

ZONING : SR-1	
LOT COVERAGE - (MAX. ALLOWABLE : 33%) ACCESSORY BUILDING MAX - 135 SQ. M. (1453.13 SQ. FT.)	
LOT SIZE : 48351.602 SQ. FT. 4492.011 m2) ALLOWED: 48351.602 SQ. FT. x 33% = 15956.03 SQ. FT.	
EXISTING HOUSE	= 1914 SQ. FT.
EXISTING SHEDS	= 230 SQ. FT.
NEW SHOP	= 90 SQ. FT.
TOTAL LOT COVERAGE = (2234 ÷ 48351.602) =4.62%	

TOTAL SIZE
48351.602 SQ. FT.
4492.011 SQ. M.
1.11 ACRES

LEGAL DESCRIPTION
LOT 66, SECTION 34, TOWNSHIP 10,
NWD, PLAN NWP65604

CIVIC ADDRESS
4619 241 STREET
LANGLEY, B.C.
P.I.D. : 003-632-636



Future Home Designs
info@futurehomedesigns.ca
20331 Duncan Way
Langley BC. V3A 7N3
(778) 298-9211
futurehomedesigns.ca

DATE	REVISIONS

TITLE: SITE PLAN

PROJECT: ACCESSORY BUILDING

CLIENT: JOHN KOOP

ADDRESS: 4619 241 STREET LANGLEY

DRWN. BY: W.E.

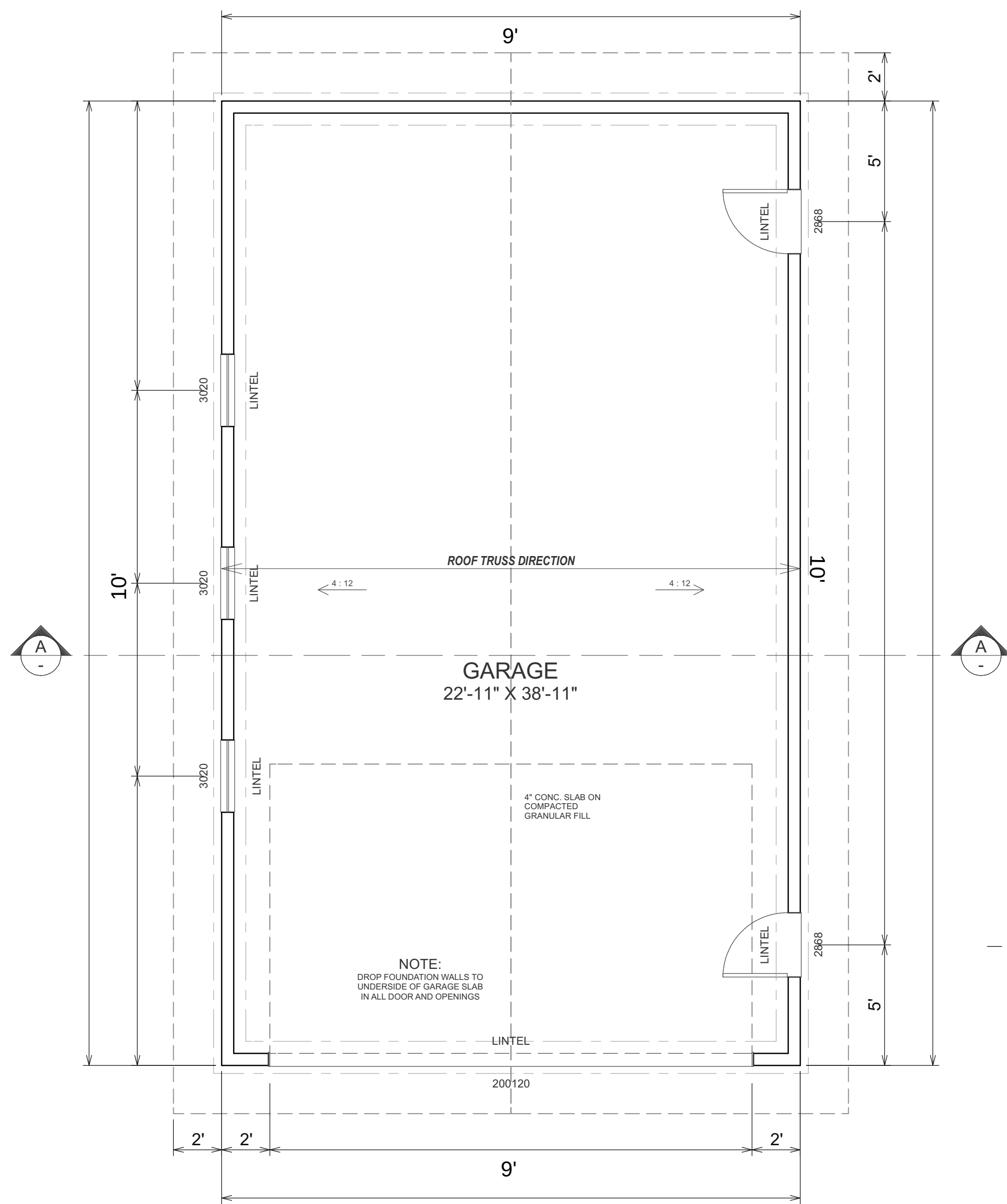
CHECKED BY: J.S.

DATE:
2022-03-25

SCALE:
3/32" = 1'-0"

PAGE:
1 OF 2

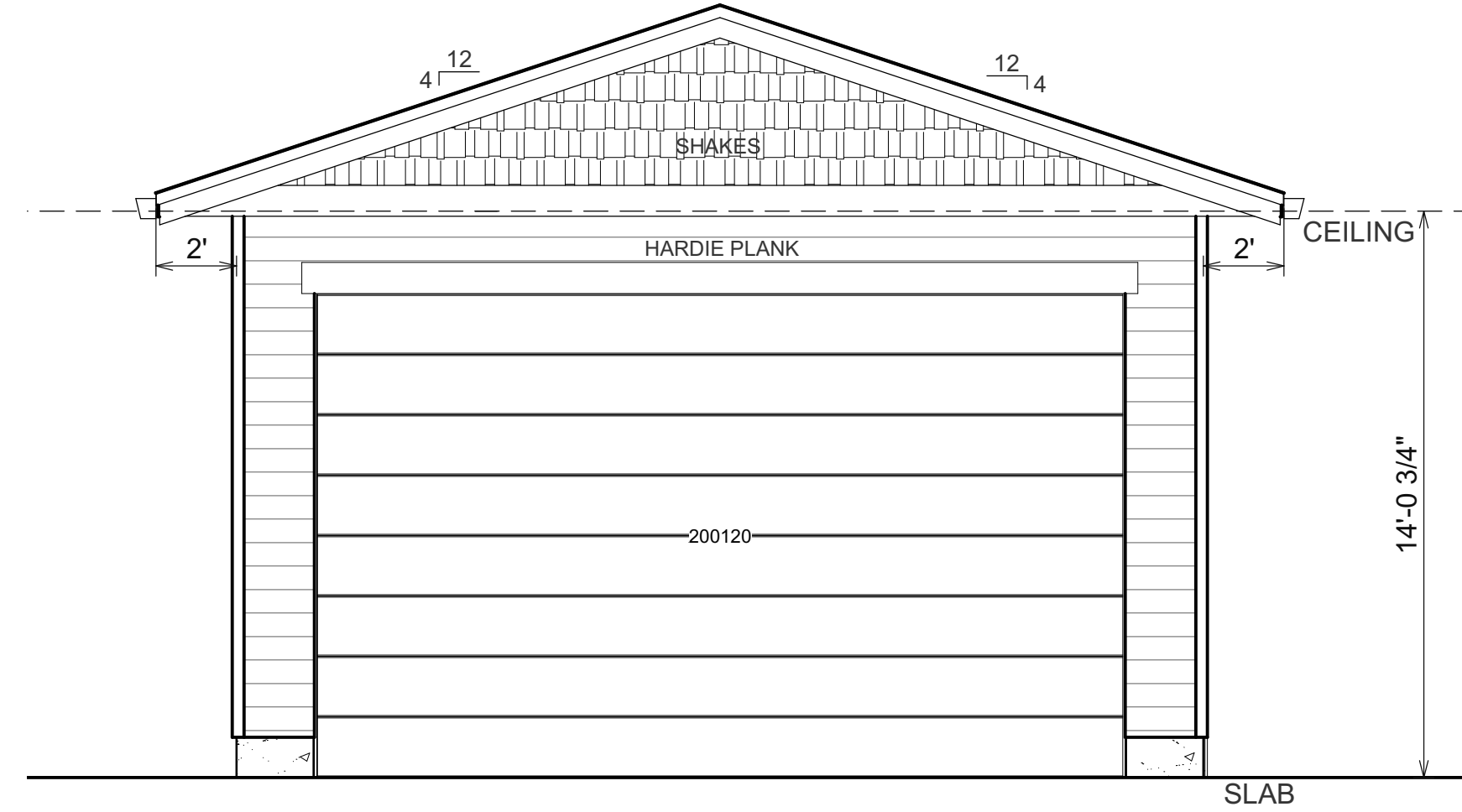
SHEET:
A-1



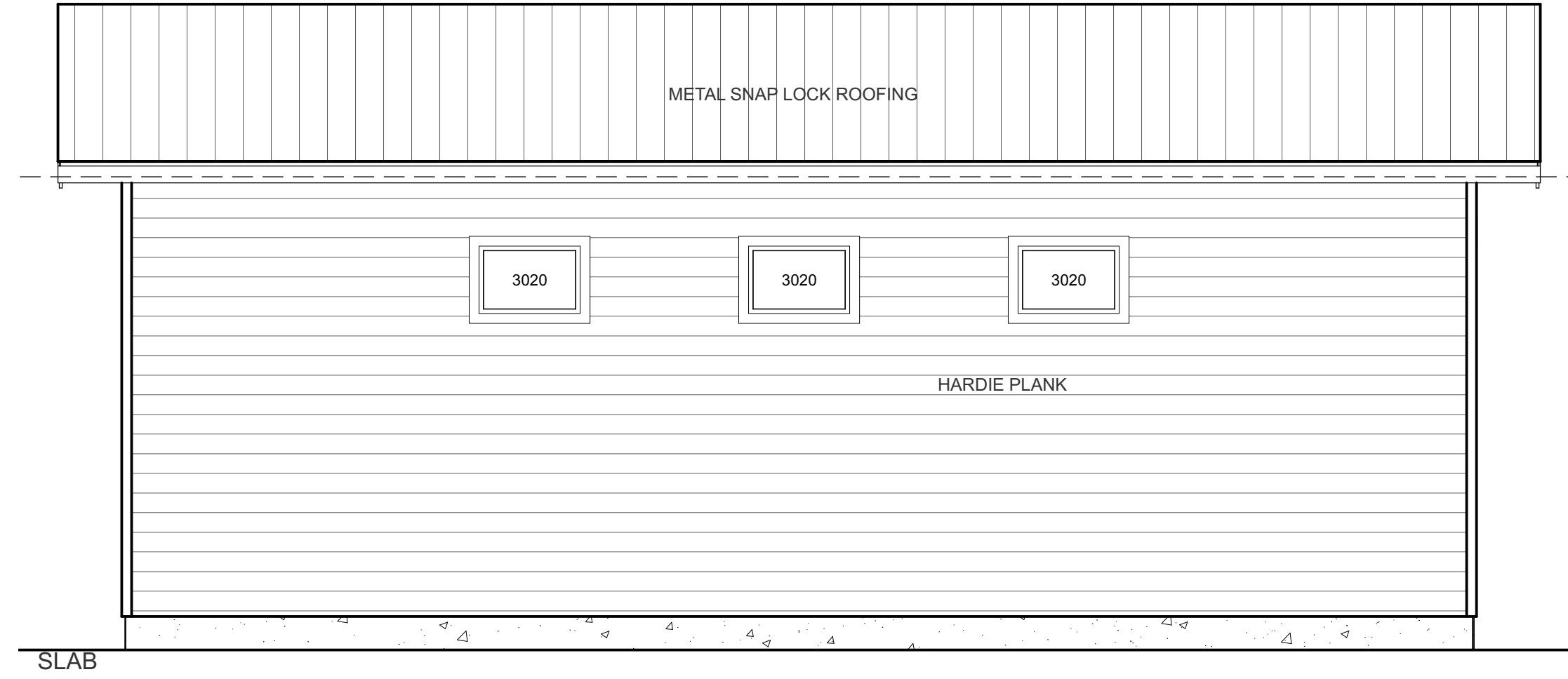
1 SHOP = 90 SQ. FT.
A2 14'-0-3/4" CEILING HEIGHT (TYP.)

* IMPORTANT*
GENERAL NOTES TO BE READ
BEFORE CONSTRUCTION

- Unless otherwise noted, interior walls 2x4 @ 16"o/c. and exterior walls to be 2x6 @ 16 o/c.
- Heating system as specified by owner or builder.
- Any engineering services and/or fees that may be required are the sole responsibility of the owner and/or builder.
- Sizes and spans of Structural beams o/c shall be determined and supplied by approved manufacturer prior to ordering beams.
- Roof ventilation in vaulted roofs to comply with section 9. 19 (BCBC 2018)
- Dimensions and elevations to be verified on site by builder or surveyor before excavation.
- Truss roof system to be designed and supplied by C.S.A. approved manufacturer. Exact location of girder trusses to be specified by manufacturer.
- For buildings under Part 9 of the BCBC 2018 all manufactured and pre-assembled windows, doors & skylights installed after Dec. 20, 2013 are required to conform to the AAMA/WDMA/CSA101/I.S.2/A440-08, NAFS - North American Fenestration Standard / Specification for Windows, Doors, and Skylights. In conjunction with this, the performance grades for windows, doors & skylights must be selected in accordance with A440SI-09 Canadian Supplement so as to be appropriate for the conditions and geographic location. The min. level of performance under the NASF-08 standard shall be Performance Class R.
- Where roof soffits project to less than 1.2m from the property line, the centre line of a lane or public thoroughfare, or an imaginary line between two buildings or fire compartments on the same property, they shall have no openings, and be protected by not less than 11mm thick plywood. (i.e. solid blocking between trusses) [TO BE COMPLETED BY FRAMERS] (See BCBC 2018 Division B - Part 9 Section 9.10.14.5. 11) b) iv

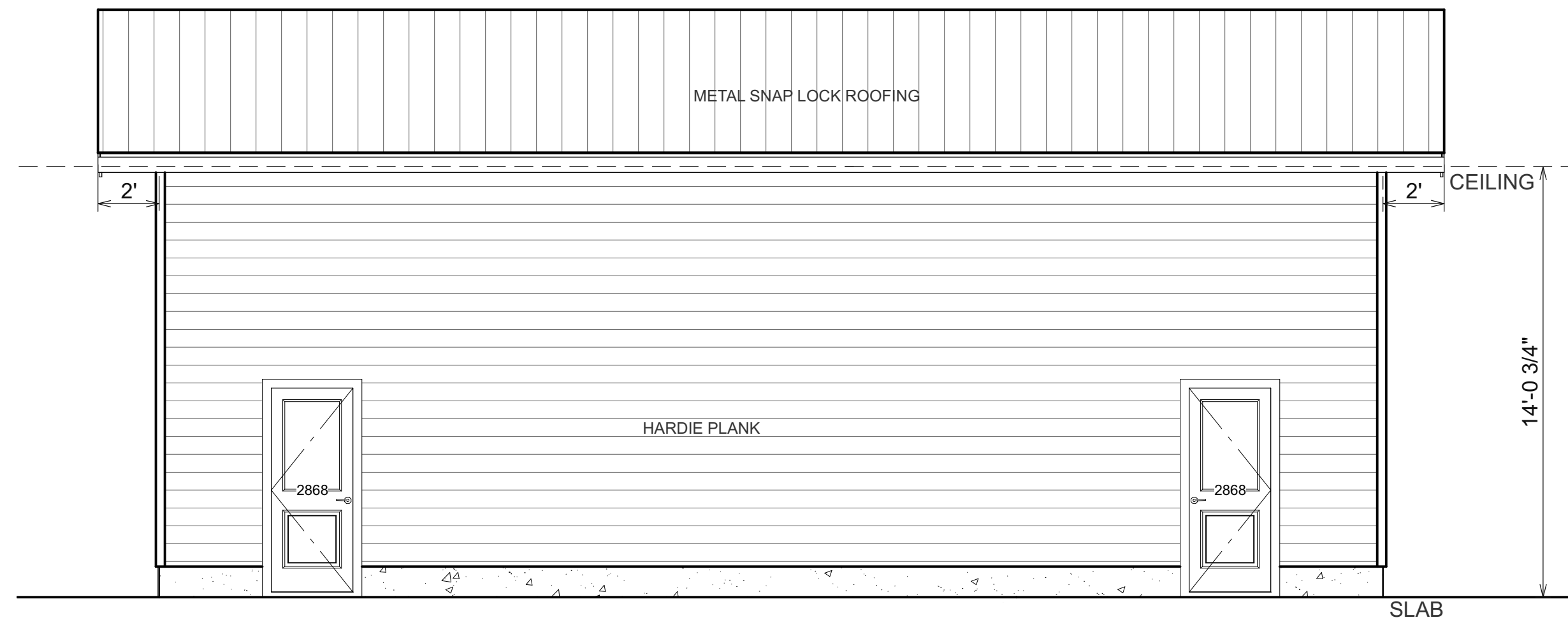


2 FRONT ELEVATION
A2

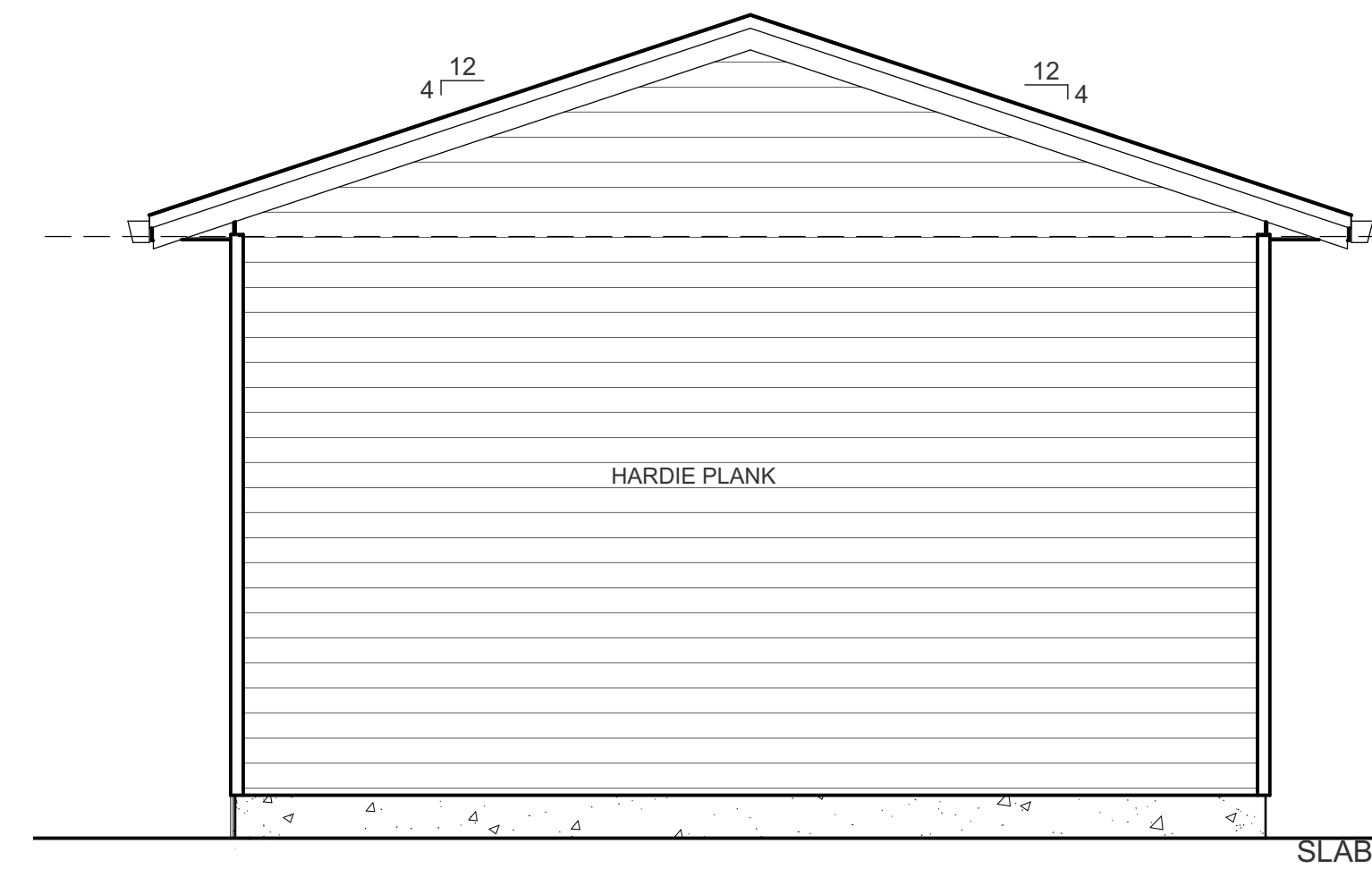


3 LEFT ELEVATION
A2

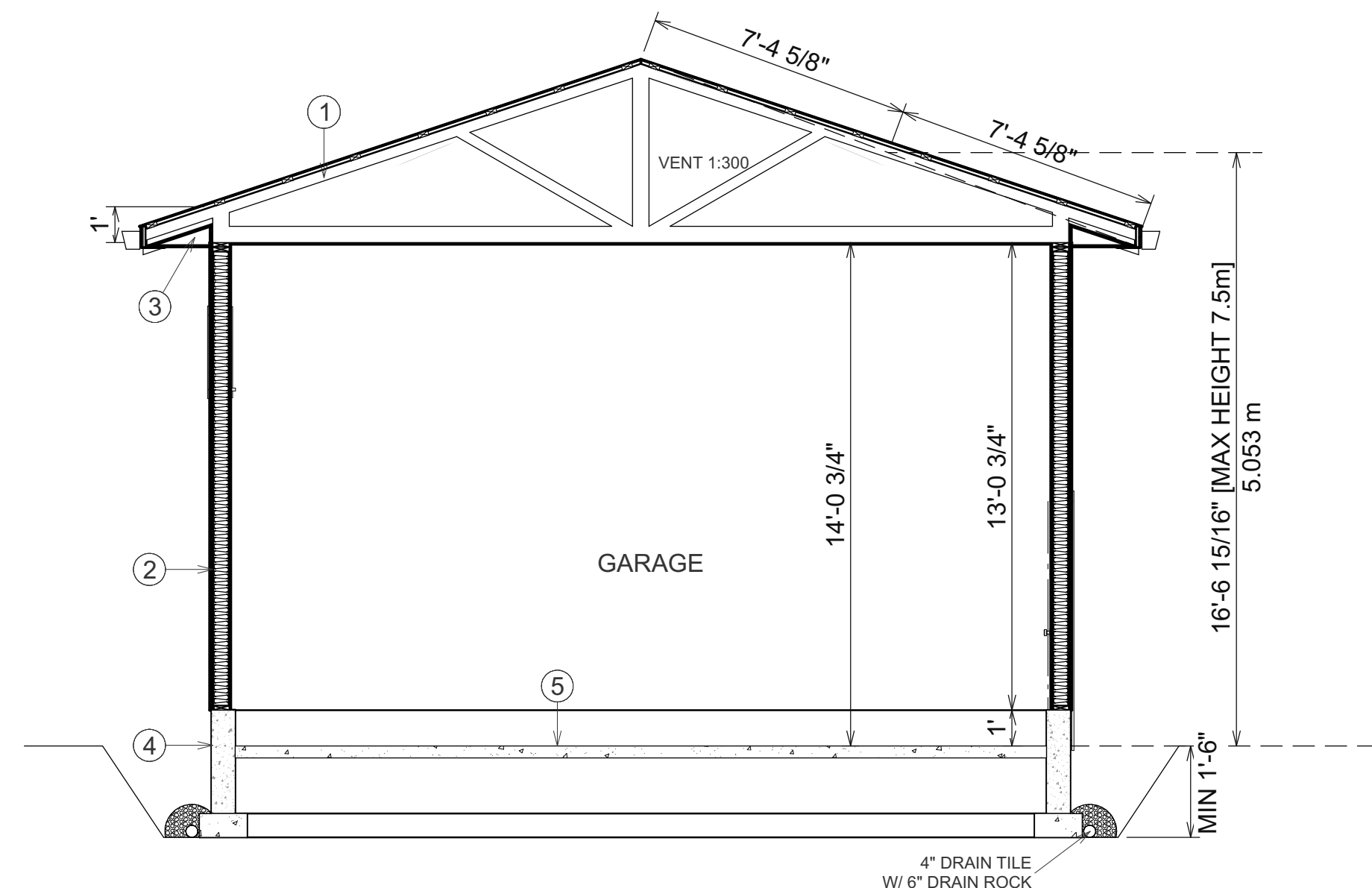
NOTE: FLASHING OVER ALL UNPROTECTED OPENINGS
AND BETWEEN ALL DISSIMILAR MATERIAL



4 RIGHT ELEVATION
A2



5 REAR ELEVATION
A2



A CROSS SECTION A
A2

BUILDING ASSEMBLIES/ GENERAL NOTES:

- 1) ROOF CONSTRUCTION**
METAL SNAP LOCK ROOFING
TARPAPER VAPOUR BARRIER
2x4 STRAPPING
TRUSSES PER MANUFACTURER @ 24" OC
R40 INSULATION
6mil POLY VAPOUR BARRIER
5/8" GYPSUM CEILING BOARD
- 2) EXTERIOR WALL CONSTRUCTION**
EXTERIOR FINISH
BLDG. PAPER WRAP
RAIN SCREEN
1/2" OSB SHEATHING
2X6 WALL @ 16" OC
R20 INSULATION
6mm POLY VAPOUR BARRIER
1/2" GYPSUM WALL BOARD
- 3) EAVE CONSTRUCTION**
VENTED SOFFIT
2X8 COMB FACE FASCIA @ HORIZONTAL
2X10 C/W 1X4 COMB FACE FASCIA @ GABLES
5" EAVESTROUGH HUNG @ HORIZONTAL EAVES
- 4) FOUNDATION CONSTRUCTION**
6" SILL GASKET
2X6 SILL PLATE
5/8" ANCHOR BOLTS
8" CONCRETE FOUNDATION WALL
CONCRETE STRIP FOOTING TO ENG. SPECS
WATERPROOFING (EXT BELOW GRADE)
- 5) SLAB CONSTRUCTION**
4" CONCRETE SLAB
POLYETHYLENE
OPTIONAL INSULATION
COMPACTED GRANULAR FILL

THESE PLANS ARE IN
COMPLIANCE WITH THE
2018 B.C BUILDING CODE



Future Home
Designs

info@futurehomedesigns.ca
20331 Duncan Way
Langley BC. V3A 7N3
(778) 298-9211
futurehomedesigns.ca

DATE REVISIONS

TITLE: FLOOR PLANS, ELEVATIONS & CROSS SECTION

PROJECT: ACCESSORY BUILDING

CLIENT: JOHN KOOP

ADDRESS: 4619 241 STREET LANGLEY

DRWN. BY: W.E. CHECKED BY: J.S.

DATE: 2022-03-25

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

PAGE: 2 OF 2

SHEET:

A-2

