



○ FRONT ELEVATION
 1/4" = 1'-0"

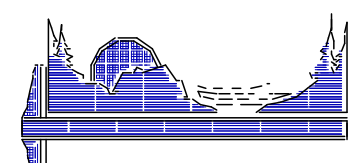


○ RIGHT ELEVATION
 1/4" = 1'-0"

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 CONSTRUCTION

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NO	DATE	REVISIONS
1	JULY 18/25	REVISED LAYOUT UP AND DOWN
2		
3		
4		
5		

DIRKSON DESIGN SERVICES

 DESIGNERS
 PLANNERS

2421 HAYDEN DRIVE
 ARMSTRONG, B.C.
 V4Y 0A8
 TEL: (250) 616-9884

DESIGNER SEAL

CONSULTANT LOGO

CONSULTANT SEAL

SCALE
AS NOTED
 DRAWN
RON
 CHECKED
 DATE
JUNE 5 2025

PROJECT
**RENO AND SUITE
 CHEMAINUS, BC**

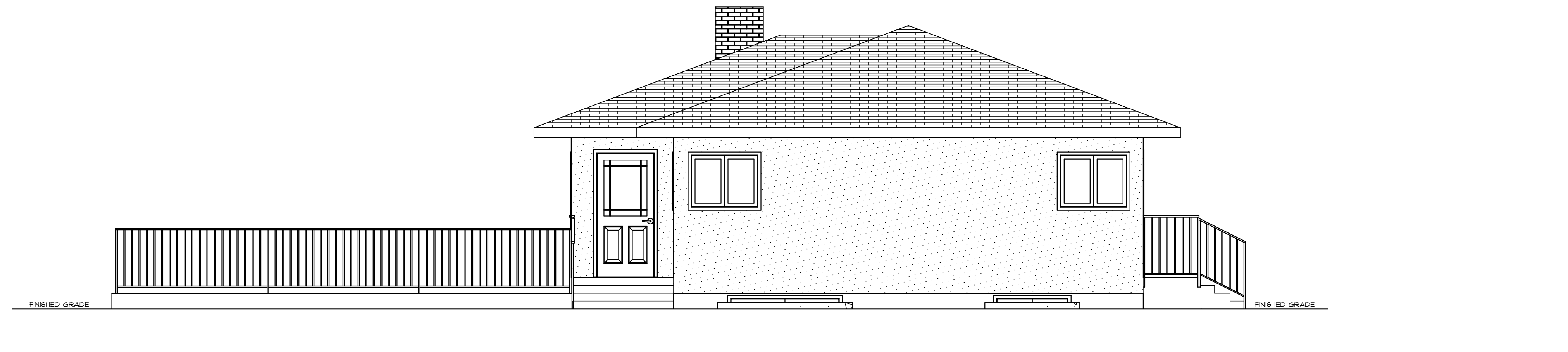
CLIENT
JUNE MONTGOMERY
 PROJECT NO.
250-139-3106

SHEET TITLE
**FRONT ELEVATION,
 RIGHT ELEVATION**

SHEET NO.
A - 1



REAR ELEVATION
 1/4" = 1'-0"



LEFT ELEVATION
 1/4" = 1'-0"

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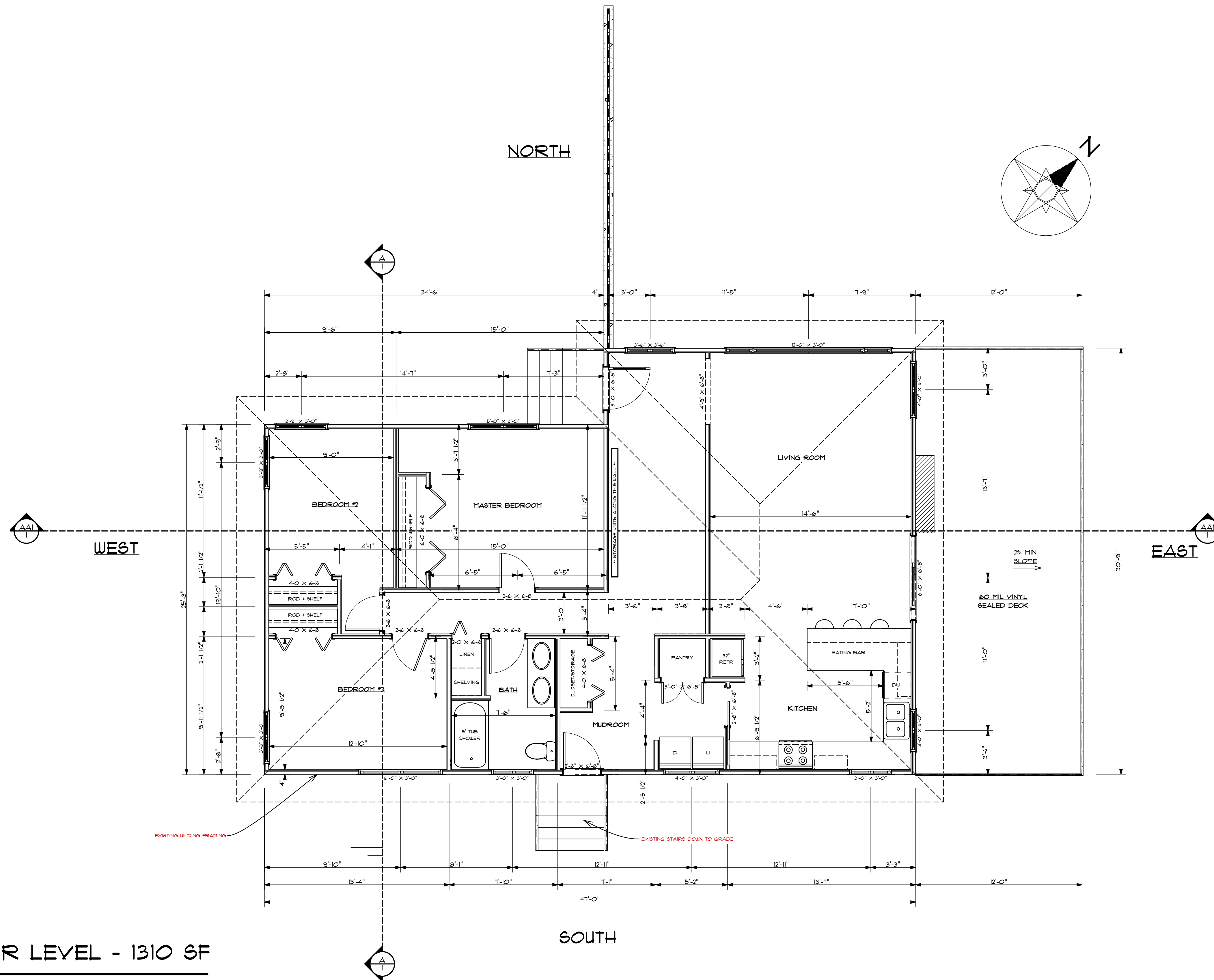
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JUNE 5 2025

PROJECT
**RENO AND SUITE
 CHEMAINUS, BC**

CLIENT
JUNE MONTGOMERY
 PROJECT NO.
250-139-3106

SHEET TITLE
**REAR ELEVATION,
 LEFT ELEVATION**

SHEET NO.
A - 2



TOP FLOOR LEVEL - 1310 SF
 1/4" = 1'-0"

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CONSULTANT LOGO

CONSULTANT SEAL

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RON
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 DATE
JUNE 5 2025

PROJECT
**RENO AND SUITE
 CHEMAINUS, BC**

CLIENT
JUNE MONTGOMERY
 PROJECT NO.
250-139-3106

SHEET TITLE
**TOP FLOOR LEVEL -
 1310 SF**

SHEET NO.
A - 3

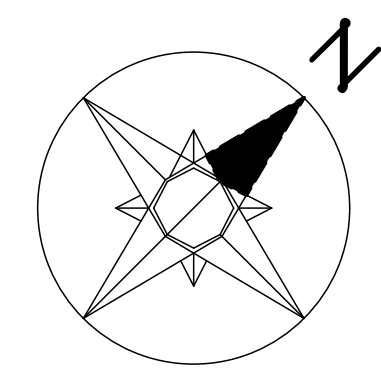
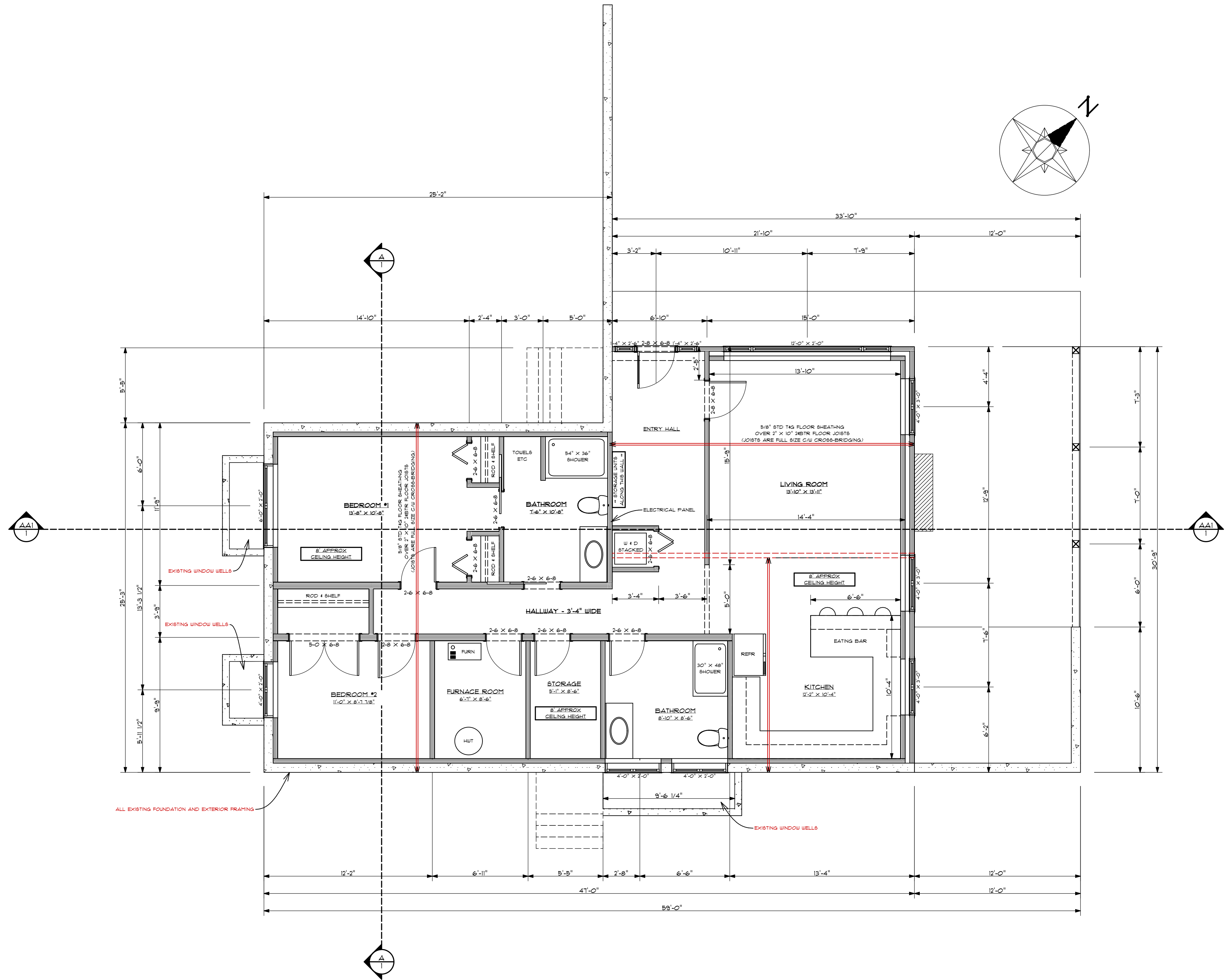
INSTALL INTERCONNECTED/INDEPENDENT
 HARDWIRED IONIZED SMOKE ALARM(S) ON ALL LEVELS OF THE
 TOTAL DWELLING WITHIN 5M OF BEDROOM DOORS - AS REQUIRED
 BY THE CITY OF NANAIMO ZONING BYLAW 1993 NO. 4000

SUITE COMPLIANCE REQUIREMENTS WHERE APPLICABLE

- 1.0 PROVIDE ONE ADDITIONAL OFF STREET PARKING STALL - 3 SPACES TOTAL
- 2.0 INSTALL INTERCONNECTED PHOTOELECTRIC SMOKE DETECTORS TO ALL LEVELS OF BUILDING
- 3.0 ELECTRICAL SYSTEM MUST BE INSTALLED TO BE ADEQUATE FOR ALL MAIN AND SUITE USES AND PROOF OF ELECTRICAL PERMIT FOR INSTALLATION
- 4.0 COMPLETE ANY AND ALL SAFETY HAZARD REQUIREMENTS AS REQUIRED BY THE BUILDING INSPECTOR
- 5.0 THE OWNER AND/OR CONTRACTOR SHALL FOLLOW AND COMPLY TO ALL SECONDARY SUITE - BUILDING CODE REQUIREMENTS AS OUTLINED IN THE CITY OF NANAIMO ZONING BYLAW 2008 NO. 4000.438
- 6.0 INSTALL SEPARATE WATER SHUT-OFFS FOR MAIN AND SUITE LEVEL OF THE BUILDING

SOUND TRANSMISSION ALL NEW WALL CONSTRUCTION SENTENCE S.I.(11.2)
 EACH DWELLING UNIT SHALL BE SEPARATED FROM EVERY OTHER SPACE IN A HOUSE WITH A SECONDARY SUITE IN WHICH NOISE MAY BE TRANSMITTED BY CONSTRUCTION HAVING JOIST AND STUD SPACERS FILLED WITH SOUND-ABSORBING MATERIAL, RESILIENT CHANNEL ON ONE SIDE OF THE SEPARATION, AND 1/2" THICK GYPSUM BOARD IS ADDED TO ONE SIDE OF AN EXISTING FINISHED ASSEMBLY.
 EITHER CONSTRUCTION PROVIDING AN STC RATING OF NOT LESS THAN 43, OR BY USING A SEPARATING ASSEMBLY AND ADDING CONSTRUCTION PROVIDING AN STC RATING OF NOT LESS THAN 40.

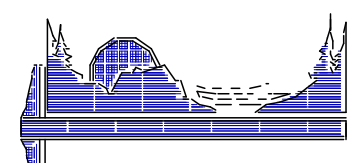
FIRE-RESISTANCE AND FIRE-PROTECTION RATINGS SENTENCE S.I.(3.1.3)
 IN A HOUSE WITH A SECONDARY SUITE WHERE A MINIMUM FIRE-RESISTANCE RATING OF 30 MINUTES IS PERMITTED, IT IS PERMITTED TO USE WOOD-FRAME CONSTRUCTION WHERE STUD AND JOIST SPACERS ARE FILLED WITH ABSORBITIVE MATERIAL, RESILIENT METAL CHANNEL SPACED 400MM OR 800MM (16" OR 24") O.C. IS ON ONE SIDE AND NOT LESS THAN 1/2" THICK GYPSUM BOARD IS INSTALLED ON CEILING AND ON BOTH SIDES OF WALLS.



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 V4Y 0A5
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CONSULTANT LOGO

CONSULTANT SEAL

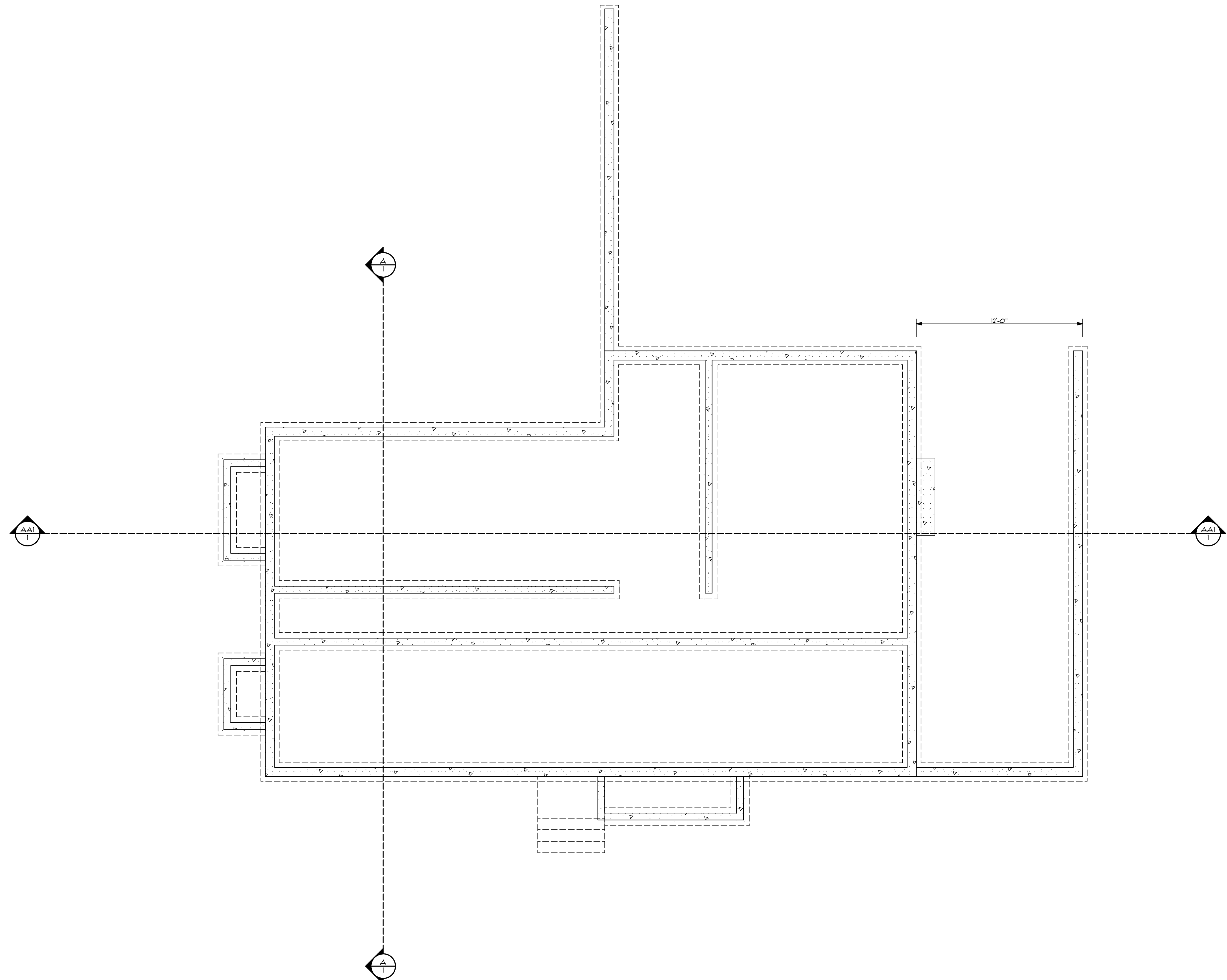
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JUNE 5 2025

PROJECT
**RENO AND SUITE
 CHEMAINUS, BC**

CLIENT
JUNE MONTGOMERY
 PROJECT NO.
250-139-3106

LOWER LIVING AND
 ENTRY AREA - 1310 SF
 TOTAL INCLUDING
 SUITE (CARPORT 243
 SF), Suite Notes For
 Fire Ratings, Suite
 Notes For Sound

SHEET NO.
A - 4

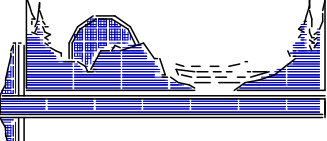


FOUNDATION PLAN
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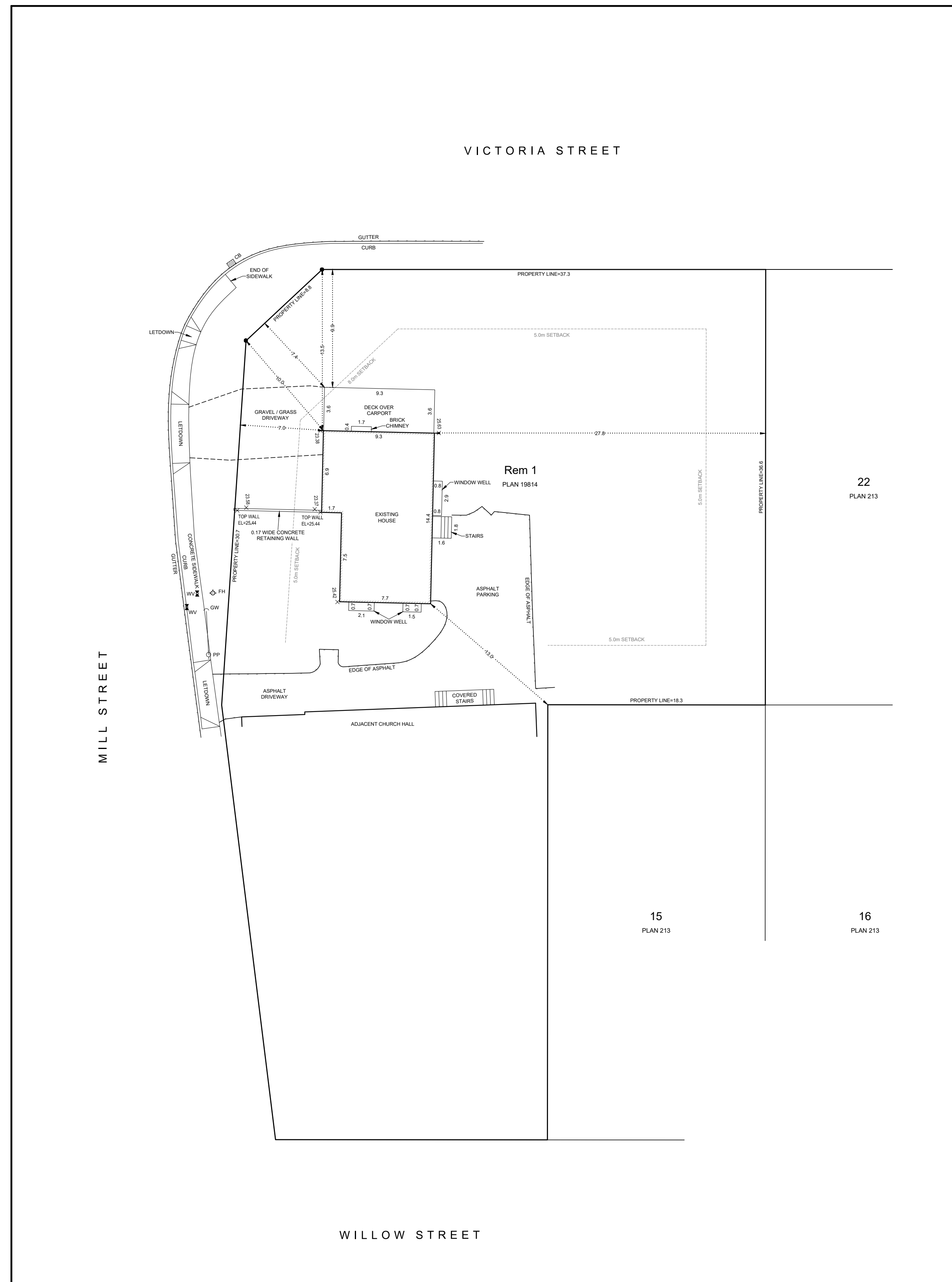
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**RENO AND SUITE
 CHEMAINUS, BC**

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JUNE MONTGOMERY
 PROJECT NO.
250-139-3106

SHEET TITLE
FOUNDATION PLAN

SHEET NO.
A - 5



111101.00-01-RO-2025-06-12-Site Plan-signed
 1:1.67

SITE PLAN OF LOT 1, SECTION 17, RANGE 5, CHEMAINUS DISTRICT, PLAN 19814, EXCEPT PART IN PLAN 49763.

THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN
 CIVIC ADDRESS: 9739 WILLOW STREET
 PID: 003-642-551
 ZONE: P1
 PARCEL AREA: 0.2529a
 CLIENT: ST MICHAEL & ALL ANGELS ANGLICAN CHURCH

SCALE 1:150

LEGEND:
 ● - DENOTES STANDARD IRON POST FOUND
 CB - DENOTES CATCH BASIN
 FH - DENOTES FIRE HYDRANT
 HW - DENOTES POWER POLE HOOKUP
 PP - DENOTES POWER POLE
 WV - DENOTES WATER VALVE

VERTICAL DATUM:
 ELEVATIONS ARE ASSUMED.

PROPERTY:
 PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM PLAN 19814.
 OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.
 REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL EXISTING OR PENDING CHARGES.

GENERAL:
 THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.
 FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.
 BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

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 BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

CEFFIFIED CORRECT

Digitally signed by
 Todd Jordan
 Mackenzie - BCLS - ABCLS

FIELD SURVEY COMPLETED ON THE 23rd DAY OF MAY, 2025.
 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

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DESIGNER SEAL

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CONSULTANT SEAL

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 CHEMAINUS, BC**

CLIENT
JUNE MONTGOMERY
 PROJECT NO.
250-139-3106

SHEET TITLE
**111101.00-01-
 RO-2025-06-12-Site
 Plan-signed**

SHEET NO.
A - 6