

DIVISION 8 Doors and Windows BCBC 8.8, 8.7

8800 General
All shall conform to NAPS 08 for a local.

DIVISION 9 Finishes

0920 Drywall Drywall Finish
Provide all materials, labor and equipment necessary to complete all gypsum board wall and ceiling finishes as noted on drawings. Finish schedule as specified.

Materials:
a) Gypsum board shall be materials as indicated on the drawings.
b) Ceiling boards and corner beads shall be galvanized steel or metal per all exterior corners.
c) Materials shall conform to BCBC 9.23.1.1.
d) All drywall materials shall be tested and certified for application of gypsum boards to wood or metal studs as required and shall be the length and pattern recommended by the manufacturer of the gypsum panels used.

Workmanship:
a) Gypsum board shall be installed and finished in strict accordance with the manufacturer's printed instruction and the following directions:
i) Erect gypsum wallboard with long direction at right angles to supports, braces and joists over supports and offset from end joists in adjoining bays.
ii) Erect wallboard to ceiling line. Where wallboard is erected horizontally, fasten top panel first, butted against ceiling board.
iii) Vertical sections, back face to ceiling in NOT a preferred method of application.
iv) Install drywall corner cuts where indicated.
v) Apply joint tape and 90 degree and spot over corner heads in strict accordance with the manufacturer's printed instructions.
vi) Do all cutting and fitting to the work required to accommodate all finishing work of other trades.
vii) Finished work shall be smooth, seamless, plumb or level, square with adjoining work.

Protection and Cleanup
a) Protect materials and work of this division from damage by weather and other causes. Protect work of other divisions from damage resulting from work of this section.
b) Make good such damage at own expense to the satisfaction of the owner.
c) At the work process and on completion clean up and remove from the premises all rubbish and surplus materials resulting from the work of this section. Abide by recycling bylaws and dispose of gypsum waste at a legal drop-off point.

Owner:
The contractor shall guarantee all materials and workmanship free from defects for a period of one year from completion of the contract, and shall make good any and all defects without cost to the Owner.

0950 Painting

a) In general all interior and exterior surfaces shall be painted except: 1. Those with a complete factory finish. 2. Non-ferrous metal surfaces other than flashing.
b) Examples of surfaces to be painted and defects in writing to the Owner prior to work commencing acceptance of the work by the contractor.
c) All colors are as noted on the Exterior Finish Schedule or confirm with owner.

Materials:
a) Materials such as linseed oil, shellac, etc. shall be of best quality.
b) Prime, enamel, varnish, and stains shall be of brand specified or painting schedule. Substitutions may be allowed only with prior approval of the owner.
c) Materials must be delivered to the site in original, unopened, sealed, labeled containers and shall be used in strict accordance with manufacturer's printed instructions.

Workmanship:
a) Remove hardware, plates, etc. before painting and replace after completion.
b) Sand all surfaces to be painted as necessary. Sand wood surfaces smooth between coats.
c) Prime coats where required as required, and should not be too thin coats. Allow sufficient time between coats for proper drying.
d) Back prime or stain all interior and exterior trim, door, window frames and moldings.
e) On completion, clean, repair or replace damaged or deteriorated surfaces.

DIVISION 10 Schedules none

DIVISION 11 Equipment none

DIVISION 12 Furnishings

1200 Kitchen Owner to confirm plan and details with cabinet manufacturer.
1250 Window Treatment

DIVISION 13 Structural Concrete none

DIVISION 14 Conveying Systems See plans for any allowance for future shaft.

DIVISION 15 Mechanical Systems

1500 See Mechanical Contractor for specifications for air conditioning, plumbing design and fixture specifications.
1530 Fire Protection, None.

DIVISION 21 Fire Suppression

Confirm if properly to interface the regulations. See plans for any allowance of sprinklers

DIVISION 22 Painting Systems

DIVISION 23 Heating Ventilation & Airconditioning Systems

DIVISION 24 Integrated Automation

DIVISION 25 Electrical Systems

1600 See Electrical Contractor for specifications for Building/Reserve service. Lighting plans for site common building areas and separate sub-plans.
1650 Fire Alarm system for Residential Entry
1680 See Owner for security system and status sound through out home.

DIVISION 27 Communication

DIVISION 28 Electronic Safety and Security

DIVISION 29 Earthwork - see Div 8

DIVISION 32 Exterior Improvements - Landscaping

DIVISION 33 Utilities

DIVISION 34 Transportation

DIVISION 46 Electrical Power Generation

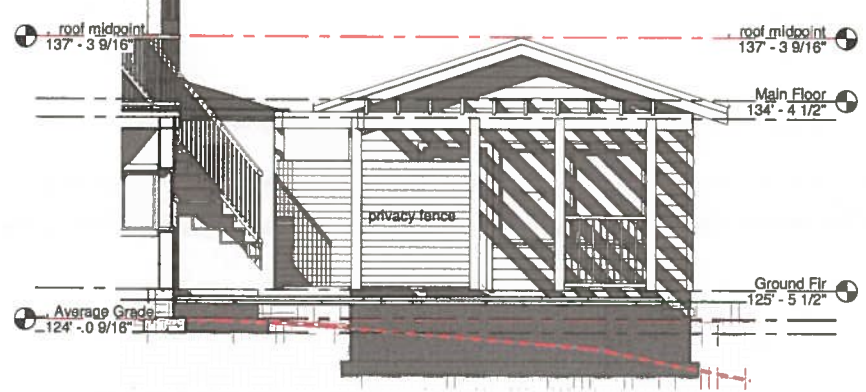
Revision Number	Revision Description	Revision Date
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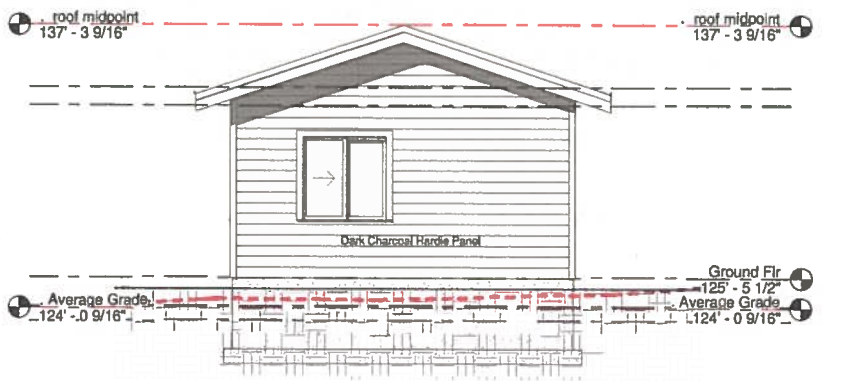
Existing Building as shown



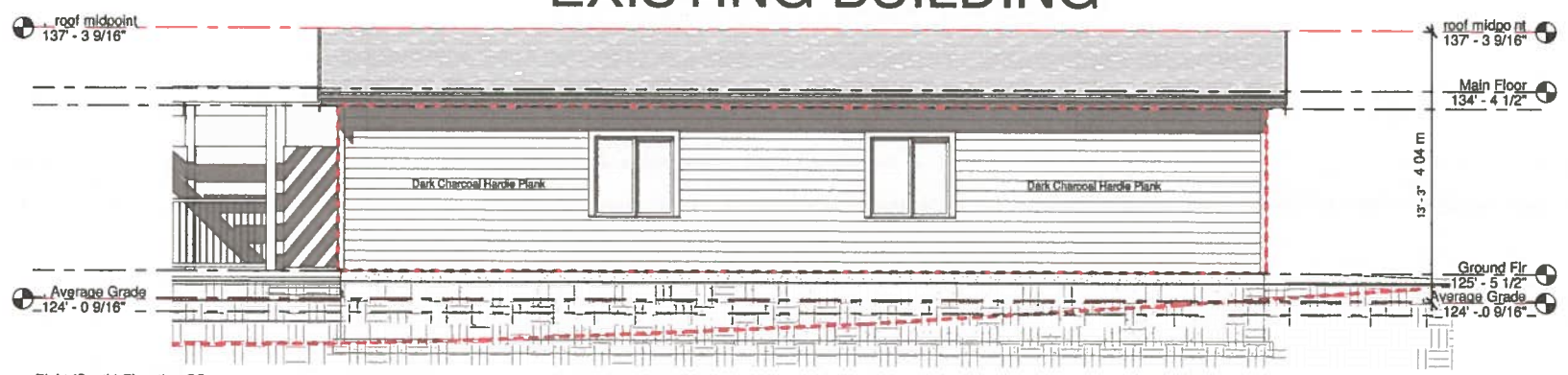
EXISTING BUILDING



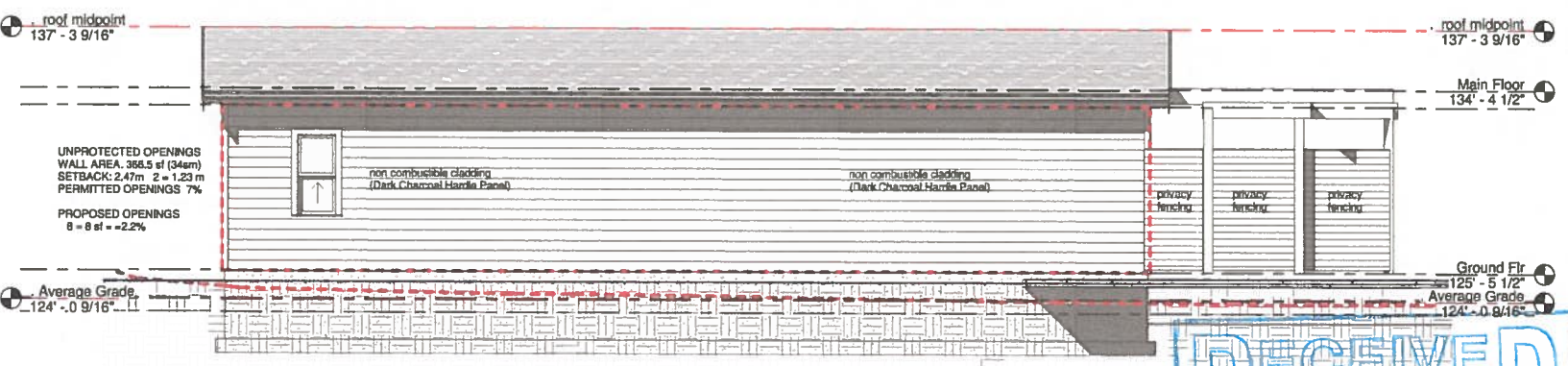
3 Front (East) Elevation GS
1/4" = 1'-0"



5 Rear (West) Elevation GS
1/4" = 1'-0"



4 Right (South) Elevation GS
1/4" = 1'-0"



1 Left (North) Elevation GS
1/4" = 1'-0"

Proposed Residence for:

Ms. Ravina SIDHU
at: 3944 Carmicheal Terrace, Saanich, BC



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info@mcneildesigns.bc.ca



PLANNING DEPT.
DISTRICT OF SAANICH

SEAL MUST APPEAR HERE TO BE VALID
DATE: MAY 2021
DRAWN BY: RAM
JOB NO.: RVT 2021
SHEET:
A5
SHEET A5 OF A5

PLOT STAMP 2021-05-27 8:19:30 AM Y:\MIDN_SERVER\REVIT\Projects\SIDHU\carmicheal\msidhu.rvt