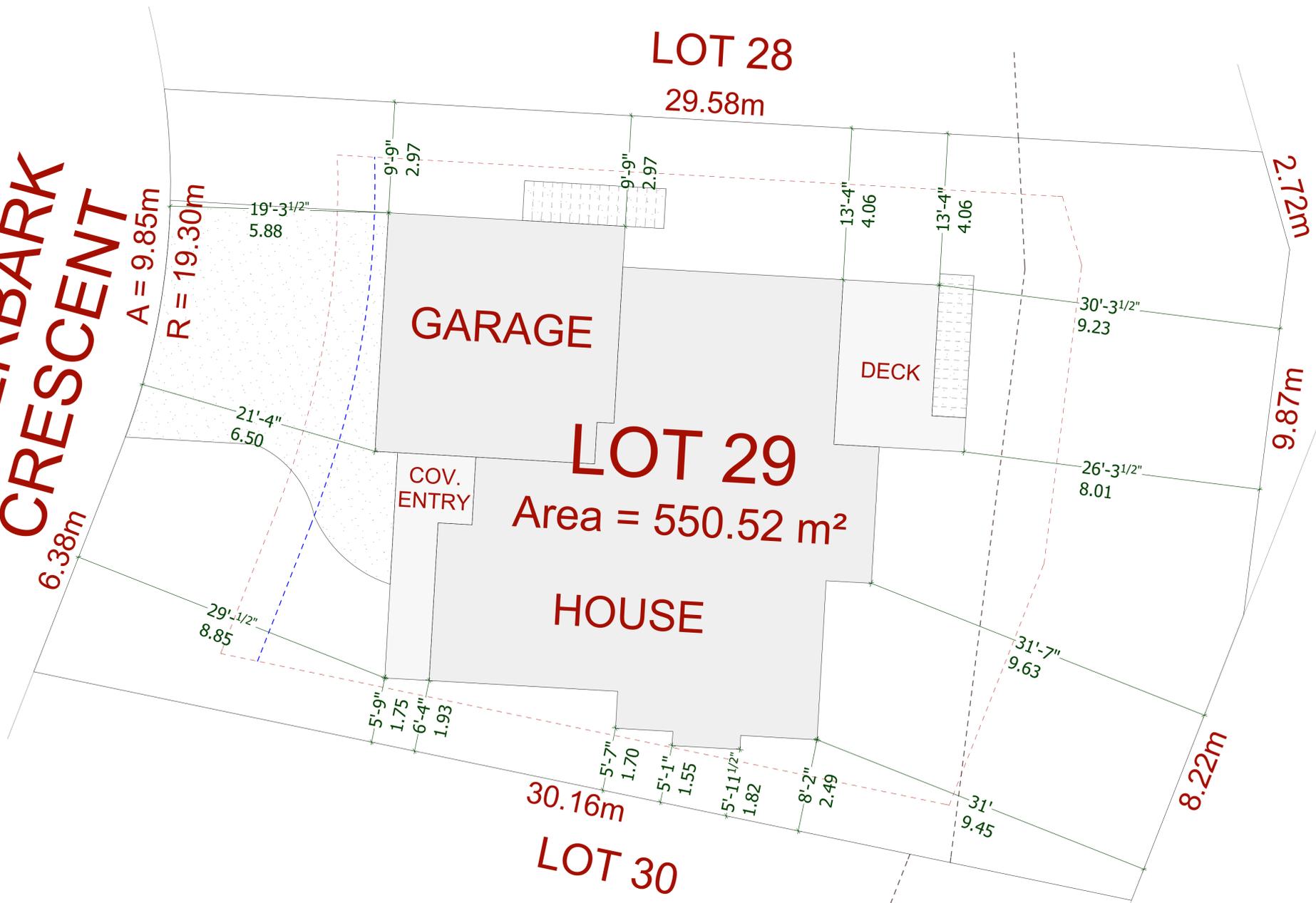
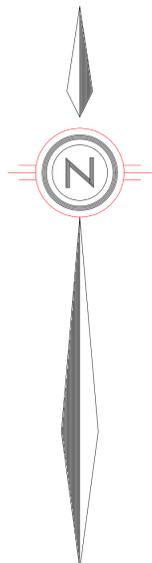


PAPERBARK CRESCENT



SITE PLAN
SCALE: 3/16" = 1' - 0"

PROJECT DATA TABLE - SINGLE FAMILY DWELLING		
Lot Size	550.516m ²	
Zoning	RR6A	
Lot coverage (total)	Proposed	Allowed
	31.51% 173.47m ²	50.00% 275.26m ²
Front Setback	5.88m	4.50m (5.50m to Garage)
Rear Setback	8.01m	5.50m
Side Setback (interior)	2.97m / 1.70m	1.50m
Average building height	8.59m	9.00m
Upper floor area	111.95 m ² (1,205 ft ²)	
Main floor area	97.73 m ² (1,052 ft ²)	
Lower floor area	103.22 m ² (1,111 ft ²)	
Garage area	40.32 m ² (434 ft ²)	



CUSTOMER:
LANGDON WEIR CONSTRUCTION LTD.

ADDRESS:
LOT 29 PAPERBARK CRESCENT, LANGFORD

DRAWING NAME:
SITE PLAN

DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
MAY 02, 2019

DRAWN BY:
KYLE LEGGETT

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
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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.

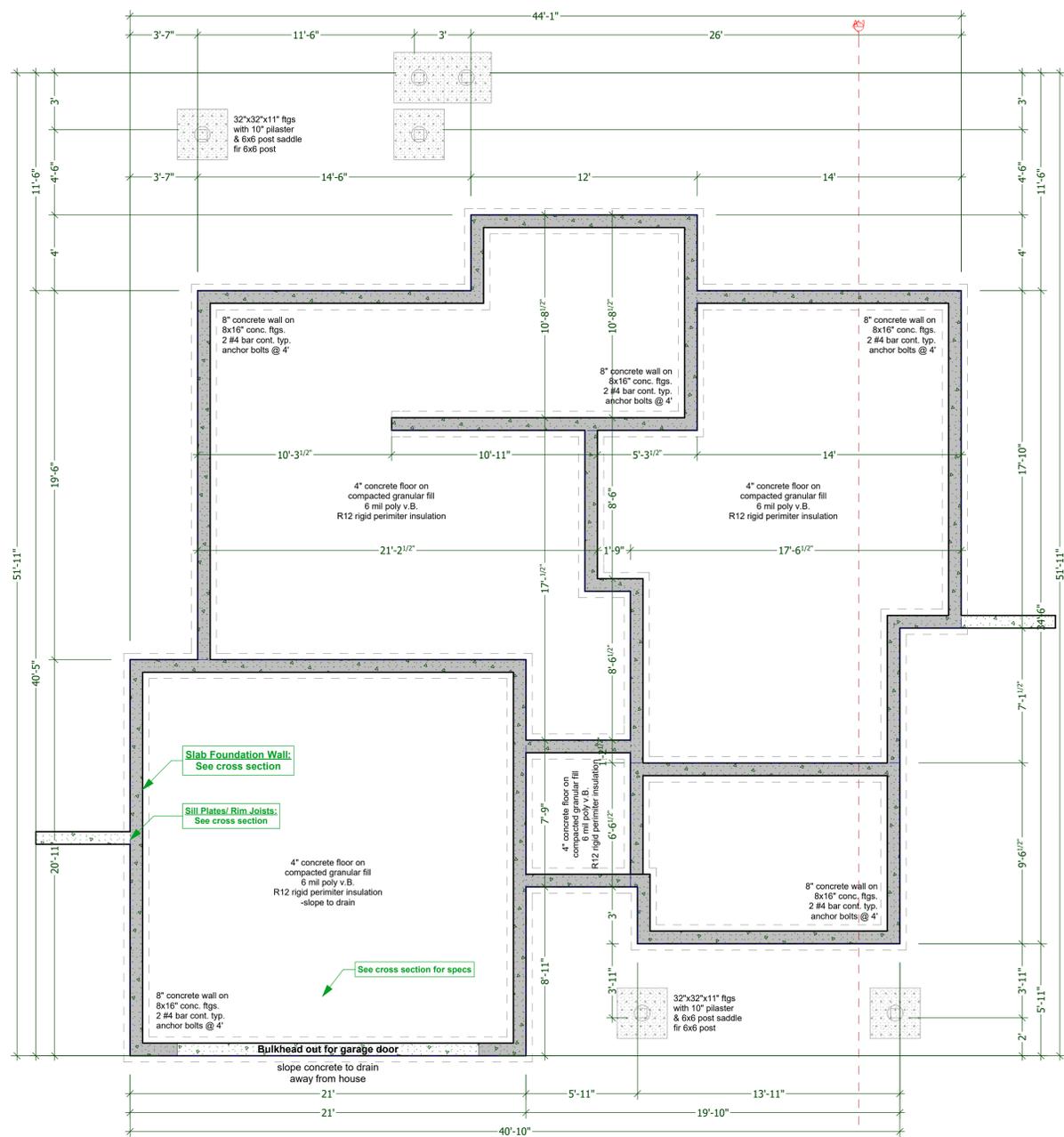
TRUSSES
TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS, INCLUDING ALL BRACING.
ROOFING
ALL ROOFING SHALL BE APPLIED TO MANUFACTURER'S SPECIFICATION AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMS AND SNOW BUILD UP.
PLUMBING & ELECTRICAL
ANY ELECTRICAL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

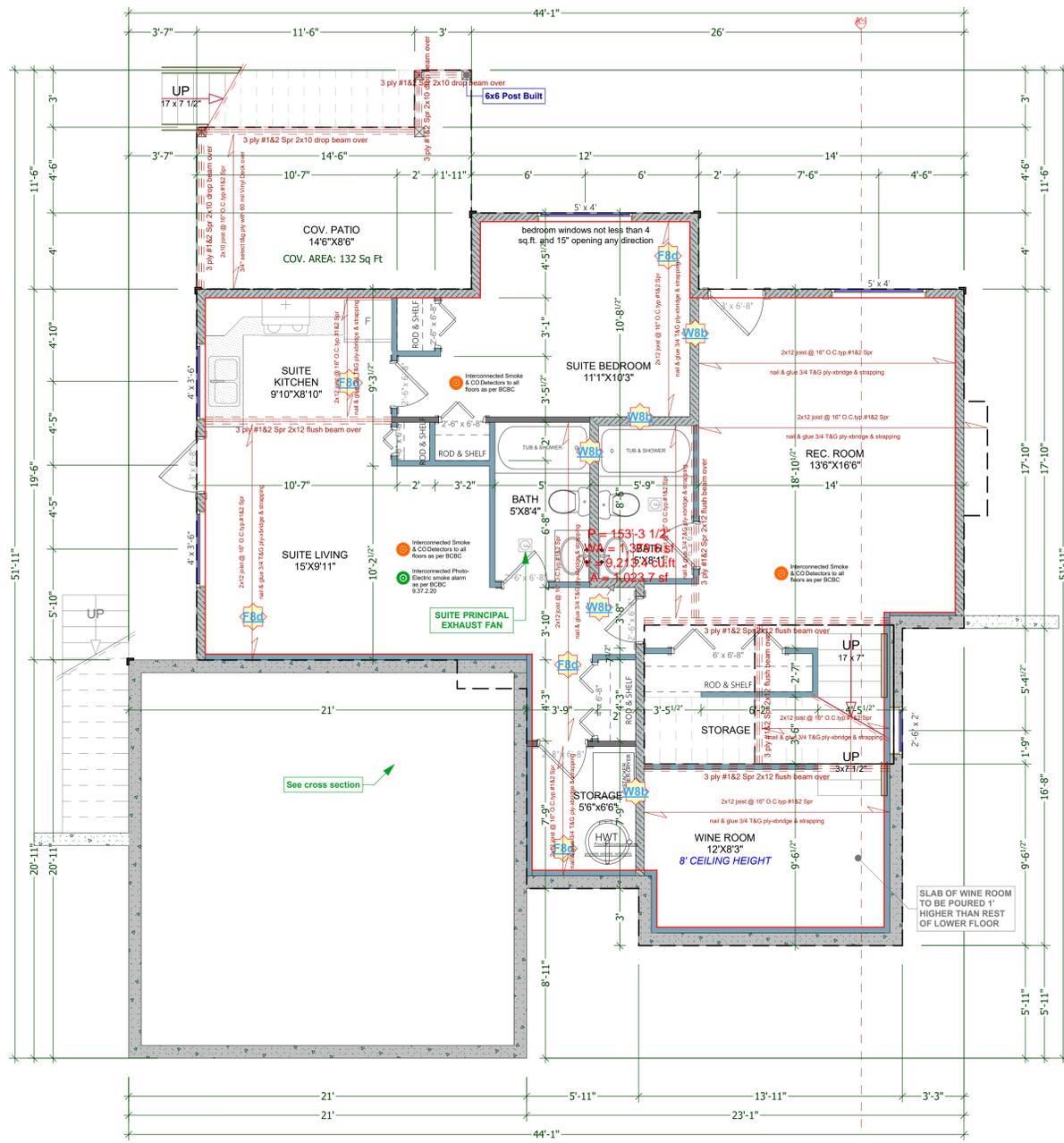
NEITHER JAVADESIGNS INC. NOR THE DESIGNER ACCEPT RESPONSIBILITY FOR THE FOLLOWING:
-INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE.
-CONFORMITY OF PLANS TO SITE.
-ERRORS AND OMISSIONS
-ANY HOUSE BUILT FROM THESE PLANS

SHEET NUMBER

A1



FOUNDATION PLAN (ON SLAB)
SCALE: 1/4" = 1' - 0"



LOWER FLOOR PLAN (9'-0 3/4" WALLS)
SCALE: 1/4" = 1' - 0"
LOWER HOUSE AREA: 545 Sq Ft
SUITE AREA: 566 Sq Ft
TOTAL LOWER FLOOR AREA: 1,111 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>DEMISING FLOOR: (30min. as per F8d - Table A-9.10.3.1.B)</p> <ul style="list-style-type: none"> 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 | <p>DEMISING WALL: (45min. as per W8b - Table A-9.10.3.1.A)</p> <ul style="list-style-type: none"> 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)

CUSTOMER:
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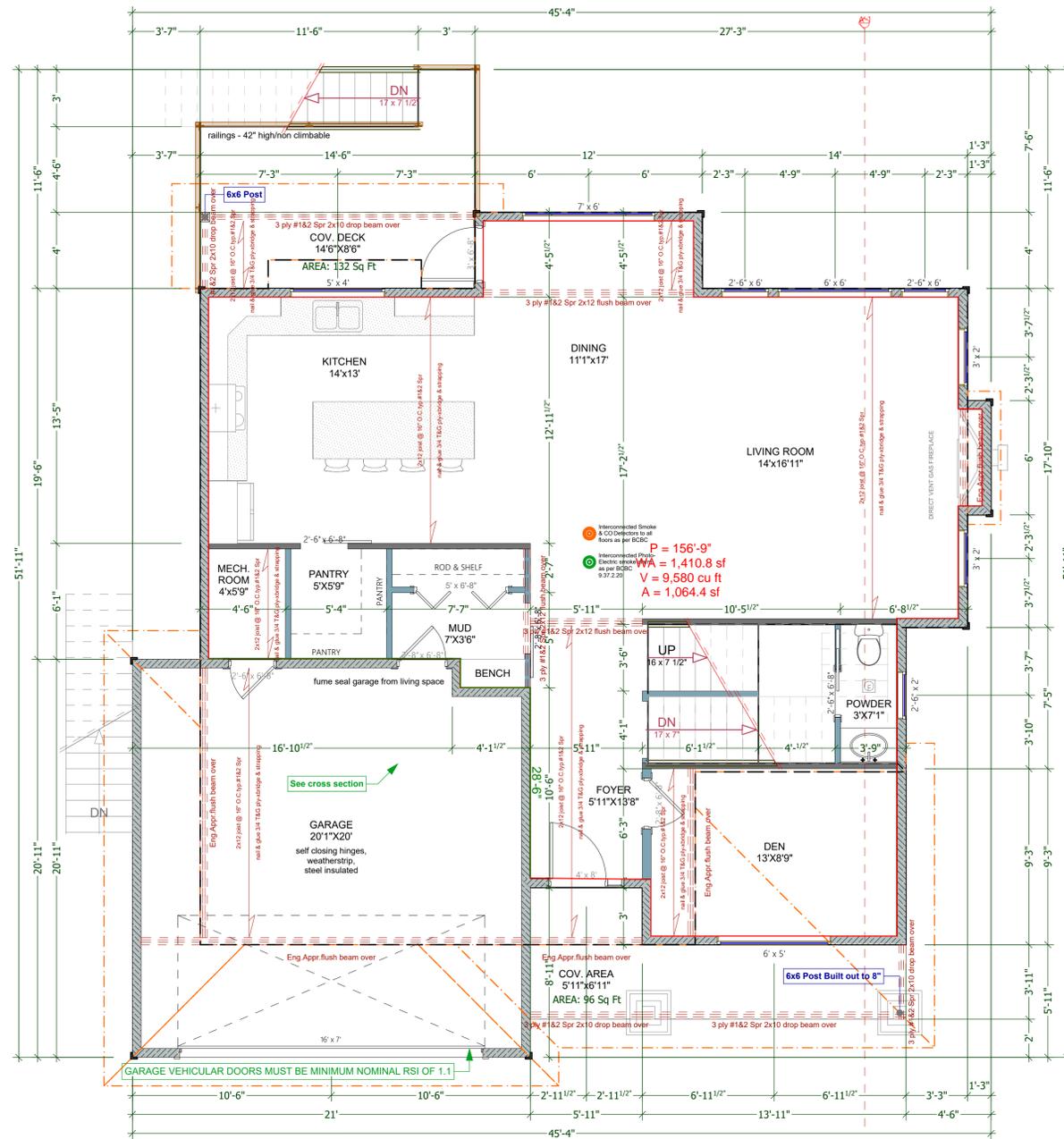
DRAWING NAME:
FOUNDATION & LOWER FLOOR PLAN
DRAWING SCALE:
1/4"=1'-0"

ISSUE DATE:
MAY 02, 2019
DRAWN BY:
KYLE LEGGETT

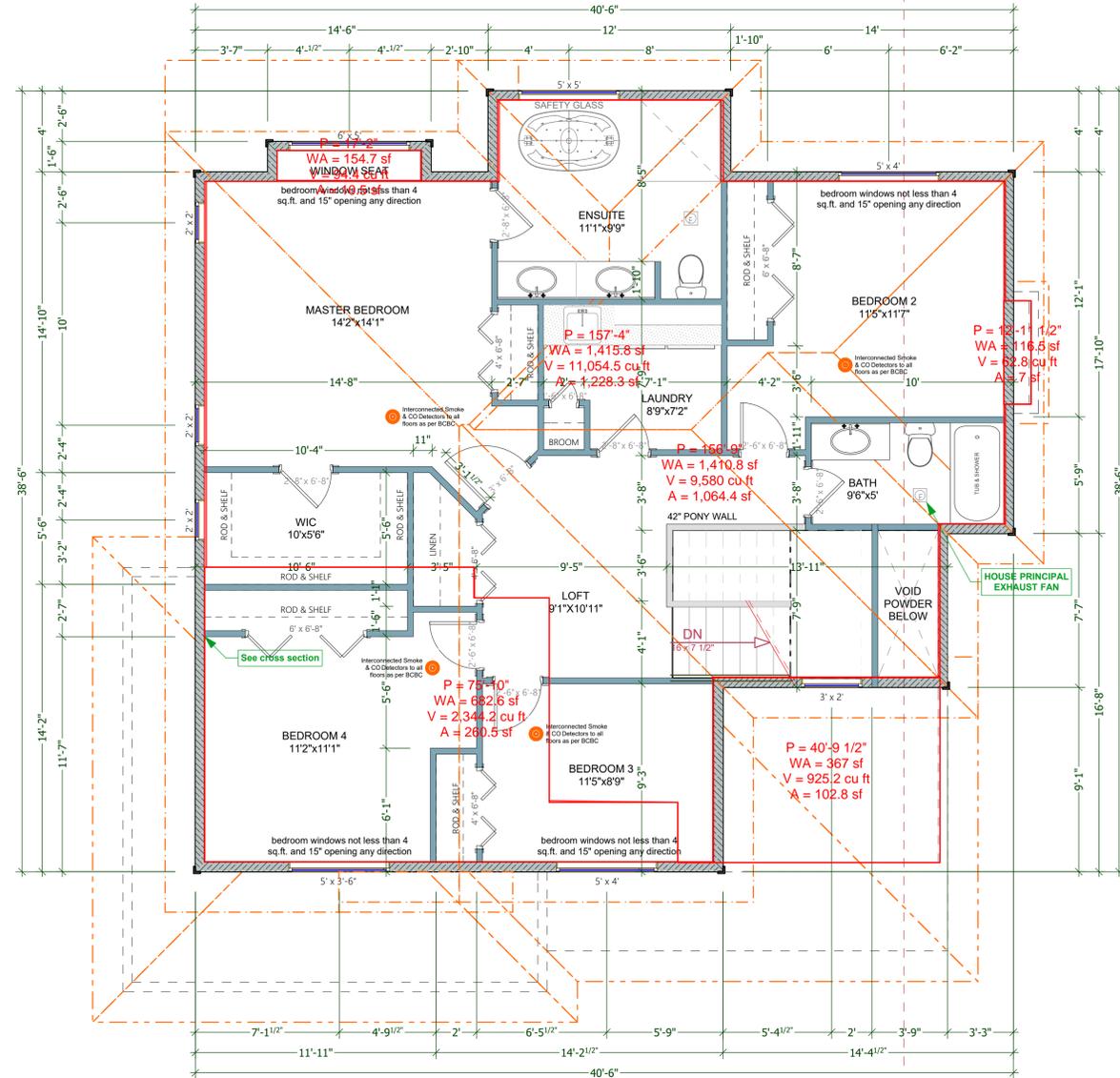
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SHEET NUMBER

A2



○ MAIN FLOOR PLAN (9'-0 3/4" WALLS)
 SCALE: 1/4" = 1' - 0"
 MAIN FLOOR AREA: 1,052 Sq Ft
 GARAGE AREA: 434 Sq Ft



○ UPPER FLOOR PLAN (9'-0 3/4" WALLS)
 SCALE: 1/4" = 1' - 0"
 UPPER FLOOR AREA: 1,205 Sq Ft

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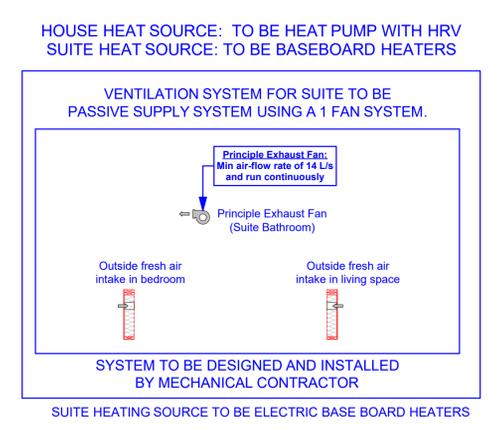
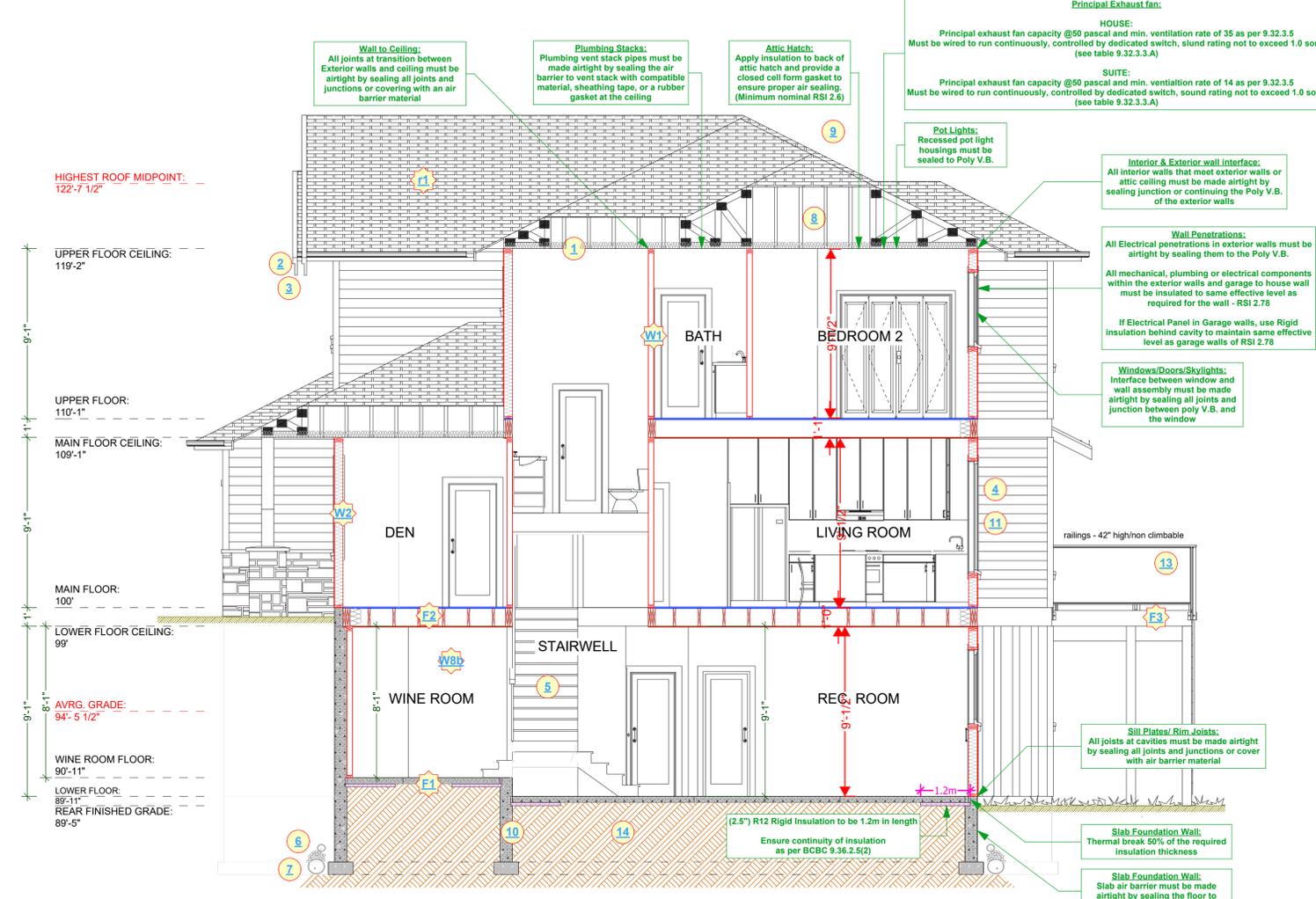
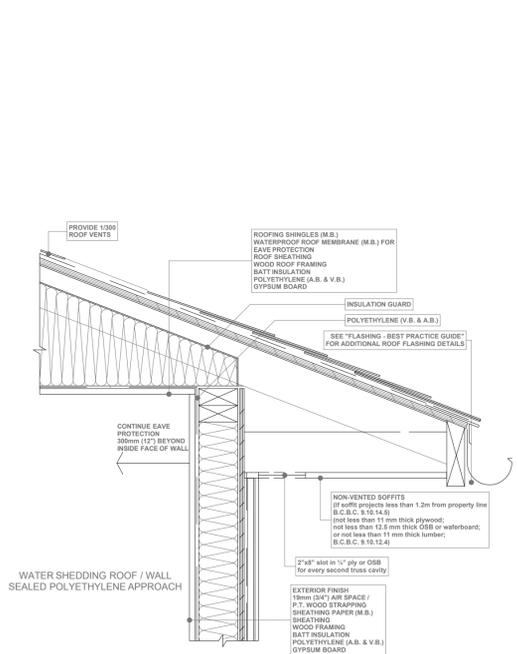
DRAWING NAME:
MAIN & UPPER FLOOR PLANS
 DRAWING SCALE:
1/4"=1'-0"

ISSUE DATE:
 MAY 02, 2019
 DRAWN BY:
 KYLE LEGGETT

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SHEET NUMBER

A3



CONSTRUCTION NOTES:

1. R40 insulation, 6 mil poly V.B. 1/2" ceiling board. RSI VALUE OF 6.91

2. Continuous gutters

3. Aluminum gutters and non-vented soffits - roof overhangs as per plans

4. All windows vinyl, supply rain pan under, rainscreen as per BCBC. Windows in doors to be safety glass

5. Stairs: 7 5/8" rise, 10" tread, 1" nosing with continuous handrail

6. Provide drains to perimeter system

7. 4" drain tile with 6" rock cover

8. Provide roof vents: vent 1/150 using Shinglevent II Ridge Vent

9. Eave protection to 12" beyond heated wall

10. 8" concrete wall on 8"x16" concrete footings - 2#4 bar continuous - R12 rigid insulation - 2 coats damp proofing

11. Caulk over and around all exterior openings

12. 10" X 10" post saddle on 8" pilaster 2'x2'6" concrete footing. NOT SHOWN

13. 42" non climbable continuous handrail

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 6 mil poly V.B. compacted granular fill

F2 2x12 floor joist 16" O.C. typ. nail and glue 3/4" T&G plywood X bridging @ 8" O.C. typ.

F3 2x10 floor joist 16" O.C. typ. nail and glue 3/4" T&G plywood X bridging @ 8" O.C. typ. with 60 mil. vinyl deck over

F4 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

F5 2x4 framing 16" O.C. typ. 1/2" GWB finish throughout

W1 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

W2 DEMISING FLOOR: (45min as per F8d - Table A-9.10.3.1.A) + SUBFLOOR OF 15.9mm 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 + 15.9mm TYPE "X" GYPSUM WALL BOARD

W3 DEMISING WALL: (45min as per W8b - 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 + 89mm THICK ABSORPTIVE MATERIAL ON ONE SIDE + 12.7mm TYPE "X" GYPSUM WALL BOARD ON OTHER SIDE

W4 2x4 framing 16" O.C. typ. 1/2" GWB finish throughout

6 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 RATINGS 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



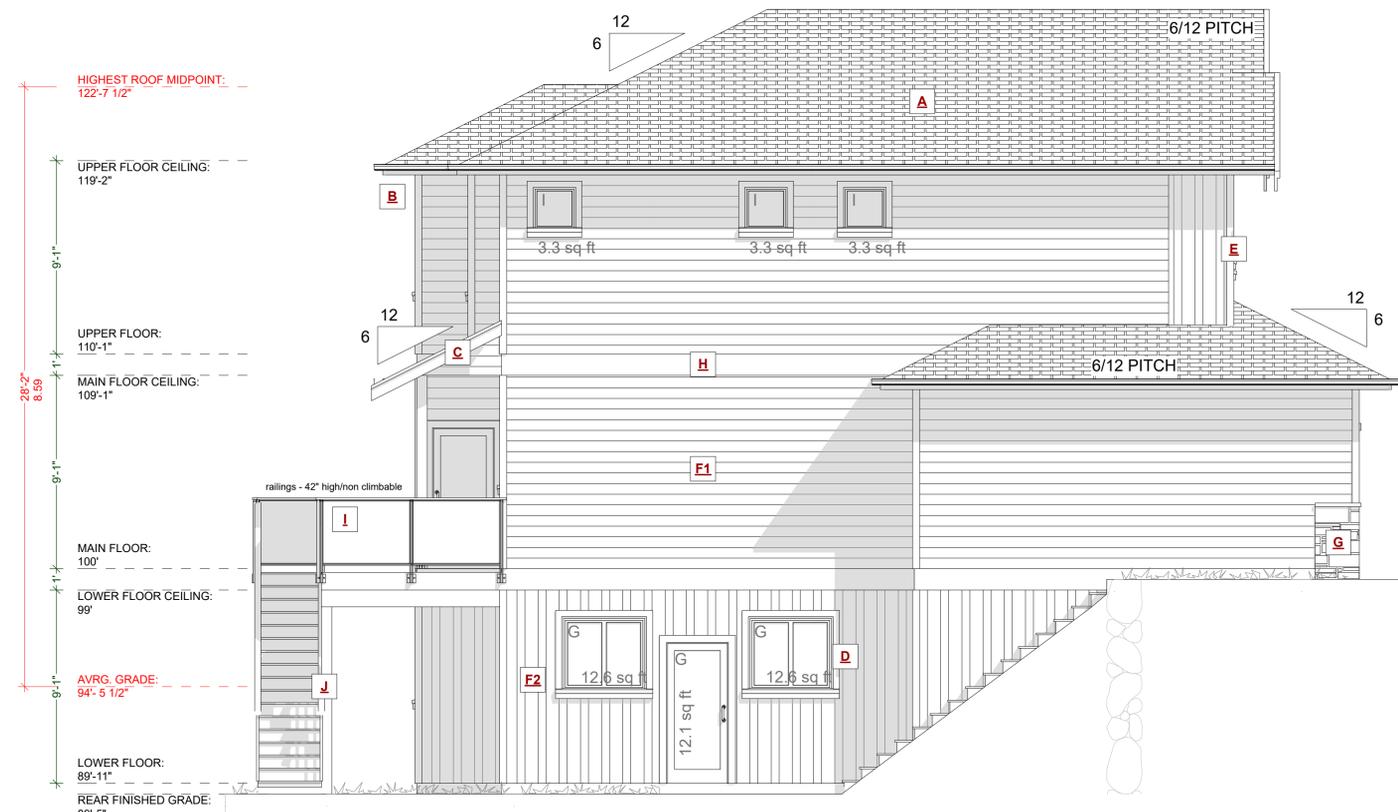
FRONT ELEVATION

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

EXTERIOR FINISHES SCHEDULE

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

****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 2.0, 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: 89.34m²
 LIMITING DISTANCE: 2.97m
 AREA OF GLAZED OPENINGS: 4.39m²
 % GLAZED OPENINGS: 4.91%
 45 min FIRE-RESISTANCE RATING: not required
 TYPE OF CLADDING: no limits
 PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 15.50%
 PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 13.85m²

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

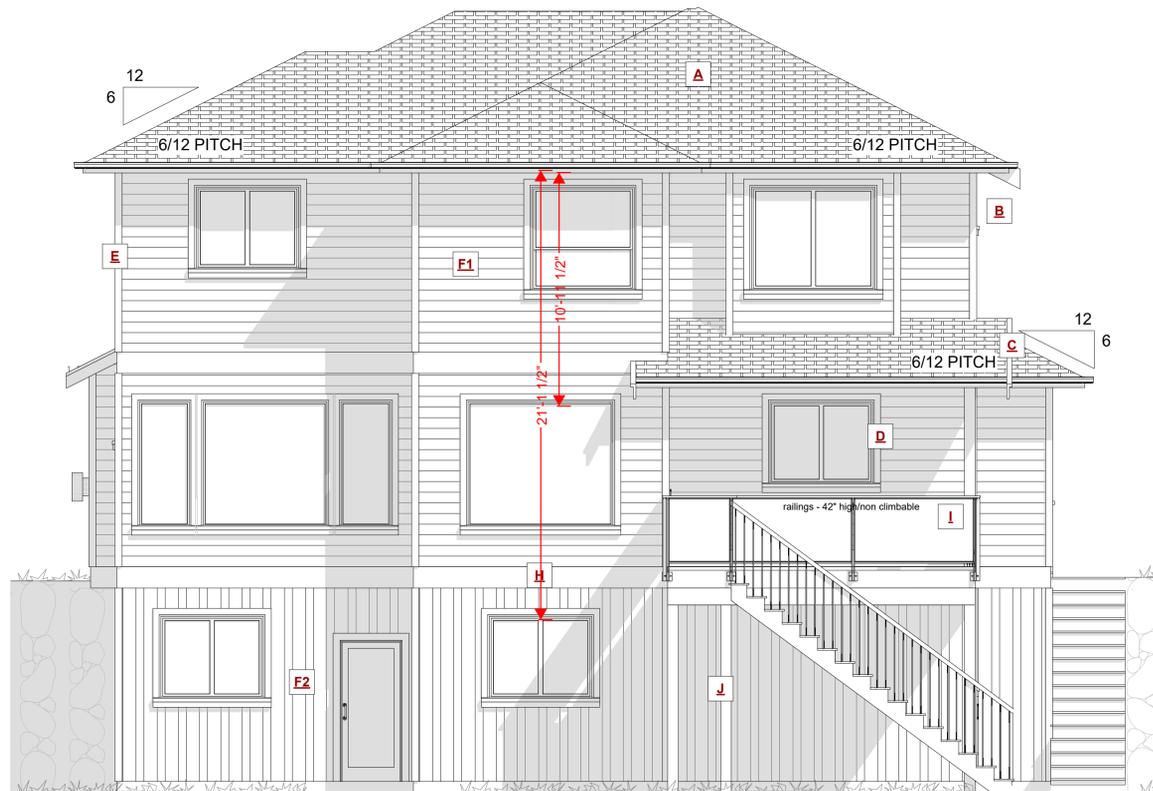
CUSTOMER:
LANGDON WEIR CONSTRUCTION LTD.
 ADDRESS:
LOT 29 PAPERBARK CRESCENT, LANGFORD

DRAWING NAME:
ELEVATIONS
 ISSUE DATE:
 MAY 02, 2019
 DRAWING SCALE:
 1/4"=1'-0"
 DRAWN BY:
 KYLE LEGGETT

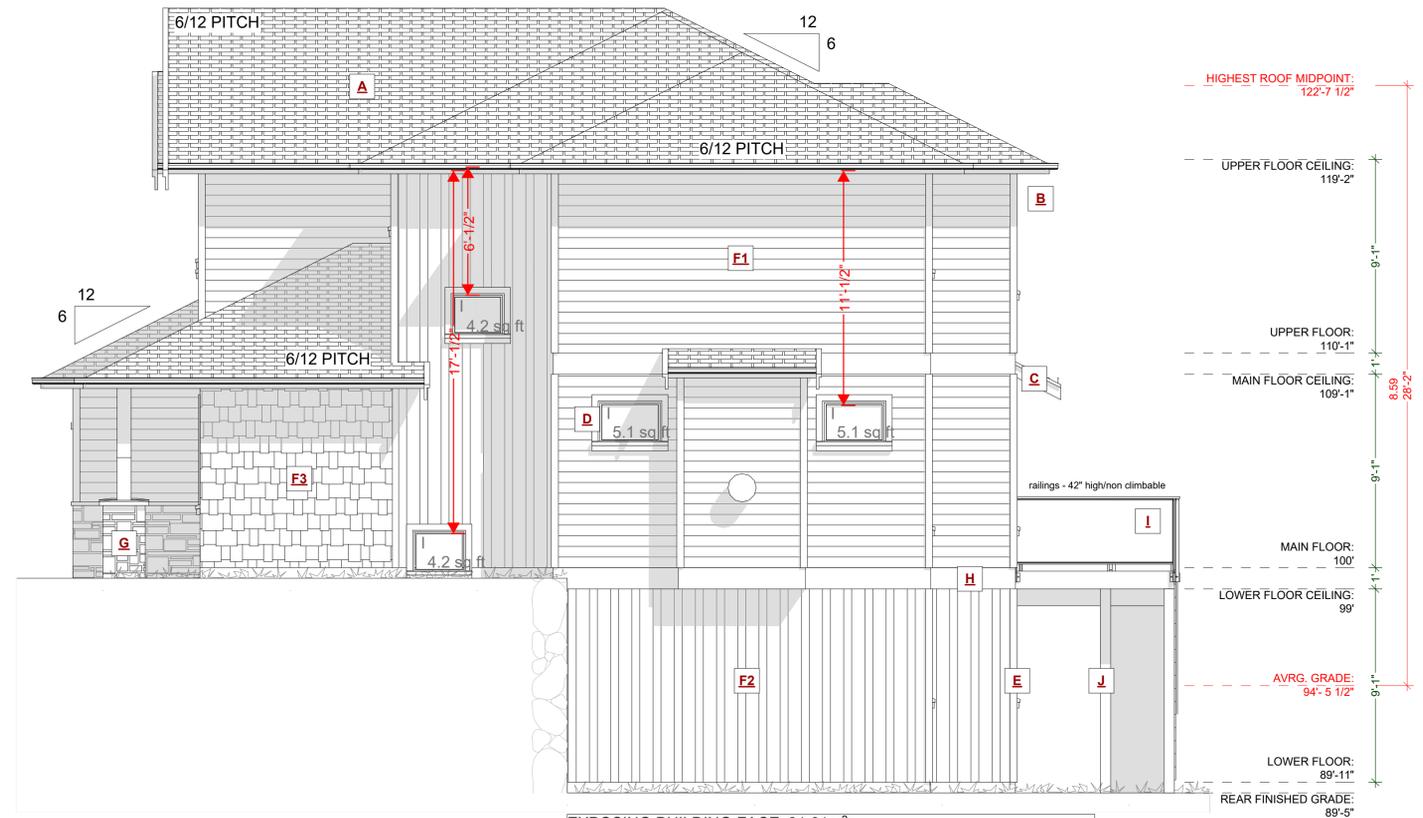
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SHEET NUMBER

A5



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



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

EXPOSING BUILDING FACE: 81.61m²
 LIMITING DISTANCE: 1.70m
 AREA OF GLAZED OPENINGS: 1.72m²
 % GLAZED OPENINGS: 2.11%
 45 min FIRE-RESISTANCE RATING: not required
 TYPE OF CLADDING: no limits
 PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 8.50%
 PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 6.94m²

EXTERIOR FINISHES SCHEDULE				
A	ROOFING:	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS	F2 WALL FINISH:	HARDIE-BOARD AND BATTEN 1x2 @ 12" O.C. RAINSCREEN AS PER BCBC
B	GUTTER & SOFFIT:	ALUMINIUM GUTTER AND NON-VENTED SOFFIT	F3 WALL FINISH:	HARDIE-SHAKE - COLOUR AS PER OWNERS SPECS
C	BARGE BOARD:	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOR	G STONE:	K2 STONE - RAIN SCREEN AS PER BCBC
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED	H BELLY BAND:	2x12PAINTED BELLY BAND WITH FLASHING, PAINTED TRIM COLOUR
E	CORNER TRIM:	1x4 CORNER BOARDS - PAINTED/ STAINED	I RAILINGS:	GLASS RAILINGS - 42" HIGH/ NON CLIMBABLE
F1	WALL FINISH:	HARDIE-PLANK SIDING LAPPED TO 8" EXPOSURE - COLOUR AS PER OWNERS SPECS	J POSTS:	POSTS - PAINTED/STAINED AS PER OWNERS SPECS

****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

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

CUSTOMER:
LANGDON WEIR CONSTRUCTION LTD.
 ADDRESS:
LOT 29 PAPERBARK CRESCENT, LANGFORD

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

ISSUE DATE:
 MAY 02, 2019
 DRAWN BY:
 KYLE LEGGETT

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SHEET NUMBER

A6