

REVISION SCHEDULE			
NUMBER	DATE	REVISION AUTHOR	REVISION NOTE
1	2026-04-07	CJM	LIFTED BUILDING AND FINISHED GRADE 1.5m

DRAWING SCHEDULE	
ARCHITECTURAL	
SITE PLAN & GENERAL NOTES	A1
CRAWLSPACE PLAN	A2
MAIN LEVEL PLAN	A3
SECTION A-A & ROOF PLAN	A4
ELEVATIONS	A5
BRACED WALL PLAN	A6

SITE PARTICULARS:	
CIVIC ADDRESS:	1020 BEAUFORT DRIVE, NANAIMO, BC
LEGAL ADDRESS:	LOT 34, DISTRICT LOT 97G, SUBURBAN LOT 52, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18612
ZONING:	RESIDENTIAL ZONE R1

PROJECT DATA:		
DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	RESIDENTIAL	ACCESSORY DWELLING UNIT
LOT AREA	807.0 SqM EXISTING	--
LOT COVERAGE	40% OF 807.0 SqM = MAX. 322.8 SqM	PROP. ACCESSORY DWELLING BUILDING (FOOTPRINT) AREA = 105.9 SqM EXISTING BUILDING AREA = 109.23 SqM TOTAL: 215.13 SqM
BUILDING GROSS FLOOR AREA	MAXIMUM 100 SqM TOTAL OF ALL ACCESSORY BUILDINGS	AREA = 1075 SqFt 99.87 SqM US FACE EXT WALLS
DENSITY	1 SINGLE DWELLING UNIT 1 ACCESSORY BUILDING	1 PRIMARY EXISTING DWELLING 1 PROPOSED ACCESSORY DWELLING
SETBACKS	FRONT: 6.0m (CARPORT) REAR: 1.5m (ACCESSORY USE) INT. SIDE: 1.5m EXT. SIDE: 2.5m	REF SITE PLAN
BUILDING HEIGHT	MAXIMUM 4.5m (< 6:12 PITCH)	5.896m 1.4m HEIGHT VARIANCE REQUIRED
OFF STREET PARKING	MIN 2 SPACES FOR EXISTING PRIMARY DWELLING UNIT 1 SPACE FOR ACCESSORY DWELLING	MIN 2 SPACES FOR EXISTING PRIMARY DWELLING UNIT 1 SPACE FOR ACCESSORY DWELLING

PROJECT LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SMOKE ALARM - 100% BATTERY WHERE REQD. BCBC 9.10.19		FLOOR DRAIN
	PHOTO ELECTRIC / CARBON MONOXIDE ALARM BCBC 9.10.19		BATH EXHAUST FAN VENTED TO EXTERIOR
	POINT LOAD		SECTION REFERENCE A SECTION NUMBER B SHEET NUMBER - WHERE DETAILED

TYPICAL NOTES

- CONTRACTOR TO REPORT ALL ERRORS OR OMISSIONS IMMEDIATELY & PRIOR TO THE COMMENCEMENT OF THE WORK.
- ANY DISCREPANCIES TO BE BROUGHT TO THE OWNER'S ATTENTION PRIOR TO CONTINUING ANY PORTION OF WORK.
- 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.
- DIMENSIONS IN IMPERIAL UNO.
- PROVIDE MISCELLANEOUS STUDS, BRACING, FURRING OR BLOCKING AS REQUIRED.
- MAINTAIN ACOUSTIC SEPARATION @ RECESSED FIXTURES & EQUIPMENT.
- CEMENT BOARD TO BE USED @ ALL WET WALLS.
- 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 - 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
- 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.

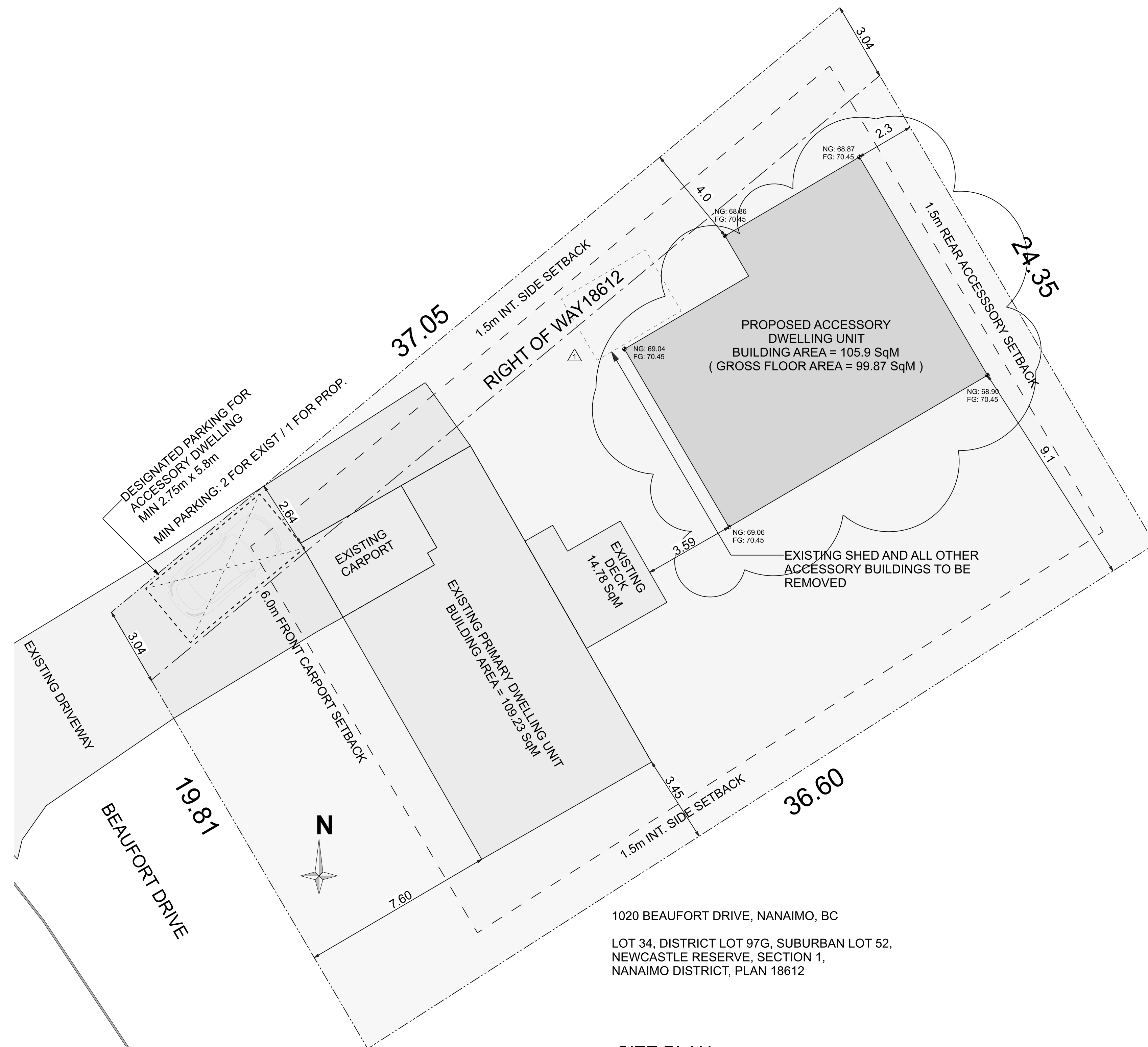
- HEATING & VENTILATION TO MEET NEW MINIMUM CODE REQUIREMENTS UNLESS NOTED OTHERWISE.
- ALL CHASE WAYS, DUCTING & PIPING LOCATED IN NON-CONDITIONED AREAS MUST HAVE THE MINIMUM EFFECTIVE R-VALUE OF INSULATION BETWEEN IT AND THE UNCONDITIONED SPACE OR EXTERIOR.
- ATTIC VENTILATION SHALL ADHERE TO 9.19.1.2. (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.
- 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 bithumus 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:
 - 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.



SITE PLAN

SCALE: 1:100

SPATIAL SEPARATION: (within 10 min FRT.)

ELEVATION PHASE	FRONT		LEFT		REAR		RIGHT	
	EXIST.	PROP.	EXIST.	PROP.	EXIST.	PROP.	EXIST.	PROP.
INTERPOLATED	NO	NO	NO	YES	NO	NO	NO	NO
LIMITING DISTANCE	22 + m	4.0 m	2.30 m	9.10 m				
EXPOSED WALL FACE	25.9 SqM	30.6 SqM	25.9 SqM	30.6 SqM				
PROPOSED WINDOW AREA	0 SqM	3.58 SqM	3.25 SqM	8.78 SqM				
PERMITTED OPENINGS %	100	32	16.0	100				
PROPOSED OPENINGS %	0	11.7	12.5	28.7				



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RECEIVED
BOV795
2026-APR-08
Current Planning

ISSUED FOR PERMIT

PROJECT NAME:

1020 BEAUFORT RD

PROJECT ADDRESS:

1020 BEAUFORT RD
NANAIMO,
B.C.

DRAWING NAME:

SITE PLAN & GENERAL NOTES

SCALE:

1/4" = 1'-0"

CJM

PROJECT NUMBER:

2026-0009

DATE:

APRIL 7, 2026

DRAWN BY:

CJM

DRAWING NUMBER:

A1