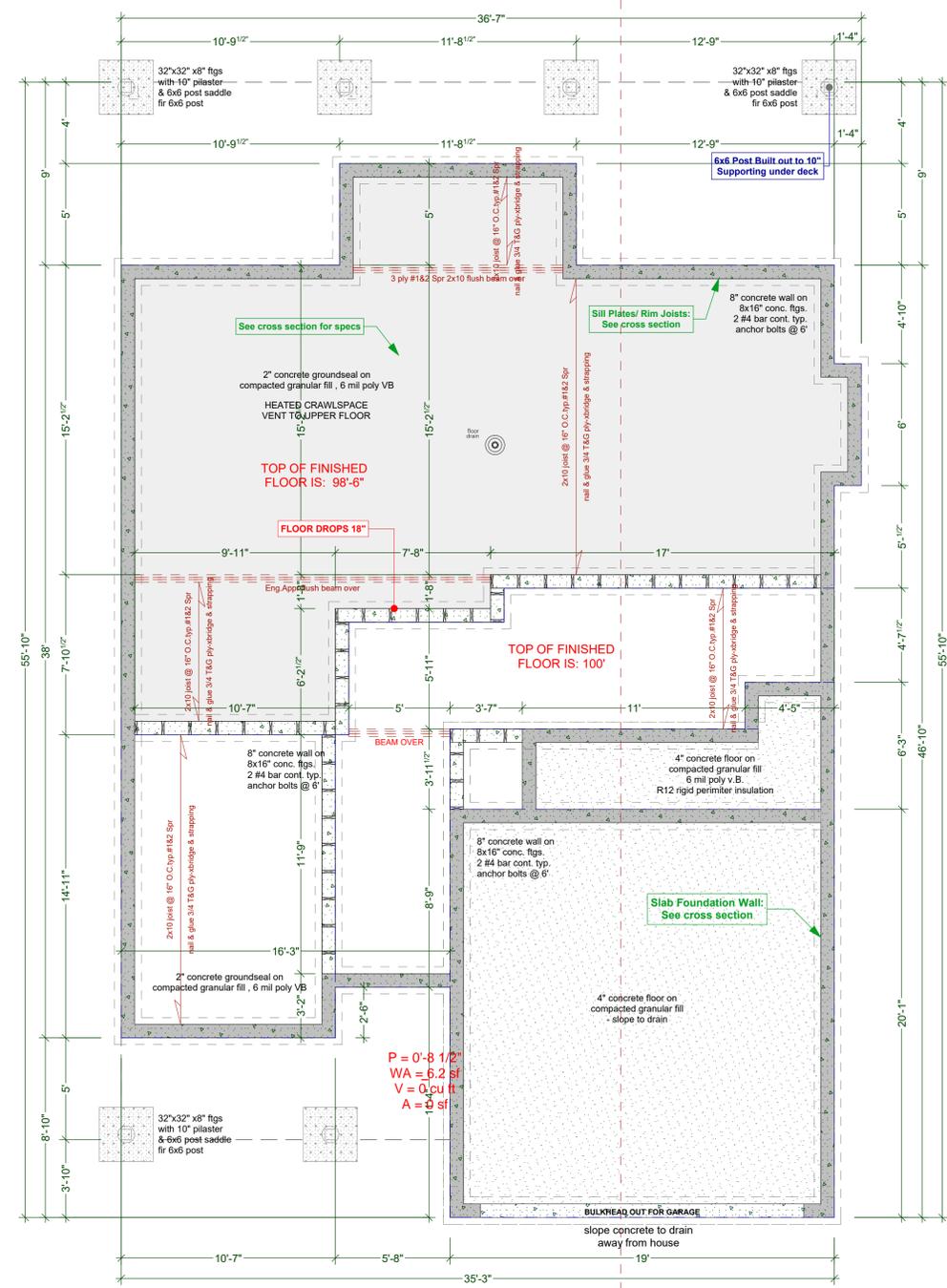


SITE PLAN
SCALE: 1/8" = 1' - 0"

PROJECT DATATABLE - SINGLE FAMILY DWELLING		
Lot Size	551.73m ²	
Zoning	RR6A	
Lot coverage	Proposed	Allowed
North	32.74%	50.00%
West	180.65 m ²	275.87 m ²
Front Setback	8.66m	4.50m (5.50m to Garage)
Rear Setback	11.98m	5.50m
Side Setback (interior)	1.50m / 1.54m	1.50m
Average building height	7.94m	9.00m
Upper floor area	127.18 m ² (1,369 ft ²)	
Main floor area	103.12 m ² (1,110 ft ²)	
Garage area	41.90 m ² (451 ft ²)	



ANGLED PERSPECTIVE
NOT TO SCALE



FOUNDATION PLAN (WITH CRAWL)
SCALE: 1/4" = 1' - 0"

NAFS REQUIREMENTS:
Performance Grade of 40
Water Test Pressure of 330 Pa

GENERAL NOTES
ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE AS WELL AS ANY LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE.
ALL MEASUREMENTS MUST BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION, AND ANY DISCREPANCIES REPORTED TO THE DESIGNER.
DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE
-SMOKE DETECTORS SHALL BE PROVIDED ON EVERY FLOOR

SITE PLAN
ALL LAYOUTS SHOULD BE CONFIRMED BY A REGISTERED B.C. LAND SURVEYOR. ALL SETBACKS SHALL BE CONFIRMED BY THE OWNER/BUILDER. ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER AND ANY MODIFICATIONS ARE TO BE MADE ON SITE.
CONFORMITY OF THESE PLANS TO THE ACTUAL SITE IS THE RESPONSIBILITY OF THE OWNER/BUILDER.
CONCRETE AND FOUNDATIONS
ALL CONCRETE FOOTINGS TO HAVE SOLID BEARING ON COMPACTED, UNDISTURBED INORGANIC SOIL TO A SUITABLE DEPTH BELOW FROST PENETRATION.

IF SOFTER CONDITIONS APPLY, THE SOLID BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.
GARAGE & CARPORT FLOORS AND EXTERIOR STEPS SHALL NOT BE LESS THAN 32 MPA
FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 2900 psi (20MPa) AT 28 DAYS, MIXED, PLACED AND TESTED IN ACCORDANCE WITH CAN3-A438.
ALL WALLS ARE 8" CONCRETE UNLESS OTHERWISE NOTED.
ALL GRADES ARE ESTIMATED ONLY AND SHALL BE ADJUSTED ON SITE.
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED OR SEPARATED BY A MOISTURE RESISTANT GASKET MATERIAL.

LUMBER, FRAMING AND BEAMS
BUILDING FRAMES TO BE ANCHORED TO FOUNDATION BY FASTENING SILL PLATE TO FOUNDATION WITH NOT LESS THAN 12.7mm DIAM ANCHOR BOLTS AT NOT MORE THAN 2.4M O.C.
ALL ENGINEERED BEAMS TO BE SIZED BY SUPPLIER.
ALL SPANS SHALL CONFORM TO THE TABLES SET OUT IN "THE SPAN BOOK" AND THE NATIONAL BUILDING CODE OF CANADA AND VERIFICATIONS OF ALL SPANS IS THE RESPONSIBILITY OF THE OWNER/BUILDER.

TRUSSES
TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS, INCLUDING ALL BRACING.
ROOFING
ALL ROOFING SHALL BE APPLIED TO MANUFACTURER'S SPECIFICATION AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMS AND SNOW BUILD UP.
PLUMBING & ELECTRICAL
ANY ELECTRICAL SHOWN ON PLANS IS TO SERVE AS A GUIDE ONLY AND MUST BE INSTALLED BY A QUALIFIED PERSONNEL.

FLASHING
ALL EXPOSED OPENINGS SHALL BE PROVIDED WITH ADEQUATE FLASHING. ALL ROOFING SHALL INCORPORATE STEP FLASHING.
ALL PENETRATIONS THROUGH ROOF SHALL INCLUDE APPROPRIATE FLASHING.
DOORS - ROUGH OPENING SIZES
FRAME OPENING 1 1/4" WIDER THAN DOOR
FRAME HEIGHT 83" FOR EXTERIOR DOORS AND 82.5" FOR INTERIOR DOORS. FRAME OPENING 1 1/4" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT 81 5/8".
MISC.
CARBON MONOXIDE ALARMS TO BE HARDWIRED AND WITHIN 5M OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS. CARBON MONOXIDE ALARMS TO CONFORM TO CSA 6.19

NEITHER JAVADESIGNS INC. NOR THE DESIGNER ACCEPT RESPONSIBILITY FOR THE FOLLOWING:
-INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE.
-CONFORMITY OF PLANS TO SITE.
-ERRORS AND OMISSIONS -ANY HOUSE BUILT FROM THESE PLANS

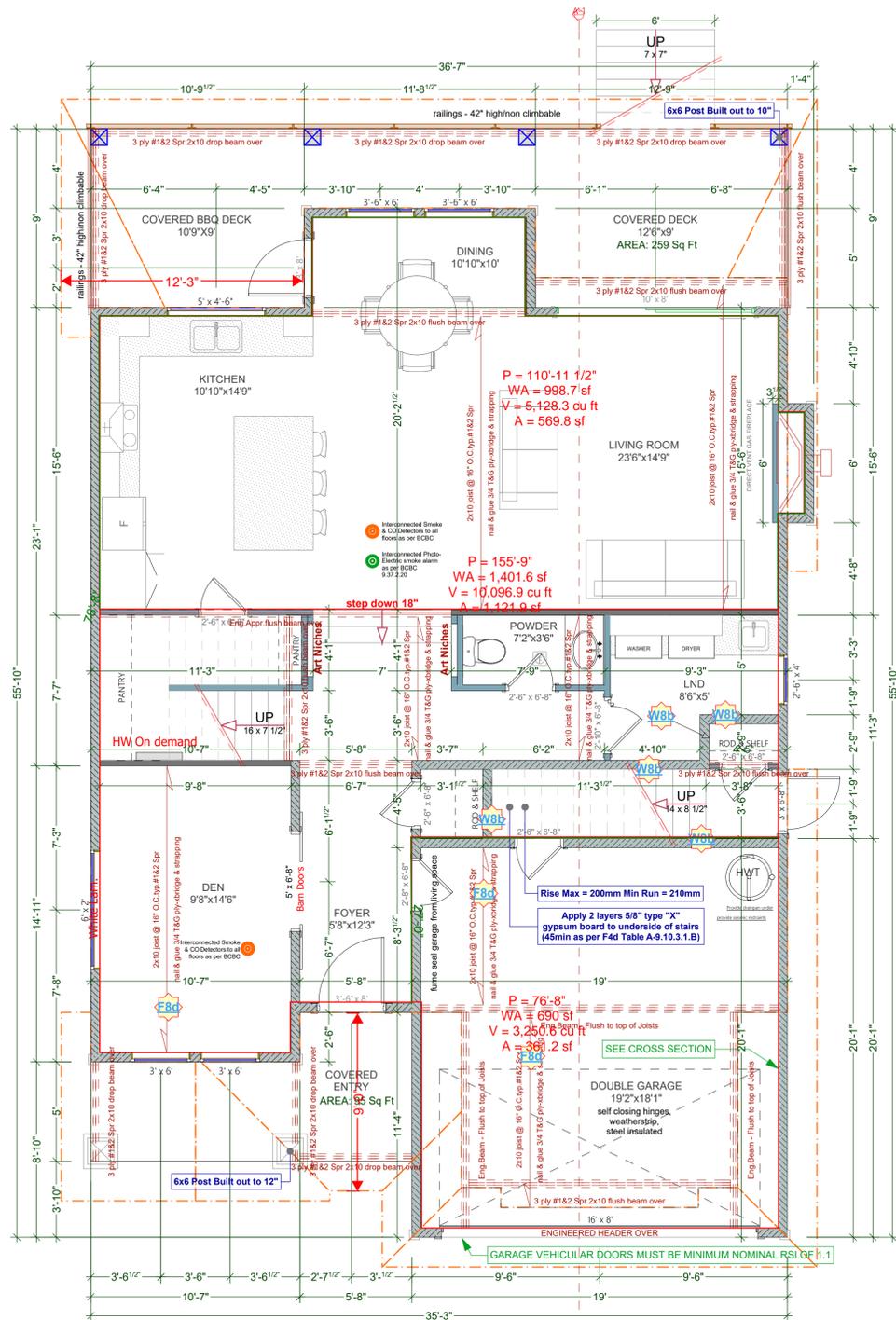
CUSTOMER:
LANGDON WEIR CONSTRUCTION LTD.
ADDRESS:
LOT 23 LATORIA RISE, LANGFORD

DRAWING NAME:
SITE PLAN, FOUNDATION PLAN AND ANGLED PERSPECTIVE
DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
MAY 27, 2018
DRAWN BY:
KYLE LEGGETT

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SHEET NUMBER
A1



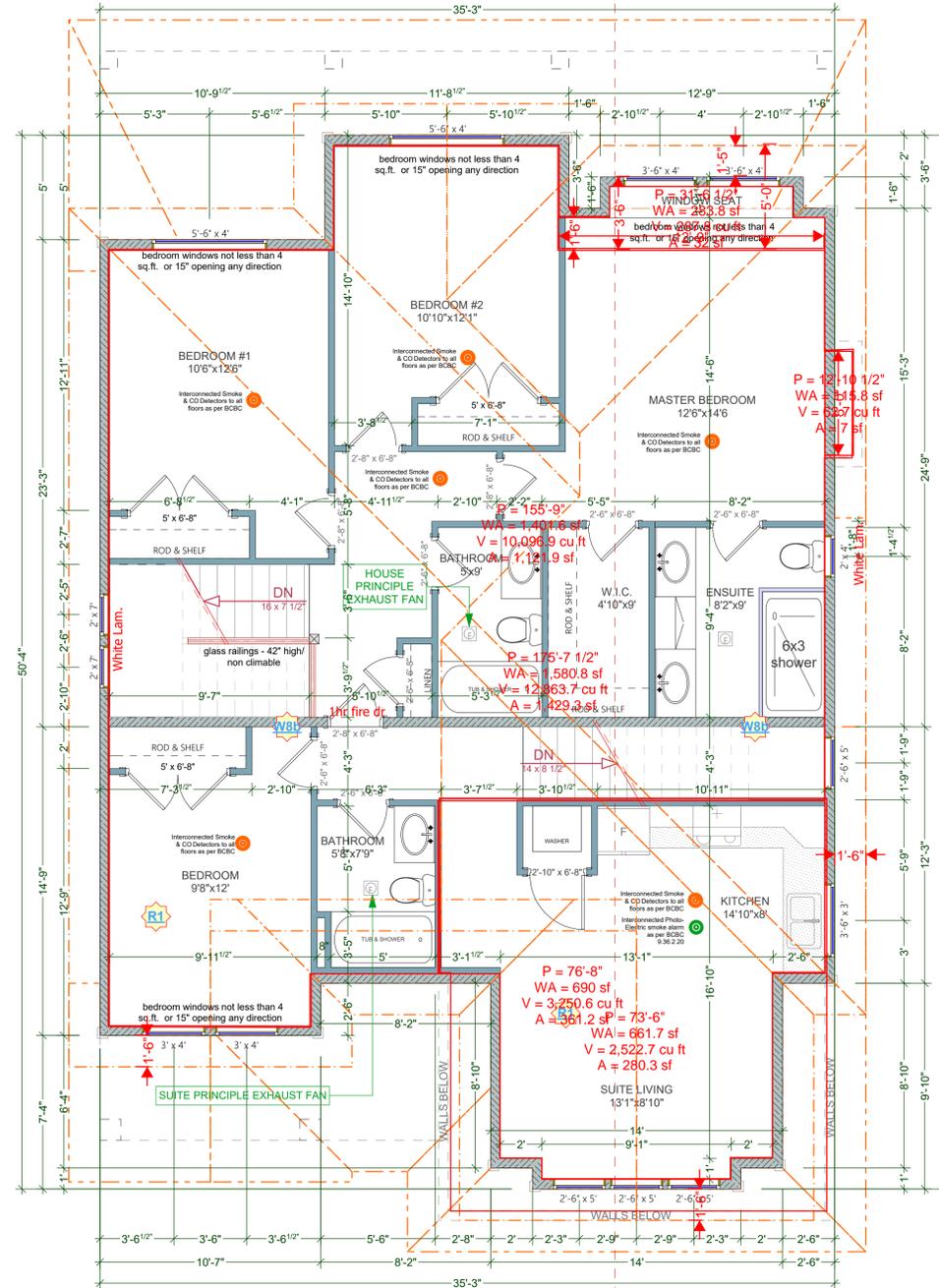
MAIN FLOOR PLAN (9'-0 3/4" WALLS)

SCALE: 1/4" = 1' - 0"
 MAIN FLOOR AREA: 1,110 Sq Ft
 GARAGE AREA: 451 Sq Ft

ALL POT LIGHT CAVITIES IN CEILINGS, PLUMBING BOXES, FANS, ELECTRICAL PANELS, ... IN PARTY WALLS TO BE COMPLETELY SEALED AND FIRE RATED WITH TYPE 'X' DRYWALL

F8d DEMISING FLOOR: (30min as per F8d - Table A-9.10.3.1.B) • SUBFLOOR OF 15.5mm PL WOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER • WOOD JOISTS OR WOOD I-JOISTS SPACED max of 600mm O.C. • ABSORPTIVE MATERIAL IN CAVITY • RESILIENT METAL CHANNELS SPACED 600mm • 15.9mm TYPE 'X' GYPSUM BOARD	W8b DEMISING WALL: (45min as per W8b - Table A-9.10.3.1.A) • 2 layers of 12.7mm Type X gypsum board to one side • Two rows 38mm x 88mm studs spaced 600mm O.C. staggered on common 38mm x 140mm plate • 89mm thick absorptive material on one side • 12.7mm Type X gypsum board on other side
R1 DEMISING CEILING: (45min as per R1 - Table A-9.10.3.1.B) • WOOD TRUSSES SPACED NOT MORE THAN 600mm O.C. • 1 LAYER 15.9mm TYPE 'X' GYPSUM BOARD	

ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19. DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 min, AS PER 9.37.2.15.(b)



UPPER FLOOR PLAN (8'-0 3/4" WALLS)

SCALE: 1/4" = 1' - 0"
 UPPER FLOOR PLAN: 828 Sq Ft
 SUITE AREA: 541 Sq Ft

CUSTOMER:
LANGDON WEIR CONSTRUCTION LTD.
 ADDRESS:
LOT 23 LATORIA RISE, LANGFORD

DRAWING NAME:
MAIN AND UPPER FLOOR PLANS
 DRAWING SCALE:
1/4"=1'-0"

ISSUE DATE:
MAY 27, 2018
 DRAWN BY:
KYLE LEGGETT

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EFFECTIVE R-VALUE CEILING BELOW ATTIC:

Asphalt shingles	0
Building Paper	0
1/2" Sheathing	0
Attic air film	0.03
R40 blown fiberglass insulation above truss cord 5.38	
Wood trusses @ 24" O.C.	1.47
$RSIp=100/((11/0.76)+(89/1.67)) = 1.47$	
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.12
RSI=7.08	

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR EXTERIOR WALLS ABOVE GRADE:

Exterior Air Film	0.03
Fibre-Cement Siding	0.02
1/2" Rain Screen Air Cavity	0.15
Building Paper	0
7/16" OSB Sheathing	0.11
R-20 Batt insulation	2.36
2x6 Wood studs @ 16" O.C.	
$RSIp=100/((23/1.19)+(77/3.34)) = 2.36$	
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.11
RSI=2.86	

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR EXTERIOR WALLS AGAINST LOWER ROOF:

Exterior Air Film	0.03
7/16" OSB Sheathing	0.11
R-22 Batt insulation	
2x6 Wood studs @ 16" O.C.	
$RSIp=100/((23/1.19)+(77/3.87)) = 2.55$	
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.11
RSI=2.88	

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FLOOR OVER UNHEATED SPACE (GARAGE):

Exterior Air Film	0.03
1/2" Gypsum Board	0.08
R28 Batt insulation	
2x10 Wood Joists @ 16" O.C.	
$RSIp=100/((13/2.0)+(87/4.93)) = 4.14$	
3/4" Sheathing	0.161
Interior Air Film	0.16
RSI=4.57	

Values from Table A-9.36.2.4.(1)D
Since an enclosed space rating can be reduced by 0.16*

EFFECTIVE R-VALUE FLOOR OVER UNHEATED SPACE (OUTSIDE):

Exterior Air Film	0.03
Aluminum Soffit	0.00
3/4" Sheathing	0.161
R28 Batt insulation	
2x10 Wood Joists @ 16" O.C.	
$RSIp=100/((13/2.0)+(87/4.93)) = 4.16$	
3/4" Sheathing	0.161
Interior Air Film	0.16
RSI=4.67	

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR HOUSE TO GARAGE WALLS:

Exterior Air Film	0.03
1/2" Gypsum Board	0.08
R-20 Batt insulation	
2x6 Wood studs @ 16" O.C.	
$RSIp=100/((23/1.19)+(77/3.34)) = 2.36$	
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.12
RSI=2.67	

Values from Table A-9.36.2.4.(1)D
Since an enclosed space rating can be reduced by 0.16

EFFECTIVE R-VALUE FOR FOUNDATION WALLS:

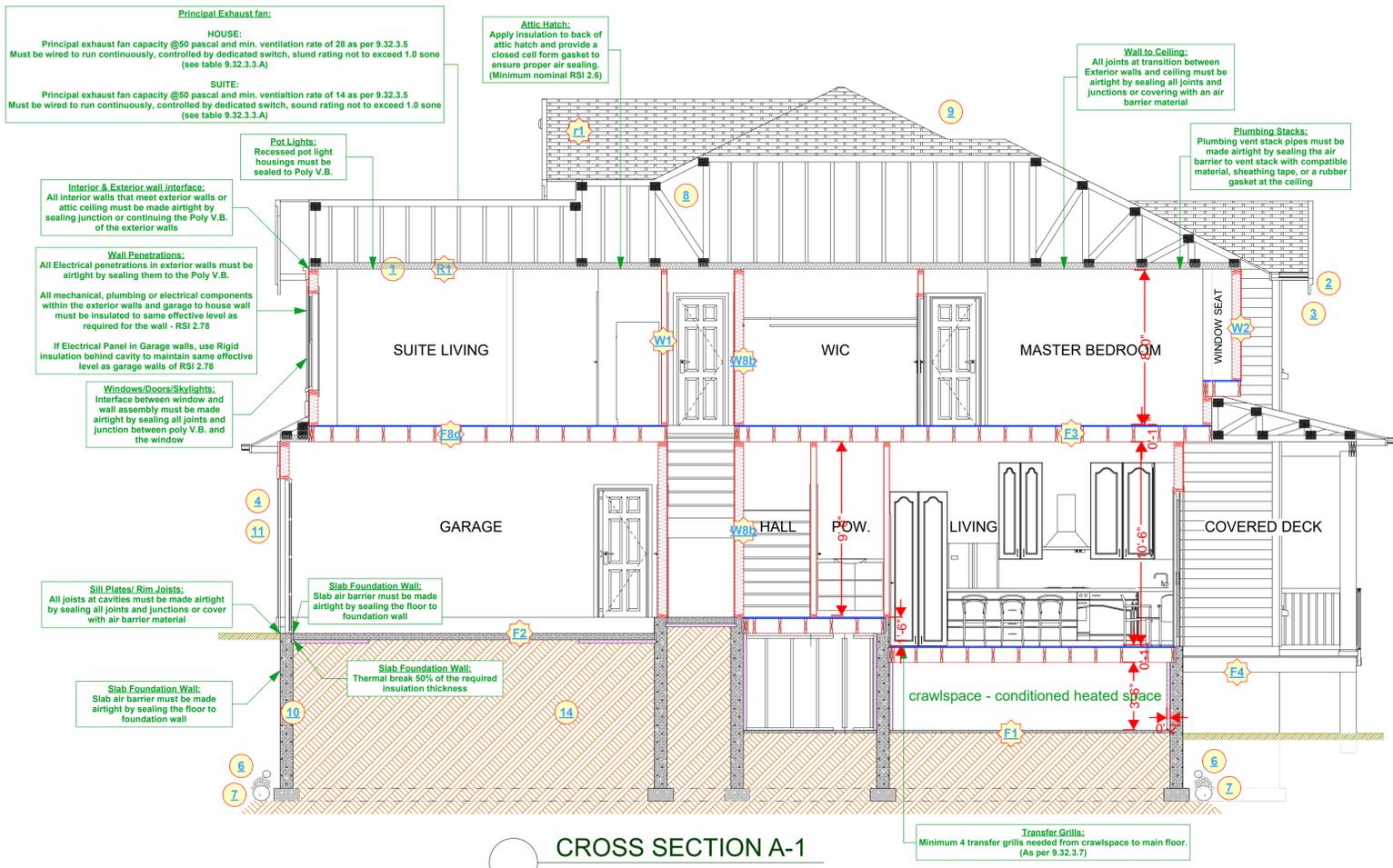
Damp proofing	0
8" poured-in place concrete	
2.5" CF1 R12 Rigid Insulation	2.11
RSI=2.11	

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR UNHEATED FLOORS ABOVE FROST LINE:

Interior Air Film	0.11
4" poured-in place concrete	0
2.5" R12 Rigid Insulation	2.11
Exterior Air Film	0.03
RSI=2.25	

Values from Table A-9.36.2.4.(1)D



CROSS SECTION A-1
SCALE: 1/4" = 1' - 0"
HOUSE HEAT SOURCE TO BE HEAT PUMP WITH HRV
SUITE HEAT SOURCE TO BE BASEBOARD HEATERS

CONSTRUCTION NOTES:

1 R40 insulation, 6 mil poly V.B. 1/2" Ceiling Board	8 Provide roof vents: vent 1/150 using Shinglevent II ridge vent
2 Continuous gutters	9 eave protection to 12" beyond heated wall
3 Aluminum Gutters and Non-Vented Soffits- Roof overhangs as per plans	10 8" concrete wall on 8"x16" conc.ftgs - 2#4 bar cont.-2.5" CF1 R12 rigid insulation - 2 coats dampproofing
4 All windows vinyl, supply rain pan under, rainscreen as per BCBC Windows in doors to be safety glass	11 caulk over and around all exterior openings
5 Stairs: 7 5/8" rise, 10" thread, 1" nosing with continuous handrail. (not shown)	12 10" X 10" post saddle on 8" pilaster 2'x2'6" conc. footing. NOT SHOWN
6 Provide drains to perimeter system	13 42" Non climbable Continuous Handrail.
7 4" drainline with 6" rock over	14 Undisturbed non-organic soil

CONSTRUCTION ASSEMBLIES:

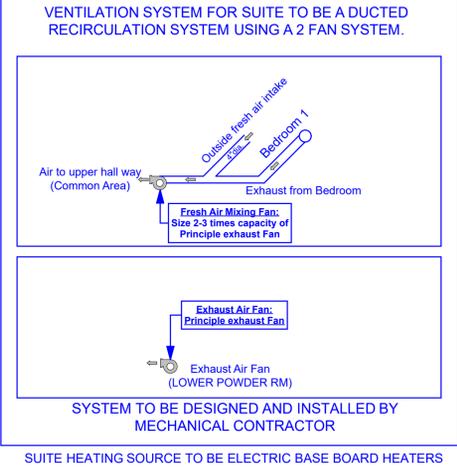
F1 2" concrete slab on 6 mil. poly V.B. compacted granular fill	W2 Exterior finish, 3/4" air space, pressure treated strapping, 2 layers 30 min. building paper, 1/2" sheathing, 2x6 studs at 16" O.C., R-20 batt insulation, 6 mil. poly V.B., 1/2" GWB. (See elevations)
F2 4" concrete floor on 6 mil poly V.B. compacted granular fill	F8d DEMISING FLOOR: (30min as per F8d - Table A-9.10.3.1.B) SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER WOOD JOISTS OR WOOD L-JOISTS SPACED MAX. OF 600mm O.C. ABSORPTIVE MATERIAL IN CAVITY RESILIENT METAL CHANNELS SPACED 600mm 15.9mm TYPE "X" GYPSUM WALL BOARD
F3 2x10 floor joist 16" O.C. typ. nail and glue 3/4" T&G plywood X bridging @ 6" O.C. typ.	W8d DEMISING WALL: (45min as per W8d - Table A-9.10.3.1.A) 2 LAYERS OF 12.7mm TYPE "X" GYPSUM WALL BOARD TO ONE SIDE 2 ROWS 38mm x 88mm STUDS SPACED 600mm O.C. STAGGERED ON COMMON 38mm x 140mm PLATE 89mm THICK ABSORPTIVE MATERIAL ON ONE SIDE 12.7mm TYPE "X" GYPSUM WALL BOARD ON OTHER SIDE
F4 2x10 floor joist 16" O.C. typ. nail and glue 3/4" T&G plywood X bridging @ 6" O.C. typ. with 60 mil. vinyl deck over	R1 DEMISING CEILING: (45min as per R1 - Table A-9.10.3.1.B) 2 LAYERS OF 12.7mm TYPE "X" GYPSUM WALL BOARD TO ONE SIDE 2 ROWS 38mm x 88mm STUDS SPACED 600mm O.C. STAGGERED ON COMMON 38mm x 140mm PLATE 89mm THICK ABSORPTIVE MATERIAL ON ONE SIDE 12.7mm TYPE "X" GYPSUM WALL BOARD ON OTHER SIDE
t1 Asphalt shingles, building paper, 7/16" O.S.B. (or 1/2" plywood), engineered trusses designed by supplier @ 24" O.C. typ., R28 batt insulation, 6 mil U.V. poly V.B. 5/8" GWB	W1 2x4 framing 16" O.C. typ. 1/2" GWB finish throughout

ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.36.2.19. DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 min, AS PER 9.36.2.15.(b)

ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19. DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 min, AS PER 9.37.2.15.(b)

ALL POT LIGHT CAVITIES IN CEILINGS, PLUMBING BOXES, FANS, ELECTRICAL PANELS, ... IN PARTY WALLS TO BE COMPLETELY SEALED AND FIRE RATED WITH TYPE 'X' DRYWALL

ALL POT LIGHT CAVITIES IN CEILINGS, PLUMBING BOXES, FANS, ELECTRICAL PANELS, ... IN PARTY WALLS TO BE COMPLETELY SEALED AND FIRE RATED WITH TYPE 'X' DRYWALL



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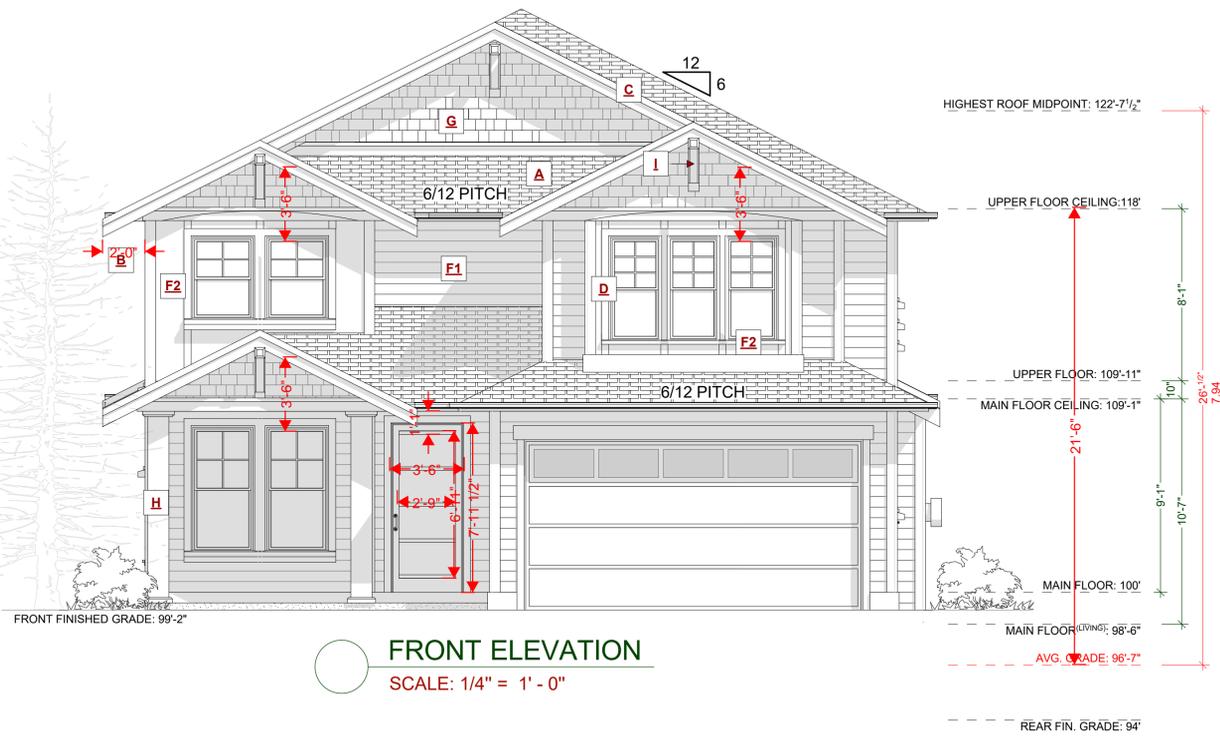
DRAWING NAME: CROSS SECTION A-1
DRAWING SCALE: 1/4"=1'-0"

ISSUE DATE: MAY 27, 2018
DRAWN BY: KYLE LEGGETT

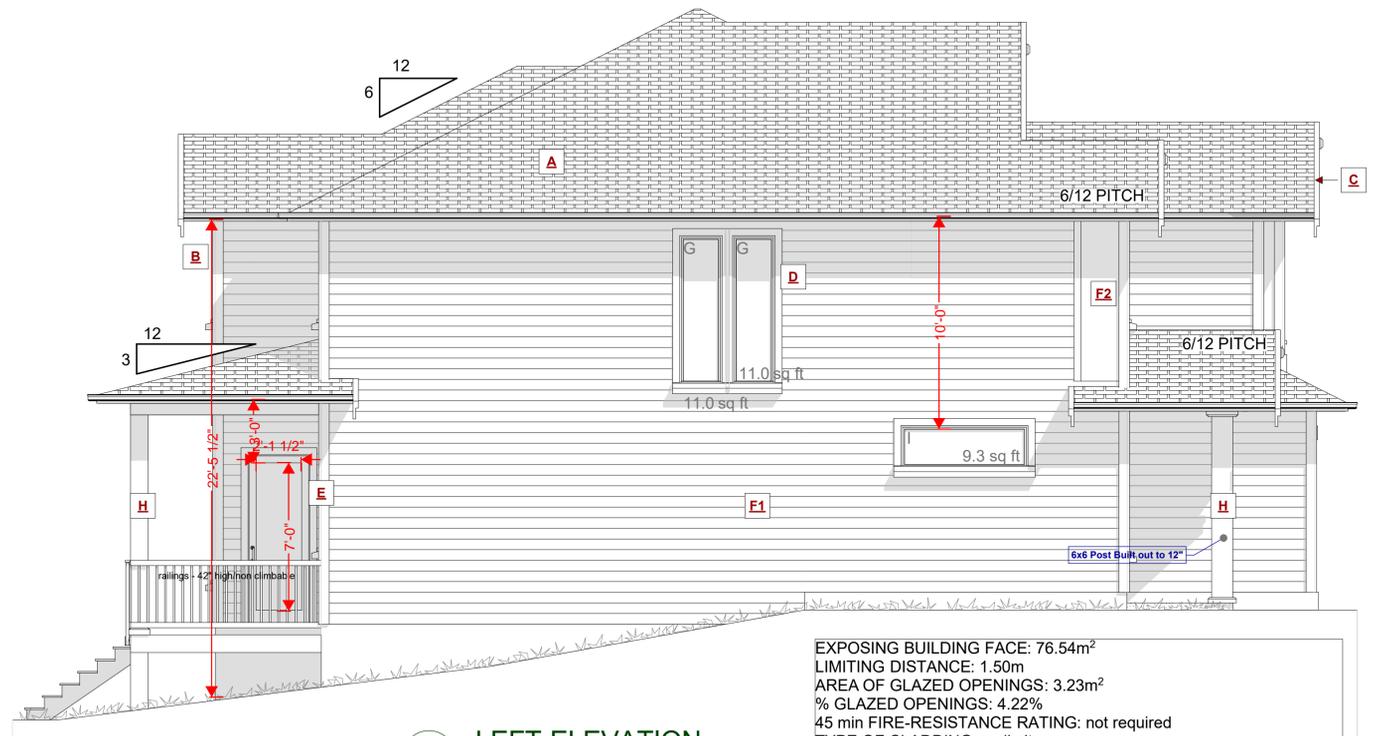
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A3



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

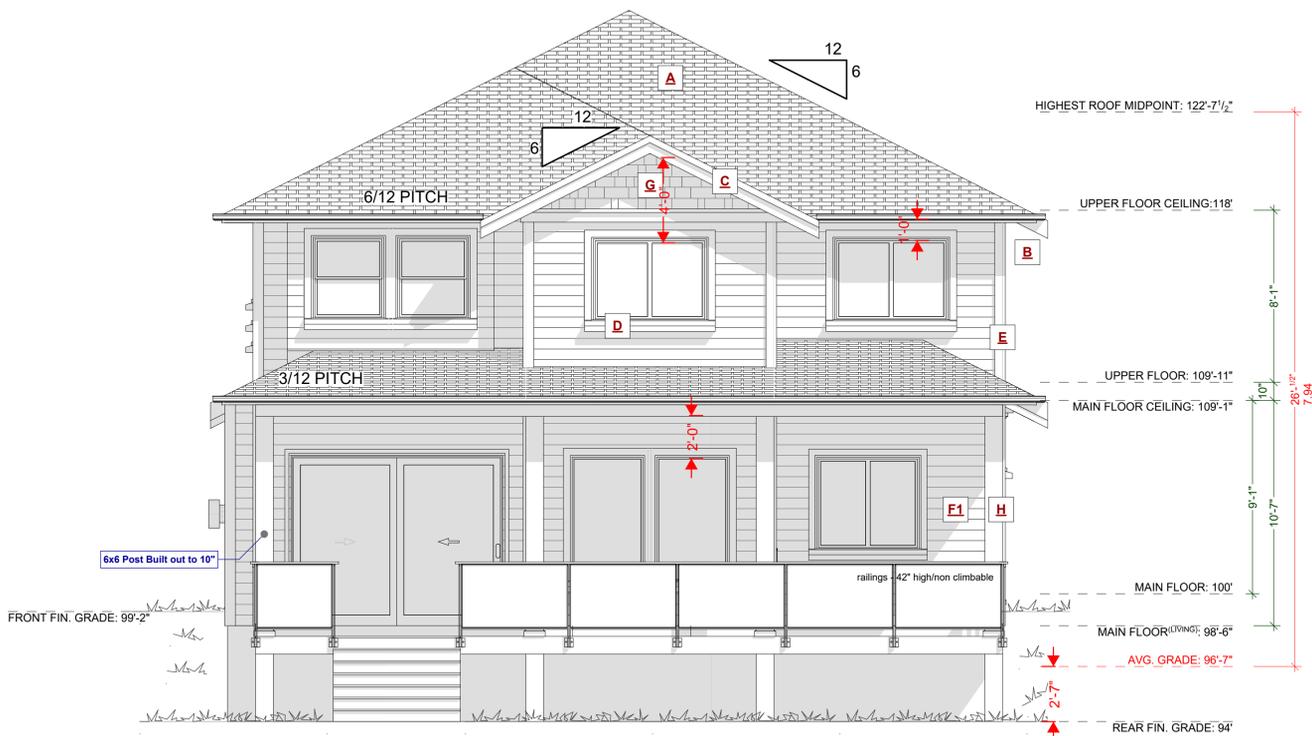


LEFT ELEVATION
SCALE: 1/4" = 1' - 0"

EXPOSING BUILDING FACE: 76.54m²
LIMITING DISTANCE: 1.50m
AREA OF GLAZED OPENINGS: 3.23m²
% GLAZED OPENINGS: 4.22%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 8.00%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 6.12m²

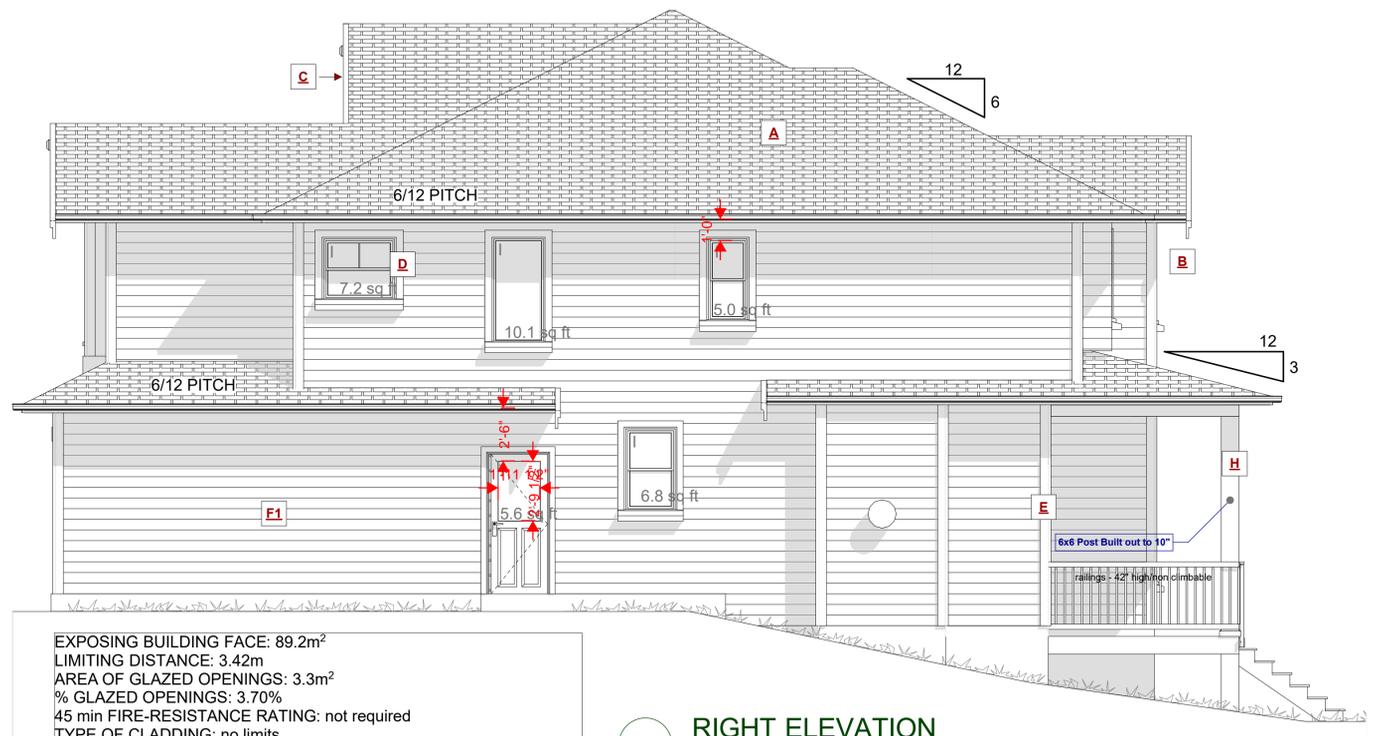
EXTERIOR FINISHES SCHEDULE					
A	ROOFING:	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS	F1	WALL FINISH:	HARDPLANK SIDING LAPPED TO 6" EXPOSURE - COLOR AS PER OWNERS SPECS
B	GUTTER & SOFFIT:	ALUMINIUM GUTTER AND NON-VENTED SOFFIT	F2	WALL FINISH:	HARDI-BEARD AND BATTON 1x4 @ 16" O.C. RAINSCREEN AS PER BCBC
C	BARGE BOARD:	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOR	G	GABLES:	CEDAR SHAKES - RAIN SCREEN AS PER BCBC
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED	H	POSTS:	POSTS - PAINTED/ STAINED AS PER OWNERS SPECS
E	CORNER TRIM:	1x4 CORNER BOARDS - PAINTED/ STAINED	I	KNEE BRACES:	DECORATIVE WOOD BRACES IN GABLES - SEE ELEVATIONS

ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.
-ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.6, ALL OTHERS MUST BE LOWER.
-GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1



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

NAFS REQUIREMENTS:
Performance Grade of 40
Water Test Pressure of 330 Pa



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

EXPOSING BUILDING FACE: 89.2m²
LIMITING DISTANCE: 3.42m
AREA OF GLAZED OPENINGS: 3.3m²
% GLAZED OPENINGS: 3.70%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 8.51%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 7.59m²

CUSTOMER:
LANGDON WEIR CONSTRUCTION LTD.
ADDRESS:
LOT 23 LATORIA RISE, LANGFORD

DRAWING NAME:
ELEVATIONS
ISSUE DATE:
MAY 27, 2018
DRAWING SCALE:
1/4"=1'-0"
DRAWN BY:
KYLE LEGGETT

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A4