

# Murton Residence

## Lakeview Home & Pool Cabana

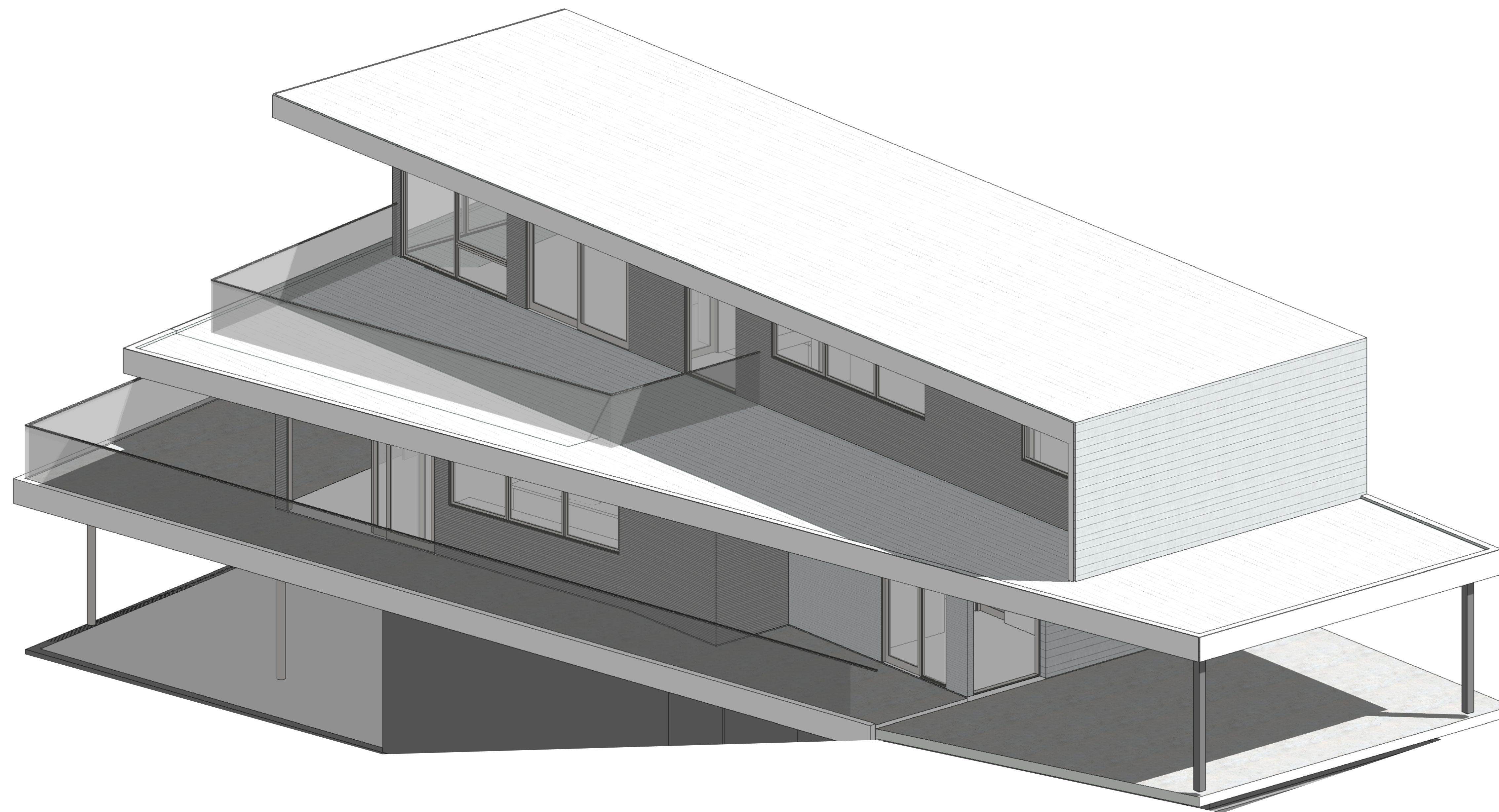
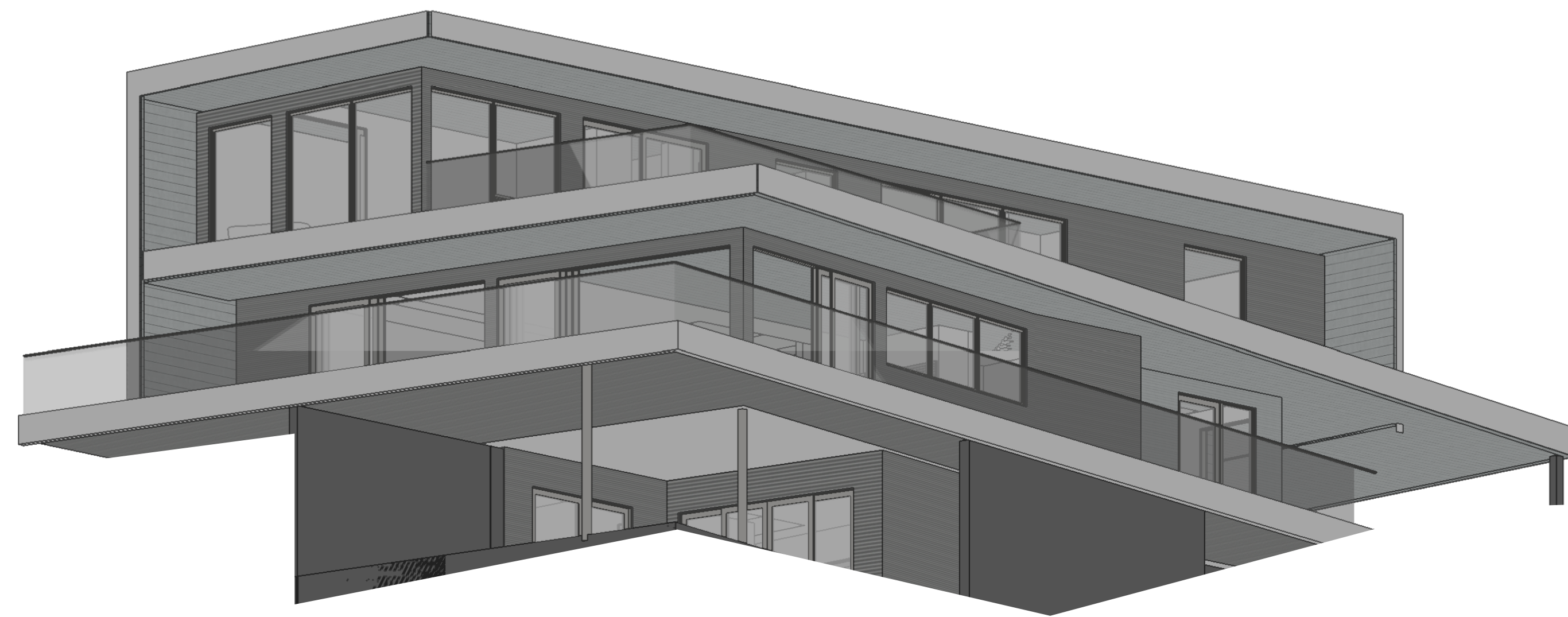
Lot 31 Stonebrook Estates  
123 Granite Court,  
Naramata, BC

sumlump design inc.

Dominic Unsworth 250.488.8751

S2a Comp 8 RR1 Kaleden, BC V0H 1K0

[domus@gmail.com](mailto:domus@gmail.com)



Construction Update Feb 13 '19

Feb 13 '19

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#1608-26

**MURTON RESIDENCE**

Lakeview Home & Pool Cabana

Project Address:  
123 Granite Court,  
Stonebrook Estates  
Naramata, BC

Lot 31, Plan KAS3445, DL 2711LDSY  
RDOS AREA 'E' NARAMATA  
Zoning RS1s

TOWN of OLIVER

4150 Main Street  
Oliver, BC, V0H 1T0  
(250) 455-0200

No.	Issue Notes	Date
1	CABANA BP	2017-05-17
2	REV CABANA	2017-07-19
3	BP RESIDENCE	2018-10-15
4		

No.	Revision Notes	Date
1	REV WINDOWS	2018-10-24

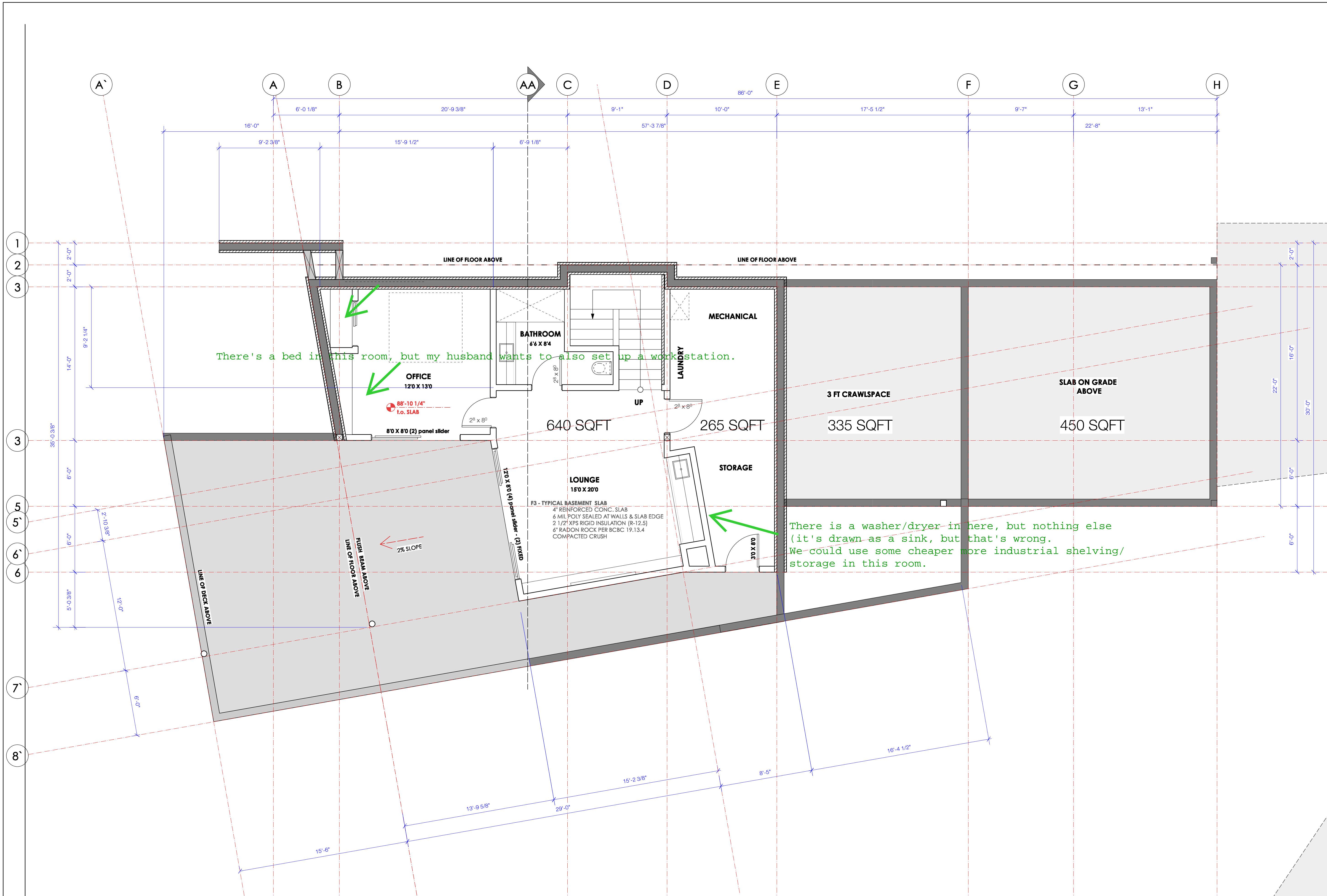
**Sheet Information**

Date	01 / 13 / 2019
Job No.	1608-26
Drawn By	D.U.
Reviewed By	D.U.
Title	

**BASEMENT FLOOR PLAN**

Sheet

**A2.1**



**BASEMENT FLOOR PLAN**  
1/4" = 1 FT

#1608-26

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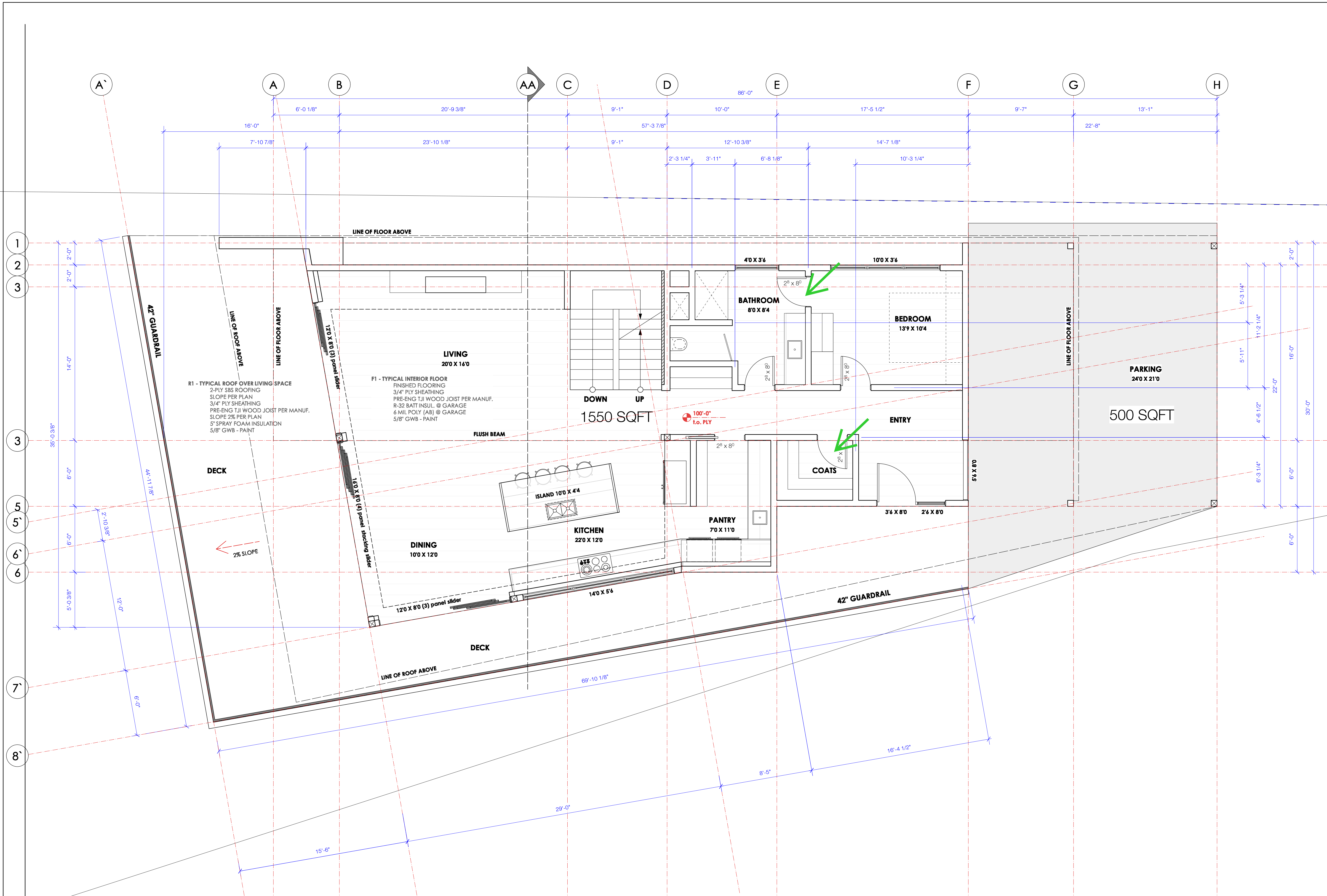
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**MAIN FLOOR PLAN**

Sheet  
**A2.2**



MAIN FLOOR PLAN  
 1/4" = 1 FT



#1608-26

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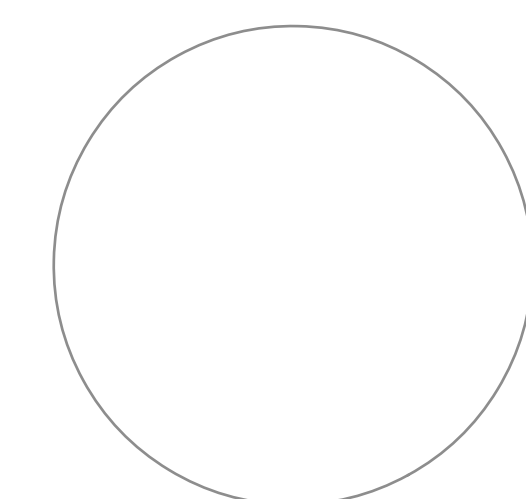
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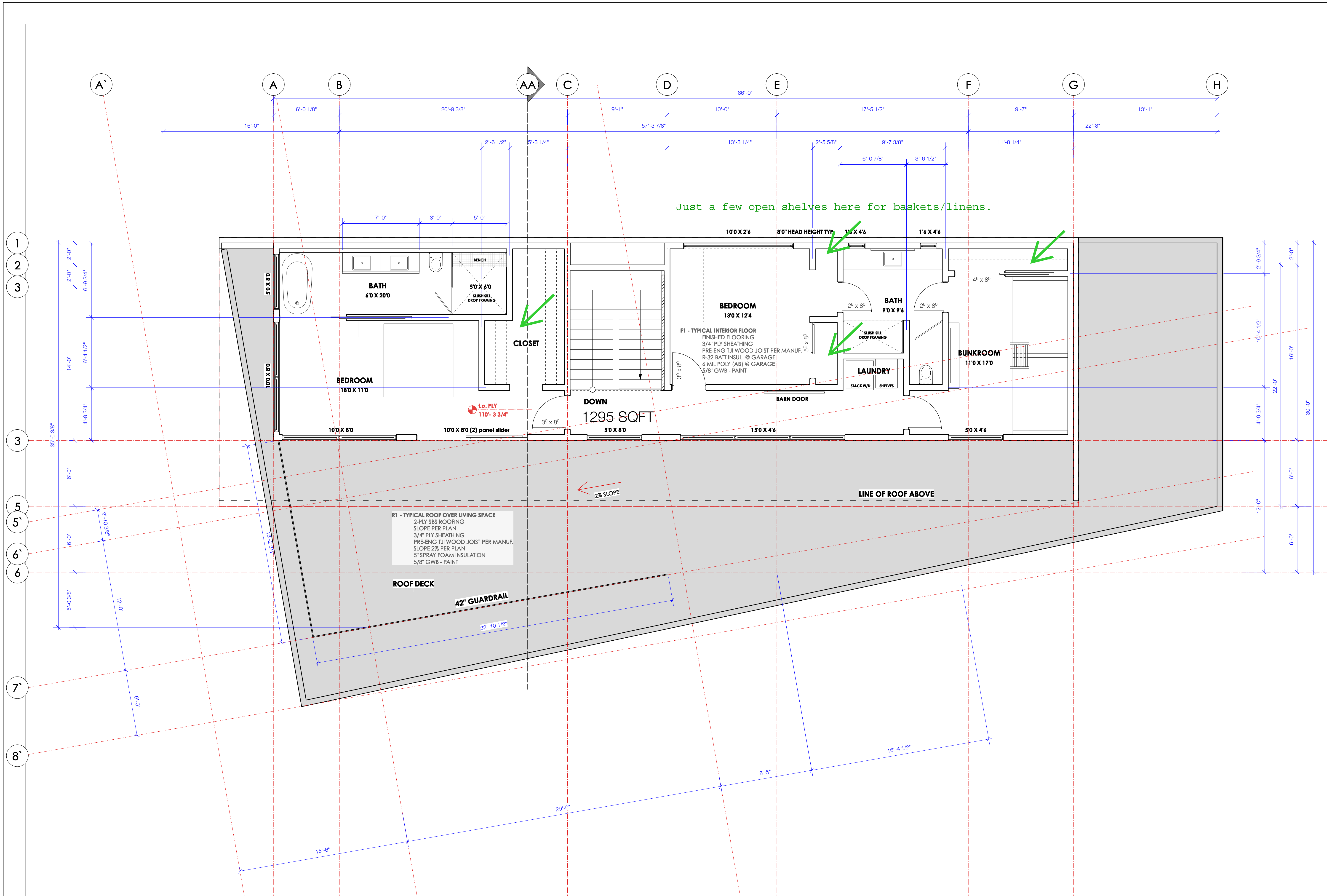


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**UPPER FLOOR PLAN**

Sheet  
**A2.3**



**UPPER FLOOR PLAN**  
 1/4" = 1 FT



**MURTON RESIDENCE**

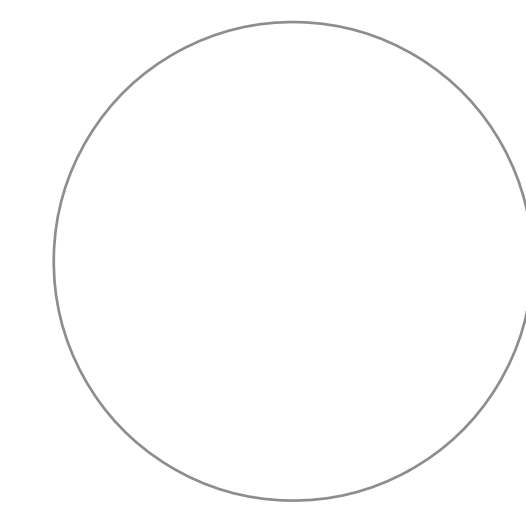
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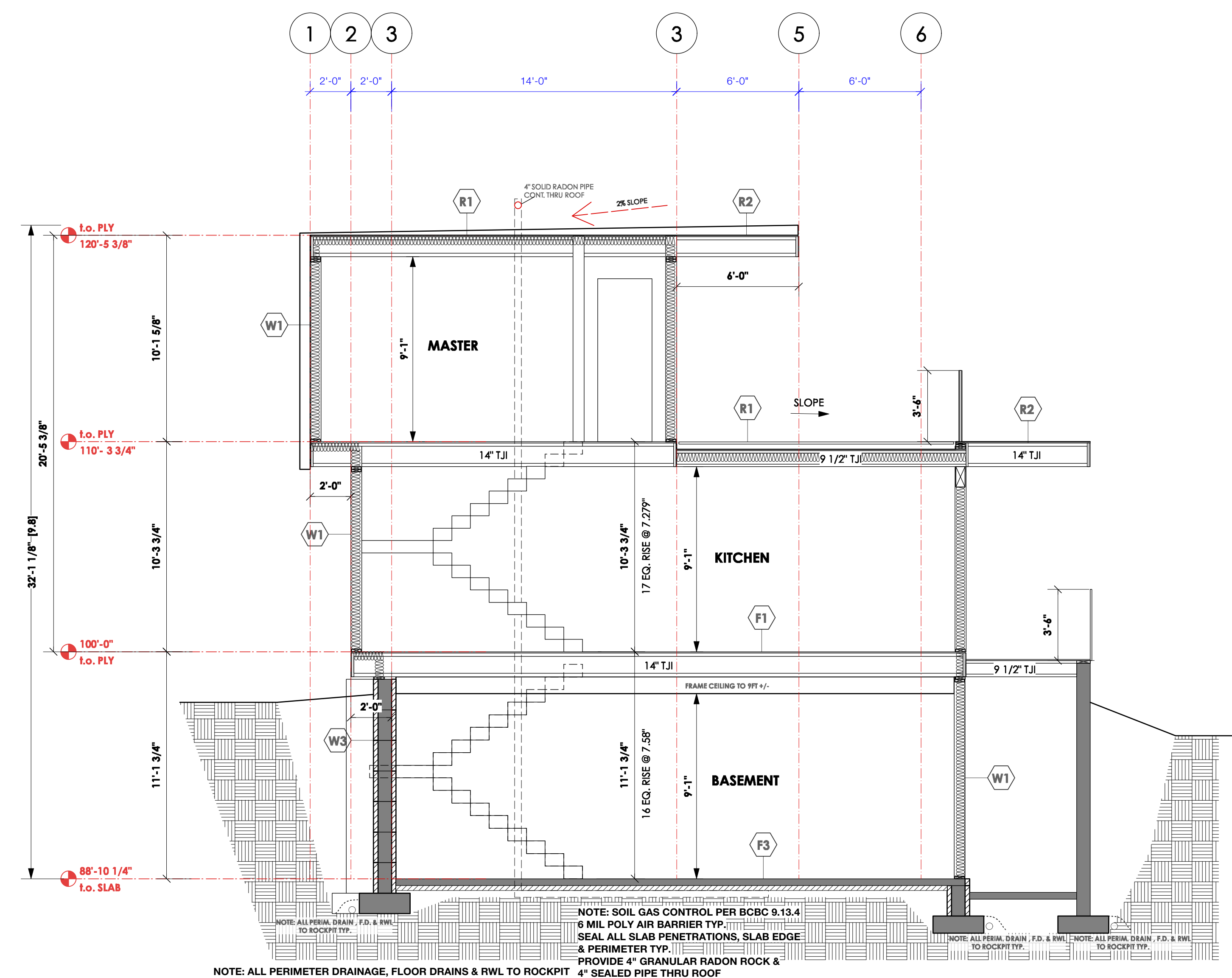
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**BUILDING SECTION**

Sheet  
**A4.0**



**NORTH SOUTH BUILDING SECTION 'AA'**  
1/4" = 1FT

**R1 - TYPICAL ROOF OVER LIVING SPACE**  
2-PLY SBS ROOFING  
SLOPE PER PLAN  
3/4" PLY SHEATHING  
PRE-ENG TJI WOOD JOIST PER MANUF.  
SLOPE 2% PER PLAN  
5" SPRAY FOAM INSULATION  
5/8" GWB - PAINT

**R2 - TYPICAL ROOF OVER EXTERIOR SPACE**  
2-PLY SBS ROOFING  
SLOPE PER PLAN  
3/4" PLY SHEATHING  
PRE-ENG TJI WOOD JOIST PER MANUF.  
5" SPRAY FOAM INSULATION  
WHEN LIVING SPACE ABOVE  
PRE-FIN VENTED SOFFIT

**W1 - TYPICAL EXTERIOR WALL**  
EXTERIOR FINISH PER PLAN  
"DRYWALL" RAINSCREEN MAT (3/8" AIRSPACE)  
TYVEK BLDG WRAP (AB)  
1/2" OSB SHEATHING  
2X6 STUD @ 16" O.C.  
R-24 BATT INSUL.  
6 MIL POLY (VB)  
1/2" GWB - PAINT

**W2 - TYPICAL FOUNDATION WALL**  
2X6 PT TOP PLATE ON GASKET  
8" CONC. WALL  
DAMP-PROOF BELOW GRADE  
2" JOIST LEDGER TYP.  
C/W 2X2 PT LEDGER PLATE TYP.  
2 1/2" XPS RIGID INSULATION (R-12.5)  
24" X 8" DP CONC. FTG.  
PERF. PERIMETER DRAIN AS REQ'D

**W3 - TYPICAL FOUNDATION WALL**  
2X6 PT TOP PLATE ON GASKET  
8" ICF CONC. WALL  
WATERPROOF MEMBRANE  
BELOW GRADE  
24" X 8" DP CONC. FTG.  
PERF. PERIMETER DRAIN AS REQ'D

**F1 - TYPICAL INTERIOR FLOOR**  
FINISHED FLOORING  
3/4" PLY SHEATHING  
PRE-ENG TJI WOOD JOIST PER MANUF.  
R-32 BATT INSUL. @ GARAGE  
6 MIL POLY (AB) @ GARAGE  
5/8" GWB - PAINT

**F2 - TYPICAL GARAGE SLAB**  
4" REINFORCED CONC. SLAB  
SLOPED TO DOOR  
6 MIL POLY SEALED AT WALLS & SLAB EDGE  
COMPACTED CRUSH

**F3 - TYPICAL BASEMENT SLAB**  
4" REINFORCED CONC. SLAB  
6 MIL POLY SEALED AT WALLS & SLAB EDGE  
2 1/2" XPS RIGID INSULATION (R-12.5)  
6" RADON ROCK PER BCBC 19.13.4  
COMPACTED CRUSH

**CLIMATE ZONE 5  
SYSTEM WITH HRV (HEAT RECOVERY VENTILATOR)  
PER BCAC 9.36**

**ABOVE GRADE WALL ASSEMBLY - STUCCO**

DESCRIPTION	REQ'D EFFECTIVE R-VALUE	ACTUAL EFFECTIVE R-VALUE
2X6 EXTERIOR WALL - STUCCO	RS 2.97 (R-16.9)	RS 3.18 (R-18.1)
EXTERIOR AIR FILM	0.03	0.03
ACRYLIC STUCCO ON WIRE MESH	0.03	0.03
1/2" OSB SHEATHING	0.109	0.109
2X6 STUD @ 16" O.C.	2.66	2.66
R24 BATT INSULATION		
VACUUM BARRIER		
1/2" GWB	0.08	0.12
INTERIOR AIR FILM		0.91
TOTAL		3.01

**ABOVE GRADE WALL ASSEMBLY - HORIZ. SIDING**

DESCRIPTION	REQ'D EFFECTIVE R-VALUE	ACTUAL EFFECTIVE R-VALUE
2X6 EXTERIOR WALL - SIDING	RS 2.97 (R-16.9)	RS 3.18 (R-18.1)
EXTERIOR AIR FILM	0.03	0.03
CEMENT BOARD SIDING	0.028	0.028
3/8" STRAPPING & AIRSPACE	0.14	0.14
1/2" OSB SHEATHING	0.11	0.11
2X6 STUD @ 16" O.C.	2.66	2.66
R24 BATT INSULATION		
VACUUM BARRIER		
1/2" GWB	0.08	0.08
INTERIOR AIR FILM		0.12
TOTAL		3.18

**INTERIOR FLOOR ASSEMBLY OVER EXTERIOR SPACE**

DESCRIPTION	REQ'D EFFECTIVE R-VALUE	ACTUAL EFFECTIVE R-VALUE
INTERIOR FLOOR W/ ENG. JOISTS	RS 4.95 (R-28.1)	0.14
INTERIOR AIR FILM	0.11	0.11
3/4" PLY SHEATHING	0.16	0.16
ENG. WOOD - JOIST PER MANUF. @ 16" O.C.	4.81	4.81
5" CLOSED CELL SPRAY FOAM @ R-3 PER INCH (A.B. & V.B.)	0.00	0.00
SOFFIT		0.08
TOTAL		5.08

**FLAT ROOF ASSEMBLY**

DESCRIPTION	REQ'D EFFECTIVE R-VALUE	ACTUAL EFFECTIVE R-VALUE
INTERIOR FLOOR W/ ENG. JOISTS	RS 4.97 (R-28.2)	RS 4.90 (R-27.7)
EXTERIOR AIR FILM	0.03	0.03
3/4" PLY SHEATHING	0.11	0.11
ENG. WOOD TRUSS PER MANUF. @ 24" O.C.	5.92	5.92
R40 BATT INSULATION		
VACUUM BARRIER		
5/8" GWB	0.097	0.11
INTERIOR AIR FILM		0.14
TOTAL		4.30

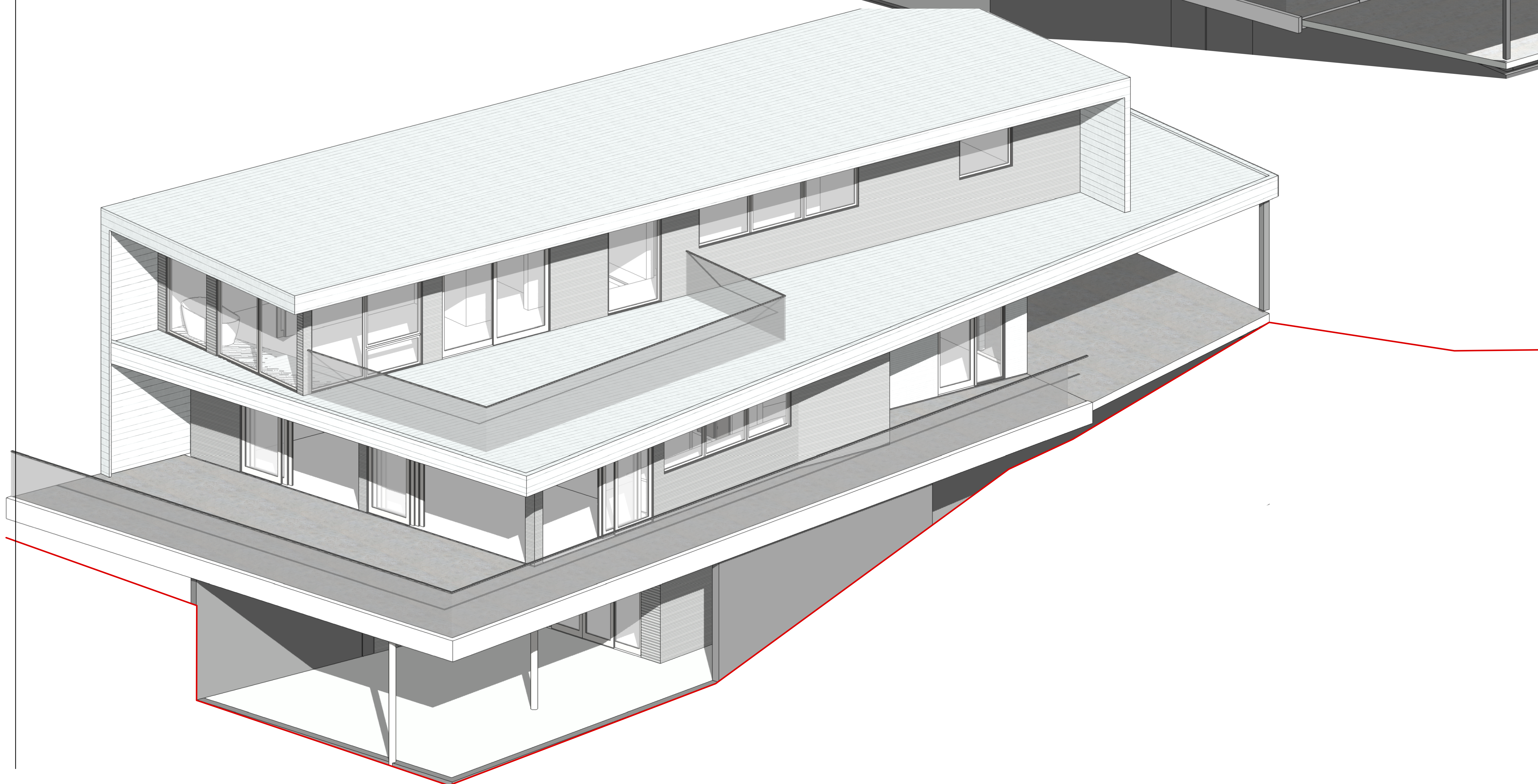
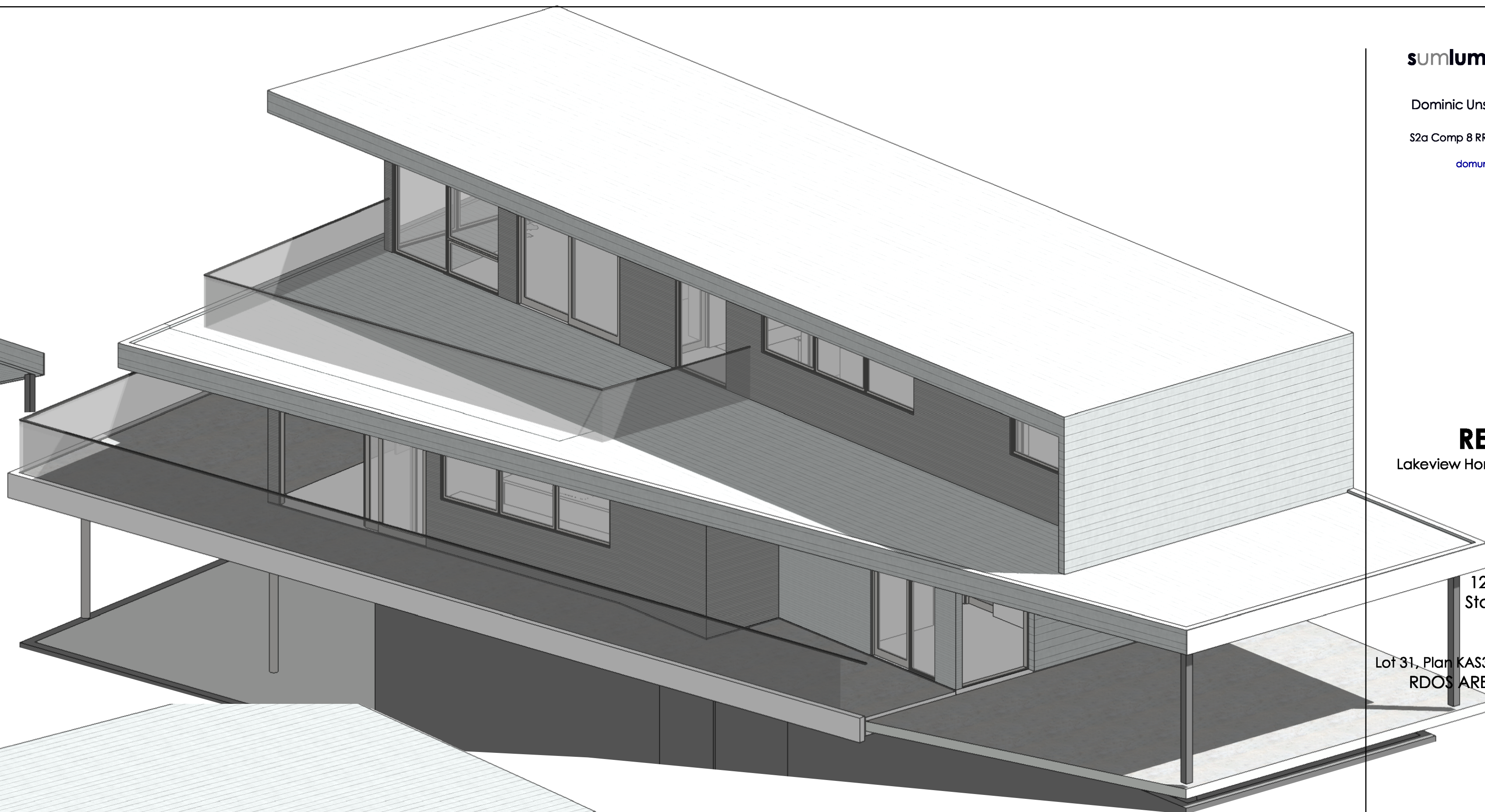
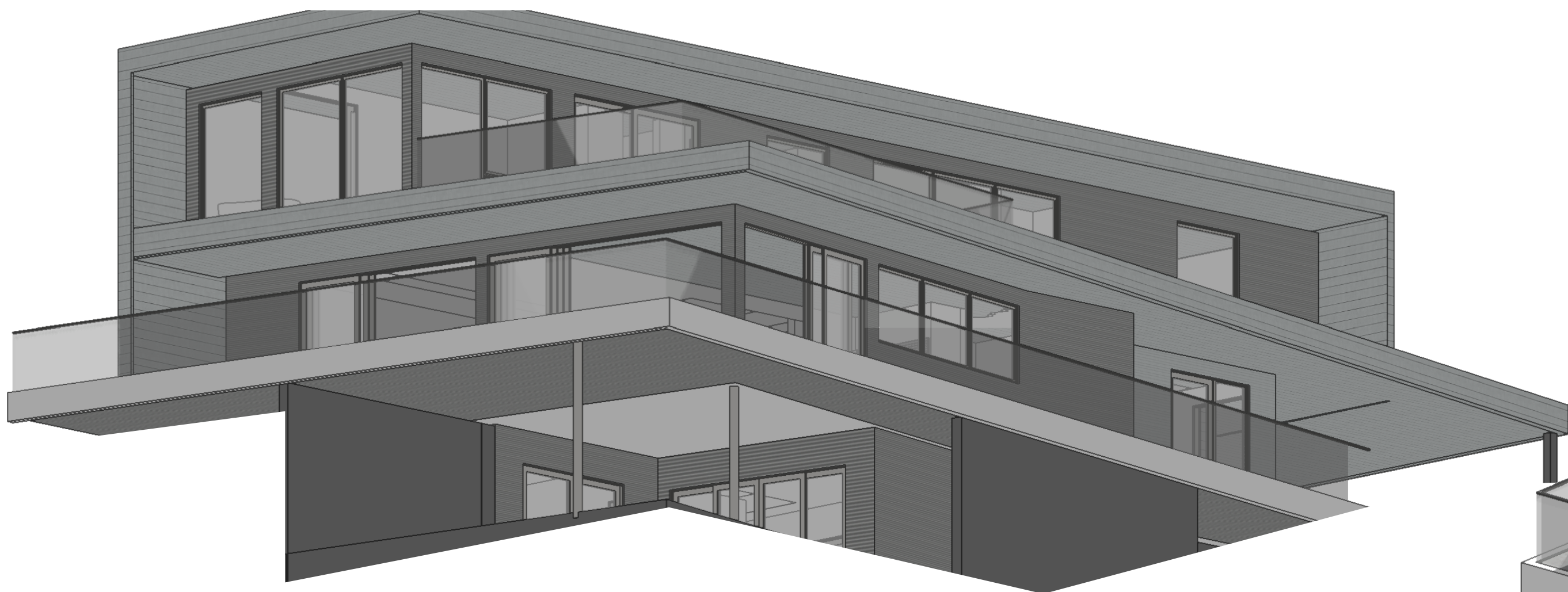
**ICF FOUNDATION WALL ASSEMBLY**

DESCRIPTION	REQ'D EFFECTIVE R-VALUE	ACTUAL EFFECTIVE R-VALUE
8" CONC. ICF FOUNDATION WALL	RS 4.16 (R-23.9)	RS 4.16 (R-23.9)
EXTERIOR AIR FILM	0.03	0.11
SIDING	1.86	1.86
OUTER INSULATION	0.10	0.10
CONCRETE CORE	1.86	1.86
INNER INSULATION	0.08	0.08
1/2" GWB	0.12	0.12
INTERIOR AIR FILM		0.14
TOTAL		4.16

**NAFS REQUIREMENTS (Perfection, BC - under 10m & Open Terrain)**

MIN. PERFORMANCE GRADE (PG)	30
MIN. POSITIVE DESIGN PRESSURE	1440 Pa
MIN. NEGATIVE DESIGN PRESSURE	1440 Pa
MIN. WATER PENETRATION TEST PRESSURE	220 Pa
MIN. CANADIAN AIR INFILTRATION/EXFILTRATION	A2
MAXIMUM U-VALUE	1.8 W/(SQ.M.*C)





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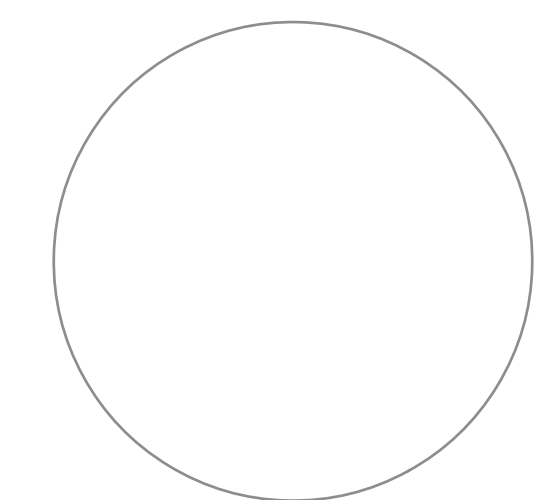
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**MODEL ELEVATIONS**

Sheet  
**A3.2**