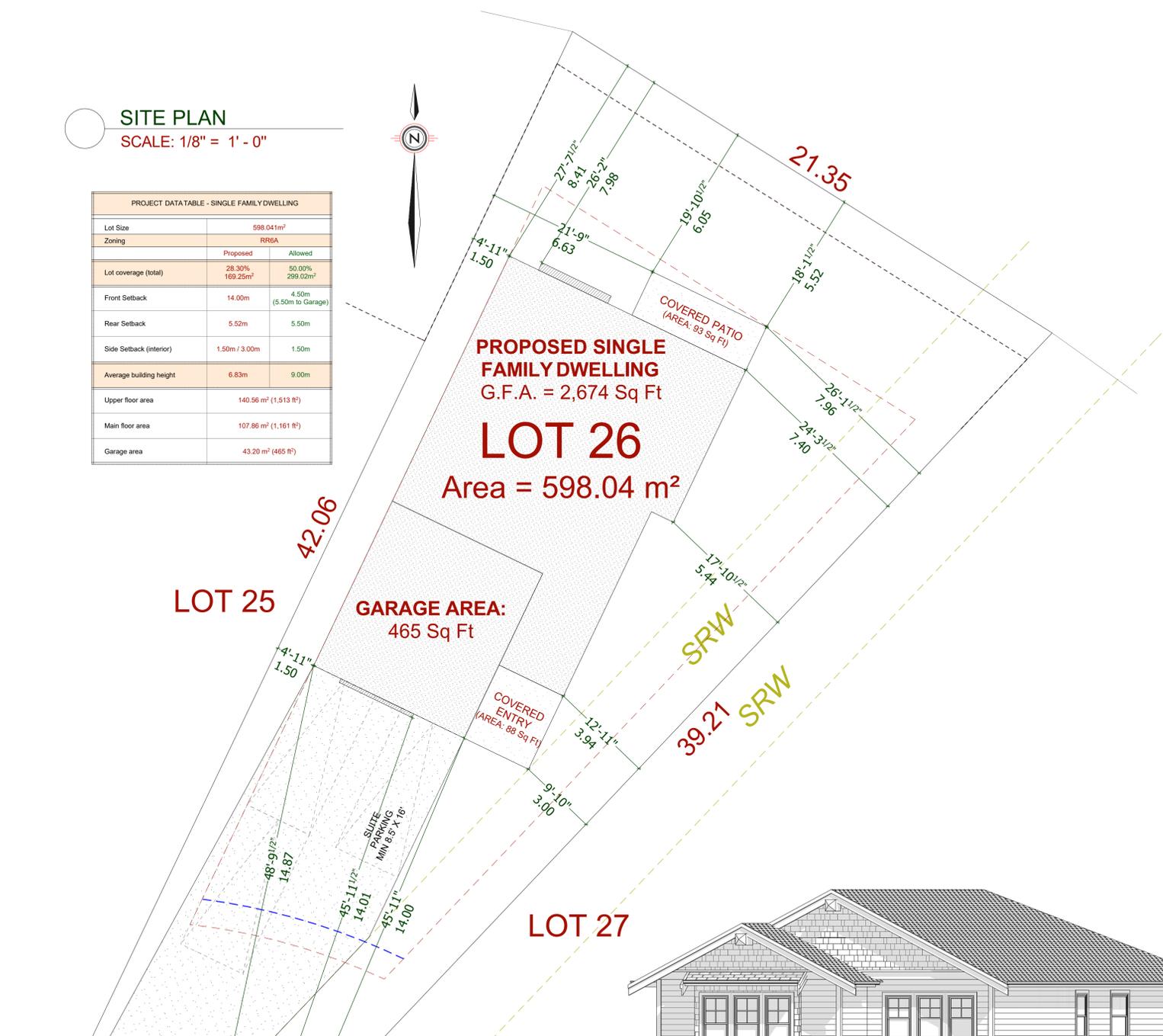


**SITE PLAN**

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

PROJECT DATA TABLE - SINGLE FAMILY DWELLING		
Lot Size	598.04m <sup>2</sup>	
Zoning	RR5A	
	Proposed	Allowed
Lot coverage (total)	28.30% 169.25m <sup>2</sup>	50.00% 299.02m <sup>2</sup>
Front Setback	14.00m	4.50m (5.50m to Garage)
Rear Setback	5.52m	5.50m
Side Setback (interior)	1.50m / 3.00m	1.50m
Average building height	6.83m	9.00m
Upper floor area	140.56 m <sup>2</sup> (1,513 ft <sup>2</sup> )	
Main floor area	107.86 m <sup>2</sup> (1,161 ft <sup>2</sup> )	
Garage area	43.20 m <sup>2</sup> (465 ft <sup>2</sup> )	



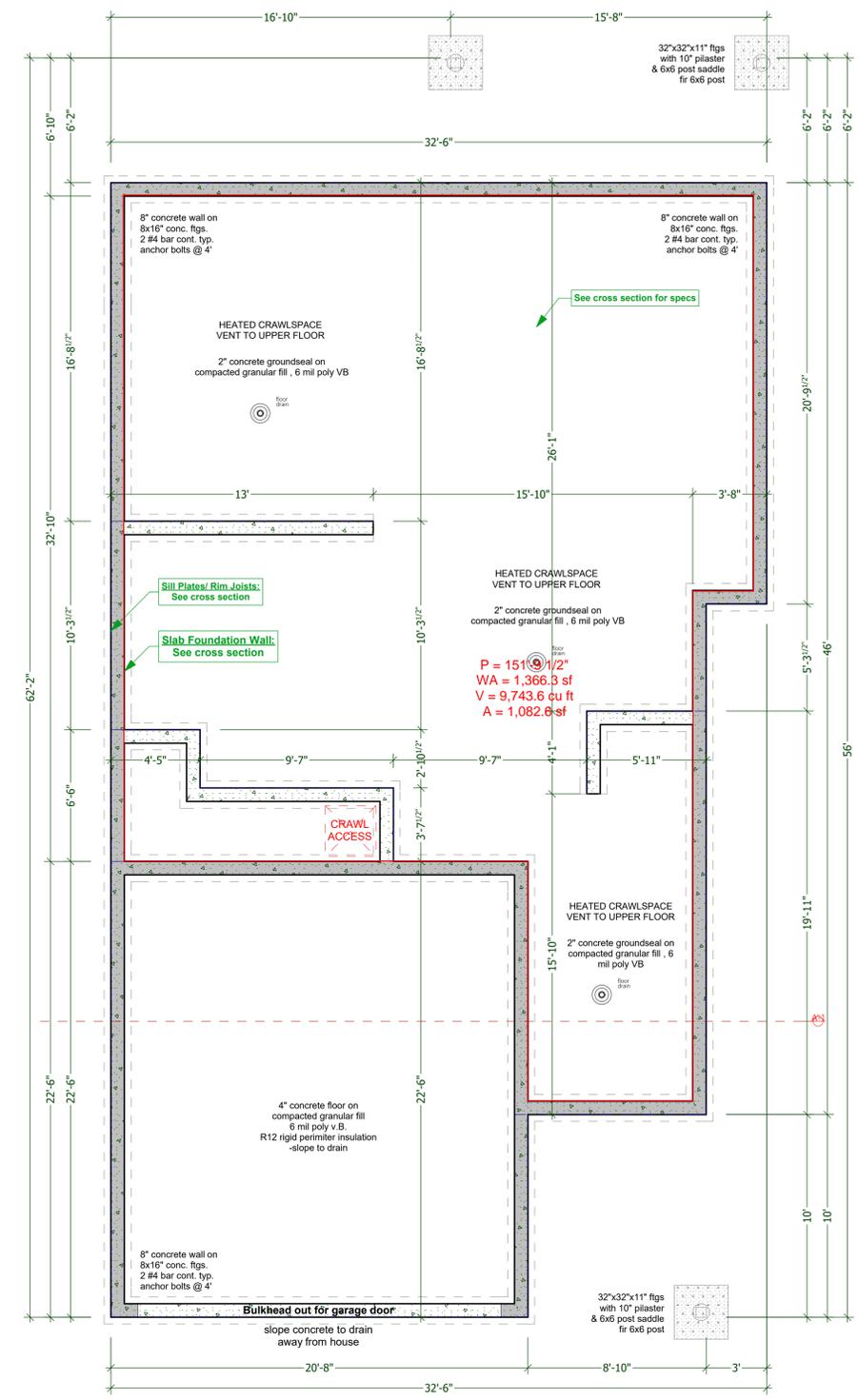
**PROPOSED SINGLE FAMILY DWELLING**  
G.F.A. = 2,674 Sq Ft  
**LOT 26**  
Area = 598.04 m<sup>2</sup>

**GARAGE AREA:**  
465 Sq Ft



**PERSPECTIVE RENDERING**  
NOT TO SCALE

**PAPERBARK CRESCENT**



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

**NAFS REQUIREMENTS:**  
Performance Grade of 30  
Water Test Pressure of 260 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**  
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 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".  
**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 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".  
**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 26 PAPERBARK CRESCENT, LANGDON**

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

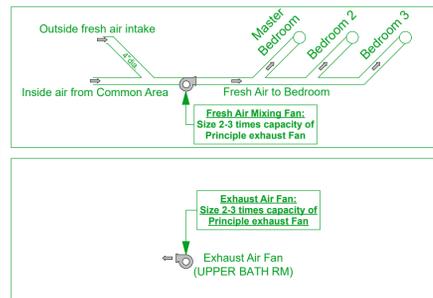
ISSUE DATE:  
**JULY 29, 2018**  
DRAWN BY:  
**KYLE LEGGETT**

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SHEET NUMBER  
**A1**

## HOUSE VENT.

VENTILATION SYSTEM FOR HOUSE TO BE A DUCTED RECIRCULATION SYSTEM USING A 2 FAN SYSTEM.

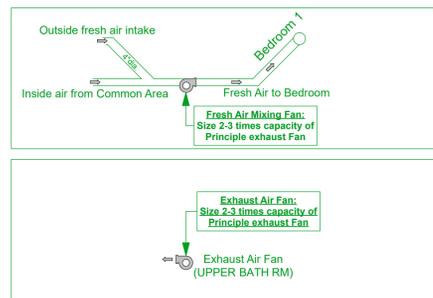


SYSTEM TO BE DESIGNED AND INSTALLED BY MECHANICAL CONTRACTOR

HEAT SOURCE TO BE DUCTLESS HEAT PUMP

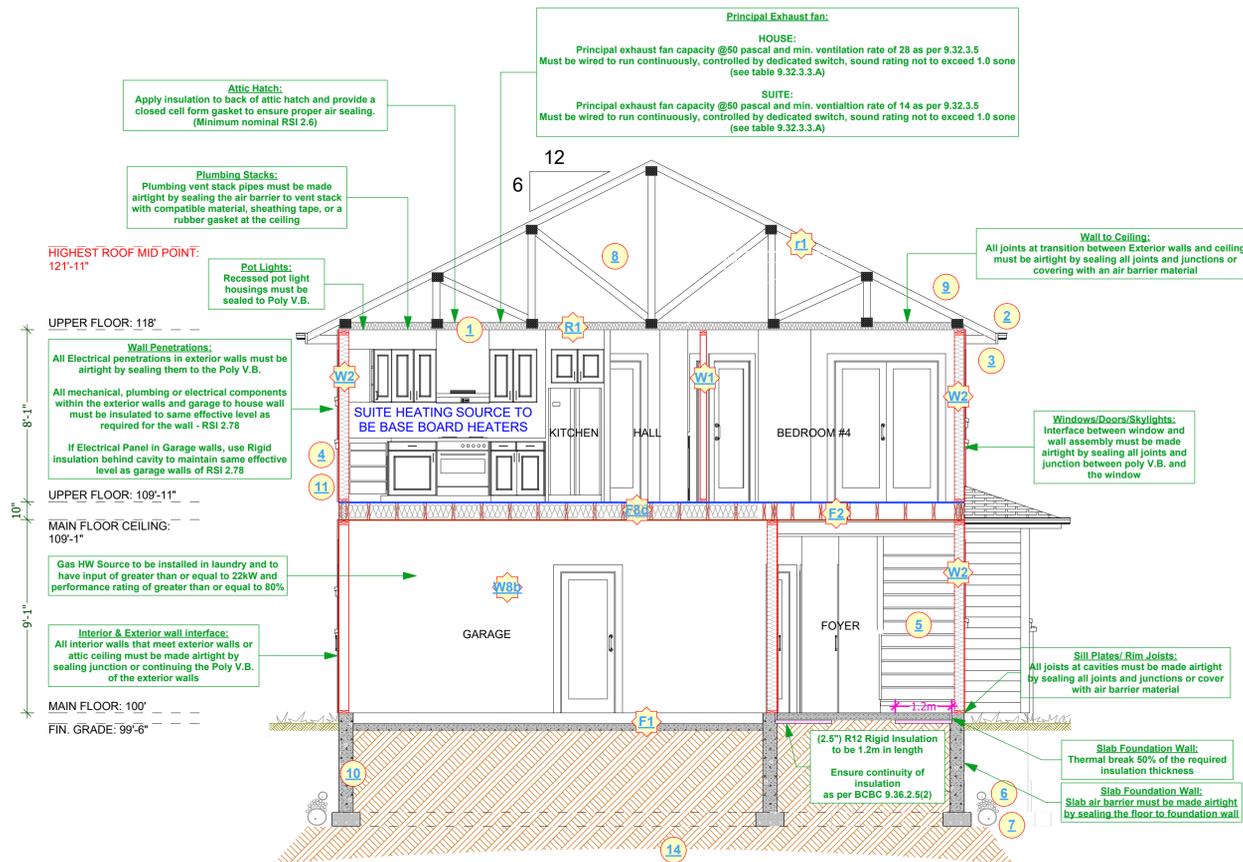
## SUITE VENT. 2 STORY

VENTILATION SYSTEM FOR SUITE TO BE A DUCTED RECIRCULATION SYSTEM USING A 2 FAN SYSTEM.



SYSTEM TO BE DESIGNED AND INSTALLED BY MECHANICAL CONTRACTOR

SUITE HEATING SOURCE TO BE BASE BOARD HEATERS



## CROSS SECTION A-1

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

HOUSE HEAT SOURCE TO BE DUCTLESS HEAT PUMP  
SUITE HEAT SOURCE TO BE BASE BOARD 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.-R12 rigid insulation - 2 coats damp proofing |
| 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.                                 | 12 10" X 10" post saddle on 8" plaster 2'6x2'6 conc. footing. NOT SHOWN                              |
| 6 Provide drains to perimeter system   | 13 42" Non climable Continuous Handrail.   |
| 7 4" drain tile with 6" rock over  | 14 Undisturbed non-organic soil  |

"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 HAVE U-VALUE LESS THEN 1.80 (AS PER TABLE 9.36.2.7.A). -GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1

### CONSTRUCTION ASSEMBLIES:

- |  |   |
|--|---|
| F1 4" concrete floor on compacted granular fill, 6 mil poly VB   | F8c DEMISING FLOOR: (30min as per F8d - Table A-9.10.3.1.B)<br>• SUBFLOOR OF 15.9mm PLYWOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER<br>• WOOD JOISTS OR WOOD I-JOISTS SPACED max of 600mm O.C.                                   |
| F2 2x10 Floor Joist 16" O.C. typ. Nail and Glue 3/4" T&G plywood X bridging @ 6" O.C. typ.                                   | W8b DEMISING WALL: (45min as per W8b - Table A-9.10.3.1.A)<br>• 2 layers of 12.7mm Type X gypsum board to one side on common 38mm x 140mm plate<br>• 89mm thick absorptive material on one side<br>• 12.7mm Type X gypsum board on other side |
| F1 Asphalt Shingles, building paper, 7/16" O.S.B. (or 1/2" plywood), Engineered Trusses designer by supplier @ 24" O.C. typ. | WZ1 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" Drywall. (See elevations)                                 |
| W1 2x4 framing 16" O.C. typ. 1/2" drywall finish throughout  | R1 DEMISING CEILING: (45min as per R1 - Table A-9.10.3.1.B)<br>• WOOD TRUSSES SPACED NOT MORE THAN 600mm O.C.<br>• 1 LAYER 15.9mm TYPE "X" GYPSUM BOARD   |

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)

### 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
<b>RSI=2.88</b>	

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	
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
<b>RSI=2.86</b>	

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
<b>RSI=2.67</b>	

Values from Table A-9.36.2.4.(1)D

\*Since an enclosed space rating can reduced by 0.16\*

### 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
<b>RSI=4.57</b>	

Values from Table A-9.36.2.4.(1)D

Since an enclosed space rating can reduced by 0.16\*

### EFFECTIVE R-VALUE FOR FOUNDATION WALLS:

Damp proofing	0
8" poured-in place concrete	2.11
(2.5") R12 Rigid Insulation	
<b>RSI=2.11</b>	

Values from Table A-9.36.2.4.(1)D

### 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
<b>RSI=4.67</b>	

Values from Table A-9.36.2.4.(1)D

### 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
<b>RSI=7.08</b>	

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
<b>RSI=2.25</b>	

Values from Table A-9.36.2.4.(1)D

CUSTOMER:  
LANGDON WEIR CONSTRUCTION LTD.

ADDRESS:  
LOT 26 PAPERBARK CRESCENT, LANGDON

DRAWING NAME:  
CROSS SECTION A-1

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

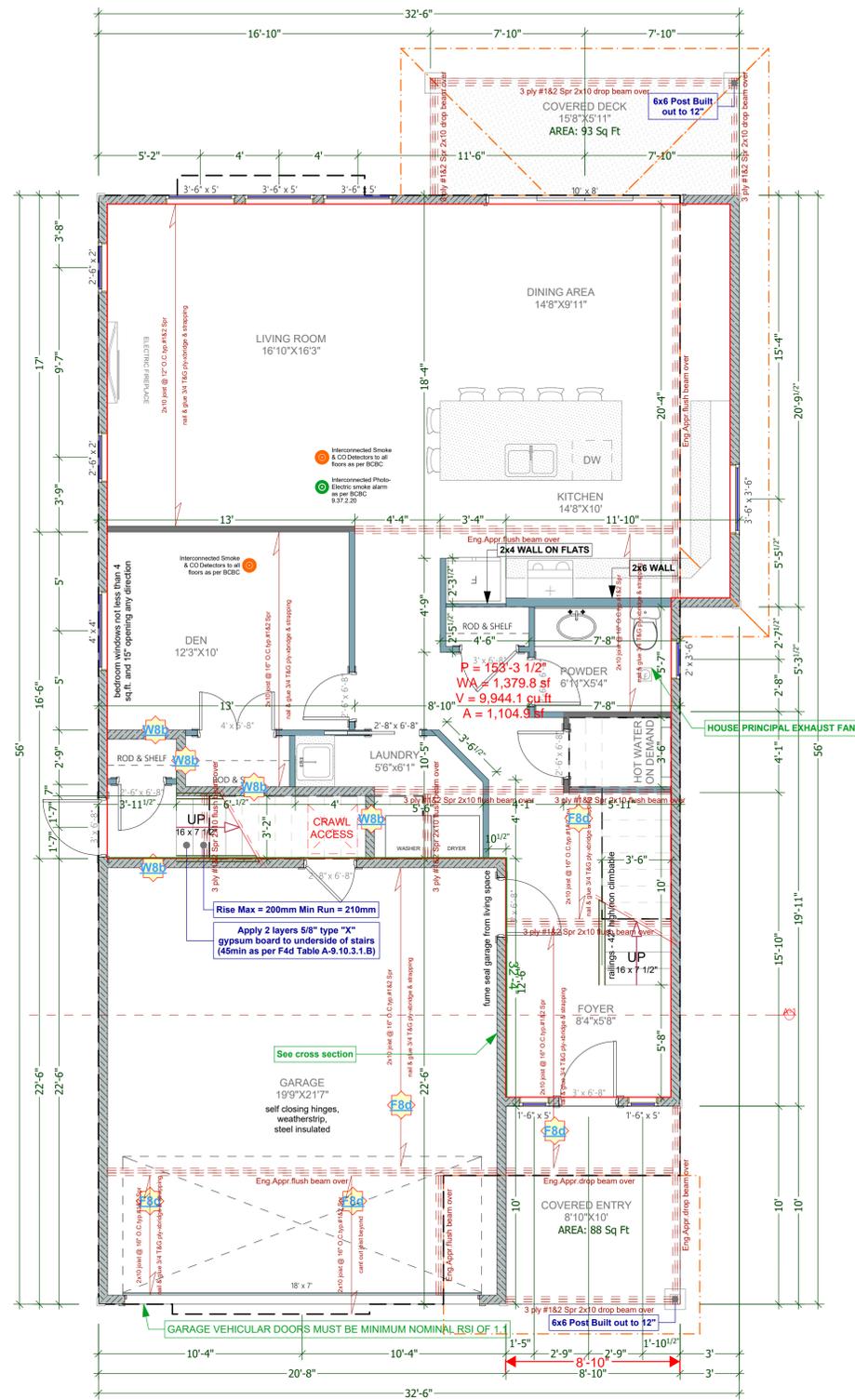
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SHEET  
NUMBER

A2



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

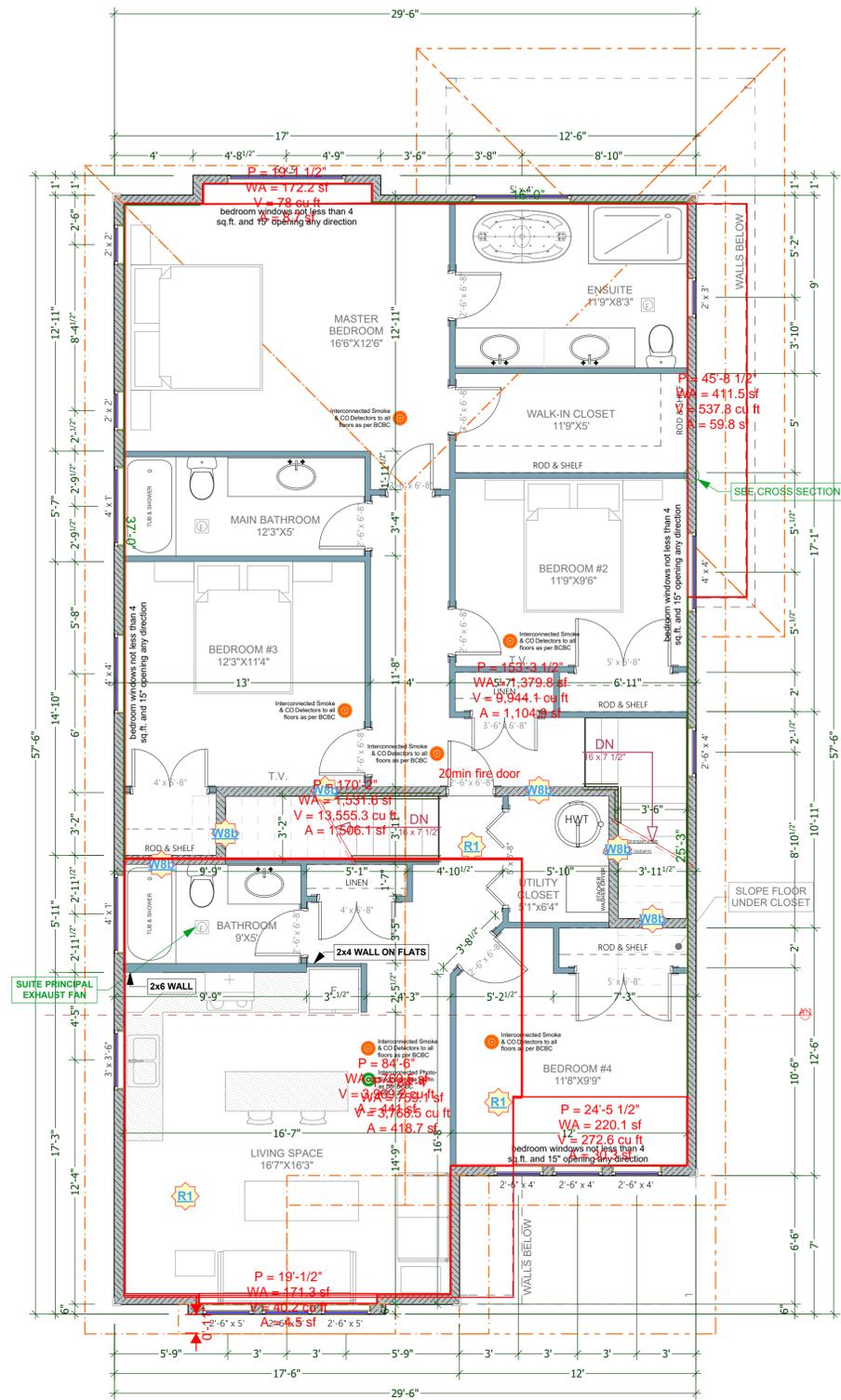
SCALE: 1/4" = 1' - 0"

MAIN FLOOR AREA: 1,161 Sq Ft  
GARAGE AREA: 465 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.**

- |   |  |
|---|--|
| <p><b>DEMISING FLOOR:</b> (30min as per F8d - Table A-9.10.3.1.B)</p> <ul style="list-style-type: none"> <li>• SUBFLOOR OF 15.9mm PLYWOOD, OSB OR WAFFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER</li> <li>• WOOD JOISTS OR WOOD I-JOISTS SPACED max of 600mm O.C.</li> <li>• ABSORPTIVE MATERIAL IN CAVITY</li> <li>• RESILIENT METAL CHANNELS SPACED 600mm</li> <li>• 15.9mm TYPE "X" GYPSUM BOARD</li> </ul> | <p><b>DEMISING WALL:</b> (45min as per W8b - Table A-9.10.3.1.A)</p> <ul style="list-style-type: none"> <li>• 2 layers of 12.7mm Type X gypsum board on one side</li> <li>• Two rows 38mm x 89mm studs spaced 600mm O.C. staggered on common 38mm x 140mm plate</li> <li>• 89mm thick absorptive material on one side</li> <li>• 12.7mm Type X gypsum board on other side</li> </ul> |
|---|--|

- 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)



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

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

HOUSE AREA: 912 Sq Ft  
SUITE AREA: 601 Sq Ft  
TOTAL UPPER FLOOR AREA: 1,513 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.**

- |  |   |
|--|---|
| <p><b>DEMISING WALL:</b> (45min as per W8b - Table A-9.10.3.1.A)</p> <ul style="list-style-type: none"> <li>• 2 layers of 12.7mm Type X gypsum board on one side</li> <li>• Two rows 38mm x 89mm studs spaced 600mm O.C. staggered on common 38mm x 140mm plate</li> <li>• 89mm thick absorptive material on one side</li> <li>• 12.7mm Type X gypsum board on other side</li> </ul> | <p><b>DEMISING CEILING:</b> (45min as per R1 - Table A-9.10.3.1.B)</p> <ul style="list-style-type: none"> <li>• WOOD TRUSSES SPACED NOT MORE THAN 600mm O.C.</li> <li>• 1 LAYER 15.9mm TYPE "X" GYPSUM BOARD</li> </ul> |
|--|---|

- 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)

CUSTOMER:  
**LANGDON WEIR CONSTRUCTION LTD.**

ADDRESS:  
**LOT 26 PAPERBARK CRESCENT, LANGDON**

DRAWING NAME:  
**MAIN AND UPPER FLOOR PLAN**

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

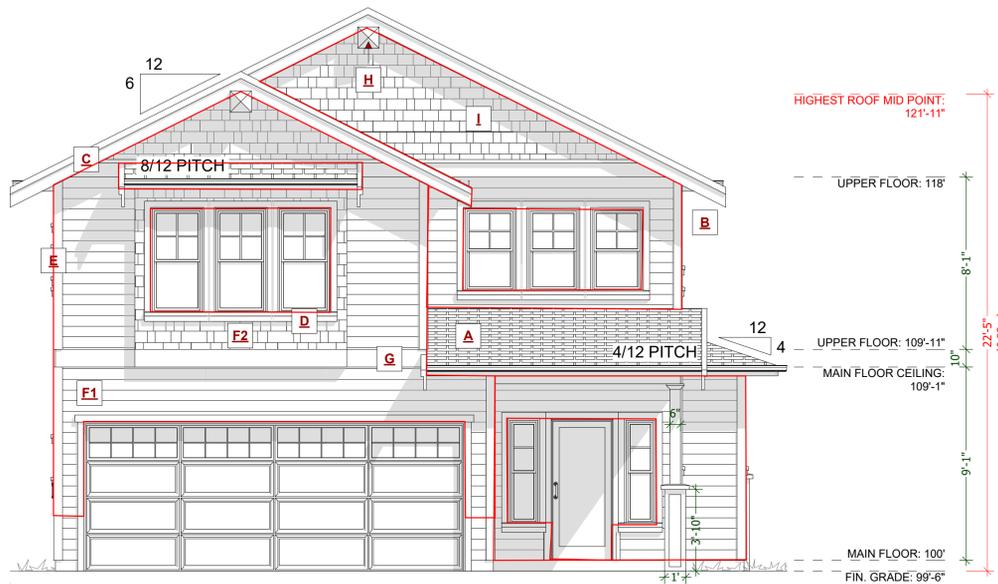
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DRAWN BY:  
**KYLE LEGGETT**

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

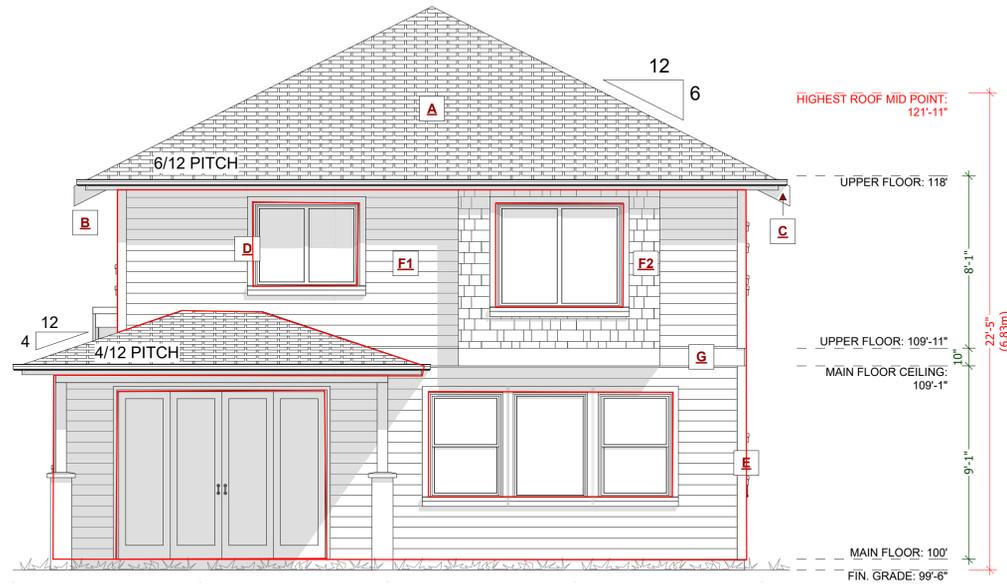


**LEFT ELEVATION**  
SCALE: 1/4" = 1' - 0"

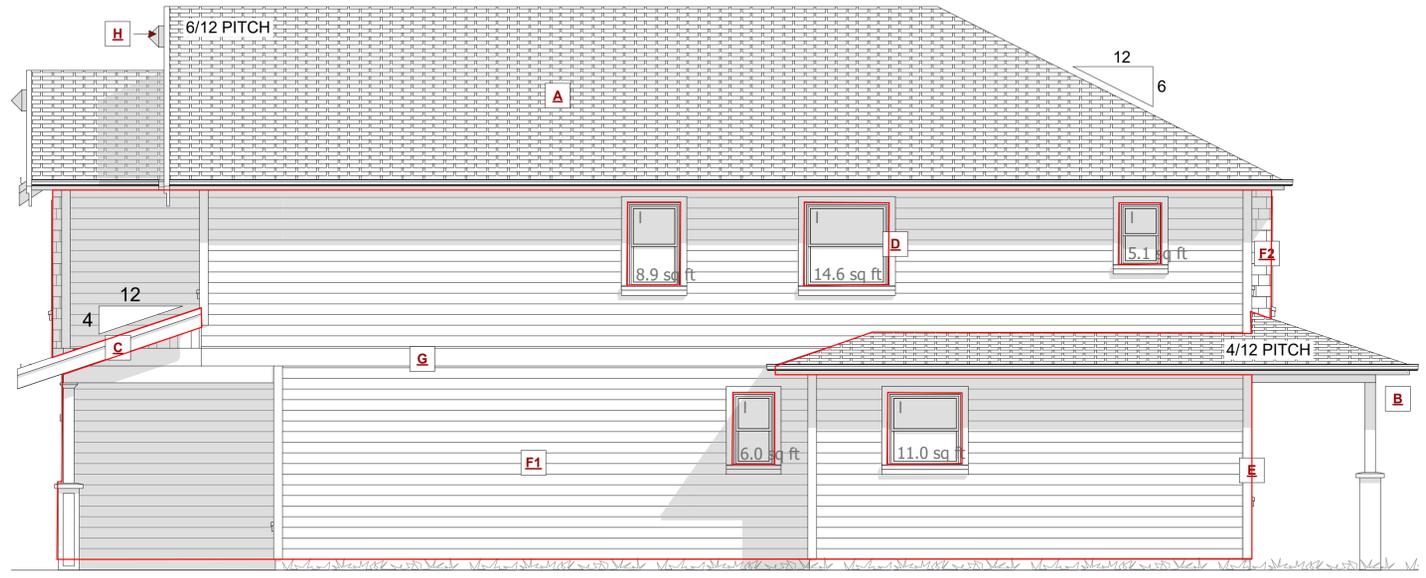
EXPOSING BUILDING FACE: 96.25m<sup>2</sup>  
LIMITING DISTANCE: 1.50m  
AREA OF GLAZED OPENINGS: 5.53m<sup>2</sup>  
% GLAZED OPENINGS: 5.75%  
45 min FIRE-RESISTANCE RATING: not required  
TYPE OF CLADDING: no limits  
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 8.00%  
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 7.70m<sup>2</sup>

EXTERIOR FINISHES SCHEDULE			
<b>A</b>	ROOFING:	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS	<b>F1</b> WALL FINISH: HARDIE-PLANK SIDING LAPPED TO 8" EXPOSURE - COLOUR AS PER OWNERS SPECS
<b>B</b>	GUTTER & SOFFIT:	ALUMINIUM GUTTER AND NON-VENTED SOFFIT	<b>F2</b> WALL FINISH: CEDAR SHAKES - RAIN SCREEN AS PER BCBC
<b>C</b>	BARGE BOARD:	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOR	<b>G</b> BELLY BAND: 2x10 PAINTED BELLY BAND WITH FLASHING, PAINTED TRIM COLOR
<b>D</b>	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED	<b>H</b> BEAM ENDS: DECORATIVE 8x12 WOOD BEAM ENDS IN PEAKS - SEE ELEVATIONS
<b>E</b>	CORNER TRIM:	1x4 CORNER BOARDS - PAINTED/ STAINED	<b>I</b> GABLES: CEDAR SHAKES - RAIN SCREEN AS PER BCBC

\*\*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"



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

EXPOSING BUILDING FACE: 81.96m<sup>2</sup>  
LIMITING DISTANCE: 3.00m  
AREA OF GLAZED OPENINGS: 4.23m<sup>2</sup>  
% GLAZED OPENINGS: 5.16%  
45 min FIRE-RESISTANCE RATING: not required  
TYPE OF CLADDING: no limits  
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 15.48%  
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 12.69m<sup>2</sup>

**NAFS REQUIREMENTS:**  
Performance Grade of 30  
Water Test Pressure of 260 Pa

CUSTOMER: LANGDON WEIR CONSTRUCTION LTD.  
ADDRESS: LOT 26 PAPERBARK CRESCENT, LANGDON

DRAWING NAME: ELEVATIONS  
ISSUE DATE: JULY 29, 2018  
DRAWING SCALE: 1/4"=1'-0"  
DRAWN BY: KYLE LEGGETT

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