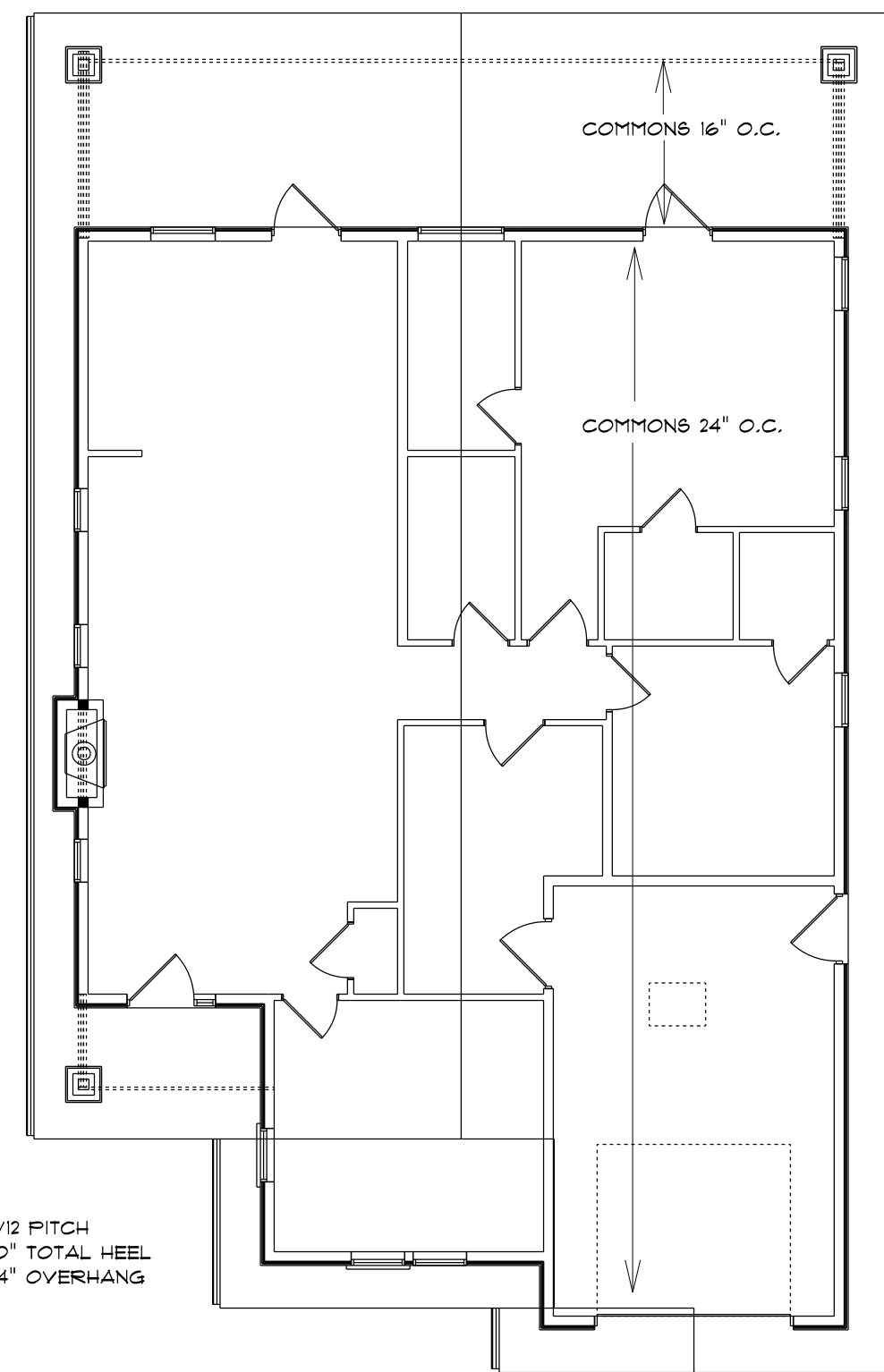


MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
 1363 SQUARE FEET LIVING
 281 SQUARE FEET GARAGE



TRUSS LAYOUT

SCALE 1/8" = 1'-0"



BEAMS (D) DENOTES DROPPED
 (F) DENOTES FLUSH
 ALL DIMENSIONS TO FACE OF STUDS
 FACE OF STUDS FLUSH WITH CONCRETE

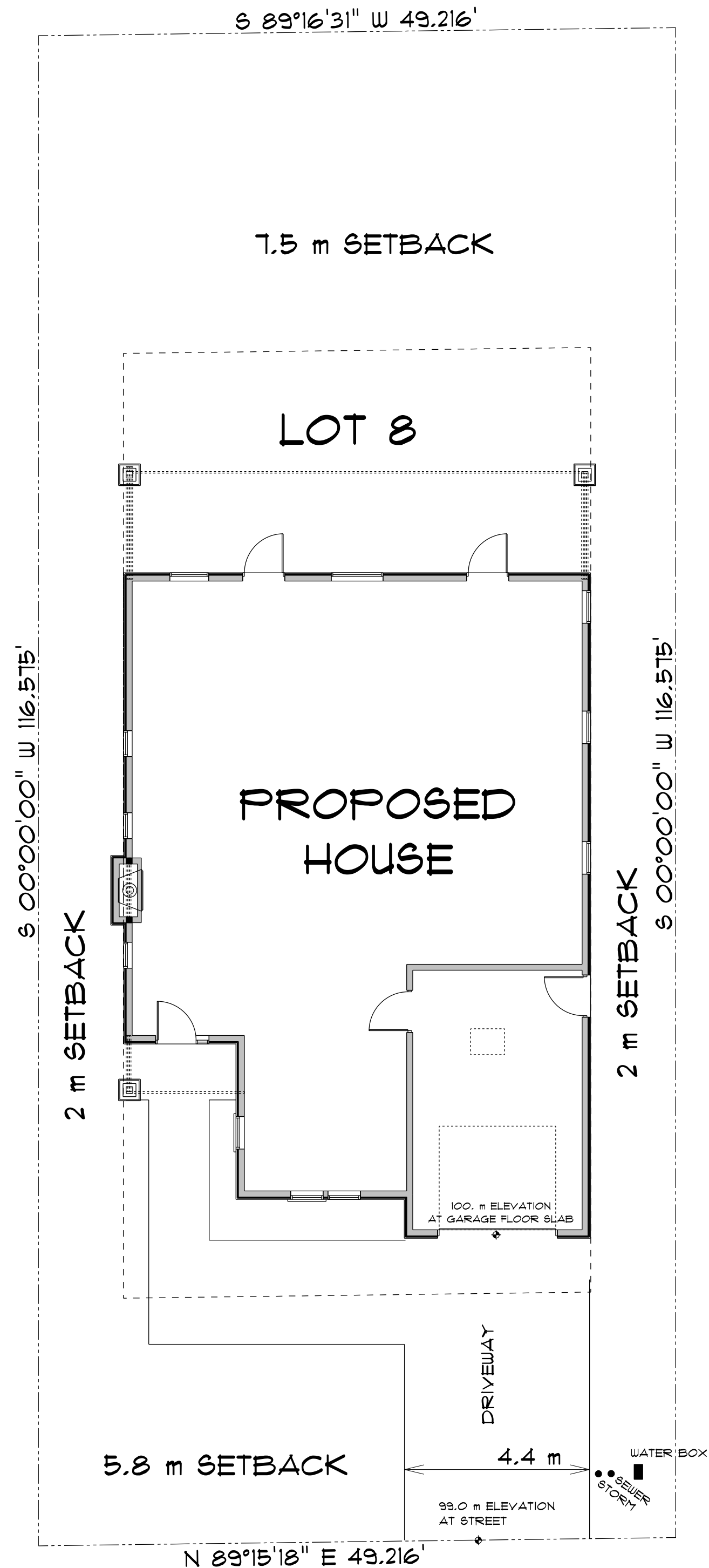
WALL LEGEND

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

LOT COVERAGE CALCULATION	
LOT SIZE	5377.2
PERCENT	35
LOT COVERAGE	1882.0
GROSS FLOOR AREA CALCULATION	
MAIN FLOOR	1363
GARAGE	281
ENTRY	35
COVERED DECK	285
DECK	0
AREA 1	0
AREA 2	0
AREA 3	0
AREA 4	0
TOTAL	1970

LAKESHAW HOLDINGS		SITE	
TABLE 3.33.4.4		LOT 8	
EXPOSED BUILDING FACE AREA	MINIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS % OF EXPOSED BUILDING FACE AREA	SETBACK (EXISTING DISTANCE, M)	FILL IN COLOURED AREA ONLY
FACE W2	1.2 1.3 2.0 4.0 6.0 8.0 10.0	30	7
30	7 9 12 19 28 37 47	40	7 8 11 13 16 19 22
50	7 8 10 15 20 26 32	50	7 8 10 12 14 16 18
100	7 8 9 11 13 15 17	100	7 8 9 10 11 12 13
OVER 100	7 7 7 8 8 8 9	OVER 100	7 7 7 8 8 8 9

LEGAL DESCRIPTION	
LOT	8
SECTION	18
RANGE	1
DISTRICT	QUAMICHAN
PLAN	EPF8'18



SITE PLAN

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

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 1800 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 FLAGGED 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

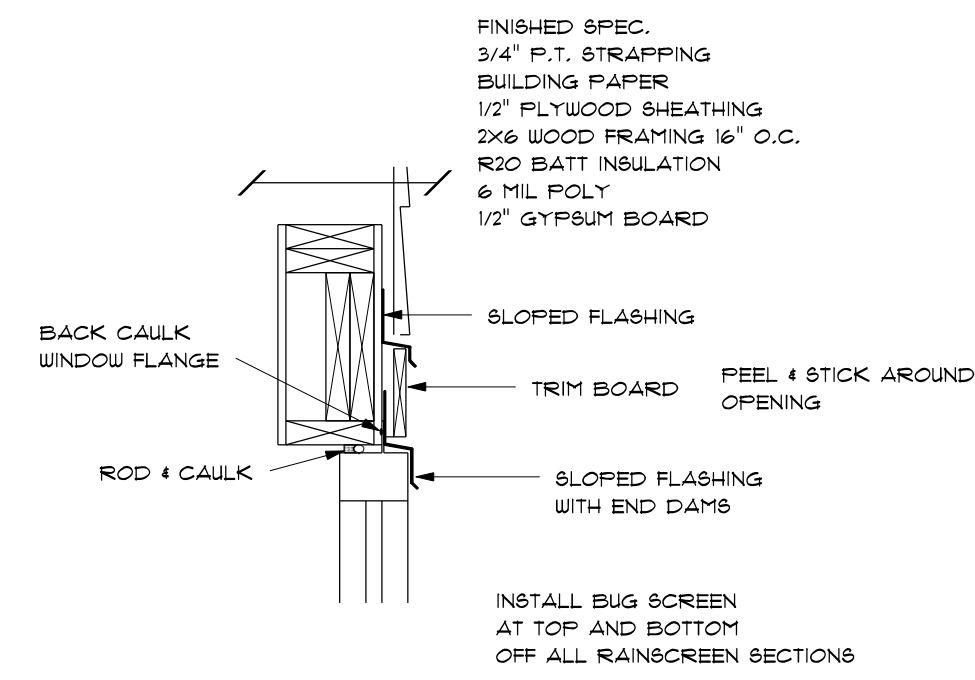
VISION DESIGN

PROPOSED HOUSE PLANS FOR LAKESHAW HOLDINGS

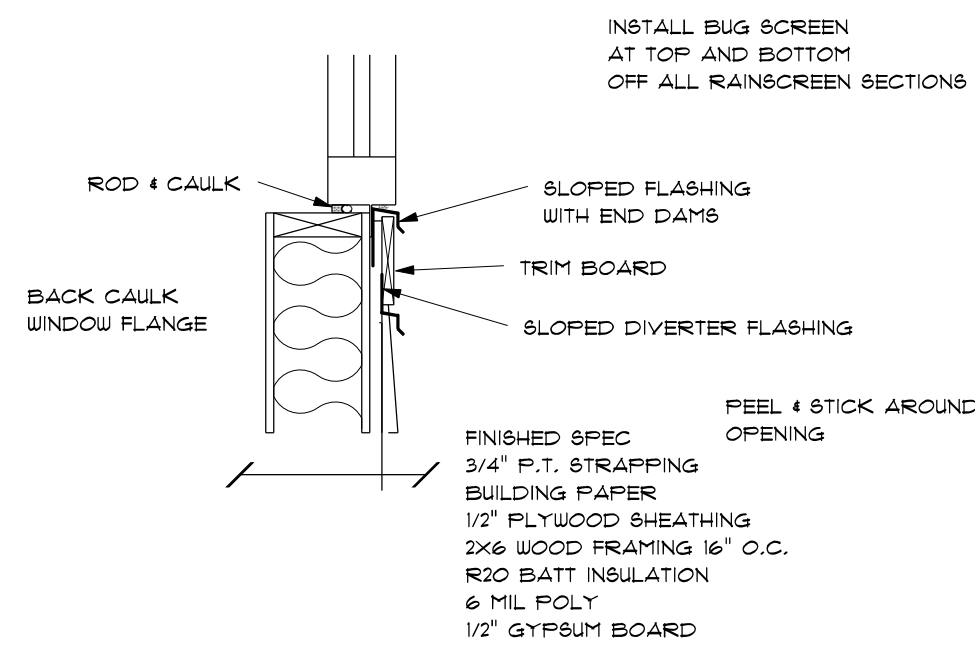
SCALE: AS SHOWN DRAWN BY: JOHN VEUGER
 DATE: September 21, 2022 PHONE: 250-148-6110

MAIN FLOOR PLAN

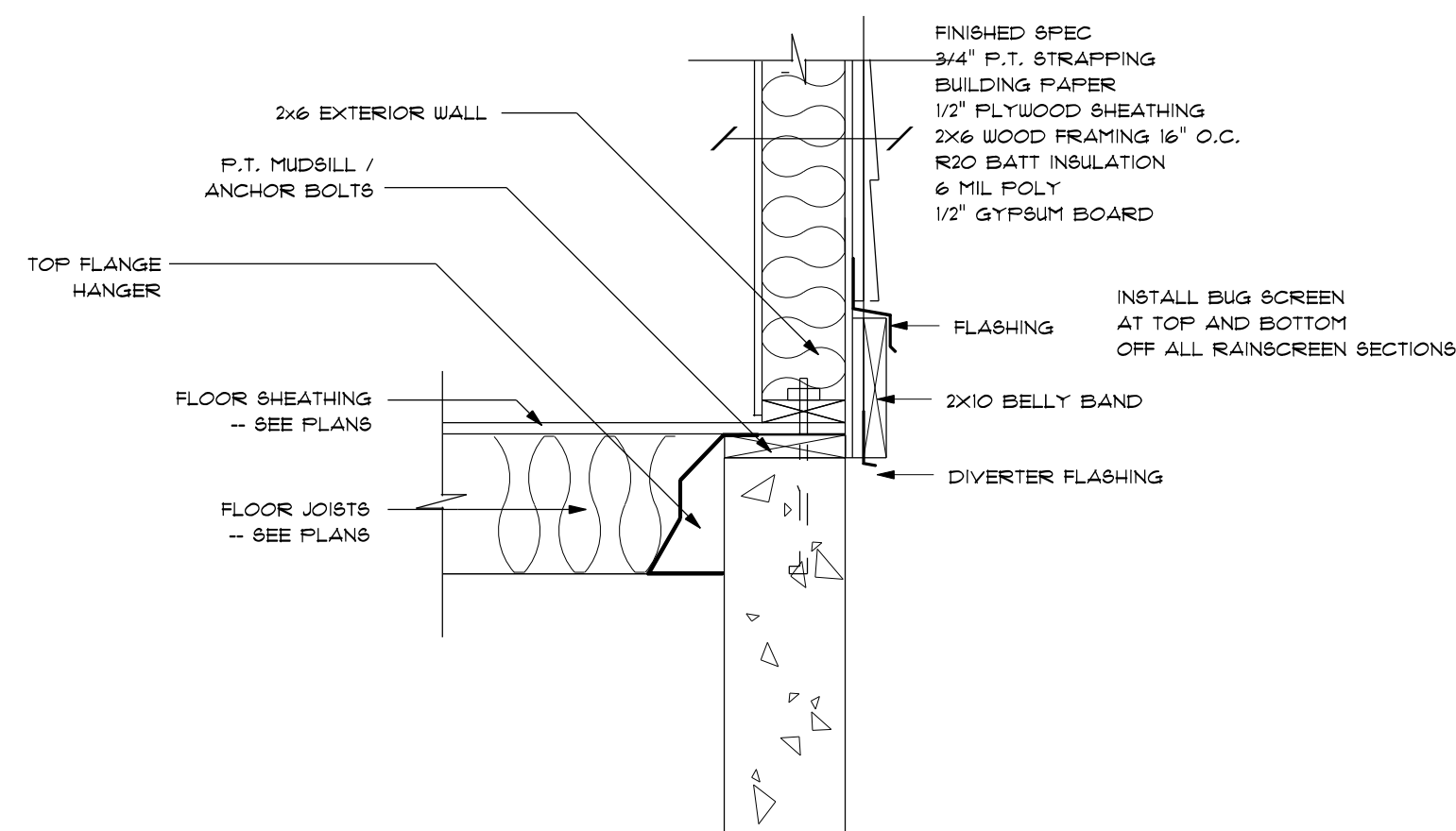
SITE: LOT #8 OAKHILL PLACE DUNCAN, BC 1/5



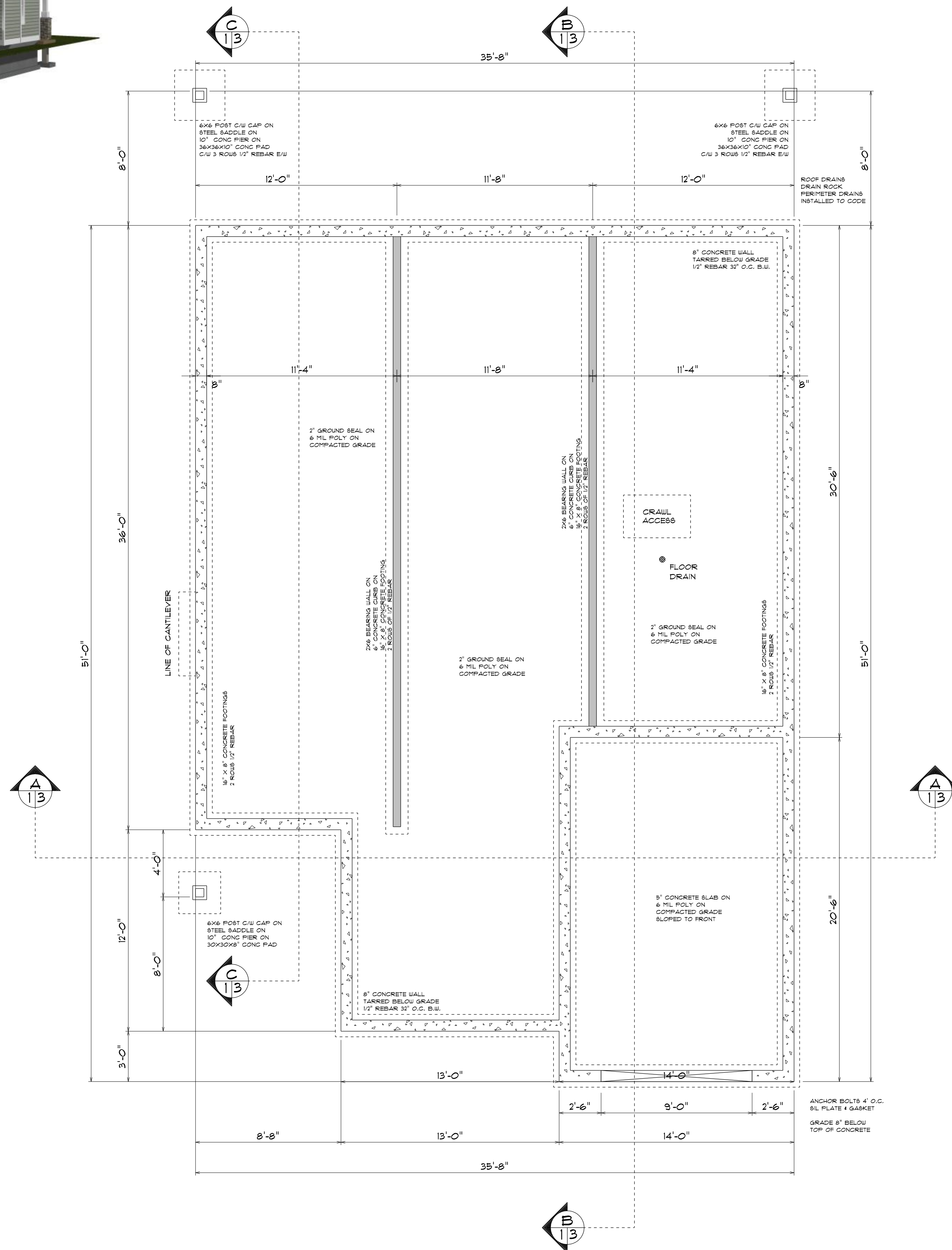
WINDOW HEAD DETAIL



WINDOW SILL DETAIL



RECESSED JOIST DETAIL

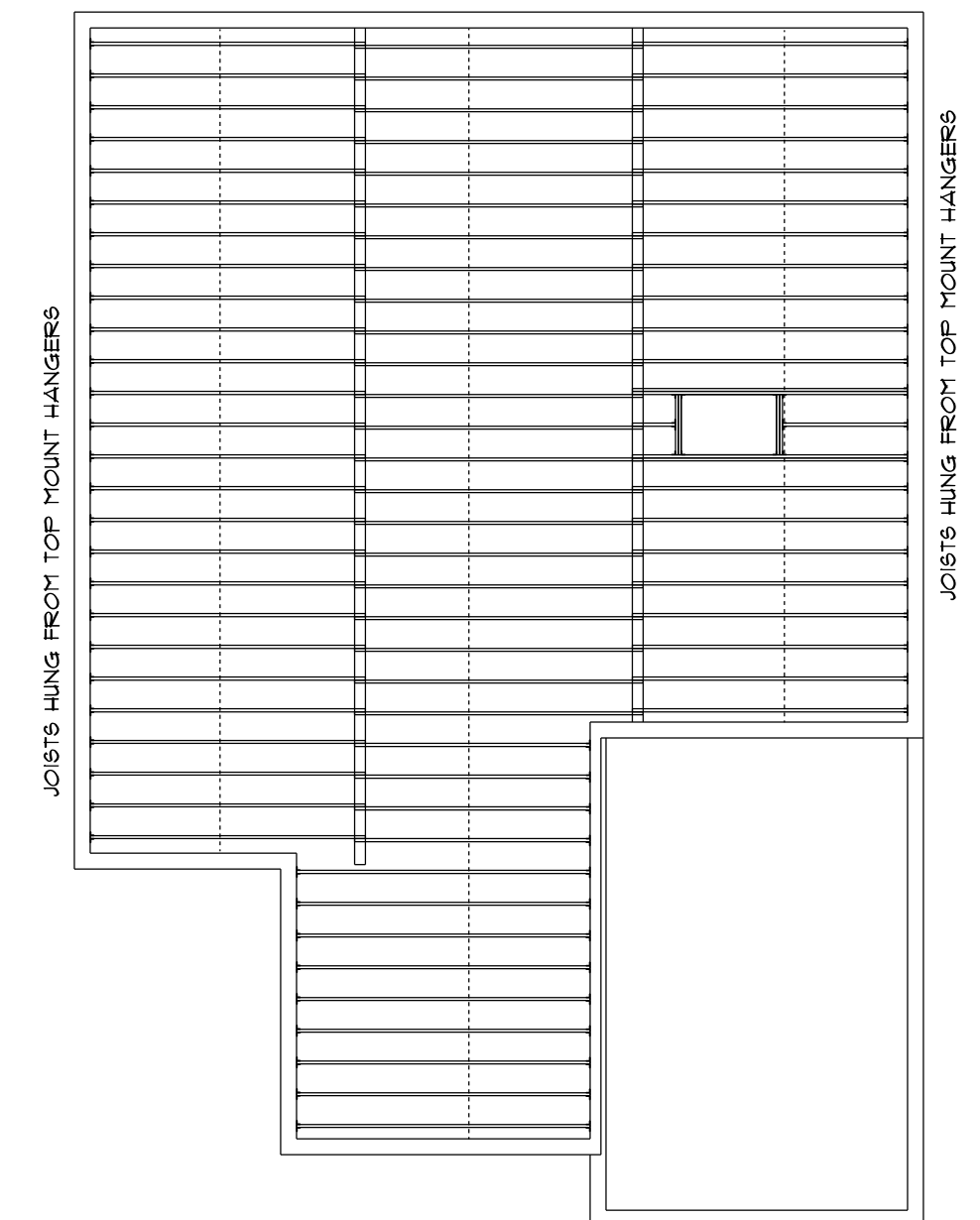


FOUNDATION PLAN

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

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 # 1 MINIMUM SPAN
DOTTED LINES INDICATE CROSS BRIDGING



MAIN FLOOR JOIST LAYOUT

SCALE 1/8"=1'-0"

	VISION DESIGN	
	PROPOSED HOUSE PLANS FOR LAKESHAW HOLDINGS	
SCALE: AS SHOWN	DRAWN BY: JOHN VEUGER	
DATE: September 21, 2022	PHONE: 250-148-6110	
FOUNDATION PLAN		
SITE: LOT #8 OAKHILL PLACE DUNCAN, BC		2/5

ZONE 4

ENERGY EFFICIENCY REQUIREMENTS

EXTERIOR WALL ASSEMBLY

WA-1 #	CEMENT FIBRE 2X6 WALL	EFF. RSI
1	EXTERIOR AIR FILM	0.030
2	WALL CLADDING CEMENT FIBRE 5/8" 6mm	0.026
3	AIR SPACE, RAIN SCREEN 1/2"	0.160
4	SHEATHING 1/2" D.F.M PLYWOOD	0.09
5	2X6 STUDS WITH R20 BATT INSULATION	2.340
6	6 MILL POLY V.B.	.000
7	1/2" G&B	0.078
8	INTERIOR AIR FILM	0.19
TOTAL EFFECTIVE RSI VALUE OF ENTIRE ASSEMBLY		2.93
REQUIRED RSI VALUE (ZONE 4)		2.78

EXTERIOR WALL ASSEMBLY

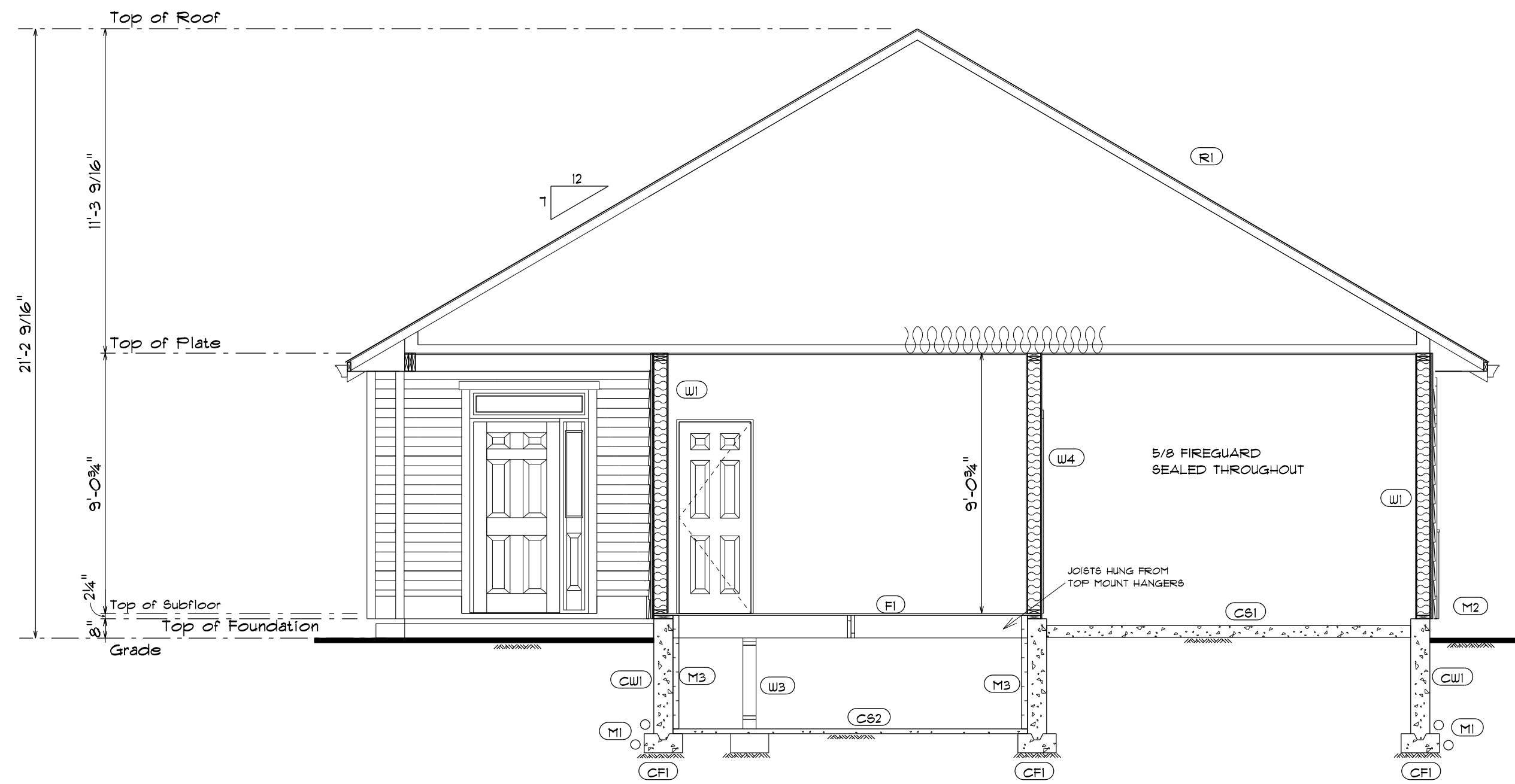
WA-9 #	GARAGE / HOUSE COMMON WALL	EFF. RSI
1	EXTERIOR AIR FILM	0.030
2	5/8" G&B	0.090
3	2X6 STUDS WITH R20 BATT INSULATION	2.340
4	6 MILL POLY V.B.	.000
5	1/2" G&B	0.078
6	INTERIOR AIR FILM	0.19
TOTAL EFFECTIVE RSI VALUE OF ENTIRE ASSEMBLY		2.678
REQUIRED RSI VALUE (ZONE 4)		2.62

EXTERIOR WALL ASSEMBLY

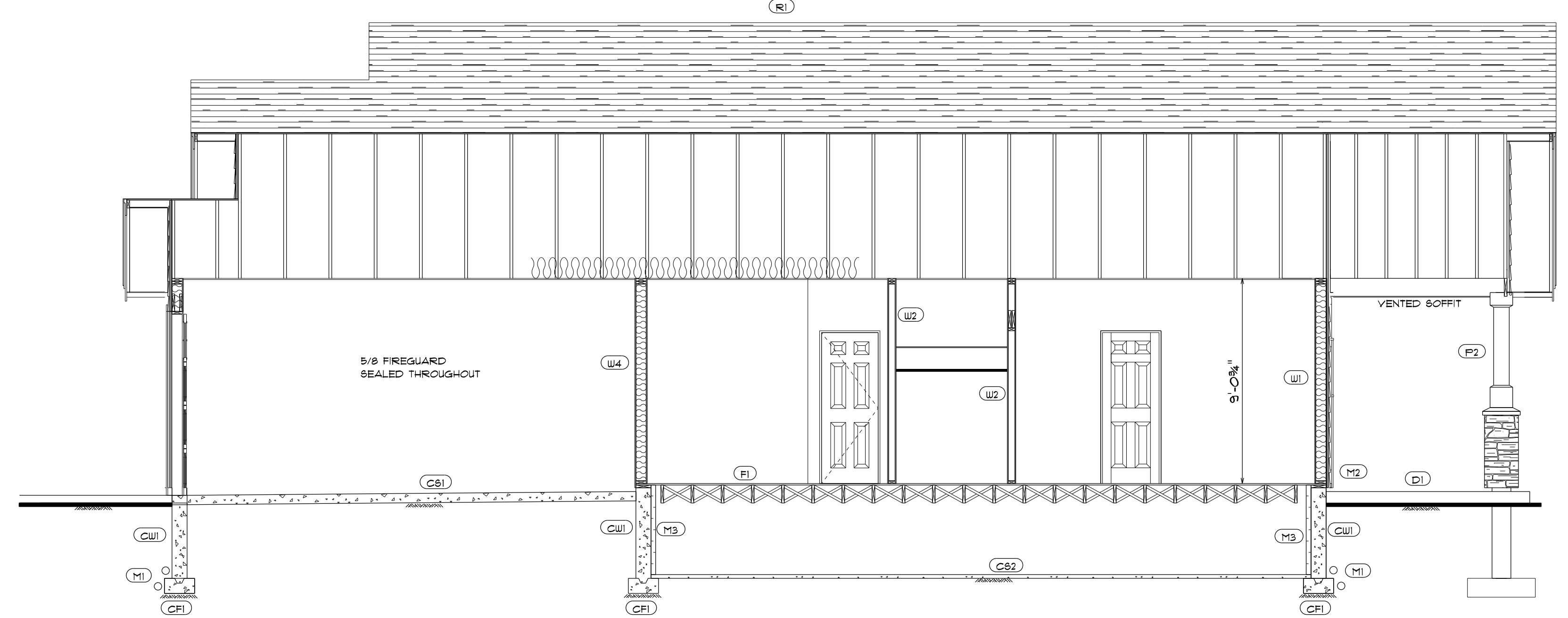
WA-7 #	8" CONCRETE / 2 1/2" STYROFOAM	EFF. RSI
1	EXTERIOR AIR FILM	0.030
2	8" CONCRETE	0.090
3	2 1/2" STYROFOAM	1.180
4	INTERIOR AIR FILM	0.19
TOTAL EFFECTIVE RSI VALUE OF ENTIRE ASSEMBLY		1.39
REQUIRED RSI VALUE (ZONE 4)		1.33

CEILING ASSEMBLY

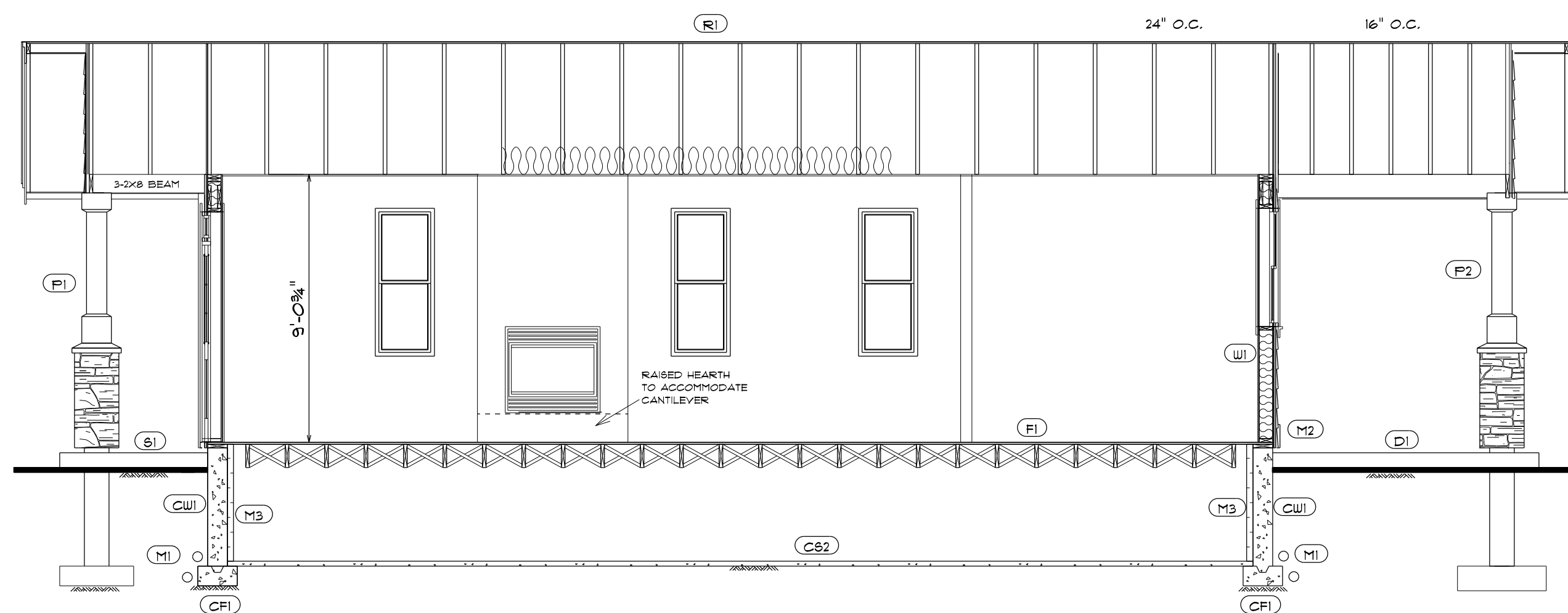
CA-1 #	TRUSS ROOF R40 INSULATION	EFF. RSI
1	EXTERIOR AIR FILM	0.030
2	R20 BLOWN INSULATION	5.33
3	R20 BLOWN INSUL. 2X4 BOTTOM GIRD 24" O.C.	1.54
4	6 MILL POLY V.B.	.000
5	1/2" G&B	0.078
6	INTERIOR AIR FILM	0.19
TOTAL EFFECTIVE RSI VALUE OF ENTIRE ASSEMBLY		6.978
REQUIRED RSI VALUE (ZONE 4)		6.91



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"

(R) FIBERGLASS SHINGLES
1/2" SHEATHING 4 H-CLIPS
ENGINEERED TRUSSES
BUILDING PAPER
R-40 INSULATION
VAPOUR BARRIER
5/8" DRYWALL

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

(FI) FINISHED FLOORING
3/4" T&G PLYWOOD
2X10 FLOOR JOISTS 16" O.C.

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

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

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

(B) CONCRETE STOOP
DOUELLED INTO
CONCRETE UPSTAND
WITH 1/2" REBAR

(CF) 16" X 8" CONCRETE FOOTINGS
2 ROWS 1/2" REBAR

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

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

(P2) BUILT OUT 6X6 POST C/W CAP ON
STEEL SADDLE ON
10" CONC PIER ON
36X36X10" CONC PAD
C/W 3 ROWS 1/2" REBAR E/W

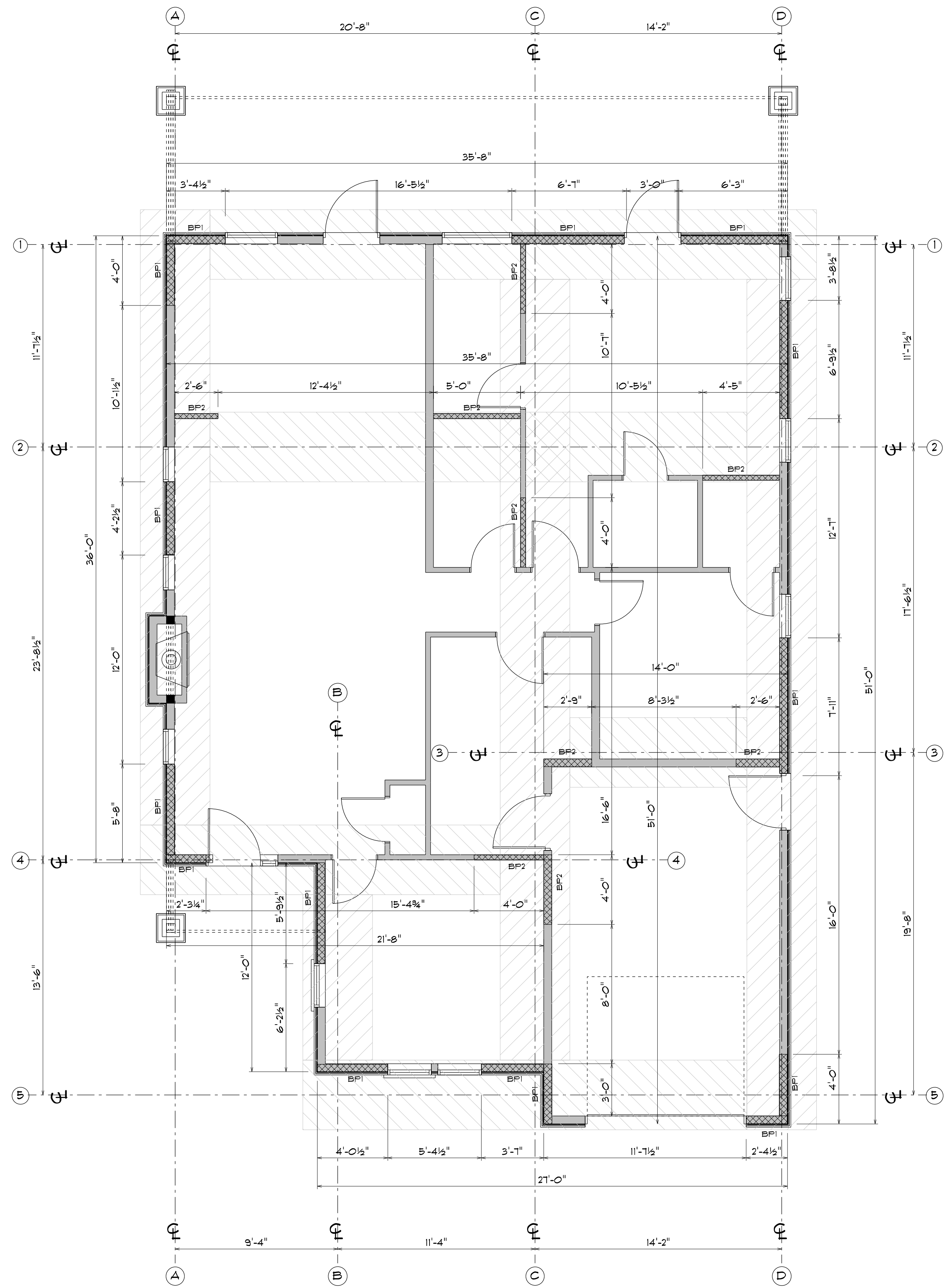
(CS2) 2" GROUND SEAL ON
6 MILL POLY ON
COMPACTED GRADE

(M3) 2.5" R-12 RIDGID
INSULATION

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

(D) CONCRETE PATIO
DOUELLED INTO
CONCRETE UPSTAND
WITH 1/2" REBAR

VISION DESIGN	
PROPOSED HOUSE PLANS FOR LAKESHAW HOLDINGS	
SCALE: AS SHOWN	DRAWN BY: JOHN VEUGER
DATE: September 21, 2022	PHONE: 250-148-6110
CROSS SECTIONS	
SITE: LOT #8 OAKHILL PLACE DUNCAN, BC	3/5



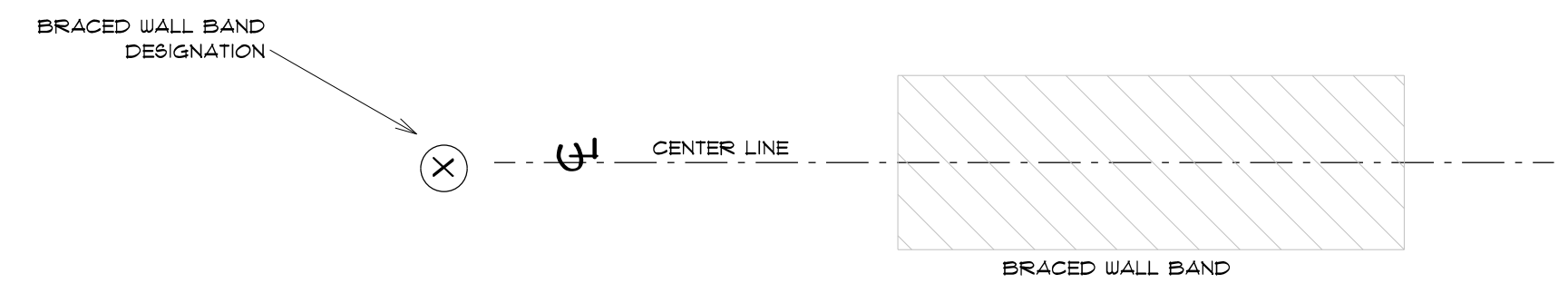
MAIN FLOOR PLAN

SEISMIC REGION 1.1 < Sa(0.2) < 1.2

WALL BAND #	FLOOR	LENGTH OF WALL	LENGTH OF BRACED PANEL	%
1	MAIN	35'-8"	16'-2"	45%
2	MAIN	35'-8"	11'-11"	33%
3	MAIN	14'-0"	5'-3"	37%
4	MAIN	21'-8"	4'-0"	28%
5	MAIN	27'-0"	9'-11"	36%
A	MAIN	36'-0"	13'-10"	38%
B	MAIN	12'-0"	5'-9"	47%
C	MAIN	51'-0"	15'-0"	29%
D	MAIN	51'-0"	18'-8"	36%

DISTANCE BETWEEN WALL BANDS = 24'-11"
 (IF INTERIOR WALL IS SHEETED WITH PLYWOOD) = 34'-9"
 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"

- BP1** 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
- BP2** 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
- BP3** 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 16' (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

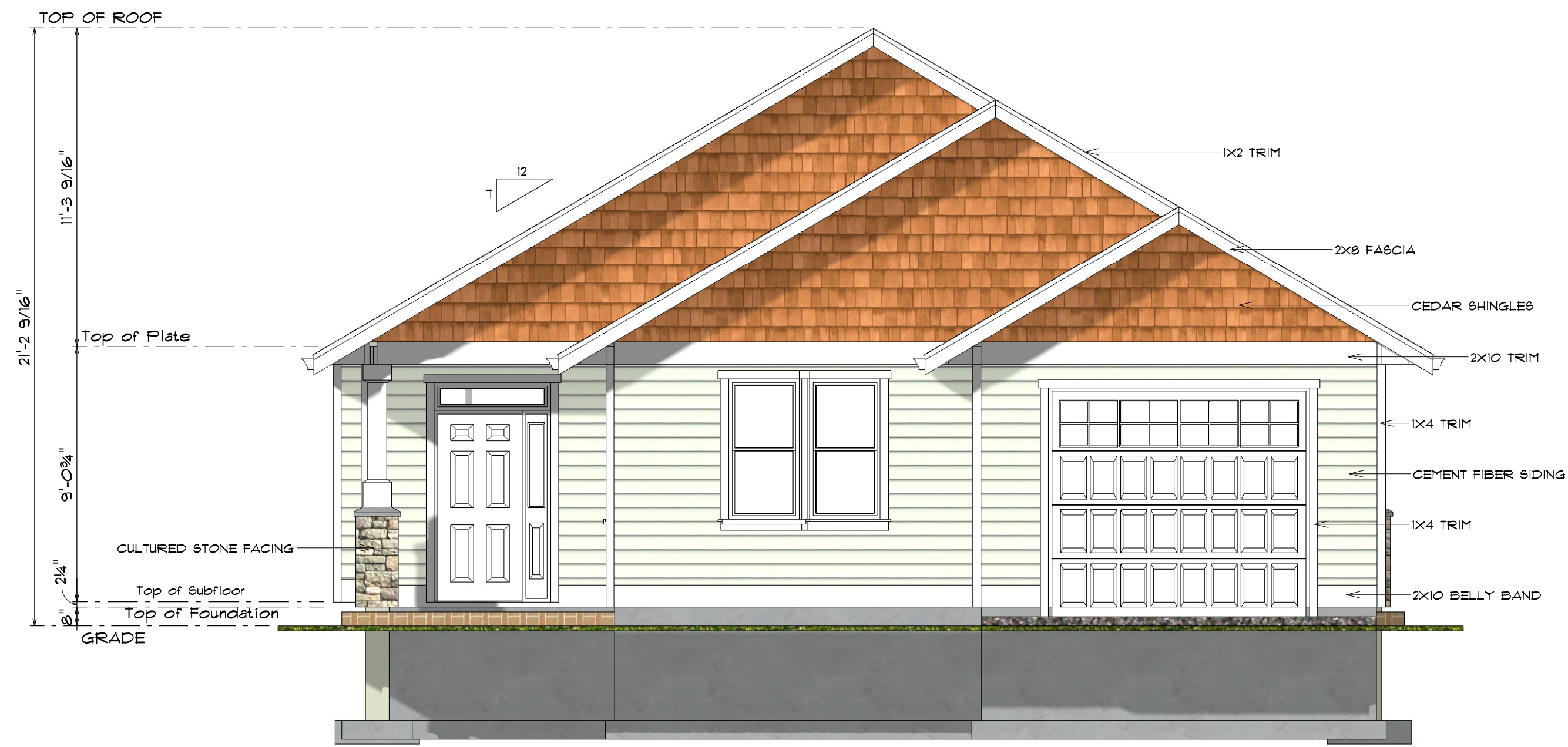
VISION DESIGN

PROPOSED HOUSE PLANS FOR
LAKESHAW HOLDINGS

SCALE: AS SHOWN DRAWN BY: JOHN VEUGER
 DATE: September 21, 2022 PHONE: 250-148-6110

BRACED WALL PANEL

SITE: LOT #8
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"

	VISION DESIGN	
	PROPOSED HOUSE PLANS FOR LAKESHAW HOLDINGS	
SCALE: AS SHOWN	DRAWN BY: JOHN VEUGER	
DATE: September 21, 2022	PHONE: 250-148-6110	
ELEVATIONS		
SITE: LOT #8 OAKHILL PLACE DUNCAN, BC	5/5	