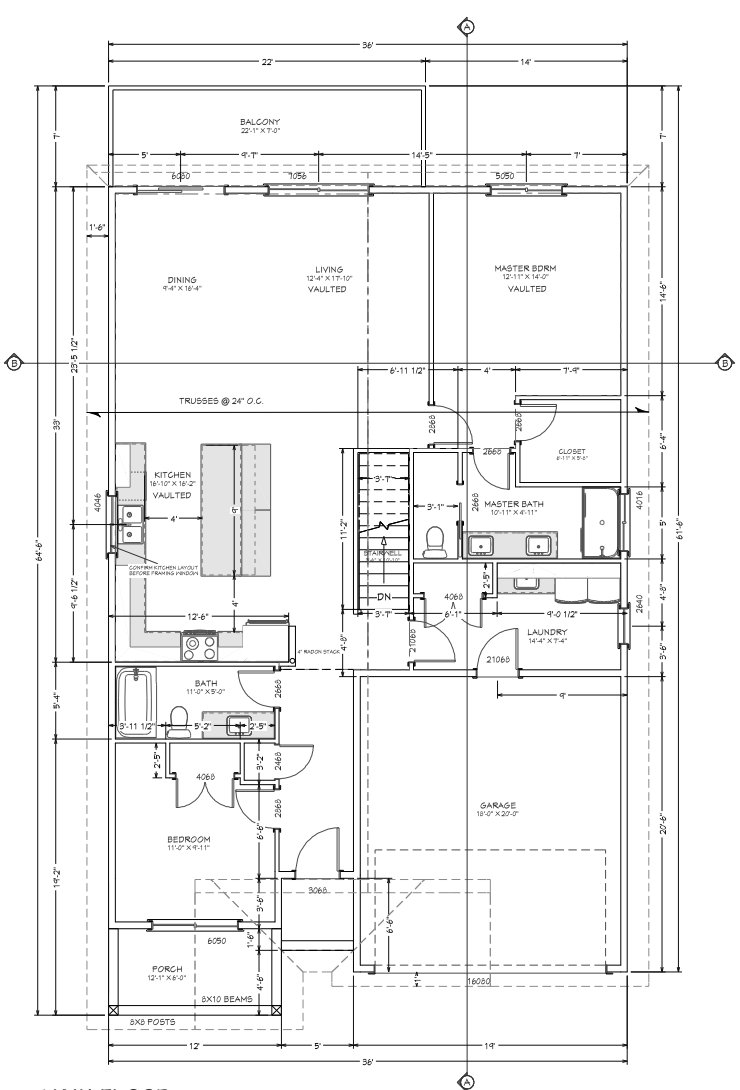


LOWER FLOOR

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.

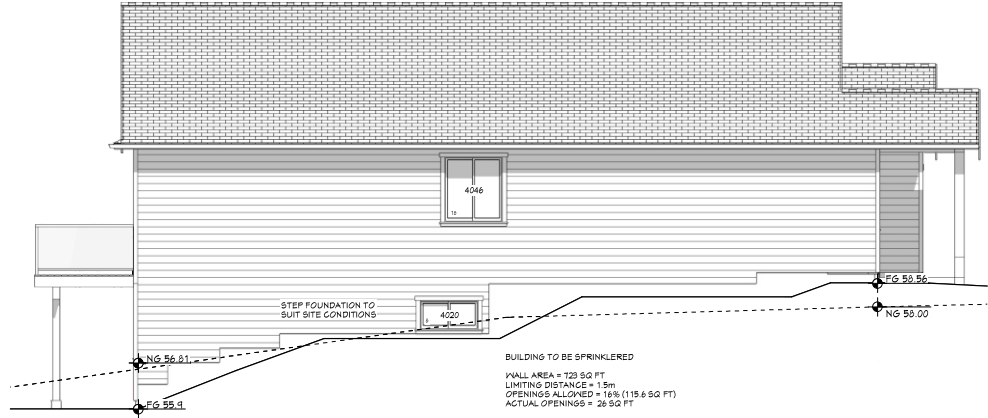
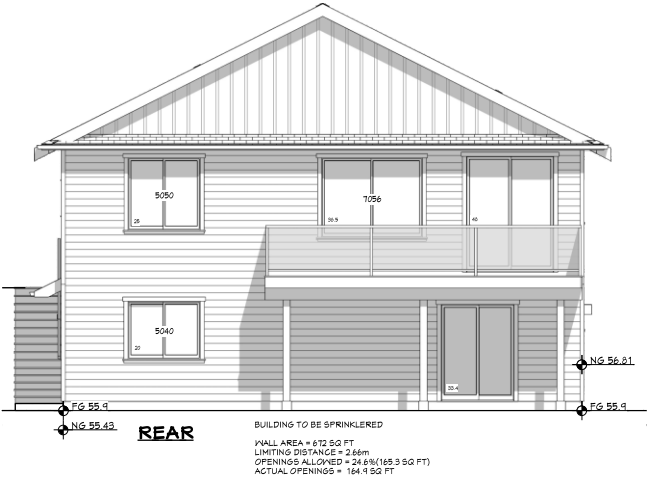
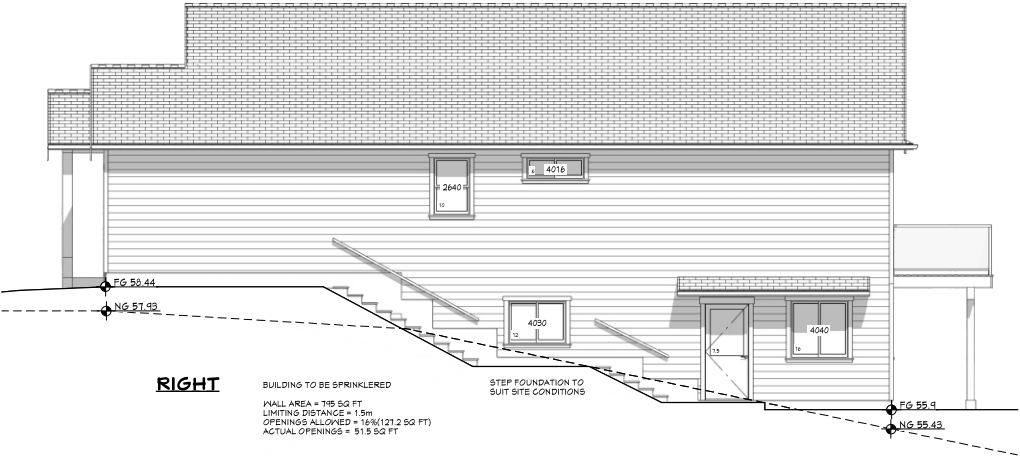
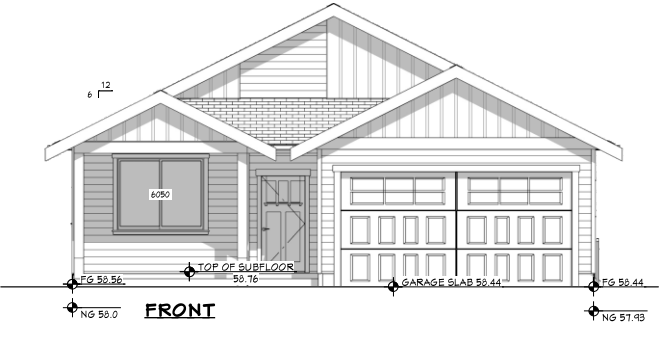
CLIENT

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

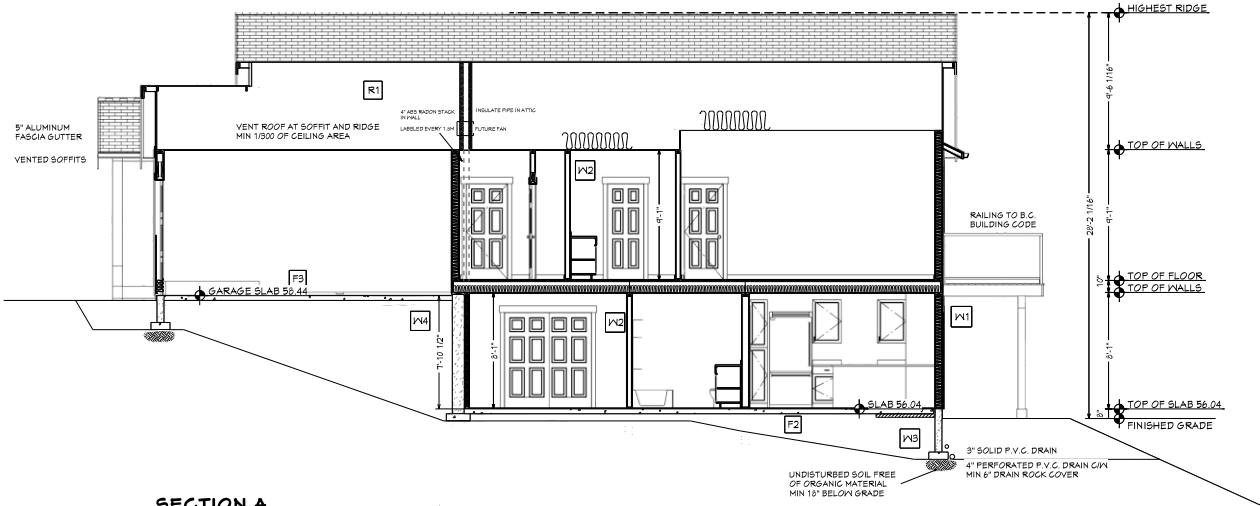
SCALE:  
1/4" = 1'

SHEET:  
A-3

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.





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

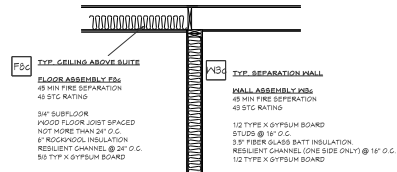
- [F3] GARAGE SLAB**
- 4" CONG. SKIM COAT ON
- 6 MIL POLY VAPOR BARRIER
- ON COMPACTED GRAVEL

- [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.

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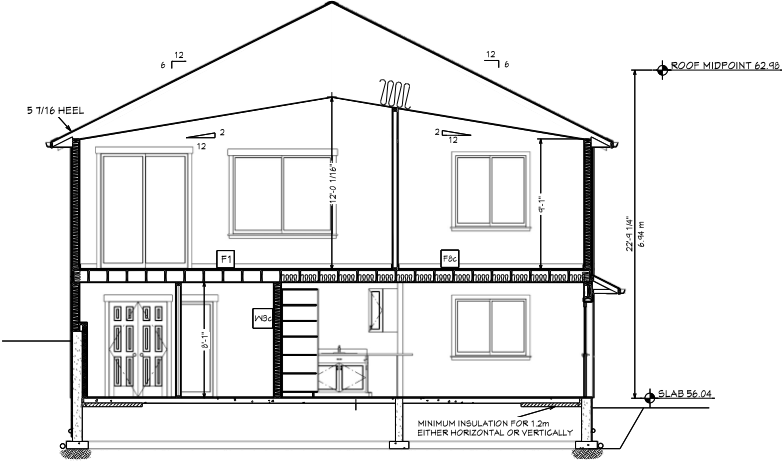
HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.



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 SYDNEY ROAD NO. 20  
VANCOUVER, B.C. V6L 2C6  
(604) 276-7000  
DL@DLHOMEDESIGN.COM

NO.	DESCRIPTION	DATE
1	REVIEW	NOV 14 2022
2	PERMIT	NOV 26 2022
3		
4		

CROSS SECTIONS

PROJECT DESCRIPTION

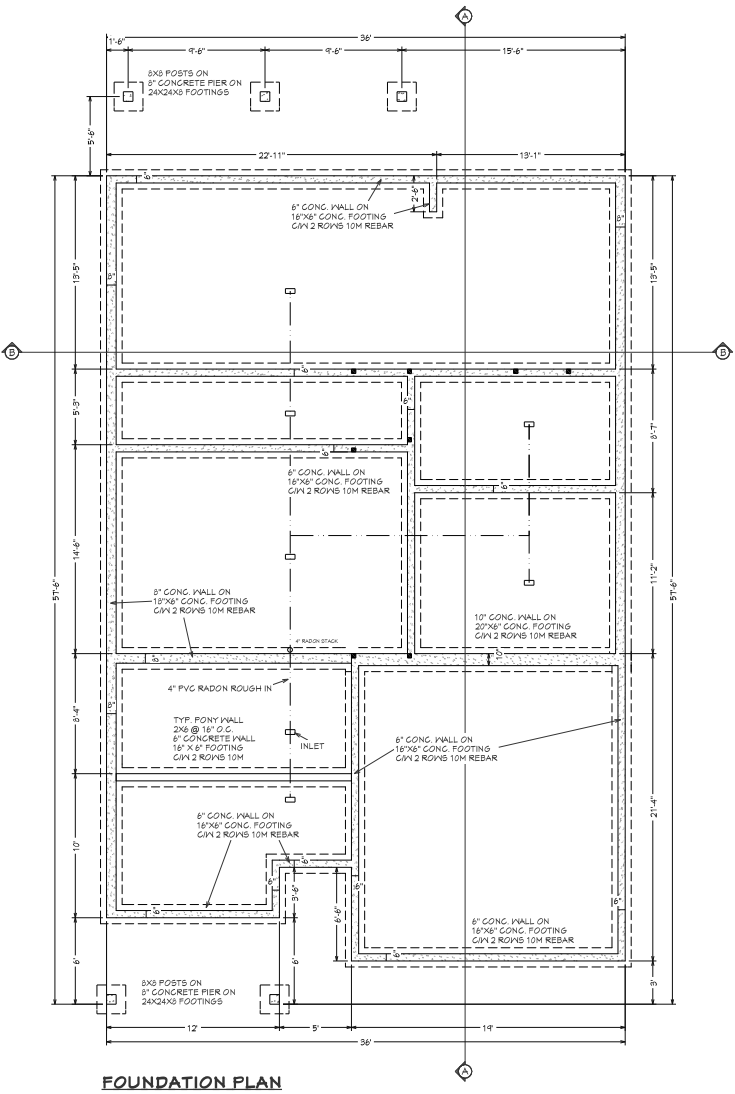
LOT 3 ROZANNO PLACE  
LADYSMITH B.C.

CLIENT

DOUGLAS MILLER DEV.

DATE:	2024-11-26
SCALE:	1/4" = 1'
SHEET:	A-4





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





**RE/MAX**  
OF NANAIMO  
Independently Owned and Operated