

75 BLACKTAIL ROAD, OSOYOOS, BC, CANADA

TYPE V3 (METAL FRAME, NON-RATED)

VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL

ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION

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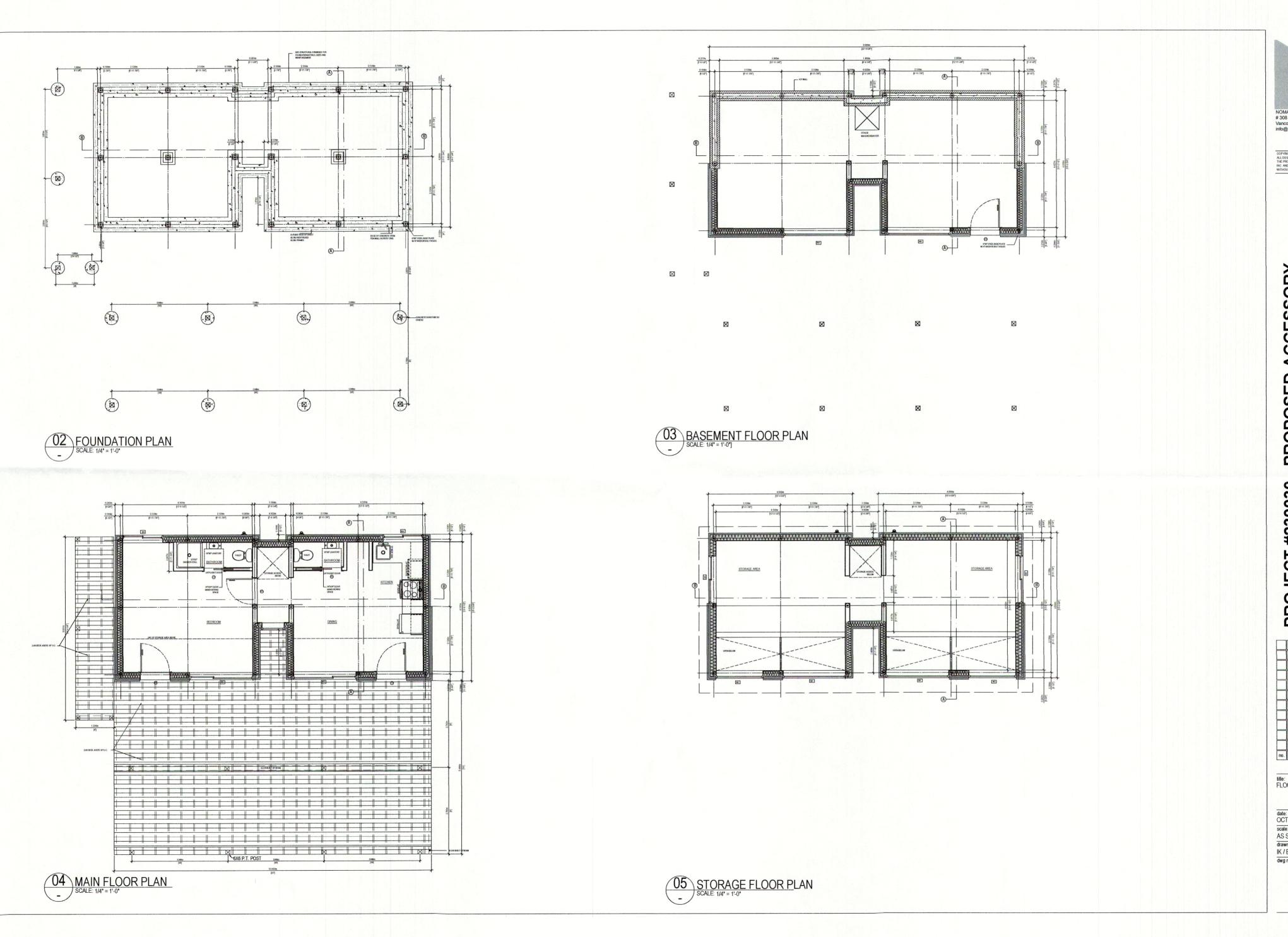
OR S Ö PROJECT #230030 - PROP DWELLING UNIT (ADU)

title: SITE PLAN

date: OCT. 12, 2023

AS SHOWN IK / BGA / KG+Partners

dwg no.



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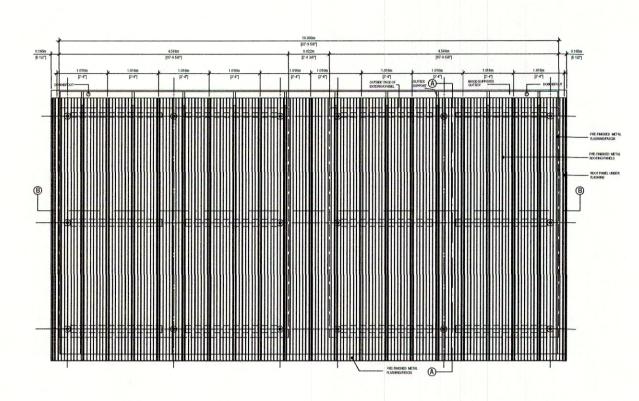
ACCESSORY PROJECT #230030 - PROPOSED DWELLING UNIT (ADU)

no. date revision

title: FLOOR PLANS

date: OCT. 12, 2023 scale: AS SHOWN

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

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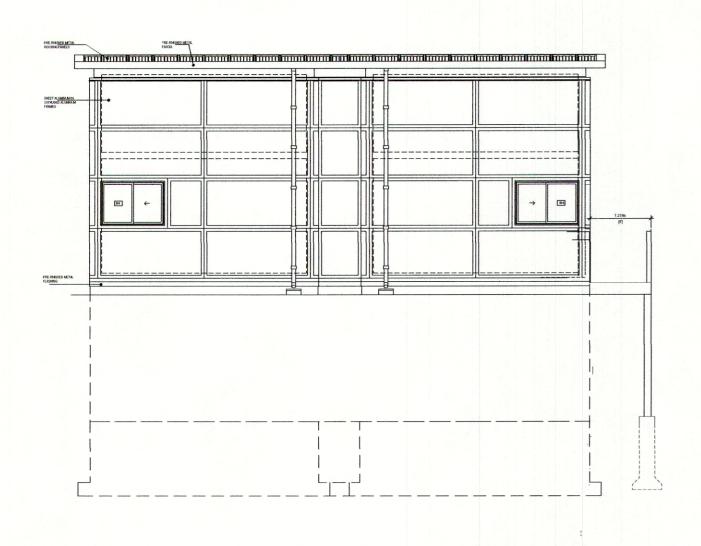
PROJECT #230030 - PROPOSED ACCESSORY DWELLING UNIT (ADU)

no.	date	revision

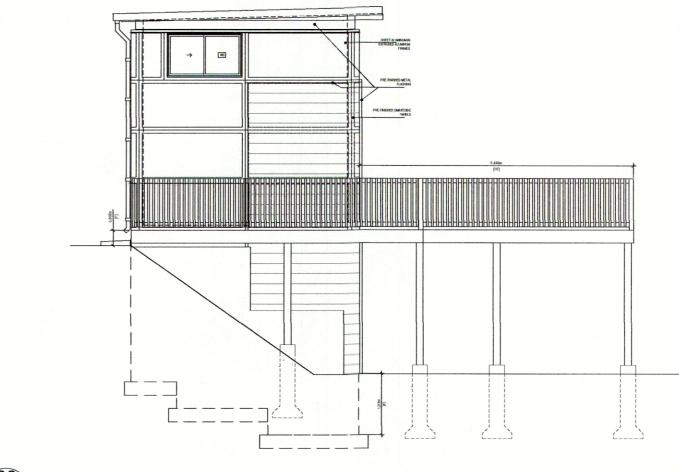
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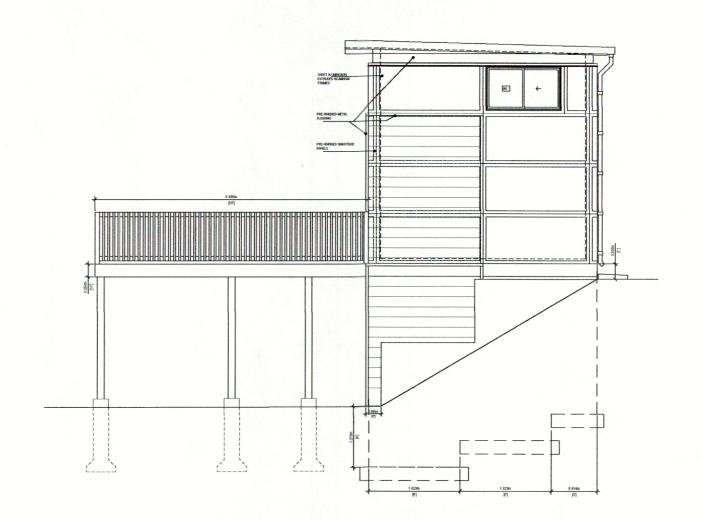






08 LEFT ELEVATION

SCALE: 1/4\* = 1'-0\*



RIGHT ELEVATION
SCALE: 1/4\* = 1'-0\*

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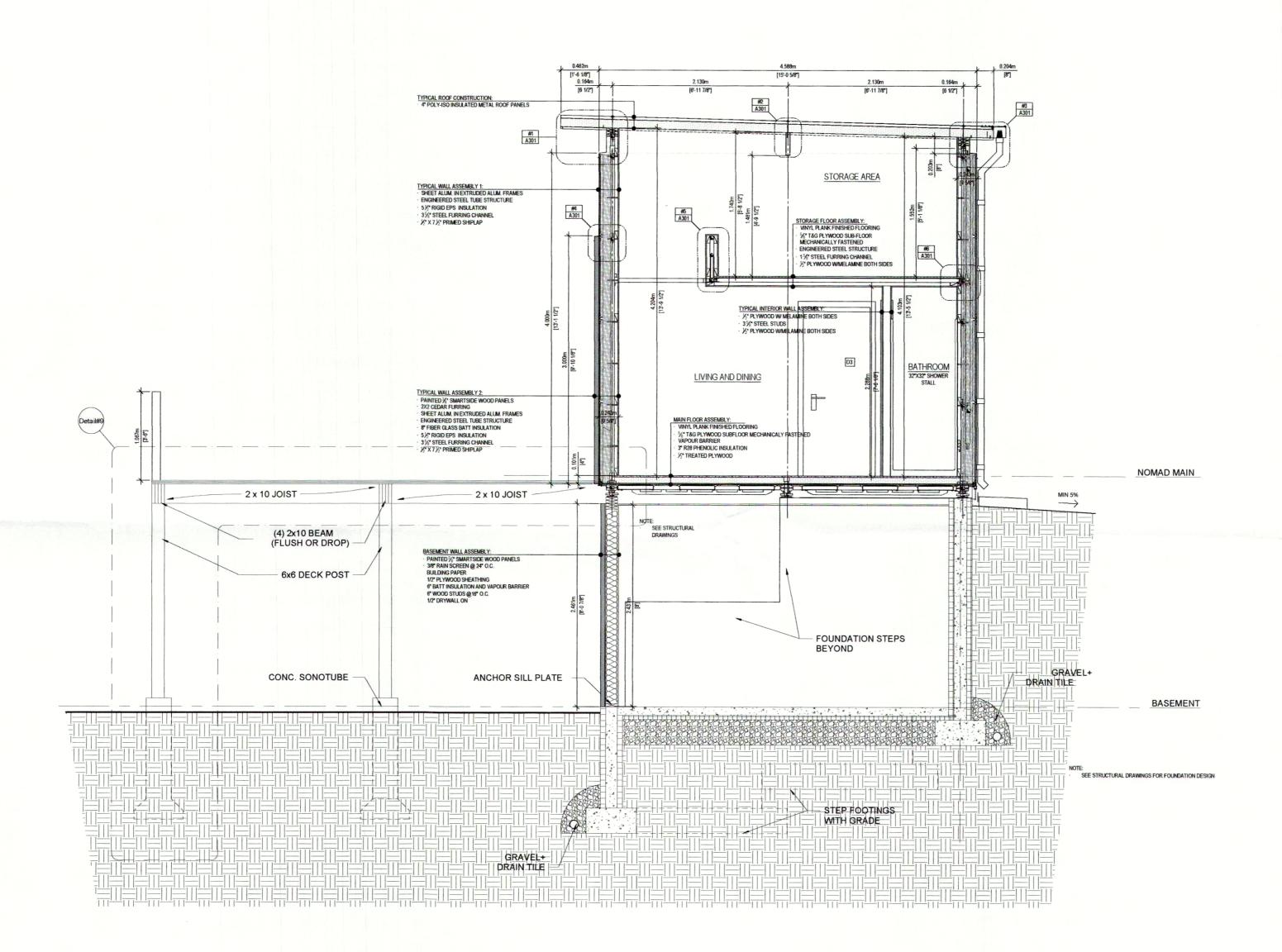
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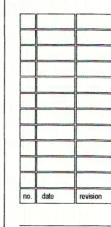
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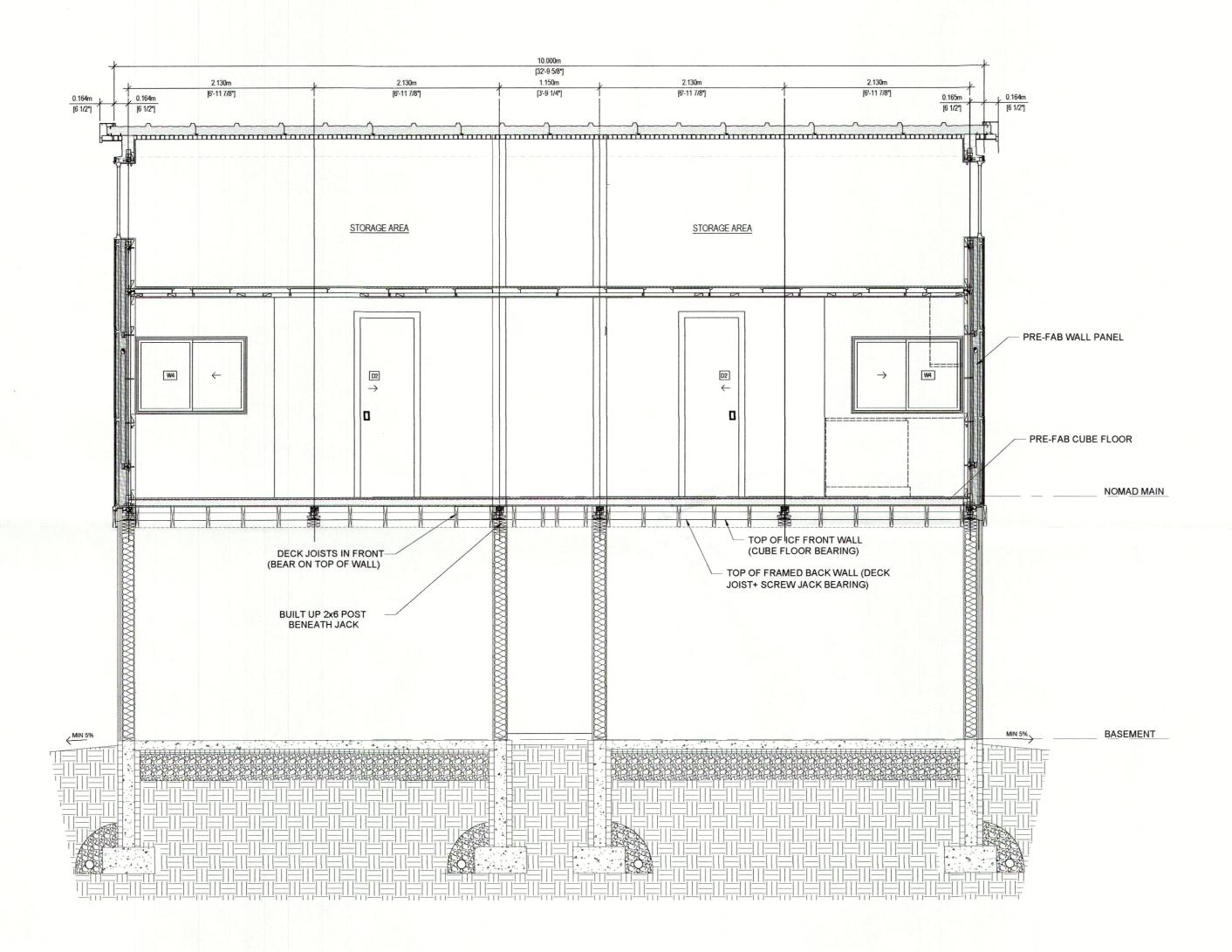
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ō S S Ш C C Þ ED PROJECT #230030 - PROPOSIDWELLING UNIT (ADU)



title: BUILDING SECTIONS

date: OCT. 12, 2023 scale: AS SHOWN IK / BGA / KG+Partners



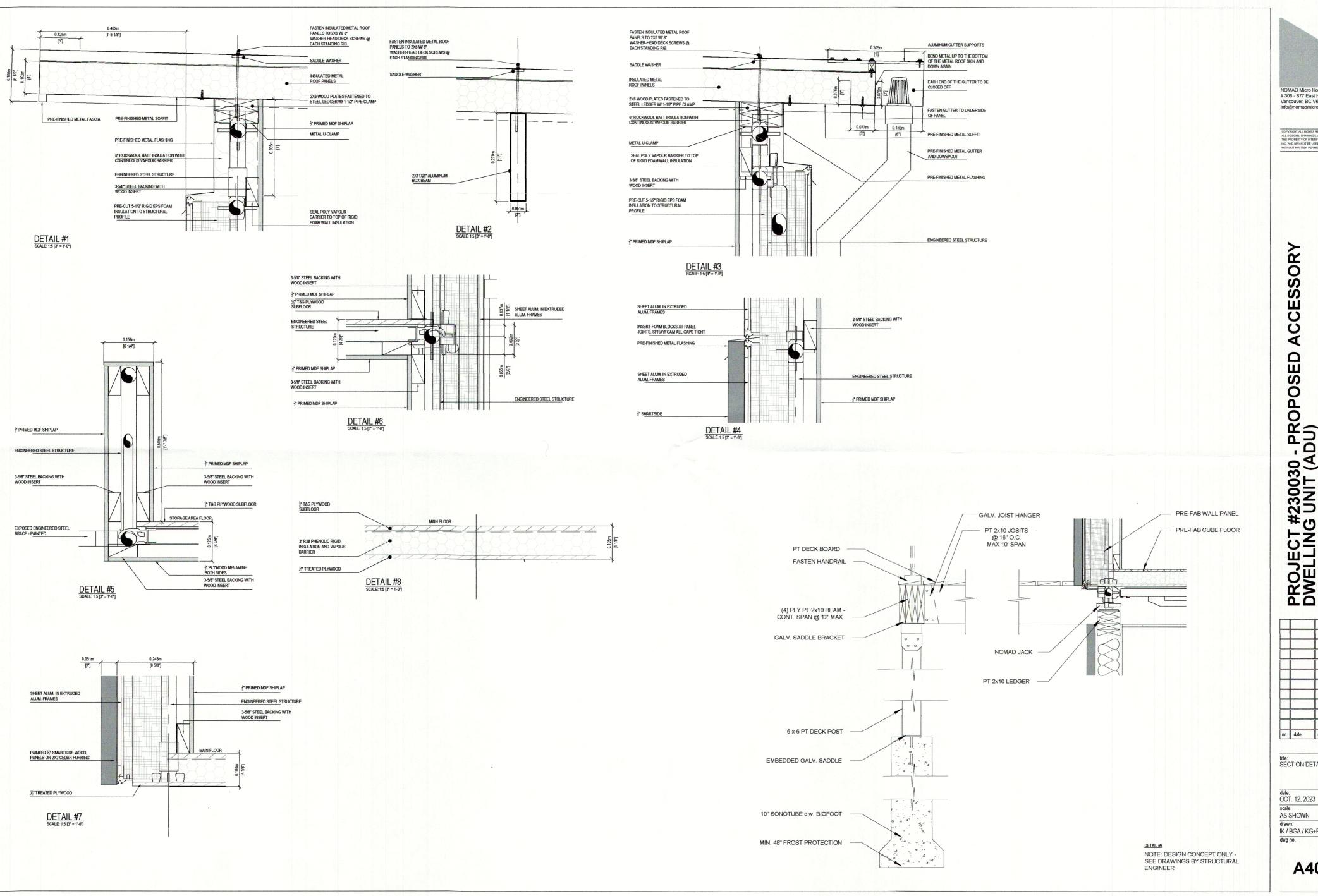
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ACCESSORY PROJECT #230030 - PROPOSED DWELLING UNIT (ADU)



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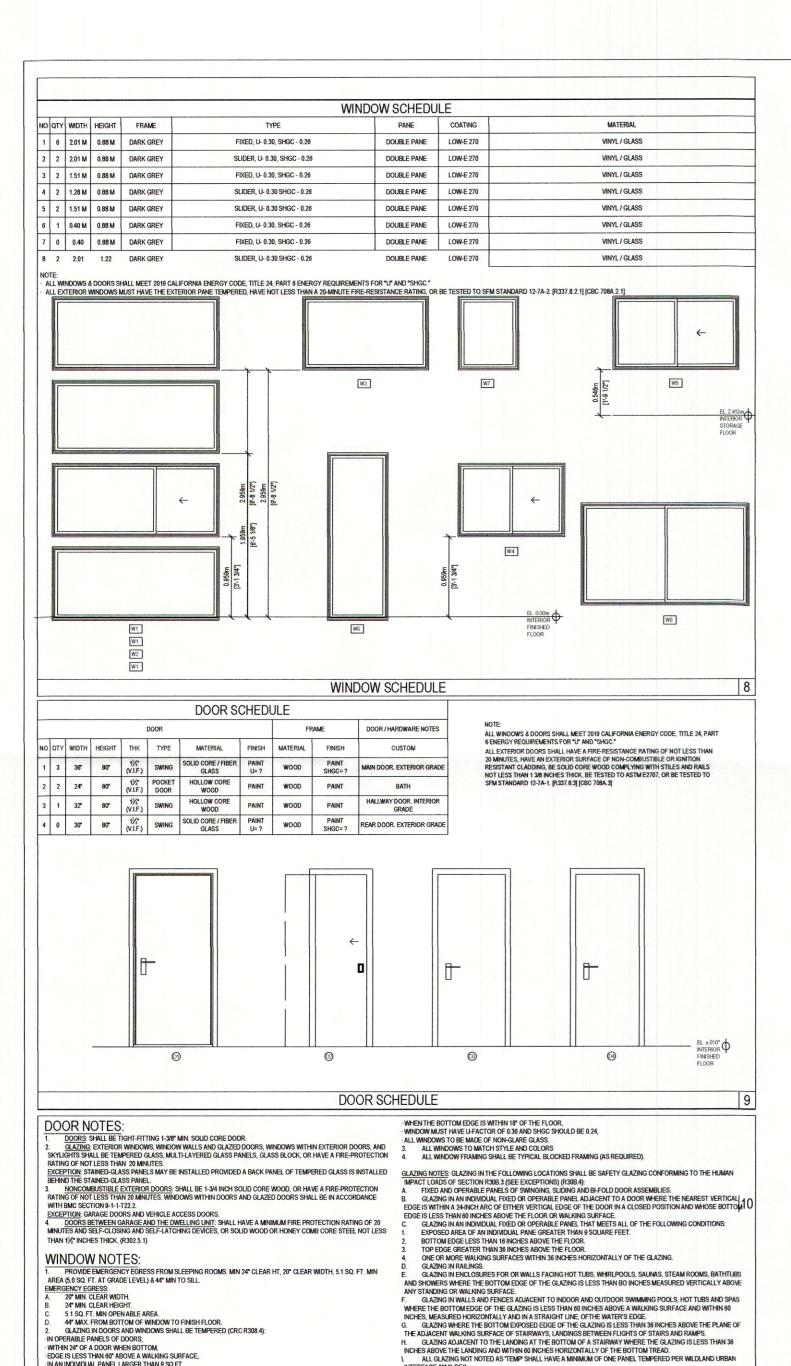
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no. date revision

title: SECTION DETAILS

scale: AS SHOWN

drawn: IK / BGA / KG+Partners



DOOR & HARDWARE NOTES

ELEC	CTRICAL PLAN LEGEN	ID		LIGH	T FIXTURES PLAN LEGEND
0	DUPLEX CONVENIENCE OUTLET (WALL OUTLET) 110V	-0	PUSH BUTTON	Ø	4" LOW-VOLTAGE RECESSED CLOSET LIGHT
-	SWITCHED OUTLET	=	TELEVISION JACK	<b>#</b>	6" LOW-VOLTAGE CEILING LIGHT - RECESSED
•	RANGE OUTLET (WALL OUTLET) 220 V	•	TELEPHONE JACK	ф	INTERIOR DECORATIVE WALL SCONCE.
<b>⊕</b> GFI	GROUND-FAULT CIRCUIT- INTERRUPTER 110V	$\nabla$	COMPUTER JACK	<b>Ю</b> ЕХТ	OUTDOOR DECORATIVE WALL SCONCE.
<b>⊕</b> wp	WEATHERPROOF CONVENIENCE OUTLET			<b>Q</b> HE	LIGHT HIGH EFFICACY
ş	SINGLE POLE LIGHT SWITCH	MIS	CELLANEOUS	<b>♦</b> v.s.	LIGHT W/ VACANCY SENSOR
Ş <sub>0</sub>	3-WAY LIGHT SWITCH	_	200 AMP ELECTRICAL PANEL BOARD	<b>O</b> PCMS	LIGHT W/ MOTION SENSOR PHOTOCONTROL COMBO AND PHOTOCELL
Ş.	DIMMER SWITCH	(G)	NATURAL GAS SUPPLY	$\equiv$	LED STRIP LINE
<u>so</u>	110V CARBON MONOXIDE & SMOKE DETECTOR	0	HVAC SYSTEM	(F)	EXHAUST FAN AND HEATER WITH LIGHT COMBO
ш	HEAT REGISTER	(m)	WATER HEATING		

**ELECTRICAL NOTES:** 

BEDROOM, HALL LEADING TO BED ROOMS.

TABLE 150.0-A ELEC CODE

LIGHT SOURCES IN THIS COLUMN OTHER THAN

COMPLY WITH REFERENCE JOINT APPENDIX JA8

HIGH EFFICACY LIGHT SOURCES

USING ELECTRONIC BALLASTS PULSE-START METAL HALIDE.

HIGH PRESSURE SODIUM.

11. DISHWASHER AND DISPOSAL NEED SEPARATE 15 AMP CIRCUITS.

THOSE INSTALLED IN CEILING RECESSED DOWNLIGHT LUMINAIRES
ARE CLASSIFIED AS HIGH EFFICACY AND ARE NOT REQUIRED TO

PIN-BASED LINEAR OR COMPACT FLUORESCENT LIGHT SOURCES

GU-24 SOCKETS CONTAINING LIGHT SOURCES OTHER THAN

13. PROVIDE 2 SEPARATE 20 AMP CIRCUITS FOR KITCHEN SMALL APPLIANCE

ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN AND INSTALLATION.

3. LAUNDRY & KITCHEN: AFCI PROTECTED, WASHER & DISH WASHER GFCI PROTECTED

LUFER GROUND #4 BARE COPPER 20' LONG CONNECTED TO REBAR.

GARAGE, ONE GFCI RECPT. EACH CAR, PREP FOR ELECTRIC CAR CHARGER.

ONE RECEPTACLE TO BE INSTALLED WITHIN 50 OF ALL SERVICE EQUIPMENT. ALL EXTERIOR RECEPTACLES TO HAVE EXTRA DUTY RATED IN USE COVERS.

EQUIPMENT GROUND CONDUCTOR REQUIRED IN ALL OUTDOOR HVAC EQUIPMENT.

ELECTRICAL SWITCHES AND CONTROLS SHALL BE MOUNTED AT: SWITCHES 48" OUTLETS 15" TO TOP OF BOX.

SMOKE ALARMS: NOT LESS THAN 3' FROM BATHROOM DOOR, 3' FROM TIP OF 20, FROM KITCHEN, EACH

CARBON MONOXIDE ALARMS: OUTSIDE OF EACH BEDROOM, EACH FLOORM WHERE EVER A FUEL BURNING APPLIANCE IS LOCATED. ALL SMOKE AND CARBON MONOXIDE ALARMS TO BE HARD WIRED AND BATTERY

ONLY LUMINAIRES INSTALLED WITH THE LIGHT SOURCES LISTED IN THIS TABLE SHALL BE CLASSIFIED AS HIGH EFFICACY.

GLI-24 SOCKETS CONTAINING LIGHT SOURCES SUCH AS COMPACT FLUORESCENT LAMPS AND INDUCTION LAMPS. CALIFORNIA TITLE 20 SECTION 1605 3/K/4 DOES NOT ALLOW INCANDESCENT SOURCES TO HAVE A GLE24 BASE

4. GC24 SOURCE S CONTAINING LIGHT SOURCES OTHER THAN
LEDS (a,b)

LUMINAIRES WITH HARDWIRED HIGH FREQUENCY GENERATOR AND
INDUCTION LAMP.

10. GL24 SOCKETS CONTAINING LED LIGHT SOURCES.

10. ANY LIGHT SOURCE NOT OTHERWISE LISTED IN THIS TABLE AND
CERTIFIED TO THE COMMISSION AS COMPLYING WITH JOINT
APPENDIX JAB.

LIGHT SOURCES IN THIS COLUMN SHALL BE CERTIFIED TO THE

LIGHTING.

B. ALL LIGHT SOURCES IN CEILING RECESSED DOWNLIGHT

NOT HAVE SCREW BASES REGARDLESS OF LAMP TYPE AS

OMMISSION AS HIGH EFFICACY LIGHT SOURCES IN ACCORDANCE ITH REFERENCE JOINT APPENDIX JA8 AND BE MARKED AS MEETIN

INSEPARABLE SSL LUMINAIRES THAT ARE INSTALLED OUTDOORS

LUMINAIRES. NOTE THAT CEILING RECESSED DOWNLIGHTS SHALL

12. PROVIDE AFCI PROTECTED/TAMPER RESISTANT OUTLETS IN EVERY KITCHEN, RM., LIVING RM., PARLOR, LIBRARY, BED RM., REC. RM. ETc. FAMILY RM., DINNING.

CREW BASE LUMINARIES §15.0(K)G SCREW BASED LUMINARIES MUST BE CONTAIN JA8 COMPLAINT LIGHT SOURCES. RECESSED DOWNLIGHT LUMINARIES IN CEILING MUST NOT CONTAIN SCREW-BASED SOCKETS. INCANDESCENT SOURCES ARE PROHIBITED FROM HAVING A GU-24 BASE (PER TITLE 20 SECTION 1605.3(K). BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS §150.0(K)2.)
AT LEAST ONE FIXTURE MUST BE CONTROLLED BY A VACANCY SENSOR. <u>INDER CABINET LIGHTING §150.0(K)21.</u> ANY UNDER CABINET LIGHTING (INCLUDING KITCHEN) MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEM. OUTDOOR LIGHTING §150.0(K)3

MUST BE LIGHT EFFICACY LIKE INDOOR LIGHTING. MUST INCLUDE MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING:

PHOTO-CONTROL AND MOTION SENSOR PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL ASTRONOMICAL TIME SWITCH CONTROL

14. BATHROOM: ONE 20 AMP CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER CIRCUITS.

15. ALL LIGHTING TO BE L.E.D. LAMPS OUTLETS.

16. ALL OUTDOOR LIGHTING TO BE L.E.D. AND MOTION SENSOR OR PHOTOCELL. 17. ROMEX STAPLED 8" FROM EVERY PLASTIC BOX, ONLY TWO WIRES UNDER

18. MANUAL ON/OFF VACANCY SENSOR SWITCHES FOR GARAGE, BATHS, LAUNDRY, STAPLES AND FANS. BATH LIGHT AND FAN TO BE SWITCHED SEPARATELY. CLOSET LIGHTING

19. All BEDROOMS, LIVING ROOMS, BATH ROOMS, HALLWAYS, KITCHENS TO HAVE CONTROLS. DIMMABLE LIGHTING
20. ALL LIGHTING, HOT WATER HEATER, AND HVAC SHALL COMPLY WITH 2019 TITLE 24 ENERGY MANDATORY

MEASURES & CERTIFICATE COMPLIANCE SUBMITTED WITH THIS PROJECT.

 ALL 120-VOLT 15 AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMLAR ROOMS OR AREAS TO HAVE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. 2019 CEC 210.12A 22. ALL RECEPTACLE OUTLETS REQUIRED BY 2019 CEC 210.52 TO BE TAMPER-RESISTANT RECEPTACLES. 2019

23. THE RECEPTACLE OUTLETS PROVIDED AT THE KITCHEN COUNTERS, KITCHEN ISLAND COUNTER, AND

BATHROOMS TO HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION, 2019 CEC 210.8(A)(6) 24. GFCI PROTECTION REQUIRED ON ALL DISHWASHERS IN DWELLING UNITS. 2019 GEC 210.8(D).
25. ALL BATHROOMS WITH A TUB, SHOWER OR TUB/SHOWER TO HAVE MECHANICAL VENTILATION FOR HUMIDITY. CONTROL REGARDLESS OF HAVING NATURAL VENTILATION. THE FAN SHALL BE CONTROLLED BY A HUMIDITY CONTROL UNLESS PART OF A WHOLE HOUSE VENTILATION SYSTEM. 2019 CRC R303.3.1 AND CALIF. GREEN BUILDING STANDARDS CODE 4.506.1

26. MINIMUM 50 CFM VENTILATION REQUIRED PER 2019 CMC AND TITLE 24.

**ENERGY CODE NOTES** 

1. ALL LIGHTING MUST BE HIGH EFFICACY PER TABLE 150.0-A BELOW ALL LIGHTING THAT QUALIFIES AS HIGH EFFICACY PER JA8 MUST BE CONTROLLED BY A DIMMER OR VACANCY

ALL RECESSED LIGHTS MUST BE AIR TIGHT, IC RATED AND CERTIFIED BY JAB-2019-E FOR ELEVATED TEMPERATURE AND CONTROLLED BY A DIMMER OR VACANCY SENSOR
 AT LEAST ONE LIGHT LOCATED IN A BATHROOM, LAUNDRY ROOM, UTILITY ROOM AND GARAGE MUST BE

CONTROLLED BY A VACANCY SENSOR BLANK ELECTRICAL BOXES-95 ABOVE THE FLOOR MUST BE CONTROLLED BY A DIMMER, VACANCY SENSOR OR FAN CONTROL SWITCH. THE QUANTITY OF BLANK ELECTRICAL BOXES IS LIMITED TO NO MORE THAN THE

6. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING ALL OUTDOOR LIGHTING PERMANENTLY ATTACHED TO THE BUILDING MUST BE HIGH EFFICACY PER TABLE 150.0-A BELOW AND CONTROLLED BY A MANUAL AND ON-OFF SWITCH, MOTION CONTROL PHOTO-CONTROL

8. ILLUMINATED ADDRESS SIGNS SHALL BE 5 WATTS OR LESS

## GEN ELEC / MECH. NOTES:

SPECIFY ALL 120-VOLT 15 AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS TO HAVE ARC-FAULT CIRCUIT-INTERRUPTION PROTECTION, 2019 CEC 210, 12(A PROVIDE A MINIMUM OF ONE 20-AMP BRANCH CIRCUIT FOR LAUNDRY RECEPTACLE OUTLETS.

PROVIDE A MINIMUM OF ONE 20-MIP BRANCH CIRCUIT FOR LAUNDRY RECEPTAGLE OUTLETS.

BATHROOM RECEPTAGLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT, SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

LIGHT FIXTURES IN BATH TUB OR SHOWER ENCLOSURES, ROOFED OPEN PORCHES, AND INT. LOCATIONS SUBJECT TO A MODERATE DEGREE OF MOISTURE SHALL BE MARKED "SUITABLE FOR DAMP LOCATIONS".

SPA TUBS & ASSOCIATED ELEC. COMPONENTS SHALL HAVE GFCI PROTECTION. ALL 125 VOLT RECEPTAGLES WITHIN 10° OF THE INSIDE WALLS OF THE TUB SHALL HAVE GFCI PROTECTION.

FLOOR MOUNTED ELEC. RECEPTAGLES TO BE SPECIFICALLY LISTED FOR THIS APPLICATION WITH SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZ. DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITH IN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF THE VERT. DIMENSIONS, AT THE LOWER POINT, A MINIMUM OF 4" SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. UNITS SHALL BE SECURED BY 1 1/2"x16 GAUGE STRAPS W 5/16" X 3" LAG SCREWS ANCHORED INTO WALL FRAMING

WATER HEATER FIRST HOUR RATING SHALL COMPLY WICPC TABLE 5-1 & HAVE A RATING OF 80 SEE TITLE 24 REPORT FOR F.A.U. & W/H MAKE, MODEL & MINIMUM EFFICIENCIES ALL HVAC EQUIPMENT SHALL BE INSTALLED PER MANUF. SPECIFICATIONS

ELECTRICAL / MECHANICAL PLAN, NOTES & LEGEND

ELECT/MECH & SHEDULES

IK / BGA / KG+Partners

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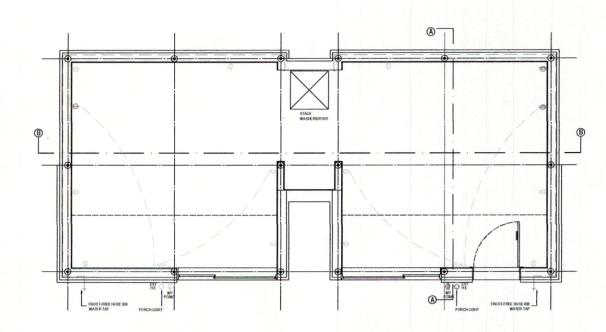
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PROJECT #230030 - PRODWELLING UNIT (ADU)

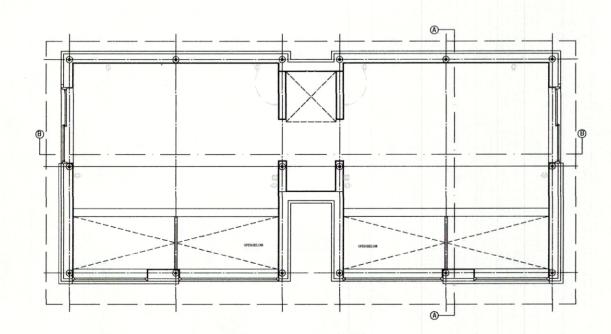
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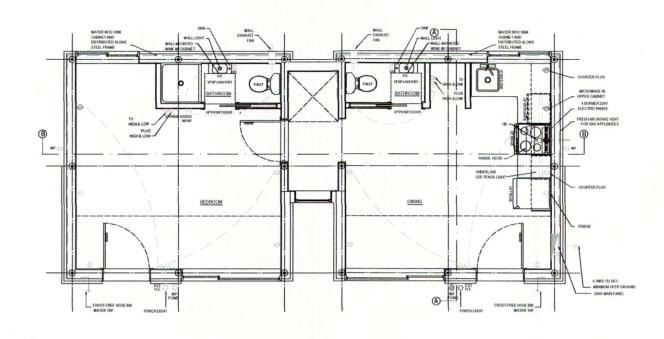


BASEMENT ELECTRICAL PLAN

- SCALE: 1:25 [1/2" = 1'-0"]



STORAGE ELECTRICAL PLAN



MAIN FLOOR ELECTRICAL PLAN

SCALE: 1:25 [1/2" = 1"-0"]

PROJECT #230030 - PROPOSED ACCESSORY DWELLING UNIT (ADU)

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