

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

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

- 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
 - framing lumber shall be graded #2 or better unless noted otherwise.
- 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 Java Designs nor the designer accept responsibility for the following:
 -information provided on existing buildings or site.
 -Conformity of plans to site.
 -errors or omissions.
 -Any house built from these plans.

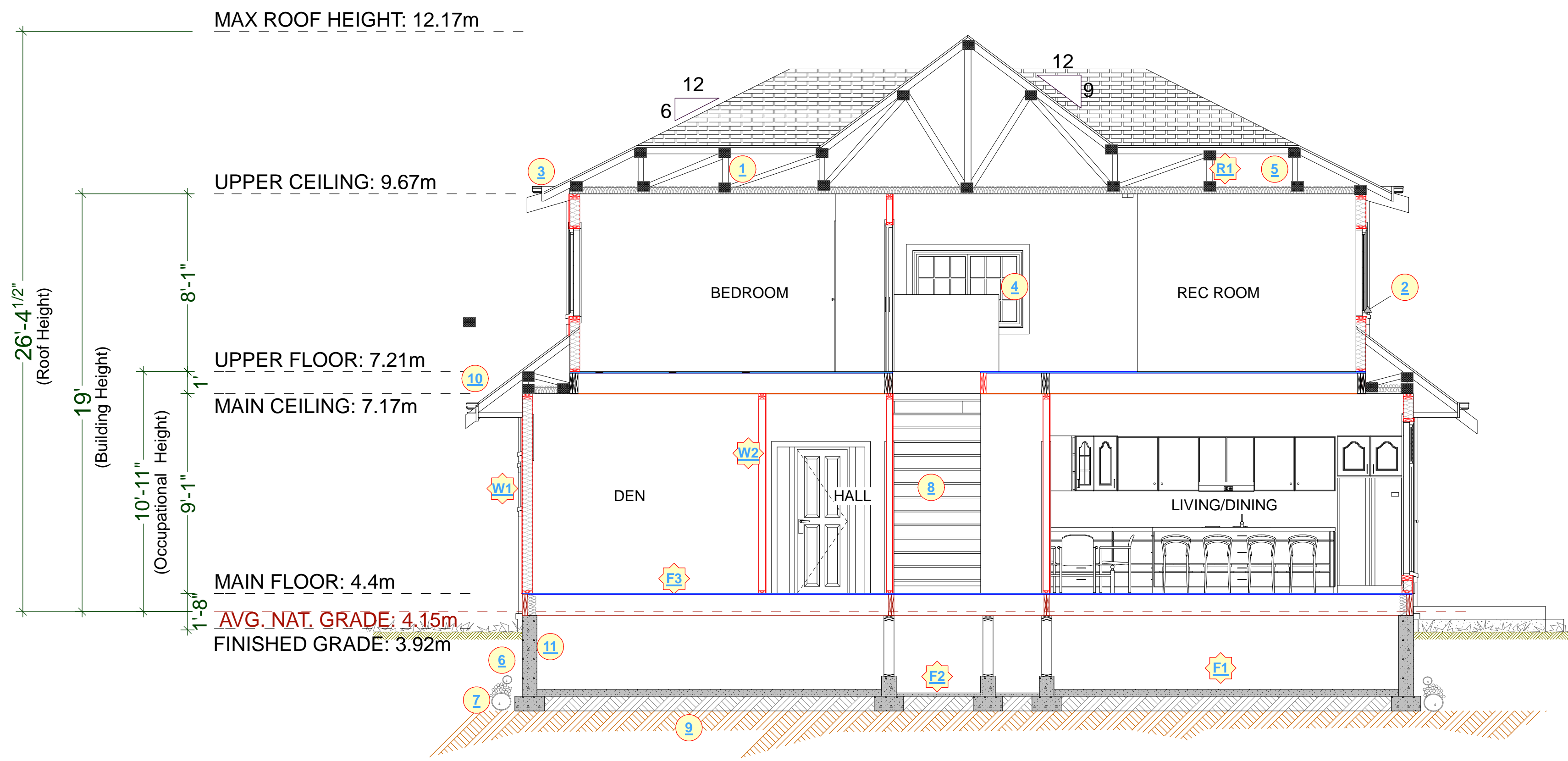
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CUSTOMER: BILL AND SHARON JAMES	Plan #:
ADDRESS: 2488 WINDSOR ROAD, OAK BAY	
SCALE: 1/4" = 1' 0"	EXISTING AND PROPOSED SITE PLANS
DATE: MAY 9, 2012	



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CROSS SECTION A-1

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

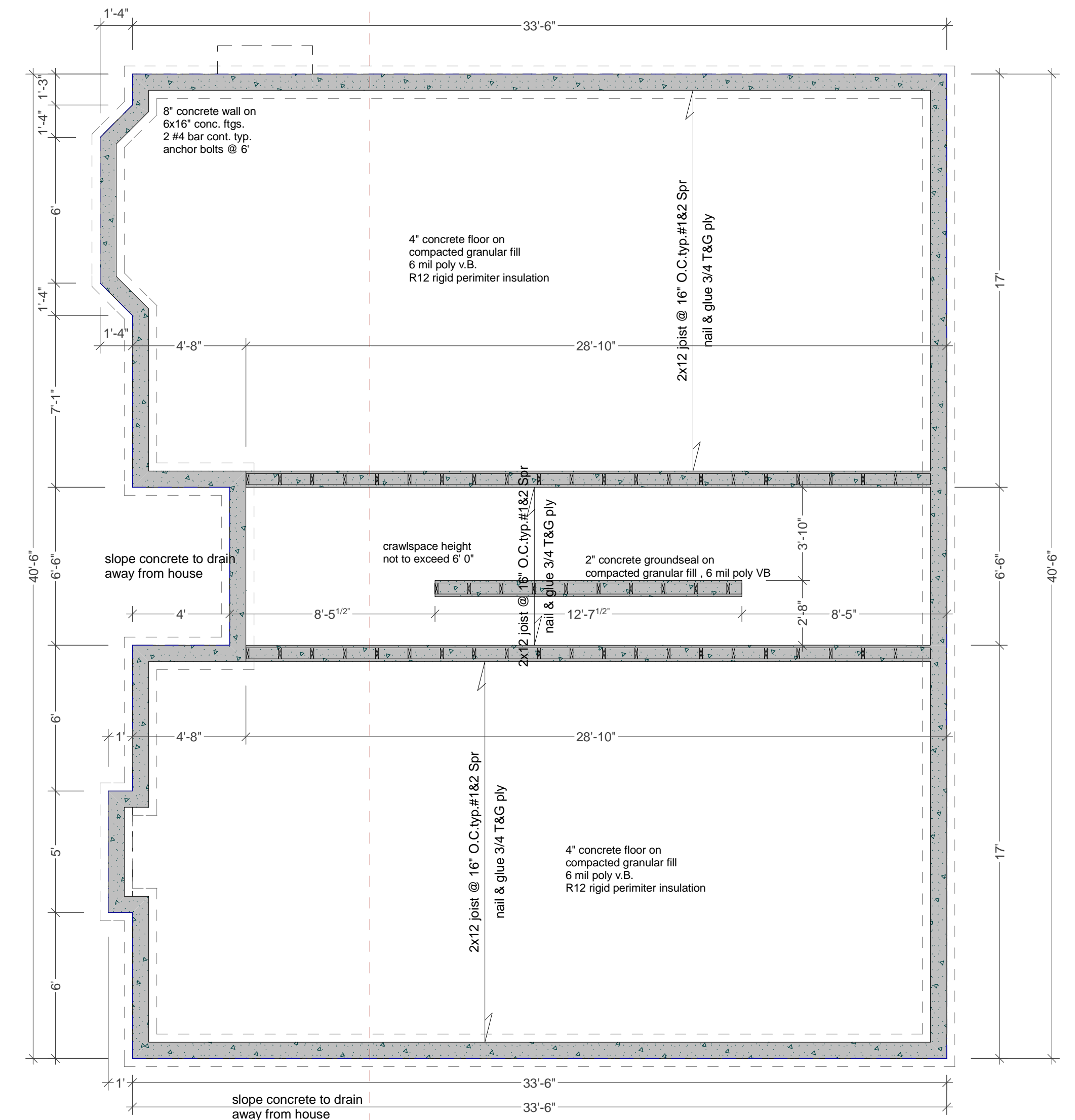
Interconnected Smoke & CO Detectors to all floors as per BCBC

CONSTRUCTION NOTES:

- 1 R40 insulation, 6 mil poly V.B. 1/2" Ceiling Board
- 2 caulk over and around all exterior openings
- 3 level vented soffits 2x2 aluminum downpipes 1'-6" roof overhangs as per plans. Continuous gutters
- 4 All windows vinyl, supply rain-pan under, rainscreen as per BCBC Windows in doors to be safety glass
- 5 Provide roof vents vent 1/300
- 6 4" drain tile with 6" rock over
- 7 provide 3" drains to Storm drains
- 8 7 5/8" Rise and 10" Thread Stairs
- 9 Undisturbed non-organic soil under all weight bearing components
- 10 eave protection to 12" beyond heated wall
- 11 8" concrete wall on 6"x16" conc. ftgs - 2#4 bar cont.-R12 rigid insulation - 2 coats damp proofing

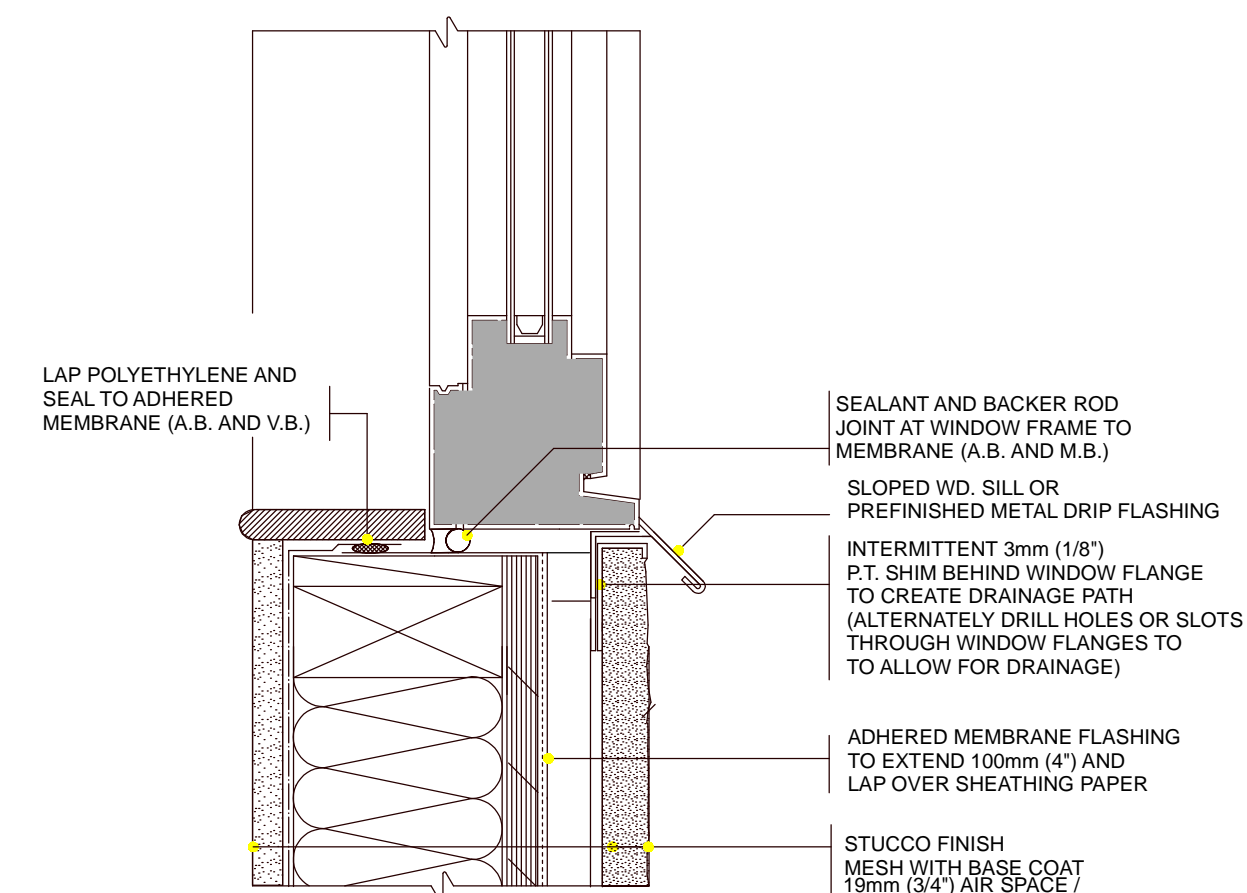
CONSTRUCTION ASSEMBLIES:

- F1 4" concrete floor on compacted granular fill, 6 mil poly VB slope concrete to drain
- F2 2" concrete slab on 6 MIL. POLY V.B. compacted granular fill (in crawlspace)
- F3 2x10 Floor Joist 16" O.C. typ. Nail and Glue 3/4" T&G plywood X bridging @ 6" O.C. typ.
- R1 Engineered Trusses designed by supplier, 24" O.C. typ. 7/16" O.S.B. (or 1/2" plywood), h-clips, laminate shingle roof to owners spec
- W1 Stucco finish on wire lath on breather board on 3/4" air space, P.T. wood strapping on 2 layers 30 min. building paper on 3/4" sheathing on 2x6" studs @ 16" o.c. R20 mil UV poly vb, 1/2" Gwb
- W2 2x4 framing 16" O.C. typ. 1/2" drywall finish throughout



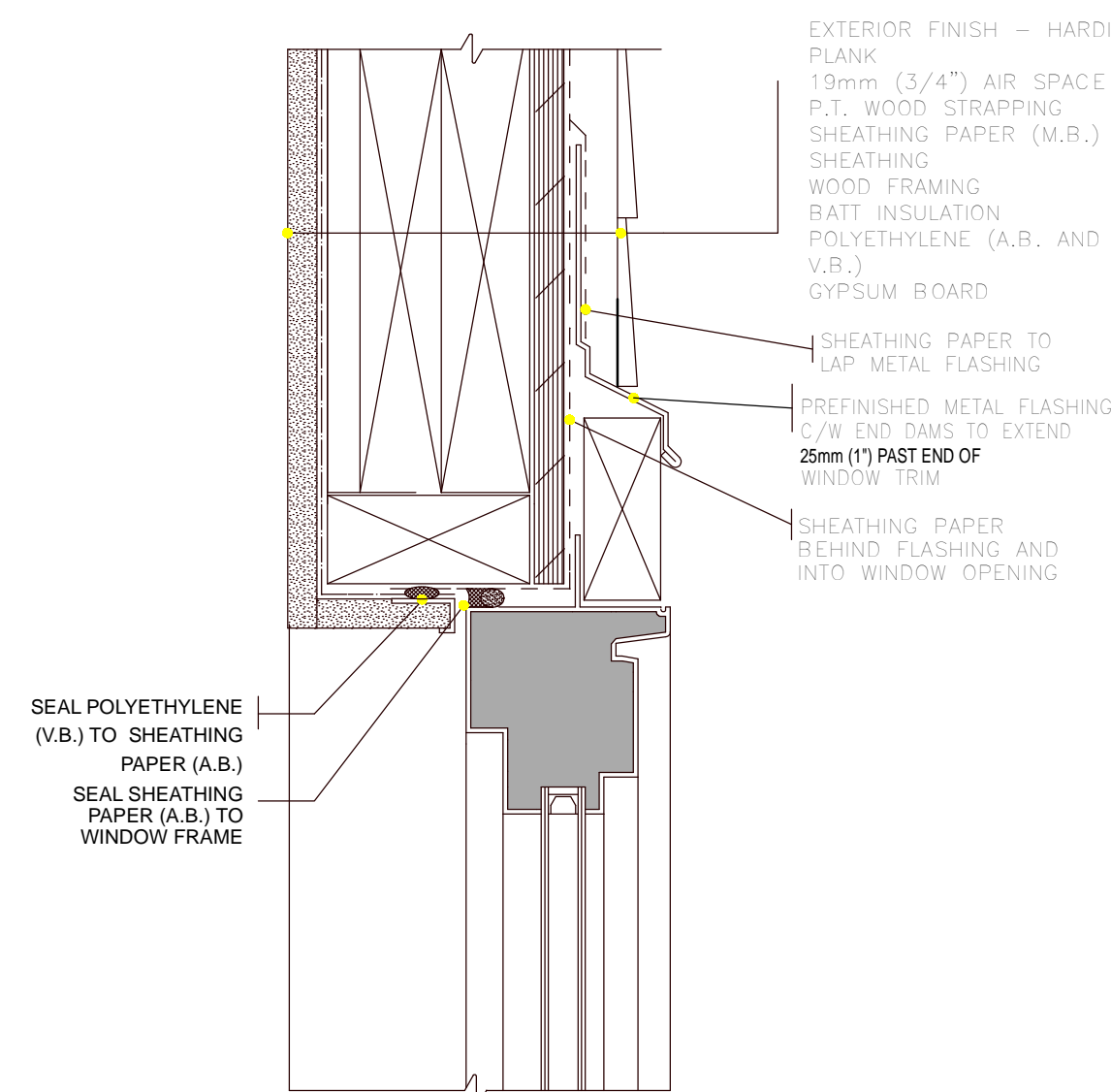
FOUNDATION PLAN (CRAWLSPACE)

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



WINDOW SILL DETAIL

SCALE: 3/4" = 1' - 0"



WINDOW HEAD DETAIL

SCALE: 3/4" = 1' - 0"

CUSTOMER: BILL AND SHARON JAMES Plan #:

ADDRESS: 2488 WINDSOR ROAD, OAK BAY

SCALE: 1/4" = 1' 0"

CROSS SECTION AND FOUNDATION

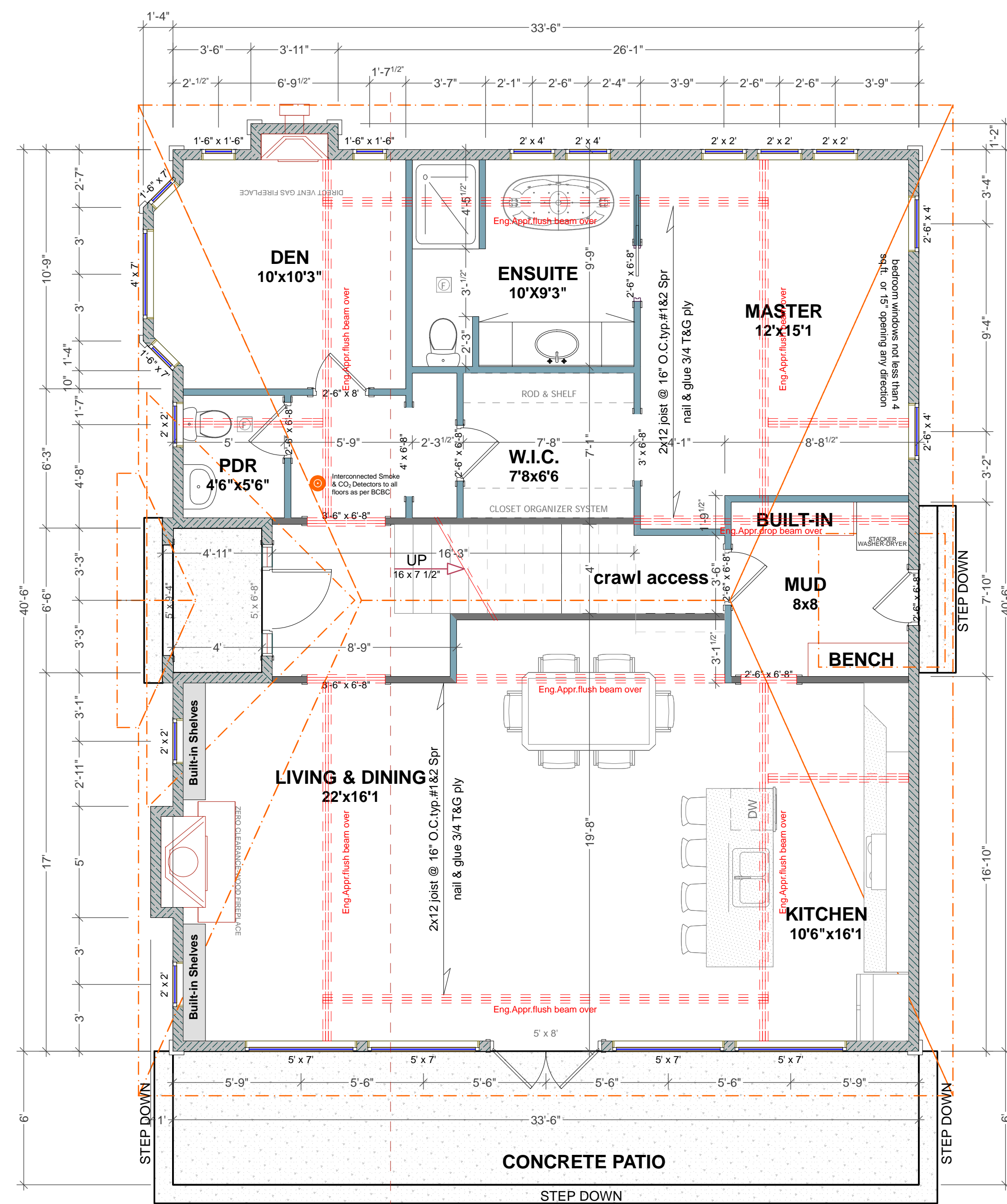
DATE: MAY 9, 2012



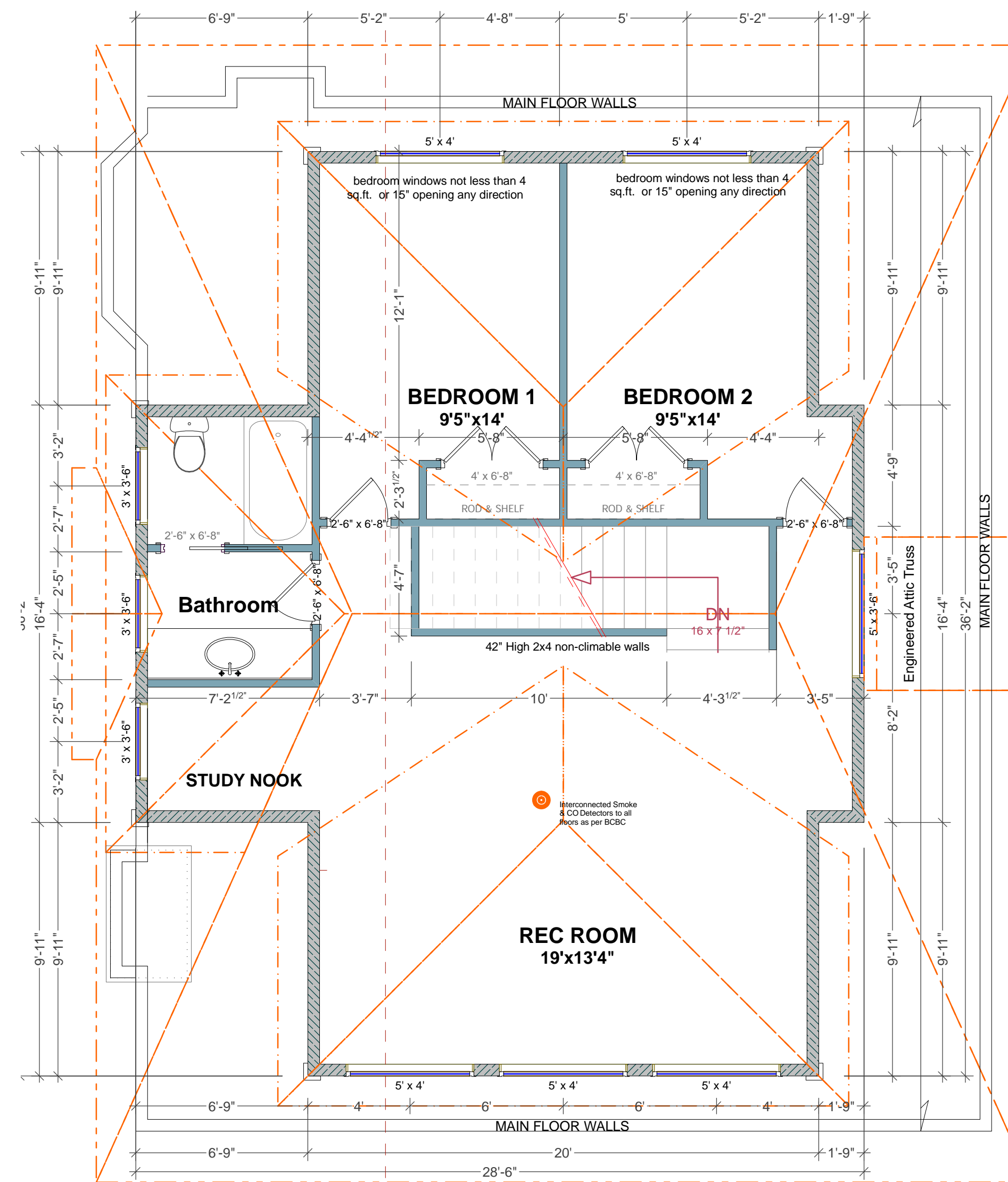
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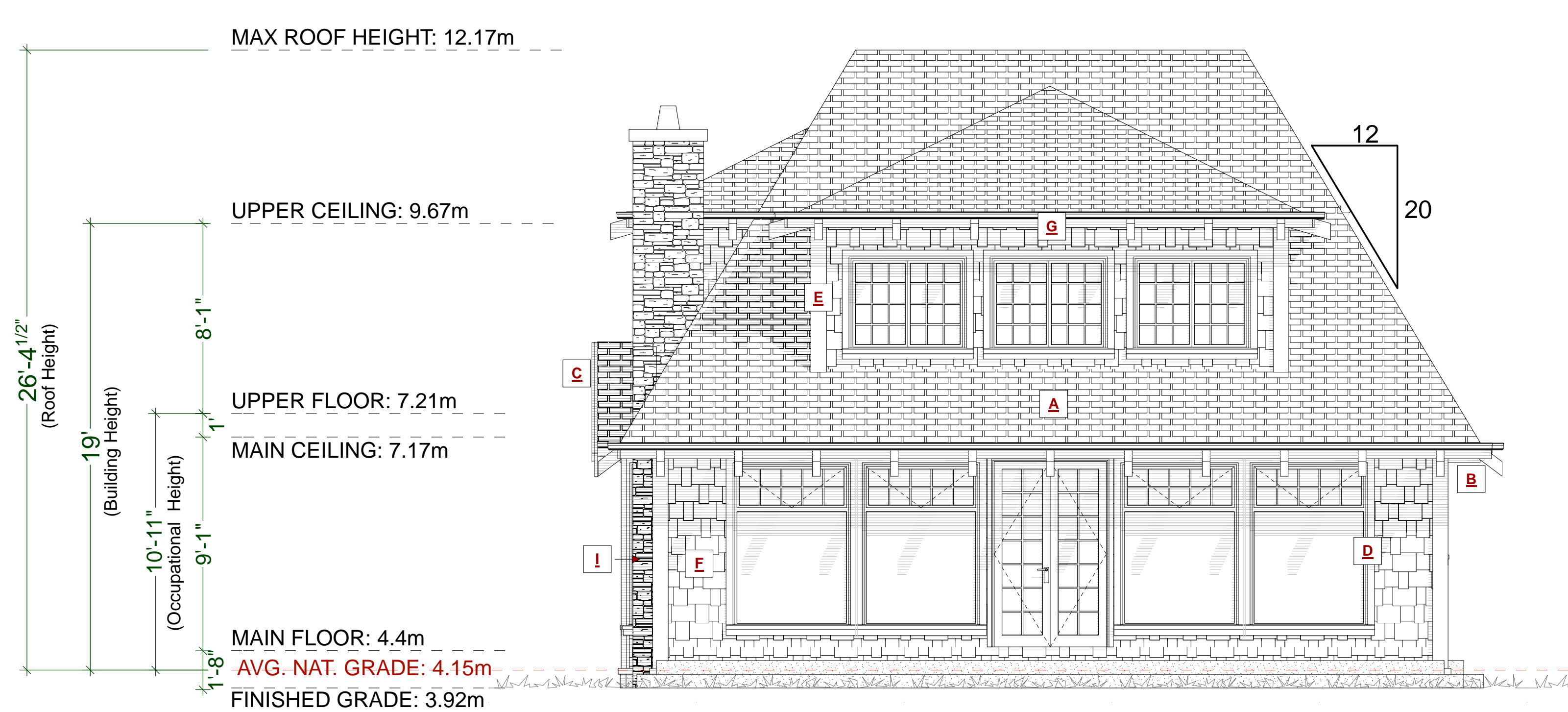
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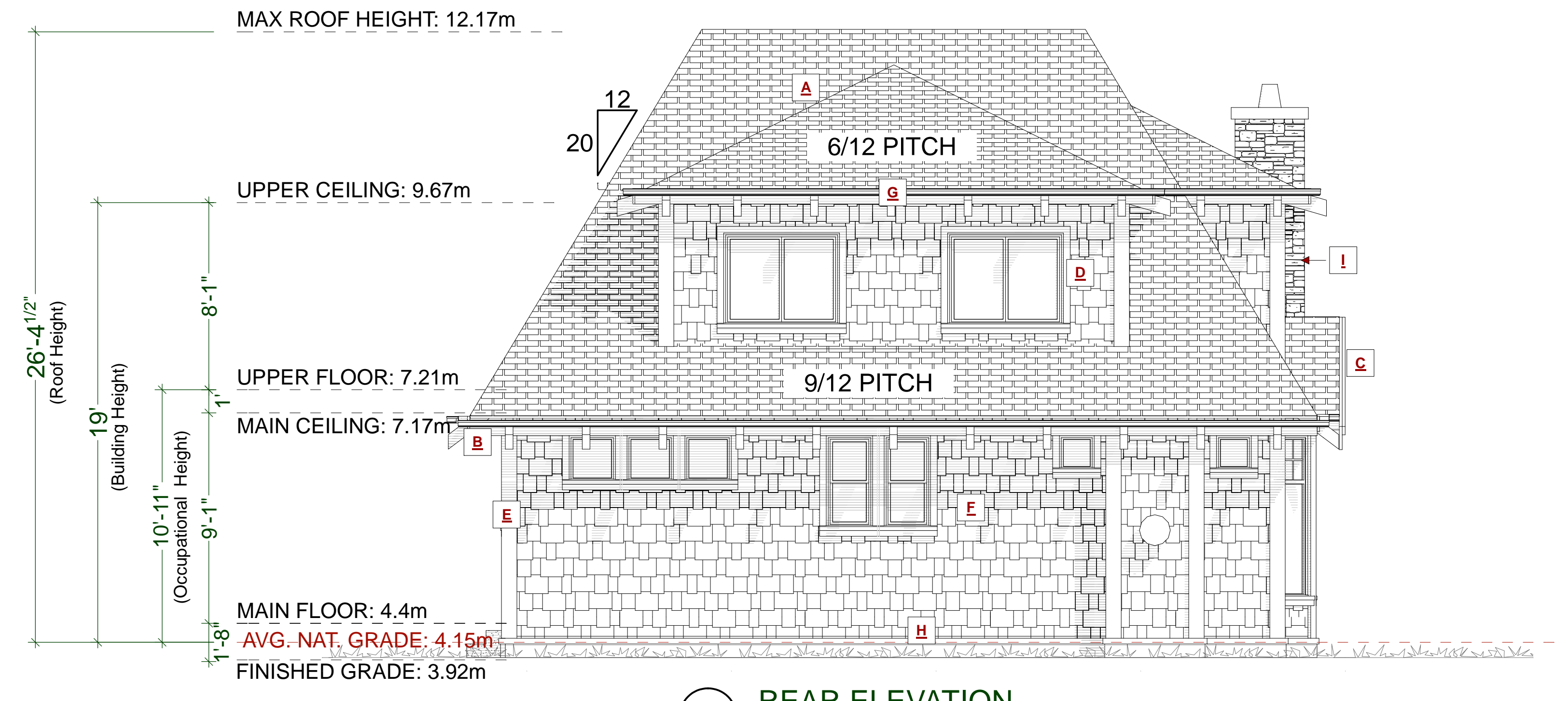
○ **MAIN FLOOR PLAN (9'-0 3/4" WALLS)**
 SCALE: 1/4" = 1' - 0"
 MAIN FLOOR AREA: 1,322 sq ft



○ **UPPER FLOOR PLAN (8'-0 3/4" WALLS)**
 SCALE: 1/4" = 1' - 0"
 UPPER FLOOR AREA: 804 Sq Ft



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

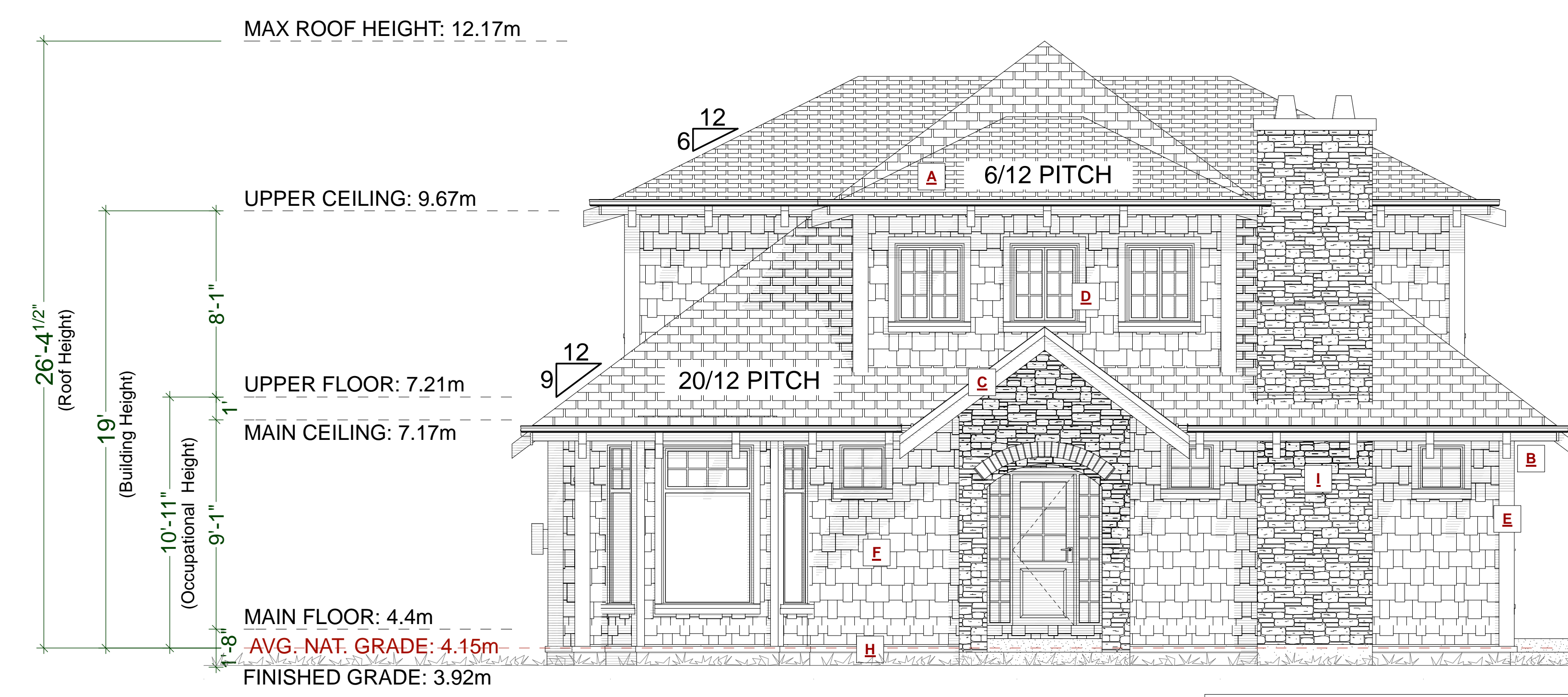


REAR ELEVATION
SCALE: 1/4" = 1' - 0"

EXTERIOR FINISHES SCHEDULE

A ROOFING:	LAMINATED FIBREGLASS ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS	F CEDAR FINISH:	CEDAR SHAKES WALL FINISH
B GUTTER & SOFFIT:	ALUMINIUM GUTTER WITH 2x8 FASCIA BOARD WITH CHAMFERED BOTTOM EDGE. 1x4 TAG SOFFITS WITH 2" CONTINUOUS SCREENED VENT	G GABLES:	CEDAR SHAKES - RAIN SCREEN AS PER BCBC
C BARGE BOARD:	2x12 BARGE BOARD WITH 1x4 TRIM AT TOP - PAINTED	H BELLY BAND:	2x10 BELLY BAND WITH FLASHING
D WINDOW & DOOR TRIM:	1x6 TRIM BOARDS - PAINTED	I STONE:	K2 STONE
E CORNER TRIM:	1x4 CORNER BOARDS - PAINTED	J KNEE BRACES:	6"x6"x2 KNEE BRACES - WOOD KNEE BRACES. BRACES TO BE STAINED

** ALL WINDOWS TO COMPLY WITH B.C. BLDG. CODE 2006 9.7.2.1 (1) b, A-9.7.2.1(1) & A-9.7.6.1. (1) WINDOW RATINGS**
(*A, B, C, & F) MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION



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

TOTAL WALL AREA: 358 Sq Ft
TOTAL UNPROTECTED OPENINGS: 40 Sq Ft
% UNPROTECTED OPENINGS: 11.17 %



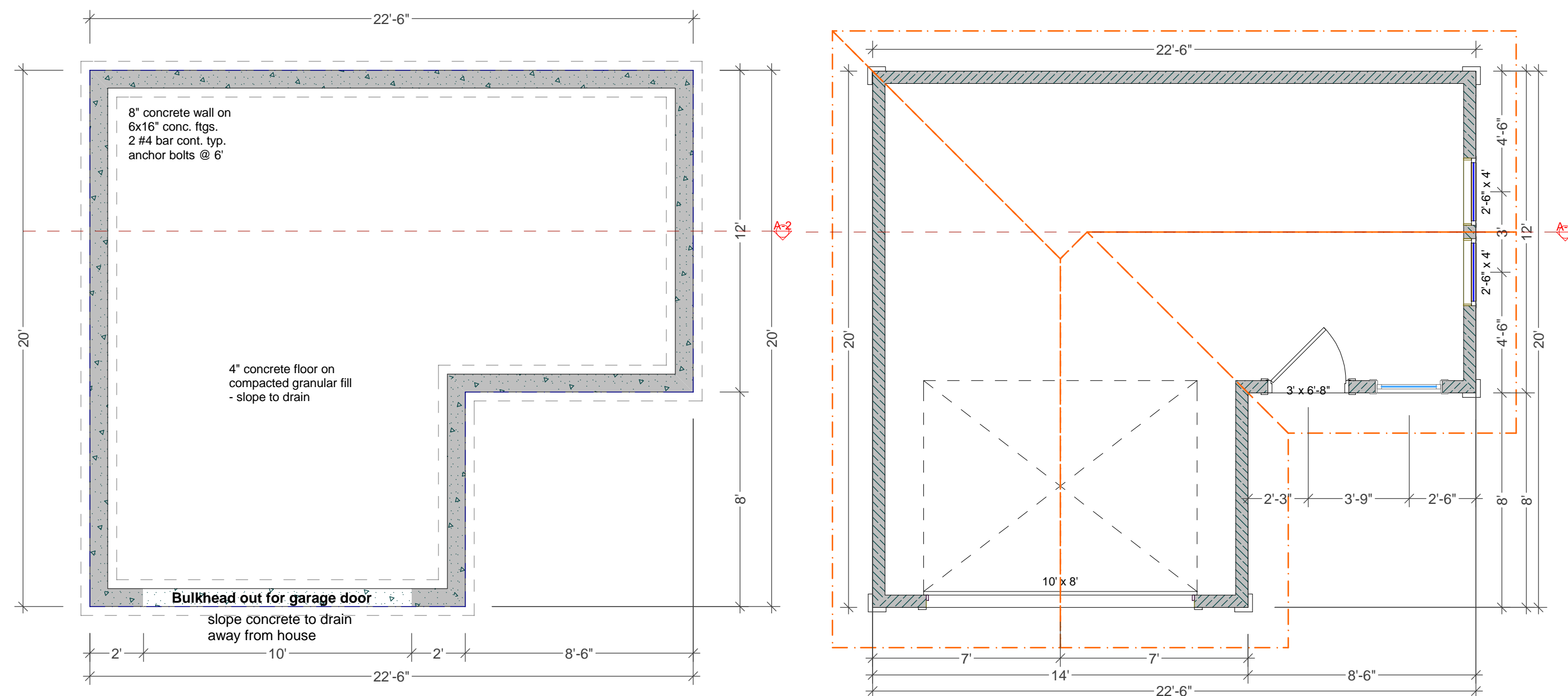
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"

TOTAL WALL AREA: 358 Sq Ft
TOTAL UNPROTECTED OPENINGS: 28 Sq Ft
% UNPROTECTED OPENINGS: 7.8 %

CUSTOMER: BILL AND SHARON JAMES Plan #:
 ADDRESS: 2488 WINDSOR ROAD, OAK BAY
 SCALE: 1/4" = 1' 0" HOUSE ELEVATIONS
 DATE: MAY 9, 2012

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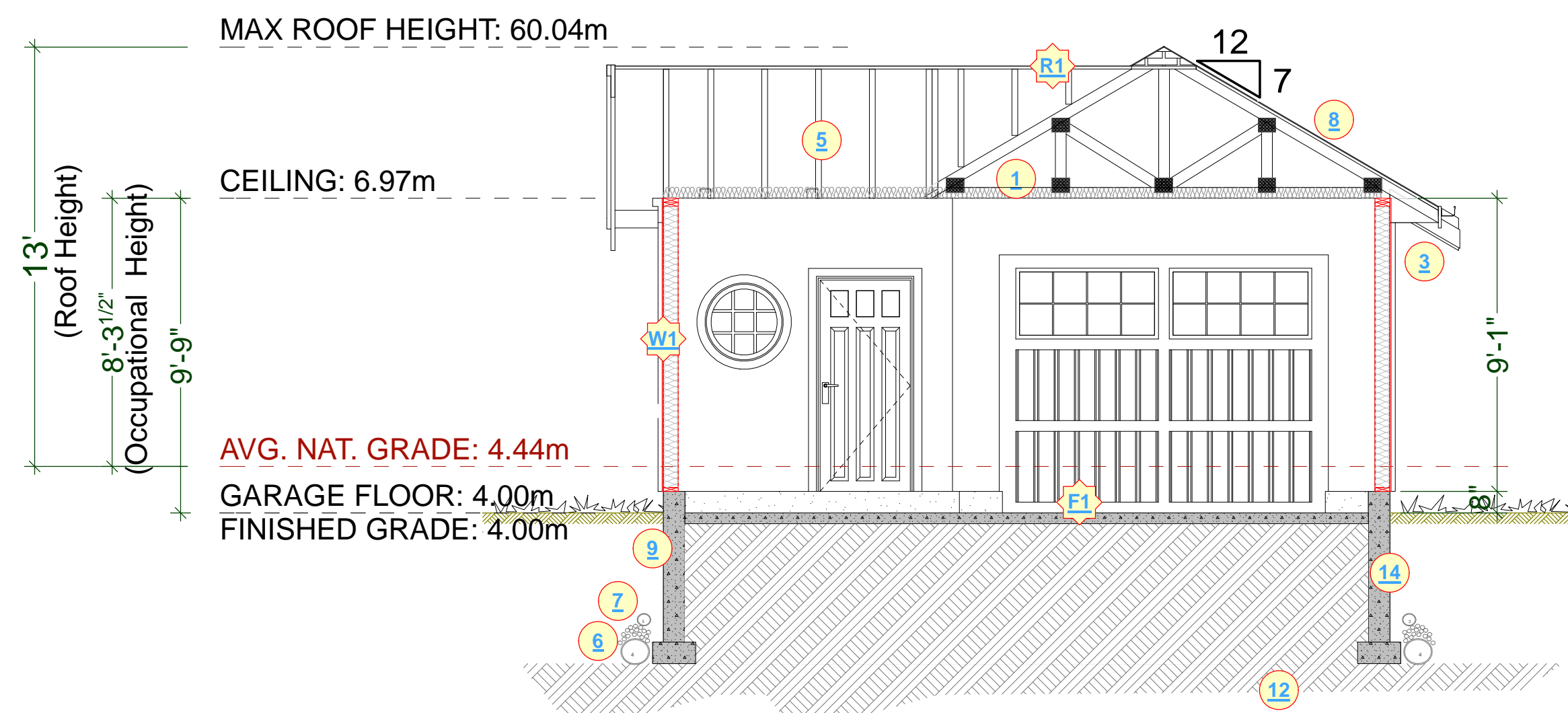
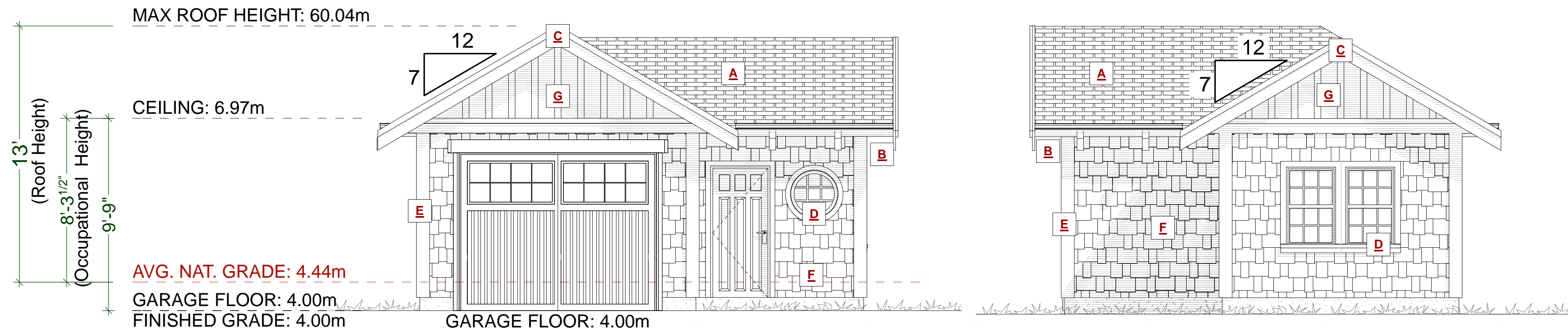


GARAGE FOUNDATION

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

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

SCALE: 1/4" = 1' - 0"
GARAGE AREA: 382 Sq Ft

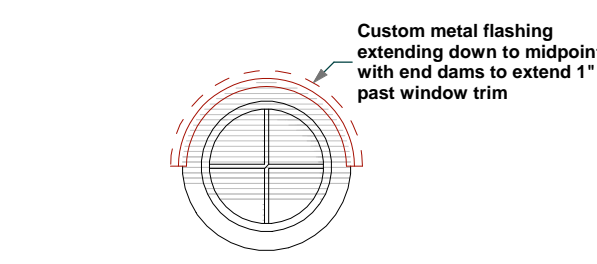


CROSS SECTION A-2

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

- CONSTRUCTION NOTES:**
- 1 R40 insulation, 6 mil poly V.B., 1/2" Ceiling Board
 - 2 slope concrete to drain
 - 3 level vented soffits 2x2 aluminium downpipes 24" Roof overhangs as per plans. Continuous gutters
 - 4 42" non-climbable Continuous Handrails
 - 5 Provide roof vents vent 1/200
 - 6 4" draintile with 6" rock over
 - 7 provide drains to perimeter system
 - 8 eave protection to 12" beyond heated wall
 - 9 8" concrete wall on 6"x16" conc. flgs - 2#4 bar cont.-R12 rigid insulation - 2 coats dampproofing
 - 10 6x6 post saddle on 8" plaster 2'-0"x2'-6" conc. footing
 - 11 caulk over and around all exterior openings
 - 12 Undisturbed non-organic soil
 - 13 Continuous Handrail 7 5/8" rise, 10" tread
 - 14 DAMPROOFING (where required) ON 8" THK. CONC. FOUNDATION WALL C/W 15 M BARS @ 24" o/c B/W ON UNDISTURBED SOIL (SOLID BEARING)

- CONSTRUCTION ASSEMBLIES:**
- F1 4" concrete floor on 6 mil poly V.B. - R12 rigid perimeter insulation, compacted granular fill
 - R1 Engineered Trusses designed by supplier @ 24" O.C. typ. 7/16" O.S.B. (or 1/2" plywood), h-clips, laminate asphalt shingles
 - W1 Exterior finish as per elevations, 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



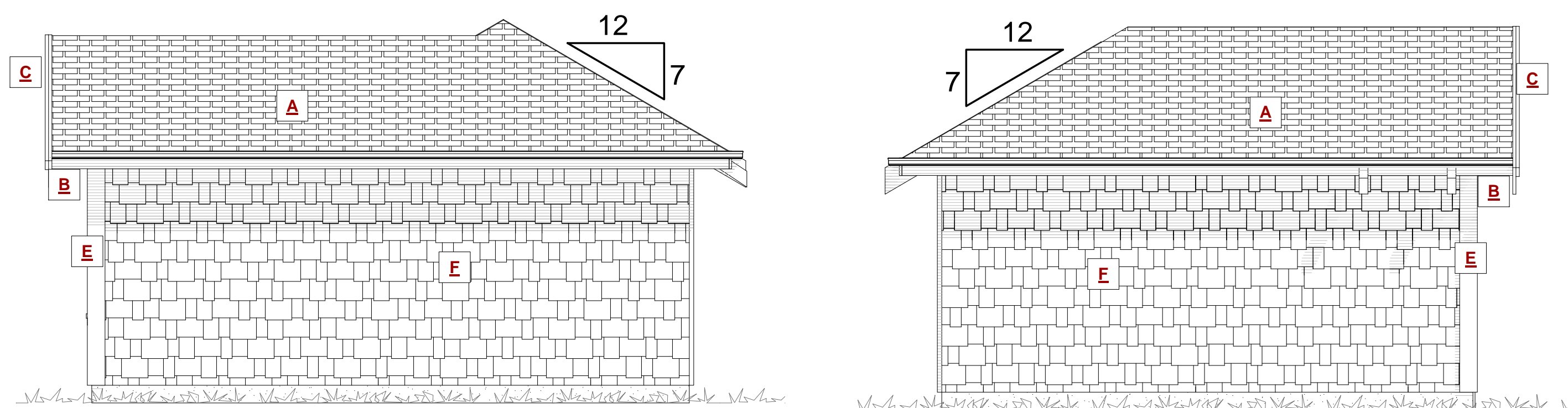
ROUND WINDOW DETAIL

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

EXTERIOR FINISHES SCHEDULE

A ROOFING:	LAMINATED FIBREGLASS ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS	E CEDAR FINISH:	CEDAR SHARKES WALL FINISH
B GUTTER & SOFFIT:	ALUMINIUM GUTTER WITH 2x8 FASCIA BOARD WITH CHAMFERED BOTTOM EDGE 1x4 T&G SOFFITS WITH 2" CONTINUOUS SCREENED VENT	G GABLES:	CEDAR SHAKES - RAIN SCREEN AS PER BCBC
C BARGE BOARD:	2x12 BARGE BOARD WITH 1x4 TRIM AT TOP - PAINTED	H BELLY BAND:	2x10 BELLY BAND WITH FLASHING
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** ALL WINDOWS TO COMPLY WITH B.C. BLDG. CODE 2006 9.7.2.1 (1) b, A-9.7.2.1(1)& A-9.7.6.1.(1) WINDOW RATINGS** (A,B,C, & F) MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION



CUSTOMER: BILL AND SHARON JAMES Plan #:
 ADDRESS: 2488 WINDSOR ROAD, OAK BAY
 SCALE: 1/4" = 1' 0" DETACHED GARAGE PLAN
 DATE: MAY 9, 2012
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