ATTACHMENT 6

C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDINGS ON
)T 1, SECTION 19, RANGE 1, COWICHAN DISTRICT, PLAN 13635

Civic Address– 1935 Maple Bay Road , Duncan BC
PID 001–526–031

'S 92B 072
g = 1: 500

5 0 10 20 30 40 50 Metres

Intended plot size of this plan is 864mm in height by 560 mm in width
ize) when plotted at a scale of 1:500

END

ngs are Grid derived from GCM 78HB185 & 78HB152, 78HB166
enotes standard iron post found.
enotes traverse hub (spike) placed.
ssions derived from Registered Plans and Field Surveys
ts shown to outside finished surface of building
stances are in metres and decimals thereof.
of Field Surveys
g Location Survey & Topographic : February 1 2022
tions are Geodetic derived from GCM 78HB185 & 78HB152, 78HB166

ubject to
of Way 288879G
Notation: Hereto is annexed easement R68640 over part of Lot 1 , Plan 5569
: R1 (Residential Rural

This document is not valid unless originally signed and sealed.
This plan is for Application purposes and not
for the re-establishment of property boundaries.
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Len Thew & Gerald W. Lindberg (B.C.L.S. ltd)
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any use a third party makes of this document.
Certified correct this 10 th day of April 2022.

Gerald W. Lindberg B.C.L.S.

PROJECT: SKETCH PLAN

CLIENT: Len Thew & Donna Chadwick

Calcs by: GWL
Drawn by: GWL
Date: April 10 2022
Drawing Number: GWL021-1243-SK

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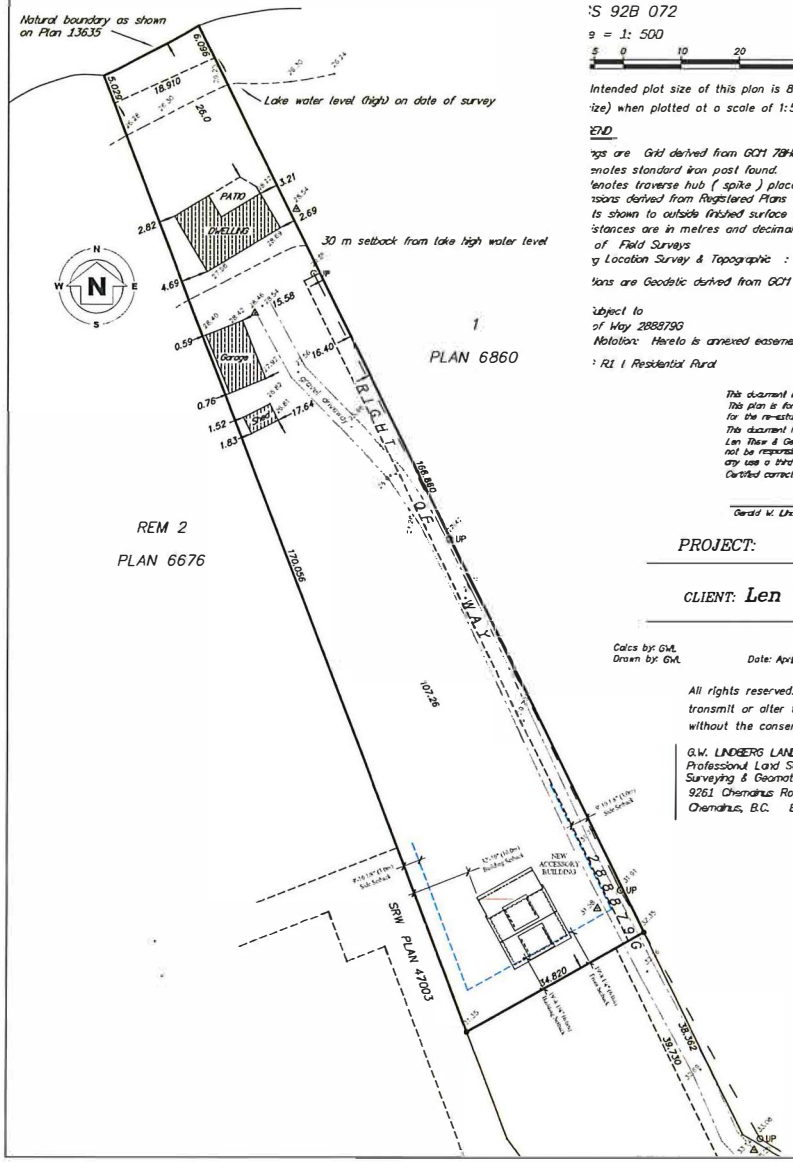
G.W. LINDBERG LAND SURVEYING INC.
Professional Land Surveyor
Surveying & Geomatics Services
9261 Chemainus Road V0R 1K5
Chemainus, B.C. Email gwlindberg@shaw.ca



SPECIFICATIONS

STEP FOOTING – TYPICAL
EXTERIOR PERIMETER – FOUNDATION
18"x8" CONCRETE FOOTING
2-15M CONTINUOUS, 15M DOWELS @ 24" o.c.

STEP 2 FOUNDATION
EXTERIOR PERIMETER
EXTERIOR PERIMETER 8" CONC WALL

STEEL REINFORCEMENT
6" CONCRETE FOUNDATION WALL
15M HORIZONTALS @ 18"o.c. AS REQUIRED
15M VERTICALS TO MATCH DOWELS
1-15M CONTINUOUS ON TOP

FOUNDATION WALL – WATERPROOF
WATERPROOFING BELOW GRADE CONSISTS OF
2 HEAVY COATS OF BITUMINOUS MATERIAL
(EXTEND WATERPROOFING 2" ABOVE FINISHED GRADE)
PROVIDE 8" CLEARANCE BETWEEN STRUCT. WOOD & GRADE

WHERE HYDROSTATIC PRESSURE OCCURS
FOR WALL TO BE ADDITIONALLY LINED W/ CONTINUOUS WATERPROOF "Delta-Shield" MEMBRANE

SLAB ON GRADE – GARAGE/CARPORT
4" CONCRETE SLAB 13.0 E6 MESH REINFORCEMENT
6 MIL POLY VAPOUR BARRIER
6" COMPACT GRAVEL (CONT FILLER AT PERIMETER)

DRAINAGE
4" DIA. PERIMETER DRAIN TILE
3" DIA. ROOF DRAIN
MIN. 8" DRAIN ROCK COVER

FOUNDATION AS REQUIRED
4" CONCRETE SLAB (EXPOSED AGGREGATE)
W/ FIBERMESH REINFORCEMENT
6" COMPACTED GRAVEL (CONT FILLER AT PERIMETER)

FLOOR – 2x12 FLOOR
3/4" T&G PLY OR OSB SUBFLOOR (NAILED AND GLUED)
ON 2x12 @ 16" o.c. SPF #1, 40115 @ 19.2"o.c. W/ BLOCKING
1/2" TYPE "X" GYPSUM CEILING ON RESILIENT CHANNEL (SEAMS)

2nd FLOOR – INSULATION
2 LAYER R20 (R44 – RSI 7.74) BATT INSULATION
BETWEEN FLOOR JOISTS & TRUSS BOTTOM CHORD

WALL FRAMING
EXTERIOR WALL
2x6 STUD @ 24" o.c. TYPICAL
3/8" ANCHOR BOLTS AT 4'-0" o.c. MIN 2 A/B's PER PLATE
EXTERIOR SHEATHING (SEE NOTE BELOW)
HOUSEWRAP – 1/2" EXTERIOR PLYWOOD SHEATHING
R-22 (RSI 3.87) INSULATION BATTS
6 MIL POLY VAPOUR BARRIER, FINISHES TO OWNER'S SPEC

EXTERIOR FINISHING
A) FIBER CEMENT LAP SIDING
ON 1/2"x1 1/2" (T1) VERTICAL FURRING
B) FIBER CEMENT SHINGLES
ON 1/2"x1 1/2" (T1) VERTICAL FURRING

INTERIOR WALL 2x4
STUDS 16" o.c.
3" NOISE INSULATION BATTS TO OWNER'S SPEC
1/2" OR 5/8" GYPSUM BOARD EACH SIDE

INTERIOR WALLS 2x4 – WET AREA
STUDS @ 16" o.c.
3" NOISE INSULATION BATTS ONE SIDE
1 LAYER 1/2" TYPE "X" PLASTERBOARD ONE SIDE
1 LAYER GREEN OR CEMENT BOARD AS REQ'D
(REFER TO OWNER DRAWING FOR DETAIL)

ATTIC CEILING – TYPICAL
R50 (R3.8) BLOWN-IN INSULATION (MIN 20")
6 MIL POLYETHYLENE VAPOUR BARRIER
1/2" THICK FINISHING TO OWNER'S SPECIFICATION

CEILING – CATHEDRAL – TYPICAL
PARTIAL TRUSS AREA
R 44 (2 LAYER R22) BATT INSULATION
6 MIL POLYETHYLENE VAPOUR BARRIER
CEILING FINISHES TO OWNER'S SPECIFICATION

ROOF – ENGINEERED TRUSSES TYPICAL
STANDING SEAM METAL ROOF ON ROOFING UNDERLAYMENT
ON 1/2" SHEATHING, CLIPS ON
ENGINEERED TRUSS @ 24" o.c.
ROOF TRUSS COLLECTION 1/360 OF SPAN

ROOF W/ ALL REQUIRED FLASHING INCLUDING RAKE FLASHING AND DRIP EDGE AT EAVES

FASCIA/SOFFIT TYPICAL
EAVES PROTECTION TO 36" PAST PLATE LINE
5/4" x 8 ROOF FASCIA BOARD (Smooth/Skin – Painted)
SLOPE TOP OF FASCIA TO MATCH ROOF SLOPE
EXTEND ROOF SHEATHING TO OUTER FACE OF FASCIA
5K GUTTER, 4" DOWN SPOUTS
VENTED ALUMINUM/PVC SOFFITS
T&G SOFFIT AT COVERED DECK & PATIO

NOTE
WINDOWS
RIDGE
CONTINUOUS RIDGE VENT

* COORDINATION OF SIDING & DOUBLE HUNG WINDOWS W/ INSULATING GLASS UNLESS OTHERWISE STATED

References/Requirements
Specification for Beams, Joists etc.
CWC "The Span Book" 2020 Edition
(P Engineered Wood Products, "Beam Quick Reference Tables"
Energy & Thermo Performance
Natural Resources Canada
"Table of Contents (Effective Thermal Resistance of Roofing Assemblies
5.0 Thermal Resistance Tables
5.1 Frame & Cavity Components Table R1-1 to R1-8
5.2 Thermal Resistance of Continuous Material Table CM-1
Roof Snow Load 31.3 psf (S_s 1.8 kPa, S_r 0.4 kPa) (TABLE C-2)
Lateral Bracing Requirements
High Seismic Region
Standard Provisions 1.1 < Sa (0.2) < 1.2
(SA 1.17 (TABLE C-1))

ZONING R-1

PROPERTY COVERAGE
PROPERTY 4611 m2 = 49629 ft2 (=)
MAX 30% PERMITTED
49629 ft2 x 30% = 14889 ft2
PROPOSED COVERAGE 4114 ft2

BUILDING HEIGHT
ACCESSORY DWELLING BUILDING
5.00m (16.40 FEET) PERMITTED
6.93m (22.75 FEET) PROPOSED
Height Variance Required

NEW GARAGE FLOOR AREAS

GARAGE	=	1020 ft2
LEAN–TO	=	408 ft2
LOFT	=	571 ft2
TOTAL		1999 ft2

DRAWING INDEX

A01	Site Plan Specifications & Construction Notes
A02	Elevations
A03	Foundation & Truss/Loft Joist Layout Plan Truss/Loft Layout Plan
A04	Sections Brace Wall Bland – Layout Plans

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/ME CHANICAL & ELECTRICAL DRAWINGS
REFER TO STRUCTURAL ENGINEER DRAWINGS FOR STRUCTURAL DETAILS

BEFORE ORDERING OR CUTTING TRUSSES BEAMS/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 DIRON 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.

CONSTRUCTION NOTES
(UNLESS OTHERWISE NOTED)
* 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

SILL PLATE/ANCHORS
B.C. BUILDING CODE 2012, 9.23.6.(1)(3)(a)
* ANCHORS MUST HAVE A DIAMETER NO LESS THAN 1/2" (12.7mm)
* ANCHORS MUST BE FASTENED TO SILL PLATE WITH NUTS AND WASHERS, AND EMBEDDED NO LESS THAN 4" (100mm)
* ANCHORS MUST BE PROVIDED AT A MAXIMUM SPACING OF 8 FT. (2.4m), WITH NO LESS THAN 2 ANCHORS PER SILL PLATE.
BUILDING WITH TO BE MORE FLOOR SUPPORTED BY FRAME WALL
* ANCHORS MUST HAVE A DIAMETER NO LESS THAN 1/2" (12.7mm) AND MAX. 8"–7"o.c. (1.7m)
* ANCHORS MUST HAVE A DIAMETER NO LESS THAN 3/8" (9.5mm) AND MAX. 8"–0"o.c. (2.4m)
* ANCHORS MUST BE LOCATED WITHIN 20 INCH (0.50m) OF END OF FOUNDATION
UNLESS NOTED OTHERWISE ON STRUCTURAL ENGINEER DRAWINGS

ROOF VENTING
* B.C. BUILDING CODE 2012, 9.19.1.2
ATTIC VENTILATION NOT LESS THAN 1:300 W/ INSULATED CEILING AREA
* ROOF SLOPE LESS THAN 1 IN 6 OR IN GABLES CONSTRUCTED WITH RIDGE JOISTS, UNOBSTRUCTED VENT AREA NOT LESS THAN 1:150

STAIRS
* MIN. RISE = 5" (125mm)
MAX. RISE = 7-7/8" (200mm)
* MIN. RUN = 8-1/4" (210mm)
MAX. RUN = 14" (355mm)
* MIN. TREAD = 9-1/4" (235mm)
* MAX. NOSING = 1" (25mm)
* M. HEADROOM = 6'-5" (1950mm)
* MIN. HANDRAIL HEIGHT = 34" (865mm)
MAX. HANDRAIL HEIGHT = 38" (965mm)
* MIN. HANDRAIL HEIGHT AT LANDING WHERE ADJACENT GRADE IS LESS THAN 5'-11" (1800mm) BELOW = 39" (990mm)
* 1 HANDRAIL ON 1 SIDE OF STAIRS WITHIN DWELLING UNIT
* MIN. WIDTH OF STAIR (EXT STAIRS – SINGLE DWELLING UNIT) = 3'-11" (850mm)
* MIN. WIDTH OF STAIR (EXTERIOR STAIRS) = 3'-11" (850mm)
* RAILING BALUSTER MAX. 4" BETWEEN BALUSTER
* LENGTH OR WIDTH OF LANDINGS MUST NOT BE LESS THAN THE WIDTH OF THE STAIRS
* EXT. CONC STEPS TO HAVE 12"(305mm) TREAD & MAX. 7.875"(200mm) RISER
* FIRE WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2

EFFECTIVE INSULATION REQUIREMENTS – CLIMATE ZONE 4
B.C. BUILDING CODE 2012 – TABLE 9.36.2.8 TO 9.36.2.8

EFFECTIVE INSULATION (WITH OR WITHOUT HRV)
* CEILINGS BELOW ATTIC RSI 5.91 (R-33.5)
* SKYLIGHT SHAFTS RSI 2.78 (R-15.8)
* CATHEDRAL CEILINGS & FLAT ROOF RSI 4.97 (R-28.3)
* WALLS RSI 2.78 (R-15.8)
* FOUNDATION WALLS RSI 1.99 (R-11.3)
* FLOOR OVER UNHEATED SPACE RSI 4.87 (R-26.5)
* UNHEATED FLOOR BELOW FRONT LINE: UNHEATED
* UNHEATED FLOOR ABOVE FRONT LINE: RSI 1.98 (R-11.1)
* SLAB ON GRADE WITH INTEGRAL FOOTING RSI 1.76 (R-10.0)
* HEATED FLOOR RSI 2.22 (R-12.2)
* DOOR TO GARAGE RSI 1.10 (R-6.25)
* ATTIC ACCESS HATCH RSI 2.63 (R-14.75)

REQUIRED THERMAL CHARACTERISTICS OF FENESTRATION AND DOORS
* SKYLIGHTS U/S 2.80 (U-0.51) * FRONT DOOR U/S 2.80 (U-0.49)
* WINDOWS & DOORS U/S 1.80 (U-0.32) * GLASS BLOCK U/S 2.95 (U-0.51)

MISCELLANEOUS
* B.C.B.C. 9.32.3.3 VENTILATE DWELLINGS WITH A FAN IN EVERY BATHROOM & KITCHEN INCLUDING ONE TIMED PRINCIPAL FAN TO CAPACITY & SOUND RATINGS
* B.C.B.C. 9.32.3.1 ADDITIONAL TEMPERED MAKEUP AIR REQUIRED FOR AN APPLIANCE EXHAUST RATE EXCEEDING 0.5 AIR CHANGE/HOUR WHERE THE DWELLING CONTAINS AN APPLIANCE SUBJECT TO BACK DRAFTING
* WOOD FRAMING ADJACENT SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6mil POLYETHYLENE OR 4mil ROLL ROOFING
* PRECAST CONCRETE STEP
2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND
* B.C.B.C. 9.10.19 SMOKE ALARMS
INTERCONNECTED LINE VOLTAGE (WITH BATTERY BACKUP) SMOKE DETECTORS BACKUP REQUIRED IN ALL BEDROOMS AND HALLWAYS LEADING FROM BEDROOMS AND ON ALL FLOORS
* ENERGY WOOD/PELLET STOVE (UNCERTIFIED) & FIREPLACE (OVC) ARE REQUIRED IN DWELLINGS CONTAINING A FUEL FIRED APPLIANCE OR AN ATTACHED GARAGE. CARBON MONOXIDE ALARM TO BE INTERCONNECTED WITH SMOKE ALARM
* B.C.B.C. 9.27.2.2 INSURE RAINSCREEN NOT LESS THAN 10mm (3/8") CAPILLARY BREAK
* B.C.B.C. 9.8.8.1
GLASS GUARDS MUST HAVE A CONTINUOUS TOP RAIL AS PER CAN/CSA 12.2–W STRUCTURAL DESIGN OF GLASS FOR BUILDING
* MAN DOOR TO BE OPERABLE FROM INSIDE W/O KEY
* PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 180 DEG UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT

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

3D
Diron Design & Drafting Services
915 Island Highway Sayward BC V0P 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
Site Plan
Specifications & Construction Notes

Client	Date Plotted	Job No.
Len Thew 1-778 874 4323	08.11.2023	1422-107
	Designed: JD / Drawn: JD	Dwg of: 1 6
	Scale: as Shown	Sheet No. A01