



Development Variance Permit

Permit Number: DVP PL2024-9928

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 14 District Lot 251 Similkameen Division Yale District Plan EPP102133
 - Civic: 2753 Dartmouth Drive
 - PID: 031-527-566
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.

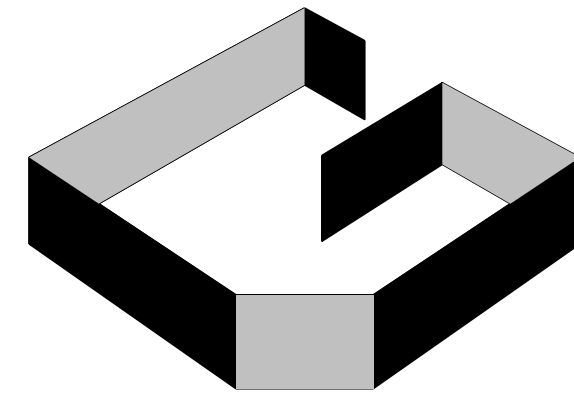
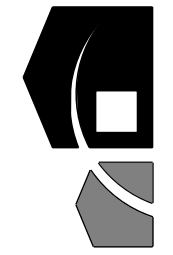
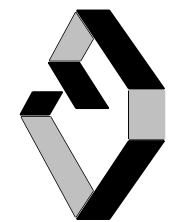
General Conditions

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

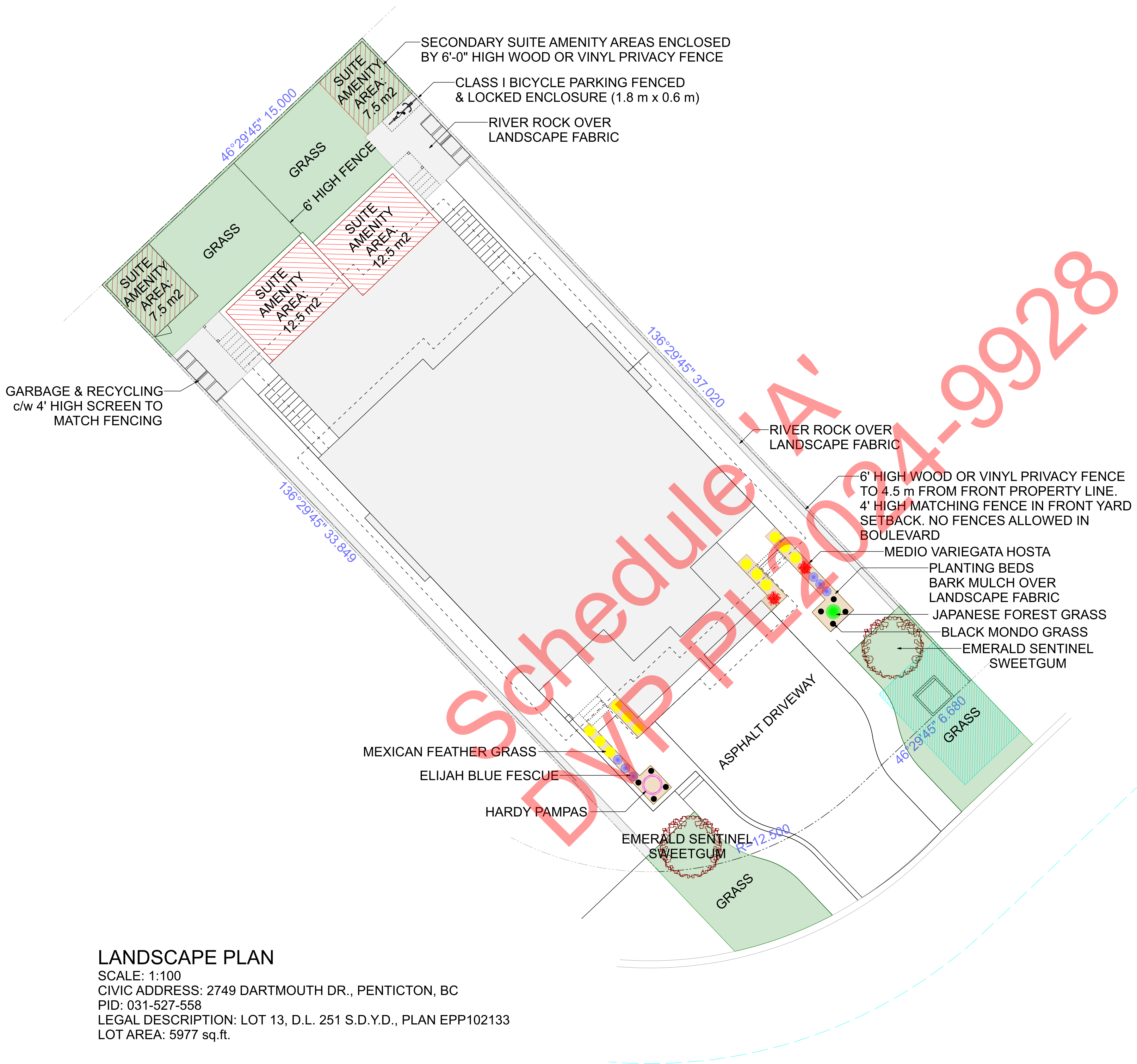


WP-5631

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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') 11 qty.
Elijah Blue Fescue (Festuca glauca 'Elijah Blue') 6 qty.
Golden Japanese Forest Grass (Hakonechloa macra 'Aureola') 2 qty.
Hardy Pampas (Erianthus ravennae) 2 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 (590 sq.ft.)
River Rock-2" Rainbow (375 sq.ft.)
Landscape Fabric (847 sq.ft.)

FENCING:
4' High Wood Fence (30 lin.ft.)
6' High 'Good Neighbour' Privacy Fence (305 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.

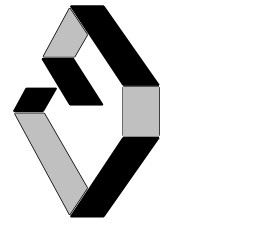
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NORDEL HOMES	
2753 DARTMOUTH RD.	
PENTICTON	
DESIGN BY: AIG	DATE: 2024-11-01
DRAWN BY: AIG	REVISED:

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PLAN NO. WP-5631
SLAB
SHEET NO. A2

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SLAB
SHEET NO.
A3

NORDEL HOMES
2753 DARTMOUTH RD.
PENTICTON
DESIGN BY: AJG
DRAWN BY: AJG

4-11-01

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PLEASE READ CAREFULLY BEFORE BEGINNING PROJECT:

- ALL WORKING MATERIAL OTHER THAN STUDS SHALL BE NO. 1 & 2
- ALL FRAMING IS TO BE DONE IN ACCORDANCE WITH & ALL BRICKWORK SHALL BE DONE IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODES AND LOCAL CODES, BYLAWS AND REGULATIONS WHERE THESE ARE PRESENT
- ALL WORK MUST BE DONE ACCORDING TO THE PREPARED DRAWINGS
- THE CONTRACTOR SHALL BE RESPONSIBLE TO THE GENERAL CONTRACTOR AND ALL SUB-TRADERS TO OBTAIN NECESSARY PERMITS TO CONSTRUCT A SOUND, ADEQUATE BUILDING.
- ALL MATERIALS SHALL BE NEW AND THE BEST OF THEIR KIND
- ANYTHING NOT COVERED IN THE PLANS WILL BE OPEN TO DISCUSSION BETWEEN THE ARCHITECT AND THE OWNER.
- IF AN ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR.
- THE CONTRACTOR OR BUILDER ON THE JOB MUST BE RESPONSIBLE FOR CHECKING THE PLANS FOR ANY DISCREPANCIES TO THE DESIGNER BEFORE ORDERING MATERIALS
- ALL SITE DIMENSIONS AND MEASUREMENTS ARE TO BE OBTAINED BY THE CONTRACTOR
- AUTHORITIES BEFORE STARTING CONSTRUCTION.

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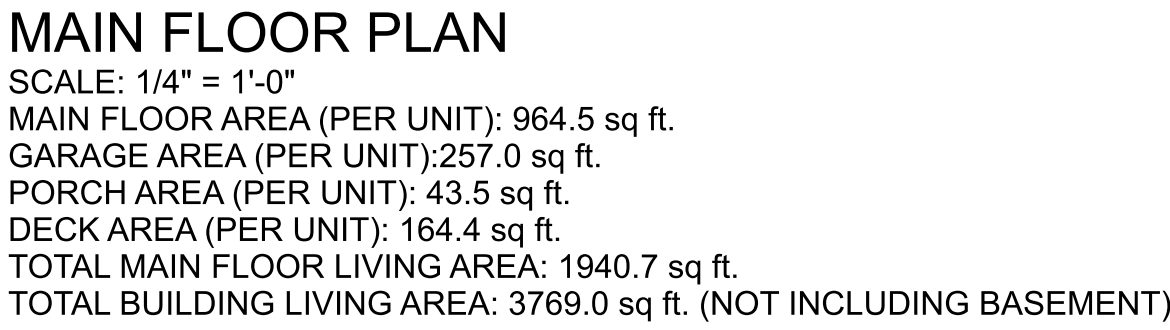
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2753 DARTMOUTH RD.
PENTICTON
DESIGN BY: AJG
DRAWN BY: AJG

DESIGN BY: AJG	DATE: 2024-11-01
DRAWN BY: AJG	REVISED:

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PLAN NO.
WP-5631
SLAB
SHEET NO.
A5

NORDEL HOMES
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PENTICTON

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DESIGN BY: AJG	DATE: 2024-11-01
DRAWN BY: AJG	REVISION:

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Second Floor Plan

PLAN NO.
WP-5631
SLAB

SHEET NO.
A6

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2753 DARTMOUTH RD.
PENTICTON
DESIGN BY: AJG

Page 9 of 10

GENERAL CONSTRUCTION NOTES

BUILDING PLACEMENT & SETBACKS:
IT IS THE RESPONSIBILITY OF THE HOMEOWNER OR HIS APPROVED CONTRACTOR TO CONFIRM ALL SETBACKS AND SITE CALCULATIONS TO ENSURE THEY CONFORM WITH LOCAL BYLAWS PRIOR TO ANY SITE WORK OR CONSTRUCTION.

DIMENSIONS:
DRAWING DIMENSIONS GOVERN OVER SCALE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ORDERING ANY MATERIALS OR BEGINNING CONSTRUCTION. EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR, INTERIOR WALLS DIMENSIONED TO THE CENTER OF THE WALL, AND OPENINGS DIMENSIONED TO THE CENTER OF THE OPENING.

CONCRETE COMPRESSIVE STRENGTH:
UNLESS OTHERWISE NOTED THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN:
20 MPa (3000 psi) FOR CONCRETE WALLS, COLUMNS, PIERS, FOOTINGS, FOUNDATION WALLS & GRADE BEAMS
20 MPa (3000 psi) FOR STANDARD SLABS OTHER THAN THOSE IN GARAGE & CARPORTS.
32 MPa (4600 psi) FOR GARAGE SLABS, CARPORT SLABS & EXTERIOR STEPS (6-8% AIR ENTRAINMENT).

STRIP FOOTINGS:
STRIP FOOTINGS ON ORIGINAL UNDISTURBED SUB-SOIL AND BELOW LOCAL FROST-LINE. STEP FOOTINGS WHERE APPLICABLE WITH A MAXIMUM VERTICAL RISE OF 24" (600 mm) AND MINIMUM HORIZONTAL RUN OF 24" (600 mm).
12" x 8" (300mm x 200mm) REINFORCE WITH 2-15M (#5) BARS CONTINUOUS.
16" x 8" (400mm x 200mm) REINFORCE WITH 2-15M (#5) BARS CONTINUOUS.
20" x 8" (500mm x 200mm) REINFORCE WITH 3-15M (#5) BARS CONTINUOUS.
24" x 8" (600mm x 200mm) REINFORCE WITH 3-15M (#5) BARS CONTINUOUS.

INSULATED CONCRETE FORMS:
I.C.F. FORMS TO BE USED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. CONSULT WITH MANUFACTURER & BUILDING CODE FOR HORIZONTAL & VERTICAL REINFORCEMENT REQUIREMENTS.

ANCHORAGE OF BUILDING FRAME:
FASTEN THE SILL PLATE TO THE FOUNDATION WITH ANCHOR BOLTS A MINIMUM OF 1/2" (12.7 mm) IN DIAMETER PENETRATING A MINIMUM OF 7" (180 mm) INTO THE FOUNDATION. ANCHOR BOLTS TO BE SPACED A MAXIMUM OF 6'-0" (1.8 m) APART AND AT LEAST TWO PER PLATE.

ANCHORAGE OF COLUMNS & POSTS:
EXTERIOR COLUMNS AND POSTS SHALL BE ANCHORED TO RESIST UPLIFT AND LATERAL MOVEMENT.

BACKFILL:
BACKFILL WITHIN 24" (600 mm) OF THE FOUNDATION SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS LARGER THAN 10" (250 mm) DIAMETER. COMPACT BACKFILL IN 12" (300 mm) LAYERS TO 98% PROCTOR DENSITY.

DRAINAGE:
ALL GRADES TO SLOPE AWAY FROM FOUNDATION SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING. SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM THE LOCATION OF A WATER SUPPLY OR SCPTIC TANK DISPOSAL. DOWNSPOUTS AND DRAINAGE DRAINS ARE PROVIDED AND CONNECTED TO A SEWER. EXTENSIONS SHALL BE PROVIDED TO CARRY RAINWATER AWAY FROM THE BUILDING IN A MANNER WHICH WILL PREVENT SOIL EROSION. WINDOW WELLS SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION. FOUNDATION DRAINS (DRAINAGE PIPE OR WEEPING TILE) SHALL DRAIN TO A SEWER. DRAINAGE DITCH OR DRY WELL. DRY WELLS SHALL NOT BE LESS THAN 16'-6" (5.0 m) FROM THE BUILDING FOUNDATION AND LOCATED SO THAT DRAINAGE IS AWAY FROM THE BUILDING.

CRAWL SPACE ACCESS:
AN ACCESS OPENING OF NOT LESS THAN 20" (500 mm) BY 28" (700 mm) SHALL BE PROVIDED TO THE CRAWL SPACE. THE OPENING SHALL BE FITTED WITH A DOOR HATCH EXCEPT WHEN THE CRAWL SPACE IS HEATED AND THE ACCESS IS FROM A HEATED SPACE.

TERMITE PROTECTION:
IN LOCALITIES WHERE TERMITES ARE KNOWN TO OCCUR THE CLEARANCE LEVEL DIRECTLY BELOW THEM SHALL NOT BE LESS THAN 18" (450 mm) OR SHALL BE TREATED WITH AN INERT TERMITICIDE TO TERMITES. AND SHALL BE IDENTIFIED BY A MARK TO INDICATE THE TYPE OF PRESERVATIVE USED AND CONFORMANCE TO THE RELEVANT REQUIRED USE CATEGORY.

DECAY PROTECTION:
STRUCTURAL WOOD ELEMENTS SHALL BE PRESSURE TREATED WITH A PRESERVATIVE TO RESIST DECAY WHERE THE VERTICAL CLEARANCE FROM THE FINISHED GROUND IS LESS THAN 6" (150 mm), OR THE WOOD ELEMENTS ARE NOT PROTECTED FROM EXPOSURE TO PRECIPITATION, OR THE CONFIGURATION IS CONDUVIVE TO MOISTURE ACCUMULATION AND THE MOISTURE INDEX IS GREATER THAN 1.00.

FRAMING:
EXTERIOR WALLS ARE 2x6 STUDS AT 16" (490 mm) o.c. WITH 7/16" (11.1 mm) OSB SHEATHING AND INTERIOR WALLS ARE 2x4 STUDS AT 16" (400 mm) o.c. UNLESS OTHERWISE NOTED. INTERIOR LOAD BEARING WALLS ARE 2x6 STUDS AT 16" (400 mm) o.c. WITH 2x6 BLOCKING AT MIDSPAN OR 12" (12.7 mm) GYPSUM BOARD ON EACH SIDE. EACH WALL ASSEMBLY SHALL BE FRAMED WITH ONE BOTTOM PLATE AND TWO TOP PLATES. JOINTS IN THE TOP PLATES OF LOAD BEARING WALLS SHALL BE STAGGERED NOT LESS THAN THE WIDTH OF ONE STUD SPACING. FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS. THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY. ANY/ALL FRAMING MEMBERS THAT INTERFERE WITH THE ROUTING OF MECHANICAL OR PLUMBING SYSTEMS WILL BE RELOCATED BY THE FRAMER OR BY OTHERS AT THE FRAMERS' EXPENSE. ALL ANGLED WALLS FRAMED AT A 45° ANGLE UNLESS OTHERWISE NOTED.

FRAMING LUMBER:
FRAMING LUMBER SHALL BE WELL SEASONED AND THE MOISTURE CONTENT OF THE LUMBER SHALL NOT BE MORE THAN 19% AT THE TIME OF INSTALLATION. ALL LUMBER SHALL BE IDENTIFIED BY A GRADE STAMP TO INDICATE ITS GRADE IS OF THE FOLLOWING GRADES OR BETTER UNLESS OTHERWISE NOTED:

STUDS S.P.F. No. 182
JOISTS S.P.F. No. 182
BUILT-UP BEAMS S.P.F. No. 182

OPENING HEADERS:
OPENINGS IN NON-LOADBEARING WALLS SHALL BE FRAMED WITH NOT LESS THAN 2" (38mm) MATERIAL THE SAME WIDTH AS THE STUDS, SECURELY NAILED TO THE ADJACENT STUDS. OPENINGS IN LOADBEARING WALLS GREATER THAN THE REQUIRED STUD SPACING SHALL BE FRAMED WITH (2) 2x10 MEMBERS UNLESS OTHERWISE NOTED. HEADER MEMBERS ARE PERMITTED TO BE SEPARATED BY FILLER PIECES. ALL HEADERS ON WHICH STRUCTURAL POINT LOADS BEAR SHALL BE ENGINEERED LAMINATED WOOD OR STEEL MEMBERS.

SUPPORT OF WALLS:
NON-LOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS. BLOCKING SHALL BE NOT LESS THAN 2x4 LUMBER SPACED NOT MORE THAN 4'-0" (1.2 m) APART.

POSTS & COLUMNS:
S.P.F. No. 182 STUDS SUPPORTING BEAMS SHALL HAVE THE SAME NUMBER AS THE BUILT-UP BEAMS AND SHALL NOT BE LESS THAN THE WIDTH OR DIAMETER OF THE SUPPORTED MEMBER. WOOD COLUMNS SHOULD BE EITHER SOLID, GLUE-LAMINATED OR BUILT-UP CONSISTING OF NOT LESS THAN 1 1/2" (38 mm) THICK FULL LENGTH MEMBERS. DAMPROOF AND ANCHOR ALL POSTS AND COLUMNS TO FOUNDATION WHERE IN CONTACT.

ENGINEERED FRAMING MEMBERS:
SUBMIT SHOP DRAWINGS FOR ALL ENGINEERED BEAMS, POSTS, LINTELS, AND HEADERS PRIOR TO CONSTRUCTION. BEAM MANUFACTURER TO SPECIFY ALL CONNECTORS AND HANGERS WHERE NEEDED.

DRYWALL:
ALL JOINTS IN DRYWALL ARE TO BE TAPED AND SANDED.
1/2" (12.7 mm) DRYWALL BOARD INTERIOR WALLS.
1/2" (12.7 mm) WATER RESISTANT DRYWALL AT SHOWER, TUBS, AND WHIRLPOOLS.
5/8" (15.9 mm) DRYWALL INTERIOR CEILINGS.
1/2" (12.7 mm) TYPE 'C' DRYWALL GARAGE WALLS.
5/8" (15.9 mm) TYPE 'X' DRYWALL GARAGE CEILINGS.

FIRE BLOCKING:
INSTALL APPROVED FIRE BLOCKING AS REQUIRED IN B.C.B.C. 9.10.6. FOR VERTICAL AND HORIZONTAL CONCEALED SPACES TO PREVENT THE SPREAD OF FIRE.

EFFECTIVE THERMAL RESISTANCE REQUIREMENTS:
FOR BUILDINGS WITH A HEAT RECOVERY VENTILATOR IN ZONE 5:
THERMAL INSULATION SHALL BE PROVIDED BETWEEN HEATED AND UNHEATED SPACES AS LISTED BELOW. INSULATED WALLS, CEILINGS AND FLOOR ASSEMBLIES SHALL BE CONSTRUCTED WITH A VAPOUR BARRIER SO AS TO PROVIDE A BARRIER TO DIFFUSION OF WATER VAPOUR FROM THE INTERIOR INTO WALL SPACES, FLOOR SPACES OR ATTIC OR ROOF SPACES.
CEILING BELOW ATTIC ASSEMBLIES RSI: 6.91 (R-39)
CATHEDRAL CEILING OR FLAT ROOF ASSEMBLIES RSI: 4.67 RSI (R-27)
EXTERIOR WALL ASSEMBLIES RSI: 2.87 (R-17)
FLOOR OVER UNHEATED SPACE ASSEMBLIES RSI: 4.67 (R-27)
RIM JOIST ASSEMBLIES RSI: 2.97 (R-17)
GARAGE/DWELLING WALL ASSEMBLIES RSI: 2.81 (R-16)
GARAGE/DWELLING FLOOR ASSEMBLIES RSI: 4.51 (R-26)
FOUNDATION WALL ASSEMBLIES RSI: 2.98 (R-17)
FLOORS ON GROUND (SLAB ON GRADE) ASSEMBLIES BELOW FROST LINE - UNINSULATED
ABOVE FROST LINE (UNHEATED) RSI: 1.96 (R-11)
ABOVE FROST LINE (HEATED) RSI: 2.32 (R-13)
WINDOWS AND DOORS (MAXIMUM U-VALUE 1.80)
SKYLIGHTS (MAXIMUM U-VALUE 2.90)

DECKS AND PORCHES:
COMPOSITE OR WOOD DECKING AS PER FLOOR PLANS. COVER SOLID SURFACE DECKS WITH WATERPROOF DECKING. FLASH DECKS TO HOUSE. SLOPE DECKS FROM HOUSE TO PREVENT FLOODING AND POOLING. MAKE PROVISION FOR A DROP TO DECK SURFACE AS REQUIRED BY LOCAL BUILDING CODE TO ALLOW FOR ADEQUATE FLASHING UNDER DECK DOORS. DECK RAILINGS ARE REQUIRED WHERE THE DROP FROM THE DECK SURFACE TO THE ADJACENT GROUND EXCEEDS 24" (600 mm). DECK RAILINGS TO BE A MINIMUM OF 42" (1070 mm) HIGH WITH A MAXIMUM OPENING OF 4" (100 mm) BETWEEN SPINDLES. GLASS RAILINGS TO BE SAFETY GLASS. AREA UNDER DECK SHOULD BE CLEARED OF ALL VEGETATION AND BIODEGRADABLE MATERIAL. SLOPE GRADE UNDER DECKS AWAY FROM HOUSE.

FLOOR SYSTEM:
EXCEPT WHERE SUPPORTED ON RIBBON BOARDS, FLOOR JOISTS SHALL HAVE NOT LESS THAN 1 1/2" (38 mm) LENGTH OF END BEARING. SHEET FLOOR WITH 23/32" (18.3 mm) TONGUE & GROOVE OSB DECKING GLUED & SCREWED OR NAILED TO FLOOR JOISTS. INSTALL PLYWOOD SUB-FLOOR WITH SURFACE GRAIN AT RIGHT ANGLES TO THE JOISTS & WITH STAGGERED JOINTS PARALLEL TO FLOOR JOISTS. PANELS TO BE FASTENED WITH 1 3/4" (45 mm) RING THREAD NAILS OR SCREWS AT 6" (150 mm) o.c. ALONG PANEL EDGES AND AT 12" (300 mm) o.c. ALONG INTERMEDIATE SUPPORTS. JOISTS TO BE DOUBLED UNDER PARTITIONS WHEN PARTITIONS ARE RUNNING PARALLEL TO JOISTS. SUBMIT SHOP DRAWINGS FOR ENGINEERED FLOOR SYSTEM PRIOR TO CONSTRUCTION.

BRIDGING & STRAPPING:
BRIDGINGS TO BE A MINIMUM 1x3 (19x64 mm) OR 2x2 (38x38 mm) CROSS BRIDGING LOCATED NOT MORE THAN 6'-6" (2.1 m) FROM EACH SUPPORT OR OTHER ROWS OF BRIDGING, AND RUNNING CONTINUOUSLY TO SILL OR HEADER. STRAPPING TO BE A MINIMUM 1x3 (19x64 mm) NAILED TO THE BOTTOM OF THE JOIST, LOCATED NOT MORE THAN 6'-6" (2.1 m) FROM EACH SUPPORT OR OTHER ROWS OF STRAPPING, FASTENED AT THE ENDS TO SILL OR HEADER.

ROOF SYSTEM NOTES:
ENGINEERED TRUSSES AT 24" o.c. SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION (DESIGN TO LOCAL SNOW LOAD). ROOF SHEATHING SHALL BE 7/16" OSB WITH CLIPS NAILED TO TRUSSES. INSTALL SHEATHING WITH SURFACE GRAIN AT RIGHT ANGLES TO THE JOISTS & WITH STAGGERED JOINTS PARALLEL TO TRUSSES. PANELS TO BE FASTENED WITH 2 1/2" COMMON NAILS AT 6" o.c. ALONG PANEL EDGES AND AT 12" o.c. ALONG INTERMEDIATE SUPPORTS.

ROOF VENTILATION:
WHERE INSULATION IS LOCATED BETWEEN A CEILING AND THE UNDERSIDE OF THE ROOF SHEATHING VENTS SHALL BE INSTALLED TO PERMIT THE TRANSFER OF MOISTURE FROM THE SPACE TO THE EXTERIOR. THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA. VENTS SHALL BE DISTRIBUTED UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING. 25% REQUIRED AT THE TOP AND 25% REQUIRED AT THE BOTTOM. WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 (2/12) OR IN ROOFS THAT ARE CONSTRUCTED BY ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA. EXCEPT WHERE EACH JOIST SPACE IS SEPARATELY VENTED, ROOF JOIST SPACES SHALL BE INTERCONNECTED BY INSTALLING PURLINS NOT LESS THAN 2x2 (50 mm) OR 2x4 (50 mm) ON THE TOP OF THE ROOF JOISTS. NOT LESS THAN 2 1/2" (63 mm) OF AIR SPACE SHALL BE PROVIDED BETWEEN THE TOP OF THE INSULATION AND THE UNDERSIDE OF THE ROOF SHEATHING. EXCEPT AT THE JUNCTIONS OF SLOPED ROOFS AND THE EXTERIOR WALLS WHERE BAFFLES ARE USED TO ALLOW NOT LESS THAN 1" (25 mm) AIR SPACE.

FLASHING:
FLASHING REQUIRED ABOVE AND BELOW ALL WINDOWS, EXTERIOR OPENINGS AND BREAKS IN FINISH OR CLADDING.

WINDOWS:
AS EACH WINDOW MANUFACTURER HAS IT OWN SPECIFICATIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND WINDOW SUPPLIER TO ENSURE THAT ALL REQUIRED EMERGENCY EGRESS WINDOWS HAVE ADEQUATE CLEARANCE AS REQUIRED IN THE CODE. WINDOW SIZES SHOWN IN THESE DRAWINGS DEAL WITH TYPICAL WINDOW STANDARDS AND DO NOT TAKE INTO ACCOUNT DIFFERING FRAME WIDTHS OR HINGE SIZES.

EXTERIOR WALL CLADDING SYSTEMS:
SOME BUILDING CODES AND LOCAL BUILDING AUTHORITIES REQUIRE TWO PLANES OF MOISTURE PROTECTION TO AVOID WATER PENETRATION PROBLEMS IN WET CLIMATES OR REGIONS (TYPICALLY BUT NOT LIMITED TO COASTAL, LAKE SHORE, AND COASTAL MOUNTAINS). THE FIRST PLANE IS THE CLADDING (SIDING, STUCCO, MASONRY VENEER, ETC.), AND THE SECOND PLANE IS THE ROOFING OR SHEATHING MEMBRANE (D) IS LOCATED BEHIND THE CLADDING. A 3/8" (10 mm) MINIMUM VENTED AIR SPACE (A CAPILLARY BREAK) SEPARATES THE TWO PLANES OF PROTECTION. THE TWO PLANES OF PROTECTION PLUS THE VENTED AIR SPACE BETWEEN THEM CREATE WHAT IS COMMONLY CALLED A RAINSCREEN. CREATING A RAINSCREEN CAN BE ACHIEVED BY USING A NUMBER OF DIFFERENT METHODS AND PRODUCTS. PLEASE CHECK WITH YOUR LOCAL BUILDING AUTHORITY TO DETERMINE IF YOU REQUIRE A RAINSCREEN INSTALLED ON YOUR HOME BECAUSE OF YOUR JOBSITE LOCATION AND SURROUNDINGS.

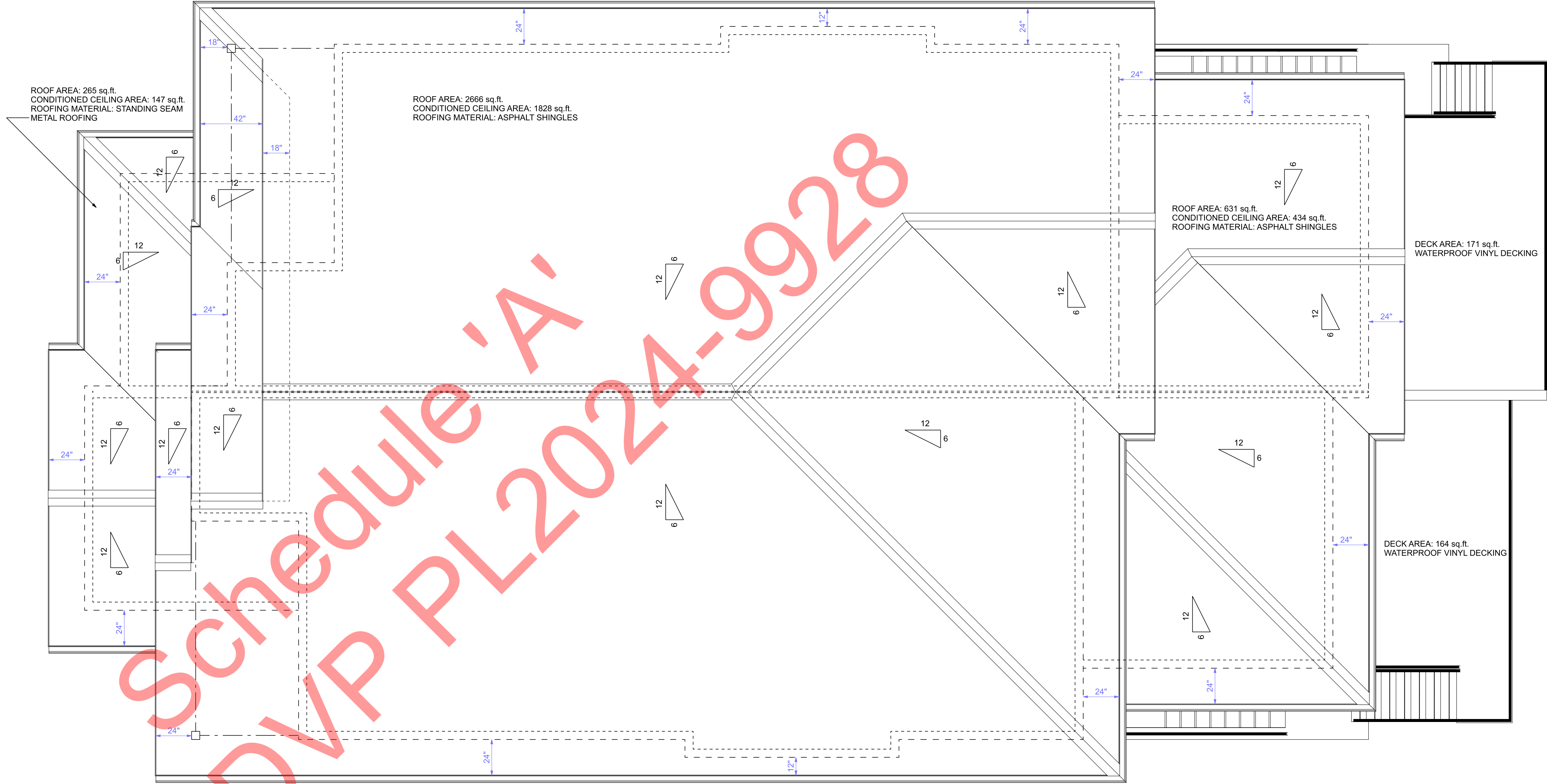
VENTILATION:
NATURAL VENTILATION AND MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS. THE PRINCIPAL VENTILATION EXHAUST FAN SHALL BE CONTROLLED BY A DEDICATED SWITCH THAT HAS TWO SETTINGS. ON AND OFF. IS LOCATED WHERE IT WILL BE ACCESSIBLE FOR THE PURPOSE OF SERVICING THE EXHAUST FAN BUT WILL NOT LIKELY BE TURNED OFF INADVERTENTLY, AND IS CLEARLY MARKED 'PRINCIPAL VENTILATION EXHAUST FAN'.

HEATING & AIR CONDITIONING:
THE HEATING CONTRACTOR SHALL PROVIDE A HEATING LAYOUT IN CONFORMANCE WITH LOCAL BUILDING CODE REQUIREMENTS, AND SHALL INSTALL A COMPLETE HEATING AND COOLING SYSTEM OF THE TYPE SELECTED BY THE OWNER. THE HEATING SYSTEM AND AIR CONDITIONING SYSTEM SHALL MEET THE LOCAL WEATHER DEMANDS.

INDOOR DESIGN TEMPERATURES:
RESIDENTIAL BUILDINGS INTENDED FOR USE IN WINTER MONTHS ON A CONTINUING BASIS SHALL BE EQUIPPED SO THAT AT THE OUTSIDE WINTER DESIGN TEMPERATURE, REQUIRED HEATING FACILITIES SHALL BE CAPABLE OF MAINTAINING AN INDOOR TEMPERATURE OF NOT LESS THAN:
22°C (72°F) IN ALL LIVING SPACES
18°C (64°F) IN UNFINISHED BASEMENTS
15°C (59°F) IN HEATED CRAWL SPACES

PLUMBING:
THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL SOIL, VENT AND WASTE PIPING, THE HOT AND COLD WATER SUPPLY SYSTEM, THE PLUMBING FIXTURES AND FITTINGS, AND THE CONNECTIONS TO THE POTABLE WATER SUPPLY AND TO THE SEWERS. ALL PLUMBING SYSTEMS, FIXTURES AND APPLIANCES TO BE DESIGNED, INSTALLED AND OPERATED IN ACCORDANCE WITH THE LOCAL PLUMBING CODE AND APPLICABLE PARTS OF THE LOCAL BUILDING CODE. ALL TYPING TO BE KEPT TO THE WARM SIDE OF THE INSULATION.

ELECTRICAL:
ELECTRICAL SYSTEM TO CONFORM TO APPLICABLE PARTS OF THE BUILDING CODE AND MEET THE REQUIREMENTS OF THE LOCAL ELECTRICAL SAFETY REGULATION. WHERE NO CODES EXIST THE WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND THE ELECTRIC UTILITY COMPANY SERVICING THE AREA. PREWIRE FOR TV, STEREO, TELEPHONE AND SECURITY SYSTEM AS PER OWNERS SPECIFICATIONS. INTERCONNECT ALL 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. THE FINAL ELECTRICAL LAYOUT TO BE DETERMINED BY OWNER/CONTRACTOR. COMPLIANCE WITH ALL ELECTRICAL CODES IS THE ULTIMATE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.



ROOF PLAN

SCALE: 1/4" = 1'-0"
TOTAL ROOF AREA: 3562 sq.ft.
ROOFING MATERIAL: ASPHALT SHINGLES (GARAGE ROOF: METAL ROOFING)
ROOF PITCH: 6/12
ROOF OVERHANG: 24" U.N.O.
NOTE: ALL TRUSSES TO ACCOMMODATE R50 BLOWN IN INSULATION

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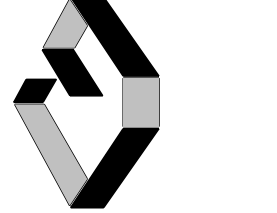
Roof Plan

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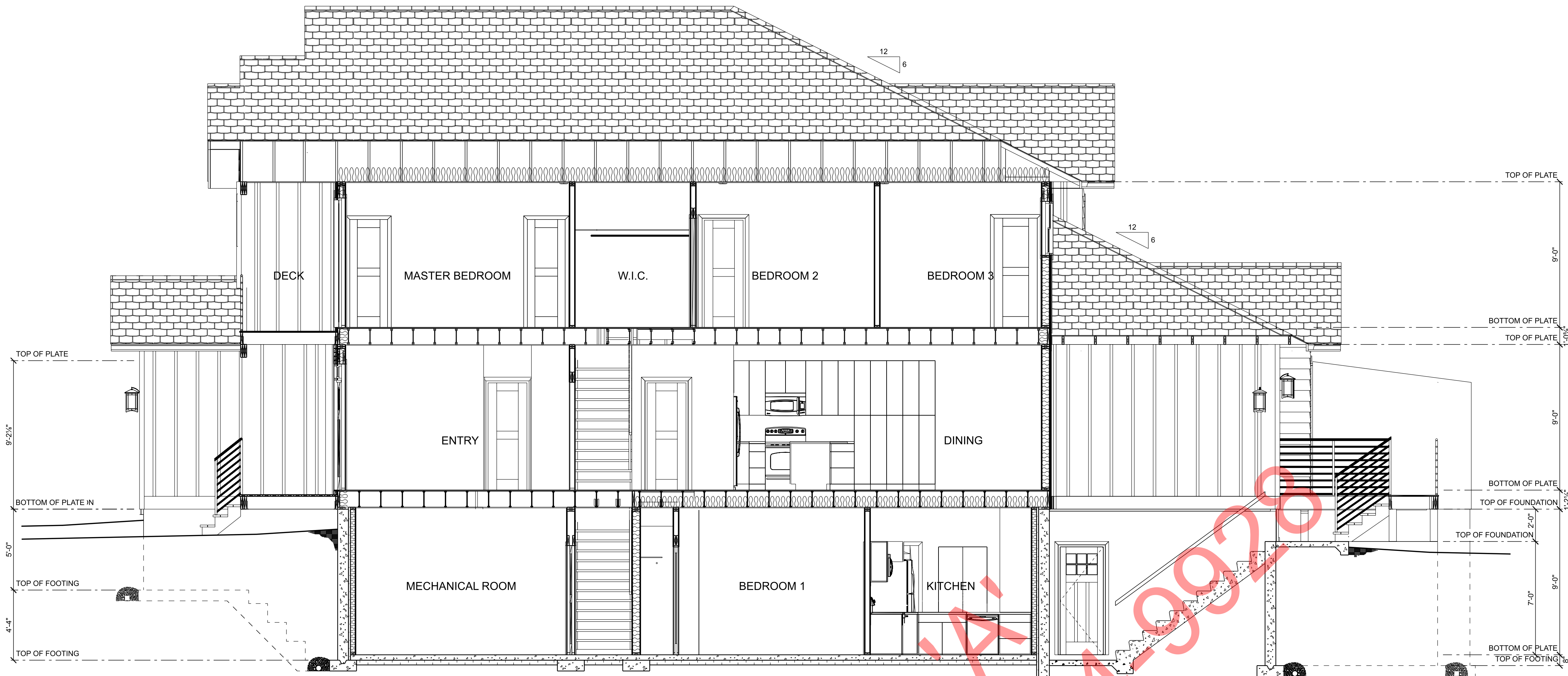
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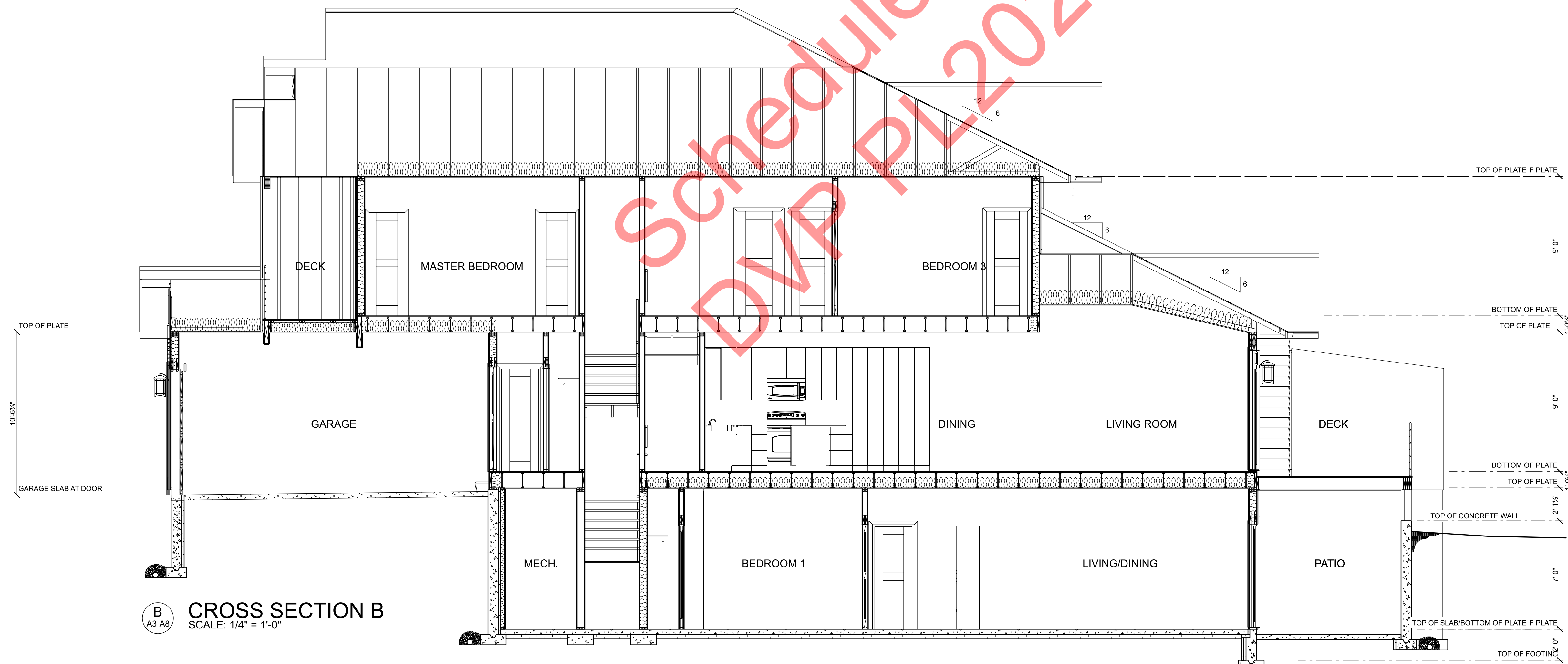
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CROSS SECTION A
SCALE: 1/4" = 1'-0"



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

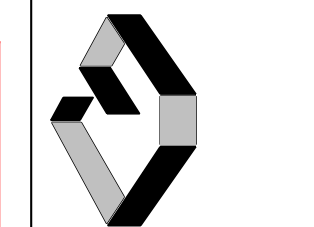
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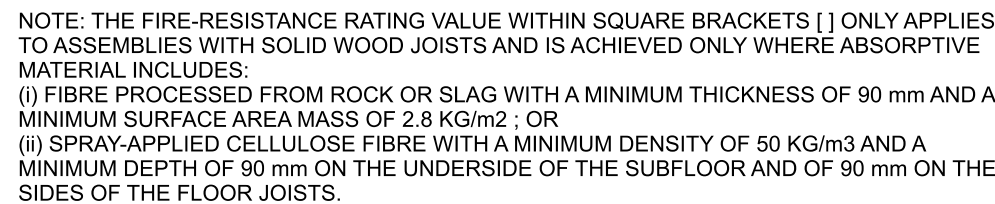
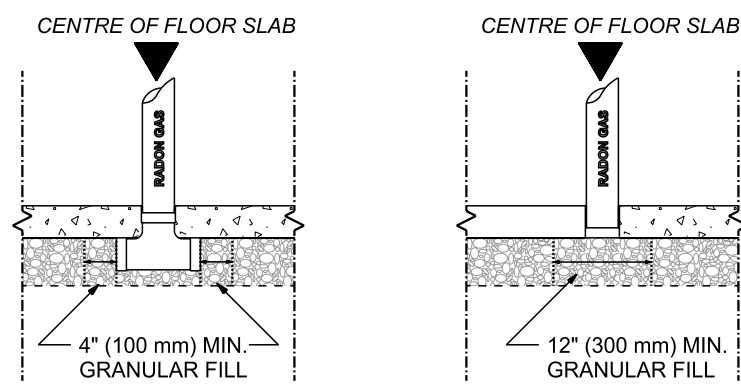
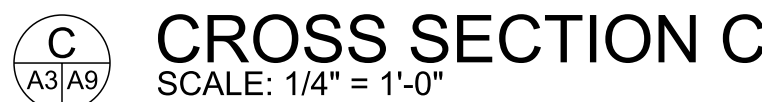
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Cross Sections A & B



NOTES A-9.3.2.1 (2) APPLICATION OF SUBSECTION 9.3.2.3 AND VENTILATION OF HOUSES CONTAINING A SECONDARY SUITE. VENTILATION FOR SMOKE CONTROL.

THE REQUIREMENT FOR MECHANICAL VENTILATION 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 MECHANICAL VENTILATION SYSTEM FOR THE SECONDARY SUITE, OR FOR THE OTHER SPACES IN THE HOUSE, IS AN IDEAL BUILDING – IT IS AN IDEAL SOLUTION FOR ACHIEVING A MINIMUM ACCEPTABLE LEVEL OF FIRE SAFETY. OTHER SOLUTIONS TO PROVIDING SEPARATE VENTILATION SYSTEMS FOR THE DWELLING UNITS MUST ADDRESS SMOKE CONTROL, ALTHOUGH FIRE RESISTANT PARTITIONS ARE NOT REQUIRED. THE REQUIREMENT FOR MECHANICAL VENTILATION BETWEEN 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 A VENTILATION FOR AIR EXCHANGE.

THE REQUIREMENT FOR MECHANICAL VENTILATION SYSTEM FOR THE PURPOSE OF MAINTAINING ACCEPTABLE INDOOR AIR QUALITY IS A CRITICAL HEALTH ISSUE. HOWEVER, SENTENCE 9.3.2.1 (3) ALLOWS EXITS AND PUBLIC CORRIDORS IN HOUSES WITH A SECONDARY SUITE TO BE UNVENTILATED, LEAD TO ACTIVE VENTILATION OF THESE SPACES IS CONSIDERED ACCEPTABLE FOR THE PROTECTION OF PUBLIC HEALTH. THE REQUIREMENT FOR MECHANICAL VENTILATION FOR THE SECONDARY SUITE IS NOT CONSIDERED TO BE AN IDEAL SOLUTION BECAUSE THEY ARE VERY EXPENSIVE, REQUIRE REGULAR INSPECTION AND MAINTENANCE, AND MUST BE A VENTILATION FOR AIR EXCHANGE.

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Cross Section C & Details



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



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PRECEDENCE
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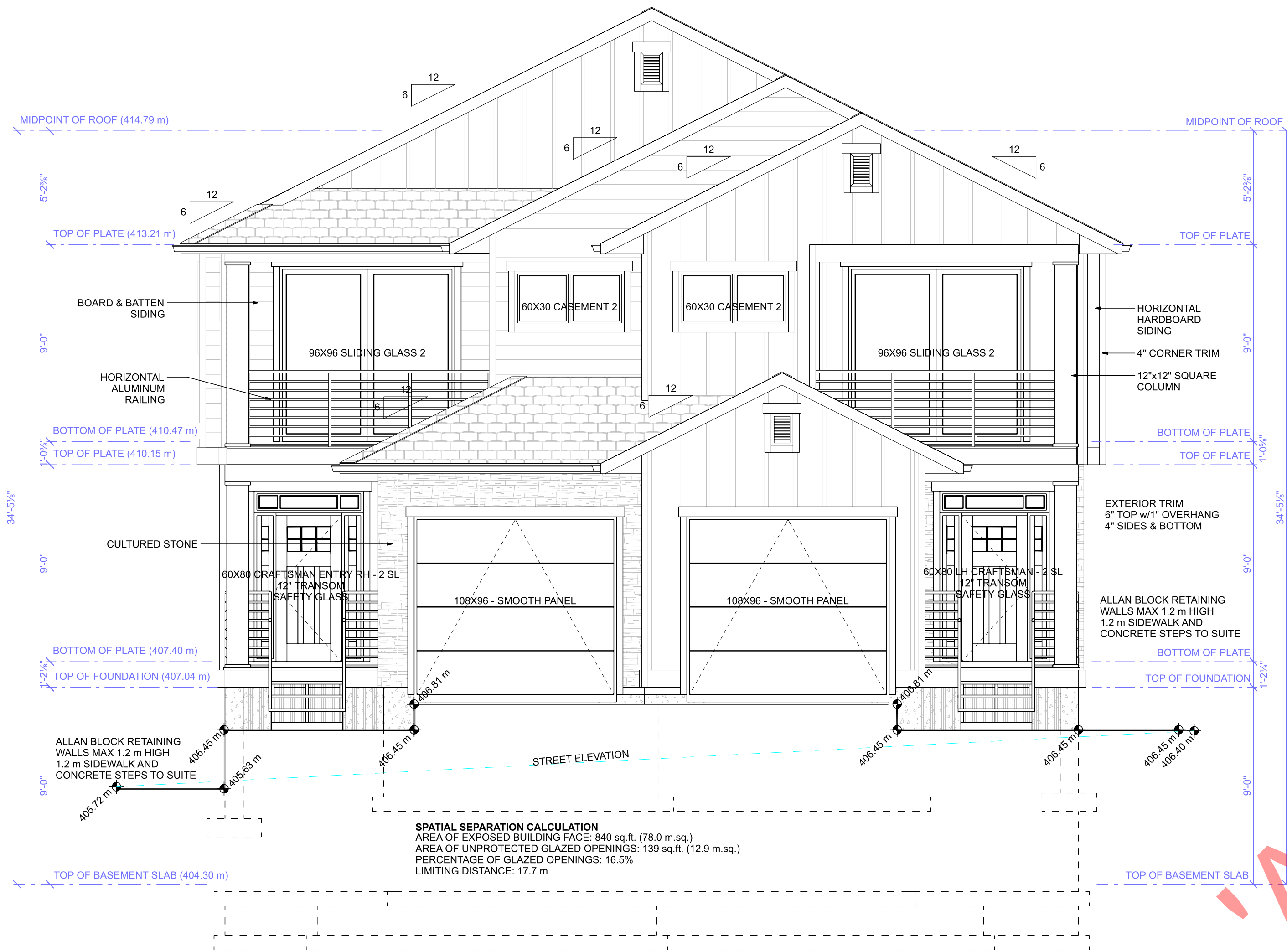


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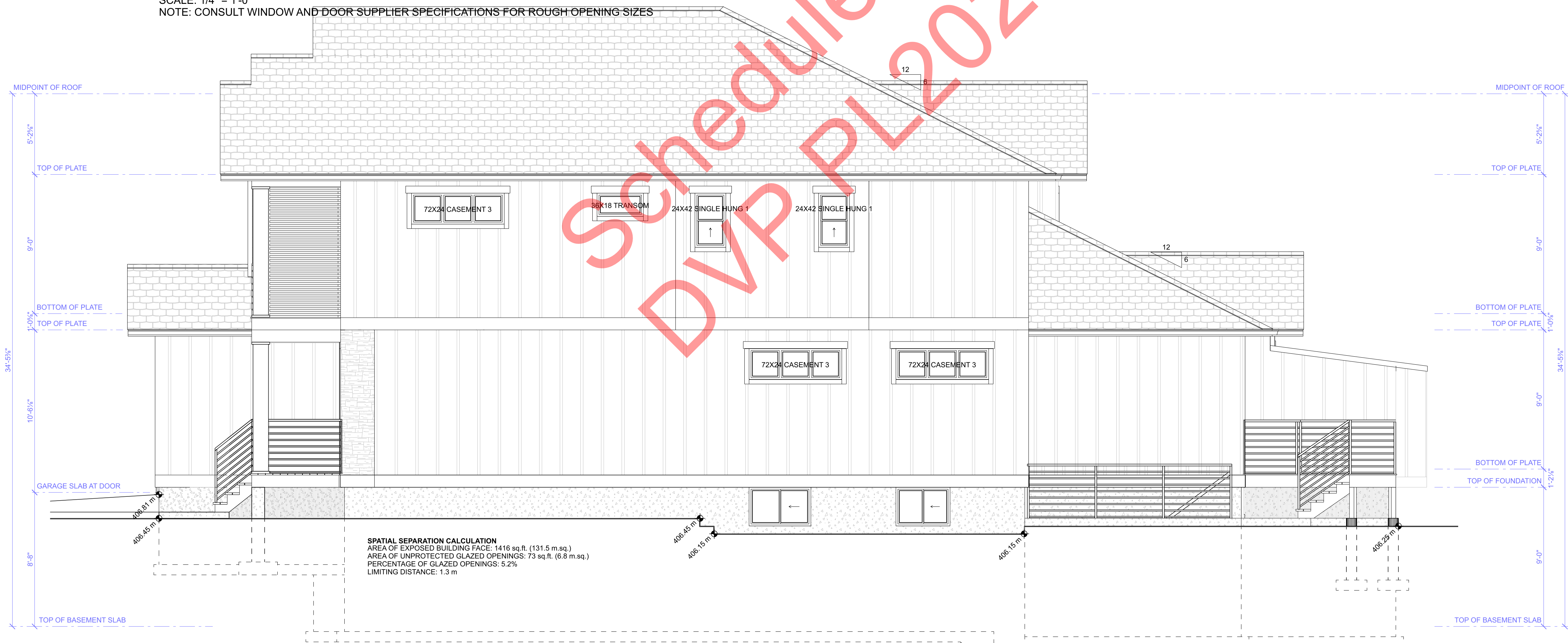
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DVP PL2024-9928

Page 13 of 10



FRONT ELEVATION
SCALE: 1/4" = 1'-0"
NOTE: CONSULT WINDOW AND DOOR SUPPLIER SPECIFICATIONS FOR ROUGH OPENING SIZES



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

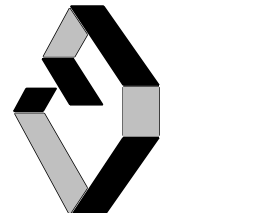
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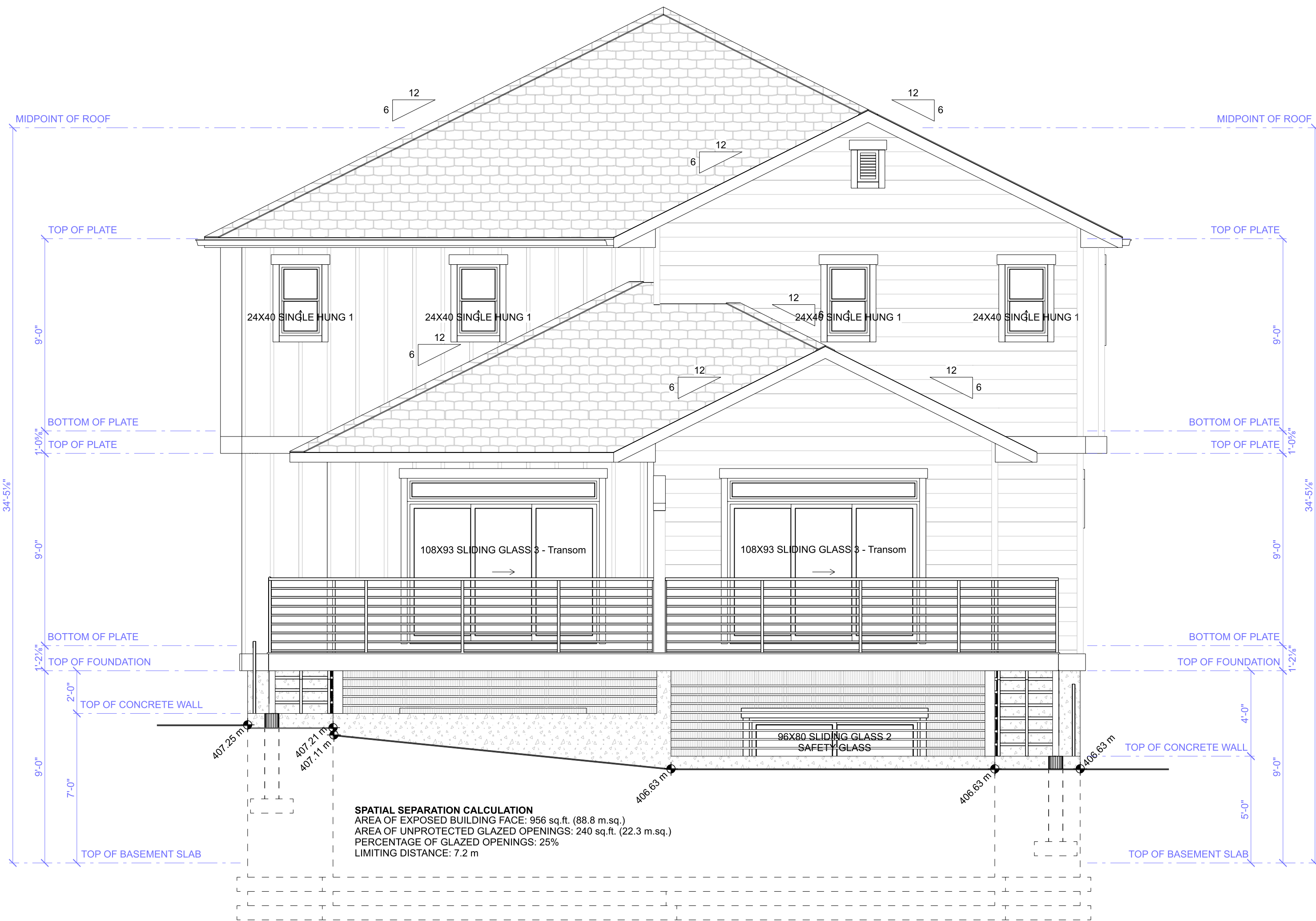
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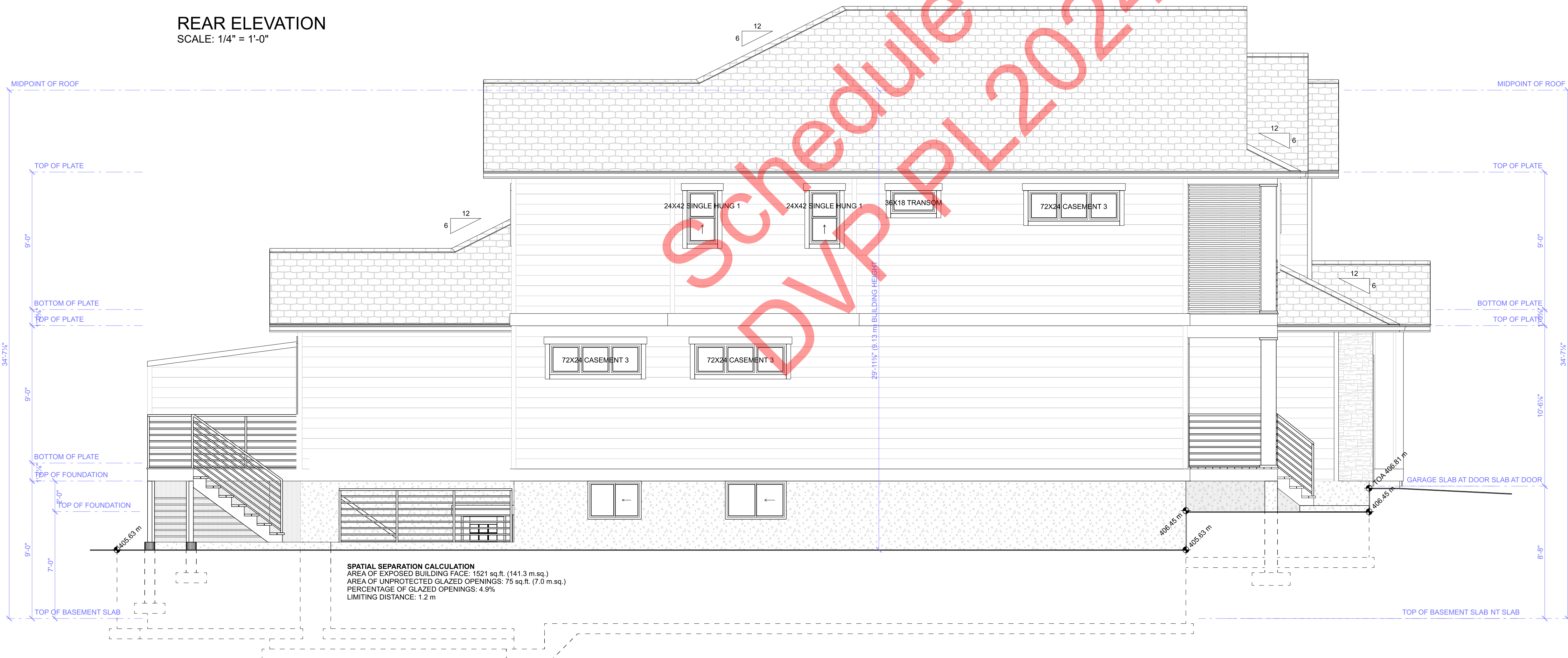
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REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

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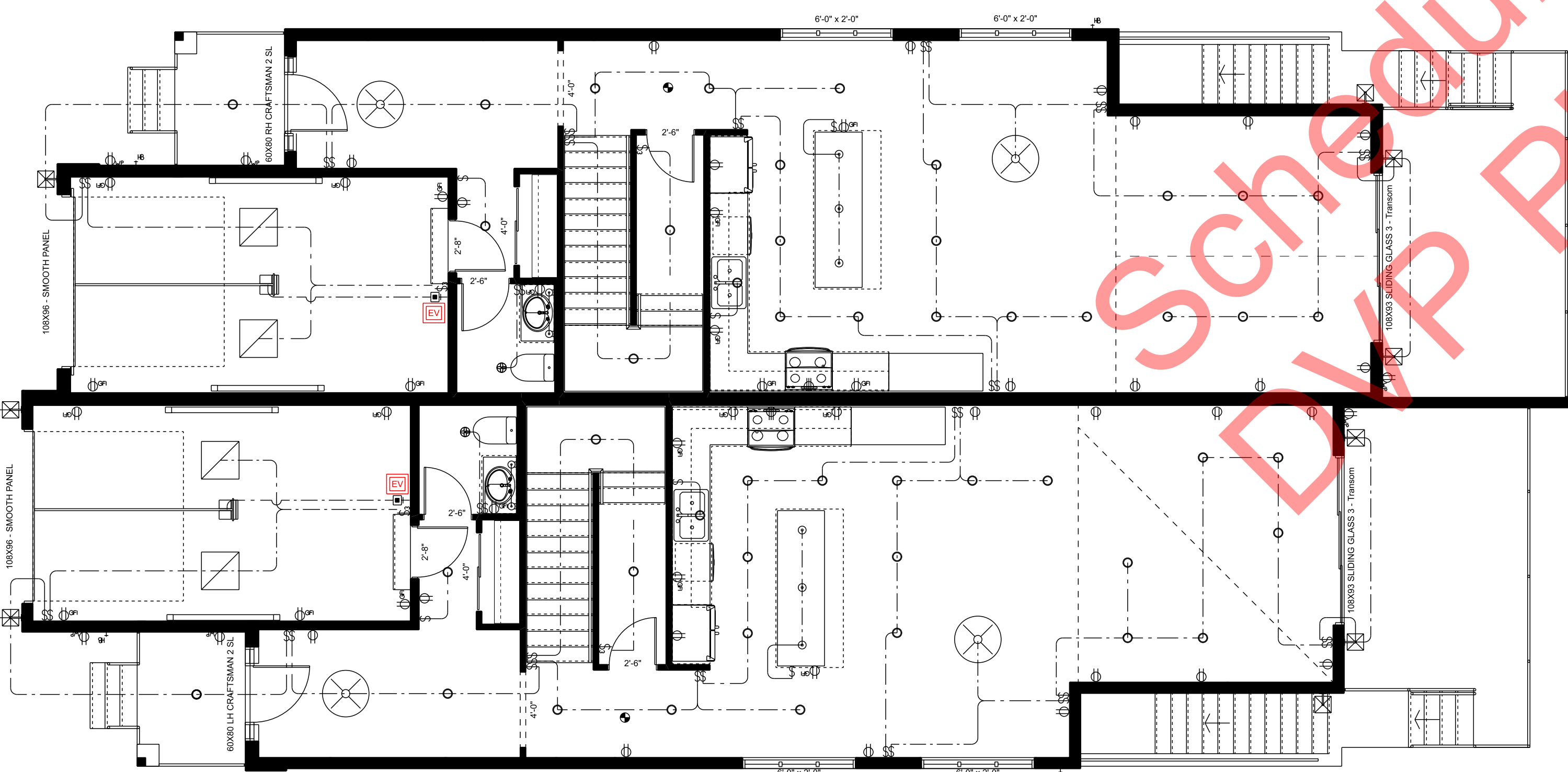
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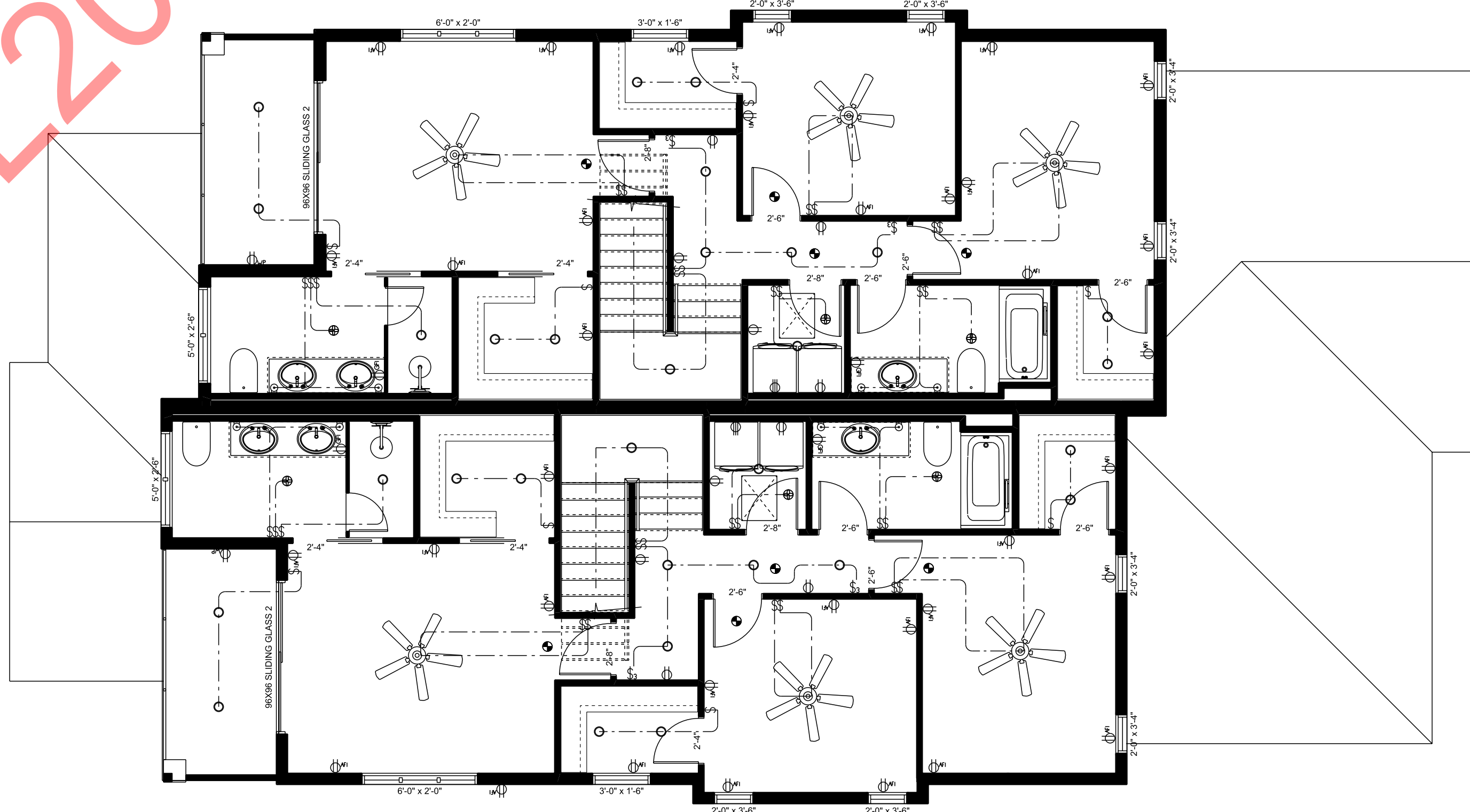
Exterior Elevation (Rear & Left)



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



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

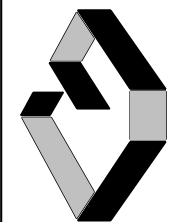


SECOND FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

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.

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PLAN NO.
WP-5631
SLAB
SHEET NO.
E1

GIROUX DESIGN GROUP

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DESIGN BY: AIG DATE: 2024-11-01
DRAWN BY: AIG REVISED: