



Development Variance Permit

Permit Number: DVP PL2024-9927

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 13 District Lot 251 Similkameen Division Yale District Plan EPP102133
 - Civic: 2749 Dartmouth Drive
 - PID: 031-527-558
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2024-22 to allow for the construction of a side-by-side duplex with suites (4 units), as shown in the plans attached in Schedule 'A':
 - a. Section 4.10.2 to not require screening for an electrical transformer.
 - b. Section 5.1.4 to not require a fully automated, underground irrigation system.

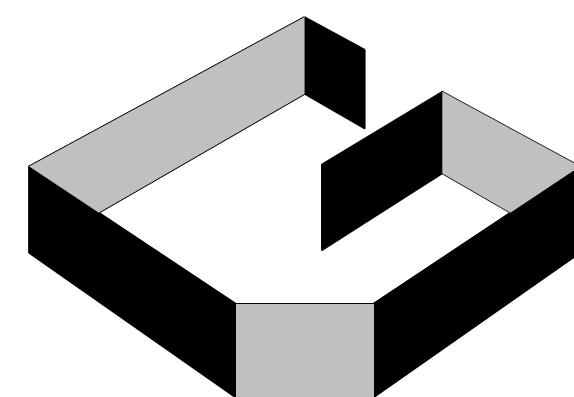
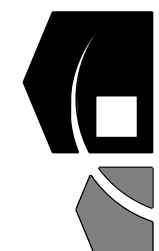
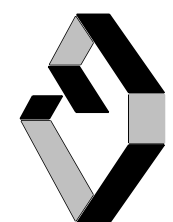
General Conditions

4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the ____ day of _____, 2025.

Issued this ____ day of _____, 2025.

Angela Collison
Corporate Officer



GIROUX DESIGN GROUP

Quality Home and Building Design Since 1950.

NORDEL HOMES



WP-5844

www.girouxdesigngroup.com

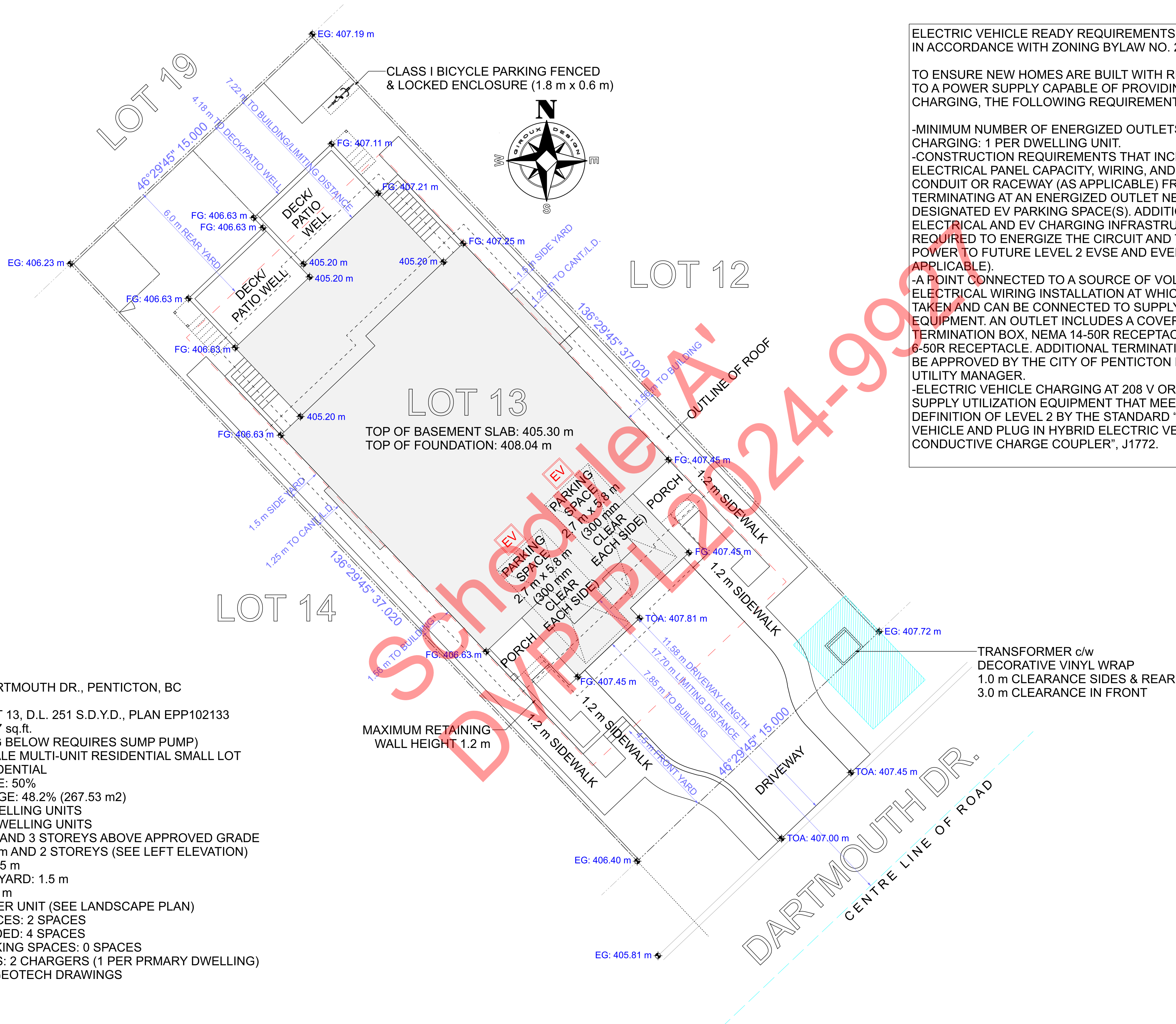


**COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE**

THESE PLANS ARE THE COPYRIGHTED PROPERTY
OF GIROUX DESIGN GROUP INC. AND HAVE BEEN
LICENSED TO THE ORIGINAL PURCHASER FOR
THE CONSTRUCTION OF ONE BUILDING.
IT IS UNLAWFUL TO REPRODUCE THESE
DOCUMENTS WITHOUT WRITTEN PERMISSION
IN THE FORM OF A LICENSE AGREEMENT.

SITE PLAN

SCALE: 1:100
CIVIC ADDRESS: 2749 DARTMOUTH DR., PENTICTON, BC
PID: 031-527-558
LEGAL DESCRIPTION: LOT 13, D.L. 251 S.D.Y.D., PLAN EPP102133
LOT AREA: (555.3 m2) 5977 sq.ft.
MBE: 405.49 m (PLUMBING BELOW REQUIRES SUMP PUMP)
ZONING: R4-S SMALL-SCALE MULTI-UNIT RESIDENTIAL SMALL LOT
OCP: LOW DENSITY RESIDENTIAL
MAXIMUM LOT COVERAGE: 50%
PROPOSED LOT COVERAGE: 48.2% (267.53 m2)
MAXIMUM DENSITY: 4 DWELLING UNITS
PROPOSED DENSITY: 4 DWELLING UNITS
MAXIMUM HEIGHT: 11.0 m AND 3 STOREYS ABOVE APPROVED GRADE
PROPOSED HEIGHT: 9.13 m AND 2 STOREYS (SEE LEFT ELEVATION)
MINIMUM FRONT YARD: 4.5 m
MINIMUM INTERIOR SIDE YARD: 1.5 m
MINIMUM REAR YARD: 6.0 m
AMENITY SPACE: 20 m2 PER UNIT (SEE LANDSCAPE PLAN)
REQUIRED PARKING SPACES: 2 SPACES
PARKING SPACES PROVIDED: 4 SPACES
REQUIRED BICYCLE PARKING SPACES: 0 SPACES
REQUIRED EV CHARGERS: 2 CHARGERS (1 PER PRMARY DWELLING)
SITE DRAINAGE AS PER GEOTECH DRAWINGS



ELECTRIC VEHICLE READY REQUIREMENTS
IN ACCORDANCE WITH ZONING BYLAW NO. 2023-08

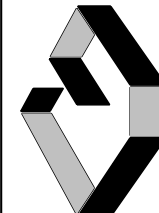
TO ENSURE NEW HOMES ARE BUILT WITH READY ACCESS
TO A POWER SUPPLY CAPABLE OF PROVIDING LEVEL 2 EV
CHARGING, THE FOLLOWING REQUIREMENTS MUST BE MET:

- MINIMUM NUMBER OF ENERGIZED OUTLETS FOR LEVEL 2 CHARGING: 1 PER DWELLING UNIT.
- CONSTRUCTION REQUIREMENTS THAT INCLUDE: ELECTRICAL PANEL CAPACITY, WIRING, AND CONTINUOUS CONDUIT OR RACEWAY (AS APPLICABLE) FROM THE PANEL, TERMINATING AT AN ENERGIZED OUTLET NEAR THE DESIGNATED EV PARKING SPACE(S). ADDITIONAL ELECTRICAL AND EV CHARGING INFRASTRUCTURE IS REQUIRED TO ENERGIZE THE CIRCUIT AND TO SUPPLY POWER TO FUTURE LEVEL 2 EVSE AND EVEMS (IF APPLICABLE).
- A POINT CONNECTED TO A SOURCE OF VOLTAGE IN AN ELECTRICAL WIRING INSTALLATION AT WHICH CURRENT IS TAKEN AND CAN BE CONNECTED TO SUPPLY UTILIZATION EQUIPMENT. AN OUTLET INCLUDES A COVERED TERMINATION BOX, NEMA 14-50R RECEPTACLE, OR NEMA 6-50R RECEPTACLE. ADDITIONAL TERMINATION MEANS MAY BE APPROVED BY THE CITY OF PENTICTON ELECTRIC UTILITY MANAGER.
- ELECTRIC VEHICLE CHARGING AT 208 V OR 240 V THROUGH SUPPLY UTILIZATION EQUIPMENT THAT MEETS THE DEFINITION OF LEVEL 2 BY THE STANDARD "SAE ELECTRIC VEHICLE AND PLUG IN HYBRID ELECTRIC VEHICLE CONDUCTIVE CHARGE COUPLER", J1772.

**COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE**

THESE PLANS ARE THE COPYRIGHTED PROPERTY
OF GIROUX DESIGN GROUP INC. AND HAVE BEEN
LICENSED TO THE ORIGINAL PURCHASER FOR
THE CONSTRUCTION OF ONE BUILDING.
IT IS UNLAWFUL TO REPRODUCE THESE
DOCUMENTS WITHOUT WRITTEN PERMISSION
IN THE FORM OF A LICENSE AGREEMENT.

Site Plan



PLAN NO.
WP-5844
SLAB
SHEET NO.
A1

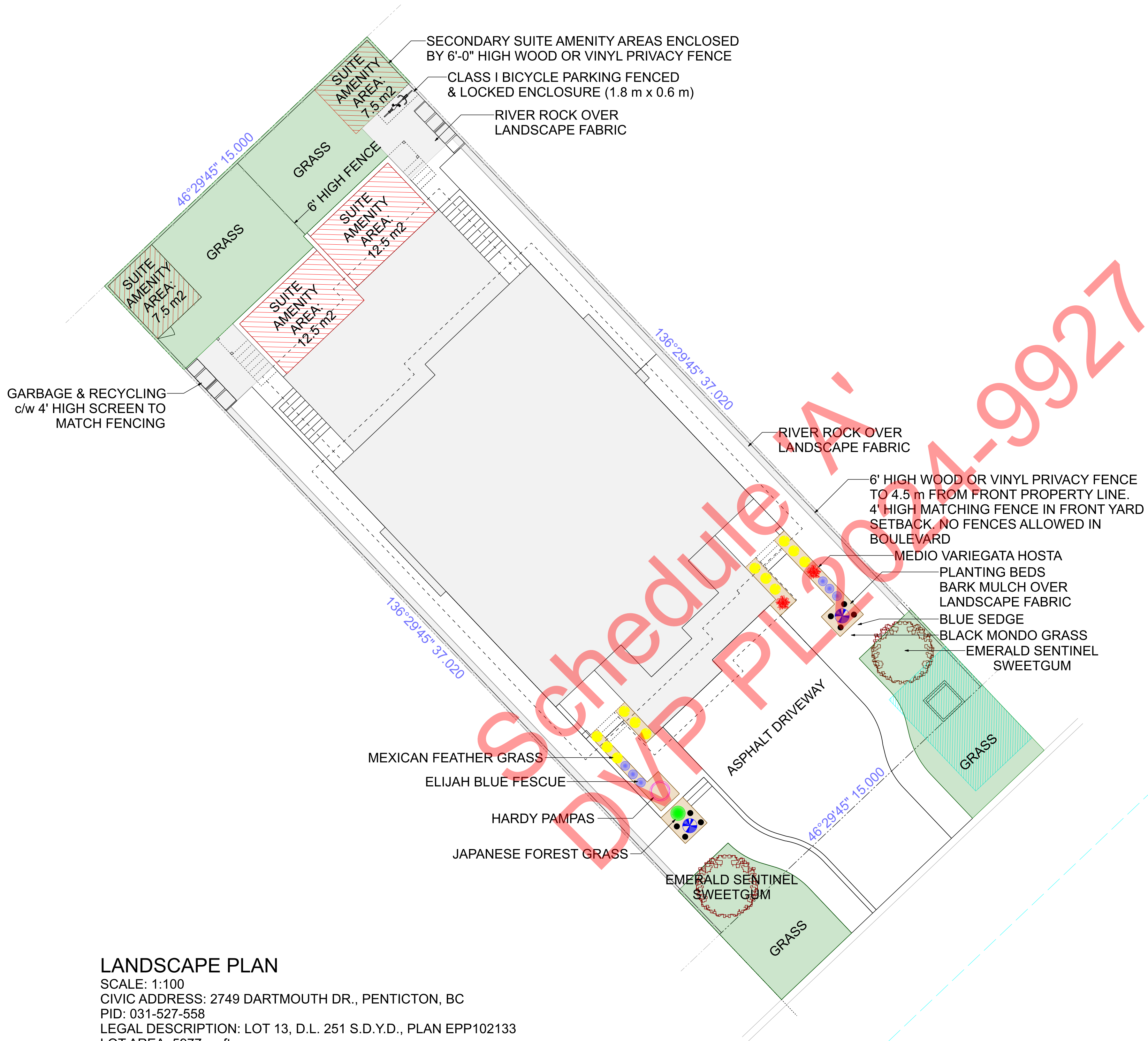
GIROUX DESIGN GROUP
Custom Home and Building Design Since 1950.
Giroux Design Group Inc.
phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com
web: www.girouxdesigngroup.com

Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used for the construction of a building in any other jurisdiction without the written consent of the designer. The purchaser of these drawings is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The purchaser of these drawings is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The purchaser of these drawings is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

© Giroux Design Group Inc. - MXXIV. All Rights Reserved.
Reproduction of these drawings, in whole or in part, including any direct copying and/or preparation of derivative works thereof, for any reason without prior written consent of Giroux Design Group Inc. is prohibited. The purchaser of these drawings is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The purchaser of these drawings is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The purchaser of these drawings is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

NORDEL HOMES
2749 DARTMOUTH RD.
PENTICTON

DESIGN BY: AJG
DRAWN BY: AJG
DATE: 2024-11-20
REVISED:



LANDSCAPE PLAN

SCALE: 1:100
CIVIC ADDRESS: 2749 DARTMOUTH DR., PENTICTON, BC
PID: 031-527-558
LEGAL DESCRIPTION: LOT 13, D.L. 251 S.D.Y.D., PLAN EPP102133
LOT AREA: 5977 sq.ft.

LANDSCAPE SCHEDULE

PLANTINGS:
Black Mondo Grass (Ophiopogon planiscapus 'Nigrescens') 8 qty.
Blue Sedge (Carex flacca) 2 qty.
Elijah Blue Fescue (Festuca glauca 'Elijah Blue') 6 qty.
Golden Japanese Forest Grass (Hakonechloa macra 'Aureola') 1 qty.
Hardy Pampas (Erianthus ravennae) 1 qty.
Medio Variegata Hosta (Stipa tenuissima) 2 qty.
Mexican Feather Grass (Stipa tenuissima) 12 qty.

TREES:
Emerald Sentinel Sweetgum (Liquidambar styraciflua 'Clydesform') 2 qty.

GARBAGE DISPOSAL:
Garbage Container 4 qty.
Recycling Container 4 qty.

GROUND COVER/HARD SURFACES:
Property Area (5,977 sq.ft.)
Asphalt (734 sq.ft.)
Grass (1215 sq.ft.)
Planting Beds-Bark Mulch (544 sq.ft.)
River Rock-2" Rainbow (356 sq.ft.)
Landscape Fabric (847 sq.ft.)

FENCING:
4' High Wood Fence (30 lin.ft.)
6' High 'Good Neighbour' Privacy Fence (310 lin.ft.)

LANDSCAPE NOTES:

SHRUBS SHALL BE A MIN OF No.2 POT SHRUBS

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

CONIFEROUS TREES SHALL BE A MINIMUM 2.5 m IN HEIGHT

NO TREES, FENCES OR STRUCTURES WITHIN ROAD DEDICATION

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

LANDSCAPED AREAS TO BE EQUIPPED WITH UNDERGROUND IRRIGATION SYSTEM COMPLETE WITH MOISTURE SENSORS & TIMERS.

LANDSCAPING AND IRRIGATION TO EXTEND TO EDGE OF CITY SIDEWALKS, CURBS, ASPHALT. (INCLUSIVE OF LANDSCAPING ON CITY BOULEVARD)

DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE ASPHALT.

COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE

THESE PLANS ARE THE COPYRIGHTED PROPERTY OF GIROUX DESIGN GROUP INC. AND HAVE BEEN LICENSED TO THE ORIGINAL PURCHASER FOR THE CONSTRUCTION OF ONE BUILDING. IT IS UNLAWFUL TO REPRODUCE THESE DOCUMENTS WITHOUT WRITTEN PERMISSION IN THE FORM OF A LICENSE AGREEMENT.

NORDEL HOMES 2749 DARTMOUTH RD. PENTICTON	DESIGN BY: AJG	DATE: 2024-11-20
	DRAWN BY: AJG	REVISED:

© Giroux Design Group Inc. MXXIV. All Rights Reserved
Reproduction of these drawings, in whole or in part, including any direct copying and/or preparation of derivative works thereof, for any reason without prior written permission of Giroux Design Group Inc. is prohibited. The drawings are the property of Giroux Design Group Inc. and shall remain the property of Giroux Design Group Inc. The drawings are not to be used for any other purpose without the written consent of Giroux Design Group Inc. The drawings are not to be used for any other purpose without the written consent of Giroux Design Group Inc. The drawings are not to be used for any other purpose without the written consent of Giroux Design Group Inc.

Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used for the construction of a building in any other jurisdiction without the written consent of Giroux Design Group Inc. and until the drawings have been brought into conformity with all local requirements. Additionally, Giroux Design Group Inc. is unable to accept any liability for the accuracy of the drawings. The purchaser of these drawings must carefully inspect all dimensions and details in these drawings and assume responsibility for the same.

GIROUX DESIGN GROUP
Custom Home and Building Design Since 1950.
Giroux Design Group Inc.
phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com
web: www.girouxdesigngroup.com



PLAN NO.	SLAB
WP-5844	
SHEET NO.	
A2	



**ALL FRAMING SHALL BE DONE IN ACCORDANCE WITH THE
 2018 IBC. ALL WORK SHALL BE DONE IN ACCORDANCE WITH
 & STUDS SHALL CONFORM TO THE LATEST EDITION OF
 THE INTERNATIONAL RESISTANCE DESIGN GUIDE FOR
 STEEL JOIST TO STUDS CONNECTIONS. ALL WORK SHALL
 CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL
 CODES, BYLAWS AND REGULATIONS WHERE THESE
 TAKE PRECEDENCE.
 ALL WORK SHALL BE DONE ACCORDING TO THE
 ACCEPTED PRACTICE OF THE DAY. THIS IS APPLICABLE
 TO THE GENERAL CONTRACTOR AND ALL SUB-TRADES
 OF THE PROJECT.
 THE CONTRACTOR SHALL BE NEW AND THE OWNER
 OF THEIR RESPECTIVE KIND UNLESS OTHERWISE SPECIFIED
 ANYTHING NOT COVERED IN THE PLANS WILL BE OPEN
 TO DISCREPANCY BETWEEN THE CONTRACTOR AND
 THE OWNER.
 WHILE EVERY ATTEMPT HAS BEEN MADE IN THE
 PREPARATION OF THESE PLANS, THE CONTRACTOR AND
 THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN
 ERROR.
 THE CONTRACTOR OR BUILDER ON THE JOB MUST
 CHECK ALL DETAILS AND DIMENSIONS AND REPORT ANY
 DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. NO
 MATERIALS OR COMMENCING CONSTRUCTION
 UNTIL ALL SITE DIMENSIONS AND MEASUREMENTS ARE
 TO BE REVIEWED AND APPROVED BY THE LOCAL
 AUTHORITIES BEFORE STARTING CONSTRUCTION.**

THESE PLANS ARE THE COPYRIGHTED PROPERTY
OF GIROUX DESIGN GROUP INC. AND HAVE BEEN
LICENSED TO THE ORIGINAL PURCHASER FOR
THE CONSTRUCTION OF ONE BUILDING.
IT IS UNLAWFUL TO REPRODUCE THESE
DOCUMENTS WITHOUT WRITTEN PERMISSION
IN THE FORM OF A LICENSE AGREEMENT.

PLAN NO.
WP-5844
SLAB
SHEET NO.
A3

44

phone: 250.276.4373 e-mail: contact@grouxdesigngroup.com
 web: www.grouxdesigngroup.com

Therefore, the builder must carefully inspect all dimensions and details in these drawings and assume responsibility for the same.

at a reduced price from the original set or as part of a multiple set package does not entitle the buyer with license to construct more than one dwelling unit.

DESIGN BY: A/J	DATE: 2024-11-20
DRAWN BY: A/J	REVISED:

www.girouxdesigngroup.com - www.westhomeplanners.com - www.houseplanhunters.com

Basement Foundation Plan



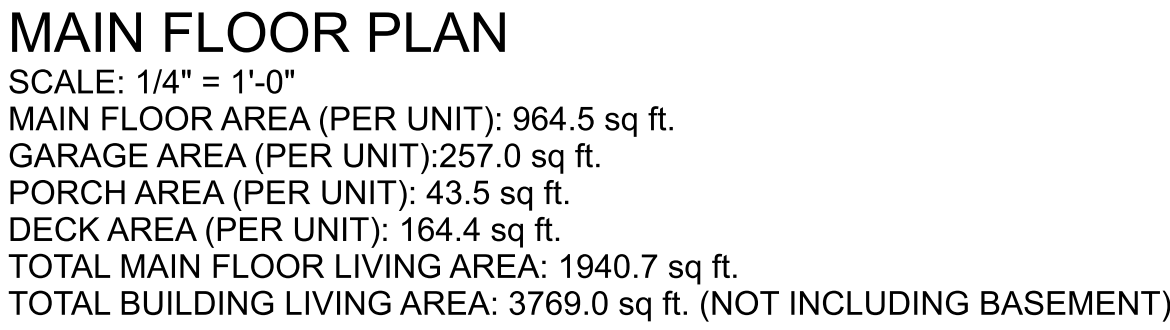
**COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE**

THESE PLANS ARE THE COPYRIGHTED PROPERTY
OF GIROUX DESIGN GROUP INC. AND HAVE BEEN
LICENSED TO THE ORIGINAL PURCHASER FOR
THE CONSTRUCTION OF ONE BUILDING.
IT IS UNLAWFUL TO REPRODUCE THESE
DOCUMENTS WITHOUT WRITTEN PERMISSION
IN THE FORM OF A LICENSE AGREEMENT.

NORDEL HOMES	DESIGN BY: AJG	DATE: 2024-11-20
2749 DARTMOUTH RD.	PRINTED BY: AJG	PRINTED: 2024-11-20
PENICTON		

PLAN NO.
IP-5844
SLAB
SHEET NO.
A4

www.giouxdesigngroup.com - www.westhomeplanners.com - www.houseplanhunters.com



PLAN NO.
WP-5844
SLAB
SHEET NO.
A5

NORDEL HOMES
2749 DARTMOUTH RD.
PENTICTON

© Giroux Design Group Inc. MMXXIV All Rights Reserved

Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used as a guide for construction unless the builder has confirmed their suitability and the drawings have been brought into conformity with all local requirements. Additionally, Groux Design Group is unable to accept any liability for the accuracy or overall integrity of these drawings in excess of their original purchase price. Therefore, the builder must carefully inspect all dimensions and details in these drawings and assume responsibility for the same.

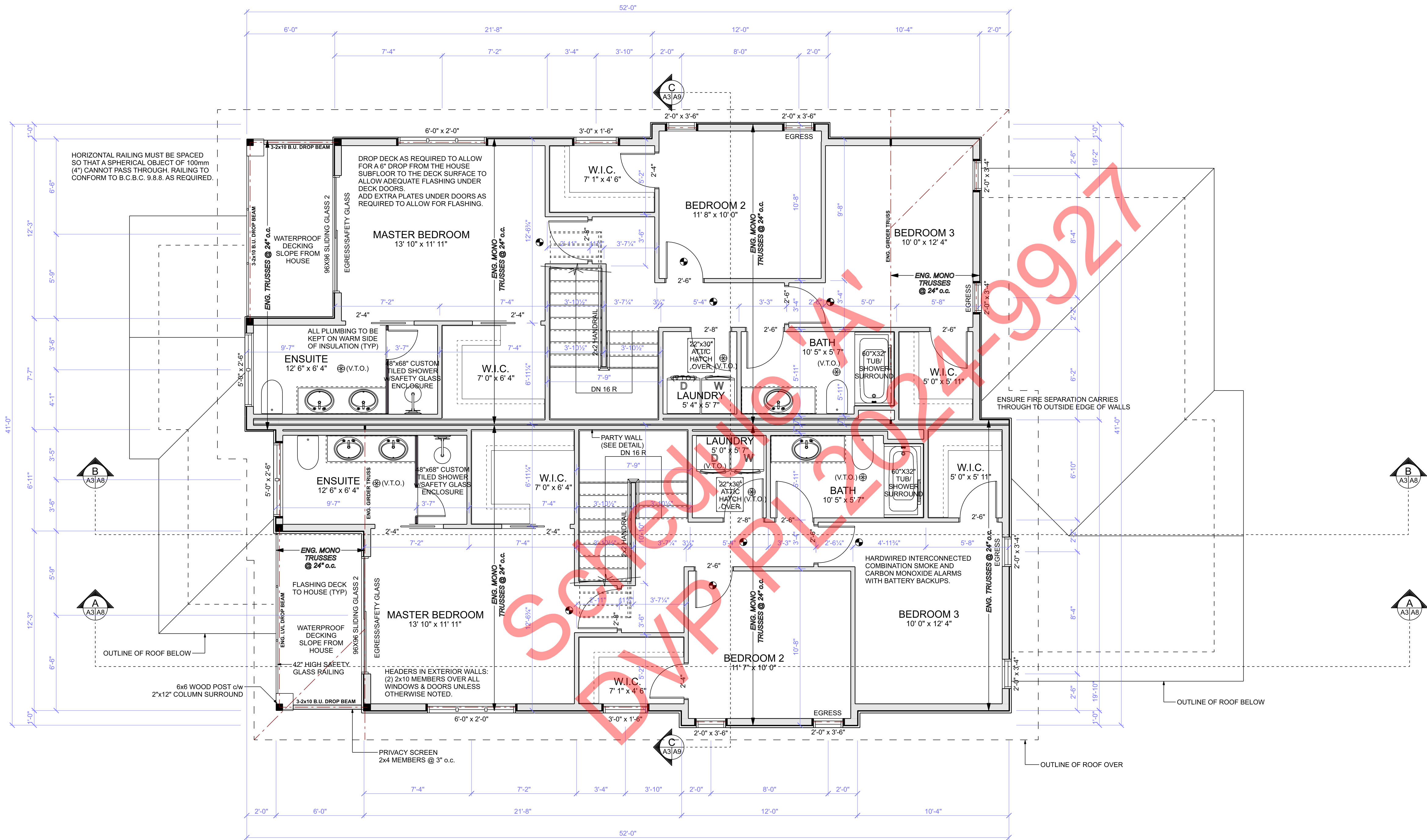
GIROUX DESIGN GROUP
Custom Home and Building Design Since 1950.

Giroux Design Group Inc.
phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com

phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com
web: www.girouxdesigngroup.com

DESIGN BY: AJG	DATE: 2024-11-20
DRAWN BY: AJG	REVISED:

www.girouxdesigngroup.com - www.westhomeplanners.com - www.houseplanhunters.com



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
SECOND FLOOR AREA (PER UNIT): 913.5 sq ft.
TOTAL SECOND FLOOR LIVING AREA: 1828.3 sq ft.

**COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE**
THESE PLANS ARE THE COPYRIGHTED PROPERTY
OF GIROUX DESIGN GROUP INC. AND HAVE BEEN
LICENSED TO THE ORIGINAL PURCHASER FOR
THE CONSTRUCTION OF ONE BUILDING.
IT IS UNLAWFUL TO REPRODUCE THESE
DOCUMENTS WITHOUT WRITTEN PERMISSION
IN THE FORM OF A LICENSE AGREEMENT.

Second Floor Plan

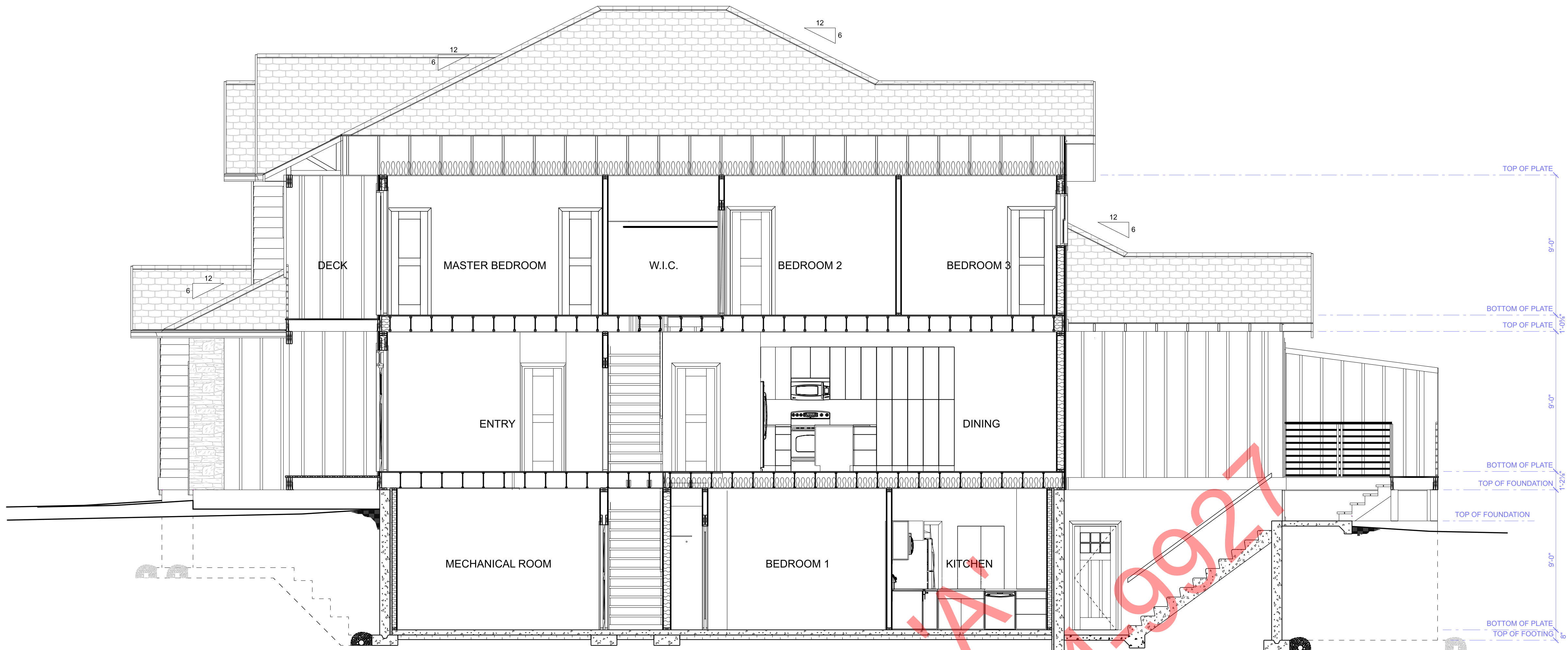
NORDEL HOMES 2748 DARTMOUTH RD. PENTICTON	DESIGN BY: AJG	DATE: 2024-11-20
	DRAWN BY: AJG	REVISED:

© Giroux Design Group Inc. MXXIV. All Rights Reserved.
Reproduction of these drawings, in whole or in part, including any direct copying
and/or preparation of derivative works thereof, for any reason without prior written
consent of Giroux Design Group Inc. is prohibited. The drawings are the property of
Giroux Design Group Inc. and shall remain its confidential information. The drawings
are for the buyer's use only and shall not be used for any other purpose. The drawings
are not to be used for any other purpose. The drawings are not to be used for any other purpose.
The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.

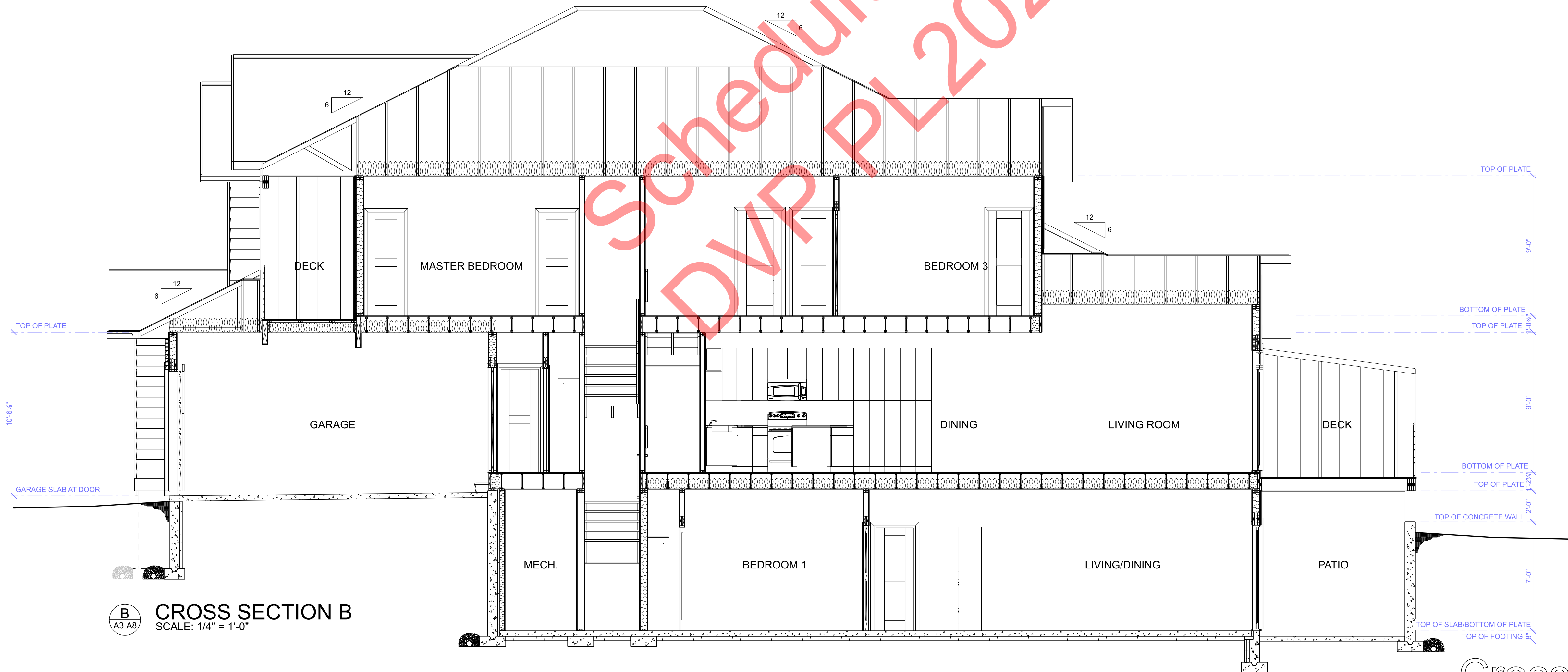
Due to local codes, regulations and building practices and/or because of specific
site conditions, these drawings may not be suitable or legal for use in the
construction of a building in all localities. Consequently, these drawings are not to
be used for the construction of a building in any locality other than the one
indicated on the drawings. The drawings are not to be used for any other purpose.
Additionally, Giroux Design Group Inc. is unable to accept any liability for the accuracy
of the drawings. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.
Therefore, the builder must carefully inspect all dimensions and details in these
drawings and assume responsibility for the same.

GIROUX DESIGN GROUP
Custom Home and Building Design Since 1950.
Giroux Design Group Inc.
phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com
web: www.girouxdesigngroup.com

	PLAN NO. WP-5844
	SHEET NO. A6



CROSS SECTION A
SCALE: 1/4" = 1'-0"



CROSS SECTION B
SCALE: 1/4" = 1'-0"

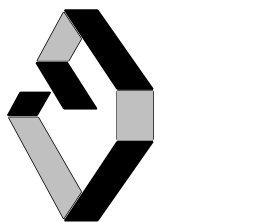
**COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE**
THESE PLANS ARE THE COPYRIGHTED PROPERTY
OF GIROUX DESIGN GROUP INC. AND HAVE BEEN
LICENSED TO THE ORIGINAL PURCHASER FOR
THE CONSTRUCTION OF ONE BUILDING.
IT IS UNLAWFUL TO REPRODUCE THESE
DOCUMENTS WITHOUT WRITTEN PERMISSION
IN THE FORM OF A LICENSE AGREEMENT.

NORDEL HOMES 2748 DARTMOUTH RD. PENTICTON	DESIGN BY: AIG	DATE: 2024-11-20
	DRAWN BY: AIG	REVISED:

© Giroux Design Group Inc. - MXXIV. All Rights Reserved.
Reproduction of these drawings, in whole or in part, including any direct copying
and/or preparation of derivative works thereof, for any reason without prior written
permission of Giroux Design Group Inc. is prohibited. The drawings are the property
of Giroux Design Group Inc. and are to be used only for the construction of the building
described herein. The drawings are not to be used for any other purpose, and the
buyer is responsible for obtaining all necessary permits and approvals. The drawings
are not to be used for any other purpose, and the buyer is responsible for obtaining
all necessary permits and approvals. The drawings are not to be used for any other
purpose, and the buyer is responsible for obtaining all necessary permits and
approvals.

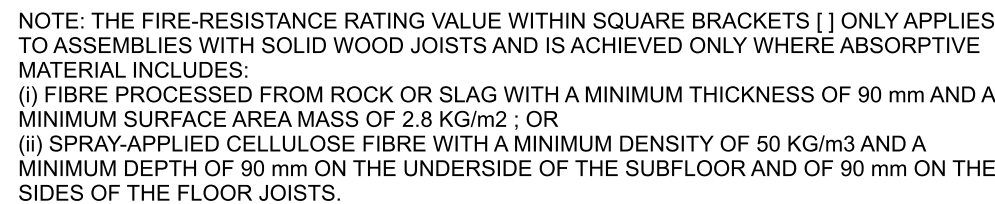
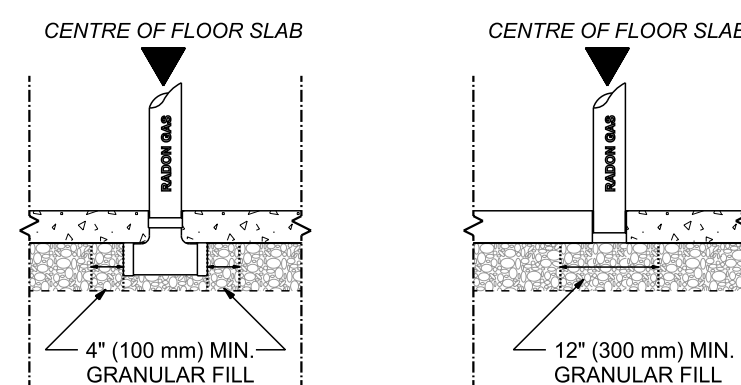
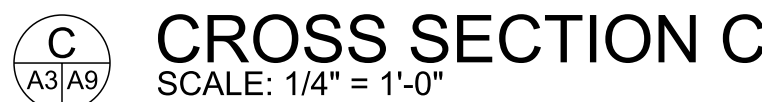
Due to local codes, regulations and building practices and/or because of specific
site conditions, these drawings may not be suitable or legal for use in the
construction of a building in all localities. Consequently, these drawings are not to
be used for the construction of a building in any locality other than the one
indicated on the drawings, and the drawings have been brought into conformity with all local requirements.
Additionally, Giroux Design Group Inc. is unable to accept any liability for the accuracy
of the drawings, and the buyer is responsible for obtaining all necessary permits and
approvals. Therefore, the buyer must carefully inspect all dimensions and details in these
drawings and assume responsibility for the same.

GIROUX DESIGN GROUP
Custom Home and Building Design Since 1950.
Giroux Design Group Inc.
phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com
web: www.girouxdesigngroup.com



PLAN NO.
WP-5844
SLAB
SHEET NO.
A8

Cross Sections A & B



NOTE: AN ASTC RATING OF NOT LESS THAN 40 IS REQUIRED FOR ADJOINING CONSTRUCTIONS.

NOTES A-9.32.2.12 (2) APPLICATION OF SUBSECTION 9.32.3 AND VENTILATION OF HOUSES CONTAINING A SECONDARY SUITE. VENTILATION FOR SMOKE CONTROL.

CONSIDERATION OF THE PROVISIONS BETWEEN DWELLING UNITS IN A HOUSE WITH A SECONDARY SUITE, OR BETWEEN THE DWELLING UNITS AND OTHER SPACES IN THE HOUSE, IS A CRITICAL SAFETY ISSUE, ALTHOUGH PROVIDING A SECOND VENTILATION SYSTEM TO SERVE THE TWO DWELLING UNITS IS EXPENSIVE – AND POTENTIALLY DIFFICULT IN AN EXISTING BUILDING – IT IS AN IDEAL SOLUTION FOR ACHIEVING A MINIMUM ACCEPTABLE LEVEL OF FIRE SAFETY. OTHER SOLUTIONS TO PROVIDE A SECOND VENTILATION SYSTEM FOR A SECOND DWELLING UNIT ARE AVAILABLE, INCLUDING THE INSTALLATION OF DAMPERS RESTRICTING THE SPREAD OF SMOKE BY AUTOMATICALLY CLOSING IN THE EVENT OF A FIRE, THEIR INSTALLATION IN A VENTILATION SYSTEM THAT SERVES BOTH DWELLING UNITS IN A HOUSE WITH A SECONDARY SUITE IS NOT CONSIDERED TO BE AN IDEAL SOLUTION BECAUSE THEY ARE VERY EXPENSIVE, REQUIRE REGULAR INSPECTION AND MAINTENANCE, AND MUST BE REPLACED AFTER EVERY ACTIVATION.

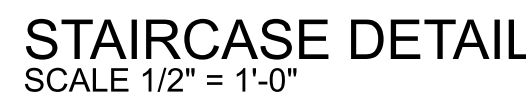
VENTILATION FOR AIR EXCHANGE

THE PROVISION OF A VENTILATION SYSTEM FOR THE PURPOSE OF MAINTAINING ACCEPTABLE INDOOR AIR QUALITY IS A REQUIREMENT OF THE ACT. SENTENCE 9.32.1 (3) ALLOWS EXHAUST AND PUBLIC VENTILATORS IN HOUSES WITH A SECONDARY SUITE TO BE UNVENTILATED. LACK OF EFFECTIVE VENTILATION OF THE SUITE IS NOT CONSIDERED ACCEPTABLE BECAUSE OCCUPANTS DO NOT SPEND LONG PERIODS OF TIME THERE AND BECAUSE EXITS ARE SOMEWHAT NATURALLY VENTILATED WHEN DOORS ARE OPENED. CONSIDERING THE COST OF INSTALLING SEPARATE VENTILATION SYSTEMS, SENTENCE 9.32.4 (4) PROVIDES THAT THE SUITE MAY BE UNVENTILATED IF THE SUPPLY AIR SYSTEM IS DESIGNED TO BE VENTILATED, PROVIDED THAT VENTILATION SYSTEM SUPPLY AIR IS SUPPLIED IN ACCORDANCE WITH ARTICLE 9.32.3.4.

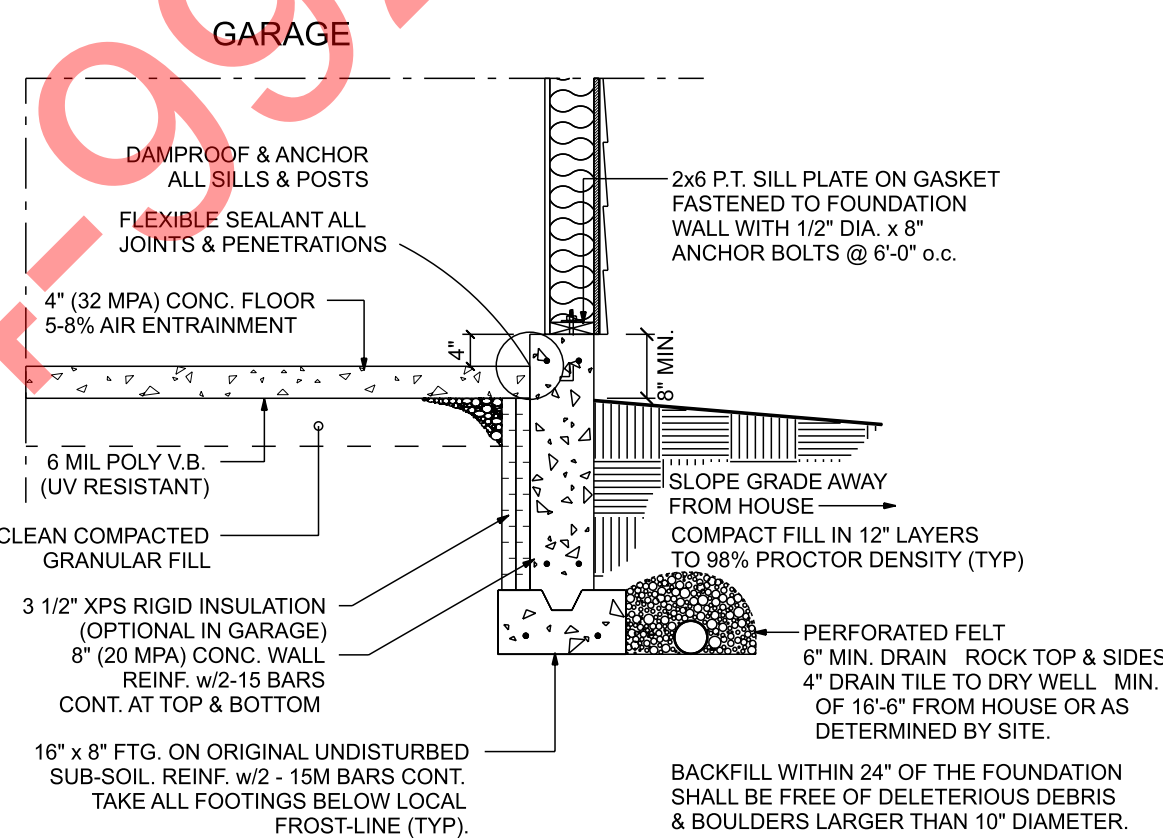
Cross Section C & Details

Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used as a guide for construction unless the builder has confirmed their suitability and until the drawings have been brought into conformity with all local requirements. Additionally, Giroux Design Group is unable to accept any liability for the accuracy or overall integrity of these drawings in excess of their original purchase price. The user of these drawings assumes all responsibility for dimensions and details in these drawings and assume responsibility for the same.

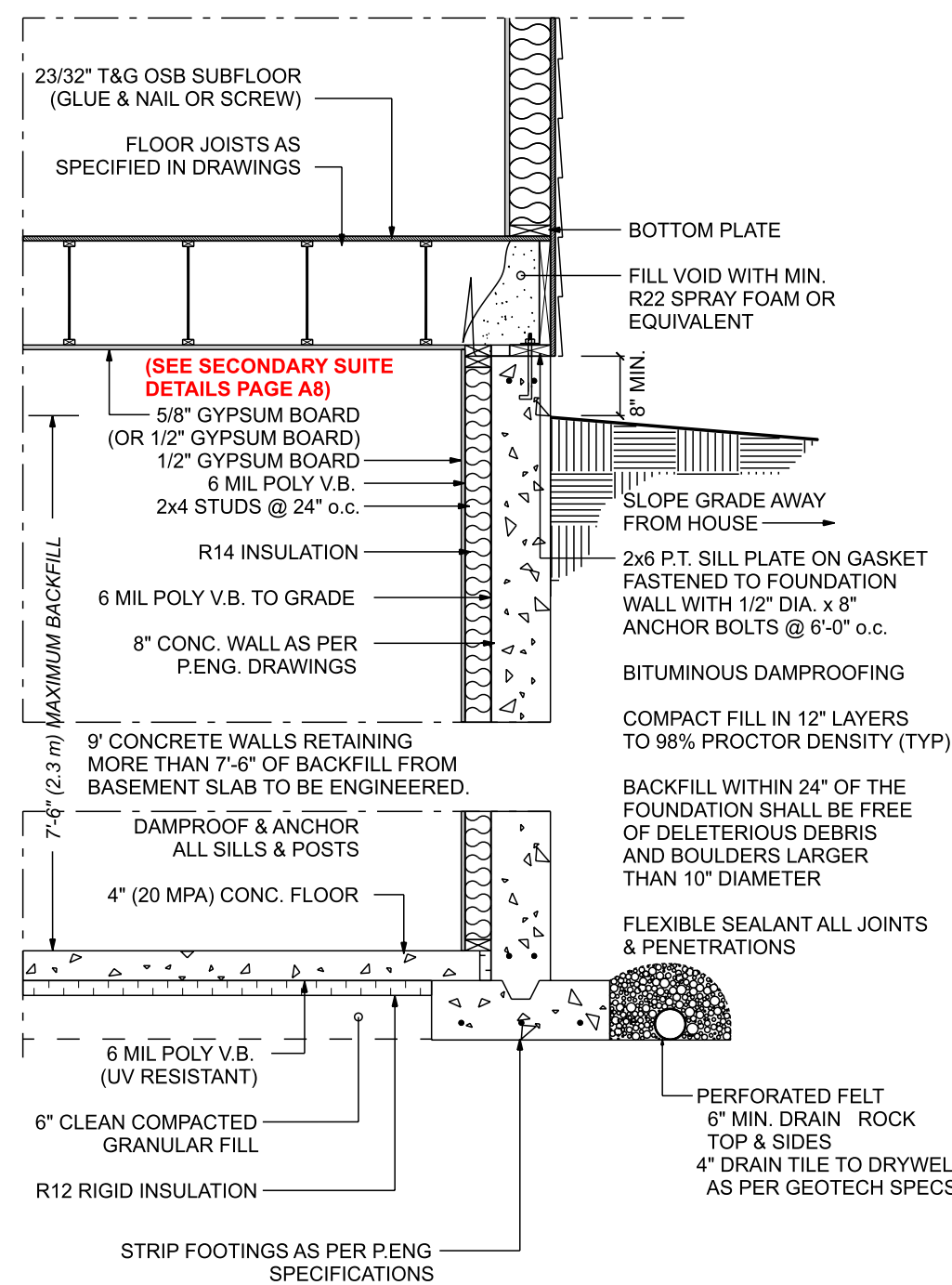
www.girouxdesigngroup.com - www.westhomeplanners.com - www.houseplanhunters.com



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



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



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

DESIGN LOADS	ROOFS			FLOORS		DECKS	
	ASPHALT / SHINGLES			WOOD CARPET	CEMENT TILE SLATE WOOD DECK	CONCRETE	GRAVEL ON SPRINKLED ON
LIVE LOAD (PSF)	25			40	40		40
DEAD LOAD (PSF)	15			15	25		12
TOTAL (PSF)	40			55	65		52

SOIL BEARING CAPACITY AS PER GEOTECH REPORT

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

ENERGY STEP CODE

THESE PLANS ARE TO MEET THE REQUIREMENTS OF STEP 3 OF THE BC ENERGY STEP CODE AND REQUIRE THE SERVICES OF A REGISTERED ENERGY CONSULTANT. CONSULT ENERGY CONSULTANT REPORT FOR FINAL INSULATION AND WINDOW REQUIREMENTS AND THE REPORT DIFFERS FROM THE INFORMATION PROVIDED ON THIS PLAN SET. THE ENERGY CONSULTANTS REPORT SHALL TAKE PRECEDENCE. A COPY OF THE FINAL REPORT IS TO BE PROVIDED TO THE DESIGNER.

**COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE**

THESE PLANS ARE THE COPYRIGHTED PROPERTY
OF GIROUX DESIGN GROUP INC. AND HAVE BEEN
LICENSED TO THE ORIGINAL PURCHASER FOR
THE CONSTRUCTION OF ONE BUILDING.
IT IS UNLAWFUL TO REPRODUCE THESE
DOCUMENTS WITHOUT WRITTEN PERMISSION
IN THE FORM OF A LICENSE AGREEMENT.

© Groux Design Group Inc. MMXXIV All Rights Reserved

Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the specific construction of a building in all localities. These drawings are not to be used as a guide for construction unless the builder has confirmed their suitability for the project and until the drawings have been brought into conformity with all local requirements. Additionally, Groux Design Group is unable to accept any liability for the accuracy or over or overall integrity of these drawings in excess of their original purchase price. Therefore, the builder must carefully inspect all dimensions and details in these drawings and assume total responsibility for the same.

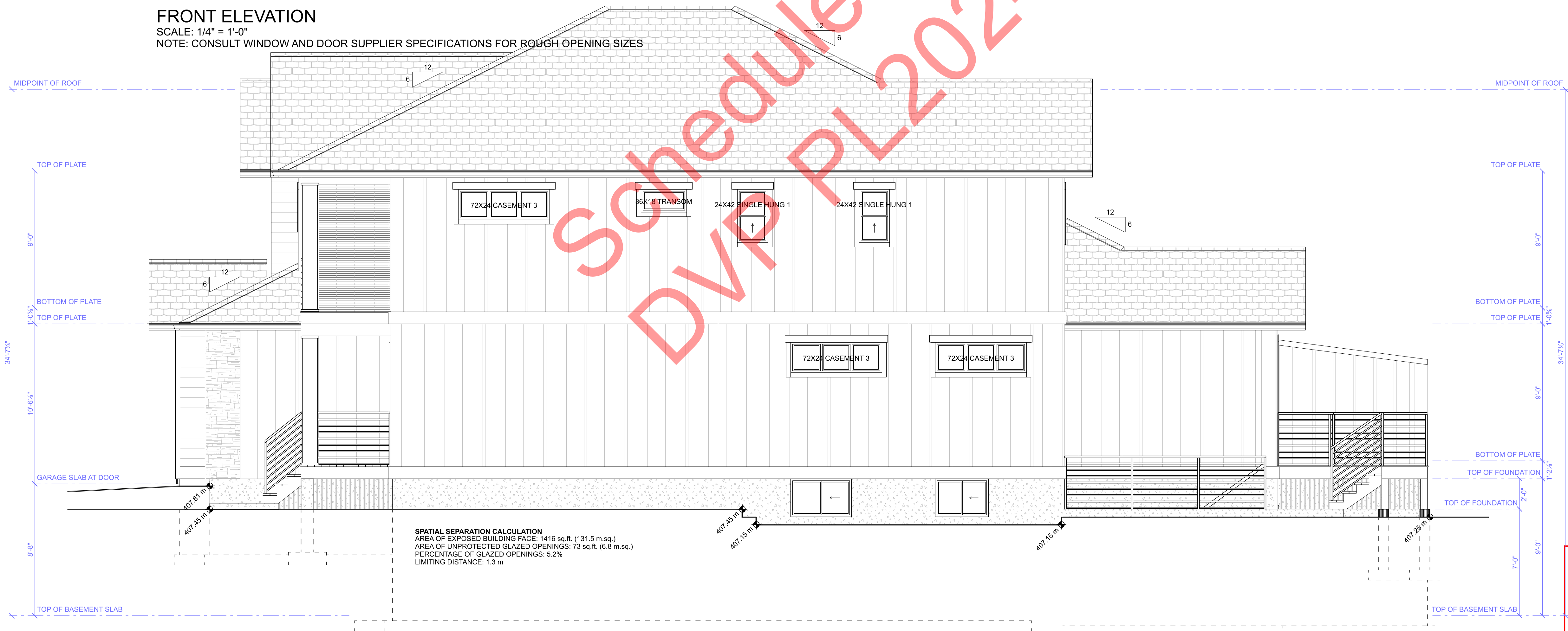
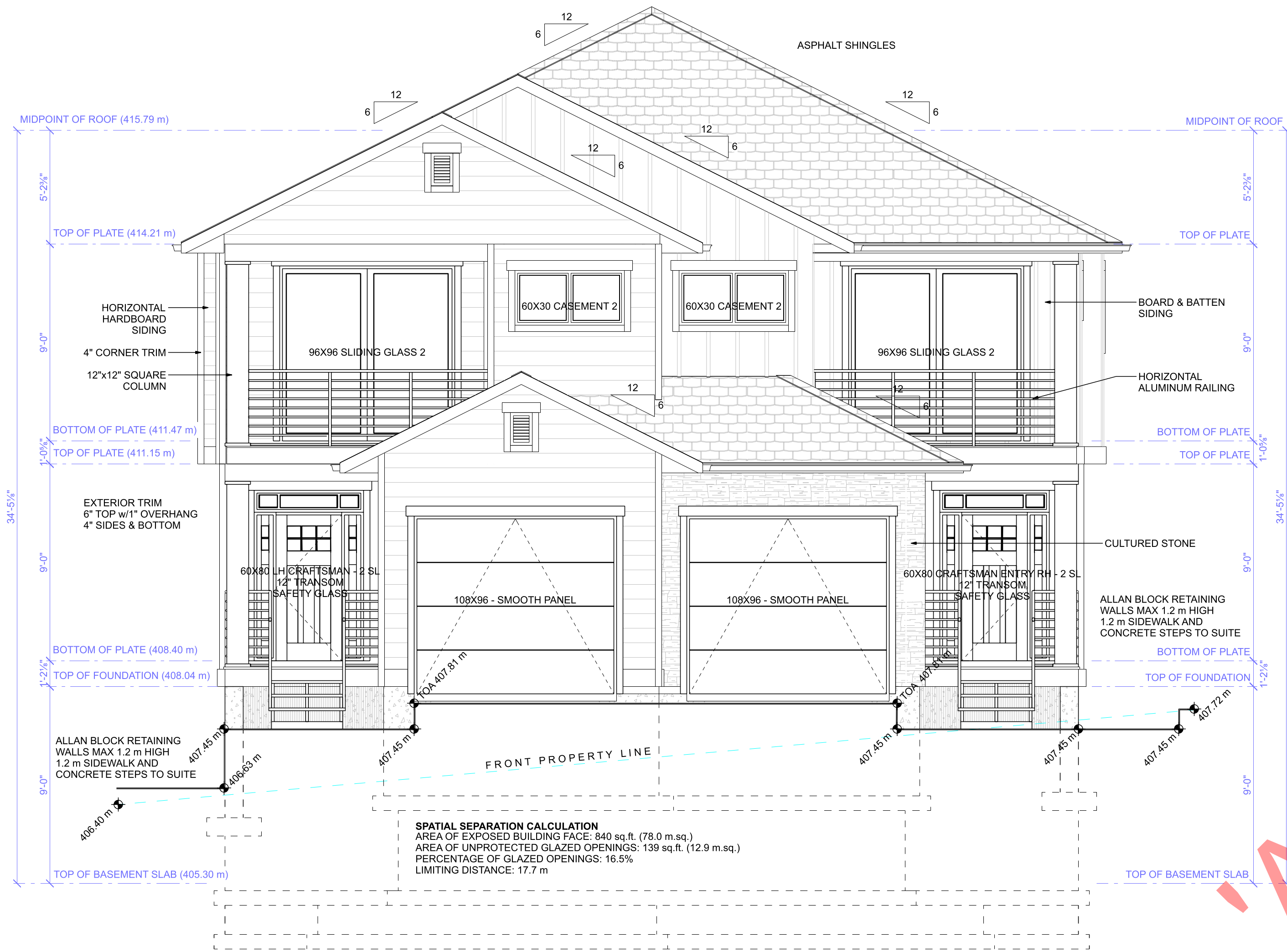
GIROUX DESIGN GROUP
Custom Home and Building Design Since 1950.
Giroux Design Group Inc.
phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com
web: www.girouxdesigngroup.com

PLAN NO.
WP-5844
SLAB

SHEET NO.
A10

www.girouxdesigngroup.com - www.westhomeplanners.com - www.houseplanhunters.com

Wall Sections & Details



**COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE**

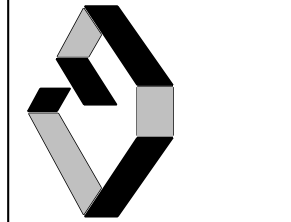
THESE PLANS ARE THE COPYRIGHTED PROPERTY
OF GIROUX DESIGN GROUP INC. AND HAVE BEEN
LICENSED TO THE ORIGINAL PURCHASER FOR
THE CONSTRUCTION OF ONE BUILDING.
IT IS UNLAWFUL TO REPRODUCE THESE
DOCUMENTS WITHOUT WRITTEN PERMISSION
IN THE FORM OF A LICENSE AGREEMENT.

NORDEL HOMES
2748 DARTMOUTH RD.
PENTICTON
DESIGN BY: AIG
DRAWN BY: AIG
DATE: 2024-11-20
REVISED:

© Giroux Design Group Inc. MXXIV. All Rights Reserved.
Reproduction of these drawings, in whole or in part, including any direct copying
and/or preparation of derivative works thereof, for any reason without prior written
consent of Giroux Design Group Inc. is prohibited. The drawings are the property of
Giroux Design Group Inc. and are to be used only for the construction of the building
described herein. The drawings are not to be used for any other purpose without the
written consent of Giroux Design Group Inc. The purchase of additional sets of these drawings
does not entitle the buyer with license to construct more than one dwelling unit.

Due to local codes, regulations and building practices and/or because of specific
site conditions, these drawings may not be suitable or legal for use in the
construction of a building in all localities. Consequently, these drawings are not to
be used for the construction of a building in any locality without the written consent
of Giroux Design Group Inc. and until the drawings have been brought into conformity with all local requirements.
Additionally, Giroux Design Group Inc. is unable to accept any liability for the accuracy
of the drawings. The purchaser of these drawings must verify all dimensions and details in these
drawings and assume responsibility for the same.

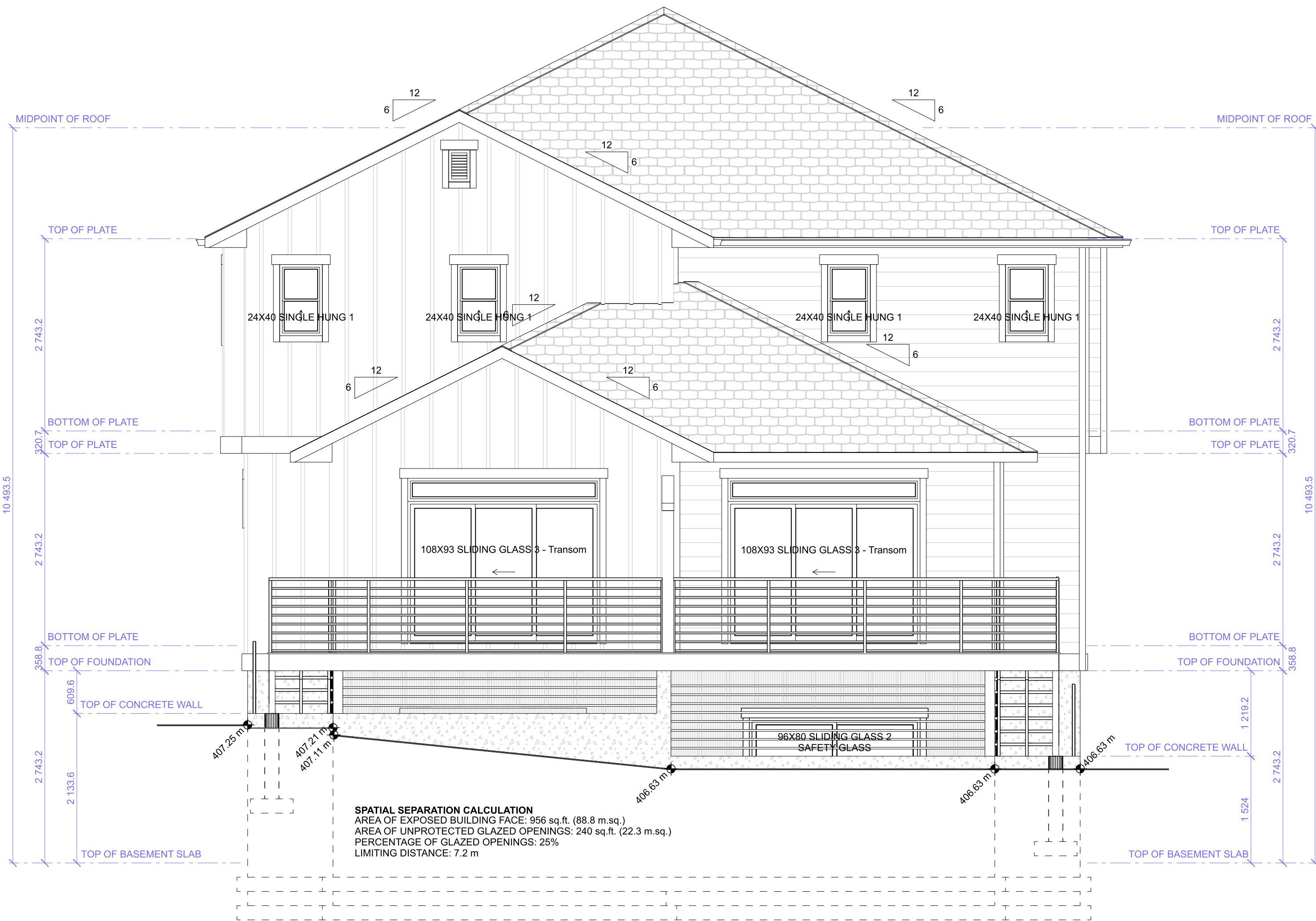
GIROUX DESIGN GROUP
Custom Home and Building Design Since 1950.
Giroux Design Group Inc.
phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com
web: www.girouxdesigngroup.com



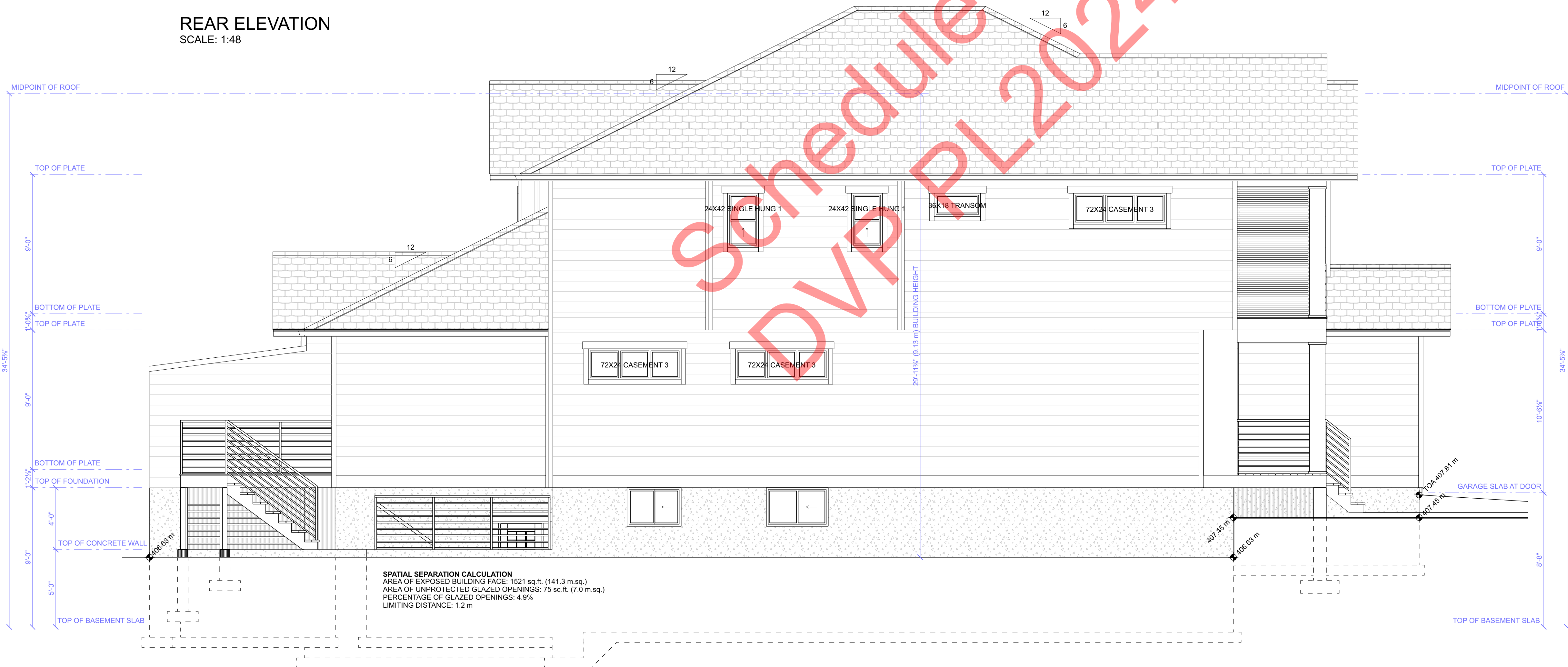
PLAN NO.
WP-5844
SLAB
SHEET NO.
A11

www.girouxdesigngroup.com - www.westhomeplanners.com - www.houseplanhunters.com

Exterior Elevations (Front & Right)



REAR ELEVATION
SCALE: 1:48



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

**COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE**
THESE PLANS ARE THE COPYRIGHTED PROPERTY
OF GIROUX DESIGN GROUP INC. AND HAVE BEEN
LICENSED TO THE ORIGINAL PURCHASER FOR
THE CONSTRUCTION OF ONE BUILDING.
IT IS UNLAWFUL TO REPRODUCE THESE
DOCUMENTS WITHOUT WRITTEN PERMISSION
IN THE FORM OF A LICENSE AGREEMENT.

NORDEL HOMES
2748 DARTMOUTH RD.
PENTICTON
DESIGN BY: AIG
DRAWN BY: AIG
DATE: 2024-11-20
REVISED:

© Giroux Design Group Inc. MXXIV. All Rights Reserved.
Reproduction of these drawings, in whole or in part, including any direct copying
and/or preparation of derivative works thereof, for any reason without prior written
consent of Giroux Design Group Inc. is prohibited. The drawings are the property of
Giroux Design Group Inc. and shall remain the property of Giroux Design Group Inc.
The drawings are not to be used for any other project without the written consent of
the buyer except for a limited license to use the drawings for the construction of
one and only one dwelling unit. The purchase or acquisition of these drawings
does not entitle the buyer with license to construct more than one dwelling unit.

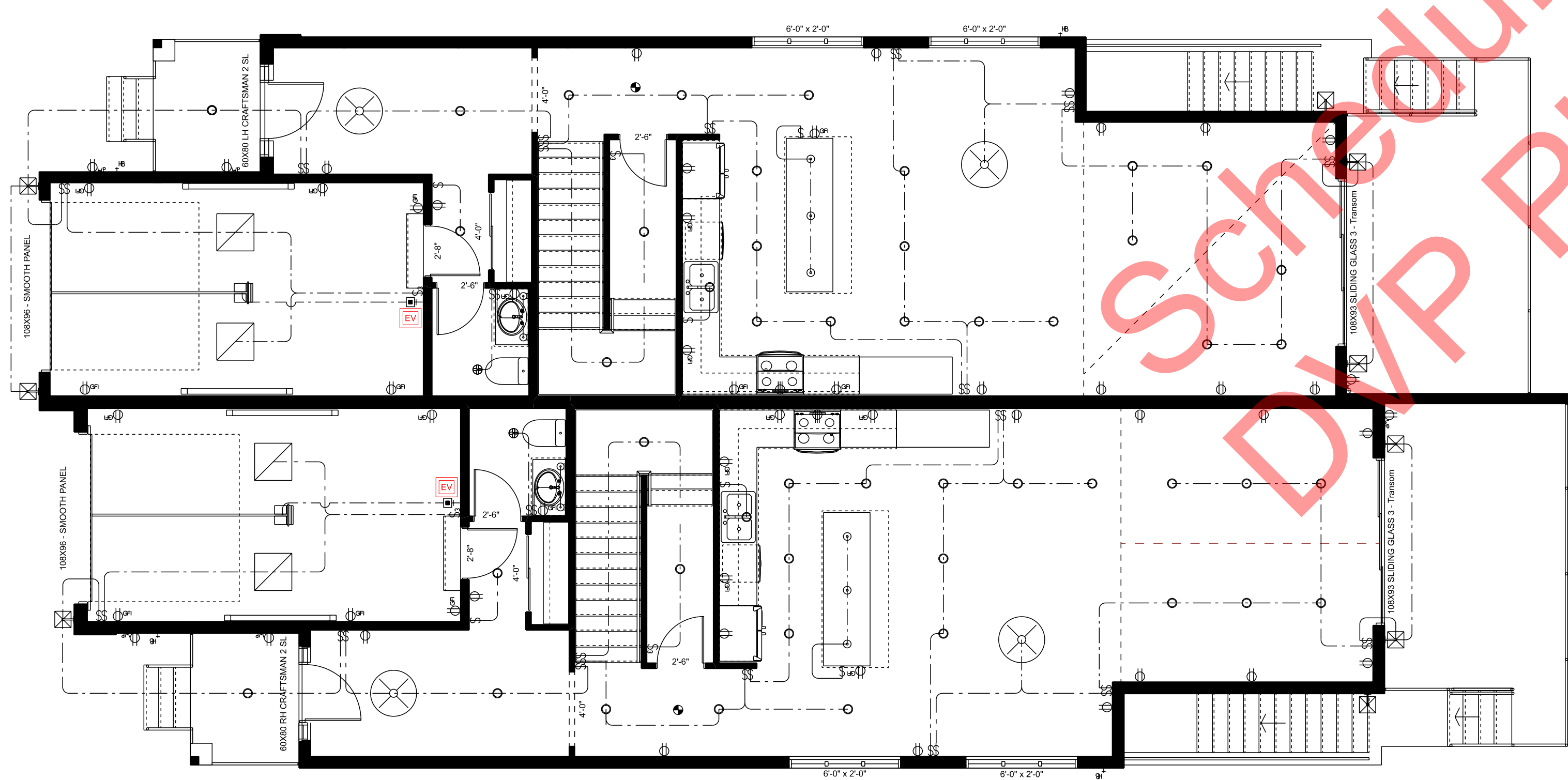
Due to local codes, regulations and building practices and/or because of specific
site conditions, these drawings may not be suitable or legal for use in the
construction of a building in all localities. Consequently, these drawings are not to
be used for the construction of a building in any locality other than that for which
they were prepared, and until the drawings have been brought into conformity with all local requirements.
Additionally, Giroux Design Group Inc. is unable to accept any liability for the accuracy
of the drawings. The purchaser is responsible for obtaining all necessary permits and
therefore, the builder must carefully inspect all dimensions and details in these
drawings and assume responsibility for the same.

GIROUX DESIGN GROUP
Custom Home and Building Design Since 1950.
Giroux Design Group Inc.
phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com
web: www.girouxdesigngroup.com

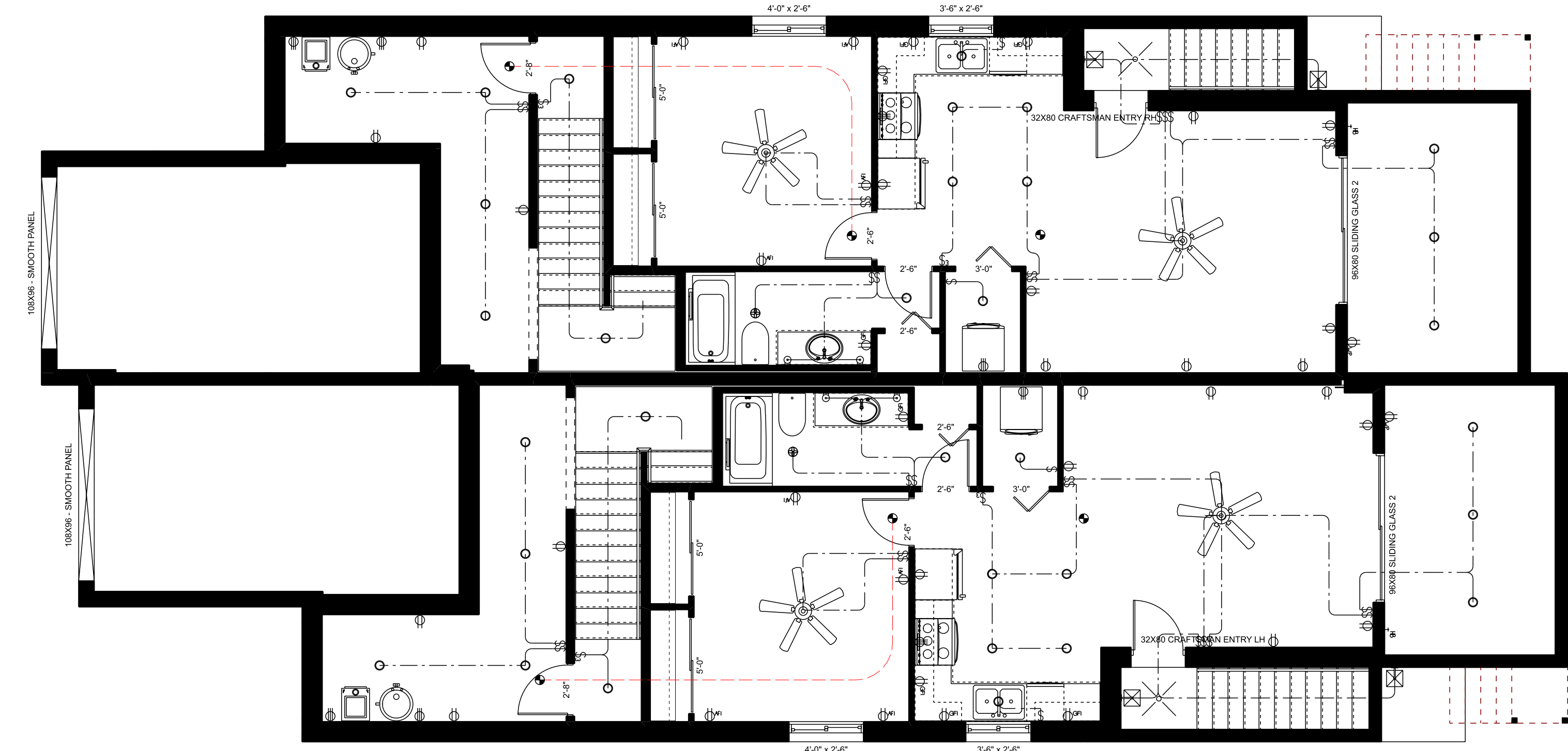
**PLAN NO.
WP-5844**
SLAB
**SHEET NO.
A12**

www.girouxdesigngroup.com - www.westhomeplanners.com - www.houseplanhunters.com

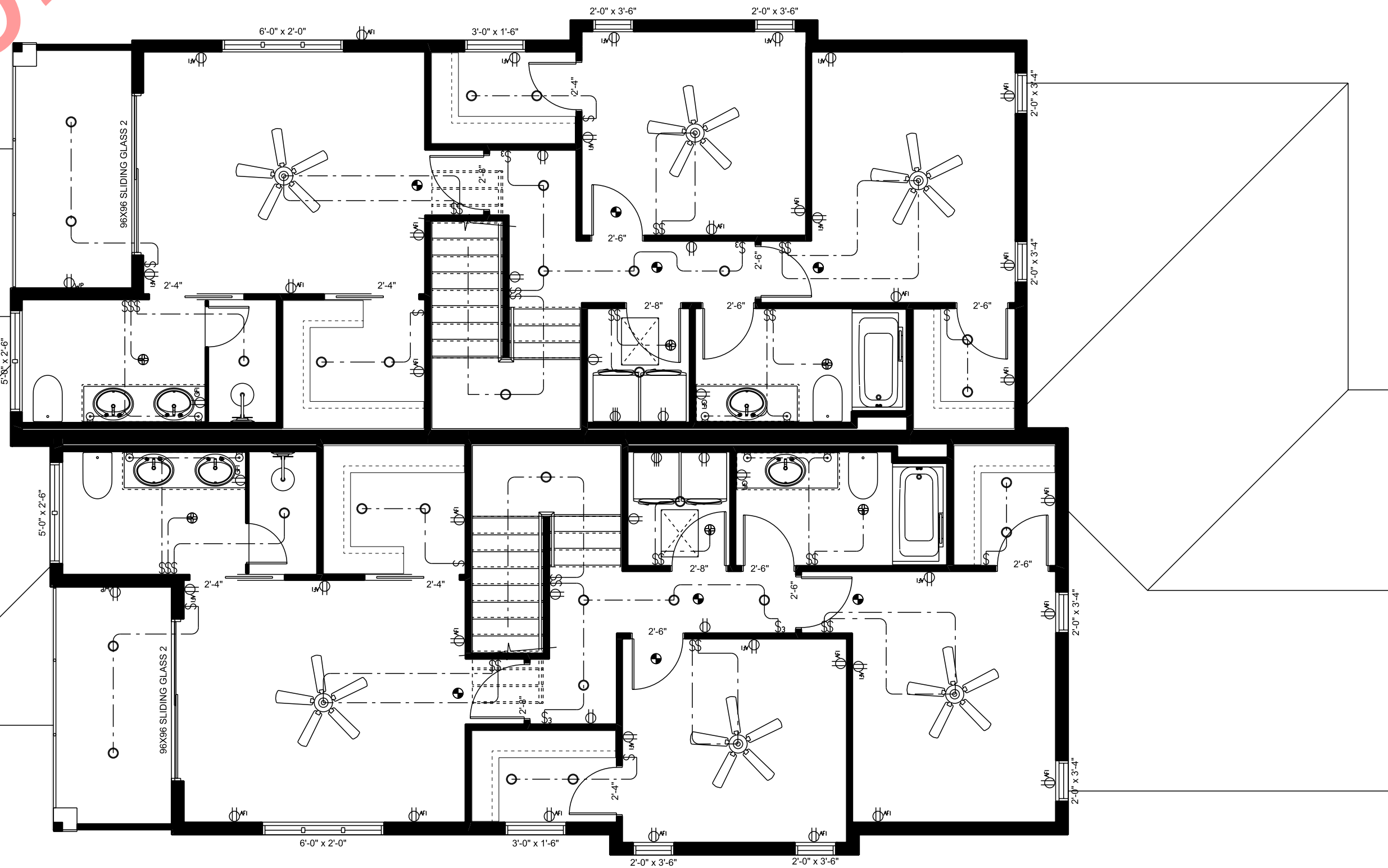
Exterior Elevation (Rear & Left)



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



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

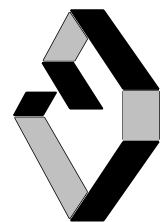


SECOND FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
Baseboard Heater 72 inch	4	
Ceiling Exhaust Fan	10	
Ceiling Fan with Light	10	
Chandelier-Large Dome	4	
CO Smoke Detector	8	
Exterior Light-Arts and Crafts	11	
Garage Door Opener with Track	2	
LED Light	111	
LED Light 2 x 2	4	
Outlet 220V	4	
Outlet AFI	44	
Outlet GFI	34	
Outlet Weatherproof	10	
Outlet-Dryer 220V	4	
Outlet-Single	58	
Outlet-Stove 220V	4	
Pendant Light	6	
Push Button	2	
Switch 3 Way-Single	12	
Switch-Double	38	
Switch-Single	18	
Switch-Triple	6	
Wall Sconce-Cello	16	

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. HARDWARE 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.

**COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE**
THESE PLANS ARE THE COPYRIGHTED PROPERTY
OF GIROUX DESIGN GROUP INC. AND HAVE BEEN
LICENSED TO THE ORIGINAL PURCHASER FOR
THE CONSTRUCTION OF ONE BUILDING.
IT IS UNLAWFUL TO REPRODUCE THESE
DOCUMENTS WITHOUT WRITTEN PERMISSION
IN THE FORM OF A LICENSE AGREEMENT.



GIROUX DESIGN GROUP
Custom Home and Building Design Since 1950.
Giroux Design Group Inc.
phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com
web: www.girouxdesigngroup.com

PLAN NO.
WP-5844
SLAB
SHEET NO.
E1

© Giroux Design Group Inc. MXXIV. All Rights Reserved.
Reproduction of these drawings, in whole or in part, including any direct copying
and/or preparation of derivative works thereof, for any reason without prior written
permission of Giroux Design Group Inc. is prohibited. The drawings are the property of
Giroux Design Group Inc. and are to be used for the construction of the building only.
The drawings are not to be used for any other purpose, including but not limited to, the
buyer except for a limited license to use the drawings for the construction of
one and only one building unit. The purchase of additional sets of these drawings
does not entitle the buyer with license to construct more than one dwelling unit.

Due to local codes, regulations and building practices and/or because of specific
site conditions, these drawings may not be suitable or legal for use in the
construction of a building in all localities. Consequently, these drawings are not to
be used as a guide only. ADJUST TO MEET OWNER'S AND/OR LOCAL
AUTHORITIES REQUIREMENTS. HARDWARE 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.

NORDEL HOMES
2748 DARTMOUTH RD.
PENTICTON
DESIGN BY: AJG DATE: 2024-11-20
DRAWN BY: AJG REVISED: