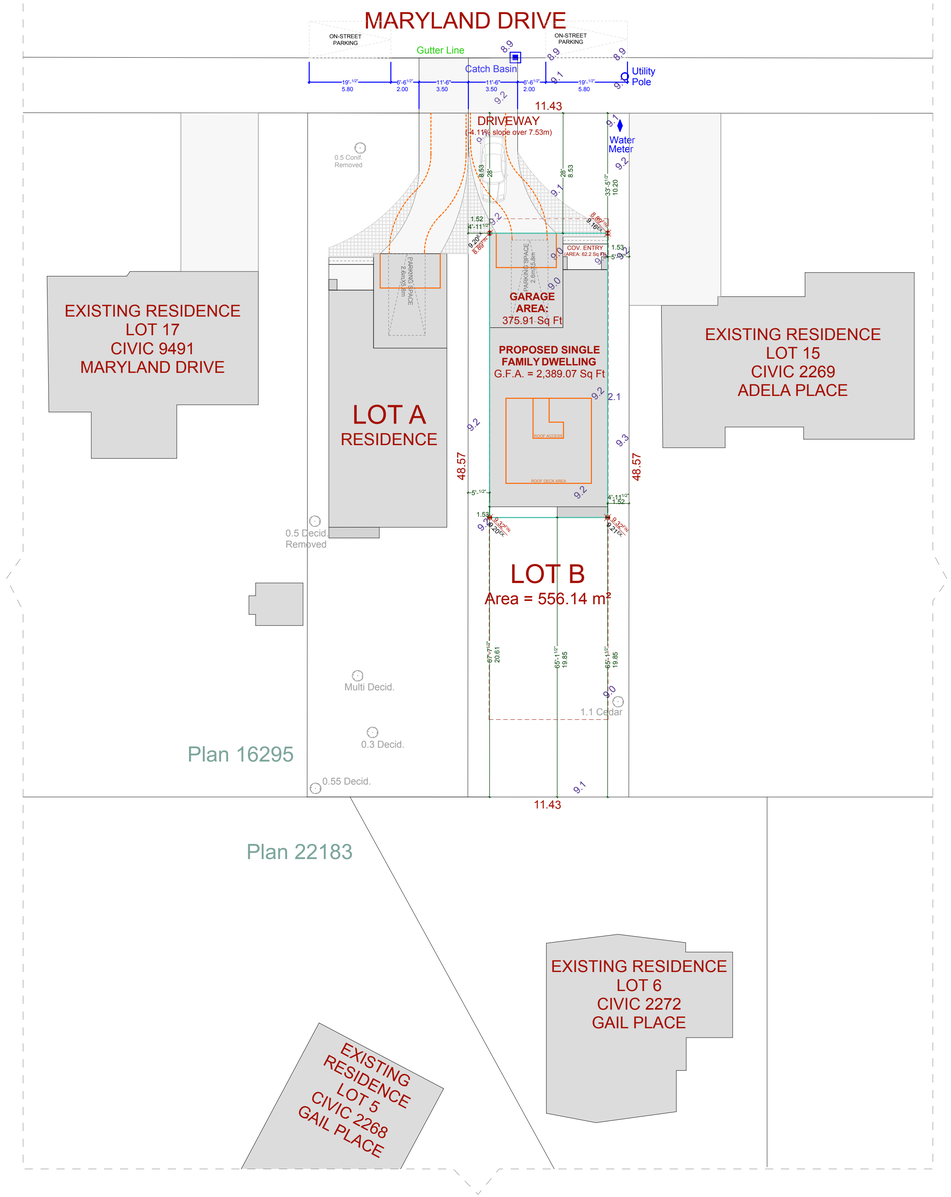
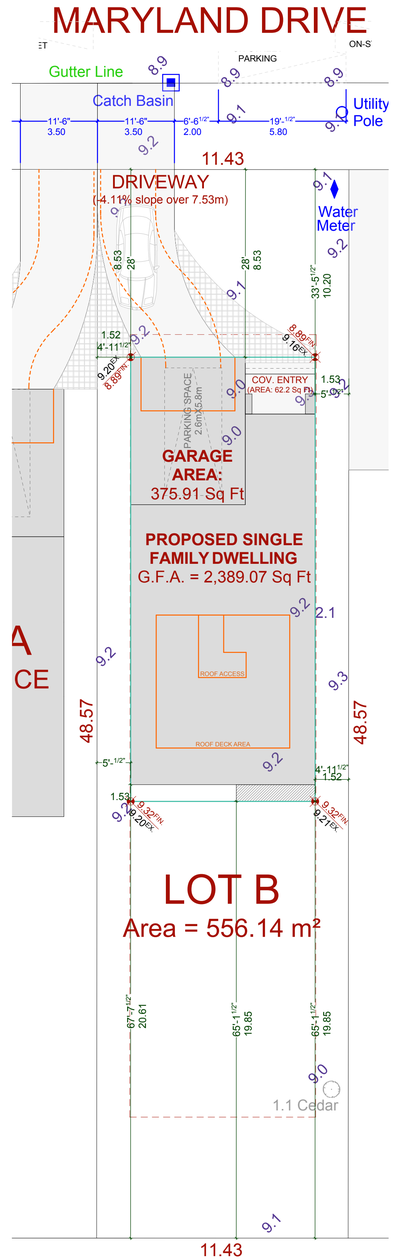


B SITE PLAN: NEIGHBOURING LOTS
1 : 200 SCALE



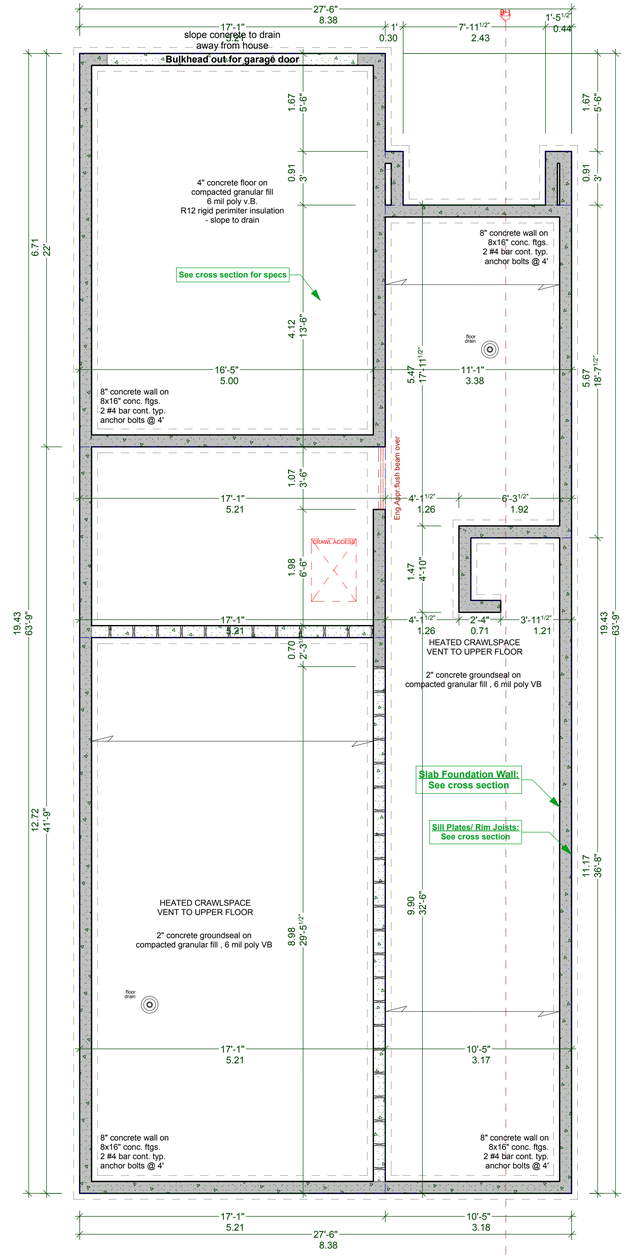
B SITE PLAN
SCALE: 3/32" = 1'-0"

PROJECT DATA TABLE - SINGLE FAMILY DWELLING		
Address	Lot B - 9495 Maryland Drive	
Lot Size	555.17m²	
Zoning	R2 - Sidney	
	Proposed	Allowed
Lot coverage (total)	2 Storey 29.69% 164.83m²	2 Storey 30.00% 166.55m²
Maximum building height	7.95m 2 Storeys	8.00m 2.5 Storeys
Avrg. Finished Grade	9.19m Geo.	
Front Setback	8.53m	7.50m
Rear Setback	19.85m	5.50m
Side Setback (interior)	1.52m / 1.52m	1.50m
Side Setback (combined)	3.04m	3.00m
Roof deck area	27.18 m² (292.54 ft²)	
Roof access area	2.36 m² (25.39 ft²)	
Upper floor area	99.84 m² (1,074.64 ft²)	
Main floor area	119.76 m² (1,289.04 ft²)	
Garage area	34.92 m² (375.91 ft²)	
Front Yard Area	86.05m² (926.259 ft²)	
Front Yard Lot Coverage	49.81% 42.87 m² (461.412 ft²)	

Note: Overhead Wiring
Variance requested: Building area to be 8.4m wide vs. 9m wide

SURFACE CALCULATION

FRONT YARD AREA: 103.81 Sq M
TOTAL SURFACE AREA: 44.82%
HARD SURFACE AREA: 29.41%
PERMEABLE SURFACE AREA: 15.41%



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

CUSTOMER:
RYAN LARGE
ADDRESS:
LOT B:
9495 MARYLAND DRIVE, SIDNEY

DRAWING NAME:
SITE PLAN, SITE PLAN SHOWING NEIGHBOURING LOTS & FOUNDATION PLAN
DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
DEC. 07, 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 DISCREPENCIES 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 MOFICATIONS 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.

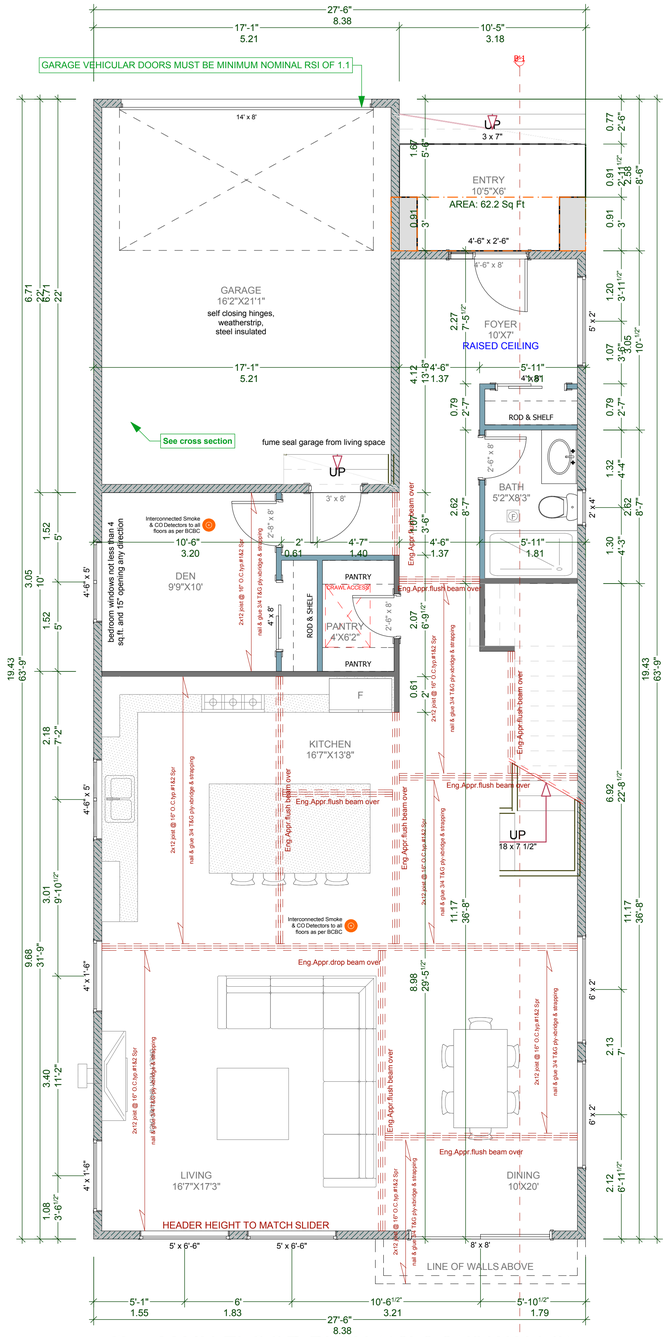
FLASHING
ALL EXPOSED OPENINGS SHALL BE PROVIDED WITH ADEQUATE FLASHING.
ALL ROOFING SHALL INCORPORATE STEP FLASHING.
ALL PENTRATIONS THROUGH ROOF SHALL INCLUDE APPROPRIATE FLASHING.
DOORS - ROUGH OPENING SIZES
FRAME OPENING 1 1/4" WIDER THAN DOOR
FRAME HEIGHT 83" FOR EXTERIOR DOORS AND 82.5" FOR INTERIOR 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 ALRAMS TO CONFORM TO CSA 6.19

NEITHER JAVA DESIGNS INC. NOR THE DESIGNER ACCEPT RESPONSIBILITY FOR THE FOLLOWING:

-INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE.
-CONFORMITY OF PLANS TO SITE.
-ERRORS AND OMMISSIONS
-ANY HOUSE BUILT FROM THESE PLANS

SHEET NUMBER
A1

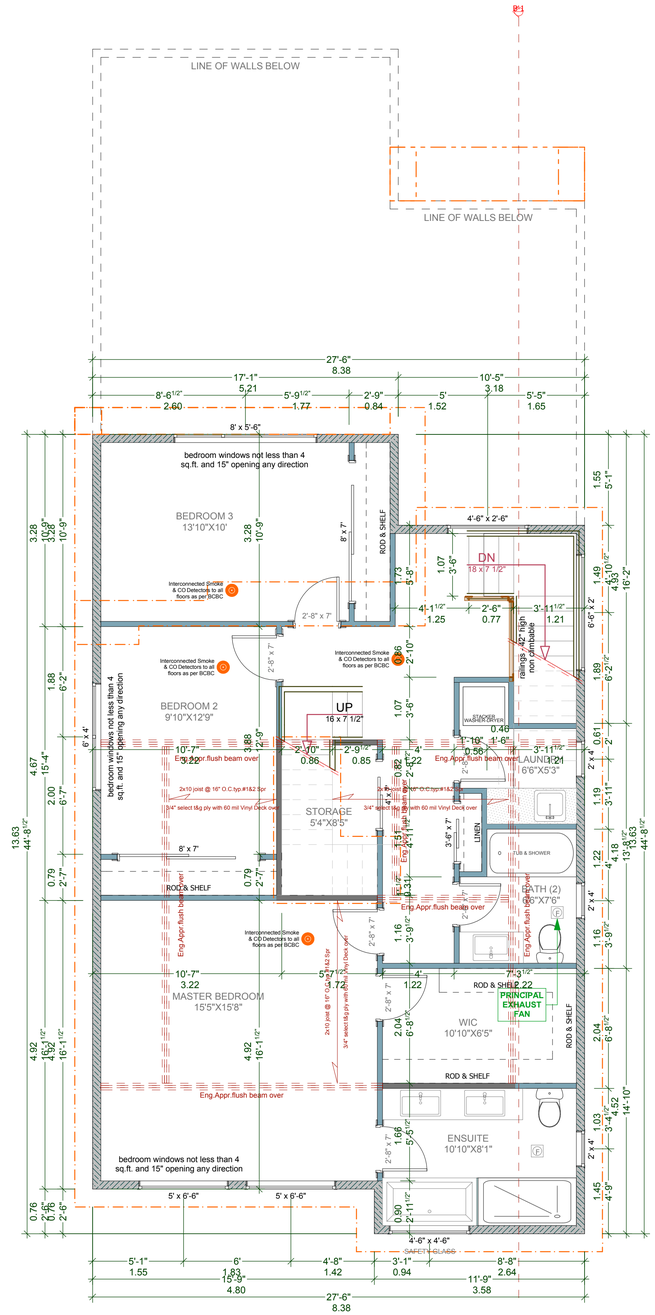


B MAIN FLOOR PLAN (10'-0 3/4" WALLS)

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

MAIN FLOOR AREA: 1,289.04 Sq Ft

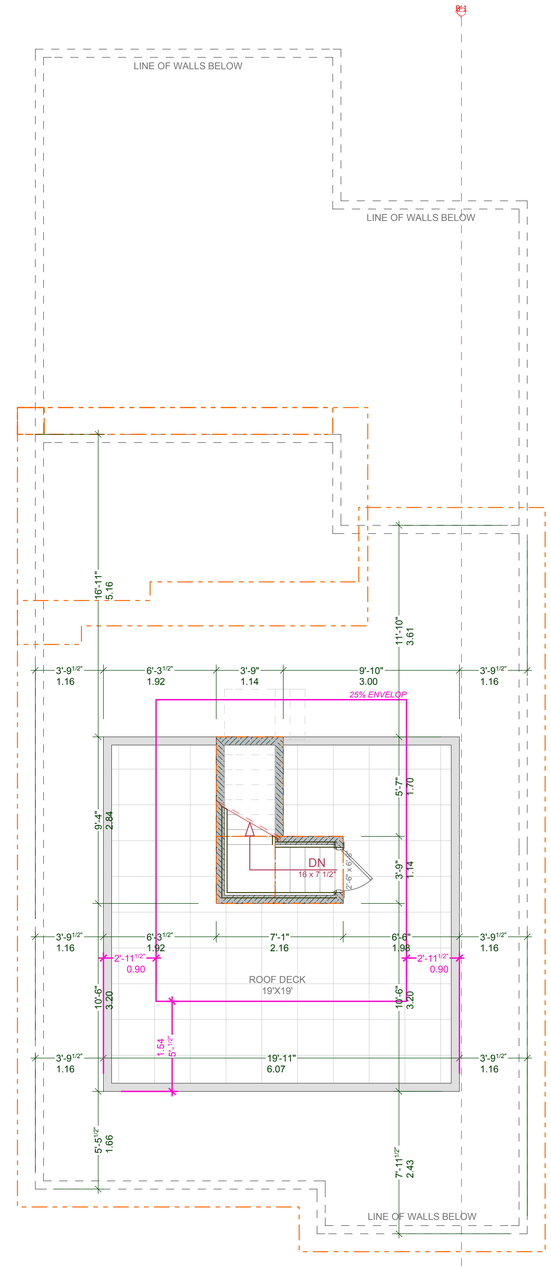
GARAGE FLOOR AREA: 375.91 Sq Ft



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

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

UPPER FLOOR AREA: 1,074.64 Sq Ft



B ROOF DECK

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

ROOF ACCESS AREA: 47.5 Sq Ft

DECK AREA: 313.3 Sq Ft

CUSTOMER:
RYAN LARGE

ADDRESS:
LOT B:
9495 MARYLAND DRIVE, SIDNEY

DRAWING NAME:
MAIN FLOOR, UPPER FLOOR PLANS AND ROOF DECK PLAN

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

ISSUE DATE:
DEC. 07, 2019

DRAWN BY:
KYLE LEGGETT

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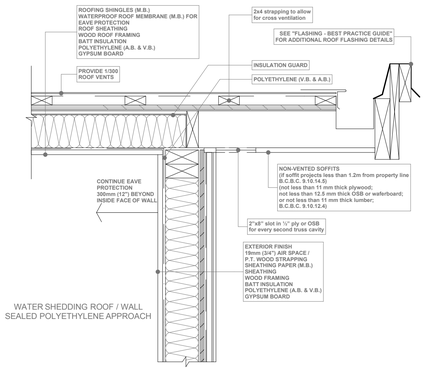
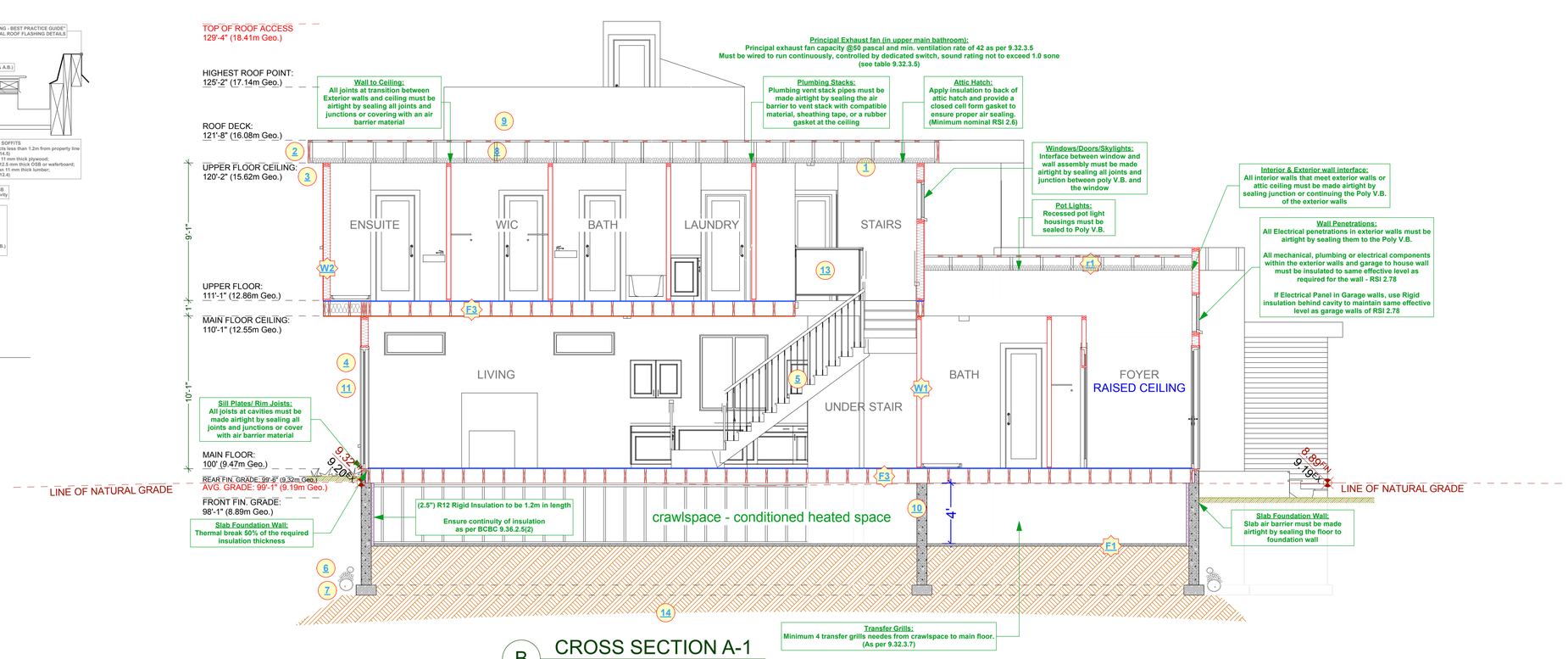
SHEET NUMBER

A2



SOFFIT DETAIL

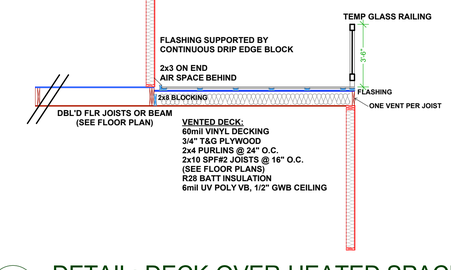
SCALE: 1" = 1' - 0"



B CROSS SECTION A-1

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

HEAT SOURCE TO BE FORCED AIR WITH CRV
(AS PER BUILDERS SPECIFICATION)



D1 DETAIL: DECK OVER HEATED SPACE

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

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, 10.04" tread, 1" nosing with continuous handrail
6. Provide drains to perimiter system
7. 4" drain tile with 6" rock over
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 ridgid insulation - 2 coats damp proofing
11. Caulk over and around all exterior openings
12. 10" X 10" post saddle on 8" pilaster 2'6x2'6 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: 2" concrete slab with rigid insulation 4' around perimeter on 6 mil. poly V.B. compacted granular fill
- F2: 4" concrete floor on 6 mil poly V.B. compacted granular fill
- F3: 2x12 floor joist 16" O.C. typ. nail and glue 3/4" T&G plywood X bridging @ 6' O.C. typ.
- F4: Vented Deck: 60mil vinyl decking, 3/4" t&g plywood, 2x4 purlins @ 24" O.C. 2x10 spf#2 joists @ 16" O.C. slope to drain (see floor plans) r28 batt insulation, 6mil uv poly vb, 1/2" gwb ceiling (NOT SHOWN)
- r1: Ply torch-on roofing, 7/16" O.S.B. (or 1/2" plywood), 2x4 strapping to allow cross ventilation, 2x12 roof joists @ 24" O.C. typ. R28 insulation, 6 mil. poly V.B. 1/2" 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. (See elevations)

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 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.	2.36
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 HOUSE TO GARAGE WALLS:

Exterior Air Film	0.03
1/2" Gypsum Board	0.08
R-20 Batt insulation *(See Calculation Below)*	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	0.12
	RS1=2.67

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	
(2.5") R12 Rigid Insulation	2.11
	RSI=2.11

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.	
RSIp=100/[(13/2.43)+(87/5.46)] =	*4.70*
3/4" Sheathing	0.161
Interior Air Film	0.16
	RSI=5.05

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 fibreglass 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 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

CUSTOMER:
RYAN LARGE
ADDRESS:
LOT B:
9495 MARYLAND DRIVE, SIDNEY

DRAWING NAME:
CROSS SECTION A-1, DECK DETAIL AND SOFFIT DETAIL
DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
DEC. 07, 2019
DRAWN BY:
KYLE LEGGETT

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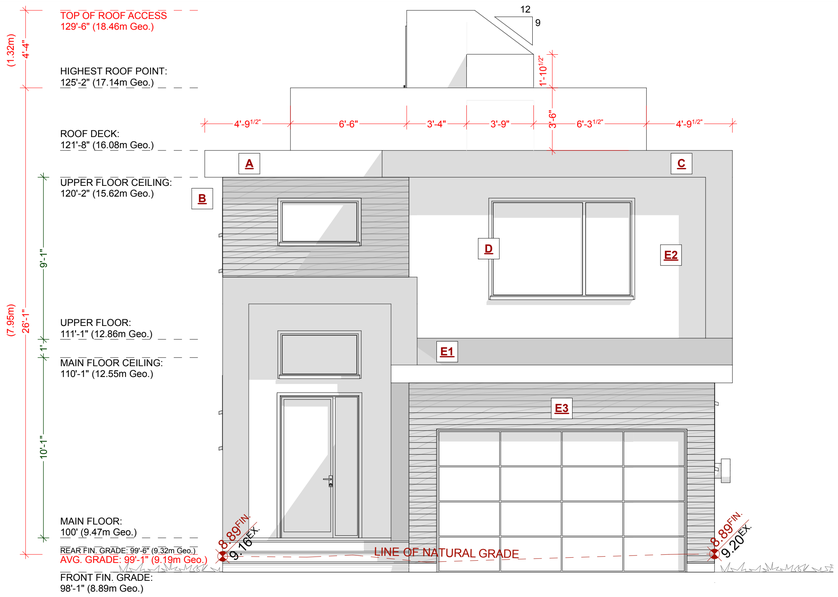
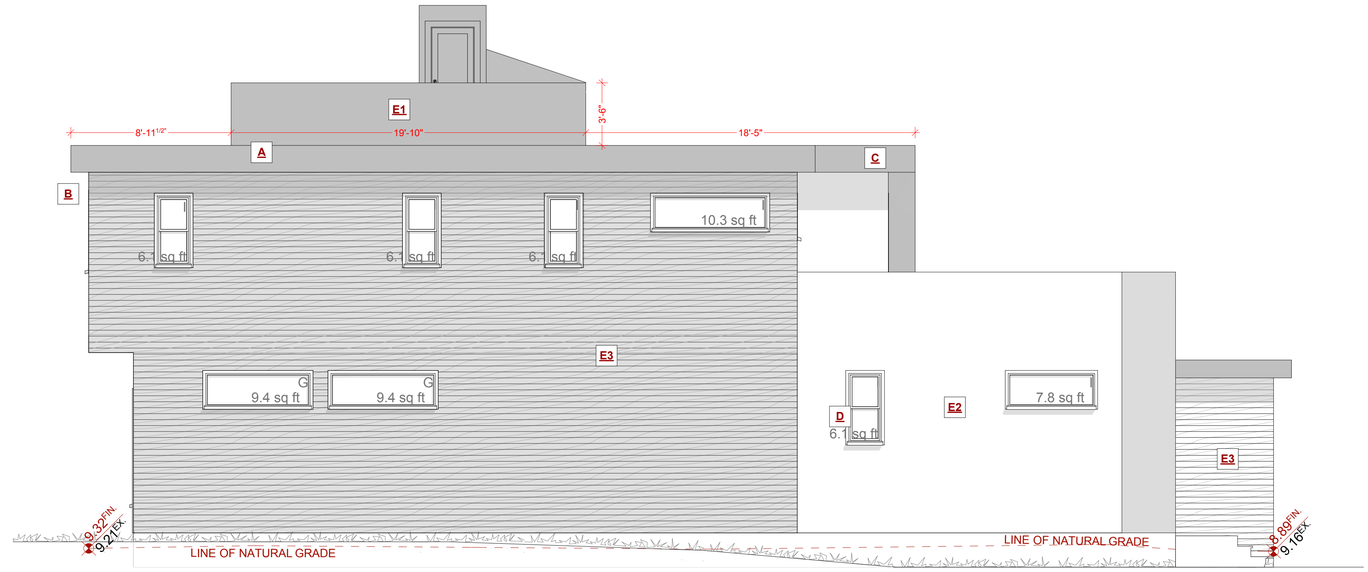
SHEET NUMBER
A3



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



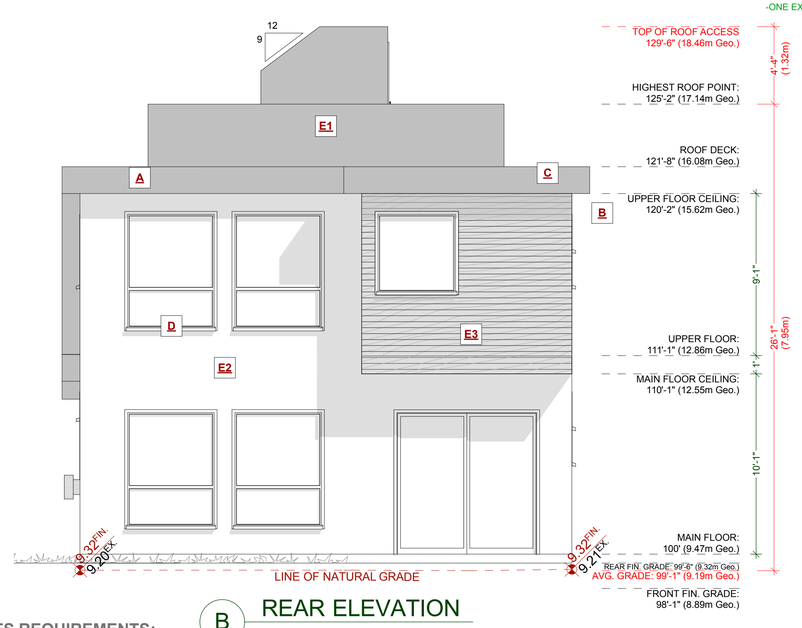
B LEFT ELEVATION
SCALE: 1/4" = 1' - 0"

EXPOSING BUILDING FACE: 103.44m²
LIMITING DISTANCE: 1.50m
AREA OF GLAZED OPENINGS: 5.70m²
% GLAZED OPENINGS: 5.51%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 7.00%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 7.24m²

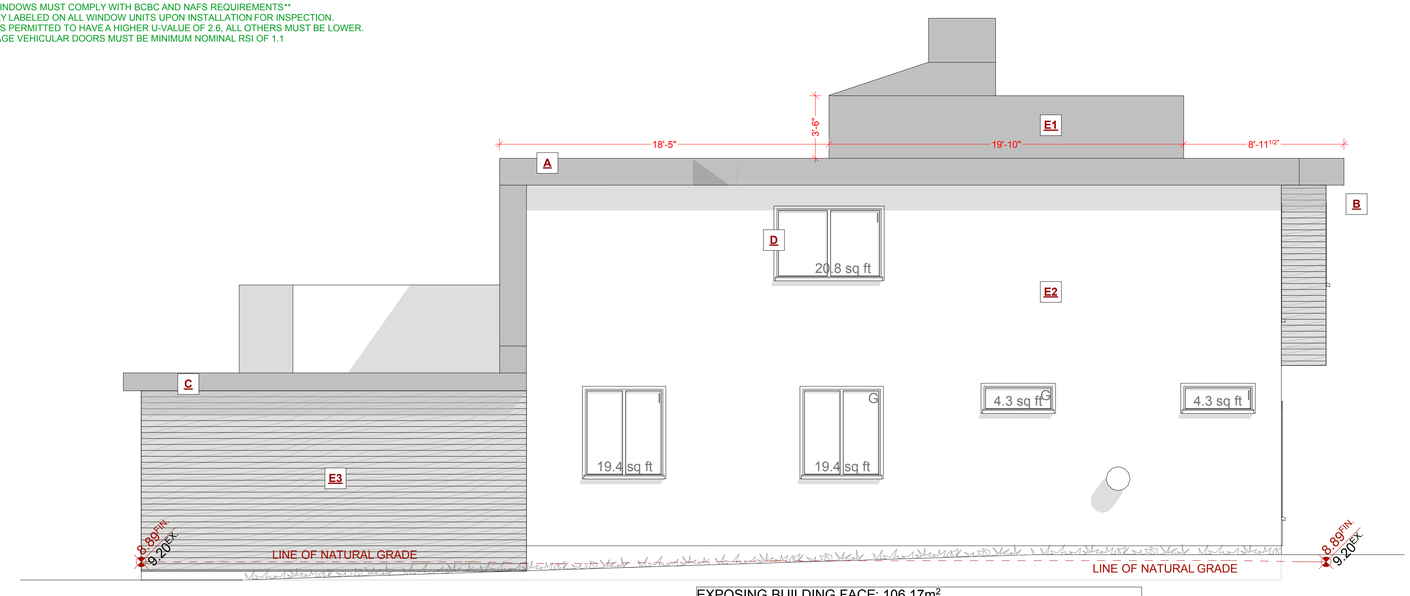
EXTERIOR FINISHES SCHEDULE - LOT B

A	ROOFING:	BUILT UP TORCH-ON/ METAL STANDING SEEM ROOFS AS PER CONTRACTORS SPECS		BLACK TORCH ON	E1	WALL FINISH:	STUCCO - SEE OWNER FOR TEXTURE FINISH - RAIN SCREEN AS PER BCBC		VALSPAR, VESSEL GREY 4005-2A
B	GUTTER & SOFFIT:	ALUMINIUM GUTTER AND NON-VENTED SOFFIT		VALSPAR, MUSKEG GREY 4005-2C	E2	WALL FINISH:	STUCCO - SEE OWNER FOR TEXTURE FINISH - RAIN SCREEN AS PER BCBC		
C	BARGE BOARD:	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOUR		VALSPAR, MUSKEG GREY 4005-2C	E3	WALL FINISH:	HORIZONTAL CEDAR SIDING LAPPED TO 4" EXPOSURE- COLOUR AS PER BUILDERS SPECS		VARATHANE, SUN BLEACHED ULTIMATE WOOD STAIN
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED		VALSPAR, BLUE KISS 7004-11					

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



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



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

EXPOSING BUILDING FACE: 106.17m²
LIMITING DISTANCE: 1.50m
AREA OF GLAZED OPENINGS: 6.34m²
% GLAZED OPENINGS: 5.97%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 7.00%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 7.43m²

NAFS REQUIREMENTS:

Performance Grade of 30
Water Test Pressure of 260 Pa

CUSTOMER: RYAN LARGE
ADDRESS: LOT B: 9495 MARYLAND DRIVE, SIDNEY

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

ISSUE DATE: DEC. 07, 2019
DRAWN BY: KYLE LEGGETT

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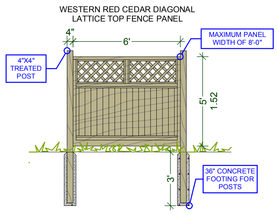
SHEET NUMBER
A4



FENCING: REAR & SIDES

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

SURFACE CALCULATION

FRONT YARD AREA: 103.81 Sq M
TOTAL SURFACE AREA: 44.82%
HARD SURFACE AREA: 29.41%
PERMEABLE SURFACE AREA: 15.41%

HARDSCAPE SPECIFICATIONS

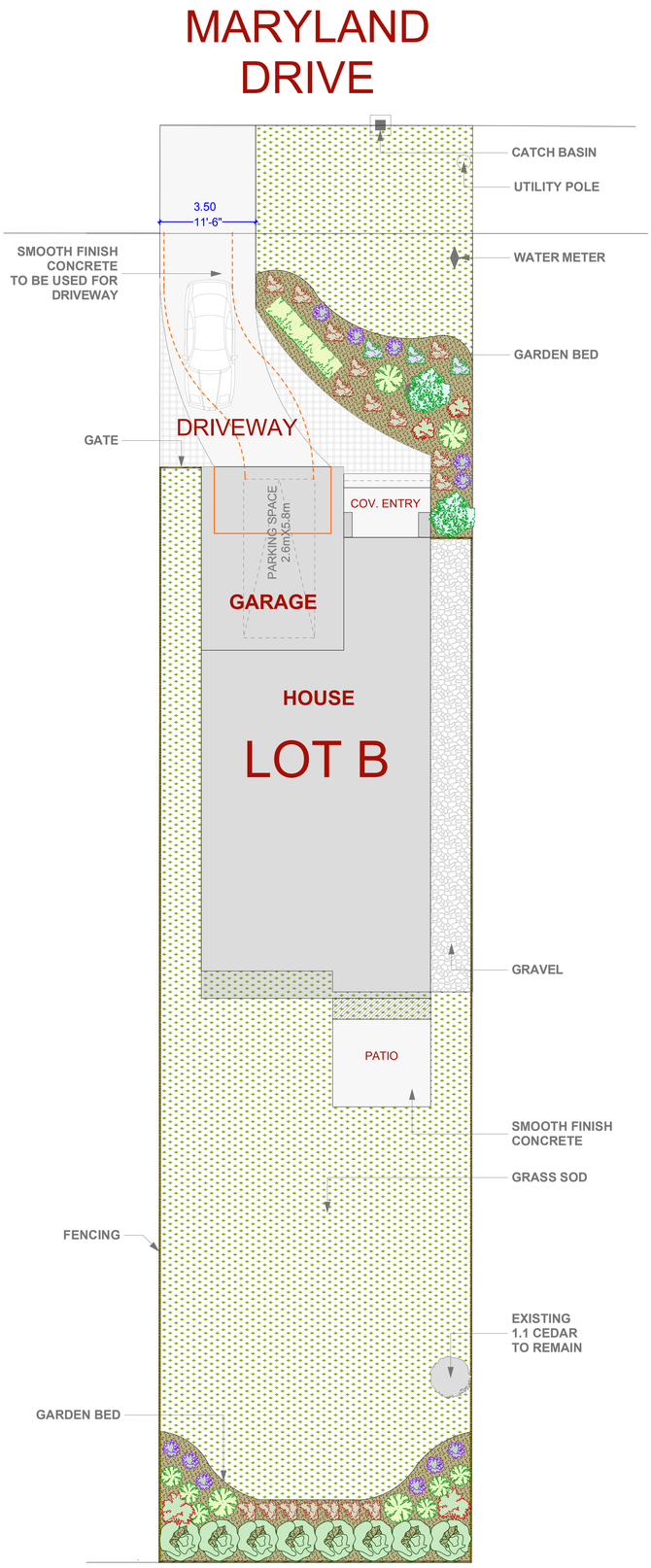
TYPE	MANUF.	COLOUR	PATTERN	
POURED CONCRETE	SEE CONTRACTOR	GREY	SMOOTH FINISH	

SOFTSCAPE SPECIFICATIONS

TYPE		TYPE	
GARDENS		LAWN - SOD	

PLANT LIST - 9495 MARYLAND DRIVE - LOT B

ID	QTY.	LATIN NAME	COMMON NAME	SIZE	EXAMPLE
PL1	2	HYDRANGEA	BIGLEAF HYDRANGEA "BLUE MARKER"	#3 POT	
PL2	4	SKIMMIA JAPONICA	JAPANESE SKIMMIA	#3 POT	
PL3	3	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 POT	
PL3	11	ERYSIMUM	ERYSIMUM "BOWLES MAUVE"	#2 POT	
PL4	10	EUONYMUS FORTUNEI	WINTERCREEPER EUOMYMOUS	#3 POT	
PL5	4	BUXUS	BOXWOOD	#2 POT	
TR1	17	KINNIKINNICK	VANCOUVER JADE	#1 POT	
TR1	8	THUJA OCCIDENTALIS	EMERALD CEDARS	5 GAL.	



LANDSCAPE PLAN

1 : 100 SCALE

SHEET NUMBER A5

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
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ISSUE DATE: DEC. 07, 2019
DRAWN BY: KYLE LEGGETT

DRAWING NAME: LOT B: LANDSCAPE PLAN
DRAWING SCALE: SEE DRAWINGS

CUSTOMER: RYAN LARGE
ADDRESS: LOT B: 9495 MARYLAND DRIVE, SIDNEY