D. REPORTS OF COMMITTEE

D.1 Committee of the Whole

D.1.a Report from the November 02, 2023 COTW Meeting

D.1.a.a965 Cowichan Street: Development Permit with Variances ApplicationNo. 00253 (Gonzales)

Moved By Councillor Caradonna
Seconded By Councillor Dell

1. That Council waive the standard practice of holding an Opportunity for Public Comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Development Permit with Variances.
2. That Council considers authorizing the issuance of Development Permit with Variances Application No. 00253 for 965 Cowichan Street, in accordance with plans submitted and date stamped September 25, 2023, subject to:
   a. Receipt of a revised arborist report and tree management plan to the satisfaction of the Director of Parks, Recreation and Facilities
   b. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
      i. increasing the site coverage requirement from 30% to 43%
      ii. increasing the rear yard site coverage requirement from 25% to 37%.
3. The Development Permit with Variances lapsing two years from the date of this resolution.

FOR (6): Mayor Alto, Councillor Caradonna, Councillor Dell, Councillor Hammond, Councillor Loughton, and Councillor Thompson
OPPOSED (2): Councillor Coleman, and Councillor Gardiner

CARRIED (6 to 2)

DRAFT

G.1 965 Cowichan Street: Development Permit with Variances Application No. 00253 (Gonzales)

Committee received a report dated October 19, 2023 from the Director of Sustainable Planning and Community Development regarding a Development Permit With Variances Application located at 965 Cowichan Street in order to allow construction of a garden suite in the rear yard of a lot with an existing single-family dwelling, and recommending that Council waive the standard practice of holding an Opportunity for Public Comment.

Moved By Councillor Dell
Seconded By Councillor Caradonna

Option 1 - Accept proposal as submitted

1. That Council waive the standard practice of holding an Opportunity for Public Comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Development Permit with Variances.
2. That Council considers authorizing the issuance of Development Permit with Variances Application No. 00253 for 965 Cowichan Street, in accordance with plans submitted and date stamped September 25, 2023, subject to:
    a. Receipt of a revised arborist report and tree management plan to the satisfaction of the Director of Parks, Recreation and Facilities
    b. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
        i. increasing the site coverage requirement from 30% to 43%
        ii. increasing the rear yard site coverage requirement from 25% to 37%.
3. The Development Permit with Variances lapsing two years from the date of this resolution.

FOR (8): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Hammond, Councillor Kim, Councillor Loughton, and Councillor Thompson
OPPOSED (1): Councillor Gardiner

CARRIED (8 to 1)

DRAFT

Committee of the Whole Report
For the Meeting of November 2, 2023

To:	Committee of the Whole	**Date:**	October 19, 2023
From:	Karen Hoese, Director, Sustainable Planning and Community Development		
Subject:	**Development Permit with Variances Application No. 00253 for 965 Cowichan Street**		

RECOMMENDATION

1. That Council direct the applicant to revise the site plan to bring the design into compliance with the Garden Suite Policy and Guidelines by directly orienting the proposed garden suite onto Redfern Street, to the satisfaction of the Director of Sustainable Planning and Community Development,
2. That Council waive the standard practice of holding an Opportunity for Public Comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Development Permit with Variances
3. That Council considers authorizing the issuance of Development Permit with Variances Application No. 00253 for 965 Cowichan Street, in accordance with plans submitted to the satisfaction of the Director of Sustainable Planning and Community Development, subject to:
    a. Receipt of a revised arborist report and tree management plan to the satisfaction of the Director of Parks, Recreation and Facilities
    b. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
        i. increasing the site coverage requirement from 30% to 43%
        ii. increasing the rear yard site coverage requirement from 25% to 37%.
4. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution".

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 965 Cowichan Street. The proposal is to allow construction of a garden suite in the rear yard of a lot with an existing single-family dwelling. The garden suite is generally consistent with the applicable *Garden Suite Policy and Guidelines*; however, the lot fronts on Cowichan Street and Redfern Street and the proposed siting of the garden suite is not consistent with the Guideline regarding double-fronting lots, which recommends the garden suit entrance face the adjacent street (i.e., Redfern Street).

Staff have worked with the applicant to try to bring the design into compliance with the guidelines; however, the applicant wishes to retain the siting of the garden suite because it's intended for a family member so is oriented toward the primary residence rather than oriented onto Redfern Street and to retain space in the rear yard between the garden suit and Redfern Street for vehicle parking. A fence is also proposed along Redfern Street that would further limit the connection between the garden suite and the street.

The following points were considered in assessing this application:

- The proposal is generally consistent with the policies and design specifications outlined in the *Garden Suite Policy and Guidelines*; however, the proposed location of the garden suite is not directly oriented to Redfern Street which is inconsistent with the intent of the Guidelines which encourages garden suites on double-fronting lots to be directly oriented to the adjacent public right of way with entrances and windows facing the street.
- The applicant has included a pathway from Redfern Street to the garden suite entrance which is encouraged in the guidelines but does not address the issue of building orientation to address the street. The application also requires variances to the site coverage and to the rear lot site coverage requirements, both are supportable as they would appear to have minimal impact on surrounding properties.

BACKGROUND

Description of Proposal

The proposal is for a garden suite in the rear yard of the subject property which is considered a plus site as the lot has two street frontages and the lot area is greater than 557m^2. Details include:

- The garden suite would be located in the rear yard.
- The proposed building would have a floor area of 55.65m^2 which is just under the 56m^2 maximum floor area permitted for a "plus" size lot.
- The garden suite is one storey with a metal roof. The private outdoor space associated with the proposed garden suite faces south and will be separated by landscaping.

Land Use Context

The immediate area is characterized by single-family dwellings and several lots on surrounding properties have garden suites.

Existing Site Development and Development Potential

The site has an existing single-family dwelling. Under the current R1-G Zone, Single Family Dwelling District, the property could be developed with a single-family dwelling with a secondary suite or garden suite.

Data Table

The following data table compares the proposal with the R1-G Zone and Schedule M – Garden Suites regulations. Variances from the *Zoning Regulation Bylaw* are indicated with an *.

Zoning Criteria	Proposal	Zone standard
Site area (m^2) – minimum	590.9	557.00 (plus site)
Lot width (m) - minimum	15.61	15
Site coverage (%) maximum	**43 ***	30
Open site space (%) minimum	51.5	50
Floor area (m^2) – maximum	55.65	56.00
Height (m) – maximum	3.71	4.20
Storeys	1	1.50
Rear yard site coverage (%) – maximum	**37 ***	25.00
Separation space from single-family dwelling (m) – minimum (east)	2.93	2.40
Setbacks (m) – minimum		
Rear (East)	0.79	0.60
Side (North)	0.97	0.60

Active Transportation

The applicant has not identified any active transportation impacts associated with this application.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this application.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, since this is a Development Permit with

Variances Application, it was referred to the Fairfield Gonzales CALUC for a 30-day comment period. At the time of writing this report, a letter from the CALUC had not been received.

Pursuant to section 31 of the City's *Land Use Procedures Bylaw*, Council may provide an opportunity for public comment before considering a development permit with variances application. If Council chooses not to provide an opportunity for public comment, notice of the application must still be sent to all owners and occupiers of the subject property and adjacent properties. In addition, the recommendation is to continue to post notification signage on the subject property. The notice would invite recipients to provide written comments prior to Council's consideration of the application. Should Council wish to hold an opportunity for public comment, an alternate motion has been provided at the end of this report.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* identifies this property within Development Permit Area 15E: Intensive Residential - Garden Suites. The subject lot has frontage onto Cowichan Street to the west and Redfern Street to the east. The design guidelines for garden suites state that:

> *In the case of double-fronting lots, Garden Suites should be directly oriented to the adjacent public right-of-way. This means including front doors that are directly oriented to the street or laneway windows directed towards the street or laneway and landscape that reinforces the location of the entry.*

The proposed garden suite is not directly oriented to Redfern Street. There is a carport proposed in between the garden suite and Redfern Street and a fence along the lot line; therefore, there is no orientation or connection to Redfern Street. The applicant has revised the site plan to include a gate and path connecting Redfern Street. The revision in the view of the applicant meets the intent of the guidelines to have some orientation to Redfern Street.

It should be noted that there are several garden suites on similar double fronting lots between Cowichan Street and Redfern Street adjacent to and near the subject lot and several of these garden suites are directly oriented onto Redfern Street.

In summary, in order to bring the proposed garden suite into compliance with the design guidelines it is recommended that the applicant revise the site plans to directly orient the garden suite to Redfern Street. Should Council wish to proceed with approving the application as proposed by the applicant, an alternate motion is provided.

Variances

The application, regardless of how the garden suite is sited, requires the consideration of two variances:

1. increase of the maximum site coverage of the lot from 30% to 43%
2. increase of the maximum rear yard site coverage from 25% to 37%.

The subject lot is considered a plus size lot due to its lot size of 590.9m^2 and because it's a double fronting lot; this permits a larger garden suite to be constructed on the lot. However, the subject lot doesn't greatly exceed the plus size lot requirements, making it more challenging to construct a larger garden suite while still meeting the site coverage requirements. As the proposed variances would appear to not negatively impact the surrounding properties, these

variance requests are supported. It is worth noting that the adjacent lot to the south required a variance to the site coverage requirement to be permitted to build the existing garden suite.

Accessibility

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code.*

Sustainability

No sustainability features are proposed.

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods. This application was received after July 1, 2021, so Tree Protection Bylaw No. 21-035 applies.

A total of four trees have been inventoried. Of these, two are located on the subject lot, both of which are bylaw protected. There are two existing municipal trees, one on the Cowichan Street frontage and one on the Redfern Street frontage. Bylaw protected trees No.3 (70 cm diameter Garry Oak) and No.5 (45/21 cm diameter multiple-stemmed Walnut) as well as municipal tree No. 1 (28 cm diameter Mountain Ash) and municipal tree No. 2 (70 cm Horse chestnut) can be retained following the mitigation measures outlined in the arborist report.

There are no new trees proposed with this application.

Tree Impact Summary Table

Tree Status	Total # of Trees	To be REMOVED	To be PLANTED	NET CHANGE
On-site trees, bylaw protected	2	0	0	0
On-site trees, not bylaw protected	0	0	0	0
Municipal trees	2	0	0	0
Neighbouring trees, bylaw protected	0	0	0	0
Neighbouring trees, not bylaw protected	0	0	0	0
Total	4	0	0	**0**

The recommendation for Council's consideration includes a requirement for the applicant to revise the tree management plan and arborist report prior to issuance of the Development Permit with Variances.

CONCLUSION

The proposal for a garden suite is generally consistent with the OCP objectives and guidelines for sensitive infill; however, the design is inconsistent with the *Garden Suite Policy and Guidelines*, specifically in relation to siting of the garden suite and its orientation to Redfern

Street. It is recommended that the proposal be modified so the siting of the garden suite is directly oriented to Redfern Street. However, if Council wishes to accept the design as proposed, then the Alternate Motion Option 1, would be appropriate.

It is recommended that Council supports the variance requests to exceed the site coverage and rear yard site coverage requirements.

ALTERNATE MOTIONS

Option 1 - Accept proposal as submitted

1. That Council waive the standard practice of holding an Opportunity for Public Comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Development Permit with Variances.

2. That Council considers authorizing the issuance of Development Permit with Variances Application No. 00253 for 965 Cowichan Street, in accordance with plans submitted and date stamped September 25, 2023, subject to:

   a. Receipt of a revised arborist report and tree management plan to the satisfaction of the Director of Parks, Recreation and Facilities

   b. Proposed development meeting all City zoning bylaw requirements, except for the following variances:

      i. increasing the site coverage requirement from 30% to 43%
      ii. increasing the rear yard site coverage requirement from 25% to 37%.

3. The Development Permit with Variances lapsing two years from the date of this resolution.

Option 2 – Decline

That Council decline Development Permit with Variances Application No. 00253 for the property located at 965 Cowichan Street.

Respectfully submitted,

Gerry Hamblin
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Plans date stamped September 25, 2023
- Attachment B: Letter to Mayor and Council dated September 25, 2023

READ RESIDENCE - GARDEN SUITE

965 COWICHAN STREET, VICTORIA, B.C.

GENERAL NOTES

ROOFING

ALL ROOFING SHALL BE APPLIED TO THE MANUFACTURERS SPECIFICATIONS AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMMING AND SNOW BUILD UP

PLUMBING AND ELECTRICAL

PLUMBING AND ELECTRICAL NOT SHOWN ON THESE PLANS AND MUST BE DESIGNED AND INSTALLED BY A QUALIFIED PROFESSIONAL

FLASHING

ALL PENETRATIONS THROUGH THE ROOF WILL REQUIRE FLASHING.

ALL EXPOSED OPENINGS TO INCLUDE FLASHING

ALL FLASHING END DAMS TO BE 25MM (1") HIGH

DOORS

FRAME OPENING TO BE 1 ¼" WIDER THAN DOOR
FRAME OPENING 1 ¼" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT IS 81.5"
ALL INTERIOR DOORS TO BE 80" TALL U.N.O. PROVIDE MIN. 2–STUDS AT EACH SIDE OF JAMB FRAMING

FENESTRATION

ALL WINDOWS, DOORS TO CONFORM TO NAFS–08 AND THE CANADIAN SUPPLEMENT TO NAFS

FENESTRATION PERFORMANCE REQUIREMENTS:
CLASS R – PG 30 – +VE/–VE DP = 1440PA/1440PA – WATER PENETRATION RESISTANCE = 260PA – CANADIAN AIR INFILTRATION/EXFILTRATION = A2

WINDOW/DOOR LABELS TO BE LEFT IN PLACE UNTIL FINAL INSPECTION

SUPPLY AND INSTALL ALL WINDOW TYPES, INTERIOR CASINGS AND MILLWORK TO OWNERS APPROVAL

ALL WINDOWS ADJACENT TO BATH TUBS TO BE SAFETY GLASS

VENTILATION

PROVIDE HEATING, MECHANICAL VENTILATION, AND AIR CONDITIONING WHERE REQUIRED IN ACCORDANCE WITH BCBC AND LOCAL BYLAWS

MECHANICAL CONTRACTOR TO PROVIDE MECHANICAL CHECKLIST COMPLETE WITH FAN & DUCT SIZES PRIOR TO FRAMING INSPECTION

MISC.

SMOKE/CARBON MONOXIDE ALARMS TO BE PROVIDED AND ARE TO BE HARDWIRED AND WITHIN 5M OF EACH BEDROOM. SMOKE ALARMS TO ALSO BE PROVIDED IN EVERY BEDROOM. ALL SMOKE ALARM LOCATIONS WILL HAVE BOTH PHOTOELECTRIC AND IONIC DETECTION SYSTEMS

BEDROOM WINDOWS FOR EGRESS SHALL HAVE OPENINGS WITH AREAS NOT LESS THAN 3.8FT2 WITH NO DIMENSION LESS THAN 15"

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO CHECK AND VERIFY ALL ASPECTS OF THESE PLANS PRIOR TO START OF CONSTRUCTION OR DEMOLITION.

GENERAL NOTES

ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE (BCBC), GOOD CONSTRUCTION PRACTICE, AS WELL AS ANY OTHER LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE

ALL MEASUREMENTS TO BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION. COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF THE DRAWINGS/SITE CONDITIONS AND MEANS DIMENSIONS & ELEVATIONS HAVE BEEN VERIFIED & ARE ACCEPTABLE

IF ANY DISCREPANCIES ARISE, THEY SHOULD BE REPORTED TO THE DESIGNER DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE

FRAMING LUMBER SHALL BE GRADED #2 OR BETTER UNLESS OTHERWISE SPECIFIED ALL INTERIOR FINISHES, CASINGS, WINDOW TYPES AND MILLWORK TO OWNERS APPROVAL

TEMPORARY HEAT REQUIRED PRIOR TO DRYWALL INSTALLATION TO ASSIST IN DRYING OF FRAMEWORK. MOISTURE CONTENT OF FRAMEWORK MUST NOT EXCEED 19%

FOUNDATION

THE BUILDER IS RESPONSIBLE FOR LOCATING THE FOOT PRINT OF THE STRUCTURE IN THE PROPER PLACE AS PER PLANS

CONCRETE FOUNDATION WALLS NOT SUBJECT TO SURCHARGE SHALL BE INSTALLED ON COMPACTED, UNDISTURBED, INORGANIC STABLE SOILS BELOW THE DEPTH OF FROST PENETRATION WITH AN ALLOWABLE BEARING PRESSURE OF 75 KPA OR GREATER. IF SOFTER CONDITIONS APPLY, THE BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER

THE SILL PLATE IS TO BE FASTENED TO THE FOUNDATION WALL, REFER TO STRUCTURAL. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE TREATED OR PROTECTED BY A MOISTURE RESISTANT GASKET
IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO HAVE SITE SOIL CONDITIONS INSPECTED AND ADVISE THE DESIGNER OF ANY SOIL CONDITIONS WHICH MAY REQUIRE ENGINEERING

ALL FOUNDATION WALLS ARE 200mm THICK 20MPA CONCRETE UNLESS OTHERWISE SPECIFIED

FOUNDATION WALLS MAY BE A MAXIMUM OF 4' HIGH FROM GRADE TO UNDERSIDE OF FLOOR IF LATERALLY UNSUPPORTED AT TOP. ALL OTHER CONCRETE FOUNDATION WALLS TO BE ENGINEERED

FRAMING

ALL ENGINEERED COMPONENTS TO BE SIZED BY SUPPLIER

ALL SPANS AND LOADINGS SHALL CONFORM TO THE CURRENT VERSION OF THE BCBC. VERIFICATION OF ALL COMPONENTS IS THE RESPONSIBILITY OF THE OWNER/BUILDER. ANY COMPONENTS WHICH CANNOT BE DESIGNED WITH THE BCBC SHALL BE DESIGNED BY A QUALIFIED ENGINEER

TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS
IT IS ASSUMED THAT THE CONTRACTOR IS FAMILIAR WITH THE 2018 BCBC AND INDUSTRY STANDARDS FOR WOOD FRAME CONSTRUCTION. NOT EVERY DETAIL OF WOOD FRAMING IS SHOWN ON THESE DRAWINGS

ALL LINTELS DOUBLE 2X10 S.S. SPF FOR CLEAR SPANS UP TO 5' UNLESS OTHERWISE NOTED

EXTERIOR WALL THICKNESS SHOWN ARE MEASURED FROM OUTSIDE OF EXTERIOR SHEATHING TO INSIDE OF DRYWALL

INTERIOR WALL THICKNESS SHOWN ARE MEASURED FROM OUTSIDE OF DRYWALL/PLYWOOD TO OUTSIDE DRYWALL/PLYWOOD.

ROOM MEASUREMENTS SHOWN ARE TO THE NEAREST INCH. DIMENSIONS SHOWN ARE TO THE NEAREST 1/4"

CONFIRM ALL VANITY'S, BATHTUBS, SHOWERS AND KITCHEN CUPBOARDS WITH OWNER PRIOR TO FRAMING AS THESE MAY REQUIRE MODIFICATIONS TO THE ROOM SIZES

DRAWING LIST

ATTACHMENT A

Drawing Notes

All drawings, plans, models, designs, specifications and other documents prepared by Lane Design and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of Lane Design whether the Work is executed or not, and Lane Design reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

The general contractor is responsible for confirming and correlating dimensions at the job site. The designer will not be responsible for construction means, methods, techniques, sequences or procedures, or safety precautions and programs in connection with the project.

CITY OF VICTORIA

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date: September 25, 2023

No.	Revision	Date	By
3	Issued for Variance Application	2023/09/05	LL
2	Re-issued for Delegated Development Permit	2023/06/29	LL
1	Delegated Development Permit	2022/10/3	LL

Project Name

READ RESIDENCE - GARDEN SUITE

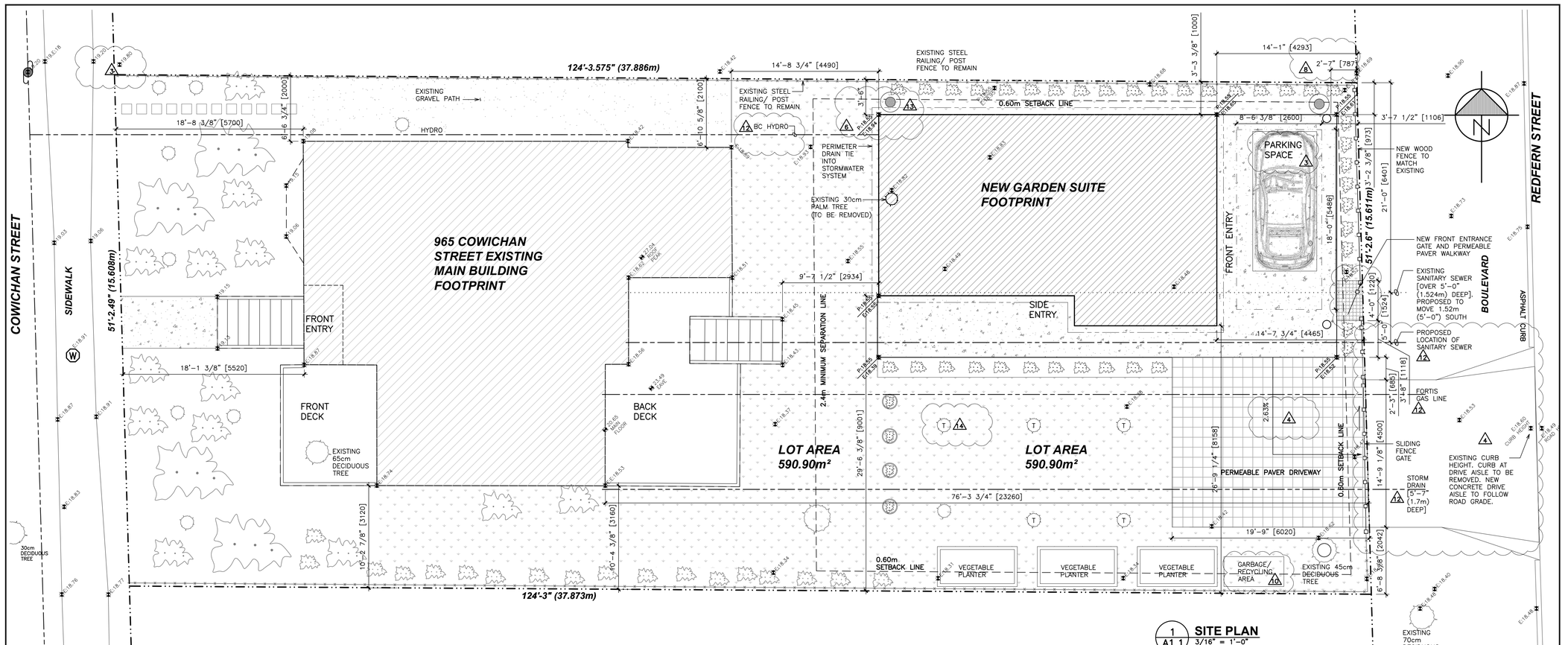
965 COWICHAN STREET, VICTORIA BC

Sheet Title

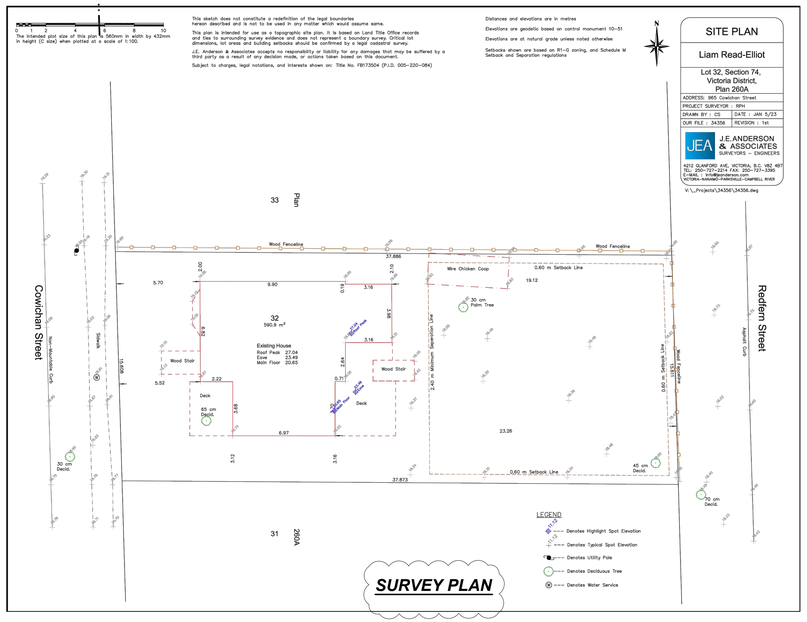
COVER SHEET

Drawn By	LL	Scale	AS SHOWN
Designed By	LL	Date	AUGUST 5 , 2023
Project Number	100		

Sheet Number: **A0.0**
Revision: .



1 A1.1 **SITE PLAN**
3/16" = 1'-0"



SURVEY PLAN

LEGEND

- PROPERTY LINE
- EXISTING TREE
- NEW TREE
- SHRUB / PLANT
- NEW SHRUB / NEW PLANT
- EXISTING FENCE
- NEW FENCE
- GRASS AREA
- PAVER AREA
- GRAVEL AREA
- CONCRETE PAVED AREA
- UTILITY POLE (EXISTING)
- WATER SERVICE (EXISTING)
- SPOT ELEVATION (EXISTING)

PROPERTY INFORMATION

PROPOSED SCOPE OF WORK: CONSTRUCT A NEW GARDEN SUITE			
ADDRESS: 965 COWICHAN STREET, VICTORIA BC V8S 4E6			
LEGAL DESCRIPTION: LOT 32, PLAN 260A SECTION 74 VICTORIA DISTRICT			
ZONING: R1–G SINGLE FAMILY DWELLING			
ZONING CRITERIA	**PROPOSAL**	**ZONE STANDARD**	
SITE AREA (m²)(MIN.)	590.90 m²	460.00 m²	
LOT WIDTH (m)(MIN.)	15.61 m	15.00 m	
SITE COVERAGE (%)(MAX.)	43% *	30%–40%	1
OPEN SITE SPACE (%)(MIN.)	51.5%	50%	2
OPEN SITE SPACE FRONT YARD (%)(MIN.)	EXISTING	50%	
PARKING (MIN.)	1	1	3
PARKING LOCATION	REAR YARD	SCHEDULE C	
DRIVEWAY PARKING SLOPE (%) (MAX.)	2.63%	8.00%	4
DRIVEWAY/PARKING MATERIAL	PAVERS/CONCRETE	SCHEDULE C	5
GARDEN SUITE (PLUS SITE)			
PRIMARY BUILDING USE	SFD	SFD	
SITE AREA FOR PLUS SITE (m²)(MIN.)	590.90 m²	557.00 m²	
LOCATION	REAR YARD	REAR YARD	
COMBINED FLOOR AREA (m²) (MAX.)	55.65 m²	56.00 m²	
AVERAGE GRADE	18.55	N/A	6
HEIGHT (m) (MAX.)	3.71 m	4.20 m	7
STOREYS (MAX.)	1.0	1.5	
REAR SETBACK (m) (MIN.)	0.79 m	0.60 m	8
SIDE SETBACK (m) (MIN.)	1.13 m	0.60 m	
SEPARATION SPACE FROM MAIN BUILDING (m) (MIN.)	2.93 m	2.40 m	
REAR YARD SITE COVERAGE (%) (MAX.)	37% *	25%	9

NOTE: * DENOTES VARIANCE REQUIRED

NOTE: REVISED DUE TO NEW SURVEY OF PROPERTY COMPLETED ON JANUARY 5, 2023. SLIGHT VARIATION IN LOT SIZE FROM AUGUST 9, 2010 SURVEY (590.90m² INSTEAD OF 591m²).

PLANS - RESUBMISSION LIST

TYPICAL NOTE:
PLAN REVISIONS TO PREVIOUS SUBMISSION. NUMBERING CORRELATED TO PLAN CHECK COMMENT'S NUMBERING.

REVISION NUMBER	COMMENTS (REVISIONS ON A1.1 SITE PLAN UNLESS NOTED OTHERWISE)
1	SITE COVERAGE RECALCULATED, VARIANCE REQUIRED.
2	OPEN SITE SPACE CALCULATED PER SCHEDULE A
3	PARKING SPACE LOCATED AND DIMENSIONED PER SCHEDULE C
4	DRIVEWAY PARKING SLOPE DENOTED. DRIVEWAY CROSSING/ SITE TRIANGLES PER SCHEDULE C
5	DRIVEWAY/PARKING MATERIAL PROVIDED
6	AVERAGE GRADE PROPOSED
7	HEIGHT OF BUILDING DIMENSIONED TO FINISHED GRADE (SEE A3.1)
8	REAR SETBACK DIMENSIONED TO POST
9	REAR YARD SITE COVERAGE CALCULATED PER PLAN CHECK COMMENT
10	LOCATION OF GARBAGE/RECYCLING AREA, NO ENCLOSURE REQUIRED
11	POTTED PLANTS DELINEATE GARDEN SUITE USE OF OUTDOOR SPACE, MORE THAN 15m² MINIMUM (SEE L1.1)
12	EXISTING SITE SERVICES ARE LOCATED ON SITE PLAN. GARDEN SUITE SERVICES WILL BE CONNECTED TO EXISTING. UPGRADE AND RELOCATION (SEWER LINE) AS REQURED
13	STORMWATER MANAGEMENT: MEASURES INCORPORATED TO MANAGE STORMWATER RUNOFF VIA INTERLOCKING PERMEABLE PAVERS IN THE DRIVING AISLE, RAIN COLLECTION BARRELS AT RAINWATER LEADER LOCATIONS IN ADDITION TO PERIMETER DRAIN AROUND THE BUILDING FOR OVERFLOWS, TREES / VEGETATIONS PLANTED TO HELP WITH RUNOFFS.
14	PARKS DEPARTMENT: ALL TREES ARE OUTSIDE OF THE CONSTRUCTION ZONE EXCEPT ONE, WHICH WILL BE REMOVED. THIS TREE WILL BE REPLACED WITH 5 DWARF FRUIT TRESS
15	FIRE DEPARTMENT: SMOKE ALARMS WILL BE INSTALLED PER BCBC

APPLICABLE CODES

- BC BUILDING CODE CURRENT EDITION (2018)
- ENERGY: BCBC 9.36
- VENTILATION: BCBC 9.32

Drawing Notes

All drawings, plans, models, designs, specifications and other documents prepared by Lane Design and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of Lane Design whether the Work is executed or not, and Lane Design reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

The general contractor is responsible for confirming and correlating dimensions at the job site. The designer will not be responsible for construction means, methods, techniques, sequences or procedures, or safety precautions and programs in connection with the project.

No.	Revision	Date	By
3	Issued for Variance Application	2023/09/05	LL
2	Re-issued for Delegated Development Permit	2023/06/29	LL
1	Delegated Development Permit	2022/10/3	LL

Project Name

READ RESIDENCE - GARDEN SUITE

965 COWICHAN STREET, VICTORIA BC

Sheet Title

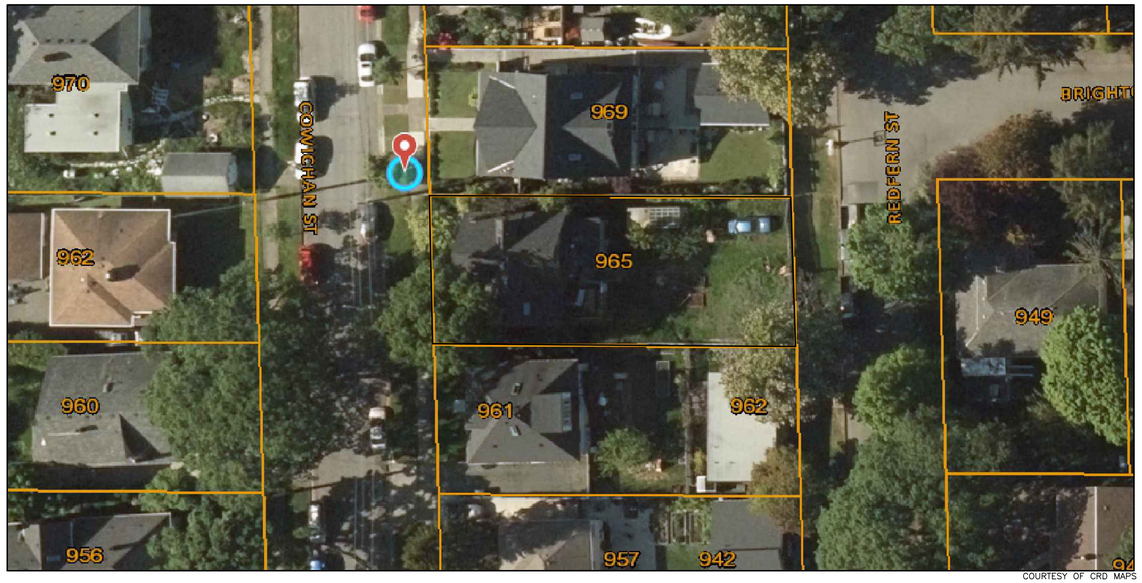
SITE PLAN

Drawn By	LL	Scale	AS SHOWN
Designed By	LL	Date	AUGUST 5 , 2023
Project Number	100		

Sheet Number **A1.1** Revision **.**

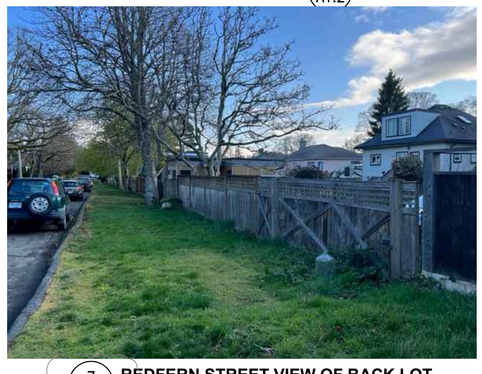
2 A1.2 **FRONT OF MAIN RESIDENCE** N.T.S.

3 A1.2 **BACK OF MAIN RESIDENCE** N.T.S.

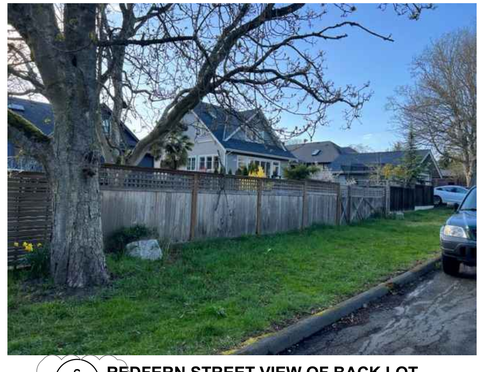


COURTESY OF CRD MAPS

1 A1.2 **AERIAL PHOTO OF PROPERTY AND SURROUNDING AREA** N.T.S.

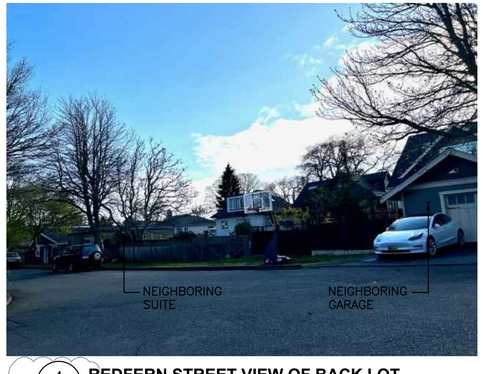


7 A1.2 **REDFERN STREET VIEW OF BACK LOT** N.T.S.

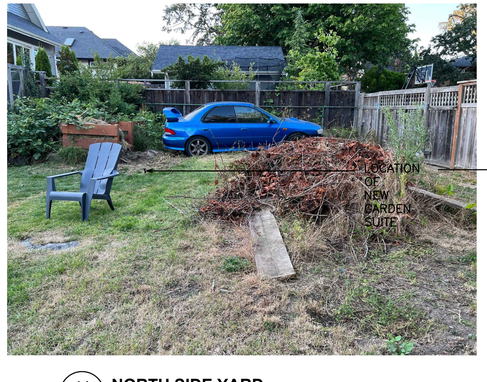


6 A1.2 **REDFERN STREET VIEW OF BACK LOT** N.T.S.

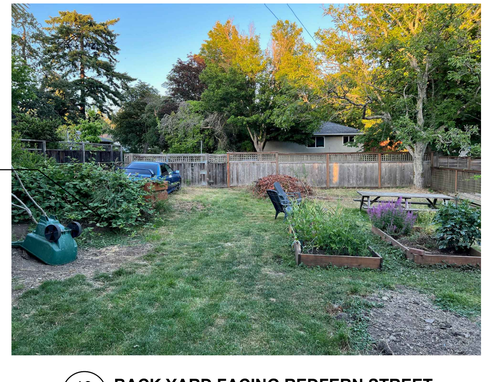
5 A1.2 **REDFERN STREET VIEW OF BACK LOT** N.T.S.



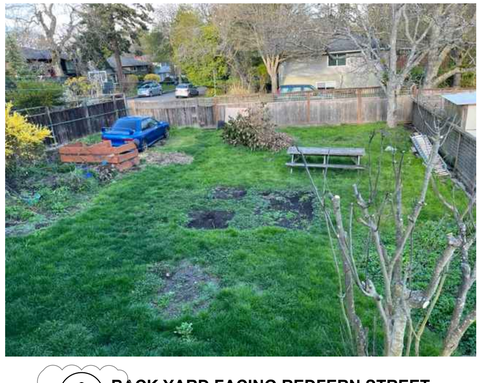
4 A1.2 **REDFERN STREET VIEW OF BACK LOT** N.T.S.



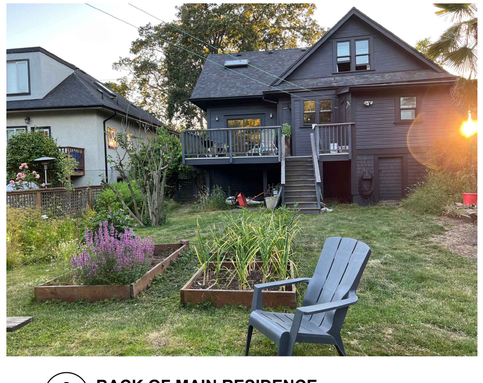
11 A1.2 **NORTH SIDE YARD** N.T.S.



10 A1.2 **BACK YARD FACING REDFERN STREET** N.T.S.



9 A1.2 **BACK YARD FACING REDFERN STREET** N.T.S.



8 A1.2 **BACK OF MAIN RESIDENCE** N.T.S.

Drawing Notes

All drawings, plans, models, designs, specifications and other documents prepared by Lane Design and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of Lane Design whether the Work is executed or not, and Lane Design reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

The general contractor is responsible for confirming and correlating dimensions at the job site. The designer will not be responsible for construction means, methods, techniques, sequences or procedures, or safety precautions and programs in connection with the project.

No.	Revision	Date	By
3	Issued for Variance Application	2023/09/05	LL
2	Re-issued for Delegated Development Permit	2023/06/29	LL
1	Delegated Development Permit	2022/10/3	LL

Project Name

READ RESIDENCE - GARDEN SUITE

965 COWICHAN STREET, VICTORIA BC

Sheet Title

PHOTOS OF PROPERTY

Drawn By	LL	Scale	AS SHOWN
Designed By	LL	Date	AUGUST 5 , 2023
Project Number		100	

Sheet Number **A1.2** Revision **.**

GENERAL NOTES

BUILDING ENCLOSURE

- EXTERIOR BUILDING ENVELOPE IS TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH REGIONAL BEST PRACTICES, THE 2018 BRITISH COLUMBIA BUILDING CODE, AND IN GENERAL CONFORMANCE WITH THESE DRAWINGS.
- INSULATION, AIR AND VAPOUR BARRIERS, MOISTURE PROTECTION, VENTILATION, HEATING, AND DOMESTIC WATER HEATING ARE TO BE DESIGNED AND INSTALLED PER SECTION 9.36 OF THE BRITISH COLUMBIA BUILDING CODE.
- ALL DOORS, WINDOWS AND SKYLIGHTS TO CONFORM TO NAFS (NORTH AMERICAN FENESTRATION STANDARD) AS WELL AS A440S1–09 CANADIAN SUPPLEMENT TO AAMA/WDMA/CSA 101/I.S.2/A440, NAFS – NORTH AMERICAN FENESTRATION STANDARD FOR WINDOWS, DOORS, AND SKYLIGHTS.
- OPEN TERRAIN EXPOSURE TO BE ASSUMED FOR ALL DOORS, WINDOWS, AND SKYLIGHTS. THE PERFORMANCE GRADE OF ALL RESIDENTIAL DOORS, WINDOWS, AND SKYLIGHTS MUST MEET CLASS R, PG40 (PG 1440 – METRIC), DESIGN PRESSURES OF +/–1920 PA. WATER PENETRATION TEST PRESSURE OF 330 PA AND WATER INFILTRATION/EXFILTRATION LEVEL A2.
- ALL DOORS AND WINDOWS TO MEET OR EXCEED THE THERMAL PERFORMANCE REQUIREMENTS OF TABLE 9.36.2.7.A. SKYLIGHTS TO MEET OR EXCEED THE THERMAL PERFORMANCE REQUIREMENTS OF TABLE 9.36.2.7.B.

GENERAL STRUCTURAL NOTES

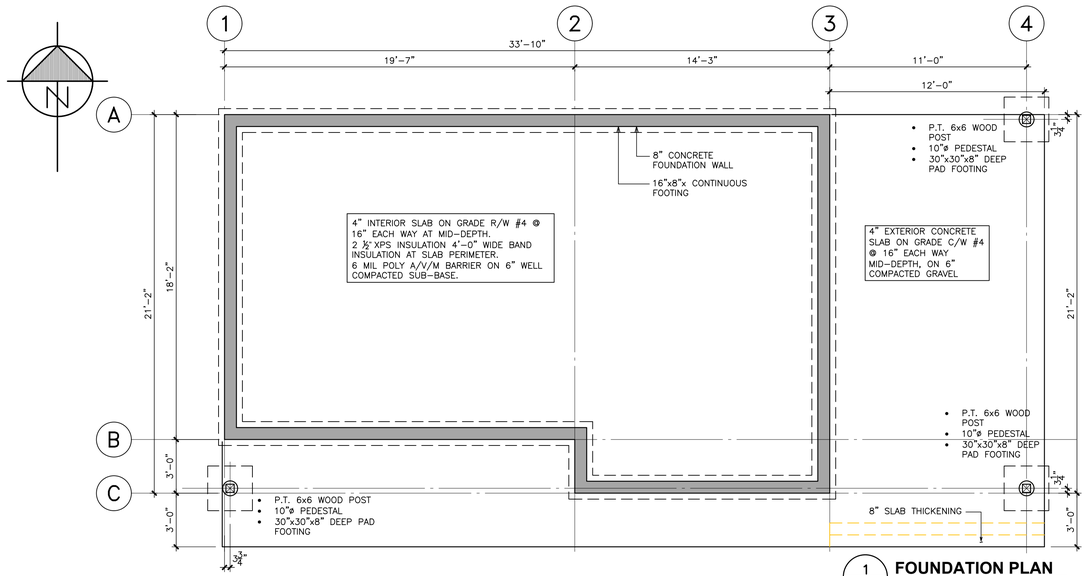
- SEISMIC LATERAL SYSTEM AND STRUCTURE TO CONFORM TO PART 9 OF THE BCBC OR TO BE DESIGNED BY A STRUCTURAL ENGINEER.
- FOUNDATIONS AND FOOTINGS MUST BEAR ON UNDISTURBED SOIL, ROCK, OR COMPACTED GRANULAR FILL WITH AN ALLOWABLE BEARING PRESSURE OF 100 KPA OR GREATER.

OTHER

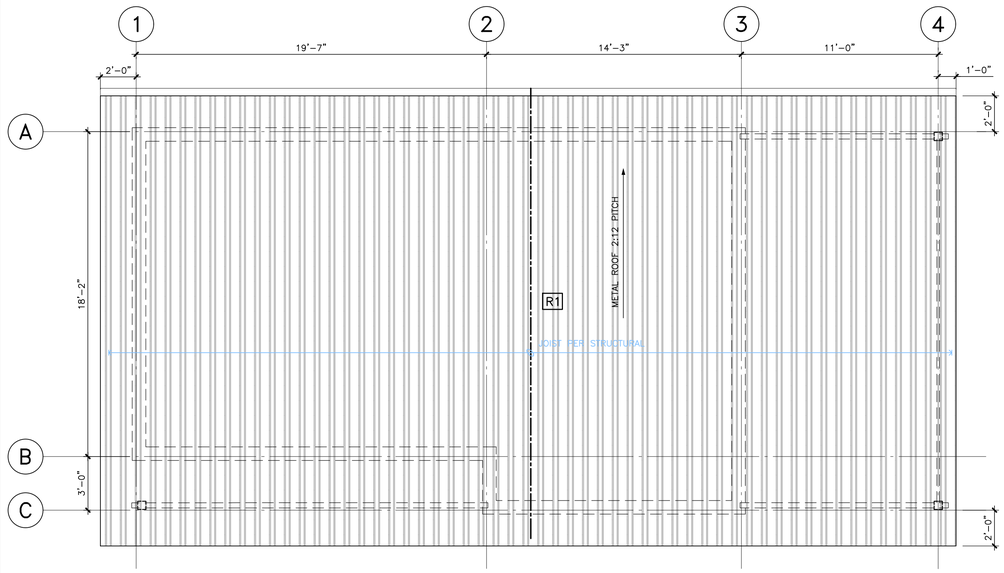
- INSULATE ALL HOT WATER LINES BELOW SLAB TO R20 MINIMUM.
- MECHANICAL, ELECTRICAL, GAS AND PLUMBING COMPONENTS PLACED WITHIN AND PARALLEL TO AN EXTERIOR WALL ARE REQUIRED TO BE INSULATED TO THE EFFECTING THERMAL RESISTANCE REQUIRED FOR THE WALL AT THE PROJECTED AREA OF THE SYSTEM COMPONENT.
- INSTALL HARD WIRED INTERCONNECTED SMOKE ALARMS ON ALL LEVELS AND IN ALL SLEEPING ROOMS PER BCBC SECTION 9.10.19.
- INSTALL HARD WIRED CARBON MONOXIDE DETECTORS PER BCBC SECTION 9.32.4.2.
- VENTILATION TO BE PER BCBC SECTION 9.32

THERMAL CALCULATIONS

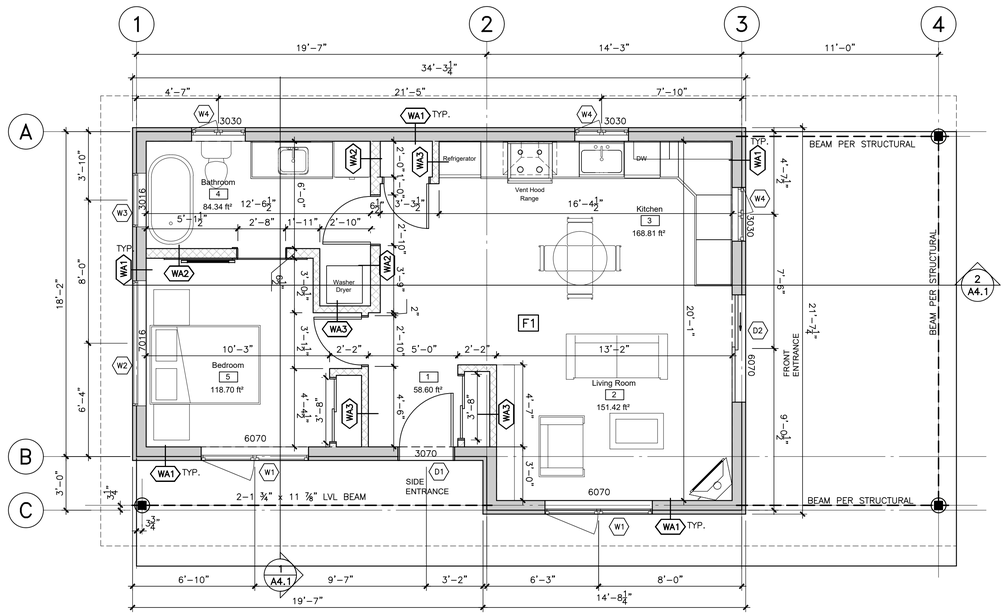
- ASSEMBLY CALCULATION TABLES (EFFECTIVE RSI/R–VALUES CALCULATED USING THE PARALLEL PATH METHOD)



1 A2.1 **FOUNDATION PLAN**
1/4" = 1'–0"



3 A2.1 **ROOF PLAN**
1/4" = 1'–0"



2 A2.1 **GROUND FLOOR PLAN**
1/4" = 1'–0"

R1	ROOF – FRAMED RAFTER – CATHEDRAL CEILING	RSI	R
1	METAL ROOF	0.00	0.00
2	VAPOUR PERMEABLE UNDERLAYMENT	0.00	0.00
3	5/8" EXTERIOR PLYWOOD SHEATHING	0.135	0.77
4	EXTERIOR AIR FILM (WITHIN JOIST SPACE)	0.16	0.91
5	2x4 WOOD PURLINS ON FLAT @ 16" O/C	0.00	0.00
6	11–7/8" ENGINEERED JOISTS @ 24" O/C	0.00	0.00
7	R33 MINERAL WOOL INSULATION (FACTORED FOR FRAMING)	5.51	31.29
8	6MIL POLY A/V BARRIER	0.00	0.00
9	½" PLYWOOD SHEATHING	0.109	0.62
9	INTERIOR AIR FILM	0.11	0.62
EFFECTIVE RSI/R–VALUE OF ENTIRE ASSEMBLY		**6.02**	**34.21**
MINIMUM REQUIRED BY BCBC		4.67	26.70

F1	FLOOR – BASEMENT SLAB ON GRADE	RSI	R
1	COMPACTED SUB–BASE	N/A	N/A
2	6 MIL POLY A/V/M BARRIER	N/A	N/A
3	2 ½" XPS INSULATION (PERIMETER TO CODE); 4'–0" WIDE BAND NOTE: SLAB ON GRADE IS NOT HEATED, INSULATION AT SLAB PERIMETER ONLY PER 9.36.4.b.i	N/A	N/A
4	4" CONCRETE S.O.G.	N/A	N/A
5	LEVEL AND SMOOTH TROWELLED FINISH	N/A	N/A
EFFECTIVE RSI/R–VALUE OF ENTIRE ASSEMBLY		**N/A**	**N/A**
MINIMUM REQUIRED BY BCBC		N/A	N/A

WA1	TYPICAL EXTERIOR WALL	RSI	R
1	CLADDING (METAL)	0.00	0.00
2	¾" AIR SPACE (FROM STRAPPING)	0.18	1.00
3	¾" P.T. RAINSCREEN STRAPPING @ 16" O/C C/W INSECT SCREEN T&B	0.00	0.00
4	1 ½" EXTERIOR INSULATION (MINERAL WOOL)	1.05	5.98
5	AIR/MOISTURE BARRIER MEMBRANE TO CODE	0.00	0.00
6	½" PLYWOOD SHEATHING	0.109	0.62
7	R–19 BATT INSULATION (FACTORED FOR FRAMING)	2.36	13.40
8	2X6 WALL STUDS @ 16" O/C (SPF #2 OR BETTER)	0.00	0.00
9	6MIL POLY A/V BARRIER	0.00	0.00
10	½" PLYWOOD SHEATHING	0.109	0.62
11	FINISH TO OWNER'S SPECIFICATION	0.00	0.00
12	INTERIOR AIR FILM	0.12	0.68
EFFECTIVE RSI/R–VALUE OF ENTIRE ASSEMBLY		**3.93**	**22.30**
MINIMUM REQUIRED BY BCBC TABLE 9.36.2.6.A		2.78	15.80

WA2 – 2x6 INTERIOR WALL
WITH ½" PLYWOOD SHEATHING BOTH SIDES

WA3 – 2x4 INTERIOR WALL
WITH ½" PLYWOOD SHEATHING BOTH SIDES

LEGEND

- NON–LOAD BEARING WALL
- LOAD BEARING STUD WALL
- CONCRETE WALL
- FOOTING
- POST
- BEAM
- JOIST

Drawing Notes

All drawings, plans, models, designs, specifications and other documents prepared by Lane Design and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of Lane Design whether the Work is executed or not, and Lane Design reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

The general contractor is responsible for confirming and correlating dimensions at the job site. The designer will not be responsible for construction means, methods, techniques, sequences or procedures, or safety precautions and programs in connection with the project.

No.	Revision	Date	By
3	Issued for Variance Application	2023/09/05	LL
2	Re-issued for Delegated Development Permit	2023/06/29	LL
1	Delegated Development Permit	2022/10/3	LL

Project Name

READ RESIDENCE - GARDEN SUITE

965 COWICHAN STREET, VICTORIA BC

Sheet Title

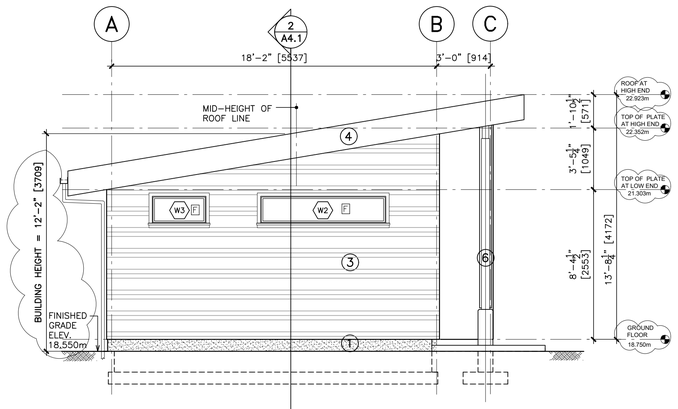
PLANS

Drawn By **LL** Scale **AS SHOWN**

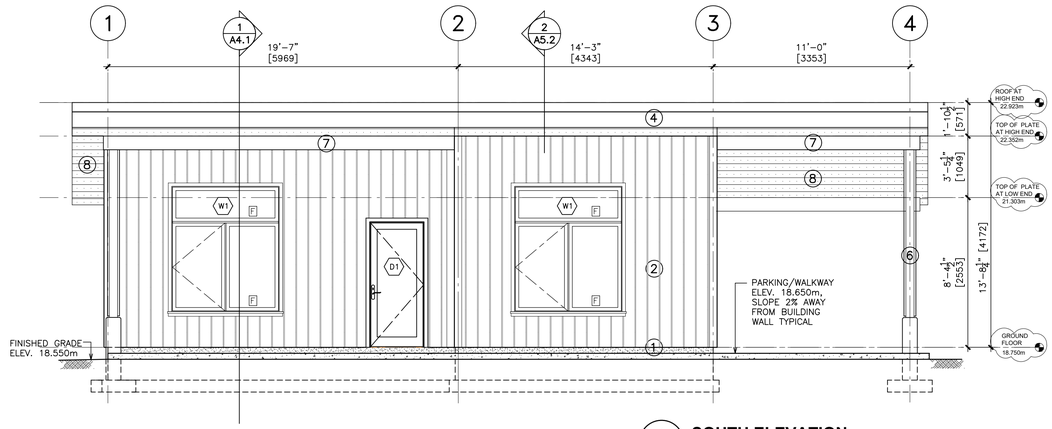
Designed By **LL** Date **AUGUST 5 , 2023**

Project Number **100**

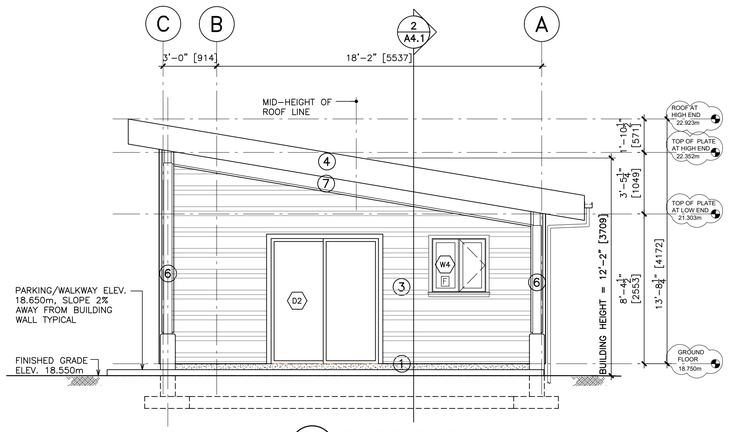
Sheet Number **A2.1** Revision **.**



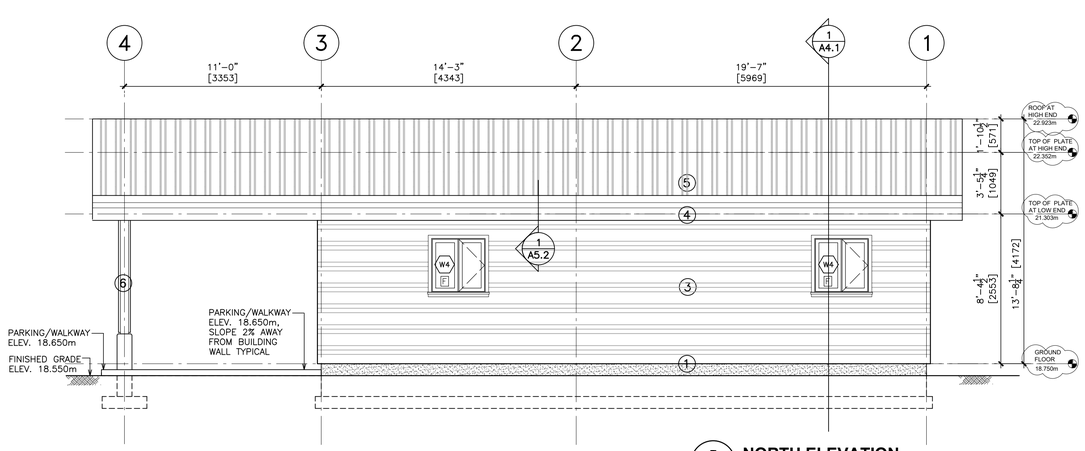
2 / A3.1 **WEST ELEVATION**
1/4" = 1'-0"



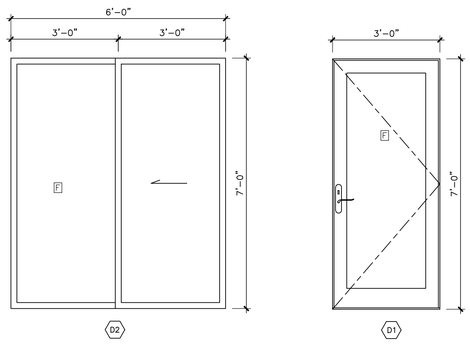
1 / A3.1 **SOUTH ELEVATION**
1/4" = 1'-0"



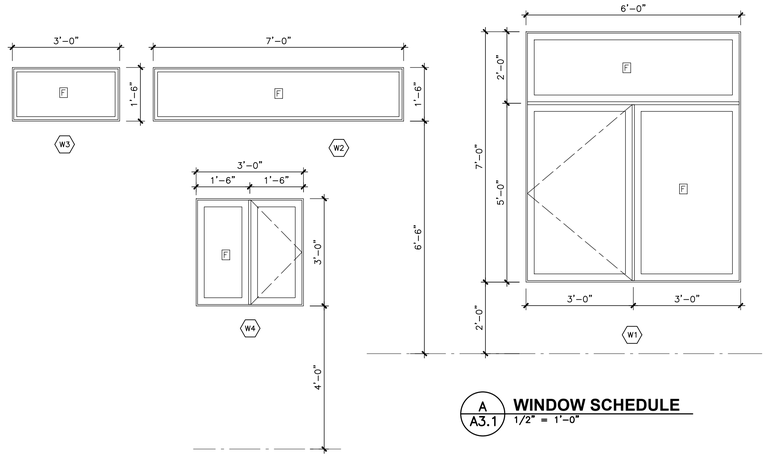
4 / A3.1 **EAST ELEVATION**
1/4" = 1'-0"



3 / A3.1 **NORTH ELEVATION**
1/4" = 1'-0"



B / A3.1 **DOOR SCHEDULE**
1/2" = 1'-0"



A / A3.1 **WINDOW SCHEDULE**
1/2" = 1'-0"

MATERIALS LEGEND

1. CONCRETE FACE (CT) INSULATION BOARD
2. VERTICAL PROFILE METAL SIDING
3. HORIZONTAL PROFILE METAL SIDING
4. METAL ROOF FASCIA TRIM
5. METAL ROOF ASSEMBLY (WITH GUTTERS & DOWNSPOUTS)
6. CEDAR CLADDED EXTERIOR POST
7. CEDAR CLADDED EXTERIOR BEAM
8. ALUMINUM PERFORATED SOFFIT

NOTES

1. WINDOW AND DOOR OPERATIONS SHALL BE PER OWNER'S DIRECTION AND CONFIRM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS PRIOR TO ORDERING WINDOWS/DOORS.
2. FLASH OVER ALL MATERIAL TRANSITIONS.
3. ALL COLOURS PER OWNER.

GLAZING LEGEND

- W# — NEW WINDOW IDENTIFIER (SEE DRAWING A5.3)
- D1 — NEW SWING DOOR IDENTIFIER (SEE DRAWING A5.5)
- D2 — NEW SLIDING DOOR IDENTIFIER (SEE DRAWING A5.4)
- F — FIXED PANE; INSULATED GLAZED UNIT (U.N.O.)
- DENOTES SWING DOOR OR CASEMENT WINDOW, SHOWN AS HINGED AT LEFT
- DOOR SLIDING DIRECTION

Drawing Notes

All drawings, plans, models, designs, specifications and other documents prepared by Lane Design and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of Lane Design whether the Work is executed or not, and Lane Design reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

The general contractor is responsible for confirming and correlating dimensions at the job site. The designer will not be responsible for construction means, methods, techniques, sequences or procedures, or safety precautions and programs in connection with the project.

No.	Revision	Date	By
3	Issued for Variance Application	2023/09/05	LL
2	Re-issued for Delegated Development Permit	2023/06/29	LL
1	Delegated Development Permit	2022/10/3	LL

Project Name

READ RESIDENCE - GARDEN SUITE

965 COWICHAN STREET, VICTORIA BC

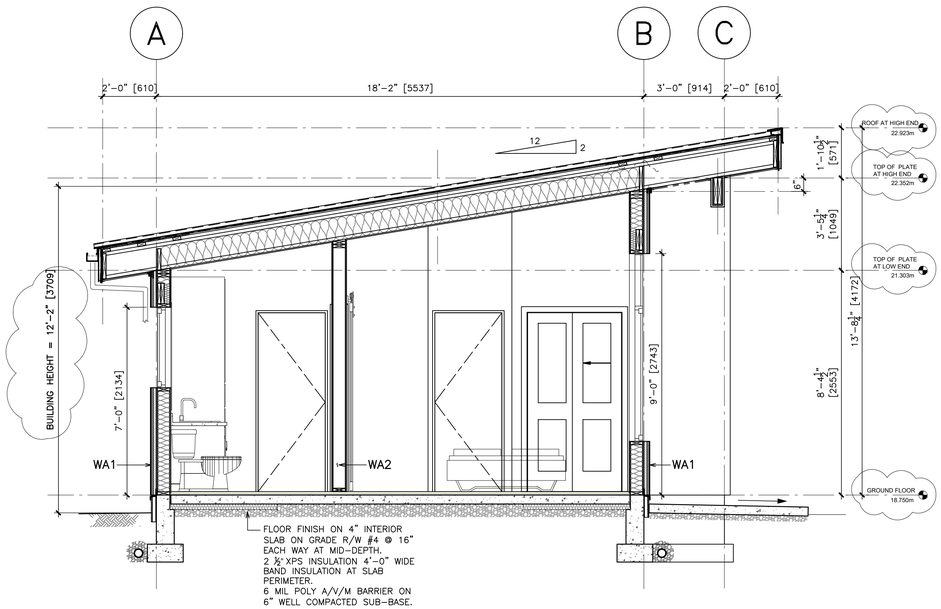
Sheet Title

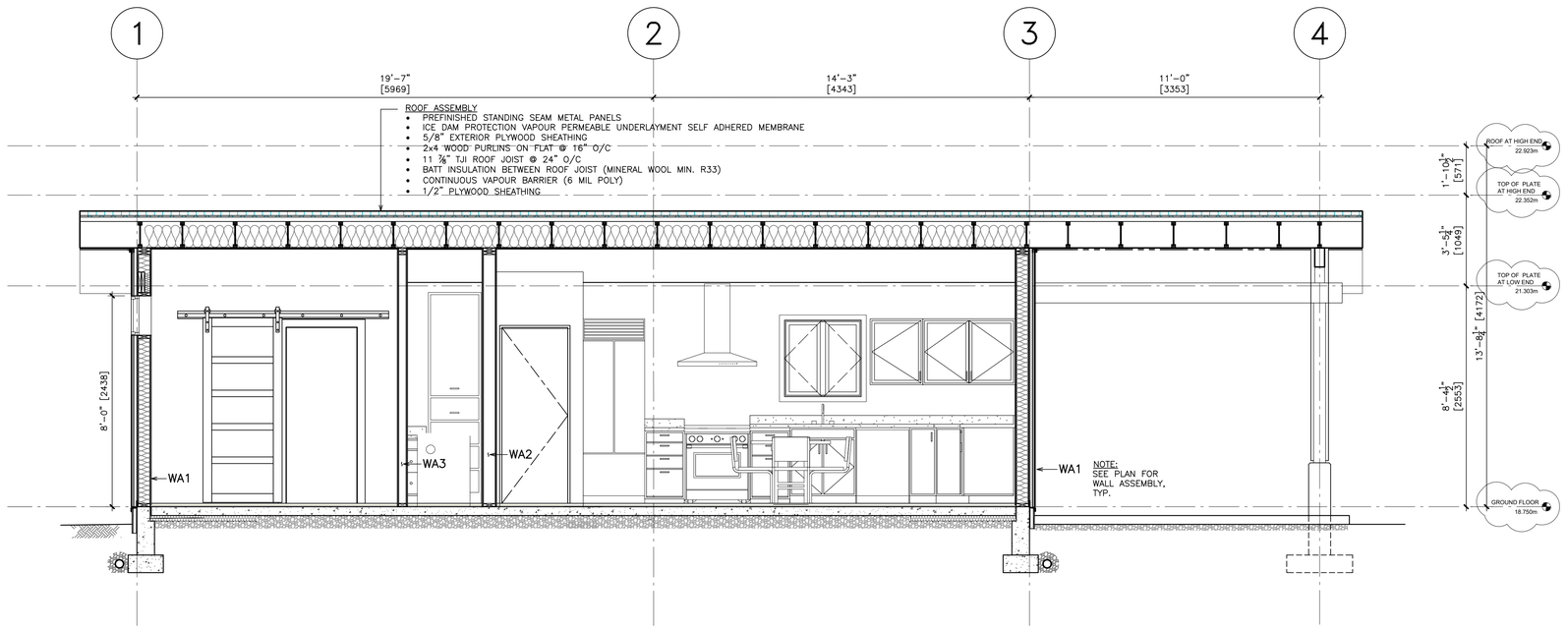
ELEVATIONS

Drawn By	LL	Scale	AS SHOWN
Designed By	LL	Date	AUGUST 5 , 2023
Project Number	100		

Sheet Number **A3.1**

Revision **.**





Drawing Notes

All drawings, plans, models, designs, specifications and other documents prepared by Lane Design and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of Lane Design whether the Work is executed or not, and Lane Design reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

The general contractor is responsible for confirming and correlating dimensions at the job site. The designer will not be responsible for construction means, methods, techniques, sequences or procedures, or safety precautions and programs in connection with the project.

No.	Revision	Date	By
3	Issued for Variance Application	2023/09/05	LL
2	Re-issued for Delegated Development Permit	2023/06/29	LL
1	Delegated Development Permit	2022/10/3	LL

Project Name

READ RESIDENCE - GARDEN SUITE

965 COWICHAN STREET, VICTORIA BC

Sheet Title

BUILDING SECTIONS

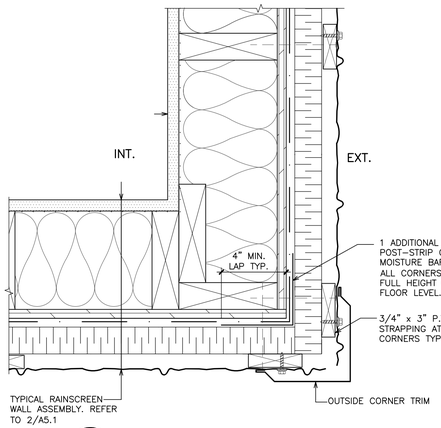
Drawn By	LL	Scale	AS SHOWN
Designed By	LL	Date	AUGUST 5 , 2023
Project Number	100		

Sheet Number

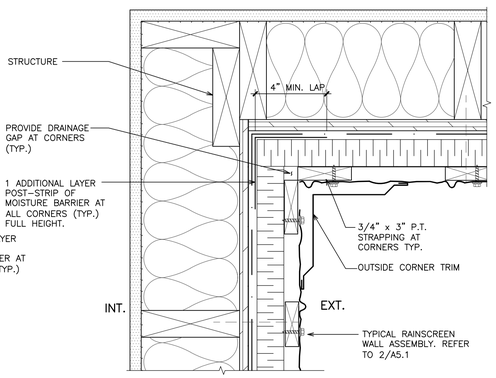
A4.1

Revision

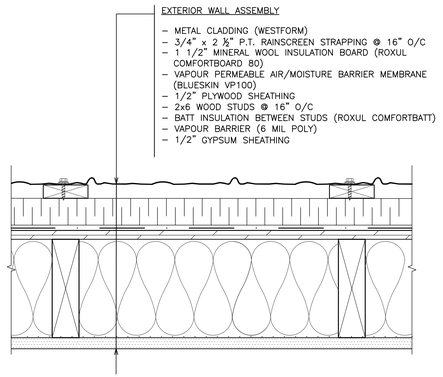
.



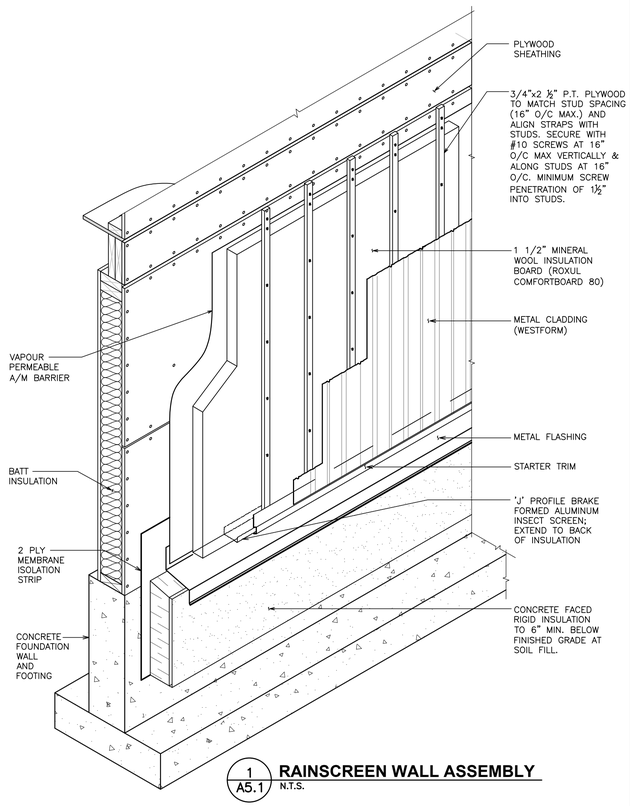
4 / A5.1 WALL AT OUTSIDE CORNER - PLAN
3" = 1'-0"



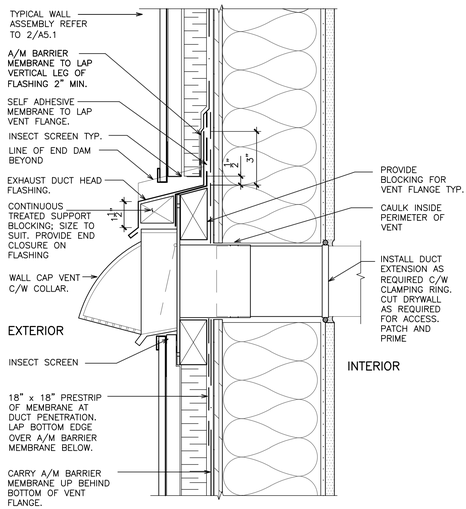
3 / A5.1 WALL AT INSIDE CORNER - PLAN
3" = 1'-0"



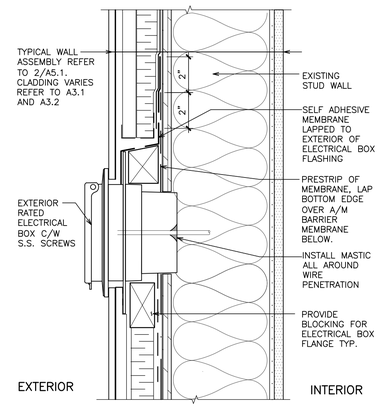
2 / A5.1 RAINSCREEN WALL ASSEMBLY - PLAN VIEW
3" = 1'-0"



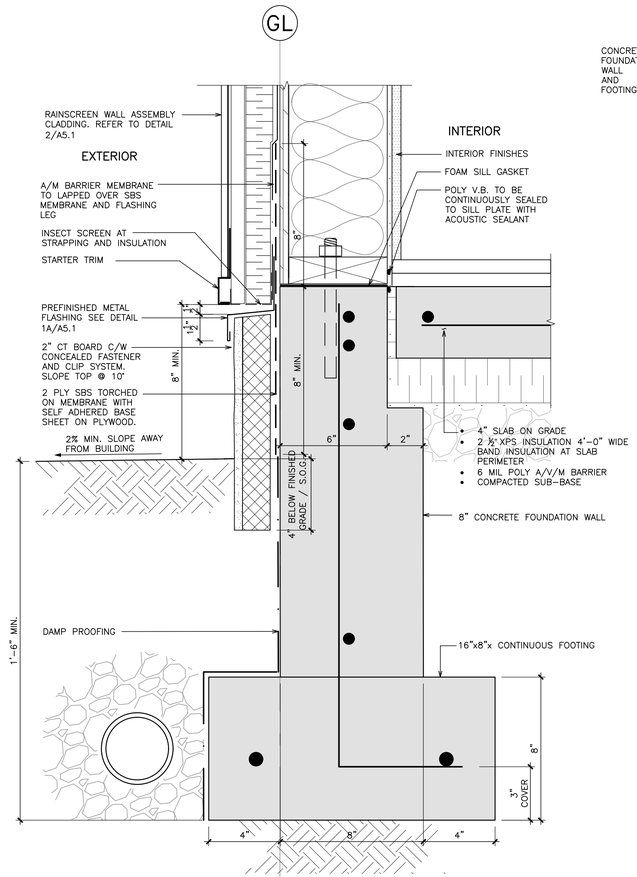
1 / A5.1 RAINSCREEN WALL ASSEMBLY
N.T.S.



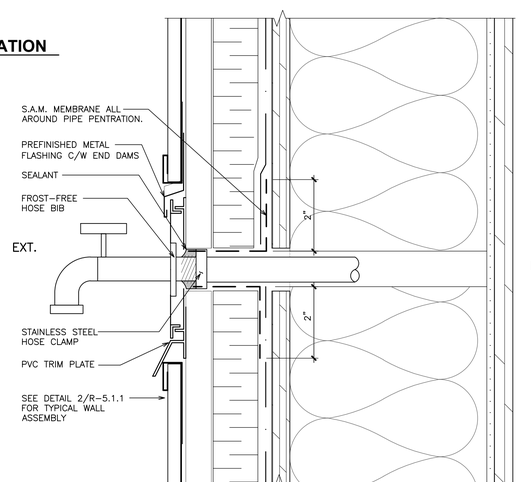
7 / A5.1 TYPICAL WALL VENT PENETRATION
3" = 1'-0"



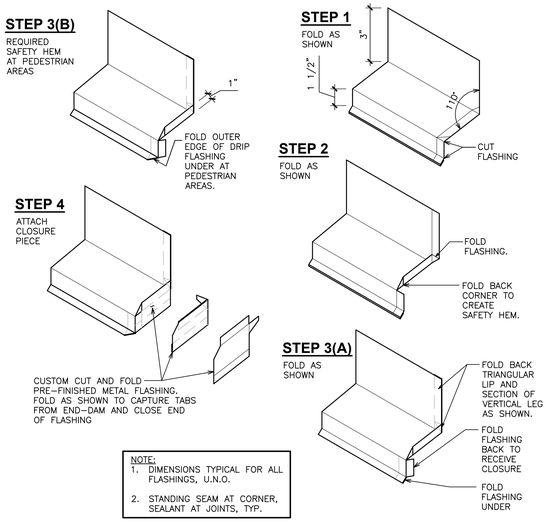
6 / A5.1 TYPICAL WALL ELECTRICAL BOX PENETRATION
3" = 1'-0"



5 / A5.1 BASE OF WALL
3" = 1'-0"



8 / 5.1.1 HOSE BIB
6" = 1'-0"



1A / A5.1 TYPICAL FLASHING END DAM FORMATION
N.T.S.

Drawing Notes

All drawings, plans, models, designs, specifications and other documents prepared by Lane Design and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of Lane Design whether the Work is executed or not, and Lane Design reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

The general contractor is responsible for confirming and correlating dimensions at the job site. The designer will not be responsible for construction means, methods, techniques, sequences or procedures, or safety precautions and programs in connection with the project.

No.	Revision	Date	By
3	Issued for Variance Application	2023/09/05	LL
2	Re-issued for Delegated Development Permit	2023/06/29	LL
1	Delegated Development Permit	2022/10/3	LL

Project Name

READ RESIDENCE - GARDEN SUITE

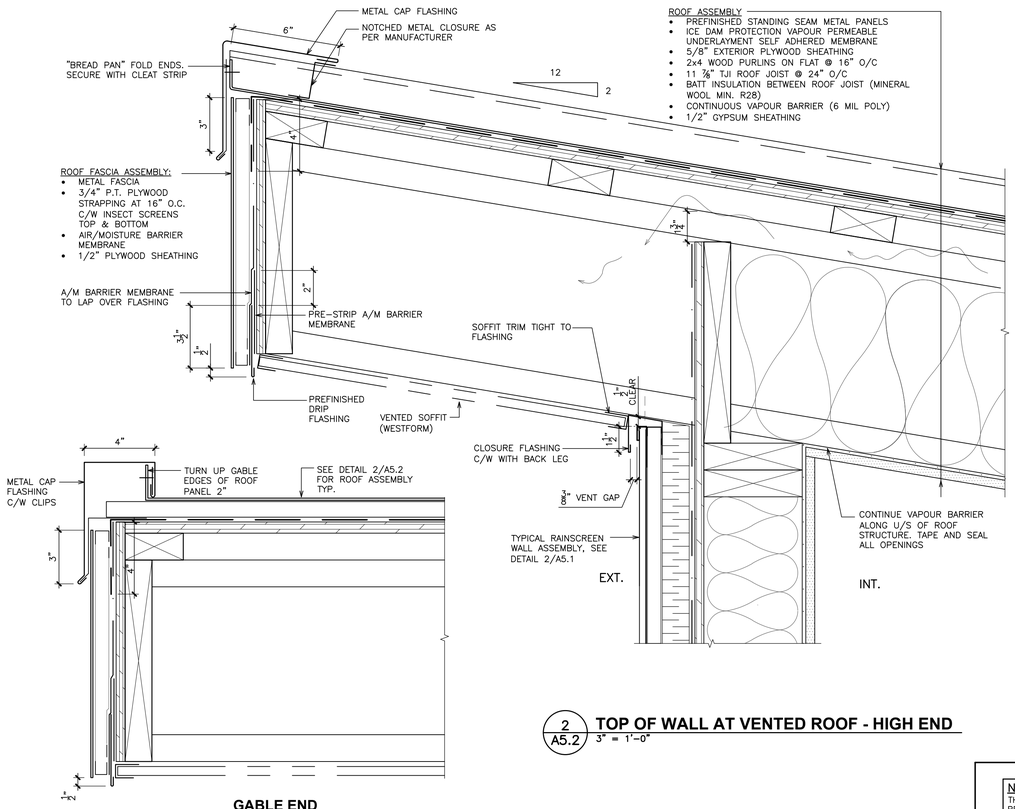
965 COWICHAN STREET, VICTORIA BC

Sheet Title

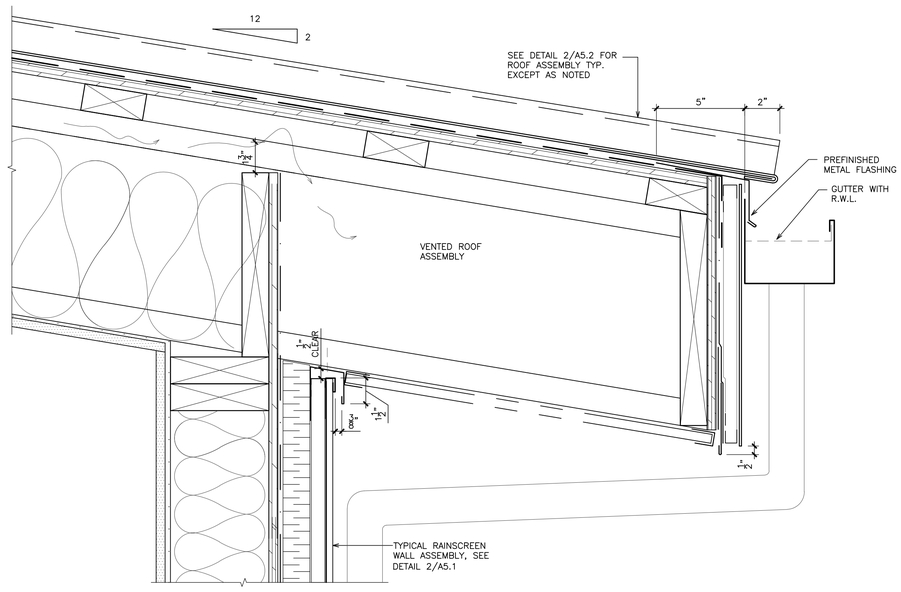
DETAILS

Drawn By	LL	Scale	AS SHOWN
Designed By	LL	Date	AUGUST 5 , 2023
Project Number	100		

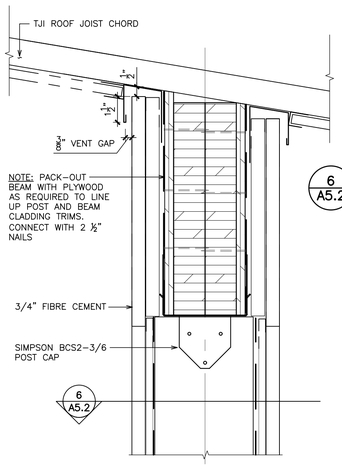
Sheet Number **A5.1** Revision **.**



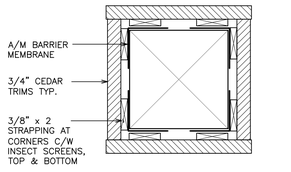
2 / A5.2 **TOP OF WALL AT VENTED ROOF - HIGH END**
3" = 1'-0"



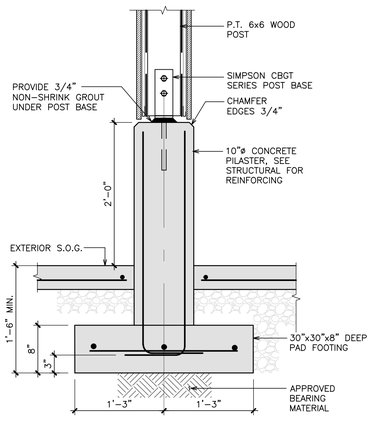
1 / A5.2 **TOP OF WALL AT VENTED ROOF - LOW END**
3" = 1'-0"



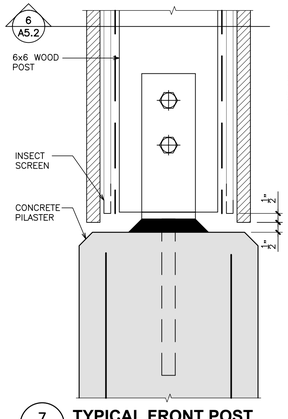
8 / A5.2 **TYPICAL EXTERIOR BEAM / POST CLADDING**
3" = 1'-0"



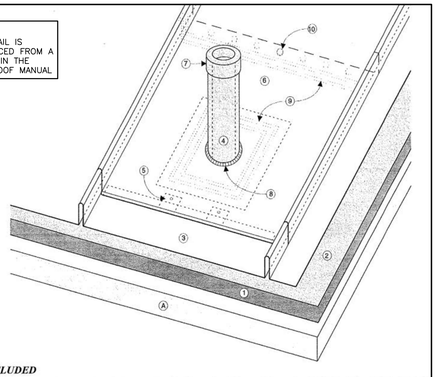
6 / A5.2 **TYPICAL FRONT POST CLADDING**
3" = 1'-0"



5 / A5.2 **POST FOUNDATION**
1" = 1'-0"



7 / A5.2 **TYPICAL FRONT POST**
3" = 1'-0"



NOTE:
THIS DETAIL IS REPRODUCED FROM A DRAWING IN THE RCABC ROOF MANUAL

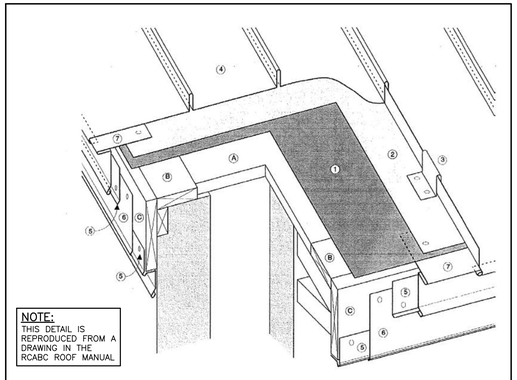
WORK INCLUDED

(1) **Underlayment**: The type of underlay required is determined by roof slope (see Tab 8.1.4.1 and Tab 8.1.4.2).
(2) **Slip Sheet**: Recommended over asphaltic underlays and / or as required by metal roof panel manufacturer.
(3) **Architectural Metal Roof Panel**: Lower, installed prior to the pipe flashing, cut hole large enough to allow for movement. Extend 400 mm (16") upslope beyond the pipe.
(4) **Flashing**: Flange set in two continuous beads of accepted caulking.
(5) **Spaced Cleat**: Cleats, set in accepted caulking, spaced 50 mm (2") and fastened with compatible non-corrosive flat head screws.
(6) **Architectural Metal Roof Panel**: Upper, installed after installation of pipe flashing. Cut hole for pipe penetration and turn panel end under to accommodate cleats.
(7) **Settle Cap**: Material must match flashing material.
(8) **Caulking**: Bead of caulking tooled into transition between metal roof panel and flashing.
(9) **Sealant Tape**: Two rows of sealant tape or acceptable caulking.
(10) **Drag Load Fastening**: Compatible non-corrosive fasteners.

RELATED WORK BY OTHERS

(A) **Acceptable Deck**

4 / A5.2 **PIPE PENETRATION THROUGH ROOF**
N.T.S.



NOTE:
THIS DETAIL IS REPRODUCED FROM A DRAWING IN THE RCABC ROOF MANUAL

WORK INCLUDED

(1) **Ice Dam Protection**: Accepted self-adhered modified bituminous membrane.
(2) **Slip Sheet**: Recommended over asphaltic underlays and / or as required by metal panel manufacturer.
(3) **Metal Panel Clip**: Installed to metal roof panel manufacturer's printed instructions.
(4) **Architectural Metal Roof Panel**
(5) **Continuous Metal Cleat**
(6) **Metal Fascia Flashing**
(7) **Continuous Edge Metal Flashing**

RELATED WORK BY OTHERS

(A) **Acceptable Deck**
(B) **Wood Nailer**
(C) **Fascia Board**

3 / A5.2 **EAVE & GABLE FLASHING - STANDING SEAM ROOF**
N.T.S.

Drawing Notes

All drawings, plans, models, designs, specifications and other documents prepared by Lane Design and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of Lane Design whether the Work is executed or not, and Lane Design reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

The general contractor is responsible for confirming and correlating dimensions at the job site. The designer will not be responsible for construction means, methods, techniques, sequences or procedures, or safety precautions and programs in connection with the project.

No.	Revision	Date	By
3	Issued for Variance Application	2023/09/05	LL
2	Re-issued for Delegated Development Permit	2023/06/29	LL
1	Delegated Development Permit	2022/10/3	LL

Project Name

READ RESIDENCE - GARDEN SUITE

965 COWICHAN STREET, VICTORIA BC

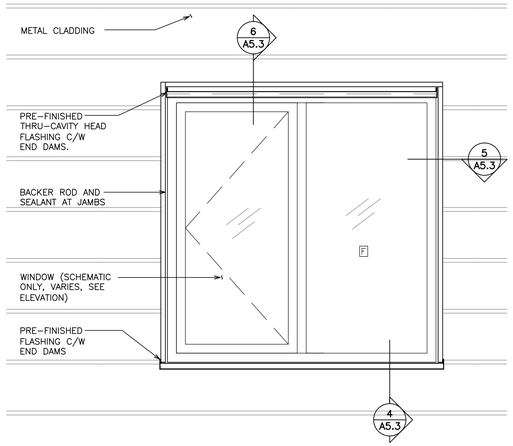
Sheet Title

DETAILS

Drawn By	LL	Scale	AS SHOWN
Designed By	LL	Date	AUGUST 5 , 2023
Project Number	100		

Sheet Number **A5.2**

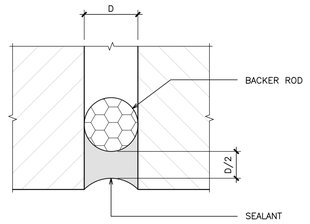
Revision **.**



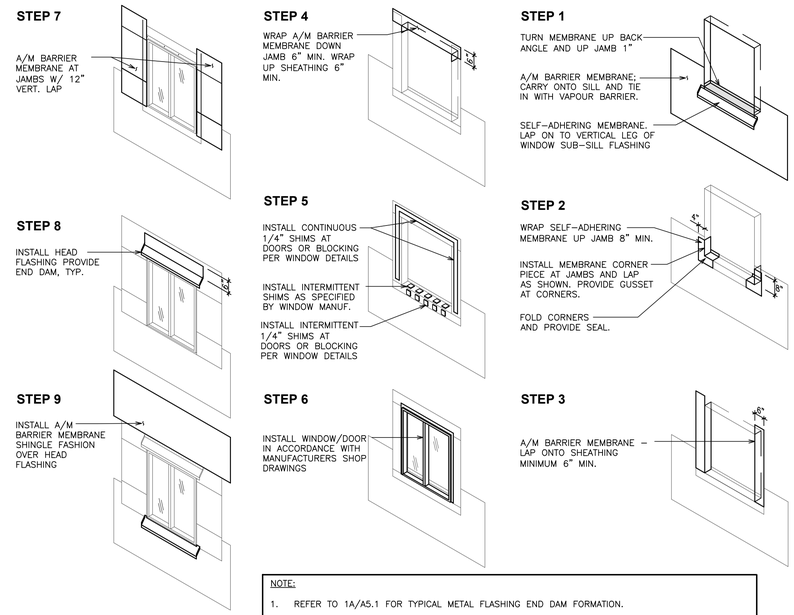
NOTE:

1. WINDOW SIZE, TYPE AND ARRANGEMENT VARIES.
2. CLADDING VARIES. REFER TO ELEVATIONS R-3.1 & R-3.2 FOR LOCATION OF CLADDINGS RELATIVE TO WINDOW TYPES.

3 A5.3 SCHEMATIC WINDOW ELEVATION
N.T.S.



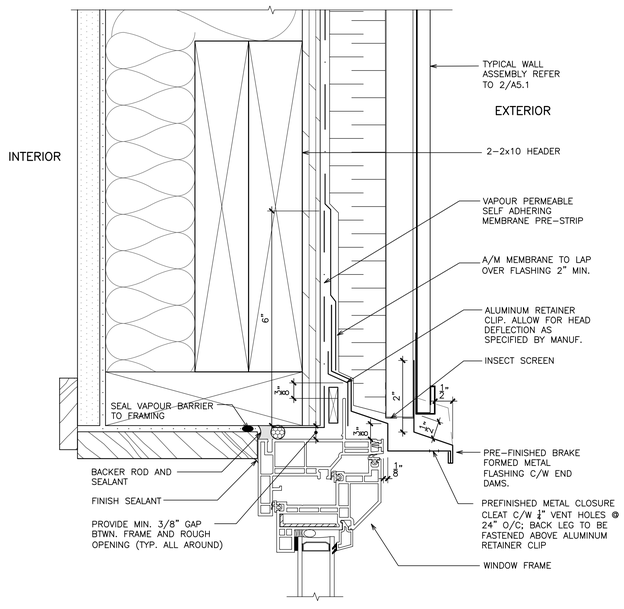
2 A5.3 TYPICAL BACKER ROD AND SEALANT
1"-0" = 1'-0"



NOTE:

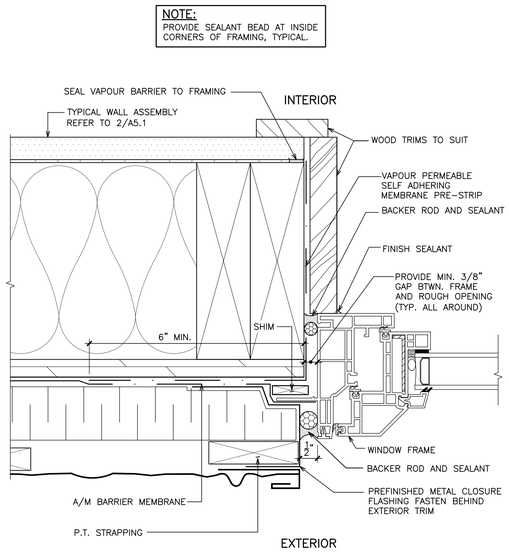
1. REFER TO 1A/A5.1 FOR TYPICAL METAL FLASHING END DAM FORMATION.
2. REFER TO TYPICAL HEAD, JAMB, AND SILL DETAILS FOR MEMBRANE APPLICATIONS.
3. ENSURE THAT ALL EDGES AND CORNERS ARE WATERTIGHT, WITH THE EXCEPTION OF SILL DRAINAGE.

1 A5.3 TYPICAL WINDOW / DOOR INSTALLATION SEQUENCE
N.T.S.

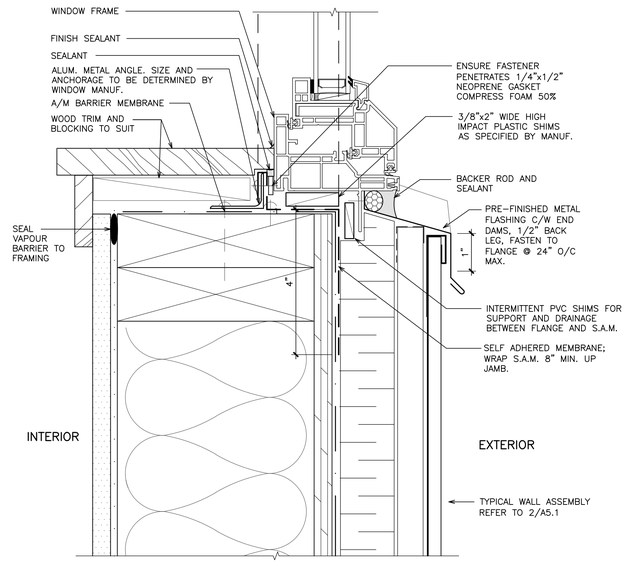


6 A5.3 WINDOW HEAD
6" = 1'-0"

NOTE:
PROVIDE SEALANT BEAD AT INSIDE CORNERS OF FRAMING, TYPICAL.



5 A5.3 WINDOW JAMB
6" = 1'-0"



4 A5.3 WINDOW SILL
6" = 1'-0"

Drawing Notes

All drawings, plans, models, designs, specifications and other documents prepared by Lane Design and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of Lane Design whether the Work is executed or not, and Lane Design reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

The general contractor is responsible for confirming and correlating dimensions at the job site. The designer will not be responsible for construction means, methods, techniques, sequences or procedures, or safety precautions and programs in connection with the project.

No.	Revision	Date	By
3	Issued for Variance Application	2023/09/05	LL
2	Re-issued for Delegated Development Permit	2023/06/29	LL
1	Delegated Development Permit	2022/10/3	LL

Project Name

READ RESIDENCE - GARDEN SUITE

965 COWICHAN STREET, VICTORIA BC

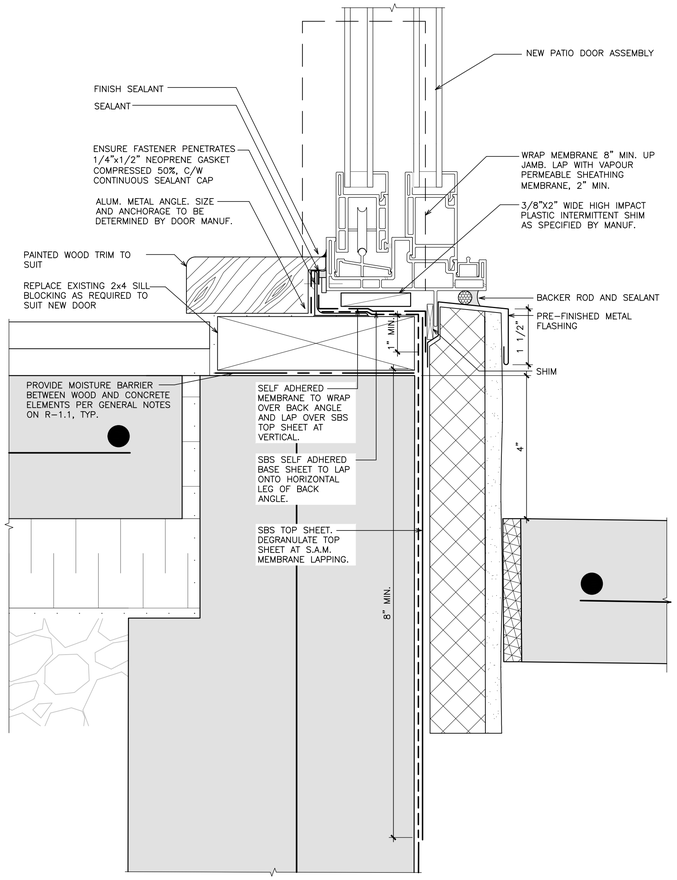
Sheet Title

WINDOW DETAILS

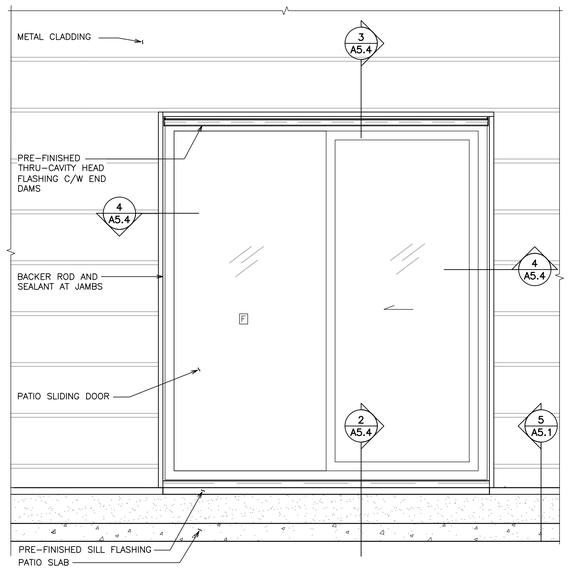
Drawn By	LL	Scale	AS SHOWN
Designed By	LL	Date	AUGUST 5 , 2023
Project Number		100	

Sheet Number: **A5.3**

Revision: .

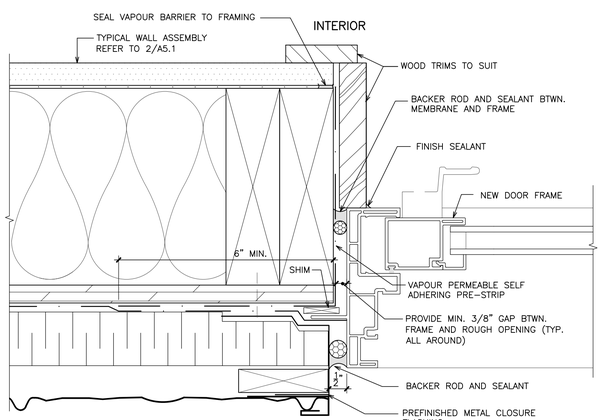


2 A5.4 **SLIDING DOOR SILL**
6" = 1'-0"

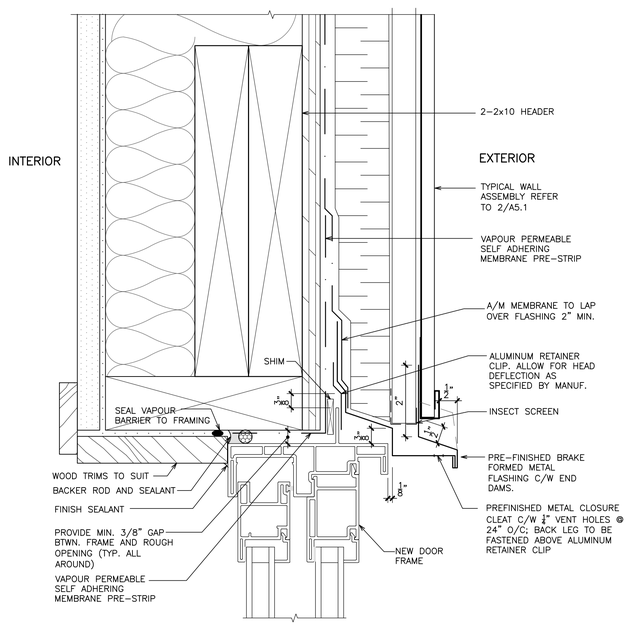


1 A5.4 **SCHEMATIC SLIDING DOOR ELEVATION**
N.T.S.

NOTE:
PROVIDE SEALANT BEAD AT INSIDE CORNERS OF FRAMING, TYPICAL.



4 A5.4 **SLIDING DOOR JAMB**
6" = 1'-0"



3 A5.4 **SLIDING DOOR HEAD**
6" = 1'-0"

Drawing Notes

All drawings, plans, models, designs, specifications and other documents prepared by Lane Design and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of Lane Design whether the Work is executed or not, and Lane Design reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

The general contractor is responsible for confirming and correlating dimensions at the job site. The designer will not be responsible for construction means, methods, techniques, sequences or procedures, or safety precautions and programs in connection with the project.

No.	Revision	Date	By
3	Issued for Variance Application	2023/09/05	LL
2	Re-issued for Delegated Development Permit	2023/06/29	LL
1	Delegated Development Permit	2022/10/3	LL

Project Name

READ RESIDENCE - GARDEN SUITE

965 COWICHAN STREET, VICTORIA BC

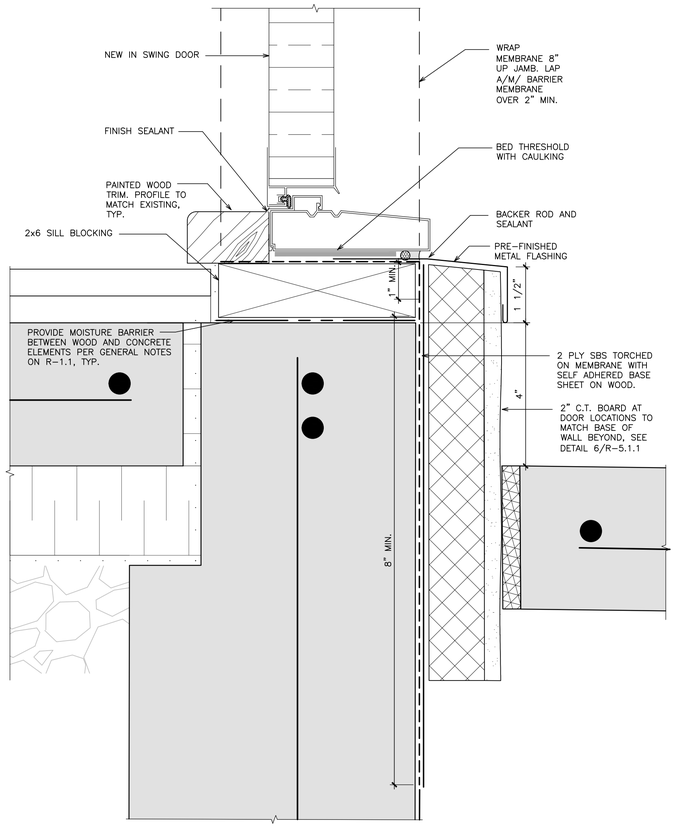
Sheet Title

SLIDING DOOR DETAILS

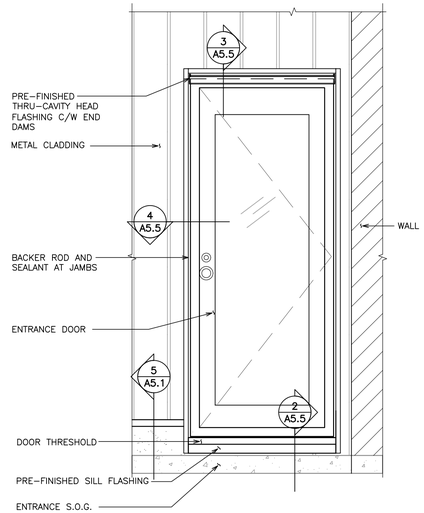
Drawn By	LL	Scale	AS SHOWN
Designed By	LL	Date	AUGUST 5 , 2023
Project Number	100		

Sheet Number **A5.4**

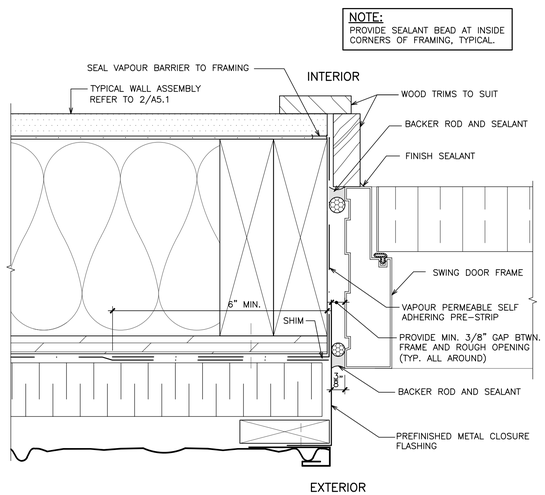
Revision **.**



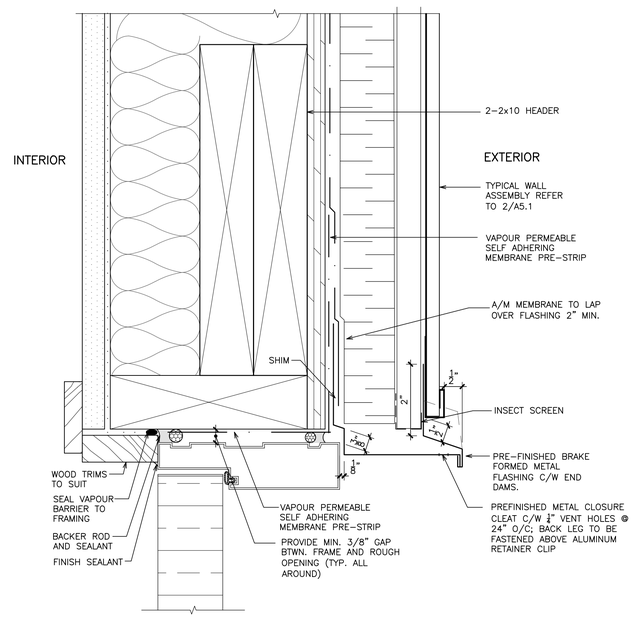
2 A5.5 **SWING DOOR SILL**
6" = 1'-0"



1 A5.5 **SCHEMATIC SWING DOOR ELEVATION**
N.T.S.



4 A5.5 **SWING DOOR JAMB**
6" = 1'-0"



3 A5.5 **SWING DOOR HEAD**
6" = 1'-0"

Drawing Notes

All drawings, plans, models, designs, specifications and other documents prepared by Lane Design and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of Lane Design whether the Work is executed or not, and Lane Design reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

The general contractor is responsible for confirming and correlating dimensions at the job site. The designer will not be responsible for construction means, methods, techniques, sequences or procedures, or safety precautions and programs in connection with the project.

No.	Revision	Date	By
3	Issued for Variance Application	2023/09/05	LL
2	Re-issued for Delegated Development Permit	2023/06/29	LL
1	Delegated Development Permit	2022/10/3	LL

Project Name

READ RESIDENCE - GARDEN SUITE

965 COWICHAN STREET, VICTORIA BC

Sheet Title

SWING DOOR DETAILS

Drawn By	LL	Scale	AS SHOWN
Designed By	LL	Date	AUGUST 5 , 2023
Project Number	100		

Sheet Number **A5.5**

Revision **.**

CONCRETE CONSTRUCTION TOLERANCES cont.

2. FOOTINGS:

   A. VARIATION IN DIMENSIONS IN PLAN:

      MINUS ---------------------------------- 3/8"
      PLUS ----------------------------------- 2"

   B. MISPLACEMENT OR ECCENTRICITY:

      TWO (2) PERCENT OF THE FOOTING WIDTH IN THE DIRECTION OF MISPLACEMENT BUT NOT MORE THAN ---------------- 2"

   C. REDUCTION IN THICKNESS:

      MINUS --------------------- 5% OF SPECIFIED THICKNESS

3. THE ABOVE REQUIREMENTS DO NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY OF MEETING MORE RIGID REQUIREMENTS SPECIFIED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS OR AS REQUIRED BY EQUIPMENT SHOP DRAWINGS OR SPECIFICATIONS SUCH AS THOSE FOR ELEVATORS ETC.

CONCRETE REINFORCEMENT

1. REINFORCEMENT SHALL CONFORM TO THE FOLLOWING STANDARDS:

   A. CSA G30.18R – GRADE 400 MPa – 10M AND LARGER (U.N.O.)
   B. CSA G30.5 – GRADE 400 MPa – WELDED WIRE REINFORCEMENT
   C. CSA G30.18W – GRADE 400 MPa – ALL REINFORCING THAT WILL BE WELDED

   (NOTE: G30.18W MAY BE SUBSTITUTED FOR G30.18R)

2. UNLESS OTHERWISE NOTED CONCRETE COVER TO REINFORCEMENT SHALL BE:

ELEMENT	COVER
COLUMNS (TO TIES OR STIRRUPS)	1 5/8"
WALLS	1"
CONCRETE CAST AGAINST EARTH OR GROUND	3"

3. DESIGNATION OF REINFORCING BARS:

   A. BARS SHOWN THUS — — — IN BOTTOM OF BEAMS AND SLABS OR IN FAR FACE OF WALL.

      BARS SHOWN THUS ———— IN TOP OF BEAMS AND SLABS OR IN NEAR FACE OF WALL.

   B. STRAIGHT BARS: E.G. 6–10M13.9 MEANS 6–10M BARS 13'–9" LONG. E.G. 15M12.6 + 15M10.6 ALT. @ 12" MEANS 1–15M12.6 BAR THEN 1–15M10.6 BAR SPACED 12" AWAY

      BENT BARS: E.G. 13–A20M13.4 MEANS 13–20M BARS 13'–4" H.1.E. 180°. E.G. 3–C25M09.10 MEANS 3–25M BARS 9'–10" LONG H.1.E. 90°. (NOTE: BENT BAR LENGTHS INCLUDE HOOK DIMENSION).

4. DO NOT SUBSTITUTE DEFORMED WIRE FOR REINFORCING BARS WITHOUT PRIOR APPROVAL OF RJC.

5. SUPPORT REINFORCING WITH CHAIRS, ACCESSORIES, OR REINFORCING BARS AS REQUIRED. BARS USED AS SUPPORT BARS SHALL BE CONSIDERED AS ACCESSORIES.

6. PROVIDE SUFFICIENT SUPPORTS TO MAINTAIN CONCRETE COVER AS SPECIFIED. ALL SUPPORTS AND BARS MUST BE TIED TOGETHER TO MAINTAIN REINFORCING STEEL SECURELY IN PLACE DURING CONCRETE PLACEMENT.

WALLS

1. UNLESS OTHERWISE NOTED, WALLS SHALL BE REINFORCED AS FOLLOWS:

   6" 10M @ 18" VERT. ---------- 10M @ 13" HORIZ.
   6" #4 @ 18" VERT ---------- #4 @ 16" HORIZ
   8" 10M @ 13" VERT. ---------- 10M @ 10" HORIZ. OR 15M @ 20"
   8" #4 @ 16" VERT ---------- #4 @ 18" HORIZ
   10" 10M @ 20" VERT. E.F. STAG. --- 10M @ 16" HORIZ. E.F. STAG.
   10" #4 @ 20" VERT E.F. STAG ---- #4 @ 20" HORIZ E.F. STAG.

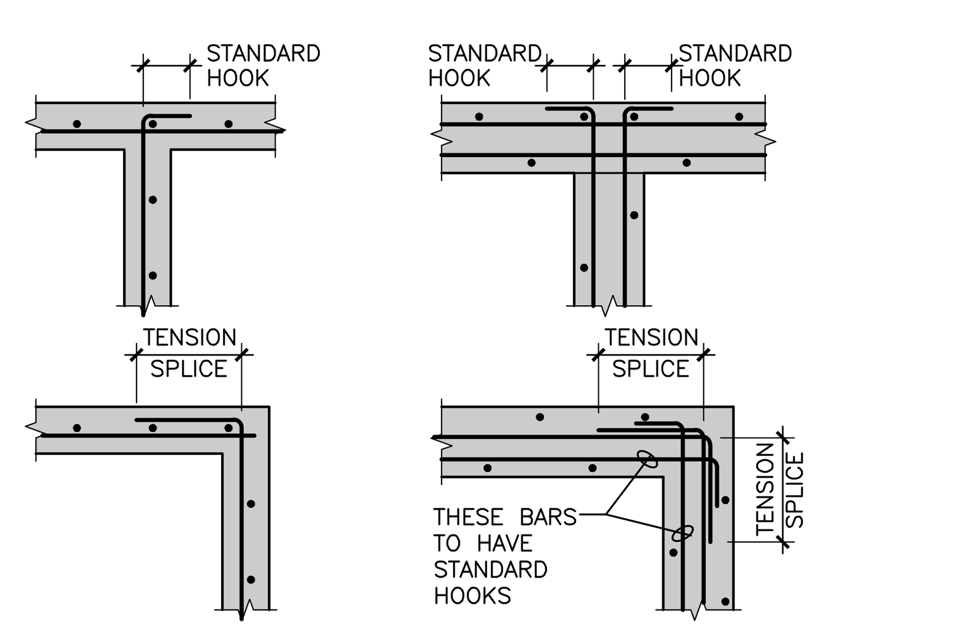
   FOR OTHER THICKNESSES, REINFORCEMENT TO BE PROPORTIONAL TO ABOVE.

   15M @ 20" MAY BE SUBSTITUTED FOR 10M @ 13" ONLY WITH THE APPROVAL OF RJC. FOR WALLS WITH A SINGLE LAYER OF STEEL, THE WALL REINFORCING SHALL BE PLACED IN THE CENTRE OF THE WALL U.N.O.

2. ALL WALL REINFORCING SHALL BE CONTINUOUS, WITH HOOKS OR CORNER BARS USED AT ALL WALL JUNCTIONS. EXTEND HOOKS TO FAR FACE OF WALL. CORNER BARS TO BE LOCATED ON OUTSIDE FACE OR CENTRE OF WALL.

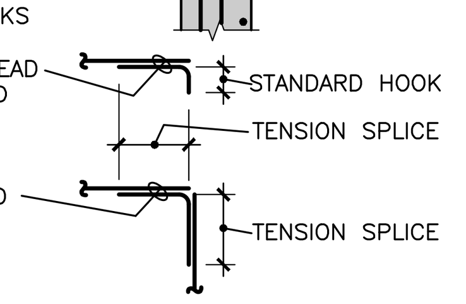
3. HORIZONTAL AND VERTICAL SPLICES SHALL BE CASE 1 TENSION SPLICES. U.N.O. HORIZONTAL BARS NEED NOT BE CONSIDERED TOP BARS.

4. DETAILS OF HORIZONTAL REINFORCEMENT AT CORNERS (SEE ALSO ZONE REINFORCING DETAILS):



NOTE: SPLICED C BARS CAN BE USED INSTEAD OF HORIZONTAL BARS WITH STANDARD HOOK.

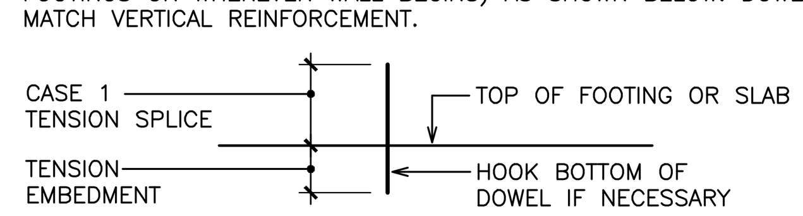
CORNER BARS CAN BE USED INSTEAD OF HORIZONTAL BARS WITH TENSION SPLICE LENGTH HOOK.



5. ENDS OF ALL WALLS SHALL HAVE 2 VERTICAL BARS LAPPED 25" UNLESS OTHERWISE NOTED ON DRAWINGS.

6. ADD 2 BARS PARALLEL TO ALL EDGES AND EXTENDING 25" BEYOND CORNERS AT OPENINGS IN WALLS.

7. UNLESS NOTED OTHERWISE, PROVIDE DOWELS AT BOTTOM OF WALLS (I.E. AT FOOTINGS OR WHEREVER WALL BEGINS) AS SHOWN BELOW. DOWELS TO MATCH VERTICAL REINFORCEMENT.



CONCRETE COLD WEATHER REQUIREMENTS

(SEE ALSO CAN/CSA–A23.1 CLAUSE 7.4.2.5, EXCEPT THE FOLLOWING MINIMUM REQUIREMENTS MUST ALSO BE MET)

1. FORECASTED AIR TEMPERATURE AT OR BELOW 5°C

   A. THE AGGREGATE OR MIXING WATER SHALL BE HEATED TO MAINTAIN A MINIMUM CONCRETE TEMPERATURE OF 10°C.
   B. CONCRETE SHALL NOT BE PLACED ON OR AGAINST ANY SURFACE WHICH IS AT A TEMPERATURE LESS THAN 5°C.
   C. CONTRACTOR SHALL BE PREPARED TO COVER SLAB IF UNEXPECTED DROP IN AIR TEMPERATURE SHOULD OCCUR.
   D. CONCRETE TEMPERATURE SHALL BE MAINTAINED ABOVE 10°C FOR AT LEAST 7 DAYS OR UNTIL THE CONCRETE REACHES 70% OF SPECIFIED STRENGTH.

2. FORECASTED AIR TEMPERATURE BELOW 2°C BUT NOT BELOW –4°C

   A. FORMS AND STEEL SHALL BE FREE FROM ICE AND SNOW.
   B. THE AGGREGATE OR MIXING WATER SHALL BE HEATED TO GIVE A MINIMUM CONCRETE TEMPERATURE OF 10°C AT POINT OF POUR.
   C. CONCRETE SHALL NOT BE PLACED ON OR AGAINST ANY SURFACE WHICH IS AT A TEMPERATURE OF LESS THAN 5°C.
   D. SLABS SHALL BE COVERED WITH CANVAS OR SIMILAR, KEPT A FEW INCHES CLEAR OF SURFACE.
   E. PROTECTION SHALL BE MAINTAINED FOR AT LEAST THE SPECIFIED CURING PERIOD.
   F. CONCRETE TEMPERATURE SHALL BE MAINTAINED ABOVE 10°C FOR AT LEAST THE SPECIFIED CURING PERIOD.

3. FORECASTED AIR TEMPERATURE BELOW –4°C

   A, B, C, D, AS UNDER POINT 2.

   E. TEMPERATURE OF THE CONCRETE AT ALL SURFACES SHALL BE KEPT AT A MINIMUM OF 20°C FOR 3 DAYS, OR 10°C FOR 7 DAYS. CONCRETE SHALL BE KEPT ABOVE FREEZING TEMPERATURES UNTIL IT REACHES 70% OF ITS SPECIFIED STRENGTH.
   F. ENCLOSURE MUST BE CONSTRUCTED SO THAT AIR CAN CIRCULATE OUTSIDE THE OUTER EDGES AND MEMBERS.
   G. REINFORCING TO BE COVERED AND WARMED TO MAINTAIN ITS TEMPERATURE AT 0°C OR HIGHER AT THE TIME OF CONCRETE PLACEMENT.

CONCRETE FORMWORK STRIPPING

1. THE DESIGN AND FIELD REVIEW OF FORMWORK, SHORING AND RESHORING IS THE RESPONSIBILITY OF THE CONTRACTOR. RESHORING DRAWINGS SHALL BE SUBMITTED TO RJC FOR THE EFFECT ON THE BASE BUILDING STRUCTURE ONLY.

2. NO COLUMN OR WALL FORMS SHALL BE REMOVED BEFORE CONCRETE HAS REACHED 10 MPa FOR ARCHITECTURAL CONCRETE OR 8 MPa FOR OTHER COLUMNS OR WALLS.

3. STRENGTH OF CONCRETE FOR STRIPPING TO BE DETERMINED BY USING CYLINDERS STORED ON SITE IN A PROTECTED ENCLOSURE THAT MAINTAINS A SIMILAR TEMPERATURE AND HUMIDITY AS THE STRUCTURAL ELEMENTS REPRESENTED. ALTERNATE METHODS, IF ACCEPTABLE TO RJC, MAY BE USED.

CONDUITS, PIPES AND SLEEVES EMBEDDED IN CONCRETE

EXCEPT WHEN APPROVED BY RJC, PIPES, CONDUITS, AND SLEEVES EMBEDDED IN CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH CSA A23.1 CLAUSE 6.7.5 AND THE FOLLOWING GUIDELINES:

1. GENERAL

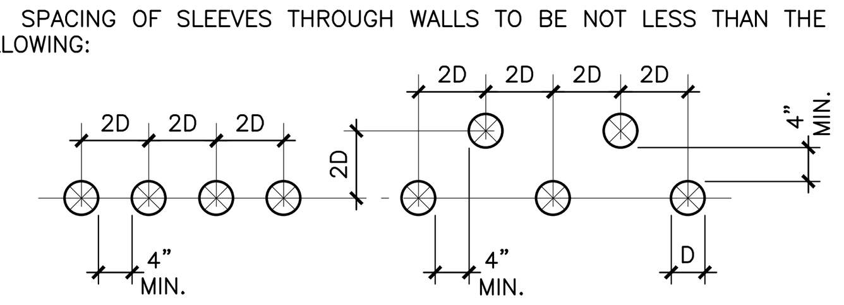
   A. NOT WITHSTANDING THE SATISFYING OF THESE GUIDELINES, THE CONDUIT, SLEEVES, PIPES, ETC. SHALL NOT IMPAIR THE STRUCTURAL STRENGTH AND SHALL BE MOVED IF SO DIRECTED BY RJC.
   B. CENTRELINE SPACING TO BE NOT LESS THAN 3 DIAMETERS, UNLESS NOTED OTHERWISE
   C. CENTRELINE SPACING BETWEEN PARALLEL CONDUIT AND REINFORCING BARS TO BE 3 BAR DIAMETERS, UNLESS NOTED OTHERWISE.
   D. ADD REINFORCING AT POINTS OF CONGESTION AS DIRECTED BY THE STRUCTURAL ENGINEER.
   E. CONDUITS AND PIPES ARE NOT ALLOWED IN THE CONCRETE TOPPING ON TOP OF STEEL DECK UNLESS APPROVED BY THE STRUCTURAL ENGINEER. FOR TOPPINGS ON STEEL DECK, THE CONCRETE THICKNESS IS MEASURED FROM THE TOP OF THE DECK FLUTE.

2. FOR COLUMNS – BOXES, CONDUIT, SLEEVES OR EMBEDDED PIPES ARE NOT ALLOWED WITHOUT THE WRITTEN APPROVAL OF RJC.

3. FOR NON–SHEAR WALLS – CONDUIT, SLEEVES OR EMBEDDED PIPES:

   – MAXIMUM DIAMETER = 1/4 WALL THICKNESS
   – NO HORIZONTAL RUNS PERMITTED
   – VERTICAL RUNS TO HAVE MINIMUM 2" CONCRETE COVER AND SHALL HAVE A MINIMUM CLEAR SPACING OF 4 DIAMETERS.

4. SPACING OF SLEEVES THROUGH WALLS TO BE NOT LESS THAN THE FOLLOWING:



CONCRETE CONSTRUCTION TOLERANCES

(TOLERANCES AS PER CSA A23.1 CLAUSE 6.4.2, EXCEPT AS NOTED BELOW.)

CLOSER TOLERANCES SHALL BE MAINTAINED WHERE ARCHITECTURAL DETAILS OR OTHERS REQUIRE.

WHERE ANY DEVIATION OCCURS, AND IT IS ACCEPTABLE TO THE ENGINEER AND ARCHITECT, THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENT OF OTHER BUILDING ELEMENTS TO ACCOMMODATE SUCH DEVIATION. COSTS FOR REMEDIAL WORK FOR DEVIATIONS NOT ACCEPTED SHALL BE BOURNE BY THE CONTRACTOR.

1. VARIATION FROM THE PLUMB.

   A. IN THE LINES AND SURFACES OF COLUMNS, PIERS, WALLS AND IN ARRISES: 0.25% OF HEIGHT (1 IN 400), MAXIMUM 1 1/2" OVER THE ENTIRE HEIGHT OF THE STRUCTURE.

      ONLY ONE CURVATURE ALLOWED PER 10'–0".

      THE TOLERANCE GIVEN IS THE MAXIMUM VARIATION FROM A PLUMB LINE.

      ALL MEASUREMENTS SHALL BE TO THE SAME SIDE OF THE PLUMB LINE.

FOUNDATIONS

1. CONTRACTOR IS RESPONSIBLE FOR ENGAGING A GEOTECHNICAL ENGINEER.

2. FOOTINGS HAVE BEEN DESIGNED FOR THE FOLLOWING ASSUMED FACTORED BEARING RESISTANCE, GEOTECHNICAL ENGINEER TO CONFIRM.

LIMIT STATES DESIGN (LSD)			
	SOIL TYPE	STRIP FOOTINGS	PAD FOOTINGS
*	NATIVE STIFF BROWN SILTY CLAY	145 kPa (SLS) 218 kPa (ULS)	170 kPa (SLS) 255 kPa (ULS)
	GLACIAL TILL OR COMPACTED OVERBLAST	200 kPa (SLS) 300 kPa (ULS)	240 kPa (SLS) 360 kPa (ULS)
	INTACT BED ROCK	2000 kPa (SLS) 3000 kPa (ULS)	2400 kPa (SLS) 3600 kPa (ULS)

* INDICATES ASSUMED VALUE

2. BEARING SURFACES MUST BE APPROVED BY THE SOILS ENGINEER IMMEDIATELY BEFORE FOOTING CONCRETE IS PLACED. RJC IS NOT RESPONSIBLE FOR CONFIRMING BEARING CAPACITIES OF SOILS.

3. REFER TO SOILS REPORT FOR OTHER SPECIFIC DESIGN REQUIREMENTS FOR FOOTINGS, SOIL SLOPES, FROST PROTECTION, MINIMUM COVER, ETC.

4. UNLESS OTHERWISE SHOWN, CENTER FOOTINGS UNDER COLUMNS AND WALLS.

5. DOWELS SHALL BE PLACED BEFORE CONCRETE IS PLACED. TEMPLATES SHALL BE USED TO ENSURE CORRECT PLACEMENT OF DOWELS.

6. FOR GROUND ELEVATIONS AND DRAINAGE SLOPES, SEE ARCHITECT'S DRAWINGS.

7. VARY FOOTING ELEVATIONS WHERE REQUIRED IN ACCORDANCE WITH DETAIL FOR "TYPICAL STEPPED FOOTING", SHOWN ON STRUCTURAL DRAWINGS.

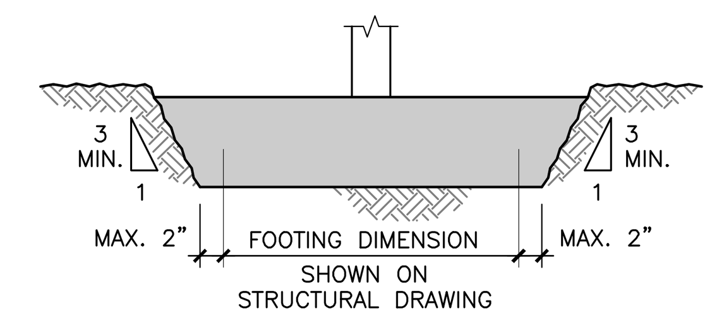
8. FOOTINGS MAY HAVE TO BE LOWERED TO ACCOMMODATE MECHANICAL OR ELECTRICAL SERVICES. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ELEVATIONS OF SAME. FOOTINGS ARE NOT TO BE UNDERMINED BY EXCAVATIONS FOR SERVICES, PITS, ETC.

9. BEARING SURFACES MUST BE PROTECTED FROM FREEZING BEFORE AND AFTER FOOTINGS ARE POURED.

10. SUB–BASE DESIGN OF SOIL UNDER THE SLAB ON GRADE SHALL BE IN ACCORDANCE WITH THE SOIL REPORT.

11. CONCRETE PLACED UNDER WATER SHALL CONFORM TO CAN/CSA–A23.1.

12. FOOTINGS CAST DIRECTLY INTO EXCAVATIONS (WITHOUT SIDE FORMS) SHALL NOT BE LARGER THAN SHOWN BELOW:



SLAB ON GRADE CONTROL JOINTS

1. UNLESS MORE RIGOROUS REQUIREMENTS ARE INDICATED ELSEWHERE ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, SPACE CONTROL JOINTS AT 15'–0" O/C MAXIMUM.

2. SAWCUT JOINTS 1 1/4" DEEP AS SOON AS PRACTICAL, BUT NO LATER THAN 12 HOURS AFTER PLACEMENT OF SLAB. USE EQUIPMENT THAT DOES NOT "RAVEL" THE EDGES OF THE CUT.

3. UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, RUN ANY SLAB ON GRADE REINFORCEMENT THROUGH THE JOINTS.

4. UNLESS NOTED OTHERWISE, FORM A DIAMOND SHAPE AROUND COLUMNS, 6" CLEAR, AND DO NOT RUN REINFORCEMENT THROUGH. PLACE INFILL AROUND COLUMN 28 DAYS AFTER SLAB ON GRADE PLACED.

CONCRETE

1. CONCRETE IS SPECIFIED AS PER THE "PERFORMANCE" ALTERNATE AS OUTLINED IN CSA A23.1. CONCRETE IS TO BE CAST–IN–PLACE. THE USE OF SHOTCRETE FOR ANY ELEMENTS REQUIRES APPROVAL BY THE ENGINEER. ANY COSTS ASSOCIATED WITH CHANGES TO BE MADE TO THE CONTRACT DOCUMENTS TO ACCOMMODATE SHOTCRETE AS WELL AS ANY ADDITIONAL TESTING IS TO BE PAID FOR BY THE CONTRACTOR.

2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR WORKING WITH THE CONCRETE SUPPLIER TO ENSURE THAT THE PLASTIC AND HARDENED MIX PROPERTIES MEET SITE REQUIREMENTS FOR PLACING, FINISHING, AND THE OWNERS' SPECIFIED PERFORMANCE REQUIREMENTS. THE GENERAL CONTRACTOR SHALL MEET THE DOCUMENTATION AND QUALITY CONTROL REQUIREMENTS OUTLINED UNDER THE "PERFORMANCE" ALTERNATE OF TABLE 5 OF CSA A23.1.

3. THE SUPPLIER SHALL MEET ALL CERTIFICATION AND DOCUMENTATION REQUIREMENTS AS OUTLINED UNDER THE "PERFORMANCE" ALTERNATE OF TABLE 5 OF A23.1.

4. PORTLAND CEMENT SHALL BE TYPE GU UNLESS NOTED OTHERWISE.

5. CONCRETE SHALL HAVE A UNIT WEIGHT OF 145±5 PCF (23±1 kN/m^3) UNLESS NOTED OTHERWISE.

6. CONCRETE PROPERTIES:

GENERAL (AREAS NOT INCLUDING PARKING)			
ELEMENT	COMPRESSIVE STRENGTH (MPa) 28 DAYS U.N.O.	EXPOSURE CLASS	COMMENTS
FOOTINGS, COLUMNS, PIERS, WALLS	25 MPa	N/F–2	.
SLAB ON GRADE (INTERIOR)	20 MPa	N	.
SLAB ON GRADE (EXTERIOR)	32 MPa	C–2	.
NOTE: USE F–2 EXPOSURE FOR EXTERIOR CONCRETE ELEMENTS. USE N EXPOSURE FOR INTERIOR CONCRETE, OR ELEMENTS PROTECTED BY A MEMBRANE.			

7. SLUMP AND AGGREGATE SIZE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND SUPPLIER TO MEET PLACEMENT, AND FINISHING REQUIREMENTS WITHOUT SEGREGATION WHILE MEETING ALL OWNER SPECIFICATIONS.

8. MAXIMUM WATER/CEMENT RATIO AND AIR CONTENT TO MEET THE REQUIREMENTS FOR THE EXPOSURE CLASS AS OUTLINED IN TABLE 2, 4 AND 20 OF CSA A23.1.

9. AT THE REQUEST OF THE OWNER, THE SUPPLIER WILL FURNISH TEST DATA RESULTS FOR EACH PROPOSED MIX DESIGN DEMONSTRATING THAT THEY MEET THE STRENGTH, DURABILITY, AND SHRINKAGE REQUIREMENTS SPECIFIED.

10. CURING OF CONCRETE TO MEET THE REQUIREMENTS FOR THE EXPOSURE CLASS AS OUTLINED IN CLAUSE 7.4.1.7 AS WELL AS TABLES 2 AND 20 OF CSA A23.1.

11. ALL BOTTOM EDGES OF EXPOSED SLABS AND BEAMS, AS WELL AS EDGES OF WALLS AND COLUMNS, TO BE CHAMFERED 3/4" X 3/4". ALL TOP EDGES OF EXPOSED SLABS, BEAMS, UPSTANDS AND STAIRS TO BE TOOLED UNLESS NOTED OTHERWISE. SEE ALSO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR OTHER FINISH REQUIREMENTS.

12. NO CALCIUM CHLORIDE IS PERMITTED, IN ANY FORM, IN ANY CONCRETE MIX WITHOUT THE EXPRESS WRITTEN CONSENT OF READ JONES CHRISTOFFERSEN LTD.

13. CURING AND PROTECTION OF CONCRETE FOR HOT, COLD OR DRY WEATHER IS TO BE AS PER CLAUSES 7.4.1.8 AND 7.4.2 OF CSA A23.1 AS A MINIMUM. SEE ALSO "COLD WEATHER REQUIREMENTS" IN THE STRUCTURAL DRAWINGS.

DESIGN LOADS

1. SPECIFIED UNIFORM LOADS PSF (SEE ALSO PLANS)

	LIVE LOAD	SUPERIMPOSED DEAD LOAD (S.D.L.)
A. ROOF – BASED ON A GROUND SNOW LOAD OF	55	20
PLUS A RAIN LOAD OF	6.3	
AND AN IMPORTANCE FACTOR OF Is =	1.0 ULS, 0.9 SLS	
B. RESIDENTIAL FLOORS	40	20

CONTRACTORS CONSTRUCTION LOADS MUST NOT EXCEED THE ABOVE DESIGN LOADS. DESIGN LOADS MAY ONLY BE APPLIED AFTER CONCRETE REACHES ITS DESIGN STRENGTH.

SUPERIMPOSED DEAD LOADS (S.D.L.) ARE NON–STRUCTURE DEAD LOADS DUE TO ARCHITECTURAL TOPPINGS, FINISHES, PARTITIONS, ROOFING MATERIALS, PAVERS, SOIL, ETC.

STRUCTURAL DEAD LOADS (D.L.) ARE DUE TO THE WEIGHT OF THE STRUCTURE ITSELF. THEY VARY WITH THE STRUCTURAL SYSTEM AND INCLUDE CONCRETE TOPPINGS WHERE INDICATED.

2. UNLESS NOTED OTHERWISE, SPECIFIED CONCENTRATED LOADS ARE:

   A. ROOFS ------------------------------ 0.3 KIPS
   B. FLOORS ------------------------------ 2 KIPS

3. WIND UPLIFT LOADS ON WOOD ROOFS SHALL BE 20 PSF NET FACTORED UNLESS NOTED OTHERWISE.

4. SEISMIC AND WIND DESIGN:

   THE LATERAL SYSTEM FOR THIS PROJECT MEETS PART 4 REQUIREMENTS AND CONSISTS OF SHEAR WALLS AND IS DESIGNED FOR THE FOLLOWING EARTHQUAKE FACTORS:

	SITE CLASS	F(0.2)	F(0.5)
	A	0.69	0.57
	B	0.77	0.65
*	C	1.00	1.00
	D	0.90	1.10
	E	0.85	1.17

* INDICATES ASSUMED VALUE

Sa (0.2) = 1.20
Sa (0.5) = 1.13

Ie = 1.0
Rd = 3.0
Ro = 1.7

AND THE FOLLOWING WIND LOADS AND FACTORS:

q50 = 13.2 PSF, Iw = 1.0 ULS, 0.75 SLS.

FIELD REVIEW BY READ JONES CHRISTOFFERSEN (RJC)

1. READ JONES CHRISTOFFERSEN PROVIDES FIELD REVIEW ONLY FOR THE WORK SHOWN ON THESE STRUCTURAL DRAWINGS. THIS REVIEW IS NOT A "FULL TIME" REVIEW BUT IS CONDUCTED WITH SUCH FREQUENCY AS RJC DEEMS APPROPRIATE TO OBSERVE VARIOUS STAGES OF THE WORK AND TO ASCERTAIN THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS PREPARED BY READ JONES CHRISTOFFERSEN. FIELD REVIEW BY READ JONES CHRISTOFFERSEN IS NOT CARRIED OUT FOR THE CONTRACTOR'S BENEFIT, NOR DOES IT MAKE READ JONES CHRISTOFFERSEN GUARANTORS OF THE CONTRACTOR'S WORK. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO BUILD THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. RJC SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB–CONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

   RJC WILL REVIEW SHOP DRAWINGS PERTAINING TO WORK SHOWN ON RJC'S DRAWINGS. THE EXTENT OF THIS REVIEW IS AT THE SOLE DISCRETION OF RJC'S ENGINEER AND IS FOR THE SOLE PURPOSE OF ASCERTAINING GENERAL CONFORMANCE WITH THE STRUCTURAL DESIGN CONCEPT. THE REVIEW IS NOT AN APPROVAL OF THE DESIGN, DETAILS, AND DIMENSIONS INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR OR SUBCONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OR SUBCONTRACTOR OF HIS OR HER RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.

2. PROVIDE 24 HOURS ADVANCE NOTICE OF EACH REQUIRED FIELD REVIEW. FIELD REVIEWS SHALL BE SCHEDULED TO BE CARRIED OUT DURING NORMAL BUSINESS HOURS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH RJC.

3. THE WORK TO BE REVIEWED SHALL BE GENERALLY COMPLETE.

NON-STRUCTURAL ELEMENTS

1. "NON–STRUCTURAL" OR "SECONDARY STRUCTURAL" ELEMENTS ARE NOT PART OF THE STRUCTURAL DESIGN SHOWN ON THESE DRAWINGS. SUCH ELEMENTS ARE DESIGNED, DETAILED AND REVIEWED IN THE FIELD BY OTHERS. THEY APPEAR ON DRAWINGS OTHER THAN THESE DRAWINGS OF READ JONES CHRISTOFFERSEN LTD., WHERE STRUCTURAL ENGINEERING RESPONSIBILITY IS REQUIRED FOR THESE ELEMENTS, THIS SHALL BE PROVIDED BY SPECIALTY STRUCTURAL ENGINEERS, WHO SHALL ALSO PROVIDE ANY LETTERS REQUIRED BY BUILDING PERMIT AUTHORITIES.

2. EXAMPLES OF NON–STRUCTURAL ELEMENTS INCLUDE, BUT ARE NOT LIMITED TO:

   A. ARCHITECTURAL COMPONENTS SUCH AS GUARDRAILS, HANDRAILS, FLAG POSTS, CANOPIES, CEILINGS, MILLWORK, ETC.
   B. LANDSCAPE ELEMENTS SUCH AS BENCHES, LIGHT POSTS, PLANTERS, ETC.
   C. CLADDING, GLAZING, WINDOW MULLIONS.
   D. ARCHITECTURAL PRECAST, PRECAST CLADDING.
   E. SKYLIGHTS.
   F. MECHANICAL AND ELECTRICAL EQUIPMENT, COMPONENTS, AND THEIR ATTACHMENT DETAILS.
   G. WINDOW WASHING EQUIPMENT AND ITS ATTACHMENTS.
   H. ESCALATORS, ELEVATORS, AND CONVEYING SYSTEMS.
   I. GLASS BLOCK AND ITS ATTACHMENTS.
   J. BRICK OR BLOCK VENEERS AND THEIR ATTACHMENTS.
   K. NON–LOAD BEARING MASONRY.
   L. NON–STRUCTURAL CONCRETE TOPPINGS.

3. SHOP DRAWINGS FOR NON–STRUCTURAL ELEMENTS WHICH MAY AFFECT THE PRIMARY STRUCTURAL SYSTEM SHALL BE SUBMITTED TO READ JONES CHRISTOFFERSEN LTD. THESE DRAWINGS WILL BE REVIEWED ONLY FOR THE EFFECT OF THE ELEMENT ON THE PRIMARY STRUCTURAL SYSTEM.

STRUCTURAL MOVEMENTS

THIS STRUCTURE WILL UNDERGO NORMAL TYPES OF MOVEMENT AND DEFLECTION, AND THE FOLLOWING ARE ESTIMATES FOR THIS STRUCTURE. NON–STRUCTURAL COMPONENTS MUST BE DETAILED TO ACCOMMODATE THIS. DESIGN, DETAILING, AND FIELD REVIEW OF THESE NON–STRUCTURAL ELEMENTS IS BY OTHERS, AND NOT READ JONES CHRISTOFFERSEN LTD.

1. DIFFERENTIAL VERTICAL MOVEMENTS BETWEEN ADJACENT COLUMNS AND BETWEEN ADJACENT COLUMNS AND WALLS = APPROXIMATELY 3/4".

2. VERTICAL DEFLECTION OF COLUMNS AND WALLS DUE TO SHRINKAGE AND CREEP = APROXIMATELY 0.15" PER 12'–0" OF HEIGHT.

3. VERTICAL DEFLECTIONS AT INTERIOR OF FLOORS = APPROXIMATELY 1". DIFFERENTIAL DEFLECTIONS AT INTERIOR OF FLOORS = ± 5/8".

4. HORIZONTAL DRIFT DURING WIND AND EARTHQUAKE BETWEEN FLOORS:

   A. ± 1/2" DRIFT WITHOUT DAMAGE TO NON–STRUCTURAL COMPONENTS.
   B. ± 2" DRIFT WITHOUT COLLAPSE OF NON–STRUCTURAL COMPONENTS.

ALL STRUCTURES ARE ALSO SUBJECT TO CONSTRUCTION TOLERANCES. THIS SHOULD BE ALLOWED FOR IN DETAILING NON–STRUCTURAL COMPONENTS IN ADDITION TO THE ABOVE MOVEMENTS.

EXCAVATIONS

1. DESIGN AND FIELD REVIEW OF EXCAVATION, SHORING, AND BACKFILL IS NOT DONE BY READ JONES CHRISTOFFERSEN.

LIST OF STRUCTURAL DRAWINGS

DRAWINGS

1. THIS SET OF DRAWINGS SHOWS THE COMPLETED PROJECT. THE DRAWINGS DO NOT SHOW COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, FORMWORK, FALSE WORK, SHORING, ETC. REQUIRED TO COMPLETE THE WORK.

2. THE USE OF THESE DRAWINGS IS LIMITED TO THAT IDENTIFIED IN THE REVISIONS COLUMN. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" IN THE REVISIONS COLUMN, BY READ JONES CHRISTOFFERSEN LTD. THE DRAWINGS SHALL NOT BE USED FOR PRICING, COSTING, OR TENDER UNLESS SO INDICATED IN THE REVISION COLUMN. PRICING OR COSTING DRAWINGS ARE NOT COMPLETE AND ANY PRICES BASED ON PRICING OR COSTING DRAWINGS MUST INCLUDE ALLOWANCES FOR THIS.

3. THE INFORMATION ON THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECT OR WORKS. THE INFORMATION ON THESE DRAWINGS APPLIES SOLELY TO THIS PROJECT.

GENERAL

1. SECTION MARK SHOWN THUS (4/3) MEANS SECTION #4 ON DRAWING S–3.

2. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, NAILERS, INSERTS, ETC., TO BE ENCASED IN CONCRETE.

3. SEE ARCHITECTURAL DRAWINGS FOR FLOOR AND ROOF ELEVATIONS, RECESSES, DRAINAGE SLOPES, ETC.

4. THE GENERAL CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK DIMENSIONS BEFORE CONSTRUCTION. REPORT DISCREPANCIES BETWEEN STRUCTURAL AND OTHER DISCIPLINES DRAWINGS FOR CLARIFICATION.

5. CONCRETE WORK
   SHALL CONFORM TO CSA A23.1, CSA A23.2, CSA A23.3 AND REFERENCED DOCUMENTS.

6. STRUCTURAL STEEL WORK
   SHALL CONFORM TO CSA S16 AND REFERENCED DOCUMENTS.

7. FIRE RESISTANCE RATINGS
   SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR PRECISE LOCATION OF REQUIRED FIRE RESISTANCE RATINGS.

8. DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION OF RJC.

9. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE DRAWINGS FOR LOCATIONS, CONFIGURATIONS, EXTENT, AND SIZES OF ALL CURBS, UPSTANDS, DOWNTURNS; AND FOR OPENINGS THROUGH FLOORS AND WALLS FOR DUCTS, CONDUIT AND PIPING. PROVIDE FOR SAME.

10. DEFINITIONS:

    A. RJC: READ JONES CHRISTOFFERSEN OR ITS REPRESENTATIVE.

    B. SPECIALTY STRUCTURAL ENGINEER: A STRUCTURAL ENGINEER REGISTERED AND LICENSED TO PRACTICE BY THE PROFESSIONAL ENGINEERING ASSOCIATION HAVING JURISDICTION IN THE AREA WHERE THE STRUCTURE IS TO BE BUILT AND WHO IS RESPONSIBLE FOR THE DESIGN AND FIELD REVIEW OF:

       – STRUCTURAL ELEMENTS DESIGNED BY THE CONTRACTOR OR SUBCONTRACTORS, SUCH AS OPEN WEB STEEL JOISTS, PRECAST DOUBLE TEES, PRECAST PLANKS, STRUCTURAL STEEL CONNECTIONS, LIGHT WOOD FRAME ROOF TRUSSES, ETC.

       – SECONDARY STRUCTURAL ELEMENTS AND NON–STRUCTURAL ELEMENTS. SEE ALSO "NON–STRUCTURAL ELEMENTS" GENERAL NOTES.

    C. CONTINUOUS: FULL TENSION SPLICE AND TENSION DEVELOPMENT LENGTH.

    D. EMBEDMENT: UNLESS NOTED OTHERWISE COMPRESSION EMBEDMENT MEANS A COMPRESSION DEVELOPMENT LENGTH AND TENSION EMBEDMENT MEANS A TENSION DEVELOPMENT LENGTH AS PER CAN/CSA–A23.3 AND AS SHOWN ON THESE GENERAL NOTES DRAWINGS.

    E. GENERAL CONTRACTOR: FOR THE PURPOSES OF THESE DRAWINGS, THE USE OF THE TERM "CONTRACTOR" OR "GENERAL CONTRACTOR" SHALL REFER TO THE PRIME PERSON OR COMPANY RESPONSIBLE FOR CONSTRUCTION OF THE PROJECT AND THE COORDINATION OF TRADES AND SUBCONTRACTORS. THIS MAY BE THE GENERAL CONTRACTOR, OR A CONSTRUCTION MANAGER.

DESIGN CODE

1. THE COMPLETED BASE BUILDING STRUCTURE SHOWN ON THE STRUCTURAL DRAWINGS HAS BEEN DESIGNED IN SUBSTANTIAL ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE 2018 WHICH IS BASED ON THE NATIONAL BUILDING CODE OF CANADA 2015.

SHOP DRAWINGS

1. AS PART OF OUR CONSTRUCTION PHASE SERVICES, RJC WILL REVIEW SHOP DRAWINGS PERTAINING TO WORK SHOWN ON RJC'S DRAWINGS BY MEANS OF APPROPRIATE RATIONAL SAMPLING PROCEDURES AND COMMENT ON THE ACCURACY WITH WHICH THE CONTRACTOR PREPARED THE DRAWINGS.

2. REVIEW OF SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT AND IS NOT AN APPROVAL OF THE DETAILED DESIGN INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS AND FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DRAWINGS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INFORMATION PERTAINING TO THE FABRICATION PROCESS, TECHNIQUES FOR CONSTRUCTION AND INSTALLATION, AND FOR CO–ORDINATION OF THE WORK OF ALL SUB–TRADES.

3. SHOP DRAWINGS SHALL BE COMPLETE AND INCLUDE ANY REQUIRED SEALS FROM A PROFESSIONAL ENGINEER REGISTERED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED PRIOR TO SUBMISSION.

4. ALL SHOP DRAWINGS COMPRISING A REVISED SUBMISSION SHALL INDICATE THE REVISED CONTENT BY MEANS OF CLOUDING OR OTHER SUITABLE MARKINGS.

rjc Engineers
Read Jones Christoffersen Ltd.
1515 Douglas Street, Suite 330
Victoria, BC V8W 2G4 Canada
tel 250-386-7794
rjc.ca

No.	Revision	Date	By
3	Issued For Variance Application	2023/09/05	LL
2	Re-issued for Delegated Development Permit	2023/06/29	LL
1	Delegated Development Permit	2022/10/3	LL

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.

3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

EGBC Permit to Practice No. 1002503

Project Name

READ RESIDENCE - GARDEN SUITE

965 COWICHAN STREET, VICTORIA BC

Sheet Title

GENERAL NOTES AND TYPICAL DETAILS

Drawn By **LL** Scale **AS SHOWN**
Designed By **DW** Date **AUGUST 5, 2023**
RJC Project Number **VIC.132898.0001**

Sheet Number **S1.1** Revision **.**

LLane H:_Personal\Garden Suite\S1.1-S2.1 General Notes-Plans.dwg 22-10-01 11:54:45

WOOD FRAMING cont.

SHEATHING

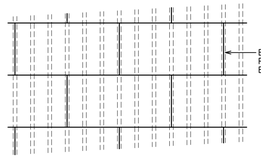
1. A. ROOF SHEATHING (U.N.O. ON PLAN) — SLOPED ROOF (SLOPE > 15%): 1/2" PLYWOOD OR 7/16" O.S.B WITH H-CLIPS AT UNSUPPORTED JOINTS. FLAT ROOF (SLOPE ≤ 15%): 5/8" TONGUE AND GROOVE PLYWOOD.

   B. FLOOR SHEATHING (U.N.O. ON PLAN) — 5/8" TONGUE AND GROOVE PLYWOOD IF NO CONCRETE TOPPING IS USED. (ANY JOINT WITHOUT A TONGUE AND GROOVE CONNECTION SHALL BE BLOCKED WITH A 2 X 4). 5/8" BUTT JOINT PLYWOOD IF 1 1/2" CONCRETE TOPPING IS USED.

   C. EXTERIOR WALL SHEATHING (U.N.O. ON PLAN) — 3/8" PLYWOOD ON EXTERIOR SIDE. 1/2" PLYWOOD OR 7/16" O.S.B SHEATHING IF WALLS CLAD WITH VERTICAL STRAPPING OR BRICK VENEER. SEE ALSO ARCHITECTURAL FOR ADDITIONAL SHEATHING REQUIREMENTS.

   D. SHEAR WALL SHEATHING — SEE SHEAR WALL SCHEDULE FOR SHEATHING REQUIREMENTS AT SHEAR WALL LOCATIONS.

2. LAY FLOOR AND ROOF SHEATHING WITH THE SURFACE GRAIN AT RIGHT ANGLES TO THE JOISTS. STAGGER THE JOINTS PARALLEL TO THE JOISTS.



3. DRYWALL OR SHEATHING ON LOAD BEARING WALLS OR SHEAR WALLS SHALL BE FASTENED DIRECTLY TO THE STUDS, WITHOUT THE USE OF RESILIENT METAL CHANNELS.

SHRINKAGE

1. FRAMING DETAILS SHALL ENSURE UNIFORM VERTICAL SHRINKAGE. ADJACENT PORTIONS OF STRUCTURE SHALL BE SUPPORTED ON ROUGHLY EQUIVALENT AMOUNTS OF HORIZONTAL TIMBER (JOISTS AND SILL PLATES). DO NOT MIX KILN-DRIED AND NON-KILN DRIED JOISTS IN ANY GIVEN FLOOR.

2. FRAMING DETAILS AROUND NON-SHRINKING STRUCTURAL ELEMENTS (CONCRETE, STEEL, PARALLAMS, GLULAMS, MICROLLAMS, PLYWOOD ETC.) SHALL TAKE INTO ACCOUNT THE SHRINKAGE OF THE TIMBER. EXAMPLES:

WALL ANCHORAGE

1. ANCHOR SILL PLATES TO CONCRETE FOUNDATIONS AS FOLLOWS:

LOCATION	SIZE	ANCHOR	SPACING
NON-LOADBEARING	1/8"ø	POWER DRIVEN FASTENER	16" O/C
EXTERIOR BEARING	1/2"ø	J-BOLT	4'-0" O/C
WALL PANEL	1/2"ø	J-BOLT OR ANCHOR BOLT	@ 5'-6" O/C
	5/8"ø		@ 8-0" O/C
SHEAR WALL	SEE SCHEDULE	J-BOLT OR ANCHOR BOLT	@ 8-0"

2. ANCHOR BOLTS SHALL HAVE A MINIMUM 5" EMBEDMENT AND A MINIMUM 3" PROJECTION ABOVE THE CONCRETE.

3. THE ANCHOR BOLTS MAY BE CAST IN PLACE OR GROUTED INTO PREDRILLED HOLES WITH THE HILTI-HIT SYSTEM. HILTI-KWIK BOLTS WITH A 3" EMBEDMENT MAY BE USED WITH A 4" OR GREATER EDGE DISTANCE.

4. POWER DRIVEN FASTENERS TO HAVE MINIMUM 3/4" PENETRATION INTO CONCRETE.

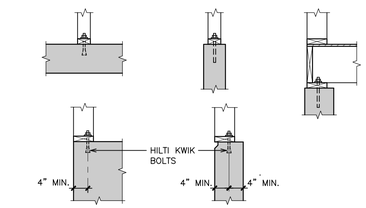
5. ANCHOR BOLTS TO BE LOCATED WITHIN 1'-8" FROM ENDS OF WALLS.

6. MINIMUM 2 ANCHORS PER WALL OR WALL PANEL.

7. FULL WIDTH OF WALLS SHALL BEAR ON CONCRETE UNLESS NOTED OTHERWISE.

8. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL ANCHORING REQUIREMENTS OF SHEAR WALLS.

NON-SHEAR WALL ANCHORAGE EXAMPLES:



WOOD FRAMING cont.

WALLS

1. LOAD BEARING WALLS: ——— DENOTED ON PLAN THUS.

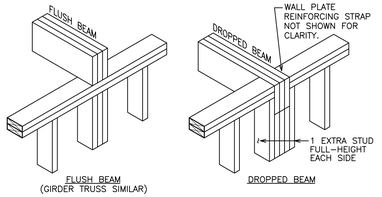
   ALL EXTERIOR WALLS ARE LOAD BEARING.

FLOOR	EXTERIOR / OUTSIDE PERIMETER WALLS	INTERIOR WALLS	STAGGERED STUD CORRIDOR WALLS	DOUBLE PARTY WALLS	2 X 6 WALLS
ALL FLOORS	2 x 6 @ 16 O/C	2 x 4 @ 16 O/C	2 x 4 @ 16 O/C	2 x 4 @ 16 O/C	2 x 6 @ 16 O/C

   SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS WHERE WIDER STUDS ARE USED (I.E. BATHROOM PLUMBING WALLS).

2. SEE TYPICAL DETAILS FOR LOAD BEARING WALL CONNECTIONS BETWEEN FLOORS U.N.O.

3. UNLESS NOTED OTHERWISE, PROVIDE A BUILT-UP STUD POST AT THE ENDS OF ALL BEAMS AND GIRDER TRUSSES FRAMING INTO A WALL. THE BUILT-UP STUD POST SHALL MATCH THE WIDTH OF THE BEAM, AND THE STUD SIZE SHALL MATCH THOSE IN THE WALL U.N.O. ON PLAN.

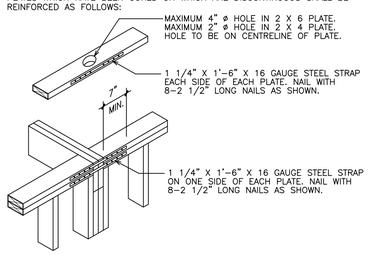


4. NAILING OF BUILT-UP STUD POSTS SHALL CONFORM TO THE FOLLOWING SCHEDULE. EACH STUD OF BUILD-UP POST SHALL BE NAILED.

STUD	NAILING
2 X 4	3" NAILS @ 9" O/C
2 X 6	2 - ROWS OF 3" NAILS @ 9" O/C
2 X 8	2 - ROWS OF 3" NAILS @ 9" O/C

5. ALL POSTS AND BUILT-UP STUD POSTS SHOWN ON ANY LEVEL SHALL BE CARRIED DOWN TO THE CONCRETE UNLESS NOTED OTHERWISE. PROVIDE SOLID BLOCKING BETWEEN JOISTS UNDER ALL POSTS AND BUILT-UP POSTS.

6. ALL LOAD BEARING WALLS SHALL HAVE 2 CONTINUOUS TOP PLATES AND 1 CONTINUOUS BOTTOM PLATE. BEAMS OR HEADERS OVER OPENINGS IN WALLS SHALL BE DROPPED TO ALLOW THE TOP PLATES TO BE CONTINUOUS. WHERE 1 1/2" CONCRETE TOPPING IS USED ON THE FLOORS, PROVIDE 2 CONTINUOUS BOTTOM PLATES. DOUBLE PLATES SHALL BE SPLICED WITH A MINIMUM 2'-0" STAGGER AND LAPPED AT CORNERS. TOP AND BOTTOM PLATES WHICH HAVE BEEN CORED OR WHICH ARE DISCONTINUOUS SHALL BE REINFORCED AS FOLLOWS:

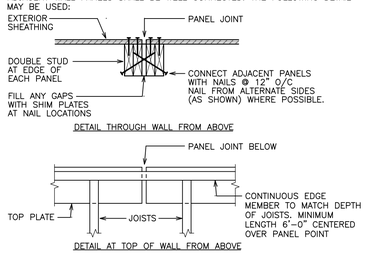


7. WHERE PERMANENT SHEATHING IS NOT APPLIED TO STUDS PROVIDE BLOCKING AT 3'-4" O/C FOR 2 X 4 WALLS AND 2'-0" O/C FOR 2 X 6 WALLS.

8. SILL PLATES SHALL BEAR ON A LEVEL SURFACE; PROVIDE A LEVELLING BED OF MORTAR IF REQUIRED. PROVIDE A SILL GASKET UNDER SILL PLATES BEARING ON CONCRETE. SEE NOTES ON "MOISTURE BARRIERS" FOR GASKET REQUIREMENTS.

9. WHERE THE SPACING OF JOISTS OR ROOF TRUSSES MATCHES THE SPACING OF THE STUDS IN THE SUPPORTING WALL (OR A MULTIPLE THEREOF), EACH JOIST OR TRUSS SHALL BEAR DIRECTLY OVER A STUD.

10. WHEN LIFT-WALL CONSTRUCTION IS USED FOR EXTERIOR WALLS, THE ADJACENT WALL PANELS SHALL BE WELL CONNECTED. THE FOLLOWING DETAIL MAY BE USED:



WOOD FRAMING cont.

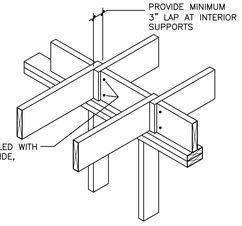
MOISTURE BARRIERS

1. PROVIDE A MOISTURE BARRIER BETWEEN WOOD ELEMENTS AND ALL CONCRETE OR MASONRY. THIS CAN BE A SHEET OF LIGHT-GAUGE (24 GAUGE MINIMUM) GALVANIZED METAL, ASPHALT IMPREGNATED BUILDING PAPER (15 POUNDS PER 100 SQUARE FEET), CLOSED-CELL FOAM GASKET MATERIAL, OR TYPE S ROLL ROOFING. SHEET POLYETHYLENE NOT PERMITTED. ALL JUNCTIONS AND TERMINATIONS TO BE LAPPED (2" MINIMUM) AND SEALED. BUTT JOINTS IN MOISTURE BARRIERS NOT PERMITTED.

JOISTS

1. REFER TO PLAN AND JOIST SCHEDULE FOR JOIST TYPE, SIZE, AND SPACING.

2. DIMENSIONAL LUMBER JOISTS SHALL HAVE CROSS-BRIDGING OR FULL-DEPTH BLOCKING AT 6'-0" O/C ALONG THE SPAN FOR ALL SPANS GREATER THAN 12'-0". CROSS BRIDGING SHALL CONSIST OF 2 X 2 TIMBER OR APPROVED STEEL BRIDGING. TJI JOISTS SHALL BE BLOCKED AS PER MANUFACTURERS REQUIREMENTS. JOISTS SHALL HAVE FULL-DEPTH BLOCKING OVER LOAD BEARING WALLS, DROPPED BEAMS OR HEADERS. SEE TYPICAL LOAD BEARING WALL AND SHEAR WALL CONNECTIONS BETWEEN FLOORS FOR ADDITIONAL BLOCKING REQUIREMENTS.



3. TRIM OPENINGS IN FLOORS AND ROOFS (I.E. STAIRS, FIREPLACES, SKYLIGHTS ETC) WITH DOUBLE JOISTS UNLESS NOTED OTHERWISE.

4. PROVIDE DOUBLE JOISTS UNDER PARALLEL FRAME WALLS UNLESS NOTED OTHERWISE.

5. STAIRS AND STRINGERS SHALL BE FRAMED IN ACCORDANCE WITH THE BUILDING CODE PART 9, UNLESS NOTED OTHERWISE.

6. JOISTS ARE TO BE FLUSH UNLESS NOTED OTHERWISE. USE JOIST HANGERS OR FRAMING ANCHORS TO CONNECT JOISTS.

7. UNLESS NOTED OTHERWISE JOIST HANGERS OR FRAMING ANCHORS SHALL BE CAPABLE OF DEVELOPING THE SHEAR STRENGTH OF THE SUPPORTED MEMBER. FOR DIMENSIONAL LUMBER JOISTS, THE FOLLOWING CAPACITIES ARE REQUIRED:

JOIST SIZE	REQUIRED SHEAR RESISTANCE (LBS)	
	WORKING LOAD	FACTORED LOAD
2 X 4	1200	1600
2 X 6	1600	2100
2 X 8	1850	2350
2 X 10	2150	2750
2 X 12	2350	3050

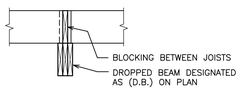
FOR I-JOISTS, HANGERS SHALL BE SPECIFIED ON ENGINEERED SHOP DRAWINGS PROVIDED BY THE JOIST SUPPLIER.

BEAMS

1. BUILT-UP BEAMS (I.E. 3-2 X 10) SHALL BE NAILED TOGETHER WITH 2 ROWS OF 3" NAILS, EACH ROW WITH NAILS AT 12" O/C. INDIVIDUAL MEMBERS MAY NOT BE SPLICED BETWEEN SUPPORTS. FOR ENGINEERED PRODUCTS, NAILING REQUIREMENTS OF LAMINATES SHALL BE SPECIFIED ON ENGINEERED SHOP DRAWINGS PROVIDED BY BEAM SUPPLIER.

2. FLUSH BEAMS

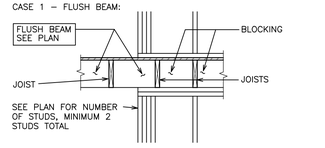
3. DROPPED BEAMS



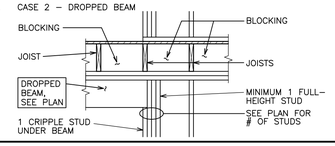
4. U.N.O. ALL EXTERIOR WALL BEAMS, INTERIOR WALL BEAMS, AND DOOR HEADER BEAMS ARE DROPPED. UNLESS NOTED OTHERWISE ALL OTHER INTERIOR BEAMS ARE FLUSH.

5. USE 2-2 X 10 BEAMS OVER ALL OPENINGS IN BEARING WALLS UNLESS NOTED OTHERWISE. BEAMS SHALL BE SUPPORTED AT EACH END AS SHOWN BELOW UNLESS NOTED OTHERWISE.

A. CASE 1 - FLUSH BEAM:



B. CASE 2 - DROPPED BEAM



WOOD FRAMING

GENERAL

1. ALL DESIGN, DETAILS, MATERIALS AND CONSTRUCTION PROCEDURES SHALL CONFORM TO CURRENT EDITIONS OF THE FOLLOWING AS A MINIMUM:
   - BRITISH COLUMBIA BUILDING CODE 2018 - PART 9
   - CAN/CSA-O86 - ENGINEERING DESIGN IN WOOD
   - CSA O121 - DOUGLAS FIR PLYWOOD
   - CAN/CSA-LO 4000 - PARALLAMS AND MICROLLAMS
   - CAN/CSA-O122 - STRUCTURAL GLUED-LAMINATED TIMBER
   - CAN/CSA-O177 - QUALIFICATION CODE FOR MANUFACTURERS OF STRUCTURAL GLUED-LAMINATED TIMBER
   - CSA 0437 SERIES - STANDARDS FOR OSB AND WAFERBOARD
   - CSA B111 - WIRE NAILS, SPIKES AND STAPLES
   - CAN/CSA-B34 - MISCELLANEOUS BOLTS AND SCREWS
   - CANADIAN WOOD-FRAME HOUSE CONSTRUCTION-CMHC
   - "WOOD DESIGN MANUAL" - CANADIAN WOOD COUNCIL
   - "WOOD BUILDING TECHNOLOGY" - CANADIAN WOOD COUNCIL
2. ANY CHANGES TO THE FRAMING SHOWN ON THESE DRAWINGS SHALL HAVE PRIOR WRITTEN APPROVAL OF RJC. FRAMING CHANGES WHICH HAVE NOT BEEN APPROVED WILL BE REJECTED.
3. CONFIRM ALL DIMENSIONS AND OUTLINES WITH THE ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS, ELEVATIONS AND DETAILS.
4. ANY TIMBER NOT GRADE MARKED WILL BE REJECTED.
5. FINISHES SHALL BE DETAILED TO ACCOMMODATE SHRINKAGE OF THE TIMBER OVER TIME.
6. DO NOT COVER WOOD FRAMING WITH FINISHES UNTIL RJC'S FRAMING REVIEW IS COMPLETE. PROVIDE 24 HOURS ADVANCE NOTIFICATION WHEN FRAMING REVIEWS ARE REQUIRED.
7. NOTCHING AND DRILLING OF STRUCTURAL ELEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH IN THE BUILDING CODE PART 9, UNLESS OTHERWISE APPROVED IN WRITING BY RJC.
8. ALL TIMBER ELEMENTS ARE DESIGNED FOR DRY-SERVICE CONDITIONS. SEE ARCHITECTURAL DRAWINGS FOR WATERPROOFING AND VENTILATION DETAILS.
9. ALL WOOD FRAME CONSTRUCTION SHALL SATISFY THE FOLLOWING CONSTRUCTION TOLERANCES AS A MINIMUM. REFER TO ARCHITECTURAL AND WARRANTY REQUIREMENTS FOR ADDITIONAL TOLERANCE SPECIFICATIONS.
   - A. FLOORS - NOT MORE THAN 1/4" IN 10'-0" OUT OF LEVEL.
   - B. WALLS - NOT MORE THAN 1/4" IN 8'-0" OUT OF PLUMB. NOT MORE THAN 1/4" IN 10'-0" FOR ANY BOWING.
   - C. OVERALL - BUILDING WALLS AND FLOORS SHALL NOT BE MORE THAN 3/8" DIFFERENCE IN MEASUREMENT FROM DIMENSIONS SHOWN ON CONTRACT DOCUMENTS.

MATERIALS

1. STUDS AND BUILT-UP POSTS TO BE S-P-F #2 GRADE OR BETTER. STUDS MAY BE FINGER-JOINTED (MAXIMUM 3 JOINTS/STUD) REFER TO WOOD SHEAR WALL NOTES FOR ADDITIONAL REQUIREMENTS. FINGER JOINTED STUDS IN FIRE SEPARATIONS SHALL HAVE HEAT RESISTANT ADHESIVE (HSA).
2. JOISTS TO BE S-P-F #2 GRADE OR BETTER.
3. BUILT-UP BEAMS AND HEADERS TO BE S-P-F #2 GRADE OR BETTER.
4. WALL PLATES TO BE S-P-F #3/STUD GRADE WALL PLATES SHALL BE KILN-DRIED AND MAY BE FINGER JOINTED EXCEPT IN SHEAR WALLS.
5. POSTS AND BEAMS TO BE S-P-F #2 GRADE OR BETTER.
6. ALL DIMENSION LUMBER TO BE SURFACED FOUR SIDES ('S4S').
7. PLYWOOD TO BE DOUGLAS FIR SHEATHING GRADE.
8. O.S.B. TO CONFORM TO CSA O325.
9. TIMBER CONNECTION HARDWARE TO BE SIMPSON STRONG-TIE, OR EQUIVALENT APPROVED BY RJC. COMPLETE WITH NAILS SUPPLIED BY MANUFACTURER. DO NOT USE P NAILS.
10. NAILS SHALL BE COMMON ROUND STEEL WIRE NAILS. NAILS ARE CALLED UP BY LENGTH AND SHALL CONFORM TO THE FOLLOWING TABLE:

LENGTH	DIAMETER	PENNY-WEIGHT
2" (50 mm)	0.113" (2.9 mm)	6d
2 1/2" (65 mm)	0.131" (3.3 mm)	8d
3" (75 mm)	0.148" (3.8 mm)	10d
3 1/4" (80 mm)	0.148" (3.8 mm)	12d
3 1/2" (90 mm)	0.162" (4.1 mm)	16d
4" (100 mm)	0.192" (4.9 mm)	20d
4 1/2" (115 mm)	0.207" (5.3 mm)	30d
5" (125 mm)	0.225" (5.8 mm)	40d

NOTE: SPIRAL OR PNEUMATIC NAILS MAY BE USED IF THEY CONFORM TO THE TABLE ABOVE.

11. MISCELLANEOUS STEEL TO BE CSA G40.21 OR APPROVED EQUAL.
12. ANCHOR RODS SHALL BE ASTM F1554 GRADE 36, ASTM A36, OR APPROVED EQUIVALENT. ANCHOR RODS SHALL BE DEFORMED, THREADED ALONG THEIR FULL LENGTH, OR HOOKED 1 1/2" AT THE BOTTOM.
13. BOLTS SHALL BE ASTM A307 OR APPROVED EQUAL, USED WITH STANDARD CUT STEEL WASHERS UNLESS NOTED OTHERWISE ON DRAWINGS.
14. MOISTURE CONTENT OF ALL TIMBER ELEMENTS SHALL NOT EXCEED 19% AT THE TIME OF CONSTRUCTION OR FABRICATION.
15. ALL FASTENERS AND CONNECTION HARDWARE THROUGH PRESERVATIVE TREATED MATERIALS OR OUTSIDE OF THE MOISTURE BARRIER TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL STEEL AS SPECIFIED.

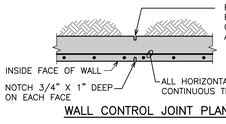
NAILING

1. NAILING SHALL CONFORM TO THE BUILDING CODE PART 9, AND "WOOD BUILDING TECHNOLOGY" PUBLISHED BY THE CANADIAN WOOD COUNCIL. NAILING CALLED UP ON THESE DRAWINGS (I.E. FOR SHEATHING) IS BASED ON COMMON NAILS. SEE NOTE 10 UNDER MATERIALS FOR COMMON NAIL SIZES.
2. UNLESS NOTED OTHERWISE NAIL ALL WALL, FLOOR AND ROOF SHEATHING WITH 2 1/2" NAILS AT 6" O/C AT SUPPORTED EDGES OF SHEATHING SHEETS, AND AT 10" O/C FOR FLOORS AND AT 12" O/C FOR ROOFS AT INTERMEDIATE SUPPORTS TO ALL SUPPORTING MEMBERS. FLOOR SHEATHING SHALL BE NAILED WITH SPIRAL NAILS AND SHALL BE GLUED TO THE JOISTS IN ADDITION TO NAILING. IF SMALLER DIAMETER NAILS (I.E. PNEUMATICALLY DRIVEN NAILS OR 'P-NAILS') ARE USED, INCREASE THE NUMBER OF NAILS BY 33%. SEE SHEAR WALL SCHEDULE OR DIAPHRAGM NAILING SCHEDULE FOR ADDITIONAL REQUIREMENTS.
3. DO NOT USE PNEUMATICALLY DRIVEN NAILS IN SHEAR WALL SHEATHING UNLESS THE NAILS MEET THE LENGTH AND DIAMETER OF NOTE 10 UNDER MATERIALS.

WALLS cont.

8. UNLESS NOTED OTHERWISE, ALL RETAINING WALLS BELOW GRADE AND ALL EXTERIOR WALLS EXPOSED TO THE WEATHER ABOVE GRADE SHALL HAVE CONTROL JOINTS. SEE CONTROL JOINT DETAIL. CONSTRUCTION JOINT MAY REPLACE CONTROL JOINT WHERE REQUIRED. THE LOCATION OF CONTROL JOINTS IN EXPOSED CONCRETE WALLS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
9. UNLESS NOTED OTHERWISE FOR EXTERIOR WALLS BELOW GRADE AND EXTERIOR WALLS EXPOSED TO WEATHER ABOVE GRADE.

   SPACE AT 20'-0" CENTERS MAXIMUM UNLESS OTHERWISE NOTED ON PLAN.



WALL CONTROL JOINT PLAN

EMBEDMENT / DEVELOPMENT LENGTHS AND SPLICE LENGTHS

BASED ON CSA A23.3

WHERE EMBEDMENT OR SPLICES ARE DIMENSIONED ON THE DRAWINGS, SUCH DIMENSION SHALL APPLY.

WHERE NO EMBEDMENT OR EMBEDMENT TYPE IS CALLED FOR ON THESE DRAWINGS, IT SHALL BE PER THE TABLE BELOW.

WHERE NO SPLICE OR SPLICE TYPE IS CALLED FOR ON THESE DRAWINGS, IT SHALL BE A TENSION SPLICE, EXCEPT FOR COLUMNS WHICH SHALL BE A COMPRESSION SPLICE.

IN TABLES BELOW, EMBEDMENT LENGTHS ARE SHOWN WITHOUT BRACKETS, AND SPLICE LENGTHS ARE SHOWN IN BRACKETS.

ALL LENGTHS ARE FOR Fy = 400 MPa REBAR.

ALL TENSION SPLICE LENGTHS ARE CLASS "B" (1.3td).

EMBEDMENT AND SPLICE LENGTHS

- TENSION EMBEDMENT REFERS TO THE LENGTH REQUIRED TO PROVIDE A "TENSION DEVELOPMENT LENGTH" AS DEFINED IN CSA A23.3 CLAUSE 12.2.3.
- SPLICE LENGTH REFERS TO THE MINIMUM LAP LENGTH REQUIRED FOR A CLASS 'B' TENSION SPLICE (1.3td) AS PER CSA A23.3 CLAUSE 12.15.

EMBEDMENT AND SPLICE CONDITIONS							
TENSION EMBEDMENT AND SPLICE LENGTHS CONFORMING TO CSA A23.3 TABLE 12.1 ($0.45k_1k_2k_3k_4f_d/\sqrt{f'_c}$) ARE TO BE AS PER THE FOLLOWING TABLE:							
CONCRETE STRENGTH	FUNCTION	REBAR DESIGNATION					
		10M	#4/15M	20M	25M	30M	35M
25 MPa	EMBEDMENT	12"	18"	23"	36"	43"	50"
	(SPLICE)	(16")	(23")	(30")	(47")	(56")	(65")

POST-INSTALLED ADHESIVE AND MECHANICAL ANCHORS

PRODUCTS

1. MECHANICAL ANCHORS TO MEET THE ASSESSMENT CRITERIA OF ACI 355.2.
2. ADHESIVE ANCHORS TO MEET THE ASSESSMENT CRITERIA OF ACI 355.4.
3. EXCEPT WHERE NOTED OTHERWISE ON THE DRAWINGS, ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AS PROVIDED BY HILTI (CANADA) LTD. CONTACT HILTI AT (800) 363-4458 FOR PRODUCT RELATED QUESTIONS.
   - A. ANCHORAGE TO CONCRETE:
     - ADHESIVE ANCHORS: HILTI HIT-RE 500-SD EPOXY OR HILTI HIT-HY 200 ADHESIVE ANCHORING SYSTEM
     - MECHANICAL ANCHORS: HILTI KWIK BOLT TZ EXPANSION ANCHORS
4. ANCHOR CAPACITY USED IN DESIGN IS BASED ON ICC TEST REPORT DATA AND GUIDELINES PUBLISHED BY HILTI.
5. ALTERNATE FASTENING SYSTEMS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. ALTERNATE ADHESIVE OR MECHANICAL ANCHORS MUST BE EQUAL CONSIDERING LOAD RESISTANCE, USE IN CRACKED OR UNCRACKED CONCRETE, IN SERVICE AND INSTALLATION TEMPERATURE, AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS, CREEP TESTING, SEISMIC TESTING, AND APPROPRIATE ON SITE TRAINING. PERFORMANCE OF ALTERNATE SYSTEMS MUST BE VALIDATED BY ICC ESR TEST REPORTS AND MUST BE QUALIFIED UNDER ACI 355.2 OR ACI 355.4 AS APPROPRIATE.
6. REDESIGN OR REVIEW OF CONNECTIONS BY RJC TO UTILIZE ANCHOR SYSTEMS BY OTHER MANUFACTURERS AND REQUESTED BY THE CONTRACTOR TO BE PAID FOR BY THE CONTRACTOR.

INSTALLATION

7. INSTALL ANCHORS PER THE MANUFACTURER'S INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING.
8. DO NOT CUT REINFORCING BARS TO INSTALL ANCHORS UNLESS THE STRUCTURAL DRAWINGS SPECIFICALLY NOTE FOR A PARTICULAR DETAIL THAT THE REINFORCING BARS IN THE CONCRETE OR MASONRY CAN BE CUT.
9. EXISTING REINFORCING BARS IN THE CONCRETE OR MASONRY STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE BARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS AT THE LOCATIONS OF CONCRETE ANCHORS, BY HILTI FERROSCAN, HILTI PS 1000, GPR, X-RAY, OR OTHER MEANS, BEFORE ANY HOLES ARE DRILLED.
10. AT LOCATIONS OF INTERFERENCE BETWEEN CONCRETE ANCHORS AND EXISTING REINFORCEMENT, ADJUST PROPOSED LOCATIONS OF ANCHORS AS REQUIRED TO AVOID CUTTING REINFORCEMENT. SUBMIT A PROPOSED ANCHOR LAYOUT TO RJC FOR REVIEW AND APPROVAL BEFORE INSTALLING ANCHORS.
11. THE EXPOSED PORTION OF ANCHORS INCLUDES MANUFACTURER'S MARKINGS THAT DESIGNATE ANCHOR TYPE, MATERIAL GRADE, LENGTH, ETC. CUTTING OFF OF THESE MARKINGS PRIOR TO REVIEW OF ANCHOR INSTALLATION IN CONFORMANCE WITH THE STRUCTURAL DRAWINGS WILL RESULT IN REJECTION OF THE ANCHORS.

ON-SITE TRAINING AND CERTIFICATION

12. ALL PERSONNEL WHO INSTALL ANCHORS MUST HAVE RECEIVED TRAINING WITHIN THE PREVIOUS 12 MONTHS FOR THE SPECIFIC ANCHOR SYSTEM TO BE UTILIZED.

REVIEW AND TESTING OF ANCHORS

13. AT RJC'S DISCRETION, AN ANCHOR THAT APPEARS TO BE SUSPECT MAY BE SUBJECT TO PROOF LOAD TESTING, TO BE PAID FOR AT THE CONTRACTOR'S EXPENSE.

rjc Engineers
Read Jones Christoffersen Ltd.
1515 Douglas Street, Suite 330
Victoria, BC V8W 2G4 Canada
tel 250-386-7794
rjc.ca

No.	Revision	Date	By
3	Issued For Variance Application	2023/09/05	LL
2	Re-issued for Delegated Development Permit	2023/06/29	LL
1	Delegated Development Permit	2022/10/3	LL

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.
3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

EGBC Permit to Practice No. 1002503

Project Name

READ RESIDENCE - GARDEN SUITE

965 COWICHAN STREET, VICTORIA BC

Sheet Title

GENERAL NOTES AND TYPICAL DETAILS

Drawn By	LL	Scale	AS SHOWN
Designed By	DW	Date	AUGUST 5, 2023
RJC Project Number		VIC.132898.0001	

Sheet Number **S1.2** Revision **.**

WOOD FRAME SCHEDULE

WOOD BEAM SCHEDULE

MARK	SIZE	TYPE	MARK	SIZE	TYPE
B1	2 x 6	SL	B5	1 ¾" x 9 ½"	LVL
B2	2 x 8	SL	B6	1 ¾" x 11 ⅞"	LVL
B3	2 x 10	SL			
B4	2 x 12	SL			

WOOD POST SCHEDULE

MARK	SIZE	TYPE
P1	2 x 4	SL
P2	2 x 6	SL
P3	4 x 4	SL
P4	6 x 6	SL

WOOD JOIST SCHEDULE

DIMENSIONAL LUMBER JOISTS

MARK	SIZE	TYPE	SPACING
J1	2 x 6	SL	SEE PLAN
J2	2 x 8	SL	SEE PLAN
J3	2 x 10	SL	SEE PLAN
J4	2 x 12	SL	SEE PLAN

ENGINEERED I–JOIST

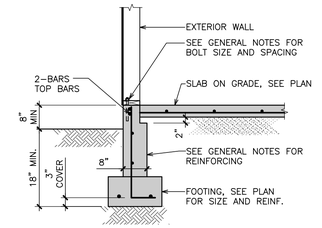
MARK	SIZE	TYPE	SPACING
TJ1	11 7/8" DEEP	I–JOIST	SEE PLAN

NOTES:

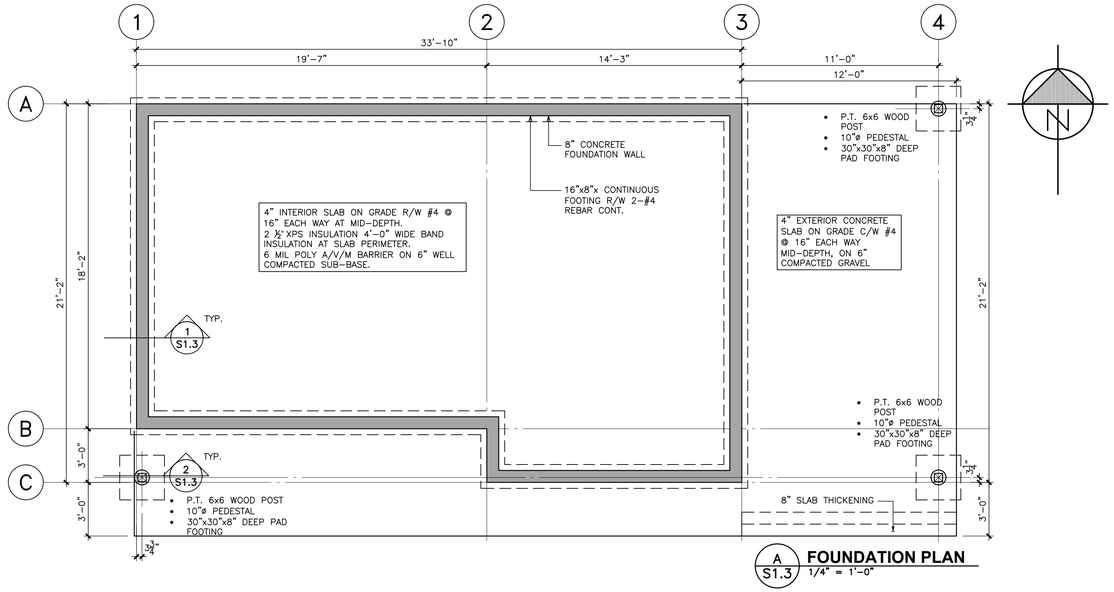
1. FLOOR OR ROOF FRAMING SHOWN ON THIS PLAN IS FOR THE LEVEL ABOVE. DOOR AND WINDOW HEADERS SHOWN ARE OVER THE DOOR AND WINDOW AT THIS LEVEL.
2. SEE PLAN FOR NUMBER OF LAMINATIONS REQUIRED. EXAMPLE: 3B1 = 3 – 2x6 MEMBERS
3. ABBREVIATIONS:
   SL ---SAWN LUMBER LSL ---LAMINATED STRAND LUMBER
   PSL ---PARALLEL STRAND LUMBER LVL ---LAMINATED VENEER LUMBER

RESIDENTIAL SYMBOL LEGEND

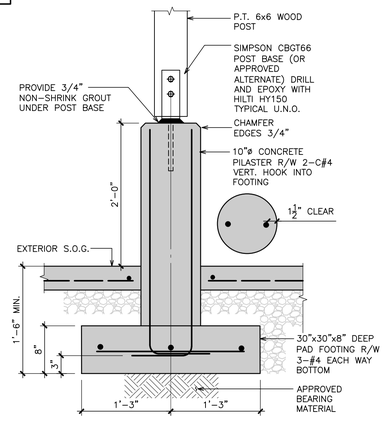
- NON–LOAD BEARING WALL
- LOAD BEARING STUD WALL
- SHEARWALL
- CONCRETE WALL
- FOOTING
- POST
- BEAM
- JOIST



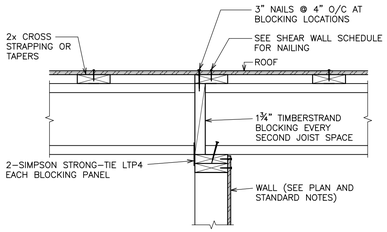
1 / S1.3 **TYPICAL EXTERIOR FOUNDATION WALL**
1/2" = 1'–0"



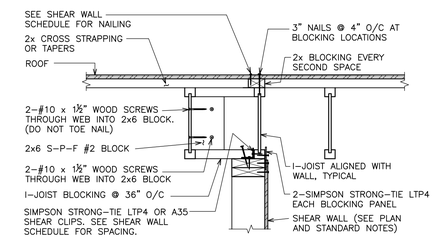
A / S1.3 **FOUNDATION PLAN**
1/4" = 1'–0"



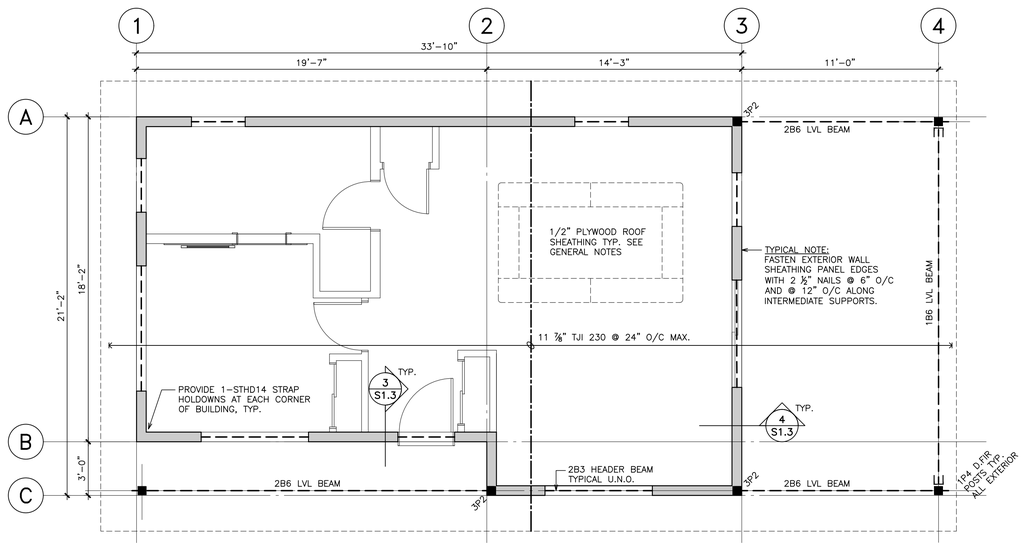
2 / S1.3 **TYPICAL CONCRETE PILASTER DETAIL**
1" = 1'–0"



3 / S1.3 **TYPICAL WALL TO TJI ROOF JOIST CONNECTION WHERE JOISTS RUN PERPENDICULAR TO WALL**
1" = 1'–0"



4 / S1.3 **TYPICAL WALL TO TJI ROOF JOIST CONNECTION WHERE JOISTS RUN PARALLEL TO WALL**
1" = 1'–0"



B / S1.3 **GROUND FLOOR WALLS SHOWING ROOF FRAMING OVER PLAN**
1/4" = 1'–0"

WOOD FRAMING cont.

ENGINEERED WOOD PRODUCTS (E.W.P.)

1. ENGINEERED WOOD PRODUCTS INCLUDE ALL PRE–MANUFACTURED BEAMS, COLUMNS, AND I–JOISTS SHOWN ON PLAN.
2. BEAMS EXPOSED TO VIEW IN FINISHED BUILDING SHALL BE SANDED APPEARANCE GRADE WITH STAMPS IN COVERED LOCATIONS.
3. SIZES OF BEAMS AND POSTS SHALL BE AS SPECIFIED ON PLAN.
4. BEAMS: MINIMUM STRENGTHS OF BEAMS AS SPECIFIED ON PLAN:

TRUS JOIST MACMILLAN DESIGNATION	MODULUS OF ELASTICITY	SHEAR RESISTANCE (Fv)	BENDING RESISTANCE (Fb)	BEARING RESISTANCE (Fcp)
PSL	2.2E (2200 KSI)	540 PSI	5360 PSI	1365 PSI
LSL	1.5E (1500 KSI)	745 PSI	4200 PSI	1450 PSI
LVL	2.0E (2000 KSI)	530 PSI	4805 PSI	1365 PSI

BEAM DEFLECTIONS ARE TO BE LIMITED TO LIVE LOAD SPAN/480 AND TOTAL LOAD SPAN/240.

PSL – PARALLAM BEAM
LSL – TIMBERSTRAND BEAM
LVL – LAMINATED VENEER LUMBER

5. COLUMNS: COLUMNS SHALL BE PSL 1.8E BY TRUS JOIST MACMILLAN OR PRE–APPROVED EQUIVALENT.
6. I–JOISTS (INTERIOR USE ONLY):
   A. I–JOISTS TO BE TJI BY TRUS JOIST MACMILLAN OR PRE–APPROVED EQUIVALENT. JOISTS SHALL BE BLOCKED AND NAILED AS PER MANUFACTURER'S REQUIREMENTS IN ADDITION TO THE GENERAL NOTES.
   B. THE I–JOISTS SHALL BE DESIGNED FOR THE LOADS SPECIFIED IN THE GENERAL NOTES, OR AS SHOWN ON PLAN. SNOW LOADS SHALL BE BASED ON PART 9 OF THE BUILDING CODE, INCLUDING THE EFFECT OF SLIDING OR DRIFTING SNOW, PLUS ANY ADDITIONAL REQUIREMENTS SET OUT IN THE LOCAL BUILDING BY–LAW.
   C. I–JOIST SUPPLIER MUST DESIGN AND SUPPLY THE ENTIRE FLOOR SYSTEM WHICH INCLUDES THE FOLLOWING ELEMENTS:
      – JOIST HANGERS AND CONNECTING HARDWARE.
      – BRIDGING AND BLOCKING.
      – RIM/BOX JOISTS.
      – SQUASH BLOCKS AND WEB STIFFENERS.
   D. I–JOIST SUPPLIER SHALL SUBMIT SHOP DRAWINGS OF THIS SYSTEM SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA, TO THE ENGINEER OF RECORD AND ARCHITECT FOR REVIEW.
   E. SHOP DRAWINGS SHALL INCLUDE THE FOLLOWING ELEMENTS:
      – PLAN LAYOUT SHOWING ALL JOISTS AND BEAMS WITH THEIR DIRECTIONS AND SPACING.
      – LOADS USED IN DESIGN OF FLOOR SYSTEM.
      – ALL HANGERS AND CONNECTING HARDWARE.
      – ALL (E.W.P.) BEAMS, BLOCKING, RIM BOARD, POSTS, SQUASH BLOCKING, WEB STIFFENERS, AND CROSS BRIDGING.
      – MATERIAL STRENGTHS AND SPECIFICATIONS.
   F. I–JOIST SUPPLIER SHALL PROVIDE PERIODIC FIELD REVIEW OF THE INSTALLATION OF THE ENGINEERED FLOOR SYSTEM TO ASCERTAIN COMPLIANCE WITH THE SHOP DRAWINGS. COPIES OF THE FIELD REVIEW INSPECTION REPORTS SHALL BE FORWARDED TO THE ENGINEER OF RECORD.
   G. I–JOIST SUPPLIER SHALL SUBMIT A LETTER ATTESTING TO THE SUCCESSFUL COMPLETION AND INSTALLATION OF ALL ELEMENTS IN COMPLIANCE WITH THE E.W.P. SHOP DRAWINGS TO THE ENGINEER OF RECORD. THIS LETTER SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA.
   H. I–JOIST SPACING SHALL NOT EXCEED 16" O/C FOR FLOORS AND 24" O/C FOR NON–OCCUPIED ROOFS.
   I. I–JOISTS SHALL MEET A MINIMUM DEFLECTION OF SPAN/480 FOR LIVE LOAD AND SPAN/240 FOR TOTAL LOAD. JOISTS SHALL ALSO BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE BUILDING CODE FOR VIBRATION CONTROL.
   J. FLOOR JOIST SYSTEM SHALL MEET THE U.L.C. AND S.T.C. RATINGS FOR THE FLOOR ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED RATINGS.
7. DO NOT CUT, NOTCH, OR DAMAGE I–JOIST FLANGES.
8. REFER TO MANUFACTURES SPECIFICATIONS FOR ALLOWABLE HOLES THROUGH JOIST WEBS.
9. PROVIDE AS A MINIMUM 5/8" PLYWOOD WEB STIFFENER TO EACH SIDE OF I–JOIST, ALL LOCATIONS WHERE I–JOISTS ARE CONTINUOUS OVER SUPPORTS AND THE SUPPORT WIDTH IS LESS THAN 5 1/4" WIDE. REFER ALSO TO MANUFACTURES SPECIFICATIONS FOR WEB STIFFENERS.
10. U.N.O. ON PLAN STEEL CONNECTING HARDWARE FOR PSL AND LSL BEAMS SHALL BE CAPABLE OF DEVELOPING 100% OF THE BEAM SHEAR CAPACITY.
11. PRODUCT SUBSTITUTIONS MUST BE PRE–APPROVED.
12. DO NOT SUBSTITUTE BUILT–UP MEMBERS OF SAWN TIMBER FOR ENGINEERED WOOD PRODUCTS.
13. PARALLAMS USED IN EXTERIOR APPLICATIONS SHALL MEET THE EXPOSURE REQUIREMENTS SPECIFIED BY THE MANUFACTURER. DO NOT USE MICROLAMS.
14. ALL E.W.P. SHALL BE KEPT DRY AND PROTECTED FROM THE ENVIRONMENT DURING STORAGE ON OR OFF THE PROJECT SITE AS PER THE MANUFACTURES REQUIREMENTS. STORE MATERIAL ELEVATED FROM GROUND AND WRAPPED TO SHED MOISTURE.
15. ALL STEEL CONNECTIONS/HARDWARE USED FOR CONNECTING BEAMS SHALL BE CAPABLE OF CARRYING THE SHEAR STRENGTH OF THE MEMBER.

Read Jones Christoffersen Ltd.
1515 Douglas Street, Suite 330
Victoria, BC V8W 2G4 Canada
tel 250-386-7794
rjc.ca
Engineers

SHOP DRAWINGS TO BE SUBMITTED TO RJC PRIOR TO ORDERING AND INSTALLATION		
DRAWING TYPE	REQUIRED	SUBMITTED
ENGINEERED TRUSSES	☐	☐
ENGINEERED ROOF SYSTEMS	☒	☐
GLULAM	☐	☐
STEEL	☐	☐
GUARDRAIL	☐	☐

NOTE: OTHER SHOP DRAWINGS MAY BE REQUIRED BY OTHER DISCIPLINES THAT DO NOT AFFECT THE BASE BUILDING AND ARE NOT REQUIRED BY RJC.
REFER TO THE GENERAL NOTES FOR REQUIRED INFORMATION TO BE SUBMITTED.

No.	Revision	Date	By
3	Issued For Variance Application	2023/09/05	LL
2	Re-issued for Delegated Development Permit	2023/06/29	LL
1	Delegated Development Permit	2022/10/3	LL

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.
3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

EGBC Permit to Practice No. 1002503

Project Name

READ RESIDENCE - GARDEN SUITE

965 COWICHAN STREET, VICTORIA BC

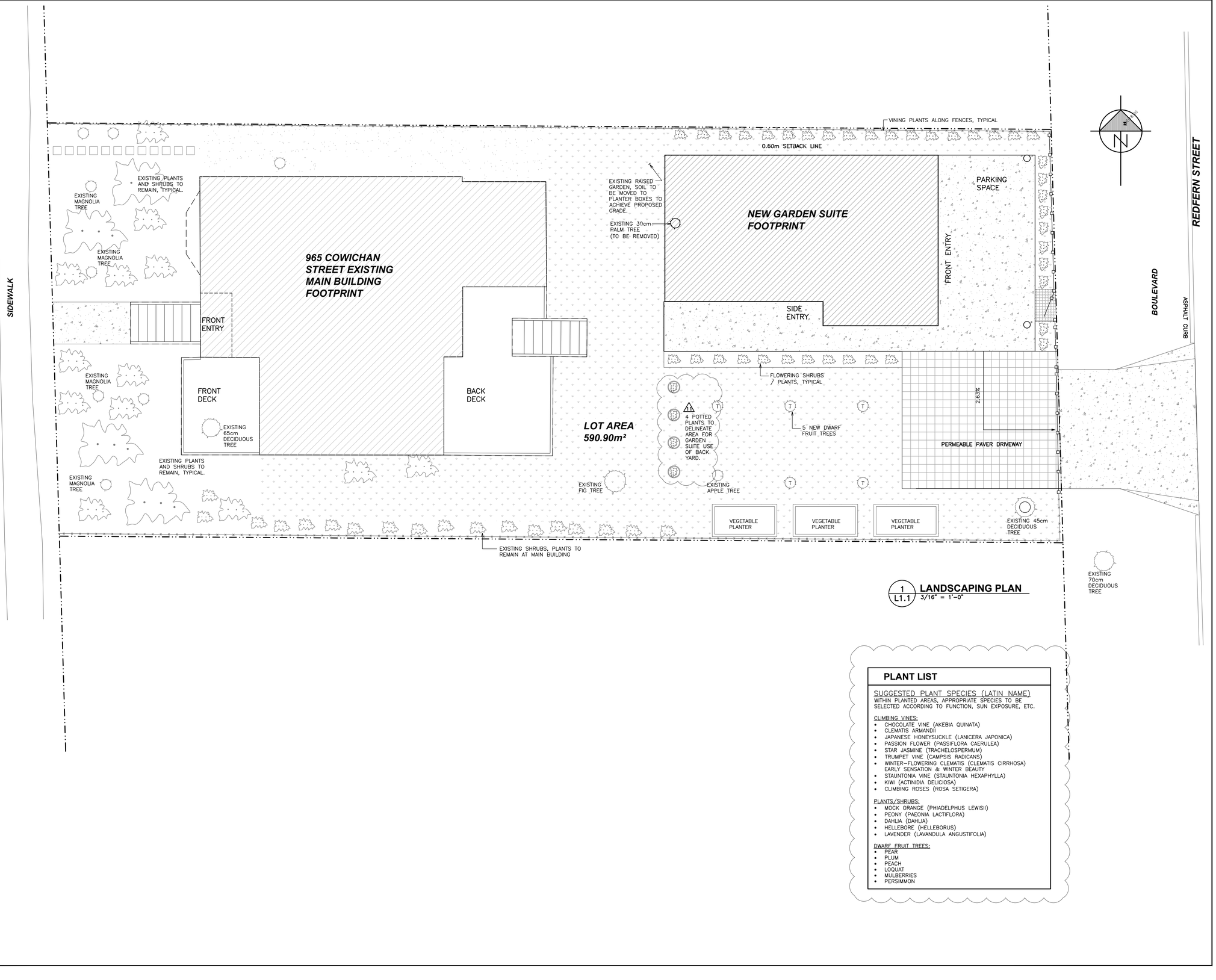
Sheet Title

GENERAL NOTES, TYPICAL DETAILS AND PLANS

Drawn By	LL	Scale	AS SHOWN
Designed By	DW	Date	AUGUST 5, 2023
RJC Project Number		VIC.132898.0001	

Sheet Number **S1.3** Revision **.**

LLane H:_Personal\Garden Suite\S1.1-S2.1 General Notes-Plans.dwg 22-10-01 11:54:45



1 / L1.1 **LANDSCAPING PLAN**
3/16" = 1'-0"

PLANT LIST

SUGGESTED PLANT SPECIES (LATIN NAME)
WITHIN PLANTED AREAS, APPROPRIATE SPECIES TO BE SELECTED ACCORDING TO FUNCTION, SUN EXPOSURE, ETC.

CLIMBING VINES:
- CHOCOLATE VINE (AKEBIA QUINATA)
- CLEMATIS ARMANDII
- JAPANESE HONEYSUCKLE (LANICERA JAPONICA)
- PASSION FLOWER (PASSIFLORA CAERULEA)
- STAR JASMINE (TRACHELOSPERMUM)
- TRUMPET VINE (CAMPSIS RADICANS)
- WINTER-FLOWERING CLEMATIS (CLEMATIS CIRRHOSA) EARLY SENSATION & WINTER BEAUTY
- STAUNTONIA VINE (STAUNTONIA HEXAPHYLLA)
- KIWI (ACTINIDIA DELICIOSA)
- CLIMBING ROSES (ROSA SETIGERA)

PLANTS/SHRUBS:
- MOCK ORANGE (PHIADELPHUS LEWISII)
- PEONY (PAEONIA LACTIFLORA)
- DAHLIA (DAHLIA)
- HELLEBORE (HELLEBORUS)
- LAVENDER (LAVANDULA ANGUSTIFOLIA)

DWARF FRUIT TREES:
- PEAR
- PLUM
- PEACH
- LOQUAT
- MULBERRIES
- PERSIMMON

Drawing Notes

All drawings, plans, models, designs, specifications and other documents prepared by Lane Design and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of Lane Design whether the Work is executed or not, and Lane Design reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

The general contractor is responsible for confirming and correlating dimensions at the job site. The designer will not be responsible for construction means, methods, techniques, sequences or procedures, or safety precautions and programs in connection with the project.

No.	Revision	Date	By
3	Issued for Variance Application	2023/09/05	LL
2	Re-issued for Delegated Development Permit	2023/06/29	LL
1	Delegated Development Permit	2022/10/3	LL

Project Name

READ RESIDENCE - GARDEN SUITE

965 COWICHAN STREET, VICTORIA BC

Sheet Title

LANDSCAPING PLAN

Drawn By	LL	Scale	AS SHOWN
Designed By	LL	Date	AUGUST 5 , 2023
Project Number	100		

Sheet Number **L1.1**

Revision .

To whom it may concern:

I am writing this letter to justify the current design for a garden suite proposed for development at 965 Cowichan Street. Our proposed design may not strictly meet the design guidelines with regards to orientation to the road as we are located on a double-fronting lot. I would like to touch on both the reasoning for that initial design decision, as well as the efforts that have already been made to bring our proposal within the existing design guidelines.

Our garden suite proposal is meant to provide a space for my mother, Sharon (the owner of the property) space to move into while myself (her son) and my partner grow a family and take over the main home on the same property. Of course it is unlikely we will be able to find affordable, secure, long-term housing in Victoria proper without the luxury of this type of arrangement.

As such, the layout of the garden suite is designed to allow for a greater feeling of connection and openness between the two dwellings on the site. The garden suite being physically oriented with its longest side running roughly east-west, perpendicular to the direction of the road onto which the property fronts, is not intended to suggest the garden suite does not front onto Redfern; as designed the intent was to allow for room along the south side of the property to plant a few fruit trees and install a few garden boxes to grow some vegetables as well as increase the amount of natural light inside the garden suite by allowing the longest dimension of the building to be south facing, with lots of windows and access to a small patio. It is worth noting here that any tree-planting or garden construction would all be done with the thought of allowing for construction of a fence or some other division between the main home and garden suite at a later date, if desired. The proposed layout will also allow for us to maintain an entirely fenced yard for our dogs while supplying an off-street parking spot.

Our proposal has been revised in order to increase street presence on Redfern. In addition to the sliding gate on the south end of the property line along Redfern we have added just a few feet to the north the inclusion of a smaller pedestrian-sized gate for easy access to the front door of the suite. This gate will have an address sign and mailbox directly facing Redfern. We would also like to include a permeable paver pathway from the road across the boulevard. This area would be landscaped appropriately and include a small light to illuminate the address sign when required. I feel that this should bring our proposal within the design guidelines by clearly indicating that the front door of the property is in fact facing Redfern.

I believe this makes a strong case for the development of our garden suite as proposed.

Thanks for your time,
Liam Read-Elliot

1

2023

CITY OF VICTORIA | Sustainable Planning & Community Development

Development Permit with Variances Application

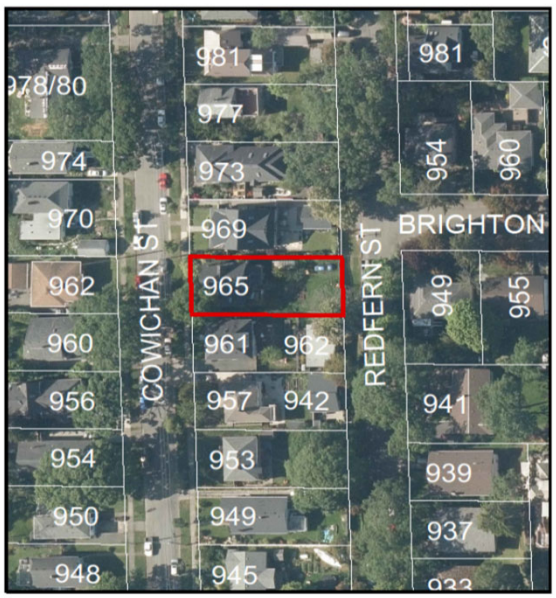
For 965 Cowichan Street

COMMITTEE OF THE WHOLE or COUNCIL | November 2, 2023

CITY OF VICTORIA

1

2



965 Cowichan Street
Delegated Development Permit No.00784

CITY OF VICTORIA

Aerial Photo

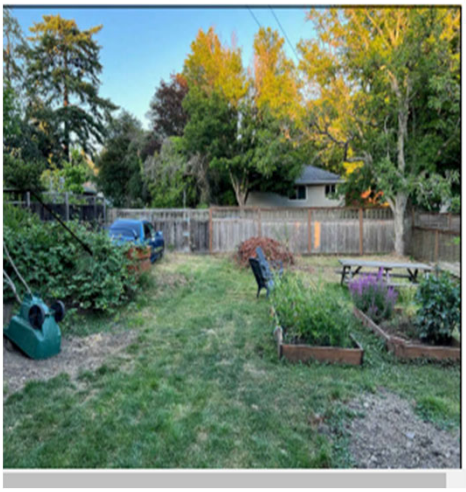
2

CITY OF VICTORIA

3

Subject Property

3



Subject Property

4

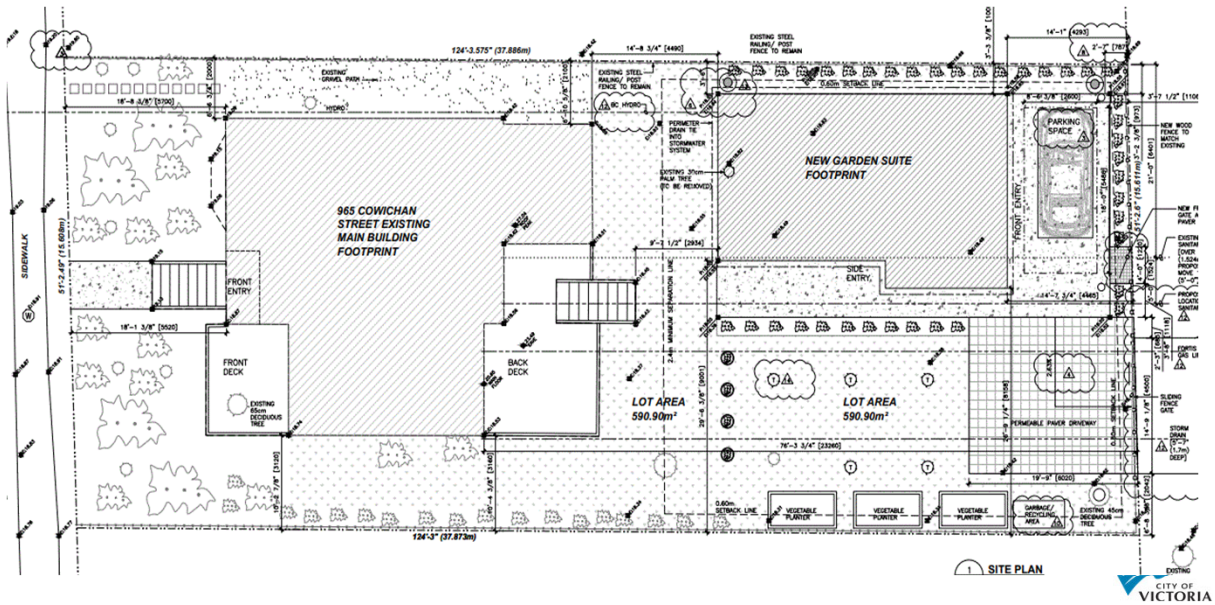
5

Neighbouring Properties

CITY OF VICTORIA

5

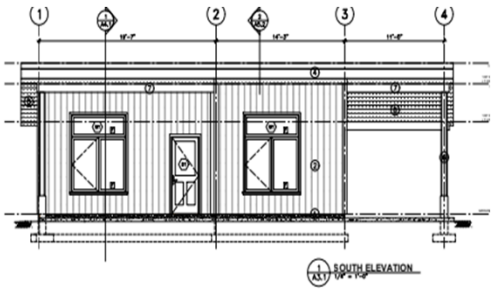
Site plan



CITY OF VICTORIA

6

Elevation - south



7

Garden Suites Policy and Guidelines

In the case of ...double fronting lots, the Garden Suite should be directly orientated to the adjacent public right-of-way. This means including front doors that are directly orientated to the street or laneway windows directed Towards the street and landscape that reinforces the location of the entry.

8