Location

5865 Highland Ave
Duncan, BC

PID: 001-234-528
Folio: 00769-000
Lot: 4
Plan: VIP1493
Non-Legal Descript: L 4 BK 1 PL
1493 EXC PL 1625R
Section: 18
Range: 4
Land District: Quamichan
Zoning: R3

DESIGN DATA
1. The structural components in this drawing package have been designed in accordance with the British Columbia Building Code 2018

GENERAL NOTES
1. Construction shall comply with all applicable codes and industry standards. The designer assumes no responsibility for the consequences of failure by the contractor/owner to build in strict conformance with the contract documents and drawings.
2. The contractor shall review all contract documents in conjunction for errors or omissions and shall verify all dimensions and review documentation for discreprancies. Contact the designer for clarification prior to construction. All unreported discrepancies are the responsibility of the contractor.
3. All structural design is limited to the structural components shown on these drawings. Design of components not clearly identified on these drawings is to be done by the supplier of those components and fastened to the structure as per the supplier's specifications within the parameters shown on these drawings. If there is any ambiguity, consult the designer.
4. The structure is designed to resist the design loads once completed. All bracing and support necessary for construction is the responsibility of the contractor.
5. Use only drawings that have been prepared specifically for construction and are labeled as such.

SITE REVIEWS
1. Do not cover up any structural elements local building authorities have been given the opportunity to review construction. Cover up may include but is not limited to:
a. Pouring concrete
b. Insulating
c. Sheathing, decking, siding. Contact local building authoritites if you have any questions.

FOUNDATIONS
1. All concrete for foundations is to be as per the supplier's specifications to meet the following requirements in accordance with CSA 23.1/23.2 and CSA 23.3:
   a. minimum 28-day compressive strength f`c = 25 MPa
b. exterior foundation walls and footings to meet class F-2 performancec. interior foundation walls, footings and slabs to meet class N performance
2. Foundations to be cast in place with tolerances not to exceed the following:
   a. Footing width:
   b. Footing depth:
   c. wall thickness: ± 1/4"
   d. concrete clear cover: ± 1/4"
3. Footings to be placed on a suitable subgrade with the specified frost protection.
4. It is the contractor's responsibility to verify that the soil conditions are suitable for confirm the soil bearing capacity and usefulness.
5. Protection of adjacent structures is the responsibility of the contractor.
6. All foundations to be located as per these structural drawings. Where specific notes aren't provided, the foundations are to be centered under the support from above.
7. Footings are designed in accordane with limit states design.
8. Confirm service locations prior to placing footings as footings may need to be lowered to suit site services.
9. Dowels are to be placed prior to concrete pour unless approval to do otherwise has been obtained from a structural engineer. Templates should be used to set column or holddown anchorage.
10. All foundation walls are to be continuous from footing to floor system
11. Provide two 15M continuous at top of all foundation walls
12. Provide minimum 2x3 keyway in all footings
13. Provide minimum two 15M continuous through footings
14. Unless specified otherwise, provide 15M @ 10" o/c each way at bottom of pad footings.
   -1/2" to +10"
   -1" to +2"
15. Footings elevations indicated on the drawings represent minimum values to be used. Variable site soil conditions, underground services and existing structures may require adjustment of footing elevations. The constractor shall make allowances for minor variations in footing elevations in his bid. Contact structural engineer for instructions regarding site conditions that differ from what is shown on drawings.
16. Contractor shall coordinate construction of foundations with underground services as shown on civil, mechanical, electrical, and architectural drawings. Conflicts shall be reported to the architect for resolution.
17. Unless noted otherwise, minimum assumed compaction under all footings and slabs for compacted granular fills to 98% standard corrected proctor density. Geotechnical engineer or testing agency to confirm prior to placing concrete.

MECHANICAL AND ADHESIVE ANCHORS
1. All anchors are to be installed in strict accordance with the manufacturer's written instructions.
2. All anchors are to be the adhesive type. Mechanical anchors are only to be used when specifically called-up on the drawings. Substitutions must be approved by the project engineer or building authority prior to use.
3. Unless noted otherwise, adhesive anchors shall be Hilti "Has-E" or "Hit-Z" rod.
Use Hilti HY200 when:
   -a quick cure is required,
   -conditions are dry
   -holes are hammer drilled
   -holes are not oversized
   -base material temperature is above minus 10° c
Use Hilti Hit RE500-SD when:
   -extended working time is required and the cure time is not critical
   -holes are drilled using diamond core, pneumatic or hammer drills deep embedment is specified
   -the application is underwater, or
   -holes are oversized
4. Holes for mechanical anchors shall be cleaned out with high pressure air or brush prior to anchor installation.

ROUGH CARPENTRY
1. All wood framing is to conform with CSA O86.
2. Wire nails, spikes and staples are to be fabricated in accordance with CSA 19111
3. Framing lumber is to be SPF #2 or better U.N.O.
4. Engineered Wood Beams to have shop drawings submitted with full specifications.
5. Roofs are considered to be diaphragms and must be built with the following
   a. All roof sheathing is to be 1/2" plywood nailed to the framing:
      i. perimeter nailing of sheets to be 2-1/2" nails at 6" o/c
      ii. intermediate nailing of sheets to be 2-1/2" nails at 12" o/c
   b. Sheathing could be replaced with 3/8" OSB provided there is a minimum of 2x decking to support the gravity loads.
   c. T&G decking is permitted to act as a diaphragm in lieu of sheathing if it is oriented at 45° to the framing.
6. U.N.O. walls are considered to provide lateral restraint and are constructed with:
   a. 1/2" OSB sheathing or better (or indicated in on table 9.23.16.7 in the BCBC)
   b. 2-1/2" nails at 6" o/c around perimeter of each panel.
   c. 2-1/2" nails at 12" o/c for intermediate panel framing.
   d. 2x6 studs at 16" o/c
7. Provide double top plates on all load bearing walls. Lap splice top plates with a minimum of 12-3" nails and 24" overlap.
8. Provide a suitable post base connector and post cap connector for all free standing posts. Verify suitability of connector with engineer before installation.
9. All lintels are to be placed directly above openings.
10. Birdsmouths in joists are not to exceed noted size or 1/4 depth of member.
11. All posts are to be continuous with blocking in floor systems or posts below to match post right down to the foundation. Larger posts may be specified at lower levels.

REINFORCING STEEL
1. Reinforcing Steel shall be deformed steel 400 Grade and shall conform to CAN/CSA-G30.18-09
2. Weldable low alloy deformed steel reinforcing bars, grade 400W, shall conform to CAN/CSA-G30.18-09. Mill certificates shall be supplied to the structural engineer for all weldable reinforcing steel used in the project.
3. All reinforcing bars shall be tied securely to prevent displacement.
4. Reinforcing Bar Lap Lengths U.N.O.

Concrete MPa

	10M	15M	20M	25M	30M	35M
25	380 (15")	560 (22")	760 (30")	1195 (47")	1370 (54")	1650 (65")
30	355 (14")	510 (20")	710 (28")	1065 (42")	1295 (51")	1500 (59")

Notes:
1) Multiply values by 1.3 for horizontal reinforcement placed in such a way that more than 12" of fresh concrete is cast in the member below the splice.
2) Multiply values by 1.5 for epoxy coated reinforcement with clear cover less than 3 bar diameters or bar spacing less than 7 bar diameters.
3) Multiply values by 1.2 for all epoxy coated reinforcement other than in 2. above.

5. No splices other than those noted on the drawings are permitted without written permission from the structural engineer.
6. Where concrete surfaces are to be exposed only non-corrosive type reinforcing chairs shall be used to support the reinforcing steel.
7. Dowels are to be tied in place prior to pouring concrete - "wet doweling" of any reinforcing steel is not permitted without written approval of the structural engineer.
8. Hooks on all ties shall be bent at least 135° and have a minimum leg of 6 times the tie bar diameter.
9. Provide corner bars to match horizontal wall reinforcement.
10. All bars shall be bent at temperatures greater then 10°c.

CONCRETE
1. All concrete is to be as per the supplier's specifications to meet the following requirements in accordance with CSA 23.1/23.2 and CSA 23.3:
   a. minimum 28-day compressive strength f`c = 25 MPa, U.N.O.
2. The supplier is responsible for concrete delivery that meets the performance requirements stated above.
3. Concrete is to be suitable for the concrete finishes as specified by the design drawings and is to be the responsibility of the contractor.
4. Do not add water or plasticizers on site unless specified by the supplier.
5. Contractor and all sub-trades shall verify all dimensions prior to commencing fabrication.
6. Portland Limestone Cement (PLC) shall meet the requirements of CSA A3000 for limestone cements
7. Concrete testing shall be carried out by the contractor and paid for by the owner and shall be in accordance with CAN/CSA A23.1-09 and A23.2-09. The minimum number of tests performed shall be as per CSA A23.2-09. Additional testing shall be performed at the direction of the structural engineer. Contractor shall provide testing agency with adequate notice to provide testing as required.
8. Chamfer all exposed edges of concrete with a 19mm (3/4") chamfer unless noted otherwise
9. All concrete curing shall be in accordance with CAN/CSA A23.1-09. Special precautions shall be taken per CSA A23.1 for placing and curing concrete at or above 27°c and at or below 5°c.
10. Control joints shall be provided in both directions in all slabs-on-grade at a maximum spacing of 3660mm (12'-0") for unreinforced slabs and 6100mm (20'-0") for reinforced slabs, unless otherwise noted on drawings.
11. Water stops shall be installed where indicated in accordance with the manufacturer's written instructions. The stops shall be rigidly tied in place. Do not distort or puncture water stop. Do not displace reinforcing bar during placement.
12. Joint filler shall be installed in all expansion and construction joints.
13. Embedded plates and anchor bolts for structural steel shall be securely tied or fastened in place prior to pouring concrete. All anchor bolts shall be laid out using a template. "Wet dowelling" of anchor bolts and embedded plates is not permitted without engineers consent.
14. Rebar placement to be within ± 1/4" of the specified placement

DRAWING LIST

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EXC PL 1625R
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Zoning: R3

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ZAISS DESIGN
home design and build

No.	Issue Notes	Date	By
1	IFP	2022.04.25	DA
2	IFP REV1	2022.11.08	DA
3	IFP REV2	2023.10.25	DA

Project Title
Andrusiek Accessory
Highland Ave, Duncan, BC

Drawing Title
NOTES/SITE/TITLE

Designed by	JZ	Project No.	20220126
Drawn By	JZ	Scale	AS SHOWN
Reviewed By	—	DWG No.	A.0
Date	2021.02.18		

SITE PLAN OF: LOT 4, BLOCK 1, SECTION 18, RANGE 4, QUAMICHAN DISTRICT, PLAN 1493, EXCEPT THAT PART SHOWN OUTLINED IN RED ON PLAN 1625-R.

PID 001-234-528

0 2 4 6 8 10 12

The intended plot size of this plan is 432mm in width by 559mm in height (C-Size) when plotted at a scale of 1:200.

All distances and elevations are in metres and decimals thereof, unless otherwise noted.

LEGEND

- denotes Standard Iron Post found
- denotes Catch Basin
- denotes Utility Pole
- denotes Water Meter
- denotes Spot Elevation
- denotes Edge of Driveway

Notes: this plan is based on a field survey completed October 13, 2022.

Elevations are based on Control Monument 694083 having a published elevation of 56.084 metres and are referred to CGVD28 Datum.

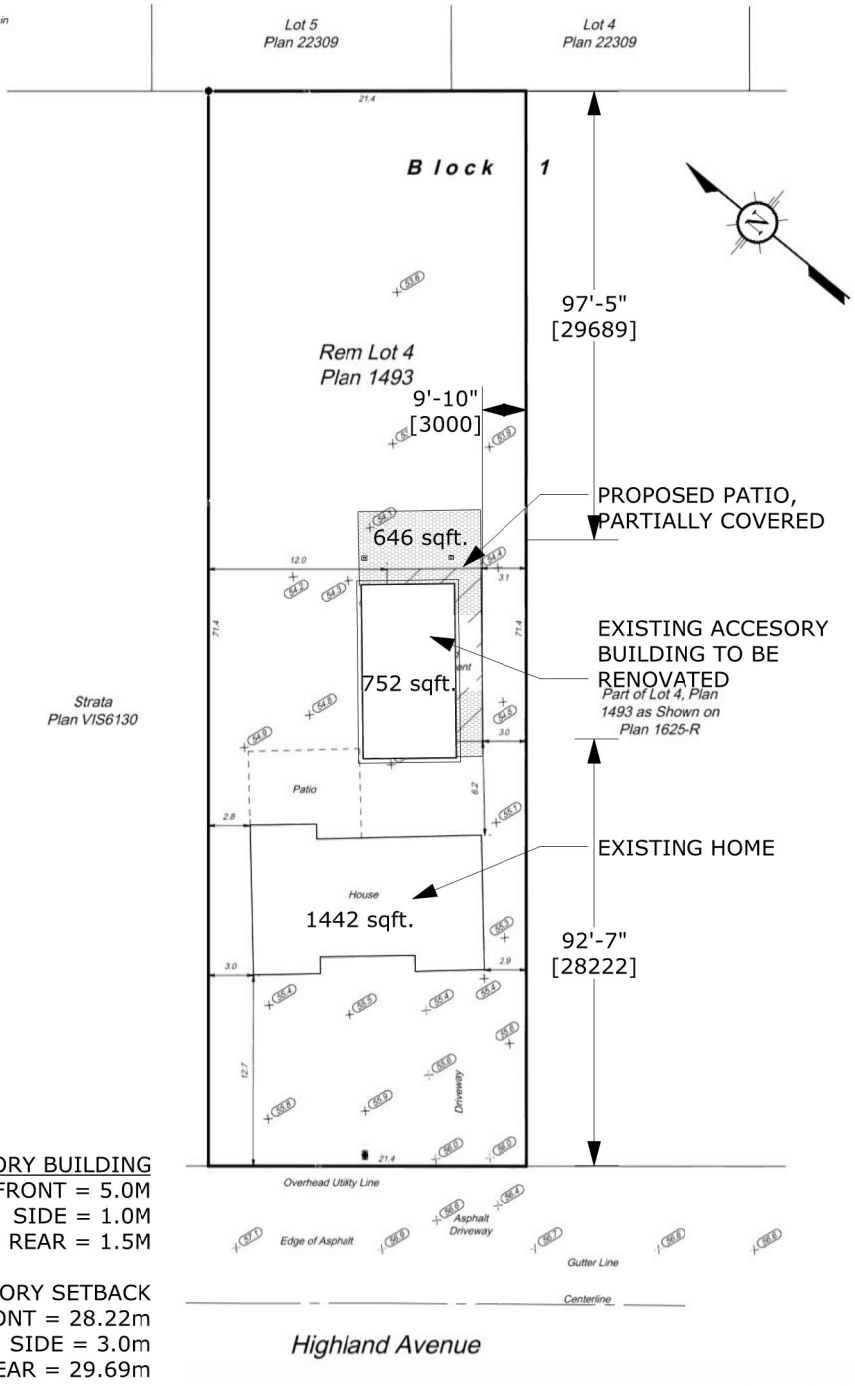
Parcel dimensions shown hereon are derived from Plan 1493 .

Civic address: 5865 Highland Avenue, Duncan, British Columbia.

Current Zoning: Residential One and Two-Family Zone (R3)

The following non-financial charges are listed on the current Certificate of Title and may impact the property:

M76300 - Exceptions and Reservations



REQUIRED SETBACKS OF ACCESSORY BUILDING
FRONT = 5.0M
SIDE = 1.0M
REAR = 1.5M

PROPOSED ACCESSORY SETBACK
FRONT = 28.22m
SIDE = 3.0m
REAR = 29.69m

1 SITE PLAN
Scale: 1:500

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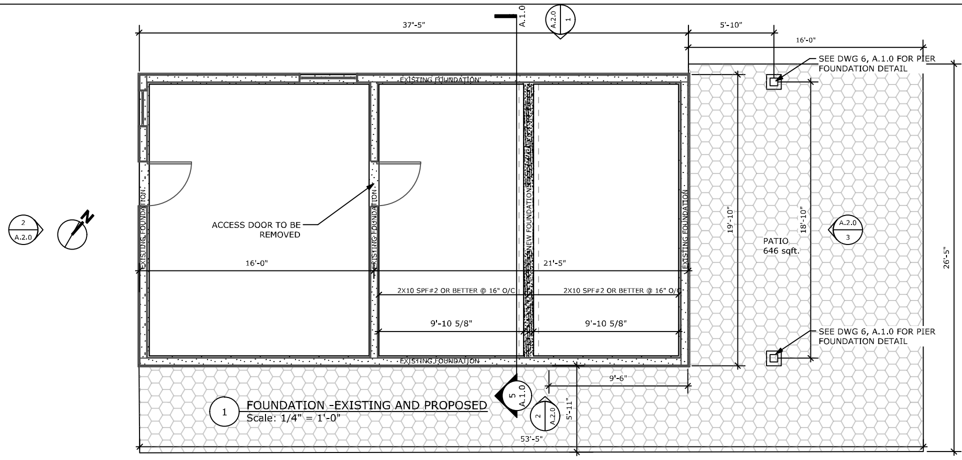
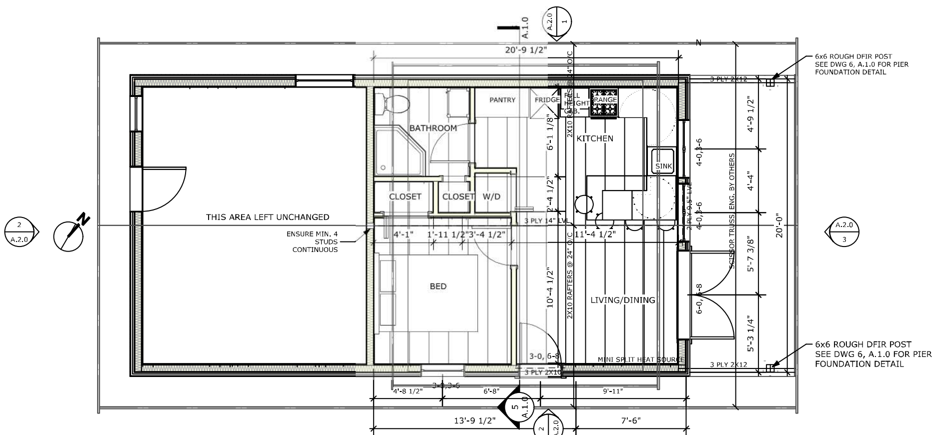
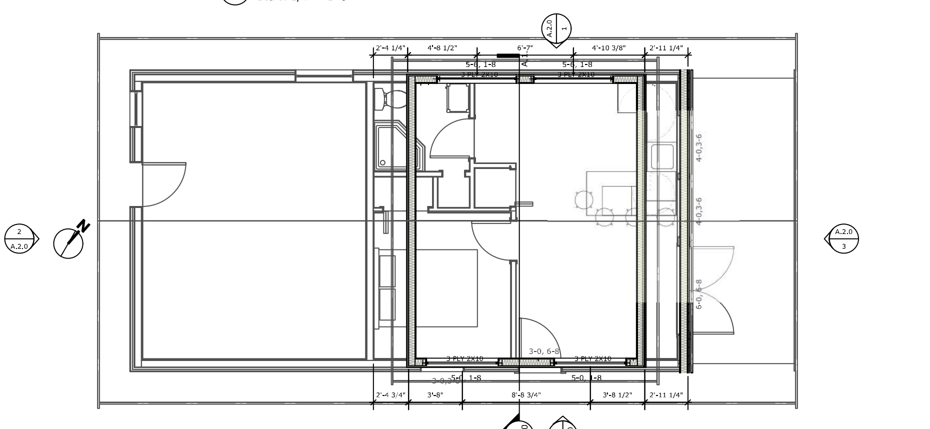


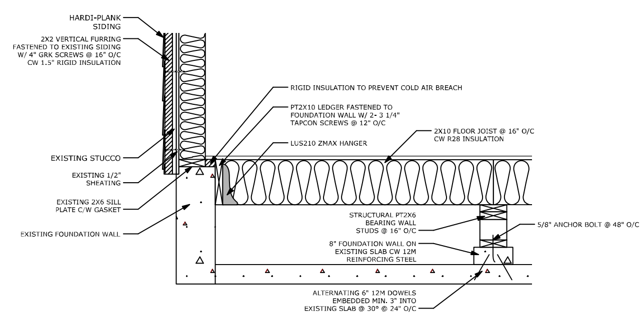
1 FOUNDATION -EXISTING AND PROPOSED
Scale: 1/4" = 1'-0"



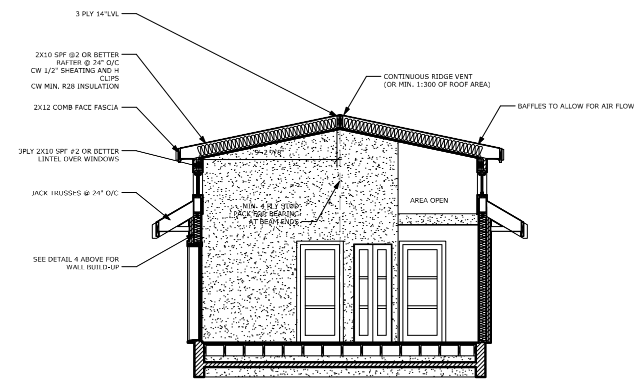
2 MAIN FLOOR - PROPOSED
Scale: 1/4" = 1'-0"



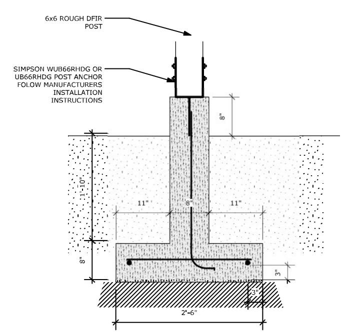
3 DORMER WALLS - PROPOSED
Scale: 1/4" = 1'-0"



4 FOUNDATION TO FLOOR BUILD-UP
Scale: 1" = 1'-0"



5 SECTION A-A
Scale: 1/4" = 1'-0"



6 PIER FOOTING DETAIL
Scale: 1" = 1'-0"

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2	IFP REV1	2022.11.08	DA
3	IFP REV2	2023.10.25	DA

Project Title: **Andrusiek Accessory**
Highland Ave, Duncan, BC

Drawing Title: FLOOR PLANS/DETAIL/SECTION

Designed by	JZ	Project No.	20220126
Drawn By	JZ	Scale	AS SHOWN
Reviewed By	—	DWG No.	A.1.0
Date	2021.02.18		

1 ELEVATION 1 - PROPOSED
Scale: 1/4" = 1'-0"

2 ELEVATION 2 - PROPOSED
Scale: 1/4" = 1'-0"

3 ELEVATION 3 - PROPOSED
Scale: 1/4" = 1'-0"

4 ELEVATION 4 - PROPOSED
Scale: 1/4" = 1'-0"

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3	IFP REV2	2023.10.25	DA

Project Title
Andrusiek Accessory
Highland Ave, Duncan, BC

Drawing Title
ELEVATIONS

Designed by	JZ	Project No.	20220126
Drawn By	JZ	Scale	AS SHOWN
Reviewed By	—	DWG No.	A.2.0
Date	2021.02.18		