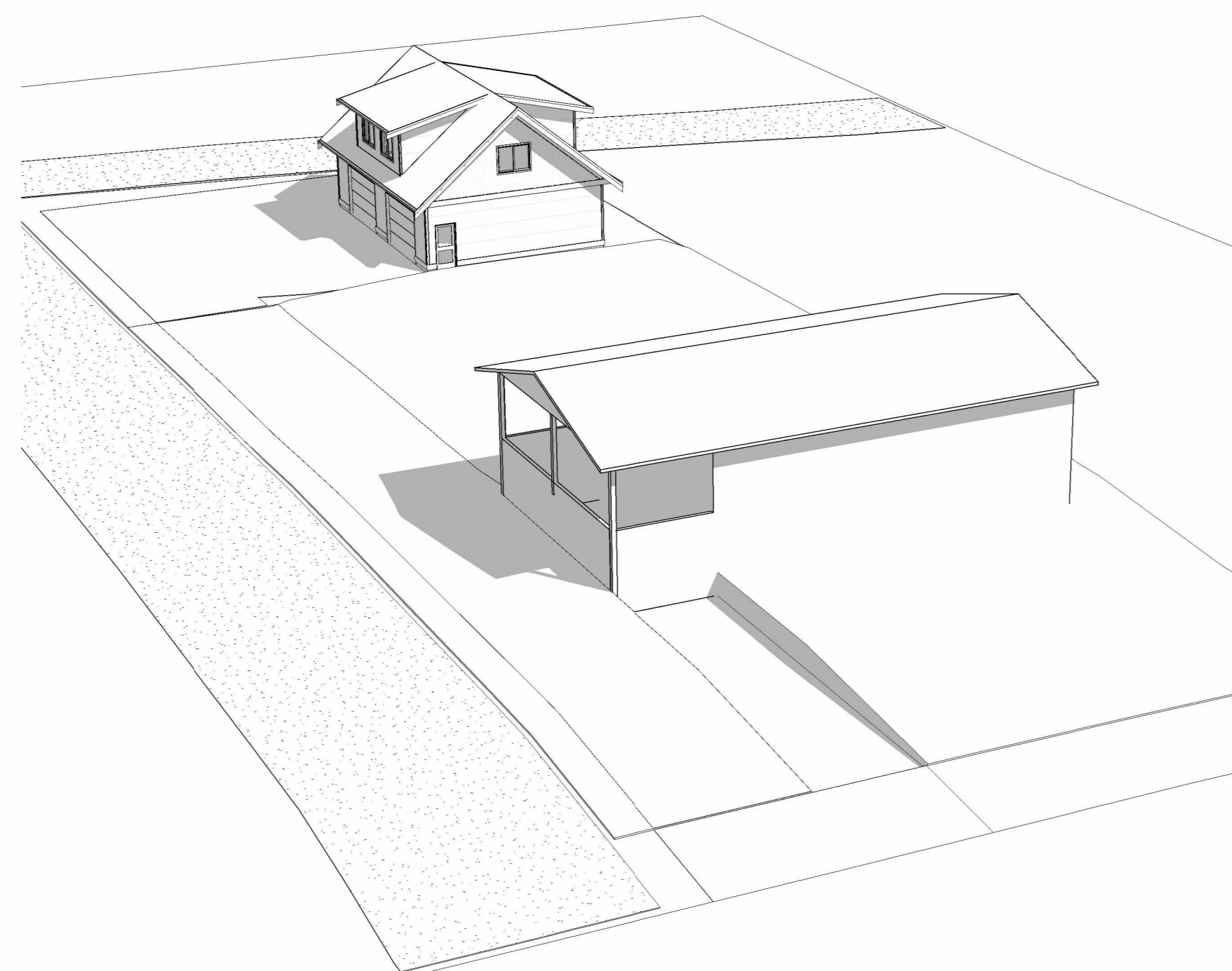
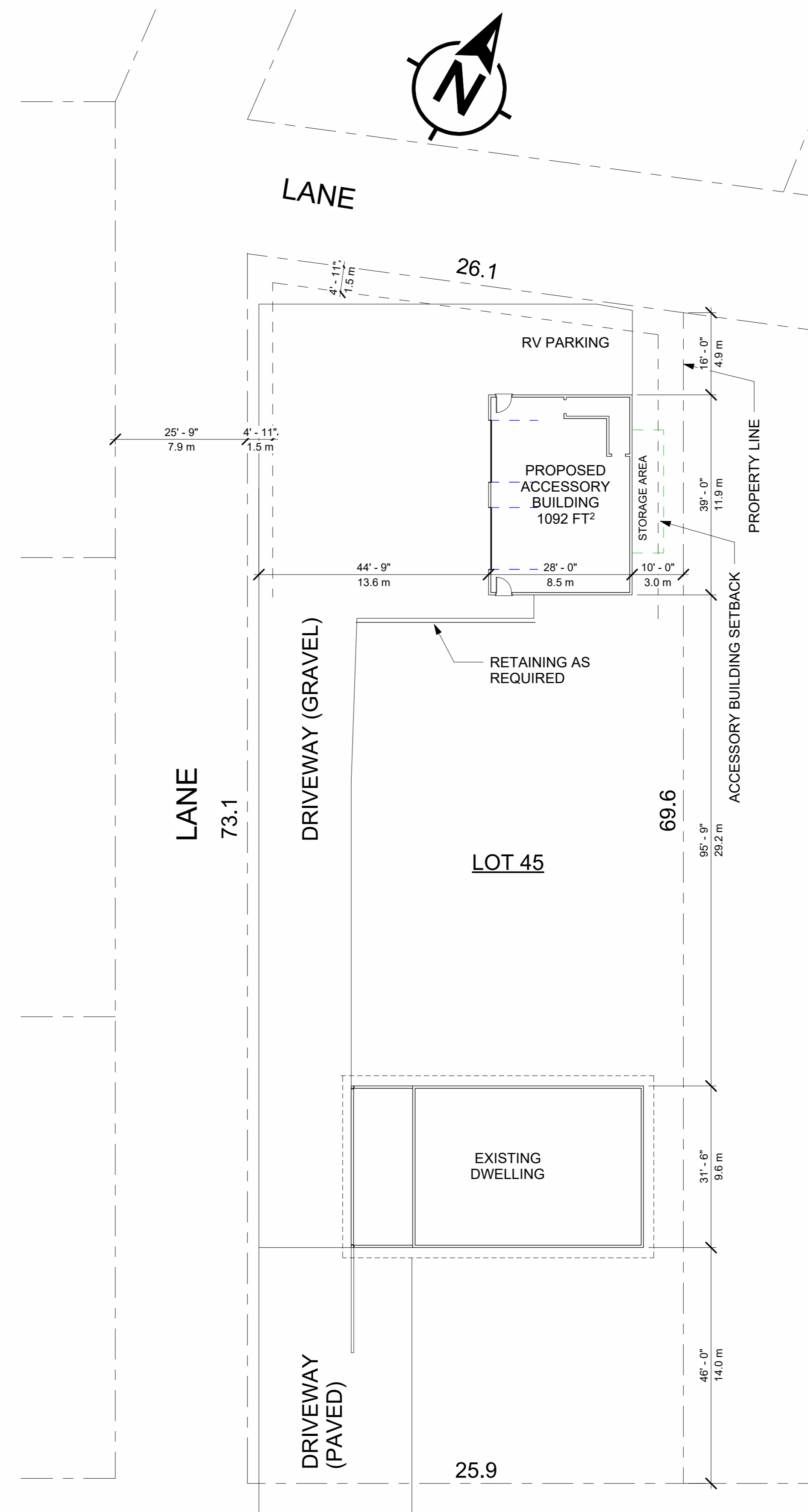


3D - Front Right



3D - Lot



LOT AREA: 1861.6 M², 20038 FT²
 EXISTING DWELLING FOOTPRINT: 166.5 M², 1792 FT²
 PROPOSED ACCESSORY BUILDING FOOTPRINT: 101.5 M², 1092 FT²
 TOTAL BUILDING COVERAGE: 268.0 M², 2884.7 FT² 14.4%
 TOTAL IMPERVIOUS SURFACE: 398.1 M², 4284.7 FT² 21.4%

KAP24972 Lot: 45
1410 OAKRIDGE ROAD

THIS DRAWING IS PROVIDED FOR GENERAL LOT INFORMATION ONLY.
 THE LOT PURCHASER IS RESPONSIBLE FOR VERIFYING ALL INFORMATION SHOWN,
 INCLUDING DIMENSIONS, ELEVATIONS, GEOTECHNICAL REQUIREMENTS AND SERVICE LOCATIONS.

Site Plan

1/16" = 1'-0"

No.	Description	Date

PAPA DRAFTSMAN

Client Shea Thomson

1410 Oakridge Road -
Accessory Building

Site Plan

Project Number 4054

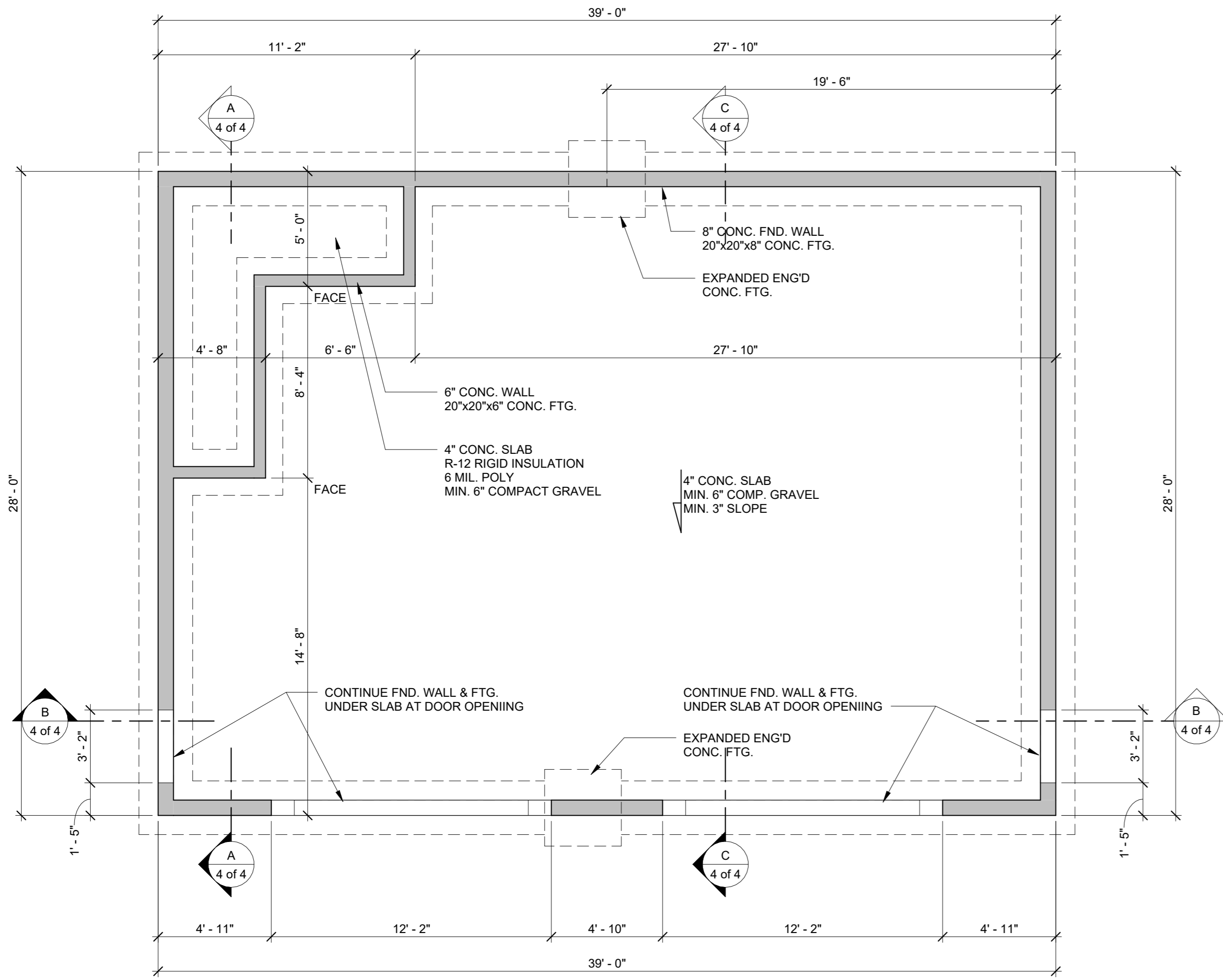
Date Sept. 23, 2024

Drawn By LW

Checked By LW

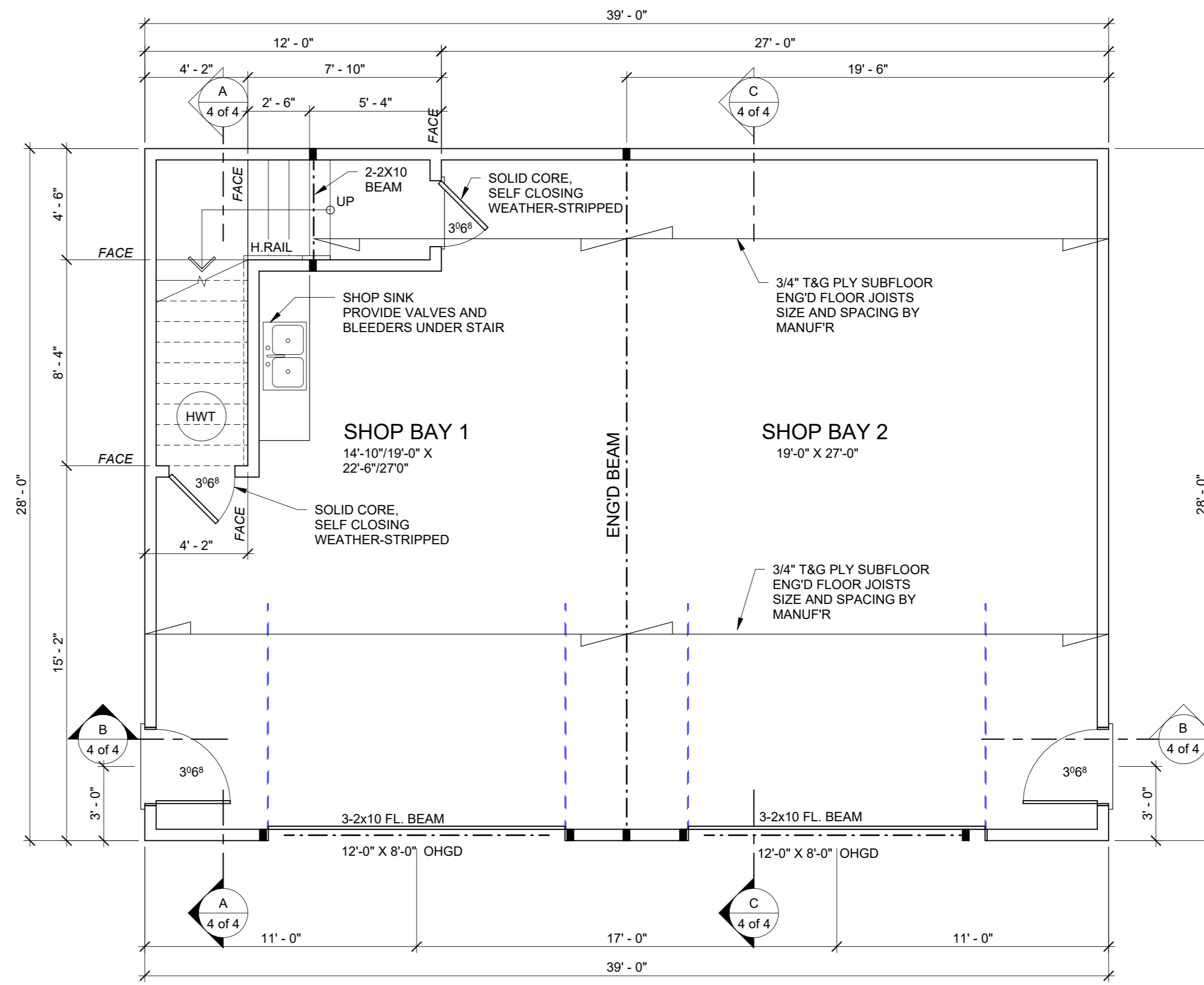
1 of 4

Scale 1/16" = 1'-0"



Foundation

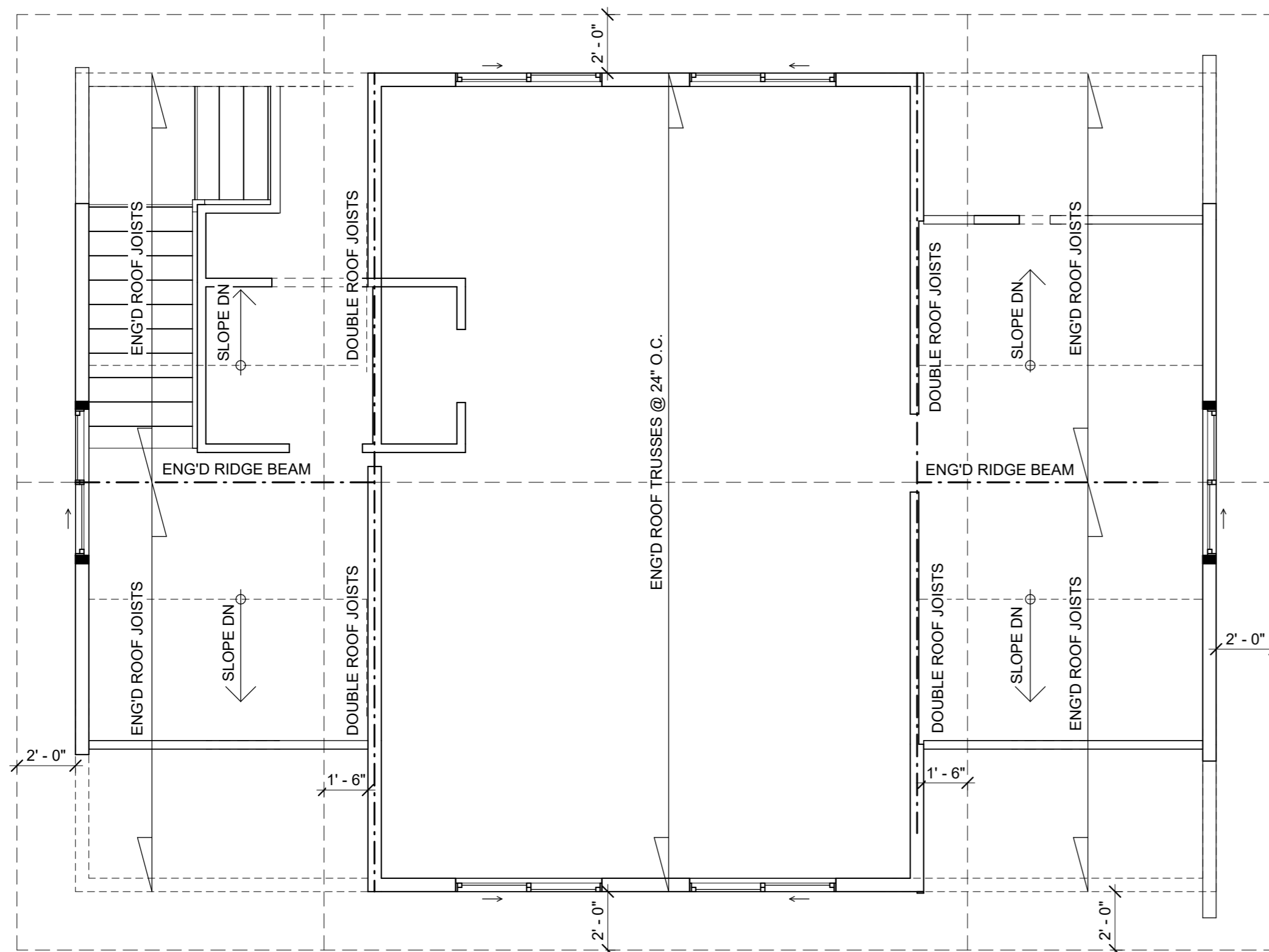
1/4" = 1'-0"



SHOP FLOOR AREA: 994 FT²
STAIRWELL AREA: 94 FT²

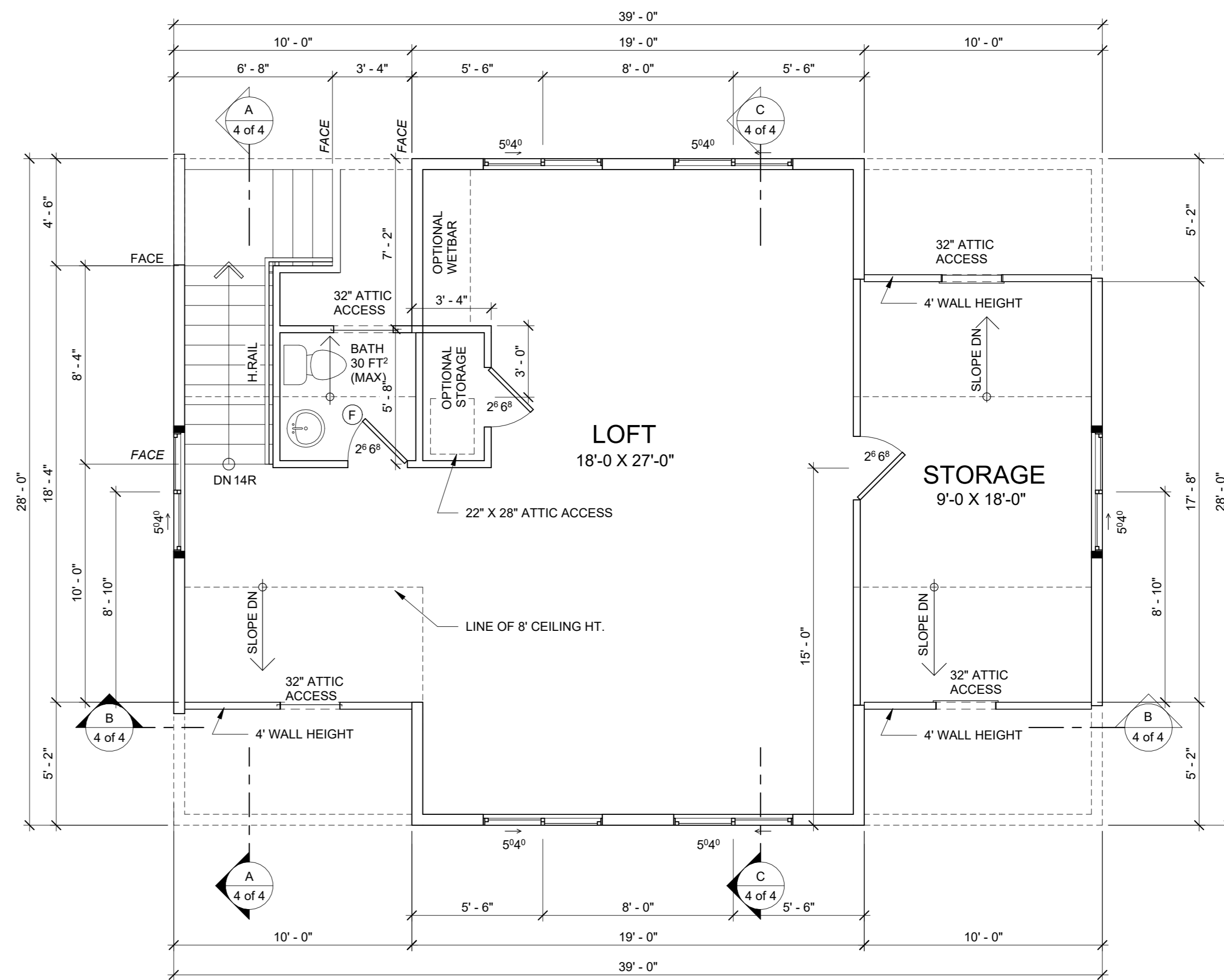
Shop Floor Plan

1/4" = 1'-0"



Roof Frame Plan

1/4" = 1'-0"



FLOOR AREA: 852 FT²

Upper Floor

1/4" = 1'-0"

No.	Description	Date

Client: Shea Thomson

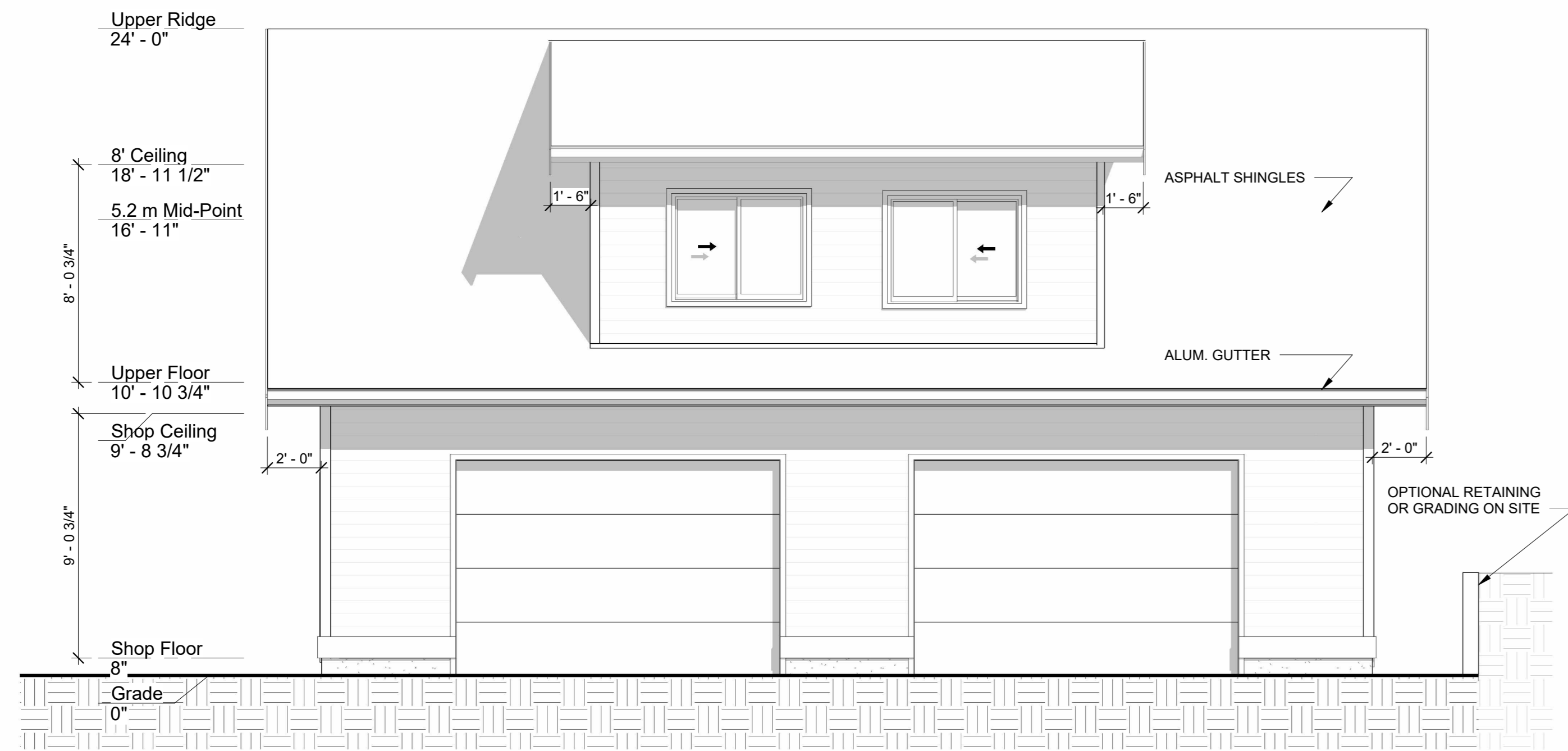
1410 Oakridge Road -
Accessory Building
Floor Plans

Project Number: 4054

Date: Sept. 23, 2024

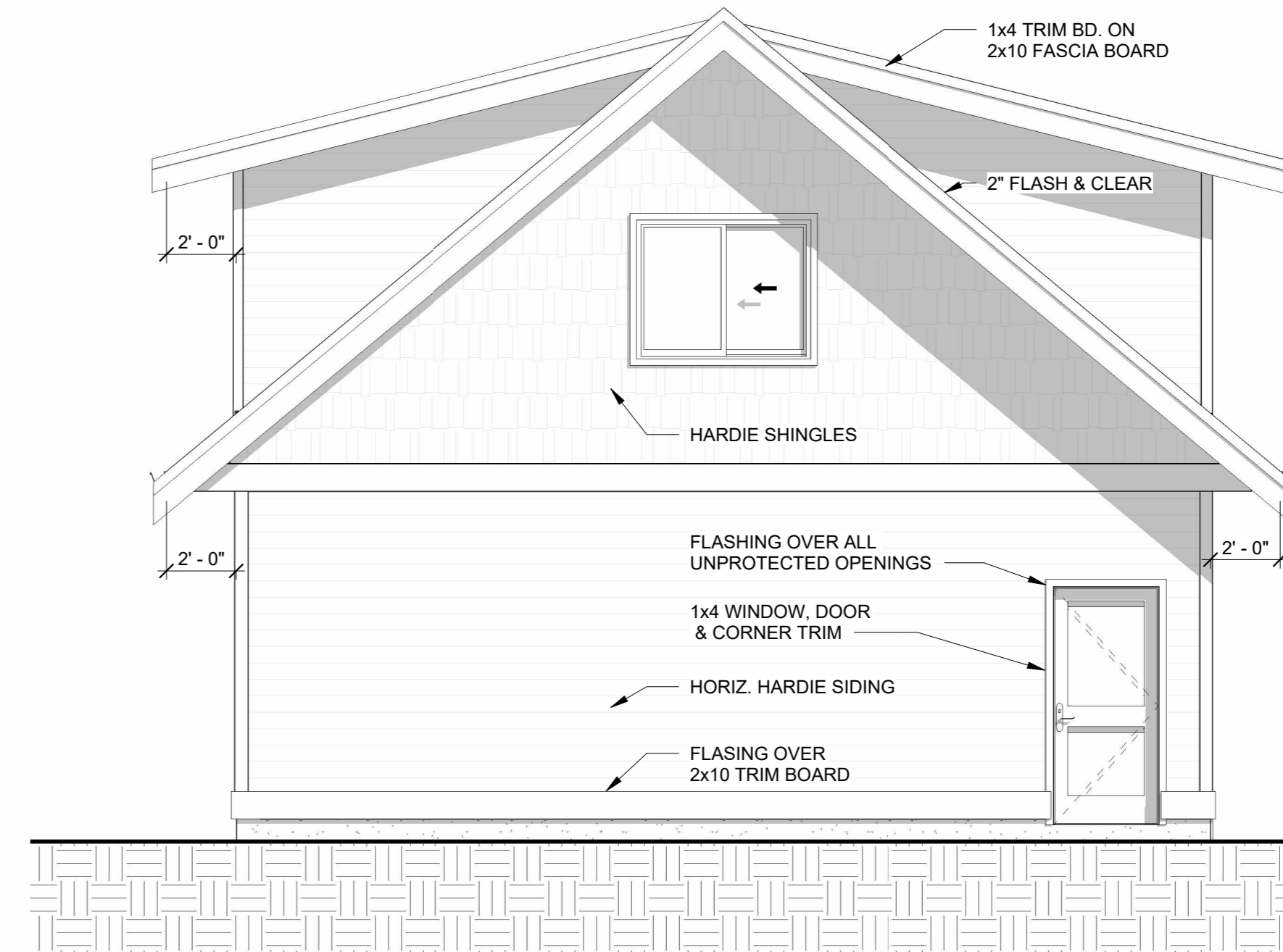
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Checked By: LW



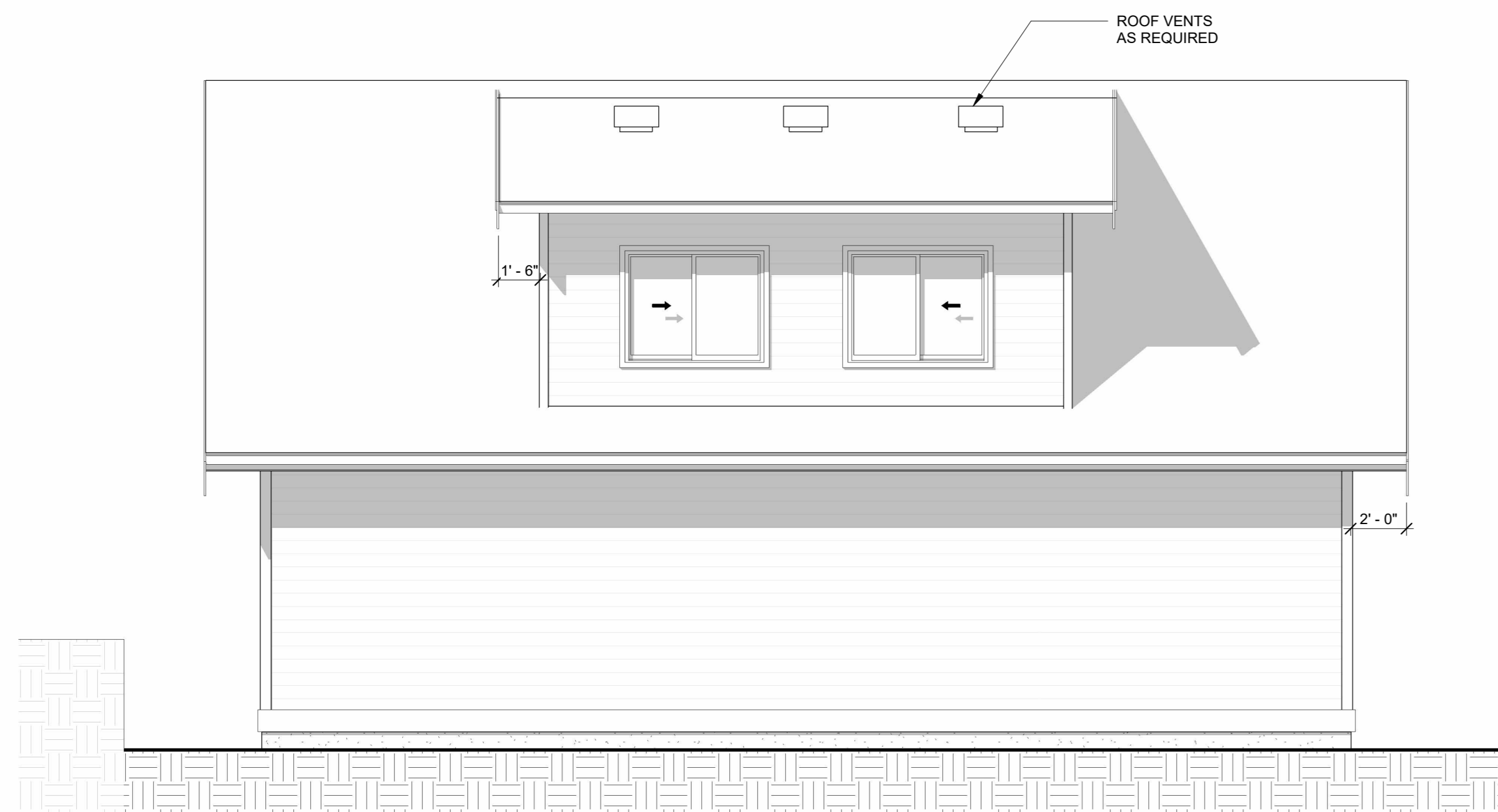
Front Elevation

1/4" = 1'-0"



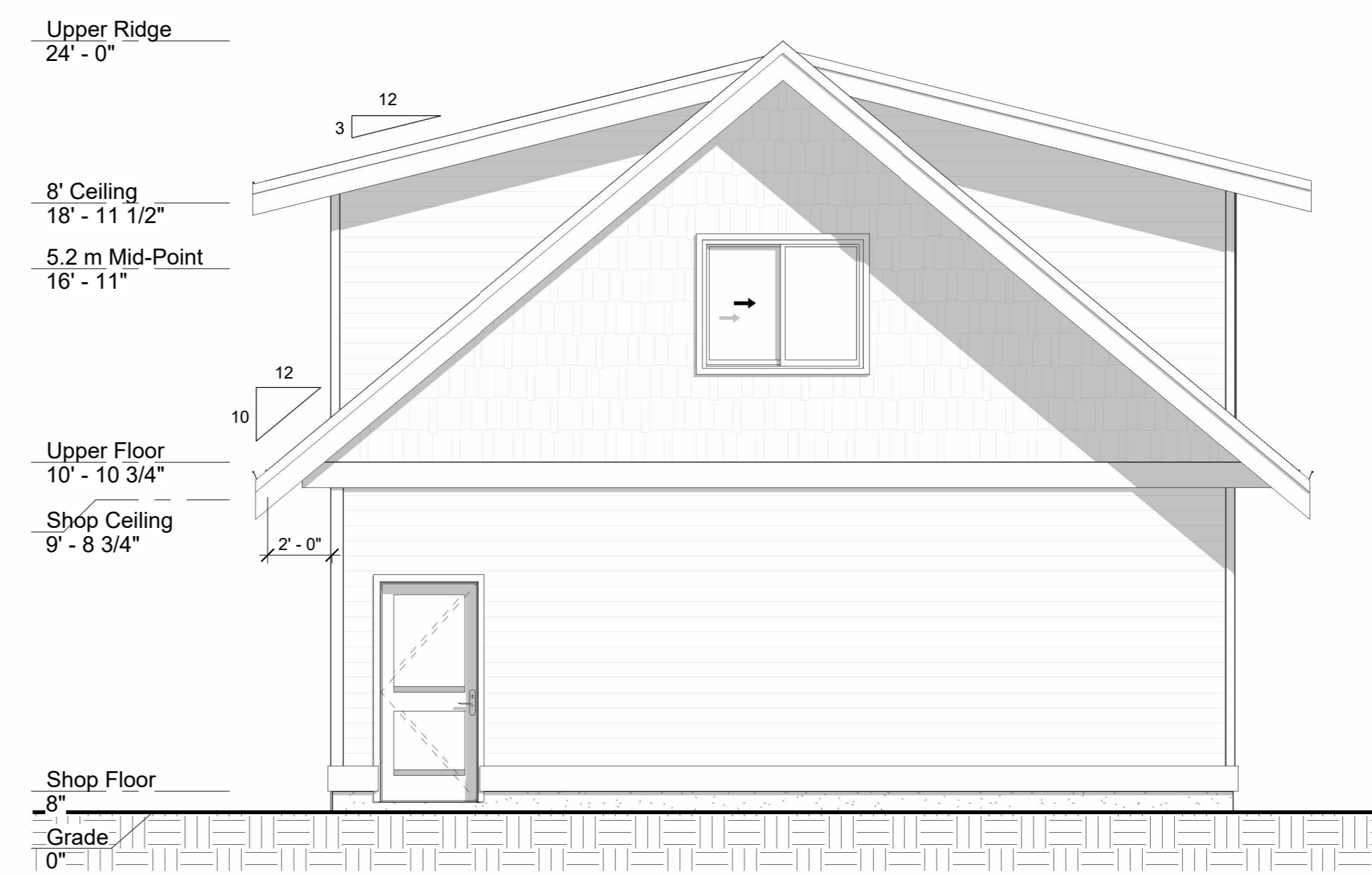
Left Elevation

1/4" = 1'-0"



Rear Elevation

1/4" = 1'-0"



Right Elevation

1/4" = 1'-0"

No.	Description	Date

Client Shea Thomson

1410 Oakridge Road -
 Accessory Building
 Elevations

Project Number 4054

Date Sept. 23, 2024

Drawn By LW

Checked By LW

GENERAL NOTES

Papa Draftsman
Kelowna BC
778-484-7277
papadraftsman.com

- THE FOLLOWING NOTES ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED PLANS.
- BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE PLANS, THE OWNER AND/OR CONTRACTOR ACCEPTS THESE PLANS AS DRAWN AND HAS READ AND UNDERSTOOD THE GENERAL NOTES AS FOLLOWS
- THIS DRAWING WAS PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO INSURE THAT SUBSEQUENT CHANGES TO THE CODE ARE COMPLIED WITH AND INCORPORATED IN THE CONSTRUCTION OF THIS PLAN. ALL WORK SHALL CONFORM TO THE CURRENT BC BUILDING CODE AND/OR LOCAL BUILDING CODES AND BYLAWS THAT MAY HAVE PRECEDENCE.
- ALL WORK SHALL BE EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE.
- PAPA DRAFTSMAN IS NOT RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE AND IS THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
- CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOAD.
- THE BUILDER SHALL BE RESPONSIBLE FOR MAINTAINING A NEAT AND ORDERLY CONSTRUCTION SITE AT ALL TIMES
- PRIOR TO COMMENCING EXCAVATION WORK THE BUILDER SHALL BE RESPONSIBLE FOR ESTABLISHING THE LOCATION OF AND CLEARING MARKING EXISTING SERVICES AND IMMEDIATELY NOTIFYING APPLICABLE AUTHORITIES OF ANY DISCREPANCIES

ERRORS AND OMISSIONS

- PAPA DRAFTSMAN MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE PLANS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION.
- SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS PLEASE ADVISE US AT YOUR EARLIEST CONVENIENCE. BY DOING SO WE WILL BE ABLE TO MAKE CORRECTIONS TO THE DRAWINGS IF NECESSARY. IN THIS WAY WE CAN BETTER SERVE YOU AND PREVENT RECURRENCE OF ERRORS.

STRUCTURAL DESIGN AND ENGINEERING

- TO PROVIDE OUR CLIENTS WITH DISTINCTIVE AND ATTRACTIVE DESIGNS IT HAS BEEN NECESSARY IN SOME INSTANCES TO USE BEAM SIZES AND FRAMING DETAILS NOT SPECIFIED IN PART NINE OF THE B.C. BUILDING CODE. THE CITY OR MUNICIPAL BUILDING DEPARTMENT MAY REQUIRE CONFIRMATION BY A CERTIFIED STRUCTURAL ENGINEER WHICH IS THE RESPONSIBILITY OF THE OWNER OR BUILDER TO PROVIDE.

STRUCTURAL DESIGN CRITERIA

- ASSUMED ROOF DESIGN LOAD (LIVE AND DEAD) - 50 POUNDS PER SQUARE FOOT (2.5 KN/M.SQ.)
- ASSUMED SOIL BEARING CAPACITY - 2,500 P.S.F. (119.7 KN/M.SQ.)
- CONCRETE FOUNDATIONS AND SLABS ON GRADE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 M.P.A. AT 28 DAYS.
- FRAMING LUMBER TO BE #2 S.P.F. AND BETTER UNLESS OTHERWISE NOTED.
- BEAMS TO BE #2 S.P.F. AND BETTER.
- NOTES: IF SOIL CONDITIONS ARE LESS, OR FLOOR AND ROOF LOADS ARE GREATER THAN THIS PLAN IS DESIGNED FOR YOUR BUILDING DEPARTMENT MAY REQUIRE ADJUSTMENTS TO THE PLANS OR ASK THAT THE PLANS BE ENGINEERED BY A CERTIFIED STRUCTURAL ENGINEER. IT IS BEST THAT AN ENGINEER FAMILIAR WITH LOCAL CONDITIONS BE CONSULTED.

SITE PLAN NOTES

- OWNER SHALL SUPPLY AND MISSING INFORMATION ON THE SITE PLAN, (I.E. DIMENSIONS, ELEVATIONS OF LOT, LEGAL DESCRIPTION, SITE ADDRESS, NORTH DIRECTION, AND LOCATION OF SERVICES, EASEMENTS AND RIGHT OF WAYS. ALL MEASUREMENTS ON THE SITE PLAN ARE TO BE GOVERNED AND APPROVED BY AUTHORITIES HAVING JURISDICTION BEFORE STARTING CONSTRUCTION.
- WELLS AND SEPTIC DISPOSAL SYSTEMS TO BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH HEALTH AUTHORITIES HAVE JURISDICTION.

FOUNDATIONS

- FOUNDATIONS SHALL BE CONCRETE ON SOLID UNDISTURBED BEARING THAT IS BELOW THE FROST LINE
- FOUNDATION WALLS SHALL NOT BE BACK FILLED UNTIL CONCRETE HAS REACHED IS SPECIFIED 28 DAY STRENGTH AND THE FLOOR SYSTEM INCLUDING SHEATHING HAS BEEN INSTALLED OR UNTIL ADEQUATELY BRACED SUBJECT OR APPROVAL BY AUTHORITY HAVE JURISDICTION.
- GRADES SHOWN ON PLANS ARE ESTIMATED. FOUNDATION WALL HEIGHTS MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS EXCEEDING HEIGHT LIMITS SPECIFIED BY CURRENT BUILDING CODES REQUIRE STRUCTURAL ENGINEERING.
- PERIMETER DRAINAGE SHALL BE INSTALLED WHERE REQUIRED TO THE APPROVAL OF LOCAL AUTHORITIES.
- IT IS RECOMMENDED THAT ALL FOUNDATION WALLS 24" (600 MM) AND HIGHER SHALL HAVE ONE 12 MM (1/2" DIAMETER) REINFORCING BAR CENTERED 3" FROM TOP CORNER REINFORCING TO BE LAPPED MINIMUM 24".

WOOD FRAMING

- WOOD IN CONTACT WITH CONCRETE TO BE DAMP-PROOFED WITH 45 LBS FELT, 6 MIL POLY OR OTHER APPROVED METHOD. PLATES TO BE ANCHORED TO CONCRETE WITH 1/2" DIAMETER ANCHOR BOLTS AT A MAXIMUM 5'-6" O.C. OR OTHER APPROVED METHOD. EXTERIOR CONCRETE SILL PLANS TO BE LEVEL AND UNDERSIDE SEALED.
- ROOF TRUSSES REQUIRE ENGINEERS CERTIFICATE. FOR PREFABRICATED TRUSSES OBTAIN CERTIFICATE FROM A MANUFACTURER.

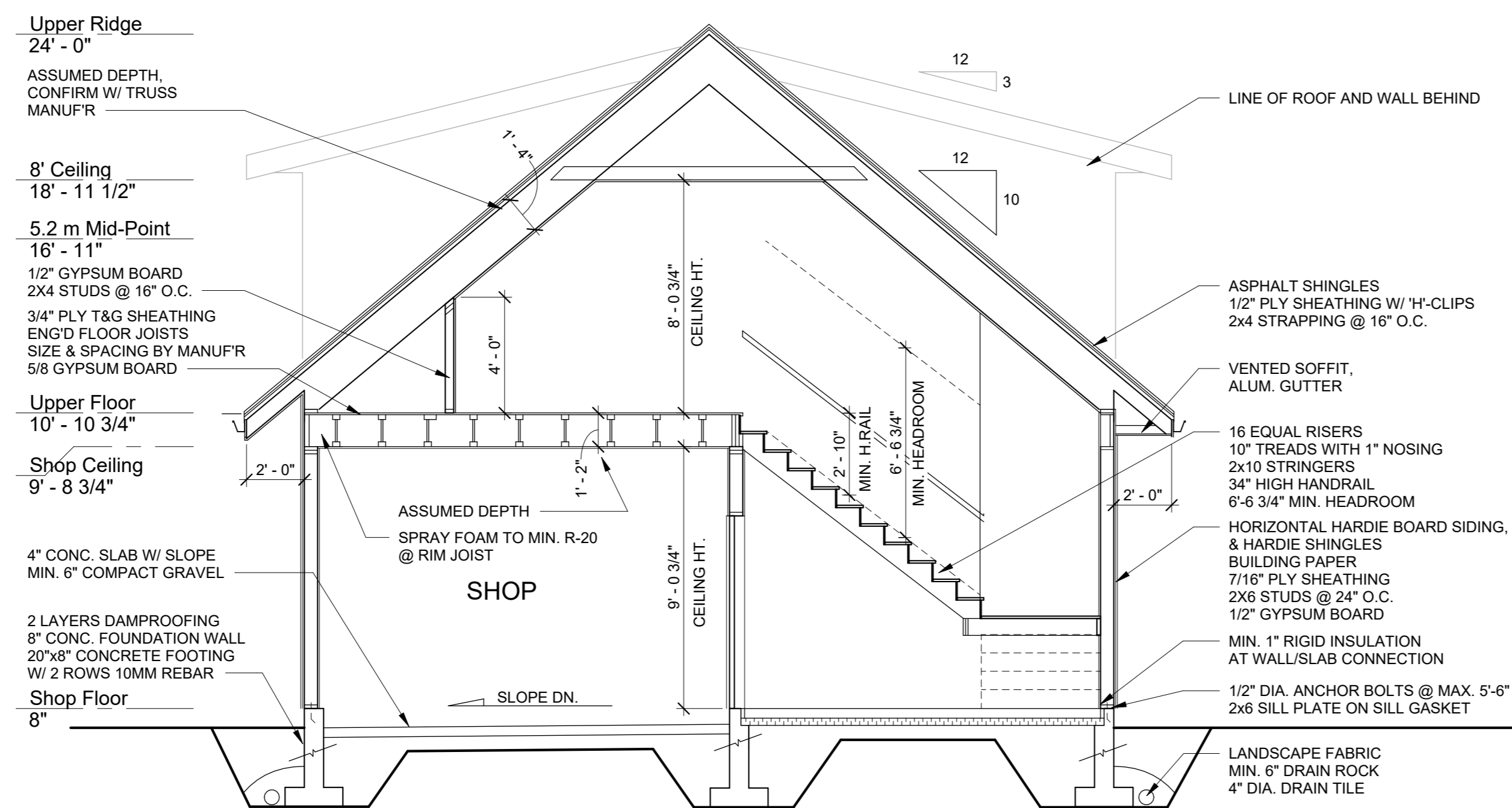
NOTE:
SOME BEAMS AND LINTELS MAY BE REQUIRED TO BE ENGINEERED DUE TO ROOF LOADS NOT COVERED IN THE BUILDING CODE & IS THE RESPONSIBILITY OF THE HOME OWNER OR BUILDER TO SECURE.

NOTE:
FOUNDATION DEPTH TO BE CONFIRMED ON SITE, BASED ON SITE CONDITIONS

NOTE:
CONFIRM ALL WALL, FLOOR, CEILING AND ROOF ASSEMBLIES WITH BUILDING ENERGY MODELLING SPECIFICATIONS, BY QUALIFIED PROFESSIONAL

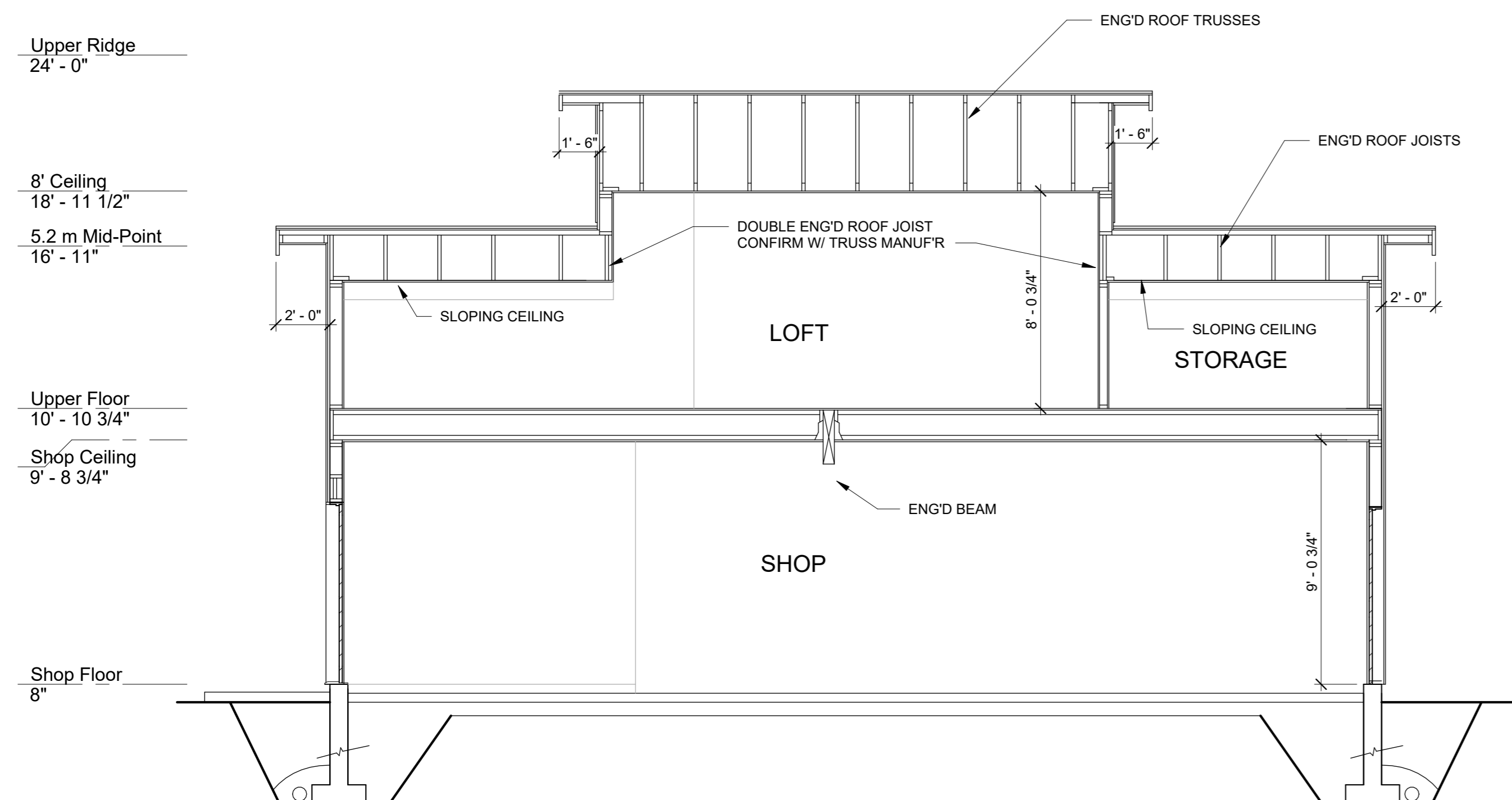
No.	Description	Date

PAPA DRAFTSMAN



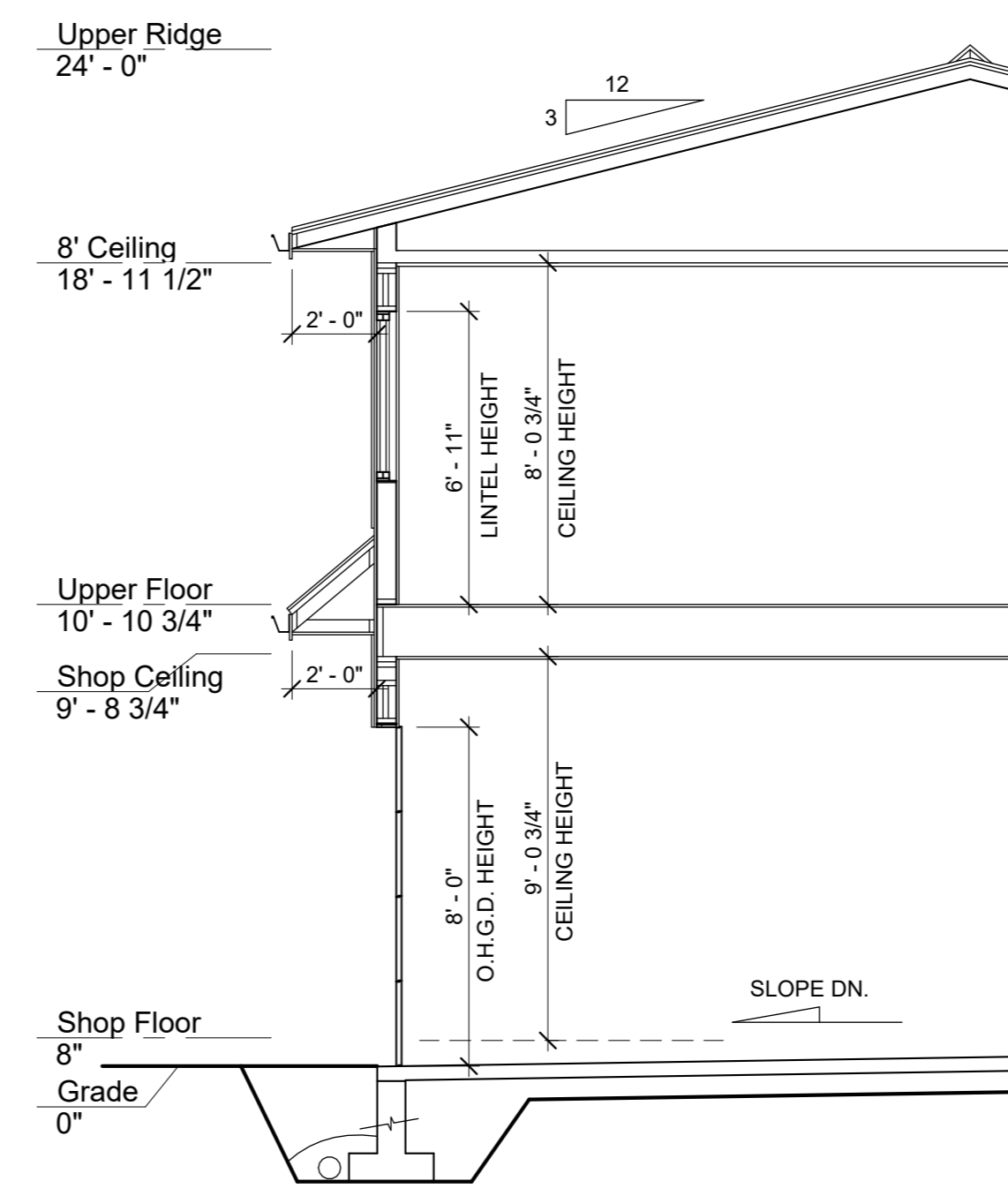
Cross Section A

1/4" = 1'-0"



Cross Section B

1/4" = 1'-0"



Cross Section C

1/4" = 1'-0"

Client Shea Thomson

1410 Oakridge Road -
Accessory Building
Cross Sections

Project Number 4054

Date Sept.23, 2024

Drawn By LW

Checked By LW

4 of 4

Scale 1/4" = 1'-0"

Zoning Analysis Table

Proposed Zone: RR2

ALL MEASUREMENTS TO BE PROVIDED IN METRIC.

Site Context		
Future Land Use (2040 OCP)	R-Res	
Transit Supported Corridor?	(y/n) N	
Subdivision/Consolidation required?	(y/n) N	
Adjacent Land Uses:	Adjacent Zone	Adjacent Use
North	RR2	RR2
South	RR2	RR2
East	RR2	RR2
West	RR2	RR2
Site Details	Zone Requirement	Proposal
Site Area	Min. 1600 m ²	1861.6 m ²
Site Width	Min 18 m	25.9 m
Site Depth	Min. 30 m	73.1 m
Site Coverage of building(s)	Max 30 %	14.4 %
Site Coverage of buildings & impermeable surfaces	Max 60 %	21.4 %
Vehicular Access from lane or lower classed road?	(y/n)	N (y/n)
Principal Uses	Secondary Uses	
Single family dwelling	Accessory Building	
Development Regulations	Zone Requirement	Proposal
Total Number of Units		1 Principal 1 Secondary
Floor Area (gross/net)	m	283.4 m ²
Building(s) Setbacks (east/west/north/south):		
Front <u>South</u>	6.0 m	14 m
Side <u>West</u>	2.1 m	6.2 / 13.6 m
Side <u>East</u>	2.1 m	2.4 / 3.0 m
Rear <u>North</u>	6.0 m	3.0 m
Rear setback to accessory buildings	1.5 m	4.9 m
Building step back	m	m
Min. Separation Distance between buildings	m	29.2 m
Maximum Continuous Building Frontage	m	m

Notes:

Zoning Bylaw No. 12375, Kelowna 2040 OCP Bylaw No. 12300







