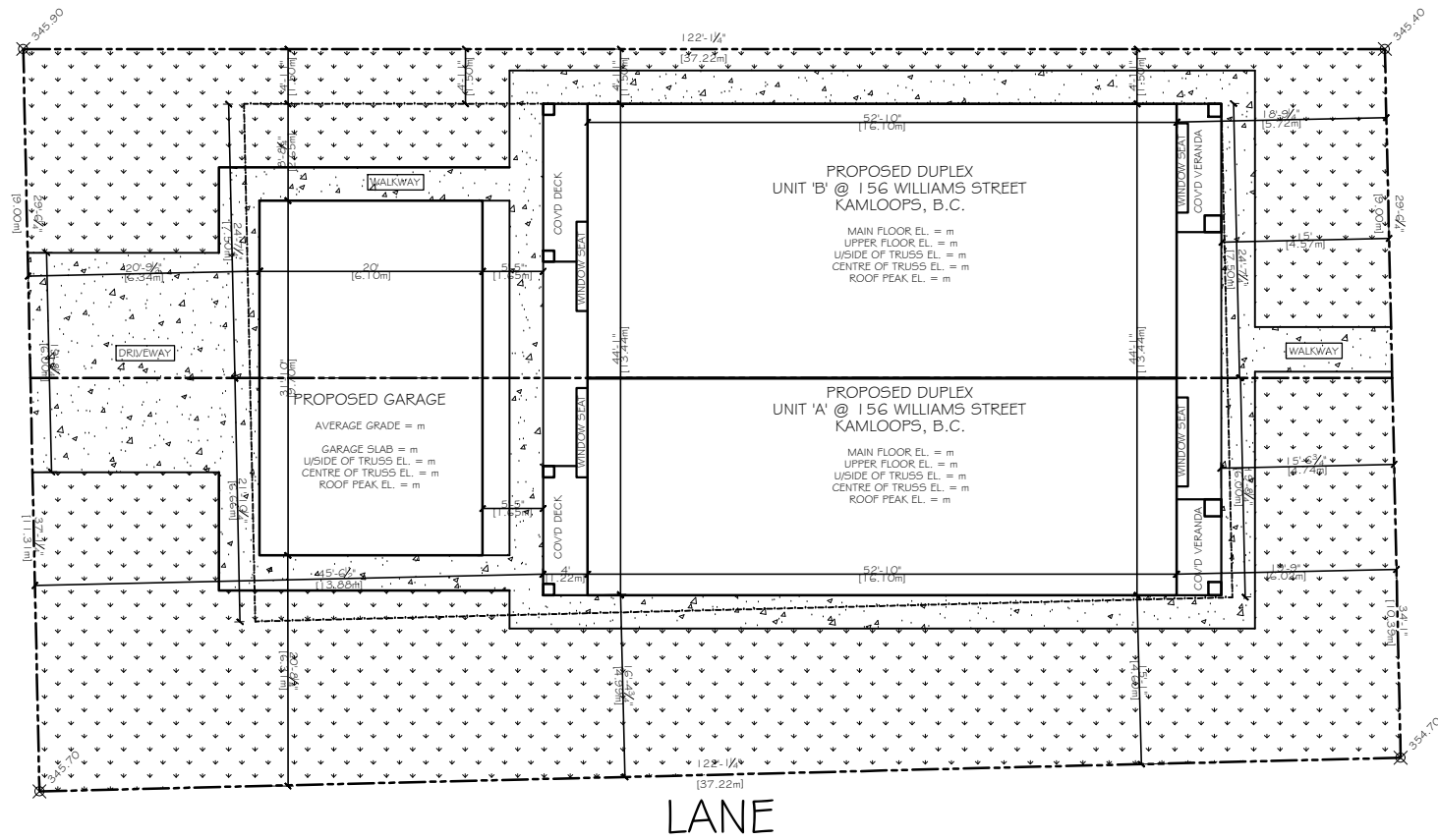




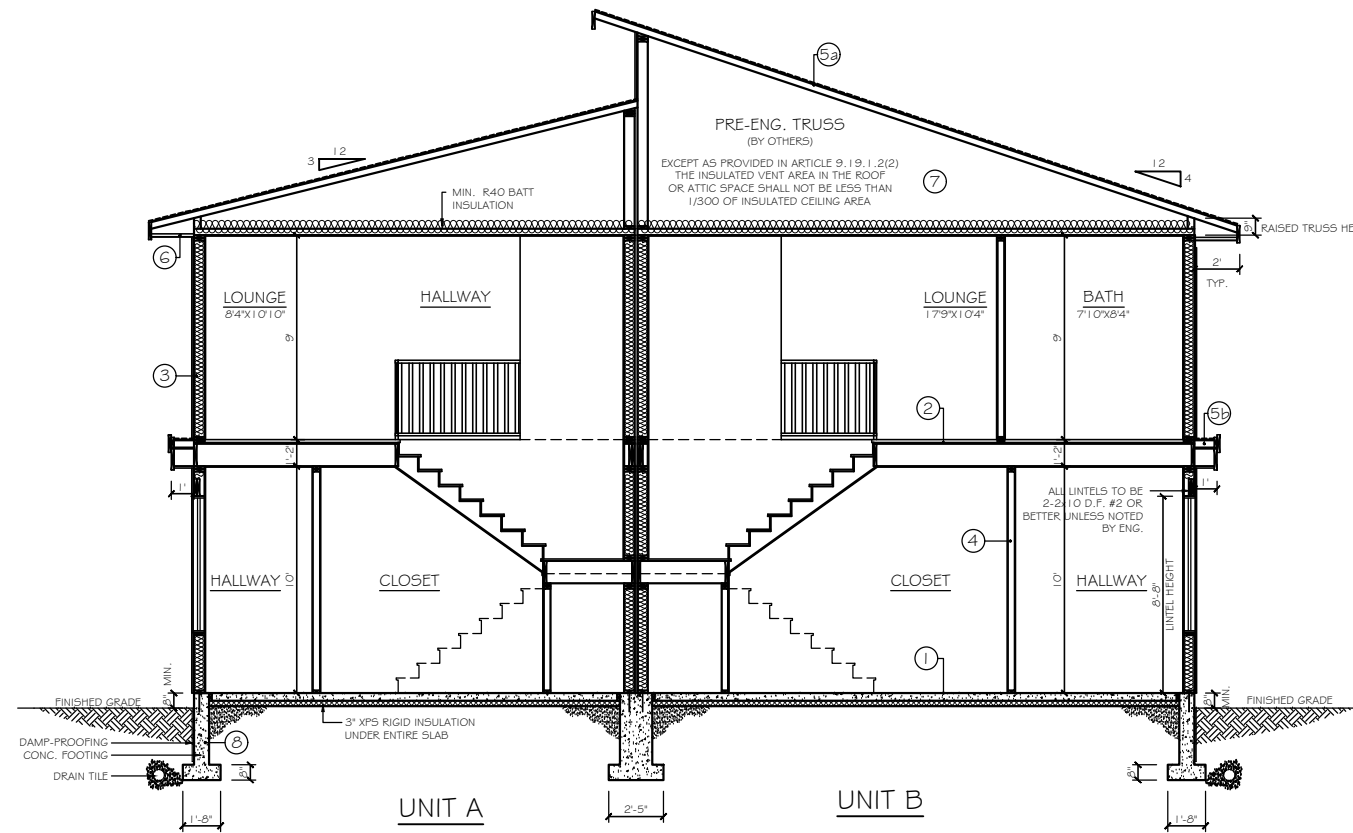
KING STREET



LANE

WILLIAMS STREET

SITE PLAN
SCALE: 1/8" = 1'



SECTION A-A
SCALE: 1/4" = 1'

RF ZONING

LOT AREA	7955 SQ. FT. 739 m ²
COVERED AREA (40%)	PERMITTED: 3182 SQ. FT. PROPOSED: 3168 SQ. FT.
PRINCIPAL BUILDING AREA	2531 SQ. FT.
DETACHED GARAGE AREA	637 SQ. FT.
TOTAL FLOOR AREA RATIO	NA 4538 SQ. FT.
TOTAL MAIN FLOOR AREA	NA 2325 SQ. FT.
TOTAL UPPER FLOOR AREA	NA 2214 SQ. FT.
UNIT 'A' TOTAL FAR	NA 2010 SQ. FT.
UNIT 'B' TOTAL FAR	NA 2528 SQ. FT.
SETBACKS	
FRONT YARD	4.5m 4.74m
INTERIOR SIDE	1.5m 1.50m
LANE STREET	4.5m 4.60m
REAR YARD	6.0m 13.88m
DECK AREA	
FRONT COVERED VERANDA	160 SQ. FT. 80 SQ. FT.
ALL OTHER COVID DECKS	140 SQ. FT. 103 SQ. FT.
TOTAL COVID DECK AREA	135 SQ. FT. 183 SQ. FT.
IMPERMEABLE CALCULATION	
PRINCIPLE BUILDING & DECK AREAS	2531 SQ. FT.
DRIVEWAY & SUITE PARKING AREA	405 SQ. FT.
WALKWAY AREA	919 SQ. FT.
TOTAL IMPERMEABLE AREA	3856 SQ. FT.

NOTES

- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.
- ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH COLUMBIA BUILDING CODE; 2018 EDITION
- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF CSA 3.A231 LATEST EDITION.
- CONCRETE STRENGTH AT 28 DAYS, MIN. 15 MPa, AND 20 MPa FOR FLOORS, AND 32 MPa FOR GARAGE SLABS
- ALL FRAMING AND NAILING SHALL CONFORM TO B.C.B.C. PART 9 AND DESIGN TO CSA LATEST EDITION.
- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
- WOOD TRUSSES SHALL BE DESIGNED AND SEALED BY P. ENG. REGISTERED IN B.C.
- ALL PLYWOOD SHALL BE DOUGLAS FIR AND CONFORM TO CSA 0121 LATEST EDITION.
- ALL NEW WINDOWS, DOORS AND SKYLIGHTS AND THEIR INSTALLATION SHALL COMPLY WITH NEW NAFS STANDARDS AND SPECIFICATIONS (9.7.4 B.C.B.C. 2018 EDITION)
- THE OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.
- PROTECTIVE GRATE ENCLOSURE CONFORMING TO 9.9.1.0.1.(5) TO BE INSTALLED OVER WINDOW WELLS
- WINDOW SEATS RAISED A MINIMUM OF 0.5m FROM THE FLOOR

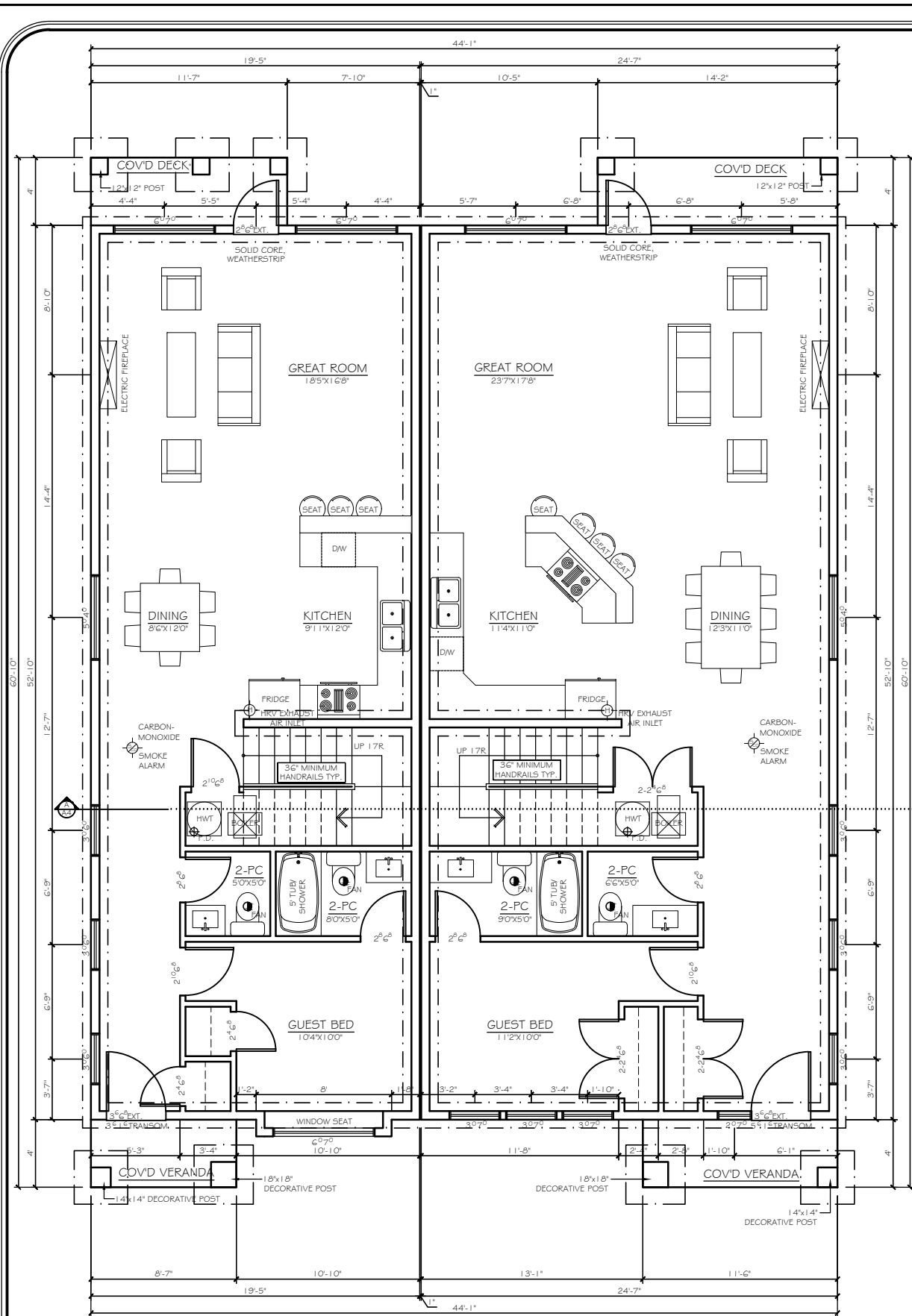
THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018.

TOORA HOME PLANS

TEL: (604) 951-4343 ADDRESS: 12968 - 107th AVE
 FAX: (604) 951-4373 SURREY, B.C. V3T 2E9
 EMAIL: toorahomes@gmail.com

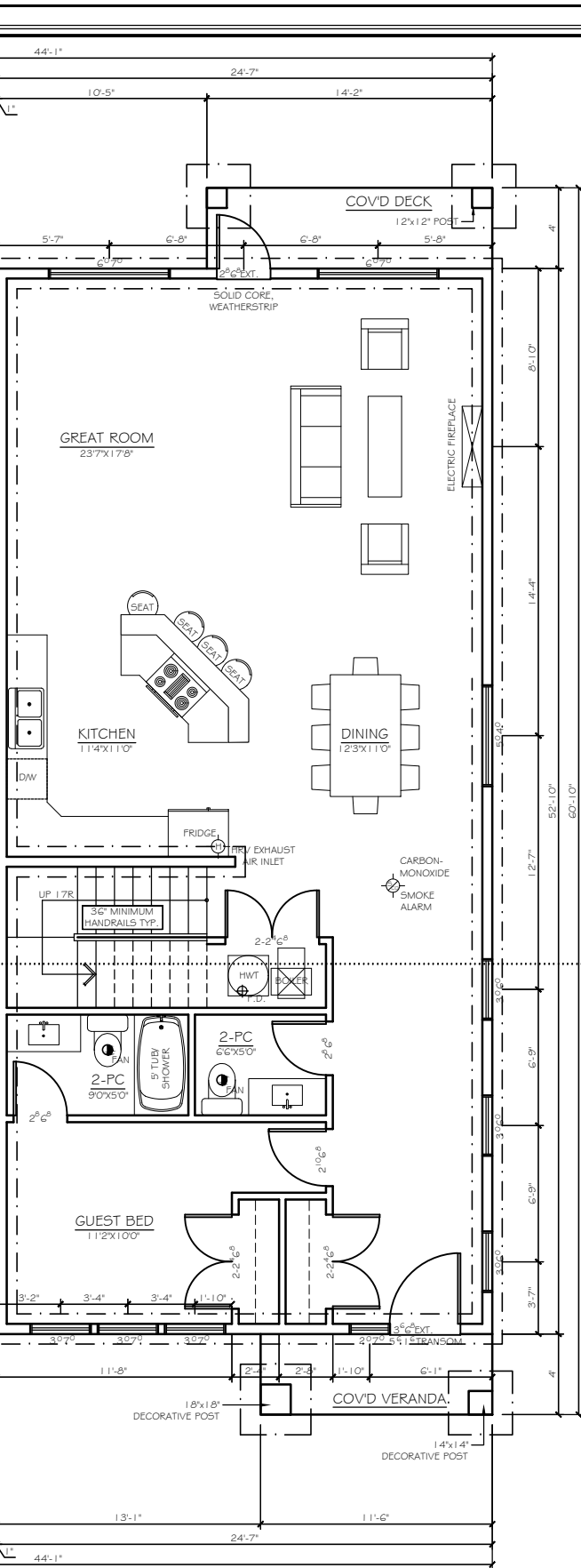
PROPOSED DUPLEX
 LOT 28 @ 156 WILLIAMS STREET
 KAMLOOPS, B.C.

TITLE	SITE PLAN	DESIGNER	RAJ TOORA
SCALE	1/8" = 1'	DRAWN BY:	
DATE:			



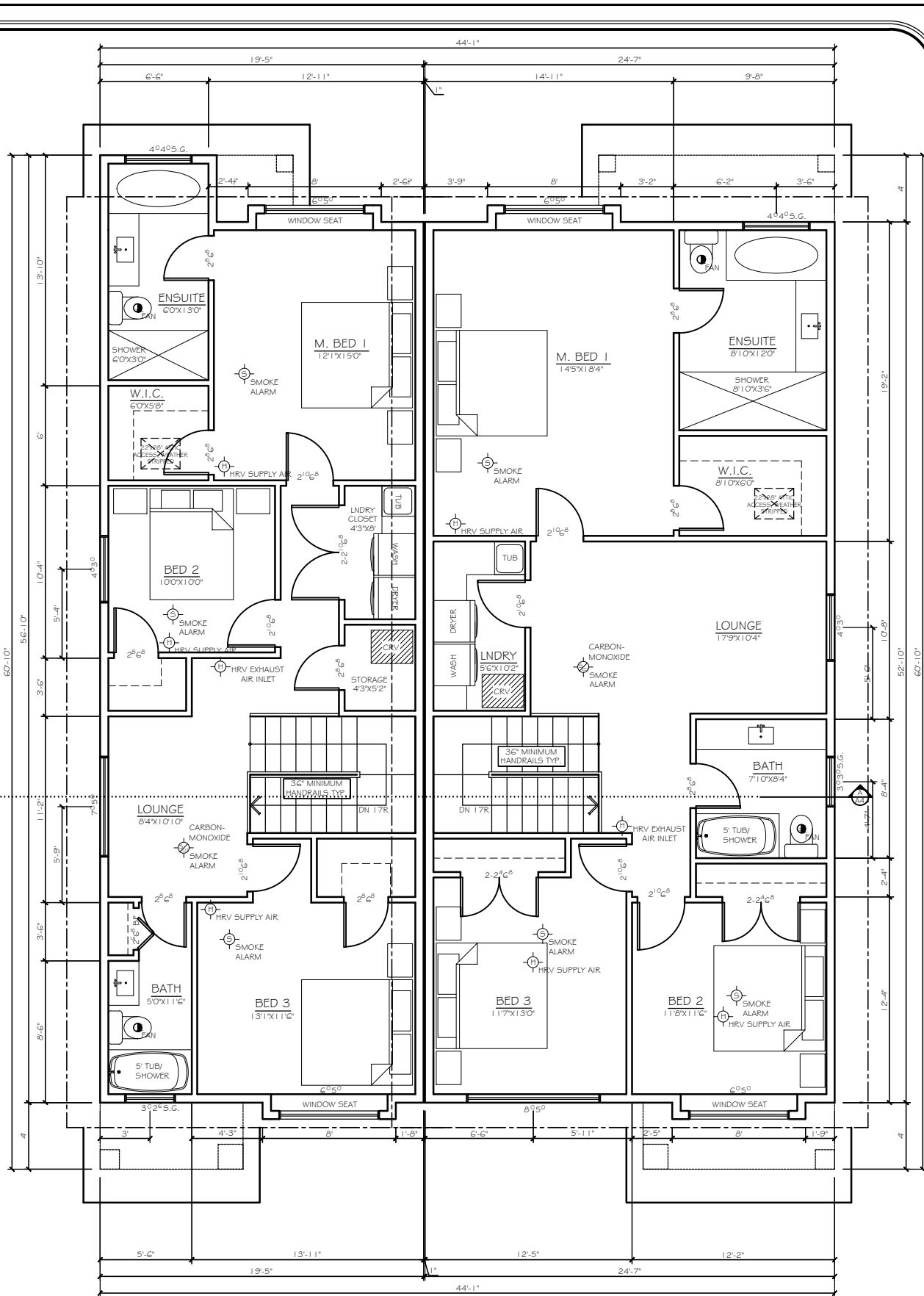
UNIT 'A'
MAIN FLOOR
SCALE: 1/4" = 1'

GROSS FLOOR AREA	1026 SQ. FT.
COVID DECK AREA	46 SQ. FT.
COVID VERANDA AREA	34 SQ. FT.



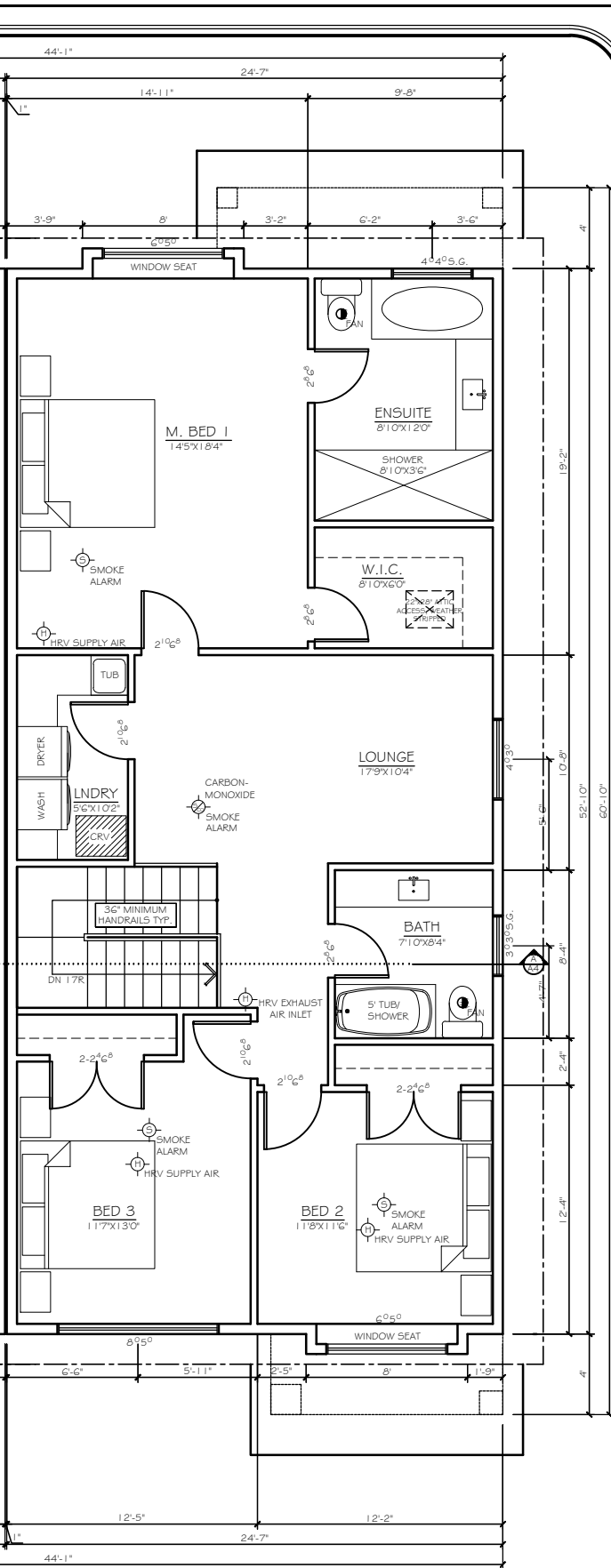
UNIT 'B'
MAIN FLOOR
SCALE: 1/4" = 1'

GROSS FLOOR AREA	1299 SQ. FT.
COVID DECK AREA	57 SQ. FT.
COVID VERANDA AREA	46 SQ. FT.



UNIT 'A'
UPPER FLOOR
SCALE: 1/4" = 1'

NET FLOOR AREA	984 SQ. FT.
OPEN LESS AREA	69 SQ. FT.
GROSS FLOOR AREA	1054 SQ. FT.



UNIT 'B'
UPPER FLOOR
SCALE: 1/4" = 1'

NET FLOOR AREA	1229 SQ. FT.
OPEN LESS AREA	69 SQ. FT.
GROSS FLOOR AREA	1299 SQ. FT.

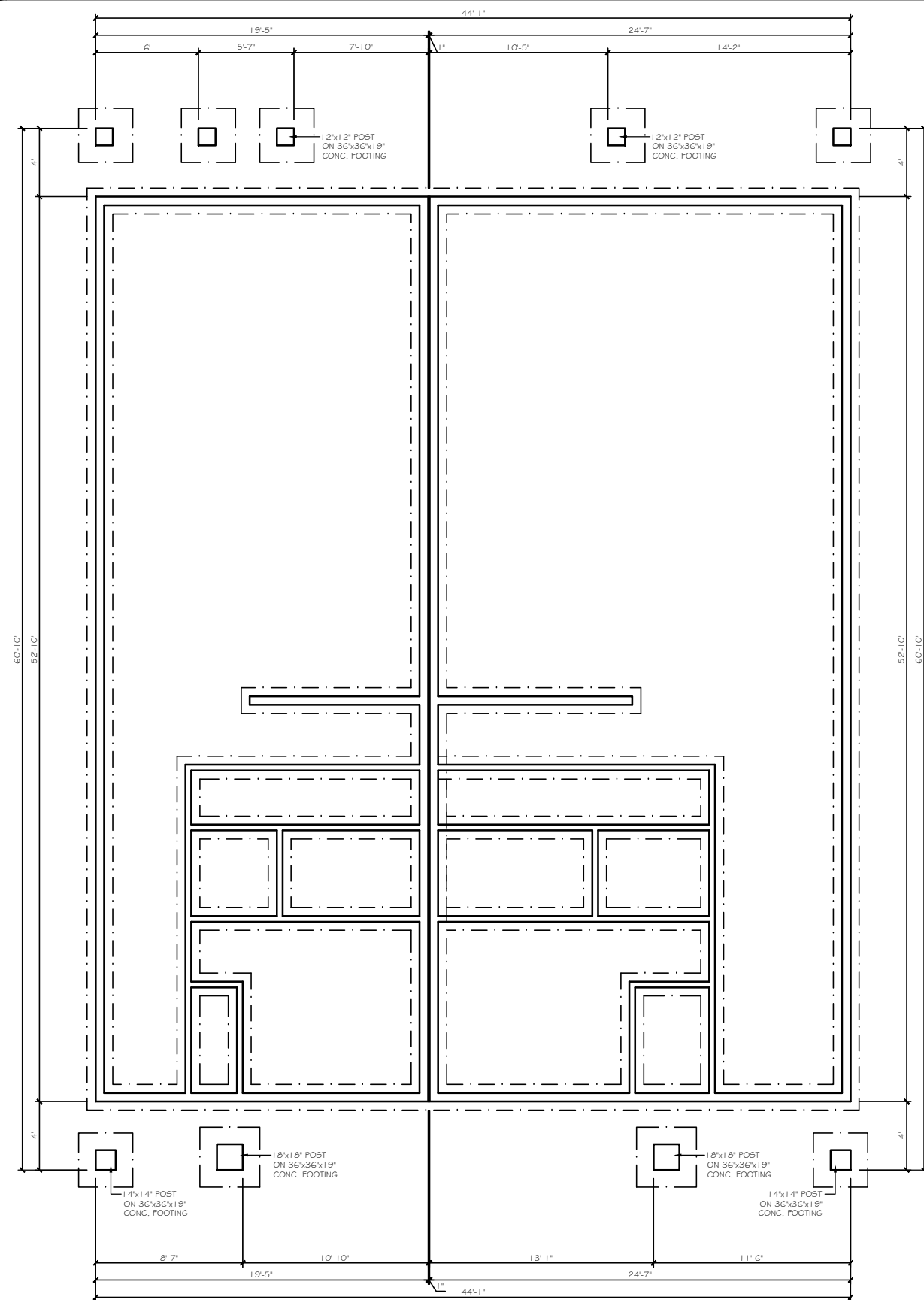
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PROPOSED DUPLEX
LOT 28 @ 156 WILLIAMS STREET
KAMLOOPS, B.C.

TITLE:	FLOOR PLANS	DESIGNER:	RAJ TOORA
SCALE:	1/4" = 1'	DRAWN BY:	
DATE:			



FOUNDATION PLAN
SCALE: 1/4" = 1'

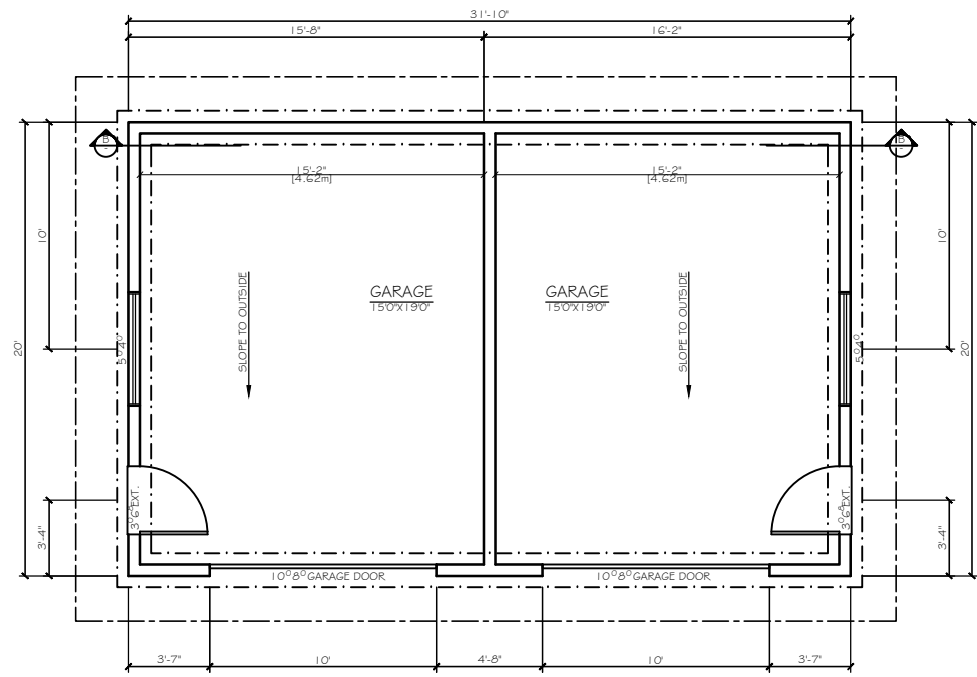
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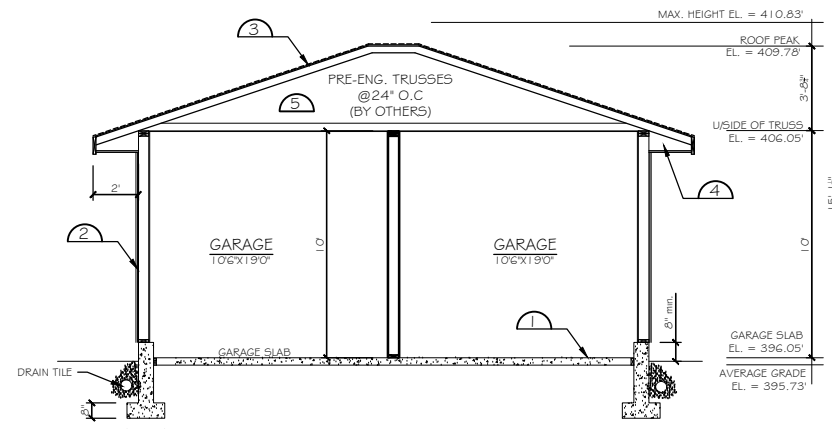
PROPOSED DUPLEX
LOT 28 @ 156 WILLIAMS STREET
KAMLOOPS, B.C.

TITLE:	FOUNDATION PLAN
SCALE:	1/4" = 1'
DESIGNER:	RAJ TOORA
DATE:	
DRAWN BY:	

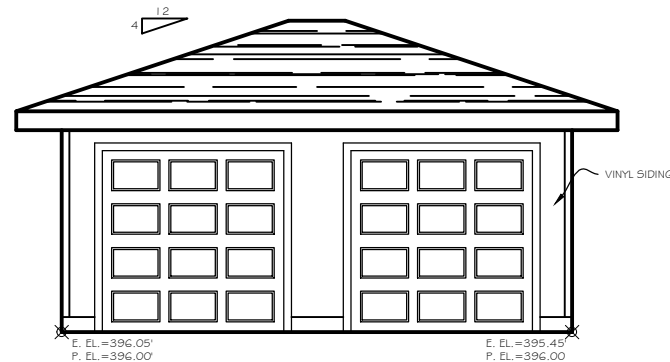


GARAGE PLAN
SCALE: 1/4" = 1'

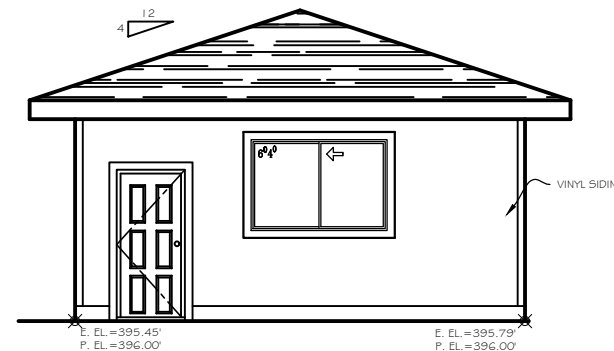
GROSS FLOOR 637 SQ. FT.



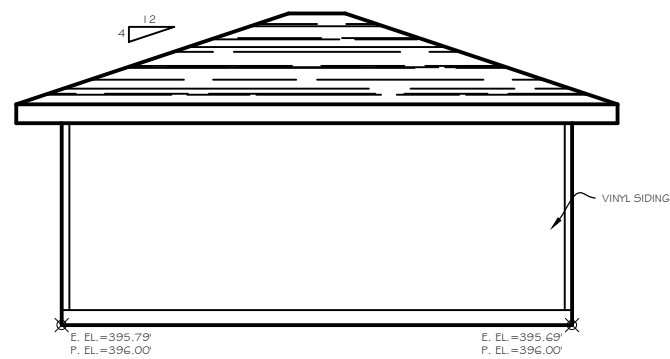
GARAGE SECTION B-B
SCALE: 1/4" = 1'



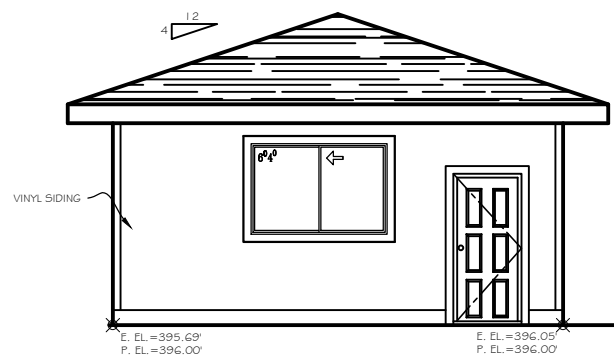
FRONT ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'



REAR ELEVATION
SCALE: 1/4" = 1'



LEFT ELEVATION
SCALE: 1/4" = 1'

LIMITING DISTANCE	7.50 m
TOTAL EXPOSED WALL AREA	*****
PERMITTED OPENING (97%)	*****
PROPOSED OPENING	24.0 SQ. FT.

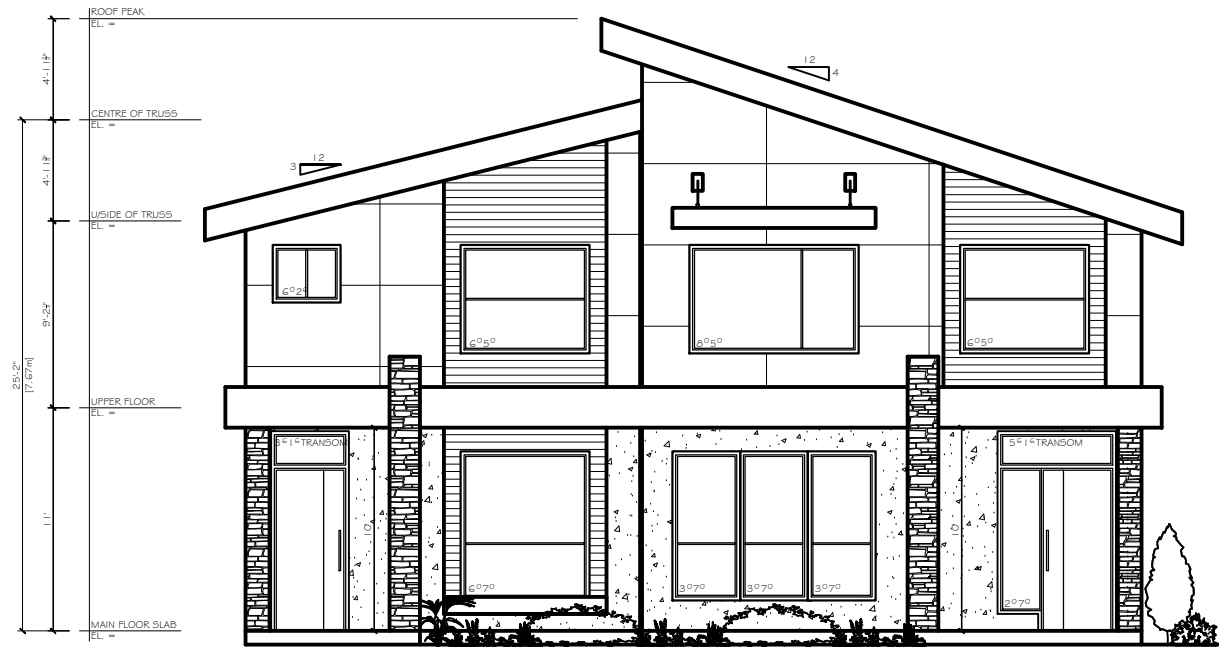
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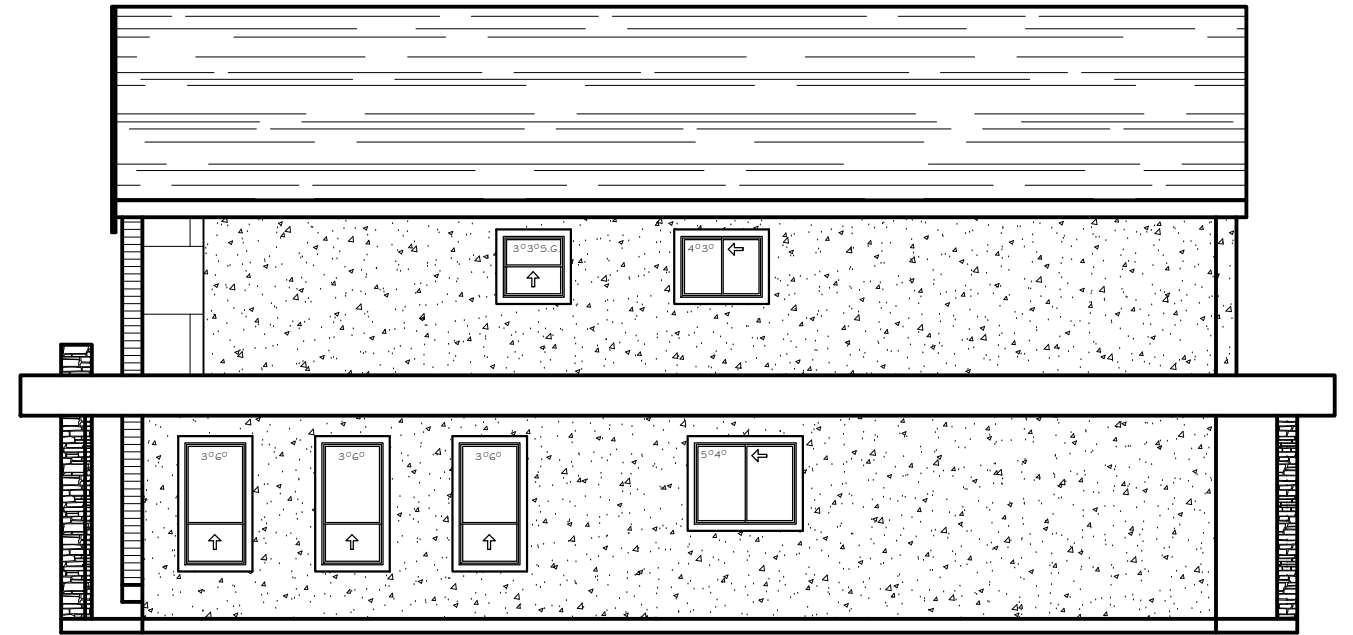
PROPOSED DUPLEX
 LOT 28 @ 156 WILLIAMS STREET
 KAMLOOPS, B.C.

TITLE	CROSS SECTION & GARAGE PLAN
SCALE	1/4" = 1'
DESIGNER	RAJ TOORA
DATE	
DRAWN BY	

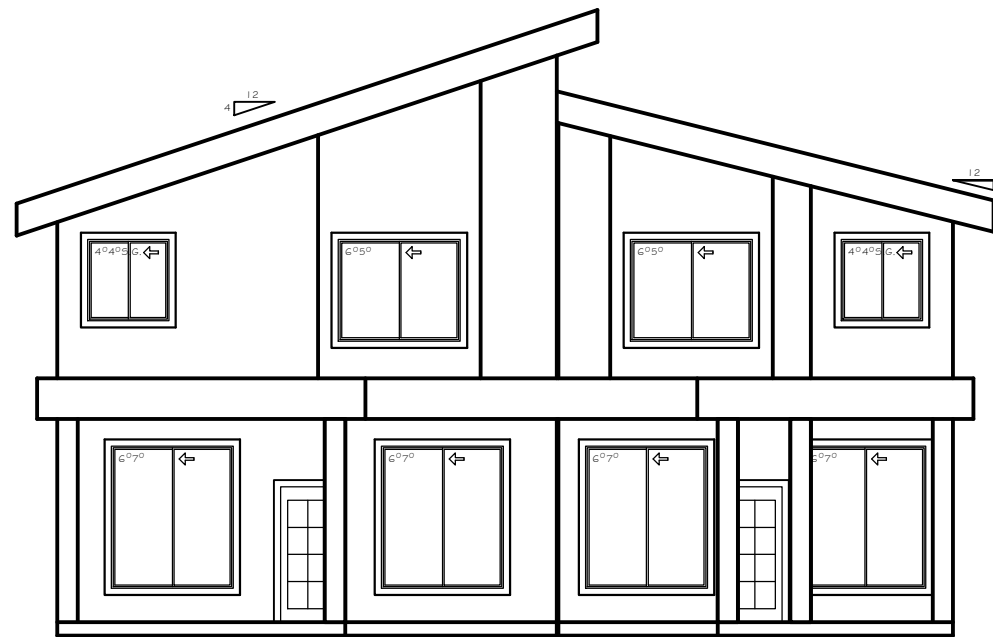


UNIT 'A'
SOUTHEAST ELEVATION
(FRONT)
SCALE: 1/4"=1'

UNIT 'B'
SOUTHEAST ELEVATION
(FRONT)
SCALE: 1/4"=1'

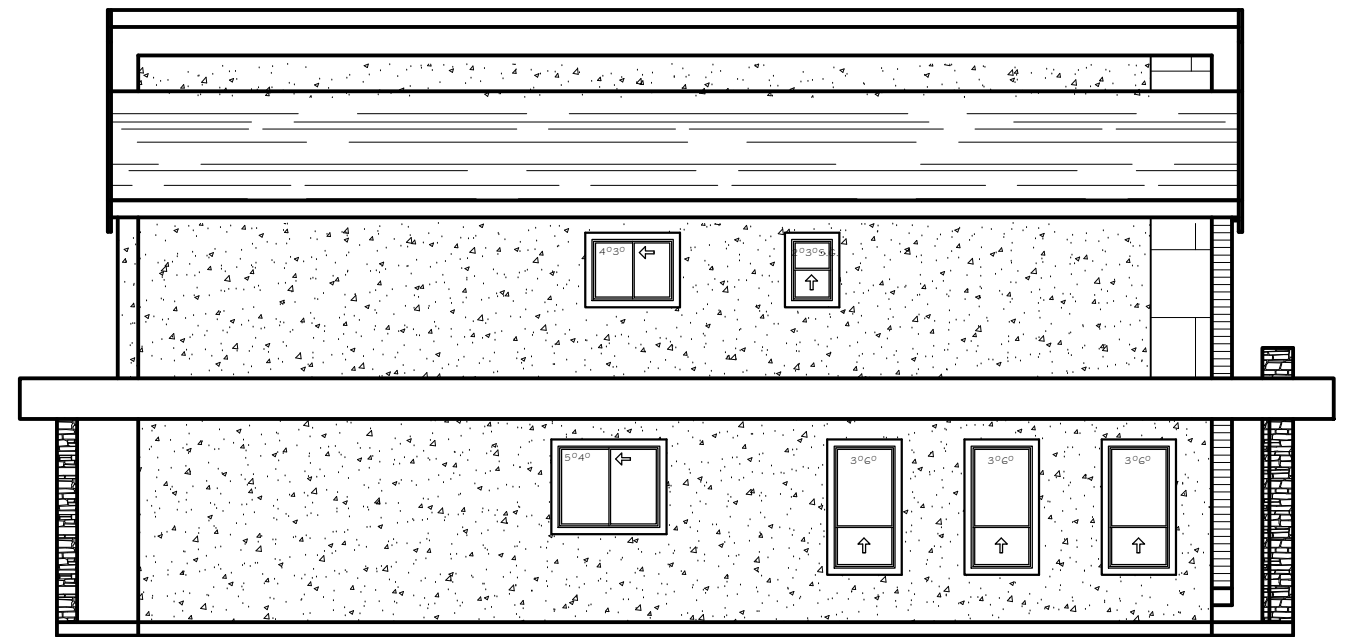


UNIT 'B'
NORTHEAST ELEVATION
(RIGHT)
SCALE: 1/4"=1'



UNIT 'B'
NORTHWEST ELEVATION
(REAR)
SCALE: 1/4"=1'

UNIT 'A'
NORTHWEST ELEVATION
(REAR)
SCALE: 1/4"=1'



UNIT 'A'
SOUTHWEST ELEVATION
(LEFT)
SCALE: 1/4"=1'