



1327 VINEYARD DR.

WEST KELOWNA

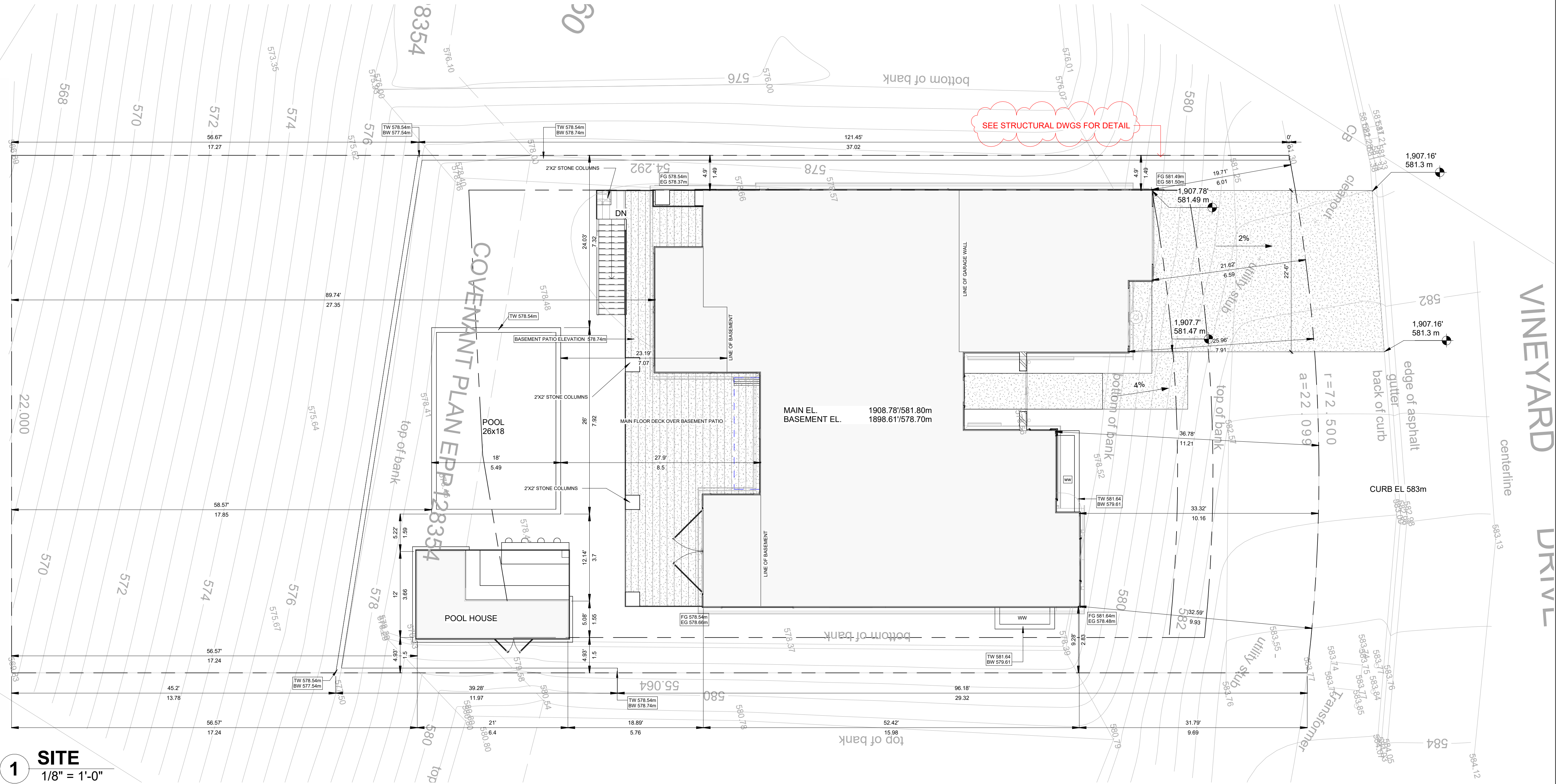
- A100 - SITE PLAN
- A101 - FOUNDATION PLAN
- A102 - BASEMENT FLOOR PLAN
- A103 - MAIN FLOOR PLAN
- A104 - ROOF PLAN
- A105 - ELEVATIONS - NORTH & SOUTH
- A106 - ELEVATIONS - EAST & WEST
- A107 - ELEVATIONS - POOL HOUSE
- A108 - SECTIONS & ASSEMBLIES
- A109 - DETAILS
- A110 - F.A.R
- A110 - SCHEDULES

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604-626-6020



PROJECT STATISTICS				
SITE STATISTICS				
CIVIC ADDRESS:		LOT 20, WEST KELOWNA		
LEGAL DESCRIPTION:				
ZONE		R1		
SITE AREA (SQ.FT):		13,081		
SITE WIDTH (FT)		72.23		
PROJECT STATISTICS				
HOUSE	PERMITTED/REQUIRED		PROPOSED	
	IMPERIAL	METRIC	IMPERIAL	METRIC
ROOF HEIGHT - HOUSE	30	9.14	24.8	7.56
ROOF HEIGHT - GARAGE	16.4	5.00	11.67	3.56
FRONT YARD SETBACK GARAGE	19.7	6.00	19.7	6.00
FRONT YARD SETBACK HOUSE	14.8	4.51	32.59	9.93
EAST SIDE YARD SETBACK	4.9	1.49	9.34	2.85
WEST SIDE YARD SETBACK	4.9	1.49	9.28	2.83
REAR YARD SETBACK	9.8	2.99	89.74	27.35
FLOOR AREAS				
FLOOR	PERMITTED/REQUIRED		PROPOSED	
	AREA (SF)	AREA (M2)	AREA (SF)	AREA (M2)
BASEMENT			2154.3	200.13
MAIN FLOOR			2354.9	218.77
GARAGE			577.2	53.62
POOL HOUSE			152.3	14.15
TOTAL SQ.FT.			5238.7	486.68
PARCEL COVERAGE				
	PERMITTED/REQUIRED		PROPOSED	
	AREA (SF)	AREA (M2)	AREA (SF)	AREA (M2)
AREA OF MAIN			2354.9	218.77
AREA OF GARAGE			577.2	53.62
AREA OF POOL HOUSE			152.3	14.15
TOTAL SITE COVERAGE (MAX 40%)	5232.44	486.09	2507.2	232.92



1 SITE
1/8" = 1'-0"

ROBERT BLANEY
HOMES



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REVISIONS
ISSUED FOR:
REVIEW SET: 2023-11-02 11:54:34 AM

PROJECT:
NAV BASSI
1327 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:
SITE PLAN

SHEET:

A100

DRAWN BY:
JP

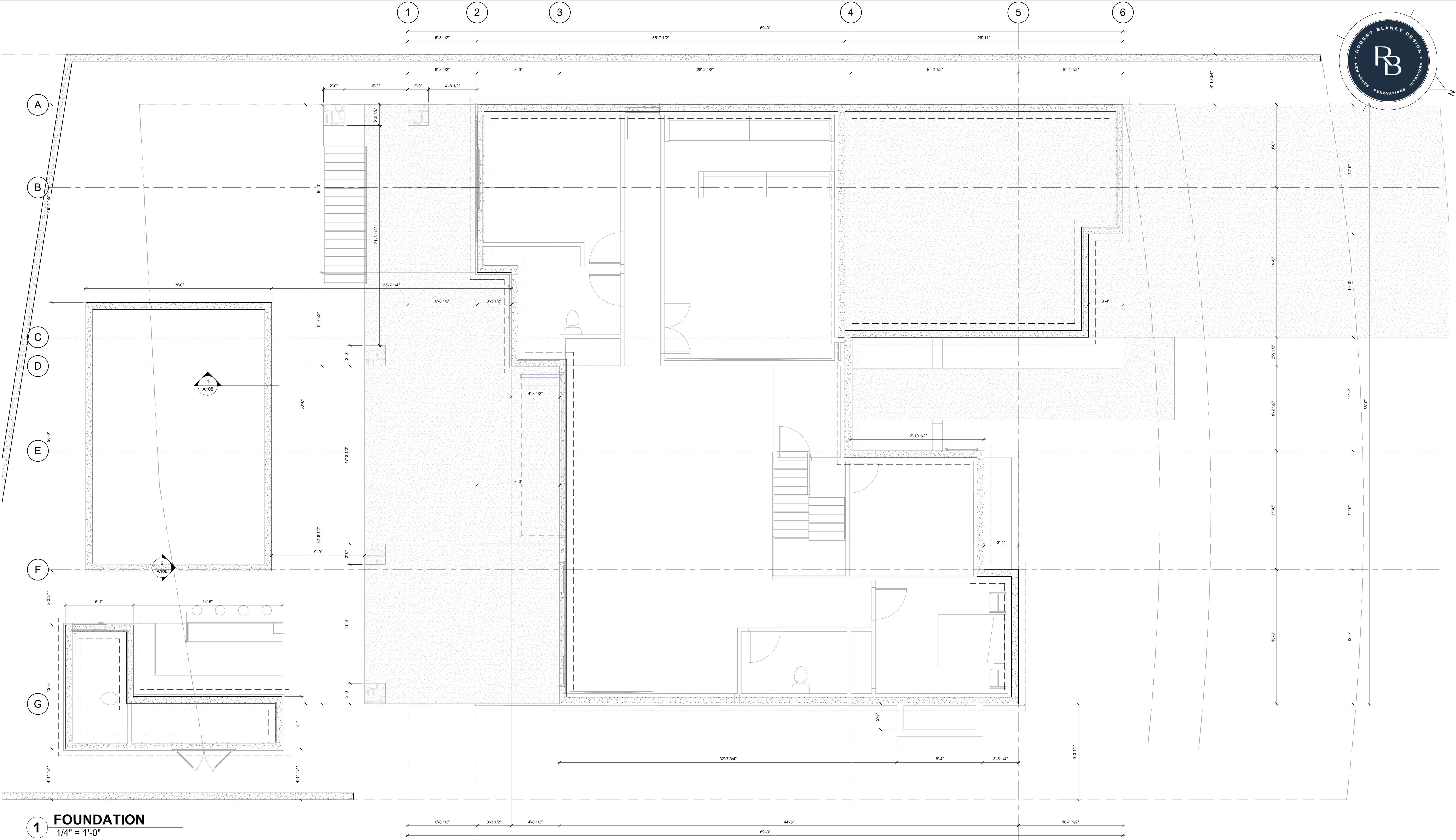
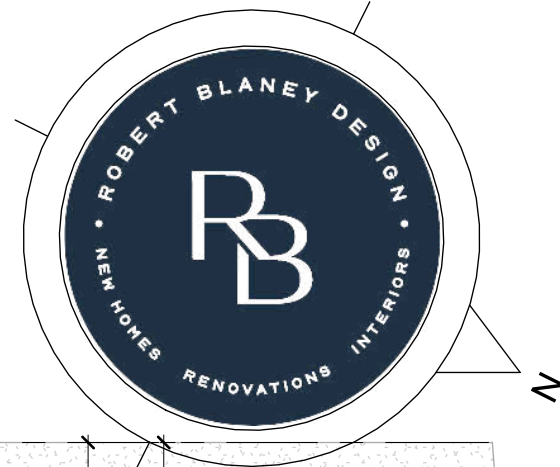
24X36 SCALE:
1/8" = 1'-0"

START DATE:
05.24.23

PROJECT NUMBER:
003641

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1 FOUNDATION
1/4" = 1'-0"



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PROJECT:
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WEST KELOWNA

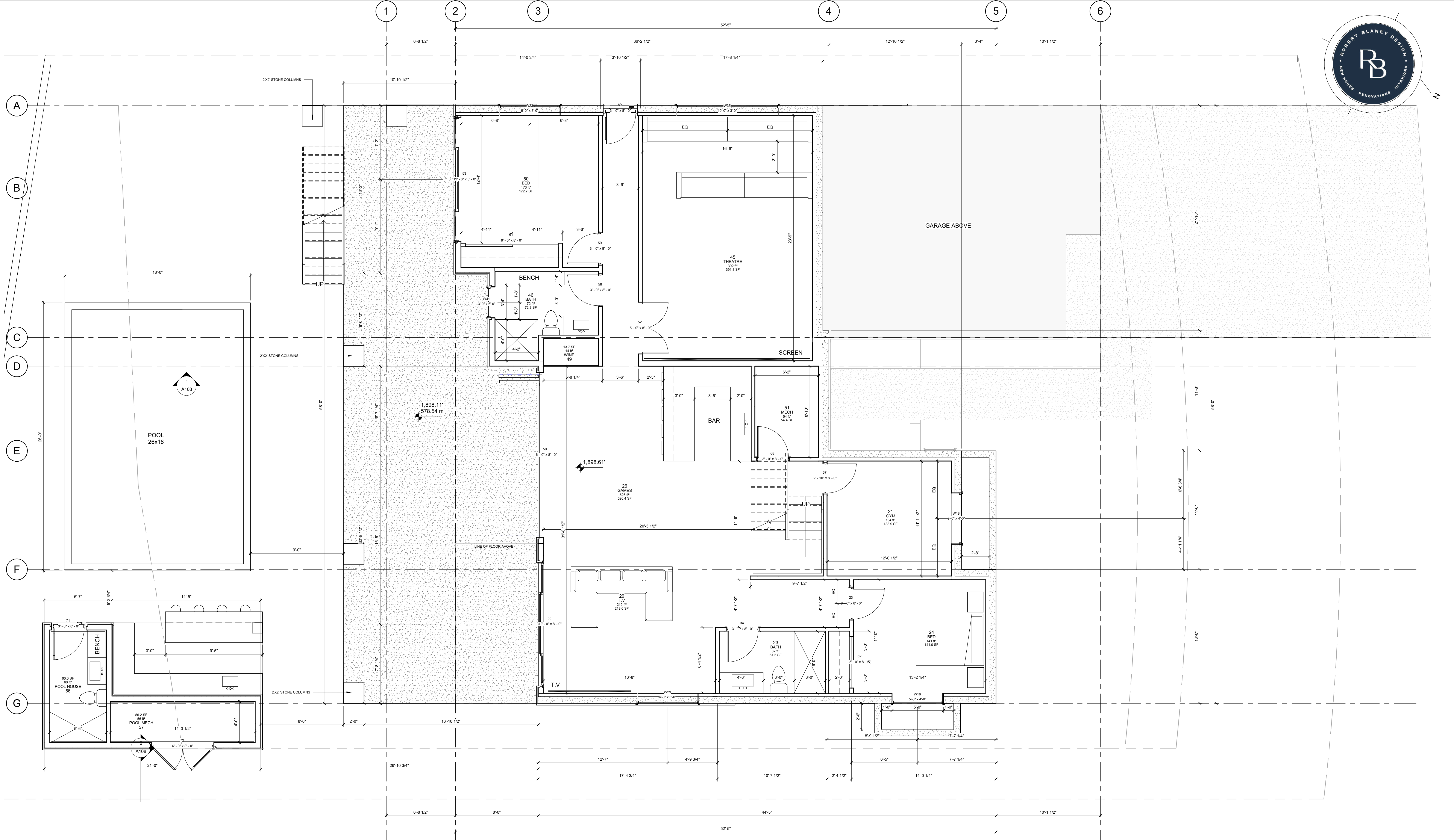
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FOUNDATION

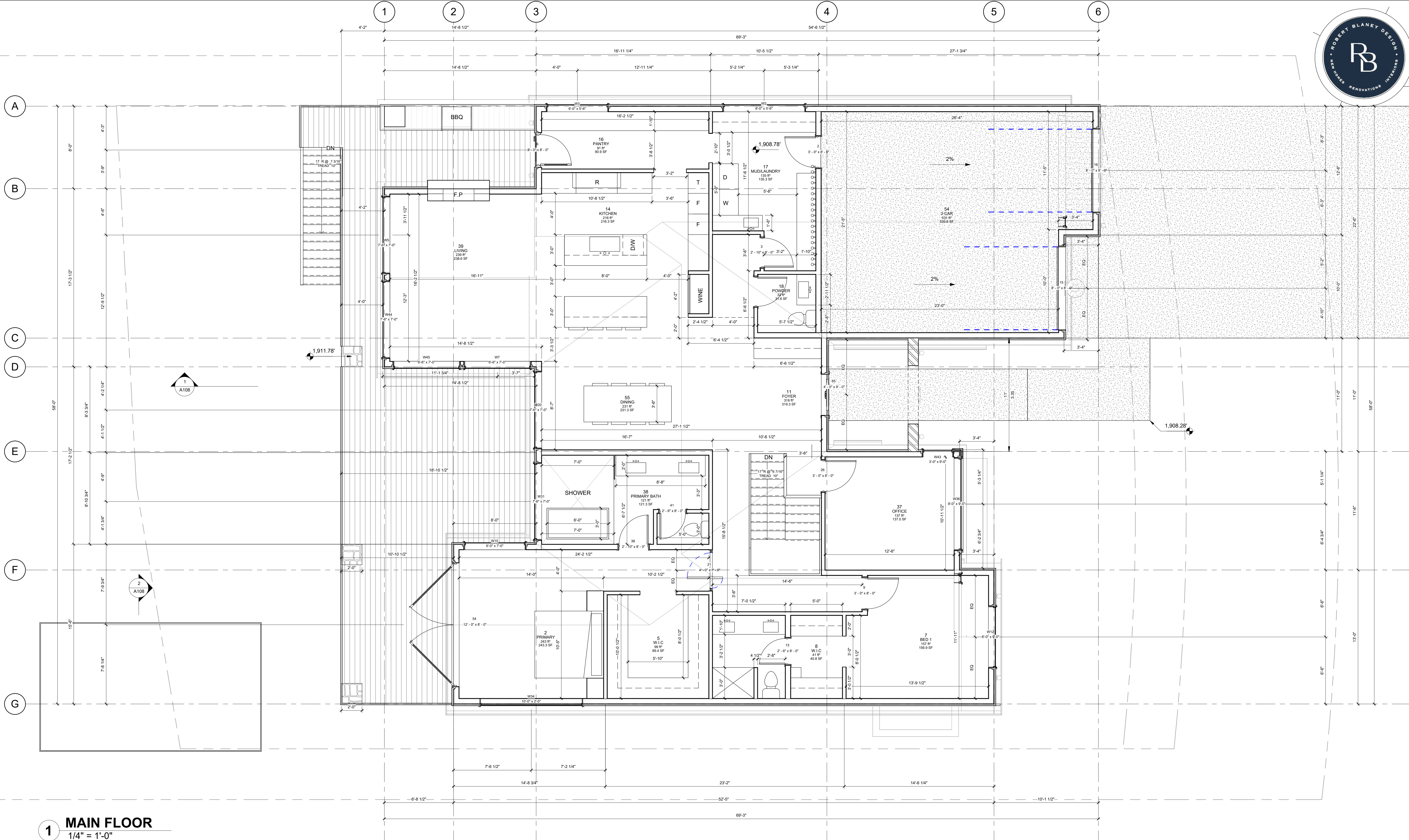
SHEET:

A101

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24X36 SCALE: 1/4" = 1'-0"
PROJECT NUMBER: 003641
START DATE: 05.24.23

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1 MAIN FLOOR
1/4" = 1'-0"



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PROJECT:
NAV BASSI
1327 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:
MAIN FLOOR PLAN

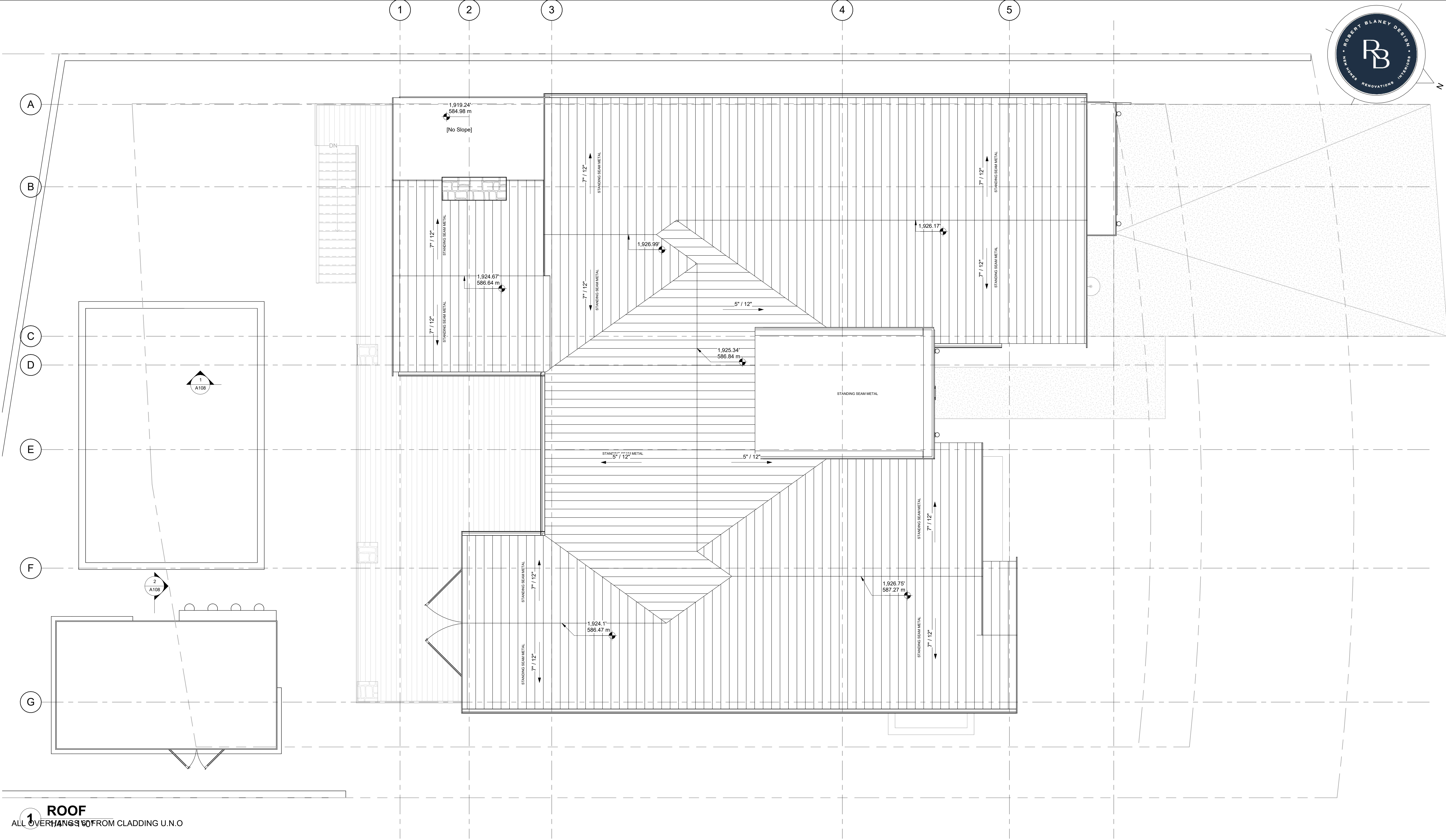
SHEET:

A103

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24X36 SCALE: 1/4" = 1'-0"	PROJECT NUMBER: 003641
START DATE: 05.24.23	

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1 ROOF
ALL OVERHANGS FROM CLADDING U.N.O



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PROJECT:
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1327 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:
ROOF PLAN

SHEET:

A104

DRAWN BY:
JP

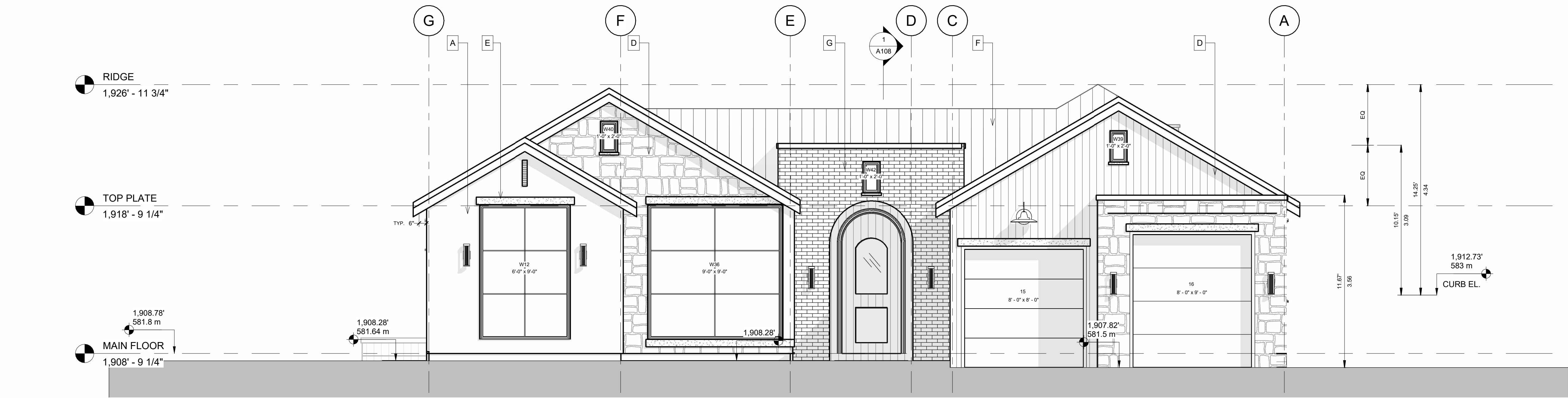
24X36 SCALE:
1/4" = 1'-0"

START DATE:
05.24.23

PROJECT NUMBER:
003641

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1 NORTH
1/4" = 1'-0"



2 SOUTH
1/4" = 1'-0"

Window Schedule ALL FLOORS					
Level	Mark	Sill Height	Width	Height	Area
MAIN FLOOR	W2	3' - 6"	8' - 0"	5' - 6"	44 ft²
MAIN FLOOR	W3	3' - 6"	6' - 0"	5' - 6"	33 ft²
MAIN FLOOR	W5	2' - 0"	7' - 6"	7' - 0"	53 ft²
MAIN FLOOR	W7	2' - 0"	6' - 6"	7' - 0"	46 ft²
MAIN FLOOR	W12	1' - 0"	6' - 0"	9' - 0"	54 ft²
MAIN FLOOR	W15	2' - 0"	7' - 0"	6' - 0"	42 ft²
BASEMENT	W16	4' - 0"	5' - 0"	4' - 0"	20 ft²
BASEMENT	W18	4' - 0"	5' - 0"	4' - 0"	20 ft²
MAIN FLOOR	W20	2' - 0"	7' - 6"	7' - 0"	53 ft²
BASEMENT	W23	5' - 0"	6' - 0"	3' - 0"	18 ft²
BASEMENT	W29	5' - 0"	6' - 0"	3' - 0"	18 ft²
MAIN FLOOR	W31	2' - 0"	7' - 6"	7' - 0"	53 ft²
MAIN FLOOR	W34	7' - 0"	10' - 0"	2' - 0"	20 ft²
BASEMENT	W35	5' - 0"	10' - 0"	3' - 0"	30 ft²
MAIN FLOOR	W36	1' - 0"	9' - 0"	9' - 0"	81 ft²
TOP PLATE	W39	3' - 0"	1' - 0"	2' - 0"	2 ft²
TOP PLATE	W40	3' - 8"	1' - 0"	2' - 0"	2 ft²
BASEMENT	W41	2' - 0"	3' - 0"	6' - 0"	18 ft²
TOP PLATE	W42	0' - 11"	1' - 0"	2' - 0"	2 ft²
MAIN FLOOR	W43	0' - 0"	3' - 0"	9' - 0"	27 ft²
MAIN FLOOR	W44	2' - 0"	7' - 6"	7' - 0"	53 ft²
MAIN FLOOR	W45	3' - 0"	6' - 6"	7' - 0"	46 ft²

Door Schedule EXTERIOR				
Level	Mark	Width	Height	Function
MAIN FLOOR	6	3' - 0"	8' - 0"	Exterior
MAIN FLOOR	15	8' - 0"	8' - 0"	Exterior
MAIN FLOOR	16	8' - 0"	9' - 0"	Exterior
MAIN FLOOR	54	12' - 0"	8' - 0"	Exterior
BASEMENT	55	12' - 0"	8' - 0"	Exterior
BASEMENT	53	12' - 0"	8' - 0"	Exterior
BASEMENT	60	3' - 0"	8' - 0"	Exterior
MAIN FLOOR	65	4' - 0"	9' - 0"	Exterior
BASEMENT	71	3' - 0"	8' - 0"	Exterior
BASEMENT	72	6' - 0"	8' - 0"	Exterior

LEGEND	
STUCCO (WHITE)	A
HORIZONTAL CEDAR (TBD)	B
VERTICAL CEDAR (TBD)	C
STONE (TBD)	D
CONCRETE	E
STANDING SEAM METAL	F
BRICK (WHITE)	G



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PROJECT:
NAV BASSI
1327 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:
ELEVATIONS - NORTH &
SOUTH

SHEET:

A105

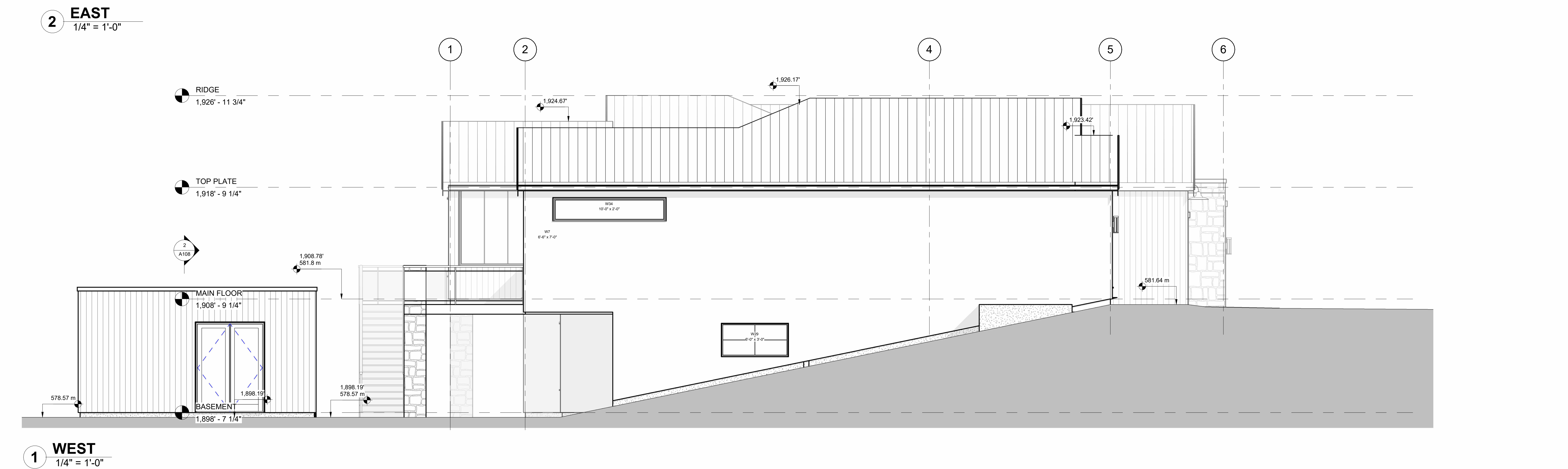
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JP

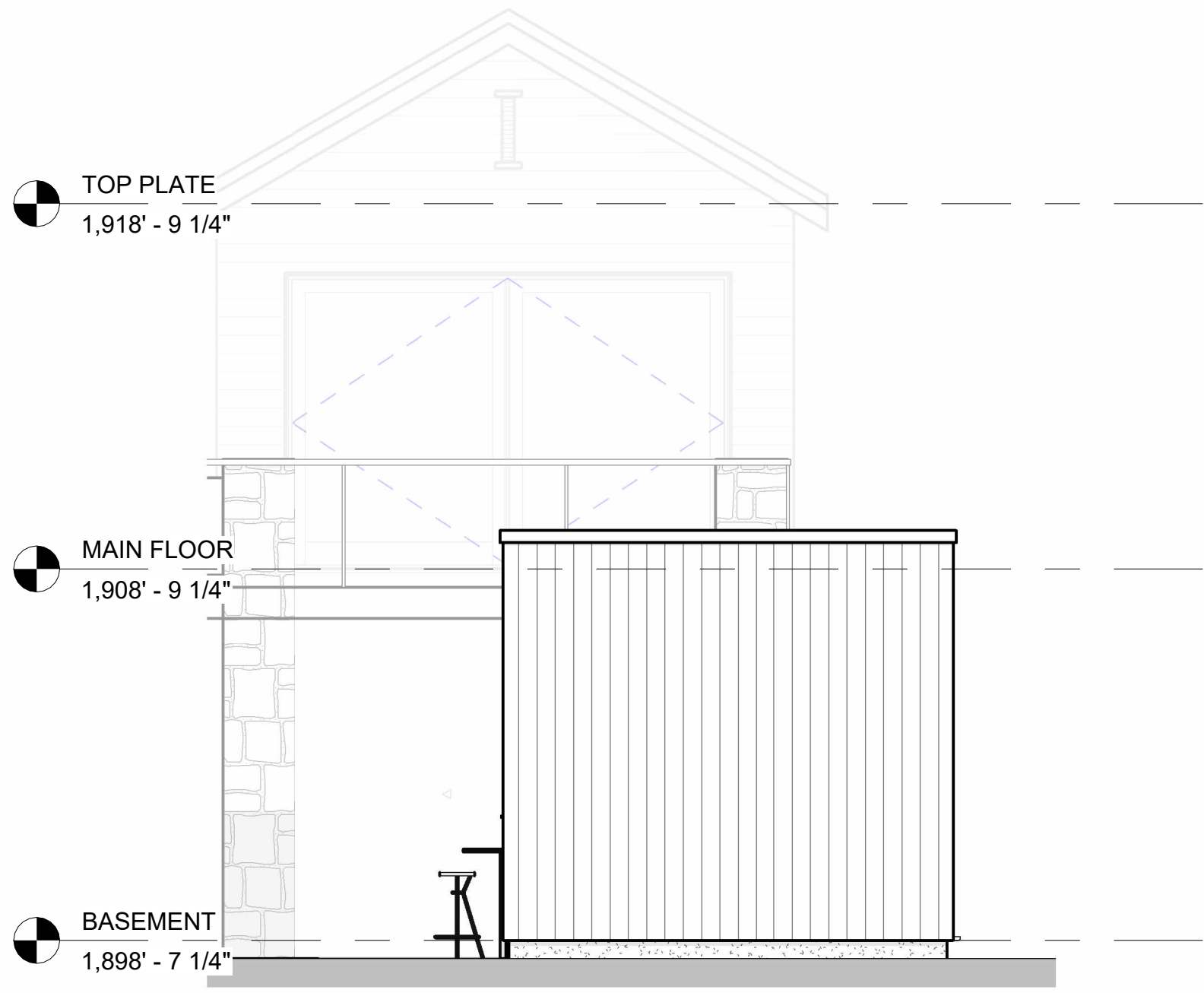
24X36 SCALE:
1/4" = 1'-0"

START DATE:
05.24.23

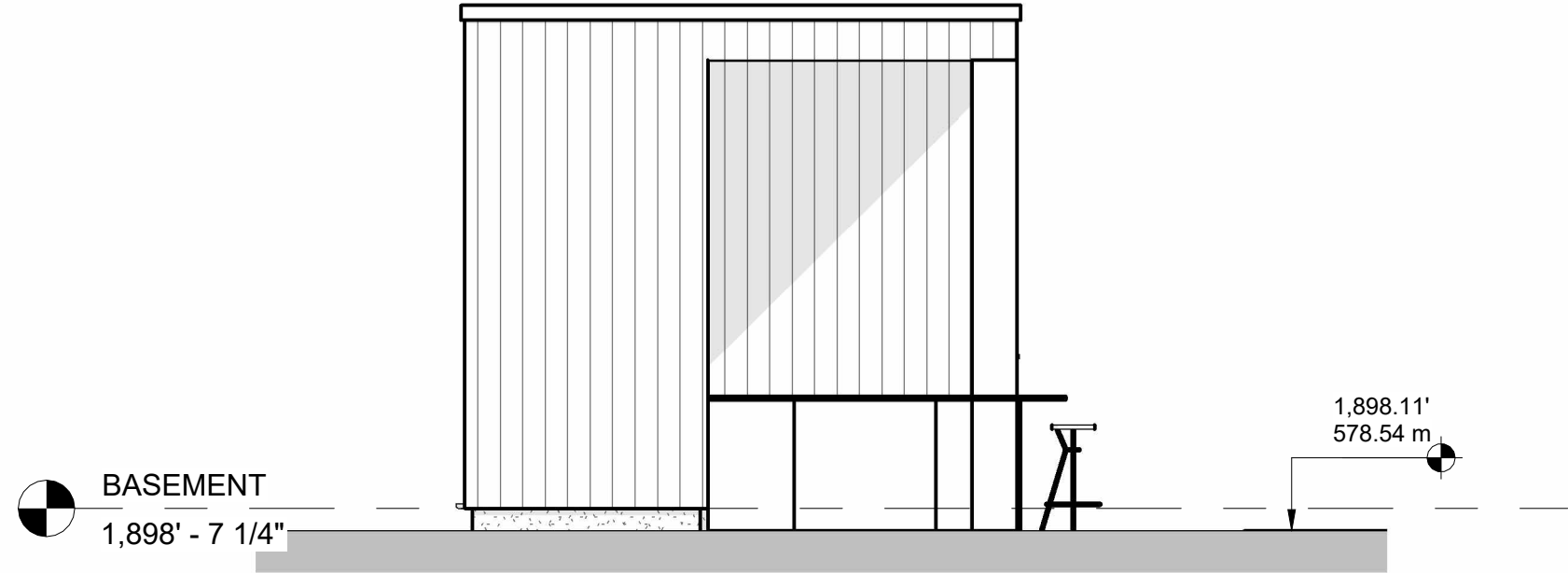
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2 SOUTH - POOL HOUSE
1/4" = 1'-0"



1 NORTH - POOL HOUSE
1/4" = 1'-0"

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PROJECT:
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1327 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:
ELEVATIONS- POOL
HOUSE

SHEET:

A107

DRAWN BY: JP

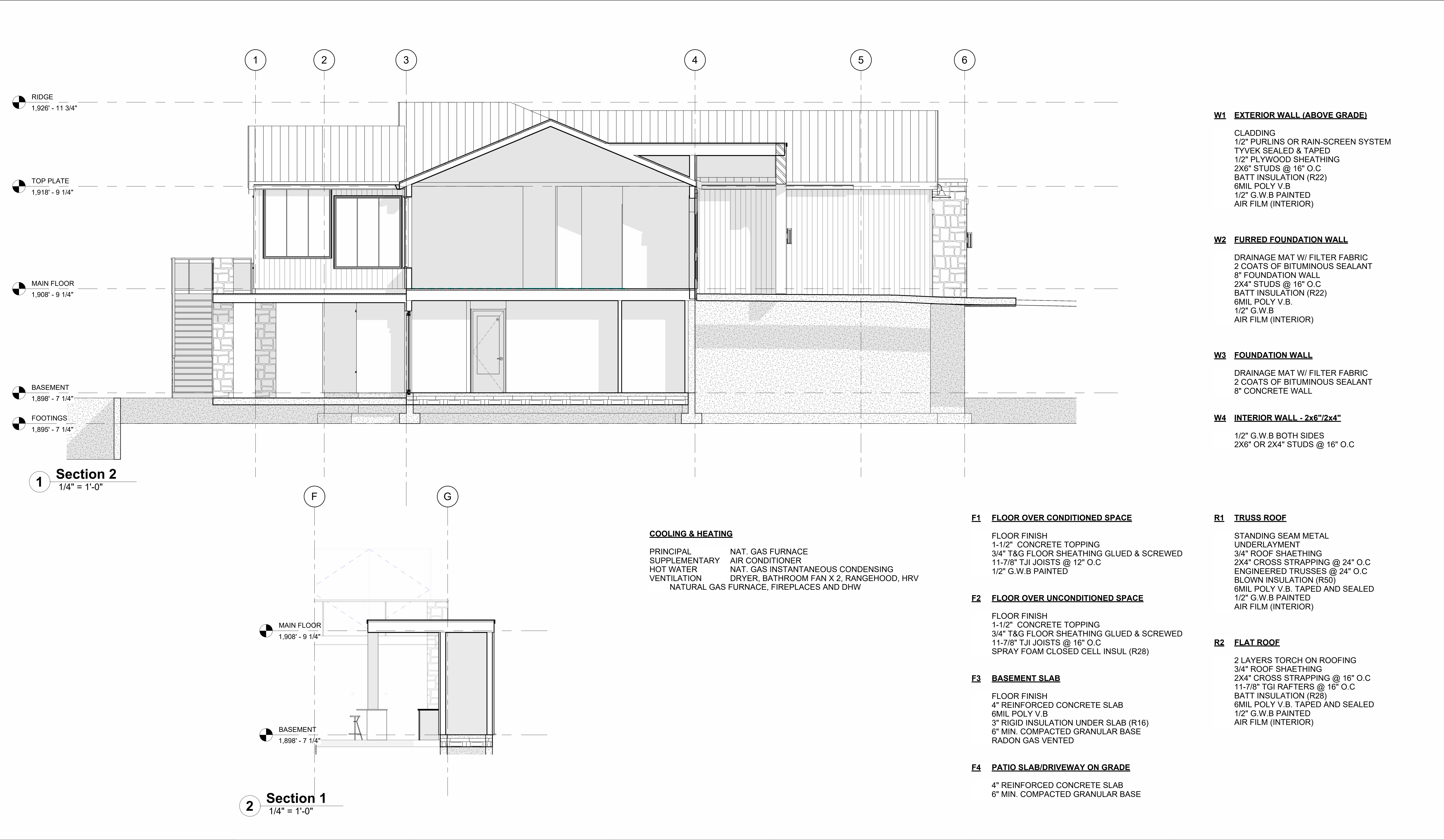
24X36 SCALE: 1/4" = 1'-0"

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START DATE: 05.24.23

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W1 EXTERIOR WALL (ABOVE GRADE)

CLADDING
1/2" PURLINS OR RAIN-SCREEN SYSTEM
TYVEK SEALED & TAPED
1/2" PLYWOOD SHEATHING
2X6" STUDS @ 16" O.C
BATT INSULATION (R22)
6MIL POLY V.B
1/2" G.W.B PAINTED
AIR FILM (INTERIOR)

W2 FURRED FOUNDATION WALL

DRAINAGE MAT W/ FILTER FABRIC
2 COATS OF BITUMINOUS SEALANT
8" FOUNDATION WALL
2X4" STUDS @ 16" O.C
BATT INSULATION (R22)
6MIL POLY V.B.
1/2" G.W.B
AIR FILM (INTERIOR)

W3 FOUNDATION WALL

DRAINAGE MAT W/ FILTER FABRIC
2 COATS OF BITUMINOUS SEALANT
8" CONCRETE WALL

W4 INTERIOR WALL - 2x6"/2x4"

1/2" G.W.B BOTH SIDES
2X6" OR 2X4" STUDS @ 16" O.C

F1 FLOOR OVER CONDITIONED SPACE

FLOOR FINISH
1-1/2" CONCRETE TOPPING
3/4" T&G FLOOR SHEATHING GLUED & SCREWED
11-7/8" TJI JOISTS @ 12" O.C
1/2" G.W.B PAINTED

F2 FLOOR OVER UNCONDITIONED SPACE

FLOOR FINISH
1-1/2" CONCRETE TOPPING
3/4" T&G FLOOR SHEATHING GLUED & SCREWED
11-7/8" TJI JOISTS @ 16" O.C
SPRAY FOAM CLOSED CELL INSUL (R28)

F3 BASEMENT SLAB

FLOOR FINISH
4" REINFORCED CONCRETE SLAB
6MIL POLY V.B
3" RIGID INSULATION UNDER SLAB (R16)
6" MIN. COMPACTED GRANULAR BASE
RADON GAS VENTED

F4 PATIO SLAB/DRIVEWAY ON GRADE

4" REINFORCED CONCRETE SLAB
6" MIN. COMPACTED GRANULAR BASE

R1 TRUSS ROOF

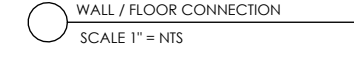
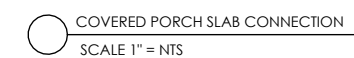
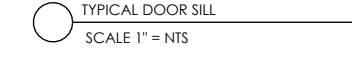
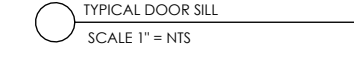
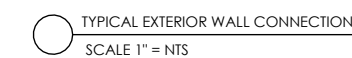
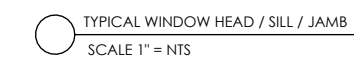
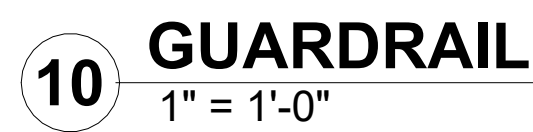
STANDING SEAM METAL
UNDERLAYMENT
3/4" ROOF SHAETHING
2X4" CROSS STRAPPING @ 24" O.C
ENGINEERED TRUSSES @ 24" O.C
BLOWN INSULATION (R50)
6MIL POLY V.B. TAPED AND SEALED
1/2" G.W.B PAINTED
AIR FILM (INTERIOR)

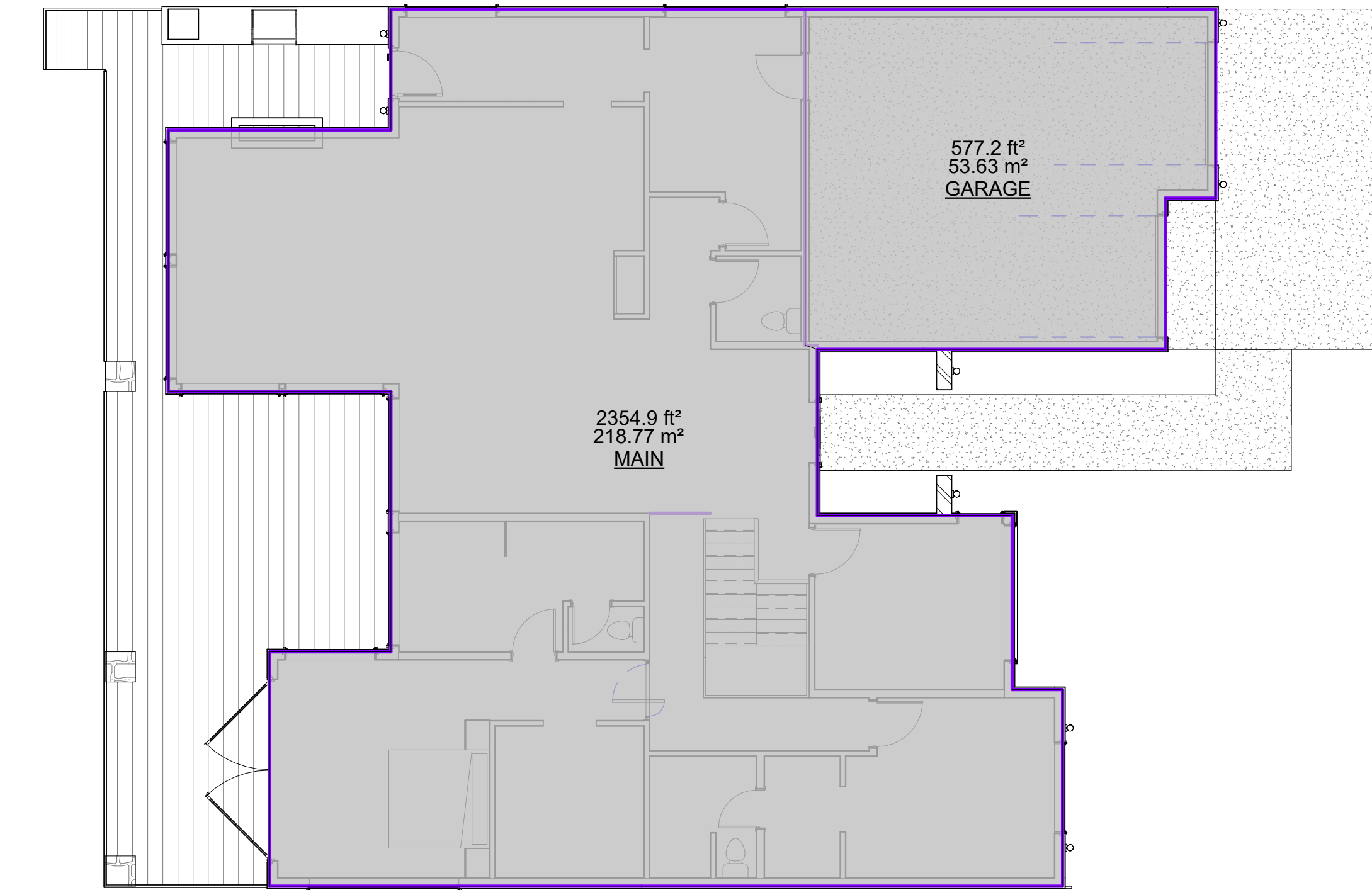
R2 FLAT ROOF

2 LAYERS TORCH ON ROOFING
3/4" ROOF SHAETHING
2X4" CROSS STRAPPING @ 16" O.C
11-7/8" TGI RAFTERS @ 16" O.C
BATT INSULATION (R28)
6MIL POLY V.B. TAPED AND SEALED
1/2" G.W.B PAINTED
AIR FILM (INTERIOR)

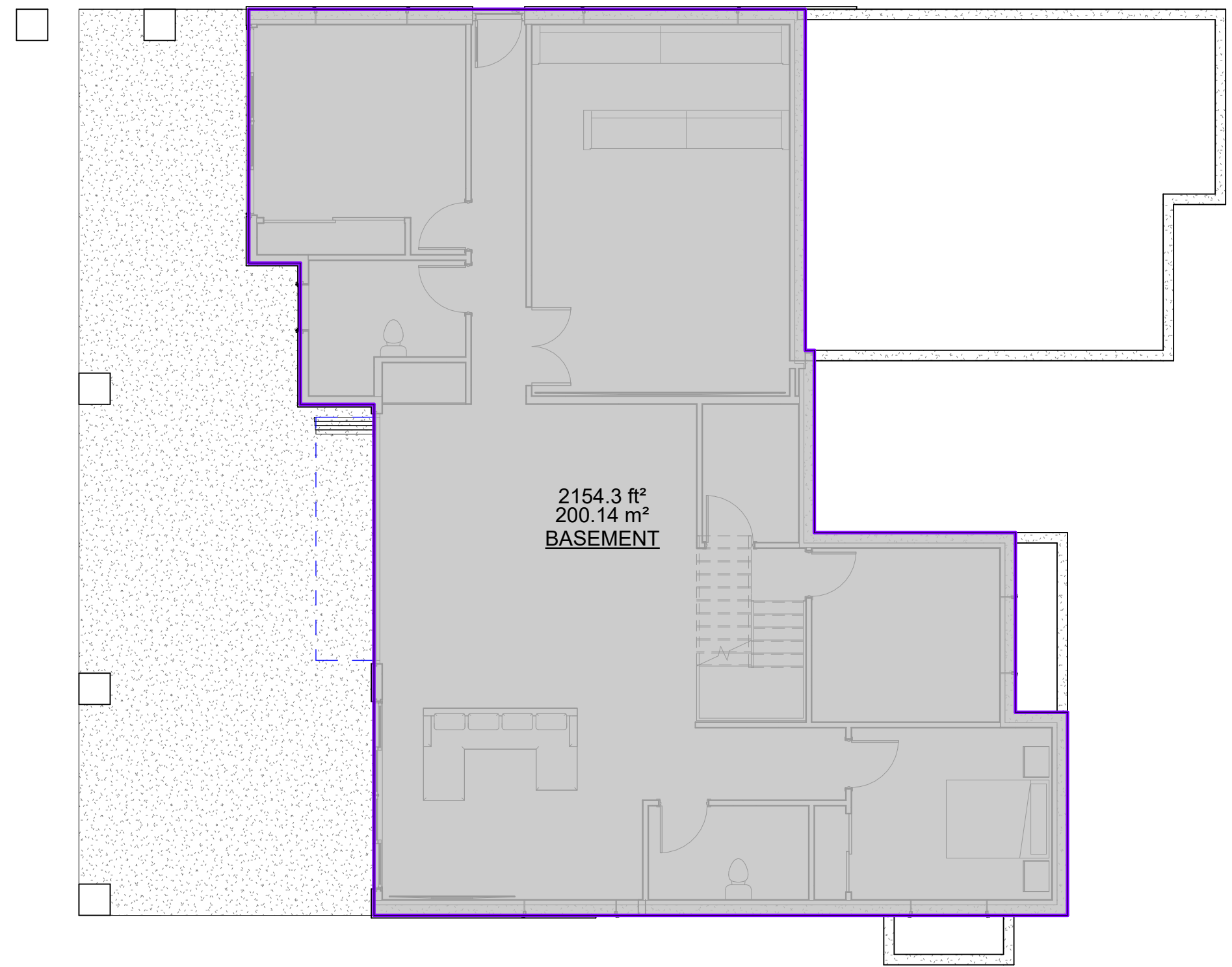
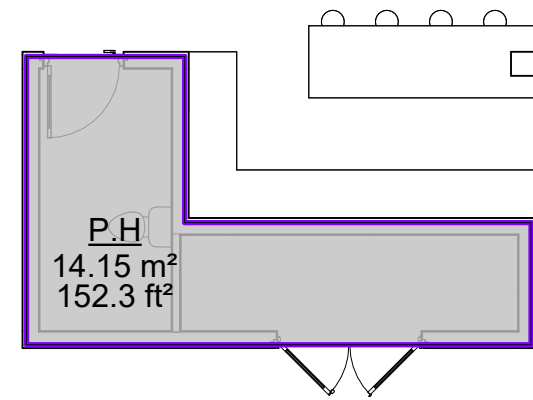
COOLING & HEATING

PRINCIPAL	NAT. GAS FURNACE
SUPPLEMENTARY	AIR CONDITIONER
HOT WATER	NAT. GAS INSTANTANEOUS CONDENSING
VENTILATION	DRYER, BATHROOM FAN X 2, RANGEHOOD, HRV
	NATURAL GAS FURNACE, FIREPLACES AND DHW





1 MAIN FLOOR
1/8" = 1'-0"



3 BASEMENT
1/8" = 1'-0"

Area Schedule (Gross Building)			
Name	Area	Level	Perimeter
MAIN	2355 ft²	MAIN FLOOR	250' - 3 1/4"
BASEMENT	2154 ft²	BASEMENT	220' - 10"
GARAGE	577 ft²	MAIN FLOOR	98' - 9"
P.H.	152 ft²	BASEMENT	66' - 0"
5239 ft²			

Window Schedule ALL FLOORS					
Level	Mark	Sill Height	Width	Height	Area
MAIN FLOOR	W2	3' - 6"	8' - 0"	5' - 6"	44 ft²
MAIN FLOOR	W3	3' - 6"	6' - 0"	5' - 6"	33 ft²
MAIN FLOOR	W5	2' - 0"	7' - 6"	7' - 0"	53 ft²
MAIN FLOOR	W7	2' - 0"	6' - 6"	7' - 0"	46 ft²
MAIN FLOOR	W12	1' - 0"	6' - 0"	9' - 0"	54 ft²
MAIN FLOOR	W15	2' - 0"	6' - 0"	7' - 0"	42 ft²
BASEMENT	W16	4' - 0"	5' - 0"	4' - 0"	20 ft²
BASEMENT	W18	4' - 0"	5' - 0"	4' - 0"	20 ft²
MAIN FLOOR	W20	2' - 0"	7' - 6"	7' - 0"	53 ft²
BASEMENT	W23	5' - 0"	6' - 0"	3' - 0"	18 ft²
BASEMENT	W29	5' - 0"	6' - 0"	3' - 0"	18 ft²
MAIN FLOOR	W31	2' - 0"	7' - 6"	7' - 0"	53 ft²
MAIN FLOOR	W34	7' - 0"	10' - 0"	2' - 0"	20 ft²
BASEMENT	W35	5' - 0"	10' - 0"	3' - 0"	30 ft²
MAIN FLOOR	W36	1' - 0"	9' - 0"	9' - 0"	81 ft²
TOP PLATE	W39	3' - 0"	1' - 0"	2' - 0"	2 ft²
TOP PLATE	W40	3' - 8"	1' - 0"	2' - 0"	2 ft²
BASEMENT	W41	2' - 0"	3' - 0"	6' - 0"	18 ft²
TOP PLATE	W42	0' - 11"	1' - 0"	2' - 0"	2 ft²
MAIN FLOOR	W43	0' - 0"	3' - 0"	9' - 0"	27 ft²
MAIN FLOOR	W44	2' - 0"	7' - 6"	7' - 0"	53 ft²
MAIN FLOOR	W45	3' - 0"	6' - 6"	7' - 0"	46 ft²

Door Schedule						
Level	Mark	Width	Height	Rough Width	Rough Height	Function
MAIN FLOOR	2	3' - 0"	8' - 0"	3' - 2"	8' - 1"	Interior
MAIN FLOOR	3	2' - 10"	8' - 0"	3' - 0"	8' - 1"	Interior
MAIN FLOOR	4	2' - 10"	8' - 0"	3' - 0"	8' - 1"	Interior
MAIN FLOOR	6	3' - 0"	8' - 0"	3' - 4"	8' - 2"	Exterior
MAIN FLOOR	9	3' - 0"	8' - 0"	3' - 2"	8' - 1"	Interior
MAIN FLOOR	13	2' - 6"	8' - 0"	2' - 8"	8' - 1"	Interior
MAIN FLOOR	15	8' - 0"	8' - 0"	8' - 2"	8' - 1"	Exterior
MAIN FLOOR	16	8' - 0"	9' - 0"	8' - 2"	9' - 1"	Exterior
MAIN FLOOR	21	4' - 0"	7' - 0"	4' - 0 1/2"	7' - 0 1/4"	Interior
BASEMENT	23	3' - 0"	8' - 0"	3' - 2"	8' - 1"	Interior
BASEMENT	34	3' - 0"	8' - 0"	3' - 2"	8' - 1"	Interior
MAIN FLOOR	26	3' - 0"	8' - 0"	3' - 2"	8' - 1"	Interior
MAIN FLOOR	38	2' - 10"	8' - 0"	3' - 0"	8' - 1"	Interior
MAIN FLOOR	41	2' - 6"	8' - 0"	2' - 8"	8' - 1"	Interior
BASEMENT	50	16' - 0"	8' - 0"	15' - 10"	7' - 7"	Interior
BASEMENT	52	5' - 0"	8' - 0"			Interior
MAIN FLOOR	54	12' - 0"	8' - 0"	12' - 0 1/2"	8' - 0 1/2"	Exterior
BASEMENT	55	12' - 0"	8' - 0"	12' - 0 1/2"	8' - 0 1/2"	Exterior
BASEMENT	58	3' - 0"	8' - 0"	3' - 2"	8' - 1"	Interior
BASEMENT	59	3' - 0"	8' - 0"	3' - 2"	8' - 1"	Interior
BASEMENT	61	9' - 0"	8' - 0"			Interior
BASEMENT	62	5' - 0"	8' - 0"			Interior
BASEMENT	53	12' - 0"	8' - 0"	12' - 0 1/2"	8' - 0 1/2"	Exterior
BASEMENT	60	3' - 0"	8' - 0"	3' - 4"	8' - 2"	Exterior
MAIN FLOOR	65	4' - 0"	9' - 0"			Exterior
BASEMENT	67	2' - 10"	8' - 0"	3' - 0"	8' - 1"	Interior
BASEMENT	68	3' - 0"	8' - 0"	3' - 2"	8' - 1"	Interior
BASEMENT	71	3' - 0"	8' - 0"	3' - 4"	8' - 2"	Exterior
BASEMENT	72	6' - 0"	8' - 0"	6' - 0 1/2"	8' - 0 1/2"	Exterior

Room Schedule				
Level	Name	Area	Perimeter	Wall Finish
MAIN FLOOR	PRIMARY	243 ft²	77' - 7 1/2"	
MAIN FLOOR	W.I.C	99 ft²	40' - 1 1/2"	
MAIN FLOOR	BED 1	157 ft²	51' - 9 1/2"	
MAIN FLOOR	W.I.C	41 ft²	26' - 5 1/2"	
MAIN FLOOR	FOYER	319 ft²	109' - 2 1/4"	
Not Placed	DINING	Not Placed	Not Placed	
MAIN FLOOR	KITCHEN	216 ft²	60' - 0 1/4"	
MAIN FLOOR	PANTRY	91 ft²	44' - 2 3/4"	
MAIN FLOOR	MUD/LAUNDRY	135 ft²	51' - 2 1/2"	
MAIN FLOOR	POWDER	32 ft²	22' - 6"	
Not Placed	2 CAR	Not Placed	Not Placed	
BASEMENT	T.V	219 ft²	59' - 6 3/4"	
BASEMENT	GYM	134 ft²	46' - 4"	
BASEMENT	BATH	62 ft²	32' - 6 1/4"	
BASEMENT	BED	141 ft²	47' - 7 1/2"	
Not Placed	MECH	Not Placed	Not Placed	
BASEMENT	GAMES	526 ft²	158' - 7"	
Not Placed	BAR	Not Placed	Not Placed	
Not Placed	LIVING	Not Placed	Not Placed	
MAIN FLOOR	OFFICE	137 ft²	46' - 11"	
MAIN FLOOR	PRIMARY BATH	121 ft²	54' - 3 1/4"	
MAIN FLOOR	LIVING	239 ft²	61' - 10 1/4"	
Not Placed	LAUNDRY	Not Placed	Not Placed	
Not Placed	MECH.	Not Placed	Not Placed	
Not Placed	MECH	Not Placed	Not Placed	
BASEMENT	THEATRE	392 ft²	80' - 6"	
BASEMENT	BATH	72 ft²	37' - 4 3/4"	
Not Placed	KITCHEN	Not Placed	Not Placed	
Not Placed	BATH	Not Placed	Not Placed	
BASEMENT	WINE	14 ft²	15' - 9 3/4"	
BASEMENT	BED	173 ft²	56' - 1"	
BASEMENT	MECH	54 ft²	30' - 0"	
MAIN FLOOR	2 CAR	531 ft²	95' - 6"	
MAIN FLOOR	DINING	231 ft²	84' - 4 1/4"	
BASEMENT	POOL HOUSE	60 ft²	32' - 10"	
BASEMENT	POOL MECH	56 ft²	36' - 1"	