

**SITE PLAN OF LOT 2 DISTRICT LOT 3866
OSOYOOS DIVISION YALE DISTRICT PLAN 30253**

PID: 001-865-447
CLIENT: MAGNOLIA ACRE CO.
CIVIC ADDRESS: 1018 WEST KELOWNA ROAD, WEST KELOWNA

HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(CSRS)
VERTICAL DATUM: CGVD28 (DERIVED FROM CANNET ACTIVE CONTROL STATION BC_KELOWNA)

DATE OF FIELD SURVEY: FEBRUARY 16, 2023

REFER TO THE CURRENT STATE OF TITLE FOR CHARGES, LIENS, AND INTERESTS AFFECTING THIS LAND.



LEGEND

- Subject Property
- Major Contour (1.0m)
- Minor Contour (0.2m)
- Top Slope
- Bottom Slope
- Cleanout
- Culvert
- Irrigation Box
- Junction Box
- Communication Manhole
- Pedestal
- Transformer
- Tree
- Asphalt
- Fence

- New fence
- New/ Proposed carriage home
- New 3 spot Parking Area (20' x 30')



16
PLAN 28354

3
PLAN 30253

2
PLAN 30253
Area - 0.108 ha

1
PLAN 30253



THIS PLAN WAS PREPARED FOR DESIGN PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. BOUNDARIES SHOWN ARE SUBJECT TO CHANGE WITH LEGAL SURVEY. VECTOR GEOMATICS LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF REPRODUCTION, TRANSMISSION, OR ALTERATION TO THIS DOCUMENT WITHOUT THE CONSENT OF VECTOR GEOMATICS LAND SURVEYING LTD.

VECTOR
GEOMATICS LAND SURVEYING LTD.
111-810 Clement Ave
Kelowna, B.C. V1Y 7C9
Ph.: (250) 868-0172
www.vectorgeomatics.com

File: 2301850R0 Date: 2023-02-24
Drafted by: CM Checked by: AD

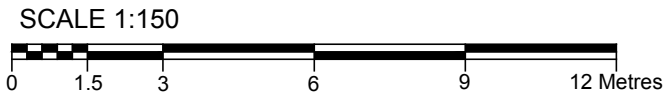
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File: 2301850R0 Date: 2023-02-24
Drafted by: CM Checked by: AD

19-00

PLAN OF SUBDIVISION OF PART OF DISTRICT LOT 3866, O.D.Y.D. EXCEPT PLANS 21285, 22462, 22997, 24396, 26206 AND 28354

SCALE 1 : 1000

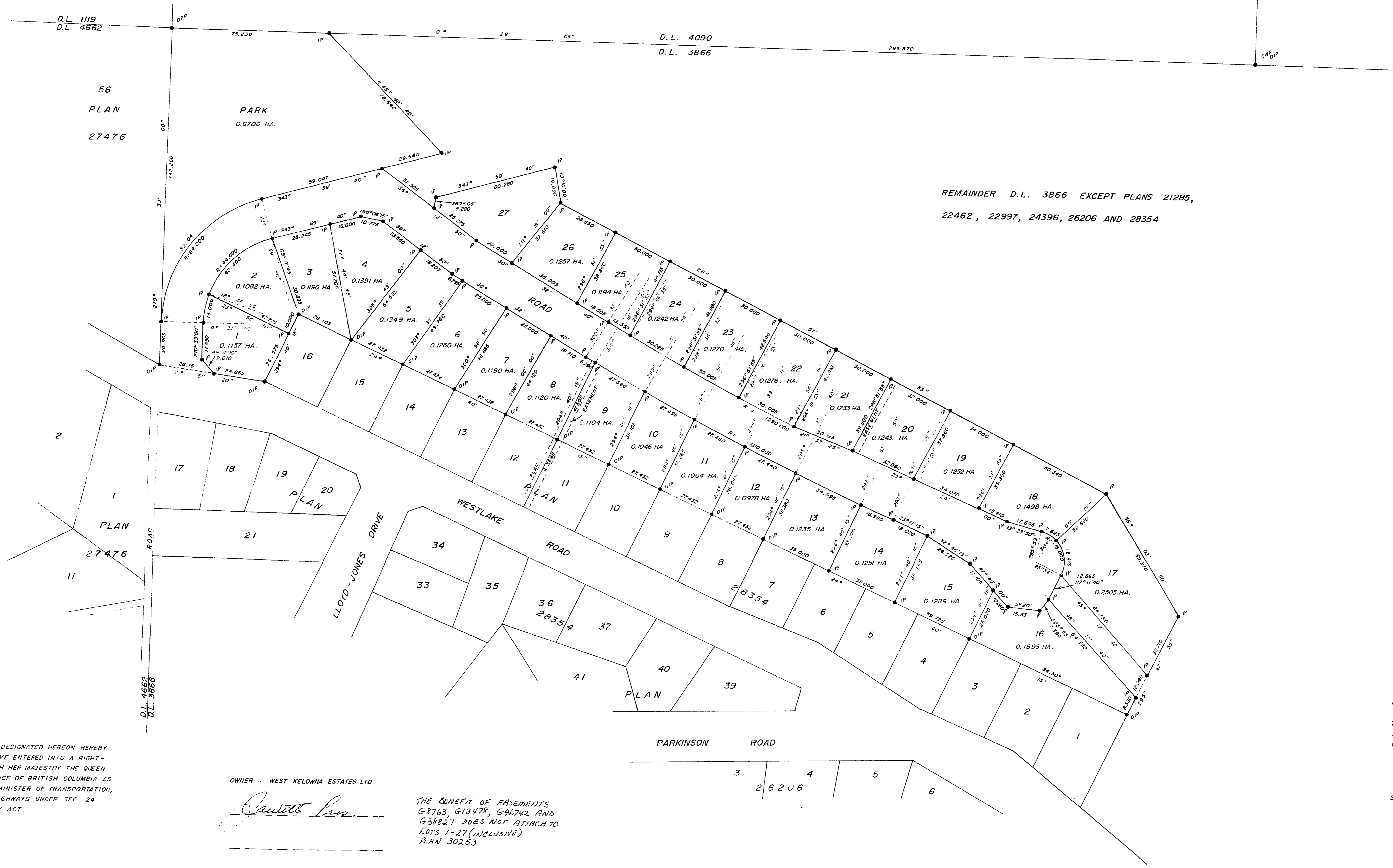
PLAN NO. 30253

DEPOSITED IN THE LAND REGISTRY OFFICE AT KAMLOOPS, B.C. THIS 18th DAY OF SEPT 1979

J.C. Kroes REGISTRAR

for N/A

24/10/79



THE REGISTERED OWNER DESIGNATED HEREON HEREBY DECLARE THAT THEY HAVE ENTERED INTO A RIGHT-OF-WAY AGREEMENT WITH HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTER OF TRANSPORTATION, COMMUNICATIONS & HIGHWAYS UNDER SEC. 24 OF THE LAND REGISTRY ACT.

OWNER: WEST KELOWNA ESTATES LTD.

[Signature]

THE BENEFIT OF EASEMENTS G2763, G1347R, G46742 AND G38827 DOES NOT ATTACH TO LOTS 1-27 (INCLUSIVE) PLAN 30253

LEGEND
BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM PLAN 28354
● OIP - IRON POST FOUND
● IP - IRON POST SET
● OPP - PIPE POST FOUND
● OWP - WOODEN POST FOUND
ALL DISTANCES ARE IN METRES

APPROVED UNDER THE LAND REGISTRY ACT THIS 4th DAY OF September 1979

[Signature]
APPROVING OFFICER FOR THE MINISTRY OF HIGHWAYS AND PUBLIC WORKS
FILE NEL (101)

I, C.W. GEHUE OF THE CITY OF KELOWNA, BRITISH COLUMBIA LAND SURVEYOR, MAKE OATH AND SAY THAT I WAS PRESENT AT AND DID PERSONALLY SUPERINTEND THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT THE SAID SURVEY WAS COMPLETED ON THE 21st DAY OF JUNE, 1979.

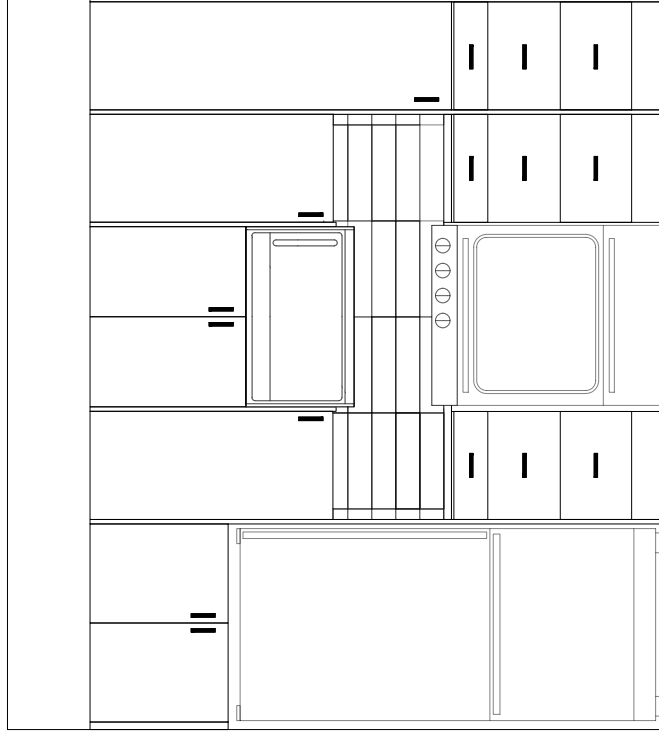
[Signature]
B.C.L.S.

SWORN BEFORE ME THIS 2nd DAY OF JUNE 1979

[Signature]
COMMISSIONER FOR TAKING AFFIDAVITS FOR BRITISH COLUMBIA
R.T. SMITH

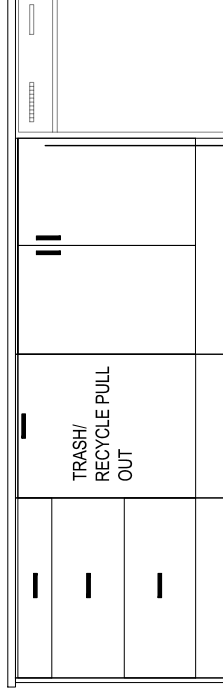
GEHUE AND ARTHUR
B. C. LAND SURVEYORS
101-1433 ST. PAUL ST. KELOWNA

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF CENTRAL OKANAGAN



KITCHEN- VIEW 1

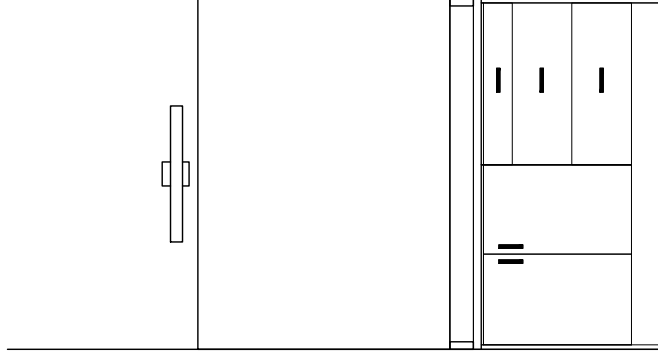
CABINETS WALL AND BASE: AGT FLAT PANEL MELAMINE
 CABINETS ISLAND: TAFISA FLAT PANEL MELAMINE
 HARDWARE: MARATHON CB9781-160-BLK
 TOE-KICK: 3/4" X 4 3/4" MATERIAL TO MATCH
 COUNTER: QUARTZ COLOR TBD
 KITCHEN SINK: MABE-EK
 TILE: FULL HEIGHT 4"x16" STRAIGHT LAY
 COLOR: WHITE
 GROUT COLOR: FROST



KITCHEN- ISLAND

ISLAND SIDE VIEW

CABINETS: AGT FLAT PANEL MELAMINE
 HARDWARE: MARATHON CB9781-160-BLK
 TOE-KICK: 3/4" X 4 3/4" MATERIAL TO MATCH
 COUNTER: QUARTZ COLOR TBD - INTEGRAL SIDE AND BACK
 SPLASHES
 SINK: KASU-SC



MAIN BATH

CABINETS: AGT FLAT PANEL MELAMINE
 HARDWARE: MARATHON CB9781-160-BLK
 TOE-KICK: 3/4" X 4 3/4" MATERIAL TO MATCH
 COUNTER: QUARTZ COLOR TBD - INTEGRAL SIDE AND BACK
 SPLASHES
 SINK: KASU-SC



LAUNDRY

Carrie Blankeil

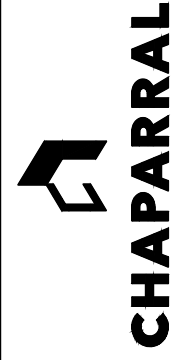
REVISIONS

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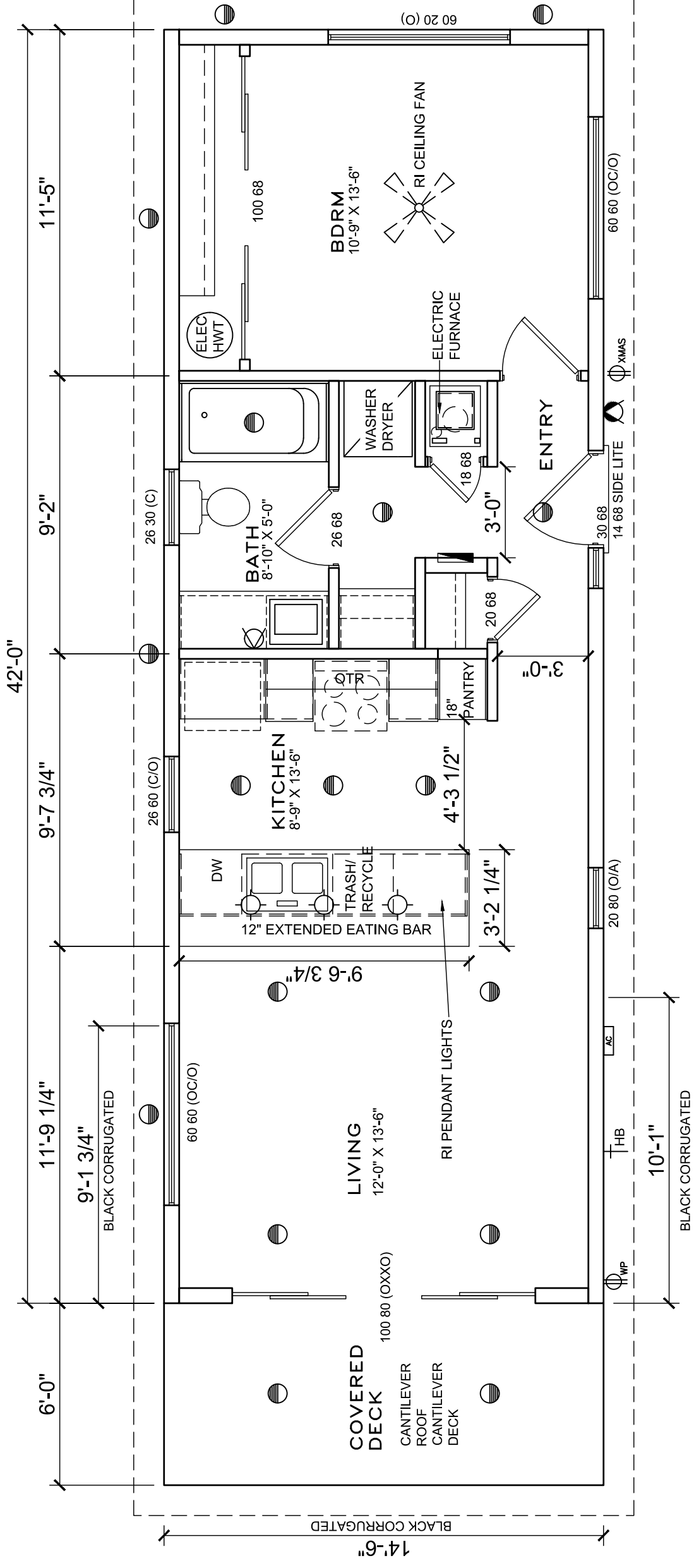
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 PERMISSION

DRAWN BY: SALES: SB		ESTIMATE:	CHK'D BY:	ISSUED:	SCALE:	AREA:
				MAR 27 2023	3/8" = 1'-0"	609 SQ.FT

PINNELL RESIDENCE RESIDENCE
 MILLWORK ELEVATION
 CHPM2



Carrie Blankail



NUMBER	DATE	NUMBER	DATE	REVISIONS

FLR	<input type="checkbox"/>	DIM R	<input type="checkbox"/>	PROD	<input type="checkbox"/>
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COPYRIGHT		PINNELL RESIDENCE		CHPAO	
THIS DRAWING IS THE COPYRIGHT OF CHAPARRAL INDUSTRIES (86) INC. AND SHALL NOT BE USED OR DUPLICATED WITHOUT WRITTEN PERMISSION		FLOOR PLAN		AREA: 609 SQ.FT	
DRAWN BY: SALES: SB		ESTIMATE: CHK'D BY:		SCALE: 1/4" = 1'-0"	
		ISSUED: MARCH 27 2023			

ROOF SYSTEM

- POLYGLASS ROOFING
- 15/32" O.S.B. SCREWED
- PRE-ENGINEERED SHED TRUSSES, 24" O.C.
- R28 FG BATT INSULATION
- 6mil VAPOR BARRIER
- 1/2" GYPROC SCREWED, TAPED & PAINTED
- 12" VENTED EAVES / SOFFIT / FASCIA

EXTERIOR WALL SYSTEM

- 7/8" CORRUGATED STEEL SIDING
- HARDIE PANEL BOARD AND BATTEN 16" O.C.
- TYVEK HOUSE WRAP
- 7/16" O.S.B.; GLUED & STAPLED
- 2x6 STUDS 16" O.C., DOUBLE TOP PLATE
- R24 FG INSULATION
- 6mil VAPOR BARRIER
- 1/2" GYPROC; SCREWED & TAPED

INTERIOR WALL SYSTEM

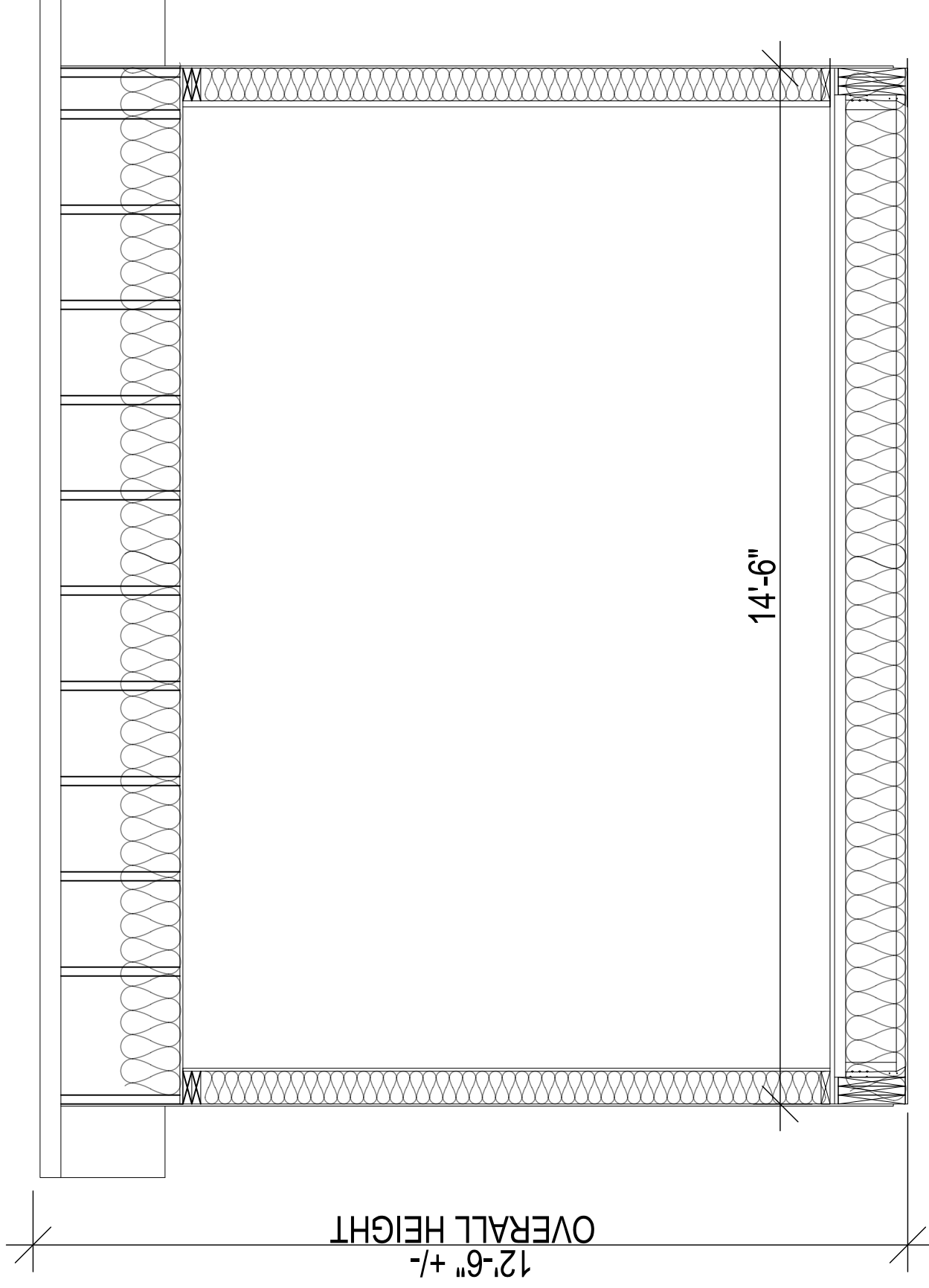
- 1/2" GYPROC; SCREWED & TAPED
- 2x4 STUDS / 2x6 AS REQUIRED
- 1/2" GYPROC; SCREWED & TAPED

FLOOR SYSTEM

- 7/16" OSB UNDERSHEETING C/W ASPHALT UNDERCOATING
- PRE-ENGINEERED 11-7/8" I-JOISTS / JOIST HANGERS
- TRIPLE 2x12 SIDE RAILS, DOUBLE 2x12 END RAILS
- 3/4" PLY T&G SUBFLOOR; GLUED & SCREWED
- VINYL PLANK FLOORING

FOUNDATION WALL SYSTEM

- TIMBER CRIBS ON PRESSURE TREATED PADS



Carrie Blankeil

REVISIONS

NUMBER	DATE	NUMBER	DATE	DWG. DIST.	FLR	DIM R	PROD
					PLG	ELEC	PURC
					DIM W	HTG	P/A
					DIM P		

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PINNELL RESIDENCE RESIDENCE SECTION

DRAWN BY: SALES: SB
 ESTIMATE:
 CHKD BY:
 ISSUED: MAR 27 2023

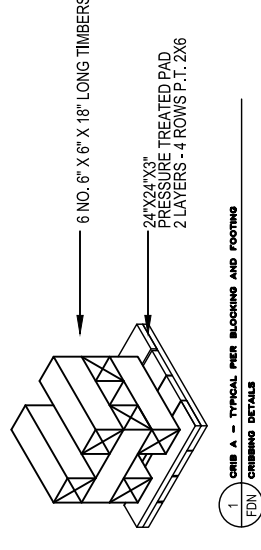
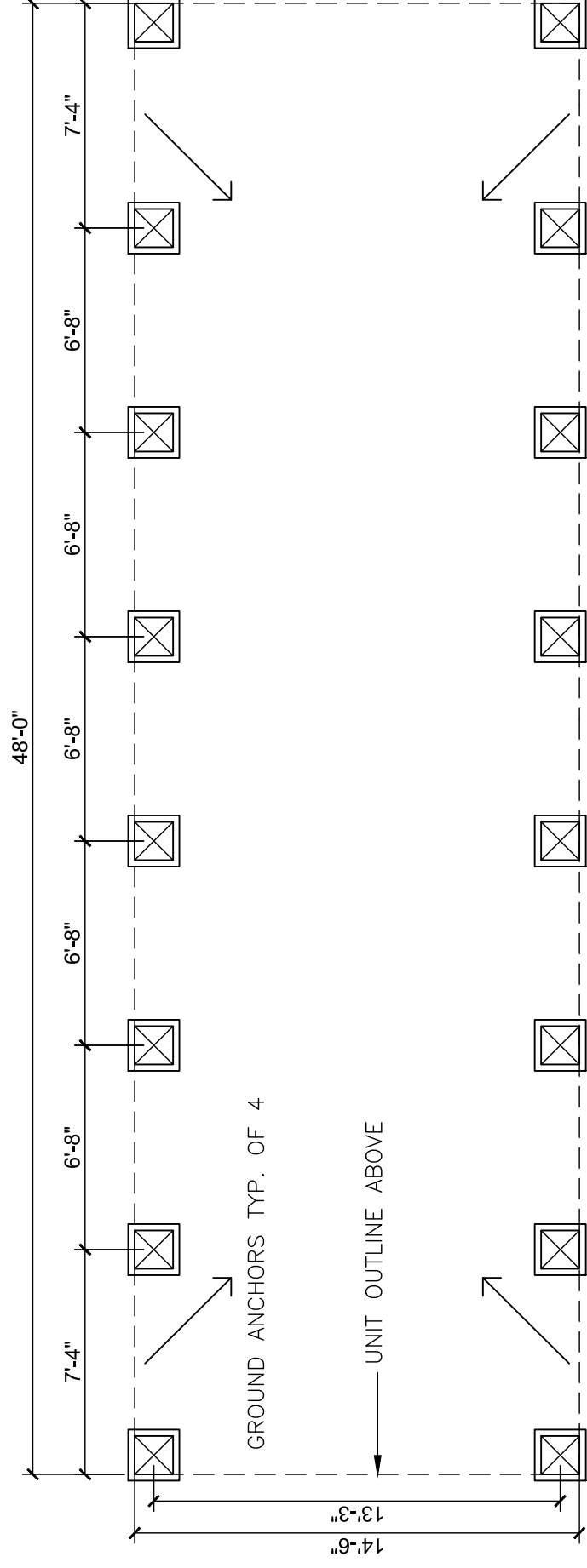
CHPA0.1

SCALE: 1/2" = 1'-0"
 AREA: 609 SQ.FT



CHAPARRAL

Carrie Blankeil



1 CRIE PIER BLOCCING AND FOOTING
FDN
CRIBBING DETAILS

SUGGESTED PIER BLOCCING LAYOUT

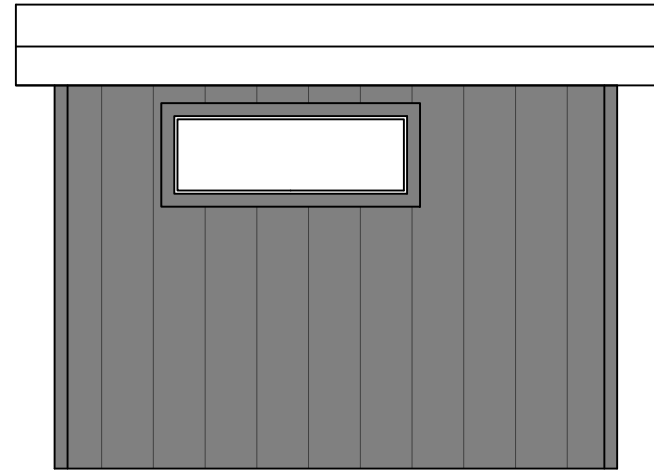
NOTE: THE OWNER SHALL ENSURE THE SITE IS LEVEL, GRADED, DRAINED, AND COMPACTED WITH A GRANULAR INORGANIC MATERIAL. GROUND COVER MUST BE PLACED, AND EXTEND 6" PAST THE SIDES OF THE BUILDING PRIOR TO CRIE INSTALLATION. SKIRTING WILL REQUIRE VENTILATION.

NUMBER	DATE	NUMBER	DATE	DWG. DIST.	FLR	DIM R	PROD	REVISIONS
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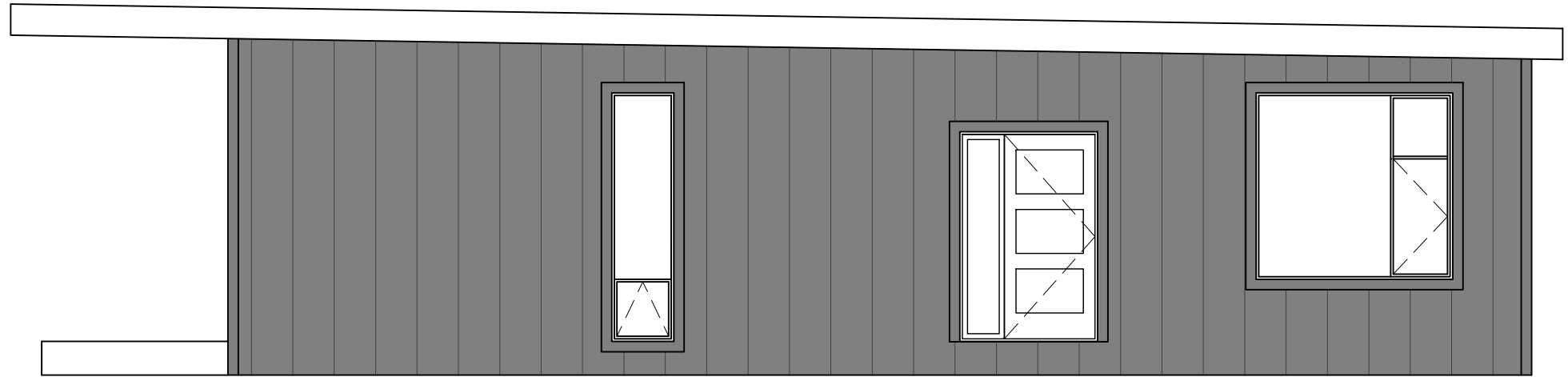
PINNELL RESIDENCE RESIDENCE BLOCCING LAYOUT				CHPA0.2
DRAWN BY: SALES: SB	ESTIMATE:	CHK'D BY:	ISSUED: MAR 27 2023	SCALE: 3/16" = 1'-0"
			AREA: 609 SQ.FT	

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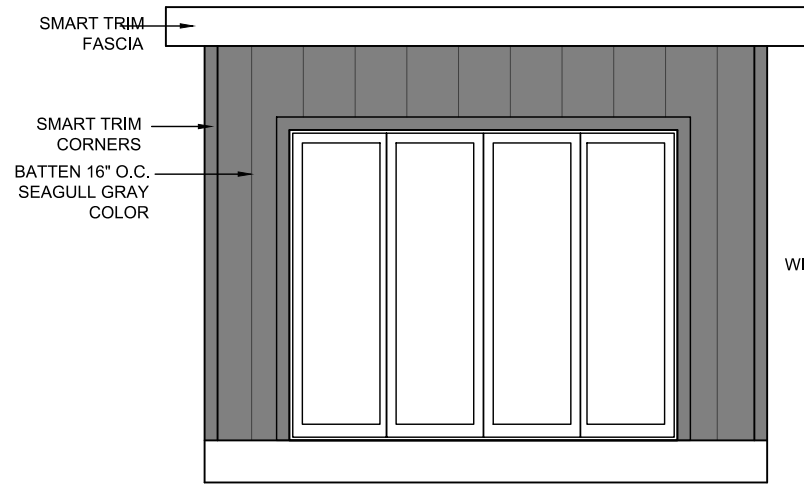
CHAPARRAL	



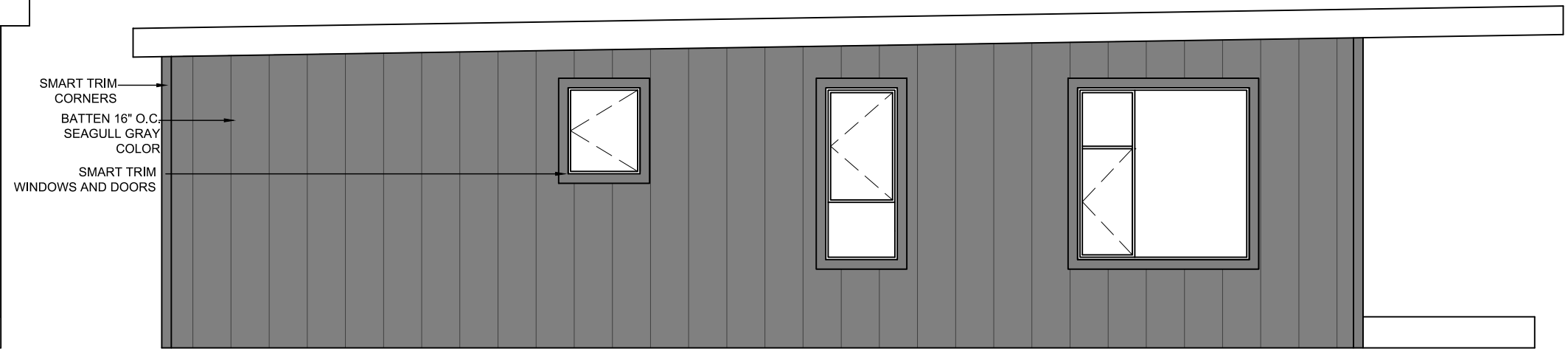
SIDE ELEVATION




FRONT ELEVATION

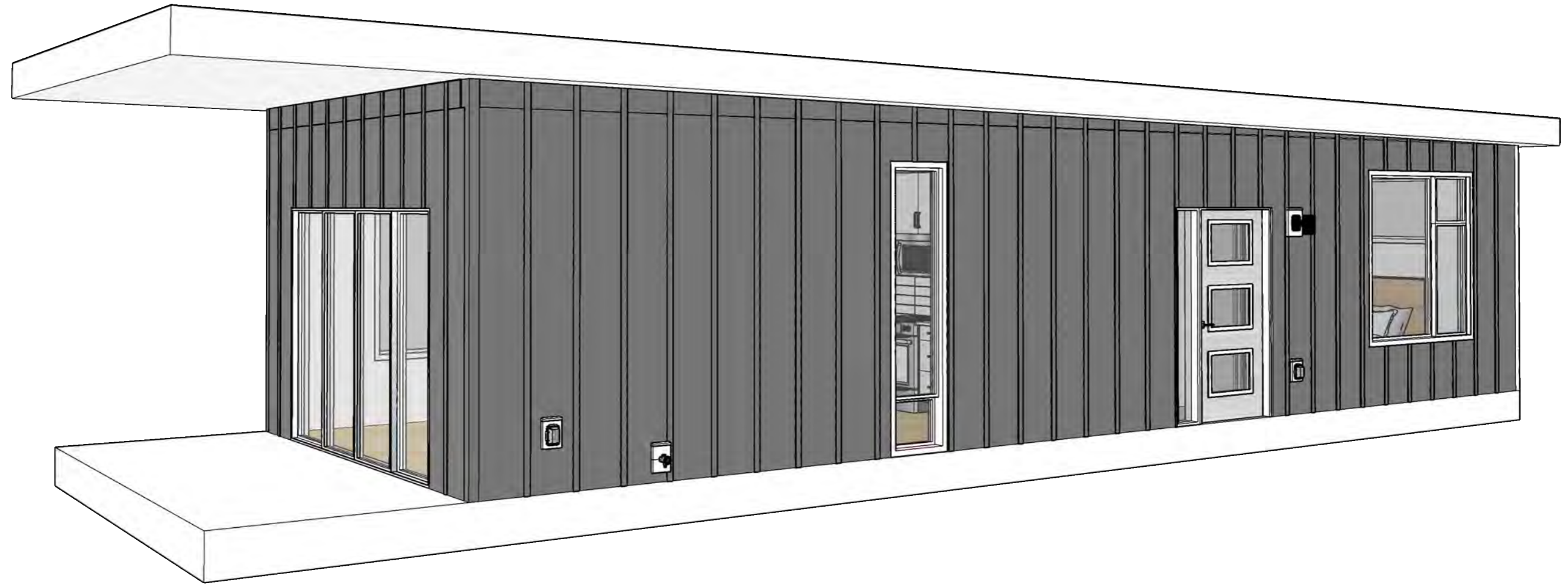



SIDE ELEVATION



REAR ELEVATION


REVISIONS	NUMBER	DATE	NUMBER	DATE	DWG. DIST.	FLR <input type="checkbox"/>	DIM R <input type="checkbox"/>	PROD <input type="checkbox"/>	COPYRIGHT THIS DRAWING IS THE COPYRIGHT OF CHAPARRAL INDUSTRIES (86) INC. AND SHALL NOT BE USED OR DUPLICATED WITHOUT WRITTEN PERMISSION	PINNELL RESIDENCE ELEVATION				CHPELEV		 CHAPARRAL	
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	2	APRIL 10 2023				DIM W <input type="checkbox"/>	HTG <input type="checkbox"/>	P/A <input type="checkbox"/>		SB				APRIL 10 2023	NTS		609 SQ.FT
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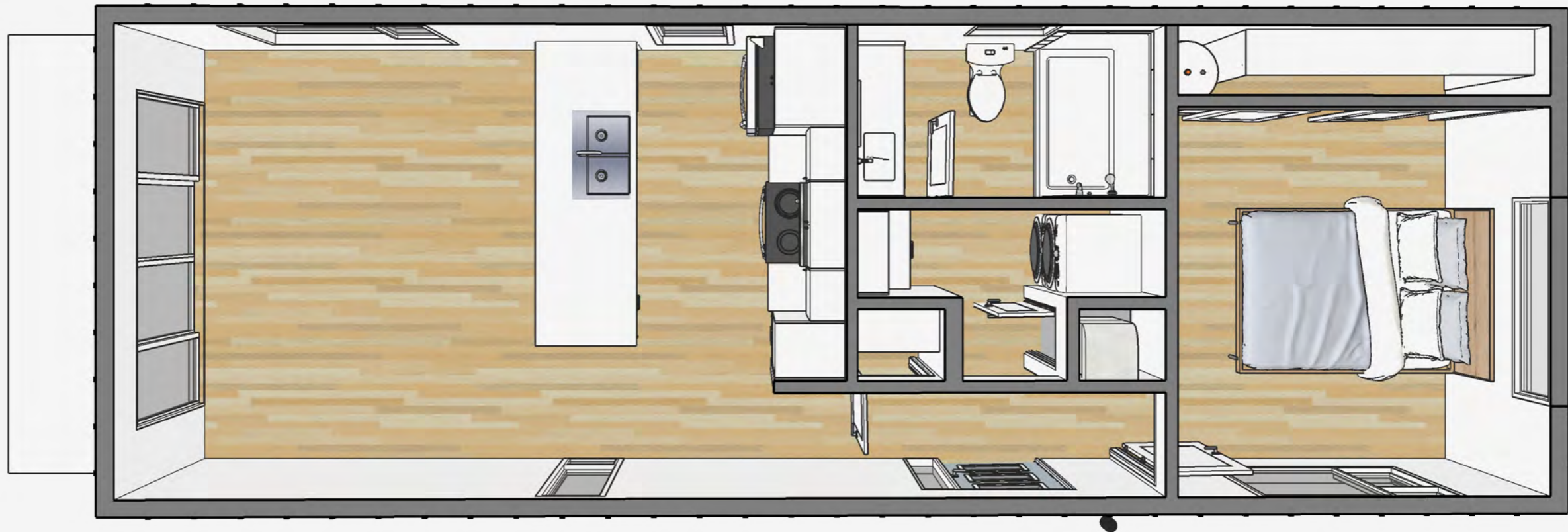



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	1	MARCH 29 2023	5			AREA:	609 SQ.FT.		
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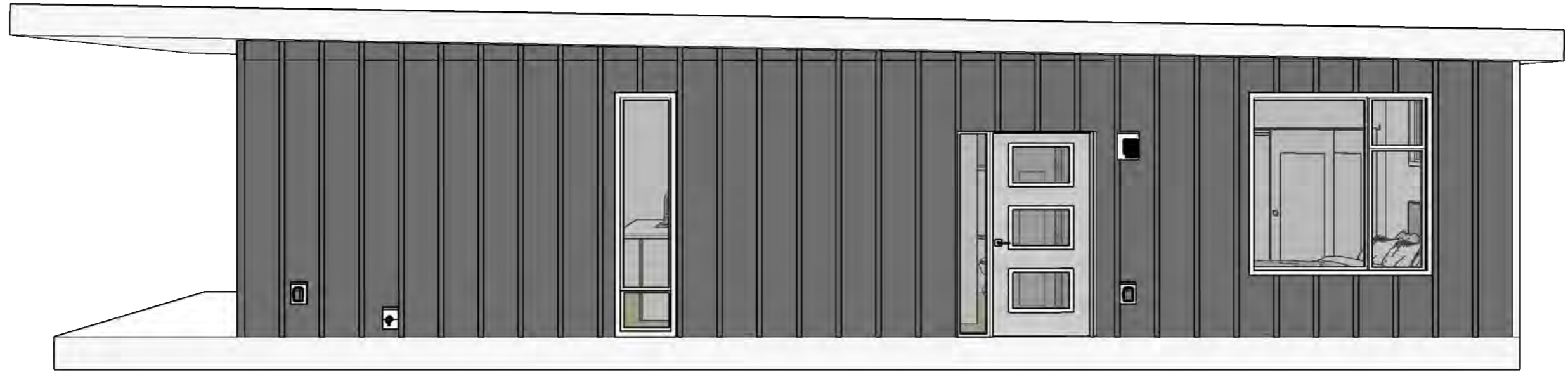


NOTE: COLORS ARE FOR CONCEPTUAL PURPOSES ONLY. COLORS MAY VARY FROM ACTUAL PRODUCT.

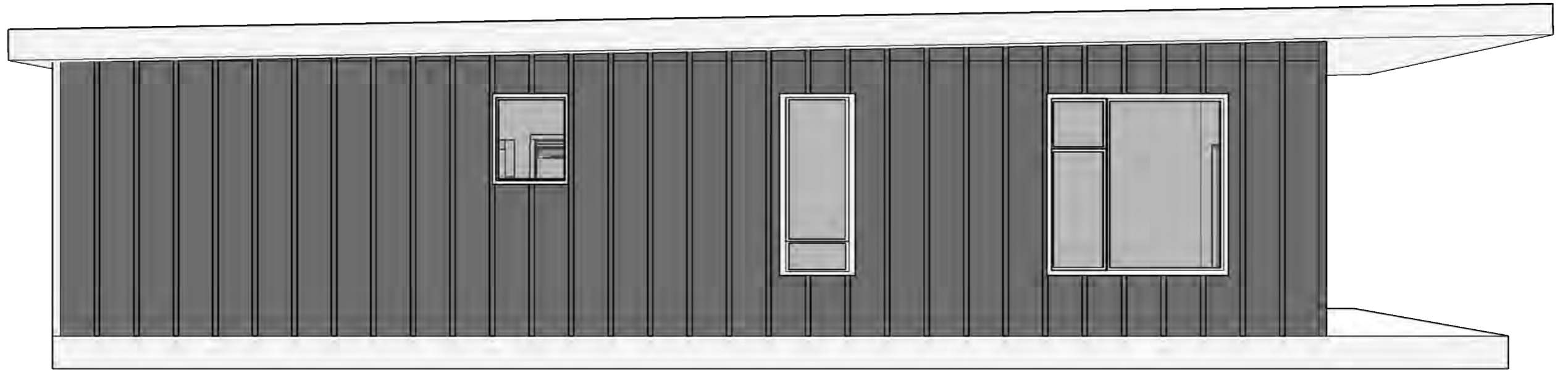
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	1	MARCH 29 2023	5			AREA:	609 SQ.FT.			
	2	APRIL 10 2023	6			SCALE:	NTS			
	3		7			DRAWN BY:	SB			
	4		8							




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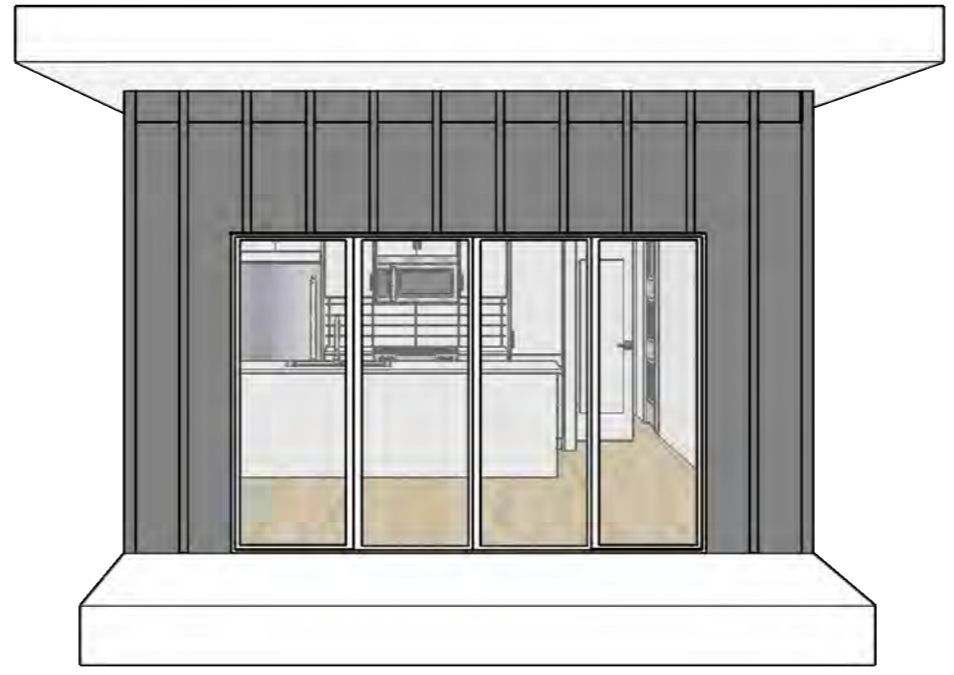


1 FRONT ELEVATION
EL1

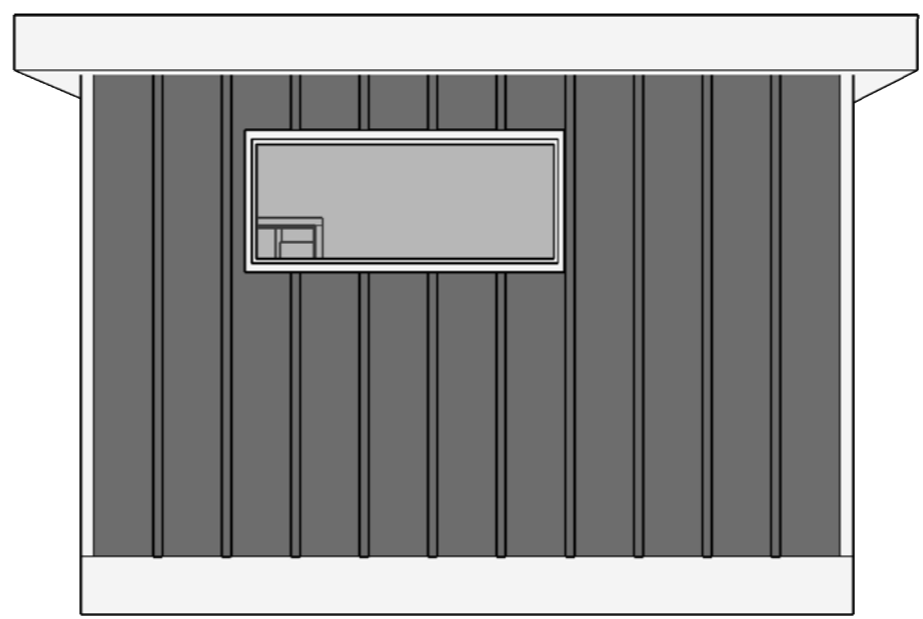


2 REAR ELEVATION
EL1


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	2	APRIL 10 2023	6			SCALE:	NTS			
	3		7			DRAWN BY:	SB			
	4		8							



1 SIDE ELEVATION
EL2



2 SIDE ELEVATION
EL2


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	2	APRIL 10 2023	6			SCALE:	NTS				
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	4		8								



KITCHEN



MAIN BATH

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	4		8								