

General Specifications - Builder's Drawing Set

Owner and Contractor shall review this specification document.
Note and initial any mutually agreed upon changes if not already part of drawing set.

Preamble:
All work in these drawing documents shall conform to Part 9 of BCBC 2024. Further, warranty and insurance companies are requiring all aspects of construction to follow best practices. Confirm these with your insurer. These drawings are a consideration of many governing factors, including zoning, priority easements, development permits, etc., and so should not be interpreted as a guarantee of construction without additional consultation with the engineer.

It is expected that contractor or owner/builder will have BCBC 2024 in their possession.

Environment: BCBC 9.2.7
This building is deemed by this designer to NOT require mass coverage of 2" overhang for every 8' wall. Therefore considered to be in a weather exposed area.

Exterior cladding will be part of a rain-screen assembly with an interior "insulated polyethylene approach".
2.25 Also note balconies and decks with solid surfaces are deemed to be built as a deck mounted.
See note on sheet A1 regarding window rating.

DIVISION 1 General Requirements

All construction shall conform to the requirements of Div B, Part 9 of the
British Columbia Building Code 2024

The contractor or owner shall obtain all permits, licenses, and certificates and pay all necessary fees for the performance of the 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. To the preservation of public health and construction safety which are or become in force during the performance of the work.

Building contractor will verify all dimensions prior to commencing the work. Written dimensions will take precedence over scaled dimensions. Any discrepancies will be referred to the designer for clarification. Discrepancies not referred become the responsibility of the contractor.

DIVISION 2 Site Work - Existing Conditions

02100 Subsurface Investigation
See a Geotechnical Engineer's opinion regarding excavation prior to pouring footings & deemed a concern.

02100 Excavation
a) Excavations shall be made to depth and size required for footings, drains, applications of damp-proofing, etc., as shown on drawings.
b) Excavations for footings shall be made in solid, undisturbed soil, and to approximate depth below final finished grade.
c) Bottoms shall be level and free of loose and organic material and kept free of water as all times.

02110 Backfill: BCBC 9.12.3
a) Backfill outside of foundation shall be free of deleterious material and boulders larger than 50mm diameter within 0.6m.
b) Backfill shall be carefully placed to avoid damage to pipes, drains, or damp-proofing.
c) Backfill shall be compacted in layers and foundation after setting.

02140 Dewatering & Drainage: BCBC 9.14.2, 9.14.3
a) Perimeter drain pipe shall be 4" dia Perforated PVC pipe. Slope shall be 6" in 100 feet, minimum, size of drain 1" or as shown on drawings.
b) Cover top and sides of perimeter drains with clean, coarse granular material, containing not more than 10% of material which will pass a 4mm sieve to a minimum depth of 150mm above the top of the pipe.

DIVISION 3 Concrete: BCBC 9.3.1, 9.15, 9.16

03000 Materials
Concrete shall be ready mixed, with compressive strengths per BCBC 9.3.1.6

03100 Formwork
Forms shall be plywood, clean and free of surface defects. Formwork shall be constructed to form, line and dimension shown on drawings. Formwork shall be properly braced to maintain position and tight enough to prevent leakage of mortar. Provide for all openings required by other trades, and install all anchors, bolts, hangers, etc. required for other work.

03200 Reinforcement
Reinforcing steel shall be clean, intermediate grade, deformed steel bars. Reinforcing steel shall be placed as shown on drawings.

03300 Cast in Place Concrete
Concrete shall be placed properly to avoid separation, vibration and cure. Floor slabs shall be machine and hand finished to a smooth and perfect finish. Concrete where exposed shall have been removed and imperfections filled and parged smooth.
Measure layer under floor slabs shall be 5 mil polyethylene, ultraviolet ray protected, joints taped 6" minimum. See Division 7

DIVISION 4 Live Masonry: BCBC 9.20

04000 General
See Structural Engineer's drawings and notes 4 necessary.

04100 Materials:
All masonry and workmanship to conform to BCBC 9.20.2.1
Mortar: Type S masonry and workmanship to conform to BCBC 9.20.3.1

04200 Workmanship
a) All masonry work shall be true and plumb and built to thickness, pattern and bond as shown on drawings. Engineer's drawings shall take precedence.
b) Mortar joints shall be in conformance with BCBC 9.20.4. Interior brick work shall have raked joints and exterior work raked joints unless otherwise noted on drawings.
c) All work shall be weather and water tight. Do not lay brick in temperatures below 40 degrees F.
d) Build in all flashings, sills, lintels, and required to complete masonry work or by other trades.

04300 Grouting
Leave all exposed masonry clean and free from mortar droppings, stains, efflorescence, etc.

DIVISION 5 Metals

All structural metal shop drawings shall be reviewed by P. Eng.

DIVISION 6 Woodwork

06000 Framing Carpentry: BCBC 9.23

06100 Materials
a) Protect all stored materials from the weather and damage.
b) Lumber for framing shall conform to the following grade schedule:
#2 SPF F-J or better
Posts, Beams, Joists, etc. #1 or better
Blocking/Bracing #2 or better
Roof sheathing as noted on drawings
Wall sheathing as noted on drawings.
c) **IMPORTANT NOTE:** Floor framing by engineered products MUST meet BCBC Vibration Criteria. Specified framing conforms to this. Other mills must provide tested panel decking equipment rating.
d) Sheathing paper shall conform to CGSB No. 9-92.
e) Rough hardware shall be supplied and installed as required, including all nails, spikes, bolts, lags, screws, nuts, washers, anchors or post hangers to properly secure framing members. See 9.23.3.4

06200 Workmanship
a) All framing shall conform to best practice.
b) All wood members shall be separated from direct contact with concrete or masonry per BCBC 9.23.2.3.
c) Sill plates shall be bolted to foundation walls with a 50" dia. bolts at 4' o.c.
d) Double top plates in all stud walls, topped at corners and openings.
e) Stud walls shall be built at all corners and wall blockwork double studs at openings. Cut and nail one row of girts at mid height.
f) Install blocking between studs for all floors, accessories, backspans, etc.
g) Check all joints where required for waterproofing with an approved caulking compound.
h) Wood grounds where required shall be correct size for wall finish used.

06300 Finishing Carpentry

a) Protect all work from the weather and damage.
b) Install all doors and windows as noted on drawings.
c) Install all hardware.

06400 Materials
a) Exterior casing and trim shall be KD Douglas Fir or better or as noted on drawings.
b) Interior wood trim and casing shall be KD Douglas Fir or better.
c) Door frames, casing, wood base, and all other interior trim shall be KD Douglas Fir or better.

06500 Workmanship
a) Millwork and finish carpentry shall be expert workmanship, free from defective work or materials.
b) All millwork shall be smooth and free of machine and tool marks, into corners. Splicing and joining shall be accurate and neat. Joints in fascias, valances, and siding shall be raked. Door and window casings shall be of single length without joining.
c) Finish hardware shall be installed to manufacturer's directions and accurately fitted and adjusted.

DIVISION 7 Thermal and Moisture Protection: BCBC 9.13

07000 Waterproofing
a) Minimum grading of foundation walls included in this section.
b) Minimum barrier to concrete shall be specified under Division 5, Concrete.

Materials shall conform to the Section 9.13.2.1

Workmanship and Application:

a) Shall conform to Section 9.13.1.4
b) Flashings in plumbing vents to be installed by the plumbing contractor.

Materials:
a) All materials for the membrane roofing shall conform to the applicable CSA and CGSB Standard Specifications as listed in the **ASMECA Standards Manual**.
b) Metal flashing shall be 26 gauge G.I. to detail or as required. End pans to be flat locked seams.
c) Rain water leaders shall conform to BCBC 9.13.2.2, connected to roof drains or gutters.
d) Roof drains in the metal shall be supplemented by snappers.
e) Roof deck insulation shall be 2" Rhofoam by Dow Chemical. Berco Gird by Duardek on 3/4" plywood.

Workmanship:
a) Sheet metal shall be done in a thorough and workmanlike manner, neatly and carefully formed to suit details and to the **MSMPCA Specifications**.

Guarantee:
a) This contractor shall guarantee all splicing and sheet metal work for a period of two years or more from completion of this contract. He shall make good any and all defects occurring within that time without cost to the Owner.

07700 Insulation: BCBC 9.25

Materials shall conform to: BCBC 9.25.2.2

Workmanship:
Care should be taken to ensure no required venting spaces are obstructed by the insulation.

07800 Air & Vapor Barrier: BCBC 9.25.4

Materials shall conform to Section 9.25.4.2, UV resistant Polyethylene.

BCBC 2024 requires windows, skylights, and doors to meet NAFS 11

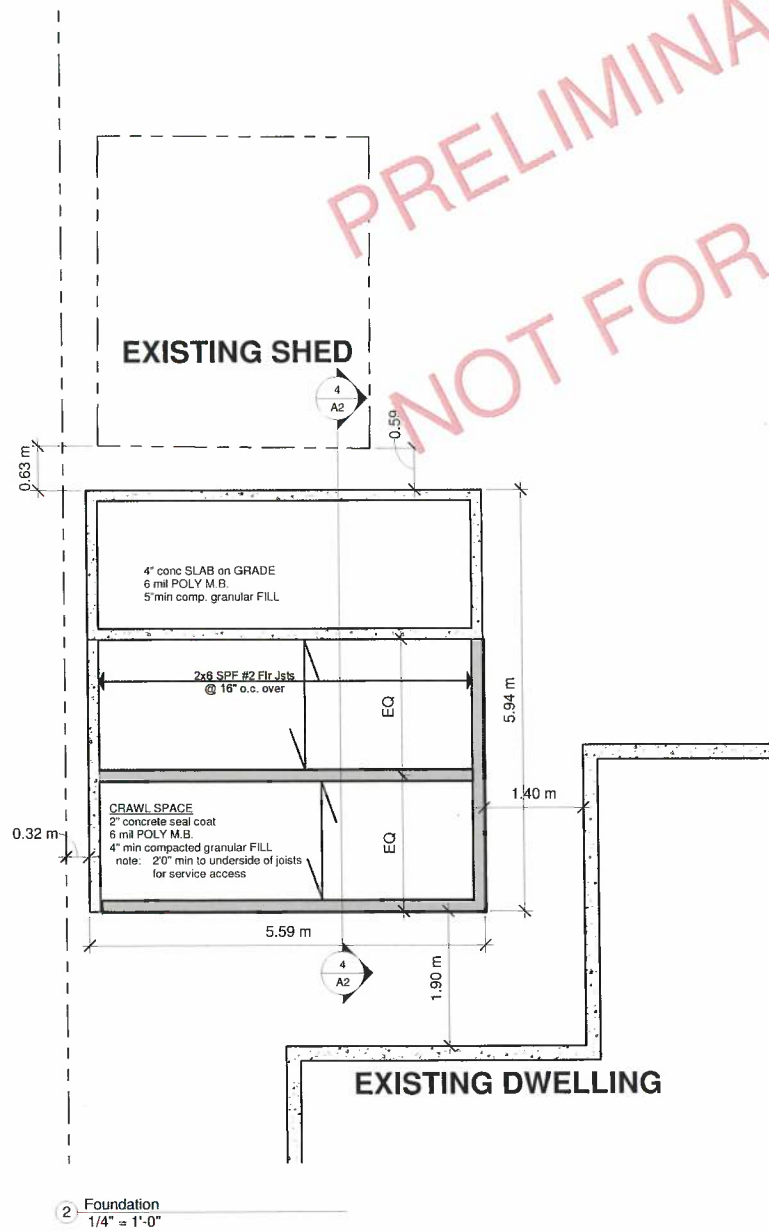
Using 'Mt Tolmie', < 10m, 'Rough' Terrain :

PG 30, +DP 1440 Pa, -DP 1440 Pa, H2O 220 Pa, Air Infil. A2

BCBC 2024 requires windows, skylights, and doors to meet NAFS 11

Using 'Victoria', < 10m, 'Rough' Terrain :

PG 25, +DP 1200 Pa, -DP 1200 Pa, H2O 220 Pa, Air Infil. A2



PROJECT DATA:

ZONING: ---

SITE AREA: 0000 sf (000 sm)

SITE COVERAGE: 0000 sf = 00.0%

FLOOR AREAS:

MAIN 0000 sf (000 sm)
SCND 0000 sf (000 sm)
TOTAL: 0000 sf (000 sm)

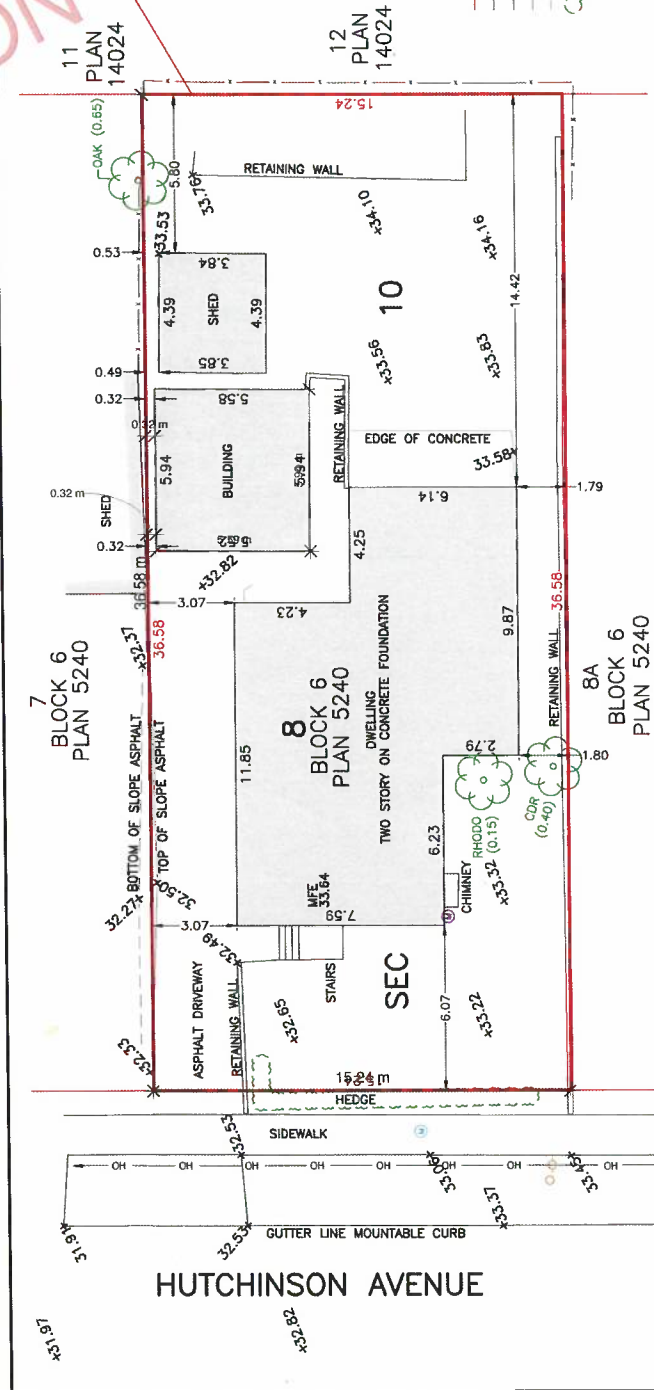
GARAGE 000 sf (000 sm)

SUITE PORTION: 0000 sf (000 sm) = 00.0%

BUILDING HEIGHT: max permitted 9.0 m (29.5')
FROM AV'G FIN GRADE 0.00 m (00.0')

Revision Schedule		
Revision Number	Revision Description	Revision Date

- LEGEND
- DENOTES PROPERTY LINE
 - DENOTES FENCE
 - DENOTES OVERHEAD POWER LINES
 - OH --- DENOTES TOP OF SLOPE
 - DENOTES BOTTOM OF SLOPE
 - DENOTES VEGETATION OUTLINE
 - DENOTES WATER METER
 - DENOTES GAS METER
 - DENOTES UTILITY POLE
 - DENOTES GUY POLE



1 Site Plan
1 : 125

Proposed Conversion of Accessory to for :

Mr. Jordan NOBLE
at: 805 Hutchinson Ave, Esquimalt, BC

McNEIL BUILDING DESIGNS LIMITED

Run McNeil, ASTTBC BD-ASCT
1304 Lovers Lane,
Cobble Hill, BC V0R1L6
Phone: 250.360.1307
info@mcneilbuildings.com

SEAL MUST
APPEAR RED TO
BE VALID

DATE: NOV 2023

DRAWN BY: RVT

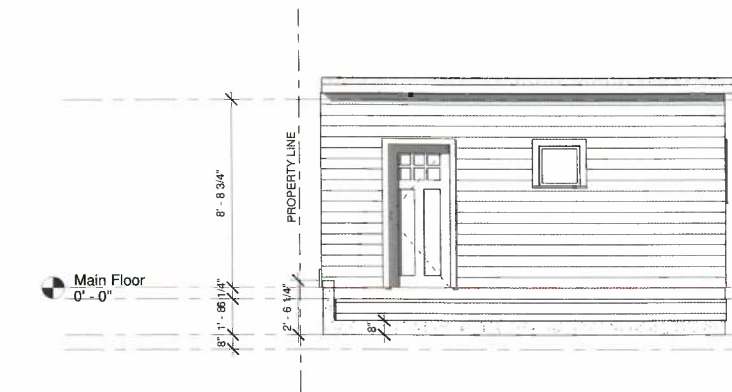
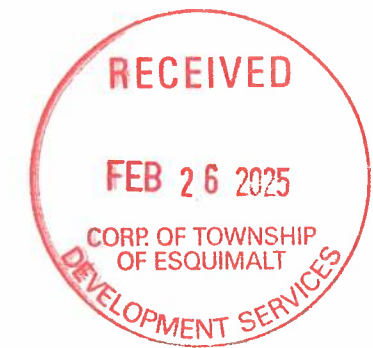
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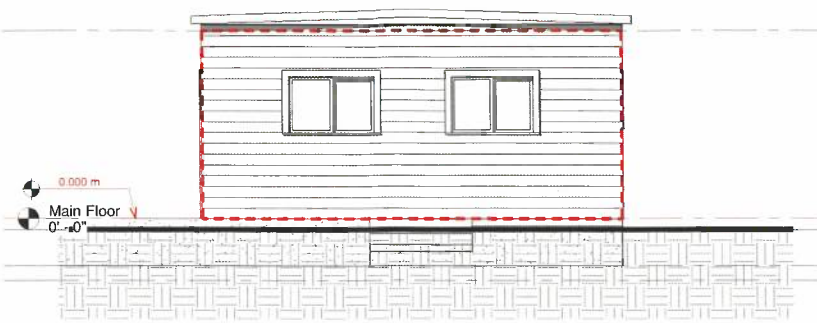
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SHEET A1 OF A1

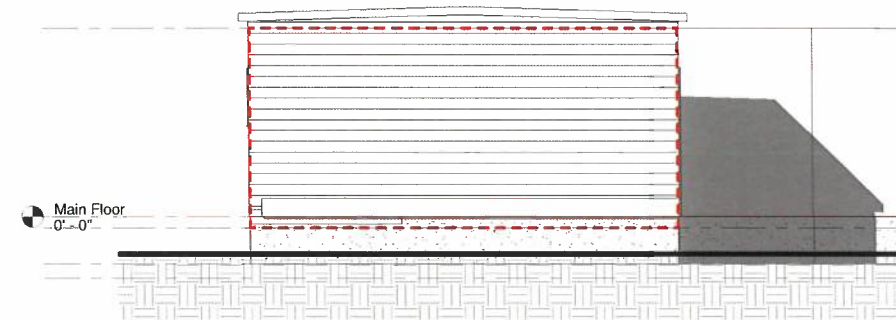
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Revision Number	Revision Description	Revision Date



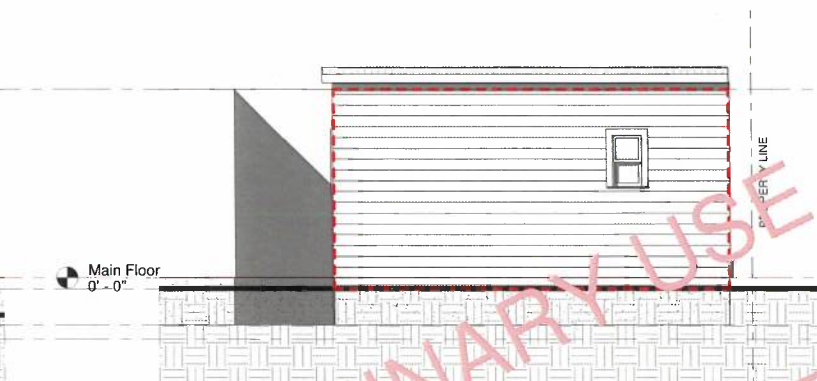
5 Front (north) Elevation
1/4" = 1'-0"



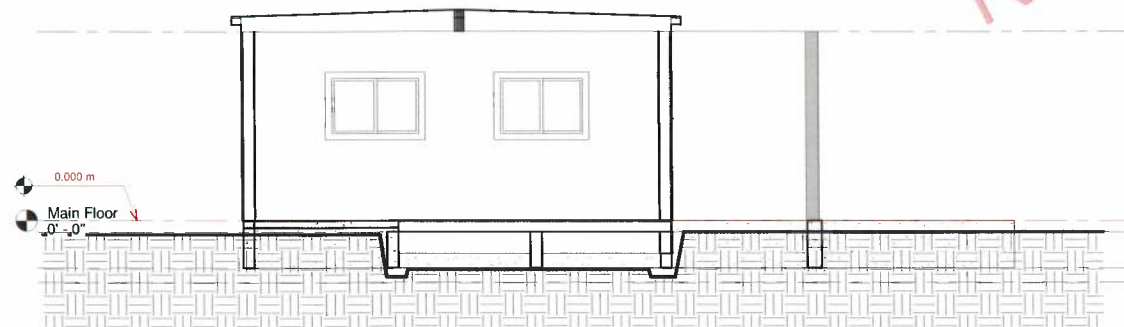
8 Right (west) Elevation
1/4" = 1'-0"



6 Left (east) Elevation
1/4" = 1'-0"



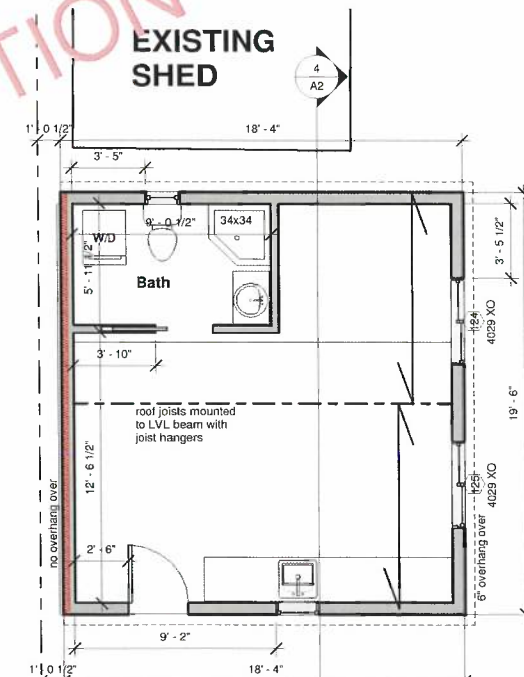
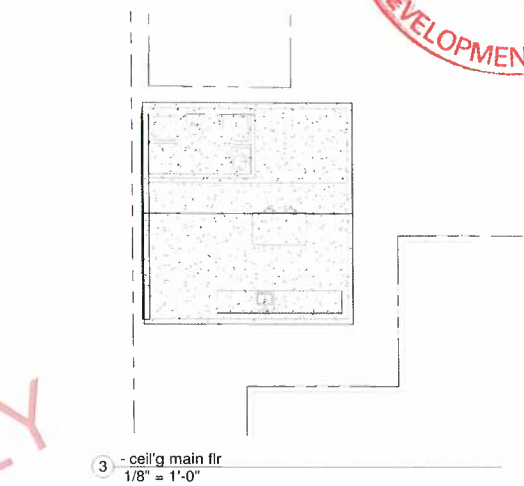
7 Rear (south) Elevation
1/4" = 1'-0"



4 Section 1
1/4" = 1'-0"

PRELIMINARY USE ONLY
NOT FOR CONSTRUCTION

LEGEND - construction phases:	
Existing structures	- light gray fill, gray outline
Demolished	- white fill, dashed outline
New construction	- dark fill, dark outline



1 Main Floor
1/4" = 1'-0"

EXISTING DWELLING

Proposed Conversion of Accessory to for:
Mr. Jordan NOBLE
at: 805 Hutchinson Ave, Esquimalt, BC

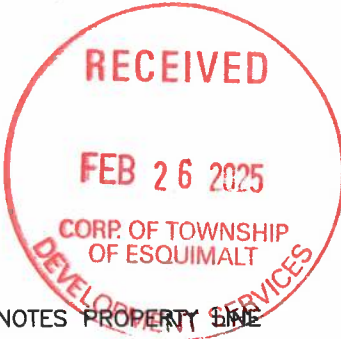
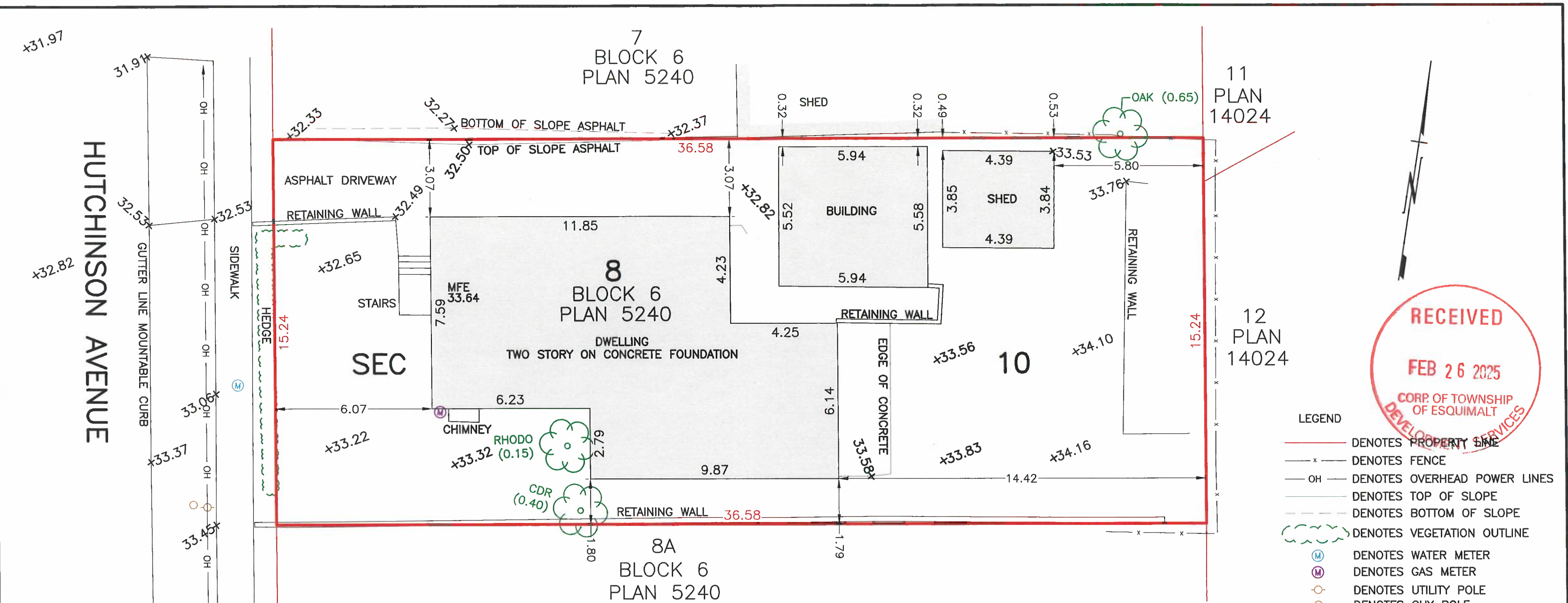
McNEIL BUILDING DESIGNS LIMITED

Ron McNeil, ASTTBC, BD, ASCT
1304 Lovers Lane,
Cobble Hill, BC V0R 1L6
Phone: 250.360.7307
info@mcneilbuildingdesigns.bc.ca

SEAL MUST
APPEAR RED TO
BE VALID
DATE NOV 2023
DRAWN BY RAM
JOB NO RVT xxx
SHEET

A2
SHEET A2 OF A2

\\WDNYCLOUD\Public\MBDL_SERVER\REVIT Projects\NOBLE Hutchison\mble hutchison esq01.rvt
PLOT STAMP 2025-01-27 9:24:26 AM



CIVIC ADDRESS: 805 HUTCHINSON AVENUE, VICTORIA, BC
PID: 005-946-689

THE CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ZONE RS-6 SINGLE FAMILY DADU RESIDENTIAL

ELEVATIONS ARE IN METERS, TO CGVD28 GEODETIC DATUM
DERIVED FROM GEODETIC CONTROL MONUMENT 84H0210
ELEVATION = 37.163m.

PROPERTY LINES ARE BASED ON FIELD SURVEY AND LAND
TITLE OFFICE RECORDS AND ARE SUBJECT TO CHANGE.
A LEGAL SURVEY WILL BE REQUIRED TO FINALIZE PROPERTY
LINE DIMENSIONS.

THIS DOCUMENT SHALL NOT BE USED TO DEFINE
PROPERTY CORNERS.

THIS CERTIFICATE MAY BE AFFECTED BY THE FOLLOWING
NON-FINANCIAL REGISTERED DOCUMENTS:

NONE

EXCLUDE MORTGAGE, ASSIGNMENT OF RENTS, AND
PRIORITY AGREEMENT

UNDERHILL GEOMATICS LTD. ACCEPTS NO RESPONSIBILITY
OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED
BY A THIRD PARTY AS A RESULT OF ANY DECISIONS
MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

- LEGEND
- DENOTES PROPERTY LINE
 - x - DENOTES FENCE
 - OH DENOTES OVERHEAD POWER LINES
 - - - DENOTES TOP OF SLOPE
 - - - DENOTES BOTTOM OF SLOPE
 - DENOTES VEGETATION OUTLINE
 - (M) DENOTES WATER METER
 - (M) DENOTES GAS METER
 - DENOTES UTILITY POLE
 - DENOTES GUY POLE
 - DENOTES TREE, SPECIES, AND DIAMETER
 - x34.16 DENOTES SPOT ELEVATION
 - MFE DENOTES MAIN FLOOR ELEVATION

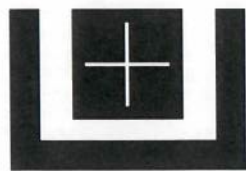
CERTIFIED CORRECT:

DECEMBER 11TH, 2024 B.C.L.S.

UNDERHILL GEOMATICS LTD.

ENGINEERS AND SURVEYORS

VICTORIA, BC
TEL. (250) 871-4599



DRAWN BY
TG

JOB NO.
V24CV142

SCALE
1:150

DATE OF SURVEY
DEC. 5, 2024

TITLE SITE PLAN OF:
LOT 8, BLOCK 6, SECTION 10, ESQUIMALT DISTRICT,
PLAN 5240

CLIENT
JORDAN NOBLE

DRAWING NO.
LCV-2024-142

REV.
0

SHEET 1 OF 1

Bicycle storage area for suite

x31.97

31.9*

HUTCHINSON AVENUE

x32.82

GUTTER LINE MOUNTABLE CURB

SIDEWALK

x32.53

x33.37

x33.45

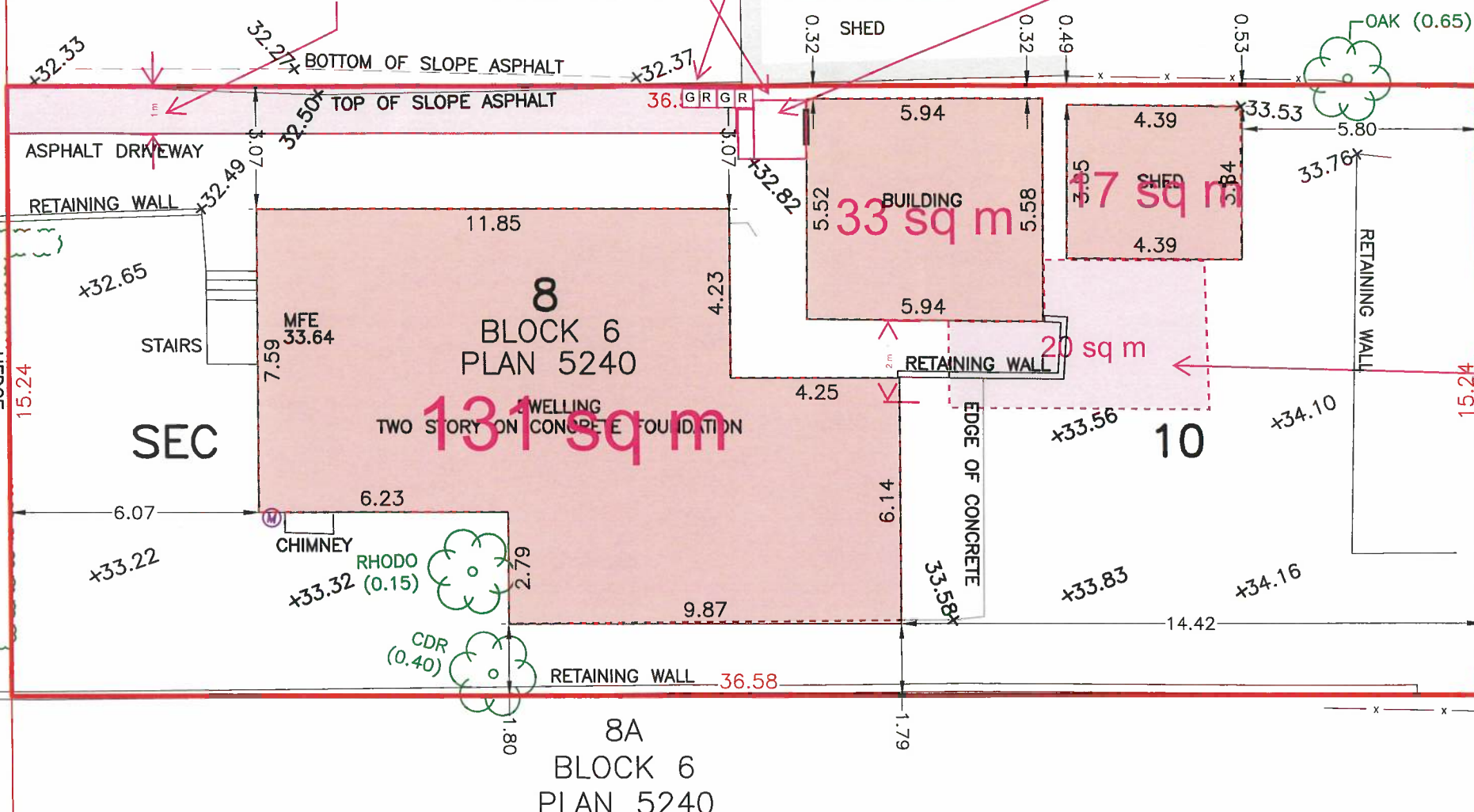
1.2m wide pathway for suite access. Motion lighting will be provided on existing fence on lot line

BLOCK 6
PLAN 5240

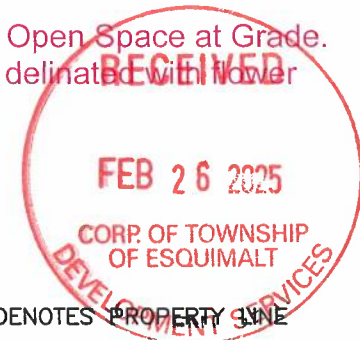
Garbage and Recycling for both house and suite will be here. Screen will be provided to block view from street

Front Door with free standing covered porch and steps oriented to and visible from the street. An exterior light and lighting on pathway will be provided

PLAN 14024



20m of Open Space at Grade. Will be delineated with flower pots



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CIVIC ADDRESS: 805 HUTCHINSON AVENUE, VICTORIA, BC
PID: 005-946-689

THE CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ZONE RS-6 SINGLE FAMILY DADU RESIDENTIAL

ELEVATIONS ARE IN METERS, TO CGVD28 GEODETIC DATUM
DERIVED FROM GEODETIC CONTROL MONUMENT 84H0210
ELEVATION = 37.163m.

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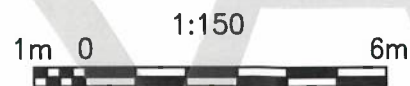
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Development Permit
Design Guidelines
DADU's RS-6



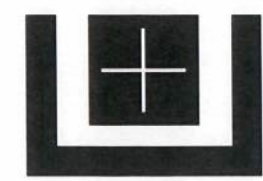
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TEL. (250) 871-4599



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SCALE 1:150	DATE OF SURVEY DEC. 5, 2024	CLIENT JORDAN NOBLE	SHEET 1 OF 1	