

### STANDARD NOTES

By commencing construction of a building from these drawings, the owner and/or builder accepts the condition of sale of these drawings and has read and understands the STANDARD NOTES as follows:

The following measures to be included with and become part of the attached plans.

All material and work shall meet industry standard for its purpose and conform to the current Building Codes adopted by authorities having jurisdiction and local Building Codes and Bylaws which may take precedence.

All work shall be equal in all respects to good building practice. Written dimensions take precedence over scaled drawings.

Square One Design Ltd. shall not be responsible for any variances from the structural drawings and specifications or adjustments required resulting from conditions encountered at the job site and are the sole responsibility of the owner or builder.

Construction loads on the structure caused by interim use or storage of materials or equipment shall not be allowed to exceed the design loading.

### ERRORS AND OMISSIONS

Square One Design Ltd. makes every effort to provide complete and accurate building plans. However, we assume no liability for any errors and omissions which may affect construction or structural integrity. It is the responsibility of the builder to verify all dimensions and details prior to proceeding with construction. These drawings have not been reviewed by a structural engineer and no representation has been made by Square One Design Ltd.

Should the builder/owner identify discrepancies on these plans, Square One Design Ltd. must be advised immediately, and plans reissued if necessary.

### STRUCTURAL DESIGN AND ENGINEERING

In order to provide our clients with distinctive and attractive designs, in some instances it has become necessary to use beam sizes and framing not specified by current BC building codes. These items are identified by the owner and/or builder and reviewed by a Certified Structural Engineer prior to construction. Square One Design Ltd. may provide this service at the request of the owner for an additional fee. If owner chooses not to retain a Structural Engineer, Square One Design Ltd. assumes no responsibility.

Although these plans are designed using standard building practices, the City or Municipal Building Department and/or other Authorities having jurisdiction may also require confirmation by a Certified Structural Engineer which is the responsibility of the owner or builder to provide.

### STRUCTURAL DESIGN CRITERIA

Assumed roof design load (live and dead) 50 p.s.f. (2.5kN/m<sup>2</sup>).

Assumed soil bearing capacity 2,500 p.s.f. (119.7kN/m<sup>2</sup>).

Concrete foundations and slabs on grade to have minimum compressive strength of 28 mpa at 28 days.

Floor joists and roof framing to be #2 Hem-Fir and better, unless otherwise noted.

Beams to be #2 Douglas Fir and better.

Note: If all conditions are less or floor and roof loads are greater than this plan is designed for, your building department may require amendments to the plans or that they be reviewed by a Certified Geotechnical and/or Structural Engineer. If owner chooses not to retain a structural engineer, Square One Design Ltd. assumes no responsibility.

### SITE PLAN NOTES

The owner or builder shall be responsible for the correct siting of this building on the property. Square One Design Ltd. assumes no liability for plans complying with zoning regulations or lot conditions.

Owner to supply all missing dimensions on site plan, in addition to elevations of lot, legal description, north direction, name of street and location of services, easements and utility lines.

All measurements on site plan to be governed and approved by authorities having jurisdiction prior to construction.

Wells and septic disposal systems to be located and constructed according with health authorities having jurisdiction.

### WOOD FRAMING

Dimensions are from outside face of exterior walls to center of partition walls unless otherwise noted. Face of exterior wall and foundation wall to be flush.

Joists shall be installed under parallel partitions over 6 ft. long. Joists to be placed to accommodate heating, plumbing etc.

All linets shall be 2"x10" unless otherwise noted.

Wood in contact with concrete to be damp proofed with 6 mil poly or other approved method. Plates to be anchored to concrete with strut, clamp, anchor bolts at maximum 8'0" o.c. or other approved method. Exterior concrete sill plates to be level and underside sealed.

Floor joist and roof joist spans more than 7'-0" shall be cross-braced at mid span or at 1/4" maximum unless sheathed or strapped both sides with wood bridging shall be 2"x2" diagonal type whenever possible.

Roof trusses and prefabricated wood joists and beams shall be installed as per specifications provided and will require a structural engineer's certification. For prefabricated roof trusses, obtain certificate from fabricator.

### FOUNDATIONS

Foundations shall be concrete on solid, undisturbed bearing and below frost line.

Foundation walls shall not be backfilled until concrete has reached its specified 28-day strength or until adequately braced subject to approval by authority having jurisdiction.

Grades shown on plans are estimated. Foundation wall height may require adjustments to suit site requirements.

All concrete and masonry foundation walls exceeding height limits specified by current Building Codes require engineering.

Perimeter drainage shall be installed where required to the approval of local authorities.

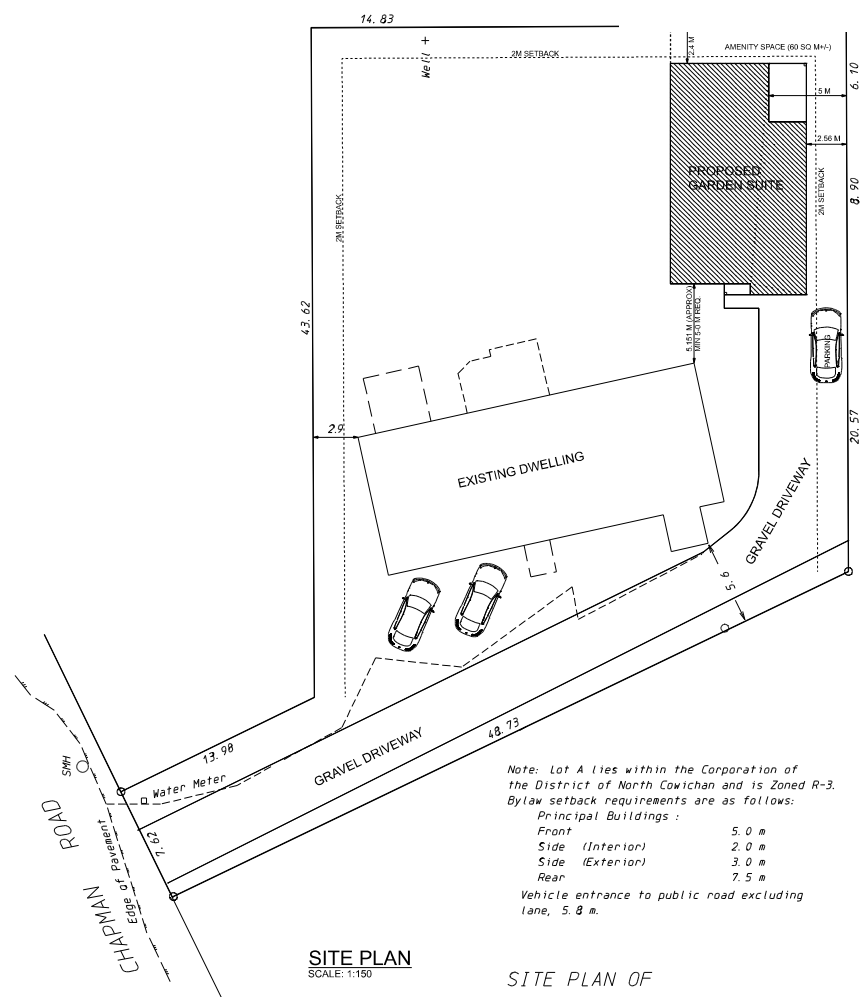
It is recommended that all foundation walls 24" (600mm) and higher shall have a minimum of one 1/2" diam. (12mm) reinforcing bar centered 7" (75mm) from top. Corner reinforcing to lap minimum 24" (600mm).

Installation of electrical appliances must comply with local electrical codes and regulations and with local electric power supplier's regulations in all respects.

### VENTILATION AND HEATING

Installation of entire ventilation and heating system must comply with manufacturers directions and conform with local and BC Building codes and regulations in all aspects. Gas conversions will require separate permit and inspection. Fuel burning appliances, including furnaces, fireplaces and stoves, to be provided with combustion air supply from outside.

Note: The cladding, sheathing paper/membranes, fasteners, flashings, and all other related building envelope components including below-grade foundation damp-proofing and roofing, as well as their installation, shall comply with the current BC Building Code, manufacturers' specifications and all site-specific requirements.



Note: Lot A lies within the Corporation of the District of North Cowichan and is Zoned R-3. Bylaw setback requirements are as follows:

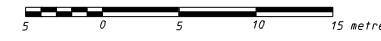
Principal Buildings:

Front	5.0 m
Side (Interior)	2.0 m
Side (Exterior)	3.0 m
Rear	7.5 m

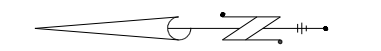
Vehicle entrance to public road excluding lane, 5.8 m.

**SITE PLAN**  
SCALE: 1:150

SITE PLAN OF  
LOT A, SECTION 17, RANGE 4,  
CHEMAINUS DISTRICT,  
PLAN 48766.



All distances are in metres.  
Parcel dimensions are derived from PLAN 48766.



### Site and Project Data:

- Jurisdiction: District of North Cowichan
- Civic: 3110 Chapman Road, Chemainus, BC
- Legal: Lot A, Section 17, Range 4, Chemainus District, Plan 48766
- Area: 1.616 M<sup>2</sup> (17,394.47 sq. ft.)
- Owner: Guy Anakeu
- Existing Zoning: Residential R3
- Proposed Zoning: Bylaw Amendment to R3- N
- Maximum Allowed Lot Coverage @ 40 %: = 646.4 M<sup>2</sup> (6,957.8 sq. ft.)
- Existing Single-Family Dwelling Lot Coverage @ 15.52 %: = 250.81 M<sup>2</sup> (2,699.69 sq. ft.)
- Proposed Accessory Dwelling Lot Coverage @ 8.0%: = 130.418 M<sup>2</sup> (1,403.81 sq. ft.)
- Proposed Lot Coverage Total @ 23.52%: = 381.228 M<sup>2</sup> (4,103.5 sq. ft.)
- Maximum Allowed Floor Space Ratio = 65 % of Lot Area = 1,050.4 M<sup>2</sup> (11,306.41 sq. ft.)
- Proposed FSR Total = 290.87 M<sup>2</sup> (3,131 sq. ft.) + 119.93M<sup>2</sup> (1,291 sq. ft.) = 410.81 M<sup>2</sup> (4,422 sq. ft.) = 25.42%
- Maximum Floor Space of Accessory Dwelling up to 120 M<sup>2</sup> (1,291.66 sq. ft.)
- Ex'tg Single-Family Dwelling Floor Space = 290.88 M<sup>2</sup> (3,131 sq. ft.) includes ex'tg. secondary suite area of 600 sq. ft. (+)
- Parking Requirement = 1 off street space for each dwelling shown with room for 3 more spaces
- Proposed Exterior at Grade Amenity Area for Accessory Dwelling = Over the Minimum 40 M<sup>2</sup> (430.56 sq. ft.)
- Maximum Allowed Garden Suite Building Height = 6.5 M (21'-3" ft.)
- Proposed Garden Suite Building Height = 4.9 M (16.165 ft.)

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Proposed Garden Suite for  
**Guy Anakeu**  
3110 Chapman Rd., Chemainus, BC



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DRAWING:

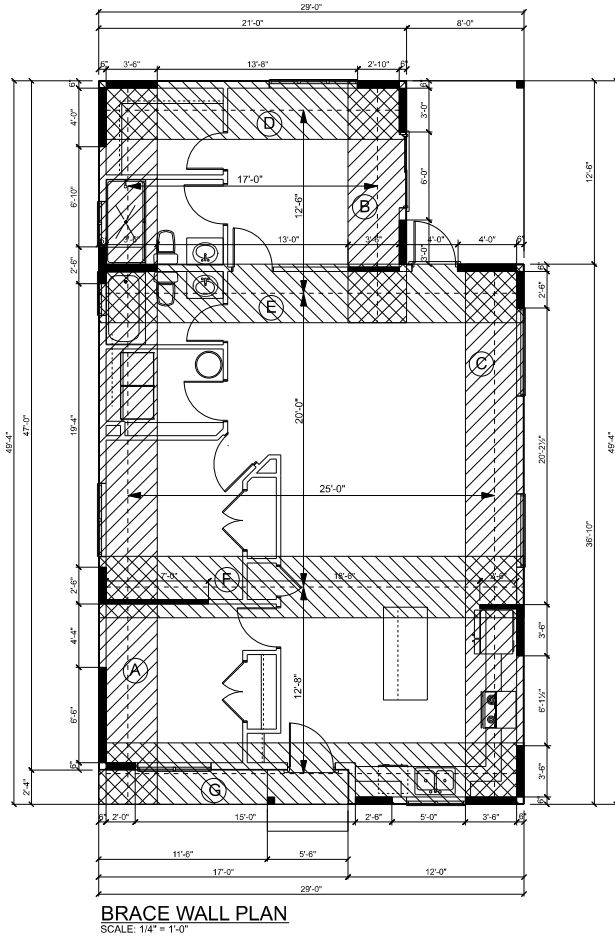
### SITE PLAN

DESIGNER: ET  
DRAWN BY: GW  
DATE: September 19, 2023  
SCALE: 1:150

PROJECT NO.: 295-2023  
DRAWING NO.:

**A1**  
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**Bracing Chart - Main Floor**

Band	Band Length	Required %	Minimum	Actual Braced Portion	%
A	49'-4"	25%	12'-4"	15'-6"	31.4%
B	16'-6"	25%	4'-2"	6'-0"	36.3%
C	36'-10"	25%	9'-3"	9'-6"	25.7%
D	21'-0"	25%	5'-3"	6'-4"	30.1%
E	29'-0"	25%	7'-3"	11'-0"	37.9%
F	29'-0"	25%	7'-3"	9'-6"	32.7%
G	29'-0"	25%	7'-3"	8'-0"	27.5%

**Braced Wall Panel Construction Specifications**

Exterior Braced Wall Panel:

Minimum thickness of exterior cladding: 7/16" OSB or 1/2" plywood with studs @ 16" o.c.  
Gypsum board finish to interior side: minimum 1/2" thick with studs @ 16" o.c.

Nailing for Framing Exterior and Interior Braced Wall Panels:

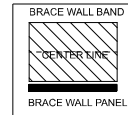
Minimum 3 1/4" (82mm) length nails spaced maximum 6" (150mm) o.c.  
Rim joist, trimmer joist or blocking to sill plate or top wall plate, toe nail;  
Bottom wall plate or sole plate to floor joists, rim joists or blocking (exterior walls);  
Required braced wall panels @ interior walls to framing above and below.

Fasteners for Sheathing Braced Wall Panels/Roof Sheathing:

Plywood or OSB up to 3/4" thick: common spiral 2 1/2" nails or 2" screws or 2 1/2" 14-gauge staples.  
Maximum spacing of fasteners to be 6" o.c. along edges and 12" o.c. along intermediate supports.

Anchorage of Building Frames:

Anchorage shall be provided by fastening the sill plate to the foundation with minimum two 5/8" diam. anchor bolts per braced wall panel, located within 20" of the end of the foundation and spaced max. 7'-10" o.c.



Proposed Garden Suite for

**Guy Anakeu**

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DRAWING:

**MAIN FLOOR PLAN  
BRACE WALL PLAN**

DESIGNER: ET

DRAWN BY: GW

DATE: September 19, 2023

SCALE: AS SHOWN

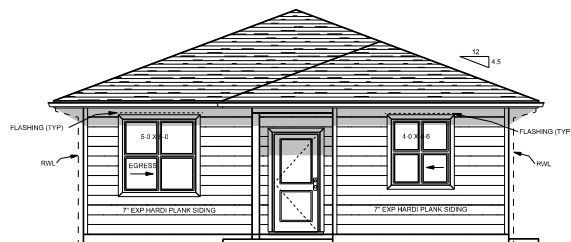
PROJECT NO.: DRAWING NO.:

295-2023

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**FRONT ELEVATION (WEST)**

SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION (SOUTH)**

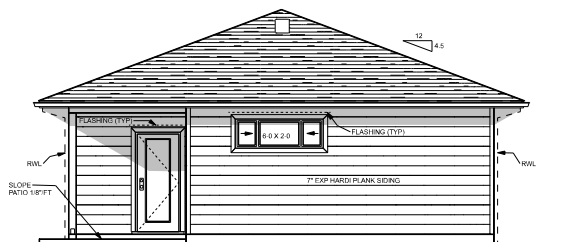
SCALE: 1/4" = 1'-0"

Unprotected Opening Area Calculations:

South Elevation:

Portion of Wall Area = 359.04 sq. ft. (33.356 M<sup>2</sup>)  
 Limiting Distance = 2.56 M (1/2 of distance = 1.28 M)  
 Allowed 7% opening area = 25.1328 sq. ft.  
 Actual Unprotected Opening = 5' x 5' = 25.0 sq. ft. = 6.96 %

Portion of Wall Area = 120.75 sq. ft. (11.218 M<sup>2</sup>)  
 Limiting Distance = 5.0 M (1/2 of distance = 2.5 M)  
 Allowed 16% Opening Area = 19.32 sq. ft.  
 Actual Unprotected Opening = 15.36 sq. ft. = 12.72%  
 (1/2 of 5' x 6'-8" sliding glass door)



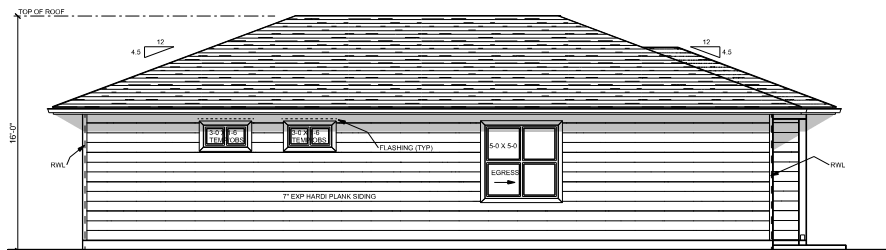
**REAR ELEVATION (EAST)**

SCALE: 1/4" = 1'-0"

Unprotected Opening Area Calculations:

East Elevation:

Wall Area = 202.86 sq. ft.  
 Limiting Distance = 2.4 M (1/2 of distance = 1.2 M)  
 Allowed 7% opening area = 14.2 sq. ft.  
 Actual Unprotected Opening 12 sq. ft. (2' x 6') = 5.9%



**LEFT ELEVATION (NORTH)**

SCALE: 1/4" = 1'-0"

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DRAWING:

**ELEVATIONS**

DESIGNER: ET  
 DRAWN BY: GW  
 DATE: September 19, 2023  
 SCALE: AS SHOWN

PROJECT NO.: DRAWING NO.:

295-2023

**A4**  
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