



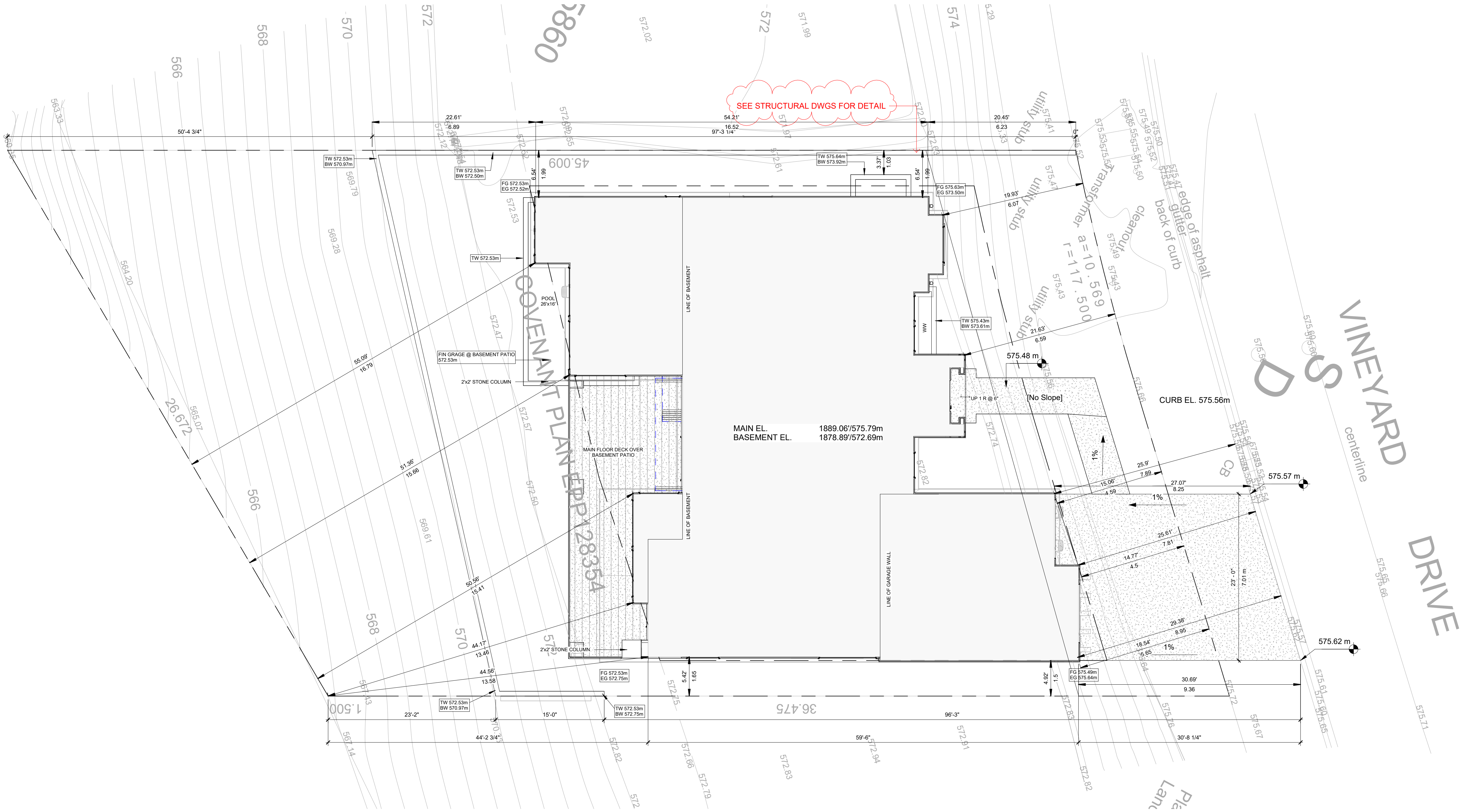
1359 VINEYARD DR.

WEST KELOWNA

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

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PROJECT STATISTICS

SITE STATISTICS

CIVIC ADDRESS:	LOT 25, WEST KELOWNA
LEGAL DESCRIPTION:	
ZONE	R1
SITE AREA (SQ.FT):	10,229
SITE WIDTH (FT)	78.36

PROJECT STATISTICS

HOUSE	PERMITTED/REQUIRED		PROPOSED	
	IMPERIAL	METRIC	IMPERIAL	METRIC
ROOF HEIGHT - HOUSE	30	9.14	25.66	7.82
ROOF HEIGHT - GARAGE	16.4	5.00	12.98	3.96
FRONT YARD SETBACK GARAGE	14.77	4.50	14.77	4.50
FRONT YARD SETBACK HOUSE	14.77	4.50	19.93	6.07
EAST SIDE YARD SETBACK - HOUSE	4.9	1.49	5.42	1.65
EAST SIDE YARD SETBACK - GARAGE	4.9	1.49	4.92	1.50
WEST SIDE YARD SETBACK	4.9	1.49	6.54	1.99
REAR YARD SETBACK	9.8	2.99	44.17	13.46

FLOOR AREAS

FLOOR	PERMITTED/REQUIRED		PROPOSED	
	AREA (SF)	AREA (M2)	AREA (SF)	AREA (M2)
BASEMENT			2116.6	196.63
MAIN FLOOR			2553	237.17
GARAGE			589.8	54.79
TOTAL SQ.FT.			5259.4	488.60

PARCEL COVERAGE

	PERMITTED/REQUIRED		PROPOSED	
	AREA (SF)	AREA (M2)	AREA (SF)	AREA (M2)
AREA OF HOUSE & GARAGE			3142.8	291.97
TOTAL SITE COVERAGE (MAX 40%)	4091.644	380.11	3142.8	291.97

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PROJECT:

NAV BASSI
1359 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:

SITE PLAN

SHEET:

A100

DRAWN BY:

JP

24X36 SCALE:

1/8" = 1'-0"

PROJECT NUMBER:

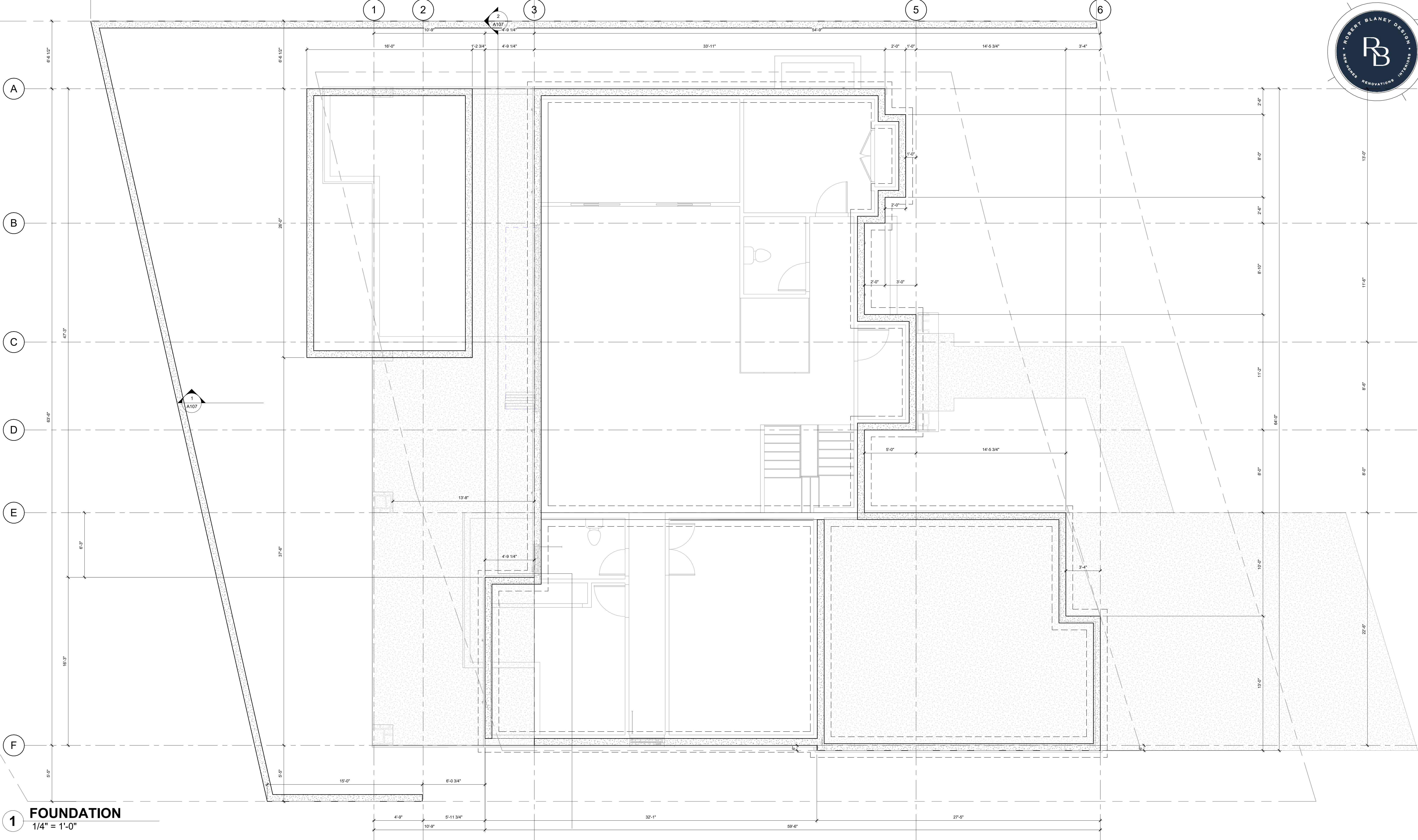
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1 FOUNDATION
1/4" = 1'-0"



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PROJECT:
NAV BASSI
1359 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:
FOUNDATION

SHEET:

A101

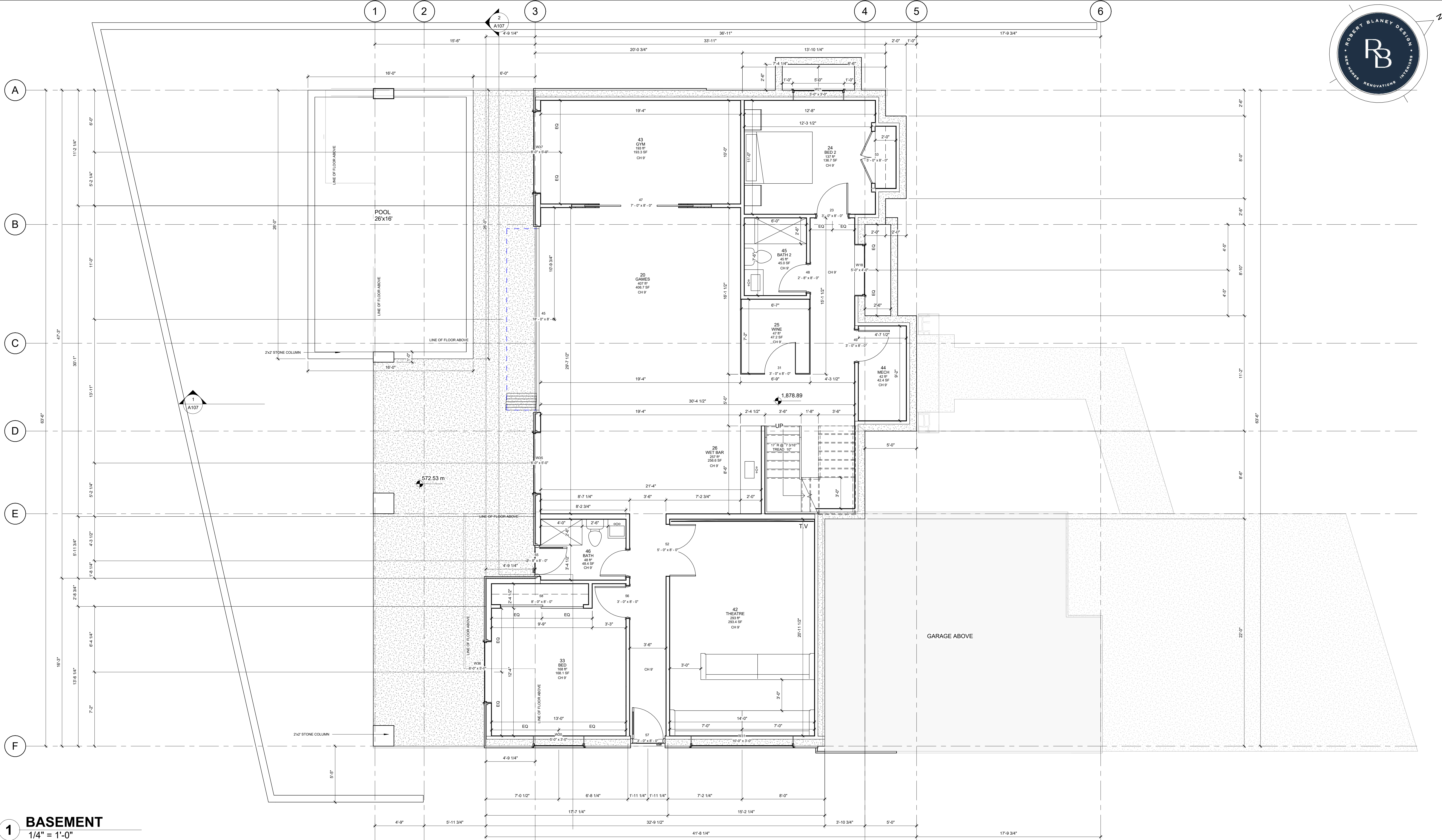
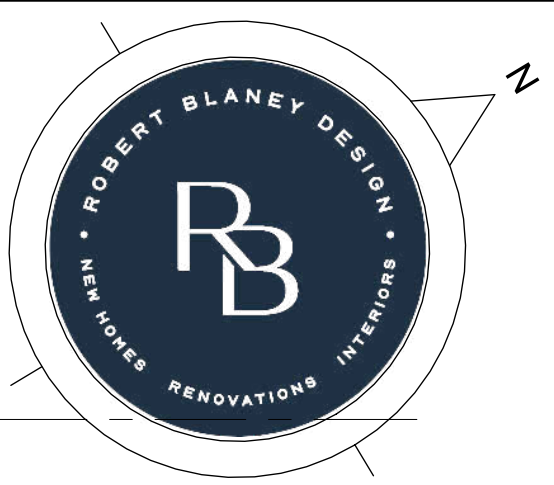
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24X36 SCALE:
1/4" = 1'-0"

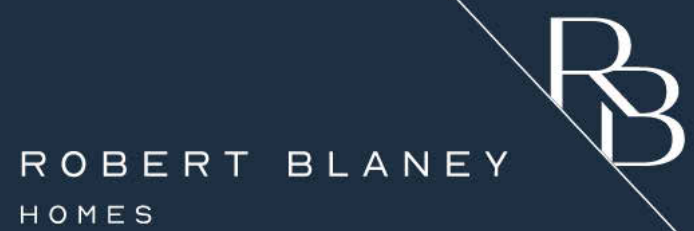
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1 BASEMENT
1/4" = 1'-0"



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PROJECT:
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DRAWING TITLE:
BASEMENT FLOOR PLAN

SHEET:

A102

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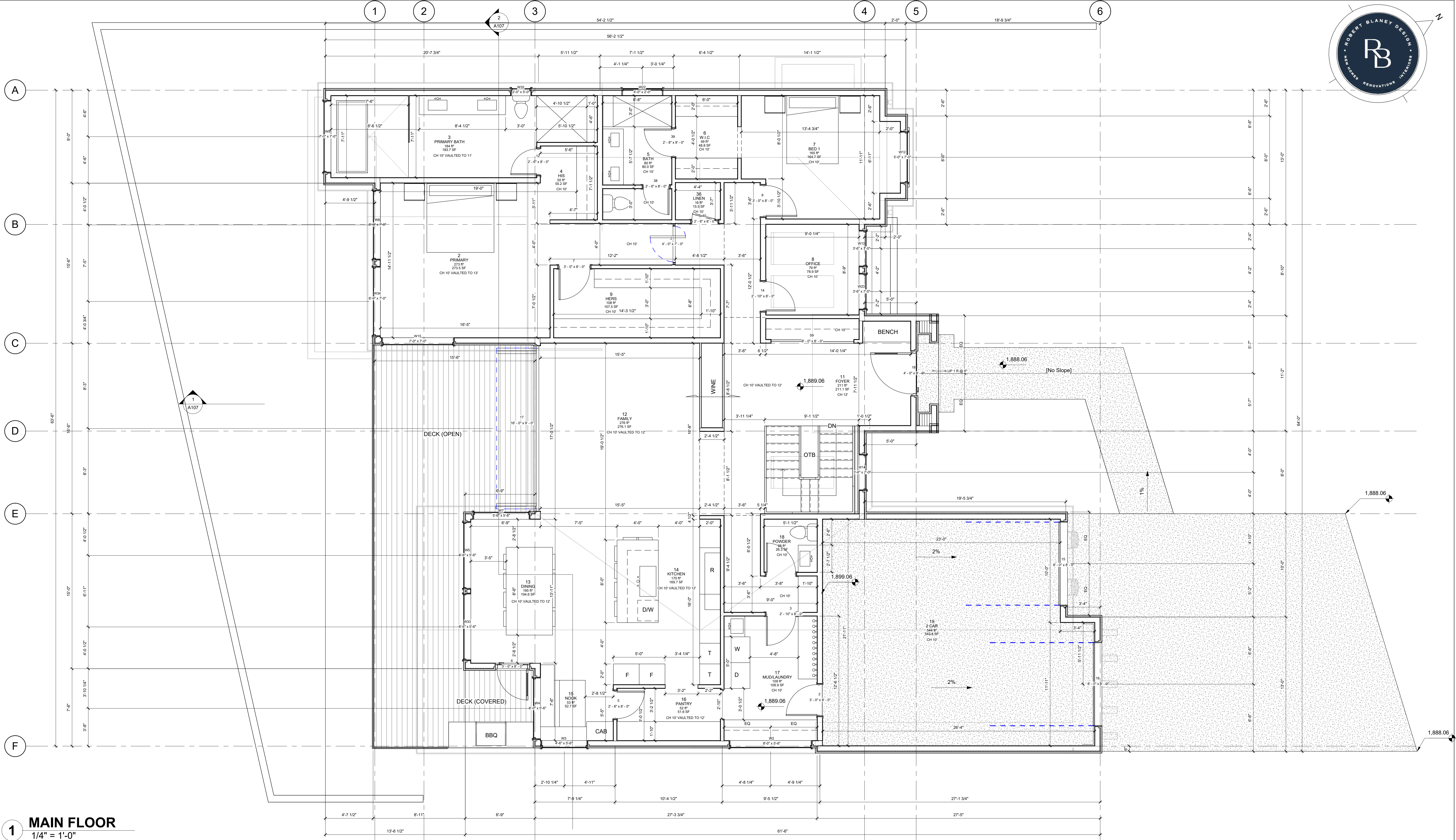
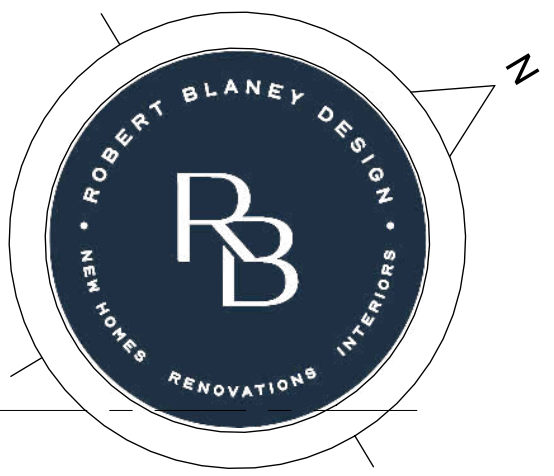
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1 MAIN FLOOR
1/4" = 1'-0"



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WEST KELOWNA

DRAWING TITLE:
MAIN FLOOR PLAN

SHEET:

A103

DRAWN BY:
JP

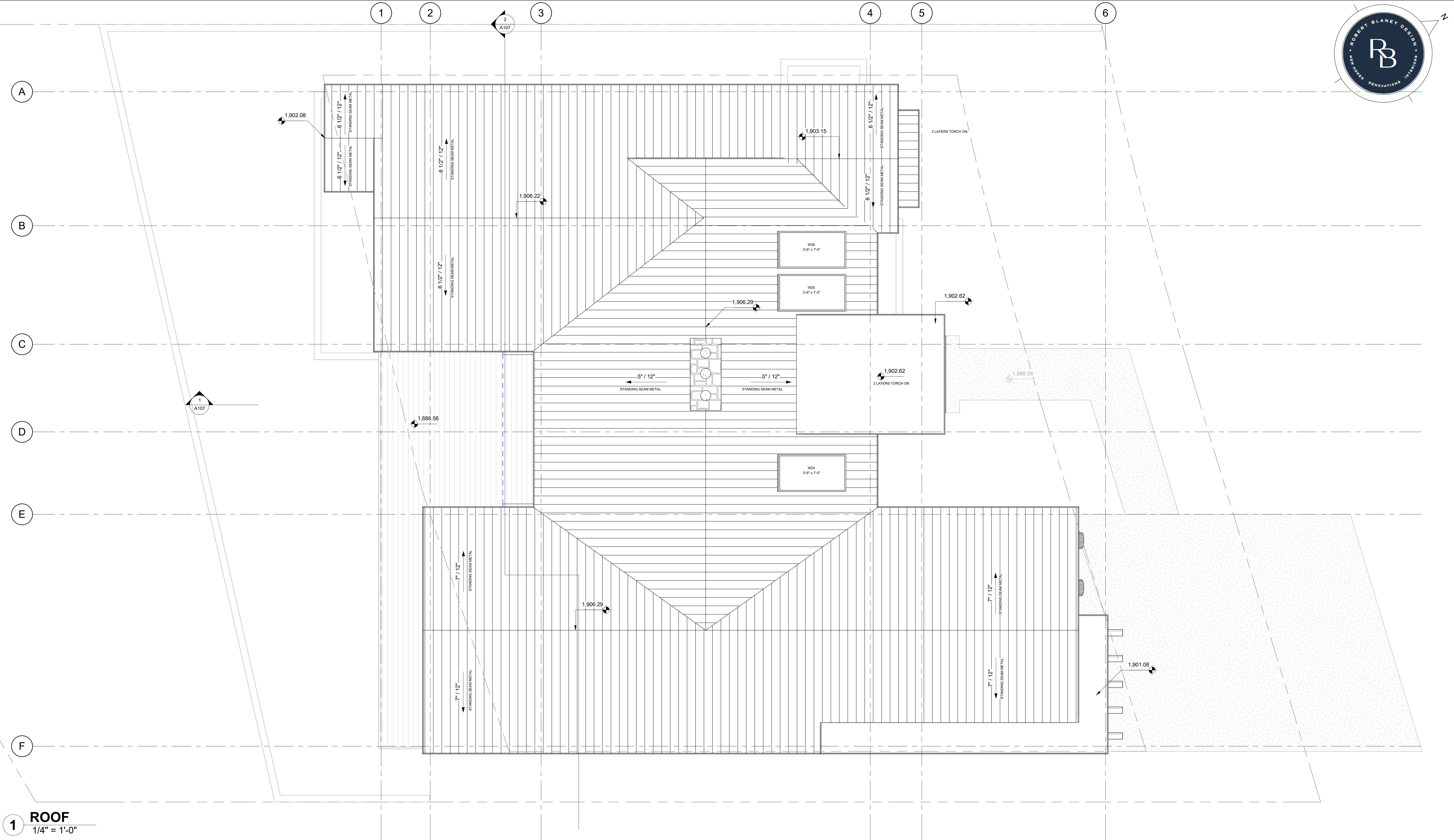
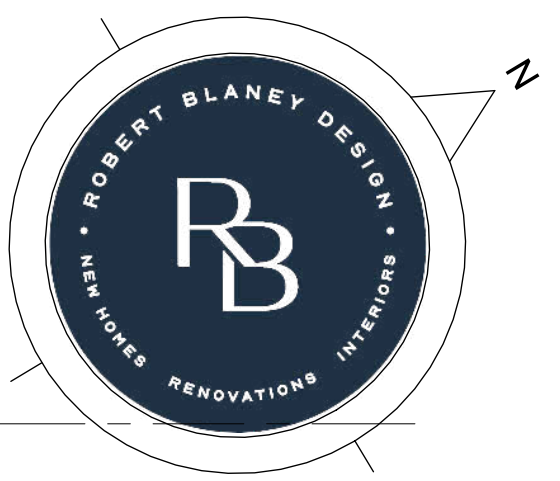
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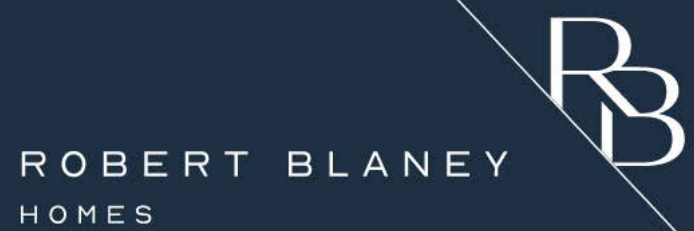
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1 ROOF
1/4" = 1'-0"



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PROJECT:
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1359 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:
ROOF PLAN

SHEET:

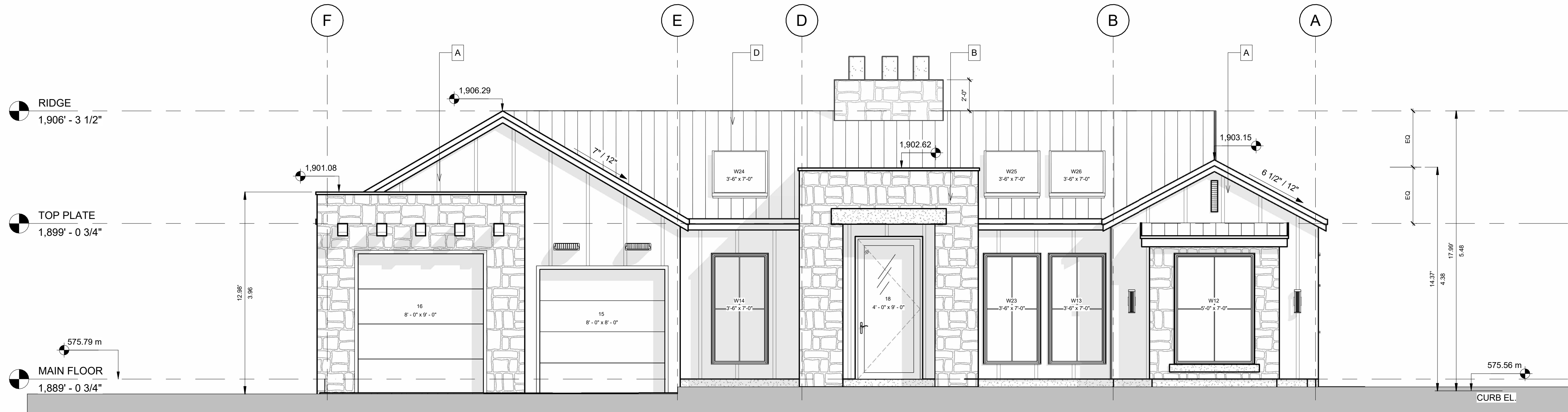
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1 NORTH
1/4" = 1'-0"

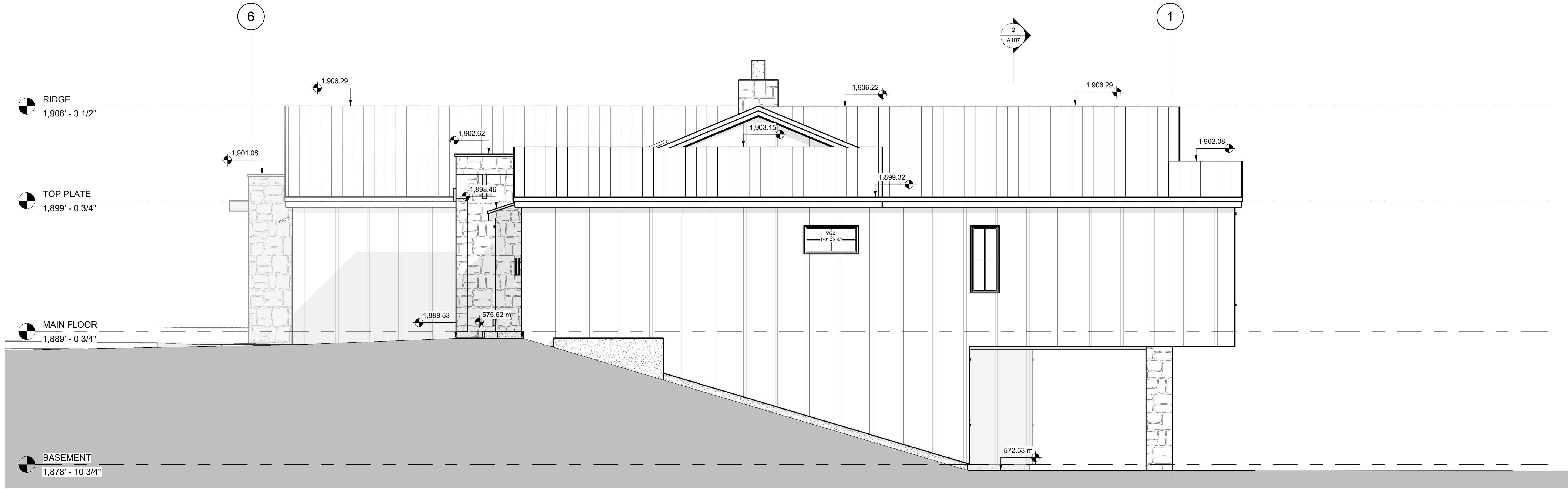


2 SOUTH
1/4" = 1'-0"



LEGEND	
BOARD & BATTEN (TBD)	A
STONE (TBD)	B
CONCRETE	C
STANDING SEAM METAL	D

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



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

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1359 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:

ELEVATIONS - EAST &
WEST

SHEET:

A106

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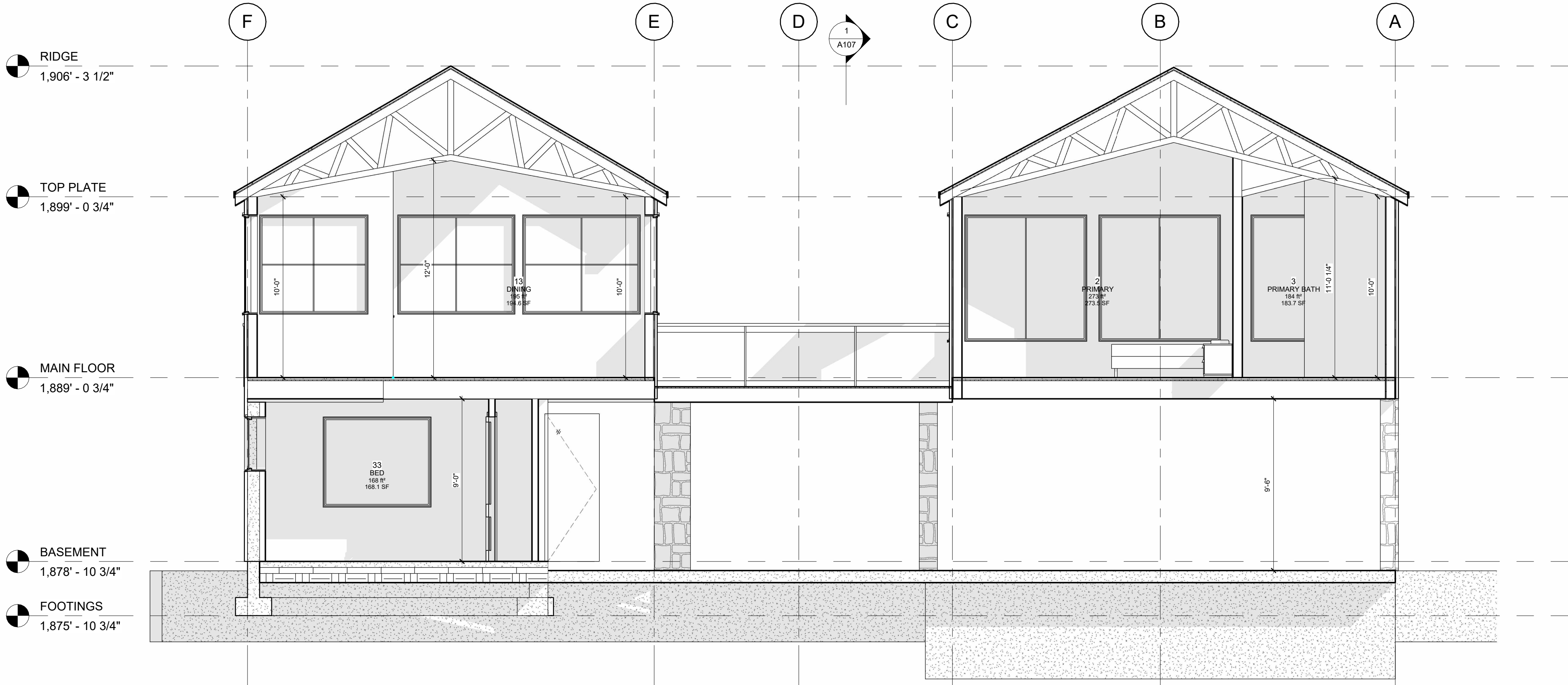
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1 Section 1
1/4" = 1'-0"



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

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"/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 SCISSOR 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
16" TGI RAFTERS @ 16" O.C
BATT INSULATION (R28)
6MIL POLY V.B. TAPED AND SEALED
1/2" G.W.B PAINTED
AIR FILM (INTERIOR)

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PROJECT:

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1359 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:

SECTIONS &
ASSEMBLIES

SHEET:

A107

DRAWN BY:

JP

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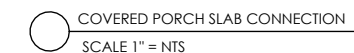
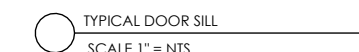
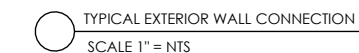
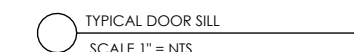
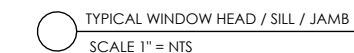
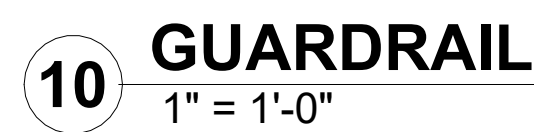
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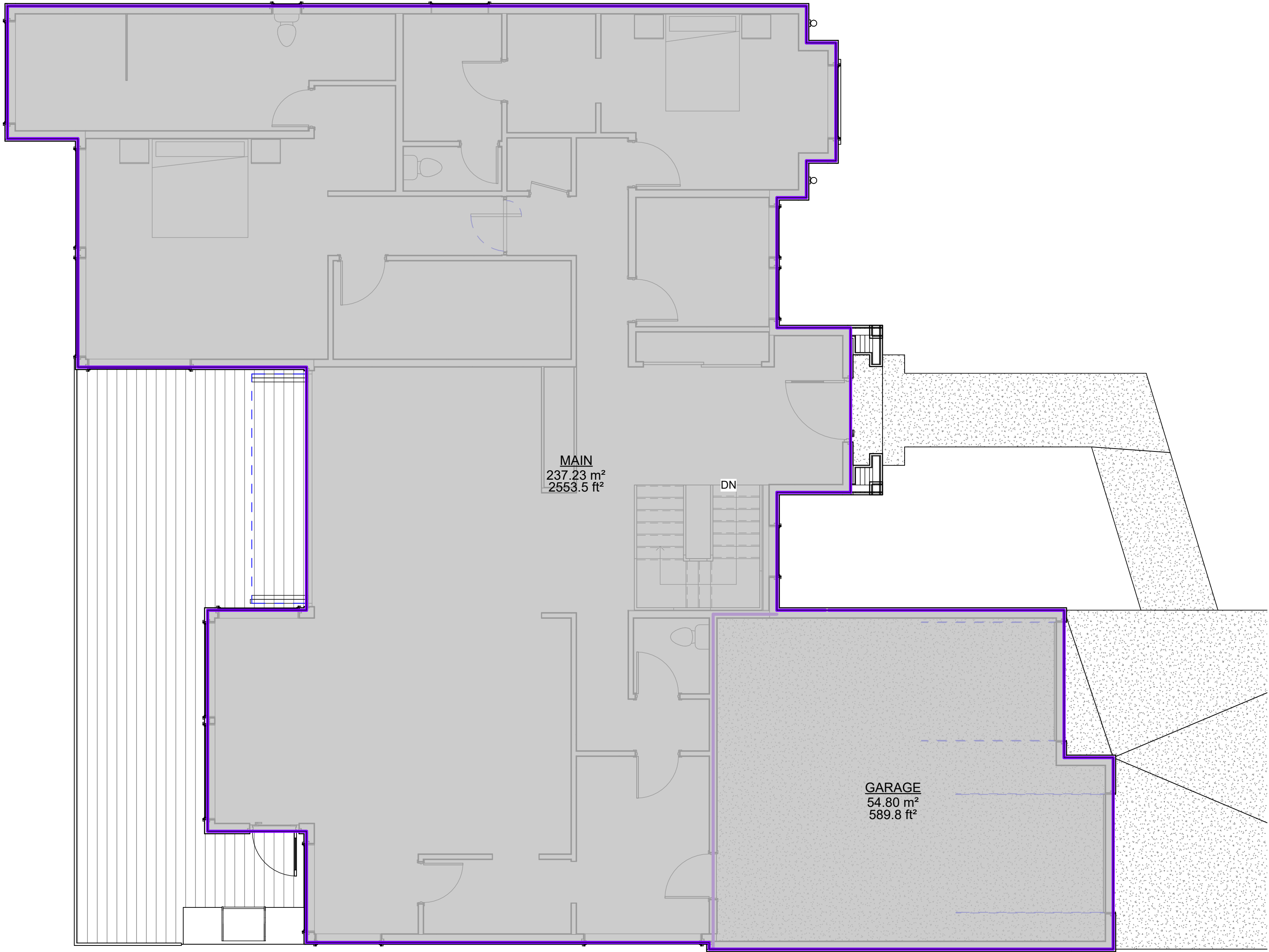
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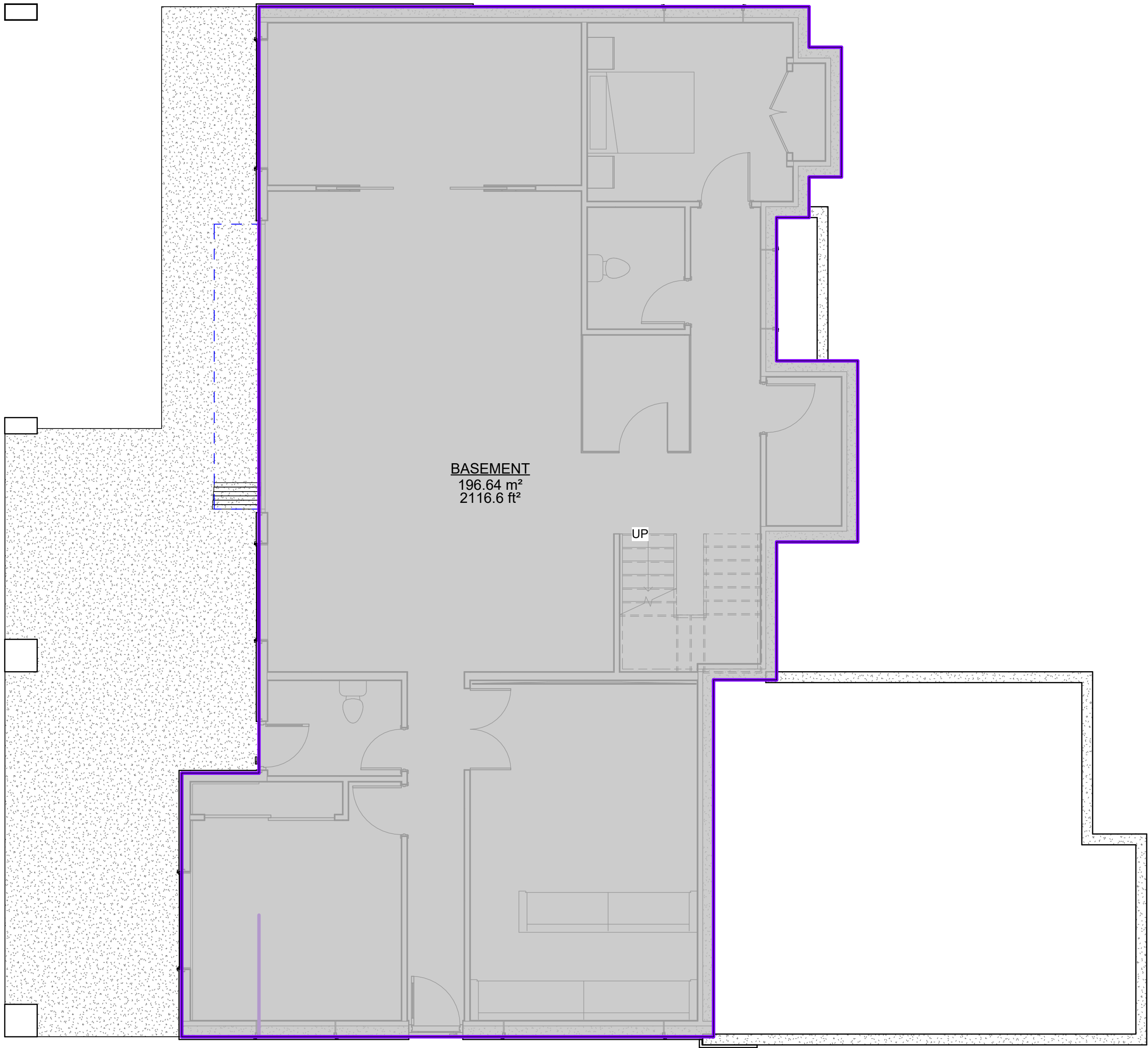
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1 MAIN FLOOR
3/16" = 1'-0"



3 BASEMENT
3/16" = 1'-0"

Area Schedule (Gross Building)			
Name	Area	Level	Perimeter
MAIN	2554 ft²	MAIN FLOOR	263' - 10"
BASEMENT	2117 ft²	BASEMENT	233' - 4 1/4"
GARAGE	590 ft²	MAIN FLOOR	99' - 7 1/4"
5260 ft²			

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PROJECT:
NAV BASSI
1359 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:
F.A.R

SHEET:

A109

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24X36 SCALE:
3/16" = 1'-0"

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Room Schedule				
Level	Name	Area	Perimeter	Wall Finish
MAIN FLOOR	PRIMARY	273 ft²	86' - 4"	
MAIN FLOOR	PRIMARY BATH	184 ft²	76' - 4 3/4"	
MAIN FLOOR	HIS	55 ft²	34' - 0"	
MAIN FLOOR	BATH	80 ft²	37' - 4"	
MAIN FLOOR	W.I.C	49 ft²	28' - 5 1/2"	
MAIN FLOOR	BED 1	165 ft²	54' - 11 3/4"	
MAIN FLOOR	OFFICE	79 ft²	35' - 6 1/4"	
MAIN FLOOR	HERS	108 ft²	45' - 7"	
MAIN FLOOR	FOYER	211 ft²	82' - 4 1/4"	
MAIN FLOOR	FAMILY	276 ft²	68' - 10 3/4"	
MAIN FLOOR	DINING	195 ft²	56' - 1 3/4"	
MAIN FLOOR	KITCHEN	170 ft²	53' - 10 1/2"	
MAIN FLOOR	NOOK	53 ft²	29' - 0 3/4"	
MAIN FLOOR	PANTRY	52 ft²	30' - 10"	
MAIN FLOOR	MUD/LAUNDRY	109 ft²	42' - 5 1/2"	
MAIN FLOOR	POWDER	26 ft²	20' - 6"	
MAIN FLOOR	2 CAR	544 ft²	96' - 6"	
BASEMENT	GAMES	407 ft²	80' - 11"	
Not Placed	GYM	Not Placed	Not Placed	
Not Placed	BATH	Not Placed	Not Placed	
BASEMENT	BED 2	137 ft²	48' - 1"	
BASEMENT	WINE	47 ft²	27' - 6"	
BASEMENT	WET BAR	257 ft²	102' - 8"	
Not Placed	BAR	Not Placed	Not Placed	
BASEMENT	BED	168 ft²	55' - 5"	
MAIN FLOOR	LINEN	16 ft²	15' - 10"	
Not Placed	DINING	Not Placed	Not Placed	
Not Placed	KITCHEN	Not Placed	Not Placed	
Not Placed	LAUNDRY	Not Placed	Not Placed	
Not Placed	MECH	Not Placed	Not Placed	
Not Placed	BATH	Not Placed	Not Placed	
BASEMENT	THEATRE	293 ft²	69' - 11"	
BASEMENT	GYM	193 ft²	58' - 8"	
BASEMENT	MECH	42 ft²	27' - 7"	
BASEMENT	BATH 2	45 ft²	27' - 0"	
BASEMENT	BATH	48 ft²	28' - 2 3/4"	

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	5	2' - 8"	8' - 0"	2' - 10"	8' - 1"	Interior
MAIN FLOOR	6	3' - 0"	8' - 0"	3' - 4"	8' - 2"	Exterior
MAIN FLOOR	7	3' - 0"	8' - 0"	3' - 2"	8' - 1"	Interior
MAIN FLOOR	9	3' - 0"	8' - 0"	3' - 2"	8' - 1"	Interior
MAIN FLOOR	12	2' - 6"	8' - 0"	2' - 8"	8' - 1"	Interior
MAIN FLOOR	14	2' - 10"	8' - 0"	3' - 0"	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	17	16' - 0"	9' - 0"	15' - 10"	8' - 7"	Exterior
MAIN FLOOR	18	4' - 0"	9' - 0"	4' - 4"	9' - 2"	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	31	3' - 0"	8' - 0"			Interior
MAIN FLOOR	38	2' - 6"	8' - 0"	2' - 8"	8' - 1"	Interior
MAIN FLOOR	39	2' - 8"	8' - 0"	2' - 10"	8' - 1"	Interior
MAIN FLOOR	40	2' - 6"	8' - 0"	2' - 8"	8' - 1"	Interior
BASEMENT	45	18' - 0"	8' - 0"	17' - 10"	7' - 7"	Exterior
BASEMENT	47	7' - 0"	8' - 0"		6' - 8 3/4"	Interior
BASEMENT	48	2' - 8"	8' - 0"	2' - 10"	8' - 1"	Interior
BASEMENT	49	3' - 0"	8' - 0"	3' - 2"	8' - 1"	Interior
BASEMENT	52	5' - 0"	8' - 0"			Interior
BASEMENT	53	5' - 0"	8' - 0"			Interior
BASEMENT	54	2' - 6"	8' - 0"	2' - 8"	8' - 1"	Interior
BASEMENT	55	2' - 8"	8' - 0"	3' - 0"	8' - 2"	Exterior
BASEMENT	56	3' - 0"	8' - 0"	3' - 2"	8' - 1"	Interior
BASEMENT	57	3' - 0"	8' - 0"	3' - 4"	8' - 2"	Exterior
BASEMENT	58	8' - 0"	8' - 0"			Interior
MAIN FLOOR	59	8' - 0"	8' - 0"			Interior

Window Schedule					
Level	Mark	Sill Height	Width	Height	Area
MAIN FLOOR	W2	3' - 6"	8' - 0"	5' - 6"	44 ft²
MAIN FLOOR	W3	3' - 6"	4' - 6"	5' - 6"	25 ft²
MAIN FLOOR	W4	3' - 6"	6' - 0"	5' - 6"	33 ft²
MAIN FLOOR	W5	3' - 6"	6' - 6"	5' - 6"	36 ft²
MAIN FLOOR	W7	3' - 6"	5' - 6"	5' - 6"	30 ft²
MAIN FLOOR	W8	2' - 0"	6' - 9"	7' - 0"	47 ft²
MAIN FLOOR	W9	2' - 0"	7' - 0"	7' - 0"	49 ft²
MAIN FLOOR	W12	1' - 0"	5' - 0"	7' - 0"	35 ft²
MAIN FLOOR	W13	1' - 0"	3' - 6"	7' - 0"	25 ft²
MAIN FLOOR	W14	1' - 0"	3' - 6"	7' - 0"	25 ft²
MAIN FLOOR	W15	2' - 0"	7' - 0"	7' - 0"	49 ft²
BASEMENT	W18	4' - 0"	5' - 0"	4' - 0"	20 ft²
BASEMENT	W20	5' - 0"	5' - 0"	3' - 0"	15 ft²
BASEMENT	W21	5' - 0"	5' - 0"	3' - 0"	15 ft²
MAIN FLOOR	W22	6' - 0"	4' - 0"	2' - 0"	8 ft²
MAIN FLOOR	W23	1' - 0"	3' - 6"	7' - 0"	25 ft²
MAIN FLOOR	W24		3' - 6"	7' - 0"	25 ft²
MAIN FLOOR	W25		3' - 6"	7' - 0"	25 ft²
MAIN FLOOR	W26		3' - 6"	7' - 0"	25 ft²
BASEMENT	W31	5' - 0"	10' - 0"	3' - 0"	30 ft²
MAIN FLOOR	W32	3' - 0"	2' - 0"	5' - 0"	10 ft²
MAIN FLOOR	W33	3' - 6"	6' - 6"	5' - 6"	36 ft²
MAIN FLOOR	W34	2' - 0"	6' - 9"	7' - 0"	47 ft²
BASEMENT	W35	3' - 0"	6' - 0"	5' - 0"	30 ft²
BASEMENT	W36	3' - 0"	6' - 0"	5' - 0"	30 ft²
BASEMENT	W37	3' - 0"	8' - 0"	5' - 0"	40 ft²

ROBERT BLANEY
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REVISIONS

ISSUED FOR:

REVIEW SET:2024-02-12 1:55:22 PM

PROJECT:
NAV BASSI
1359 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:
SCHEDULES

SHEET:

A110

DRAWN BY:
JP

24X36 SCALE:PROJECT NUMBER:
062381

START DATE:
05.24.23

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