

EXISTING LOWER FLOOR PLAN
1/4" = 1'

LIVING SPACE: TOTAL PROPOSED
@ 260.72m² (2806.6 sq/ft)
NOTE: LIVING SPACE CALCULATED FROM:
OUTSIDE FACE OF EXTERIOR WALL

NEW LEGAL SUITE--1:
New lower floor legal suite to
2 story single family residence.

NOTE TO PRINTERS
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AJB HOME DESIGN
314-663 Goldstream Avenue
Victoria, BC, V9B 2W9
Office 250-595-0856
email: ajbhomedesign@shaw.ca
www.ajbhomedesign.com

LEGEND	
(N) = NEW ITEM (E) = EXISTING ITEM	FAN CEILING EXHAUST FAN CO & S ALARM CARBON MONOXIDE & SMOKE ALARMS ALL INTERCONNECTED FRAME ON SITE
☒ POST-EXISTING ☒ POST-NEW ☒ BEARING POINT OF LOAD FROM ABOVE	FLOOR JOISTS & ROOF TRUSS NOTATION DIRECTION OF SPAN AD IRON
BEAMS & GIRDERS BEAM FACE BEAM CENTRE EXISTING BEAM	DOORS CLOSET DOORS LEFT HAND SWING DOOR DOORS SHOWN TO REPRESENT TYPE I.E. CLOSET, SWINGING GARAGE, ETC. FINAL STYLE TO BE DETERMINED BY CLIENT.
GEODETIC DATUM FROM SITE SURVEY BY A BCLS 2.80 METERS 6.00 METERS	WALLS TYPES OUTSIDE FACE WALL TO BE REMOVED 4" EXISTING WALL 6" EXISTING WALL 4" NEW WALL 6" NEW WALL EXISTING-UPGRADED TO: 1hr FIRE RATING & STC 40 SOUND RATING FOR REQUIRED WALLS & FLOORS NEW-1hr FIRE RATING & STC 40 SOUND RATING FOR REQUIRED WALLS & FLOORS
DIMENSION PLACEMENT OUTSIDE FACE OF EXTERIOR WALLS 5'-0" 3'-0" CENTER OF INTERIOR WALLS	OUTSIDE FACE EXISTING: 2x4 EXTERIOR WALL EXISTING: CONG FOUNDATION NEW: 2x4 INTERIOR WALL NEW: 2x6 EXTERIOR WALL NEW: CONG 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

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.

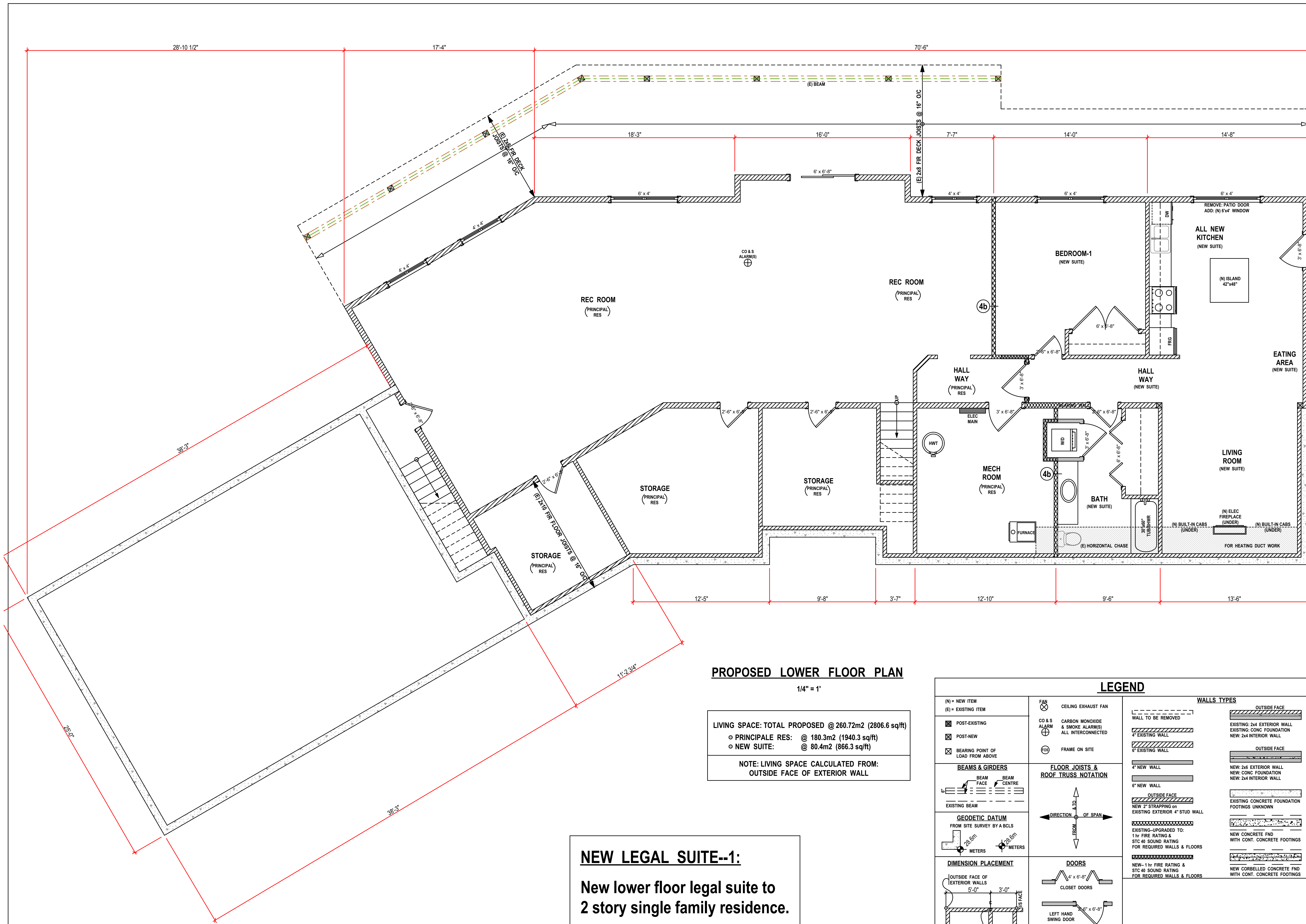
PROJECT TYPE
NEW LEGAL SUITE in
EXISTING SFD RESIDENCE

SITE: SAMPLE

FOR: SAMPLE

DRAWN BY: Alan Bisson

DRAWING NO.
A-1 of 3



PROPOSED LOWER FLOOR PLAN
1/4" = 1'

LIVING SPACE: TOTAL PROPOSED @ 260.72m² (2806.6 sq/ft)
 o PRINCIPALE RES: @ 180.3m² (1940.3 sq/ft)
 o NEW SUITE: @ 80.4m² (866.3 sq/ft)

NOTE: LIVING SPACE CALCULATED FROM:
OUTSIDE FACE OF EXTERIOR WALL

NEW LEGAL SUITE--1:
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 2 story single family residence.

LEGEND	
(N) = NEW ITEM (E) = EXISTING ITEM	FAN CEILING EXHAUST FAN
☒ POST-EXISTING	CO & S ALARM & SMOKE ALARM(S) ALL INTERCONNECTED
☒ POST-NEW	FRAME ON SITE
☒ BEARING POINT OF LOAD FROM ABOVE	
BEAMS & GIRDERS	FLOOR JOISTS & ROOF TRUSS NOTATION
BEAM FACE BEAM CENTRE	↑ & ↓ TO DIRECTION OF SPAN
EXISTING BEAM	← & → OF SPAN
GEODETIC DATUM	DOORS
FROM SITE SURVEY BY A BCLS	CLOSET DOORS
28.0mm METERS	LEFT HAND SWING DOOR
DIMENSION PLACEMENT	DOORS SHOWN TO REPRESENT TYPE IE CLOSET SWINGING GARAGE, ETC. FINAL STYLE TO BE DETERMINED BY CLIENT.
OUTSIDE FACE OF EXTERIOR WALLS	
5'-0" 3'-0"	
CENTER OF INTERIOR WALLS	
	WALLS TYPES
	OUTSIDE FACE
	WALL TO BE REMOVED
	EXISTING 2x4 EXTERIOR WALL
	EXISTING CONG FOUNDATION
	NEW 2x4 INTERIOR WALL
	OUTSIDE FACE
	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 IN FIRE RATING & STC 40 SOUND RATING FOR REQUIRED WALLS & FLOORS
	NEW CONCRETE FND WITH CONT. CONCRETE FOOTINGS
	EXISTING CONCRETE FOUNDATION FOOTINGS UNKNOWN
	NEW CONCRETE FND WITH CONT. CONCRETE FOOTINGS
	NEW CORBELLED CONCRETE FND WITH CONT. CONCRETE FOOTINGS

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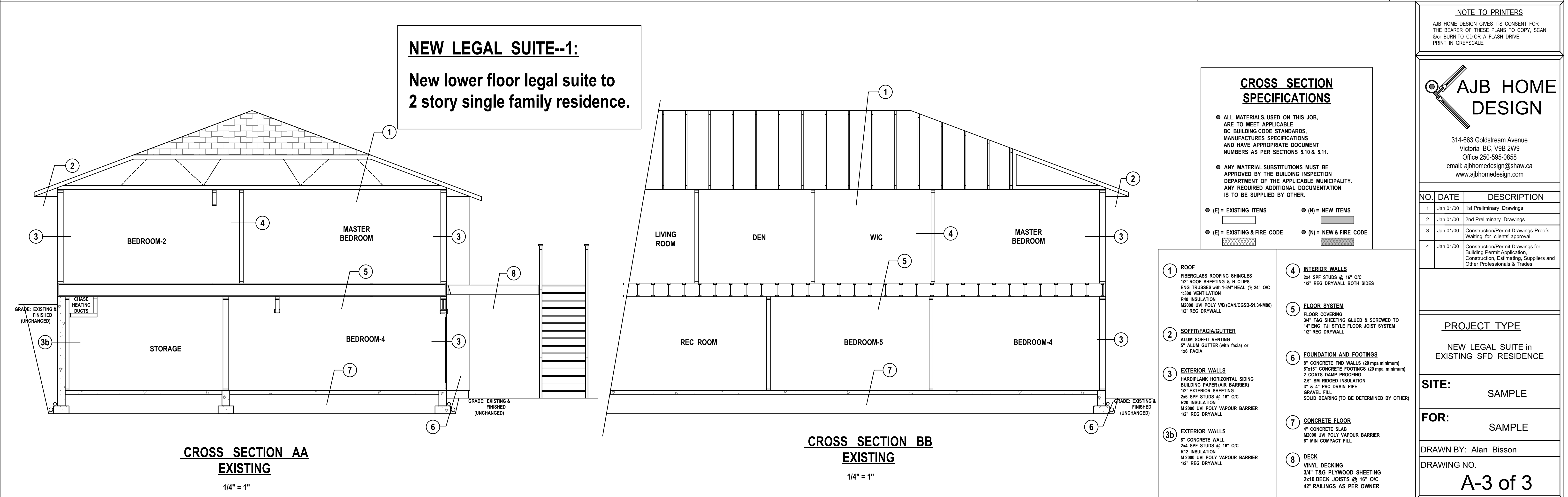
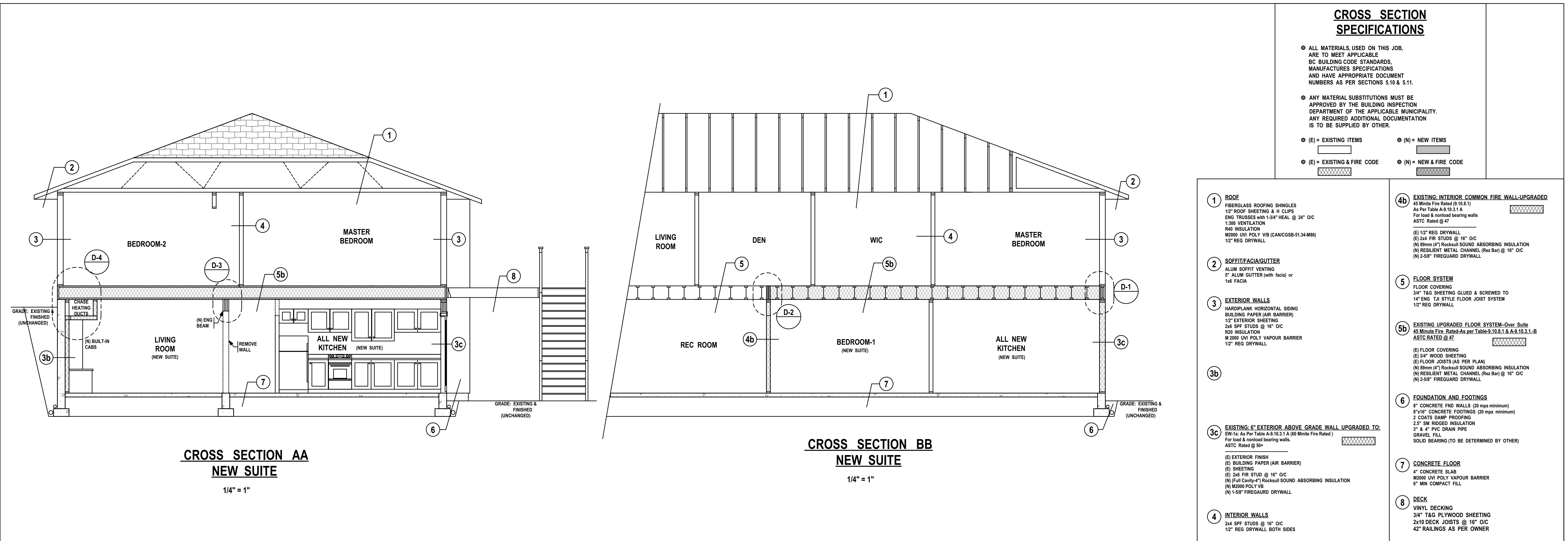
PROJECT TYPE
 NEW LEGAL SUITE in EXISTING SFD RESIDENCE

SITE: SAMPLE

FOR: SAMPLE

DRAWN BY: Alan Bisson

DRAWING NO.
 A-2 of 3



NEW LEGAL SUITE--1:
New lower floor legal suite to 2 story single family residence.

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NEW LEGAL SUITE in EXISTING SFD RESIDENCE

SITE: SAMPLE

FOR: SAMPLE

DRAWN BY: Alan Bisson

DRAWING NO.
A-3 of 3

SITE PLAN

SCALE @ 1:100
ALL MEASUREMENTS
ARE IN METRIC

SITE DATA

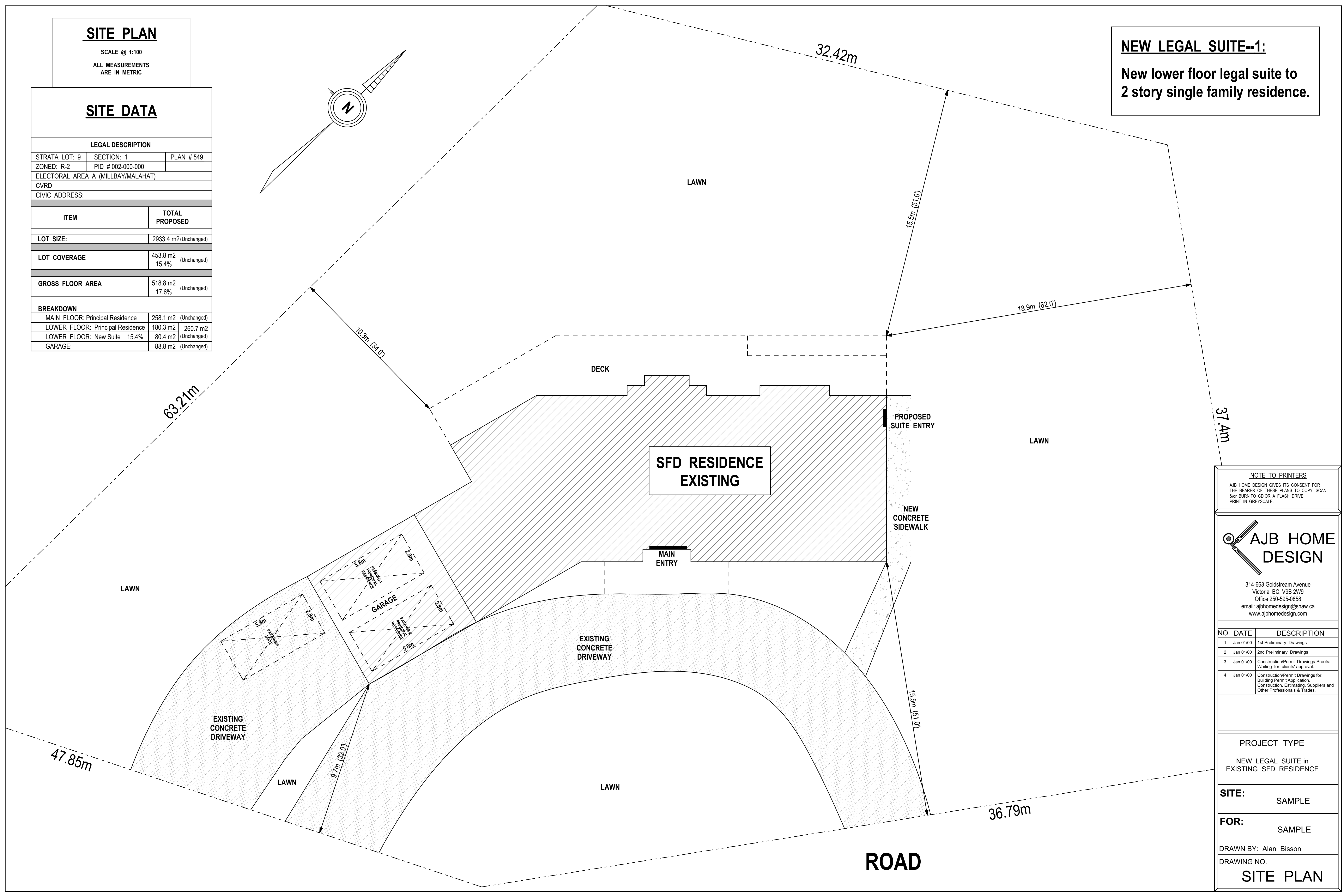
LEGAL DESCRIPTION

STRATA LOT: 9	SECTION: 1	PLAN # 549
ZONED: R-2	PID # 002-000-000	
ELECTORAL AREA A (MILLBAY/MALAHAT)		
CVRD		
CIVIC ADDRESS:		

ITEM	TOTAL PROPOSED
LOT SIZE:	2933.4 m2 (Unchanged)
LOT COVERAGE	453.8 m2 15.4% (Unchanged)
GROSS FLOOR AREA	518.8 m2 17.6% (Unchanged)

BREAKDOWN		
MAIN FLOOR: Principal Residence	258.1 m2	(Unchanged)
LOWER FLOOR: Principal Residence	180.3 m2	260.7 m2
LOWER FLOOR: New Suite 15.4%	80.4 m2	(Unchanged)
GARAGE:	88.8 m2	(Unchanged)

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