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GIROUX DESIGN GROUP

Quality Home and Building Design Since 1950.

CHANPREET SANDHU
463 WADE AVENUE E., PENTICTON, BC

WP-5613

www.girouxdesigngroup.com

Since 1950 ~ WESTHOME PLANNERS LTD.

REGISTERED BUILDING DESIGNER
TONY GIROUX
BD0123
Applied Science Technologists and Technicians of British Columbia

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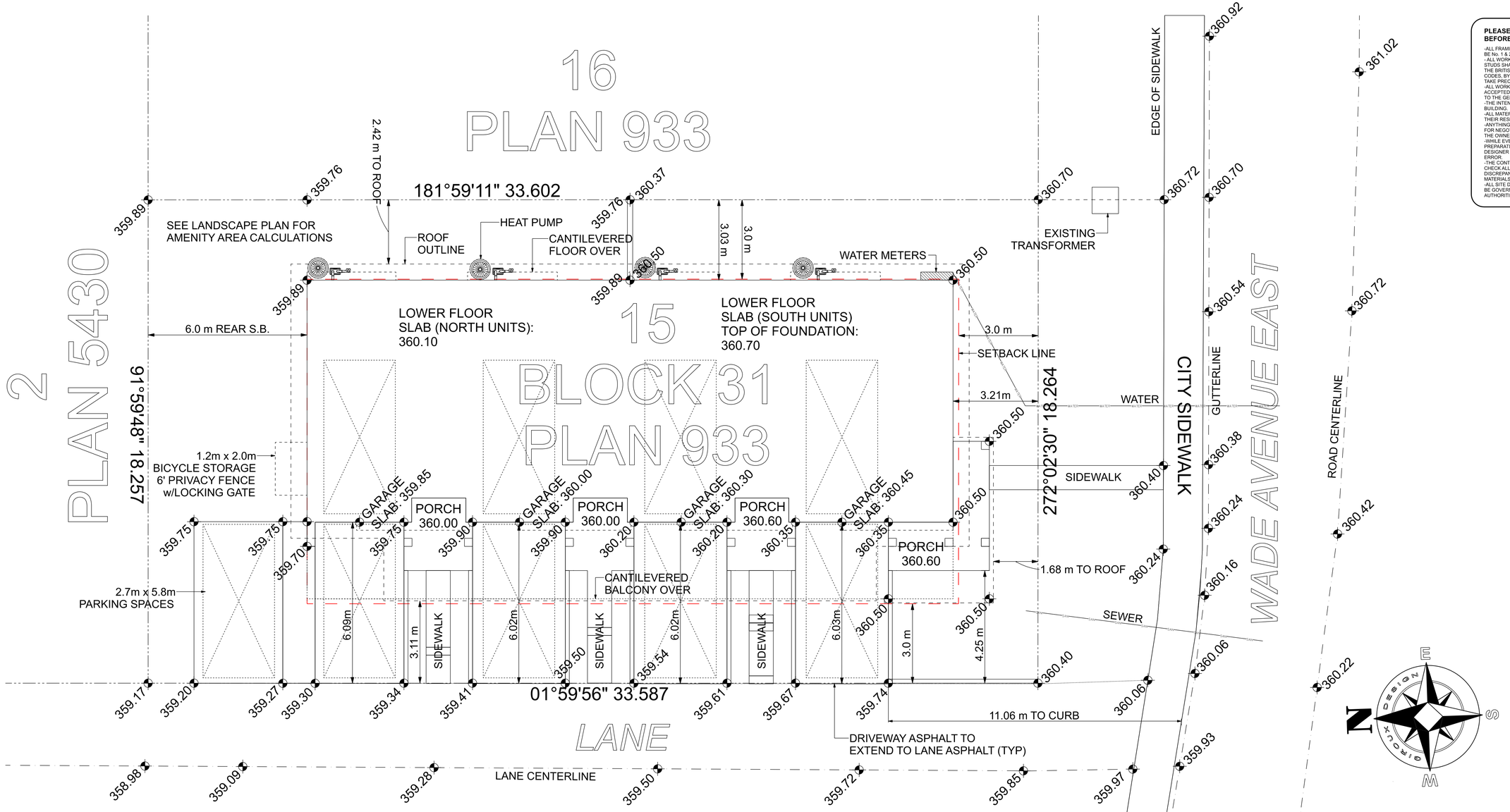

SITE PLAN

SCALE: 1:75
CIVIC ADDRESS: 463 WADE AVENUE E., PENTICTON, BC,
LEGAL DESCRIPTION: LOT 15, DL 202, SDYD, PLAN 933
PID: 011-895-454

CURRENT ZONING: RM2
SITE AREA: 613.46 Sq m.

MANDEVILLE LAND SURVEYING INC. PROFESSIONAL LAND SURVEYORS DWG. 19-086
FIELD SURVEY COMPLETED THIS 12th DAY OF APRIL, 2019.
ELEVATIONS ARE GEODETIC BASED OF PENTICTON MONUMENT #4890

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ZONING COMPLIANCE TABLE (RM2 ZONING)

REGULATION	REQUIRED	PROVIDED ON PLANS	VARIANCE REQUIRED
LOT AREA	390 m2	613.46 m2	NO
MINIMUM LOT WIDTH	18.0 m	18.3 m	NO
MAXIMUM LOT COVERAGE	40% (245.38 m2)	39.98% (245.26 m2)	NO
MAXIMUM DENSITY	0.80 FAR (490.77 m2)	0.79 FAR (486.62 m2*)	NO
MAXIMUM HEIGHT	12 m	10.31 m	NO
MINIMUM FRONT YARD (NORTH)	3.0 m	3.21 m	NO
MINIMUM INTERIOR SIDE YARD (EAST & WEST)	3.0 m	EAST: 3.03m WEST: 3.11m	NO
MINIMUM EXTERIOR SIDE YARD	3.0 m	N/A	NO
MINIMUM REAR YARD (SOUTH)	6.0 m	6.00 m	NO
PARKING SPACES (1 PER UNIT + 1 GUEST)	5	9	NO
BICYCLE PARKING	0.5 per unit	2	NO
AMENITY AREA (20 m2 PER UNIT)	80 m2	207.45 m2 (144.55 m2 AT GROUND)	NO

*MAXIMUM DENSITY: AREA USED TO CALCULATE FAR DOES NOT INCLUDE GARAGE, STAIRWELLS OR AREA USED FOR MECHANICAL EQUIPMENT.

Site Plan & Zoning Table

PLEASE READ CAREFULLY BEFORE BEGINING PROJECT:

-ALL FRAMING MATERIAL OTHER THAN STUDS SHALL BE No. 1 & 2 S.P.F.
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-ALL SITE DIMENSIONS AND MEASUREMENTS ARE TO BE GOVERNED AND APPROVED BY MUNICIPAL AUTHORITIES BEFORE STARTING CONSTRUCTION.

CHANPREET SANDHU
463 WADE AVENUE E.
PENTICTON, BC

DESIGN BY: AJG	DATE: 12/12/21
DRAWN BY: AJG	REVISED:

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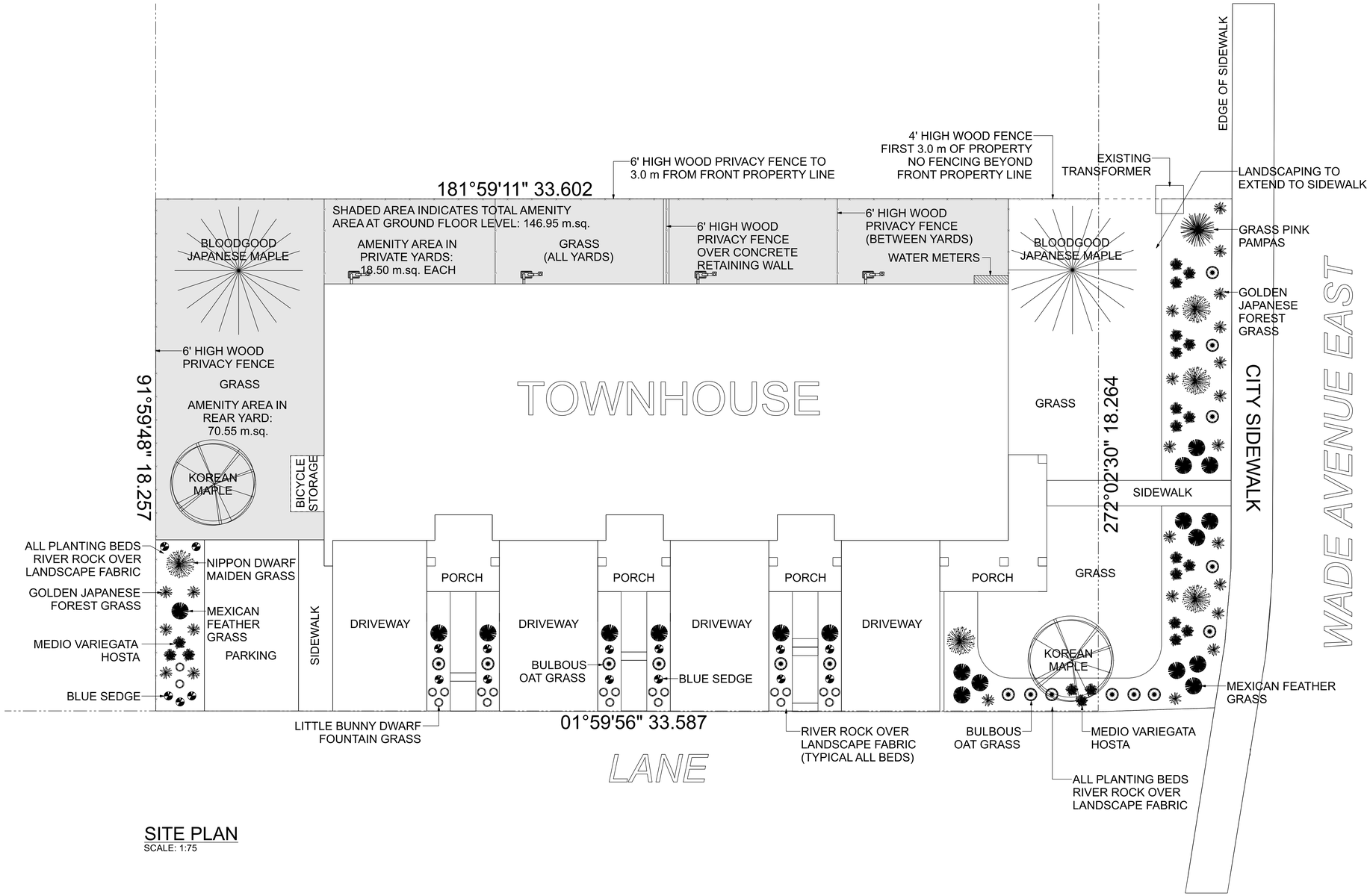


SITE PLAN
SCALE: 1:75

LANDSCAPE SCHEDULE

PLANTINGS:
BLUE SEDGE-11 qty.
BULBOUS OAT GRASS-17 qty.
GOLDEN JAPANESE FOREST GRASS-24 qty.
GRASS PINK PAMAPAS-1 qty.
LITTLE BUNNY DWARF FOUNTAIN GRASS-20 qty.
MEDIO VARIEGATA HOSTA-21 qty.
MEXICAN FEATHER GRASS-19 qty.
NIPPON DWARF MAIDEN GRASS-5 qty.

TREES:
BLOODGOOD JAPANESE MAPLE-2 qty.
KOREAN MAPLE-2 qty.

GROUND COVER:
GRASS-2476 sq.ft.
1 1/2"-2" RIVER ROCK-860 sq.ft.
LANDSCAPE FABRIC-860 sq.ft.

FENCING:
4' WOOD FENCE-10 lin.ft.
6' WOOD PRIVACY FENCE-208 lin.ft.

HARDSCAPE:
SIDEWALK-236 sq.ft.
ASPHALT-1130 sq.ft.

NOTES:
PLANTING BEDS TO BE RIVER ROCK OVER LANDSCAPE FABRIC.

LANDSCAPED AREAS TO BE EQUIPPED WITH UNDERGROUND IRRIGATION SYSTEM COMPLETE WITH MOISTURE SENSORS & TIMERS. (INCLUSIVE OF LANDSCAPING ON CITY BOULEVARD)

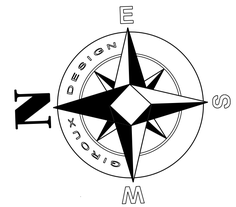
LANDSCAPING AND IRRIGATION TO EXTEND TO EDGE OF CITY SIDEWALKS, CURBS, ASPHALT.

ALL TREES ARE TO BE A MINIMUM CALIPER OF 60mm WITH A CLEAR STEM HEIGHT OF 1.5 m

SHRUBS SHALL BE A MINIMUM No.2 POT SHRUB

NO RETAINING WALLS OVER 1.2m ARE PERMITTED WITHIN ANY SETBACK AREA.

DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE ASPHALT.



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Landscape Plan

CHANPREET SANDHU
463 WADE AVENUE E.
PENTICTON, BC

DATE: 12/12/21
REVISED:
DESIGN BY: AJG
DRAWN BY: AJG

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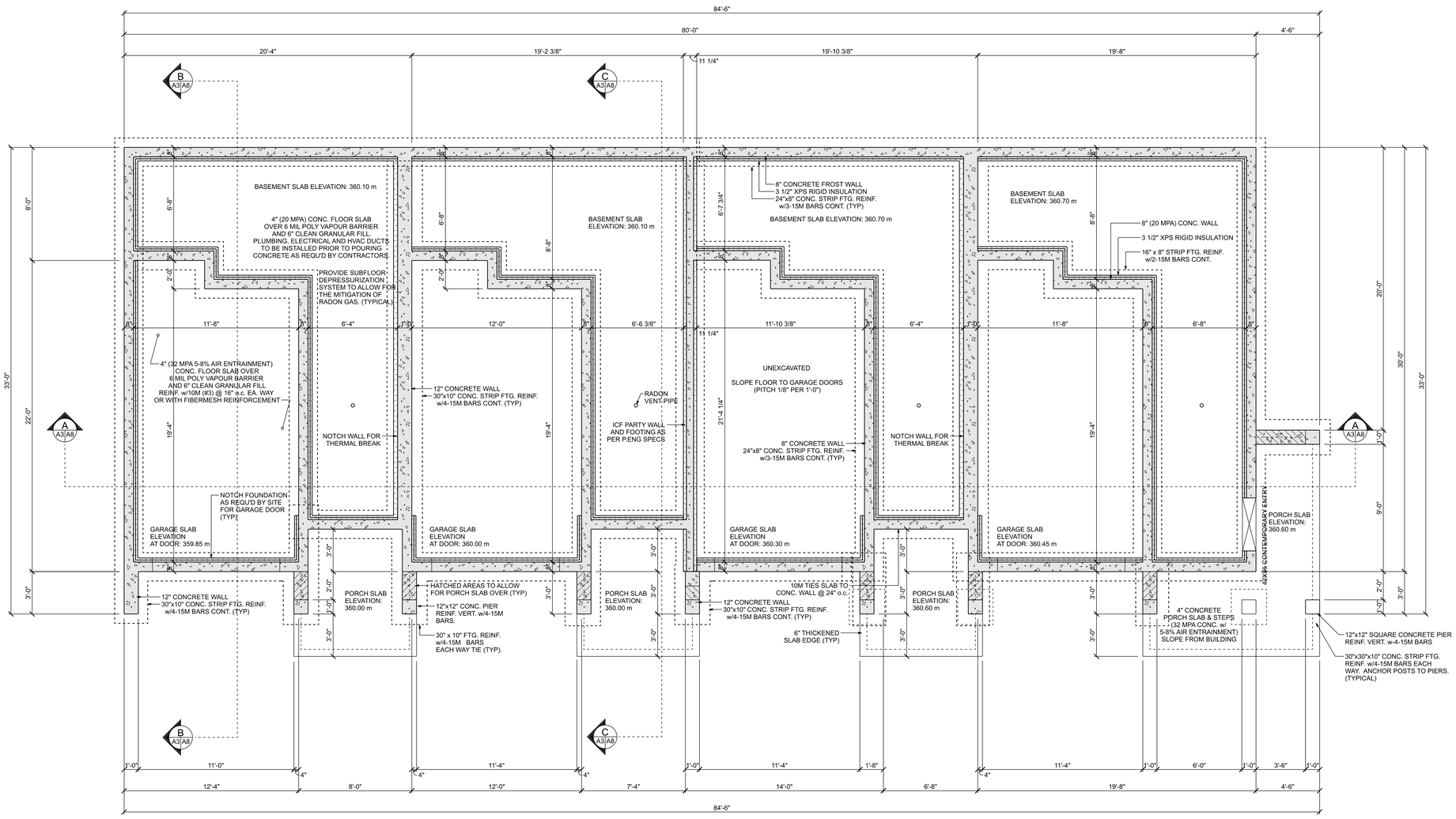

SLAB FOUNDATION PLAN

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

THESE PLANS REQUIRE REVIEW BY A P.ENG

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Slab Foundation Plan

CHANPREET SANDHU
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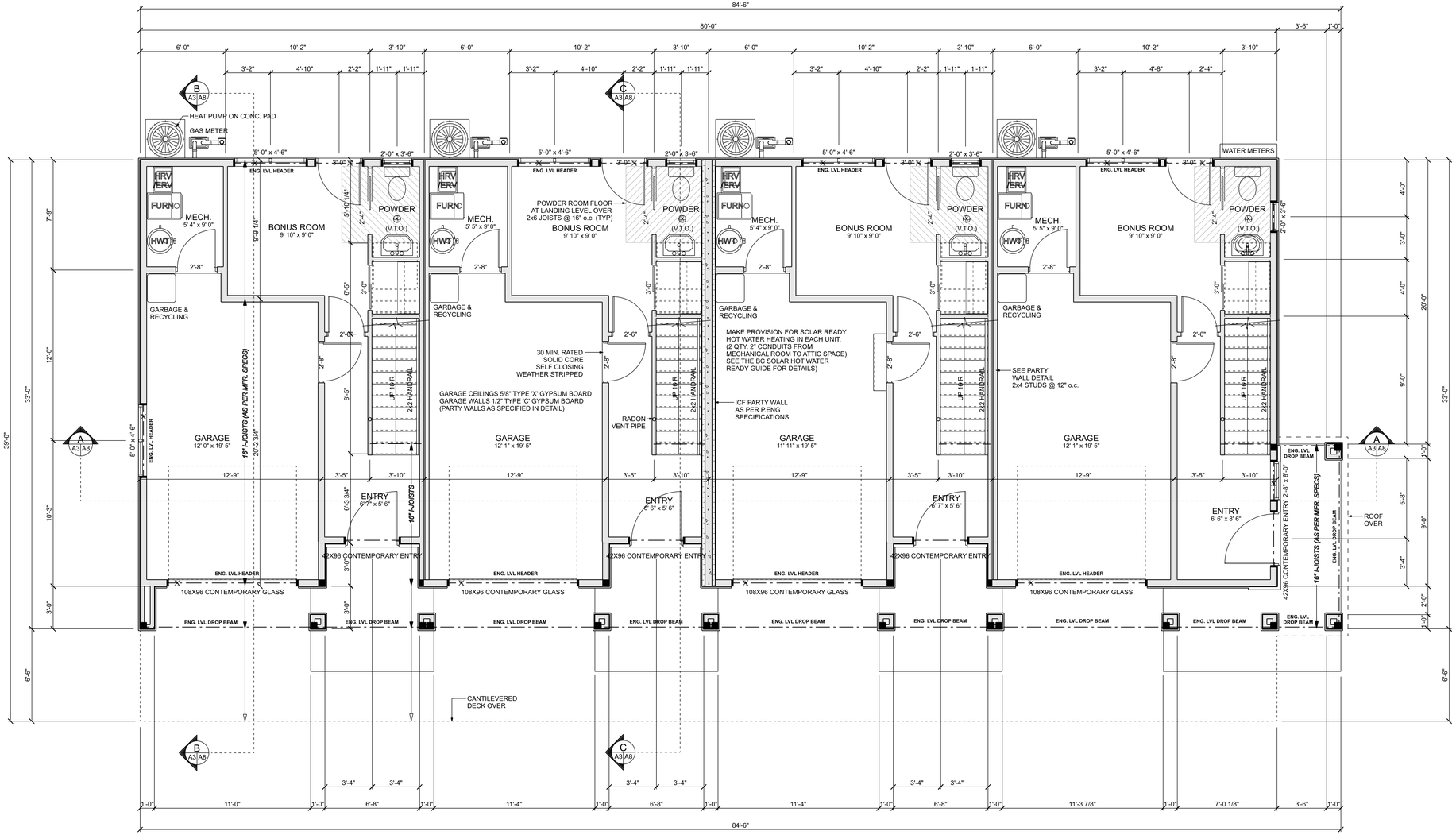

LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"
LOWER FLOOR LIVING AREA: 813.9 sq ft.
GARAGE AREA: 1330.8 sq ft.

CHANPREET SANDHU

463 WADE AVENUE E.
PENTICTON, BC

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Lower Floor Plan

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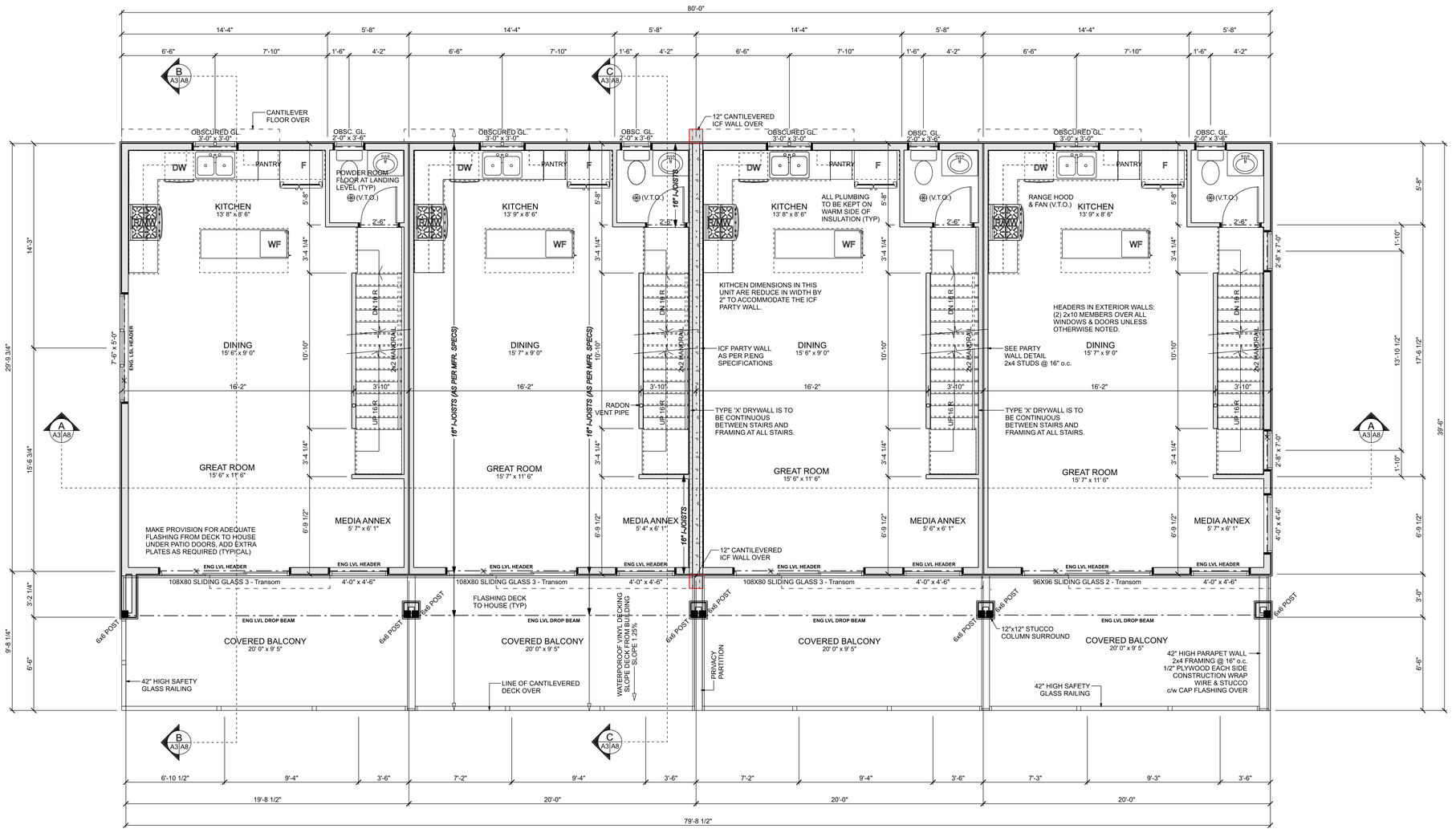

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
TOTAL MAIN FLOOR LIVING AREA (ALL UNITS): 2400.0 sq ft.
TOTAL DECK AREA (ALL UNITS): 750.0 sq ft.

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Main Floor Plan

CHANPREET SANDHU
463 WADE AVENUE E.
PENTICTON, BC

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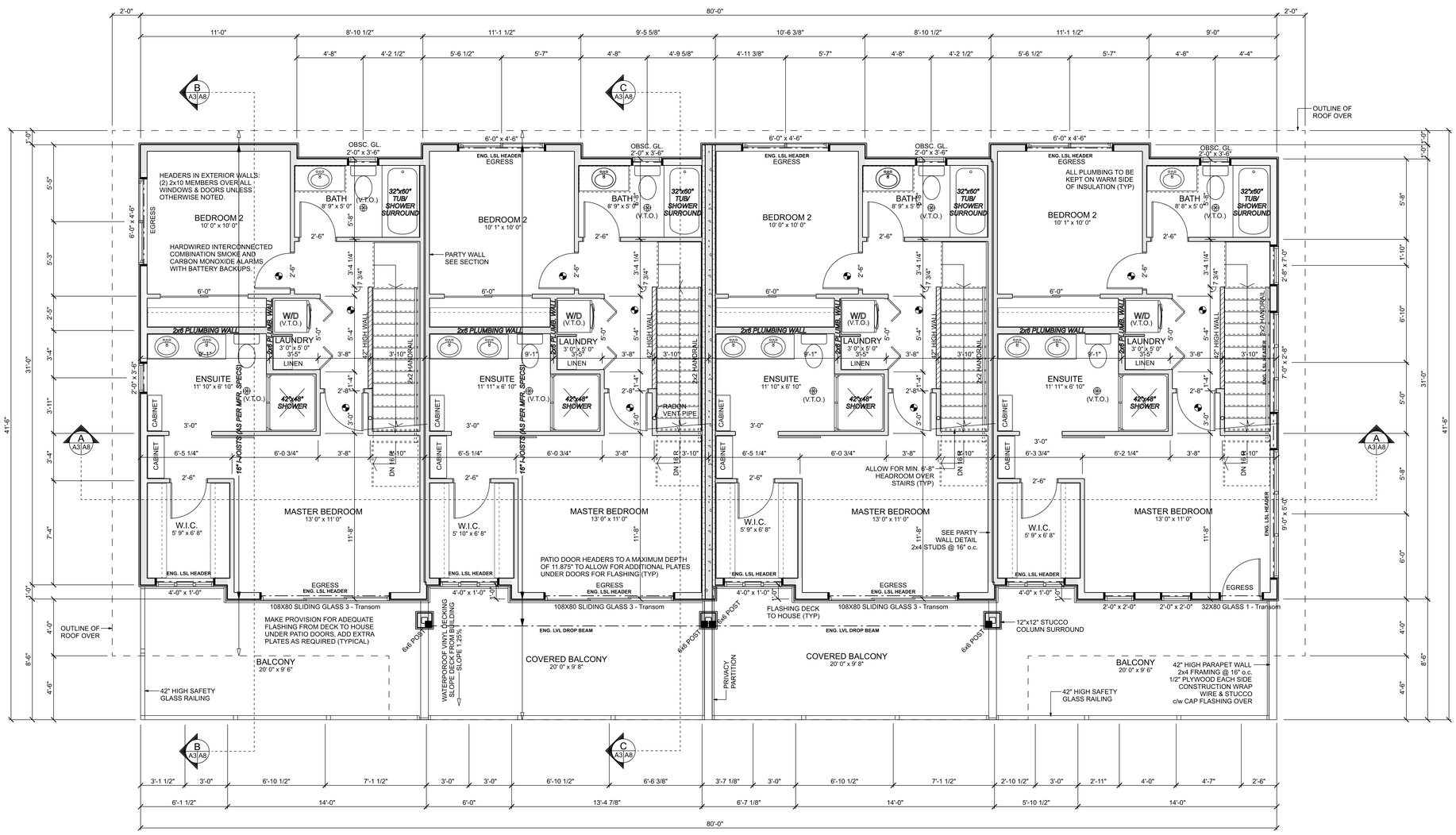

UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"
TOTAL SECOND FLOOR LIVING AREA (ALL UNITS): 2500.4 sq ft.
TOTAL DECK AREA (ALL UNITS): 714.0 sq ft.

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PLAN NO. WP-5613
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Upper Floor Plan

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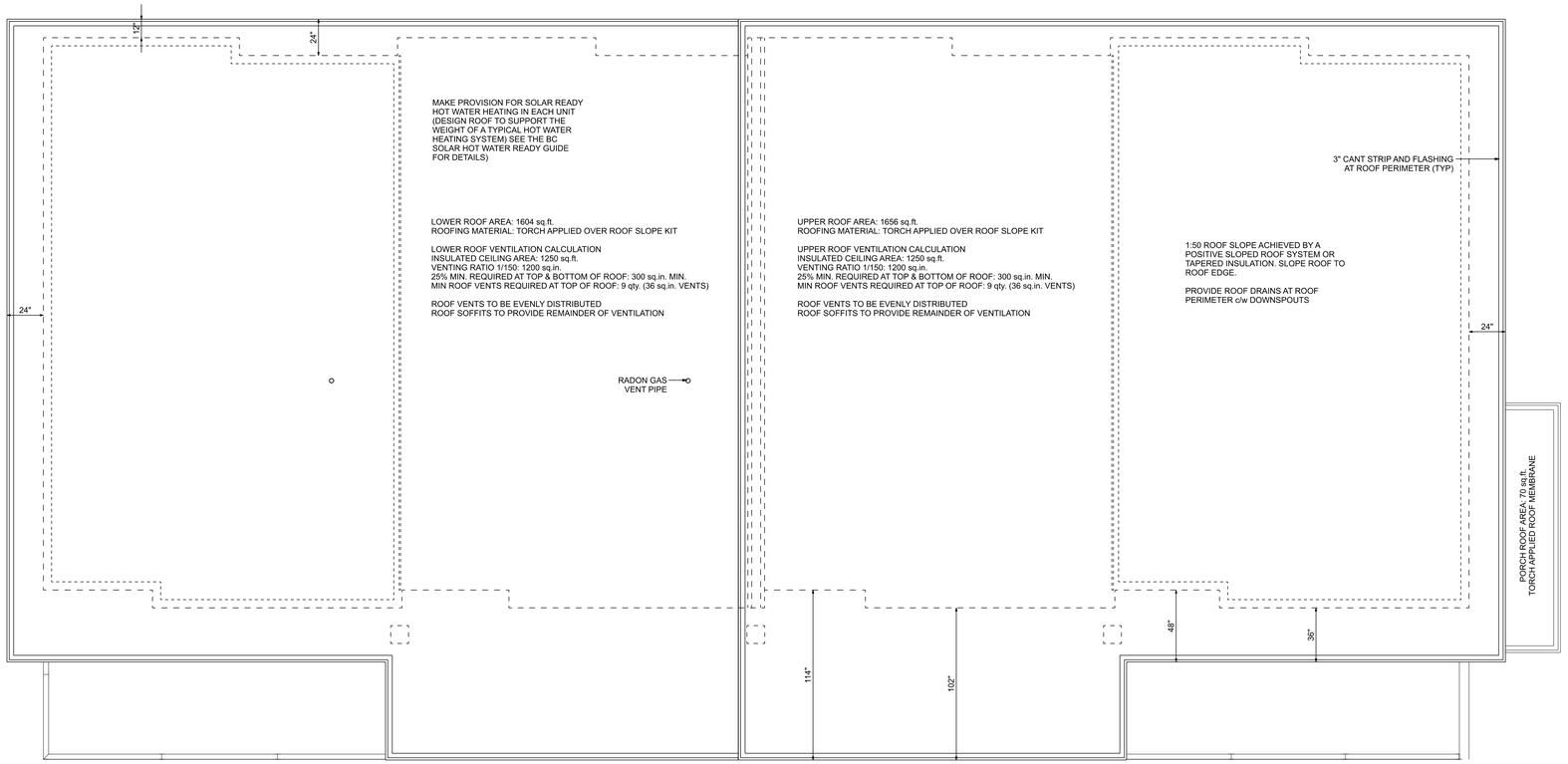

ROOF PLAN
SCALE: 1/4" = 1'-0"

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Roof Plan

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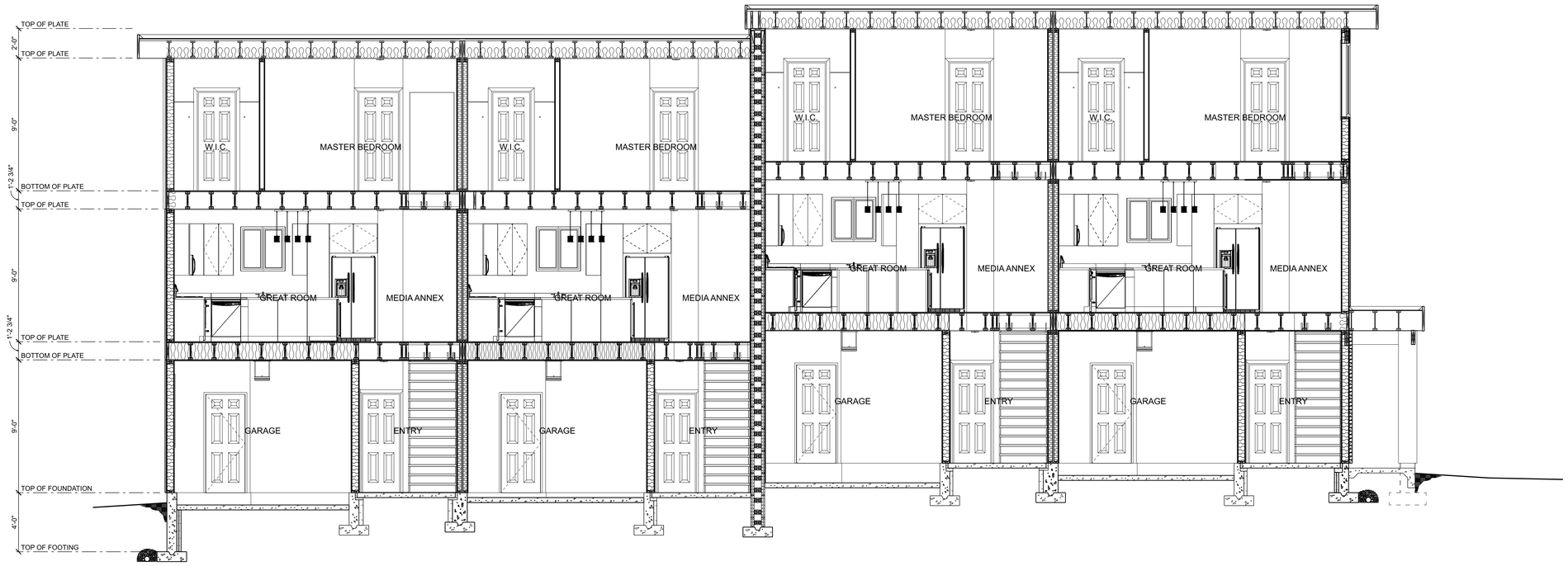

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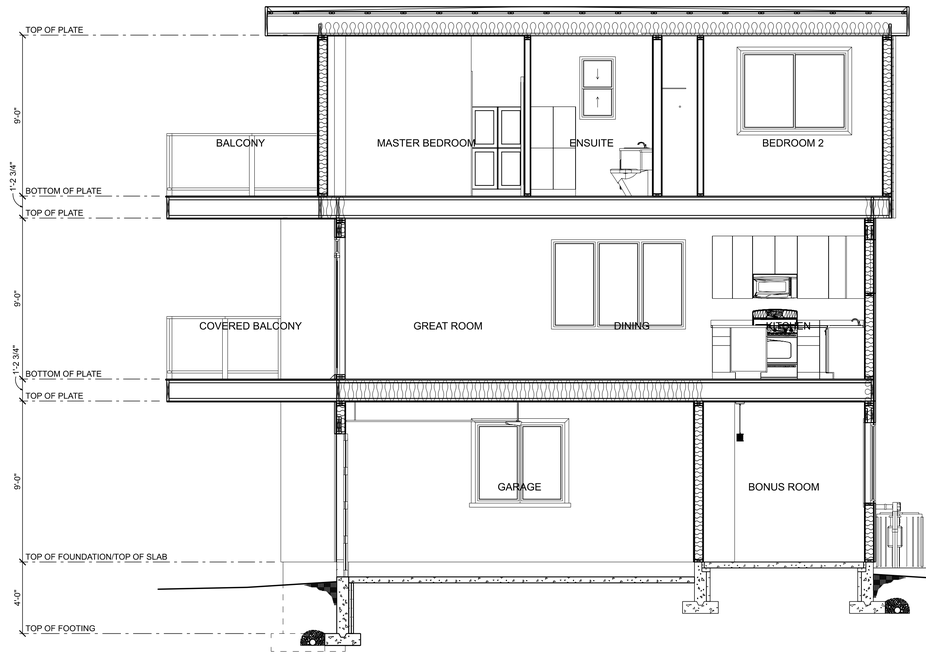
CROSS SECTION A

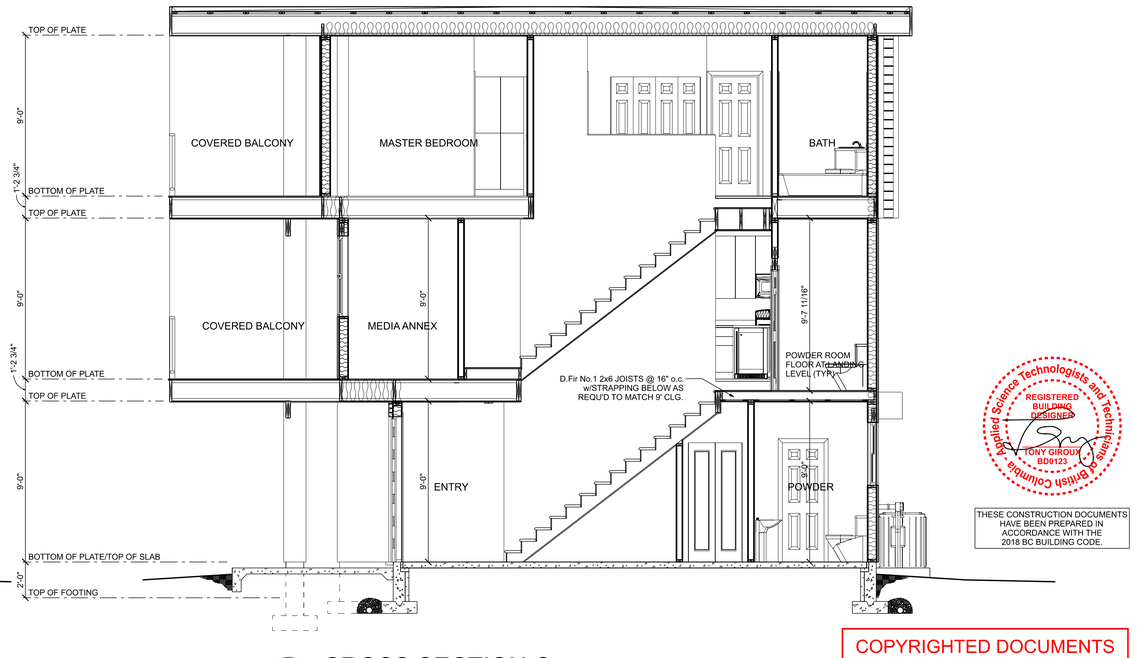
SCALE: 1/4" = 1'-0"



B / A3 | A8

CROSS SECTION B

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



C / A3 | A8

CROSS SECTION C

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

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TONY GIROUX BD0123

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Cross Sections

CHANPREET SANDHU
463 WADE AVENUE E.
PENTICTON, BC

DESIGN BY: AJG
DRAWN BY: AJG
DATE: 12/12/21
REVISED:

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PLAN NO.
WP-5613
SLAB

SHEET NO.
A8

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NAFS PERFORMANCE REQUIREMENTS

LOCATION OF PROJECT	PENTICTON, BC	
PRODUCT HEIGHT (ABOVE GROUND TO TOP OF PRODUCT)	10	meters
TERRAIN TYPE (A)	OPEN	
PERFORMANCE CLASS (B)	R ■ LW ☐ CW ☐ AW ☐	
MINIMUM PERFORMANCE GRADE	20	PG
MINIMUM POSITIVE DESIGN PRESSURE	960	Pa
MINIMUM NEGATIVE DESIGN PRESSURE	-960	Pa
MINIMUM WATER PENETRATION TEST PRESSURE	150	Pa
MINIMUM CANADIAN AIR INFILTRATION/EXFILTRATION (C)	A2	

HOMES BUILT ON LOTS WITH A SLOPE GREATER THAN 10% MAY REQUIRE ENGINEERING FOR THE WINDOWS AND DOORS AT THE DISCRETION OF THE LOCAL BUILDING AUTHORITY. WINDOW SUPPLIER AND CONTRACTOR ASSUME ALL RESPONIBILITY TO CONFIRM THESE CALCULATIONS AND ENSURE THAT WINDOWS AND DOORS CONFORM TO THESE REQUIREMENTS. CUSTOM DOORS ARE PERMITTED TO BE EXEMPT FROM THESE REQUIREMNTS AS OUTLINED IN THE BUILDING CODE.

(A) Terrain Type – definitions from NBC 2015.

Open terrain – where open terrain is level terrain with only scattered buildings, trees or other obstructions, open water or shorelines.

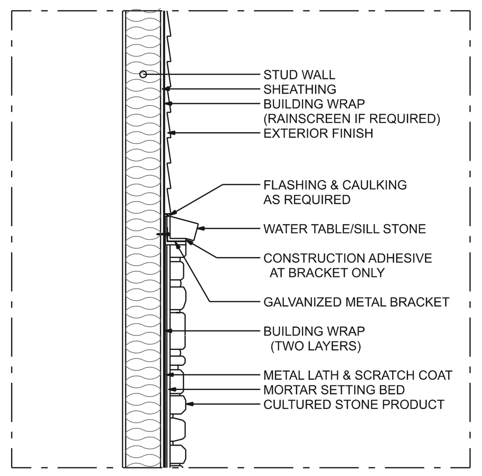
Rough Terrain – where rough terrain is suburban, urban or wooded terrain extending upwind from the building uninterrupted for at least 1 km or 20 times the height of the building, whichever is greater.

(B) The minimum Performance Class for building code Part 9 compliance is R, project specifications may require a higher Performance Class, please review the specification and NAFS 2011 for more information.

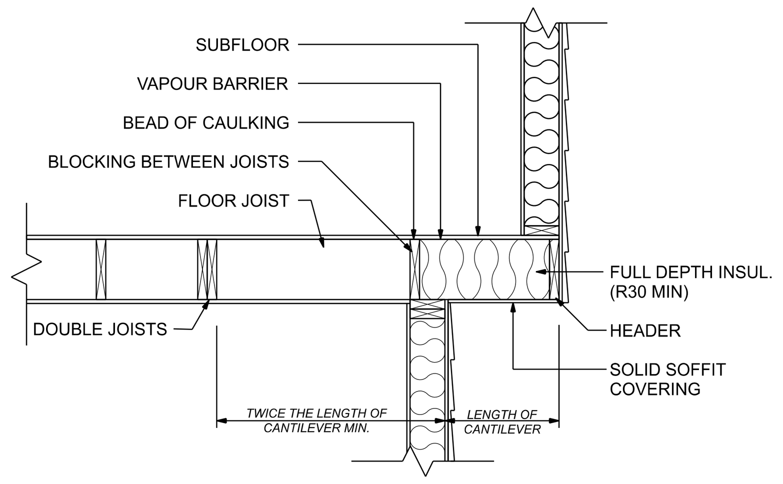
(C) An A3 or Fixed rating exceeds the performance of an A2 rating.

(D) The minimum water resistance test pressure for the application may be higher than that required by the PG level in the NAFS standard. Verify all product ratings for code compliance.

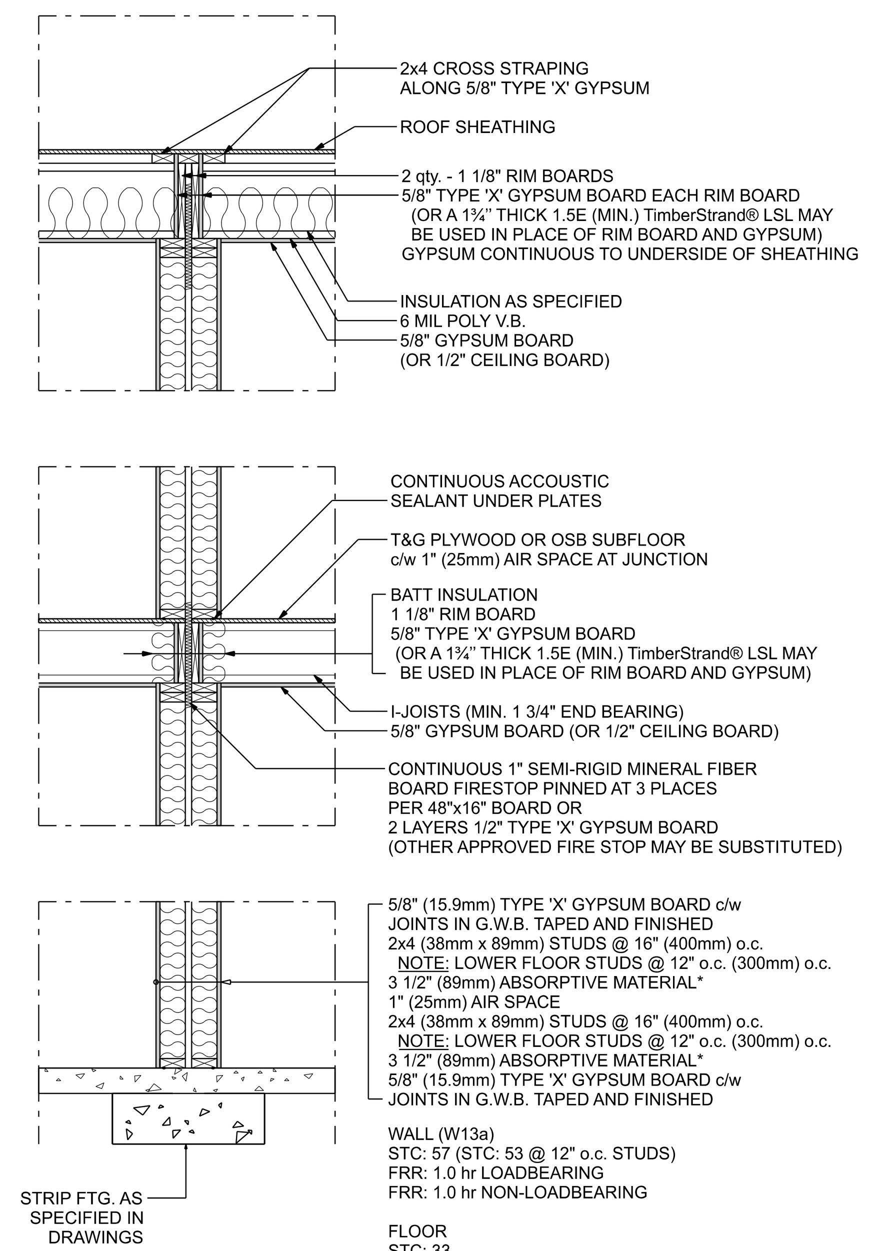
Calculations based on AAMA/WDMA/CSA 101/I.S. 2/A440-11 (NAFS-11) AND CSA A440S1-17 CANADIAN SUPPLEMENT TO NAFS-11
These calculations are presented as general guidance and technical information from Fenestration Canada – a not-for-profit organization. Review CSA A440S1-17 to confirm your calculations. Consult with a lawyer, accountant, and insurance professional before making any decisions.



CULTURED STONE DETAIL
SCALE: 1/2" = 1'-0"



CANTILEVER FLOOR DETAIL
SCALE: 1/2" = 1'-0"



WALL (W13a)
STC: 57 (STC: 53 @ 12" o.c. STUDS)
FRR: 1.0 hr LOADBEARING
FRR: 1.0 hr NON-LOADBEARING

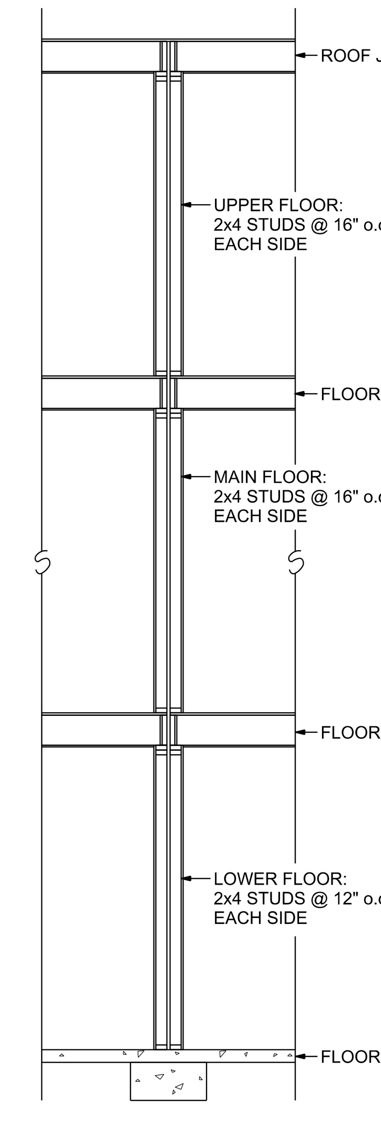
FLOOR
STC: 33
ICC: 60
FRR: UNRATED

PARTY WALL SECTION
SCALE 1/2" = 1'-0"

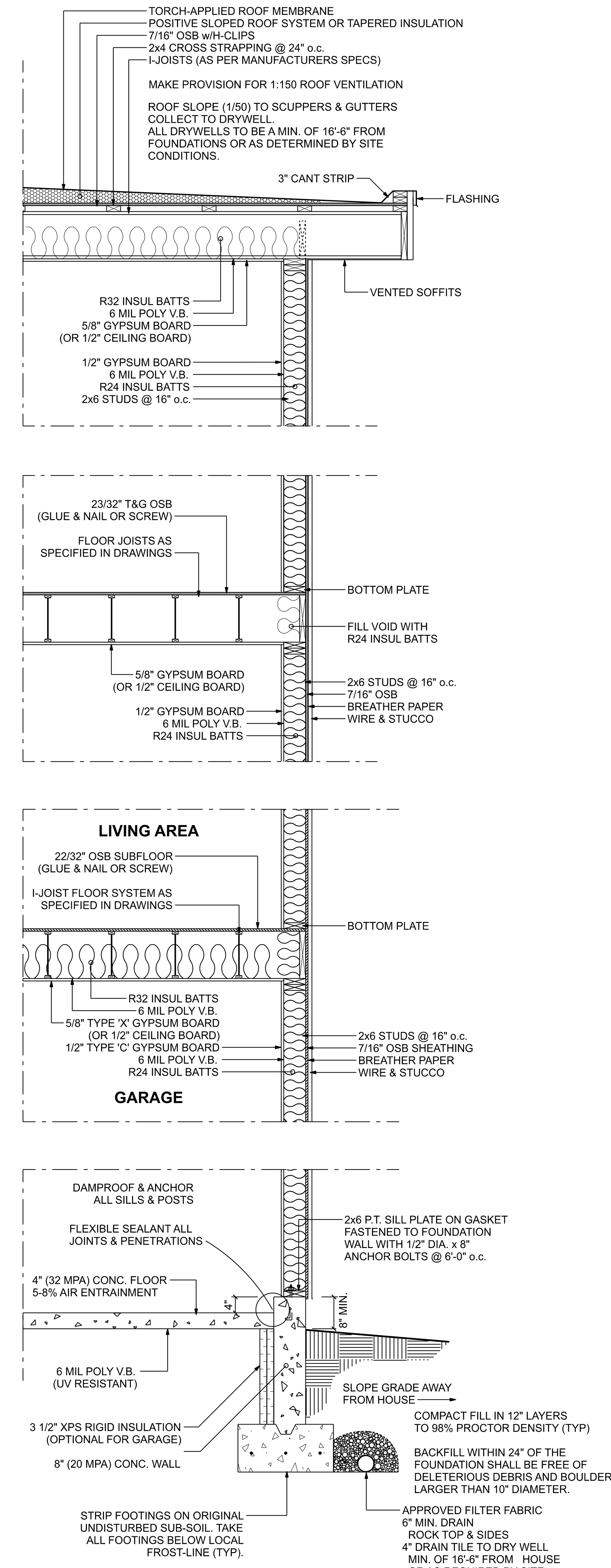
B.C.B.C. 3.1.4.6. & 3.1.4.7. ALL ENG. BEAMS PENETRATING FIRE SEPARATION SHALL BE GLULAM BEAMS WITH MINIMUM DIMENSIONS OF 80mm x 152mm AS THEY ARE CONSIDERED HEAVY TIMBER AND MEET THE REQUIREMENTS FOR A 45 MINUTE FIRE-RESISTANCE RATING.

*ABSORPTIVE MATERIAL INCLUDES FIBRE PROCESSED FROM ROCK, SLAG, GLASS OR CELLULOSE FIBRE. IT MUST FILL 90% OF THE CAVITY THICKNESS FOR THE WALL TO HAVE THE LISTED STC VALUE. THE ABSORPTIVE MATERIALS SHOULD NOT OVERFILL THE CAVITY TO THE POINT OF PRODUCING SIGNIFICANT OUTWARD PRESSURE ON THE FINISHES; SUCH ASSEMBLY WILL NOT ACHIEVE THE STC RATING.

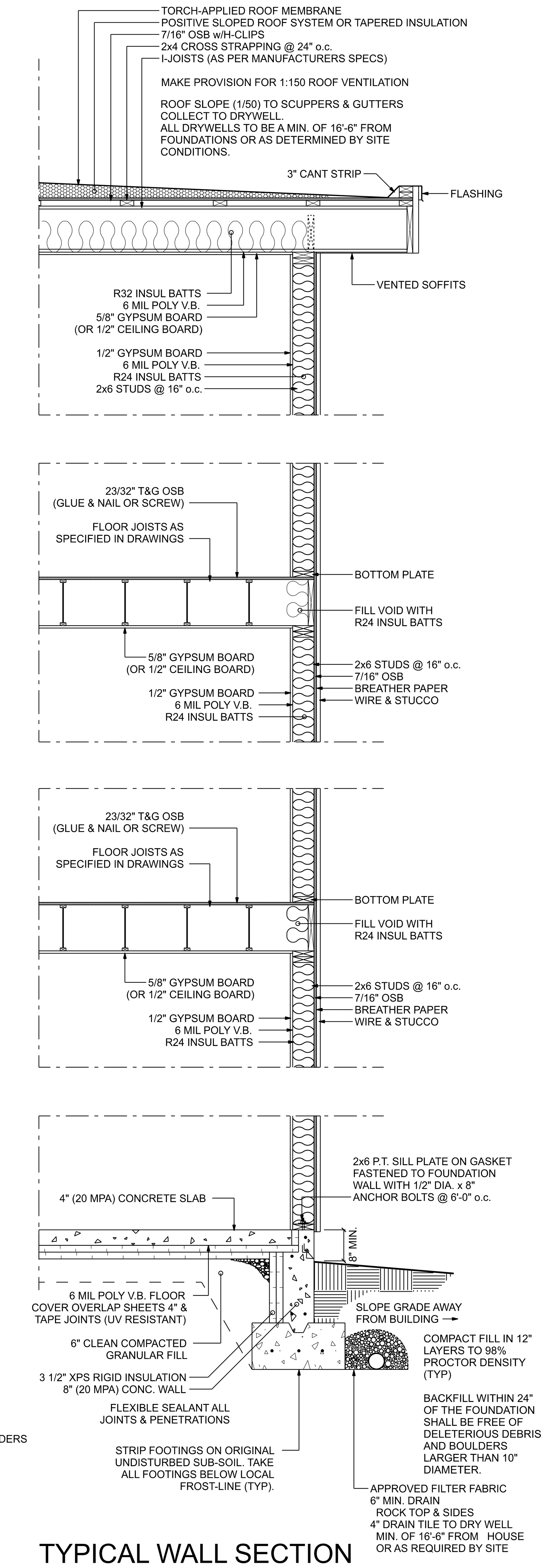
ALL EXPOSED JOINTS IN DRYWALL TO BE TAPED AND SANDED CAULK ALL CONNECTIONS BETWEEN ROOF SHEATHING AND DRYWALL.



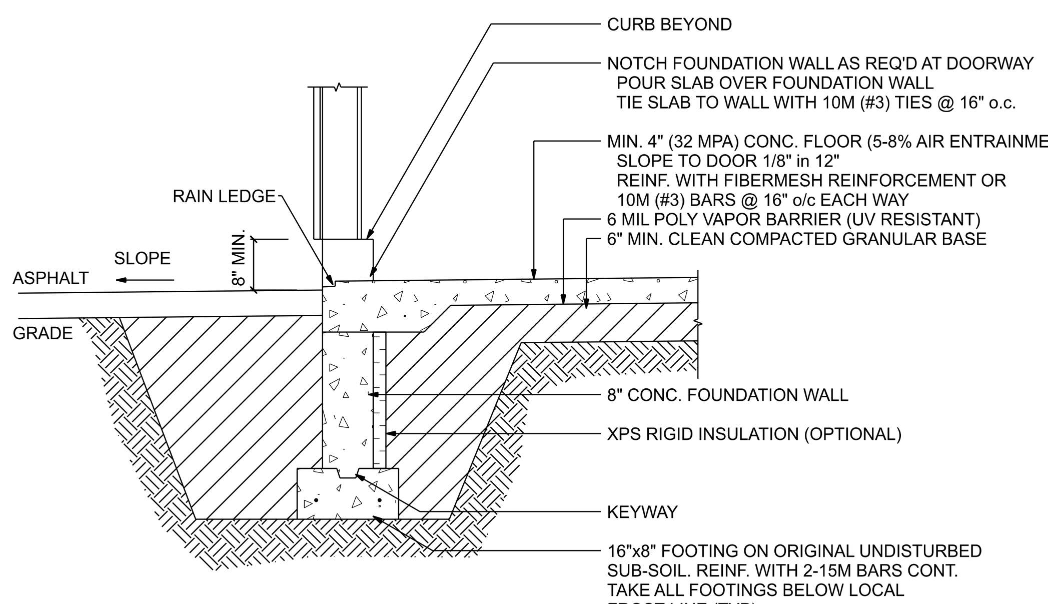
PARTY WALL FRAMING DETAIL



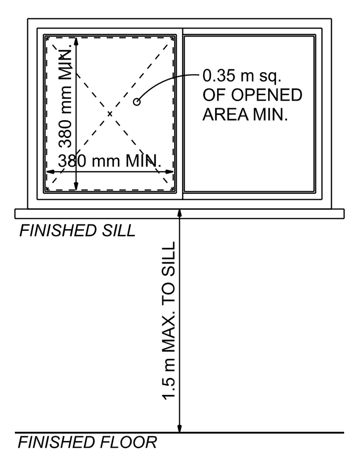
TYPICAL GARAGE WALL SECTION
SCALE 1/2" = 1'-0"



TYPICAL WALL SECTION
SCALE 1/2" = 1'-0"



FOUNDATION AT GARAGE DOOR
SCALE 1/2" = 1'-0"

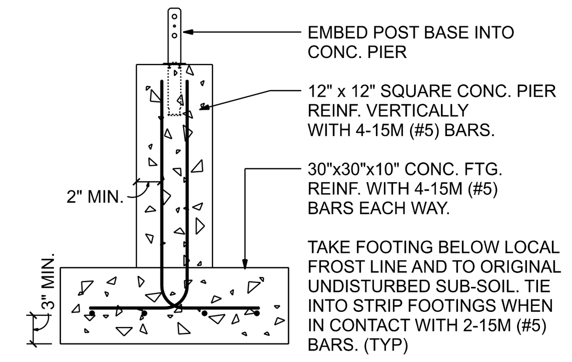


EMERGENCY EGRESS WINDOWS ONE REQUIRED IN EACH BEDROOM, AT LEAST ONE TO SERVE THE BASEMENT AND ONE IN EACH BASEMENT BEDROOM.

WINDOW REQUIREMENTS:
1. 380 mm MIN. WIDTH (WHEN OPEN)
2. 380 mm HEIGHT (WHEN OPEN)
3. 0.35 m sq. NET CLEAR OPENING
4. TOP OF FINISHED SILL SHOULD BE A MAXIMUM OF 1.5m FROM TOP OF FINISHED FLOOR

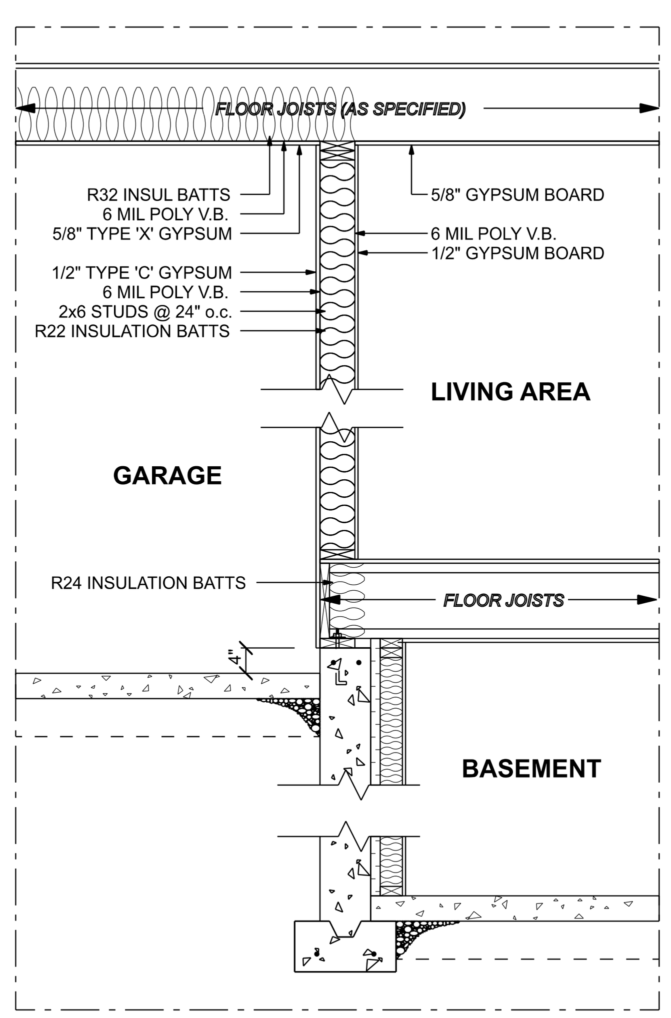
WINDOW WELL REQUIREMENTS:
1. WHERE AN EMERGENCY EGRESS WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 760 mm SHALL BE PROVIDED IN FRONT OF THE WINDOW.

EMERGENCY EGRESS DETAIL
SCALE: 1/2" = 1'-0"

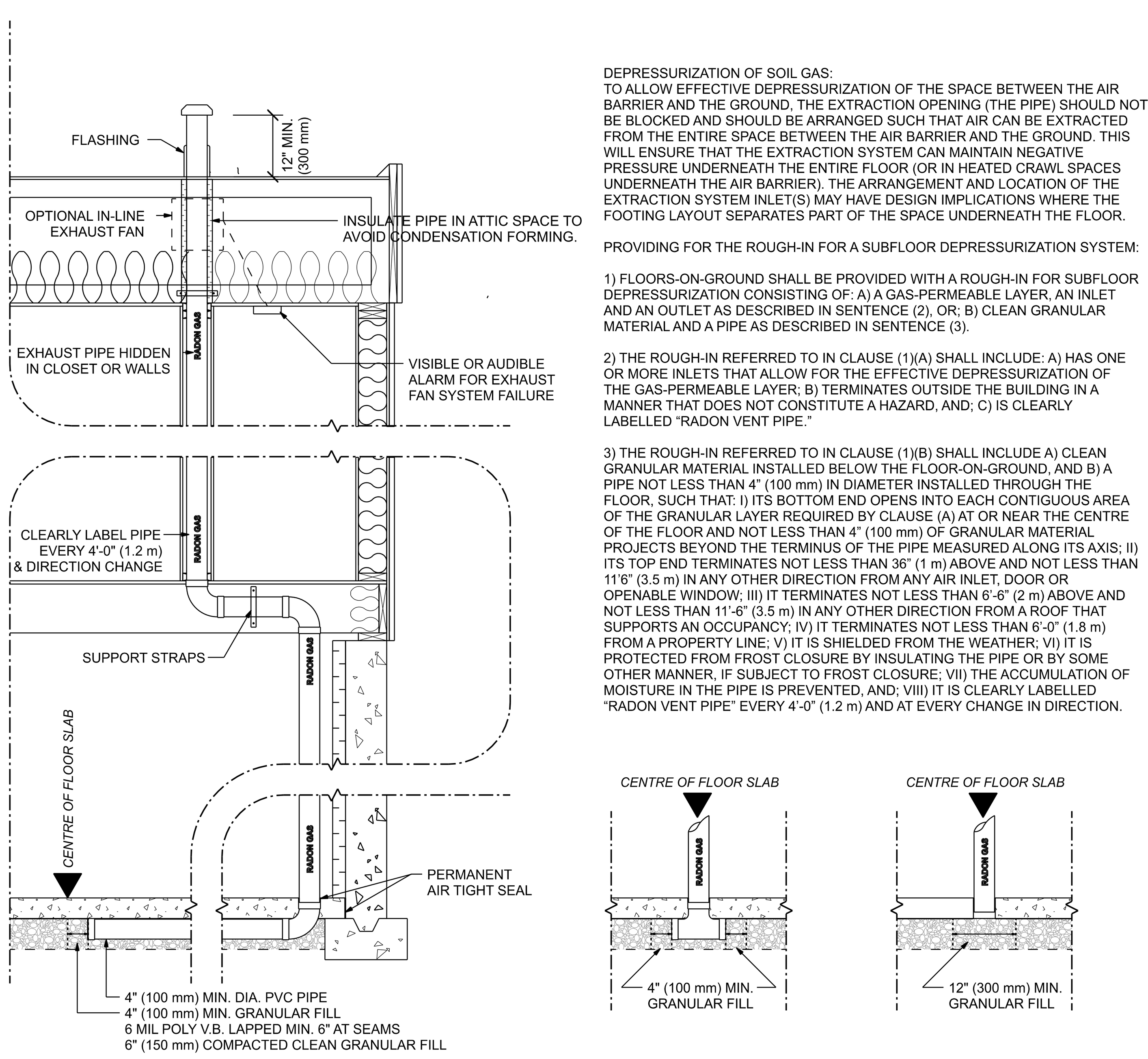


TAKE FOOTING BELOW LOCAL FROST LINE AND TO ORIGINAL UNDISTURBED SUB-SOIL. TIE INTO STRIP FOOTINGS WHEN IN CONTACT WITH 2-15M (#5) BARS. (TYP)

CONCRETE PIER & PAD DETAIL
SCALE 1/2" = 1'-0"



GARAGE TO HOUSE WALL SECTION
SCALE: 1/2" = 1'-0"



DEPRESSURIZATION OF SOIL GAS:
TO ALLOW EFFECTIVE DEPRESSURIZATION OF THE SPACE BETWEEN THE AIR BARRIER AND THE GROUND, THE EXTRACTION OPENING (THE PIPE) SHOULD NOT BE BLOCKED AND SHOULD BE ARRANGED SUCH THAT AIR CAN BE EXTRACTED FROM THE ENTIRE SPACE BETWEEN THE AIR BARRIER AND THE GROUND. THIS WILL ENSURE THAT THE EXTRACTION SYSTEM CAN MAINTAIN NEGATIVE PRESSURE UNDERNEATH THE ENTIRE FLOOR (OR IN HEATED CRAWL SPACES UNDERNEATH THE AIR BARRIER). THE ARRANGEMENT AND LOCATION OF THE EXTRACTION SYSTEM INLET(S) MAY HAVE DESIGN IMPLICATIONS WHERE THE FOOTING LAYOUT SEPARATES PART OF THE SPACE UNDERNEATH THE FLOOR.

PROVIDING FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM:

1) FLOORS-ON-GROUND SHALL BE PROVIDED WITH A ROUGH-IN FOR SUBFLOOR DEPRESSURIZATION CONSISTING OF: A) A GAS-PERMEABLE LAYER, AN INLET AND AN OUTLET AS DESCRIBED IN SENTENCE (2), OR; B) CLEAN GRANULAR MATERIAL AND A PIPE AS DESCRIBED IN SENTENCE (3).

2) THE ROUGH-IN REFERRED TO IN CLAUSE (1)(A) SHALL INCLUDE: A) HAS ONE OR MORE INLETS THAT ALLOW FOR THE EFFECTIVE DEPRESSURIZATION OF THE GAS-PERMEABLE LAYER; B) TERMINATES OUTSIDE THE BUILDING IN A MANNER THAT DOES NOT CONSTITUTE A HAZARD, AND; C) IS CLEARLY LABELLED “RADON VENT PIPE.”

3) THE ROUGH-IN REFERRED TO IN CLAUSE (1)(B) SHALL INCLUDE A) CLEAN GRANULAR MATERIAL INSTALLED BELOW THE FLOOR-ON-GROUND, AND B) A PIPE NOT LESS THAN 4” (100 mm) IN DIAMETER INSTALLED THROUGH THE FLOOR, SUCH THAT: I) ITS BOTTOM END OPENS INTO EACH CONTIGUOUS AREA OF THE GRANULAR LAYER REQUIRED BY CLAUSE (A) AT OR NEAR THE CENTRE OF THE FLOOR AND NOT LESS THAN 4” (100 mm) OF GRANULAR MATERIAL PROJECTS BEYOND THE TERMINUS OF THE PIPE MEASURED ALONG ITS AXIS; II) ITS TOP END TERMINATES NOT LESS THAN 36” (1 m) ABOVE AND NOT LESS THAN 11’6” (3.5 m) IN ANY OTHER DIRECTION FROM ANY AIR INLET, DOOR OR OPENABLE WINDOW; III) IT TERMINATES NOT LESS THAN 6’-6” (2 m) ABOVE AND NOT LESS THAN 11’-6” (3.5 m) IN ANY OTHER DIRECTION FROM A ROOF THAT SUPPORTS AN OCCUPANCY; IV) IT TERMINATES NOT LESS THAN 6’-0” (1.8 m) FROM A PROPERTY LINE; V) IT IS SHIELDED FROM THE WEATHER; VI) IT IS PROTECTED FROM FROST CLOSURE BY INSULATING THE PIPE OR BY SOME OTHER MANNER, IF SUBJECT TO FROST CLOSURE; VII) THE ACCUMULATION OF MOISTURE IN THE PIPE IS PREVENTED, AND; VIII) IT IS CLEARLY LABELLED “RADON VENT PIPE” EVERY 4’-0” (1.2 m) AND AT EVERY CHANGE IN DIRECTION.

SOIL GAS DEPRESSURIZATION DETAIL

DESIGN LOADS	ROOFS			FLOORS			DECKS		
	WOOD, ASPHALT, OR FIBERGLASS SHINGLES	CONCRETE TILE	BUILT-UP	WOOD CARPET LINO	CERAMIC TILE, SLATE, OR STONE		VINYL WATERPROOF MEMBRANE		
LIVE LOAD (PSF)	25	25	25	40	40		40		
DEAD LOAD (PSF)	15	25	19	15	25		12		
TOTAL (PSF)	40	50	44	55	65		52		

MINIMUM SOIL BEARING CAPACITY 2000 P.S.F. (100 kPa)

NOTE:
SHOULD SOIL AND/OR WEATHER CONDITIONS CAUSE LOADS OTHER THAN INDICATED IT IS RECOMMENDED THAT A LOCAL STRUCTURAL ENGINEER (P. ENG.) BE CONSULTED.

Applied Science Technologists and Technicians of British Columbia
REGISTERED BUILDING DESIGNER
TONY GIROUX
BD0123

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Wall Sections & Details

CHANPREET SANDHU
463 WADE AVENUE E.
PENTICTON, BC

DESIGN BY: AJG | DATE: 12/12/21
DRAWN BY: AJG | REVISED:

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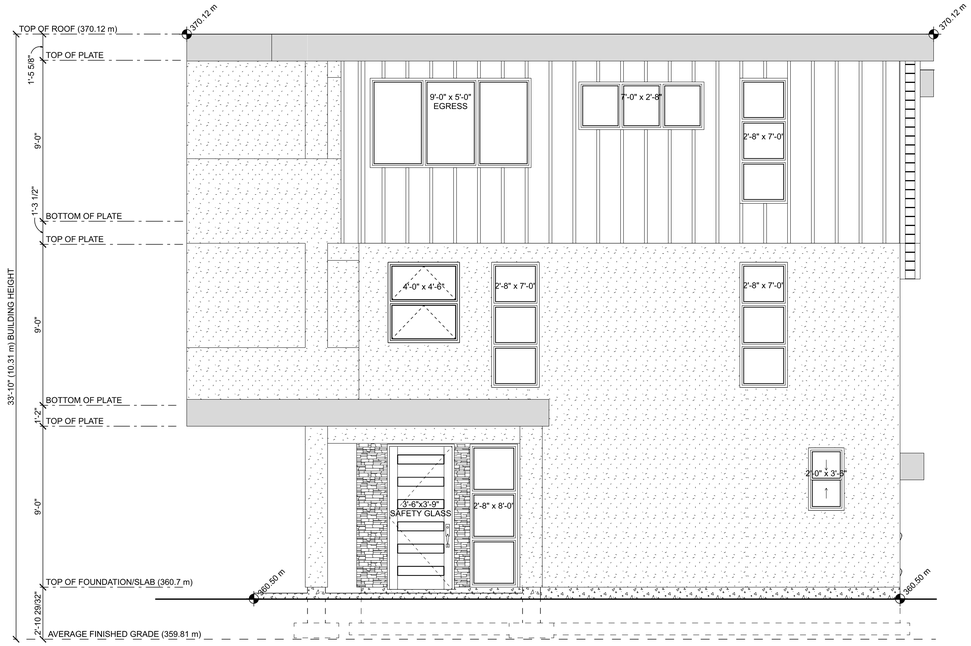
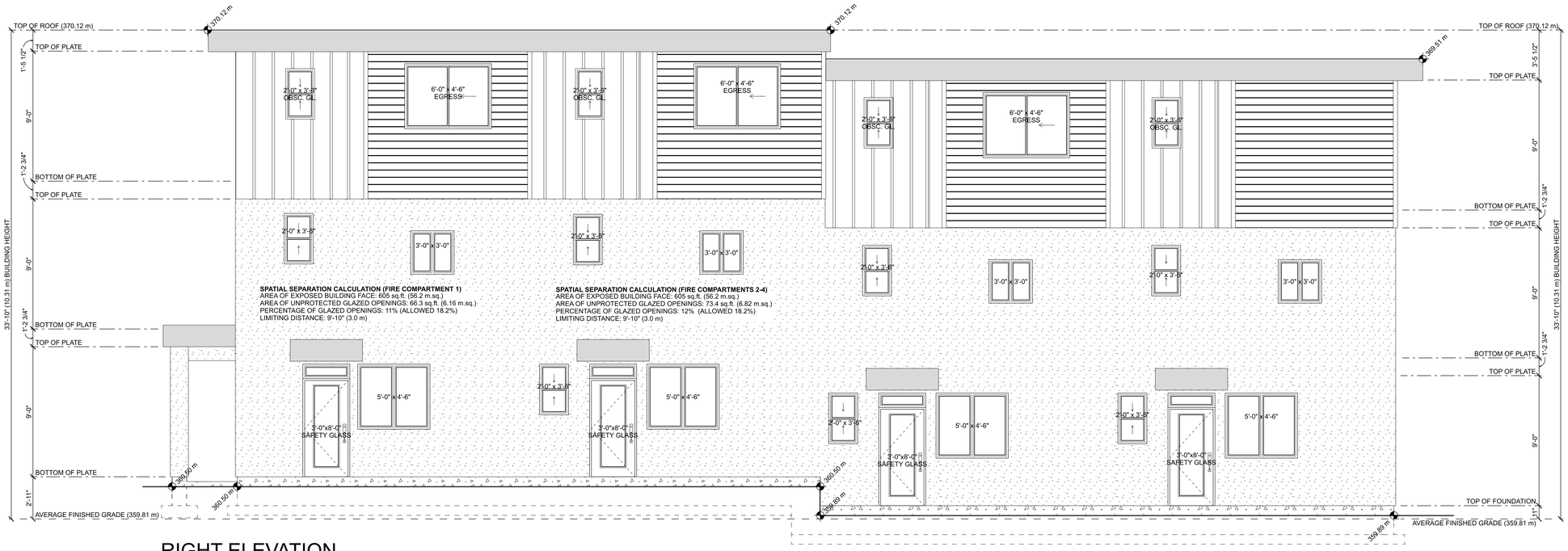


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

CHANPREET SANDHU

463 WADE AVENUE E.
PENTICTON, BC

DESIGN BY: AJG	DATE: 12/12/21
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PLAN NO.
WP-5613
SLAB

SHEET NO.
A10

Exterior Elevations (Front & Right)

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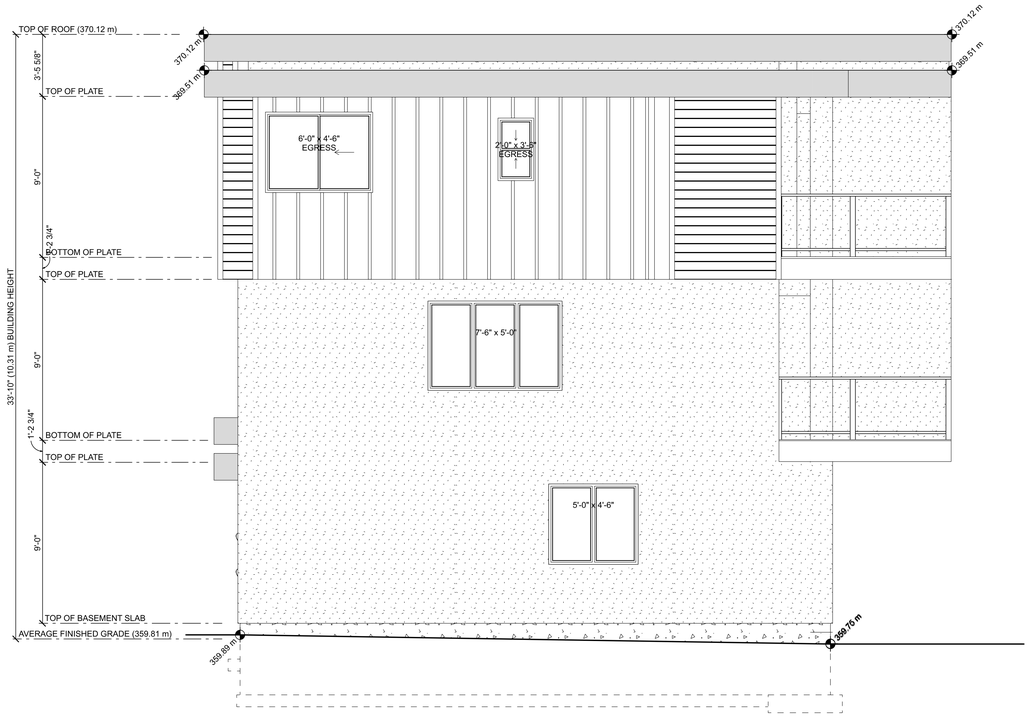
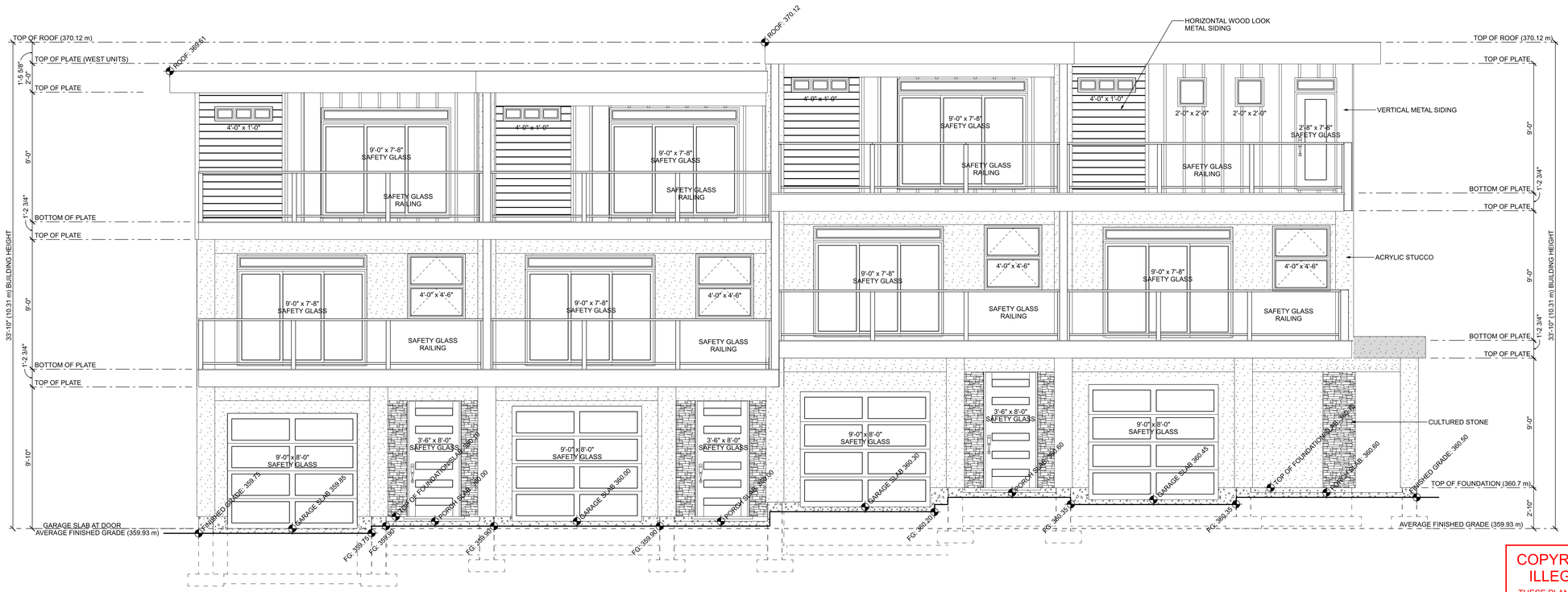


REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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Giroux Design Group Inc.
Penticton, BC V2A 2T3 email: contact@girouxdesigngroup.com
web: www.girouxdesigngroup.com

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Applied Science Technologists and Technicians of British Columbia

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CHANPREET SANDHU
463 WADE AVENUE E.
PENTICTON, BC

DESIGN BY: AJG | DATE: 12/12/21
DRAWN BY: AJG | REVISED:

PLAN NO.
WP-5613
SLAB

SHEET NO.
A11

Exterior Elevations (Rear & Left)

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NORTH ELEVATION (FACING LANE)
SCALE: 1/4" = 1'-0"

EAST ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION (FACING WADE AVE.)
SCALE: 1/4" = 1'-0"

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Colour Exterior Elevations

CHANPREET SANDHU
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TONY GIROUX
BD0123

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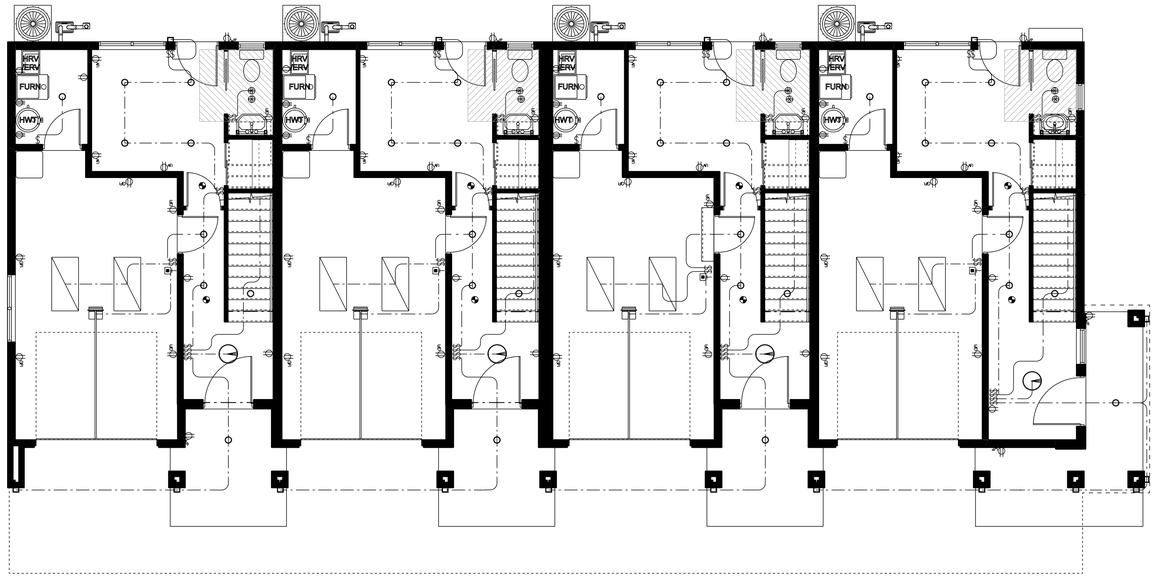
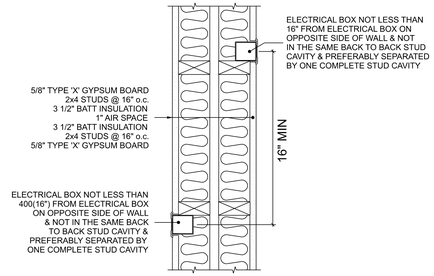


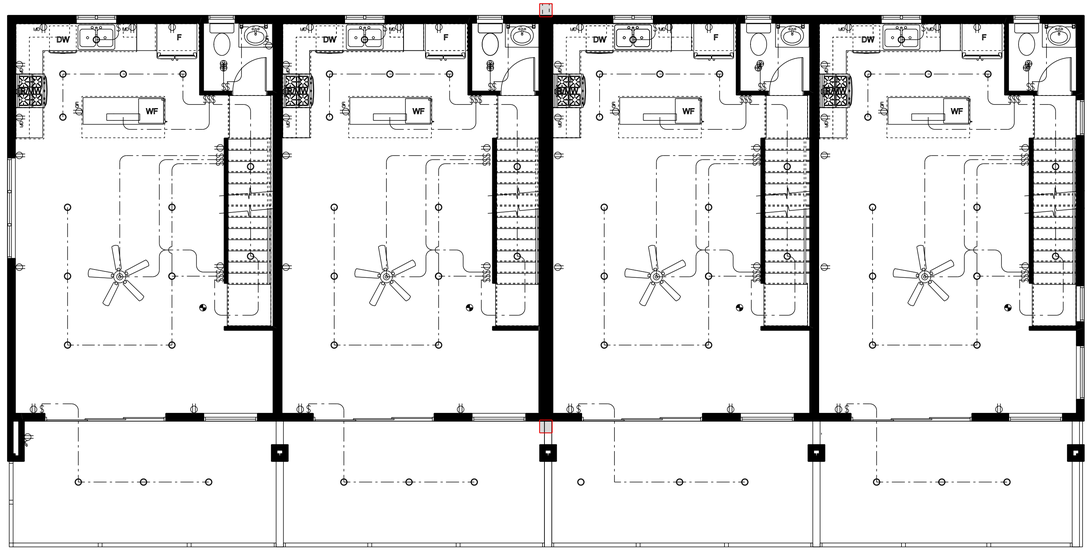
LOWER FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"



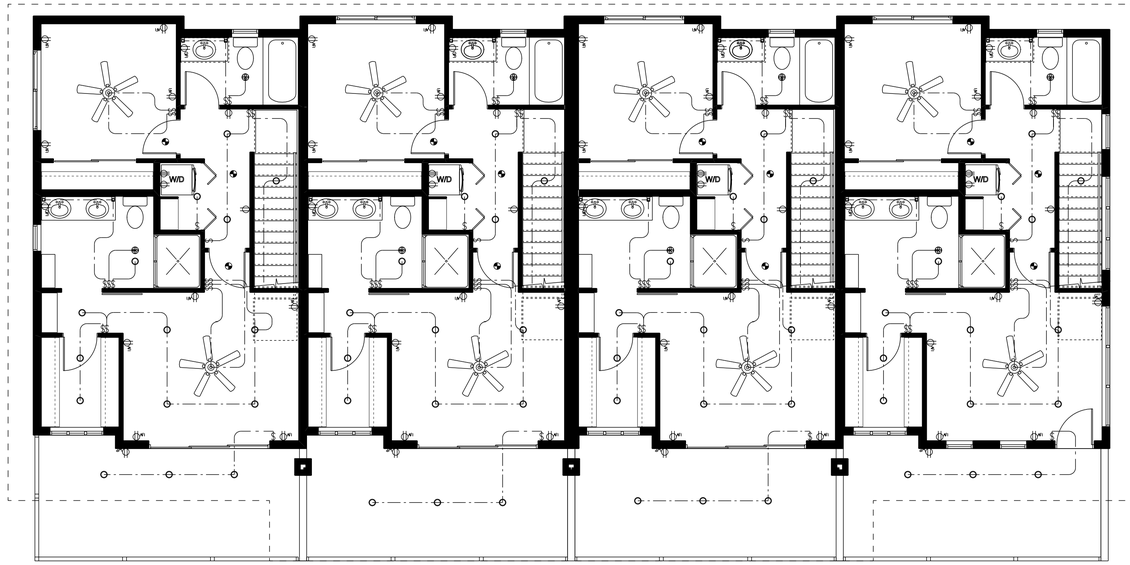
ELECTRICAL OUTLETS PLAN DETAIL
SCALE: 3" = 1'-0"

ELECTRICAL LEGEND		
ELECTRICAL	**COUNT**	**SYMBOL**
CO Smoke Detector	24	
Ceiling Exhaust Fan	16	
Ceiling Fan with Light	12	
Ceiling Light	4	
Exterior Wall Light-Wedge	16	
Garage Door Opener with Track	4	
LED Light	160	
LED Light 2 x 4	8	
Outlet 220V	8	
Outlet AFI	48	
Outlet GFI	53	
Outlet Weatherproof	12	
Outlet-Dryer 220V	4	
Outlet-Single	53	
Outlet-Stove 220V	4	
Pendant-4 Light Kitchen Island	4	
Push Button	4	
Switch-Double	36	$$
Switch-Quad	4	$$$$
Switch-Single	24	$
Switch-Triple	20	$$$
Wall Sconce	32	

ELECTRICAL NOTE:
CONFIRM ALL ELECTRICAL FIXTURE PLACEMENTS AND QUANTITIES WITH HOME OWNER AND BUILDER BEFORE ORDERING. OUTLET LOCATIONS ON PLANS COMPLY WITH MINIMUM BUILDING CODE REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. ADJUST TO MEET OWNER'S AND/OR LOCAL AUTHORITIES REQUIREMENTS. HARDWIRE INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTORS AND ALARMS, PROVIDE BATTERY BACKUP FOR ALL UNITS. ALL ELECTRICAL FIXTURES AND ITEMS MUST COMPLY WITH LOCAL ELECTRICAL CODES AND REGULATIONS.



MAIN FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"



UPPER FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

Applied Science Technologists and Technicians of British Columbia
REGISTERED BUILDING DESIGNER
TONY GIROUX
BD0123

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2018 BC BUILDING CODE.

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Electrical Plan

CHANPREET SANDHU
463 WADE AVENUE E.
PENTICTON, BC

DATE: 12/12/21
REVISED:
DESIGN BY: AJG
DRAWN BY: AJG

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Custom Home and Building Design Since 1950.
Giroux Design Group Inc.
2021 - 2423 Skaha Lake Road, Penticton, BC V2A 7K3
email: contact@girouxdesigngroup.com
web: www.girouxdesigngroup.com

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