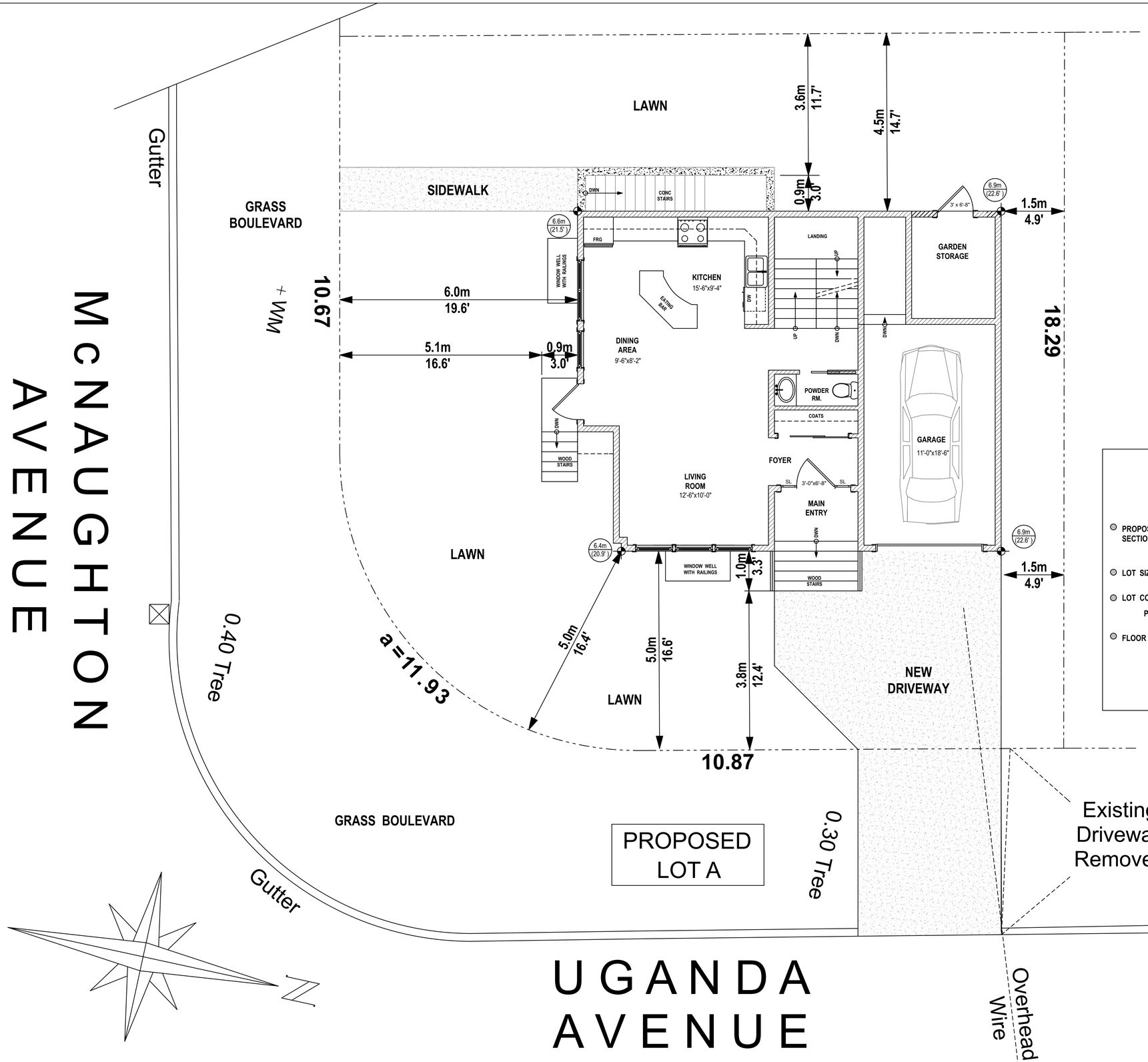



## SITE PLAN

SCALE @ 1:100

ALL MEASUREMENTS ARE IN METRIC & IMPERIAL

## SITE DATA

LOT-A

- PROPOSED SUBDIVISION PLAN OF LOT 6, BLOCK 1, SECTION 10, ESQUIMALT DISTRICT, PLAN 5484.
- LOT SIZE @: 325.0m2 (3498.3 sq/ft )
- LOT COVERAGE: @ 96.7m2 (1041.2 sq/ft ) = 29.7%
  PRINCIPAL BUILDING : TOTAL @ 96.7m2 (1041.2 sq/ft)
- FLOOR SPACE RATIO: TOTAL @ 123.2m2 (1327.0 sq/ft) = 37.9%
  UPPER FLR : 66.6m2 (717.0 sq/ft)
  MAIN FLR : 56.6m2 (610.0 sq/ft)
  BASEMENT : 48.5m2 (521.7 sq/ft) NOT INCLUDED IN TOTAL FAR

## GENERAL NOTES

1. ALL WORK TO CONFORM TO THE PRESENT VERSION OF THE N.B.C., THE B.C.B.C., MUNICIPAL BYLAWS AND ZONING REGULATIONS.
2. SPANS FOR BEAMS, FLOOR JOISTS, ROOF RAFTER AND CEILING JOISTS ARE AS PER "THE SPAN BOOK" BY THE CANADIAN WOOD COUNCIL.
3. DO NOT SCALE FROM PLANS, WORK ONLY TO DIMENSIONS INDICATED.
4. ALL CONSTRUCTION WORK IS TO BE WITH A BUILDING PERMIT.
5. ALL ELECTRICAL WORK IS TO BE WITH AN ELECTRICAL PERMIT, TO THE ELECTRICAL CODE AND BY AN REGISTERED ELECTRICAL CONTRACTOR.
6. ALL PLUMBING WORK IS TO BE WITH A PLUMBING PERMIT, TO THE PLUMBING CODE AND BY AN REGISTERED PLUMBING CONTRACTOR.
7. ALL SMOKE DETECTORS TO BE INTERCONNECTED & WIRED TO 110 VOLT.
8. FLASHING REQUIRED OVER ALL EXPOSED OPENINGS. ALL END DAMS @ 2.5mm (1")
9. RAIN SCREENING IS TO BE AS PER THE REQUIREMENTS OF THE MUNICIPALITY AND THE BC BUILDING CODE
10. ALL MATERIALS, USED ON THIS JOB, ARE TO MEET APPLICABLE BC BUILDING CODE STANDARDS AND HAVE APPROPRIATE DOCUMENT NUMBERS AS PER SECTIONS 5.10 & 5.11
11. THESE DRAWINGS SHOW SPECIFIC CONSTRUCTION METHODS AND MATERIALS USED ON THIS PROJECT. IT IS UNDERSTOOD THAT CHANGES OR SUBSTITUTIONS TO THOSE METHODS AND MATERIALS MAY OCCUR. ANY CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE BUILDING INSPECTION DEPARTMENT OF THE APPLICABLE MUNICIPALITY. ANY REQUIRED ADDITIONAL DOCUMENTATION IS TO BE SUPPLIED BY OTHER.
12. THE FOLLOWING LIST ARE THE MAIN ITEMS THAT ARE NOT PART OF THESE PLANS, BUT MAYBE REQUESTED BY THE MUNICIPALITY.

    THEY ARE TO BE SUPPLIED BY OTHER AND ARE THE RESPOSABILITY OF THE OWNER/BUILDER TO OBTAIN.

    - LEGAL SITE SURVEY.
    - THE CORRECT SITING OF THE HOUSE ON THE PROPERTY.
    - ALL SITE SERVICES.
    - STRUCTURAL ENGINEER'S REPORTS. (SCHEDUAL B).
    - ALL OTHER ENGINEERING.
    - LAYOUTS AND FOR ENGINEERING FOR TRUSS, BEAM AND FLOOR SYSTEMS.
    - HEATING SYSTEM(S).
    - VENTILATION CALCULATIONS & CHECK LIST.
    - GEOTECHNICAL REPORTS.
    - ARBORIST REPORTS.

**DISCLAIMER:**

- IT IS THE RESPSONABLITY OF THE CONTRACTOR and/or THE OWNER TO CHECK AND VERIFY ALL ASPECTS OF THE PLANS PRIOR TO START OF ANY CONSTRUCTION OR DEMOLITION.
- AJB HOME DESIGN IS NOT RESPSONSABLE FOR ERRORS and/or OMOSSIONS
- THESE PLANS REMAIN THE PROPERTY OF AJB HOME DESIGN AND CAN RECLAIMED AT ANY TIME UPON WRITTEN REQUEST.
- ALL DIMENSIONS OF EXISTING STRUCTURE ARE +- AND ARE TO BE CONFIRMED ON SITE AND CHANGES TO BLUEPRINTS MAYBE REQUIRED.

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.

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| 1 | June11/16 | 1st Preliminary Drawings |
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| 4 | Feb. 02/17 | Construction & Permit Drawings |
| 5 | Mar 30/17 | Construction & Permit Drawings-Revs 2 |

PROJECT TYPE

NEW SFD RESIDENCE

**SITE:** LOT A McNAUGHTON AVE.

**FOR:** KROH & BRACK

DRAWN BY: Alan Bisson

DRAWING NO. A-1 of 6

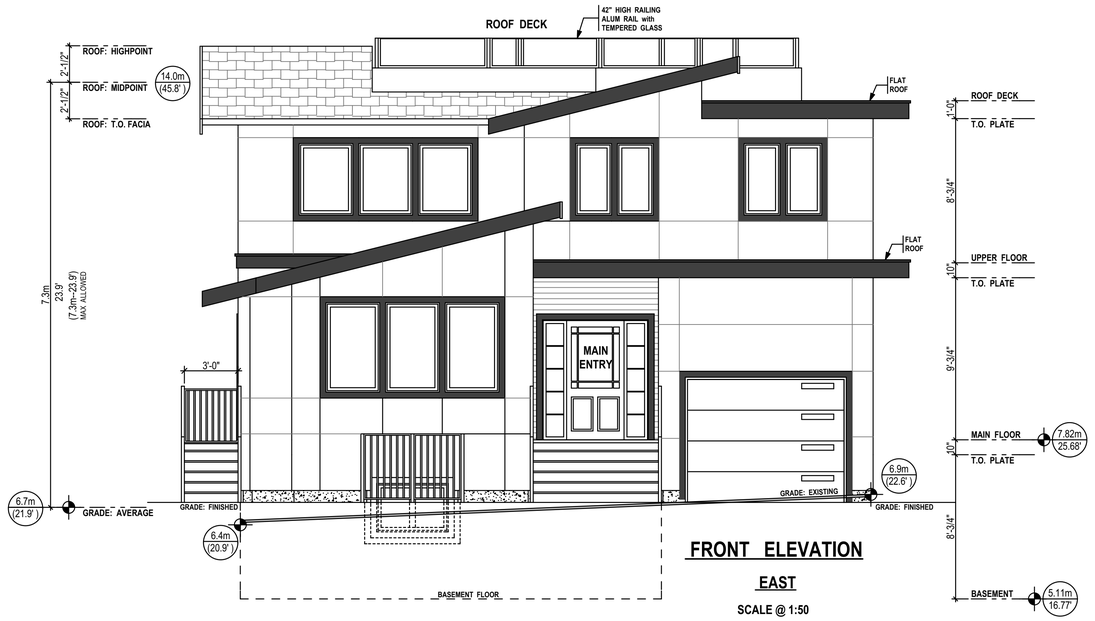



## 3D VIEW - FRONT

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.

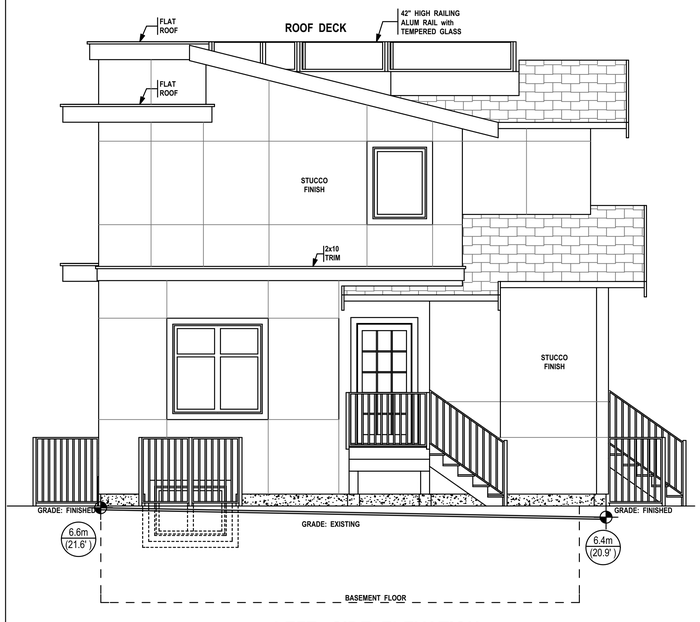
TYPICAL:
ALL WINDOWS TO BE
PG 40 WIND & RAIN RATED.
AS PER BCBC 9.23.13




## FRONT ELEVATION

EAST

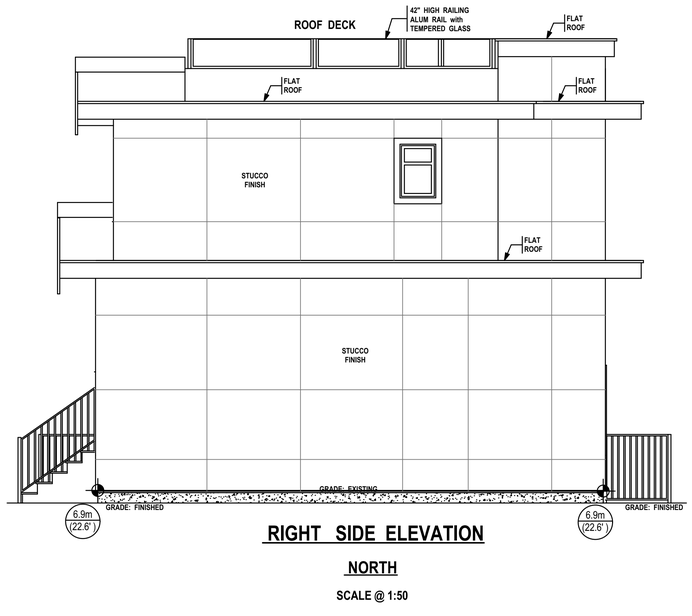
SCALE @ 1:50




## LEFT SIDE ELEVATION

SOUTH

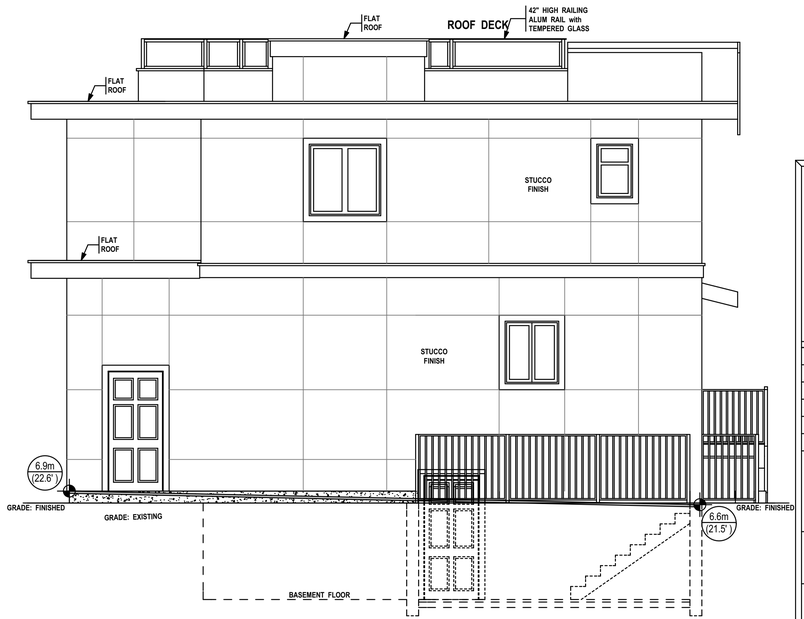
SCALE @ 1:50




## RIGHT SIDE ELEVATION

NORTH

SCALE @ 1:50




## REAR ELEVATION

WEST

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PROJECT TYPE

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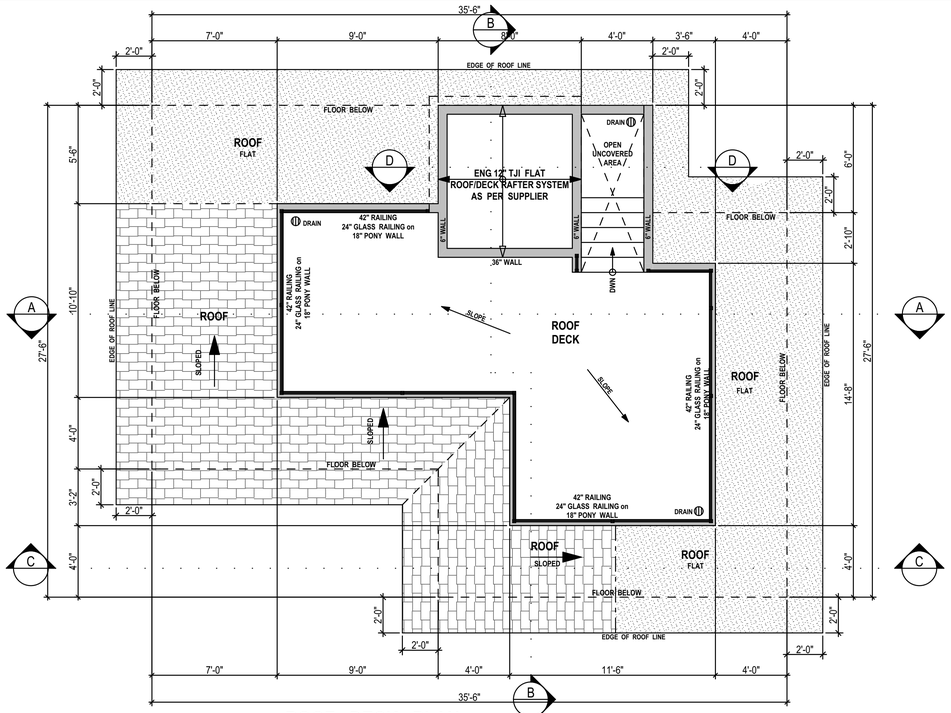
**SITE:** LOT A
McNAUGHTON AVE.

**FOR:** KROH & BRACK

DRAWN BY: Alan Bisson

DRAWING NO.

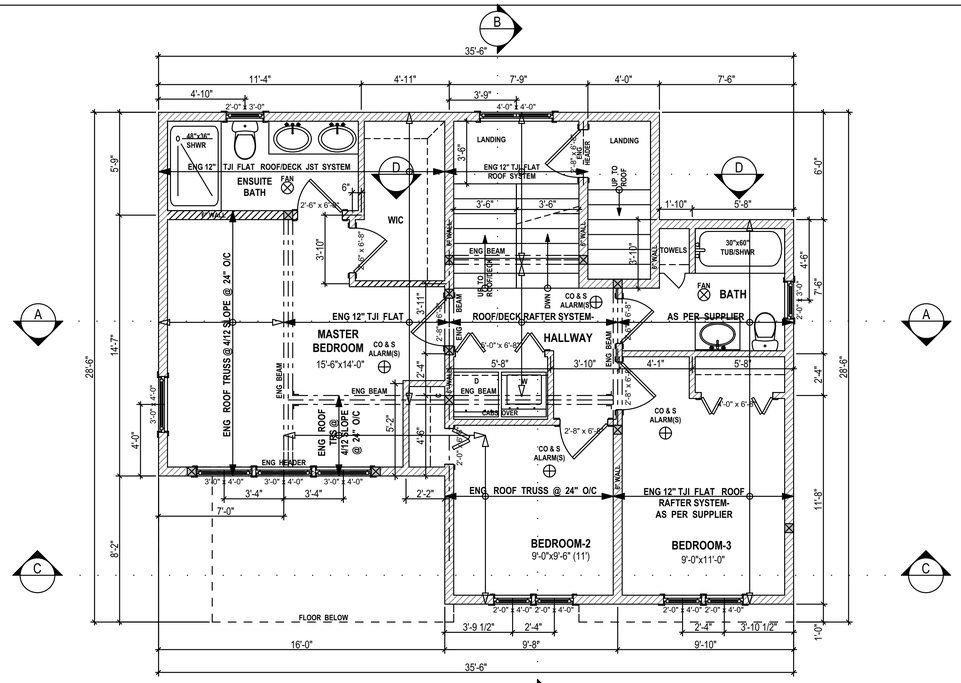
A-2 of 6




## 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)

### LEGEND

- POST (6x6 or 3-2X6 BLT-UP)
- BEARING POINT OF LOAD FROM ABOVE
- FAN — CEILING EXHAUST FAN
- CO & S ALARM — CARBON MONOXIDE & SMOKE ALARM(S) ALL INTERCONNECTED

**BEAMS & GIRDERS**

BEAM FACE / BEAM CENTRE / BEAM FACE

HEADER: OVER WINDOW OR DOOR

ENG ROOF GIRDER TRUSS

**FLOOR JOISTS & ROOF TRUSS NOTATION**

DIRECTION OF SPAN — FROM & TO

**WALLS**

- 4" WALL
- 6" WALL
- CONCRETE FND WITH CONT. CONCRETE FOOTINGS
- 4" INSULATED STUD WALL CONCRETE WALL (BASEMENT)
- CORBELLED CONCRETE FND WITH CONT. CONCRETE FOOTINGS

**GEODETIC DATUM**

FROM LEGAL SITE SURVEY BY A BCLS

28.6m / 100.0' METERS / FEET

**DIMENSION PLACEMENT**

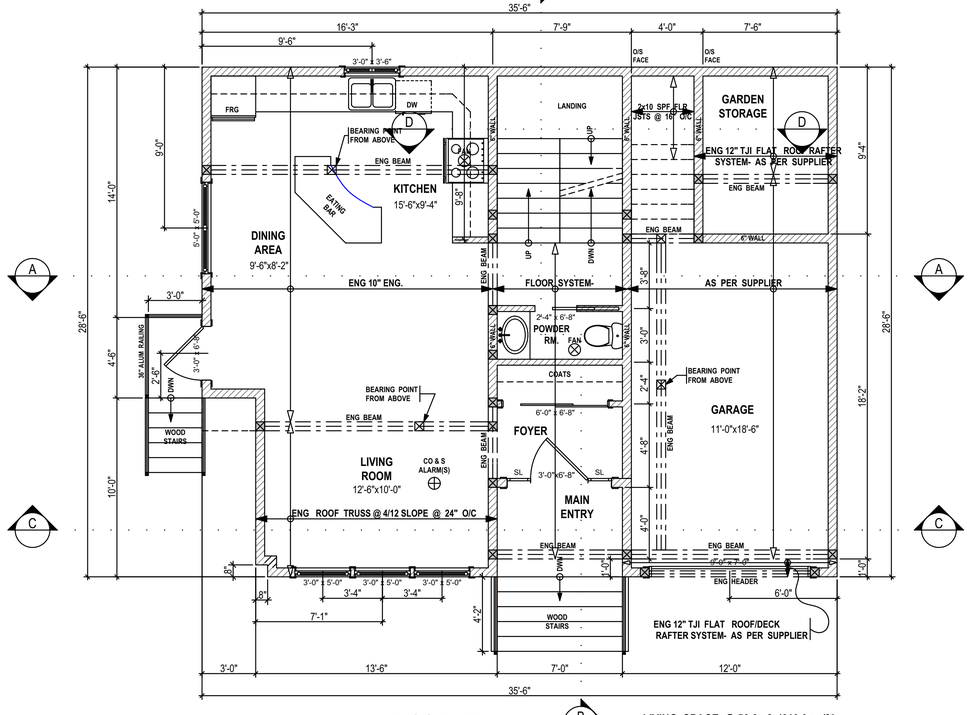
5'-0" — O/S OUTSIDE FACE OF EXTERIOR WALLS; C/ CENTER OF INTERIOR WALLS

**ROOM SIZES NOTATION**

ROOM SIZES ARE FROM INSIDE FACE OF WALL, TO INSIDE FACE OF WALL.

ROOM SIZES ARE SHOW AS 10'-6"x12'-8" THE FIRST NUMBER (10'-6") BEING THE WIDTH (FROM LEFT TO RIGHT) ←→

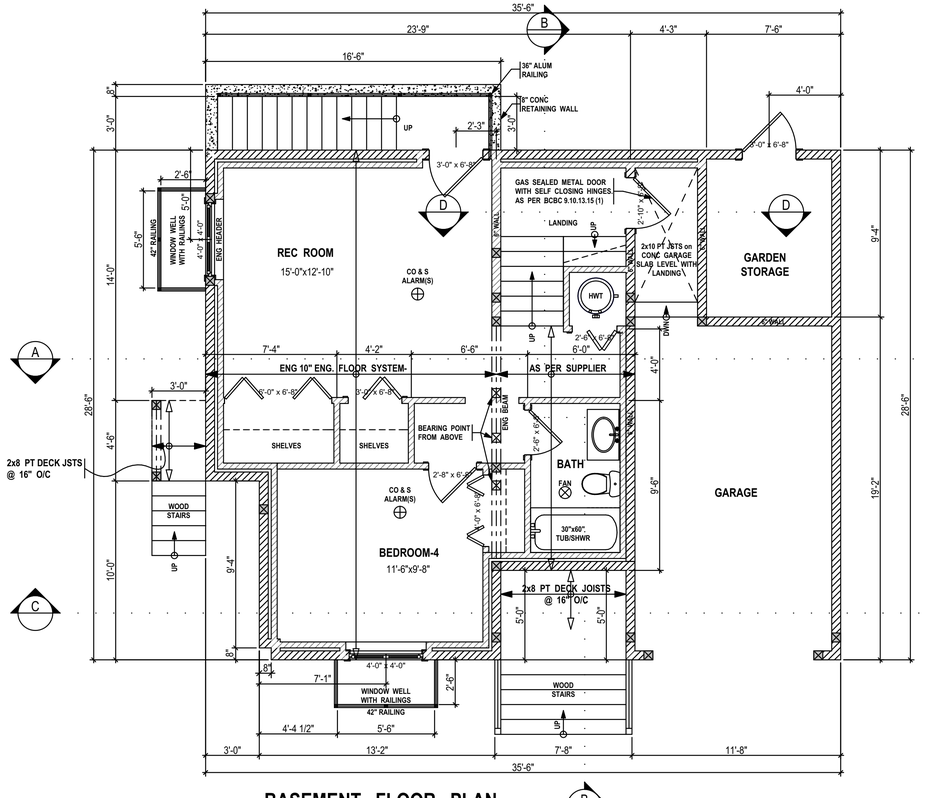
THE SECOND NUMBER (12'-8") BEING THE DEPTH (UP AND DOWN) ↕




## 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)


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PROJECT TYPE

NEW SFD RESIDENCE

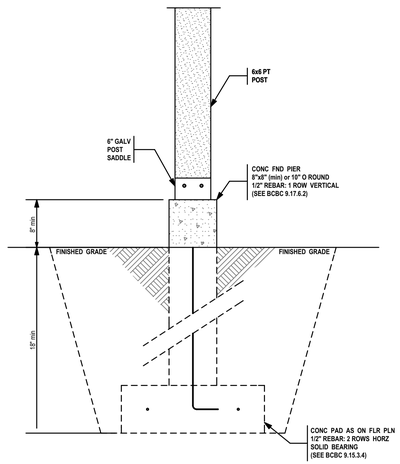
**SITE:** LOT A McNAUGHTON AVE.

**FOR:** KROH & BRACK

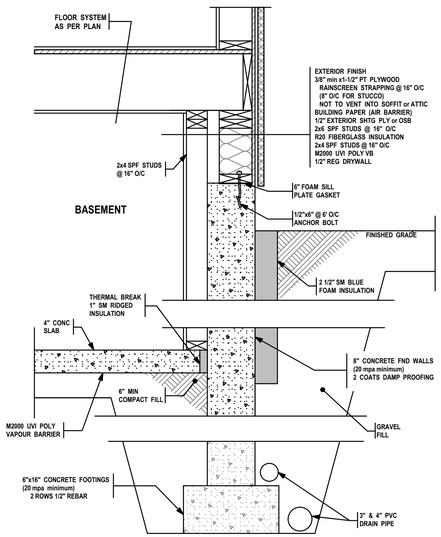
DRAWN BY: Alan Bisson

DRAWING NO.

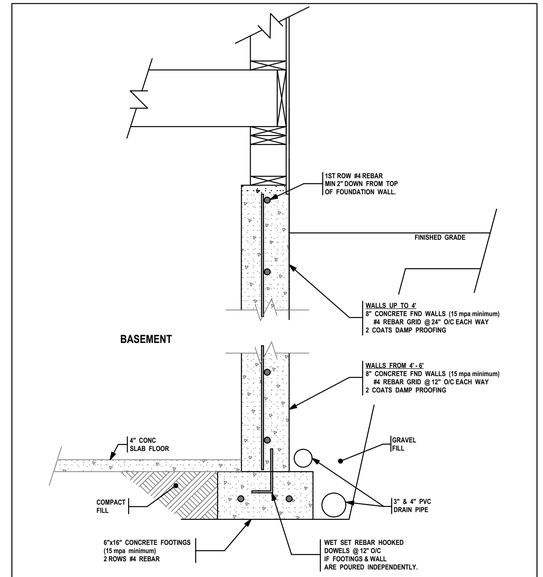
A-3 of 6



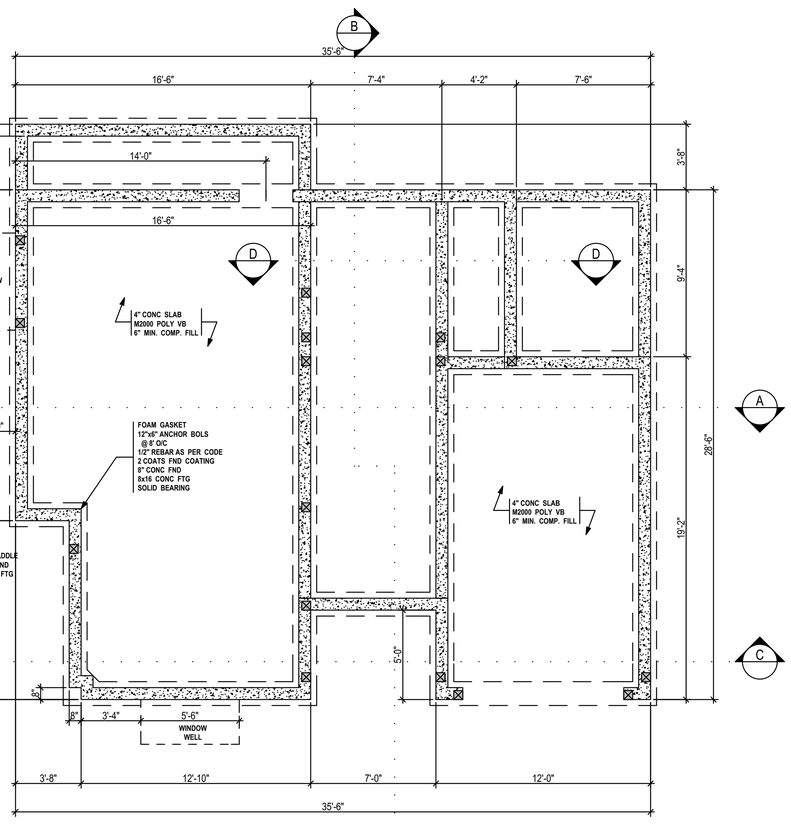

P-F 1 **POST TO CONCRETE PIER & FOOTING**
**SCALE @ 1"=1'**




F-F-W 2b **INSULATION REQUIRED FOR:**
**CONCRETE FOUNDATION, FOOTINGS AND 4" CONC SLAB.**
**SCALE @ 1"=1'**



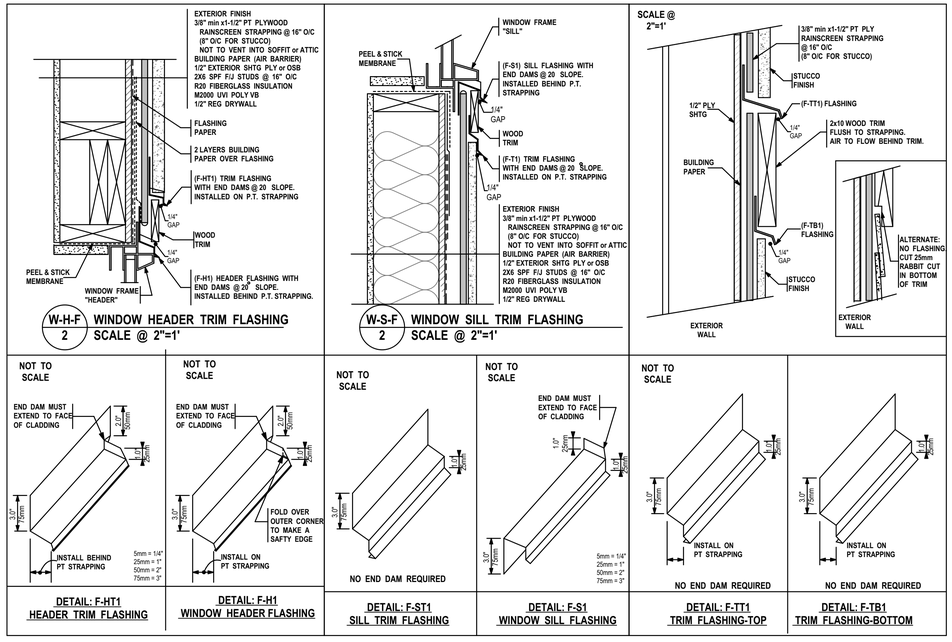

F-F-W 3 **REBAR REQUIRED FOR CONCRETE FOUNDATION:**
**FROM 0- 4' & 4'-6' (NOT SUPPORTED BY WOOD FLOOR SYSTEM)**
**SCALE @ 1"=1'**




## FOUNDATION PLAN

**SCALE @ 1:50**

**BUILDING FOOTPRINT @ 96.7m2 (1041.2 sq/ft)**




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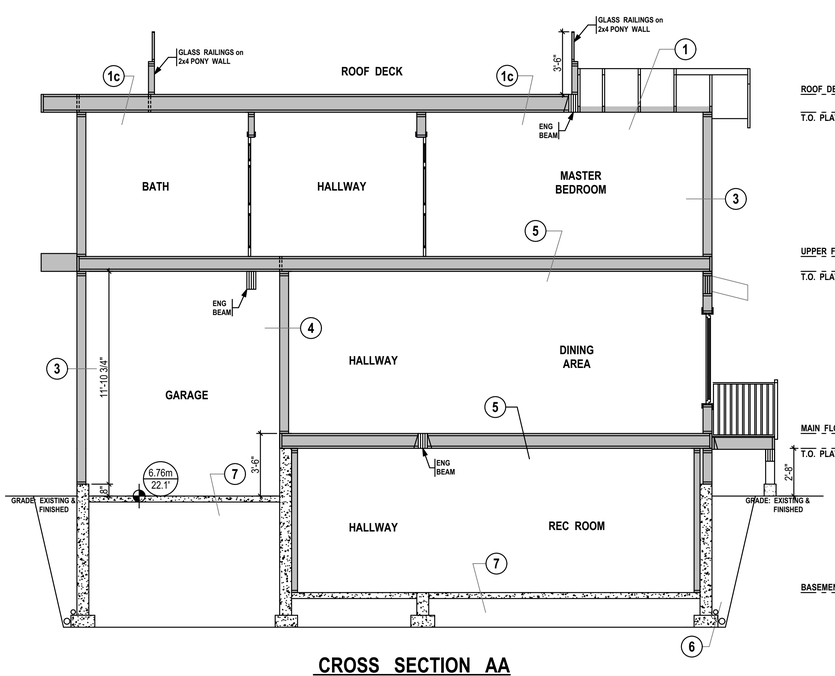
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McNAUGHTON AVE.

**FOR:** KROH & BRACK

DRAWN BY: Alan Bisson

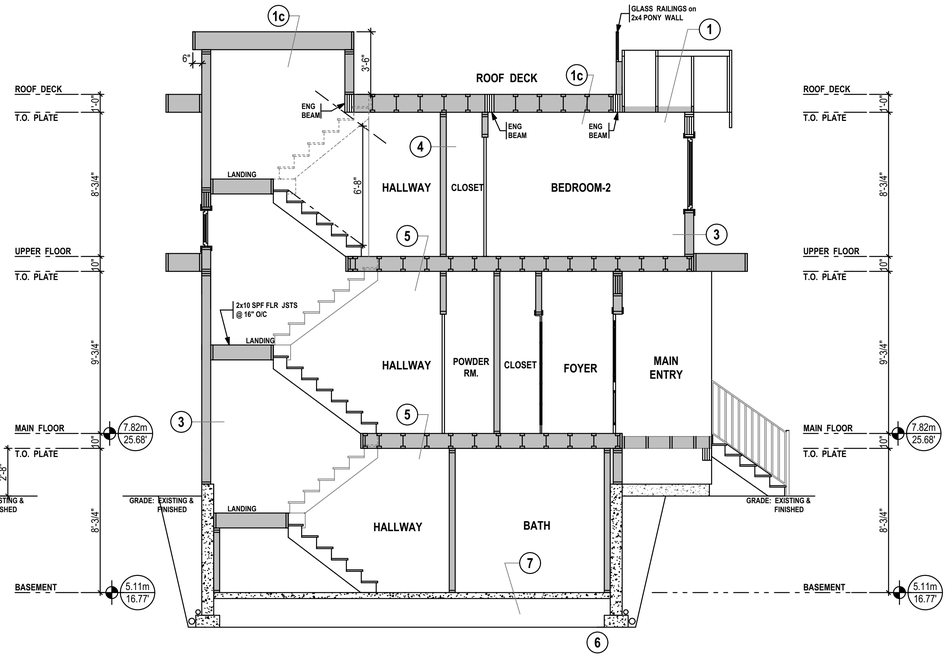
DRAWING NO.

A-4 of 6



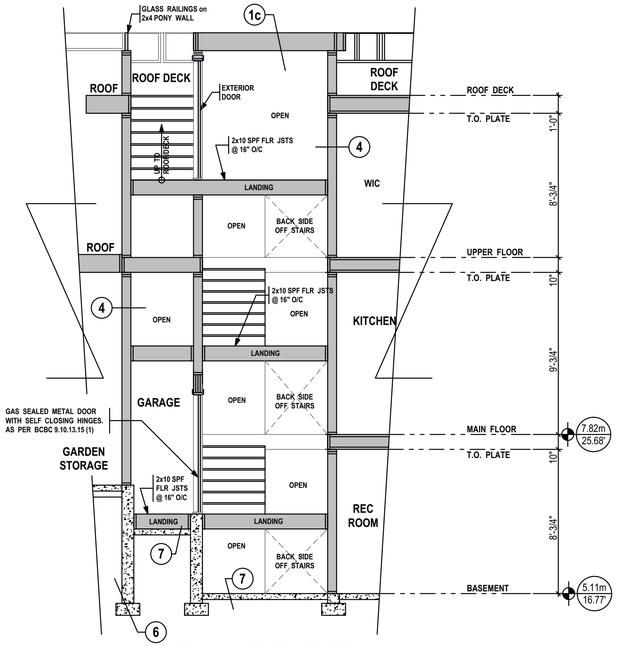

## CROSS SECTION AA

SCALE @ 1:50




## CROSS SECTION BB

SCALE @ 1:50




## CROSS SECTION DD

SCALE @ 1:50

## 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 ITEM (N) = NEW ITEM

**1** ROOF (PITCHED ROOF)
FIBERGLASS ROOFING SHINGLES
1/2" ROOF SHEETING & H CLIPS
ENG TRUSSES with 1-3/4" HEAL @ 24" O/C
1:300 VENTILATION
R40 INSULATION
M2000 UVI POLY V/B (CAN/CGSB-51.34-M86)
1/2" REG DRYWALL

**1b** ROOF (PITCHED ROOF)
FIBERGLASS ROOFING SHINGLES
1/2" ROOF SHEETING & H CLIPS
ENG 12" TJI RAFTERS @ 24" O/C
2 lb-R32 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 mill VINYL DECKING- on ROOF/DECK
3/4" T&G PLYWOOD SHEETING
12" ENG ROOF RAFTERS-AS PER SUPPLIER
2 lb-R32 URETHANE SPRAY FOAM INSULATION (MEDIUM DENSITY; CLOSED CELL)
1/2" DRYWALL
1 COAT VAPOUR BARRIER PRIMER

**2** SOFFIT/FACIA/GUTTER (PITCHED ROOF)
ALUM SOFFIT VENTING
5" ALUM GUTTER
1X6 FACIA

**2b** SOFFIT/FACIA/GUTTER (FLAT ROOF)
AS PER DETAIL RD-W 6

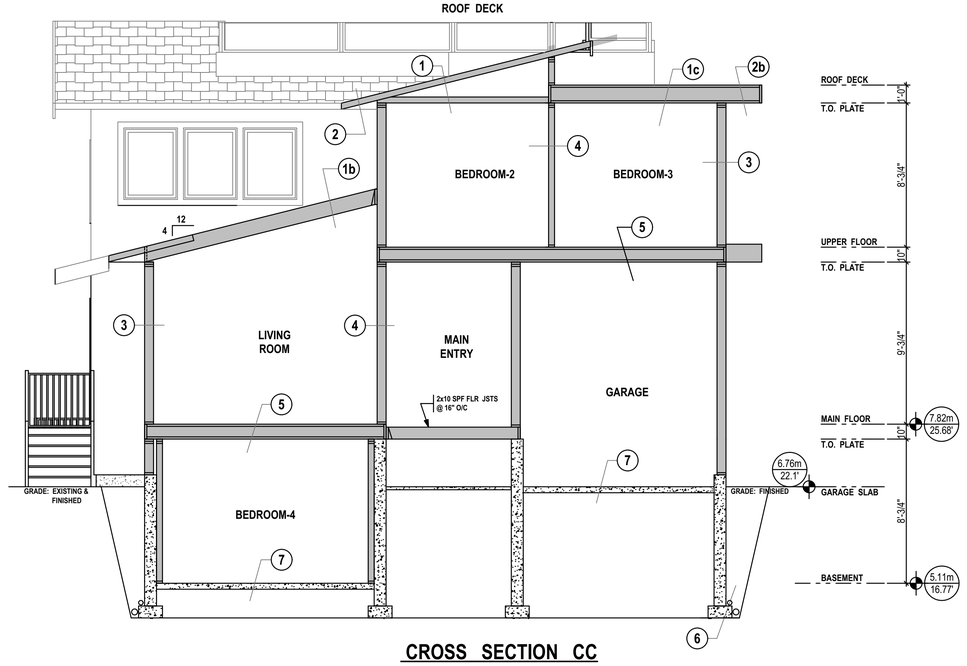
**3** EXTERIOR WALLS
EXTERIOR STUCCO SYSTEM FINISH
1/2"x2" PT PLY VERTICAL STRAPPING or SIMILAR @ 8" O/C (FOR AIR SPACE)
BUILDING PAPER (AIR BARRIER)
1/2" EXTERIOR SHEETING
2x6 SPF F/J STUDS @ 16" O/C
R20 INSULATION
M 2000 UVI POLY VAPOUR BARRIER
1/2" REG DRYWALL

**4** INTERIOR WALLS
2x4 or 2x6 SPF F/J 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" MIN COMPACT FILL




## CROSS SECTION CC

SCALE @ 1:50

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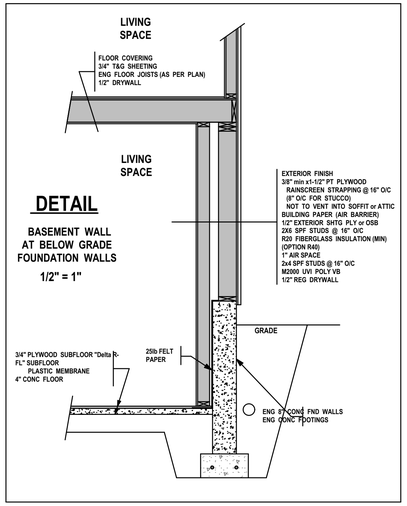
NEW SFD RESIDENCE

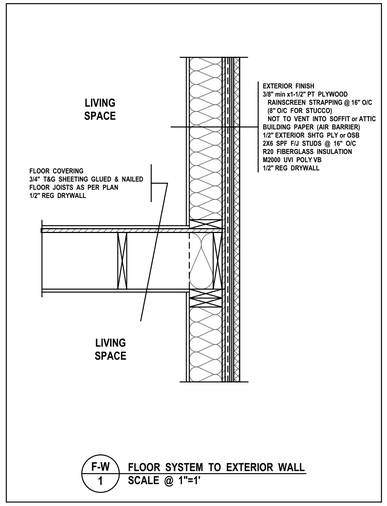
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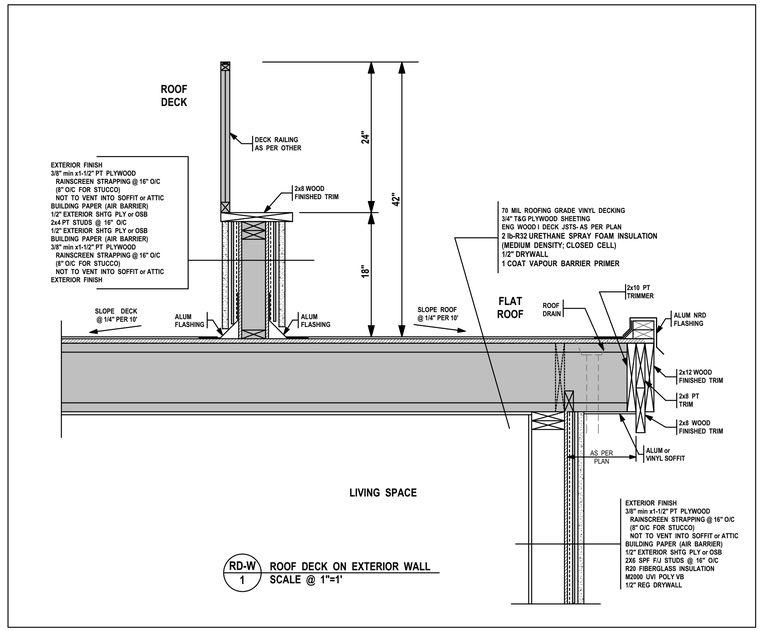
**FOR:** KROH & BRACK

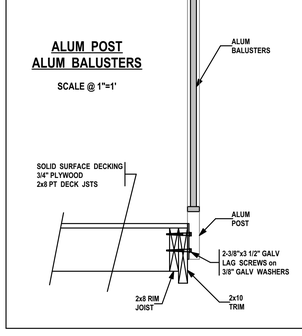
DRAWN BY: Alan Bisson

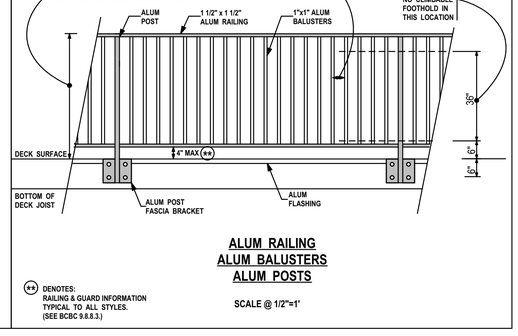
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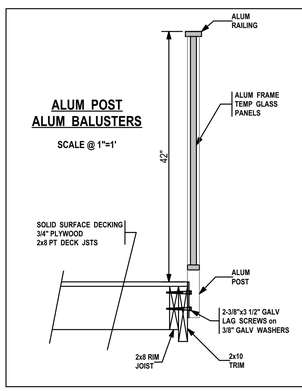


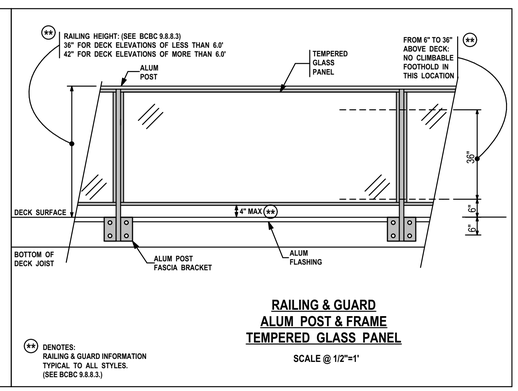




## RSI CALCULATIONS

- RSI VALUES REQUIRED AS PER NEW BCBC 9.36. AND SUPPLIED BY AN CERTIFIED ENERGY ADVISOR "CEA"
- ALL RSI CALCULATIONS ARE AS PER "CITY GREEN SOLUTIONS", A REGISTED CERTIFIED ENERGY ADVISOR. DATED MAR. 30/15.

| Ceilings Below Attics: 1 | | | |
|---|---|---|---|
| Roofs - Truss | | | |
| Roof truss bottom chord dimensional lumber - 38 mm x 89 mm (2"x4") with RSI=0.757 m²K/W assumed | | | |
| Element | Details | Effective RSI | Notes |
| Continuous materials | FIBERGLASS ROOFING SHINGLES | 0.00 | *1* |
| Continuous materials | 1/2" PLY SHEETING & H CLIPS | 0.00 | *1* |
| Continuous materials | Vented Roof Space | 0.03 | |
| Continuous materials | R28 INSULATION | 4.93 | |
| Frame-Cavity | ENG TRUSSES with 1-3/4" HEAL @ 24", R12 nominal insulation | 1.76 | *2* |
| Continuous materials | M2000 UVI POLY V/B (CAN/CGSB-51.34-M86) | 0.00 | *3* |
| Continuous materials | DRYWALL 12.7 mm at 0.0063 RSI/mm | 0.08 | |
| Continuous materials | Air film interior, ceiling (heat flow up) | 0.11 | |
| Total / "√" Meets BCBC 2012 9.36 requirements | | 6.91 | √ |

1 - Layer is to the exterior of the vented roof air space, therefore excluded from calculation

2 - Parallel Flow Method

$$RSI = \frac{100}{\frac{\%\ area\ of\ framing}{RSI_f} + \frac{\%\ area\ of\ cavity}{RSI_c}}$$

$$RSI = \frac{100}{\frac{11\%\ area\ of\ framing}{0.757\ RSIf} + \frac{89\%\ area\ of\ cavity}{2.11\ RSIc}}$$

$$RSI = 1.76$$

3 - Layer has negligible contribution to effective thermal resistance

| Walls Above and Not in Contact with Ground: 3 | | | |
|---|---|---|---|
| Lumber Studs | | | |
| Wall stud dimensional lumber - 38 mm x 89 mm (2"x4") + 19 mm x 38 mm (1"x2") with RSI=1.19 m²K/W | | | |
| Element | Details | Effective RSI | Notes |
| Continuous materials | EXTERIOR AIR FILM | 0.03 | |
| Continuous materials | HARDIPLANK HORIZONTAL SIDING or HARDISTUCCO PANELS | 0.12 | |
| Continuous materials | Capillary break | 0.16 | *4* |
| Continuous materials | 1/2"x2" PT PLY VERTICAL STRAPPING or SIMILAR @ 8" O/C (FOR AIR SPACE) | 0.00 | *1* |
| Continuous materials | BUILDING PAPER (AIR BARRIER) | 0.00 | *2* |
| Continuous materials | 1/2" PLY SHEETING | 0.11 | |
| Frame-Cavity | 2x6 FJ SPF STUDS @ 16" O/C, R19 Insulation (R20 compressed) | 2.36 | *3* |
| Continuous materials | M 2000 UVI POLY VAPOUR BARRIER | 0.00 | *1* |
| Continuous materials | DRYWALL 12.7 mm at 0.0063 RSI/mm | 0.08 | |
| Continuous materials | Air film interior, wall (heat flow horizontal) | 0.12 | |
| Total / "√" Meets BCBC 2012 9.36 requirements | | 2.98 | √ |

1 - The vertical furring or strapping in a "rainscreen" assembly does not impact the thermal performance of the cavity and is not included in the calculation of the effective thermal performance of the wall.

2 - Layer has negligible contribution to effective thermal resistance

3 - Parallel Flow Method

$$RSI = \frac{100}{\frac{\%\ area\ of\ framing}{RSI_f} + \frac{\%\ area\ of\ cavity}{RSI_c}}$$

$$RSI = \frac{100}{\frac{23\%\ area\ of\ framing}{1.19\ RSIf} + \frac{77\%\ area\ of\ cavity}{3.34\ RSIc}}$$

$$RSI = 2.36$$

4 - As per Information Bulletin No. B14-06: 9.36.2.4. - Calculating the Effective Thermal Resistance of "Rainscreen" Wall Assemblies

| Walls Below and in Contact with Ground: 6 and 7 | | | |
|---|---|---|---|
| Foundation Wall – Cast-in-place concrete | | | |
| Element | Details | Effective RSI | Notes |
| Continuous materials | 8" CONCRETE FND WALLS at 0.0004 RSI/mm | 0.08 | |
| Continuous materials | 2 COATS DAMP PROOFING | 0.00 | *1* |
| Continuous materials | 2.5" SM RIDGED INSULATION (semi-rigid glass fibre at 0.0298 RSI/mm assumed) | 1.89 | |
| Continuous materials | Air film interior, wall (heat flow horizontal) | 0.12 | |
| Total / "√" Meets BCBC 2012 9.36 requirements | | 2.09 | √ |

1 - Layer has negligible contribution to effective thermal resistance

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| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | June11/16 | 1st Preliminary Drawings |
| 2 | June 27/16 | 1st Preliminary Drawings-2 |
| 3 | July 06/16 | Drawings for Rezoning |
| 4 | Feb. 02/17 | Construction & Permit Drawings |
| 5 | Mar 30/17 | Construction & Permit Drawings-Revs 2 |

PROJECT TYPE

NEW SFD RESIDENCE

**SITE:** LOT A McNAUGHTON AVE.

**FOR:** KROH & BRACK

DRAWN BY: Alan Bisson

DRAWING NO.

A-6 of 6