CITY OF WEST KELOWNA
PLANNING DEPARTMENT

ATTACHMENT: 2

FILE NO.: DVP 21-19

SITE PLAN OF LOT 2, DISTRICT LOT 3496, ODYD, PLAN 27800

0 5 15 25 m
Scale 1:250

The intended plot size of this plan is 432mm in width by 280mm in height (B-size) when plotted at a scale of 1:250.

Address: 2927 Thacker Drive, West Kelowna, BC
PID: 004-760-875

NOTE: Lot dimensions, area, and offsets to boundaries shown may vary upon completion of a comprehensive legal survey.

LEGEND

- Fire Hydrant
- Sanitary Sewer Manhole
- Utility Pole
- Wood Fence
- Ground Elevation (Geodetic CGVD28)

Siting Regulations - R1 Zone

Front: 4.5m, except 6.0m for garage or carport having entry from front
Rear: 3.0m
Sides: 1.5m interior side
4.5m exterior side, except 6.0m for garage or carport having entry from exterior side

Area Summary

Total Lot Area: 966.5 m²
Existing House: 219.0 m²
Parcel Coverage: 22.7% (House)

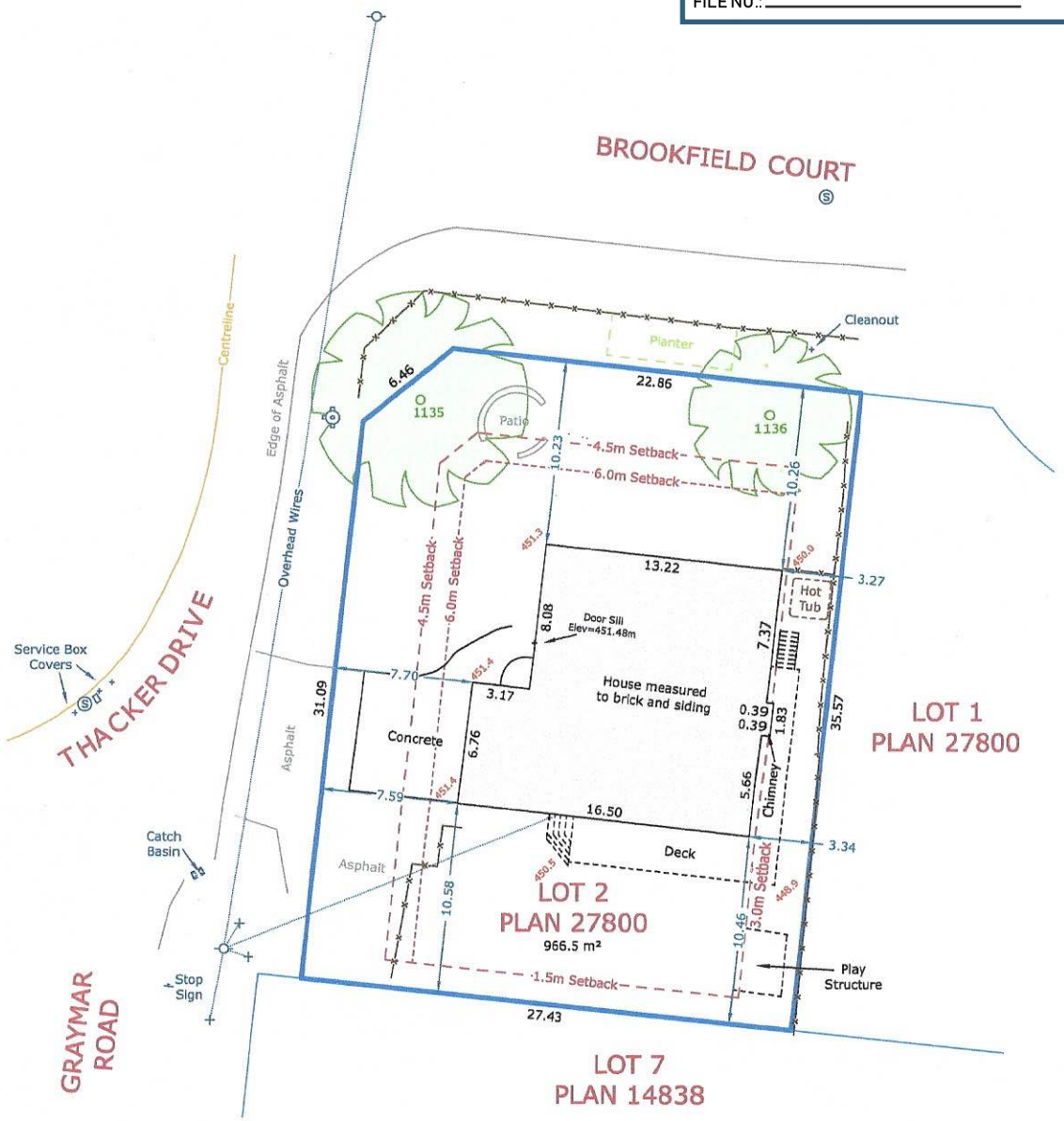
Field survey dated February 16, 2021.

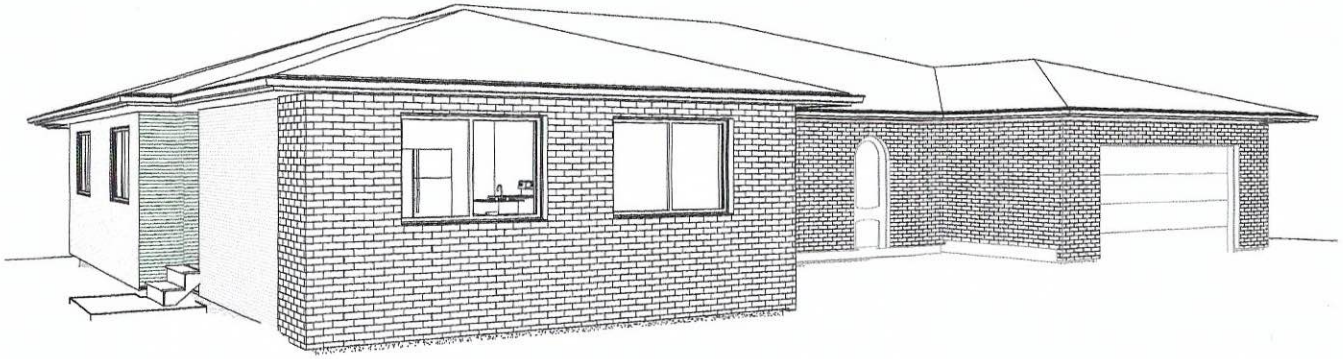
TREE LIST

Point #	Trunk Ø	Type	Crown Ø
1135	0.50	Decid.	12.0
1136	0.50	Decid.	9.0

NOTE: Trunk and crown diameter are approximate.

Summit Land Surveying
Operated by Fusion Land Surveying Ltd.
236.457.4550 - www.summitsurveying.ca
File: 21016-SP Date: February 18, 2021 FB: 5





DUNFORD RESIDENCE
2927 THACKER DRIVE, WEST KELOWNA BC
NEW ADDITION

GENERAL NOTES:

ERRORS AND OMISSIONS - ROOTS RESIDENTIAL DRAFTING AND DESIGN & STEVEN ROOT SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE, AND IS THE SOLE RESPONSIBILITY OF THE HOME OWNER OR CONTRACTOR.

1. ROOTS RESIDENTIAL DRAFTING AND DESIGN & STEVEN ROOT MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE CONSTRUCTION DRAWINGS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF ALL TRADES AND SUB-TRADES TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO COMMENCING WITH THEIR PORTION OF THE CONSTRUCTION. SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS PLEASE ADVISE STEVEN ROOT TO NECESSARY CORRECTION CAN BE MADE.

2. THIS PROJECT IS A RENOVATION PROJECT OF AN EXISTING STRUCTURE. CONTRACTOR IS TO CONFIRM ALL DIMENSIONS SHOWN ON DRAWINGS PRIOR TO COMMENCING CONSTRUCTION AND MAKE MINOR ADJUSTMENTS AS NECESSARY. SHOULD ANY MAJOR DISCREPANCIES BE FOUND ON THESE PLANS PLEASE ADVISE STEVEN ROOT TO NECESSARY CORRECTION CAN BE MADE.

3. ALL EXTERIOR DOOR & WINDOW SIZES, PATTERNS, COMBINATIONS, CONFIGURATIONS AND SEPARATIONS ARE TO BE CONFIRMED BY THE WINDOW MANUFACTURER TO CONFIRM NAFS (NORTH AMERICAN FENESTRATION STANDARD) COMPLIANCE. WHAT IS SHOWN WITHIN THESE PLANS IS A REPRESENTATION OF THE LOOK AND FEEL INTENDED BY THE DESIGNER. THE TYPE OF WINDOW USED AND MANUFACTURER SPECS MAY VARY AND THEREFOR NEED TO BE CONFIRMED PRIOR TO CONSTRUCTION.

4. ALL WORK TO BE IN COMPLIANCE WITH CURRENT RESIDENTIAL STANDARDS: THE NATIONAL BULDING CODE OF CANADA (LATEST EDITION), BRITISH COLUMBIA BUILDING CODE (LATEST EDITION), CURRENT ELECTRICAL AND PLUMBING CODES AND ALL LOCAL BYLAWS WHICH MAY TAKE PRECEDENCE.

5. ALL WORK SHALL BE PERFORMED IN ALL ASPECTS TO GOOD BUILDING PRACTICE.

6. WRITTEN DIMENSIONS ARE TO BE FOLLOWED, DO NOT SCALE FROM DRAWINGS.

7. ALL NEW FLOOR/DECK JOISTS TO BE D.FIR #2 BTR OR AS NOTED.

8. ALL WOOD IN CONTACT WITH CONCRETE IS TO BE DAMP-PROOFED WITH 45 LB FELT, 6 MIL POLY VAPOR BARRIER OR OTHER APPROVED METHODS.

9. ALL MEASUREMENTS, GRADES AND LEVELS TO BE VERIFIED ON SITE PRIOR TO COMMENCING CONSTRUCTION

10. ALL NEW CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS CURE TIME.

11. FLASHING TO BE INSTALLED AT ALL PENETRATIONS IN ROOF SYSTEM AND CHANGES IN ROOF PLANE.

12. ALL NEW ELECTRICAL/PLUMBING FIXTURES TO BE VERIFIED WITH OWNER.

13. FLASHING TO BE INSTALLED AT ALL CHANGES IN HORIZONTAL EXTERIOR FINISHING AND OVER ALL UNPROTECTED OPENINGS. CAULKING TO BE INSTALLED AROUND ALL UNFINISHED EXTERIOR OPENINGS.

FLOOR ASSEMBLIES

CONSTRUCTION	RSI	TOTAL EFFECTIVE RSI	TOTAL FIRE RATING MIN.
FT-1 NEW MAIN FLOOR			
- FLOOR FINISH (PER OWNER SPEC) - 3/4" T&G FLOOR SHEATHING - 11 7/8" TJI JOISTS @ 16" O/C - NEW 8" ROXUL SAFE'N'SOUND BATT INSULATION - RESILIENT METAL CHANNEL @ 16" O/C - NEW 1/2" TYPE-C GYPSUM BOARD - PAINT FINISH		N/A	40 min.

WALL ASSEMBLIES

CONSTRUCTION	RSI	TOTAL EFFECTIVE RSI	TOTAL FIRE RATING MIN.
WT-1 NEW EXTERIOR WALLS: CEMENT FIBRE SIDING			
- EXTERIOR AIR FILM - COMPOSITE SIDING TO OWNER SPEC - BUILDING PAPER - 7/16" OSB WALL SHEATHING - 2x6 WALL STUDS @ 24" O/C R22 INSULATION - NEW 6 MIL POLY VAPOR BAR - NEW 1/2" GYPSUM BOARD - INTERIOR AIR FILM	- 0.03 - 0.09 - 0.00 - 0.11 - 2.87 - 0.00 - 0.06 - 0.12	3.10 (MIN. 3.08)	N/A
WT-1 NEW EXTERIOR WALLS: BRICK			
- EXTERIOR AIR FILM - BRICK FACING - 1" AIR SPACE - BUILDING PAPER - 7/16" OSB WALL SHEATHING - 2x6 WALL STUDS @ 24" O/C R22 INSULATION - 6 MIL POLY VAPOR BAR. - 1/2" GYPSUM BOARD - INTERIOR AIR FILM	- 0.03 - 0.07 - 0.16 - 0.00 - 0.11 - 2.87 - 0.00 - 0.06 - 0.12	3.26 (MIN. 3.08)	N/A
WT-2 NEW EXTERIOR WALLS:			
- 1/2" GYPSUM (5/8" TYPE-X AT FIRE WALLS) - 2x4 STUDS @ 16" O/C - 1/2" GYPSUM (5/8" TYPE-X AT FIRE WALLS)		N/A	60 MIN.
WT-3 EXISTING EXTERIOR LOAD BEARING CONVERTED TO INTERIOR WALL:			
- PAINT FINISH - NEW 5/8" TYPE-X GYPSUM - EXISTING 1/2" GYPSUM - EXISTING 2x4 WALL STUDS @ 16" O/C - NEW 7" ROXUL SAFE'N'SOUND INSULATION - NEW 5/8" TYPE-X GYPSUM - PAINT FINISH NOTE: EXISTING WALL EXTERIOR SIDING, SHEATHING & BATT INSULATION TO BE REMOVED.		N/A	55 MIN.
WT-4 NEW SOUND WALL:			
- PAINT FINISH - 5/8" GYPSUM (TYPE-X) - 2x4 STUDS @ 24" O/C - 3" ROXUL SAFE'N'SOUND INSULATION - 1" AIR SPACE - 2x4 STUDS @ 24" O/C - 3" ROXUL SAFE'N'SOUND INSULATION - 5/8" GYPSUM (TYPE-X) - PAINT FINISH		N/A	60 MIN.
WT-5 BASEMENT FURRING WALL ON EXISTING FOUNDATION:			
- PAINT FINISH - 1/2" GYPSUM - 2x3 STUDS @ 24" O/C - EXISTING CONCRETE FOUNDATION WALL		N/A	N/A
FT-1 NEW EXTERIOR FOUNDATION WALLS: ICF BLOCK			
- EXTERIOR AIR FILM - PARGING - 2 5/8" RIGID INSULATION - 8" CONCRETE INFILL - 2 5/8" RIGID INSULATION - NEW 1/2" GYPSUM BOARD - INTERIOR AIR FILM NOTES: 1. ICF BLOCK TO BE (NADURA 11 1/4" THICK OR APPROVED EQUIVALENT) 2. PROVIDE EXTERIOR DAMP PROOFING AS PER ICF SUPPLIER INSTRUCTION	- 0.03 - 0.02 - 1.73 - 0.06 - 1.73 - 0.11 - 0.12	3.78 (MIN. 2.98)	N/A)

ROOF ASSEMBLIES

CONSTRUCTION	RSI	TOTAL EFFECTIVE RSI	TOTAL FIRE RATING MIN.
EXISTING ROOF (IF MODIFIED)			
-EXTERIOR AIR FILM -NEW ROOF SHINGLES TO OWNER SPEC. -EXISTING ROOF SHEATHING (3/8" OSB) -EXISTING ROOF TRUSSES @ 24" O/C -R50 MIN BATT OR BLOWN IN INSULATION -NEW 6 MIL POLY VAPOR BAR. -NEW 1/2" GYPSUM BOARD -INTERIOR AIR FILM	- 0.03 - 0.08 - 0.09 - 0.75 - 8.81 - 0.00 - 0.06 - 0.11	9.95 (MIN. 6.67)	N/A
NEW ROOF			
-EXTERIOR AIR FILM -NEW ROOF SHINGLES TO OWNER SPEC. -NEW 7/16" OSB SHEATHING -NEW PRE-ENGINEERED ROOF TRUSSES @ 24" O/C -R50 MIN BATT OR BLOWN IN INSULATION -NEW 6 MIL POLY VAPOR BAR. -NEW 1/2" GYPSUM BOARD -INTERIOR AIR FILM	- 0.03 - 0.08 - 0.11 - 0.75 - 8.81 - 0.00 - 0.06 - 0.11	9.98 (MIN. 6.67)	N/A

RRDD

ROOTS RESIDENTIAL DRAFTING & DESIGN

COPYRIGHT RESERVED. THIS PLAN AND DESIGN IS AND ALL TIMES REMAINS THE EXCLUSIVE COPYRIGHT OF STEVEN D. ROOT AND CANNOT BE USED WITHOUT HIS CONSENT

No.	Description	Date
A	CLIENT REVIEW	09JUN'21
0	ISSUED FOR CONSTRUCTION	14JUN'21

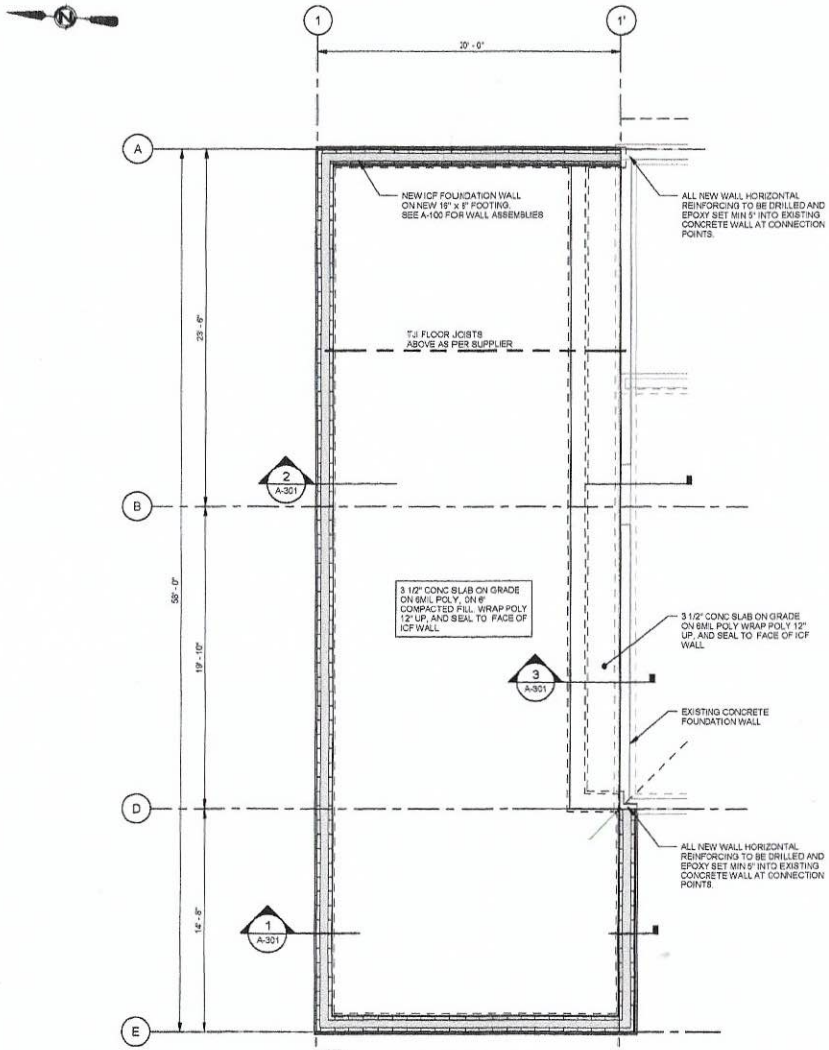
DUNFORD RESIDENCE

GENERAL NOTES

Project number	2020-004
Date	JUNE 2021
Drawn by	S. ROOT
Checked by	S. ROOT

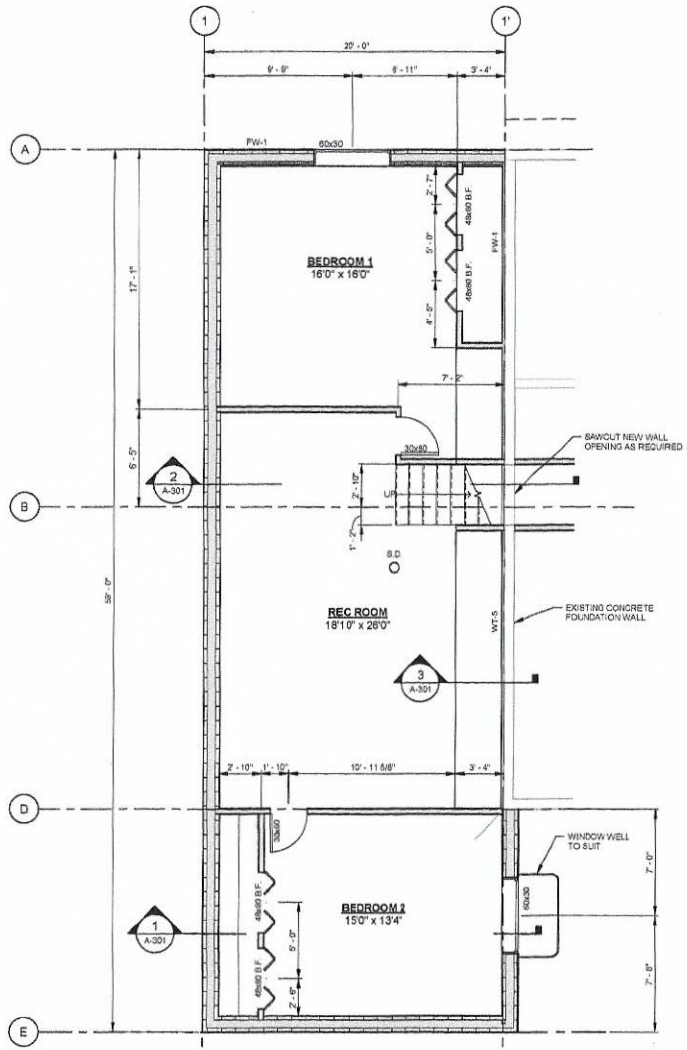
A-100

Scale 12" = 1'-0"



NOTE:
1. ALL NEW EXTERIOR FOUNDATION WALLS TO BE FW-1 TYP U.N.O.
2. FOUNDATION WALL REINFORCING AS REQUIRED BY ICF SUPPLIER.
3. FOOTING SIZE AND REINFORCING TO BE CONFIRMED BY ICF SUPPLIER.

1 A-301 PLAN 1/4" = 1'-0"
NEW FOUNDATION



NOTE:
1. ALL NEW EXTERIOR FOUNDATION WALLS TO BE FW-1 TYP U.N.O.
2. ALL NEW INTERIOR WALLS TO BE WT-2 TYP U.N.O.
3. EXISTING HOUSE FURNACE DUCTING TO BE EXTENDED INTO NEW BASEMENT AREA AND NEW MASTER BEDROOM EXTENSION ONLY. NEW SECONDARY SUITE TO BE HEATED BY BASEBOARD HEATERS.
4. ALL NEW SMOKE DETECTORS TO BE PHOTO ELECTRIC TYPE, WITH AT LEASE ONE COMBINATION PHOTO ELECTRIC/CARBON MONOXIDE DETECTOR IN COMMON AREA PER SUITE. ALL ARE TO BE HARD WIRED WITH BATTERY BACKUP. ALL SMOKE ALARMS WITHIN THE SUITE AND MAIN HOUSE ARE TO BE INTERCONNECTED.

2 A-301 PLAN 1/4" = 1'-0"
NEW BASEMENT
AREA: 1160 SQ. FT

RRDD

ROOT'S RESIDENTIAL DRAFTING & DESIGN

COPYRIGHT RESERVED. THIS PLAN AND DESIGN IS AND ALL TIMES REMAINS THE EXCLUSIVE COPYRIGHT OF STEVEN D. ROOT AND CANNOT BE USED WITHOUT HIS CONSENT

STREET ADDRESS:
2927 THACKER DRIVE
WEST KELOWNA, BC

PROPERTY LEGAL DESCRIPTION:
LOT 2, DISTRICT LOT 3499, ODYD, PLAN 27600

PID: 004-760-675

No.	Description	Date
0	ISSUED FOR CONSTRUCTION	14JUN/21

DUNFORD RESIDENCE

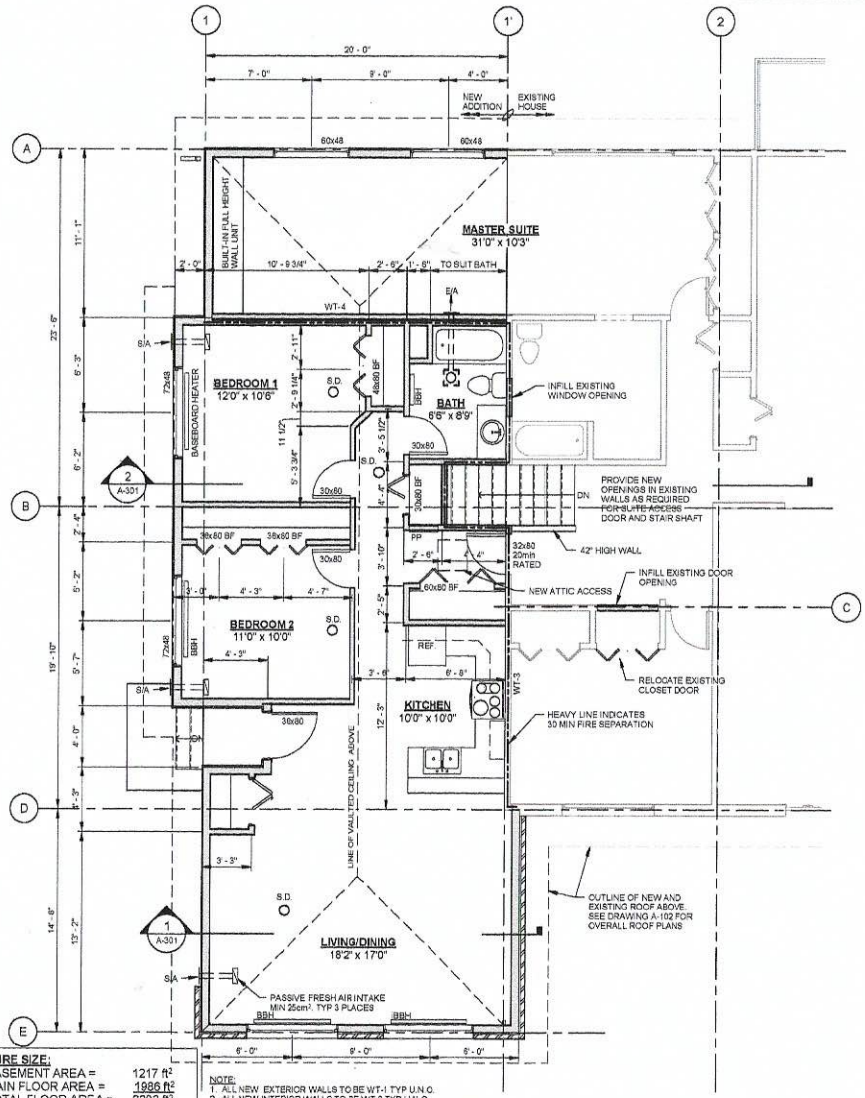
FOUNDATION AND BASEMENT PLANS

Project number	2020-004
Date	JUNE 2021
Drawn by	S. ROOT
Checked by	S. ROOT

A-101

Scale 1/4" = 1'-0"

6/13/2021 1:31:49 PM



STRUCTURE SIZE:

EXIST. BASEMENT AREA =	1217 ft²
EXIST. MAIN FLOOR AREA =	1986 ft²
EXIST. TOTAL FLOOR AREA =	3203 ft²
NEW MAIN FLOOR AREA =	223 ft²
NEW BASEMENT FLOOR AREA=	1160 ft²
TOTAL NEW FLOOR AREA =	1383 ft²
TOTAL HOUSE AREA =	4586 ft²
TOTAL NEW SUITE AREA =	965 ft²
SUITE AREA PERCENTAGE =	21%

NOTE:
1. ALL NEW EXTERIOR WALLS TO BE WT-1 TYP U.N.O.
2. ALL NEW INTERIOR WALLS TO BE WT-2 TYP U.N.O.
3. FIRE SEPARATION WALLS SHOWN ON PLAN SHALL BE FINISHED WITH 5/8" TYPE-X GYPSUM BOTH SIDES.
4. ALL NEW SMOKE DETECTORS TO BE PHOTO ELECTRIC TYPE, WITH AT LEASE ONE COMBINATION PHOTO ELECTRIC/CARBON MONOXIDE IN COMMON AREA. ALL ARE TO BE HARD WIRED WITH BATTERY BACKUP. ALL SMOKE ALARMS WITHIN THE SUITE AND MAIN HOUSE ARE TO BE INTERCONNECTED.
5. EXISTING HOUSE FURNACE DUCTING TO BE EXTENDED INTO NEW BASEMENT AREA AND NEW MASTER BEDROOM EXTENSION ONLY.
6. NEW SECONDARY SUITE HEATING TO BE BASEBOARD HEATERS (BBH).
7. BATHROOM EXHAUST FANTS TO BE A CONTINUOUS RUN FAN.

2 PLAN 1/4" = 1'-0"
NEW MAIN FLOOR
NEW ADDITION AREA 1228 SQ. FT

RRDD

ROOT'S RESIDENTIAL DRAFTING & DESIGN

COPYRIGHT RESERVED. THIS PLAN AND DESIGN IS AND ALL TIMES REMAINS THE EXCLUSIVE COPYRIGHT OF STEVEN S. ROOT AND CANNOT BE USED WITHOUT HIS CONSENT

STREET ACCESS:
2927 THACKER DRIVE
WEST KELOWNA, BC

PROPERTY LEGAL DESCRIPTION:
LOT 2, DISTRICT LOT 3496, ODYD, PLAN 27800

P.D. 004-760-875

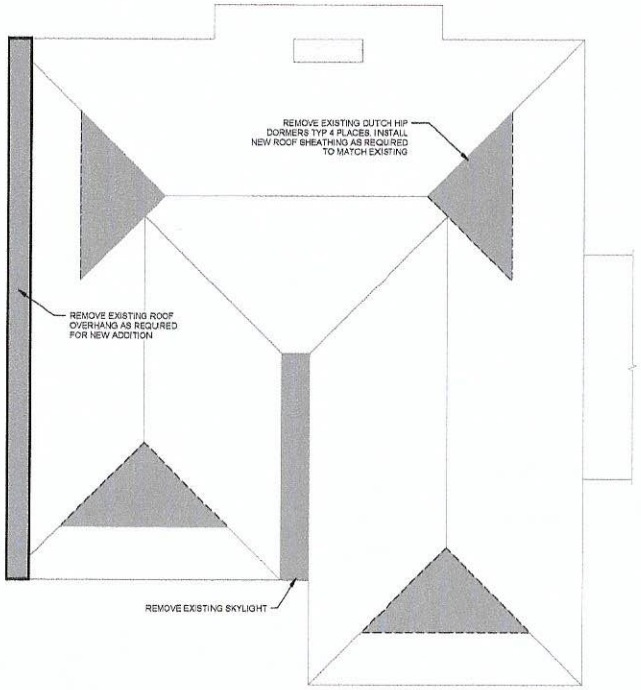
No.	Description	Date
A	CLIENT REVIEW	08/JUN/21
0	ISSUED FOR CONSTRUCTION	14/JUN/21

DUNFORD RESIDENCE

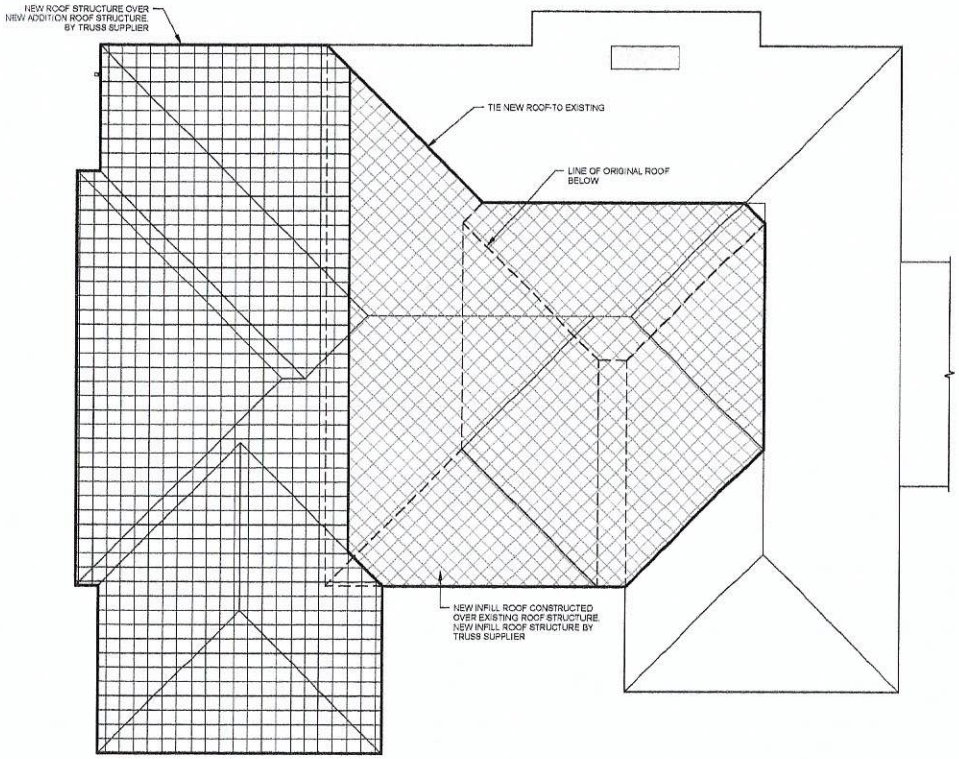
MAIN FLOOR PLAN

Project number	2020-004
Date	JUNE 2021
Drawn by	S. ROOT
Checked by	S. ROOT
	A-102
Scale	1/4" = 1'-0"

6/13/2021 1:31:56 PM



1 PLAN 3/16" = 1'-0"
EXISTING ROOF DEMOLITION PLAN



2 PLAN 3/16" = 1'-0"
OVERALL ROOF

RRDD

ROOT'S RESIDENTIAL DRAFTING & DESIGN

COPYRIGHT RESERVED. THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE COPYRIGHT OF STEVEN D. ROOT AND CANNOT BE USED WITHOUT HIS CONSENT

STREET ADDRESS:
2927 THACKER DRIVE
WEST KELOWNA, BC

PROPERTY LEGAL DESCRIPTION:
LOT 2, DISTRICT LOT 3498, ODYD, PLAN 27800

PID: 004-760-875

No.	Description	Date
A	CLIENT REVIEW	08/JUN/21
C	ISSUED FOR CONSTRUCTION	14/JUN/21

DUNFORD RESIDENCE

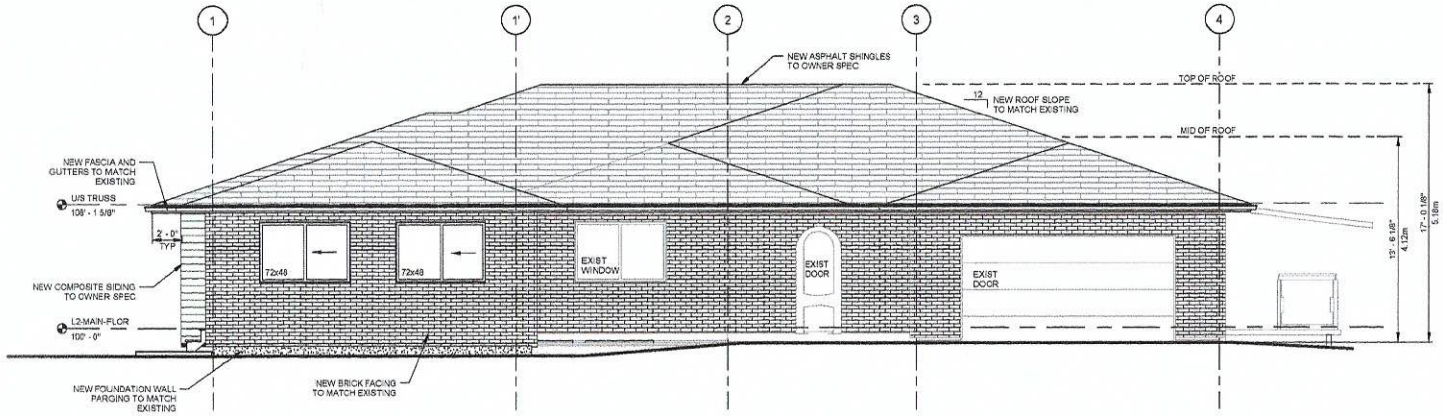
ROOF PLANS

Project number	2020-004
Date	JUNE 2021
Drawn by	S. ROOT
Checked by	S. ROOT

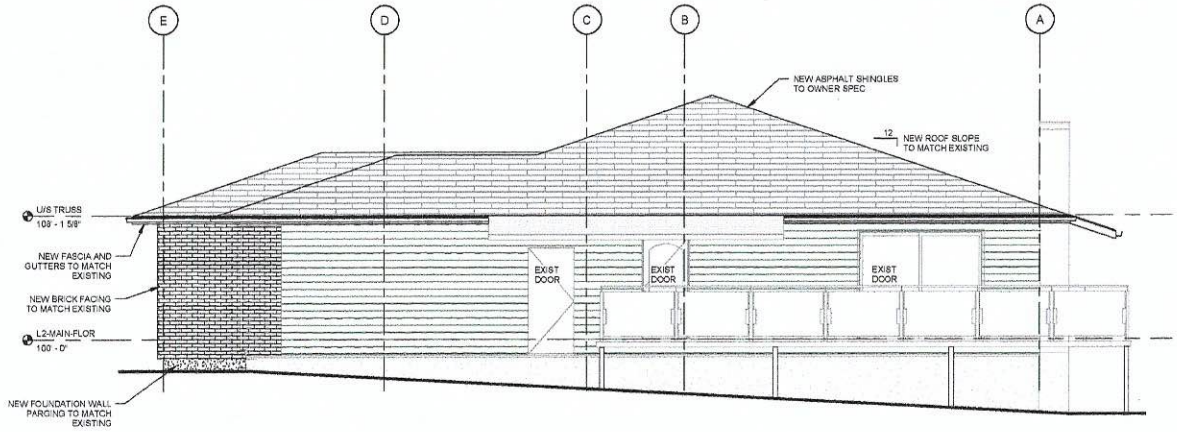
A-103

Scale 3/16" = 1'-0"

6/15/2021 1:31:50 PM



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



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

RRDD

ROOTS RESIDENTIAL DRAFTING & DESIGN

COPYRIGHT RESERVED. THIS PLAN AND DESIGN IS AND ALL TIMES REMAINS THE EXCLUSIVE COPYRIGHT OF STEVEN D. ROOT AND CANNOT BE USED WITHOUT HIS CONSENT

STREET ADDRESS:
2927 THACKER DRIVE
WEST KELOWNA, BC

PROPERTY LEGAL DESCRIPTION:
LOT 2, DISTRICT LOT 3496, ODYD, PLAN 27820

PID: 004-760-875

No.	Description	Date
A	CLIENT REVIEW	08/JUN/21
0	ISSUED FOR CONSTRUCTION	14/JUN/21

DUNFORD RESIDENCE

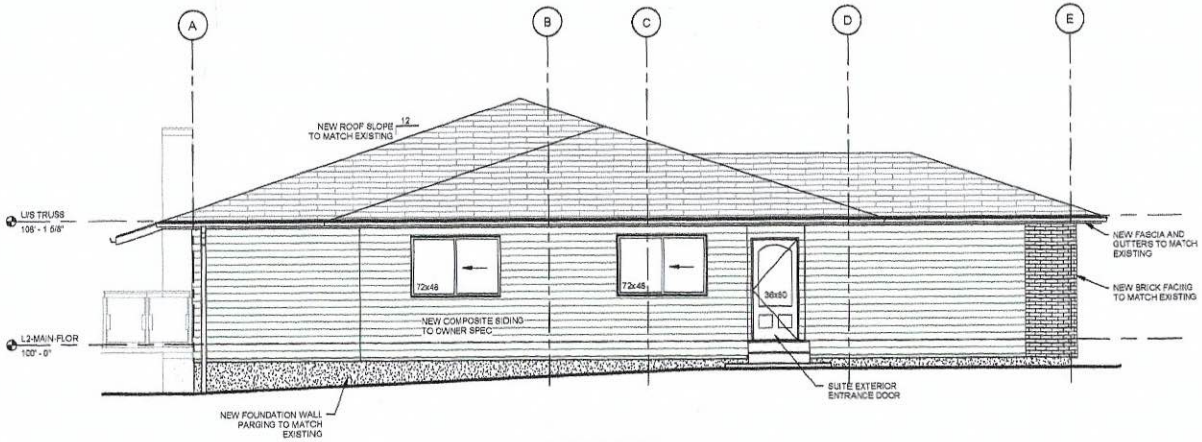
ELEVATIONS SHEET 1

Project number	2020-004
Date	JUNE 2021
Drawn by	S. ROOT
Checked by	S. ROOT

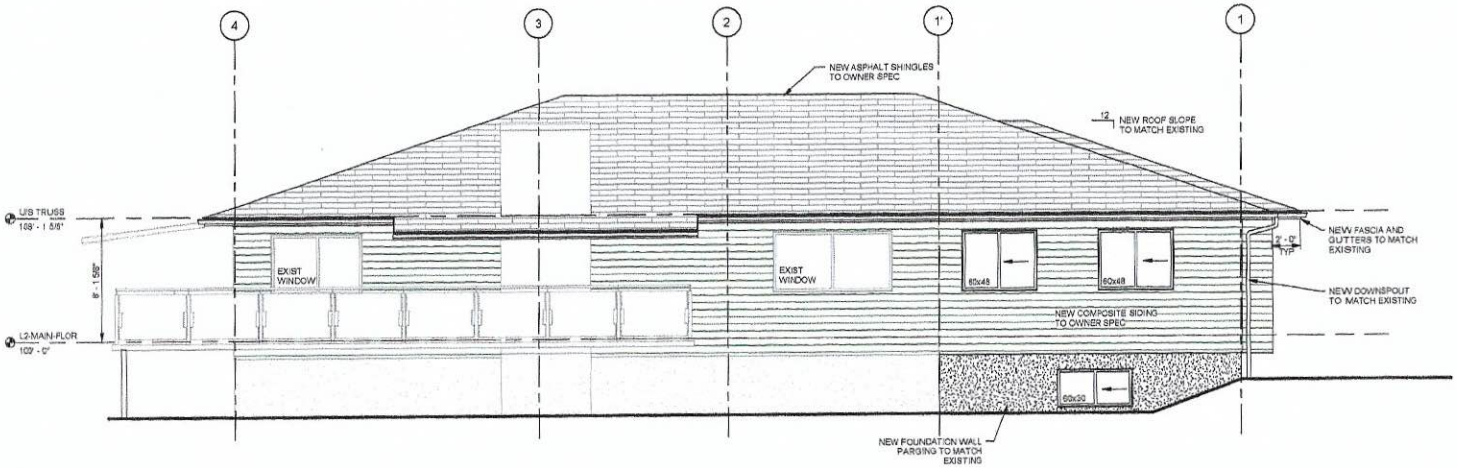
A-201

Scale 1/4" = 1'-0"

6/23/2021 1:31:55 PM



① WEST ELEVATION
1/4" = 1'-0"



② NORTH ELEVATION
1/4" = 1'-0"

RRDD

ROOT'S RESIDENTIAL DRAFTING & DESIGN

COPYRIGHT RESERVED. THIS PLAN AND DESIGN IS AND ALL TIMES REMAINS THE EXCLUSIVE COPYRIGHT OF STEVEN S. ROOT AND CANNOT BE USED WITHOUT HIS CONSENT

STREET ADDRESS:
2927 THACKER DRIVE
WEST KELOWNA, BC

PROPERTY LEGAL DESCRIPTION:
LOT 2, DISTRICT LOT 3496, ODYD, PLAN 27600

PID: 004-750-975

No.	Description	Date
A	CLIENT REVIEW	08JUN/21
0	ISSUED FOR CONSTRUCTION	14JUN/21

DUNFORD RESIDENCE

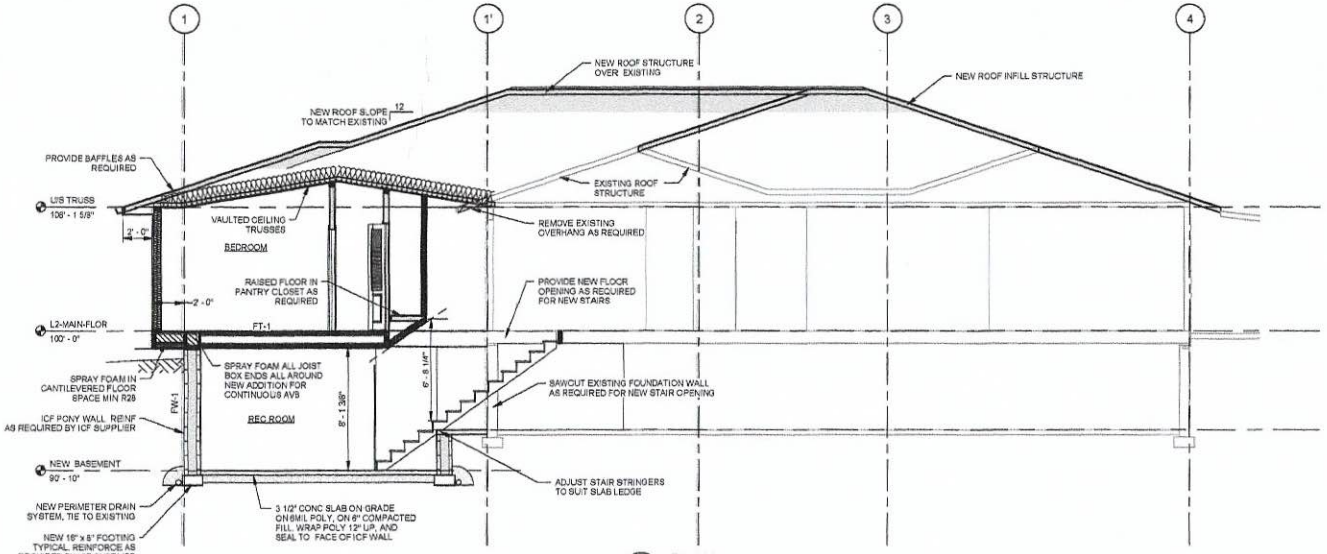
ELEVATIONS SHEET 2

Project number	2020-004
Date	JUNE 2021
Drawn by	S. ROOT
Checked by	S. ROOT

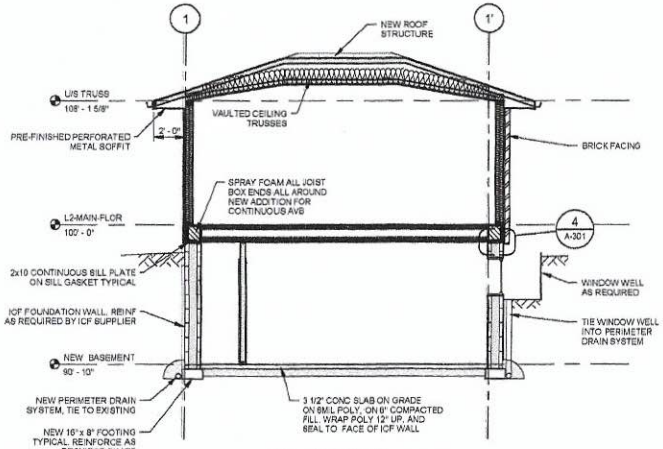
A-202

Scale 1/4" = 1'-0"

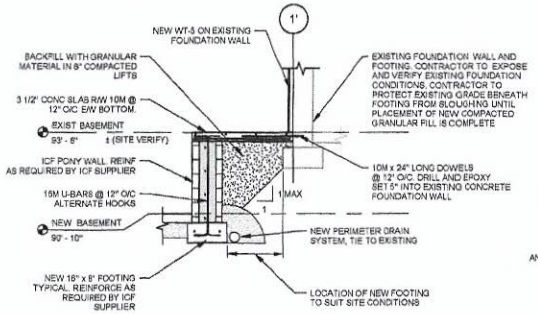
6/15/2021 1:31:12 PM



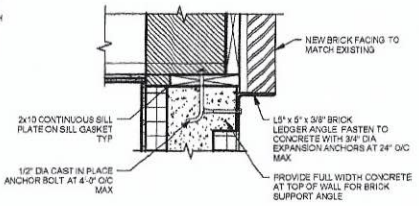
2 A-101 **PLAN** 1/4" = 1'-0"
Section 5



1 A-101 **SECTION** 1/4" = 1'-0"



3 A-101 **SECTION** 1/2" = 1'-0"



4 A-301 **DETAIL** 1 1/2" = 1'-0"

RRDD

ROOT'S RESIDENTIAL DRAFTING & DESIGN

COPYRIGHT RESERVED. THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE COPYRIGHT OF STEVEN D. ROOT AND CANNOT BE USED WITHOUT HIS CONSENT

STREET ADDRESS:
2627 THACKER DRIVE
WEST KELOWNA, BC

PROPERTY LEGAL DESCRIPTION:
LOT 2, DISTRICT LOT 3498, ODYD, PLAN 27820

PID: 004-760-675

No.	Description	Date
A	CLIENT REVIEW	09JUN/21
0	ISSUED FOR CONSTRUCTION	16JUN/21

DUNFORD RESIDENCE

SECTIONS SHEET 1

Project number	2020-004
Date	JUNE 2021
Drawn by	S. ROOT
Checked by	S. ROOT

A-301

Scale	As indicated

6/13/2021 1:31:03 PM

SITE PLAN OF LOT 2, DISTRICT LOT 3496, ODYD, PLAN 27800

0 2.5 7.5 11.5 m
SCALE 1:125

STREET ADDRESS: 2927 THACKER DRIVE, WEST KELOWNA, BC
PID: 004-760-875

LEGEND

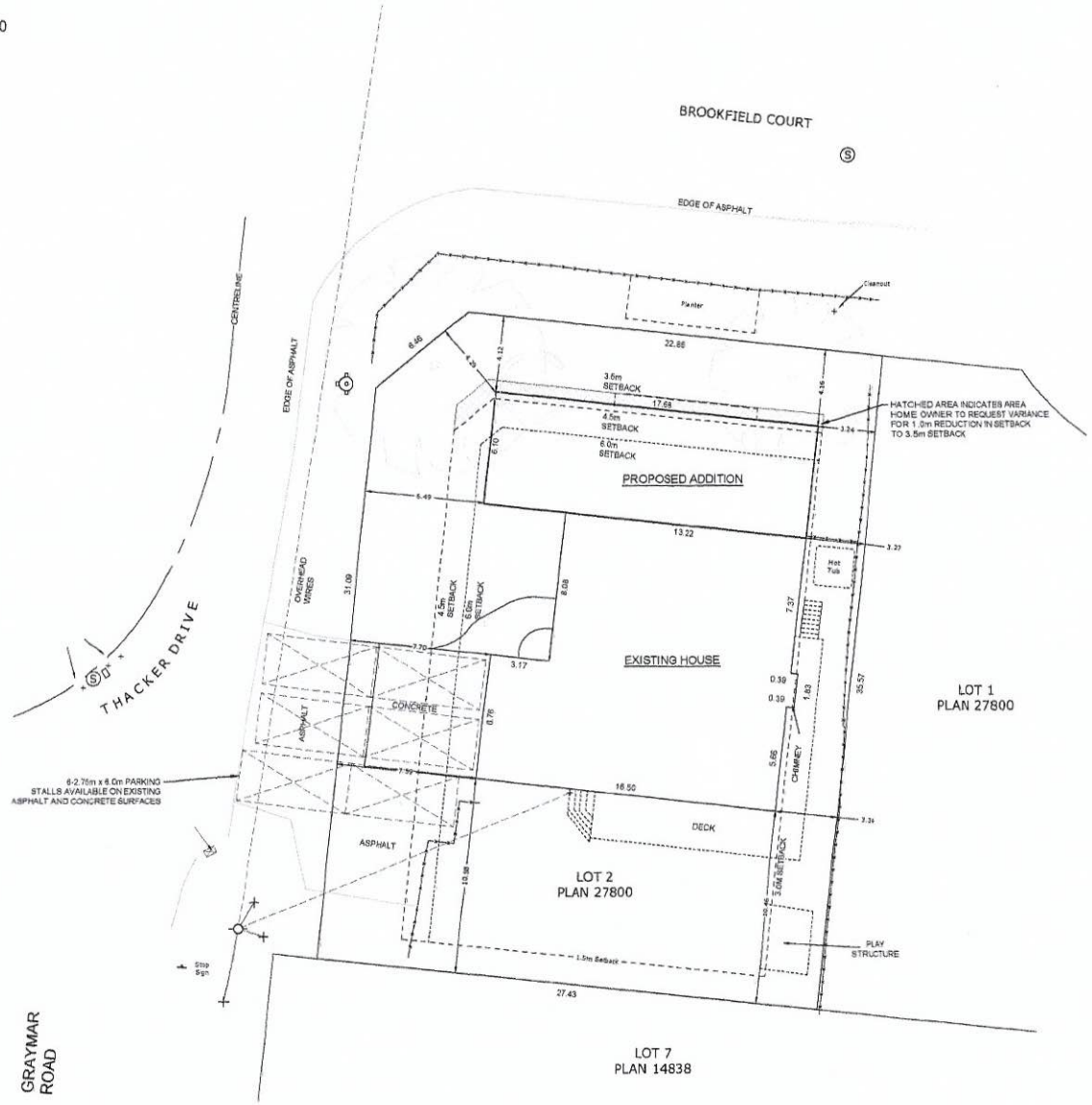
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- WOOD FENCE

SITING REGULATIONS - R1 ZONE

FRONT: 4.5m, EXCEPT 6.0M FOR GARAGE OR CARPORT HAVING ENTRY FROM FRONT
REAR: 3.0M
SIDES: 1.5m INTERIOR SIDE
4.5m EXTERIOR SIDE, EXCEPT 6.0m FOR GARAGE OR CARPORT HAVING ENTRY FROM EXTERIOR SIDE

AREA SUMMARY

TOTAL LOT AREA:	966.5 m²
EXISTING HOUSE:	219.0 m²
PARCEL COVERAGE:	22.7% (EXISTING HOUSE)
NEW ADDITION:	107.8 m²
NEW LOT COVERAGE:	326.8 m²
NEW PARCEL COVERAGE:	33.8% (EXISTING HOUSE & NEW ADDITION)



RRDD

ROOT'S RESIDENTIAL DRAFTING & DESIGN

COPYRIGHT RESERVED. THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE COPYRIGHT OF STEVEN D. ROOT AND CANNOT BE USED WITHOUT HIS CONSENT

No.	Description	Date
0	ISSUED FOR CONSTRUCTION	14/JUNE 2021

DUNFORD RESIDENCE

SITE PLAN

Project number	2020.004
Date	JUNE, 2021
Drawn by	S. ROOT
Checked by	A. ROOT

C - 100

Scale 1:125