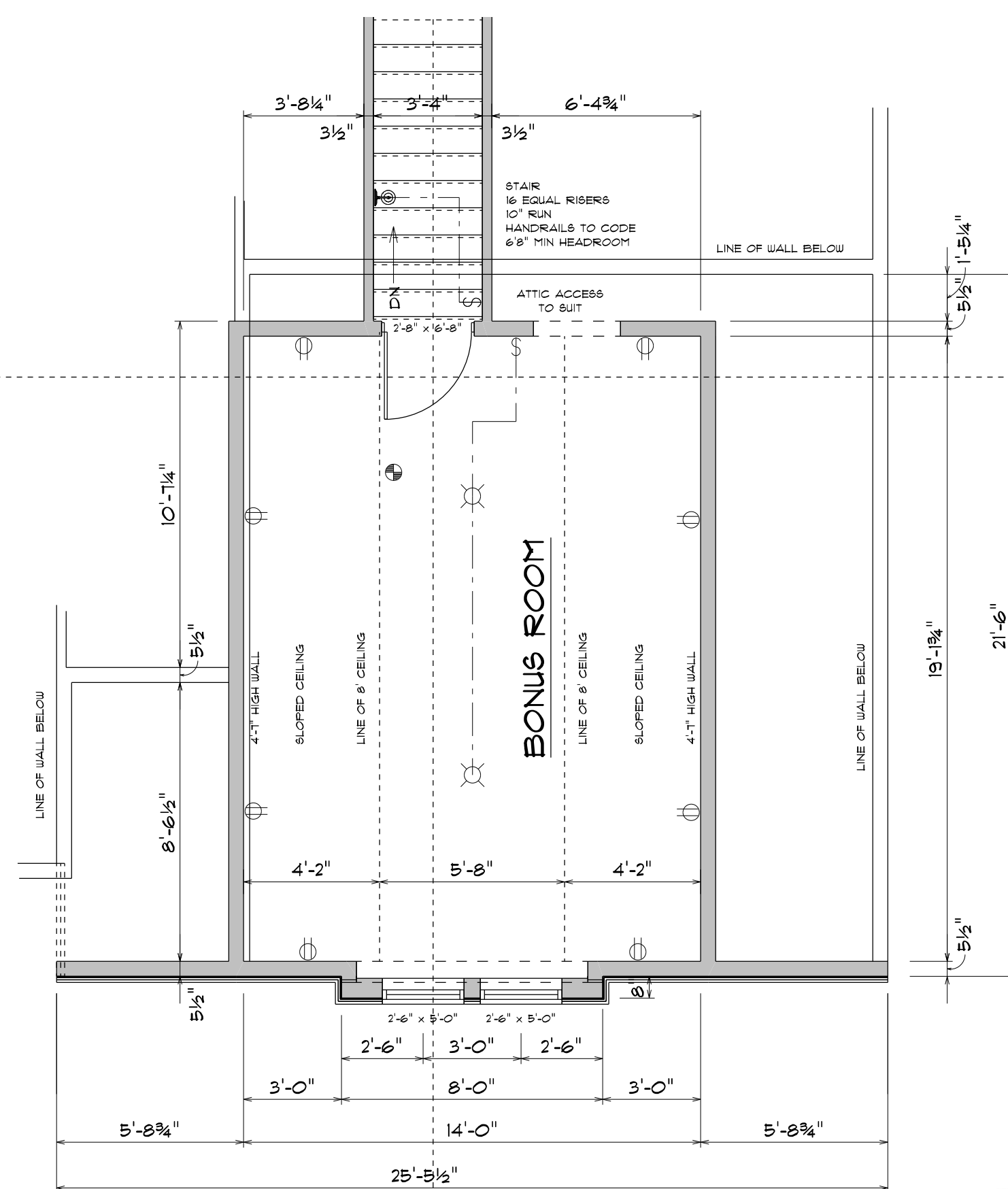
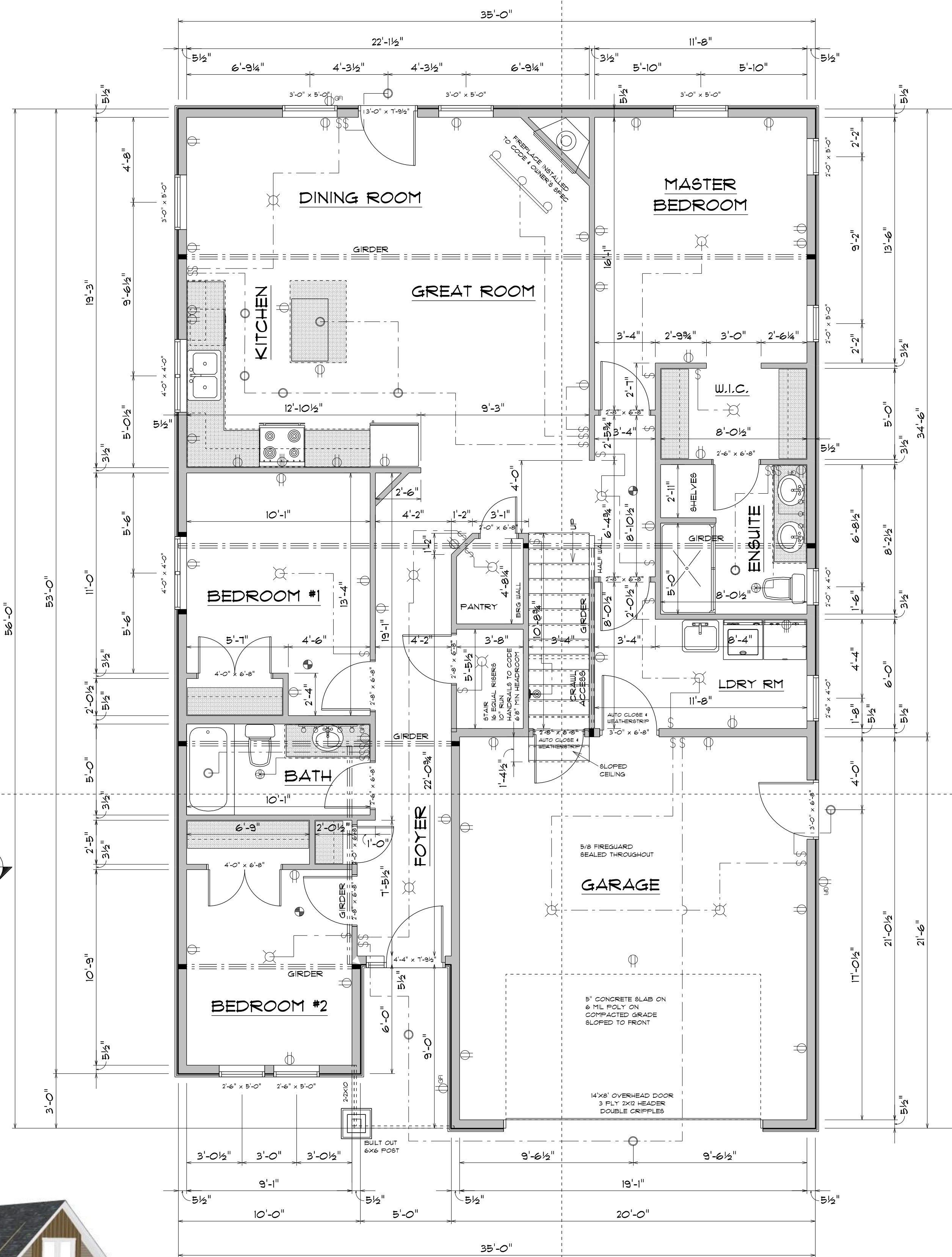


TRUSS LAYOUT
SCALE 1/8"=1'-0"



BONUS ROOM
SCALE: 1/4" = 1'-0"
281 SQUARE FEET LIVING



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
1455 SQUARE FEET LIVING
430 SQUARE FEET GARAGE

- 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 2X10 #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 MANUFACTURER'S SPEC.
 - BUILDING MUST BE PROVIDED WITH MECHANICAL VENTILATION DESIGN BY OTHER
 - ATTIC TO BE VENTED MINIMUM 1300 OF AREA
 - UNHEATED CRAWLSPACES TO BE VENTED MINIMUM 1500 OF AREA

BEAMS (D) DENOTES DROPPED
(F) DENOTES FLUSH

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

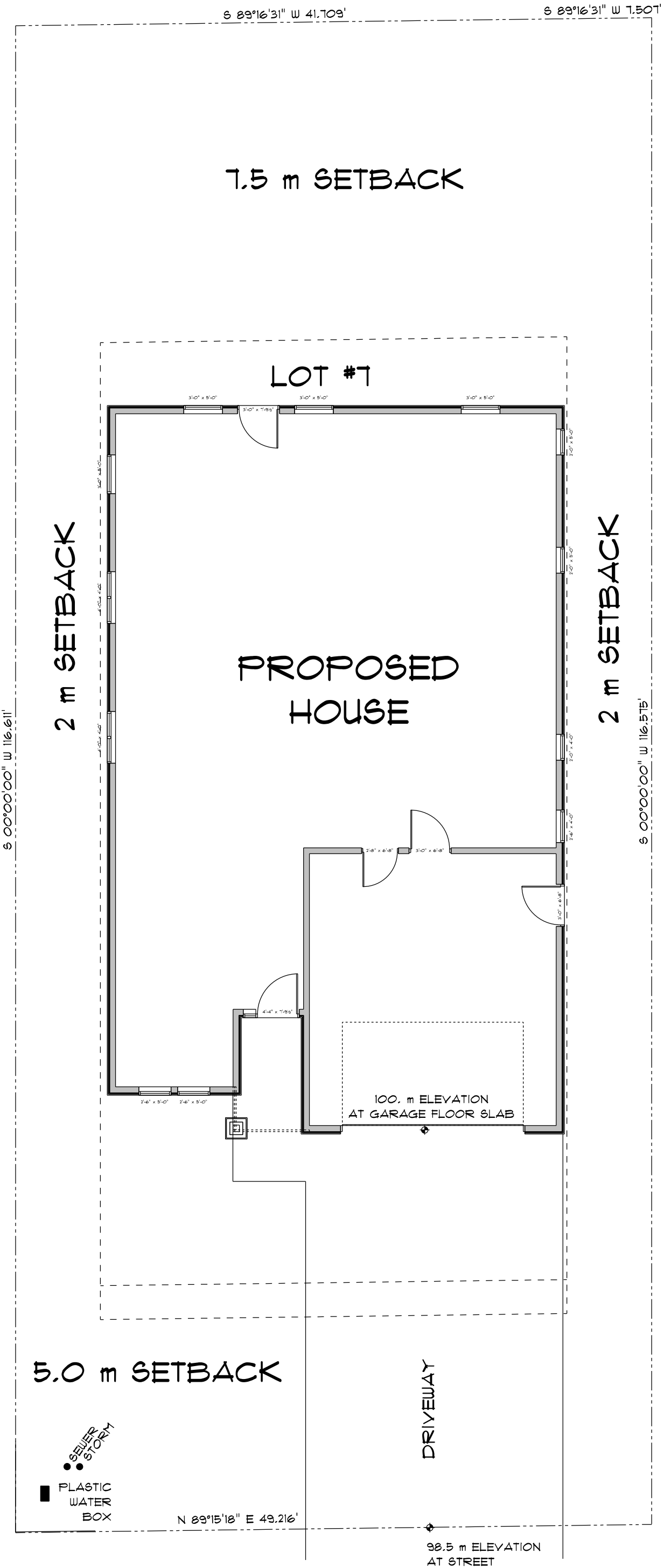
WALL LEGEND

	2 X 6 STUD WALL (5 1/2" THICK)
	2 X 4 STUD WALL (3 1/2" THICK)

VISION DESIGN

PROPOSED HOUSE PLANS FOR MEMORY LANE

SCALE: AS SHOWN	DRAWN BY: JOHN VEUGER
DATE: May 26, 2022	PHONE: 250-748-6710
MAIN FLOOR PLAN	
SITE: LOT #1 OAKHILL PLACE DUNCAN, BC	1/5



LEGAL DESCRIPTION

LOT: 5

SECTION: 13

RANGE: 1

DISTRICT: QUAMICHAN

PLAN: EPP2128

NOTES

2X10 FLOOR JOISTS 16" O.C. THROUGHOUT

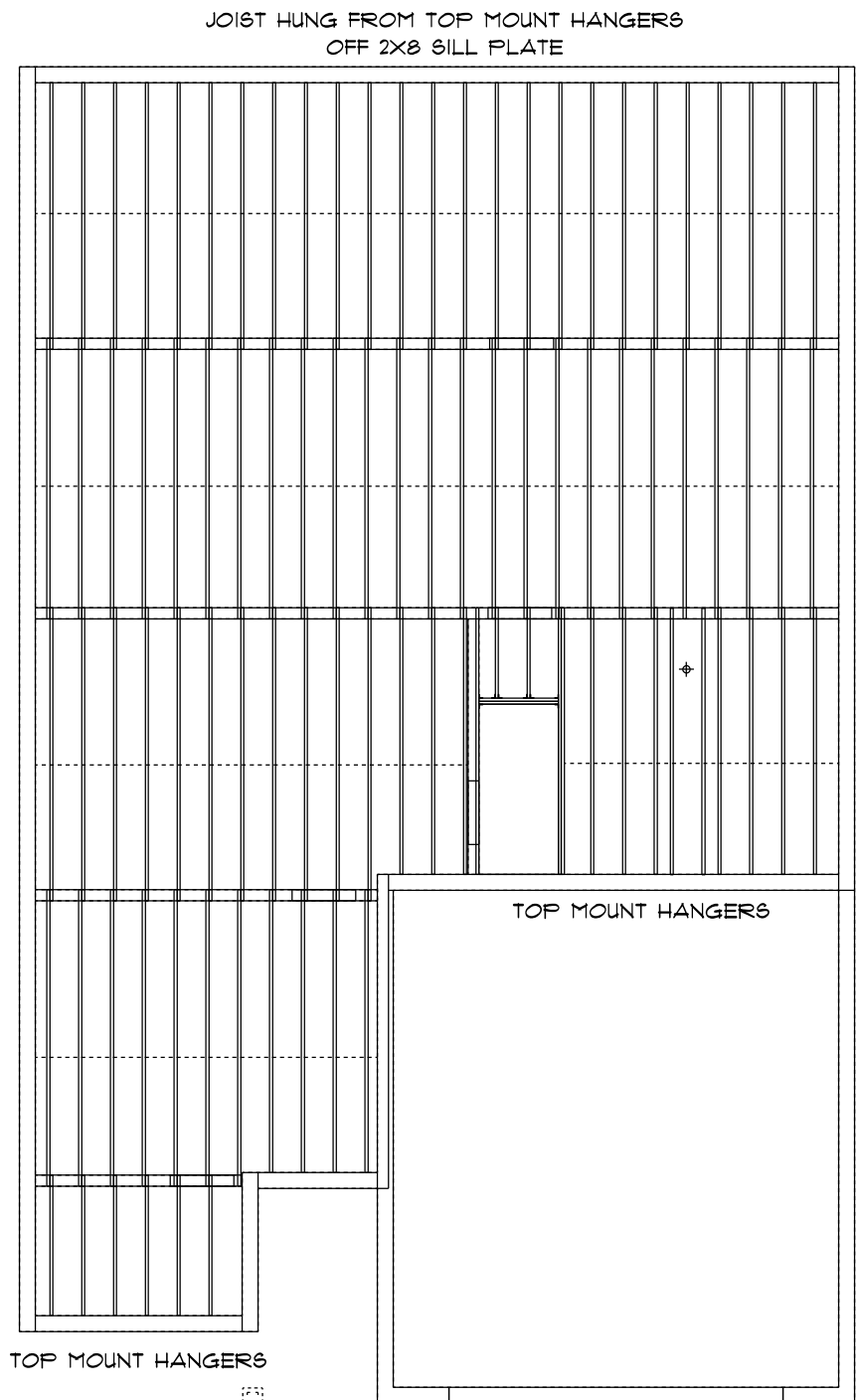
DOUBLE JOISTS OR BLOCKING UNDER PARTITION WALLS

DOUBLE JOISTS AROUND ALL OPENINGS

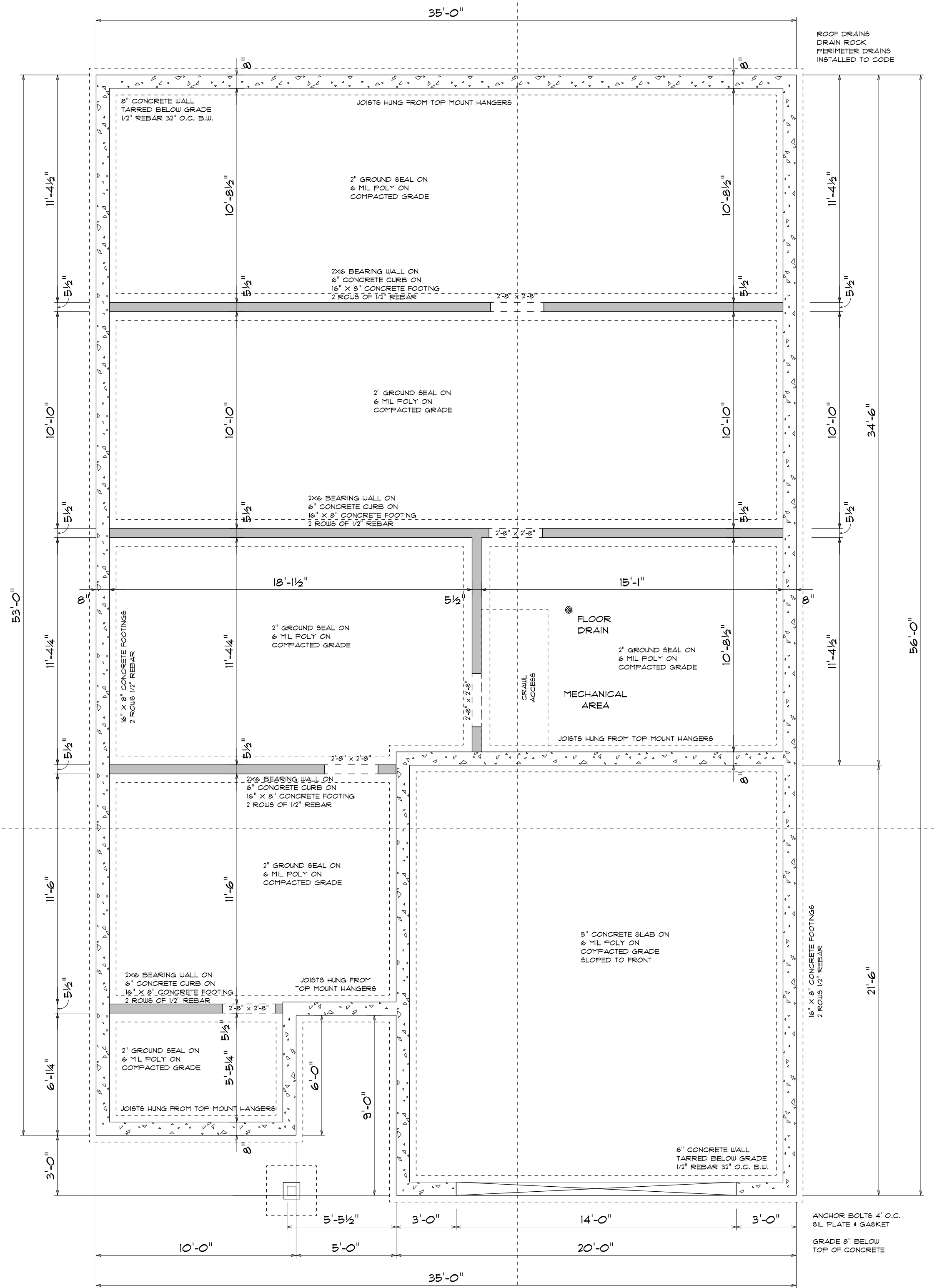
USE JOIST HANGERS ON ALL UNSUPPORTED ENDS

CROSS BRIDGING @ 7' MINIMUM SPAN

DOTTED LINES INDICATE CROSS BRIDGING



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



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

LOT #7 OAKHILL PLACE, DUNCAN

ITEM	DESCRIPTION	AMOUNT	UNIT	VALUE
LOT SIZE	331.1	SQ FT		331.1
PERCENT	50			208.4
LOT COVERAGE	62			208.4
MIN FLOOR	1863	SQ FT		1863
GARAGE	400	SQ FT		400
ENTRY	56	SQ FT		56
COVERED PORCH	0	SQ FT		0
DECK	0	SQ FT		0
FIREPLACE	0	SQ FT		0
AREA 2	0	SQ FT		0
AREA 3	0	SQ FT		0
AREA 4	0	SQ FT		0
TOTAL	2084	SQ FT		2084

LAKE SHAW HOLDINGS

ITEM	DESCRIPTION	AMOUNT	UNIT	VALUE
MIN FLOOR	1863	SQ FT		1863
GARAGE	400	SQ FT		400
ENTRY	56	SQ FT		56
COVERED PORCH	0	SQ FT		0
DECK	0	SQ FT		0
FIREPLACE	0	SQ FT		0
AREA 2	0	SQ FT		0
AREA 3	0	SQ FT		0
AREA 4	0	SQ FT		0
TOTAL	2084	SQ FT		2084

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

VISION DESIGN

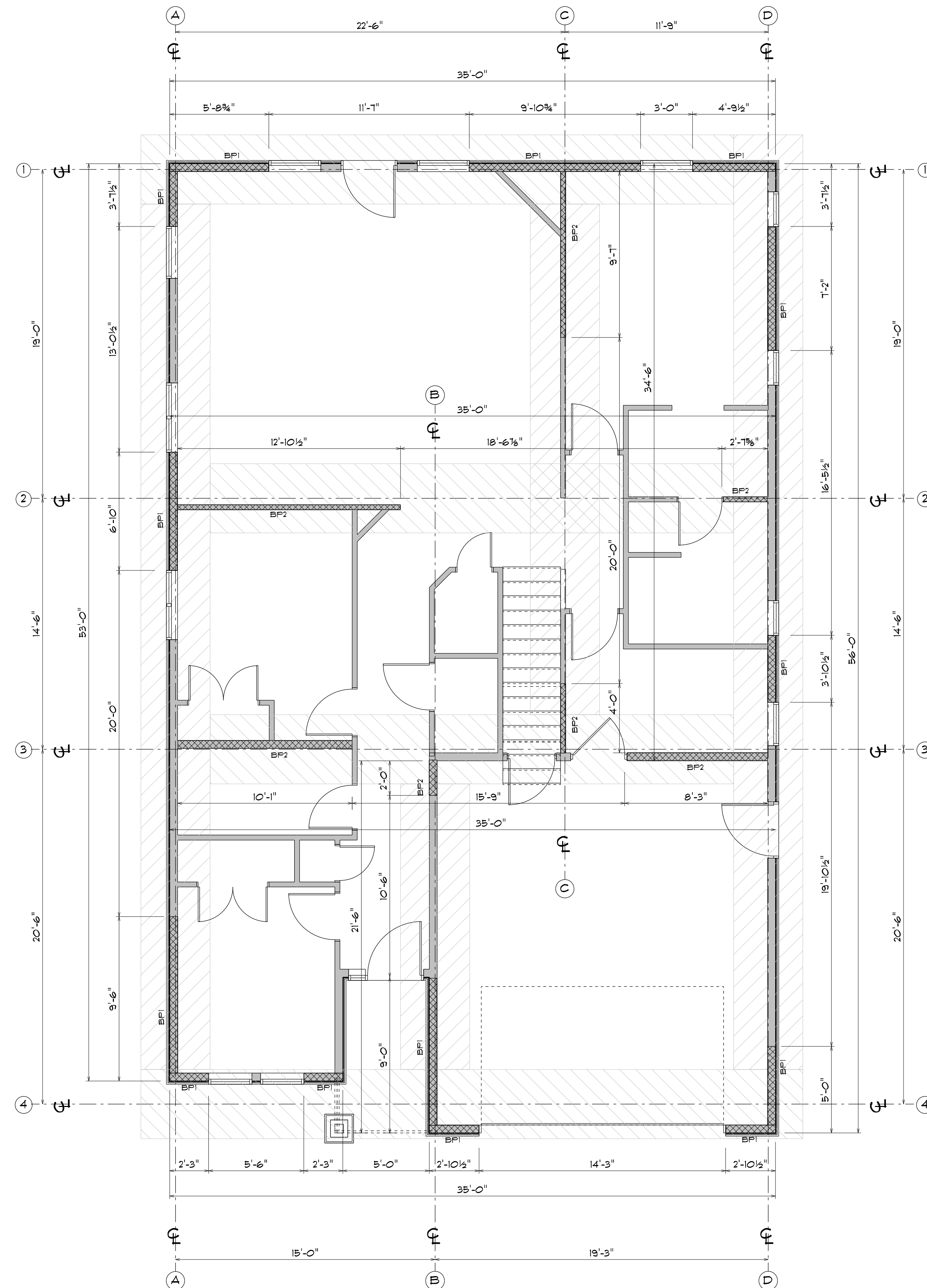
PROPOSED HOUSE PLANS FOR MEMORY LANE

SCALE: AS SHOWN | DRAWN BY: JOHN VEUGER

DATE: May 26, 2022 | PHONE: 250-748-6770

FOUNDATION & SITE PLAN

SITE: LOT #1 OAKHILL PLACE DUNCAN, BC | 2/5



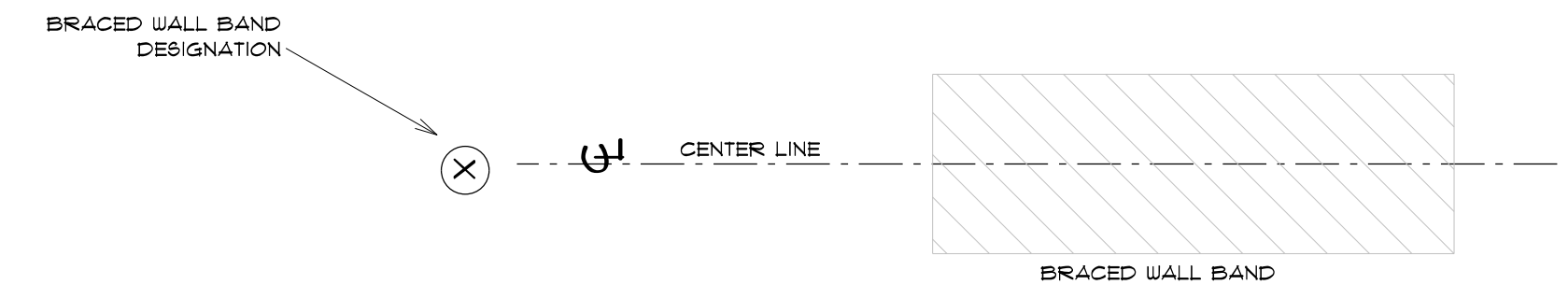
MAIN FLOOR PLAN

SEISMIC REGION $1.1 < Sa(0.2) < 1.2$

WALL BAND #	FLOOR	LENGTH OF WALL	LENGTH OF BRACED PANEL	%
1	MAIN	35'	20'-3"	57%
2	MAIN	35'	15'-5"	44%
3	MAIN	35'	18'-4"	52%
4	MAIN	35'	10'-2"	29%
A	MAIN	53'	19'-11"	37%
B	MAIN	21'-6"	11'-0"	51%
C	MAIN	34'-6"	13'-7"	39%
D	MAIN	56'	16'-0"	28%

DISTANCE BETWEEN WALL BANDS • 24'-11"
 (IF INTERIOR WALL IS SHEETED WITH PLYWOOD) • 34'-3"
 DISTANCE BETWEEN BRACED WALL PANEL EDGES • 20'-11"
 (IF ALL BRACED PANELS ARE 4' OR MORE) • 23'-11"
 DISTANCE FROM CORNER TO EDGE OF PANEL • 1'-10"

- BRACED WALL PANEL 1/2" PLYWOOD SHEATHING ONE SIDE
 NAILED TO CODE 2 1/2" NAILS 3" @ EDGE 12" @ FIELD
 1/2" ANCHOR BOLTS 4' O.C. MIN 2 PER PANEL MAX 1'-8" FROM END
- BRACED WALL PANEL 1/2" PLYWOOD SHEATHING ONE SIDE
 OR DRYWALL BOTH SIDES
 NAILED OR SCREWED TO CODE
 1/2" ANCHOR BOLTS 4' O.C. MIN 2 PER PANEL MAX 1'-8" FROM END
- BRACED WALL PANEL 1/2" PLYWOOD SHEATHING ONE SIDE
 AND DRYWALL BOTH SIDES
 NAILED OR SCREWED TO CODE
 1/2" ANCHOR BOLTS 4' O.C. MIN 2 PER PANEL MAX 1'-8" FROM END



FRONT OF GARAGE WALLS ARE EXEMPT IF THEY MEET THE FOLLOWING REQUIREMENTS

- 9.23.13.5.(4) THE FRONT WALL OF ATTACHED GARAGES SERVING A SINGLE DWELLING UNIT NEED NOT COMPLY WITH SENTENCE (1) WHERE THESE WALLS DO NOT SUPPORT A FLOOR
- 9.23.13.5.(5) BRACED WALL PANELS IN THE BRACED WALL BAND AT THE FRONT OF AN ATTACHED GARAGE SERVING A SINGLE DWELLING UNIT NEED NOT COMPLY WITH SENTENCE (1), PROVIDED:
 - A) THE MAXIMUM SPACING BETWEEN THE FRONT OF THE GARAGE AND THE BACK WALL OF THE GARAGE DOES NOT EXCEED 1.6M (24'-11")
 - B) THERE IS NOT MORE THAN ONE FLOOR ABOVE THE GARAGE
 - C) NOT LESS THAN 50% OF THE LENGTH OF THE BACK WALL OF THE GARAGE IS CONSTRUCTED OF BRACED WALL PANELS
 - D) NOT LESS THAN 25% OF THE LENGTH OF THE SIDE WALLS IS CONSTRUCTED OF BRACED WALL PANELS

REQUIREMENTS FOR BRACED WALL PANELS IN BASEMENTS OR CRAWL SPACES

- 9.23.13.5.(2) IN BASEMENTS OR CRAWL SPACES WHERE THE PERIMETER FOUNDATION WALLS EXTEND FROM THE FOOTINGS TO THE UNDERSIDE OF THE SUPPORTED FLOOR, BRACED WALL BANDS CONSTRUCTED WITH BRACED WALL PANELS SHALL BE SPACED NOT MORE THAN:
 - A) 15M FROM THE PERIMETER FOUNDATION WALLS
 - B) 15M FROM THE INTERIOR FOUNDATION WALLS, AND
 - C) 15M FROM ADJACENT BRACED WALL BANDS CONSTRUCTED WITH BRACED WALL PANELS



PROPOSED HOUSE PLANS FOR MEMORY LANE

SCALE: AS SHOWN DRAWN BY: JOHN VEUGER
 DATE: May 26, 2022 PHONE: 250-748-6110

BRACED WALL PANELS

SITE: LOT #1 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: May 26, 2022	PHONE: 250-148-6110
ELEVATIONS	
SITE: LOT #1 OAKHILL PLACE DUNCAN, BC	5/5