- All exterior guards to be not less than 1070mm (42") height unless under 1800mm (6') above [illegible] grade and then must be not less than 900mm (36") height.
- No openings greater than 100mm (4") permitted between members
- Required guards shall have no member, attachment or opening located between 100mm (4") and 900mm (36") above finished fllor/deck level that facilitated climbing.
- All guards/rails Per. Sect. 9.8.8. BCBC

All deviations from the approved plans that increase building area, site coverage or plumbing to be submitted to Municipal office for approval and building permit fee collection.

Although these plans have been checked for conformance with the current edition of the *BC Building Code* it is the owners/builders responsobility to ensure that ALL construction conforms to the current edition of the BCBC

Single Family Residence

7640 Seven O'clock Dr, Sunstone, Pemberton, BC.

VOP-APPROVED

The Village of Pemberton
Plans have been reviewed for general conformance. It is the designer's responsibility for accordance and adequacy to all code requirements. ATTENTION: The Village of Pemberton will not be responsible for any costs which may arise from errors, deficiencies, and omissions in this plan information.

Number	Revision Table Date	Description	Revised By

ECO MTN Homes Inc
P.O.Box 565, Whistler, BC.
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604-966-7044

COVER SHEET
SITE COPY

Single Family Residence
7640 Seven O'Clock Drive, Pemberton, BC.

BP 1972

Kelly/Crewe

Drawn by: SD

Date: Dec 24, 2019.

Scale: See Plan Labels

A-1

Project Zoning Information

Strata Lot 4, DL 211. Lilloet District, Plan EPP96240, BCGS 92J.037.
7640 Seven O'Clock Drive, SunStone, Pemberton, BC.

Zoned: RSA-1
Part 9, BC Building Code 2018.
Lot Size: 959 sq.m (10,322.6 sq.ft).
Max Coverage: .40 or 40%.
Setbacks: 5m front, 5m rear and 1.5m sides.
GFA Allowable: 383.6 sq.m (4129.04 sq.ft)
Max Building Height: 10.5 meters.
Parking: (Off-street) 2 spaces required at 2.5m x 5.5m each for House. 1 space for Suite.
Driveway: max 2% within 2m of a curb, max gradient & cross slope of 6%, to a max of 12% terminating into an unenclosed parking space.

Designer Information

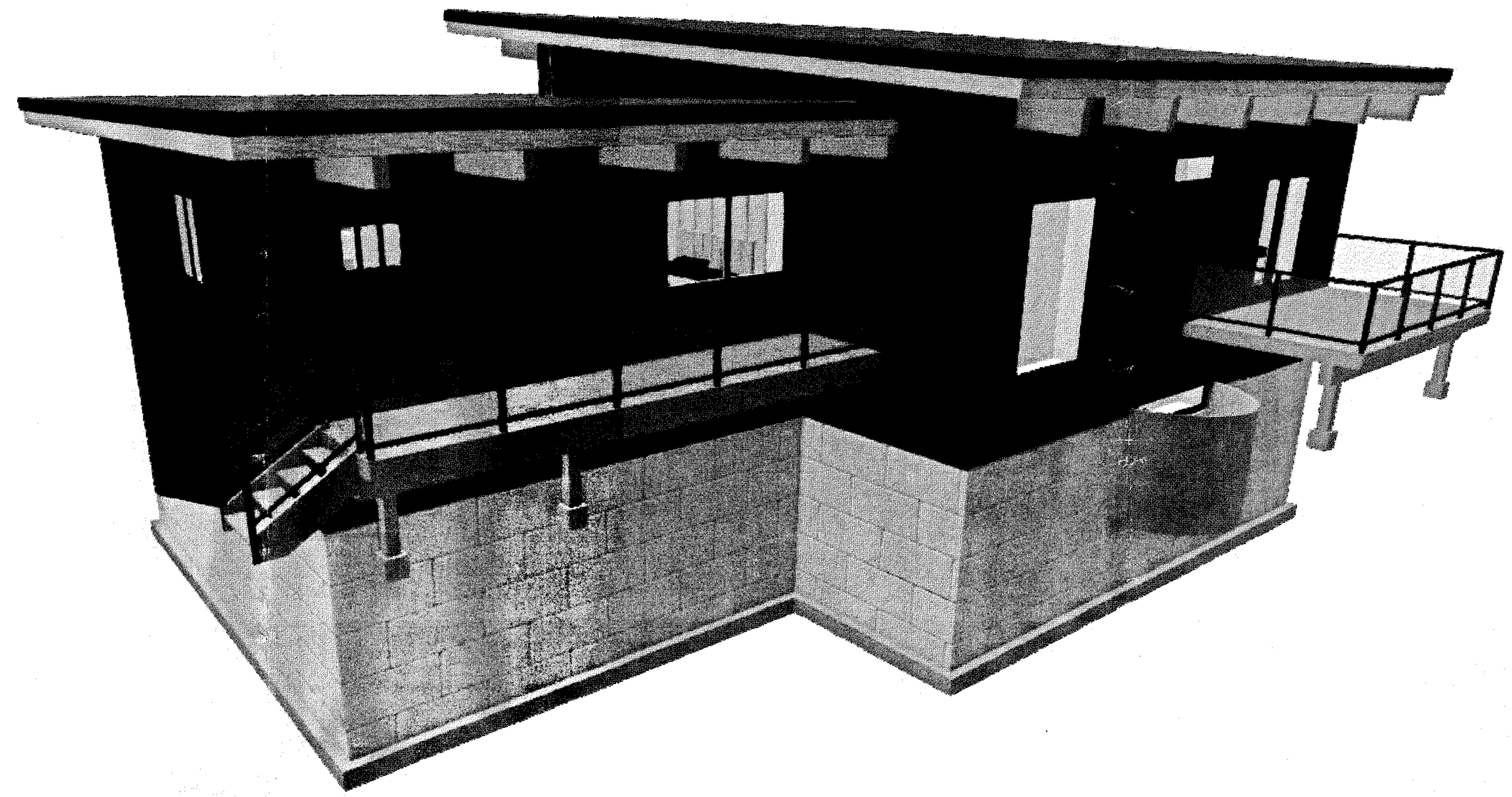
Scott Densmore
ECO MTN Homes Inc.
P.O.Box 565
Whistler, BC.
V0N1B0
www.ecomountainhomes.com
scottdensmore@hotmail.com

Client Information

Mike Kelly
7640 Seven O'Clock Dr. Sunstone
Pemberton, BC.
V0N2L0
stoneman44@~~outlook~~ hotmail.com

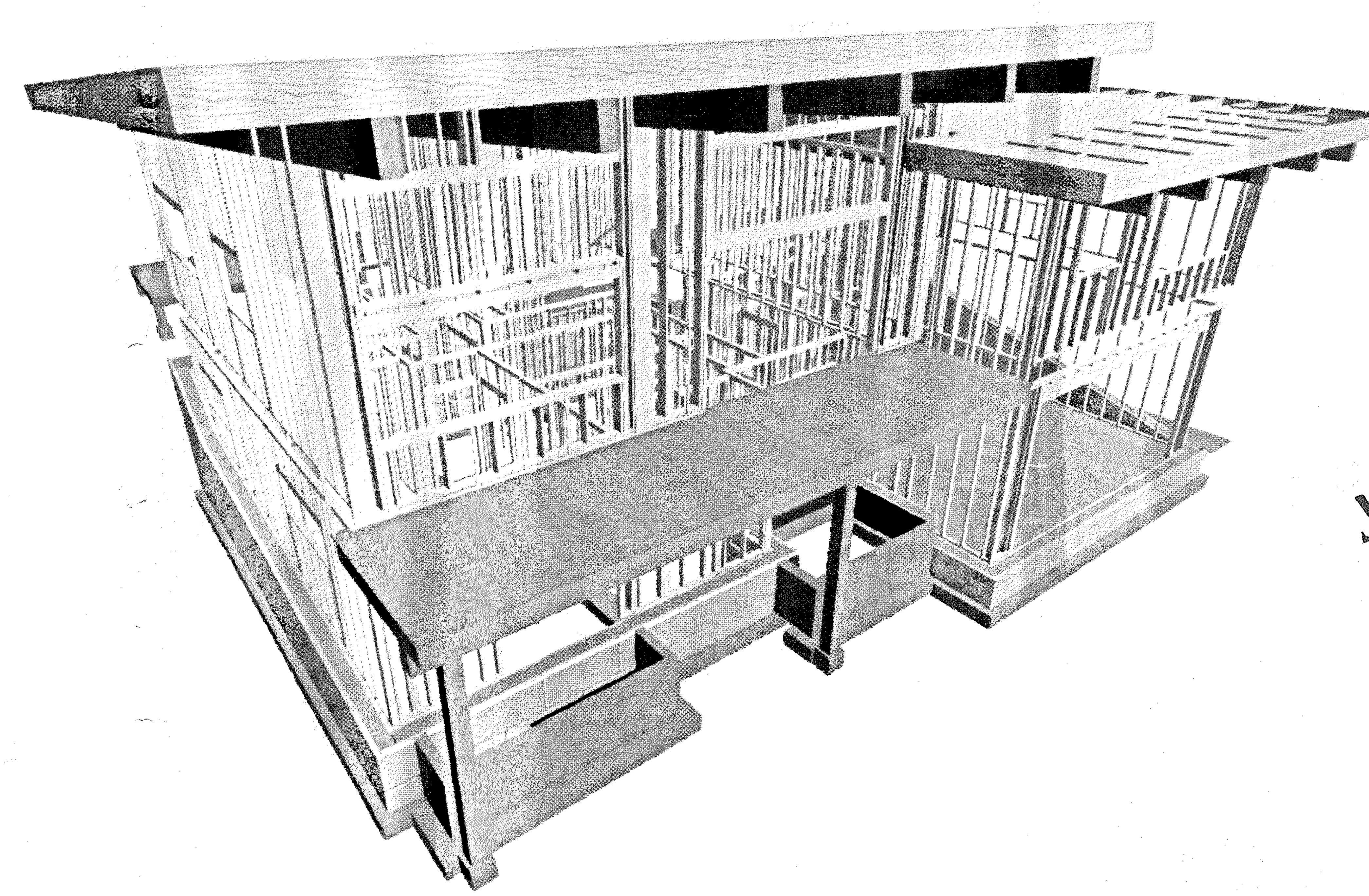
Drawing List

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. ECO MTN HOMES INC IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.



Scope of Work

The Project is located at 7640 Seven O'Clock Dr, Sunstone, Pemberton, BC. The Home will be 3345 Sq.ft (310.76 Sq.m) total build able and is set to be built next year (2020). The home will be built to BC BC 2018 Standards.



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Revision Table

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PROJECT ZONING, SCOPE OF WORK & DRAWING LIST

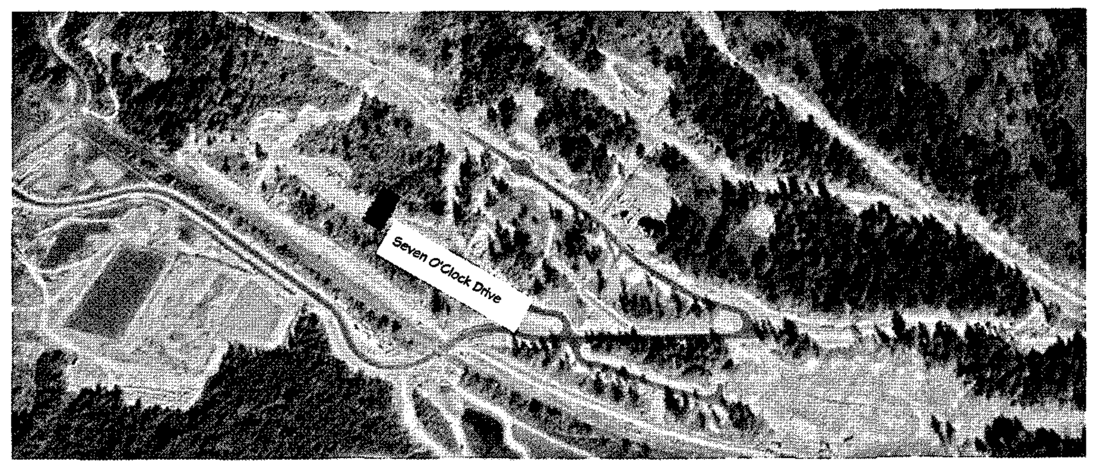
SITE COPY

Single Family Residence
7640 Seven O'Clock Drive, Pemberton, BC.

Drawn by: SD

Date: Dec 24, 2019.

Scale: See Plan Labels



SEE A-11 FOR GRADING INFORMATION

SEE A-11 FOR DRIVEWAY INFORMATION

KEY PLAN

Scale: NTS

SITE PLAN

Scale: 1/8" = 1'0"
Strata Lot 4, DL 211. Lilloet District, Plan EPP96240,
BCGS 92J.037.
7640 Seven O'Clock Drive, SunStone, Pemberton, BC.

Lot Size: 959 sq.m (10,322.6 sq.ft).

SITE PLAN NOTES

SOIL: 300 kpa ALLOWABLE (ASSUMED) TO BE AT TIME OF EXCAVATION.
SHALLOW AND MODERATELY DEEP, WELL DRAINED SOIL FORMED IN MATERIAL WEATHERED FORM BASALT THAT HAS A SMALL AMOUNT OF LOSSES IN THE UPPER PART OF THE PROFILE.
THE PERMEABILITY IS ESTIMATED TO BE GOOD.
CONFIRM PSF WITH CIVIL P.ENG PRIOR TO DIGGING.

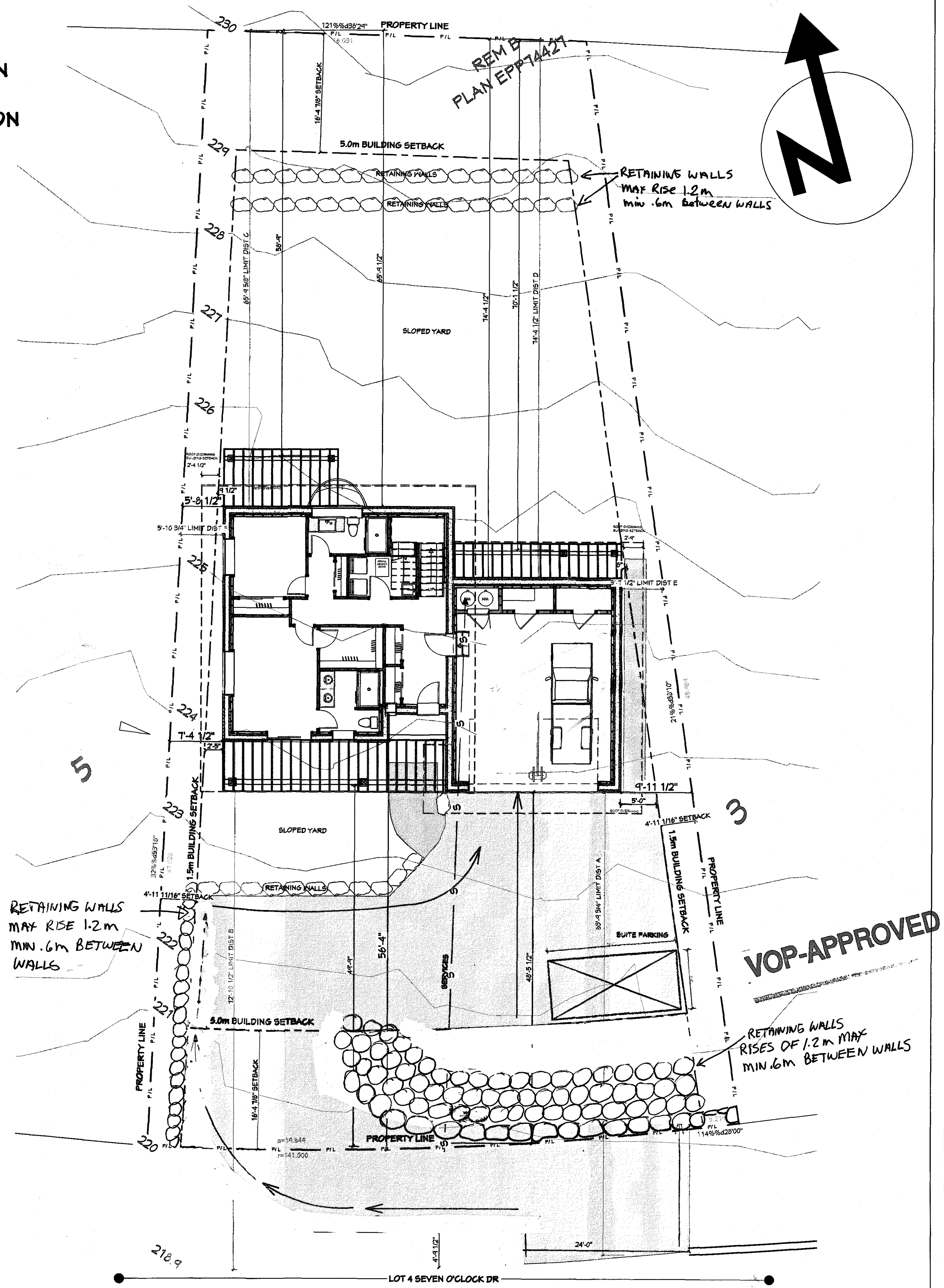
SITE SURVEY TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION.
CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.

MARKED TREES SHALL BE REMOVED PRIOR TO SITE WORK.

CALL BEFORE YOU DIG 1-800-474-6886

GRADING NOTES

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
ALL FINISHED GRADES SHALL BE SMOOTH AND UNIFORM.
PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD PROVIDED DRAINS.
ALL AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.



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SITE PLAN & KEY PLAN
SITE COPY

Single Family Residence
7640 Seven O'Clock Drive, Pemberton, BC.

Drawn by: SD

Date: Dec 24, 2019.

Scale: See Plan Labels

A-3

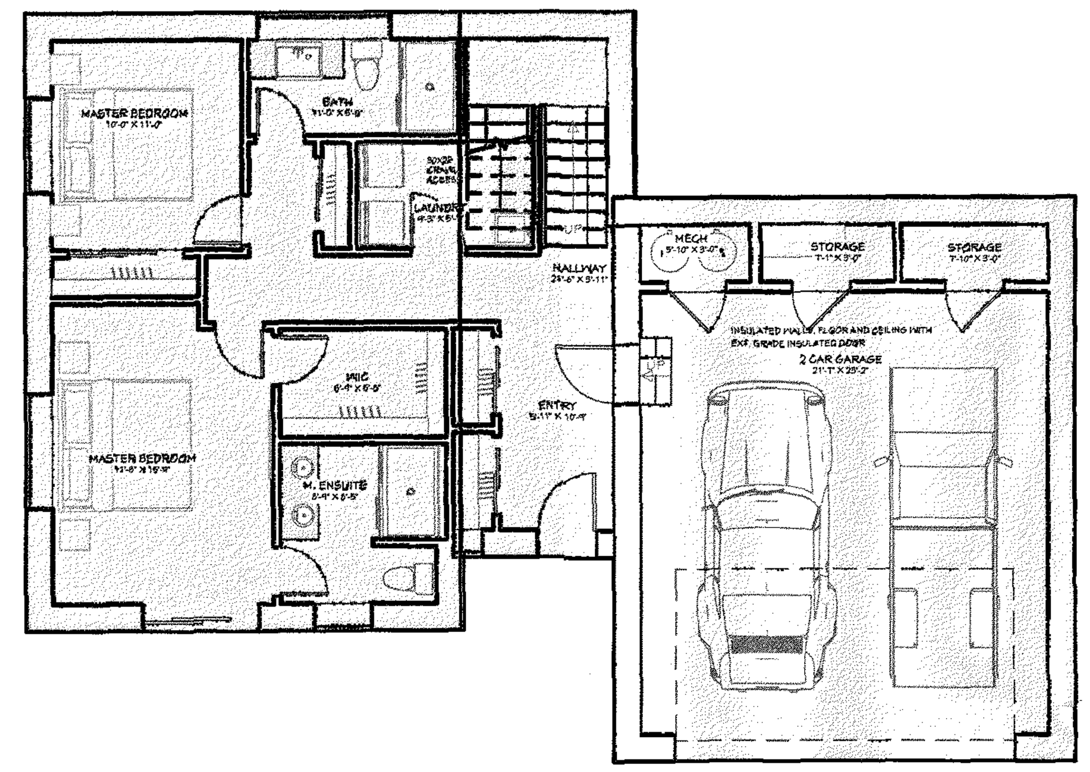
GFA AREA CALCULATION OVERLAYS:

Main Floor GFA:
1635 Sq.ft Total
= **1635 Sq.ft** (151.90 Sq.m)

Upper Floor GFA:
1710 Sq.ft Total
= **1710 Sq.ft** (158.86 Sq.m)

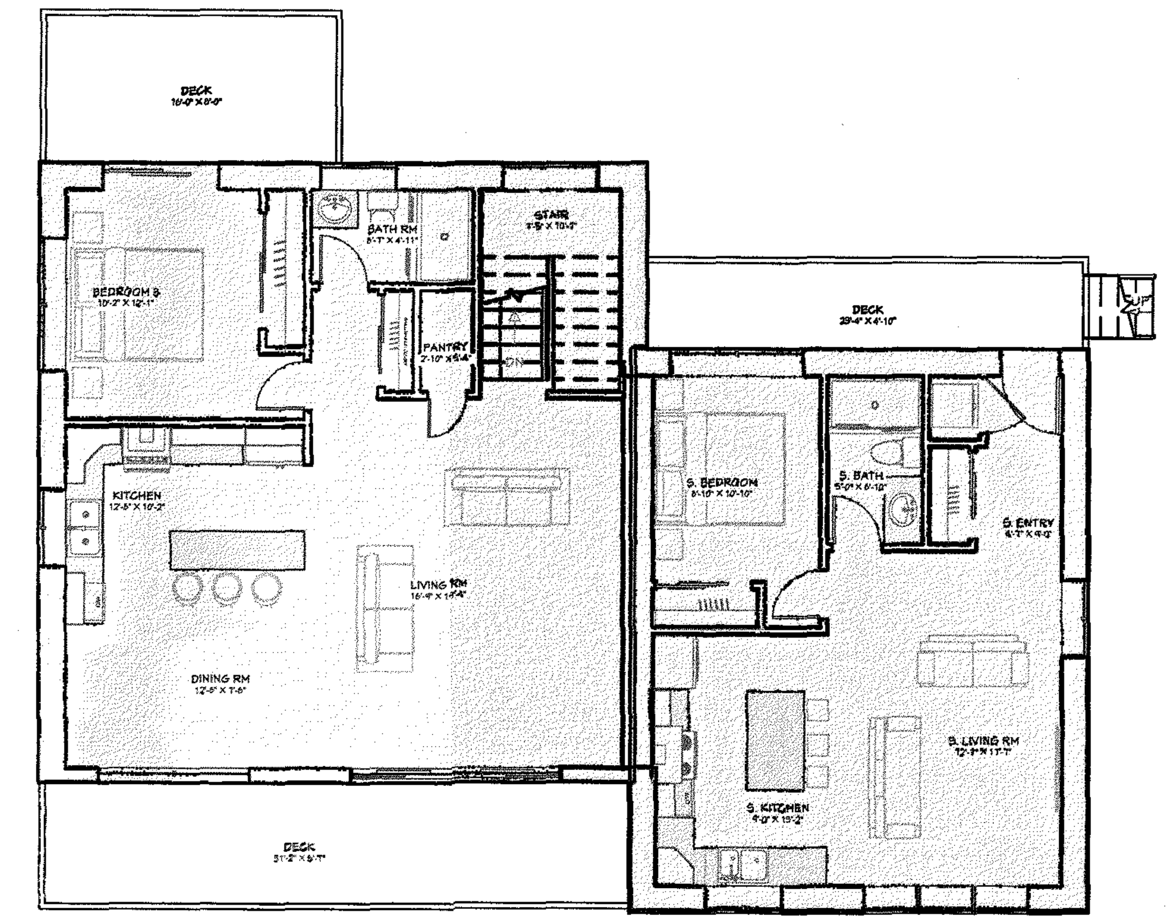
Legend:
Counted Gross Floor Areas (GFA)

Total Sq.ft GFA: 3345 Sq.ft (310.76 Sq.m)
(Max allowed = 4129.0 Sq.ft (383.6 Sq.m))



MAIN FLOOR PLAN

Scale: 1/8" = 1'0"



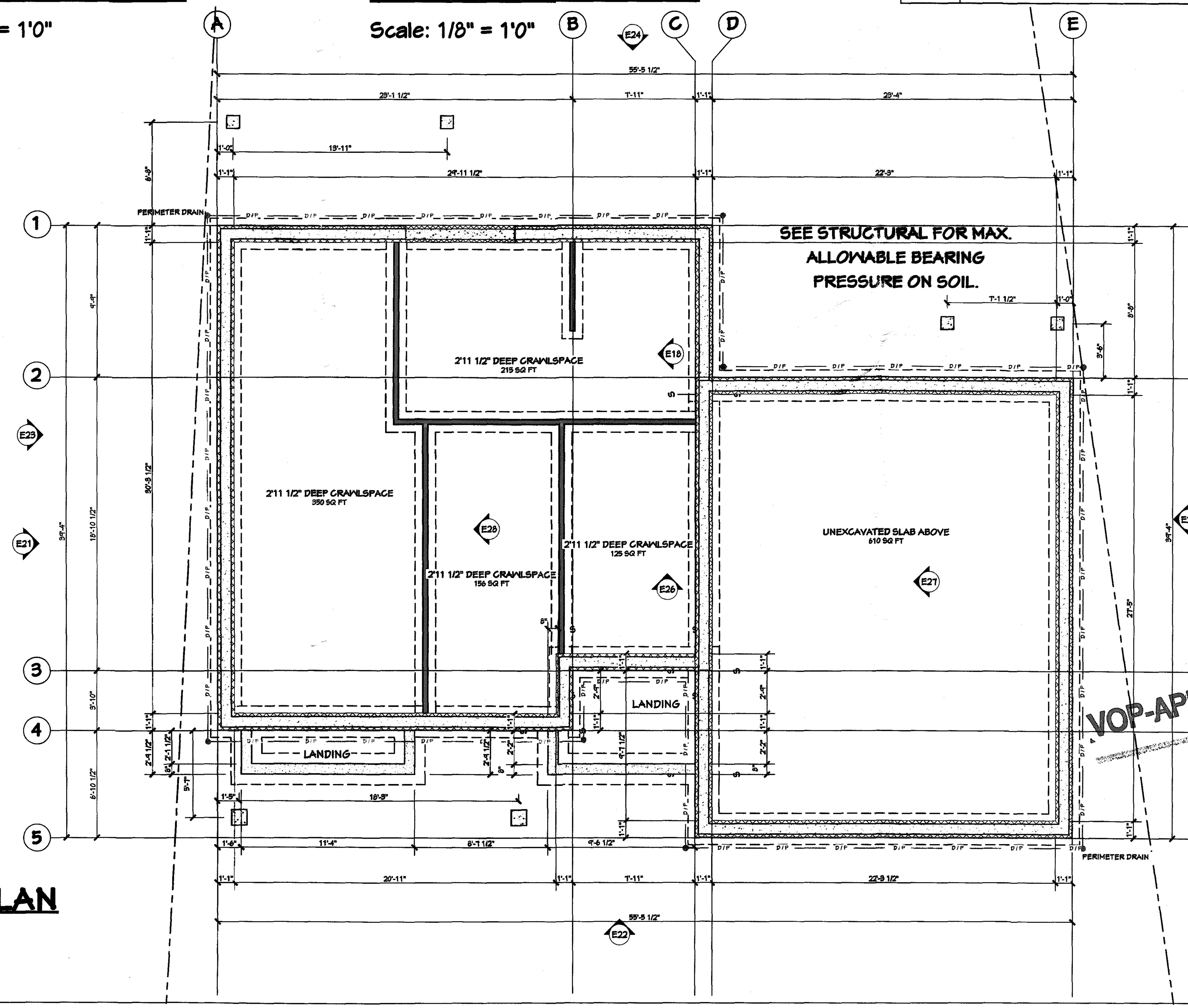
UPPER FLOOR PLAN

Scale: 1/8" = 1'0"

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	8 ICF-SIDING, INNER 4 CAVITY WALL, FOUNDATION, INNERWALL
	DECK RAILING/FENCE
	8 ICF-SIDING, INNER 4 CAVITY WALL
	INTERIOR-4
	INTERIOR-6
	6 ICF-SIDING, INNER 4 CAVITY WALL 2
	6 ICF-SIDING, INNER 4 CAVITY WALL DOUBLE
	8 ICF-SIDING, INNER 4 CAVITY WALL, FOUNDATION
	INTERIOR-4 SHEER WALL
	INTERIOR RAILING
	8" CONCRETE STEM WALL
	8 ICF-SIDING, INNER 4 CAVITY WALL, DRYWALL
	SIDING-6 CONTINUOUS INSULATION

FOUNDATION NOTES

FOUNDATIONS TO BEAR A MINIMUM OF 24" BELOW FINISHED GRADE.
ALL ANCHOR BOLTS - SEE STRUCTURAL PLANS.
ALL REINFORCING STEEL - SEE STRUCTURAL PLANS.
PROVIDE CORNER BARS - SEE STRUCTURAL PLANS.
MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH - SEE STRUCTURAL PLANS.
SOIL BEARING CAPACITY ASSUMED TO BE 300 KPA (ARCHITECTURAL WORK) IF SOIL CONDITIONS VARY FROM THIS, THE PROJECT ENGINEERS MUST BE NOTIFIED. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL. ALL SLOPES MUST BE STABILIZED.
ADJACENT GROUND SURFACES SHALL BE SLOPED AWAY FROM STRUCTURE. DRAINAGE OF SURROUNDING AREA SHALL ALSO BE PROVIDED TO PREVENT ACCUMULATION OF SOIL AND EROSION OF SOIL NEAR FOOTINGS.
UNIFORM SOIL CONDITIONS, MUST BE PROVIDED UNDER SLAB AND FOOTINGS. CUT/ FILL OR NON-UNIFORM SOIL CONDITIONS SHOULD BE EXCAVATED AND REPLACED W/ UNIFORM ENGINEERED FILL MATERIAL TO MINIMIZE DIFFERENTIAL MOVEMENT.
THE TOPS OF FOUNDATION WALLS SHALL EXTEND 8" ABOVE THE ADJACENT GRADE.
MINIMUM 18" CLARENCE FOR WOOD JOISTS GIRDERS REQUIRED IN THE CRAWL SPACE UNLESS TREATED WOOD IS USED THROUGHOUT FLOOR SYSTEM.



FOUNDATION PLAN

Scale: 1/4" = 1'0"

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FOUNDATION PLAN & GFA AREA CALCULATION OVERLAYS

SITE COPY

Single Family Residence
1640 Seven O'Clock Drive, Pemberton, BC.

Drawn by: SD
Date: Dec 24, 2019.
Scale: See Plan Labels

A-4

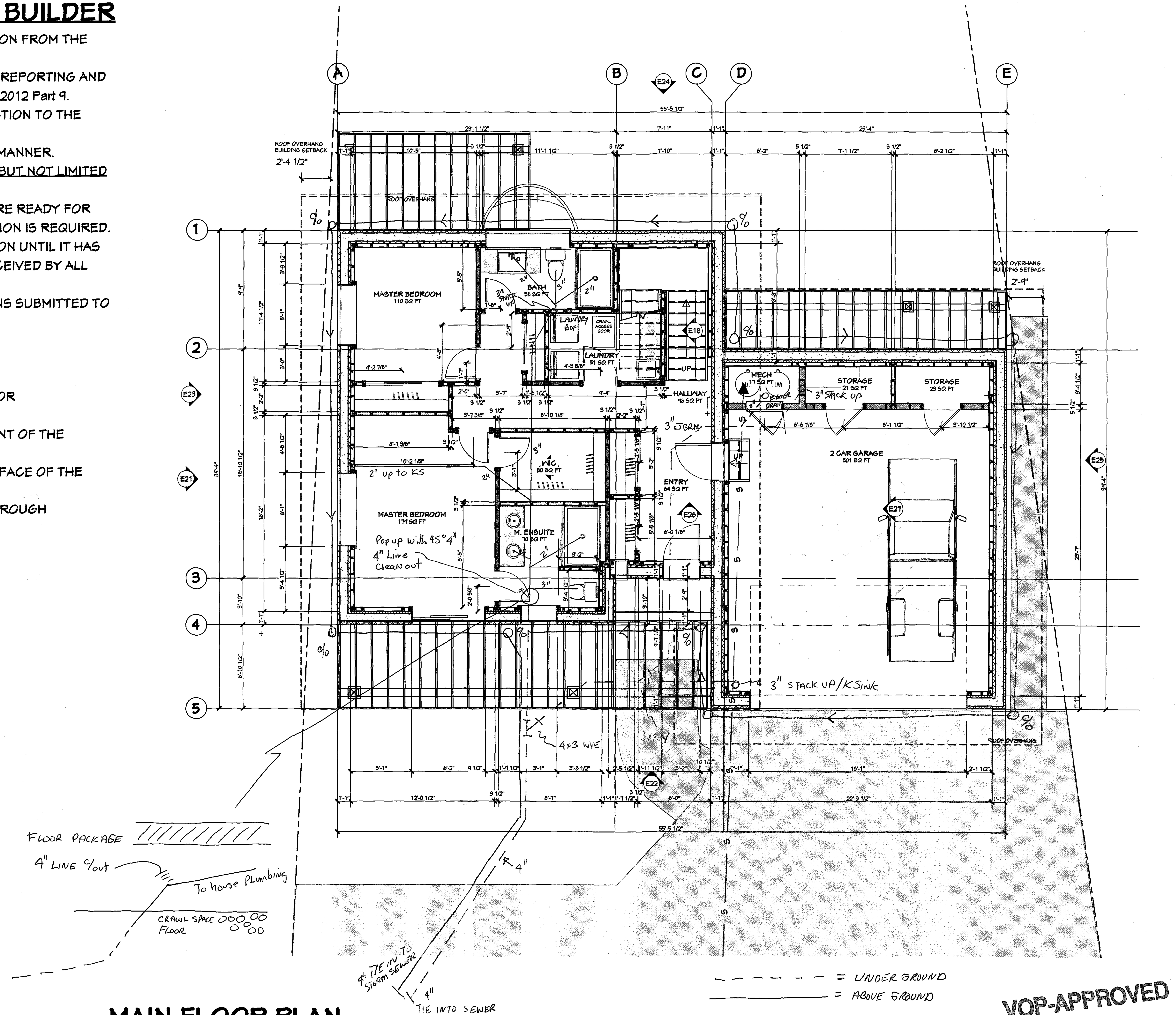
INSPECTION NOTES FOR BUILDER

PLACE BUILDING PERMIT SIGN IN A VISIBLE LOCATION FROM THE STREET, W/ ADDRESS CLEARLY LABELED.
PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO BCBC 2012 Part 9.
FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE DESIGNER, ARCHITECT, ENGINEER,
GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
DUTIES OF THE BUILDING CONTRACTOR INCLUDE, BUT NOT LIMITED TO:
NOTIFY MUNICIPALITY INSPECTOR THAT WORKS ARE READY FOR INSPECTION AT LEAST 48HR BEFORE THE INSPECTION IS REQUIRED.
MAINTAIN ACCESS TO WORK REQUIRING INSPECTION UNTIL IT HAS BEEN INSPECTED AND THE REPORT HAS BEEN RECEIVED BY ALL PARTIES INVOLVED.
MAINTAIN JOB SITE COPIES OF ALL REPORTS/ PLANS SUBMITTED TO THE MUNICIPALITY.

FLOOR PLAN NOTES

DO NOT SCALE DRAWINGS, CONTACT DESIGNER FOR CLARIFICATION IF NECESSARY.
VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE PROJECT.
ALL EXTERIOR DIMENSIONS ARE TO THE MAIN SURFACE OF THE WALL (GRID LINE).
DIMENSIONS TO OPENINGS ARE TO THE FRAMING, ROUGH OPENING.
INTERIOR DIMENSIONS ARE TO FRAMING.

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	8 ICF-SIDING, INNER 4 CAVITY WALL, FOUNDATION, INNERWALL
	DECK RAILING/FENCE
	8 ICF-SIDING, INNER 4 CAVITY WALL
	INTERIOR-4
	INTERIOR-6
	6 ICF-SIDING, INNER 4 CAVITY WALL 2
	6 ICF-SIDING, INNER 4 CAVITY WALL DOUBLE
	8 ICF-SIDING, INNER 4 CAVITY WALL, FOUNDATION
	INTERIOR-4 SHEER WALL
	INTERIOR RAILING
	8" CONCRETE STEM WALL
	8 ICF-SIDING, INNER 4 CAVITY WALL, DRYWALL
	SIDING-6 CONTINUOUS INSULATION



MAIN FLOOR PLAN

Scale: 1/4" = 1'0"

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604-966-7044

MAIN FLOOR PLAN

SITE COPY

Single Family Residence
7640 Seven O'Clock Drive, Pemberton, BC.

Drawn by: SD

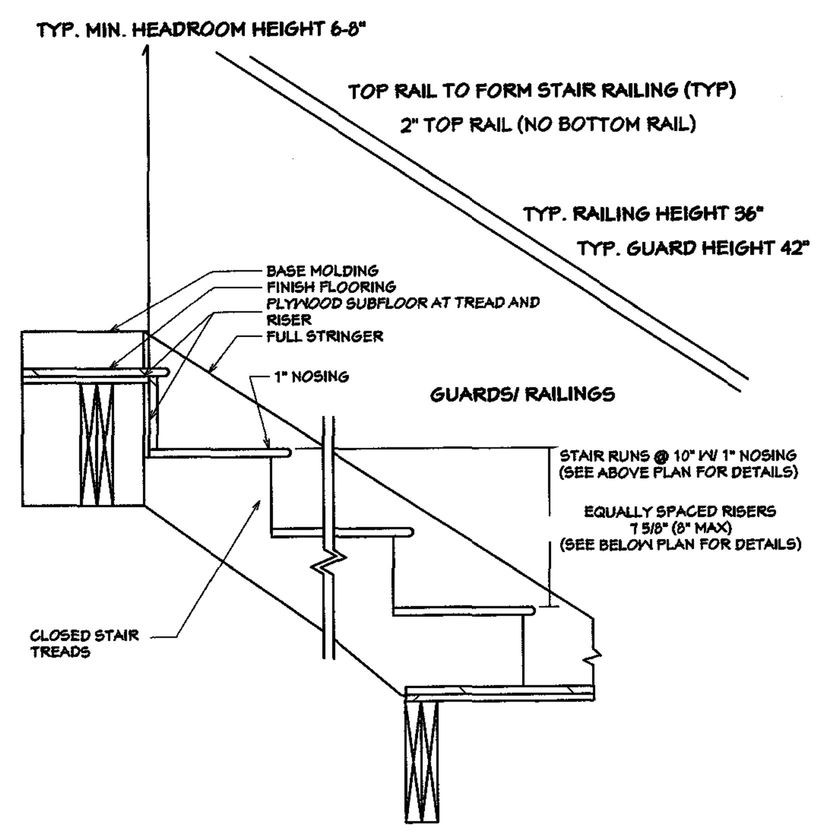
Date: Dec 24, 2019.

Scale: See Plan Labels

A-5

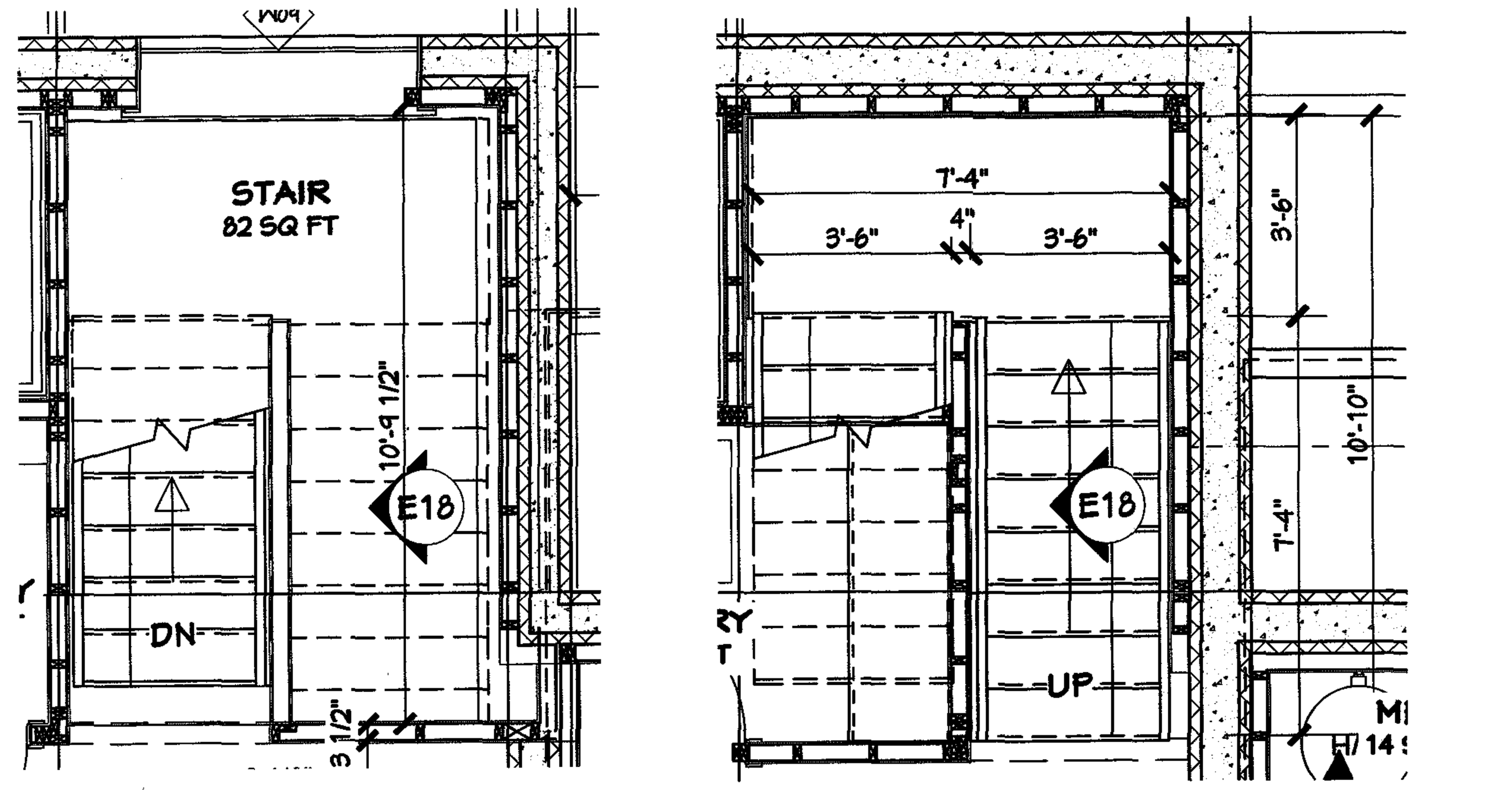
STAIR/ RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 36". HAND RAILS MAY ENCROACH A MAX. OF 2" INTO THE REQUIRED WIDTH.
TREADS SHALL BE MIN. 10" IN DEPTH + 1" NOSING, STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8". HARDWOOD FINISH SURFACE.
1" NOSING OVERHANG.
STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.
ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.
STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 36" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.
42" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.
RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 3.5" (IF USED).
THE TRIANGULAR OPENINGS FORMED BY THE RISER, SHALL BE CONTINUOUSLY SEALED TO PREVENT FALL THROUGH OR TRIPPING.



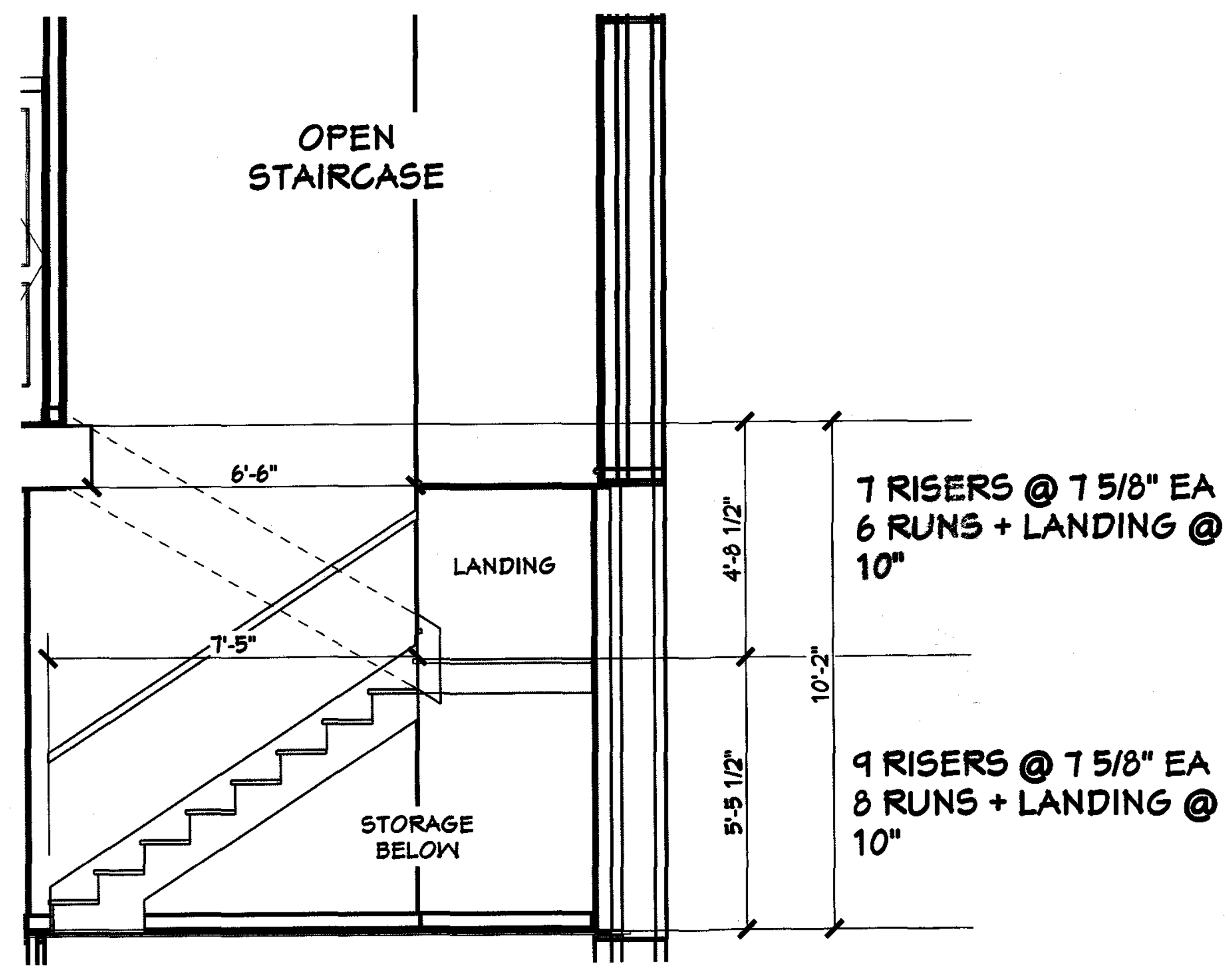
STAIR DETAIL B

Scale: 1" = 1'0"



STAIR PLANS

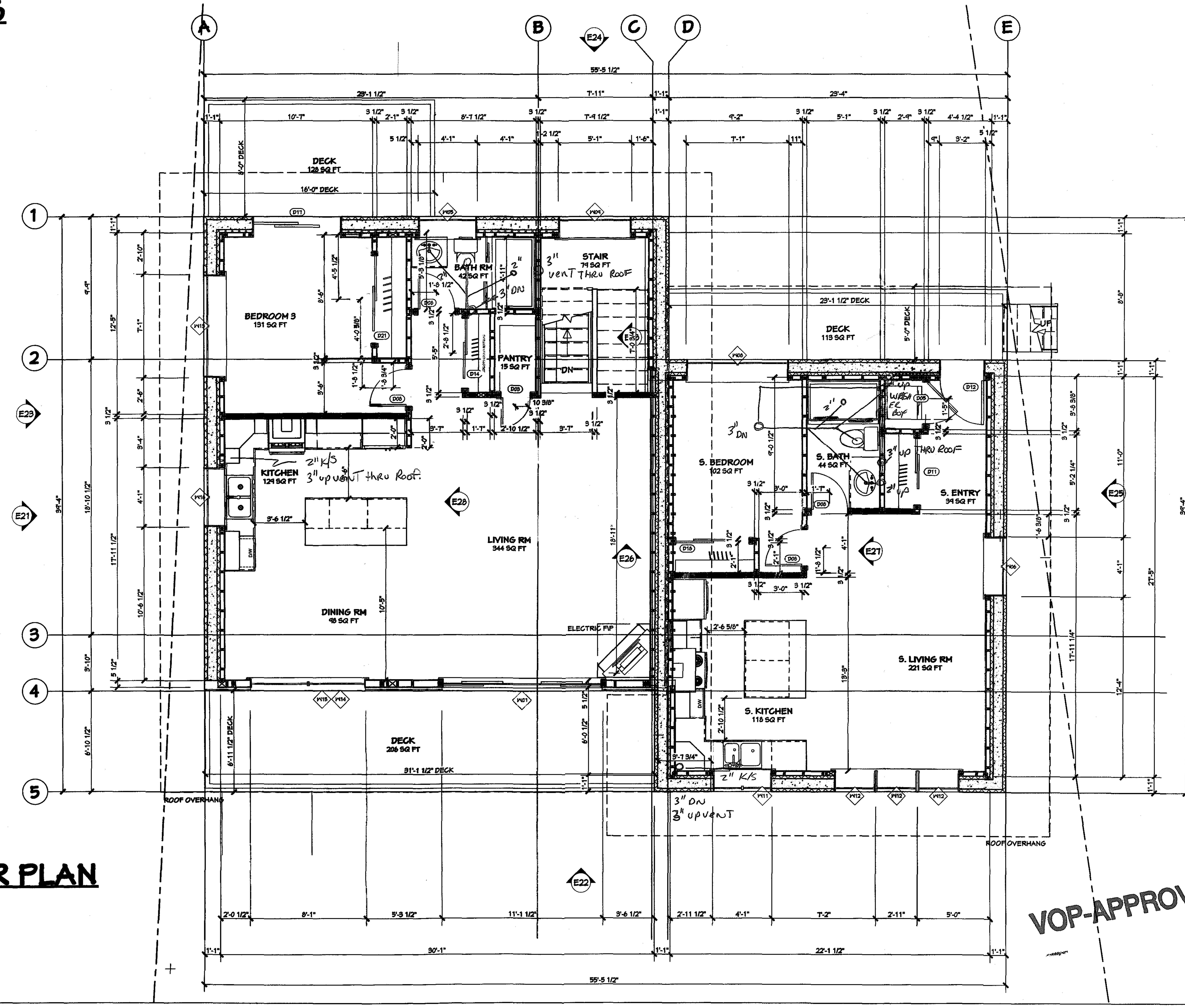
Scale: 3/8" = 1'0"



STAIR SECTION (E18)

Scale: 3/16" = 1'0"

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	8 ICF-SIDING, INNER 4 CAVITY WALL, FOUNDATION, INNERWALL
	DECK RAILING/FENCE
	8 ICF-SIDING, INNER 4 CAVITY WALL
	INTERIOR-4
	INTERIOR-6
	FIRE-6, PARTYWALL
	SIP INT
	8 ICF-SIDING, INNER 4 CAVITY WALL, FOUNDATION
	6 ICF-SIDING, INNER 4 CAVITY WALL
	INTERIOR RAILING
	8" CONCRETE STEM WALL
	6" CONCRETE STEM WALL
	8 ICF-SIDING, INNER 4 CAVITY WALL, DRYWALL



UPPER FLOOR PLAN

Scale: 1/4" = 1'0"

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Number	Date	Description	Revised By

ECO MTN Homes Inc
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604-966-7044

UPPER FLOOR PLAN & STAIR INFORMATION

SITE COPY

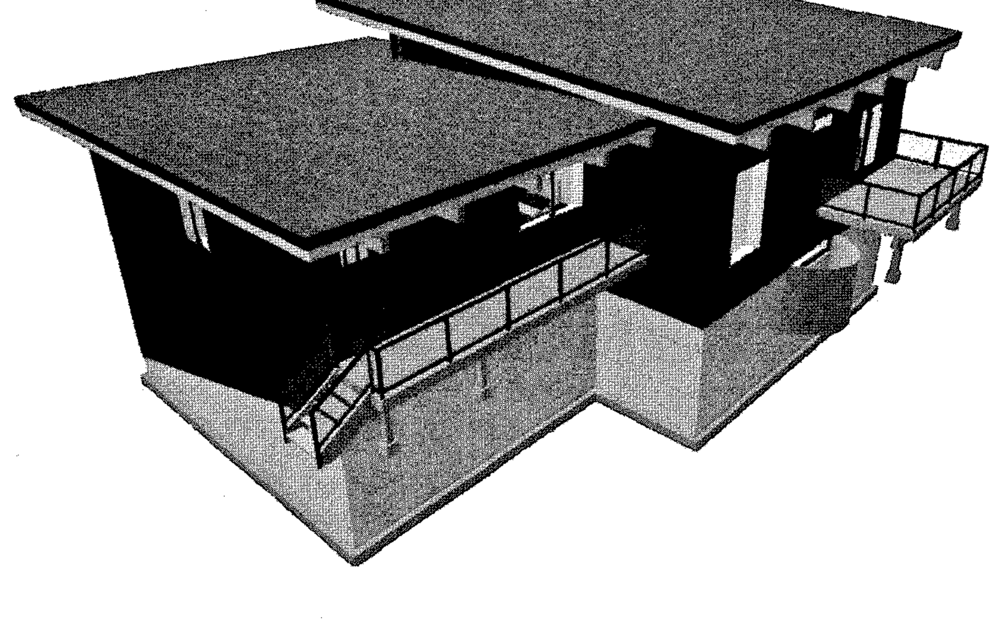
Single Family Residence
7640 Seven O'Clock Drive, Pemberton, BC.

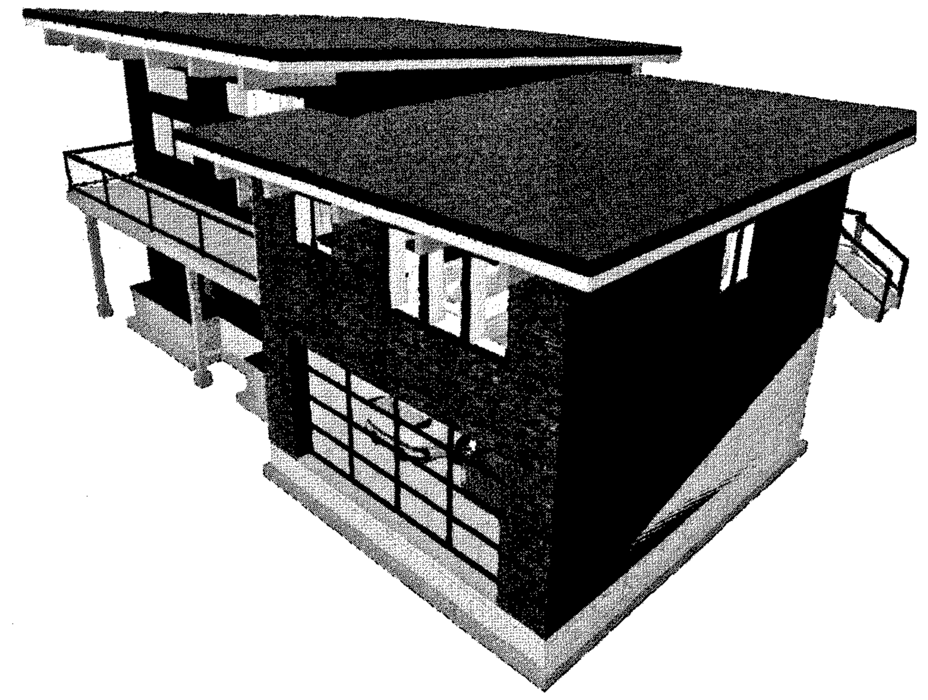
Drawn by: SD

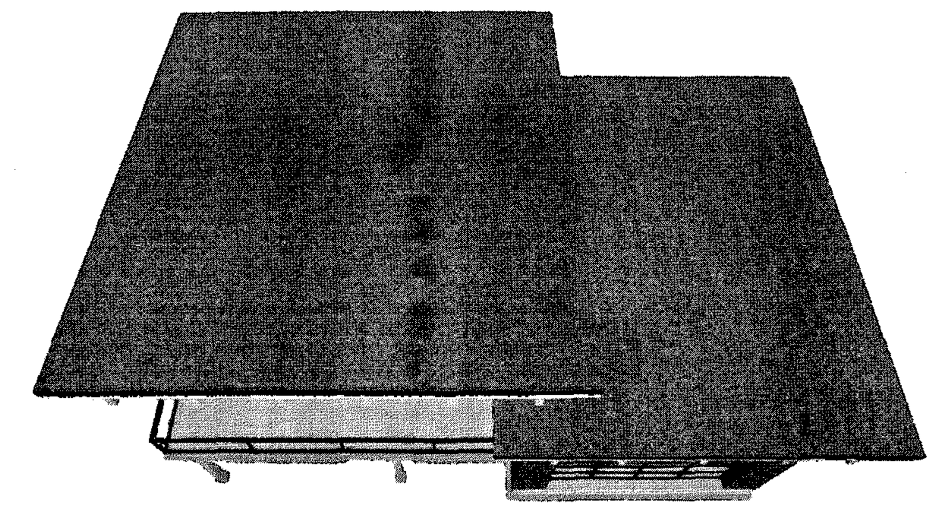
Date: Dec 24, 2019.

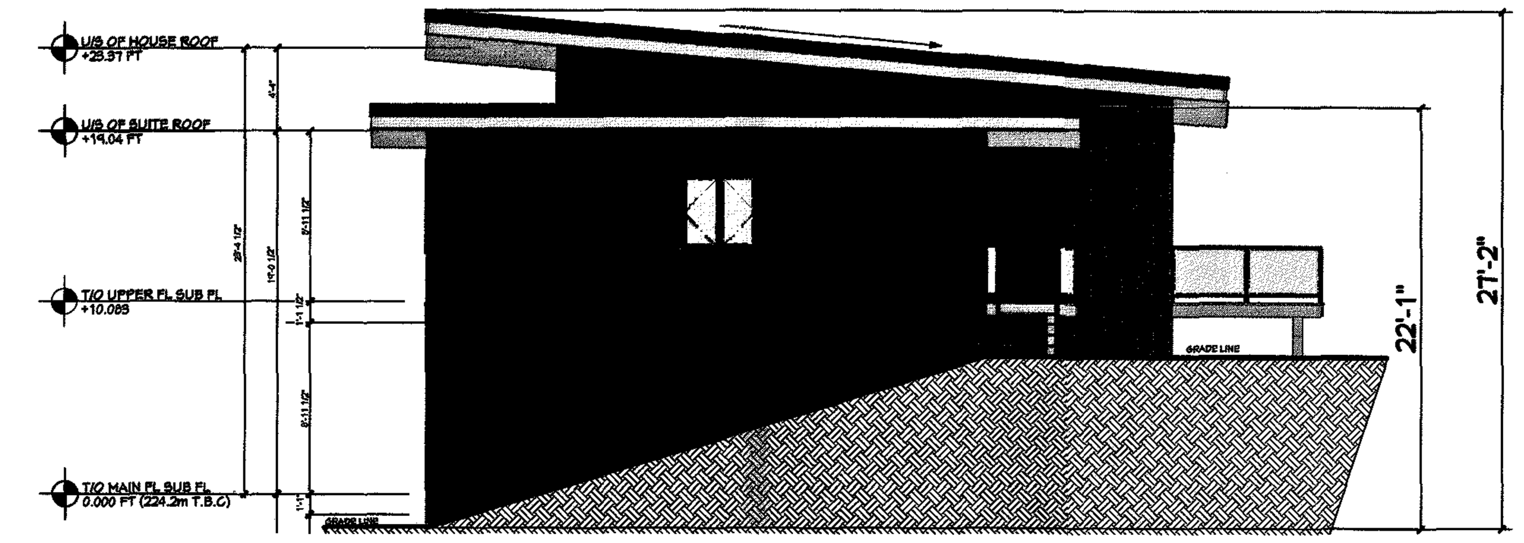
Scale: See Plan Labels

A-6



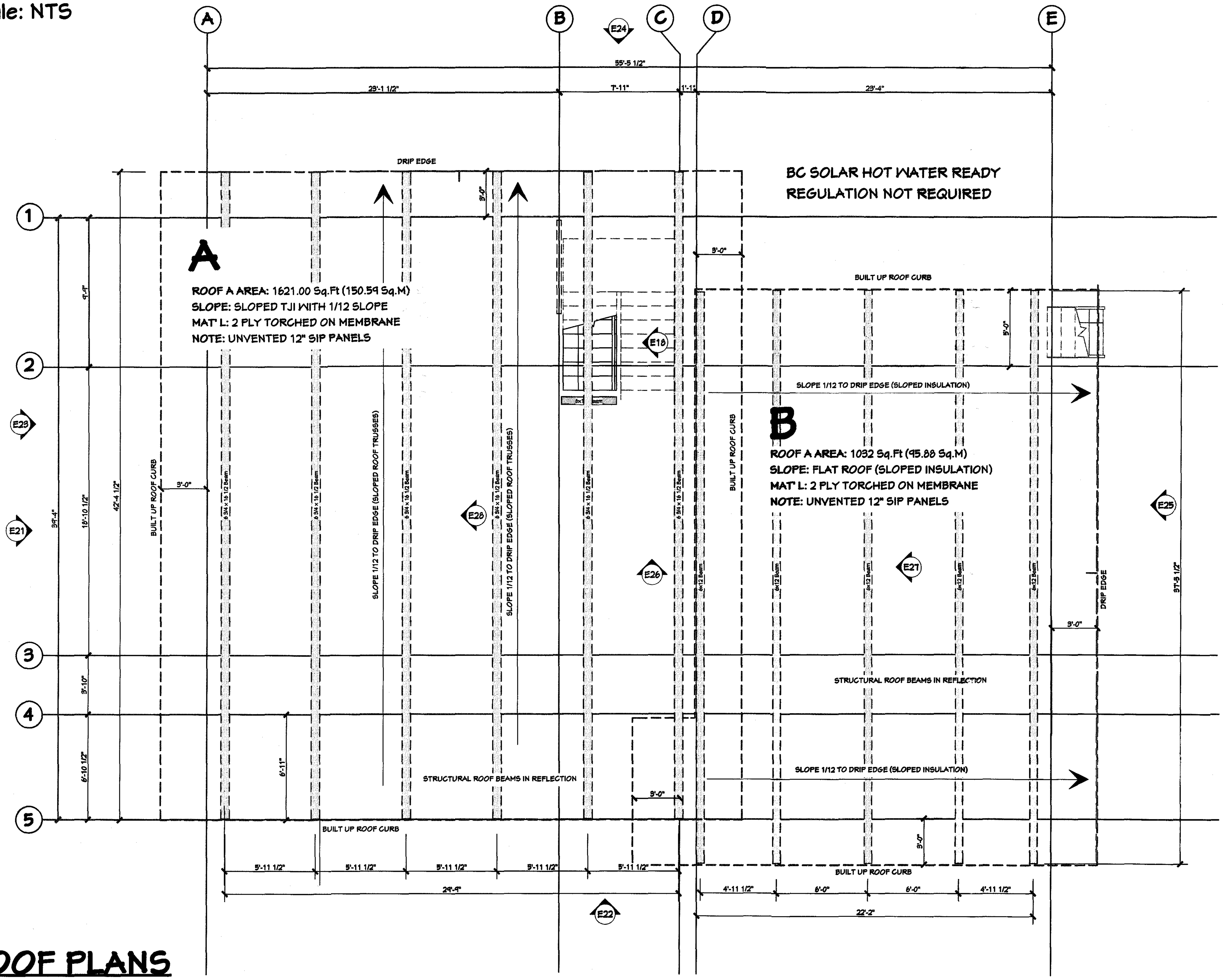






ROOF RENDERS

Scale: NTS



ROOF PLANS

Scale: 1/4" = 1'0"

Roof Height Calculations (E21):

UPPER ROOF AREAS:
ROOF A: 1621.00 Sq.Ft (150.59 Sq.M) (27'-2") 61% (16'-6 7/8")
ROOF B: 1032.00 Sq.Ft (95.88 Sq.M) (22'-1") 39% (8'-7 3/8")

TOTAL ROOF AREA: 2653.00 Sq.FT (246.47 SQ.M)

COMBINED AVG. ROOF HEIGHTS: 25'-2 1/4" (7.7m) 100%

TOTAL AVERAGE ROOF HEIGHT: 25'-2 1/4" (7.7m)
MAX ALLOWED 34'-5 3/8" (10.5 m)

Ventilation Notes:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ROOF ASSEMBLY IS 12" SIP PANELS. NO VENTILATION REQUIRED.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

Building Performance Notes

HEAT LOSS CALCULATIONS SHALL COMPLY TO ALL LOCAL BUILDING CODES.
PORCHES, DECKS, OPEN TO BELOW, AND UNEXCAVATED AREAS ARE NOT INCLUDED IN LIVING AREA CALCULATIONS.

PROVIDE CRAWLSPACE VENTING TO MEET ALL LOCAL CODE REQUIREMENTS, INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWLSPACES AND ATTICS TO THE EQUIVALENT RATINGS OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE, UNO.

INSULATE UNDER ALL CONCRETE SLABS WITH 4" RIGID INSULATION, 2" BELOW GARAGE SLAB.

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ROOF PLANS & ROOF HEIGHT CALCULATIONS

SITE COPY

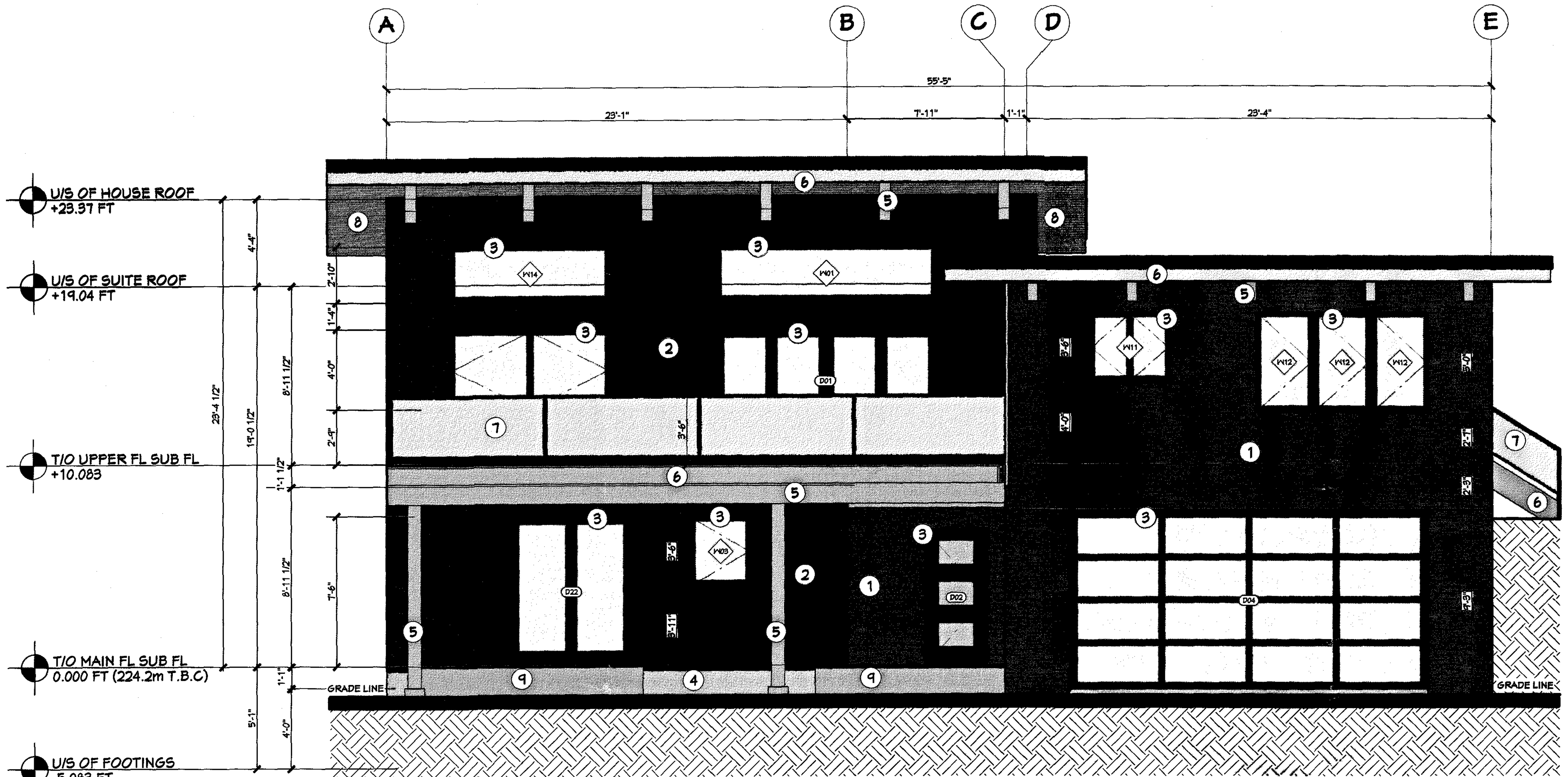
Single Family Residence
7640 Seven O'Clock Drive, Pemberton, BC.

Drawn by: SD

Date: Dec 24, 2019.

Scale: See Plan Labels

A-7



FRONT HOUSE (South-E22) ELEVATION B

Scale: 1/4" = 1'0"

Limiting Distance (Spacial Separation):

Distance from Property Line: 72' - 10 1/2" (22.2 m) (8m used)

Area of Exposed Building Face: 778 sq.ft (72.3 sq.m) (50m used)

Area of Glazed Openings: 218 sq.ft (20.3 sq.m)

% of Exposing Building Face Area: 28%

Max. Allowed: 100%

FRONT GARAGE (South-E22) ELEVATION A

Scale: 1/4" = 1'0"

Limiting Distance (Spacial Separation):

Distance from Property Line: 63' - 9 3/4" (19.45m) (8m used)

Area of Exposed Building Face: 505 sq.ft (46.9 sq.m) (40m used)

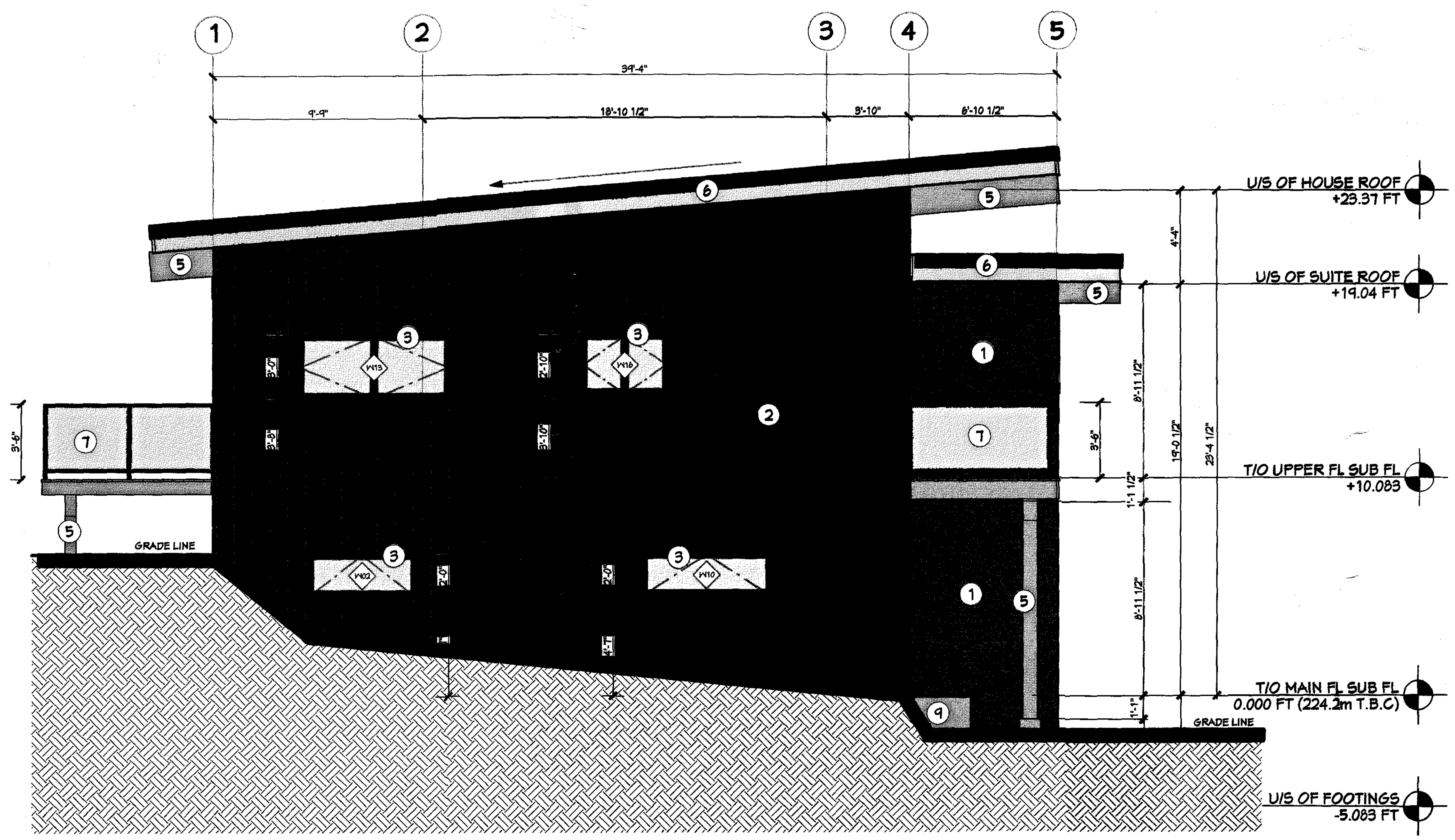
Area of Glazed Openings: 224.7 sq.ft (20.9 sq.m)

% of Exposing Building Face Area: 44%

Max. Allowed: 100%

Ext. Material Notes:

1. **EXTERIOR STONE:**
COMBO 2",4" AND 8" LINEAL BASALT.
2. **EXTERIOR SIDING:**
EXT. VERT. SIDING: DARK GREY STANDING SEAM VERT METAL SIDING W/ RAIN SCREEN
3. **FLASHING & WINDOW TRIM:**
TRIPLE GLAZED VINYL IN BLACK
4. **PROTECTION BOARD:**
DARK GREY PANEL
5. **TIMBER ACCENTS/ POSTS:**
FINISHED IN NATURAL
6. **FASCIA BOARDS:**
WOOD FINISHED IN NATURAL
7. **RAILINGS/ GUARDS:** BLACK EXTRUDED METAL RAILINGS/ POSTS W/ FROSTED GLASS
8. **SOFFITS:**
T&G WOOD FINISHED IN NATURAL
9. **EXPOSED CONCRETE:**
STAIRS AND LANDINGS



L.SIDE HOUSE (East-E23) ELEVATION F

Scale: 1/4" = 1'0"

Limiting Distance (Spacial Separation):

Distance from Property Line: 5' - 10 3/4" (1.8m) (1.5m used)

Area of Exposed Building Face: 682.0 sq.ft (63.4 sq.m) (50m used)

Area of Glazed Openings: 54.3 sq.ft (5.0 sq.m)

% of Exposing Building Face Area: 8%

Max. Allowed: 8%

VOP-APPROVED

SEE A-10 FOR ROOF SLOPES

Number	Revision Table Date	Description	Revised By

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604-966-7044

EXTERIOR ELEVATIONS

SITE COPY

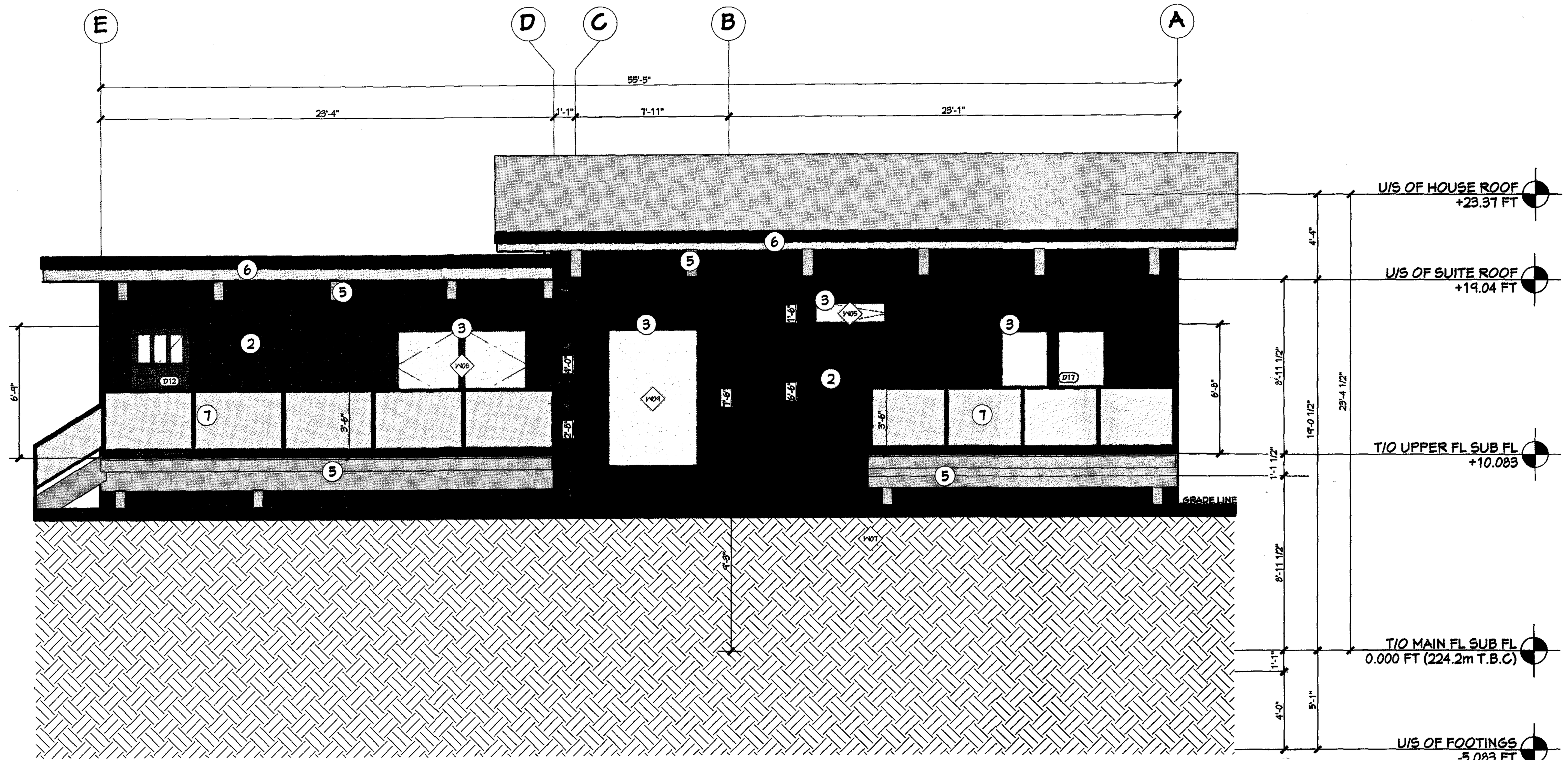
Single Family Residence
1640 Seven O'Clock Drive, Pemberton, BC.

Drawn by: SD

Date: Dec 24, 2019.

Scale: See Plan Labels

A-8



REAR HOUSE (North-E24) ELEVATION C

Scale: 1/4" = 1'0"

Limiting Distance (Spacial Separation):

Distance from Property Line: 65' - 9 5/8" (20.1m) (8m used)
Area of Exposed Building Face: 430 sq.ft (39.9.0 sq.m) (40m used)
Area of Glazed Openings: 83.5 sq.ft (7.8 sq.m)
% of Exposing Building Face Area: 19%
Max. Allowed: 100%

REAR GARAGE (North-E24) ELEVATION D

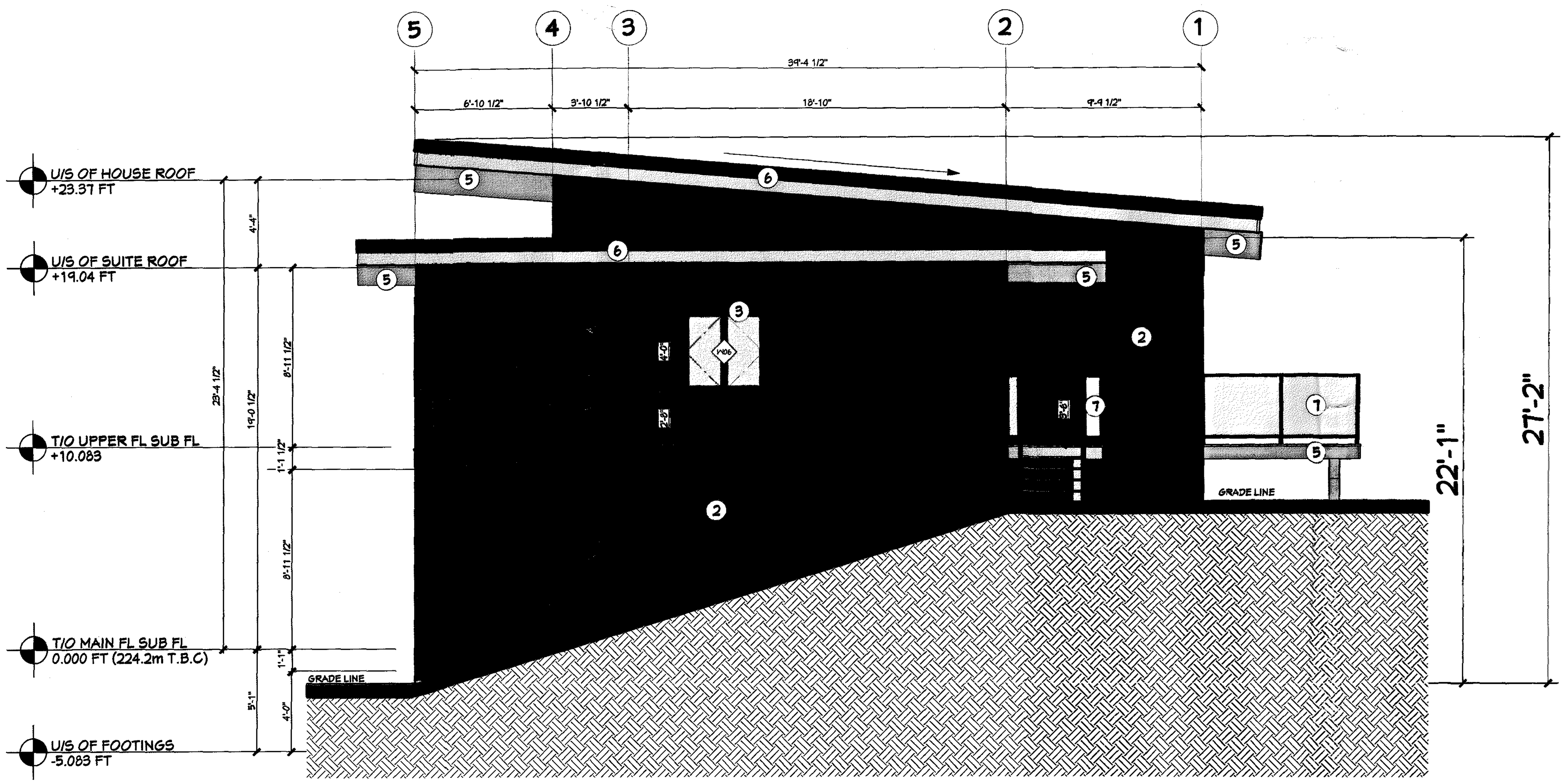
Scale: 1/4" = 1'0"

Limiting Distance (Spacial Separation):

Distance from Property Line: 74' - 4 1/2" (22.7m) (8m used)
Area of Exposed Building Face: 275.0 sq.ft (25.5 sq.m) (30m used)
Area of Glazed Openings: 28.0 sq.ft (2.6 sq.m)
% of Exposing Building Face Area: 10%
Max. Allowed: 100%

Ext. Material Notes:

1. EXTERIOR STONE:
COMBO 2",4" AND 8" LINEAL BASALT.
2. EXTERIOR SIDING:
EXT. VERT. SIDING: DARK GREY STANDING SEAM VERT METAL SIDING W/ RAIN SCREEN
3. FLASHING & WINDOW TRIM:
TRIPLE GLAZED VINYL IN BLACK
4. PROTECTION BOARD:
DARK GREY PANEL
5. TIMBER ACCENTS/ POSTS:
FINISHED IN NATURAL
6. FASCIA BOARDS:
WOOD FINISHED IN NATURAL
7. RAILINGS/ GUARDS: BLACK EXTRUDED METAL RAILINGS/ POSTS W/ FROSTED GLASS
8. SOFFITS:
T&G WOOD FINISHED IN NATURAL
9. EXPOSED CONCRETE:
STAIRS AND LANDINGS



R.SIDE GARAGE (West-E25) ELEVATION E

Scale: 1/4" = 1'0"

Limiting Distance (Spacial Separation):

Distance from Property Line: 5' - 7 1/2" (1.7m) (1.5m used)
Area of Exposed Building Face: 485.5 sq.ft (45.1 sq.m) (40m used)
Area of Glazed Openings: 16.0 sq.ft (1.5 sq.m)
% of Exposing Building Face Area: 3%
Max. Allowed: 8%

VOP-APPROVED

SEE A-10 FOR ROOF SLOPES

Number	Date	Description	Revised By

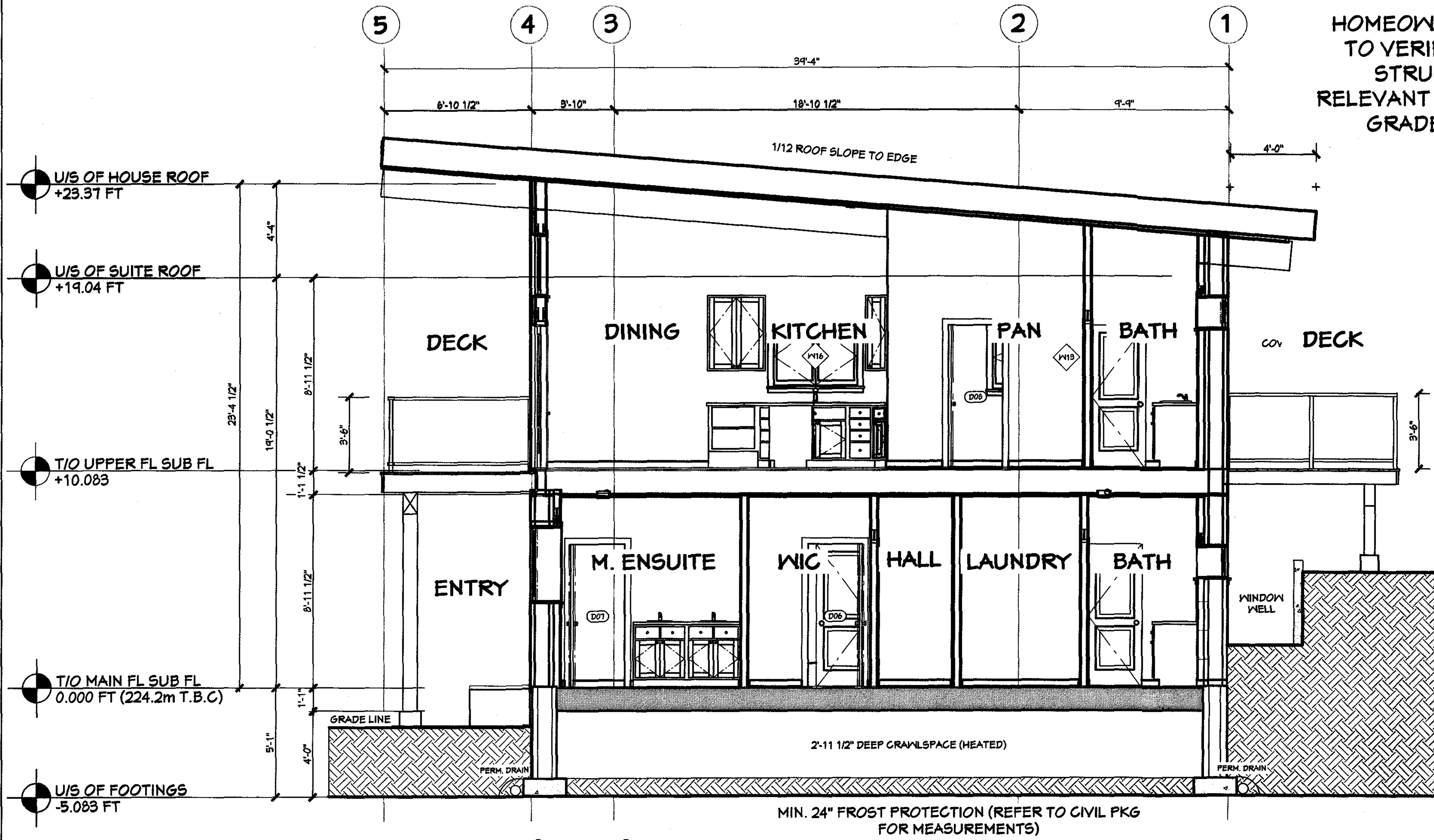
ECO MTN Homes Inc
P.O.Box 565, Whistler, BC.
V0N1B0
604-966-7044

EXTERIOR ELEVATIONS
SITE COPY

Single Family Residence
7640 Seven O'Clock Drive, Pemberton, BC.

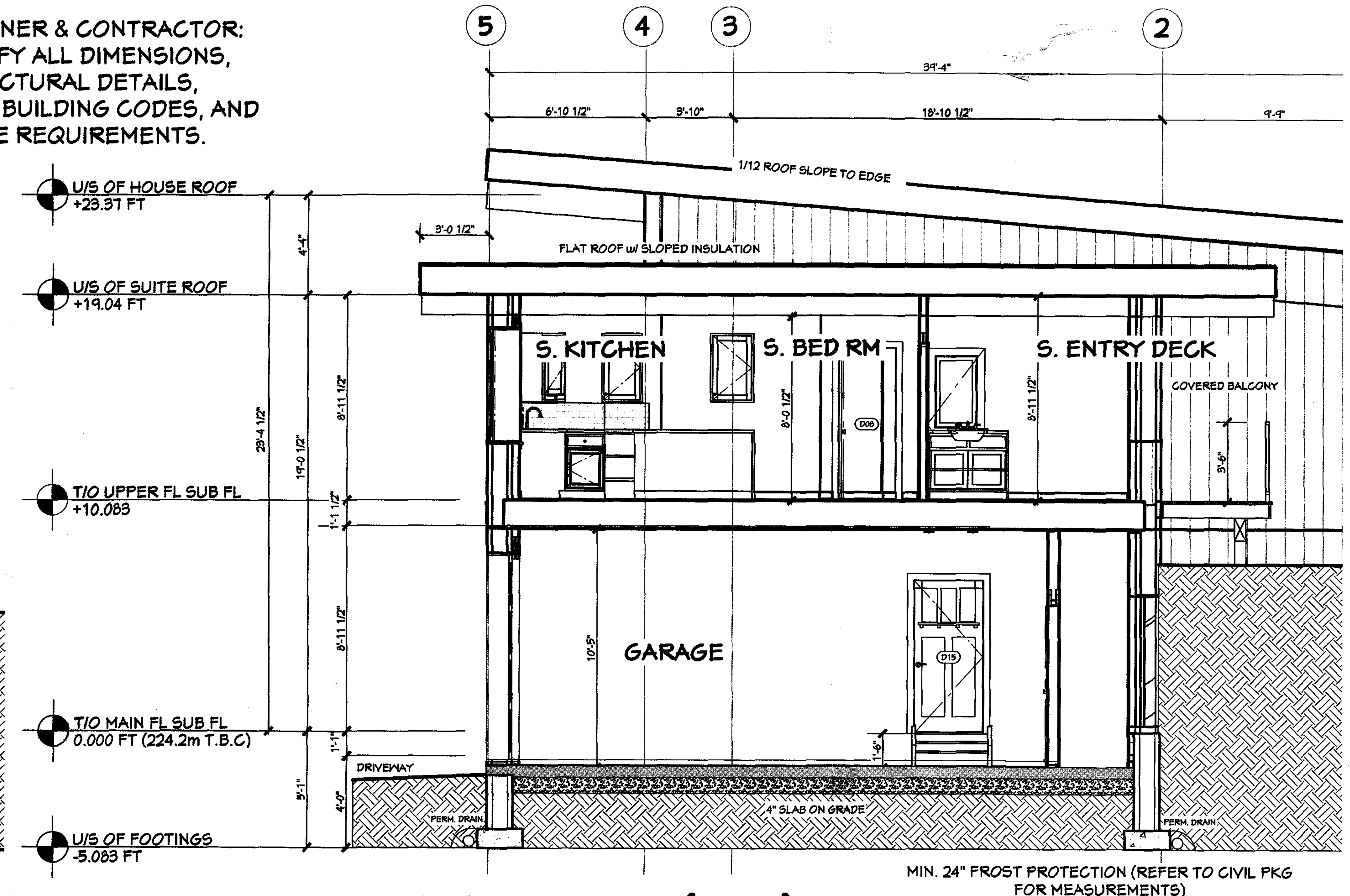
Drawn by: SD
Date: Dec 24, 2019.
Scale: See Plan Labels

HOMEOWNER & CONTRACTOR:
TO VERIFY ALL DIMENSIONS,
STRUCTURAL DETAILS,
RELEVANT BUILDING CODES, AND
GRADE REQUIREMENTS.



BUILDING SECTION (E28)

Scale: 1/4" = 1'0"



BUILDING SECTION (E27)

Scale: 1/4" = 1'0"

WALL ASSEMBLIES ZONE 6:

**All Calculations are done with BC Building Code 2018 (9.36.2.4) and includes the use of an HRV System.

F1 - GARAGE SLAB FLOOR ASSEMBLY (SLABS-ON-GRADE WITH AN INTEGRAL FOOTING - RSI 1.96/ R11.1)	
Air Film (Garage) - RSI 0.03 4" Poured Concrete Floor (Normal Density) - RSI 0.04 1 Layer of 3" EPS Type 1 Rigid Insulation - RSI 1.95 Ground Area	
TOTAL RSI / (R) VALUES:	2.02 (11.5)

F2 - TYP. SUITE FLOOR ASSEMBLY (FLOORS OVER UNHEATED SPACES - RSI 4.51/ R25.6)	
Air Fil (Ext) - RSI 0.03 Hardwood Flooring - RSI 0.12 Under Rubber Pad - RSI 0.32 7/8" Floor Sheathing - RSI 0.0012 11 7/8" TJI Floor Joists W/ Insulated Boxed Joists 2lb Spray Foam Insulation (fill cavity 8") - RSI 7.20 2 layers 1/2" Gypsum Bd code C - RSI 0.16	
TOTAL RSI / (R) VALUES:	7.83 (44)

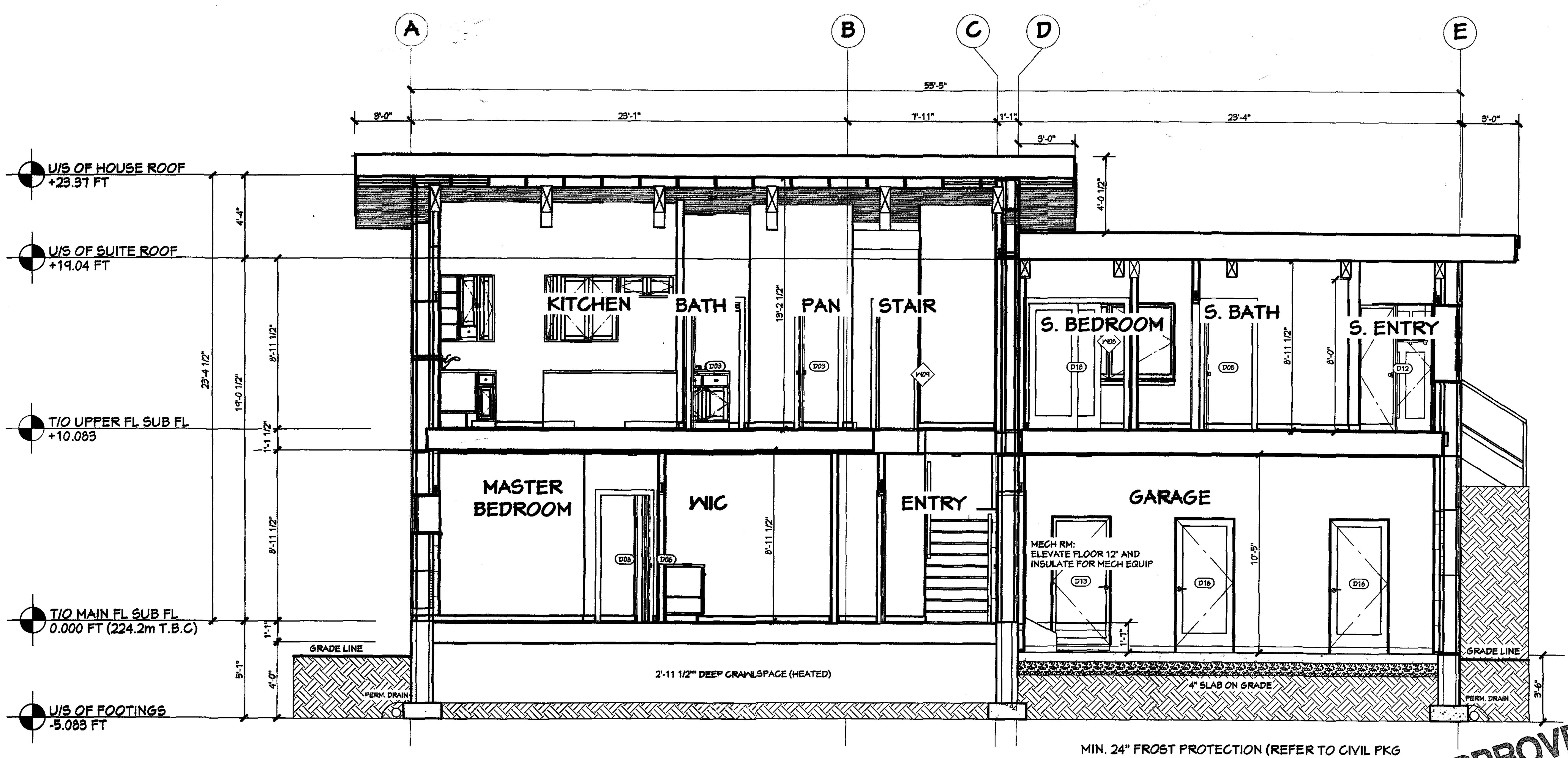
F3 - TYP. HOUSE FLOOR ASSEMBLY (FLOORS OVER UNHEATED SPACES - RSI 4.51/ R25.6)	
Air Fil (Ext) - RSI 0.03 Hardwood Flooring - RSI 0.12 Under Rubber Pad - RSI 0.32 7/8" Floor Sheathing - RSI 0.0012 11 7/8" TJI Floor Joists W/ Insulated Boxed Joists 2lb Spray Foam Insulation (fill cavity 8") - RSI 7.20 1/2" Gypsum Bd - RSI 0.08	
TOTAL RSI / (R) VALUES:	7.75 (44)

W1 - TYP. FRAMED WALL ASSEMBLY (WALLS - RSI 3.08/ R17.5)	
Air Film (Ext) - RSI 0.03 Fibre Cement Siding (8mm) - RSI 0.03 OR Metal Siding - RSI 0.11 Air Space (13mm) - RSI 0.16 Rain Screen Treated Strapping Outsolation (type 2)(50mm) - RSI 1.76 House Wrap 6" SIP Walls XPS - RSI 5.28 2"x4" Wood Stud Cavity Wall - RSI 0.18 Vapor Barrier (6 mil) Air Film (int) - RSI 0.12	
TOTAL RSI / (R) VALUES:	7.56 (43)

W2 - TYP. ICF WALL ASSEMBLY (FOUNDATION WALLS - RSI 2.32/ R13.2)	
Air Film (int) - RSI 0.03 Drain Board Waterproof Membrane ICF Wall: 2.5" EPS Rigid Insulation - RSI 1.78 8" Poured Concrete - RSI 0.08 2.5" EPS Rigid Insulation - RSI 1.78 Channels Gypsum Board (1/2") - RSI 0.076	
TOTAL RSI / (R) VALUES:	3.75 (21)

R1 TYP. ROOF ASSEMBLY (CATHEDRAL CEILINGS AND FLAT ROOFS - RSI 4.67/ R26.5)	
Air Film (ext) - RSI 0.03 2 PLY Built-Up Roofing - RSI 0.12 Insulation board for slope (min 1") - RSI 0.45 12" SIP Roof XPS - RSI 10.21 2"x4" Wood Stud Cavity Wall - RSI 0.18 Vapor Barrier Gypsum Board (12.5mm) - RSI 0.08 Air Film (int) - RSI 0.12	
TOTAL RSI / (R) VALUES:	11.19 (63)

OTHER SEPARATIONS
Door to Garge - RSI 1.1 (R 6.25) Access Hatch - RSI 2.6 (U 0.46) Front Door - RSI 2.6 (U 0.46) Windows - RSI 1.60 (U 0.28)



BUILDING SECTION (E26)

Scale: 1/4" = 1'0"

VOP-APPROVED

Revision Table			
Number	Date	Description	Revised By

ECO MTN Homes Inc
P.O.Box 565, Whistler, BC.
V0N1B0
604-966-7044

BUILDING SECTIONS & WALL ASSEMBLIES

SITE COPY

Single Family Residence
7640 Seven O'Clock Drive, Pemberton, BC.

Drawn by: SD

Date: Dec 24, 2019.

Scale: See Plan Labels

A-10

SCHEDULES

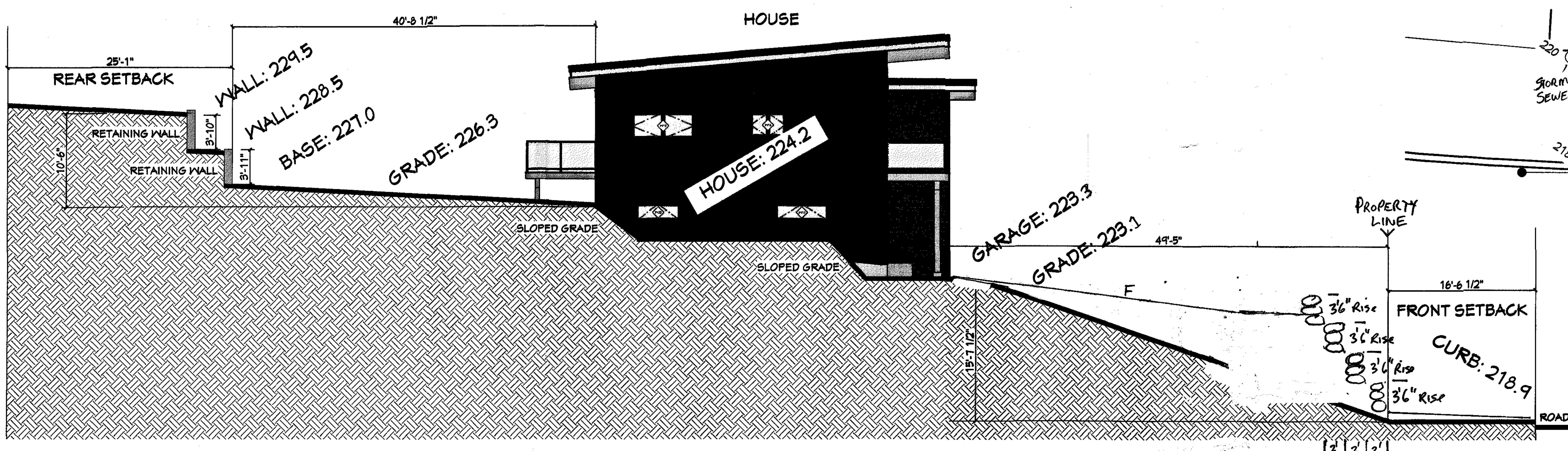
DOOR SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	THICKNESS	MANUFACTURER	COMMENTS
D01	11068	1	2	11068 L/R EX	132 "	80 "	134"X83"	EXT. QUAD SLIDER-GLASS PANEL	1 3/4"		
D02	3068	1	1	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-ARI S2RS 6'8"	1 3/4"		
D03	2068	1	2	2068 R IN	24 "	80 "	26"X82 1/2"	HINGED-DOOR P04	1 3/8"		
D04	171190	1	1	171190	215 "	108 "	217"X111"	GARAGE-GARAGE DOOR GLASS SECTIONAL	1 3/4"		
D05	21068	1	2	21068 L IN	34 "	80 "	36"X82 1/2"	HINGED-PANEL	1 3/8"		
D06	2668	4	1	2668 L IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	1 3/8"		
D07	2668	1	1	2668 R IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	1 3/8"		
D08	2668	4	2	2668 L IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	1 3/8"		
D09	21068	1	1	21068 L IN	34 "	80 "	36"X82 1/2"	HINGED-DOOR P04	1 3/8"		
D10	4068	2	1	4068 R IN	48 "	80 "	50"X82 1/2"	SLIDER-PANEL	1 3/8"		
D11	4668	1	2	4668 L IN	54 3/16 "	80 "	56 3/16"X82 1/2"	SLIDER-DOOR P04	1 3/8"		
D12	3068	1	2	3068 L EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR E21	1 3/4"		
D13	3068	1	1	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-PANEL	1 3/8"		
D14	4968	1	2	4968 R IN	57 "	80 "	59"X82 1/2"	SLIDER-PANEL	1 3/8"		
D15	3068	1	1	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR E21	1 3/4"		
D16	3068	2	1	3068 L EX	36 "	80 "	38"X83"	EXT. HINGED-PANEL	1 3/8"		
D17	6068	1	2	6068 R EX	72 "	80 "	74"X83"	EXT. SLIDER-GLASS PANEL	1 3/4"		
D18	5068	1	2	5068 L IN	60 "	80 "	62"X82 1/2"	SLIDER-PANEL	1 3/8"		
D19	6068	1	1	6068 L IN	72 "	80 "	74"X82 1/2"	SLIDER-PANEL	1 3/8"		
D21	6068	1	2	6068 R IN	72 "	80 "	74"X82 1/2"	SLIDER-PANEL	1 3/8"		
D22	6076	1	1	6076 L EX	72 "	90 "	74"X93"	EXT. SLIDER-GLASS PANEL	1 3/4"		
D23	31068	1	1	31068 R IN	46 "	80 "	48"X82 1/2"	SLIDER-PANEL	1 3/8"		

WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	MANUFACTURER	COMMENTS
W01	110210FX	1	2	110210FX	132 "	34 "	133"X35"		FIXED GLASS		
W02	5020AW	1	1	5020AW	60 "	24 "	61"X25"		SINGLE AWNING		
W03	3036SC	1	1	3036SC	36 "	42 "	37"X43"		SINGLE CASEMENT-HR		
W04	1668DH	1	1	1668DH	18 "	80 "	19"X81"		DOUBLE HUNG		
W05	4016SC	1	2	4016SC	48 "	18 "	49"X19"		SINGLE CASEMENT-HR		
W06	4040DC	1	2	4040DC	48 "	48 "	49"X49"		DOUBLE CASEMENT-LHL/RHR		
W07	7016FX	1	1	7016FX	84 "	18 "	85"X19"		FIXED GLASS		
W08	7040DC	1	2	7040DC	84 "	48 "	85"X49"		DOUBLE CASEMENT-LHL/RHR		
W09	5076FX	1	2	5076FX	60 "	90 "	61"X91"		FIXED GLASS		
W10	6020AW	1	1	6020AW	72 "	24 "	73"X25"		SINGLE AWNING		
W11	4036DC	1	2	4036DC	48 "	42 "	49"X43"		DOUBLE CASEMENT-LHL/RHR		
W12	21050SC	3	2	21050SC	34 "	60 "	35"X61"		SINGLE CASEMENT-HR		
W13	7030DC	1	2	7030DC	84 "	36 "	85"X37"		DOUBLE CASEMENT-LHL/RHR		
W14	80210FX	1	2	80210FX	96 "	34 "	97"X35"		FIXED GLASS		
W15	8040DC	1	2	8040DC	96 "	48 "	97"X49"		DOUBLE CASEMENT-LHL/RHR		
W16	40210DC	1	2	40210DC	48 "	34 "	49"X35"		DOUBLE CASEMENT-LHL/RHR		

ELECTRICAL SCHEDULE									
NUMBER	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	ATTACHED TO	DESCRIPTION	MANUFACTURER	COMMENTS
E01	4	1	5 "	5 "	1 1/8 "	CEILING	SMOKE DETECTOR 1		
E02	3	1	8 1/2 "	8 1/2 "	3/4 "	CEILING	EXHAUST		
E03	1	1	5 "	5 "	1 1/8 "	CEILING	CO DETECTOR		
E04	1	2	5 "	5 "	1 1/8 "	CEILING	CO DETECTOR		
E05	5	2	8 1/2 "	8 1/2 "	3/4 "	CEILING	EXHAUST		
E06	4	2	5 "	5 "	1 1/8 "	CEILING	SMOKE DETECTOR 1		

Grading Notes

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
ALL FINISHED GRADES SHALL BE SMOOTH AND UNIFORM.
PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD PROVIDED DRAINS.
ALL AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.

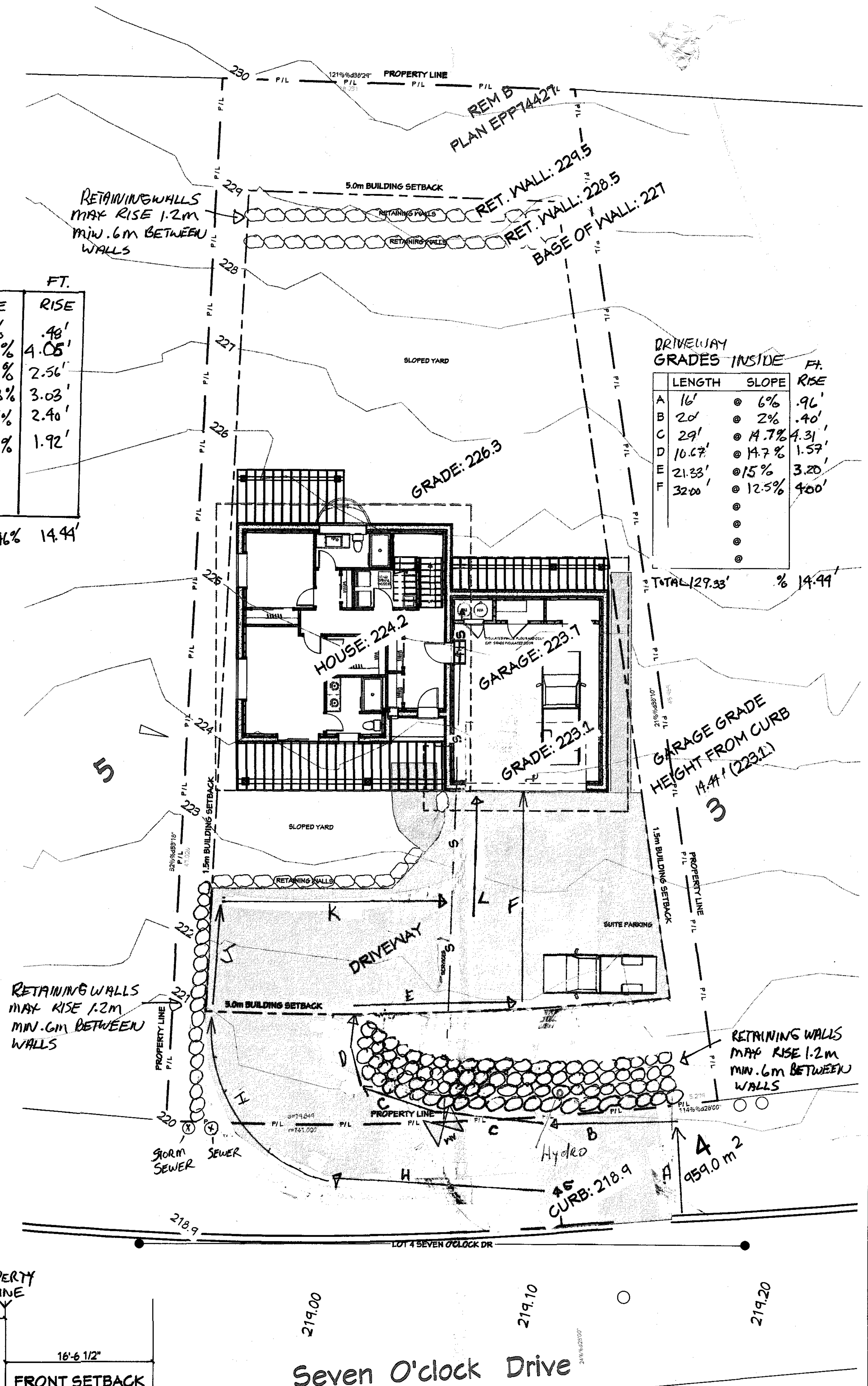


GRADING SECTION ELEVATION (E29)

Scale: 1/8" = 1'0"

DRIVEWAY GRADE OUTSIDE

	LENGTH	SLOPE	FT. RISE
G	4'	12%	.48'
H	30'	13.5%	4.05'
I	32'	8.0%	2.56'
J	24	12.63%	3.03'
K	32'	7.5%	2.40'
L	16'	12.0%	1.92'
TOTAL	138'	10.46%	14.44'



DRIVEWAY GRADES INSIDE

	LENGTH		SLOPE	FT. RISE
A	16'	@	6%	.96'
B	20'	@	2%	.40'
C	29'	@	14.7%	4.31'
D	10.67'	@	14.7%	1.57'
E	21.33'	@	15%	3.20'
F	32.00'	@	12.5%	4.00'
		@		
		@		
		@		
		@		
TOTAL	129.33'		%	14.44'

GRADING PLAN

Scale: 3/32" = 1'0"

VOP-APPROVED

Revision Table			
Number	Date	Description	Revised By

ECO MTN Homes Inc
P.O.Box 565, Whistler, BC.
V0N1B0
604-966-7044

GRADING PLAN, ELEVATION & SCHEDULES

SITE COPY

Single Family Residence
7640 Seven O'Clock Drive, Pemberton, BC.

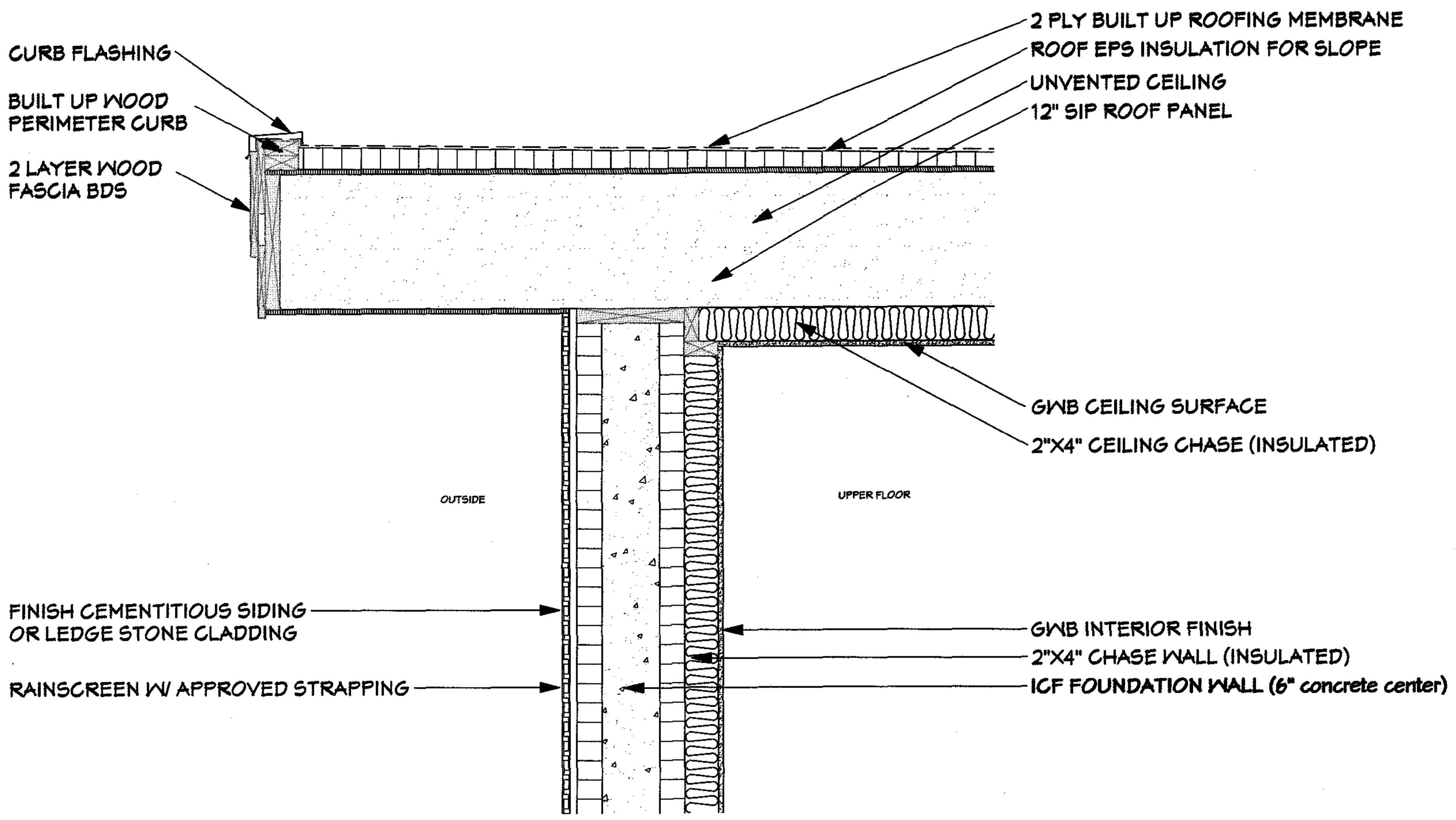
Drawn by: SD

Date: Dec 24, 2019.

Scale: See Plan Labels

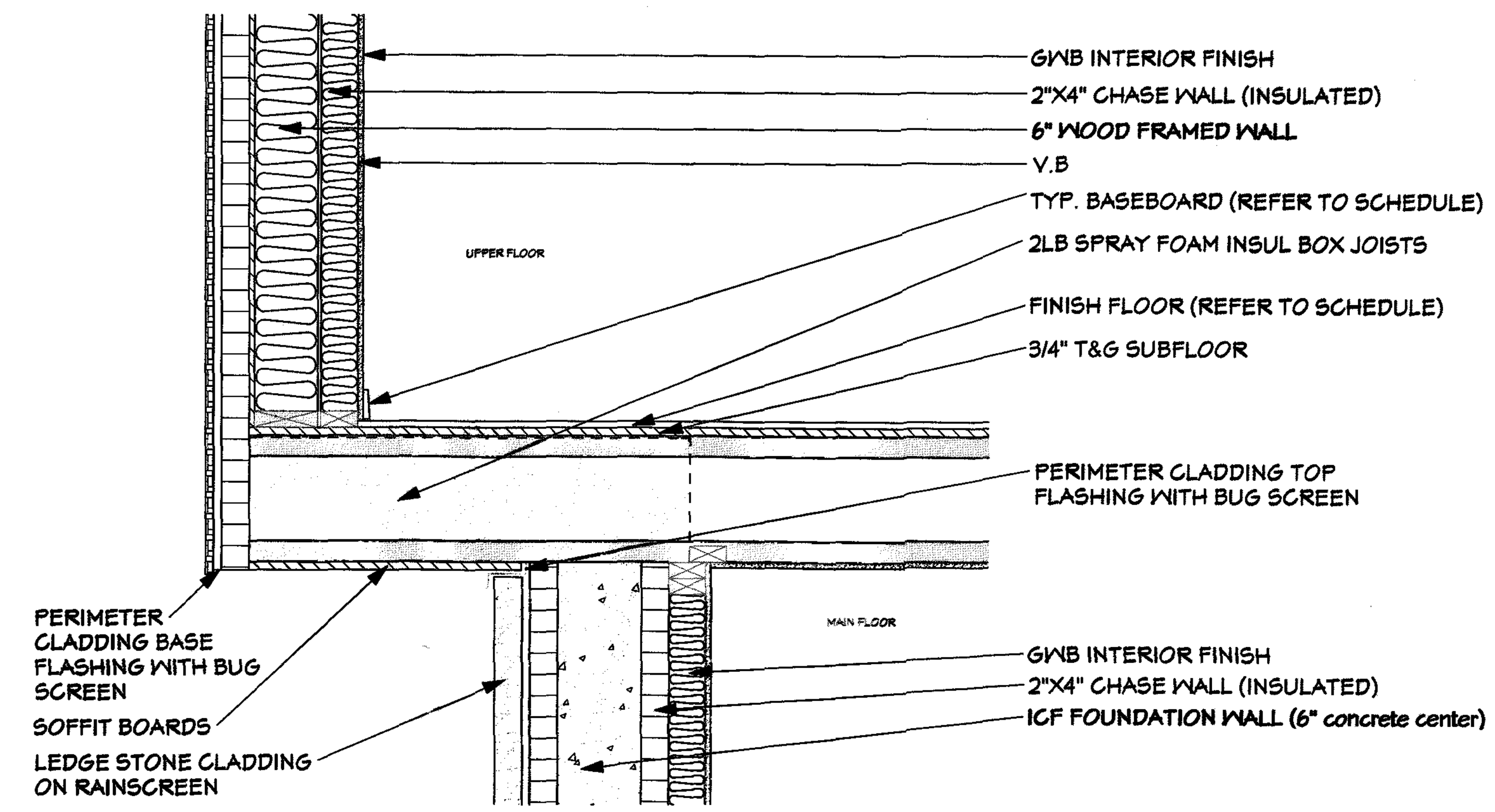
A-11

SEE STRUCTURAL PLANS FOR FINAL DETAILS (STRUCTURAL SUPERCEDES ALL ARCHITECTURAL PLANS)



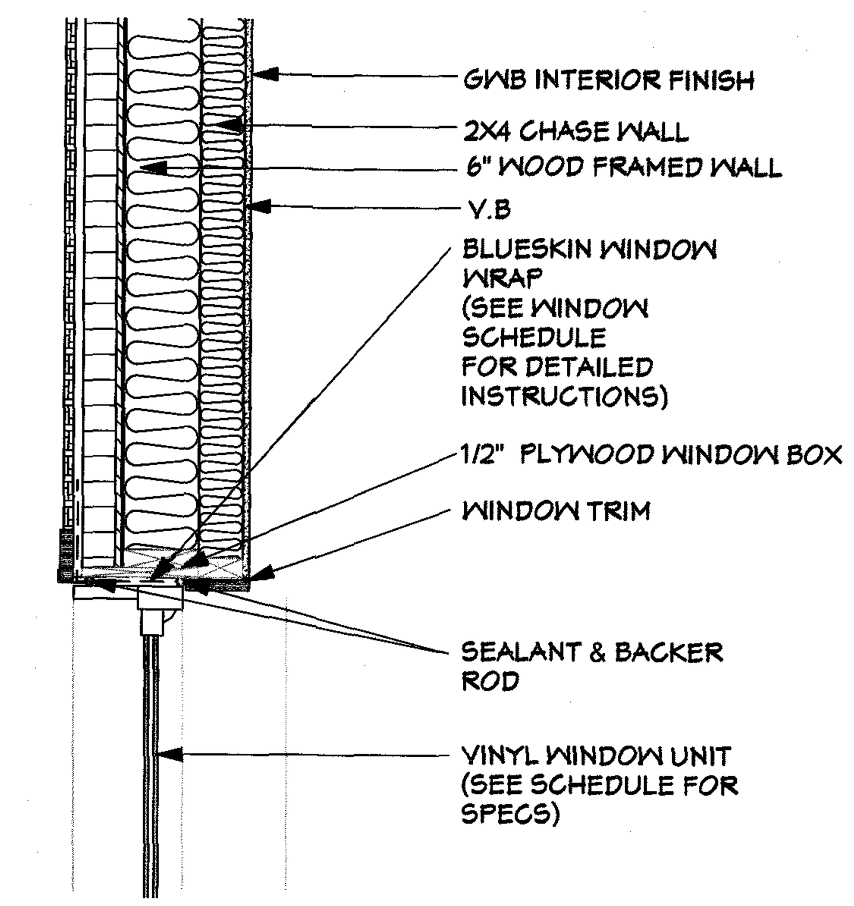
(A) TYP. ICF WALL @ FLAT ROOF CONNECT

Scale: 1" = 1'0"



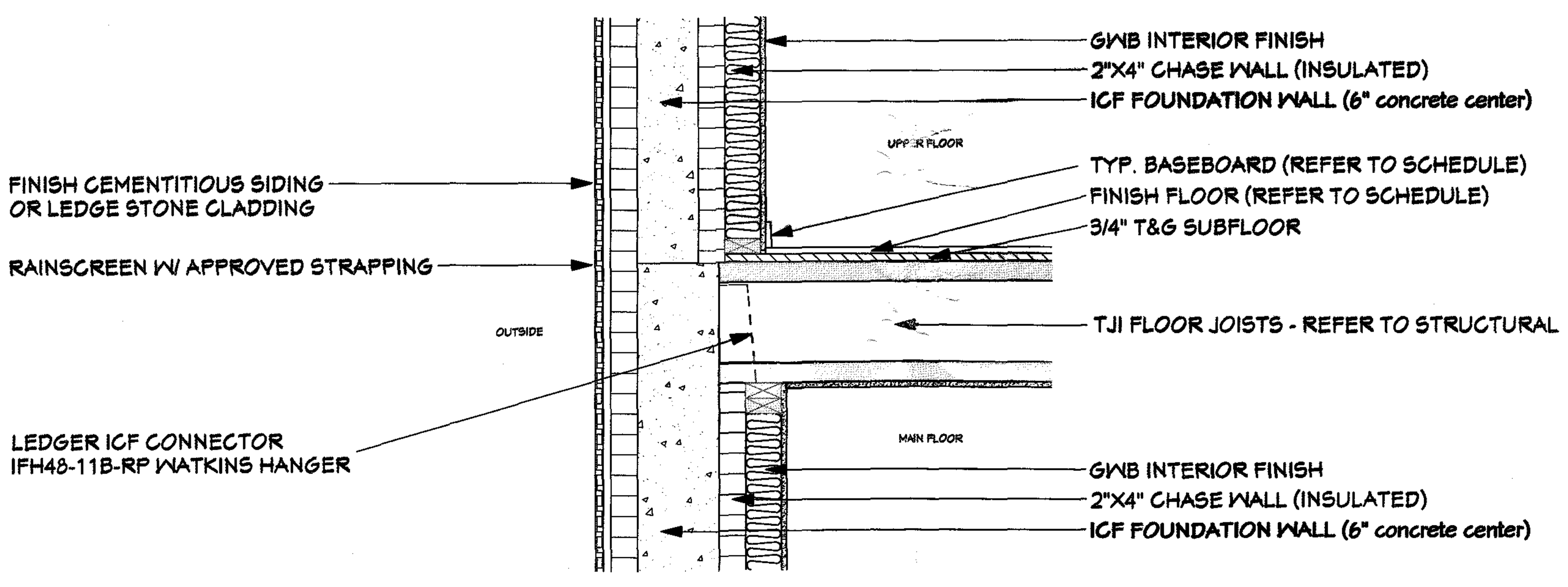
(D) TYP. FRAMED WALL @ ICF CANT

Scale: 1" = 1'0"



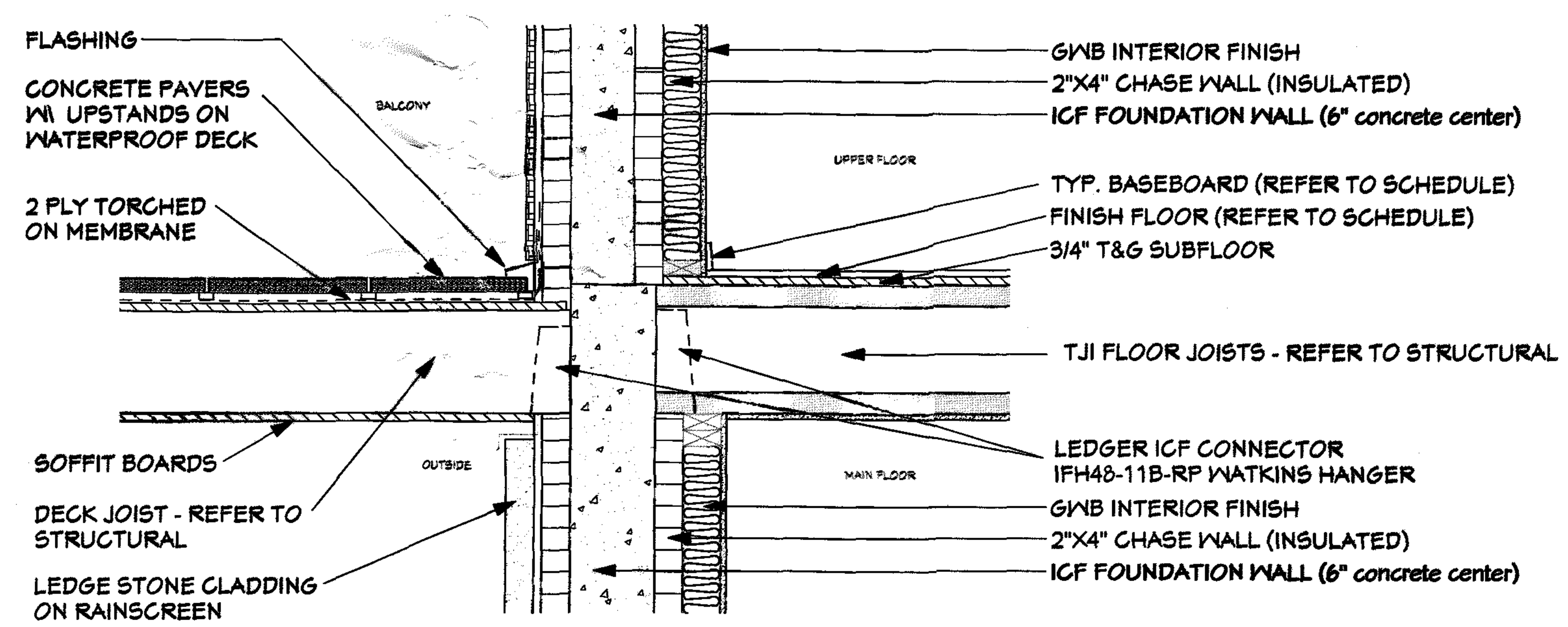
(G) TYP. WINDOW HEAD

Scale: 1" = 1'0"



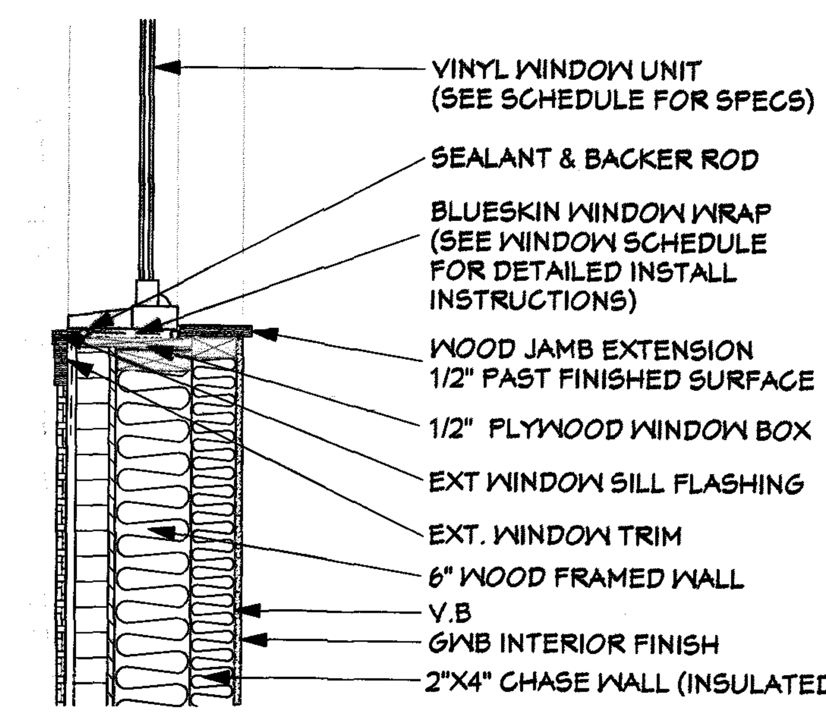
(B) TYP. ICF WALL @ UPPER FLOOR CONNECT

Scale: 1" = 1'0"



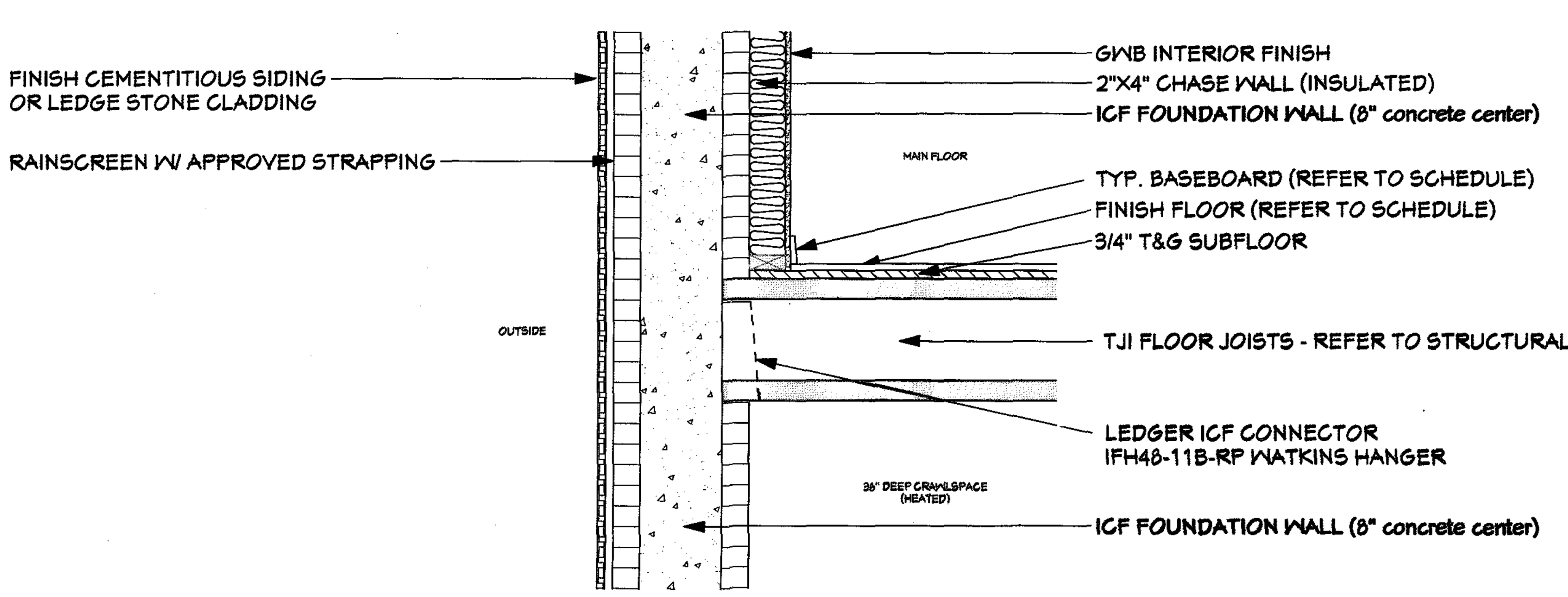
(E) TYP. ICF WALL @ DECK CONNECT

Scale: 1" = 1'0"



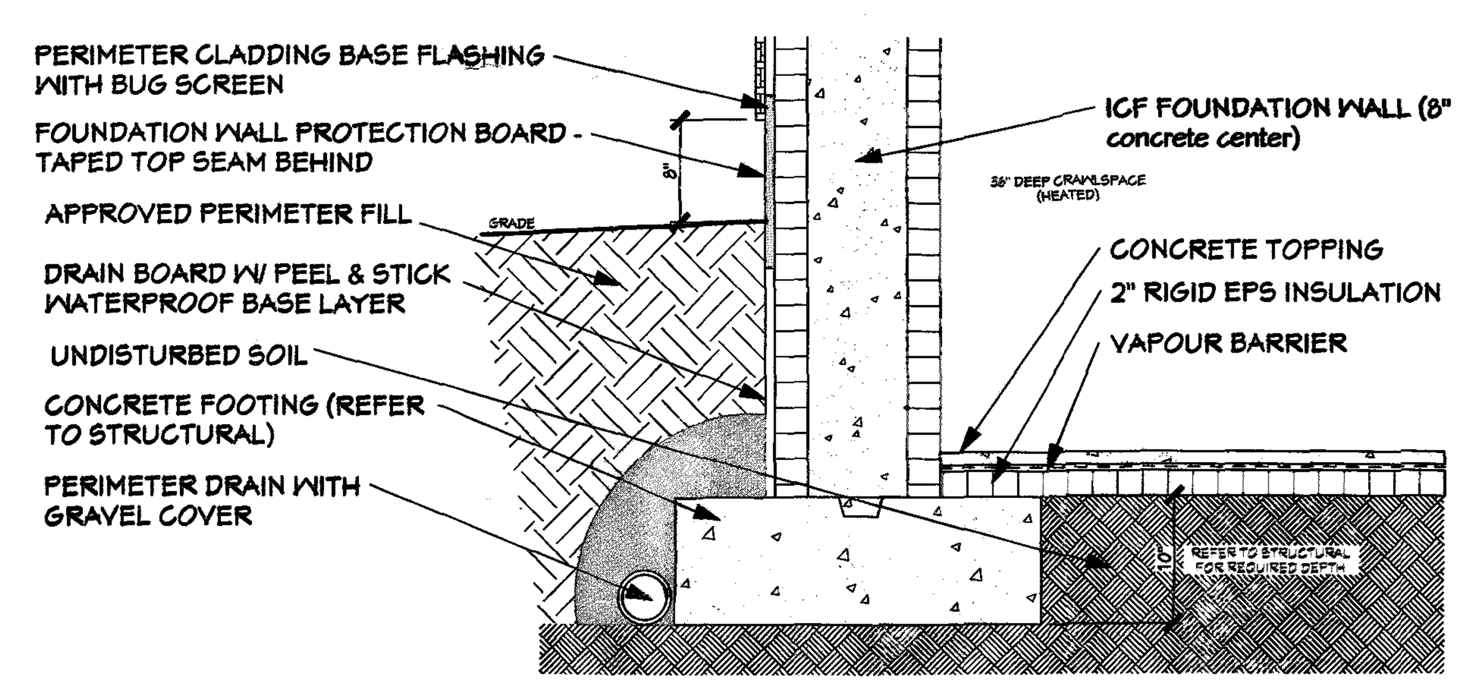
(H) TYP. WINDOW SILL

Scale: 1" = 1'0"



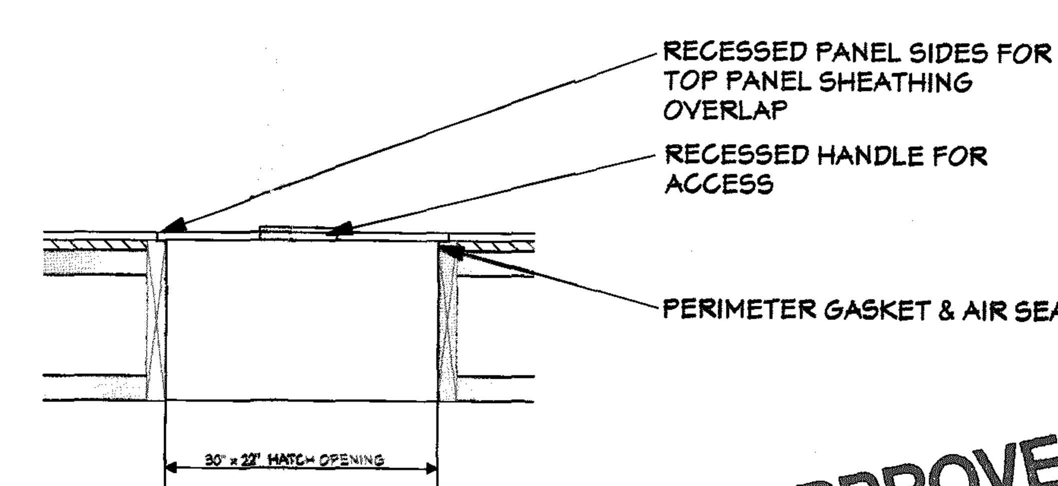
(C) TYP. ICF WALL @ MAIN FLOOR CONNECT

Scale: 1" = 1'0"



(F) TYP. ICF WALL @ FOOTING CONNECT

Scale: 1" = 1'0"



VOP-APPROVED

(I) TYP. CRAWL ACCESS

Scale: 1" = 1'0"

Revision Table

Number	Date	Description	Revised By

ECO MTN Homes Inc
P.O.Box 565, Whistler, BC.
V0N1B0
604-966-7044

TYPICAL CONSTRUCTION DETAILS

SITE COPY

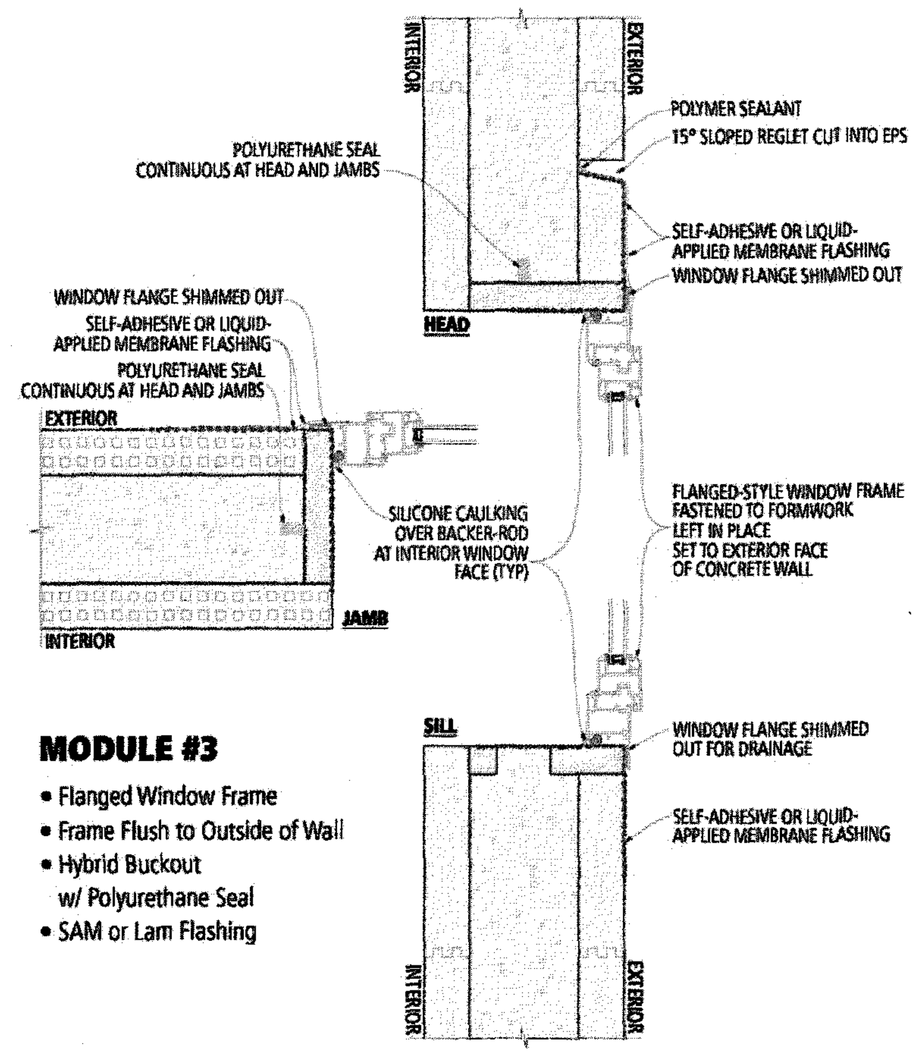
Single Family Residence
7640 Seven O'Clock Drive, Pemberton, BC.

Drawn by: SD

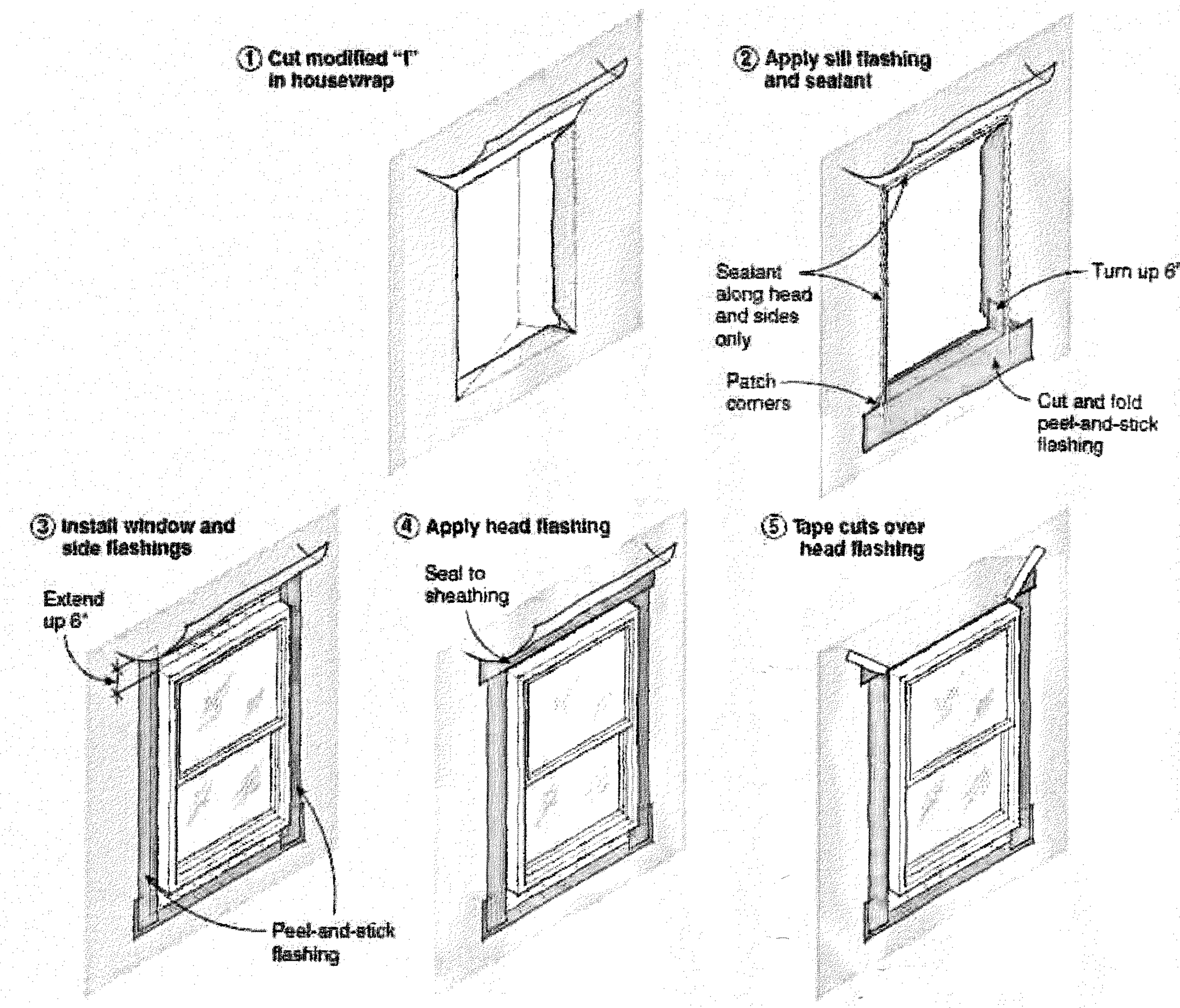
Date: Dec 24, 2019.

Scale: See Plan Labels

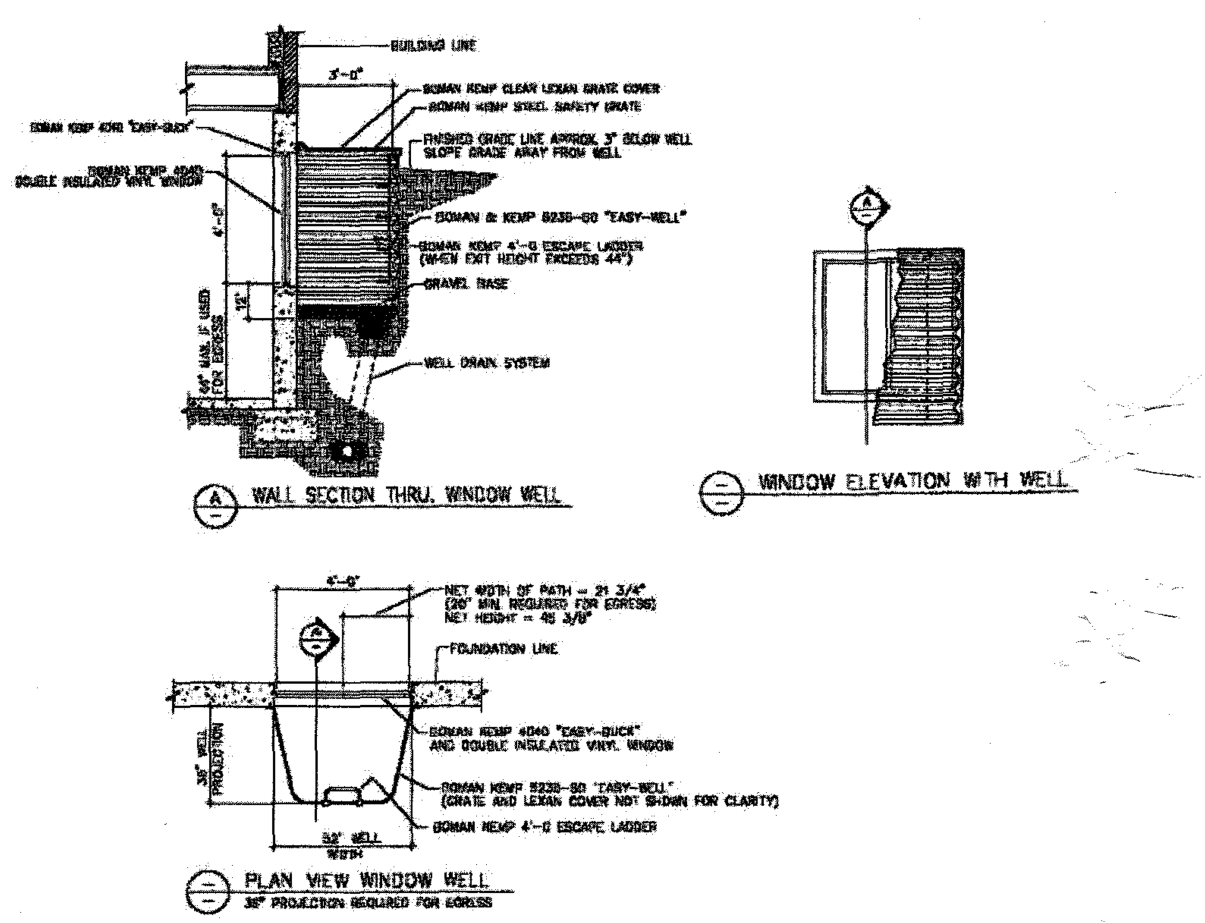
A-12



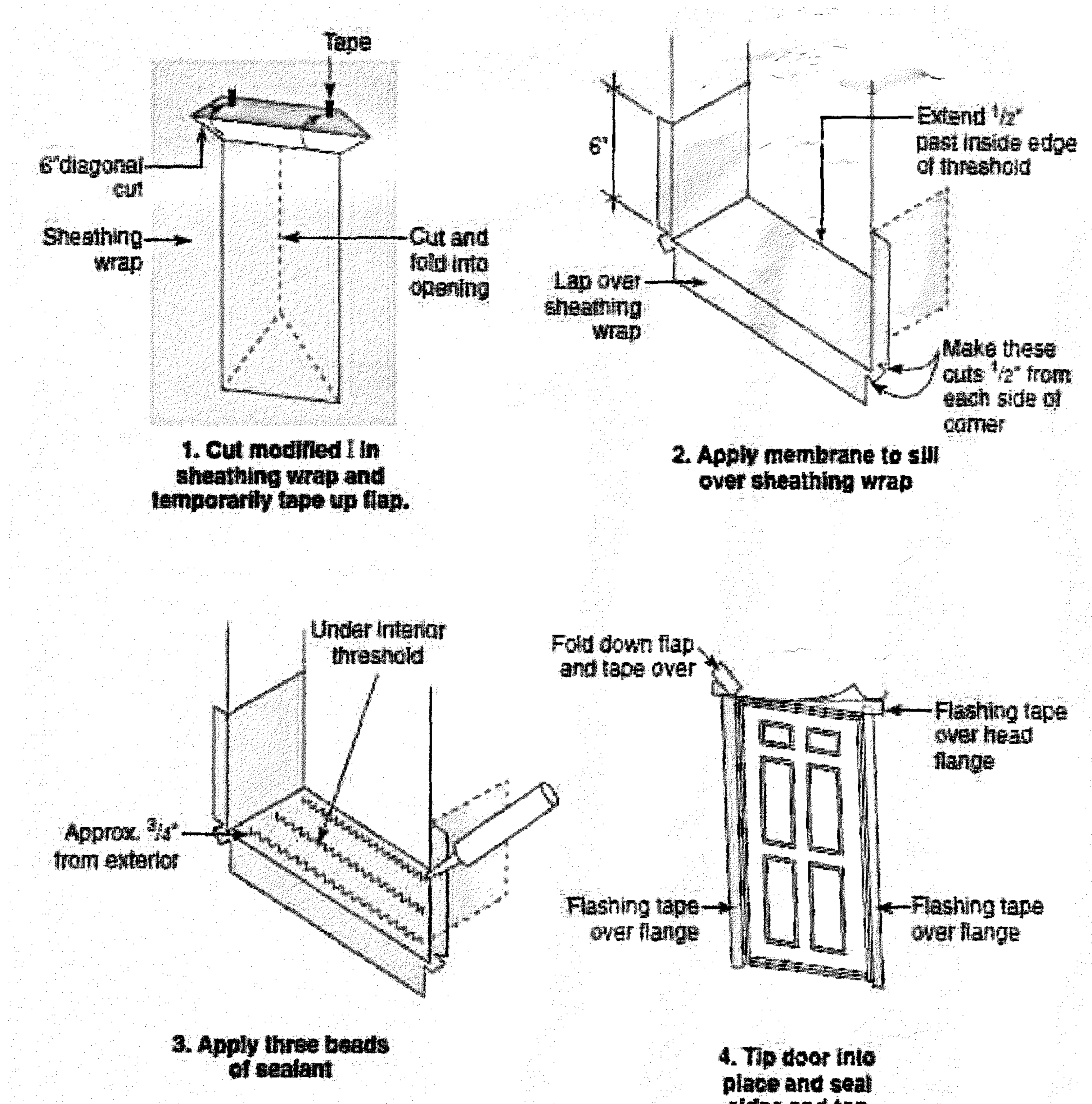
TYP. ICF Window Installation:

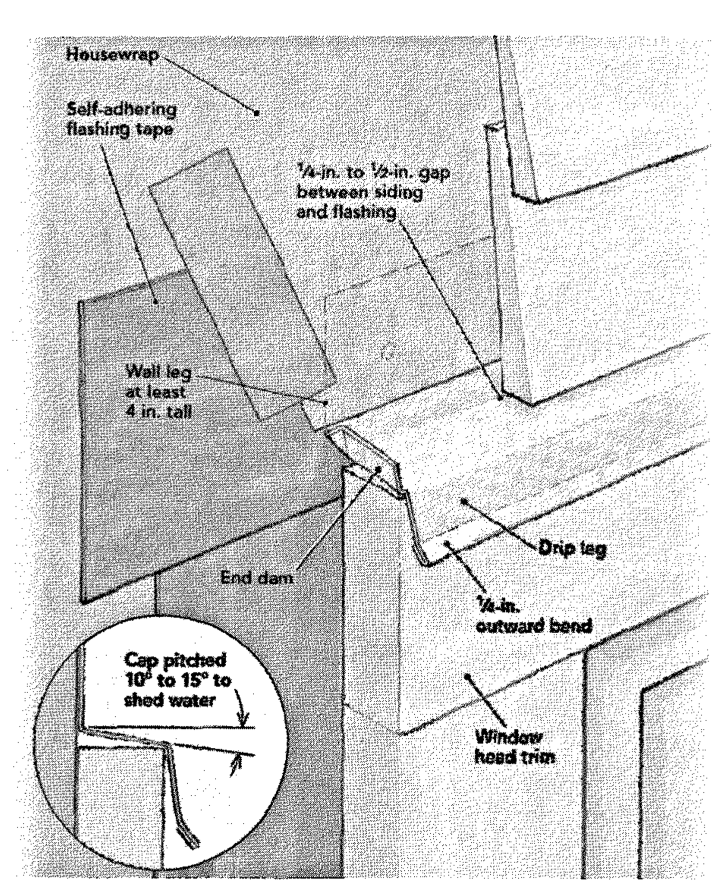


TYP. Window Flashing Installation:



TYP. Window Well Installation:





TYP. Window End Dam Installation:

TYP. Door WP Membrane Installation:

CARPENTRY NOTES:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "CAD PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE A RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM P.ENG RECOMMENDATIONS.

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH CAD PRODUCT STANDARDS, "STRUCTURAL GLUED LAMINATED TIMBER" AND CANADIAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUSS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE DESIGNER /ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS APPROVED IN CANADA.

MISC. NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.
ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING
SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.
ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
PROVIDE PEEPHOLE 54-66" ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.
PROVIDE ONE SMOKE DETECTOR IN EACH BEDROOM AND ONE IN EACH COMMON AREA. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.
BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.
RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
INSULATE ALL ACCESS DOORS/ HATCHES TO UNHEATED CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.
PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2012 BC BC.

VOP-APPROVED

CHECK WITH LOCAL BUILDING CODE REGULATIONS FOR COMPLIANCE CONFIRMATION PRIOR TO FOLLOWING TYP. INSTALLATION RECOMMENDATIONS

Number	Date	Description	Revised By

ECO MTN Homes Inc
P.O.Box 565, Whistler, BC.
V0N1B0
604-966-7044

CONSTRUCTION NOTES &
WINDOW DOOR INSTALL GUIDE

SITE COPY

Single Family Residence
1640 Seven O'Clock Drive, Pemberton, BC.

Drawn by: SD

Date: Dec 24, 2019.

Scale: See Plan Labels

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