



3D VIEW - FRONT

NTS

NOTE: THIS 3D VIEW IS A GENERAL REPRESENTATION OF THE PROJECT AND IS ONLY MENT TO HELP WITH COMMUNICATIONS BETWEEN ALL PARTIES. REFER TO DRAWINGS FOR ACCURATE DETAILS.



NEW CUSTOM HOME

3 Story Single Family Residence
 Living Space @ 1848.7 sq/ft
 Roof/Deck Space @ 295.0 sq/ft

NOTE TO PRINTERS

AJB HOME DESIGN GIVES ITS CONSENT FOR THE BEARER OF THESE PLANS TO COPY, SCAN &/OR BURN TO CD OR A FLASH DRIVE. PRINT IN GREYSCALE.



AJB HOME DESIGN

314-663 Goldstream Avenue
 Victoria BC, V9B 2W9
 Office 250-595-0658
 email: ajbhomedesign@shaw.ca
 www.ajbhomedesign.com

NO.	DATE	DESCRIPTION
1	Jan 01/00	1st Preliminary Drawings
2	Jan 01/00	2nd Preliminary Drawings
3	Jan 01/00	Construction/Permit Drawings-Proofs: Waiting for clients' approval.
4	Jan 01/00	Construction/Permit Drawings for: Building Permit Application, Construction, Estimating, Suppliers and Other Professionals & Trades.

PROJECT TYPE	
NEW SFD RESIDENCE	
SITE:	SAMPLE
FOR:	SAMPLE
<small>DRAWN BY: Alan Bisson</small>	
<small>DRAWING NO.</small>	
MAIN PAGE	



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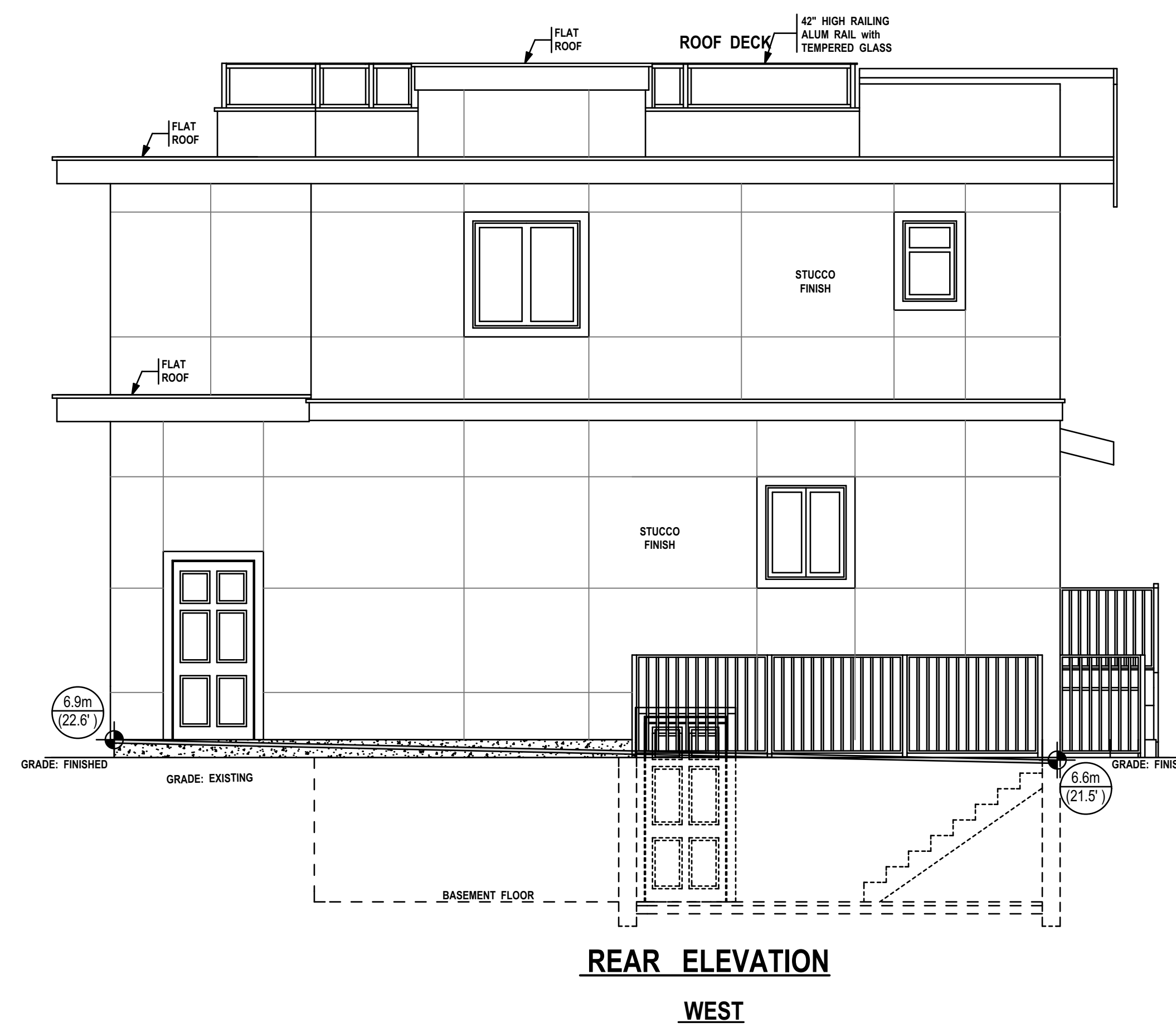
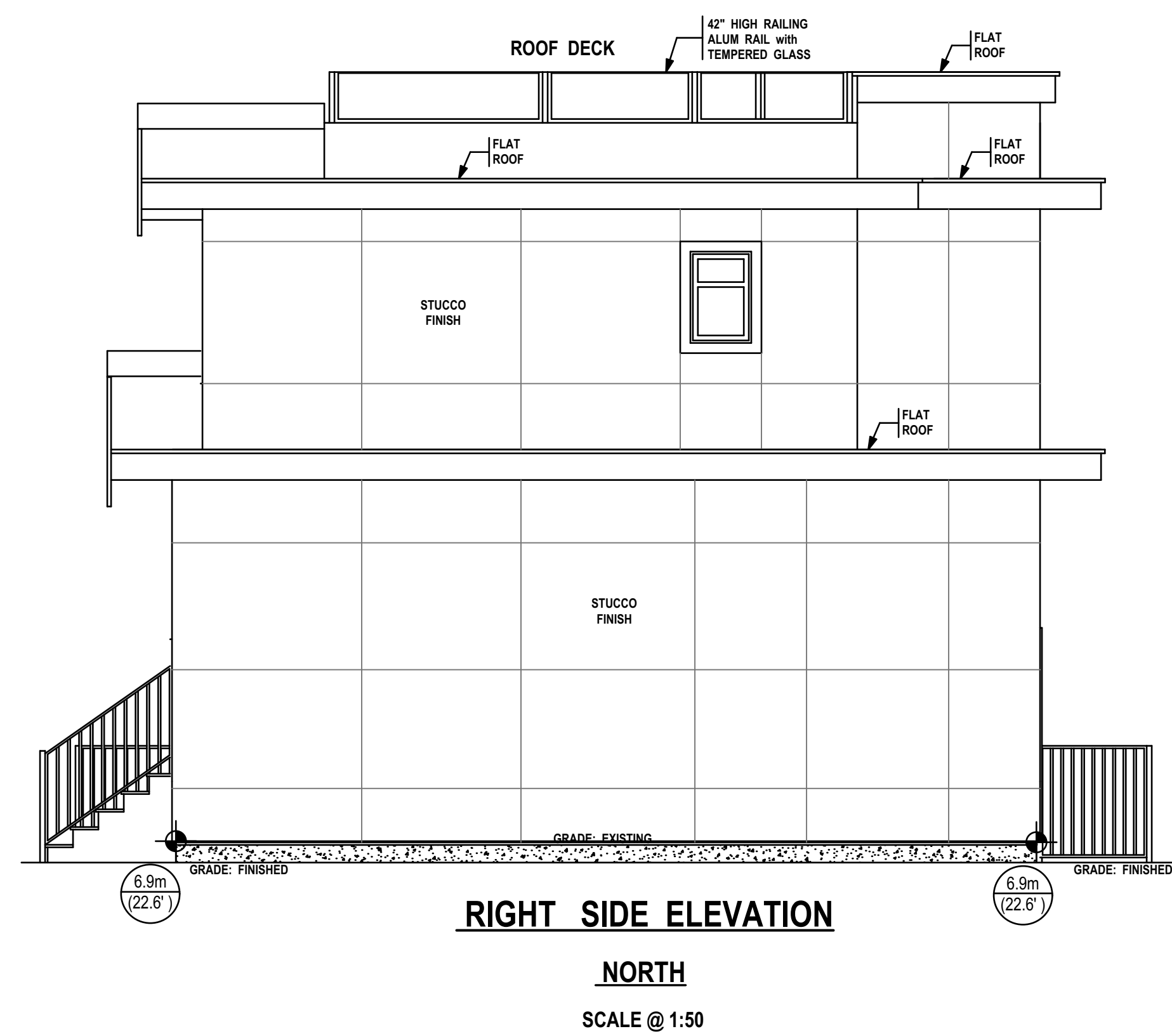
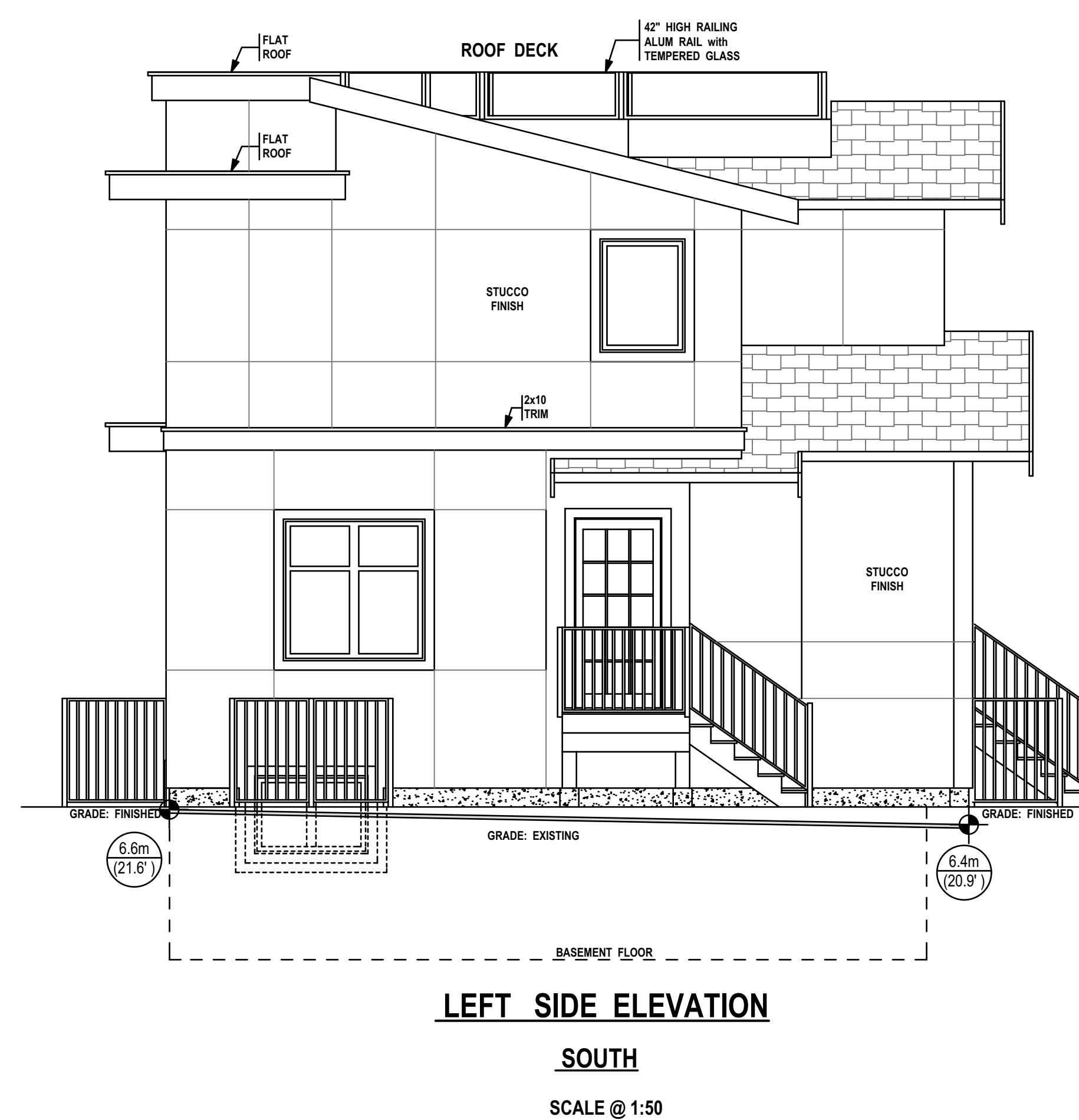
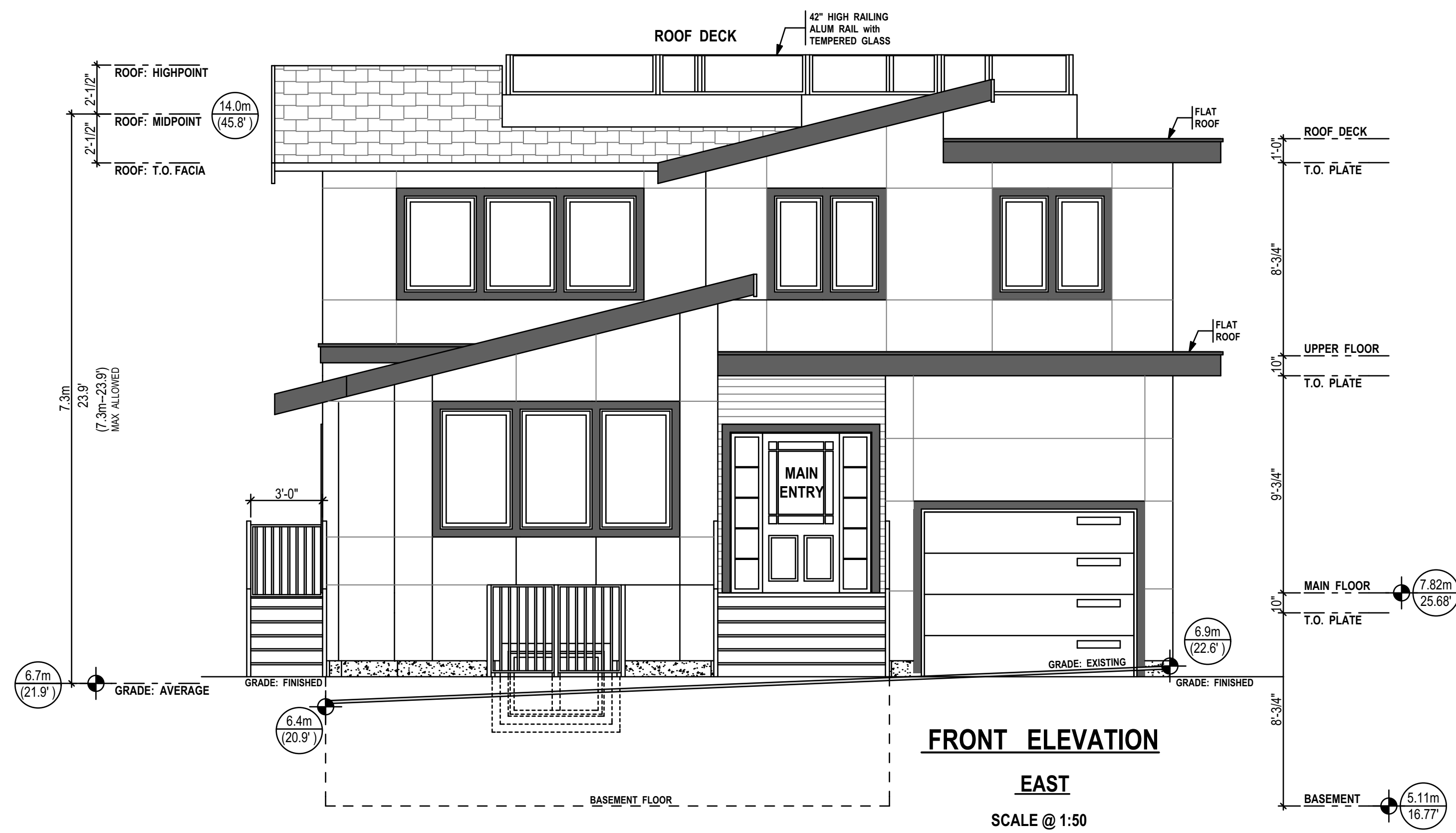


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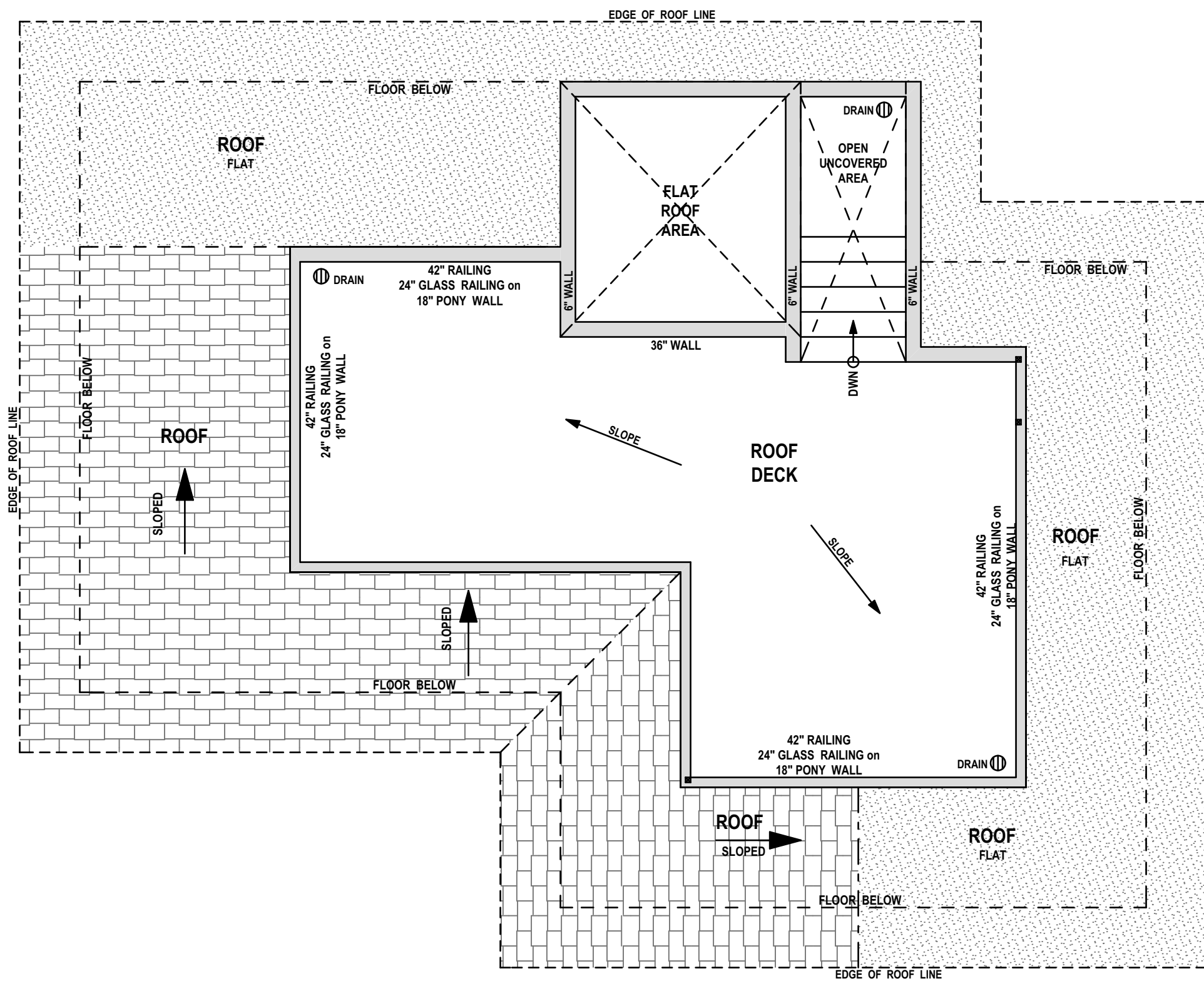
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SITE: SAMPLE

FOR: SAMPLE

DRAWN BY: Alan Bisson

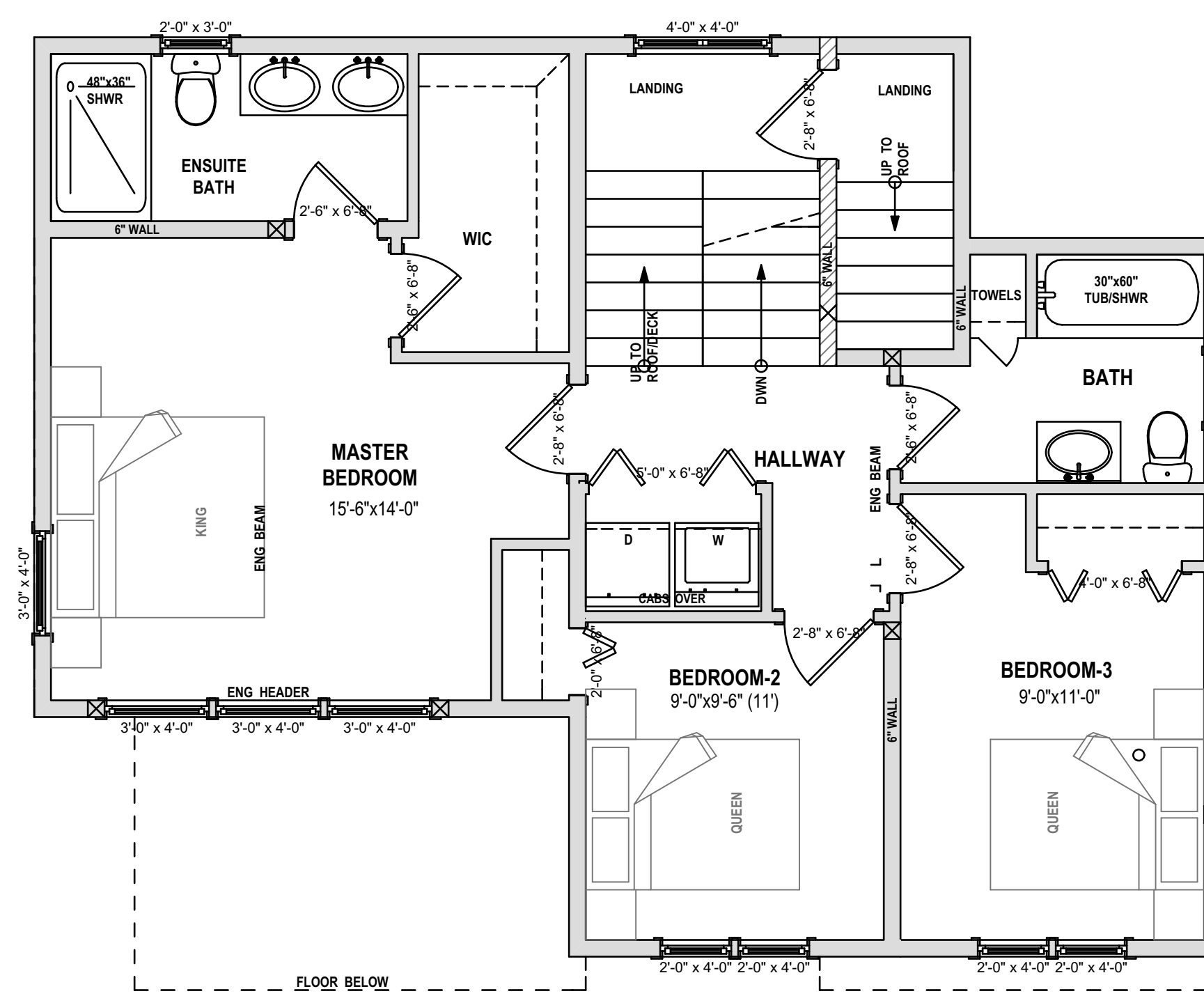
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A-2 of 4



ROOF DECK PLAN

SCALE @ 1:50

LIVING SPACE @ 28.6 m2 (294.6 sq/ft)

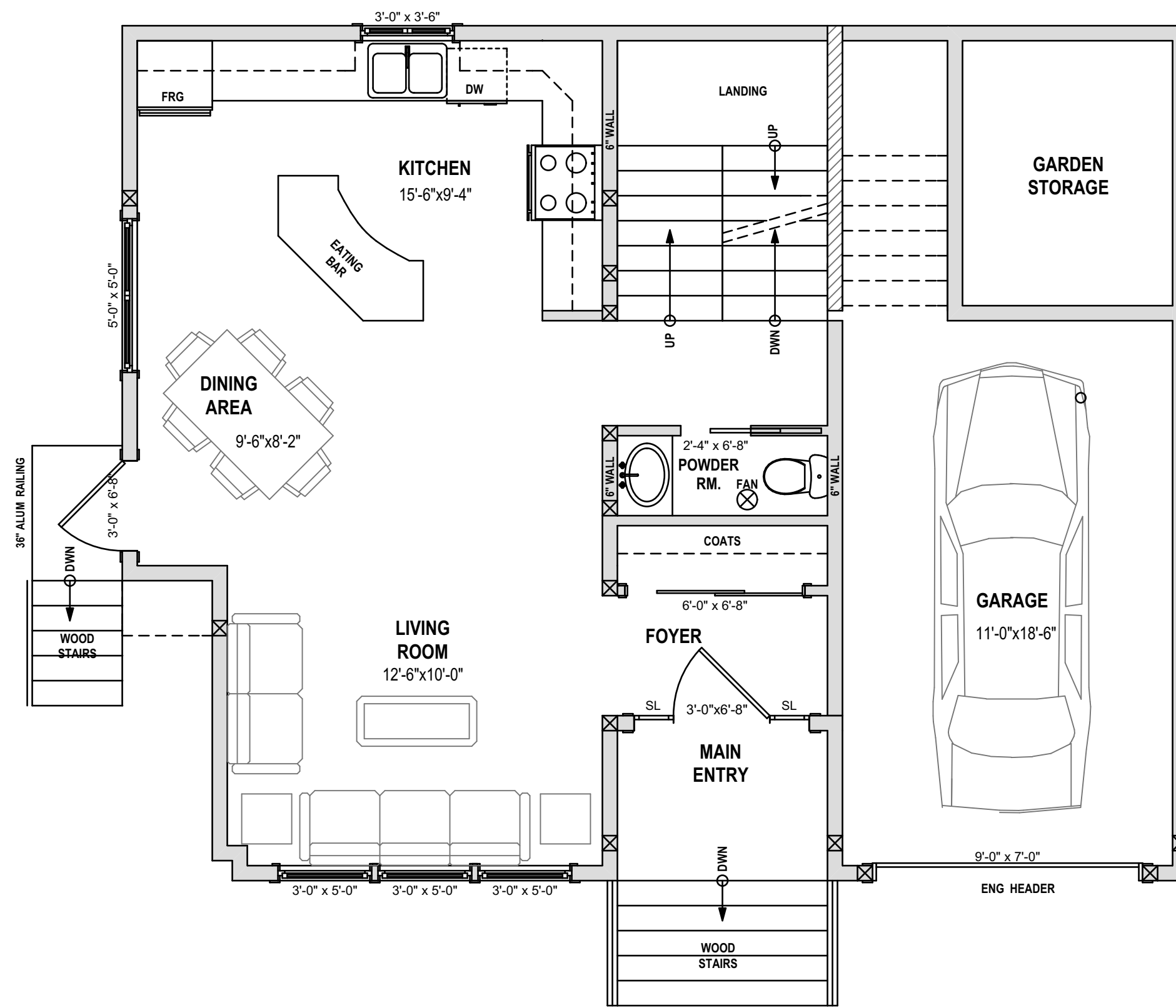


UPPER FLOOR PLAN

SCALE @ 1:50

LIVING SPACE @ 66.6m2 (717.00 sq/ft)

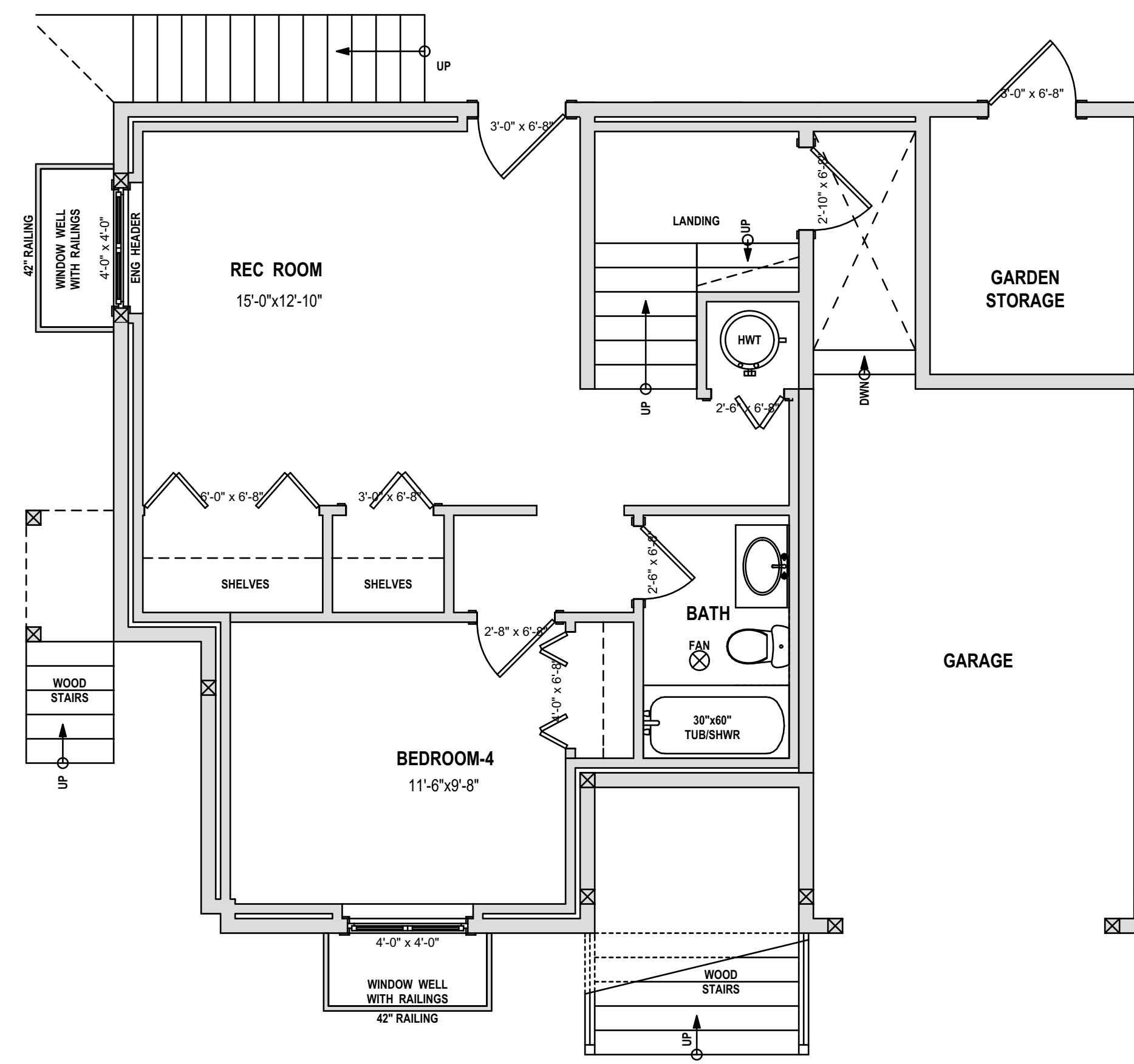
(To the inside face of the exterior walls)



MAIN FLOOR PLAN

SCALE @ 1:50

LIVING SPACE @ 56.6m2 (610.0 sq/ft)
GARAGE @ 24.7m2 (266.5 sq/ft)
(To the inside face of the exterior walls)



BASEMENT FLOOR PLAN

SCALE @ 1:50

LIVING SPACE @ 48.5m2 (521.7 sq/ft)
(To the inside face of the exterior walls)

LEGEND	
(N) = NEW ITEM	(E) = EXISTING ITEM
☒ POST-EXISTING	☒ POST-NEW
☒ BEARING POINT OF LOAD FROM ABOVE	
FAN	CEILING EXHAUST FAN
CO & S ALARM	CARBON MONOXIDE & SMOKE ALARMS) ALL INTERCONNECTED
☒	FRAME ON SITE
BEAMS & GIRDERS	
BEAM FACE	BEAM CENTRE
EXISTING BEAM	
FLOOR JOISTS & ROOF TRUSS NOTATION	
	DIRECTION OF SPAN
GEODETIC DATUM	
FROM SITE SURVEY BY A BCLS	
28.0m METERS	15.0m METERS
DIMENSION PLACEMENT	
OS FACE	5'-0"
○ OUTSIDE FACE OF EXTERIOR WALLS	○ CENTER OF INTERIOR WALLS & WINDOWS
DOORS	
○	0'-0" x 6'-8" CLOSET DOORS
○	6'-0" x 6'-8" SWING DOOR
DOORS SHOWN TO REPRESENT TYPE (IE CLOSET SWINGING GARAGE ETC. FINAL STYLE TO BE DETERMINED BY CLIENT.	
ROOM SIZES NOTATION	
□	ROOM SIZES ARE FROM INSIDE FACE OF WALL TO INSIDE FACE OF WALL.
□	ROOM SIZES ARE SHOWN AS 10'-6" x 12'-8".
○	THE FIRST NUMBER (10'-6") BEING THE WIDTH (FROM LEFT TO RIGHT)
○	THE SECOND NUMBER (12'-8") BEING THE DEPTH (UP AND DOWN)
WALLS TYPES	
---	WALL TO BE REMOVED
---	4" EXISTING WALL
---	6" EXISTING WALL
---	4" NEW WALL
---	6" NEW WALL
---	OUTSIDE FACE
---	NEW 2" STRAPPING ON EXISTING EXTERIOR 4" STUD WALL
---	EXISTING-UPGRADED TO: 1 hr FIRE RATING & STC 40 SOUND RATING FOR REQUIRED WALLS & FLOORS
---	NEW-1 hr FIRE RATING & STC 40 SOUND RATING FOR REQUIRED WALLS & FLOORS
---	OUTSIDE FACE
---	EXISTING 2x4 EXTERIOR WALL
---	EXISTING CONC FOUNDATION
---	NEW 2x4 INTERIOR WALL
---	NEW 2x6 EXTERIOR WALL
---	NEW CONC FOUNDATION
---	NEW 2x4 INTERIOR WALL
---	EXISTING CONCRETE FOUNDATION FOOTINGS UNKNOWN
---	NEW CONCRETE FND WITH CONT. CONCRETE FOOTINGS
---	NEW CORBELLED CONCRETE FND WITH CONT. CONCRETE FOOTINGS

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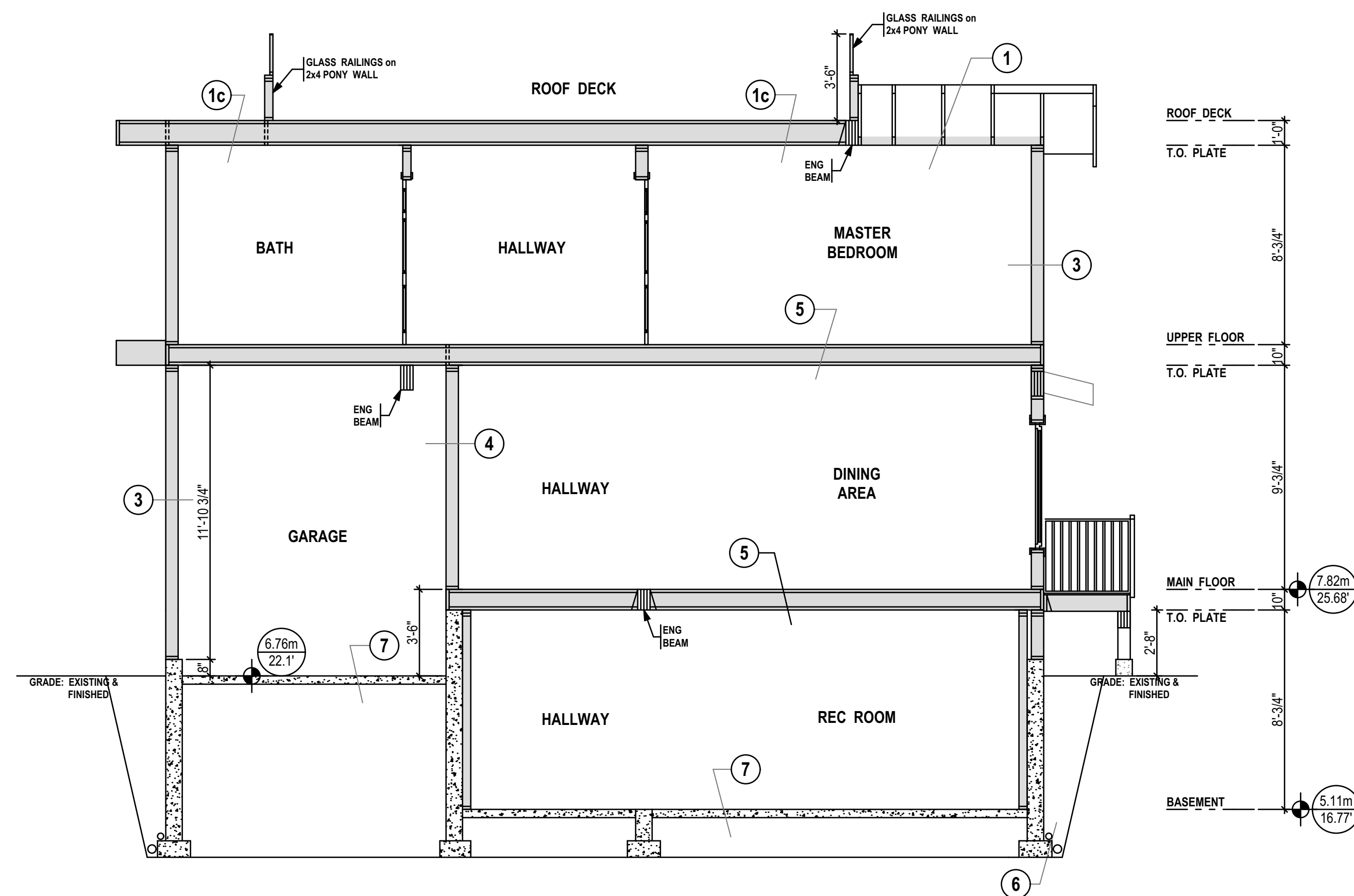
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DRAWN BY: Alan Bisson

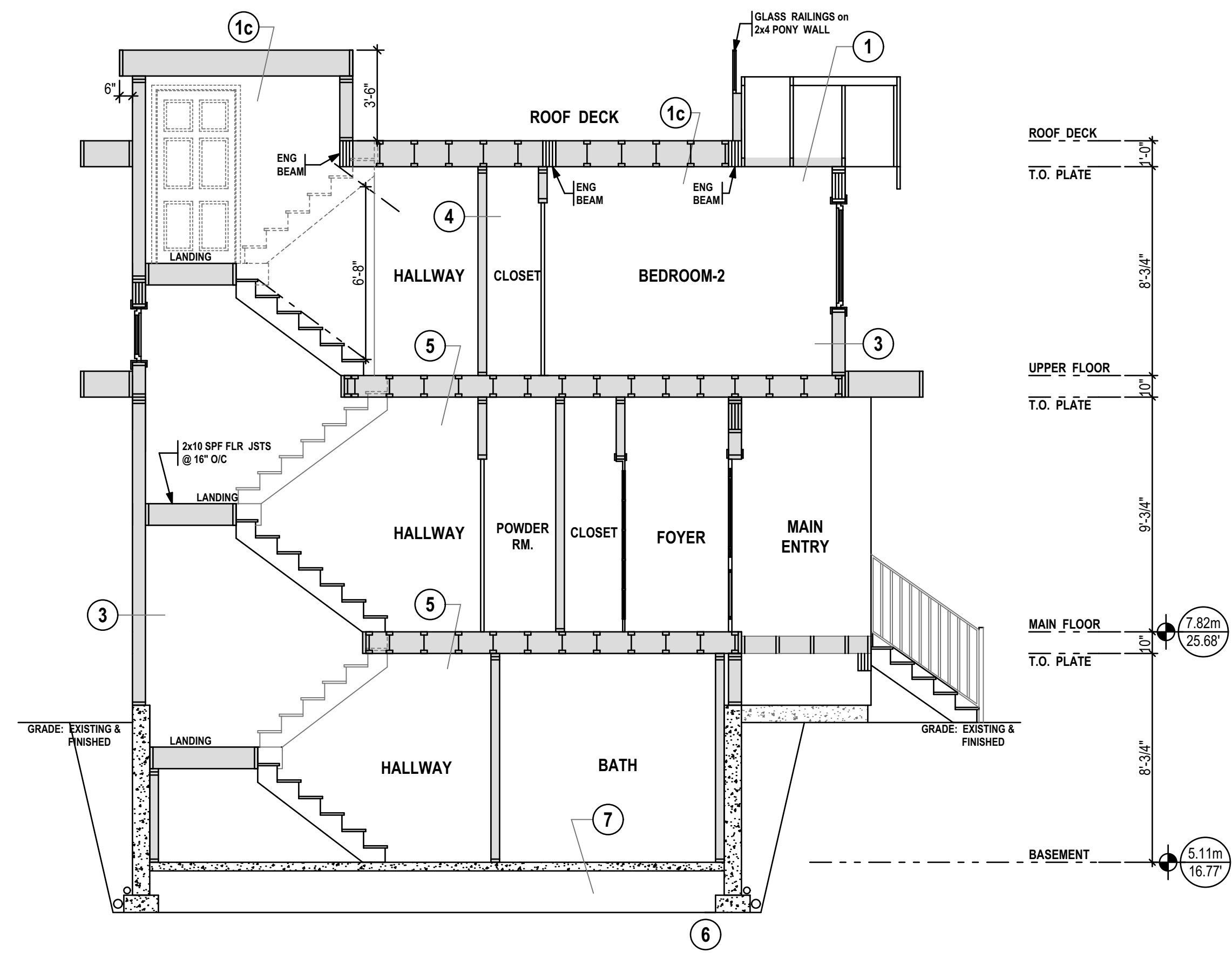
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A-3 of 4



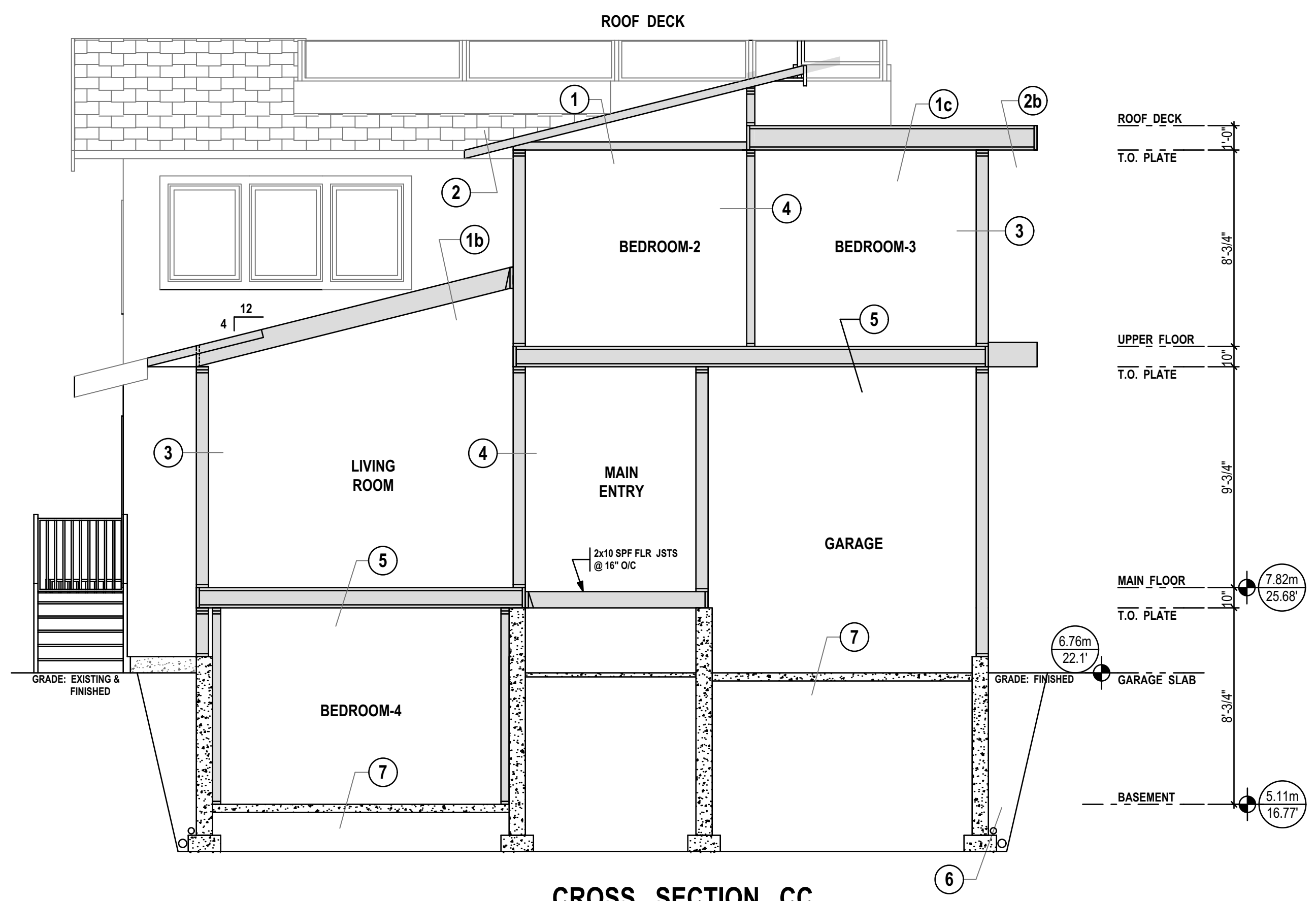
CROSS SECTION AA

SCALE @ 1:50



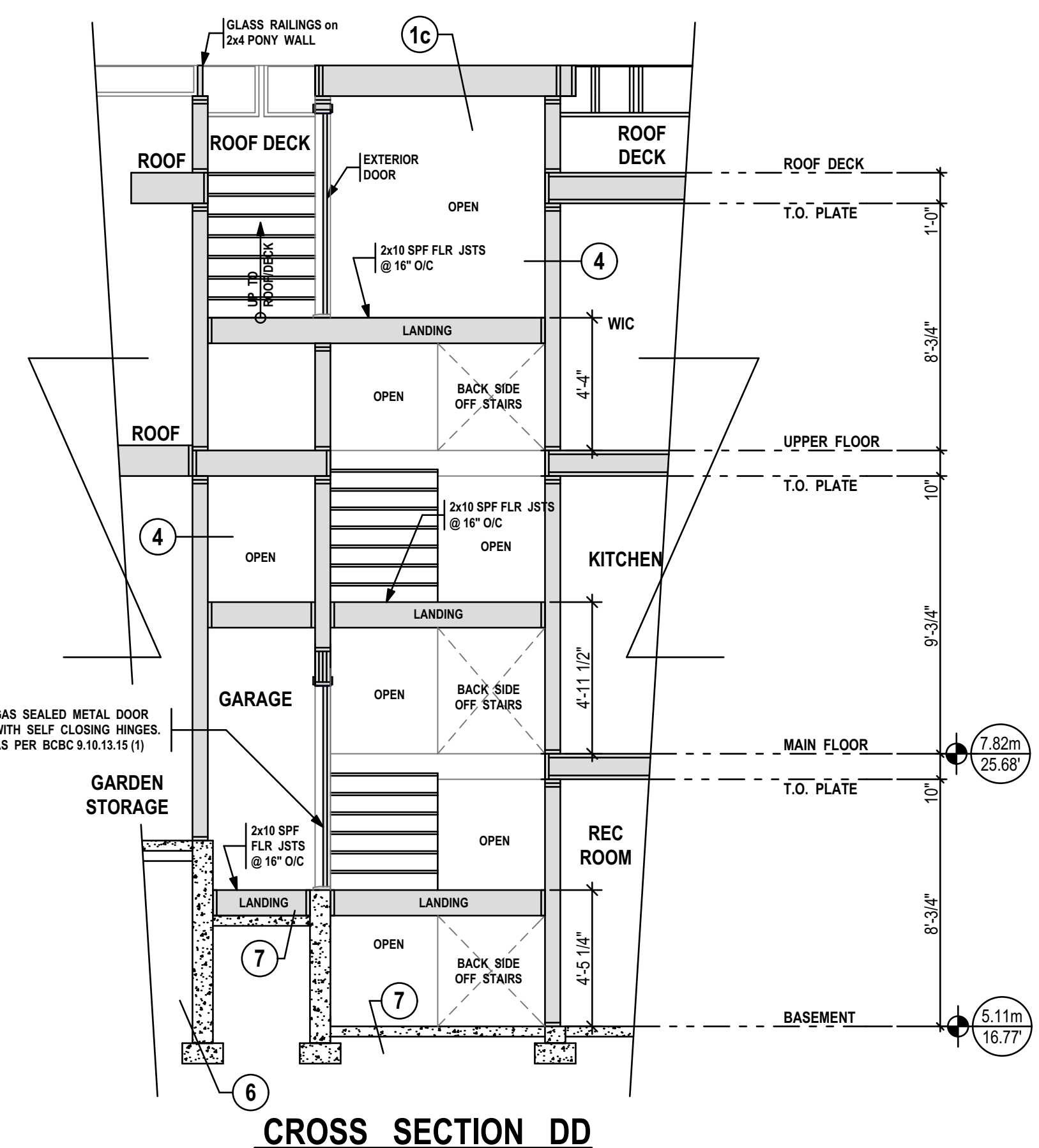
CROSS SECTION BB

SCALE @ 1:50



CROSS SECTION CC

SCALE @ 1:50



CROSS SECTION DD

SCALE @ 1:50

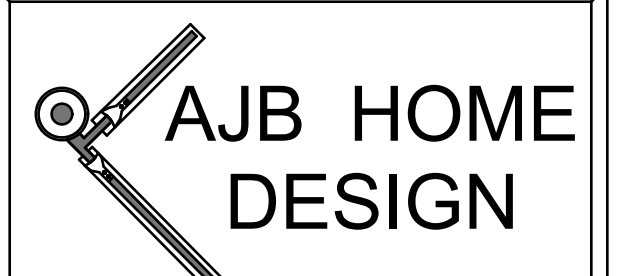
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BEAM FACE	BEAM CENTRE
EXISTING BEAM	
FLOOR JOISTS & ROOF TRUSS NOTATION	
	DIRECTION OF SPAN
	OF SPAN
GEODETIC DATUM	
FROM SITE SURVEY BY A BCLS	
78.0m	163.0m
METERS	METERS
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4" EXISTING WALL	EXISTING 2x4 EXTERIOR WALL
6" EXISTING WALL	EXISTING CONC FOUNDATION NEW 2x4 INTERIOR WALL
4" NEW WALL	OUTSIDE FACE
6" NEW WALL	NEW 2x6 EXTERIOR WALL NEW CONC FOUNDATION NEW 2x4 INTERIOR WALL
EXISTING-UPGRADED TO:	EXISTING CONCRETE FOUNDATION FOOTINGS UNKNOWN
1 hr FIRE RATING & STC 40 SOUND RATING FOR REQUIRED WALLS & FLOORS	NEW CONCRETE FND WITH CONT. CONCRETE FOOTINGS
NEW-1 hr FIRE RATING & STC 40 SOUND RATING FOR REQUIRED WALLS & FLOORS	NEW CORBELLED CONCRETE FND WITH CONT. CONCRETE FOOTINGS

CROSS SECTION SPECIFICATIONS

- ALL MATERIALS USED ON THIS JOB ARE TO MEET APPLICABLE BC BUILDING CODE STANDARDS, MANUFACTURERS SPECIFICATIONS AND HAVE APPROPRIATE DOCUMENT NUMBERS AS PER SECTIONS 5.10 & 5.11.
- ANY MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE BUILDING INSPECTION DEPARTMENT OF THE APPLICABLE MUNICIPALITY. ANY REQUIRED ADDITIONAL DOCUMENTATION IS TO BE SUPPLIED BY OTHER.
- RAIN SCREENING IS TO BE AS PER THE REQUIREMENTS OF THE MUNICIPALITY AND THE BC BUILDING CODE.
- (E) = EXISTING ITEM (N) = NEW ITEM

1	ROOF (PITCHED ROOF) FIBERGLASS ROOFING SHINGLES 12" ROOF SHEETING & H CLIPS ENG TRUSSES WITH 1-3/4" HEAL @ 24" O/C 1:300 VENTILATION R40 INSULATION M2000 UVI POLY VIB (CAN/CSG-S134-M86) 1/2" REG DRYWALL
1b	ROOF (PITCHED ROOF) FIBERGLASS ROOFING SHINGLES 12" ROOF SHEETING & H CLIPS ENG 12" I/J RAFTERS @ 24" O/C 2 lb-R22 URETHANE SPRAY FOAM INSULATION (MEDIUM DENSITY, CLOSED CELL) 1/2" DRYWALL 1 COAT VAPOUR BARRIER PRIMER
1c	ROOF (FLAT ROOF) 3 PLY TORCH-ON ROOFING ON FLAT ROOF 72 mil VINYL DECKING ON ROOF/DECK 3/4" T&G PLYWOOD SHEETING 12" ENG ROOF RAFTERS-AS PER SUPPLIER 2 lb-R22 URETHANE SPRAY FOAM INSULATION (MEDIUM DENSITY, CLOSED CELL) 1/2" DRYWALL 1 COAT VAPOUR BARRIER PRIMER
2	SOFFIT/FACIAGUITER (PITCHED ROOF) ALUM SOFFIT VENTING 5" ALUM GUTTER 1X6 FACIA
2b	SOFFIT/FACIAGUITER (FLAT ROOF) ALUM SOFFIT VENTING HIDDEN GUTTER SYSTEM 2x FACIA
3	EXTERIOR WALLS EXTERIOR STUCCO SYSTEM FINISH 1/2"x2" PT PLY VERTICAL STRAPPING or SIMILAR @ 8" O/C (FOR AIR SPACING) BUILDING PAPER (AIR BARRIER) 1/2" EXTERIOR SHEETING 2x6 SPF FJ STUDS @ 16" O/C R20 INSULATION M 2000 UVI POLY VAPOUR BARRIER 1/2" REG DRYWALL
4	INTERIOR WALLS 2x4 or 2x6 SPF FJ STUDS @ 16" O/C 1/2" REG DRYWALL BOTH SIDES
5	FLOOR SYSTEM FLOOR COVERING 3/4" T&G SHEETING GLUED & SCREWED TO 10" ENG FLOOR JOIST SYSTEM (JOIST & ENG BEAM LAYOUT AS PER SUPPLIER) 1/2" REG DRYWALL
6	FOUNDATION AND FOOTINGS 8" ENG CONCRETE FND WALLS (15 mpa minimum) ENG CONCRETE FOOTINGS (15 mpa minimum) 2 COATS DAMP PROOFING 2.5" SM RIDGED INSULATION 3" & 4" PVC DRAIN PIPE GRAVEL FILL
7	CONCRETE FLOOR 4" CONCRETE SLAB (25 mpa-minimum) M2000 UVI POLY VAPOUR BARRIER 6" MN COMPACT FILL

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DRAWN BY: Alan Bisson

DRAWING NO. **A-4 of 4**