

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

- REINFORCED FOUNDATION TO BE CONCRETE
- DIMENSIONS SHOWN IN FEET & INCHES
- 7'-4" MINIMUM
- CONFORM ALL STRUCTURE FOUNDATIONS & FOOTINGS W/ FEMEC

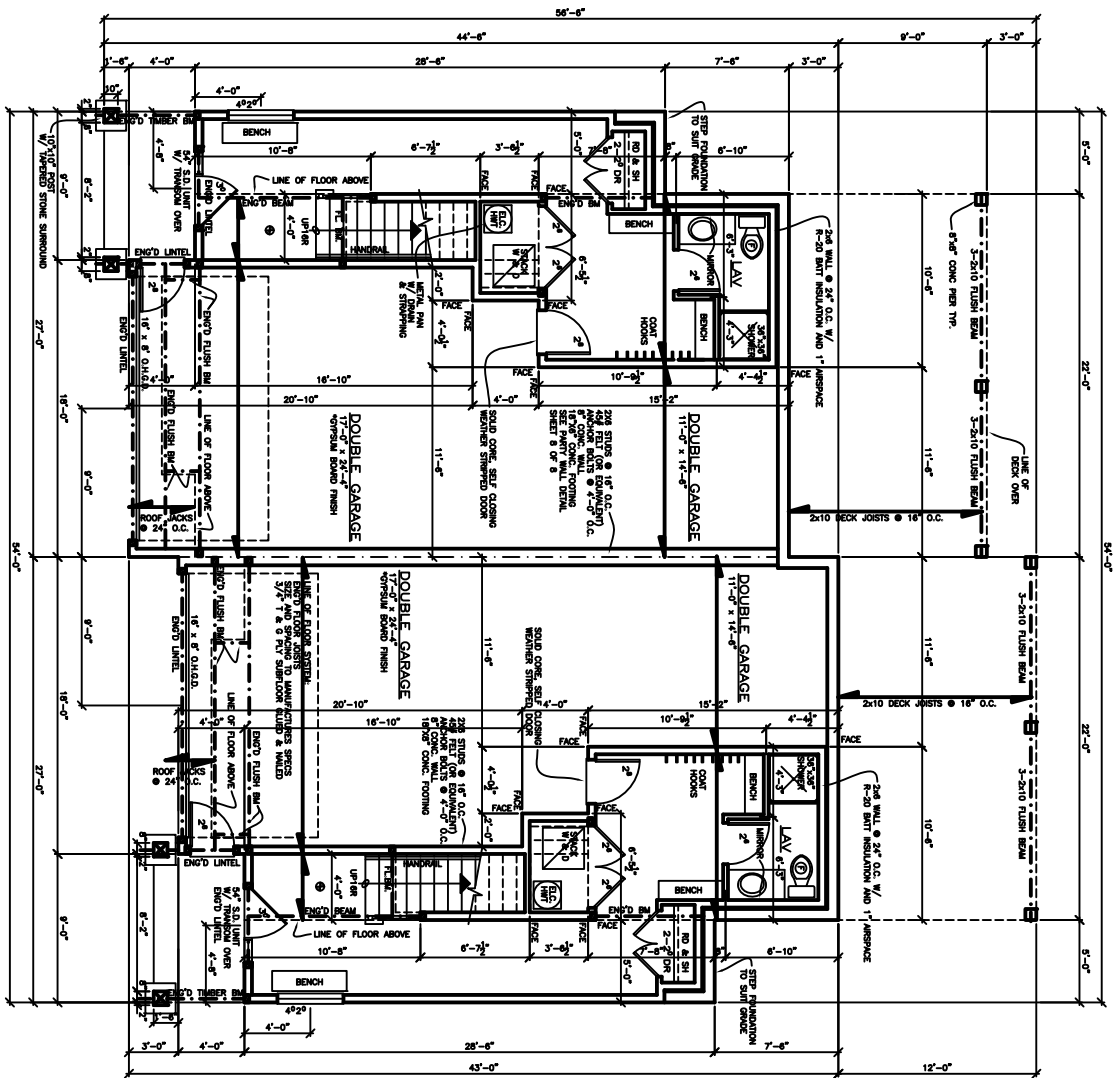
PROVIDE INSURE SHAPED CONCRETE DEPRESSION SYSTEM. GRANULAR FILL BELOW SLAB AND PROVIDE 4" PER INCH TO BE PASSED VENTED TO EXTERIOR. TO BE TERMINATED OUTSIDE



JENISH HOUSE DESIGN LIMITED

HEAD OFFICE:
 803-151 COMMERCIAL DRIVE
 KELLOWNA, B.C. V1X 7Z2
 (778) 763-6232
 TOLL FREE 1-888-458-8230

DATE: MAR 15
 SCALE: 1/4" = 1'-0"
 SHEET: 1 OF 8
 PLAN NUMBER: CA-2-101



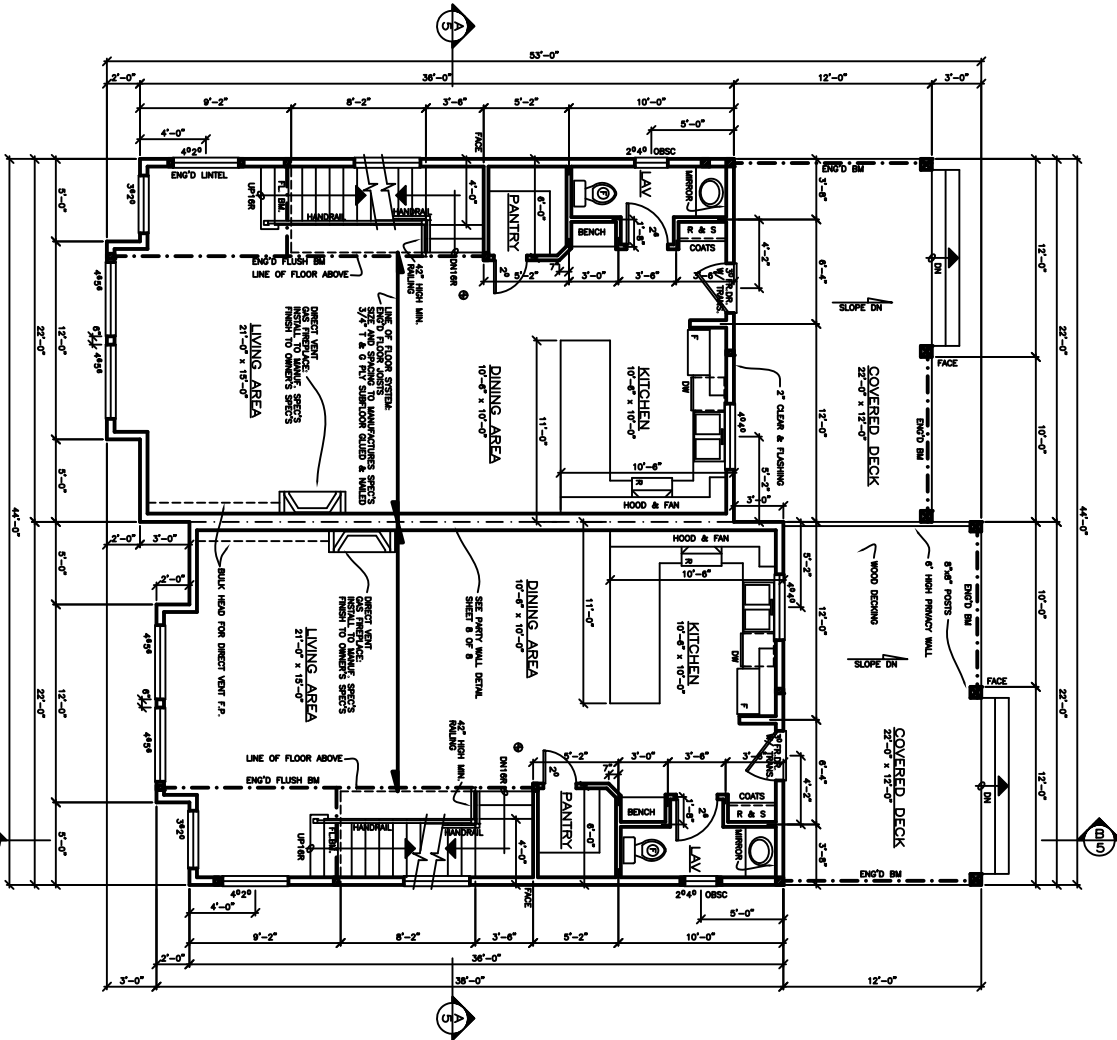
LOWER FLOOR PLAN
 FINISHED AREA (PER UNIT) = 401 SQ. FT.
 GARAGE AREA (PER UNIT) = 606 SQ. FT.



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 DRAWING: LM
 CHECKED: TB
 DATE: MAR 15
 SCALE: 1/4" = 1'-0"
 SHEET: 2 OF 8
 PLAN NUMBER: CA-3-101



MAIN FLOOR PLAN
 FINISHED AREA (PER UNIT) = 816 SQ. FT.
 TOTAL FINISHED AREA (PER UNIT) = 2006 SQ. FT.

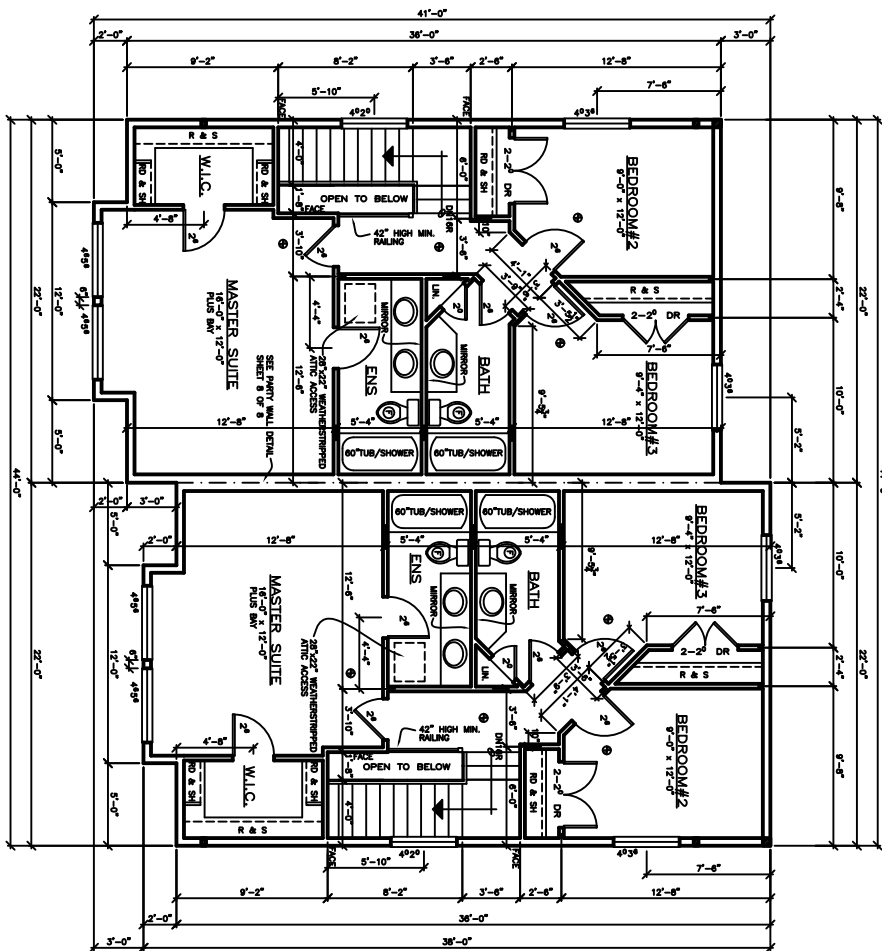
NOTE: SEAMS & JUNCTIONS MAY BE REQUIRED TO BE ENGINEERED DUE TO ROOF LOADS NOT COVERED BY THIS PLAN. THE ARCHITECT ASSUMES RESPONSIBILITY OF THE HOME OWNER OR BUILDER TO SCHEME.

DATE:	MAR 15
CHECKED:	TB
DRAWN:	LM
REFERENCE:	CUSTOM
SCALE:	1/4" = 1'-0"
SHEET:	3 OF 8
PLAN NUMBER:	CA-3-101



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SECOND FLOOR PLAN
 FINISHED AREA (PER UNIT) = 802 SQ. FT.
 NOT INCLUDING OPEN TO BELOW

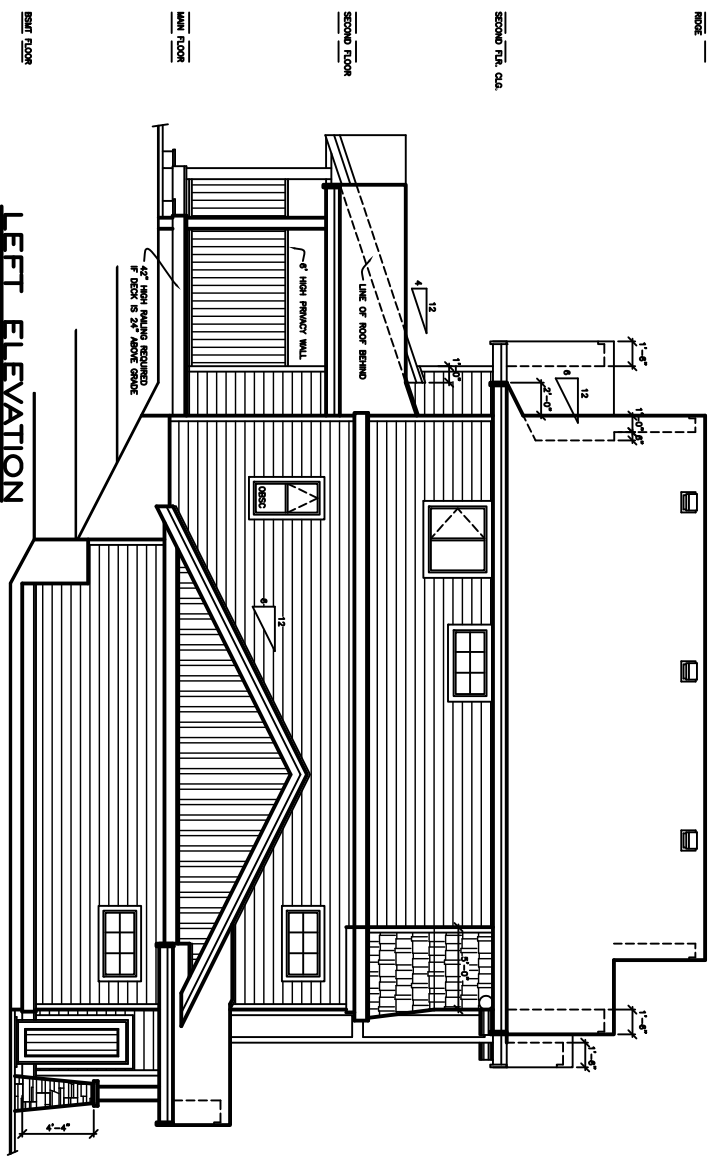
NOTE: BEAMS & LINTELS MAY BE REQUIRED TO BE ENGINEERED. SEE TO NOT LOADS NOT COVERED RESPONSIBILITY OF THE HOME OWNER OR BUILDER TO SCHEME.

PROJECT:	THE BAYVIEW 100
CLIENT:	DEVELOPER
DATE:	MAR 15
CHECKED:	TR
DRAWN:	LM
REFERENCE:	CUSTOM
SCALE:	1/4" = 1'-0"
SHEET:	4 OF 8
PLAN NUMBER:	CS-2-101

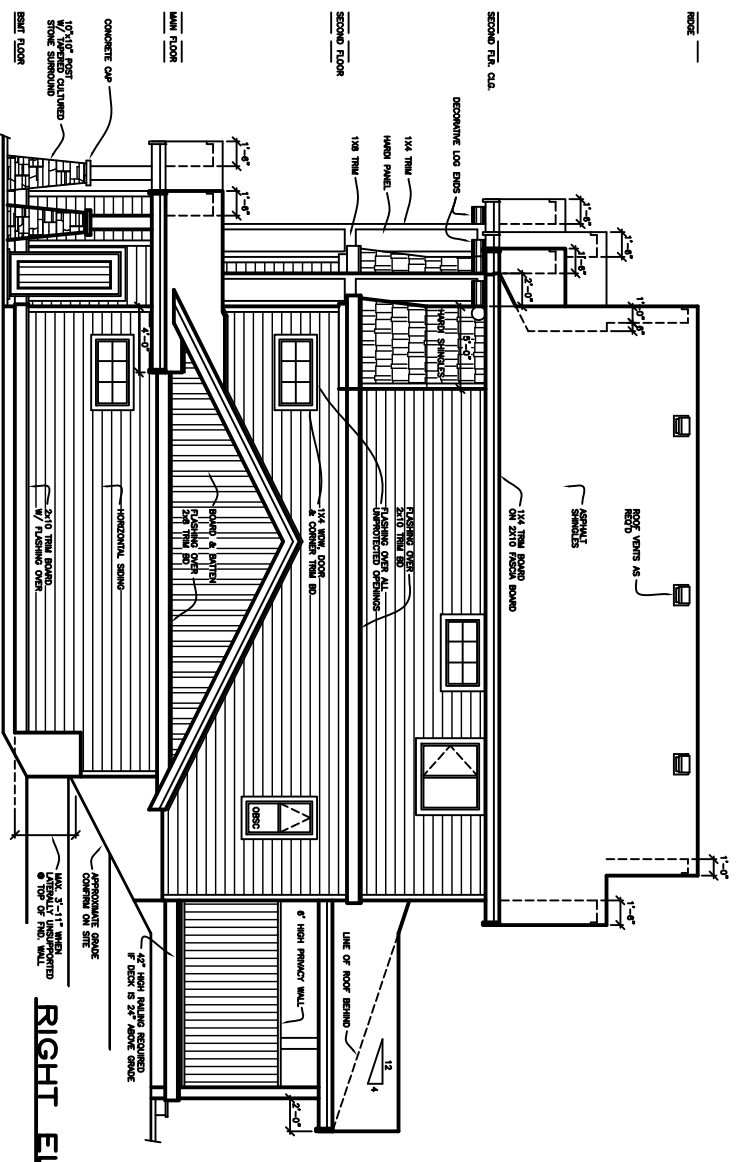


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LEFT ELEVATION



RIGHT ELEVATION

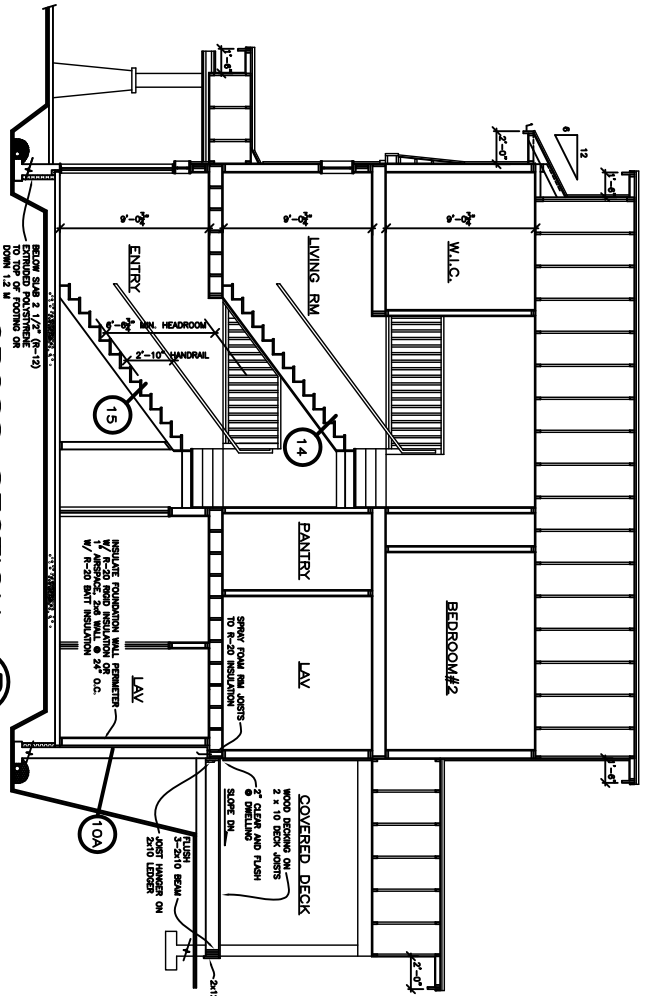
NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL, ELECTRICAL AND PLUMBING CODES AND REGULATIONS.
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STRUCTURAL CODES AND REGULATIONS.
 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FIRE CODES AND REGULATIONS.
 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENVIRONMENTAL CODES AND REGULATIONS.
 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE HEALTH AND SAFETY CODES AND REGULATIONS.
 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE OCCUPANCY CODES AND REGULATIONS.
 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ZONING ORDINANCES AND REGULATIONS.

DATE:	MAR 15
CHECKED:	TR
DRAWN:	LM
REFERENCE:	CUSTOM
PROJECT:	JENISH HOUSE
SCALE:	1/4" = 1'-0"
SHEET:	7 OF 8
PLAN NUMBER:	CS-2-101



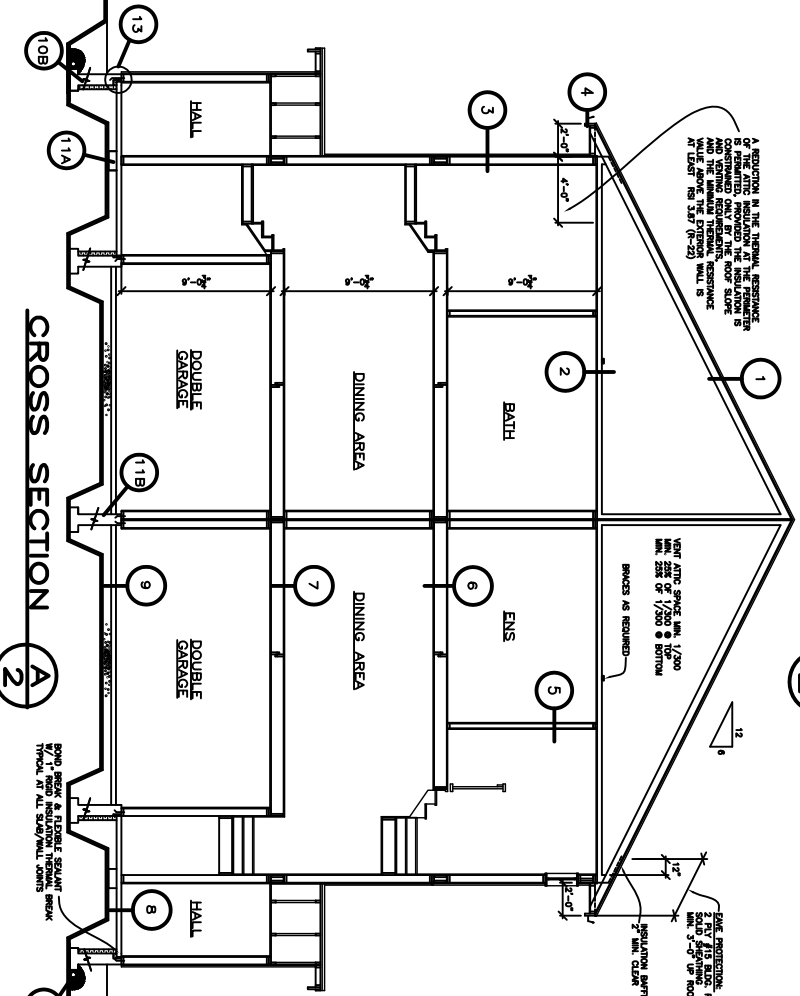
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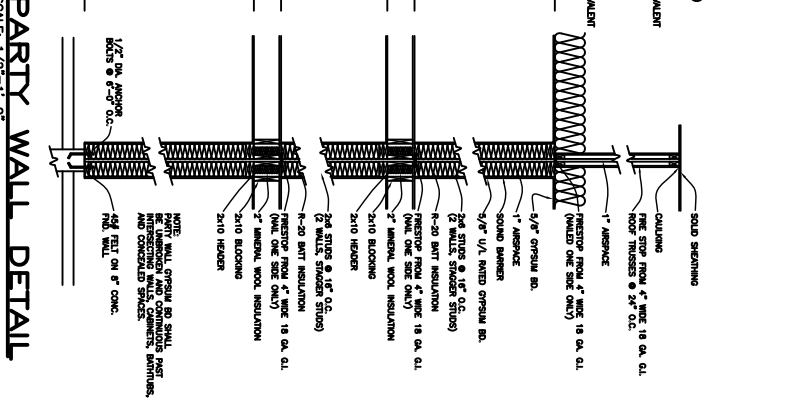
CROSS SECTION B

- 1 ROOF: ASPHALT SHINGLES
3/8" FIBERGLASS W/ 1/4" CUPS
OVERLAY W/ SNOW LOADS 0/6
- 2 CEILING: 5/8" GYPSUM BOARD
- 3 EXTERIOR WALL: HORIZONTAL SIMS
BRUING PAPER
R-20 BATT INSULATION
2 x 8 STUDS @ 24" O.C.
1/2" GYPSUM BOARD (RESISTION)
- 4 INTERIOR PARTITION: 2 x 4 STUDS @ 16" O.C.
PERFORATED ALUM. STRIPS
- 5 INTERIOR FINISH: 2 x 4 STUDS @ 16" O.C.
SECOND FLOOR
- 6 FLOOR JOISTS: 2x10 SLAG LUMBER (GLUED & NAILED)
EIGHT FLOOR JOISTS UNDERSTAIRS SPACES
5/8" OSB 30 # FINISH FLOOR
- 7 FLOOR FINISH: 3/4" 1x6 F.V. SLAG LUMBER (GLUED & NAILED)
EIGHT FLOOR JOISTS UNDERSTAIRS SPACES
5/8" OSB 30 # FINISH FLOOR
- 8 MAIN FLOOR: 3 1/2" CONCRETE SLAB
8" COMPACTED GRAVEL
- 9 GROUND FLOOR: 8" CONCRETE SLAB
8" COMPACTED GRAVEL
- 10A EXTERIOR FOUNDATION (ABOVE SLAB): 2 CONCS. ASPHALT EMULSION
2" CONCRETE FOUNDATION WALL
W/ R-20 BATT INSULATION
- 10B INTERIOR FOUNDATION (BELOW SLAB): 2 CONCS. ASPHALT EMULSION
2" CONCRETE FOUNDATION WALL
DOWN 12" IN OR TO TOP OF FOOTING
2" (2" (R-10) EXTRUDED POLYSTYRENE
INSULATION) 2" (2" (R-10) EXTRUDED POLYSTYRENE
INSULATION)



CROSS SECTION A

- 1 ROOF: ASPHALT SHINGLES
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OVERLAY W/ SNOW LOADS 0/6
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PARTY WALL DETAIL