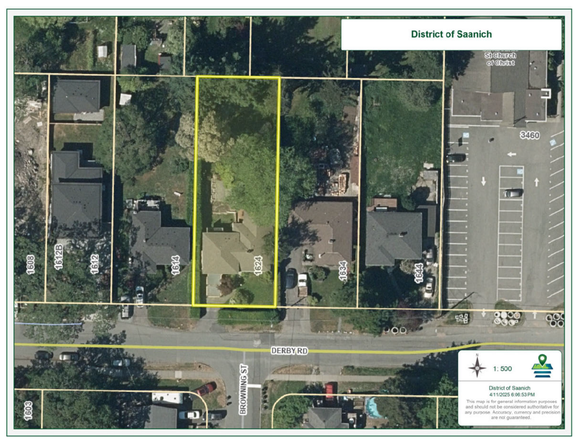
Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4 2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656 5155
File 250060.SITNO

SITE DATA

LEGAL DESCRIPTION

Lot 6, Section 37,
Victoria District, Plan 10094.
P.I.D. 005-446-228
Civic Address: 1624 Derby Road

ITEM	TOTAL PROPOSED	PERMITTED
LOT SIZE:	1002.3 m2	
LOT COVERAGE	222.72 m2 22.2%	400.92m2 40.0%
BREAKDOWN		
SFD RESIDENCE	169.40 m2	
POOL & BUILDING:	43.30 m2	
OTHER: Shed	10.02 m2	



ALL "CONDITIONS OF APPROVAL" LISTED ON THE BLUE COPY OF THE BUILDING PERMIT MUST BE CAREFULLY REVIEWED. THESE CONDITIONS FORM PART OF THE BUILDING PERMIT.

District of Saanich
PERMIT PLANS
Permit Holder to keep one set of plans on site in conformance with the B.C. Building Code and all municipal By-laws.
Building Permit: BBP000663
Date:
Inspection Serv ces: APPROVED

AJB HOME DESIGN Ltd.
Suppling Architectural Design & Drafting Services
Designing A House - To Create A Home
314-663 Goldstream Ave. Victoria BC, V9B 2W9
Office 250-595-0858
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NOTE TO PRINTERS
AJB Home Design gives it's consent for the beaner of these plans to make copies of.

NO.	DATE	DESCRIPTION
1	Mar 27/25	1st Preliminary Drawings
2	Apr. 11/25	Construction/Permit Drawings: Proofs-Waiting For Clients' Approval.
3	Apr. 14/25	Construction/Permit Drawings: Client Approved: Ready For Building Permit Application.

PROJECT TYPE

NEW POOL HOUSE OVER EXISTING BELOW GROUND CONCRETE SWIMMING POOL

SITE: 1624 DERBY RD.

FOR: WITCHER

DRAWN BY: Alan Bisson

PAGE NO.

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