



1388 VINEYARD DR.

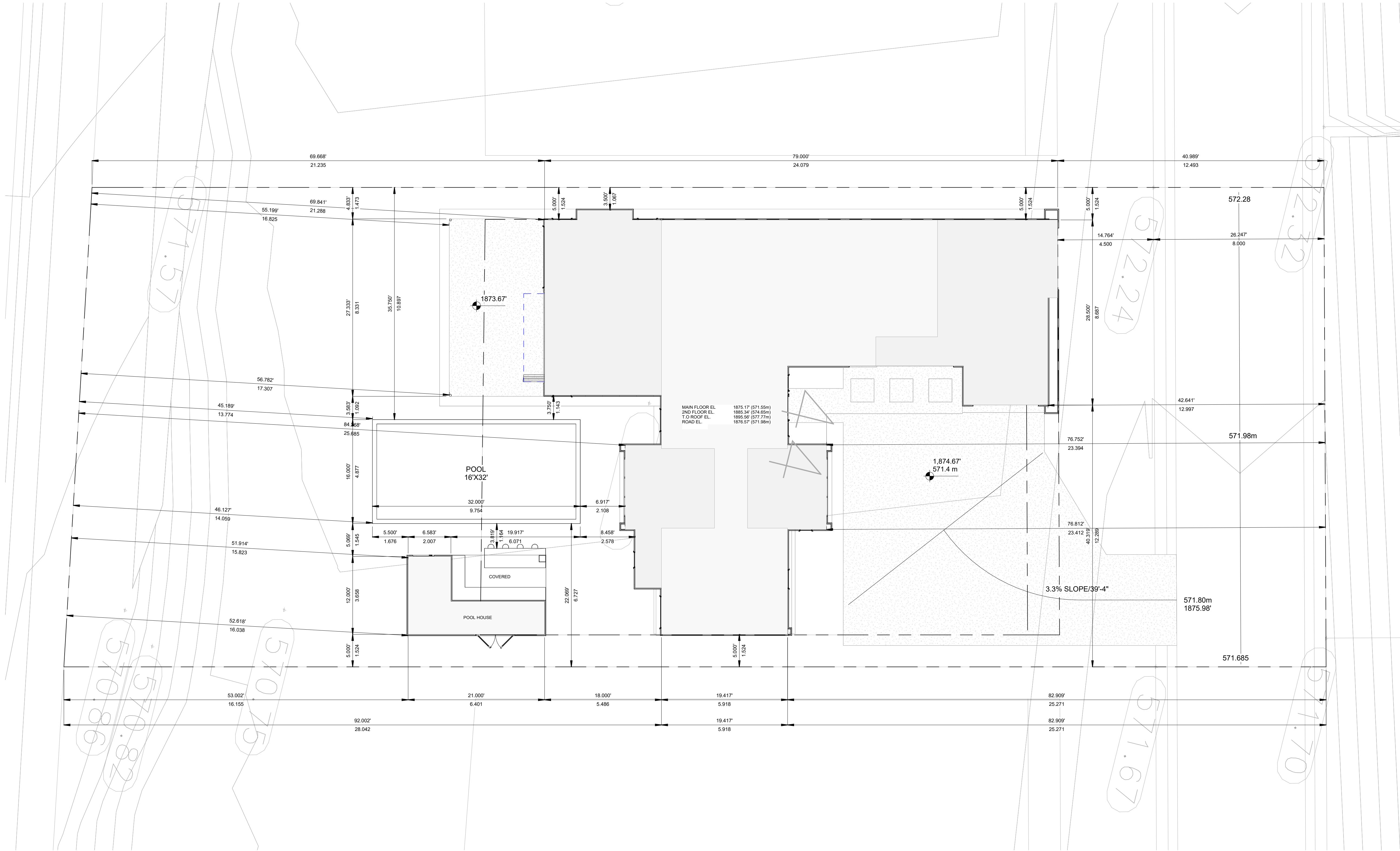
WEST KELOWNA

T. BLANEY 

- A100 - SITE PLAN
- A101 - FOUNDATION PLAN
- A102 - MAIN FLOOR PLAN
- A103 - 2ND FLOOR PLAN
- A104 - ROOF PLAN
- A105 - ELEVATIONS - EAST & WEST
- A106 - ELEVATIONS - NORTH & SOUTH
- A107 - SECTIONS & ASSEMBLIES
- A108 - DETAILS
- A109 - F.A.R
- A110 - SCHEDULES
- A111 - POOL HOUSE

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

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HOMES



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PROJECT:
NAV BASSI
1388 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:
SITE PLAN

SHEET:

A100

DRAWN BY:
JP

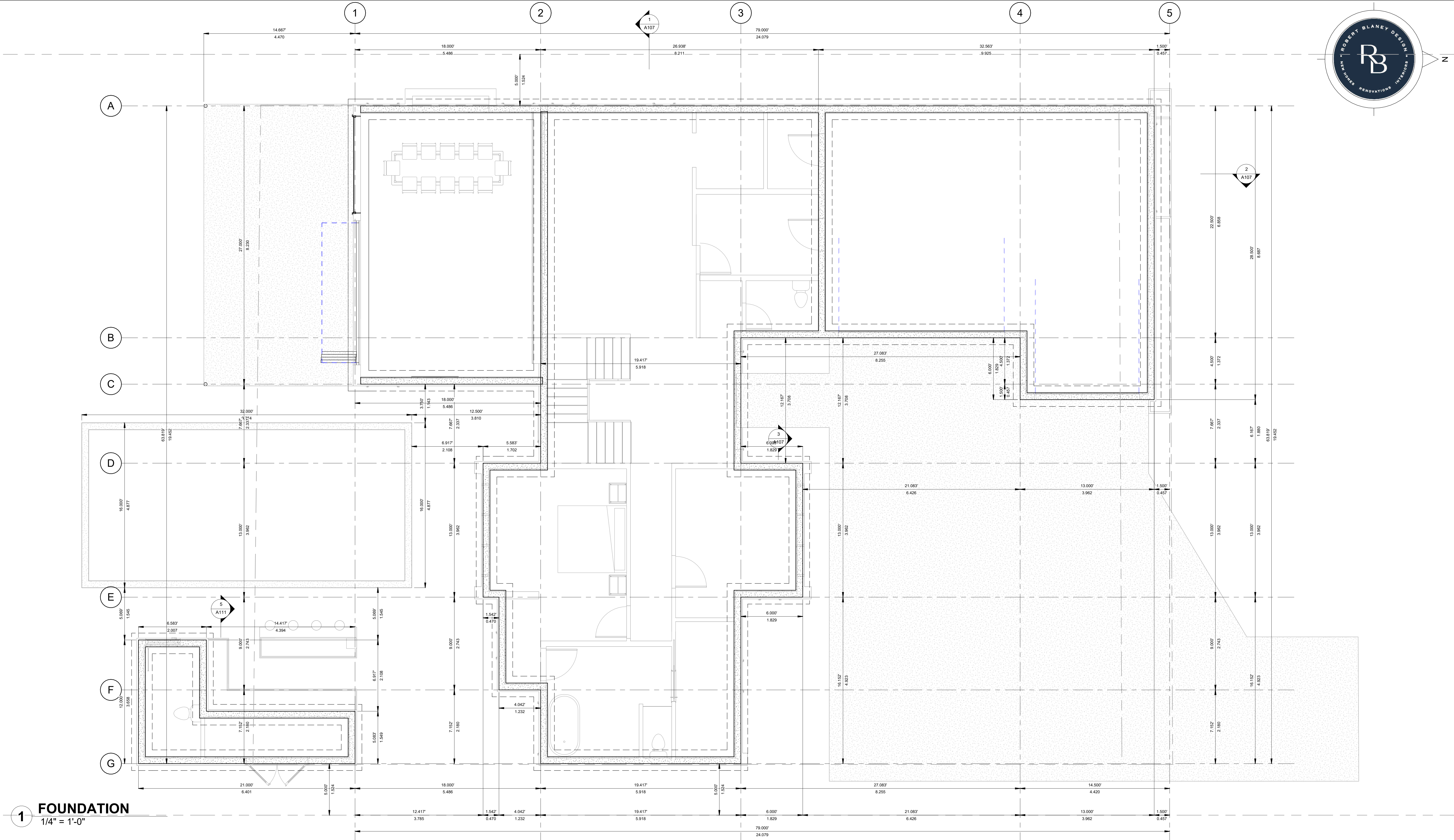
24X36 SCALE:
1/8" = 1'-0"

START DATE:
08.14.23

PROJECT NUMBER:
029932

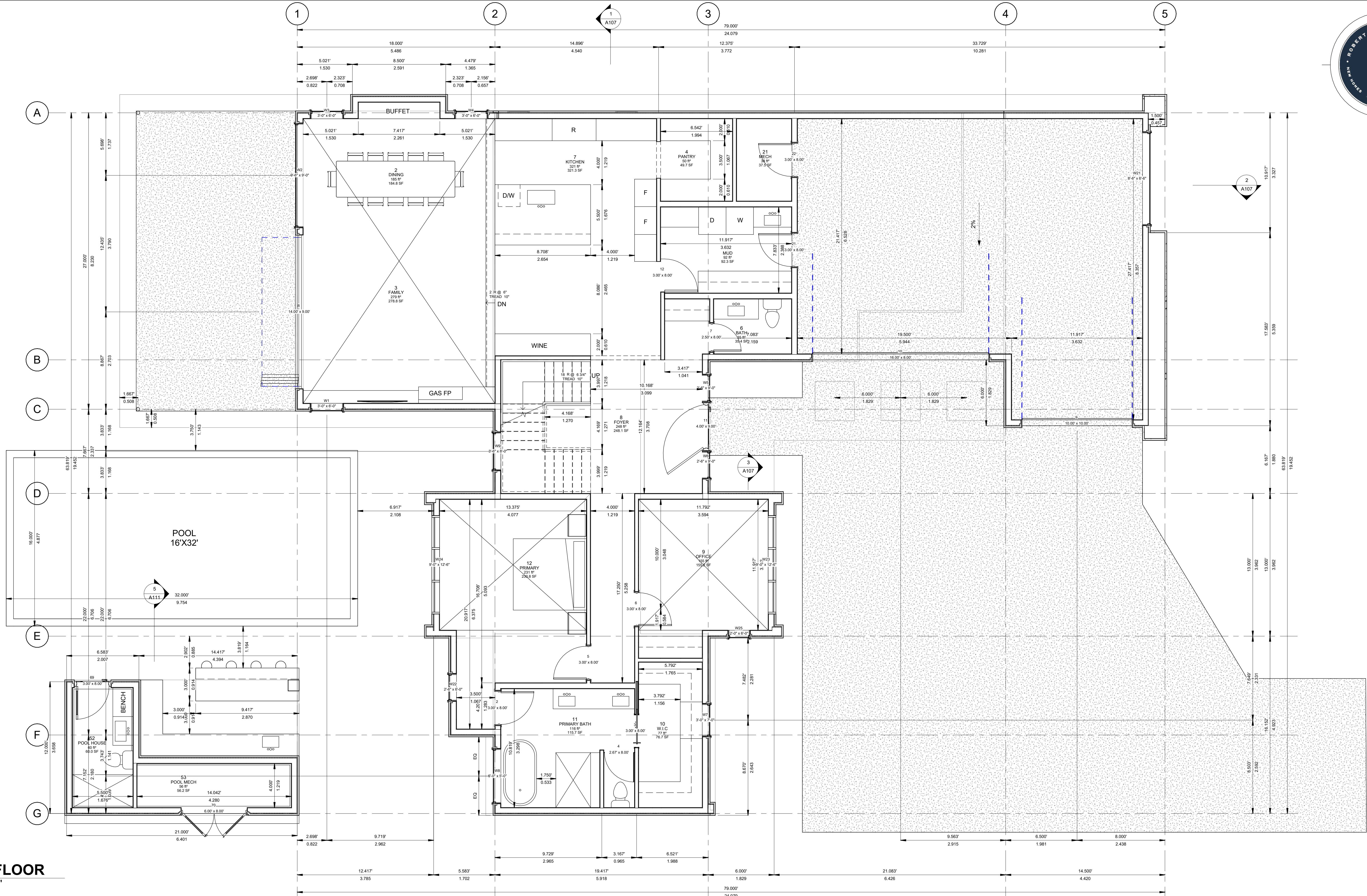
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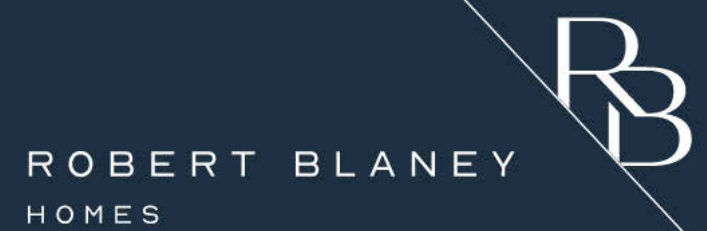


1 FOUNDATION
1/4" = 1'-0"

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			REVIEW SET: 2023-12-20 1:36:42 PM			24X36 SCALE: 1/4" = 1'-0"	PROJECT NUMBER: 029932	
			DRAWING TITLE: FOUNDATION			START DATE: 08.14.23		



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



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PROJECT:
NAV BASSI
1388 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:
MAIN FLOOR PLAN

SHEET:

A102

DRAWN BY:
JP

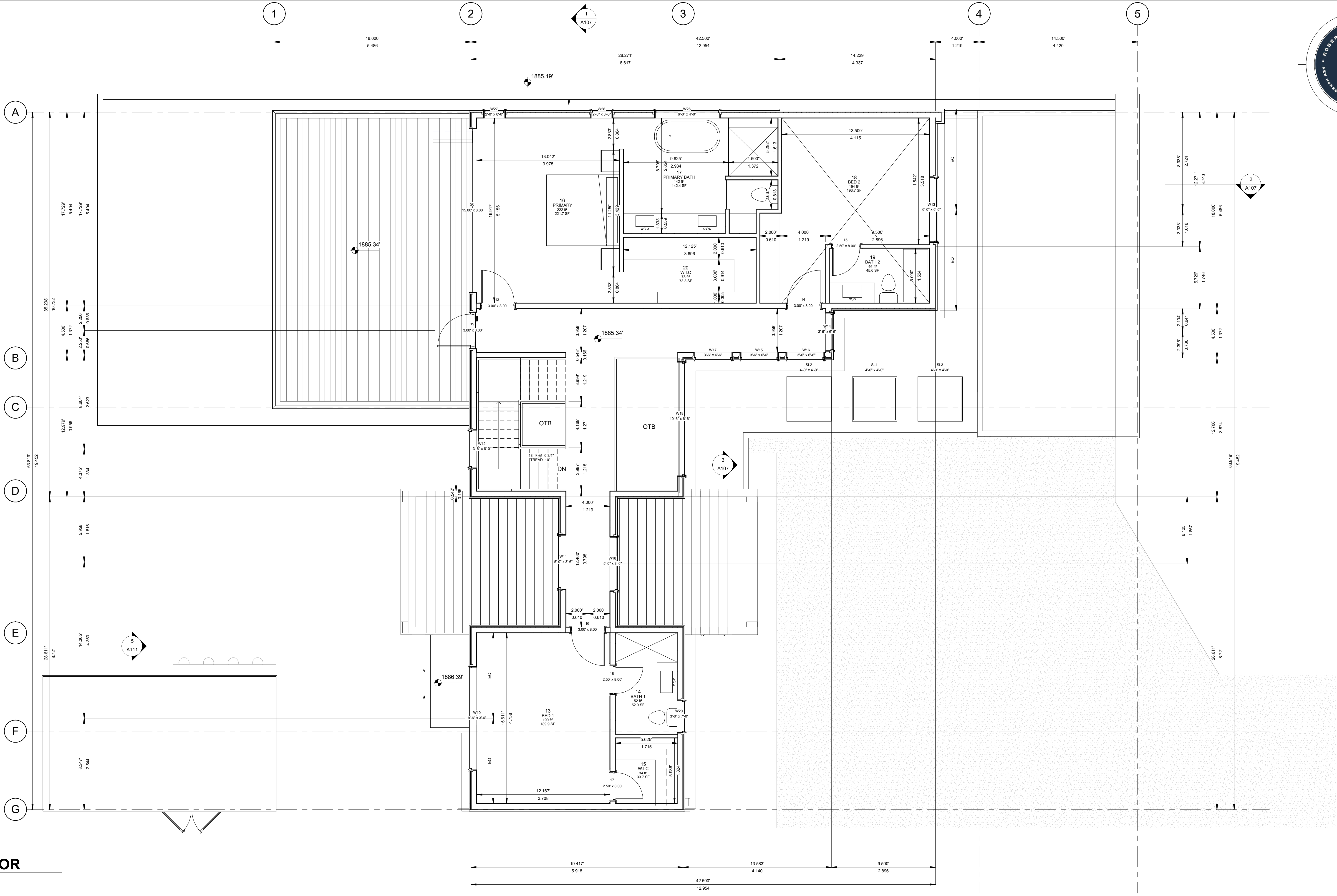
24X36 SCALE:
1/4" = 1'-0"

START DATE:
08.14.23

PROJECT NUMBER:
029932

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1 2ND FLOOR
1/4" = 1'-0"



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PROJECT:
NAV BASSI
1388 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:
2ND FLOOR PLAN

SHEET:

A103

DRAWN BY: JP

24X36 SCALE: 1/4" = 1'-0"
PROJECT NUMBER: 029932
START DATE: 08.14.23

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

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HOMES



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PROJECT:
NAV BASSI
1388 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:
ROOF PLAN

SHEET:

A104

DRAWN BY: JP
24X36 SCALE: 1/4" = 1'-0"
PROJECT NUMBER: 029932
START DATE: 08.14.23

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

SIDING LEGEND	
5" REVEAL HORIZ. HARDI PLANK - CHARCOAL - BENJAMIN MOORE WROUGHT IRON 2124-10	A
4" VERTICAL CEDAR - STAINED PENGUIN RED LABEL, COLOR SABLE	B
CONCRETE FINISH	C
STANDING SEAM METAL (CHARCOAL)	D
2 LAYERS TORCH ON	E



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

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PROJECT:
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1388 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:
ELEVATIONS - NORTH &
SOUTH

SHEET:

A105

DRAWN BY: JP

24X36 SCALE: 1/4" = 1'-0"
PROJECT NUMBER: 029932
START DATE: 08.14.23

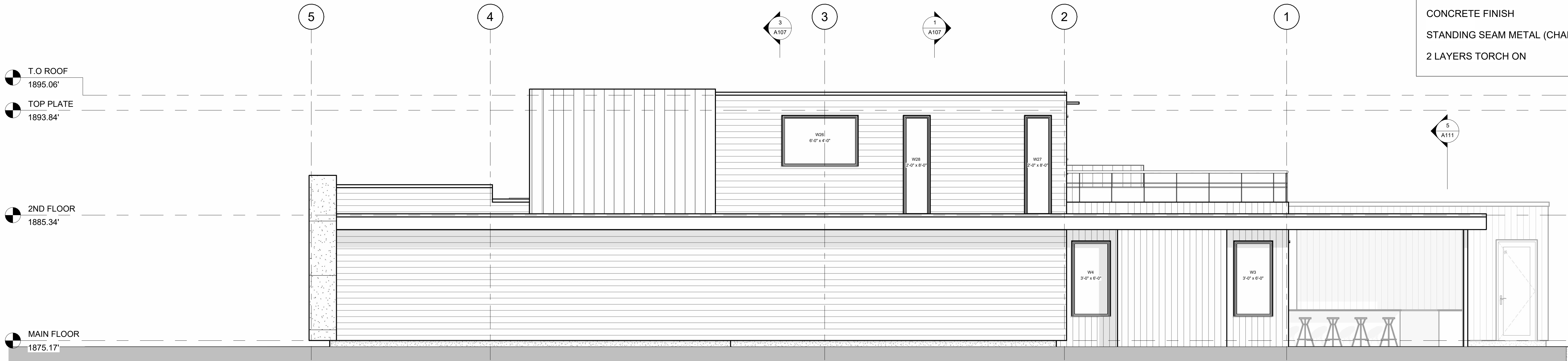
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2 EAST
1/4" = 1'-0"

SIDING LEGEND	
5" REVEAL HORIZ. HARDI PLANK - CHARCOAL - BENJAMIN MOORE WROUGHT IRON 2124-10	A
4" VERTICAL CEDAR - STAINED PENGUIN RED LABEL, COLOR SABLE	B
CONCRETE FINISH	C
STANDING SEAM METAL (CHARCOAL)	D
2 LAYERS TORCH ON	E



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

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PROJECT:
NAV BASSI
1388 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:
ELEVATIONS - EAST &
WEST

SHEET:

A106

DRAWN BY:
JP

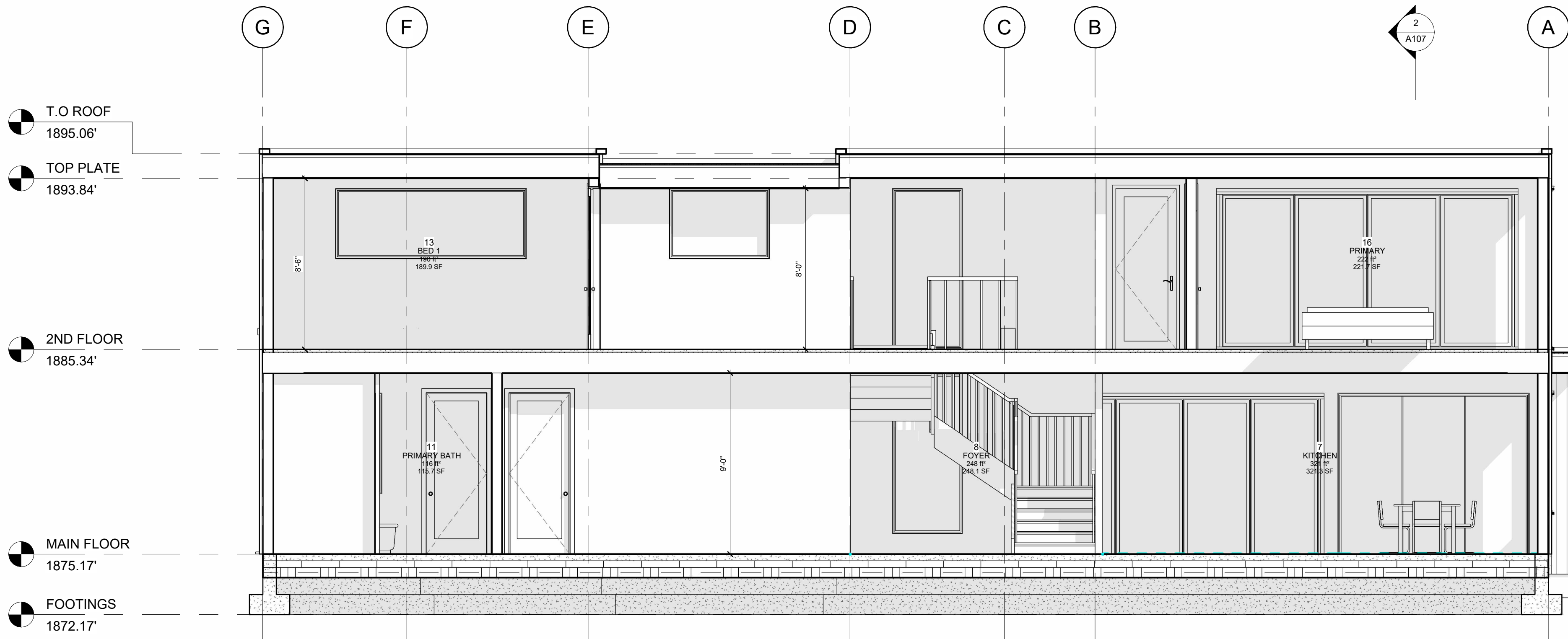
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PROJECT NUMBER:
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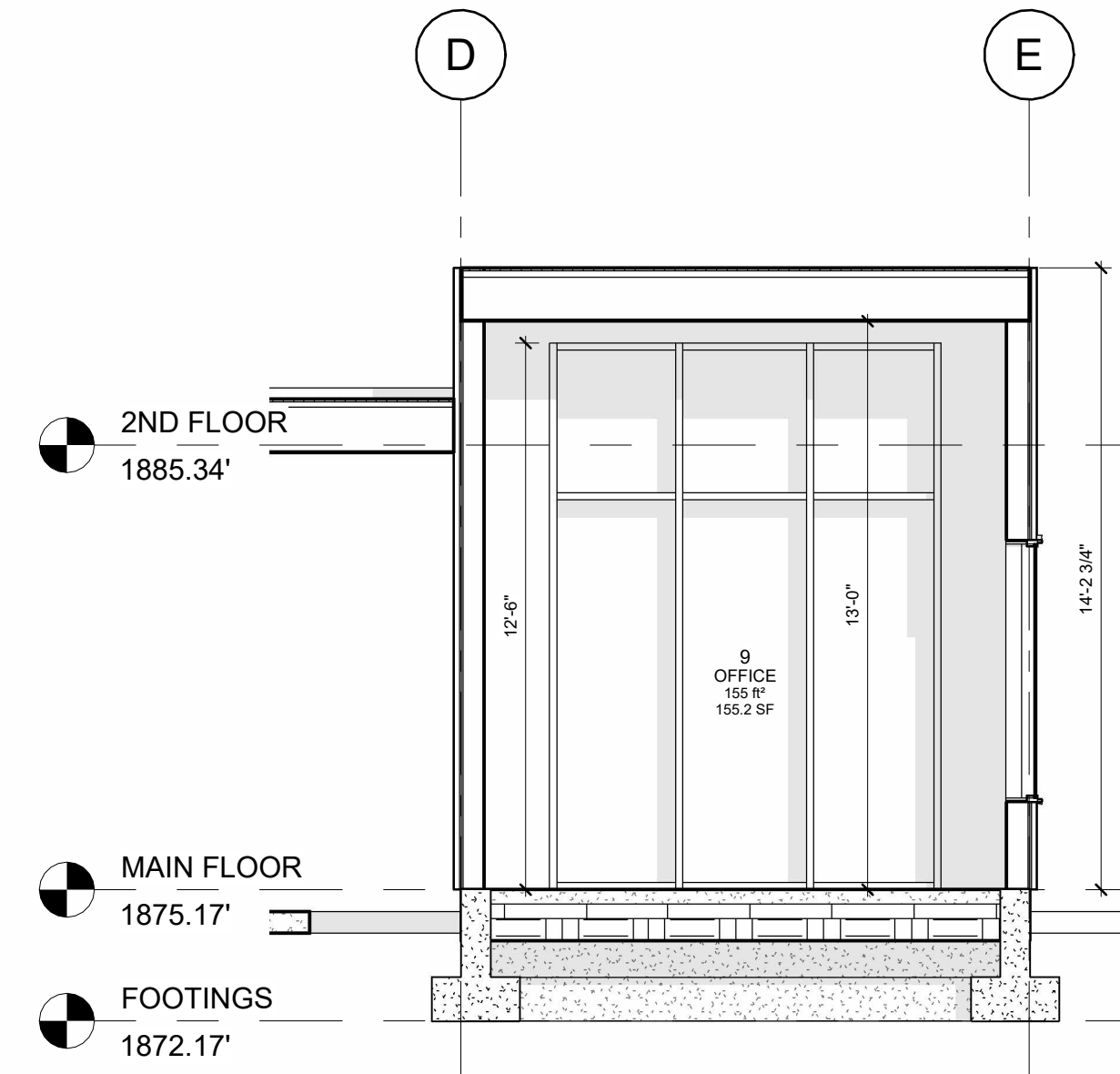
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1 Section 1
1/4" = 1'-0"

COOLING & HEATING

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



3 Section 4
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"

1/2" G.W.B BOTH SIDES
2X6" 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 SLAB ON GRADE

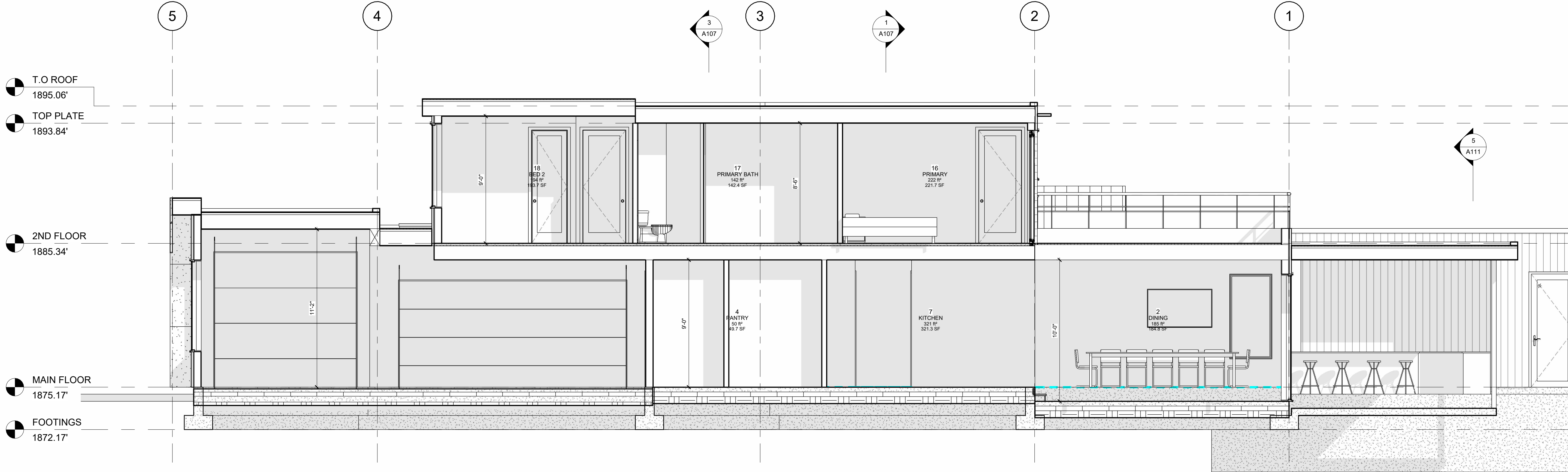
FLOOR FINISH
4" REINFORCED CONCRETE SLAB
6MIL POLY V.B
3" RIGID INSULATION UNDER SLAB (R16)
6" MIN. COMPACTED GRANULAR BASE
RADON GAS VENTED

F4 PATIO SLAB/DRIVEWAY ON GRADE

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

R1 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 (R35)
6MIL POLY V.B. TAPED AND SEALED
1/2" G.W.B PAINTED
AIR FILM (INTERIOR)



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

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PROJECT:

NAV BASSI
1388 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:

SECTIONS &
ASSEMBLIES

SHEET:

A107

DRAWN BY:

JP

24X36 SCALE:

1/4" = 1'-0"

PROJECT NUMBER:

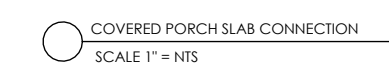
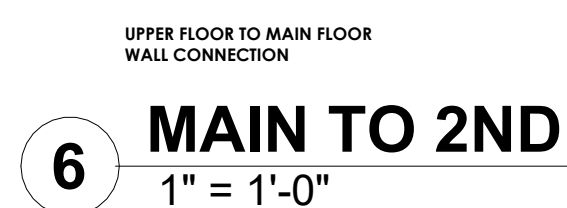
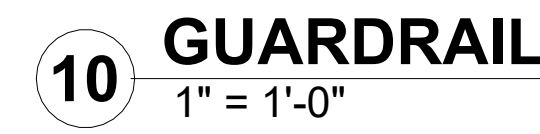
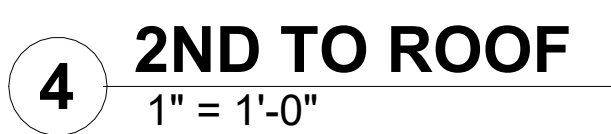
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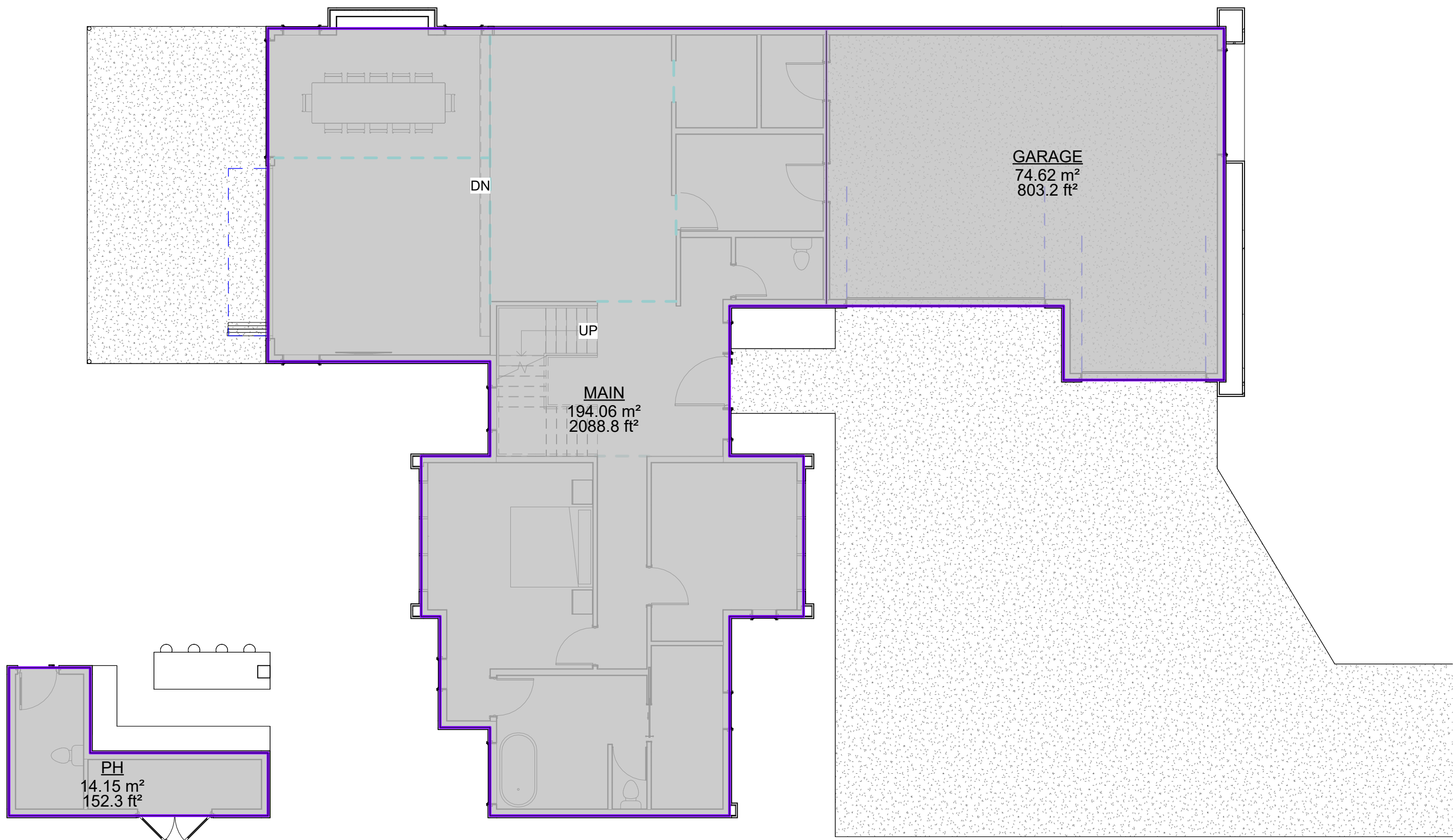
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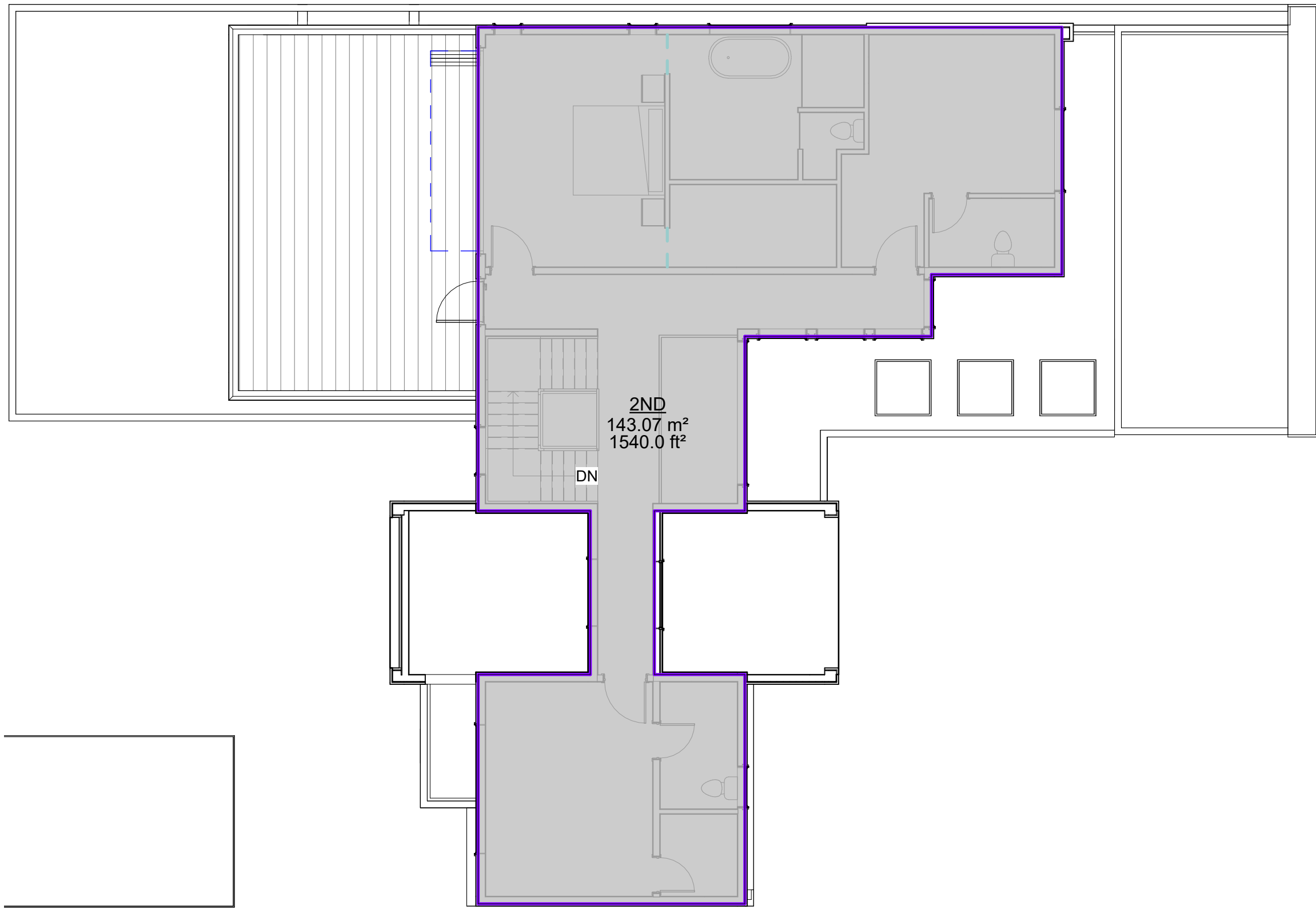
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1 MAIN FLOOR
1/8" = 1'-0"

Area Schedule (Gross Building)			
Name	Area	Level	Perimeter
MAIN	2089 ft²	MAIN FLOOR	240.80'
GARAGE	803 ft²	MAIN FLOOR	120.92'
2ND	1540 ft²	2ND FLOOR	242.14'
PH	152 ft²	MAIN FLOOR	66.00'
4584 ft²			



2 2ND FLOOR
1/8" = 1'-0"

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PROJECT:
NAV BASSI
1388 VINEYARD DR.
WEST KELOWNA

DRAWING TITLE:
F.A.R

SHEET:

A109

DRAWN BY:
JP

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

START DATE:
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Door Schedule			
Level	Mark	Width	Height

MAIN FLOOR	2	3.00'	8.00'
MAIN FLOOR	3	3.00'	8.00'
MAIN FLOOR	4	2.67'	8.00'
MAIN FLOOR	5	3.00'	8.00'
MAIN FLOOR	6	3.00'	8.00'
MAIN FLOOR	7	2.50'	8.00'
MAIN FLOOR	8	14.00'	9.00'
MAIN FLOOR	9	10.00'	10.00'
MAIN FLOOR	10	16.00'	8.00'
MAIN FLOOR	11	4.00'	9.00'
MAIN FLOOR	12	3.00'	8.00'
2ND FLOOR	13	3.00'	8.00'
2ND FLOOR	14	3.00'	8.00'
2ND FLOOR	15	2.50'	8.00'
2ND FLOOR	16	3.00'	8.00'
2ND FLOOR	17	2.50'	8.00'
2ND FLOOR	18	2.50'	8.00'
2ND FLOOR	19	3.00'	8.00'
2ND FLOOR	20	15.00'	8.00'
MAIN FLOOR	69	3.00'	8.00'
MAIN FLOOR	70	6.00'	8.00'
MAIN FLOOR	21	3.00'	8.00'
MAIN FLOOR	22	3.00'	8.00'

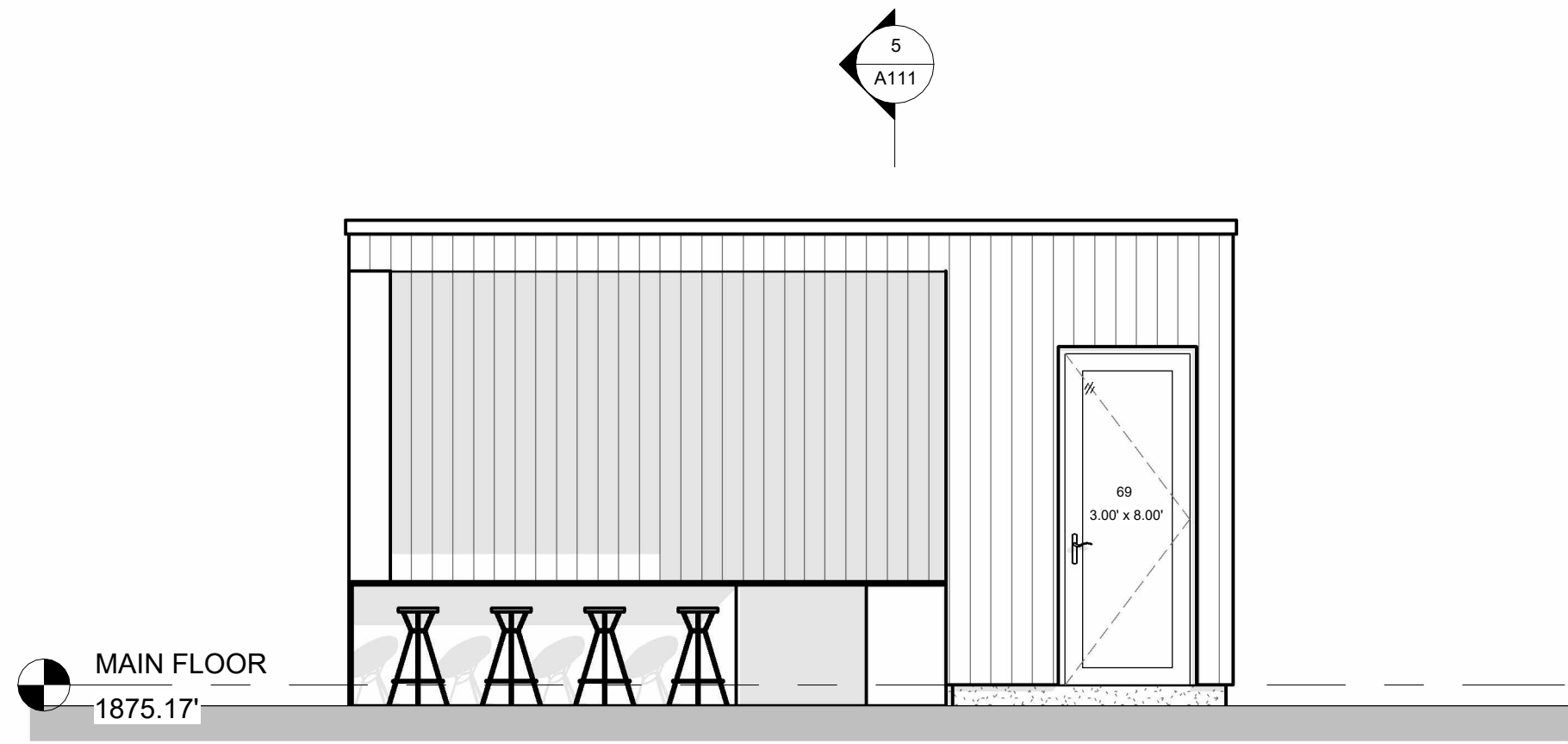
Window Schedule ALL FLOORS					
Level	Mark	Sill Height	Width	Height	Area

MAIN FLOOR	SL1		4.00'	4.00'	16 ft²
MAIN FLOOR	SL2		4.00'	4.00'	16 ft²
MAIN FLOOR	SL3		4.00'	4.00'	16 ft²
MAIN FLOOR	W1	2.00'	3.00'	6.00'	18 ft²
MAIN FLOOR	W2	-1.00'	9.50'	9.00'	86 ft²
MAIN FLOOR	W3	2.00'	3.00'	6.00'	18 ft²
MAIN FLOOR	W4	2.00'	3.00'	6.00'	18 ft²
MAIN FLOOR	W5	0.00'	2.50'	9.00'	23 ft²
MAIN FLOOR	W6	0.00'	2.50'	9.00'	23 ft²
MAIN FLOOR	W7	1.00'	3.00'	7.00'	21 ft²
MAIN FLOOR	W8	3.00'	5.00'	5.00'	25 ft²
MAIN FLOOR	W9	1.00'	3.50'	8.00'	28 ft²
2ND FLOOR	W10	4.50'	9.50'	3.50'	33 ft²
2ND FLOOR	W11	4.50'	5.00'	3.50'	18 ft²
2ND FLOOR	W12	0.00'	3.50'	8.00'	28 ft²
2ND FLOOR	W13	2.50'	6.00'	6.00'	36 ft²
2ND FLOOR	W14	2.00'	3.50'	6.50'	23 ft²
2ND FLOOR	W15	2.00'	3.50'	6.50'	23 ft²
2ND FLOOR	W16	2.00'	3.50'	6.50'	23 ft²
2ND FLOOR	W17	2.00'	3.50'	6.50'	23 ft²
2ND FLOOR	W18	4.50'	5.00'	3.50'	18 ft²
2ND FLOOR	W19	2.00'	10.50'	6.50'	68 ft²
2ND FLOOR	W20	1.00'	3.00'	7.00'	21 ft²
MAIN FLOOR	W21	2.50'	8.50'	6.50'	55 ft²
MAIN FLOOR	W22	3.00'	2.50'	6.00'	15 ft²
MAIN FLOOR	W23		9.00'	12.50'	113 ft²
MAIN FLOOR	W24		9.00'	12.50'	113 ft²
MAIN FLOOR	W25	2.00'	2.00'	6.00'	12 ft²
2ND FLOOR	W26	4.00'	6.00'	4.00'	24 ft²
2ND FLOOR	W27	0.00'	2.00'	8.00'	16 ft²
2ND FLOOR	W28	0.00'	2.00'	8.00'	16 ft²

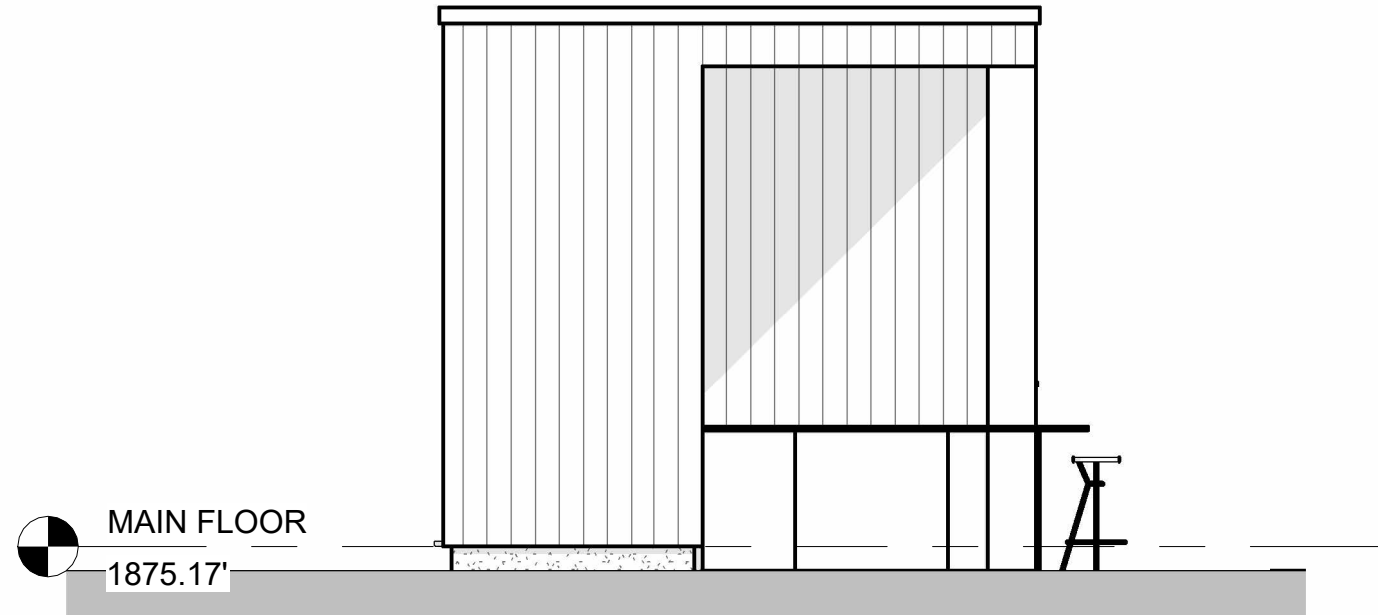
Room Schedule				
Level	Name	Area	Perimeter	Wall Finish

MAIN FLOOR	DINING	185 ft²	57.81'	
MAIN FLOOR	FAMILY	279 ft²	66.85'	
MAIN FLOOR	PANTRY	50 ft²	28.46'	
MAIN FLOOR	MUD	92 ft²	39.50'	
MAIN FLOOR	BATH	35 ft²	24.17'	
MAIN FLOOR	KITCHEN	321 ft²	73.71'	
MAIN FLOOR	FOYER	248 ft²	73.42'	
MAIN FLOOR	OFFICE	155 ft²	52.50'	
MAIN FLOOR	W.I.C	77 ft²	38.05'	
MAIN FLOOR	PRIMARY BATH	116 ft²	45.97'	
MAIN FLOOR	PRIMARY	231 ft²	68.58'	
2ND FLOOR	BED 1	190 ft²	55.55'	
2ND FLOOR	BATH 1	52 ft²	29.75'	
2ND FLOOR	W.I.C	34 ft²	23.22'	
2ND FLOOR	PRIMARY	222 ft²	60.67'	
2ND FLOOR	PRIMARY BATH	142 ft²	63.75'	
2ND FLOOR	BED 2	194 ft²	64.83'	
2ND FLOOR	BATH 2	46 ft²	28.25'	
2ND FLOOR	W.I.C	73 ft²	36.63'	
MAIN FLOOR	POOL HOUSE	60 ft²	32.83'	
MAIN FLOOR	POOL MECH	56 ft²	36.08'	
MAIN FLOOR	MECH	38 ft²	25.00'	





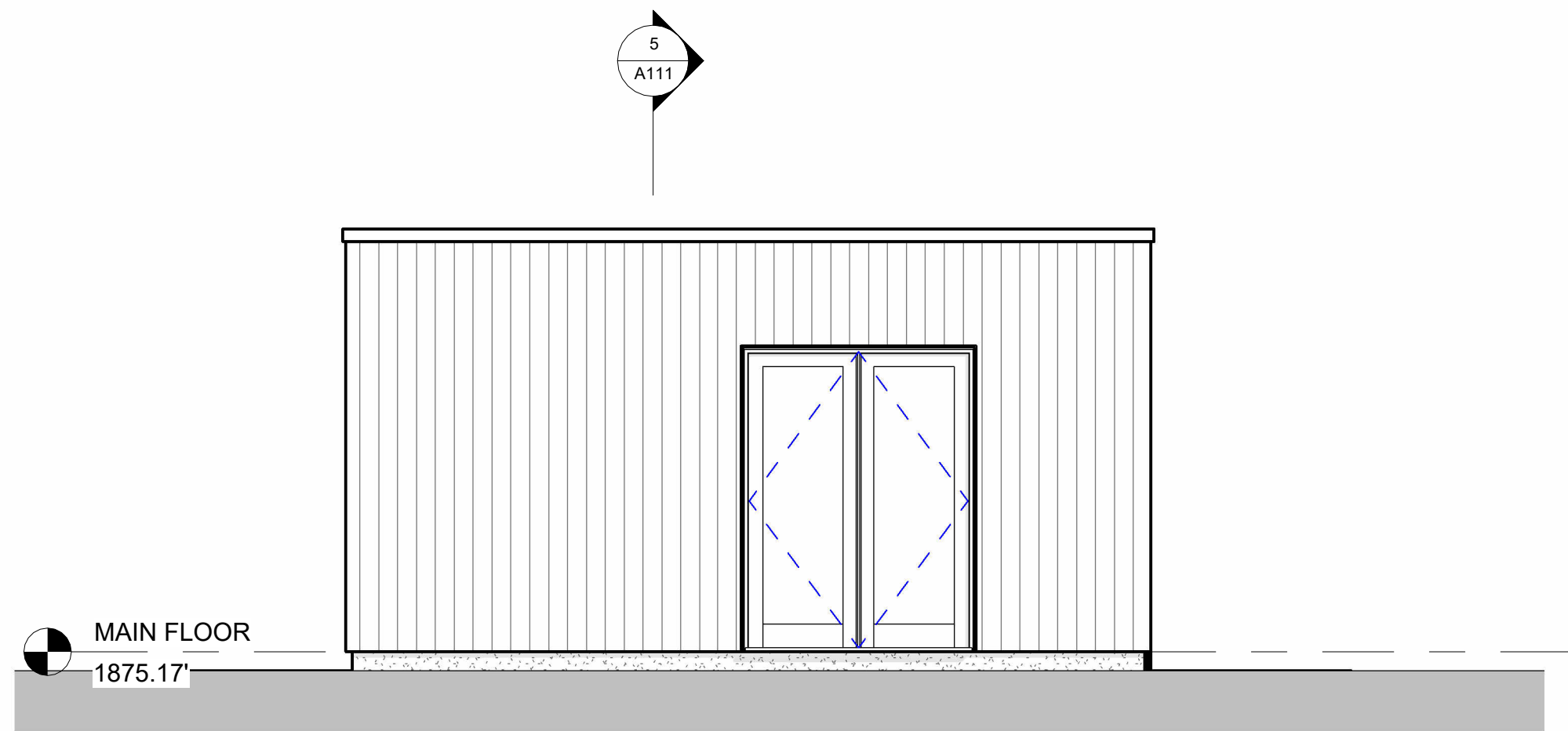
1 PH - WEST
1/4" = 1'-0"



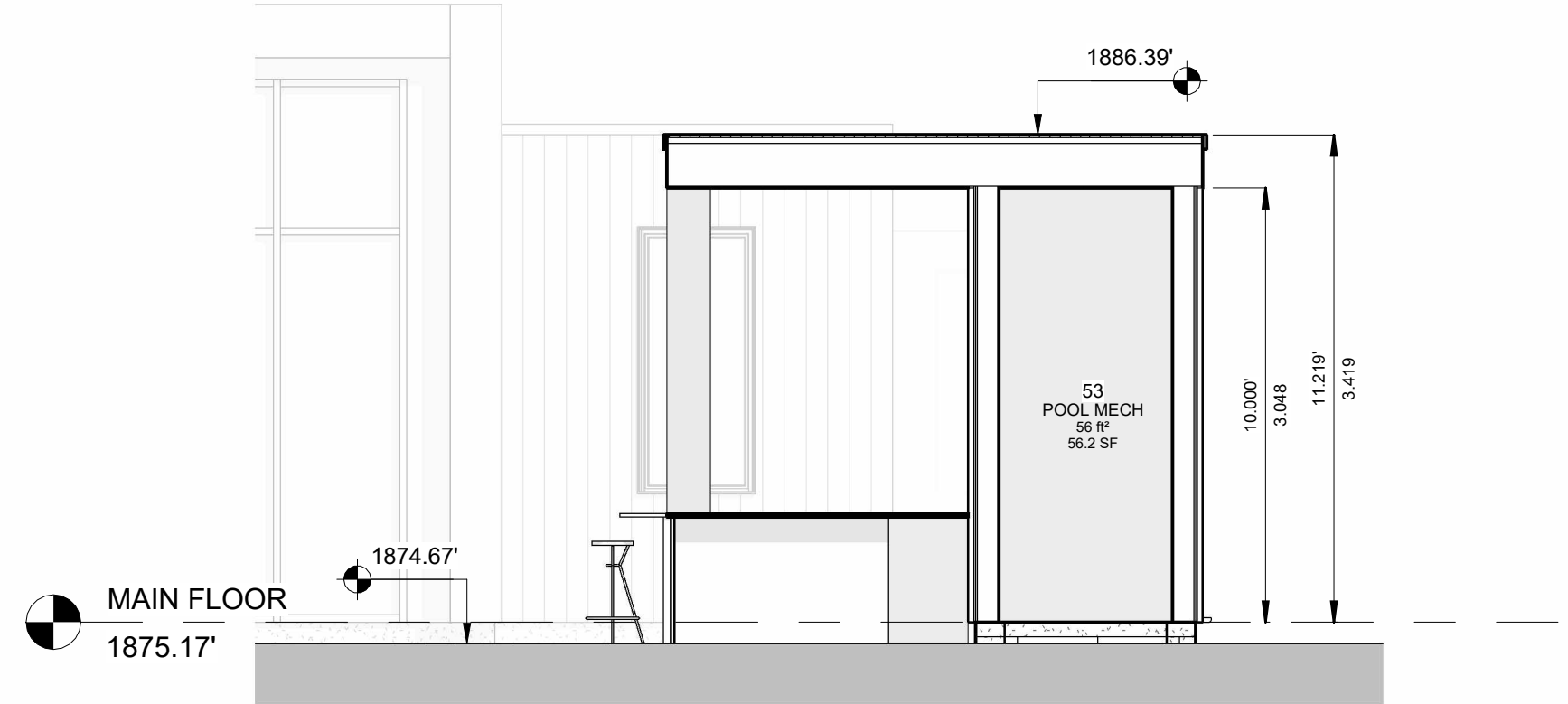
3 PH - NORTH
1/4" = 1'-0"



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



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



5 Section 3
1/4" = 1'-0"