

Planner Initials AF

PRIMARY BUILDING FOOTPRINT	=	2210 SQ.FT.
SECONDARY BUILDING FOOTPRINT	=	940 SQ.FT.
<hr/>		
TOTAL FOOTPRINT	=	3150 SQ.FT.
TOTAL LOT SQ.FT.	=	15,155 SQ.FT.
<hr/>		
TOTAL COVERAGE	=	20.79%

SCALE: 1/8" = 1'

****NOTE****
CONTRACTOR TO CONFIRM
DIM PRIOR TO CONST.



SUITE AREA: 719 SQ. FT. OR 66.8m²
GARAGE AREA: 222 SQ. FT. OR 20.62m²

$$\frac{2}{3}$$

DATE : FEB-07-2018

SITE PLANS

NANCI RESIDENCE

3596 CASORSO RD

UNIT 203 - 1889 SPALL RD.

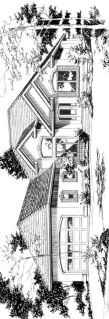
Kelowna BC V1Y 4R2

Bus: (250) 717-3415

Cell: (250) 258-7819
e-mail: mullinsdrafting@shaw.ca

MULLINS

DRAFTING & DESIGN



3596 Casorso Rd

Additional landscaping



LOT # 18
1407.94m²

ATTACHMENT B

This forms part of application
Z18-0012

Planner
Initials

AF

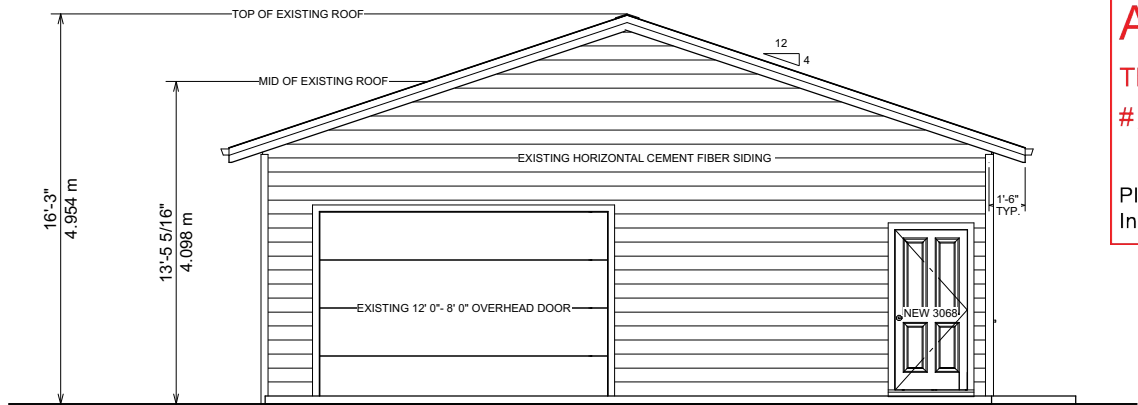
City of
Kelowna
COMMUNITY PLANNING



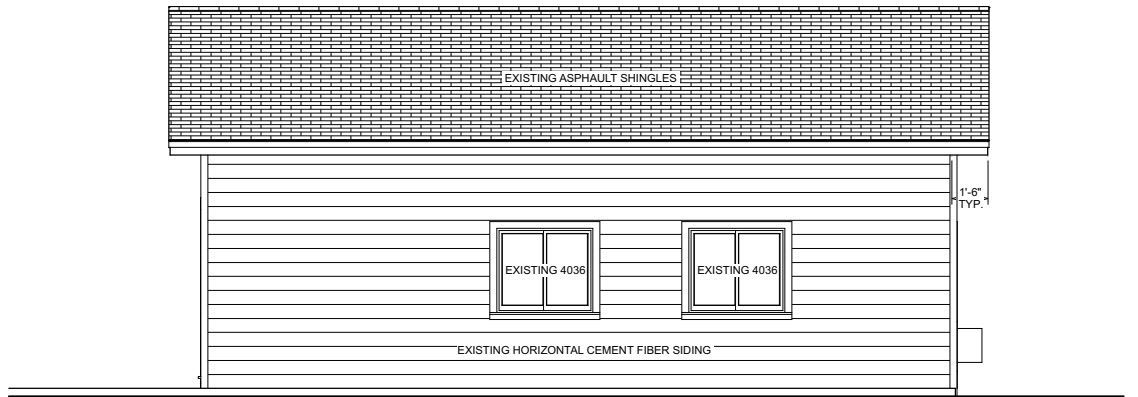
CASORSO ROAD



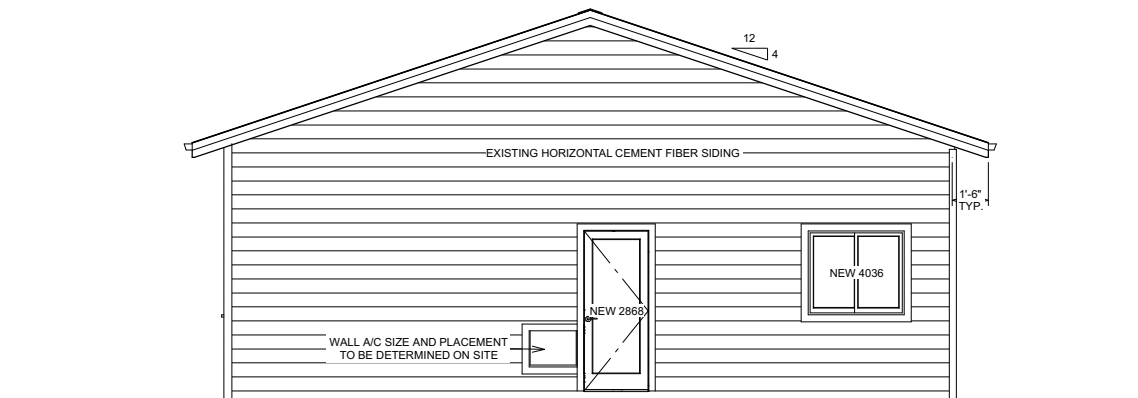
The hedge in the photo is on the south side of the property line. The proposed vegetative matter for the front of the property line is expected to be the same. The alternative are Karl Foerster grasses as shown above.



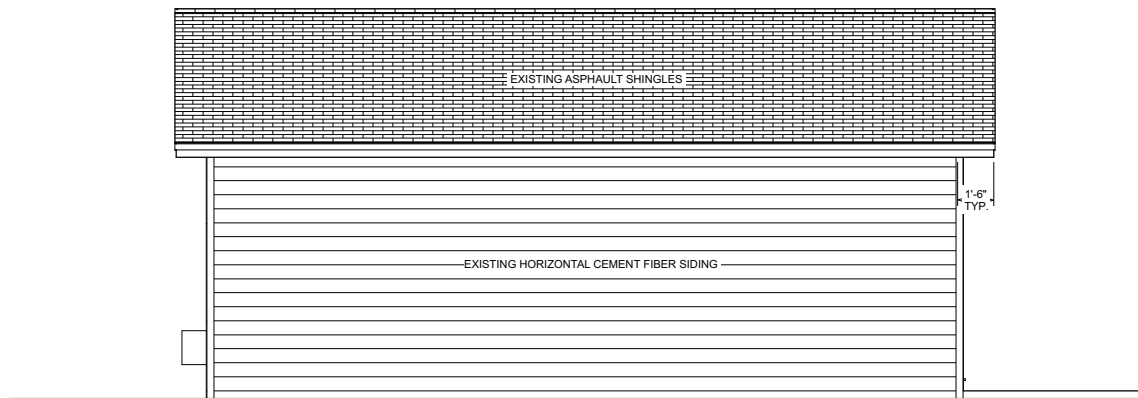
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



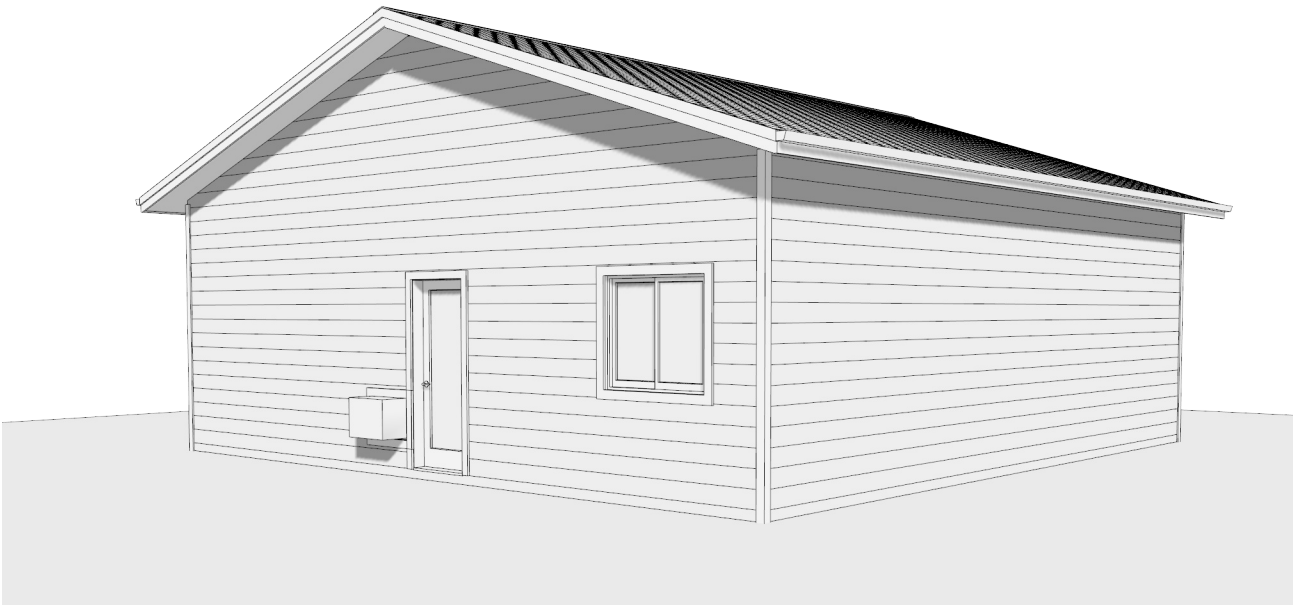
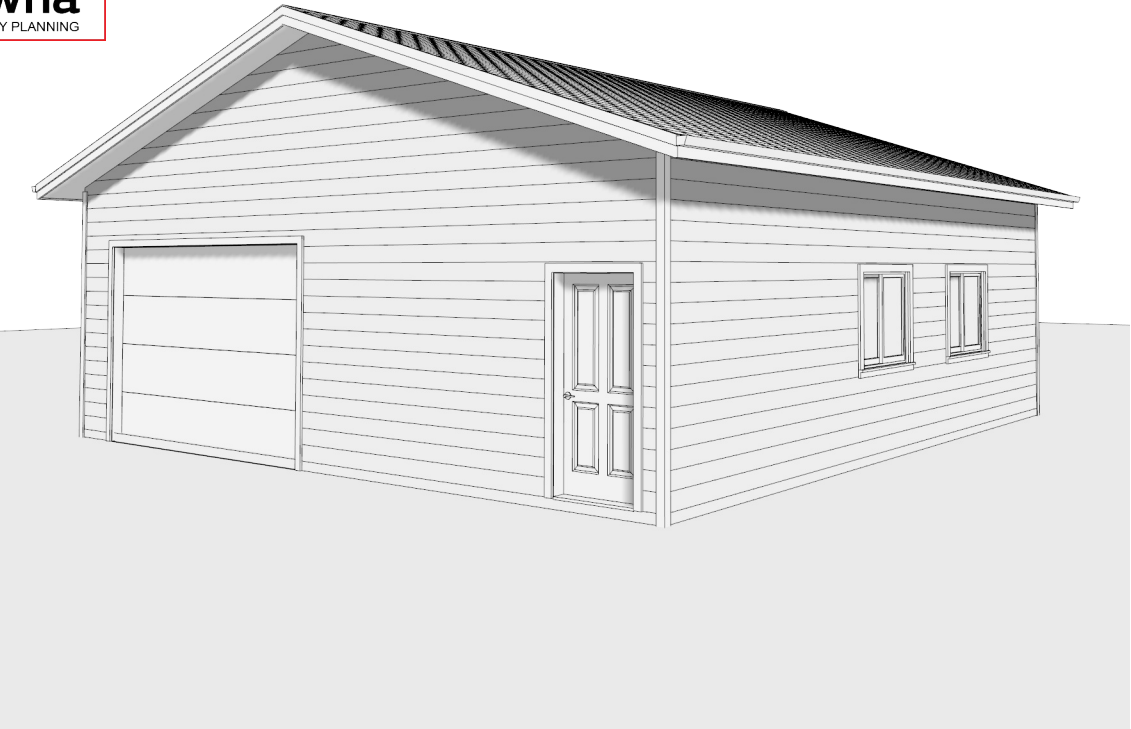
LEFT ELEVATION

ATTACHMENT **C**

This forms part of application
Z18-0012

Planner
Initials **AF**

City of
Kelowna
COMMUNITY PLANNING



- GENERAL NOTES**
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
 - BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SITING OF THE BUILDING TO CONFORM WITH NECESSARY SETBACKS.
 - ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE DRAWINGS WE CANNOT ELIMINATE THE POSSIBILITY OF HUMAN ERROR, THEREFORE MULLINS DRAFTING & DESIGN WILL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS.

ROOF
EXISTING ROOF
R-50 INSULATION
6 MIL UV POLY
5/8" DRYWALL

EXT. WALL
EXISTING EXTERIOR WALL
R-22 BATT INSULATION
6 MIL UV POLY
1/2" DRYWALL

INT. WALL
2x4 STUDS 16" o/c
1/2" DRYWALL BOTH SIDES

FLOOR SYSTEM
3/4" T&G SHEETING
2x6" FLOOR JOIST @ 16" O/C

FOUNDATION
EXISTING FOUNDATION
CONC. SLAB
EXISTING 4" CONC. SLAB
SOFFIT & FASCIA
EXISTING SOFFIT & FASCIA

****NOTE****
CONTRACTOR TO CONFIRM
DIM PRIOR TO CONST.

SHEET NUMBER

1/3

SCALE: 1/4" = 1'

DATE : FEB-07-2018

ELEVATION VIEWS

PROPOSED PROJECT FOR

NANCI RESIDENCE

3596 CASORSO RD

UNIT 203 - 1889 SPALL RD.

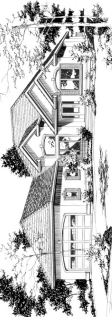
Kelowna BC V1Y 4R2

Bus: (250) 717-3415

Cell: (250) 258-7819

e-mail: mullinsdrafting@shaw.ca

MULLINS
DRAFTING & DESIGN



CITY OF KELOWNA

MEMORANDUM

Date: February 2, 2018
File No.: Z18-0012
To: Community Planning (AF)
From: Development Engineering Manager (JK)
Subject: 3596 Casorso Road

RU1 to RU1c

Carriage House

ATTACHMENT D

This forms part of application

Z18-0012

Planner
Initials

AF



Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box must be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate inquiry's please contact Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

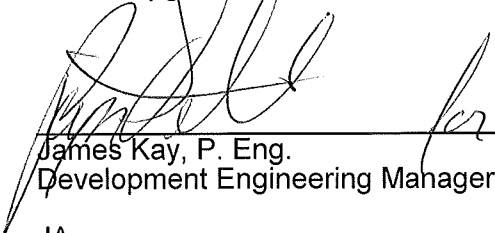
3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access permissible is one (1) 6m wide as per bylaw

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.


James Kay, P. Eng.
Development Engineering Manager

JA