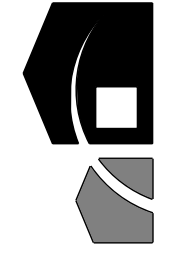


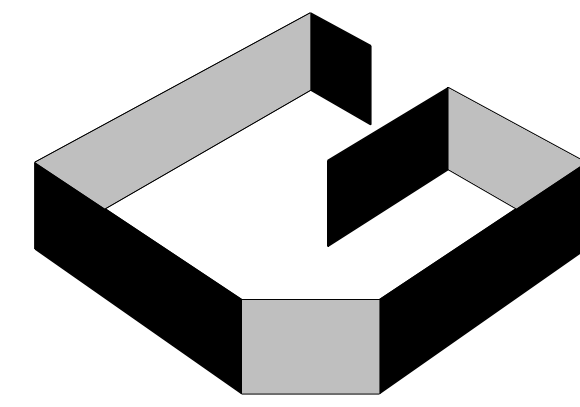
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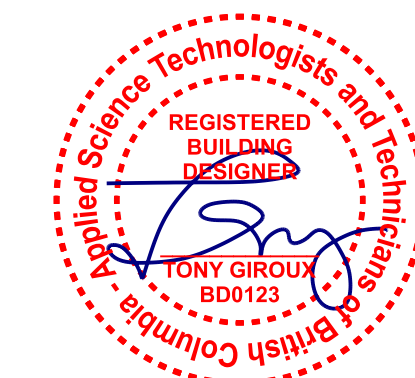
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GORENSTEIN/JOHNSON RESIDENCE



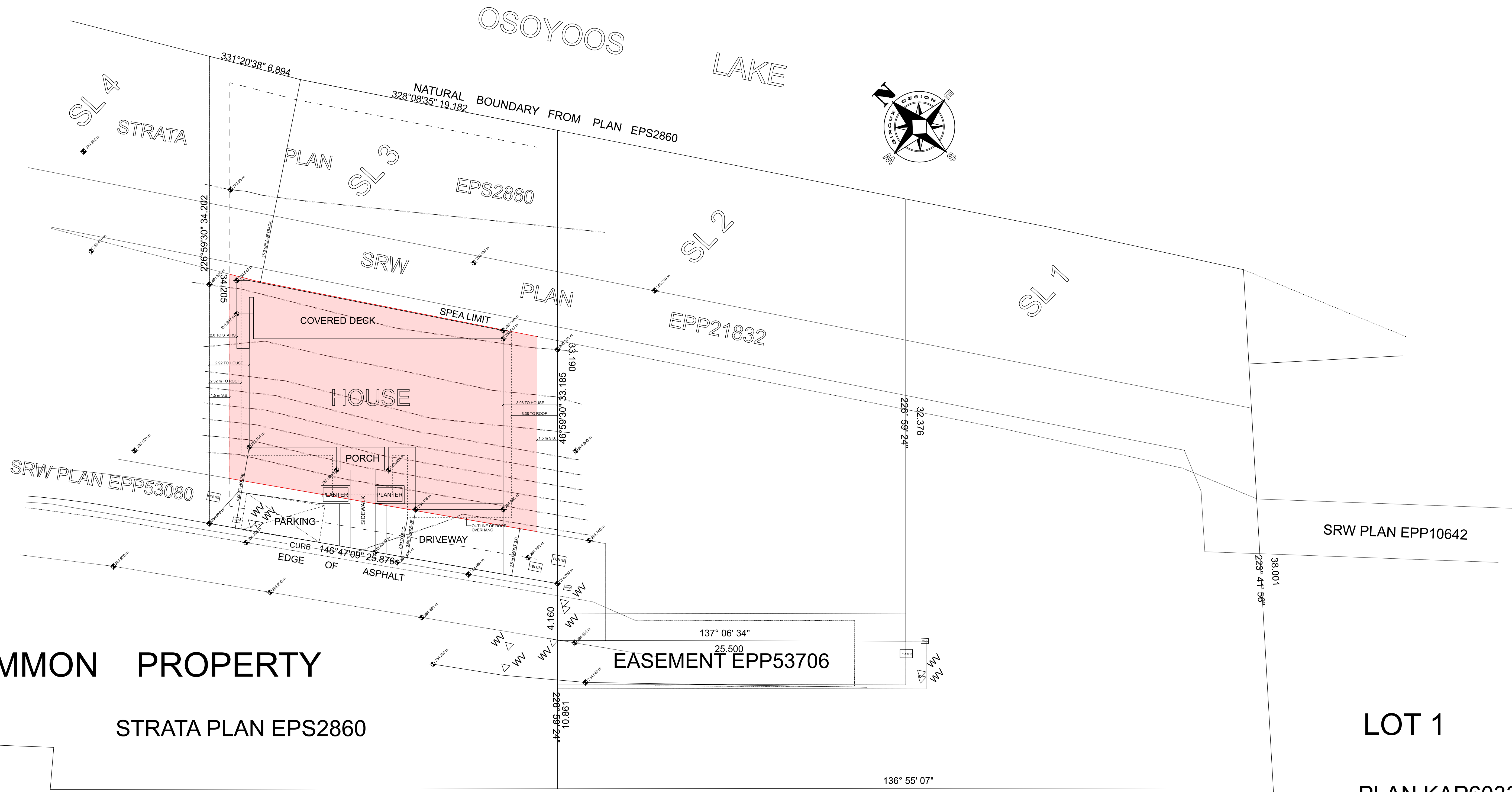
WP-5659

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COMMON PROPERTY

STRATA PLAN EPS2860

LOT 1

PLAN KAP60337

LOT 2

PLAN 6514

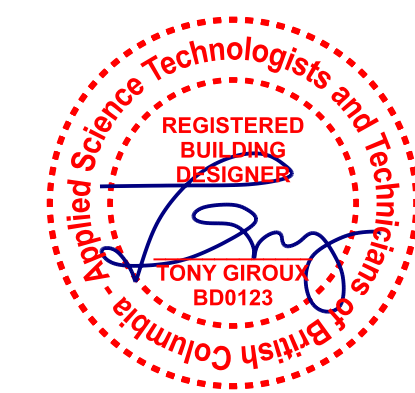
SITE PLAN
SCALE: 1:150

CIVIC ADDRESS: 8401 - 120th AVENUE, OSOYOOS
TOPOGRAPHIC SITE PLAN OF STRATA LOTS 2 AND 3
DL 2450s, SDYD, STRATA PLAN EPS2860.
PIDS: 029-774-098, 029-774-101
LOT AREA: 855.45 m.sq.
PARCEL COVERAGE: 230.55 m.sq. (27%)

CHARGES: COVENANTS KM20300, CA4982376, SRW's CA4982373, CA4982389, CA4982390, CA4982399, CA4982405, CA4982402, CA4982410
EASEMENT: CA4982415

DATE: MARCH 9, 2017
PENDERGRAFT PROFESSIONAL LAND SURVEYING INC.
FILE NO. 1001102 TP7.DWG

ELEVATIONS ARE GEODETIC, DATUM CGVD 28 (HTV2.0)
LOT BOUNDARIES SHOWN ARE DERIVED FROM PLAN EPS2860.



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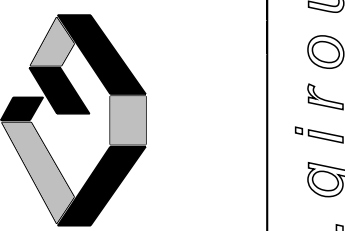
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8401 - 120th AVENUE
OSOYOOS, BC
DESIGN BY: AIG DATE: 2/19/21
DRAWN BY: AJG REVISED:

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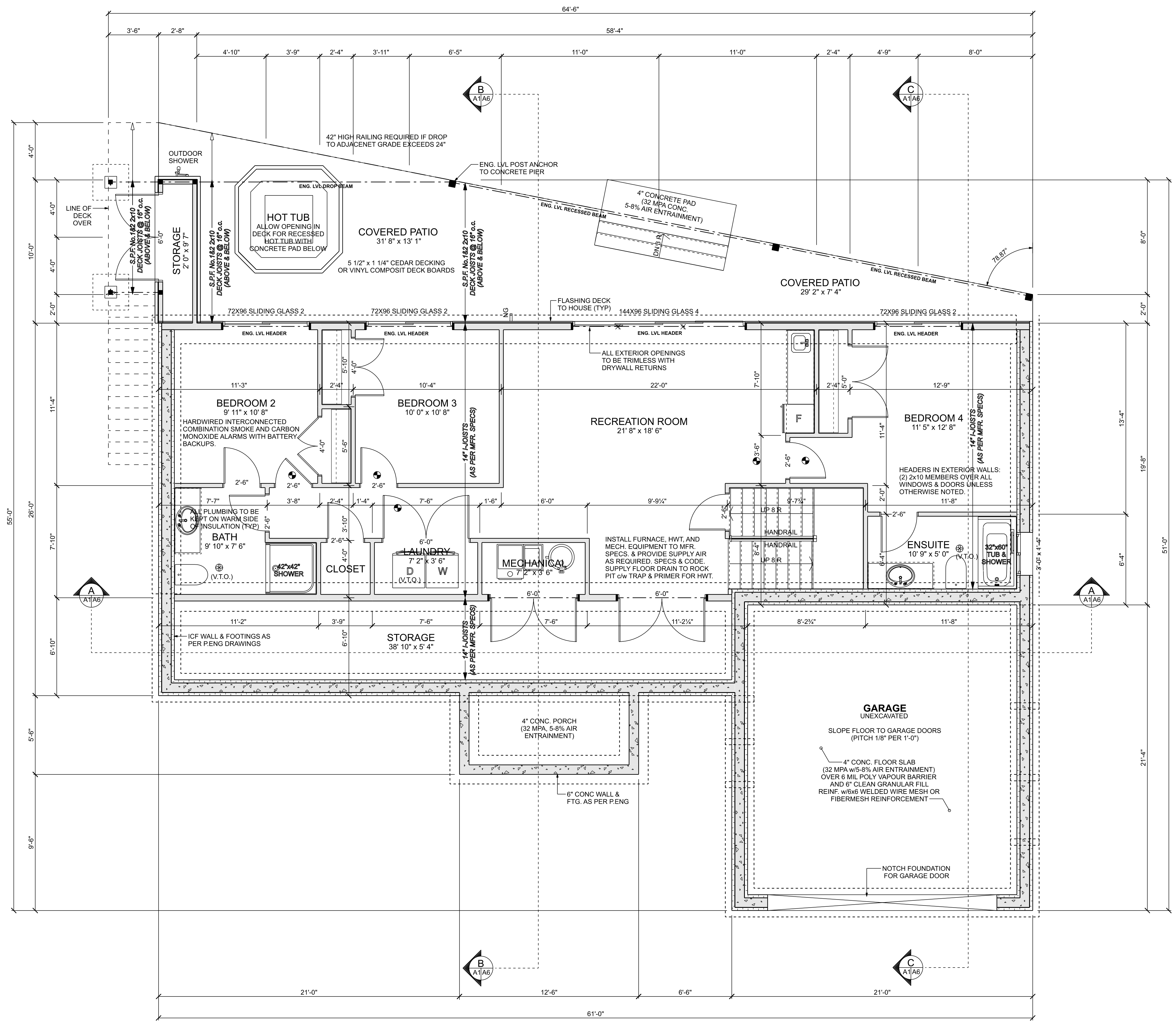
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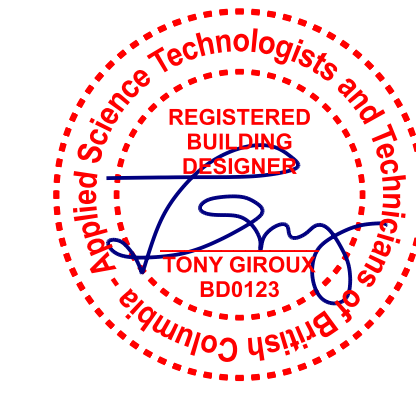
PLAN NO.
WP-5659
SLAB
SHEET NO.
A1

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Site Plan



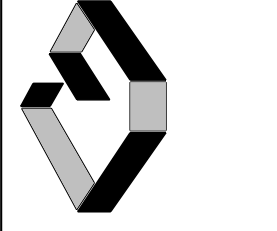
BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 BASEMENT LIVING AREA: 1429.4 sq ft.
 COVERED PATIO AREA (INCLUDING PATIO STORAGE): 486.8 sq ft.
 CRAWLSPACE AREA: 0.0 sq ft.



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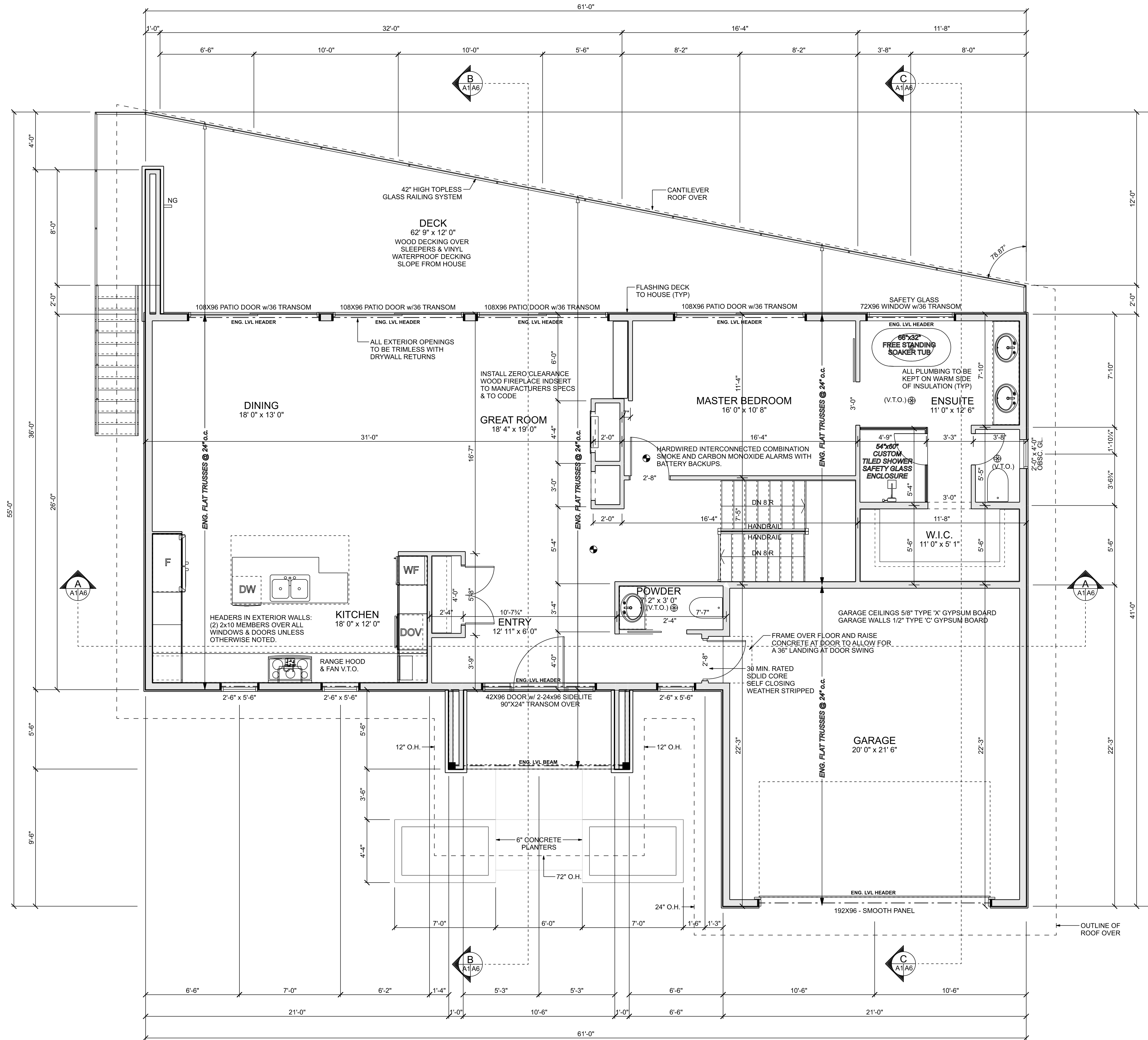


PLAN NO.
WP-5659
 SLAB
 SHEET NO.
A2

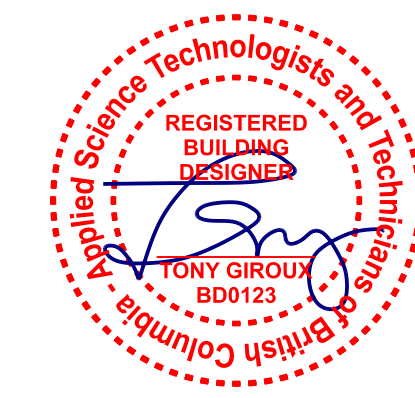
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 8401 - 120th AVENUE
 OSOYOOS, BC
 DESIGN BY: AJG DATE: 2/19/21
 DRAWN BY: AJG REVISED:



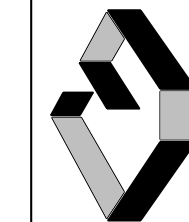
MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 MAIN FLOOR LIVING AREA: 0.0 sq ft.
 GARAGE AREA: 0.0 sq ft.
 DECK AREA: 0.0 sq ft.



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A3

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GORENSTEIN/JOHNSON RESIDENCE
 8401 - 120th AVENUE
 OSOYOOS, BC
 DESIGN BY: AIG
 DRAWN BY: AIG
 DATE: 2/19/21
 REVISED:

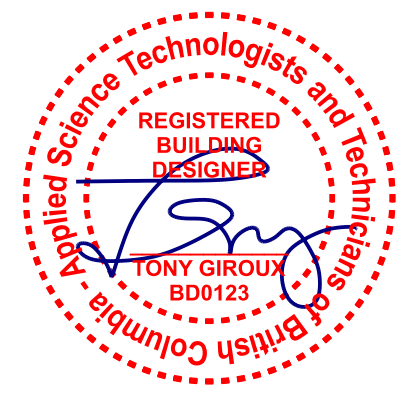
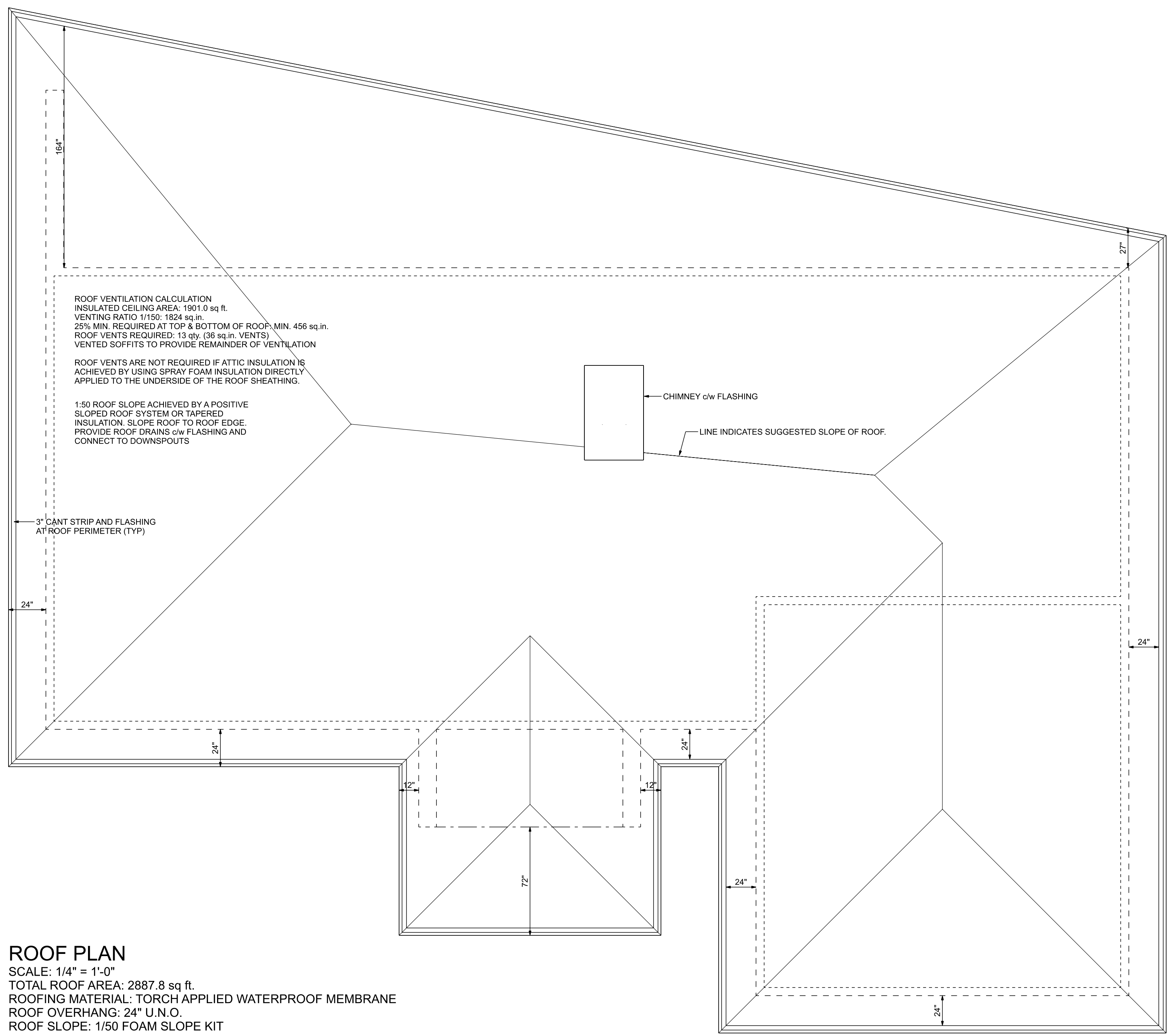
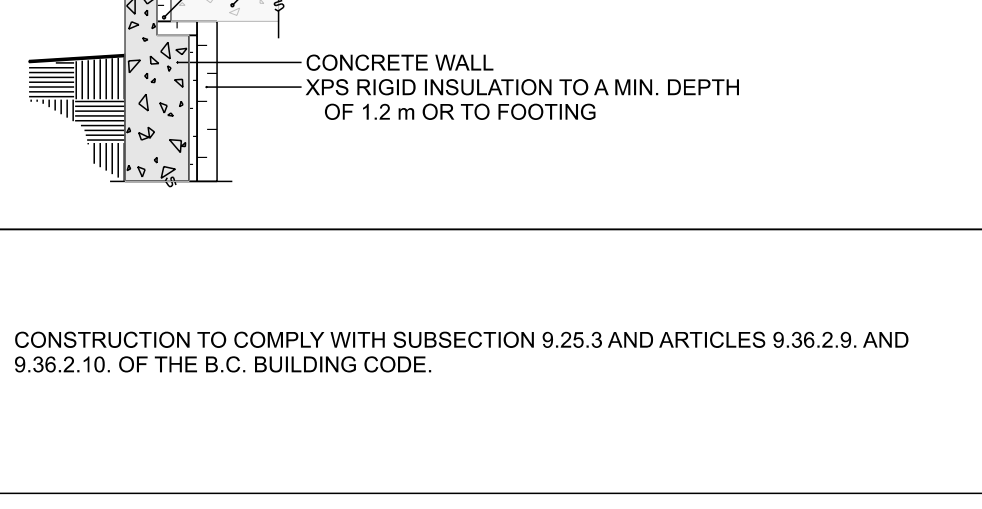
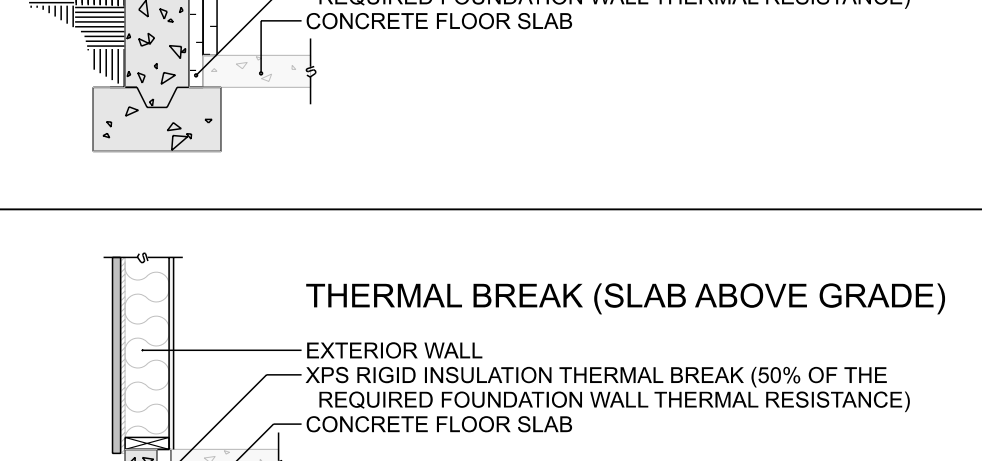
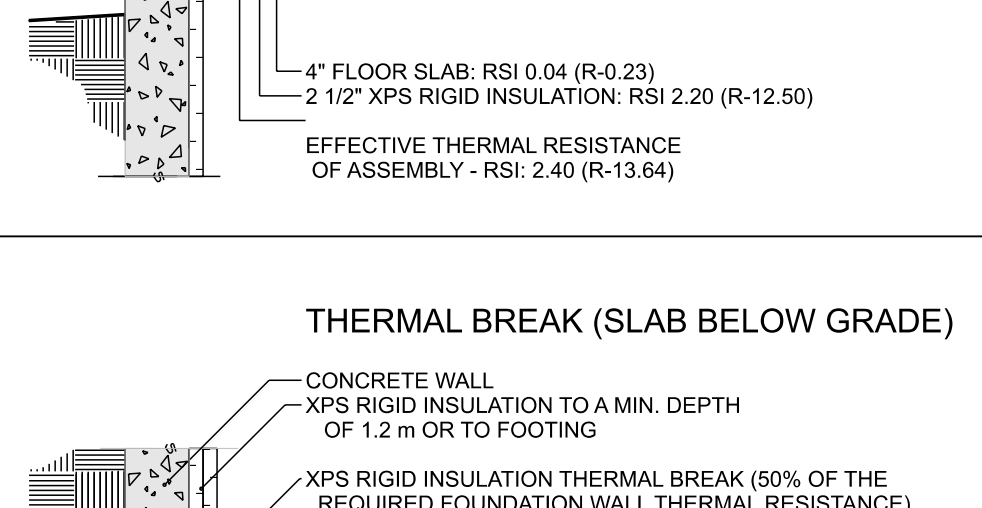
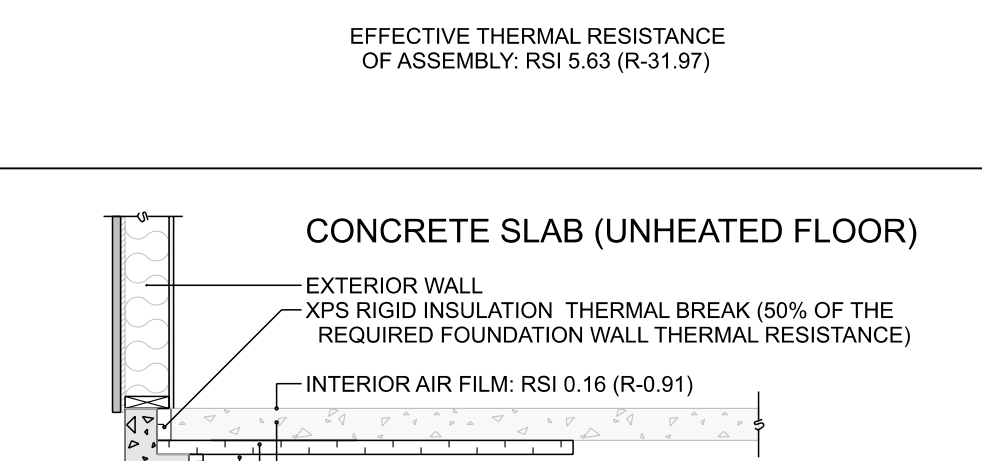
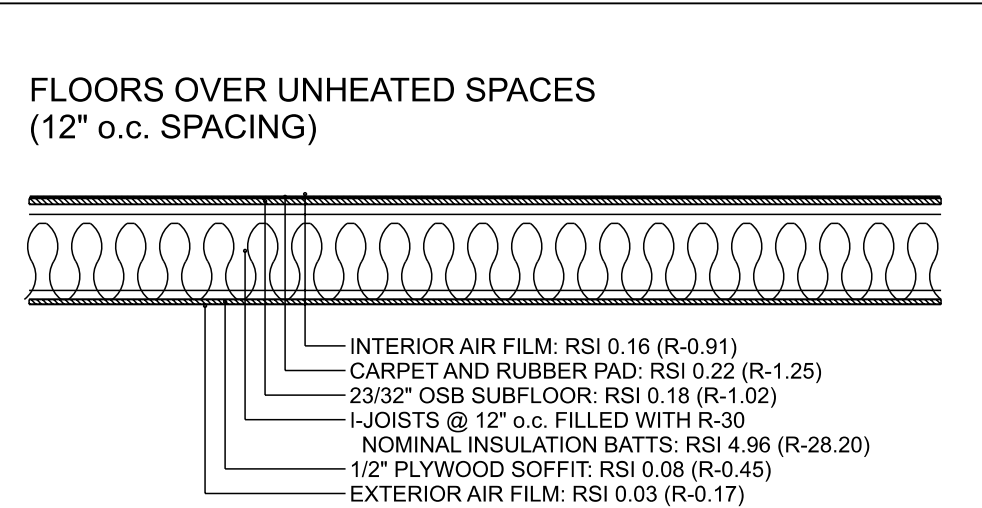
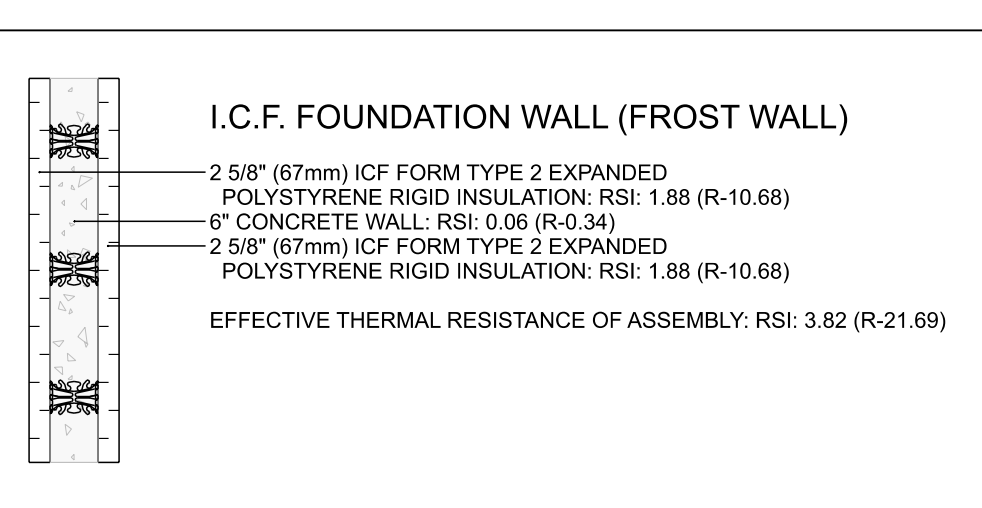
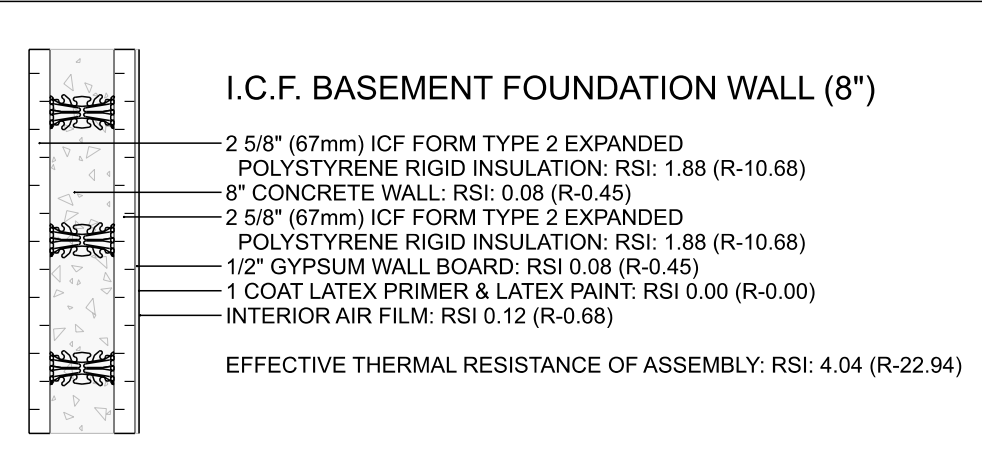
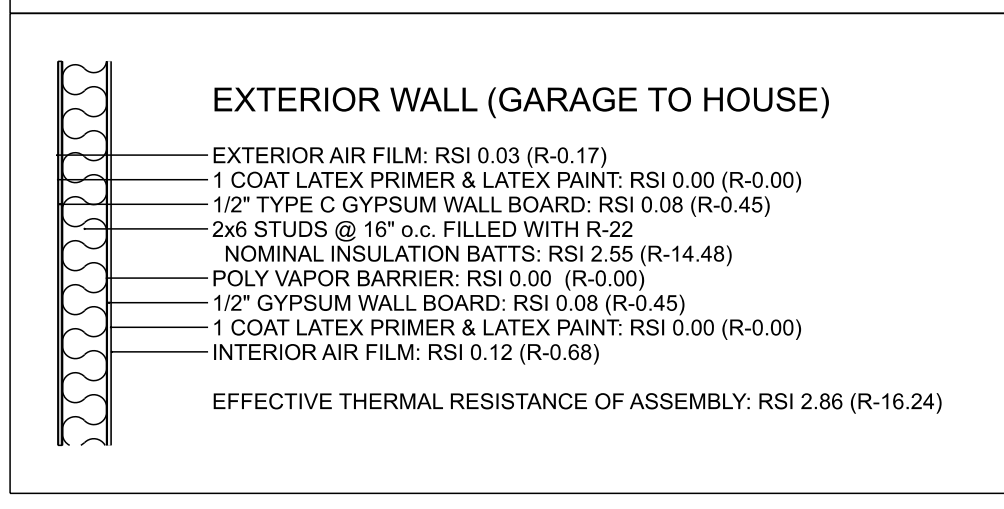
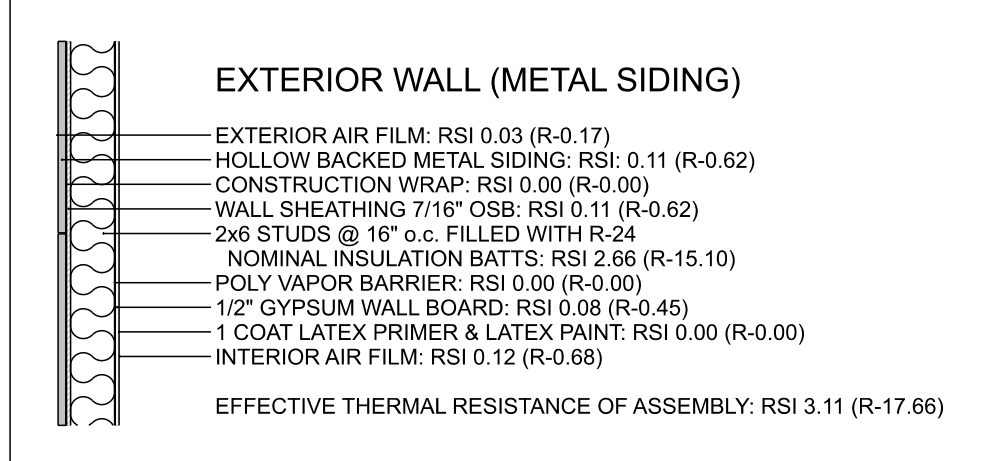
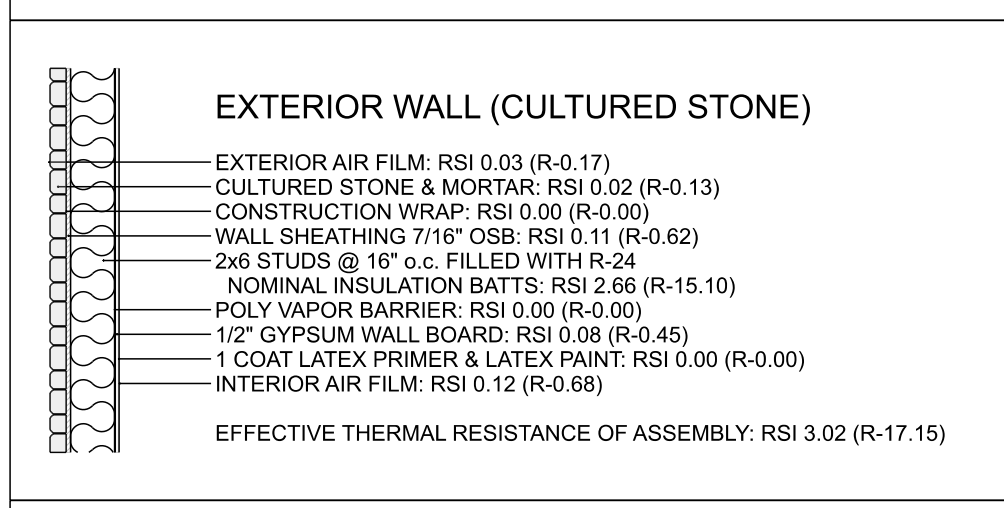
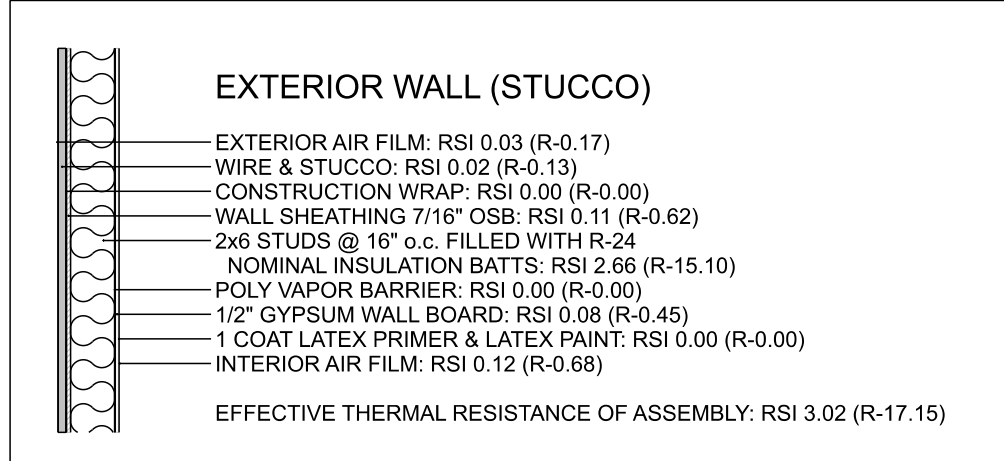
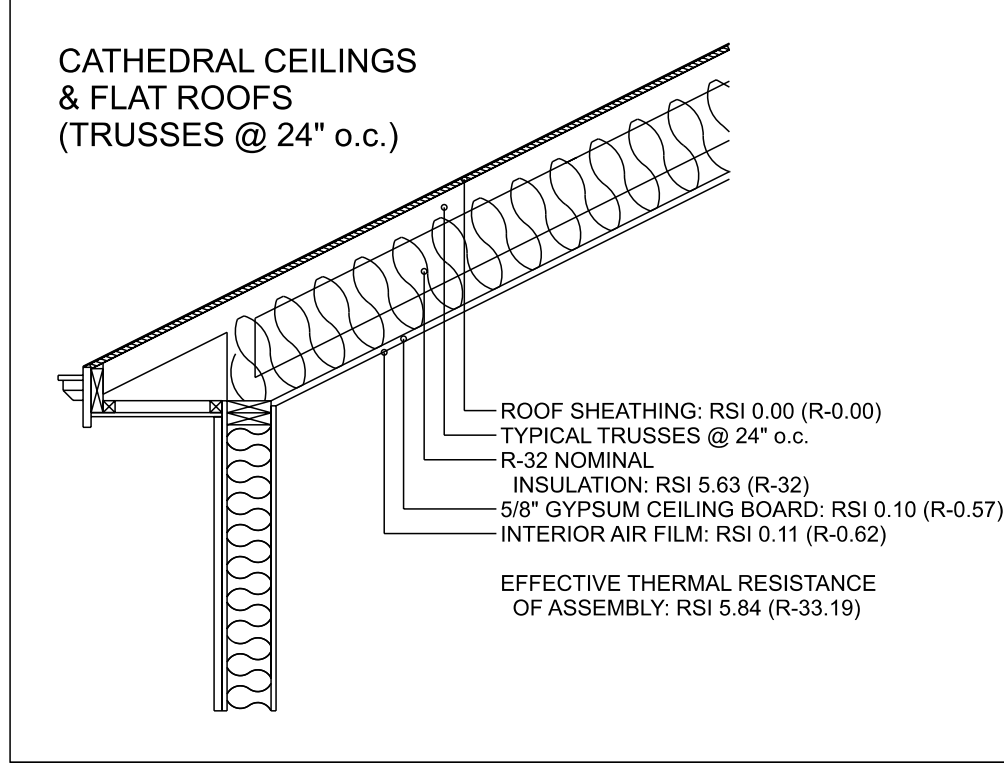
EFFECTIVE THERMAL RESISTANCE OF ASSEMBLIES

| ZONE 5 (3000 to 3999 HEATING DEGREE DAYS) WITH A HEAT RECOVERY UNIT | RSI | R-VALUE |
|---|-------------|---------|
| CEILING BELOW ATTICS | 6.91 | 39.24 |
| CATHEDRAL CEILINGS AND FLAT ROOFS | 4.67 | 26.52 |
| WALLS | 2.97 | 16.97 |
| WALLS BETWEEN GARAGE & HOUSE | 2.81 | 15.96 |
| FLOORS OVER UNHEATED SPACES | 4.67 | 26.52 |
| FOUNDATION WALL | 2.88 | 16.92 |
| UNHEATED FLOORS BELOW FROST LINE | UNINSULATED | |
| UNHEATED FLOORS ABOVE FROST LINE | 1.96 | 11.13 |
| HEATED FLOORS | 2.32 | 13.17 |
| SLABS-ON-GRADE WITH AN INTEGRAL FOOTING | 1.96 | 11.13 |

FENESTRATION

| WINDOWS AND DOORS | MAXIMUM U-VALUE | MAXIMUM U-VALUE |
|--------------------|-----------------|-----------------|
| MIN. ENERGY RATING | 1.80 | 0.56 |
| SKYLIGHT | 2.90 | 0.34 |

HEAT RECOVERY VENTILATION SYSTEM (HRV) SHALL CONFORM TO THE REQUIREMENTS IN BCBC 9.36.3.3.



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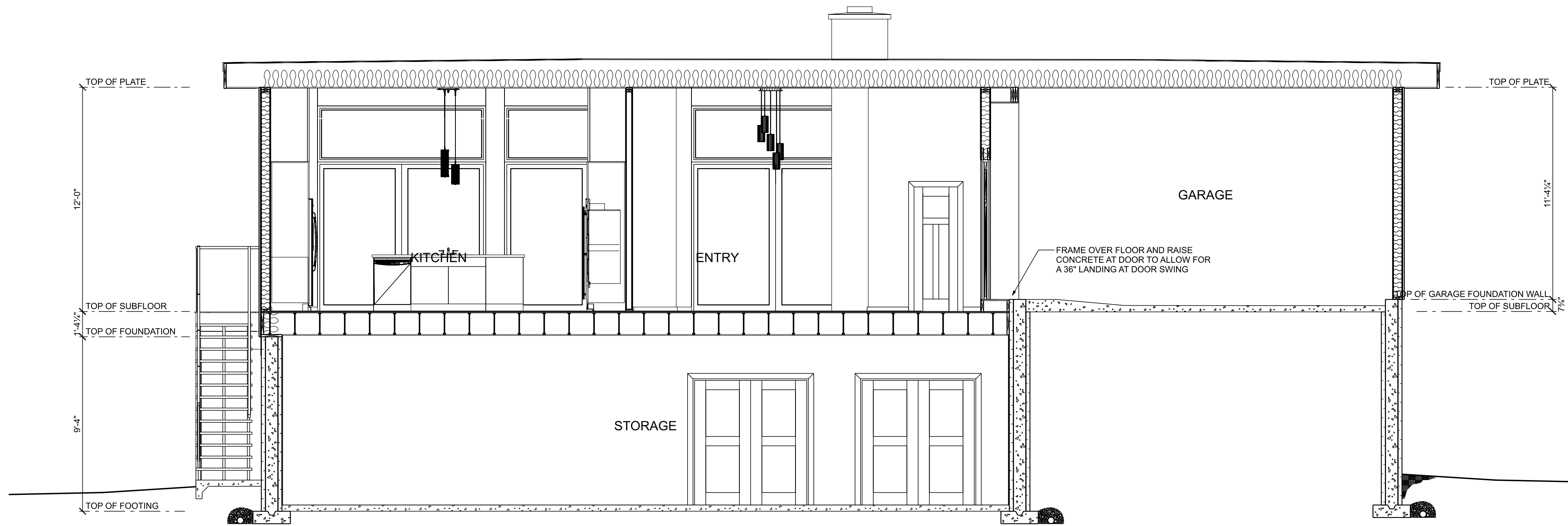
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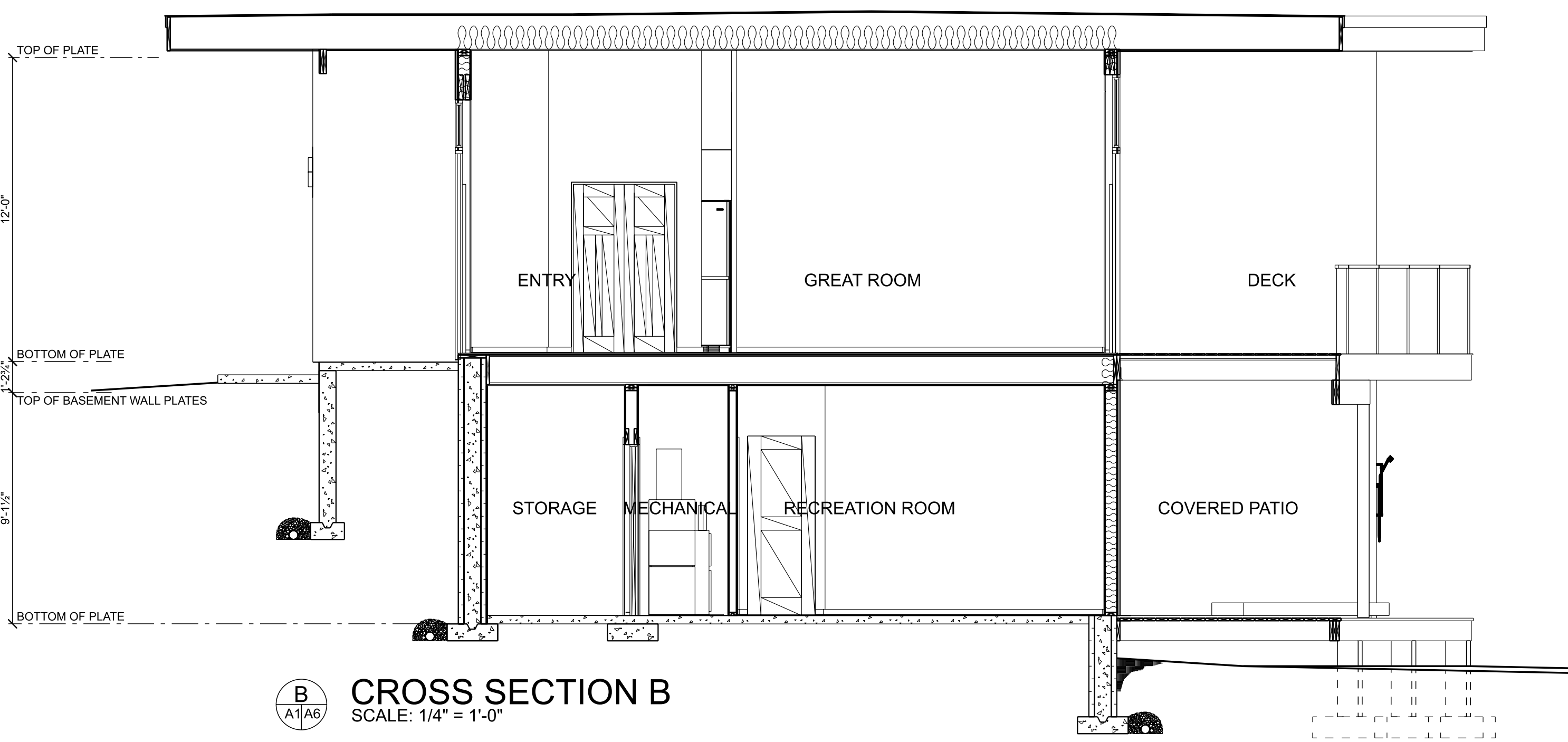
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SLAB
SHEET NO. **A4**

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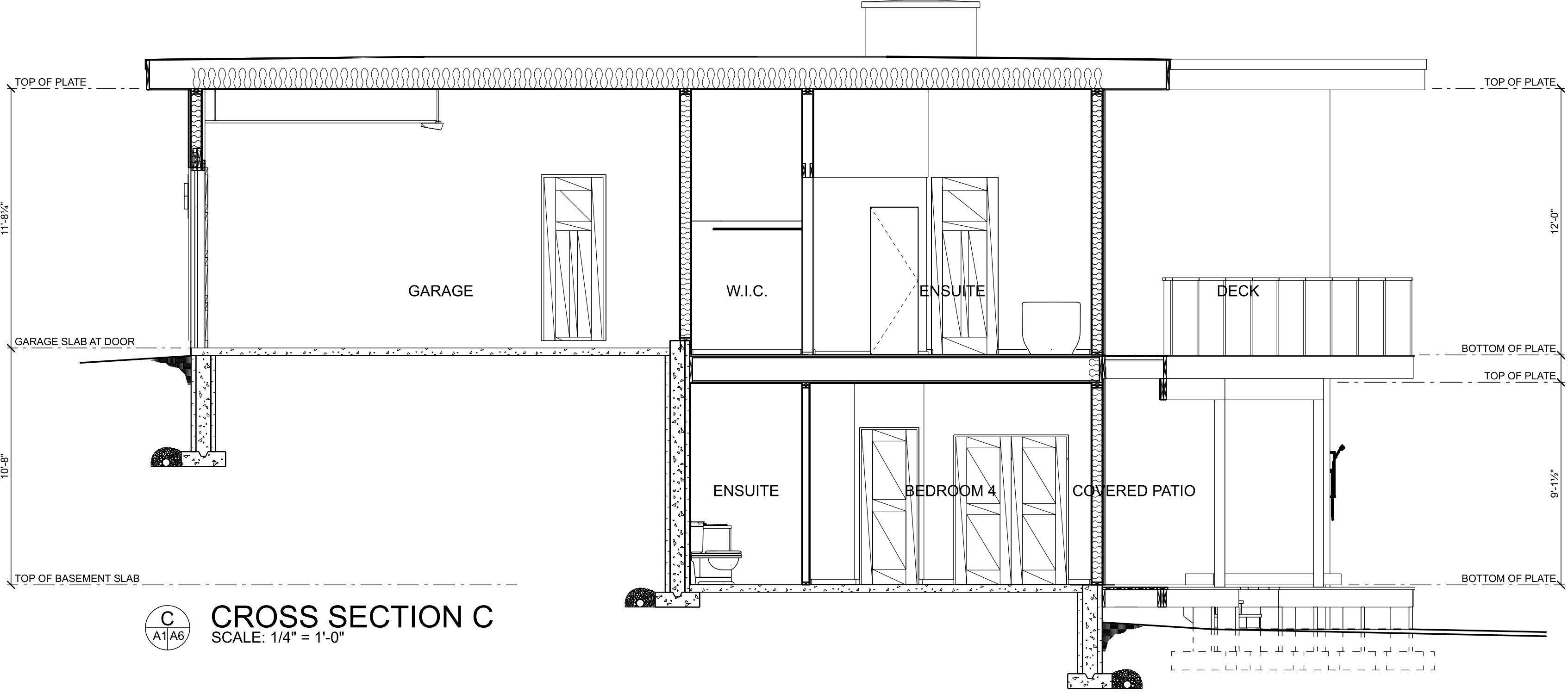
Roof Plan



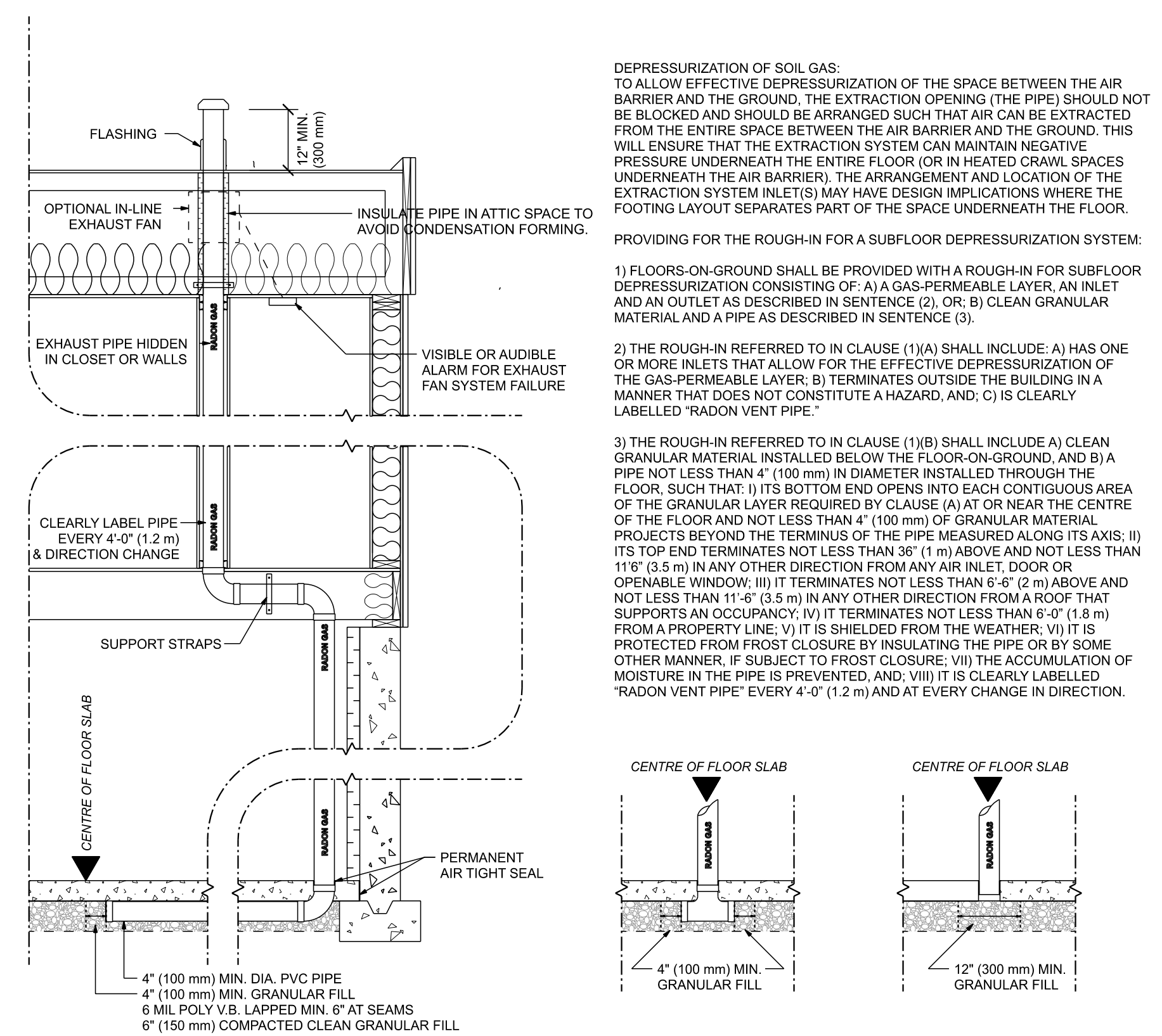
A CROSS SECTION A
SCALE: 1/4" = 1'-0"



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



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



SOIL GAS DEPRESSURIZATION DETAIL

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 | 560 Pa |
| MINIMUM NEGATIVE DESIGN PRESSURE | -560 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 RESPONSIBILITY TO CONFIRM THESE CALCULATIONS AND ENSURE THAT WINDOWS AND DOORS CONFORM TO THESE REQUIREMENTS. CUSTOM DOORS ARE PERMITTED TO BE EXEMPT FROM THESE REQUIREMENTS 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 upward 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 1011.9, 2/A440-11 (NAFS-1) AND CSA A440.51-17 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 A440.51-17 to confirm your calculations. Consult with a lawyer, accountant, and insurance professional before making any decisions.

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:

- 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).
- 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".
- 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" (910 mm) 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'-0" (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.

GORENSTEIN/JOHNSON RESIDENCE
8401 - 120th AVENUE
OSOYOOS, BC
DESIGN BY: AIG DATE: 2/19/21
DRAWN BY: AIG REVISED:

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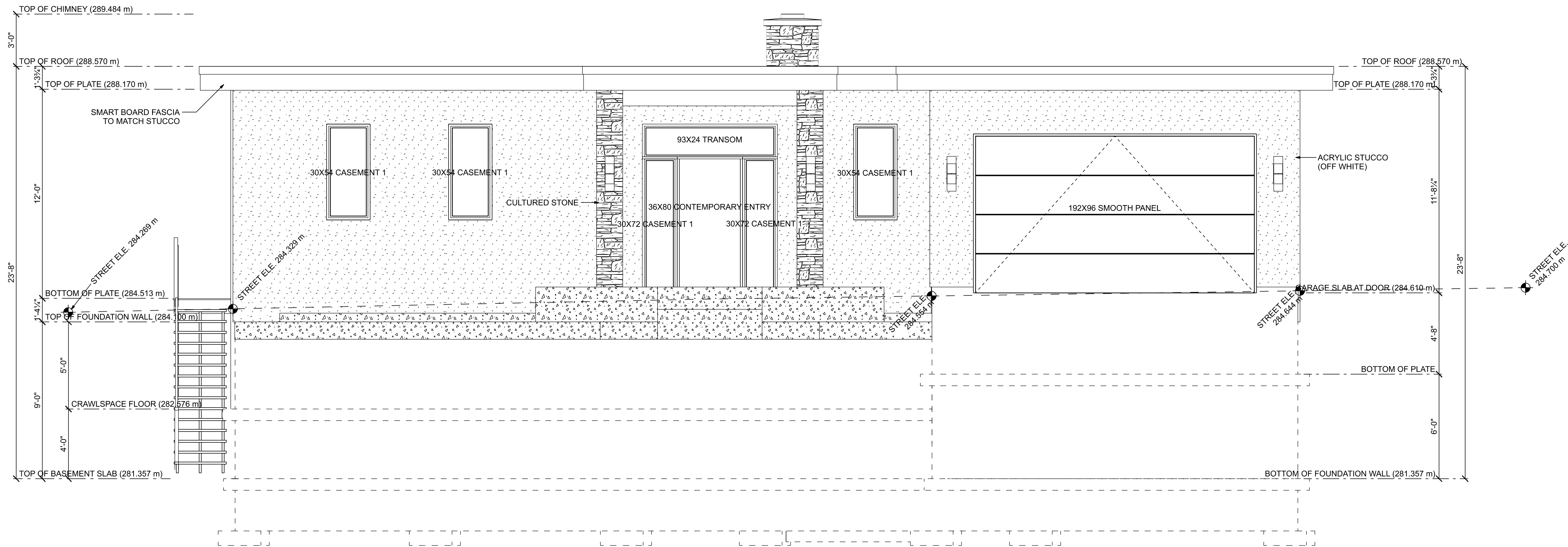


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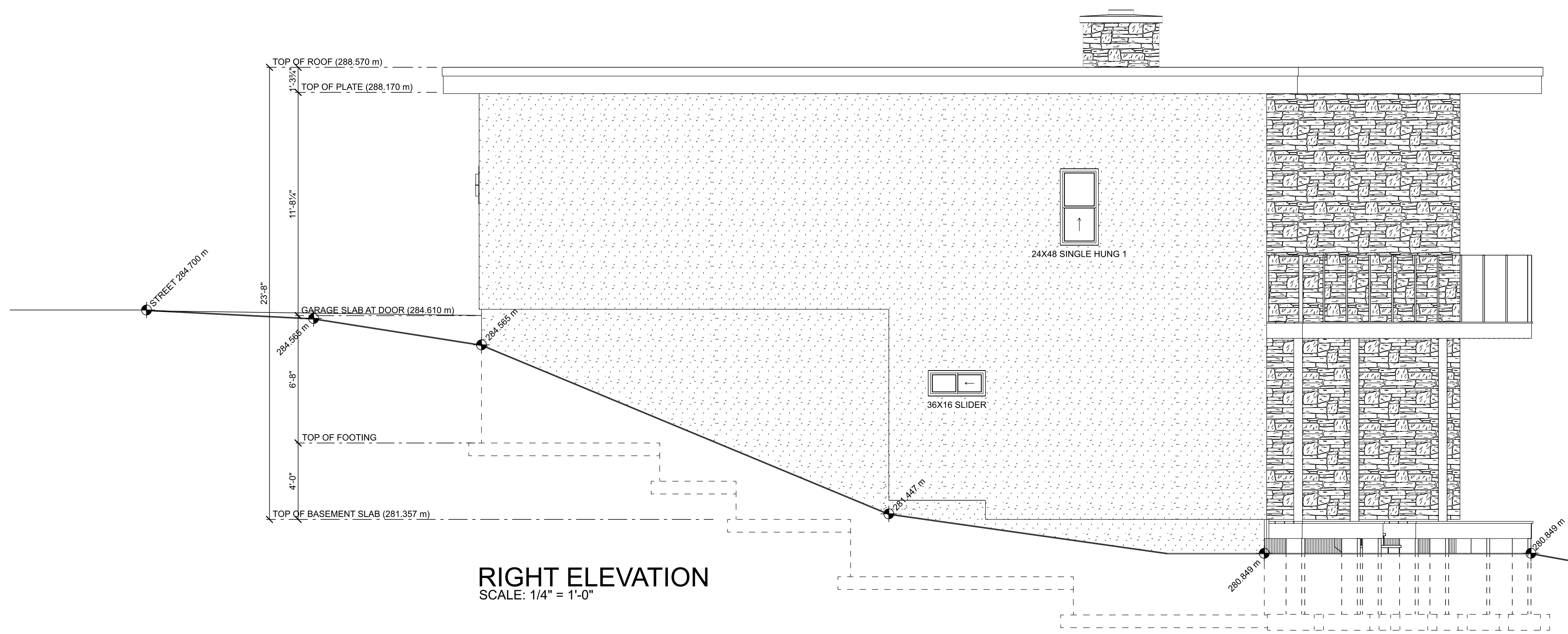
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Girox Design Group Inc.
phone: 250.276.4373 e-mail: contact@grouxdesigngroup.com
web: www.grouxdesigngroup.com

PLAN NO. **WP-5659**
SLAB
SHEET NO. **A6**



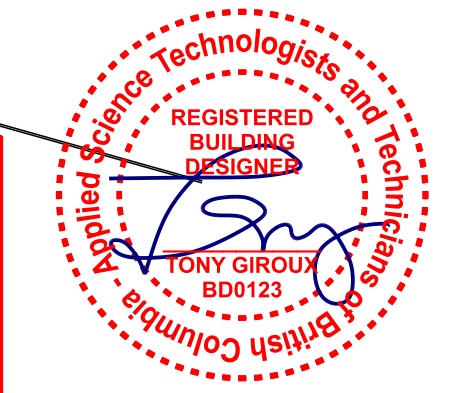
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

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THESE CONSTRUCTION DOCUMENTS
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GORENSTEIN/JOHNSON RESIDENCE
8401 - 120th AVENUE
OSOYOOS, BC

DESIGN BY: AIG DATE: 2/19/21
DRAWN BY: AIG REVISED:

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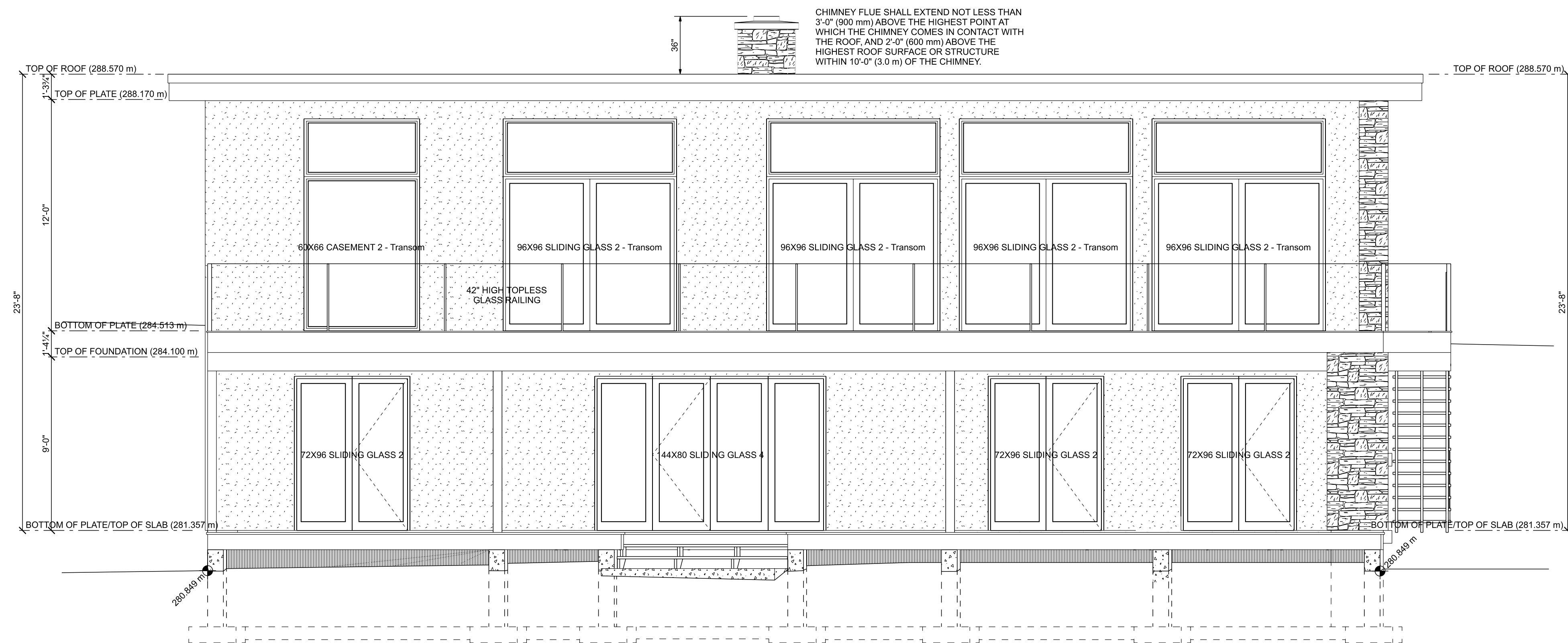
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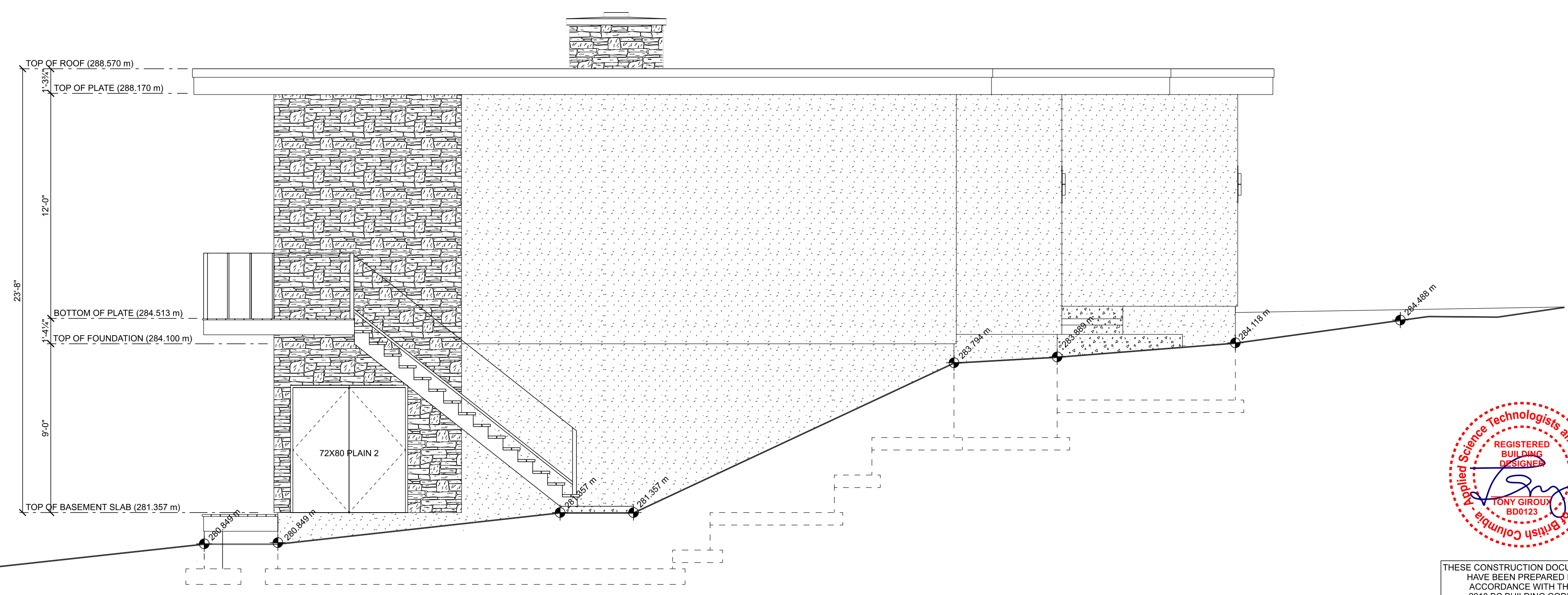
PLAN NO.
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SLAB
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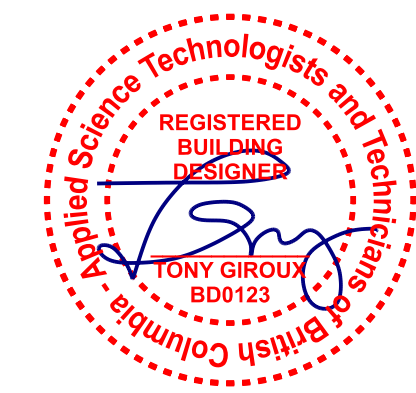
Exterior Elevations (Front & Right)



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



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



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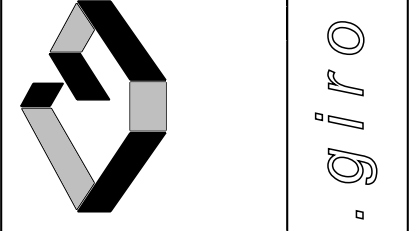
GORENSTEIN/JOHNSON RESIDENCE
8401 - 120th AVENUE
OSOYOOS, BC

DESIGN BY: AIG DATE: 2/19/21
DRAWN BY: AIG REVISED:

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PLAN NO.
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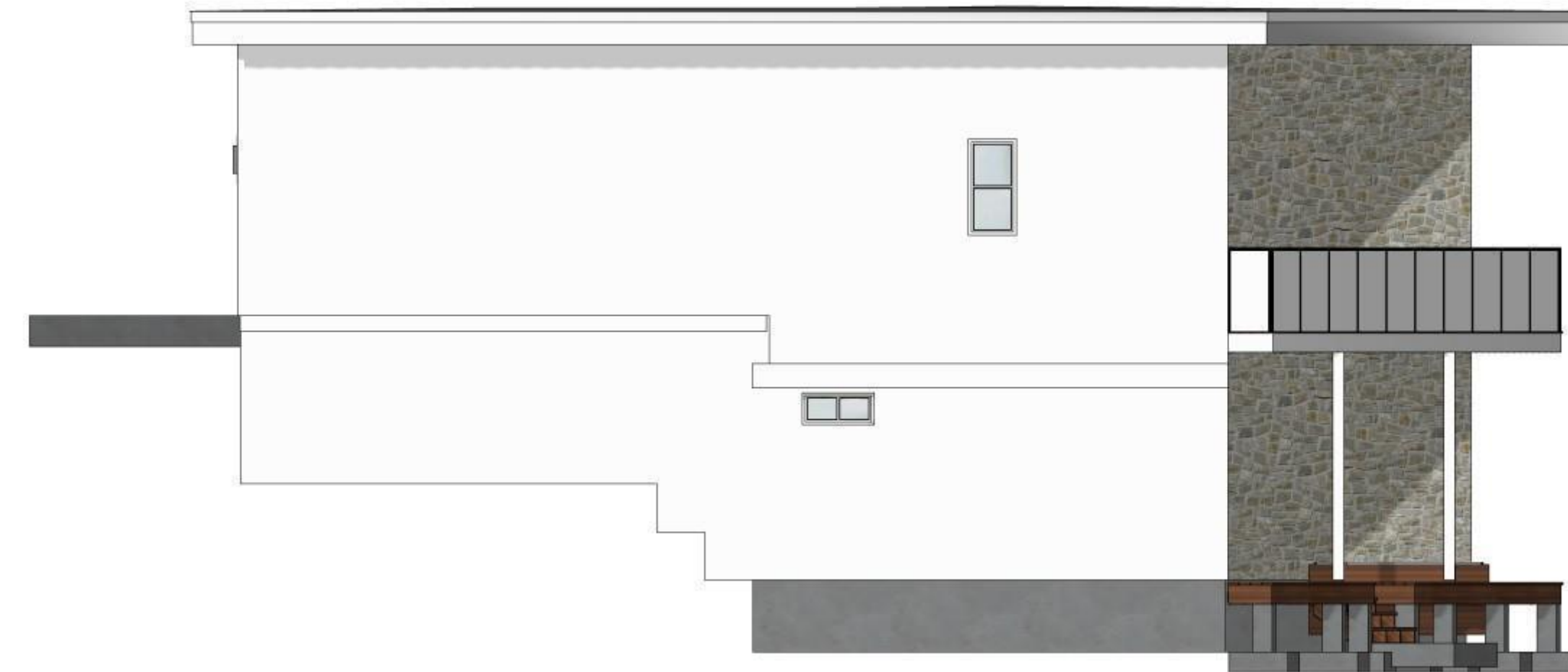
SHEET NO.
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Exterior Elevations (Rear & Left)



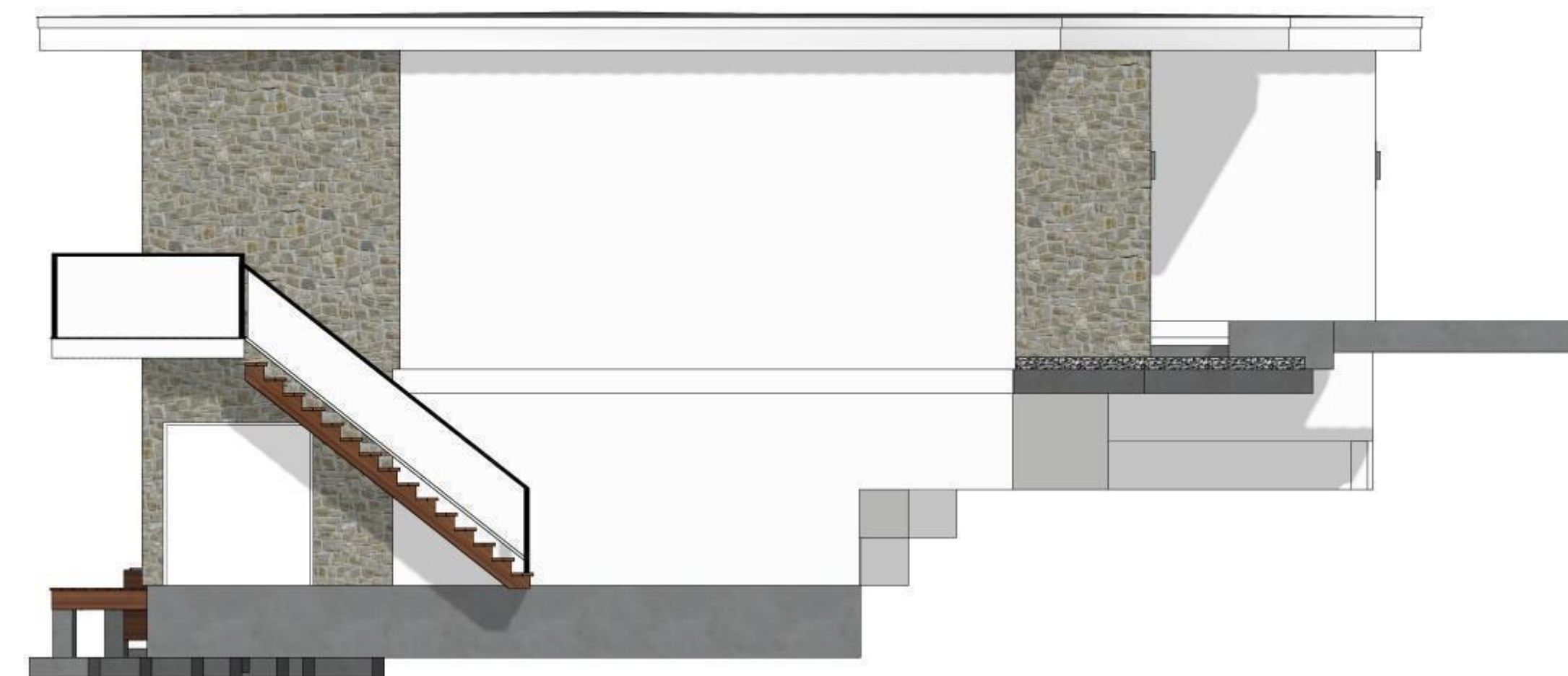
WEST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"

GORENSTEIN/JOHNSON RESIDENCE
8401 - 120th AVENUE
OSOYOOS, BC

DESIGN BY: AJG DATE: 2/19/21
DRAWN BY: AJG REVISED:

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PLAN NO.
WP-5659
SLAB
SHEET NO.
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GORENSTEIN/JOHNSON RESIDENCE
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 OSOYOOS, BC
 DESIGN BY: AIG | DATE: 2/19/21
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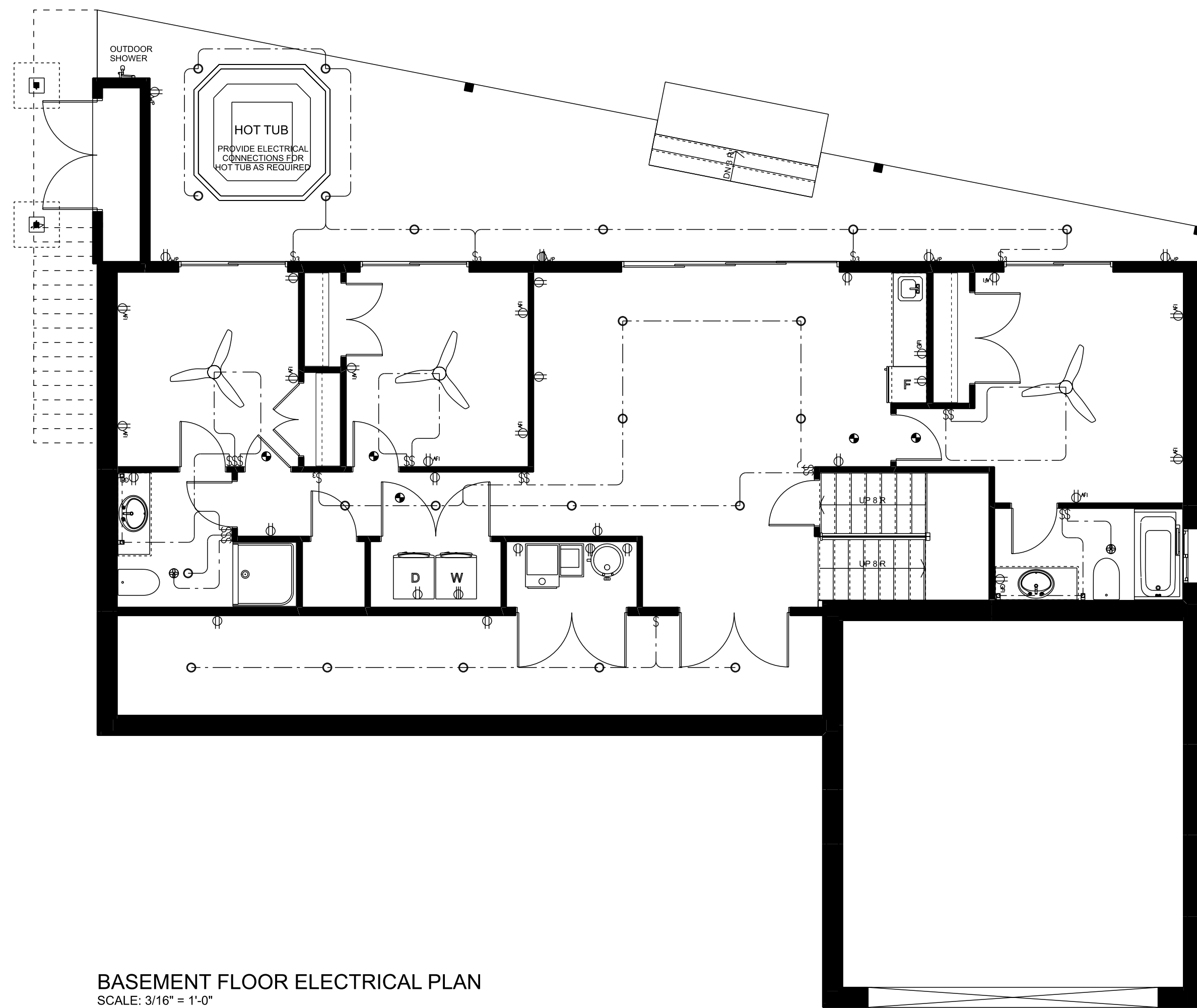
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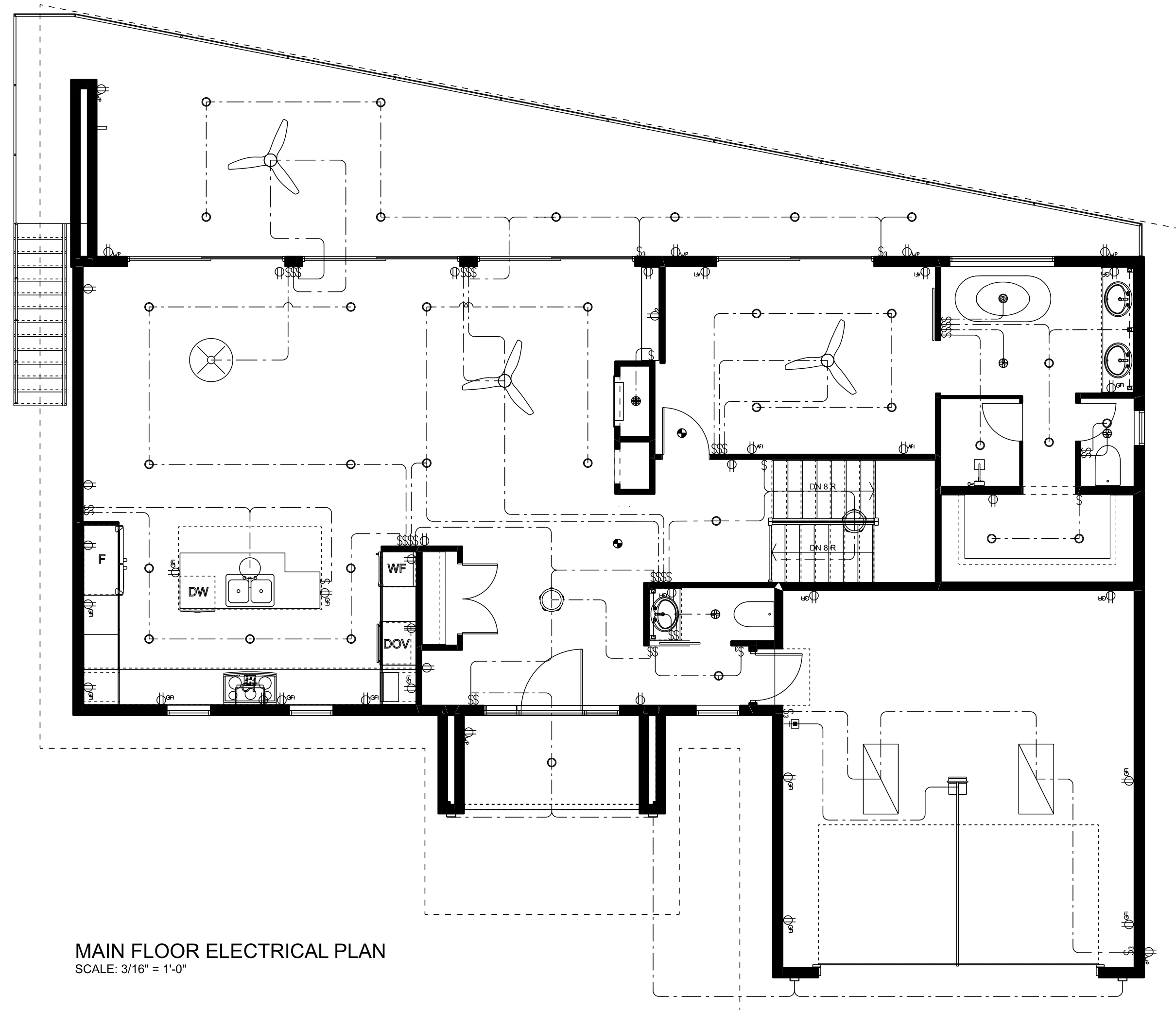
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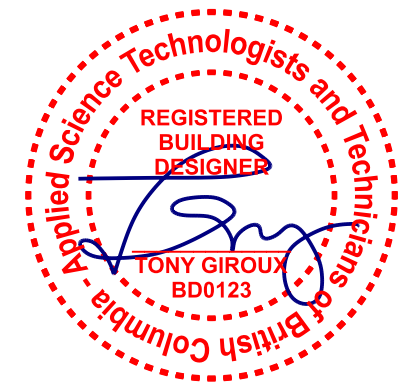
Renderings



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



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



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| ELECTRICAL LEGEND | | |
|--------------------------------|-------|----------|
| ELECTRICAL | COUNT | SYMBOL |
| LED Light 2 x 4 | 2 | [Symbol] |
| Blower | 1 | [Symbol] |
| Ceiling Fan-Triple Blade | 6 | [Symbol] |
| Chandelier-Contemporary | 2 | [Symbol] |
| Chandelier-Large Dome | 1 | [Symbol] |
| Garage Door Opener with Track | 1 | [Symbol] |
| LED Light | 57 | [Symbol] |
| Outlet 220V | 1 | [Symbol] |
| Outlet AFI | 16 | [Symbol] |
| Outlet GFI | 20 | [Symbol] |
| Outlet Weatherproof | 12 | [Symbol] |
| Outlet-Double | 1 | [Symbol] |
| Outlet-Dryer 220V | 1 | [Symbol] |
| Outlet-Single | 25 | [Symbol] |
| Outlet-Stove 220V | 2 | [Symbol] |
| Exterior Wall Light-Kieba | 4 | [Symbol] |
| Push Button | 1 | [Symbol] |
| Switch-Quad | 3 | [Symbol] |
| Switch 3 Way-Single | 10 | [Symbol] |
| Switch-Double | 10 | [Symbol] |
| Switch-Single | 5 | [Symbol] |
| Switch-Triple | 5 | [Symbol] |
| Wall Sconce | 9 | [Symbol] |
| CO Smoke Detector | 7 | [Symbol] |
| Ceiling Exhaust Fan | 5 | [Symbol] |
| Pendant-3 Light Kitchen Island | 1 | [Symbol] |

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.

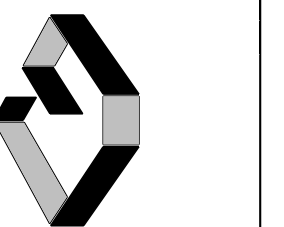
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DESIGN BY: AIG DATE: 2/19/21
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