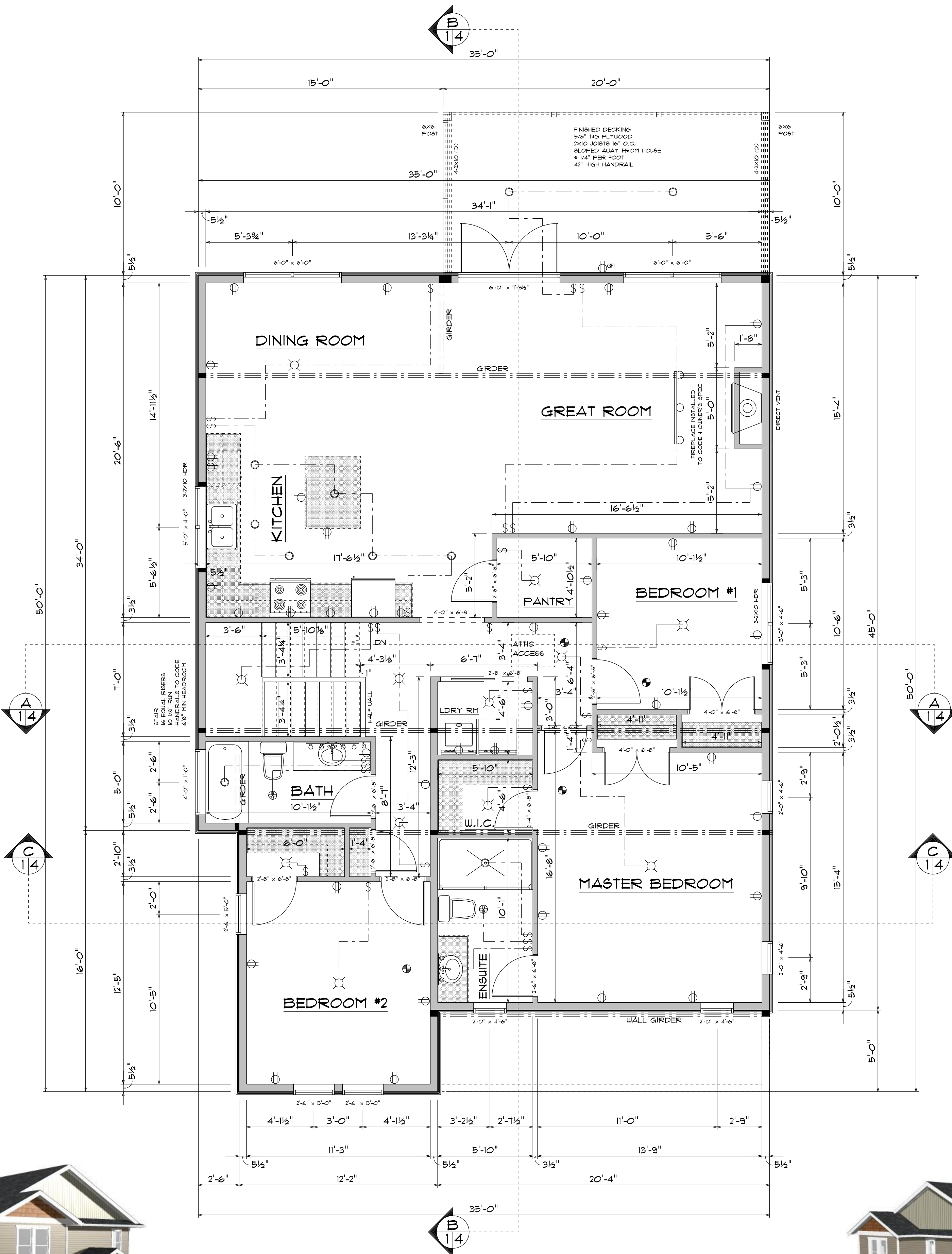
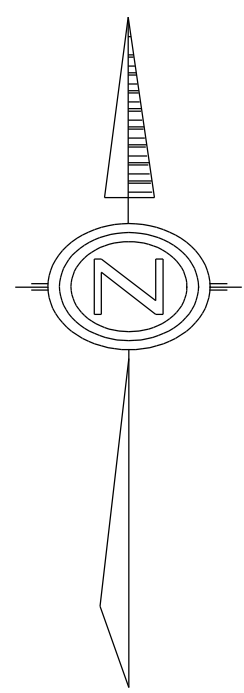


**SITE PLAN**  
SCALE: 1/8" = 1'-0"

**LEGAL DESCRIPTION**

LOT 6  
SECTION 18  
RANGE 1  
DISTRICT QUAMISHAN  
PLAN SEP88728



**MAIN FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
1608 SQUARE FEET LIVING



- NOTES**
- ALL WORK SHALL CONFORM TO CURRENT BUILDING CODES AND LOCAL BYLAWS
  - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS
  - BUILDER MUST VERIFY ALL DIMENSIONS, INFORMATION, AND SPECIFICATIONS BEFORE STARTING WORK AND NOTIFY DESIGNER OF ANY ERRORS
  - FOOTINGS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED FOR SOIL BEARING CAPACITY OF 1500 PSF. IF LESSER BEARING CAPACITY, IT IS THE RESPONSIBILITY OF OWNER / CONTRACTOR TO HAVE FOOTINGS REDESIGNED BY ENGINEER TO SUIT SITE CONDITIONS
  - ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 20MPA # 28 DAYS
  - CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION
  - ALL CONCRETE AND MASONRY FOUNDATION WALLS EXCEEDING LIMITS STATED IN BUILDING CODES REQUIRE DESIGN BY A REGISTERED STRUCTURAL ENGINEER
  - ALL FOOTINGS TO HAVE 2 ROWS OF 1/2" REBAR 3" CLEAR FROM SIDE + BOTTOM
  - ALL WOOD FRAMING TO BE #2 OR BETTER DOUGLAS FIR, OR SPRUCE
  - ALL LINTELS TO BE 2-X10 #2 DOUGLAS FIR OR BETTER UNLESS OTHERWISE NOTED
  - ALL WOOD CONTACTING CONCRETE TO BE SEPARATED WITH APPROVED MATERIAL
  - JOISTS ARE TO BE DOUBLED UNDER PARTITIONS
  - ALL ENGINEERED COMPONENTS TO BE INSTALLED TO MANUFACTURE'S SPEC.
  - BUILDING MUST BE PROVIDED WITH MECHANICAL VENTILATION DESIGN BY OTHER
  - ATTIC TO BE VENTED MINIMUM 1:300 OF AREA
  - UNHEATED CRAWLSPACES TO BE VENTED MINIMUM 1:500 OF AREA

BEAMS (D) DENOTES DROPPED  
(F) DENOTES FLUSH

ALL DIMENSIONS TO FACE OF STUDS  
FACE OF STUDS FLUSH WITH CONCRETE

**WALL LEGEND**

	2 X 6 STUD WALL (3/2" THICK)
	2 X 4 STUD WALL (3/2" THICK)



PROPOSED HOUSE PLANS FOR  
LAKESHAW HOLDINGS

SCALE: AS SHOWN DRAWN BY: JOHN VEUGER  
DATE: December 17, 2021 PHONE: 250-148-6110

MAIN FLOOR PLAN

SITE: LOT #6  
OAKHILL PLACE  
DUNCAN, BC 1/5

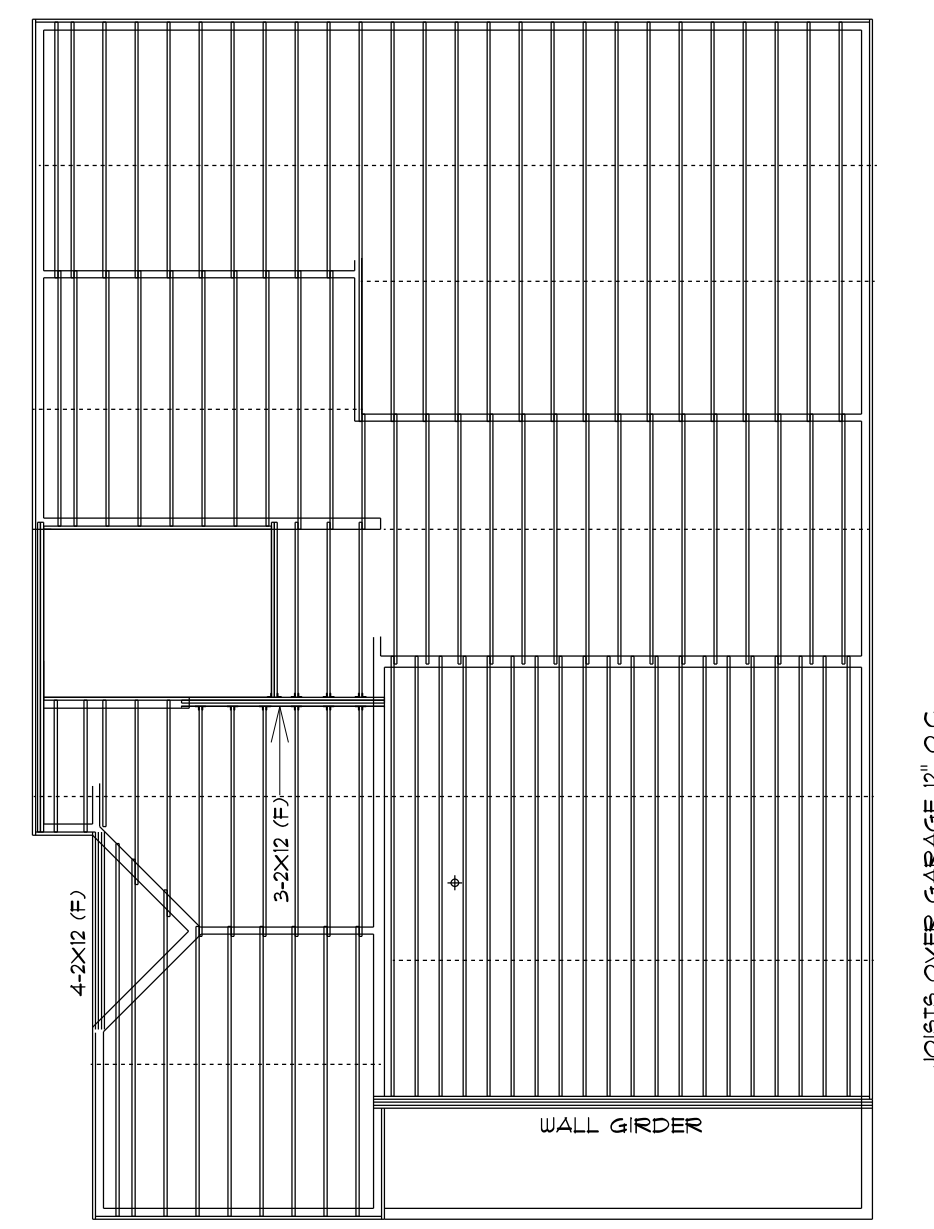
**LOT #6 OAKHILL PLACE, DUNCAN**

FLOOR	AREA	PERCENT	PERMITS
BASEMENT	1228	100%	
BASEMENT	1228	100%	
ENTRY	136	100%	
CONNECTION	200	100%	
DECK	0	0%	
REPLACE	0	0%	
MAIN FLOOR	1300	100%	
AREA 1	0	0%	
AREA 2	0	0%	
AREA 3	0	0%	
AREA 4	0	0%	
TOTAL	3852	100%	

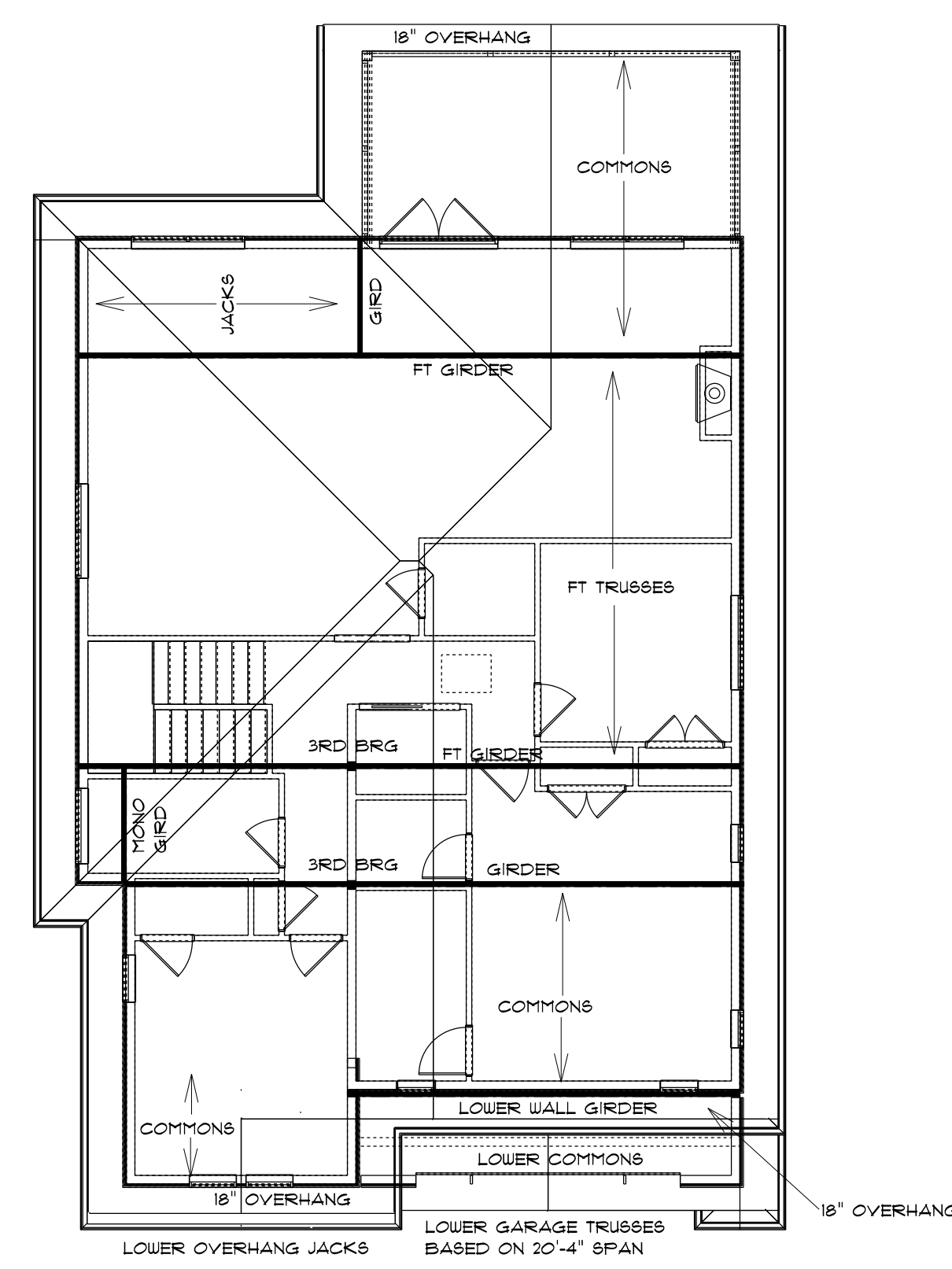
**LAKESHAW HOLDINGS**

PROPERTY	AREA	PERCENT	PERMITS
BASEMENT	1228	100%	
BASEMENT	1228	100%	
ENTRY	136	100%	
CONNECTION	200	100%	
DECK	0	0%	
REPLACE	0	0%	
MAIN FLOOR	1300	100%	
AREA 1	0	0%	
AREA 2	0	0%	
AREA 3	0	0%	
AREA 4	0	0%	
TOTAL	3852	100%	

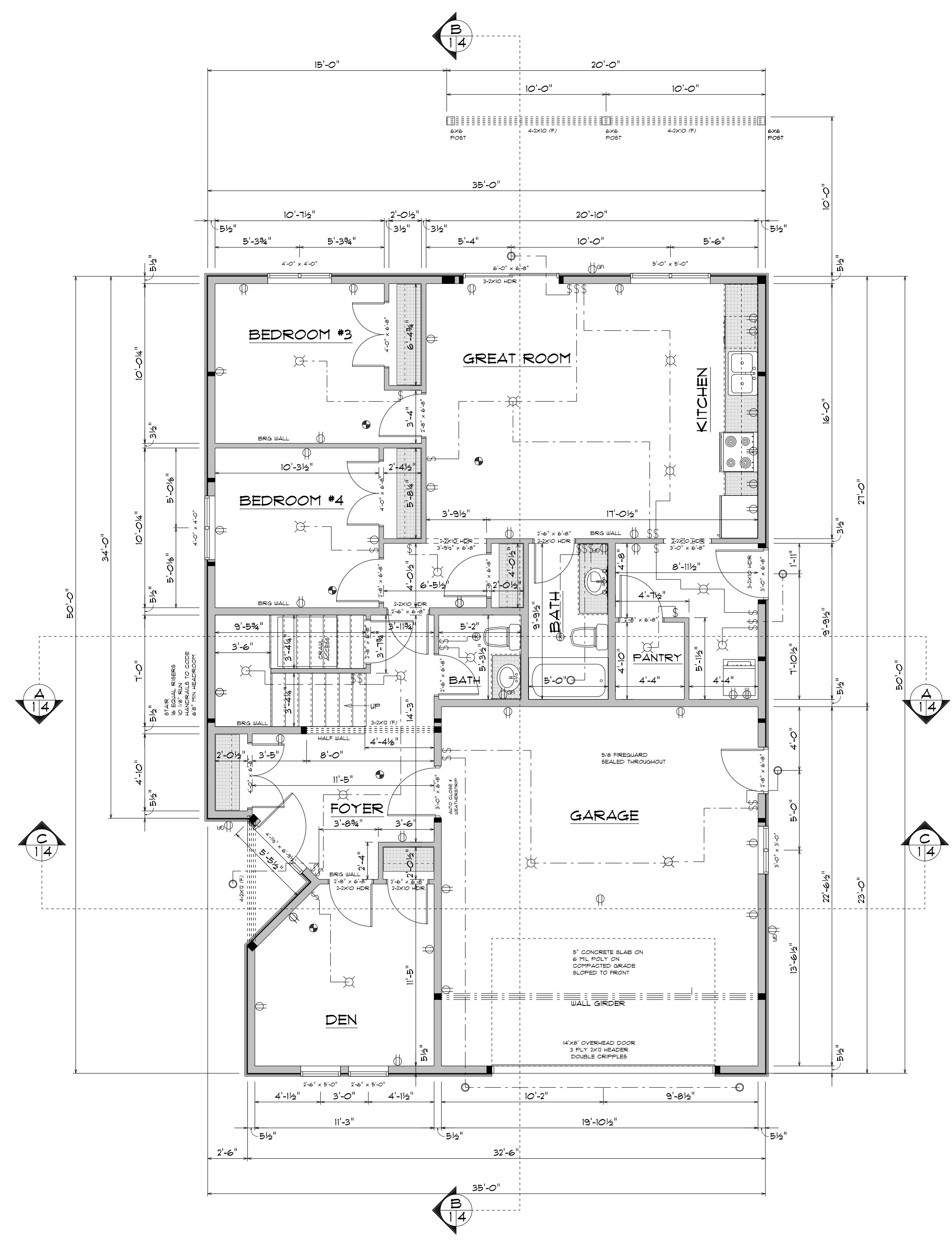
NOTES  
 2X12 FLOOR JOISTS 16" O.C. UNLESS NOTED OTHERWISE  
 DOUBLE JOISTS OR BLOCKING UNDER PARTITION WALLS  
 DOUBLE JOISTS AROUND ALL OPENINGS  
 USE JOIST HANGERS ON ALL UNSUPPORTED ENDS  
 CROSS BRIDGING @ 1' MINIMUM SPAN  
 DOTTED LINES INDICATE CROSS BRIDGING



MAIN FLOOR JOIST LAYOUT  
 SCALE 1/8"=1'-0"



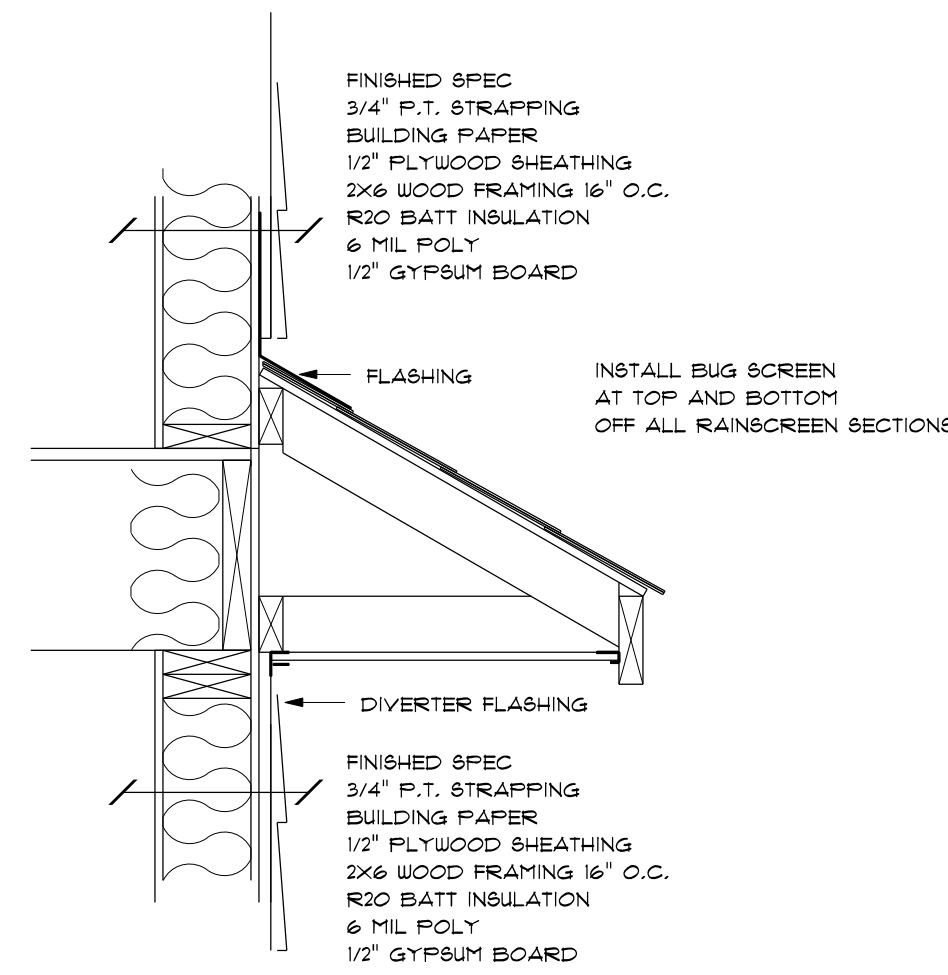
TRUSS LAYOUT  
 SCALE 1/8"=1'-0"



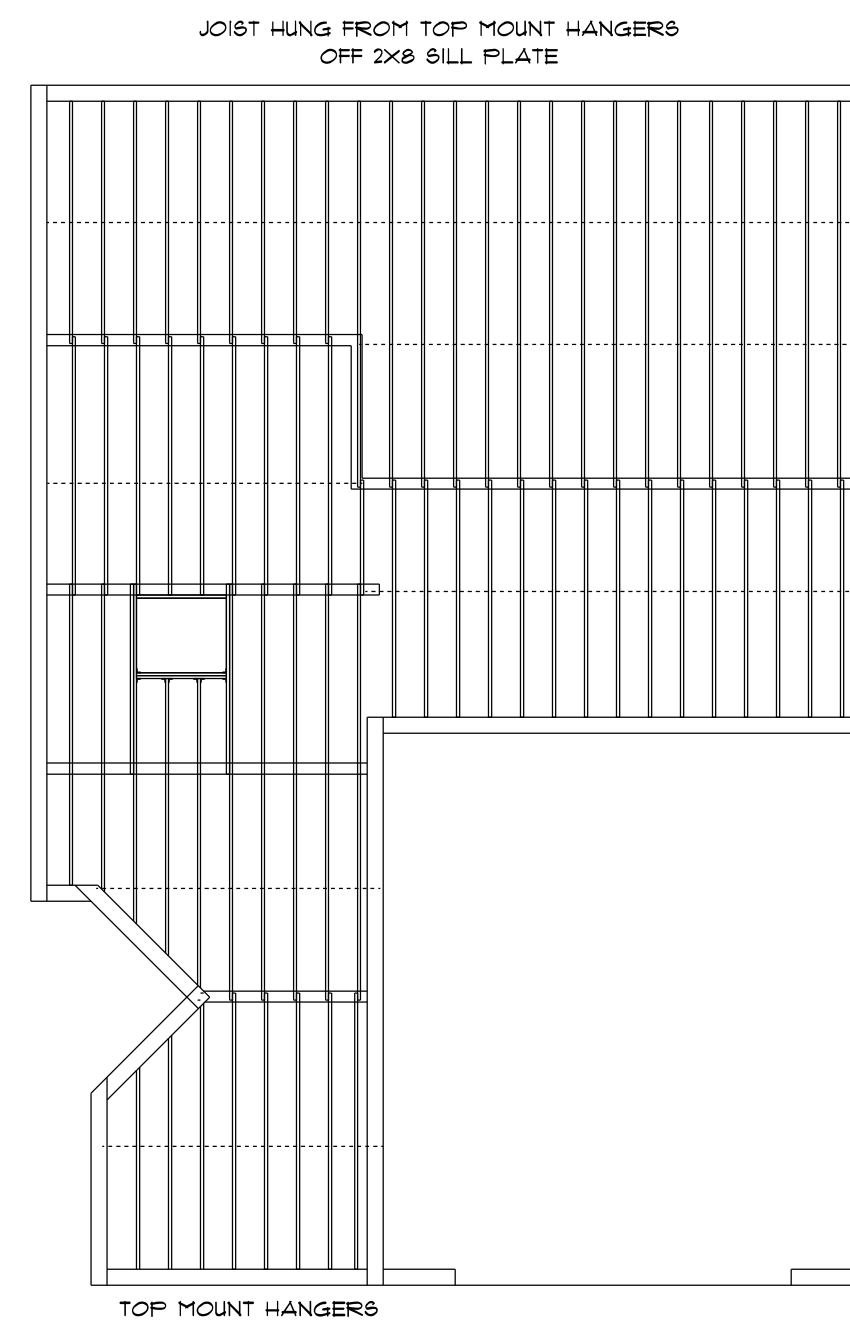
**BASEMENT PLAN**  
 SCALE: 1/4" = 1'-0"  
 408 SQUARE FEET LIVING  
 820 SQUARE FEET SUITE  
 468 SQUARE FEET GARAGE

	VISION DESIGN	
	PROPOSED HOUSE PLANS FOR LAKESHAW HOLDINGS	
SCALE: AS SHOWN	DRAWN BY: JOHN VEUGER	
DATE: December 11, 2021	PHONE: 250-148-6110	
BASEMENT PLAN		
SITE: LOT #6 OAKHILL PLACE DUNCAN, BC	2/5	

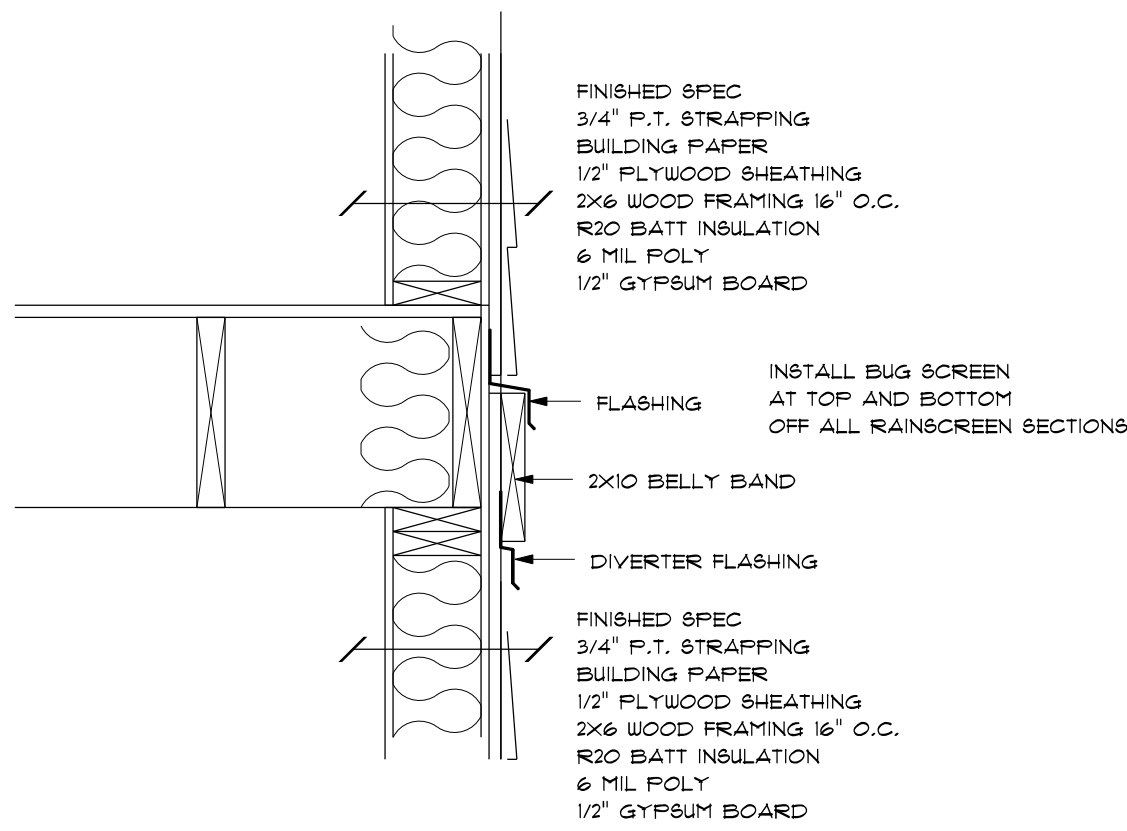
**NOTES**  
 2X12 FLOOR JOISTS 16" O.C. THROUGHOUT  
 DOUBLE JOISTS OR BLOCKING UNDER PARTITION WALLS  
 DOUBLE JOISTS AROUND ALL OPENINGS  
 USE JOIST HANGERS ON ALL UNSUPPORTED ENDS  
 CROSS BRIDGING # 1 MINIMUM SPAN  
 DOTTED LINES INDICATE CROSS BRIDGING



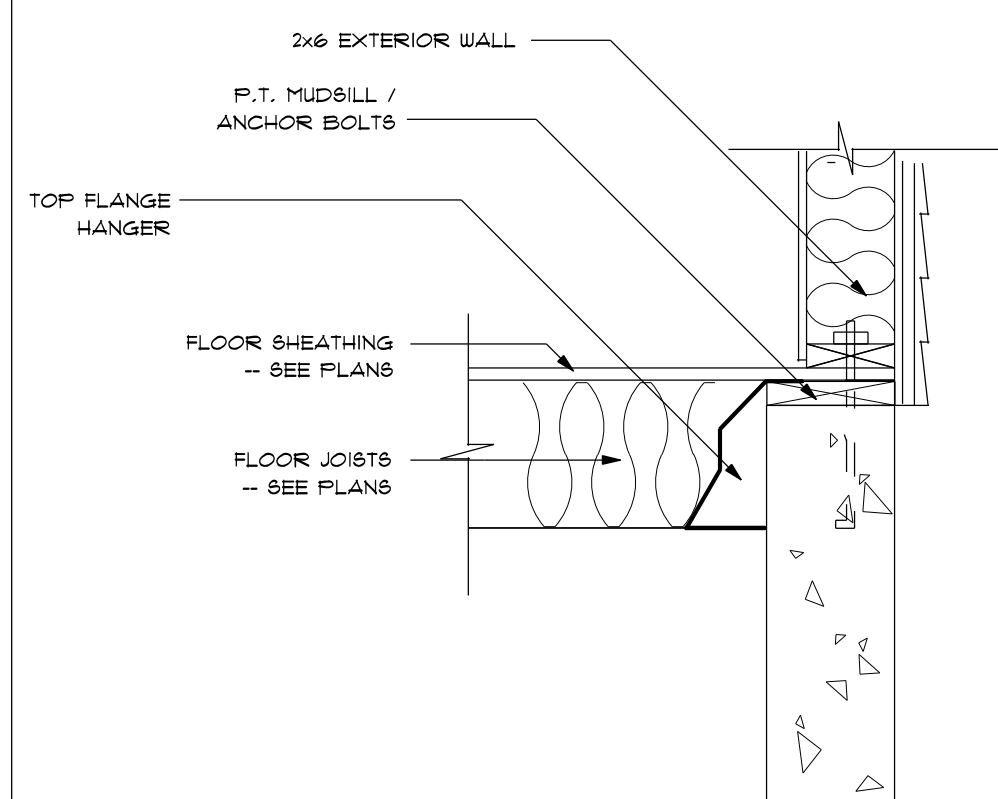
**OH JACK DETAIL**



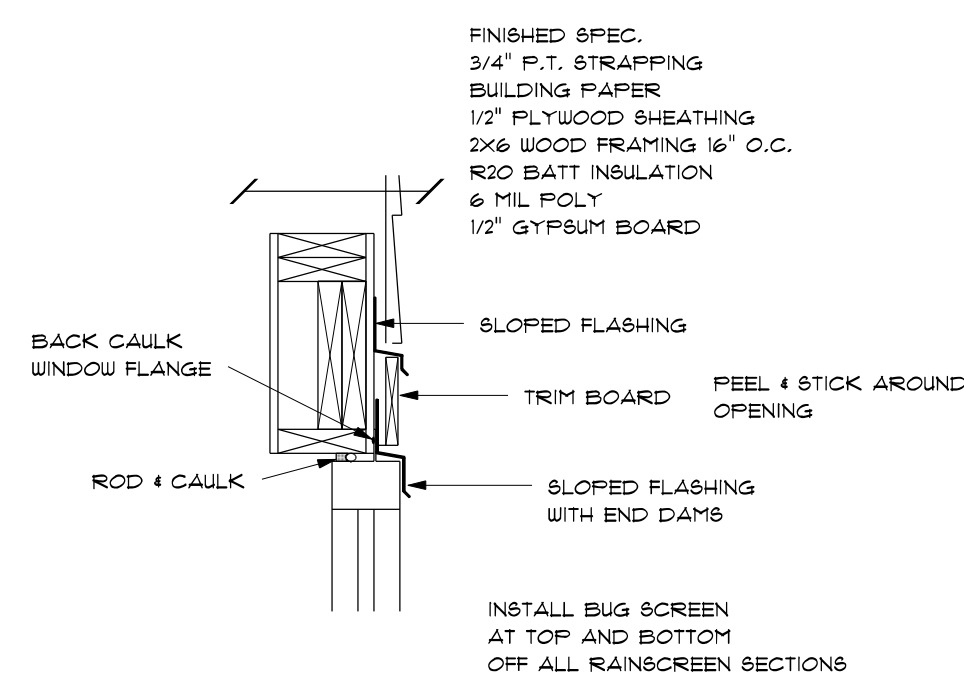
**BASEMENT JOIST LAYOUT**  
 SCALE 1/8" = 1'-0"



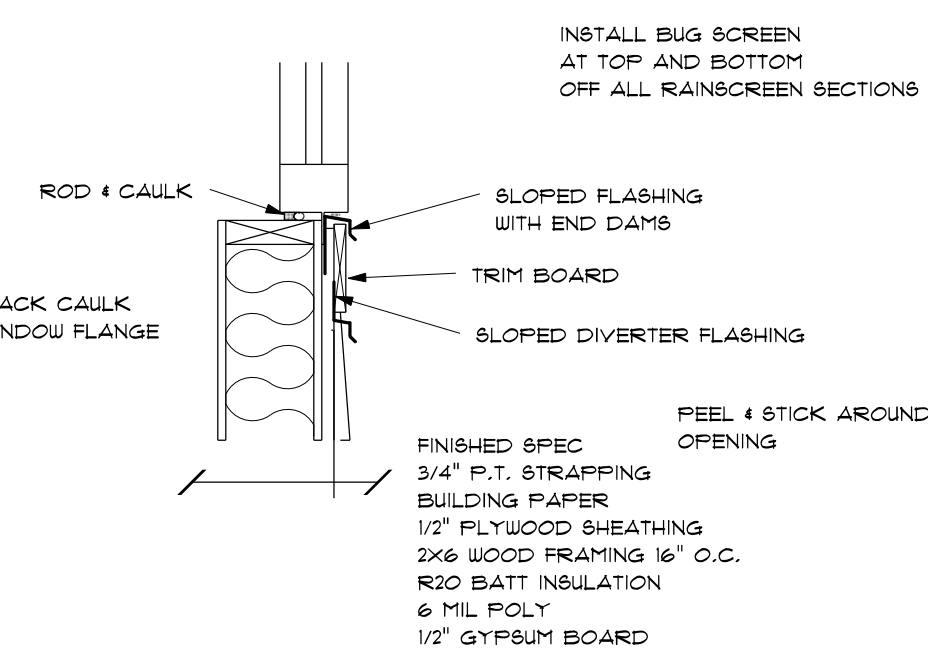
**BELLY BAND DETAIL**



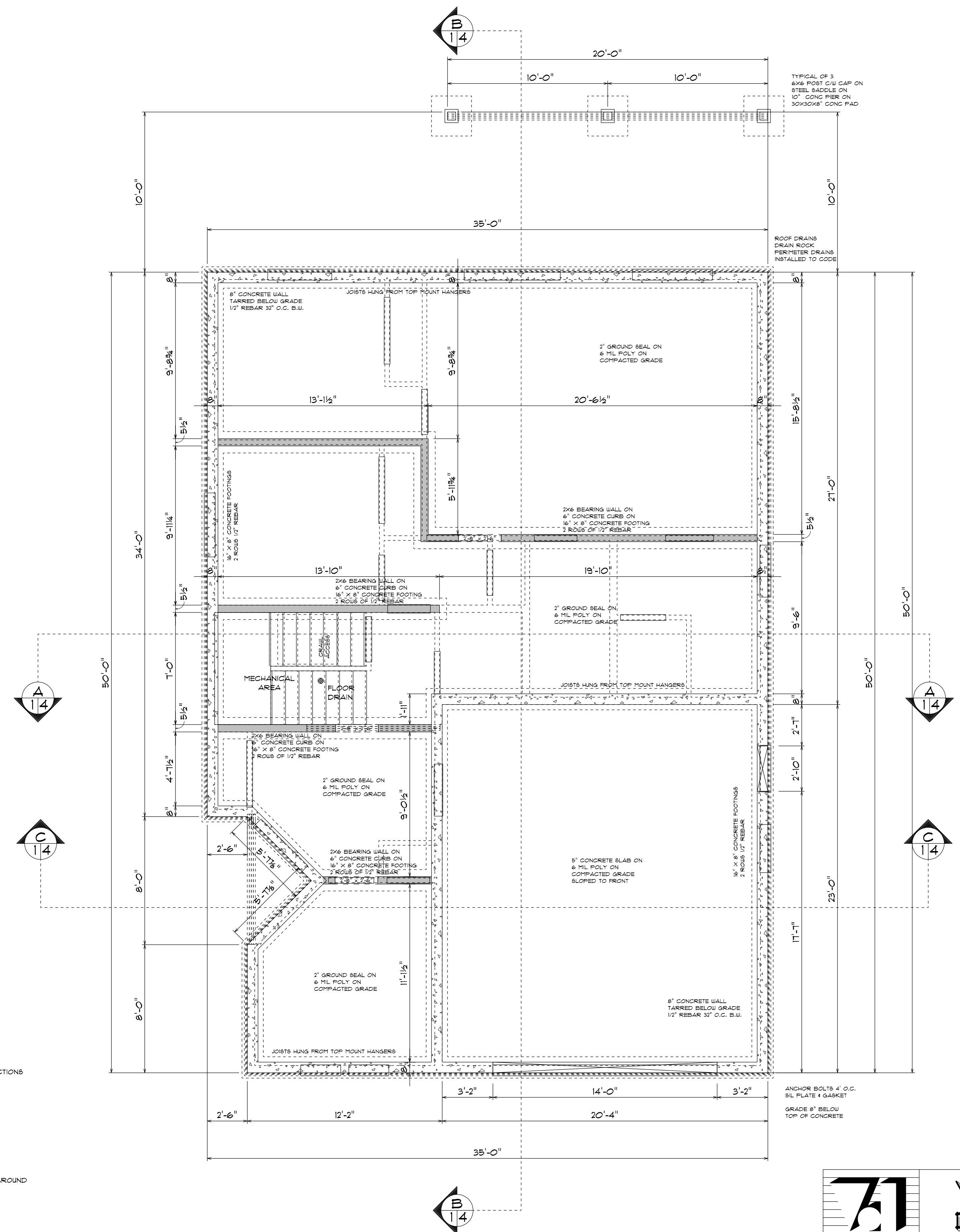
**RECESSED JOIST DETAIL**



**WINDOW HEAD DETAIL**

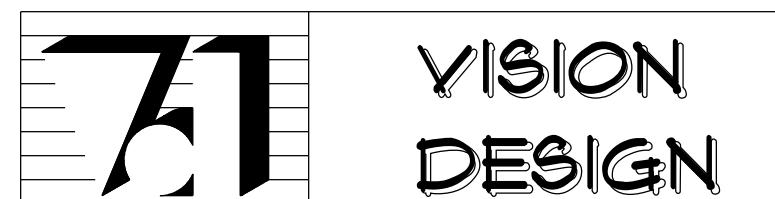


**WINDOW SILL DETAIL**



**FOUNDATION PLAN**

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



PROPOSED HOUSE PLANS FOR  
 LAKESHAW HOLDINGS

SCALE: AS SHOWN DRAWN BY: JOHN VEUGER  
 DATE: December 11, 2021 PHONE: 250-748-6770

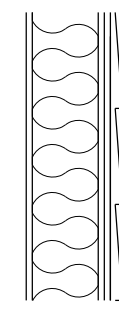
FOUNDATION PLAN

SITE: LOT #6  
 OAKHILL PLACE  
 DUNCAN, BC 3/5

# ZONE 4 ENERGY EFFICIENCY REQUIREMENTS

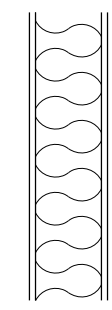
## EXTERIOR WALL ASSEMBLY

UA-1 #	DESCRIPTION	EFF. RSI
1	EXTERIOR AIR FILM	0.030
2	WALL CLADDING GIBBER FIBER BONDING 8mm	0.026
3	AIR SPACE RAIN SCREEN 1/2"	0.140
4	SHEATHING 1/2" D.FIR PLYWOOD	0.098
5	2X6 STUDS WITH R20 BATT INSULATION	3.360
6	6 MIL POLY V.B.	0.000
7	1/2" GIBB	0.078
8	INTERIOR AIR FILM	0.118
<b>TOTAL EFFECTIVE RSI VALUE OF ENTIRE ASSEMBLY</b>		<b>2.918</b>
<b>REQUIRED RSI VALUE (ZONE 4)</b>		<b>2.18</b>



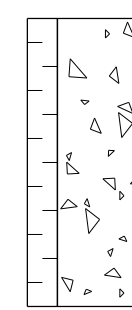
## EXTERIOR WALL ASSEMBLY

UA-9 #	DESCRIPTION	EFF. RSI
1	EXTERIOR AIR FILM	0.030
2	9 1/2" GIBB	0.090
3	2X6 STUDS WITH R20 BATT INSULATION	3.360
4	6 MIL POLY V.B.	0.000
5	1/2" GIBB	0.078
6	INTERIOR AIR FILM	0.118
<b>TOTAL EFFECTIVE RSI VALUE OF ENTIRE ASSEMBLY</b>		<b>2.676</b>
<b>REQUIRED RSI VALUE (ZONE 4)</b>		<b>2.62</b>



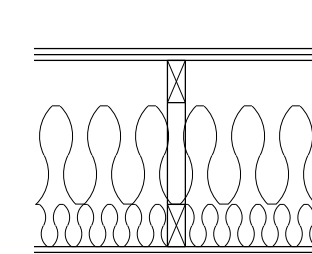
## EXTERIOR WALL ASSEMBLY

UA-7 #	DESCRIPTION	EFF. RSI
1	EXTERIOR AIR FILM	0.030
2	8" CONCRETE	0.080
3	2 1/2" STYROFOAM	2.350
4	INTERIOR AIR FILM	0.118
<b>TOTAL EFFECTIVE RSI VALUE OF ENTIRE ASSEMBLY</b>		<b>2.578</b>
<b>REQUIRED RSI VALUE (ZONE 4)</b>		<b>1.95</b>



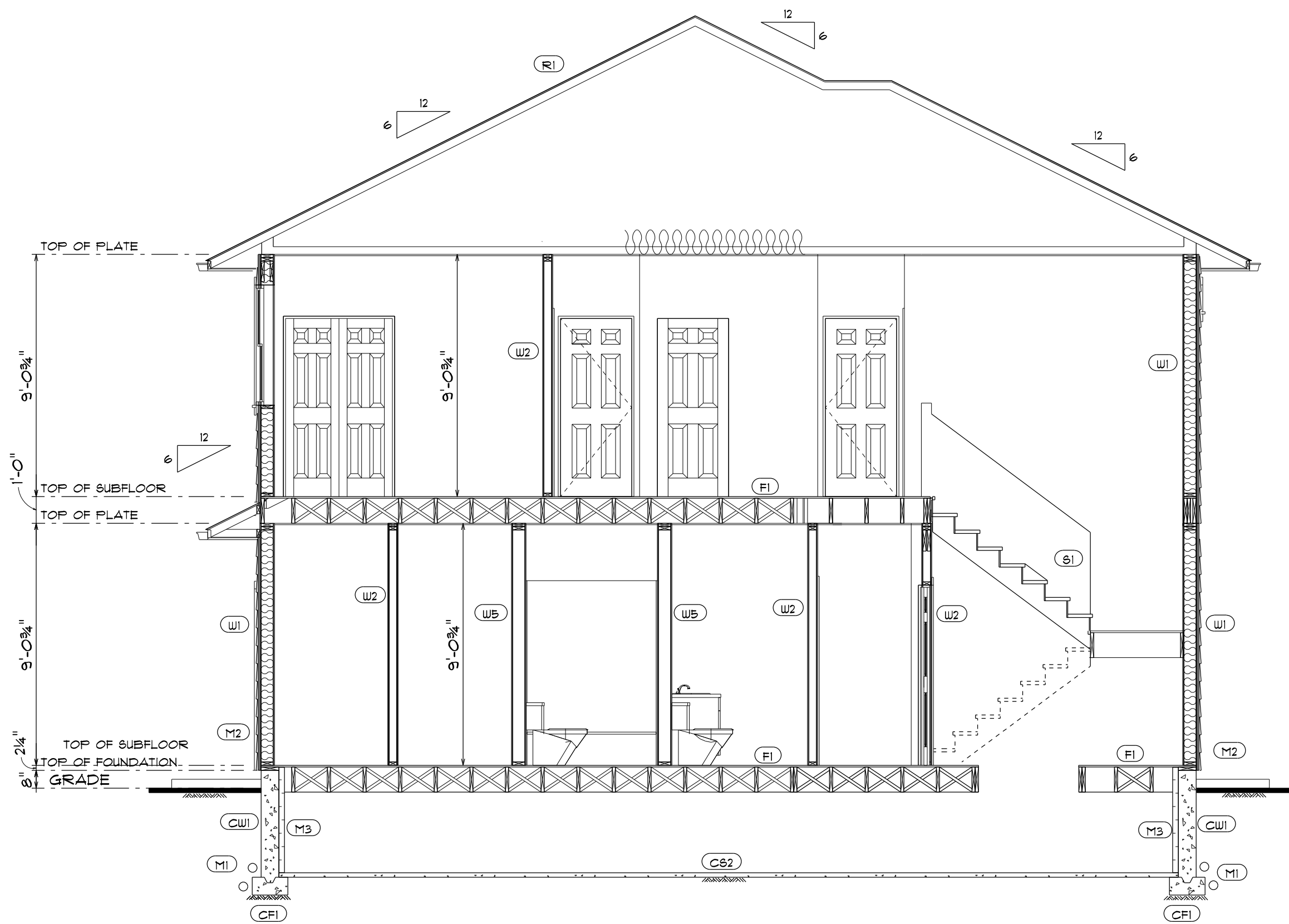
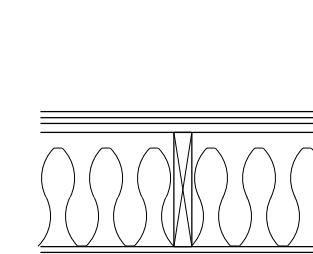
## CEILING ASSEMBLY

CA-1 #	DESCRIPTION	EFF. RSI
1	EXTERIOR AIR FILM	0.030
2	R20 BLOWN INSULATION	5.23
3	R20 BLOWN INSUL. 2X4 BOTTOM CHORD 24" O.C.	1.84
4	6 MIL POLY V.B.	0.000
5	1/2" GIBB	0.078
6	INTERIOR AIR FILM	0.118
<b>TOTAL EFFECTIVE RSI VALUE OF ENTIRE ASSEMBLY</b>		<b>6.288</b>
<b>REQUIRED RSI VALUE (ZONE 4)</b>		<b>6.91</b>

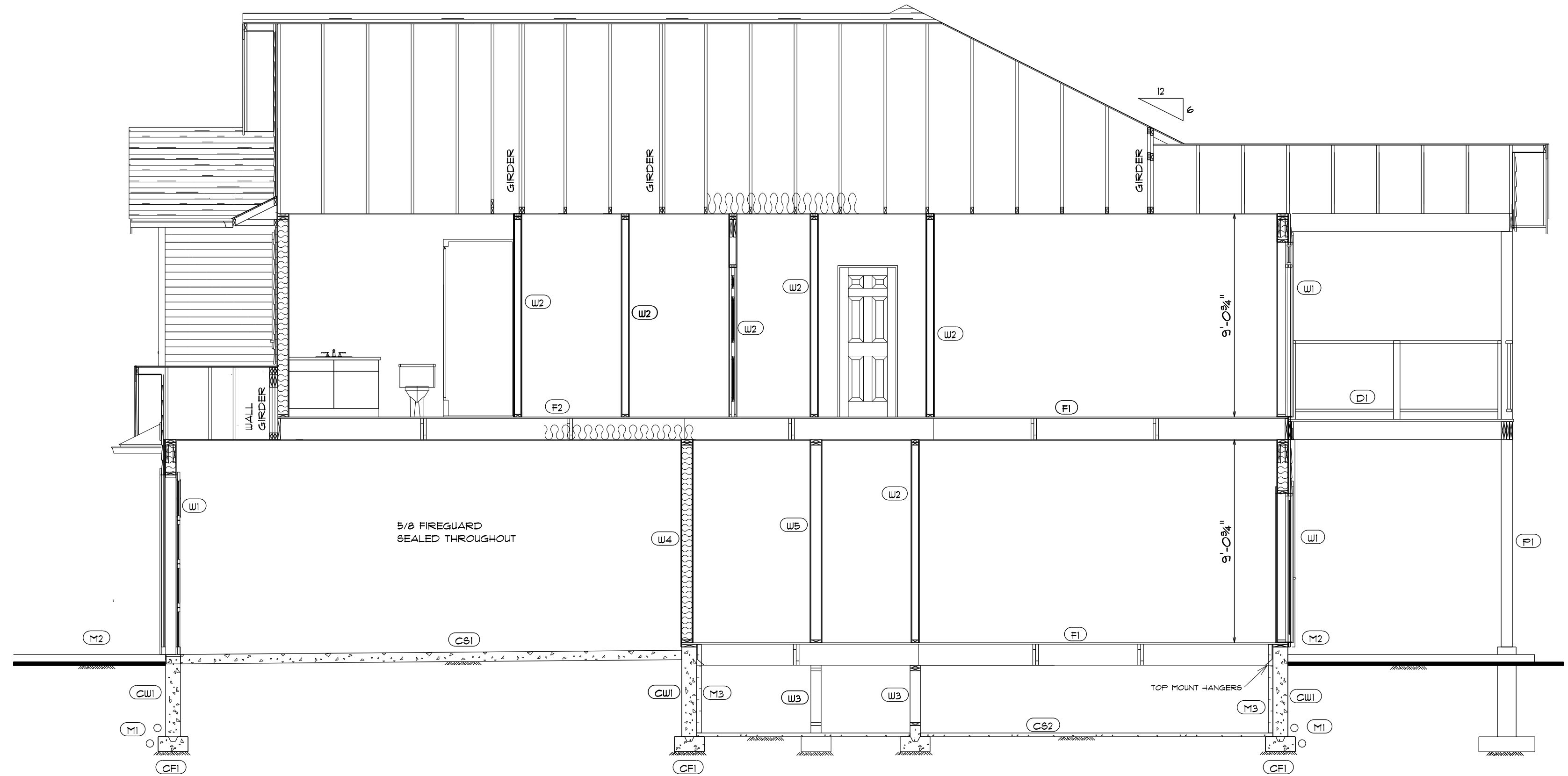


## FLOOR

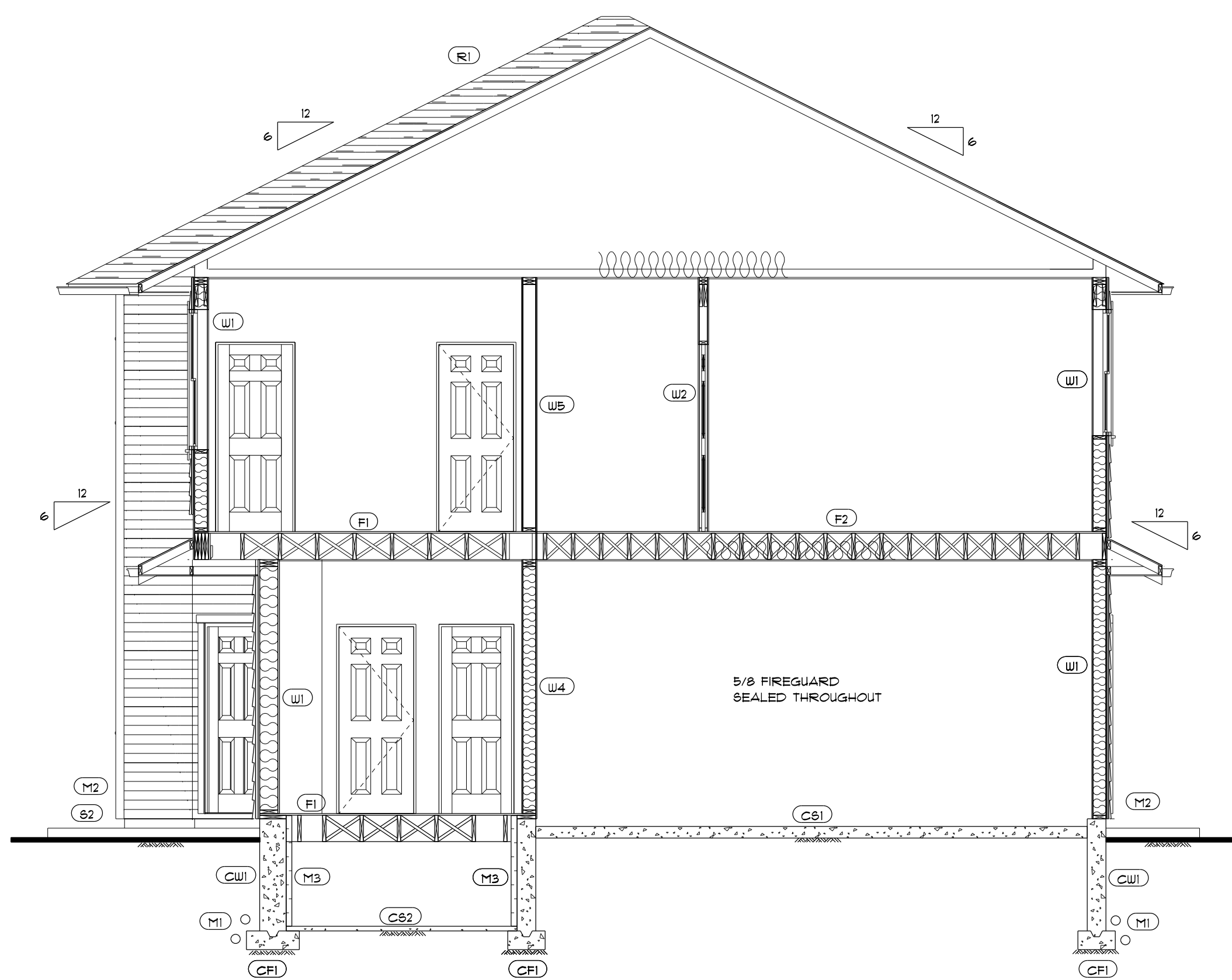
FA-1 #	DESCRIPTION	EFF. RSI
1	EXTERIOR AIR FILM	0.178
2	CARPET + RUBBER PAD	0.250
3	3/4" D.FIR PLYWOOD	0.160
4	R20 BATT INSUL 2X12 16" O.C.	4.41
5	6 MIL POLY V.B.	0.000
6	5/8" GIBB	0.090
7	EXTERIOR AIR FILM	0.030
<b>TOTAL EFFECTIVE RSI VALUE OF ENTIRE ASSEMBLY</b>		<b>4.76</b>
<b>REQUIRED RSI VALUE (ZONE 4)</b>		<b>4.91</b>



**CROSS SECTION A-A** SCALE: 1/4" = 1'-0"



**CROSS SECTION B-B** SCALE: 1/4" = 1'-0"



**CROSS SECTION C-C** SCALE: 1/4" = 1'-0"

(R1) FIBERGLASS SHINGLES  
1/2" SHEATHING 4 HCLIPS  
ENGINEERED TRUSSES  
R-40 INSULATION  
VAPOUR BARRIER  
5/8" DRYWALL

(W1) FINISHED SPEC.  
APPROVED RAIN SCREEN  
BUILDING PAPER  
1/2" SHEATHING  
2X6 STUDS 16" O.C.  
R-20 INSULATION  
VAPOUR BARRIER  
1/2" DRYWALL

(W2) 1/2" DRYWALL  
2X4 STUDS 16" O.C.  
1/2" DRYWALL

(W3) 2X6 BEARING WALL ON  
6" CONCRETE CURB ON  
16" X 8" CONCRETE FOOTING  
2 ROUNDS OF 1/2" REBAR

(W4) 5/8" FIREGUARD  
2X6 STUDS 16" O.C.  
R20 BATT INSULATION  
VAPOUR BARRIER  
1/2" DRYWALL

(W5) 1/2" DRYWALL  
2X6 STUDS 16" O.C.  
1/2" DRYWALL

(S1) STAIR  
16 EQUAL RISERS  
10 1/8" RUN  
HANDRAILS TO CODE  
6/8" MIN HEADROOM

(S2) CONCRETE STOOP  
DOWELLED INTO  
4" CONCRETE UPSTAND  
WITH 1/2" REBAR

(F1) 6X6 POST C/W CAP ON  
STEEL SADDLE ON  
10" CONC PIER ON  
30X30X8" CONC PAD

(F1) FINISHED FLOORING  
3/4" TAG PLYWOOD  
2X12 FLOOR JOISTS 16" O.C.

(F2) FINISHED FLOORING  
3/4" TAG PLYWOOD  
2X12 FLOOR JOISTS 12" O.C.

(D1) FINISHED DECKING  
5/8" TAG PLYWOOD  
2X10 JOISTS 16" O.C.  
SLOPED AWAY FROM HOUSE  
# 1/4" PER FOOT  
42" HIGH HANDRAIL

(M1) ROOF DRAINS  
DRAIN ROCK  
PERIMETER DRAINS  
INSTALLED TO CODE

(M2) ANCHOR BOLTS 4" O.C.  
SIL PLATE + GASKET  
GRADE 8" BELOW  
TOP OF CONCRETE

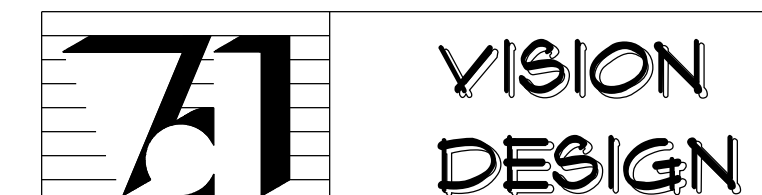
(M3) 2.5" R-12 RIGID  
INSULATION

(CW1) 8" CONCRETE WALL  
TARRED BELOW GRADE  
1/2" REBAR 32" O.C. B.W.

(CF1) 16" X 8" CONCRETE FOOTINGS  
2 ROUNDS 1/2" REBAR

(CS1) 5" CONCRETE SLAB ON  
6 MIL POLY ON  
COMPACTED GRADE  
SLOPED TO FRONT

(CS2) 2" GROUND SEAL ON  
6 MIL POLY ON  
COMPACTED GRADE

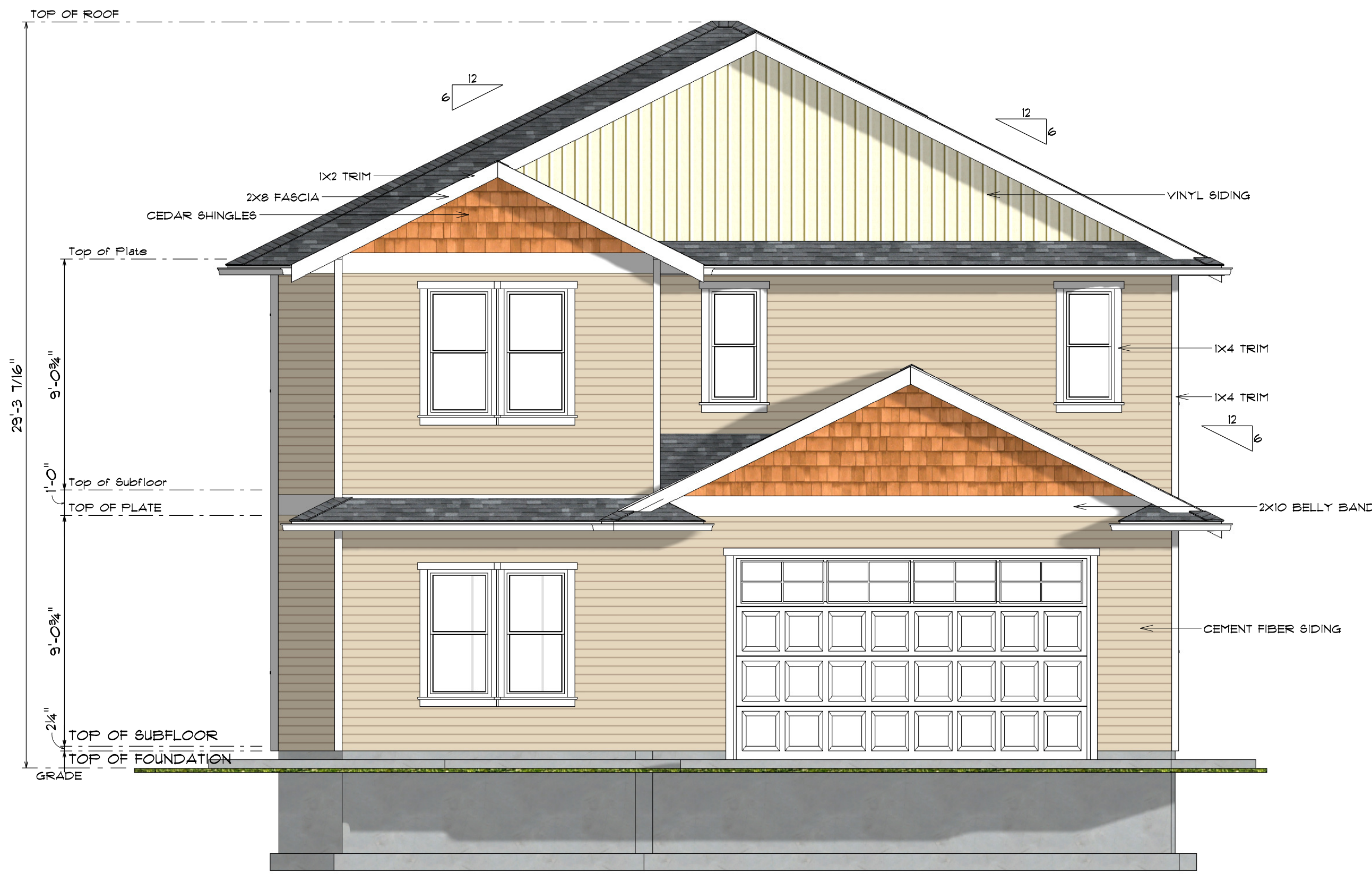


PROPOSED HOUSE PLANS FOR  
LAKESHAW HOLDINGS

SCALE: AS SHOWN DRAWN BY: JOHN VEUGER  
DATE: December 11, 2021 PHONE: 250-148-6110

CROSS SECTIONS

SITE: LOT #6  
OAKHILL PLACE  
DUNCAN, BC 4/5



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



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



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



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

SCALE: AS SHOWN	DRAWN BY: JOHN VEUGER
DATE: December 17, 2021	PHONE: 250-148-6110
ELEVATIONS	
SITE: LOT #6 OAKHILL PLACE DUNCAN, BC	<b>5/5</b>