

SITE LEGAL DESCRIPTION

LOT A, SECTION 2, RANGE 8,
LD 32, PLAN E9972318

CIVIC ADDRESS

1110 MAUGHAN RD
NANAIMO, BC

CITY OF NANAIMO 14 ZONING SYNOPSIS

SITE SYNOPSIS REQUIRED

ZONING	I4
PROPOSED DWELLING AREA	-- SqFt
BUILDING AREA	-- SqM
SITE AREA	22282.75 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

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| 1. CONTRACTOR TO REPORT ALL ERRORS OR OMISSIONS IMMEDIATELY & PRIOR TO THE COMMENCEMENT OF THE WORK. | 5. DIMENSIONS IN IMPERIAL UNO. |
| 2. ANY DISCREPANCIES TO BE BROUGHT TO THE OWNERS ATTENTION PRIOR TO CONTINUING ANY PORTION OF WORK. | 6. PROVIDE MISCELLANEOUS STUDS, BRACING, FURRING OR BLOCKING AS REQUIRED. |
| 3. SEE STRUCTURAL DRAWINGS FOR ALL FOUNDATIONS, CONC. WALLS & SLABS, WOOD JOISTS & BEAM SIZES. | 7. MAINTAIN ACOUSTIC SEPARATION @ RECESSED FIXTURES & EQUIPMENT. |
| 4. CONCRETE WALL DIMENSIONS ARE TO OUTSIDE FACE. WOOD FRAME WALLS ARE TO CENTRELINE. | 8. CEMENT BOARD TO BE USED @ ALL WET WALLS. |
| | 9. CONFIRM WINDOW AND DOOR ROUGH OPEN SIZES WITH SUPPLIERS. SIZES ON DRAWINGS ARE NOMINAL. OPENER STYLES & LOCATIONS TO BE DETERMINED BY OWNER. |

GENERAL NOTES

- 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 BE REPORTED TO THE DESIGNER PROMPTLY PRIOR TO ANY FURTHER WORK TAKING PLACE.
- STRUCTURAL DESIGN & SUPERVISION SHALL BE PERFORMED BY A CERTIFIED STRUCTURAL ENGINEER CERTIFIED IN THE PROVINCE OF BRITISH COLUMBIA AT THE REQUEST OF THE LOCAL BUILDING AUTHORITY.
- FOUNDATIONS TO BE VERIFIED CORRECT BY A STRUCTURAL ENGINEER UNLESS OTHERWISE APPROVED BY THE BUILDING INSPECTION AUTHORITY.
- ALL FOUNDATIONS ARE ASSUMED BEARING ON NON-ORGANIC UNDISTURBED SOIL.
- POINT LOADS TO BE SUPPORTED CONTINUOUS TO FOUNDATION.
- DOUBLE JOISTS OR SOLID CROSS BLOCKS AT WALL LOCATIONS RUNNING PARALLEL TO FLOOR JOISTS.
- LINTELS TO BE 2" x 10" SPF#2 OR AS NOTED.
- BUILDING ENVELOPE DESIGN TO BE BASED ON CURRENT GOOD BUILDING PRACTICES. FIELD INSPECTIONS ARE THE RESPONSIBILITY OF THE OWNER.
- PRE-MANUFACTURED FLOOR JOISTS, BEAMS AND TRUSSES TO BE REVIEWED BY SUPPLIER'S ENGINEER AND CERTIFIED FOR 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 SUBMISSION.
- 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
- DUCTING, FURNACE, HOT WATER HEATER TO BE 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.
- HEATING & VENTILATION TO MEET NEW MINIMUM CODE REQUIREMENTS UNLESS NOTED OTHERWISE.
- ALL CHASEWAYS, DUCTINGS & 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.
- CONTRACTOR TO CONFIRM ALL LEVELS & DIMENSIONS BEFORE COMMENCING WITH CONSTRUCTION
- THERMO-PANE WINDOWS THRU-OUT C/W SCREENS ON ALL OPENERS.

- Notes:
- Vapour barrier to be continuous and U.V. stabilized.
 - Provide two coats of bituminous 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 ball-top 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:
 - Notching the beam over the post and securely nailing or bolting the beam to the post. (depending on configuration and load) or
 - Provide approved suitable metal anchors to connect the two.

PROJECT DESIGN CRITERIA

No.	ITEM	DESCRIPTION
1.	CLIMATIC DATA: GROUND SNOW LOAD (kPa) GROUND RAIN LOAD (kPa) DEGREE DAYS	S/(1/50) 2.1 S/(1/50) 5.4 5000
2.	GEOTECHNICAL PARAMETERS: MIN. SOIL BEARING CAPACITY (kPa)	95.8
3.	ROOF: BASIC LOAD FACTOR SPECIFIED SNOW LOAD ROOF TOTAL LOAD (psf)	C: 0.55 S: 5, x C: + 5: DL/LL 15/32.5
4.	FLOOR: TYPICAL WOOD FLOOR LOADING (psf)	DL/LL 10/40
5.	SEISMIC DESIGN DATA: Ss (0.2)	1.02
6.	HOURLY WIND PRESSURE: q(1/10)	0.56 kPa

PROJECT LEGEND

PLAN SYMBOLS	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	⊙	SMOKE ALARM BY PHONE, SOUNDING WHERE REQUIRED. BCBC 9.10.19	⊕ F.D.	FLOOR DRAIN
	⊙	CARBON MONOXIDE DETECTOR BCBC 9.10.19	⊕ FAN	EXHAUST FAN VENTED TO EXIST
	⊙	POINT LOAD	⊕	BUILT-UP STUD POST
	⊙	CROSS SECTION REFERENCE A: SECTION NUMBER B: SHEET NUMBER - WHERE DETAILED		



1110 MAUGHAN RD. SITE PLAN
SCALE: 1/750



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ISSUED FOR REVIEW

PROJECT NAME:
1110 MAUGHAN ROAD

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1110 MAUGHAN ROAD
NANAIMO, BC

DRAWING NAME:
GENERAL NOTES AND SITE PLAN

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