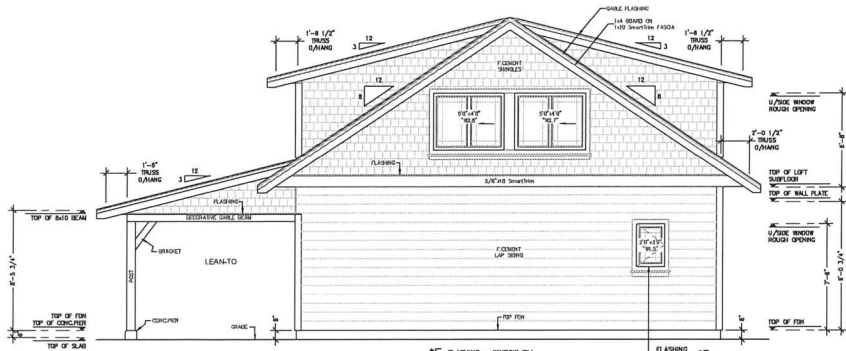
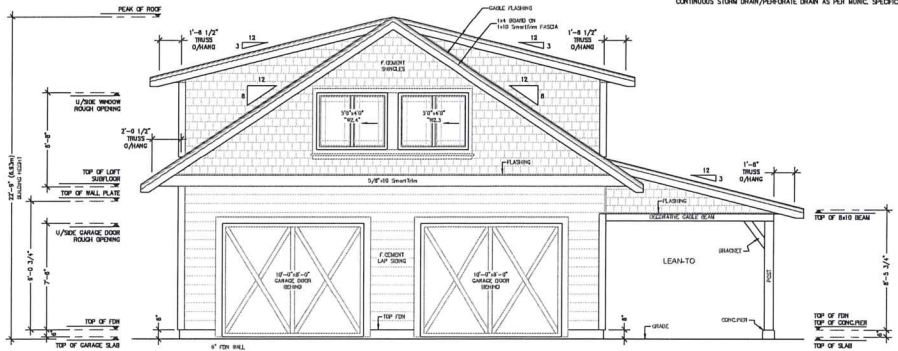


CONSTRUCTION NOTES
 (UNLESS OTHERWISE NOTED)
 1. ALL CONSTRUCTION TO CONFORM TO THE LATEST BRITISH COLUMBIA BUILDING CODES AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION
 DRAINAGE
 CONTINUOUS STORM DRAIN/PERFORATE DRAIN AS PER MUNIC. SPECIFICATIONS



WEST ELEVATION View Side Yard
 SCALE 1/4" = 1'-0"



EAST ELEVATION View Side Yard/Driveway
 SCALE 1/4" = 1'-0"

FLASHING - WINDOW SILL
 WINDOWS/DOORS WHERE THE SILLS INSTALLED IN EXTERIOR WALLS ARE NOT SELF-FLASHING, FLASHING HAS TO BE INSTALLED BETWEEN THE UNDERSIDE OF THE WINDOWS/DOORS AND THE WALL CONST. BELOW. B.C. BUILDING CODE 2006 - 9.27.3.6 (5)

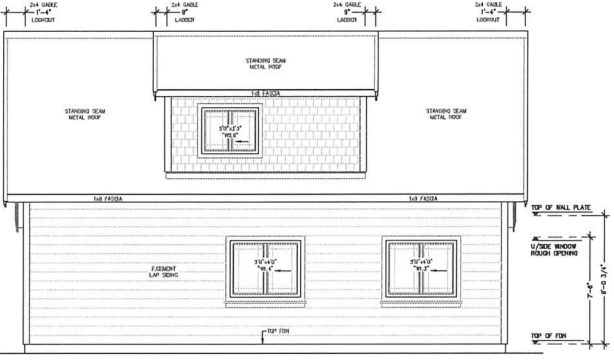
EXTERNAL WALLS - FIBER CEMENT SIDING
 1/4" COMBED PRIMED TRIM AROUND DOORS & WINDOWS
 1/4" COMBED PRIMED GARAGE DOOR
 1/4" x 1/4" x 1/4" COMBED PRIMED TRIM OUTER CORNERS
 PAINTED 1/4" COMBED PRIMED FASCIA BOARDS

ROOF METAL SHEETING
 STANDING SEAM STEEL ROOFING
 ROOFING UNDERLAYMENT
 POLA & STICK ROOFING UNDERLAY
 5" ALUMINUM GUTTER & DOWN SPOUT
 VENT. SOFFIT TYPICAL, NOTED AS REQUIRED
 TAG SOFFIT AT PORCH & PATIO ROOF
 1/2" CONTINUOUS VENT STRIP AS REQUIRED
 CONTINUOUS RIDGE VENT
 ALL DOWN SPOUT ABOVE GRADE DISCHARGES
 DIRECT AWAY FROM BUILDING

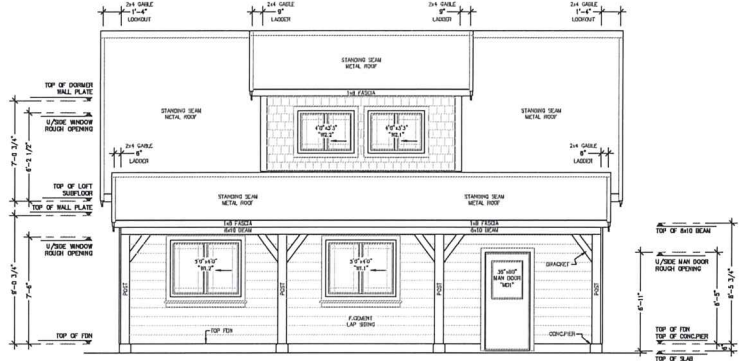
HOUSE VENTILATION & HEATING
 ELECTRIC BASEBOARD HEATING & SUPPLEMENT WOOD BURNING FIRE PLACE, NATURAL VENTILATION

FLASHING INSTALLATION
 Flashing shall be installed as:
 a) Every horizontal junction bet. siding elements
 b) Every horizontal offset in the siding, and
 c) Every horizontal line where the siding substrate changes
 (1) The substrate shall sufficiently be dressed to be continuous along full face, or
 (2) The installation of the flashing on the slope substrate may compromise the integrity of moisture barrier behind the siding piece

AS PER B.C. BUILDING CODE 2006
 9.27.3 "SECOND PLANE OF PROTECTION"
 9.27.3.7 "FLASHING MATERIAL"
 9.27.3.8 "FLASHING INSTALLATION"



SOUTH ELEVATION View Front Yard
 SCALE 1/4" = 1'-0"



NORTH ELEVATION View Rear Yard/Dwelling
 SCALE 1/4" = 1'-0"

ALL DIMENSIONS HAVE TO BE CONFIRMED ON SITE
 ALL PRODUCTS USED MUST BE INSTALLED TO MANUFACTURER'S SPECIFICATION & LAYOUT
 DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL & ELECTRICAL DRAWINGS
 REFER TO STRUCTURAL ENGINEER DRAWINGS FOR STRUCTURAL DETAILS

BEFORE ORDERING OR CUTTING TRUSSES/RAFTERS/POSTS ACCURATE FINAL DIMENSION HAVE TO BE TAKEN ON SITE
 REFER TO MANUFACTURER'S TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE:
 GREAT CARE AND EFFORT HAS BEEN TAKEN IN THE MAKING OF THIS DESIGN. 3D DESIGN & DRAFTING SERVICES CANNOT ASSUME ANY RESPONSIBILITY FOR DAMAGE, AS A RESULT OF ERRORS OR OMISSIONS. IT IS RECOMMENDED THAT THE OWNER AND/OR BUILDER CONSULT A LOCAL ENGINEER AND CHECK WITH YOUR LOCAL BUILDING OFFICIALS PRIOR TO THE START OF CONSTRUCTION.

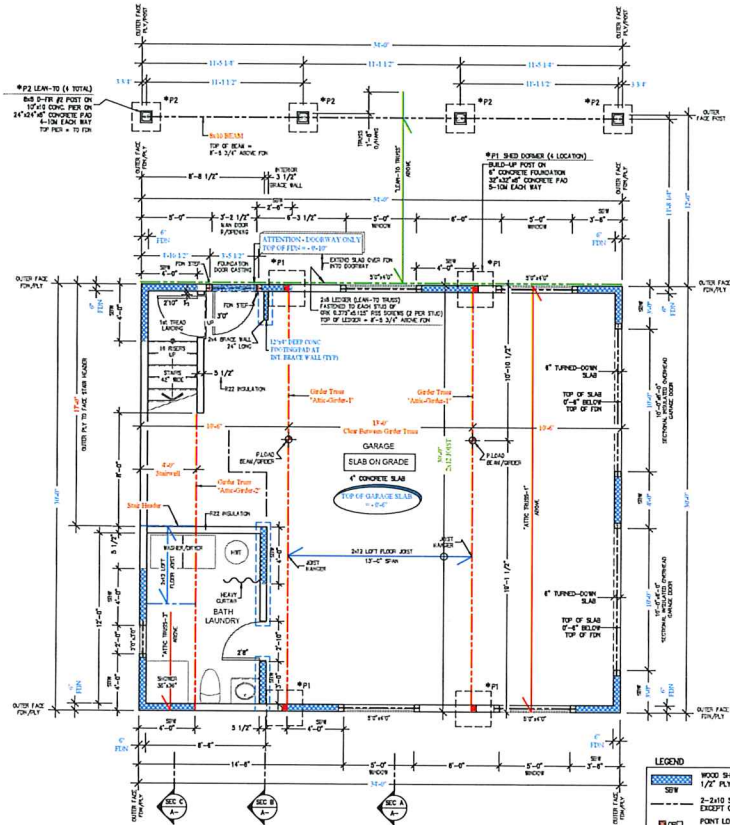
NO	DATE	REVISION/ISSUE
	Nov. 2023	Building Permit/Zoning Height Variance

3D
Diron Design & Drafting Services
 915 Island Highway Sayward BC V0R 1R0
 Tel. 1250 282 3695 3djens@gmail.com web:3djens.com

New Accessory Dwelling Unit
 for Len Thew & Donna Chadwick
 1935 Maple Bay Road, Duncan, BC
 Elevations

Client	Date Plotted	Job No.
Len Thew	06.11.2023	#A2-107
1-778-674-4329	Designed	Dwg
	JD	JD
	Scale	Sheet No.
as Shown		A02

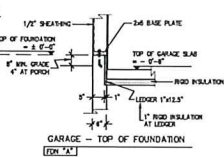
CONSTRUCTION NOTES
 (UNLESS OTHERWISE NOTED)
 ALL CONSTRUCTION TO CONFORM TO THE LATEST BRITISH COLUMBIA BUILDING CODES AND ALL OTHER CODES AND LOCAL AUTHORITY HAVING JURISDICTION
 DRAINAGE
 CONTIGUOUS STORM DRAIN/SEWERAGE DRAIN AS PER MANUFACTURER'S SPECIFICATIONS



FOUNDATION PLAN & TRUSS/LOFT JOIST LAYOUT PLAN
 SCALE 1/4" = 1'-0"

ATTENTION - EXTERIOR 2x4 WALLS @ 25' ALL
 OUTER FACE PLYWOOD SHEATHING = OUTER FACE FOUNDATION

TOP OF DOUBLE TOP PLATE
 TOP OF FCM TO TOP OF DOUBLE TOP PLATE = 3'-0 3/4" TYPICAL



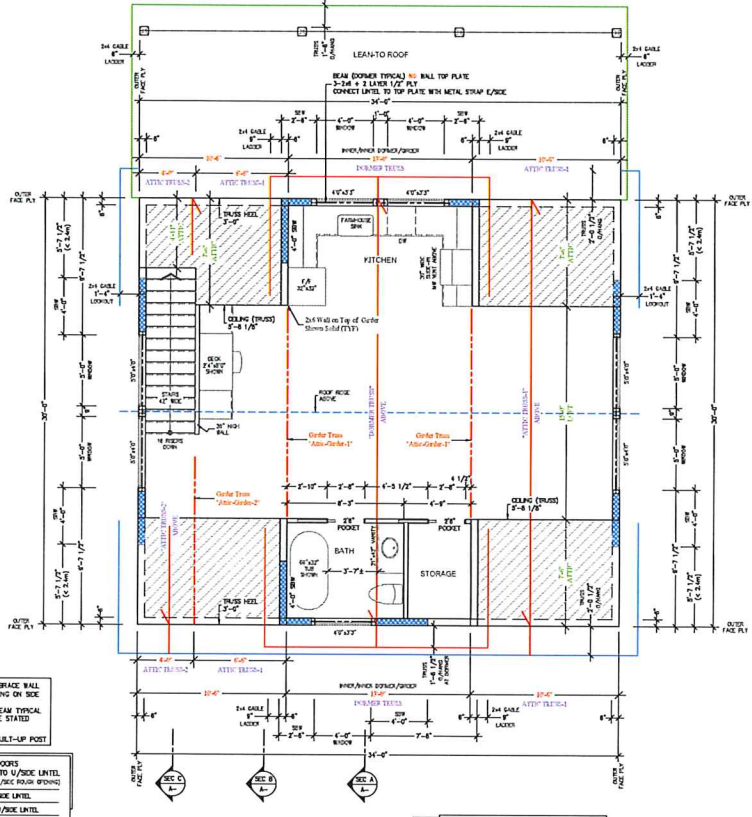
GARAGE - TOP OF FOUNDATION
 (FORM "A")

LEGEND

- WOOD SHEATHED BRACE WALL 1/2" PLY SHEATHING ON SIDE
- 2-2x10 SFS 2x BEAM TYPICAL EXCEPT OTHERWISE STATED
- SOLID WOOD ON BUILT-UP POST

EXTERIOR GARAGE DOORS
 DIMENSIONS FROM TOP OF FCM TO U/SIDE UNITS (6" TYPICAL FOUR OPENING)
 GARAGE DOOR = 7'-4" U/SIDE UNITS
 GARAGE WALK DOOR = 5'-0" U/SIDE UNITS
 WINDOWS
 GARAGE WINDOW = 7'-4" U/SIDE UNITS

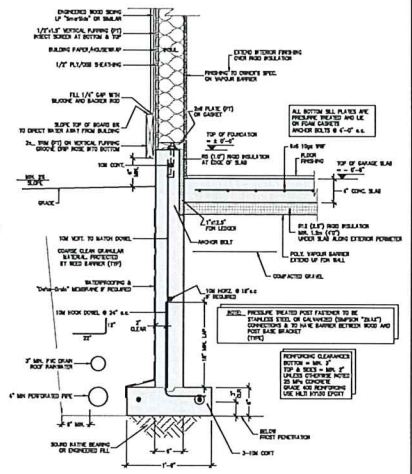
DETACHED GARAGE - BRACE WALLS NOT REQUIRED
BRACE WALL CONSTRUCTION REQUIREMENT
 ANCHORAGE TO FOUNDATION
 MIN 2 HOOKER WALLS PER BRACE WALL LOCATED WITHIN 1 1/2' (0.50m) OF END OF BRACE WALL MARKING SPACING
 1/2" x 4" @ 5'-0" (1.5m)
 3/4" x 4" @ 7'-0" (2.1m)
FASTENERS FOR SHEATHING
 8dmin NAILS AT 6" (150mm) EDGE SPACING
 12" (300mm) FIELD SPACING



TRUSS/LOFT LAYOUT PLAN
 SCALE 1/4" = 1'-0"

LOFT WINDOWS
 DIMENSIONS FROM TOP OF SUB TO U/SIDE UNITS (6" TYPICAL FOUR OPENING)
 GARAGE WINDOW = 6'-4" U/SIDE UNITS
 DOORER WINDOW = 4'-7 1/4" U/SIDE UNITS

NOTE: GREAT CARE AND EFFORT HAS BEEN TAKEN IN THE MAKING OF THIS DESIGN. 3D DESIGN DESIGN & DRAFTING SERVICES CANNOT ASSUME ANY RESPONSIBILITY FOR DAMAGE AS A RESULT OF ERRORS OR OMISSIONS. IT IS RECOMMENDED THAT THE OWNER AND/OR BUILDER CONSULT A LOCAL ENGINEER AND CHECK WITH YOUR LOCAL BUILDING OFFICIALS PRIOR TO THE START OF CONSTRUCTION.



GARAGE - FOUNDATION
 SCALE 1" = 1'-0"

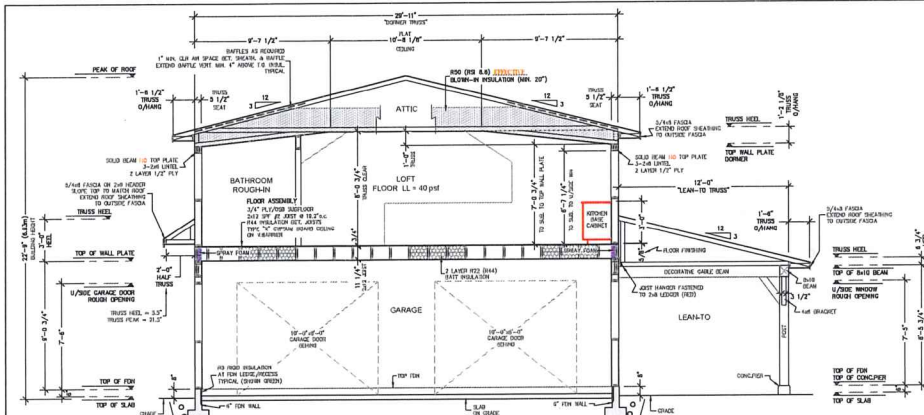
Top of Foundation
 Width Reduced to 5" to Accommodate 1" Rigid Insulation

NO	DATE	REVISION/ISSUE
	Nov. 2023	Building Permit/Zoning Height Variance

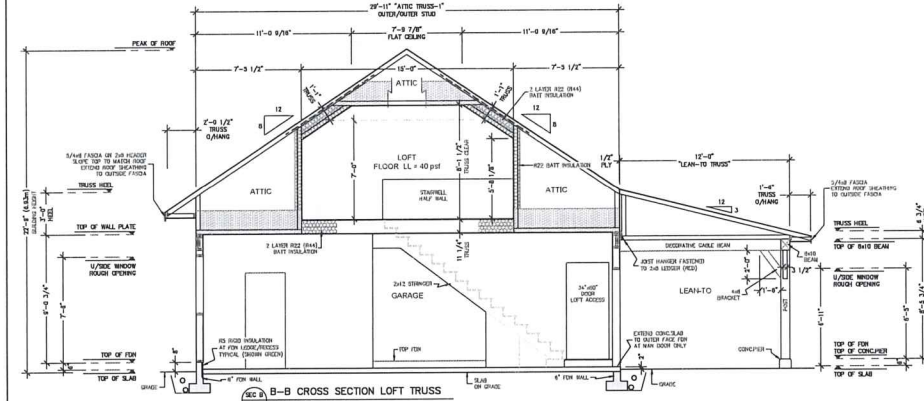
3D
Iron Design & Drafting Services
 915 Island Highway Soyaard BC V0P 1R0
 Tel. 1250 282 3695 3djenna@gmail.com web:3djenna.com

New Accessory Dwelling Unit
 for Len Thew & Dennis Chadwick
 1935 Maple Bay Road, Duncan, BC
Truss/Loft Layout Plan
 Foundation & Truss/Loft Joist Layout Plan

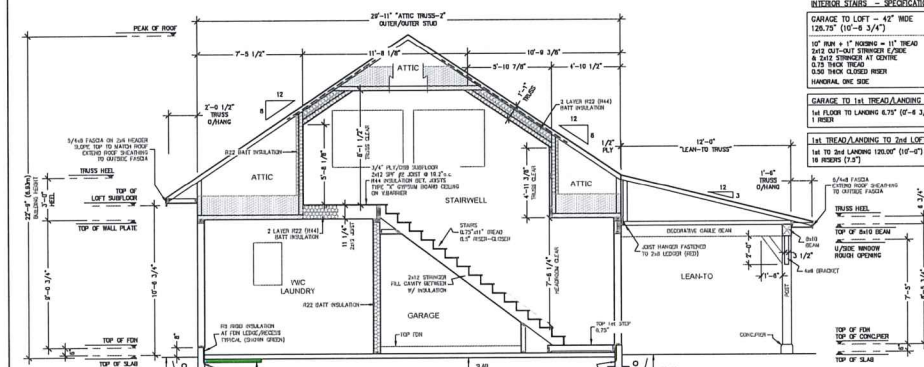
Client	Date Plotted	Job No.
Len Thew 1-752-874-4239	06.11.2023	#122-106
Designed	Drewn	Des
JD	JD	3 4
Scale	on Show	Sheet No.



SECTION A-A CROSS SECTION - LOFT/SHED DORMER TRUSS
SCALE 1/4" = 1'-0"



SECTION B-B CROSS SECTION LOFT TRUSS
SCALE 1/4" = 1'-0"



SECTION C-C CROSS SECTION STAIRWELL TRUSS
SCALE 1/4" = 1'-0"

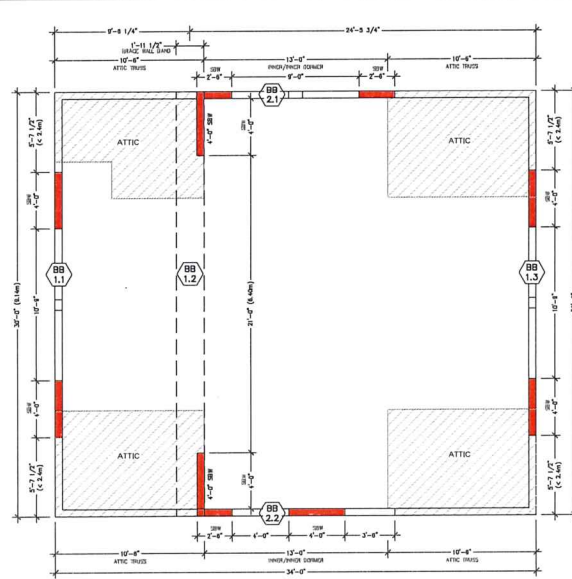
INTERIOR STAIRS - SPECIFICATIONS

GARAGE TO LOFT - 42" WIDE
126.75" (10'-8 3/4")
10" MIN 4" W/STAIRS = 17" HEAD
2x12 OUT-OUT STRINGER FLOOR & 2x12 STRINGER AT CURVE
0.15 THICK TREAD
0.30 THICK RISER
HANDRAIL ONE SIDE

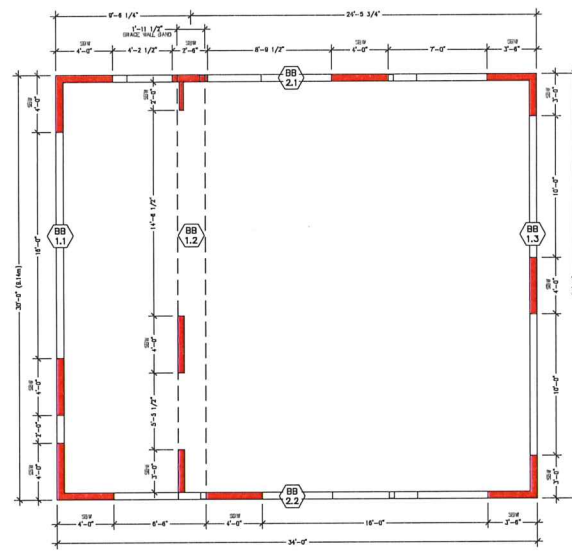
GARAGE TO 1st FLOOR/LANDING
14 FLOOR TO LANDING 6.75" (6'-8 3/4")
1" RISE

1st FLOOR/LANDING TO 2nd FLOOR
14 TO 3rd LANDING 126.00" (10'-0")
10 RISES (12")

ALL DIMENSIONS HAVE TO BE CONFIRMED ON SITE
ALL PRODUCTS USED MUST BE INSTALLED TO MANUFACTURER'S SPECIFICATION & LAYOUT



TRUSS/LOFT - BRACE WALL BAND - LAYOUT PLAN
SCALE 1/4" = 1'-0"



FOUNDATION/1st FLOOR - BRACE WALL BAND - LAYOUT PLAN
SCALE 1/4" = 1'-0"

CONSTRUCTION NOTES

OWNER'S ENGINEER NOTES
1. ALL CONSTRUCTION TO CONFORM TO THE LATEST BRITISH COLUMBIA BUILDING CODES AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION
2. DRAINAGE
3. CONTINUOUS STORM DRAIN/PERFORATE DRAIN AS PER HUBB SPECIFICATIONS

References/Requirements

Specification for Beams, Joists etc.
CBC "The Splice Book" 2020 Edition
UP Engineered Wood Products, "Span Data Reference Tables"
Energy & Thermal Performance
National Resource Council
Table of Calculating Effective Thermal Resistance of Opposite Assemblies
5.2 Thermal Performance Tables
5.1 Frame & Cavity Components: Table R1-1 to R1-8
5.3 Thermal Resistance of Continuous Insulation: Table C1-1
Roof Snow Load 31.3 psf (4.18 kN/m², 8.4 kN/m²) (TABLE C-1)
Lateral Bracing Requirements
High Seismic Region
Standard Provisions 1.1 < 5a (0.2) < 1.2 (SA 137) (TABLE C-10)

LEGEND

WOOD SHEATHED BRACE WALL
1/2" PLY SHEATHING ON SIDE

BRACE WALL CONSTRUCTION REQUIREMENT

ANCHORAGE TO FOUNDATION
MIN 2 ANCHOR BOLTS PER BRACE WALL
LOCATED WITHIN 18" (450mm) OF END OF BRACE WALL
MINIMUM SPACING 40" @ 4'-0" (1.0m)
3/4" x 4" @ 4'-0" (1.0m)
FASTENERS FOR SHEATHING: 16d 150mm x 3.0mm
43mm NAILS AT 3" (75mm) EDGE SPACING
1" (25mm) FIELD SPACING

INTERIOR WOOD SHEATHED BRACE WALL
FASTENERS FOR SHEATHING
43mm NAILS AT 3" (75mm) EDGE SPACING
1" (25mm) FIELD SPACING

BRACE WALLS - TRUSS/LOFT

Brace Wall	Length	Required	Proposed
BB 1.1	20'-0"	7'-6"	8'-0"
BB 1.2	20'-0"	7'-6"	8'-0"
BB 1.3	20'-0"	7'-6"	8'-0"
BB 2.1	24'-0"	8'-6"	25'-0"
BB 2.2	24'-0"	8'-6"	25'-0"

18" x 2x12 HOLLOWED 30" ATTIC STUDS

BRACE WALLS - FDN/1st FLOOR

Brace Wall	Length	Required	Proposed
BB 1.1	20'-0"	7'-6"	8'-0"
BB 1.2	20'-0"	7'-6"	8'-0"
BB 1.3	20'-0"	7'-6"	10'-0"
BB 2.1	24'-0"	8'-6"	11'-8"
BB 2.2	24'-0"	8'-6"	11'-8"

NO	DATE	REVISION/ISSUE
	Nov. 2023	Building Permi/Zoning Height Variance

3D
Diron Design & Drafting Services
915 Island Highway
1250 282 3695
Saward BC V0P 1R0
3djens@gmail.com
web:3djens.com

New Accessory Dwelling Unit
for Lan Thew & Donna Chadwick
1935 Mople Bay Road, Duncan, BC
Sections
Brace Wall Band - Layout Plans

Client	Date Plotted	Job No.
Lan Thew 1-778-674-4329	06.11.2023	A022-107
Drawn	Designed	Checked
JD	JD	JD
Scale	Sheet No.	Page No.
as Shown	A04	4 of 4

NOTE:
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DRAWING TO BE READ IN CONJUNCTION WITH
STRUCTURAL, MECHANICAL & ELECTRICAL DRAWINGS
REFER TO STRUCTURAL ENGINEER DRAWINGS
FOR STRUCTURAL DETAILS

BEFORE ORDERING OR CUTTING TRUSSES/BEAMS/POSTS
ACCURATE FINAL DIMENSIONS HAVE TO BE TAKEN ON SITE
REFER TO MANUFACTURER'S TRUSS DRAWINGS
FOR APPROVED TRUSS LAYOUT