SITE LEGAL DESCRIPTION

LOT A, SECTION 2, RANGE 8, LD 32, PLAN EPP72318

CIVIC ADDRESS

1110 MAUGHAN RD NANAIMO, BC

CITY OF NANAIMO 14 ZONING SYNOPSIS

SITE SYNOPSIS	REQUIRE		
ZONING	14		
PROPOSED DWELLING AREA	SqFt		
BUILDING AREA	SqM		
SITE AREA	22262.75 SqM		
SITE COVERAGE	50% MAX		

MIN. SETBACKS REQUIRED

FRONT LOT LINE	7 .5m
FLANKING SIDE YARD	4.5
SIDE YARD 1	6.0M
SIDE YARD 2	3.0m
REAR LOT LINE	6.0m
MAX BUILDING HEIGHT	18M

TYPICAL NOTES

- CONTRACTOR TO REPORT ALL ERRORS OR OMISSIONS IMMEDIATELY & PRIOR TO THE COMMENCEMENT OF THE
- ANY DISCREPANCIES TO BE BROUGHT TO THE OWNER'S ATTENTION PRIOR TO CONTINUING ANY PORTION OF
- 3. SEE STRUCTURAL DRAWINGS FOR ALL FOUNDATIONS, CONC. WALLS & SLABS, WOOD JOISTS & BEAM SIZES.
- CONCRETE WALL DIMENSIONS ARE TO OUTSIDE FACE. WOOD FRAME WALLS ARE TO CENTRELINE.
- - 6. PROVIDE MISCELLANEOUS STUDS, BRACING, FURRING OR BLOCKING AS REQUIRED.
 - & EQUIPMENT.
 - 8. CEMENT BOARD TO BE USED @ ALL WET WALLS.
 - SUPPLIERS. SIZES ON DRAWINGS ARE NOMINAL. OPENER STYLES & LOCATIONS TO BE DETERMINED BY OWNER.

- ALL WORK SHALL COMPLY TO THE CURRENT (2024) EDITION OF THE BRITISH COLUMBIA BUILDING CODE AND SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS SET BY THOSE HAVING JURISDICTION.
- ERRORS, OMISSIONS OR CHANGES TO THESE PLANS ARE TO FURTHER WORK TAKING PLACE.
- BY A CERTIFIED STRUCTURAL ENGINEER CERTIFIED IN THE LOCAL BUILDING AUTHORITY.
- ENGINEER UNLESS OTHERWISE APPROVED BY THE BUILDING
- UNDISTURBED SOIL.
- LINTELS TO BE 2 2" X 10" SPF#2 OR AS NOTED. - BUILDING ENVELOPE DESIGN TO BE BASED ON CURRENT
- RESPONSIBILITY OF THE OWNER
- STRUCTURAL ADEQUACY. SUPPORTING COLUMNS TO BE DESIGNED BY A STRUCTURAL ENGINEER AT THE REQUEST OF THE LOCAL BUILDING INSPECTION AUTHORITY.
- ENGINEERED ROOF TRUSS, FLOOR JOIST AND BEAM SYSTEM LAYOUTS TO BE PROVIDED WITH SHOP DRAWINGS FOR PERMIT
- 110 VOLT INTERCONNECTED SMOKE DETECTOR &
- CARBON MONOXIDE DETECTOR - THESE DRAWINGS ARE BASED ON PART 9 OF THE 2024 BCBC UPDATES 9.23.13 DELAYED TO MARCH 2025
- 9.23.13 BASED ON BCBC 2018 LOCATED WITHIN CONDITIONED AREAS. - INSULATION VALUES TO MEET THE EFFECTIVE R-VALUES AS NOTED IN B.C.B.C. 9.36.2.6-9.36.2.8. & AS REQUIRED BY THOSE HAVING JURISDICTION.

- 5. DIMENSIONS IN IMPERIAL UNO.
- 7. MAINTAIN ACOUSTIC SEPARATION @ RECESSED FIXTURES
- 9. CONFIRM WINDOW AND DOOR ROUGH OPEN SIZES WITH

GENERAL NOTES

- BE REPORTED TO THE DESIGNER PROMPTLY PRIOR TO ANY - STRUCTURAL DESIGN & SUPERVISION SHALL BE PERFORMED
- PROVINCE OF BRITISH COLUMBIA AT THE REQUEST OF THE - FOUNDATIONS TO BE VERIFIED CORRECT BY A STRUCTURAL
- INSPECTION AUTHORITY. - ALL FOUNDATIONS ARE ASSUMED BEARING ON NON-ORGANIC
- POINT LOADS TO BE SUPPORTED CONTINUOUS TO FOUNDATION. - DOUBLE JOISTS OR SOLID CROSS BLOCKS AT WALL LOCATIONS RUNNING PARALLEL TO FLOOR JOISTS.
- GOOD BUILDING PRACTICES. FIELD INSPECTIONS ARE THE
- PRE-MANUFACTURED FLOOR JOISTS, BEAMS AND TRUSSES TO BE REVIEWED BY SUPPLIER'S ENGINEER AND CERTIFIED FOR
- SUBMISSION.
- DUCTING, FURNACE, HOT WATER HEATER TO BE

- HEATING & VENTILATION TO MEET NEW MINIMUM CODE REQUIREMENTS UNLESS NOTED OTHERWISE. - ALL CHASE WAYS, DUCTING & PIPING LOCATED IN NON-CONDITIONED AREAS MUST HAVE THE MINIMUM EFFECTIVE R-VALUE OF INSULATION BETWEEN IT AND THE UNCONDITIONED SPACE OR EXTERIOR. - ATTIC VENTILATION SHALL ADHERE TO 9.19.1.2.
- (VENTILATION REQUIREMENTS) OF BCBC. - LIGHTING BY OTHERS
- CONCRETE TO REACH COMPRESSIVE STRENGTH AFTER 28 DAYS. - 20 MPa FOR FOUNDATION WALLS & PIERS
- 32 MPa FOR GARAGE FLOORS & EXTERIOR SURFACES - ALL STRUCTURAL LUMBER TO BE NO.2 OR BETTER. -DESIGNER IS NOT RESPONSIBLE FOR THE STRUCTURE,
- OR ANY FAILURE TO THE STRUCTURE. -FANS TO BE RATED FOR CONTINUOUS USE WITH A NOISE LEVEL OF 1.0 SONES OR LESS.
- -ALL BATHROOMS & KITCHENS TO BE EQUIPPED WITH AN EXHAUST FAN MUST CONFORM TO TABLE 9.32.3.6 -ELECTRICAL & PLUMBING WORK TO CONFORM TO THE
- RESPECTIVE CODES. -CONTACTOR TO CONFIRM ALL LEVELS & DIMENSIONS BEFORE COMMENCING WITH CONSTRUCTION. -THERMO-PANE WINDOWS THRU-OUT C/W SCREENS

ON ALL OPENERS.

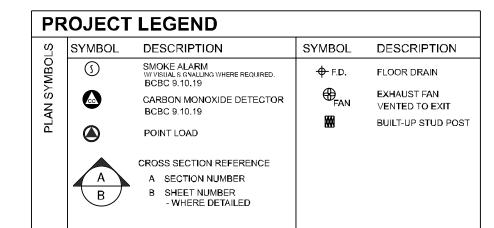
-Vapour barrier to be continuous and U.V. stabilized. -Provide two coats of bisthumus sealant on all sub-grade concrete. -Floor assembly to accommodate plumbing. -Confirm all door & window rough openings before ordering product.

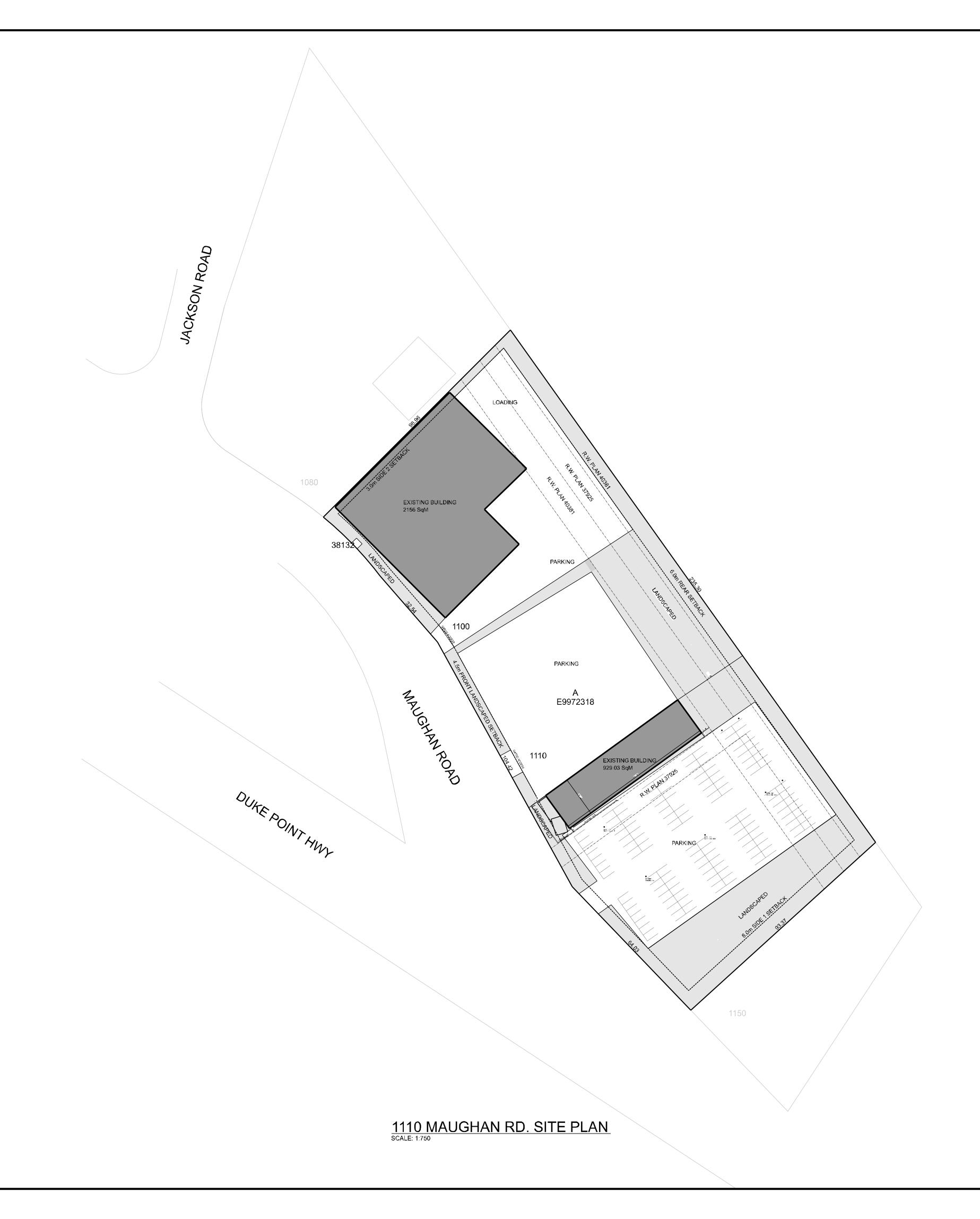
Framing Notes:

- The wall sheathing shall extend 3/4" past top of slab. - The sheathing lap is to be fastened every 6" with 2 1/2" nails. - Sheathing shall completely lap the adjoining wall at the
- intersection of the corners. - All built-up posts at load points; each ply is to be nailed with 2 rows of 3" d nails @ 10" o.c. to within 6' of each end. Freestanding solid posts:
- Posts shall be anchored to the beam(s) they support by either-1. Notching the beam over the post and securely nailing or bolting the beam to the post. (depending on configuration and load) or 2. Provide approved suitable metal anchors to connect the two.

PROJECT DESIGN CRITERIA

NO.	I I ⊨ M		DESCRIPTION
1.	CLIMATIC DATA: GROUND SNOW LOAD (kPa) GROUND RAIN LOAD (kPa) DEGREE DAYS	S _s (1/50) S _r (1/50)	
2.	GEOTECHINCAL PARAMETERS: MIN. SOIL BEARING CAPACITY (kPa):		95.8
3.	ROOF: BASIC LOAD FACTOR	C ₂	0.55
	SPECIFIED SNOW LOAD ROOF TOTAL LOAD (psf)	S DL/LL	S ₅ x C _b + S _r 15 / 32.5
4.	FLOOR: TYPICAL WOOD FLOOR LOADING (psf)	DL/LL	10 / 40
5.	SEISMIC DESIGN DATA: Sa (0.2)		1.02
6.	HOURLY WIND PRESSURE: q1/10		0.50 kPa







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ISSUED FOR REVIEW

PROJECT NAME:

1110 MAUGHAN ROAD

PROJECT ADDRESS:

1110 MAUGHAN ROAD NANAIMO, BC

DRAWING NAME:

GENERAL NOTES AND SITE PLAN

DATE: FEBRUARY 14, 2025 AS NOTED DRAWN BY: DRAWING NUMBER: **A1** PROJECT NUMBER: 2025.01.16