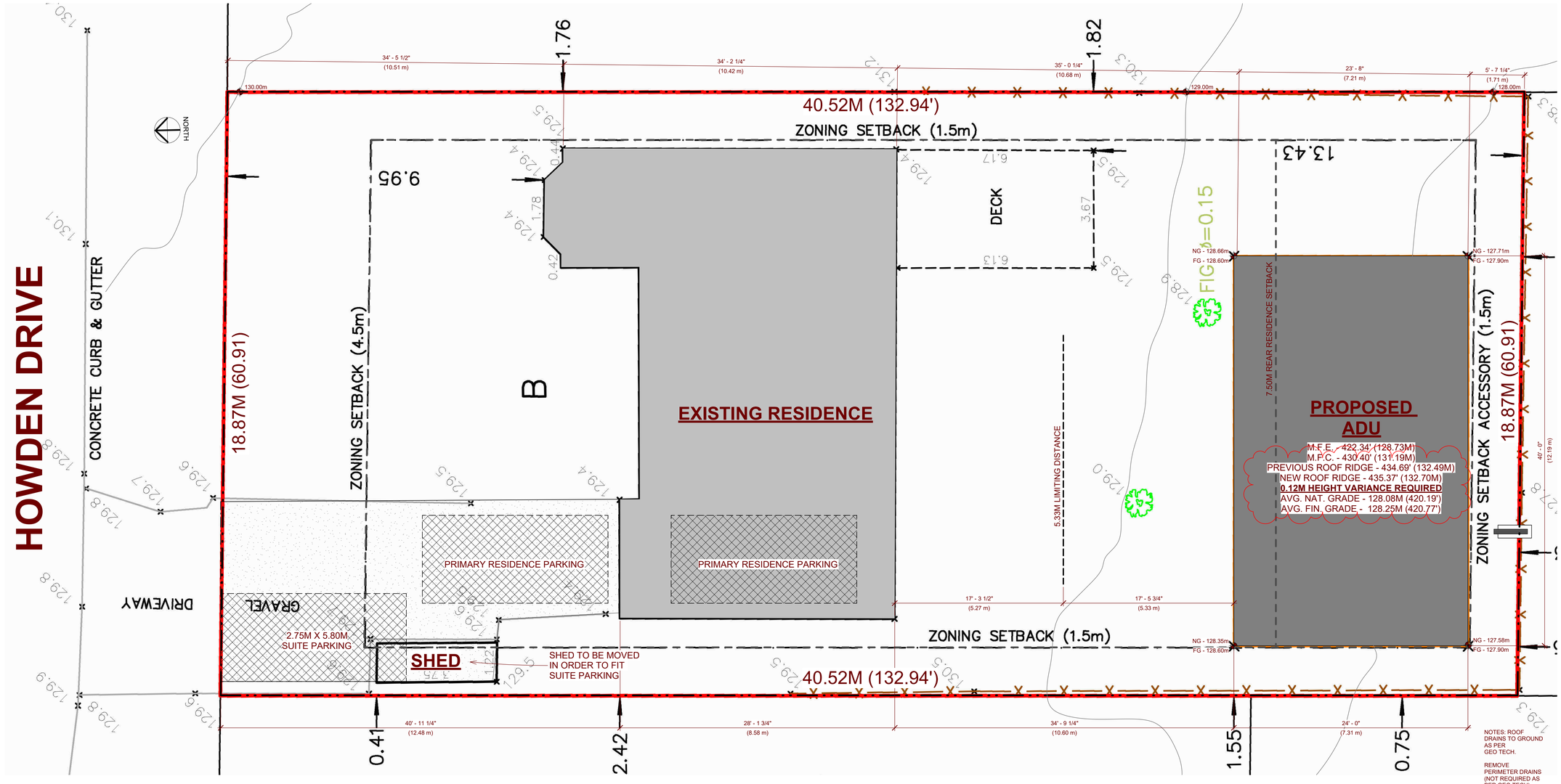

SITE PLAN

3/16" = 1'-0"

PROJECT INFO:

CIVIC: 3681 HOWDEN DRIVE, NANAIMO, B.C.
LEGAL: LOT B, SECTION 5, WELLINGTON DISTRICT, PLAN 41005
PID: 000-416-703

ZONING: R-1

SITE COVERGE:

LOT AREA	= 764.61 SM (8,230.22 SF)
PERMITTED LOT COVERAGE	= 40.00% OR 3,292.09 SF
EXISTING LOT COVERAGE	= 18.05% OR 1,485.88 SF
PROPOSED LOT COVERAGE	= 29.72% OR 2,446.33 SF

BUILDING HEIGHT:

MAX ADU HEIGHT	= 4.50M
PREVIOUS ADU HEIGHT	= 4.41M
NEW ROOF ADU HEIGHT	**= 4.62M - 4.50M = 0.12M VARIANCE REQUIRED**

BUILDING SETBACKS:

FRONT	= 31.66m
REAR	= 1.55m
LEFT	= 1.55m
RIGHT	= 5.13m

BUILDING SUMMARY:

ACCESSORY DWELLING UNIT	- 960.00 SF (89.19 SM)
SHED AREA	- 49.19 SF (4.57 SM)
TOTAL ACCESSORY AREA	- 1,009.19 SF (93.76 SM)

GENERAL NOTES:

THESE DRAWINGS CONFORM TO THE LATEST EDITION OF THE 2024 BRITISH COLUMBIA BUILDING CODE.

ALL DIMENSIONS ARE TO THE CENTER OF WALL, FACE OF SHEATHING OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. CONTRACTOR MUST CONFIRM ALL CRITICAL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ADEQUACY OF DRAWINGS, REPORT ALL DISCREPANCIES.

CONTRACTOR SHALL CONFIRM ACTUAL DIMENSION WITH SUPPLIER/MANUFACTURER AND SITE CONDITION.
DO NOT SCALE DRAWINGS. TELEPHONE AND HYDRO SERVICE ARE EXISTING

WHEN DRAWINGS DO NOT SHOW SUFFICIENT DETAIL TO ALLOW COMPLIANCE WITH RELEVANT SPECIFICATIONS, THE CONTRACTOR SHALL PREPARE DETAILS FOR SUBMISSION TO THE APPROPRIATE CONSULTANT FOR APPROVAL, PRIOR TO CONSTRUCTION OR IMPLEMENTING THAT DETAIL. IMMERSIVE DESIGN IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THIS BUILDING, IN CASE OF ANY DISCREPANCY BETWEEN THESE NOTES AND STRUCTURAL NOTES PROVIDED BY AN ENGINEER, THE ENGINEER'S NOTES WILL SUPERSEDE. THESE DISCREPANCIES ARE TO BE REPORTED. ALL MATERIAL AND WORKMANSHIP TO MEET THE REQUIREMENTS OF THE 2024 ISSUE OF THE BRITISH COLUMBIA BUILDING CODE. THE FOLLOWING SPECIFICATIONS ARE recommend FOR MINIMUM REQUIREMENTS REFER TO THE B.C.B.C. ALL FOLLOWING SIZES AND DIMENSIONS ARE TO BE CONFIRMED TO COMPLY WITH MUNICIPAL STANDARDS. THESE STANDARDS SUPERCEDE THE MINIMUM REQUIREMENTS OF THE B.C.B.C (REFERENCE NUMBERS BELOW)

EXCAVATION:
9.12: FOUNDATIONS SHALL EXTEND TO UNDISTURBED SOIL. 18" MINIMUM COVERAGE FOR FROST PROTECTION.

DRAINAGE:
9.14: CLEAN DRAIN ROCK OVER 4" DRAIN TILE. 4" DIA. PERFORATED PVC DRAIN PIPE. RWL TO SOLID PIPE.

CONCRETE:
9.3.1: ALL UNREINFORCED CONCRETE TO BE A MINIMUM OF 15 MPA @ 28 DAYS.

FOOTINGS AND FOUNDATIONS:
9.15: STRIP FOOTINGS: MIN. 16"x8". COLUMN FOOTING: MIN. 24"x24"x10 CONC. WALLS TO PROJECT 200mm ABOVE FINISHED GRADE OR 2" ABOVE EXTERIOR CONCRETE SLABS. PROVIDE 6" ANCHOR BOLTS @ MAXIMUM 4'-0" O.C. 2 ON EACH SILL PLATE. POSTS TO BE ANCHORED TO RESIST UPLIFT.

SLABS:
9.16: NOT LESS THEN 100mm OF COARSE CLEAN GRANULAR MATERIAL SHALL BE PLACED BENEATH FLOORS ON GROUND. CONCRETE SLABS SHALL NOT BE LESS THEN 75mm THICK EXCLUSIVE IF CONCRETE TOPPING. VEHICLE PARKING: 4" CONCRETE SLABC/W 6x6x10/10 MESH SLOPE 2% OVER 5" COMPACTED GRAVEL.

PROTECTION FROM DAMPNESS:
9.23.2: WOOD FRAME MEMBERS THAT ARE NOT PRESSURE TREATED WITH A WOOD PRESERVATIVE AND THAT ARE SUPPORTED ON CONCRETE IN CONTACT WITH THE GROUND OR SOIL SHALL BE SEPARATED FROM THE CONCRETE BY NOT LESS THEN 0.05mm POLY FILM OR TYPE S ROLL ROOFING.

ROOFING/WATERPROOFING:
ALL BUILDING PAPER USED IN THIS PROJECT MUST BE 2 LAYERS OF 30 MIN. INSTALLED 12' LAPPED. ALL CAULKING MUST BE POLYURETHANE BASE NOT SILICONE BASE. PROVIDECONTINUOUS VAPOR BARRIER ON TOP AND END OF EXTERIOR WALLS OVER BEAMS. PROVIDE CAULKING AROUND ALL EXTERIOR OPENINGS. ALL FLASHING MUST BE A MIN. OF" 26 GAUGE' AND SHALL BE JOINED WITH STANDING SEAMS. INSTALL PEEL AND STICK MEMBRANE UNDER CAP FLASHING. SHINGLE EXTERIOR VENT SHOULD BE A ECCO - MODEL 051204 OR EQUIVALENT. VENT SHALL BE BACK CAULKED ONTO 30 MIN. FLASHING PAPER THAT IS APPROXIMATELY 12" LARGER THAN THE VENT ON ALL SIDES. THE FLASHING PAPER SHALL THEN BE SHINGLED WITH BUILDING PAPER. WATERPROOF MEMBRANE SHALL CARRY UP INTO PATIO DOOR ROUGH OPENING WITH UPTURN.

FRAMING:
9.23: ALL MATERIAL SIZES AND SPANS ARE BASED ON #2 D.FIR OR K.D. SPRUCE UNLESS NOTED OTHERWISE. HEADER: 2-2x10 #2 D.FIR (UDL OF ONE FLOOR AND ROOF) 3-2x10 #2 D.FIR (UDL OF TWO FLOORS AND ROOF) WALL STUDS: 2x4 STUDS @ 16" O.C. (EXTERIOR) 2x4 STUDS @ 16" O.C. (INTERIOR) (UNLESS NOTED OTHERWISE) CONTRACTOR SHALL OBTAIN MANUFACTURERS STAMPED ENGINEERED SHOP DWG. AND CERTIFICATE OF INSTALLATION FOR TRUSSES. PROVIDE SOLID BLOCKING IN TWO SPACES ON BOTH SIDES OF EXTERIOR AT LATCH HEIGHT AND HINGE HEIGHT. CROSS BRIDGING OF ROOF FLOOR JOISTS REQUIRED AT 7" O/C. ALL WOOD IN CONTACT WITH CONCRETE MUST BE PROTECTED WITH THIN 45 DEG.

FLOORS:
9.30.1: WATER RESISTANT FLOORING REQUIRED IN ENTRY, LAUNDRY, KITCHEN, MECHANICAL RM. AND BATHROOMS. PROVIDE 2/8" PLY. UNDER.

INSULATION:
9.25.2: R20 INSULATION AND6 MIL. POLY V.B. BETWEEN HEATED AND UNHEATED SPACE, THE EXTERIOR AIR OR THE EXTERIOR SOIL.

ATTICS:
9.19.1: CROSS VENT ROOF 1/150TH OF AREA OR ATTIC SPACE MINIMUM 1/300TH OF AREA WITH A MINIMUM OF 25% AT THE TOP AND 25% AT THE BOTTOM. INSTALL INSULATION STOPS AS REQUIRED. PROVIDE MIN 20"x28" ACCESS WITH TIGHT FITTING INSULATED COVER.

FIREPLACE:
9.22. PROVIDE MINIMUM 4" COMBUSTION AIR DUCT FROM EXTERIOR. FOR WOOD BURNING FIREPLACE PROVIDE MINIMUM 16" NON-COMBUSTABLE HEARTH AND CO2 DETECTOR. ALL MANUFACTURED FIREPLACE AND FLUES TO CONFORM TO CAN/ULC S610 STANDARD. INSTALL TO MANUFACTURER'S SPECIFICATIONS AND U.L.C. LISTING REQUIREMENT. INSTALL 1/2" WONDERBOARD UNDER NON COMBUSTIBLE HEARTH FINISH.

PLUMBING:
PLUMBING TO MEET REQUIREMENTS OF THE 2024 B.C.B.C. INCLUDING 7.5.5.5: EVERY STORY IN WHICH PLUMBING IS OR MAY BE INSTALLED, INCLUDING THE BASEMENT OF A SINGLE FAMILY DWELLING, SHALL HAVE EXTENDED INTO IT OR PASSING THROUGH IT A VENT PIPE THAT IS AT LEAST 1 1/2" IN SIZE FOR THE PROVISION OF FUTURE CONNECTIONS, ALL BUILDING DRAWINGS TO BE PROVIDED WITH AT LEAST ONE VENT NOT LESS THAN 3" IN SIZE AND SHALL TERMINATE THROUGH THE ROOF.

DRYWALL:
WATERPROOF WALL BOARD REQUIRED AROUND TUB AND SHOWERS.

VENTILATION:
9.32: WHERE NATURAL VENTILATION OF ROOMS DOES NOT MEET THE REQUIREMENTS OF TABLE 9.32.3. MECHANICAL VENTILATION IS REQUIRED: NOT MECHANICALLY COOLED: PROVIDE 1 AIR CHANGE PER HOUR. MECHANICALLY COOLED: PROVIDE 1/2 AIR CHANGE PER HOUR.

HEATING
9.33: HEATING SYSTEM TO MEET REQUIREMENTS OF 2024 B.C.B.C.

DOORS:
9.6.5: SAFETY OR WIRED GLASS IS REQUIRED WHERE GLASS CAN BE MISTAKEN FOR A DOOR OPENING AND WITHIN 36" OF DOOR LOCKS OR 8" OF FLOOR. DOORS BETWEEN GARAGE AND DWELLING TO BE SELF CLOSING AND WEATHER STRIPPED. ENTRANCE AND EXTERIOR DOORS TO DWELLING UNITS TO COMPLY WITH B.C.B.C. 9.6.4 & 9.6.6. DOORS TO BATHROOMS AND ALL ENSUITE DOORS TO UNDERCUT 1/2" FOR SUITE VENTILATION.

SECURITY:
9.6.8. ALL EXTERIOR DOORS TO MEET THE REQUIREMENTS OF 9.6.8

WINDOWS:
9.7: BEDROOM WINDOWS TO HAVE A MIN. UNOBSTRUCTED OPENING OF NOT LESS THAN 0.35M2 AND NO DIMENSION LESS THAN 0.38m. OPENING MUST BE MAINTAINED DURING AN EMERGENCY WITHOUT THE NEED FOR ADDITIONAL SUPPORT. WINDOW FRAMES ARE TO BE THERMALLY BROKEN. ALL WINDOW DIMENSIONS ARE NOMINAL, SITE MEASURE AS REQUIRED. ALL FRAMES TO HAVE NAILING FLANGE AND TO BE PLACED DIRECTLY ON WINDOW SILL. WINDOW LOCATED WITHIN 3'-0" OF DOOR LOCKS REQUIRED TO HAVE SAFETY OR WIRED GLASS CONFORMING TO 3.31.1B(2). WINDOWS TO CONFORM TO SECTION 3.7.2 AND SUBSECTION 9.7 BRITISH COLUMBIA BUILDING CODE AND TO BE MANUFACTURED IN ACCORDANCE WITH A3.B3.C3.TO CSA AA440-M98 PERFORMANCE TEST. PROVIDE MOCK UP WINDOW ASSEMBLY FOR TESTING. MIRRORED DOORS AND BIFOLDS TO CONFORM TO BCBC 9.6.6.3. ALL GLAZING 9" OR LOWER A.F.F. TO BE SAFETY GLASS. GLAZING AT ENTRANCE DOORS, SHOWER DOORS, TUBS AND SLIDING DOORS TO CONFORM TO 9.6.6 WINDOWS OVER STAIRS AND LANDINGS TO CONFORM TO 9.7.5.3. WINDOWS THAT EXTEND TO LESS THEN 900mm ABOVE THE LANDING SHALL BE PROTECTED WITH GUARDS (9.8.8.) OR NON-OPENABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LATERAL LOADS FOR BALCONY GUARDS (4.1.5.15.)

GLASS:
9.6.6: SAFETY GLASS MUST BE USED WHEN ENCLOSING BATHTUBS OR SHOWERS. ALL DOORS AND WINDOWS TO BE DOUBLE GLAZED.

FLASHING:
9.27.3: FLASH ALL EXT. WALL OPENINGS WHERE THE VERTICAL DISTANCE FROM THE BOTTOM OF THE EAVE TO THE TOP OF THE TRIM IS MORE THAN 1/4 OF THE EAVE OVERHANG.

STAIRS:
9.8: SEE SECTION FOR STAIR SPECIFICATIONS.

GUARDRAILS:
9.8.8. GUARDRAILS REQUIRED WHERE FLOOR TO FLOOR OR FLOOR (DECK, LANDING ETC.) TO GRADE EXCEEDS 24". NO OPENING GREATER THAN 4". NO MEMBERS LOCATED BETWEEN 4"-36" ABOVE FLOOR OR DECK ETC. THAT WILL FACILITATE CLIMBING. INTERIOR GUARDRAILS: MIN. 36" EXTERIOR GUARDRAILS: MIN. 42" EXCEPT WHERE DECK TO GRADE IS LESS THAN 6'-0". THAN EXTERIOR GUARDRAILS: 36" HANDRAILS FOR STAIRS: 32" ABOVE nosing GUARDRAILS FOR STAIRS: 36" ABOVE NOSING. GUARDRAILS TO BE DESIGNED FOR 1.5 KN/M HORIZONTAL AND VERTICAL LOAD AT TOP OF RAIL PLUS I.D. K/P PANEL LOADS, NO OPENING MORE THAN 4"

SMOKE ALARMS:
9.10.19: SMOKE ALARMS TO CONFORM TO CAN/ULC-S531. AT LEAST ON SMOKE ALARM ON EACH FLOOR, INCLUDING BASEMENTS.SMOKE ALARM TO WITHIN 5M OF ALL BEDROOM DOORS AND 15M OF ANY POINT THE SAME FLOOR, MEASURED FOLLOWING CORRIDORS. SMOKE ALARMS TO BE INSTALLED BY PERMANENT CONNECTION TO AN ELECTRICAL CIRCUIT. ALL SMOKE ALARMS TO BE INTERCONNECTED.

CO ALARMS:
9.32.4.2 CARBON MONOXIDE ALARMS TO CONFORM TO CSA 6.19. CARBON MONOXIDE ALARMS TO BE INSTALLED BY PERMANENT CONNECTION TO AN ELECTRICAL CIRCUIT. C CARBON MONOXIDE ALARM TO BE INSTALLED WITHIN 5M OF ALL BEDROOM DOORS, MEASURED FOLLOWING CORRIDORS.

MISCELLANEOUS:
PROVIDE MIRRORS BEHIND ALL BATHROOM SINKS.

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REV. 1 - HEIGHT VARIANCE - 2026-05-18

Project Name:

3681 HOWDEN DRIVE

PROPOSED ADU

SITE PLAN & NOTES

RECEIVED
BOV798
2026-MAY-27
Current Planning

Scale: AS NOTED
Drawn by: PB
Date: 07.25.2025
File #: 2025-0074

Drawing No.
A1

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