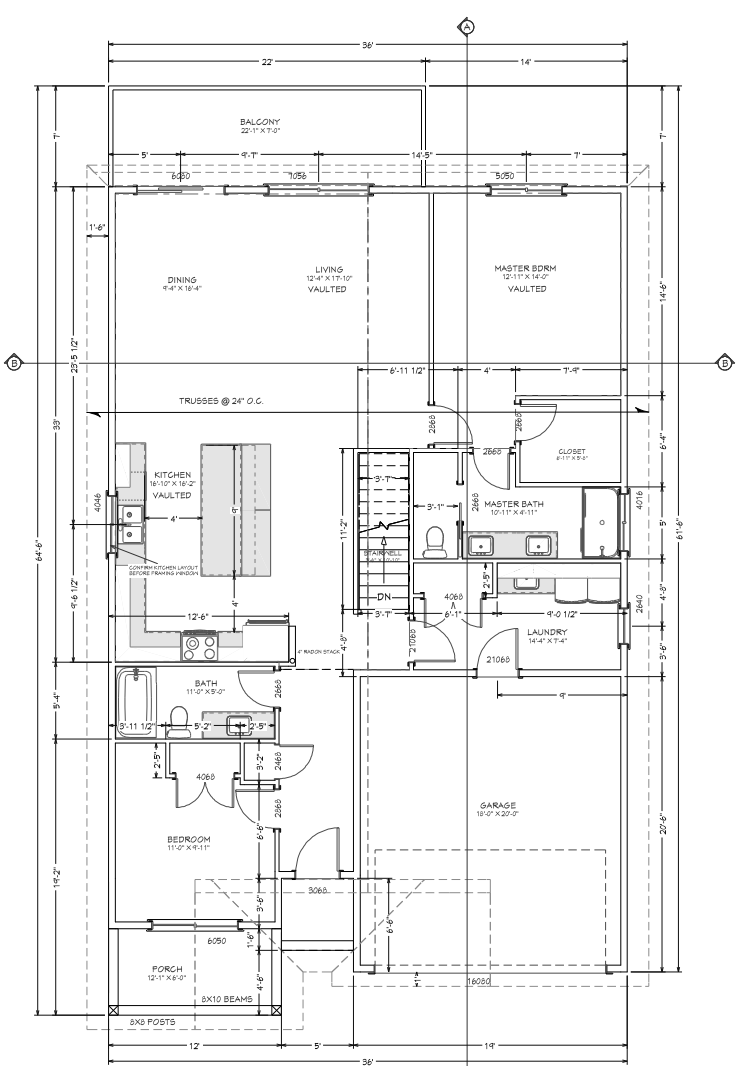


LOWER FLOOR

8' 1" CEILINGS
 MAIN RES 629 SQ FT
 SUITE 553 SQ FT
 TOTAL 1182 SQ FT

UPPER FLOOR 1510 SQ FT
 LOWER FLOOR 1182 SQ FT
 TOTAL 2692 SQ FT
 SUITE PERCENTAGE 20%

Main - Up: 1510 sq ft
 Main - down: 629 sq ft
 Main - Total: 2139 sq ft
 Suite - down: 553 sq ft
 TOTAL: 2692 sq ft



MAIN FLOOR

LIVING AREA = 1510 sq ft
 9' 1" WALL HEIGHTS

LOT AREA 4004 SQ FT
 50% LOT COVERAGE ALLOWED = 2002 SQ FT
 COVERAGE PROPOSED = 1402 SQ FT

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. D.L. Home Design is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.



NO.	DESCRIPTION	DATE
1	REVISION	NOV 12 2024
2	PERMIT	NOV 28 2024
3		

SHEET TITLE
 FLOOR PLANS

PROJECT DESCRIPTION
 LOT 3 ROZANNO PLACE
 LADYSMITH B.C.

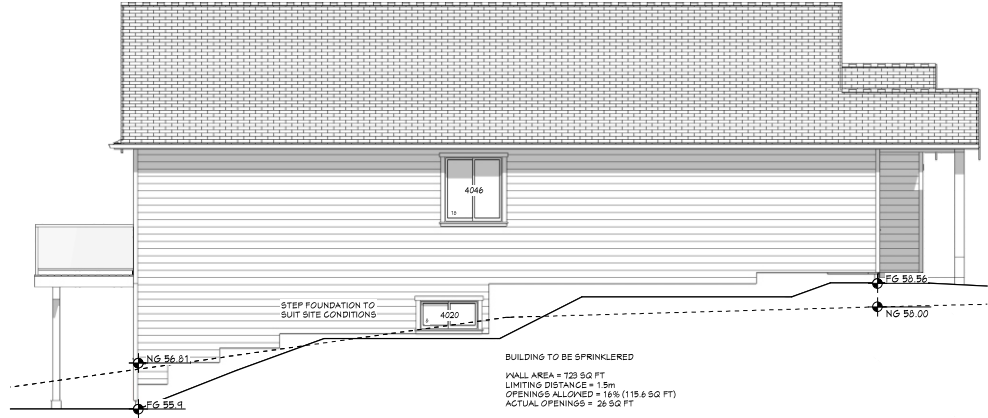
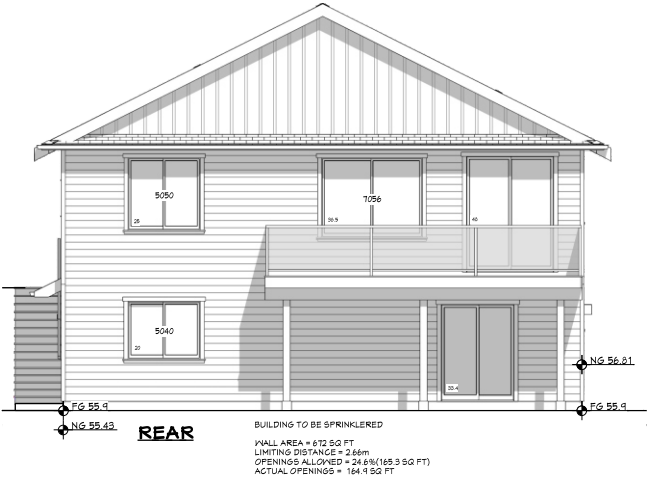
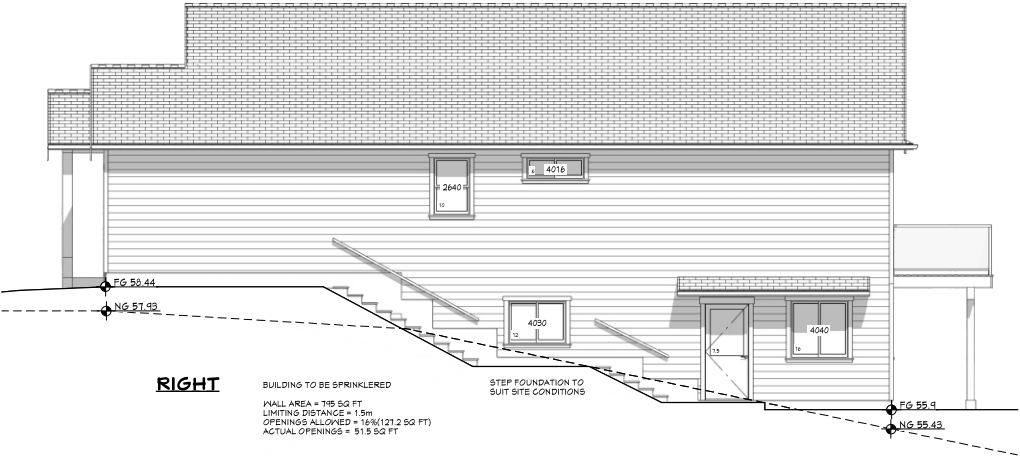
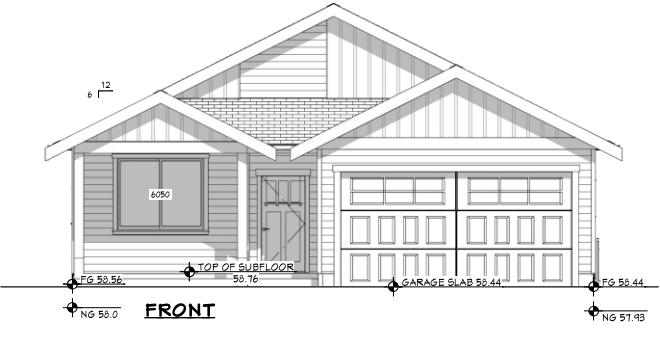
CLIENT

DATE:
 2024-11-26

SCALE:
 1/4" = 1'

SHEET:
 A-2





NO.	DESCRIPTION	REVIEW	DATE
1	PERMIT		NOV 15 2024
2			NOV 28 2024
3			
4			

SHEET TITLE
ELEVATIONS

PROJECT DESCRIPTION
LOT 3 ROZANNO PLACE
LADYSMITH B.C.

CLIENT
DOUGLAS MILLER DEV.

DATE:
2024-11-26

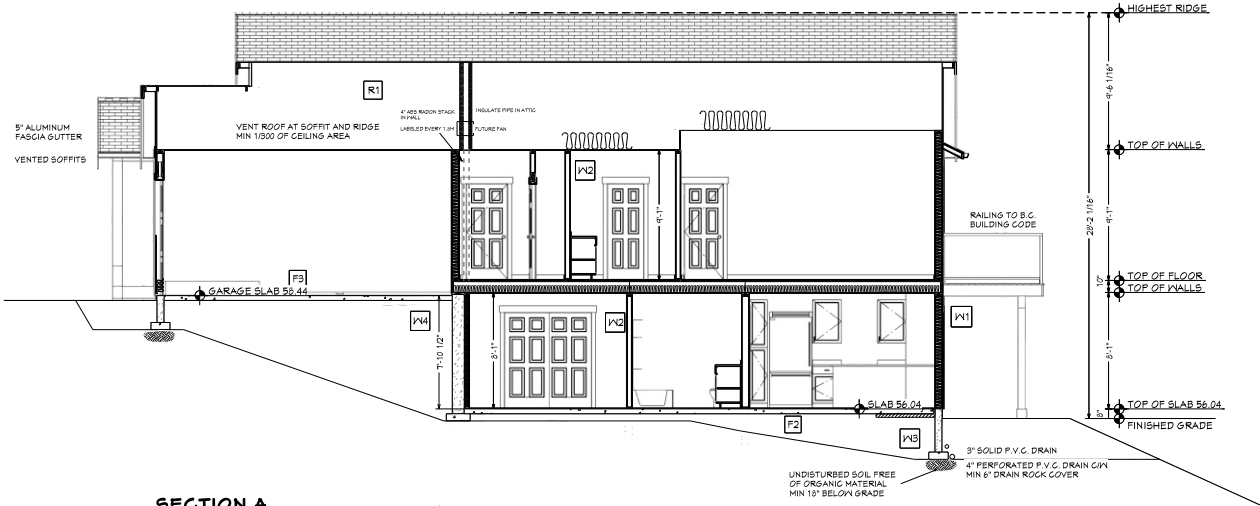
SCALE:
1/4" = 1'

SHEET:
A-3

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HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.





SECTION A

- [X1] TYP. EXTERIOR WALL**
- RSI
- .03 EXTERIOR AIR FILM
 - .023 HARDI BOARD SIDING
 - .16 1/2" PITCH VERTICAL BATTENS C/W BUG SCREEN AT BOTTOM
 - TYPAR BUILDING WRAP
 - .11 7/16" O.S.B. SHEATHING
 - 2.36 2X6 STUDS @ 16" O.C. WITH R14 BATT
 - 6 MIL POLY VAPOR BARRIER
 - .06 1/2" GYPSUM WALL BOARD
 - .12 INTERIOR AIR FILM
 - 2.88 TOTAL RSI

- [X2] INTERIOR PARTITION WALL**
- 1/2" DRYWALL
- 2X4 FRAMED WALL, STUDS @ 16" O.C.
- 1/2" DRYWALL

- [X3] TYP. CONCRETE WALL**
- RSI
- .21 DAMPPROOFING
 - .06 8" CONCRETE WALL
 - 2.21 2.5" XPS INSULATION
 - 2.50 TOTAL RSI

- [X4] TYP. CONCRETE BASEMENT WALL**
- RSI
- .21 DAMPPROOFING
 - .06 8 OR 10" CONCRETE WALL
 - .16 1/2" AIR GAP
 - 1.62 2X4 WALL @ 16" O.C. WITH R 14 BATT
 - .12 INTERIOR AIR FILM
 - 2.14 TOTAL RSI

- [F1] TYP. UPPER FLOOR SYSTEM**
- SELECTED FINISH FLOORING
- 3/4" T&G PLYWOOD SHEATHING
- 2X10 FLOOR JOIST
- 5/8" DRYWALL

- [F2] CONCRETE SLAB FLOOR**
- 4" CONG. SLAB
- 6 MIL POLY VAPOR BARRIER
- ON COMPACTED GRAVEL

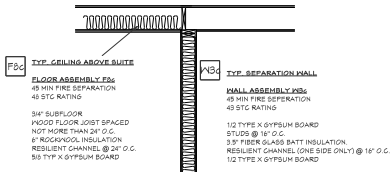
- [F3] GARAGE SLAB**
- 4" CONG. SKIM COAT ON
- 6 MIL POLY VAPOR BARRIER
- ON COMPACTED GRAVEL

- [R1] ROOF ASSEMBLY SLOPED ROOFS FLAT CEILING**
- RSI
- ASPHALT SHINGLES
 - ROOFING UNDERLAY
 - 11/16" OSB SHEATHING
 - 6.83 ENG. TRUSSES @ 24" O.C. WITH R40 BATT OR BLOWN INSULATION
 - 6 MIL POLY VAPOR BARRIER
 - .10 5/8" GYPSUM CEILING BOARD
 - .11 INTERIOR AIR FILM
 - 7.04 TOTAL RSI

RSI CALCULATIONS SHOWN DESIGNED TO MEET ZONE 4 REQUIREMENTS WITH HBV. BUILDING MATERIALS SHOWN ARE A GUIDE ONLY CONTRACTOR TO ASSUME RESPONSIBILITY OF ENSURING ENTIRE STRUCTURE CONFORMS TO ALL ASPECTS OF THE LATEST ADDITION OF THE B.C. BUILDING CODE.

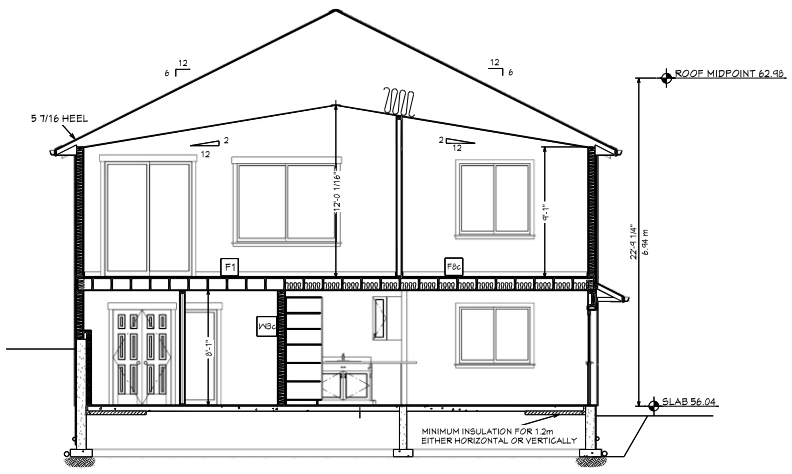
To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. D.L. Home Design is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

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TYPICAL FIRE/SOUND SEPARATION SECONDARY SUITE

WALL AND FLOOR ASSEMBLY'S FROM TABLE A-9.10.3.1.A AND A-9.10.3.1.B SCALE: 1/2" = 1'



SECTION B



D.L. HOME DESIGN
1008 STANLEY ROAD NO. 2
VANCOUVER, B.C.
V6L 2G5
604-275-7000
DL@DLDESIGN.CO

NO.	DESCRIPTION	DATE
1	REVIEW	NOV 14 2024
2	PERMIT	NOV 26 2024
3		
4		

SHEET TITLE: CROSS SECTIONS

PROJECT DESCRIPTION: LOT 3 ROZANNO PLACE LADYSMITH B.C.

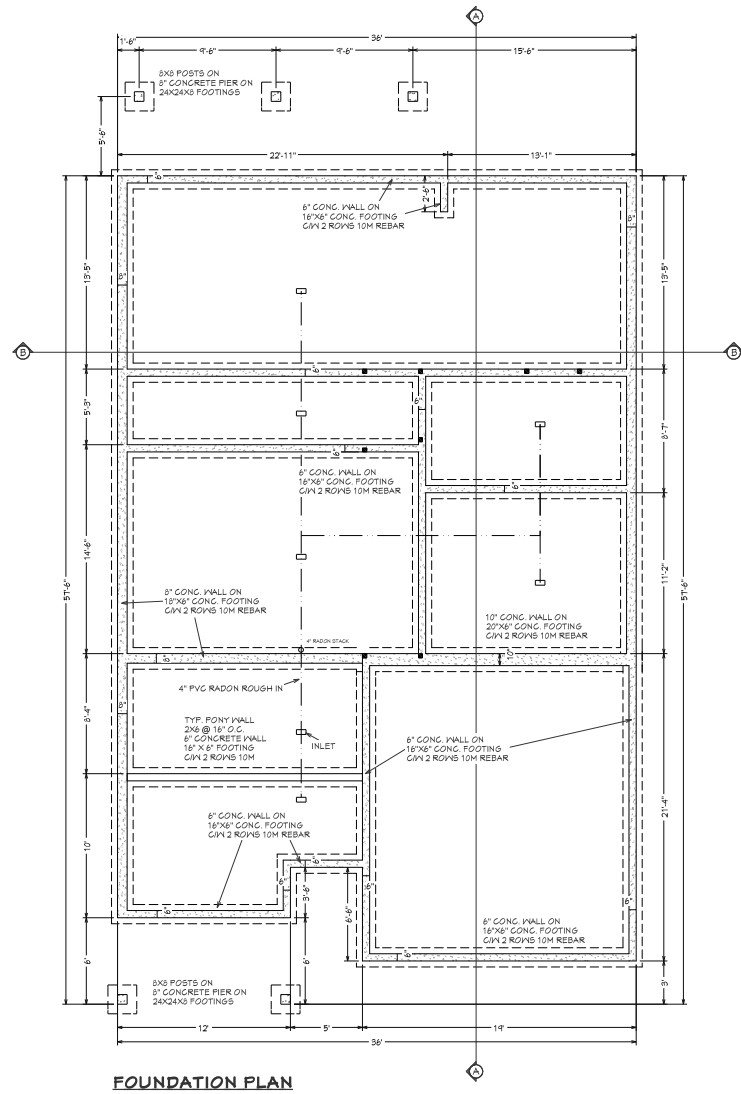
CLIENT: DOUGLAS MILLER DEV.

DATE: 2024-11-26

SCALE: 1/4" = 1'

SHEET: A-4





FOUNDATION PLAN



NO.	DESCRIPTION	DATE
1	REVIEW	NOV 14 2024
2	PERMIT	NOV 28 2024
3		
4		

SHEET TITLE:
FOUNDATION

PROJECT DESCRIPTION:
LOT 3 ROZANNO PLACE
LADYSMITH B.C.

CLIENT:
DOUGLAS MILLER DEV.

DATE:
2024-11-26

SCALE:
1/4" = 1'

SHEET:
A-1



HIGH SEISMIC REGION
S_a(0.2) = 1.0 TO 1.1
STANDARD PROVISIONS CLOSER BRACED WALL BAND SPACING REQ'D.

DESIGNED PART 9 CBC
TWO STORY, LIGHT CONSTRUCTION
25% MIN BRACED WALL PANELS IN WALL BANDS

WALL BANDS SPACING MAX CENTER TO CENTER 7.6M (24' 11 3/16")
MAX DISTANCE BETWEEN BRACED WALL PANEL EDGES 6.4M (21')
MAX DISTANCE FROM END OF BRACED WALL BAND TO START OF BRACED WALL PANEL 2.4M (7' 10 1/2")

ALL BRACED WALL PANELS TO BE FRAMED @ 16" O.C.

EXTERIOR WALL PANELS TO HAVE SHEATHING ON THE EXTERIOR AND DRYWALL ON THE INTERIOR

INTERIOR PANELS DRYWALL ON BOTH SIDES.

BRACED WALL PANELS IN CRAWL SPACE CAN HAVE SHEATHING ON ONE SIDE ONLY IF
NAILED 3" O.C. ON THE EDGES AND 12" IN THE FIELD.

7/16" OSB/PLYWOOD USE 2.5" NAILS @ 6" O.C. ON EDGES AND
@ 12" O.C. ON INTERMEDIATE SUPPORTS

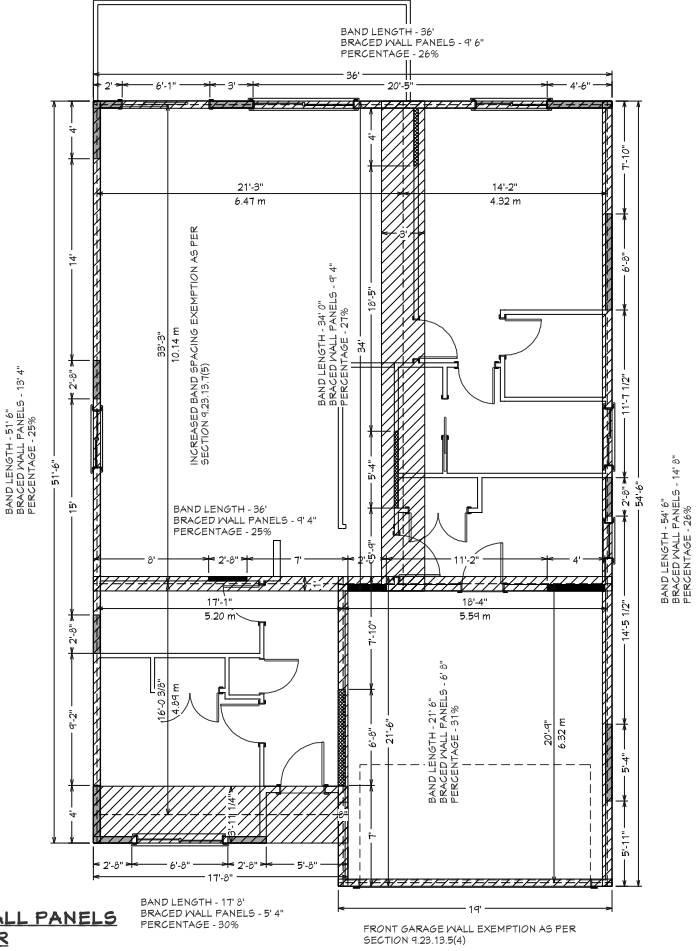
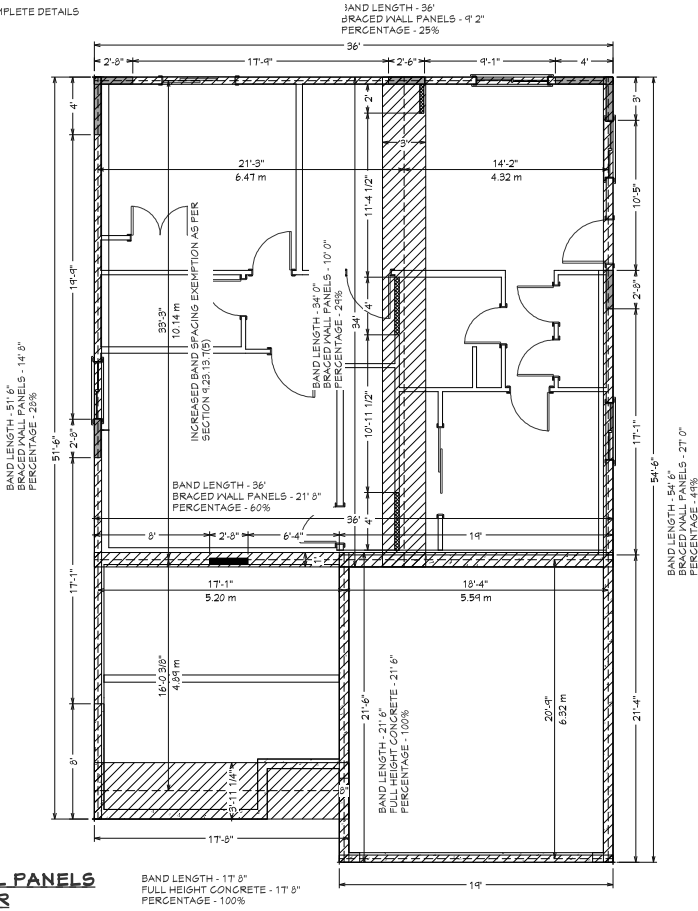
1/2" DRYWALL SCREWED OR NAILED @ 12" O.C. ON ALL SUPPORTS

SEE BC BUILDING CODE FOR COMPLETE DETAILS

PLAN SYMBOL	PANEL MATERIALS	FASTENERS
	1/2" GYPSUM BOARD	WOOD SHEATHING USE 2.5" NAILS SPACED AT 160mm O.C. ALONG EDGES (5 1/8") 80mm O.C. IN THE FIELD (3 1/8")
	1/2" GYPSUM BOARD ON BOTH SIDES	SCREWS 80mm O.C. (3 1/8") NAILS 300mm O.C. (11 3/8") ALONG EDGES AND IN THE FIELD
	1/2" WOOD SHEATHING (OSB OR PLYWOOD) ONE SIDE ONLY	USE 2.5" NAILS SPACED AT 76mm O.C. ALONG EDGES (3") 160mm O.C. IN THE FIELD (5 1/8")
	* BRACED WALL BAND	

ALL DIMENSIONS ARE FOR
FOR SEISMIC CALCULATIONS ONLY.
REFER TO ARCHITECTURAL DRAWINGS
FOR CONSTRUCTION DIMENSIONS.

CONSTRUCTION DETAIL	MIN LENGTH OF NAILS	MAX SPACING
RH JOIST, TRIMMER JOIST, OR BLOCKING SUPPORTING WALLS WITH REQUIRED BRACED WALL PANELS - TO SILL PLATE OR TOP WALL PLATE - 100% NAIL	82mm (3 1/4")	150mm (5 7/8")
BOTTOM WALL PLATE OR SILL PLATE - IN REQUIRED BRACED WALL PANELS - TO FLOOR JOIST RH JOIST OR BLOCKING (EXTERIOR WALLS)	82mm (3 1/4")	150mm (5 7/8")
REQUIRED BRACED WALL PANELS - IN INTERIOR WALLS - TO FRAMING ABOVE AND BELOW	82mm (3 1/4")	150mm (5 7/8")



NO.	DESCRIPTION	REVIEW	DATE
1	PERMIT		NOV 15 2024
2			NOV 28 2024
3			

SHEET TITLE
SEISMIC PLANS

PROJECT DESCRIPTION
**LOT 3 ROZANNO PLACE
LADYSMITH B.C.**

CLIENT
DOUGLAS MILLER DEV.

DATE:
2024-11-26

SCALE:
1/4" = 1'

SHEET:
A-5

