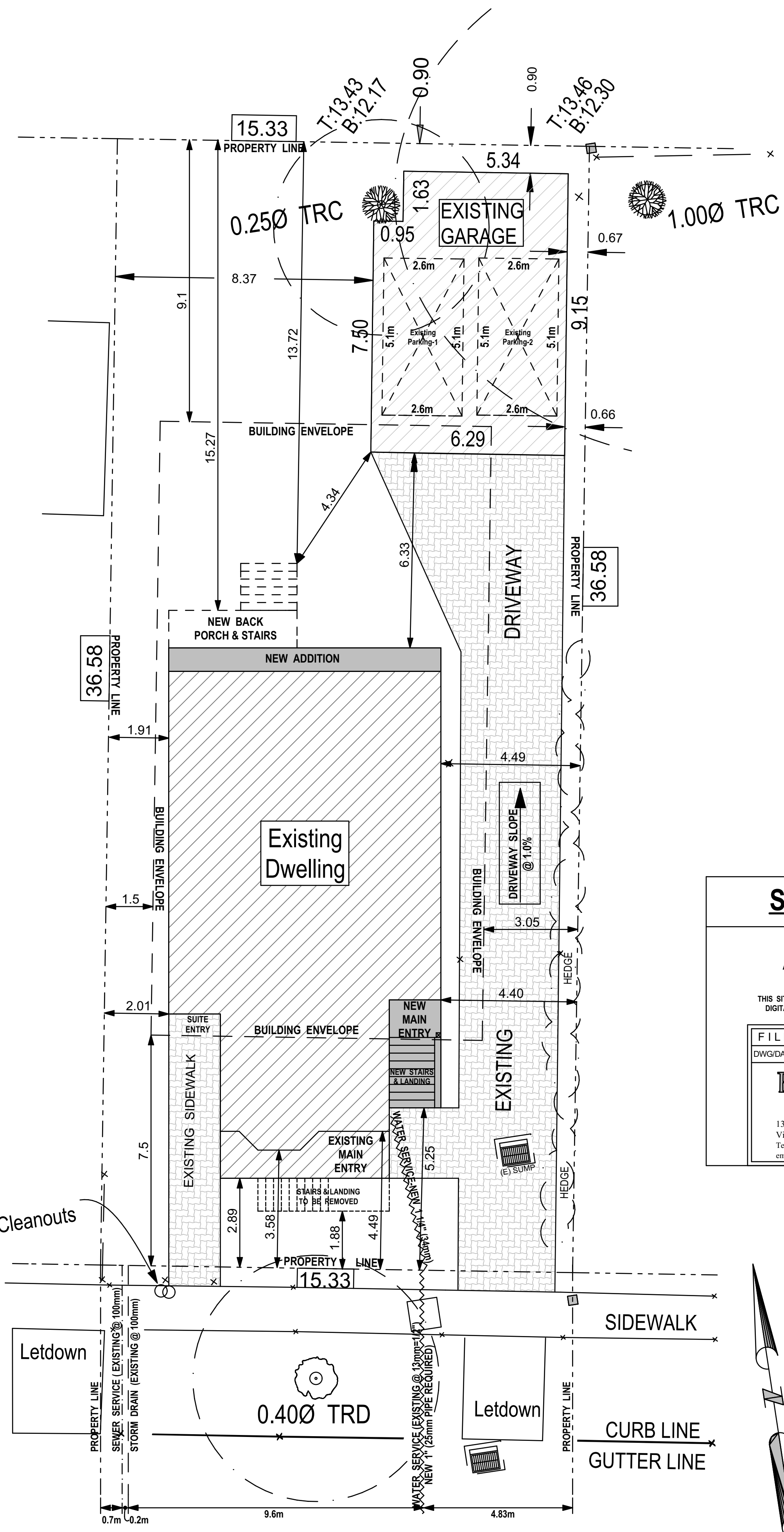


AVERAGE GRADE CALCULATIONS

SCALE @ 1:100
 ALL MEASUREMENTS ARE IN METERS
 THIS SITE PLAN IS BASED ON A COPY OF A DIGITAL SITE SURVEY AS SUPPLIED BY:
 FILE : 11583
 DWG/DATE: 11583-1244 Oscar St/2018-5-11
Explorer
 Land Surveying Inc
 133-1335 Bear Mountain Pkwy
 Victoria, B. C. V9B 6T9
 Tel: (250)381-2257
 email: kenneth@explorersurvey.com

GRADE POINTS	AVERAGE OF POINTS (ⓐ + ⓑ)	=	DISTANCE BETWEEN POINTS	=	TOTAL(S)
ⓐ ⓑ	11.14 + 11.14	+ 2	11.4 X 2.34		26.06
ⓑ ⓒ	11.14 + 11.14	+ 2	11.14 X 1.52		16.93
ⓒ ⓓ	11.14 + 11.26	+ 2	11.20 X 1.83		20.49
ⓓ ⓔ	11.26 + 10.26	+ 2	10.26 X 2.74		30.85
ⓔ ⓕ	11.26 + 11.35	+ 2	11.30 X 4.67		52.77
ⓕ ⓖ	11.35 + 10.52	+ 2	10.93 X 14.94		163.29
ⓖ ⓓ	10.52 + 10.52	+ 2	10.52 X 1.68		17.67
ⓓ ⓓ	10.52 + 10.52	+ 2	10.52 X 2.29		24.09
ⓓ ⓓ	10.52 + 10.47	+ 2	10.49 X 5.49		157.59
ⓓ ⓓ	10.47 + 9.90	+ 2	10.18 X 5.33		54.25
ⓓ ⓓ	9.90 + 10.47	+ 2	10.18 X 1.68		17.10
ⓓ ⓓ	10.47 + 10.14	+ 2	10.80 X 13.11		141.58
BUILDING PERIMETER				57.62	
SUM OF TOTALS:					622.67
GRADE CALCULATIONS TOTALS		divided by	BUILDING PERIMETER	=	AVERAGE GRADE
622.67		÷	57.62	=	10.80



SITE DATA		
LEGAL DESCRIPTION		
LOT: 14	SECTION: 31	PLAN # 161
ZONED: R-1B PID # 004-611-969		
FAIRFIELD ESTATE		
MUNICIPALITY OF VICTORIA		
CIVIC ADDRESS: 1244 OSCAR ST.		
ITEM	TOTAL PROPOSED	PERMITTED
LOT SIZE:		
	560.8 m ²	
LOT COVERAGE		
	210.1 m ²	224.3 m ²
	37.4%	40.0%
BREAKDOWN		
SFD RESIDENCE		
	154.2 m ²	
OTHER: Garage		
	55.9 m ²	
GROSS FLOOR AREA		
	180.73 m ²	367.02 m ²
	LIVING SPACE CALCULATED FROM INSIDE FACE OF EXTERIOR WALLS	24.6%
		50.0%
BREAKDOWN		
UPPER FLOOR:		
	58.0 m ²	
	(3rd Story = 1/2 Story)	
MAIN FLOOR: (2nd Story)		
	117.64 m ²	
LOWER FLOOR: (1st Story)		
	105.55 m ²	
TOTAL: 1st & 2nd Stories		
	223.19 m ²	280.0 m ²

SITE PLAN

SCALE @ 1:100
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PROJECT TYPE
 ADDITION & RENOVATIONS TO EXISTING SFD RESIDENCE

SITE: SAMPLE

FOR: SAMPLE

DRAWN BY: Alan Bisson
 DRAWING NO.

OSCAR STREET



FINISHED FRONT VIEW

NTS



3D VIEW - FRONT PROPOSED

NTS



FINISHED FRONT VIEW

NTS

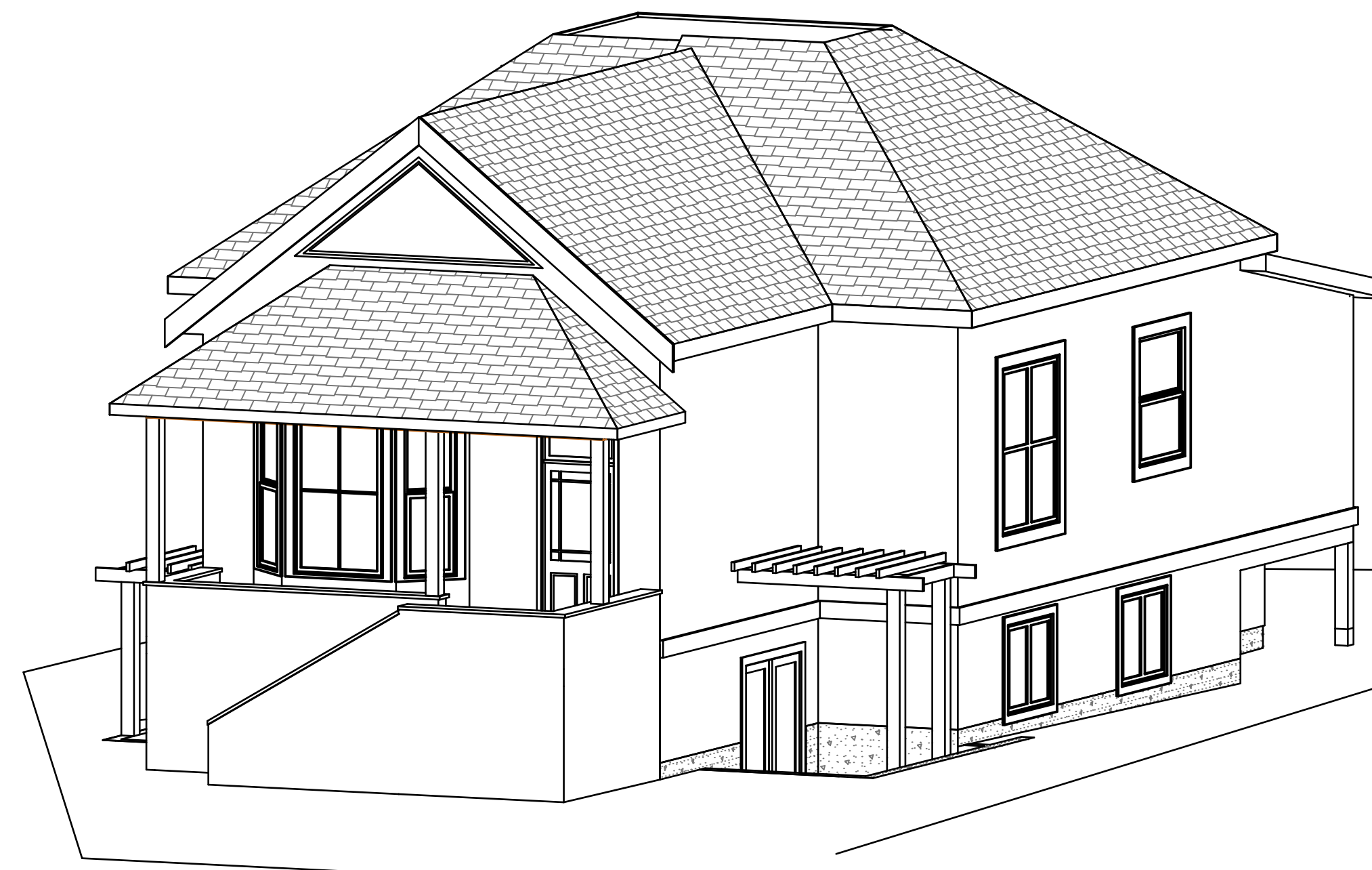
ADDITION & RENOVATION--1:
 Additions & renovations to 2 1/2 story single family residence.

Including:
 Removal of existing upper floor & old main floor rear addition.
 Add new upper floor & rear addition.
 Renovate & redesign existing main floor & lower floor legal suite.



EXISTING FRONT VIEW

NTS



3D VIEW - FRONT EXISTING

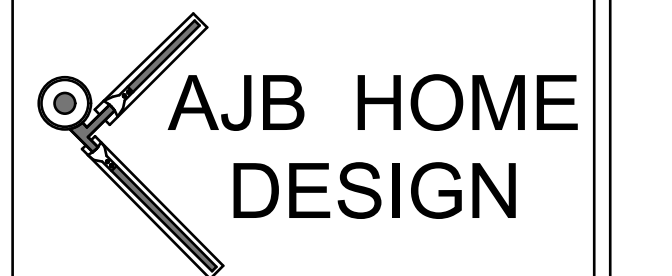
NTS



EXISTING FRONT VIEW

NTS

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PROJECT TYPE

ADDITION & RENOVATIONS TO EXISTING SFD RESIDENCE

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FOR: SAMPLE

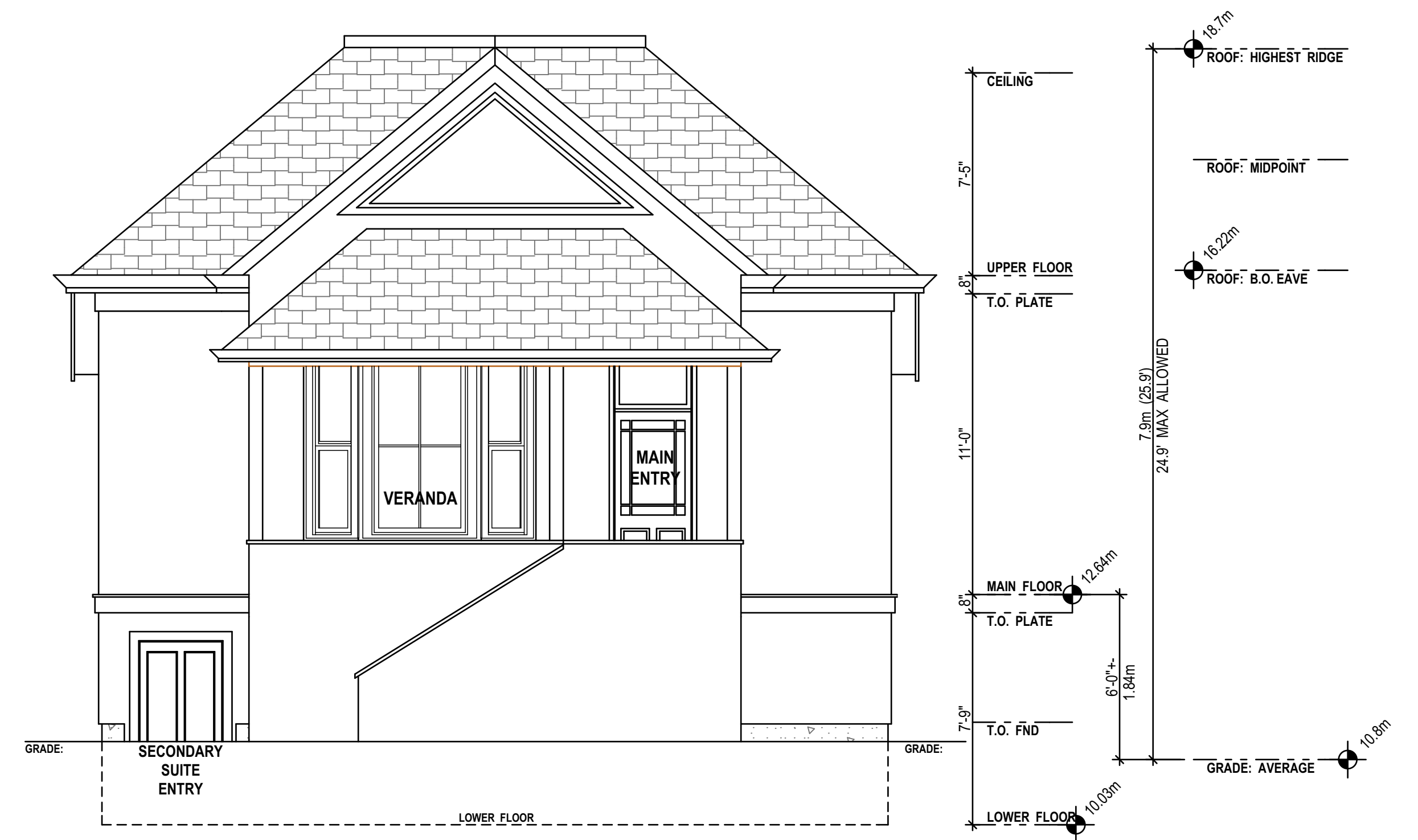
DRAWN BY: Alan Bisson
 DRAWING NO.



**EXISTING
RIGHT SIDE ELEVATION**

SCALE @ 1/4" = 1'

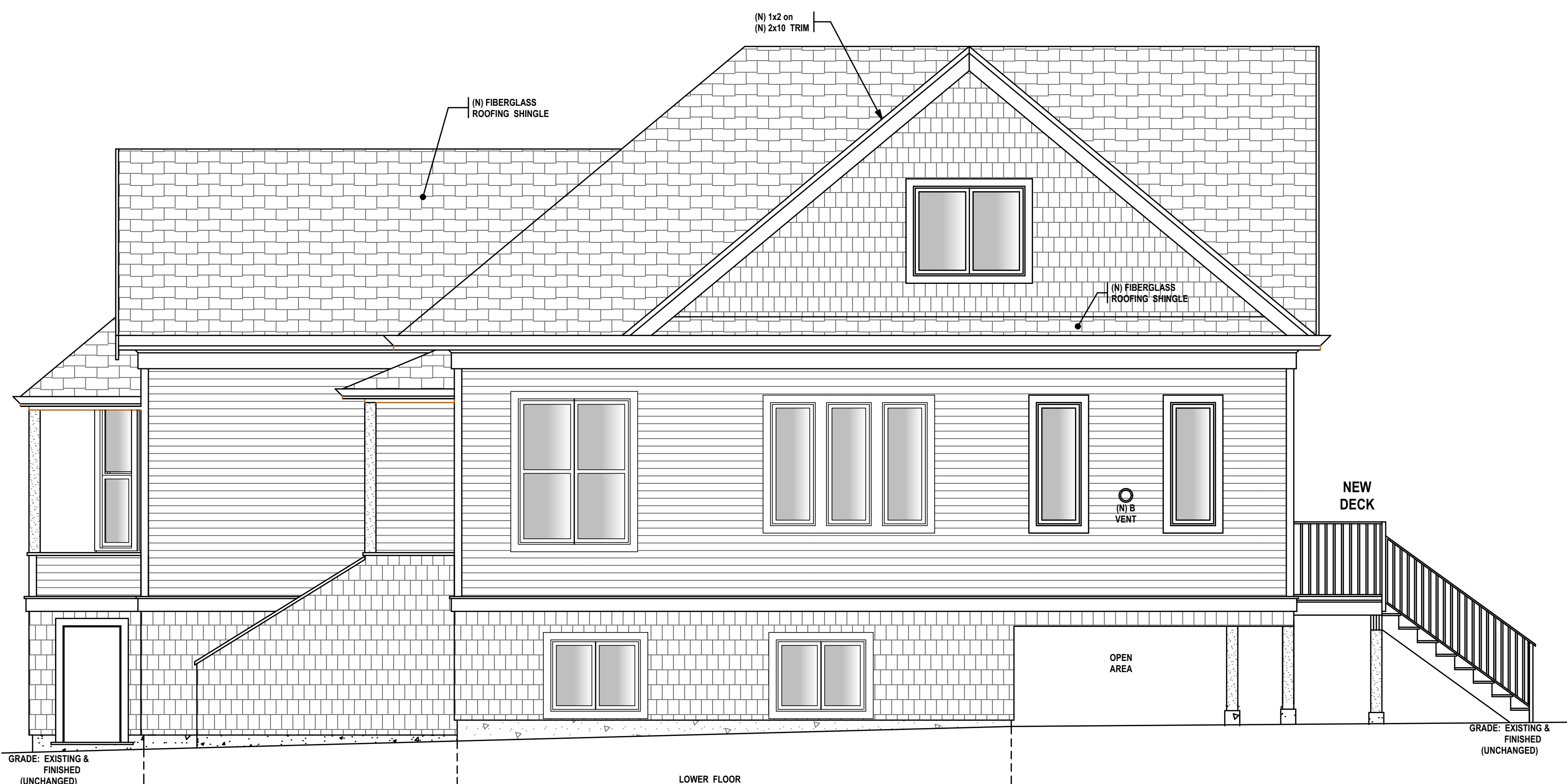
EAST



**EXISTING
FRONT ELEVATION**

SCALE @ 1/4" = 1'

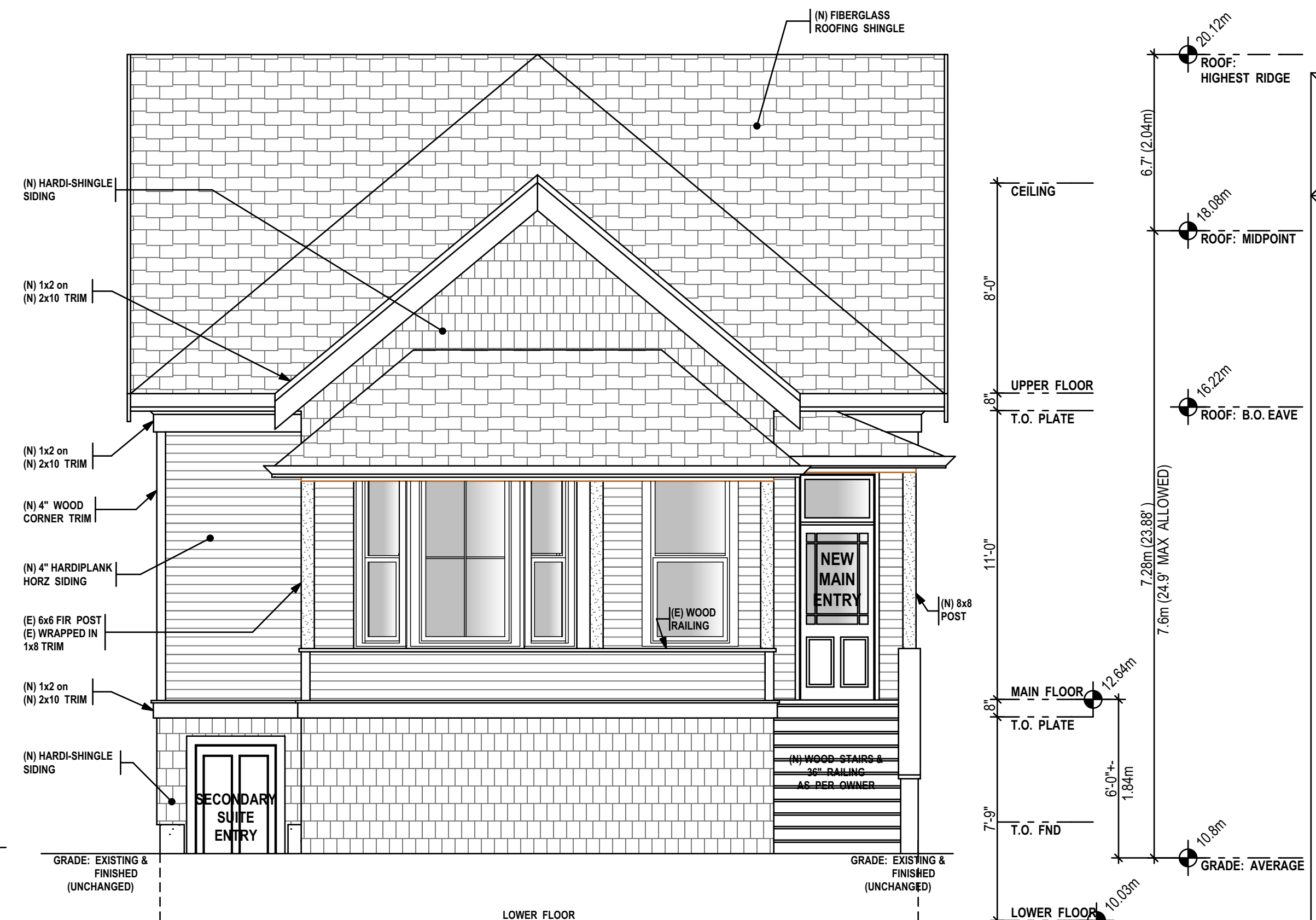
SOUTH



**PROPOSED
RIGHT SIDE ELEVATION**

SCALE @ 1/4" = 1'

EAST



**PROPOSED
FRONT ELEVATION**

SCALE @ 1/4" = 1'

SOUTH

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PROJECT TYPE
 ADDITION & RENOVATIONS TO EXISTING SFD RESIDENCE

SITE: SAMPLE

FOR: SAMPLE

DRAWN BY: Alan Bisson
 DRAWING NO.



**EXISTING
LEFT SIDE ELEVATION**

SCALE @ 1/4" = 1'

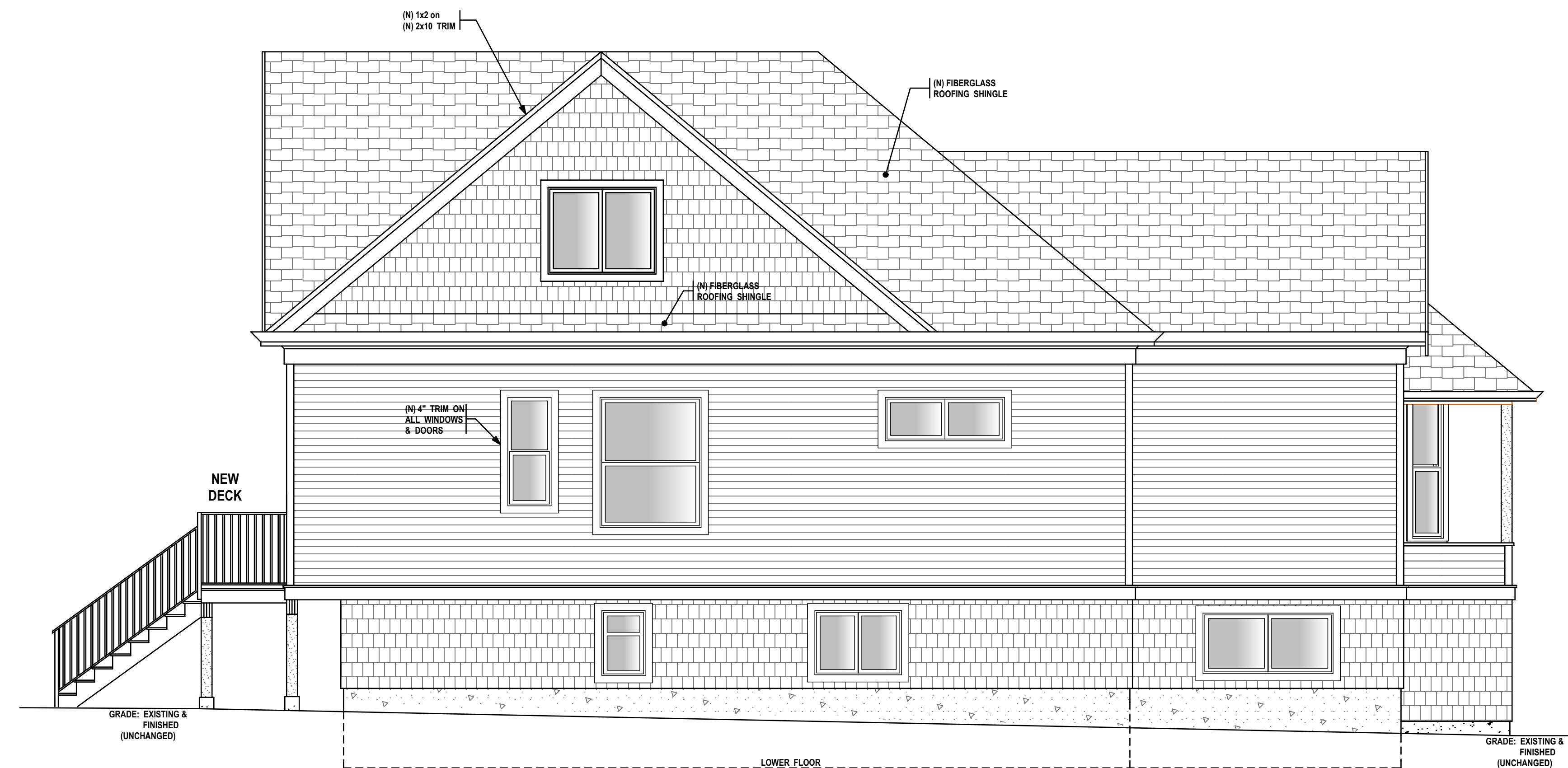
WEST



**EXISTING
REAR ELEVATION**

SCALE @ 1/4" = 1'

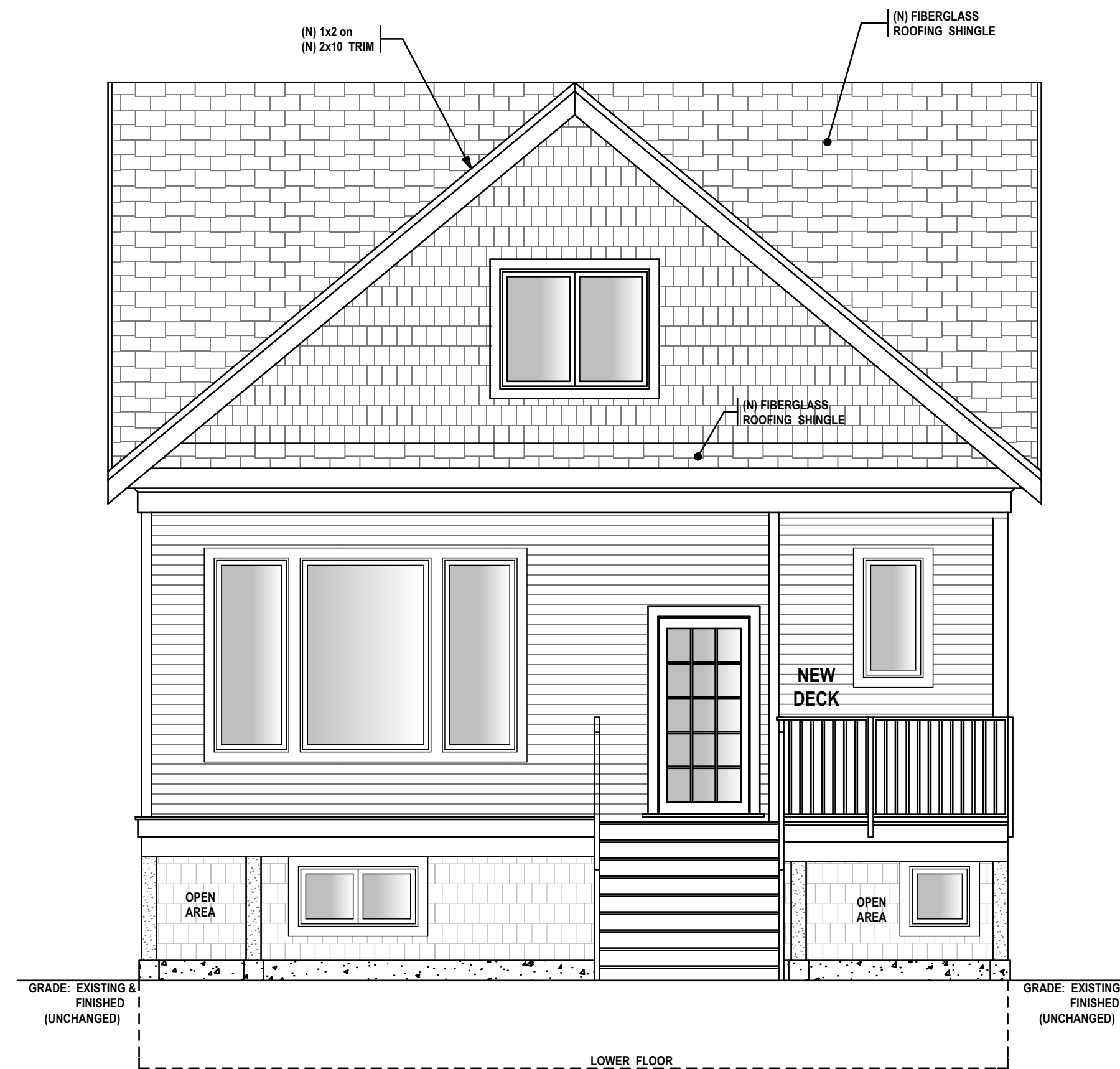
NORTH



**PROPOSED
LEFT SIDE ELEVATION**

SCALE @ 1/4" = 1'

WEST

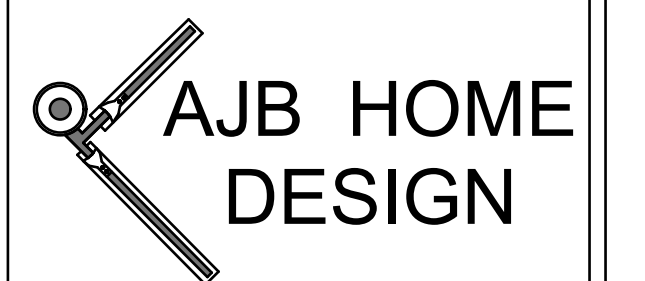


**PROPOSED
REAR ELEVATION**

SCALE @ 1/4" = 1'

NORTH

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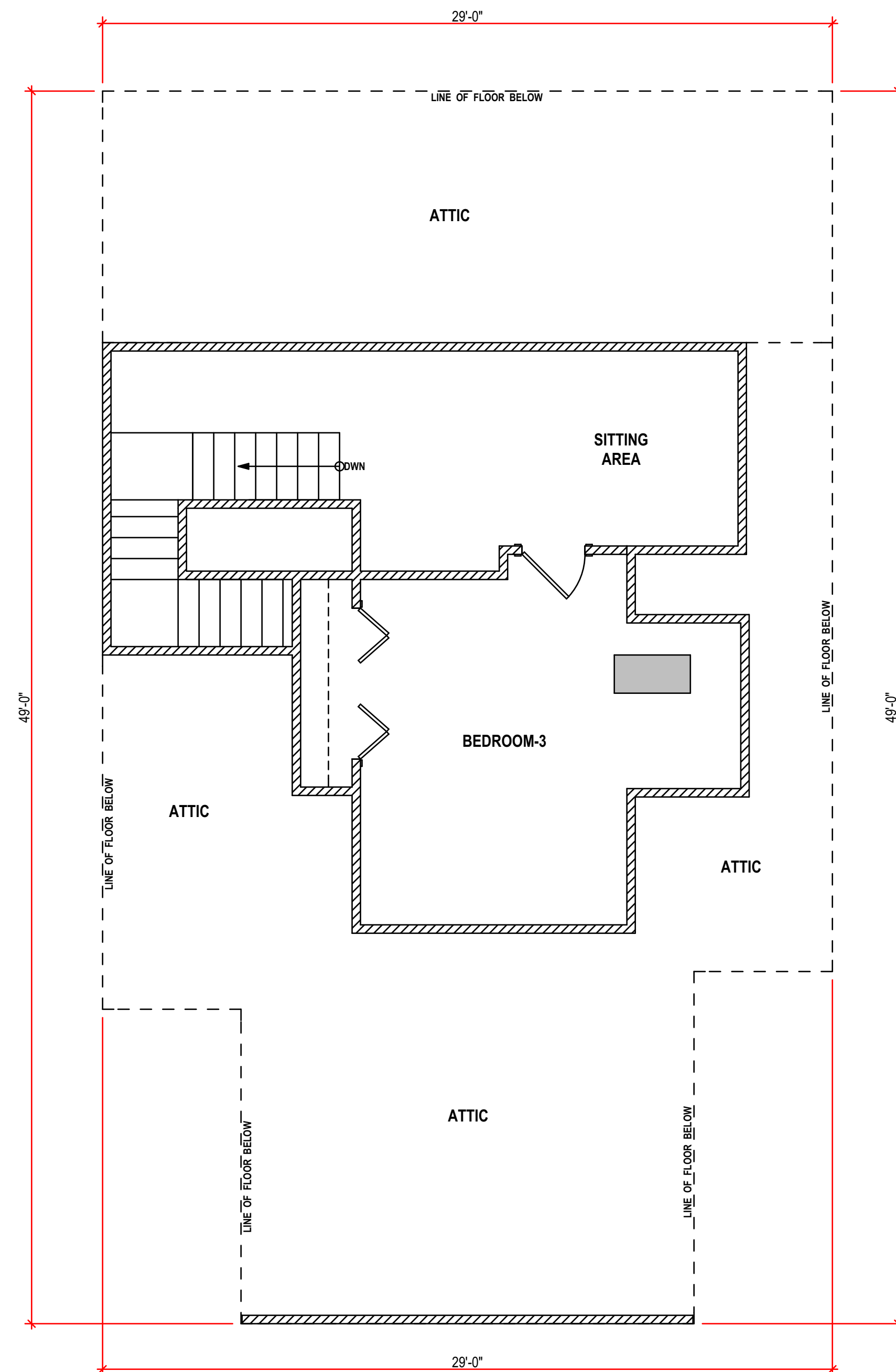
ADDITION & RENOVATIONS
 TO EXISTING SFD RESIDENCE

SITE: SAMPLE

FOR: SAMPLE

DRAWN BY: Alan Bisson

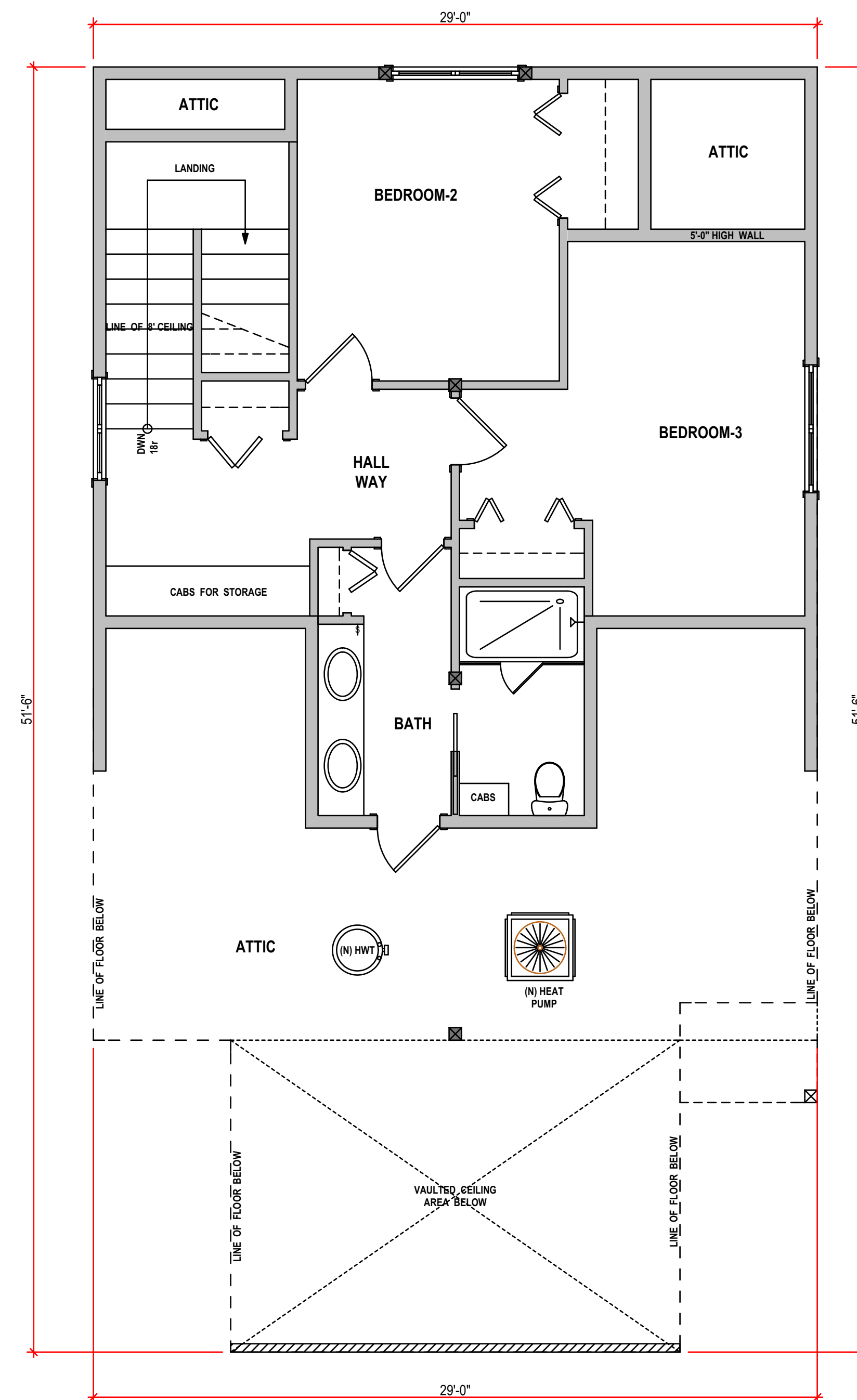
DRAWING NO.



EXISTING UPPER FLOOR PLAN

1/4" = 1'

LIVING SPACE: TOTAL PROPOSED @ 33.6m2 (361.6 sq/ft)
NOTE: LIVING SPACE CALCULATED FROM INSIDE FACE OF EXTERIOR WALL



PROPOSED UPPER FLOOR PLAN

1/4" = 1'

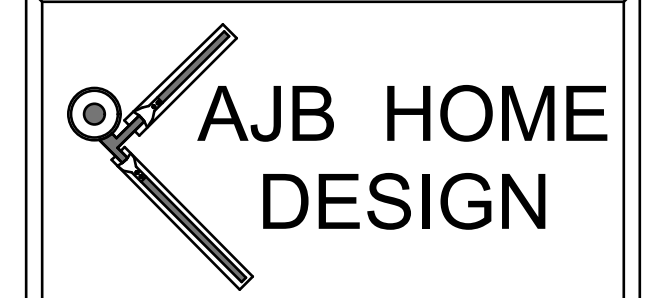
LIVING SPACE: TOTAL PROPOSED @ 58.0m2 (624.8 sq/ft)
NOTE: LIVING SPACE CALCULATED FROM INSIDE FACE OF EXTERIOR WALL

LEGEND

(N) = NEW ITEM (E) = EXISTING ITEM	FAN CEILING EXHAUST FAN
☒ POST-EXISTING ☒ POST-NEW	CO & S ALARM CARBON MONOXIDE & SMOKE ALARMS ALL INTERCONNECTED
☒ BEARING POINT OF LOAD FROM ABOVE	○ (OS) FRAME ON SITE
BEAMS & GIRDERS BEAM FACE BEAM CENTRE EXISTING BEAM	FLOOR JOISTS & ROOF TRUSS NOTATION ↑ TO ↓ FROM DIRECTION OF SPAN
GEODEIC DATUM FROM SITE SURVEY BY A BCLS 78.0m METERS 78.0m METERS	DOORS CLOSET DOORS SWING DOOR DOORS SHOWN TO REPRESENT TYPE IE: CLOSET, SWINGING GARAGE, ETC. FINAL STYLE TO BE DETERMINED BY CLIENT.
DIMENSION PLACEMENT OUTSIDE FACE OF EXTERIOR WALLS 5'-0" 3'-0" UP FACE CENTER OF INTERIOR WALLS	ROOM SIZES NOTATION ☐ ROOM SIZES ARE FROM INSIDE FACE OF WALL, TO INSIDE FACE OF WALL. ☐ ROOM SIZES ARE SHOWN AS 10'-6"X12'-3" ○ THE FIRST NUMBER (10'-6") BEING THE WIDTH (FROM LEFT TO RIGHT) ○ THE SECOND NUMBER (12'-3") BEING THE DEPTH (UP AND DOWN)
WALLS TYPES WALL TO BE REMOVED EXISTING 2x4 EXTERIOR WALL 4" EXISTING WALL 6" EXISTING WALL 4" NEW WALL 6" NEW WALL 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 OUTSIDE FACE NEW 2x6 EXTERIOR WALL NEW CONC FOUNDATION NEW 2x4 INTERIOR WALL OUTSIDE FACE EXISTING CONCRETE FOUNDATION FOOTINGS UNKNOWN NEW CONCRETE FND WITH CONT. CONCRETE FOOTINGS NEW CORBELLED CONCRETE FND WITH CONT. CONCRETE FOOTINGS

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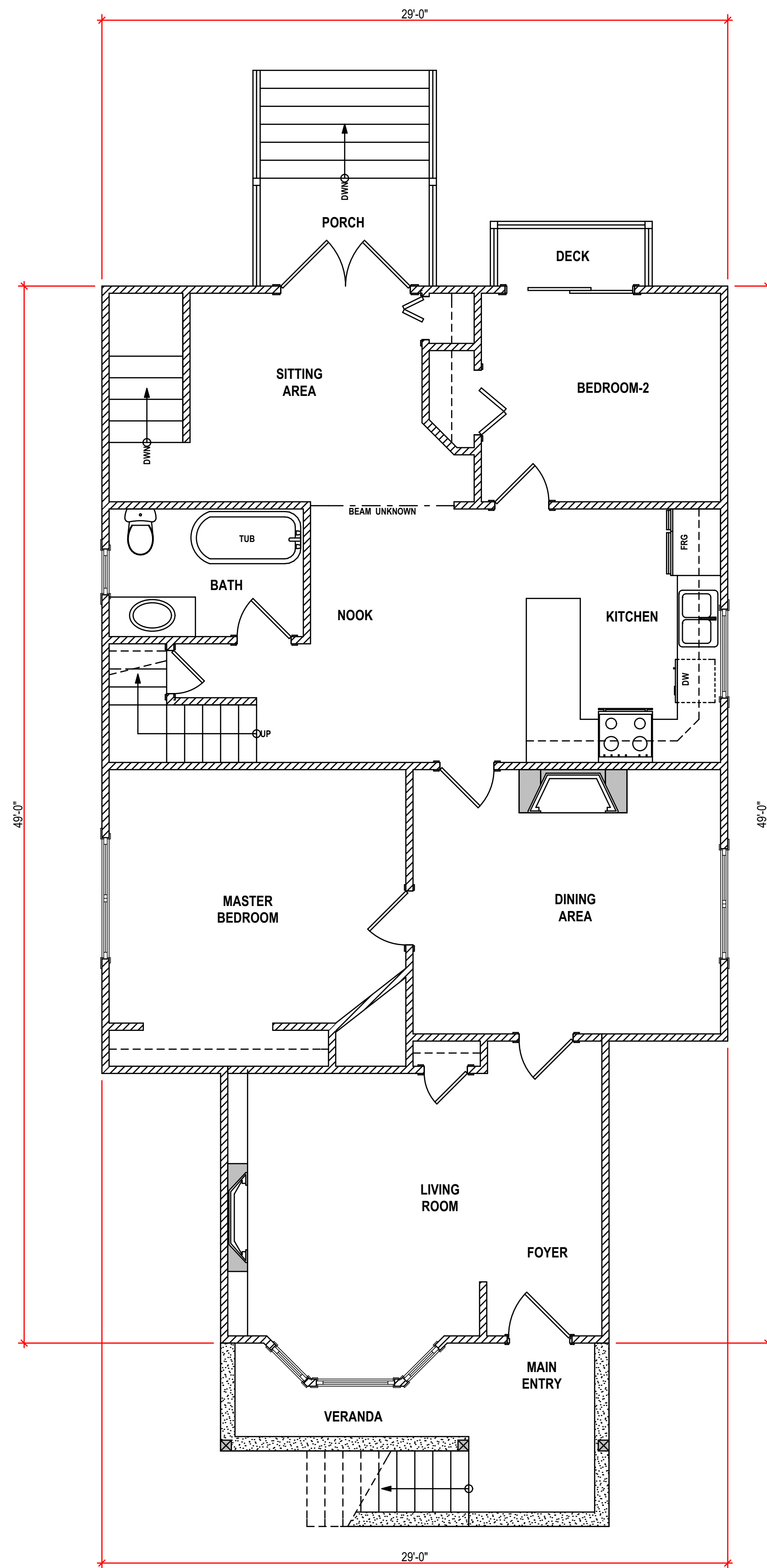
ADDITION & RENOVATIONS TO EXISTING SFD RESIDENCE

SITE: SAMPLE

FOR: SAMPLE

DRAWN BY: Alan Bisson

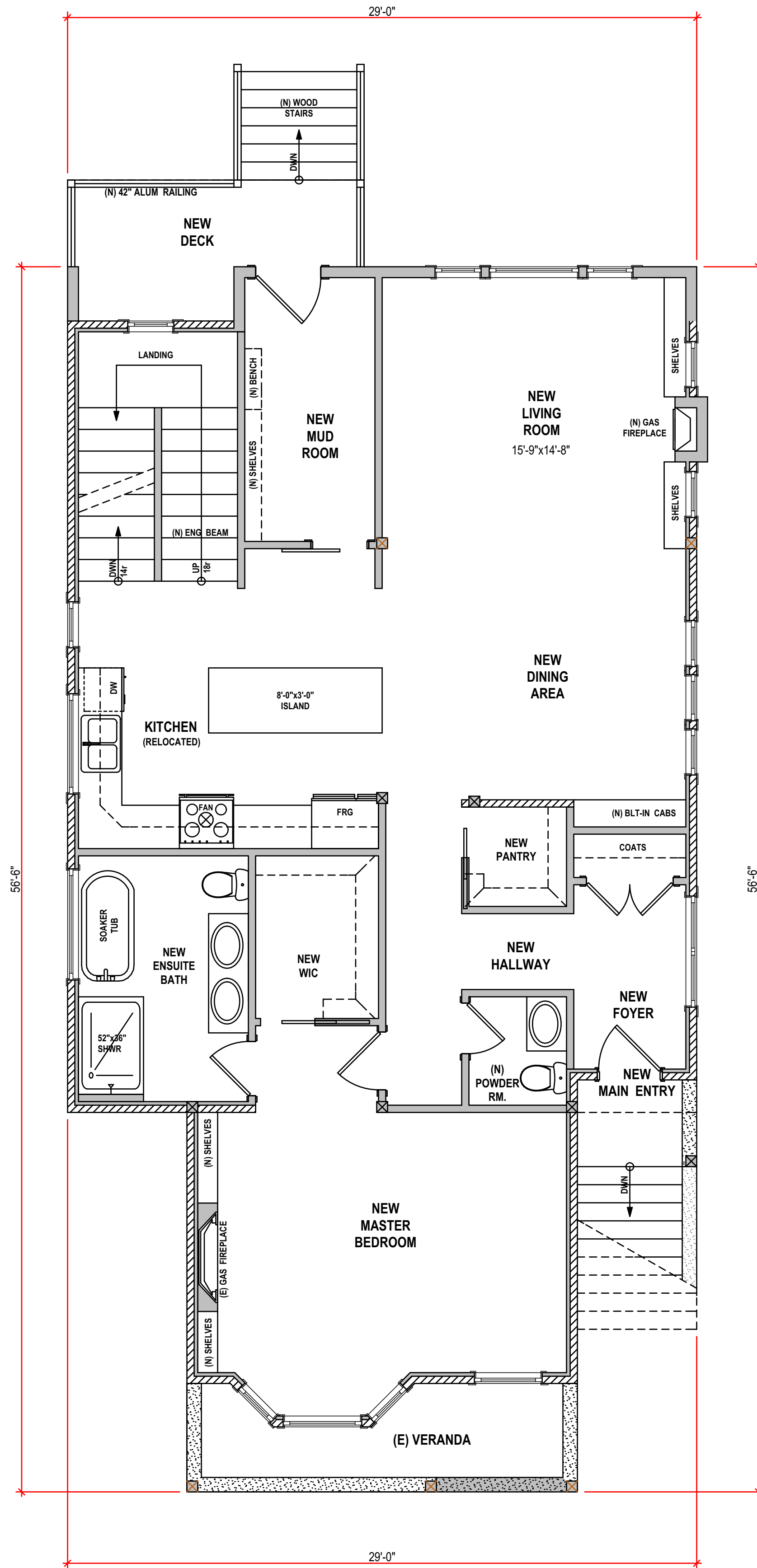
DRAWING NO.



EXISTING MAIN FLOOR PLAN

1/4" = 1'

LIVING SPACE: TOTAL PROPOSED @ 114.8m² (1236.1 sq/ft)
NOTE: LIVING SPACE CALCULATED FROM INSIDE FACE OF EXTERIOR WALL



PROPOSED MAIN FLOOR PLAN

1/4" = 1'

LIVING SPACE: TOTAL PROPOSED @ 117.64m² (1266.38 sq/ft)
NOTE: LIVING SPACE CALCULATED FROM INSIDE FACE OF EXTERIOR WALL

LEGEND

(N) = NEW ITEM (E) = EXISTING ITEM	FAN CEILING EXHAUST FAN
☒ POST-EXISTING ☒ POST-NEW	CO & S ALARM CARBON MONOXIDE & SMOKE ALARM(S) ALL INTERCONNECTED
☒ BEARING POINT OF LOAD FROM ABOVE	◉ 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 73.0m METERS 73.0m METERS	DOORS CLOSET DOORS SWING DOOR DOORS SHOWN TO REPRESENT TYPE (E) CLOSET, SWINGING GARAGE, ETC. FINAL STYLE TO BE DETERMINED BY CLIENT.
DIMENSION PLACEMENT OUTSIDE FACE OF EXTERIOR WALLS 5'-0" 3'-0" CENTER OF INTERIOR WALLS	ROOM SIZES NOTATION ROOM SIZES ARE FROM INSIDE FACE OF WALL, TO INSIDE FACE OF WALL. ROOM SIZES ARE SHOWN AS 10'-6"x12'-3". ○ THE FIRST NUMBER (10'-6") BEING THE WIDTH (FROM LEFT TO RIGHT) ○ THE SECOND NUMBER (12'-3") BEING THE DEPTH (UP AND DOWN)
WALLS TYPES WALL TO BE REMOVED 4" EXISTING WALL 6" EXISTING WALL 4" NEW WALL 6" NEW WALL NEW 2" STRAPPING on EXISTING EXTERIOR 4" STUD 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	OUTSIDE FACE EXISTING: 2x4 EXTERIOR WALL EXISTING: CONC FOUNDATION NEW: 2x4 INTERIOR WALL OUTSIDE FACE NEW: 2x6 EXTERIOR WALL NEW: CONC FOUNDATION NEW: 2x4 INTERIOR WALL OUTSIDE FACE EXISTING CONCRETE FOUNDATION FOOTINGS UNKNOWN NEW CONCRETE FND WITH CONT. CONCRETE FOOTINGS NEW CORBELLED CONCRETE FND WITH CONT. CONCRETE FOOTINGS

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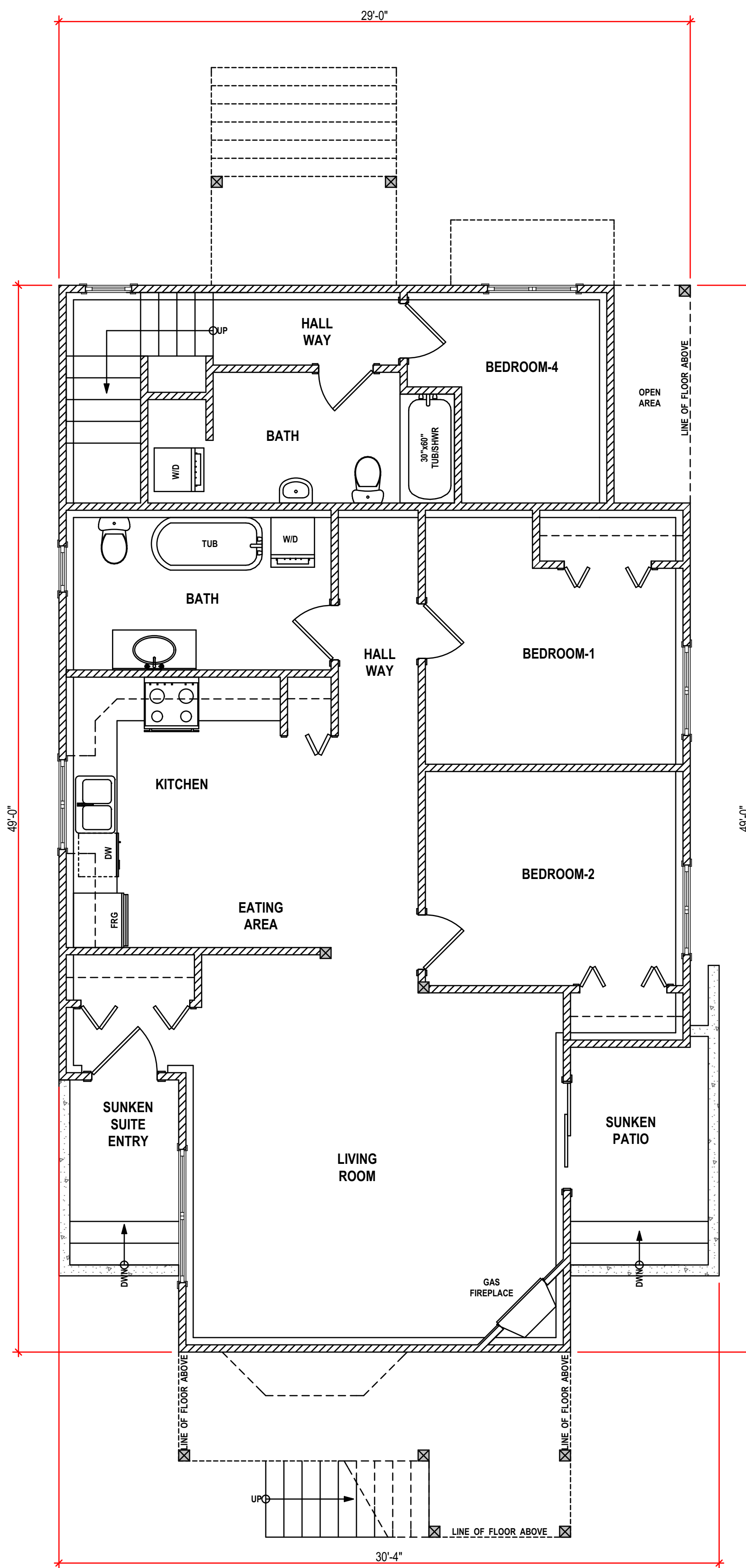
ADDITION & RENOVATIONS TO EXISTING SFD RESIDENCE

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FOR: SAMPLE

DRAWN BY: Alan Bisson

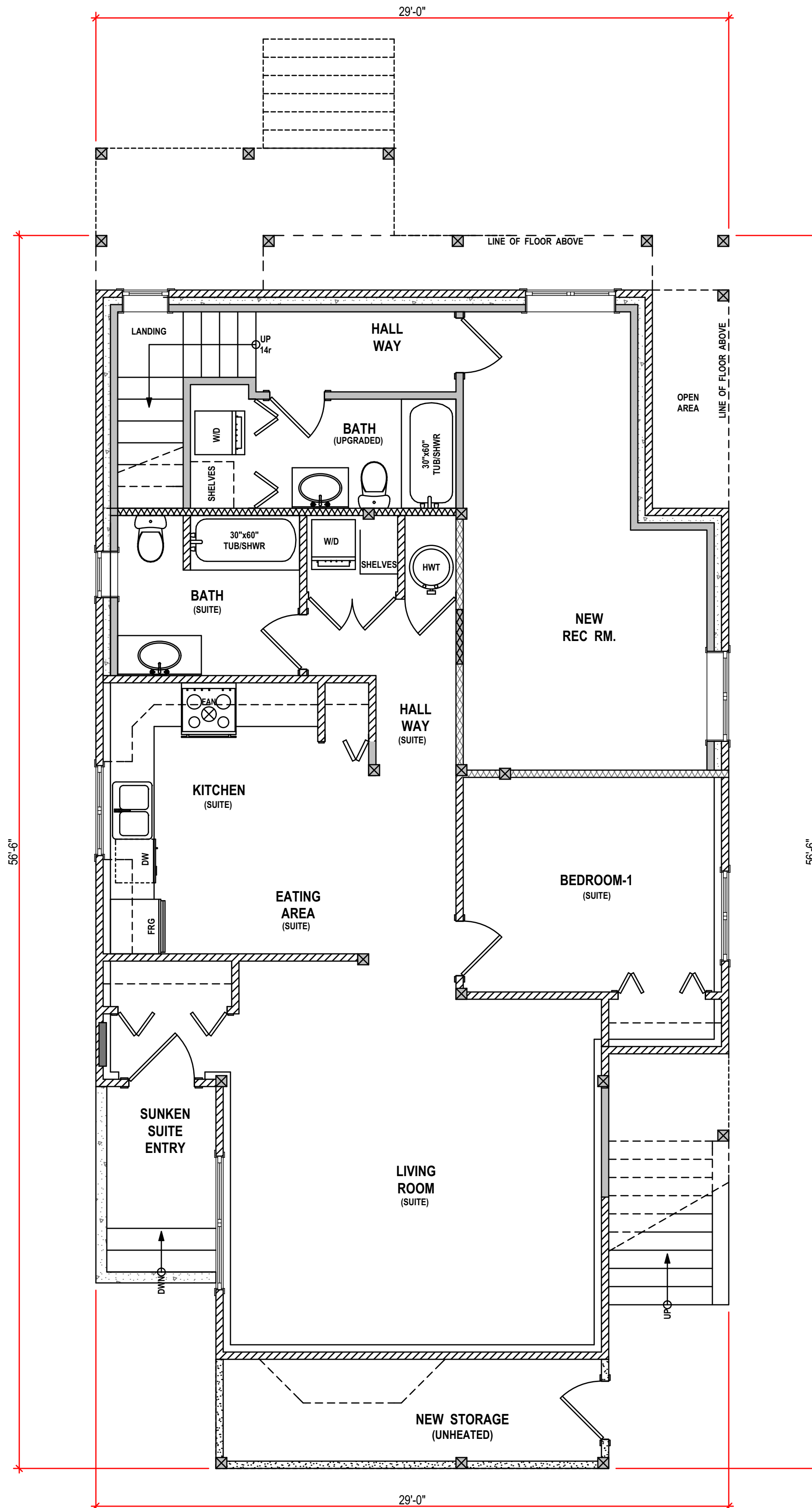
DRAWING NO.



EXISTING LOWER FLOOR PLAN

1/4" = 1'

LIVING SPACE: TOTAL EXISTING	@ 109.6m ² (1180.3 sq/ft)
-BREAKDOWN: PRINCIPAL RES	@ 22.3m ² (240.0 sq/ft)
: SUITE	@ 87.3m ² (940.3 sq/ft)
NOTE: LIVING SPACE CALCULATED FROM INSIDE FACE OF EXTERIOR WALL	



PROPOSED LOWER FLOOR PLAN

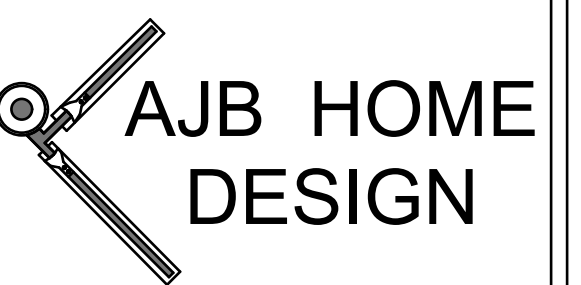
1/4" = 1'

LIVING SPACE: TOTAL EXISTING	@ 105.55m ² (1136.34 sq/ft)
-BREAKDOWN: PRINCIPAL RES	@ 31.76m ² (341.98 sq/ft)
: SUITE	@ 73.79m ² (794.36 sq/ft)
NOTE: LIVING SPACE CALCULATED FROM INSIDE FACE OF EXTERIOR WALL	

LEGEND	
(N) = NEW ITEM	(E) = EXISTING ITEM
☒ POST-EXISTING	☒ POST-NEW
☒ BEARING POINT OF LOAD FROM ABOVE	
FAN	CEILING EXHAUST FAN
CD & 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
GEODETC DATUM	
FROM SITE SURVEY BY A BCL	
0.00 METERS	0.00 METERS
DIMENSION PLACEMENT	
OUTSIDE FACE OF EXTERIOR WALLS	3'-0"
5'-0"	
6" CENTER OF INTERIOR WALLS	
DOORS	
CLOSET DOORS	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"x12'-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	OUTSIDE FACE
EXISTING 2x4 EXTERIOR WALL	EXISTING CONC FOUNDATION
4" EXISTING WALL	NEW 2x4 INTERIOR WALL
6" EXISTING WALL	
4" NEW WALL	OUTSIDE FACE
6" NEW WALL	NEW 2x6 EXTERIOR WALL
	NEW CONC FOUNDATION
	NEW 2x4 INTERIOR WALL
OUTSIDE FACE	EXISTING CONCRETE FOUNDATION
NEW 2" STRAPPING ON EXISTING EXTERIOR 4" STUD WALL	FOOTINGS UNKNOWN
EXISTING-UPGRADED TO:	NEW CONCRETE FND WITH CONT. CONCRETE FOOTINGS
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	NEW CORBELLED CONCRETE FND WITH CONT. CONCRETE FOOTINGS

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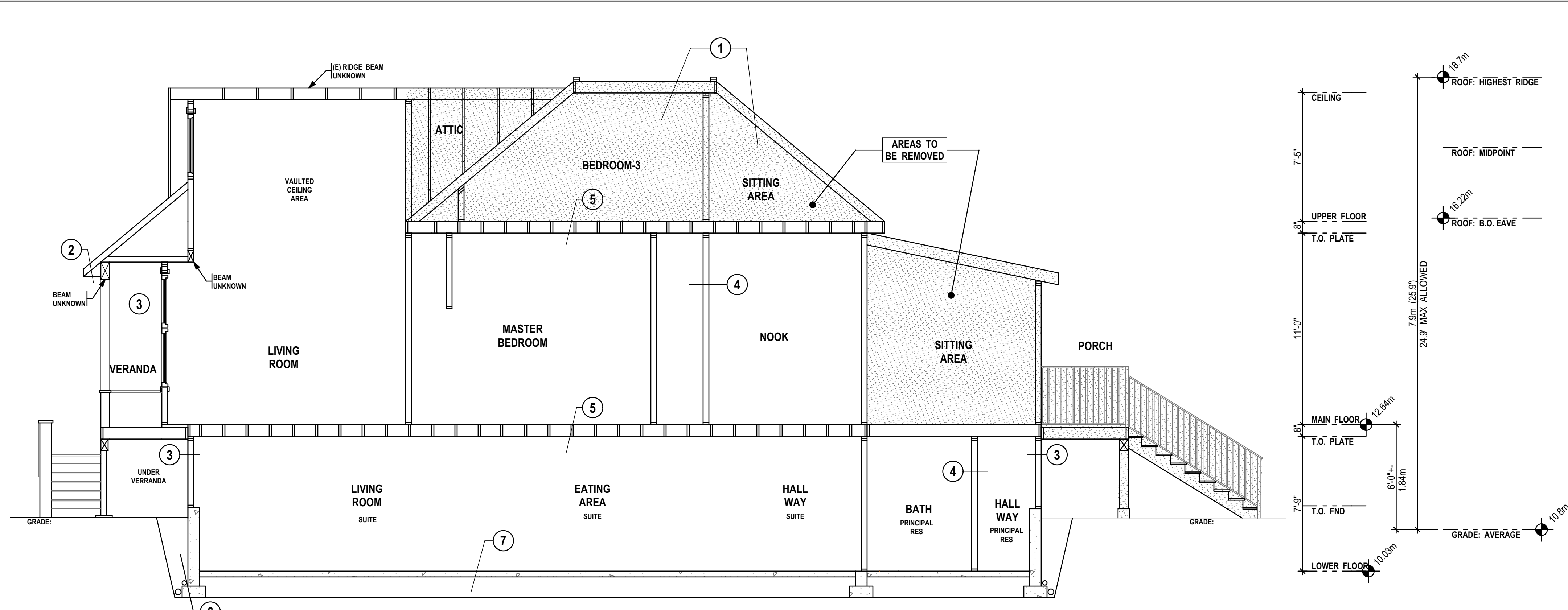
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SITE: SAMPLE

FOR: SAMPLE

DRAWN BY: Alan Bisson

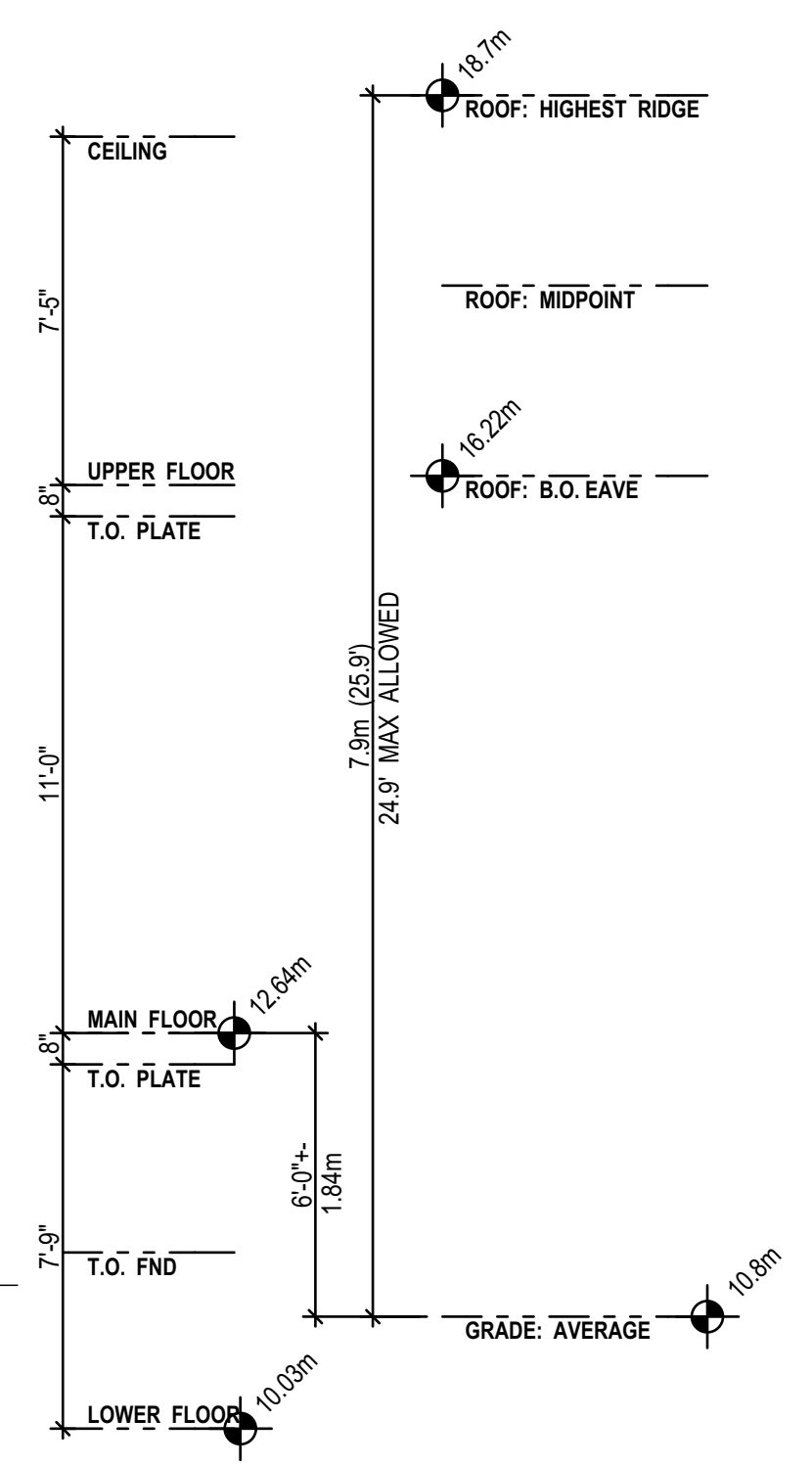
DRAWING NO.



**CROSS SECTION AA
EXISTING**
1/4" = 1"

CROSS SECTION SPECIFICATIONS
(ALL IS EXISTING)

<p>1 ROOF: (E) ROOFING SHINGLES (E) BUILDING PAPER (E) 3/4" SHEETING (E) 2x8 FIR ROOF RAFTERS (E) INSULATION (UNKNOWN) (E) LATH & PLASTER</p>	<p>5 FLOOR SYSTEM: (E) FLOOR COVERING (E) 3/4" SHEETING (E) 2x8 FIR FLOOR JOISTS @ 16" O/C (E) X BRIDGING @ 7" O/C (E) 1/2" DRYWALL OF LATH & PLASTER</p>
<p>2 SOFFIT/FACIA/GUTTER: (E) SOFFIT & VENTING (E) 4" ALUM GUTTER (E) 1x6 FACIA</p>	<p>6 FOUNDATION AND FOOTINGS: (E) 8" CONCRETE FND WALLS (E) FOOTINGS-UNKNOWN (E) 4" DRAIN PIPE-CONDITION UNKNOWN (E) GRAVEL FILL (E) SOLID BEARING</p>
<p>3 EXTERIOR WALLS: (E) HORIZONTAL WOOD SIDING (E) BUILDING PAPER (AIR BARRIER) (E) 3/4" EXTERIOR SHEETING (E) 2x4 FIR STUDS @ 16" O/C (E) INSULATION (UNKNOWN) (E) LATH & PLASTER</p>	<p>7 CONCRETE FLOOR: (E) 4" CONCRETE SLAB (E) COMPACT FILL</p>
<p>4 INTERIOR WALLS: (E) 2x4 FIR STUDS @ 16" O/C (E) 1/2" REG DRYWALL or LATH & PLASTER BOTH SIDES</p>	



CROSS SECTION SPECIFICATIONS

- ALL MATERIALS USED ON THIS JOB ARE TO MEET APPLICABLE BC BUILDING CODE STANDARDS, MANUFACTURES 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 ITEMS (E) = EXISTING & FIRE CODE
 (N) = NEW ITEMS (N) = NEW & FIRE CODE

LEGEND

(N) = NEW ITEM
(E) = EXISTING ITEM

POST-EXISTING
 POST-NEW
 BEARING POINT OF LOAD FROM ABOVE

BEAMS & GIRDERS
 BEAM FACE
 BEAM CENTRE
 EXISTING BEAM

FLOOR JOISTS & ROOF TRUSS NOTATION
 DIRECTION OF SPAN
 LENGTH
 OF SPAN

GEODETIC DATUM
 FROM SITE SURVEY BY A BCLS
 2.8m
 1.8m

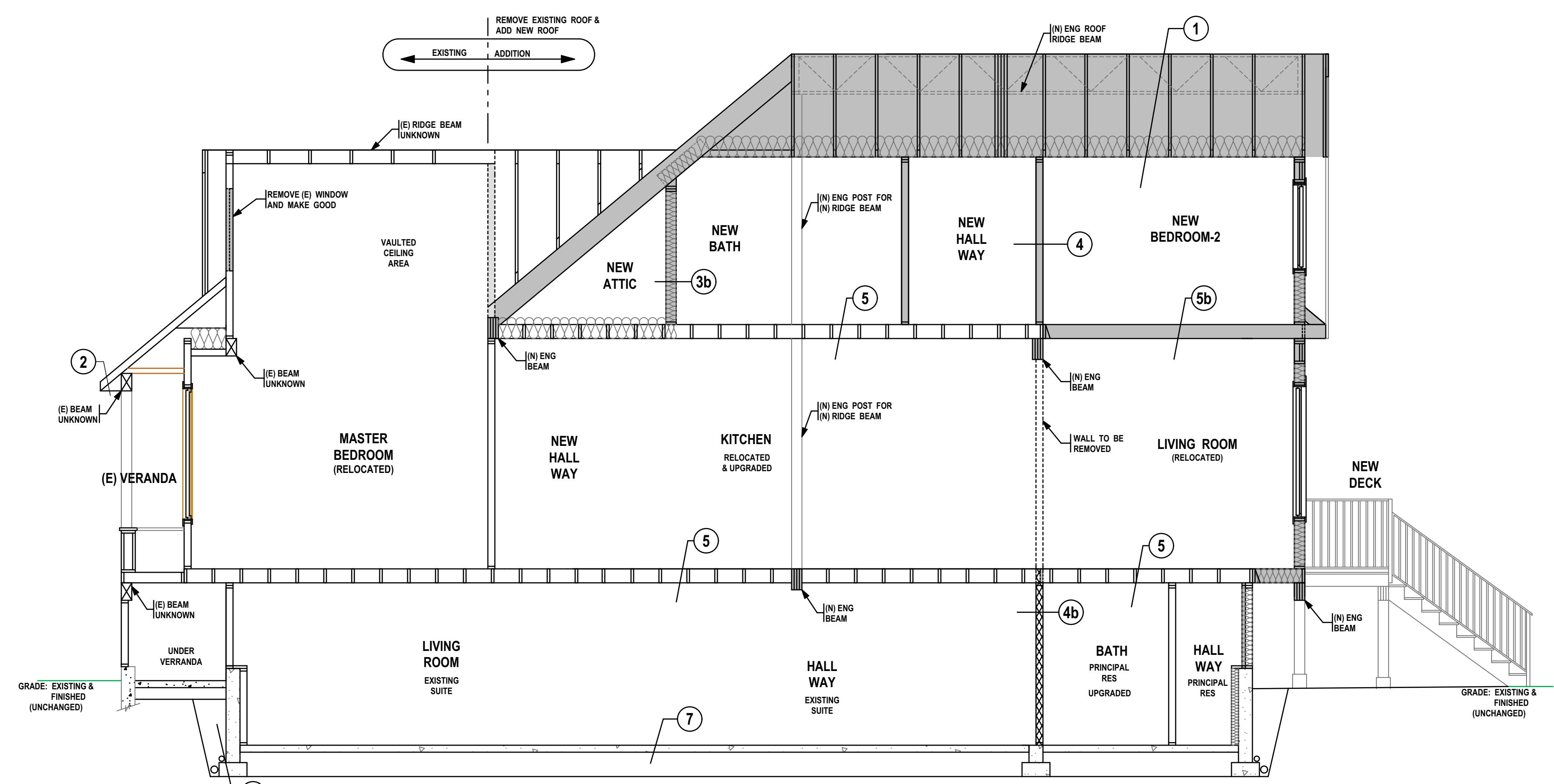
DIMENSION PLACEMENT
 OUTSIDE FACE OF EXTERIOR WALLS
 5'-0"
 3'-0"
 CENTER OF INTERIOR WALLS

DOORS
 CLOSET DOORS
 SWING DOOR
 DOORS SHOWN TO REPRESENT TYPE (E: CLOSET SWINGING GARAGE ETC. FINAL STYLE TO BE DETERMINED BY CLIENT.)

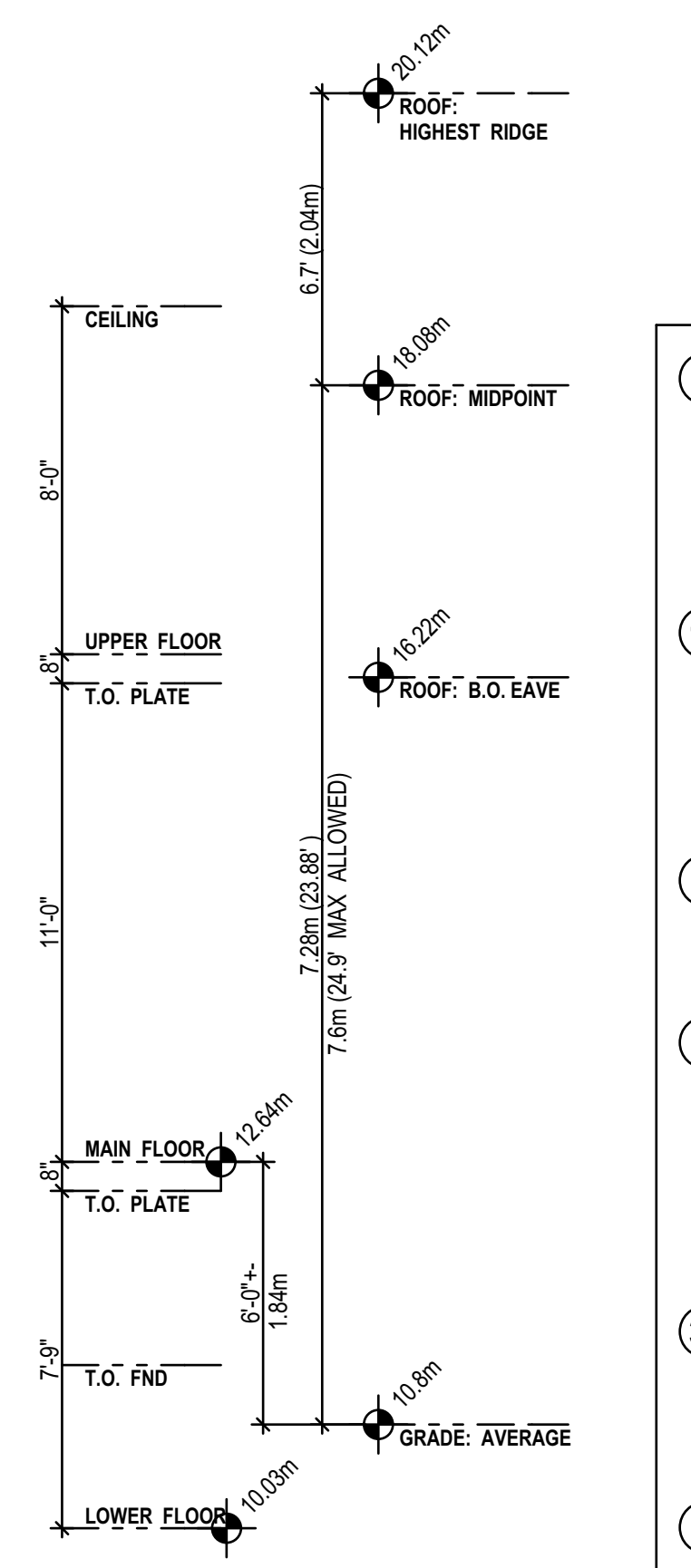
ROOM SIZES NOTATION
 ROOM SIZES ARE FROM INSIDE FACE OF WALL, TO INSIDE FACE OF WALL.
 ROOM SIZES ARE SHOWN AS 11'-6"x12'-8" - THE FIRST NUMBER (11'-6") BEING THE WIDTH (FROM LEFT TO RIGHT) & THE SECOND NUMBER (12'-8") BEING THE DEPTH (UP AND DOWN)

WALLS TYPES
 WALL TO BE REMOVED
 4" EXISTING WALL
 6" EXISTING WALL
 4" NEW WALL
 6" NEW WALL
 NEW 2" STRAPPING on EXISTING EXTERIOR 4" STUD 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

OUTSIDE FACE
 EXISTING: 2x4 EXTERIOR WALL
 EXISTING: CONC FOUNDATION
 NEW: 2x4 INTERIOR WALL
 OUTSIDE FACE
 NEW: 2x6 EXTERIOR WALL
 NEW: CONC FOUNDATION
 NEW: 2x4 INTERIOR WALL
 OUTSIDE FACE
 EXISTING CONCRETE FOUNDATION
 FOOTINGS UNKNOWN
 EXISTING CONCRETE FND WITH CONT. CONCRETE FOOTINGS
 NEW CORBELLED CONCRETE FND WITH CONT. CONCRETE FOOTINGS



**CROSS SECTION AA
PROPOSED**
1/4" = 1"



CROSS SECTION SPECIFICATIONS

<p>1 ROOF: (N) FIBERGLASS ROOFING SHINGLES (N) BUILDING PAPER (N) 1/2" PLY SHEETING (N) ENG 12" ROOF RAFTERS & CEILING JOISTS (N) 1:300 VENTILATION (N) R40 FIBERGLASS INSULATION (N) R2000 UVI POLY VIB (CAN/CSSB-51.34-M86) (N) 1/2" REG DRYWALL</p>	<p>5 FLOOR SYSTEM: (N) FLOOR COVERING (N) 3/4" SHEETING (E) 2x8 FIR FLOOR JOISTS @ 16" O/C (N) X BRIDGING @ 7" O/C (N) 1/2" REG DRYWALL</p>
<p>1b ROOF: (N) FIBERGLASS ROOFING SHINGLES (N) BUILDING PAPER (N) 1/2" PLY SHEETING (N) ENG 12" ROOF RAFTERS (N) 2.5" MINIMUM VENTILATION (N) R20 FIBERGLASS INSULATION (N) R2000 UVI POLY VIB (CAN/CSSB-51.34-M86) (N) 1/2" REG DRYWALL</p>	<p>5b FLOOR SYSTEM: (N) FLOOR COVERING (N) 3/4" T&G PLYWOOD SHEETING (N) 2x8 SPF FLOOR JOISTS @ 16" O/C (N) X BRIDGING @ 7" O/C (N) 1/2" REG DRYWALL</p>
<p>2 SOFFIT/FACIA/GUTTER: (N) ALL TO MATCH EXISTING or (N) ALUM SOFFIT VENTING (1:300) (N) 5" ALUM GUTTER (E) 1x6 FACIA</p>	<p>6 FOUNDATION AND FOOTINGS: (E) 8" CONCRETE FND WALLS (E) FOOTINGS-UNKNOWN (E) 4" DRAIN PIPE-CONDITION UNKNOWN (E) GRAVEL FILL (E) SOLID BEARING</p>
<p>3 EXTERIOR WALLS: (N) HARDIPLANK HORZ SIDING (N) PT PLY VERTICAL RAINSCREEN (N) BUILDING PAPER (AIR BARRIER) (E) 3/4" EXTERIOR SHEETING (E) 2x4 FIR STUDS @ 16" O/C (N) 2" STRAPPING @ 16" O/C (N) R20 FIBERGLASS INSULATION (N) M 2000 UVI POLY VAPOUR BARRIER (N) 1/2" REG DRYWALL</p>	<p>7 CONCRETE FLOOR: (E) 4" CONCRETE SLAB (E) COMPACT FILL</p>
<p>3b EXTERIOR WALLS: (N) 2x6 SPF STUDS @ 16" O/C (N) 2" STRAPPING @ 16" O/C (N) R20 FIBERGLASS INSULATION (N) M 2000 UVI POLY VAPOUR BARRIER (N) 1/2" REG DRYWALL</p>	<p>8 DECK: (N) 60 MIL VINYL DECKING (ROOFING GRADE) (N) 3/4" T&G PLYWOOD SHEETING (N) 2x8 PT DECK JOISTS @ 16" O/C (N) 42" RAILINGS AS PER OWNER</p>
<p>4 INTERIOR WALLS: (N) 2x4 SPF STUDS @ 16" O/C (N) 1/2" REG DRYWALL BOTH SIDES</p>	
<p>4b UP GRADED INTERIOR WALLS TO FIRE & SOUND CODE: (thr. Fire Rated-Table A-9.19.3.1 A) STC 50 SOUND RATING (N) 1-5/8" FIREGUARD DRYWALL (E) 2x4 FIR STUDS @ 16" O/C (N) 1" Rockwool SOUND ABSORBING INSULATION-STC 50 (N) 1-5/8" (12.7mm) FIREGUARD DRYWALL</p>	
<p>4c NEW INTERIOR WALLS TO FIRE & SOUND CODE: (thr. Fire Rated-Table A-9.19.3.1 A) STC 50 SOUND RATING (N) 1-5/8" FIREGUARD DRYWALL (N) 2x4 FIR STUDS @ 16" O/C (N) 1" Rockwool SOUND ABSORBING INSULATION-STC 50 (N) METAL REZ BAR @ 24" o/c (N) 1-5/8" (12.7mm) FIREGUARD DRYWALL</p>	

NOTE TO PRINTERS
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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
 ADDITION & RENOVATIONS TO EXISTING SFD RESIDENCE

SITE: SAMPLE

FOR: SAMPLE

DRAWN BY: Alan Bisson

DRAWING NO.