

ATTACHMENT C CONCEPTUAL SITE PLAN



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RECEIVED
RA524
2025-MAR-28
Current Planning

ISSUED FOR REVIEW

PROJECT NAME:
1110 MAUGHAN ROAD

PROJECT ADDRESS:
1110 MAUGHAN ROAD
NANAIMO, BC

DRAWING NAME:
GENERAL NOTES AND SITE PLAN

SCALE: AS NOTED	DATE: FEBRUARY 14, 2025
DRAWN BY: CLM	DRAWING NUMBER: A1
PROJECT NUMBER: 2025-01-16	

SITE LEGAL DESCRIPTION
LOTA, SECTION 2, RANGE 8, L2 12, PLAN SPT72318
CIVIC ADDRESS
1110 MAUGHAN RD NANAIMO, BC

CITY OF NANAIMO 14 ZONING SYNOPSIS	
SITE SYNOPSIS	REQUIRED
ZONING	14
PROPOSED DWELLINGS AREA	- Sqft
BUILDING AREA	- Sqft
SITE AREA	22262.75 SqM
SITE COVERAGE	50% MAX
MIN. SETBACKS REQUIRED	
FRONT LOT LINE	7.5m
PLANNING SIDE YARD	4.5
SIDE YARD 1	0.04
SIDE YARD 2	3.0m
REAR LOT LINE	6.0m
MAX. BUILDING HEIGHT	19M

TYPICAL NOTES

- CONTRACTOR TO REPORT ALL ERRORS OR OMISSIONS IMMEDIATELY & PRIOR TO THE COMMENCEMENT OF THE WORK.
- ANY DISCREPANCIES TO BE BROUGHT TO THE OWNERS 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 10 OUTSIDE FACE, WOOD FRAME WALLS ARE TO CENTRELINE.
- DIMENSIONS IN IMPERIAL UNITS.
- PROVIDE MISCELLANEOUS STUDS, BRACING, FLUPPING OR BLOCKING AS REQUIRED.
- MAINTAIN ACoustIC SEPARATION @ RECESSED FIXTURES & EQUIPMENT.
- CEMENT BOARD TO BE USED @ ALL WET WALLS.
- CONFIRM WINDOW AND DOOR ROUGH OPEN SIDES WITH SUPPLIERS. SIZES ON DRAWINGS ARE NOMINAL, OPERNER 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 BOLD 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 9.20.13 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. 9.36.2.6-9.30.2.8 & AS REQUIRED BY THOSE HAVING JURISDICTION.

- HEATING & VENTILATION TO MEET NEW MINIMUM CODE REQUIREMENTS UNLESS NOTED OTHERWISE.
- ALL CHASEWAYS, 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 191.2 (VENTILATION REQUIREMENTS) OF BCBC.
- LIGHTING BY OTHERS
- CONCRETE TO REACH COMPRESSIVE STRENGTH AFTER 28 DAYS.
- 20 MPa FOR FOUNDATION WALLS & PIERS
- 28 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 10 SONES OR LESS.
- ALL BATHROOMS & KITCHENS TO BE EQUIPPED WITH AN EXHAUST FAN MUST CONFORM TO TABLE 9.22.3.6 ELECTRICAL & PLUMBING WORK TO CONFORM TO THE RESPECTIVE CODES.
- CONTRACTOR TO CONFIRM ALL LEVELS & DIMENSIONS BEFORE COMMENCING WITH CONSTRUCTION.
- THERMOPANE WINDOWS TURN-OUT COW SCREENS ON ALL OPENERS.

Notes:

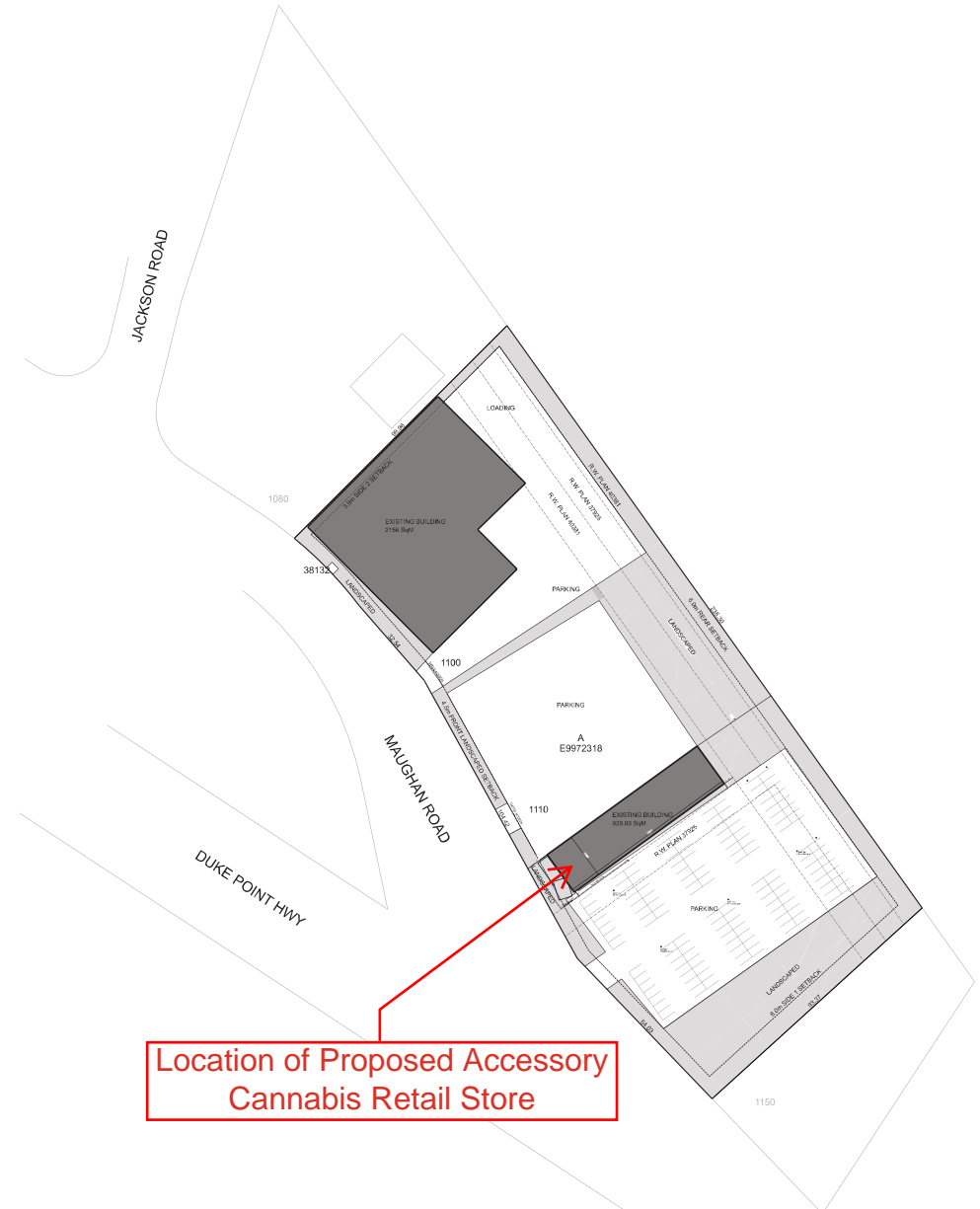
- Window barrier to be continuous and U.V. stabilized.
- Provide two coats of bituminous sealant on all sub-grade concrete floor assembly to accommodate plumbing.
- Confirm all door & window rough openings before ordering product.

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 come away 100 mm from exterior wall at the intersection of the corners.
- All bulhead posts at load points: each ply is to be nailed with 2 rows of 3" x nails @ 10" o.c. to within 6" of each end.
- Flashing over solid posts
- Posts shall be anchored to the beam(s) they support by a:
 - Notching the beam on the joist 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	CLIMATE DATA (DAILY MEAN TEMPERATURE) (DAILY MAXIMUM TEMPERATURE) (DAILY MINIMUM TEMPERATURE)	(S190) 2.1 (S190) 2.4 (S190) 2.8
2	GEOTECHNICAL PARAMETERS (MIN. SOIL BEARING CAPACITY (kPa))	MS.9
3	ROOF (WALL) LOAD FACTOR (SPECIFIED SNOW LOAD) (ROOF TOTAL LOAD (kPa))	C. 1.65 (S190) 2.1 (S190) 2.4 (S190) 2.8
4	FLOOR (TYPICAL WOOD FLOOR LAYOUT (kPa))	DL 1.1 10.40
5	SEISMIC DESIGN DATA (Sa (2))	1.02
6	HORIZONTAL WIND PRESSURE (kPa)	0.50 kPa

PROJECT LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(S)	SMALL ALIUM	(FD)	FLOOR DRAIN
(S)	SMALL ALIUM	(R)	RADIANT (ON WIND SIDE)
(S)	GASCON MONOXIDE DETECTOR	(R)	RADIANT (ON WIND SIDE)
(S)	POST (LOAD)	(R)	BUILT-UP STUD POST
(S)	DRIVE SECTION REFERENCE		
(S)	A	A	SECTION NUMBER
(S)	B	B	SHEET NUMBER
(S)			WHERE DETAIL



Location of Proposed Accessory Cannabis Retail Store

1110 MAUGHAN RD. SITE PLAN
SCALE: 1/8" = 1'-0"