

PROJECT DATA TABLE - SINGLE FAMILY DWELLING		
Lot Size	550.58m <sup>2</sup>	
Zoning	RRBA - Langford	
	Proposed	Allowed
Lot coverage (total)	27.46% 151.19m <sup>2</sup>	50.00% 275.29m <sup>2</sup>
Front Setback	6.54m	4.50m (5.50m to Garage)
Rear Setback	7.42m	5.50m
Side Setback (interior)	2.54m / 1.53m	1.50m
Average building height	8.12m	9.00m
Upper floor area	115.57 m <sup>2</sup> (1,244 ft <sup>2</sup> )	
Main floor area	87.79 m <sup>2</sup> (945 ft <sup>2</sup> )	
Lower floor area	88.35 m <sup>2</sup> (951 ft <sup>2</sup> )	
Garage area	40.78 m <sup>2</sup> (439 ft <sup>2</sup> )	
Total gross floor area	332.50 m <sup>2</sup> (3,579 ft <sup>2</sup> )	
Secondary suite area (included above)	15.45%	51.65 m <sup>2</sup> (556 ft <sup>2</sup> )



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

**LOT 27**

35.54m

**PAPERBARK CRES**

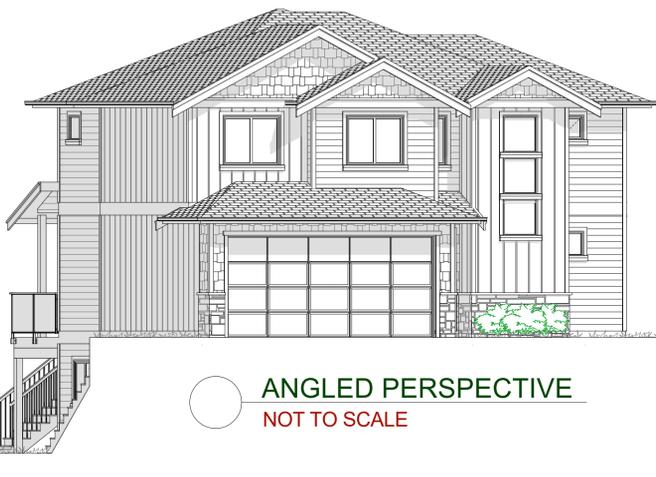
a=9.80m  
l=0.80m

DRIVEWAY

**GARAGE AREA:**  
439 Sq Ft

**LOT 28**  
Area = 550.58 m<sup>2</sup>  
PROPOSED SINGLE FAMILY DWELLING  
G.F.A. = 3,140 Sq Ft

**LOT 29**

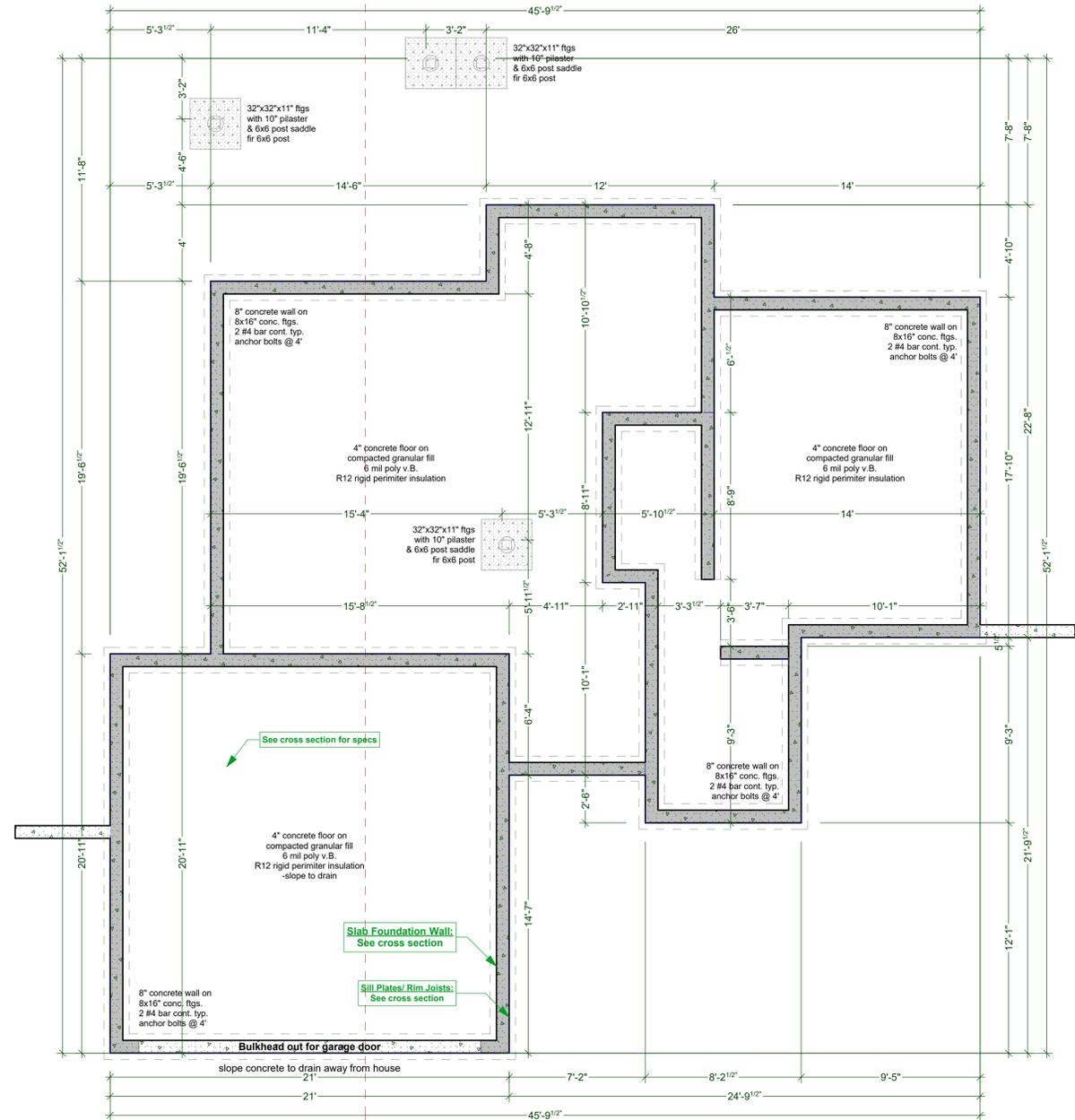


**ANGLED PERSPECTIVE**  
NOT TO SCALE

**LOT 49**

21.41m

6.00m



**FOUNDATION PLAN (ON SLAB)**

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 AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.  
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.

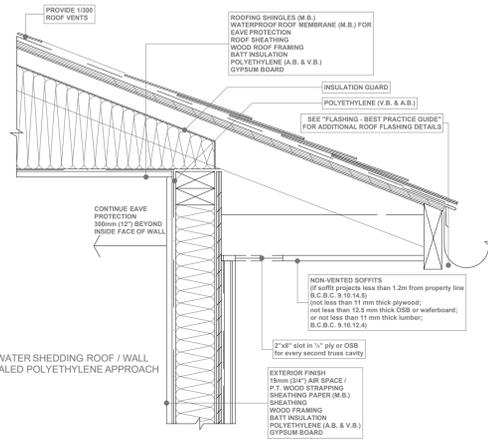
IF SOFTER CONDITIONS APPLY, THE SOLID BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.  
GARAGE & CARPORT FLOORS AND EXTERIOR STEPS SHALL NOT BE LESS THAN 32 MPA  
FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 2900 psi (20MPa) AT 28 DAYS, MIXED, PLACED AND 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.

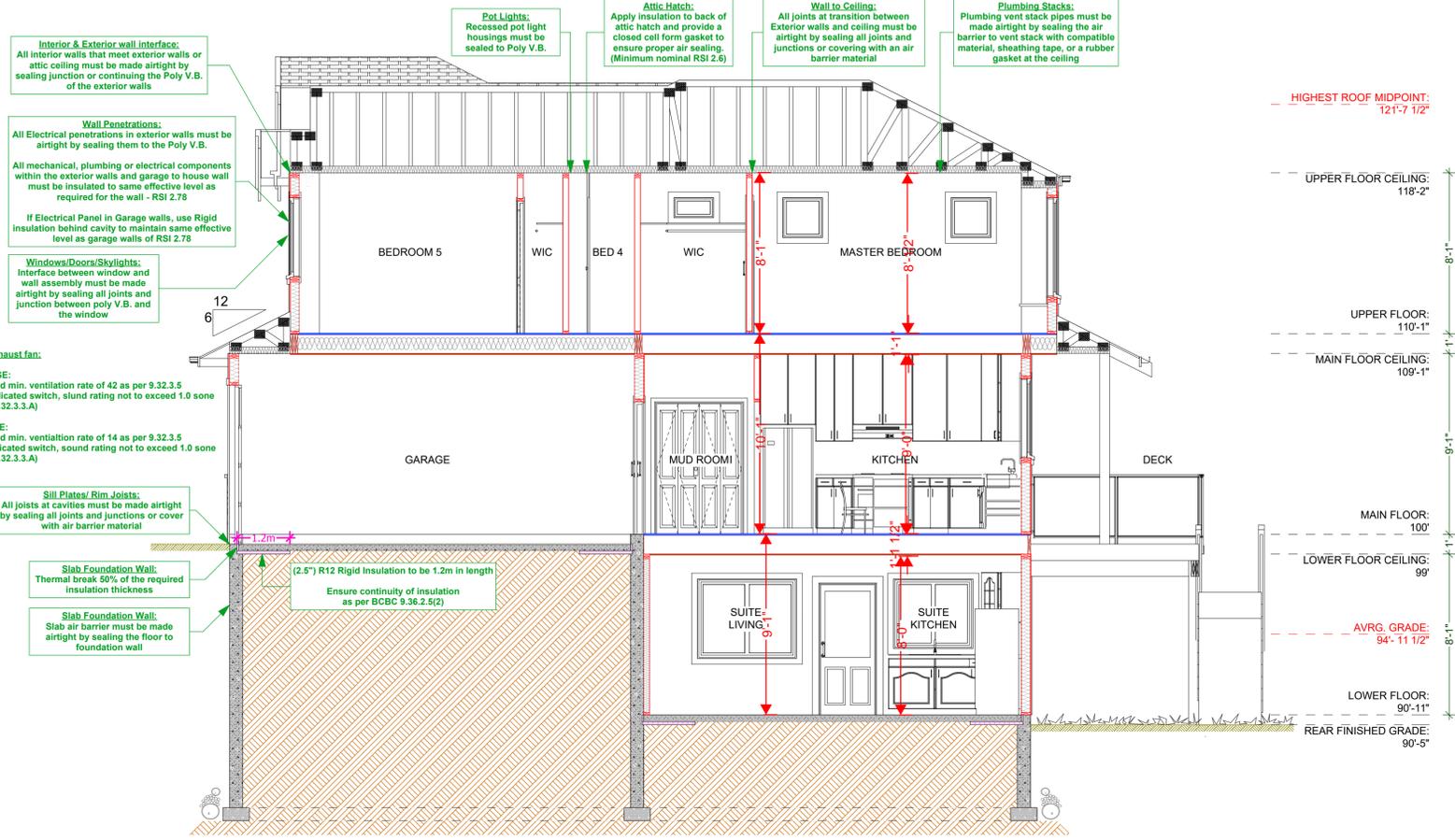
**TRUSSES**  
TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS, INCLUDING ALL BRACING.  
**ROOFING**  
ALL ROOFING SHALL BE APPLIED TO MANUFACTURER'S SPECIFICATION AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMS AND SNOW BUILD UP.  
**PLUMBING & ELECTRICAL**  
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".  
**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



**SOFFIT DETAIL**  
SCALE: 1" = 1'-0"



**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

**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.	
$RSI_p=100/[(23/1.19)+(77/3.87)] =$	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.	
$RSI_p=100/[(23/1.19)+(77/3.34)] =$	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.	
$RSI_p=100/[(23/1.19)+(77/3.34)] =$	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 be reduced by 0.16\*

**EFFECTIVE R-VALUE FLOOR OVER GARAGE:**

Exterior Air Film	0.03
1/2" Gypsum Board	0.08
R31 Batt insulation	
2x12 Wood Joists @ 16" O.C.	
$RSI_p=100/[(13/2.43)+(87/5.46)] =$	4.70
3/4" Sheathing	0.16
Interior Air Film	0.16
<b>RSI=5.131</b>	

Values from Table A-9.36.2.4.(1)D

**EFFECTIVE R-VALUE FOR FOUNDATION WALLS:**

Damp proofing	0
8" poured-in place concrete	
(2.5") R12 Rigid Insulation	2.11
<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
R31 Batt insulation	
2x12 Wood Joists @ 16" O.C.	
$RSI_p=100/[(13/2.43)+(87/5.46)] =$	4.70
3/4" Sheathing	0.161
Interior Air Film	0.16
<b>RSI=5.05</b>	

Values from Table A-9.36.2.4.(1)D

**EFFECTIVE R-VALUE CEILING BELOW ATTIC:**

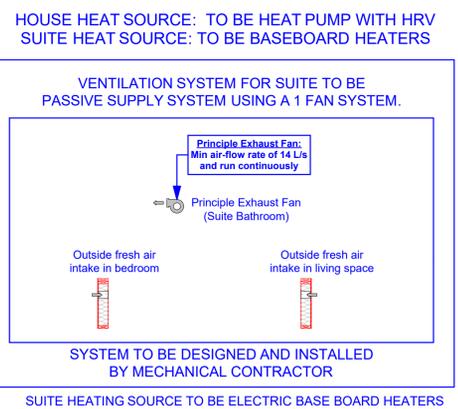
Asphalt shingles	0
Building Paper	0
1/2" Sheathing	0
Attic air film	0.03
R40 blown fiberglass insulation above truss cord	5.38
Wood trusses @ 24" O.C.	1.47
$RSI_p=100/[(11/0.76)+(89/1.67)] =$	1.47
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.12
<b>RSI=7.08</b>	

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



- CONSTRUCTION NOTES:**
- R40 insulation, 6 mil poly V.B. 1/2" ceiling board. RSI VALUE OF 6.91
  - Continuous gutters
  - Aluminum gutters and non-vented soffits - roof overhangs as per plans
  - All windows vinyl, supply rain pan under, rainscreen as per BCBC. Windows in doors to be safety glass
  - Stairs: 7 5/8" rise, 10" tread, 1" nosing with continuous handrail
  - Provide drains to perimeter system
  - 4" drain tile with 6" rock over
  - Provide roof vents: vent 1/150 using Shinglevent II Ridge Vent
  - Eave protection to 12" beyond heated wall
  - 8" concrete wall on 8"x16" concrete footings - 2#4 bar continuous - R12 rigid insulation - 2 coats damp proofing
  - Caulk over and around all exterior openings
  - 10" X 10" post saddle on 8" plaster 2'x2'6" concrete footing. NOT SHOWN
  - 42" non climbable continuous handrail
  - 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:**
- E1 4" concrete floor on 6 mil poly V.B. compacted granular fill
  - E2 2x12 floor joist 16" O.C. typ. nail and glue 3/4" T&G plywood X bridging @ 6" O.C. typ.
  - E3 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
  - E4 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
  - 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 MIN. RSI VALUE OF 2.78
  - F80 DEMISING FLOOR: (30min as per F80 - Table A-9.10.3.1.B) SUBFLOOR OF 15.8mm PLYWOOD, 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 15.8mm TYPE "X" GYPSUM WALL BOARD
  - W80 DEMISING WALL: (45min as per W80 - Table A-9.10.3.1.A) 2 LAYERS OF 12.7mm TYPE "X" GYPSUM WALL BOARD TO ONE SIDE 2 ROWS 38mm x 89mm STUDS SPACED 600mm O.C. STAGGERED ON COMMON 38mm x 140mm PLATE 28mm THICK ABSORPTIVE MATERIAL ON ONE SIDE 12.7mm TYPE "X" GYPSUM WALL BOARD ON OTHER SIDE

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)

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

CUSTOMER: LANGDON WEIR CONSTRUCTION LTD.  
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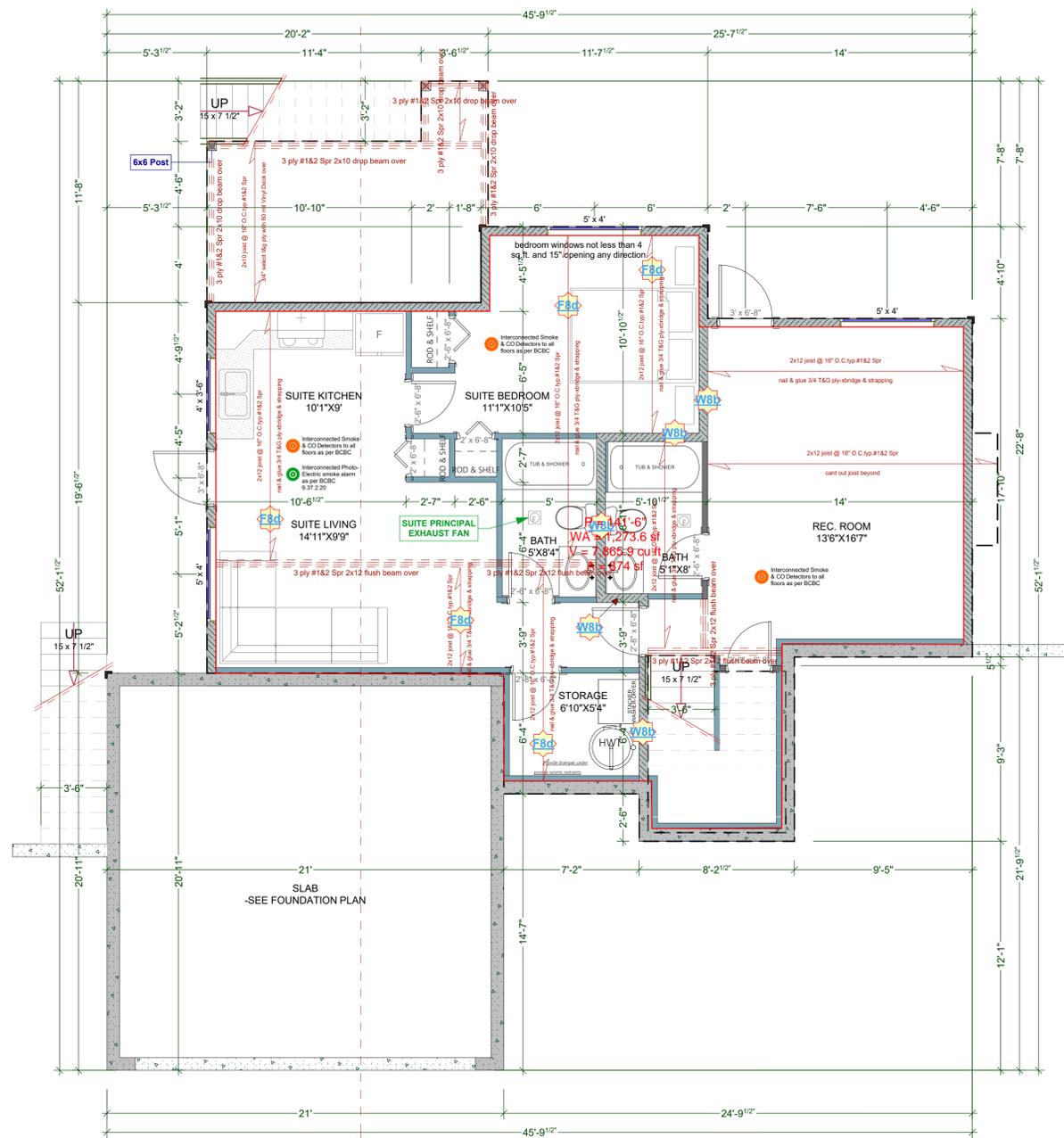
DRAWING NAME: CROSS SECTION A-1 AND SOFFIT DETAIL  
DRAWING SCALE: 1/4"=1'-0"

ISSUE DATE: OCT..30..2018  
DRAWN BY: KYLE LEGGETT

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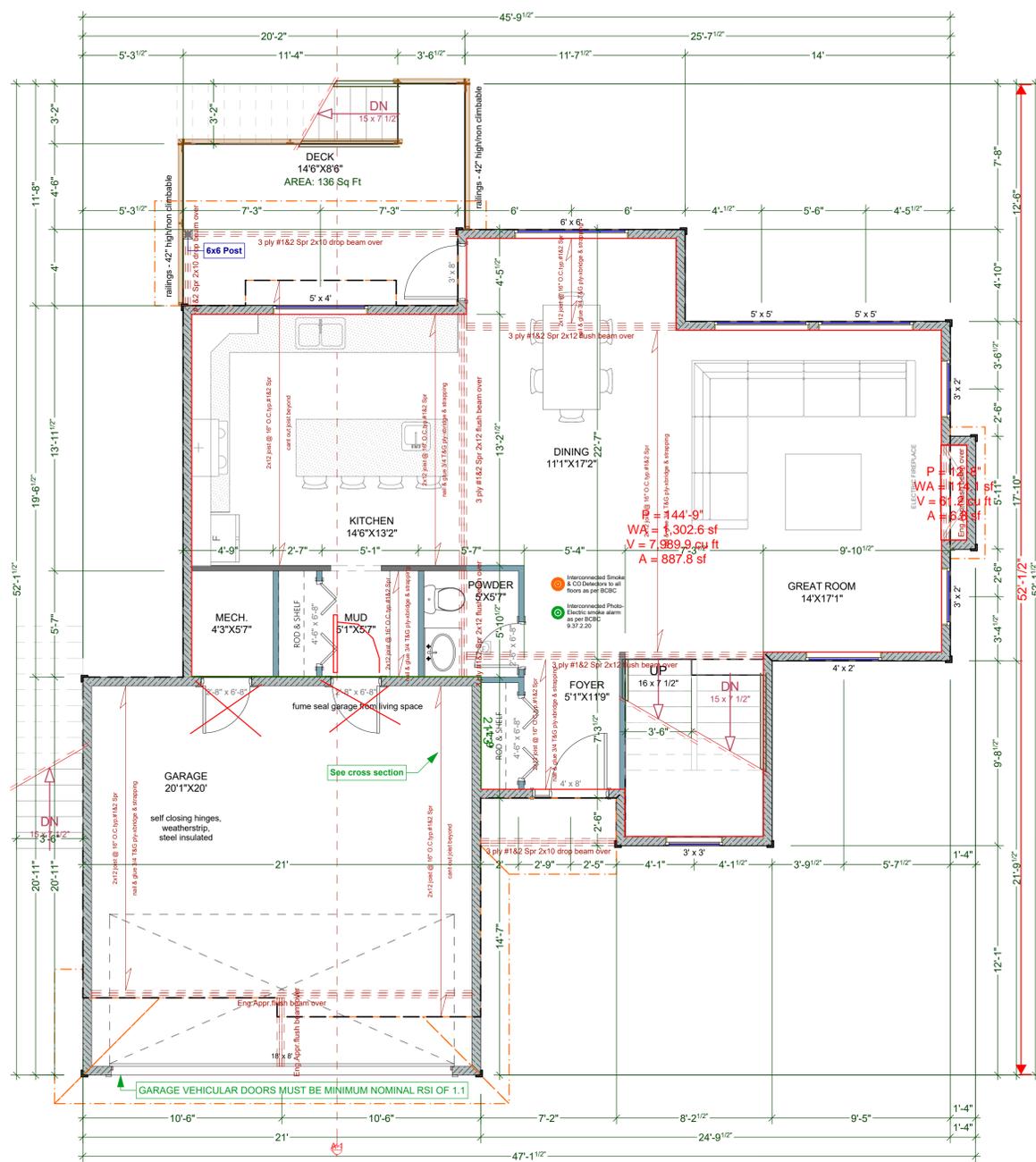
A2



**LOWER FLOOR PLAN (8'-0 3/4" WALLS)**  
 SCALE: 1/4" = 1' - 0"  
 SUITE AREA: 556 Sq Ft  
 HOUSE AREA: 395 Sq Ft  
 TOTAL LOWER FLOOR AREA: 951 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 PLYWOOD, 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  
 • 15.5mm 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 89mm 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

**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)**



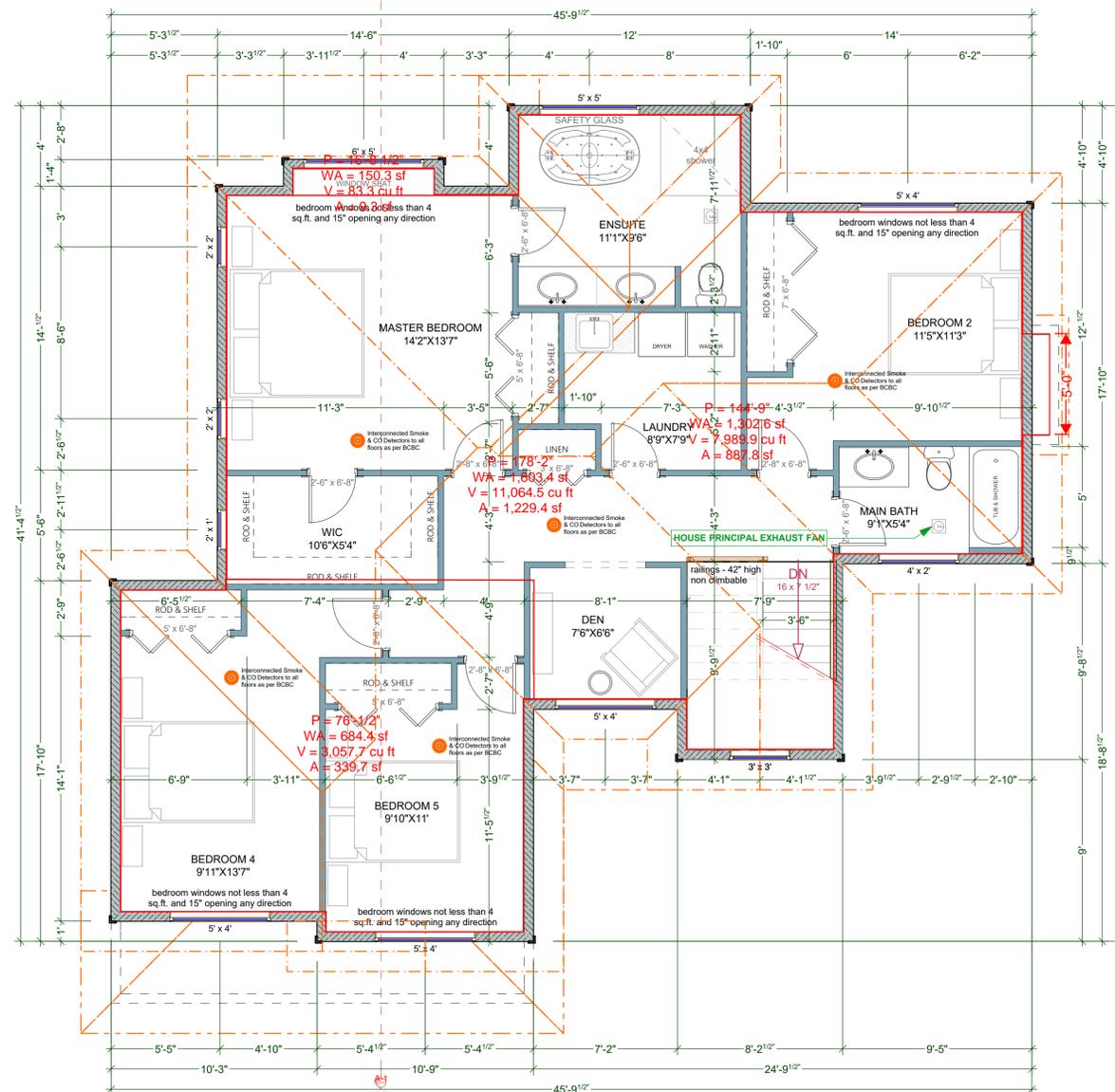
**MAIN FLOOR PLAN (9'-0 3/4" WALLS)**  
 SCALE: 1/4" = 1' - 0"  
 MAIN FLOOR AREA: 945 Sq Ft  
 GARAGE AREA: 439 Sq Ft

CUSTOMER:  
**LANGDON WEIR CONSTRUCTION LTD.**  
 ADDRESS:  
**LOT 28 PAPERBARK CRES. LANGFORD BC**

DRAWING NAME:  
**LOWER FLOOR PLAN AND MAIN FLOOR PLAN**  
 ISSUE DATE:  
**OCT..30..2018**  
 DRAWN BY:  
**KYLE LEGGETT**  
 DRAWING SCALE:  
**1/4"=1'-0"**

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**UPPER FLOOR PLAN (8'-0 3/4" WALLS)**  
 SCALE: 1/4" = 1' - 0"  
 UPPER FLOOR AREA: 1,244 Sq Ft

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DRAWING NAME:  
**UPPER FLOOR PLAN**  
 DRAWING SCALE:  
**1/4"=1'-0"**

ISSUE DATE:  
**OCT. 30, 2018**  
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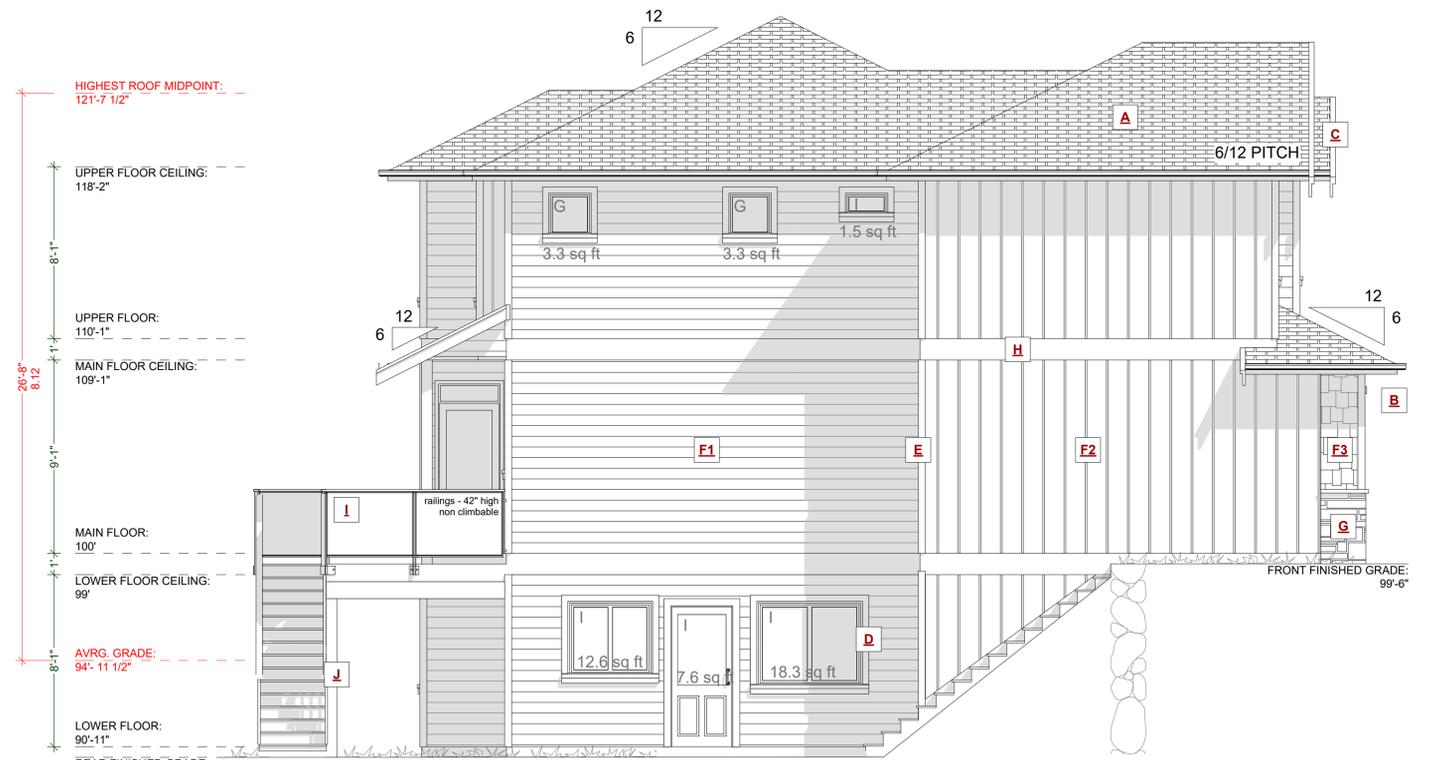


**FRONT ELEVATION**

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

EXTERIOR FINISHES SCHEDULE					
<b>A</b>	ROOFING:	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS	<b>F2</b>	WALL FINISH:	HARDIE-BOARD AND BATTEN 1x2 @ 12" O.C. RAINSCREEN AS PER BCBC
<b>B</b>	GUTTER & SOFFIT:	ALUMINIUM GUTTER AND NON-VENTED SOFFIT	<b>F3</b>	WALL FINISH:	HARDIE-SHAKE - COLOUR AS PER OWNERS SPECS
<b>C</b>	BARGE BOARD:	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOR	<b>G</b>	STONE:	K2 STONE - RAIN SCREEN AS PER BCBC
<b>D</b>	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/STAINED	<b>H</b>	BELLY BAND:	2x12 PAINTED BELLY BAND WITH FLASHING, PAINTED TRIM COLOUR
<b>E</b>	CORNER TRIM:	1x4 CORNER BOARDS - PAINTED/STAINED	<b>I</b>	RAILINGS:	GLASS RAILINGS - 42" HIGH/ NON CLIMBABLE
<b>F1</b>	WALL FINISH:	HARDIE-PLANK SIDING LAPPED TO 6" EXPOSURE - COLOUR AS PER OWNERS SPECS	<b>J</b>	POSTS:	POSTS - PAINTED/STAINED AS PER OWNERS SPECS

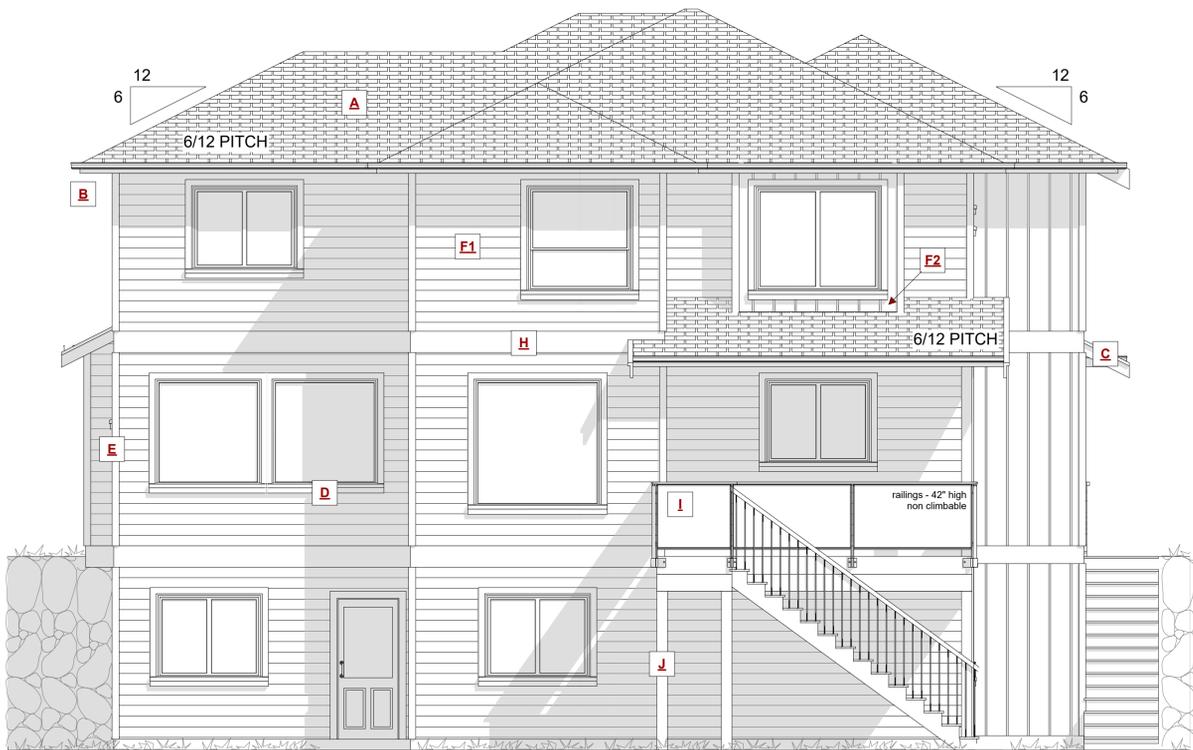
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 -ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.6, ALL OTHERS MUST BE LOWER.  
 -GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1



**LEFT ELEVATION**

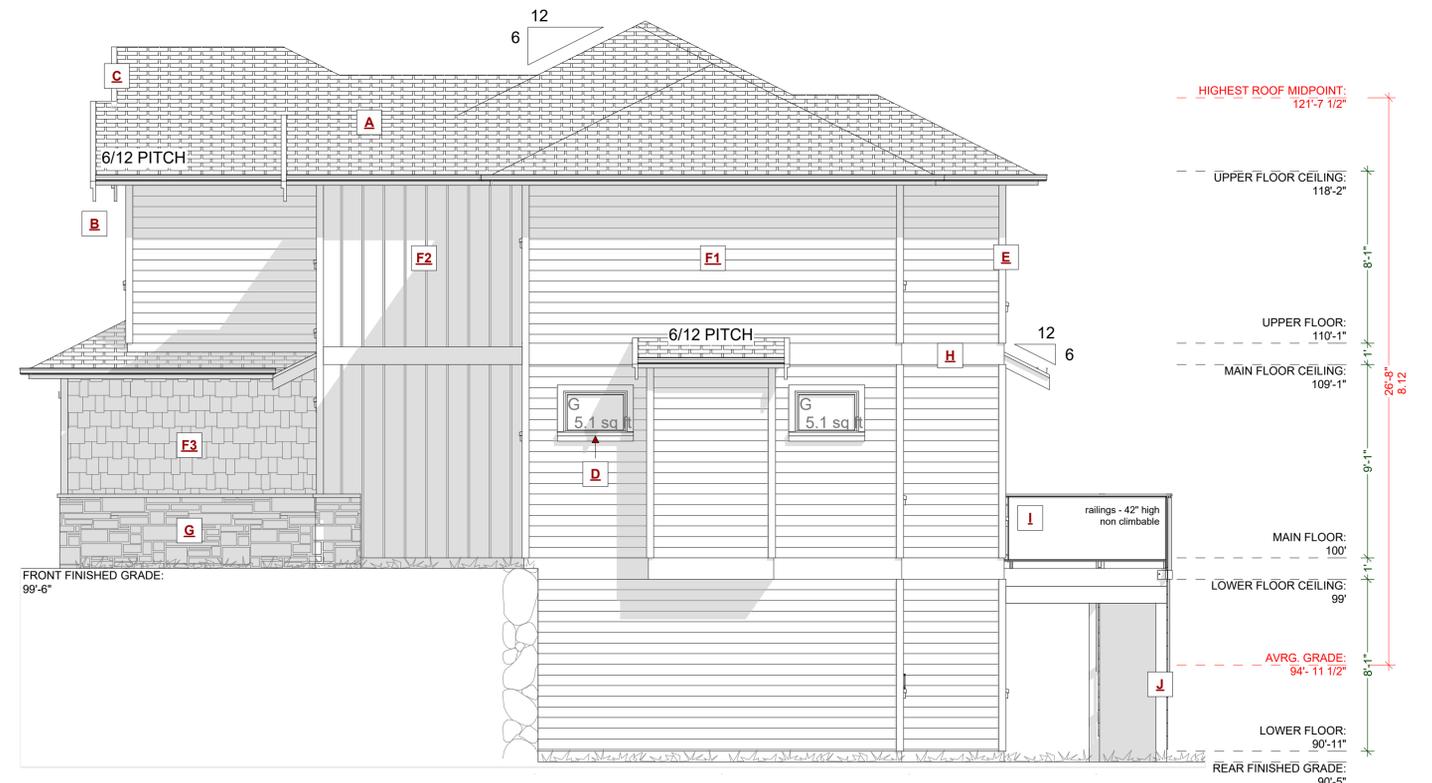
SCALE: 1/4" = 1' - 0"

EXPOSING BUILDING FACE: 48.92m<sup>2</sup>  
 LIMITING DISTANCE: 4.15m  
 AREA OF GLAZED OPENINGS: 4.33m<sup>2</sup>  
 % GLAZED OPENINGS: 8.85%  
 45 min FIRE-RESISTANCE RATING: not required  
 TYPE OF CLADDING: no limits  
 PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 28.00%  
 PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 13.70m<sup>2</sup>



**REAR ELEVATION**

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



**RIGHT ELEVATION**

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

EXPOSING BUILDING FACE: 44.32m<sup>2</sup>  
 LIMITING DISTANCE: 1.53m  
 AREA OF GLAZED OPENINGS: 0.95m<sup>2</sup>  
 % GLAZED OPENINGS: 2.14%  
 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: 3.55m<sup>2</sup>

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

CUSTOMER:  
**LANGDON WEIR CONSTRUCTION LTD.**  
 ADDRESS:  
**LOT 28 PAPERBARK CRES. LANGFORD BC**

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

ISSUE DATE:  
**OCT. 30, 2018**  
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