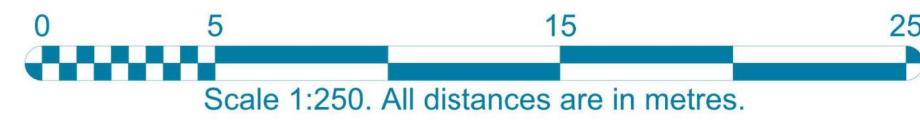


# SITE PLAN OF LOT 21, BLOCK B, SECTION 11, ESQUIMALT DISTRICT, PLAN 292.



**NOTE:**  
No lot posts were found. Lot dimensions shown are based upon Plans 292 and VIP73229.

Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey.

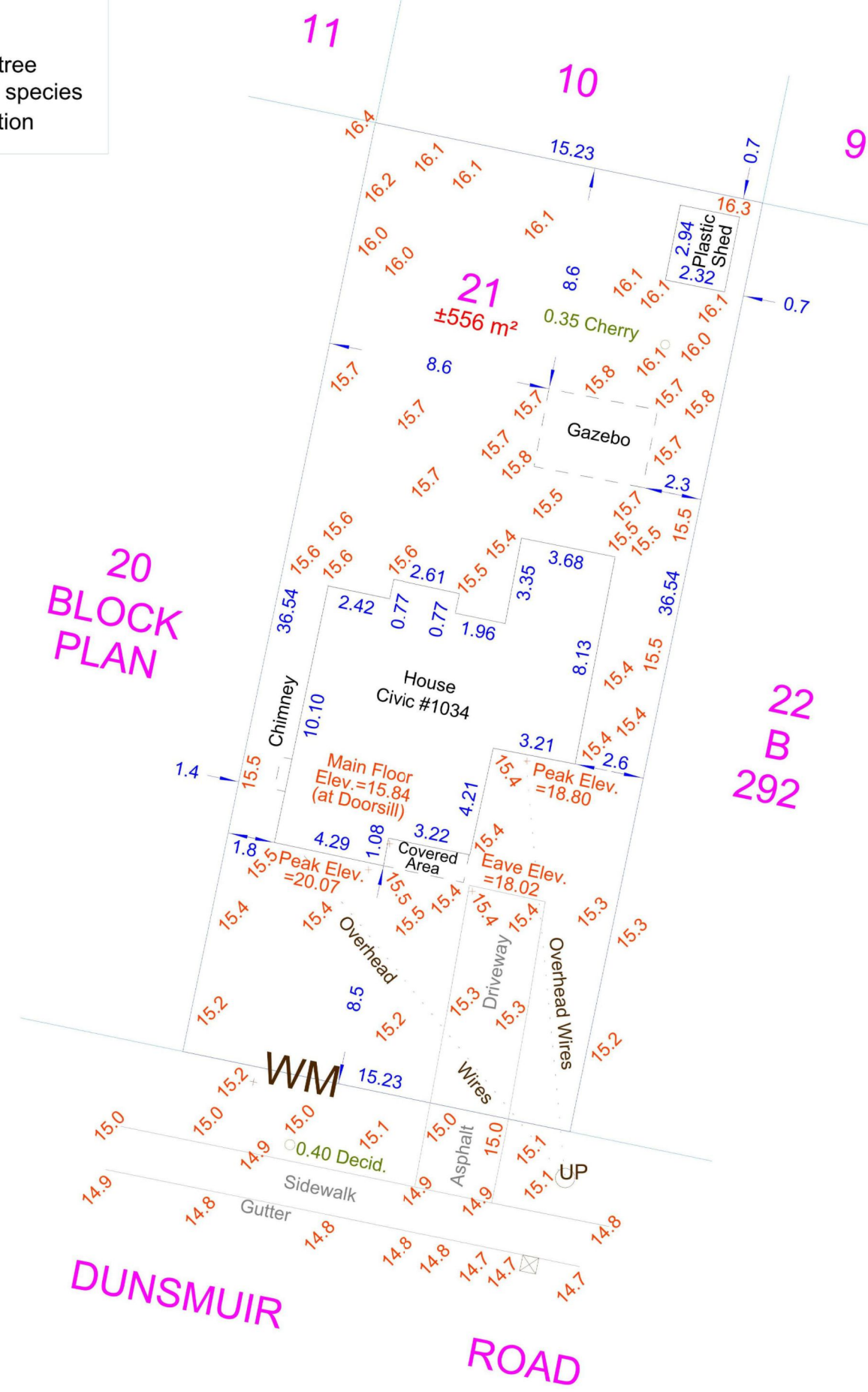
Geodetic elevations shown are based upon observations to geodetic control monuments 84H0181 (Elev.=10.984m) and 84H0163 (Elev.=9.977m).

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

Field survey dated March 25th, 2024.

PID: 000-165-646

WM	LEGEND
	Denotes water meter
	Denotes catch basin
	Denotes utility pole
	Denotes approximate tree location, diameter and species
	Denotes ground elevation



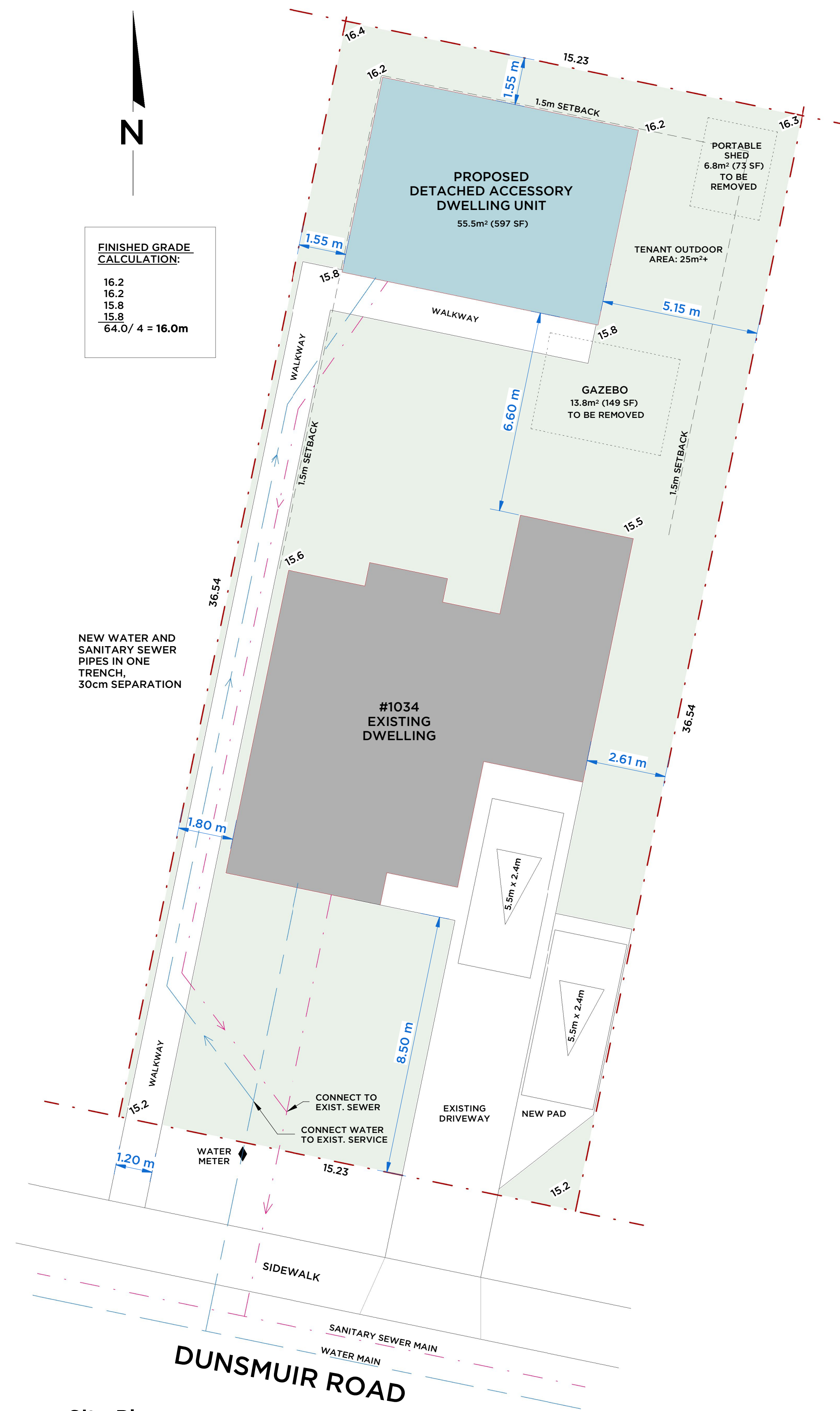
**Summit Land Surveying**  
Operated by Apex Land Surveying Ltd.  
#101-630 Goldstream Avenue  
Victoria B.C. V9B 2W8  
Telephone 250.391.6708  
www.summitsurveying.ca

File: 19-MARTINO-SP21 Date: March 26, 2024

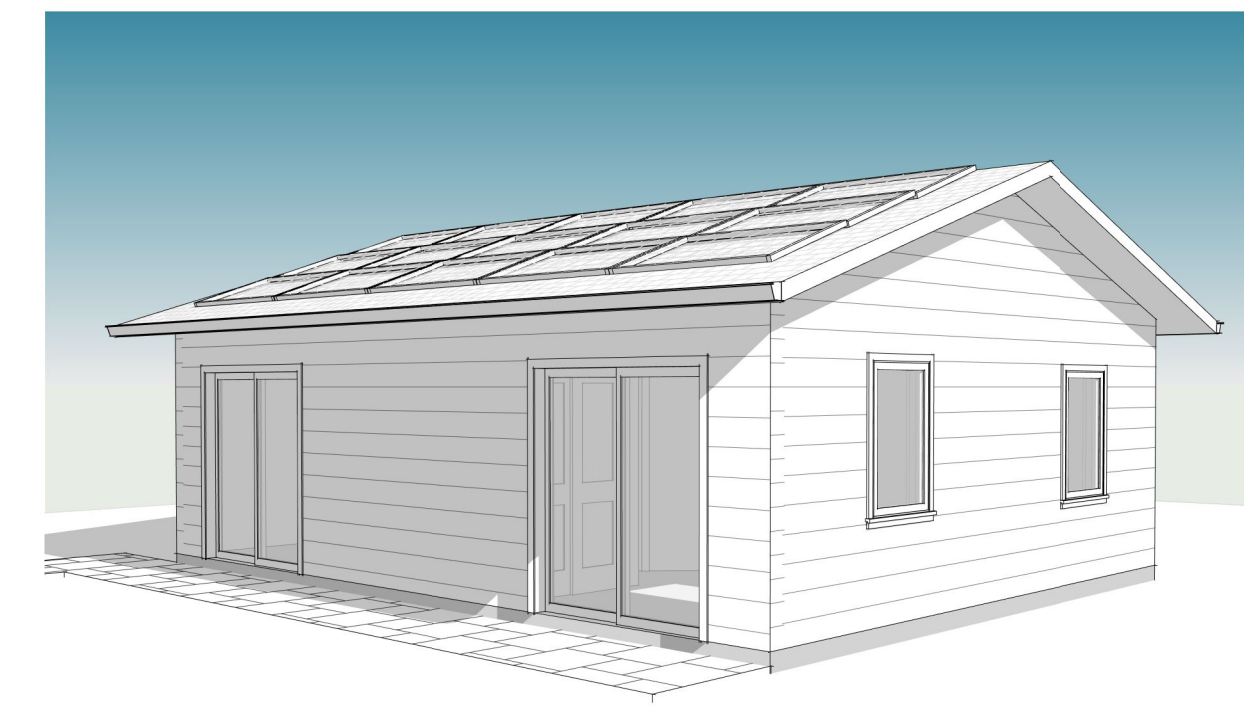
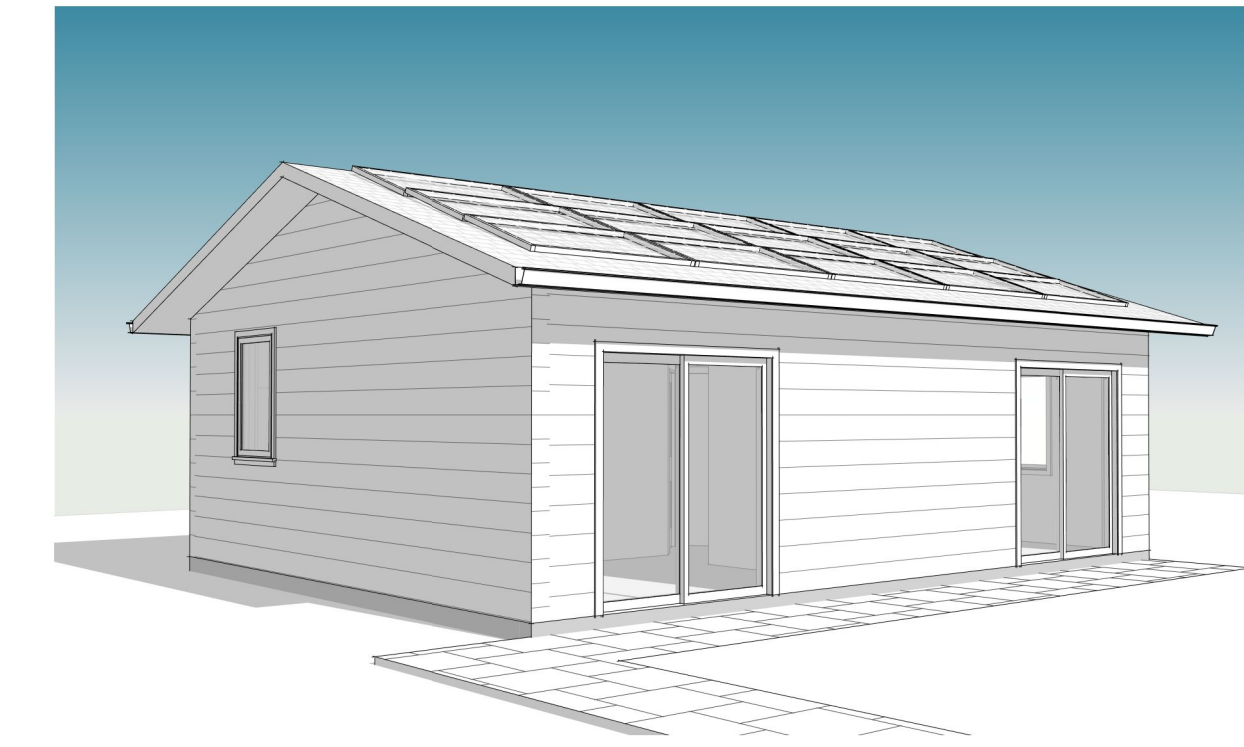
© 2024 Apex Land Surveying Ltd.

NOTE: SURVEY NOT SCALE

FINISHED GRADE CALCULATION:	
16.2	
16.2	
15.8	
15.8	
64.0 / 4 = 16.0m	



1 Site Plan  
1:100



**Legal Description:**  
Lot 21, Block B, Section 11, Esquimalt District Plan 292

PID: 000-165-646

**Civic Address:**  
1034 Dunsmuir Road  
Esquimalt, BC V9A 5C5

**Site Synopsis**

Zoning RS-6  
Site area 556.5m² (5990 SF)  
Rear Yard Area 223m² (2403 SF)

Floor Area DADU 55.5m² (597 SF)

	Allowed	Existing	Proposed
<b>Building Height</b>	4.2m		3.33m
<b>Lot Coverage</b>			
Existing House		106.3m²	
DADU & Accs.	10% (55.75m²)	20.6m²	9.9% (55.5m²)
Rear Yard	25%	9.2%	24.9%
<b>Total Coverage</b>	30%	22.8%	29.1%
	167m²	121m²	161.8m²

**Building Separation** 2.5m 6.6m

Setbacks	Minimum	Proposed
Rear Lot Line	1.5m	1.55m
Side Lot Line (W)	1.5m	1.55m
Side Lot Line (E)	1.5m	5.15m

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**Project Name:**  
Detached Accessory Dwelling Unit

1034 DUNSMUIR Road  
Esquimalt, BC V9A 5C5

Cover - Site

**GENERAL NOTES**

- ALL WORK SHALL COMPLY TO THE CURRENT (2018) 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 3-PLY 2"x10" SPP#2 OR AS NOTED.

- BUILDING ENVELOPE DESIGN TO BE BASED ON CURRENT GOOD BUILDING PRACTICES. FIELD INSPECTIONS ARE THE RESPONSIBILITY OF THE OWNER.
- PREMANUFACTURED 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 TRUSSES, FLOOR JOIST AND BEAM SYSTEM LAYOUTS TO BE PROVIDED WITH SHOP DRAWINGS FOR PERMIT SUBMISSION.
- FANS TO BE RATED FOR CONTINUOUS USE WITH A NOISE LEVEL OF 2.5 SONES (60DBA) OR LESS.
- ALL BATHROOMS AND KITCHENS TO BE EQUIPPED WITH AN EXHAUST FAN CAPABLE OF EXHAUSTING 60 CFM.
- ELECTRICAL & PLUMBING WORK TO CONFORM TO THE RESPECTIVE CODES.
- CONTRACTOR TO CONFIRM ALL LEVELS & DIMENSIONS BEFORE COMMENCING WITH CONSTRUCTION.
- HEATING AND VENTILATION TO MEET NEW MINIMUM CODE REQUIREMENTS UNLESS NOTED OTHERWISE.

- ALL CHASE WAYS, DUCTING & PIPING LOCATED IN NON-COITIONED AREAS MUST HAVE THE MINIMUM EFFECTIVE R-VALUE OF INSULATION BETWEEN IT AND THE UNCONDITIONED SPACE OR EXTERIOR.
- ATTIC VENTILATION SHALL ADHERE TO S.191.2. (VENTILATION REQUIREMENTS) OF BCBC.
- LIGHTING BY OTHERS.
- CONCRETE TO REACH 3000 P.S.I. AFTER 28 DAYS
- ALL STRUCTURAL LUMBER TO BE NO.2 OR BETTER.
- DESIGNER IS NOT RESPONSIBLE FOR THE STRUCTURE, OR ANY FAILURE OF THE STRUCTURE.
- FANS TO BE RATED FOR CONTINUOUS USE WITH A NOISE LEVEL OF 2.5 SONES (60DBA) OR LESS.
- CONTRACTOR TO CONFIRM ALL LEVELS & DIMENSIONS BEFORE COMMENCING WITH CONSTRUCTION.
- THRMIC-PANE WINDOWS THROUGHOUT G.W. SCREENS ON ALL OPENERS.

- Notes:**
- Vapour barrier to be continuous and U.V. stabilised.
  - Provide two coats of biethumus sealant on all sub-grade concrete
  - Floor assembly to accommodate plumbing.
  - Confirm all door and window rough openings before ordering product.
- Framing Notes:**
- Wall sheathing shall extend 1" past topo of slab.
  - The sheathing lap is to be fastened every 6" with 2 1/4" nails.
  - Sheathing shall completely lap the adjoining wall at the intersection of the corners.
  - All built-up posts at point loads: each ply is to be nailed with 2 rows of 3" d nails @ 10" o.c. to within 5" of each end.
  - Freestanding solid posts:
    - Posts shall be anchored to the beams 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.

**TYPICAL NOTES**

- CONTRACTOR TO REPORT ALL ERRORS OR EMISSIONS 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 OF FACE. WOOD FRAME WALLS ARE TO CENTERLINE.
- DIMENSIONS ARE 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 ROUGHOPEN SIZES WITH SUPPLIERS. SIZES ON DRAWINGS ARE NOMINAL. OPERNER STYLES & LOCATIONS TO BE DETERMINED BY OWNER.

**Sheet List**

Sheet Number	Sheet Name
A1	Cover - Site
A2	Plan Views & Section
A3	Elevations
A4	Lateral Bracing & Details

Scale: as noted Drawing No.

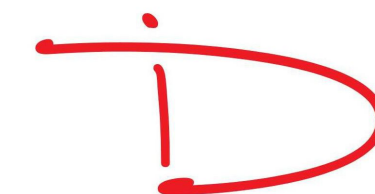
Drawn by: AJW

Date: APR. 10, 2024

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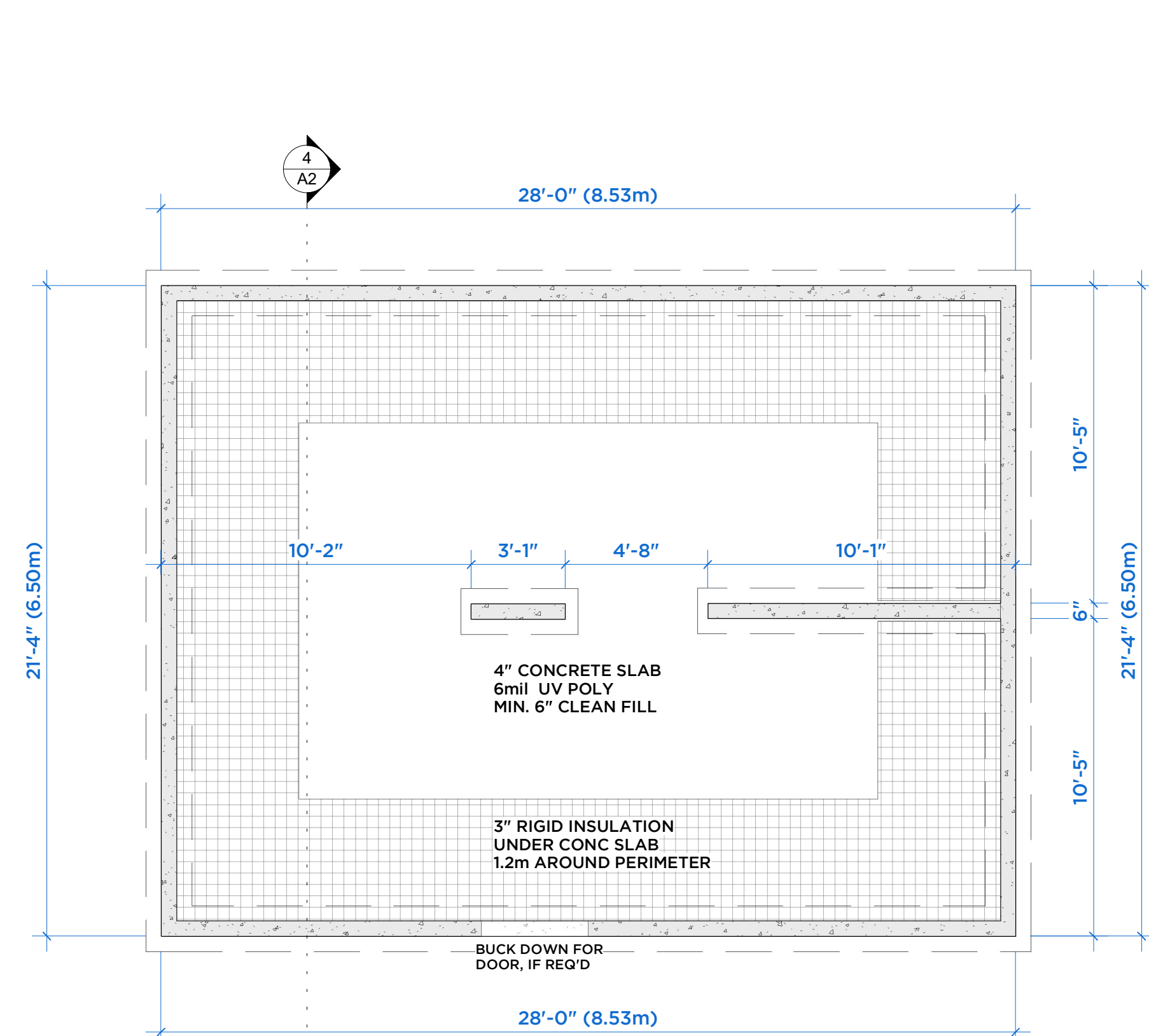
A1



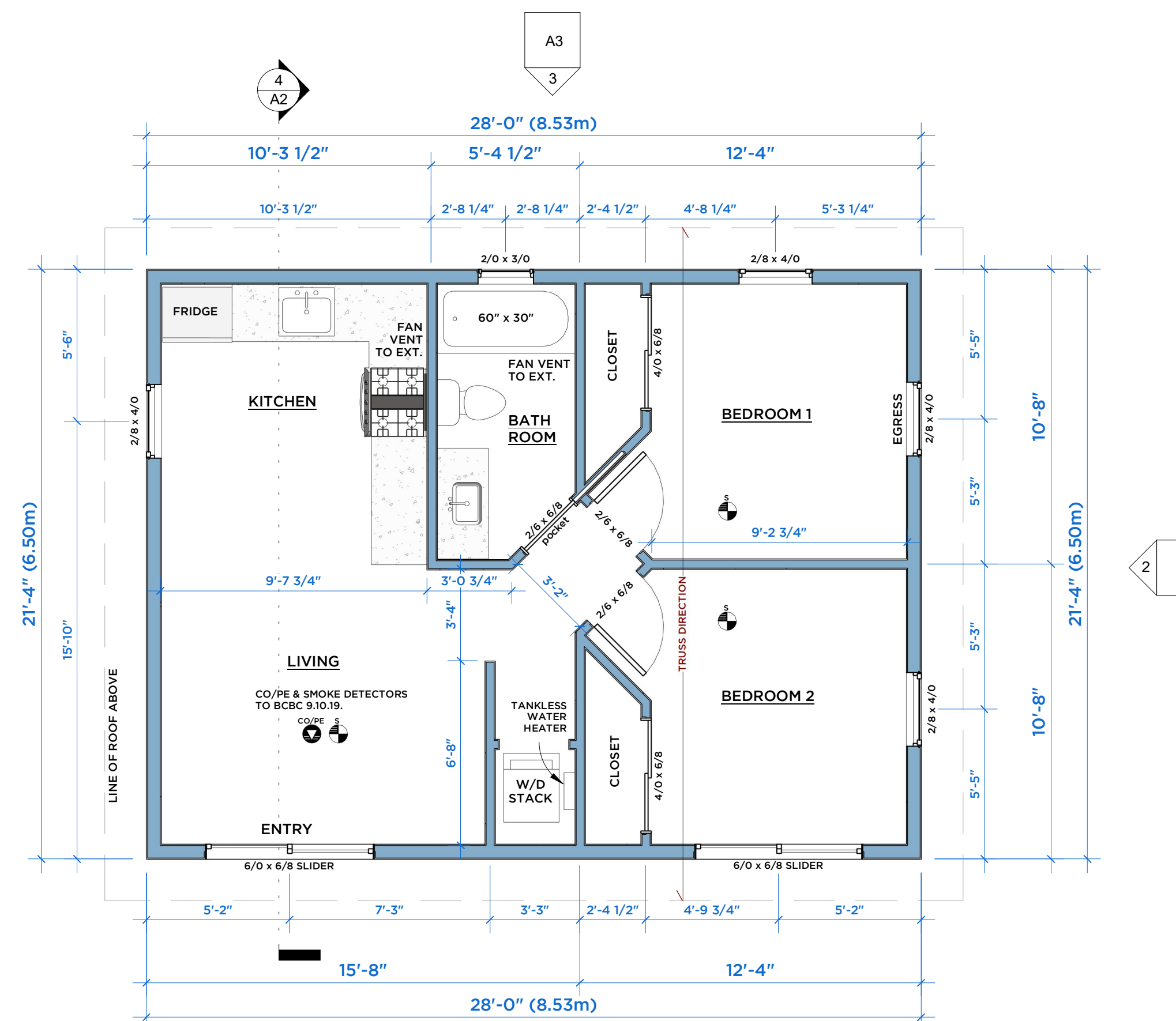


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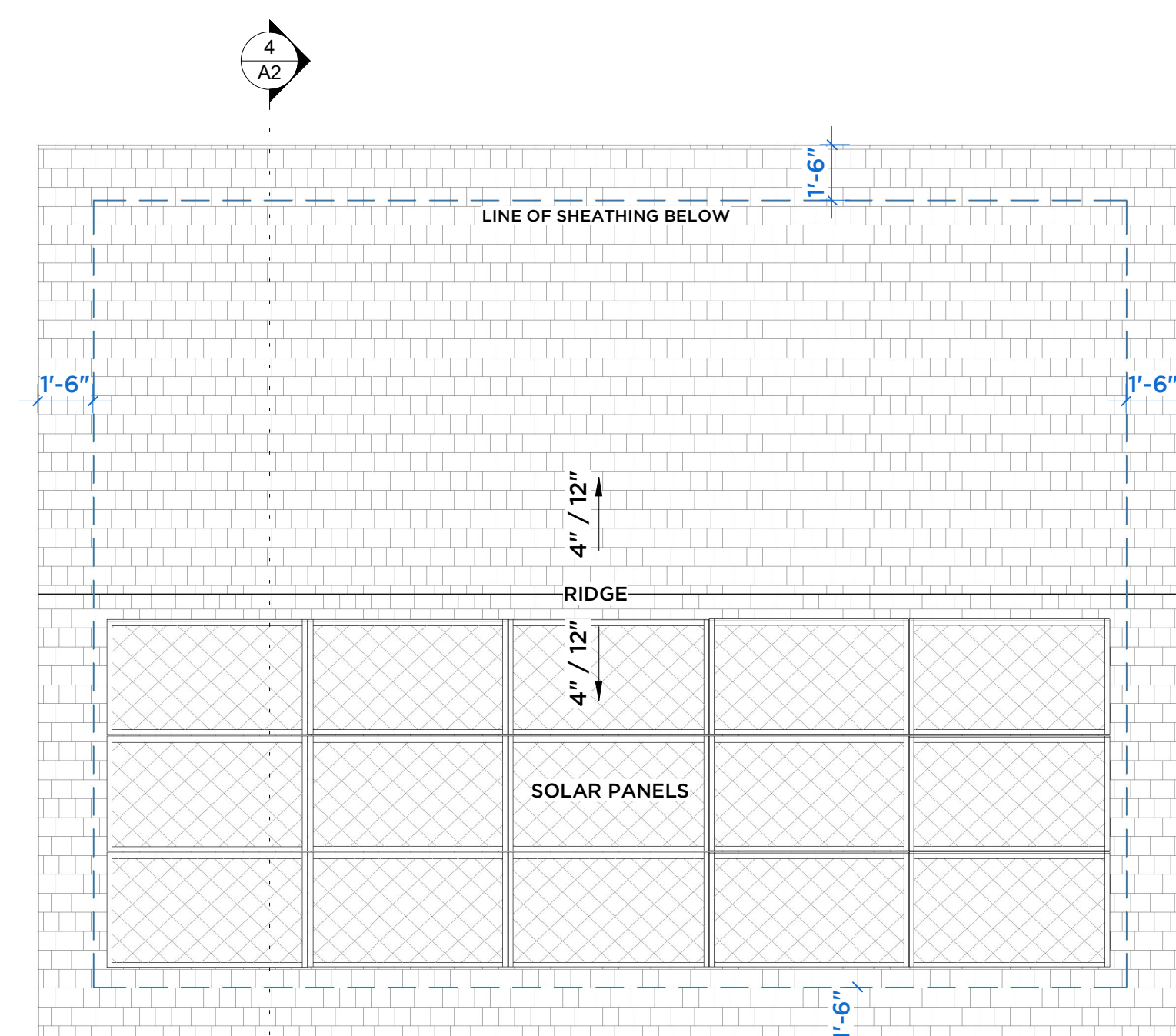
1 Foundation Plan  
1/4" = 1'-0"



2 Main Floor  
1/4" = 1'-0"

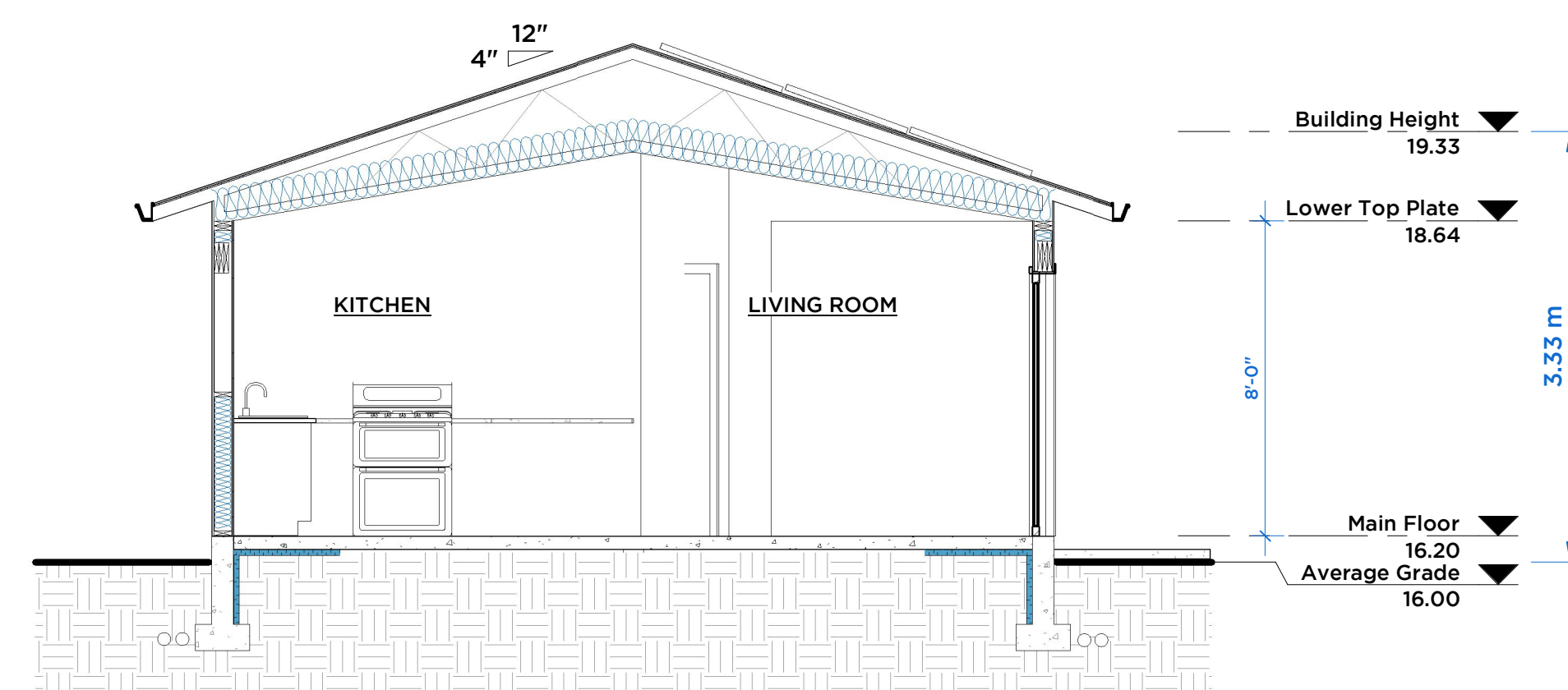
- CONSTRUCTION ASSEMBLIES**
- FOUNDATIONS**
- FOUNDATION WALLS:  
- 2 COATS DAMP-PROOFING  
- 8" CONCRETE WALL  
- 8"W 10M REBAR @ 24" O/C E/W  
- 16"x8" CONCRETE FOOTING  
- R-12 RIGID INSULATION
- INTERIOR CURB WALLS:  
- 6" CONCRETE CURB WALL  
- 16"x8" CONCRETE FOOTING
- WALLS**
- EXTERIOR WALLS:  
- SIDING AS PER CLIENT  
- 3/8" x 1 1/2" PT STRAPPING  
- VAPOUR-OPEN HOUSE WRAP  
- 1/2" PLYWOOD SHEATHING SHEATHING  
- 2X6" WOOD STUDS @ 16" O/C  
- R22 BATT INSULATION  
- 6MIL UV POLY  
- 1/2" DRYWALL
- INTERIOR DIVIDER WALLS:  
- 1/2" DRYWALL  
- 2X4" WOOD STUDS @ 16" O/C  
- 1/2" DRYWALL
- FLOORING**
- FLOORING SURFACE AS PER OWNER  
- 4" CONCRETE SLAB  
- 6MIL UV POLY  
- R-12 RIGID INSULATION  
- 1.2m AROUND PERIMETER  
- MIN. 6" CLEAN FILL
- ROOF**
- ASPHALT ROOFING SHINGLES  
- ROOF UNDERLAYMENT  
- 1/2" PLYWOOD T&G SHEATHING  
- SCISSOR TRUSSES @ 24" O/C  
- SOLAR PANEL READY  
- R-40 BATT INSULATION  
- 1/2" DRYWALL

- FLOOR PLAN LEGEND**
- EXTERIOR ELEVATIONS
  - BUILDING SECTION
  - TOP OF CONCRETE or FINISHED FLOOR
  - 3'-0" x 7'-0" DOOR
  - 3'-0" x 4'-0" WINDOW
  - CO/PE & SMOKE DETECTORS TO BCBC 9.10.19.



3 Roof Plan  
1/4" = 1'-0"

- ROOF VENTILATION:**
- SUGGESTED INTAKE TO BE 3" CONTINUOUS SOFFIT SLOT WITH UNOBSTRUCTED VENT AREA OF 1/150 OF THE UNINSULATED CEILING AREA.
  - SUGGESTED EXHAUST TO BE GABLE END VENTS WITH UNOBSTRUCTED VENT AREA OF 1/150 OF THE UNINSULATED CEILING AREA.



4 Section 1  
1/4" = 1'-0"



Project Name:  
Detached Accessory Dwelling Unit

1034 DUNSMUIR Road  
Esquimalt, BC V9A 5C5

Plan Views & Section

Scale: as noted Drawing No.

Drawn by: AJW

Date: APR. 10, 2024

File Name:

A2

2024-04-10 11:20:57 AM



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Project Name:  
Detached Accessory Dwelling Unit

1034 DUNSMUIR Road  
Esquimalt, BC V9A 5C5

Elevations

Scale: as noted	Drawing No.
Drawn by: AJW	A3
Date: APR. 10, 2024	
File Name:	

