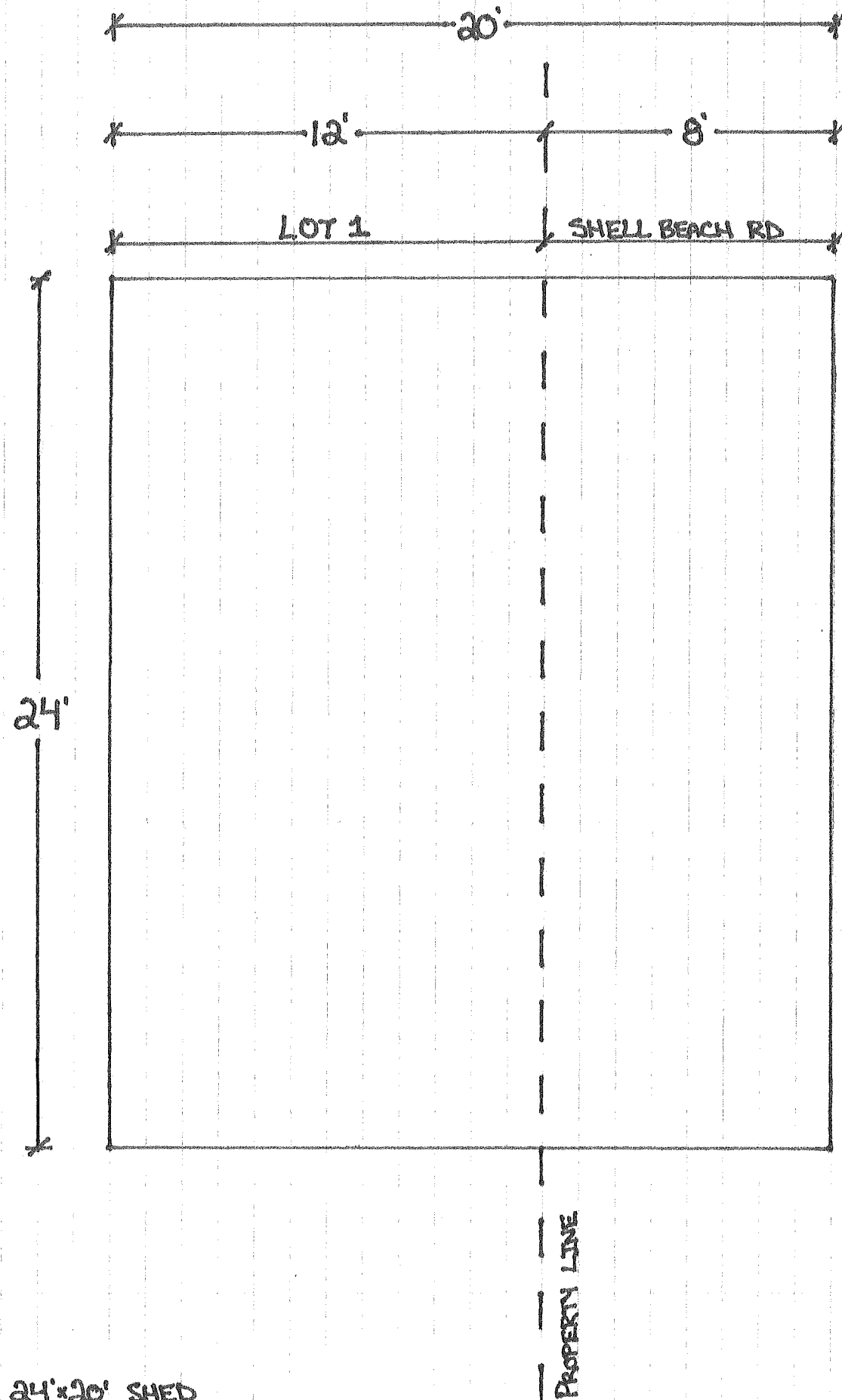


11916 Allison Way, Ladysmith, BC  
Replace Existing Derelict Shed  
Ministry of Transportation Approval : 2021-05274

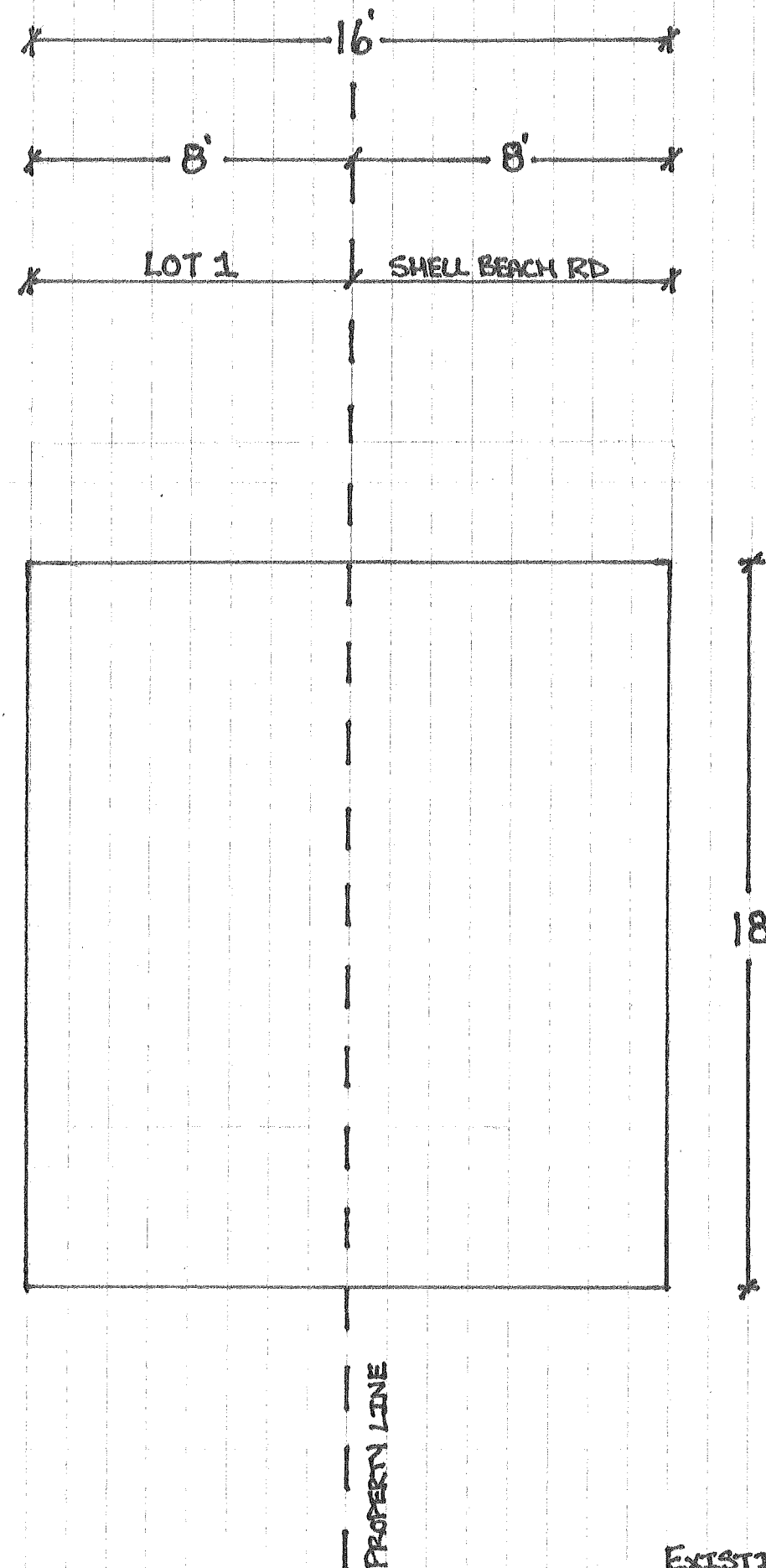
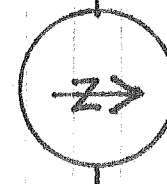
Lot 1 Plan VIP35325  
District Lot 93 Oyster District  
PID: 000-336-203

Ken and Karen Davidson  
knkdavidson@shaw.ca

|                                    |  |
|------------------------------------|--|
| Zone:                              | R-2 Suburban Residential, Area H Zoning Bylaw No. 1020         |
| Parcel Size:                       | 4168.2m2   |
| Parcel Coverage:                   | 203m2 Total Structures = 5%, 20% Maximum                       |
| Proposed Building Height:          | 4.87m  |
| Maximum Permitted Building Height: | 10m  |
| Front Yard Setback:                | = +/- 85m, 7.5m Required                                       |
| Exterior Yard Setback:             | = 0m, 3m Required, <b>VARIANCE REQUIRED (4.5m MOTI Buffer)</b> |
| Side Yard Setback:                 | = +/- 30m, 3m Required   |
| Rear Yard Setback:                 | = +/- 27m, 4.5m Required                                       |

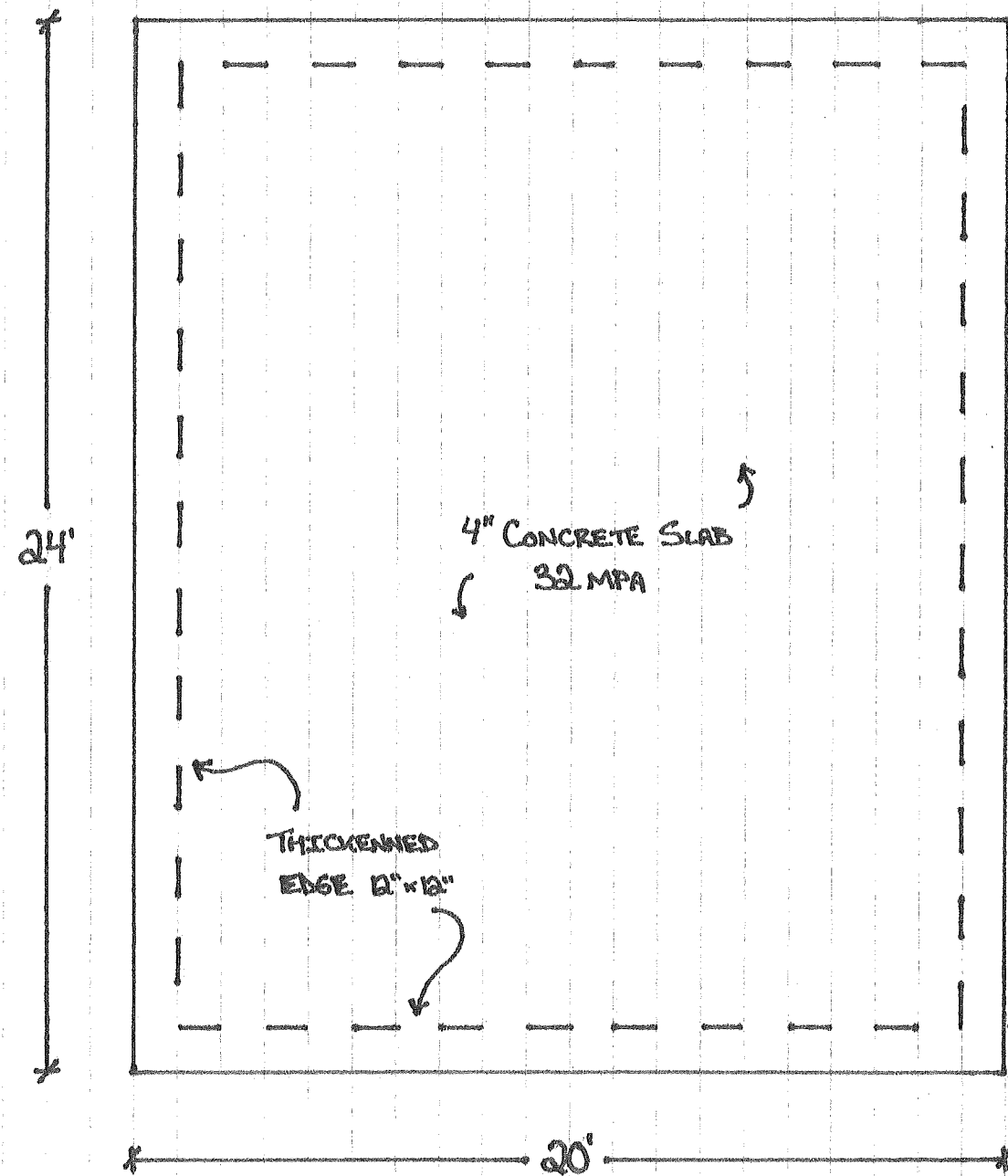


PROPOSED 24'x20' SHED  
1/4" = 1'

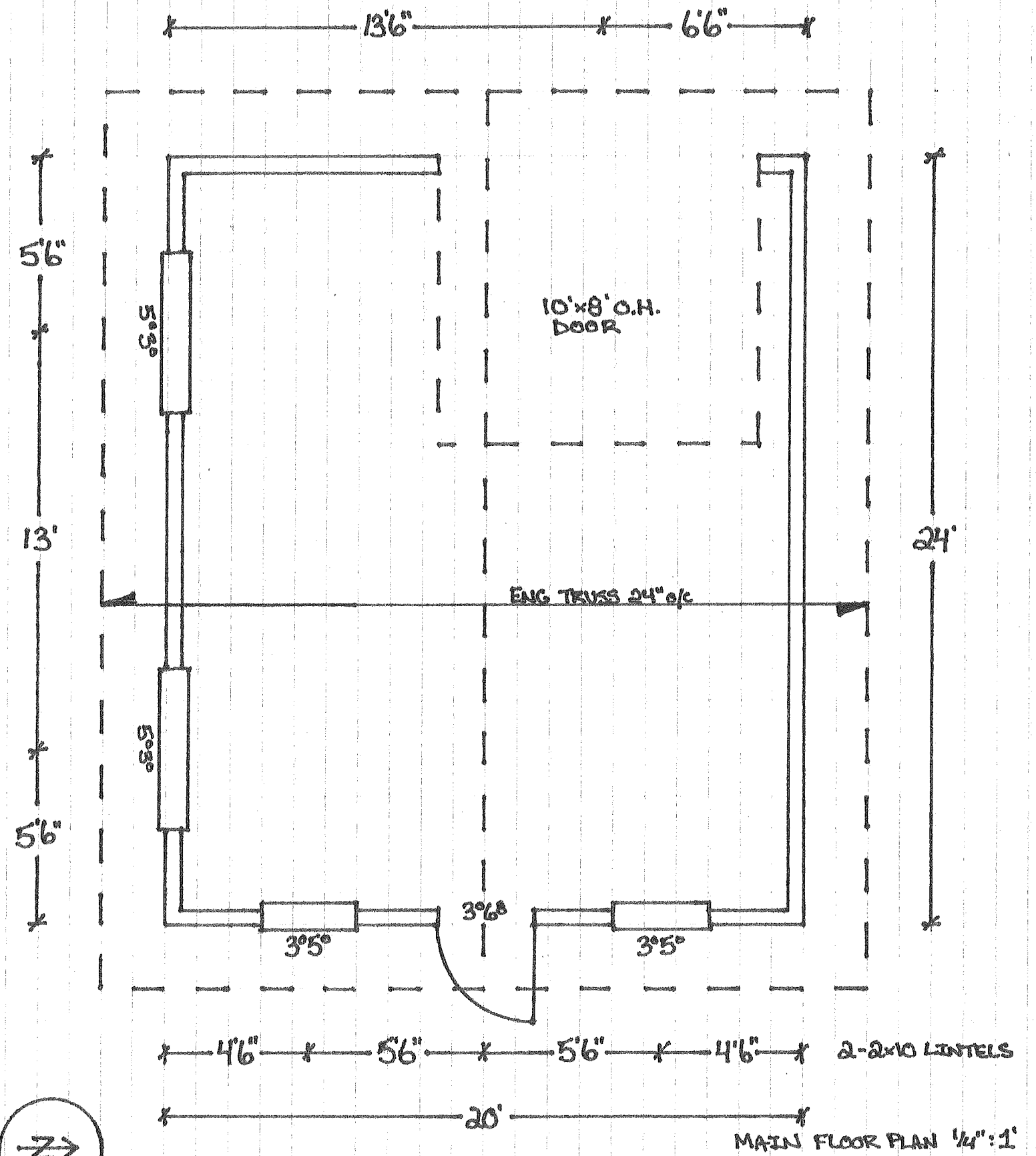


EXISTING 18'x16' SHED  
1/4" = 1'

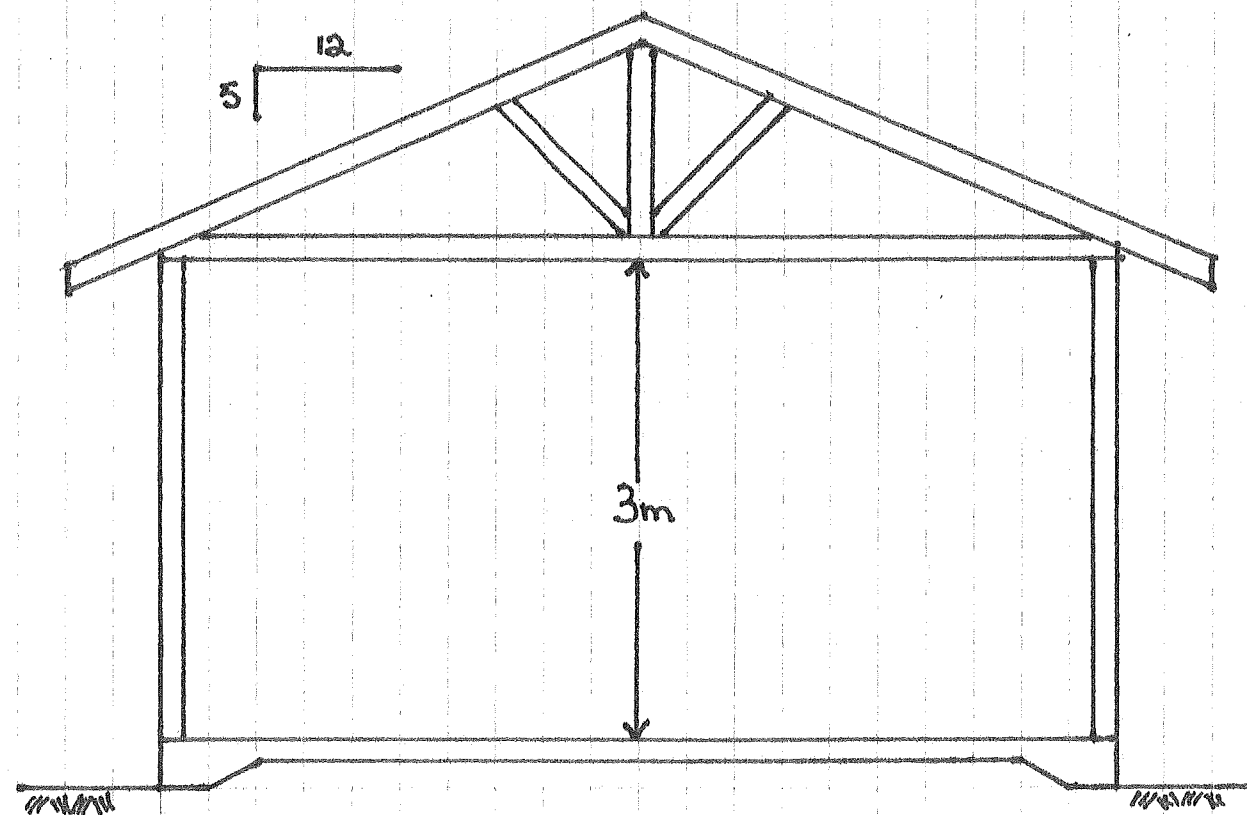
480 sqft OR 44.6 m<sup>2</sup>



FOUNDATION PLAN 1/4":1



MAIN FLOOR PLAN 1/4":1



#### Roof Assembly:

Asphalt Shingles  
 Waterproof Membrane  
 1/2" Plywood Sheathing  
 Engineered Trusses 24" o/c  
 No Insulation  
 No Ceiling Finish  
 Vented Aluminum Soffit on Eaves

#### Wall Assembly:

LP Smart Lap Siding (Match Existing House)  
 3/8" Rainscreen  
 Typar Housewrap  
 1/2" Plywood Sheathing  
 2x6 Studs 16" o/c, 3m Tall Maximum  
 Pressure Treated Bottom Plate w/ Sill Gasket  
 No Insulation  
 No Wall Finish

#### Foundation Assembly:

4" Polished Concrete Slab 32 MPa  
 12" Thickened Edges  
 1/2" Anchor Bolts 48" o/c  
 6mil Poly  
 6" Clean and Compact Granular Fill  
 Remove all Organics, Maintain 8" Grade Clearance

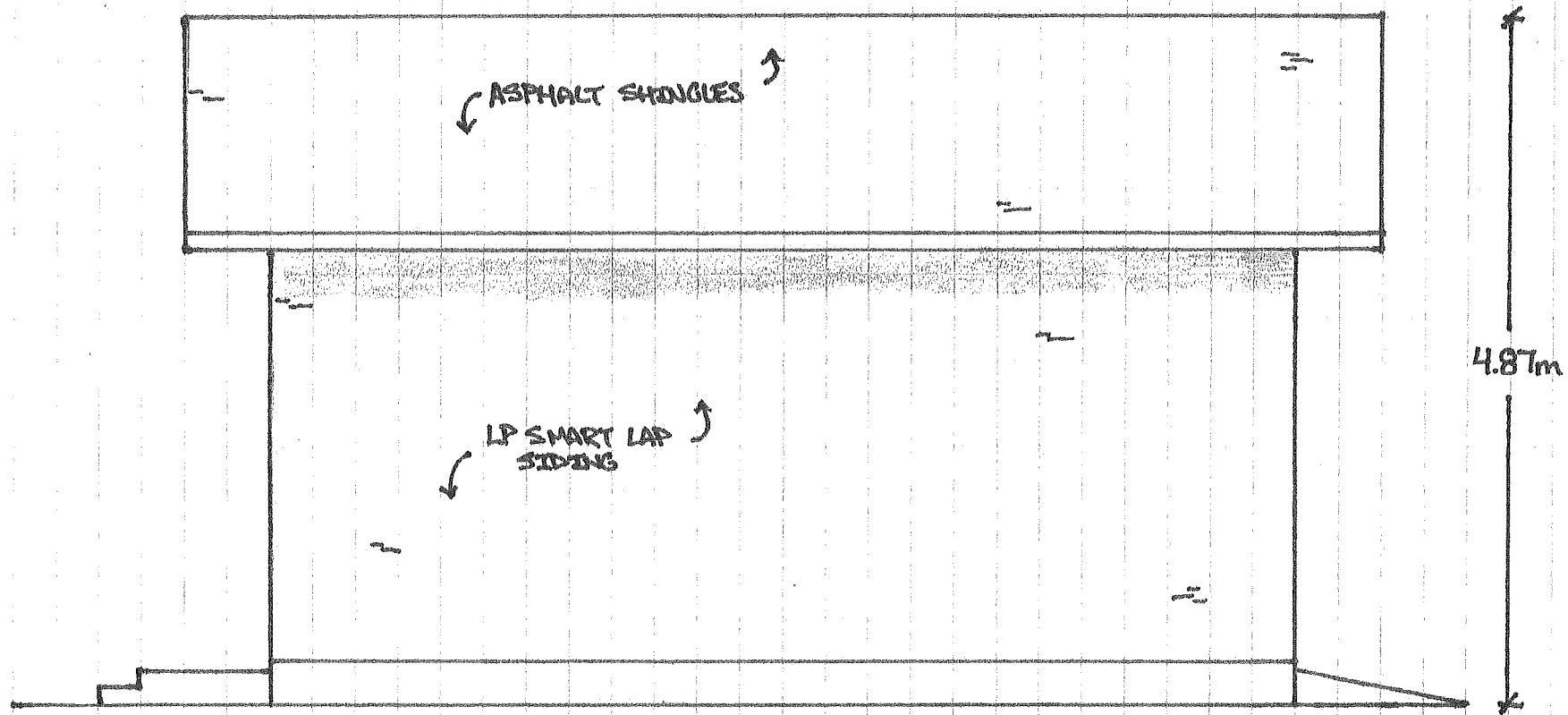
#### 9.35.3. Foundations

2) Detached garages of less than 55m<sup>2</sup> floor area and not more than 1 storey in height that are not of masonry or masonry veneer construction are permitted to be supported on  
 a) wood mud sills, or  
 b) a 100 mm thick concrete floor slab.

#### 9.12.2.2. Minimum Depth of Foundations

6) The foundation depths required by Sentence (1) do not apply to foundations for  
 b) accessory buildings  
 i) that are not of masonry or masonry veneer construction,  
 ii) not more than 1 storey in height,  
 iii) not more than 55 m<sup>2</sup> in building area, and  
 iv) where the distance from finished ground to the underside of the floor joists is not more than 600 mm

CROSS SECTION 1/4" = 1'



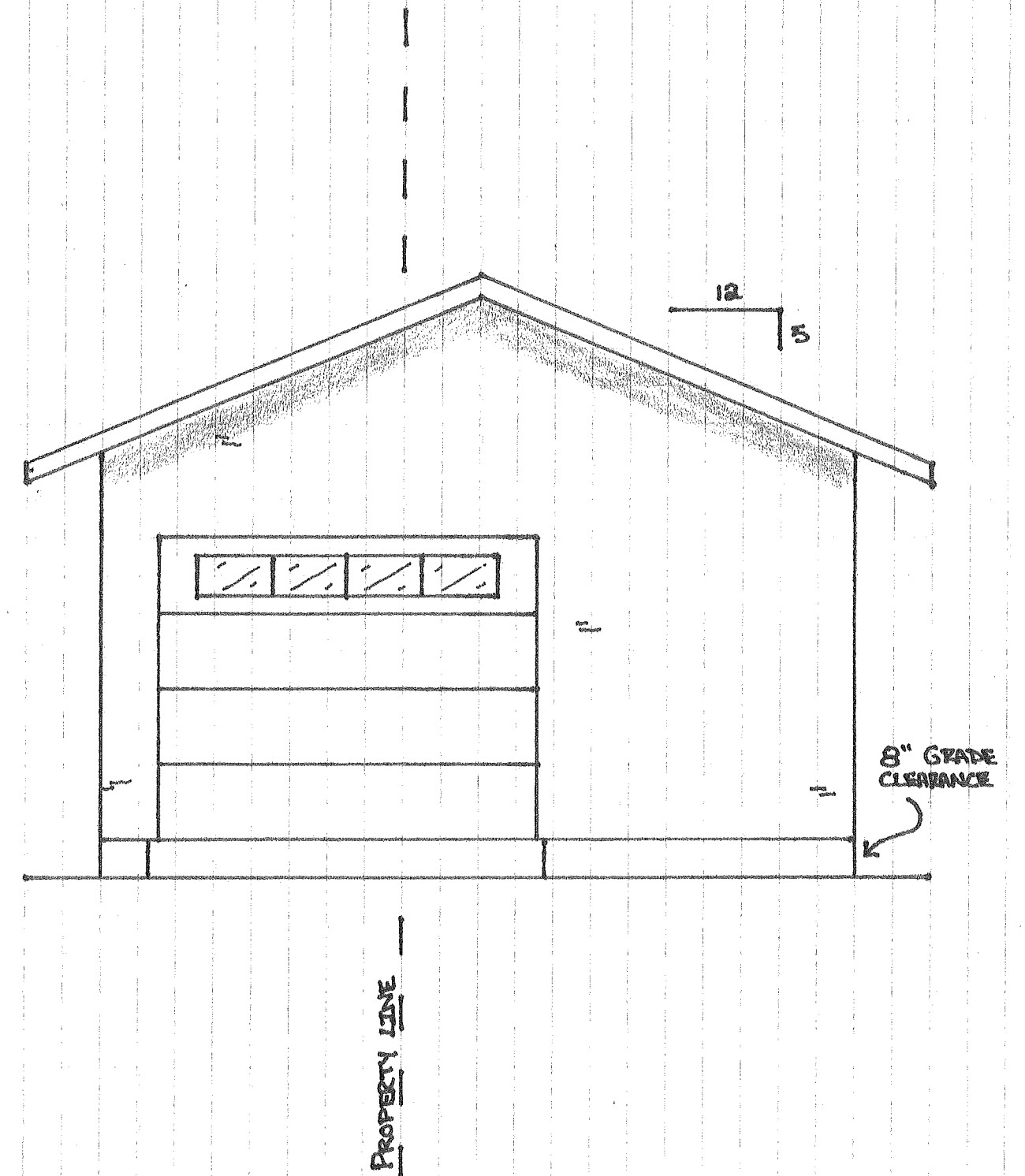
**Limiting distance** means the distance from an exposing building face to a property line, the centre line of a street, lane or public thoroughfare, or to an imaginary line between 2 buildings or fire compartments on the same property, measured at right angles to the exposing building face.

Distance measured to centre line of Shell Beach Rd = +/- 7.5m

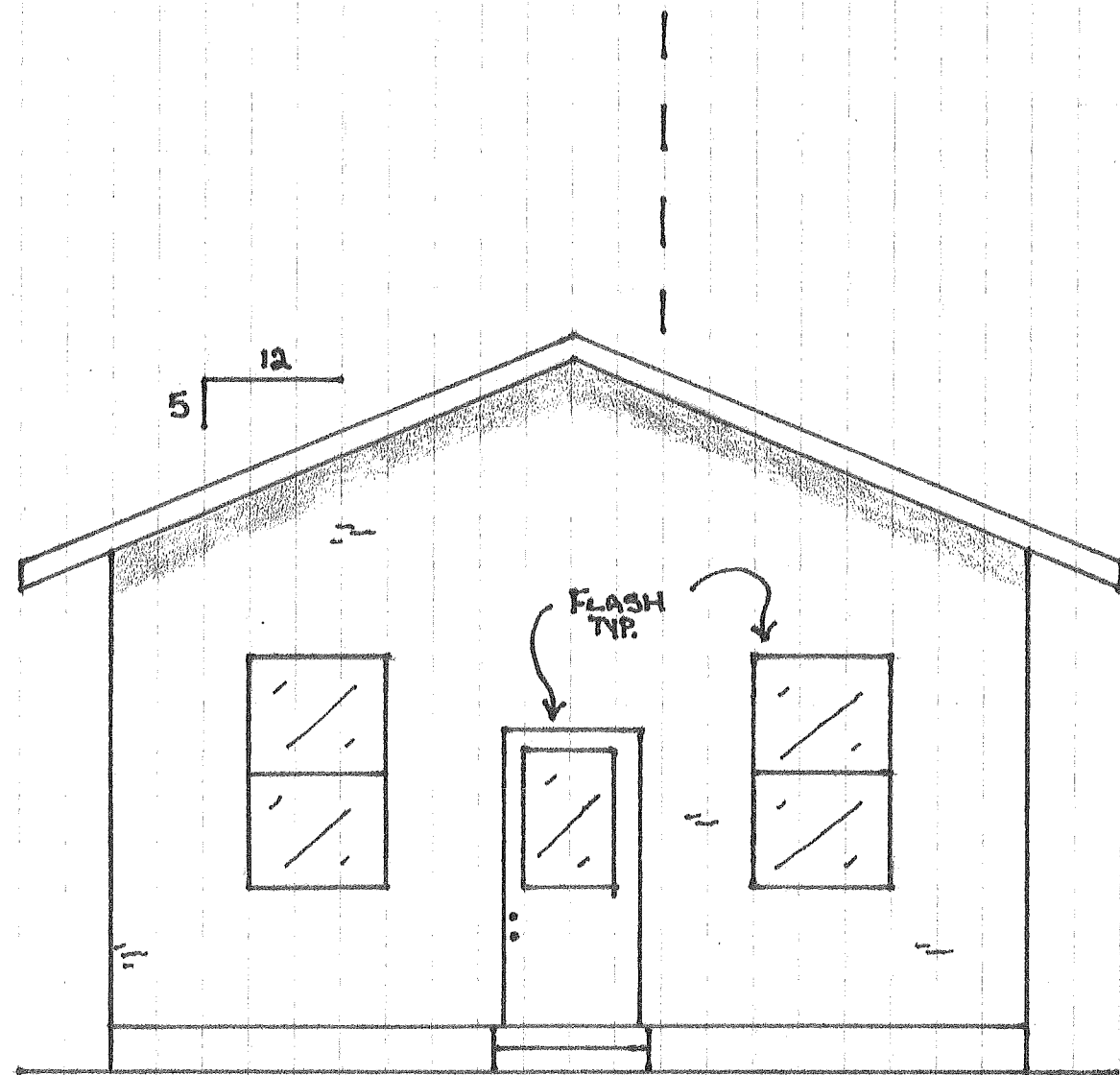
Limiting Distance = +/- 3.75m, 50% Fire Dept Response Time

Exposed Building Face = 24.5m<sup>2</sup>, Total Proposed Glazing = 0%

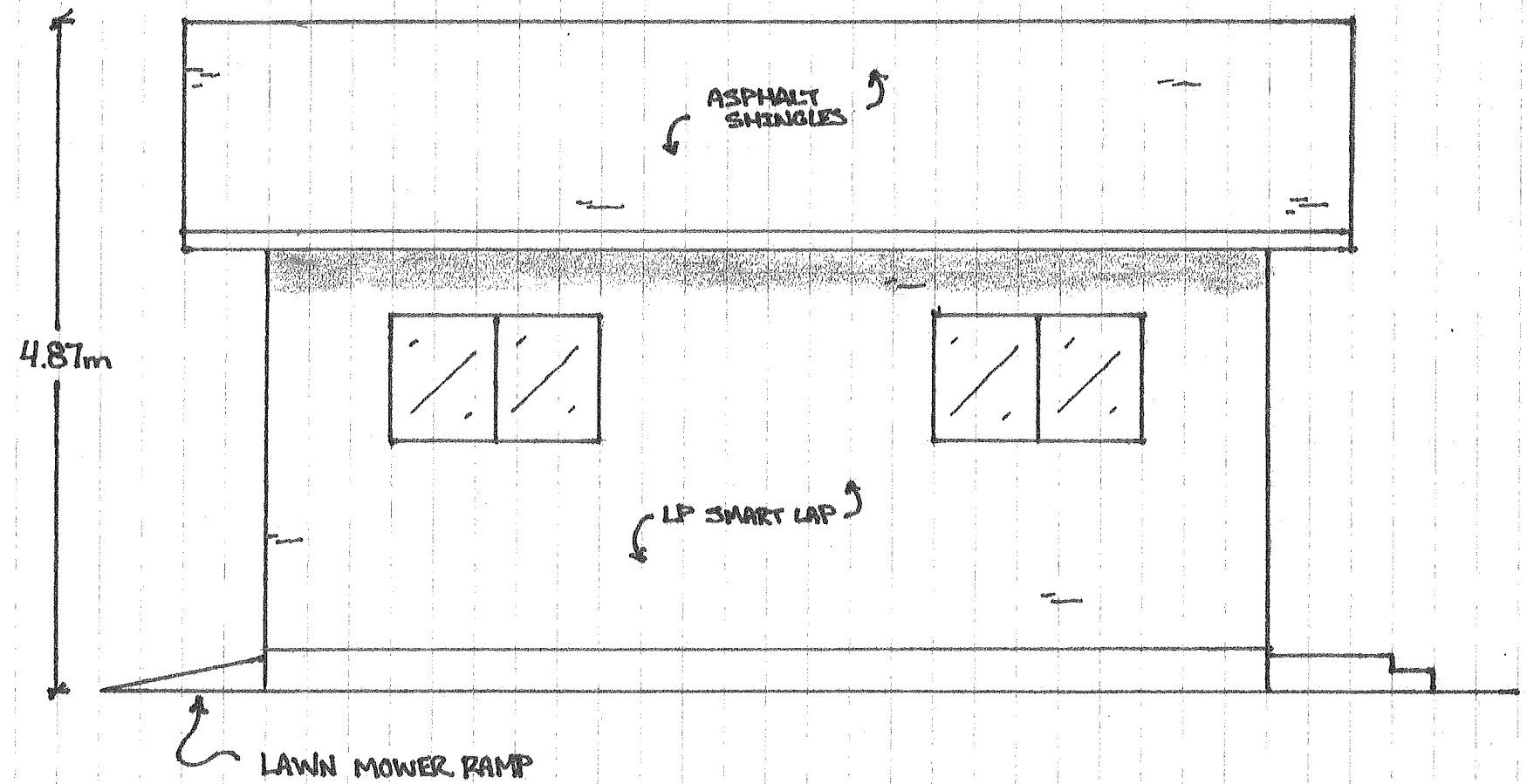
SOUTH ELEVATION 1/4" : 1'



EAST ELEVATION 1/4" : 1'



WEST ELEVATION  $\frac{1}{4}":1'$



NORTH ELEVATION  $\frac{1}{4}":1'$