

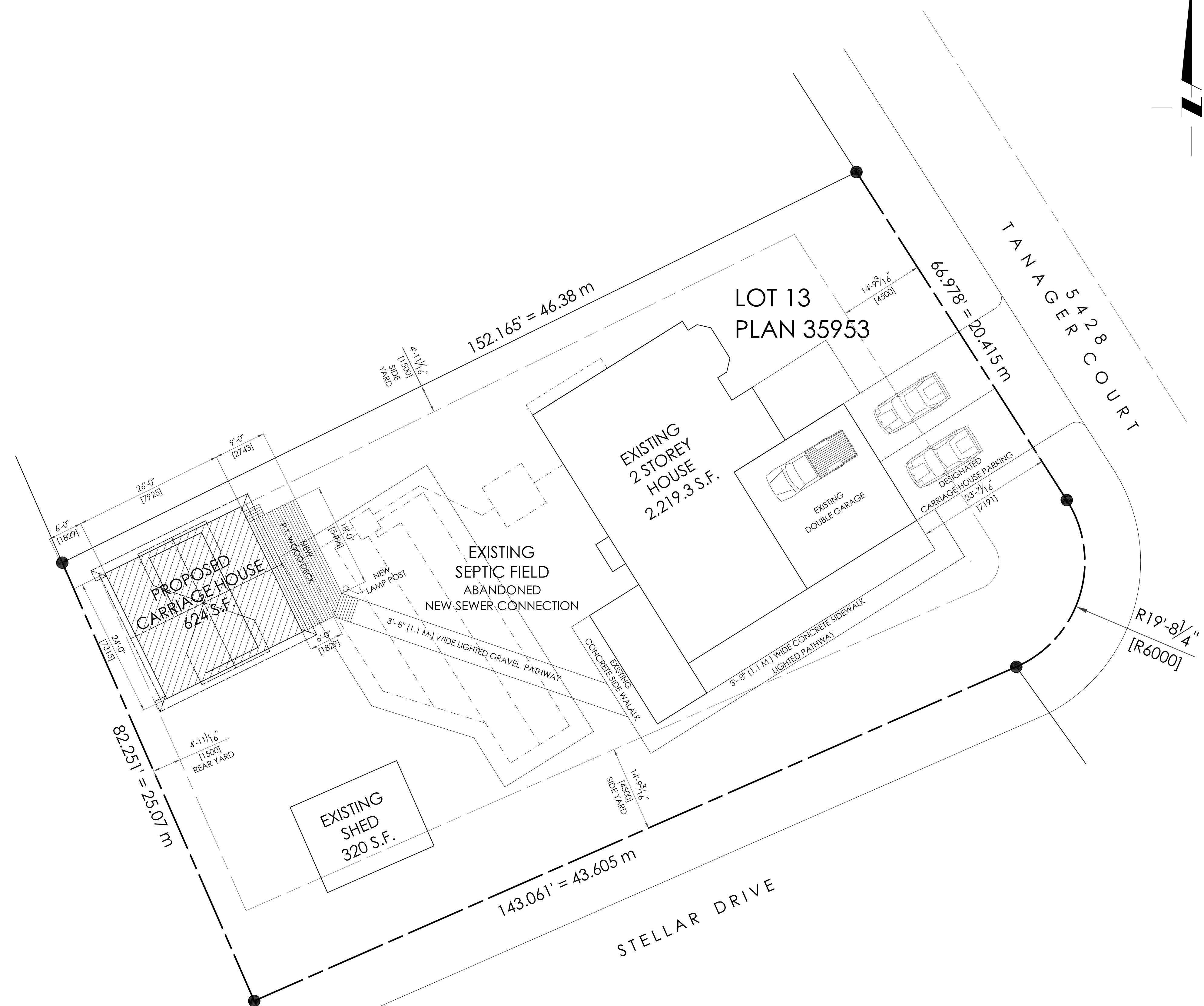
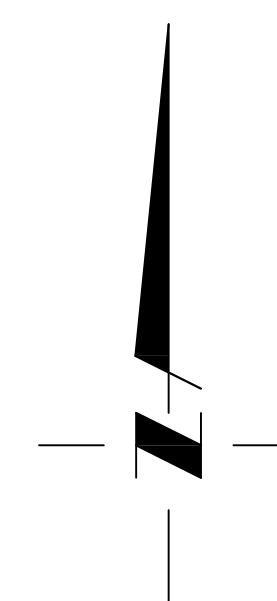
**ATTACHMENT A**

This forms part of application  
# Z22-0052



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner Initials **SS**



**SITE DATA**

LOT 13  
PLAN 35953  
SEC 23  
TWP 28  
SIMILKAMEEN DIVISION YALE DISTRICT

**STREET ADDRESS**

5428 TANAGER COURT  
KELOWNA BC

**ZONING**

CITY OF KELOWNA - BYLAW NO 12375  
EXISTING ZONING RU1 LARGE LOT HOUSING  
PROPOSED REZONING RU1c LARGE LOT HOUSING WITH CARRIAGE HOUSE

**AREA CALCULATIONS**

HOUSE AREA - AT GRADE	2,219.31	S.F.
EXISTING SHED	320.00	S.F.
PROPOSED CARRIAGE HOUSE	624.00	S.F.
<b>TOTAL BUILDING AREA</b>	<b>3,163.31</b>	<b>S.F.</b>

LOT AREA	0.1256	ha
	13,519.913	S.F.

MAX LOT COVERAGE AT 40%	5,407.965	S.F.
PROPOSED LOT COVERAGE	23.40%	

**MAX LOT COVERAGE OF ALL BUILDINGS & IMPERMEABLE SURFACES AT 70%**

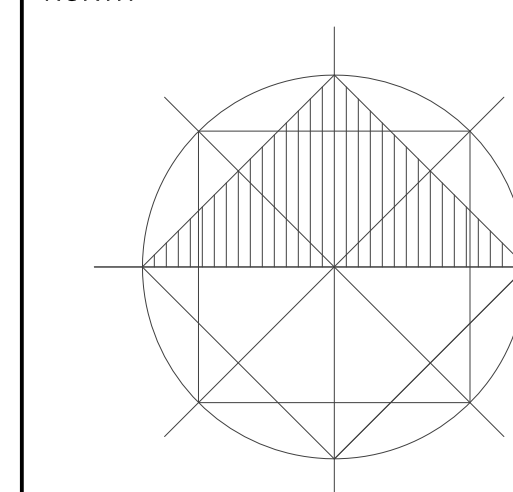
EXISTING BUILDINGS	3163.310	S.F.
IMPERMEABLE SURFACES-DRIVE & SIDEWALKS	1055.000	S.F.
<b>TOTAL AREA</b>	<b>4191.310</b>	<b>S.F.</b>
PROPOSED COVERAGE	31%	

<b>CARRIAGE HOUSE -2 STOREY</b>		
MAX BUILDING FOOTPRINT G.F.A	968.784 S.F. =	90.000 S.M.
EXISTING GROUND FLOOR G.F.A.	624.000 S.F. =	57.970 S.M.
MAX UPPER STOREY G.F.A. AT 70%	436.800 S.F. =	40.579 S.M.
PROPOSED (SUITE & WR)- 347+63 =	410.000 S.F. =	38.098 S.M.

REVISIONS:

Issued for Review	SEP 12, 2022
Reissued for Permit	SEP 27, 2022

NORTH



PROJECT  
GEORGE KAMOSCHINSKI  
CARRIAGE HOUSE

5428 TANAGER COURT  
KELOWNA, BC

DRAWING TITLE

**SITE PLAN**  
**GENERAL NOTES**

PROJECT NO	2011-125
DATE	SEP 08, 2022
DRAWN	Ray Lefebvre
SCALE	1"=10'-0"

DRAWING NO



# GENERAL NOTES

## COPYRIGHT

THESE PLANS ARE COPYRIGHTED AND ALL RIGHTS ARE RESERVED. ALL DRAWINGS AND IDEAS DEPICTED ON THEM REMAIN THE EXCLUSIVE PROPERTY OF KEYSTONE DESIGN. THE REPRODUCTION OF THESE PLANS, BY ANY MEANS, IN PART OR AS A WHOLE IS STRICTLY PROHIBITED BY LAW WITHOUT THE WRITTEN CONSENT OF KEYSTONE DESIGN.

## GENERAL

KEYSTONE DESIGN MAKE EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, STRUCTURE, AND CONDITIONS ON THE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.

THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY DEPARTURE FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS DEPICTED IN THESE DRAWINGS.

THESE PLANS HAVE BEEN DESIGNED TO CONFORM TO PART 9 OF THE MOST RECENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE.

WRITTEN DIMENSIONS SHALL IN ALL CASES TAKE PRECEDENCE TO SCALE.

## ASSUMED DESIGN LOADS

**DEAD LOADS**  
 ROOF WITH CONCRETE TILES: 25 P.S.F. - 1.2 KPA  
 ROOF WITH SHAKES/SHINGLES: 10 P.S.F. - .48 KPA  
 FLOOR: 10 P.S.F. - .48 KPA  
 DECKS: 10 P.S.F. - .48 KPA

**LOADS**  
 FLOOR: 40/12 P.S.F. - 1.9 KPA  
 ROOF: 35/10 P.S.F. - DESIGN ROOF LOAD  
 DECKS: 40 P.S.F. - 1.9 KPA

1. THE GROUND SNOW / RAIN LOADS FOR YOUR PARTICULAR REGION CAN BE OBTAINED BY CONTACTING THE LOCAL BUILDING AUTHORITIES. IF THE LOADS FOR THE REGION IN WHICH THESE PLANS ARE BEING CONSTRUCTED EXCEED THE ASSUMED LOAD STATED IN THESE DRAWINGS IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO HIRE THE APPROPRIATE LOCAL PROFESSIONAL TO MAKE THE NECESSARY ADJUSTMENTS TO THESE PLANS.
2. CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT SHALL NOT EXCEED THE DESIGN LOAD.

## ENGINEERING

1. THIS BUILDING IS DESIGNED UNDER PART 9 OF THE BRITISH COLUMBIA BUILDING CODE, CURRENT EDITION, OCCUPANCY GROUP C. ALTHOUGH THESE PLANS ARE DESIGNED USING STANDARD ENGINEERING AND BUILDING PRACTICES, IN SOME INSTANCES TO PROVIDE INNOVATIVE HOME PLANS, IT HAS BEEN NECESSARY TO DESIGN SUPPORTING STRUCTURES THAT MAY REQUIRE A REVIEW AND A SEAL BY A PROFESSIONAL ENGINEER AT THE DISCRETION OF THE LOCAL BUILDING AUTHORITY. AN ENGINEER SEAL MAY ALSO BE REQUIRED IF HIGH SNOW LOADS, RAIN LOADS, WIND LOADS, SEISMIC REQUIREMENTS OR UNUSUAL SITE CONDITIONS OCCUR IN THE AREA IN WHICH THE RESIDENCE IS BEING BUILT. IN SUCH CASES, THE PROVISIONS OF SUCH A SEAL IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
2. ALL TRUSSES, ENGINEERED BEAMS, AND HANGERS ARE TO BE VERIFIED AND CERTIFIED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER BEFORE PURCHASE.
3. SUGGESTED TRUSS LAYOUT SHALL BE CONFIRMED BY MANUFACTURER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. REPORT ANY CHANGES TO THE DESIGNER.

## FOOTINGS AND FOUNDATIONS

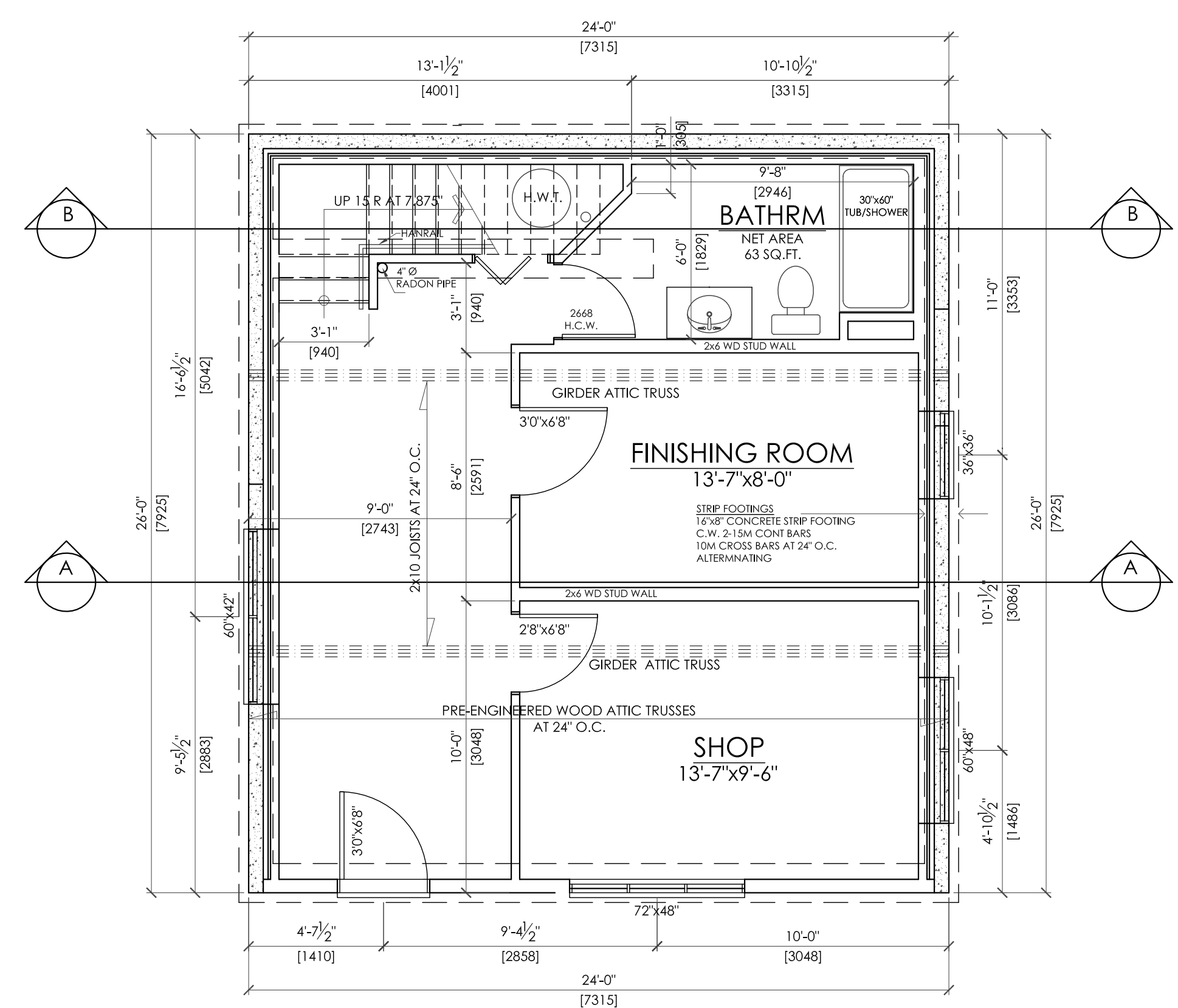
1. THE COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL NOT BE LESS THAN 32 MPa FOR EXTERIOR STEPS, GARAGE AND CARPORT FLOORS, AND 25 MPa FOR ALL OTHER CONCRETE.
2. CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL AT A LEVEL BELOW FROST PENETRATION.
3. FOOTINGS ON THESE DRAWINGS HAVE BEEN DESIGNED FOR A SOIL BEARING CAPACITY OF 2000 P.S.F. (95.8 KPA). IF LESSER BEARING CAPACITY IS ENCOUNTERED DUE TO LOCAL SOIL CONDITIONS, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO HAVE THE FOOTINGS REDESIGNED BY A PROFESSIONAL ENGINEER TO SUIT ACTUAL SITE CONDITIONS.
4. BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED 28 DAY STRENGTH AND THE STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS IS COMPLETE AND FULLY NAILED AND ANCHORED.
5. ALL FOUNDATION WALLS TO BE REINFORCED WITH ONE HORIZONTAL 10 M REINFORCING BAR CENTERED 4" FROM THE TOP CORNER, HORIZONTAL AT 24" O.C. AND VERTICAL AT 48" O.C.
6. ALL REBAR TO BE LAPPED MINIMUM 24".
7. ALL STRIP FOOTINGS TO HAVE TWO CONTINUOUS 15M REINFORCING BARS SITUATED 3" CLEAR OF BOTTOM AND SIDES.
8. 15M REINFORCING BARS AT 12" EACH WAY IN ALL PAD FOOTINGS.

## WOOD FRAME CONSTRUCTION

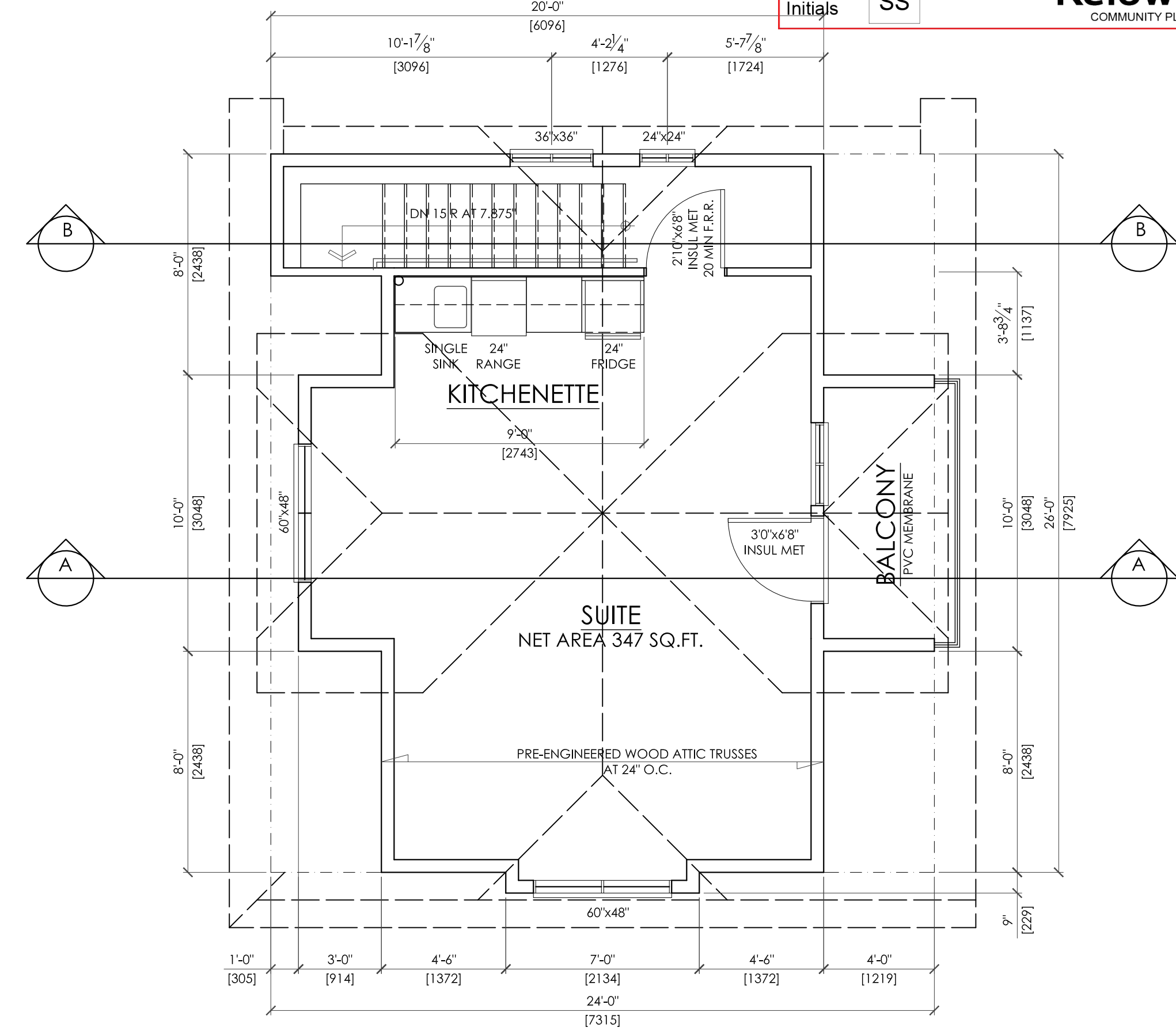
1. FRAMING METHODS AND PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE, CURRENT EDITION.
2. ALL FRAMING LUMBER TO BE NO 2 OR BETTER SPRUCE-PINE FIR (S.P.F.), THE DESIGN OF STRUCTURAL MEMBER'S MEMBERS HAVE BEEN BASED ON THE SPAN TABLES FOR WOOD RAFTERS, JOISTS AND BEAMS SHOWN IN PART 9 OF THE B.C. BUILDING CODE, CURRENT EDITION, AND THE CANADIAN WOOD COUNCIL PUBLICATION SPAN BOOK.
3. ALL LOAD BEARING LINTELS TO BE 2-2X10 UNLESS NOTED.
4. ALL LOAD BEARING BEAMS SHALL HAVE NOT LESS THAN 3/12" OF EVEN AND LEVEL BEARING AT SUPPORTS.
5. ALL JOISTS SHALL HAVE A MINIMUM 1-1/2" BEARING AT SUPPORTS.
6. ALL CONCRETE AND WOOD CONTACTS SHALL BE DAMP PROOFED WITH AN APPROVED SILL GASKET OR 6 MIL POLY.
7. EXPOSED LUMBER SHALL BE PRESSURE TREATED OR OTHERWISE PROTECTED WITH AN APPROVED PRESERVATIVE.
8. ALL PLYWOOD SUBFLOORS ARE TO BE GLUED AND NAILED TO FLOOR JOISTS.
9. FLOOR AND ROOF JOIST SPANS MORE THAN 6'-10" SHALL BE BRIDGED AT MID SPAN OR AT 6'10" O.C. MAX. WITH 2X2 CROSS BRIDGING, 1X3 STRAPPING AT 6'10" O.C. MAX OR GYPSUM BOARD TO UNDERSIDE OF JOISTS.
10. NON-LOAD BEARING WALLS PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR 2X4 BLOCKING AT 40" O.C. MAX.

**ATTACHMENT A**  
 This forms part of application  
 # Z22-0052  
 Planner Initials **SS**  
  
 City of Kelowna  
 COMMUNITY PLANNING

  
**KEYSTONE DESIGN**  
 1743 Sunrise Road Kelowna BC V1P 1G3  
 T: 250-765-0314  
 C: 250-801-9717  
 E: k-design@telus.net



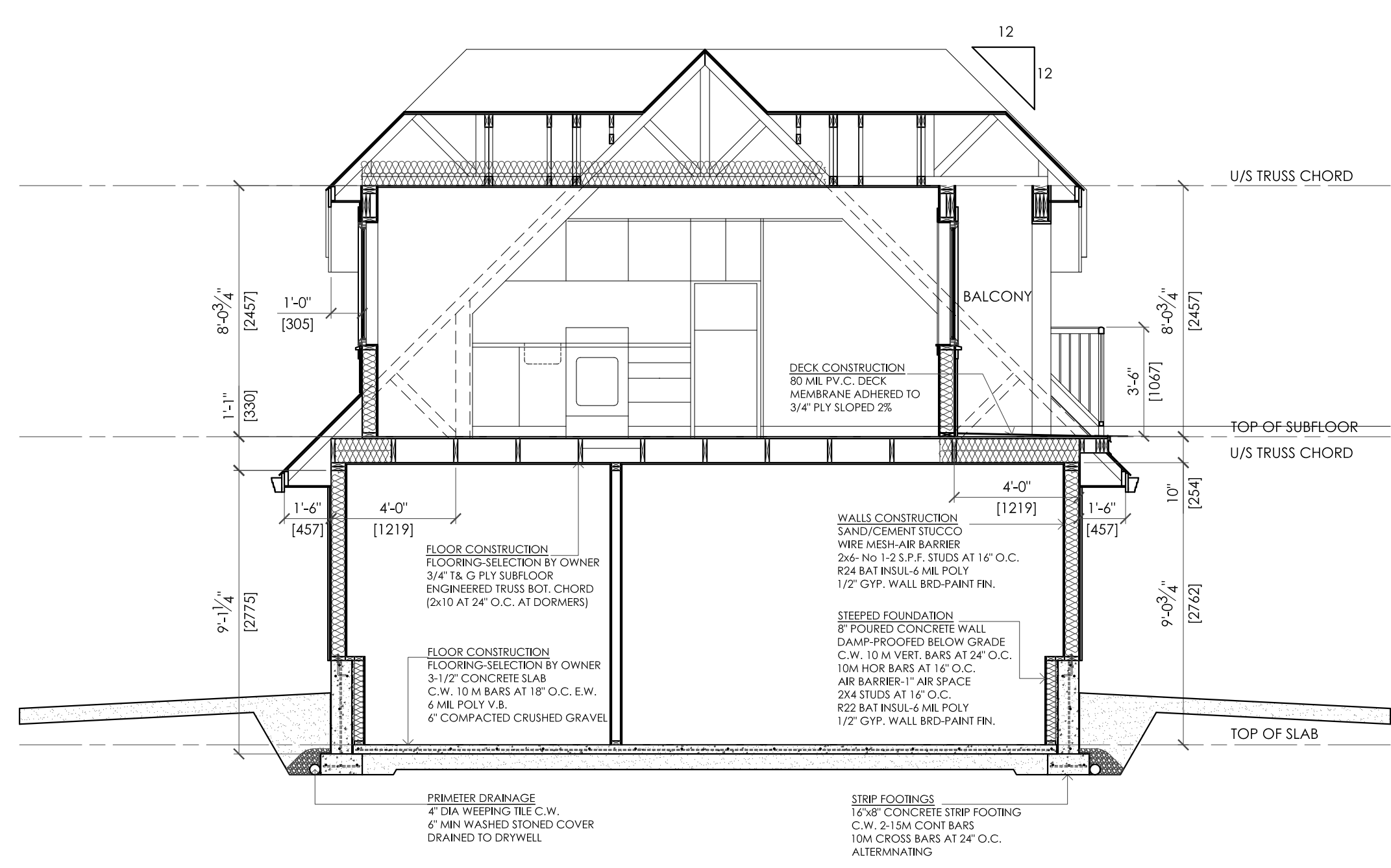
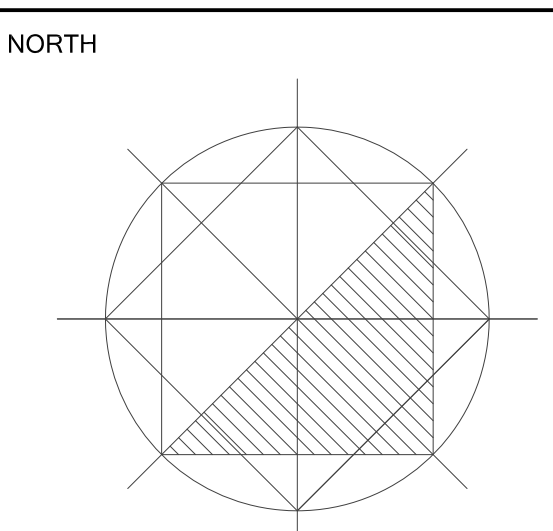
**GROUND FLOOR PLAN**  
 G.F.A. 624 SQ.FT.



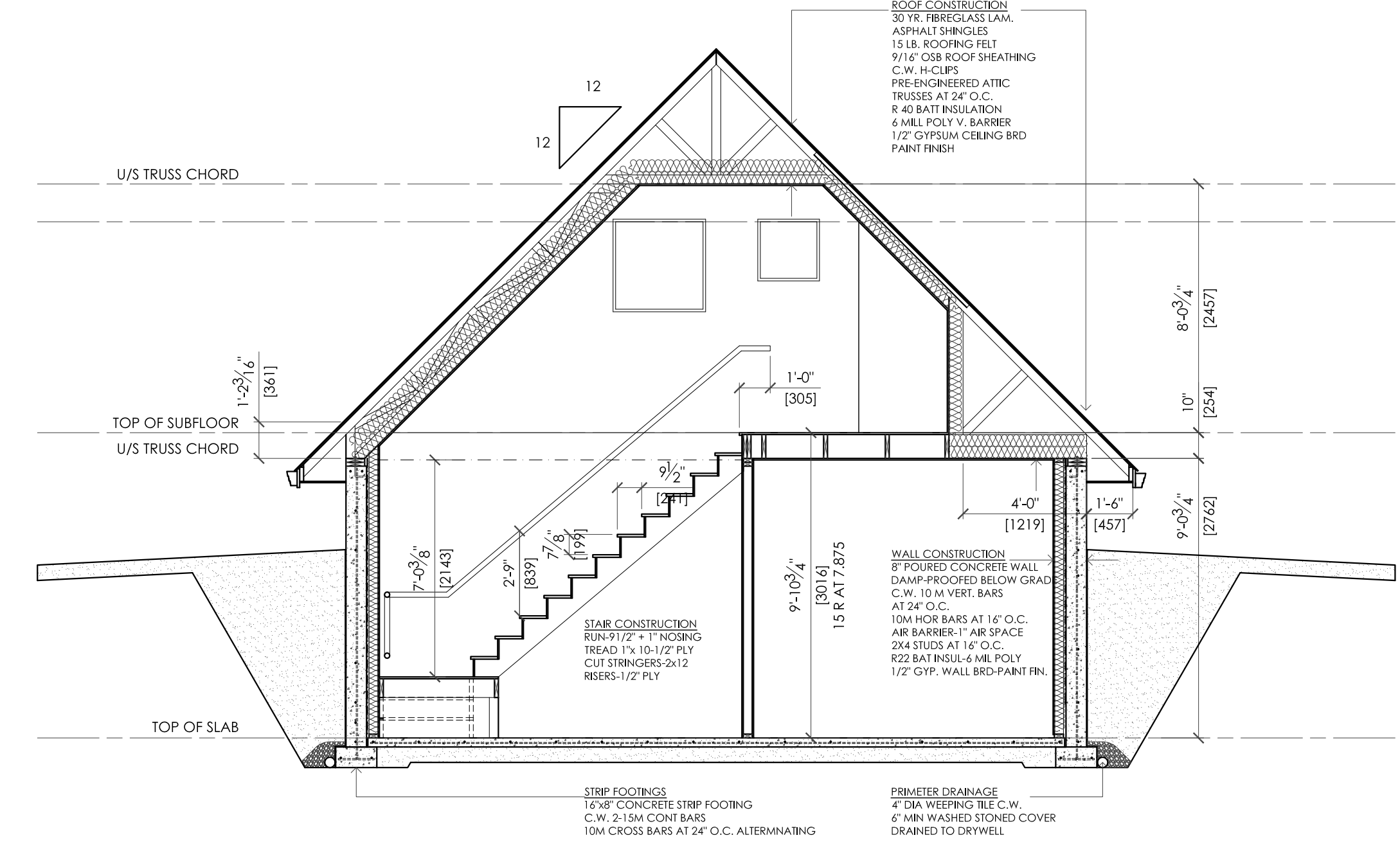
**UPPER FLOOR PLAN**  
 G.F.A. 415 SQ.FT.

REVISIONS:

Issued for Review	SEP 11, 2022
Reissued for Permit	SEP 11, 2028



**SECTION A-A**



**SECTIONS B-B**

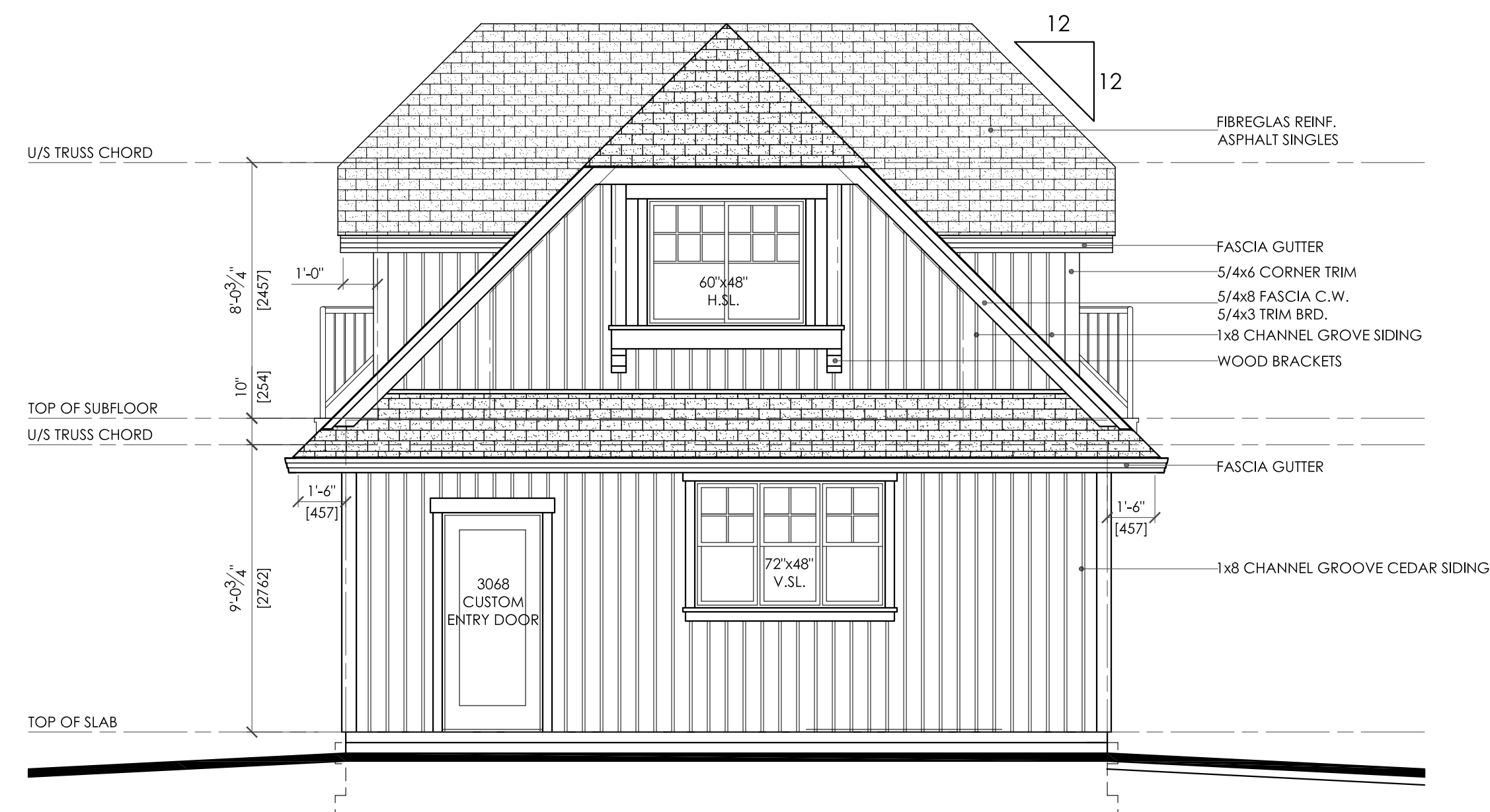
PROJECT  
**GEORGE KAMOSCHINSKI CARRIAGE HOUSE**  
 5428 TANGER COURT  
 KELOWNA, BC

DRAWING TITLE  
**FOUNDATION PLAN  
 MAIN FLOOR PLAN  
 SECTIONS**

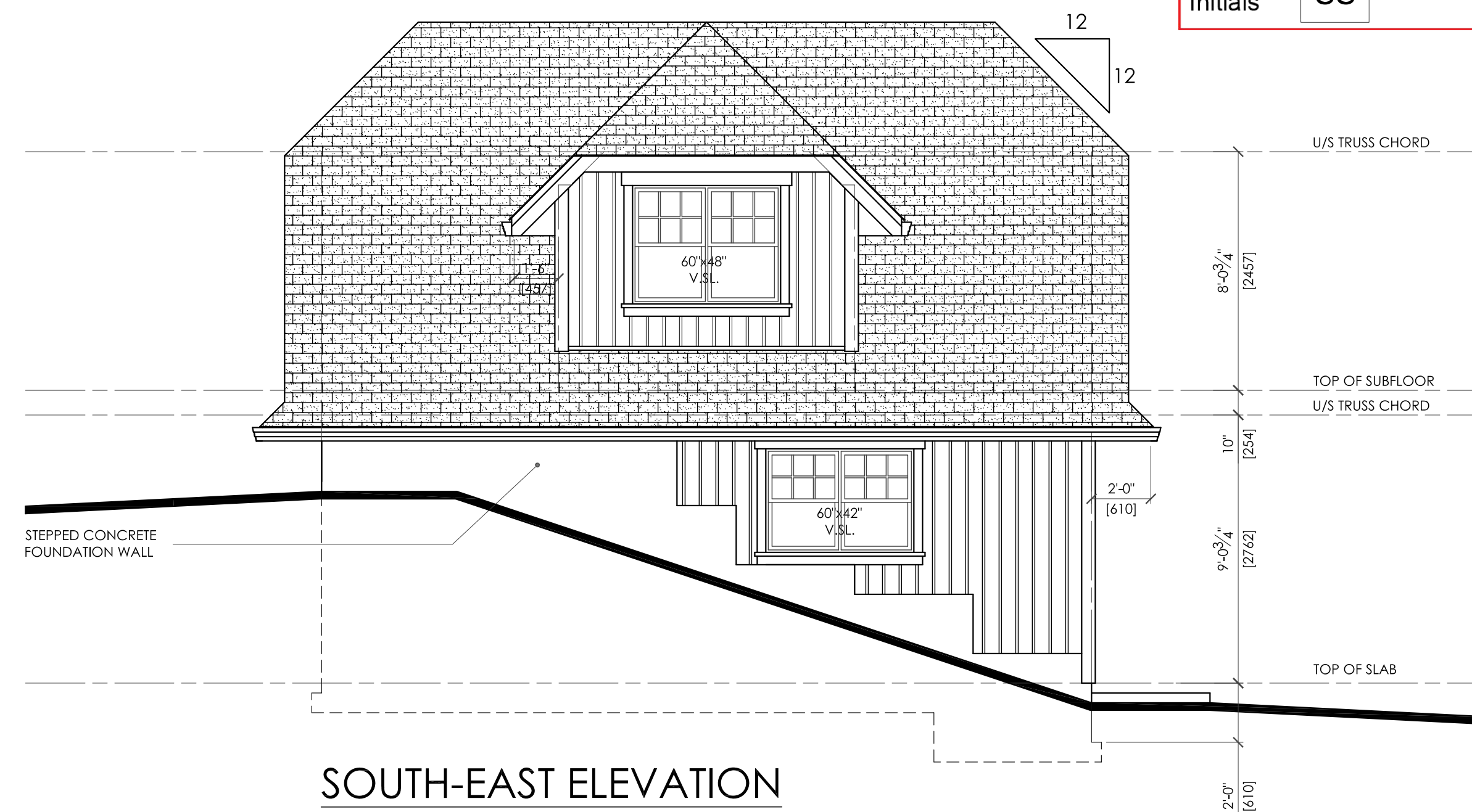
PROJECT NO	2011-125
DATE	SEP 08, 2022
DRAWN	Ray Lefebvre
SCALE	1"=10'-0"

DRAWING NO

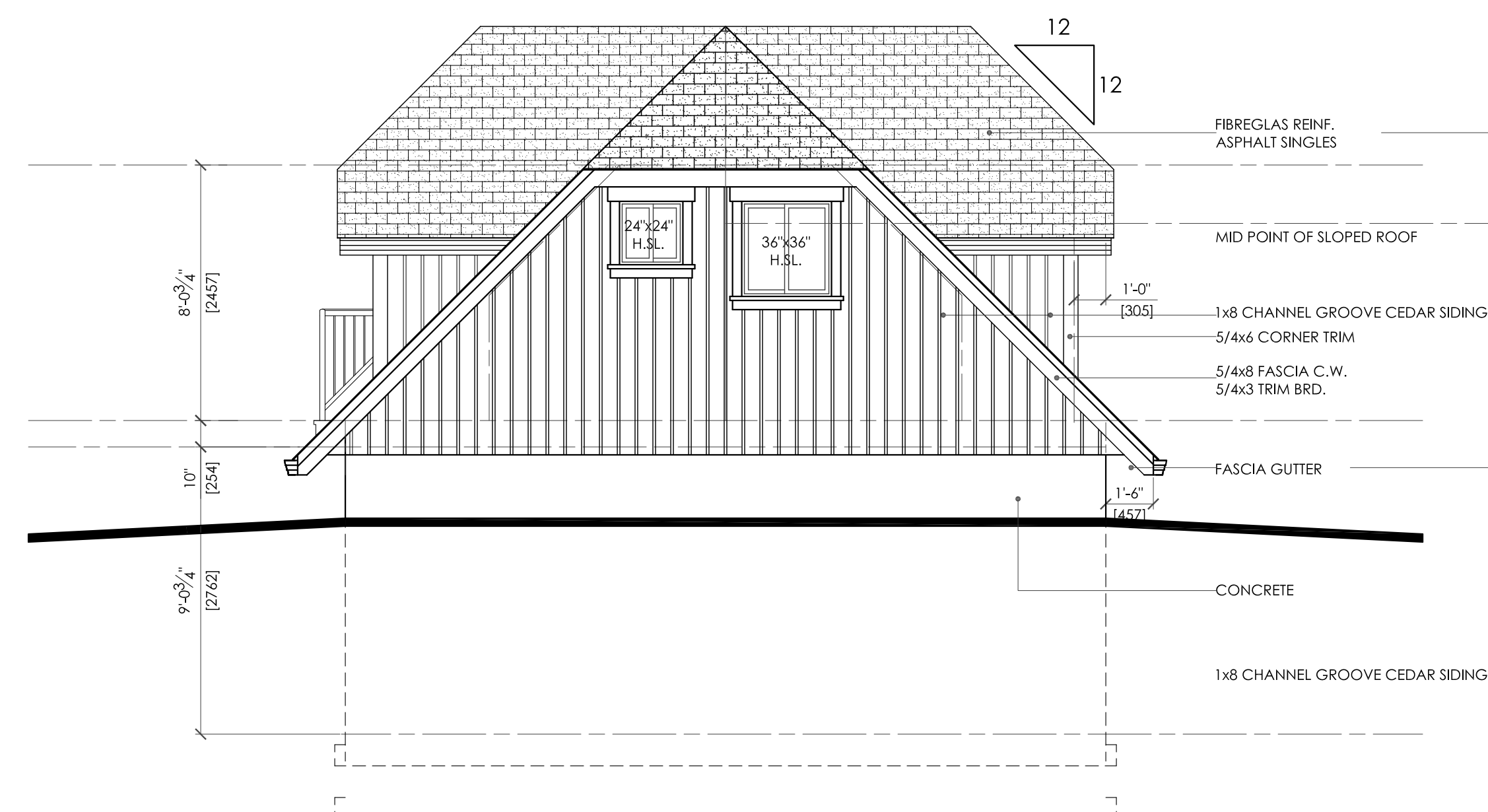




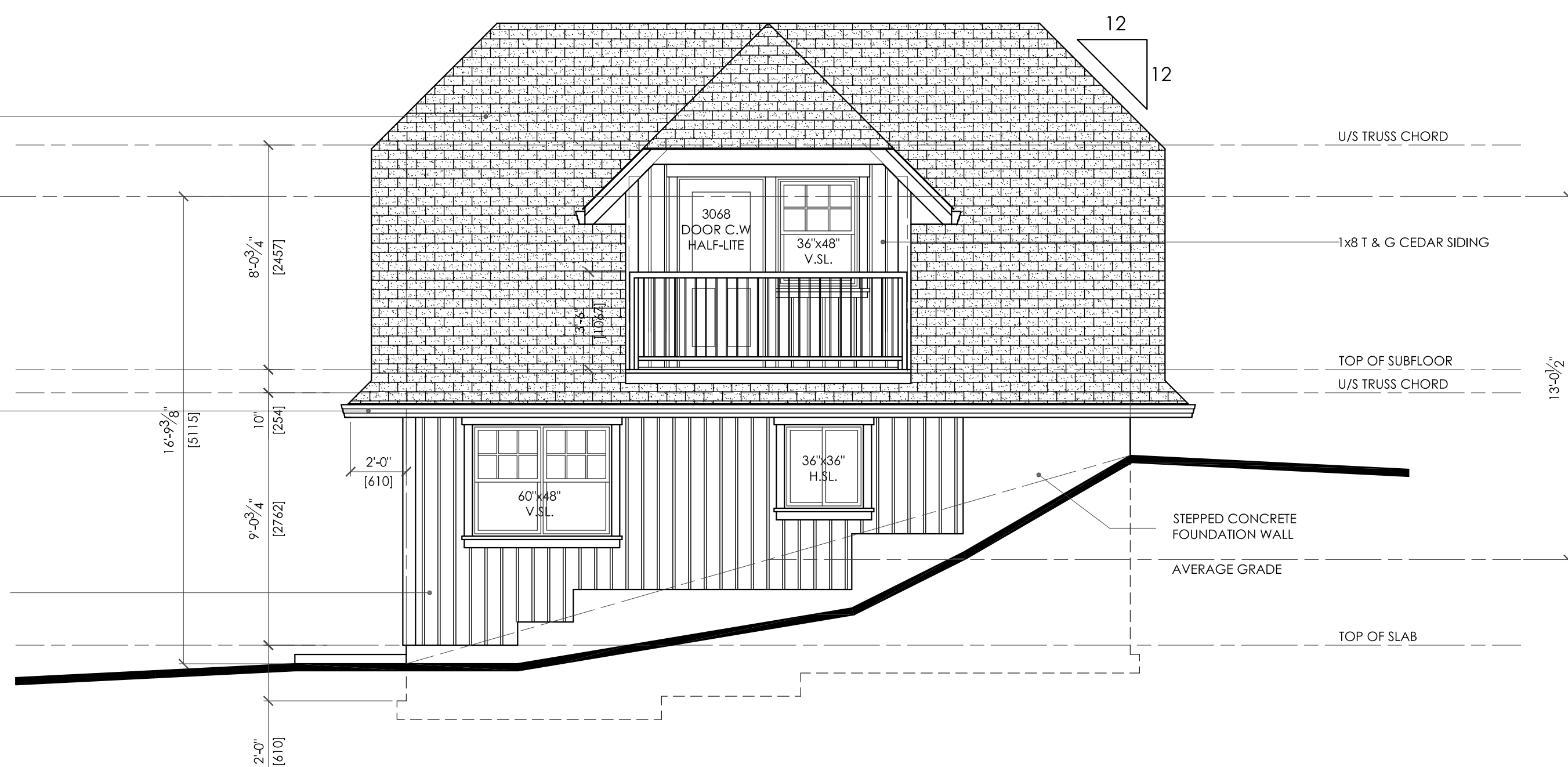
**NORTH-EAST ELEVATION**



**SOUTH-EAST ELEVATION**



**SOUTH-WEST ELEVATION**

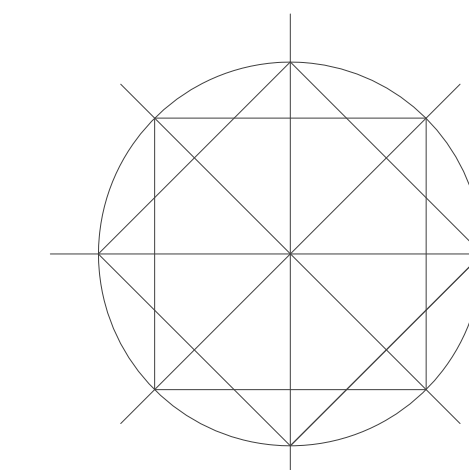


**NORTH-WEST ELEVATION**

REVISIONS:

Issued for Review	SEP 11, 2022
Reissued for Permit	SEP 11, 2022

NORTH



PROJECT  
**GEORGE KAMOSCHINSKI  
CARRIAGE HOUSE**

5428 TAGER COURT  
KELOWNA, BC

DRAWING TITLE

**ELEVATIONS**

PROJECT NO	2011-125
DATE	SEP 08, 2022
DRAWN	Ray Lefebvre
SCALE	1"=10'-0"

DRAWING NO