

GARDEN SUITE: A FREE-STANDING SINGLE-UNIT ACCESSORY BUILDING, LOCATED BEHIND THE PRIMARY SINGLE FAMILY RESIDENTIAL DWELLING.

CARRIAGE SUITE: A TWO-STOREY ACCESSORY BUILDING CONSISTING OF A RESIDENTIAL UNIT BUILT OVER A GARAGE OR CARPORT, LOCATED BEHIND THE PRIMARY SINGLE FAMILY RESIDENTIAL DWELLING.

DETACHED SUITE - THE MAXIMUM GROSS FLOOR AREA OF AN ATTACHED SECONDARY SUITE OR DETACHED SECONDARY SUITE IS 90m²
***NOT MORE THAN ONE SECONDARY SUITE (ATTACHED OR DETACHED) MAY BE PERMITTED PER PRINCIPLE SINGLE FAMILY RESIDENTIAL DWELLING ON A LOT.**

ALL FORMS OF SECONDARY SUITES MUST MEET BUILDING CODE AND FLOODPLAIN BUILDING REQUIREMENTS IF APPLICABLE. APPROPRIATE SERVICE AVAILABILITY, INCLUDING WATER SIZING, SEWER SIZE AND GRADING, MUST BE CONFIRMED AND UPGRADED IF NECESSARY AT THE COST OF THE PROPERTY OWNER.

PARKING
ONE ADDITIONAL OFF-STREET PARKING SPACE IS REQUIRED PER SECONDARY SUITE, WHETHER IS AN ATTACHED SUITE OR DETACHED SUITE. ONE PARKING SPACE IS REQUIRED FOR THE PRINCIPAL DWELLING UNIT. 2 TOTAL

HEIGHT
5m FOR BUILDINGS WITHOUT A DETACHED SECONDARY SUITE ON THE SECOND STOREY
7.5m FOR BUILDINGS WITH A DETACHED SECONDARY SUITE ON THE SECOND STOREY

SETBACKS
FRONT SETBACK
6.0 METERS FROM THE FRONT PROPERTY LINE;

REAR SETBACK
1.5 METERS FROM THE REAR PROPERTY LINE;

SIDE YARD SETBACK
INTERIOR SIDE YARD: 1.5 METERS FROM THE REAR PROPERTY LINE
EXTERIOR SIDE YARD: 3.0 METRES FROM THE EXTERIOR SIDE PROPERTY LINE.

*SETBACKS REQUIRED FOR ANY GLAZING ARE MIN. 2.4M AS PER BCBC 2024



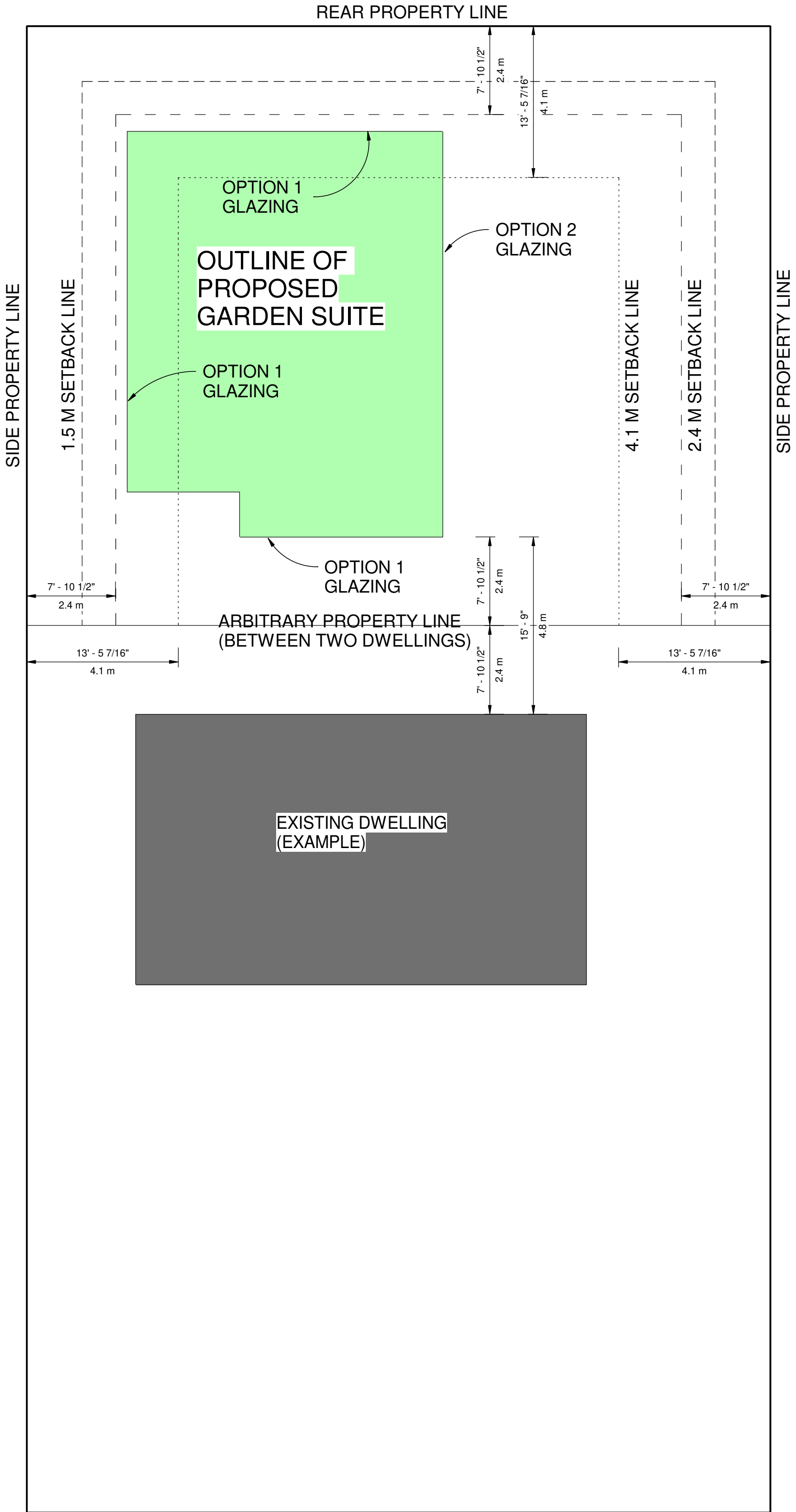
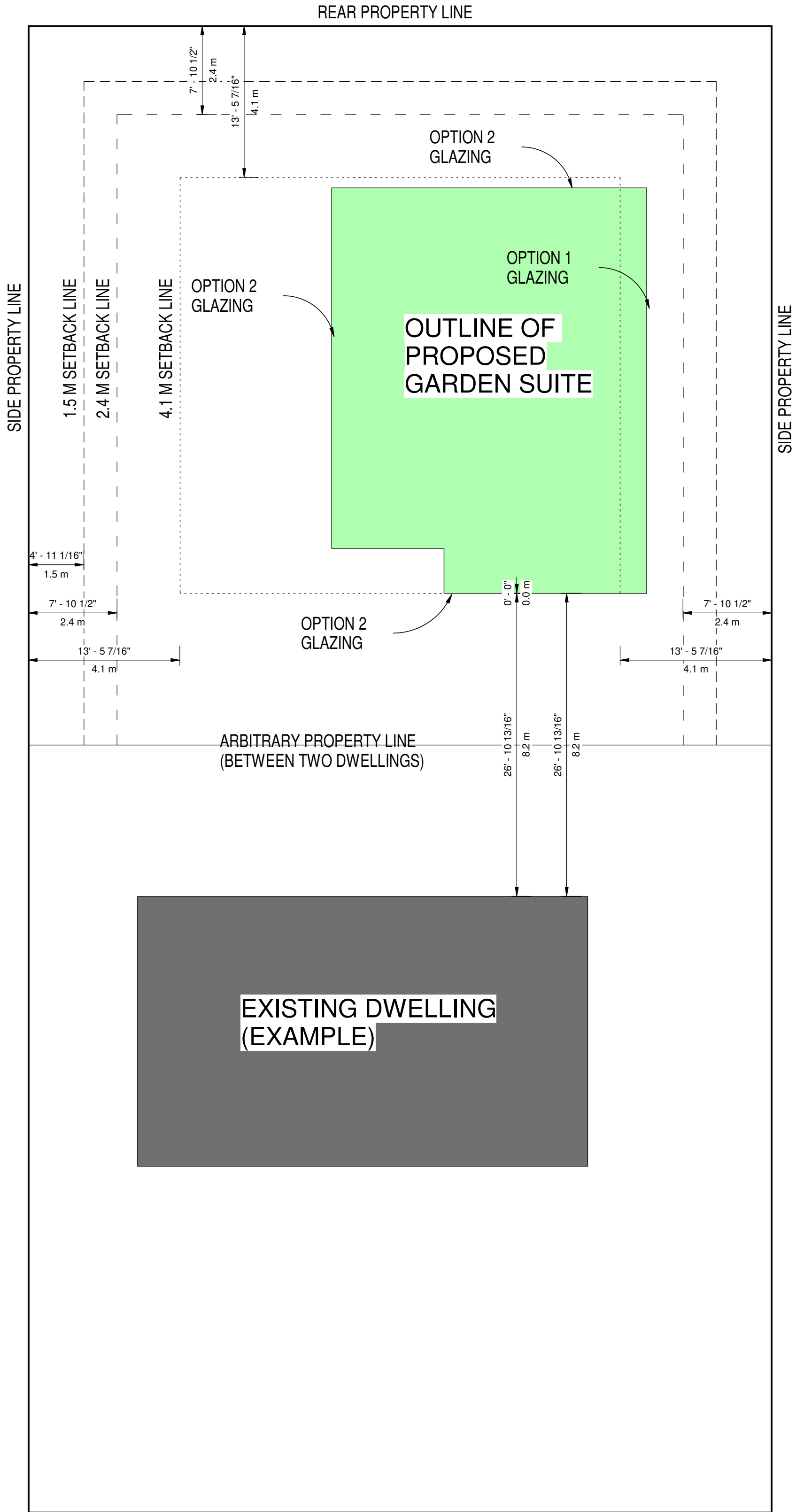
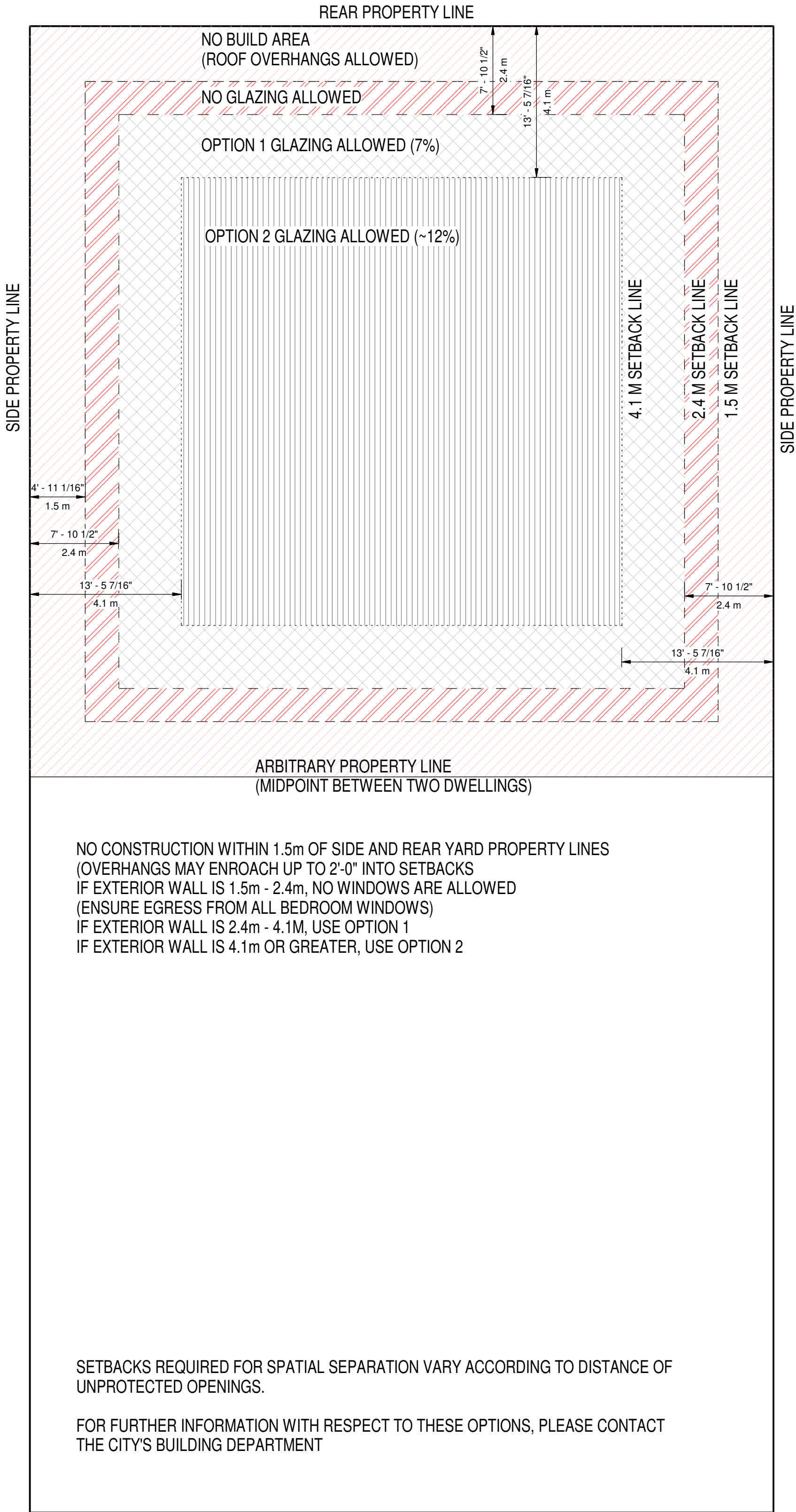
OPTION 2 - FRONT PERSPECTIVE

GARDEN SUITE

DRAWING LIST	
SHEET #	SHEET NAME
A0	TITLE PAGE
A1.0	FOUNDATION PLAN + ASSEMBLIES
A1.1	OPTION 1
A1.2	OPTION 2
A2	BRACING
A3	SECTION + DETAILS

REVISIONS

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DESIGNED	DRAWN	CHECKED
JL	JL	JL

DATE
07/25/2025

PROJECT
25021B - GARDEN SUITE

DRAWING #
25021B-0725-61

SCALE
1/8" = 1'-0"

SHEET TITLE
TITLE PAGE

SHEET #
A0



FLOOR AREAS - SQF	
NAME	AREA
SUITE	928.00 ft ²
COVERED ENTRY	40.00 ft ²
Grand total	968.00 ft ²

TYPICAL BUILDING SPECIFICATIONS

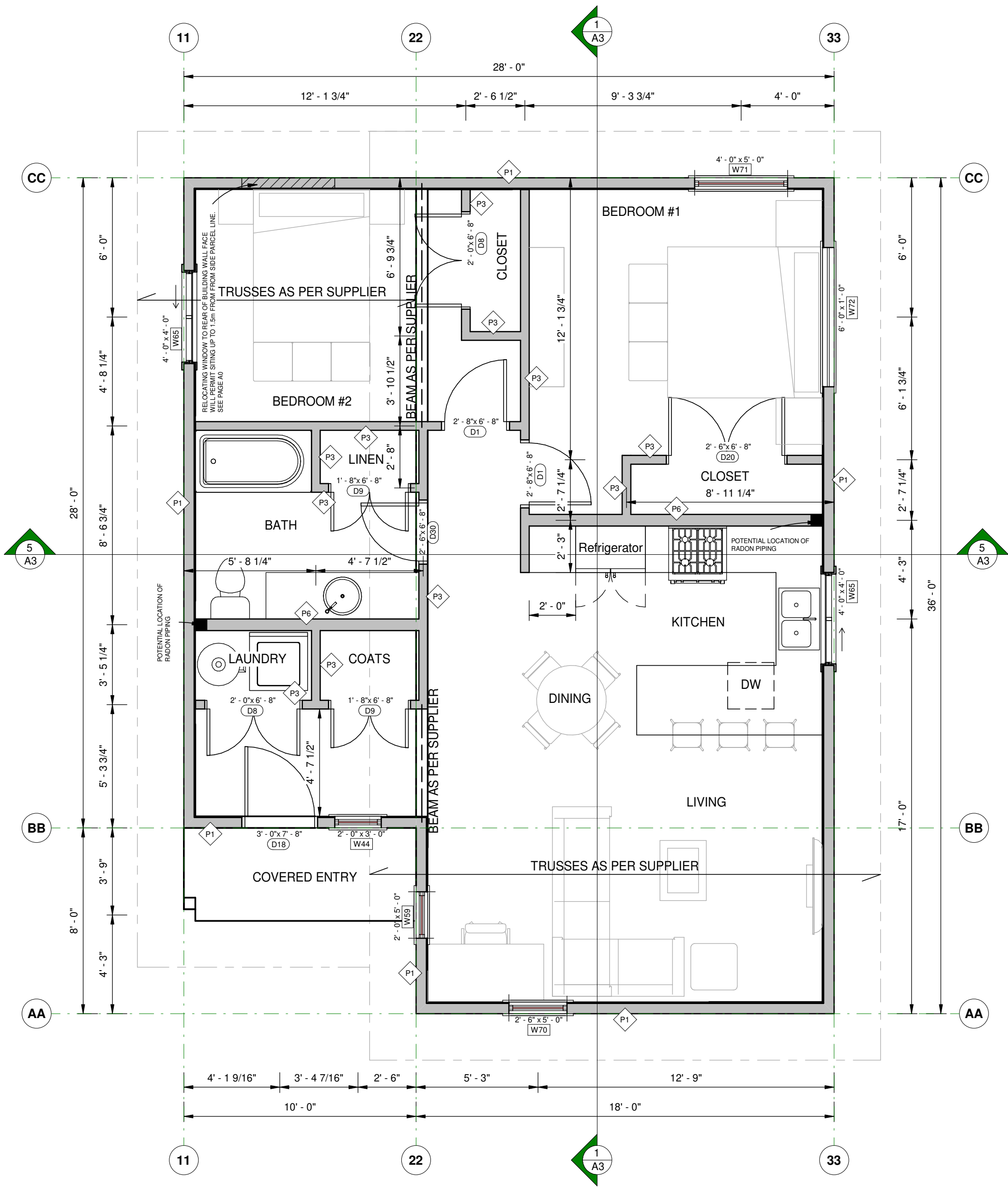
1. FOUNDATION
- 6" x 16" FOOTING ON UNDISTURBED SOIL AS PER SITE CONSIDERATIONS
 - 18" REQUIRED FROM TOP OF GRADE TO FOOTING FOR FROST PROTECTION
 - WHERE CONNECTING TO SOLID ROCK, DRILL AND GROUT MIN 10M REBAR FOR FOOTING CONNECTION
 - 24" x 24" x 8" POINT LOAD FOOTINGS OR AS NOTED
 - ENSURE ALL LOADS ARE CONTINUOUS THROUGH THE FOUNDATION
 - 6" CONCRETE WALL OR AS NOTED
 - 8" MINIMUM BETWEEN GRADE AND WOOD COMPONENTS
 - PROVIDE MINIMUM 1/2" ANCHOR BOLTS MAX 7'-0" O.C. (EXCEPT AS REQUIRED FOR LATERAL BRACING)
 - PROVIDE A RILL GASKET UNDER BOTTOM PLATE
 - CONSULT OWNERS REGARDING OPTIONAL REBAR PLACEMENTS IN STRIP FOOTINGS AND WALLS
 - CONCRETE DAMPROOFED BELOW GRADE TO 9.13.2.1
 - WHERE STEP FOOTINGS ARE USED:
 - A) THE VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 600 mm, AND
 - B) THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL NOT BE LESS THAN 600 mm.
2. DRAINAGE
- 4" CSA APPROVED PERFORATED DRAIN PIPE WITH 6" DRAIN ROCK OVER. ENSURE TOP OF PIPE BELOW BOTTOM OF SLAB OR CRAWL SPACE FLOOR
 - 3" CSA APPROVED SOLID DRAIN TO CONNECT RAINWATER LEADS AS PER PLUMBING CODE (SEE 9.26.18.1)
 - REQUIRED DRAINAGE TO PROVIDE GRAVITY CONNECTION TO STORM SEWER OR A DRY WELL LOCATED A MINIMUM OF 5m FROM BUILDING FOUNDATION (WITH PROVISION FOR SUMP) (9.14.5.3)
 - WHERE DOWNSPOUTS ARE PROVIDED AND ARE NOT CONNECTED TO A SEWER, EXTENSIONS SHALL BE PROVIDED TO CARRY RAINWATER AWAY FROM THE BUILDING IN A MANNER THAT WILL PREVENT SOIL EROSION (9.26.18.2)
 - THE BUILDING SITE SHALL BE GRADED SO THAT SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR A BUILDING (9.14.6.1)
 - CRACK BASINS REQUIRED IF RUNOFF WATER FROM DRIVEWAY IS LIKELY TO ACCUMULATE OR ENTER A GARAGE(9.14.6.4).
3. SLAB FLOOR
- MINIMUM 3" SLAB ON COMPACTED BASE WITH BOND BREAK
 - 15mm POLY VAPOR BARRIER (9.13.2.6) WITH JOINTS LAPPED AND SEALED IN COMPLIANCE WITH SOIL GAS CONTROL REQUIREMENTS (9.13.4)
 - INSULATION AS PER PRECOMPLIANCE REPORT
4. FLOOR
- FINISH FLOOR COVERINGS (CONSULT OWNER)
 - 5/8" T&G SUBFLOOR OR AS NOTED
 - FLOOR JOISTS AS NOTED
 - PROVIDE SOLID BLOCKING THRU TO FOUNDATION TO SUPPORT POSTS AND BEAMS
5. DECKS/PATIOS
- CONSULT OWNER REGARDING CHOICE OF PATIO FINISH
 - DECKS/PATIOS TO BE A MINIMUM SLOPE 1/4" :1'
6. EXTERIOR WALLS
- CONSULT OWNER RE: SIDING AND EXTERIOR FINISHING (HARDI SHOWN AS CHOICE)
 - TYVEC AIR AND MOISTURE BARRIER OR EQUIVALENT
 - WALL SHEATHING AS SPECIFIED IN TABLE 9.23.3.5.-C
 - 2x6 STUDS @ 16" O.C. OR AS NOTED
 - INSULATION AS PER PRECOMPLIANCE REPORT
 - 6 MIL. POLY VAPOR BARRIER
 - INTERIOR GYPSUM BOARD FINISH (TO MEET SUPPORTING ASSEMBLY DESIGN IF REQUIRED)
7. INTERIOR WALLS
- 2x4 STUDS @ 16" O.C.
 - CONFIRM ALL POINT LOADS THROUGH INTERIOR WALLS AND PROVIDE BUILT UP COLUMNS TO 9.26
 - 1/2" GYPSUM BOARD EACH SIDE (OR AS NOTED FOR FIRE SEPARATION)
 - SEE OWNERS FOR FEATURE WALLS AND CUSTOM CABINETRY, SHELVES AND NOOKS
8. BEAMS AND COLUMNS
- AS NOTED OR AS PER ENGINEERED FLOOR DESIGN /P.ENG
9. CEILING
- 5/8" GYPSUM BOARD CEILING (OR AS NOTED FOR FIRE SEPARATION)
 - INSULATION AS PER PRECOMPLIANCE REPORT
 - 6 MIL. POLY VAPOR BARRIER
 - CONSULT OWNER REGARDING FEATURE CEILING FINISHES
10. ROOF / ATTIC
- ROOFING MATERIALS AS PER TABLE 9.26.2.1.-BAS PER MANUFACTURERS SPECIFICATIONS
 - PROVIDE UNDERLAY AS REQUIRED FOR ROOFING TYPE
 - 7/16" ROOF SHEATHING WITH H-CLIPS ON TRUSSES
 - TRUSSES OR ENG. EQUIVALENT AS PER SUPPLIER
 - ENSURE 2" 2X10 HEADERS FOR BEARING BELOW ROOF LOADS (UNLESS NOTED)
 - ROOF SLOPES LESS THAN 1:6. MIN. VENT AREA = 1/150 OF INSULATED CEILING AREA
 - ROOF SLOPES GREATER THAN 1:6. MIN. VENT AREA = 1/300 OF INSULATED CEILING AREA.
 - EXCEPTION - CATHEDRAL ROOFS TO HAVE MIN. VENT AREA = 1/150 OF INSULATED CEILING AREA
 - VENTS MAY BE ROOF, EAVE, OR GABLE END TYPES (OR COMBO)
 - MIN. 25% OF VENTS MUST BE AT TOP OF ROOF (EVENLY DISTRIBUTED), MINIMUM 25% OF VENTS MUST BE AT BOTTOM (EAVE OR SOFFIT)
11. EAVES
- CONSULT OWNER REGARDING CHOICE OF HIDDEN GUTTER OR LEAF GUARD GUTTER
 - SOFFITS SCREENED AND VENTED TO ATTIC WITH INSULATION STOPS
 - ROOF OVERHANGS MAXIMUM 2'-0" INTO SETBACK OR AS NOTED
12. WINDOWS
- CONSULT OWNERS REGARDING STYLE AND LOCATION (SEE SPATIAL SEPARATION REQUIREMENTS)
 - WINDOWS TO 6'-8" WITH HEADER OR AS NOTED ON PLANS
 - FLASH OVER ALL NON-PROTECTED WINDOWS
 - FOR MEANS OF EGRESS - BEDROOM WINDOWS TO HAVE MIN. 3.76 SQ.FT. UNOBSTRUCTED OPENINGS W/NO DIMENSIONS LESS THAN 15"
13. DOORS
- CONSULT OWNER FOR DOOR STYLES AND FINISH
 - OPTIONAL FEATURE DOOR AT FRONT ENTRY (ENSURE DOOR VIEWER IF REQUIRED)
14. STAIRS AND RAILINGS
- MINIMUM RISE 4.9" MAXIMUM RISE 7.87" / MINIMUM RUN 10" - MAXIMUM RUN 14"
 - RISERS TO BE OF UNIFORM HEIGHT (MAXIMUM TOLERANCE 5mm BETWEEN ADJACENT TREADS)
 - CONSULT OWNER REGARDING TREAD FINISH AND ENSURE NON SLIP SURFACE ON ALL EXTERIOR FLIGHTS OF STAIRS
 - GRASPABLE HANDRAILS REQUIRED BETWEEN 34" AND 42" FROM LINE OF NOSINGS ON STAIRS
 - EXTERIOR GUARDS TO BE MINIMUM OF 42" FOR DECKS AND LANDINGS MORE THAN 1800 mm ABOVE FINISHED GROUND LEVEL
15. UTILITIES AND NOTES
- GAS AND ELECTRICAL SERVICES REQUIRE PERMITS FROM TECHNICAL SAFETY BC
 - NEW OFFSITE SEWER OR WATER CONNECTIONS REQUIRE APPROVAL FROM ENGINEERING DEPARTMENT
 - CONSULT OWNER REGARDING LOCATIONS OF OUTSIDE WATER SERVICE TAPS (ENSURE FROST PROTECTION AND BACKFLOW)

2.5 M = 8'-2", 2.75 M = 9'-0", 3.0 M = 9'-10"

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DESIGNED JL	DRAWN JL	CHECKED
DATE 07/25/2025		
PROJECT 25021B - GARDEN SUITE		
DRAWING # 25021B-0725-61		
SCALE As indicated		
SHEET TITLE FOUNDATION PLAN + ASSEMBLIES		
SHEET #		

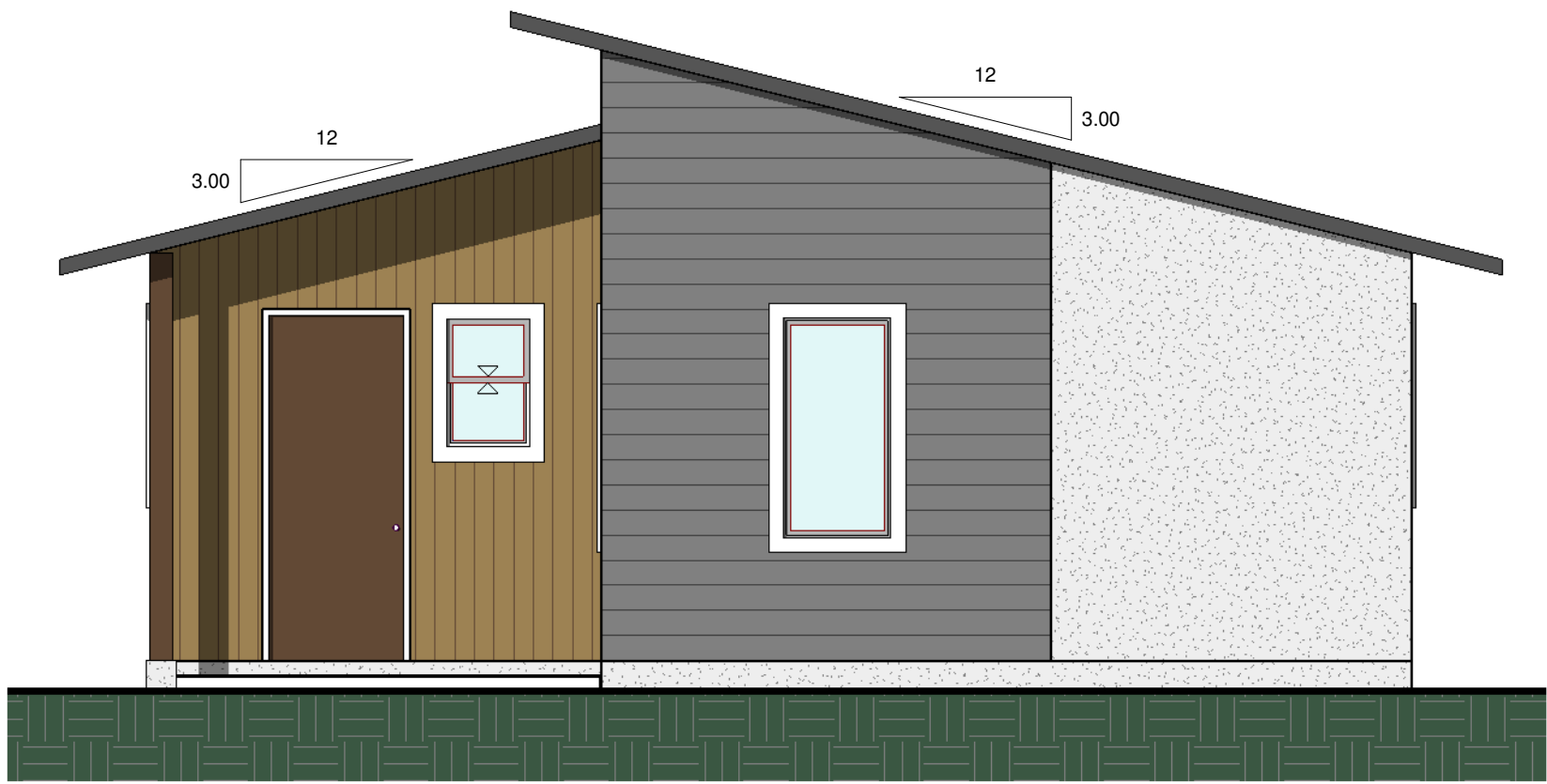
NOTE: SPATIAL SEPARATION REQUIREMENT OPTIONS - CONSULT BUILDING DEPARTMENT FOR FURTHER INFORMATION



MAIN FLOOR PLAN
1/4" = 1'-0"

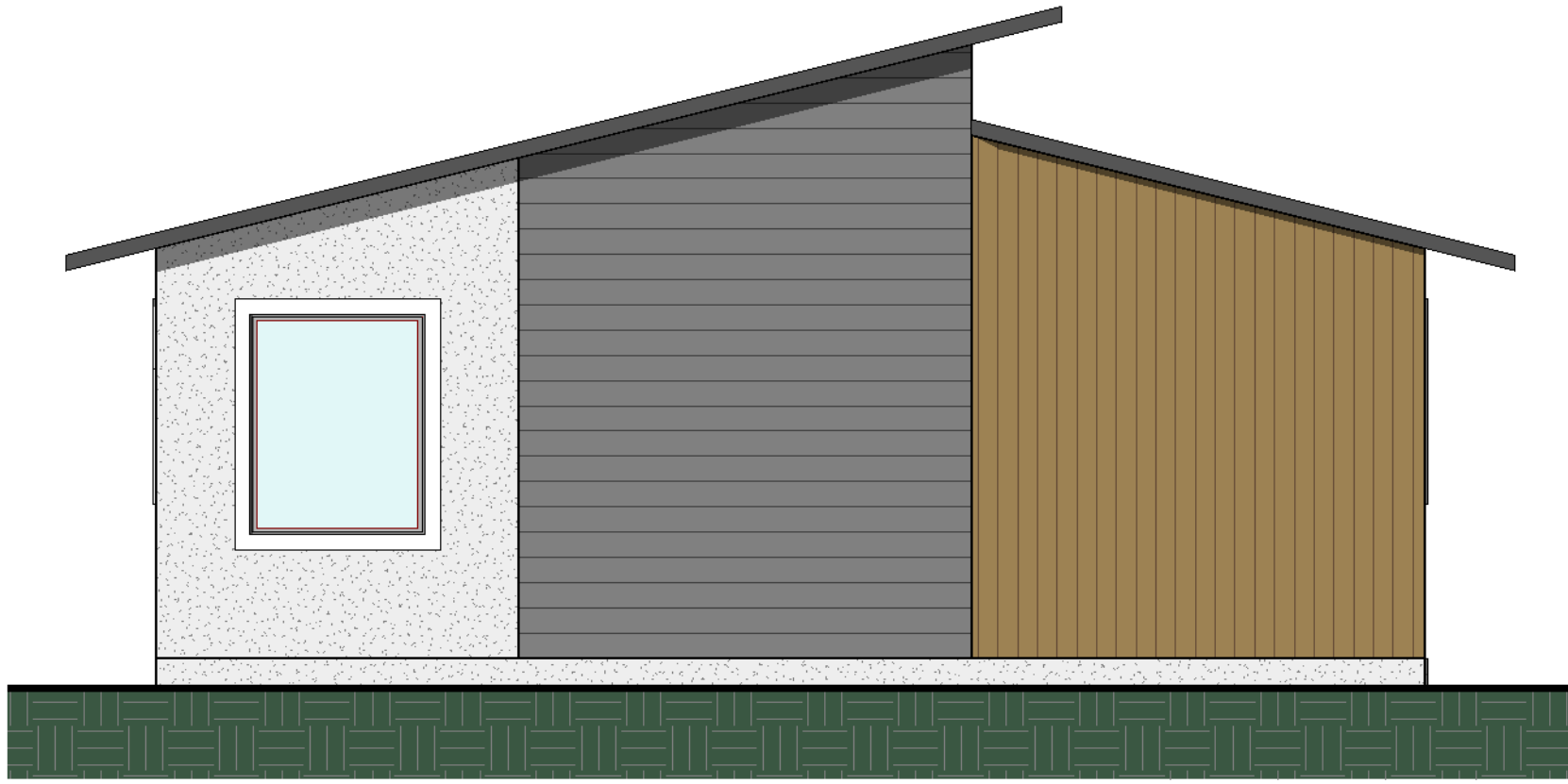
FLOOR AREAS - SQM	
NAME	AREA
SUITE	86.21 m ²
COVERED ENTRY	3.72 m ²
Grand total	89.93 m ²

FLOOR AREAS - SQF	
NAME	AREA
SUITE	928.00 ft ²
COVERED ENTRY	40.00 ft ²
Grand total	968.00 ft ²



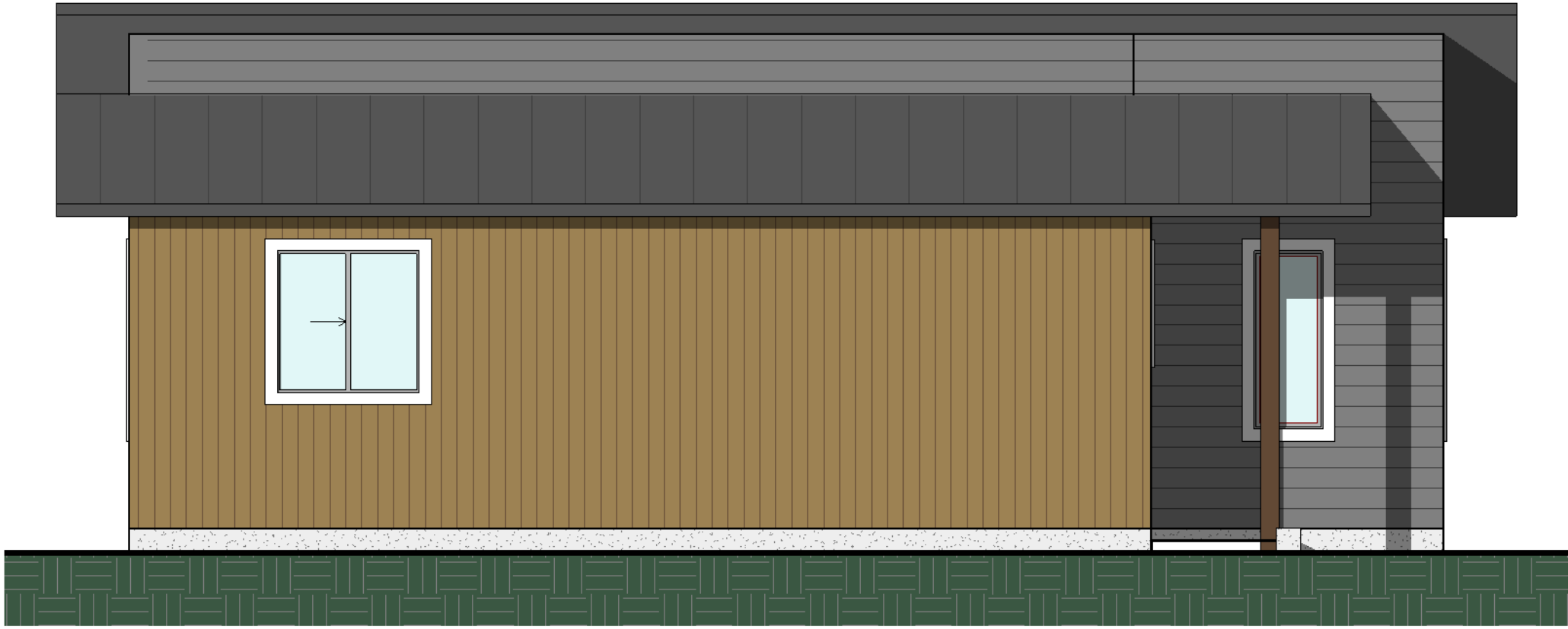
EXPOSED BUILDING FACE = 297.20 FT² (27.61 m²)
LIMITING DISTANCE = 2.4m
THEREFORE 7% ALLOWED = 20.80 FT² (1.93 m²)
18.50 FT² (1.72 m²) PROPOSED

OPTION 1 - FRONT ELEVATION
1/4" = 1'-0"



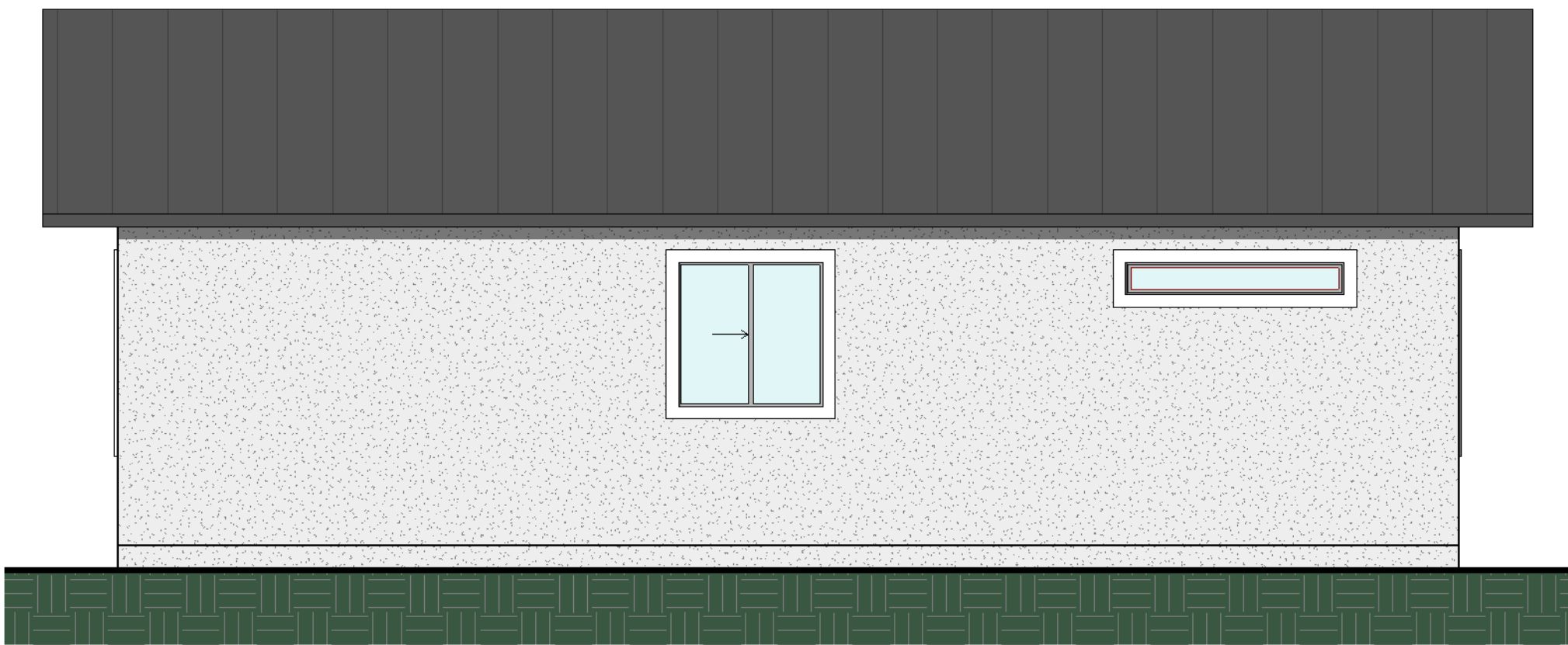
EXPOSED BUILDING FACE = 297.20 FT² (27.61 m²)
LIMITING DISTANCE = 2.4m
THEREFORE 7% ALLOWED = 20.80 FT² (1.93 m²)
20.00 FT² (1.86 m²) PROPOSED

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



EXPOSED BUILDING FACE = 456.75 FT² (42.43 m²)
LIMITING DISTANCE = 2.4m
THEREFORE 7% ALLOWED = 31.97 FT² (2.97 m²)
26.00 FT² (2.42 m²) PROPOSED

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



EXPOSED BUILDING FACE = 350.25 FT² (32.54 m²)
LIMITING DISTANCE = 2.4m
THEREFORE 7% ALLOWED = 24.52 FT² (2.28 m²)
22.00 FT² (2.04 m²) PROPOSED

OPTION 1 - RIGHT ELEVATION
1/4" = 1'-0"

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SCALE
1/4" = 1'-0"

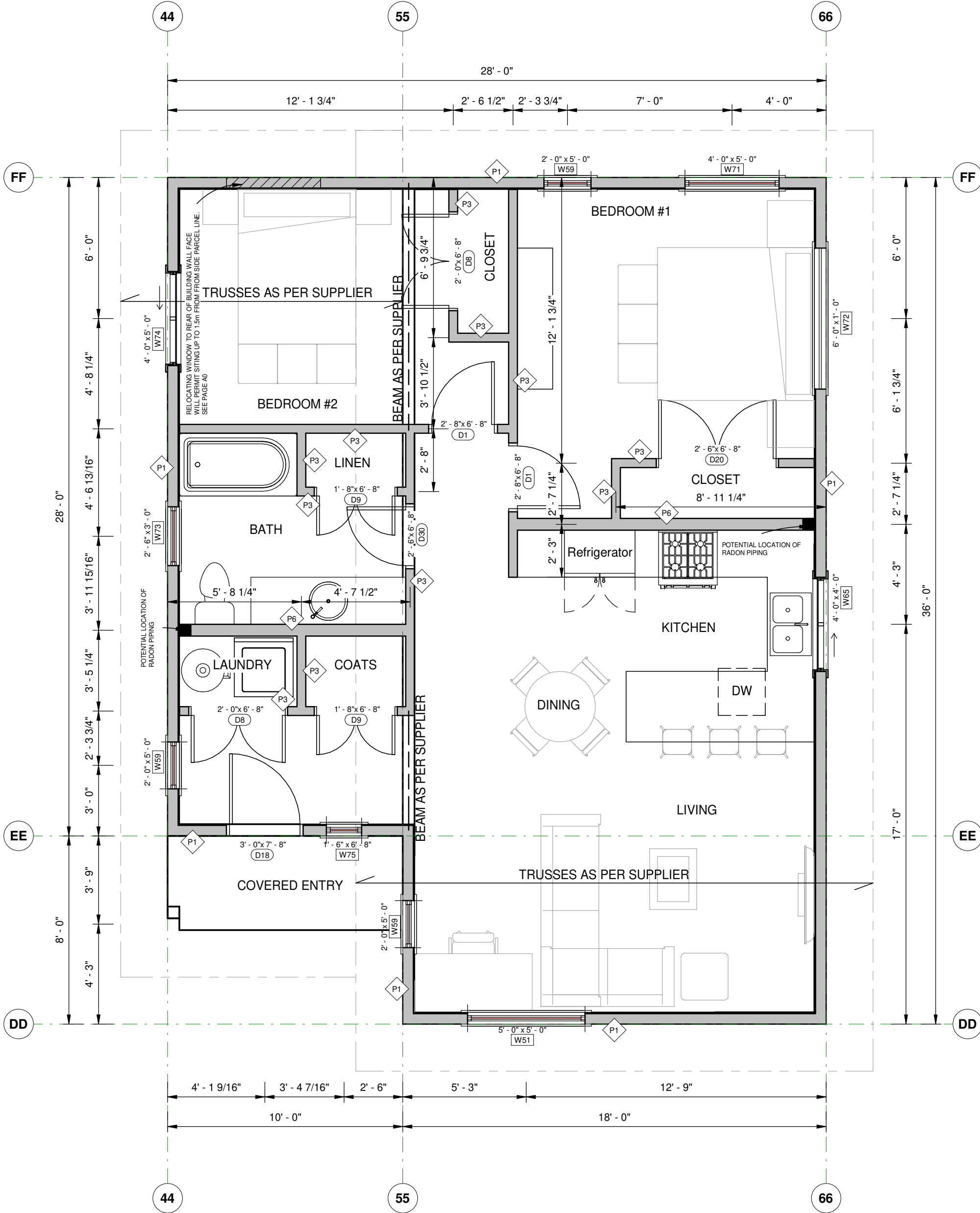
SHEET TITLE
OPTION 1

SHEET #
A1.1

NOTE: SPATIAL SEPARATION REQUIREMENT OPTIONS - CONSULT BUILDING DEPARTMENT FOR FURTHER INFORMATION

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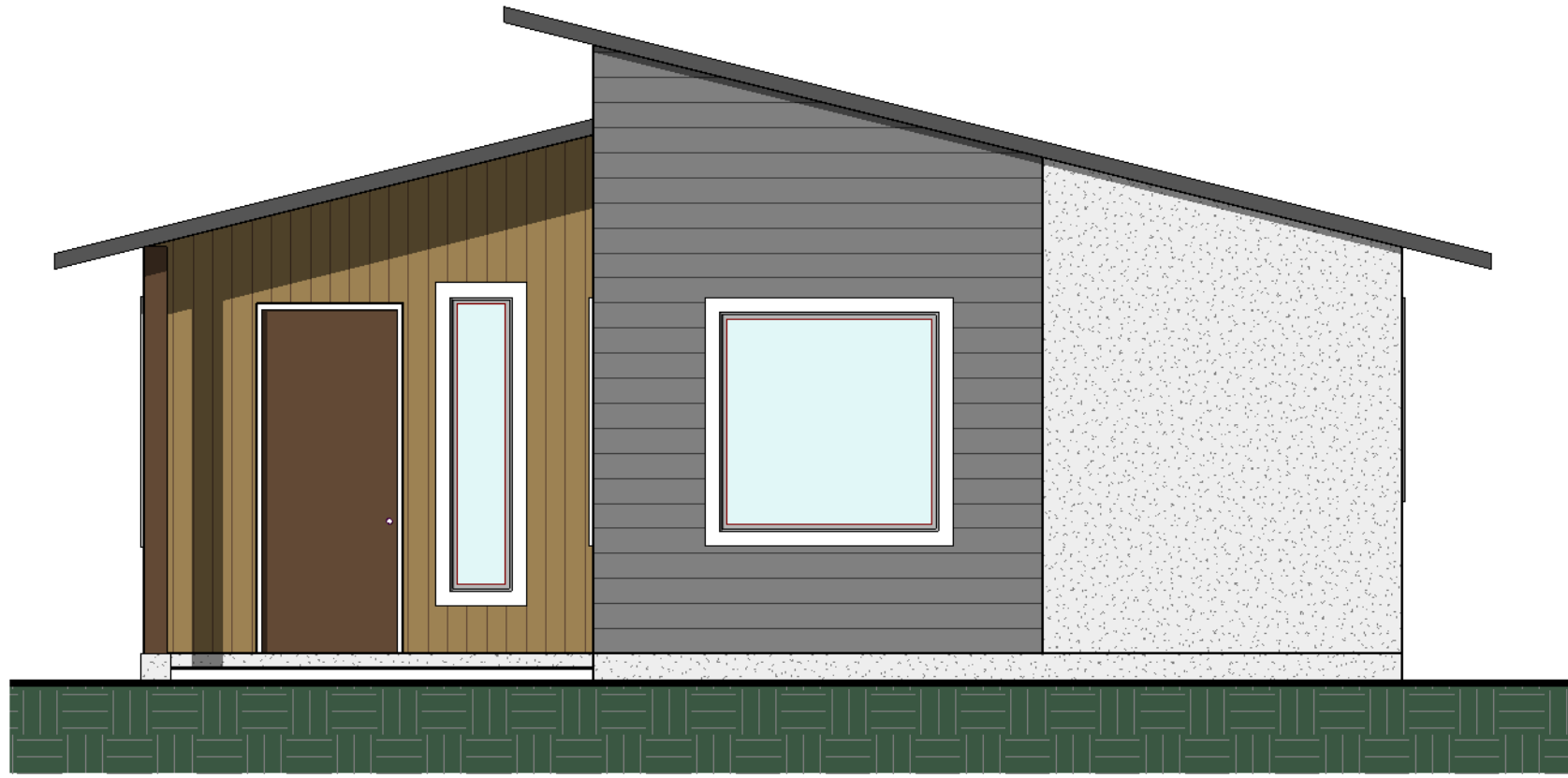
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MAIN FLOOR PLAN
1/4" = 1'-0"

FLOOR AREAS - SQM	
NAME	AREA
SUITE	86.21 m ²
COVERED ENTRY	3.72 m ²
Grand total	89.93 m ²

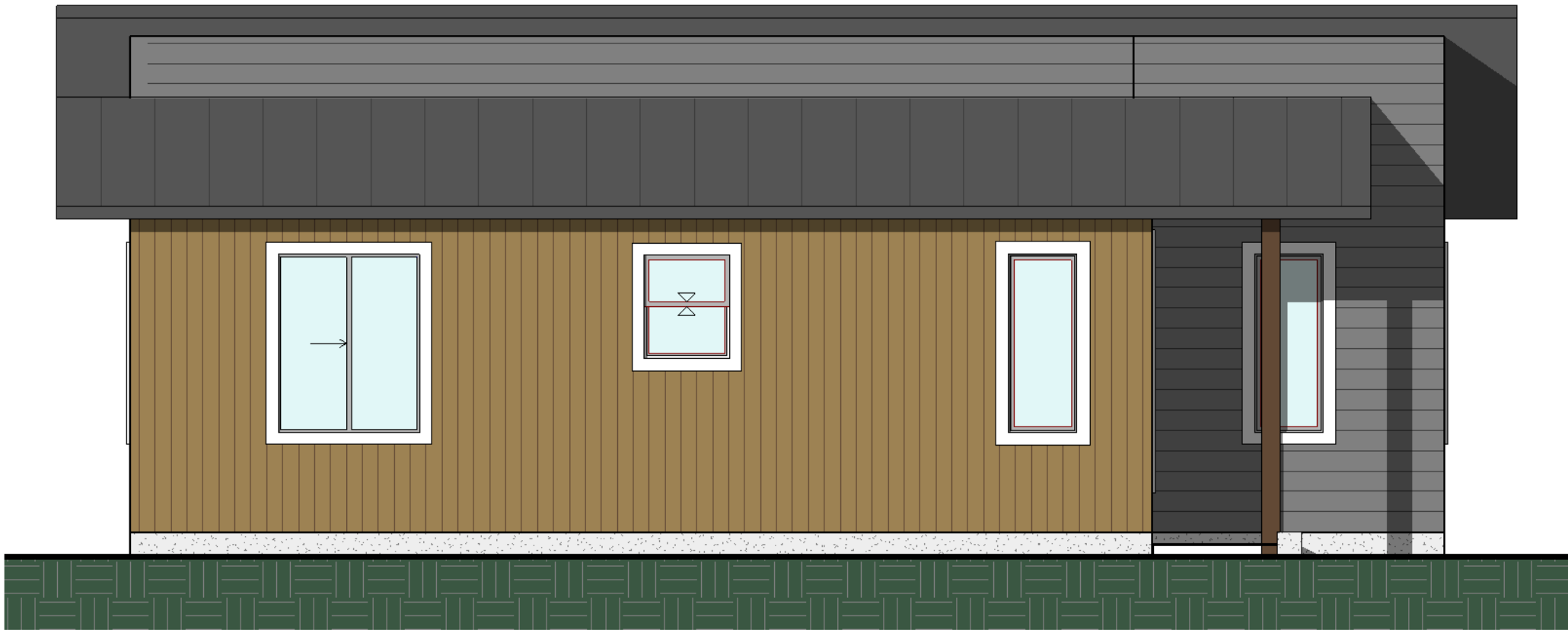
FLOOR AREAS - SQF	
NAME	AREA
SUITE	928.00 ft ²
COVERED ENTRY	40.00 ft ²
Grand total	968.00 ft ²



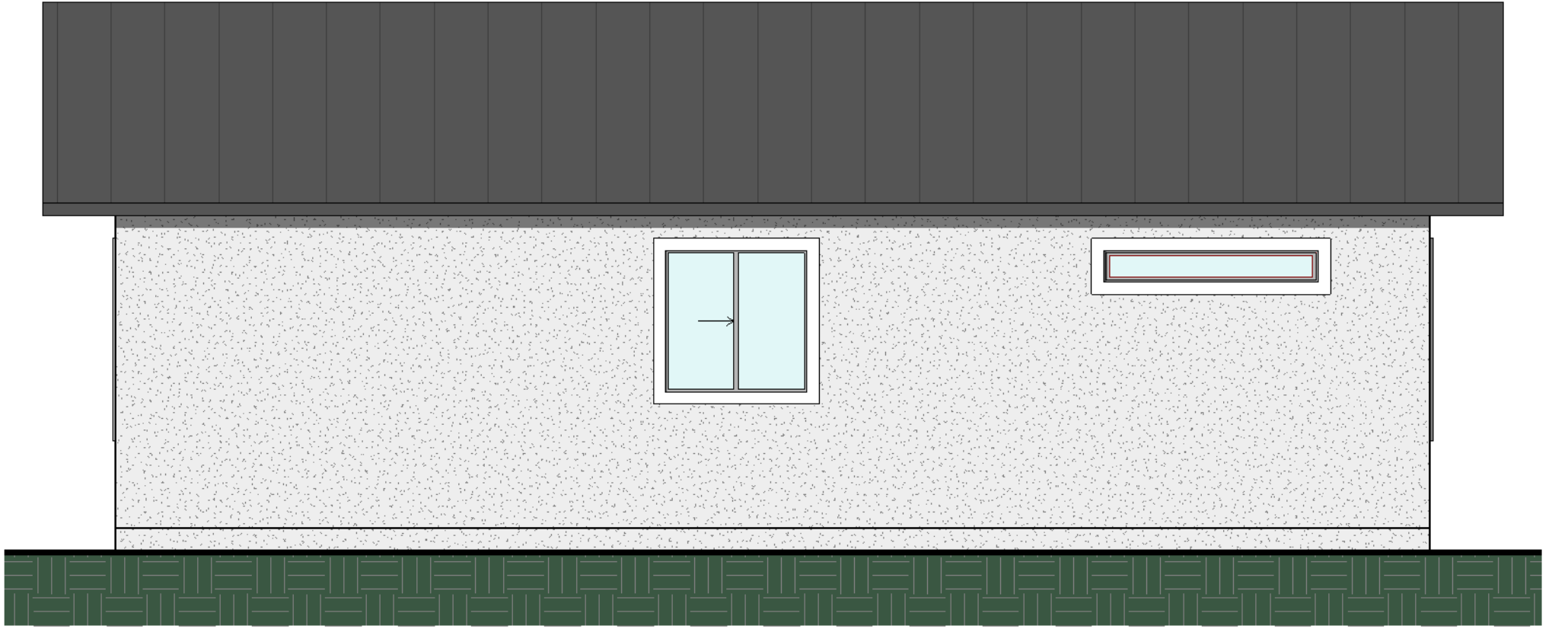
OPTION 2 - FRONT ELEVATION
1/4" = 1'-0"



OPTION 2 - REAR ELEVATION
1/4" = 1'-0"



OPTION 2 - LEFT ELEVATION
1/4" = 1'-0"



OPTION 2 - RIGHT ELEVATION
1/4" = 1'-0"

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1/4" = 1'-0"

SHEET TITLE
BRACING

SHEET #
A2

TABLE 9.23.3.5-C (B.C. BUILDING CODE)

REFERENCE FRAMING TYPE		MINIMUM SPECS. FOR FASTENERS		MINIMUM NUMBER OR MAXIMUM SPACING OF FASTENERS ALONG PANEL EDGES FASTENED TO FRAMING
		COMMON, SPIRAL OR RING THREAD NAILS	SCREWS	
GWB-O (INTERIOR SIDE OF WSP AND DWB FRAMING TYPES)	12.5 mm GYPSUM BOARD FOR 600 mm STUD SPACING	2.48 mm DIAMETER RING THREAD SCREWS W/ 20 mm PENETRATION INTO SUPPORTING FRAMING	3.45 mm SHANK DIAMETER SCREWS, TYPE W W/ 20 mm PENETRATION INTO SUPPORT FRAMING	200 mm O.C. FOR NAILS OR 300 mm O.C. FOR SCREWS
GWB-A	12.5 mm GYPSUM BOARD FOR 600 mm STUD SPACING			200 mm O.C. FOR NAILS OR 300 mm O.C. FOR SCREWS
GWB-B	12.5 mm GYPSUM BOARD FOR 400 mm STUD SPACING			200 mm O.C.
GWB-C	12.5 mm GYPSUM BOARD FOR 400 mm STUD SPACING OR 12.5 mm GYPSUM BOARD, BLOCKED, FOR 600 mm STUD SPACING			150 mm O.C. OR 200 mm O.C. FOR BLOCKED
GWB-D	12.5 mm GYPSUM BOARD FOR 400 mm STUD SPACING			100 mm O.C.
WSP-A	9.5 mm PLYWOOD, OSB OR WAFERBOARD FOR 400 mm STUD SPACING	2.84 mm X 51 mm	NP	150 mm O.C.
WSP-B	11 mm PLYWOOD, ODB OR WAFERBOARD, BLOCKED, FOR 600 mm STUD SPACING	3.25 mm X 63 mm		150 mm O.C.
WSP-C	11 mm PLYWOOD, ODB OR WAFERBOARD, BLOCKED, FOR 600 mm STUD SPACING	3.25 mm X 63 mm		100 mm O.C.
WSP-D	11 mm PLYWOOD, ODB OR WAFERBOARD, BLOCKED, FOR 600 mm STUD SPACING	3.25 mm X 63 mm		75 mm O.C.
WSP-E	15.5 mm PLYWOOD, OSB OR WAFERBOARD, BLOCKED, FOR 600 mm STUD SPACING	3.66 mm X 76 mm		75 mm O.C.
DWB	19 mm DIAGONAL LUMBER BOARD	3.25 mm X 63 mm	3.25 mm X 51 mm	2 PER SUPPORT FRAMING WHERE LUMBER WIDTH IS LESS THAN OR EQUAL TO 184 mm OR 3 PER SUPPORT FRAMING WHERE LUMBER WIDTH IS GREATER THAN 184 mm

LATERAL LOAD INFORMATION

- SEISMIC REGION - SEE SEISMIC REPORT
- CLIMATIC REGION - SEE SEISMIC REPORT
- LIGHT CONSTRUCTION AS THE BUILDING IS VOID OF A TILE ROOF AND CONCRETE TOPPINGS ON FLOORS
- THIS DESIGN COMPLIES WITH THE SPECIFIC REQUIREMENTS FROM PART 9 OF THE BC BUILDING CODE CONSTRUCTION REQUIREMENT

MATERIALS IN BRACED WALL PANELS - SEE SEISMIC REPORT AND TABLE 9.23.3.5-C

NAILING OF FRAMING - 9.23.3.4. - SEE SEISMIC REPORT

FASTENERS FOR SHEATHING - 9.23.3.5. - SEE SEISMIC REPORT

MINIMUM THICKNESSES OF CLADDING, SHEATHING OR INTERIOR FINISH FOR BRACED WALL PANELS - SEE SEISMIC REPORT

FASTENERS IN DOUBLED TOP PLACE SPLICE CONNECTIONS - SEE SEISMIC REPORT

ANCHORAGE OF BUILDING FRAMES - 9.23.6.1- SEE SEISMIC REPORT

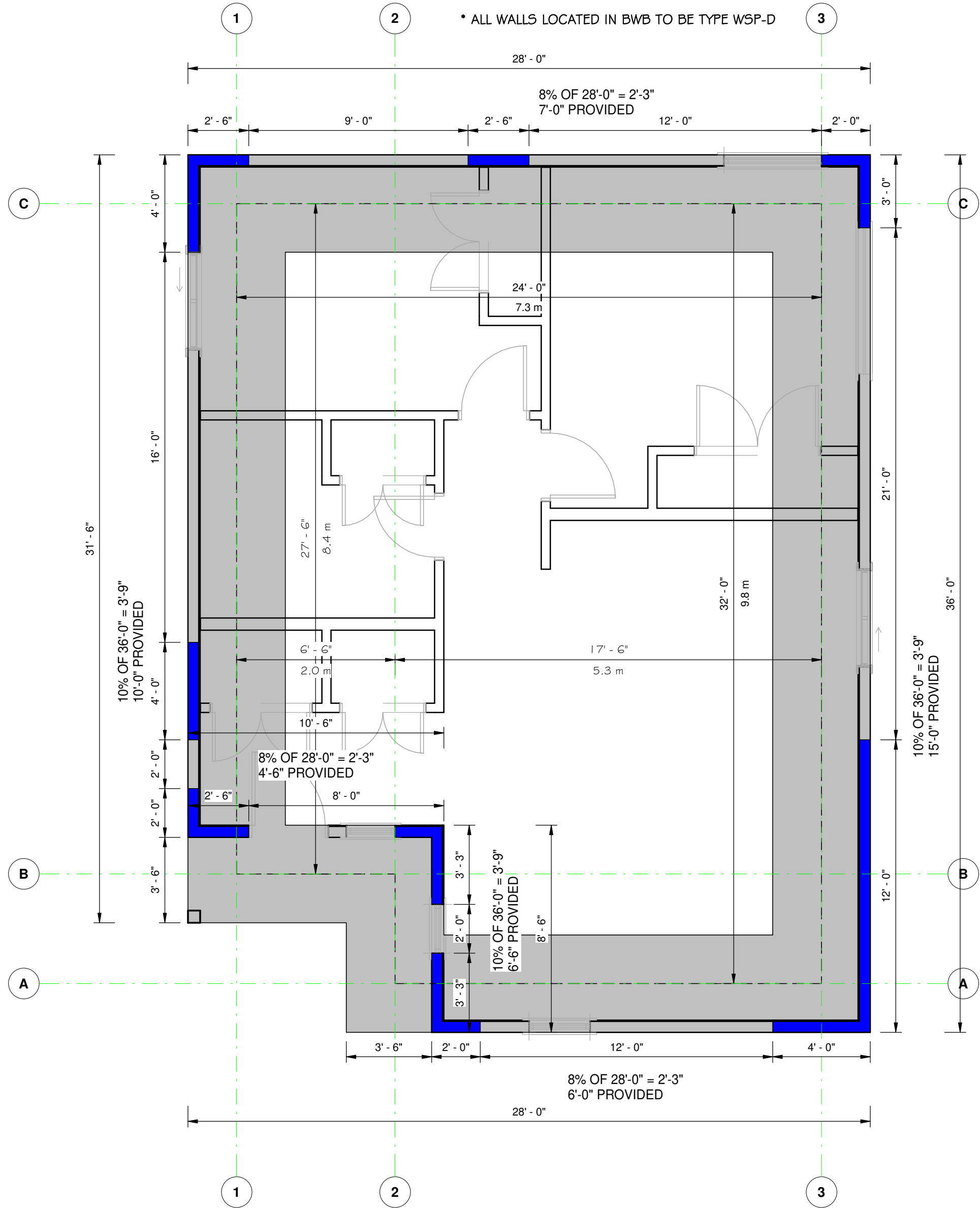
- MIN. 2 ANCHOR BOLTS PER PANEL
- LOCATED WITHIN 500 mm. OF THE END OF FOUNDATION

ARTICLE 9.23.13.5:

- INTERIOR OR EXTERIOR WOOD-SHEATHED BRACED WALL PANELS, OTHER THAN PANELS OF WSP-A FRAMING IN THE UPPERMOST STOREY SHALL:
 - EXTEND TO THE ROOF FRAMING, AND
 - HAVE THEIR TOP PLATE CONNECTED TO
 - TOP CHORDS OF PERPENDICULAR OR OFFSET PARALLEL TRUSSES BY USING BLOCKING PANELS OR OTHER METHODS OF LATERAL LOAD TRANSFER DESIGNED BY THE ROOF TRUSS MANUFACTURER.
 - PERPENDICULAR OR OFFSET PARALLEL JOISTS OR RAFTERS BY USING BLOCKING OF THE SAME CONSTRUCTION AS THE BRACED WALL PANEL BELOW, OR
 - RAFTERS, JOISTS OR TRUSSES BY USING METHODS OF LATERAL LOAD TRANSFER DESIGNED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE.
- THE TOP PLATES OF BRACED WALL PANELS DESCRIBED IN SENTENCE (3) SHALL BE FASTENED IN ACCORDANCE WITH TABLE 9.23.3.4.

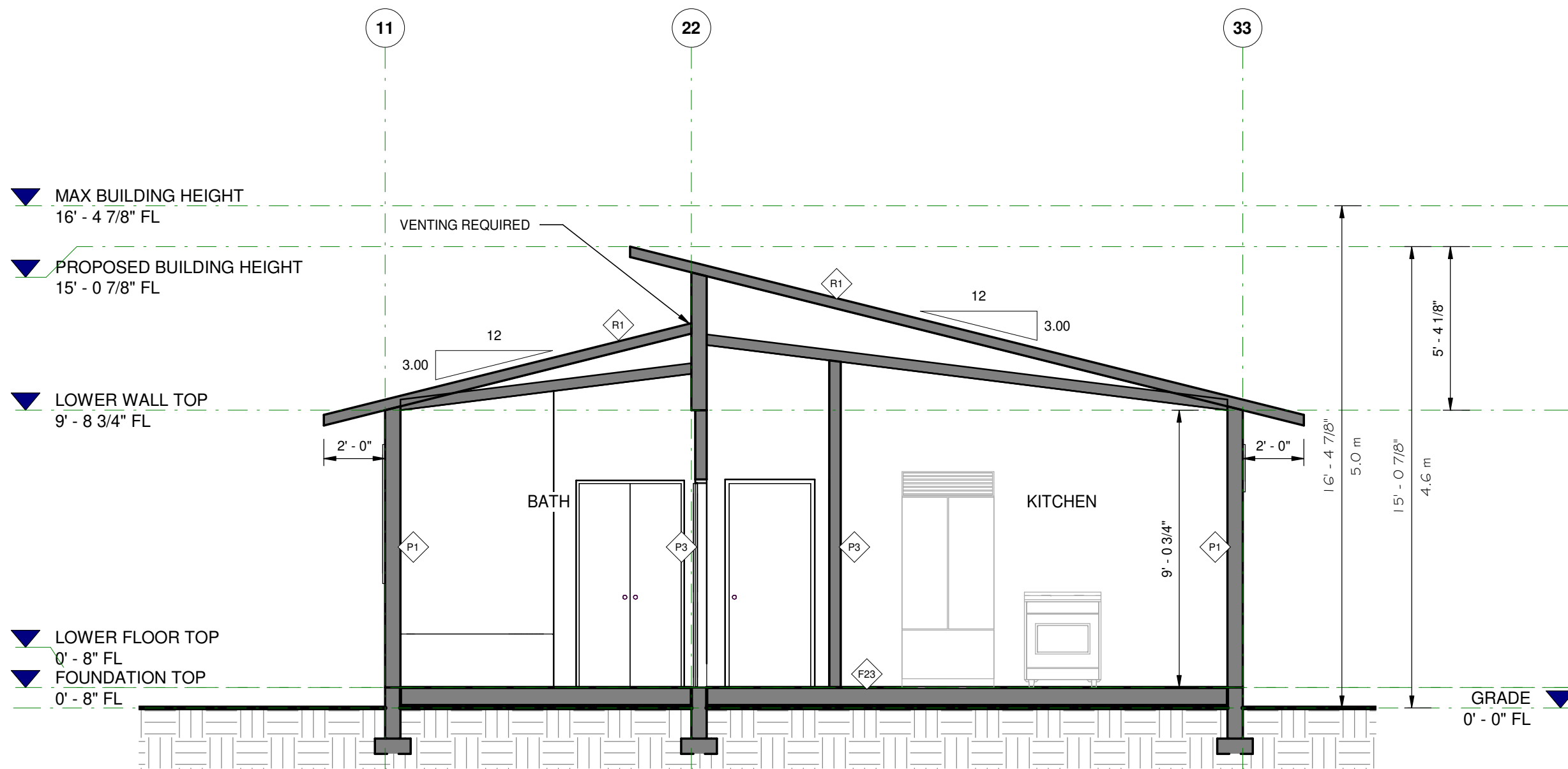
SEE ARTICLE 9.23.13.10. FOR ADDITIONAL SYSTEM CONSIDERATIONS

WHERE RELEVANT: LATERAL BRACING ON LOWER FLOOR APPLIES TO WOOD FRAMED PORTIONS OF WALLS. IN PORTIONS WHERE FOUNDATION WALLS EXTEND TO THE MAIN FLOOR THE LATERAL BRACING ANCHORS ARE AS PER THE MAIN FLOOR BRACED WALL PANEL LAYOUT.

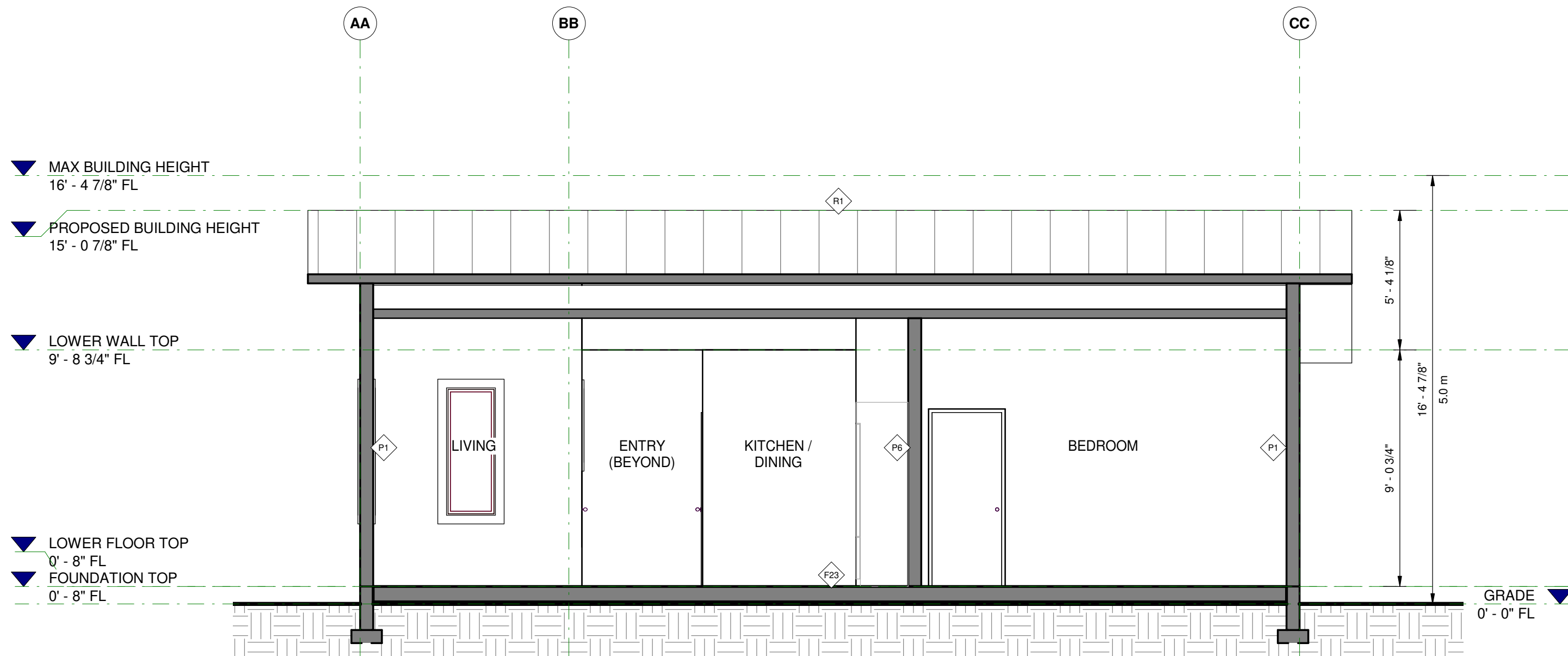


BRACING PLAN - MAIN FLOOR

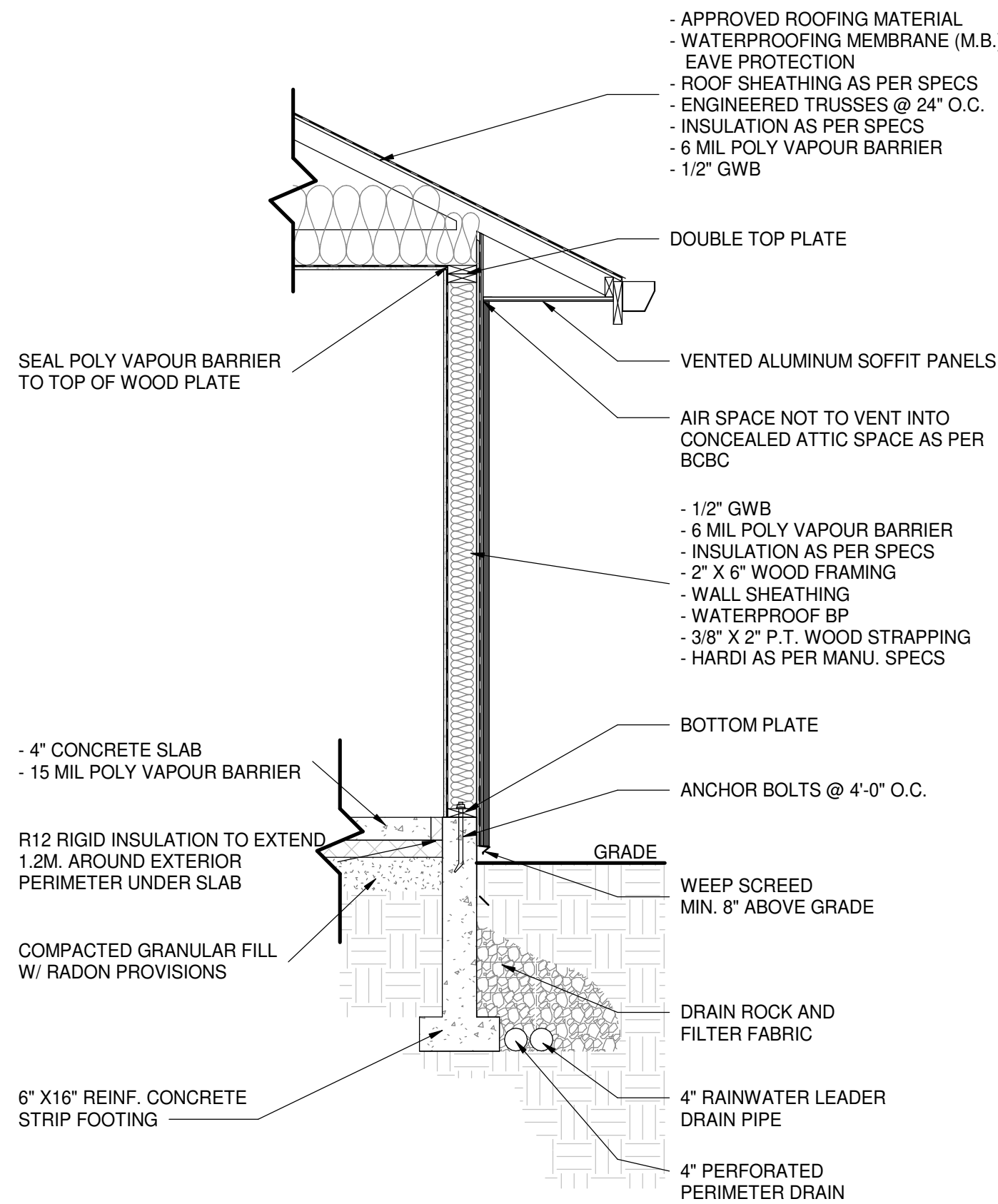
1/4" = 1'-0"



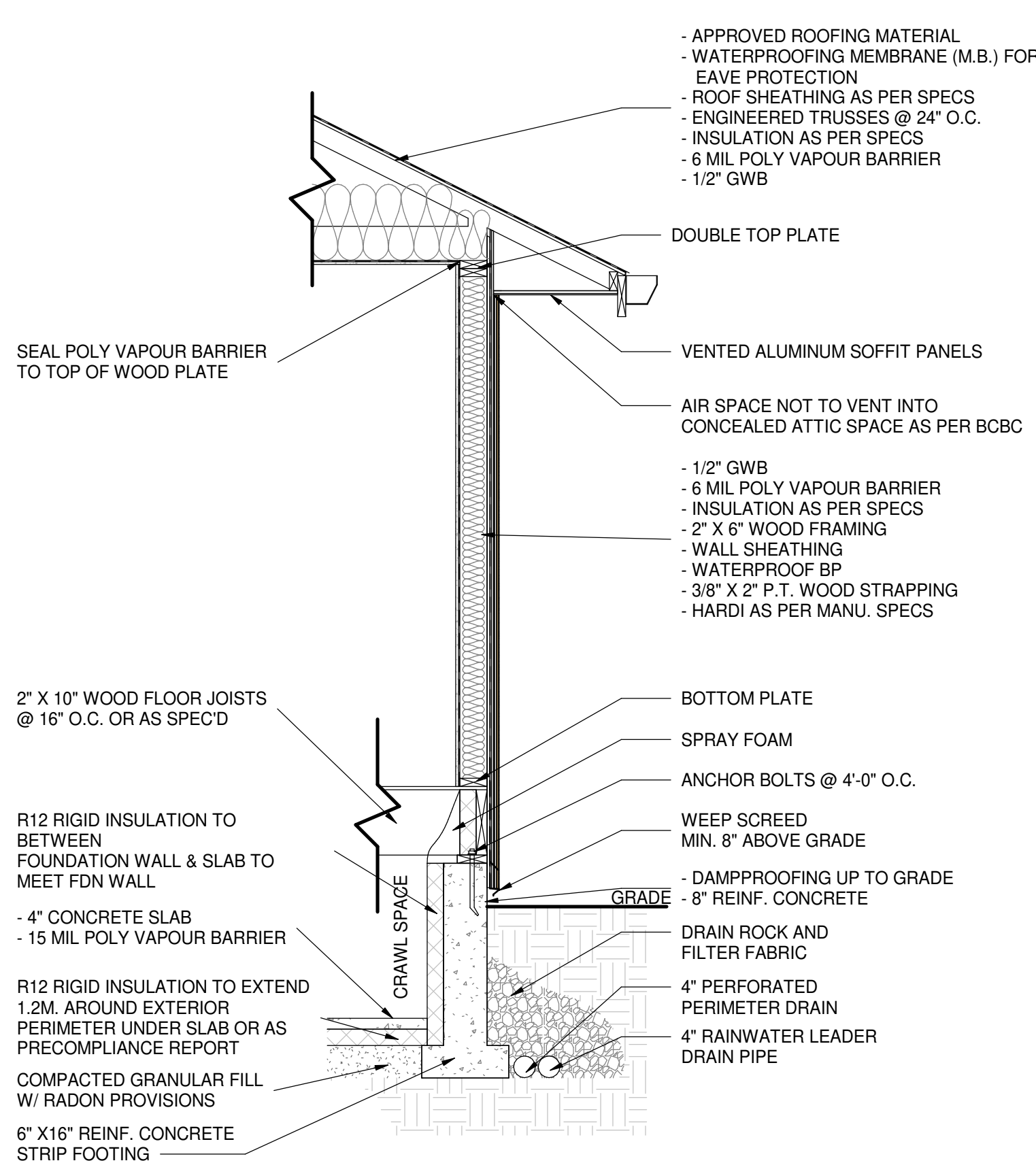
SECTION 1 - S.O.G.
1/4" = 1'-0"



SECTION 2 - S.O.G.
1/4" = 1'-0"

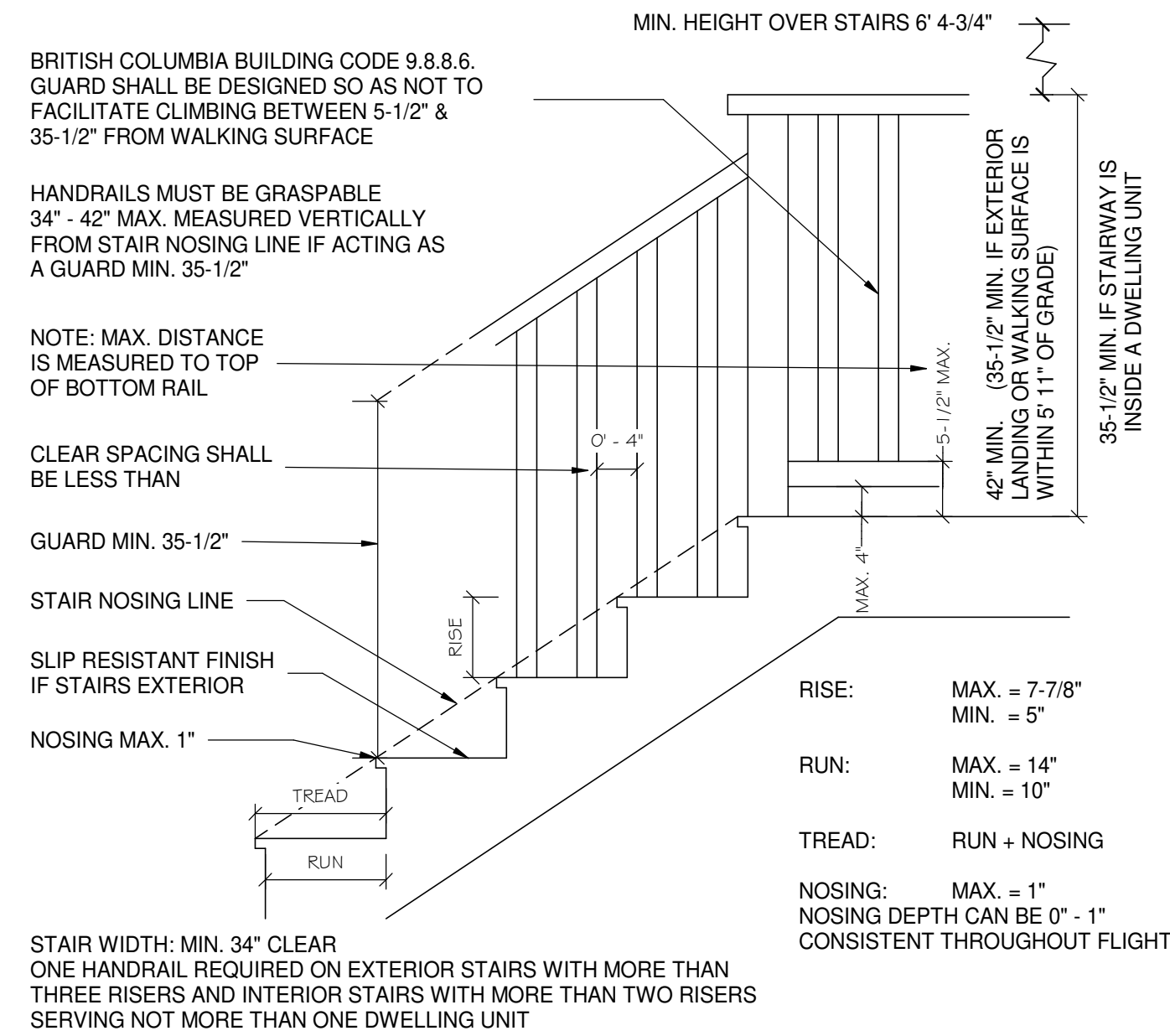


GENERAL WALL ASSEMBLY - S.O.G.
1/2" = 1'-0"



GENERAL WALL ASSEMBLY - CRAWL
1/2" = 1'-0"

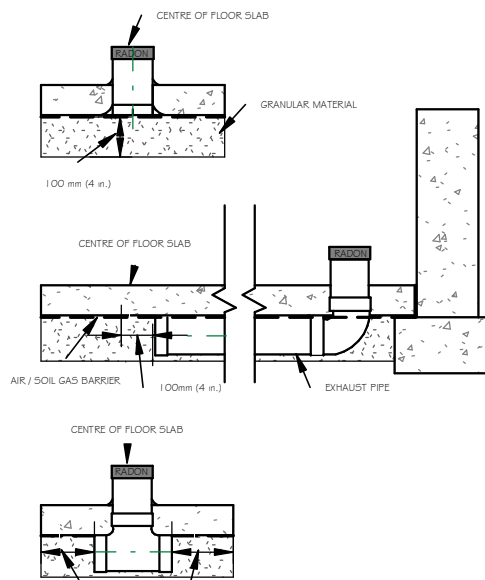
TYPICAL RESIDENTIAL STAIR DETAIL



STAIR DETAIL - TYPICAL
3/4" = 1'-0"

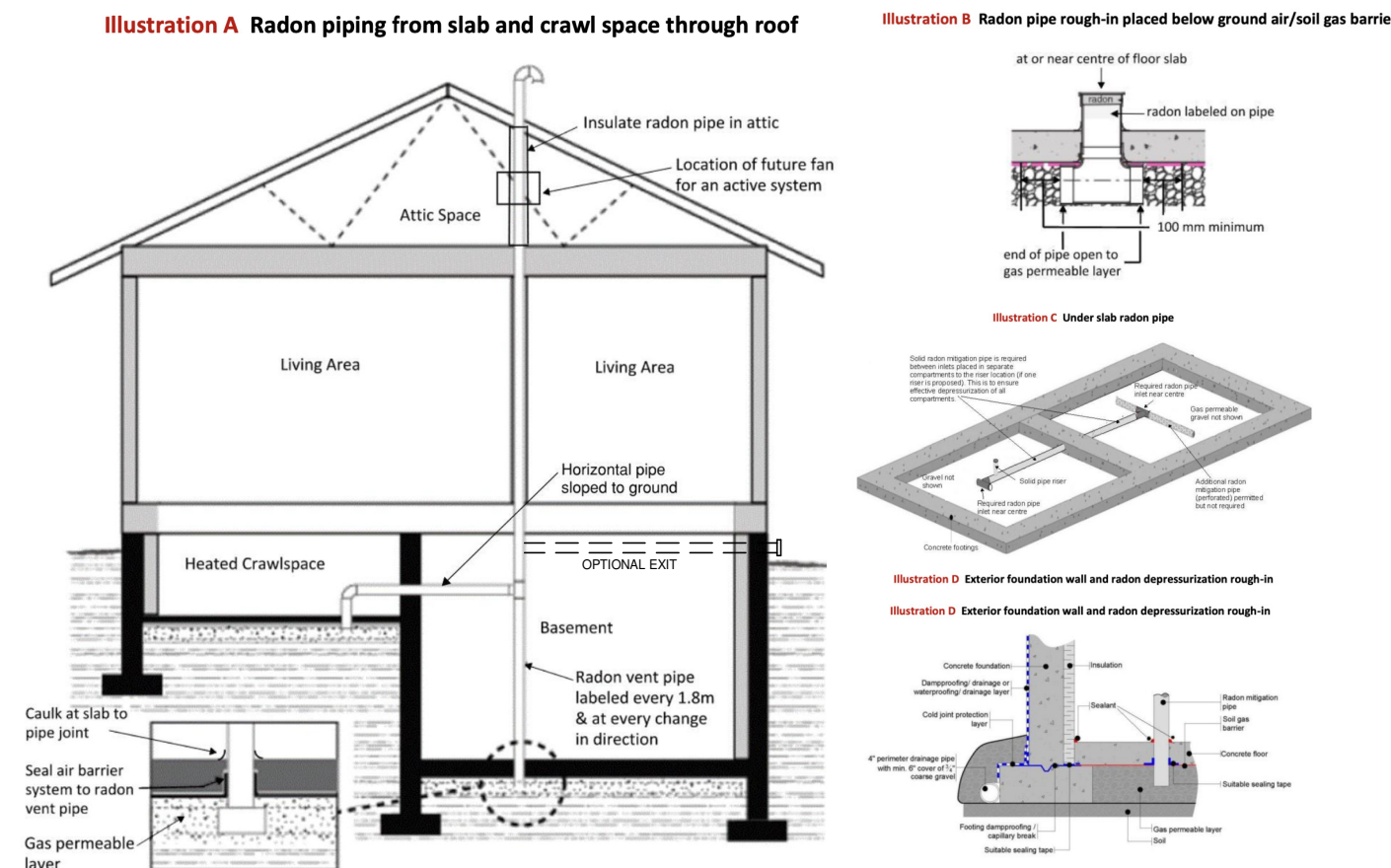
GUIDE FOR RADON MEASURES IN RESIDENTIAL DWELLINGS (HOMES)

LEVEL 1 RADON MITIGATION ROUGH-IN INSTALLATION FOR SUB-SLAB DEPRESSURIZATION SYSTEM



THESE DETAILS DEMONSTRATE THE BASIC RADON PREVENTION CONSTRUCTION MEASURES THAT CAN BE APPLIED WHEN BUILDING A NEW HOME. THE BASIC LEVEL 1 APPLICATION INVOLVES THE INSTALLATION OF A ROUGH-IN STUB FOR A RADON REDUCTION SYSTEM. A PIECE OF PIPE IS INSTALLED THROUGH THE FOUNDATION FLOOR AND INTO A SOIL GAS COLLECTOR (OFTEN GRAVEL), WHICH ACTS AS AN ENTRY POINT FOR A RADON REDUCTION SYSTEM. THE PIECE OF PIPE TERMINATES JUST ABOVE THE SLAB AND IS CAAPPED. A MEMBRANE IS INSTALLED UNDERNEATH THE CONCRETE SLAB WHICH IS SEALED TO THE FOUNDATION WALL IN ORDER TO MINIMIZE RADON INGRESS.

ILLUSTRATIONS



REVISIONS

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CITY OF DUNCAN - ADU GARDEN SUITE

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