



Box 100 | 7400 Prospect Street
Pemberton BC V0N 2L0
P: 604.894.6135 / Email:
developmentservices@pemberton.ca
Website: www.pemberton.ca

DEVELOPMENT PROJECT APPLICATION FORM

Application Type:

- (OR)** OCP Bylaw Amendment &/or Zoning Bylaw Amendment
- (SO)** Subdivision
- (DP)** Development Permit
- (DVP)** Development Variance Permit
- (TUP)** Temporary use Permit
- Other** (Please Specify): _____

Site/Property Information

Civic Address (if applicable): 7390 Cottonwood Street

Legal Description: LOT A DISTRICT LOT 203 LILLOOET DISTRICT PLAN KAP84778 EXCEPT PLAN KAP89553

PID: 027-219-305

Parcel Size: 10,197 m²

Current land use: CI, Civic and Institutional

Existing Zone: P-1, Public

Existing OCP land use designation: CI, Civic and Institutional

Applicable Development Permit Area Designations: N/A

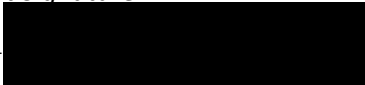
Proposal Information

Project Name: Village of Pemberton Daycare

Project Description:

This Development Variance Permit application is to assist in the development of an additional day care facility at the existing Pemberton Children's Centre located at 7396 Cottonwood St. The daycare expansion will provide two additional classrooms (one for children aged 3 to 4, and one for children aged 4 to 5), a nap/gross motor room, additional staff and child washrooms, an office, kitchen, storage room, and additional 344 m² of outdoor space. The facility will provide the current Pemberton Children's Centre an additional 380.9m². This development will assist in decreasing the shortage of childcare providers in the Village.

Personal information you provide on this form is collected pursuant to section 26 of the *Freedom of Information and Protection of Privacy Act* and will only be used for the purpose of processing the Development Permit Application. Your personal information will not be released except in accordance with the *Freedom of Information and Protection of Privacy Act*. Questions about the collection of your personal information may be referred to Sheena Fraser, Manager of Corporate and Legislative Services (sfraser@pemberton.ca or 604-894-6135).

Proposed Zone: P-1, Public	
Detailed List of Variances required, if any: - Interior Side Lot Line Setback from 3m to 0m	
Proposed Number of New Dwellings: N/A	
New SFD Count: N/A	New Townhouse Count: N/A
New Apartment Count: N/A	Other: N/A
Proposed Number of New Lots: N/A	
Parking Stalls required per current Zoning Bylaw: N/A	
Parking Stalls proposed: N/A	
Proposed New Non-Residential floor space (square meters): N/A	
Application Fee as calculated by Applicant: N/A	
Owner and Agent Information	
Land Owner Name(s): Village of Pemberton	Phone:
Email: admin@pemberton.ca	Mailing Address: 7400 Prospect St. PO BOX 100, V0N 2L0
<i>Owner Signature:</i>	<i>Signature Date:</i>
Owners Agent Name: Elizabeth Tracy	Phone: 604-894-6135
Email: etracy@pemberton.ca	Mailing Address: 7400 Prospect St. PO BOX 100, V0N 2L0
<i>Agent Signature:</i> 	<i>Signature Date:</i> July 5, 2023

Pre-Application Meeting

It is strongly recommended that prior to submitting an application an applicant meet with Village of Pemberton Development Services Department to review application requirements. The intent of the pre-application will be to confirm specific submission requirements.

It is important to have the Village identify the information required for the application since any applications deemed incomplete by the Development Services Department will not be processed.



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- (SO)** Subdivision
- (DP)** Development Permit
- (DVP)** Development Variance Permit
- (TUP)** Temporary use Permit
- Other** (Please Specify): _____

Site/Property Information

Civic Address (if applicable): 7396 Cottonwood Street

Legal Description: LOT B DISTRICT LOT 203 LILLOOET DISTRICT PLAN KAP84778

PID: 027-219-313

Parcel Size: 2,559 m²

Current land use: CI, Civic and Institutional

Existing Zone: P-1, Public

Existing OCP land use designation: CI, Civic and Institutional

Applicable Development Permit Area Designations: N/A

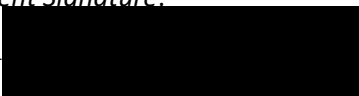
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Proposed Zone: P-1, Public	
Detailed List of Variances required, if any: <ul style="list-style-type: none"> - Interior Side Lot Line Setback from 3m to 0m - Parking variance of 1 stall per employee to 0 stalls 	
Proposed Number of New Dwellings: N/A	
New SFD Count: N/A	New Townhouse Count: N/A
New Apartment Count: N/A	Other: N/A
Proposed Number of New Lots: N/A	
Parking Stalls required per current Zoning Bylaw: 1 space per employee	
Parking Stalls proposed: 0 – parking variance required	
Proposed New Non-Residential floor space (square meters): 380.9 m ²	
Application Fee as calculated by Applicant: N/A	
Owner and Agent Information	
Land Owner Name(s): Village of Pemberton	Phone:
Email: admin@pemberton.ca	Mailing Address: 7400 Prospect St. PO BOX 100, V0N 2L0
<i>Owner Signature:</i>	<i>Signature Date:</i>
Owners Agent Name: Elizabeth Tracy	Phone: 604-894-6135
Email: etracy@pemberton.ca	Mailing Address: 7400 Prospect St. PO BOX 100, V0N 2L0
<i>Agent Signature:</i> 	<i>Signature Date:</i> July 5, 2023

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It is important to have the Village identify the information required for the application since any applications deemed incomplete by the Development Services Department will not be processed.

TITLE SEARCH PRINT

2023-02-09, 16:01:34

File Reference:

Requestor: Nikki Segovia

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	KAMLOOPS KAMLOOPS
Title Number From Title Number	LB111311 S71499
Application Received	2007-09-17
Application Entered	2007-09-25
Registered Owner in Fee Simple Registered Owner/Mailing Address:	THE CORPORATION OF THE VILLAGE OF PEMBERTON PO BOX 100 PEMBERTON, BC V0N 2L0 DETERMINABLE FEE, SEE S71499
Taxation Authority	North Shore - Squamish Valley Assessment Area Pemberton, Village of Pemberton Valley Dyking District
Description of Land Parcel Identifier: Legal Description:	027-219-313 LOT B DISTRICT LOT 203 LILLOOET DISTRICT PLAN KAP84778
Legal Notations	SUBJECT TO PROVISOS, SEE CROWN GRANT S71499F
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	POSSIBILITY OF REVERTER S72485 1981-09-03 12:11 HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA INTER ALIA DD S71499

TITLE SEARCH PRINT

2023-02-09, 16:01:34
Requestor: Nikki Segovia

File Reference:

Nature: COVENANT
Registration Number: LA134127
Registration Date and Time: 2006-09-27 09:59
Registered Owner: VILLAGE OF PEMBERTON
Remarks: INTER ALIA

Nature: LEASE
Registration Number: LB162853
Registration Date and Time: 2008-02-01 11:32
Registered Owner: PEMBERTON CHILD CARE SOCIETY
INCORPORATION NO. S0041496

Nature: MORTGAGE
Registration Number: CA724772
Registration Date and Time: 2008-03-14 11:21
Registered Owner: NORTH SHORE CREDIT UNION
INCORPORATION NO. FI 18
Remarks: OF LEASE LB162853

Nature: ASSIGNMENT OF RENTS
Registration Number: CA724773
Registration Date and Time: 2008-03-14 11:21
Registered Owner: NORTH SHORE CREDIT UNION
INCORPORATION NO. FI 18
Remarks: OF MORTGAGE OF LEASE LB162853

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

2023-06-26, 09:26:40

File Reference:

Requestor: Nikki Segovia

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 189 LAND TITLE ACT
Land Title District Land Title Office	KAMLOOPS KAMLOOPS
Title Number From Title Number	LB331189 LB111310
Application Received	2009-08-13
Application Entered	2009-08-20
Registered Owner in Fee Simple Registered Owner/Mailing Address:	THE CORPORATION OF THE VILLAGE OF PEMBERTON PO BOX 100 PEMBERTON, BC V0N 2L0
Taxation Authority	North Shore - Squamish Valley Assessment Area Pemberton, Village of Pemberton Valley Dyking District
Description of Land Parcel Identifier: Legal Description:	027-219-305 LOT A DISTRICT LOT 203 LILLOOET DISTRICT PLAN KAP84778 EXCEPT PLAN KAP89553
Legal Notations	SUBJECT TO PROVISOS, SEE CROWN GRANT S71499F
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	POSSIBILITY OF REVERTER S72485 1981-09-03 12:11 HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA INTER ALIA DD S71499

TITLE SEARCH PRINT

2023-06-26, 09:26:40
Requestor: Nikki Segovia

File Reference:

Nature: COVENANT
Registration Number: LA134127
Registration Date and Time: 2006-09-27 09:59
Registered Owner: VILLAGE OF PEMBERTON
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: LB366829
Registration Date and Time: 2010-02-03 09:55
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB633890
Registration Date and Time: 2023-05-19 09:21
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

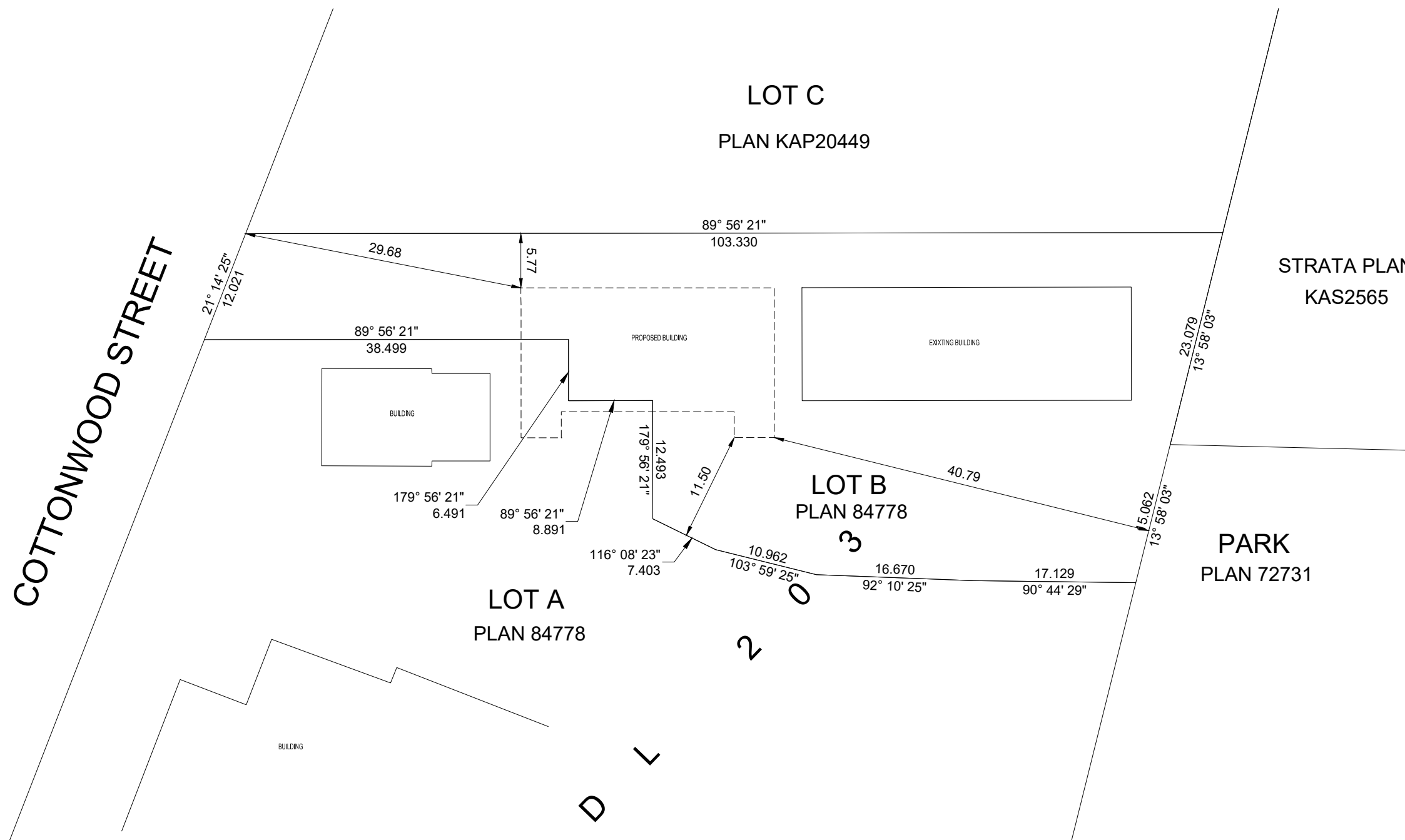
Nature: STATUTORY RIGHT OF WAY
Registration Number: CB633891
Registration Date and Time: 2023-05-19 09:21
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. BC1101218

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

COTTONWOOD STREET



THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING S72485, LA134127, LB130782, LB162853, CA724772, CA724773 & LB177719

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION SHOWING PROPOSED BUILDING LOCATION ON LOT A AND LOT B, GP 1, NWD, DL 203, PLAN 84778

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL AND IS CERTIFIED CORRECT ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEYS. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED. DATED THIS 2ND DAY OF MAY, 2023

TREVOR BURTON, BCLS

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

DIMENSIONS DERIVED FROM PLAN KAP84778
PID NO. 027-219-313

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN McELHANNEY ASSOCIATES AND OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

PREPARED FOR: VILLAGE OF PEMBERTON
BOX 100. PEMBERTON, BC V0N2L0

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CIVIC ADDRESS: 7396 COTTONWOOD STREET, PEMBERTON BC
DRAWING NUMBER: 06062-00-V-02-R0



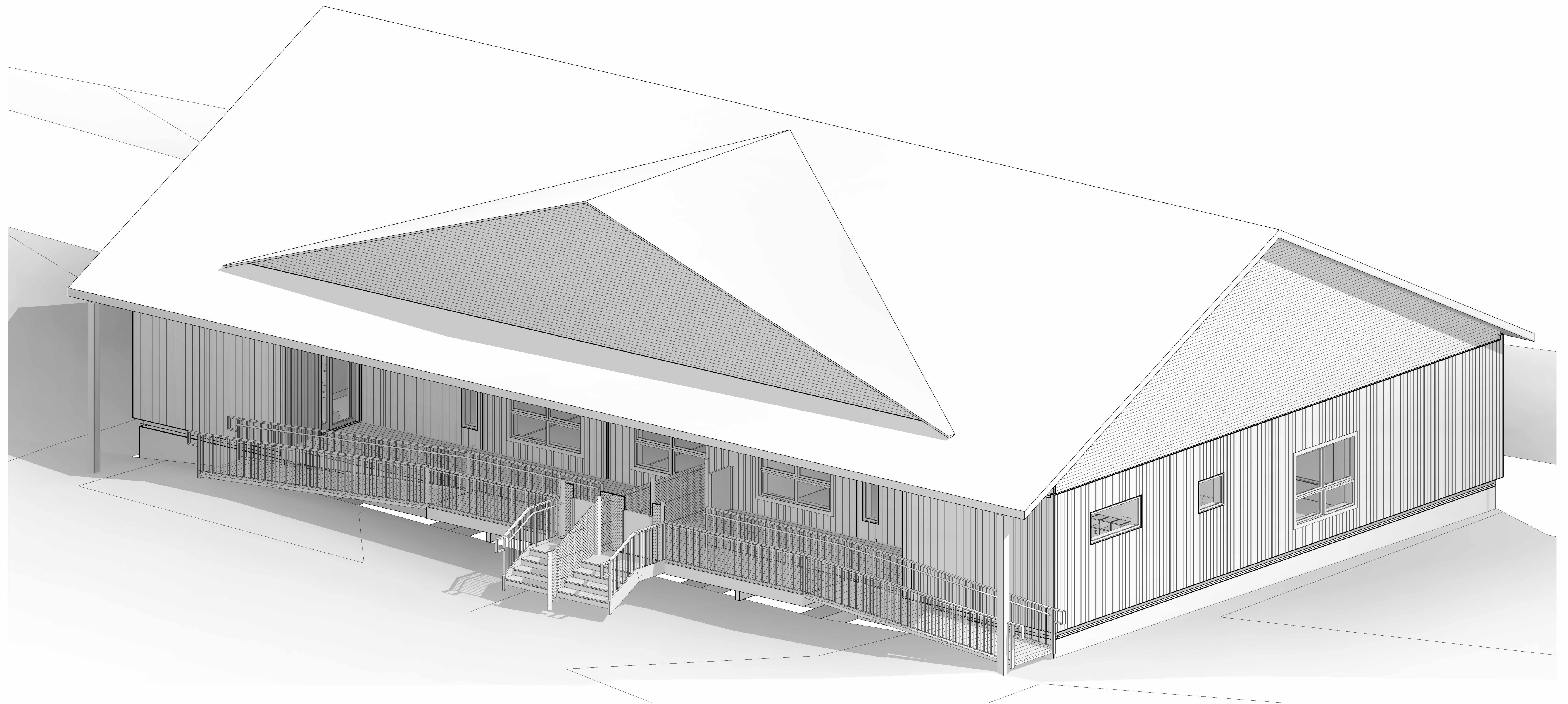
McElhanney

McElhanney Associates Land Surveying Ltd.

Suite 205
1055 Millar Creek Road

Whistler BC
Canada V8E 0K7

Tel 604 932 5426



ARCHITECTURAL

- A0.0 COVER PAGE
- A0.1 CONSTRUCTION ASSEMBLIES, ROOF PLAN
- A0.2 CODE REVIEW
- A0.3 SITE PLAN
- A0.4 SERVICES PLAN
- A1.0 OVERALL FLOOR PLAN
- A1.1 AREA PLAN
- A1.2 WINDOW & DOOR LEGENDS
- A2.0 OVERALL CRAWL SPACE PLAN
- A3.0 EXTERIOR ELEVATIONS
- A4.0 BUILDING CROSS SECTIONS
- A4.1 BUILDING WALL SECTIONS
- A4.2 STAIR & RAMP DETAILS
- A8.0 OVERALL RCP

ELECTRICAL

- E1.0 ELECTRICAL - GENERAL NOTES
- E1.1 OVERALL ELECTRICAL PLAN
- E1.2 ELECTRICAL LIGHTING PLAN
- E1.3 ELECTRICAL PLAN MODULES A & B
- E1.4 ELECTRICAL PLAN MODULES C & D
- E1.5 ELECTRICAL PLAN MODULES E & F
- E1.6 ELECTRICAL PLAN MODULE G
- E1.7 ELECTRICAL POWER AND LIFE SAFETY PLAN
- E1.8 ELECTRICAL DETAILS PAGE 1
- E1.9 ELECTRICAL DETAILS PAGE 2

STRUCTURAL

- S1.0 OVERALL STRUCTURAL FOUNDATION PLAN
- S1.1 OVERALL STRUCTURAL FLOOR PLAN
- S1.2 OVERALL FLOOR FRAMING PLAN
- S1.3 OVERALL TRANSPORT ROOF FRAMING PLAN
- S1.4 TRUSS FRAMING PLAN - SITE INSTALLED
- S1.5 STRUCTURAL DETAILS PAGE 1
- S1.6 STRUCTURAL DETAILS PAGE 2

MECHANICAL

- M1.0 OVERALL MECHANICAL FLOOR PLAN
- M1.1 MECHANICAL PLAN - MODULES A & B
- M1.2 MECHANICAL PLAN - MODULES C & D
- M1.3 MECHANICAL PLAN - MODULES E & F
- M1.4 MECHANICAL PLAN - MODULE G
- M1.5 OVERALL MECHANICAL CRAWLSPACE PLAN
- M2.0 OVERALL PLUMBING PLAN
- M2.1 PLUMBING SCHEDULES & NOTES

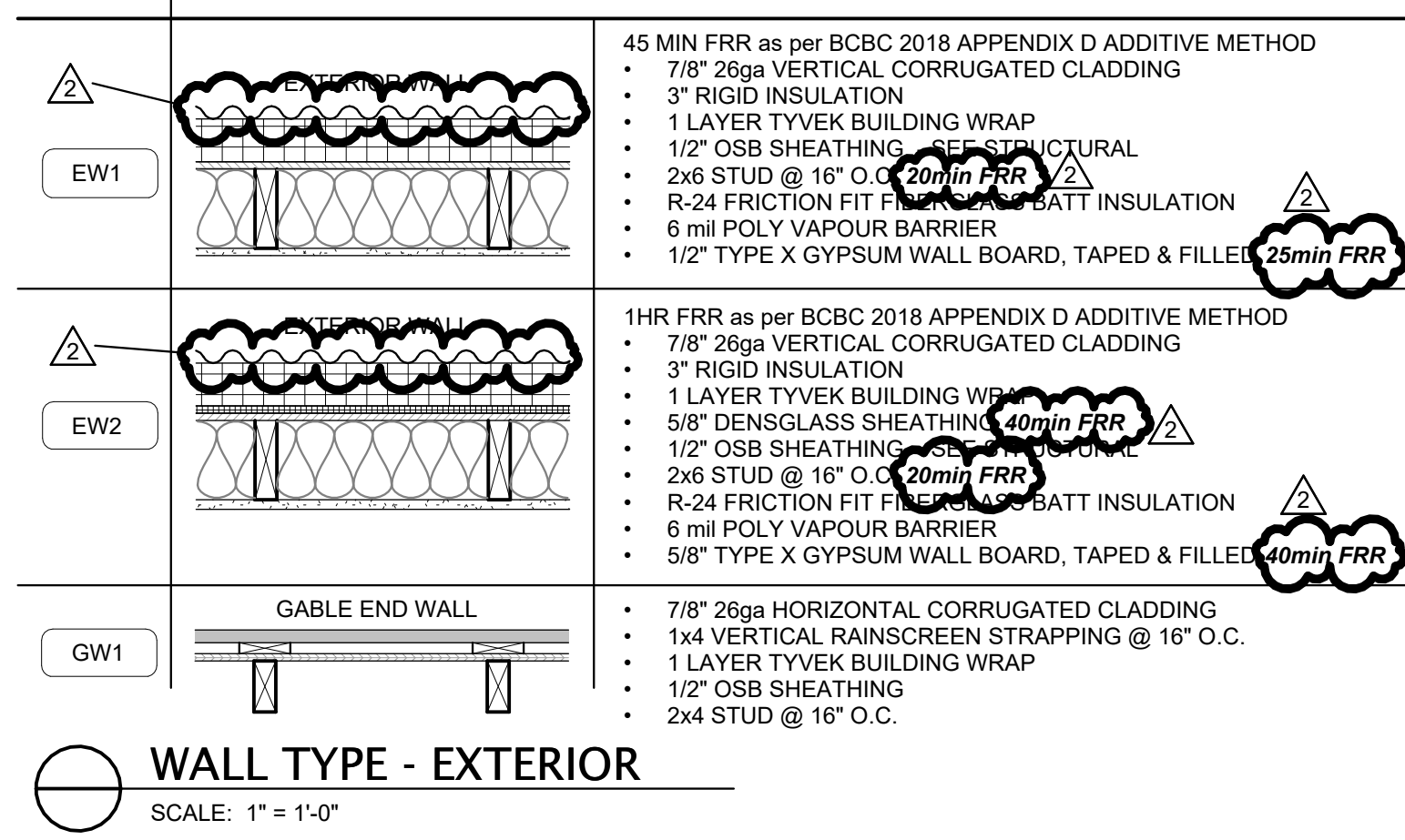
PLAN CHECK GENERAL COMMENTS:

1. THESE PLANS HAVE BEEN SUBMITTED AS "ISSUED FOR BP STAMPING" AND SHALL BE USED AS "ISSUED FOR CONSTRUCTION" DRAWINGS. A CBO REVIEWED COPY OF THE PLANS SHALL BE AVAILABLE ON SITE FOR THE REQUIRED INSPECTIONS. ANY DEVIATION FROM THESE RED STAMPED APPROVED DRAWINGS BEING USED FOR CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPMENT SERVICES DEPARTMENT OF THE VILLAGE OF PEMBERTON.
2. PLANS HAVE BEEN REVIEW FOR GENERAL CONFORMANCES. IT IS THE DESIGNER'S RESPONSIBILITY FOR ACCORDANCE AND ADEQUACY TO ALL CODE REQUIREMENTS.
3. THE VILLAGE OF PEMBERTON HAS RELIED ON PROFESSIONAL PAN CERTIFICATION PURSUANT TO THE LOCAL GOVERNMENT ACT IN ISSUING THE PERMIT. PER BUILDING INSPECTOR JOHANNES OVING.

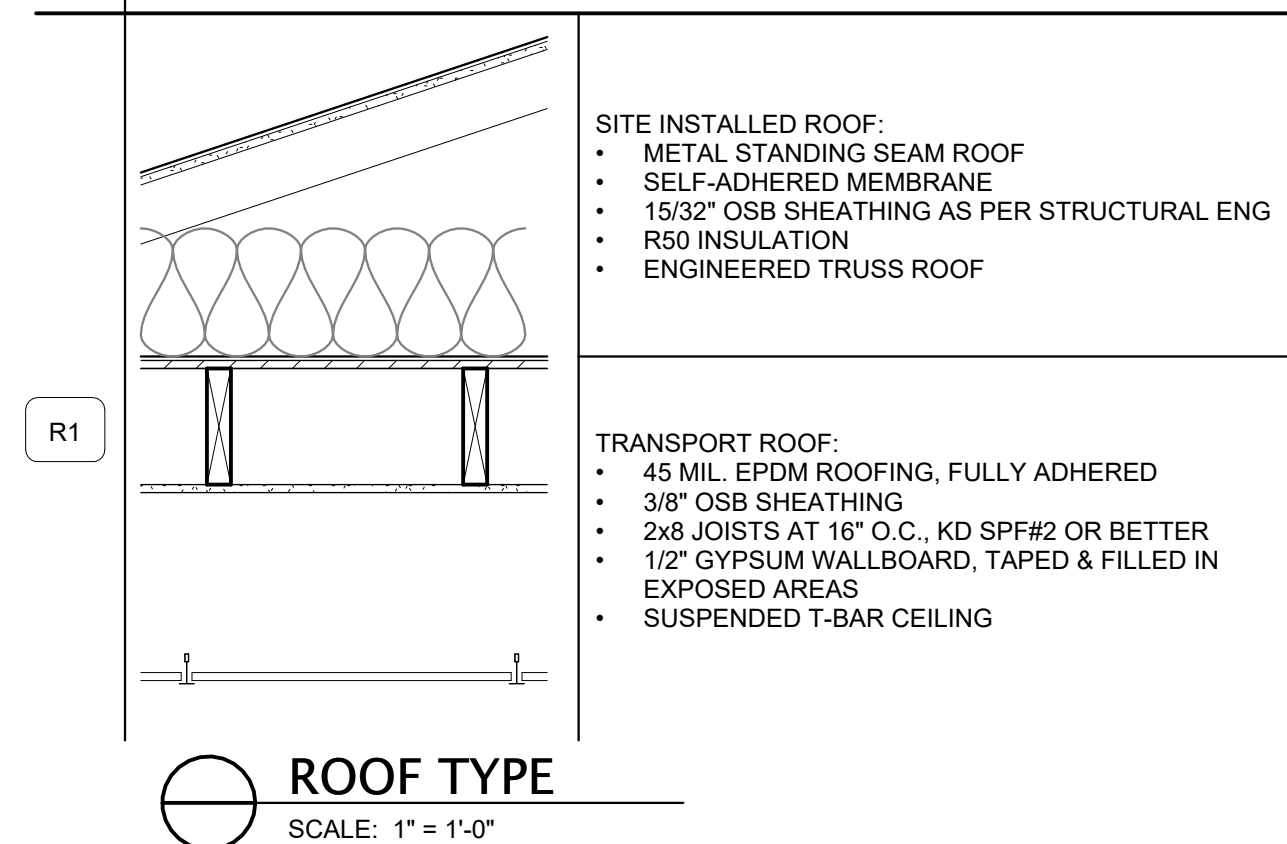
ATTENTION: THE VILLAGE OF PEMBERTON WILL NOT BE RESPONSIBLE FOR ANY COSTS WHICH MAY ARISE FROM ERRORS, DEFICIENCIES, AND OMISSIONS IN THIS PLAN INFORMATION.

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>#</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>ISSUED FOR BP STAMPING</td> <td>RMM</td> <td>17 APR 2023</td> </tr> <tr> <td>2</td> <td>AHJ COMMENTS ADDED</td> <td>RMM</td> <td>26 MAY 2023</td> </tr> </table>	#	DESCRIPTION	BY	DATE	1	ISSUED FOR BP STAMPING	RMM	17 APR 2023	2	AHJ COMMENTS ADDED	RMM	26 MAY 2023	<p>Copyright reserved. This design and drawing is exclusive property of FREEPORT INDUSTRIES and may not be used or reproduced without the written consent of FREEPORT INDUSTRIES.</p>	<p>FREEPORT INDUSTRIES</p> <p>FREEPORT INDUSTRIES 3522-B Red Cloud Way Westbank, BC Tel. 250.707.3950 Fax 250.707.3951 www.freeportindustries.ca</p>			<p>PROJECT TITLE: VILLAGE OF PEMBERTON 7396B COTTONWOOD STREET DAYCARE</p> <p>DRAWING TITLE: COVER PAGE</p>	<p>P22973</p> <p>DRAWN BY: RMM</p> <p>DATE: 26 MAY 2023</p>	<h1>A0.0</h1>
#	DESCRIPTION	BY	DATE																
1	ISSUED FOR BP STAMPING	RMM	17 APR 2023																
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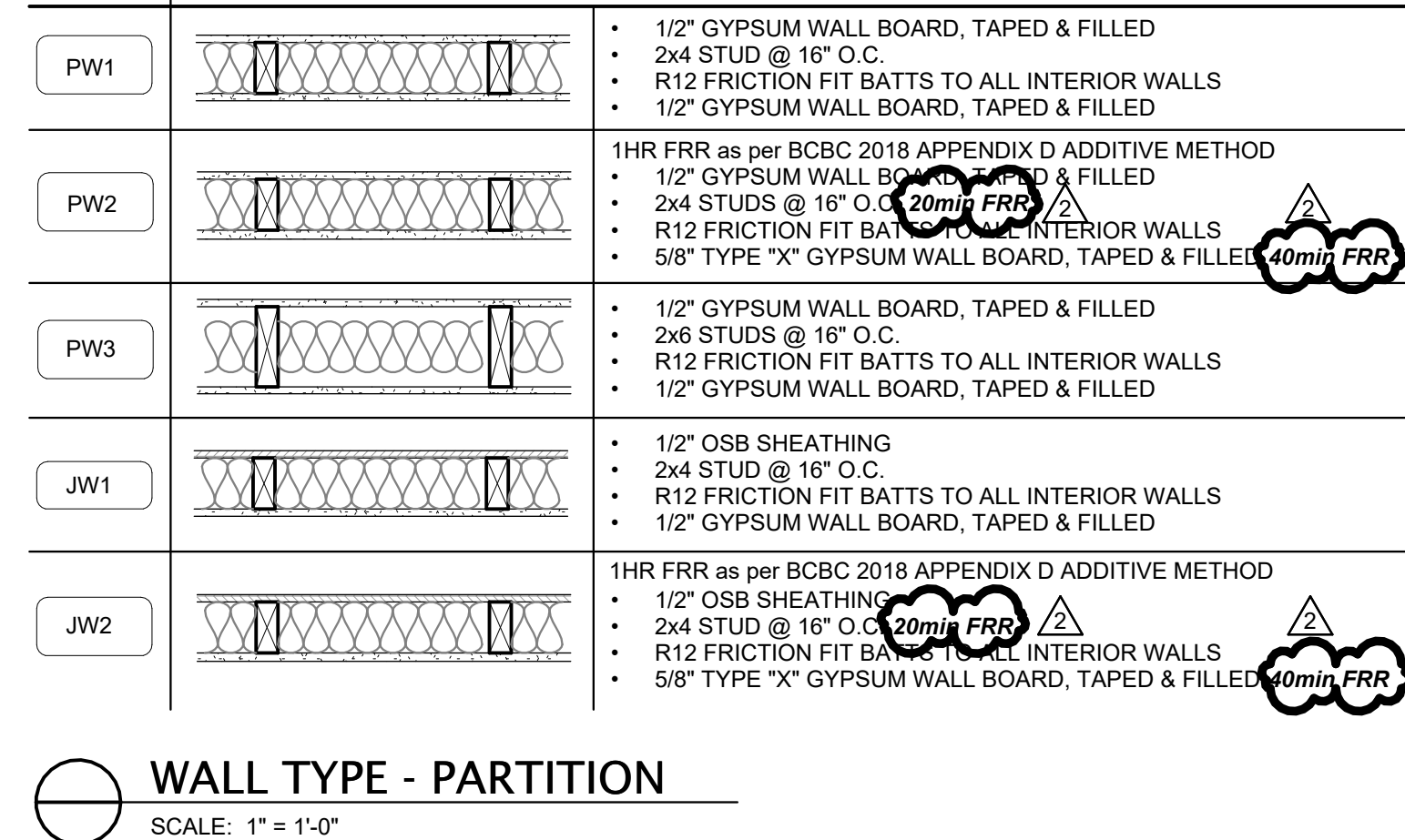
EXTERIOR WALL SCHEDULE



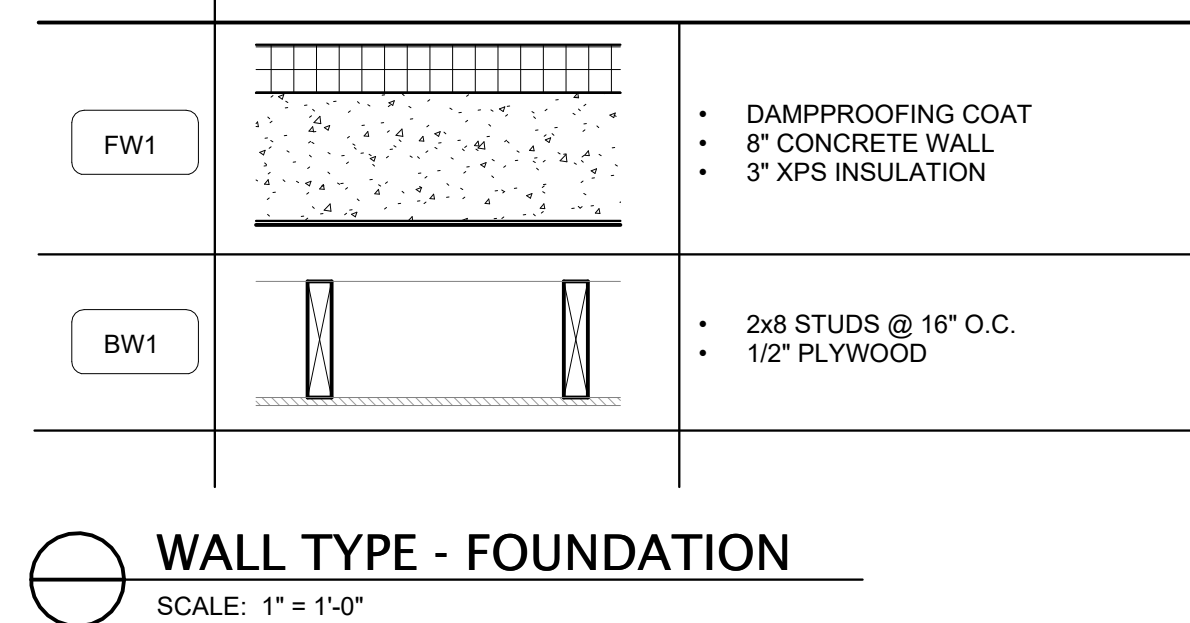
ROOF SCHEDULE



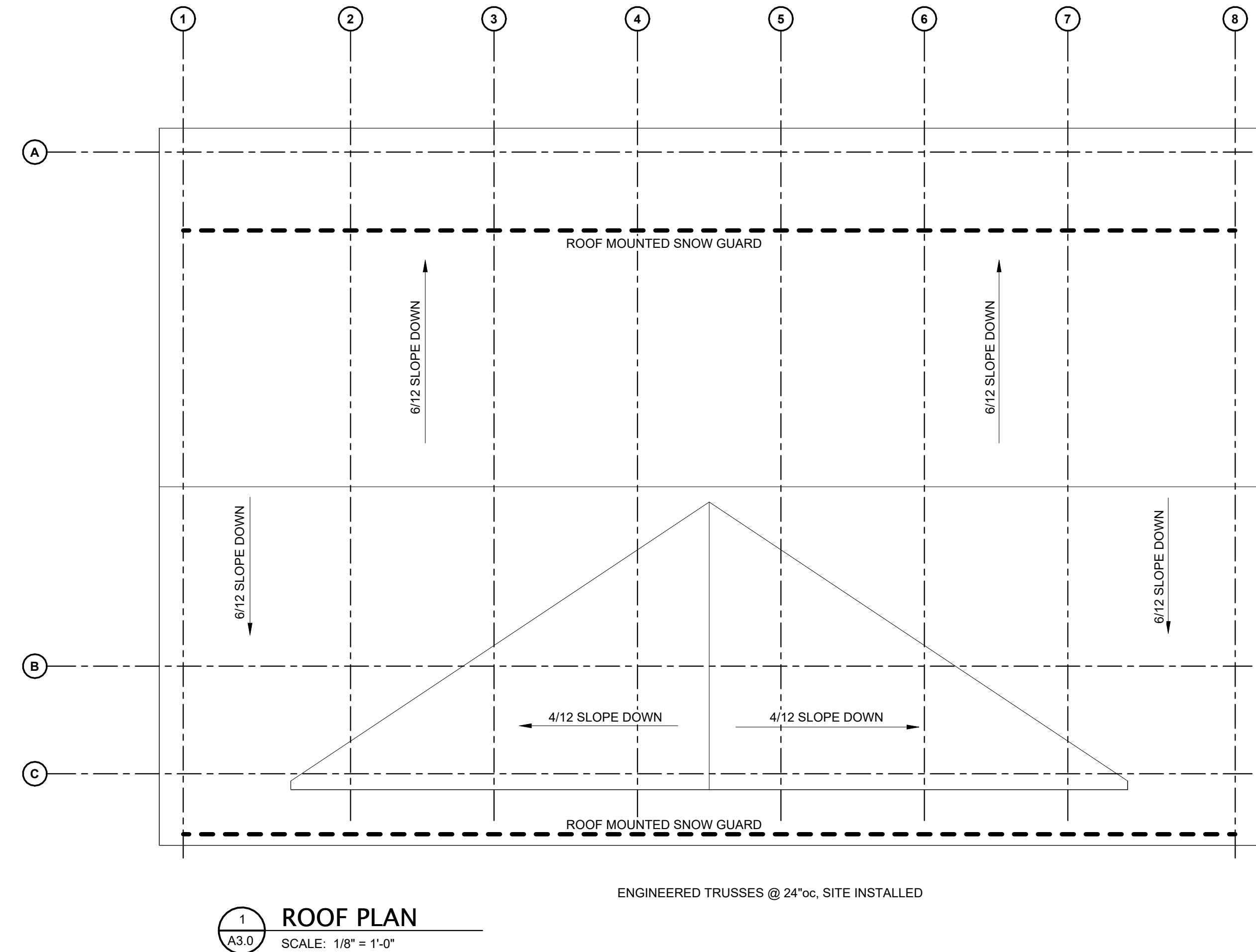
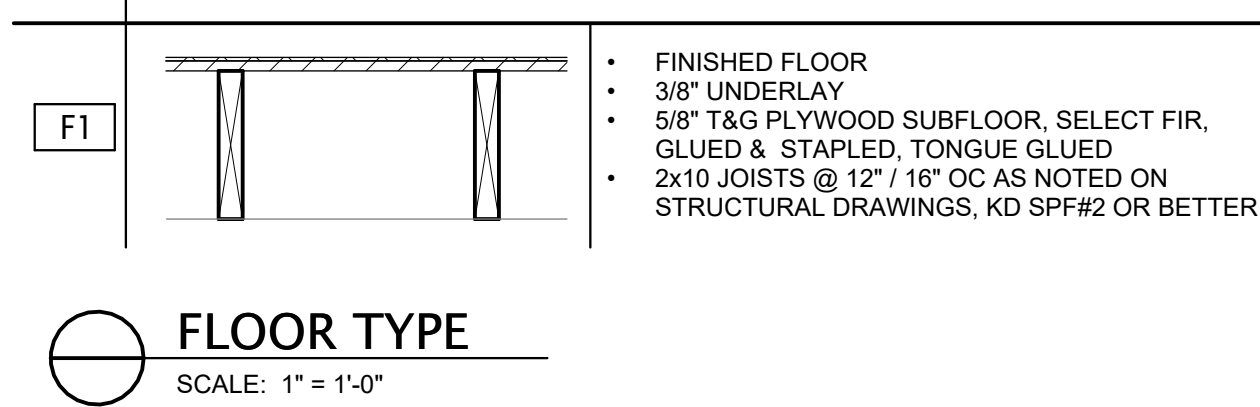
PARTITION WALL SCHEDULE



FOUNDATION WALL SCHEDULE



FLOOR SCHEDULE



PLAN CHECK PAGE NOTES:

- WALL SYSTEMS SHALL COMPLY WITH RAIN SCREEN REQUIREMENTS, SECTION 5.6, DIVISION B, BCBC 2018.
- FIRE BLOCKING IN CONCEALED SPACES SHALL BE IN CONFORMANCE WITH 3.1.11., PART 3, DIVISION B, BCBC 2018.

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2	AHU COMMENTS ADDED	RMM	26 MAY 2023

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FREEPORT INDUSTRIES

FREEPORT INDUSTRIES
3522-8 Red Cloud Way
Westbank, BC
Tel. 250.707.3950
Fax 250.707.3951
www.freeportindustries.ca

PROJECT TITLE: VILLAGE OF PEMBERTON 7396B COTTONWOOD STREET DAYCARE		P22973	As indicated
DRAWING TITLE: CONSTRUCTION ASSEMBLIES, ROOF PLAN		DRAWN BY: RMM	DATE: 26 MAY 2023
		A0.1	

BUILDING CODE SUMMARY

TYPE OF WORK
NEW CONSTRUCTION OF A MODULAR DAYCARE
BASIS FOR CODE ANALYSIS
BC BUILDING CODE EDITION - 2018
ACCEPTABLE SOLUTIONS & PRESCRIPTIVE REQUIREMENTS (DIVISION B); PART 3
BUILDING AREA: 375 m²
PARKING STRUCTURES CONSIDERED AS SEPARATE BUILDINGS: N/A
BUILDING SIZE AND CONSTRUCTION (ARTICLE 3.2.2.27)
MAJOR OCCUPANCIES (GROUP/DIVISION): GROUP A, DIVISION 2
UP TO TWO STOREYS, SPRINKLERED
BUILDING HEIGHT: 1
FLAT: 1
EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1):
NUMBER OF STOREYS: 1
EXCEPTIONS TO BUILDING HEIGHT (3.2.1.1):
NUMBER OF STOREYS (15M FROM STREET): 1
GOVERNING ARTICLE: 3.2.2.27 - GROUP A, DIVISION 2, UP TO 2 STOREY, SPRINKLERED
MAX. AREA: 2400m²
TYPE OF CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE
AUTOMATIC SPRINKLERS: YES
MEZZANINE (% OF SUITE PER ARTICLE 3.2.1.1): N/A
FIRE SEPARATION/FIRE RESISTANCE RATING OF BUILDING COMPONENTS:
FLOOR: N/A
MEZZANINE: N/A
ROOF: N/A
LOAD BEARING: N/A
HEAVY TIMBER CONSTRUCTION ALTERNATIVE: NO
INTERCONNECTED FLOOR SPACES (3.2.8): NO
SPATIAL SEPARATION (SUBSECTION 3.2.3)
FIRE DEPARTMENT RESPONSE TIME <10MIN: YES
UNSPRINKLERED STOREY: NO
% LIMITING DISTANCE USED: NO
REFER TO TABLE: "SPATIAL SEPARATION"
FLAME SPREAD RATINGS (3.1.13)
WALL & CEILING: 150
EXITS: 25
LOBBIES (EXIT THROUGH): 25 & 50 SMOKE DEVELOPMENT
VERTICAL SERVICE SPACE: 25
DOORS: 200
PUBLIC CORRIDOR: 75
CORRIDORS (USED BY PUBLIC): 75
ELEVATOR CAR (WALL AND CEILING): N/A
OCCUPANT LOAD (TABLE 3.1.17.1)
SEE EGRESS OCCUPANCY CALCULATIONS SCHEDULE
SAFETY WITHIN FLOOR AREAS (SECTION 3.1.3, 3.3, 3.4, 3.5, & 3.6)
FIRE SEPARATIONS
MAJOR OCCUPANCIES: A2
WALKWAYS BETWEEN BLDG: N/A
SEPARATION OF SUITES: N/A
PUBLIC CORRIDOR: N/A
JANITOR ROOMS: 0MIN
CORRIDOR (ASSEMBLY): N/A
FIRE SEPARATION OF EXITS: 45MIN
VERTICAL TRANSPORTATION (ELEVATOR): N/A
SERVICE ROOMS (FUEL-FIRED): N/A
SERVICE ROOMS (ELECT): 1HR
SERVICE ROOMS (OTHER): 1HR
COMBUSTIBLE REFUSE STORAGE: N/A
VERTICAL SERVICE SPACE: 0MIN
HORIZONTAL SERVICE SPACE (3.6.4): 0MIN
FLAME SPREAD RATING OF PLENUMS: 25
SMOKE DEVELOPMENT RATING OF PLENUMS: 50
EGRESS & EXIT REQUIREMENTS OF AREAS (3.3 & 3.4)
(WIDTH & TRAVEL DISTANCE)
ROOM OR SUITE NOT SPRINKLERED: REQUIRE 2 EGRESS EXITS UNLESS:
OCPPT LOAD: <60
TRAVEL DIST (FZ): <10m
TRAVEL DIST (SERVICE): <25m
EGRESS SEPARATION: 1/2 MAX DIAGONAL, NOT LESS THAN 9m
TRAVEL DISTANCE TO EXIT: 45m
HEADROOM CLEARANCE: 2050mm
@ DOOR HEIGHT: MIN. 2030mm
@ DOOR CLOSER: MIN. 1950mm
CORRIDOR USED BY PUBLIC: MIN. 1100mm
DOORS
SWING: DIRECTION OF TRAVEL >90 OCPPT
MECHANISM: FREE EGRESS, NOT MORE THAN ONE RELEASE
RELEASE HARDWARE (PANIC): ASSEMBLY OCCUPANCY >100
EXIT LOBBY OR STAIR WITH OCPPT LOAD >100
WIDTH (EGRESS): 800mm CLEAR LEVEL OPENING
DOORS IN SERIES: SEPARATED BY 1500mm + DOOR WIDTH
CAPACITY OF ACCESS TO EXITS
RAMPS, DOORS, AND CORRIDORS: MIN 6.1mm/OCPPT
STAIRS (PER 3.4): MIN 8.0mm/OCPPT
MIN. EXIT WIDTHS
EXIT CORRIDORS/PASSAGEWAYS: 1100mm
RAMPS: 1100mm
STAIRS: 900mm
DOORS: 900mm
DISTANCE BETWEEN EXITS
WITHOUT PUBLIC CORRIDOR: 1/2 MAX DIAGONAL, NOT LESS THAN 9m
OTHER SAFETY REQUIREMENTS
FIRE ALARMS (3.2.4.1): YES
(SINGLE OR 2-STAGE)
SILENCING: 20MIN
SIGNALS TO FIRE DEPARTMENT (3.2.4.7): YES IF OCPPT LOAD >300
ANNUNCIATOR: YES
ELECTRICAL SUPERVISION: YES
FIRE DETECTORS: YES
SMOKE DETECTORS: YES
SMOKE CIRCULATION (3.2.4.13 & 3.2.4.14): YES
ELEVATOR EMERG. RETURN (3.2.4.14): N/A
MANUAL STATIONS: YES
VISUAL SIGNALS: YES
SMOKE ALARMS: NO
ELECTRICAL WIRING: AS PER ELECTRICAL SAFETY REGULATION
FIREFIGHTING PROVISIONS
ACCESS TO ABOVE GRADE STOREYS: YES
ACCESS TO BASEMENTS: N/A
ROOF ACCESS: NOT REQUIRED
ACCESS ROUTE (3.2.5.4): YES
STAIRWELLS REQUIRED: NOT REQUIRED
HOSE STATIONS: NOT REQUIRED
NFPA SPRINKLER STANDARD: NFPA-13
FIRE DEPARTMENT CONNECTION: NOT REQUIRED
DISTANCE TO HYDRANTS: MAX 45m
PORTABLE FIRE EXTINGUISHERS: PER BC FIRE CODE / NFPA-10
HIGH BUILDING (3.2.6): N/A
EMERGENCY LIGHTING REQUIRED: YES
EMERGENCY POWER SUPPLY (DURATION): 30MIN
EXIT SIGNS REQUIRED: NO ONLY IF >150 OCPPT LOAD

HEALTH REQUIREMENTS (SECTION 3.7)
CALCULATED EGRESS OCCUPANCY LOAD = 140 PEOPLE
70 EACH SEX
2 MALE, 3 FEMALE
NO. OF WIC REQUIRED: 6
NO. OF WIC PROVIDED: 6
NO. OF UNIVERSAL WIC: 1
TOTAL NO. OF WIC: 6 + 1 UNIVERSAL

ACCESSIBILITY REQUIREMENTS (SECTION 3.8)
ENTRANCE: STREET TO MAIN ENTRANCE
PARKING SPACES: PARKING AREA TO ENTRANCE
WORK AREAS: 1 PER 100 SPACES
WATER CLOSETS: ALL REASONABLE AREAS
EGRESS (3.8.3.19): UNIVERSAL
POWER OPERATION: YES
TACTILE WARNINGS: YES
DIRECTIONAL SIGNS (3.8.3.12): YES
DOOR NUMBERS: YES
COUNTERS: NO

ENERGY EFFICIENCY (SECTION 10.2)
DESIGN AND INSTALLATION: ASHRAE 90.1-2016
COMPLIANCE (GENERAL & MANDATORY): PRESCRIPTIVE

EGRESS PATH SCHEDULE - <45M

Table with columns: EGRESS PATH, DISTANCE. Paths 1-9 listed with distances from 18.8m to 19.8m.

BUILDING FLOOR AREA (GFA)

Table with columns: FLOOR LEVEL, AREA (m2). Includes Main Floor (4036.0 m²) and Gross Floor Area (8072.0 m²).

EGRESS OCCUPANCY CALCULATIONS

Table with columns: ROOM NO., ROOM NAME, OCCUPANCY, AREA PROV., OCPPT CALC m2/ocppt, OCPPT LOAD. Lists various rooms like Office, Hallway, Staff Room, etc.

HEALTH REQUIREMENT CALCULATIONS AS PER DAYCARE REGULATIONS: A LICENSEE MUST HAVE ONE TOILET AND WASH BASIN FOR EVERY 10 CHILDREN OR FEWER

DAYCARE OCCUPANCY LOAD : 60 CHILDREN (ACTIVITY AREA A = 30 AND ACTIVITY AREA B = 31) + 6 STAFF MEMBERS
REQUIRED WC IN ACTIVITY AREA A : 3
PROVIDED WC IN ACTIVITY AREA A : 3
REQUIRED WC IN ACTIVITY AREA B : 3
PROVIDED WC IN ACTIVITY AREA B : 3
TOTAL WC PROVIDED: 6 WC + 1 UNIVERSAL WC

FIRE STOP LOCATIONS



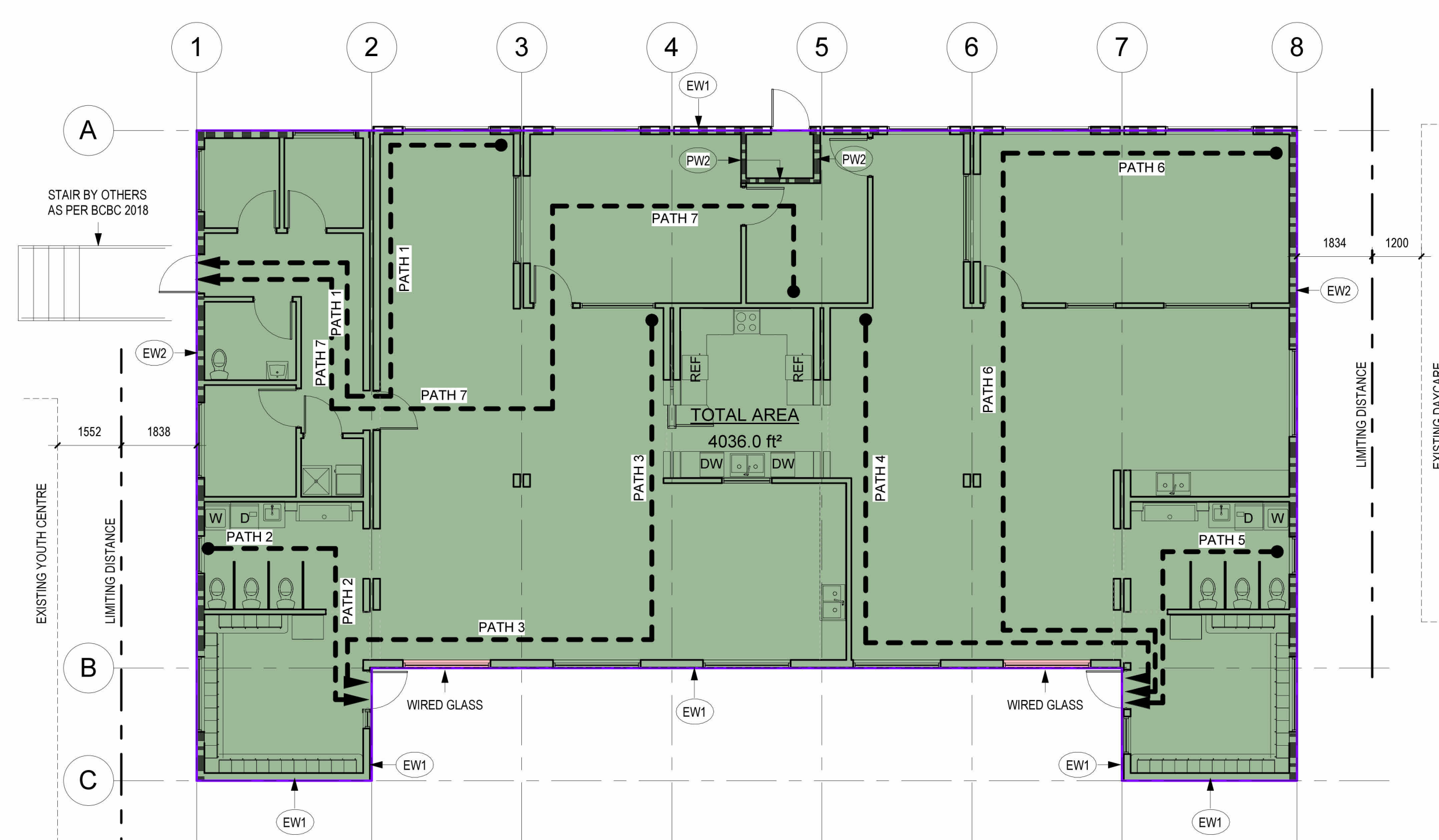
FIRE SEPARATION LOCATIONS

NOTE: 1. ALL FIRE SEPARATION ASSEMBLIES TO BE CONTINUOUS TO UIS OF DECK.

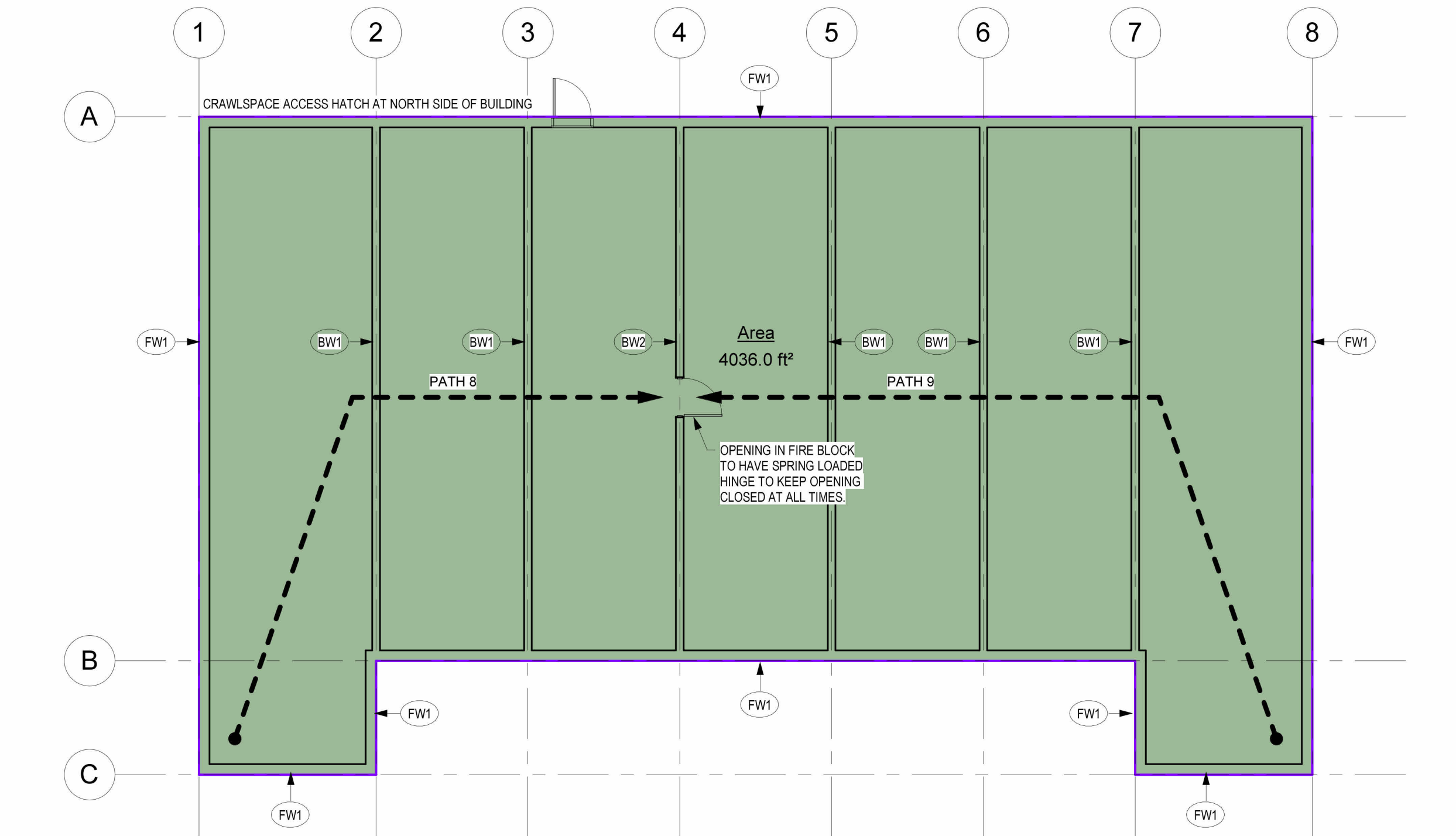
Legend for Fire Separation Locations showing symbols for different fire resistance ratings (e.g., Fire Separation C/W 60 MIN FIRE RESISTANCE RATING).

SPATIAL SEPARATION (TABLE 3.2.3.1.-B, SPRINKLERED)

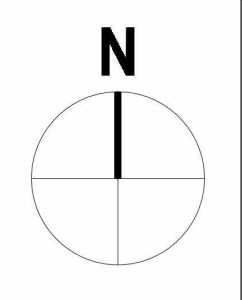
Table with columns: LOCATION, L, H, AREA OF EXPOSED COMPARTMENT, LIMITING DISTANCE, % OPENINGS PERMITTED, AREA OPENINGS PERMITTED, AREA OPENINGS PROVIDED, % OPENINGS PROVIDED, TEST, FIRE RESISTANCE RATING, CONSTRUCTION, CLADDING.



1 MAIN FLOOR GROSS FLOOR AREA
SCALE: 1/8" = 1'-0"
Building Area Legend
Gross Building Area



2 T/O FOOTING
SCALE: 1/8" = 1'-0"
Building Area Legend
Gross Building Area



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Table with columns: NO, REV, ISSUE, DATE. Shows revision history for the drawing.

Table with columns: YY, MM, DD. Shows dates for various milestones.

PROJECT TITLE: Village of Pemberton Modular Daycare
DRAWING TITLE: BUILDING CODE REVIEW

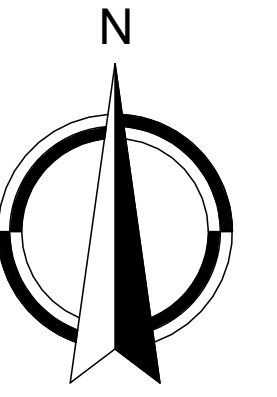
Table with columns: PROJECT, SCALE, SHEET NO. Project: VILLAGE OF PEMBERTON 7396B COTTONWOOD STREET DAYCARE, Scale: P22973, Sheet No: A001

Table with columns: DRAWN BY, DATE, SHEET NO. Drawn by: RMM, Date: 17 APR 2023, Sheet No: A0.2

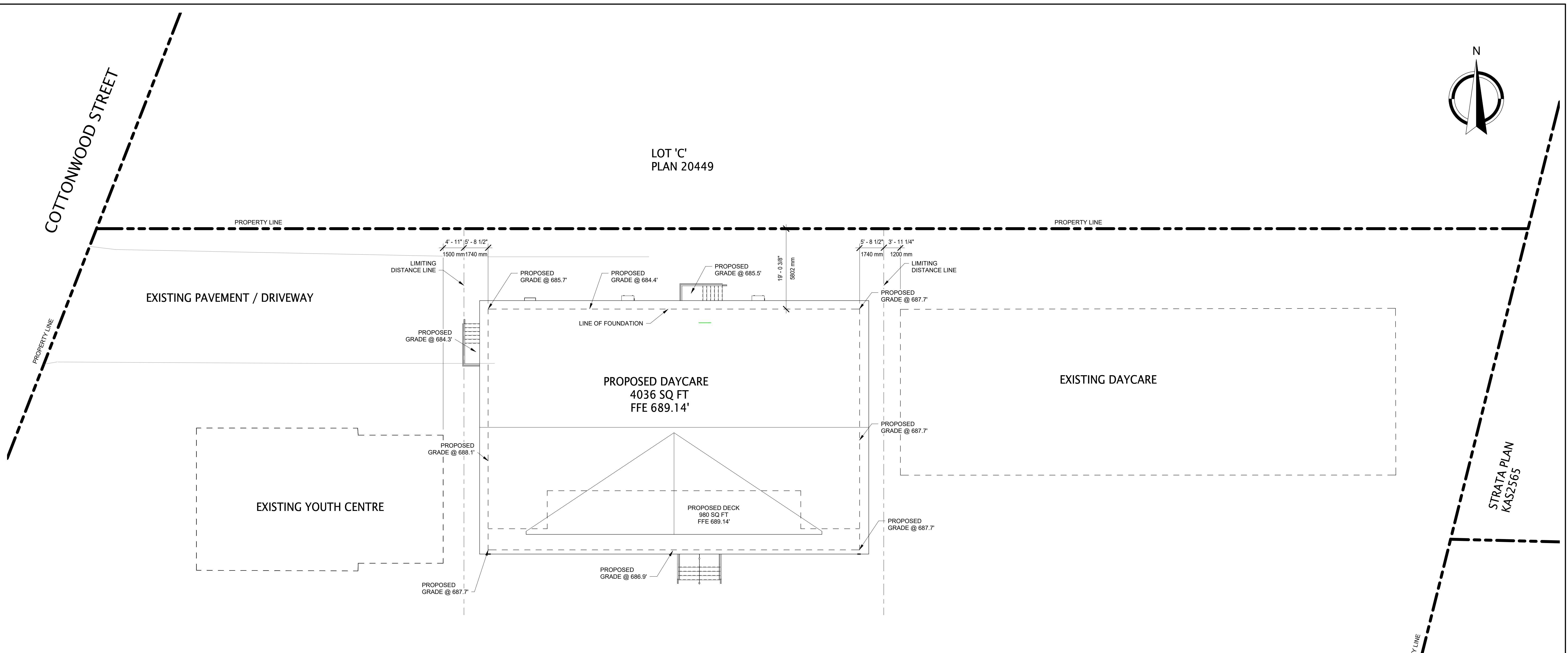
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Table with columns: #, DESCRIPTION, BY, DATE. Shows revision history for the entire drawing.

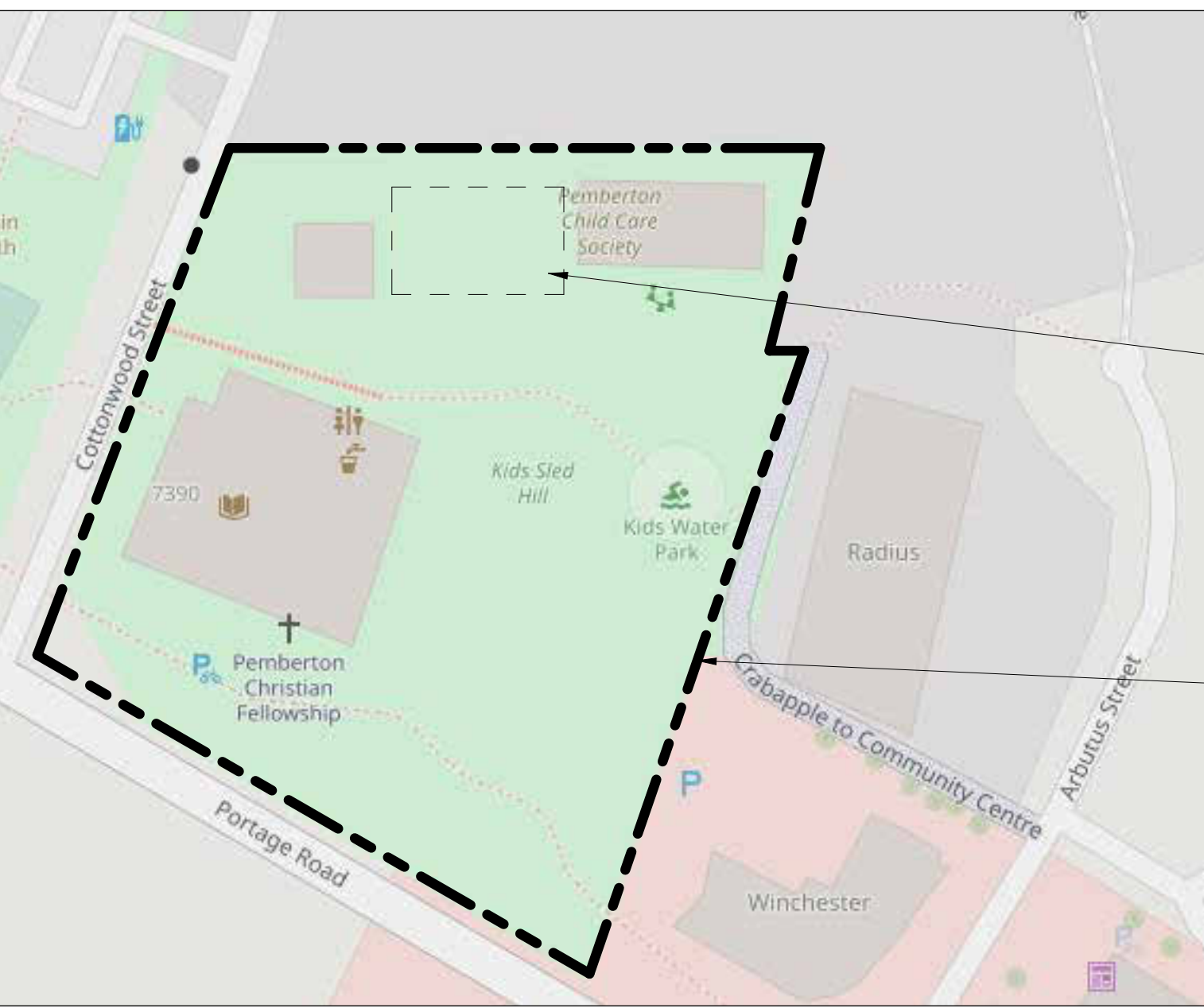
PROJECT TITLE: VILLAGE OF PEMBERTON 7396B COTTONWOOD STREET DAYCARE
DRAWING TITLE: BUILDING CODE REVIEW
DRAWN BY: RMM, DATE: 17 APR 2023, SHEET NO: A0.2



LOT 'C'
PLAN 20449



LOT 'A'
PLAN 84778



PROPOSED DAYCARE LOCATION

SUBJECT SITE

SITE CONTEXT PLAN

PLAN CHECK PAGE NOTES:

1. PROVISIONS FOR FIREFIGHTING SHALL COMPLY WITH SECTION 3.2.5., DIVISION B, CBC 2018.

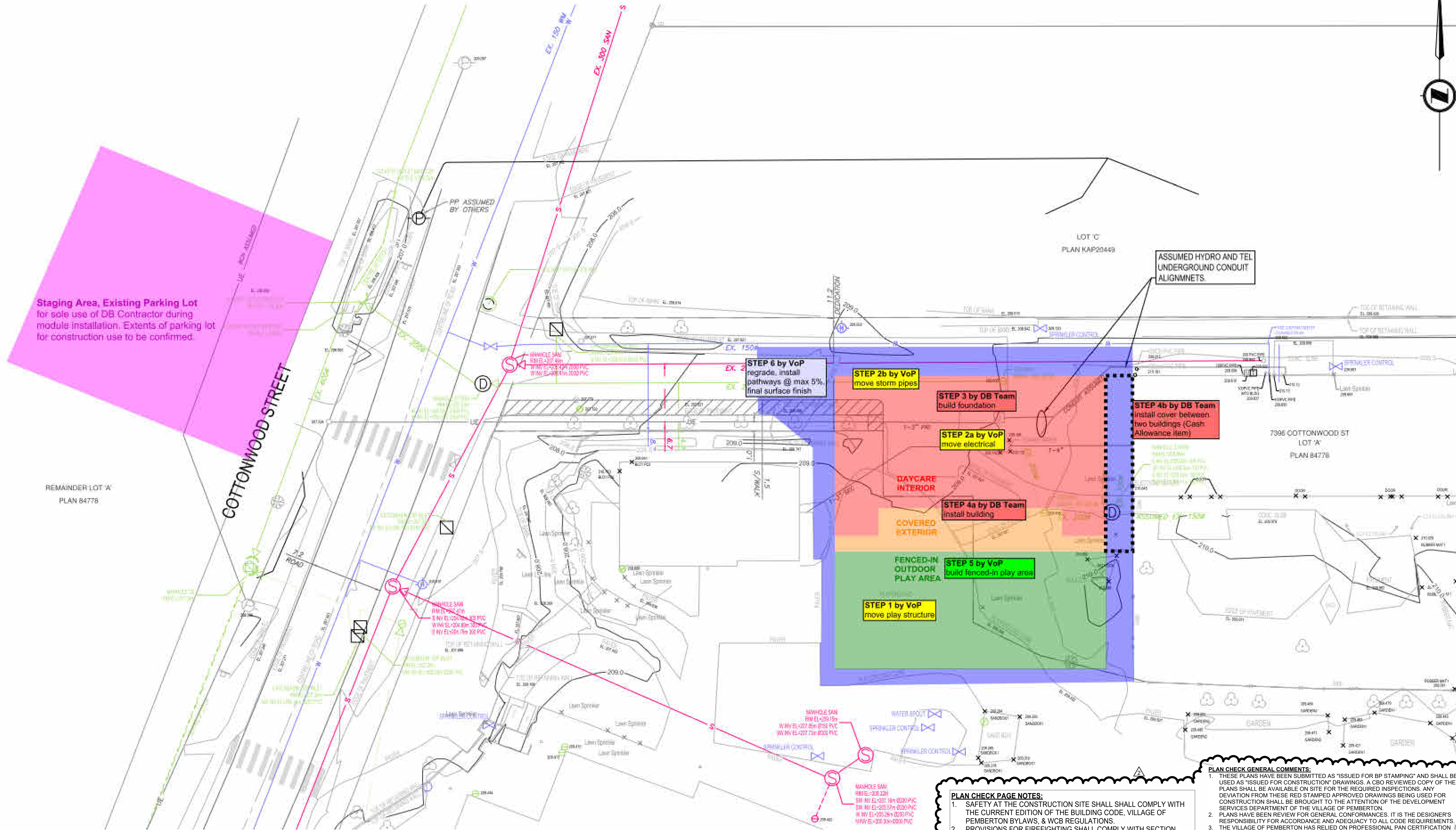
PLAN CHECK GENERAL COMMENTS:

1. THESE PLANS HAVE BEEN SUBMITTED AS "ISSUED FOR BP STAMPING" AND SHALL BE USED AS "ISSUED FOR CONSTRUCTION" DRAWINGS. A CBO REVIEWED COPY OF THE PLANS SHALL BE AVAILABLE ON SITE FOR THE REQUIRED INSPECTIONS. ANY DEVIATION FROM THESE RED STAMPED APPROVED DRAWINGS BEING USED FOR CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPMENT SERVICES DEPARTMENT OF THE VILLAGE OF PEMBERTON.
2. PLANS HAVE BEEN REVIEW FOR GENERAL CONFORMANCES. IT IS THE DESIGNER'S RESPONSIBILITY FOR ACCORDANCE AND ADEQUACY TO ALL CODE REQUIREMENTS.
3. THE VILLAGE OF PEMBERTON HAS RELIED ON PROFESSIONAL PAN CERTIFICATION PURSUANT TO THE LOCAL GOVERNMENT ACT IN ISSUING THE PERMIT. PER BUILDING INSPECTOR JOHANNES OVIING.

ATTENTION: THE VILLAGE OF PEMBERTON WILL NOT BE RESPONSIBLE FOR ANY COSTS WHICH MAY ARISE FROM ERRORS, DEFICIENCIES, AND OMISSIONS IN THIS PLAN INFORMATION.

<table border="1"> <thead> <tr> <th>#</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR BP STAMPING</td> <td>RMM</td> <td>17 APR 2023</td> </tr> <tr> <td>2</td> <td>AHJ COMMENTS ADDED</td> <td>RMM</td> <td>26 MAY 2023</td> </tr> </tbody> </table>	#	DESCRIPTION	BY	DATE	1	ISSUED FOR BP STAMPING	RMM	17 APR 2023	2	AHJ COMMENTS ADDED	RMM	26 MAY 2023	<p>Copyright reserved. This design and drawing is exclusive property of FREEPORT INDUSTRIES and may not be used or reproduced without the written consent of FREEPORT INDUSTRIES.</p> <p>FREEPORT INDUSTRIES</p>	<p>FREEPORT INDUSTRIES 3522-8 Red Cloud Way Westbank, BC Tel. 250.707.3950 Fax 250.707.3951 www.freeportindustries.ca</p>		<p>PROJECT TITLE: VILLAGE OF PEMBERTON 7396B COTTONWOOD STREET DAYCARE</p>	<p>P22973 3/32" = 1'-0"</p>	<p>A0.3</p>
	#	DESCRIPTION	BY	DATE														
1	ISSUED FOR BP STAMPING	RMM	17 APR 2023															
2	AHJ COMMENTS ADDED	RMM	26 MAY 2023															
<p>DRAWING TITLE: SITE PLAN</p>	<p>DRAWN BY: RMM</p>	<p>DATE: 26 MAY 2023</p>																

SERVICES PLAN PROVIDED IN RFP PACKAGE BY VILLAGE OF PEMBERTON



Staging Area, Existing Parking Lot for sole use of DB Contractor during module installation. Extents of parking lot for construction use to be confirmed.

STEP 6 by VoP regrade, install pathways @ max 5% final surface finish

STEP 2b by VoP move storm pipes

STEP 3 by DB Team build foundation

STEP 2a by VoP move electrical

STEP 4b by DB Team install cover between two buildings (Cash Allowance item)

STEP 4a by DB Team install building

STEP 5 by VoP build fenced-in play area

STEP 1 by VoP move play structure

PLAN CHECK PAGE NOTES:
 1. SAFETY AT THE CONSTRUCTION SITE SHALL COMPLY WITH THE CURRENT EDITION OF THE BUILDING CODE, VILLAGE OF PEMBERTON BYLAWS, & WCB REGULATIONS.
 2. PROVISIONS FOR FIREFIGHTING SHALL COMPLY WITH SECTION 3.2.5., DIVISION B, BCBC 2018.

PLAN CHECK GENERAL COMMENTS:
 1. THESE PLANS HAVE BEEN SUBMITTED AS "ISSUED FOR BP STAMPING" AND SHALL BE USED AS "ISSUED FOR CONSTRUCTION" DRAWINGS. A CBO REVIEWED COPY OF THE PLANS SHALL BE AVAILABLE ON SITE FOR THE REQUIRED INSPECTIONS. ANY DEVIATION FROM THESE RED STAMPED APPROVED DRAWINGS BEING USED FOR CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPMENT SERVICES DEPARTMENT OF THE VILLAGE OF PEMBERTON.
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SERVICES PLAN PROVIDED IN RFP PACKAGE BY VILLAGE OF PEMBERTON

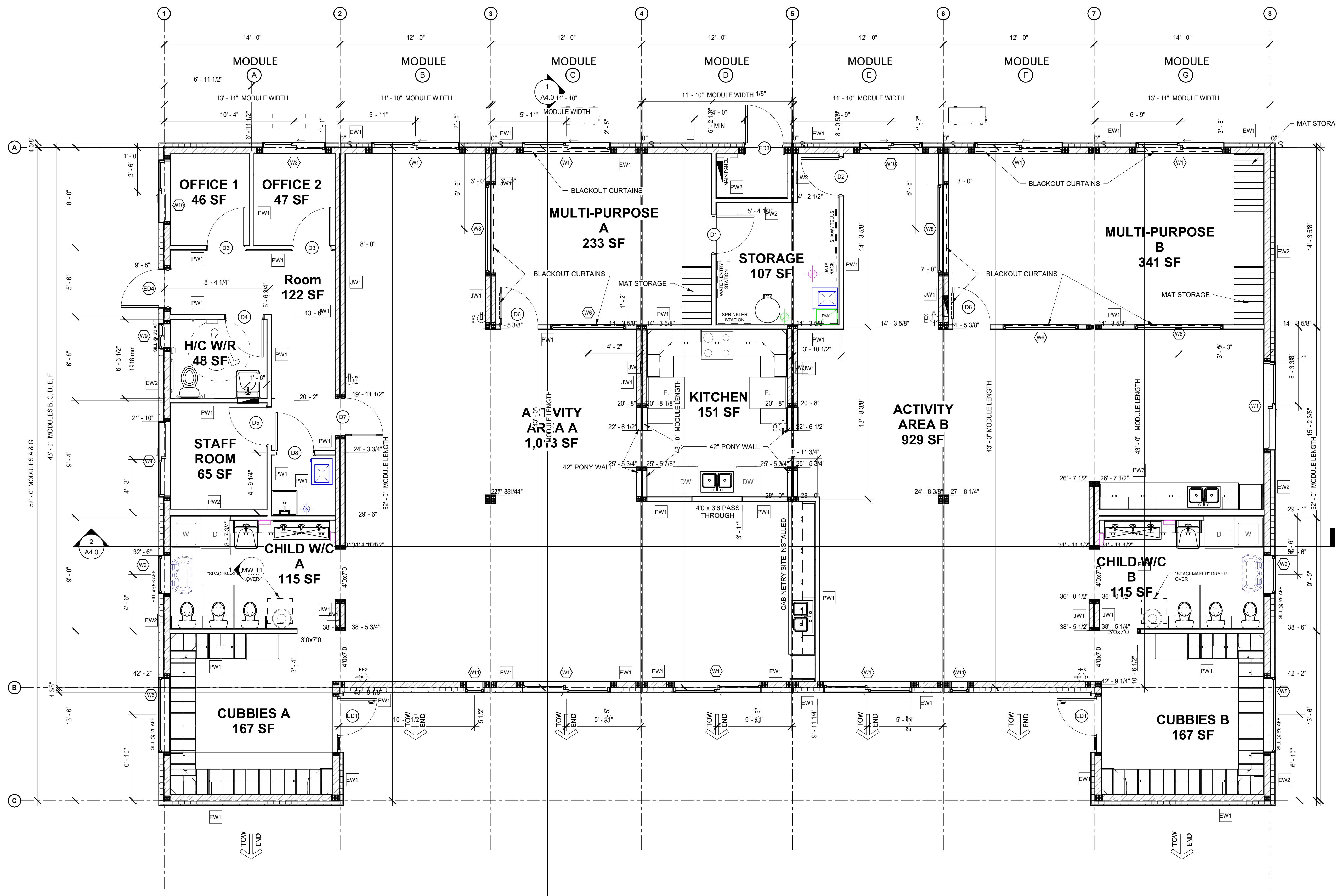
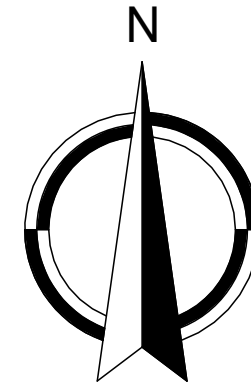
# DESCRIPTION BY DATE 1 ISSUED FOR BP STAMPING RMM 17 APR 2023 2 A/U COMMENTS ADDED RMM 26 MAY 2023	Copyright reserved. This design and drawing is exclusive property of FREEPORT INDUSTRIES and may not be used or reproduced without the written consent of FREEPORT INDUSTRIES.	FREEPORT INDUSTRIES 3522-8 Red Cloud Way Westbank, BC Tel. 250.707.3950 Fax 250.707.3951 www.freeportindustries.ca	PROJECT TITLE:	PROJECT NO.:	SCALE:	SHEET NO.:
			VILLAGE OF PEMBERTON 7396B COTTONWOOD STREET DAYCARE	P22973		A0.4
			DRAWING TITLE:	DRAWN BY:	DATE:	
			SERVICES PLAN	RMM	26 MAY 2023	

WALL TYPE SCHEDULE

	STANDARD PARTITION
	STRUCTURAL SHEARWALL

SYMBOL LEGEND
SEE SHEET A0.1 FOR ASSEMBLIES, A1.2 FOR WINDOWS & DOORS

	WINDOW TYPE
	EXTERIOR DOOR TYPE
	INTERIOR DOOR TYPE
	WALL TYPE



- NOTES:**
1. ALL INTERIOR WINDOW & DOOR GLASS TO BE LAMINATED.
 2. ALL AREAS SHOWN ARE APPROXIMATE. FOR NET AREAS, SEE TABLE ON A1.1.
 3. SEE STRUCTURAL DRAWINGS FOR SHEARWALLS, POSTS, BEAMS, STRAPS, ETC.

- PLAN CHECK PAGE NOTES:**
1. BUILDING ACCESSIBILITY INCLUDING STAIRS, RAMPS, LANDINGS, HANDRAILS AND GUARDS SHALL COMPLY WITH SECTION 3.8., DIVISION B, BCBC 2018 & THE BUILDING ACCESSIBILITY HANDBOOK 2020 (ILLUSTRATED COMMENTARY ON ACCESSIBILITY REQUIREMENTS).
 2. SMOKE / CO ALARMS SHALL BE INTERCONNECTED, HARDWIRED, AND CONNECTED TO THE FIRE ALARM SYSTEM.
 3. FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 10.
 4. ADDITIONAL APPROVAL REQUIRED FOR ANY COMMERCIAL KITCHEN OPERATIONS IN THIS BUILDING. KITCHEN STOVE MAY BE USED FOR NON-GREASE LADEN VAPOURS, FOOD PREPARATION, AND FOR RE-HEATING FOOD ONLY. REQUIRED EXHAUST FAN VENTED TO THE OUTDOORS.

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1 ARCHITECTURAL PLAN - MAIN FLOOR BP
SCALE: 1/4" = 1'-0"

#	DESCRIPTION	BY	DATE
1	ISSUED FOR BP STAMPING	RMM	17 APR 2023
2	AHU COMMENTS ADDED	RMM	26 MAY 2023

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PROJECT TITLE:
**VILLAGE OF PEMBERTON
7396B COTTONWOOD STREET DAYCARE**

DRAWING TITLE:
OVERALL FLOOR PLAN

P22973	1/4" = 1'-0"	A1.0
DRAWN BY: RMM	DATE: 26 MAY 2023	

SEAL

CONSULTANT

YYMMDD
20221220
20230109
20230302

NO.	REV.	ISSUE
1	A	ISSUED FOR REVIEW
2	B	ISSUED FOR REVIEW
3	C	ISSUED FOR REVIEW

PROJECT TITLE

Village of Pemberton
 Modular Daycare
 Village of Pemberton, BC

DRAWING TITLE

LICENSABLE AREA
 MAIN FLOOR PLAN

PROJECT:	22794
SCALE:	As indicated
DRAWN BY:	NWB
CHECKED BY:	VT
DRAWING:	

A201

PROJECT NO: P22793

DRAWN BY: RMM

DATE: 26 MAY 2023

SHEET NO: **A1.1**

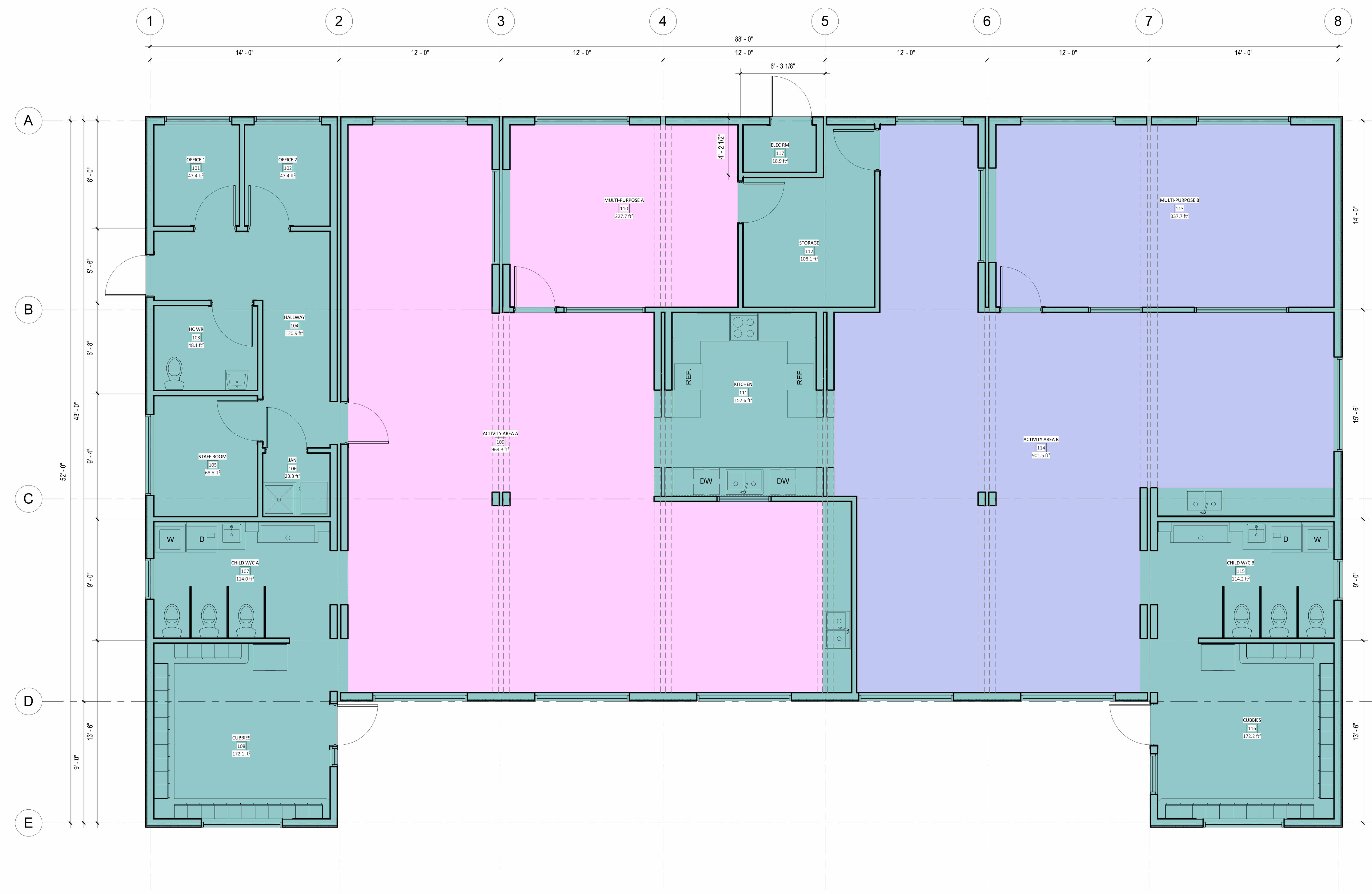
LICENSABLE AREA CALCULATIONS					
ROOM NUMBER	ROOM NAME	AREA PROV.	OCCUPANCY	OCPT CALC (m2/octpl)	ROOM OCPT LOAD
LICENSABLE AREA A					
110	MULTI-PURPOSE A	21.2 m²	CHILDCARE	3.70	6
109	ACTIVITY AREA A	88.8 m²	CHILDCARE	3.70	24
LICENSABLE AREA A		110.7 m²		7.40	30
LICENSABLE AREA B					
113	MULTI-PURPOSE B	31.4 m²	CHILDCARE	3.70	8
114	ACTIVITY AREA B	83.8 m²	CHILDCARE	3.70	23
LICENSABLE AREA B		115.1 m²		7.40	31
TOTAL		225.9 m²		14.80	61

AREA CALCULATIONS	
ACTIVITY AREA A	964.30 SF
MULTI-PURPOSE AREA A	227.70 SF
SUBTOTAL ACTIVITY AREA A	1192.00 SF (30 CHILD @ 39.7 SF/CHILD)
ACTIVITY AREA B	901.50 SF
MULTI-PURPOSE AREA B	337.70 SF
SUBTOTAL GROSS ACTIVITY AREA B	1239.20 SF (30 CHILD @ 41.31 SF/CHILD)

BUILDING TOTAL ACTIVITY AREAS (A+B)	1192.00 + 1239.20 = 2431.20 SF (60 LICENSED SPACES @ 40.52 SF/CHILD)
ADD BUILDING TOTAL SUPPORT SPACES, INTERIOR & EXTERIOR WALLS	1673.74 SF
GROSS BUILDING AREA TO OUTSIDE OF WALLS	4104.94 SF (60 LICENSED SPACES @ 68.42 SF/CHILD)
RATIO OF ACTIVITY AREA TO GROSS BUILDING AREA	0.59

Department Legend

- LICENSABLE AREA A
- LICENSABLE AREA B
- EXCLUDED



1 MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PLAN CHECK GENERAL COMMENTS:

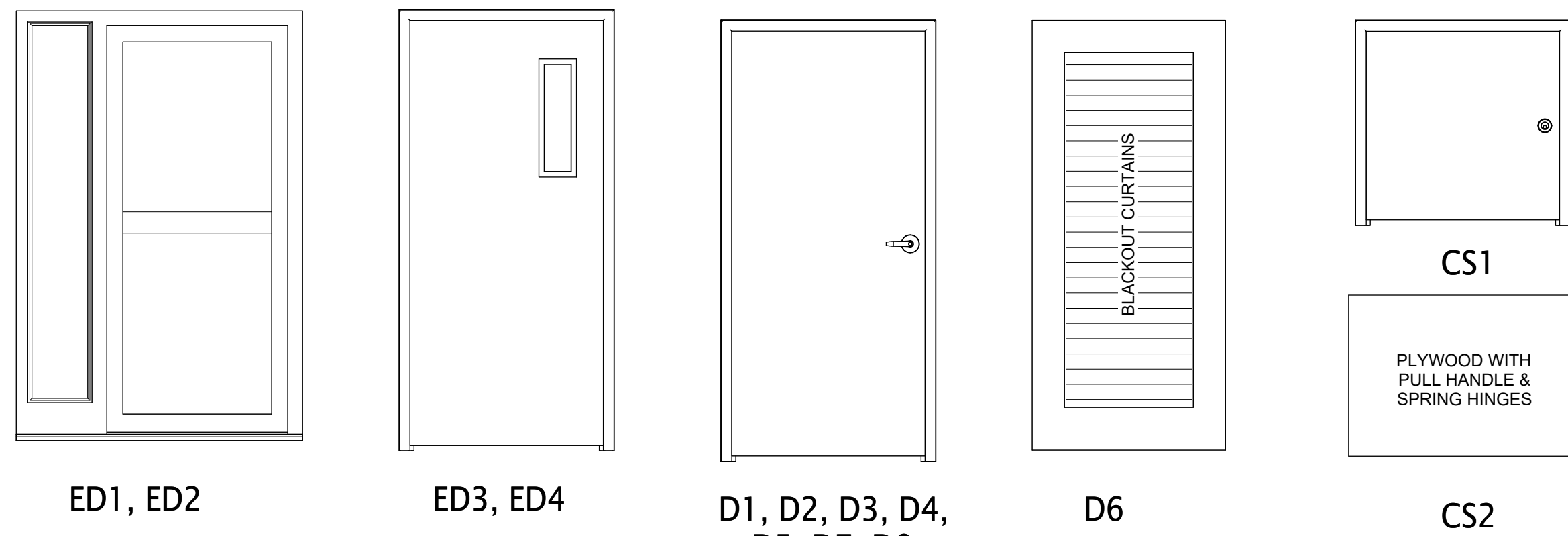
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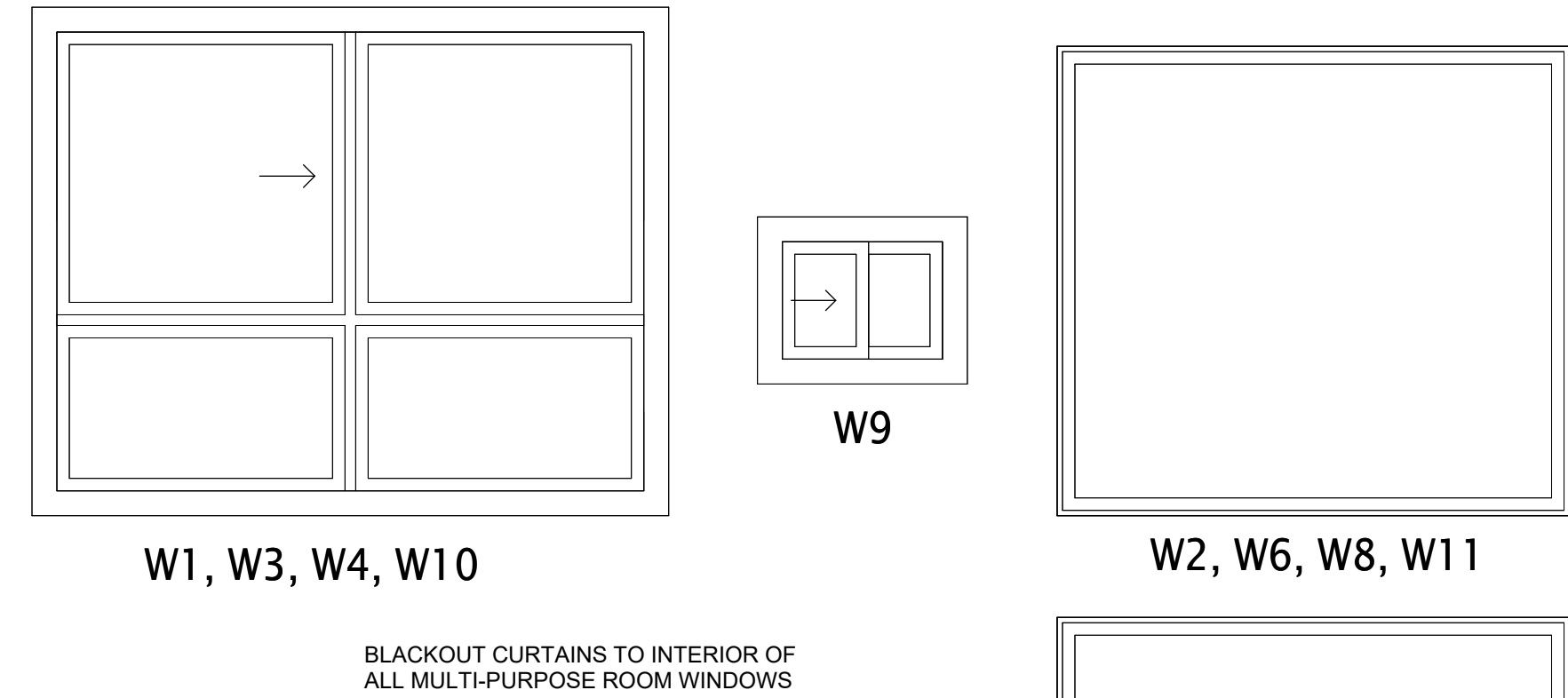
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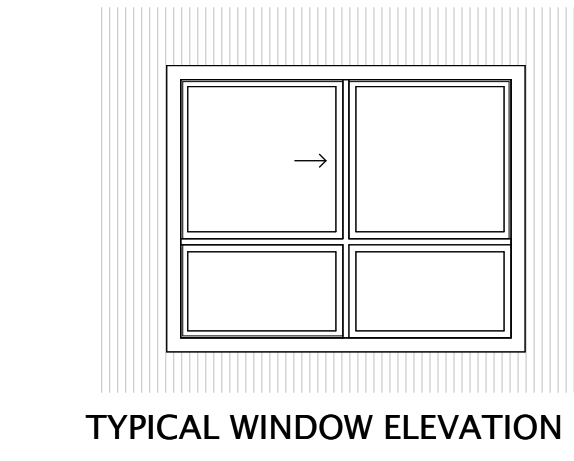
DOOR LEGEND
SCALE: 1/2" = 1'-0"



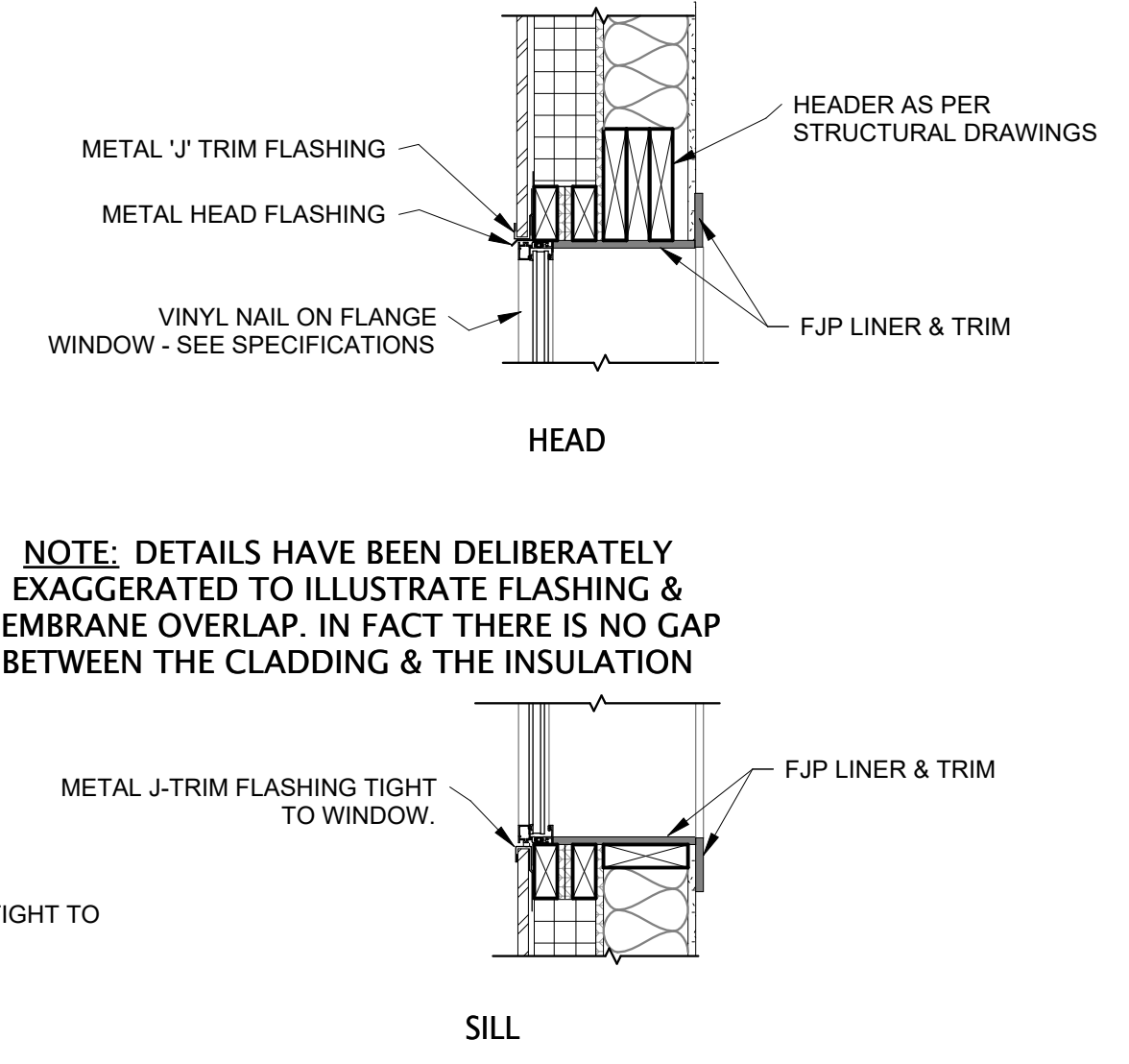
WINDOW LEGEND
SCALE: 1/2" = 1'-0"

ARCHITECTURAL - WINDOW SCHEDULE							
TYPE MARK	GENERAL CONSTRUCTION		FRAME	GENERAL CONSTRUCTION		COUNT	COMMENTS
	SIZE	CONFIGURATION		MATERIAL	F.R.R.		
W1	7'-0" x 5'-6"	XO-OO	N.O.F.	VINYL	N/A	8	
W2	3'-0" x 2'-6"	O	N.O.F.	VINYL	N/A	2	OBSCURED GLASS IN WASHROOM
W3	5'-0" x 5'-6"	XO-OO	N.O.F.	VINYL	N/A	1	
W4	6'-0" x 5'-6"	XO-OO	N.O.F.	VINYL	N/A	1	
W5	6'-0" x 2'-6"	O	N.O.F.	VINYL	N/A	2	CLERESTORY WINDOWS
W6	6'-0" x 5'-6"	O	WOOD	WOOD	N/A	2	LAMINATED SAFETY GLASS
W8	7'-0" x 5'-6"	O	WOOD	WOOD	N/A	3	LAMINATED SAFETY GLASS
W9	2'-0" x 1'-6"	XO	N.O.F.	VINYL	N/A	1	OBSCURED GLASS IN WASHROOM
W10	5'-0" x 5'-6" GW	XO-OO	STEEL	STEEL & GWG	1 HR	2	WIRED GLASS
W11	1'-6" x 5'-6"	O	N.O.F.	VINYL	N/A	2	
Grand total: 24							

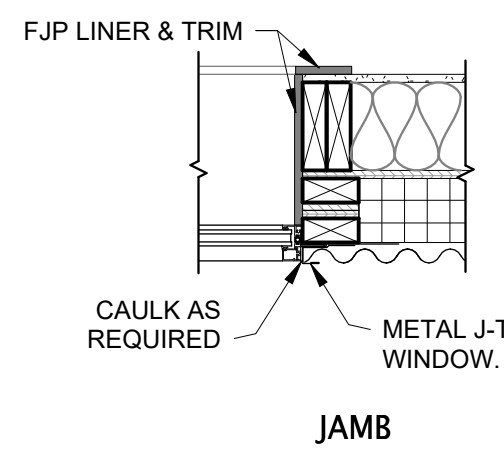
ARCHITECTURAL - DOOR SCHEDULE						
TYPE MARK	FRAME	DOOR	DOOR WIDTH	DOOR HEIGHT	COUNT	COMMENTS
CS1	KD METAL	METAL, RH	3'-0"	3'-0"	1	CRAWL SPACE
CS2	N/A	PLYWOOD	3'-0"	2'-6"	6	CRAWL SPACE
D1	KD METAL	METAL, LH	3'-0"	6'-8"	1	STORAGE ROOM
D2	KD METAL	METAL, RH	3'-0"	6'-8"	1	STORAGE ROOM
D3	WOOD, RABETTED	WOOD, SC, RH	3'-0"	6'-8"	2	OFFICES
D4	WOOD, RABETTED	WOOD, SC, LH	3'-0"	6'-8"	1	HANDICAP WASHROOM
D5	WOOD, RABETTED	WOOD, SC, RH	3'-0"	6'-8"	1	STAFF ROOM
D6	WOOD, RABETTED	WOOD, SC, FULL LITE, LH	3'-0"	6'-8"	2	MULTI-PURPOSE ROOMS
D7	WOOD, RABETTED	WOOD, SC, FULL LITE, RH	3'-0"	6'-8"	1	HALLWAY / ACTIVITY AREA A
D8	KD METAL	METAL, LH	3'-0"	6'-8"	1	JANITOR ROOM, 45min
ED1	WELDED METAL	METAL INSULATED, LH	4'-5 1/4"	6'-8"	2	EXTERIOR DOOR WITH SIDELIGHT
ED3	WELDED METAL	METAL INSULATED, LH	3'-0"	6'-8"	1	ELECTRICAL ROOM
ED4	WELDED METAL	METAL INSULATED, RH	3'-0"	6'-8"	1	EMERGENCY EXIT
Grand total: 21						



TYPICAL WINDOW ELEVATION

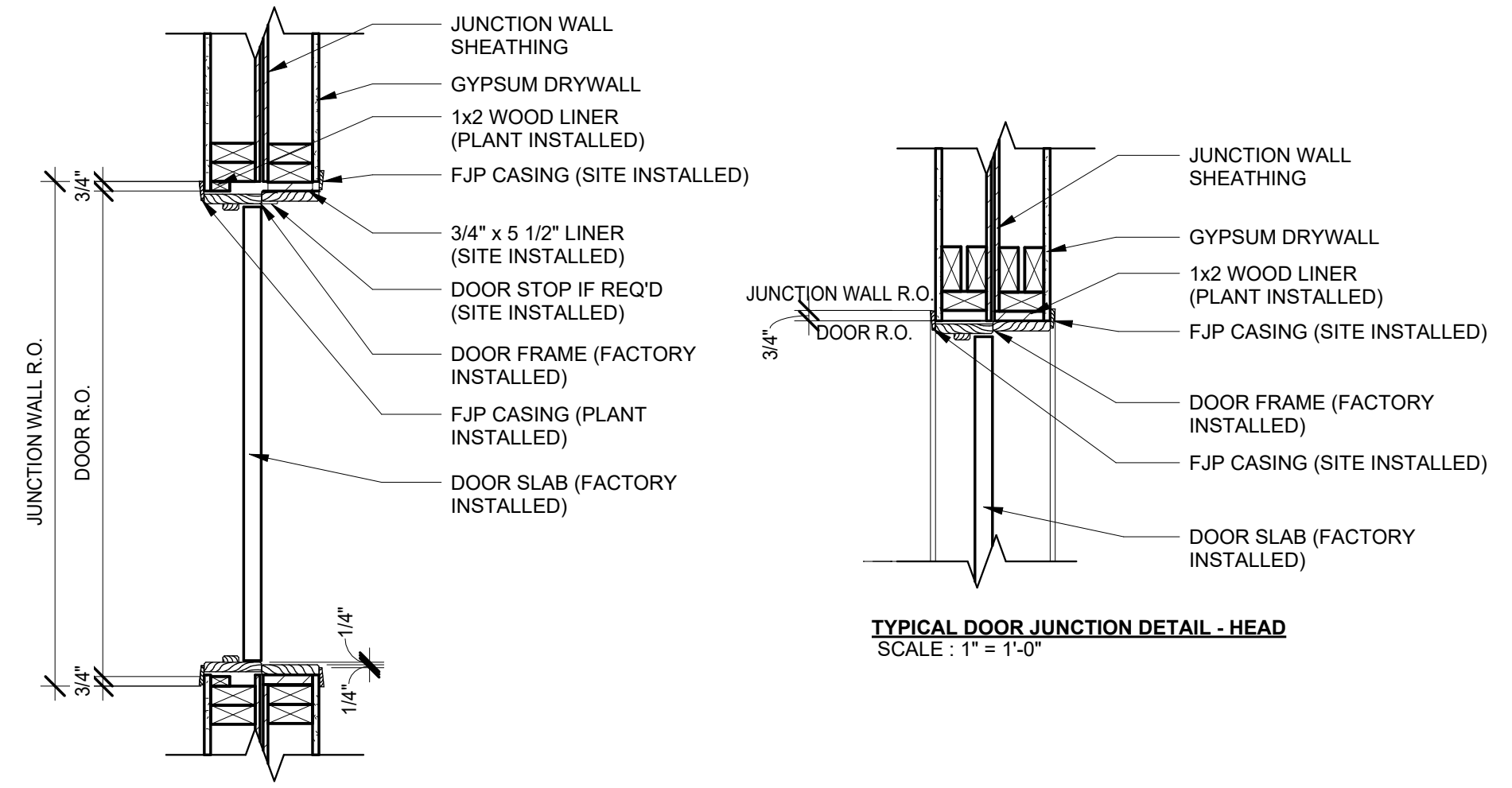


NOTE: DETAILS HAVE BEEN DELIBERATELY EXAGGERATED TO ILLUSTRATE FLASHING & MEMBRANE OVERLAP. IN FACT THERE IS NO GAP BETWEEN THE CLADDING & THE INSULATION.



JAMB

1 WINDOW DETAILS
SCALE: 1" = 1'-0"



TYPICAL DOOR JUNCTION DETAIL - JAMBS
SCALE: 1" = 1'-0"

TYPICAL DOOR JUNCTION DETAIL - HEAD
SCALE: 1" = 1'-0"

3 WOOD DOOR IN JUNCTION WALL
SCALE: 1" = 1'-0"

PLAN CHECK GENERAL COMMENTS:

- THESE PLANS HAVE BEEN SUBMITTED AS "ISSUED FOR BP STAMPING" AND SHALL BE USED AS "ISSUED FOR CONSTRUCTION" DRAWINGS. A CBO REVIEWED COPY OF THE PLANS SHALL BE AVAILABLE ON SITE FOR THE REQUIRED INSPECTIONS. ANY DEVIATION FROM THESE RED STAMPED APPROVED DRAWINGS BEING USED FOR CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPMENT SERVICES DEPARTMENT OF THE VILLAGE OF PEMBERTON.
- PLANS HAVE BEEN REVIEW FOR GENERAL CONFORMANCE. IT IS THE DESIGNER'S RESPONSIBILITY FOR ACCORDANCE AND ADEQUACY TO ALL CODE REQUIREMENTS.
- THE VILLAGE OF PEMBERTON HAS RELIED ON PROFESSIONAL PAN CERTIFICATION PURSUANT TO THE LOCAL GOVERNMENT ACT IN ISSUING THE PERMIT. PER BUILDING INSPECTOR JOHANNES OVIING.

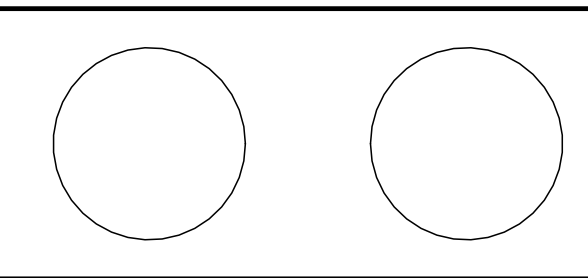
ATTENTION: THE VILLAGE OF PEMBERTON WILL NOT BE RESPONSIBLE FOR ANY COSTS WHICH MAY ARISE FROM ERRORS, DEFICIENCIES, AND OMISSIONS IN THIS PLAN INFORMATION.

#	DESCRIPTION	BY	DATE
1	ISSUED FOR BP STAMPING	RMM	17 APR 2023
2	AHU COMMENTS ADDED	RMM	26 MAY 2023

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PROJECT TITLE: VILLAGE OF PEMBERTON 7396B COTTONWOOD STREET DAYCARE		P22973	As indicated
DRAWING TITLE: WINDOW & DOOR LEGENDS		DRAWN BY: RMM	DATE: 26 MAY 2023

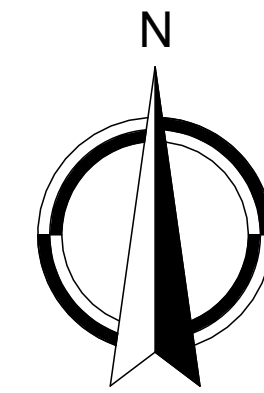
A1.2

WALL TYPE SCHEDULE

	STANDARD PARTITION
	STRUCTURAL SHEARWALL

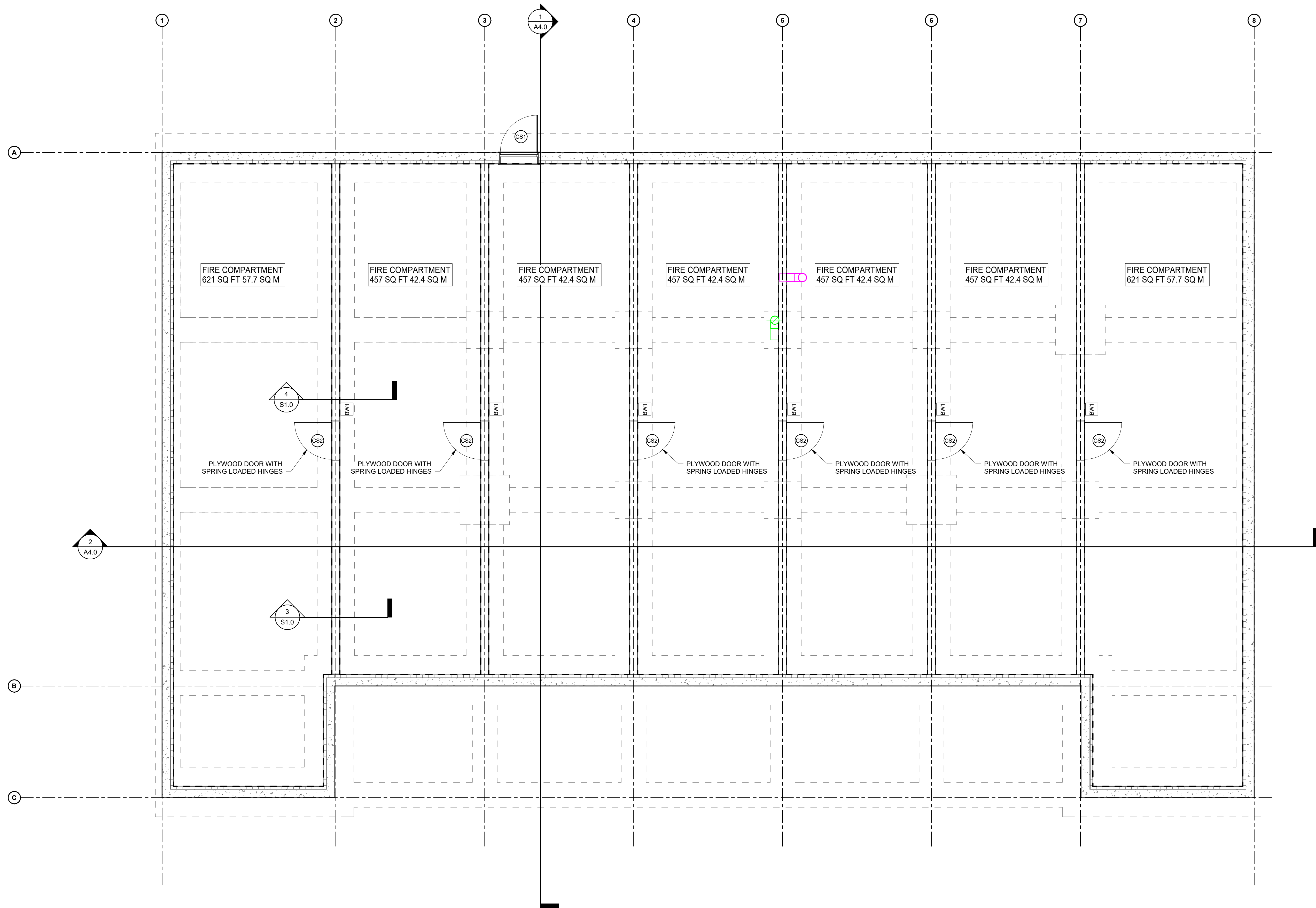
SYMBOL LEGEND
SEE SHEET A0.1 FOR ASSEMBLIES.
A1.2 FOR WINDOWS & DOORS.

	WINDOW TYPE
	EXTERIOR DOOR TYPE
	INTERIOR DOOR TYPE
	WALL TYPE



NOTES:

1. ALL PENETRATIONS OF BW1 SHEATHING TO BE SEALED TO PREVENT PASSAGE OF FLAMES FOR NOT LESS THAN 15 MINUTES.



PLAN CHECK PAGE NOTES:

1. BUILDING ACCESSIBILITY INCLUDING STAIRS, RAMPS, LANDINGS, HANDRAILS AND GUARDS SHALL COMPLY WITH SECTION 3.8., DIVISION B, BCBC 2018 & THE BUILDING ACCESSIBILITY HANDBOOK 2020 (ILLUSTRATED COMMENTARY ON ACCESSIBILITY REQUIREMENTS).
2. SMOKE / CO ALARMS SHALL BE INTERCONNECTED, HARDWIRED, AND CONNECTED TO THE FIRE ALARM SYSTEM.
3. FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 10.
4. ADDITIONAL APPROVAL REQUIRED FOR ANY COMMERCIAL KITCHEN OPERATIONS IN THIS BUILDING. KITCHEN STOVE MAY BE USED FOR NON-GREASE LADEN VAPOURS, FOOD PREPARATION, AND FOR RE-HEATING FOOD ONLY. REQUIRED EXHAUST FAN VENTED TO THE OUTDOORS.

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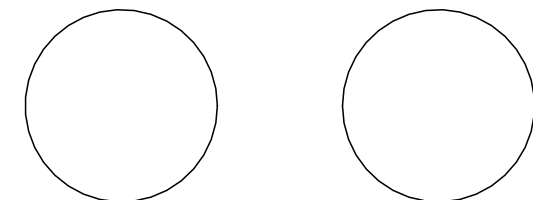
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PROJECT TITLE:
**VILLAGE OF PEMBERTON
7396B COTTONWOOD STREET DAYCARE**

DRAWING TITLE:
OVERALL CRAWL SPACE PLAN

P22973 1/4" = 1'-0"
DRAWN BY: RMM DATE: 26 MAY 2023

A2.0

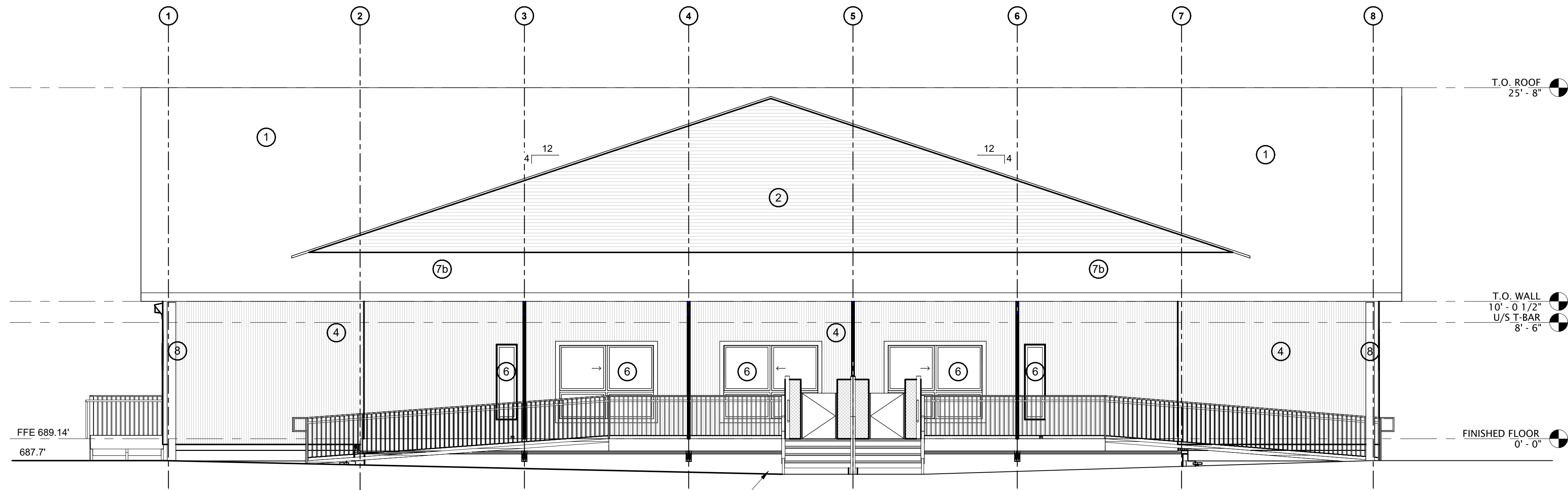
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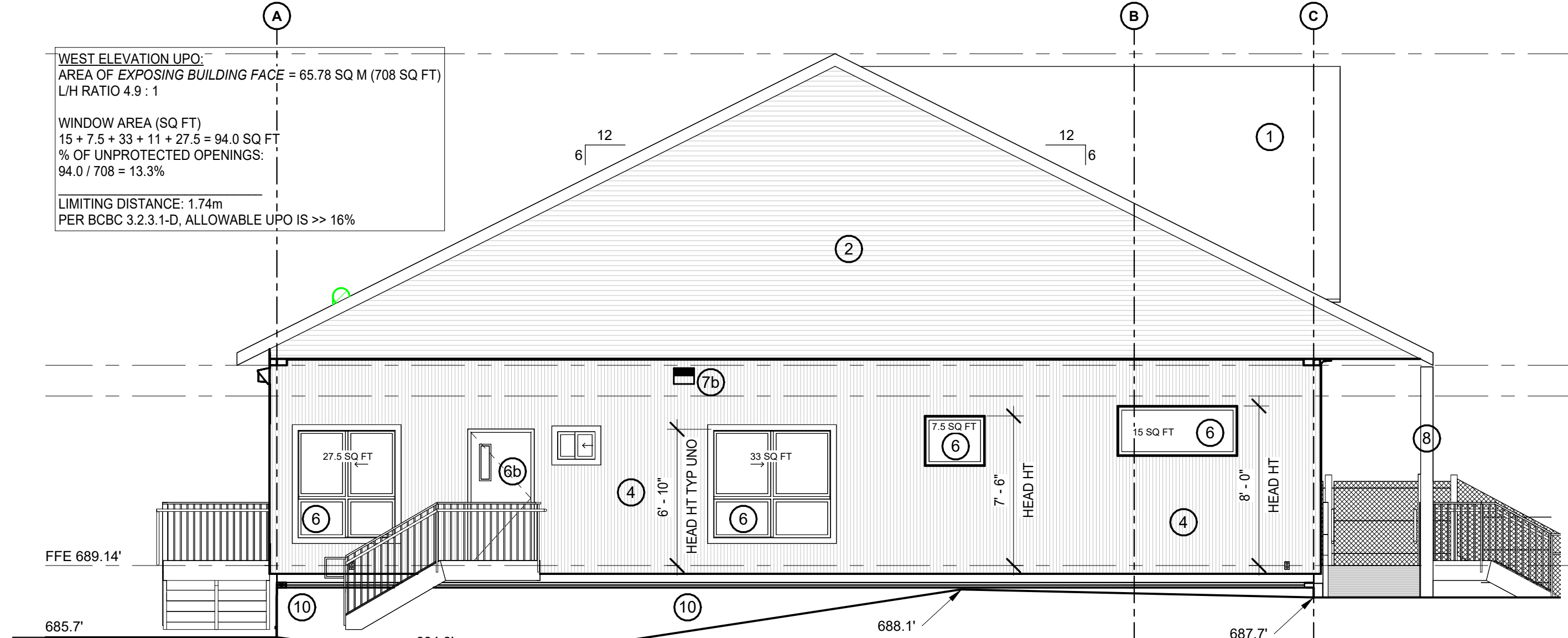
PLAN CHECK PAGE NOTES:

- WALL SYSTEMS SHALL COMPLY WITH RAIN SCREEN REQUIREMENTS. SECTION 5.6, DIVISION B, BCBC 2018.
- BUILDING ACCESSIBILITY INCLUDING STAIRS, RAMPS, LANDINGS, HANDRAILS AND GUARDS SHALL COMPLY WITH SECTION 3.8., DIVISION B, BCBC 2018 & THE BUILDING ACCESSIBILITY HANDBOOK 2020 (ILLUSTRATED COMMENTARY ON ACCESSIBILITY REQUIREMENTS).
- STAIRS, RAMPS, GUARDS & HANDRAILS SHALL COMPLY WITH 3.4.6., DIVISION B, BC BUILDING CODE.
- FIRE BLOCKING IN CONCEALED SPACES SHALL BE IN CONFORMANCE WITH 3.1.11., PART 3, DIVISION B, BCBC 2018.



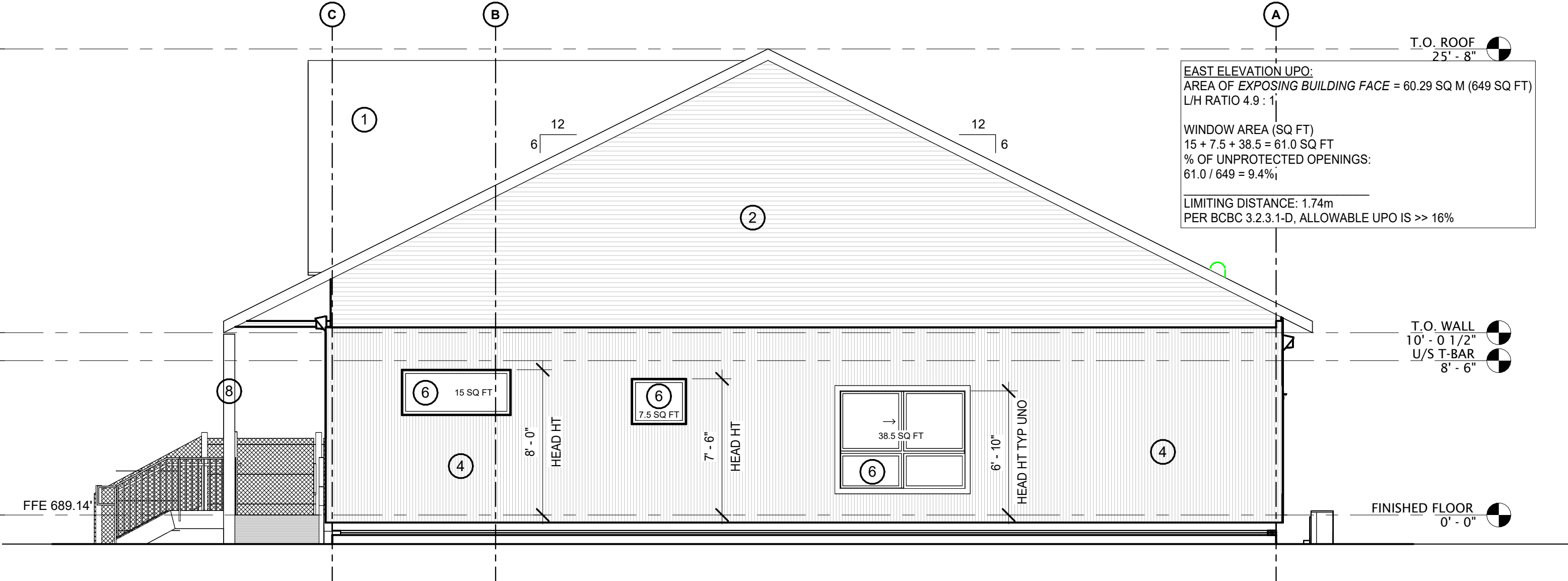
1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

- PROVIDE CONTINUOUS GUTTERS WITH DOWNSPOUTS.
- PROVIDE LEAF GUARDS TO ALL GUTTERS.



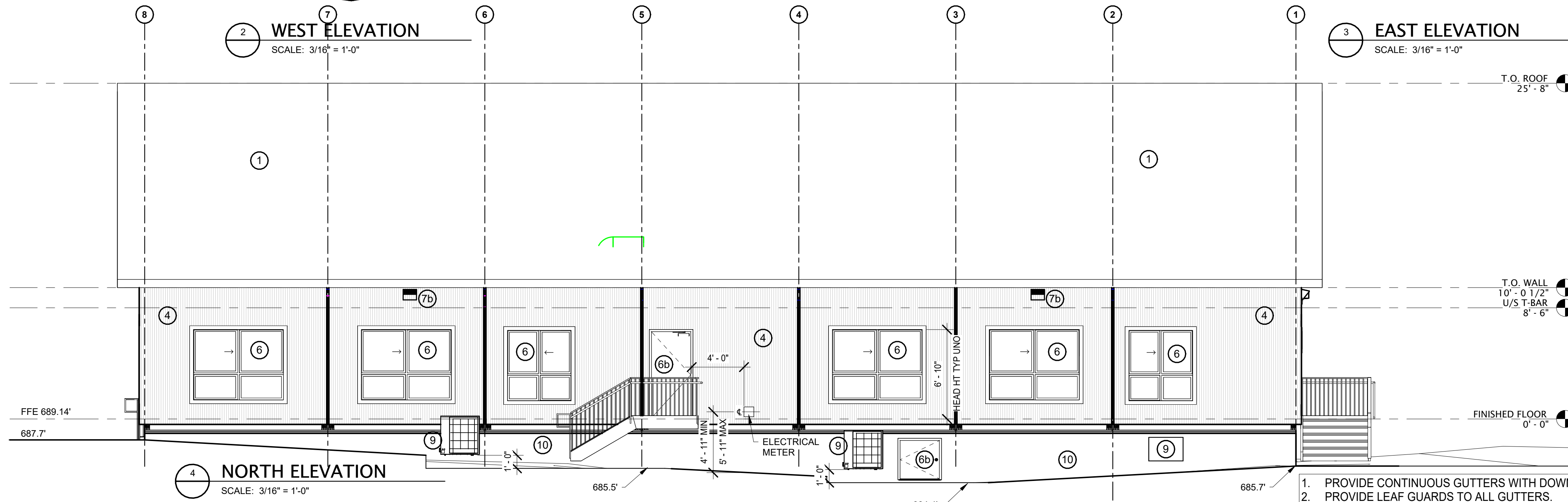
WEST ELEVATION UPO:
AREA OF EXPOSING BUILDING FACE = 65.78 SQ M (708 SQ FT)
L/H RATIO 4.9 : 1
WINDOW AREA (SQ FT)
15 + 7.5 + 33 + 11 + 27.5 = 94.0 SQ FT
% OF UNPROTECTED OPENINGS:
94.0 / 708 = 13.3%
LIMITING DISTANCE: 1.74m
PER BCBC 3.2.3.1-D, ALLOWABLE UPO IS >> 16%

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



EAST ELEVATION UPO:
AREA OF EXPOSING BUILDING FACE = 60.29 SQ M (649 SQ FT)
L/H RATIO 4.9 : 1
WINDOW AREA (SQ FT)
15 + 7.5 + 38.5 = 61.0 SQ FT
% OF UNPROTECTED OPENINGS:
61.0 / 649 = 9.4%
LIMITING DISTANCE: 1.74m
PER BCBC 3.2.3.1-D, ALLOWABLE UPO IS >> 16%

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

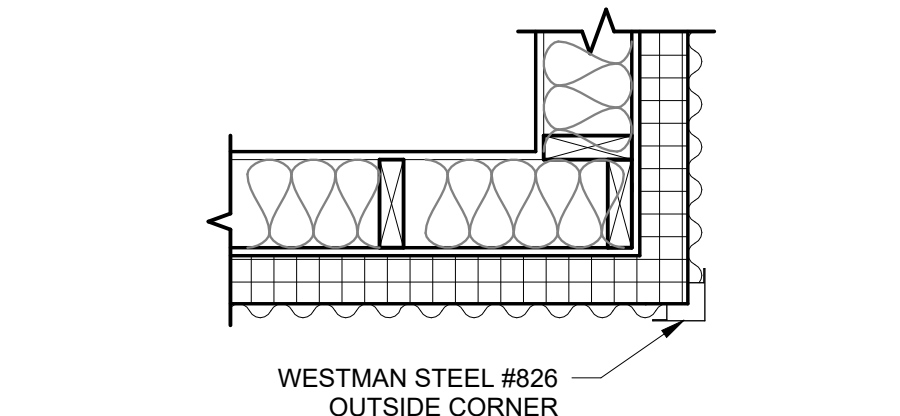


4 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

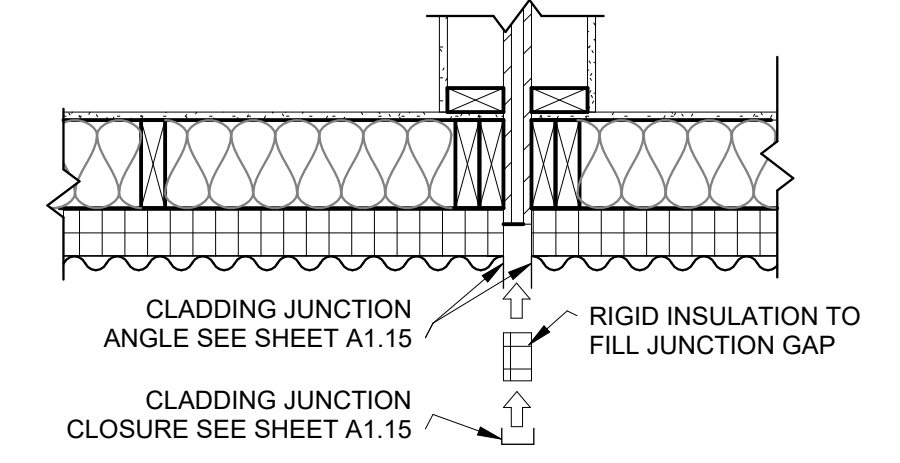
- PROVIDE CONTINUOUS GUTTERS WITH DOWNSPOUTS.
- PROVIDE LEAF GUARDS TO ALL GUTTERS.

SCHEDULE OF FINISHES

1	ULTRA-VIC STEEL PRE-FINISHED ROOFING (SITE INSTALLED)
2	PRE-FINISHED CORRUGATED HORIZONTAL METAL SIDING
3	PRE-FINISHED METAL BOTTOM STARTER FLASHING
4	PRE-FINISHED CORRUGATED VERTICAL METAL SIDING
5	PRE-FINISHED CORNER TRIMS
6	VINYL WINDOW c/w FLASHING
6b	INSULATED METAL DOOR c/w FLASHING
7	FREEPORT DECAL
7b	EXTERIOR LIGHTING
8	SOLID WOOD BEAM/COLUMNS - CLEAR FINISH
9	GROUND MOUNTED MECHANICAL EQUIPMENT
10	EXPOSED CONCRETE FOUNDATION



5 EXTERIOR CORNER DETAIL
SCALE: 1" = 1'-0"



6 CLADDING JUNCTION DETAIL
SCALE: 1" = 1'-0"

#	DESCRIPTION	BY	DATE
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2	AHU COMMENTS ADDED	RMM	26 MAY 2023

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PROJECT TITLE:
**VILLAGE OF PEMBERTON
7396B COTTONWOOD STREET DAYCARE**

DRAWING TITLE:
EXTERIOR ELEVATIONS

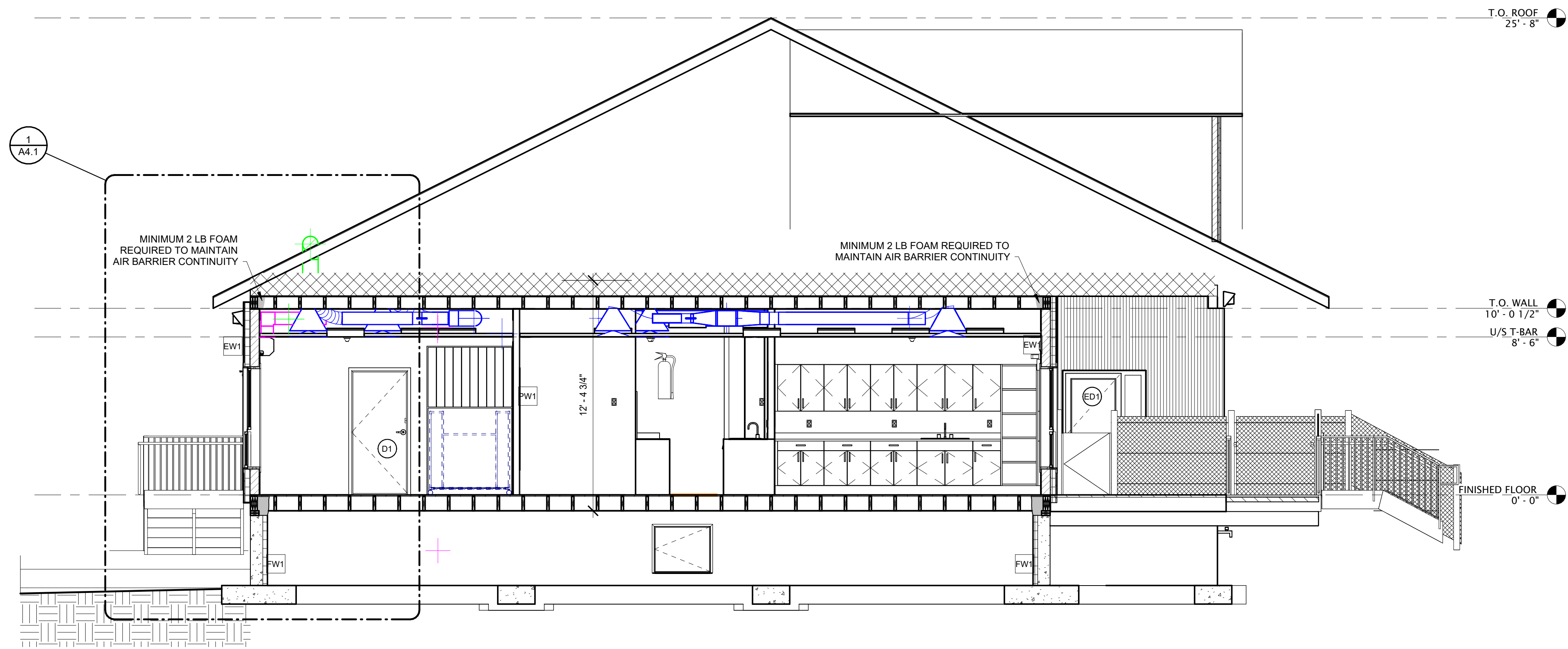
PROJECT NO:
P22973

SCALE:
As indicated

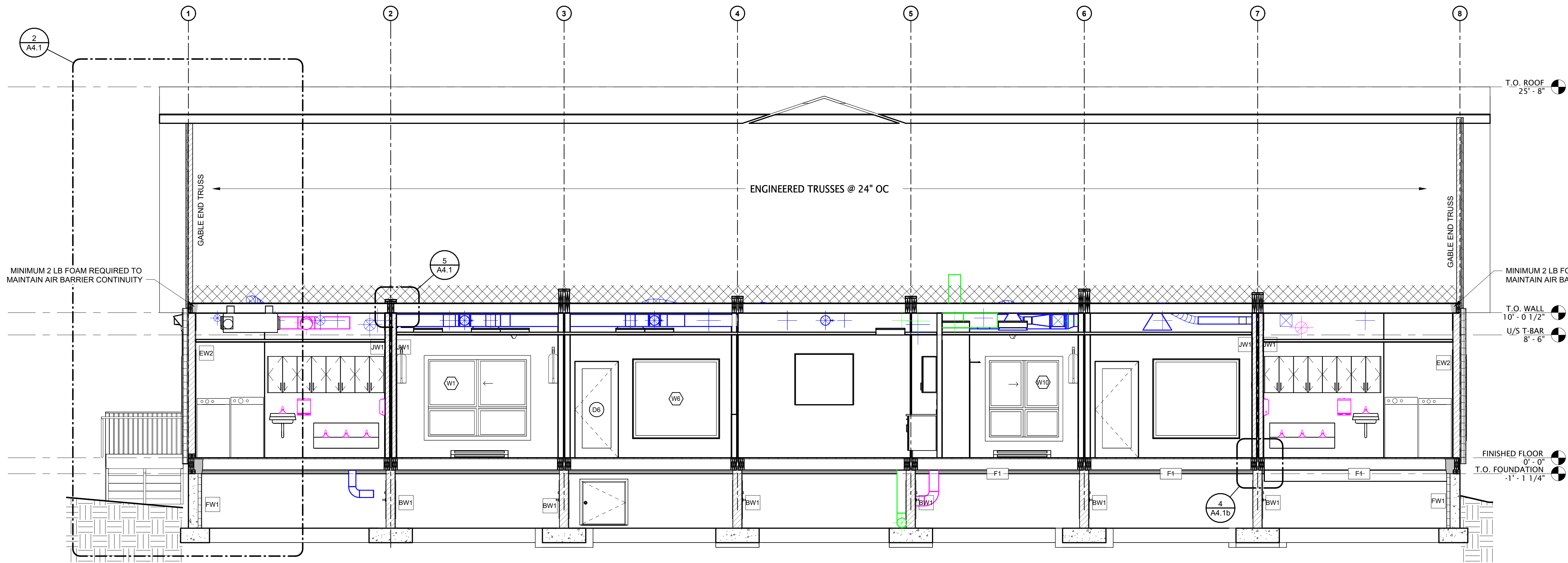
SHEET NO:
A3.0

DRAWN BY:
RMM

DATE:
26 MAY 2023



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



SECTION 2
SCALE: 1/4" = 1'-0"

- PLAN CHECK PAGE NOTES:**
1. FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 10.
 2. BUILDING ACCESSIBILITY INCLUDING STAIRS, RAMP, LANDINGS, HANDRAILS AND GUARDS SHALL COMPLY WITH SECTION 3.8., DIVISION B, BCBC 2018 & THE BUILDING ACCESSIBILITY HANDBOOK 2020 (ILLUSTRATED COMMENTARY ON ACCESSIBILITY REQUIREMENTS).
 3. STAIRS, RAMP, GUARDS & HANDRAILS SHALL COMPLY WITH 3.4.6., DIVISION B, BC BUILDING CODE.
 4. FIRE BLOCKING IN CONCEALED SPACES SHALL BE IN CONFORMANCE WITH 3.1.11., PART 3, DIVISION B, BCBC 2018.

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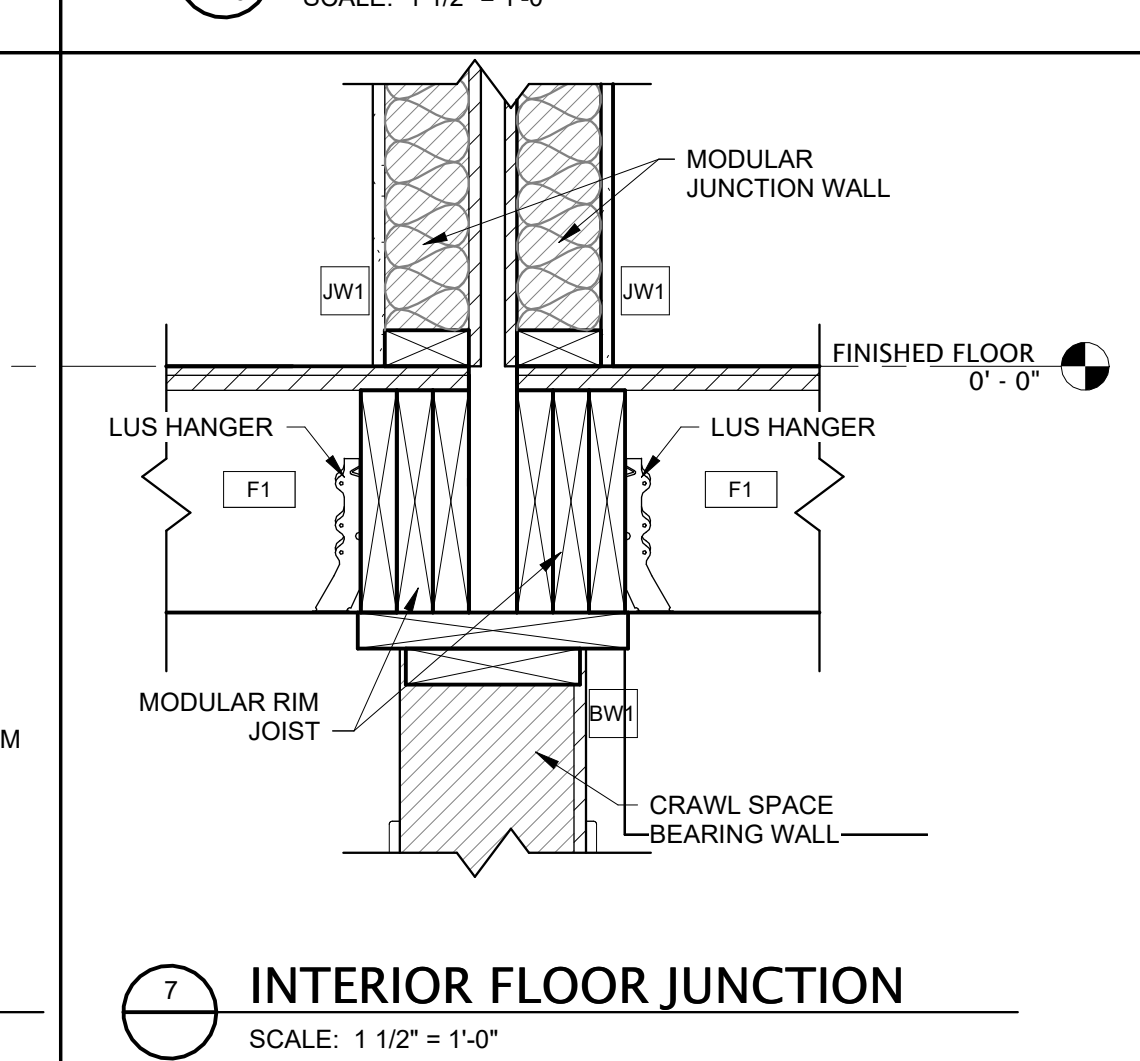
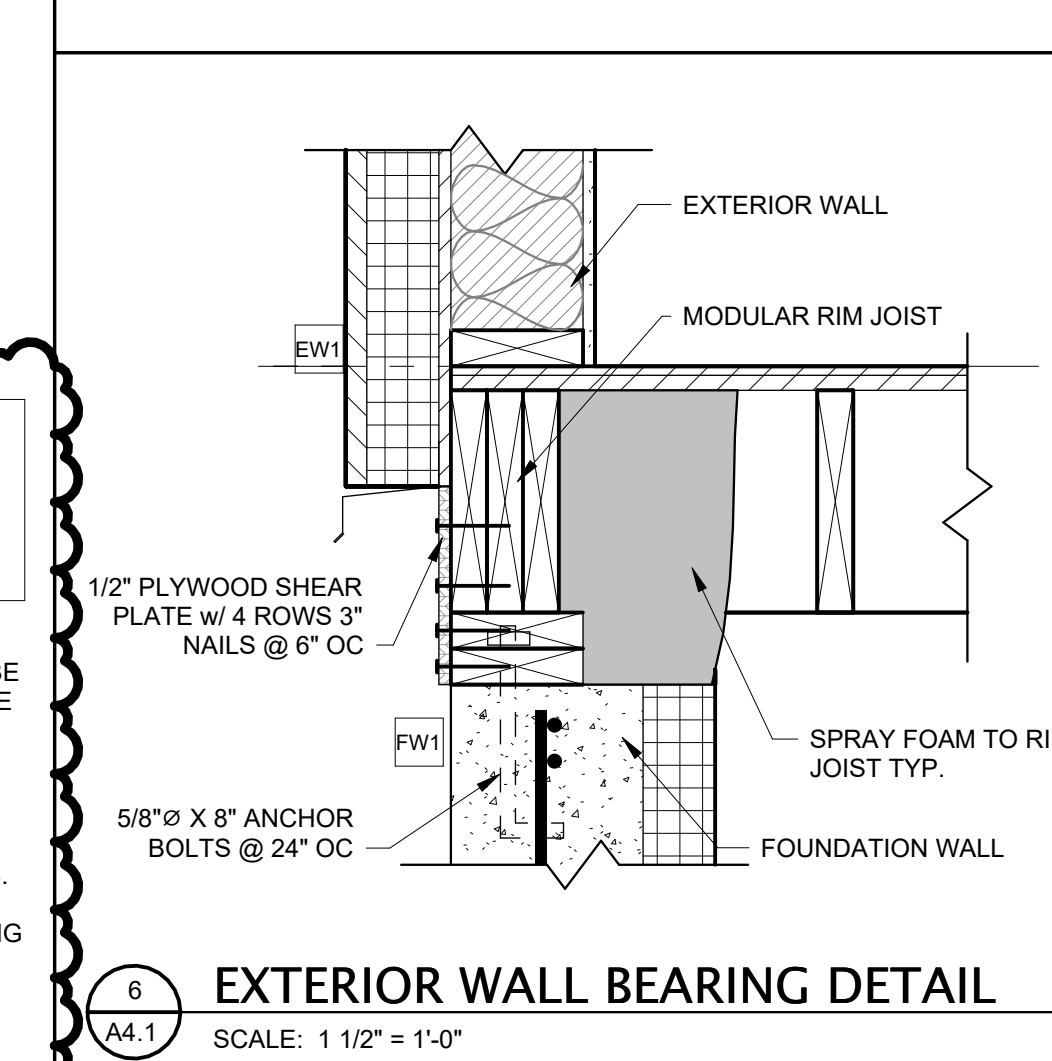
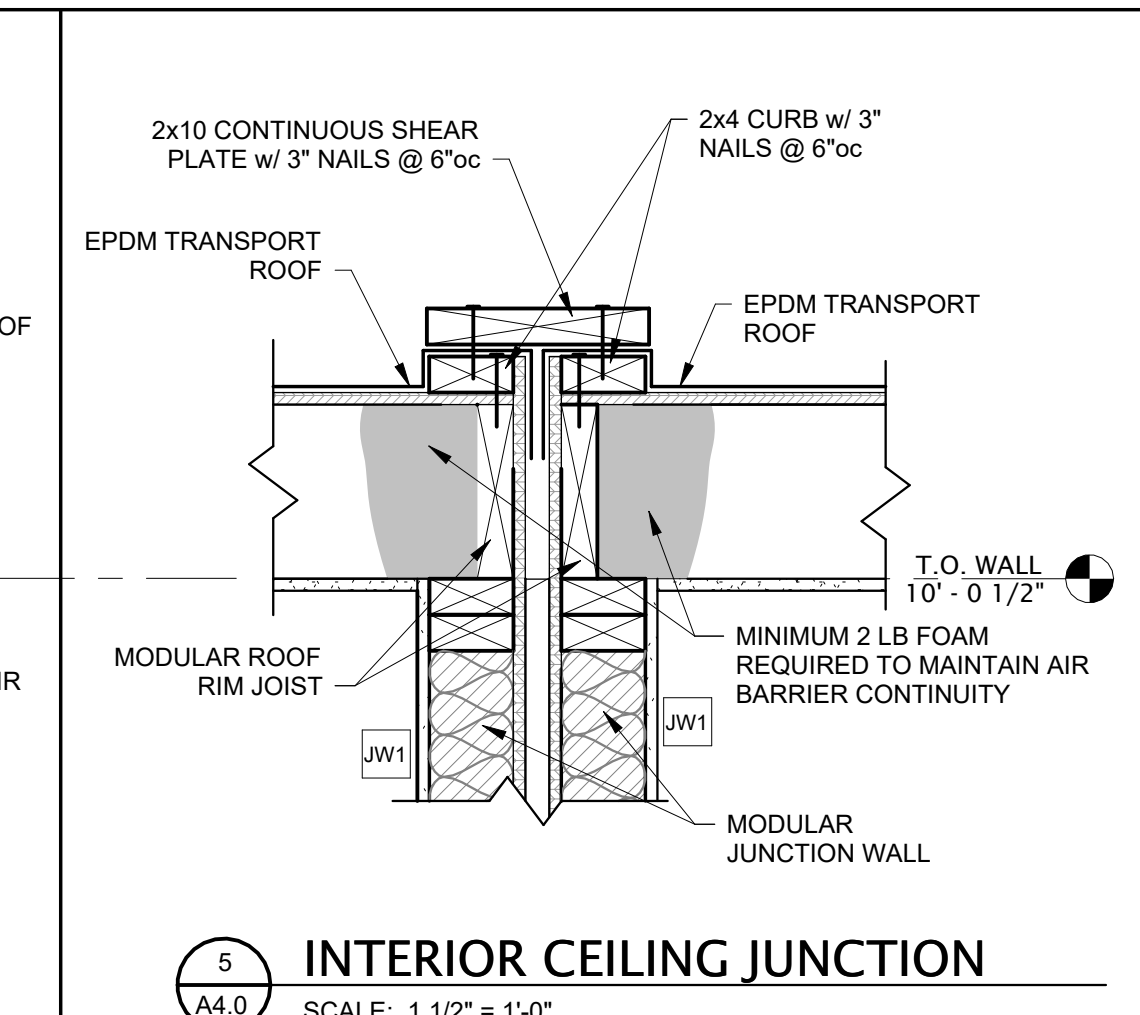
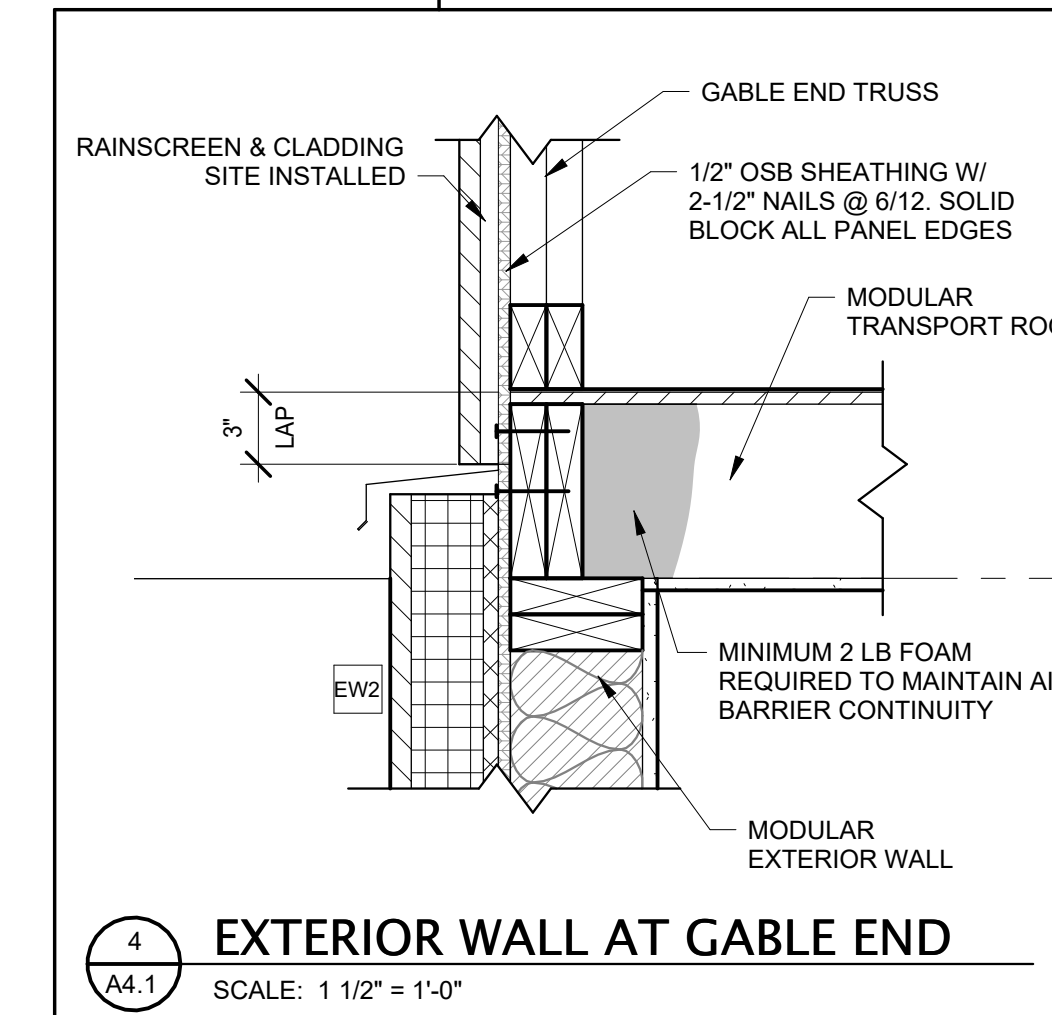
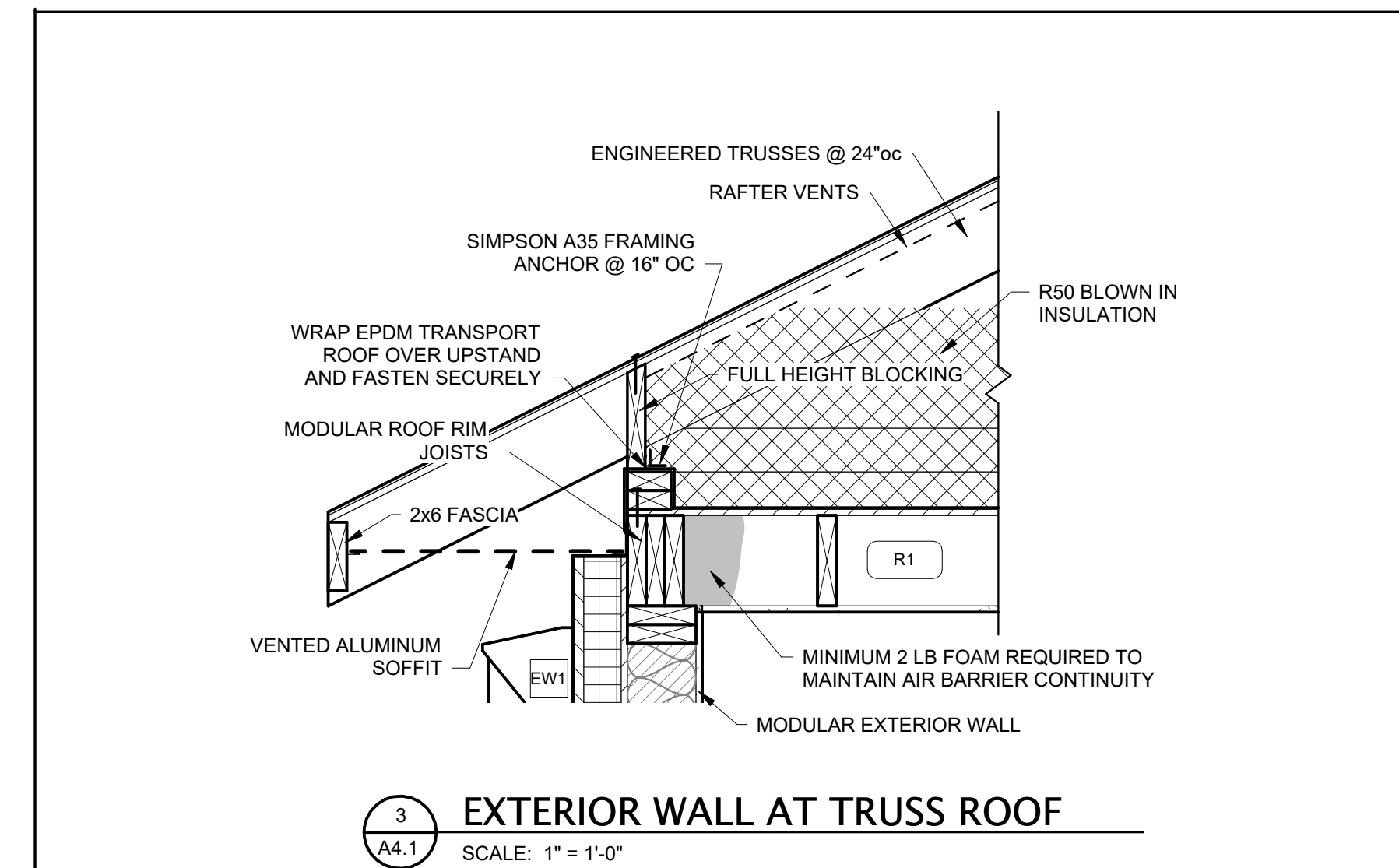
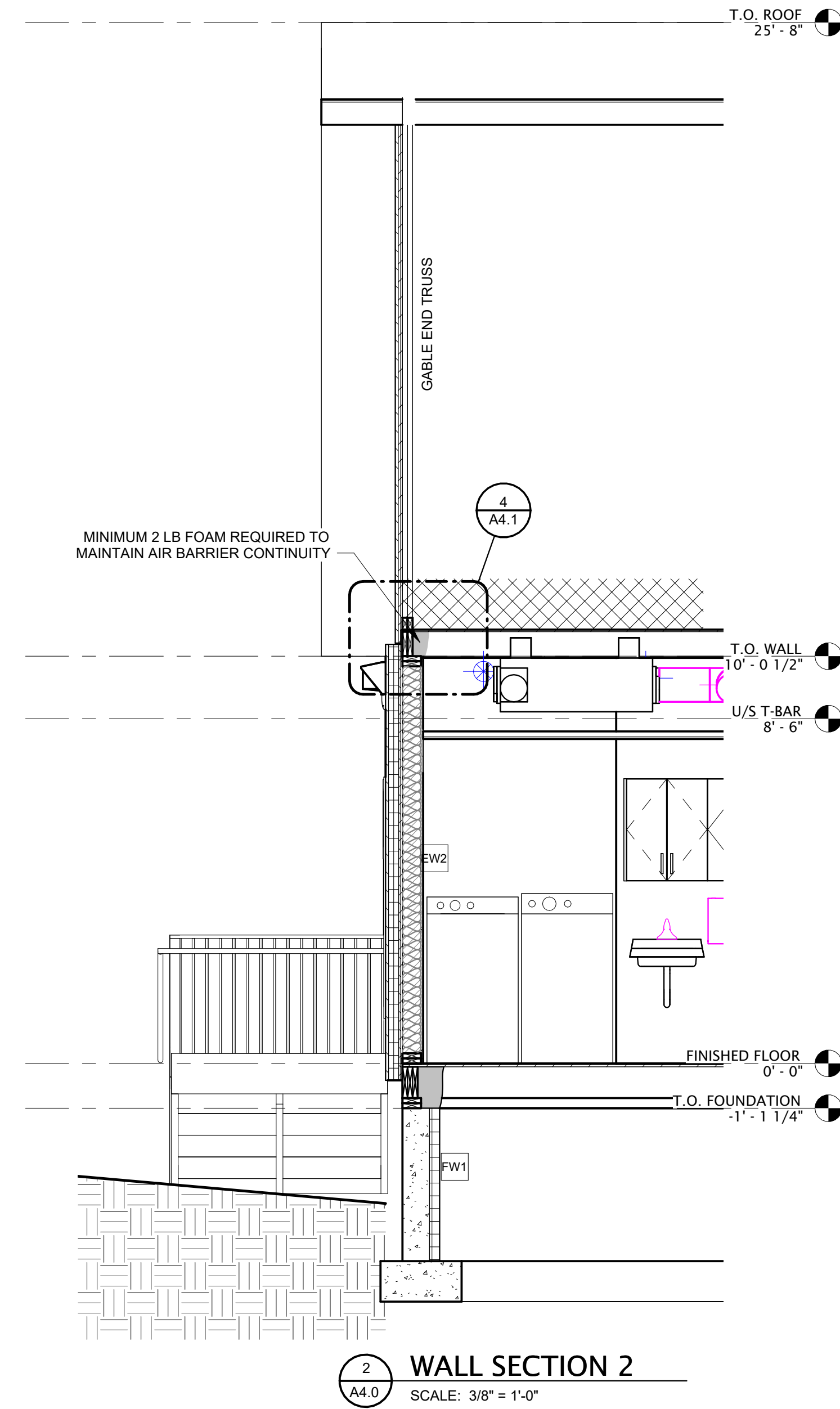
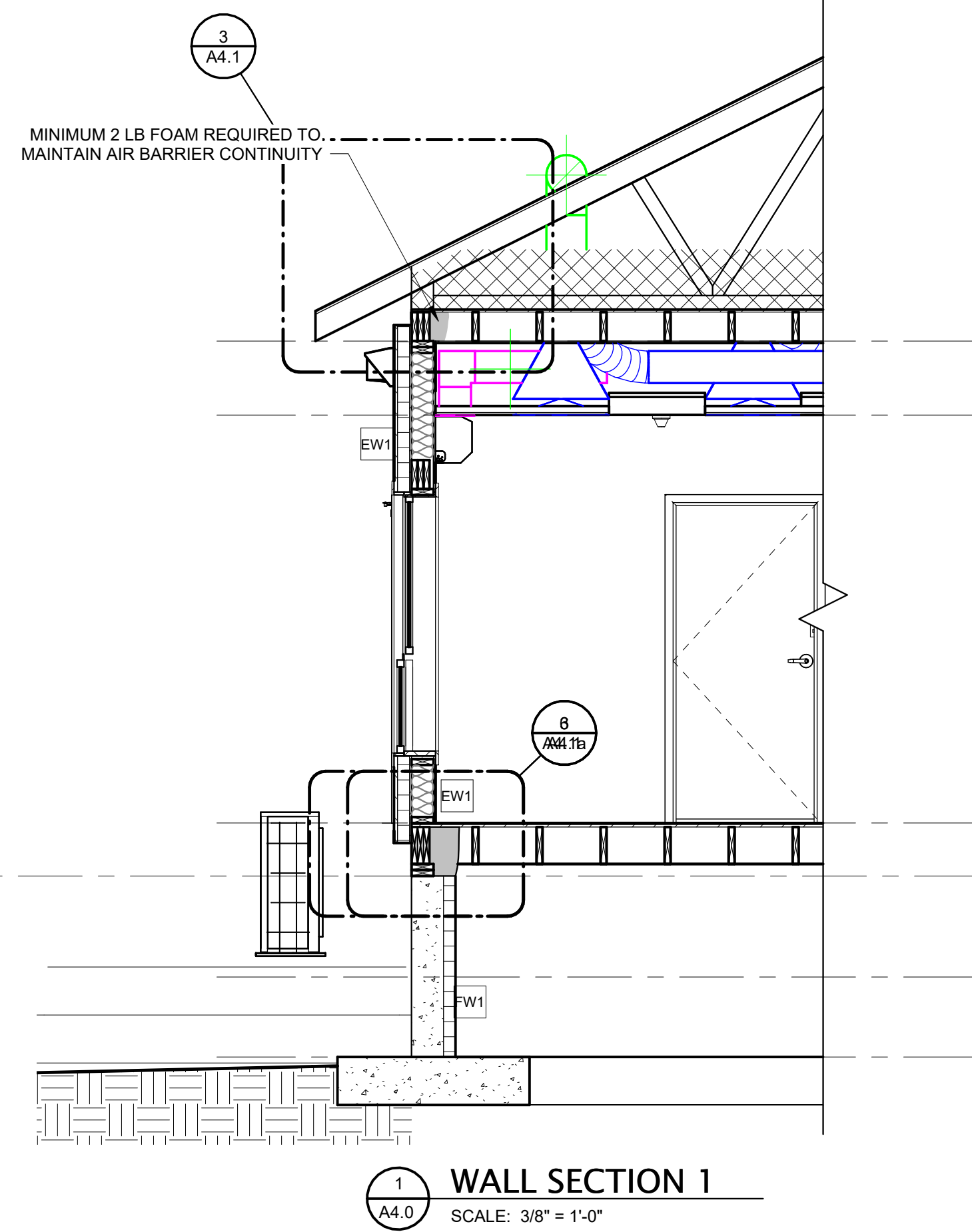
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PROJECT TITLE:
**VILLAGE OF PEMBERTON
7396B COTTONWOOD STREET DAYCARE**

DRAWING TITLE:
BUILDING CROSS SECTIONS

P22973 1/4" = 1'-0"
DRAWN BY: RMM DATE: 26 MAY 2023

A4.0



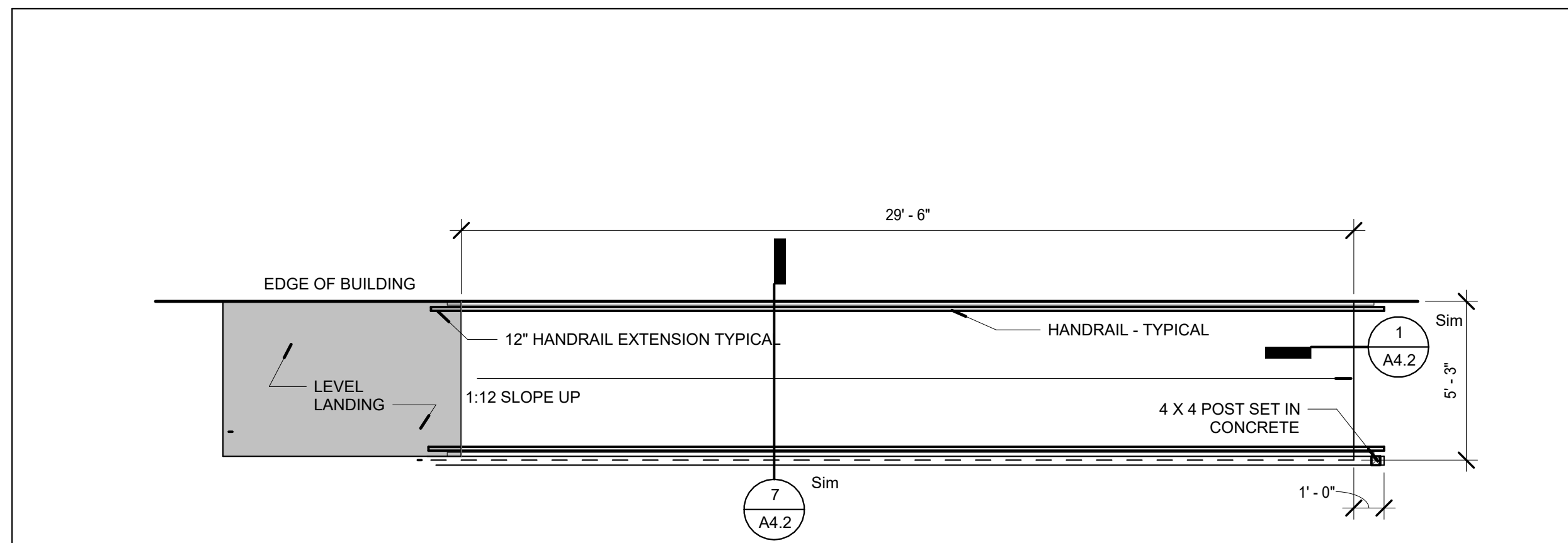
PLAN CHECK PAGE NOTES:

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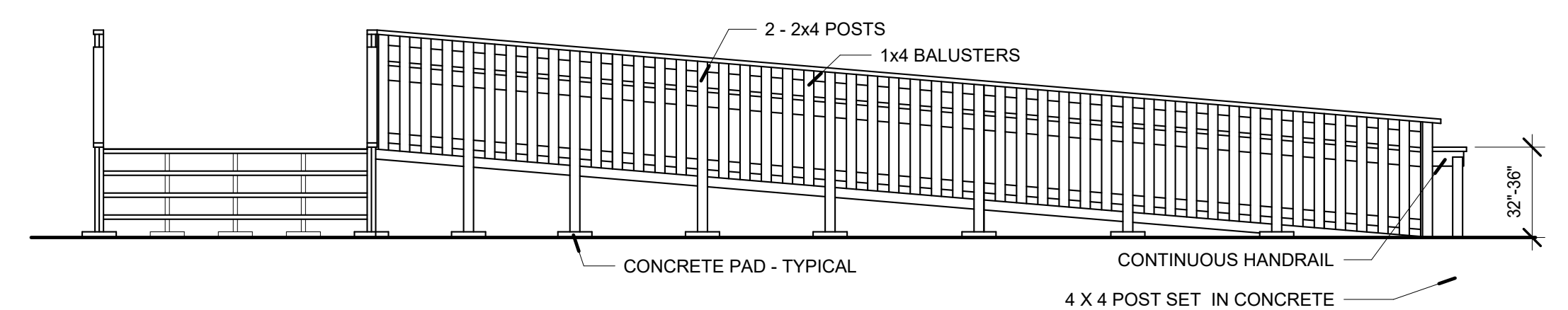
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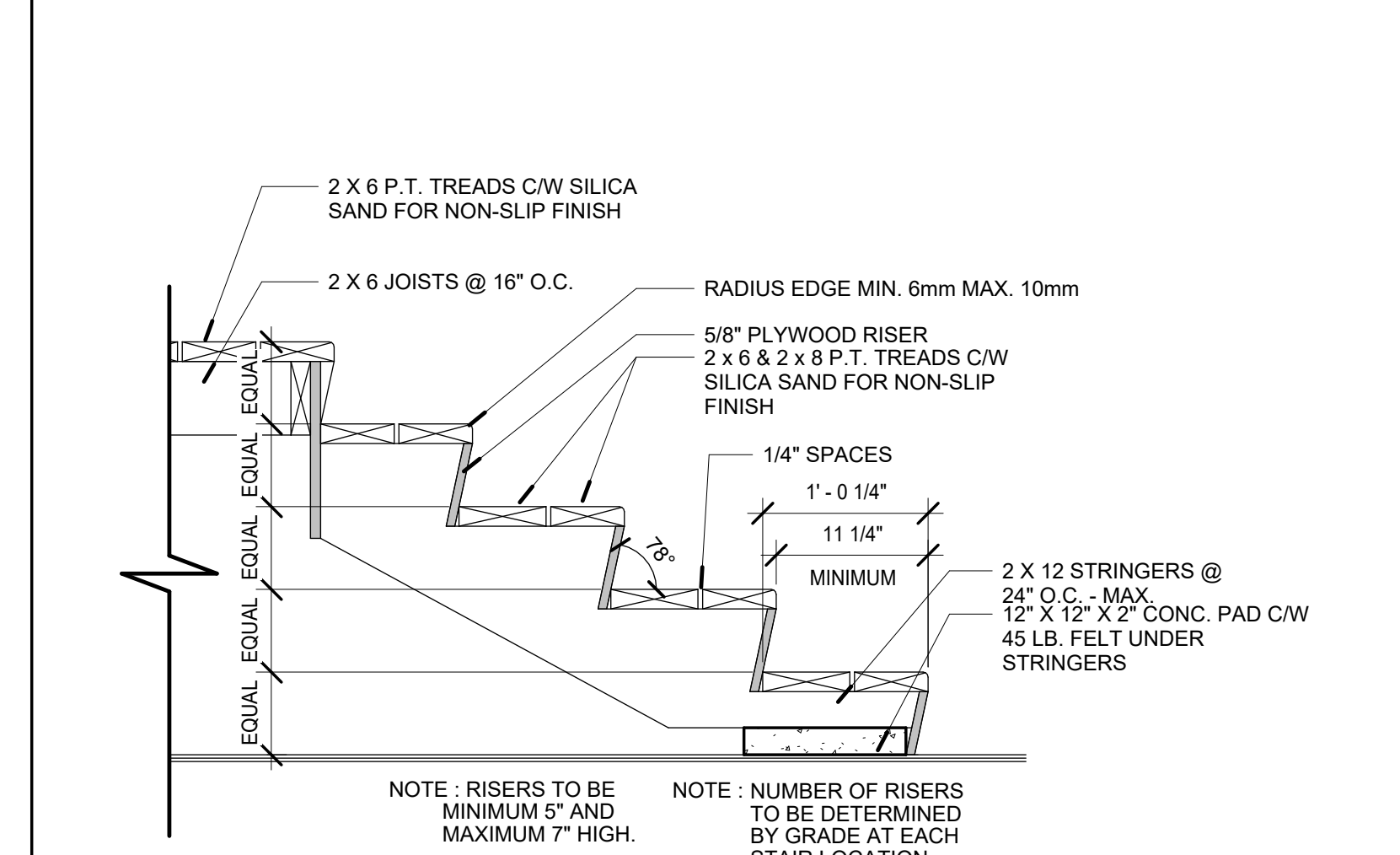


RAMP AND STAIR PLAN

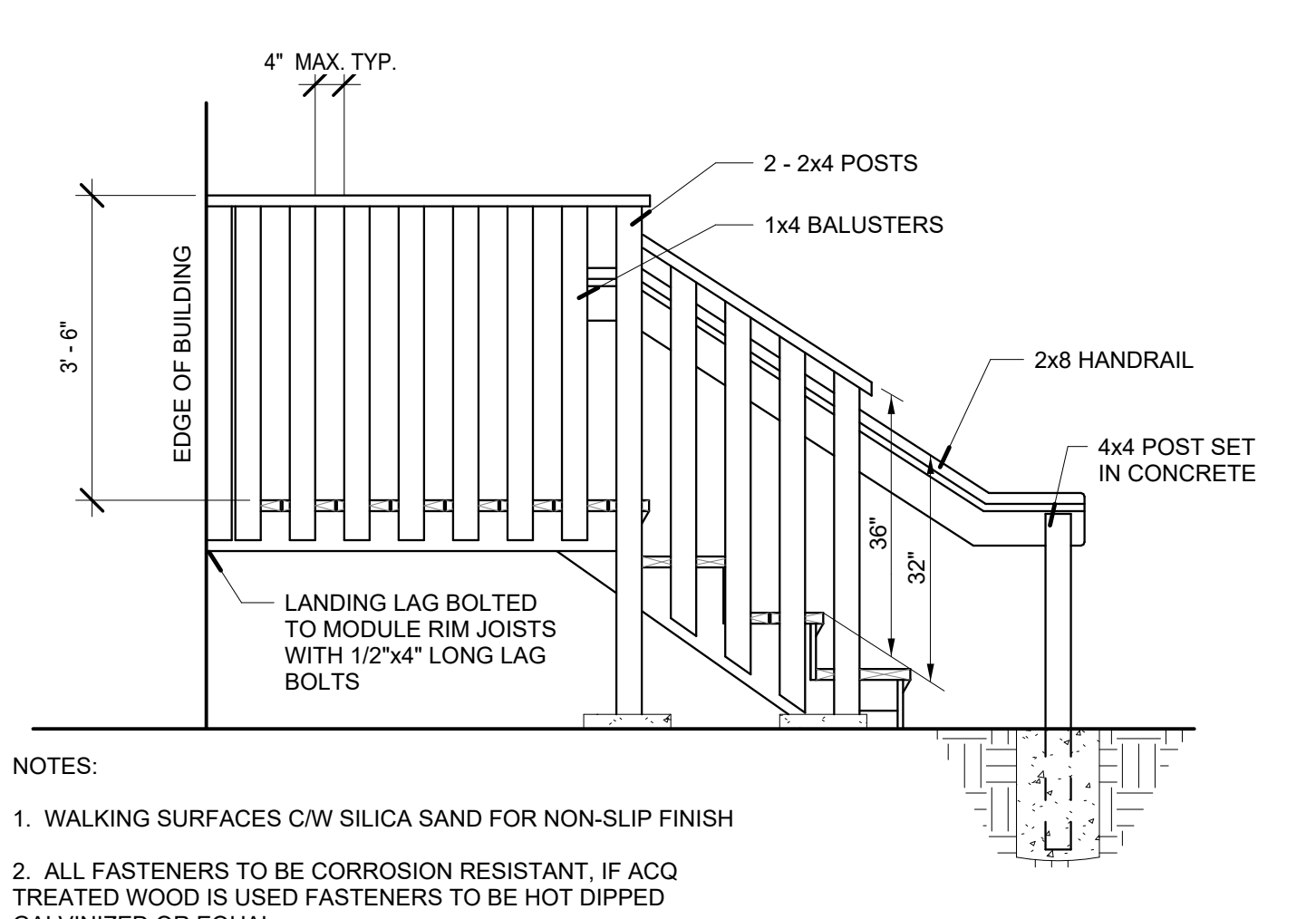


STAIR AND RAMP ELEVATION

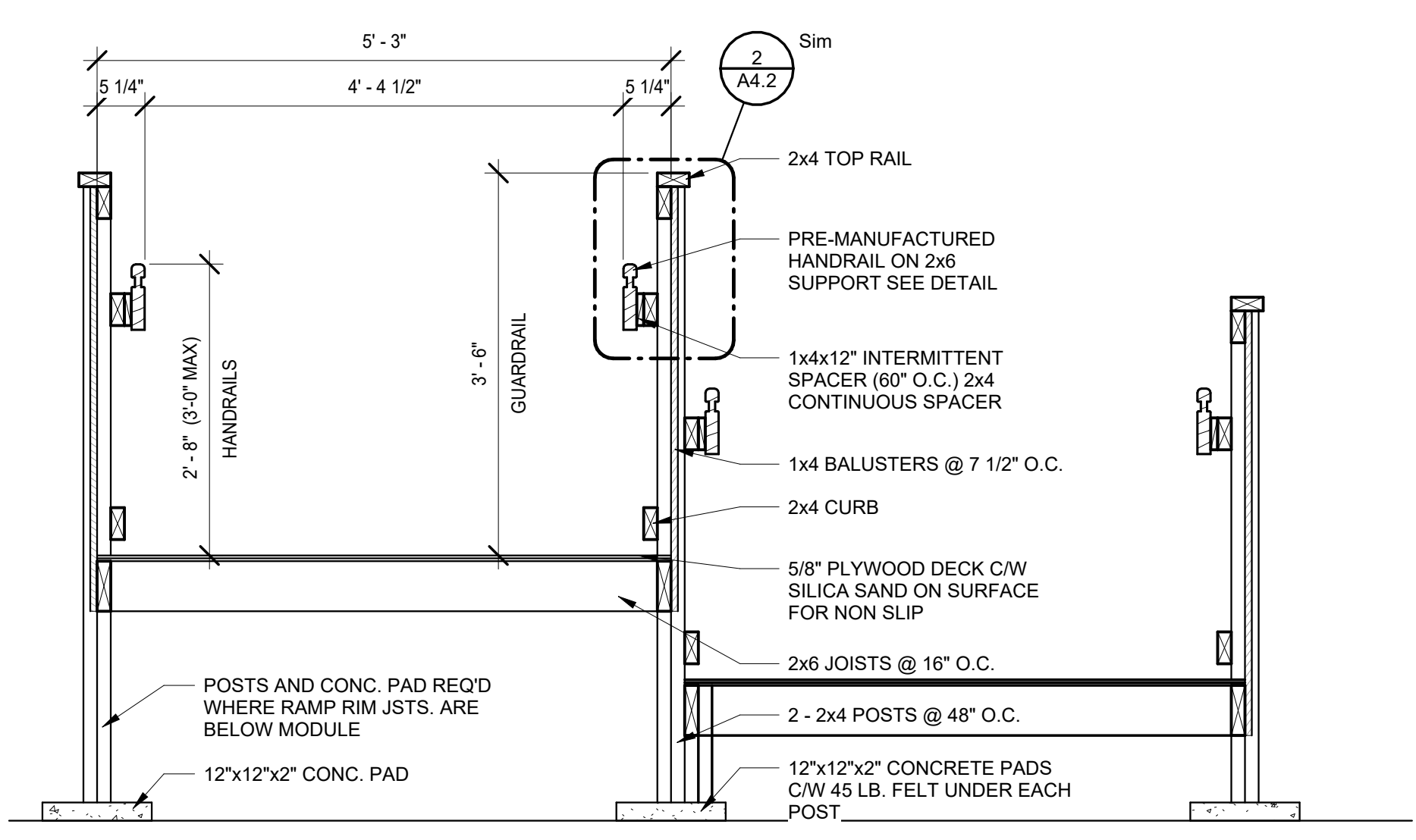
3 SITE - RAMPS 1 - PLAN & ELEVATION
SCALE: 1/4" = 1'-0"



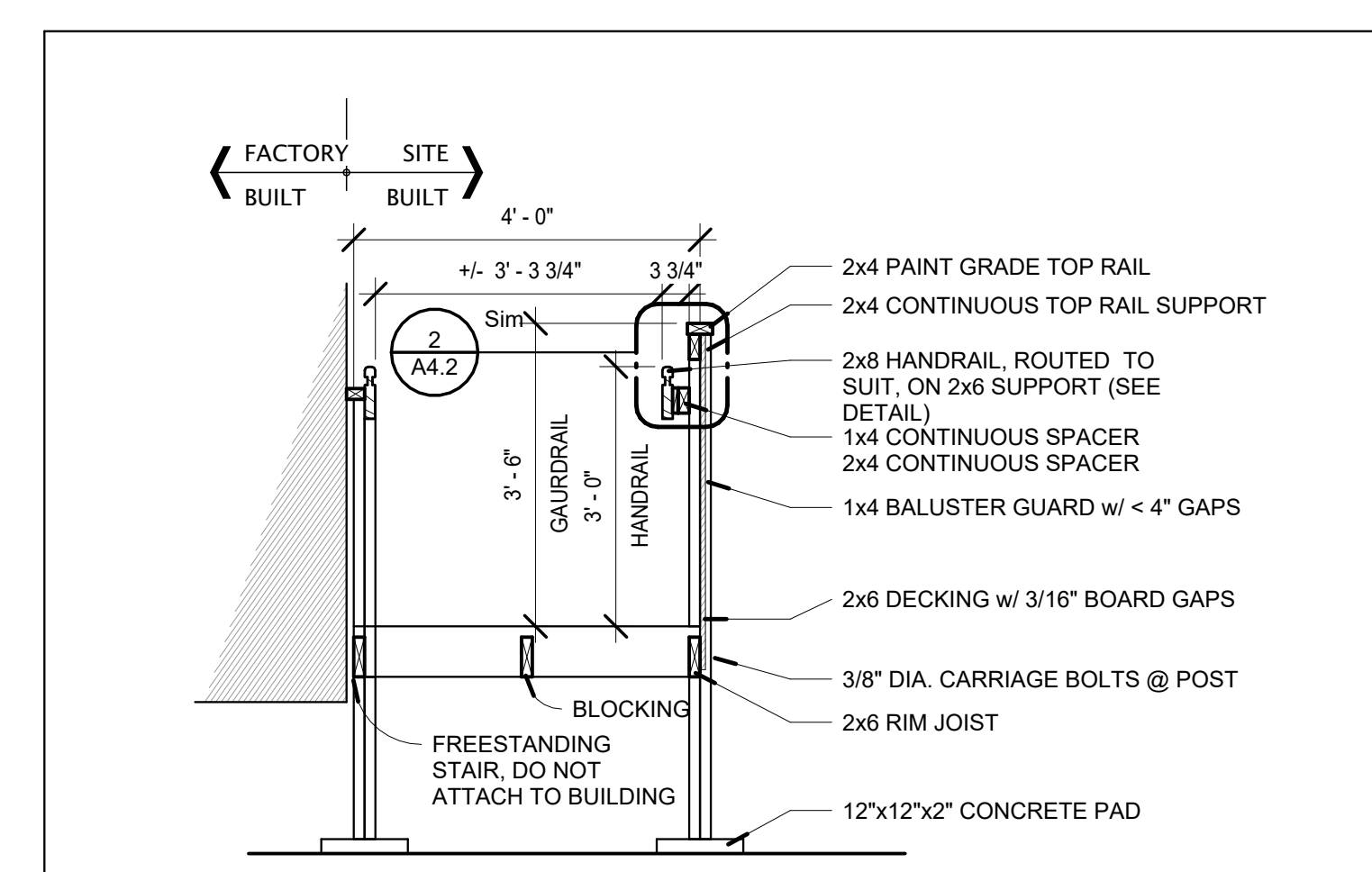
5 STAIR RISER SECTION
SCALE: 1" = 1'-0"



4 STAIR TYPICAL SIDE ELEVATION
SCALE: 1/2" = 1'-0"

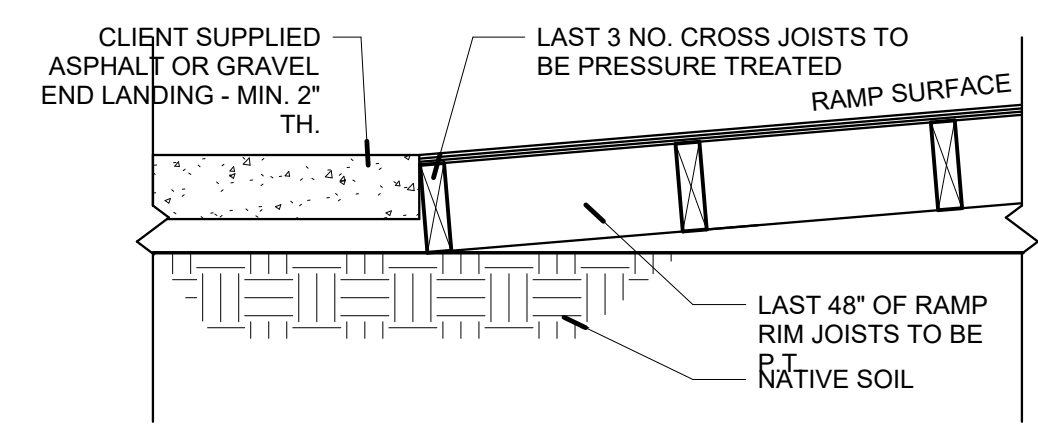


7 RAMP SECTION
SCALE: 3/4" = 1'-0"

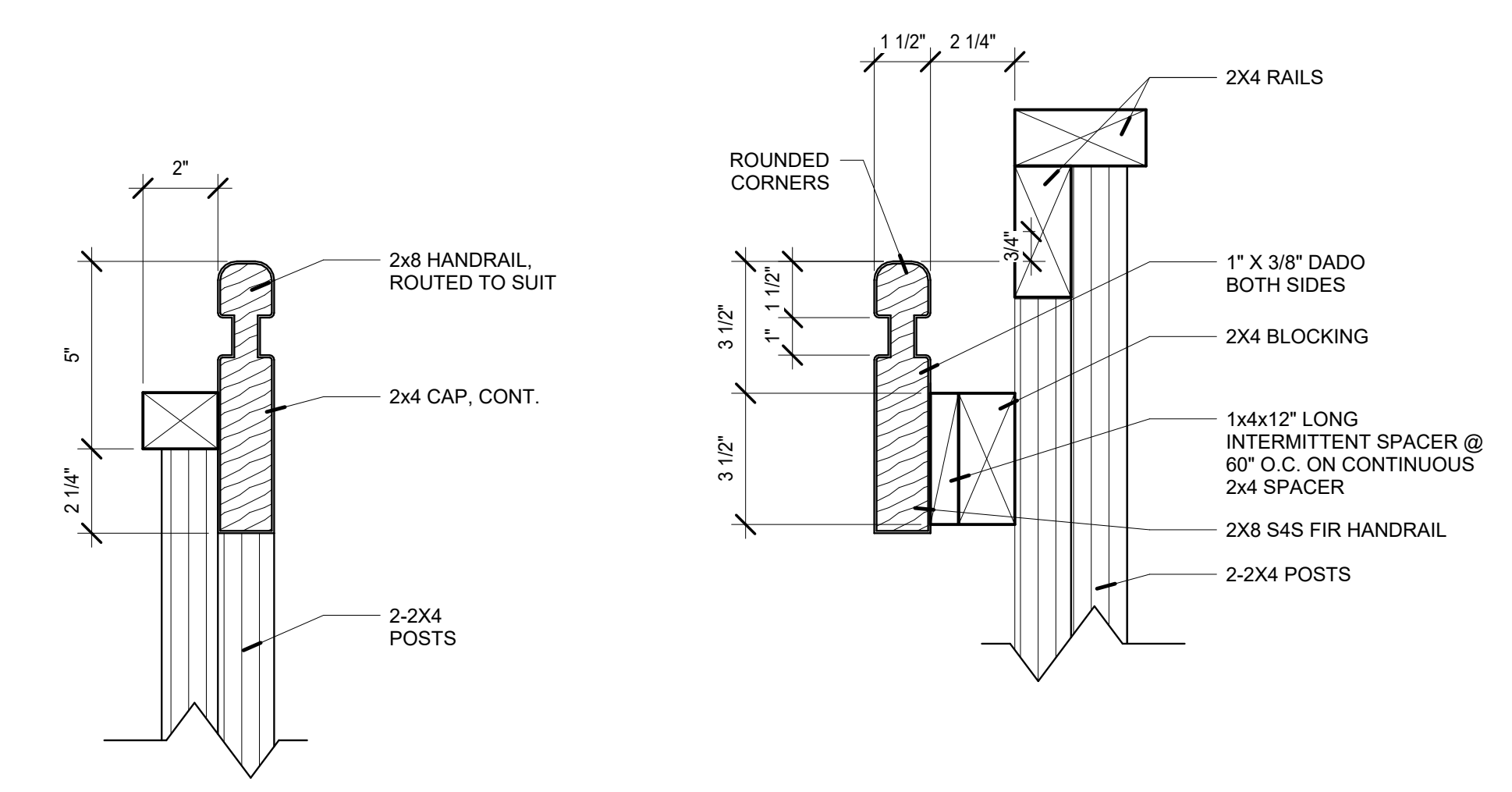


DETAIL SECTION

- GENERAL NOTES:**
- BALUSTERS NOT REQUIRED WHEN GRADE TO LANDING SURFACE IS LESS THAN 24" (PART 9 BUILDINGS ONLY)
 - WALKING SURFACES C/W SILICA SAND FOR NON-SLIP FINISH
 - ALL FASTENERS TO BE CORROSION RESISTANT, IF ACQ TREATED WOOD IS USED FASTENERS TO BE HOT DIPPED GALVANIZED OR EQUAL



1 SITE - RAMPS 3 - SECTION @ GRADE
SCALE: 1" = 1'-0"



HANDRAIL DETAIL - BUILDING SIDE

HANDRAIL DETAIL

6 STAIRS & LANDING 2 - SECTION
SCALE: 1/2" = 1'-0"

2 SITE - STAIRS & LANDINGS 4 - HANDRAIL DETAILS
SCALE: 3" = 1'-0"

PLAN CHECK PAGE NOTES:

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PROJECT TITLE: VILLAGE OF PEMBERTON 7396B COTTONWOOD STREET DAYCARE	P22973	As indicated
DRAWING TITLE: STAIR & RAMP DETAILS	DRAWN BY: RMM	DATE: 26 MAY 2023

A4.2



1 RCP - MAIN FLOOR BP
 SCALE: 1/4" = 1'-0"

PLAN CHECK PAGE NOTES:
 1. EMERGENCY LIGHTING NO LESS THAN 10 Lx AT THE FLOOR (TYPICAL), 3.2.7.3., DIVISION B, PART 3, CBC 2018.

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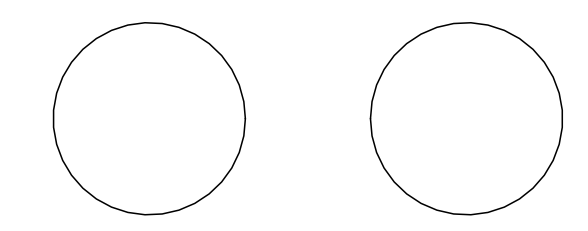
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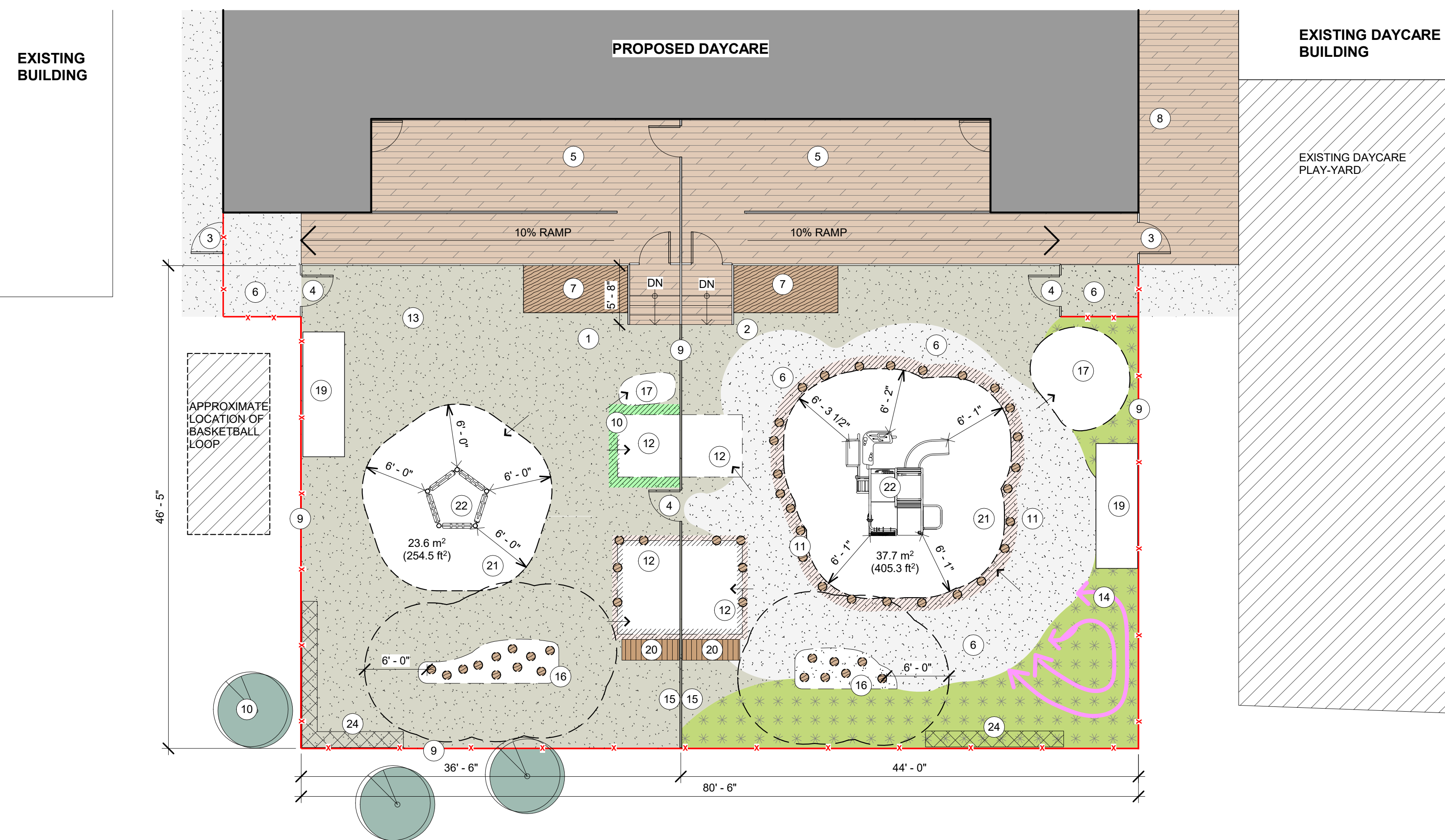
PROJECT TITLE:
**VILLAGE OF PEMBERTON
 7396B COTTONWOOD STREET DAYCARE**

DRAWING TITLE:
OVERALL RCP

P22973 1/4" = 1'-0"
 DRAWN BY: RMM DATE: 26 MAY 2023

A8.0

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO THE CONSULTANT. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND CANNOT BE REPRODUCED, COPIED, OR LOANED WITHOUT PERMISSION OF THE CONSULTANT.



PLAN NOTES	
NO	NOTES
1	PLAY-YARD AREA (A)
2	PLAY-YARD AREA (B)
3	ENTRY GATE
4	ENTRY GATE SECURITY TO PROVIDE ADULT ONLY ACCESS (TO MATCH EXISTING FUNCTION ON EXISTING DAYCARE)
5	COVERED DECK
6	ASPHALT PATH / WHEELED
7	STAGE W/ BACKDROP
8	OPENING IN DECK
9	FENCE
10	TREES and SHADE
11	USABLE EDGE
12	SAND BOX
13	RUBBER
14	CRAWLING RABBIT RUNS
15	MUSIC WALL
16	BALANCE
17	QUIET
18	DRAMATIC
19	BIKE/STORAGE SHED
20	MUD KITCHEN
21	FALL SURFING
22	PLAY STRUCTURE
24	PLANTING ACTIVITY

REQUIRED AREA: 6 m² / CHILD
 6 m² X 25 = 150 m² (1,615 SF) EACH SIDE
 TOTAL = 300 m² (3,229 SF)

PROVIDED AREA:
 AREA (A) = 150 m² (1,618 SF)
 AREA (B) = 180 m² (1,934 SF)
 TOTAL = 330 m² (3,552 SF)

NOTE:
 USE OF EACH PLAYYARD IS TO BE SCHEDULED BY THE DAYCARE OPERATORS FOR ALTERNATING USE

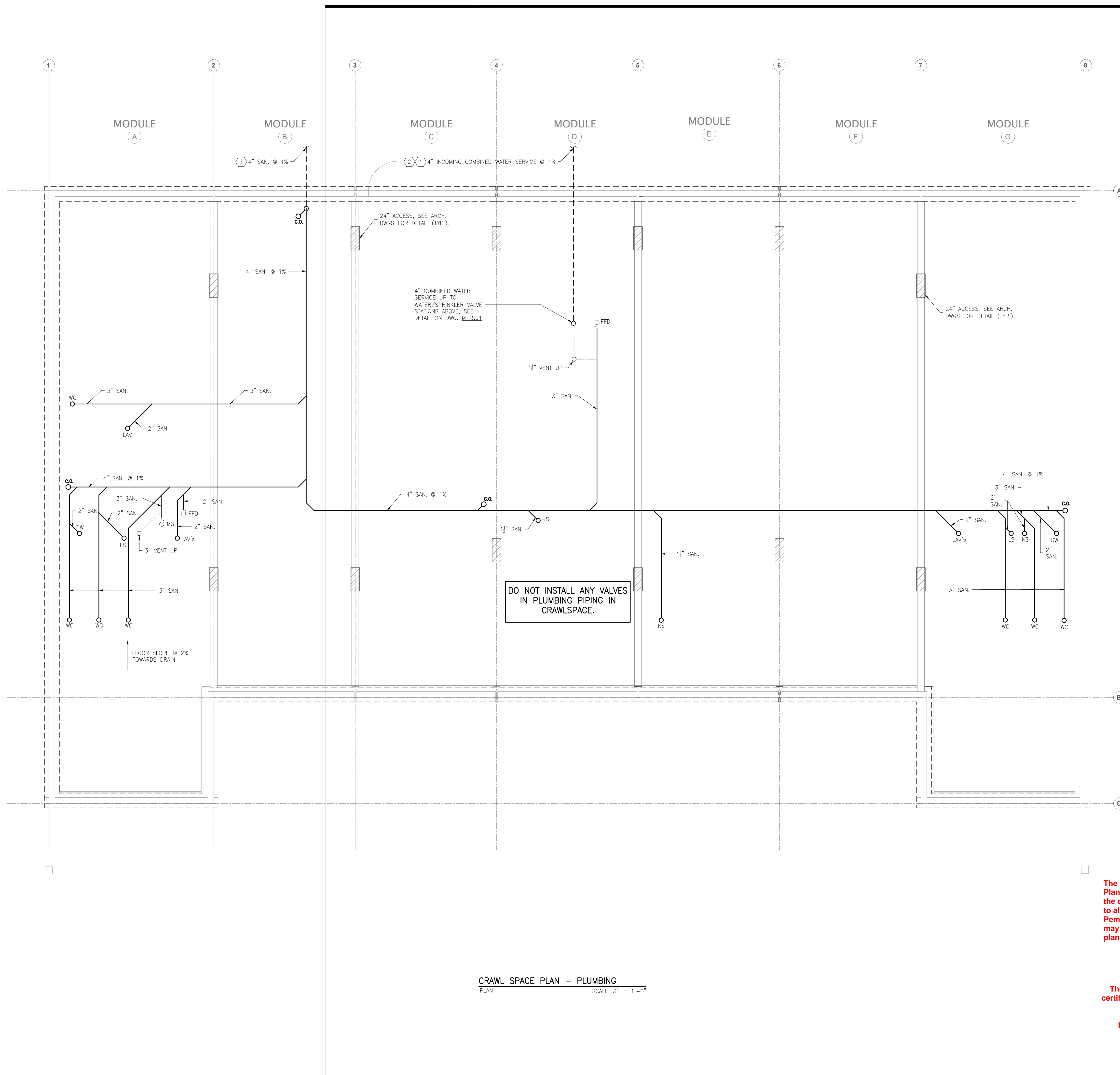
NO	DATE	DESCRIPTION
NORTH POINT:	SEAL:	

PROJECT:
PEMBERTON DAYCARE
 PEMBERTON, BC
 VILLAGE OF PEMBERTON

DRAWING:
SITE PLAN - OPTION 3 - REVISED

PROJECT NO: T22055	SCALE: 1/8" = 1'-0"
START DATE: 2022-08-03	DRAWN BY: Author
FORMAT: 24" x 36"	CHECKED BY: Checker
SHEET NUMBER:	

A1.04



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GENERAL NOTES:

- EVERY DRAINAGE PIPE THAT HAS A SIZE 3" OR LESS SHALL HAVE A DOWNWARD SLOPE IN THE DIRECTION OF FLOW OF AT LEAST 2%. EVERY DRAINAGE PIPE 4" AND LARGER SHALL HAVE A MIN. SLOPE OF 1% UNLESS OTHERWISE NOTED.
- NO PLUMBING PIPING TO RUN IN EXTERIOR WALLS.
- PROVIDE CLEANOUTS AT LOCATIONS PER THE B.C. PLUMBING CODE. NOTE: NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE DWG.

KEY NOTES:

- BUILDING SERVICE TO 3'-3" OUTSIDE OF BUILDING. REFER TO CIVIL DWGS FOR CONTINUATION.
- EXACT SIZE TO BE CONFIRMED WITH FIRE PROTECTION CONSULTANT
- FLOOR DRAIN TO BE C/W TRAP PRIMER - TIE INTO NEAREST FREQUENTLY RUNNING FIXTURE

CRAWL SPACE PLAN - PLUMBING
PLAN SCALE: 1/4" = 1'-0"

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.

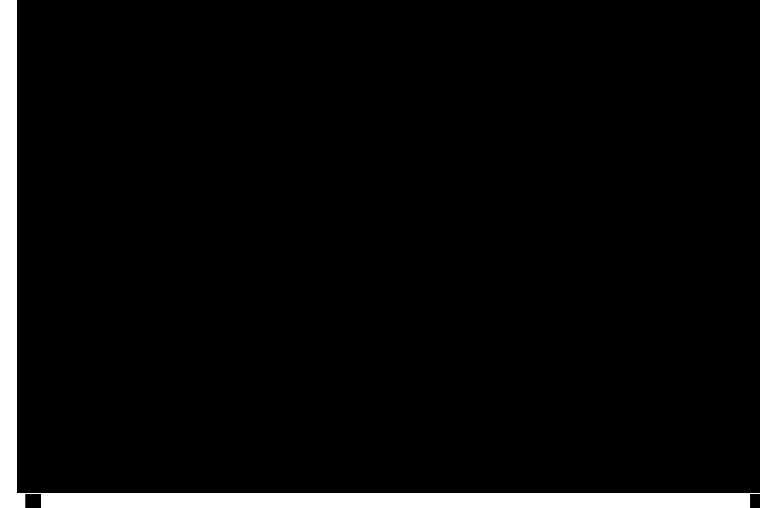
The Village of Pemberton has relied on professional plan certification pursuant to the Local Government Act in issuing the permit.

Building Inspector _____

REV.	DATE	DESCRIPTION
1	MAR 27, 2023	ISSUED FOR COORDINATION
2	APR 21, 2023	ISSUED FOR BUILDING PERMIT

ARCHITECT

DRAWING SEAL: PERMIT 1000259



THIS DRAWING CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION WHICH CANNOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE EXPLICIT WRITTEN PERMISSION OF DELTA-T CONSULTANTS.

CONTRACTOR IS TO VERIFY DIMENSIONS AND INVERTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER. DO NOT SCALE FROM DRAWINGS.

DELTA-T CONSULTANTS LTD.
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CLIENT
FREEMPORT INDUSTRIES

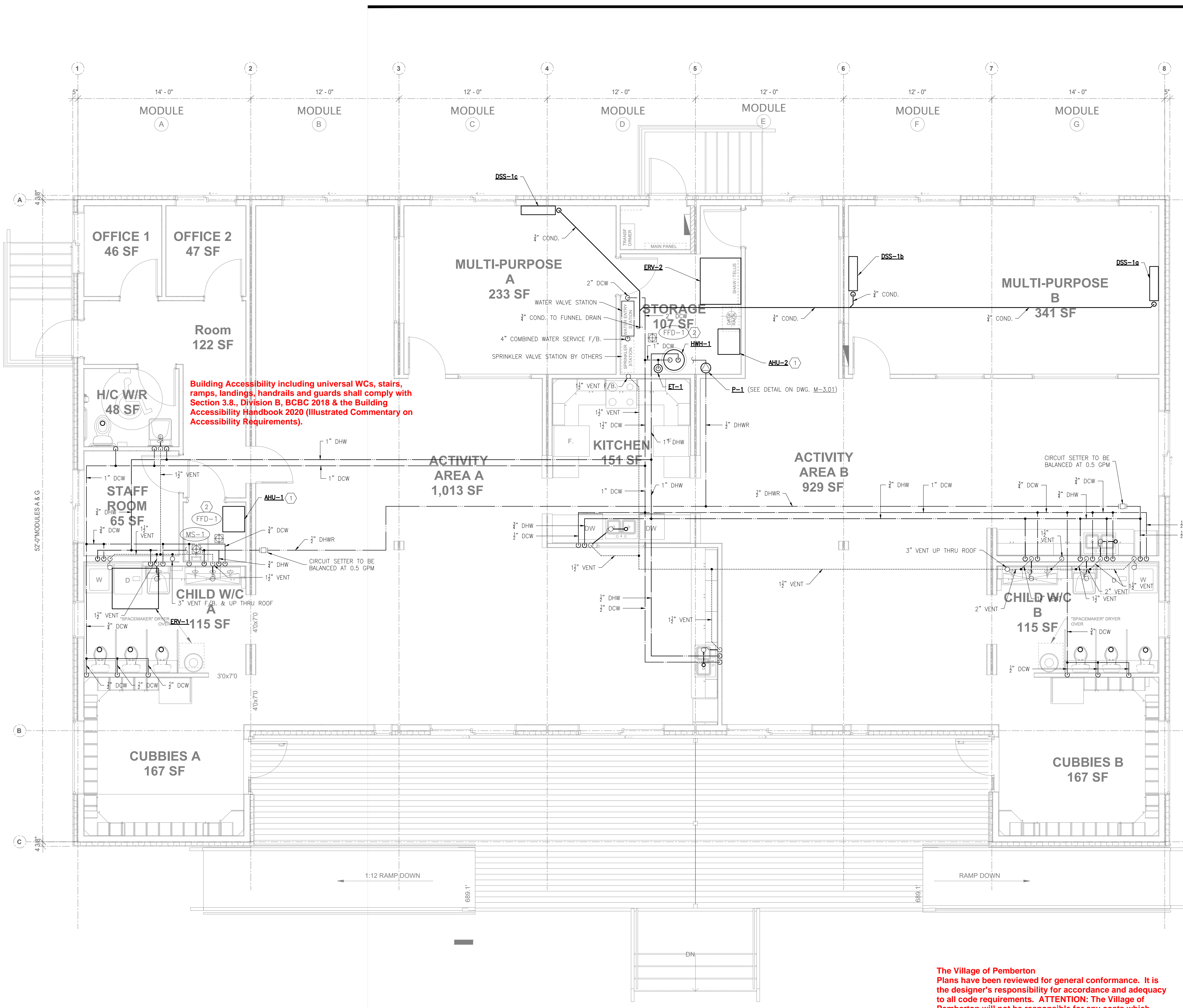
PROJECT
VILLAGE OF PEMBERTON 7396B COTTONWOOD STREET DAYCARE

7396B COTTONWOOD STREET
PEMBERTON, BC

DRAWING TITLE
CRAWLSPACE PLAN - PLUMBING

PROJ. NO. 23055	DRAWN BY: C.C.
SCALE AS NOTED	DSGN BY: C.C.
	CHKD BY: E.S.

DRAWING NO.
M-1.01



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- GENERAL NOTES:**
- EVERY DRAINAGE PIPE THAT HAS A SIZE 3" OR LESS SHALL HAVE A DOWNWARD SLOPE IN THE DIRECTION OF FLOW OF AT LEAST 2%. EVERY DRAINAGE PIPE 4" AND LARGER SHALL HAVE A MIN. SLOPE OF 1% UNLESS OTHERWISE NOTED.
 - NO PLUMBING PIPING TO RUN IN EXTERIOR WALLS.
 - PROVIDE CLEANOUTS AT LOCATIONS PER THE B.C. PLUMBING CODE. NOTE: NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE DWG.
 - WATER PIPING UP TO 1" IS SIZED BASED ON "PEX" MATERIAL.
 - MODEL OF LAVATORIES, WATER CLOSETS, KITCHEN SINKS & LAUNDRY SINKS ARE TO MEET BC PLUMBING CODE AND TO BE APPROVED BY CLIENT. SUBMIT SHOP DRAWINGS FOR ENGINEER REVIEW PRIOR TO ORDERING.

- KEY NOTES:**
- PIPE 1" COND. TO FUNNEL DRAIN
 - FUNNEL DRAIN TO BE C/W TRAP PRIMER - TIE INTO NEAREST FREQUENTLY RUNNING FIXTURE

Building Accessibility including universal WCs, stairs, ramps, landings, handrails and guards shall comply with Section 3.8., Division B, BCBC 2018 & the Building Accessibility Handbook 2020 (Illustrated Commentary on Accessibility Requirements).

BUILDING FIXTURE HYDRAULIC LOAD SUMMARY - WATER

FIXTURE TYPE	NO. OF FIXTURE	HYDRAULIC LOAD (F.U./EA)	SUBTOTAL F.U.
LAVATORY	7	2.0	14.0
WATER CLOSET	7	2.2	15.4
KITCHEN SINK	3	1.4	4.2
DISHWASHER	2	1.4	2.8
LAUNDRY SINK	2	1.4	2.8
JANITOR SINK	1	3.0	3.0
CLOTHES WASHER	2	3.0	6.0
TOTAL			48.2 (2" DCW REQ'D)

NOTE: ALL WATER CLOSETS ARE TO BE <=6 LPF FLUSH TANK MODEL

BUILDING FIXTURE HYDRAULIC LOAD SUMMARY - SANITARY

FIXTURE TYPE	NO. OF FIXTURE	HYDRAULIC LOAD (F.U./EA)	SUBTOTAL F.U.
LAVATORY (1 + 2 @ 3 COMPARTMENTS)		1.5+2+2	5.5
WATER CLOSET	7	4.0	28.0
KITCHEN SINK	3	1.5	4.5
DISHWASHER	2	-	-
LAUNDRY SINK	2	1.5	3.0
JANITOR SINK	1	3.0	3.0
CLOTHES WASHER	2	2.0	4.0
FUNNEL/FLOOR DRAIN	2	3.0	6.0
SUBTOTAL			54.0 (4" SAN. REQ'D)

NOTE: ALL WATER CLOSETS ARE TO BE <=6 LPF FLUSH TANK MODEL

WATER PIPE SIZING TABLES

Pipe Size	5 FL/Sec. (Cold)			4 FL/Sec. (Hot up to 140°F)			3 FL/Sec. (Hot over 140°F)		
	L/Sec. (GPM)	Wth F.V. (F.U.)	No F.V. (F.U.)	L/Sec. (GPM)	Wth F.V. (F.U.)	No F.V. (F.U.)	L/Sec. (GPM)	Wth F.V. (F.U.)	No F.V. (F.U.)
1/2"	0.23 (8.64)	--	3.6 (2.91)	0.18 (2.91)	2.5 (2.18)	0.14 (2.18)	1	--	--
3/4"	0.48 (7.64)	--	9 (6.03)	0.38 (6.03)	7.5 (4.83)	0.29 (4.83)	5	--	--
1"	0.81 (12.85)	--	16 (10.29)	0.65 (10.29)	14 (7.72)	0.49 (7.72)	9.5	--	--
1 1/4"	1.24 (18.55)	--	29 (15.67)	0.99 (15.67)	22 (11.75)	0.74 (11.75)	16	--	--
1 1/2"	1.75 (27.72)	10	46 (22.16)	1.40 (22.16)	34 (16.63)	1.05 (16.63)	24	--	--
2"	3.04 (48.23)	43	120 (38.59)	2.43 (38.59)	81 (28.94)	1.83 (28.94)	41	--	--
2 1/2"	4.69 (74.37)	125	245 (59.50)	3.76 (59.50)	170 (44.62)	2.82 (44.62)	105	--	--
3"	6.70 (106.10)	275	400 (84.93)	5.38 (84.93)	295 (43.89)	4.02 (43.89)	150	--	--
4"	11.78 (186.65)	600	850 (149.32)	9.42 (149.32)	600 (111.99)	7.07 (111.99)	420	--	--
5"	18.95 (290.89)	1125	1625 (252.71)	14.68 (252.71)	1125 (174.53)	11.91 (174.53)	750	--	--
6"	28.38 (418.16)	2875	2875 (334.53)	21.11 (334.53)	2125 (250.90)	18.83 (250.90)	1300	--	--
8"	48.08 (730.42)	8000	8000 (368.7)	36.87 (368.7)	4500 (438.26)	27.65 (438.26)	3000	--	--

Pipe Size	8 FL/Sec.		
	L/Sec. (GPM)	No F.V. (F.U.)	Wth F.V. (F.U.)
1/2"	0.98 (8.8)	17	--
3/4"	0.77 (19)	17	--
1"	1.26 (20)	30	--
1 1/4"	1.80 (30)	54	13
1 1/2"	2.80 (44)	102	35

MAIN FLOOR PLAN - PLUMBING PLAN SCALE: 1/4" = 1'-0"

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The Village of Pemberton has relied on professional plan certification pursuant to the Local Government Act in issuing the permit.

Building Inspector _____

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ARCHITECT

DRAWING SEAL: PERMIT 1000259

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CLIENT: FREEPORT INDUSTRIES

PROJECT: VILLAGE OF PEMBERTON 7396B COTTONWOOD STREET DAYCARE

7396B COTTONWOOD STREET PEMBERTON, BC

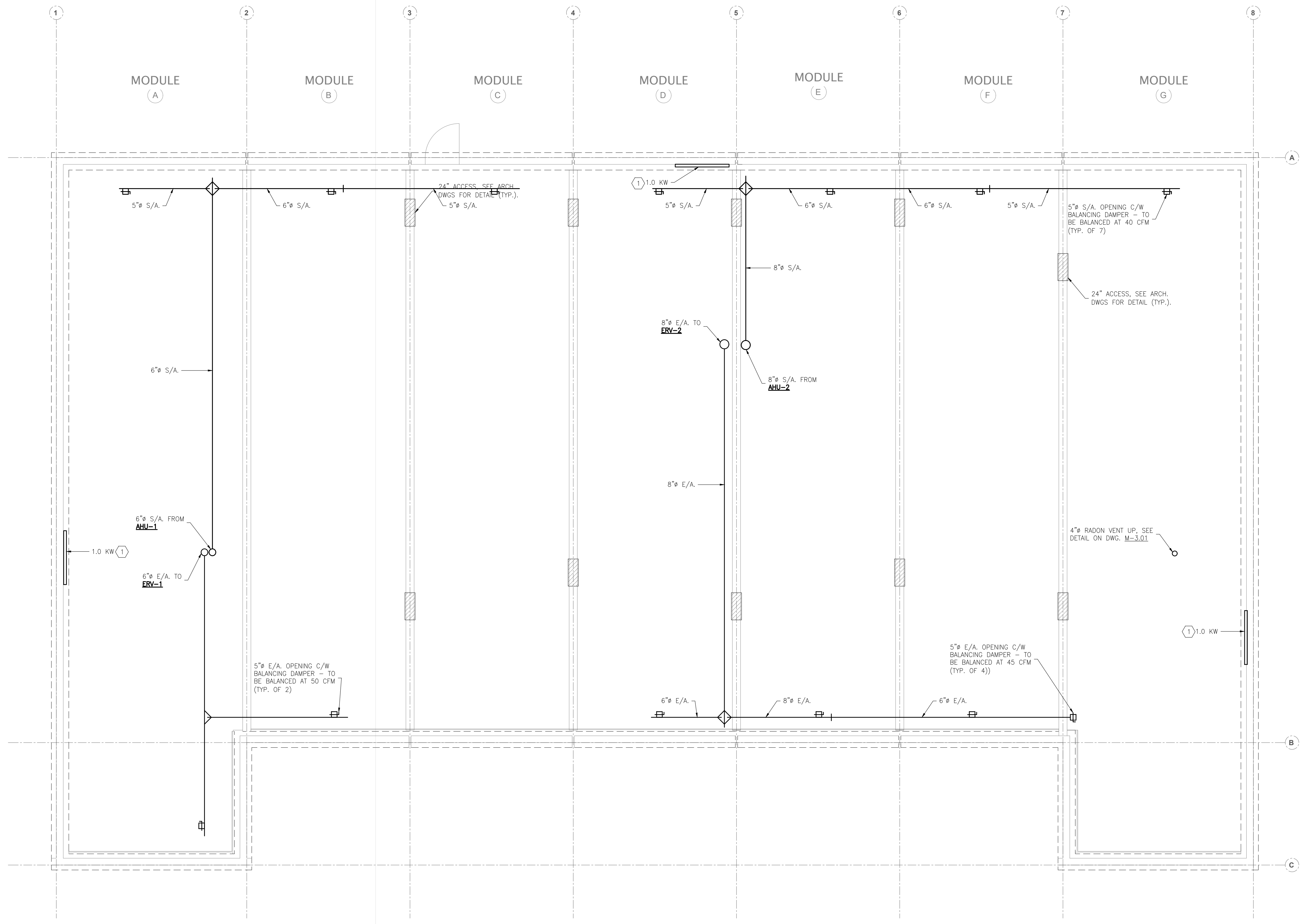
DRAWING TITLE: MAIN FLOOR PLAN - PLUMBING

PROJ. NO. 23055 DRAWN BY: C.C.

SCALE AS NOTED DSGN BY: C.C.

DRAWING NO. CHKD BY: E.S.

M-1.02



These plans have been submitted as 'Issued for BP stamping' and shall be used as 'Issued for Construction' drawings. A CBO reviewed copy of the plans shall be available on site for the required inspections. Any deviation from these red stamped approved drawings being used for construction shall be brought to the attention of the Development Services Department of the Village of Pemberton.

KEY NOTES:
 1. ELEC. BASEBOARD HEATER BY DIV. 16

Mechanical Ventilation ductwork located in unconditioned spaces shall be sealed and insulated to the level of the assembly the ventilation ducts pass through (Part 5 & 6, Division B, BCBC 2018)

CRAWL SPACE PLAN - HVAC
 PLAN SCALE: 1/4" = 1'-0"

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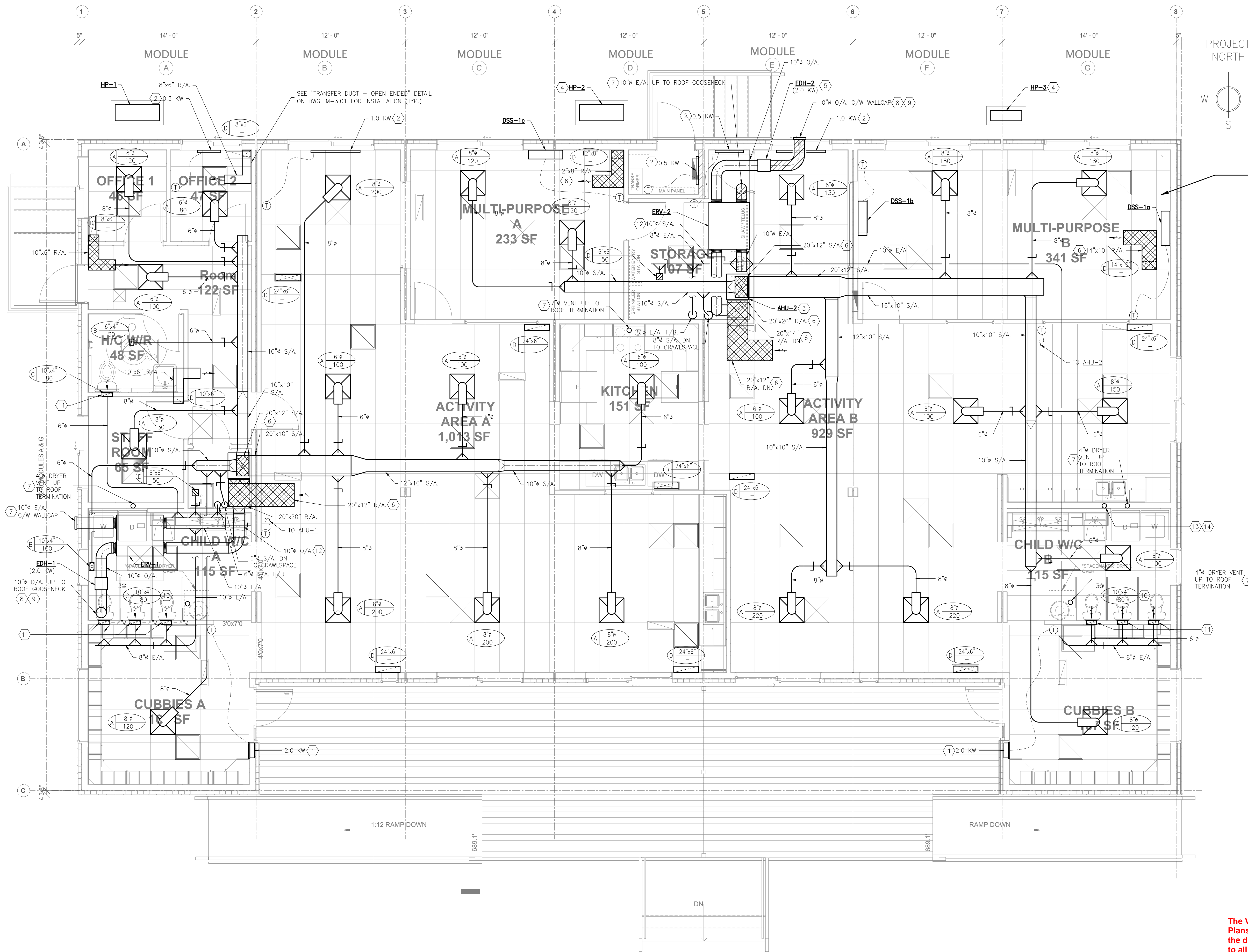
CLIENT
FREEMPORT INDUSTRIES

PROJECT
VILLAGE OF PEMBERTON 7396B COTTONWOOD STREET DAYCARE
 7396B COTTONWOOD STREET
 PEMBERTON, BC

DRAWING TITLE
CRAWLSPACE PLAN - HVAC

PROJ. NO.	23055	DRAWN BY:	C.C.
SCALE	AS NOTED	DSGN BY:	C.C.
		CHKD BY:	E.S.

DRAWING NO.
M-2.01



MAIN FLOOR PLAN - HVAC
SCALE: 1/8" = 1'-0"

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IMPORTANT NOTE:
1. CEILING SPACE IS USED AS RETURN AIR PLENUM. ALL COMPONENTS IN THE CEILING SPACE SHALL BE PLENUM RATED.

GENERAL NOTES:
1. DUCT SIZES NOTED ARE CLEAR INSIDE DIMENSIONS. ACOUSTICALLY LINED DUCT SIZE IS TO BE INCREASED ACCORDINGLY.
2. DIFFUSER LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO ACCOUNT FOR ANY CONFLICTS WITH LIGHTING LAYOUT.

KEY NOTES:
1. ELEC. FORCED FLOW HEATER C/W WALL T'STAT (AS REQUIRED BY "VILLAGE OF PEMBERTON") BY DIV. 16
2. ELEC. BASEBOARD HEATER C/W WALL T'STAT (AS REQUIRED BY "VILLAGE OF PEMBERTON") BY DIV. 16
3. AHU UNIT TO BE C/W
- ACOUSTICALLY LINED RETURN AIR BASE FOR SIDE RETURN
- HEPA FILTER IN RETURN AS REQUESTED IN THE VILLAGE OF PEMBERTON RFP FILE
- UV AIR PURIFIER AS REQUESTED IN THE VILLAGE OF PEMBERTON RFP FILE
4. OUTDOOR AIR UNIT TO BE INSTALLED ON MIN. 12" HIGH STAND. DO NOT INSTALL UNIT DIRECTLY UNDER DRIP LINE FROM ROOF/OVERHANG.
5. MAINTAIN MIN. STRAIGHT DUCT LENGTH UPSTREAM AND DOWNSTREAM OF DUCT HEATER PER MANUFACTURER'S INSTRUCTIONS.
6. SUPPLY/RETURN AIR DUCT TO BE C/W 1" ACOUSTIC INSULATION
7. EXHAUST AIR DUCT TO BE C/W 1" THERMAL INSULATION TO 10'-0" INSIDE WARM SPACE
8. OUTDOOR AIR DUCT TO BE C/W 1" THERMAL INSULATION INSIDE WARM SPACE
9. OUTDOOR AIR INTAKE TO BE MIN. 10'-0" FROM ANY EXHAUST AIR OPENING AND PLUMBING VENT OPENING
10. THRU WALL EXHAUST GRILL MOUNTED BEHIND TOILETS AT 42" ABOVE FLOOR LEVEL - AS REQUESTED IN THE VILLAGE OF PEMBERTON RFP FILE.
11. LINE WALL CAVITY WITH SHEET METAL. NO WOOD TO BE EXPOSED IN DUCT
12. OUTDOOR TO AHU-1/AHU-2 TO BE BALANCED AT 450 CFM
13. 4" RADON VENT PIPE FROM BELOW AND UP TO ROOF TERMINATION. SEE DETAIL ON DWG. M-3.01. PIPE TO BE LABELED "RADON" AT EVERY 4'-0" AND AT EVERY CHANGE OF DIRECTION.
14. DIV. 16 TO PROVIDE POWER ROUGH IN FOR FUTURE RADON FAN INSTALLATION (120/1/60)

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ARCHITECT

DRAWING SEAL: _____ PERMIT 1000259

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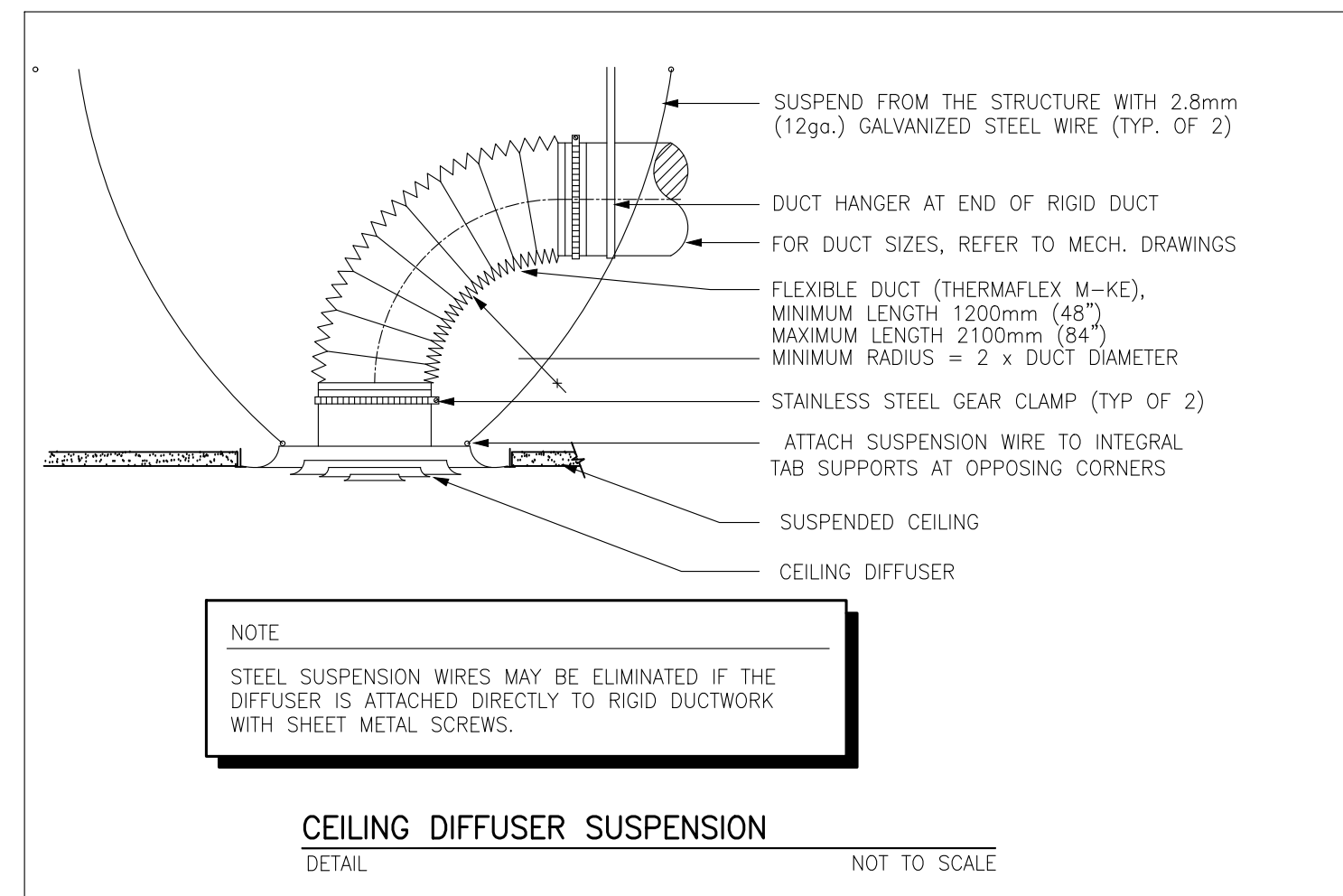
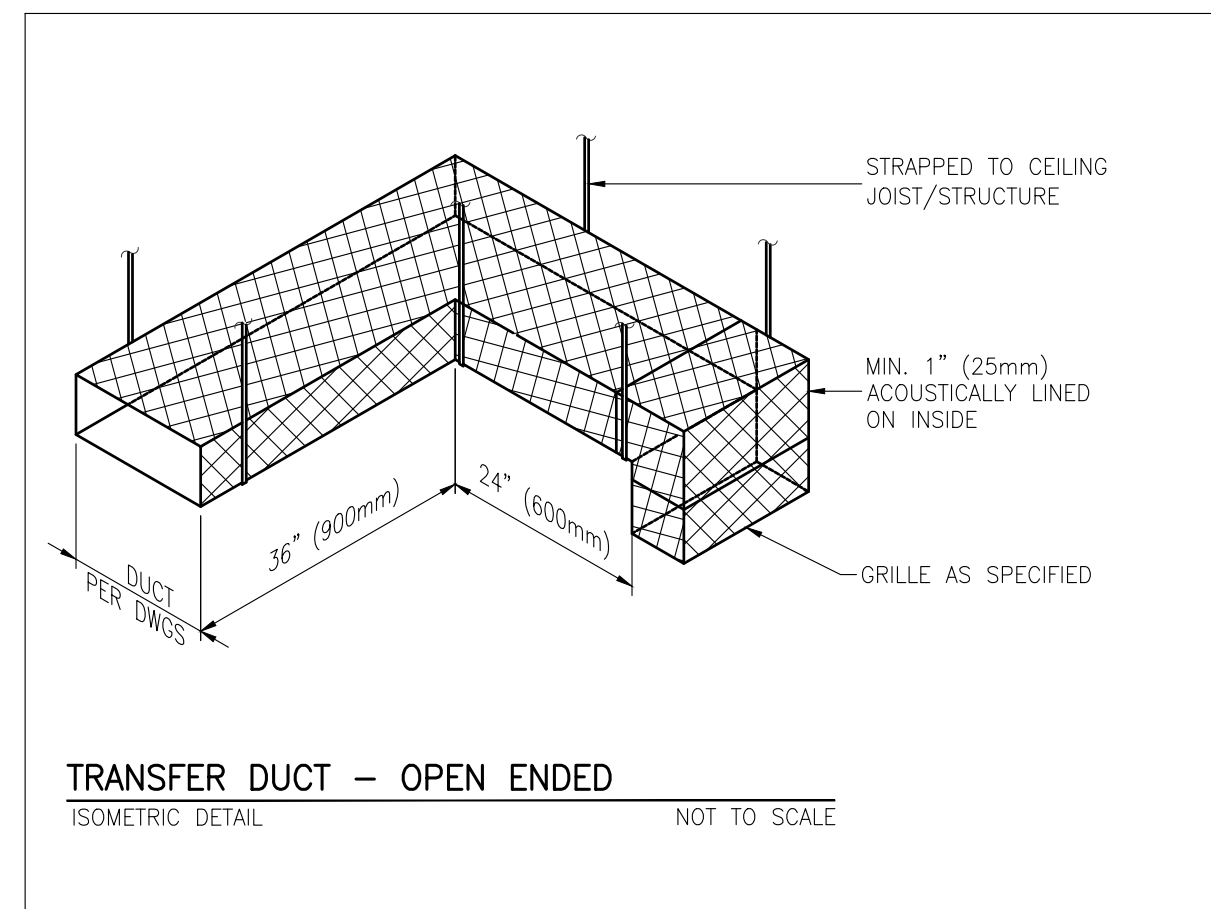
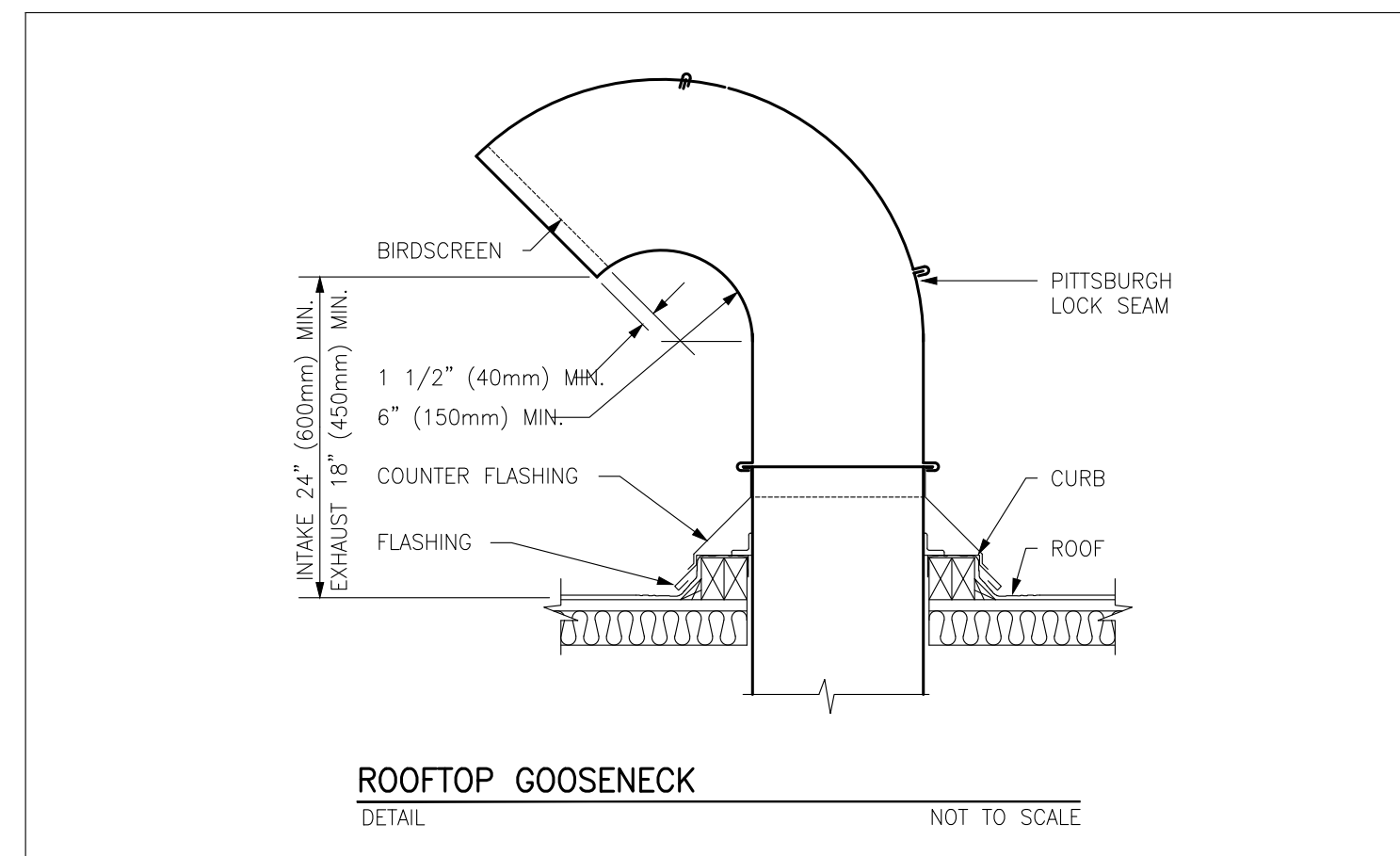
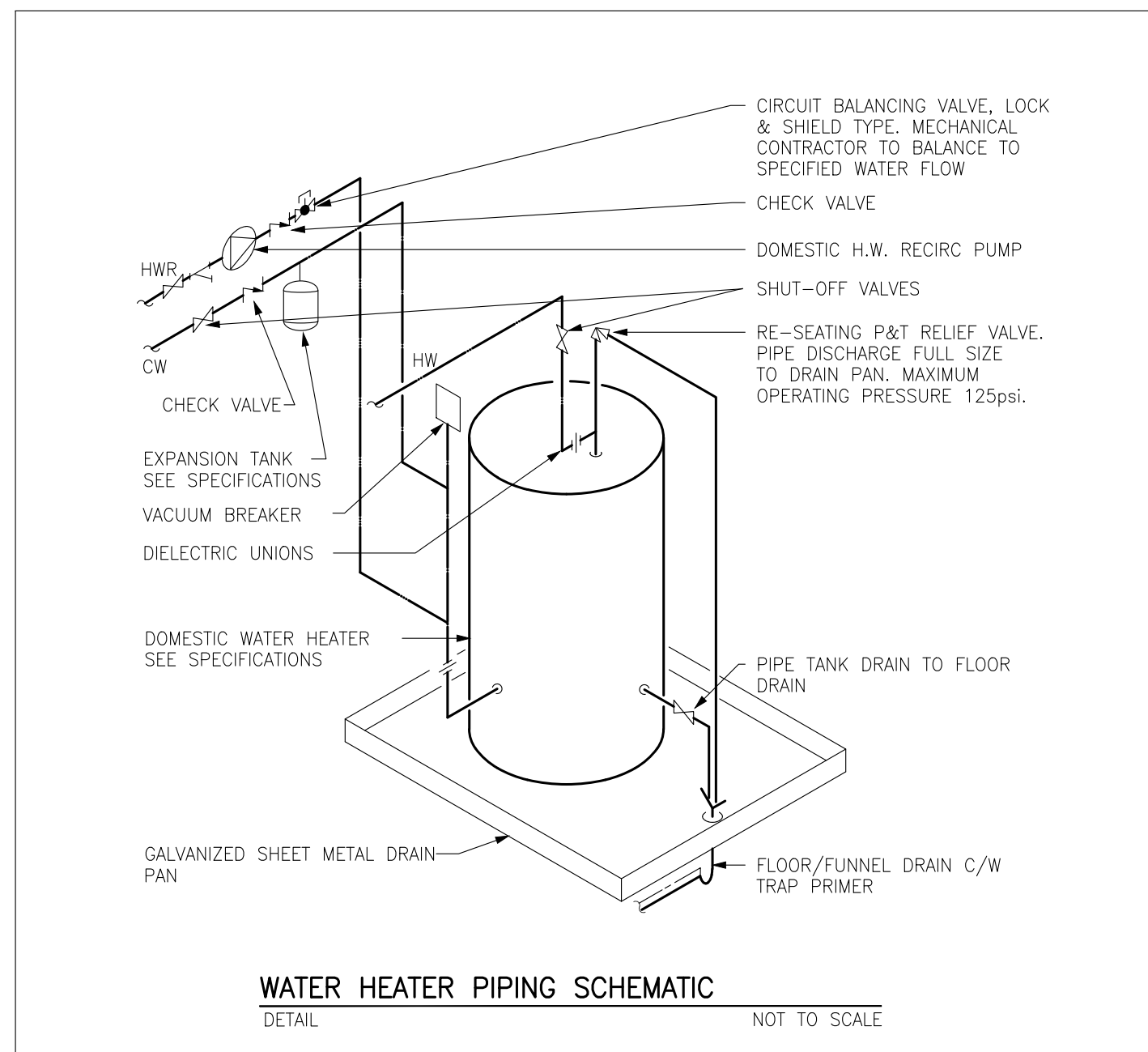
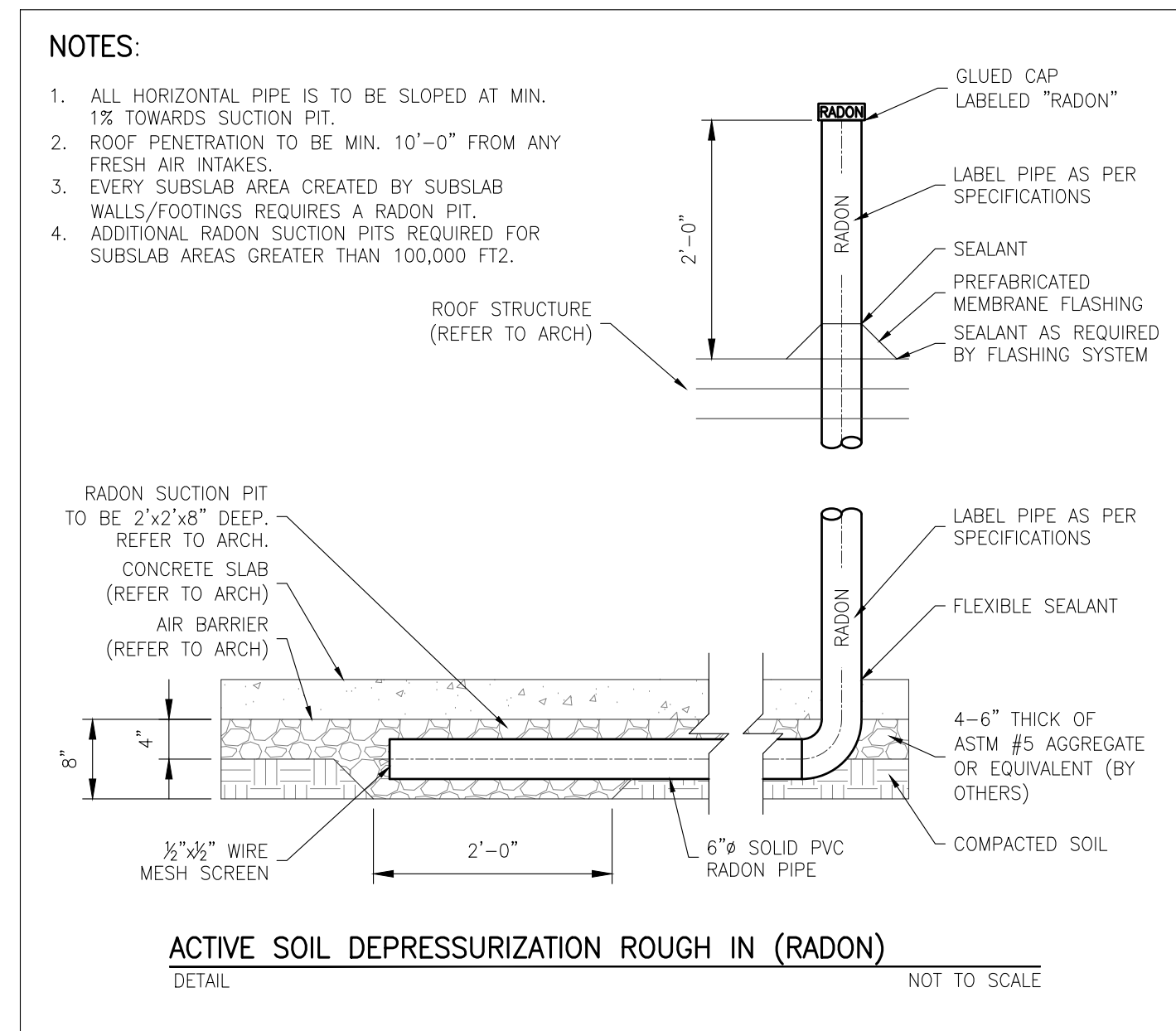
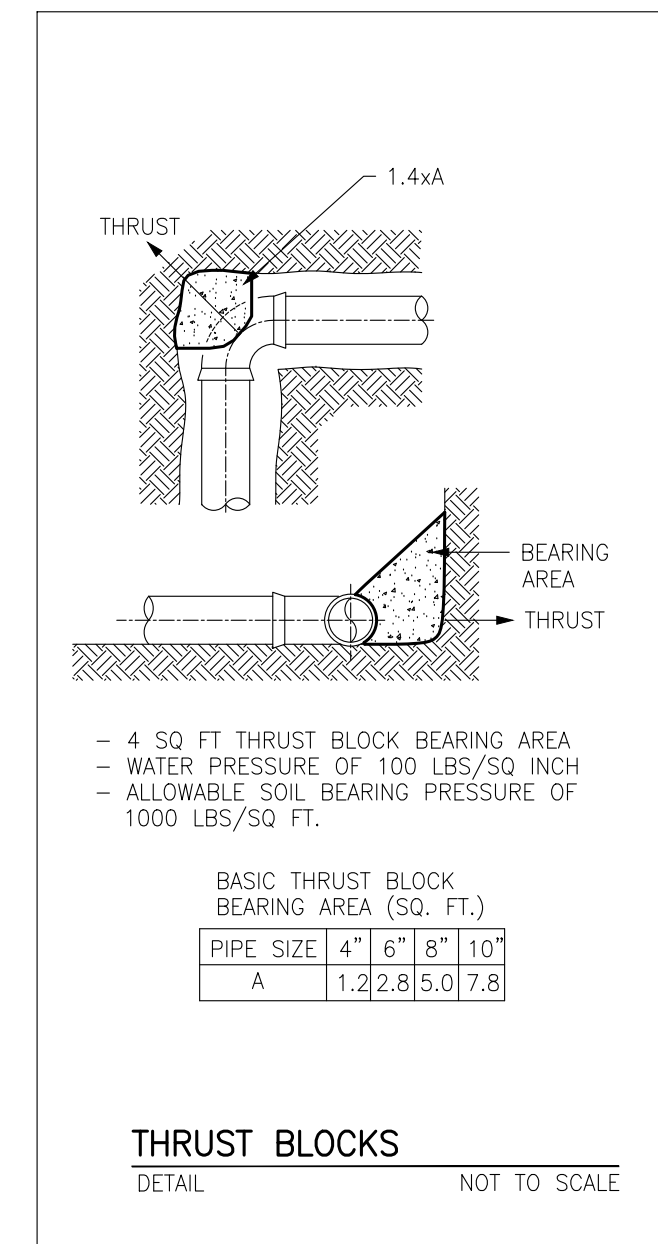
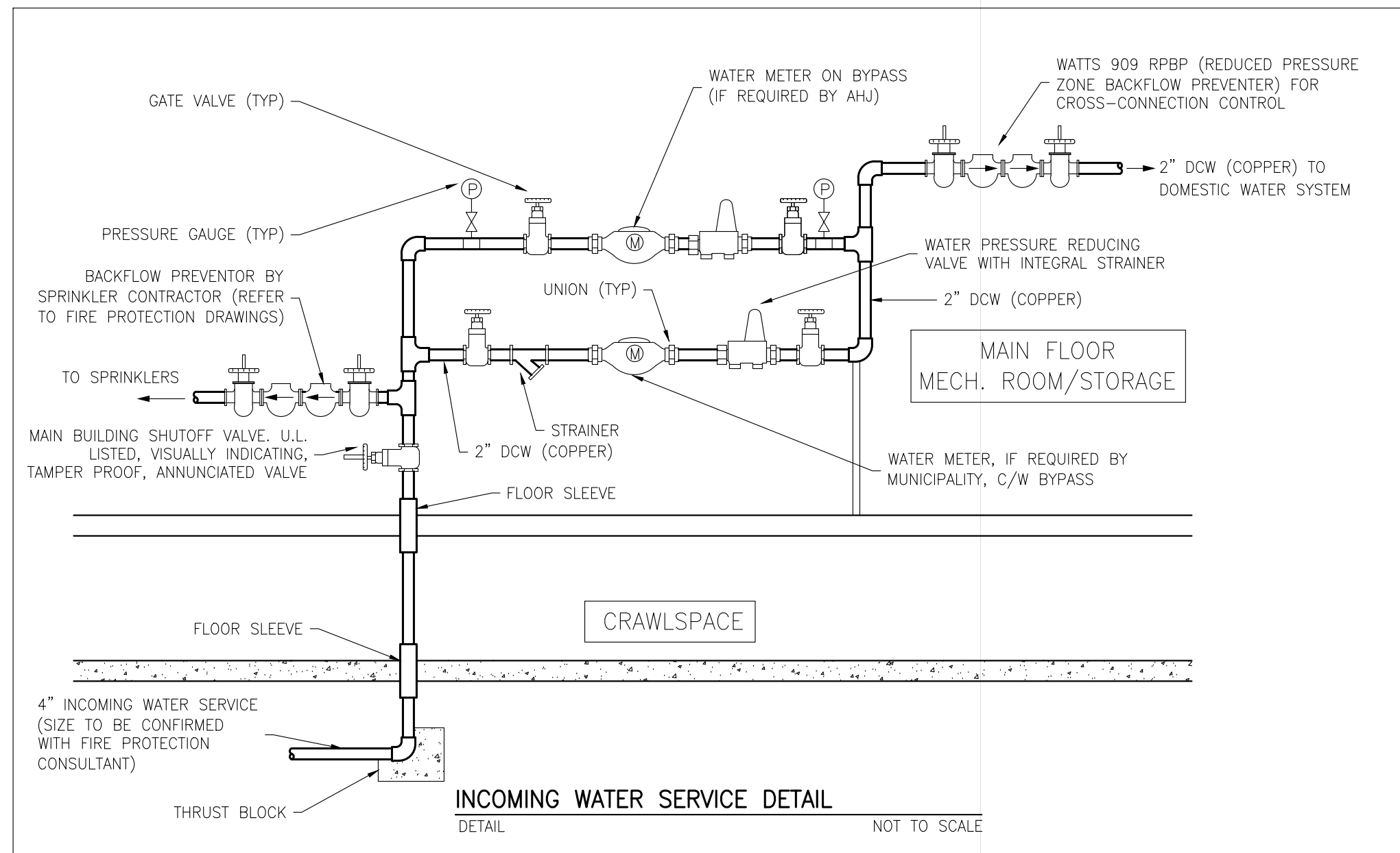
CLIENT
FREEMPORT INDUSTRIES

PROJECT
VILLAGE OF PEMBERTON 7396B COTTONWOOD STREET DAYCARE

7396B COTTONWOOD STREET PEMBERTON, BC
DRAWING TITLE
MAIN FLOOR PLAN - HVAC

PROJ. NO.	23055	DRAWN BY:	C.C.
SCALE	AS NOTED	DSGN BY:	C.C.
		CHKD BY:	E.S.

DRAWING NO.
M-2.02



EXPANSION TANK SCHEDULE

ET-1	
LOCATION	MECH. ROOM
SERVICE	DOMESTIC WATER
MAKE	AMTROL
MODEL	THERM-X-TROL ST-5
TOTAL VOLUME	2.0 US GALS
ACCEPTANCE VOLUME	0.9 US GALS
SYSTEM CONNECTION	3/4"
DIAMETER	8"
HEIGHT	13"
WEIGHT	5 LBS

PUMP SCHEDULE

P-1	
LOCATION	MECH. ROOM
SERVICE	DHW RECIRCULATING
MAKE	GRUNDFOS
MODEL	UP15-29SU
PERFORMANCE	
FLOW	1.0 USgpm
HEAD	9 ft
PHYSICAL	
WEIGHT	6.2 lbs
ELECTRICAL	
HP	0.12 HP
V/PH/HZ	115/1/60
NOTES	PUMP TO RUN CONTINUOUSLY

HOT WATER HEATER SCHEDULE

HWH-1	
MAKE	BRADFORD WHITE
MODEL	RE340T6 (EEL)
CAPACITY	40 US gal
INPUT	4.5 KW / 4.5 KW
FIRST HOUR DRAW	53.0 US gal
V/PH/HZ	208/1/60
PHYSICAL	
HEIGHT	62-7/16 in
DIAMETER	20 in
SHIPPING WEIGHT	125 lbs
NOTE:	DUAL ELEMENTS, NON-SIMULTANEOUS OPERATION

FIXTURE SCHEDULE (PLUMBING FIXTURES SHALL BE WHITE, UNLESS OTHERWISE SPECIFIED)

FIXTURE TAG	TYPE	CONNECTIONS		DESCRIPTION
		DCW	DRAIN	
WC's & LAV's	WATER CLOSETS & LAVATORIES	1/2"	1/2"	SEE DWG MODEL TO MEET BC PLUMBING CODE AND TO BE APPROVED BY CLIENT
SINKS	KITCHEN & LAUNDRY SINKS	1/2"	1/2"	SEE DWG MODEL TO MEET BC PLUMBING CODE AND TO BE APPROVED BY CLIENT
MS-1	MOP SINK	1/2"	1/2"	3" "FIAT" MODEL MS8 24"x24"x10" (915x600x250mm) MOLDED STONE MOP SERVICE BASIN C/W NO. 1453-BB FLAT STAINLESS STRAINER. SERVICE FAUCET: "FIAT" MODEL 830 AA C/W VACUUM BREAKER, INTEGRAL STOPS. HOSE AND BRACKET: "FIAT" MODEL 832-AA-30. MOP HANGER: "FIAT" MODEL 889-CC. VINYL BUMPER GUARD: "FIAT" MODEL E-77-AA. STAINLESS STEEL WALL GUARDS: "FIAT" MODEL MSG 2424.
FFD-1	FUNNEL DRAIN	-	-	2 2/3" "ZURN" MODEL ZN-211-BE, DURA-COATED CAST IRON BODY WITH BOTTOM OUTLET, ADJUSTABLE TYPE "BE" HEAVY DUTY POLISHED NICKEL BRONZE ROUND STRAINER WITH 4" ROUND FUNNEL, C/W TRAP PRIMER Z-1022A, TIE INTO NEAREST FREQUENTLY RUNNING FIXTURE.

DIFFUSER AND GRILLE SCHEDULE

DESCRIPTION	TYPE A	TYPE B	TYPE C	TYPE D
	SUPPLY DIFFUSER	SUPPLY GRILLE	EXHAUST GRILLE	RETURN/EXHAUST GRILLE
MAKE	PRICE	PRICE	PRICE	PRICE
MODEL	SCD (24"x24")/B12	520/F/L/A/B12	530D/F/L/A/B12	80/F/A/B12
DEFLECTION	N/A.	DOUBLE	45"	1/2"x1/2"x1/2"
BLADE SPACING	N/A.	3/4"	3/4"	3/4"
CONSTRUCTION	STEEL	STEEL	STEEL	ALUMINUM
NOTES:	C/W RADIAL OPPOSED BLADE DAMPER		C/W STEEL DAMPER	
SIZE	REFER TO DRAWINGS			
NOTES:	(1) COLOUR AS SELECTED BY ARCHITECT; CONFIRM BEFORE ORDERING; SUBMIT APPROVAL SAMPLE.			

DUCTLESS SPLIT SYSTEM SCHEDULE

DSS-1a, DSS-1b & DSS-1c/HP-3	
MAKE	TOSOT (MULTI-ZONE)
MODEL (OUTDOOR HP-3)	TM24H4Q (HP-2)
MODEL (INDOOR DSS-1a/1b/1c)	TW09HQ2C2D- HIWALL MOUTEND.
SERVICE	MULTI-PURPOSE A & B
REFRIGERANT	R410A
PERFORMANCE	
COOLING CAPACITY (MIN, RATED, MAX)	7,500 - 24,000 - 33,000 BTU/HR
HEATING CAPACITY (MIN, RATED, MAX)	7,500 - 26,000 - 27,978 BTU/HR
SEER / EER	21 SEER / 12.5 EER
COP / HSPF	COP 3.72 / HSPF 10.5
ELECTRICAL	
MOCSP	30 AMPS
MCA	23 AMPS
V/PH/HZ	208-230/1/60
PHYSICAL	
DSS UNIT DIMENSIONS	33-1/4"x8-7/32"x11-3/8" (WxDxH)
HP UNIT DIMENSIONS	30-9/16"x12-5/8"x21-1/4" (WxDxH)
SHIPPING WEIGHT	22 lbs (DSS-1a & 1b) / 78 lbs (HP-1)
OUTDOOR OPERATING RANGE	COOLING: -5~-11°F, HEATING: -13~-75°F
NOTES:	1,2,3,4

- NOTES:
- INDOOR UNIT POWERED FROM OUTDOOR UNIT
 - C/W PROGRAMMABLE WALL CONTROLLER
 - LOW AMBIENT HEATING
 - C/W CONDENSATE PUMP

AIR HANDLING UNIT & HEAT PUMP SCHEDULE

AHU-1/HP-1 & AHU-2/HP-2	
MAKE	TOSOT APEX HEAT PUMP
MODEL	TU60-48WADU (48K)
	TUD48-24AH2ADU
PERFORMANCE	
NOMINAL COOLING	4.0 tons
HEAT CAPACITY @ -4°F	38.0 MBH
SEER / EER	17 / 10.5
COP / HSPF	3.45 / 10
AIRFLOW	1,900 CFM
ELECTRICAL	
V/PH/HZ	208-230/1/60
ELECTRIC AUXILIARY HEATER	10 KW
PHYSICAL	
DIMENSIONS (WxDxH)	24-3/4"x21-1/4"x57" (AHU)
	42-3/4"x15-5/8"x53-5/8" (HP)
SHIPPING WEIGHT	202 lbs (AHU) / 308 lbs (HP)
OPERATING RANGE	COOLING: -5~-11°F, HEATING: -22~-86°F
CONFIGURATION	UPFLOW
NOTES:	1,2,3,4,5,6

- NOTES:
- C/W DISCONNECT SWITCH
 - C/W 7-DAY PROGRAMMABLE THERMOSTAT
 - C/W ACOUSTICALLY LINED RETURN AIR BASE UNDER AHU FOR SIDE RETURN
 - C/W HEPA FILTER AS REQUESTED IN THE VILLAGE OF PEMBERTON RFP FILE
 - C/W UV AIR PURIFIER (SEE UVAP-1 SPECIFICATIONS) IN SUPPLY AIR DUCT AS REQUESTED IN THE VILLAGE OF PEMBERTON RFP FILE

ERV SCHEDULE

ERV-1 / ERV-2	
MAKE	MITSUBISHI ELECTRIC
MODEL	LGH-F470RVX2-E (ECM MOTOR)
PERFORMANCE	
TEMPERATURE RECOVERY EFFICIENCY	69%
AIR FLOW RATE	470 CFM @ 0.4"
ELECTRICAL	
MAXIMUM POWER CONSUMPTION/SPEED	0.725 KW
AMPS	5.06 MCA & 15 MOCSP
V/PH/HZ	208-230/1/60
PHYSICAL	
DIMENSIONS (WxDxH)	41-3/8"x51-5/16"x15-29/32"
SHIPPING WEIGHT	100 LBS
NOTES:	1,2,3

- NOTES:
- ENERGY RECOVERY VENTILATOR
 - C/W MERV-7 FILTERS
 - TO RUN CONTINUOUSLY IN CONJUNCTION WITH AHU-1/AHU-2 DURING OCCUPIED

UV AIR PURIFIER SCHEDULE

UVAP-1:	"RESIDEO" UV AIR PURIFIER (24V), UV2400U1000, LAMP WATTAGE 16W, SUPPLY VOLTAGE: 18-32 VAC, 60 HZ, 0.68 AMPS - INSTALLATION IS TO FOLLOW MANUFACTURER'S INSTRUCTIONS.
EDH-1:	"THERMO-AIR" 10" INLET & OUTLET, 2.0 KW, 470 CFM, C/W AUTOMATIC & MANUAL RESET THERMAL CUT-OUT, AIR FLOW SENSOR, AND TEMPERATURE SENSOR (TO BE SET AT 14°F), SCR PROPORTIONAL CONTROL, 208/1/60

REV.	DATE	DESCRIPTION
1	MAR 27, 2023	ISSUED FOR COORDINATION
2	APR 21, 2023	ISSUED FOR BUILDING PERMIT

ARCHITECT

These plans have been submitted as 'Issued for Building Permit' and shall be used as 'Issued for Construction' drawings. A CBO reviewed copy of the plans shall be available on site for the required inspections. Any deviation from these red stamped approved drawings being used for construction shall be brought to the attention of the Development Services Department of the Village of Pemberton.

DRAWING SEAL:

PERMIT 1000259

THIS DRAWING CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION WHICH CANNOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE EXPLICIT WRITTEN PERMISSION OF DELTA-T CONSULTANTS.

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CLIENT

FREEPORT INDUSTRIES

PROJECT

VILLAGE OF PEMBERTON 7396B COTTONWOOD STREET DAYCARE

7396B COTTONWOOD STREET PEMBERTON, BC

DRAWING TITLE

MECHANICAL DETAILS AND EQUIPMENT SCHEDULES

PROJ. NO. 23055 DRAWN BY: C.C.

SCALE AS NOTED DSGN BY: C.C.

CHKD BY: E.S.

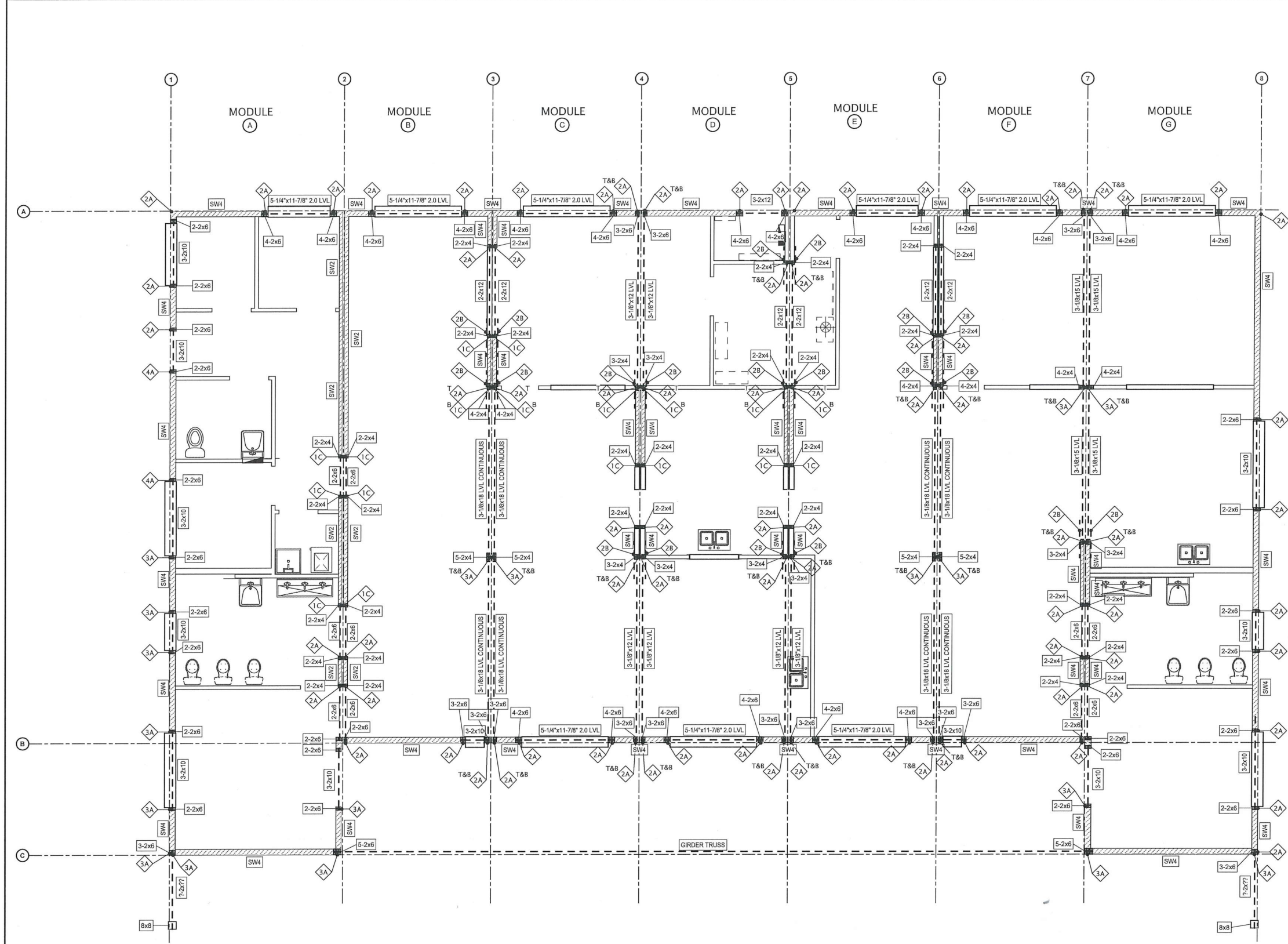
DRAWING NO.

M-3.01

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.

The Village of Pemberton has relied on professional plan certification pursuant to the Local Government Act in issuing the permit.

Building Inspector



HORIZONTAL DIAPHRAGM SCHEDULE				
MARK	SHEATHING	SHEATHING EDGE NAILING	SHEATHING FIELD NAILING	REMARKS
TRUSS ROOF	15/32" OSB SHEATHING	2-1/2" (0.131" dia.) NAILS @ 6" OC	2-1/2" (0.131" dia.) NAILS @ 12" OC	H-CLIPS @ 24" OC
TRANS. ROOF	3/8" OSB SHEATHING	2-1/2" (0.131" dia.) NAILS @ 6" OC	2-1/2" (0.131" dia.) NAILS @ 12" OC	
FLOOR	5/8" T&G PLYWOOD	2-1/2" (0.131" dia.) NAILS @ 6" OC	2-1/2" (0.131" dia.) NAILS @ 12" OC	GLUED TONGUE & TO JOISTS

STRUCTURAL - SHEARWALL SCHEDULE					
MARK	SHEATHING	SHEATHING EDGE NAILING	SHEATHING FIELD NAILING	SILL PL. NAILING	REMARKS
SW1	1/2" OSB SHEATHING @ 6" OC	2-1/2" (0.131" dia.) NAILS @ 6" OC	2-1/2" (0.131" dia.) NAILS @ 12" OC	2 ROWS 3" NAILS @ 8" OC	NO BLOCKING
SW2	1/2" OSB SHEATHING @ 6" OC	2-1/2" (0.131" dia.) NAILS @ 6" OC	2-1/2" (0.131" dia.) NAILS @ 12" OC	2 ROWS 3" NAILS @ 8" OC	SOLID 2x4 BLOCKING AT ALL PANEL JOINTS
SW3	1/2" OSB SHEATHING @ 4" OC	2-1/2" (0.131" dia.) NAILS @ 4" OC	2-1/2" (0.131" dia.) NAILS @ 8" OC	2 ROWS 3" NAILS @ 8" OC	SOLID 2x4 BLOCKING AT ALL PANEL JOINTS
SW4	1/2" OSB SHEATHING @ 3" OC	2-1/2" (0.131" dia.) NAILS @ 3" OC	2-1/2" (0.131" dia.) NAILS @ 6" OC	2 ROWS 3" NAILS @ 8" OC	SOLID 2x4 BLOCKING AT ALL PANEL JOINTS
SW5	1/2" OSB SHEATHING @ 6" OC	2-1/2" (0.131" dia.) NAILS @ 6" OC	2-1/2" (0.131" dia.) NAILS @ 12" OC	2 ROWS 3" NAILS @ 8" OC	SOLID 2x4 BLOCKING AT ALL PANEL JOINTS

FACTORY TIE SCHEDULE	
MARK	DESCRIPTION
2A	LSTA21 STRAP FROM WALL STUD TO FLOOR RIM JOIST (1 STUD REQUIRED PER STRAP)
2B	LSTA36 STRAP FROM ROOF BEAM TO ROOF RIM JOIST
2C	MSTC48B3 STRAP FROM WALL STUDS TO RIM JOIST (MINIMUM 2 STUDS REQUIRED AT STRAP LOCATION)

SITE TIE SCHEDULE	
MARK	DESCRIPTION
2A	PA18 EMBEDDED STRAP FROM FOUNDATION WALL TO FLOOR RIM JOIST
2B	2 - HDU2 - SDS2.5 VERTICAL HOLDOWN CONNECTION

KEY SCHEDULE	
2A	QUANTITY & TYPE OF STRUCTURAL STRAPS, HANGERS OR ANCHORS REQUIRED. EXAMPLE: 2 HANGERS TYPE "A"
2A	T&B = 2A @ TOP, STUD TO ROOF RIM AND 2A @ BOTTOM, STUD TO FLOOR RIM
W1	SHEAR WALL DESIGNATION. "W" INDICATES SHEAR WALL, NUMBER INDICATES TYPE / DESCRIPTION

WALL TYPE SCHEDULE	
[Symbol]	STANDARD PARTITION
[Symbol]	STRUCTURAL SHEARWALL

STRUCTURAL - FACTORY TIE SCHEDULE	
STRAP TYPE	# COUNT
A	87
B	51
C	18
Grand total	156

STRUCTURAL - SITE TIE SCHEDULE	
STRAP TYPE	# OF STRAPS
A	87
B	51
C	18
Grand total	156

- NOTES:
- ALL PANEL EDGES OF SHEAR WALLS TO BE BACKED BY 2x NOMINAL BLOCKING.
 - MINIMUM DOUBLE STUD REQUIRED @ EACH SHEAR WALL END.
 - ALL NAIL HEADS TO BE DRIVEN FLUSH TO SURFACE. DO NOT OVERDRIVE.
 - ALL BEAM AND HEADER SUPPORTS TO BE ONE CRIPPLE AND ONE FULL HEIGHT STUD, TYPICAL (UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS. WHERE BU POSTS ARE NOTED THE NUMBER OF PLYS SHOWN ARE REQUIRED BEARING CRIPPLES. ADD ONE FULL HEIGHT STUD.
 - NAILING EQUIVALENTS ARE AS FOLLOWS:
 - 8d = 2 1/2" NAILS
 - 10d = 3" NAILS
 - 16d = 3 1/2" NAILS

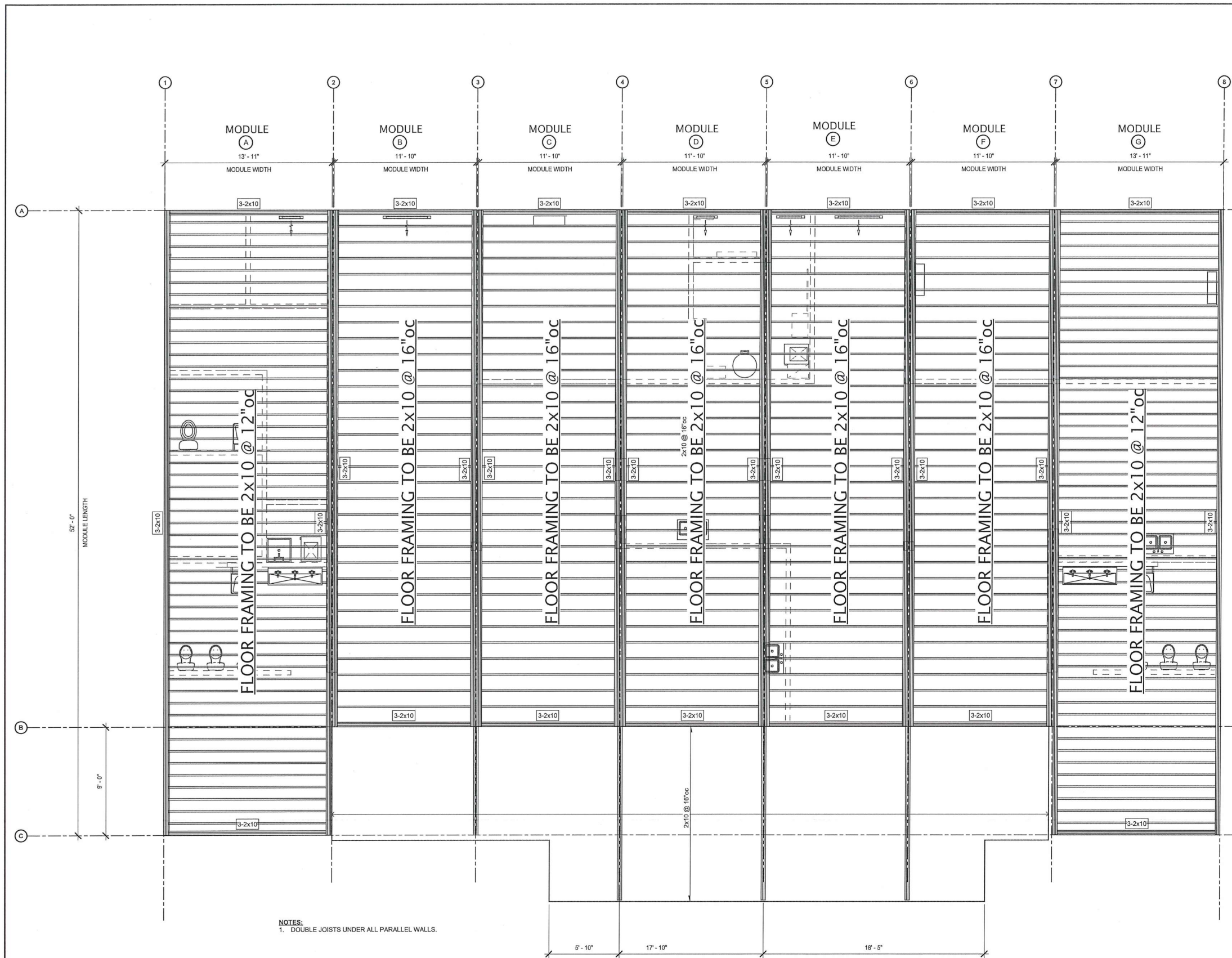
#	DESCRIPTION	BY	DATE
1	ISSUED FOR BP STAMPING	IRM	17 APR 2023

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PROJECT TITLE:
**VILLAGE OF PEMBERTON
 7396B COTTONWOOD STREET DAYCARE**
 DRAWING TITLE:
OVERALL STRUCTURAL FLOOR PLAN

PROJECT NO: P22973	SCALE: As indicated	SHEET NO: S1.1
DRAWN BY: IRM	DATE: 17 APR 2023	

April 17, 2023
 PN 1002462
 This drawing sealed for structural design only.
 This submission is provided for permitting purposes. For construction, refer to the Issued for Construction version of these plans and supporting documents.



NOTES:
1. DOUBLE JOISTS UNDER ALL PARALLEL WALLS.

STRUCTURAL WOOD FRAMING

1.0 GENERAL

- .1 Perform structural wood framing to B.C. Building Code 2018 and CAN/CSA-O86.
- .2 Manufacture glulam members in accordance with CAN/CSA-O122. Manufacturers shall be qualified to CAN/CSA-O177.
- .3 Submit 4 sets of shop drawings for all glulam and structural composite lumber (SCL) members to engineer for review and receive written approval prior to fabrication. Shop drawings shall specify all material specifications, sizes, cambers, and connection hardware.

2.0 PRODUCTS

- .1 Lumber to conform to CAN/CSA-O141 and have a maximum moisture content of 19% at time of installation. All referenced member sizes are actual finished dimensions.
- .2 All wood framing members shall bear the grade stamp of an agency certified by the Canadian Lumber Standards Accreditation Board. Any members not grade stamped shall be rejected.
- .2 Lumber grades shall be as follows unless noted otherwise on drawings:

<ul style="list-style-type: none"> Timber posts/beams DFL #1 or better Joists SFF #1/#2 or better Plates Hem-Fir #1/#2 Headers Hem-Fir #1/#2 or SFF #1/#2 Vertical Studs Hem-Fir #1/#2 or SFF #1/#2 (Single jointed studs shall not be used without prior written approval from engineer) Plywood DF sheathing grade to CSA O121, exterior grade OSB O2 grade to CAN3-O437 	<ul style="list-style-type: none"> PARALLAM PSL E= 2,000,000 psi Fb=5,360 psi Fv=540 psi Fc(parallel)=4,630 psi Fc(perp.)=1,365 psi MICROLAM LVL E= 1,900,000 psi Fb=4,005 psi Fv=530 psi Fc(parallel)=4,005 psi Fc(perp.)=1,365 psi TIMBERSTRAND LSL E= 1,700,000 psi Fb=3,140 psi Fv=745 psi Fc(parallel)=3,110 psi Fc(perp.)=1,365 psi
---	--
- .3 Sheathing shall be minimum 1/2" thickness for walls and sloped roofs, 5/8" thickness for flat roofs, and minimum 5/8" thickness T&G for all floors.
- .4 Microlam, TimberStrand and Parallam structural composite lumber shall be as manufactured by TrusJoist MacMillan with the following minimum design properties:
- .5 Glue-laminated beams shall have the following minimum design properties, unless noted otherwise:
 - a) Beams (simple spans) - DF 24f-E stress grade, commercial appearance grade, exterior service.
 - b) Beams (cont. spans) - DF 24f-E stress grade, commercial appearance grade, exterior service.
 - c) Columns - 16c stress grade, industrial appearance grade, exterior service.
 - d) Glue - water proof such as Resorcinol or Phenol-Resorcinol.
- .6 All light gage metal framing hardware shall be as manufactured by Simpson Strong-Tie. Provide manufacturer approved galvanized or stainless steel hardware and fasteners at all locations in contact with pressure treated lumber. Alternates shall be submitted in writing for approval.
- .7 All nails indicated on drawings shall be common nail sizes as per CSA B111 with lengths and minimum diameters as indicated below. Standard wire nails for nailing guns are not acceptable, without prior approval.

Nail length (in)	2.0	2.5	3.0	3.5	4.0	5.0	6.0
Nail diameter (in)	0.113	0.131	0.146	0.162	0.192	0.225	0.263

3.0 EXECUTION

- .1 Construct all wood framing to B.C. Building Code Part 9, Section 9.23 as a minimum standard, and as noted on structural drawings.
- .2 Do not notch, cut, or drill holes in glulam or SCL members without prior written permission of the engineer.
- .3 All headers over openings to be minimum 2-2x10 u.n.o. and have minimum 1-cripple stud and 1 full height stud each end u.n.o. Laminate headers with minimum 2-rows 3" nails at 12" o.c.
- .4 Install all SCL members shall be installed according to manufacturers specifications, and protect from weather and moisture prior to and during installation until permanent protection provided.
- .5 All laminated Microlam LVL beams to be nailed from each side with 2-rows 3 1/2" nails at 10" o.c. Provide 3-rows for beam depths greater than 12".
- .6 All Microlam LVL, TimberStrand LSL and Parallam PSL beams to have minimum 3" of bearing each end.
- .7 All built up posts from studs to have each lamination nailed with minimum 2-rows 3" nails at 8" o.c. or as per post nailing detail.
- .8 All built up posts noted on plan, indicate the required number of cripple studs below beam ends.
- .9 Provide solid wood blocking below all built up post locations.
- .10 All tapered shall be spaced at maximum 16 inches on center and have a minimum depth of 2 inches.
- .11 Pressure blocking is not acceptable at joint to flush beam connections. Provide metal hangers at all flush beam supported joists.
- .12 All wood in contact with concrete or ground shall be pressure treated. Apply brush coat of preservative to all held cuts and use galvanized fasteners. Stainless steel fasteners are required for all ACO treated material.
- .13 Stud wall sill plate connections to concrete walls and slabs shall be minimum 5/8" diameter x 6" long anchor bolts at 4'-0" on center at exterior walls and 3" long x 0.170 diameter drive pins @ 16" on center, unless noted otherwise. Refer to schedules for all shear wall sill plate anchorage requirements.
- .14 Provide double joists below all non-bearing partition walls located parallel to joist framing, u.n.o.
- .15 Provide double joists at each side of all openings in roofs and floors.
- .16 Reject any lumber with splits or checks greater than 1/8", wane edges, loose knots or tight knots greater than 1/4 the member depth.
- .17 Knots shall not be placed at bottom edge of floor joists.
- .18 For modular construction:
 - a) all floor and roof rim joists shall be continuous over openings unless noted otherwise.
 - b) all floor rim joists shall be nailed with minimum 3 rows 3" nails @ 12" o.c. for 2x10 and 4 rows 3" nails @ 12" o.c. for 2x12.
 - c) all wall studs shall align with supported roof/ceiling joist.
 - d) all wall top plates shall be 2-2x4/2-2x6 complete with minimum 2-LSTA straps at each 2x4 top plate splices and 3-LSTA straps at each 2x6 top plate splices. Fill all nail holes with 3" (0.146) common nails.
 - e) wall top plates shall not be cut, notched or drilled.
 - f) plywood crush plates shall be installed at all load bearing, shearwalls, and exterior walls.
 - g) at floor joists install minimum 1x3 strapping to underside at maximum 7'-0" o.c.
 - h) all floor joists shall be installed to rim joist with metal joist hangers.
 - i) all ceiling joists shall be end nailed to first lamination of rim joist with minimum 4-3" nails.

April 17, 2023
PN 1002462

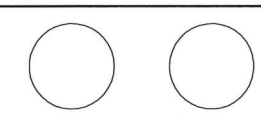
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#	DESCRIPTION	BY	DATE
1	ISSUED FOR BP STAMPING	RMM	17 APR 2023

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PROJECT TITLE:
**VILLAGE OF PEBERTON
7396B COTTONWOOD STREET DAYCARE**

DRAWING TITLE:
OVERALL FLOOR FRAMING PLAN

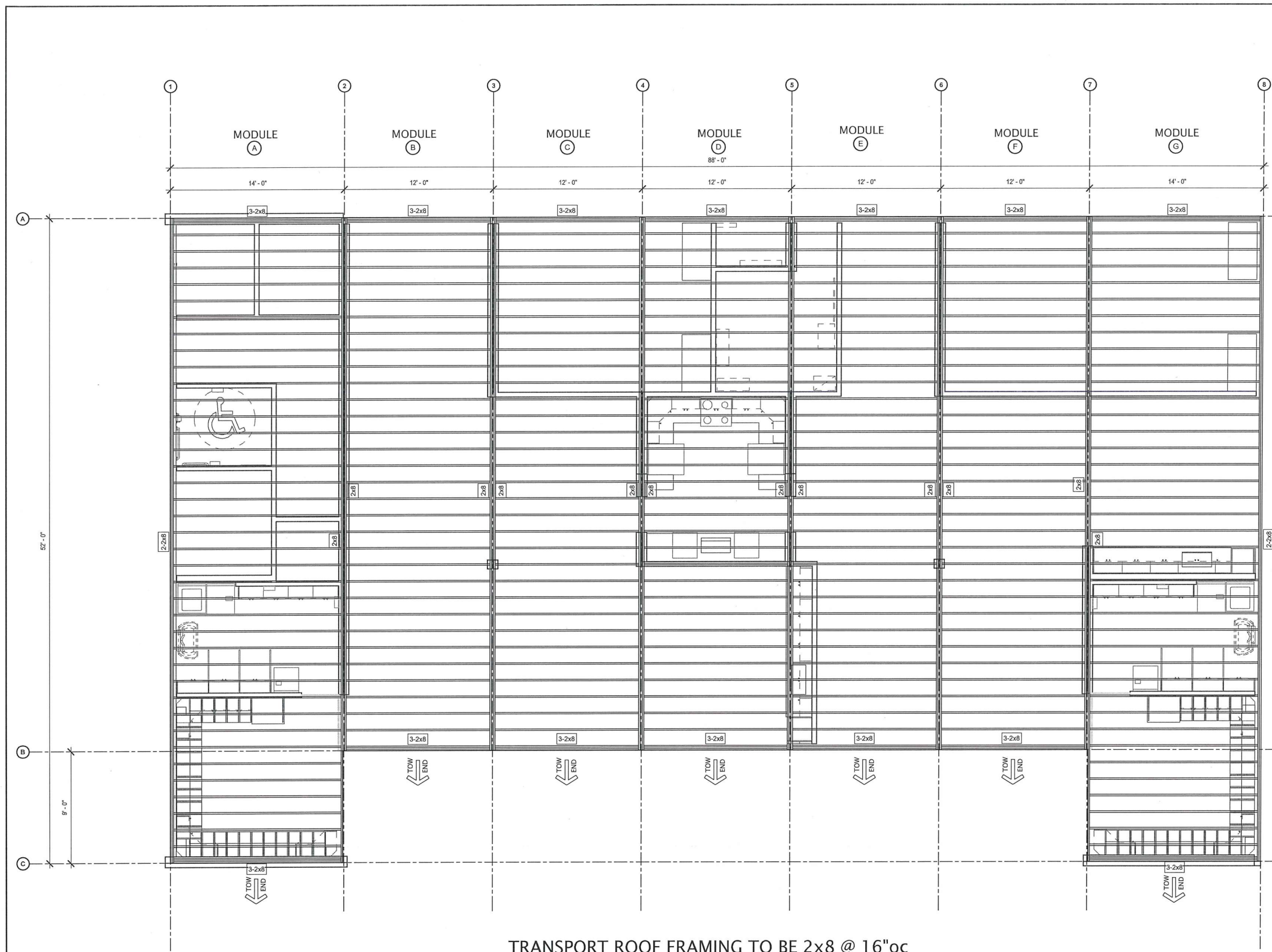
PROJECT NO:
P22973

DRAWN BY:
RMM

DATE:
17 APR 2023

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

SHEET NO:
S1.2



TRANSPORT ROOF FRAMING TO BE 2x8 @ 16"oc

- CONCRETE**
- 1.0 GENERAL**
- All concrete work shall be in accordance with CAN/CSA-A23.1 and CAN/CSA-A23.2.
 - Concrete mix designs which achieve the concrete properties specified shall be the responsibility of the contractor. Submit copies of mix designs to engineer for review.
 - Provide engineer with minimum of 24 hour notice prior to placing concrete for held review of installed reinforcement.
 - Concrete quality is to be verified by tests conforming to CAN/CSA-A23.2 performed by an independent testing agency retained by the owner. Contractor shall provide testing agency with adequate notice to provide testing. Provide minimum number of tests as per CAN/CSA-A23.2. Copies of the test results shall be submitted to the engineer for review.
 - Provide full time concrete testing for post-tensioned concrete and suspended parking slabs in accordance with CAN/CSA-A23.1.
- 2.0 PRODUCTS**
- Cement to be Type 10 "Normal Portland" to CAN/CSA-A5
 - Aggregate and water to CAN/CSA A23.1.
 - Admixtures to CSA A266. Admixtures other than superplasticizer and air entraining agents are not to be used unless approved by engineer. Chlorides shall not be used.
 - Reinforcing bars to conform to CSA-G30.18 Grade 400.
 - Welded wire mesh to conform to CSA G30.5.
 - Anchor bolts to ASTM A307.
 - Concrete design properties:
- | Area of use | Min. 28 day strength | Max. agg. size | Max. slump (inches) | Exposure class | % air |
|------------------------|----------------------|----------------|---------------------|----------------|-------|
| Footings | | 25 MPa | 3/4 | 3 1/2 | 1-4 |
| Foundation walls | 25 MPa | 3/4 | 3 1/2 | F-2 | 4-7 |
| Exterior slab on grade | 32 MPa | 3/4 | 3 1/2 | C-2 | 4-7 |
- 3.0 EXECUTION**
- Modifications to the concrete mix after delivery to the site shall be limited to the addition of water and/or admixtures under the direction of the materials consultant.
 - Concrete shall be placed within 120 minutes of batching. Concrete not placed within the 120 minutes time limit shall be rejected and removed from the site.
 - Concrete to be compacted into place using internal vibration for foundations, walls, columns and beams and small slab areas.
 - Install slab on grade control joint sawcuts as soon as possible at maximum 20'-0" spacing or as indicated on drawings.
 - Repair honey combs to formed surfaces by cement grout filling where structure strength not affected. Honey combs affecting strength to be cut out or repaired as directed by the engineer.
 - Curing and protection procedures are to be in accordance with CAN/CSA A23.1.
 - Hot weather procedures shall apply when air temperature is greater than 25C.
 - Cold weather procedures shall apply when air temperature is below 4C.
 - Contractor shall be responsible for design and construction of formwork, falsework & shoring in accordance with the requirements of CAN/CSA S269.3 and the WorkSafe B.C. regulations.
 - Reinforcement to be clean, free of rust, grease, dirt or other deleterious material and shall be stored on site raised off the ground on wood dunnage. Reinforcement found dirty when inspected in place shall be cleaned or replaced as directed by the engineer.
 - Reinforcement detailing and placing to be in accordance with ACI detailing manual SP 66(94) and CSA A23.1.
 - Support slab reinforcement on suitable chairs at maximum 48 inches on center to prevent displacement.
 - Tie all reinforcement to prevent movement while placing concrete due to workers and placing equipment traffic.
 - Use approved non-corrosive chairs and spacers where concrete surfaces will be exposed to view or weather.
 - Reinforcement splicing to be as follows unless noted otherwise on drawings:

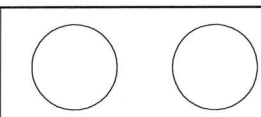
Bar size	10M	15M	20M	25M	30M
Lap splice (in)	18	24	32	48	60
 - Clear concrete cover to reinforcement and ties shall be as follows, unless noted otherwise:
 - surfaces cast against soil 3"
 - formed surfaces exposed to weather or in contact with soil 2"
 Formed surfaces not in contact with soil unless noted otherwise:
 - slabs, walls 1"
 - beams, columns 2"
 - Provide minimum 2-15M bars around all openings larger than 16" at each side of opening and extend 24" past corners. Provide 1-15Mx48 long diagonal at each corner of all openings.
 - Provide minimum 15M@18 verticals and 15M@12 horizontals at all 8 inch concrete walls unless noted otherwise on drawings. Install all wall reinforcement continuously with hooks or corner bars at all wall junctions and intersections. Stagger all vertical and horizontal splices in adjacent bars in all walls.
 - Do not strip wall formwork until concrete strength is minimum 15 MPa.
 - Do not backfill walls until concrete has reached specified design strength and is adequately braced by completed structure.
 - Provide wall control joints as noted on drawings or at maximum 40 feet spacing.

#	DESCRIPTION	BY	DATE
1	ISSUED FOR BP STAMPING	RMM	17 APR 2023

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PROJECT TITLE:
VILLAGE OF PEMBERTON
7396B COTTONWOOD STREET DAYCARE

DRAWING TITLE:
OVERALL TRANSPORT ROOF FRAMING
PLAN

PROJECT NO:
P22973

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

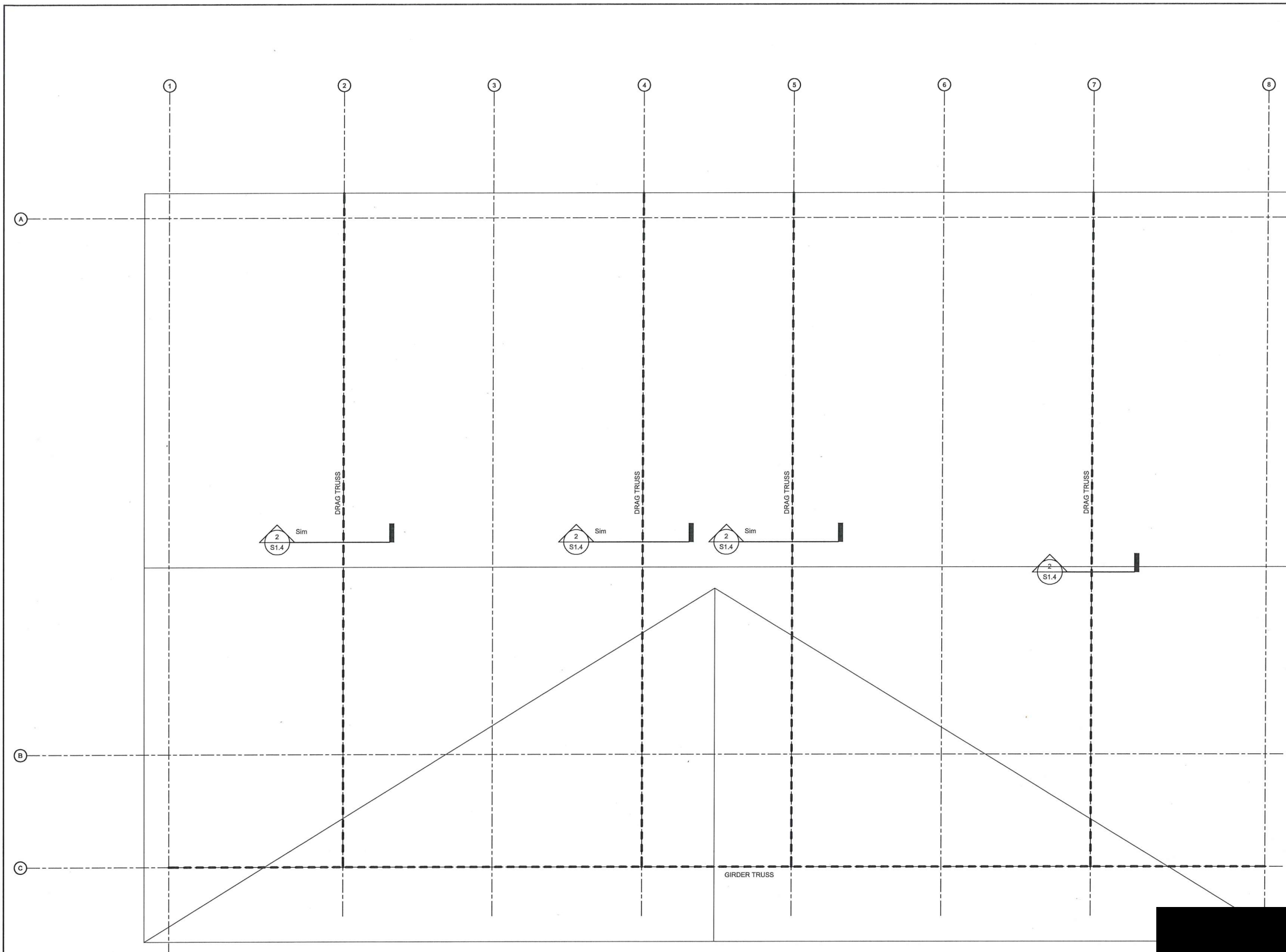
SHEET NO:
S1.3

DRAWN BY:
RMM

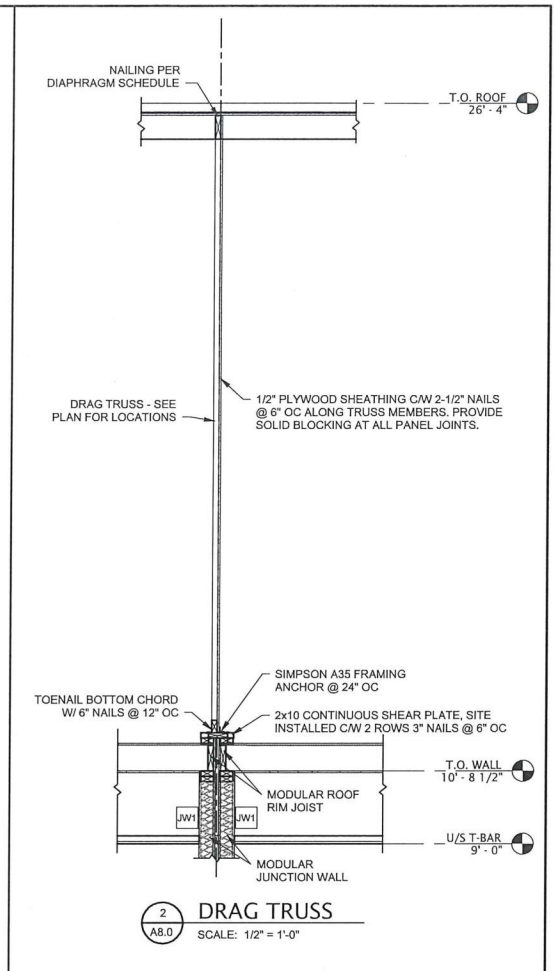
DATE:
17 APR 2023

April 17, 2023
PN 1002462
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1 TRUSS FRAMING PLAN
A3.0 SCALE: 1/4" = 1'-0"



PREFABRICATED WOOD TRUSSES

1.0 GENERAL

- .1 Design and manufacture roof trusses in accordance with B.C. Building Code 2018 and CSA-O86, and Truss Plate Institute of Canada (TPIC) Procedures. Design trusses to support all design loads, including unbalanced live load.
- .2 Design and manufacture of metal side plate connected wood trusses shall conform to the recommendations of TPIC.
- .3 Submit 4 sets of shop drawings to engineer and receive reviewed shop drawings prior to fabrication. Shop drawings shall include the following:
 - a) a professional engineer registered in B.C. shall seal and sign the shop drawings prior to submission.
 - b) truss layout drawing showing 3D layout of all trusses.
 - c) drawings of each truss type, specifying design loads (including uplift), camber, dimensions, member sizes, grade and species of material, connectors, tie-downs, lateral bracing, longitudinal web bracing and laminating details, and framing and connections required to frame openings in the roof.
 - d) design loads shall include specified dead and live loads, mechanical units, snow build-up, wind uplift, and deflection limits.
 - e) site erection requirements and temporary bracing necessary to satisfy WorkSafe B.C. regulations.
 - f) truss to truss connection hardware schedule.
 - g) provide all details for special bearing requirements.
- .4 General contractor shall coordinate locations and weights of mechanical units, duct openings, curb sizes, and any other items which may affect the truss design, with the truss fabricator and mechanical contractor.
- .5 Upon completion of the truss installation and mechanical equipment, the truss engineer shall complete a field review and provide written certification that the trusses have been designed and installed in accordance with the approved shop drawings.

2.0 PRODUCTS

- .1 Wood: to NLGA grading rules and CAN/CSA-O86.
- .2 Connection plates: to TPIC.

3.0 EXECUTION

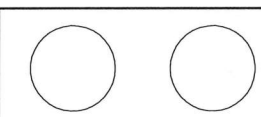
Maximum design truss deflections shall be L/240 (total load) and L/360 (live load). Camber trusses for load plus 1/2 live load. Do not camber trusses with 3 or more supports. Brace trusses strictly in accordance with manufacturer's recommendations and the shop drawings. Fasten each end of each truss using one metal framing anchor, u.n.o. Bolt through all multiple trusses to ensure load sharing. No drilling, dapping, notching, cutting or other modifications to trusses is not permitted without the approval of the truss manufacturer's professional engineer and acceptance by the project engineer. Design web patterns on adjacent trusses for mechanical duct alignments, etc. Bridging lines to be installed where exposed to view and to be coordinated with mechanical ducting, etc. Overframing valley sets shall be installed at 24 inches on center and supported on 2x4 continuous joists, u.n.o.

April 17, 2023
PN 100246
This drawing is for structural design purposes only. For permitting purposes, refer to the Issued for Construction version of these plans and documents.

#	DESCRIPTION	BY	DATE
1	ISSUED FOR BP STAMPING	RMM	17 APR 2023

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PROJECT TITLE:
VILLAGE OF PEMBERTON
7396B COTTONWOOD STREET DAYCARE

DRAWING TITLE:
TRUSS FRAMING PLAN - SITE
INSTALLED

PROJECT NO:
P22973

DRAWN BY:
RMM

DATE:
17 APR 2023

SCALE:
As indicated

SHEET NO:
S1.4

GENERAL STRUCTURAL NOTES

1.0 DESIGN CRITERIA

- The completed base building structure indicated on the structural drawings has been designed in substantial conformance with the B.C. Building Code 2018. All referenced standards are latest editions including revisions.
- Site specific design criteria:
 - Snow loading: $S_s = 5.3 \text{ kPa}$ (110.7 Psf), $S_r = 0.5 \text{ kPa}$ (10.4 Psf), $I_s = 1.0$ plus snow buildup where applicable
 - Wind loading: $q = 1.50 = 0.43 \text{ kPa}$ (8.9 Psf), $I_w = 1.0$
 - Seismic loading: $S_d(0.2) = 0.430$, $S_d(0.5) = 0.357$, $S_d(1.0) = 0.233$, $S_d(2.0) = 0.152$, $P_G A = 0.203$, $S_d(5.0) = 0.058$, $S_d(10.0) = 0.020$, $P_G V = 0.296$
 - Site Classifications = E, $I_e = 1.0$
 - $R_d = 3.0$, $R_o = 1.7$ (wood shear walls)
- Rain Loading: One-Day Rain (1/50) = 90mm
- Roof Dead Load: $DL = 0.72 \text{ kPa}$ (15 Psf)
- Superimposed Load: N/A
- Floor Dead Load: $DL = 0.72 \text{ kPa}$ (15 Psf)
- Superimposed Load: $DL = 1.0 \text{ kPa}$ (21 Psf) Partition Allowance
- Floor Live Loads:
 - $LL = 2.40 \text{ kPa}$ (50 Psf) Classrooms
 - $LL = 2.40 \text{ kPa}$ (50 Psf) Offices
 - $LL = 4.80 \text{ kPa}$ (100 Psf) Corridors/Stairs
 - $LL = 4.80 \text{ kPa}$ (100 Psf) Assembly Areas
- Roof live loads due to rain accumulation have been applied as per code requirements and are based upon one-day rainfall amounts noted in Appendix C of NBC or BCBC latest editions or published municipal climatic data.
- Wind uplift loads on roof framing members shall be 1.0 kPa (21 psf) net factored unless noted otherwise.

2.0 DOCUMENTS AND CO-ORDINATION

- Drawings indicate completed structure and do not include any components that may be required for construction safety.
- Construction drawings will be stamped/issued for construction. Contractors, sub-contractors and suppliers are responsible for checking with the project/construction manager to confirm that they are in possession of, and working to the latest issue.
- Contractors shall check and verify all dimensions, elevations and site conditions before starting fabrication or construction. Immediately report any discrepancies between structural drawings and other construction drawings or site conditions to the engineer.
- Notify the engineer if mechanical or electrical drawings show openings not shown on the structural drawings (except openings less than 12 inch diameter in roof decks or 3 inch diameter in walls or slabs). Contractor shall be responsible for rectifying unreported discrepancies.

3.0 CODE CONFORMANCE

- The contractor shall comply with all codes, by-laws and regulations of authorities having jurisdiction over work carried out at the contractor's / sub-contractor's / suppliers work place or at the construction site.

4.0 SAFETY

- Contractors are responsible for safety on the construction site, for temporary bracing during construction, for shoring and falsework and for safety barriers at the edge of floors and around excavations. Construction procedures shall meet requirements of WorkSafe BC regulations.
- Shoring shall be provided in all cases where construction loads exceed designated design live loads as specified in section 1.0.
- Shoring design is at contractor's expense and shop drawings shall be submitted to the architect under the seal of a professional engineer registered in B.C.

5.0 REVIEWS AND INSPECTIONS

- Field reviews by CanStruct Engineering are completed periodically, and at such frequency as deemed necessary, to confirm that the structural works have been constructed in substantial conformance with the issued for construction structural drawings. Field reviews are not supervision of the construction work, nor conducted for the benefit of the contractor, and do not relieve the contractor of their responsibility to build the works in accordance with the issued contract documents. Contractor shall maintain qualified site supervision as necessary to complete the construction works in accordance with the contract documents.
- Reviews of documents provided by the contractor and inspections of the work or any portion thereof will not relieve the contractor of his responsibility to comply with the contract drawings and specifications.
- Where required, submit 5 sets of shop drawings for review by the engineer. Allow minimum 10 working days for review. Review of shop drawings is for ascertaining conformance with general design concepts only and does not signify approval of dimensions or design of details or components.
- Contractor is responsible for pre-inspecting the work and confirming completeness prior to inspection by the engineer. Notify the engineer a minimum of 48 hours in advance, for the inspection of the following:
 - Reinforcing steel - before each concrete pour
 - Wood framing - before covering or concealing any sheathing, glue lams, holdowns or ties.

6.0 NON-STRUCTURAL COMPONENTS

- Non-structural components and their attachments to the structure including but not limited to handrails/guardrails, canopies, ceilings, cladding, glazing, stud walls, architectural precast, window washing be back anchors, elevators, brick veneers, non-load bearing masonry, and mechanical and electrical equipment shall be designed by a specialty engineer registered in B.C. and conform to the B.C. Building Code, WorkSafe B.C. regulations or other applicable regulations or by-laws. Submit sealed shop drawings indicating forces applied to the structure and provide applicable sealed letters of assurance with shop drawing submittal and immediately after installation is complete.
- Handrails and guards shall be designed to resist all loads as specified in the B.C. Building Code, part 4. Submit sealed shop drawings indicating member size, spacing, connections, and forces applied to the structure. Provide applicable sealed letters of assurance with shop drawing submittal and immediately after installation is complete.

7.0 BUILDING ENVELOPE

- Building envelope design and review shall be by Building Envelope Engineer and/or Architect retained by project owner.
- CanStruct Engineering does not design or review any items related to building envelope components, waterproofing, or exterior finishes.

FOUNDATIONS

1.0 GENERAL

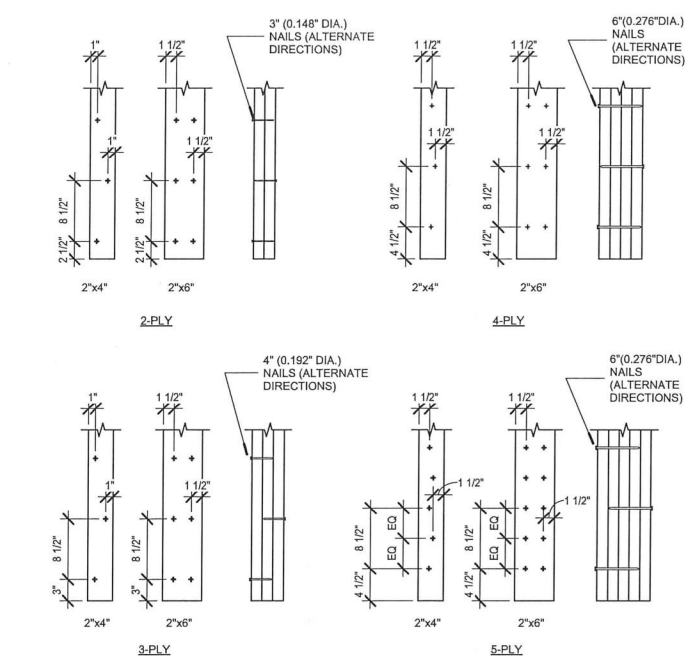
- Foundations have been designed based on a Serviceability Limit State (SLS) bearing pressure of 50 kPa, and Ultimate Limit State (ULS) bearing pressure of 100 kPa, as recommended by Frontier Geotechnical Inc., report #1000, dated September 9, 2022. Before constructing foundations retain the services of the geotechnical engineer who prepared the above noted report, to confirm in writing that the exposed native soil conditions are suitable for foundations and the design bearing pressure, as outlined in the referenced report.
- Contractor to conform to all recommendations contained within the geotechnical report and issued frost insulation drawing requirements.
- Refer to geotechnical report for specific foundation site preparation requirements.
- Refer to architectural drawings for all grade elevations and drainage slopes.
- Footing elevations indicated on drawings are considered to be minimums, and may vary according to site conditions. Extend all footings to bearing elevations as approved by Geotechnical Engineer.
- Footings may have to be lowered to accommodate mechanical or electrical services. When required, vary footing elevations in accordance with typical stepped footing details indicated on structural drawings. Do not undermine footings for mechanical or electrical service excavations.
- Center all foundations below walls or columns unless noted otherwise on drawings.
- All reinforcing dowels and anchor bolts shall be tied in place prior to concrete pour.

2.0 PRODUCTS

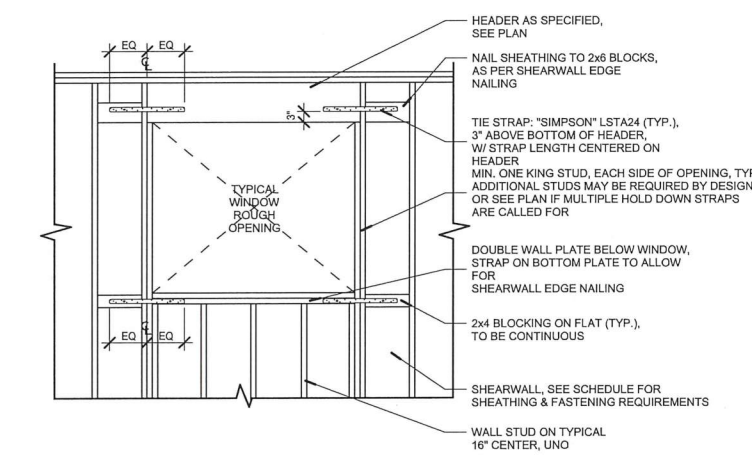
- Structural fill: Refer to geotechnical report.
- Drain rock: Refer to geotechnical report.

3.0 EXECUTION

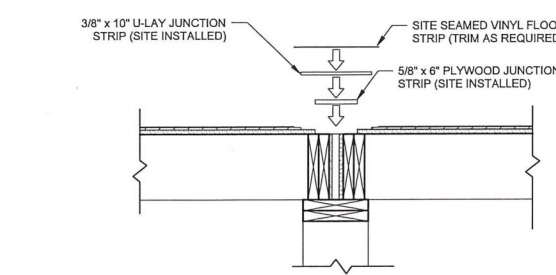
- Refer to geotechnical report.
- All concrete placement shall conform to the requirements of CAN/CSA A23.1.
- Footings concrete installed directly into excavations without side forms shall not be less than 4 inches larger in plan dimension and sides shall be raked back at maximum 1 horizontal : 3 vertical.
- All structural fill and slab base shall be installed in accordance with the requirements of the geotechnical report.



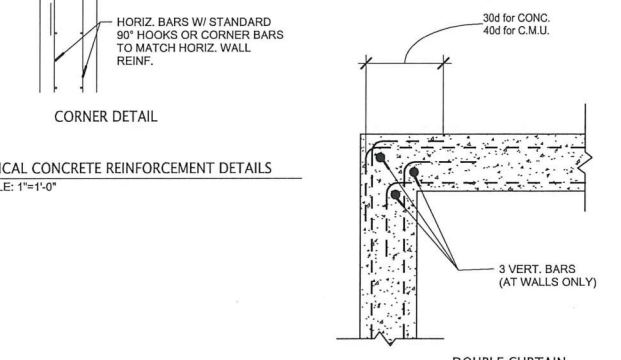
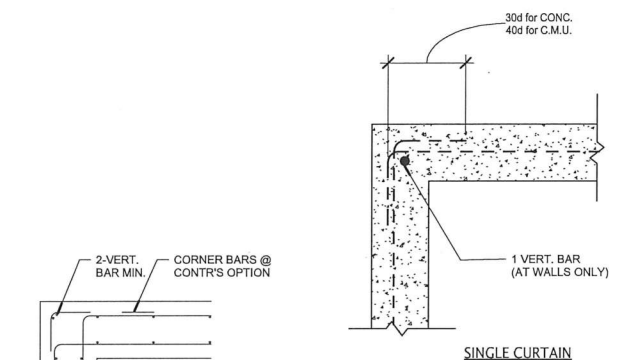
5 STRUCTURAL - BUILT UP COLUMNS
SCALE: 1" = 1'-0"



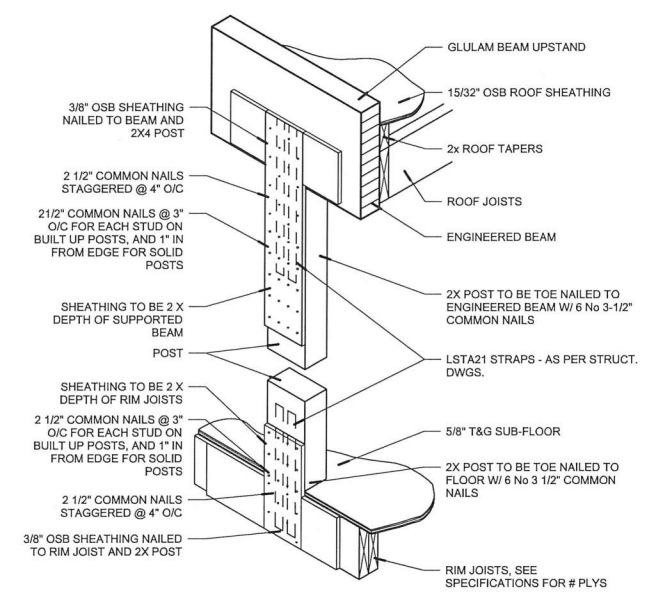
6 STRUCTURAL - WALL FRAMING OPENING
SCALE: 1/2" = 1'-0"



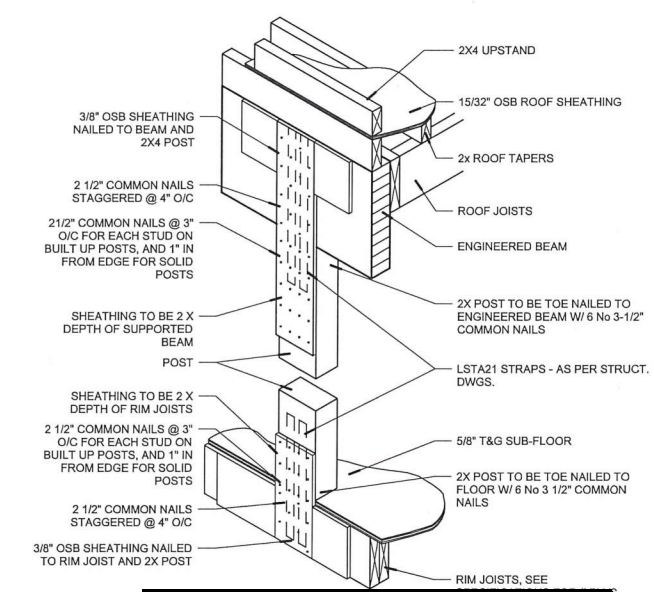
2 FLOOR JUNCTION DETAIL
SCALE: 1" = 1'-0"



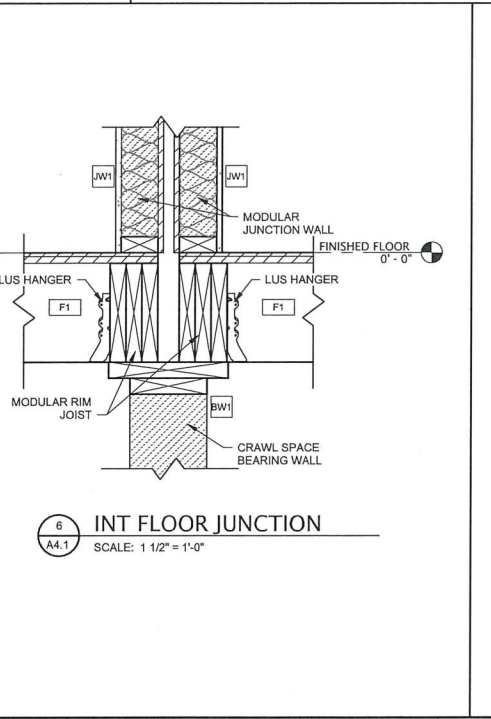
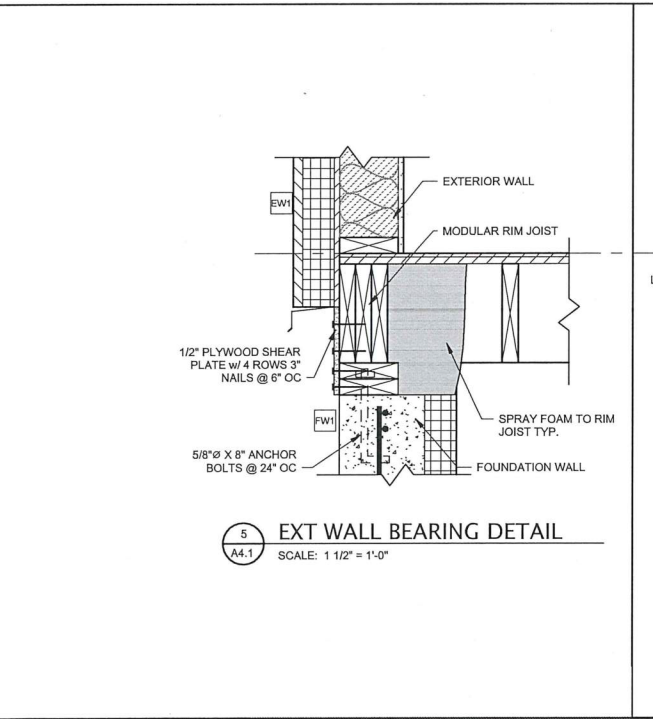
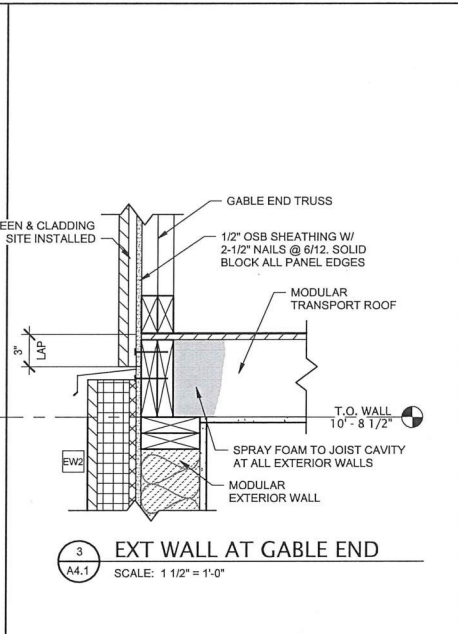
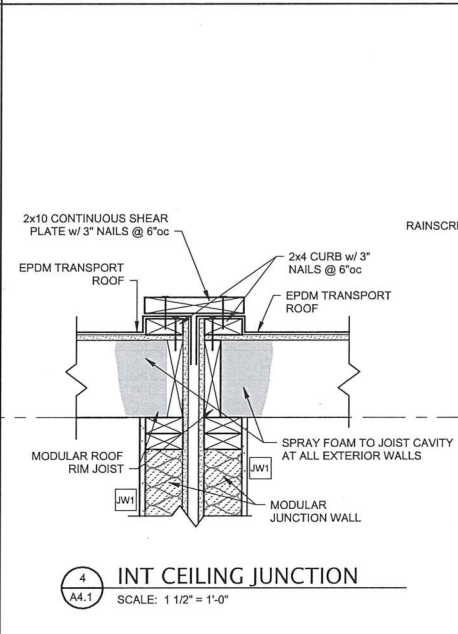
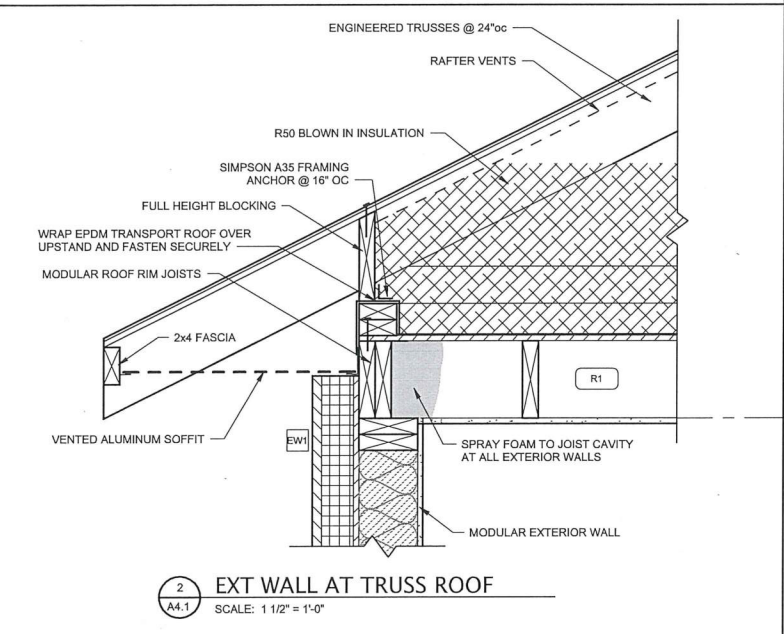
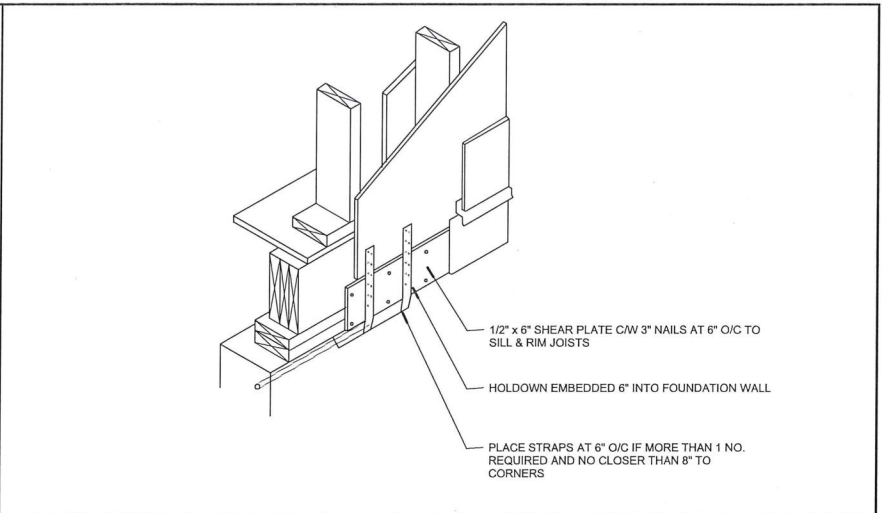
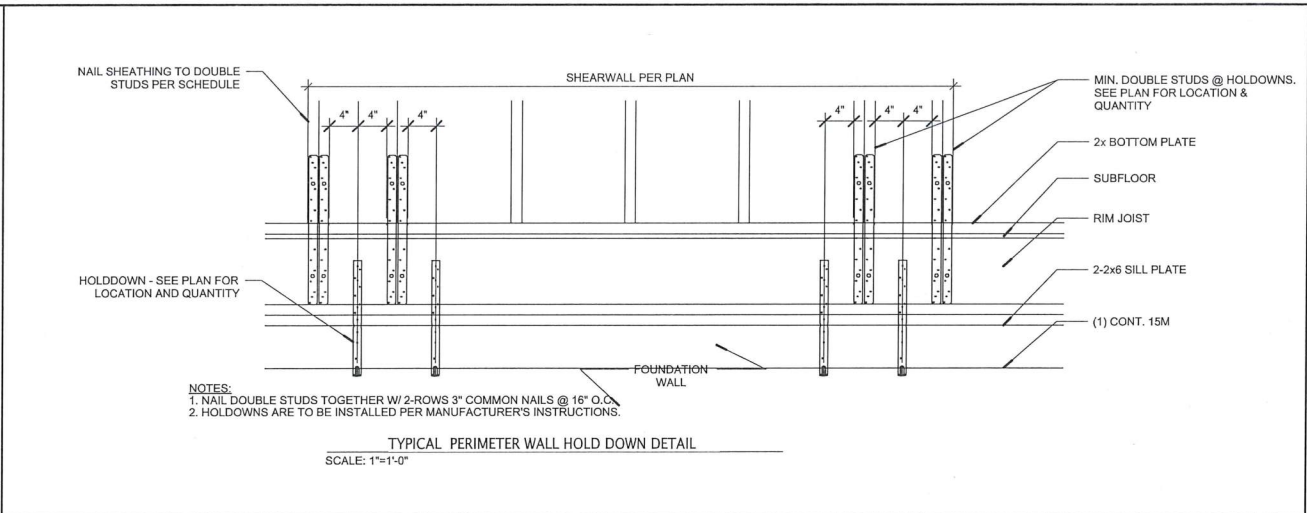
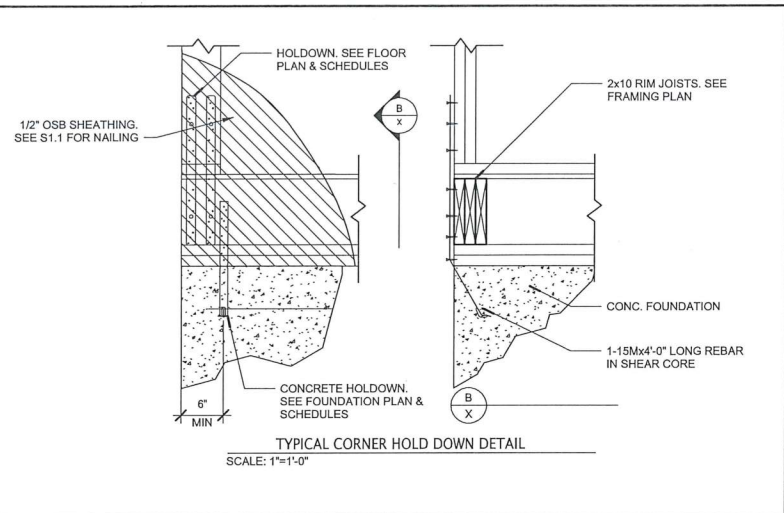
4 FOUNDATION TYPICAL REINFORCEMENT DETAILS
SCALE: 1" = 1'-0"



7 STRUCTURAL - GLB TO MIDSPAN
SCALE: 1" = 1'-0"



3 STRUCTURAL - 2X4 UPSTAND
SCALE: 1" = 1'-0"

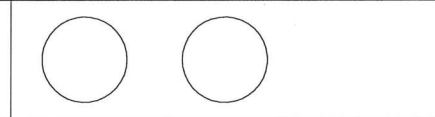


April 17, 2023
PN 1002462
This drawing sealed for structural design only.
This submission is provided for permitting purposes. For construction, refer to the Issued for Construction version of these plans and supporting documents.

#	DESCRIPTION	BY	DATE
1	ISSUED FOR BP STAMPING	RMM	17 APR 2023

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PROJECT TITLE:
**VILLAGE OF PEMBERTON
7396B COTTONWOOD STREET DAYCARE**

DRAWING TITLE:
STRUCTURAL DETAILS PAGE 2

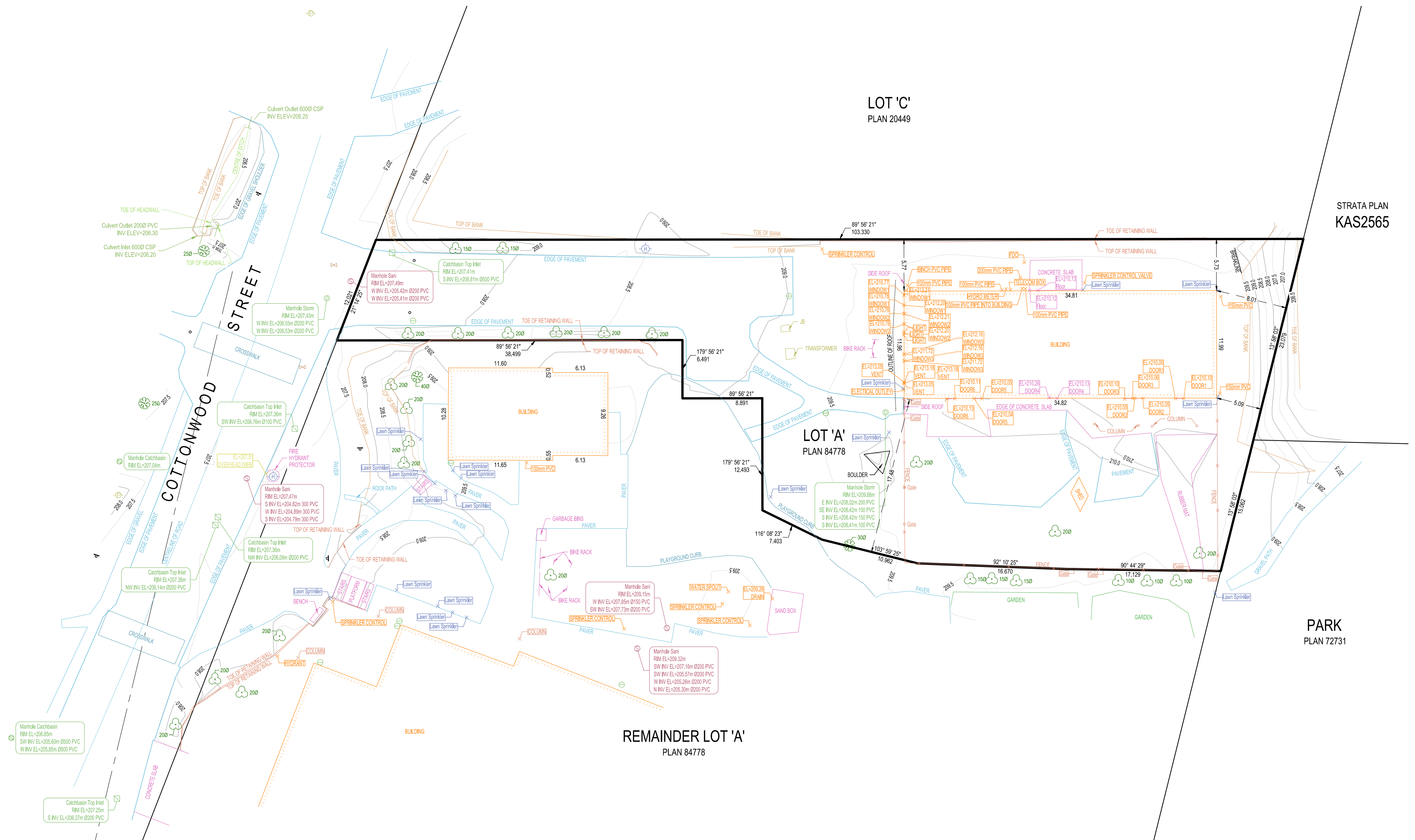
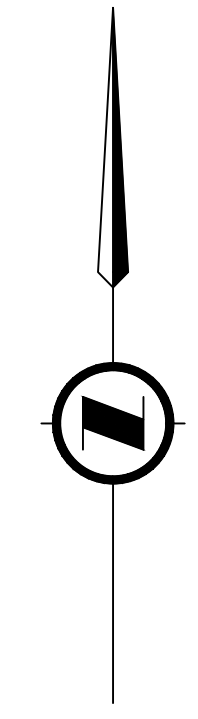
PROJECT NO:
P22973

SCALE:
As indicated

SHEET NO:
S1.6

DRAWN BY:
RMM

DATE:
17 APR 2023



LEGEND:

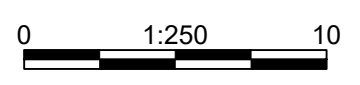
•	DEMOTES SPOT ELEVATION
○	DEMOTES BOLLARD
□	DEMOTES MANHOLE-CATCH BASIN
□	DEMOTES CATCH BASIN (TOP INLET)
○	DEMOTES CLEAN-OUT
○	DEMOTES FIRE HYDRANT
○	DEMOTES MANHOLE - SANITARY
○	DEMOTES MANHOLE - STORM
○	DEMOTES POLE - HYDRO
4	DEMOTES SIGN POST
○	DEMOTES TREE - CONIFEROUS
○	DEMOTES TREE - DECIDUOUS
m	DEMOTES METRES
mm	DEMOTES MILLIMETRES
Ø	DEMOTES DIAMETER
E	DEMOTES EAST
N	DEMOTES NORTH
W	DEMOTES WEST
S	DEMOTES SOUTH
EL	DEMOTES ELEVATION
INV	DEMOTES INVERT
JB	DEMOTES JUNCTION BOX
FDC	DEMOTES FIRE DEPARTMENT CONNECTION
GATE	DEMOTES GATE POST

- NOTES:**
- DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED.
 - LOCAL GROUND COORDINATES ARE DERIVED FROM DUAL FREQUENCY GPS DIFFERENTIAL CARRIER PHASE OBSERVATIONS. TO CONVERT TO UTM ZONE 11 (NAD83 CSRS) FIRST APPLY THE FOLLOWING SHIFT:
NORTHING+4500.000
EASTING+60.000
THEN, MULTIPLY BY THE COMBINED SCALE FACTOR OF 0.999722.
 - ELEVATIONS ARE IN METRES AND ARE REFERRED TO GEODETIC DATUM CVD08.
 - THIS PLAN REPRESENTS FIELD SURVEY CONDUCTED ON THE 30th DAY OF JUNE AND 4th DAY OF JULY, 2022.
 - PARCEL DIMENSIONS WERE DERIVED FROM PLAN 8478. PROPERTY BOUNDARIES ARE SUBJECT TO ADJUSTMENT DUE TO LACK OF FOUND LEGAL EVIDENCE.
 - CONTOUR INTERVAL IS 0.5m.

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Canada V0N 0K7
T 604 932 5426

VILLAGE OF PEMBERTON
BOX 100, PEMBERTON, BC V0N2L0

**TOPOGRAPHIC SURVEY PLAN ON
LOT B DL 203 LILLOOET DISTRICT PLAN KAP84778
PID:027-219-313**

Drawing No.	V-01
Project Number	2111-06062-00
Rev.	0

Rev	Date	Description	AR	ES/CC	TB
0	2022-07-13	INITIAL SUBMISSION			

ORIGINAL DWG SIZE: ANSI D (22" x 34")

Approved Sealed

McElhanney Ltd.
Suite 2300 Central City Tower
13450 – 102nd Avenue
Surrey, BC V3T 5X3

September 9, 2022
File: 1880

Attention: Marco Cusano MBA, P.Eng., PMP, LEED AP ND

**RE: Preliminary Geotechnical Report, Proposed New Daycare Building,
7396 Cottonwood Street, Pemberton, BC**

1.0 INTRODUCTION

It is proposed to construct a new daycare building on the property at 7396 Cottonwood Street in Pemberton. Frontera Geotechnical Inc. (Frontera) has been engaged to provide geotechnical recommendations for the project.

Conceptual design drawings prepared by Parallel Group dated August 18, 2022, have been reviewed in preparing this report. The proposed building is to be a 3837 sq. ft single story structure. The building is expected to be of wood frame construction over a crawlspace and structural loads are anticipated to be light.

A geotechnical investigation of the building site was completed by Frontera. This report presents the results of our geotechnical investigation which includes soil and groundwater conditions at the site and provides preliminary geotechnical recommendations for the design and construction of the building.

This report has been prepared exclusively for our client and for the use of others within their design and construction team, however it remains the property of Frontera Geotechnical Inc.

2.0 SITE DESCRIPTION

The site is located centrally within Pemberton, between the existing Pemberton Children's Centre and the Pemberton & District Community Centre. The site is bound by the Community Centre to the south, the Children's Centre to the east, Cottonwood Street to the west and a gravel surfaced parking lot to the north.

The site is an irregular rectangle shape and is generally flat with grades ranging from approximately 209 m geodetic elevation on the west side of the site to 210 m geodetic elevation on the east side of the site, based on a survey conducted for McElhanney in July 2022.

3.0 FIELD INVESTIGATION

Frontera conducted a geotechnical investigation on August 8, 2022. The investigation included six solid-stem auger test holes. Two of the six auger test holes were supplemented with dynamic cone penetration test (DCPT) soundings. One of the auger test holes was supplemented with a cone penetration test (CPT) sounding.



The test holes were advanced to depths ranging from 2.7 m to 12.2 m below the local grades at the time of the investigation. Four of the auger holes refused within the very coarse fill which has been placed over the site. The soils were logged in the field and samples were collected for laboratory analysis. Test hole logs are included in Appendix A.

DCPT soundings are completed by driving steel rods with a blunt tip into the ground using a standardized mechanical drop hammer. The number of blows from the drop hammer required to advance the rods are recorded in 300 mm intervals. The number of blows required to drive the rods 300 mm can be used for inference of the in-situ density of granular soils and fills and consistency of fine-grained soils.

The CPT soundings were advanced to depths of 30 m below site grades, where the desired investigation depth was achieved. As the cone penetrometer is advanced into the ground, it records the tip resistance, sleeve friction, pore water pressure and inclination at 5 cm intervals. Analysis of the CPT sounding data allows for an estimation of geotechnical design parameters and inference of the sub-surface stratigraphy from soil-type behaviour characteristics. The CPT sounding logs and CPT based liquefaction analysis are presented in Appendix B and C, respectively.

The approximate locations of the test holes are shown on the attached site plan, Drawing No. 1880-01.

4.0 SUBSURFACE CONDITIONS

4.1 Soil Conditions

The site is located within the Lillooet River Floodplain. With reference to Geological Survey of Canada Open File 5324 the site is underlain by floodplain sediments described as sand and silt including organics underlain in places by gravel.

In general, the soil profile noted from the surface downwards at our test hole locations consists of granular fill underlain by silt, interbedded with silty sand which overlies sand. A general description of the soils encountered is as follows:

TOPSOIL

A thin layer of grass covered topsoil is present at TH22-02 and TH22-05. This ranges from 0.05 m to 0.2 m thick. The topsoil is a loose silty sand with trace rootlets.

FILL: Sand and Gravel

The upper fill comprises of sand and gravel with some cobbles and is encountered all test hole locations. The fill extends from ground surface or below the topsoil layer to depths of up to 3.0 m. The fill is dense, well graded sand with angular gravel and cobbles.

FILL: Crushed Rock

Underlying the sand and gravel fill in TH22-01, TH22-02 and TH22-03 is crushed rock which varies in size from 75 mm to 150 mm and is very dense, poorly graded. The crushed rock extends to depths of up to 3.3 m, and ranges in thickness from 1.3 m to 1.9 m.

SAND

A layer of sand exists beneath the fill at the location of TH22-05 from 2.8 m to 3.1 m. This sand is fine grained, poorly graded with some silt. The sand is compact and wet.



SILT

The sand or fill is underlain by a firm, low plastic, moist, grey silt with trace to some wood fibres. This stratum is found at depths between 3.1 m and 9.1 m. The silt grades soft with depth and becomes interbedded with sandy silt. Moisture contents within this stratum are measured between 35% to 80%.

SAND

The silt is underlain by fine-grained sand with trace silt. The sand is poorly graded, loose to compact and wet. The sand grades to medium grained at 11.3 m and extends to at least 30 m depth based on CPT soil behavior type interpretation.

For a more detailed description of the subsurface conditions refer to the test hole logs in Appendix A.

4.2 Groundwater Conditions

The groundwater table was estimated to be approximately 3.5 m below the site grades at the time of investigation based on review of CPT sounding data. The groundwater table is expected to be higher following periods of persistent precipitation and snow melt.

5.0 DISCUSSION

5.1 General Comments

In general, the soil conditions consist of a minimum of 3.0 m of granular fill, over silt and silty sand underlain by sand. The fill is dense to very dense and due to large particle size resulted in practical equipment refusal of the solid stem augers at some locations.

Existing electrical, telecommunication, water, sanitary sewer, and stormwater utilities are within the location of the proposed building. Based on provided drawings these utilities are generally aligned east to west. There is a hydro kiosk near the centre of the site, which could be within the footprint of the proposed building. We understand that these existing improvements will be removed or relocated prior to construction.

Existing grades slope down from west to east and the grade differential across the site is about 1 m to 1.5 m. To accommodate the crawlspace and in consideration of proposed floor elevation cuts are expected to be required to achieve subgrade elevation.

The silt underlying the fill is considered susceptible to consolidation settlement when exposed to an increase in stress such as that imposed by foundation loads or site grading fill.

The underlying granular soils were found to be generally loose to compact and are considered susceptible to earthquake induced liquefaction in consideration of the 2018 British Columbia Building Code (2018 BCBC) probabilistic seismic hazard.

The site is located within an identified flood hazard area. A flood hazard report can be prepared by Frontera upon request.

Other geological hazards may exist. A geohazard report from a Qualified professional may be required for this project.

Provided the geotechnical recommendations outlined in this report are considered in design, we are of the opinion that the project is feasible from a geotechnical standpoint.



5.2 Consolidation Settlement

The silt underlying the granular fill was found to have a moisture content between 44% and 80% based on laboratory moisture content analysis of retrieved samples. This, along with our local experience, indicates the fine-grained soil is likely susceptible to consolidation settlement. Due to the potential variability within this stratum, consolidation settlement could result in differential settlements which exceed typically tolerable magnitudes.

In order to limit total settlement and to help ensure long term differential settlements remain within acceptable tolerances, it may be recommended that the building areas be preloaded in advance of construction. The recommendation to preload the site will be based on approved slab elevation, foundation loads, and site grading once available.

5.3 Seismic Consideration

5.3.1 General

It is generally accepted that loose to compact and saturated non-plastic silts and sands are prone to liquefaction or strain softening during cyclic loading caused by large earthquakes. Once liquefaction is triggered, significant, permanent, vertical, and horizontal movements may be experienced. The strength reduction caused by soil liquefaction can cause conventional spread foundations to fail by punching into the liquefied soils.

The 2018 BCBC states that the objective of earthquake-resistant design is to prevent major failure and/or collapse of structures. Structures designed in conformance with the National Building Code of Canada (NBCC) provisions should be able to resist moderate earthquakes without significant damage and major earthquakes without collapse. Collapse is defined as a state where occupants can no longer exit the building because of structural failure. For our analysis, we have relied upon the 2015 NBCC interpolated seismic hazard values from Natural Resources Canada, which are consistent with the 2018 BCBC.

For design purposes, the 2018 BCBC defines a “major” earthquake as one which results in accelerations and velocities with a 2% chance of being exceeded in 50 years which equates to a 1 in 2,475-year probabilistic seismic hazard. The firm ground peak ground acceleration (PGA) at this location is 0.17g, where g is acceleration due to gravity.

For the purpose of this report, moderate ground shaking has been represented by the mean ground motion with a probability of exceedance of 10% in 50 years. This equates to a 1 in 475-year probabilistic seismic hazard with an associated firm ground PGA of 0.08g.

5.4 Liquefaction Assessment

5.4.1 Liquefaction Triggering

The near surface silts are not considered susceptible to liquefaction triggering however, some strain softening may occur. The underlying sands and silty sands were found to be generally loose to compact and are considered susceptible to liquefaction.

We have carried out a liquefaction analysis using the methods of Boulanger and Idriss (2014). Liquefaction triggering was defined using a factor of safety against liquefaction of less than or equal to one. We considered the method described by Zhang et al. (2002) for estimating liquefaction-induced free field settlements from CPT sounding data. We have limited our analysis of liquefaction potential to 20 m below grade based on common practice and the methods described by Zhang et al. (2002) which states that



based on case studies from past earthquakes, little or no surface manifestation has been observed when the liquefied layer is below 20 m depth.

Review of our analysis indicates that much of the soil profile below about 6 m depth is susceptible to liquefaction triggering. Liquefaction triggering is expected throughout much of the soil profile below 6 m depth for the 1 in 2,475-year seismic hazard. Liquefaction triggering is not expected in consideration of the 1 in 475-year seismic hazard.

The consequence of liquefaction triggering is expected to be low for the 1 in 2,475-year seismic hazard. Based on the Liquefaction Severity Number (LSN) proposed by van Ballegooy et. al (2013), little or no surface expression, minor sand boils, and minor damage is expected.

5.4.2 Vertical Settlements

1 in 2,475-year Seismic Hazard Analysis

Calculated post-liquefaction free field settlements for the 1 in 2,475-year seismic hazard in the order of 13 cm are calculated when summed from a depth of 20 m. Due to potential variability in the seismic response of the soils we estimate that differential settlements of up to 6 cm across the width of foundations. These estimates should be considered as order of magnitude estimates only.

1 in 475-year Seismic Hazard Analysis

Post-liquefaction free field settlements from the 1 in 475-year event are expected to be negligible due to the low PGA at the site in consideration of this hazard.

*It must be appreciated that the settlements estimated above are free field settlements and therefore are expected to be similar to the settlement of the surrounding area. The differential settlement estimates do not account for any stiffness associated with the foundation system, shear-induced foundation settlements, or additional settlements that may occur as a result of the surface expression of liquefaction (i.e., ejecta).

Preliminary total and differential settlement magnitudes to be considered in structural design are included in Table 1 and Table 2, respectively.

Table 1. Calculated total free field settlement values to be considered for preliminary seismic design.

<i>Seismic Hazard</i>	<i>Vertical Settlement (cm)</i>
<i>1 in 2,475-year</i>	13
<i>1 in 475-year</i>	N/A

Table 2. Estimated differential settlement values (Martin et. al. 1999).

<i>Seismic Hazard</i>	<i>Differential Settlement Across the Width of Foundations (cm)</i>
<i>1 in 2,475-year</i>	6
<i>1 in 475-year</i>	N/A

5.4.3 Liquefaction Induced Foundation Shear Failure

Soil liquefaction can cause a loss of vertical load carrying capacity of foundation soils. Spread footings supported on non-liquefiable surficial soils can punch through into the underlying liquefied soils. Review of our liquefaction assessment indicates that foundations will likely be located over liquefiable soils with about



6.4 m of non-liquefiable surficial crust, and therefore shear failure of conventional foundations is considered unlikely.

5.4.4 Liquefaction Induced Lateral Displacements

Horizontal displacements are most problematic where sites are located on sloping ground, or near-to a free face such as a shoreline or large drainage channel. These conditions introduce a static bias within the soils and encourage post-liquefaction reconsolidation strains to accumulate in one direction. The site is generally level and free face conditions are sufficiently distant, therefore horizontal displacements are not expected at this site.

5.5 Foundation Support Considerations

Provided that the structural engineer can tolerate the settlement estimates above, and assuming that the foundation can be designed to tolerate differential settlements as described in Section 5.4.2, then ground improvement is not considered necessary. We are of the opinion that a thickened slab foundation would be suitable for this project.

6.0 PRELIMINARY DESIGN RECOMMENDATIONS

6.1 General

The foundation level and structural loads have not yet been confirmed. We understand that a portion of the site may be lowered prior to construction. Final recommendations can be made once site grading, building elevation, and foundation loads are known.

6.2 Site Preparation

6.2.1 Stripping

Site stripping includes removing any organic topsoil, existing utilities and services, loose fill, asphalt, and any other material considered to compromise the design recommendations stated herein. In all cases related to the construction these unsuitable materials should be excavated to expose the dense sand and gravel fill.

Where grade raising fill is proposed, stripping should extend, at minimum, to the full extents of the fill footprint.

6.2.2 Compaction

The stripped subgrade should be compacted with a minimum 10-ton vibratory soil compactor.

6.2.3 Engineered Fill

All grade raising fill used to support foundations, hardscaping, or pavement structures should be completed with “engineered fill”. In the context of this report “engineered fill” is defined as clean sand to sand and gravel fill, compacted to a minimum standard of 95% of its Modified Proctor Maximum Dry Density (ASTM D1557) while at a moisture content that is within 2% of its optimum for compaction.

6.2.4 Preload

Pre-loading the building area would help to reduce the risk of total and differential settlements associated with the consolidation of compressible soils underlying the site and may be recommended. The preload



design would be directly related to the slab elevation, weight of the proposed structure, the contact stress at the underside of the foundation, the foundation design, and current and future site grading.

For preliminary budgeting purposes we recommend that you allow for a 1.0 m high preload measured above the top of the crawlspace slab, and a 16-to-24-week preload period. Ultimately the preload performance will govern when it can be removed. Settlement monitoring gauges would be installed in the preload to determine its performance.

The preload height above assumes attenuation of stress from the thickened slab foundation through the granular fill. It is expected that there would be load concentration at the perimeter of the foundation and at column locations, and these stresses would attenuate with depth. The actual preload height, if required, can be determined once a foundation loading plan is available.

Preload drawings can be provided by Frontera upon request once detailed structural design is available and a preload analysis can be completed.

6.3 Foundation Design

6.3.1 Thickened Slab Foundation

Following the site preparation recommendations outlined in Section 6.1, we recommend that a thickened slab foundation can be designed in consideration of a Serviceability Limit State (SLS) bearing pressure of 50 kPa and a factored Ultimate Limit State (ULS) bearing pressure of 100 kPa.

Once site preparation and foundation elevations are confirmed, a preliminary modulus of subgrade reaction can be provided for the structural design of the slab.

6.3.2 Seismic Design of Foundations

The proposed development site qualifies as Site Class F as defined in Table 4.1.8.4.A of the BCBC 2018 due to the presence of liquefiable soils beneath the site. The average shear wave velocity in the upper 30 m of the soil profile (\bar{V}_{S30}), is 204 m/s based on the CPT based estimated shear wave velocity profile at the site. In accordance with 4.1.8.4(8), we have assumed that the structure will have a fundamental period of vibration of less than 0.5 seconds and therefore we recommend that the site be classified as "Site Class D" for structural design purposes, assuming the soil is not liquefiable.

The structural engineer should confirm if the period of the structure is greater than 0.5 seconds, if it is, Frontera should be asked to carry out a site-specific dynamic analysis and to update this report accordingly.

In accordance with 2018 BCBC, Section 4.1.8.16., Sentence 8 b), the requirement that "spread footings founded on soil defined as Site Class E or F shall be interconnected by continuous ties in not less than two directions" should be adhered to.

6.3.3 Settlement of Foundations

6.3.3.1 Static

Provided our recommendations are adhered to, post-construction settlements are estimated to be less than 25 mm with differential settlement of less than 1 in 300.

6.3.3.2 Seismic

We recommend that the Structural Engineer consider the post-seismic differential settlements outlined in Section 5.4 for preliminary design.



6.3.4 Frost Protection

All foundations should be located a minimum of 0.6 m below site grades for frost protection.

6.3.5 Foundation Drainage

We recommend that at minimum a foundation drainage system per 2018 BCBC be included in the building design to help intercept and dispose of any migrating subsurface water at foundation level.

6.4 Concrete Slabs On-Grade

All grade supported concrete slabs should be underlain by a minimum of 150 mm of 19 mm clear crushed rock, to help prevent moisture from accumulating below the slab, placed over compacted “engineered fill” as described in this report. The crushed rock should be compacted in place. We recommend that a poly moisture barrier be placed overlying the gravel beneath the grade supported slabs to help reduce moisture within the concrete.

6.5 Backfill

Backfill adjacent to the foundations should be completed with free draining material such as clean sand and gravel or crushed rock fill containing less than 5% fines. The backfill should be compacted in lifts. In areas where the backfill will support hard landscaping or pavement areas the material should be compacted to a minimum of 95% of its Modified Proctor Maximum Dry Density while at a moisture content that is within 2% of its optimum for compaction.

7.0 FIELD REVIEWS

As is normally required for Municipal Letters of Assurance, Frontera Geotechnical Inc. should be asked to carry out sufficient field reviews during construction to ensure that the Geotechnical Design recommendations contained within this report have been adequately communicated to the design team and to the contractors implementing the design. These field reviews are not carried out for the benefit of the contractors and therefore do not in any way affect the contractor’s obligations to perform under the terms of their contract.

It is the contractors’ responsibility to advise Frontera Geotechnical Inc. (a minimum of 24 hours in advance) that a field review is required. Geotechnical field reviews are normally required at the time of the following:

- | | |
|-------------------------|--|
| 1. Stripping | Review of stripped subgrade prior to any fill placement |
| 2. Compaction | Review of subgrade compaction |
| 3. Engineered Fill | Review of placement and compaction of any permanent fill |
| 4. Preload | Review of preload placement and settlement monitoring |
| 5. Subgrade | Review of prepared foundation subgrade |
| 6. Slab-on-grade | Review of slab-on-grade preparation |
| 7. Backfill/Frost Depth | Review of final building backfill |

It is critical that these reviews are carried out to ensure that our intentions have been adequately communicated. It is also critical that contractors working on the site view this document in advance of any work being carried out so that they become familiarized with the sensitive aspects of the works proposed. It is the responsibility of the developer to notify Frontera Geotechnical Inc. when conditions or situations not outlined within this document are encountered.

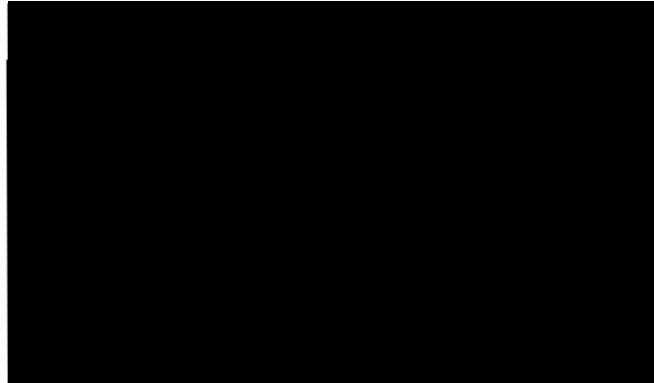


8.0 CLOSURE

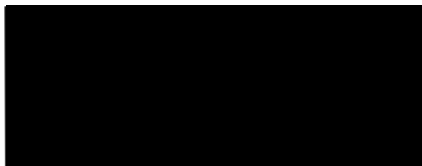
This report is prepared solely for use by our client and their design team for this project as described to the general standards of similar work for similar projects in this area and no other warranty of any kind is expressed or implied. Frontera Geotechnical Inc. accepts no responsibility for any other use of this report.

We are pleased to assist you with this project, and we trust this information is helpful and sufficient for your purposes at this time. Please do not hesitate to call the undersigned if you require clarification or additional details.

Frontera Geotechnical Inc.



Sam Gregory, B.Sc.
Geological Technician





Jaret Bull M.A.Sc., EIT.
Geotechnical Engineer



Geotechnical Investigation Plan
Proposed Daycare Building
 7396 Cottonwood Street, Pemberton,
 BC

FILE NO.
 1880
 DWG NO.
 1880 - 01

LEGEND
 Auger Test Hole
 CPT Sounding

Date: 2022-09-08
 Drawn By: SG Approved By: JB Reviewed By:
 Scale: NTS, Locations Approximate





APPENDIX A

TEST HOLE LOGS



Test Hole Log: TH22-01

Project No.: 1880

Project: 7396 Cottonwood Street

Client: McElhanny Ltd.

Location: Pemberton, BC



#1 - 38920 Queens Way
Squamish, BC V8B 0K8
604-898-1093
www.fronterageo.ca

Depth (m)	Soil Profile		Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description				
0		Ground Surface	209.5			
0 - 1		FILL Sand and gravel fill with some silt and some cobbles, fine to coarse grained sand, fine to coarse, angular gravel, angular cobbles, well graded, dense, dry, brown/grey.	208.0			
1 - 2		FILL 75 mm clear crushed rock, uniformly graded, dense, dry, grey.	206.8			
2 - 3		End of Borehole				2.7 m - Auger refused.
3 - 10						3 Attempts to advance test hole, all refused between 2.1 m - 2.7 m

Date of Drilling: 08/08/2022
Rig Type: Solid Stem Auger
Logged By: SG

Datum: Geodetic Approximate
Page: 1 of 1

Test Hole Log: TH22-02

Project No.: 1880

Project: 7396 Cottonwood Street

Client: McElhanny Ltd.

Location: Pemberton, BC



#1 - 38920 Queens Way
Squamish, BC V8B 0K8
604-898-1093
www.fronterageo.ca

Depth (m)	Soil Profile		Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description				
0		Ground Surface				
0		TOPSOIL Silty sand with trace rootlets, loose, moist, brown, grass topped.	8			
1		FILL Sand and gravel fill with some silt and some cobbles, fine to coarse grained sand, fine to coarse, angular gravel, angular cobbles, well graded, compact to dense, dry, brown/grey.	10			1.2 m - DCPT refusal.
2		FILL 75 mm clear crushed rock, uniformly graded, dense, dry, grey.	27			
3			70			3.3 m - Auger refused.
4		End of Borehole				3 Attempts to advance test hole , all refused between 1.6 m - 3.3 m
5						
6						
7						
8						
9						
10						

Date of Drilling: 08/08/2022
Rig Type: Solid Stem Auger
Logged By: SG

Datum: Geodetic Approximate
Page: 1 of 1

Test Hole Log: TH22-03

Project No.: 1880

Project: 7396 Cottonwood Street

Client: McElhanny Ltd.

Location: Pemberton, BC



#1 - 38920 Queens Way
Squamish, BC V8B 0K8
604-898-1093
www.fronterageo.ca

Depth (m)	Soil Profile		Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description				
0		Ground Surface	209.5			
0 to 1		FILL 19 mm minus crushed rock gravel, loose, dry, grey.				
1 to 2		FILL Sand and gravel fill with some silt and some cobbles, fine to coarse grained sand, fine to coarse, angular gravel, angular cobbles, well graded, dense, dry grey.	208.0			
2 to 3		FILL 75 mm clear crushed rock, uniformly graded, dense, dry, grey.	206.8			
3 to 10		End of Borehole				2.7 m - Auger refused. 3 Attempts to advance test hole, all refused between 2.1 m - 2.7 m

Date of Drilling: 08/08/2022
Rig Type: Solid Stem Auger
Logged By: SG

Datum: Geodetic Approximate
Page: 1 of 1

Test Hole Log: TH22-04

Project No.: 1880

Project: 7396 Cottonwood Street

Client: McElhanny Ltd.

Location: Pemberton, BC



#1 - 38920 Queens Way
Squamish, BC V8B 0K8
604-898-1093
www.fronterageo.ca

Depth (m)	Soil Profile		Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description				
0		Ground Surface	209.0			
0	[Cross-hatched pattern]	FILL 19 mm minus crushed rock gravel, loose, dry, grey.				
1		FILL Sand and gravel fill with some silt and some cobbles, fine to coarse grained sand, fine to coarse, angular gravel, angular cobbles, well graded, dense, dry grey.				
2						
3			205.9			
4		SILT Trace to some wood fibres, trace sand, low plastic, firm, moist to wet, grey. - grades softer with depth. - no wood fibres below 4.5 m.		80	[Water level indicator]	
5						
6				67		
7				44		
8						
9			200.1			
9	[Dotted pattern]	SAND Trace silt, fine grained, poorly graded, compact, wet, grey.				
10					46	

Date of Drilling: 08/08/2022
Rig Type: Solid Stem Auger
Logged By: SG

Datum: Geodetic Approximate
Page: 1 of 2

Test Hole Log: TH22-04

Project No.: 1880

Project: 7396 Cottonwood Street

Client: McElhanny Ltd.

Location: Pemberton, BC



#1 - 38920 Queens Way
Squamish, BC V8B 0K8
604-898-1093
www.fronterageo.ca

Depth (m)	Soil Profile		Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description				
11						
12	SAND	Medium grained, poorly graded, compact to dense, wet, grey.				
		End of Borehole				
13						
14						
15						
16						
17						
18						
19						
20						

Date of Drilling: 08/08/2022
Rig Type: Solid Stem Auger
Logged By: SG

Datum: Geodetic Approximate
Page: 2 of 2

Test Hole Log: TH22-05 (CPT22-01)

Project No.: 1880

Project: 7396 Cottonwood Street

Client: McElhanny Ltd.

Location: Pemberton, BC



#1 - 38920 Queens Way
Squamish, BC V8B 0K8
604-898-1093
www.fronterageo.ca

Depth (m)	Soil Profile		Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description				
0		Ground Surface				
0		TOPSOIL Silty sand, trace rootlets, loose, moist, brown, grass topped.				
1		FILL Sand and gravel fill with some silt and some cobbles, fine to coarse grained sand, fine to coarse, angular gravel, angular cobbles, well graded, dense, dry grey.				
2						
3		SAND Some silt, fine grained, poorly graded, compact, wet, grey.		35		
4		SILT Trace to some wood fibres, low plastic, firm, moist to wet, grey.				
5						
6		Sandy SILT Fine grained sand, non-plastic silt soft, wet, grey		44		
7						
8		SILT Trace to some wood / wood fibres, low plastic, firm, wet, grey.		38		
9						
9				51		
10		End of Borehole				CPT pushed to 30 m.

Date of Drilling: 08/08/2022
Rig Type: Solid Stem Auger
Logged By: SG

Datum: Geodetic Approximate
Page: 1 of 1

Test Hole Log: TH22-06

Project No.: 1880

Project: 7396 Cottonwood Street

Client: McElhanny Ltd.

Location: Pemberton, BC



#1 - 38920 Queens Way
Squamish, BC V8B 0K8
604-898-1093
www.fronterageo.ca

Depth (m)	Soil Profile		Dynamic Cone Penetration Resistance (blows/0.3m)	Water Content (%)	Groundwater/Well	Remarks
	Strata	Description				
0		Ground Surface	208.5			
0	ASPHALT					
0	FILL					
1	Sand and gravel fill with some silt and some cobbles, fine to coarse grained sand, fine to coarse, angular gravel, angular cobbles, well graded, dense, dry grey.	207.0				1.5 m - Auger refused.
2	End of Borehole					
3						
4						
5						
6						
7						
8						
9						
10						

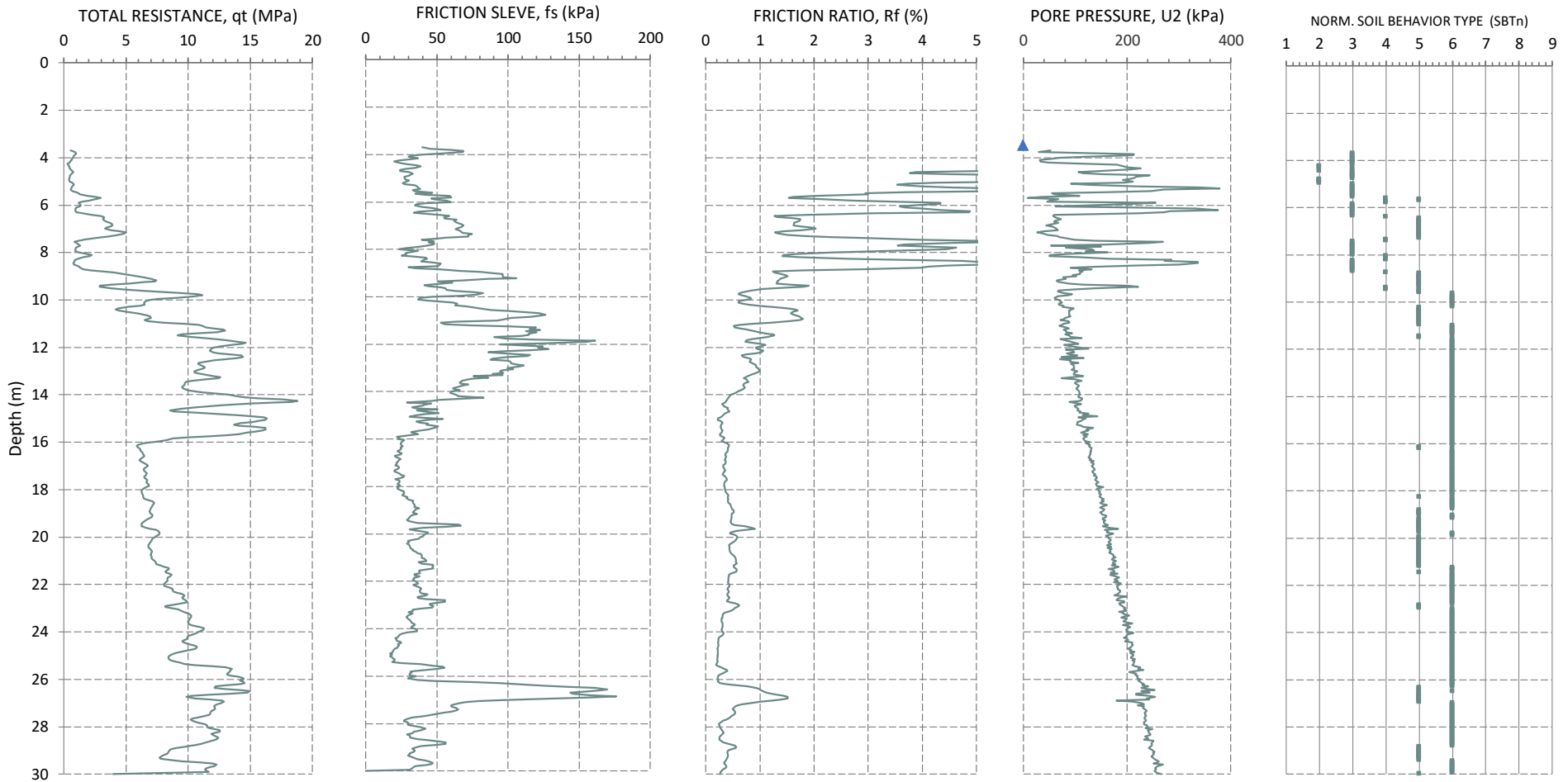
Date of Drilling: 08/08/2022
Rig Type: Solid Stem Auger
Logged By: SG

Datum: Geodetic Approximate
Page: 1 of 1



APPENDIX B

CPT BASED SOIL INTERPERTATION



Frontera Geotechnical Inc.
 #1-38920 Queens Way
 Squamish, BC V8B 0K8
 604-898-1093

Client: McElhanney Ltd
Job No. 1880
Location: 7396 Cottonwood Street, Pemberton, BC
Date: August 8, 2022
CPT Trace: CPT22-01

SBTn Legend

1. Sensitive Fine-Grained	4. Clayey Silt & Silty Clay	7. Dense Sand to Gravely Sand
2. Clay - Organic Soil	5. Silty Sand to Sandy Silt	8. Dense Sand to Clayey Sand
3. Clay to Silty Clay	6. Clean Sand to Silty Sand	9. Stiff Fine-Grained

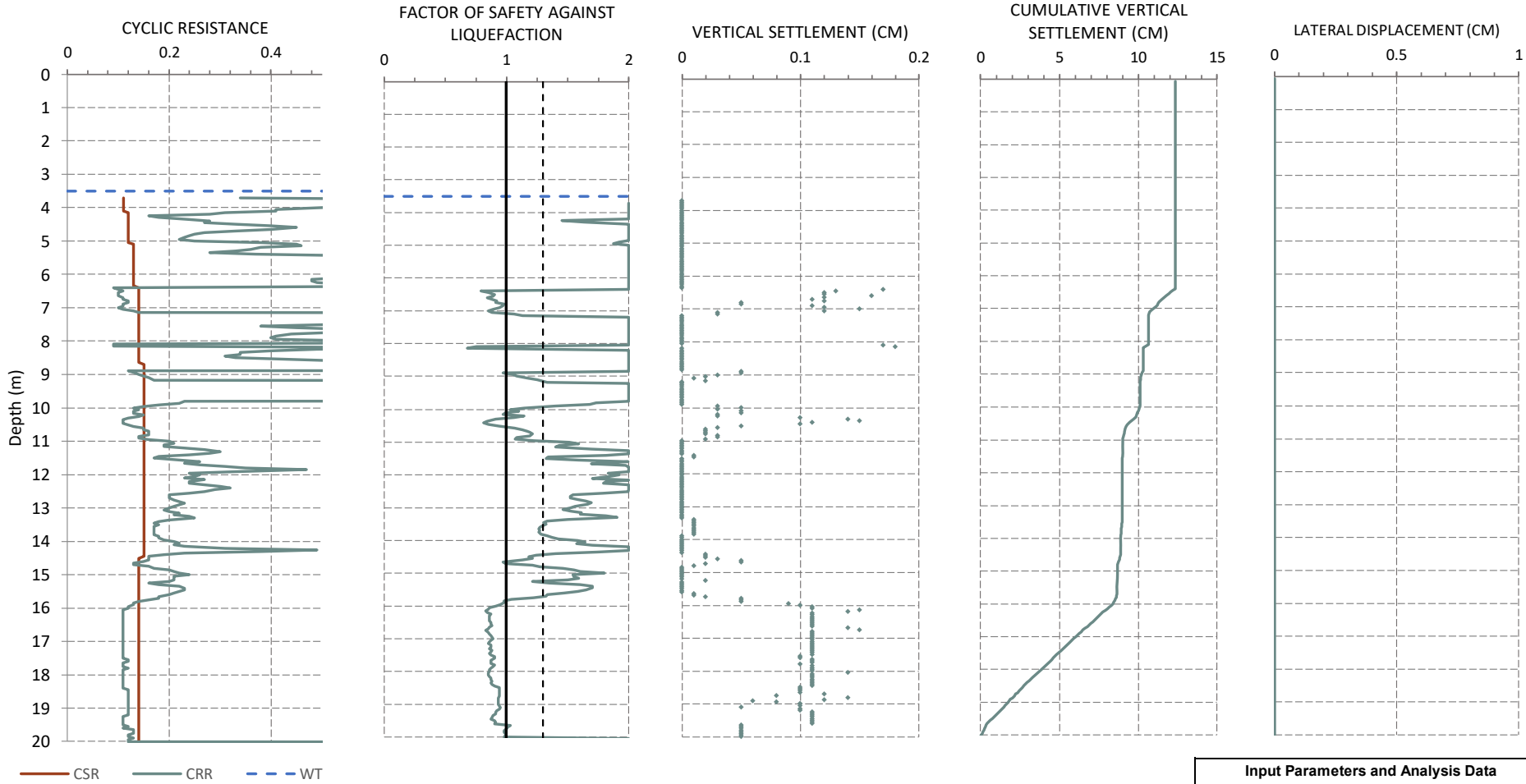
Input Parameters and Analysis Data

SBT Method:	Robertson (1990)
Water Table (m, below grade):	3.5



APPENDIX C.1

**1 IN 2,475 YEAR SEISMIC HAZARD CPT BASED
LIQUEFACTION ANALYSIS**



Input Parameters and Analysis Data	
Analysis Method:	B&I 2014
Fines Correction Method:	B&I 2014
Earthquake Magnitude:	7
Peak Ground Acceleration:	0.17
Seismic Hazard:	1 in 2,475
I_c cut-off value:	2.6
Transitional Layer Detection:	ON
Limit Depth:	20.00 m
Water Table (m, below grade):	3.5



Frontera Geotechnical Inc.
 #1-38920 Queens Way
 Squamish, BC V8B 0K8
 604-898-1093

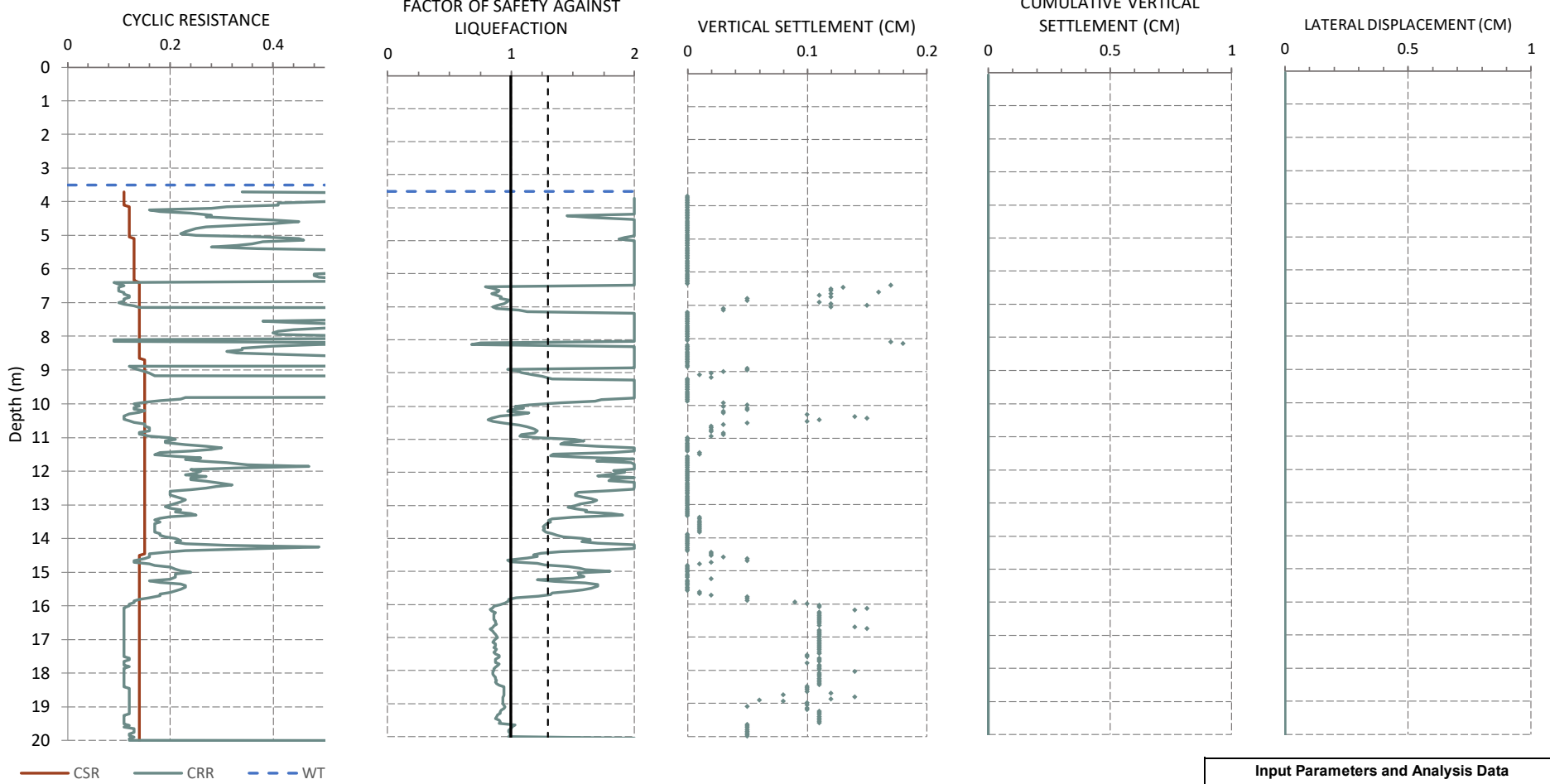
Client: McElhanney Ltd
Job No. 1880
Location: 7396 Cottonwood Street, Pemberton, BC
Date: August 8, 2022
CPT Trace: CPT22-01



APPENDIX C.2

**1 IN 475 YEAR SEISMIC HAZARD CPT BASED
LIQUEFACTION ANALYSIS**





Input Parameters and Analysis Data

Analysis Method:	B&I 2014
Fines Correction Method:	B&I 2014
Earthquake Magnitude:	7
Peak Ground Acceleration:	0.08
Seismic Hazard:	1 in 475
I_c cut-off value:	2.6
Transitional Layer Detection:	ON
Limit Depth:	20.00 m
Water Table (m, below grade):	3.5



Frontera Geotechnical Inc.
 #1-38920 Queens Way
 Squamish, BC V8B 0K8
 604-898-1093

Client: McElhanney Ltd
Job No. 1880
Location: 7396 Cottonwood Street, Pemberton, BC
Date: August 8, 2022
CPT Trace: **CPT22-01**