

PEAKS WEST
DISCLOSURE STATEMENT

DATED: August 24, 2018.

DEVELOPMENT: The name of the development will be "Peaks West".

DEVELOPER: The Developer is Peaks West Properties Ltd., a limited company, incorporated under the laws of the Province of British Columbia, under No. BC1104159.

ADDRESS FOR SERVICE: c/o Registered and Records Office
#8 – 1540 Springhill Drive, Kamloops, B.C., V2E 2H1

BUSINESS ADDRESS: 37- 2715 Fairways Drive, Sun Peaks, BC V0E 5N0

REAL ESTATE AGENT: The Developer intends to use:
Sotheby's International Realty Canada
3250 Village Way, Sun Peaks, BC V0E 5N0

DISCLAIMER:

THIS DISCLOSURE STATEMENT HAS BEEN FILED WITH THE SUPERINTENDENT OF REAL ESTATE, BUT NEITHER THE SUPERINTENDENT, NOR ANY OTHER AUTHORITY OF THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA, HAS DETERMINED THE MERITS OF ANY STATEMENT CONTAINED IN THE DISCLOSURE STATEMENT, OR WHETHER THE DISCLOSURE STATEMENT CONTAINS A MISREPRESENTATION OR OTHERWISE FAILS TO COMPLY WITH THE REQUIREMENTS OF THE *REAL ESTATE DEVELOPMENT MARKETING ACT*. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO DISCLOSE PLAINLY ALL MATERIAL FACTS, WITHOUT MISREPRESENTATION.

**THIS IS A PHASE DISCLOSURE STATEMENT FILED PURSUANT TO THE
REAL ESTATE DEVELOPMENT MARKETING ACT.**

The Right of Rescission information set out below, in relation to section 21 of the *Real Estate Development Marketing Act*, applies ONLY to new purchasers who have not previously received a disclosure statement in respect of this development property. Purchasers who have previously received a prospectus or disclosure statement in respect of this development property accrued a right to rescind at that time and, pursuant to section 21(1)(b) of the *Real Estate Development Marketing Act*, do NOT have a further right to rescind. This notice does not affect any rights a purchaser may have under the purchaser's purchase agreement or at common law.

RIGHT OF RESCISSION

Under section 21 of the *Real Estate Development Marketing Act*, the purchaser or lessee of a development unit may rescind (cancel) the contract of purchase and sale or contract to lease by serving written notice on the developer or the developer's brokerage, within seven (7) days after the later of the date the contract was entered into or the date the purchaser or lessee received a copy of this Disclosure Statement.

A purchaser may serve a notice of rescission by delivering a signed copy of the notice in person or by registered mail to:

- (a) the developer at the address shown in the disclosure statement received by the purchaser;
- (b) the developer at the address shown in the purchaser's purchase agreement;
- (c) the developer's brokerage, if any, at the address shown in the disclosure statement received by the purchaser; or
- (d) the developer's brokerage, if any, at the address shown in the purchaser's purchase agreement.

The developer must promptly place purchasers' deposits with a brokerage, lawyer or notary public who must place the deposits in a trust account in a savings institution in British Columbia. If a purchaser rescinds their purchase agreement in accordance with the Act and regulations, the developer or the developer's trustee must promptly return the deposit to the purchaser.

If the Developer has obtained approval in principle, as described in paragraph 5 of Policy Statement 5 (set out above), which includes the issuance or the confirmation of the issuance of a building permit by Sun Peaks Mountain Resort Municipality, to construct the strata lots in Phase 1, the superintendent will permit a Developer to begin marketing on complying with the following terms and conditions:

- (a) **The estimated date range, as disclosed in the disclosure statement, for the issuance of a building permit, is 9 months or less from the date the developer filed the disclosure statement with the superintendent;**
- (b) **The developer markets the proposed development units under the disclosure statement for a period of no more than 9 months from the date the disclosure statement was filed with the superintendent, unless an amendment to the disclosure statement that sets out particulars of the issued building permit is filed with the superintendent during that period. The developer must also either:**
 - (i) **prior to the expiry of the 9 month period, file with the superintendent an amendment to the disclosure statement that sets out particulars of the issued building permit; or**
 - (ii) **upon the expiry of the 9 month period, immediately cease marketing the development and confirm in a written undertaking to the superintendent that all marketing of the development has ceased and will not resume until after the necessary amendment has been filed, failing which a cease marketing or other order may be issued by the superintendent to the developer without further notice.**

Additionally, the developer must provide written notice without delay to the superintendent if, during the 9 month period, all units in the development property being marketed under this Policy Statement are sold or the developer has decided not to proceed with the development;

- (c) **Any purchase agreement used by the developer, with respect to any development unit offered for sale or lease before the purchaser's receipt of an amendment to the disclosure statement that sets out particulars of the issued building permit, contains the following provisions:**
 - (i) **The purchaser may cancel the purchase agreement for a period of seven days after receipt of an amendment to the disclosure statement that sets out particulars of the issued building permit if the layout or size of the applicable development unit, the construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the development, is materially changed by the issuance of the building permit;**
 - (ii) **If an amendment to the disclosure statement that sets out particulars of an issued building permit is not received by the purchaser within 12 months after the initial disclosure statement was filed, the purchaser may at his or her option cancel the purchase agreement at any time after the end of that 12 month period until the required amendment is received by the purchaser, at which time the purchaser may cancel the purchase agreement for a period of seven days after receipt of that amendment**

only if the layout or size of the applicable development unit, the construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the development, is materially changed by the issuance of the building permit;

- (iii) The amount of the deposit to be paid by a purchaser who has not yet received an amendment to the disclosure statement that sets out particulars of an issued building permit is no more than 10% of the purchase price; and
- (ii)
 - (i) All deposits paid by a purchaser, including interest earned if applicable, will be returned promptly to the purchaser upon notice of cancellation from the purchaser;

PRE-SALE OF UNITS

THIS DISCLOSURE STATEMENT RELATES TO A DEVELOPMENT PROPERTY THAT IS NOT YET COMPLETED. PLEASE REFER TO SECTION 9.2 FOR INFORMATION ON THE PURCHASE AGREEMENT. THAT INFORMATION HAS BEEN DRAWN TO THE ATTENTION OF [NAME OF PURCHASER]: _____, WHO HAS CONFIRMED THAT FACT BY INITIALLING IN THE SPACE PROVIDED HERE:

Initial(s) of Purchaser(s)

REAL ESTATE DEVELOPMENT MARKETING ACT
AMENDED POLICY STATEMENT 5
EARLY MARKETING - DEVELOPMENT APPROVAL

Effective October 1, 2014

1. Interpretation

In this Policy Statement:

- (a) "Act" means the Real Estate Development Marketing Act;
 - (b) "building permit" includes one of multiple or staged building permits issued by an approving authority, where required, provided that each of the further required building permits to complete construction of the development property is promptly applied for, and promptly paid for; and
 - (c) unless the context otherwise requires, other words and expressions have the meanings given to them in the Act.
2. Under Part 2, Division 2 of the Act, a developer must not market a development unit unless in relation to the development units the developer has met certain preliminary requirements or approvals. The form of preliminary requirement or approval required depends on the type of development unit being marketed. For example, section 5 of the Act provides that a developer must not market a strata lot unless, in relation to the strata lot, a strata plan has been deposited in a land title office or the appropriate municipal or other government authority has issued a building permit. Developers offering other types of development units should review Part 2, Division 2 of the Act to determine what form of preliminary requirement or approval applies to the type of development unit they intend to market.
3. Under section 10 of the Act, a developer may market a development unit before meeting the preliminary requirements or approvals set out in Part 2, Division 2 of the Act, if the developer has obtained both:
- (a) approval in principle to construct or otherwise create the development unit from the appropriate municipal or other government authority; and
 - (b) the superintendent's permission to begin marketing.
4. This Policy Statement sets out the circumstances, including the applicable terms and conditions, in which the superintendent's permission to begin marketing is deemed to be granted.

5. The superintendent considers the issuance of a development permit, or written confirmation from the appropriate municipal or other government authority that a development permit will be issued if certain conditions within the control of the developer are met, to be satisfactory evidence that the creation of the proposed development units has been approved in principle. Not all development units are subject to a development permit process, either due to the type of development unit or the type of development approval process used by the relevant municipal or other government authority, or both. In circumstances where a development permit process does not apply, the superintendent considers a developer to have obtained approval in principle to construct or otherwise create the development units from the appropriate municipal or other government authority, if the authority has confirmed to the developer that based upon the drawings and other documents submitted by the developer to the authority, the proposed development units conform with the applicable zoning and development bylaws and official community plan.

6. If the developer has obtained approval in principle, as described in paragraph 5 of this Policy Statement, to construct or otherwise create the development units from the appropriate municipal or other government authority, the superintendent will permit a developer to begin marketing on complying with the following terms and conditions:
 - (a) The estimated date, as disclosed in the disclosure statement, for the issuance of a building permit, is 9 months or less from the date the developer filed the disclosure statement with the superintendent;

 - (b) The developer markets the proposed development units under the disclosure statement for a period of no more than 9 months from the date the disclosure statement was filed with the superintendent, unless an amendment to the disclosure statement that sets out particulars of the issued building permit is filed with the superintendent during that period. The developer must also either:
 - (i) prior to the expiry of the 9 month period, file with the superintendent an amendment to the disclosure statement that sets out particulars of the issued building permit; or
 - (ii) upon the expiry of the 9 month period, immediately cease marketing the development and confirm in a written undertaking to the superintendent that all marketing of the development has ceased and will not resume until after the necessary amendment has been filed, failing which a cease marketing or other order may be issued by the superintendent to the developer without further notice.

Additionally, the developer must provide written notice without delay to the superintendent if, during the 9 month period, all units in the development property being marketed under this Policy Statement are sold or the developer has decided not to proceed with the development;

- (c) Any purchase agreement used by the developer, with respect to any development unit offered for sale or lease before the purchaser's receipt of an amendment to the disclosure statement that sets out particulars of the issued building permit, contains the following provisions:
 - (i) The purchaser may cancel the purchase agreement for a period of seven days after receipt of an amendment to the disclosure statement that sets out particulars of the issued building permit if the layout or size of the applicable development unit, the construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the development, is materially changed by the issuance of the building permit;
 - (ii) If an amendment to the disclosure statement that sets out particulars of an issued building permit is not received by the purchaser within 12 months after the initial disclosure statement was filed, the purchaser may at his or her option cancel the purchase agreement at any time after the end of that 12 month period until the required amendment is received by the purchaser, at which time the purchaser may cancel the purchase agreement for a period of seven days after receipt of that amendment only if the layout or size of the applicable development unit, the construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the development, is materially changed by the issuance of the building permit;
 - (iii) The amount of the deposit to be paid by a purchaser who has not yet received an amendment to the disclosure statement that sets out particulars of an issued building permit is no more than 10% of the purchase price; and
 - (iv) All deposits paid by a purchaser, including interest earned if applicable, will be returned promptly to the purchaser upon notice of cancellation from the purchaser;
 - (d) The disclosure statement includes, as an exhibit, a copy of the developer's purchase agreement used under this Policy Statement; and
 - (e) Provisions (a), (b) and (c) above, must be set out in bold print in the disclosure statement immediately after the statutory right of rescission.
7. If a developer proposes to market a development unit that requires the developer to obtain a form of approval other than a building permit from the appropriate municipal or other government authority, the developer may market the development unit if the developer has obtained approval in principle, as described in paragraph 5 of this Policy Statement, and the developer complies with the terms and conditions set out in paragraph 6 of this Policy Statement. In this case, the developer must modify the terms and conditions set out

in paragraph 6 by deleting the references to building permit and substituting preliminary layout approval or development approval, as applicable to the type of development unit under Part 2, Division 2 of the Act.

8. Transitional Provisions – Filings Prior to October 1, 2014

A disclosure statement or prospectus filed under the Act prior to October 1, 2014, continues to satisfy the circumstances, applicable terms and conditions, under which the superintendent's permission to begin marketing is deemed to be granted in accordance with this Policy Statement, if that disclosure statement or prospectus complied with this Policy Statement immediately prior to October 1, 2014.

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1. The Developer

1.1 The Developer, Peaks West Properties Ltd., was incorporated on January 17, 2017, in the Province of British Columbia. The incorporation number for the Developer is BC1104159.

1.2 The Developer was incorporated specifically for the purpose of developing and selling real estate particularly in the form of strata lots. One such project has been completed and has now been sold. That project is located at 1305 Burfield Drive, Sun Peaks, B.C. (the “Burfield Project”). The Peaks West strata development is the second project that is being undertaken by the Developer.

1.3 The address of the Developer’s registered and records office is #8 – 1540 Springhill Drive, Kamloops, B.C. V2E 2H1.

1.4 The directors of the Developer are as follows:

<u>Name</u>	<u>Address</u>
Maurice O’Kelly	13790 Marine Drive White Rock, BC V4B 1A4
Darcy Russell Franklin	37-2715 Fairways Drive Kamloops, BC V0E 5N0

1.5 The officers of the Developer are as follows:

<u>Name</u>	<u>Office</u>
Maurice O’Kelly	President
Darcy Russell Franklin	Secretary

1.6 To the best of the Developer’s knowledge, the nature and extent of the experience that the Developer and its officers and directors have in the development industry is as follows:

- (1) Maurice O’Kelly: one previous experience in property development, which consisted of the Burfield Project, the development of a 5-plex residential unit located at 1305 Burfield Drive, Sun Peaks, British Columbia;

- (2) Darcy Russell Franklin: approximately 16 years' experience in the construction industry, as a tradesman, developer and construction contractor. Mr. Franklin is the principal of Meranti Developments Ltd., a corporation that has been in business constructing custom built homes, and spec homes in the Sun Peaks, British Columbia area for approximately 16 years;
- (3) To the best of the Developer's knowledge, none of the principals of the Developer, nor any officer or director of the Developer or principal holder has, within the last 10 years immediately preceding the date of the declaration made by him in this Disclosure Statement, has been subject to any penalties or sanctions imposed by a court or regulatory authority, relating to the sale, lease, promotion, or management of real estate or securities, or to lending money secured by a mortgage of land, or to arranging, administering or dealing in mortgages of land, or to any theft or fraud;
- (4) To the best of the Developer's knowledge, none of the Developer, any principal holder of the Developer, or any director or officer of the Developer or principal holder, within the five years before the date of the Developer's declaration attached to this Disclosure Statement, was declared bankrupt or made a voluntary assignment in bankruptcy, made a proposal under any legislation relating to the bankruptcy or insolvency or has been subject to or instituted any proceedings, arrangement, or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold the assets of that person;
- (5) To the best of the Developer's knowledge, no director, officer or principal holder of the Developer, or any director or officer of the principal holder, within the five years prior to the date of the Developer's declaration attached to this Disclosure Statement, has been a director, officer or principal holder of any other developer that, while that person was acting in that capacity, that other developer:
 - (a) was subject to any penalties or sanctions imposed by a court or regulatory authority relating to the sale, lease, promotion, or management of real estate or securities, or to lending money secured by a mortgage of land, or to arranging, administering or dealing in mortgages of land, or to theft or fraud; or
 - (b) was declared bankrupt or made a voluntary assignment in bankruptcy, made a proposal under any legislation relating to bankruptcy or insolvency or been subject to or instituted any proceedings, arrangement or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold its assets.

- 1.7 To the best of the Developer's knowledge there are no existing or potential conflicts of interest among the Developer, manager, any directors, officers and principal holders of the Developer and manager, any directors and officers of the principal holders, and any person providing goods or services to the Developer, manager or holders of the development units in connection with the development which could reasonably be expected to affect the purchaser's purchase decision.

2. General Description

2.1 General Description of the Development

There will be three different phases in the Strata Plan as described in the Form P Phased Strata Plan Declaration set out in Exhibit N. The first phase will comprise three mixed use buildings: a residential component and a commercial component. There will be six residential Strata Lots in each of the first three buildings to be constructed in Phase 1. Each will be constructed above the commercial strata lots. There will be between three and twelve commercial strata lots in the three buildings. There will be two sections represented in Phase 1: all of the commercial section, and a part of the residential section. Attached as Exhibit A is a conceptual drawing of the proposed buildings in Phase 1 and Phase 2.

Subsequent phases will all be residential strata lots. There will be two types of residential strata lots: apartment style and town home style. Plans and details for the town home style strata lots will be finalized and form the basis for an amendment to this disclosure statement. Marketing for these strata lots will not commence until the amendment has been filed with the Superintendent of Real Estate.

The Lands are located at 1240 Alpine Road, Sun Peaks, British Columbia. The Developer is marketing Phase 1 and Phase 2 of the residential strata lots. Some apartment style residential strata lots will have two bedrooms. Some apartment style residential strata lots will have three bedrooms. These three bedroom strata lots will be located on the top floors of each of the four buildings in Phase 2. Each town home residential lot will have three bedrooms. The area, in square feet, will range from 830 to 1016 more or less for the two bedroom apartment style units, and 1255 square feet for the three bedroom units. It is expected that the area of the town homes will be approximately 1250 square feet, more or less. Floor plans for the apartment style strata lots will be consistent with the floor plans set out in the attached Exhibit B. The floor plans for the town home style residential strata lots will be made available to a purchaser once they have been finalized by the architect. The Purchaser will have a choice of colours, finish qualities and décor which will be the same for the apartment style units as the town home style units. The choices are set out in Exhibit C.

None of the commercial strata lots will be marketed. All commercial strata lots will be owned by the Developer or an affiliated company of the Developer and leased to commercial tenants. The commercial strata lots will comprise a separate section of the strata plan. The commercial section will be managed by the Developer.

Also attached as Exhibit D is a copy of the concept drawings for the strata plan (all phases) and the elevations for the buildings proposed for Phase 1 and Phase 2.

Phases 2 and 3 will comprise entirely residential strata lots. Phase 2 will be entirely apartment style units in four buildings. Phase 3 will be town homes. There will be three buildings in Phase 3. Two buildings will have four town homes each in them. One building will have two town homes in it.

The phase that contains the town home units will be a different type of residential unit. Each town home will have a closed, two car tandem garage and three bedrooms on two levels. An additional outside parking area may be made available by the Developer, depending upon the layout of the building, will be located at the front door of each town home unit. This will be limited common property assigned to that town home unit. The purchaser of a town home will also have choices for colours, finish qualities and décor as set out in Exhibit C.

Actual Strata Lots are subject to change or alterations as may be determined by the Developer without notice.

Actual Square Footage and Layout of Units, as constructed, are subject to changes or alterations as may be determined by the Developer without notice.

2.2 Permitted Use

The zoning applicable to the development property is medium density residential and commercial, Zone RC-1. The permissible uses of the development property intended by the Developer are both residential and commercial uses.

Additional uses for the commercial Zone may be found in the Zoning Bylaw for Sun Peaks Mountain Resort Municipality by going to the web site and reviewing the Zoning Bylaw. The web site for Sun Peaks Resort Municipality can be found at www.sunpeaksmunicipality.ca.

2.3 Phasing

The strata lots will be constructed in three phases, in ten (10) buildings. The strata lots developed in Phase 1 will consist of commercial strata lots and apartment style residential

strata lots. There will be between three (3) and twelve (12) commercial strata lots comprising a total of approximately 11,334 square feet on the first floor of three individual buildings. The residential strata lots in Phase 1 will consist of three buildings with two (2) bedroom single level strata lots constructed on two (2) levels over the commercial strata lots.

Phase 2 consists of four (4) separate buildings each containing six (6) apartment style strata lots. All four (4) buildings have two three (3) bedroom units on the top floor. There will also be two (2) bedroom units constructed on the other two floors.

Phase 3 consists of ten (10) town homes in three (3) separate buildings. These units are three (3) level residences. Each unit will have a self-contained enclosed garage with two (2) tandem parking spaces and the main entrance on the lowest floor. The town homes will have three (3) bedrooms and three (3) bathrooms.

Please refer to Exhibit A for a sketch plan of the three phases.

The strata plan may not cover the entirety of the land available, and in that case, the Developer may develop the balance of the parent property in the same manner, using a mix of both residential and office commercial development to the limits of the zoning requirements.

3. Strata Information

3.1 Unit Entitlement

In the *Strata Property Act*, unit entitlement is defined as follows:

“**unit entitlement**” of a strata lot means the number indicated in the Schedule of Unit Entitlement established under section 246, that is used in calculations to determine the strata lot’s share of

- (a) the common property and common assets, and
 - (b) the common expenses and liabilities of the strata corporation.”
- (a) if the strata lot is a residential strata lot, the unit entitlement is either:
- (i) the habitable area, in square meters, of the strata lot, as determined by a British Columbia land surveyor, rounded to the nearest whole number,
 - (ii) a whole number that is the same for all of the residential strata lots, or
 - (iii) a number that is approved by the superintendent and that in the superintendent's opinion allocates a fair portion of the common expenses to the owner of the strata lot;

- (b) if the strata lot is a non-residential strata lot, the unit entitlement is either
 - (i) the total area, in square meters, of the strata lot, as determined by a British Columbia land surveyor, rounded to the nearest whole number,
 - (ii) a whole number that is the same for all of the non-residential strata lots, or
 - (iii) a number that is approved by the superintendent and that in the superintendent's opinion allocates a fair portion of the common expenses to the owner of the strata lot.

If the strata plan consists of both residential and non-residential strata lots, the Schedule of Unit Entitlement must be approved by the superintendent as fairly distributing the common expenses between the owners of the residential strata lots and the owners of the non-residential strata lots. This strata plan will consist of both residential and non-residential strata units. The Schedule of Unit Entitlement must be approved by the superintendent.

Attached as Exhibit E to this Disclosure Statement is a copy of the proposed Form V - Schedule of Unit Entitlement.

3.2 Voting Rights

Residential Strata Lots

Each residential strata lot, whether apartment style or town home style, will have attached to it one vote. If there are multiple owners of the strata lot, they shall together share the vote for the strata lot that they own.

Attached as Exhibit F to this Disclosure Statement is a copy of the proposed Form W - Schedule of Voting Rights. The Superintendent of Real Estate will be asked to approve the votes for each strata lot.

Commercial Strata Lots

The commercial strata lots in Phase 1 will comprise a section. There will only be one section of commercial strata lots, developed in Phase 1. No commercial strata lots will be offered for sale. Only Phase 1 will contain commercial strata lots, and the remaining phases will not have any commercial strata lots.

The number of votes for each commercial strata lot will be based upon the unit entitlement that that commercial strata lot has assigned to it. The following calculation, from Part 11 of the *Strata Property Act*, will apply

195. Subject to section 100 and the regulations, expenses of the strata corporation that relate solely to the strata lots in a section are shared by the owners of strata lots in the section and each strata lot's share of a contribution to the operating fund and contingency reserve fund is calculated as follows:

$$\frac{\text{unit entitlement of strata lot}}{\text{total unit entitlement of all strata lots in section}} \times \text{total contribution}$$

Strata Corporation Resolutions

Where there are issues that are of importance to all of the strata lots in the strata plan, each of the strata lots will have the votes ascribed to them whether or not they are in the residential strata lot section or the commercial strata lot section. Currently, the Developer expects that one (1) vote will be afforded to each commercial strata lot.

3.3 Common Property and Facilities

There will be a total of ten (10) buildings constructed in the plan. Three (3) buildings will be constructed in Phase 1, four buildings in Phase 2 and the balance in Phase 3. Each of the buildings in Phase 1 will have an area of commercial strata lots located on the first floor, and each will have, above the first floor, additional levels of residential strata lots. The buildings will each have limited common property and common property attached to the strata lots that are located in or on the building. The costs for maintaining and repair or replacement in those buildings will be shared.

There will not be any facilities such as a meeting room, common room, pool, recreation room or facilities.

The common property will or may include two (2) internal roads or road ways to service the Development, landscaped areas, retaining walls, utility and equipment closets and rooms and visitor parking. The common property may be used by all strata lot owners as determined by the strata council and the owners pursuant to the provisions of the *Strata Property Act*.

There may not be visitors' parking stalls designated as common property. This will depend upon the topographical relief of the lands, the placement of the buildings on the lands, and the cost to provide additional parking space for visitors.

Portions of the parking area will be designated as limited common property for the benefit of the commercial strata lots.

The common property will contain retaining walls to be constructed where necessary. It is not known at this time where the retaining walls will be placed but the Developer reserves the right to construct retaining walls on the common property as necessary. Because of the topographical relief, the retaining walls may have to be protected by easements or access agreements that may be recorded on the title to the common property. However, these are not intended at the time of this disclosure statement.

Snow clearing and repository areas will also be designated as common property. There may be a postal mail delivery area for all of the strata lot owners. Alternatively, postal mail will be designated by Canada Post at its rural post office boxes.

3.4 Limited Common Property

There will be limited common property, consisting of decks, balconies, parking spaces and patio areas located adjacent to or near the residential strata lots. Some residential strata lots will be constructed with a garage. The garage will provide parking for one vehicle. This will be included in the strata lot, and will not be limited common property. Strata lots with a garage will also have assigned one outside parking space, which will be limited common property. The balance of the strata lots that will not have a garage will have two outside parking spaces assigned to them, as limited common property.

Residential strata lots that have equipment closets, patios, decks or balconies will have these features assigned to them as limited common property.

Each parking stall initially allocated to a residential strata lot as limited common property will be outside. These parking stalls will be provided to purchasers and assigned on a first come/first served basis. Those parking stalls closest to the front door of the residential strata lot, and which are or remain available at the time, will be submitted to the Developer or the strata council on behalf of the purchaser of a residential strata lot for consideration and reservation.

Certain parking spaces will be allocated to the commercial strata lot section. These parking stalls will exclusively be made available to the commercial strata lots. Owners, guests and visitors may only access these parking spaces during the time that they are conducting business with the occupants of the commercial strata lots.

The strata fees assessed to each of the strata lot owners, whether or not residential or commercial, will be used to repair and maintain the common property and certain aspects of the limited common property which includes the parking spaces as well as other assets

of the strata corporation. The strata lot owner will be required to abide by the bylaws of the strata corporation in terms of maintenance, repair, replacement and use of any one or more of the parking stalls or other limited common property. The strata corporation, the residential section, or the commercial section will attend to parking stall snow removal, line painting, patching and replacement of the pavement from time to time, all in accordance with the bylaws, unless otherwise determined by the strata council.

3.5 Bylaws

The proposed bylaws of the strata corporation will be those bylaws set out in the proposed Form Y Notice of Different Bylaws and bylaw amendments that are attached to this Disclosure Statement as Exhibit G. Please note that the bylaws provide for and apply to different property types (apartment style and town home style residential strata lots) and different sections (the residential section and the commercial section), as well as generally to all of the strata lots in the plan. Please refer to and review carefully the implications of bylaws as set out in the Exhibit G to this disclosure statement.

3.6 Parking

Residential Strata Lots

Parking that is provided is both inside and outside. Some residential strata lots will have either one or two inside parking spaces. Others will have no inside parking. However, each residential strata lot will have a total of two parking spaces allocated to it. The number of parking spaces for guests, visitors and invitees has not yet been determined. Including all of the allocated and the unallocated parking stalls, there will be not less than 106 spaces made available to the residential strata lots.

The stalls for residential strata lot owners will be assigned on a first come/first served basis. The stalls for visitors and invitees will be determined at a later time, if there are any such spaces made available for visitors. If there are visitor spaces, then no visitor may occupy a parking space for longer than one week, and the strata council may remove such vehicle at its discretion thereafter.

The number of parking spaces available in each Phase is as follows:

- Phase 1: estimated 36 parking spaces including those in garages and those allocated to the commercial section;
- Phase 2: estimated 48 parking spaces including indoor garage spaces;
- Phase 3: estimated 22 parking spaces including indoor garage spaces.

There will also be parking spaces for the commercial strata lots.

Parking on the southern-most parking lot (Phase 1) contains 36 parking stalls, and access to those parking stalls is from the Todd Mountain Road. These parking stalls will be designated for the commercial strata section and will be common property to the commercial section. Residential strata lot owners, visitors and invitees, will have limited access to these parking stalls, while doing business with the merchants in the commercial section. Unauthorized parking may result in fines, removal or both.

3.7 Furnishings and Equipment

Residential Strata Lots

There will be the following appliances and furnishings provided with the residential strata lots: clothes washer, clothes dryer, dishwasher, range, oven, microwave and window coverings. No other appliances will be furnished. Furnishings provided will be exterior window coverings that comply with the requirements in the bylaws. The Developer will provide the purchaser with a choice of colours and finish as set out in Exhibit C. There will be a modest price adjustment to the unit depending upon the choice of colours and finish.

Commercial Strata Lots

There will be no equipment, appliances or furnishings provided to the commercial strata lots. The Developer has not decided if or when any of the commercial strata lots will be marketed, developed or leased to merchants. Commercial strata lots are not currently being marketed. If the commercial strata lots are marketed, then each commercial strata lot will be provided with the minimum finishing and equipment installations as may be required by the applicable building codes.

3.8 Budget

Each of the buildings is designed so that the common property expense is minimized. There will be electrical charges to be paid for lighting, heating and air conditioning for common hallways, stairways and stairwells, mechanical or communications rooms or closets and other common areas within or for the benefit of each building. There will be mechanical rooms, electrical rooms and other systems or services areas within each building. All of these functions will be carried out within the common areas of each of the buildings. A copy of the Estimated Operating Budget of the strata corporation, Phase 1 which will include the commercial section and the Phase 1 residential section is attached as Exhibit H, including a schedule showing how the budget will be allocated amongst the individual residential and commercial strata lot owners.

Each strata lot owner will be responsible for the payment of property taxes, hydro, propane, telephone, cable, internet or satellite TV, and contents and liability insurance for their residence. As well, each strata lot owner will be responsible to dispose of their own household refuse and garbage in the municipal transfer station in the Sun Peaks village area.

Purchasers are cautioned that insurance rates fluctuate rapidly, snow loads vary from year to year and utility costs generally increase each year. The amounts set out in the Estimated Operating Budget are the Developer's best estimates only and may change substantially from year to year.

Contingency Reserve Fund

In accordance with the *Strata Property Act*, the Developer will establish a contingency reserve fund by making a minimum contribution to that fund at the time of the first conveyance of a strata lot to a purchaser. It is expected that the first conveyance of a strata lot to a purchaser will occur within 18 months of the date of deposit of the strata plan in the Kamloops Land Title Office, in which case the minimum contribution by the Developer to the fund will be 5% of the Estimated Operating Budget as set out in Exhibit H.

The Estimated Operating Budget includes a contingency reserve fund amount equal to 5% of the estimated operating expenses (in addition to the 5% contributed by the Developer). The contingency reserve fund contribution will increase to 10% of the estimated operating expenses after the first annual general meeting of the Strata Corporation and is required to be at least 10% each year of the operating expenses until the contingency reserve fund is at least equal to 25% of the estimated operating expense, at which time the Strata Corporation may approve a different amount.

3.9 Utilities and Services

The Lands are located within the boundaries of Sun Peaks Mountain Resort Municipality. There are, as a result, infrastructure and services that a strata lot owner should expect in a municipality, but with some differences. The differences are due to the location of the Lands and include the following: natural gas is not currently provided. There is, however, propane access provided to the Lands by the Municipality instead, and the strata lot owner will be connected to and will pay for the propane used, as would be expected of any utility, including natural gas utility.

Water and sewer will be provided. Sun Peaks Mountain Resort Municipality will issue utilities statements for water and sewer directly to the strata lot owners.

Household garbage will be the responsibility of the strata lot owner. Neither the Developer nor Sun Peaks Mountain Resort Municipality offer collection services. There is a transfer station provided by the Thompson Nicola Regional District in the Sun Peaks Village area.

There will be street and outside lighting for the strata lots. This will be provided by lights to be located on the outside of the buildings. These will be switched on and off with photo-electric cells. This will be at the cost of the strata corporation.

There will be one outside hose bib on each building to be used solely at the discretion of the strata corporation for the purposes of irrigating the lawns and gardens in the strata plan.

Sun Peaks Mountain Resort Municipality has a firehall. It is not professionally staffed. It has volunteer firefighters who will respond to an alarm. The firehall is located at 1220 Alpine Road, Sun Peaks, B.C. V0E 5N0.

There is no hospital within Sun Peaks Resort Municipality. Emergency medical services are provided by way of ambulance service. The nearest hospital is Royal Inland Hospital in Kamloops, B.C.

Postal mail service will be provided by Canada Post, not by the Developer or the strata corporation.

There is an elementary school within Sun Peaks Resort Municipality. There is no secondary or middle school. Children will have to travel to the nearest secondary or middle school in the Thompson Nicola Regional District or the City of Kamloops. The Purchaser is advised to contact the officials of School District #73 for further details.

3.10 Strata Management Contracts

The Developer has or soon intends to contract with CML Property Management Ltd. (CML) in order to establish a property manager immediately upon the registration of the strata plan, or, if not, then as soon as reasonably necessary after that. CML is engaged in property management on behalf of many strata corporations at Sun Peaks and has extensive experience with property management in that area. A representative copy of the engagement and the management contract is attached to this Disclosure Statement as Exhibit I.

3.11 Insurance

The Developer has placed or will, as a matter of the commencement of construction, place course of construction insurance on each of the buildings for coverage of loss

during the course of construction. Thereafter, the Developer will place coverage on each building once completed and occupancy granted. It will be the responsibility of the strata corporation after the filing of the strata plan to ensure continuous insurance coverage on behalf of the strata corporation.

3.12 Rental Disclosure Statement

The Developer does intend to rent those strata lots that are not sold at the time that construction is completed.

The Developer intends to rent all of the commercial strata lots as at the time that construction is completed. A copy of the proposed Rental Disclosure Statement is attached as Exhibit J

4. Title and Legal Matters

4.1 Legal Description: The current legal description of the property comprising the Development is:

PID: 002-713-942 Lot B District Lot 5957 Kamloops Division Yale District Plan 22444

(hereinafter referred to as the "Lands")

Please see Exhibit K for Title Search Print for the Lands as of August 24, 2018.

The legal description will change upon filing of the Strata Plan in the Kamloops Land Title Office.

4.2 Ownership

The legal title to the Lands is held in the name of O'Kelco Properties Ltd. O'Kelco Properties Ltd., in turn, holds the legal title for the Developer under a deed of trust which is attached to this Disclosure Statement as Exhibit L. The Developer will, on September 1, 2018 be owned as to 50 per cent of its shares by 0861393 B.C. Ltd. and as to 50 per cent of its shares by O'Kelco Properties Ltd. The principals of O'Kelco Properties Ltd. are Maurice O'Kelly, Edna O'Kelly, Kathleen Huta and Sean O'Kelly. The principal of 0861393 B.C. Ltd. is Darcy Russell Franklin. The principals of the Developer are Maurice O'Kelly and Darcy Russell Franklin.

4.3 Existing Encumbrances and Legal Notations

A copy of the legal title to the Lands is attached as Exhibit K. There are no existing encumbrances or legal notations registered against the legal title to the Lands.

4.4 Proposed Encumbrances

The Developer does not intend to issue any further financial encumbrances or to deliver title to any purchasers with any further non-financial encumbrances.

4.5 Outstanding or Contingent Litigation or Liabilities

There is no outstanding or contingent litigation or liabilities in respect of the Lands or against the Developer that may affect the strata corporation or strata lot owners.

5 **Environmental Matters**

The Lands are in mountainous terrain. There is a significant amount of snow that falls on the Lands annually. The result of this amount of precipitation is two-fold. These are the potential effects on the Lands: (1) immediate negative effects from an abundance of snow; and (2) delayed effects from the melting process in the spring freshet where there is a danger of flooding and damage from run off. This risk includes the potential that run off could enter the Lands from adjacent or contiguous properties, including Crown or publicly owned lands. There is the danger of land slippage, although that has not been experienced in Sun Peaks Resort Municipality unlike in other areas in the region. There may also be a danger of undersurface water below grade at any time during the year. Aside from these potential items, the Developer is not aware of any environmental hazard that exists on the Lands nor any deleterious activities or discharges that have been made on the Lands.

6 **Construction and Warranties**

6.1 Construction Dates

For the purposes of this section:

“commencement of construction” means the date of commencement of excavation in respect of construction of an improvement that will become part of a development unit within the development property, and where there is no excavation it means the date of commencement of construction of an improvement that will become part of a development unit within the development property;

“completion of construction” means the first date that a development unit within the development property may be lawfully occupied, even if such occupancy has been authorized on a provisional or conditional basis; and

“estimated date range” means a date range, not exceeding three months, for the commencement of construction or the completion of construction.

An estimated date range for commencement of construction of each phase is as follows:

<u>Estimated Date Range for Commencement of Construction</u>	<u>Phase</u>	<u>Estimated Date Range for Completion Date of Construction</u>
August 15, 2018 to November 15, 2018	1	November 15, 2019 to February 15, 2020
June 1, 2019 to September 1, 2019	2	November 15, 2020 to February 15, 2021
August 1, 2019 to November 1, 2019	3	November 20, 2021 to February 15, 2022

6.2 Warranties

Each residential strata lot will be provided with a BC Home Warranty that provides for varying lengths of time for the warranty of various components of the strata lot. All interior and surface matters have a one year warranty. The building components have a five year warranty, and the structural components have a ten year warranty. The warranty will be provided to the strata lot buyer by the Developer on or before closing the purchase. Equipment warranties for the appliances and equipment supplied with the strata lot will be those provided by the manufacturer of the appliance or equipment, and will also be provided by way of assignment to the strata lot owner on completion of the purchase.

7 Previously Occupied Building

There are no previously occupied buildings.

8 Approvals and Finances

8.1 Development Approval

The Development meets existing zoning.

8.2 Building Permit(s)

Building Permits for the Lands have not been issued by the Sun Peaks Mountain Resort Municipality as of the date of this disclosure statement. Once the building permits are

issued, the Developer will file an amendment or amendments to this Disclosure Statement confirming the permits have been issued by the Sun Peaks Mountain Resort Municipality

8.3 Construction Financing

The Developer will construct the building without the need for bank or outside financing. All construction will be financed through the Developer. There will be no security provided by the Developer to institutional or other outside lenders. The Developer has made adequate arrangements to ensure payment of the cost of utilities and other services associated with the strata lots during construction. Utilities and infrastructure are already provided to the Lands.

9. Miscellaneous

9.1 Deposits

All deposits made by potential purchasers shall be held by the listing agent, Elizabeth (Liz) Forster at Sotheby's International Realty Canada and all money received from a purchaser will be held in trust by that person in the manner required by the *Real Estate Development Marketing Act*. **No interest will accrue on deposits.**

9.2 Purchase Agreement

The Developer has developed an approved form of agreement of purchase and sale, which is attached to this disclosure statement as Exhibit M. All offers to purchase a residential strata unit will be rejected if they are not made on the approved form of agreement of purchase and sale.

9.3 Developer's Commitments

Any landscaping and/or road paving which is not completed at the time of conveyancing of a strata lot will be secured by bonding with Sun Peaks Mountain Resort Municipality as a condition of final approval of the Strata Plan.

9.4 Other Material Facts

- (a) Fire and Liability Insurance: Please refer to paragraph 3.11 - Insurance in this Disclosure Statement as to insurance coverage. The purchaser of each unit will be responsible for insuring the contents of the unit. The purchaser will also be responsible for liability insurance for all uses related to his or her Strata Lot at his or her own expense.

- (b) Financing Lot Purchases: The Developer has made no arrangements for financing the purchase of the lots.
- (c) GST on the purchase. Purchasers of strata lots will be required to pay GST on the purchase. GST on monthly assessments: Owners of residential strata lots may be required to pay GST on their monthly assessments due to the Strata Corporation. Owners will complete a GST status survey, if required.
- (d) Electrical Rooms: Each strata lot will be metered separately for electricity. Some of the strata lots will have a common area electrical room within some of the buildings. The location of the said electrical rooms is not known by the Developer at this time. The Developer reserves the right without further notice to locate the electrical rooms as deemed necessary by electricians and electrical providers.
- (e) Propane Meters: Each strata lot will be metered separately for propane. Some of the strata lots will have a common area on the outside of some of the units for the propane meters. The location of the said common area for the propane meters is/are not known by the Developer at this time. The Developer reserves the right without further notice to locate the common area for the said meters as deemed necessary by its gas fitters and propane providers.
- (f) Electronic and/or Fax Transmission: The Developer and Buyer acknowledge that documents transmitted by email and/or fax shall constitute delivery of original documentation and signatures.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

DEEMED RELIANCE

SECTION 22 OF THE *REAL ESTATE DEVELOPMENT MARKETING ACT* PROVIDES THAT EVERY PURCHASER WHO IS ENTITLED TO RECEIVE THIS DISCLOSURE STATEMENT IS DEEMED TO HAVE RELIED ON ANY FALSE OR MISLEADING STATEMENT OF A MATERIAL FACT CONTAINED IN THIS DISCLOSURE STATEMENT, IF ANY, AND ANY OMISSION TO STATE A MATERIAL FACT. THE DEVELOPER, ITS DIRECTORS AND ANY PERSON WHO HAS SIGNED OR AUTHORIZED THE FILING OF THIS DISCLOSURE STATEMENT ARE LIABLE TO COMPENSATE THE PURCHASER FOR ANY MISREPRESENTATION, SUBJECT TO ANY DEFENCES AVAILABLE UNDER SECTION 22 OF THE ACT.

DECLARATION

The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of the 24 day of August, 2018.

SIGNED BY THE DEVELOPER:

PEAKS WEST PROPERTIES LTD.


Per:



MAURICE O'KELLY - President



DARCY RUSSELL FRANKLIN - Secretary



MAURICE O'KELLY - Director



DARCY RUSSELL FRANKLIN - Director

CONSENT TO RECEIVE ELECTRONIC COMMUNICATION
OF AMENDMENTS TO THIS DISCLOSURE STATEMENT

The purchaser, by his or her signature below, hereby confirms that, despite section 4(2) of the *Electronic Transactions Act*, I (we) hereby consent to receiving a copy of this disclosure statement, subsequent amendments or consolidations to it, and any other materials that may be distributed to me (us) in print form, and pertaining to the development described herein, by electronic means, and I confirm that my address for such electronic deliver is and shall for the purposes set out in this consent to be:

Unless and until I advise you that another electronic address has been substituted in its place.

This consent is signed at Sun Peaks, BC on the _____ day of _____, 20_____.

By:

Purchaser #1

Purchaser #2

EXHIBIT A

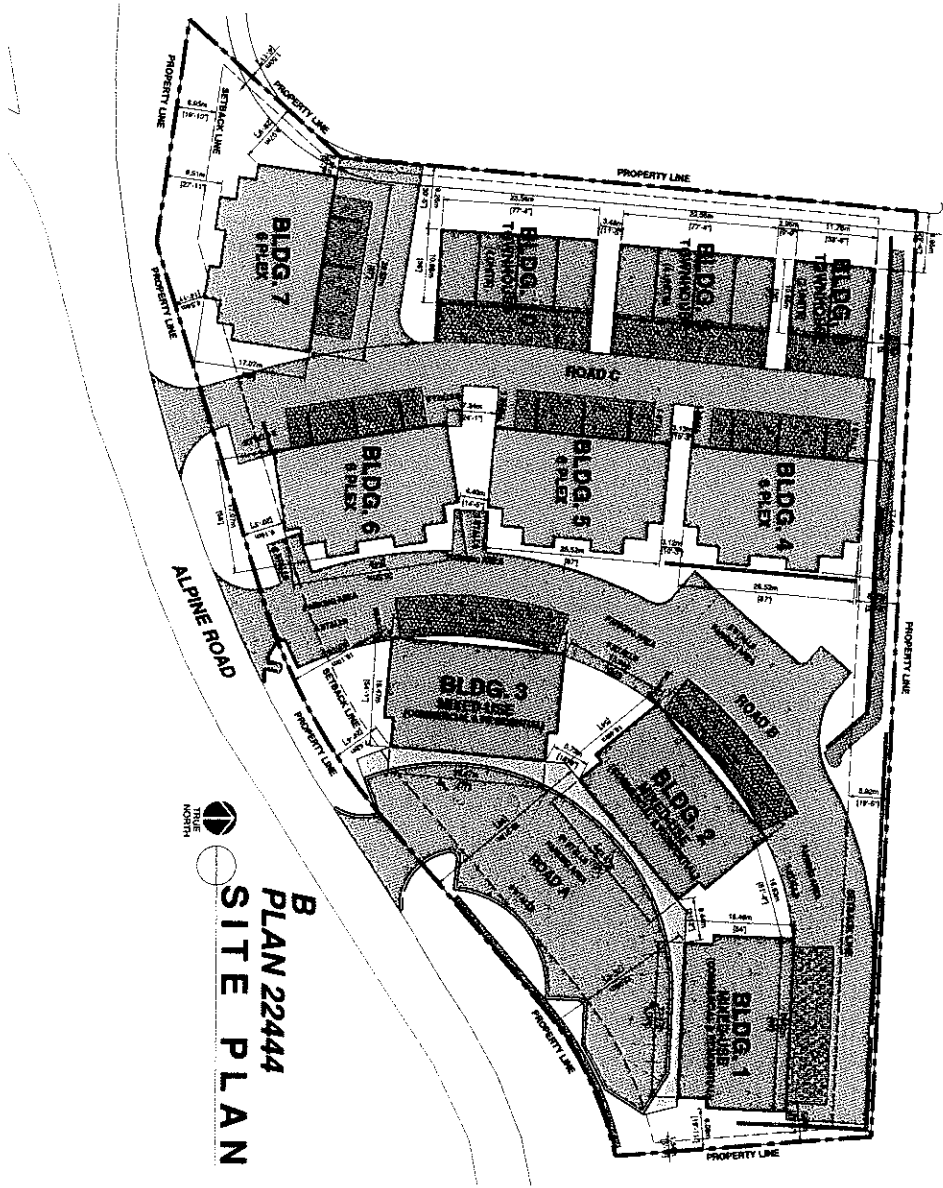
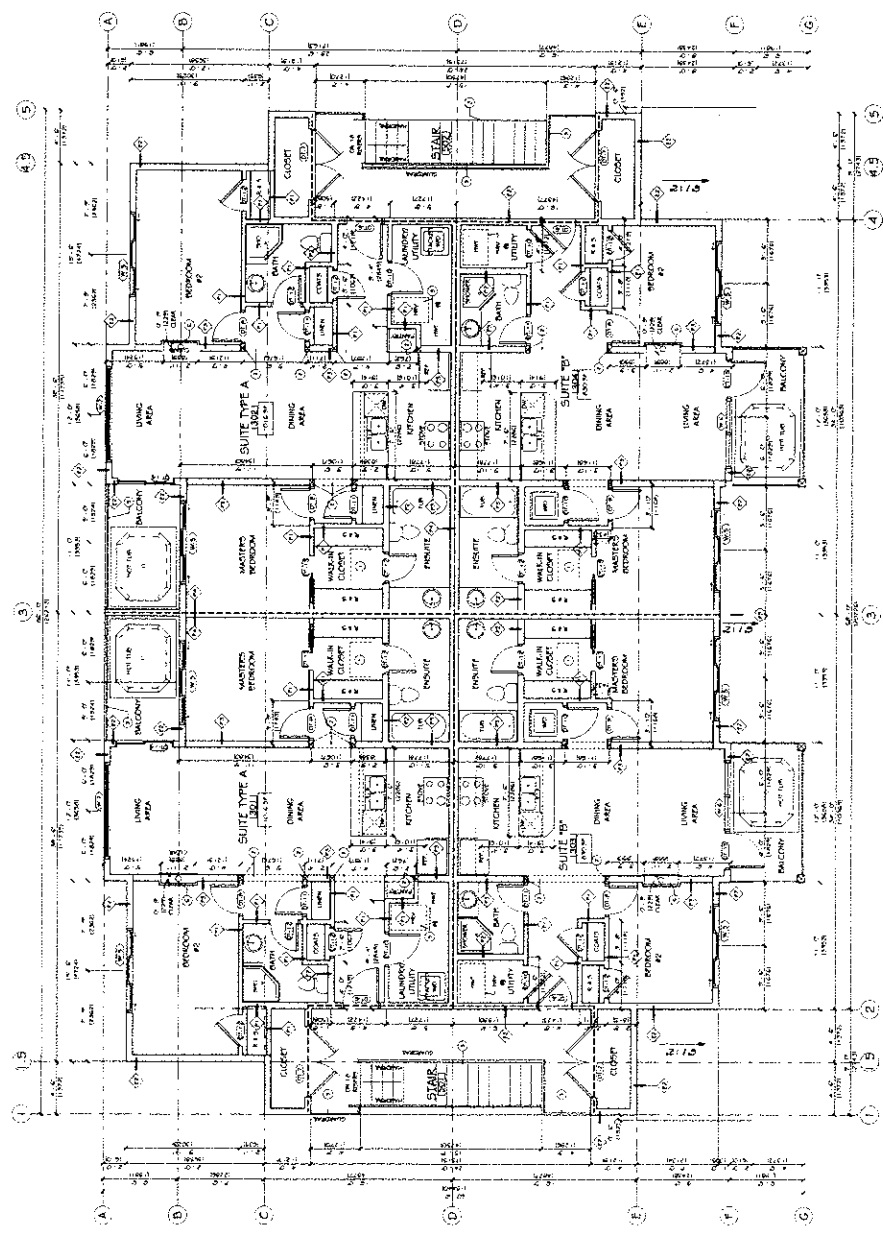


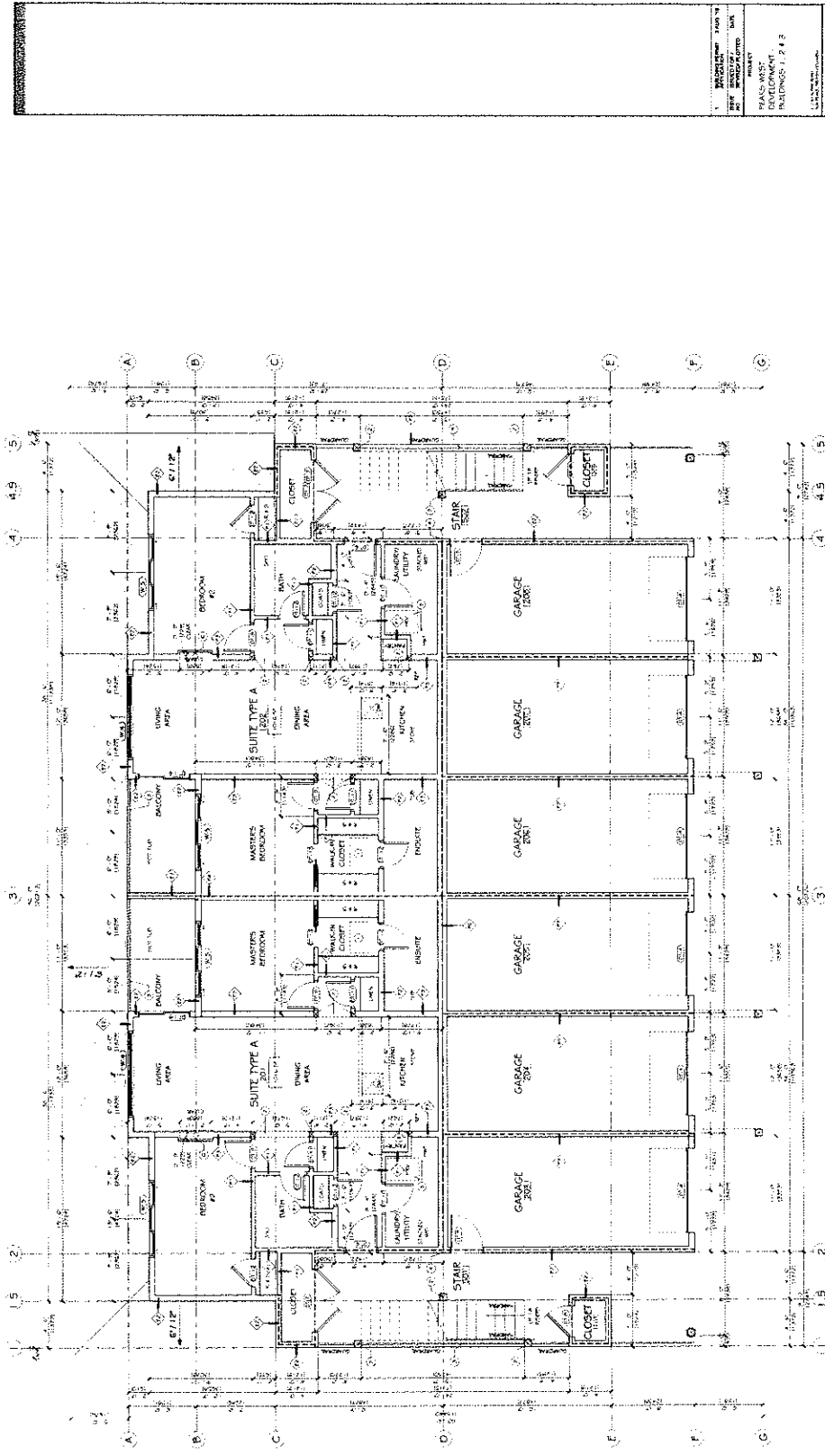
EXHIBIT B

1. DEVELOPMENT MARK TO BE MAINTAINED 2. EXISTING 3. NEW 4. TO BE DEMOLISHED	PEAKS WEST DEVELOPMENT - BUILDINGS 1, 2 & 3	THIRD LEVEL - FLOOR PLAN	DATE: 1/27/17 DRAWN BY: [Name] CHECKED BY: [Name]	SHEET NO: A2.3 NO. OF SHEETS: 1
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THIRD LEVEL - FLOOR PLAN
 1/27/17

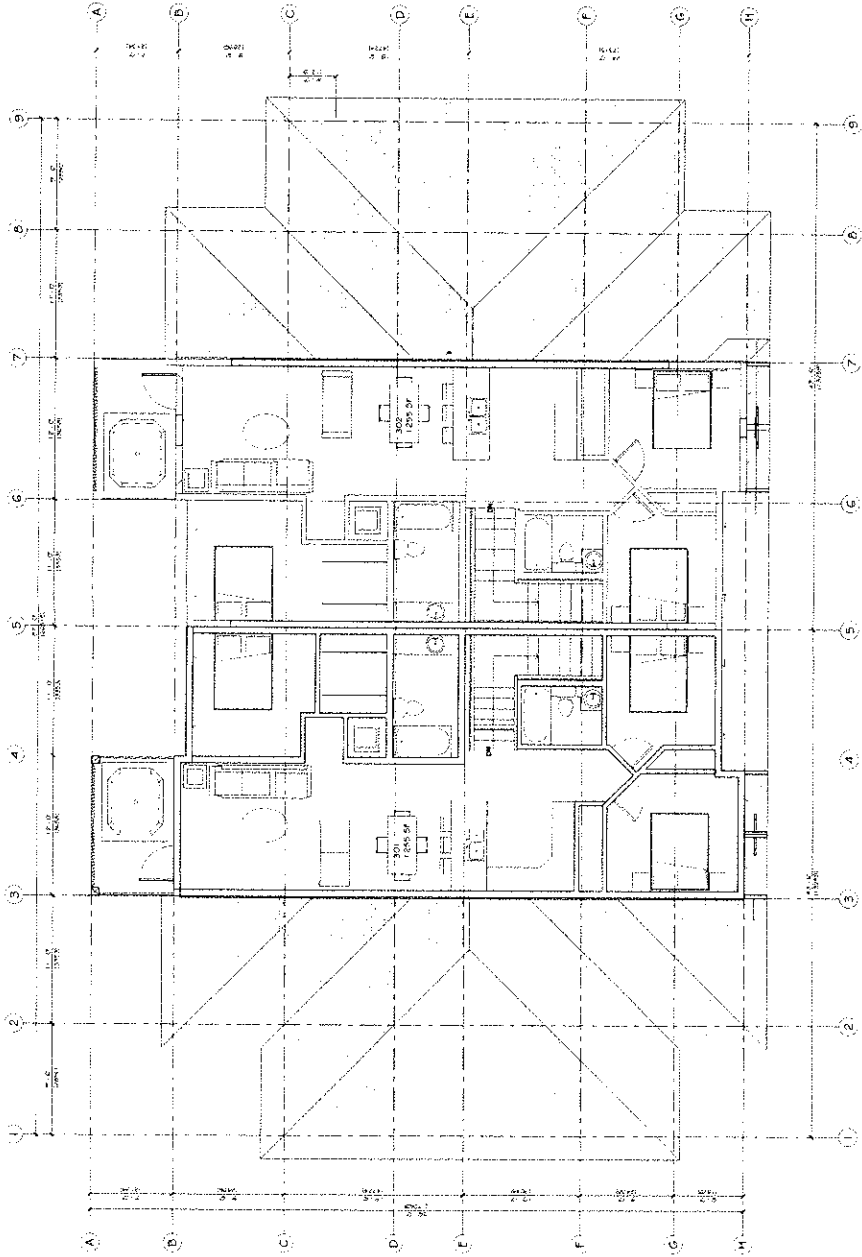




PROJECT: NORTH
 SECOND LEVEL - FLOOR PLAN

PROJECT NUMBER	1400-19
DATE	11/11/11
PROJECT NAME	TRAILS MASS DEVELOPMENT BUILDINGS 1, 2 & 3
PROJECT LOCATION	1400-19
PROJECT TYPE	RESIDENTIAL
PROJECT PHASE	SECOND LEVEL - FLOOR PLAN
PROJECT NUMBER	1
DATE	11/11/11
PROJECT NAME	TRAILS MASS DEVELOPMENT BUILDINGS 1, 2 & 3
PROJECT LOCATION	1400-19
PROJECT TYPE	RESIDENTIAL
PROJECT PHASE	SECOND LEVEL - FLOOR PLAN

1. ARCHITECT: JACOBS 2. CONTRACTOR: JACOBS 3. DATE: 08/14/13	
PROJECT: FRANK WEST BUILDINGS 4, 5 & 6	
DRAWING: THIRD LEVEL FLOOR PLAN	
SCALE: 1/8" = 1'-0"	
SHEET: A2.3	
TOTAL SHEETS: 1	

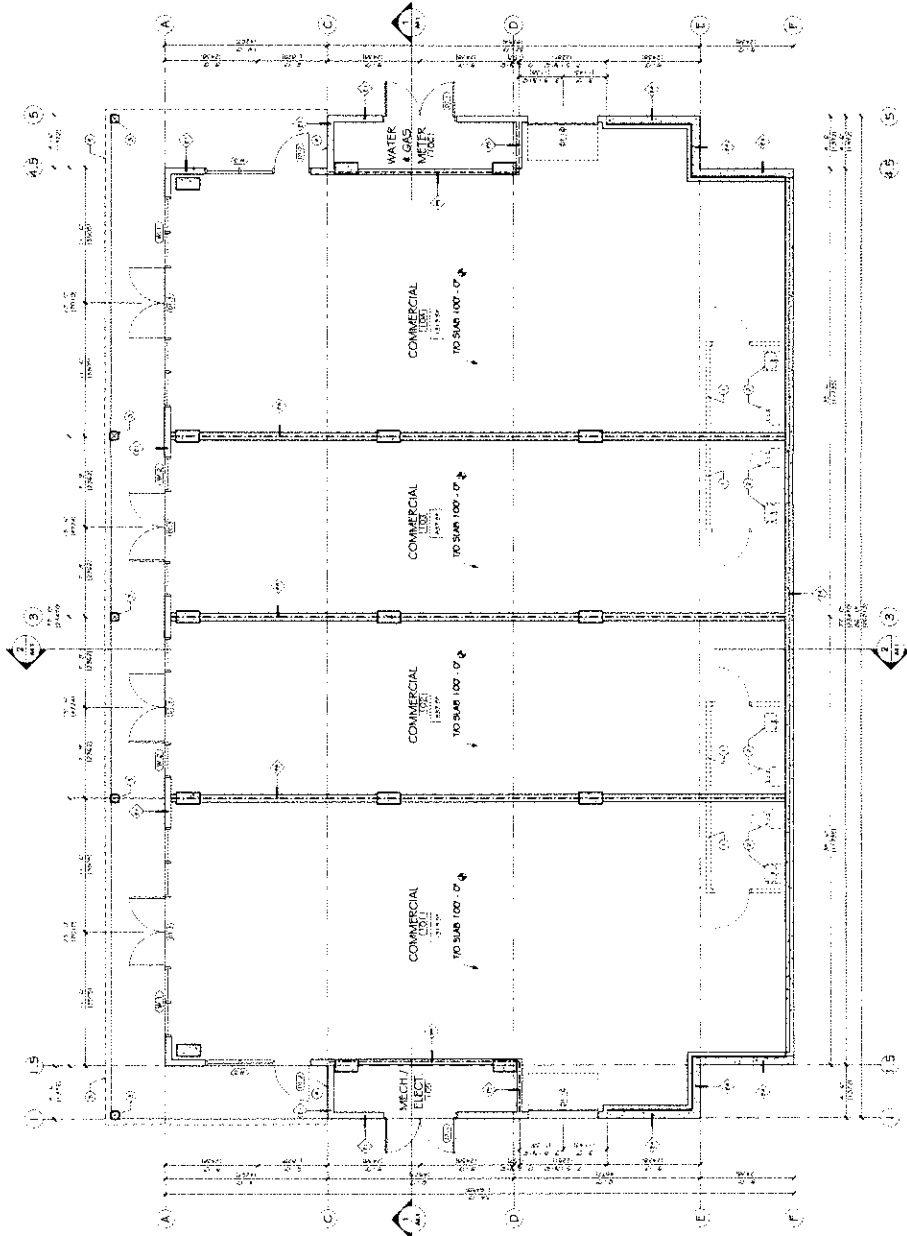


THIRD FLOOR PLAN

1/8" = 1'-0"



PROJECT DEVELOPMENT BUILDINGS 1, 2 & 3	
MAIN LEVEL - FLOOR PLAN	
SHEET NO. A2.1	TOTAL SHEETS 1

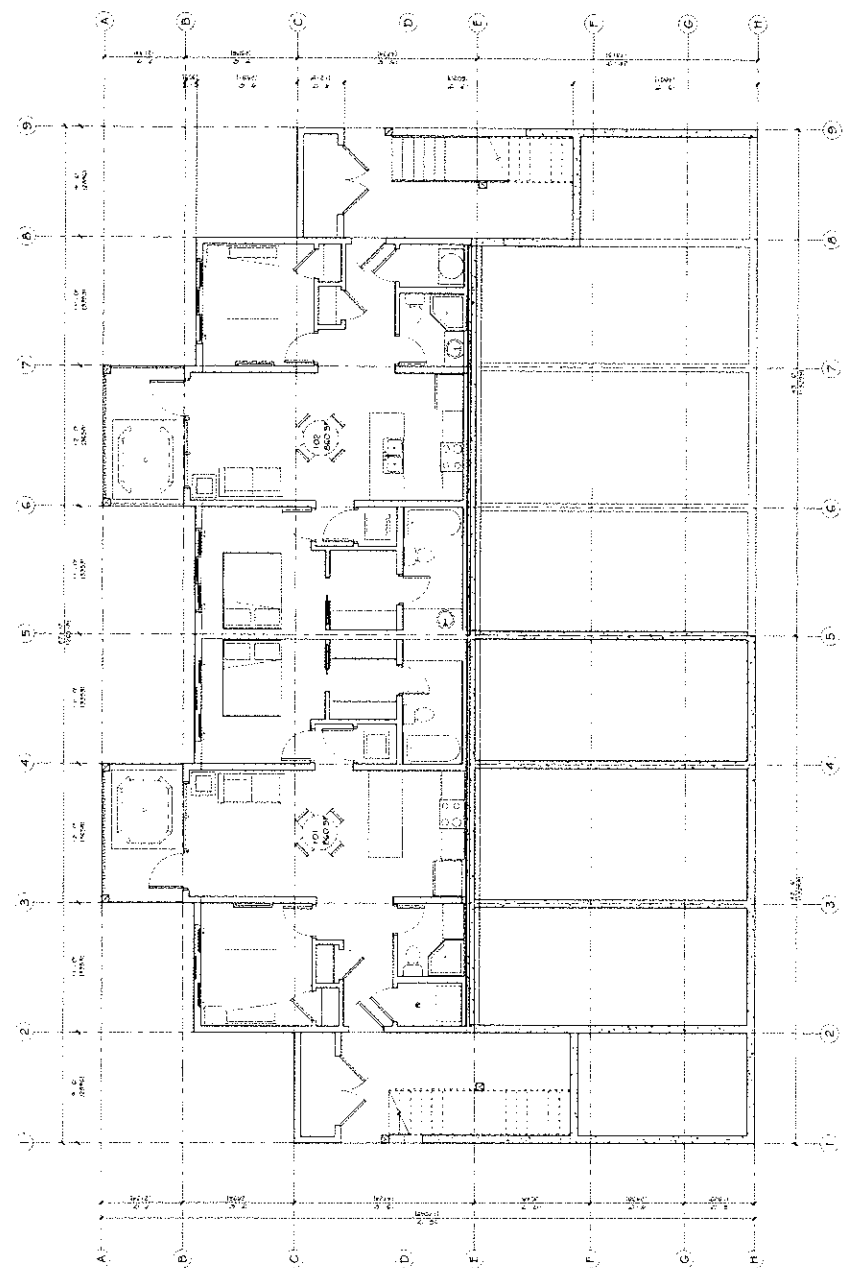


MAIN LEVEL - FLOOR PLAN
 1/8" = 1'-0"




SECOND FLOOR PLAN
 100-1100

1. ARCHITECT THE PROJECT ARCHITECTS 100-1100	2. PROJECT BLDG 100-1100 BUILDINGS A, B, C, D	3. SHEET NO. SECOND LEVEL - FLOOR PLAN	4. DATE 10/15/11
5. SCALE 1/8" = 1'-0"	6. DRAWN BY J. SMITH	7. CHECKED BY M. SMITH	8. PROJECT NO. 100-1100
9. SHEET NO. A22		10. TOTAL SHEETS 1	



MAIN FLOOR PLAN



THE PROJECT ARCHITECTS

PROJECT	TRAIL BLAZER DEVELOPMENT BUILDINGS 4, 5 & 6
DATE	10/10/2018
SCALE	1/8" = 1'-0"
DESIGNER	THE PROJECT ARCHITECTS
CHECKER	THE PROJECT ARCHITECTS
DATE	10/10/2018
PROJECT	TRAIL BLAZER DEVELOPMENT BUILDINGS 4, 5 & 6
DATE	10/10/2018
SCALE	1/8" = 1'-0"
DESIGNER	THE PROJECT ARCHITECTS
CHECKER	THE PROJECT ARCHITECTS
DATE	10/10/2018
SHEET NO.	A2.1
TOTAL SHEETS	1

EXHIBIT C

The Shuswap

Kitchen Splash	Ceratec - FENG SHUI - white
Floor Tile	Ceratec - BIEN PAROS - Dark Grey
Laminate Flooring	Vermont Oak
Carpet	Coronet - Hail Cloud
Kitchen Cabinets	White
Kitchen Counter	Grey quartz
Kitchen Sink	Double bowl under mount sink
Kitchen Faucet	Chrome
Bathroom Vanities	White cabinets/white counters 24" main bath 36" main bath 60" ensuite All faucets: chrome
Paint	Walls: Westhighland white Trim: High reflective white
Lighting Package	
CANARM	Flynn Chandelier (Dining)
CANARM	Flynn Pendant (Island)
RUSSELL	Bath vanity lights
CANARM	Flynn Flash Mount (hall)
RUSSELL	Walk-in/den
RUSSELL	Bedrooms
CANARM	Duffy Outdoor light
Tub/Shower	60 x 32 tub White Fiberglass Center Drain Corner Shower
Bath Accessories	Chrome Towel bar Chrome robe hook Chrome Type P valve trim Chrome wall-mount tub spout

Chrome eco 3 jet shower head
Chrome towel ring
Chrome paper holder

Appliances

The Crystal

Kitchen Splash	Ceratec - FENG SHUI - cream
Floor Tile	Ceratec - BIEN PAROS - Dark Grey
Laminate Flooring	Kastanie Chestnut
Carpet	Coronet - Macrame
Kitchen Cabinets	Light Grey
Kitchen Counter	Cream quartz
Kitchen Sink	Double bowl under mount sink
Kitchen Faucet	Chrome
Bathroom Vanities	White cabinets/white counters 24" main bath 36" main bath 60" ensuite All faucets: chrome
Paint	Walls: Frosty White Trim: High reflective white
Lighting Package	
CANARM	Flynn Chandelier (Dining)
CANARM	Flynn Pendant (Island)
RUSSELL	Bath vanity lights
CANARM	Flynn Flash Mount (hall)
RUSSELL	Walk-in/den
RUSSELL	Bedrooms
CANARM	Duffy Outdoor light
Tub/Shower	60 x 32 tub White Fiberglass Center Drain Corner Shower

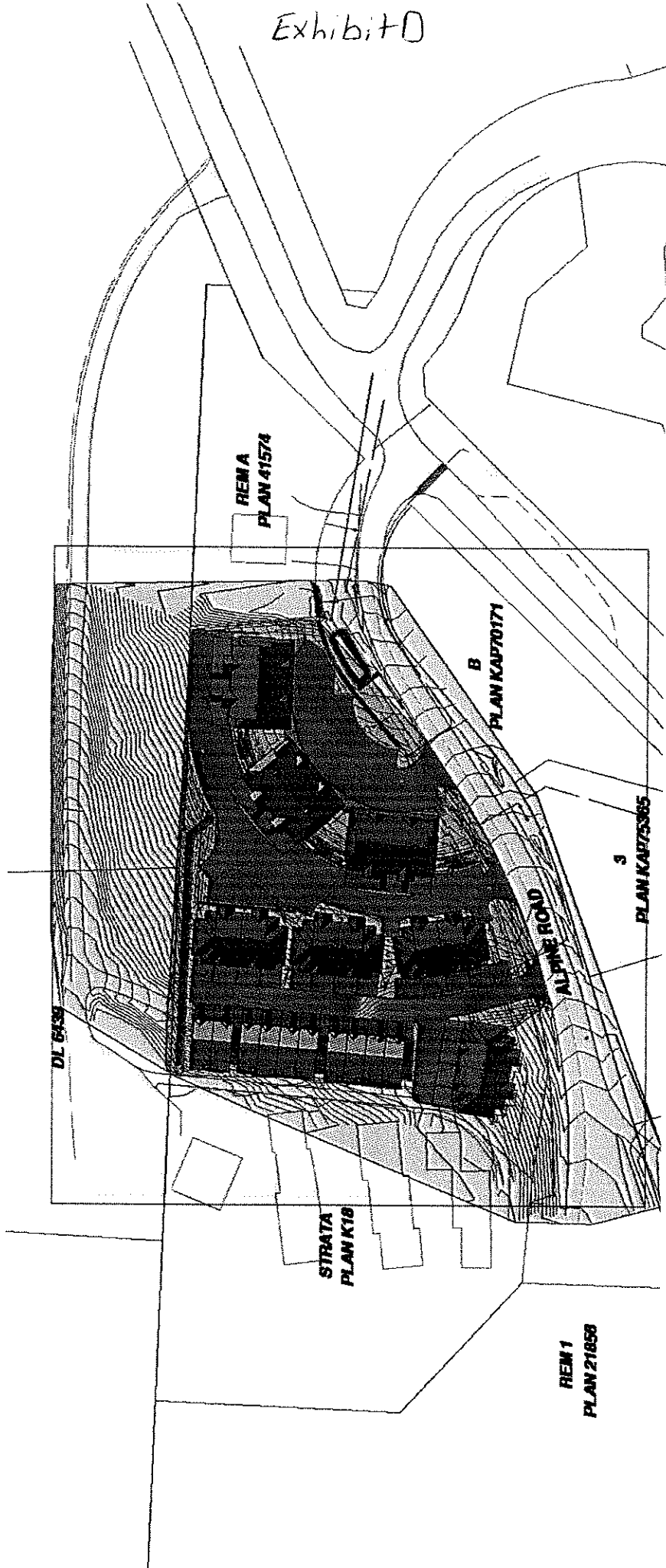
Bath Accessories	Chrome Towel bar Chrome robe hook Chrome Type P valve trim Chrome wall-mount tub spout Chrome eco 3 jet shower head Chrome towel ring Chrome paper holder
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Appliances

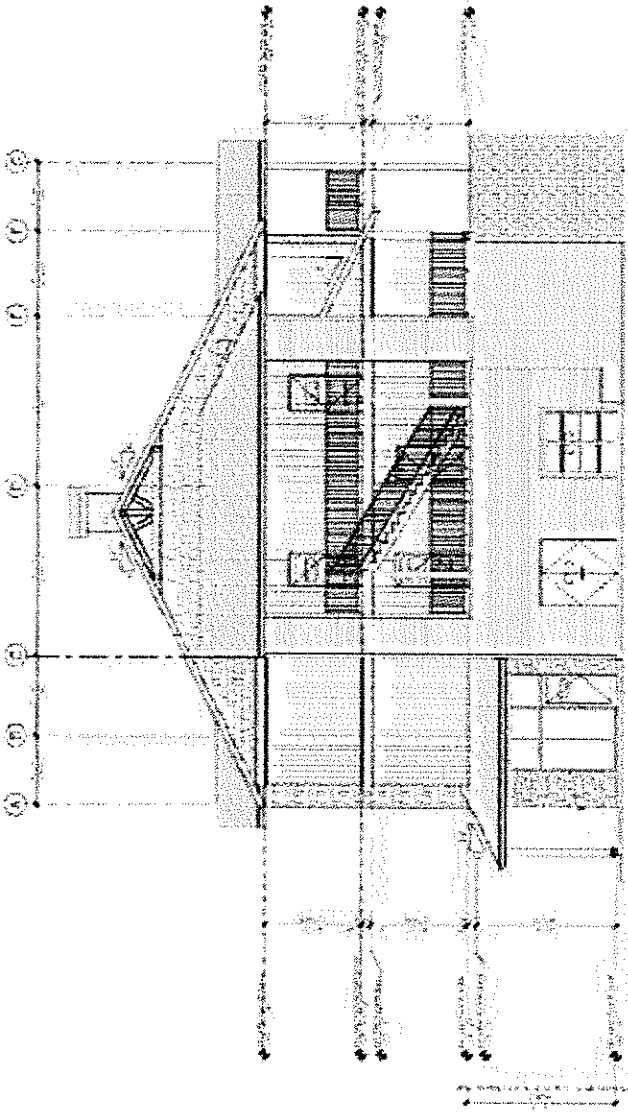
Tod Mountain Upgrades

Hardwood Flooring	Winchester hickory Graphite hickory
Slate Kitchen Splash	Light grey slate Dark grey slate
Slate Flooring Tile	Slate attache - multi green Slate attache - multi brown
Carpet	Monawk Aladdin Wall Street Mineral
Kitchen Cabinets	Stain grade
Kitchen Counter	Dark grey with white marble Cream marble Quartz

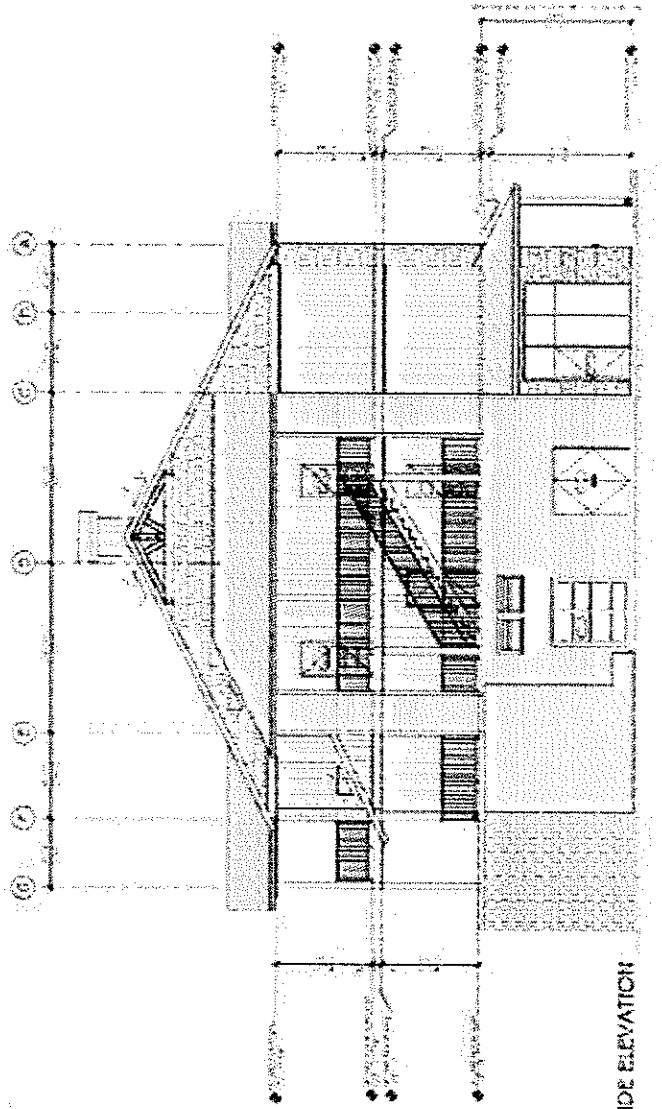
Exhibit D



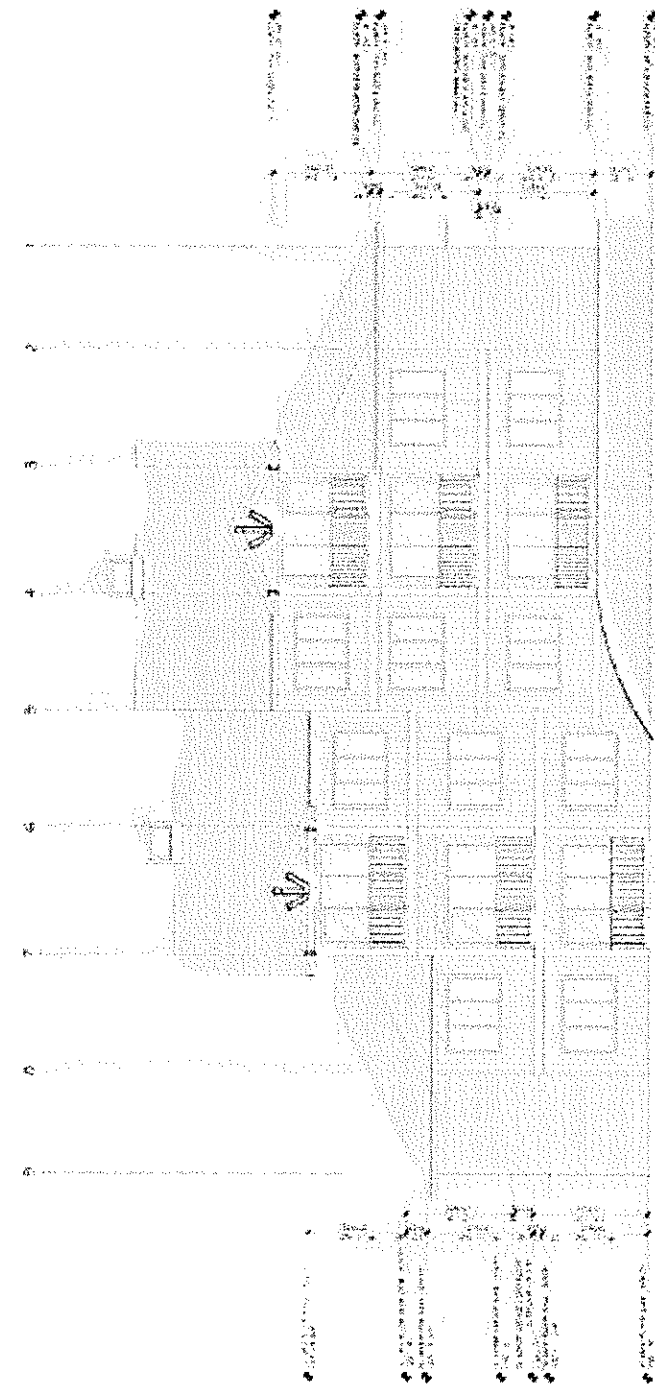
PROJECT NO.	DATE
BY	DATE
CHECKED BY	DATE
PROJECT NAME PROJECT ADDRESS CITY, STATE, ZIP	
ARCHITECT FIRM NAME ADDRESS CITY, STATE, ZIP	
SCALE DRAWING NO.	
SHEET NO.	
TOTAL SHEETS	
DATE	
DRAWN BY	
CHECKED BY	
APPROVED BY	
TITLE	
A3.2 1	



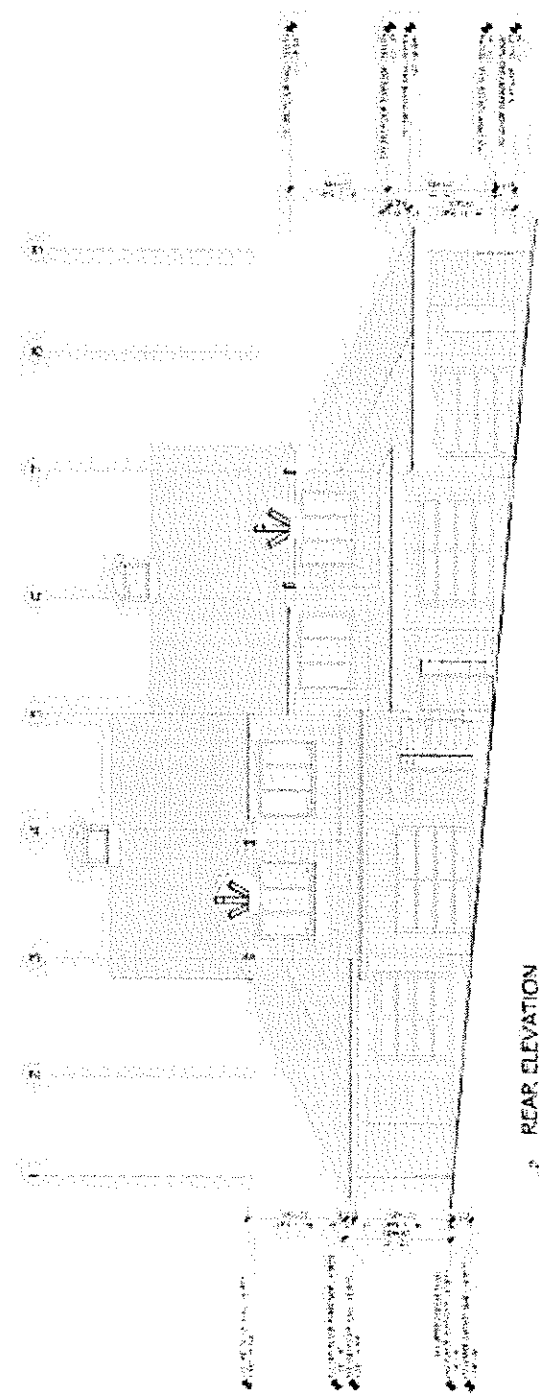
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

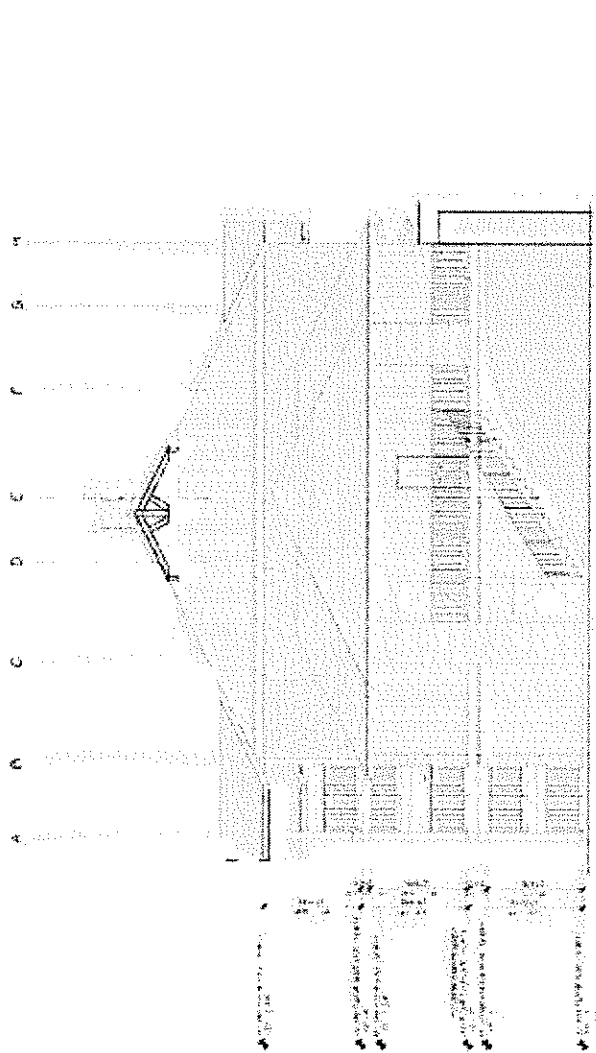


FRONT ELEVATION

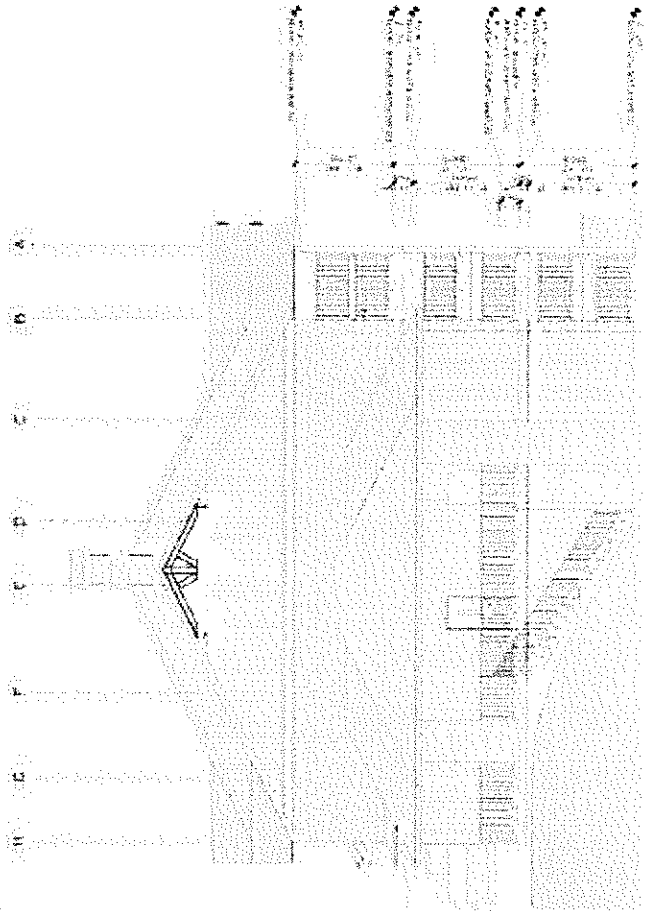


REAR ELEVATION

PROJECT: [REDACTED] SHEET NO: [REDACTED]	
ARCHITECT: [REDACTED]	DATE: [REDACTED]
DRAWN BY: [REDACTED]	CHECKED BY: [REDACTED]
SCALE: [REDACTED]	TITLE: [REDACTED]
PROJECT NO: [REDACTED]	SHEET NO: A32
DRAWING NO: [REDACTED]	TOTAL SHEETS: 1



RIGHT-SIDE ELEVATION



LEFT-SIDE ELEVATION

EXHIBIT E

STRATA PROPERTY ACT—FORM V
(SCHEDULE OF UNIT ENTITLEMENT) [FP 95]

Strata Property Act

Form V

SCHEDULE OF UNIT ENTITLEMENT

(Sections 245(a), 246, 264)

Re: Strata Plan Re: Strata Plan KAS _____, being a strata plan of

PID: 002-713-942

Legal Description: Lot B District Lot 5957 Kamloops Division Yale District
Plan 22444

Complete and file only the applicable form of schedule.

The unit entitlement for each **residential** strata lot is one of the following [*check appropriate box*], as set out in the following table:

- (a) the habitable area of the lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246(3)(a)(i) of the *Strata Property Act*.

Certificate of British Columbia Land Surveyor

I, _____, a British Columbia land surveyor, certify that the following table reflects the total area of each residential strata lot.

Date: _____

Signature

OR

- (b) a whole number that is the same for all of the residential strata lots as set out in section 246(3)(a)(ii) of the *Strata Property Act*.

OR

- (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246(3)(a)(iii) of the *Strata Property Act*.

Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m ²	Unit Entitlement	%* of Total Unit Entitlement of Residential Strata Lots**	%* of Total Unit Entitlement of All Strata Lots**
13		94.389	94.389		
14		94.389	94.389		
15		94.389	94.389		
16		94.389	94.389		
17		77.110	77.110		
18		77.110	77.110		
19		94.389	94.389		
20		94.389	94.389		
21		94.389	94.389		
22		94.389	94.389		
23		77.110	77.110		
24		77.110	77.110		
25		94.389	94.389		
26		94.389	94.389		
27		94.389	94.389		
28		94.389	94.389		
29		77.110	77.110		
30		77.110	77.110		
31		77.110	77.110		
32		77.110	77.110		
33		77.110	77.110		
34		77.110	77.110		
35		116.59	116.59		
36		116.59	116.59		
37		77.110	77.110		
38		77.110	77.110		
39		77.110	77.110		
40		77.110	77.110		
41		116.59	116.59		
42		116.59	116.59		
43		77.110	77.110		
44		77.110	77.110		
45		77.110	77.110		
46		77.110	77.110		
47		116.59	116.59		
48		116.59	116.59		
49		77.110	77.110		

50		77.110	77.110		
51		77.110	77.110		
52		77.110	77.110		
53		116.59	116.59		
54		116.59	116.59		
55					
56					
57					
58					
59					
60					
61					
62					
63					
64					
Total number of residential strata lots:52			Total unit entitlement of residential strata lots:		

* expression of percentage is for informational purposes only and has no legal effect

** not required for a phase of a phased strata plan

The unit entitlement for each **nonresidential** strata lot is one of the following *[check appropriate box]*, as set out in the following table:

- (a) the total area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246(3)(b)(i) of the *Strata Property Act*.

Certificate of British Columbia Land Surveyor

I, _____, a British Columbia land surveyor, certify that the following table reflects the total area of each nonresidential strata lot.

Date: _____.

Signature

OR

- (b) a whole number that is the same for all of the nonresidential strata lots as set out in section 246(3)(b)(ii) of the *Strata Property Act*.

OR

[X] (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246(3)(b)(iii) of the *Strata Property Act*.

Strata Lot No.	Sheet No.	Total Area in m ²	Unit Entitlement	%* of Total Unit Entitlement of Nonresidential Strata Lots**	%* of Total Unit Entitlement of All Strata Lots**
1		107.953	107.953	10.25	
2		67.541	67.541	6.41	
3		67.541	67.541	6.41	
4		107.953	107.953	10.25	
5		107.953	107.953	10.25	
6		67.541	67.541	6.41	
7		67.541	67.541	6.41	
9		107.953	107.953	10.25	
9		107.953	107.953	10.25	
10		67.541	67.541	6.41	
11		67.541	67.541	6.41	
12		107.953	107.953	10.25	
Total number of non-residential strata lots: 12			Total unit entitlement of nonresidential strata lots: 1052.964		

* expression of percentage is for informational purposes only and has no legal effect

** not required for a phase of a phased strata plan

Schedule of Unit Entitlement approved by the Superintendent of Real Estate in accordance with section 246(5) of the *Strata Property Act*.

Signature of Superintendent of Real Estate

Date: _____ [month, day, year].

Signature of Owner Developer

Signature of Superintendent of Real Estate
(if submitted under section 264 of the Act)

EXHIBIT F

Strata Property Act
Form W
SCHEDULE OF VOTING RIGHTS

(Section 245(b), 247, 248, 264)

Re: Strata Plan KAS _____, being a strata plan of

PID: 002-713-942

Legal Description:

Lot B District Lot 5957 Kamloops Division Yale District Plan 22444

The strata plan is composed of 12 non-residential strata lots, and 53 residential strata lots.

The number of votes per strata lot is one of the following, as set out in the following table.

(a) the number of votes per residential strata lot, if any, is 1, and the number of votes per nonresidential strata lot is calculated in accordance with section 247(2)(a)(ii) of the *Strata Property Act*.

OR

(b) the strata plan is composed entirely of nonresidential strata lots, and the number of votes per strata lot is calculated in accordance with section 247(2)(b) of the *Strata Property Act*.

OR

(c) the number of votes per strata lot is approved by the Superintendent of Real Estate in accordance with section 248 of the *Strata Property Act*.

Signature of Superintendent of Real Estate

Strata Lot No.	Type of Strata Lot (Residential or Nonresidential)	Sheet No.	Number of Votes
1-12	Non residential		
13-64	Residential		
Total number of strata lots: 64			Total number of votes:

Date: _____, 2018

Signature of Owner Developer

Signature of Superintendent of Real Estate
(if submitted under section 264 of the Act)

EXHIBIT G

Strata Property Act

Form Y

Owner Developers' Notice of Different Bylaws

(Section 245 (d), Regulation section 14.6 (2))

Re: Strata Plan EPS _____, being a strata plan of

[parcel identifier] [legal description of strata lot]

002-713-942

Lot B District Lot 5957 Kamloops Division Yale District
Plan 22444

The attached bylaws differ from the Standard Bylaws to the *Strata Property Act*, as permitted by section 120 of the Act:

SCHEDULE OF BYLAWS
The Owners, Strata Plan KAS _____
PEAKS WEST

Division 1 - Sections

1 Sections

- (1) Strata lots 13 through 65 shall form a separate Section bearing the name, Section 1 of The Owners, Strata Plan KAS _____ (the "Residential Section").
- (2) Strata lots 1 through 12 shall form a separate Section bearing the name, Section 2 of The Owners, Strata Plan KAS _____ (the "Commercial Section").
- (3) Strata lots 55 through 65 will be a different type of Residential Strata Lot (the "Townhome Type").
- (4) Notwithstanding the generality of any other Bylaw, with respect to matters that relate solely to a Section, each Section is a corporation and has the same powers and duties as the Strata Corporation, and notwithstanding the generality of the foregoing each Section may:
 - (a) establish its own operating fund and contingency reserve fund for the Common Expenses of that Section, including expenses relating to the Limited Common Property designated for the exclusive use of Strata Lots in that Section;
 - (b) budget, and require Owners in that Section to pay strata fees and special levies;
 - (c) enforce Section Bylaws and Section Rules;
 - (d) in accordance with the Act, pass bylaws or rules that relate solely to that Section;
 - (e) sue and arbitrate in the name of the Section;
 - (f) acquire and dispose of land and other property in the name of or on behalf of the Section; and
 - (g) enter into contracts in the name of the Section.
- (5) Notwithstanding the generality of Bylaw 1(4):
 - (a) no Section shall enter into contracts in the name of, commence an action or arbitration in the name of, or otherwise bind the Strata Corporation; and
 - (b) the Strata Corporation shall retain its powers and duties in matters of common interest to all of the Owners.
- (6) The eligible voters in a Section may call and hold general meetings and pass resolutions in the same manner as eligible voters of the Strata Corporation, and the provisions of Division 6 - Annual and Special General Meetings shall apply to such Section Meetings except that
 - (a) the term "Strata Council" or "Council" shall be replaced with "Section Executive" or "Executive";
 - (b) the term "Annual and special general meetings" shall be replaced "Annual and special general meetings Commercial Section" or with "Annual and special general meetings Residential Section"; and

- (c) only the Tenants, Occupants and Owners in that Section shall be entitled to attend such Section Meetings.
- (7) Expenses of the Strata Corporation that relate solely to the Strata Lots in a section are shared by the Owners of Strata Lots in the section in accordance with Section 195 of the Act. Expenses of the Strata Corporation that do not relate solely to the Strata Lots in a section will be borne by the Strata Corporation, and:
- (a) The following are items that relate solely to the Strata Lots in the Residential Section:
 - (i) maintenance and repair of common area parking;
 - (ii) maintenance and repair or replacement of all lighting, infrastructure and landscaping on the Common Property and common areas;
 - (iii) the fire systems, including alarms and sprinklers if installed;
 - (iv) locks and keys for common areas in the Residential Section Buildings;
 - (v) HVAC maintenance and repair for Common Property and areas in the Residential Section Buildings;
 - (vi) Electricity and propane for Common Property in the Residential Section Buildings;
 - (vii) the building envelopes, utility closets and building aspects in the Residential Section Buildings.
 - (viii) administration charges incurred by the strata management company for Meetings of the Residential Section, postage/copies/long distance/fax which is specific to the Residential Section.
 - (ix) professional fees invoiced directly to the Residential Section
 - (b) The following are items that relate to the Townhome Type Strata Lots:
 - (i) repair and maintenance of the Townhome Type Buildings, including the building envelopes;
 - (ii) administration charges incurred by the strata management company for Meetings of the Townhome Type units, postage/copies/long distance/fax which is specific to the Townhome Type units; and
 - (iii) professional fees invoiced directly to the Townhome Type units.
 - (c) The following are items that relate solely to the Strata Lots in the Commercial Section:
 - (i) the fire systems, including alarms and sprinklers if installed;
 - (ii) locks and keys for common areas in the Commercial Section Buildings;
 - (iii) HVAC maintenance and repair for Common Property and areas in the Commercial Section Buildings;
 - (iv) electricity and propane for Common Property in the Commercial Section Buildings; and
 - (v) the building envelopes, utility closets and building aspects in the Residential Section Buildings

except in the event that the Buildings contain both Residential Strata Lots and Commercial Strata Lots, Repair and maintenance of the Buildings, including the building envelope and any Common Property located within or for the benefit of the Building.

- (8) In the event that the buildings contain both Residential Strata Lots and Commercial Strata Lots, repair and maintenance of the Buildings, including the building envelope and any Common Property located within or for the benefit of the Building, on the basis of the requirements of s. 99 of the Act and sections 6.4 and 6.5 of the Regulations, being the proportion of the Unit Entitlements for the Residential Strata Lots bear to the Total Unit Entitlement for the Building, and the Unit Entitlements for the Commercial Strata Lots bear to the Total Unit Entitlement for the Building multiplied by the required contribution;
- (9) Without limiting the generality of the above, the following are items that relate to the Strata Corporation:
 - (a) landscaping and irrigation maintenance;
 - (b) snow removal;
 - (c) roadway maintenance, including street lighting, exterior parking stalls, water and sewer system, fire hydrants and fire suppression equipment;
 - (d) insurance;
 - (e) depreciation report;
 - (f) administration charges incurred by the strata management company for Strata Corporation meetings, postage/copies/long distance/fax, excluding management fees, postage/copies/long distance/fax from the strata management company invoiced directly to a Section; and
 - (g) any expense that cannot properly be allocated to either the Commercial Section or the Residential Section.

Division 2 - Duties of Owners, Tenants, Occupants and Guests

Payment of strata fees

- 2 The Strata Corporation's or Section's schedule for the payment of strata fees shall provide:
 - (1) For the purpose of the monthly strata fee that:
 - (a) the strata fees are to be paid by an Owner on or before the first of the month to which the strata fee relates; and
 - (b) shall be deemed to be the amount for each Strata Lot based on the approved annual budget from time to time, including any amendments, and calculated based on the provisions of the Act and Regulations and these Bylaws.
 - (2) The Strata Corporation or either Section may charge Owners who are late paying strata fees or special levies interest at the rate of 10% per annum calculated monthly, or, if permitted, the maximum rate of interest stipulated in the Regulations to the Act from time to time.
 - (3) The interest payable on a late payment of strata fees or special levies is not a fine. When paid, such interest shall form part of the strata fees for the purpose of Section 116 of the Act.
 - (4) The Strata Corporation or either Section may charge interest and levy a fine for the late payment of strata fees or special levies.

Repair and maintenance of property by Owner

- 3 (1) An Owner must repair and maintain the Owner's Strata Lot, except for repair and maintenance that is the responsibility of the Strata Corporation or Section under these Bylaws.

- (2) An Owner who has the use of Limited Common Property must repair and maintain it, except for repair and maintenance that is the responsibility of the Strata Corporation or Section under these Bylaws.

Use of property

- 4 (1) An Owner, Tenant, Occupant, Guest or Invitee must not use a Strata Lot, the Common Property or Common Assets in a way that,
 - (a) causes a nuisance or hazard to another person,
 - (b) causes unreasonable noise,
 - (c) unreasonably interferes with the rights of other persons to use and enjoy the Common Property, Common Assets or another Strata Lot,
 - (d) is illegal, or
 - (e) is contrary to a purpose for which the Strata Lot or Common Property is intended as shown expressly or by necessary implication on or by the strata plan.
- (2) An Owner, Tenant, Occupant, Guest or Invitee must not cause damage, other than reasonable wear and tear, to the Common Property, Common Assets or those parts of a Strata Lot which the Strata Corporation must repair and maintain under these Bylaws or insure under the Act. Owners shall report as quickly as possible any damage to or problems that may cause damage to any Strata Lot(s) or Common Property.
- (3) An Owner must not
 - (a) cause or permit to be placed, attached or plugged in, any object, appliance or article of furniture on a deck, balcony, patio or carport whether or not a part of a Strata Lot or that is Limited Common Property enjoyed by a Strata Lot that is not intended or suitable for outdoor use, except with the written approval and in the manner directed by the Strata Council;
 - (b) shake mops or dusters or throw refuse, including cigarettes, matches or barbecue residue, out of windows or doors or from the patio, balcony or deck of the Strata Lot;
 - (c) hang clothes, laundry or washing in such a way as to be visible from the outside of the Strata Lot;
 - (d) without the written permission of the Strata Council, place or hang in, upon or from any door or window, any drape, liner or blinds of which the outside face is coloured other than white, beige or off-white;
 - (e) deposit household refuse, garbage and recycling except as is required by the local government in facilities and/or transfer stations provided within the municipality;
 - (f) wash cars in such a manner as will cause or could tend to cause nuisance or annoyance to other Owners;
 - (g) permit any members of the household, Guests, or Invitees to trespass on any property to which another Owner is entitled to exclusive occupation or use.
 - (h) Permit accumulations of snow, ice, hazardous materials, refuse, debris or other forms of accumulation that would or could cause a hazard to any person.

- (4) An Owner, Tenant, Guest or Occupant shall not
 - (a) allow the area around their Premises to become untidy or unsanitary. The Strata Council may remove any rubbish or clean the Common or Limited Common Property in close proximity to an Owner's Strata Lot to its satisfaction, and charge the expense to the Owner;
 - (b) obstruct the sidewalks, walkways, passages and driveways of the Common or Limited Common Property or use such for any purpose other than that for which each was designed and as access to, or egress from, the Strata Lots and facilities within the Common or Limited Common Property;
 - (c) place any chairs, tables or other objects on the lawn or other areas if such placing would cause interference with grass cutting, gardening or snow removal;
 - (d) use any portion of the Common Property, including parking stalls, for storage of personal property, except for usage of designated storage lockers;
 - (e) place, attach, tie or otherwise adhere any Christmas lights, special occasion lights, banners, signs, flower pots, planters or any other decorative items or features to the outside of a Residential Building;
 - (f) erect or attach any antennas, satellite dishes or structures to the building exterior or Common Property.
- (5) A Strata Lot is not to be used for commercial or professional purposes that, in the opinion of the Strata Council, causes an unreasonable amount of foot or vehicle traffic.
- (6) The only barbecues permitted are propane gas or electric. Solid fuel barbecues are not permitted.
- (7) The exterior appearance of the building shall not be altered by painting wood, ironwork, concrete or other exterior parts of the building on the Strata Lot, including decks, patios or balconies.

Pets

5.
 - (1) An Owner, Tenant or Occupant must not keep any pets on a Strata Lot other than two animals, either of which may be a dog or cat, neither of which shall be of a breed recognized, nor shall the animal be known or recognized to be vicious, temperamental or noisy.
 - (2) Pets shall be kept on a leash at all times when outside a Strata Lot.
 - (3) Owners, Tenants, Guests or Occupants must immediately clean up any debris or excrement produced by their pets and dispose of it properly. Pets shall not be permitted to urinate/defecate within 8 meters (25 feet) of any Residential Building. Owners, Tenants, Guests or Occupants are responsible for damage caused by their pets.
 - (4) An Owner who keeps or permits a pet to be kept in the Strata Lot shall be responsible for and shall indemnify and save harmless the Strata Corporation from all actions causes of action, loss, costs, or expenses resulting from the actions of the pet, regardless of whether or not the Owner had knowledge, notice or forewarning of the likelihood of such actions.
 - (5) If in the opinion of the Strata Council acting reasonably, a pet is causing a nuisance or an unreasonable interference with an Owner, Tenant or Occupant's use and enjoyment of the Premises, or if a pet is kept in contravention of this

Bylaw 5, the Strata Council may give to an Owner written notice that such pet be removed from the Premises.

- (6) An Owner shall, within 14 days of receipt of the notice referred to in Bylaw 5(5), cause the pet to be permanently removed from the Premises.

Hot Tubs

6. (1) Any owner wishing to install a hot tub at the exterior of their unit must first get prior written approval from the strata council.
- (2) Owners who are granted permission to install a hot tub must:
 - (a) Return to the Strata Council, the Release of All Claims, Waiver of Liability, Assumption of Risk and Indemnity Agreement form duly executed (original signatures required) by each registered owner of the Strata Lot;
 - (b) Agree to have the regular maintenance, installation, and removal of the hot tub completed by a qualified technician only;
 - (c) Agree that the Strata Corporation can, at its sole discretion, undertake any necessary repairs to Common Property (resulting from the installation, use, removal or mere existence of the hot tub) and charge back the entire cost of same to the Strata Lot;
 - (d) Agree that the Strata Corporation can, for just cause, have the hot tub removed from Common Property and charge back the entire cost of same to the Strata Lot;
 - (e) Ensure that the installation of the hot tub will have no impact, noise or otherwise, on any other occupier of a Strata Lot; and
 - (f) Provide the Strata Council annually, with proof of liability insurance for the hot tub. Proof must be in the form of a letter from the homeowner's insurance company.
 - (g) Provide the Strata Council with a scaled and dimensioned drawing of the proposed appliance's location to include its position relative to other Common Property structures including the roof, balcony and overhang.
 - (h) Provide the Strata Council with proof that their (upper deck) hot tub conforms to the 100 psf weight restrictions.
 - (i) Ensure that the installed hot tub is designed and properly equipped with a second motor and pump that is intended to circulate water in a quiet and non- disruptive way. Under no circumstances can the pumps and motors create excessive noise or vibration within the structural portions of the common property.
 - (j) Ensure that the hot tubs are drained in a safe manner to the unit plumbing and under no circumstances discharge hot tub water to the deck, landscaping or other Common Property areas.
- (3) The Strata Corporation may at its sole discretion may withhold its approval under subsection 6(1), but may require as a condition of its approval that the Owner maintain the aesthetic appearance of the strata development and agree, in writing, to take responsibility for any expenses relating to the alteration. The Owner must also agree to release, indemnify and hold harmless the Strata Corporation from any and all liability for any loss, damage injury or expense, suffered by the Strata Corporation or any other party as a result of an act or omission of the Owner, Tenant, Occupant, Guest or Invitee, arising out of the alteration.

Parking and vehicles

7. (1) **Parking stalls are Common or Limited Common Property and may not be rented or sold.**
- (2) Parking stalls may only be assigned to a strata lot owners. No parking stall may be assigned to any person who is not an owner of a strata lot in the Strata Corporation. Where an owner assigns a parking space to another owner (including the assignment consequent on the sale of a strata lot) it shall only be with the written consent of the strata or section council.
- (3) No repairs, maintenance or adjustments shall be made to any vehicle within the Premises.
- (4) No commercial vehicles with a rating in excess of 5 tons shall be brought to or parked on the Premises, without the written permission of Strata Council, except in the course of delivery to or removal from a Strata Lot.
- (5) Vehicles parked in parking stalls assigned to other Strata Lot Owners and/or areas of the Common Property not authorized for parking may be fined or towed at the vehicle owner's risk and expense.
- (6) No Owner shall cause or permit an unregistered or uninsured vehicle to be parked in any parking stall or anywhere else, except for vehicles parked entirely in individual enclosed garages in the Townhome Type unit.
- (7) No recreational or all-terrain vehicles, boats, snowmobiles or trailers of any kind may be kept, stored, placed or parked on any part of the Common Property or any parking facility therein, without the written consent of the Strata Council. Once consent has been issued, it may be revoked at any time at the sole discretion of the Strata Council.
- (8) Each Owner or Tenant is responsible for the cleanup of oil or fluid spills in their assigned parking stall(s). The cleanup, if not attended to within 72 hours of notice to this effect, shall be undertaken by the Strata Corporation and the cost borne by the Owner or Tenant.
- (9) Parking stalls are not to be used for any type of storage or any kind of items other than vehicles.
- (10) Owners, Tenants or Occupants may not park motor vehicles on the Common Property roadways.
- (11) Invitees or Guests may park only on those parking stalls designated for Guests or Invitees. No parking is permitted to the Owner of a Residential Strata Lot on any parking spot that is designated as Common Property to the Commercial Section, except while the Residential Strata Lot Owner or Tenant is conducting business with a Commercial Strata Lot Owner or Commercial Tenant.
- (12) Any parking stalls located on the exterior Common Property that are not designated as Limited Common Property of a Strata Lot are to be administered by the Strata Council and any resulting user fees are to be credited and paid to the Strata Corporation Budget.
- (13) The Strata Corporation shall maintain an exterior parking stall allocation list and a waiting list, with spaces being allocated on a first come first serve basis.
- (14) The user fee for parking stalls on the exterior Common Property of the Strata Corporation shall be determined in the Strata Corporation Rules and may be amended from time to time. The parking stall fees are payable on the first of the month to which they apply.

- (15) If an Owner, Tenant or Occupant no longer requires a parking stall, notice must be given to the appropriate Section Council and the Strata Corporation and Management Company no later than the 15th of any month.
- (16) If rental stall fees are overdue for more than one week, notice shall be provided to the Owner and/or Tenant and if not brought up-to-date within one week, the Strata Council or the appropriate Section Council reserves the right to re-assign the stall and to tow the vehicle at the vehicle owner's risk and expense

Inform Strata Corporation

8. (1) Within two weeks of becoming an Owner, an Owner must inform the Strata Corporation of the Owner's name, Strata Lot number and mailing address outside the Strata Plan, if any.
- (2) Owners must immediately inform the Strata Corporation of any change in mailing address or other contact information.
- (3) Any Owner that intends to rent his or her Strata Lot for any purpose -- including but not limited to long term rental and rental for a week or less, shall
 - (a) provide the Management Company notice of such intent;
 - (b) secure a business license from Sun Peaks Mountain Resort Municipality;
 - (c) engage and continue to engage a property manager who is or can be contacted on a twenty four hour per day, seven days per week basis, and can be and will have committed to be at the Strata Lot within ten minutes of a call from the Property Manager; and
 - (d) Immediately advise the Property Manager of the Owner's property manager and contact information.
- (4) On request by the Strata Corporation or the Property Manager, a Tenant must inform the Strata Corporation of his or her name and contact information.

Obtain approval before altering a Strata Lot or Common Property

9. (1) An Owner must obtain the written approval of the Strata Corporation before making an alteration or addition or doing renovation or other work to a Strata Lot or Common Property (the "Alteration") that involves any of the following :
 - (a) the structure of a building, which include but are not limited to any wall, doorway, window, plumbing or electrical or any other structural element;
 - (b) the exterior of a building;
 - (c) chimneys, stairs, deck, balconies, patios or other things attached to the exterior of a Building;
 - (d) doors, windows or skylights on the exterior of a building, or that front on any Common Property;
 - (e) fences, railings or similar structures that enclose a deck, patio, balcony or yard;
 - (f) Common Property located within the boundaries of a Strata Lot;
 - (g) those parts of the Strata Lot which the Strata Corporation must insure under the Act, which include but are not limited to flooring type, cabinets, or original fixtures as purchased from the developer.
 - (h) Common Property, including Limited Common Property, or Common Assets, including disposal equipment, fencing, gardens or signs, awnings, landscape in and around Strata Lots and common areas.

- (2) The Strata Corporation must not unreasonably withhold its approval under sub-Section (1)(a) - (g). The Strata Corporation may, in its sole discretion, arbitrarily withhold its approval under sub-section 1(h).
- (3) The Strata Corporation may require as a condition of such approval that the Owner agree, in writing, to certain terms and conditions, including but not limited to the obligation of the Owner to do the following:
 - (a) obtain all permits and approvals required in connection with the alteration;
 - (b) provide to the Strata Council copies of all permits, proofs, designs, plans, documents, materials or other information related to or in connection with the alteration (the “Designs and Plans”);
 - (c) do or cause the alteration to be done only in strict accordance with the Designs and Plans approved by the Strata Council (the “Approved Designs and Plans”);
 - (d) where required by the Strata Corporation, at the sole cost of the Owner, obtain and provide to the Strata Corporation a written report from a Professional Engineer confirming that the alteration has been completed in accordance with the Approved Designs and Plans;
 - (e) pay for all costs and expenses directly or indirectly relating to the alteration, including but not limited to the cost of all labour, work and materials;
 - (f) pay for all present and future maintenance, repairs and replacements, increases in insurance, and any damage suffered or cost incurred by the Strata Corporation as a direct or indirect result of the alteration, whether or not such maintenance, repairs, or replacement are connected to or resulting from repairs for which the Strata Corporation is responsible;
 - (g) obtain and maintain third party liability insurance with coverage in such amount as is reasonable in the circumstances and as may be specified by the Strata Corporation in writing from time to time;
 - (h) ensure that contractors and subcontractors hired in connection with the alteration obtain and maintain coverage with Worksafe BC and comply with the provisions of the *Workers Compensation Act*;
 - (i) provide to the Strata Council proof of the coverage referred to in 9(3)(g) and 9(3)(h) immediately upon request, and in any event prior to commencing the work;
 - (j) not permit, do or cause anything to be done that may cause a lien, certificate of pending litigation, judgment, or other charge in respect of the alteration (the “Charge”) to be registered against the Strata Lot;
 - (k) without limiting the generality of section 9(3)(j), if a Charge should for any reason be filed in respect of the work, take all necessary steps to have the Charge cancelled and discharged within 15 days of the date the Owner or the Owner's Tenant has knowledge of such filing;
 - (l) observe and comply with all laws, ordinances, regulations, or requirements of any federal, provincial, municipal, or other authority related to the alteration;
 - (m) upon selling or transferring the Strata Lot, ensure that the transferee executes an agreement with the Strata Corporation respecting the alteration;
 - (n) at all times comply with the Act and its Regulations;

- (o) at all times comply with the Bylaws of the Strata Corporation and, if any, the rules of the Section which govern the Strata Lot;
 - (p) indemnify and save harmless the Strata Corporation for any action, damages, costs, loss or expense of whatever kind which the Strata Corporation may sustain in connection with the alteration; and
 - (q) any other terms that the Strata Corporation may reasonably require.
- (4) In performing alterations, an Owner shall:
- (a) ensure that contractors hired by him or her comply with and do all such things as are required to comply with workers' compensation legislation;
 - (b) carry third party liability insurance with coverage in such amount as may be specified by the Strata Corporation in writing;
 - (c) comply with all applicable laws;
 - (d) obtain all required permits;
 - (e) comply with the Bylaws, including without limiting the generality of the forgoing, Bylaw 10(2); and
 - (f) comply with all of the obligations set out in Bylaw 9(3).
- (5) An Owner shall, at the end of each day while alterations are being performed:
- (a) clear any debris from and clean any Common Property or land that is a Common Asset affected by the alteration; and
 - (b) fix any damage to Common Property or land that is a Common Asset resulting from the alteration.
- (6) An Owner shall not permit alterations to be performed on the Premises between the hours of 9:00pm and 8:00am.
- (7) Where an Owner does not comply with Bylaw 9(5), the Strata Corporation may do all such things as are required to remedy the breach, and the Owner shall immediately upon notice from the Strata Corporation pay to the Strata Corporation all of its costs to do so.
- (8) Where an Owner makes any alteration or addition to the Premises or performs the alteration in contravention of this Bylaw 9, the Strata Corporation shall be entitled to do all things as are necessary to restore the Premises to its original condition, and the Owner shall immediately upon receipt of notice from the Strata Corporation reimburse the Strata Corporation for such costs plus the costs incurred by the Strata Corporation for such administration.

Damage to property

10. (1) An Owner, Tenant, Occupant, Guest or Invitee shall not do anything or omit to do anything that causes damage to the Premises, the Common Assets, or assets which the Strata Corporation is obligated to insure pursuant to the Act.
- (2) An Owner shall indemnify and save harmless the Strata Corporation or the Section Executive as applicable from and against any and all manner of actions, causes of action, damages, costs, loss, or expenses of whatever kind (including without limitation legal fees on a solicitor and client basis) which the Strata Corporation or the Section Executive as applicable may sustain, incur, or be put to by reason of or arising out of:
- (a) damage for which an Owner or his, her, or its Guests are responsible;
 - (b) without limiting the generality of Bylaw 10(2)(a), any act or omission of the Owner or his, her or its Guests; or
 - (c) the non-observance or violation by the Owner or his, her or its Guests, of the Act, Regulations, Bylaws, Section Bylaws or Section Rules.

Permit entry to Strata Lot

- 11 (1) An Owner, Tenant, Occupant, Guest or Invitee must allow a person, including the Property Manager, or any other authorized by the Strata Corporation to enter the Strata Lot:
- (a) in the event of a disturbance, or an emergency, without notice, to ensure safety or prevent significant loss or damage, and
 - (b) at a reasonable time, on 48 hours' written notice, to inspect, repair or maintain Common Property, Common Assets and any portions of a Strata Lot that are the responsibility of the Strata Corporation to repair and maintain under these Bylaws or insure under of the Act.
- (2) The notice referred to in sub-Section (1)(b) must include the date and approximate time of entry, and the reason for entry.

Division 3 - Powers and Duties of Strata Corporation

Repair and maintenance of property by Strata Corporation

- 12 The Strata Corporation or the Section as applicable must repair and maintain all of the following:
- (a) Common Assets of the Strata Corporation or of a Section;
 - (b) Common Property that has not been designated as Limited Common Property;
 - (c) Limited Common Property, but the duty to repair and maintain it is restricted to
 - (i) repair and maintenance that in the ordinary course of events occurs less often than once a year, and
 - (ii) the following, no matter how often the repair or maintenance ordinarily occurs:
 - (A) the structure of a building;
 - (B) the exterior of a building;
 - (C) chimneys, stairs, balconies and other things attached to the exterior of a building with exception of day-to-day maintenance of stairs, patios and balconies, such as sweeping and snow clearing;
 - (D) doors, windows and skylights on the exterior of a building or that front on the Common Property;
 - (E) fences, railings and similar structures that enclose patios, balconies and yards;
 - (d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to
 - (i) the structure of a building,
 - (ii) the exterior of a building,
 - (iii) chimneys, stairs, balconies and other things attached to the exterior of a building with exception of day-to-day maintenance of stairs, patios and balconies, such as sweeping and snow clearing,
 - (iv) doors, windows and skylights on the exterior of a building or that front on the Common Property, and
 - (v) fences, railings and similar structures that enclose patios, balconies and yards.

Division 4 - Strata Council

Strata Council size

- 13** (1) The Strata Council must have at least 3 and not more than 7 members.
(2) At least 1 member of each Section Executive shall be a member of Strata Council.

Section Executive

- 14** The Executive of each separate Section shall be elected by the Owners within that separate Section and shall:
- (1) Consist of not less than 3 or more than 5 persons;
 - (2) Conduct its affairs in the same manner as the Strata Council is required to conduct its affairs pursuant to the Act and these Bylaws;
 - (3) The powers and duties of a separate Section shall, subject to any restriction imposed or any direction given at a meeting of the separate Section, be exercised and performed by the Section Executive of the separate Section and the members of the separate Section may, pursuant to these Bylaws:
 - (a) elect a Section Executive;
 - (b) call and hold meetings; and
 - (c) pass resolutions in the same manner as the Strata Corporation, provided that the Strata Corporation shall have the right, by an ordinary resolution of the Owners entitled to vote at an annual or special general meeting, to overrule a decision of the Section Executive of a separate Section which relates to Common Property, Common Assets or common facilities of the Strata Corporation.
 - (4) The provisions under bylaws 14 to 24, 25 (1) to 25 (3), and 26 shall apply to the Section Executive except that the term "Strata Council" and "Council" shall be replaced with "Section Executive" and "Executive";

Eligibility for Strata Council

- 15** (1) The only persons who may be Strata Council members are the following:
 - (a) Owners;
 - (b) spouses of Owners;
 - (c) individuals of corporate Owners;
 - (d) Tenants who, under Section 147 and 148 of the Act, have been assigned a landlord's right to stand for Strata Council
- (2) Subject to Section 28, no person may stand for Strata Council or continue to be on Strata Council with respect to a Strata Lot if the Strata Corporation or the Section is eligible to register a lien against that Strata Lot under Section 116(1).

Strata Council members' terms

- 16** (1) The term of office of a Strata Council member ends at the end of the annual general meeting at which the new Strata Council is elected.
(2) A person whose term as Strata Council member is ending is eligible for reelection.

Removing Strata Council member

- 17** (1) The Strata Corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more Strata Council members.
(2) After removing a Strata Council member, the Strata Corporation may hold an election at the same annual or special general meeting to replace the Strata Council member for the remainder of the term.

Replacing Strata Council member

- 18
- (1) If a Strata Council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the Strata Council may appoint a replacement Strata Council member for the remainder of the term.
 - (2) A replacement Strata Council member may be appointed from any person eligible to sit on the Strata Council.
 - (3) The Strata Council may appoint a Strata Council member under this Section even if the absence of the member being replaced leaves the Strata Council without a quorum.
 - (4) If all the members of the Strata Council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 20% of the Strata Corporation's votes may hold a special general meeting to elect a new Strata Council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

Officers

- 19.
- (1) At the first meeting of the Strata Council held after each annual general meeting of the Strata Corporation, the Strata Council must elect, from among its members, a president, a vice president, a secretary and a treasurer.
 - (2) A person may hold more than one office at a time, other than the offices of president and vice president.
 - (3) The vice president has the powers and duties of the president
 - (a) while the president is absent or is unwilling or unable to act, or
 - (b) for the remainder of the president's term if the president ceases to hold office.
 - (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the Strata Council members may appoint a replacement officer from among themselves for the remainder of the term.

Calling Strata Council meetings

- 20
- (1) Any Strata Council member may call a Strata Council meeting by giving the other Strata Council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
 - (2) The notice does not have to be in writing.
 - (3) A Strata Council meeting may be held on less than one week's notice if
 - (a) all Strata Council members consent in advance of the meeting, or
 - (b) the meeting is required to deal with an emergency situation, and all Strata Council members either
 - (i) consent in advance of the meeting, or
 - (ii) are unavailable to provide consent after reasonable attempts to contact them.
 - (4) The Strata Council must inform Owners about a Strata Council meeting as soon as feasible after the meeting has been called.

Quorum of Strata Council

- 21
- (1) A quorum of the Strata Council is
 - (a) 2, if the Strata Council consists of 2, 3 or 4 members,
 - (b) 3, if the Strata Council consists of 5 or 6 members, and
 - (c) 4, if the Strata Council consists of 7 members.

- (2) Strata Council members must be present in person at the Strata Council meeting to be counted in establishing quorum. Strata Council members connected by telephone at the time appointed for the meeting are deemed to be present and shall be counted in the quorum.
- (3) If Strata Council members must excuse themselves from a meeting due to a conflict of interest, the remaining Strata Council members constitute quorum, if quorum would otherwise not be achieved.

Strata Council meetings

- 22
- (1) At the option of the Strata Council, Strata Council meetings may be held by electronic means, so long as all Strata Council members and other participants can communicate with each other.
 - (2) If a Strata Council meeting is held by electronic means, Strata Council members are deemed to be present in person.
 - (3) Owners may attend Strata Council meetings as observers.
 - (4) Despite sub-Section (3), no observers may attend those portions of Strata Council meetings that deal with any of the following:
 - (a) bylaw contravention hearings under Section 135 of the Act;
 - (b) rental restriction bylaw exemption hearings under Section 144 of the Act;
 - (c) any other matters if the presence of observers would, in the Strata Council's opinion, unreasonably interfere with an individual's privacy.

Voting at Strata Council meetings

- 23
- (1) At Strata Council meetings, decisions must be made by a majority of Strata Council members present in person at the meeting.
 - (2) If there is a tie vote at a Strata Council meeting, the president may break the tie by casting a second, deciding vote.
 - (3) The results of all votes at a Strata Council meeting must be recorded in the Strata Council meeting minutes.

Strata Council to inform Owners of minutes

- 24
- The Strata Council must inform Owners of the minutes of all Strata Council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

Delegation of Strata Council's powers and duties

- 25
- (1) Subject to sub-Sections (2) to (4), the Strata Council may delegate some or all of its powers and duties to one or more Council members or persons who are not members of the Strata Council, and may revoke the delegation.
 - (2) The Strata Council may delegate its spending powers or duties, but only by a resolution that
 - (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
 - (b) delegates the general authority to make expenditures in accordance with sub- Section (3).
 - (3) A delegation of a general authority to make expenditures must
 - (a) set a maximum amount that may be spent, and
 - (b) indicate the purposes for which, or the conditions under which, the money may be spent.
 - (4) The Strata Council may not delegate its powers to determine, based on the facts of a particular case,

- (a) whether a person has contravened a bylaw or rule,
- (b) whether a person should be fined, and the amount of the fine, or
- (c) whether a person should be denied access to a recreational facility.

Spending restrictions

- 26 (1) A person may not spend the Strata Corporation's money unless the person has been delegated the power to do so in accordance with these Bylaws.
- (2) Despite sub-Section (1), a Council member may spend the Strata Corporation's money to repair or replace Common Property or Common Assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.
- (3) Pursuant to Section 98(2) of the Act the amount which may be expended under that sub-Section in any fiscal year is up to 5% of the total budgeted contributions to the operating fund for that fiscal year.
- (4) The Strata Council is authorized to finance insurance premiums without further approval of the Owners.

Limitation on liability of Council member

- 27 (1) A Council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the Strata Council.
- (2) Sub-Section (1) does not affect a Council member's liability, as an Owner, for a judgment against the Strata Corporation.

Division 5 - Enforcement of Bylaws and Rules

Maximum fine

- 28 The Strata Corporation or the Section where applicable may fine an Owner or Tenant a maximum of the amount permitted under the Act or the Regulations, or
- (a) \$200 for each contravention of a bylaw; and
 - (b) \$50 for each contravention of a rule.

Continuing contravention

- 29 If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

Division 6 - Annual and Special General Meetings

Quorum

- 30 (1) All persons who are eligible to vote or attend may attend an annual or special general meeting of the Owners by telephone or other electronic means, but only if
- (a) Each is connected to the meeting place at the time the meeting is called to order;
 - (b) Each of those connected by telephone or electronic means is connected in such a manner as to permit that person to hear and be heard by every other person connected by electronic means, and all those present in person at the annual or special general meeting.

- (c) Each has contacted the Strata Council or the property manager in advance of the particular meeting and has identified to the Strata Council or the property manager the Strata Lot number to which that person is connected, and the originating telephone number or other electronic connection to be used, along with confirmation as to the basis upon which the person will be entitled to participate.
- (2) If within 30 minutes from the time appointed for an annual or special general meeting, a quorum is not present, the meeting shall be terminated if the meeting was convened upon the requisition of Owners; but in any other case, if a quorum is not present for the meeting within 30 minutes from the time appointed, the eligible voters present in person or in proxy shall constitute a quorum.
- (3) Voters attending in person or by electronic connection an annual or special general meeting count towards quorum, whether or not those voters remain present throughout the meeting after quorum is calculated. Quorum need not be recalculated if voters leave the meeting before the meeting is terminated or adjourned, and any such voters departing the meeting shall be considered present for the purpose of determining quorum, and shall be treated as abstaining from voting.

Person to chair meeting

- 31
- (1) Annual and special general meetings must be chaired by the president of the Strata Council.
 - (2) If the president of the Strata Council is unwilling or unable to act, the meeting must be chaired by the vice president of the Strata Council.
 - (3) If neither the president nor the vice president of the Strata Council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

Participation by other than eligible voters

- 32
- (1) Tenants and Occupants may attend annual and special general meetings, whether or not they are eligible to vote.
 - (2) Persons who are not eligible to vote, including Tenants and Occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
 - (3) Persons who are not eligible to vote, including Tenants and Occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

Voting

- 33
- (1) At an annual or special general meeting, voting cards must be issued to eligible voters attending in person.
 - (2) At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
 - (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
 - (4) In the event that any voter is attending by telephone or other electronic means, the chair, if deciding a question by secret ballot, shall determine a method by which the voters present by telephone or other electronic means are able to cast their vote by secret ballot.

- (5) The outcome of each vote that is not by secret ballot, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
- (6) In the event that the vote is by secret ballot, the results of the vote shall be determined after those voters attending by telephone have all cast their ballots or have had the opportunity to cast their ballots, and the meeting may be adjourned without having the question then decided, and, for the purposes of announcing the results, resumed as if the meeting had not been adjourned.
- (7) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president, may break the tie by casting a second, deciding vote.
- (8) Despite anything in this Section, an election of Council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.
- (9) The vote for a Strata Lot may not be exercised, except on matters requiring a unanimous vote, if the Strata Corporation or the Section is eligible to register a lien against that Strata Lot under Section 116(1) of the Strata Property Act.

Order of business

34 The order of business at annual and special general meetings is as follows:

- (a) Confirm the list of voters attending by telephone or other electronic means, and confirm attendance;
- (b) certify proxies and corporate representatives and issue voting cards;
- (c) determine that there is a quorum;
- (d) elect a person to chair the meeting, if necessary;
- (e) present to the meeting proof of notice of meeting or waiver of notice;
- (f) approve the agenda;
- (g) approve minutes from the last annual or special general meeting;
- (h) deal with unfinished business;
- (i) receive reports of Strata Council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
- (j) ratify any new rules made by the Strata Corporation under Section 125 of the Act;
- (k) report on insurance coverage in accordance with Section 154 of the Act, if the meeting is an annual general meeting;
- (l) approve the budget for the coming year in accordance with Section 103 of the Act, if the meeting is an annual general meeting;
- (m) deal with new business, including any matters about which notice has been given under Section 45 of the Act;
- (n) elect a Council, if the meeting is an annual general meeting;
- (o) terminate the meeting.

Division 7 - Voluntary Dispute Resolution

Voluntary dispute resolution

- 35 (1) A dispute among Owners, Tenants, the Strata Corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
- (a) all the parties to the dispute consent, and
 - (b) the dispute involves the Act, the regulations, the bylaws or the rules.

- (2) A dispute resolution committee consists of
 - (a) one Owner or Tenant of the Strata Corporation nominated by each of the disputing parties and one Owner or Tenant chosen to chair the committee by the persons nominated by the disputing parties, or
 - (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

Division 8 - Marketing Activities

Display lot

- 36 (1) Save and except federal, provincial and municipal election advertising posters, an Owner or Tenant shall not display any signage on windows or balconies on the Strata Lot or any Common Property, except for such centralized location chosen for that purpose by the Strata Council.

Division 9 - Insurance

- 37 (1) No Owner shall do or permit to be done anything that increases the Insurance Costs or whereby the Insurance Coverage may be invalidated.
- (2) Where an Owner or his, her or its Guests are responsible for an increase in the Insurance Costs due to negligence or wilful damage, the Owner shall pay to the Strata Corporation, in addition to any fine otherwise levied or payable pursuant to the Bylaws the amount of the increase in the Insurance Costs.
- (3) Where an Owner (the "Responsible Owner") or an Owner's Guests are responsible for loss or damage to Insured Property (the "Damage") the Strata Corporation may:
- (a) make a claim with its insurer for the cost to repair the Damage (the "Repair Costs");
 - (b) repair the Damage; and
 - (c) deliver written notice to the Responsible Owner of the amount of the Repair Costs.
- (4) Within 30 days of receipt of the notice referred to in Bylaw 37(3)(c), the Responsible Owner shall pay to the Strata Corporation the lesser of:
- (a) the Deductible; and
 - (b) the Repair Costs.
- (5) Each Owner of a Strata Lot is solely responsible for all forms of property and liability insurance on his or her Strata Lot and all or any fixtures, contents, or improvements therein and thereto against perils not insured by the Strata Corporation, for amounts in excess of amounts insured by the Strata Corporation, and for whatever is not covered by the insurance policies of the Strata Corporation.
- (6) An Owner may apply to the Strata Council in writing for a copy of any insurance policies effected by the Strata Corporation, and the receipts for the most recent premiums, and the Strata Council shall produce a copy thereof to the applicant within 2 weeks of receiving the application.

Division 10 - Miscellaneous

Full indemnity of legal costs

- 38 (1) A unit Owner in default of the payment of Common Expenses, strata fees, special levies, interest, fines, and any other amounts owing pursuant to the Act (the "Arrears") shall reimburse the Strata Corporation and save it harmless against any and all costs and expenses required to collect such Arrears, including legal costs, comprised of fees, taxes, disbursements and other related expenses, as between a solicitor and his own client or on a full indemnity basis.
- (2) For purposes of Section 133(2) of the Act, "reasonable costs of remedying the contravention" of the Strata Corporation's bylaws or rules shall be interpreted to include, but not be limited to, legal costs, comprised of legal fees, taxes, disbursements and other related expenses, as between a solicitor and his own client or on a full indemnity basis.

Authority to bring small claims court action

- 39 Pursuant to Section 171 of the Act, the Strata Council, on behalf of the Strata Corporation, may commence any lawful proceeding against an Owner or other person to collect money owing to the Strata Corporation without further authorization from the Strata Corporation. The Strata Council may commence the proceedings to collect monies owing to the Strata Corporation for any reason, including but not limited to monies owing by an Owner or Tenant for a fine or to recover the deductible portion of an insurance claim if the person is responsible for the loss or damage that gave rise to the claim. The Strata Council has full authority to negotiate a settlement or discontinue or dismiss the action.

Severability

- 40 Should any portion of these Bylaws be deemed unenforceable by any court of competent jurisdiction, then for the purposes of interpretation and enforcement of the Blaws, each paragraph, sub-paragraph or clause hereof shall be deemed a separate provision and severable, and the balance of the provisions contained herein shall remain in full force and effect.

Cannabis or Unlawful Activities

- 41 No Owner, Tenant, Occupant, Guest or Invitee shall consume cannabis or smoke any intoxicant on any Common Property or any Limited Common Property. No Owner, Tenant, Guest, Occupant or Invitee shall consume cannabis or smoke any intoxicant in any strata unit if to do so disturbs any other Owner, Tenant or Guest.

No Owner, Tenant, Guest, Occupant or Invitee shall conduct or condone the conduct of any illegal or unlawful activity in on or around any strata unit, Limited Common Property or Common Property.

**Appendix - Definitions

- 1.1 “**Act**” means the *Strata Property Act* [S .B.C.] c.43 as amended or replaced from time to time;
- 1.2 “**Buildings**” means includes those structures that enclose both the Commercial Strata Lots and the Residential Strata Lots and (a) “**Residential Section Buildings**” means the buildings that contain Residential Strata Lots; and (b) “**Commercial Section Buildings**” means the buildings that contain Commercial Strata Lots.
- 1.3 “**Bylaws**” means the Bylaws of the Strata Corporation ;
- 1.4 “**Common Asset**” has the meaning ascribed to it in the Act;
- 1.5 “**Common Expenses**” has the meaning ascribed to it in the Act;
- 1.6 “**Common Property**” has the meaning ascribed to it in the Act;
- 1.7 “**Commercial Section**” shall mean a separate Section within the Strata Corporation consisting of all of the Commercial Strata Lots as defined in bylaw 1(2)
- 1.8 “**Commercial Strata Lot**” means a lot in the **Residential Section**;
- 1.9 “**Deductible**” means the cost of the deductible portion of a claim on the Insurance Coverage, which was paid by the Strata Corporation;
- 1.10 “**Guests**” means any persons for whom the Owner is, at law responsible, including without limiting the generality of the foregoing, the Owner's Occupant, Tenant, or Invitee;
- 1.11 “**Insurance Costs**” means all premiums and other amounts which the Strata Corporation pays with respect to the Insurance Coverage;
- 1.12 “**Insurance Coverage**” means the property insurance which the Strata Corporation obtains and maintains at all material times in accordance with the requirements of the Act in respect of the Insured Property;
- 1.13 “**Insured Property**” means property for which the Strata Corporation is obligated to maintain insurance pursuant to the Act;
- 1.14 “**Invitee**” means a Person who enters the Premises at the invitation of an Owner, Tenant, or Occupant;
- 1.15 “**Limited Common Property**” means Common Property designated for the exclusive use of the Owners of one or more Strata Lots;
- 1.16 “**Occupant**” means a Person, other than an Owner or Tenant, who occupies a Strata Lot;
- 1.17 “**Owner**” means the person shown in the register of a land title office as the owner of a freehold estate in a Strata Lot in the Strata Plan, whether entitled to it in the person's own right or in a representative capacity;
- 1.18 “**Person**” is to be broadly interpreted and includes without limiting the generality of the foregoing, males, females, adults, children, individuals, corporations, partnerships, and unincorporated organizations;
- 1.19 “**Premises**” means inclusively any and all Strata Lots, Common Property, Limited Common Property, and land that is a Common Asset;
- 1.20 “**Public Access**” means entry onto the Premises by anyone other than an Owner, or a Tenant, Occupant, Guest or Invitee;
- 1.21 “**Regulations**” means the *Strata Property Regulation*, B.C. Reg. 43/2000 as amended or replaced from time to time;
- 1.22 “**Residential Strata Lot**” means a lot in the Residential Section;
- 1.23 “**Residential Section**” shall mean a separate Section within the Strata Corporation consisting all the Residential Strata Lots as defined in bylaw 1 (1);
- 1.24 “**Rules**” has the meaning ascribed to it in the Act;
- 1.25 “**Section**” shall mean either the Residential Section or the Commercial Section and “**Sections**” shall mean both of them;

- 1.26 **“Section Bank Account”** means a separate bank account for a Section in which strata fees are deposited, the authorized signatories of such Section Bank Account being persons designated as such by the respective Section Executive;
- 1.27 **“Section Budget”** shall mean the budget for a Section;
- 1.28 **“Section Bylaws”** means the bylaws passed by a Section;
- 1.29 **“Section Executive”** means the duly elected Section Executive of a Section;
- 1.30 **“Section Expenses”** means the Common Expenses of a Section;
- 1.31 **“Section Meeting”** shall mean a meeting described in Bylaw 1(6);
- 1.32 **“Section Rules”** means the rules passed by a Section;
- 1.33 **“Special Levy”** means a special levy approved in accordance with the Act;
- 1.34 **“Spouse of an Owner”** means a person who:
- (a) is married to an Owner, or
 - (b) is living and cohabiting with an Owner in a marriage-like relationship, including a marriage-like relationship between persons of the same gender, and has lived and cohabited in that relationship for a period of at least 2 years.
- 1.35 **“Strata Corporation”** means the strata corporation formed by deposit of the Strata Plan;
- 1.36 **“Strata Corporation Budget”** shall mean the annual budget prepared by the Strata Corporation for approval at the Annual General Meeting;
- 1.37 **“Strata Council”** means the duly elected Strata Council of the Strata Corporation;
- 1.38 **“Strata Lot”** means a lot shown on the Strata Plan;
- 1.39 **“Strata Plan”** means Strata Plan;
- 1.40 **“Tenant”** has the meaning ascribed to it in the Act;
- 1.41 **“Townhouse Type”** shall mean a different type of Residential Strata Lot as defined in bylaw 1(3).
-

Exhibit H

Strata Corporation EPSXXXX
Peaks West

THE INTERIM BUDGET FOR THE YEAR ENDING 2020	
	PROPOSED BUDGET JULY 2020
INCOME	
Strata Fee Income -	32,050.00
Interest Income	13.25
Lien Recovery	450.00
TOTAL OPERATING INCOME	\$ 32,513.25
EXPENSES	
Bank Charges	\$ 400.00
Consulting / Legal Fees	500.00
Contingency Reserve (5%)	1,548.25
Insurance	9,350.00
Landscape	2,500.00
Lien Expense	450.00
Management Fees	9,450.00
Real Estate Audit	315.00
Meetings/Reports/Office	500.00
Repairs & Maintenance	5,000.00
Snow Removal Hand	2,500.00
TOTAL OPERATING EXPENSES	\$ 32,513.25
NET RETAINED SURPLUS (DEFICIT) FOR THE YEAR	\$ -

STATEMENT OF CONTINGENCY RESERVE	
	INTERIM BUDGET JULY 2020
CONTINGENCY RESERVE FUND OPENING BALANCE	\$ -
Developer Contributions	\$ 1,548.25
Contributions from Strata Fees	1,548.25
CONTINGENCY RESERVE FUND CLOSING BALANCE	\$ 3,096.50

Peaks West Strata Fee Distribution

Unit #	Strata Lot #	Unit Entitlement	Monthly Strata Fees	Portion of Strata Fee Contribution Attributable to Reserve
101		950	\$ 88.80	4.29
102		950	\$ 88.80	4.29
103		950	\$ 88.80	4.29
104		950	\$ 88.80	4.29
201		1,016	\$ 94.97	4.59
202		1,016	\$ 94.97	4.59
301		1,016	\$ 94.97	4.59
302		1,016	\$ 94.97	4.59
303		830	\$ 77.59	3.75
304		830	\$ 77.59	3.75
101		950	\$ 88.80	4.29
102		950	\$ 88.80	4.29
103		950	\$ 88.80	4.29
104		950	\$ 88.80	4.29
201		1,016	\$ 94.97	4.59
202		1,016	\$ 94.97	4.59
301		1,016	\$ 94.97	4.59
302		1,016	\$ 94.97	4.59
303		830	\$ 77.59	3.75
304		830	\$ 77.59	3.75
101		950	\$ 88.80	4.29
102		950	\$ 88.80	4.29
103		950	\$ 88.80	4.29
104		950	\$ 88.80	4.29
201		1,016	\$ 94.97	4.59
202		1,016	\$ 94.97	4.59
301		1,016	\$ 94.97	4.59
302		1,016	\$ 94.97	4.59
303		830	\$ 77.59	3.75
304		830	\$ 77.59	3.75
		28,572		
Monthly Total			\$ 2,670.78	\$ 129.02
12 Month Total			\$ 32,049.36	\$ 1,548.25

**RESIDENTIAL SECTION EPSXXX
Peaks West**

THE INTERIM BUDGET FOR THE YEAR ENDING 2020	
	INTERIM BUDGET JULY 2020
INCOME	
Strata Fee Income -	34,000.00
Interest Income	58.25
Lien Recovery	450.00
TOTAL OPERATING INCOME	\$ 34,508.25
EXPENSES	
Bank Charges	\$ 400.00
Consulting / Legal Fees	500.00
Contingency Reserve (5%)	1,643.25
Landscape	2,500.00
Lien Expense	450.00
Management Fees	9,450.00
Real Estate Audit	315.00
Meetings/Reports/Office	500.00
Repairs & Maintenance	4,000.00
Snow Removal Plow	7,500.00
Snow Removal Hand	3,500.00
Utilities Irrigation Water	1,500.00
Utilities: Light/Power	2,250.00
TOTAL OPERATING EXPENSES	\$ 34,508.25
NET RETAINED SURPLUS (DEFICIT) FOR THE YEAR	\$ -

STATEMENT OF CONTINGENCY RESERVE	
	INTERIM BUDGET JULY 2020
CONTINGENCY RESERVE FUND OPENING BALANCE	\$ -
Developer Contributions	\$ 1,643.25
Contributions from Strata Fees	1,643.25
CONTINGENCY RESERVE FUND CLOSING BALANCE	\$ 3,286.50

Peaks West Residential Fee Distribution

Unit #	Strata Lot #	Unit Entitlement	Monthly Strata Fees	Portion of Strata Fee Contribution Attributable to Reserve
201		1,016	\$ 167.64	8.10
202		1,016	\$ 167.64	8.10
301		1,016	\$ 167.64	8.10
302		1,016	\$ 167.64	8.10
303		830	\$ 136.95	6.62
304		830	\$ 136.95	6.62
201		1,016	\$ 167.64	8.10
202		1,016	\$ 167.64	8.10
301		1,016	\$ 167.64	8.10
302		1,016	\$ 167.64	8.10
303		830	\$ 136.95	6.62
304		830	\$ 136.95	6.62
201		1,016	\$ 167.64	8.10
202		1,016	\$ 167.64	8.10
301		1,016	\$ 167.64	8.10
302		1,016	\$ 167.64	8.10
303		830	\$ 136.95	6.62
304		830	\$ 136.95	6.62
		17,172		
Monthly Total			\$ 2,833.38	\$ 136.94
12 Month Total			\$ 34,000.56	\$ 1,643.25



EXHIBIT I

AGENCY AGREEMENT FOR SECTIONS

THIS AGREEMENT dated for reference as of the _____ day of _____, 20_____.

BETWEEN:

RESIDENTIAL SECTION of THE OWNERS, STRATA PLAN EPSXXXX, a "section" of a Strata Corporation constituted under Part 11 of the Strata Property Act and having its address at 1240 Alpine Road, Sun Peaks, B.C., V0E 5N0

(hereinafter called the "Section")

OF THE FIRST PART

AND:

CONNAUGHT MANAGEMENT LTD. dba CML PROPERTIES, a company incorporated under the laws of the Province of British Columbia with offices at 272 Lansdowne Street, Kamloops, B.C., V2C 1X7

(hereinafter called the "Agent")

OF THE SECOND PART

WHEREAS:

- A. The Strata Corporation is responsible for the control, management, maintenance and administration of the common property and common assets of the Strata Corporation and all personnel, operations, business and all things and activities comprising or associated with or carried on in the Strata Plan.
B. The Section has the powers and duties established under the Act, the Bylaws and the Section Bylaws.
C. The Agent has agreed to provide certain services to the Section.

Table with 2 columns: INITIALS, AGENT, STRATA

D. The Section has agreed to contract with the Agent for the purposes of providing services described herein.

WITNESS THEREFORE that in consideration of the sum of Ten (\$10.00) Dollars now paid by each party to the other (the receipt and sufficiency whereof is by each hereby acknowledged) and in consideration of the mutual promises contained herein, the parties agree, one with the other, as follows:

Definitions

- 1. In this Agreement, the following terms shall have the following meanings:
 - 1.1 “**Act**” means the *Strata Property Act* and amendments thereto and any regulations adopted pursuant to the Act;
 - 1.2 “**Agent**” means the strata property agency brokerage described on page 1 hereof;
 - 1.3 “**Agent’s Fees**” means the fees payable to the Agent pursuant to Clause 5.2 of this Agreement;
 - 1.4 “**Agreement**” means this agreement, including Schedule A, Schedule B and any other schedules attached hereto, and any amendments thereto;
 - 1.5 “**Bylaws**” means the bylaws adopted by the Strata Corporation and in effect from time to time;
 - 1.6 “**Executive**” means the executive of the Section or one of the Sections;
 - 1.7 “**Laws**” means all applicable restrictive covenants, zoning ordinances and building codes, health, environmental and safety laws and regulations, and other federal, provincial and other laws, statutes, ordinances, rules, regulations, orders and court decisions;
 - 1.8 “**Meetings**” means all meetings of the Section and its Executive, including the annual general meeting, special general meeting, committee meetings, arbitrations and mediation hearings, court hearings, or other meetings requiring the Agent’s attendance pursuant to this Agreement;
 - 1.9 “**Owners**” means the owners of strata lots included in the Strata Plan;
 - 1.10 “**RESA**” means the *Real Estate Services Act* and amendments thereto and any regulations or rules adopted pursuant to the *Real Estate Services Act*;
 - 1.11 “**Rules**” means the rules made pursuant to sec. 125 of the Act from time to time;
 - 1.12 “**Section Bylaws**” means the bylaws adopted by the Section pursuant to sec. 197(1) of the Act and in effect from time to time;

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- 1.13 “**Section Owners**” means the owners of strata lots in the Section;
- 1.14 “**Section Rules**” means the rules adopted by the Executive pursuant to sec. 197(4) of the Act from time to time;
- 1.15 “**Sections**” means the sections of the Strata Corporation created pursuant to Part 11 of the Act and includes the Section;
- 1.16 “**Strata Corporation**” means the strata corporation of which the Section is part;
- 1.17 “**Strata Council**” means the strata council of the Strata Corporation;
- 1.18 “**Strata Plan**” means the strata plan filed in the Land Title Office that created the Strata Corporation;
- 1.19 “**Tax**” means the Harmonized Sales Tax and/or the Goods and Services Tax as may be applicable under the *Excise Tax Act*, Provincial Sales Tax as may be applicable under the *Provincial Sales Tax Act* and any other applicable tax in replacement or substitution therefor that is applicable to the services provided under this Agreement.

Exclusive Appointment

- 2. Commencing on the Commencement Date set out in item 1 of Schedule A attached hereto, the Section hereby appoints the Agent as its sole and exclusive Agent to provide strata agency services to the Section upon the terms and conditions herein contained, and the Agent agrees to serve the Section in that capacity in a faithful, diligent and honest manner, subject to the direction of the Executive and the terms of this Agreement.

Agent’s Agreement

- 3. The Agent hereby covenants and agrees with the Section as follows:

General

- 3.1 Agent Services - To furnish the services of the Agent as agent for the Section in assisting the Executive in managing the affairs of the Section;
- 3.2 Administration - To assist in the administration of the limited common property designated for the exclusive use of the Section and common assets of the Section under the direction of the Executive;
- 3.3 Section’s Performance - To assist the Executive with the performance of all obligations required to be performed by the Section Corporation pursuant to agreements entered into between the Section and any other person, firm or corporation in respect of the affairs of the Section;

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3.4 Staffing – To provide sufficient staff at the Agent’s expense in order to provide the Agent’s services hereunder. The Agent may designate a representative of the Agent to be the principal contact person between the Agent and the Section;

Financial

3.5 Strata Fees - To receive and record in a timely fashion all strata fees, special levies, user fees, contributions to the contingency reserve fund, and other revenues and amounts due to the Section;

3.6 Unpaid Strata Fees - To demand and attempt to recover from the Section Owners, all strata fees, contingency reserve fees, special levies or user fees and any and all other monies from time to time payable by the Section Owners to the Section in any lawful manner howsoever and to make and agree to all just and reasonable abatements, payments and allowances in respect thereof;

3.7 Non-Payment of Strata Fees - To take legal action at the expense of the Section for and in the name of the Section, to effect the collection of unpaid monthly strata fees, special levies, user fees, contributions to the contingency reserve fund and any other monies due to the Section and to sign, file and deliver certificates of liens, receipts, certificates, or acknowledgements, all at the direction of the Executive;

3.8 Annual Budget – To assist the Executive in budgeting the Section revenue and expenditures and in determining the appropriate amount of contribution to be paid by each Owner in the Section towards operating expenses and the contingency reserve fund as required by the Act and in this regard to furnish annually, an estimate of revenues and expenses;

3.9 Accounting Statement - To provide the Executive with a monthly accounting statement of receipts, disbursements, expenses and charges;

3.10 Bank Statement – To provide the Executive with a copy of each monthly bank statement for each trust account and reconciliation of same within 6 weeks after the end of the month to which the statement relates;

3.11 Expenditures – To sign cheques and to otherwise pay from the Section’s funds in a timely fashion, all charges, expenses and outgoings whatsoever payable by, or chargeable to the Section provided funds are available to make such payments and the Executive’s authorization is provided where required;

3.12 Payroll Accounts – To provide payroll accounting for Section employees, if necessary, either directly or through a third party service provider and to charge a fee for such services in the amount set forth in item 2 of Schedule A;

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3.13 Section's Monies - To deposit all receipts of the Section into the appropriate trust account or accounts in accordance with the provisions of RESA, such trust accounts to be separate from the Agent's corporate accounts and deposited with an institution qualified to engage in the credit union, banking or trust business, and to withdraw funds from or transfer funds between such accounts as may be appropriate. The Agent may transfer such monies between accounts and pooled trust accounts as permitted by RESA and may invest the Section's funds as appropriate and as permitted under RESA and sec. 95 of the Act;

Trust Accounts

3.14 Maintenance of Trust Accounts – To maintain at least one separate trust account in the name of the Section, as further specified in item 3 of Schedule A attached hereto;

3.15 Contingency Reserve/Special Levy Trust Accounts - If the Agent is to hold contingency reserve money or special levy money for the Section as specified in item 3 of Schedule A, to maintain separate trust accounts for both the contingency reserve money and the special levy money;

3.16 Statutory Review of Books - To keep full and detailed books and to make the books available for the annual review of books maintained by the Agent as required by the Real Estate Council of BC pursuant to RESA and to charge the fee specified in item 1 of Schedule B, whether or not the Section's books are in fact reviewed in whole or in part, pursuant to the statutory review;

3.17 Section's Audit - To keep full and detailed books and if directed by the Section, to arrange for an outside accountant to conduct an audit of the Section's books, at the Section's cost;

3.18 Signing Authority – To ensure that the signing authority of the Agent for the operating fund trust account and/or pooled trust accounts includes at least one managing broker of the Agent. If contingency reserve and/or special levy trust accounts are maintained for the Section, two signing authorities shall be required for any transfer of funds, which signing authority may be any two of the following: a managing broker, a licensee, director, officer or accountant of the Agent;

Meetings

3.19 Meetings - To arrange for a representative of the Agent to attend at a mutually agreed time and date, up to the number of Meetings per year set forth in item 4 of Schedule A attached hereto. It being understood however, that the Agent's attendance over and above the number of Meetings specified in item 4 of Schedule A, or attending at any Meeting of a duration longer than the number of hours specified in item 5 of Schedule A, shall be mutually agreed upon by the parties and the Agent shall be entitled to charge the additional fees shown in Clauses 5.2(b) or 5.2(c) as applicable;

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Executive

- 3.20 Executive - To consult with and confer fully and freely with the Executive (in person at Meetings, or by telephone or email) on behalf of the Section in the performance of any of the Executive’s duties and to act upon the resolutions of the Executive in so far as such resolutions do not conflict with the Act, RESA, any Laws, the Bylaws, the Rules, the Section Bylaws, the Section Rules or a direction given by the Section. The receipt by the Agent of written authorization of the Executive is sufficient authority for the Agent to so act;
- 3.21 Assistance to Executive– To advise the Executive on the Act, and to advise the Executive of generally accepted practises throughout the strata agency industry. Such interpretation of the Act to be used by the Executive as a guide and shall not be regarded as legal advice;

Records

- 3.22 Records - To keep full and detailed records of the transactions of the Section and to retain the records required to be maintained by sec. 35 of the Act that relate to the Section only, including the registry of Section Owners (save and except any of the prescribed documents not provided to the Agent by the Section and any other documents listed in Schedule B), if applicable, for such time as required by RESA or the Act, and to make available for inspection at the request of the Section, all of the Section’s documents, accounts and records which the Agent may have and to charge an hourly fee in the amount specified in item 6 of Schedule A for the supervision of the inspection of such records. The Agent shall not be required to maintain any records that are being maintained by the Strata Corporation or its agents. Any such material shall be made available to any Section Owner, after first receiving reasonable notice from the Section Owner in accordance with the Act, of their intention to inspect the records at the office of the Agent. Subject to compliance with the Act, electronic records may be retained outside British Columbia or Canada, in which case they may be subject to the laws of the jurisdiction in which such records are located;
- 3.23 Use and Disclosure of Section Information and Personal Information of Section Owners – To collect, use and disclose information respecting the Section, including personal information respecting any Section Owner for any and all purposes related to the management, maintenance and administration of the Section and for such other purposes as are appropriate in connection with the performance of the duties of the Agent respecting the affairs of the Section, including the provision of documentation and information as required by the Act to facilitate the sale of any strata lot in the Section which shall include its distribution to the Section Owner’s real estate licensees, potential purchasers, purchasers and their conveyancers, governmental authorities, Section Owners’ mortgagees or other authorized requestors in accordance with the Act;

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- 3.24 Owner/Tenant's Registry – To maintain a registry of all Section Owners and tenanted strata lots;
- 3.25 Minutes – At the request of the Executive, to prepare minutes for Meetings at which the Agent is in attendance, and provide the minutes of Executive meetings and annual and special general meetings of the Section pursuant to the terms and conditions of this Agreement and as prescribed by the Act;
- 3.26 Correspondence and Forms – To receive and respond to all correspondence as directed by the Executive and to sign, file and deliver statutory forms including certificates, receipts, or acknowledgements, all at the direction of the Executive;

Bylaws and Rules

- 3.27 Bylaws and Rules – To familiarize itself with RESA, the Act and the Strata Corporation's Bylaws and Rules and the Section's Bylaws and Rules;
- 3.28 Bylaw and Rules Enforcement – To assist with the enforcement of the Section's Bylaws and Rules and, if so directed by the Executive, take appropriate action including legal action to enforce or stop any breach or infraction of the Section Bylaws and the Section Rules, at the expense of the Section;
- 3.29 Fines – To provide notice of fines upon the levying of fines by the Executive and provide follow up correspondence and initiate legal action as is necessary, at the direction and expense of the Section;
- 3.30 Liens – To complete, sign, file and remove liens against delinquent Section Owners in accordance with the Act and to provide follow up correspondence and initiate legal action as necessary, all at the direction and expense of the Section. The Agent may charge a fee for the administration involved or the collection of receivables as specified in item 2 of Schedule B and charge back such fee to the Section Owner;

Insurance

- 3.31 Property Insurance – The Strata Corporation will be responsible for the obtaining insurance coverage for the Strata Corporation including the Section, however upon the direction of the Executive, the Agent will secure annual updates to the insurance appraisal for the Section insurance separately maintained by the Section and to renew insurance policies obtained by the Section pursuant to sec. 194(4) of the Act, as they expire. All insurance appraisal costs and premium costs related to the Section shall be expenses of the Section;
- 3.32 E&O Insurance – Upon the direction of the Executive, to assist the Strata Corporation to place and maintain, at the expense of the Section, Executive Errors & Omissions Insurance;

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- 3.33 Liability Insurance – To assist the Section to place and maintain, at the expense of the Section, Comprehensive General Liability Insurance in excess of the amount maintained by the Strata Corporation or for perils not insured by the Strata Corporation, as may be directed by the Executive. Such insurance policy shall the Agent as additional insured and shall be applicable to any indemnification of the Agent by the Section as required under this Agreement;
- 3.34 Insurance Coverage – To assist the Section to place and maintain additional property, liability, equipment breakdown and other insurance from time to time as permitted under sec. 194(4) of the Act, and have a qualified insurance agent review the insurance coverage of the Section at least every year. The Agent shall at the direction and cost of the Section arrange for an insurance appraisal. The Agent shall not be liable for any negligence of any such insurance agent or the insurance appraiser;
- 3.35 Availability of Insurance – When assisting the Section in obtaining the insurance described in Clauses 3.31 to 3.34, the Agent shall attempt to obtain such insurance on commercially reasonable terms. The Agent shall have no liability to the Section or the Section Owners if such insurance is not available at all or if it is not available on commercially reasonable terms and the Executive elects not to maintain any or all such insurance;
- 3.36 Agent’s Insurance – The Agent shall maintain such insurance as is required by RESA;

Maintenance and Services

- 3.37 Contractors and Employees - To co-ordinate the work of contractors, suppliers or employees and whenever directed by the Executive or the Agent deems it advisable or necessary, the Agent shall hire or discharge contractors, suppliers or employees, and it is agreed and understood that all such employees and independent contractors shall be deemed to be employees and independent contractors of the Section and not of the Agent, and paid by the Section and not the Agent and that the Agent shall not be responsible for the acts, defaults or negligence of such employees or independent contractors if reasonable care has been exercised in their recommendation, appointment and retention;
- 3.38 Contracts – To make and sign contracts in the name of the Section to the extent the Agent’s policies permit it to sign such contracts, in respect to the limited common property and common assets of the Section, for electricity, gas, fuel, water, telephone, janitorial services, window cleaning, landscaping, garbage disposal, vermin extermination and other services or such of them as the Executive shall deem advisable, and to monitor and negotiate renewal or replacement of such contracts;
- 3.39 Supplies - Subject to the limits expressed by the Executive, to place orders for and purchase, in the name of the Section, all such equipment, tools, appliances, materials and supplies as is necessary to equip properly and maintain the limited common property and common assets of the Section;

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- 3.40 Emergency Services – To use commercially reasonable efforts to maintain a 24-hour emergency contact service such that the Executive or Section Owners can contact the Agent with respect to matters affecting life or property damage, however the executive acknowledges that such services may not be available in the event of a major regional emergency;
- 3.41 Limitation on Expenditures - The Agent agrees to obtain the approval of the Executive to all expenditures in accordance with the Act, the Bylaws and the Section Bylaws, other than: (a) expenses contained in the approved annual budget for the Section; (b) recurring operating charges; or (c) emergency repairs in excess of the maximum amount established by the Bylaws or the Section Bylaws, if such expenditures are necessary in the opinion of the Agent to protect the limited common property and common assets of the Section from damage or to maintain common services to occupants of any one or more strata lots in the Section where all or a portion of the expenditure falls within the jurisdiction of the Strata Corporation or other Sections, the Agent will seek the approval of the Executive of such Section or the Strata Council;

Proceedings

- 3.42 Legal Proceedings – To assist in resolution of disputes involving the Section as directed by the Executive, by recourse to the appropriate authority, including legal proceedings, arbitration, mediation, small claims court, human rights tribunal, internal appeals and residential tenancy disputes;
- 3.43 Legal Counsel – Any provision in this Agreement allowing the Agent to take legal action on behalf of the Section mean, where appropriate or required, taking legal action through the Section’s legal counsel;
- 3.44 Section Owner’s Defaults- To sign and give notices to Section Owners of any defaults in any obligations of such Section Owners to repair or to maintain their strata lots or limited common property in a timely fashion;
- 3.45 Compliance with Notices or Orders – To notify the Executive of any notices or orders of any competent public authority requiring repairs to be done in respect of the limited common property and common assets of the Section, or any part thereof, and to notify the Section Owners of individual strata lots that they must in a like manner comply with such notices or orders in regard to their own individual strata lots;
- 3.46 Compliance with Laws - To take such action on behalf of the Section as the Executive may direct, as may be necessary to comply promptly with any and all orders or requirements affecting the Section only made by any governmental body or agency having authority or orders of any Fire Marshall, or board of fire underwriters or similar body;

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Other

- 3.47 Sale of Strata Lots – To provide and sign documentation as required by the Act to facilitate the sale, financing or other dealings with any strata lot at the cost of the Owner or the proposed purchaser or lender to the extent not provided by the Strata Corporation. The Agent shall be entitled to retain the fees and disbursements it charges such Section Owners, proposed purchasers, lenders, real estate licensees, lawyers or notaries; and
- 3.48 Fees, Rebates or Discounts – Not to collect or charge any undisclosed fee, rebate or discount, and if any such fee, rebate or discount should be received by the Agent that fee, rebate or discount will be held in trust for and credited to the account of the Section.

Agent’s Authorization

4. The Agent shall be deemed the Agent of the Section and to enable the Agent to effectively perform its services under this Agreement the Section hereby appoints the Agent as its agent to perform the services set out in Clause 3 hereof and to execute all documents and contracts for and on behalf of the Section, as directed by the Executive, and to commence legal proceedings at the expense of the Section as directed by the Executive and to perform all other duties provided for in this Agreement.

Section’s Agreement

5. The Section covenants and agrees:

5.1 Indemnity - To save the Agent harmless from any and all claims, damages, costs and liability incurred in connection with the services provided to the Section and, without limiting the generality of the foregoing, to indemnify and save the Agent harmless from all claims, damages, costs and liability whatsoever incurred by the Agent in performing its responsibilities hereunder and to protect the Agent against any and all such claims, damages, costs, and liability in the same manner and to the same extent as the Section, unless such claim, damage, cost or liability is caused by the gross negligence or wilful misconduct of the Agent;

5.2 Agent’s Fees - To pay to the Agent the following fees:

- (a) a fee in advance each and every month during the term of this Agreement, in the amount and on the day specified in item 7 of Schedule A;
- (b) an additional fee in the amount specified in item 8 of Schedule A, for each additional Meeting over the number specified in Clause 3.19 and item 4 of Schedule A;

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- (c) an additional hourly fee in the amount specified in item 9 of Schedule A, for each hour of attendance at any Meeting longer than the hours specified in Clause 3.19 and item 5 of Schedule A;
- (d) an additional fee for appearing as a witness, or assisting with litigation support, special projects and/or major renovations, as determined by the size and nature of the special project and/or major renovations and as may be agreed between the Section and the Agent or in the amount determined pursuant to Schedule B, if attached and initialled by both parties;
- (e) an additional fee in the amount specified in item 10 of Schedule A, per strata lot for each month of depositing and processing of special levies for the Section;
- (f) such additional fees as are provided for in Schedule B, or as may be agreed upon in writing from time to time;
- (g) together with any applicable Tax payable on such fees or related disbursements;

5.3 Payment of Agent's Fees - The Section hereby authorises the Agent to deduct the Agent's Fees and disbursements from the strata fees, special levies, assessments, user fees and any other monies collected by the Agent pursuant to Clause 3;

5.4 Shortfall - That if the bills, accounts or expenses paid by the Agent pursuant to Clause 3 hereof in any calendar month exceed the strata fees and other monies collected in such month by the Agent or if the Section does not otherwise have sufficient funds to pay such bills, accounts or expenses, to pay the Agent the amount of such excess promptly upon request, which may include transfer of funds from the Section's Contingency Reserve Fund where permitted under the Act. The Agent shall have no obligation to advance funds to the Section for any purpose whatsoever;

5.5 Costs - To pay promptly the Agent's costs of printing, duplicating, mailing, postage, long distance telephone charges, courier or other service charges directly attributed to the Section as per the attached item 5 of Schedule B attached hereto;

5.6 Transfer Documentation - To direct and compensate the Agent in accordance with the Act for all transfer of title and ancillary documents for Section Owners;

5.7 Exclusivity - That the Section, during the Term of this Agreement and for two (2) years after the termination hereof, will not engage or contract directly or indirectly with any present or past employee of the Agent, to perform services the same as or similar to the services the employee performed for the Agent unless agreed to in writing by the Agent;

5.8 Documentation - To provide the Agent with all documents and records available to the Section, which may be reasonably required by the Agent to properly assist in connection with the services provided by the Agent to the Section;

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- 5.9 Bylaws and Rules – To provide to the Agent a copy of the Bylaws and Rules of the Strata Corporation and the Section Bylaws and the Section Rules and to promptly notify the Agent of any amendments or additions thereto; and
- 5.10 Existing Project – Where the Agent is assuming its role from a prior strata agent or from a self-managed building, the Agent shall not be responsible for errors, missing or inaccurate information in the records, information or materials of the prior agent or the self-managed building provided to the Agent, or for any consequential errors, missing or inaccurate information in the records or materials maintained by the Agent. Nor is the Agent responsible for the past financial affairs of the Strata Corporation, including matters relating to the status of any employee or contractor of the Strata Corporation. The Agent will not, unless expressly directed by the Section, conduct a detailed review of the records, information, materials or practices of the prior agent or self managed strata corporation, except as is necessary to fulfill its role going forward under this Agreement.

No Set Off

- 6. That the Section shall not be entitled to set off against the Agent’s Fees or any other monies payable to the Agent under this Agreement, any uncollected strata fees, special levies or user fees or other monies owed the Section.

Agent to Receive Instructions from Executive

- 7. The Section hereby authorizes its Executive to deal with the Agent. It is agreed and understood that the Agent at all times shall be entitled to rely on and to act upon the instructions or directions received from the Executive, and where appropriate or circumstances require, the President or other members of the Executive. Without limiting the generality of the foregoing, the Agent may from time to time request instructions or directions in writing signed on behalf of the Section by at least two members of the Executive, or a formal resolution of the Executive after a properly convened meeting of the Executive. The foregoing shall constitute the full and sufficient authority for the Agent to act in accordance with such instruction or directions. The Executive agrees to provide timely response to requests from the Agent for directions, instructions and information.

Financial Statements

- 8. That the Executive agrees to review each statement of receipts and disbursements referred to in Clause 3.9, and within thirty (30) days from the date of provision of such statements to the Executive, to notify the Agent, in writing, of any alleged mistake or error on the part of the Agent in paying any bill, account or expense on behalf of the Executive. If the Agent receives no such notification within thirty (30) days of provision of such statements to the Executive, the statement shall be deemed to be conclusive and binding and the Agent shall be free from any and all claims in respect of such statement.

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Assignment by Agent

9. The Agent may assign all of its interest in this Agreement and its rights hereunder to any other strata property brokerage, provided such assignee is a licensed strata property agent and covenants with the Section to observe and perform the obligations of the Agent hereunder.

No Waiver

10. If a party to this Agreement breaches or defaults in its performance under this Agreement and the other party, expressly or implied, waives such default that waiver shall not be deemed or construed to be a waiver to any future breach or default in the performance of such defaulting party's obligations under this Agreement.

Severance

11. That in the event that any provision of this Agreement, or any part thereof, shall be found to be invalid the remainder of this Agreement shall be binding on the parties hereto and shall be construed that the invalid provision or part thereof had been deleted from this Agreement.

Successors and Assigns

12. This Agreement shall enure to the benefit of and shall be binding upon the parties hereto and their respective successors and assigns.

Amendments in Writing

13. Any amendment to this Agreement shall be effective only if it is in writing and is duly signed by the parties.

Duration and Termination

14. This Agreement shall commence and become effective on the date set forth in item 1 of Schedule A, and shall continue for an indefinite term until terminated in accordance with this Clause. This Agreement shall terminate upon the occurrence of any of the following events:

- (a) Two months after receipt by the Agent of a notice of a resolution passed by a ¾ vote approved by the Section Owners, terminating this Agreement;
- (b) Two months after receipt by the Section of a notice from the Agent, terminating this Agreement;
- (c) Immediately, through the bankruptcy of the Agent; or
- (d) Immediately, through the insolvency or fraud of the Agent.

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After Termination

15. Upon the termination of this Agreement, all obligations of the Agent shall cease except as otherwise expressly provided in RESA, and the Section shall pay to the Agent any monies due to it under this Agreement and the Agent shall pay to the Section all monies held by it in trust for the Section. Further, the Agent shall transfer all records maintained for the Section to the Section or its agent as may be directed by the Executive, upon payment of any outstanding fees to the Agent or as required by RESA. The Agent shall be entitled to retain the original financial records for such period as is required for the Agent to comply with RESA, but the Agent shall provide the Section with copies of the financial records, at the Section’s expense as provided in Schedule B.

Holdback

16. Upon termination of this Agreement, the Section shall continue to be responsible for the payment of any and all bills, accounts, and expenses incurred by the Agent within the authority of this Agreement to be paid by the Agent after such termination. The Agent shall be entitled to retain, for thirty (30) days after the date of such termination, a holdback of the monies (the “Holdback”) to pay such bills, accounts and expenses or any of them. If a Holdback is not retained by the Agent or is insufficient, the Section agrees to reimburse the Agent promptly upon demand for any and all such bills, accounts and expenses paid by the Agent after the termination of this Agreement.

No Partnership

17. The relationship of the Agent to the Section shall be that of agent and principal and this Agreement shall not under any circumstances make the Agent or any of its employees, officers or authorized representatives, to be the legal representative, partner or employee of the Section.

Personal Information

18. The Section hereby consents to the collection, use and disclosure by the Agent of information about the Section and personal information about the Section Owners, for all purposes consistent with the matters contemplated herein.

Disclosure of Conflicts

19. If at any time, the Agent determines it is in a conflict of interest with the Section, the Agent shall give written notice of such conflict to the Executive as soon as reasonably possible. The Section hereby acknowledges and consents to the Agent acting for other strata corporations, and sections and owners within such strata corporations.

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Disclosure of Payments

20. If at any time, the Agent anticipates receiving or receives, directly or indirectly, any form of payment or other compensation from a Section Owner or someone other than the Section as a result of recommending an insurance broker, or any other person providing other products or services, the Agent shall disclose the details thereof to the Section in writing, including the source of such payments, the amount or likely amount of the payment and all other relevant facts relating to such provision of real estate services.

Charges for Documents

- 21. The Agent, without further specific disclosure to the Section, shall be entitled to charge and retain fees (which fees may include a disbursement component) for the following
 - (a) the provision of Form B (and all attachments) and Form F and other statutory form as required by the *Strata Property Act*;
 - (b) the provision of copies of minutes, Bylaws, Rules, strata plans, engineering reports, financial statements and similar documents of the Section when requested by Section Owners (other than the original distribution of same) or any other person authorized to receive such documents;

and any and all priority fees charged for the priority provision of such documents in accordance with the fees specified in the attached Schedules. The Section hereby authorizes the Agent to use a third party to facilitate the provision of the Form B and Form F such as eStrataHub or a similar service provider of this nature.

Sections, the Strata Corporation and Owners

22. The Section hereby consents to the Agent acting as agent for the Strata Corporation and for other Sections of the Strata Corporation. The Section hereby consents to the Agent providing property rental services or trading services to individual Owners. The Agent shall enter into separate agency agreements with the Strata Corporation and for each section for which it is to provide strata management services or financial management services, and separate service agreements with each individual owner, and will advise the Section in writing when it commences acting for the Strata Corporation, any other section or any individual Owner.

Primary Client

23. The Agent hereby declares that the Agent’s “primary client” is as specified in item 6 of Schedule B (the “Primary Client”) and the “secondary client” is as specified in item 6 of Schedule B (the “Secondary Client” or “Secondary Clients”). In the event of a conflict, the Agent will provide the full services it has contracted to provide to the Primary Client

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and the Agent shall provide limited representation to the Secondary Client or Secondary Clients.

Conflict with Strata Corporation and Other Sections

24. The Section acknowledges that potential conflicts may arise between the Section and the Strata Corporation or between the sections. In that case, the Agent will notify the Section and the Strata Corporation and all other affected sections of the conflict. The Agent may (a) continue to act for the Agent’s Primary Client and cease to act for the Secondary Client with respect to the matter giving rise to the conflict; (b) withdraw from the matter giving rise to the conflict in a manner consistent with the applicable Rules, RESA or other professional rules; or (c) obtain the informed consent of the Section, the Strata Corporation and any other section involved, to proceed in assisting the parties. If the Agent ceases to act for the Secondary Client with respect to the matter giving rise to the conflict pursuant to section 24(a) above, the Agent shall notify the Secondary Client of such action in writing. If the Agent withdraws pursuant to subsection 24(b), the modification in the services to be provided by the Agent will be documented in writing. If the Agent obtains the informed consent of the Section, the Strata Corporation and any other section involved pursuant to subsection 24(c), the agreement of parties for the Agent to proceed in such circumstances shall be documented in writing. If the Agent withdraws from the matter, the Agent will help the Section, the Strata Corporation and any other affected section retain other advisors and will make a smooth transfer of appropriate file materials and information.

Conflict with Owners

25. If the Agent is providing property rental services or trading services to individual Owners, there may be conflicts as between such Owners, the Strata Corporation and the Section. If the Strata Corporation, another section, or the Owners the Agent is providing rental management or trading services to, are declared to be the Agent’s Primary Client, the Agent will provide full representation to the Primary Client and the Agent shall provide limited representation to the Section.

Limited Services to Secondary Client

26. In the event of a conflict where the Agent continues to act for the Agent’s Primary Client and ceases to act for the Secondary Client with respect to the matter giving rise to the conflict, the Agent will not be able to:

- (a) act in the Secondary Client’s best interests, if those interests conflict with the interests of a Primary Client;
- (b) act in accordance with the Secondary Client’s instructions, if acting in accordance with those instructions would lead the Agent to breach any of the Agent’s obligations to a Primary Client;

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- (c) maintain the confidentiality of information about the Section; or
- (d) disclose to the Secondary Client any confidential information about the Primary Client.

Sections and Expenses

27. The Agent will work with the Section and the Strata Corporation to appropriately allocate costs and expenses as between the Strata Corporation, the Section and any other section in accordance with the Act, the Bylaws and any policies of the Strata Corporation and the sections. Where possible the Agent shall obtain the agreement of the Strata Corporation, the Section and any other sections, to a policy for allocating routine expenditures and shall allocate such expenditures in a manner consistent with such policy. Where practical the Agent shall obtain the agreement of the Strata Corporation and the sections as to the allocation of unusual expenditures before the expenditure is authorized or made. Where the Strata Corporation and the sections cannot agree as to the allocation of an expenditure, the expenditure shall be allocated in accordance with the previously adopted practices or policies or if no such practice or policy is applicable, the expenditure shall be allocated to the Strata Corporation, pending the resolution by the Strata Corporation and the sections as to how the expense shall be allocated.

Sections Accounts

28. The Agent will establish separate accounts for the Section and any other section that it is acting for, in addition to any account it maintains for the Strata Corporation as required by RESA and the Act.

Joint Meetings

29. Where the Agent is acting for the Strata Corporation and one or more Sections, the Agent may, with the written consent of the Strata Council and the Section Executive, hold joint meetings of Strata Corporation and one or more Sections (or between the Sections). Such consent may be provided generally or for specific meetings. The Agent shall take reasonable steps when preparing agendas for such joint meetings to indicate where agenda items require the approval of the Strata Council or the Executive of one of the Sections and resolutions with respect to such matters will be voted on only by the Strata Council or the relevant Executive. Joint minutes may be taken and maintained as part of the minutes of the Strata Corporation and the respective Sections in attendance. Upon the request of a Strata Council member or an Executive member at or prior to the meeting, certain matters pertaining to just the Strata Corporation or one of the Sections, may be discussed at an in-camera portion of the meeting, with the minutes of such in-camera portions of the meeting being made available to appropriate entity only.

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Annual Review Fee

- 30. Annually, the parties shall review the fees and other charges payable under this Agreement. Any such change in fees or charges, shall be agreed to between the parties and shall be evidenced in writing which may include a formal fee amendment agreement or a letter from the Agent to the Section setting out such agreed changes in the fees and charges signed by the Agent and two members of the Executive.

EXECUTED ON BEHALF OF)
RESIDENTIAL SECTION of THE)
OWNERS, STRATA PLAN EPSXXXX by)
 its authorized signatories:)

_____))
 Executive Member)

_____))
 Executive Member)

EXECUTED ON BEHALF OF)
CONNAUGHT MANAGEMENT LTD.)
 by its authorized signatories:)

_____))
 Authorized Signatory)

DRAFT

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SCHEDULE A

1. Clause 2 Commencement Date: _____
2. Clause 3.12 Fee for providing payroll services: \$ _____
3. Clause 3.14 and 3.15 The Agent shall maintain the following trust accounts on behalf of the Section (check if applicable):
 - Operating fund trust account
 - Contingency reserve trust account
 - Special levy trust account
 - Other: _____
4. Clause 3.19 Maximum Number of Meetings: Up to Four (4) plus One (1) Annual/Special General Meeting
5. Clause 3.19 Maximum Hours per Meeting: Two (2)
6. Clause 3.22 Hourly fee for supervision of inspection of records: \$80.00 (plus applicable taxes)
7. Clause 5.2(a) Monthly Agents' Fee: \$750.00 payable on the 1st day of each month
8. Clause 5.2(b) An additional fee for each Meeting over the maximum number: \$250.00 (plus applicable taxes) for any meeting that is not a General Meeting and \$500.00 (plus applicable taxes) for a Special General Meeting.
9. Clause 5.2(c) Hourly rate for attendance at each Meeting over specified number of hours: \$80.00 (plus applicable taxes)
10. Clause 5.2(e) An additional fee of \$10.00 (plus applicable taxes) per strata lot for each month of depositing and processing of special levies: (with a minimum fee of \$300.00 (plus applicable taxes))

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SCHEDULE B

Special Terms and Amendments

1. Clause 3.16 Annual fee for the statutory review of books: \$300.00 (plus applicable taxes)
2. Clause 3.30 Fee for administration of liened receivables: \$200.00 (plus applicable taxes)
3. Clause 5.2(d) Additional fees:

Litigation Support and Civil Resolution Tribunal Assistance & Support (Section 3.42): \$80.00 per hour (plus applicable taxes)

Special Projects: To be negotiated

Major Renovations: To be negotiated

Supervising Independent Audits: To be negotiated
4. Clause 5.2(f) Additional fees:

Maintenance Rate: \$52.00 per hour (plus applicable taxes)
(subject to change upon written notice)
5. Clause 5.5 Mailing Costs: At cost

Long Distance Telephone & Teleconference Charges: At cost

Courier Costs: At cost

Other Service Charges: \$25.00 (plus applicable taxes) per title search

Storage Charges: _____

Cost of photocopying: \$0.25 per page (plus applicable taxes)
(subject to change upon written notice)

Laser Cheques: \$0.30 per cheque
6. Clause 23 Primary Client: The Owners, Strata Plan EPSXXXX

Secondary Client: Residential Section of The Owners, Strata Plan EPSXXXX

Secondary Client: _____
7. Special Terms _____

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SCHEDULE C

**CONFLICT OF INTEREST WHEN PROVIDING CONCURRENT REPRESENTATION
TO STRATA CORPORATION AND OWNERS**

If the Agent chooses the Section of the Strata Corporation as its principal client, the following section may be added as Schedule C to the Agency Agreement, though its addition is not required to comply with the Real Estate Council's Rules

Primary (Section of the Strata Corporation) and Non-Primary Client (Owner)

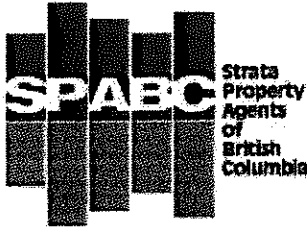
Strata property agents often provide strata management services to strata corporations or sections of the strata corporation and property rental services or trading services to owners of strata lots in the strata corporation. As such there may be conflicts as between such owners, the other Sections and the Strata Corporation.

The Agent hereby declares that the Strata Corporation is the Agent's "primary client" and the Agent will provide full representation to the Section of the Strata Corporation and the Agent shall provide limited representation to the owners it is providing rental management or trading services to and to the Strata Corporation.

If the Agent chooses the Owner as its principal client, the following section MUST be added as Schedule C to the Agency Agreement to comply with the Real Estate Council's Rules

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AGENCY AGREEMENT

THIS AGREEMENT dated for reference as of the ___ day of _____, _____

BETWEEN:

THE OWNERS, STRATA PLAN EPSXXXX, a Strata Corporation constituted under the laws of British Columbia and having its address at 1240 Alpine Road, Sun Peaks, B.C., V0E 5N0

(hereinafter called the "Strata Corporation")

OF THE FIRST PART

AND:

CONNAUGHT MANAGEMENT LTD d.b.a. CML PROPERTIES, a company incorporated under the laws of the Province of British Columbia with offices at 272 Lansdowne Street, Kamloops, B.C., V2C 1X7

(hereinafter called the "Agent")

OF THE SECOND PART

WHEREAS:

- A. The Strata Corporation is responsible for the control, management, maintenance and administration of the common property and common assets of the Strata Corporation and all personnel, operations, business and all things and activities comprising or associated with or carried on in the Strata Plan.
B. The Agent has agreed to provide certain services to the Strata Corporation.
C. The Strata Corporation has agreed to contract with the Agent for the purposes of providing services described herein.

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WITNESS THEREFORE that in consideration of the sum of Ten (\$10.00) Dollars now paid by each party to the other (the receipt and sufficiency whereof is by each hereby acknowledged) and in consideration of the mutual promises contained herein, the parties agree, one with the other, as follows:

Definitions

- 1. In this Agreement, the following terms shall have the following meanings:
 - 1.1 “**Act**” means the *Strata Property Act* and amendments thereto and any regulations adopted pursuant to the Act;
 - 1.2 “**Agent**” means the strata property agency brokerage described on page 1 hereof;
 - 1.3 “**Agent’s Fees**” means the fees payable to the Agent pursuant to Clause 5.2 of this Agreement;
 - 1.4 “**Agreement**” means this agreement, including ~~Schedule A~~, Schedule B and any other schedules attached hereto, and any amendments thereto;
 - 1.5 “**Bylaws**” means the bylaws adopted by the ~~Strata Corporation~~ and in effect from time to time;
 - 1.6 “**Laws**” means all applicable restrictive covenants, zoning ordinances and building codes, health, environmental and safety laws and regulations, and other federal, provincial and other laws, statutes, ordinances, rules, regulations, orders and court decisions;
 - 1.7 “**Meetings**” means all meetings of the Strata Corporation and Strata Council, including the annual general meeting, special general meeting, committee meetings, arbitrations and mediation hearings, court hearings, or other meetings requiring the Agent’s attendance pursuant to this Agreement;
 - 1.8 “**Owners**” means the owners of strata lots included in the Strata Plan;
 - 1.9 “**RESA**” means the *Real Estate Services Act* and amendments thereto and any regulations or rules adopted pursuant to the *Real Estate Services Act*;
 - 1.10 “**Rules**” means the rules made pursuant to sec. 125 of the Act from time to time;
 - 1.11 “**Section**” means a section of the Strata Corporation created pursuant to Part 11 of the Act;
 - 1.12 “**Strata Corporation**” means the strata corporation described on page 1 hereof;
 - 1.13 “**Strata Council**” means the strata council of the Strata Corporation;

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- 1.14 **“Strata Plan”** means the strata plan filed in the Land Title Office that created the Strata Corporation; and
- 1.15 **“Tax”** means the Harmonized Sales Tax and/or the Goods and Services Tax as may be applicable under the *Excise Tax Act*, Provincial Sales Tax as may be applicable under the *Provincial Sales Tax Act* and any other applicable tax in replacement or substitution therefor that is applicable to the services provided under this Agreement.

Exclusive Appointment

2. Commencing on the Commencement Date set out in item 1 of Schedule A attached hereto, the Strata Corporation hereby appoints the Agent as its sole and exclusive Agent to provide strata agency services to the Strata Corporation upon the terms and conditions herein contained, and the Agent agrees to serve the Strata Corporation in that capacity in a faithful, diligent and honest manner, subject to the direction of the Strata Council and the terms of this Agreement.

Agent’s Agreement

3. The Agent hereby covenants and agrees with the Strata Corporation as follows:

General

- 3.1 Agent Services - To furnish the services of the Agent as agent for the Strata Corporation in assisting the Strata Council in managing the affairs of the Strata Corporation;
- 3.2 Administration - To assist in the administration of the common property and common assets of the Strata Corporation under the direction of the Strata Council;
- 3.3 Strata Corporation’s Performance - To assist the Strata Council with the performance of all obligations required to be performed by the Strata Corporation pursuant to agreements entered into between the Strata Corporation and any other person, firm or corporation in respect of the affairs of the Strata Corporation;
- 3.4 Staffing – To provide sufficient staff at the Agent’s expense in order to provide the Agent’s services hereunder. The Agent may designate a representative of the Agent to be the principal contact person between the Agent and the Strata Corporation;

Financial

- 3.5 Strata Fees - To receive and record in a timely fashion all strata fees, special levies, user fees, contributions to the contingency reserve fund, and other revenues and amounts due to the Strata Corporation;
- 3.6 Unpaid Strata Fees - To demand and attempt to recover from the Owners, all strata fees, contingency reserve fees, special levies or user fees and any and all other monies from

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time to time payable by such Owners to the Strata Corporation in any lawful manner howsoever and to make and agree to all just and reasonable abatements, payments and allowances in respect thereof;

- 3.7 Non-Payment of Strata Fees - To take legal action at the expense of the Strata Corporation for and in the name of the Strata Corporation, to effect the collection of unpaid monthly strata fees, special levies, user fees, contributions to the contingency reserve fund and any other monies due to the Strata Corporation and to sign, file and deliver certificates of liens, receipts, certificates, or acknowledgements, all at the direction of the Strata Council;
- 3.8 Annual Budget – To assist the Strata Council in budgeting the Strata Corporation revenue and expenditures and in determining the appropriate amount of contribution to be paid by each Owner towards operating expenses and the contingency reserve fund as required by the Act and in this regard to furnish annually, an estimate of revenues and expenses;
- 3.9 Accounting Statement - To provide the Strata Council with a monthly accounting statement of receipts, disbursements, expenses and charges;
- 3.10 Bank Statement – To provide the Strata Council with a copy of each monthly bank statement for each trust account and a reconciliation of same within 6 weeks after the end of the month to which the statement relates;
- 3.11 Expenditures – To sign cheques and to otherwise pay from the Strata Corporation’s funds in a timely fashion, all charges, expenses and outgoings whatsoever payable by, or chargeable to the Strata Corporation provided funds are available to make such payments and the Strata Council’s authorization is provided where required;
- 3.12 Payroll Accounts – To provide payroll accounting for Strata Corporation employees, if necessary, either directly or through a third party service provider and to charge a fee for such services in the amount set forth in item 2 of Schedule A;
- 3.13 Strata Corporation’s Monies - To deposit all receipts of the Strata Corporation into the appropriate trust account or accounts in accordance with the provisions of RESA, such trust accounts to be separate from the Agent’s corporate accounts and deposited with an institution qualified to engage in the credit union, banking or trust business, and to withdraw funds from or transfer funds between such accounts as may be appropriate. The Agent may transfer such monies between accounts and pooled trust accounts as permitted by RESA and may invest the Strata Corporation’s funds as appropriate and as permitted under RESA and sec. 95 of the Act;

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Trust Accounts

- 3.14 Maintenance of Trust Accounts – To maintain at least one separate trust account in the name of the Strata Corporation, as further specified in item 3 of Schedule A attached hereto;
- 3.15 Contingency Reserve/Special Levy Trust Accounts - If the Agent is to hold contingency reserve money or special levy money as specified in item 3 of Schedule A, to maintain separate trust accounts for the contingency reserve money and the special levy money;
- 3.16 Statutory Review of Books - To keep full and detailed books and to make the books available for the annual review of books maintained by the Agent as required by the Real Estate Council of BC pursuant to RESA and to charge the fee specified in item 1 of Schedule B, whether or not the Strata Corporation’s books are in fact reviewed in whole or in part, pursuant to the statutory review;
- 3.17 Strata Corporation’s Audit - To keep full and detailed books and if directed by the Strata Corporation, to arrange for an outside accountant to conduct an audit of the Strata Corporation’s books, at the Strata Corporation’s cost;
- 3.18 Signing Authority – To ensure that the signing authority of the Agent for the operating fund trust account and/or pooled trust accounts includes at least one managing broker of the Agent. If contingency reserve and/or special levy trust accounts are maintained, two signing authorities shall be required for any transfer of funds, which signing authority may be any two of the following: a managing broker, a licensee, director, officer or accountant of the Agent;

Meetings

- 3.19 Meetings - To arrange for a representative of the Agent to attend at a mutually agreed time and date, up to the number of Meetings per year set forth in item 4 of Schedule A attached hereto. It being understood however, that the Agent’s attendance over and above the number of Meetings specified in item 4 of Schedule A, or attending at any Meeting of a duration longer than the number of hours specified in item 5 of Schedule A, shall be mutually agreed upon by the parties and the Agent shall be entitled to charge the additional fees shown in Clauses 5.2(b) or 5.2(c) as applicable;

Strata Council

- 3.20 Strata Council - To consult with and confer fully and freely with the Strata Council (in person at Meetings, or by telephone or email) on behalf of the Strata Corporation in the performance of any of the Strata Council’s duties and to act upon the resolutions of the Strata Council in so far as such resolutions do not conflict with the Act, RESA, any Laws, the Bylaws, the Rules or a direction given by the Strata Corporation;. The receipt

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by the Agent of written authorization of the Strata Council is sufficient authority for the Agent to so act;

- 3.21 Assistance to Strata Council – To advise the Strata Council on the Act, and to advise the Strata Council of generally accepted practises throughout the strata agency industry. Such interpretation of the Act to be used by the Strata Council as a guide and shall not be regarded as legal advice;

Records

- 3.22 Records - To keep full and detailed records of the transactions of the Strata Corporation and to retain the records required to be maintained by sec. 35 of the Act, including the owner registry (save and except any of the prescribed documents not provided to the Agent by the Strata Corporation and any other documents listed in Schedule B), if applicable, for such time as required by RESA or the Act, and to make available for inspection at the request of the Strata Corporation, all of the Strata Corporation’s documents, accounts and records which the Agent may have and to charge an hourly fee in the amount specified in item 6 of Schedule A for the supervision of the inspection of such records. Any such material shall be made available to any Owner, after first receiving reasonable notice from the Owner in accordance with the Act, of their intention to inspect the records at the office of the Agent. Subject to compliance with the Act, electronic records may be retained outside British Columbia or Canada, in which case they may be subject to the laws of the jurisdiction in which such records are located.

- 3.23 Use and Disclosure of Strata Corporation Information and Personal Information of Owners – To collect, use and disclose information respecting the Strata Corporation, including personal information respecting any Owner for any and all purposes related to the management, maintenance and administration of the Strata Corporation and for such other purposes as are appropriate in connection with the performance of the duties of the Agent respecting the affairs of the Strata Corporation, including the provision of documentation and information as required by the Act to facilitate the sale of any strata lot which shall include its distribution to the Owner’s real estate licensees, potential purchasers, purchasers and their conveyancers, governmental authorities, Owners’ mortgagees or other authorized requestors in accordance with the Act;

- 3.24 Owner/Tenant’s Registry – To maintain a registry of all Owners and tenanted strata lots;

- 3.25 Minutes – At the request of the Strata Council, to prepare minutes for Meetings at which the Agent is in attendance, and provide the minutes of Strata Council meetings and annual and special general meetings of the Strata Corporation pursuant to the terms and conditions of this Agreement and as prescribed by the Act;

- 3.26 Correspondence and Forms – To receive and respond to all correspondence as directed by the Strata Council and to sign, file and deliver statutory forms including certificates, receipts, or acknowledgements, all at the direction of the Strata Council;

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Bylaws and Rules

- 3.27 Bylaws and Rules – To familiarize itself with RESA, the Act and the Strata Corporation’s Bylaws and Rules;
- 3.28 Bylaw and Rules Enforcement – To assist with the enforcement of the Bylaws and Rules and, if so directed by the Strata Council, take appropriate action including legal action to enforce or stop any breach or infraction of the Bylaws and Rules, at the expense of the Strata Corporation;
- 3.29 Fines – To provide notice of fines upon the levying of fines by the Strata Council and provide follow up correspondence and initiate legal action as is necessary, at the direction and expense of the Strata Corporation;
- 3.30 Liens – To complete, sign, file and remove liens against delinquent Owners in accordance with the Act and to provide follow up correspondence and initiate legal action as necessary, all at the direction and expense of the Strata Corporation. The Agent may charge a fee for the administration involved or the collection of receivables as specified in item 2 of Schedule B and charge back such fee to the Owner;

Insurance

- 3.31 Property Insurance – Upon the direction of the Strata Council, to secure annual updates to the insurance appraisal for the Strata Plan and to renew insurance policies as they expire pursuant to the Act. All insurance appraisal costs and premium costs shall be expenses of the Strata Corporation;
- 3.32 E&O Insurance – Upon the direction of the Strata Council, to assist the Strata Corporation to place and maintain, at the expense of the Strata Corporation, Strata Council Errors & Omissions Insurance;
- 3.33 Liability Insurance – To assist the Strata Corporation to place and maintain, at the expense of the Strata Corporation, Comprehensive General Liability Insurance having a minimum coverage in the amount of \$2,000,000.00 or such greater amount as may be directed by the Strata Council. Such insurance policy shall list the Agent as additional insured and shall be applicable to any indemnification of the Agent by the Strata Corporation as required under this Agreement;
- 3.34 Insurance Coverage – To assist the Strata Corporation to place and maintain adequate property, liability, equipment breakdown and other insurance required from time to time and have a qualified insurance agent review the insurance coverage of the Strata Corporation at least every year. The Agent shall at the direction and cost of the Strata Corporation arrange for an insurance appraisal. The Agent shall not be liable for any negligence of any such insurance agent or the insurance appraiser;

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- 3.35 Availability of Insurance – When assisting the Strata Corporation in obtaining the insurance described in Clauses 3.31 to 3.34, the Agent shall attempt to obtain such insurance on commercially reasonable terms. The Agent shall have no liability to the Strata Corporation or the Owners if such insurance is not available at all or if it is not available on commercially reasonable terms and the Strata Council elects not to maintain any or all such insurance;
- 3.36 Agent’s Insurance – The Agent shall maintain such insurance as is required by RESA;

Maintenance and Services

- 3.37 Contractors and Employees - To co-ordinate the work of contractors, suppliers or employees and whenever directed by the Strata Council or the Agent deems it advisable or necessary, the Agent shall hire or discharge contractors, suppliers or employees, and it is agreed and understood that all such employees and independent contractors shall be deemed to be employees and independent contractors of the Strata Corporation and not of the Agent, and paid by the Strata Corporation and not the Agent and that the Agent shall not be responsible for the acts, defaults or negligence of such employees or independent contractors if reasonable care has been exercised in their recommendation, appointment and retention;
- 3.38 Contracts – To make and sign contracts in the name of the Strata Corporation to the extent the Agent’s policies permit it to sign such contracts, in respect to the common property and common assets, for electricity, gas, fuel, water, telephone, janitorial services, window cleaning, landscaping, garbage disposal, vermin extermination and other services or such of them as the Strata Council shall deem advisable, and to monitor and negotiate renewal or replacement of such contracts;
- 3.39 Supplies - Subject to the limits expressed by the Strata Council, to place orders for and purchase, in the name of the Strata Corporation, all such equipment, tools, appliances, materials and supplies as is necessary to equip properly and maintain the common property and common assets of the Strata Corporation;
- 3.40 Emergency Services – To use commercially reasonable efforts to maintain a 24-hour emergency contact service such that the Strata Council or Owners can contact the Agent with respect to matters affecting life or property damage, however the Strata Corporation acknowledges that such services may not be available in the event of a major regional emergency;
- 3.41 Limitation on Expenditures - The Agent agrees to obtain the approval of the Strata Council of the Strata Corporation to all expenditures in accordance with the Act and the Bylaws, other than: (a) expenses contained in the approved annual budget; (b) recurring operating charges; or (c) emergency repairs in excess of the maximum amount established by the Bylaws, if such expenditures are necessary in the opinion of the Agent to protect the common property and common assets of the Strata Corporation from

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damage or to maintain common services to occupants of any one or more strata lots. Where all or a portion of the expenditure falls within the jurisdiction of a Section, the Agent will seek the approval of the executive of the relevant Section to such expenditure;

Proceedings

- 3.42 Legal Proceedings – To assist in resolution of disputes involving the Strata Corporation as directed by the Strata Council, by recourse to the appropriate authority, including legal proceedings, arbitration, mediation, small claims court, human rights tribunal, internal appeals and residential tenancy disputes;
- 3.43 Legal Counsel – Any provision in this Agreement allowing the Agent to take legal action on behalf of the Strata Corporation shall mean, where appropriate or required, taking legal action through the Strata Corporation’s legal counsel;
- 3.44 Owner’s Defaults - To sign and give notices to Owners of any defaults in any obligations of such Owners to repair or to maintain their strata lots or limited common property in a timely fashion;
- 3.45 Compliance with Notices or Orders -- To notify the Strata Council of any notices or orders of any competent public authority requiring repairs to be done in respect of the common property and common assets, or any part thereof, and to notify the Owners of individual strata lots that they must in a like manner comply with such notices or orders in regard to their own individual strata lots;
- 3.46 Compliance with Laws - To take such action on behalf of the Strata Corporation as the Strata Council may direct, as may be necessary to comply promptly with any and all orders or requirements affecting the Strata Corporation made by any governmental body or agency having authority or orders of any Fire Marshall, or board of fire underwriters or similar body;

Other

- 3.47 Sale of Strata Lots – To provide and sign documentation as required by the Act to facilitate the sale, financing or other dealings with any strata lot at the cost of the Owner or the proposed purchaser or lender. The Agent shall be entitled to retain the fees and disbursements it charges such Owners, proposed purchasers, lenders, real estate licensees, lawyers or notaries; and
- 3.48 Fees, Rebates or Discounts – Not to collect or charge any undisclosed fee, rebate or discount, and if any such fee, rebate or discount should be received by the Agent that fee, rebate or discount will be held in trust for and credited to the account of the Strata Corporation.

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Agent's Authorization

4. The Agent shall be deemed the Agent of the Strata Corporation and to enable the Agent to effectively perform its services under this Agreement the Strata Corporation hereby appoints the Agent as its agent to perform the services set out in Clause 3 hereof and to execute all documents and contracts for and on behalf of the Strata Corporation, as directed by the Strata Council, and to commence legal proceedings at the expense of the Strata Corporation as directed by the Strata Council and to perform all other duties provided for in this Agreement.

Strata Corporation's Agreement

5. The Strata Corporation covenants and agrees:

5.1 Indemnity - To save the Agent harmless from any and all claims, damages, costs and liability incurred in connection with the services provided to the Strata Corporation and, without limiting the generality of the foregoing, to indemnify and save the Agent harmless from all claims, damages, costs and liability whatsoever incurred by the Agent in performing its responsibilities hereunder and to protect the Agent against any and all such claims, damages, costs, and liability in the same manner and to the same extent as the Strata Corporation, unless such claim, damage, cost or liability is caused by the gross negligence or wilful misconduct of the Agent;

5.2 Agent's Fees - To pay to the Agent the following fees:

- (a) a fee in advance each and every month during the term of this Agreement, in the amount and on the day specified in item 7 of Schedule A;
- (b) an additional fee in the amount specified in item 8 of Schedule A, for each additional Meeting over the number specified in Clause 3.19 and item 4 of Schedule A;
- (c) an additional hourly fee in the amount specified in item 9 of Schedule A, for each hour of attendance at any Meeting longer than the hours specified in Clause 3.19 and item 5 of Schedule A;
- (d) an additional fee for appearing as a witness, or assisting with litigation support, special projects and/or major renovations, as determined by the size and nature of the special project and/or major renovations and as may be agreed between the Strata Corporation and the Agent or in the amount determined pursuant to Schedule B, if attached and initialled by both parties;
- (e) an additional fee in the amount specified in item 10 of Schedule A, per strata lot for each month of depositing and processing of special levies;

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- (f) such additional fees as are provided for in Schedule B, or as may be agreed upon in writing from time to time;
- (g) together with any applicable Tax payable on such fees or related disbursements;

- 5.3 Payment of Agent's Fees - The Strata Corporation hereby authorises the Agent to deduct the Agent's Fees and disbursements from the strata fees, special levies, assessments, user fees and any other monies collected by the Agent pursuant to Clause 3;
- 5.4 Shortfall - That if the bills, accounts or expenses paid by the Agent pursuant to Clause 3 hereof in any calendar month exceed the strata fees and other monies collected in such month by the Agent or if the Strata Corporation does not otherwise have sufficient funds to pay such bills, accounts or expenses, to pay the Agent the amount of such excess promptly upon request, which may include transfer of funds from the Contingency Reserve Fund where permitted under the Act. The Agent shall have no obligation to advance funds to the Strata Corporation for any purpose whatsoever;
- 5.5 Costs - To pay promptly the Agent's costs of printing, duplicating, mailing, postage, long distance telephone charges, courier or other service charges directly attributed to the Strata Corporation as per the attached item 5 of Schedule B attached hereto;
- 5.6 Transfer Documentation - To direct and compensate the Agent in accordance with the Act for all transfer of title and ancillary documents for owners;
- 5.7 Exclusivity - That the Strata Corporation, during the Term of this Agreement and for two (2) years after the termination hereof, will not engage or contract directly or indirectly with any present or past employee of the Agent, to perform services the same as or similar to the services the employee performed for the Agent unless agreed to in writing by the Agent;
- 5.8 Documentation - To provide the Agent with all documents and records available to the Strata Corporation, which may be reasonably required by the Agent to properly assist in connection with the services provided by the Agent to the Strata Corporation;
- 5.9 Bylaws and Rules - To provide to the Agent a copy of the Bylaws and Rules of the Strata Corporation and to promptly notify the Agent of any amendments or additions thereto; and
- 5.10 Existing Project - Where the Agent is assuming its role from a prior strata agent or from a self-managed building, the Agent shall not be responsible for errors, missing or inaccurate information in the records, information or materials of the prior agent or the self-managed building provided to the Agent, or for any consequential errors, missing or inaccurate information in the records or materials maintained by the Agent. Nor is the Agent responsible for the past financial affairs of the Strata Corporation, including matters relating to the status of any employee or contractor of the Strata Corporation.

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The Agent will not, unless expressly directed by the Strata Corporation, conduct a detailed review of the records, information, materials or practices of the prior agent or self managed strata corporation, except as is necessary to fulfill its role going forward under this Agreement.

No Set Off

- 6. That the Strata Corporation shall not be entitled to set off against the Agent's Fees or any other monies payable to the Agent under this Agreement, any uncollected strata fees, special levies or user fees or other monies owed the Strata Corporation.

Agent to Receive Instructions from Strata Council

- 7. The Strata Corporation hereby authorizes its Strata Council to deal with the Agent. It is agreed and understood that the Agent at all times shall be entitled to rely on and to act upon the instructions or directions received from the Strata Council, and where appropriate or circumstances require, the President or other members of the Strata Council. Without limiting the generality of the foregoing, the Agent may from time to time request instructions or directions in writing signed on behalf of the Strata Corporation by at least two members of the Strata Council, or a formal resolution of the Strata Council after a properly convened meeting of the Strata Council. The foregoing shall constitute the full and sufficient authority for the Agent to act in accordance with such instruction or directions. The Strata Council agrees to provide timely response to requests from the Agent for directions, instructions and information.

Financial Statements

- 8. That the Strata Council agrees to review each statement of receipts and disbursements referred to in Clause 3.9, and within thirty (30) days from the date of provision of such statements to the Strata Council, to notify the Agent, in writing, of any alleged mistake or error on the part of the Agent in paying any bill, account or expense on behalf of the Strata Corporation. If the Agent receives no such notification within thirty (30) days of provision of such statements to the Strata Council, the statement shall be deemed to be conclusive and binding and the Agent shall be free from any and all claims in respect of such statement.

Assignment by Agent

- 9. The Agent may assign all of its interest in this Agreement and its rights hereunder to any other strata property brokerage, provided such assignee is a licensed strata property agent and covenants with the Strata Corporation to observe and perform the obligations of the Agent hereunder.

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No Waiver

- 10. If a party to this Agreement breaches or defaults in its performance under this Agreement and the other party, expressly or implied, waives such default that waiver shall not be deemed or construed to be a waiver to any future breach or default in the performance of such defaulting party's obligations under this Agreement.

Severance

- 11. That in the event that any provision of this Agreement, or any part thereof, shall be found to be invalid the remainder of this Agreement shall be binding on the parties hereto and shall be construed that the invalid provision or part thereof had been deleted from this Agreement.

Successors and Assigns

- 12. This Agreement shall enure to the benefit of and shall be binding upon the parties hereto and their respective successors and assigns.

Amendments in Writing

- 13. Any amendment to this Agreement shall be effective only if it is in writing and is duly signed by the parties.

Duration and Termination

- 14. This Agreement shall commence and become effective on the date set forth in item 1 of Schedule A, and shall continue for an indefinite term until terminated in accordance with this Clause. This Agreement shall terminate upon the occurrence of any of the following events:
 - (a) Two months after receipt by the Agent of a notice of a resolution passed by a ¾ vote approved by the Owners, terminating this Agreement;
 - (b) Two months after receipt by the Strata Corporation of a notice from the Agent, terminating this Agreement;
 - (c) Immediately, through the bankruptcy of the Agent; or
 - (d) Immediately, through the insolvency or fraud of the Agent.

After Termination

- 15. Upon the termination of this Agreement, all obligations of the Agent shall cease except as otherwise expressly provided in RESA, and the Strata Corporation shall pay to the Agent any monies due to it under this Agreement and the Agent shall pay to the Strata Corporation all monies held by it in trust for the Strata Corporation. Further, the Agent

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shall transfer all records maintained for the Strata Corporation to the Strata Corporation or its agent as may be directed by the Strata Council, upon payment of any outstanding fees to the Agent or as required by RESA. The Agent shall be entitled to retain the original financial records for such period as is required for the Agent to comply with RESA, but the Agent shall provide the Strata Corporation with copies of the financial records, at the Strata Corporation's expense as provided in Schedule B.

Holdback

- 16. Upon termination of this Agreement, the Strata Corporation shall continue to be responsible for the payment of any and all bills, accounts, and expenses incurred by the Agent within the authority of this Agreement to be paid by the Agent after such termination. The Agent shall be entitled to retain, for thirty (30) days after the date of such termination, a holdback of the monies (the "Holdback") to pay such bills, accounts and expenses or any of them. If a Holdback is not retained by the Agent or is insufficient, the Strata Corporation agrees to reimburse the Agent promptly upon demand for any and all such bills, accounts and expenses paid by the Agent after the termination of this Agreement.

No Partnership

- 17. The relationship of the Agent to the Strata Corporation shall be that of agent and principal and this Agreement shall not under any circumstances make the Agent or any of its employees, officers or authorized representatives, to be the legal representative, partner or employee of the Strata Corporation.

Personal Information

- 18. The Strata Corporation hereby consents to the collection, use and disclosure by the Agent of information about the Strata Corporation and personal information about the Owners, for all purposes consistent with the matters contemplated herein.

Disclosure of Conflicts

- 19. If at any time, the Agent determines it is in a conflict of interest with the Strata Corporation, the Agent shall give written notice of such conflict to Strata Council as soon as reasonably possible. The Strata Corporation hereby acknowledges and consents to the Agent acting for other strata corporations, and sections and owners within such strata corporations.

Disclosure of Payments

- 20. If at any time, the Agent anticipates receiving or receives, directly or indirectly, any form of payment or other compensation from an Owner or someone other than the Strata Corporation as a result of recommending an insurance broker, or any other person providing other products or services, the Agent shall disclose the details thereof to the

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Strata Corporation in writing, including the source of such payments, the amount or likely amount of the payment and all other relevant facts relating to such provision of real estate services.

Charges for Documents

21. The Agent, without further specific disclosure to the Strata Corporation, shall be entitled to charge and retain fees (which fees may include a disbursement component) for the following
- (a) the provision of Form B (and all attachments) and Form F and other statutory form as required by the *Strata Property Act*;
 - (b) the provision of copies of minutes, Bylaws, Rules, strata plans, engineering reports, financial statements and similar documents of the Strata Corporation when requested by Owners (other than the original distribution of same) or any other person authorized to receive such documents;

and any and all priority fees charged for the priority provision of such documents in accordance with the fees specified in the attached Schedules. The Strata Corporation hereby authorizes the Agent to use a third party to facilitate the provision of the Form B and Form F such as eStrataHub or a similar service provider of this nature.

Sections, the Strata Corporation and Owners

22. The Strata Corporation hereby consents to the Agent acting as agent for the Strata Corporation and any or all of the Sections of the Strata Corporation. The Strata Corporation hereby consents to the Agent providing property rental services or trading services to individual Owners. The Agent shall enter into separate agency agreements with each Section for which it is to provide strata management services or financial management services, and separate service agreements with each individual Owner, and will advise the Strata Corporation in writing when it commences acting for such Sections or any individual Owner.

Primary Client and Secondary Client

23. The Agent hereby declares that the Agent’s “primary client” is as specified in item 7 of Schedule B (the “Primary Client”) and the “secondary client” is as specified in item 7 of Schedule B (the “Secondary Client” or “Secondary Clients”). In the event of a conflict, the Agent will provide the full services it has contracted to provide to the Primary Client and the Agent shall provide limited representation to the Secondary Client or Secondary Clients.

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Conflict with Sections

24. The Strata Corporation acknowledges that potential conflicts may arise between a Section and the Strata Corporation or between Sections. In that case, the Agent will notify the Strata Corporation and all affected Sections of the conflict. The Agent may (a) continue to act for the Agent's Primary Client and cease to act for the Secondary Client with respect to the matter giving rise to the conflict; (b) withdraw from the matter giving rise to the conflict in a manner consistent with the applicable Rules, RESA or other professional rules; or (c) to obtain the informed consent of the Strata Corporation and any Section involved, to proceed in assisting the parties. If the Agent ceases to act for the Secondary Client with respect to the matter giving rise to the conflict pursuant to section 24(a) above, the Agent shall notify the Secondary Client of such action in writing. If the Agent withdraws pursuant to subsection 24(b), the modification in the services to be provided by the Agent will be documented in writing. If the Agent obtains the informed consent of the Strata Corporation and any Section involved pursuant to subsection 24(c), the agreement of parties for the Agent to proceed in such circumstances shall be documented in writing. If the Agent withdraws from the matter, the Agent will help the Strata Corporation and the applicable Section(s) retain other advisors and will make a smooth transfer of appropriate file materials and information.

Conflict with Owners

25. If the Agent is providing property rental services or trading services to individual Owners, there may be conflicts as between such Owners, the Strata Corporation and the Sections. If the Strata Corporation or a Section is declared to be the Agent's Primary Client, the Agent will provide full representation to the Primary Client and the Agent shall provide limited representation to the Owners.

Limited Services to Secondary Client

26. In the event of a conflict where the Agent continues to act for the Agent's Primary Client and ceases to act for the Secondary Client with respect to the matter giving rise to the conflict, the Agent will not be able to:
- (a) act in the Secondary Client's best interests, if those interests conflict with the interests of a Primary Client;
 - (b) act in accordance with the Secondary Client's instructions, if acting in accordance with those instructions would lead the Agent to breach any of the Agent's obligations to a Primary Client;
 - (c) maintain the confidentiality of information about the Secondary Client; or
 - (d) disclose to the Secondary Client's any confidential information about the Primary Client.

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Sections and Expenses

27. The Agent will work with the Strata Corporation and the Sections to appropriately allocate costs and expenses as between the Strata Corporation and the Sections in accordance with the Act, the Bylaws and any policies of the Strata Corporation and the Sections. Where possible the Agent shall obtain the agreement of the Strata Corporation and the Sections as to a policy for allocating routine expenditures and shall allocate such expenditures in a manner consistent with such policy. Where practical the Agent shall obtain the agreement of the Strata Corporation and the Sections as to the allocation of unusual expenditures before the expenditure is authorized or made. Where the Strata Corporation and the Sections cannot agree as the allocation of an expenditure, the expenditure shall be allocated in accordance with the previously adopted practices or policies or if no such practice or policy is applicable, the expenditure shall be allocated to the Strata Corporation, pending the resolution by the Strata Corporation and the Sections as to how the expense shall be allocated.

Sections Accounts

28. The Agent will establish separate accounts for any Section that it is acting for, in addition to any account it maintains for the Strata Corporation as required by RESA and the Act.

Joint Meetings

29. Where the Agent is acting for the Strata Corporation and one or more Sections, the Agent may, with the written consent of the Strata Council and the Section Executive, hold joint meetings of Strata Corporation and one or more Sections (or between the Sections). Such consent may be provided generally or for specific meetings. The Agent shall take reasonable steps when preparing agendas for such joint meetings to indicate where agenda items require the approval of the Strata Council or a particular Section Executive and resolutions with respect to such matters will be voted on only by the Strata Council or the relevant Section Executive. Joint minutes may be taken and maintained as part of the minutes of the Strata Corporation and the respective Sections in attendance. Upon the request of a Strata Council Member or an Executive Member at or prior to the meeting, certain matters pertaining to just the Strata Corporation or a particular Section, may be discussed at an in-camera portion of the meeting, with the minutes of such in-camera portions of the meeting being made available to appropriate entity only.

Annual Review Fee

30. Annually, the parties shall review the fees and other charges payable under this Agreement. Any such change in fees or charges, shall be agreed to between the parties and shall be evidenced in writing which may include a formal fee amendment agreement or a letter from the Agent to the Strata Corporation setting out such agreed changes in the fees and charges signed by the Agent and two members of the Strata Council.

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EXECUTED ON BEHALF OF THE)
OWNERS, STRATA PLAN EPSXXXX)
by its authorized signatories:)
)

_____)
Authorized Signatory)

_____)
Authorized Signatory)

EXECUTED ON BEHALF OF)
CONNAUGHT MANAGEMENT LTD. d.b.a.)
CML PROPERTIES)
by its authorized signatories:)
)

_____)
Authorized Signatory)

DRAFT

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SCHEDULE B

Special Terms and Amendments

- 1. Clause 3.16 Annual fee for the statutory review of books: \$300.00 (plus applicable taxes)
- 2. Clause 3.30 Fee for administration of liened receivables: \$200.00 (plus applicable taxes)
- 3. Clause 5.2(d) Additional fees:

Litigation Support and Civil Resolution Tribunal Assistance & Support (Section 3.42): \$80.00 per hour (plus applicable taxes)

Special Projects: To be negotiated

Major Renovations: To be negotiated

Supervising Independent Audits: To be negotiated
- 4. Clause 5.2(f) Additional fees:

Maintenance Rate: \$52.00 per hour (plus applicable taxes) (subject to change upon written notice)
- 5. Clause 5.5 Mailing Costs: At cost

Long Distance Telephone & Teleconference Charges: At cost

Courier Costs: At cost

Other Service Charges: \$25.00 (plus applicable taxes) per title search

Storage Charges: _____

Cost of photocopying: \$0.25 per page (plus applicable taxes) (subject to change upon written notice)

Laser Cheques: \$0.30 per cheque
- 6. Clause 23 Primary Client: The Owners, Strata Plan EPSXXXX

Secondary Client: Residential Section of The Owners, Strata Plan EPSXXXX

Secondary Client: _____
- 7. Special Terms _____

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SCHEDULE C

**CONFLICT OF INTEREST WHEN PROVIDING CONCURRENT REPRESENTATION
TO STRATA CORPORATION AND OWNERS**

If the Agent chooses the Strata Corporation as its principal client, the following section may be added as Schedule C to the Agency Agreement, though its addition is not required to comply with the Real Estate Council's Rules

Primary (Strata Corporation) and Non-Primary Client (Owner)

Strata property agents often provide strata management services to strata corporations and property rental services or trading services to owners of strata lots in the strata corporation. As such there may be conflicts as between such owners and the Strata Corporation.

The Agent hereby declares that the Strata Corporation is the Agent's "primary client" and the Agent will provide full representation to the Strata Corporation and the Agent shall provide limited representation to the owners it is providing rental management or trading services to.

DRAFT

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EXHIBIT J

Strata Property Act

Form J

Rental Disclosure Statement

[am. B.C. Reg. 312/2009, s. 8.]

(Section 139)

Re: Strata Plan _____, being a strata plan of

PID: 002-713-942

Legal Description:

Lot B District Lot 5957 Kamloops Division Yale District Plan 22444

This Rental Disclosure Statement is *[Check whichever box is correct and provide any required information.]*

the first Rental Disclosure Statement filed in relation to the above-noted strata plan

a changed Rental Disclosure Statement filed under section 139 (4) of the *Strata Property Act*, and the original Rental Disclosure Statement filed in the relation to the above-noted strata plan was filed on _____

1 The development described above includes 52 residential strata lots.

2 The residential strata lots described below are rented out by the owner developer as of the date of this statement and the owner developer intends to rent out each strata lot until the date set out opposite its description.

[Describe all strata lots rented out by owner developer as of the date of this statement.]

Description of Strata Lot <i>[strata lot number as shown on the strata plan]</i>	Date Rental Period Expires <i>[specify a date - "indefinitely" or timing related to an event is not acceptable]*</i>
Strata Lots 13 - 64	December 31, 2050

* Section 143 (2) of the *Strata Property Act* provides that, if this Rental Disclosure Statement is filed after December 31, 2009, a bylaw that prohibits or limits rentals will not apply to a strata lot described in this table until the date set out in the table

opposite the description of the strata lot, whether or not the strata lot is conveyed before that date.

3 In addition to the number of residential strata lots rented out by the owner developer as of the date of this statement, the owner developer reserves the right to rent out a further N/A residential strata lots, as described below, until the date set out opposite each strata lot's description.

[Describe all strata lots intended to be rented out by the owner developer.]

Description of Strata Lot <i>[strata lot number as shown on the strata plan]</i>	Date Rental Period Expires <i>[specify a date - "indefinitely" or timing related to an event is not acceptable]*</i>

* Section 143 (2) of the *Strata Property Act* provides that, if this Rental Disclosure Statement is filed after December 31, 2009, a bylaw that prohibits or limits rentals will not apply to a strata lot described in this table until the date set out in the table opposite the description of the strata lot, whether or not the strata lot is conveyed before that date.

4 There is no bylaw of the strata corporation that restricts the rental of strata lots.

Date: _____, 2018.

Signature of Owner Developer

Exhibit K

TITLE SEARCH PRINT

File Reference: 14321
Declared Value \$1052500

2018-08-24, 09:34:02
Requestor: Sandra Waugh

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

Land Title District Land Title Office	KAMLOOPS KAMLOOPS
Title Number From Title Number	CA6623475 KJ60237
Application Received	2018-02-13
Application Entered	2018-02-24
Registered Owner in Fee Simple Registered Owner/Mailing Address:	O'KELCO PROPERTIES LTD., INC.NO. A0105034 40 HERITAGE LAKE DRIVE HERITAGE POINTE, AB T1S 4H6
Taxation Authority	Kamloops Assessment Area Sun Peaks, Mountain Resort Municipality
Description of Land Parcel Identifier: Legal Description:	002-713-942 LOT B DISTRICT LOT 5957 KAMLOOPS DIVISION YALE DISTRICT PLAN 22444
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

EXHIBIT L

DECLARATION OF BARE TRUST AND AGENCY AGREEMENT

THIS AGREEMENT is made effective February 13, 2018.

BETWEEN:

O'KELCO PROPERTIES LTD.

(the "Nominee")

AND:

1104159 B.C. LTD.

(the "Owner").

WHEREAS:

- A. The Nominee will acquire legal title to the lands and premises (the "Property") located in Sun Peaks, British Columbia and legally described in Schedule A to this Agreement; and
- B. Legal title to the Property will be registered in the name of the Nominee in the Kamloops land title office, and the Nominee will acquire and the Nominee will effective from the date of registration hold legal title to the Property, as nominee, agent and bare trustee for the sole benefit and account of the Owner as principal and beneficial owner, in accordance with this Agreement.

THEREFORE in consideration of the premises and \$1.00 now paid by the Owner to the Nominee, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. APPOINTMENT

The Owner appoints the Nominee as its nominee, agent, and bare trustee to hold legal title to the Property for and on behalf of the Owner in accordance with this Agreement, with full power to manage and deal with the Property and execute any instrument, document, or encumbrance in respect of the Property for the sole benefit and account of the Owner, all at the direction of the Owner as principal and beneficial owner and strictly in accordance with this Agreement, and the Nominee accepts such appointment.

2. NOMINEE'S AGREEMENTS

The Nominee acknowledges and agrees that:

- (a) the Nominee has acquired or will acquire and will hold the legal title to the Property as nominee, agent, and bare trustee for and the sole benefit and account of the Owner as principal and beneficial owner and the Nominee will have no equitable or beneficial interest in the Property, and the equitable and beneficial interest in the Property will be vested solely and exclusively in the Owner;
- (b) the Nominee will hold legal title to the Property as nominee, agent, and bare trustee for the sole benefit and account of the Owner as principal and beneficial owner subject to and in accordance with this Agreement and subject to the terms and conditions of any transfer, deed, lease, sublease, mortgage, debenture, security agreement, easement, right of way, licence, restrictive covenant, or other instrument, document, or encumbrance pertaining to the Property;
- (c) any benefit, interest, profit, or advantage arising out of or accruing from the Property is and will continue to be a benefit, interest, profit, or advantage of the Owner and if received by the Nominee will be received and held by the Nominee for the sole use, benefit, and advantage of the Owner and the Nominee will account to the Owner for any money or other consideration paid to or to the order of the Nominee in connection with the Property as directed in writing by the Owner;
- (d) the Nominee will, upon the direction of the Owner, deal with the Property and do all acts and things in respect of the Property at the expense of and as directed by the Owner from time to time and will assign, transfer, convey, lease, mortgage, pledge, charge, or otherwise deal with the Property or any portion of the Property at any time and from time to time in such manner as the Owner may determine, to the extent permitted under all relevant laws; without limiting the generality of the foregoing, the Nominee will transfer legal title to the Property to or as directed by the Owner forthwith upon the written demand of the Owner;
- (e) the Nominee will, upon and in accordance with the direction of the Owner, act as the agent of the Owner, as undisclosed principal, in respect of any matter relating to the Property or the performance or observance of any contract or agreement relating to the Property;
- (f) acting under this Agreement at the direction of the Owner, the Nominee will have the full right and power to execute and deliver, under seal and otherwise, any transfer, deed, statement of adjustments, plan, lease, sublease, easement, right of way, licence, restrictive covenant, building scheme, release, or other instrument or document pertaining to the Property without delivering proof to any person (including, without

limitation, any other party to any such instrument or document or the Registrar of any land title office) of its authority to do so and any person may act in reliance on any such instrument or document and for all purposes any such instrument or document will be binding on the Owner;

- (g) acting under this Agreement at the direction of the Owner, the Nominee will have the full right and power to borrow money from time to time and to covenant to repay money borrowed by, for, or on behalf of the Owner either alone or with others from time to time and to secure the repayment of any and all indebtedness and liabilities with respect to any amounts so borrowed by the grant of any charge or encumbrance (both fixed and floating) on, or security interest in, the Property or any part thereof, by way of debenture, mortgage, assignment of rents, assignment of sale proceeds, security agreement, or other instrument or document without delivering proof to any person (including, without limitation, any other party to any such instrument or document or the Registrar of any land title office) of its authority to do so and any person may act in reliance on any such instrument or document and for all purposes any such instrument or document will be binding on the Owner;
- (h) the Nominee will not deal with the Property in any way or execute any instrument, document, or encumbrance in respect of the Property without the prior consent or direction of the Owner; and
- (i) the Nominee will notify the Owner forthwith upon receipt by the Nominee of notice of any matter or thing in respect of the Property or any portion of the Property, including, without limitation, in respect of any tax, lien, charge, or encumbrance in respect of the Property.

3. REIMBURSEMENT OF EXPENSES

Any payments or disbursements made by the Nominee in respect of the Property in accordance with this Agreement will be made as the agent of and for the account of the Owner, as principal, and the Owner will reimburse the Nominee for any amount reasonably and properly expended by the Nominee in connection with the Property with the consent or direction of the Owner, but the Nominee will not receive any fee or remuneration from the Owner for acting under this Agreement.

4. NOMINEE'S REPRESENTATIONS

The Nominee represents and warrants to the Owner that the Nominee is a company duly incorporated under the *Company Act* (British Columbia) and neither carries on nor intends to carry on a business that is a trust business as defined in the *Financial Institutions Act* (British Columbia).

5. TIME LIMITATION

The powers conferred on the Nominee under this Agreement will not extend beyond the expiration of 80 years from the date of execution and delivery of this Agreement, unless renewed.

6. INDEMNITY BY OWNER

The Owner agrees to indemnify and save harmless the Nominee against any and all liability, loss, cost, action, claim, or expense resulting from the Nominee's holding of title to or dealing with the Property as directed by the Owner from time to time, except to the extent that the same results from a dishonest, fraudulent, or negligent act or omission of the Nominee or its employees or agents.

7. NOTICES

Any notice given pursuant to or in connection with this Agreement will be in writing and delivered personally to the party for whom it is intended to be addressed at the address of such party last known to the other party.

8. FURTHER ASSURANCES

The Nominee will perform all such other acts and things and execute all such other documents as are necessary or desirable in the reasonable opinion of the Owner to evidence or carry out the terms or intent of this Agreement.

9. GENDER AND NUMBER

Words importing the masculine gender include the feminine and neuter genders and words in the singular include the plural, and vice versa.

10. GOVERNING LAW

This Agreement and all matters arising under it will be governed by and construed in accordance with the laws of British Columbia, which will be deemed to be the proper law of this Agreement, and the courts of British Columbia will have the non-exclusive jurisdiction to entertain and determine all claims and disputes arising out of or in any way connected with this Agreement and the validity, existence, and enforceability of this Agreement.

11. NO WAIVER

No failure or delay on the part of either party in exercising any right, power, or privilege under this Agreement will operate as a waiver thereof, nor will any single or partial exercise of any right, power, or privilege preclude any other or

further exercise thereof or the exercise of any other right, power, or privilege. Except as may be limited in this Agreement, either party may, in its sole discretion, exercise any and all rights, powers, remedies, and recourses available to it under this Agreement or any other remedy available to it and such rights, powers, remedies, and recourses may be exercised concurrently or individually without the necessity of making any election.

12. AMENDMENT

This Agreement may be altered or amended only by an agreement in writing signed by the parties.


13. ENUREMENT

This Agreement enures to the benefit of and is binding upon the respective successors, legal representatives, and assigns of the parties.

IN WITNESS WHEREOF the parties have executed this Agreement as of the date first above written.

O'KELCO PROPERTIES LTD.

Per:



Authorized Signatory

1104159 B.C. LTD.

Per:



Authorized Signatory

Schedule A

Description of Land

Parcel Identifier: 002-713-942

Legal Description:

Lot B District Lot 5957 Kamloops Division Yale District Plan 22444

EXHIBIT N

Strata Property Act

FORM P

PHASED STRATA PLAN DECLARATION

(Sections 221, 222)

I, DARCY RUSSEL FRANKLIN, Director of Peaks West Properties Ltd., declare

- 1 That I intend to create a strata plan by way of phased development of the following land which I own or on which I hold a right to purchase:

PID: 002-713-942

Legal Description: Lot B District Lot 5957 Kamloops Division Yale District
Plan 22444

- 2 That the plan of development is as follows:

- a. the development shall be carried out in 3 phases as follows:

PHASE	NO. OF RESIDENTIAL UNITS	NO. OF NON-RESIDENTIAL UNITS
1	18	12
2	24	0
3	10	0
TOTAL	52	12

- b. a sketch plan showing

- (i) all the land to be included in the phased strata plan,
- (ii) the present parcel boundaries,
- (iii) the approximate boundaries of each phase, and
- (iv) the approximate location of the common facilities;

- c. the estimated date of commencement of construction for each phase is as follows:

PHASE	COMMENCEMENT	COMPLETION
1	August 15, 2018	November 15, 2019
2	June 1, 2019	November 15, 2020
3	August 1, 2019	November 20, 2021

- d. the estimated unit entitlement of each phase and the total unit entitlement of the completed development is as follows:

PHASE	NUMBER OF LOTS	UNIT ENTITLEMENT
1	30	34,002
2	24	23,800
3	10	11,334
TOTAL	64	69,136

- e. the total number of units will be 65 in the following configurations:

PHASE	NUMBER OF UNITS PER PHASE	TYPE OF BUILDING
1	30	mixed use type building
2	24	six plex type building
3	10	town home type building

- 3 We will elect to proceed with each phase on or by the following dates:

PHASE	DATE
1	August 15, 2018
2	June 1, 2019
3	August 1, 2019

Signature of Applicant

Date of approval: _____, 2018

Signature of Approving Officer

Name of Municipality (or as the case may be)

EXHIBIT M

PEAKS WEST

CONTRACT OF PURCHASE AND SALE

BETWEEN:

**O'Kelco Properties LTD (Inc. No. A0105034)
(the "Vendor") in trust for Peaks West Properties Ltd. (Inc. No. BC1104159)**

AND:

Full Name(s): _____

Address: _____

Occupations: _____

Tel: (H) _____ (C) _____

Fax (H) _____ (W) _____

Email: _____

Sin #: _____

Residency: Purchaser certifies that he/she is or is not a resident of Canada under the
Income Tax Act (Canada)
(the "Purchaser")

THE PURCHASER HERBY AGREES to purchase and the Vendor agrees to sell proposed Strata Lot _____, Unit No. _____ (the "Strata lot"), to be created by the filing of a strata plan of the lands located at 1240 Alpine Drive, Sun Peaks BC legally know and described as LOT B DISTRICT LOT 5957 KAMLOOPS DIVISION YALE DISTRICT PLAN 22444 (the "Lands), as set out in the Disclosure Statement (as hereinafter defined).

PURCHASE PRICE: \$ _____ Plus goods and services tax.

1. **Deposit.** The Purchaser will pay the following as deposits (the "Deposit")
\$ _____

A FIRST DEPOSIT equal to TEN PERCENT (10%) of the Purchase Price due within 24 hours of acceptance of this offer by the Vendor.

A SECOND DEPOSIT equal to an additional TEN PERCENT (10%) of the Purchase Price within 10 days after the later of: receipt by the Purchaser of an Amended Disclosure Statement referred to in Section 3 and 4 of the Addendum A hereto and notice by the Vendor to the Purchaser of completion of foundations of the building the Strata Lot is in.
\$ _____

SL # _____, Unit # _____

A THIRD DEPOSIT equal to an additional FIVE PERCENT (5%) of Purchase Price within 10 days of notice by the Vendor to the Purchaser of the Strata Lot reaching lock up state.

\$ _____

A FOURTH DEPOSIT of \$100.00 not later than 20 days after the Competition date.

\$ _____

The Deposit will be Paid to "Sotheby's International Realty Canada" acting as the Vendor's realtor (the "Vendor's Realtor") to be held in accordance with the *Real Estate Development Marketing Act* (British Columbia). Interest on the Deposit will, in all cases, be for the benefit of the Vendor and will not be applied on account of the Purchase Price. If the Purchaser defaults in the Purchaser's obligations hereunder, the Vendor may, at its option, retain the Deposit and interest thereon on account of damages without prejudice to any other remedy which the Vendor may have in respect of the Purchaser's default.

1. **Completion, Possession and Adjustment Dates.** See Addendum "A" attached hereto.
2. **Acceptance.** This offer will be open for acceptance on presentation up to 72 hours from the date of this offer and upon acceptance by the Vendor signing a copy of this offer, there will be a binding agreement of sale and purchase in respect of the Strata Lot for the Purchase Price. On the terms and Subject to the conditions set our herein

THE TERMS AND CONDITIONS ATTACHED HERETO AS ADDENDUM "A" AND ADDENDUM "B" IF ANY FORM PART OF THIS AGREEMENT.

Executed by the Purchaser on the ____ day of _____, 20____

WITNESS:

PURCHASER(S):

Print Name:
(as to both signatures, if applicable)

Accepted by the Vendor the ____ day of _____, 20____

O'Kelco Properties Ltd.
By its Authorized Signatory:

Vendor

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Initials

NEW CONSTRUCTION

The Purchaser acknowledges that it has been made aware that the disclosure statement relates to a development property that is not yet completed. That information has been drawn to the Purchaser's attention who has confirmed that fact by initialing the space provided here:

Purchaser

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Initials

DISCLOSURE STATEMENT

The Purchaser acknowledges that the Vendor has delivered and the Purchaser had received a copy of the disclosure statement for the Development including all amendments thereto, if any, filed up to the date hereof and the Rental Disclosure Statement for the Development (collectively the "Disclosure Statement") and has been given a reasonable opportunity to read the Disclosure Statement and execution by the Purchaser of this agreement will constitute a receipt in respect thereof, The Purchaser acknowledges that it consents to receipt of the Disclosure Statement in digital form.

Purchaser

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Initials

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Initials

ADDENDUM "A"
PEAKS WEST

"Vendor" O'KELCO PROPERTIES LTD.

"Purchaser" _____

"Property" Strata Lot _____, Unit No. _____ (the "Strata Lot").

Further to the Agreement entered into between O'KELCO PROPERTIES LTD. as the Vendor, and the purchaser for the purchase and Sale of the Strata Lot, the Vendor and Purchaser further agree as follows:

1. **Completion Date.** The Purchaser will pay the balance of the Purchase Price plus all required adjustments pursuant to section 2, by cash, certified cheque or bank draft on the Completion Date, which will be the date that the Vendor or the Vendor's Solicitors notify the Purchaser or the Purchaser's solicitors that the Strata Lot is ready to be occupied (the "Completion Date"), provided that the Vendor or its solicitors will give not less than 30 days' notice thereof. The notice of the Completion Date delivered to the Purchaser or the Purchaser's solicitors, pursuant to section 18, may be based on the Vendor's estimate as to when the Strata Lot will be ready to be occupied, and if the Strata Lot is not ready to be occupied on the Completion Date so established, then the Vendor may delay the Completion Date from time to time as required by the Vendor until the Strata Lot is ready to be occupied by delivering notice of such delay to the Purchaser or the Purchaser's solicitors pursuant to section 18. If the Completion Date has not occurred by _____ (the "Outside Date") then this Agreement will be terminated and the Deposit will be returned to the Purchaser as their sole remedy, and the parties will be released from all their obligations hereunder, provided that:

(a) If the Vendor is delayed from completing construction of the Strata Lot as a result of earthquake, flood or other act of God, fire explosion or accident, howsoever caused, act of any governmental authority, strike, lockout, inability to obtain or delay in obtaining labour, supplies, materials or equipment, delay or failure by carriers or contractors, breakage or other casualty, climactic condition, interference of the Purchaser, or any other event of any nature whatsoever beyond the reasonable control of the Vendor, then the Outside Date will be extended for a period equivalent to such period of delay; and

(b) The Vendor may, at its option, exercisable by notice to the Purchaser, in addition to any extension pursuant to subsection 1(a) and whether or not any delay described in subsection 1(a) has occurred, elect to extend the Outside Date for up to 120 days.

2. **Possession and Adjustment.** The Purchaser will have vacant possession of the Strata Lot the day following the Completion Date after payment of the adjusted Purchase Price, free from all encumbrances except those contemplated and permitted as set out in the Disclosure Statement for the Development and any subsequent amendments thereto, as previously defined herein, and encumbrances pursuant to any applicable statutory provision (together, referred to as the "Permitted Encumbrances"). The Purchaser will assume all taxes, rates, assessments and other charges from and including the Completion Date and all adjustments will be made as of the Completion Date. The Purchaser hereby acknowledges and agrees that there may not be individual municipal property tax notices issued in respect of the Strata Lot prior to the Completion Date, and in such case the Purchaser covenants and agrees that municipal property taxes will be adjusted on the basis of the interest upon destruction of the Strata Lot as a

Initials

percentage of the aggregate interests upon destruction of all strata lots within the strata plan (the "Strata Plan") of which the Strata Lot forms a part. If the Completion Date occurs prior to the date upon which municipal property taxes are due in respect of the Strata Plan, then notwithstanding that the Purchaser may not be entitled to an individual tax receipt in respect of the Strata Lot, the Purchaser shall pay the adjusted tax portion to the Vendor, who hereby covenants and agrees to pay municipal property taxes for the current year in respect of the Strata Lot.

3. **Seller's Election.** The Seller may rescind this Contract of Purchase and Sale up to and including the _____ day of _____, 20____, if the Seller has not sold, in the Seller's sole discretion, sufficient Strata Lots. Upon such rescission, the Purchaser shall be entitled to an immediate return of all deposits but shall have no further claim against the Seller. The Purchaser specifically agrees that this condition is for the sole benefit of the Seller, and the inclusion of this provision in the Contract shall not in any way affect the Purchaser's obligations pursuant to the Contract.

4. **Building Permit.**

(a) The Purchaser may cancel the Purchase Agreement for a period of seven days after receipt of an amendment to the Disclosure Statement that sets out particulars of the issued building permit if the layout or size of the applicable development unit, the construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the development, is materially changed by the issuance of the building permit;

(b) If an amendment to the Disclosure Statement that sets out particulars of an issued building permit is not received by the Purchaser within 12 months after the initial Disclosure Statement was filed, the Purchaser may at his or her option cancel the Purchase Agreement at any time after the end of that 12-month period until the required amendment is received by the Purchaser, at which time the Purchaser may cancel the Purchase Agreement for a period of seven days after receipt of that amendment only if the layout or size of the applicable development unit, the construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the development, is materially changed by the issuance of the building permit;

(c) The amount of the deposit to be paid by a Purchaser who has not yet received an amendment to the disclosure statement that sets out particulars of an issued building permit is no more than 10% of the purchase price; and

(d) All deposits paid by a Purchaser will be returned promptly to the Purchaser upon notice of cancellation from the purchaser.

5. **Financing Commitment.**

(a) If an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment is not received by the Purchaser within 12 months after the initial Disclosure Statement was filed, the Purchaser may at his or her option cancel the Purchase Agreement at any time after the end of that 12-month period until the required amendment is received by the Purchaser;

(b) The amount of the deposit to be paid by a Purchaser who has not yet received an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment is no more than 10% of the purchase price; and

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Initials

- (c) All deposits paid by a Purchaser will be returned promptly to the Purchaser upon notice of cancellation from the Purchaser.

6. Deposit.

The Deposit shall be dealt with by the Vendor's realtor estate agent as follows:

- (a) The Deposit, or any portion thereof, received under the terms of this Agreement will be held by the Vendor's real estate agent in a trust account in accordance with the provisions of the Real Estate Development Marketing Act
- (b) If the Purchaser completes the purchase of the Strata Lot on the terms and conditions contained herein, then the Deposit shall be applied to the Purchase Price and be paid to the Vendor, and interest thereon shall be paid to the Vendor following closing;
- (c) If the Purchaser fails to complete the purchase of the Strata Lot, then the Deposit and all accrued interest thereon will be absolutely forfeited to the Vendor on account of damages without prejudice to any other rights of the Vendor; or
- (d) If the Purchaser fails to pay any portion of the Deposit when due, and the Vendor elects to cancel this Agreement, then the Deposit and all accrued interest thereon will be absolutely forfeited to the Vendor on account of damages without prejudice to any other rights of the Vendor.
- (e) If the Vendor fails to complete the sale of the Strata Lot, then the Deposit (or that portion of the Deposit paid or due to be paid by the Purchaser under the terms of this Agreement) shall be paid to the Purchaser and the Purchaser shall have no further claims against the Vendor.

The payment of any funds to the Vendor pursuant to this paragraph 6 hereof shall not be deemed to be all inclusive liquidated damages and shall not preclude any further claims or remedies by the Vendor against the Purchaser arising pursuant thereto.

7. Construction. The Purchaser is aware that area measurements are approximate and based on architectural drawings and measurements. Final floor plans and surveyed areas may vary. The Strata Lot is as shown on the preliminary strata plan (the "Preliminary Plan") forming part of the Disclosure Statement. The Vendor may make alterations to the features and layout of the Strata Lot which are desirable in the discretion of the Vendor. The Vendor reserves the right to alter the common property of the Development at any time and from time to time if, in its sole opinion, such alteration or alterations improve the structural integrity of the Development, its mechanical systems, its ability to withstand water penetration or aesthetics. The proposed dimensions, lot lines and location of the strata lots in the Development are set out in the Preliminary Plan. The actual size, dimensions and/or configuration of the strata lots, balconies, patios and/or decks and/or other limited common property as set forth in the final strata plan (the "Final Strata Plan") may vary from what is depicted on the Preliminary Plan. The areas and dimensions of the strata lots in the Development set out in any marketing materials prepared for the Development are approximate and are provided for information purposes only and are not represented as being the actual final areas and dimensions of the strata lots (including the Strata Lot) in the Development. In the event of any discrepancy between the area, size, dimensions, location and/or configuration of the strata lots, balconies, patios and/or decks and/or other limited common property in the Preliminary Plan and/or any architectural plans relating to the Development and/or any marketing materials and the Final Strata Plan, the Final Strata Plan will prevail.

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8. **Site Visits.** The Purchaser will not access the Lands without first giving notice to the Vendor and making arrangements with the Vendor for supervised access at an agreed upon time. The Purchaser hereby releases the Vendor and its directors, officers, employees, agents, contractors and representatives (each a "Released Party" and , collectively the "Release Parties") from and against any loss, cost, damage, injury or death resulting from any act or omission of a Released Party, including that arising from the negligence of a Released Party, or any condition with the Lands; and (ii) agrees to indemnify and hold harmless the Released Parties from and against any loss, cost, damage, injury or death resulting from the presence of the Purchaser or any person on behalf of the Purchaser on the Lands, or any act or omission of the Purchaser or any person on behalf of the Purchaser while on the Lands. The Purchaser hereby acknowledges and the Vendor hereby confirms the Vendor has acted as agent for and on behalf of the other Released Parties with respect to obtaining the foregoing release and indemnity from the Purchaser for the benefit of such Released Parties.

9. **Furnishings.** The Purchase Price includes the following items unless otherwise noted in the Disclosure Statement:

- | | | |
|----------------------|---------------|------------------|
| [a] window coverings | [b] stove | [c] refrigerator |
| [d] dishwasher | [e] microwave | [f] washer/dryer |

Fixtures and features as represented in the Disclosure Statement will also be included, provided that the Vendor may substitute materials of reasonably equivalent or better quality, in its discretion.

10. **Lien Holdback.** That portion, if any, of the Purchase Price required by law to be held back by the Purchaser in respect of potential builder's lien claims (the "Lien Holdback") will be paid to the Vendor's Solicitors on the Completion Date. The Lien Holdback will be held by the Vendor's Solicitors in trust for the Purchaser pursuant to the *Strata Property Act* and the *Builders Lien Act*, solely in respect of builder's lien claims registered in the Land Title Office in connection with work done at the bequest of the Vendor. The Vendor's Solicitors are authorized to pay to the Vendor on the earlier of (i) the 56th day after the Completion Date and (ii) the date on which the time for filing a claim of lien under the *Builders Lien Act* expires, the Lien Holdback less the amount representing builder's lien claims filed against the Property of which the Purchaser or the Purchaser's solicitor notify the Vendor's Solicitors in writing by 1:00 p.m. that day. The Purchaser hereby authorizes the Vendor and the Vendor's Solicitors to do all things necessary to discharge any liens, including bringing court proceedings in the name of the Purchaser, provided that any such proceeding will be solely at the expense of the Vendor.

11. **Deficiencies.** The Purchaser, and only the Purchaser, shall inspect the Strata Lot with a representative of the Vendor prior to the Completion Date. The Purchaser may at his or her option forfeit this inspection and, if so forfeited, the Purchaser will be deemed to be satisfied with and to have accepted the physical condition of the Strata Lot on the Completion Date. Upon inspection the parties will prepare and sign a list of defects and deficiencies in the construction work performed by the Vendor, to be approved by the Vendor in its sole and absolute discretion. The Vendor warrants it will correct such defects and deficiencies on a timely basis. While the Vendor will endeavour to rectify the deficiencies prior to the Completion Date, the Vendor does not guarantee that it will do so and the Vendor may elect to rectify the deficiencies following the Completion Date at a time convenient to the Vendor in its sole and absolute discretion. The Vendor and representatives will have the right to enter the Strata Lot following the Completion Date during normal working hours, with reasonable notice, in order to carry out the work necessary to rectify the deficiencies. The Purchaser will be deemed to have forfeited the inspection if the Vendor is unable to reach the Purchaser or to schedule the inspection with the Purchaser, after reasonable attempts to do the same. The

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Initials

Purchaser agrees there will be no holdback from the Purchase Price for these defects and deficiencies.

12. **Completion.** It will be the responsibility of the Purchaser or the Purchaser's Solicitor to prepare the documents necessary to complete this transaction including without limitation a freehold transfer (the "Transfer"), in registrable form, and a statement of adjustments, and to deliver such closing documents to the Vendor's Solicitors at least three (3) business days prior to the Completion Date. The Purchaser will be responsible for obtaining all other documents required in order to complete the transfer of the Strata Lot to the Purchaser, including a Form F and a Form B Information Certificate as such forms are described under the *Strata Property Act* (British Columbia). The Vendor will not be required to execute or deliver any other agreements, transfer documents, resolutions, certificates, statutory declarations, or assurances whatsoever to the Purchaser. The Vendor will execute and deliver to the Purchaser's Solicitors the Transfer and Statement of Adjustments on the condition that the Purchaser's solicitors pay to the Vendor's Solicitors the balance of the adjusted Purchase Price on the Completion Date forthwith upon receipt of a satisfactory post-registration index search in accordance with this Agreement or return such documents unregistered. The Purchaser acknowledges and agrees that the transfer of title may be subject to the Vendor's financing for the Development provided that the Vendor's Solicitors undertake to clear title to the Strata Lot of encumbrances relating to such financing within a reasonable time after receiving the balance of the adjusted Purchase Price payable to the Vendor on closing. If the Purchaser is relying upon a new mortgage to finance payment of the Purchase Price, the Purchaser, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the Vendor until after the Transfer and new mortgage documents have been lodged for registration in the appropriate Land Title office, but only if, before such lodging, the Purchaser has: (a) made available for tender to the Vendor that portion of the Purchase Price not secured by the new mortgage, (b) fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration, and (c) provide a lawyer's undertaking to pay the Purchase Price upon the lodging of the Transfer and new mortgage documents and the advance by the mortgagee of the mortgage proceeds.

13. **Taxes and GST.** The Purchaser Price does not include any value-added, sales or other tax imposed on the transaction. The Purchaser will pay the required property transfer tax. The Purchaser Price specifically does not include Provincial Sales Tax or Goods and Services Tax, ("GST") which the Purchaser will pay to the Vendor in addition to the Purchaser Price on the Completion Date.

If the Purchaser intends to rent the Strata Lot and apply for the Residential Rental Property Rebate (the "RRP Rebate") pursuant to section 256.2 of the Excise Tax Act then the Purchaser must apply directly to the Canada Revenue Agency for the RRP Rebate.

Notwithstanding the foregoing, if the Purchaser is a corporation, which is registered for GST purposes, and on or before the Completion Date, the Purchaser provides the Vendor with a certificate as to the GST registered status of the Purchaser containing the Purchaser's GST registration number, the Purchaser will not be required to pay the GST to the Vendor upon closing but must self-assess the GST and account for the same directly to the Canada Revenue Agency.

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Initials

If the Purchaser intends to rent the Strata Lot and apply for the Residential Rental Property Rebate (the "RRP Rebate") pursuant to section 256.2 of the *Excise Tax Act* then the Purchaser must apply directly to Canada Revenue Agency for the RRP Rebate.

Notwithstanding the foregoing, if the Purchaser is a corporation which is registered for GST purposes, and on or before the Completion Date, the Purchaser provides the Vendor with a certificate as to the GST registered status of the Purchaser containing the Purchaser's GST registration number, the Purchaser will not be required to pay the GST to the Vendor upon closing but must self-assess the GST and account for same directly to the Canada Revenue Agency.

14. **Risk and Time.** The Strata Lot will be at the Vendor's risk until 12:01 a.m. on the Completion Date and thereafter at the Purchaser's risk. Time will be of the essence of this Agreement and will remain of the essence notwithstanding the extension of any of the dates herein. Unless the Purchase Price is paid in accordance with the terms of this Agreement the Vendor may, at its option:

- (a) terminate this Agreement by written notice to the Purchaser and, in such event, all Deposit monies previously paid by the Purchaser, together with interest earned thereon, shall be absolutely forfeited to the Vendor without prejudice to the Vendor's other remedies and the Vendor's Solicitors are hereby irrevocably authorized and directed by the Purchaser to pay the amount held by them to the Vendor upon written demand therefore by the Vendor; or
- (b) elect to extend the Completion Date to a certain date determined by the Vendor, time to remain of the essence hereof and subject to the Vendor's right in its sole discretion, to grant further extensions to a certain date each time, in which event the Purchaser will pay to the Vendor, in addition to the Purchase Price, interest on the unpaid portion of the Purchase Price and other unpaid amounts payable hereunder at the rate of 2% per month (to a maximum of 24% per annum), calculated daily and compounded monthly not in advance, from the date upon which such portion and amounts were due to the date upon which such portion and amounts are paid.

If the Purchaser's default continues beyond the extended date for completion established pursuant to paragraph (b) above, the Vendor may thereafter either elect to terminate this Agreement pursuant to paragraph (a), or permit a further extension pursuant to paragraph (b), at the Vendor's sole discretion. In the event that the Purchaser or Purchaser's solicitors indicate or express to the Vendor or the Vendor's Solicitors, on or before the Completion Date, that the Purchaser is unable or unwilling to complete the sale, the Vendor shall be relieved of any obligation to make any formal tender upon the Purchaser or the Purchaser's solicitors.

15. **Entire Agreement/Interpretation.** This Agreement is the entire agreement between the parties and there are no other representations, warranties, conditions or collateral agreements, express or implied, whether made by the Vendor, any agent, employee or representative of the Vendor or any other person.

16. **Agency Disclosure.** The Vendor and Purchaser acknowledge having received, read and understood the brochure published by the British Columbia Real Estate Association entitled Disclosure of Representation in Trading Services and acknowledge and confirm as follows:

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Initials

(a) The Vendor has an agency relationship with _____ (the "Agent");

(b) The Purchaser has an agency relationship with:

_____ (the "Agent") and

_____ and _____ (the "Salespersons").

17. **Personal Information.** The Vendor and the Purchaser hereby consent to the collection, use and disclosure by the Vendor and any agent, salesperson employee or representative of the Vendor, the real estate boards of which those agents or salespersons are members and, if the Strata Lot is listed on the Multiple Listing Service, the real estate board that operates that Multiple Listing Service, of personal information about the Vendor and the Purchaser:

(a) for all purposes consistent with the transaction contemplated herein;

(b) if the Strata Lot is listed on a Multiple Listing Service, for the purpose of compilation, retention and publication by the real estate board that operates the Multiple Listing Service and other real estate boards of any statistics including historical Multiple Listing Service data for use by persons authorized to use the Multiple Listing Service of that real estate board and other real estate boards;

(c) for enforcing codes of professional conduct and ethics for members of real estate boards; and

(d) for the purposes (and to the recipients) described in the brochure published by the British Columbia Real Estate Association entitled *Working With a Realtor (Designated Agency)*.

18. **Residency of Vendor.** The Vendor represents and warrants to the Purchaser that it is a resident of Canada within the meaning of the *Income Tax Act* of Canada.

19. **Assignment of Agreement.** The Purchaser may only assign the Purchaser's interest in the Strata Lot or in this Agreement or direct the transfer of the Strata Lot to any other or additional party with the written consent of the Vendor, which consent may be arbitrarily withheld, and unless the Vendor so consents the Vendor shall not be required to convey the Strata Lot to anyone other than the Purchaser named herein.

20. **Notices and Tender.** Any notice to be given to the Purchaser will be sufficiently given if either deposited in any postal receptacle in Canada addressed to the Purchaser or the Purchaser's solicitor, and sent by regular mail, postage prepaid, or if delivered by hand or if transmitted by electronic mail ("email") or facsimile ("fax") at the email address or fax number set out above. Such notice shall be deemed to have been received if so transmitted by email or fax to the Purchaser, on the date of delivery as set out on the notice, and if mailed, on the second business day (exclusive of Saturdays, Sundays and statutory holidays) after the postage stamp date of such mailing. The civic address, email address and fax number (if any) for the

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Initials

Purchaser will be as set out above, or such other email address or fax number the Purchaser has last notified the Vendor in writing. Any documents to be tendered on the Purchaser may be tendered on the Purchaser or the Purchaser's solicitors. Any notice to be given to the Vendor may be given to the Vendor or the Vendor's Solicitors in the same manner, and shall be deemed to have been received, as provided for in the preceding provisions of this section, *mutatis mutandis*. Any documents or money to be tendered on the Vendor shall be tendered by way of certified funds or bank draft and shall be delivered at the Purchaser's expense to the Vendor or the Vendor's Solicitors.

- 21. **Marketing Program.** The Purchaser agrees that the Vendor may continue to carry out construction work on the Development after the completion of the purchase of the Strata Lot by the Purchaser. The Purchaser acknowledges and accepts that such work may cause inconvenience to the use and enjoyment of the Strata Lot. The Purchaser will not impede or interfere with the Vendor's completion of construction of other strata lots, the common property or the Development. The Purchaser acknowledges that the Vendor may retain strata lots in the Development for use as sales and administrative offices and/or display suites for marketing purposes or otherwise. The Purchaser agrees that for so long as the Vendor is the owner of any strata lots in the Development, the Vendor may carry out marketing, promotional and sales activities within the common property (including parking stalls and recreational facilities) of the Development or strata lots owned or leased by the Developer, including, without limitation, maintaining display suites, other display areas, parking areas and signage (including signage on the exterior of the Development) and permitting public access to same for the purpose of marketing any unsold strata lots. In addition, the Developer may conduct tours of the Development from time to time with prospective purchasers and hold events and other activities within the Development in connection with the marketing and sales activities.
- 22. **Purchaser Comprising More Than One Party.** If the Purchaser is comprised of more than one party, then the obligations of the Purchaser hereunder will be the joint and several obligations of each party comprising the Purchaser and any notice given to one of such parties shall be deemed to have been given at the same time to each other such party.
- 23. **Execution of Counterparts and by Electronic or Facsimile Delivery.** This Agreement may be executed by the parties in counterparts or transmitted by email or fax, or both, and if so executed and delivered, or if so transmitted electronically or by facsimile, or if so executed and transmitted, this Agreement will be for all purposes as effective as if the parties had executed and delivered to one another single original agreement.
- 24. **Further Assurances.** The parties hereto shall do all further acts and things and execute all such further assurances as may be necessary to give full effect to the intent and meaning of this Agreement.
- 25. **Contractual Rights.** This offer and the agreement which results from its acceptance create contractual rights only and not any interest in the land.
- 26. **Successors and Assigns.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors, permitted assigns, heirs, administrators and executors.
- 27. **Governing Law.** This Offer and the Agreement which will result from its acceptance shall be exclusively governed by and construed in accordance with the laws of the Province of British Columbia and the parties agree to attorn to the exclusive jurisdiction of the courts of the Province of British Columbia.
- 28. **Addendum.** The Addendum(s) attached hereto and signed by the Vendor and Purchaser forms part of this Agreement.

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Initials

DATED at _____, B.C. this _____ day of _____, 20____.

Purchaser

Purchaser

Purchaser

DATED at _____, B.C. this _____ day of _____, 20____.

O'KELCO PROPERTIES LTD.
by its Authorized Signatory:

Vendor

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Initials

ADDENDUM "B"
PEAKS WEST

"Vendor" **O'KELCO PROPERTIES LTD.**

"Purchaser" _____

"Property" **Strata Lot _____, Unit No. _____ (the "Strata Lot").**

Further to the Agreement entered into between O'KELCO PROPERTIES LTD. as the Vendor, and the purchaser for the purchase and Sale of the Strata Lot, the Vendor and Purchaser further agree as follows:

This Agreement is subject to the Vendor electing to proceed with the Development on or before _____ Unless the Vendor has given notice of satisfaction of this condition by the Condition Date, this Agreement will terminate and the Deposit will be returned to the Purchaser.

DATED at _____, B.C. this _____ day of _____, 20____.

Purchaser

Purchaser

Purchaser

DATED at _____, B.C. this _____ day of _____, 20____.

O'KELCO PROPERTIES LTD.
by its Authorized Signatory:

Vendor

DISCLOSURE STATEMENT AMENDMENT

Transition Compliance provisions – Policy Statement 16

Date of Disclosure Statement: August 24, 2018

Date of any prior Amendments: September 25, 2018

Date of this Amendment: March 27, 2019

Name of Development: PEAKS WEST

Name of Developer: PEAKS WEST PROPERTIES LTD.

Developer's Address for Service in BC: #8 – 1540 Springhill Drive,
Kamloops, B.C. V2E 2H1

Developer's Business Address: 37 – 2715 Fairways Drive,
Sun Peaks, B.C. V2E 5N0

Name and Business Address of
any Real Estate Brokerage acting
on behalf of the Developer: Sotheby's International Realty Canada,
3250 Village Way,
Sun Peaks, B.C. V0E 5N0

This Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in the Disclosure Statement, or whether the Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the *Real Estate Development Marketing Act*. It is the responsibility of the developer to disclose plainly all material facts, without misrepresentation.

PRE-SALE OF UNITS

THIS DISCLOSURE STATEMENT RELATES TO A DEVELOPMENT PROPERTY THAT IS NOT YET COMPLETED. PLEASE REFER TO SECTION 9.2 FOR INFORMATION ON THE PURCHASE AGREEMENT. THAT INFORMATION HAS BEEN DRAWN TO THE ATTENTION OF [NAME OF PURCHASER]: _____, WHO HAS CONFIRMED THAT FACT BY INITIALING IN THE SPACE PROVIDED HERE:

Initial(s) of Purchaser(s)

DEEMED RELIANCE:

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.

THIS AMENDMENT TO THE DISCLOSURE STATEMENT IS PREPARED AND FILED BY THE DEVELOPER PURSUANT TO THE PROVISIONS OF POLICY STATEMENT 5, CONFIRMING THE ISSUANCE OF THE BUILDING PERMITS FOR BUILDINGS 1, 2 AND 3 IN PHASE ONE OF THE PHASE DEVELOPMENT.

1. The caution set out above on the first page of this Amendment regarding pre-sale of units is deemed to be on the first page of the Disclosure Statement.

2. The following Exhibit has been amended and is attached:

EXHIBIT M PROPOSED CONTRACT OF PURCHASE AND SALE
AGREEMENT WITH PROPOSED ADDENDA

3. Section 9.2 is hereby amended to read as follows:

“Purchase Agreement

The Developer has developed an approved form of agreement of purchase and sale, which is attached to this disclosure statement as Exhibit M. All offers to purchase a residential strata unit will be rejected if they are not made on the approved form of agreement of purchase and sale.

Except for the statutory rights of rescission set out in the Disclosure Statement, and the passing of the “Outside Date” as set out in section 1 of the Purchase Agreement, the Purchaser will have no other or additional right for terminating the Purchase Agreement.

In the event that an extension is required before completion of the Purchase Agreement due to the occurrence of any one or more of the events in section 1A of the Purchase Agreement, the Developer may extend the Completion Date by the time taken up by the events in section 1A. The Developer may in any event, extend the Outside Date for an additional period up to 120 days. There is no provision to permit the Purchaser to extend. The Developer will not agree to an extension, nor accept a fee for any request to extend.

The Purchaser is referred to section 6 of the Purchase Agreement. This deals with the deposit. Interest accrued on the deposit will not be paid to the Purchaser under any circumstances except the failure of the Developer to complete the sale of the Strata Lot following which the deposit and any accrued interest will be returned to the Purchaser.

Without the Developer's prior consent, any assignment of a purchase agreement is prohibited. An assignment under the *Real Estate Development Marketing Act* is a transfer of some or all of the rights, obligations and benefits under a purchase agreement made in respect of a strata lot in a development property, whether the transfer is made by the purchaser under the purchase agreement to another person or is a subsequent transfer. Each proposed party to an assignment agreement must provide the developer with the information and records required under the *Real Estate Development Marketing Act*.

Before the Developer consents to an assignment of a purchase agreement, the Developer will be required to collect information and records under the *Real Estate Development Marketing Act* from each proposed party to an assignment agreement, including personal information, respecting the following:

- (a) the party's identity;
- (b) the party's contact and business information;
- (c) the terms of the assignment agreement.

Information and records collected by the Developer must be reported by the Developer to the administrator designated under the Property Transfer Tax Act. The information and records may only be used or disclosed for tax purposes and other purposes authorized by section 20.5 of the *Real Estate Development Marketing Act*, which includes disclosure to the Canada Revenue Agency."

4. Exhibit M, the Contract of Purchase and Sale Agreement with Proposed Addenda has been amended as attached.

DECLARATION:

The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of March 27, 2019.

SIGNED BY THE DEVELOPER:

PEAKS WEST PROPERTIES LTD.

Per:



MAURICE O'KELLY - President



DARCY RUSSELL FRANKLIN - Secretary

Every Director of PEAKS WEST PROPERTIES LTD. in his personal capacity:



MAURICE O'KELLY - Director



DARCY RUSSELL FRANKLIN - Director

EXHIBIT M

PEAKS WEST

CONTRACT OF PURCHASE AND SALE

BETWEEN:

O'Kelco Properties LTD (Inc. No. A0105034)
(the "Vendor") in trust for Peaks West Properties Ltd. (Inc. No. BC1104159)

AND:

Full Name(s): _____

Address: _____

Occupations: _____

Tel: (H) _____ (C) _____

Fax (H) _____ (W) _____

Email: _____

Sin #: _____

Residency: Purchaser certifies that he/she is or is not a resident of Canada under the
Income Tax Act (Canada)
(the "Purchaser")

THE PURCHASER HERBY AGREES to purchase and the Vendor agrees to sell proposed Strata Lot _____, Unit No. _____ (the "Strata lot"), to be created by the filing of a strata plan of the lands located at 1240 Alpine Drive, Sun Peaks BC legally know and described as LOT B DISTRICT LOT 5957 KAMLOOPS DIVISION YALE DISTRICT PLAN 22444 (the "Lands), as set out in the Disclosure Statement (as hereinafter defined).

PURCHASE PRICE: \$ _____ Plus goods and services tax.

1. **Deposit.** The Purchaser will pay the following as deposits (the "Deposit")

\$ _____

A FIRST DEPOSIT equal to TEN PERCENT (10%) of the Purchase Price due within 24 hours of acceptance of this offer by the Vendor.

A SECOND DEPOSIT equal to an additional TEN PERCENT (10%) of the Purchase Price within 10 days after the later of: receipt by the Purchaser of an Amended Disclosure Statement referred to in Section 3 and 4 of the Addendum A hereto and notice by the Vendor to the Purchaser of completion of foundations of the building the Strata Lot is in.

\$ _____

SL # _____, Unit # _____

A THIRD DEPOSIT equal to an additional FIVE PERCENT (5%) of Purchase Price within 10 days of notice by the Vendor to the Purchaser of the Strata Lot reaching lock up state.

\$ _____

A FOURTH DEPOSIT of \$100.00 not later than 20 days after the Competition date.

\$ _____

The Deposit will be Paid to "Sotheby's International Realty Canada" acting as the Vendor's realtor (the "Vendor's Realtor") to be held in accordance with the *Real Estate Development Marketing Act* (British Columbia). Interest on the Deposit will, in all cases, be for the benefit of the Vendor and will not be applied on account of the Purchase Price. If the Purchaser defaults in the Purchaser's obligations hereunder, the Vendor may, at its option, retain the Deposit and interest thereon on account of damages without prejudice to any other remedy which the Vendor may have in respect of the Purchaser's default.

1. **Completion, Possession and Adjustment Dates.** See Addendum "A" attached hereto.
2. **Acceptance.** This offer will be open for acceptance on presentation up to 72 hours from the date of this offer and upon acceptance by the Vendor signing a copy of this offer, there will be a binding agreement of sale and purchase in respect of the Strata Lot for the Purchase Price. On the terms and Subject to the conditions set out herein

THE TERMS AND CONDITIONS ATTACHED HERETO AS ADDENDUM "A" AND ADDENDUM "B" IF ANY FORM PART OF THIS AGREEMENT.

Executed by the Purchaser on the ____ day of _____, 20____

WITNESS:

PURCHASER(S):

Print Name:
(as to both signatures, if applicable)

Accepted by the Vendor the ____ day of _____, 20____

O'Kelco Properties Ltd.
By its Authorized Signatory:

Vendor

Initials

NEW CONSTRUCTION

The Purchaser acknowledges that it has been made aware that the disclosure statement relates to a development property that is not yet completed. That information has been drawn to the Purchaser's attention who has confirmed that fact by initialing the space provided here:

Purchaser

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Initials

DISCLOSURE STATEMENT

The Purchaser acknowledges that the Vendor has delivered and the Purchaser had received a copy of the disclosure statement for the Development including all amendments thereto, if any, filed up to the date hereof and the Rental Disclosure Statement for the Development (collectively the "Disclosure Statement") and has been given a reasonable opportunity to read the Disclosure Statement and execution by the Purchaser of this agreement will constitute a receipt in respect thereof, The Purchaser acknowledges that it consents to receipt of the Disclosure Statement in digital form.

Purchaser

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ADDENDUM "A"
PEAKS WEST

"Vendor" O'KELCO PROPERTIES LTD.

"Purchaser" _____

"Property" Strata Lot _____, Unit No. _____ (the "Strata Lot").

Further to the Agreement entered into between O'KELCO PROPERTIES LTD. as the Vendor, and the purchaser for the purchase and Sale of the Strata Lot, the Vendor and Purchaser further agree as follows:

1. **Completion Date.** The Purchaser will pay the balance of the Purchase Price plus all required adjustments pursuant to section 2, by cash, certified cheque or bank draft on the Completion Date, which will be the date that the Vendor or the Vendor's Solicitors notify the Purchaser or the Purchaser's solicitors that the Strata Lot is ready to be occupied (the "Completion Date"), provided that the Vendor or its solicitors will give not less than 30 days' notice thereof. The notice of the Completion Date delivered to the Purchaser or the Purchaser's solicitors, pursuant to section 18, may be based on the Vendor's estimate as to when the Strata Lot will be ready to be occupied, and if the Strata Lot is not ready to be occupied on the Completion Date so established, then the Vendor may delay the Completion Date from time to time as required by the Vendor until the Strata Lot is ready to be occupied by delivering notice of such delay to the Purchaser or the Purchaser's solicitors pursuant to section 18. If the Completion Date has not occurred by _____ (the "Outside Date") then this Agreement will be terminated and the Deposit will be returned to the Purchaser as their sole remedy, and the parties will be released from all their obligations hereunder, provided that:
 - (a) If the Vendor is delayed from completing construction of the Strata Lot as a result of earthquake, flood or other act of God, fire explosion or accident, howsoever caused, act of any governmental authority, strike, lockout, inability to obtain or delay in obtaining labour, supplies, materials or equipment, delay or failure by carriers or contractors, breakage or other casualty, climactic condition, interference of the Purchaser, or any other event of any nature whatsoever beyond the reasonable control of the Vendor, then the Outside Date will be extended for a period equivalent to such period of delay; and
 - (b) The Vendor may, at its option, exercisable by notice to the Purchaser, in addition to any extension pursuant to subsection 1(a) and whether or not any delay described in subsection 1(a) has occurred, elect to extend the Outside Date for up to 120 days.

2. **Possession and Adjustment.** The Purchaser will have vacant possession of the Strata Lot the day following the Completion Date after payment of the adjusted Purchase Price, free from all encumbrances except those contemplated and permitted as set out in the Disclosure Statement for the Development and any subsequent amendments thereto, as previously defined herein, and encumbrances pursuant to any applicable statutory provision (together, referred to as the "Permitted Encumbrances"). The Purchaser will assume all taxes, rates, assessments and other charges from and including the Completion Date and all adjustments will be made as of the Completion Date. The Purchaser hereby acknowledges and agrees that there may not be individual municipal property tax notices issued in respect of the Strata Lot prior to the Completion Date, and in such case the Purchaser covenants and agrees that municipal property taxes will be adjusted on the basis of the interest upon destruction of the Strata Lot as a

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Initials

percentage of the aggregate interests upon destruction of all strata lots within the strata plan (the "Strata Plan") of which the Strata Lot forms a part. If the Completion Date occurs prior to the date upon which municipal property taxes are due in respect of the Strata Plan, then notwithstanding that the Purchaser may not be entitled to an individual tax receipt in respect of the Strata Lot, the Purchaser shall pay the adjusted tax portion to the Vendor, who hereby covenants and agrees to pay municipal property taxes for the current year in respect of the Strata Lot.

3. **Seller's Election.** The Seller may rescind this Contract of Purchase and Sale up to and including the _____ day of _____, 20____, if the Seller has not sold, in the Seller's sole discretion, sufficient Strata Lots. Upon such rescission, the Purchaser shall be entitled to an immediate return of all deposits but shall have no further claim against the Seller. The Purchaser specifically agrees that this condition is for the sole benefit of the Seller, and the inclusion of this provision in the Contract shall not in any way affect the Purchaser's obligations pursuant to the Contract.

4. **Building Permit.**

(a) The Purchaser may cancel the Purchase Agreement for a period of seven days after receipt of an amendment to the Disclosure Statement that sets out particulars of the issued building permit if the layout or size of the applicable development unit, the construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the development, is materially changed by the issuance of the building permit;

(b) If an amendment to the Disclosure Statement that sets out particulars of an issued building permit is not received by the Purchaser within 12 months after the initial Disclosure Statement was filed, the Purchaser may at his or her option cancel the Purchase Agreement at any time after the end of that 12-month period until the required amendment is received by the Purchaser, at which time the Purchaser may cancel the Purchase Agreement for a period of seven days after receipt of that amendment only if the layout or size of the applicable development unit, the construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the development, is materially changed by the issuance of the building permit;

(c) The amount of the deposit to be paid by a Purchaser who has not yet received an amendment to the disclosure statement that sets out particulars of an issued building permit is no more than 10% of the purchase price; and

(d) All deposits paid by a Purchaser will be returned promptly to the Purchaser upon notice of cancellation from the purchaser.

5. Deleted as inapplicable.

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6. Deposit.

The Deposit shall be dealt with by the Vendor's realtor estate agent as follows:

- (a) The Deposit, or any portion thereof, received under the terms of this Agreement will be held by the Vendor's real estate agent in a trust account in accordance with the provisions of the Real Estate Development Marketing Act
- (b) If the Purchaser completes the purchase of the Strata Lot on the terms and conditions contained herein, then the Deposit shall be applied to the Purchase Price and be paid to the Vendor, and interest thereon shall be paid to the Vendor following closing;
- (c) If the Purchaser fails to complete the purchase of the Strata Lot, then the Deposit and all accrued interest thereon will be absolutely forfeited to the Vendor on account of damages without prejudice to any other rights of the Vendor; or
- (d) If the Purchaser fails to pay any portion of the Deposit when due, and the Vendor elects to cancel this Agreement, then the Deposit and all accrued interest thereon will be absolutely forfeited to the Vendor on account of damages without prejudice to any other rights of the Vendor.
- (e) If the Vendor fails to complete the sale of the Strata Lot, then the Deposit (or that portion of the Deposit paid or due to be paid by the Purchaser under the terms of this Agreement) shall be paid to the Purchaser and the Purchaser shall have no further claims against the Vendor.

The payment of any funds to the Vendor pursuant to this paragraph 6 hereof shall not be deemed to be all inclusive liquidated damages and shall not preclude any further claims or remedies by the Vendor against the Purchaser arising pursuant thereto.

7. Construction. The Purchaser is aware that area measurements are approximate and based on architectural drawings and measurements. Final floor plans and surveyed areas may vary. The Strata Lot is as shown on the preliminary strata plan (the "Preliminary Plan") forming part of the Disclosure Statement. The Vendor may make alterations to the features and layout of the Strata Lot which are desirable in the discretion of the Vendor. The Vendor reserves the right to alter the common property of the Development at any time and from time to time if, in its sole opinion, such alteration or alterations improve the structural integrity of the Development, its mechanical systems, its ability to withstand water penetration or aesthetics. The proposed dimensions, lot lines and location of the strata lots in the Development are set out in the Preliminary Plan. The actual size, dimensions and/or configuration of the strata lots, balconies, patios and/or decks and/or other limited common property as set forth in the final strata plan (the "Final Strata Plan") may vary from what is depicted on the Preliminary Plan. The areas and dimensions of the strata lots in the Development set out in any marketing materials prepared for the Development are approximate and are provided for information purposes only and are not represented as being the actual final areas and dimensions of the strata lots (including the Strata Lot) in the Development. In the event of any discrepancy between the area, size, dimensions, location and/or configuration of the strata lots, balconies, patios and/or decks and/or other limited common property in the Preliminary Plan and/or any architectural plans relating to the Development and/or any marketing materials and the Final Strata Plan, the Final Strata Plan will prevail.

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8. **Site Visits.** The Purchaser will not access the Lands without first giving notice to the Vendor and making arrangements with the Vendor for supervised access at an agreed upon time. The Purchaser hereby releases the Vendor and its directors, officers, employees, agents, contractors and representatives (each a "Released Party and , collectively the "Release Parties") from and against any loss, cost, damage, injury or death resulting from any act or omission of a Released Party, including that arising from the negligence of a Released Party, or any condition with the Lands; and (ii) agrees to indemnify and hold harmless the Released Parties from and against any loss, cost, damage, injury or death resulting from the presence of the Purchaser or any person on behalf of the Purchaser on the Lands, or any act or omission of the Purchaser or any person on behalf of the Purchaser while on the Lands. The Purchaser hereby acknowledges and the Vendor hereby confirms the Vendor has acted as agent for and on behalf of the other Released Parties with respect to obtaining the foregoing release and indemnity from the Purchaser for the benefit of such Released Parties.

9. **Furnishings.** The Purchase Price includes the following items unless otherwise noted in the Disclosure Statement:

- | | | |
|----------------------|---------------|------------------|
| [a] window coverings | [b] stove | [c] refrigerator |
| [d] dishwasher | [e] microwave | [f] washer/dryer |

Fixtures and features as represented in the Disclosure Statement will also be included, provided that the Vendor may substitute materials of reasonably equivalent or better quality, in its discretion.

10. **Lien Holdback.** That portion, if any, of the Purchase Price required by law to be held back by the Purchaser in respect of potential builder's lien claims (the "Lien Holdback") will be paid to the Vendor's Solicitors on the Completion Date. The Lien Holdback will be held by the Vendor's Solicitors in trust for the Purchaser pursuant to the *Strata Property Act* and the *Builders Lien Act*, solely in respect of builder's lien claims registered in the Land Title Office in connection with work done at the bequest of the Vendor. The Vendor's Solicitors are authorized to pay to the Vendor on the earlier of (i) the 56th day after the Completion Date and (ii) the date on which the time for filing a claim of lien under the *Builders Lien Act* expires, the Lien Holdback less the amount representing builder's lien claims filed against the Property of which the Purchaser or the Purchaser's solicitor notify the Vendor's Solicitors in writing by 1:00 p.m. that day. The Purchaser hereby authorizes the Vendor and the Vendor's Solicitors to do all things necessary to discharge any liens, including bringing court proceedings in the name of the Purchaser, provided that any such proceeding will be solely at the expense of the Vendor.

11. **Deficiencies.** The Purchaser, and only the Purchaser, shall inspect the Strata Lot with a representative of the Vendor prior to the Completion Date. The Purchaser may at his or her option forfeit this inspection and, if so forfeited, the Purchaser will be deemed to be satisfied with and to have accepted the physical condition of the Strata Lot on the Completion Date. Upon inspection the parties will prepare and sign a list of defects and deficiencies in the construction work performed by the Vendor, to be approved by the Vendor in its sole and absolute discretion. The Vendor warrants it will correct such defects and deficiencies on a timely basis. While the Vendor will endeavour to rectify the deficiencies prior to the Completion Date, the Vendor does not guarantee that it will do so and the Vendor may elect to rectify the deficiencies following the Completion Date at a time convenient to the Vendor in its sole and absolute discretion. The Vendor and representatives will have the right to enter the Strata Lot following the Completion Date during normal working hours, with reasonable notice, in order to carry out the work necessary to rectify the deficiencies. The Purchaser will be deemed to have forfeited the inspection if the Vendor is unable to reach the Purchaser or to schedule the inspection with the Purchaser, after reasonable attempts to do the same. The

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Purchaser agrees there will be no holdback from the Purchase Price for these defects and deficiencies.

12. **Completion.** It will be the responsibility of the Purchaser or the Purchaser's Solicitor to prepare the documents necessary to complete this transaction including without limitation a freehold transfer (the "Transfer"), in registrable form, and a statement of adjustments, and to deliver such closing documents to the Vendor's Solicitors at least three (3) business days prior to the Completion Date. The Purchaser will be responsible for obtaining all other documents required in order to complete the transfer of the Strata Lot to the Purchaser, including a Form F and a Form B Information Certificate as such forms are described under the *Strata Property Act* (British Columbia). The Vendor will not be required to execute or deliver any other agreements, transfer documents, resolutions, certificates, statutory declarations, or assurances whatsoever to the Purchaser. The Vendor will execute and deliver to the Purchaser's Solicitors the Transfer and Statement of Adjustments on the condition that the Purchaser's solicitors pay to the Vendor's Solicitors the balance of the adjusted Purchase Price on the Completion Date forthwith upon receipt of a satisfactory post-registration index search in accordance with this Agreement or return such documents unregistered. The Purchaser acknowledges and agrees that the transfer of title may be subject to the Vendor's financing for the Development provided that the Vendor's Solicitors undertake to clear title to the Strata Lot of encumbrances relating to such financing within a reasonable time after receiving the balance of the adjusted Purchase Price payable to the Vendor on closing. If the Purchaser is relying upon a new mortgage to finance payment of the Purchase Price, the Purchaser, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the Vendor until after the Transfer and new mortgage documents have been lodged for registration in the appropriate Land Title office, but only if, before such lodging, the Purchaser has: (a) made available for tender to the Vendor that portion of the Purchase Price not secured by the new mortgage, (b) fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration, and (c) provide a lawyer's undertaking to pay the Purchase Price upon the lodging of the Transfer and new mortgage documents and the advance by the mortgagee of the mortgage proceeds.

13. **Taxes and GST.** The Purchaser Price does not include any value-added, sales or other tax imposed on the transaction. The Purchaser will pay the required property transfer tax. The Purchaser Price specifically does not include Provincial Sales Tax or Goods and Services Tax, ("GST") which the Purchaser will pay to the Vendor in addition to the Purchaser Price on the Completion Date.

If the Purchaser intends to rent the Strata Lot and apply for the Residential Rental Property Rebate (the "RRP Rebate") pursuant to section 256.2 of the Excise Tax Act then the Purchaser must apply directly to the Canada Revenue Agency for the RRP Rebate.

Notwithstanding the foregoing, if the Purchaser is a corporation, which is registered for GST purposes, and on or before the Completion Date, the Purchaser provides the Vendor with a certificate as to the GST registered status of the Purchaser containing the Purchaser's GST registration number, the Purchaser will not be required to pay the GST to the Vendor upon closing but must self-assess the GST and account for the same directly to the Canada Revenue Agency.

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If the Purchaser intends to rent the Strata Lot and apply for the Residential Rental Property Rebate (the "RRP Rebate") pursuant to section 256.2 of the Excise Tax Act then the Purchaser must apply directly to Canada Revenue Agency for the RRP Rebate.

Notwithstanding the foregoing, if the Purchaser is a corporation which is registered for GST purposes, and on or before the Completion Date, the Purchaser provides the Vendor with a certificate as to the GST registered status of the Purchaser containing the Purchaser's GST registration number, the Purchaser will not be required to pay the GST to the Vendor upon closing but must self-assess the GST and account for same directly to the Canada Revenue Agency.

14. **Risk and Time.** The Strata Lot will be at the Vendor's risk until 12:01 a.m. on the Completion Date and thereafter at the Purchaser's risk. Time will be of the essence of this Agreement and will remain of the essence notwithstanding the extension of any of the dates herein. Unless the Purchase Price is paid in accordance with the terms of this Agreement the Vendor may, at its option:

- (a) terminate this Agreement by written notice to the Purchaser and, in such event, all Deposit monies previously paid by the Purchaser, together with interest earned thereon, shall be absolutely forfeited to the Vendor without prejudice to the Vendor's other remedies and the Vendor's Solicitors are hereby irrevocably authorized and directed by the Purchaser to pay the amount held by them to the Vendor upon written demand therefore by the Vendor; or
- (b) elect to extend the Completion Date to a certain date determined by the Vendor, time to remain of the essence hereof and subject to the Vendor's right in its sole discretion, to grant further extensions to a certain date each time, in which event the Purchaser will pay to the Vendor, in addition to the Purchase Price, interest on the unpaid portion of the Purchase Price and other unpaid amounts payable hereunder at the rate of 2% per month (to a maximum of 24% per annum), calculated daily and compounded monthly not in advance, from the date upon which such portion and amounts were due to the date upon which such portion and amounts are paid.

If the Purchaser's default continues beyond the extended date for completion established pursuant to paragraph (b) above, the Vendor may thereafter either elect to terminate this Agreement pursuant to paragraph (a), or permit a further extension pursuant to paragraph (b), at the Vendor's sole discretion. In the event that the Purchaser or Purchaser's solicitors indicate or express to the Vendor or the Vendor's Solicitors, on or before the Completion Date, that the Purchaser is unable or unwilling to complete the sale, the Vendor shall be relieved of any obligation to make any formal tender upon the Purchaser or the Purchaser's solicitors.

15. **Entire Agreement/Interpretation.** This Agreement is the entire agreement between the parties and there are no other representations, warranties, conditions or collateral agreements, express or implied, whether made by the Vendor, any agent, employee or representative of the Vendor or any other person.

16. **Agency Disclosure.** The Vendor and Purchaser acknowledge having received, read and understood the brochure published by the British Columbia Real Estate Association entitled Disclosure of Representation in Trading Services and acknowledge and confirm as follows:

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(a) The Vendor has an agency relationship with _____ (the "Agent");

(b) The Purchaser has an agency relationship with:

_____ (the "Agent") and

_____ and _____ (the "Salespersons").

17. **Personal Information.** The Vendor and the Purchaser hereby consent to the collection, use and disclosure by the Vendor and any agent, salesperson employee or representative of the Vendor, the real estate boards of which those agents or salespersons are members and, if the Strata Lot is listed on the Multiple Listing Service, the real estate board that operates that Multiple Listing Service, of personal information about the Vendor and the Purchaser:

(a) for all purposes consistent with the transaction contemplated herein;

(b) if the Strata Lot is listed on a Multiple Listing Service, for the purpose of compilation, retention and publication by the real estate board that operates the Multiple Listing Service and other real estate boards of any statistics including historical Multiple Listing Service data for use by persons authorized to use the Multiple Listing Service of that real estate board and other real estate boards;

(c) for enforcing codes of professional conduct and ethics for members of real estate boards; and

(d) for the purposes (and to the recipients) described in the brochure published by the British Columbia Real Estate Association entitled *Working With a Realtor (Designated Agency)*.

18. **Residency of Vendor.** The Vendor represents and warrants to the Purchaser that it is a resident of Canada within the meaning of the *Income Tax Act* of Canada.

19. **Assignment of Agreement.** The Purchaser may only assign the Purchaser's interest in the Strata Lot or in this Agreement or direct the transfer of the Strata Lot to any other or additional party with the written consent of the Vendor, which consent may be arbitrarily withheld, and unless the Vendor so consents the Vendor shall not be required to convey the Strata Lot to anyone other than the Purchaser named herein.

20. **Notices and Tender.** Any notice to be given to the Purchaser will be sufficiently given if either deposited in any postal receptacle in Canada addressed to the Purchaser or the Purchaser's solicitor, and sent by regular mail, postage prepaid, or if delivered by hand or if transmitted by electronic mail ("email") or facsimile ("fax") at the email address or fax number set out above. Such notice shall be deemed to have been received if so transmitted by email or fax to the Purchaser, on the date of delivery as set out on the notice, and if mailed, on the second business day (exclusive of Saturdays, Sundays and statutory holidays) after the postage stamp date of such mailing. The civic address, email address and fax number (if any) for the

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Initials

Purchaser will be as set out above, or such other email address or fax number the Purchaser has last notified the Vendor in writing. Any documents to be tendered on the Purchaser may be tendered on the Purchaser or the Purchaser's solicitors. Any notice to be given to the Vendor may be given to the Vendor or the Vendor's Solicitors in the same manner, and shall be deemed to have been received, as provided for in the preceding provisions of this section, *mutatis mutandis*. Any documents or money to be tendered on the Vendor shall be tendered by way of certified funds or bank draft and shall be delivered at the Purchaser's expense to the Vendor or the Vendor's Solicitors.

- 21. **Marketing Program.** The Purchaser agrees that the Vendor may continue to carry out construction work on the Development after the completion of the purchase of the Strata Lot by the Purchaser. The Purchaser acknowledges and accepts that such work may cause inconvenience to the use and enjoyment of the Strata Lot. The Purchaser will not impede or interfere with the Vendor's completion of construction of other strata lots, the common property or the Development. The Purchaser acknowledges that the Vendor may retain strata lots in the Development for use as sales and administrative offices and/or display suites for marketing purposes or otherwise. The Purchaser agrees that for so long as the Vendor is the owner of any strata lots in the Development, the Vendor may carry out marketing, promotional and sales activities within the common property (including parking stalls and recreational facilities) of the Development or strata lots owned or leased by the Developer, including, without limitation, maintaining display suites, other display areas, parking areas and signage (including signage on the exterior of the Development) and permitting public access to same for the purpose of marketing any unsold strata lots. In addition, the Developer may conduct tours of the Development from time to time with prospective purchasers and hold events and other activities within the Development in connection with the marketing and sales activities.
- 22. **Purchaser Comprising More Than One Party.** If the Purchaser is comprised of more than one party, then the obligations of the Purchaser hereunder will be the joint and several obligations of each party comprising the Purchaser and any notice given to one of such parties shall be deemed to have been given at the same time to each other such party.
- 23. **Execution of Counterparts and by Electronic or Facsimile Delivery.** This Agreement may be executed by the parties in counterparts or transmitted by email or fax, or both, and if so executed and delivered, or if so transmitted electronically or by facsimile, or if so executed and transmitted, this Agreement will be for all purposes as effective as if the parties had executed and delivered to one another single original agreement.
- 24. **Further Assurances.** The parties hereto shall do all further acts and things and execute all such further assurances as may be necessary to give full effect to the intent and meaning of this Agreement.
- 25. **Contractual Rights.** This offer and the agreement which results from its acceptance create contractual rights only and not any interest in the land.
- 26. **Successors and Assigns.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors, permitted assigns, heirs, administrators and executors.
- 27. **Governing Law.** This Offer and the Agreement which will result from its acceptance shall be exclusively governed by and construed in accordance with the laws of the Province of British Columbia and the parties agree to atton to the exclusive jurisdiction of the courts of the Province of British Columbia.
- 28. **Addendum.** The Addendum(s) attached hereto and signed by the Vendor and Purchaser forms part of this Agreement.

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Initials

DATED at _____, B.C. this _____ day of _____, 20____.

Purchaser

Purchaser

Purchaser

DATED at _____, B.C. this _____ day of _____, 20____.

O'KELCO PROPERTIES LTD.
by its Authorized Signatory:

Vendor

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Initials

ADDENDUM "B"
PEAKS WEST

"Vendor" **O'KELCO PROPERTIES LTD.**

"Purchaser" _____

"Property" **Strata Lot _____, Unit No. _____ (the "Strata Lot").**

Further to the Agreement entered into between **O'KELCO PROPERTIES LTD.** as the Vendor, and the purchaser for the purchase and Sale of the Strata Lot, the Vendor and Purchaser further agree as follows:

This Agreement is subject to the Vendor electing to proceed with the Development on or before _____ Unless the Vendor has given notice of satisfaction of this condition by the Condition Date, this Agreement will terminate and the Deposit will be returned to the Purchaser.

DATED at _____, B.C. this _____ day of _____, 20____.

Purchaser

Purchaser

Purchaser

DATED at _____, B.C. this _____ day of _____, 20____.

O'KELCO PROPERTIES LTD.
by its Authorized Signatory:

Vendor

CONTRACT OF PURCHASE AND SALE ADDENDUM

PAGE ____ OF ____

DATE _____

RE: ADDRESS _____

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED _____

MADE BETWEEN _____ AS SELLER, AND

_____ AS BUYER AND COVERING

THE ABOVE MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:

19. Assignment of Agreement. Without the Vendor's prior consent, any assignment of this purchase agreement is prohibited. The Purchaser may only assign the Purchaser's interest in the Strata Lot or in this Agreement or direct the transfer of the Strata Lot to any other or additional party with the written consent of the Vendor, which consent may be arbitrarily withheld. Unless the Vendor so consents the Vendor shall not be required to convey the Strata Lot to anyone other than the Purchaser named herein.

Note: An assignment under the *Real Estate Development Marketing Act* is a transfer of some or all of the rights, obligations and benefits under a purchase agreement made in respect of a strata lot in a development property, whether the transfer is made by the purchaser under the purchase agreement to another person or is a subsequent transfer.

Also Note: Each proposed party to an assignment agreement must provide the developer with the information and records required under section 10.2 of the *Real Estate Development Marketing Act* as follows:

(2) For the purposes of section 20.3 (1) of the *Act*, unless a developer does not permit the assignment of the purchase agreement, a purchase agreement must include the following notice, in substantially the following form:

Before the developer consents to the assignment of this purchase agreement, the developer will be required to collect information and records under the *Real Estate Development Marketing Act* from each proposed party to an assignment agreement, including personal information, respecting the following:

- (a) the party's identity;
- (b) the party's contact and business information;
- (c) the terms of the assignment agreement.

Information and records collected by the developer must be reported by the developer to the administrator designated under the *Property Transfer Tax Act*. The information and records may only be used or disclosed for tax purposes and other purposes authorized by section 20.5 of the *Real Estate Development Marketing Act*, which includes disclosure to the Canada Revenue Agency.

WITNESS _____

SELLER _____

WITNESS _____

SELLER _____

WITNESS _____

BUYER _____

WITNESS _____

BUYER _____

DISCLOSURE STATEMENT AMENDMENT

Transition Compliance provisions – Policy Statement 16

Date of Disclosure Statement: August 24, 2018

Date of any prior Amendments: September 25, 2018 and March 27, 2019

Date of this Amendment: January 16, 2020

Name of Development: PEAKS WEST

Name of Developer: PEAKS WEST PROPERTIES LTD.

Developer's Address for Service in BC: #8 – 1540 Springhill Drive,
Kamloops, B.C. V2E 2H1

Developer's Business Address: 37 – 2715 Fairways Drive,
Sun Peaks, B.C. V2E 5N0

Name and Business Address of
any Real Estate Brokerage acting
on behalf of the Developer: Sotheby's International Realty Canada,
3250 Village Way,
Sun Peaks, B.C. V0E 5N0

This Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in the Disclosure Statement, or whether the Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the *Real Estate Development Marketing Act*. It is the responsibility of the developer to disclose plainly all material facts, without misrepresentation.

PRE-SALE OF UNITS

THIS DISCLOSURE STATEMENT RELATES TO A DEVELOPMENT PROPERTY THAT IS NOT YET COMPLETED. PLEASE REFER TO SECTION 9.2 FOR INFORMATION ON THE PURCHASE AGREEMENT. THAT INFORMATION HAS BEEN DRAWN TO THE ATTENTION OF [NAME OF PURCHASER]: _____, WHO HAS CONFIRMED THAT FACT BY INITIALING IN THE SPACE PROVIDED HERE:

Initial(s) of Purchaser(s)

DEEMED RELIANCE:

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.

THIS AMENDMENT TO THE DISCLOSURE STATEMENT IS PREPARED AND FILED BY THE DEVELOPER PURSUANT TO THE PROVISIONS OF POLICY STATEMENT 5, CONFIRMING THE ISSUANCE OF THE BUILDING PERMITS FOR BUILDINGS 1, 2 AND 3 IN PHASE ONE OF THE PHASE DEVELOPMENT.

1. The caution set out above on the first page of this Amendment regarding pre-sale of units is deemed to be on the first page of the Disclosure Statement.
2. The following Exhibit has been amended and is attached:

EXHIBIT O BUILDING PERMITS
3. The building permits have been issued for each of three buildings comprising Phase 1 and each of the three buildings comprising Phase 2. Section 8.2 is amended to read as follows: "Building Permits for the buildings in Phases 1 and 2 have now been issued. A true copy of those permits is attached hereto as Exhibit O. Building permits for Phase 3 has been issued by the Sun Peaks Mountain Resort Municipality as of the date of this Disclosure Statement. Once the balance of the building permits are issued for Phase 3 the Developer will file an amendment for the building permits issued for Phase 3."
4. Exhibit O, the Building Permits has been amended as attached.

DECLARATION:

The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of January 16, 2020.

SIGNED BY THE DEVELOPER:

PEAKS WEST PROPERTIES LTD.

Per:


MAURICE O'KELLY - President


DARCY RUSSELL FRANKLIN - Secretary

Every Director of PEAKS WEST PROPERTIES LTD. in his personal capacity:


MAURICE O'KELLY - Director


DARCY RUSSELL FRANKLIN - Director

DEEMED RELIANCE:

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.

THIS AMENDMENT TO THE DISCLOSURE STATEMENT IS PREPARED AND FILED BY THE DEVELOPER PURSUANT TO THE PROVISIONS OF POLICY STATEMENT 5, CONFIRMING THE ISSUANCE OF THE BUILDING PERMITS FOR BUILDINGS 1, 2 AND 3 IN PHASE ONE OF THE PHASE DEVELOPMENT.

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EXHIBIT O BUILDING PERMITS
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The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of January 16, 2020.

SIGNED BY THE DEVELOPER:

PEAKS WEST PROPERTIES LTD.

Per:

MAURICE O'KELLY –President

DARCY RUSSELL FRANKLIN - Secretary

Every Director of PEAKS WEST PROPERTIES LTD. in his personal capacity:

MAURICE O'KELLY - Director

DARCY RUSSELL FRANKLIN - Director

Exhibit O

BUILDING PERMIT

Permit No.	2018-030
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Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC
 V0E 5N0

Inspections: (250) 371-1278
 Office Phone: (250) 578-2020
 Fax: (250) 578-2023
 Email: inspector@sunpeaksmunicipality.ca

Permit Date	August 28, 2018	Permit Expiry Date	August 28, 2020
Owner	O'Kelco Props. Ltd. INC. No A0105034	Contact Phone	1-403-389-6356
Owner Address	40 Heritage Lake DR., Heritage Pointe AB	Postal Code	T1S 4H6
Contractor	Meranti Developments Ltd.	Contact Phone	250-852-1708
Contractor Address	# 37 2715 Fairways Dr., Sun Peaks, BC	Postal Code	V0E 5N0
Owners Email	c/o Contractor	Contractors Email	darcy@meranti.ca
Location of Work	1240 Alpine Road. Building #1.		
Legal Description	Lot B DL 5957 KDYD Plan 22444	PID #	002-713-942
Description of Work	Commercial Space with 2 Bedroom Residential above		
Zoning	RC-1	Other	
Occupancy Classification	Group A-2, C, D and E	Ground snow load (PSF)/kPa	121/5.8

Setbacks (m)	Left	Survey	Right	Front	Rear
Storey Height	Three Building Code Edition BC 2012/14				

Water & Wastewater Connection Fee:	\$35,286.25	
Construction Value	\$1,350,000.00	
Fee Payable at Application	\$6894.00	\$644.00 + \$5.00 per \$1000.00 over \$100,000.00
5% CRP Reduction*	\$-344.70	Applicable only when Coordinating with a Registered Professional
Permit Fee pre-Surcharge	\$6549.30	
Surcharge*	\$200.00	*Refundable if all work is completed prior to expiry date
Total Building Permit Fee	\$42,035.55	

REMARKS:

Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority Having Jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.

The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 6. Windows to have U-Value 1.60 or less. 2. Plumbing permit will be required. 3. See notes in Red on Plans.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Resort Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work.

Issuance of a building permit does not relieve the owner of his or her agents, contractors or employees from ensuring that construction is carried out in compliance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: Gerald Allgaier

BUILDING PERMIT

Permit No.	2018-031
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Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC
 V0E 5N0

Inspections: (250) 371-1278
 Office Phone: (250) 578-2020
 Fax: (250) 578-2023
 Email: inspector@sunpeaksmunicipality.ca

Permit Date	August 28, 2018	Permit Expiry Date	August 28, 2020	
Owner	O'Kelco Props. Ltd. INC. No A0105034		Contact Phone	1-403-389-6356
Owner Address	40 Heritage Lake DR., Heritage Pointe AB		Postal Code	T1S 4H6
Contractor	Meranti Developments Ltd.		Contact Phone	250-852-1708
Contractor Address	# 37 2715 Fairways Dr., Sun Peaks, BC		Postal Code	V0E 5N0
Owners Email	c/o Contractor	Contractors Email	darcy@meranti.ca	
Location of Work	1240 Alpine Road. Building #2.			
Legal Description	Lot B DL 5957 KDYD Plan 22444	PID #	002-713-942	
Description of Work	Commercial Space with 2 Bedroom Residential above			
Zoning	RC-1	Other		
Occupancy Classification	Group A-2, C, D and E	Ground snow load (PSF)/kPa	121/5.8	

Setbacks (m)	Left	Survey	Right	Front	Rear
Storey Height	Three Building Code Edition BC 2012/14				

Water & Wastewater Connection Fee:	\$35,286.25	
Construction Value	\$1,350,000.00	
Fee Payable at Application	\$6894.00	\$644.00 + \$5.00 per \$1000.00 over \$100,000.00
5% CRP Reduction*	\$-344.70	Applicable only when Coordinating with a Registered Professional
Permit Fee pre-Surcharge	\$6549.30	
Surcharge*	\$200.00	*Refundable if all work is completed prior to expiry date
Total Building Permit Fee	\$42,035.55	

REMARKS:

Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority Having Jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.

The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 6. Windows to have U-Value 1.60 or less. 2 .Plumbing permit will be required. 3. See notes in Red on Plans.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Resort Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work.

Issuance of a building permit does not relieve the owner of his or her agents, contractors or employees from ensuring that construction is carried out in compliance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: Gerald Allgaier

BUILDING PERMIT

Permit No.	2018-032
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Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC
 V0E 5N0

Inspections: (250) 371-1278
 Office Phone: (250) 578-2020
 Fax: (250) 578-2023
 Email: inspector@sunpeaksmunicipality.ca

Permit Date	August 28, 2018	Permit Expiry Date	August 28, 2020	
Owner	O'Kelco Props. Ltd. INC. No A0105034		Contact Phone	1-403-389-6356
Owner Address	40 Heritage Lake DR., Heritage Pointe AB		Postal Code	T1S 4H6
Contractor	Meranti Developments Ltd.		Contact Phone	250-852-1708
Contractor Address	# 37 2715 Fairways Dr., Sun Peaks, BC		Postal Code	V0E 5N0
Owners Email	c/o Contractor	Contractors Email	darcy@meranti.ca	
Location of Work	1240 Alpine Road. Building #3.			
Legal Description	Lot B DL 5957 KDYD Plan 22444	PID #	002-713-942	
Description of Work	Commercial Space with 2 Bedroom Residential above			
Zoning	RC-1	Other		
Occupancy Classification	Group A-2, C, D and E	Ground snow load (PSF)/kPa	121/5.8	

Setbacks (m)	Left	Survey	Right	Front	Rear
Storey Height	Three		Building Code Edition BC 2012/14		

Water & Wastewater Connection Fee:	\$35,286.25	
Construction Value	\$1,350,000.00	
Fee Payable at Application	\$6894.00	\$644.00 + \$5.00 per \$1000.00 over \$100,000.00
5% CRP Reduction*	\$-344.70	Applicable only when Coordinating with a Registered Professional
Permit Fee pre-Surcharge	\$6549.30	
Surcharge*	\$200.00	*Refundable if all work is completed prior to expiry date
Total Building Permit Fee	\$42,035.55	

REMARKS:
 Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority Having Jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.

The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 6. Windows to have U-Value 1.60 or less. 2 .Plumbing permit will be required. 3. See notes in Red on Plans.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Resort Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work.

Issuance of a building permit does not relieve the owner of his or her agents, contractors or employees from ensuring that construction is carried out in compliance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: Gerald Allgaier

PW B4-6 SPA

May 31, 2019

BUILDING PERMIT

Permit No.	2019-006
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Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC
 V0E 5N0

Inspections: (250) 371-1278
 Office Phone: (250) 578-2020
 Fax: (250) 578-2023

Email: inspector@sunpeaks municipality.ca

Permit Date	May 31, 2019	Permit Expiry Date	May 31, 2021
Owner	O'Kelco Properties		Contact Phone
Owner Address	40 Heritage Lake Drive, Heritage Point, AB		Postal Code 1-403-389-6356
Contractor	Meranti Developments Ltd.		Contact Phone 250-682-1708
Contractor Address	#37-2715 Fairways Drive, Sun Peaks, BC		Postal Code V0E 5N0
Owners Email		Contractors Email	darcy@meranti.ca
Location of Work	1240 Alpine Road		
Legal Description	Lot B DL 5957 KDYD Plan 22444	PID #	002-713-942
Description of Work	6 Unit Townhouse- Building # 4		
Zoning	RC-1	Other	
Occupancy Classification	Group C- Residential	Ground snow load (PSF)/kPa	121/5.8

Setbacks (m)	Left	Note 3	Right	Front	Rear
Storey Height	Three Building Code Edition BC 2018				

Water & Wastewater Connection Fee:	\$21,672.86	
Construction Value	\$952,000.00	
Fee Payable at Application	\$4,904.00	\$644.00 + \$5.00 per \$1000.00 over \$100,000.00
5% CRP Reduction*	245.20\$-	Applicable only when Coordinating with a Registered Professional
Permit Fee pre-Surcharge	\$4,658.80	
Surcharge*	\$200.00	*Refundable if all work is completed prior to expiry date
Total Building Permit Fee	\$26,531.66	

REMARKS:


Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority Having Jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.

The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 6. Windows to have U-Value of 1.60 or less. 2. Low flow plumbing fixtures required. 3. Site survey required.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Resort Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work.

Issuance of a building permit does not relieve the owner of his or her agents, contractors or employees from ensuring that construction is carried out in compliance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: Gerald Allgaier 

BUILDING PERMIT

Permit No.	2019-007
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Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC
 VOE 5N0

Inspections: (250) 371-1278
 Office Phone: (250) 578-2020
 Fax: (250) 578-2023

Email: inspector@sunpeaks municipality.ca

Permit Date	May 31, 2019	Permit Expiry Date	May 31, 2021
Owner	O'Kelco Properties		Contact Phone
Owner Address	40 Heritage Lake Drive, Heritage Point, AB		Postal Code 1-403-389-6356
Contractor	Meranti Developments Ltd.		Contact Phone 250-682-1708
Contractor Address	#37-2715 Fairways Drive, Sun Peaks, BC		Postal Code VOE 5N0
Owners Email		Contractors Email	darcy@meranti.ca
Location of Work	1240 Alpine Road		
Legal Description	Lot B DL 5957 KDYD Plan 22444	PID #	002-713-942
Description of Work	6 Unit Townhouse- Building # 5		
Zoning	RC-1	Other	
Occupancy Classification	Group C- Residential	Ground snow load (PSF)/kPa	121/5.8

Setbacks (m)	Left	Note 3	Right	Front	Rear
Storey Height	Three Building Code Edition BC 2018				

Water & Wastewater Connection Fee:	\$21,672.86	
Construction Value	\$952,000.00	
Fee Payable at Application	\$4904.00	\$644.00 + \$5.00 per \$1000.00 over \$100,000.00
5% CRP Reduction*	\$-245.20	Applicable only when Coordinating with a Registered Professional
Permit Fee pre-Surcharge	\$4658.80	
Surcharge*	\$200.00	*Refundable if all work is completed prior to expiry date
Total Building Permit Fee	\$26,531.66	

REMARKS:


Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority Having Jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.

The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 6. Windows to have U-Value of 1.60 or less. 2. Low flow plumbing fixtures required. 3. Site Survey required.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Resort Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work.

Issuance of a building permit does not relieve the owner of his or her agents, contractors or employees from ensuring that construction is carried out in compliance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: Gerald Allgaier 

BUILDING PERMIT

Permit No.	2019-008
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Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC
 VOE 5N0

Inspections: (250) 371-1278
 Office Phone: (250) 578-2020
 Fax: (250) 578-2023

Email: inspector@sunpeaksmunicipality.ca

Permit Date	May 31, 2019	Permit Expiry Date	May 31, 2021
Owner	O'Kelco Properties		Contact Phone
Owner Address	40 Heritage Lake Drive, Heritage Point, AB		Postal Code 1-403-389-6356
Contractor	Meranti Developments Ltd.		Contact Phone 250-682-1708
Contractor Address	#37-2715 Fairways Drive, Sun Peaks, BC		Postal Code VOE 5N0
Owners Email		Contractors Email	darcy@meranti.ca
Location of Work	1240 Alpine Road		
Legal Description	Lot B DL 5957 KDYD Plan 22444	PID #	002-713-942
Description of Work	6 Unit Townhouse- Building # 6		
Zoning	RC-1	Other	
Occupancy Classification	Group C- Residential	Ground snow load (PSF)/kPa	121/5.8

Setbacks (m)	Left	Note 3	Right	Front	Rear
Storey Height	Three Building Code Edition BC 2018				

Water & Wastewater Connection Fee:	\$21,672.66	
Construction Value	\$952,000.00	
Fee Payable at Application	\$4904.00	\$644.00 + \$5.00 per \$1000.00 over \$100,000.00
5% CRP Reduction*	\$-245.20	Applicable only when Coordinating with a Registered Professional
Permit Fee pre-Surcharge	\$4658.80	
Surcharge*	\$200.00	*Refundable if all work is completed prior to expiry date
Total Building Permit Fee	\$26,531.66	

REMARKS:


Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority Having Jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.

The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 6. Windows to have U-Value of 1.60 or less. 2. Low flow plumbing fixtures required. 3 Site Survey required.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Resort Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work.

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Building Inspector: Gerald Allgaier 

DISCLOSURE STATEMENT AMENDMENT

Date of Disclosure Statement: August 24, 2018

Date of any prior Amendments: September 25, 2018, March 27, 2019 and January 16, 2020

Date of this Amendment: December 15, 2020

Name of Development: PEAKS WEST

Name of Developer: PEAKS WEST PROPERTIES LTD.

Developer's Address for Service in BC: #8 – 1540 Springhill Drive,
Kamloops, B.C. V2E 2H1

Developer's Business Address: #11 – 1240 Alpine Road,
Sun Peaks, B.C. V2E 5N0

Name and Business Address of any Real Estate Brokerage acting on behalf of the Developer: Sotheby's International Realty Canada,
3250 Village Way,
Sun Peaks, B.C. V0E 5N0

This Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in the Disclosure Statement, or whether the Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the *Real Estate Development Marketing Act*. It is the responsibility of the developer to disclose plainly all material facts, without misrepresentation.

PRE-SALE OF UNITS

THIS DISCLOSURE STATEMENT RELATES TO A DEVELOPMENT PROPERTY THAT IS NOT YET COMPLETED. PLEASE REFER TO SECTION 9.2 FOR INFORMATION ON THE PURCHASE AGREEMENT. THAT INFORMATION HAS BEEN DRAWN TO THE ATTENTION OF [NAME OF PURCHASER]: _____, WHO HAS CONFIRMED THAT FACT BY INITIALING IN THE SPACE PROVIDED HERE:

Initial(s) of Purchaser(s)

DEEMED RELIANCE:

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.

THIS AMENDMENT TO THE DISCLOSURE STATEMENT IS PREPARED AND FILED BY THE DEVELOPER PURSUANT TO THE PROVISIONS OF POLICY STATEMENT 5, CONFIRMING THE ISSUANCE OF THE BUILDING PERMITS FOR BUILDINGS 7 AND 8 IN PHASE THREE OF THE PHASE DEVELOPMENT.

The Disclosure Statement dated August 24, 2018, as amended by Amendments dated September 25, 2018, March 27, 2019 and January 16, 2020, is amended as follows:

1. The caution set out above on the first page of this Amendment regarding pre-sale of units is deemed to be on the first page of the Disclosure Statement.

2. The following Exhibits have been amended, or added, and are attached:

EXHIBIT O	BUILDING PERMITS
EXHIBIT P	PLANS AND DETAILS FOR THE TOWN HOME STYLE STRATA LOTS
EXHIBIT Q	CONCEPTUAL DRAWING OF THE PROPOSED BUILDINGS FOR PHASES 1, 2 AND 3

3. Section 2.1 is amended by adding the following paragraph:

“The plans and details for the town home style strata lots are now available and are attached as Exhibit P.

The conceptual drawing of the buildings in the proposed development included Phase 3 is now available and is attached as Exhibit Q.”

3. The building permits have been issued for two of the four buildings comprising Phase 3. Section 8.2 of the Disclosure Statement as amended is amended to read as follows:

“Building Permits for the buildings in Phases 1 and 2 and two of the four buildings in Phase 3 have now been issued. A true copy of those permits is attached hereto as Exhibit O. Building permits for the remainder of Phase 3 have not been issued by the Sun Peaks Mountain Resort Municipality as of the date of this Disclosure Statement. Once the balance of the building permits are issued for Phase 3, the Developer will file an amendment for the building permits issued for the remainder of Phase 3.”

5. Exhibit O, the Building Permits has been amended as attached.

DEEMED RELIANCE:

Section 22 of the Real Estate Development Marketing Act provides that every purchaser who is entitled to receive this Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.

DECLARATION:

The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of December 15, 2020.

SIGNED BY THE DEVELOPER:

PEAKS WEST PROPERTIES LTD.

Per:


MAURICE O'KELLY - President


DARCY RUSSELL FRANKLIN - Secretary

Every Director of PEAKS WEST PROPERTIES LTD. in his personal capacity:


MAURICE O'KELLY - Director


DARCY RUSSELL FRANKLIN - Director

**REAL ESTATE DEVELOPMENT MARKETING ACT
AMENDED POLICY STATEMENT 17
(AMENDING POLICY STATEMENTS 5 AND 6)**

**TEMPORARY EXTENSION OF EARLY MARKETING PERIODS
UNDER POLICY STATEMENTS 5 AND 6 IN RESPONSE TO COVID-19**

Effective July 15, 2020

1. Interpretation

In this Policy Statement:

- (a) "Act" means the *Real Estate Development Marketing Act*;
- (b) "superintendent" means the person appointed as Superintendent of Real Estate under the Act;
- (c) "building permit" has the meaning given to it in Policy Statement 5 issued by the superintendent pursuant to the Act;
- (d) "satisfactory financing commitment" has the meaning given to it in Policy Statement 6 issued by the superintendent pursuant to the Act; and
- (e) unless the context otherwise requires, other words and expressions have the meanings given to them in the Act.

2. Disclosure Statements - General

This Policy Statement 17 is issued by the superintendent pursuant to sections 10 and 12 of the Act and temporarily amends the superintendent's Policy Statements 5 and 6.

3. Temporary Extension of Estimated Dates for Obtaining Building Permits and Satisfactory Financing Commitments

- (a) Section 6(a) of Policy Statement 5 is amended to extend the estimated 9-months or less date for the issuance of a building permit to 12 months or less, during the applicable time periods set out in section 5 of this Policy Statement 17; and
- (b) Section 5(a) of Policy Statement 6 is amended to extend the estimated 9-months or less date for obtaining a satisfactory financing commitment to 12 months or less, during the applicable time periods set out in section 5 of this Policy Statement 17.

4. Temporary Extension of Early Marketing Periods

- (a) Section 6(b) of Policy Statement 5 is amended to extend the no more than 9-month early marketing period to no more than 12 months, during the applicable time periods set out in section 5 of this Policy Statement 17; and
- (b) Section 5(b) of Policy Statement 6 is amended to extend the no more than 9-month early marketing period to no more than 12 months, during the applicable time periods set out in section 5 of this Policy Statement 17.

5. Applicability

Sections 3 and 4 of this Policy Statement 17 apply only to development property marketed under:

- (a) Any disclosure statement, including any amendment, filed pursuant to the Act during the period beginning on April 17, 2020 up to and including April 30, 2021 that discloses:
 - (i) the extended early marketing period,
 - (ii) the extended estimated date for the issuance of a building permit, and
 - (iii) the extended estimated date for obtaining a satisfactory financing commitment; or
- (b) Any disclosure statement filed pursuant to the Act during the period beginning on June 17, 2019 up to and including April 16, 2020 for which an amendment is filed to disclose:
 - (i) the extended early marketing period,
 - (ii) the extended estimated date for the issuance of a building permit, and
 - (iii) the extended estimated date for obtaining a satisfactory financing commitment.

6. Other Provisions of Policy Statements 5 and 6 Remain Unchanged

All of the other provisions in Policy Statements 5 and 6, including the rights of a purchaser to cancel a purchase agreement after 12 months under conditions specified in Policy Statements 5 and 6, remain in effect and are unchanged.

Exhibit O

BUILDING PERMIT

Permit No.	2018-030
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Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC
 V0E 5N0

Inspections: (250) 371-1278
 Office Phone: (250) 578-2020
 Fax: (250) 578-2023
 Email: inspector@sunpeaksmunicipality.ca

Permit Date	August 28, 2018	Permit Expiry Date	August 28, 2020
Owner	O'Kelco Props. Ltd. INC. No A0105034	Contact Phone	1-403-389-6356
Owner Address	40 Heritage Lake DR., Heritage Pointe AB	Postal Code	T1S 4H6
Contractor	Meranti Developments Ltd.	Contact Phone	250-852-1708
Contractor Address	# 37 2715 Fairways Dr., Sun Peaks, BC	Postal Code	V0E 5N0
Owners Email	c/o Contractor	Contractors Email	darcy@meranti.ca
Location of Work	1240 Alpine Road. Building #1.		
Legal Description	Lot B DL 5957 KDYD Plan 22444	PID #	002-713-942
Description of Work	Commercial Space with 2 Bedroom Residential above		
Zoning	RC-1	Other	
Occupancy Classification	Group A-2, C, D and E	Ground snow load (PSF)/kPa	121/5.8

Setbacks (m)	Left	Survey	Right	Front	Rear
Storey Height	Three Building Code Edition BC 2012/14				

Water & Wastewater Connection Fee:	\$35,286.25	
Construction Value	\$1,350,000.00	
Fee Payable at Application	\$6894.00	\$644.00 + \$5.00 per \$1000.00 over \$100,000.00
5% CRP Reduction*	\$-344.70	Applicable only when Coordinating with a Registered Professional
Permit Fee pre-Surcharge	\$6549.30	
Surcharge*	\$200.00	*Refundable if all work is completed prior to expiry date
Total Building Permit Fee	\$42,035.55	

REMARKS:
 Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority Having Jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.
 The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 5. Windows to have U-Value 1.60 or less. 2. Plumbing permit will be required. 3. See notes in Red on Plans.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Resort Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work.

Issuance of a building permit does not relieve the owner of his or her agents, contractors or employees from ensuring that construction is carried out in compliance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: Gerald Allgaier

BUILDING PERMIT

Permit No.

2018-031



Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC
 V0E 5N0

Inspections: (250) 371-1278
 Office Phone: (250) 578-2020
 Fax: (250) 578-2023
 Email: inspector@sunpeaks.municipality.ca

Permit Date	August 28, 2018	Permit Expiry Date	August 28, 2020	
Owner	O'Kelco Props. Ltd. INC. No A0105034		Contact Phone	1-403-389-6356
Owner Address	40 Heritage Lake DR., Heritage Pointe AB		Postal Code	T1S 4H6
Contractor	Meranti Developments Ltd.		Contact Phone	250-852-1708
Contractor Address	# 37 2715 Fairways Dr., Sun Peaks, BC		Postal Code	V0E 5N0
Owners Email	c/o Contractor	Contractors Email	darcy@meranti.ca	
Location of Work	1240 Alpine Road. Building #2.			
Legal Description	Lot B DL 5957 KDYD Plan 22444	PID #	002-713-942	
Description of Work	Commercial Space with 2 Bedroom Residential above			
Zoning	RC-1	Other		
Occupancy Classification	Group A-2, C, D and E		Ground snow load (PSF)/kPa	121/5.8

Setbacks (m)	Left	Survey	Right	Front	Rear
Storey Height	Three		Building Code Edition BC 2012/14		

Water & Wastewater Connection Fee:	\$35,286.25	
Construction Value	\$1,350,000.00	
Fee Payable at Application	\$6894.00	\$644.00 + \$5.00 per \$1000.00 over \$100,000.00
5% CRP Reduction*	-\$344.70	Applicable only when Coordinating with a Registered Professional
Permit Fee pre-Surcharge	\$6549.30	
Surcharge*	\$200.00	*Refundable if all work is completed prior to expiry date
Total Building Permit Fee	\$42,035.55	

REMARKS:

Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority Having Jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.

The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 6. Windows to have U-Value 1.60 or less. 2. Plumbing permit will be required. 3. See notes in Red on Plans.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Resort Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work.

Issuance of a building permit does not relieve the owner of his or her agents, contractors or employees from ensuring that construction is carried out in compliance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: **Gerald Allgaier**

BUILDING PERMIT

Permit No.

2018-032



Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC
 VOE 5N0

Inspections: (250) 371-1278
 Office Phone: (250) 578-2020
 Fax: (250) 578-2023
 Email: inspector@sunpeaks municipality.ca

Permit Date	August 28, 2018	Permit Expiry Date	August 28, 2020
Owner	O'Kelco Props. Ltd. INC. No A0105034		Contact Phone 1-403-389-6356
Owner Address	40 Heritage Lake DR., Heritage Pointe AB		Postal Code T1S 4H6
Contractor	Meranti Developments Ltd.		Contact Phone 250-852-1708
Contractor Address	# 37 2715 Fairways Dr., Sun Peaks, BC		Postal Code VOE 5N0
Owners Email	c/o Contractor	Contractors Email	darcy@meranti.ca
Location of Work	1240 Alpine Road. Building #3.		
Legal Description	Lot B DL 5957 KDYD Plan 22444	PID #	002-713-942
Description of Work	Commercial Space with 2 Bedroom Residential above		
Zoning	RC-1	Other	
Occupancy Classification	Group A-2, C, D and E	Ground snow load (PSF)/kPa	121/5.8

Setbacks (m)	Left	Survey	Right	Front	Rear
Storey Height	Three Building Code Edition BC 2012/14				

Water & Wastewater Connection Fee:	\$35,286.25	
Construction Value	\$1,350,000.00	
Fee Payable at Application	\$6894.00	\$644.00 + \$5.00 per \$1000.00 over \$100,000.00
5% CRP Reduction*	-\$344.70	Applicable only when Coordinating with a Registered Professional
Permit Fee pre-Surcharge	\$6549.30	
Surcharge*	\$200.00	*Refundable if all work is completed prior to expiry date
Total Building Permit Fee	\$42,035.55	

REMARKS:

Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority Having Jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.

The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 6. Windows to have U-Value 1.60 or less. 2 .Plumbing permit will be required. 3. See notes in Red on Plans.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Resort Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work.

Issuance of a building permit does not relieve the owner of his or her agents, contractors or employees from ensuring that construction is carried out in compliance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: Gerald Allgaier

May 31, 2019

BUILDING PERMIT

PW B4-6 SPM

Permit No.	2019-006
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Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC
 VOE 5N0

Inspections: (250) 371-1278
 Office Phone: (250) 578-2020
 Fax: (250) 578-2023

Email: inspector@sunpeaksmunicipality.ca

Permit Date	May 31, 2019	Permit Expiry Date	May 31, 2021
Owner	O'Kelco Properties		Contact Phone
Owner Address	40 Heritage Lake Drive, Heritage Point, AB		Postal Code 1-403-389-6356
Contractor	Meranti Developments Ltd.		Contact Phone 250-682-1708
Contractor Address	#37-2715 Fairways Drive, Sun Peaks, BC		Postal Code VOE 5N0
Owners Email	Contractors Email		darcy@meranti.ca
Location of Work	1240 Alpine Road		
Legal Description	Lot B DL 5957 KDYD Plan 22444	PID #	002-713-942
Description of Work	6 Unit Townhouse- Building # 4		
Zoning	RC-1	Other	
Occupancy Classification	Group C- Residential	Ground snow load (PSF)/kPa	121/5.8

Setbacks (m)	Left	Note 3	Right	Front	Rear
Storey Height	Three Building Code Edition BC 2018				

Water & Wastewater Connection Fee:	\$21,672.86	
Construction Value	\$952,000.00	
Fee Payable at Application	\$4,904.00	\$644.00 + \$5.00 per \$1000.00 over \$100,000.00
5% CRP Reduction*	245.20\$-	Applicable only when Coordinating with a Registered Professional
Permit Fee pre-Surcharge	\$4,658.80	
Surcharge*	\$200.00	*Refundable if all work is completed prior to expiry date
Total Building Permit Fee	\$26,531.66	

REMARKS:


Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority Having Jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.

The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 6. Windows to have U-Value of 1.60 or less. 2. Low flow plumbing fixtures required. 3. Site survey required.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Resort Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work.

Issuance of a building permit does not relieve the owner of his or her agents, contractors or employees from ensuring that construction is carried out in compliance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: Gerald Allgaier 

BUILDING PERMIT

Permit No.

2019-007



Sun Peaks Mountain Resort Municipality
106-3270 Village Way
Sun Peaks, BC
VOE 5N0

Inspections: (250) 371-1278

Office Phone: (250) 578-2020

Fax: (250) 578-2023

Email: inspector@sunpeaksmunicipality.ca

Permit Date	May 31, 2019	Permit Expiry Date	May 31, 2021
Owner	O'Kelco Properties	Contact Phone	
Owner Address	40 Heritage Lake Drive, Heritage Point, AB	Postal Code	1-403-389-6356
Contractor	Meranti Developments Ltd.	Contact Phone	250-682-1708
Contractor Address	#37-2715 Fairways Drive, Sun Peaks, BC	Postal Code	VOE 5N0
Owners Email		Contractors Email	darcy@meranti.ca
Location of Work	1240 Alpine Road		
Legal Description	Lot B DL 5957 KDYD Plan 22444	PID #	002-713-942
Description of Work	6 Unit Townhouse- Building # 5		
Zoning	RC-1	Other	
Occupancy Classification	Group C- Residential	Ground snow load (PSF)/kPa	121/5.8

Setbacks (m)	Left	Note 3	Right	Front	Rear
Storey Height	Three	Building Code Edition BC 2018			

Water & Wastewater Connection Fee:	\$21,672.86	
Construction Value	\$952,000.00	
Fee Payable at Application	\$4904.00	\$644.00 + \$5.00 per \$1000.00 over \$100,000.00
5% CRP Reduction*	\$-245.20	Applicable only when Coordinating with a Registered Professional
Permit Fee pre-Surcharge	\$4658.80	
Surcharge*	\$200.00	*Refundable if all work is completed prior to expiry date
Total Building Permit Fee	\$26,531.66	

REMARKS:

Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority Having Jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.

The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 6. Windows to have U-Value of 1.60 or less. 2. Low flow plumbing fixtures required. 3. Site Survey required.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Resort Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work.

Issuance of a building permit does not relieve the owner of his or her agents, contractors or employees from ensuring that construction is carried out in compliance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: Gerald Allgaier

BUILDING PERMIT

Permit No.	2019-008
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Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC
 VOE 5N0

Inspections: (250) 371-1278
 Office Phone: (250) 578-2020
 Fax: (250) 578-2023

Email: inspector@sunpeaks municipality.ca

Permit Date	May 31, 2019	Permit Expiry Date	May 31, 2021
Owner	O'Kelco Properties		Contact Phone
Owner Address	40 Heritage Lake Drive, Heritage Point, AB		Postal Code 1-403-389-6356
Contractor	Meranti Developments Ltd.		Contact Phone 250-682-1708
Contractor Address	#37-2715 Fairways Drive, Sun Peaks, BC		Postal Code VOE 5N0
Owners Email		Contractors Email	darcy@meranti.ca
Location of Work	1240 Alpine Road		
Legal Description	Lot B DL 5957 KDYD Plan 22444	PID #	002-713-942
Description of Work	6 Unit Townhouse- Building # 6		
Zoning	RC-1	Other	
Occupancy Classification	Group C- Residential	Ground snow load (PSF)/kPa	121/5.8

Setbacks (m)	Left	Note 3	Right	Front	Rear
Storey Height	Three Building Code Edition BC 2018				

Water & Wastewater Connection Fee:	\$21,672.66	
Construction Value	\$952,000.00	
Fee Payable at Application	\$4904.00	\$644.00 + \$5.00 per \$1000.00 over \$100,000.00
5% CRP Reduction*	\$-245.20	Applicable only when Coordinating with a Registered Professional
Permit Fee pre-Surcharge	\$4658.80	
Surcharge*	\$200.00	*Refundable if all work is completed prior to expiry date
Total Building Permit Fee	\$26,531.66	

REMARKS:


Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority Having Jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.

The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 6. Windows to have U-Value of 1.60 or less. 2. Low flow plumbing fixtures required. 3Site Survey required.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Resort Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work.

Issuance of a building permit does not relieve the owner of his or her agents, contractors or employees from ensuring that construction is carried out in compliance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: Gerald Allgaier 



BUILDING PERMIT

Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC V0E 5N0
 Email: inspector@sunpeaks.municipality.ca
 Phone: 250-319-4558

Permit No:	SP2020-016
Permit Date:	July 27/2020
Permit Expiry Date:	July 27/2022

Owner:	O'Kelco Properties		Phone:	403-389-6356
Owner Address:	40 Heritage Drive Heritage Point AB		Post Code:	T1S 4
Contractor:	Meranti Developments		Phone:	250-852-1708
Contractor Address:	#11-1240 Alpine Road Sun Peaks BC		Post Code:	V0E 5N0
Owners Email:			Contractors Email:	
Location of Work:	1240 Alpine Road Block B			
Construction Value:	\$1,000,000.00			
Legal Description:	Lot B PL 22444 DL5957	PID:	002-713-942	
Description of Work:	Multi family plex			
Zoning:	RC-1			
Occupancy Classification:	Multi Family Residential	Ground snow load (PSF/kPa):	121/5.8	Other:
Setbacks (m):	Left:	Right:	Front:	Rear:
Storey Height:	Building Code Edition BC 2018 (Revision 2)			
Water Connection Fee:	\$ 880.00	\$330 for a Single-Family Home or \$55 per Bed Unit for Water code 1-1-805-1098		
Wastewater Connection Fee:	\$ 880.00	\$330 for a Single-Family Home or \$55 per Bed Unit for Wastewater Wastewater code 1-1-855-1098		
Development Cost Charges Water:	\$ 22,901.76	DCC Water Code 1-4-100-7000		
Development Cost Charges Sewer:	\$ 14,916.96	DCC Sewer Code 1-4-100-7010		
Development Cost Charges Roads:	\$ 457.28	DCC Roads Code 1-4-100-7020		
Development Cost Charges Parks:	\$ 2,128.43	DCC Parkland Code 1-4-100-7030		
Fee Payable at Application:		\$ 6,292.00		
NET Permit Fee Payable:	\$ 5,929.90	Permit fee code 1-1-130-1030		
Surcharge*:	\$ 200.00	Permit fee code 1-1-130-1030		
Total Fee:	\$ 48,754.38			

REMARKS:
 Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority having jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.
 The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 6. Plumbing Permit required Max. U-value 1.60. Min Energy rating 25. Snow Load 5.8 KPA.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work. Issuance of a building permit does not relieve the owner or his or her agents, contractors or employees from ensuring that construction is carried out in accordance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: _____

Lonny Lind



BUILDING PERMIT

Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC V0E 5N0
 Email: inspector@sunpeaksmunicipality.ca
 Phone: 250-319-4558

Permit No:	SP2020-013
Permit Date:	July 27/2020
Permit Expiry Date:	July 27/2022

Owner	O'Kelco Properties			Phone	403-389-6356
Owner Address	40 Heritage Drive Heritage Point AB			Post Code	T1S 4
Contractor	Meranti Developments			Phone	250-852-1708
Contractor Address	#37-2715 Fairways Drive Sun Peaks BC			Post Code	V0E 5N0
Owners Email					
Location of Work	1240 Alpine Road Block 7			Contractors Email:	info@meranti.ca
Construction Value					
Legal Description	Lot B PL 22444 DL5957			\$1,000,000.00	
Description of Work	Multi family plex			PID:	002-713-942
Zoning	RC-1				
Occupancy Classification	Multi Family Residential			Other:	
	Ground snow load (pSF)/kPa			121/5.8	
Setbacks (m)	Left	Right	Front	Rear	
Storey Height					
Building Code Edition BC 2018 (Revision 2)					
Water Connection Fee:	\$ 880.00	\$330 for a Single-Family Home or \$55 per Bed Unit for Water Water code 1-1-805-1098			
Wastewater Connection Fee:	\$ 880.00	\$330 for a Single-Family Home or \$55 per Bed Unit for Wastewater Wastewater code 1-1-855-1098			
Development Cost Charges Water:	\$ 22,901.76	DCC Water Code 1-4-100-7000			
Development Cost Charges Sewer:	\$ 14,916.96	DCC Sewer Code 1-4-100-7010			
Development Cost Charges Roads:	\$ 457.28	DCC Roads Code 1-4-100-7020			
Development Cost Charges Parks:	\$ 2,588.48	DCC Parkland Code 1-4-100-7030			
Fee Payable at Application:		\$ 6,242.00			
5% CRP Reduction*		\$ 312.10	Applicable only when Coordinating with a Registered Professional*		
NET Permit Fee Payable	\$ 5,929.90	Permit fee code 1-1-130-1030			
Surcharge*	\$ 200.00	* Refundable if all work is completed prior to expiry date Building surcharge code 1-4-100-5220			
Total Fee	\$ 48,754.38				

REMARKS:

Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority having jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.
 The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 5. Plumbing Permit required Max. U-value 1.60, Min Energy rating 25. Snow Load 5.8 kPa.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality. It is the responsibility of the owner to make enquiries as to such matters before commencing work. Issuance of a building permit does not relieve the owner or his or her agents, contractors or employees from ensuring that construction is carried out in accordance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector:  Lonny Lind

PEAKS WEST DEVELOPMENT - BUILDINGS 7, 8 & 9

4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING 1240 ALPINE ROAD, SUN PEAKS, BC

EXHIBIT P

KIRK BANADYGA ARCHITECT INC.

ISSUED FOR
100% CLIENT
REVIEW



EXTERIOR - FRONT VIEW

GENERAL NOTES:

- ALL DRAWINGS ARE THE PROPERTY OF THE KIRK BANADYGA ARCHITECT INC. REPRODUCTION RIGHTS HAVE BEEN PROVIDED TO THE CLIENT FOR THE PURPOSE OF A SINGLE BUILDING CONSTRUCTION. NO OTHER INDIVIDUAL MAY REPRODUCE THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF KIRK BANADYGA ARCHITECT INC.. ALL REPRODUCTIONS MUST BEAR THE NAME OF KIRK BANADYGA ARCHITECT INC.
- ALL DIMENSIONS ARE IN METRIC AND IMPERIAL MEASUREMENT UNLESS OTHERWISE SHOWN.
- THIS DRAWING SHALL NOT BE SCALED. FOLLOW GIVEN DIMENSIONS ONLY.
- ALL CROSS REFERENCES ARE TO KIRK BANADYGA ARCHITECT INC. DRAWINGS ONLY UNLESS NOTED OTHERWISE.
- DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF POURED CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS & SUITABILITY OF EXISTING CONDITIONS PRIOR TO COMMENCING WORK. CONFIRM ALL DRAWING DETAILS AND DIMENSIONS. REPORT ANY DISCREPANCIES TO KIRK BANADYGA ARCHITECT INC. PRIOR TO ANY WORK PROCEEDING FOR THEIR CLARIFICATION AND INSTRUCTIONS. EXTRAS WILL NOT BE GRANTED DUE TO OMISSIONS RESULTING FROM FAILURE TO EXAMINE THE EXISTING SITE.
- ALL SHOP DRAWINGS TO BE ACQUIRED FOR ROOF TRUSSES, FLOOR TRUSSES, ETC. BEFORE COMMENCING CONSTRUCTION.
- WINDOW SIZES ARE GIVEN IN METRIC (mm) BY WIDTH AND HEIGHT. ACTUAL SIZES MAY VARY. CONFIRM SIZES WITH CLIENT. ACTUAL R.O.'S TO BE PROVIDED BY MANUFACTURER.
- DOOR SIZES REFER TO O.S.M. AND GIVEN IN PLAN BY WIDTH. ALL DOOR HEIGHTS ASSUMED TO BE 2032mm (6'-8") UNLESS NOTED OTHERWISE. ACTUAL SIZES TO BE CONFIRMED WITH CLIENT. ACTUAL R.O.'S TO BE PROVIDED BY MANUFACTURER.
- ALL PENETRATIONS THROUGH ANY EXTERIOR WALL OR CEILING SPACE MUST HAVE CONTINUOUS SEAL, VAPOUR BARRIER TO BE CONTINUOUS THROUGHOUT.
- CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
- ALL INTERIOR AND EXTERIOR FINISH MATERIALS TO BE CONFIRMED WITH CLIENT.
- VARIATIONS AND MODIFICATIONS TO WORK SHOWN WILL NOT BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.
- BATT INSULATION MAY BE SUBSTITUTED WITH AN APPROVED SPRAY FOAM INSULATION OF EQUAL OR GREATER R-VALUE. TO BE INSTALLED BY A LICENSED SPRAY FOAM COMPANY.
- THE GENERAL CONTRACTOR SHALL NOTIFY THE CONSULTANT OF ANY MECHANICAL AND ELECTRICAL APPARATUS THE APPEARANCE OF WHICH MAY VARY FROM THAT INDICATED IN THE CONTRACT DOCUMENTS.
- CERTAIN DIMENSIONS MAY VARY ACCORDING TO THE MATERIAL USED AND / OR THE CONTRACTOR'S BUILDING METHODS. IF VARIATIONS EXIST BETWEEN THE BUILDING SITE AND PLANS. THE CONTRACTOR MUST ADVISE KIRK BANADYGA ARCHITECT INC. AS SOON AS POSSIBLE.
- ALL NOTICES, PERMITS AND FEES SHALL BE THE CONTRACTORS RESPONSIBILITY PRIOR TO PROCEEDING WITH ANY CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF BRITISH COLUMBIA BUILDING CODE AND NATIONAL BUILDING CODE OF CANADA (CURRENT EDITION) AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
- KIRK BANADYGA ARCHITECT INC. DOES NOT ASSUME LIABILITY FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS, NOR THE CONSTRUCTION METHODS BEING USED BY YOUR BUILDER AND/OR CONTRACTOR(S).

ABBREVIATION LEGEND:

AV	AIR / VAPOUR	EPB	ENVIRONMENTAL PARTICLE BOARD	MAX	MAXIMUM	SLR	SEALER
ACT	ACOUSTIC CEILING TILE	EX or EXIST	EXISTING	MDO	MEDIUM DENSITY OVERLAY	SS	STAINLESS STEEL
AFF	ABOVE FINISHED FLOOR	EXPS	EXPOSED STRUCTURE	MHO	MAGNETIC HOLD OPEN	STL	STEEL
AN	ANODIZED			MIN	MINIMUM	STRUC	STRUCTURAL
ACP	ACOUSTIC PLASTER	F or FLR	FLOORING	N	NATURAL	SB	SAND BLASTED
ADJ	ADJUSTABLE	FHC	FIRE HOSE CABINET	NTS	NOT TO SCALE	SC	SCORED CONCRETE BLOCK
AL	ALUMINUM	FR	FIRE RATED	N/A	NOT APPLICABLE	SF	SAFETY FLOOR
AP	ACRYLIC PANEL	FRP	FIBREGLAS REINFORCED PANEL	NS	NON-SLIP	SFP	SPRAYED FIREPROOFING
ATL	ACOUSTIC PANEL	FD	FLOOR DRAIN	OC	ON CENTRE	SID	SEALED
		FIN	FINISH	OHD	OVERHEAD DOOR	SFD	SLOPED
		FRGB	FIRE RATED GYPSUM BOARD	OF	OF FINISH	ST	STAIN
B	BASE	G15	GOOD ONE SIDE			STOR	STORAGE
BF	BARRIER FREE	G25	GOOD TWO SIDES	FT	PAINT	SV	SHEET VINYL
BL	BORROWED LIGHT	GI	GALVANIZED IRON	PB	PAVING BRICK	T/O	TOP OF
BOT	BOTTOM	GR	GRANITE	PCT	PORCELAIN TILE	TB	TACKBOARD
BD	BOARD	GB or GWB	GYPSUMBOARD	PFH	PREFINISHED HARDBOARD	TEX	TEXTURED
BH	BUSH HAMMERED	GL	GLASS / GLAZING	PL	PLASTER	TL	TRANSOM LIGHT
BLDG	BUILDING	GYP	GYPSUM	PLY	PLYWOOD	TYP	TYPICAL
BR	BRICK	H	HOLLOW	PLA	PLASTER	T	TREAD
		HDR	HARDENER	POLY	POLYETHYLENE	TBL	TERRAZZO BLOCK
		HM	HOLLOW METAL	PS	PRESSED STEEL	TGL	TEMPERED GLASS
		HP	HIGH POINT	PART	PARTITION	TRD	TRANSLUCENT ROOF DECK
		HPL	HIGH PRESSURE LAMINATE	PC	PRECAST CONCRETE	TGL	TEMPERED GLASS
		HSDG	HERMETICALLY SEALED DOUBLE GLASS	PF	PREFINISHED		
		HT	HEIGHT	PG	PLATE GLASS	U/S	UNDERSIDE
		HC	HOLLOW CORE	PLAM	PLASTIC LAMINATE	ULC	UNDERWRITERS LABORATORIES CANADA
		HDW	HARDWARE	PM	PREFINISHED METAL	UC	UNDERCUT
		HDR	HORIZONTAL	PR	PAIR	UNO	UNLESS NOTED OTHERWISE
		HOR	HOUR	QT	QUARRY TILE	V	VARIES
		HSTG	HERMETICALLY SEALED TRIPLE GLASS			VCB	VENT COVE BASE
		HSEC	HIGH BUILD EPOXY COAT	R	RISER	VERT	VERTICAL
DET	DETAIL	INS/INSUL	INSULATION	RCB	RUBBER COVE BASE	VGB	VINYL GYPSUMBOARD
DG	DOOR GRILLE	INT	INTERIOR	RG	RUBBER STAIR TREAD	VWC	VINYL WALLCOVERING
DR	DOOR	LAM	LAMINATED	RST	RUBBER	VV	VAPOUR BARRIER
DF	DRINKING FOUNTAIN	LIN	LINOLEUM	R	RUBBER	VCT	VINYL COMPOSITE TILE
DN	DOWN	LGL	LAMINATED GLASS	RF	RUBBER FLOOR	VEST	VESTIBULE
DWG	DRAWING	LP	LOW POINT	RSF	RESILIENT SHEET FLOOR	VIT	VITREOUS TILE
EF	EPOXY FLOOR	M or MTL	METAL	RGB	REINFORCED GYPSUMBOARD	W	WALL
ELEC	ELECTRICAL	MDF	MEDIUM DENSITY FIBREBOARD	S	SOLID	WD	WOOD
EQ	EQUAL	MECH	METAL PARTITION	SC	SOLID CORE	WGL	WIRE GLASS
EXP	EXPOSED	MP	MIRROR	SCB	SELF COVE BASE	W	WITH
EXT	EXTERIOR	MR	MIRROR	SF	SHEET FLOORING	WOP	WOOD PANELING
EL	ELEVATION			SHT	SHEET	W/O	WITHOUT
EP	EPOXY PAINT						

SYMBOLS LEGEND:

ROOM NAME	ROOM NAME
[101]	ROOM NUMBER
[101]	DOOR TYPE
[W]	WINDOW TYPE
[E]	WALL TYPE
[F]	ASSEMBLY TYPE
[I]	KEYNOTE
[A]	REVISION TAG
[1] Ref	SECTION NUMBER SHEET SOURCE-SHEET LOCATION
[A1.1] Ref	DETAIL NUMBER SHEET SOURCE-SHEET LOCATION

DRAWING LIST:

ARCHITECTURAL		
ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
PROJECT		
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
COVER SHEET		
SCALE		
As indicated		
DESIGN	• KBA	
DRAWN	• KTA	
DATE	• MARCH 23, 2020	
PROJECT	• 180425	
SHEET NO.	ISSUE / REV. #	
A1.0	1	

ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019

PROJECT
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

DRAWING
COVER SHEET

SCALE
As indicated

DESIGN • KBA
DRAWN • KTA
DATE • MARCH 23, 2020
PROJECT • 180425

SHEET NO. • ISSUE / REV. #
A1.0 • 1

BUILDING CODE ANALYSIS:

THE FOLLOWING CODE REVIEW IS BASED ON THE BRITISH COLUMBIA BUILDING CODE - 2018 EDITION.

PROJECT: 4 - UNITS MULTI-FAMILY RESIDENTIAL DEVELOPMENT

ADDRESS: 1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

- BUILDING AREA INFORMATION:**
BUILDING 7, 8 & 9
GROSS FLOOR AREA : 1001 m² (10,775 ft²)
 MAIN FLOOR AREA : 297 m² (3,192 ft²)
 SECOND FLOOR AREA : 407 m² (4,381 ft²)
 THIRD FLOOR AREA : 297 m² (3,192 ft²)
- MAJOR OCCUPANCY (9.10.2.1):**
 GROUP C - RESIDENTIAL OCCUPANCY (UNDER PART-9 OF BC CODE)
- BUILDING HEIGHT** : 3 STOREYS
- NO. OF STREETS FACING** : 1 STREET
- SPRINKLER SYSTEM**
 YES
- FIRE ALARM SYSTEM**
 3.2.4.1 DETERMINATION OF REQUIREMENT FOR A FIRE ALARM SYSTEM:
 1) A FIRE ALARM SYSTEM SHALL BE INSTALLED IN A BUILDING IN WHICH AN AUTOMATIC SPRINKLER SYSTEM IS INSTALLED.
- FIRE SEPARATIONS:**
 - SEPARATION OF RESIDENTIAL SUITES (9.10.9.1.4.(1)):**
 A SUITE SHALL BE SEPARATED FROM ADJOINING SUITES BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 45 MIN.
 PROVIDED : 45 min. F.R.R. DESIGNED TO FIRE-SEPARATE EACH SUITE.
 - STORAGE GARAGE (9.10.9.1.6.(2)):**
 A STORAGE GARAGE SHALL BE SEPARATED FROM OTHER OCCUPANCIES BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING NOT LESS THAN 1.0 HOURS.
 PROVIDED : 1.0 HOUR F.R.R. DESIGNED TO FIRE-SEPARATE GARAGE & ADJACENT SUITE.
- FIRE-RESISTANCE RATING OF ASSEMBLIES (9.10.8.1):**
 FLOORS : 45 MINS F.R.R.
 ROOFS : NO RATING REQUIRED
 LOAD-BEARING WALLS/ COLUMN ARCHES : 45 MINS F.R.R. OR NON-COMBUSTIBLE
- ASTC & STC RATINGS (9.11.1.1):**
 ASTC RATING : NOT LESS THAN 47
 STC RATING : NOT LESS THAN 50

SITE INFORMATION

PROPOSED USE :	RESIDENTIAL/COMMERCIAL
ZONING :	SUN PEAKS RESORT AREA
BY-LAW # :	1400
BUILDING AREA :	9,576 sq.ft.
PROPERTY AREA :	135,205 sq.ft.
BUILDING SITE COVERAGE :	7.08 %

BUILDING #7

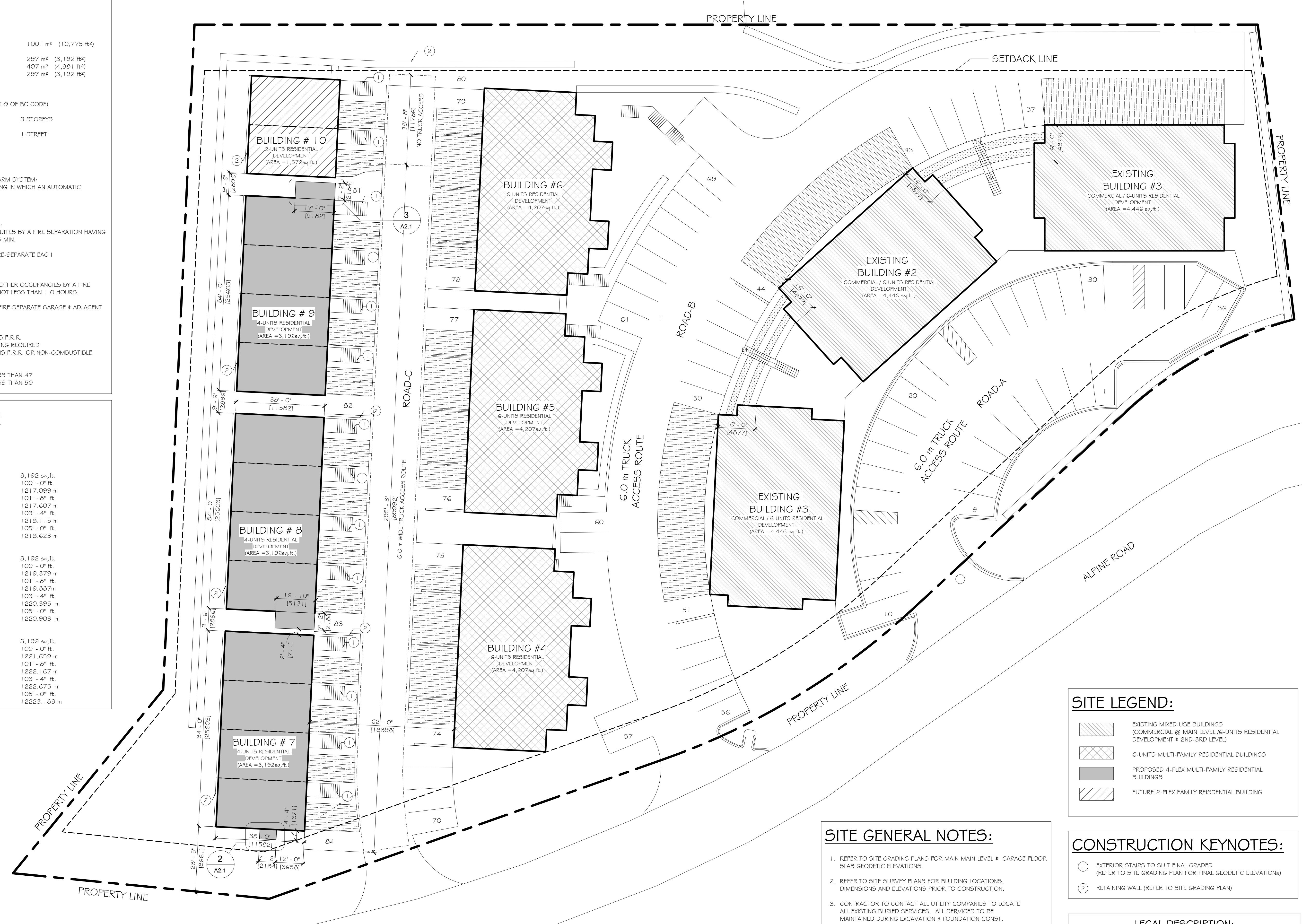
BUILDING AREA :	3,192 sq.ft.
T/O GARAGE SLAB ELEVATION @ SUITE 101 (GRID 1-C) :	100' - 0" ft.
= GEODETIC ELEVATION :	1217.099 m
T/O GARAGE SLAB ELEVATION @ SUITE 102 (GRID 2-C) :	101' - 8" ft.
= GEODETIC ELEVATION :	1217.607 m
T/O GARAGE SLAB ELEVATION @ SUITE 103 (GRID 3-C) :	103' - 4" ft.
= GEODETIC ELEVATION :	1218.115 m
T/O GARAGE SLAB ELEVATION @ SUITE 104 (GRID 4-C) :	105' - 0" ft.
= GEODETIC ELEVATION :	1218.623 m

BUILDING #8

BUILDING AREA :	3,192 sq.ft.
T/O GARAGE SLAB ELEVATION @ SUITE 101 (GRID 1-C) :	100' - 0" ft.
= GEODETIC ELEVATION :	1219.379 m
T/O GARAGE SLAB ELEVATION @ SUITE 102 (GRID 2-C) :	101' - 8" ft.
= GEODETIC ELEVATION :	1219.887 m
T/O GARAGE SLAB ELEVATION @ SUITE 103 (GRID 3-C) :	103' - 4" ft.
= GEODETIC ELEVATION :	1220.395 m
T/O GARAGE SLAB ELEVATION @ SUITE 104 (GRID 4-C) :	105' - 0" ft.
= GEODETIC ELEVATION :	1220.903 m

BUILDING #9

BUILDING AREA :	3,192 sq.ft.
T/O GARAGE SLAB ELEVATION @ SUITE 101 (GRID 1-C) :	100' - 0" ft.
= GEODETIC ELEVATION :	1221.659 m
T/O GARAGE SLAB ELEVATION @ SUITE 102 (GRID 2-C) :	101' - 8" ft.
= GEODETIC ELEVATION :	1222.167 m
T/O GARAGE SLAB ELEVATION @ SUITE 103 (GRID 3-C) :	103' - 4" ft.
= GEODETIC ELEVATION :	1222.675 m
T/O GARAGE SLAB ELEVATION @ SUITE 104 (GRID 4-C) :	105' - 0" ft.
= GEODETIC ELEVATION :	1223.183 m



SITE PLAN
 TRUE NORTH
 1" = 20'-0"

SITE LEGEND:

	EXISTING MIXED-USE BUILDINGS (COMMERCIAL @ MAIN LEVEL / 6-UNITS RESIDENTIAL DEVELOPMENT # 2ND-3RD LEVEL)
	6-UNITS MULTI-FAMILY RESIDENTIAL BUILDINGS
	PROPOSED 4-PLEX MULTI-FAMILY RESIDENTIAL BUILDINGS
	FUTURE 2-PLEX FAMILY RESIDENTIAL BUILDING

- SITE GENERAL NOTES:**
- REFER TO SITE GRADING PLANS FOR MAIN MAIN LEVEL & GARAGE FLOOR SLAB GEODETIC ELEVATIONS.
 - REFER TO SITE SURVEY PLANS FOR BUILDING LOCATIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO LOCATE ALL EXISTING BURIED SERVICES. ALL SERVICES TO BE MAINTAINED DURING EXCAVATION & FOUNDATION CONST.
 - CONTRACTOR RESPONSIBLE FOR HAULING ALL EXCESS MATERIALS
 - CONTRACTOR IS RESPONSIBLE FOR GENERAL SITE CLEAN UP.
 - CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED SURROUNDING AREAS AND MUST MAKE ALL NECESSARY RESTORATIONS AND REPAIRS.
 - REFER TO SPRINKLER ROOM/ELECTRICAL ROOM FLOOR PLAN FOR BUILDINGS #7, #8 AND #9 ON SHEET A2.1

- CONSTRUCTION KEYNOTES:**
- EXTERIOR STAIRS TO SUIT FINAL GRADES (REFER TO SITE GRADING PLAN FOR FINAL GEODETIC ELEVATIONS)
 - RETAINING WALL (REFER TO SITE GRADING PLAN)

LEGAL DESCRIPTION:
 LOT : B
 PLAN : 22444

CIVIC ADDRESS:
 #1240 ALPINE ROAD,
 SUN PEAKS, BC V0E 5N0

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
ISSUE NO.	ISSUED FOR / REVISED/ PLOTTED	DATE
PROJECT		
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
SITE PLAN, BUILDING CODE ANALYSIS		
SCALE		
As indicated		
DESIGN	KBA	
DRAWN	KTA	
DATE	MARCH 23, 2020	
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A1.1	1	

FLOOR PLAN GENERAL NOTES:

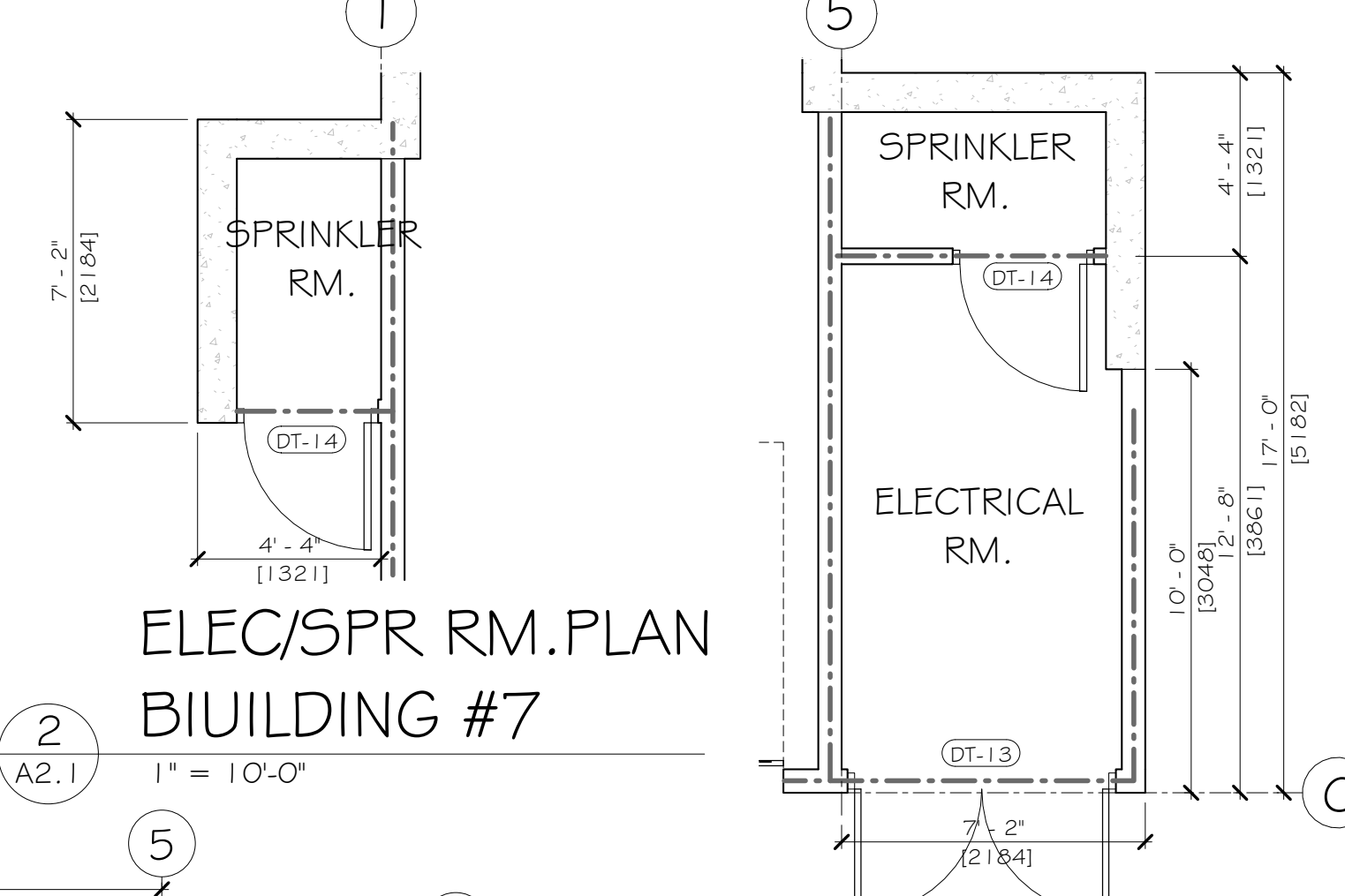
1. ALL FURNITURE IS FOR REFERENCE ONLY AND IS TO BE SUPPLIED BY OWNER.
2. ALL COMBUSTIBLE (WOOD) BALCONY / DECK, COLUMNS, INTERIOR BUILT-UP COLUMNS AND LOAD-BEARING WALLS SUPPORTING 3RD FLOOR / BALCONY / DECK ASSEMBLIES TO BE FIRE-RATED WITH 45 MIN. FIRE-RESISTANCE RATING AND TAKEN TO U/S STRUCTURE ABOVE.
3. VERIFY LOCATIONS, SIZE AND ELEVATIONS OF ALL COLUMNS, BEAMS, LOAD BEARING WALLS & FOUNDATION SYSTEM WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.
4. ALL FIRE RATED WALL ASSEMBLIES TO BE TAKEN TO U/S STRUCTURE & FIRE SEALED IN CONFORMANCE WITH BC BUILDING CODE 2018.
5. ALL MILLWORK TO BE DESIGNED BY OTHERS AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR.
6. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY. FINAL LOCATION MAY VARY ON SITE - CONFIRM WITH ENGINEER.

FIRE SEPARATION LEGEND:

- 1. 1.0 HOUR FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE
 - 2. 45 MIN. FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE
- NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

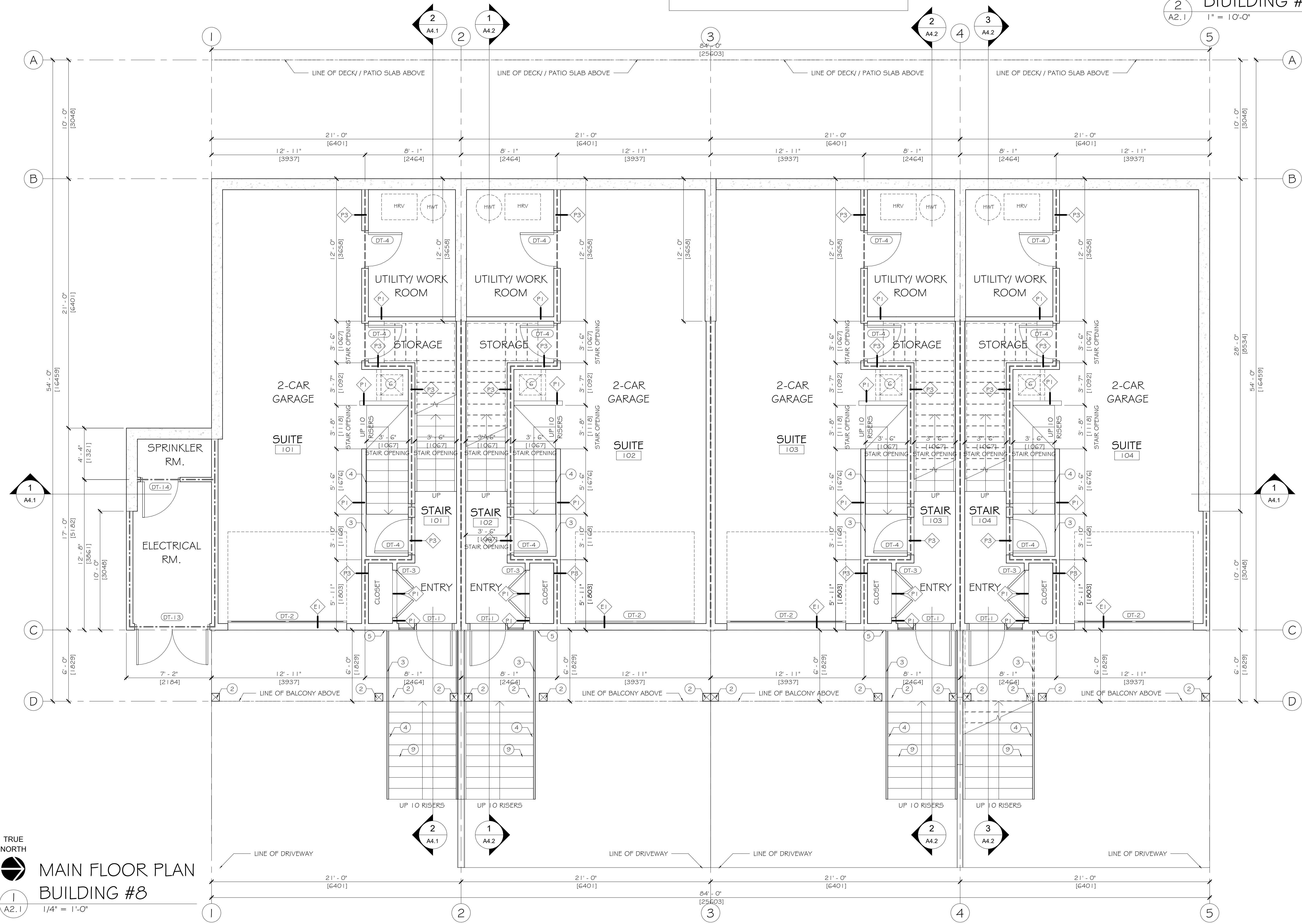
CONSTRUCTION KEYNOTES:

1. 550 x 900mm (22'x36") WEATHER SEALED ATTIC ACCESS HATCH DESIGNED BY ROOF TRUSS MANUFACTURER. FINAL LOCATION MAY VARY ON SITE.
2. PRESSURE TREATED B.U.C. (REFER TO STRUCTURAL DRAWINGS) NOTE: ALL BUILT-UP COLUMNS & BEAMS SUPPORTING FIRE-RATED FLOOR TO BE ENCLOSED WITH 2 LAYERS 12.7mm (1/2") TYPE 'X' GWB TO ACHIEVE 45 MIN. FIRE-RESISTANCE RATING (REFER TO STRUCTURAL DRAWINGS)
3. 1.070mm (42") HIGH POWDER COATED ALUMINUM GUARDRAIL (BLACK PAINT)
4. 914mm (36") HIGH POWDER COATED ALUMINUM HANDRAIL (BLACK PAINT)
5. NON FREEZE HOSE BIB (CONFIRM EXACT LOCATION WITH OWNER).
6. FUTURE DUMBWATER (OPTIONAL AS PER CONTRACT WITH CLIENT)
7. RETAINING WALL (REFER TO CIVIL DRAWINGS)
8. CORNER FIREPLACE (REFER TO ELECTRICAL)
9. PRE-FABRICATED METAL STAIRS



ELEC/SPR RM. PLAN
BUILDING #7
1" = 10'-0"

ELEC/SPR RM. PLAN
BUILDING #9
1/4" = 1'-0"



TRUE NORTH
MAIN FLOOR PLAN
BUILDING #8
1/4" = 1'-0"

WALLYPES

- EXTERIOR WALL TYPES**
- E1. EXTERIOR WALL (LOADBEARING) - 1.0 HOUR F.R.R. EXTERIOR FINISH (REFER TO ELEVATION) LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.) 12.7mm (1/2") PLYWOOD SHEATHING 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 6 MIL POLY VAPOUR BARRIER 1 LAYER 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - E2. EXTERIOR FOUNDATION WALL WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION 1.3mm (1/2") P.T. PLYWOOD PROTECTION BOARD EXTENDS 300mm (12") MINIMUM BELOW GRADE 50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE) DAMPPROOFING 200mm (8") THK. CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.) 25mm (1") AIR SPACE 38mm X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O/C RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 6 MIL POLY VAPOUR BARRIER 1 LAYER 1.6mm (5/8") DRYWALL
 - E3. EXTERIOR FROST WALL FOUNDATION WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION 1.3mm (1/2") P.T. PLYWOOD PROTECTION BOARD EXTENDS 300mm (12") MINIMUM BELOW GRADE 50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR) DAMPPROOFING CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
 - E4. EXTERIOR WALL (NON-LOADBEARING) EXTERIOR FINISH (REFER TO ELEVATION) LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.) 12.7mm (1/2") PLYWOOD SHEATHING 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 6 MIL POLY VAPOUR BARRIER 12.7mm (1/2") PLYWOOD SHEATHING LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.) EXTERIOR FINISH (REFER TO ELEVATION)
- INTERIOR WALL TYPES**
- P1. INTERIOR SOUND RATED WALLS 1 LAYER - 12.7mm (1/2") DRYWALL 38 X 89mm (2" X 4") WOOD STUD FRAMING @ 610mm (24") O/C RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 1 LAYER 12.7mm (1/2") DRYWALL
 - P2. INTERIOR SOUND RATED PLUMBING WALLS 1 LAYER 12.7mm (1/2") DRYWALL 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 610mm (24") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 1 LAYER 12.7mm (1/2") DRYWALL NOTE: USE DENGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND ALL BATHTUBS, TYP.
 - P3. INTERIOR LOAD BEARING WALLS - 45min F.R.R. 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - P4. RESIDENTIAL SUITE SEPARATION WALL - 45min F.R.R. - (LOADBEARING) BC CODE 2018 WALL TYPE - W13b - STC 57 (STC 50 MIN) 1 LAYER 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED 38 X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm (16") O/C RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 25mm (1") AIR SPACE RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 38mm X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm O/C 1 LAYER 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED NOTE: STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
 - P5. GARAGE TO GARAGE SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R. - BC CODE 2018 WALL TYPE - W1b 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - P6. ROOF ATTIC SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R. 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL FIRE TAPED, SANDED PRE-ENGINEERED ROOF TRUSS @ 610mm (24") O/C (DESIGNED BY MANUF.) 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED NOTE: PROVIDE 38x140mm (2x4") WOOD BLOCKING AT DRYWALL JOINTS.

KIRK BANADYGA ARCHITECT INC.

ISSUED FOR 100% CLIENT REVIEW

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
PROJECT		
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
DRAWING		
MAIN LEVEL - FLOOR PLAN BUILDING #7		
SCALE		
As indicated		
DESIGN	KBA	
DRAWN	ITA	
DATE	MARCH 23, 2020	
PROJECT	180425	
SHEET NO.	ISSUE / REV. #	
A2.1	1	

#1 240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

FLOOR PLAN GENERAL NOTES:

1. ALL FURNITURE IS FOR REFERENCE ONLY AND IS TO BE SUPPLIED BY OWNER.
2. ALL COMBUSTIBLE (WOOD) BALCONY / DECK COLUMNS, INTERIOR BUILT-UP COLUMNS AND LOAD-BEARING WALLS SUPPORTING 3rd FLOOR / BALCONY / DECK ASSEMBLIES TO BE FIRE-RATED WITH 45 MIN. FIRE-RESISTANCE RATING AND TAKEN TO U/S STRUCTURE ABOVE.
3. VERIFY LOCATIONS, SIZE AND ELEVATIONS OF ALL COLUMNS, BEAMS, LOAD BEARING WALLS & FOUNDATION SYSTEM WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.
4. ALL FIRE RATED WALL ASSEMBLIES TO BE TAKEN TO U/S STRUCTURE & FIRE SEALED IN CONFORMANCE WITH BC BUILDING CODE 2018.
5. ALL MILLWORK TO BE DESIGNED BY OTHERS AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR.
6. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY. FINAL LOCATION MAY VARY ON SITE - CONFIRM WITH ENGINEER.

FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE
 - 45 MIN. FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE
- NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

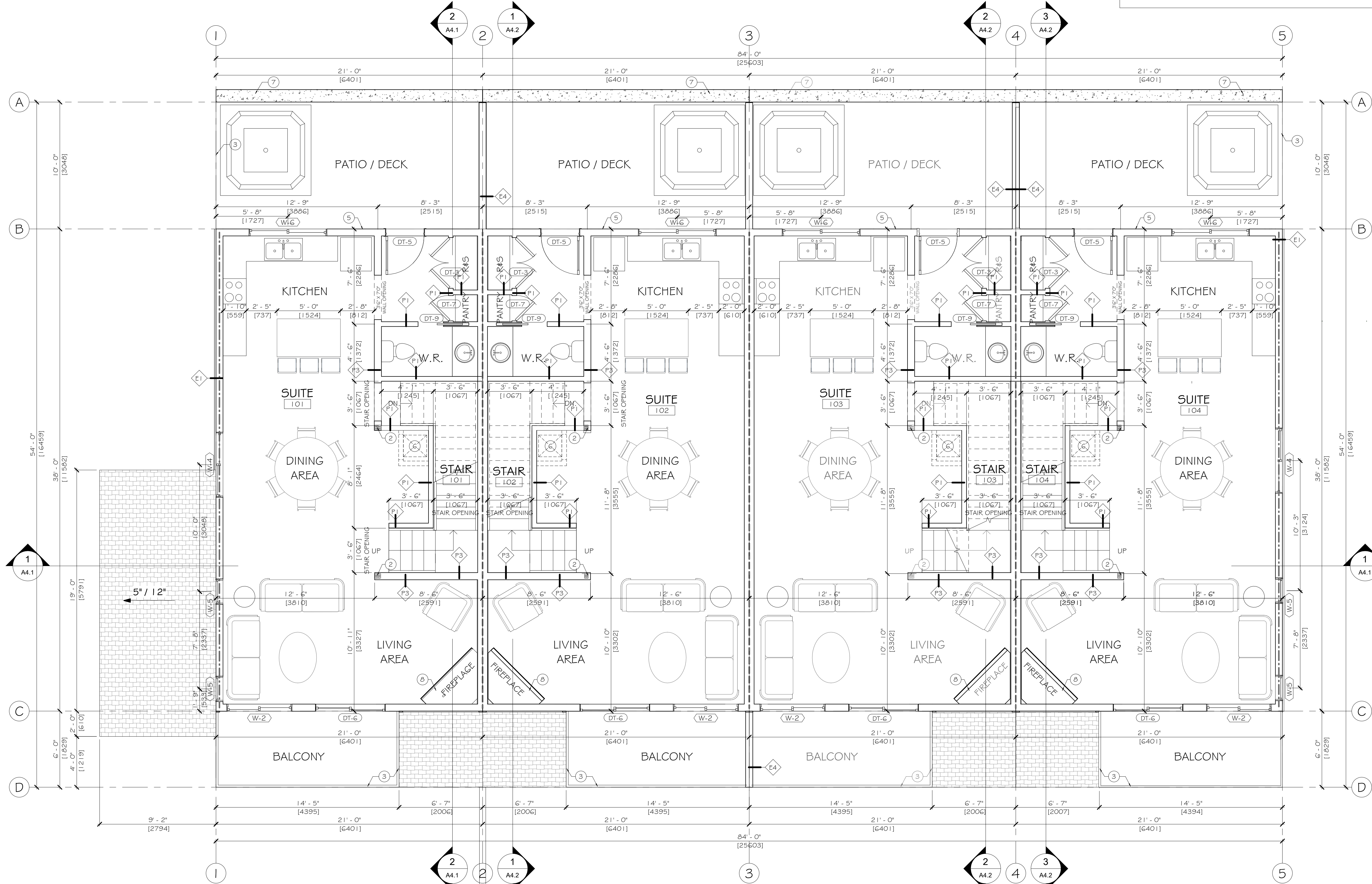
CONSTRUCTION KEYNOTES:

1. 550 x 900mm (2'x3') WEATHER SEALED ATTIC ACCESS HATCH DESIGNED BY ROOF TRUSS MANUFACTURER. FINAL LOCATION MAY VARY ON SITE.
2. PRESSURE TREATED B.U.C. (REFER TO STRUCTURAL DRAWINGS) NOTE: ALL BUILT-UP COLUMNS & BEAMS SUPPORTING FIRE-RATED FLOOR TO BE ENCLOSED WITH 2 LAYERS 1/2" TYPE 'X' GWB TO ACHIEVE 45 MIN. FIRE-RESISTANCE RATING (REFER TO STRUCTURAL DRAWINGS)
3. 1070mm (42") HIGH POWDER COATED ALUMINUM GUARDRAIL (BLACK PAINT)
4. 914mm (36") HIGH POWDER COATED ALUMINUM HANDRAIL (BLACK PAINT)
5. NON FREEZE HOSE BIB (CONFIRM EXACT LOCATION WITH OWNER).
6. FUTURE DUMBWATER (OPTIONAL AS PER CONTRACT WITH CLIENT)
7. RETAINING WALL (REFER TO CIVIL DRAWINGS)
8. CORNER FIREPLACE (REFER TO ELECTRICAL)
9. PRE-FABRICATED METAL STAIRS

WALLTYPES

- EXTERIOR WALL TYPES**
- E1 EXTERIOR WALL (LOADBEARING) - 1.0 HOUR, F.R.R. EXTERIOR FINISH (REFER TO ELEVATION) LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.) 1.27mm (1/2") PLYWOOD SHEATHING 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 6 MIL POLY VAPOUR BARRIER 1 LAYER 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - E2 EXTERIOR FOUNDATION WALL WIRE LATH AND CEMENT / STUCCO FARGING FINISH TO EXPOSED FOUNDATION 13mm (1/2") P.T. PLYWOOD PROTECTION BOARD EXTENDS 300mm (12") MINIMUM BELOW GRADE 50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE) DAMPROOFING 200mm (8") THK. CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.) 25mm (1") AIR SPACE 38mm X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O/C RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 6 MIL POLY VAPOUR BARRIER 1 LAYER 1.6mm (5/8") DRYWALL
 - E3 EXTERIOR FROST WALL FOUNDATION WIRE LATH AND CEMENT / STUCCO FARGING FINISH TO EXPOSED FOUNDATION 13mm (1/2") P.T. PLYWOOD PROTECTION BOARD EXTENDS 300mm (12") MINIMUM BELOW GRADE 50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR) DAMPROOFING CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
 - E4 EXTERIOR WALL (NON-LOADBEARING) EXTERIOR FINISH (REFER TO ELEVATION) LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.) 1.27mm (1/2") PLYWOOD SHEATHING 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 6 MIL POLY VAPOUR BARRIER 1.27mm (1/2") PLYWOOD SHEATHING LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.) EXTERIOR FINISH (REFER TO ELEVATION)
- INTERIOR WALL TYPES**
- P1 INTERIOR SOUND RATED WALLS 1 LAYER 12.7mm (1/2") DRYWALL 38 X 89mm (2" X 4") WOOD STUD FRAMING @ 610mm (24") O/C RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 1 LAYER 12.7mm (1/2") DRYWALL
 - P2 INTERIOR SOUND RATED PLUMBING WALLS 1 LAYER 12.7mm (1/2") DRYWALL 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 610mm (24") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 1 LAYER 12.7mm DRYWALL NOTE: USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND ALL BATHTUBS, TYP.
 - P3 INTERIOR LOAD BEARING WALLS - 45min F.R.R. 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - P4 RESIDENTIAL SUITE SEPARATION WALL - 45min F.R.R. - LOADBEARING - BC CODE 2018 WALL TYPE - W13b - STC 57 (STC 50 MIN) 1 LAYER 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED 38 X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm (16") O/C RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 25mm (1") AIR SPACE RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 38mm X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm O/C 1 LAYER 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED NOTE: STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
 - P5 GARAGE TO GARAGE SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R. - BC CODE 2018 WALL TYPE : W1b 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - PC ROOF ATTIC SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R. 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED PRE-ENGINEERED ROOF TRUSS @ 610mm (24") O/C (DESIGNED BY MANUF.) 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED NOTE: PROVIDE 38x140mm (2x4) WOOD BLOCKING AT DRYWALL JOINTS.

- TYPICAL FLOOR PLAN GENERAL NOTES:**
1. USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND BATHTUBS, TYPICAL ON ALL RESIDENTIAL SUITES BATHROOMS / ENSUITES.
 2. REQUIRE MIN. DOUBLE STUDS EA. SIDE OF ALL DOOR & WINDOW OPENINGS UNLESS OTHERWISE NOTED.
 3. CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
 4. DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF CAST-IN PLACE CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.



1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
ISSUE NO.	ISSUED FOR / REVISED/ PLOTTED	DATE
PROJECT		
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
SECOND LEVEL - FLOOR PLAN		
SCALE		
1/4" = 1'-0"		
DESIGN	KSA	
DRAWN	KTA	
DATE	MARCH 23, 2020	
PROJECT	180425	
SHEET NO.	ISSUE / REV. #	
A2.2	1	

TRUE NORTH

SECOND FLOOR PLAN
 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES:

1. ALL FURNITURE IS FOR REFERENCE ONLY AND IS TO BE SUPPLIED BY OWNER.
2. ALL COMBUSTIBLE (WOOD) BALCONY / DECK COLUMNS, INTERIOR BUILT-UP COLUMNS AND LOAD-BEARING WALLS SUPPORTING 3rd FLOOR / BALCONY / DECK ASSEMBLIES TO BE FIRE-RATED WITH 45 MIN. FIRE-RESISTANCE RATING AND TAKEN TO U/S STRUCTURE ABOVE.
3. VERIFY LOCATIONS, SIZE AND ELEVATIONS OF ALL COLUMNS, BEAMS, LOAD BEARING WALLS & FOUNDATION SYSTEM WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.
4. ALL FIRE RATED WALL ASSEMBLIES TO BE TAKEN TO U/S STRUCTURE & FIRE SEALED IN CONFORMANCE WITH BC BUILDING CODE 2018.
5. ALL MILLWORK TO BE DESIGNED BY OTHERS AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR.
6. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY. FINAL LOCATION MAY VARY ON SITE - CONFIRM WITH ENGINEER.

FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE
 - 45 MIN. FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE
- NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

CONSTRUCTION KEYNOTES:

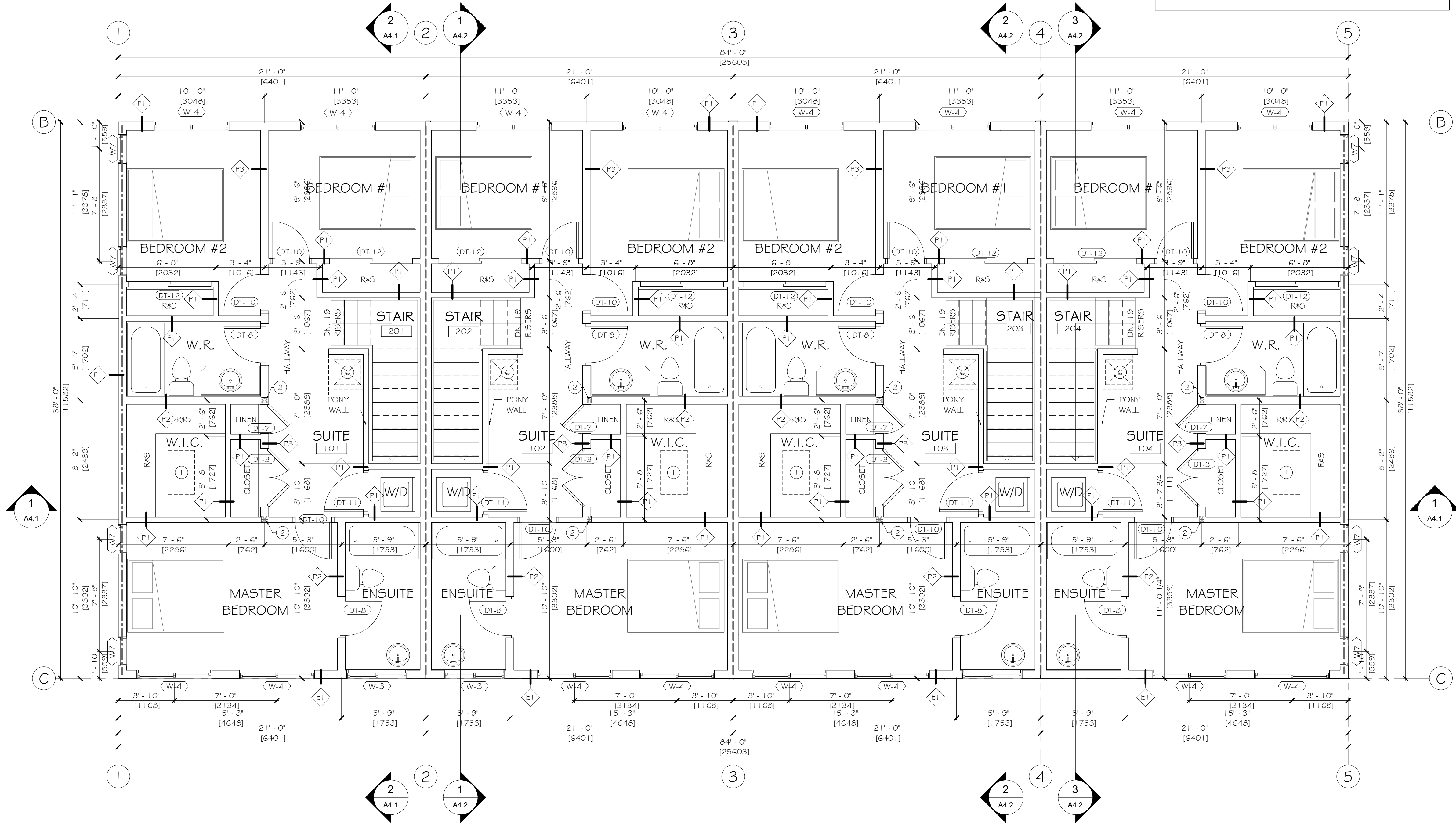
- 1 550 x 900mm (22"x36") WEATHER SEALED ATTIC ACCESS HATCH DESIGNED BY ROOF TRUSS MANUFACTURER. FINAL LOCATION MAY VARY ON SITE.
- 2 PRESSURE TREATED D.U.C. (REFER TO STRUCTURAL DRAWINGS)
NOTE: ALL BUILT-UP COLUMNS & BEAMS SUPPORTING FIRE-RATED FLOOR TO BE ENCLOSED WITH 2 LAYERS 12.7mm (1/2") TYPE 'X' GNB TO ACHIEVE 45 MIN. FIRE-RESISTANCE RATING (REFER TO STRUCTURAL DRAWINGS)
- 3 1070mm (42") HIGH POWDER COATED ALUMINUM HANDRAIL (BLACK PAINT)
- 4 914mm (36") HIGH POWDER COATED ALUMINUM GUARDRAIL (BLACK PAINT)
- 5 NON FREEZE HOSE BIB (CONFIRM EXACT LOCATION WITH OWNER)
- 6 FUTURE DUMBWAITER (OPTIONAL AS PER CONTRACT WITH CLIENT)
- 7 RETAINING WALL (REFER TO CIVIL DRAWINGS)
- 8 CORNER FIREPLACE (REFER TO ELECTRICAL)
- 9 PRE-FABRICATED METAL STAIRS

WALLTYPES

- EXTERIOR WALL TYPES**
- E1 EXTERIOR WALL (LOADBEARING) - 1.0 HOUR F.R.R.
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - E2 EXTERIOR FOUNDATION WALL
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
1.3mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (1'2") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE)
DAMP-PROOFING
200mm (8") THK. CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.)
25mm (1") AIR SPACE
38mm X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
6 MIL POLY VAPOUR BARRIER
1 LAYER 16mm (5/8") DRYWALL
 - E3 EXTERIOR FROST WALL FOUNDATION
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
1.3mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (1'2") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR)
DAMP-PROOFING
CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
 - E4 EXTERIOR WALL (NON-LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
12.7mm (1/2") PLYWOOD SHEATHING
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
EXTERIOR FINISH (REFER TO ELEVATION)
- INTERIOR WALL TYPES**
- P1 INTERIOR SOUND RATED WALLS
1 LAYER - 12.7mm (1/2") DRYWALL
38 X 89mm (2" X 4") WOOD STUD FRAMING @ 610mm (24") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
1 LAYER 12.7mm (1/2") DRYWALL
 - P2 INTERIOR SOUND RATED PLUMBING WALLS
1 LAYER 12.7mm (1/2") DRYWALL
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 610mm (24") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm (1/2") DRYWALL
NOTE:
USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL
BEHIND ALL BATHTUBS, TYP.
 - P3 INTERIOR LOAD BEARING WALLS - 45min F.R.R.
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - P4 RESIDENTIAL SUITE SEPARATION WALL - 45min F.R.R. - LOADBEARING - BC CODE 2018 WALL TYPE - W13b - STC 57 (STC 50 MIN)
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
25mm (1") AIR SPACE
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
38mm X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm O/C
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE:
STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE
ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
 - P5 GARAGE TO GARAGE SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R. - BC CODE 2018 WALL TYPE - W13
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - P6 ROOF ATTIC SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R.
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL FIRE TAPED, SANDED
PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O/C (DESIGNED BY MANUF.)
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED
NOTE:
PROVIDE 38x140mm (2x4) WOOD BLOCKING AT DRYWALL JOINTS.

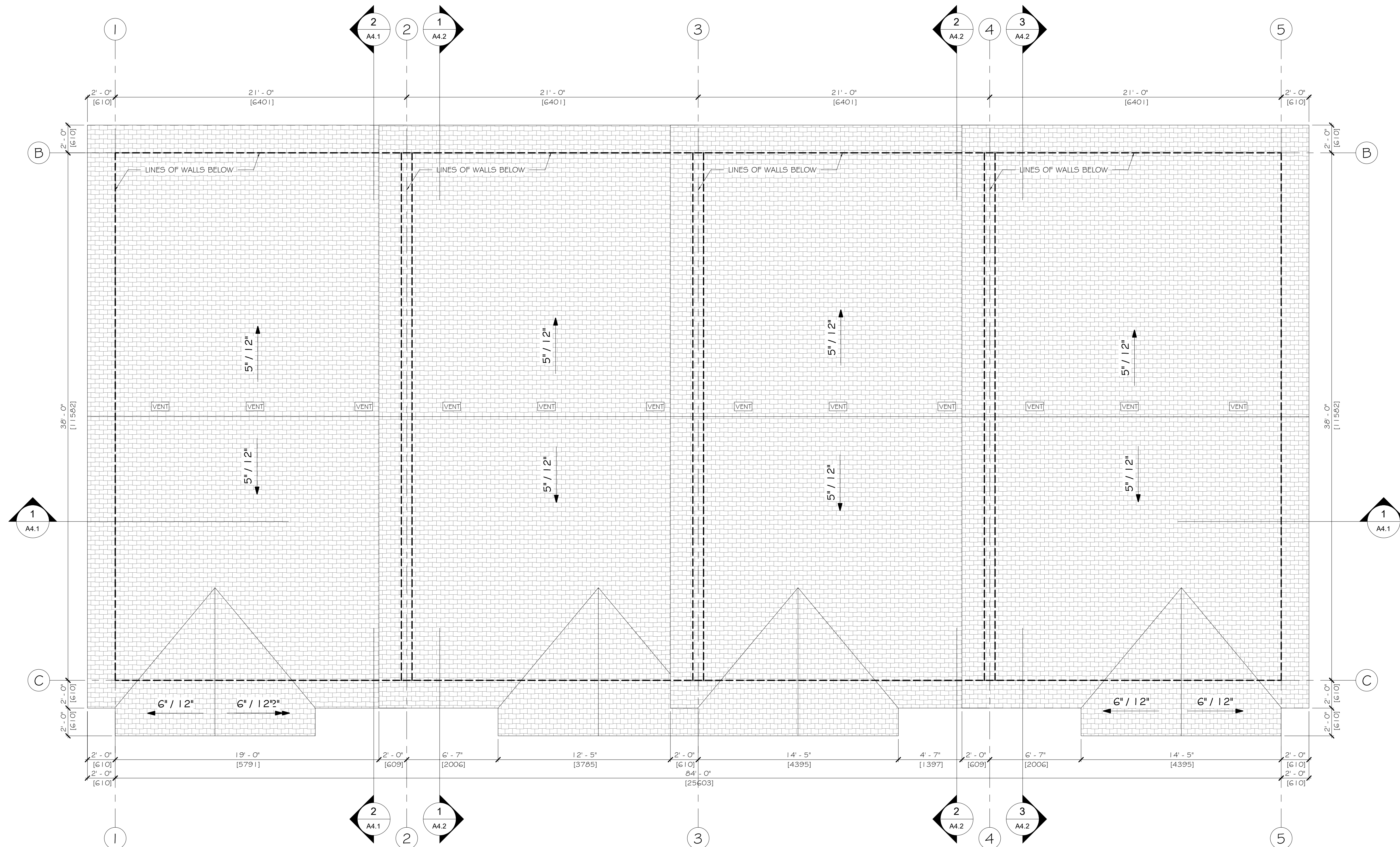
TYPICAL FLOOR PLAN GENERAL NOTES:

1. USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND BATHTUBS, TYPICAL ON ALL RESIDENTIAL SUITES BATHROOMS / ENSUITES.
2. REQUIRE MIN. DOUBLE STUDS EA. SIDE OF ALL DOOR & WINDOW OPENINGS UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
4. DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF CAST-IN PLACE CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.



TRUE NORTH
THIRD FLOOR PLAN
1/4" = 1'-0"

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
PROJECT		
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
DRAWING		
THIRD LEVEL - FLOOR PLAN		
SCALE		
1/4" = 1'-0"		
DESIGN	• Approver	
DRAWN	• KTA	
DATE	• MARCH 23, 2020	
PROJECT	• 180425	
SHEET NO.	ISSUE / REV. #	
A2.3	1	



WALL TYPES

ROOF ATTIC WALL

RF6 ROOF ATTIC SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.S.
 1 LAYER 12.7mm (1/2") TYPE X DRYWALL FIRE TAPED, SANDED
 PRE-ENGINEERED ROOF TRUSS @ 610mm (24") OC (DESIGNED BY MANUF.)
 1 LAYER 12.7mm (1/2") TYPE-X DRYWALL - FIRE TAPED, SANDED
 NOTE:
 PROVIDE 35x140mm (2x4") WOOD BLOCKING AT DRYWALL JOINTS.

TYPICAL FLOOR PLAN GENERAL NOTES:

1. ALL COMBUSTIBLE (WOOD) BALCONY / DECK, COLUMNS, INTERIOR BUILT-UP COLUMNS AND LOAD-BEARING WALLS SUPPORTING 3rd FLOOR / BALCONY / DECK ASSEMBLIES TO BE FIRE-RATED WITH 45 MIN. FIRE-RESISTANCE RATING AND TAKEN TO US STRUCTURE.
2. USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND BATHTUBS, TYPICAL ON ALL RESIDENTIAL SUITES BATHROOMS / ENSUITES.
3. REQUIRE MIN. DOUBLE STUDS EA. SIDE OF ALL DOOR & WINDOW OPENINGS UNLESS OTHERWISE NOTED.
4. ALL PARTITIONS ON CONCRETE SLAB & NOT ON FOUNDATION TO HAVE A 2" FLOAT SPACE TO US STRUCTURE.
5. ALL FIRE RATED WALL ASSEMBLIES TO BE TAKEN TO US STRUCTURE & FIRE SEALED IN CONFORMANCE WITH BC BUILDING CODE 2015.

VENTING:

CONTRACTOR TO ENSURE THE UNOBSTRUCTED VENT AREA TO BE A MINIMUM OF 1/500 OF THE INSULATED CEILING AREA FOR ROOFS WITH A SLOPE GREATER THAN 1 IN 6 AND MINIMUM OF 1/150 OF THE INSULATED CEILING AREA FOR ROOF WITH A SLOPE OF 1 IN 6 OR LESS. VENTS MAY BE ROOF TYPE, EAVE TYPE, GABLE-END TYPE, OR IN COMBINATION. THEY SHALL BE DISTRIBUTED UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING, WITH A MINIMUM OF 25% OF THE REQUIRED OPENING LOCATED AT THE TOP OF THE SPACE AND A MINIMUM OF 25% OF THE REQUIRED OPENING LOCATED AT THE BOTTOM OF THE SPACE. ALL VENTS TO COMPLY WITH CAN3-A93-M "NATIONAL AIRFLOW VENTILATORS FOR BUILDINGS"

SOFFIT NOTES:

SOFFITS, FASCIA, EAVESTROUGHS & DOWNSPOUTS TO BE PREFINISHED METAL EXCEPT FOR EXIT STAIRS TO BE HARDI-SOFFIT FIBER CEMENT BOARD CW MINIMUM OF 25 FLAME SPREAD RATING. WHERE ROOF SOFFITS PROJECT TO LESS THAN 1.2 METERS FROM THE PROPERTY LINE, THE CENTER LINE OF A LANE OR PUBLIC THOROUGHFARE OR AN IMAGINARY LINE BETWEEN TWO BUILDINGS OR FIRE COMPARTMENTS ON THE SAME PROPERTY THEY SHALL BE PROTECTED BY UNVENTED ALUMINUM CONFORMING TO CAN605B-93.2-M, "PREFINISHED ALUMINUM SIDING, SOFFITS, AND FASCIA, FOR RESIDENTIAL USE."

FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS CONSTRUCTED TO US OF STRUCTURE
- 45 MIN. FIRE SEPARATION WALLS CONSTRUCTED TO US OF STRUCTURE

NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

TRUE NORTH
ROOF PLAN
 1/4" = 1'-0"

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
ISSUE NO.	ISSUED FOR / REVISED/ PLOTTED	DATE

PROJECT
 4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

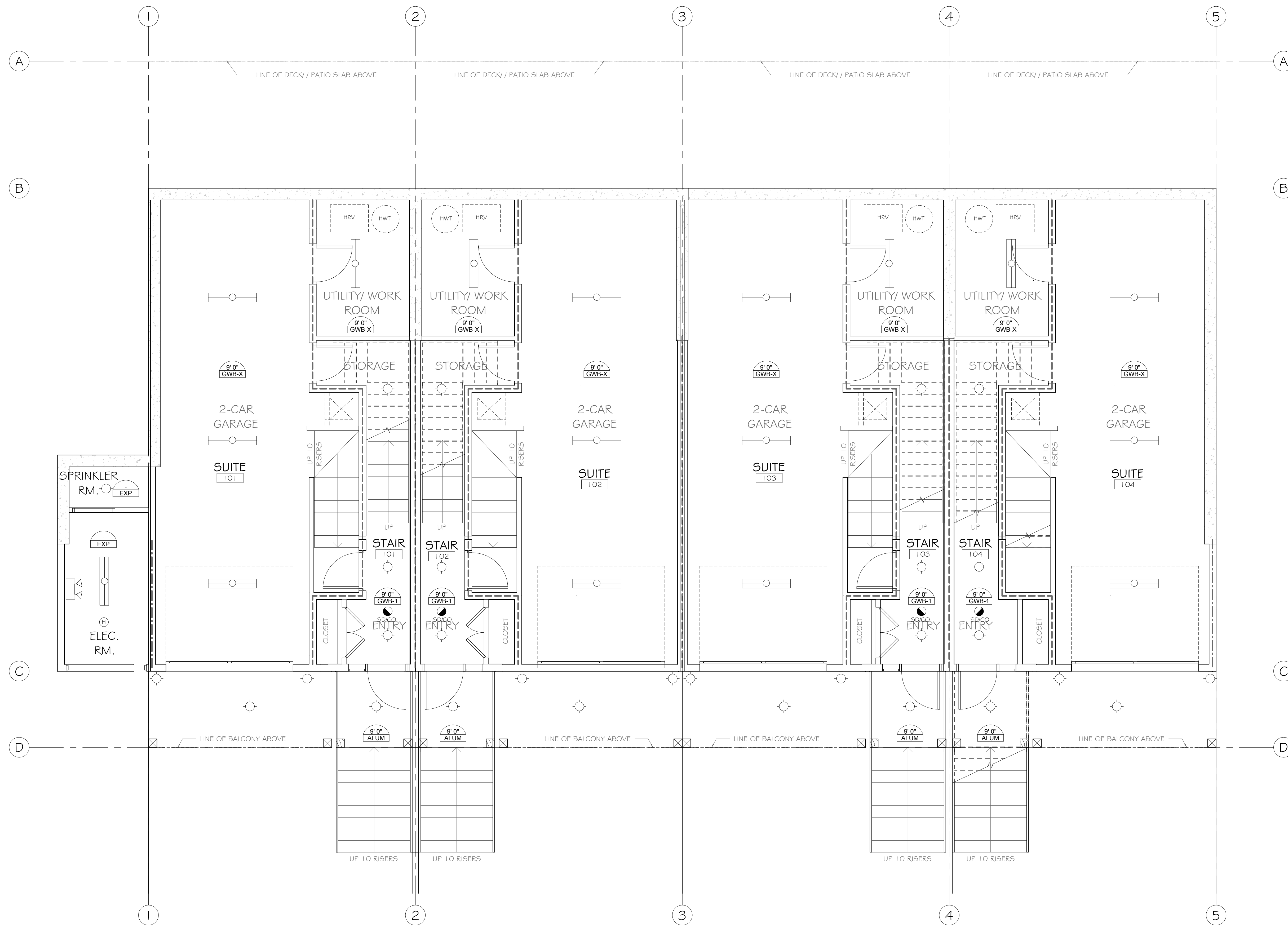
DRAWING
 ROOF PLAN

SCALE
 1/4" = 1'-0"

DESIGN • Approver
 DRAWN • KTA
 DATE • MARCH 23, 2020
 PROJECT • 180425

SHEET NO. • ISSUE / REV. #

A2.4 | **1**



CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- INCANDESCENT FIXTURE-SURFACE MOUNT
- INCANDESCENT WALL MOUNT FIXTURE-1
- INCANDESCENT WALL MOUNT FIXTURE-2
- POT LIGHT FIXTURE
- LED/FLUORESCENT LIGHT FIXTURE-SURFACE MOUNT
- SMOKE DETECTOR - WIRED
- HEAT DETECTOR
- TWO-IN-ONE SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- FIRE ALARM PULL STATION
- FIRE ALARM HORN STROBE
- EMERGENCY LIGHT (BATTERY OPERATED)
- EXIT SIGN
- WALL MOUNTED FIRE EXTINGUISHER

CEILING MATERIAL LEGEND:

- HEIGHT mm A.F.F. (AS INDICATED)
CEILING TYPE (AS INDICATED BELOW)
- PAINTED GYPSUM BOARD CEILING
- PAINTED BULKHEAD FINISHED WITH GYPSUM BOARD
(BULKHEAD SIZE & LOCATION MAY VARY ON SITE)
- PAINTED FIRE-RATED (TYPE-X) GYPSUM BOARD CEILING
- HARDI-SOFFIT PANELS TYPICAL ON ALL EXTERIOR EXIT STAIRS
& BALCONY AREAS
- VENTED ALUMINUM / METAL SOFFIT PANELS
- EXPOSED CONCRETE SLAB TO U/S OF SECOND FLOOR
- VAULTED CEILING (4/12) SLOPE

**REFLECTED CEILING PLAN
GENERAL NOTES:**

1. ALL CEILING HEIGHTS ARE TO BE TAKEN FROM TOP OF FINISHED FLOOR ON EACH FLOOR LEVEL.
2. CEILINGS NOT LABELLED WITH A CEILING HEIGHT KEYNOTE ARE TO BE EXPOSED.
3. COORDINATE ALL BULKHEADS ON SITE WITH MECHANICAL / ELECTRICAL EQUIPMENT LAYOUT & DUCTING/VENTING REQUIREMENTS.
4. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR. FINAL LOCATION MAY VARY ON SITE.
5. COORDINATE ALL CEILING MOUNTED FIXTURES WITH SPRINKLER SYSTEM LAYOUT (TO BE PROVIDED BY SPRINKLER CONTRACTOR).
6. REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR MECHANICAL & ELECTRICAL EQUIPMENT FIXTURES.
7. COORDINATE DEVICE & EQUIPMENT LOCATIONS WITH ALL TRADES PRIOR TO ROUGH-IN AND INSTALLATION.
8. FIRE PROTECTION SYSTEM TO BE DESIGN AS PER NFPA 13 LATEST EDITION.
9. ALL VENTILATION EQUIPMENT AND DUCTWORK TO BE SUPPORTED FROM ABOVE STRUCTURE. PROVIDE VIBRATION ISOLATORS AND FLEX CONNECTORS AT ALL LOCATIONS.
10. FIRE EXTINGUISHER MODEL TO BE NATIONAL FIRE EQUIPMENT MODEL NO. ABC 10G FIRE EXTINGUISHER 4A-60BC, 19 LB. CW MOUNTING BRACKET, UL AND ULC LISTED.

FINISHES GENERAL NOTES:

1. ROOM FINISHES TO BE DETERMINED AND FINALIZED BY OWNER AND APPROVED BY ARCHITECT.
2. THRESHOLD / FLOORING TRANSITION REQUIRED AT MATERIAL TRANSITION.
3. ALL COLOURS AND FINISHES SPECIFIED BY OWNER AND NOT INCLUDED IN THIS PACKAGE.

FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE
- 45 MIN. FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE

NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

ABBREVIATIONS:

- ACT ACOUSTIC CEILING TILE
- APD ACOUSTIC PANEL MOUNTED TO U/S OF DECK
- DAF DROPPED ACOUSTIC PANEL
- EXP EXPOSED CEILING
- GWB GYPSUM WALL BOARD
- MSP METAL SOFFIT PANELS
- FE FIRE EXTINGUISHER



MAIN FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
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ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
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PROJECT
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

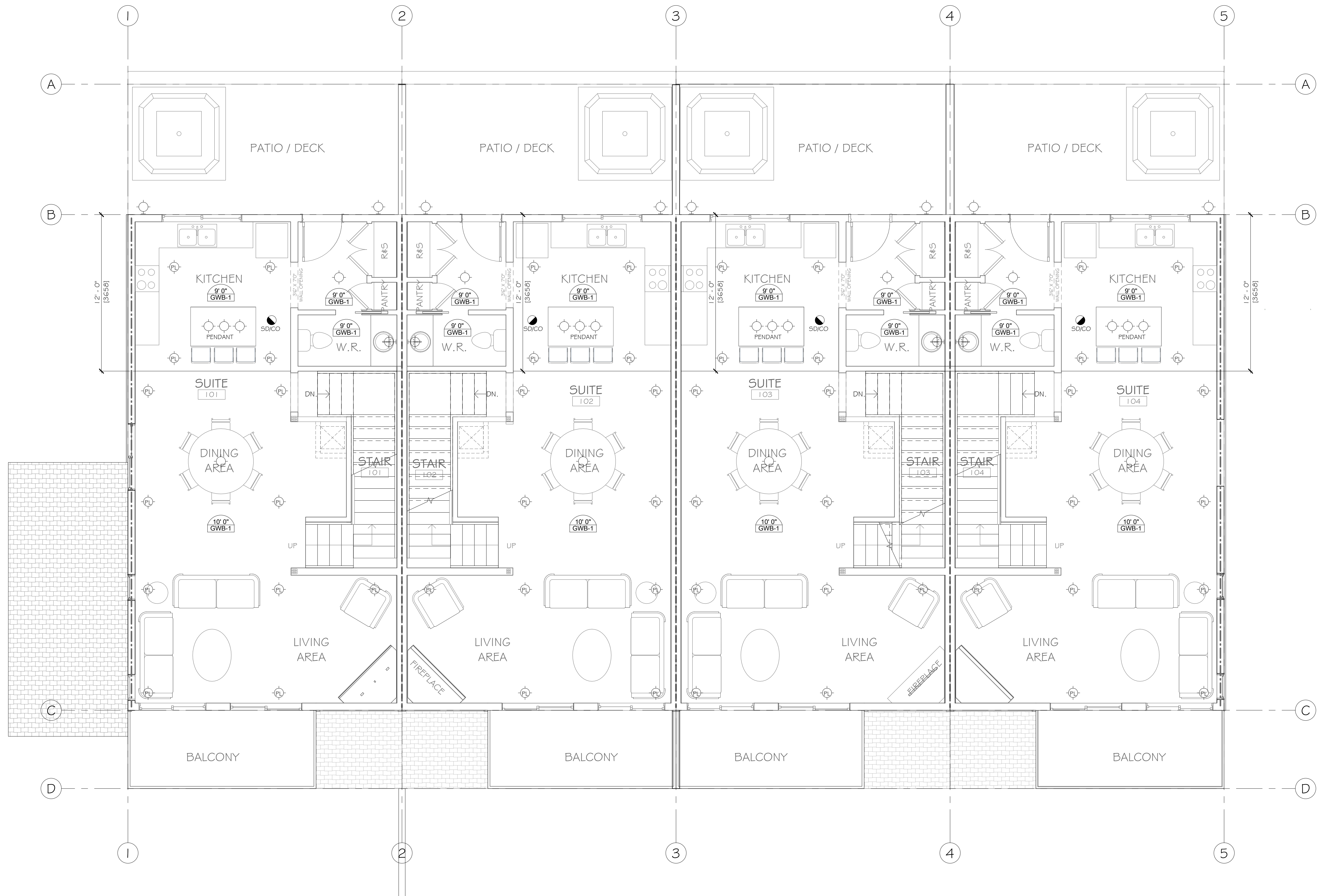
DRAWING
MAIN FLOOR - REFLECTED CEILING PLAN

SCALE
1/4" = 1'-0"

DESIGN • KBA
DRAWN • KTA
DATE • MARCH 23, 2020
PROJECT • 180425

SHEET NO. • ISSUE / REV. #

A2.5 | **1**



CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- INCANDESCENT FIXTURE-SURFACE MOUNT
- INCANDESCENT WALL MOUNT FIXTURE-1
- INCANDESCENT WALL MOUNT FIXTURE-2
- POT LIGHT FIXTURE
- LED/ FLUORESCENT LIGHT FIXTURE-SURFACE MOUNT
- SMOKE DETECTOR - WIRED
- HEAT DETECTOR
- TWO-IN-ONE SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- FIRE ALARM FULL STATION
- FIRE ALARM HORN STROBE
- EMERGENCY LIGHT (BATTERY OPERATED)
- EXIT SIGN
- WALL MOUNTED FIRE EXTINGUISHER

CEILING MATERIAL LEGEND:

- HEIGHT mm A.F.F. (AS INDICATED)
CEILING TYPE (AS INDICATED BELOW)
- PAINTED GYPSUM BOARD CEILING
- PAINTED BULKHEAD FINISHED WITH GYPSUM BOARD
(BULKHEAD SIZE & LOCATION MAY VARY ON SITE)
- PAINTED FIRE-RATED (TYPE-X) GYPSUM BOARD CEILING
- HARDI-SOFFIT PANELS TYPICAL ON ALL EXTERIOR EXIT STAIRS
& BALCONY AREAS
- VENTED ALUMINIUM / METAL SOFFIT PANELS
- EXPOSED CONCRETE SLAB TO U/S OF SECOND FLOOR
- VAULTED CEILING (4/12) SLOPE

**REFLECTED CEILING PLAN
GENERAL NOTES:**

1. ALL CEILING HEIGHTS ARE TO BE TAKEN FROM TOP OF FINISHED FLOOR ON EACH FLOOR LEVEL.
2. CEILINGS NOT LABELLED WITH A CEILING HEIGHT KEYNOTE ARE TO BE EXPOSED.
3. COORDINATE ALL BULKHEADS ON SITE WITH MECHANICAL / ELECTRICAL EQUIPMENT LAYOUT & DUCTING/VENTING REQUIREMENTS.
4. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR. FINAL LOCATION MAY VARY ON SITE.
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6. REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR MECHANICAL & ELECTRICAL EQUIPMENT FIXTURES.
7. COORDINATE DEVICE & EQUIPMENT LOCATIONS WITH ALL TRADES PRIOR TO ROUGH-IN AND INSTALLATION.
8. FIRE PROTECTION SYSTEM TO BE DESIGN AS PER NFPA 13 LATEST EDITION.
9. ALL VENTILATION EQUIPMENT AND DUCTWORK TO BE SUPPORTED FROM ABOVE STRUCTURE. PROVIDE VIBRATION ISOLATORS AND FLEX CONNECTORS AT ALL LOCATIONS.
10. FIRE EXTINGUISHER MODEL TO BE NATIONAL FIRE EQUIPMENT MODEL NO. ABC 10G FIRE EXTINGUISHER 4A-60BC, 1.9 LB. CW MOUNTING BRACKET, UL AND ULC LISTED.

FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE
- 45 MIN. FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE

ABBREVIATIONS:

- ACT ACOUSTIC CEILING TILE
- APD ACOUSTIC PANEL MOUNTED TO U/S OF DECK
- DAP DROPPED ACOUSTIC PANEL
- EXP EXPOSED CEILING
- GWB GYPSUM WALL BOARD
- MSP METAL SOFFIT PANELS
- FE FIRE EXTINGUISHER

FINISHES GENERAL NOTES:

1. ROOM FINISHES TO BE DETERMINED AND FINALIZED BY OWNER AND APPROVED BY ARCHITECT.
2. THRESHOLD / FLOORING TRANSITION REQUIRED AT MATERIAL TRANSITION.
3. ALL COLOURS AND FINISHED SPECIFIED BY OWNER AND NOT INCLUDED IN THIS PACKAGE.

TRUE NORTH
1
A2.6
1/4" = 1'-0"
SECOND FLOOR REFLECTED CEILING PLAN

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
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ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
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PROJECT
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

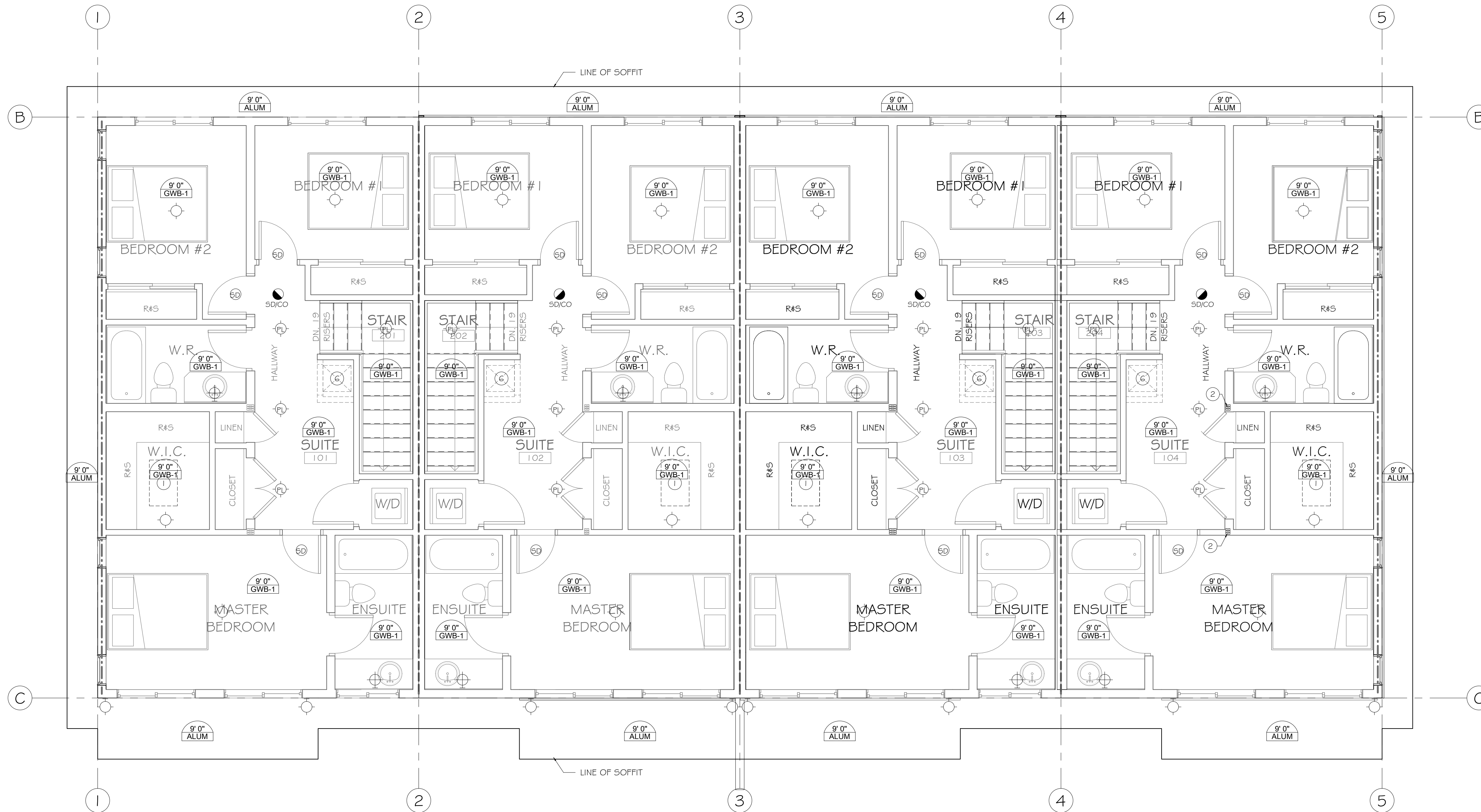
DRAWING
SECOND FLOOR - REFLECTED CEILING PLAN

SCALE
1/4" = 1'-0"

DESIGN: KBA
DRAWN: KTA
DATE: MARCH 23, 2020
PROJECT: 180425

SHEET NO. ISSUE / REV. #

A2.6 **1**



CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- INCANDESCENT FIXTURE-SURFACE MOUNT
- INCANDESCENT WALL MOUNT FIXTURE-1
- INCANDESCENT WALL MOUNT FIXTURE-2
- POT LIGHT FIXTURE
- LED FLUORESCENT LIGHT FIXTURE-SURFACE MOUNT
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- TWO-IN-ONE SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- FIRE ALARM PULL STATION
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- EMERGENCY LIGHT (BATTERY OPERATED)
- EXIT SIGN
- WALL MOUNTED FIRE EXTINGUISHER

CEILING MATERIAL LEGEND:

- HEIGHT mm A.F.F. (AS INDICATED)
CEILING TYPE (AS INDICATED BELOW)
- PAINTED GYPSUM BOARD CEILING
- PAINTED BULKHEAD FINISHED WITH GYPSUM BOARD
(BULKHEAD SIZE & LOCATION MAY VARY ON SITE)
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- HARDI-SOFFIT PANELS TYPICAL ON ALL EXTERIOR EXIT STAIRS
& BALCONY AREAS
- VENTED ALUMINUM / METAL SOFFIT PANELS
- EXPOSED CONCRETE SLAB TO U/S OF SECOND FLOOR
- VAULTED CEILING (4/12) SLOPE

**REFLECTED CEILING PLAN
GENERAL NOTES:**

1. ALL CEILING HEIGHTS ARE TO BE TAKEN FROM TOP OF FINISHED FLOOR ON EACH FLOOR LEVEL.
2. CEILINGS NOT LABELLED WITH A CEILING HEIGHT KEYNOTE ARE TO BE EXPOSED.
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4. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR. FINAL LOCATION MAY VARY ON SITE.
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6. REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR MECHANICAL & ELECTRICAL EQUIPMENT FIXTURES.
7. COORDINATE DEVICE & EQUIPMENT LOCATIONS WITH ALL TRADES PRIOR TO ROUGH-IN AND INSTALLATION.
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10. FIRE EXTINGUISHER MODEL TO BE NATIONAL FIRE EQUIP MET MODEL NO. ABC10G FIRE EXTINGUISHER 4A-GOBC, 1.9 LB. CW MOUNTING BRACKET. UL AND ULIC LISTED.

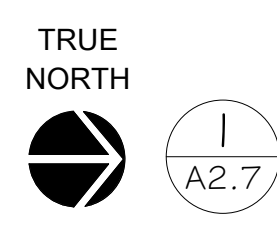
FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE
- 45 MIN. FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE

NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

FINISHES GENERAL NOTES:

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2. THRESHOLD / FLOORING TRANSITION REQUIRED AT MATERIAL TRANSITION.
3. ALL COLOURS AND FINISHED SPECIFIED BY OWNER AND NOT INCLUDED IN THIS PACKAGE.



THIRD FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

ABBREVIATIONS:

- ACT ACOUSTIC CEILING TILE
- APD ACOUSTIC PANEL MOUNTED TO U/S OF DECK
- DAP DROPPED ACOUSTIC PANEL
- EXP EXPOSED CEILING
- GWB GYPSUM WALL BOARD
- MSP METAL SOFFIT PANELS
- FE FIRE EXTINGUISHER

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
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PROJECT
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

DRAWING
THIRD FLOOR - REFLECTED CEILING PLAN

SCALE
1/4" = 1'-0"

DESIGN • KBA
DRAWN • KTA
DATE • MARCH 23, 2020
PROJECT • 180425

SHEET NO. • ISSUE / REV. #

A2.7 | **1**

EXTERIOR FINISH LEGEND:

NOTE: MATERIAL COLOUR SELECTION AS PER OWNER / CONTRACTOR AND APPROVED BY ARCHITECT.

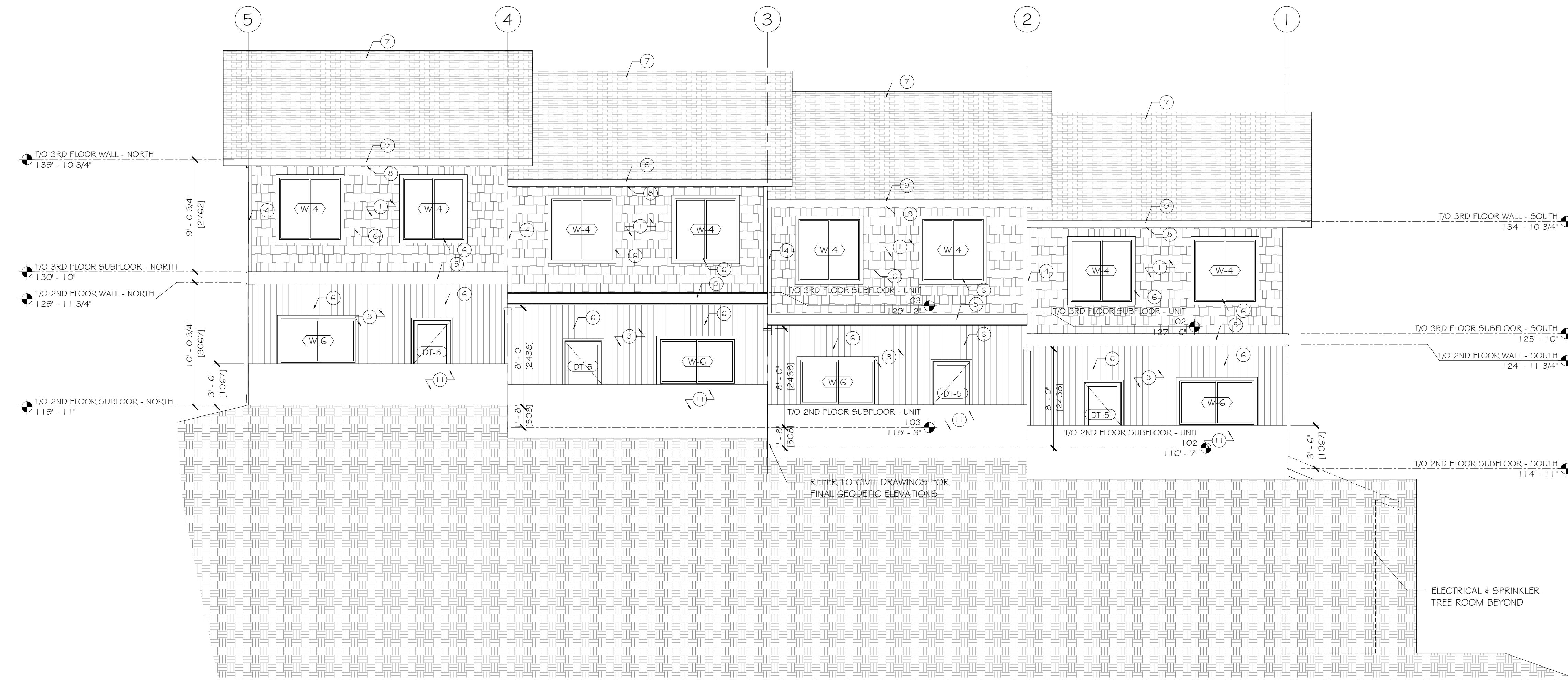
- ① HARDIESHINGLE SIDING, STAGGERED EDGE PANEL - LIGHT MIST BY JAMES HARDIE
- ② HARDIEPLANK LAP SIDING CEDARMILL - CHESHUT BROWN FINISH BY JAMES HARDIE
- ③ HARDIEPANEL VERTICAL SIDING (BOARD & BATTEN), SMOOTH - AGED PEWTER FINISH BY JAMES HARDIE
- ④ 3.5" HARDIE TRIM BOARDS 4/4 SMOOTH - IRON GRAY FINISH BY JAMES HARDIE
- ⑤ 1.5" HARDIE TRIM BOARDS 4/4 SMOOTH - IRON GRAY FINISH BY JAMES HARDIE
- ⑥ 4" SMART TRIMS ON ALL WINDOWS (COLORS TO MATCH FASCIA)
- ⑦ FIBREGLASS SHINGLES - FINAL MATERIAL & COLOUR SELECTION BY OWNER & ARCHITECT
- ⑧ HARDIESOFFIT PANELS VENTED CEDAR MILL-IRON GRAY FINISH
- ⑨ PRE-FINISHED METAL GUTTER, FASCIA & DOWNSPOUT -DOWNSPOUT LOCATIONS TO BE DETERMINED ON SITE
- ⑩ 140x140mm (6x6") GLULAM POSTS OR TIMBER POST (REFER TO STRUCTURAL)
- ⑪ RETAINING WALL - WALL HEIGHT VARIES (REFER TO CIVIL)
- ⑫ 91.4mm (3 1/2") HIGH POWDER COATED ALUMINUM HANDRAIL (BLACK PAINT)
- ⑬ 1070mm (42") HIGH POWDER COATED ALUMINUM GUARDRAIL (BLACK PAINT)
- ⑭ PRE-FABRICATED METAL STAIRS
- ⑮ CONCRETE SLAB (SEE STRUCTURAL)
- ⑯ DECORATIVE GABLE TIMBER TRUSS & BRACKETS
- ⑰ CONCRETE PAVING



2 EAST ELEVATION
A3.1 3/16" = 1'-0"

**ELEVATION NOTES
(AS SPECIFIED):**

1. FINISH GRADE ELEVATIONS AS PER DEVELOPER / SURVEYOR'S REQUIREMENTS. REFER TO FINAL SITE GRADING PLAN & GEODETIC ELEVATIONS.
2. CONTRACTOR TO ENSURE TO ADJUST EACH FLOOR LEVEL ELEVATIONS AS PER FINAL ELEVATIONS DONE BY SURVEYOR - REFER TO SITE GRADING PLAN.
3. DOWNSPOUTS TO BE DETERMINED ON SITE.
4. MATERIAL COLOUR SELECTION AS PER OWNER/CONTRACTOR AND APPROVED BY ARCHITECT.
5. FLASHING AS PER CODE
6. GLASS THERMAL SPECS AS PER OWNER / CONTRACTOR.
- STUCCO / CULTURED STONE -
1. HOUSE WRAP / BUILDING PAPER BEHIND ALL BUILD OUTS.
2. DIAMOND MESH @ ALL CORNERS.
- BRICK / STONE -
1. 1" AIRSPACE BEHIND BRICK.
2. WEEPING HOLES @ BOTTOM COURSES.
- DECK / BALCONY / VERANDA -
1. PRESSURE TREATED LUMBER AND / OR COMPOSITE LUMBER DECKING TO BE USED.

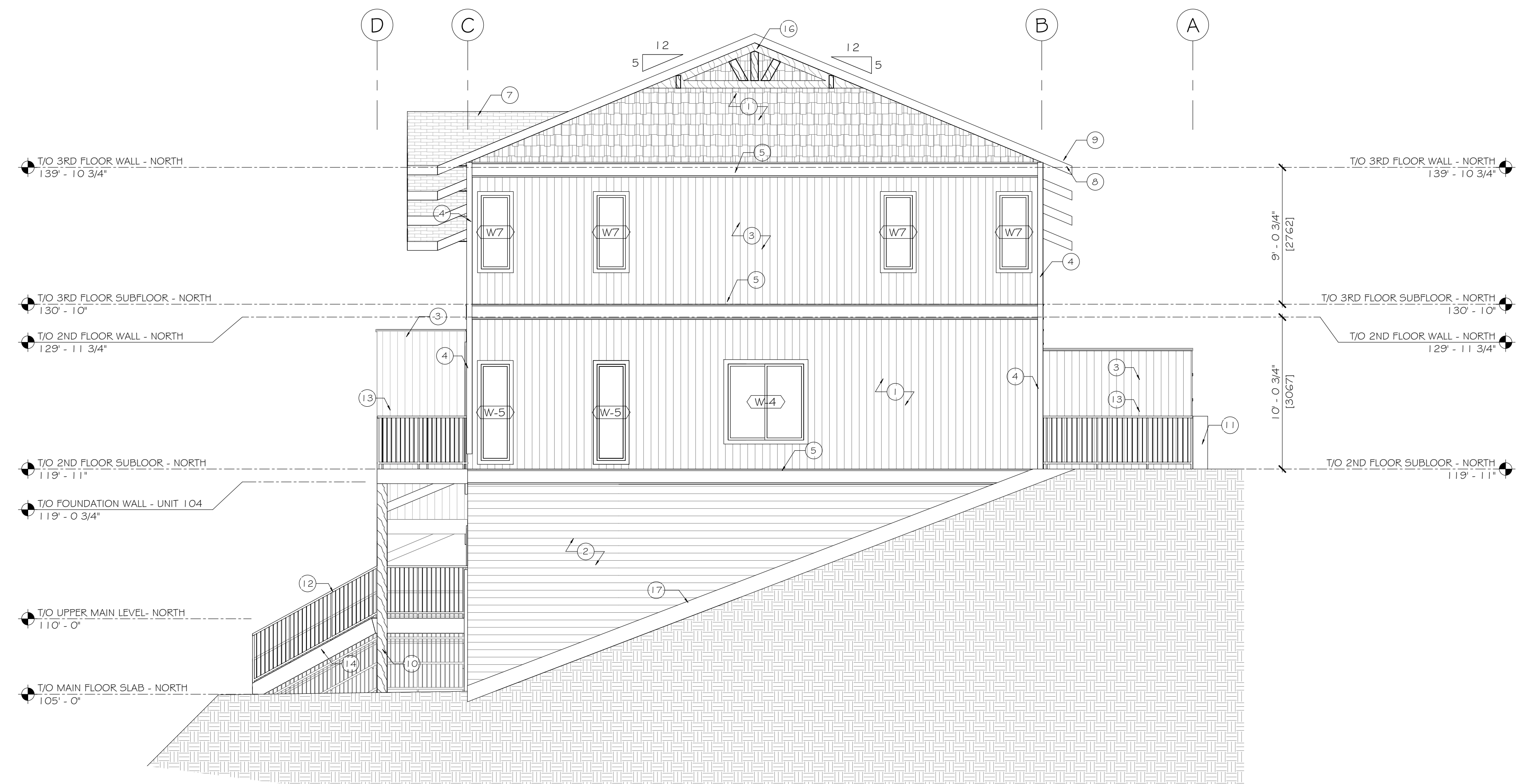


1 WEST ELEVATION
A3.1 3/16" = 1'-0"

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PROJECT		
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
BUILDING ELEVATIONS		
SCALE		
As indicated		
DESIGN	• KBA	
DRAWN	• KTA	
DATE	• MARCH 23, 2020	
PROJECT	• 180425	
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A3.1	1	



1 SOUTH ELEVATION
A3.2 3/16" = 1'-0"



2 NORTH ELEVATION
A3.2 3/16" = 1'-0"

EXTERIOR FINISH LEGEND:

NOTE: MATERIAL COLOUR SELECTION AS PER OWNER / CONTRACTOR AND APPROVED BY ARCHITECT.

- 1 HARDIESHINGLE SIDING, STAGGERED EDGE PANEL - LIGHT MIST by JAMES HARDIE
- 2 HARDIEPLANK LAP SIDING - CEDARMILL - CHESNUT BROWN FINISH by JAMES HARDIE
- 3 HARDIEPANEL VERTICAL SIDING (BOARD & BATTEN), SMOOTH - AGED PEWTER FINISH BY JAMES HARDIE
- 4 3.5" HARDIE TRIM BOARDS - 4/4 SMOOTH - IRON GRAY FINISH BY JAMES HARDIE
- 5 1.1.5" HARDIE TRIM BOARDS - 4/4 SMOOTH - IRON GRAY FINISH BY JAMES HARDIE
- 6 4" SMART TRIMS ON ALL WINDOWS (COLORS TO MATCH FASCIA)
- 7 FIBREGLASS SHINGLES - FINAL MATERIAL & COLOUR SELECTION BY OWNER & ARCHITECT
- 8 HARDIESOFFIT PANELS - VENTED CEDAR MILL-IRON GRAY FINISH
- 9 PRE-FINISHED METAL GUTTER, FASCIA & DOWNSPOUT -DOWNSPOUT LOCATIONS TO BE DETERMINED ON SITE
- 10 140x140mm (6x6") GLULAM POSTS OR TIMBER POST (REFER TO STRUCTURAL)
- 11 RETAINING WALL - WALL HEIGHT VARIES (REFER TO CIVIL)
- 12 91.4mm (36") HIGH POWDER COATED ALUMINUM HANDRAIL (BLACK PAINT)
- 13 1070mm (42") HIGH POWDER COATED ALUMINUM GUARDRAIL (BLACK PAINT)
- 14 PRE-FABRICATED METAL STAIRS
- 15 CONCRETE SLAB (SEE STRUCTURAL)
- 16 DECORATIVE GABLE TIMBER TRUSS & BRACKETS
- 17 CONCRETE PAVING

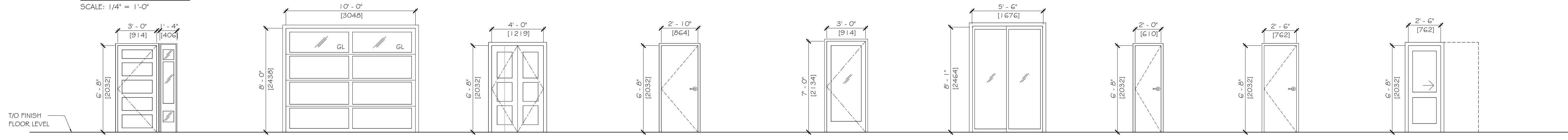
**ELEVATION NOTES
(AS SPECIFIED):**

- 1. FINISH GRADE ELEVATIONS AS PER DEVELOPER / SURVEYORS REQUIREMENTS. REFER TO FINAL SITE GRADING PLAN & GEODETIC ELEVATIONS.
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- 3. DOWNSPOUTS TO BE DETERMINED ON SITE.
- 4. MATERIAL COLOUR SELECTION AS PER OWNER/CONTRACTOR AND APPROVED BY ARCHITECT.
- 5. FLASHING AS PER CODE
- 4. MATERIAL COLOUR SELECTION AS PER OWNER / CONTRACTOR.
- STUCCO / CULTURED STONE -
 - 1. HOUSE WRAP / BUILDING PAPER BEHIND ALL BUILD OUTS.
 - 2. DIAMOND MESH @ ALL CORNERS.
- BRICK / STONE -
 - 1. 1" AIRSPACE BEHIND BRICK.
 - 2. WEEPING HOLES @ BOTTOM COURSES.
- DECK / BALCONY / VERANDA -
 - 1. PRESSURE TREATED LUMBER AND / OR COMPOSITE LUMBER DECKING TO BE USED.

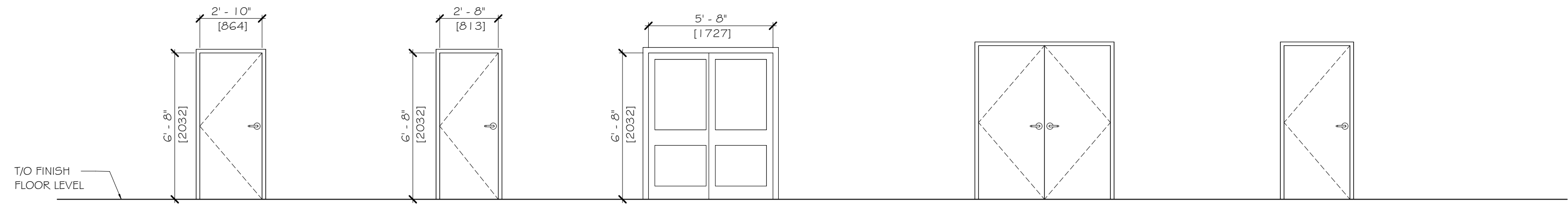
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#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
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DESIGN	• KBA	
DRAWN	• KTA	
DATE	• MARCH 23, 2020	
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SHEET NO.	ISSUE / REV. #	
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DOOR TYPES

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



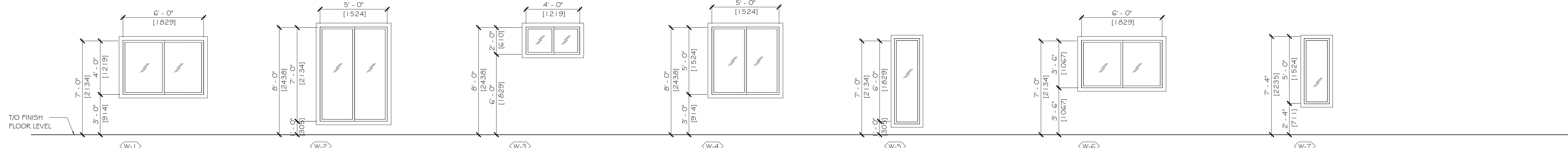
- DT-1**
DOOR TYPE - 1
(MAIN ENTRY LEVEL)
- SINGLE SWING DOOR WITH SIDE LIGHT
- FIBERGLASS DOOR & FRAME CW SELF CLOSING HINGES, DOOR SWEEP & ALUMINUM THRESHOLD
- LEVER HARDWARE & DEADBOLT KEYED
- WEATHER STRIP ALL SIDES
- DT-2**
DOOR TYPE - 2
(GARAGE)
- INSULATED STEEL GARAGE DOOR
- 2 SETS OF VIEWER WINDOW
- WEATHER STRIP ALL SIDES
HARDWARE BY SUPPLIER
- DT-3**
DOOR TYPE - 3
(MAIN & 3RD LEVEL CLOSET)
- SINGLE SWING DOOR
- FIBERGLASS DOOR & FRAME
- PASSAGE DOOR KNOB SET
- DT-4**
DOOR TYPE - 4
(MAIN LEVEL UTILITY/WORK ROOM & STORAGE RM.)
- ULC RATED FIBERGLASS DOOR & FRAME CW SELF CLOSING HINGES (ULC APPROVED)
- PRIVACY DOOR KNOB SET
- 20 MIN ULC RATING
- DT-5**
DOOR TYPE - 5
(2ND LEVEL REAR DECK)
- SINGLE SWING DOOR
- FIBERGLASS DOOR & FRAME
- CLEAR LOW-E ARGON FILLED GLASS
- PRIVACY DOOR KNOB SET
- DT-6**
DOOR TYPE - 6
(2ND LEVEL FRONT BALCONY)
- SLIDING PATIO DOOR
- CLEAR LOW-E ARGON FILLED GLASS
- FIBERGLASS DOOR & FRAME CW SELF CLOSING HINGES, DOOR SWEEP & ALUMINUM THRESHOLD
- LEVER HARDWARE & DEADBOLT KEYED
- WEATHER STRIP ALL SIDES
- HARDWARE BY SUPPLIER
- DT-7**
DOOR TYPE - 7
(2ND & 3RD LEVEL LINEN)
- SINGLE SWING DOOR
- FIBERGLASS DOOR & FRAME
- PASSAGE DOOR KNOB SET
- DT-8**
DOOR TYPE - 8
(3RD LEVEL WASHROOM)
- SINGLE SWING DOOR
- FIBERGLASS DOOR & FRAME
- PRIVACY DOOR KNOB SET
- DT-9**
DOOR TYPE - 9
(2ND LEVEL W.R.)
- POCKET DOOR
- FIBERGLASS DOOR & FRAME
- PASSAGE DOOR KNOB SET



- DT-10**
DOOR TYPE - 10
(3RD LEVEL BEDROOM)
- SINGLE SWING DOOR
- FIBERGLASS DOOR & FRAME
- PRIVACY DOOR KNOB SET
- DT-11**
DOOR TYPE - 11
(3RD LEVEL BEDROOM)
- SINGLE SWING DOOR
- FIBERGLASS DOOR & FRAME
- PASSAGE DOOR KNOB SET
- DT-12**
DOOR TYPE - 12
(3RD LEVEL BEDROOM CLOSET)
- SINGLE SWING DOOR
- FIBERGLASS DOOR & FRAME
- PASSAGE DOOR KNOB SET
- DT-13**
DOOR TYPE - 13
(MAIN & 2ND LEVEL EXTERIOR CLOSET)
- DOUBLE SWING DOOR
- ULC RATED FIBERGLASS DOOR & FRAME CW SELF CLOSING HINGES (ULC APPROVED), DOOR SWEEP & ALUMINUM THRESHOLD
- LEVER HARDWARE & DEADBOLT KEYED
- WEATHER STRIP ALL SIDES
- PAINTED
- 20 MIN ULC RATING
- DT-14**
DOOR TYPE - 14
(SPRINKLER TREE ROOM)
- ULC RATED FIBERGLASS DOOR & FRAME CW SELF CLOSING HINGES (ULC APPROVED)
- PRIVACY DOOR KNOB SET
- 20 MIN ULC RATING

WINDOW TYPES

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



- W-1**
WINDOW TYPE - 1
- PLYGEM VISTA SERIES HORIZONTAL SLIDER WINDOWS OR APPROVED EQUAL
- VINYL FRAME (WHITE COLOR)
- SASH LOCK HARDWARE
- 2 PANE (HORIZONTAL SLIDER) SEALED UNIT, ARGON FILLED, LOW E
- W-2**
WINDOW TYPE - 2
- PLYGEM VISTA SERIES HORIZONTAL SLIDER WINDOWS OR APPROVED EQUAL
- VINYL FRAME (WHITE COLOR)
- SASH LOCK HARDWARE
- 2 PANE (HORIZONTAL SLIDER) SEALED UNIT, ARGON FILLED, LOW E
- W-3**
WINDOW TYPE - 3
- PLYGEM VISTA SERIES HORIZONTAL SLIDER WINDOWS OR APPROVED EQUAL
- VINYL FRAME (WHITE COLOR)
- SASH LOCK HARDWARE
- 2 PANE (HORIZONTAL SLIDER) SEALED UNIT, ARGON FILLED, LOW E
- W-4**
WINDOW TYPE - 4
- PLYGEM VISTA SERIES HORIZONTAL SLIDER WINDOWS OR APPROVED EQUAL
- VINYL FRAME (WHITE COLOR)
- SASH LOCK HARDWARE
- 2 PANE (HORIZONTAL SLIDER) SEALED UNIT, ARGON FILLED, LOW E
- W-5**
WINDOW TYPE - 5
- PLYGEM VISTA SERIES HORIZONTAL SLIDER WINDOWS OR APPROVED EQUAL
- VINYL FRAME (WHITE COLOR)
- SASH LOCK HARDWARE
- 1 PANE (PICTURE) SEALED UNIT, ARGON FILLED, LOW E
- W-6**
WINDOW TYPE - 6
- PLYGEM VISTA SERIES HORIZONTAL SLIDER WINDOWS OR APPROVED EQUAL
- VINYL FRAME (WHITE COLOR)
- SASH LOCK HARDWARE
- 2 PANE (HORIZONTAL SLIDER) SEALED UNIT, ARGON FILLED, LOW E
- W-7**
WINDOW TYPE - 7
- PLYGEM VISTA SERIES HORIZONTAL SLIDER WINDOWS OR APPROVED EQUAL
- VINYL FRAME (WHITE COLOR)
- SASH LOCK HARDWARE
- 1 PANE (PICTURE) SEALED UNIT, ARGON FILLED, LOW E

DOOR GENERAL NOTES:

1. ALL EXTERIOR DOORS TO BE SUPPLIED WITH WEATHER STRIPPING, DOOR SWEEP, ALUMINUM THRESHOLDS & DOOR CLOSERS.
2. CONFIRM DOOR SWING WITH FLOOR PLANS AND EXTERIOR ELEVATIONS.
3. ALL HARDWARE FOR ALUMINUM DOORS & OVERHEAD DOORS BY SUPPLIER.
4. ALL FIRE RATED DOORS TO BE EQUIPPED WITH DOOR CLOSERS, (ULC RATED)
5. ALL SWING DOORS TO HAVE FLOOR MOUNTED DOOR STOPS (TYP).
6. ALL HARDWARE TO BE APPROVED BY CONSULTANT PRIOR TO PURCHASING, MANUFACTURING AND INSTALLATION.
7. ALL HARDWARE FOR BALCONY PVC DOORS BY SUPPLIER.
8. FINAL MATERIAL & COLOUR SELECTION BY OWNER & APPROVED BY ARCHITECT.

WINDOW GENERAL NOTES:

1. REFER TO FLOOR PLAN & EXTERIOR ELEVATIONS FOR ALL WINDOWS & ALUMINUM STOREFRONT LOCATIONS.
2. CONFIRM OPERABLE WINDOW ORIENTATION WITH FLOOR PLANS AND EXTERIOR ELEVATIONS.
3. ALL WINDOWS AND STOREFRONT ROUGH OPENINGS TO BE CONFIRMED WITH MANUFACTURER'S SPECIFICATIONS & SHOP DRAWINGS.
4. ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED, ARGON, FILLED AND SEALED UNITS.
5. FINAL MATERIAL & COLOUR SELECTION BY OWNER & APPROVED BY ARCHITECT.

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
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ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
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PROJECT
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

DRAWING
DOOR & WINDOW SCHEDULE FRAME TYPES

SCALE
1/4" = 1'-0"

DESIGN • KSA
DRAWN • KTA
DATE • MARCH 23, 2020
PROJECT • 180425

SHEET NO. • ISSUE / REV. #

WALLYPES

- EXTERIOR WALL TYPES**
- E1** EXTERIOR WALL (LOADBEARING) - 1.0 HOUR, F.R.R.
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - E2** EXTERIOR FOUNDATION WALL
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE)
DAMP PROOFING
200mm (8") THK. CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.)
25mm (1") AIR SPACE
38mm X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
6 MIL POLY VAPOUR BARRIER
1 LAYER 1.6mm (5/8") DRYWALL
 - E3** EXTERIOR FROST WALL FOUNDATION
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR)
DAMP PROOFING
CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
 - E4** EXTERIOR WALL (NON-LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
12.7mm (1/2") PLYWOOD SHEATHING
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
EXTERIOR FINISH (REFER TO ELEVATION)

- INTERIOR WALL TYPES**
- F1** INTERIOR SOUND RATED WALLS
1 LAYER - 12.7mm (1/2") DRYWALL
38 X 89mm (2" X 4") WOOD STUD FRAMING @ 610mm (24") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
1 LAYER 12.7mm (1/2") DRYWALL
 - F2** INTERIOR SOUND RATED PLUMBING WALLS
1 LAYER 12.7mm (1/2") DRYWALL
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 610mm (24") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm DRYWALL
NOTE:
USE DENSGLOSS FIREGUARD SHEATHING / INTERIOR PANEL
BEHIND ALL BATHTUBS, TYP.
 - F3** INTERIOR LOAD BEARING WALLS - 45min F.R.R.
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - F4** RESIDENTIAL SUITE SEPARATION WALL - 45min F.R.R. - LOADBEARING
- BC CODE 2018 WALL TYPE - W13b - STC 57 (STC 50 MIN)
1 LAYER 1.6mm (5/8") DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
25mm (1") AIR SPACE
38mm X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm O/C
1 LAYER 1.6mm (5/8") TYPE-X DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE:
STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE
ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
 - F5** GARAGE TO GARAGE SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R.
- BC CODE 2018 WALL TYPE - W13b
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm (1/2") TYPE-X DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE:
PROVIDE 38x140mm (2x4") WOOD BLOCKING AT DRYWALL JOINTS.
 - F6** ROOF ATTIC SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R.
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED
PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O/C (DESIGNED BY MANUF.)
1 LAYER 12.7mm (1/2") TYPE-X DRYWALL - FIRE TAPED, SANDED
NOTE:
PROVIDE 38x140mm (2x4") WOOD BLOCKING AT DRYWALL JOINTS.

- TYPICAL FLOOR PLAN GENERAL NOTES:**
- USE DENSGLOSS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND BATHTUBS, TYPICAL ON ALL RESIDENTIAL SUITES, BATHROOMS / ENSUITES.
 - REQUIRE MIN. DOUBLE STUDS EA. SIDE OF ALL DOOR & WINDOW OPENINGS UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
 - DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF CAST-IN PLACE CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.

ROOF TYPES

- R1** ROOF CONSTRUCTION - BC CODE 2018 ROOF TYPE R1
35 YEAR ARCHITECTURAL ASPHALT SHINGLES
PRE-FIN ROOF VENTS AS REQUIRED BY TRUSS MANUFACTURER
1.1mm (7/16") OSB ROOF SHEATHING & H-CLIPS
PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O/C
(DESIGNED BY TRUSS MANUF.)
INSULATION BATTLES EACH TRUSS SPACE
RSO (RSI 0.75) BLOWN-IN LOOSE FILL INSULATION
6 mil POLY VAPOUR BARRIER
1 LAYER 12mm (1/2") DRYWALL - SPRAY-TEX

STAIR CONSTRUCTION

- S1** STAIR CONSTRUCTION
2 LAYERS 19mm (3/4") STURDI-BOARD TREADS
CW 25mm (1") NOSING
12.7mm (1/2") PLYWOOD RISERS
38mm X 286mm (2" X 12") P.T. STRINGERS
NOTE: (AS PER B.C. CODE 3.4.G.1)
FINISH: SLIP RESISTANT LANDING & THREADS
RUN: 1" (25mm) MINIMUM
RISE: 7" (180mm) MAXIMUM

FLOOR TYPES

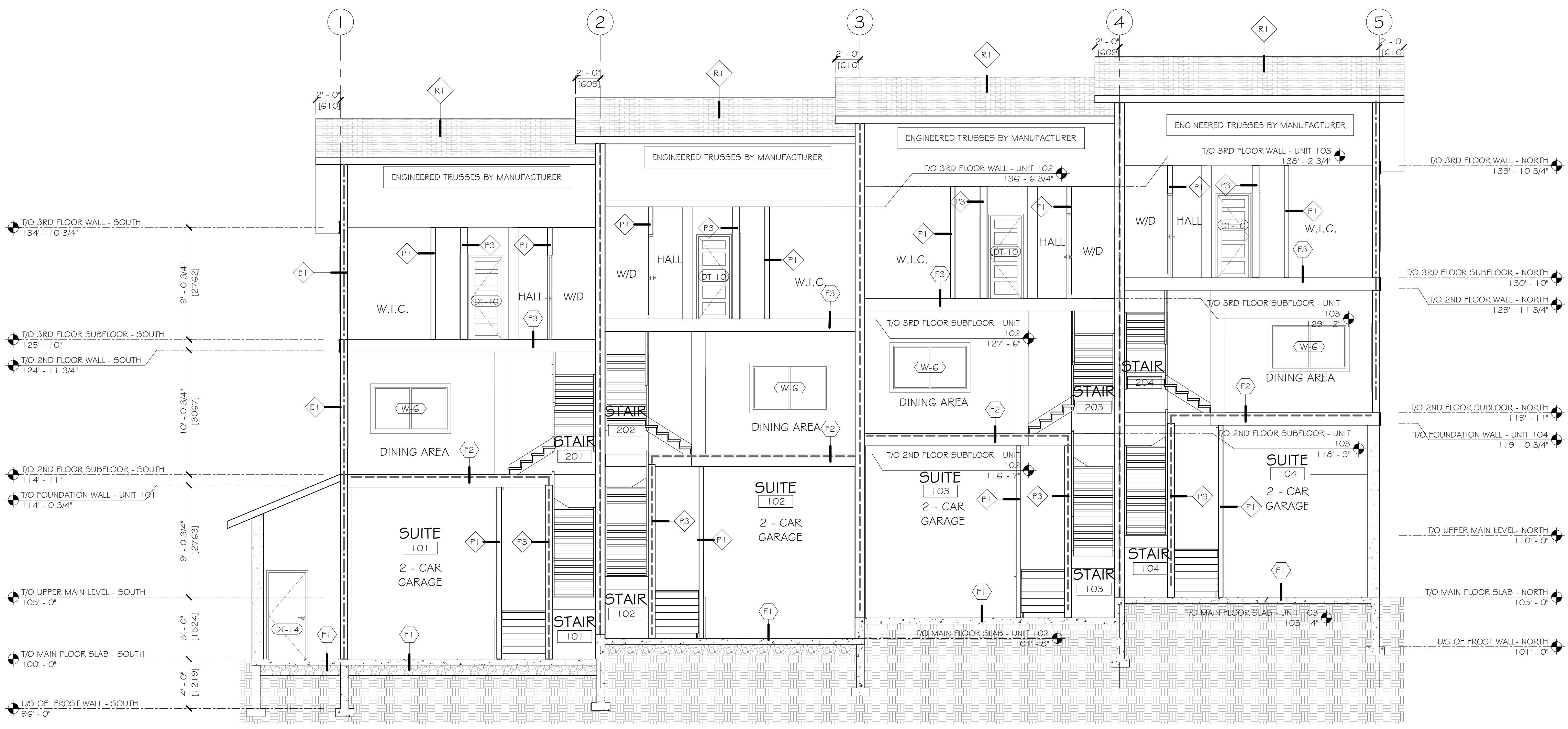
- F1** MAIN & 2ND LEVEL CONCRETE SLAB
HYDROZO 100 SILANE SEALER @ 155ml/sqm
CONCRETE SLAB ON GRADE - BROOM FINISH (SEE STRUCTURAL)
10 MIL TERMINATOR UNDER SLAB VAPOUR BARRIER
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID FOAM INSULATION SI 7.7
COMPACTED GRANULAR FILL MIN. (SEE STRUCT)
PREPARED SUB-BASE (SEE STRUCT)
NATIVE SOIL
- F2** 2ND LEVEL - WOOD FLOOR ASSEMBLY - 45MIN. F.R.R.
- BC CODE 2018 FLOOR TYPE - F23a - STC 55 (STC 50 MIN)
19mm (3/4") PLYWOOD T&G SHEATHING
9-1/2" TJI 230 WOOD JOIST @ 406mm (16") O/C - (SEE STRUCTURAL)
RSI 3.5 BATT INSULATION (R-20)
RESILIENT METAL CHANNELS SPACED AT 610mm O/C
RUN PERPENDICULAR TO FLOOR TRUSSES
2 LAYERS 1.6mm (5/8") TYPE-X DRYWALL - SPRAY-TEX
- F3** 3RD LEVEL - WOOD FLOOR ASSEMBLY
19mm (3/4") PLYWOOD T&G SHEATHING
9-1/2" TJI 230 WOOD JOIST @ 406mm (16") O/C - (SEE STRUCTURAL)
RSI 3.5 BATT INSULATION (R-20)
RESILIENT METAL CHANNELS SPACED AT 610mm O/C
RUN PERPENDICULAR TO FLOOR TRUSSES
1 LAYER 12.7mm (1/2") DRYWALL - SPRAY-TEX
- F4** 2ND LEVEL - BALCONY / DECK AREAS
DURADER WATERPROOF DECK MEMBRANE
19mm (3/4") PLYWOOD T&G SHEATHING
38x235mm (2x10") P.T. WOOD JOIST FRAMING @ 406mm (16") O/C
(SEE STRUCTURAL.)
1 LAYER 12.7mm (1/2") DRYWALL - SPRAY-TEX
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
ALUMINUM - SOFFIT FINISH

FIRE SEPARATION LEGEND:

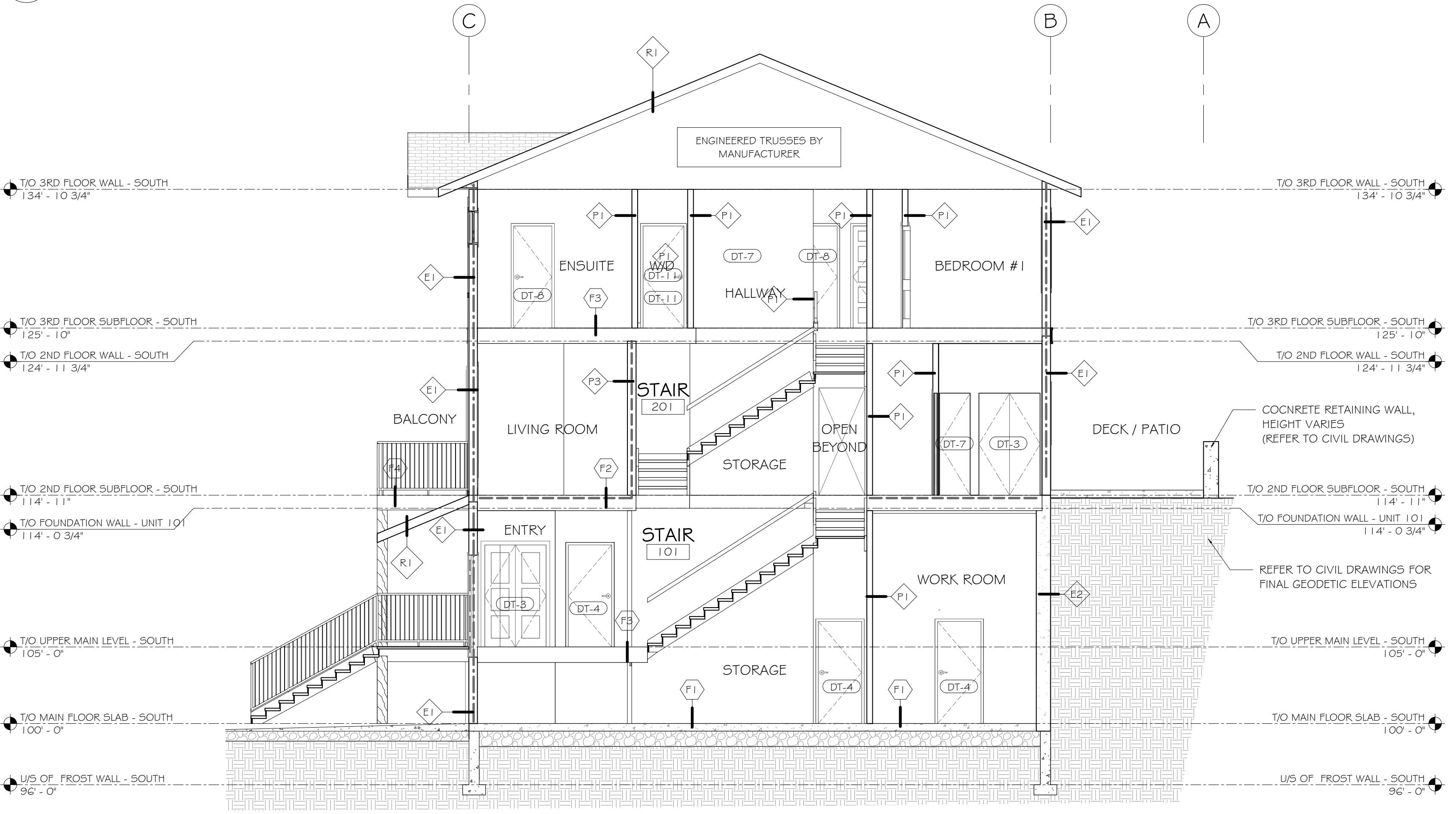
- 1.0 HOUR FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE
 - 45 MIN. FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE
- NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

STAIR CONSTRUCTION

- S1** STAIR CONSTRUCTION
2 LAYERS 19mm (3/4") STURDI-BOARD TREADS
CW 25mm (1") NOSING
12.7mm (1/2") PLYWOOD RISERS
38mm X 286mm (2" X 12") P.T. STRINGERS
NOTE: (AS PER B.C. CODE 3.4.G.1)
FINISH: SLIP RESISTANT LANDING & THREADS
RUN: 1" (25mm) MINIMUM
RISE: 7" (180mm) MAXIMUM



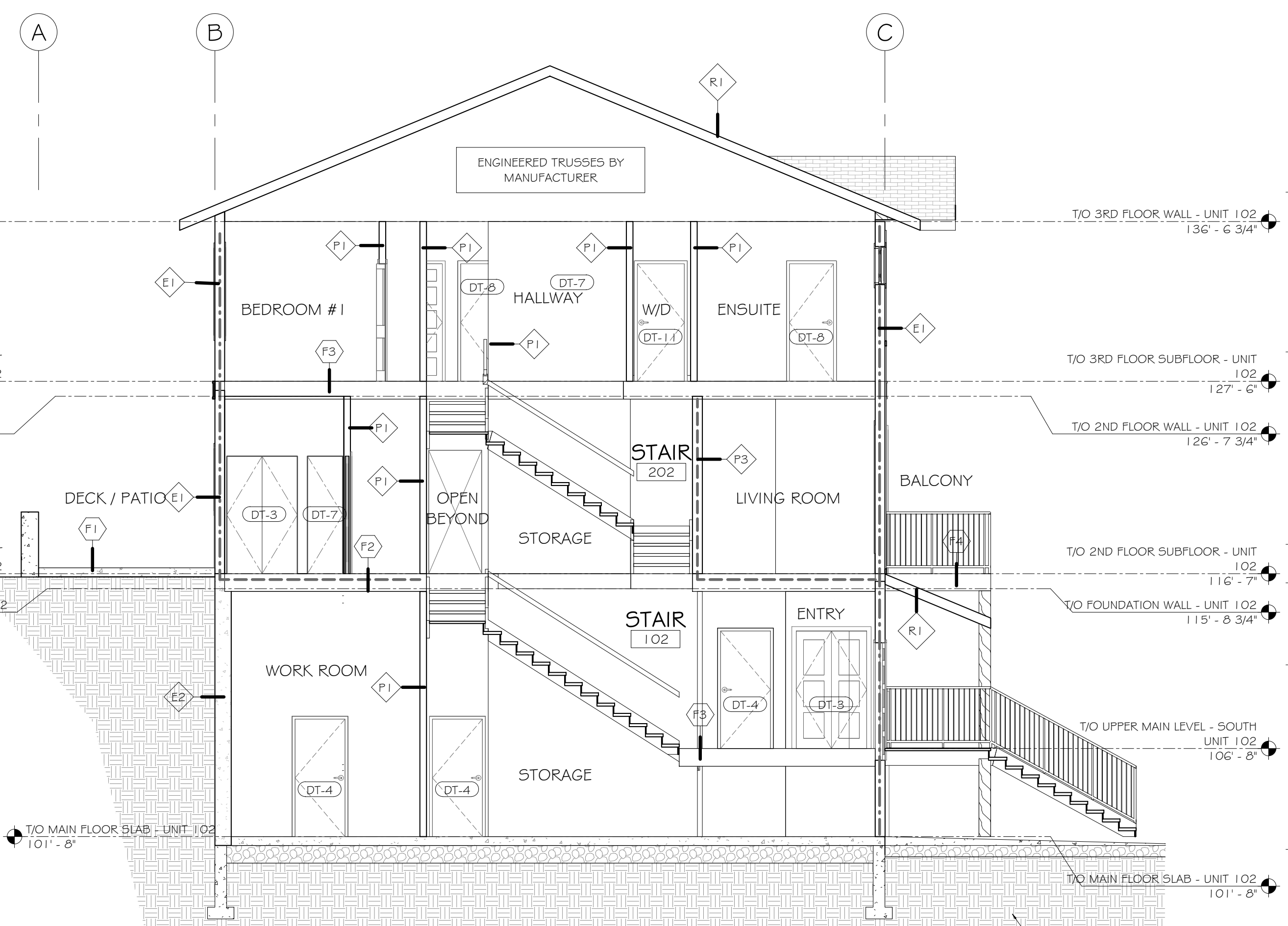
1 BUILDING SECTION #1
A4.1 3/16" = 1'-0"



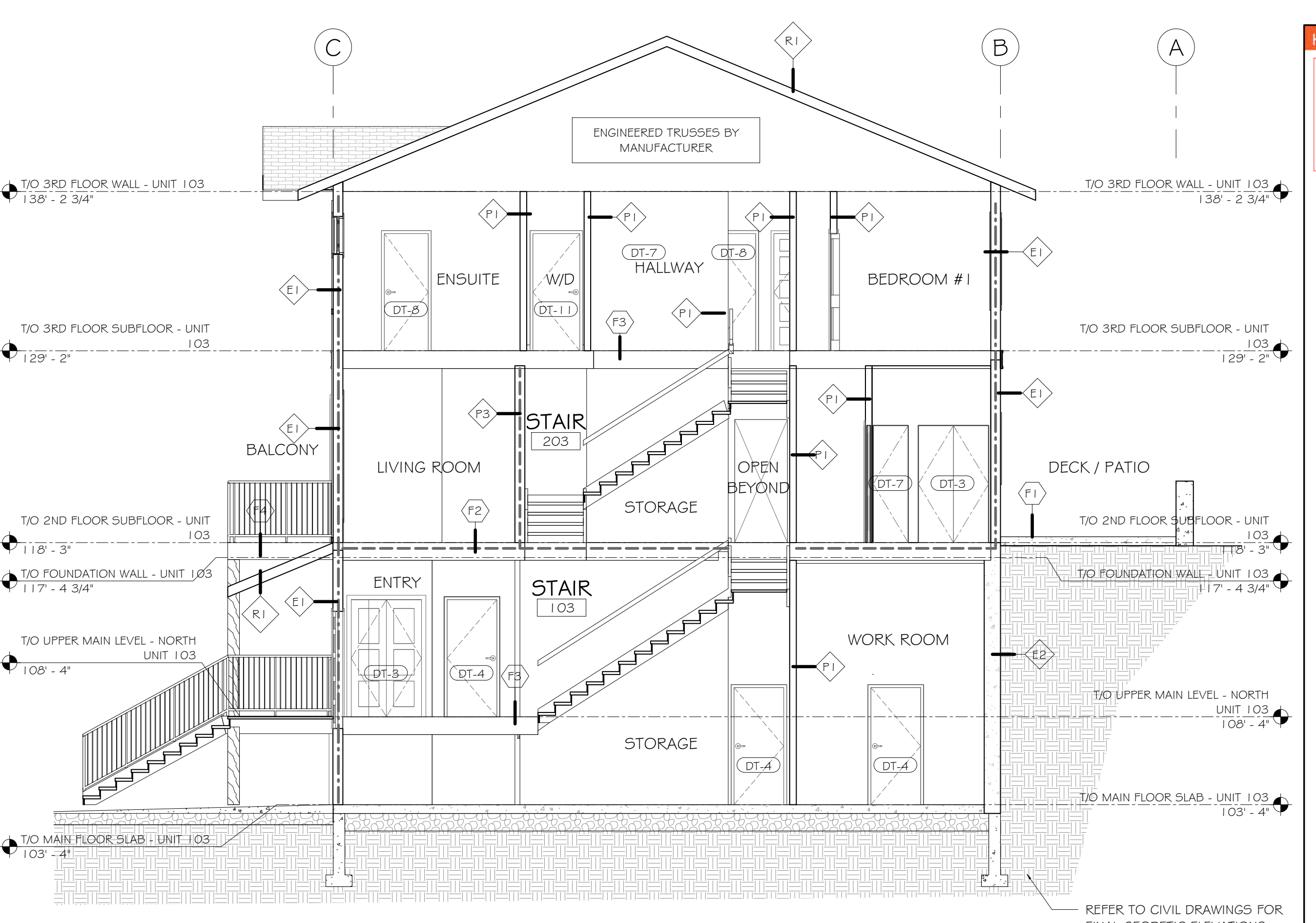
2 BUILDING SECTION #2 - SUITE 101
A4.1 3/16" = 1'-0"

ISSUED FOR 100% CLIENT REVIEW

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
PROJECT		
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
BUILDING SECTIONS		
SCALE		
As indicated		
DESIGN	• KBA	
DRAWN	• KTA	
DATE	• MARCH 23, 2020	
PROJECT	• 180425	
SHEET NO.	ISSUE / REV. #	
A4.1	1	



1 BUILDING SECTION #3 - SUITE 102
A4.2 3/16" = 1'-0"



2 BUILDING SECTION #4 - SUITE 103
A4.2 3/16" = 1'-0"

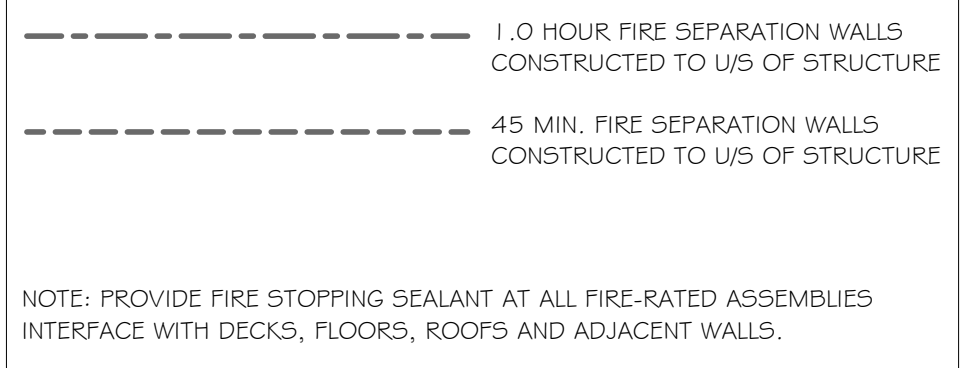
WALLYPES

- EXTERIOR WALL TYPES**
- E1 EXTERIOR WALL (LOADBEARING) - 1.0 HOUR F.R.R.
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
R5i 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - E2 EXTERIOR FOUNDATION WALL
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (1'2") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE)
DAMP PROOFING
200mm (8") THK. CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.)
25mm (1") AIR SPACE
38mm X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O/C
R5i 2.1 BATT ACOUSTIC INSULATION (R-12)
6 MIL POLY VAPOUR BARRIER
1 LAYER 16mm (5/8") DRYWALL
 - E3 EXTERIOR FROST WALL FOUNDATION
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (1'2") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR)
DAMP PROOFING
CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
 - E4 EXTERIOR WALL (NON-LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
R5i 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
12.7mm (1/2") PLYWOOD SHEATHING
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
EXTERIOR FINISH (REFER TO ELEVATION)

INTERIOR WALL TYPES

- P1 INTERIOR SOUND RATED WALLS
1 LAYER - 12.7mm (1/2") DRYWALL
38 X 89mm (2" X 4") WOOD STUD FRAMING @ 610mm (24") O/C
R5i 2.1 BATT ACOUSTIC INSULATION (R-12)
1 LAYER 12.7mm (1/2") DRYWALL
- P2 INTERIOR SOUND RATED PLUMBING WALLS
1 LAYER 12.7mm (1/2") DRYWALL
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 610mm (24") O/C
R5i 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm (1/2") DRYWALL
NOTE:
USE DENSGLOSS FIREGUARD SHEATHING / INTERIOR PANEL
BEHIND ALL BATHTUBS, TYP.
- P3 INTERIOR LOAD BEARING WALLS - 45min F.R.R.
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
R5i 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
- P4 RESIDENTIAL SUITE SEPARATION WALL - 45min F.R.R. - LOADBEARING - BC CODE 2018 WALL TYPE - W13b - STC 57 (STC 50 MIN)
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm (16") O/C
R5i 2.1 BATT ACOUSTIC INSULATION (R-12)
25mm (1") AIR SPACE
R5i 2.1 BATT ACOUSTIC INSULATION (R-12)
38mm X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm O/C
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE:
STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE
ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
- P5 GARAGE TO GARAGE SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R.
- BC CODE 2018 WALL TYPE - W13b
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
R5i 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
- P6 ROOF ATTIC SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R.
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL FIRE TAPED, SANDED
PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O/C (DESIGNED BY MANUF.)
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED
NOTE:
PROVIDE 38x140mm (2x4) WOOD BLOCKING AT DRYWALL JOINTS.

FIRE SEPARATION LEGEND:



FLOOR TYPES

- F1 MAIN & 2ND LEVEL CONCRETE SLAB
HYDROZO 100 SILANE SEALER @ 155ml/m²
CONCRETE SLAB ON GRADE - BROOM FINISH (SEE STRUCTURAL)
10 MIL PERMINATOR UNDER SLAB VAPOUR BARRIER
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID FOAM INSULATION SI 7.7
COMPACTED GRANULAR FILL MIN. (SEE STRUCT)
PREPARED SUB-BASE (SEE STRUCT)
NATIVE SOIL
- F2 2ND LEVEL - WOOD FLOOR ASSEMBLY - 45MIN. F.R.R.
- BC CODE 2018 FLOOR TYPE - F28d - STC 55 (STC 50 MIN)
19mm (3/4") PLYWOOD T&G SHEATHING
9-1/2" TJI 230 WOOD JOIST @ 406mm (16") O/C - (SEE STRUCTURAL)
INSULATION BATTLES EACH TRUSS SPACE
R50 (R5i 6.75) BLOW-IN LOOSE FILL INSULATION
6 mil POLY VAPOUR BARRIER
1 LAYER 12.7mm (1/2") DRYWALL - SPRAY-TEX
NOTE: OVER GARAGE FLOOR CONSTRUCTION:
- 6 MIL POLY VAPOUR BARRIER (CAULK @ JOINTS)
- 38x140mm (2x6) STUD FRAMING @ 610 (24") O/C
- R20 BATT INSULATION
- 1 LAYER 12.7mm (1/2") FINISHED DRYWALL
- F3 3RD LEVEL - WOOD FLOOR ASSEMBLY
19mm (3/4") PLYWOOD T&G SHEATHING
9-1/2" TJI 230 WOOD JOIST @ 406mm (16") O/C - (SEE STRUCTURAL)
R5i 3.5 BATT INSULATION (R-20)
RESILIENT METAL CHANNELS SPACED AT 610mm O/C
RUN PERPENDICULAR TO FLOOR TRUSSES
1 LAYER 12.7mm (1/2") DRYWALL - SPRAY-TEX
- F4 2ND LEVEL - BALCONY / DECK AREAS
DURADEK WATERPROOF DECK MEMBRANE
19mm (3/4") PLYWOOD T&G SHEATHING
38X235mm (2x10) P.T. WOOD JOIST FRAMING @ 406mm (16") O/C
(SEE STRUCTURAL)
1 LAYER 12.7mm (1/2") DRYWALL - SPRAY-TEX
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
ALUMINUM - SOFFIT FINISH

ROOF TYPES

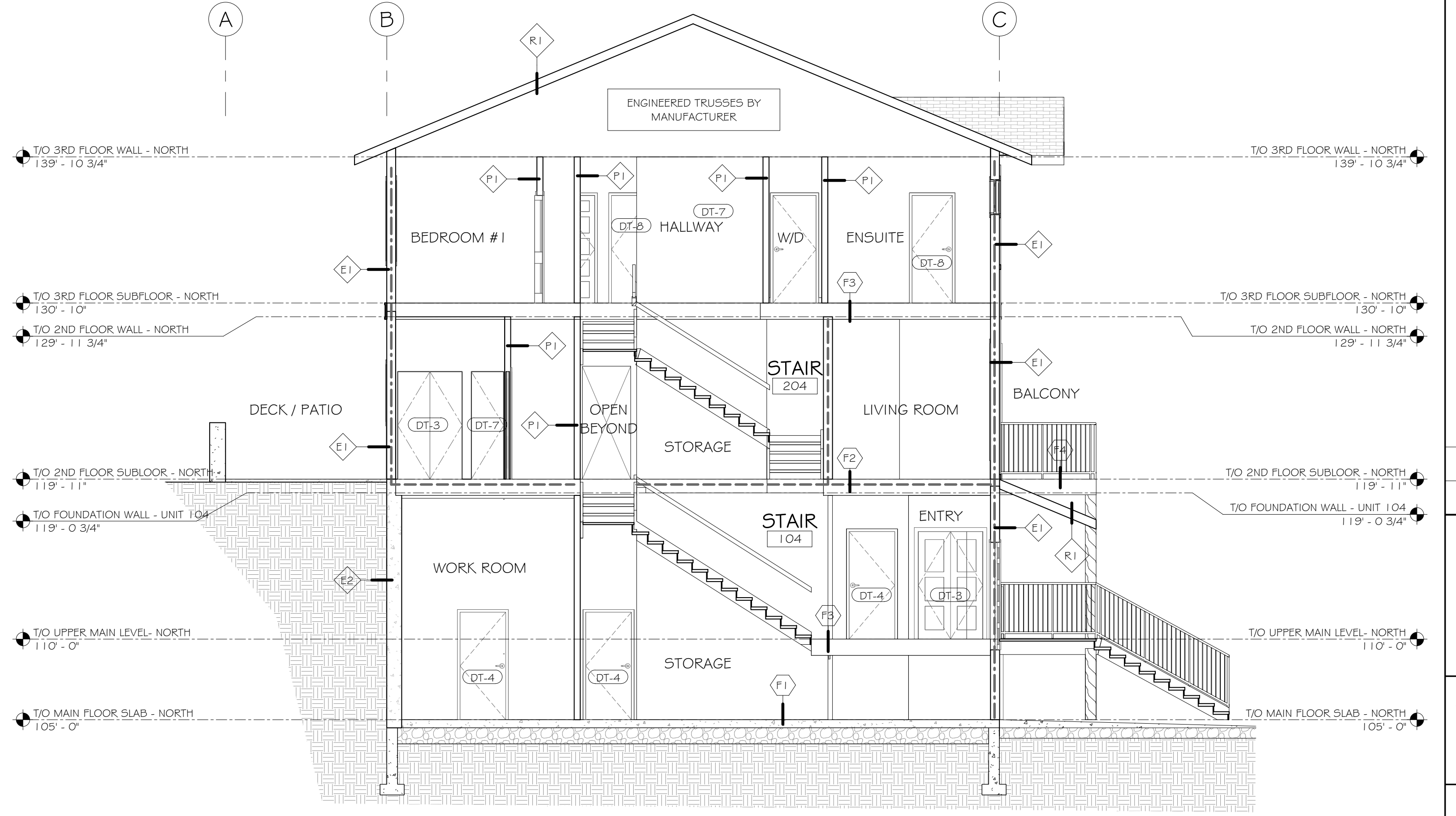
- R1 ROOF CONSTRUCTION - BC CODE 2018 ROOF TYPE R1
35 YEAR ARCHITECTURAL ASPHALT SHINGLES
PRE-FIN ROOF VENTS AS REQUIRED BY TRUSS MANUFACTURER
11.1mm (7/16") OSB ROOF SHEATHING & H-CLIPS
PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O/C
(DESIGNED BY TRUSS MANUF.)
INSULATION BATTLES EACH TRUSS SPACE
R50 (R5i 6.75) BLOW-IN LOOSE FILL INSULATION
6 mil POLY VAPOUR BARRIER
1 LAYER 12.7mm (1/2") DRYWALL - SPRAY-TEX

STAIR CONSTRUCTION

- S1 STAIR CONSTRUCTION
2 LAYERS 19mm (3/4") STURDI-BOARD TREADS
CW 25mm (1") NOSHING
12.7mm (1/2") PLYWOOD RISERS
38mm X 266mm (2" X 12") P.T. STRINGERS
NOTE: (AS PER B.C. CODE 3.4.6.1)
FINISH - SLIP RESISTANT LANDING & THREADS
RUN: 1" (25.4mm) MINIMUM
RISE: 7" (178mm) MAXIMUM

TYPICAL FLOOR PLAN GENERAL NOTES:

- USE DENSGLOSS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND BATHTUBS, TYPICAL ON ALL RESIDENTIAL SUITES BATHROOMS / ENSUITES
- REQUIRE MIN. DOUBLE STUDS EA. SIDE OF ALL DOOR & WINDOW OPENINGS UNLESS OTHERWISE NOTED.
- CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
- DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF CAST-IN PLACE CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.



3 BUILDING SECTION #5 - SUITE 104
A4.2 3/16" = 1'-0"

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
PROJECT		
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
BUILDING SECTIONS		
SCALE		
As indicated		
DESIGN	• Approver	
DRAWN	• KTA	
DATE	• MARCH 23, 2020	
PROJECT	• 180425	
SHEET NO.	ISSUE / REV. #	
A4.2	1	

PEAKS WEST DEVELOPMENT - BUILDING 10

DUPLEX - RESIDENTIAL BUILDING
1240 ALPINE ROAD, SUN PEAKS, BC



EXTERIOR - FRONT VIEW

GENERAL NOTES:

- ALL DRAWINGS ARE THE PROPERTY OF THE KIRK BANADYGA ARCHITECT INC. REPRODUCTION RIGHTS HAVE BEEN PROVIDED TO THE CLIENT FOR THE PURPOSE OF A SINGLE BUILDING CONSTRUCTION. NO OTHER INDIVIDUAL MAY REPRODUCE THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF KIRK BANADYGA ARCHITECT INC.. ALL REPRODUCTIONS MUST BEAR THE NAME OF KIRK BANADYGA ARCHITECT INC.
- ALL DIMENSIONS ARE IN METRIC AND IMPERIAL MEASUREMENT UNLESS OTHERWISE SHOWN.
- THIS DRAWING SHALL NOT BE SCALED. FOLLOW GIVEN DIMENSIONS ONLY.
- ALL CROSS REFERENCES ARE TO KIRK BANADYGA ARCHITECT INC. DRAWINGS ONLY UNLESS NOTED OTHERWISE.
- DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF POURED CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS & SUITABILITY OF EXISTING CONDITIONS PRIOR TO COMMENCING WORK. CONFIRM ALL DRAWING DETAILS AND DIMENSIONS. REPORT ANY DISCREPANCIES TO KIRK BANADYGA ARCHITECT INC. PRIOR TO ANY WORK PROCEEDING FOR THEIR CLARIFICATION AND INSTRUCTIONS. EXTRAS WILL NOT BE GRANTED DUE TO OMISSIONS RESULTING FROM FAILURE TO EXAMINE THE EXISTING SITE.
- ALL SHOP DRAWINGS TO BE ACQUIRED FOR ROOF TRUSSES, FLOOR TRUSSES, ETC. BEFORE COMMENCING CONSTRUCTION.
- WINDOW SIZES ARE GIVEN IN METRIC (mm) BY WIDTH AND HEIGHT. ACTUAL SIZES MAY VARY. CONFIRM SIZES WITH CLIENT. ACTUAL R.O.'S TO BE PROVIDED BY MANUFACTURER.
- DOOR SIZES REFER TO O.S.M. AND GIVEN IN PLAN BY WIDTH. ALL DOOR HEIGHTS ASSUMED TO BE 2032mm (6'-8") UNLESS NOTED OTHERWISE. ACTUAL SIZES TO BE CONFIRMED WITH CLIENT. ACTUAL R.O.'S TO BE PROVIDED BY MANUFACTURER.
- ALL PENETRATIONS THROUGH ANY EXTERIOR WALL OR CEILING SPACE MUST HAVE CONTINUOUS SEAL, VAPOUR BARRIER TO BE CONTINUOUS THROUGHOUT.
- CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
- ALL INTERIOR AND EXTERIOR FINISH MATERIALS TO BE CONFIRMED WITH CLIENT.
- VARIATIONS AND MODIFICATIONS TO WORK SHOWN WILL NOT BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.
- BATT INSULATION MAY BE SUBSTITUTED WITH AN APPROVED SPRAY FOAM INSULATION OF EQUAL OR GREATER R-VALUE. TO BE INSTALLED BY A LICENSED SPRAY FOAM COMPANY.
- THE GENERAL CONTRACTOR SHALL NOTIFY THE CONSULTANT OF ANY MECHANICAL AND ELECTRICAL APPARATUS THE APPEARANCE OF WHICH MAY VARY FROM THAT INDICATED IN THE CONTRACT DOCUMENTS.
- CERTAIN DIMENSIONS MAY VARY ACCORDING TO THE MATERIAL USED AND / OR THE CONTRACTOR'S BUILDING METHODS. IF VARIATIONS EXIST BETWEEN THE BUILDING SITE AND PLANS. THE CONTRACTOR MUST ADVISE KIRK BANADYGA ARCHITECT INC. AS SOON AS POSSIBLE.
- ALL NOTICES, PERMITS AND FEES SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO PROCEEDING WITH ANY CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF BRITISH COLUMBIA BUILDING CODE AND NATIONAL BUILDING CODE OF CANADA (CURRENT EDITION) AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
- KIRK BANADYGA ARCHITECT INC. DOES NOT ASSUME LIABILITY FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS, NOR THE CONSTRUCTION METHODS BEING USED BY YOUR BUILDER AND/OR CONTRACTOR(S).

ABBREVIATION LEGEND:

AV	AIR / VAPOUR	EPB	ENVIRONMENTAL PARTICLE BOARD	MAX	MAXIMUM	SLR	SEALER
ACT	ACOUSTIC CEILING TILE	EX or EXIST	EXISTING	MDO	MEDIUM DENSITY OVERLAY	SS	STAINLESS STEEL
AFF	ABOVE FINISHED FLOOR	EXPS	EXPOSED STRUCTURE	MHO	MAGNETIC HOLD OPEN	STL	STEEL
AN	ANODIZED			MIN	MINIMUM	STRUC	STRUCTURAL
ACP	ACOUSTIC PLASTER	F or FLR	FLOORING	N	NATURAL	SB	SAND BLASTED
ADJ	ADJUSTABLE	FHC	FIRE HOSE CABINET	NIC	NOT IN CONTRACT	SC	SCORED CONCRETE BLOCK
AL	ALUMINUM	FR	FIRE RATED	NTS	NOT TO SCALE	SF	SAFETY FLOOR
AP	ACRYLIC PANEL	FRP	FIBREGLAS REINFORCED PANEL	NVA	NOT APPLICABLE	SFP	SPRAYED FIREPROOFING
APL	ACOUSTIC PANEL	FD	FLOOR DRAIN	NS	NON-SLIP	SUD	SEALED
		FIN	FINISH			SFD	SLOPED
		FRGB	FIRE RATED GYPSUM BOARD			ST	STAIN
B	BASE			OC	ON CENTRE	STOR	STORAGE
BF	BARRIER FREE			OHD	OVERHEAD DOOR	SV	SHEET VINYL
BL	BORROWED LIGHT	G15	GOOD ONE SIDE	OF	OFF FINISH	TJO	TOP OF
BOT	BOTTOM	G25	GOOD TWO SIDES			TB	TACKBOARD
BD	BOARD	GI	GALVANIZED IRON	PT	PAINT	TEX	TEXTURED
BH	BUSH HAMMERED	GR	GRANITE	PB	PAVING BRICK	PCT	PORCELAIN TILE
BLDG	BUILDING	GB or GWB	GYPSUM BOARD	PFH	PREFINISHED HARDBOARD	TL	TRANSOM LIGHT
BR	BRICK	GL	GLASS / GLAZING	PL	PLASTER	TYP	TYPICAL
		GYP	GYPSUM	PLY	PLYWOOD	T	TREAD
CW	COMPLETE WITH	H	HOLLOW	POLY	POLYETHYLENE	TBL	TERRAZZO BLOCK
CB	CHALKBOARD	HDR	HARDENER	PS	PRESSED STEEL	TGL	TEMPERED GLASS
CBR	CONCRETE BRICK	HM	HOLLOW METAL	PART	PARTITION	TRD	TRANSLUCENT ROOF DECK
CBR	CLEAR	HP	HIGH POINT	PC	PRECAST CONCRETE	TG	TEMPERED GLASS
CONT	CONTINUOUS	HPL	HIGH PRESSURE LAMINATE	PF	PREFINISHED	U/S	UNDERSIDE
CPL	CEMENT PLASTER	HSDG	HERMETICALLY SEALED DOUBLE GLASS	PG	PLATE GLASS	UC	UNDERCUT
CT	CERAMIC TILE	HT	HEIGHT	PLAM	PLASTIC LAMINATE	UNO	UNLESS NOTED OTHERWISE
C or CON	CONCRETE	HC	HOLLOW CORE	PM	PREFINISHED METAL		
CLG	CEILING	HDW	HARDWARE	PR	PAIR	V	VARIES
COL	COLUMN	HDR	HORIZONTAL	QT	QUARRY TILE	VCB	VENT COVE BASE
CKR	CORRIDOR	HJR	HORIZONTAL	R	RISER	VERT	VERTICAL
CPT	CARPET	HSTG	HERMETICALLY SEALED TRIPLE GLASS	RCB	RUBBER COVE BASE	VGB	VINYL GYPSUMBOARD
		HSEC	HIGH BUILD EPOXY COAT	RG	RUBBER STAIR TREAD	VVC	VINYL WALLCOVERING
DET	DETAIL	INS/INSUL	INSULATION	RST	RUBBER	VB	VAPOUR BARRIER
DG	DOOR GRILLE	INT	INTERIOR	R	RUBBER	VCT	VINYL COMPOSITE TILE
DR	DOOR	LAM	LAMINATED	RF	RUBBER FLOOR	VEST	VESTIBULE
DF	DRINKING FOUNTAIN	LIN	LINOLEUM	RSF	RESILIENT SHEET FLOOR	VIT	VITREOUS TILE
DN	DOWN	LGL	LAMINATED GLASS	RGB	REINFORCED GYPSUMBOARD	W	WALL
DWG	DRAWING	LP	LOW POINT			WD	WOOD
EF	EPOXY FLOOR	M or MTL	METAL	S	SOLID	WGL	WIRE GLASS
ELEC	ELECTRICAL	MDF	MEDIUM DENSITY FIBREBOARD	SC	SOLID CORE	W	WITH
EQ	EQUAL	MECH	METAL PARTITION	SCB	SELF COVE BASE	WOP	WOOD PANELING
EXT	EXTERIOR	MP	METAL PARTITION	SF	SHEET FLOORING	W/O	WITHOUT
EL	ELEVATION	MR	MIRROR	SHT	SHEET		
EP	EPOXY PAINT						

SYMBOLS LEGEND:

ROOM NAME	ROOM NAME
(101)	ROOM NUMBER
(101)	DOOR TYPE
(W)	WINDOW TYPE
(E)	WALL TYPE
(F)	ASSEMBLY TYPE
(I)	KEYNOTE
(A)	REVISION TAG
(1) Ref	SECTION NUMBER SHEET SOURCE-SHEET LOCATION
(A1.1 A3.1)	
(1) Ref	DETAIL NUMBER SHEET SOURCE-SHEET LOCATION
(A2.1 A3.1)	

DRAWING LIST:

ARCHITECTURAL	
A1.0	COVER SHEET, DRAWING LIST, PERSPECTIVE, GENERAL NOTES
A1.1	SITE PLAN, BUILDING CODE ANALYSIS, SITE GENERAL NOTES, LEGAL DESCRIPTION
A2.1	MAIN & SECOND LEVEL FLOOR PLANS
A2.2	THIRD LEVEL FLOOR & ROOF PLANS
A2.3	MAIN & SECOND LEVEL - REFLECTED CEILING PLAN
A2.4	3RD LEVEL - REFLECTED CEILING PLAN
A3.1	BUILDING ELEVATIONS
A3.2	DOOR & WINDOW SCHEDULE & FRAME TYPES
A4.1	BUILDING SECTIONS
A4.2	WALL SECTIONS
A4.3	WALL SECTIONS
A5.1	WALL DETAILS
A5.2	WALL DETAILS
A5.3	ENLARGED STAIR PLAN & SECTIONS
A5.4	EXTERIOR STAIR PLAN, SECTIONS & DETAILS

KIRK BANADYGA ARCHITECT INC.

ISSUED FOR
100% CLIENT
REVIEW

ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020

PROJECT
DUPLX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

DRAWING
COVER SHEET

SCALE
As indicated

DESIGN • KBA
DRAWN • KTA
DATE • MAY 20, 2020
PROJECT • 180425

SHEET NO. • ISSUE / REV. #

A1.0 | 1

BUILDING CODE ANALYSIS:

THE FOLLOWING CODE REVIEW IS BASED ON THE BRITISH COLUMBIA BUILDING CODE - 2018 EDITION.

PROJECT: DUPLEX RESIDENTIAL BUILDINGS

ADDRESS: 1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

- BUILDING AREA INFORMATION:**
 BUILDING #10
 GROSS FLOOR AREA : 1001 m² (10,775 ft²)
 MAIN FLOOR AREA : 297 m² (3,192 ft²)
 SECOND FLOOR AREA : 407 m² (4,381 ft²)
 THIRD FLOOR AREA : 297 m² (3,192 ft²)
- MAJOR OCCUPANCY (9.10.2.1):**
 GROUP C - RESIDENTIAL OCCUPANCY (UNDER PART-9 OF BC CODE)
- BUILDING HEIGHT :** 3 STOREYS
- NO. OF STREETS FACING :** 1 STREET
- SPRINKLER SYSTEM**
 NOT REQUIRED BUT PROVIDED
- FIRE ALARM SYSTEM**
 3.2.4.1 DETERMINATION OF REQUIREMENT FOR A FIRE ALARM SYSTEM:
 1) A FIRE ALARM SYSTEM SHALL BE INSTALLED IN A BUILDING IN WHICH AN AUTOMATIC SPRINKLER SYSTEM IS INSTALLED.
 COMMENT: PROVIDED
- FIRE SEPARATIONS:**
 - SEPARATION OF RESIDENTIAL SUITES (9.10.9.14.(3)) :**
 DWELLING UNITS THAT CONTAIN 2 OR MORE STOREYS INCLUDING BASEMENTS SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY A F.R.R. OF NOT LESS THAN 1 HOUR.
 PROVIDED : 1 HOUR F.R.R. DESIGNED TO SEPARATE EACH SUITE.
 - STORAGE GARAGE (9.10.9.16.(3)) :**
 FIRE SEPARATION IS NOT REQUIRED IF THE STORAGE GARAGE SERVES ONLY THE DWELLING UNIT TO WHICH IT IS ATTACHED.
 COMMENT : 45MIN FIRE-RESISTANCE RATING FOR FLOOR ASSEMBLY PROVIDED
 - SERVICE ROOM (9.10.10.3.(1)) :**
 COMMENT : NO F.R.R. REQUIRED SINCE THE FLOOR AREA CONTAINING THE SERVICE ROOM IS SPRINKLERED
 - ROOF ATTIC SEPARATION (9.10.16.1(5)) :**
 UNSPRINKLERED CONCEALED SPACES OF COMBUSTIBLE CONSTRUCTION CREATED BY A CEILING, ROOF SPACE OR UNOCCUPIED ATTIC SHALL BE SEPARATED BY FIRE BLOCKS INTO COMPARTMENTS.
 COMMENT : REQUIRED SINCE THE ROOF IS NOT SPRINKLERED.
- FIRE-RESISTANCE RATING OF ASSEMBLIES (9.10.8.1):**
 FLOORS : 45 MINS F.R.R.
 ROOFS : NO RATING REQUIRED AS BUILDING IS SPRINKLERED
 LOAD-BEARING WALLS/ COLUMN ARCHES : 45 MINS F.R.R. OR NON-COMBUSTIBLE
- ASTC & STC RATINGS (9.11.1.1)**
 ASTC RATING : NOT LESS THAN 47
 STC RATING : NOT LESS THAN 50

SPATIAL SEPARATION BETWEEN BUILDINGS

SPATIAL SEPARATION & EXPOSURE PROTECTION 9.10.14, TABLE 9.10.14.4. - A & 9.10.14.4 (7)

BUILDING #10	WALL	EBF	LD	MAX. % UPO PERMITTED	ACTUAL AREA OF OPENING	ACTUAL % OF OPENING	MIN. F.R.R. REQUIRED	TYPE OF CONST. / CLADDING REQUIRED
BUILDING #10	SOUTH	100	1.2	14.0%	7.97	9%	1 HOUR	CNC CONST. / NC CLADDING
	NORTH	100	1.2	14.0%	7.97	9%	1 HOUR	CNC CONST. / NC CLADDING
	EAST	184	9.0	68.0%	92.0	50.0%	45 MIN.	CNC CONST. / CNC CLADDING
	WEST	152	7.45	47.0%	34.0	22.0%	4 MIN.	CNC CONST. / NC CLADDING

NOTE: LIMITING DISTANCE @ EAST WALL (FRONT ELEVATION) MEASURED TO CENTRE OF INTERIOR ROAD C

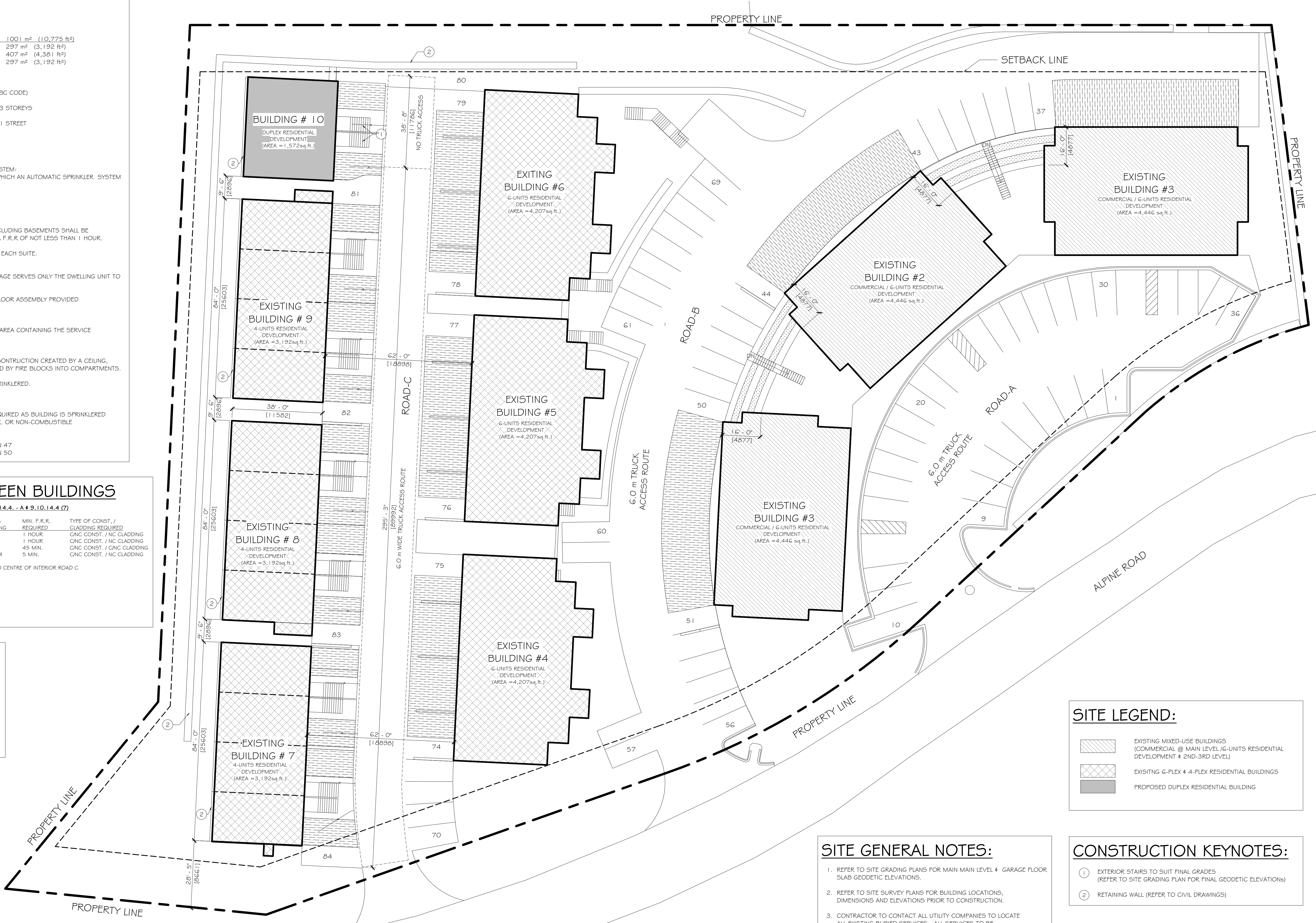
- LD : LIMITING DISTANCE IN M
- EBF : EXPOSING BUILDING FACE IN SQ M
- L : LENGTH OF WALL IN M
- H : HEIGHT OF WALL IN M
- NC : NON-COMBUSTIBLE
- C : COMBUSTIBLE
- UPO : UNPROTECTED OPENING

SITE INFORMATION

PROPOSED USE	: RESIDENTIAL/COMMERCIAL
ZONING	: SUN PEAKS RESORT AREA
BY-LAW #	: 1400
BUILDING AREA	: 37,107 sq.ft.
PROPERTY AREA	: 135,205 sq.ft.
BUILDING SITE COVERAGE	: 28 %

BUILDING #10

BUILDING AREA	: 1,572 sq.ft.
T/O GARAGE SLAB ELEVATION @ SUITE 101	: 100' - 0" ft.
= GEODETIC ELEVATION	: 1223.939 m
T/O GARAGE SLAB ELEVATION @ SUITE 102	: 101' - 8" ft.
= GEODETIC ELEVATION	: 1224.447 m



SITE LEGEND:

- EXISTING MIXED-USE BUILDINGS (COMMERCIAL @ MAIN LEVEL / G-UNITS RESIDENTIAL DEVELOPMENT @ 2ND-3RD LEVEL)
- EXISTING G-PLEX & 4-PLEX RESIDENTIAL BUILDINGS
- PROPOSED DUPLEX RESIDENTIAL BUILDING

- SITE GENERAL NOTES:**
- REFER TO SITE GRADING PLANS FOR MAIN MAIN LEVEL & GARAGE FLOOR SLAB GEODETIC ELEVATIONS.
 - REFER TO SITE SURVEY PLANS FOR BUILDING LOCATIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO LOCATE ALL EXISTING BURIED SERVICES. ALL SERVICES TO BE MAINTAINED DURING EXCAVATION & FOUNDATION CONST.
 - CONTRACTOR RESPONSIBLE FOR HAULING ALL EXCESS MATERIALS
 - CONTRACTOR IS RESPONSIBLE FOR GENERAL SITE CLEAN UP.
 - CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED SURROUNDING AREAS AND MUST MAKE ALL NECESSARY RESTORATIONS AND REPAIRS.
 - REFER TO SPRINKLER ROOM/ELECTRICAL ROOM FLOOR PLAN FOR BUILDINGS #7, #8 AND #9 ON SHEET A2.1

- CONSTRUCTION KEYNOTES:**
- EXTERIOR STAIRS TO SUIT FINAL GRADES (REFER TO SITE GRADING PLAN FOR FINAL GEODETIC ELEVATIONS)
 - RETAINING WALL (REFER TO CIVIL DRAWINGS)

LEGAL DESCRIPTION:
 LOT : B
 PLAN : 22444

CIVIC ADDRESS:
 #1240 ALPINE ROAD,
 SUN PEAKS, BC V0E 5N0

BUILDING #10 - FOUNDATION WALL HEIGHT NOTES:

CONTRACTOR TO BE RESPONSIBLE AND VERIFY ON SITE GRADING PLAN PREPARED BY TRUE CONSULTING THE FINAL GEODETIC ELEVATIONS SHOWING T/O GARAGE SLAB ELEVATIONS FOR EACH OF THE SUITES AS INDICATED ON FLOOR PLANS

1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020
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PROJECT
 DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD,
 SUN PEAKS, BRITISH COLUMBIA

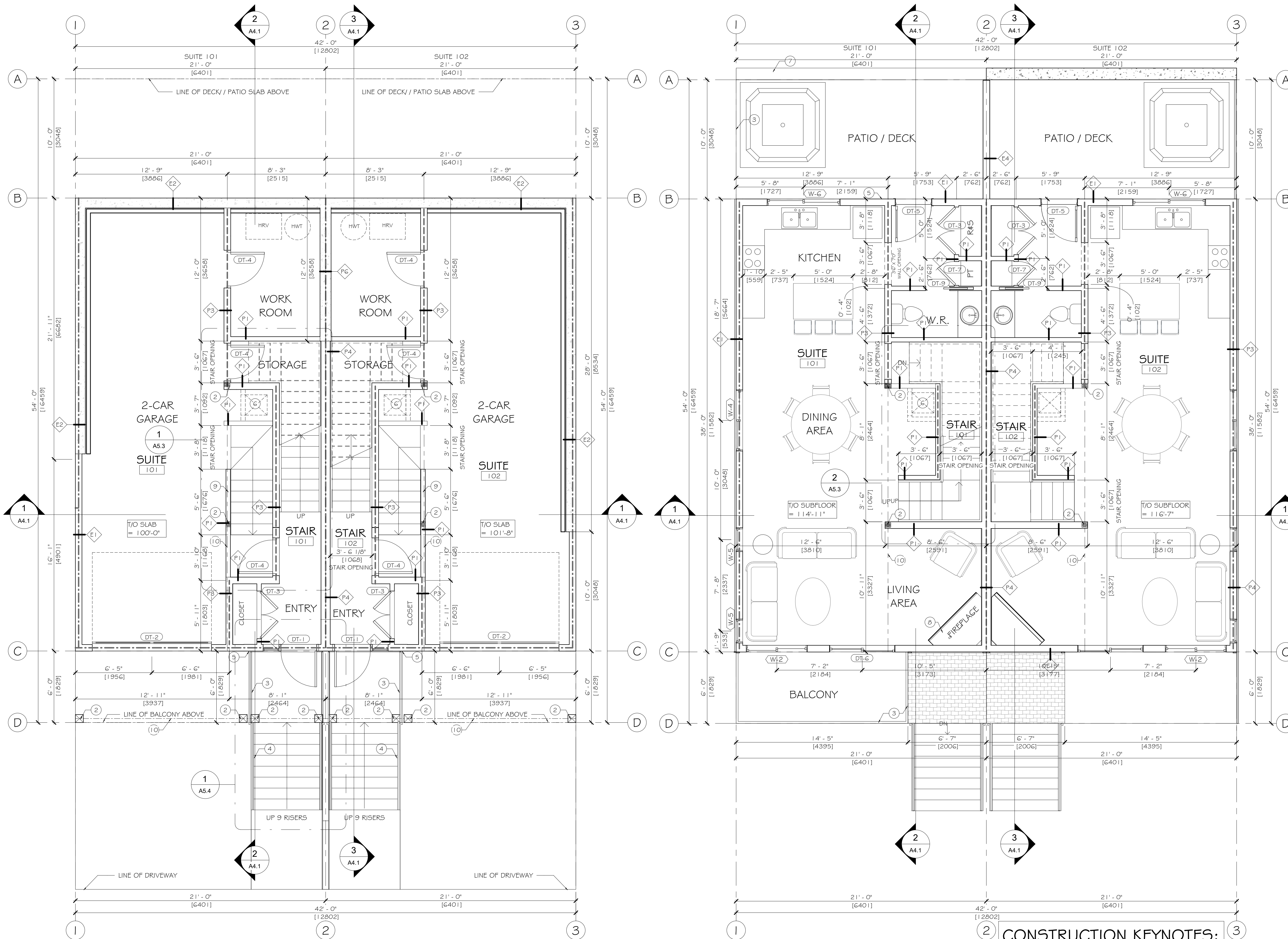
DRAWING
 SITE PLAN, BUILDING CODE ANALYSIS

SCALE
 As indicated

DESIGN : KBA
 DRAWN : KTA
 DATE : MAY 20, 2020
 PROJECT : 180425

SHEET NO.	ISSUE / REV. #
A1.1	1

SITE PLAN
 TRUE NORTH
 1" = 20'-0"



WALL TYPES

- EXTERIOR WALL TYPES**
- E1 EXTERIOR WALL (LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O.C.
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 16mm (5/8") DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE: APPLIED TO NORTH AND SOUTH WALLS FOR 1 HR F.R.R.
BC CODE APPENDIX 'D' - 1 HOUR FRR
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - E2 EXTERIOR FOUNDATION WALL
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
1.3mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE (SEE STRUCT.)
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE)
DAMP PROOFING
250mm (10") CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.)
25mm (1") AIR SPACE
38mm X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O.C.
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
6 MIL POLY VAPOUR BARRIER
1 LAYER 16mm (5/8") DRYWALL
 - E3 EXTERIOR FROST WALL FOUNDATION
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
1.3mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR)
DAMP PROOFING
CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
 - E4 EXTERIOR WALL (NON-LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O.C.
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
12.7mm (1/2") PLYWOOD SHEATHING
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
EXTERIOR FINISH (REFER TO ELEVATION)
 - E5 EXTERIOR WALL (NON-COMBUSTIBLE CONSTRUCTION) - 1 HR F.R.R.
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
15.9mm (5/8") DENSGLASS FIREGUARD SHEATHING
STEEL STUD FRAMING - SEE STRUCTURAL
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL
- INTERIOR WALL TYPES**
- P1 INTERIOR SOUND RATED WALLS
1 LAYER - 12.7mm (1/2") DRYWALL
38 X 89mm (2" X 4") WOOD STUD FRAMING @ 610mm (24") O.C.
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
1 LAYER 12.7mm (1/2") DRYWALL
 - P2 INTERIOR SOUND RATED PLUMBING WALLS
1 LAYER 12.7mm (1/2") DRYWALL
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 610mm (24") O.C.
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm (1/2") DRYWALL
NOTE: USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND ALL BATHTUBS, TYP.
 - P3 INTERIOR LOAD BEARING WALLS
BC CODE 2018 WALL TYPE - W1b (95M) - 45min F.R.R.
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O.C.
RSI 3.5 (R-20) ROCKWOOL BATT INSULATION WITH MASS OF 4.8kg/m² OR 150mm THICKNESS
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - P4 RESIDENTIAL SUITE SEPARATION WALL - 1 HR F.R.R. - LOADBEARING
- BC CODE 2018 WALL TYPE - W13a - STC 57 (STC 50 MIN)
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm (16") O.C.
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
25mm (1") AIR SPACE
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
38mm X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm O.C.
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE: STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
 - P5 ROOF ATTIC SEPARATION WALL (LOADBEARING) - 1 HR F.R.R.
- BC CODE 2018 WALL TYPE - W1d
1 LAYER 15.9mm (5/8") TYPE 'X' DRYWALL FIRE TAPED, SANDED
PRE-ENGINEERED ROOF TRUSS @ 610mm (24") O.C. (DESIGNED BY MANUF.)
1 LAYER 15.9mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED
NOTE: PROVIDE 38x140mm (2x4") WOOD BLOCKING AT DRYWALL JOINTS.
NOTE: USE 15.9mm (5/8") DENSGLASS FIREGUARD SHEATHING ON THE EXTERIOR SIDES OF NORTH AND SOUTH WALLS
 - P6 RESIDENTIAL SUITE SEPARATION WALL - 1 HR F.R.R. (NON-COMBUSTIBLE CONSTRUCTION)
250mm (10") CAST-IN-PLACE CONCRETE WALL (SEE STRUCT.)
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED

TRUE NORTH
1
A2.1
MAIN FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES:

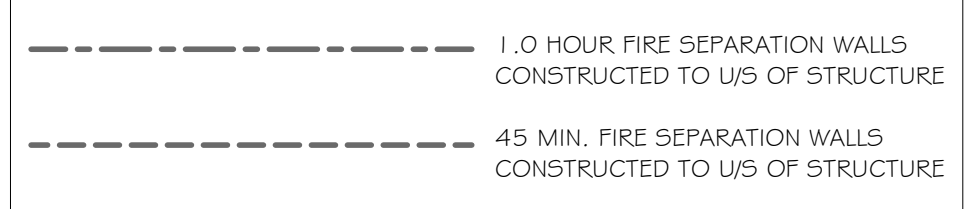
1. ALL FURNITURE IS FOR REFERENCE ONLY AND IS TO BE SUPPLIED BY OWNER.
2. ALL COMBUSTIBLE (WOOD) BALCONY / DECK COLUMNS, INTERIOR BUILT-UP COLUMNS AND LOAD-BEARING WALLS SUPPORTING 3rd FLOOR / BALCONY / DECK ASSEMBLIES TO BE FIRE-RATED WITH 45 MIN. FIRE-RESISTANCE RATING AND TAKEN TO US STRUCTURE NOTE ABOVE.
3. VERIFY LOCATIONS, SIZE AND ELEVATIONS OF ALL COLUMNS, BEAMS, LOAD BEARING WALLS & FOUNDATION SYSTEM WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.
4. ALL FIRE RATED WALL ASSEMBLIES TO BE TAKEN TO US STRUCTURE & FIRE SEALED IN CONFORMANCE WITH BC BUILDING CODE 2018.
5. ALL MILLWORK TO BE DESIGNED BY OTHERS AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR.
6. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY. FINAL LOCATION MAY VARY ON SITE - CONFIRM WITH ENGINEER.

TRUE NORTH
2
A2.1
SECOND FLOOR PLAN
1/4" = 1'-0"

CONSTRUCTION KEYNOTES:

- 1 550 x 900mm (22"x36") WEATHER SEALED ATTIC ACCESS HATCH DESIGNED BY ROOF TRUSS MANUFACTURER. FINAL LOCATION MAY VARY ON SITE.
- 2 PRESSURE TREATED B.U.C. (REFER TO STRUCTURAL DRAWINGS)
NOTE: ALL BUILT-UP COLUMNS & BEAMS SUPPORTING FIRE-RATED FLOOR TO BE ENCLOSED WITH 2 LAYERS 12.7mm (1/2") TYPE 'X' GWB TO ACHIEVE 45 MIN. FIRE-RESISTANCE RATING (REFER TO STRUCTURAL DRAWINGS)
- 3 1070mm (42") HIGH POWDER COATED ALUMINUM GUARDRAIL (BLACK PAINT)
- 4 91.4mm (3 5/8") HIGH POWDER COATED ALUMINUM HANDRAIL (BLACK PAINT)
- 5 NON FREEZE HOSE BIB (CONFIRM EXACT LOCATION WITH OWNER).
- 6 FUTURE DUMBWAITER (OPTIONAL AS PER CONTRACT WITH CLIENT)
- 7 RETAINING WALL (REFER TO CIVIL DRAWINGS)
- 8 CORNER FIREPLACE (REFER TO ELECTRICAL)
- 9 42" HIGH PONY WALL
- 10 LVL BEAM OVER - SEE STRUCTURAL DRAWINGS

FIRE SEPARATION LEGEND:



NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020
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ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
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PROJECT
DUPLX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

DRAWING
MAIN & SECOND LEVEL - FLOOR PLANS

SCALE 1/4" = 1'-0"	
DESIGN	• KBA
DRAWN	• KTA
DATE	• MAY 20, 2020
PROJECT	• 180425

SHEET NO. A2.1	ISSUE / REV. # 1
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**ISSUED FOR
100% CLIENT
REVIEW**

WALL TYPES

EXTERIOR WALL TYPES

- E1** EXTERIOR WALL (LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 16mm (5/8") DRYWALL - FIRE TAPED, SANDED & PAINTED

NOTE: APPLIED TO NORTH AND SOUTH WALLS FOR 1 HR F.R.R.
BC CODE APPENDIX 'D' - 1 HOUR FRR

1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
- E2** EXTERIOR FOUNDATION WALL
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE (SEE STRUCT.)
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE)
DAMP-PROOFING
250mm (10") CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.)
25mm (1") AIR SPACE
38mm X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
6 MIL POLY VAPOUR BARRIER
1 LAYER 16mm (5/8") DRYWALL
- E3** EXTERIOR FROST WALL FOUNDATION
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR)
DAMP-PROOFING
CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
- E4** EXTERIOR WALL (NON-LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
12.7mm (1/2") PLYWOOD SHEATHING
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
EXTERIOR FINISH (REFER TO ELEVATION)
- E5** EXTERIOR WALL (NON-COMBUSTIBLE CONSTRUCTION) - 1 HR F.R.R.
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
15.9mm (5/8") DENSGLOSS FIREGUARD SHEATHING
STEEL STUD FRAMING - SEE STRUCTURAL
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL

INTERIOR WALL TYPES

- P1** INTERIOR SOUND RATED WALLS
1 LAYER - 12.7mm (1/2") DRYWALL
38 X 89mm (2" X 4") WOOD STUD FRAMING @ 610mm (24") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-12)
1 LAYER 12.7mm (1/2") DRYWALL
- P2** INTERIOR SOUND RATED PLUMBING WALLS
1 LAYER 12.7mm (1/2") DRYWALL
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 610mm (24") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm (1/2") DRYWALL
NOTE: USE DENSGLOSS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND ALL BATHTUBS, TYP.
- P3** INTERIOR LOAD BEARING WALLS
BC CODE 2018 WALL TYPE - W1 p. (S/M) - 45min F.R.R.
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION WITH MASS OF 4.0kg/m² OR 150mm THICKNESS
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
- P4** RESIDENTIAL SUITE SEPARATION WALL - 1 HR F.R.R. - LOADBEARING
- BC CODE 2018 WALL TYPE - W1 3a- STC 57 (STC 50 MIN)
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
25mm (1") AIR SPACE
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
38mm X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm O/C
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE: STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
- P5** ROOF ATTIC SEPARATION WALL (LOADBEARING) - 1 HR F.R.R.
- BC CODE 2018 WALL TYPE - W1 d
1 LAYER 15.9mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED
PRE-ENGINEERED ROOF TRUSS @ 610mm (24") O/C (DESIGNED BY MANUF.)
1 LAYER 15.9mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED
NOTE: PROVIDE 38x140mm (2x4") WOOD BLOCKING AT DRYWALL JOINTS.
NOTE: USE 15.9mm (5/8") DENSGLOSS FIREGUARD SHEATHING ON THE EXTERIOR SIDES OF NORTH AND SOUTH WALLS
- P6** RESIDENTIAL SUITE SEPARATION WALL - 1 HR F.R.R. (NON-COMBUSTIBLE CONSTRUCTION)
250mm (10") CAST-IN-PLACE CONCRETE WALL (SEE STRUCT.)
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED

TYPICAL FLOOR PLAN GENERAL NOTES:

1. USE DENSGLOSS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND BATHTUBS, TYPICAL ON ALL RESIDENTIAL SUITES BATHROOMS / ENSUITES.
2. REQUIRE MIN. DOUBLE STUDS EA. SIDE OF ALL DOOR & WINDOW OPENINGS UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
4. DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF CAST-IN PLACE CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.

FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE
- 45 MIN. FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE

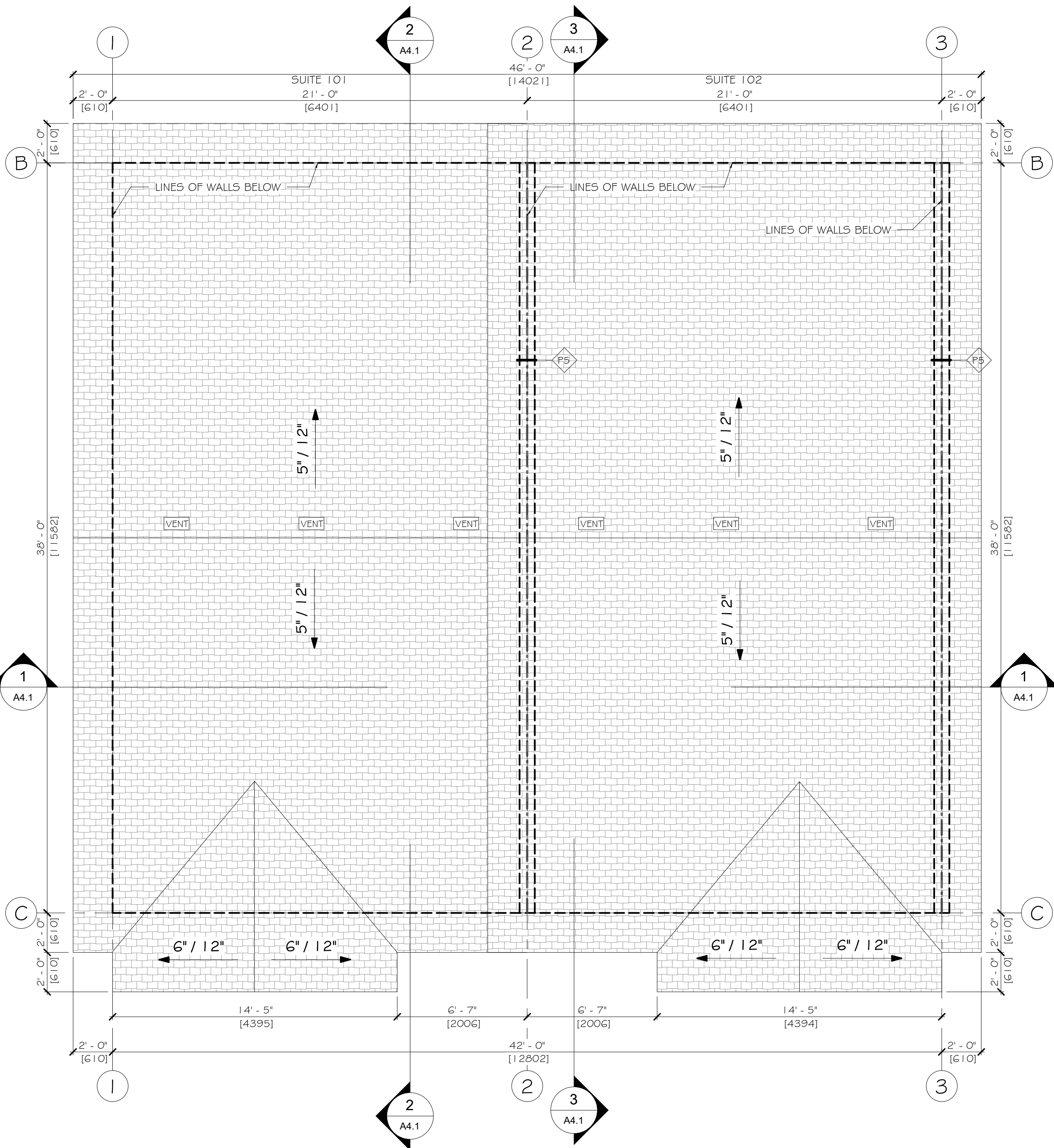
NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

CONSTRUCTION KEYNOTES:

- 1 550 x 900mm (22x36") WEATHER SEALED ATTIC ACCESS HATCH DESIGNED BY ROOF TRUSS MANUFACTURER. FINAL LOCATION MAY VARY ON SITE.
- 2 PRESSURE TREATED B.U.C. (REFER TO STRUCTURAL DRAWINGS)
NOTE: ALL BUILT-UP COLUMNS & BEAMS SUPPORTING FIRE-RATED FLOOR TO BE ENCLOSED WITH 2 LAYERS 12.7mm (1/2") TYPE 'X' GWB TO ACHIEVE 45 MIN. FIRE-RESISTANCE RATING (REFER TO STRUCTURAL DRAWINGS)
- 3 1070mm (42") HIGH POWDER COATED ALUMINUM GUARDRAIL (BLACK PAINT)
- 4 91.4mm (36") HIGH POWDER COATED ALUMINUM HANDRAIL (BLACK PAINT)
- 5 NON FREEZE HOSE BIB (CONFIRM EXACT LOCATION WITH OWNER).
- 6 FUTURE DUMBWATER (OPTIONAL AS PER CONTRACT WITH CLIENT)
- 7 RETAINING WALL (REFER TO CIVIL DRAWINGS)
- 8 CORNER FIREPLACE (REFER TO ELECTRICAL)
- 9 42" HIGH PONY WALL
- 10 LVL BEAM OVER - SEE STRUCTURAL DRAWINGS

FLOOR PLAN GENERAL NOTES:

1. ALL FURNITURE IS FOR REFERENCE ONLY AND IS TO BE SUPPLIED BY OWNER.
2. ALL COMBUSTIBLE (WOOD) BALCONY / DECK COLUMNS, INTERIOR BUILT-UP COLUMNS AND LOAD-BEARING WALLS SUPPORTING 3rd FLOOR / BALCONY / DECK ASSEMBLIES TO BE FIRE-RATED WITH 45 MIN. FIRE-RESISTANCE RATING AND TAKEN TO U/S STRUCTURE ABOVE.
3. VERIFY LOCATIONS, SIZE AND ELEVATIONS OF ALL COLUMNS, BEAMS, LOAD BEARING WALLS & FOUNDATION SYSTEM WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.
4. ALL FIRE RATED WALL ASSEMBLIES TO BE TAKEN TO U/S STRUCTURE & FIRE SEALED IN CONFORMANCE WITH BC BUILDING CODE 2018.
5. ALL MILLWORK TO BE DESIGNED BY OTHERS AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR.
6. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY. FINAL LOCATION MAY VARY ON SITE - CONFIRM WITH ENGINEER.



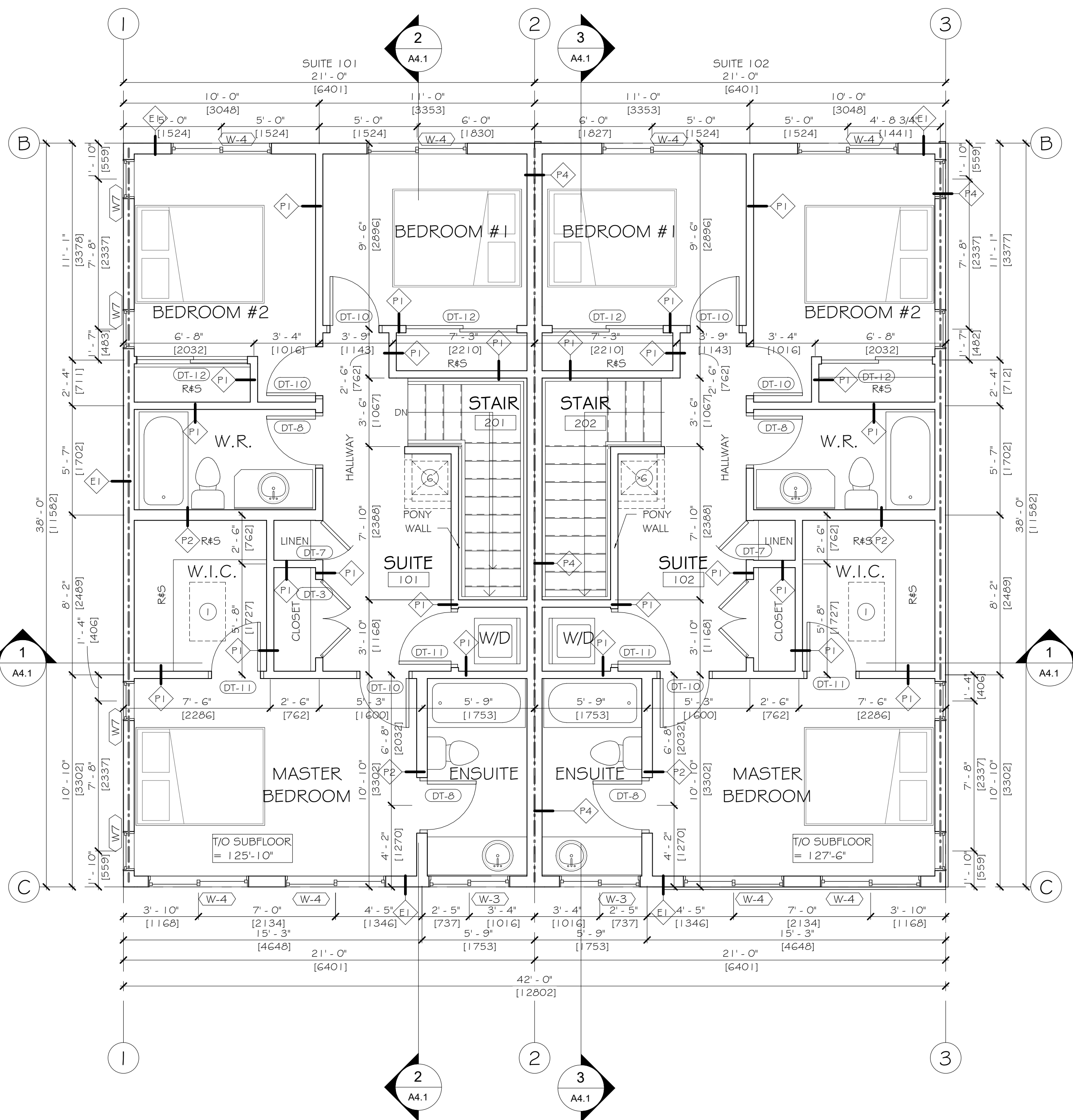
TRUE NORTH
A2.2
ROOF PLAN
1/4" = 1'-0"

VENTING:

CONTRACTOR TO ENSURE THE UNOBSTRUCTED VENT AREA TO BE A MINIMUM OF 1/300 OF THE INSULATED CEILING AREA FOR ROOFS WITH A SLOPE GREATER THAN 1 IN 6 AND MINIMUM OF 1/150 OF THE INSULATED CEILING AREA FOR ROOF WITH A SLOPE OF 1 IN 6 OR LESS. VENTS MAY BE ROOF TYPE, GABLE TYPE, GABLE-END TYPE, OR IN COMBINATION. THEY SHALL BE DISTRIBUTED UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING, WITH A MINIMUM OF 25% OF THE REQUIRED OPENING LOCATED AT THE TOP OF THE SPACE AND A MINIMUM OF 25% OF THE REQUIRED OPENING LOCATED AT THE BOTTOM OF THE SPACE. ALL VENTS TO COMPLY WITH CAN3-A93-M "NATIONAL AIRFLOW VENTILATORS FOR BUILDINGS"

SOFFIT NOTES:

SOFFITS, FASCIA, EAVESTROUGHS & DOWNSPOUTS TO BE PREFINISHED METAL EXCEPT FOR EXIT STAIRS TO BE HARDI-SOFFIT FIBER CEMENT BOARD CW MINIMUM OF 25 FLAME SPREAD RATINGS. WHERE ROOF SOFFITS PROJECT TO LESS THAN 1.2 METERS FROM THE PROPERTY LINE, THE CENTER LINE OF A LANE OR PUBLIC THOROUGHFARE OR AN IMAGINARY LINE BETWEEN TWO BUILDINGS OR FIRE COMPARTMENTS ON THE SAME PROPERTY THEY SHALL BE PROTECTED BY UNVENTED ALUMINUM CONFORMING TO CAN/CSB-93.2-M, "PREFINISHED ALUMINUM SIDING, SOFFITS, AND FASCIA, FOR RESIDENTIAL USE."



TRUE NORTH
A2.2
THIRD FLOOR PLAN
1/4" = 1'-0"

1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020
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ISSUE NO. / REVISED / PLOTTED / DATE

PROJECT
DUPLX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

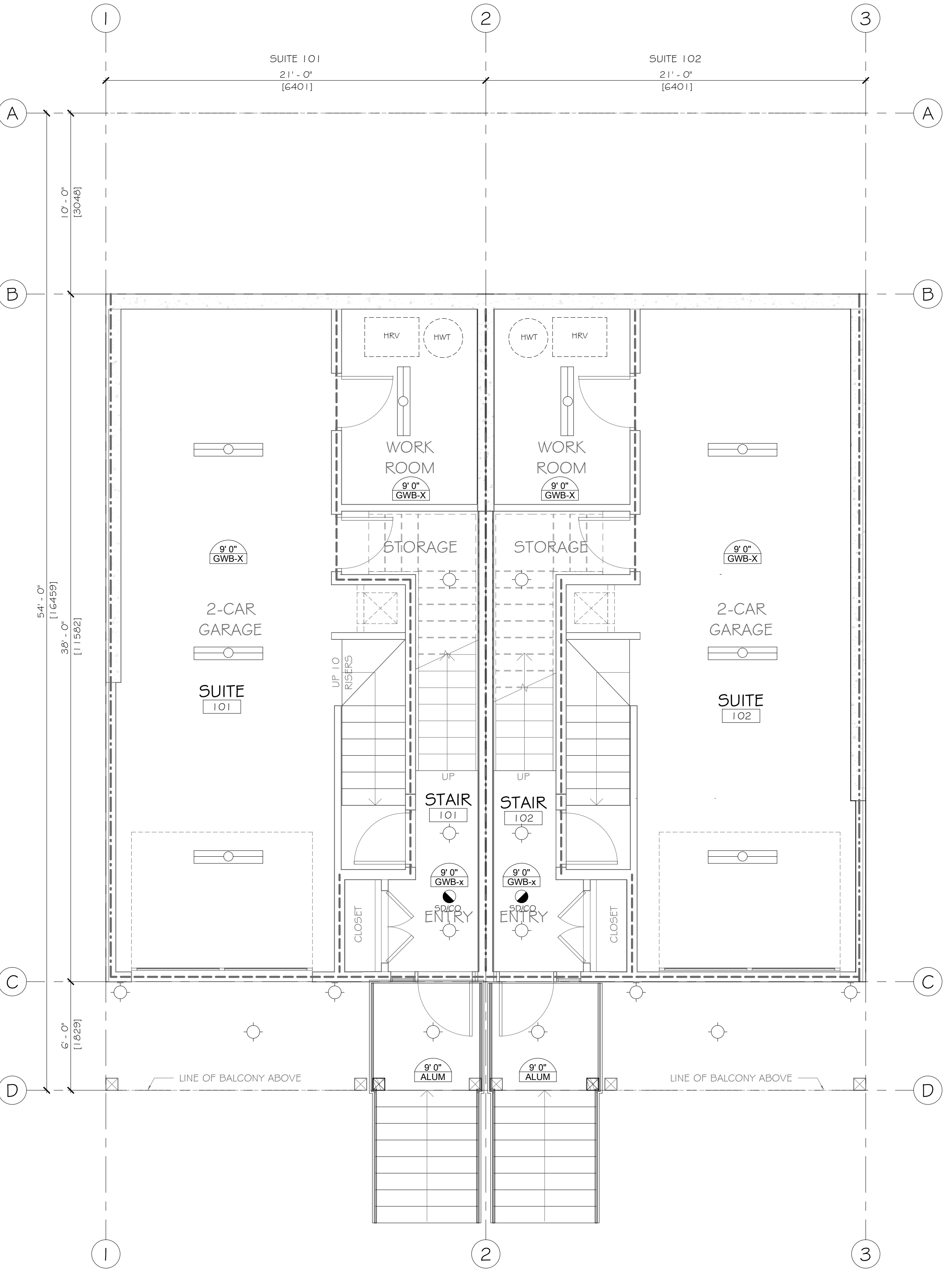
DRAWING
THIRD LEVEL & ROOF PLANS

SCALE
1/4" = 1'-0"

DESIGN • KBA
DRAWN • KTA
DATE • MAY 20, 2020
PROJECT • 180425

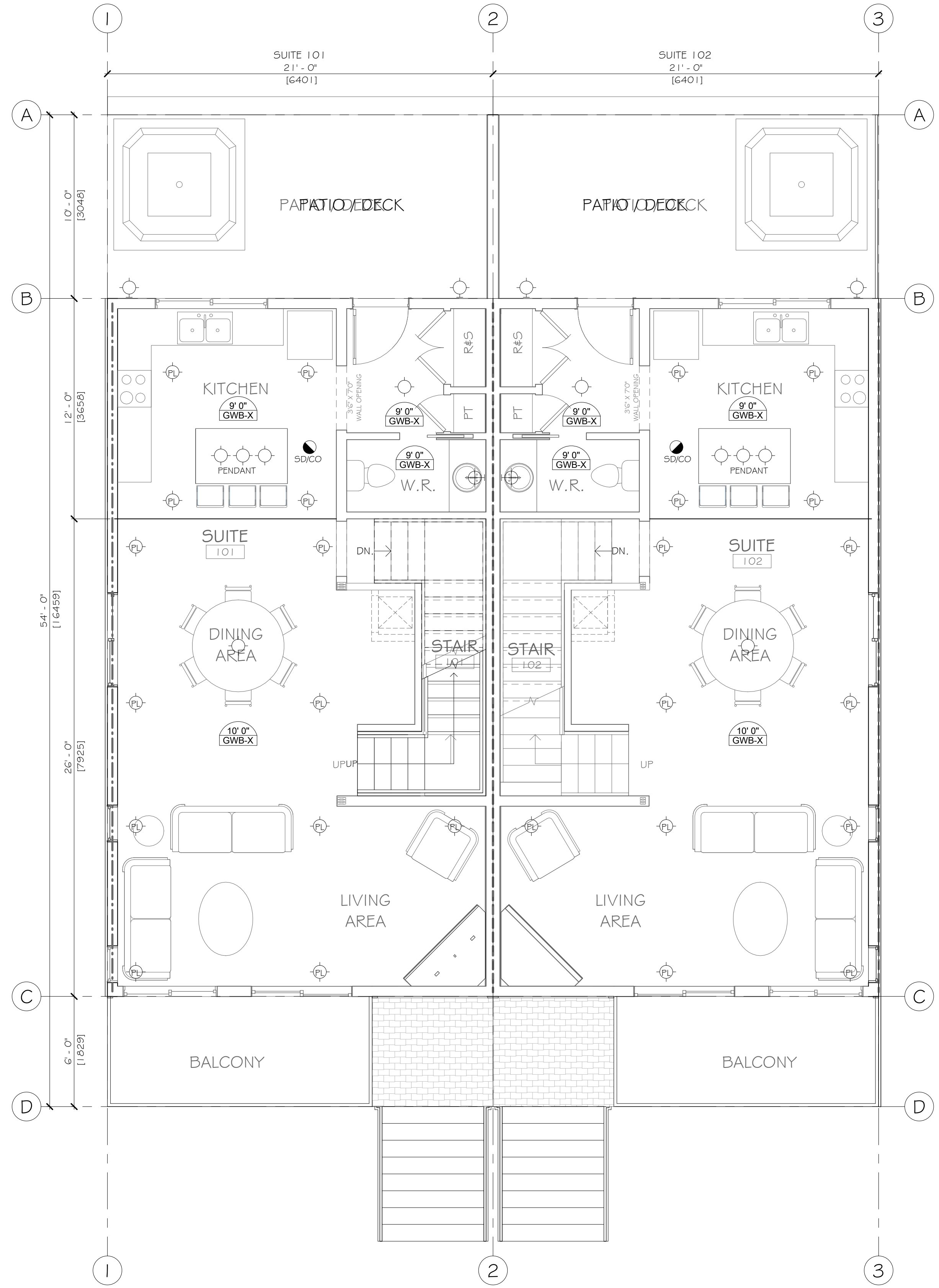
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A2.2 | **1**



TRUE NORTH
1
A2.3
1/4" = 1'-0"

MAIN FLOOR REFLECTED CEILING PLAN



TRUE NORTH
2
A2.3
1/4" = 1'-0"

SECOND FLOOR REFLECTED CEILING PLAN

CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- INCANDESCENT FIXTURE-SURFACE MOUNT
- INCANDESCENT WALL MOUNT FIXTURE-1
- PATIO / DECK
- INCANDESCENT WALL MOUNT FIXTURE-2
- POT LIGHT FIXTURE
- LED / FLUORESCENT LIGHT FIXTURE-SURFACE MOUNT
- SMOKE DETECTOR - WIRED
- HEAT DETECTOR
- TWO-IN-ONE SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- FIRE ALARM PULL STATION
- FIRE ALARM HORN STROBE
- EMERGENCY LIGHT (BATTERY OPERATED)
- EXIT SIGN
- WALL MOUNTED FIRE EXTINGUISHER

CEILING MATERIAL LEGEND:

- HEIGHT mm A.F.F. (AS INDICATED)
CEILING TYPE (AS INDICATED BELOW)
- PAINTED GYPSUM BOARD CEILING
- PAINTED BULKHEAD FINISHED WITH GYPSUM BOARD
(BULKHEAD SIZE & LOCATION MAY VARY ON SITE)
- PAINTED FIRE-RATED (TYPE-X) GYPSUM BOARD CEILING
- HARDI-SOFFIT PANELS TYPICAL ON ALL EXTERIOR EXIT STAIRS
& BALCONY AREAS
- VENTED ALUMINUM / METAL SOFFIT PANELS
- EXPOSED CONCRETE SLAB TO U/S OF SECOND FLOOR
- VAULTED CEILING (4/12) SLOPE

**REFLECTED CEILING PLAN
GENERAL NOTES:**

1. ALL CEILING HEIGHTS ARE TO BE TAKEN FROM TOP OF FINISHED FLOOR ON EACH FLOOR LEVEL.
2. CEILINGS NOT LABELLED WITH A CEILING HEIGHT KEYNOTE ARE TO BE EXPOSED.
3. COORDINATE ALL BULKHEADS ON SITE WITH MECHANICAL / ELECTRICAL EQUIPMENT LAYOUT & DUCTING/VENTING REQUIREMENTS.
4. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR. FINAL LOCATION MAY VARY ON SITE.
5. COORDINATE ALL CEILING MOUNTED FIXTURES WITH SPRINKLER SYSTEM LAYOUT (TO BE PROVIDED BY SPRINKLER CONTRACTOR).
6. REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR MECHANICAL & ELECTRICAL EQUIPMENT FIXTURES.
7. COORDINATE DEVICE & EQUIPMENT LOCATIONS WITH ALL TRADES PRIOR TO ROUGH-IN AND INSTALLATION.
8. FIRE PROTECTION SYSTEM TO BE DESIGN AS PER NFPA 13 LATEST EDITION.
9. ALL VENTILATION EQUIPMENT AND DUCTWORK TO BE SUPPORTED FROM ABOVE STRUCTURE. PROVIDE VIBRATION ISOLATORS AND FLEX CONNECTORS AT ALL LOCATIONS.
10. FIRE EXTINGUISHER MODEL TO BE NATIONAL FIRE EQUIPMT MODEL NO. ABC 10G FIRE EXTINGUISHER 4A-60BC, 1.9 LB. CW MOUNTING BRACKET, UL AND ULC LISTED.

FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE
- 45 MIN. FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE

ABBREVIATIONS:

- ACT ACOUSTIC CEILING TILE
- APD ACOUSTIC PANEL MOUNTED TO U/S OF DECK
- DAP DROPPED ACOUSTIC PANEL
- EXP EXPOSED CEILING
- GWB GYPSUM WALL BOARD
- MSP METAL SOFFIT PANELS
- FE FIRE EXTINGUISHER

FINISHES GENERAL NOTES:

1. ROOM FINISHES TO BE DETERMINED AND FINALIZED BY OWNER AND APPROVED BY ARCHITECT.
2. THRESHOLD / FLOORING TRANSITION REQUIRED AT MATERIAL TRANSITION.
3. ALL COLOURS AND FINISHES SPECIFIED BY OWNER AND NOT INCLUDED IN THIS PACKAGE.

NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

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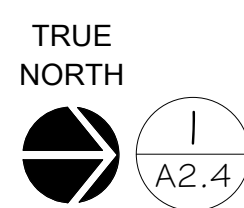
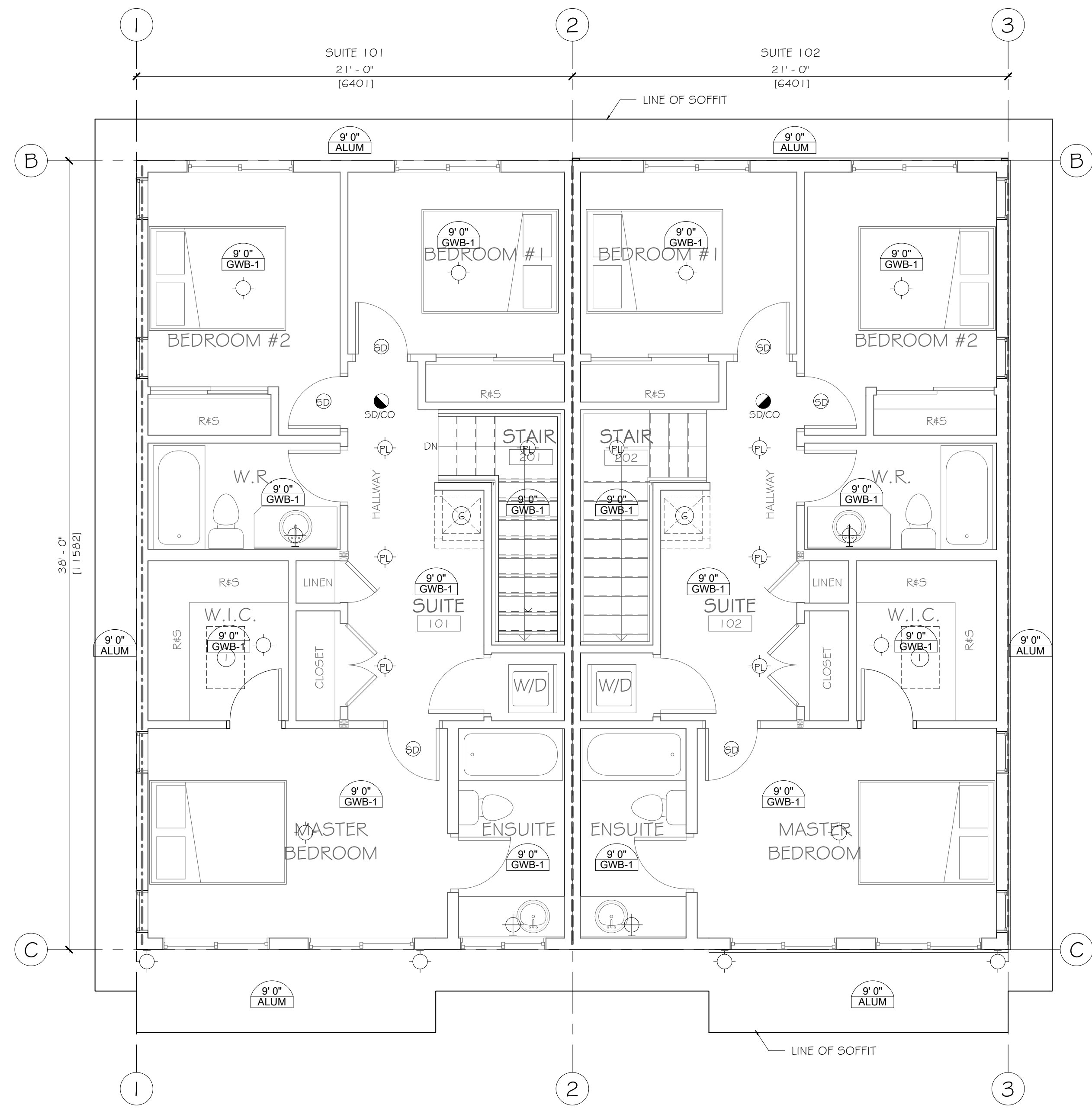
PROJECT
 DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT
 #1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

DRAWING
 MAIN & SECOND FLOOR - REFLECTED CEILING PLAN

SCALE
 1/4" = 1'-0"

DESIGN • KBA
 DRAWN • KTA
 DATE • MAY 20, 2020
 PROJECT • 180425

SHEET NO. | ISSUE / REV. #



THIRD FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- INCANDESCENT FIXTURE-SURFACE MOUNT
- INCANDESCENT WALL MOUNT FIXTURE-1
- INCANDESCENT WALL MOUNT FIXTURE-2
- POT LIGHT FIXTURE
- LED FLUORESCENT LIGHT FIXTURE-SURFACE MOUNT
- SMOKE DETECTOR - WIRED
- HEAT DETECTOR
- TWO-IN-ONE SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- FIRE ALARM PULL STATION
- FIRE ALARM HORN STROBE
- EMERGENCY LIGHT (BATTERY OPERATED)
- EXIT SIGN
- WALL MOUNTED FIRE EXTINGUISHER

CEILING MATERIAL LEGEND:

- HEIGHT mm A.F.F. (AS INDICATED)
CEILING TYPE (AS INDICATED BELOW)
- PAINTED GYPSUM BOARD CEILING
- PAINTED BULKHEAD FINISHED WITH GYPSUM BOARD
(BULKHEAD SIZE & LOCATION MAY VARY ON SITE)
- PAINTED FIRE-RATED (TYPE-X) GYPSUM BOARD CEILING
- HARDI-SOFFIT PANELS TYPICAL ON ALL EXTERIOR EXIT STAIRS
& BALCONY AREAS
- VENTED ALUMINUM / METAL SOFFIT PANELS
- EXPOSED CONCRETE SLAB TO U/S OF SECOND FLOOR
- VAULTED CEILING (4/12) SLOPE

REFLECTED CEILING PLAN

GENERAL NOTES:

1. ALL CEILING HEIGHTS ARE TO BE TAKEN FROM TOP OF FINISHED FLOOR ON EACH FLOOR LEVEL.
2. CEILINGS NOT LABELLED WITH A CEILING HEIGHT KEYNOTE ARE TO BE EXPOSED.
3. COORDINATE ALL BULKHEADS ON SITE WITH MECHANICAL / ELECTRICAL EQUIPMENT LAYOUT & DUCTING/VENTING REQUIREMENTS.
4. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR. FINAL LOCATION MAY VARY ON SITE.
5. COORDINATE ALL CEILING MOUNTED FIXTURES WITH SPRINKLER SYSTEM LAYOUT (TO BE PROVIDED BY SPRINKLER CONTRACTOR).
6. REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR MECHANICAL & ELECTRICAL EQUIPMENT FIXTURES.
7. COORDINATE DEVICE & EQUIPMENT LOCATIONS WITH ALL TRADES PRIOR TO ROUGH-IN AND INSTALLATION.
8. FIRE PROTECTION SYSTEM TO BE DESIGN AS PER NFPA 13 LATEST EDITION.
9. ALL VENTILATION EQUIPMENT AND DUCTWORK TO BE SUPPORTED FROM ABOVE STRUCTURE. PROVIDE VIBRATION ISOLATORS AND FLEX CONNECTORS AT ALL LOCATIONS.
10. FIRE EXTINGUISHER MODEL TO BE NATIONAL FIRE EQUIPMET MODEL NO. ABC100 FIRE EXTINGUISHER 4A-GOBC, 1.9 LB. CW MOUNTING BRACKET. UL AND ULIC LISTED.

FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE
- 45 MIN. FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE

NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

FINISHES GENERAL NOTES:

1. ROOM FINISHES TO BE DETERMINED AND FINALIZED BY OWNER AND APPROVED BY ARCHITECT.
2. THRESHOLD / FLOORING TRANSITION REQUIRED AT MATERIAL TRANSITION.
3. ALL COLOURS AND FINISHES SPECIFIED BY OWNER AND NOT INCLUDED IN THIS PACKAGE.

ABBREVIATIONS:

- ACT ACOUSTIC CEILING TILE
- APD ACOUSTIC PANEL MOUNTED TO U/S OF DECK
- DAP DROPPED ACOUSTIC PANEL
- EXP EXPOSED CEILING
- GWB GYPSUM WALL BOARD
- MSP METAL SOFFIT PANELS
- FE FIRE EXTINGUISHER

1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020
ISSUE NO.	ISSUED FOR / REVISED/ PLOTTED	DATE

PROJECT
DUPEX RESIDENTIAL
BUILDING - PEAKS WEST
DEVELOPMENT

#1240 ALPINE ROAD,
SUN PEAKS, BRITISH COLUMBIA

DRAWING
THIRD FLOOR -
REFLECTED CEILING PLAN

SCALE
1/4" = 1'-0"

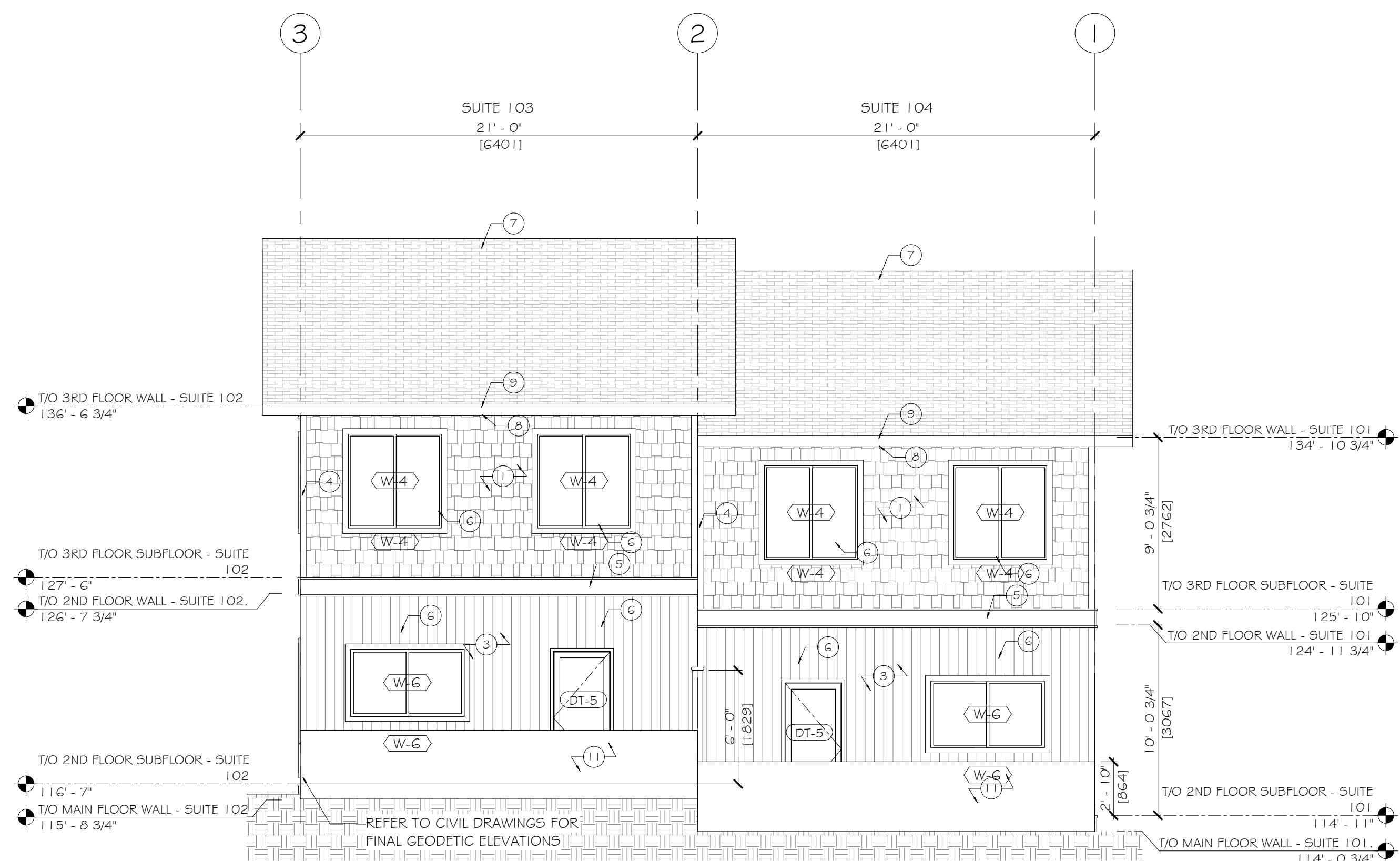
DESIGN • KBA
DRAWN • KTA
DATE • MAY 20, 2020
PROJECT • 180425

SHEET NO. • ISSUE / REV. #

A2.4 | **1**



2 EAST ELEVATION
A3.1 3/16" = 1'-0"



1 WEST ELEVATION
A3.1 3/16" = 1'-0"

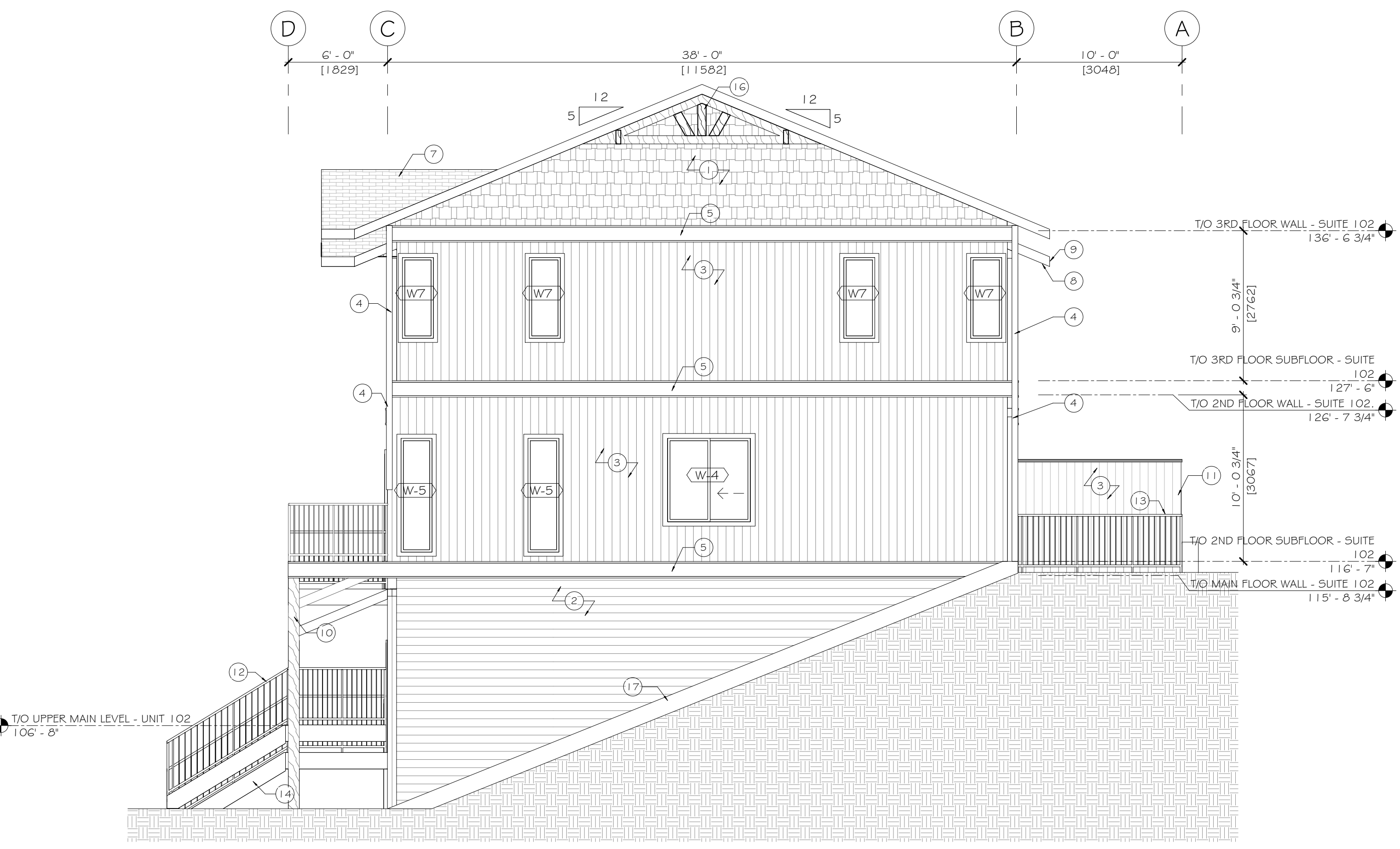
**ELEVATION NOTES
(AS SPECIFIED):**

- FINISH GRADE ELEVATIONS AS PER DEVELOPER / SURVEYOR'S REQUIREMENTS. REFER TO FINAL SITE GRADING PLAN & GEODETIC ELEVATIONS.
- CONTRACTOR TO ENSURE TO ADJUST EACH FLOOR LEVEL ELEVATIONS AS PER FINAL ELEVATIONS DONE BY SURVEYOR - REFER TO SITE GRADING PLAN.
- DOWNSPOUTS TO BE DETERMINED ON SITE.
- MATERIAL COLOUR SELECTION AS PER OWNER/CONTRACTOR AND APPROVED BY ARCHITECT.
- FLASHING AS PER CODE
- GLASS THERMAL SPECS AS PER OWNER / CONTRACTOR.
- STUCCO / CULTURED STONE
 - HOUSE WRAP / BUILDING PAPER BEHIND ALL BUILD OUTS.
 - DIAMOND MESH @ ALL CORNERS.
- BRICK / STONE
 - 1" AIRSPACE BEHIND BRICK.
 - WEEPING HOLES @ BOTTOM COURSES.
- DECK / BALCONY / VERANDA -
 - PRESSURE TREATED LUMBER AND / OR COMPOSITE LUMBER DECKING TO BE USED.

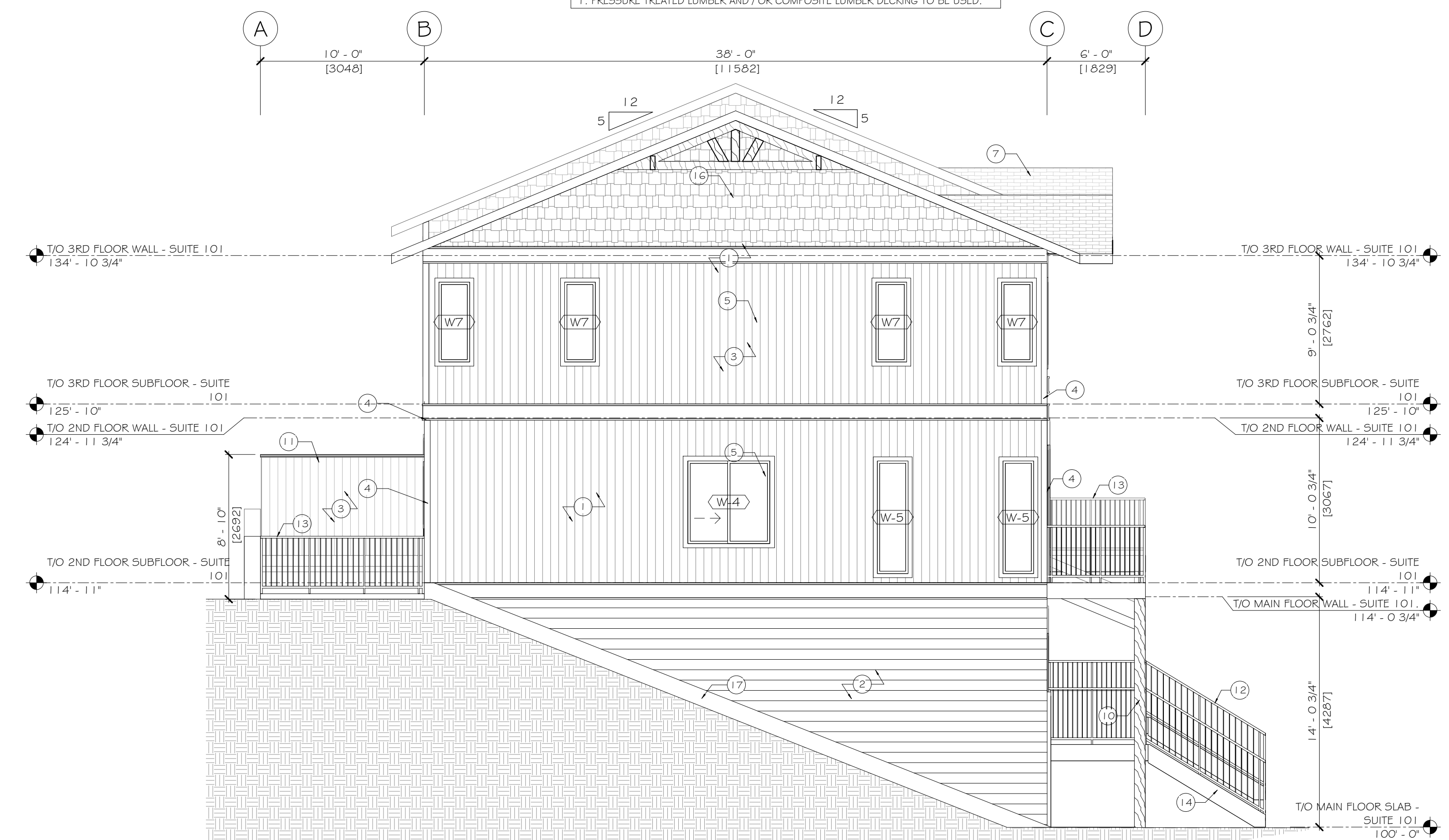
EXTERIOR FINISH LEGEND:

NOTE: MATERIAL COLOUR SELECTION AS PER OWNER / CONTRACTOR AND APPROVED BY ARCHITECT.

- HARDIESHINGLE SIDING, STAGGERED EDGE PANEL - LIGHT MIST BY JAMES HARDIE
- HARDIEPLANK LAP SIDING CEDARMILL - CHESNUT BROWN FINISH BY JAMES HARDIE
- HARDIEPANEL VERTICAL SIDING (BOARD & BATTEN), SMOOTH - AGED PEWTER FINISH BY JAMES HARDIE
- 3.5" HARDIE TRIM BOARDS 4/4 SMOOTH - IRON GRAY FINISH BY JAMES HARDIE
- 1.5" HARDIE TRIM BOARDS 4/4 SMOOTH - IRON GRAY FINISH BY JAMES HARDIE
- 4" SMART TRIMS ON ALL WINDOWS (COLORS TO MATCH FASCIA)
- FIBREGLOSS SHINGLES - FINAL MATERIAL & COLOUR SELECTION BY OWNER & ARCHITECT
- HARDIESOFFIT PANELS VENTED CEDAR MILL-IRON GRAY FINISH
- PRE-FINISHED METAL GUTTER, FASCIA & DOWNSPOUT -DOWNSPOUT LOCATIONS TO BE DETERMINED ON SITE
- 140x140mm (6x6") GLULAM POSTS OR TIMBER POST (REFER TO STRUCTURAL)
- RETAINING WALL - WALL HEIGHT VARIES (REFER TO CIVIL)
- 91.4mm (36") HIGH POWDER COATED ALUMINUM HANDRAIL (BLACK PAINT)
- 1070mm (42") HIGH POWDER COATED ALUMINUM GUARDRAIL (BLACK PAINT)
- PRE-FABRICATED METAL STAIRS
- CONCRETE SLAB (SEE STRUCTURAL)
- DECORATIVE GABLE TIMBER TRUSS & BRACKETS
- CONCRETE PARGING



3 NORTH ELEVATION
A3.1 3/16" = 1'-0"

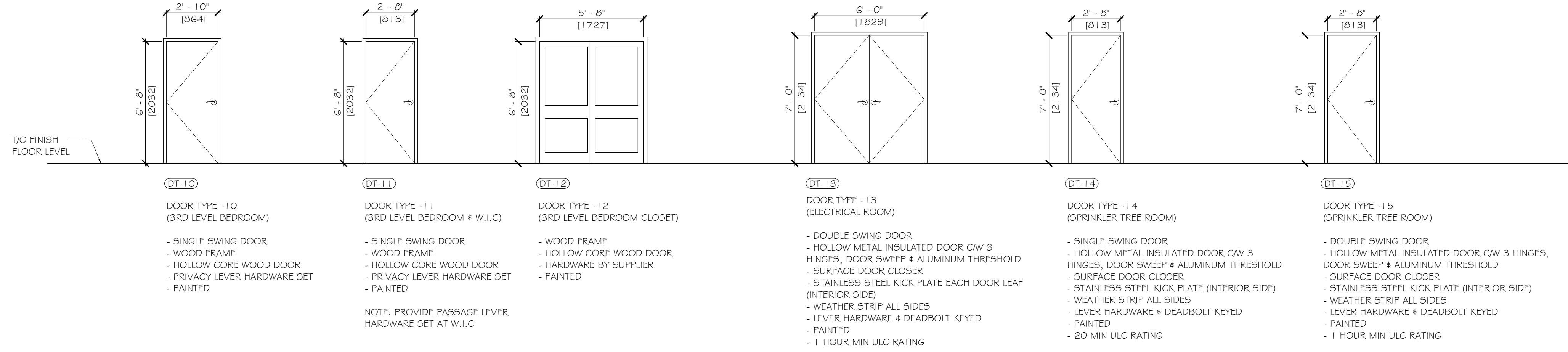
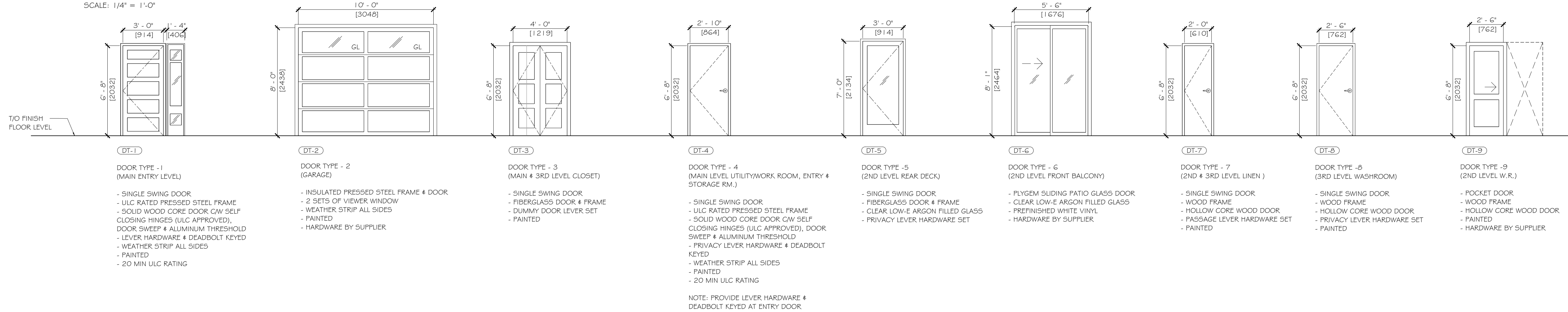


4 SOUTH ELEVATION
A3.1 3/16" = 1'-0"

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PROJECT		
DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
BUILDING ELEVATIONS		
SCALE		
As indicated		
DESIGN	KBA	
DRAWN	KTA	
DATE	MAY 20, 2020	
PROJECT	#0425	
SHEET NO.	ISSUE / REV. #	
A3.1	1	

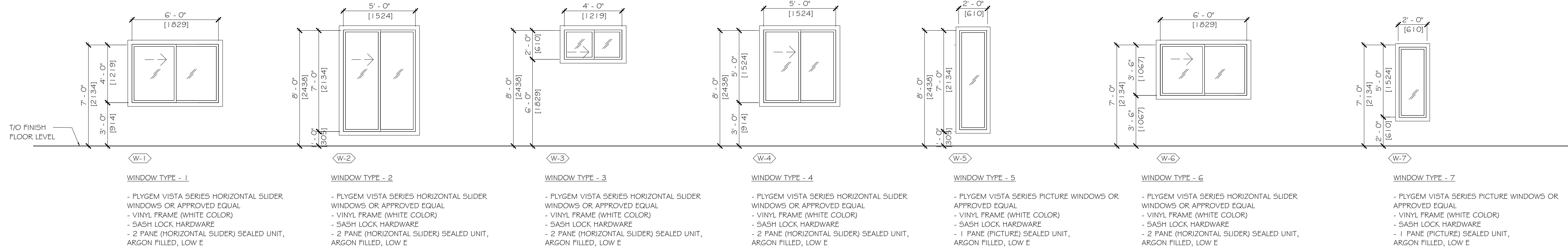
DOOR TYPES

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



WINDOW TYPES

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



DOOR GENERAL NOTES:

1. ALL EXTERIOR DOORS TO BE SUPPLIED WITH WEATHER STRIPPING, DOOR SWEEP, ALUMINUM THRESHOLDS & DOOR CLOSERS.
2. CONFIRM DOOR SWING WITH FLOOR PLANS AND EXTERIOR ELEVATIONS.
3. ALL HARDWARE FOR ALUMINUM DOORS & OVERHEAD DOORS BY SUPPLIER.
4. ALL FIRE RATED DOORS TO BE EQUIPPED WITH DOOR CLOSERS, (ULC RATED)
5. ALL SWING DOORS TO HAVE FLOOR MOUNTED DOOR STOPS (TYP).
6. ALL HARDWARE TO BE APPROVED BY CONSULTANT PRIOR TO PURCHASING, MANUFACTURING AND INSTALLATION.
7. ALL HARDWARE FOR BALCONY PVC DOORS BY SUPPLIER.
8. FINAL MATERIAL & COLOUR SELECTION BY OWNER & APPROVED BY ARCHITECT.

WINDOW GENERAL NOTES:

1. REFER TO FLOOR PLAN & EXTERIOR ELEVATIONS FOR ALL WINDOWS & ALUMINUM STOREFRONT LOCATIONS.
2. CONFIRM OPERABLE WINDOW ORIENTATION WITH FLOOR PLANS AND EXTERIOR ELEVATIONS.
3. ALL WINDOWS AND STOREFRONT ROUGH OPENINGS TO BE CONFIRMED WITH MANUFACTURER'S SPECIFICATIONS & SHOP DRAWINGS.
4. ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED, ARGON, FILLED AND SEALED UNITS.
5. FINAL MATERIAL & COLOUR SELECTION BY OWNER & APPROVED BY ARCHITECT.

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PROJECT
DUPLIX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

DRAWING
DOOR & WINDOW SCHEDULE
FRAME TYPES

SCALE
1/4" = 1'-0"

DESIGN • KSA
DRAWN • KTA
DATE • MAY 20, 2020
PROJECT • 180425

SHEET NO. • ISSUE / REV. #

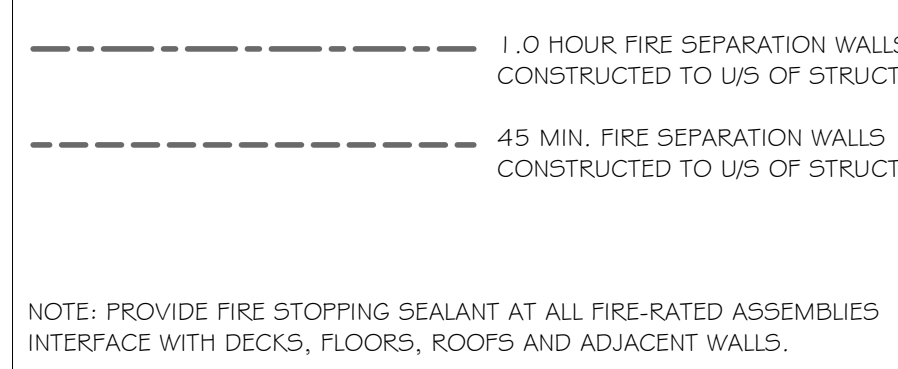
WALL TYPES

- EXTERIOR WALL TYPES**
- E1 EXTERIOR WALL (LOADBEARING)**
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 x 140mm (2" x 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER, 1.6mm (5/8") DRYWALL - FIRE TAPED, SANDED & PAINTED
- NOTE: APPLIED TO NORTH AND SOUTH WALLS FOR 1 HR F.R.R.
BC CODE APPENDIX D - 1 HOUR FRK
- 1 LAYER, 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
- E2 EXTERIOR FOUNDATION WALL**
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE (SEE STRUCT.)
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE)
DAMP-PROOFING
250mm (10") CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.)
25mm (1") AIR SPACE
38mm x 89mm (2" x 4") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
6 MIL POLY VAPOUR BARRIER
1 LAYER, 1.6mm (5/8") DRYWALL
- E3 EXTERIOR FROST WALL FOUNDATION**
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR)
DAMP-PROOFING
CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
- E4 EXTERIOR WALL (NON-LOADBEARING)**
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 x 140mm (2" x 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
12.7mm (1/2") PLYWOOD SHEATHING
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
EXTERIOR FINISH (REFER TO ELEVATION)
- E5 EXTERIOR WALL (NON-COMBUSTIBLE CONSTRUCTION) - 1 HR F.R.R.**
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
15.9mm (5/8") DENSGLASS FIREGUARD SHEATHING
STEEL STUD FRAMING - SEE STRUCTURAL
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER, 1.6mm (5/8") TYPE 'X' DRYWALL
- INTERIOR WALL TYPES**
- P1 INTERIOR SOUND RATED WALLS**
1 LAYER, 12.7mm (1/2") DRYWALL
38 x 140mm (2" x 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
1 LAYER, 12.7mm (1/2") DRYWALL
- P2 INTERIOR SOUND RATED PLUMBING WALLS**
1 LAYER, 12.7mm (1/2") DRYWALL
38 x 140mm (2" x 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER, 12.7mm (1/2") DRYWALL
NOTE:
USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL
BEHIND ALL BATHTUBS, TYP.
- P3 INTERIOR LOAD BEARING WALLS**
BC CODE 2018 WALL TYPE - W1b (SIM) - 45min F.R.R.
1 LAYER, 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 x 140mm (2" x 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 (R-20) ROCKWOOL BATT INSULATION WITH MASS OF 4.8kg/m² OR
150mm THICKNESS
1 LAYER, 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
- P4 RESIDENTIAL SUITE SEPARATION WALL - 1 HR F.R.R. (LOADBEARING)**
BC CODE 2018 WALL TYPE - W13a, STC 57 (STC 50 MIN)
1 LAYER, 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 x 140mm (2" x 6") WOOD STUDS SPACED AT 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
25mm (1") AIR SPACE
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
38mm x 89mm (2" x 4") WOOD STUDS SPACED AT 406mm O/C
1 LAYER, 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE:
STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE
ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
- P5 ROOF ATTIC SEPARATION WALL (LOADBEARING) - 1 HR F.R.R.**
BC CODE 2018 WALL TYPE - W1d
1 LAYER, 15.9mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O/C (DESIGNED BY MANUF.)
1 LAYER, 15.9mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE:
PROVIDE 38x140mm (2x4") WOOD BLOCKING AT DRYWALL JOINTS.
NOTE: USE 15.9mm (5/8") DENSGLASS FIREGUARD SHEATHING ON THE
EXTERIOR SIDES OF NORTH AND SOUTH WALLS
- P6 RESIDENTIAL SUITE SEPARATION WALL - 1 HR F.R.R. (NON-COMBUSTIBLE CONSTRUCTION)**
250mm (10") CAST-IN-PLACE CONCRETE WALL (SEE STRUCT.)
1 LAYER, 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
- TYPICAL FLOOR PLAN GENERAL NOTES:**
1. USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND BATHTUBS,
TYPICAL ON ALL RESIDENTIAL SUITES/BATHROOMS / ENSUITES.
2. REQUIRE MIN. DOUBLE STUDS EA. SIDE OF ALL DOOR & WINDOW OPENINGS
UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING
REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
4. DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF CAST-IN PLACE
CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO
CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.

FLOOR TYPES

- F1 GARAGE & PATIO CONCRETE SLAB**
HYDROZO 100 SILANE SEALER @ 155ml/sqsm
CONCRETE SLAB ON GRADE - BROOM FINISH (SEE STRUCTURAL)
10 MIL PERMIATOR UNDER SLAB VAPOUR BARRIER
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID FOAM INSULATION SH 7.7
COMPACTED GRANULAR FILL MIN. (SEE STRUCT)
PREPARED SUB-BASE (SEE STRUCT)
NATIVE SOIL
- F2 2ND & 3RD LEVELS - WOOD FLOOR ASSEMBLY - 45MIN. F.R.R.**
BC CODE 2018 FLOOR TYPE - F224
19mm (3/4") PLYWOOD TAG SHEATHING
9-1/2" TJI 230 WOOD JOIST @ 406mm (16") O/C - (SEE STRUCTURAL)
RSI 3.5 ROCKWOOL INSULATION (R-20) WITH A MINIMUM THICKNESS OF
90mm AND MINIMUM SURFACE AREA MASS OF 2.8 kg/m²
RESILIENT METAL CHANNELS SPACED AT 406mm O/C
RUN PERPENDICULAR TO FLOOR TRUSSES
2 LAYERS 1.6mm (5/8") TYPE 'X' DRYWALL - SPRAY-TEX
- NOTE: ADDITIONAL CONSTRUCTION OVER GARAGE FLOOR:
- 6 MIL POLY VAPOUR BARRIER (CAULK @ JOINTS)
- 38x140mm (2x6") STUD FRAMING @ 610 (24") O/C
- R20 BATT INSULATION
- 1 LAYER 12.7mm (1/2") FINISHED DRYWALL
- F3 2ND LEVEL - BALCONY / DECK AREAS**
TURDAK® WATERPROOF DECK MEMBRANE
19mm (3/4") PLYWOOD TAG SHEATHING
38x235mm (2x10") P.T. WOOD JOIST FRAMING @ 406mm (16") O/C
(SEE STRUCTURAL)
1 LAYER 12.7mm (1/2") DRYWALL - SPRAY-TEX
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
ALUMINUM - SOFFIT FINISH

FIRE SEPARATION LEGEND:

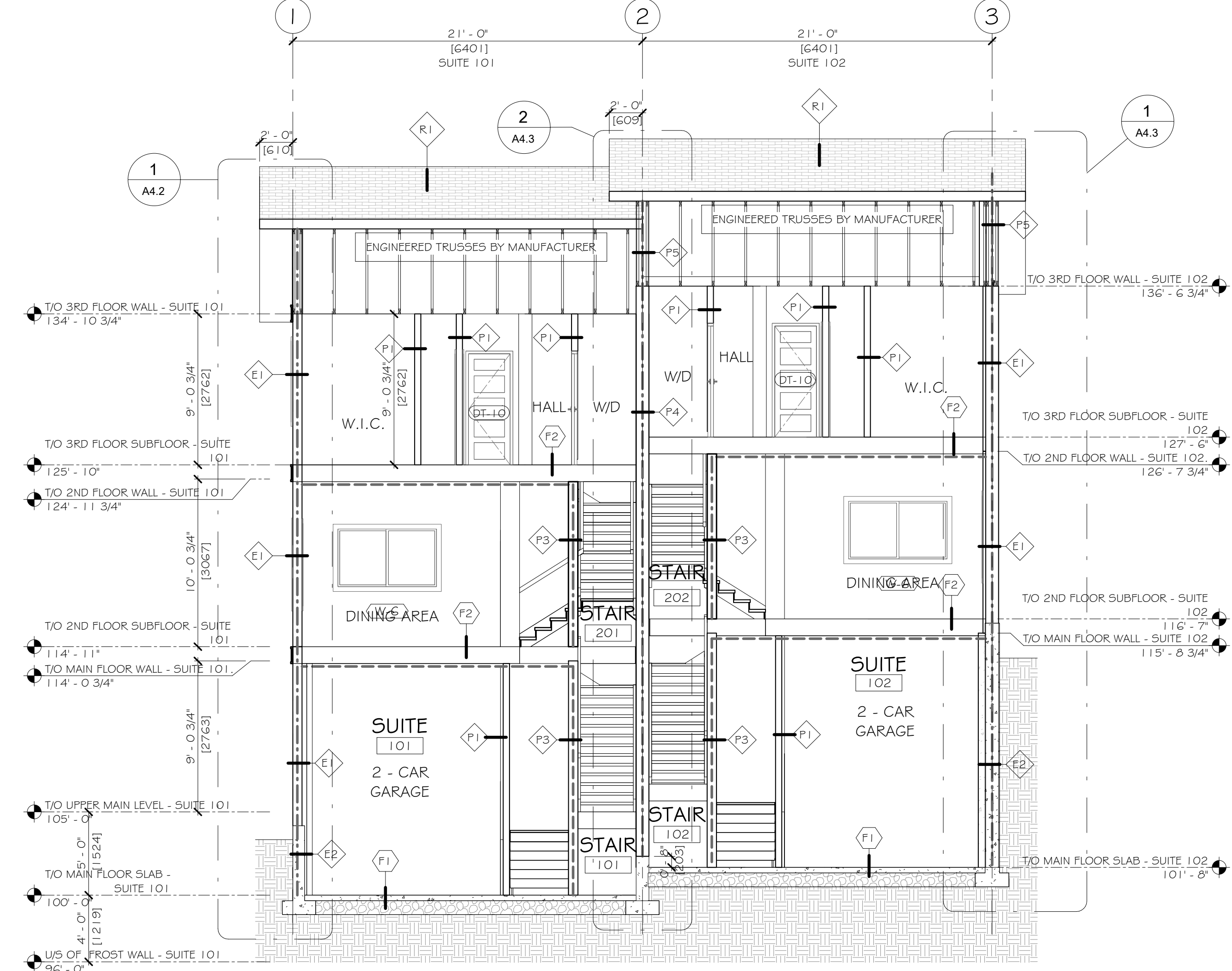


ROOF TYPES

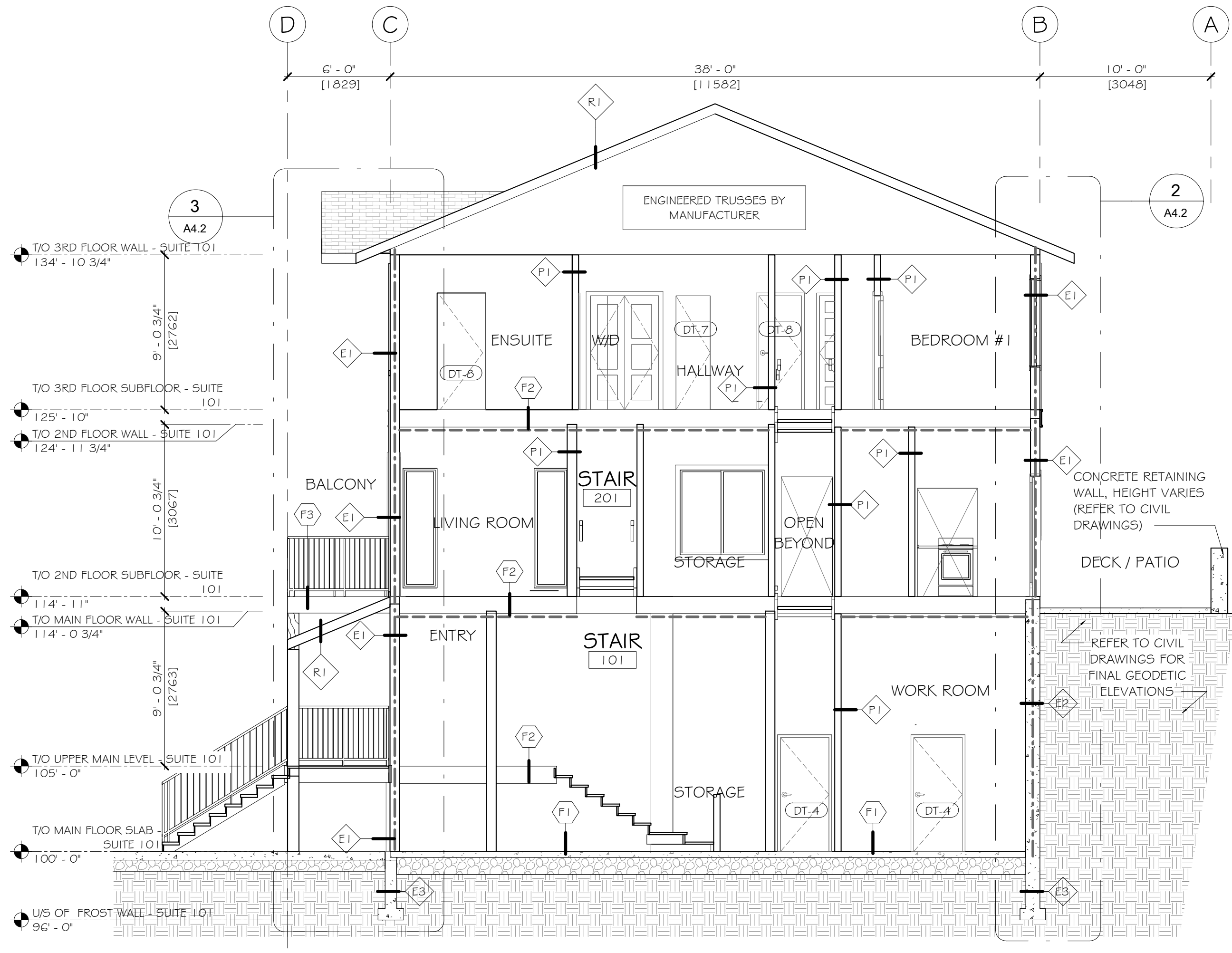
- R1 ROOF CONSTRUCTION**
35 YEAR ARCHITECTURAL ASPHALT SHINGLES
PRE-FIN ROOF VENTS AS REQUIRED BY TRUSS MANUFACTURER
1.1mm (7/16") OSB ROOF SHEATHING & H-CUPS
PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O/C
(DESIGNED BY TRUSS MANUF.)
INSULATION BAFFLES EACH TRUSS SPACE
R50 (RSI 8.75) BLOWN-IN LOOSE FILL INSULATION
6 mil POLY VAPOUR BARRIER
1 LAYER, 12mm.7 (1/2") DRYWALL - SPRAY-TEX

STAIR CONSTRUCTION

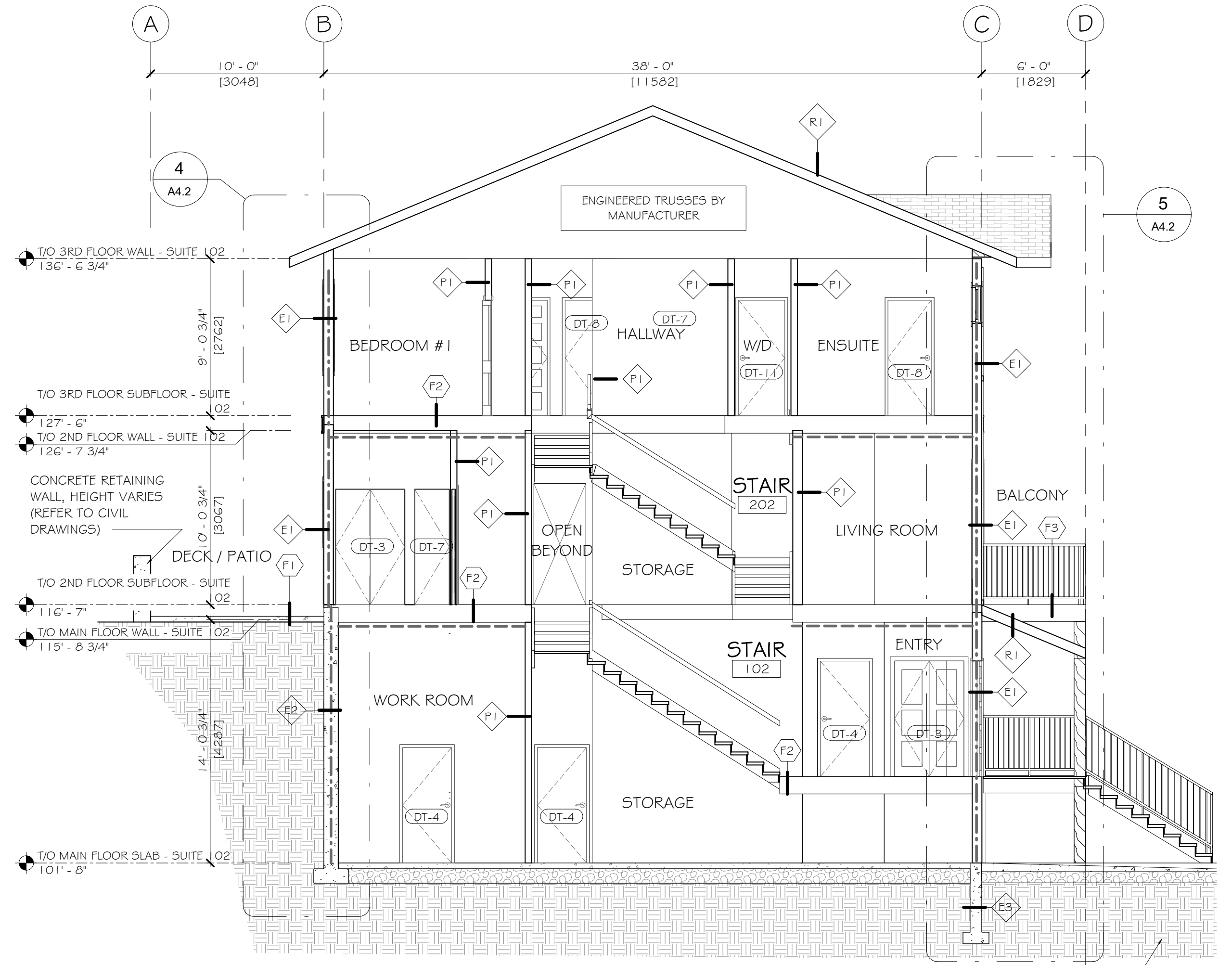
- S1 STAIR CONSTRUCTION**
2 LAYERS 19mm (3/4") STURDI-BOARD TREADS
CW 25mm (1") NOSING
12.7mm (1/2") PLYWOOD RISERS
38mm x 286mm (2" x 12") P.T. STRINGERS
- NOTE: (AS PER B.C. CODE 3.4.6.1)
FINISH: SLIP RESISTANT LANDING & THREADS
RUN: 1" (25mm) MINIMUM
RISE: 7" (180mm) MAXIMUM



BUILDING SECTION #1 - SUITES 101-102
1 A4.1 3/16" = 1'-0"



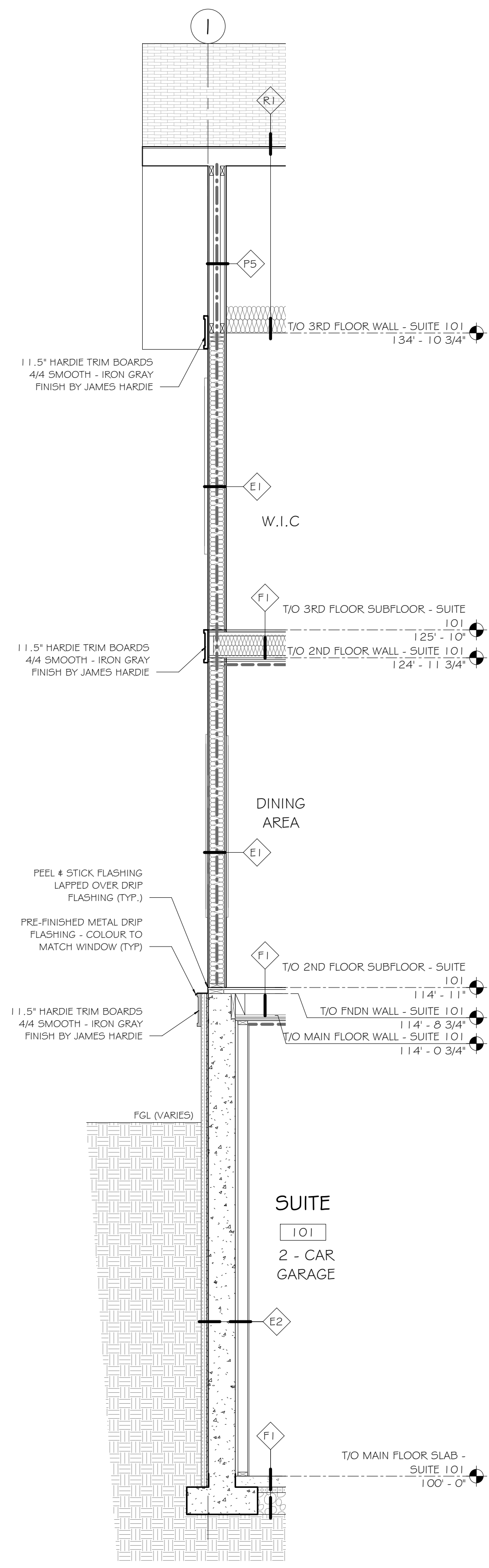
BUILDING SECTION #2 - SUITE 101
2 A4.1 3/16" = 1'-0"



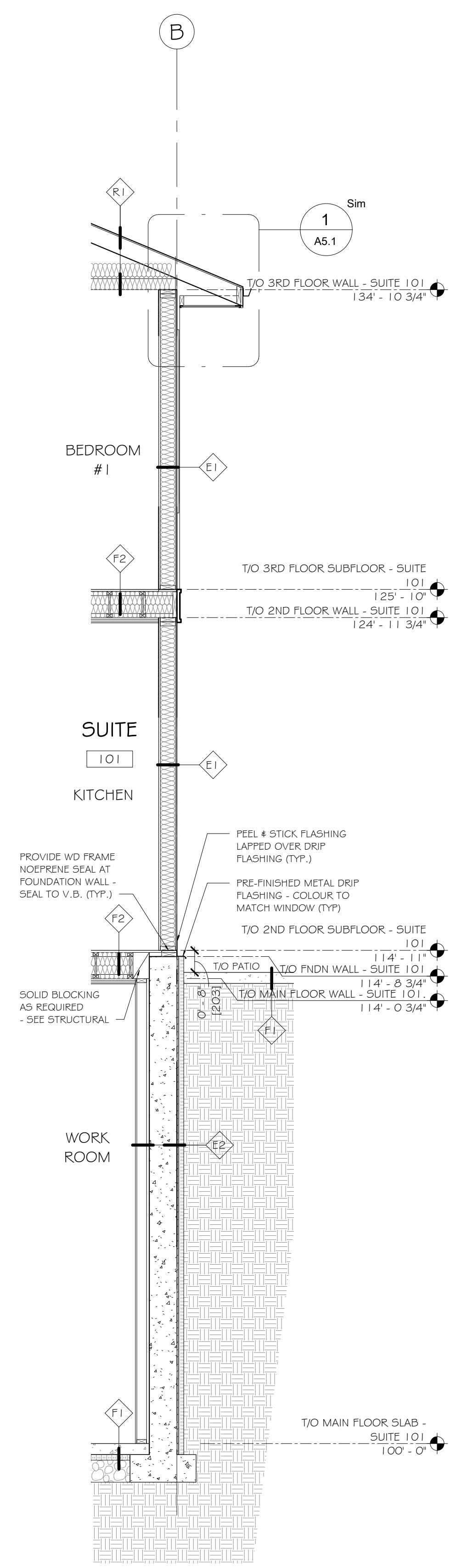
BUILDING SECTION #3 - SUITE 102
3 A4.1 3/16" = 1'-0"

KIRK BANADYGA ARCHITECT INC.
ISSUED FOR 100% CLIENT REVIEW

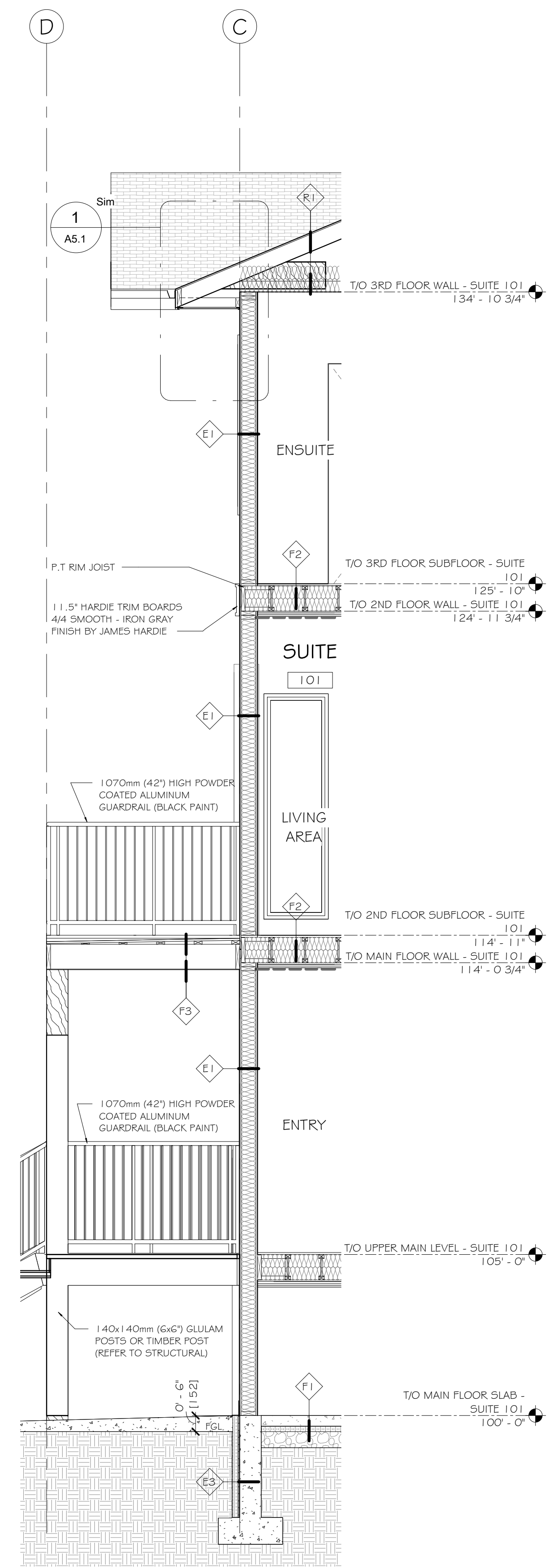
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DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING BUILDING SECTIONS		
SCALE As indicated		
DESIGN	• KBA	
DRAWN	• KTA	
DATE	• MAY 20, 2020	
PROJECT	• (B0425)	
SHEET NO.	ISSUE / REV. #	
A4.1	1	



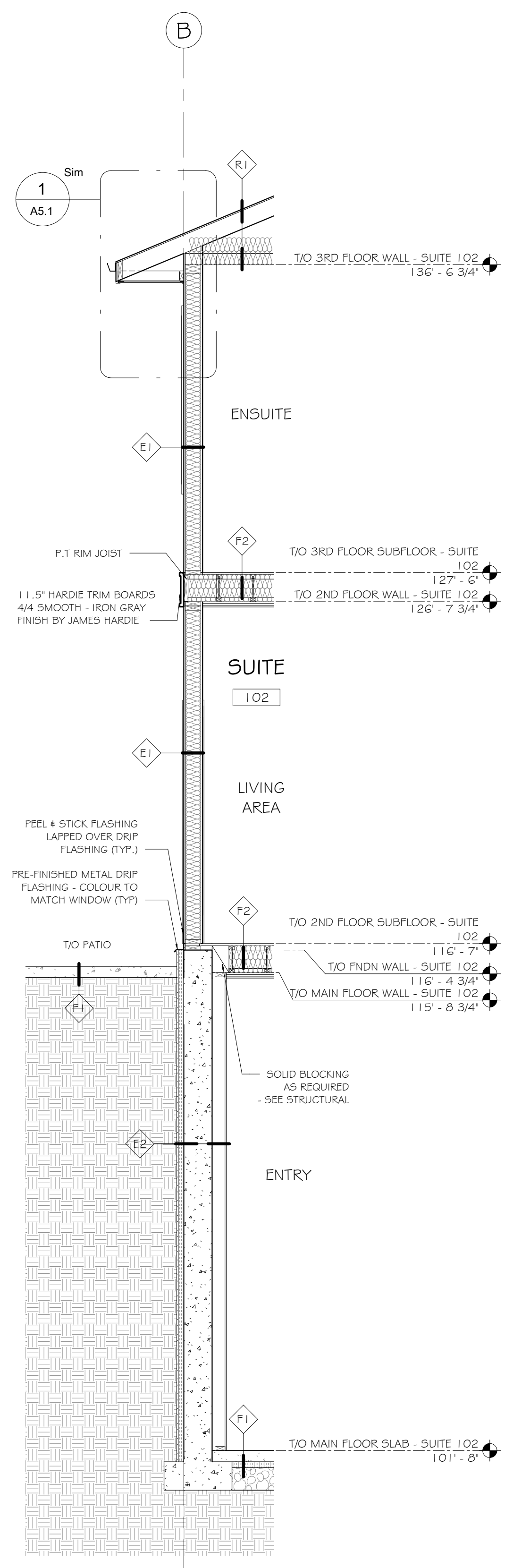
SUITE 101 WALL
SECTION #1
3/8" = 1'-0"



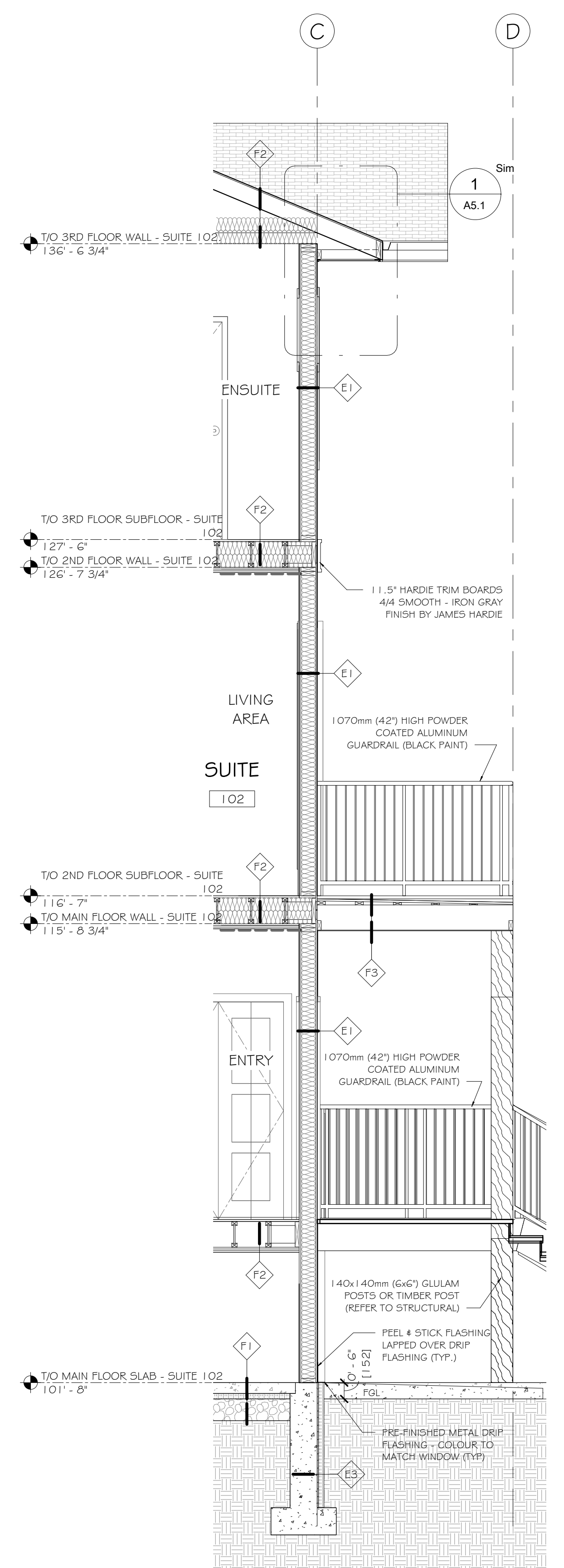
SUITE 101 WALL
SECTION #2
3/8" = 1'-0"



SUITE 101 WALL
SECTION #3
3/8" = 1'-0"

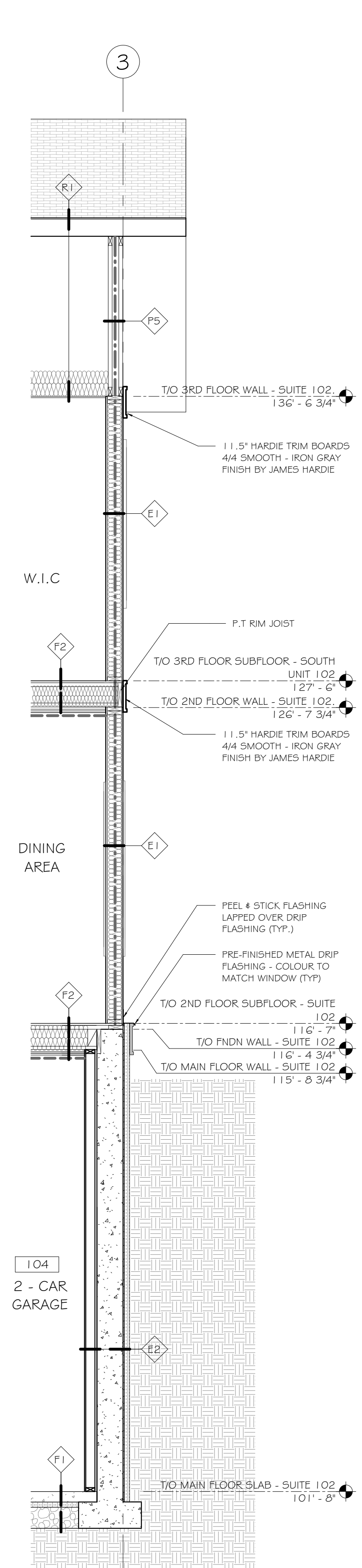


SUITE 102 WALL
SECTION #1
3/8" = 1'-0"

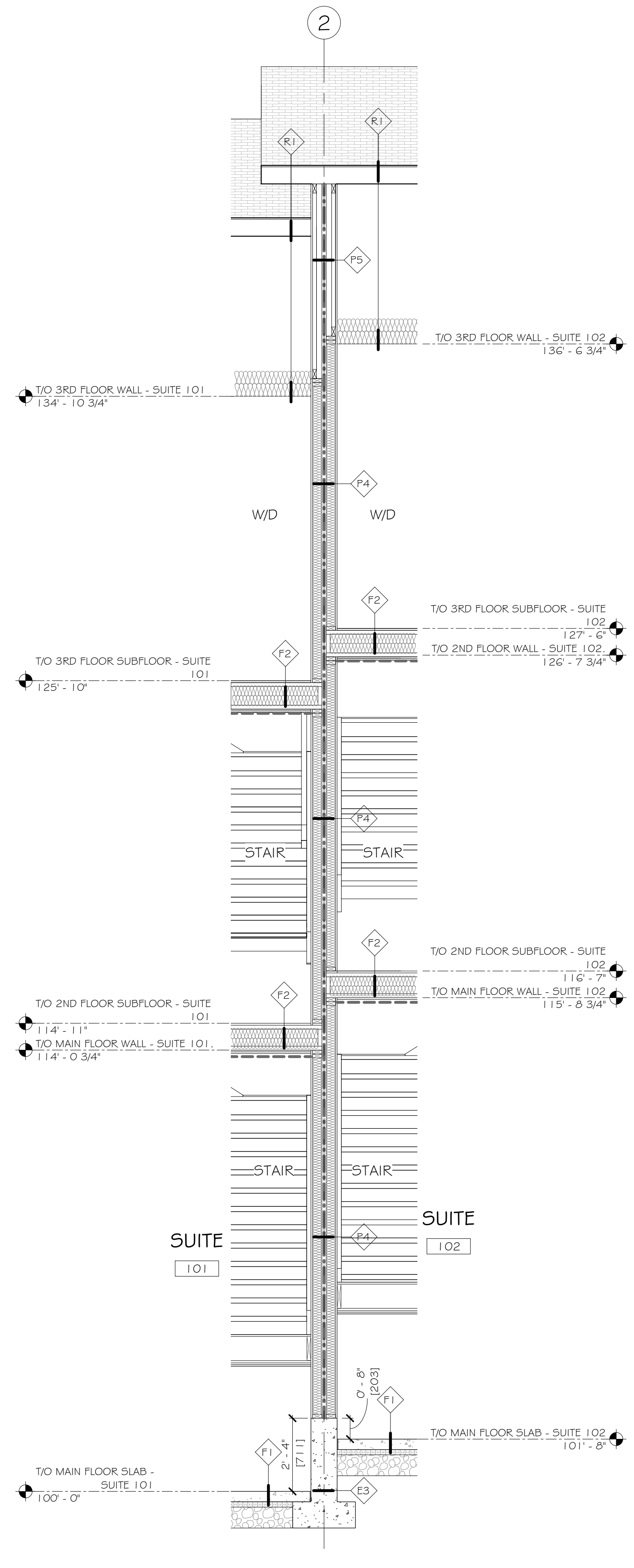


SUITE 102 WALL
SECTION #2
3/8" = 1'-0"

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DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT #1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
WALL SECTIONS		
SCALE		
3/8" = 1'-0"		
DESIGN	KBA	
DRAWN	KTA	
DATE	MAY 20, 2020	
PROJECT	180425	
SHEET NO.	ISSUE / REV. #	
A4.2	1	

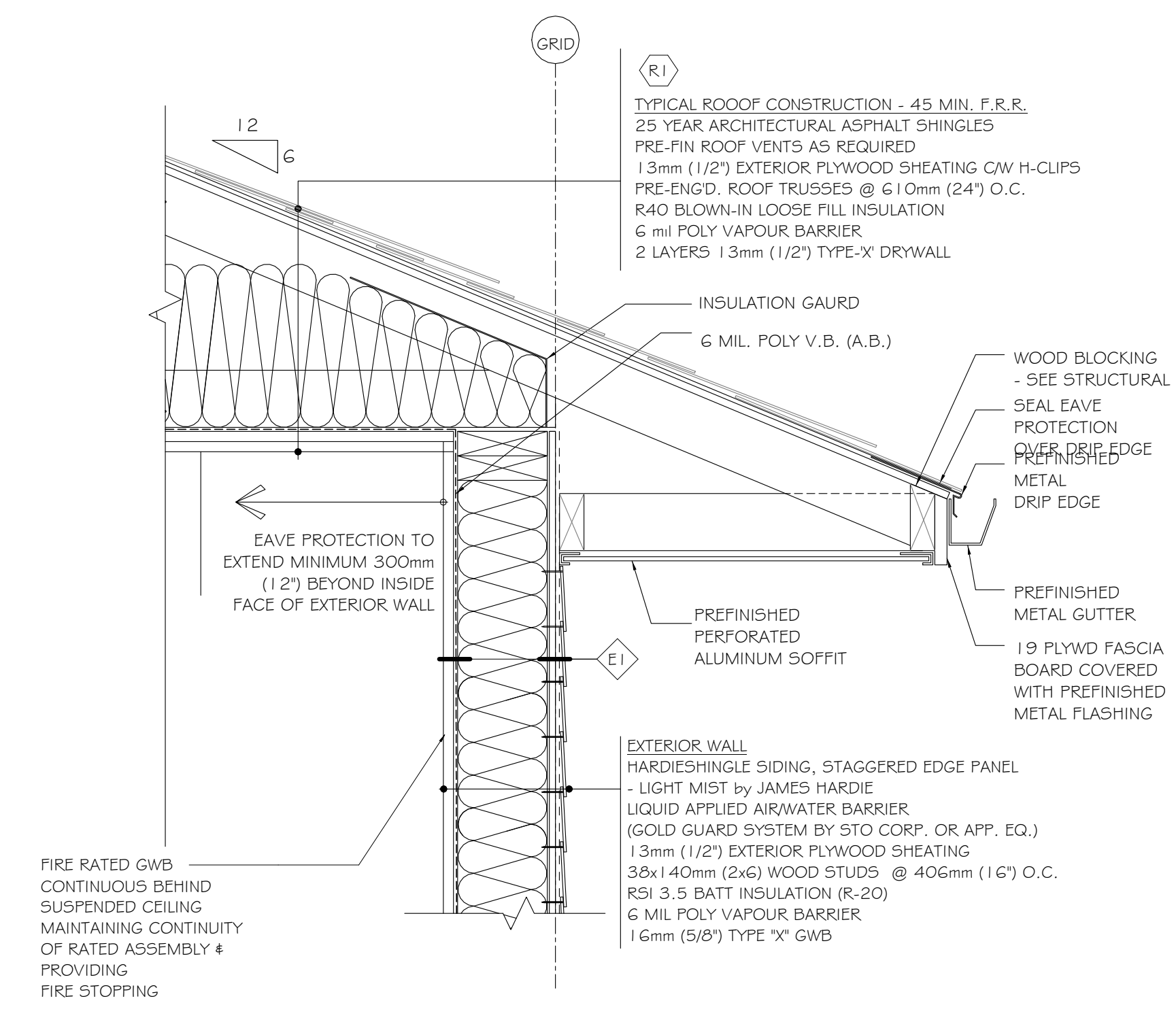


SUITE 102 WALL
SECTION #3
1
A4.3 3/8" = 1'-0"



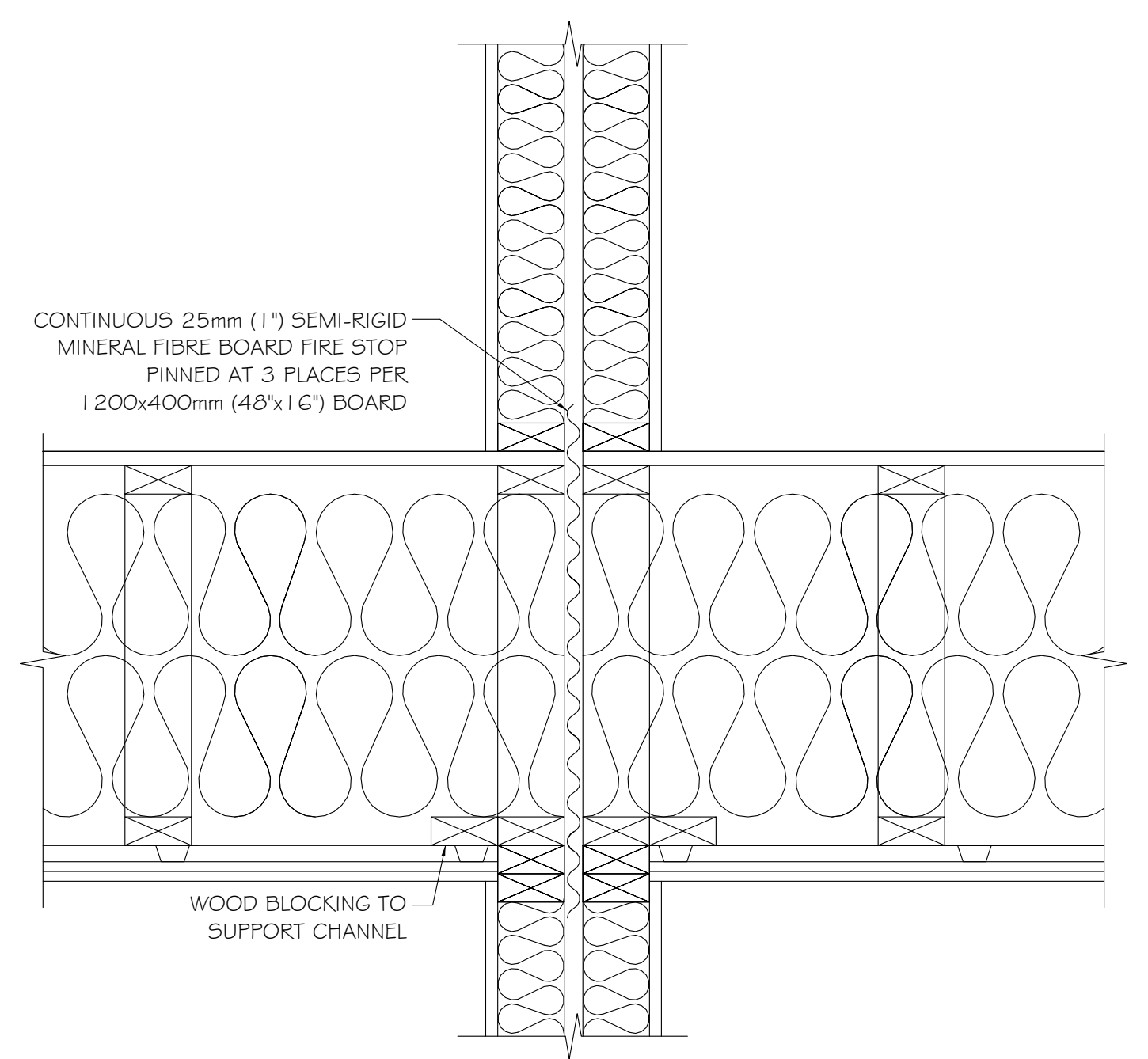
SUITE 101-102
WALL SECTION
2
A4.3 3/8" = 1'-0"

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DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT #1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
WALL SECTIONS		
SCALE		
3/8" = 1'-0"		
DESIGN	• KBA	
DRAWN	• KTA	
DATE	• MAY 20, 2020	
PROJECT	• 180425	
SHEET NO.	ISSUE / REV. #	
A4.3	1	



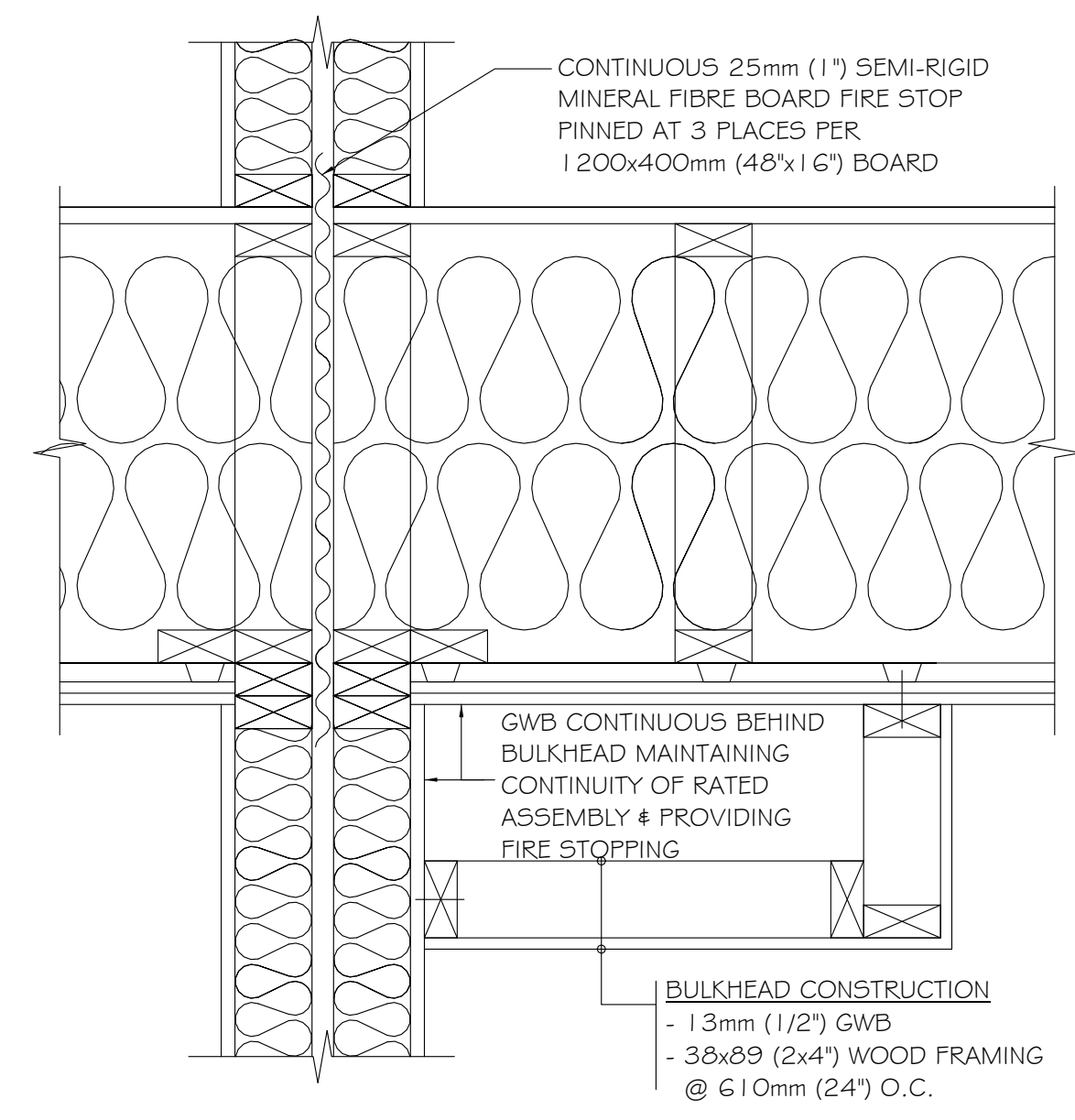
1
A5.1 | 1/2" = 1'-0"

ROOF EAVE DETAIL



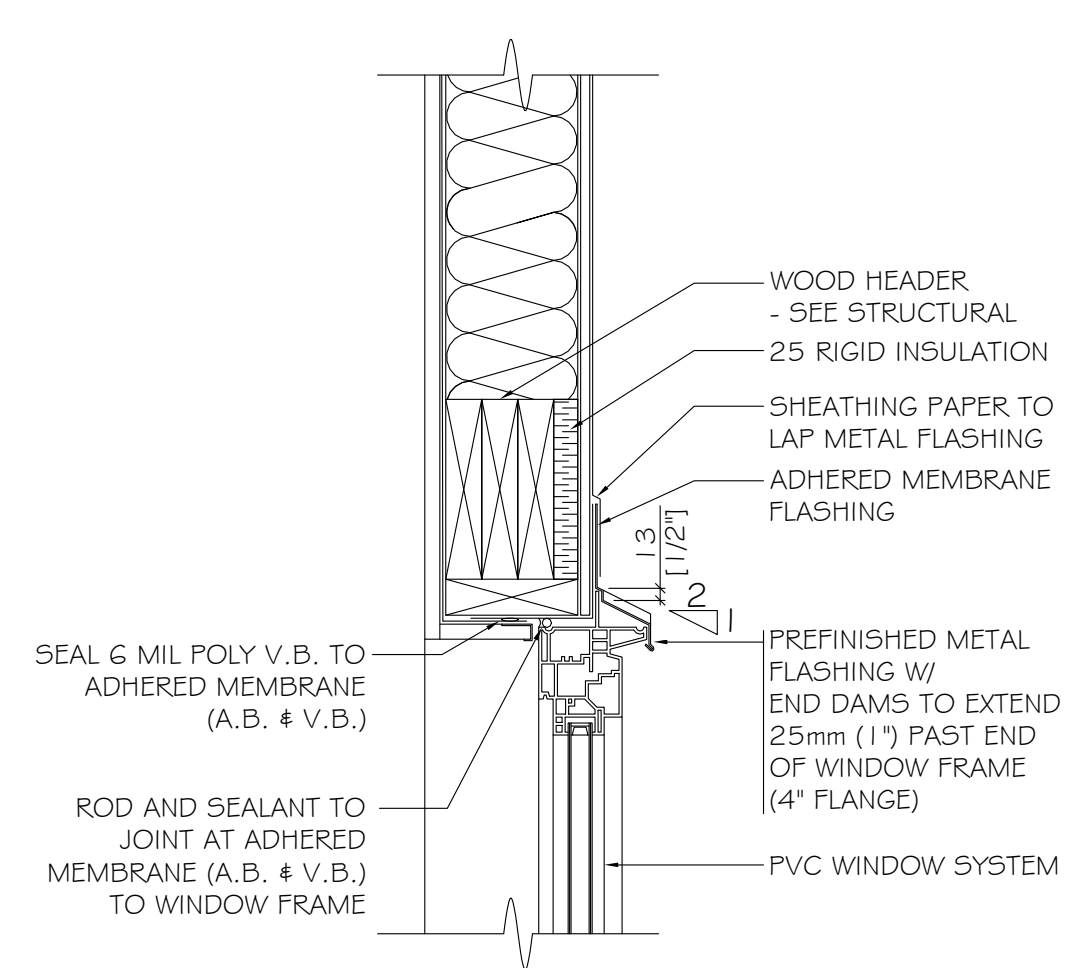
2
A5.1 | 1/2" = 1'-0"

FIRE STOPPING DETAIL



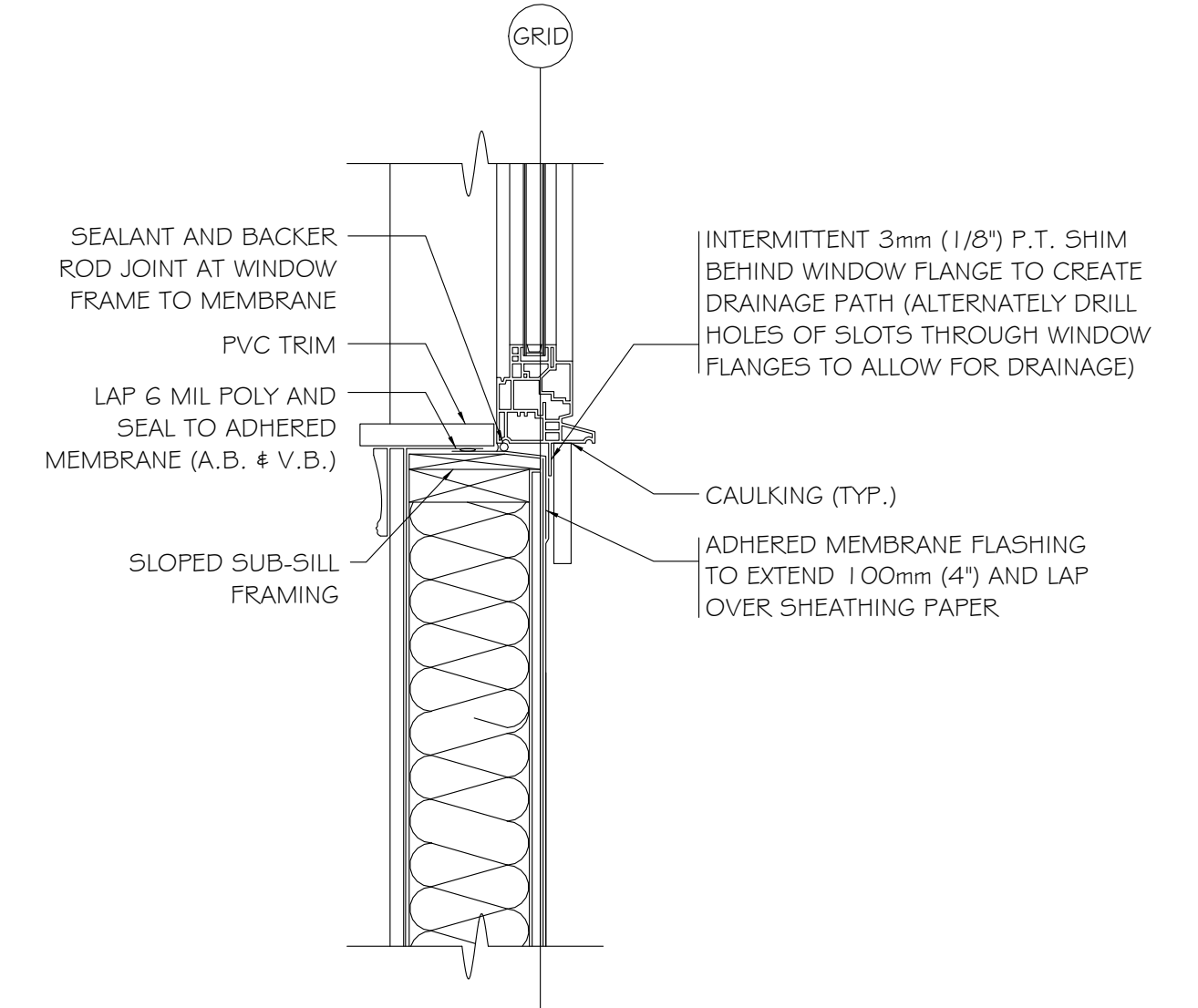
3
A5.1 | 1/2" = 1'-0"

FIRE STOP BULKHEAD



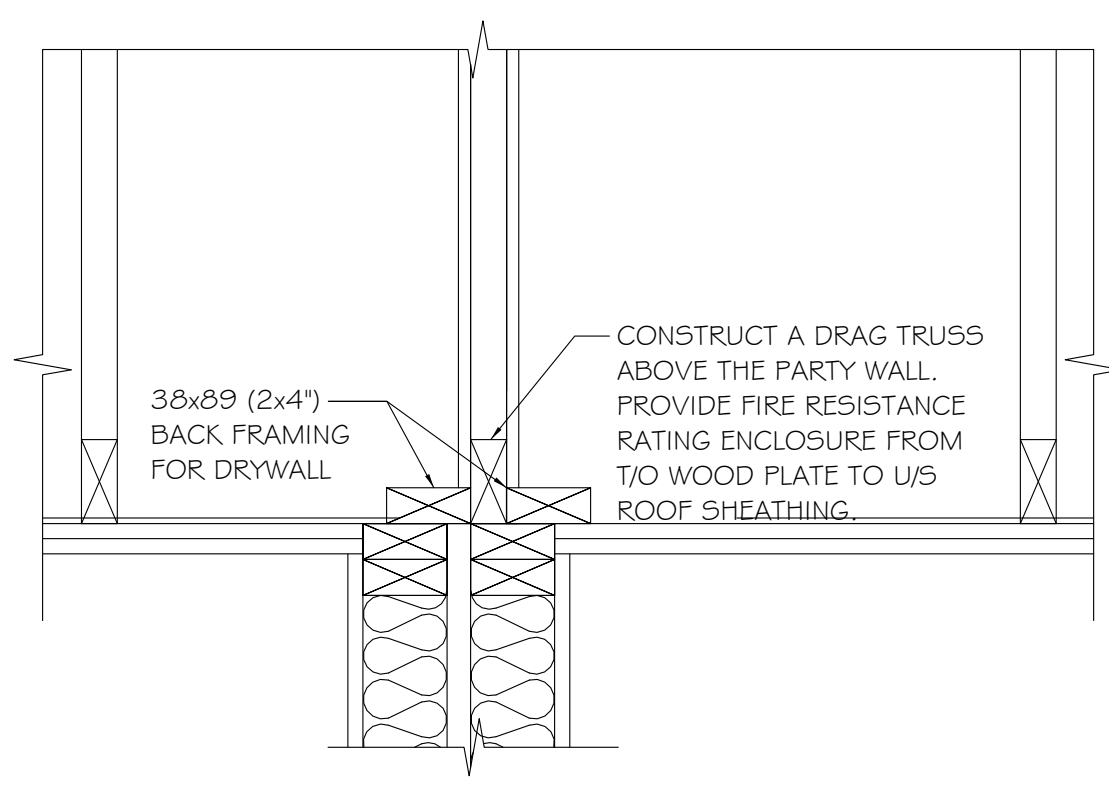
4
A5.1 | 1/2" = 1'-0"

WINDOW HEADER



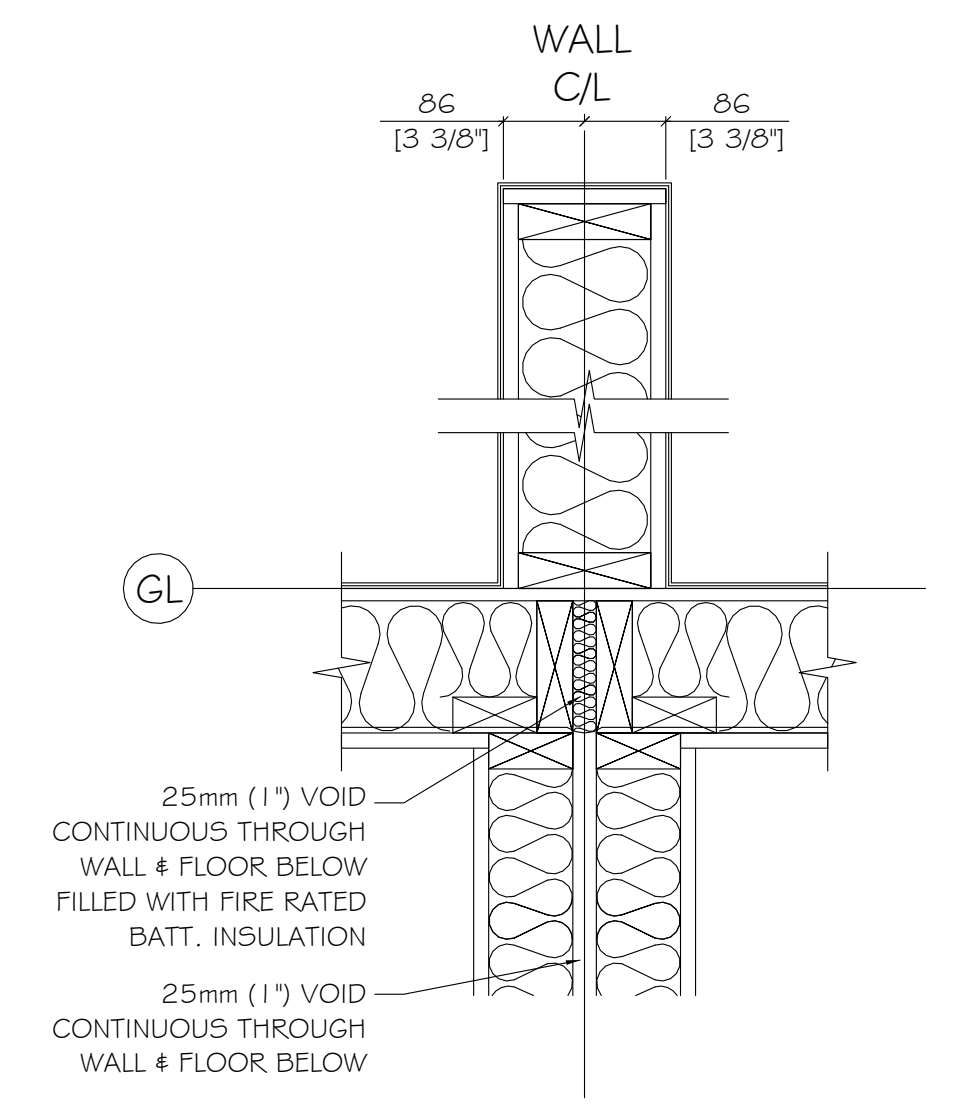
5
A5.1 | 1/2" = 1'-0"

WINDOW SILL



6
A5.1 | 1/2" = 1'-0"

ATTIC SEPARATION



7
A5.1 | 1/2" = 1'-0"

FIRE STOP EXTERIOR WALL

1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020
ISSUE NO.	ISSUED FOR / REVISED/ PLOTTED	DATE

PROJECT
 DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

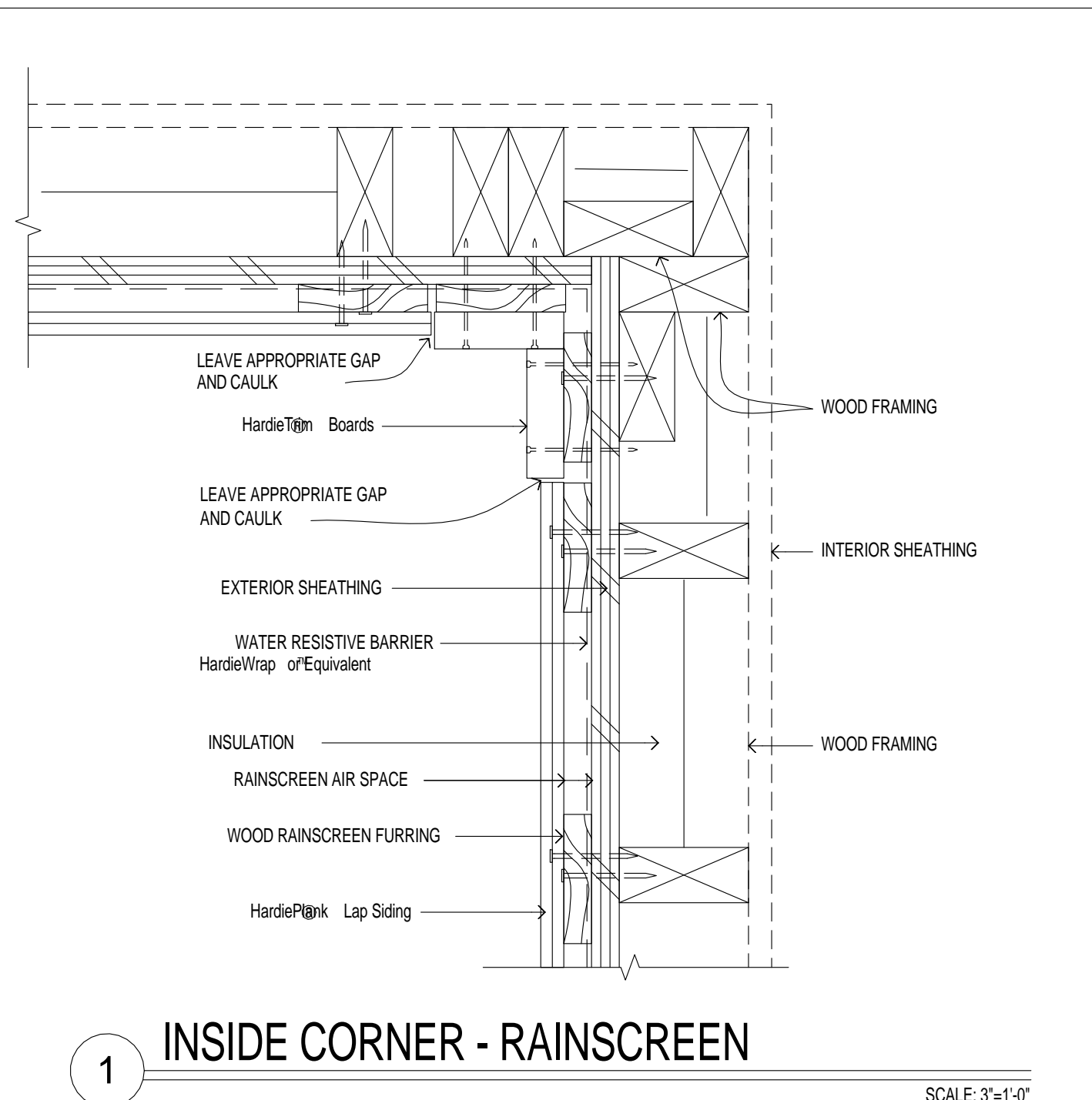
DRAWING
 WALL DETAILS

SCALE
 1/2" = 1'-0"

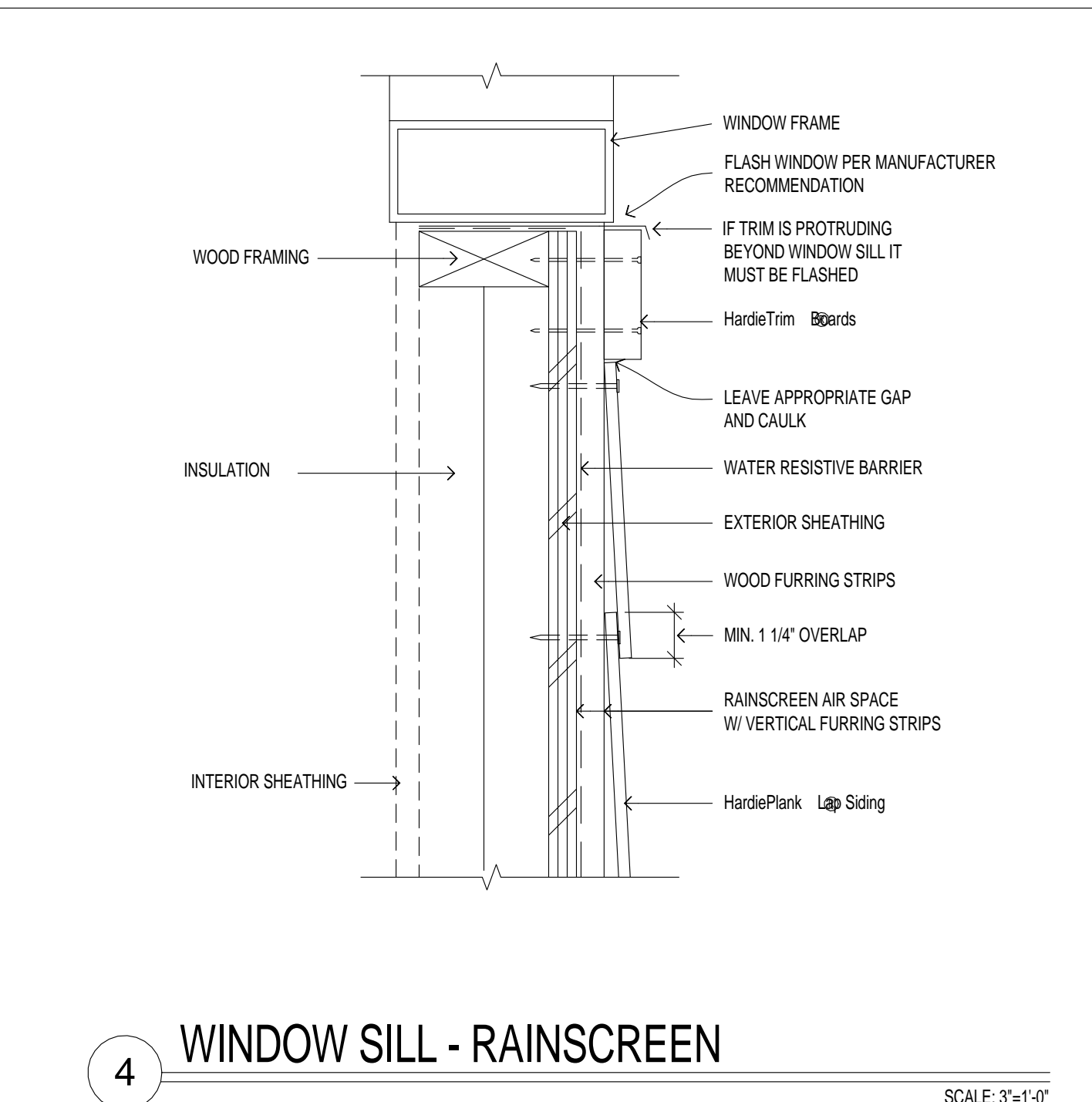
DESIGN • KBA
 DRAWN • KTA
 DATE • MAY 20, 2020
 PROJECT • 180425

SHEET NO. • ISSUE / REV. #

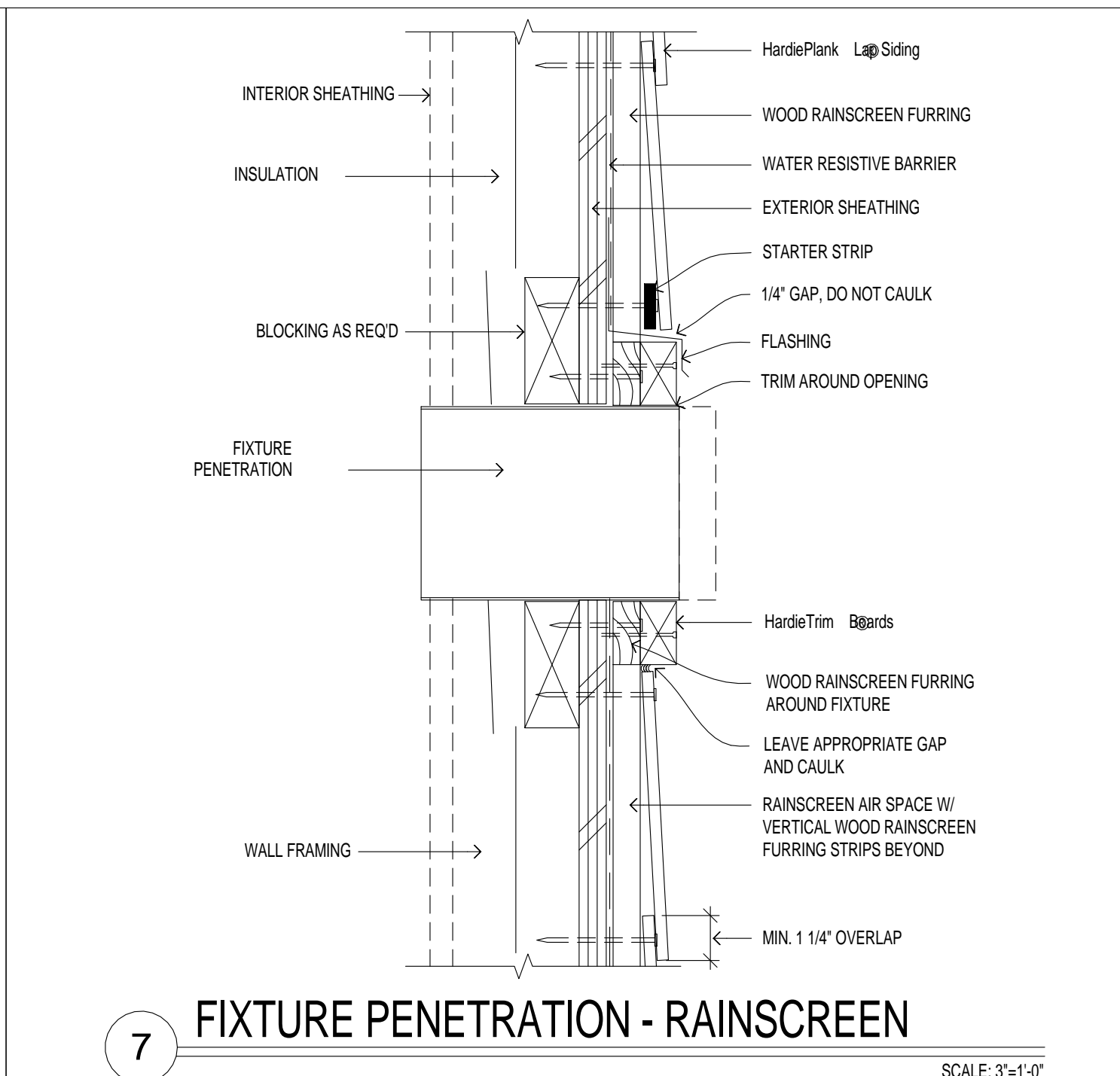
A5.1 | 1



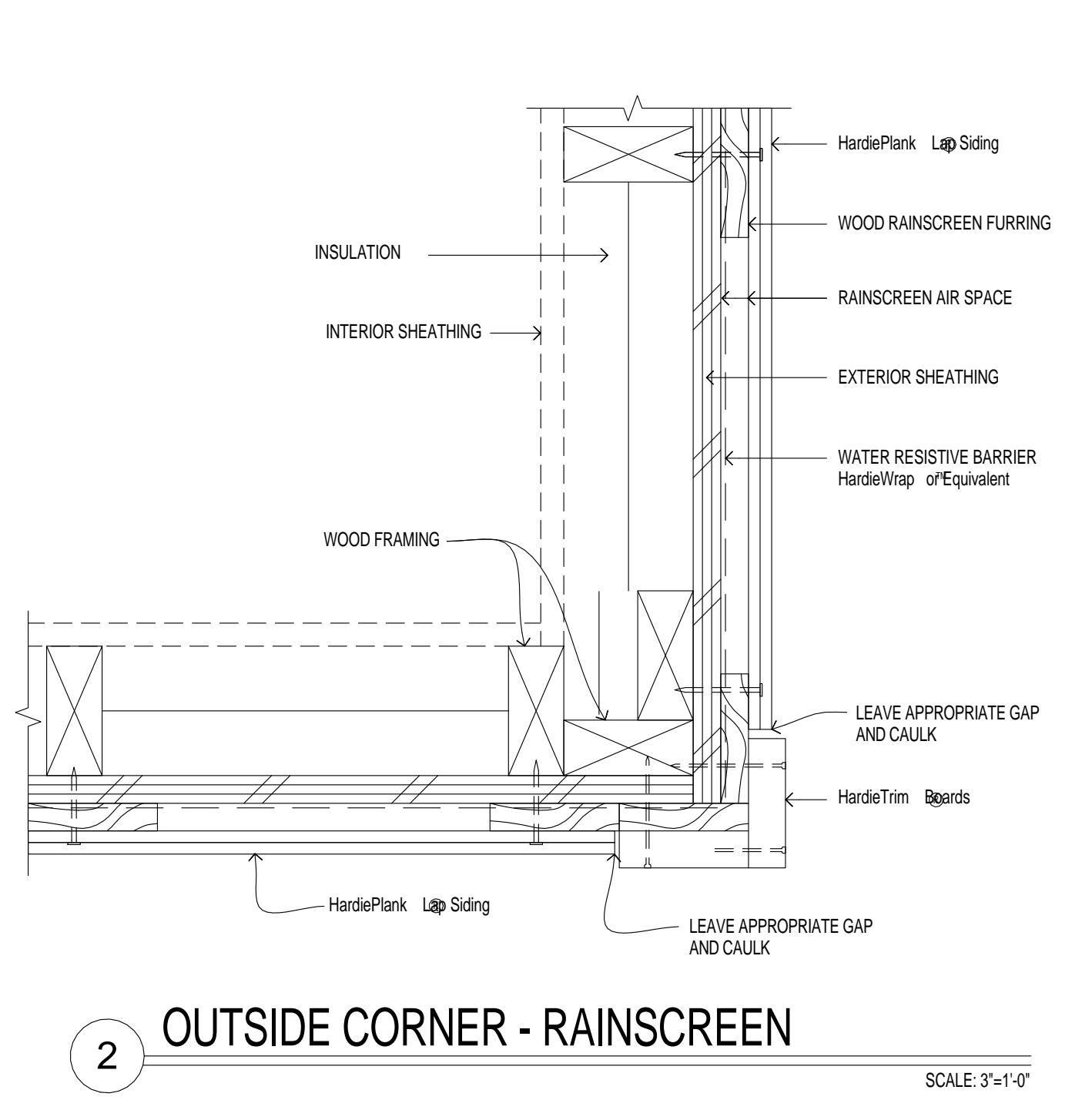
1 INSIDE CORNER - RAINSCREEN
SCALE: 3/4"=1'-0"



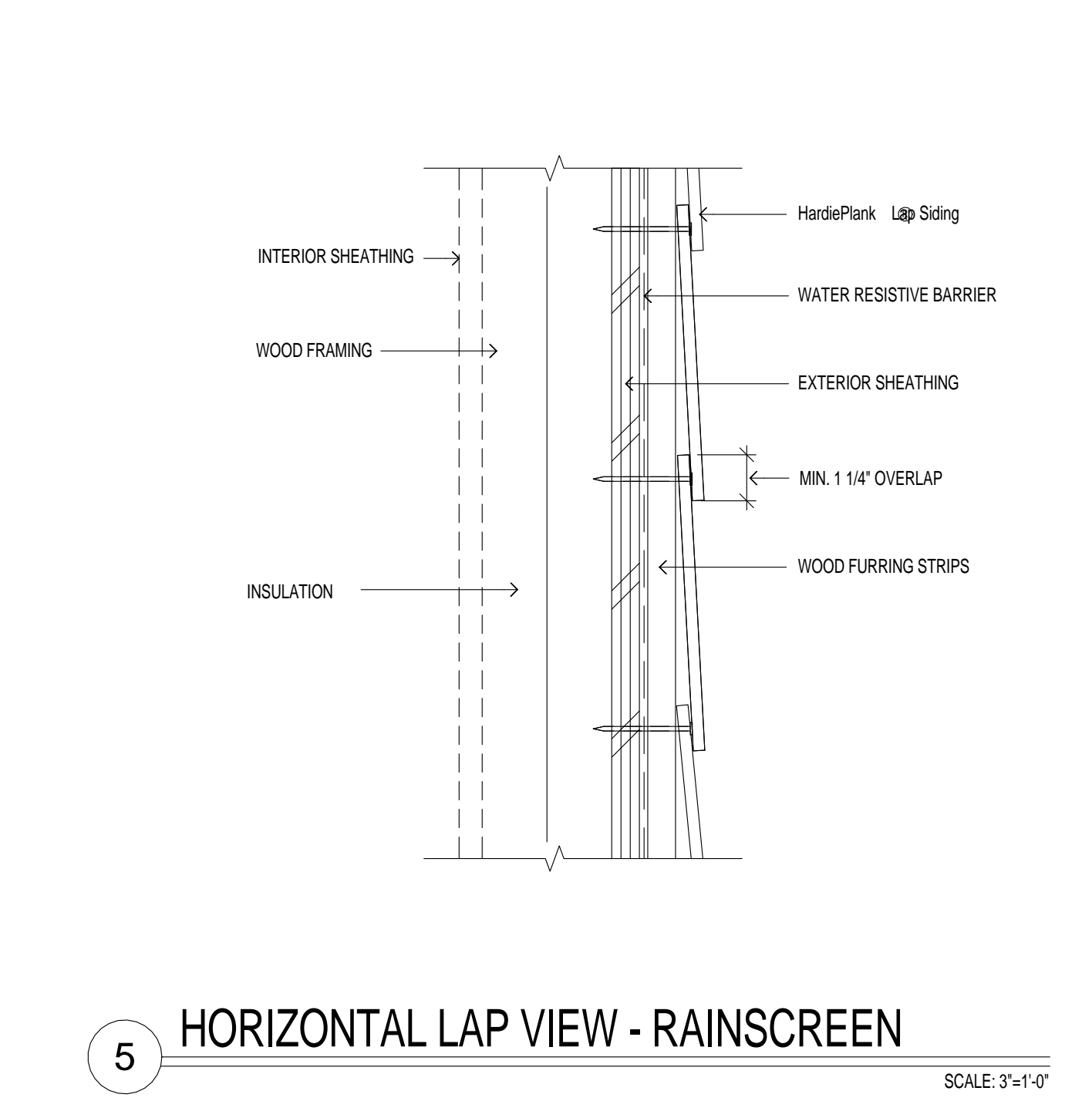
4 WINDOW SILL - RAINSCREEN
SCALE: 3/4"=1'-0"



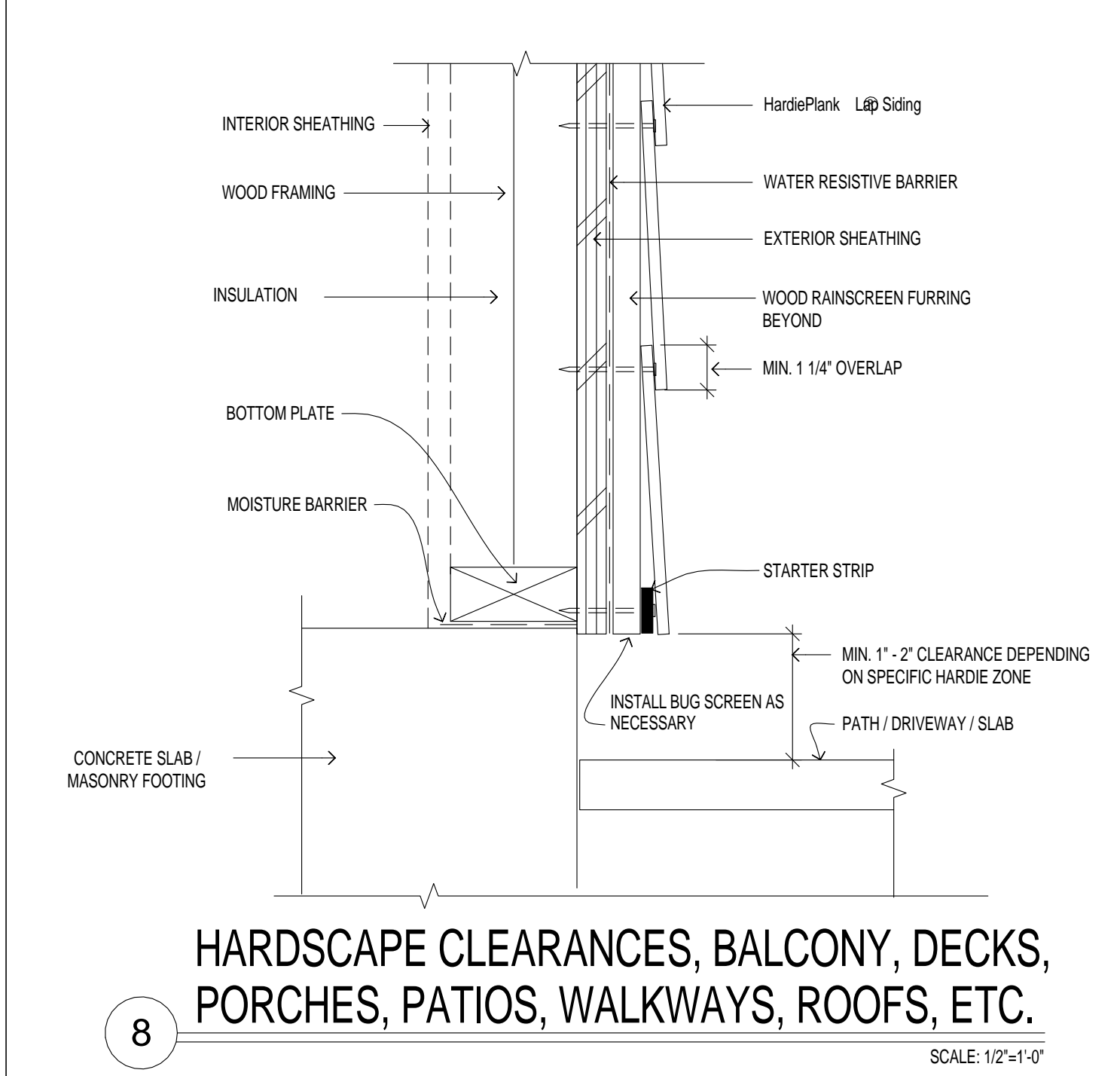
7 FIXTURE PENETRATION - RAINSCREEN
SCALE: 3/4"=1'-0"



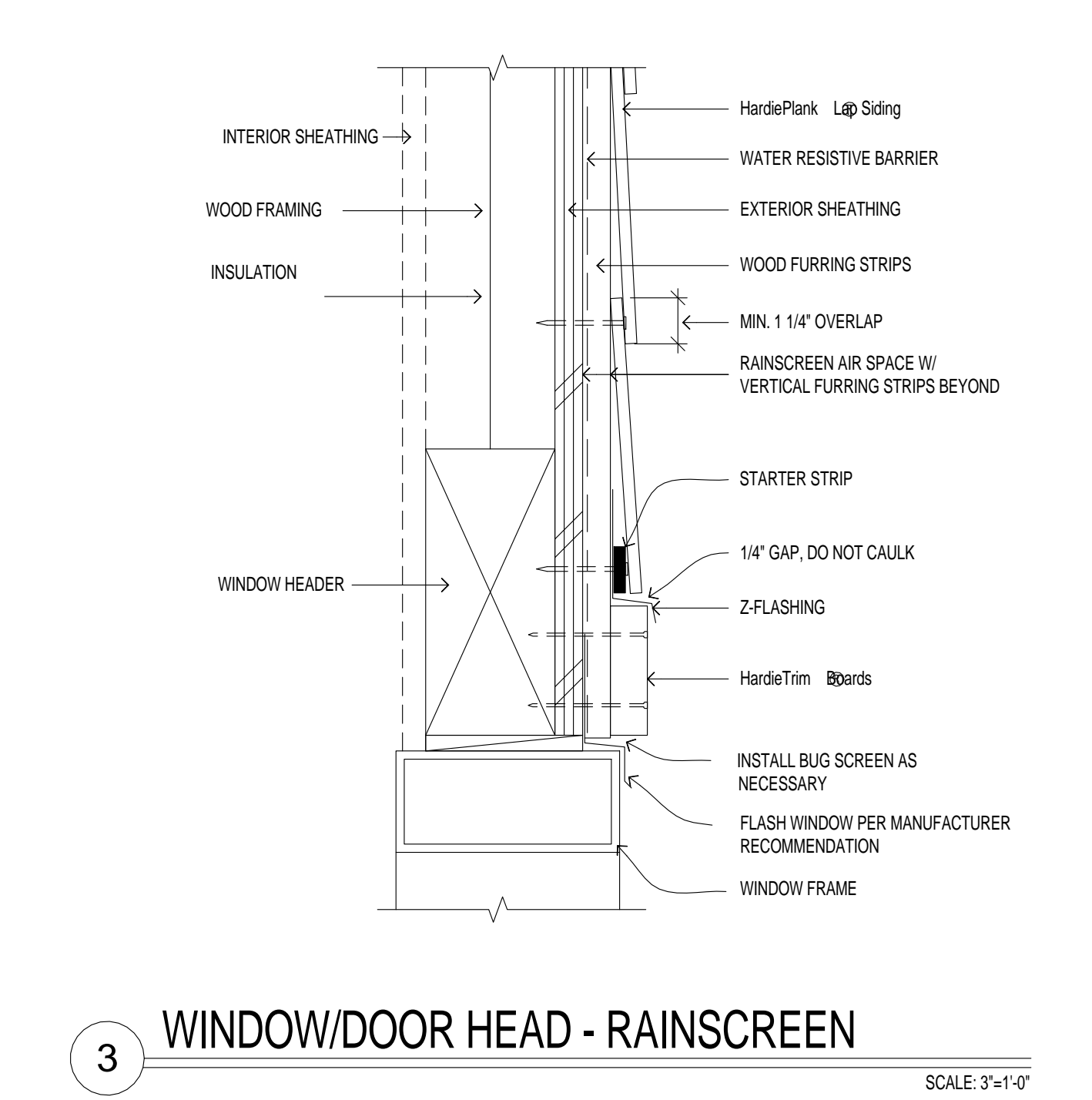
2 OUTSIDE CORNER - RAINSCREEN
SCALE: 3/4"=1'-0"



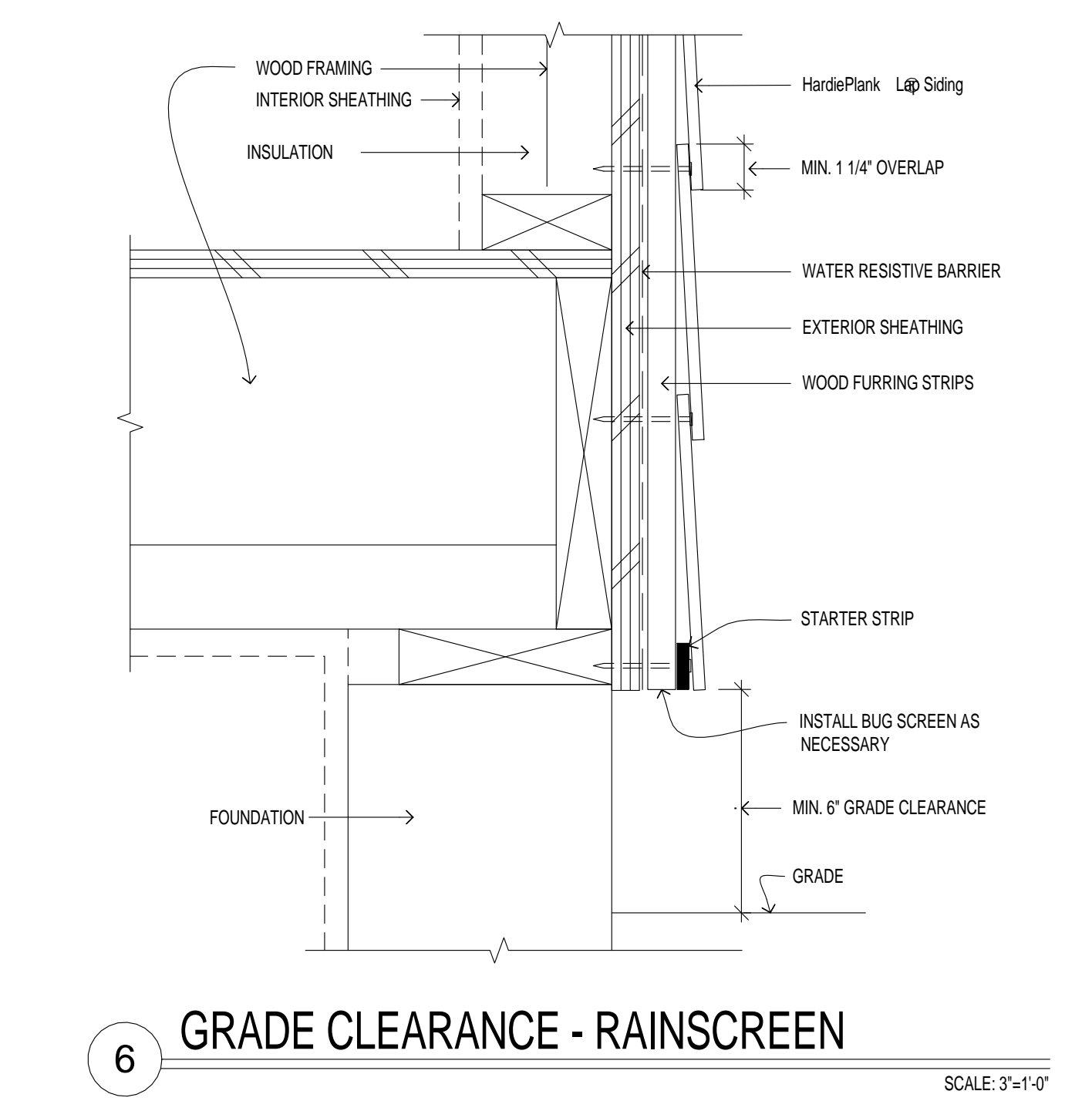
5 HORIZONTAL LAP VIEW - RAINSCREEN
SCALE: 3/4"=1'-0"



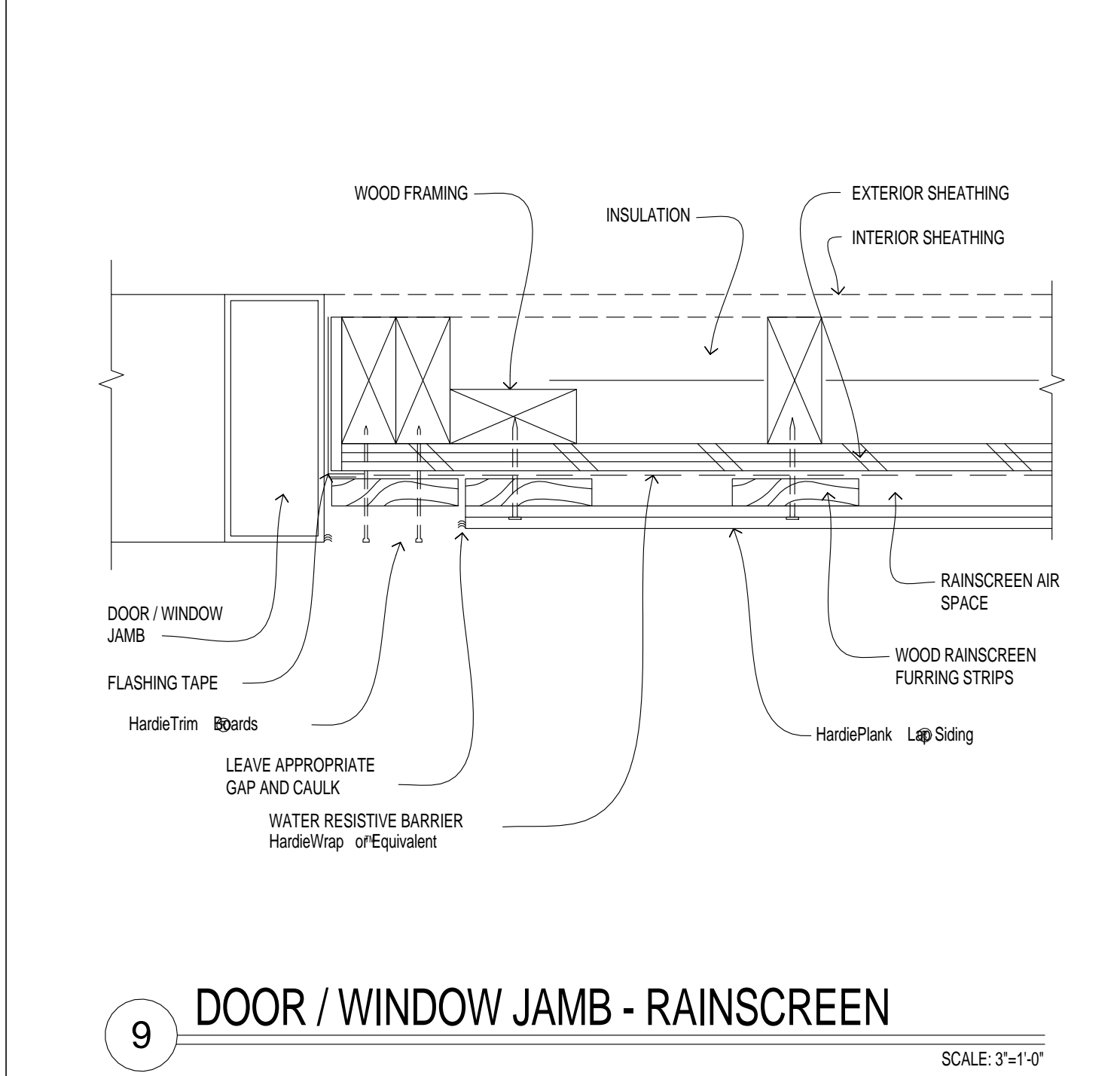
8 HARDSCAPE CLEARANCES, BALCONY, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
SCALE: 1/2"=1'-0"



3 WINDOW/DOOR HEAD - RAINSCREEN
SCALE: 3/4"=1'-0"

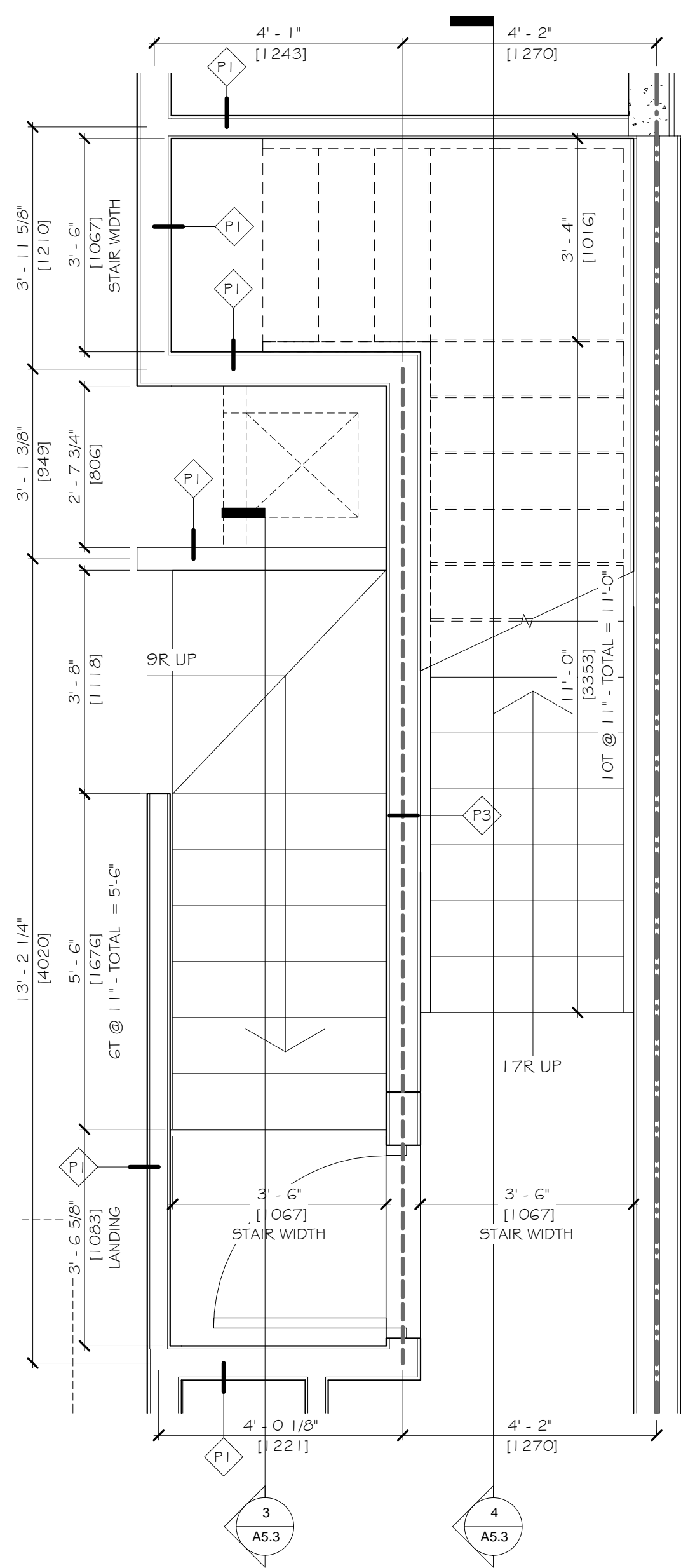


6 GRADE CLEARANCE - RAINSCREEN
SCALE: 3/4"=1'-0"

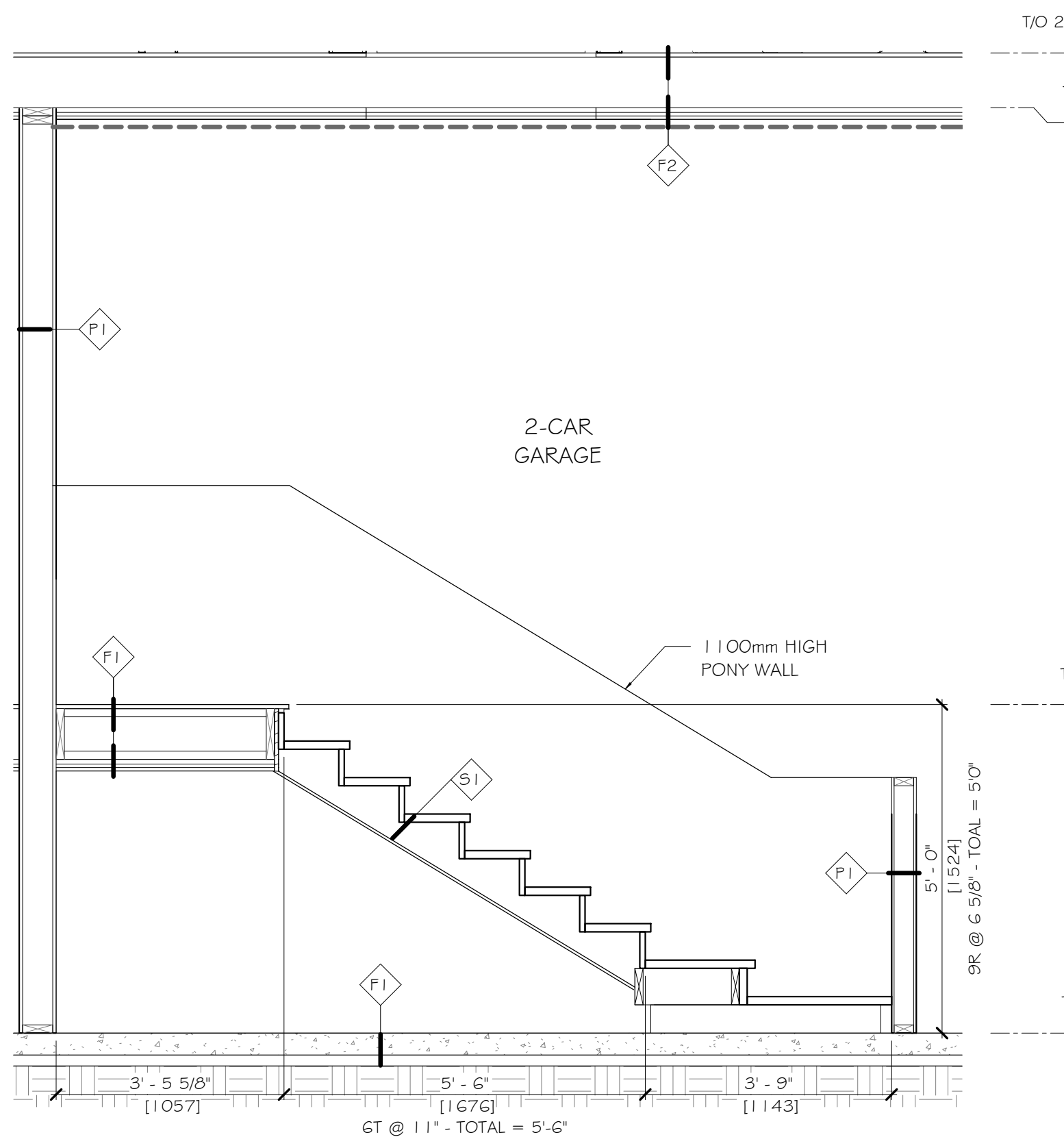


9 DOOR / WINDOW JAMB - RAINSCREEN
SCALE: 3/4"=1'-0"

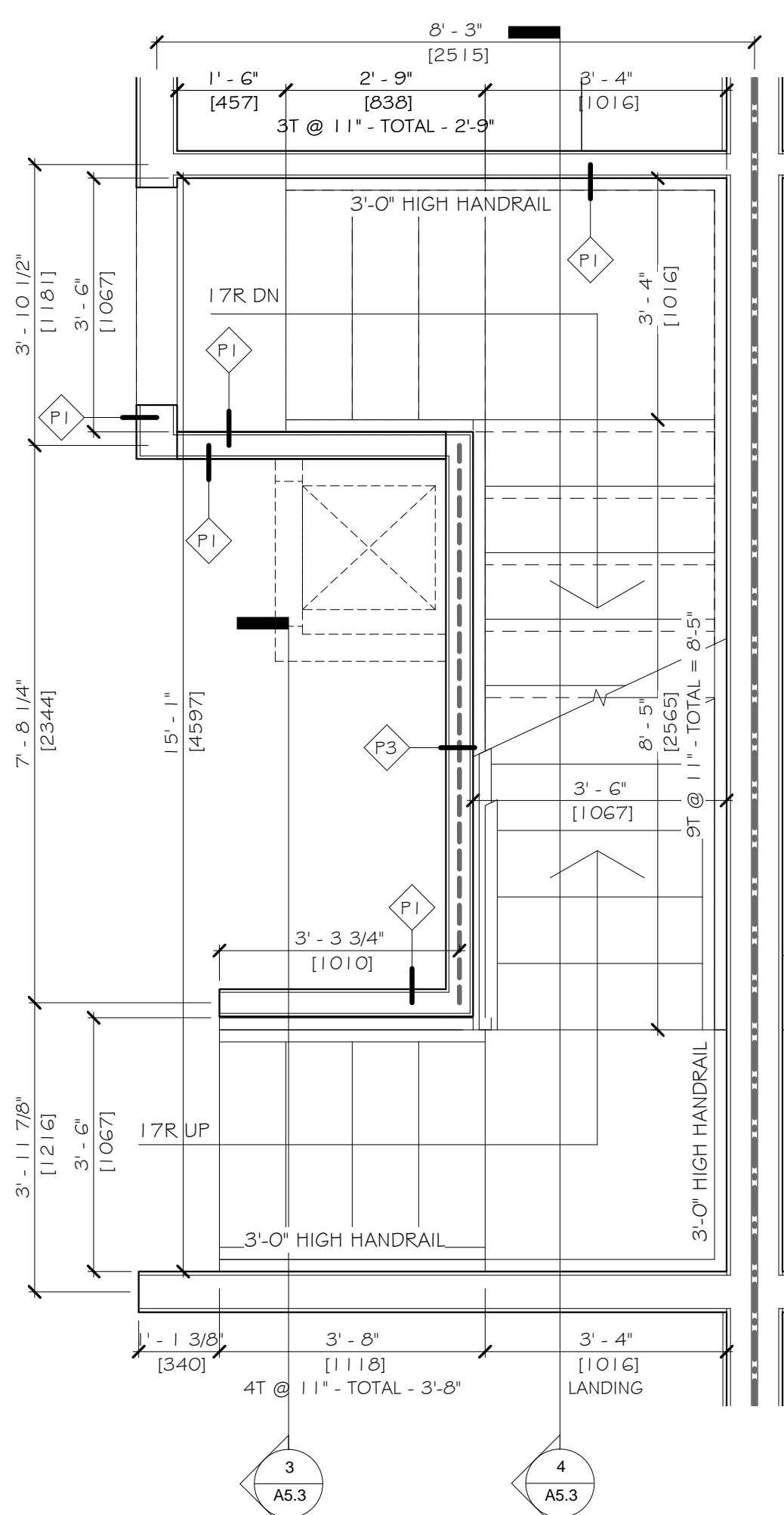
1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020
ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
PROJECT		
DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
WALL DETAILS		
SCALE 1/2" = 1'-0"		
DESIGN	• KBA	
DRAWN	• KTA	
DATE	• MAY 20, 2020	
PROJECT	• 180425	
SHEET NO.	ISSUE / REV. #	
A5.2	1	



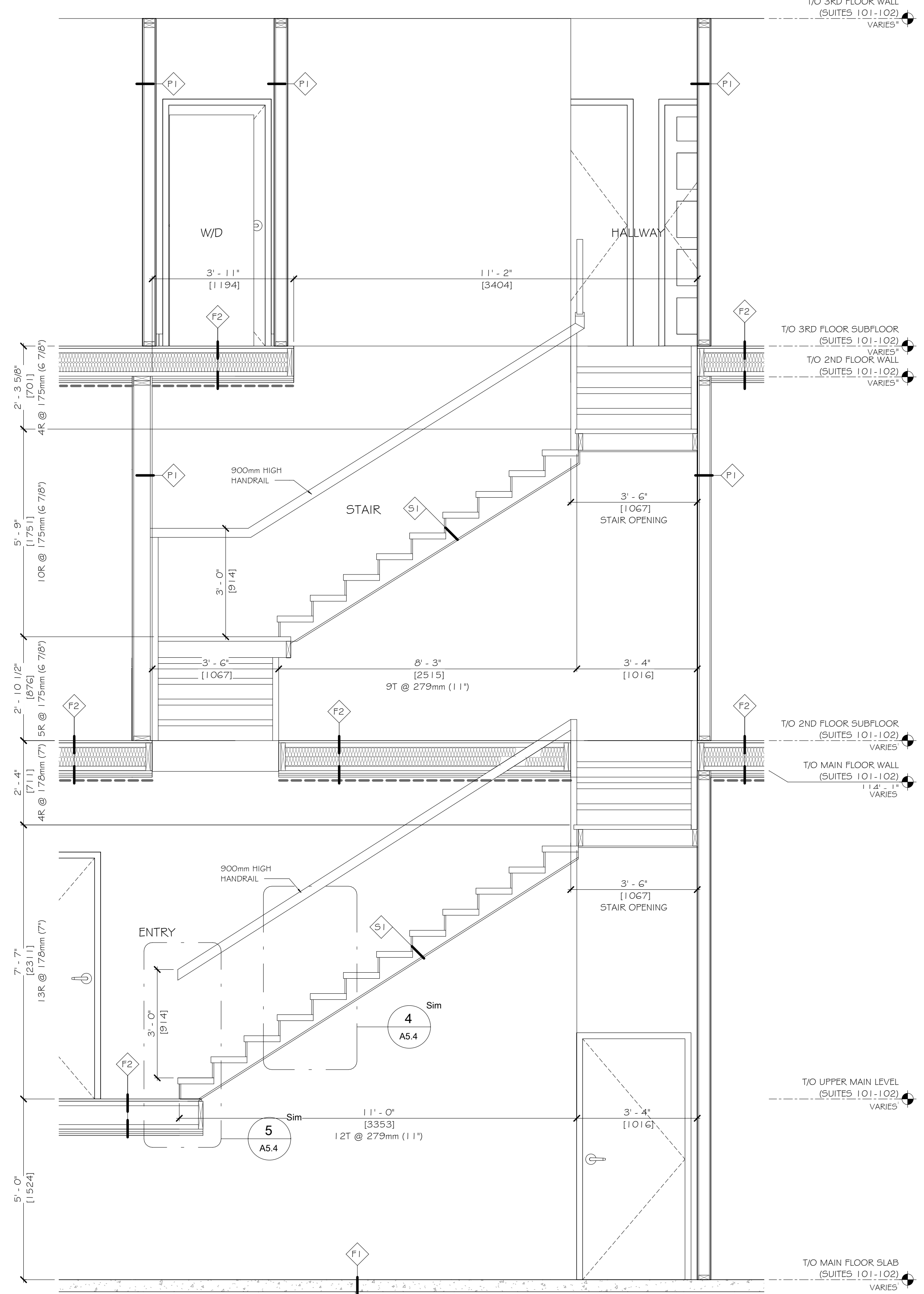
ENLARGED MAIN FLOOR STAIR PLAN - TYP.
1/2" = 1'-0"



STAIR SECTION #1 - TYP.
1/2" = 1'-0"



ENLARGED 2ND FLOOR STAIR PLAN - TYP.
1/2" = 1'-0"



STAIR SECTION #2 - TYP. ALL SUITES
1/2" = 1'-0"

FLOOR TYPES

F1 GARAGE & PATIO CONCRETE SLAB
HYDROKO 100 SILANE SEALER @ 155ml/sqm
CONCRETE SLAB ON GRADE - BROOM FINISH (SEE STRUCT.)
10 MIL PERIMETER UNDER SLAB VAPOUR BARRIER
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION SI 7.7
COMPACTED GRANULAR FILL MIN. (SEE STRUCT.)
PREPARED SUB-BASE (SEE STRUCT.)
NATIVE SOIL

F2 2ND & 3RD LEVELS - WOOD FLOOR ASSEMBLY - 45MIN. F.R.R.
- BC CODE 201 & FLOOR TYPE - F2Z2
19mm (3/4") PLYWOOD TAG SHEATHING
9-1/2" TJI 230 WOOD JOIST @ 406mm (16") O.C. - (SEE STRUCTURAL)
R51 3.5 ROCKWOOL INSULATION (R-20) WITH A MINIMUM THICKNESS OF 90mm AND MINIMUM SURFACE AREA MASS OF 2.8 kg/m²
RESILIENT METAL CHANNELS SPACED AT 406mm O.C.
RUN PERPENDICULAR TO FLOOR TRUSSES
2 LAYERS 1.6mm (5/8") TYPE-X DRYWALL - SPRAY-TEX

F3 2ND LEVEL - BALCONY / DECK AREAS
DURADEK WATERPROOF DECK MEMBRANE
19mm (3/4") PLYWOOD TAG SHEATHING
38x235mm (2x10) P.T. WOOD JOIST FRAMING @ 406mm (16") O.C. (SEE STRUCTURAL)
1 LAYER 12.7mm (1/2") DRYWALL - SPRAY-TEX
LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
ALUMINUM - SOFFIT FINISH

NOTE: ADDITIONAL CONSTRUCTION OVER GARAGE FLOOR:
- 6 MIL POLY VAPOUR BARRIER (CAULK @ JOINTS)
- 38x140mm (2x6) STUD FRAMING @ 610 (24") O.C.
- R20 BATT INSULATION
- 1 LAYER 12.7mm (1/2") FINISHED DRYWALL

FIRE SEPARATION LEGEND:

--- 1.0 HOUR FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE

--- 45 MIN. FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE

NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

WALL TYPES

EXTERIOR WALL TYPES

E1 EXTERIOR WALL (LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O.C.
R51 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 1.6mm (5/8") DRYWALL - FIRE TAPED, SANDED & PAINTED

NOTE: APPLIED TO NORTH AND SOUTH WALLS FOR 1 HR F.R.R. BC CODE APPENDIX D - 1 HOUR FR

1 LAYER 1.6mm (5/8") TYPE X DRYWALL - FIRE TAPED, SANDED & PAINTED

E2 EXTERIOR FOUNDATION WALL
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE (SEE STRUCT.)
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE)
DAMP PROOFING
250mm (10") CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.)
25mm (1") AIR SPACE
38mm X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O.C.
R51 2.1 BATT ACOUSTIC INSULATION (R-12)
6 MIL POLY VAPOUR BARRIER
1 LAYER 1.6mm (5/8") DRYWALL

E3 EXTERIOR FROST WALL FOUNDATION
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR)
DAMP PROOFING
CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)

E4 EXTERIOR WALL (NON-LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O.C.
R51 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
12.7mm (1/2") PLYWOOD SHEATHING
LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
EXTERIOR FINISH (REFER TO ELEVATION)

E5 EXTERIOR WALL (NON-COMBUSTIBLE CONSTRUCTION) - 1 HR F.R.R.
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
15.9mm (5/8") DENSEGLASS FIREGUARD SHEATHING
STEEL STUD FRAMING - SEE STRUCTURAL
R51 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 1.6mm (5/8") TYPE X DRYWALL

INTERIOR WALL TYPES

P1 INTERIOR SOUND RATED WALLS
1 LAYER 12.7mm (1/2") DRYWALL
38 X 89mm (2" X 4") WOOD STUD FRAMING @ 610mm (24") O.C.
R51 2.1 BATT ACOUSTIC INSULATION (R-12)
1 LAYER 12.7mm (1/2") DRYWALL

P2 INTERIOR SOUND RATED PLUMBING WALLS
1 LAYER 12.7mm (1/2") DRYWALL
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 610mm (24") O.C.
R51 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm (1/2") DRYWALL

NOTE:
USE DENSEGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND ALL BATHTUBS, TYP.

P3 INTERIOR LOAD BEARING WALLS
- BC CODE 201 & WALL TYPE - W1 & (S/M) - 45MIN F.R.R.
1 LAYER 12.7mm (1/2") TYPE X DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O.C.
R51 3.5 (R-20) ROCKWOOL BATT INSULATION WITH MASS OF 4.8kg/m² OR 150mm THICKNESS
1 LAYER 12.7mm (1/2") TYPE X DRYWALL - FIRE TAPED, SANDED & PAINTED

P4 RESIDENTIAL SUITE SEPARATION WALL - 1 HR F.R.R. - LOADBEARING
- BC CODE 201 & WALL TYPE - W1 3a- STC 57 (STC 50 MIN)
1 LAYER 1.6mm (5/8") TYPE-X DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm (16") O.C.
R51 2.1 BATT ACOUSTIC INSULATION (R-12)
25mm (1") AIR SPACE
38mm X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm O.C.
1 LAYER 1.6mm (5/8") TYPE-X DRYWALL - FIRE TAPED, SANDED & PAINTED

NOTE:
STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)

P5 ROOF ATTIC SEPARATION WALL (LOADBEARING) - 1 HR F.R.R.
- BC CODE 201 & WALL TYPE - W14
1 LAYER 15.9mm (5/8") TYPE X DRYWALL FIRE TAPED, SANDED
PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O.C. (DESIGNED BY MANUF.)
1 LAYER 15.9mm (5/8") TYPE-X DRYWALL - FIRE TAPED, SANDED

NOTE:
PROVIDE 38x140mm (2x4) WOOD BLOCKING AT DRYWALL JOINTS.
NOTE: USE 15.9mm (5/8") DENSEGLASS FIREGUARD SHEATHING ON THE EXTERIOR SIDES OF NORTH AND SOUTH WALLS

P6 RESIDENTIAL SUITE SEPARATION WALL - 1 HR F.R.R. (NON-COMBUSTIBLE CONSTRUCTION)
250mm (10") CAST-IN-PLACE CONCRETE WALL (SEE STRUCT.)
1 LAYER 1.6mm (5/8") TYPE-X DRYWALL - FIRE TAPED, SANDED & PAINTED

TYPICAL FLOOR PLAN GENERAL NOTES:

- USE DENSEGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND BATHTUBS, TYPICAL ON ALL RESIDENTIAL SUITES BATHROOMS / ENSUITES.
- REQUIRE MIN. DOUBLE STUDS EA. SIDE OF ALL DOOR & WINDOW OPENINGS UNLESS OTHERWISE NOTED.
- CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
- DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF CAST-IN PLACE CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.

ROOF TYPES

R1 ROOF CONSTRUCTION
35 YEAR ARCHITECTURAL ASPHALT SHINGLES
PRE-FIN ROOF VENTS AS REQUIRED BY TRUSS MANUFACTURER
1.1mm (7/16") OSB ROOF SHEATHING & H-CLIPS
PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O.C. (DESIGNED BY TRUSS MANUF.)
INSULATION Baffles EACH TRUSS SPACE
R50 (R1 0.75) BLOW-IN LOOSE FILL INSULATION
6 mil POLY VAPOUR BARRIER
1 LAYER 12mm.7 (1/2") DRYWALL - SPRAY-TEX

STAIR CONSTRUCTION

S1 STAIR CONSTRUCTION
2 LAYERS 19mm (3/4") STURDI-BOARD TREADS
CW 25mm (1") NOSING
12.7mm (1/2") PLYWOOD RISERS
38mm X 266mm (2" X 12") P.T. STRINGERS

NOTE: (AS PER B.C. CODE 3.4.6.1)
FINISH - SLIP RESISTANT LANDING & THREADS
RUN: 11" (280mm) MINIMUM
RISE: 7" (180mm) MAXIMUM

1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020
ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
PROJECT		
DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
DRAWING		
ENLARGED STAIR PLANS & SECTIONS		
SCALE		
As indicated		
DESIGN	KBA	
DRAWN	KTA	
DATE	MAY 20, 2020	
PROJECT	180425	
SHEET NO.	ISSUE / REV. #	
A5.3	1	

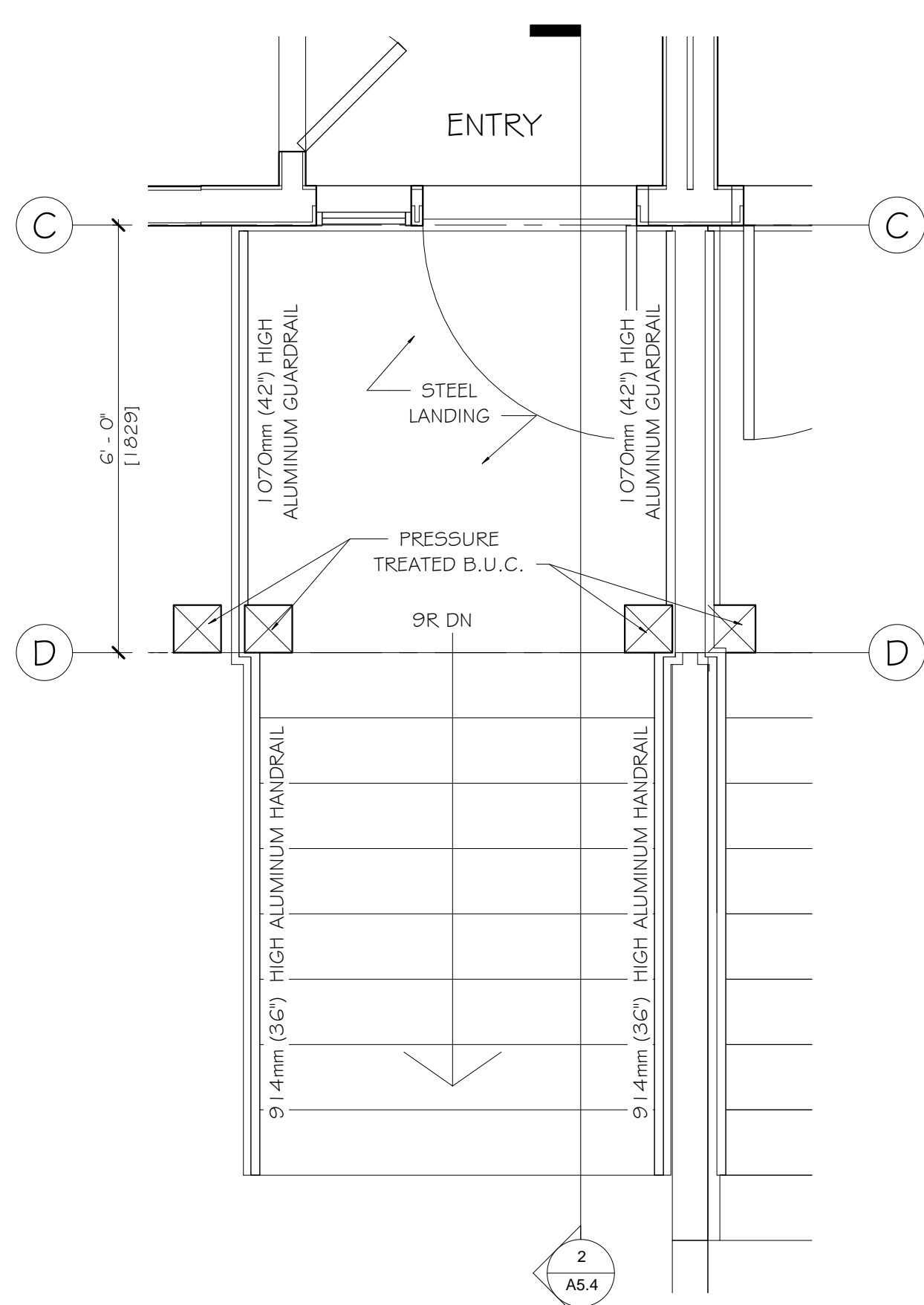
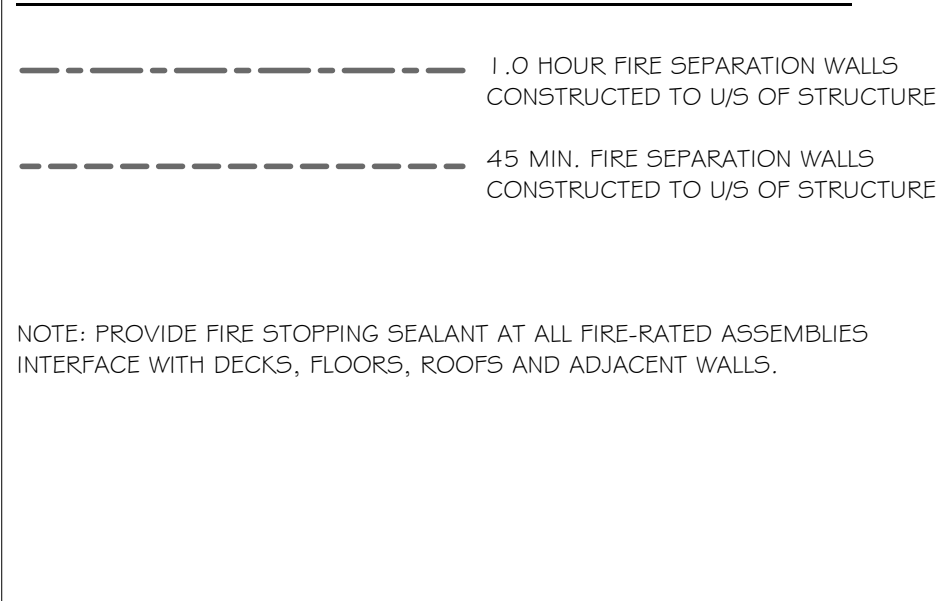
WALL TYPES

- EXTERIOR WALL TYPES**
- E1** EXTERIOR WALL (LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 1.6mm (5/8") DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE: APPLIED TO NORTH AND SOUTH WALLS FOR 1 HR. F.R.R.
BC CODE APPENDIX D - 1 HOUR FRR
1 LAYER 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
- E2** EXTERIOR FOUNDATION WALL
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
1.3mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE (SEE STRUCT.)
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE)
DAMP PROOFING
250mm (10") CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.)
25mm (1") AIR SPACE
38mm X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
6 MIL POLY VAPOUR BARRIER
1 LAYER 1.6mm (5/8") DRYWALL
- E3** EXTERIOR FROST WALL FOUNDATION
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
1.3mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR)
DAMP PROOFING
CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
- E4** EXTERIOR WALL (NON-LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
12.7mm (1/2") PLYWOOD SHEATHING
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
EXTERIOR FINISH (REFER TO ELEVATION)
- E5** EXTERIOR WALL (NON-COMBUSTIBLE CONSTRUCTION) - 1 HR. F.R.R.
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
15.3mm (5/8") DENSGLOSS FIREGUARD SHEATHING
STEEL STUD FRAMING - SEE STRUCTURAL
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 1.6mm (5/8") TYPE 'X' DRYWALL
- INTERIOR WALL TYPES**
- F1** INTERIOR SOUND RATED WALLS
1 LAYER - 12.7mm (1/2") DRYWALL
38 X 89mm (2" X 4") WOOD STUD FRAMING @ 610mm (24") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
1 LAYER 12.7mm (1/2") DRYWALL
- F2** INTERIOR SOUND RATED PLUMBING WALLS
1 LAYER 12.7mm (1/2") DRYWALL
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 610mm (24") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm DRYWALL
NOTE:
USE DENSGLOSS FIREGUARD SHEATHING / INTERIOR PANEL
BEHIND ALL BATHTUBS, TYP.
- F3** INTERIOR LOAD BEARING WALLS
BC CODE 2018 WALL TYPE - W1b (SIM) - 45min F.R.R.
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 (R-20) ROCKWOOL BATT INSULATION WITH MASS OF 4.8kg/m² OR
150mm THICKNESS
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
- F4** RESIDENTIAL SUITE SEPARATION WALL - 1 HR. F.R.R. - LOADBEARING
- BC CODE 2018 WALL TYPE - W13a- STC 57 (STC 50 MIN)
1 LAYER 1.6mm (5/8") TYPE-X DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
25mm (1") AIR SPACE
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
38mm X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm O/C
1 LAYER 1.6mm (5/8") TYPE-X DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE:
STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE
ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
- F5** ROOF ATTIC SEPARATION WALL (LOADBEARING) - 1 HR. F.R.R.
- BC CODE 2018 WALL TYPE - W1d
1 LAYER 15.9mm (5/8") TYPE 'X' DRYWALL FIRE TAPED, SANDED
PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O/C (DESIGNED BY MANUF.)
1 LAYER 15.9mm (5/8") TYPE-X DRYWALL - FIRE TAPED, SANDED
NOTE:
PROVIDE 38x140mm (2x4") WOOD BLOCKING AT DRYWALL JOINTS.
NOTE: USE 15.9mm (5/8") DENSGLOSS FIREGUARD SHEATHING ON THE
EXTERIOR SIDES OF NORTH AND SOUTH WALLS
- F6** RESIDENTIAL SUITE SEPARATION WALL - 1 HR. F.R.R. (NON-COMBUSTIBLE
CONSTRUCTION)
250mm (10") CAST-IN-PLACE CONCRETE WALL (SEE STRUCT.)
1 LAYER 1.6mm (5/8") TYPE-X DRYWALL - FIRE TAPED, SANDED & PAINTED
- TYPICAL FLOOR PLAN GENERAL NOTES:**
1. USE DENSGLOSS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND BATHTUBS,
TYPICAL ON ALL RESIDENTIAL SUITES BATHROOMS / ENSUITES.
2. REQUIRE MIN. DOUBLE STUDS EA. SIDE OF ALL DOOR & WINDOW OPENINGS
UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING
REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
4. DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF CAST-IN PLACE
CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO
CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.

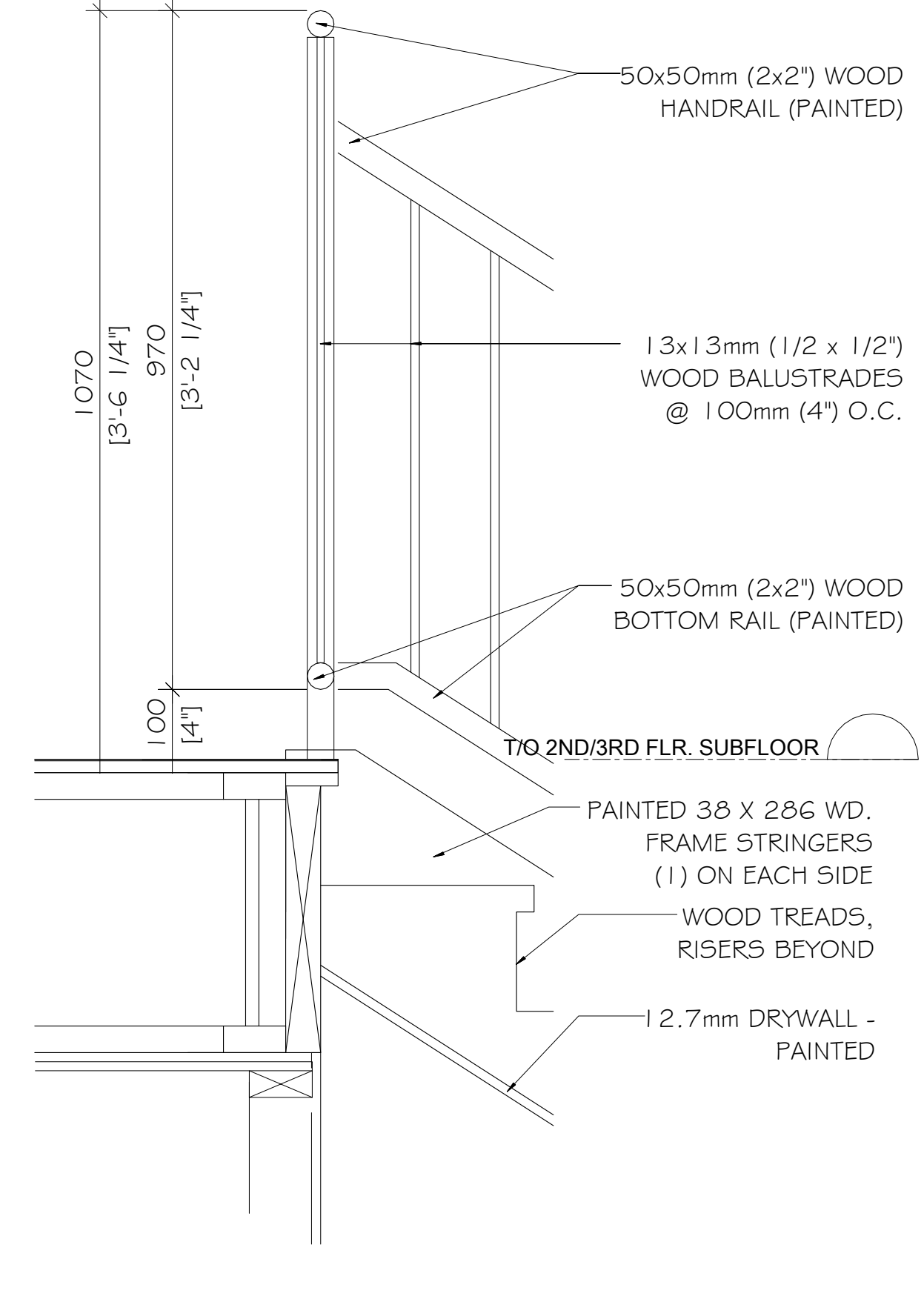
FLOOR TYPES

- F1** GARAGE & PATIO CONCRETE SLAB
HYDROZOL 100 SILANE SEALER @ 155ml/m²
CONCRETE SLAB ON GRADE - BROOM FINISH (SEE STRUCTURAL)
10 MIL PERMINATOR UNDER SLAB VAPOUR BARRIER
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID FOAM INSULATION SI 7.7
COMPACTED GRANULAR FILL MIN. (SEE STRUCT)
PREPARED SUB-BASE (SEE STRUCT)
NATIVE SOIL
- F2** 2ND & 3RD LEVELS - WOOD FLOOR ASSEMBLY - 45MIN. F.R.R.
- BC CODE 2018 FLOOR TYPE - F27z
19mm (3/4") PLYWOOD T&G SHEATHING
9-1/2" T&G 230 WOOD JOIST @ 406mm (16") O/C - (SEE STRUCTURAL)
RSI 3.5 ROCKWOOL INSULATION (R-20) WITH A MINIMUM THICKNESS OF
90mm AND MINIMUM SURFACE AREA MASS OF 2.8 kg/m²
RESILIENT METAL CHANNELS SPACED AT 406mm O/C
RUN PERPENDICULAR TO FLOOR TRUSSES
2 LAYERS 1.6mm (5/8") TYPE-X DRYWALL - SPRAY-TEX
NOTE: ADDITIONAL CONSTRUCTION OVER GARAGE FLOOR:
- 6 MIL POLY VAPOUR BARRIER (CAULK @ JOINTS)
- 38x140mm (2x6") STUD FRAMING @ 610 (24") O/C
- R20 BATT INSULATION
- 1 LAYER 12.7mm (1/2") FINISHED DRYWALL
- F3** 2ND LEVEL - BALCONY / DECK AREAS
DURADEK WATERPROOF DECK MEMBRANE
19mm (3/4") PLYWOOD T&G SHEATHING
38x235mm (2x10") P.T. WOOD JOIST FRAMING @ 406mm (16") O/C
(SEE STRUCTURAL)
1 LAYER 12.7mm (1/2") DRYWALL - SPRAY-TEX
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
ALUMINUM - SOFFIT FINISH

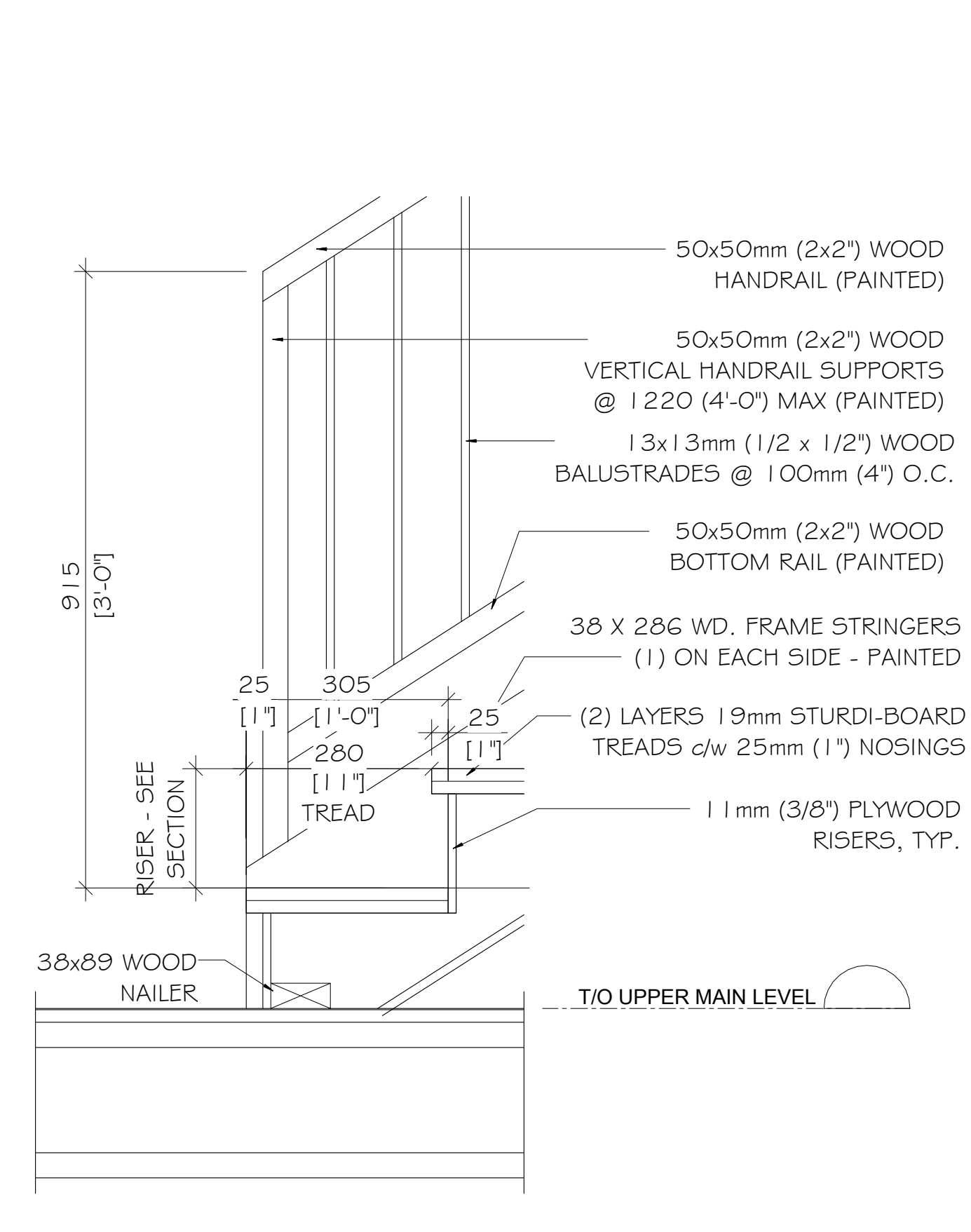
FIRE SEPARATION LEGEND:



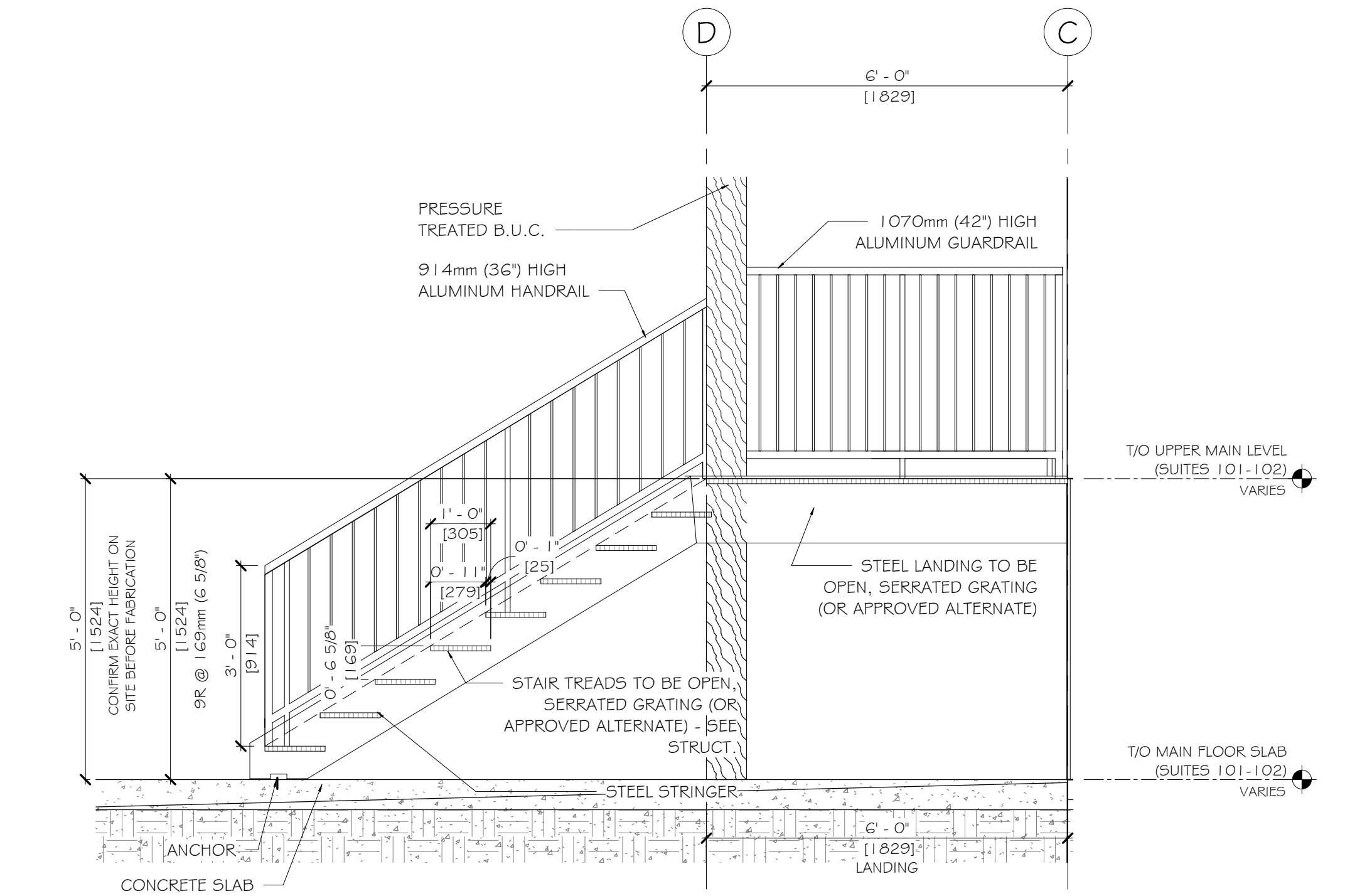
1 EXTERIOR STAIR PLAN - TYP.
A5.4 1/2" = 1'-0"



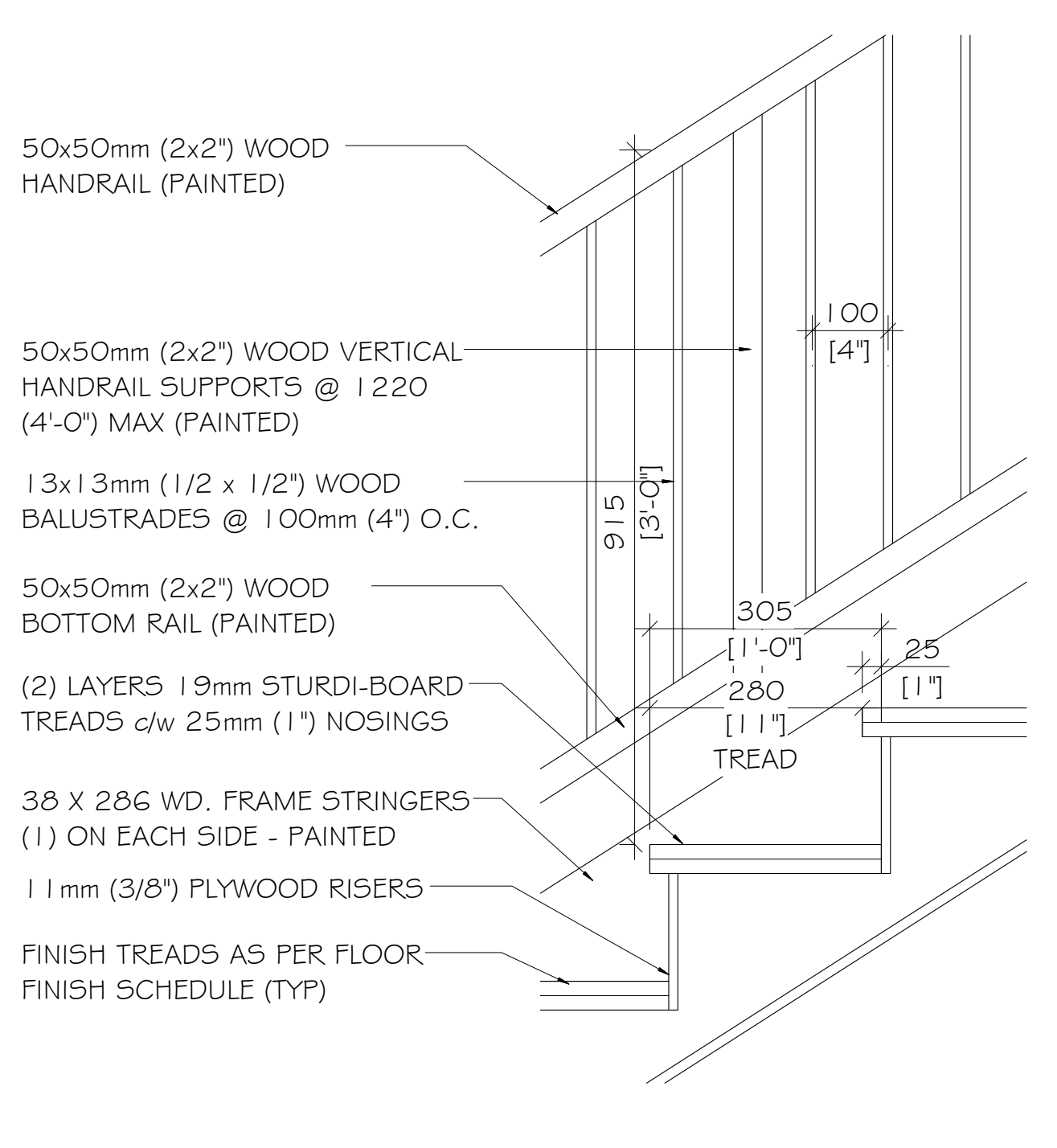
3 STAIR DETAIL #1
A5.4 1/2" = 1'-0"



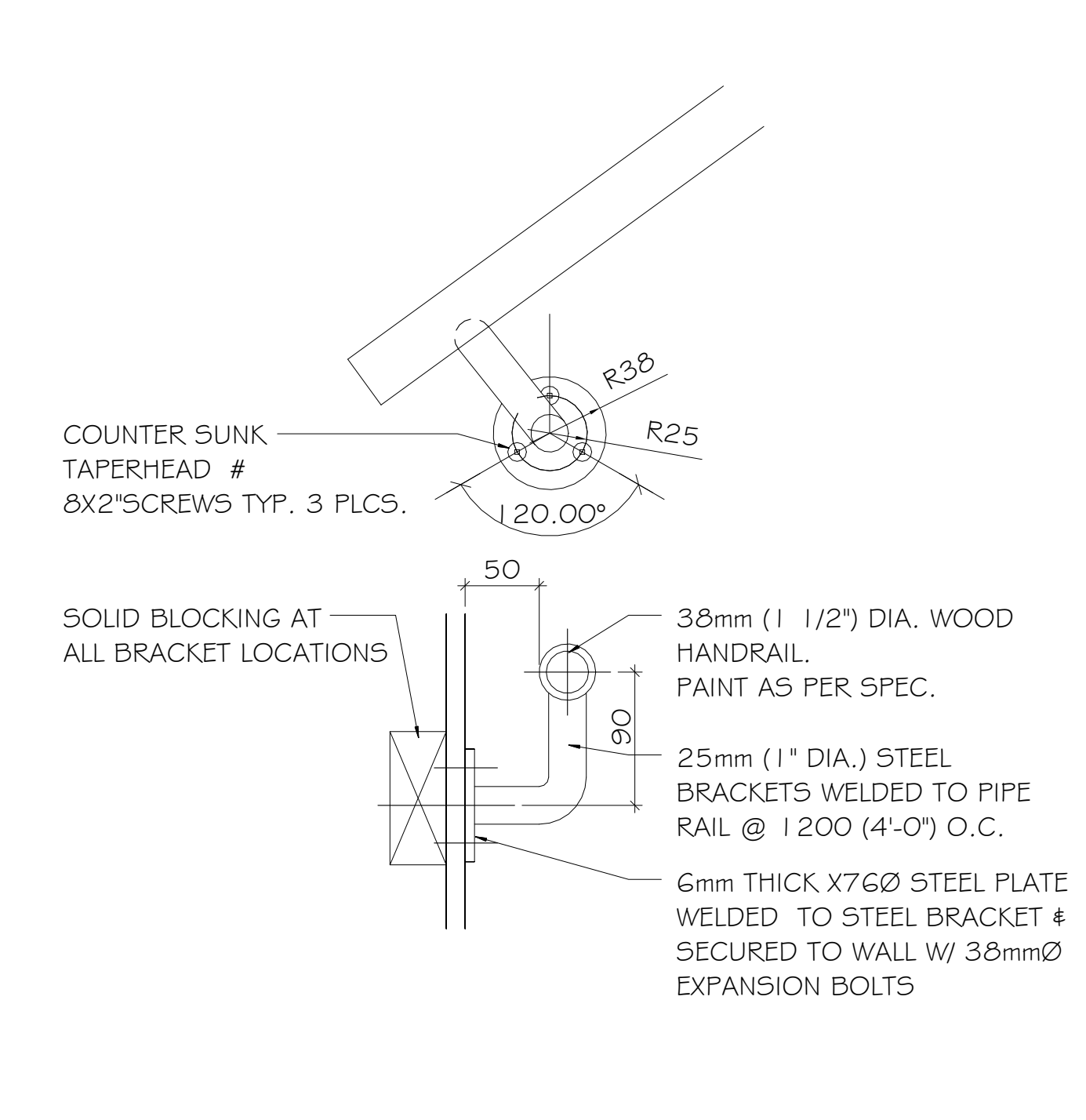
5 STAIR DETAIL #2
A5.4 1/2" = 1'-0"



2 EXTERIOR STAIR SECTION - TYP.
A5.4 1/2" = 1'-0"



4 STAIR DETAIL #3
A5.4 1/2" = 1'-0"



6 STAIR DETAIL #4
A5.4 3" = 1'-0"

ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020
PROJECT		
DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
EXTERIOR STAIR PLAN, SECTION & DETAILS		
SCALE		
As indicated		
DESIGN	KBA	
DRAWN	KTA	
DATE	MAY 20, 2020	
PROJECT	180425	
SHEET NO.	ISSUE / REV. #	
A5.4	1	

DISCLOSURE STATEMENT AMENDMENT

Date of Disclosure Statement: August 24, 2018

Date of any prior Amendments: September 25, 2018, March 27, 2019 and January 16, 2020

Date of this Amendment: December 15, 2020

Name of Development: PEAKS WEST

Name of Developer: PEAKS WEST PROPERTIES LTD.

Developer's Address for Service in BC: #8 – 1540 Springhill Drive,
Kamloops, B.C. V2E 2H1

Developer's Business Address: #11 – 1240 Alpine Road,
Sun Peaks, B.C. V2E 5N0

Name and Business Address of any Real Estate Brokerage acting on behalf of the Developer: Sotheby's International Realty Canada,
3250 Village Way,
Sun Peaks, B.C. V0E 5N0

This Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in the Disclosure Statement, or whether the Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the *Real Estate Development Marketing Act*. It is the responsibility of the developer to disclose plainly all material facts, without misrepresentation.

PRE-SALE OF UNITS

THIS DISCLOSURE STATEMENT RELATES TO A DEVELOPMENT PROPERTY THAT IS NOT YET COMPLETED. PLEASE REFER TO SECTION 9.2 FOR INFORMATION ON THE PURCHASE AGREEMENT. THAT INFORMATION HAS BEEN DRAWN TO THE ATTENTION OF [NAME OF PURCHASER]: _____, WHO HAS CONFIRMED THAT FACT BY INITIALING IN THE SPACE PROVIDED HERE:

Initial(s) of Purchaser(s)

DEEMED RELIANCE:

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.

THIS AMENDMENT TO THE DISCLOSURE STATEMENT IS PREPARED AND FILED BY THE DEVELOPER PURSUANT TO THE PROVISIONS OF POLICY STATEMENT 5, CONFIRMING THE ISSUANCE OF THE BUILDING PERMITS FOR BUILDINGS 7 AND 8 IN PHASE THREE OF THE PHASE DEVELOPMENT.

The Disclosure Statement dated August 24, 2018, as amended by Amendments dated September 25, 2018, March 27, 2019 and January 16, 2020, is amended as follows:

1. The caution set out above on the first page of this Amendment regarding pre-sale of units is deemed to be on the first page of the Disclosure Statement.

2. The following Exhibits have been amended, or added, and are attached:

EXHIBIT O	BUILDING PERMITS
EXHIBIT P	PLANS AND DETAILS FOR THE TOWN HOME STYLE STRATA LOTS
EXHIBIT Q	CONCEPTUAL DRAWING OF THE PROPOSED BUILDINGS FOR PHASES 1, 2 AND 3

3. Section 2.1 is amended by adding the following paragraph:

“The plans and details for the town home style strata lots are now available and are attached as Exhibit P.

The conceptual drawing of the buildings in the proposed development included Phase 3 is now available and is attached as Exhibit Q.”

3. The building permits have been issued for two of the four buildings comprising Phase 3. Section 8.2 of the Disclosure Statement as amended is amended to read as follows:

“Building Permits for the buildings in Phases 1 and 2 and two of the four buildings in Phase 3 have now been issued. A true copy of those permits is attached hereto as Exhibit O. Building permits for the remainder of Phase 3 have not been issued by the Sun Peaks Mountain Resort Municipality as of the date of this Disclosure Statement. Once the balance of the building permits are issued for Phase 3, the Developer will file an amendment for the building permits issued for the remainder of Phase 3.”

5. Exhibit O, the Building Permits has been amended as attached.

DEEMED RELIANCE:

Section 22 of the Real Estate Development Marketing Act provides that every purchaser who is entitled to receive this Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.

DECLARATION:

The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of December 15, 2020.

SIGNED BY THE DEVELOPER:

PEAKS WEST PROPERTIES LTD.

Per:


MAURICE O'KELLY - President


DARCY RUSSELL FRANKLIN - Secretary

Every Director of PEAKS WEST PROPERTIES LTD. in his personal capacity:


MAURICE O'KELLY - Director


DARCY RUSSELL FRANKLIN - Director

**REAL ESTATE DEVELOPMENT MARKETING ACT
AMENDED POLICY STATEMENT 17
(AMENDING POLICY STATEMENTS 5 AND 6)**

**TEMPORARY EXTENSION OF EARLY MARKETING PERIODS
UNDER POLICY STATEMENTS 5 AND 6 IN RESPONSE TO COVID-19**

Effective July 15, 2020

1. Interpretation

In this Policy Statement:

- (a) "Act" means the *Real Estate Development Marketing Act*;
- (b) "superintendent" means the person appointed as Superintendent of Real Estate under the Act;
- (c) "building permit" has the meaning given to it in Policy Statement 5 issued by the superintendent pursuant to the Act;
- (d) "satisfactory financing commitment" has the meaning given to it in Policy Statement 6 issued by the superintendent pursuant to the Act; and
- (e) unless the context otherwise requires, other words and expressions have the meanings given to them in the Act.

2. Disclosure Statements - General

This Policy Statement 17 is issued by the superintendent pursuant to sections 10 and 12 of the Act and temporarily amends the superintendent's Policy Statements 5 and 6.

3. Temporary Extension of Estimated Dates for Obtaining Building Permits and Satisfactory Financing Commitments

- (a) Section 6(a) of Policy Statement 5 is amended to extend the estimated 9-months or less date for the issuance of a building permit to 12 months or less, during the applicable time periods set out in section 5 of this Policy Statement 17; and
- (b) Section 5(a) of Policy Statement 6 is amended to extend the estimated 9-months or less date for obtaining a satisfactory financing commitment to 12 months or less, during the applicable time periods set out in section 5 of this Policy Statement 17.

4. Temporary Extension of Early Marketing Periods

- (a) Section 6(b) of Policy Statement 5 is amended to extend the no more than 9-month early marketing period to no more than 12 months, during the applicable time periods set out in section 5 of this Policy Statement 17; and
- (b) Section 5(b) of Policy Statement 6 is amended to extend the no more than 9-month early marketing period to no more than 12 months, during the applicable time periods set out in section 5 of this Policy Statement 17.

5. Applicability

Sections 3 and 4 of this Policy Statement 17 apply only to development property marketed under:

- (a) Any disclosure statement, including any amendment, filed pursuant to the Act during the period beginning on April 17, 2020 up to and including April 30, 2021 that discloses:
 - (i) the extended early marketing period,
 - (ii) the extended estimated date for the issuance of a building permit, and
 - (iii) the extended estimated date for obtaining a satisfactory financing commitment; or
- (b) Any disclosure statement filed pursuant to the Act during the period beginning on June 17, 2019 up to and including April 16, 2020 for which an amendment is filed to disclose:
 - (i) the extended early marketing period,
 - (ii) the extended estimated date for the issuance of a building permit, and
 - (iii) the extended estimated date for obtaining a satisfactory financing commitment.

6. Other Provisions of Policy Statements 5 and 6 Remain Unchanged

All of the other provisions in Policy Statements 5 and 6, including the rights of a purchaser to cancel a purchase agreement after 12 months under conditions specified in Policy Statements 5 and 6, remain in effect and are unchanged.

Exhibit O

BUILDING PERMIT

Permit No.	2018-030
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Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC
 V0E 5N0

Inspections: (250) 371-1278
 Office Phone: (250) 578-2020
 Fax: (250) 578-2023
 Email: inspector@sunpeaksmunicipality.ca

Permit Date	August 28, 2018	Permit Expiry Date	August 28, 2020
Owner	O'Kelco Props. Ltd. INC. No A0105034	Contact Phone	1-403-389-6356
Owner Address	40 Heritage Lake DR., Heritage Pointe AB	Postal Code	T1S 4H6
Contractor	Meranti Developments Ltd.	Contact Phone	250-852-1708
Contractor Address	# 37 2715 Fairways Dr., Sun Peaks, BC	Postal Code	V0E 5N0
Owners Email	c/o Contractor	Contractors Email	darcy@meranti.ca
Location of Work	1240 Alpine Road. Building #1.		
Legal Description	Lot B DL 5957 KDYD Plan 22444	PID #	002-713-942
Description of Work	Commercial Space with 2 Bedroom Residential above		
Zoning	RC-1	Other	
Occupancy Classification	Group A-2, C, D and E	Ground snow load (PSF)/kPa	121/5.8

Setbacks (m)	Left	Survey	Right	Front	Rear
Storey Height	Three Building Code Edition BC 2012/14				

Water & Wastewater Connection Fee:	\$35,286.25	
Construction Value	\$1,350,000.00	
Fee Payable at Application	\$6894.00	\$644.00 + \$5.00 per \$1000.00 over \$100,000.00
5% CRP Reduction*	\$-344.70	Applicable only when Coordinating with a Registered Professional
Permit Fee pre-Surcharge	\$6549.30	
Surcharge*	\$200.00	*Refundable if all work is completed prior to expiry date
Total Building Permit Fee	\$42,035.55	

REMARKS:
 Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority Having Jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.
 The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 5. Windows to have U-Value 1.60 or less. 2. Plumbing permit will be required. 3. See notes in Red on Plans.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Resort Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work.

Issuance of a building permit does not relieve the owner of his or her agents, contractors or employees from ensuring that construction is carried out in compliance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: Gerald Allgaier

BUILDING PERMIT

Permit No.	2018-031
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Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC
 V0E 5N0

Inspections: (250) 371-1278
 Office Phone: (250) 578-2020
 Fax: (250) 578-2023
 Email: inspector@sunpeaks.municipality.ca

Permit Date	August 28, 2018	Permit Expiry Date	August 28, 2020	
Owner	O'Kelco Props. Ltd. INC. No A0105034		Contact Phone	1-403-389-6356
Owner Address	40 Heritage Lake DR., Heritage Pointe AB		Postal Code	T1S 4H6
Contractor	Meranti Developments Ltd.		Contact Phone	250-852-1708
Contractor Address	# 37 2715 Fairways Dr., Sun Peaks, BC		Postal Code	V0E 5N0
Owners Email	c/o Contractor	Contractors Email	darcy@meranti.ca	
Location of Work	1240 Alpine Road. Building #2.			
Legal Description	Lot B DL 5957 KDYD Plan 22444	PID #	002-713-942	
Description of Work	Commercial Space with 2 Bedroom Residential above			
Zoning	RC-1	Other		
Occupancy Classification	Group A-2, C, D and E		Ground snow load (PSF)/kPa	121/5.8

Setbacks (m)	Left	Survey	Right	Front	Rear
Storey Height	Three Building Code Edition BC 2012/14				

Water & Wastewater Connection Fee:	\$35,286.25	
Construction Value	\$1,350,000.00	
Fee Payable at Application	\$6894.00	\$644.00 + \$5.00 per \$1000.00 over \$100,000.00
5% CRP Reduction*	-\$344.70	Applicable only when Coordinating with a Registered Professional
Permit Fee pre-Surcharge	\$6549.30	
Surcharge*	\$200.00	*Refundable if all work is completed prior to expiry date
Total Building Permit Fee	\$42,035.55	

REMARKS:

Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority Having Jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.

The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 6. Windows to have U-Value 1.60 or less. 2. Plumbing permit will be required. 3. See notes in Red on Plans.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Resort Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work.

Issuance of a building permit does not relieve the owner of his or her agents, contractors or employees from ensuring that construction is carried out in compliance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: Gerald Allgaier

BUILDING PERMIT

Permit No.

2018-032



Sun Peaks Mountain Resort Municipality
106-3270 Village Way
Sun Peaks, BC
VOE 5N0

Inspections: (250) 371-1278
Office Phone: (250) 578-2020
Fax: (250) 578-2023
Email: inspector@sunpeaksmunicipality.ca

Permit Date	August 28, 2018	Permit Expiry Date	August 28, 2020
Owner	O'Kelco Props. Ltd. INC. No A0105034		Contact Phone 1-403-389-6356
Owner Address	40 Heritage Lake DR., Heritage Pointe AB		Postal Code T1S 4H6
Contractor	Meranti Developments Ltd.		Contact Phone 250-852-1708
Contractor Address	# 37 2715 Fairways Dr., Sun Peaks, BC		Postal Code VOE 5N0
Owners Email	c/o Contractor	Contractors Email	darcy@meranti.ca
Location of Work	1240 Alpine Road. Building #3.		
Legal Description	Lot B DL 5957 KDYD Plan 22444	PID #	002-713-942
Description of Work	Commercial Space with 2 Bedroom Residential above		
Zoning	RC-1	Other	
Occupancy Classification	Group A-2, C, D and E	Ground snow load (PSF)/kPa	121/5.8

Setbacks (m)	Left	Survey	Right	Front	Rear
Storey Height	Three Building Code Edition BC 2012/14				

Water & Wastewater Connection Fee:	\$35,286.25	
Construction Value	\$1,350,000.00	
Fee Payable at Application	\$6894.00	\$644.00 + \$5.00 per \$1000.00 over \$100,000.00
5% CRP Reduction*	-\$344.70	Applicable only when Coordinating with a Registered Professional
Permit Fee pre-Surcharge	\$6549.30	
Surcharge*	\$200.00	*Refundable if all work is completed prior to expiry date
Total Building Permit Fee	\$42,035.55	

REMARKS:

Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority Having Jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.

The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 6. Windows to have U-Value 1.60 or less. 2 .Plumbing permit will be required. 3. See notes in Red on Plans.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Resort Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work.

Issuance of a building permit does not relieve the owner of his or her agents, contractors or employees from ensuring that construction is carried out in compliance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: Gerald Allgaier

May 31, 2019

BUILDING PERMIT

PW B4-6 SPM

Permit No.	2019-006
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Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC
 VOE 5N0

Inspections: (250) 371-1278
 Office Phone: (250) 578-2020
 Fax: (250) 578-2023

Email: inspector@sunpeaksmunicipality.ca

Permit Date	May 31, 2019	Permit Expiry Date	May 31, 2021
Owner	O'Kelco Properties		Contact Phone
Owner Address	40 Heritage Lake Drive, Heritage Point, AB		Postal Code 1-403-389-6356
Contractor	Meranti Developments Ltd.		Contact Phone 250-682-1708
Contractor Address	#37-2715 Fairways Drive, Sun Peaks, BC		Postal Code VOE 5N0
Owners Email	Contractors Email		darcy@meranti.ca
Location of Work	1240 Alpine Road		
Legal Description	Lot B DL 5957 KDYD Plan 22444	PID #	002-713-942
Description of Work	6 Unit Townhouse- Building # 4		
Zoning	RC-1	Other	
Occupancy Classification	Group C- Residential	Ground snow load (PSF)/kPa	121/5.8

Setbacks (m)	Left	Note 3	Right	Front	Rear
Storey Height	Three Building Code Edition BC 2018				

Water & Wastewater Connection Fee:	\$21,672.86	
Construction Value	\$952,000.00	
Fee Payable at Application	\$4,904.00	\$644.00 + \$5.00 per \$1000.00 over \$100,000.00
5% CRP Reduction*	245.20\$-	Applicable only when Coordinating with a Registered Professional
Permit Fee pre-Surcharge	\$4,658.80	
Surcharge*	\$200.00	*Refundable if all work is completed prior to expiry date
Total Building Permit Fee	\$26,531.66	

REMARKS:


Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority Having Jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.

The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 6. Windows to have U-Value of 1.60 or less. 2. Low flow plumbing fixtures required. 3. Site survey required.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Resort Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work.

Issuance of a building permit does not relieve the owner of his or her agents, contractors or employees from ensuring that construction is carried out in compliance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: Gerald Allgaier 

BUILDING PERMIT

Permit No.	2019-007
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Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC
 V0E 5N0

Inspections: (250) 371-1278
 Office Phone: (250) 578-2020
 Fax: (250) 578-2023

Email: inspector@sunpeaksmunicipality.ca

Permit Date	May 31, 2019	Permit Expiry Date	May 31, 2021
Owner	O'Kelco Properties	Contact Phone	
Owner Address	40 Heritage Lake Drive, Heritage Point, AB	Postal Code	1-403-389-6356
Contractor	Meranti Developments Ltd.	Contact Phone	250-682-1708
Contractor Address	#37-2715 Fairways Drive, Sun Peaks, BC	Postal Code	V0E 5N0
Owners Email		Contractors Email	darcy@meranti.ca
Location of Work	1240 Alpine Road		
Legal Description	Lot B DL 5957 KDYD Plan 22444	PID #	002-713-942
Description of Work	6 Unit Townhouse- Building # 5		
Zoning	RC-1	Other	
Occupancy Classification	Group C- Residential	Ground snow load (PSF)/kPa	121/5.8

Setbacks (m)	Left	Note 3	Right	Front	Rear
Storey Height	Three Building Code Edition BC 2018				

Water & Wastewater Connection Fee:	\$21,672.86	
Construction Value	\$952,000.00	
Fee Payable at Application	\$4904.00	\$644.00 + \$5.00 per \$1000.00 over \$100,000.00
5% CRP Reduction*	\$-245.20	Applicable only when Coordinating with a Registered Professional
Permit Fee pre-Surcharge	\$4658.80	
Surcharge*	\$200.00	*Refundable if all work is completed prior to expiry date
Total Building Permit Fee	\$26,531.66	

REMARKS:


Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority Having Jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.

The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 6. Windows to have U-Value of 1.60 or less. 2. Low flow plumbing fixtures required. 3. Site Survey required.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Resort Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work.

Issuance of a building permit does not relieve the owner of his or her agents, contractors or employees from ensuring that construction is carried out in compliance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: Gerald Allgaier 

BUILDING PERMIT

Permit No.	2019-008
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Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC
 VOE 5N0

Inspections: (250) 371-1278
 Office Phone: (250) 578-2020
 Fax: (250) 578-2023

Email: inspector@sunpeaksmunicipality.ca

Permit Date	May 31, 2019	Permit Expiry Date	May 31, 2021
Owner	O'Kelco Properties		Contact Phone
Owner Address	40 Heritage Lake Drive, Heritage Point, AB		Postal Code 1-403-389-6356
Contractor	Meranti Developments Ltd.		Contact Phone 250-682-1708
Contractor Address	#37-2715 Fairways Drive, Sun Peaks, BC		Postal Code VOE 5N0
Owners Email		Contractors Email	darcy@meranti.ca
Location of Work	1240 Alpine Road		
Legal Description	Lot B DL 5957 KDYD Plan 22444	PID #	002-713-942
Description of Work	6 Unit Townhouse- Building # 6		
Zoning	RC-1	Other	
Occupancy Classification	Group C- Residential	Ground snow load (PSF)/kPa	121/5.8

Setbacks (m)	Left	Note 3	Right	Front	Rear
Storey Height	Three Building Code Edition BC 2018				

Water & Wastewater Connection Fee:	\$21,672.66	
Construction Value	\$952,000.00	
Fee Payable at Application	\$4904.00	\$644.00 + \$5.00 per \$1000.00 over \$100,000.00
5% CRP Reduction*	\$-245.20	Applicable only when Coordinating with a Registered Professional
Permit Fee pre-Surcharge	\$4658.80	
Surcharge*	\$200.00	*Refundable if all work is completed prior to expiry date
Total Building Permit Fee	\$26,531.66	

REMARKS:


Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority Having Jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.

The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 6. Windows to have U-Value of 1.60 or less. 2. Low flow plumbing fixtures required. 3Site Survey required.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Resort Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work.

Issuance of a building permit does not relieve the owner of his or her agents, contractors or employees from ensuring that construction is carried out in compliance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: Gerald Allgaier 



BUILDING PERMIT

Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC V0E 5N0
 Email: inspector@sunpeaks.municipality.ca
 Phone: 250-319-4558

Permit No:	SP2020-016
Permit Date:	July 27/2020
Permit Expiry Date:	July 27/2022

Owner:	O'Kelco Properties		Phone:	403-389-6356
Owner Address:	40 Heritage Drive Heritage Point AB		Post Code:	T1S 4
Contractor:	Meranti Developments		Phone:	250-852-1708
Contractor Address:	#11-1240 Alpine Road Sun Peaks BC		Post Code:	V0E 5N0
Owners Email:			Contractors Email:	
Location of Work:	1240 Alpine Road Block B			
Construction Value:	\$1,000,000.00			
Legal Description:	Lot B PL 22444 DL5957	PID:	002-713-942	
Description of Work:	Multi family plex			
Zoning:	RC-1			
Occupancy Classification:	Multi Family Residential	Ground snow load (PSF)/kPa:	121/5.8	Other:

Setbacks (m)	Left	Right	Front	Rear
Storey Height	Building Code Edition BC 2018 (Revision 2)			
Water Connection Fee:	\$ 880.00	\$330 for a Single-Family Home or \$55 per Bed Unit for Water code 1-1-805-1098		
Wastewater Connection Fee:	\$ 880.00	\$330 for a Single-Family Home or \$55 per Bed Unit for Wastewater Wastewater code 1-1-855-1098		
Development Cost Charges Water:	\$ 22,901.76	DCC Water Code 1-4-100-7000		
Development Cost Charges Sewer:	\$ 14,916.96	DCC Sewer Code 1-4-100-7010		
Development Cost Charges Roads:	\$ 457.28	DCC Roads Code 1-4-100-7020		
Development Cost Charges Parks:	\$ 2,128.43	DCC Parkland Code 1-4-100-7030		
Fee Payable at Application:		\$ 6,292.00		
NET Permit Fee Payable	\$ 5,929.90	Permit fee code 1-1-130-1030		
Surcharge*	\$ 200.00	Permit fee code 1-1-130-1030		
Total Fee	\$ 48,754.38			

REMARKS:
 Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority having jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.
 The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 6. Plumbing Permit required Max. U-value 1.60. Min Energy rating 25. Snow Load 5.8 kPa.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality; it is the responsibility of the owner to make enquiries as to such matters before commencing work. Issuance of a building permit does not relieve the owner or his or her agents, contractors or employees from ensuring that construction is carried out in accordance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector: _____

Lonny Lind



BUILDING PERMIT

Sun Peaks Mountain Resort Municipality
 106-3270 Village Way
 Sun Peaks, BC V0E 5N0
 Email: inspector@sunpeaksmunicipality.ca
 Phone: 250-319-4558

Permit No:	SP2020-013
Permit Date:	July 27/2020
Permit Expiry Date:	July 27/2022

Owner	O'Kelco Properties		Phone	403-389-6356
Owner Address	40 Heritage Drive Heritage Point AB		Post Code	T1S 4
Contractor	Meranti Developments		Phone	250-852-1708
Contractor Address	#37-2715 Fairways Drive Sun Peaks BC		Post Code	V0E 5N0
Owners Email				
Location of Work	1240 Alpine Road Block 7	Contractors Email:	darcy@meranti.ca	
Construction Value				
Legal Description	Lot B PL 22444 DL5957	PID:	002-713-942	\$1,000,000.00
Description of Work	Multi family plex			
Zoning	RC-1			
Occupancy Classification	Multi Family Residential	Ground snow load (pSF)/kPa	121/5.8	Other:
Setbacks (m)	Left	Right	Front	Rear
Storey Height				
Building Code Edition BC 2018 (Revision 2)				
Water Connection Fee:	\$ 880.00	\$330 for a Single-Family Home or \$55 per Bed Unit for Water Water code 1-1-805-1098		
Wastewater Connection Fee:	\$ 880.00	\$330 for a Single-Family Home or \$55 per Bed Unit for Wastewater Wastewater code 1-1-855-1098		
Development Cost Charges Water:	\$ 22,901.76	DCC Water Code 1-4-100-7000		
Development Cost Charges Sewer:	\$ 14,916.96	DCC Sewer Code 1-4-100-7010		
Development Cost Charges Roads:	\$ 457.28	DCC Roads Code 1-4-100-7020		
Development Cost Charges Parks:	\$ 2,588.48	DCC Parkland Code 1-4-100-7030		
Fee Payable at Application:		\$ 6,242.00		
5% CRP Reduction*		\$ 312.10	Applicable only when Coordinating with a Registered Professional*	
NET Permit Fee Payable	\$ 5,929.90	Permit fee code 1-1-130-1030		
Surcharge*	\$ 200.00	* Refundable if all work is completed prior to expiry date Building surcharge code 1-4-100-5220		
Total Fee	\$ 48,754.38			

REMARKS:

Letters of Assurance submitted in accordance with the BC Building Code are relied upon by the Authority having jurisdiction as certification that the design and plans to which the letters relate substantially conform to the BC Building Code.
 The Owner must ensure compliance with registered covenants.

Additional notes/requirements: 1. Sun Peaks is Climate Zone 5. Plumbing Permit required Max. U-value 1.60, Min Energy rating 25. Snow Load 5.8 kPa.

It is understood that this permit will be subject to full compliance with the Sun Peaks Mountain Municipality Building Bylaw and all other applicable bylaws and statutory requirements of the Municipality. It is the responsibility of the owner to make enquiries as to such matters before commencing work. Issuance of a building permit does not relieve the owner or his or her agents, contractors or employees from ensuring that construction is carried out in accordance with the submitted permit application, plans, specifications and supporting documentation and that the building site is safe from any flooding caused by surface runoff or otherwise.

Building Inspector:  Lonny Lind

PEAKS WEST DEVELOPMENT - BUILDINGS 7, 8 & 9

4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING 1240 ALPINE ROAD, SUN PEAKS, BC

EXHIBIT P

KIRK BANADYGA ARCHITECT INC.

ISSUED FOR
100% CLIENT
REVIEW



EXTERIOR - FRONT VIEW

GENERAL NOTES:

- ALL DRAWINGS ARE THE PROPERTY OF THE KIRK BANADYGA ARCHITECT INC. REPRODUCTION RIGHTS HAVE BEEN PROVIDED TO THE CLIENT FOR THE PURPOSE OF A SINGLE BUILDING CONSTRUCTION. NO OTHER INDIVIDUAL MAY REPRODUCE THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF KIRK BANADYGA ARCHITECT INC.. ALL REPRODUCTIONS MUST BEAR THE NAME OF KIRK BANADYGA ARCHITECT INC.
- ALL DIMENSIONS ARE IN METRIC AND IMPERIAL MEASUREMENT UNLESS OTHERWISE SHOWN.
- THIS DRAWING SHALL NOT BE SCALED. FOLLOW GIVEN DIMENSIONS ONLY.
- ALL CROSS REFERENCES ARE TO KIRK BANADYGA ARCHITECT INC. DRAWINGS ONLY UNLESS NOTED OTHERWISE.
- DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF POURED CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS & SUITABILITY OF EXISTING CONDITIONS PRIOR TO COMMENCING WORK. CONFIRM ALL DRAWING DETAILS AND DIMENSIONS. REPORT ANY DISCREPANCIES TO KIRK BANADYGA ARCHITECT INC. PRIOR TO ANY WORK PROCEEDING FOR THEIR CLARIFICATION AND INSTRUCTIONS. EXTRAS WILL NOT BE GRANTED DUE TO OMISSIONS RESULTING FROM FAILURE TO EXAMINE THE EXISTING SITE.
- ALL SHOP DRAWINGS TO BE ACQUIRED FOR ROOF TRUSSES, FLOOR TRUSSES, ETC. BEFORE COMMENCING CONSTRUCTION.
- WINDOW SIZES ARE GIVEN IN METRIC (mm) BY WIDTH AND HEIGHT. ACTUAL SIZES MAY VARY. CONFIRM SIZES WITH CLIENT. ACTUAL R.O.'S TO BE PROVIDED BY MANUFACTURER.
- DOOR SIZES REFER TO O.S.M. AND GIVEN IN PLAN BY WIDTH. ALL DOOR HEIGHTS ASSUMED TO BE 2032mm (6'-8") UNLESS NOTED OTHERWISE. ACTUAL SIZES TO BE CONFIRMED WITH CLIENT. ACTUAL R.O.'S TO BE PROVIDED BY MANUFACTURER.
- ALL PENETRATIONS THROUGH ANY EXTERIOR WALL OR CEILING SPACE MUST HAVE CONTINUOUS SEAL, VAPOUR BARRIER TO BE CONTINUOUS THROUGHOUT.
- CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
- ALL INTERIOR AND EXTERIOR FINISH MATERIALS TO BE CONFIRMED WITH CLIENT.
- VARIATIONS AND MODIFICATIONS TO WORK SHOWN WILL NOT BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.
- BATT INSULATION MAY BE SUBSTITUTED WITH AN APPROVED SPRAY FOAM INSULATION OF EQUAL OR GREATER R-VALUE. TO BE INSTALLED BY A LICENSED SPRAY FOAM COMPANY.
- THE GENERAL CONTRACTOR SHALL NOTIFY THE CONSULTANT OF ANY MECHANICAL AND ELECTRICAL APPARATUS THE APPEARANCE OF WHICH MAY VARY FROM THAT INDICATED IN THE CONTRACT DOCUMENTS.
- CERTAIN DIMENSIONS MAY VARY ACCORDING TO THE MATERIAL USED AND / OR THE CONTRACTOR'S BUILDING METHODS. IF VARIATIONS EXIST BETWEEN THE BUILDING SITE AND PLANS. THE CONTRACTOR MUST ADVISE KIRK BANADYGA ARCHITECT INC. AS SOON AS POSSIBLE.
- ALL NOTICES, PERMITS AND FEES SHALL BE THE CONTRACTORS RESPONSIBILITY PRIOR TO PROCEEDING WITH ANY CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF BRITISH COLUMBIA BUILDING CODE AND NATIONAL BUILDING CODE OF CANADA (CURRENT EDITION) AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
- KIRK BANADYGA ARCHITECT INC. DOES NOT ASSUME LIABILITY FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS, NOR THE CONSTRUCTION METHODS BEING USED BY YOUR BUILDER AND/OR CONTRACTOR(S).

ABBREVIATION LEGEND:

AV	AIR / VAPOUR	EPB	ENVIRONMENTAL PARTICLE BOARD	MAX	MAXIMUM	SLR	SEALER
ACT	ACOUSTIC CEILING TILE	EX or EXIST	EXISTING	MDO	MEDIUM DENSITY OVERLAY	SS	STAINLESS STEEL
AFF	ABOVE FINISHED FLOOR	EXPS	EXPOSED STRUCTURE	MHO	MAGNETIC HOLD OPEN	STL	STEEL
AN	ANODIZED			MIN	MINIMUM	STRUC	STRUCTURAL
ACP	ACOUSTIC PLASTER	F or FLR	FLOORING	N	NATURAL	SB	SAND BLASTED
ADJ	ADJUSTABLE	FHC	FIRE HOSE CABINET	NIC	NOT IN CONTRACT	SC	SCORED CONCRETE BLOCK
AL	ALUMINUM	FR	FIRE RATED	NTS	NOT TO SCALE	SF	SAFETY FLOOR
AP	ACRYLIC PANEL	FRP	FIBREGLAS REINFORCED PANEL	N/A	NOT APPLICABLE	SFP	SPRAYED FIREPROOFING
ATL	ACOUSTIC PANEL	FD	FLOOR DRAIN	NS	NON-SLIP	SUD	SEALED
		FIN	FINISH	OC	ON CENTRE	SPD	SLOPED
		FRGB	FIRE RATED GYPSUM BOARD	OHD	OVERHEAD DOOR	ST	STAIN
				OF	OF FINISH	STOR	STORAGE
B	BASE	G15	GOOD ONE SIDE			SV	SHEET VINYL
BF	BARRIER FREE	G25	GOOD TWO SIDES	FT	PAINT	T/O	TOP OF
BL	BORROWED LIGHT	GI	GALVANIZED IRON	PB	PAVING BRICK	TB	TACKBOARD
BOT	BOTTOM	GR	GRANITE	PCT	PORCELAIN TILE	TEX	TEXTURED
BD	BOARD	GB or GWB	GYPSUMBOARD	PFH	PREFINISHED HARDBOARD	TL	TRANSOM LIGHT
BH	BUSH HAMMERED	GL	GLASS / GLAZING	PL	PLASTER	TYP	TYPICAL
BLDG	BUILDING	GYP	GYPSUM	PLY	PLYWOOD	T	TREAD
BR	BRICK	H	HOLLOW	POLY	POLYETHYLENE	TBL	TERRAZZO BLOCK
		HDR	HARDENER	PS	PRESSED STEEL	TGL	TEMPERED GLASS
CW	COMPLETE WITH	HM	HOLLOW METAL	PART	PARTITION	TRD	TRANSLUCENT ROOF DECK
CB	CHALKBOARD	HP	HIGH POINT	PC	PRECAST CONCRETE	TGL	TEMPERED GLASS
CBR	CONCRETE BRICK	HPL	HIGH PRESSURE LAMINATE	PF	PREFINISHED	U/S	UNDERSIDE
CLR	CLEAR	HSDG	HERMETICALLY SEALED DOUBLE GLASS	PG	PLATE GLASS	ULC	UNDERWRITERS LABORATORIES CANADA
CONT	CONTINUOUS	HT	HEIGHT	PLAM	PLASTIC LAMINATE	UC	UNDERCUT
CPL	CEMENT PLASTER	HC	HOLLOW CORE	PM	PREFINISHED METAL	UNO	UNLESS NOTED OTHERWISE
CT	CERAMIC TILE	HDW	HARDWARE	PR	PAIR	V	VARIES
C or CONC	CONCRETE	HDR	HORIZONTAL	QT	QUARRY TILE	VCB	VENT COVE BASE
CBL	CONCRETE BLOCK	HSTG	HERMETICALLY SEALED TRIPLE GLASS	R	RISER	VERT	VERTICAL
CLG	CEILING	HDEC	HIGH BUILD EPOXY COAT	RCB	RUBBER COVE BASE	VGB	VINYL GYPSUMBOARD
COL	COLUMN	INS/INSUL	INSULATION	RG	RUBBER STAIR TREAD	VWC	VINYL WALLCOVERING
CORR	CORRIDOR	INT	INTERIOR	RST	RUBBER	VB	VAPOUR BARRIER
CPT	CARPET	LAM	LAMINATED	R	RUBBER	VCT	VINYL COMPOSITE TILE
DET	DETAIL	LIN	LINOLEUM	RF	RUBBER FLOOR	VEST	VESTIBULE
DG	DOOR GRILLE	LGL	LAMINATED GLASS	RSF	RESILIENT SHEET FLOOR	VIT	VITREOUS TILE
DR	DOOR	LP	LOW POINT	RGB	REINFORCED GYPSUMBOARD	W	WALL
DF	DRINKING FOUNTAIN	M or MTL	METAL	S	SOLID	WD	WOOD
DN	DOWN	MDF	MEDIUM DENSITY FIBREBOARD	SC	SOLID CORE	WGL	WIRE GLASS
DWG	DRAWING	MECH	MECHANICAL	SCB	SELF COVE BASE	W	WITH
EF	EPOXY FLOOR	MP	METAL PARTITION	SF	SHEET FLOORING	WOP	WOOD PANELING
ELEC	ELECTRICAL	MR	MIRROR	SHT	SHEET	W/O	WITHOUT
EQ	EQUAL						
EXP	EXPOSED						
EXT	EXTERIOR						
EL	ELEVATION						
EP	EPOXY PAINT						

SYMBOLS LEGEND:

ROOM NAME	ROOM NAME
[101]	ROOM NUMBER
[101]	DOOR TYPE
[W]	WINDOW TYPE
[E]	WALL TYPE
[F]	ASSEMBLY TYPE
[K]	KEYNOTE
[R]	REVISION TAG
[1] Ref	SECTION NUMBER SHEET SOURCE-SHEET LOCATION
[1] Ref	DETAIL NUMBER SHEET SOURCE-SHEET LOCATION

DRAWING LIST:

ARCHITECTURAL		
A1.0	COVER SHEET, DRAWING LIST, PERSPECTIVE, GENERAL NOTES	
A1.1	SITE PLAN, BUILDING CODE ANALYSIS, SITE GENERAL NOTES, LEGAL DESCRIPTION	
A2.1	MAIN LEVEL - FLOOR PLAN	
A2.2	SECOND LEVEL - FLOOR PLAN	
A2.2	THIRD LEVEL - FLOOR PLAN	
A2.4	ROOF PLAN	
A2.5	MAIN LEVEL - REFLECTED CEILING PLAN	
A2.6	2ND LEVEL - REFLECTED CEILING PLAN	
A2.7	3RD LEVEL - REFLECTED CEILING PLAN	
A3.1	FRONT & REAR BUILDING ELEVATIONS	
A3.2	RIGHT & LEFT SIDE BUILDING ELEVATIONS	
A3.3	DOOR & WINDOW SCHEDULE & FRAME TYPES	
A4.1	BUILDING SECTIONS	
A4.2	WALL SECTIONS	
A4.3	WALL DETAILS	
A4.4	WALL DETAILS	
A4.5	STAIR DETAILS	

ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019

PROJECT

4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

DRAWING

COVER SHEET

SCALE

As indicated

DESIGN • KBA
DRAWN • KTA
DATE • MARCH 23, 2020
PROJECT • 180425

SHEET NO. • ISSUE / REV. #

A1.0 • 1

BUILDING CODE ANALYSIS:

THE FOLLOWING CODE REVIEW IS BASED ON THE BRITISH COLUMBIA BUILDING CODE - 2018 EDITION.

PROJECT: 4 - UNITS MULTI-FAMILY RESIDENTIAL DEVELOPMENT

ADDRESS: 1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

- BUILDING AREA INFORMATION:**
BUILDING 7, 8 & 9
GROSS FLOOR AREA : 1001 m² (10,775 ft²)
 MAIN FLOOR AREA : 297 m² (3,192 ft²)
 SECOND FLOOR AREA : 407 m² (4,381 ft²)
 THIRD FLOOR AREA : 297 m² (3,192 ft²)
- MAJOR OCCUPANCY (9.10.2.1):**
 GROUP C - RESIDENTIAL OCCUPANCY (UNDER PART-9 OF BC CODE)
- BUILDING HEIGHT** : 3 STOREYS
- NO. OF STREETS FACING** : 1 STREET
- SPRINKLER SYSTEM**
 YES
- FIRE ALARM SYSTEM**
 3.2.4.1 DETERMINATION OF REQUIREMENT FOR A FIRE ALARM SYSTEM:
 1) A FIRE ALARM SYSTEM SHALL BE INSTALLED IN A BUILDING IN WHICH AN AUTOMATIC SPRINKLER SYSTEM IS INSTALLED.
- FIRE SEPARATIONS:**
 - SEPARATION OF RESIDENTIAL SUITES (9.10.9.1.4.(1)):**
 A SUITE SHALL BE SEPARATED FROM ADJOINING SUITES BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 45 MIN.
 PROVIDED : 45 min. F.R.R. DESIGNED TO FIRE-SEPARATE EACH SUITE.
 - STORAGE GARAGE (9.10.9.1.6.(2)):**
 A STORAGE GARAGE SHALL BE SEPARATED FROM OTHER OCCUPANCIES BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING NOT LESS THAN 1.0 HOURS.
 PROVIDED : 1.0 HOUR F.R.R. DESIGNED TO FIRE-SEPARATE GARAGE & ADJACENT SUITE.
- FIRE-RESISTANCE RATING OF ASSEMBLIES (9.10.8.1):**
 FLOORS : 45 MINS F.R.R.
 ROOFS : NO RATING REQUIRED
 LOAD-BEARING WALLS/ COLUMN ARCHES : 45 MINS F.R.R. OR NON-COMBUSTIBLE
- ASTC & STC RATINGS (9.11.1.1)**
 ASTC RATING : NOT LESS THAN 47
 STC RATING : NOT LESS THAN 50

SITE INFORMATION

PROPOSED USE :	RESIDENTIAL/COMMERCIAL
ZONING :	SUN PEAKS RESORT AREA
BY-LAW # :	1400
BUILDING AREA :	9,576 sq.ft.
PROPERTY AREA :	135,205 sq.ft.
BUILDING SITE COVERAGE :	7.08 %

BUILDING #7

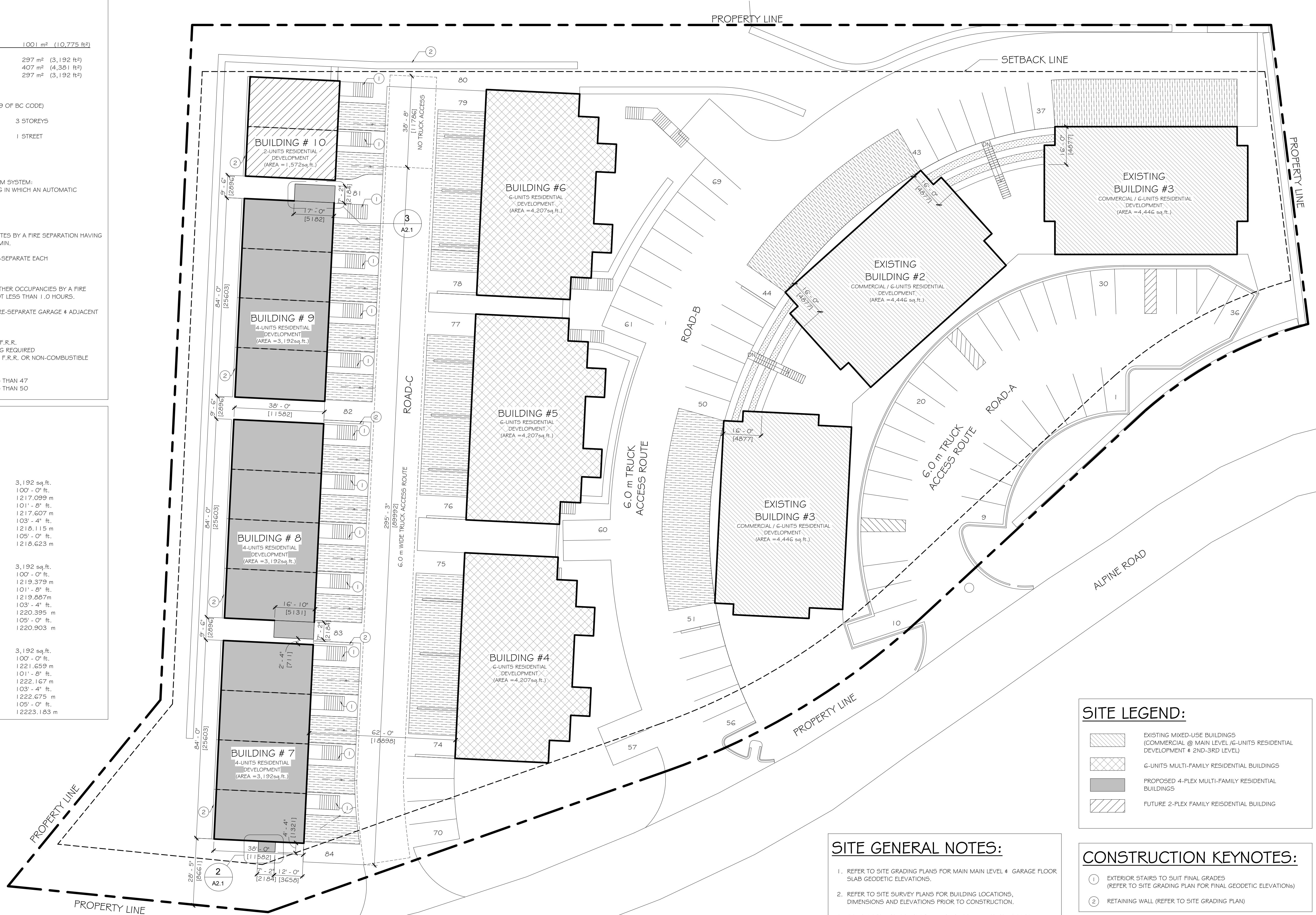
BUILDING AREA :	3,192 sq.ft.
T/O GARAGE SLAB ELEVATION @ SUITE 101 (GRID 1-C) :	100' - 0" ft.
= GEODETIC ELEVATION :	1217.099 m
T/O GARAGE SLAB ELEVATION @ SUITE 102 (GRID 2-C) :	101' - 8" ft.
= GEODETIC ELEVATION :	1217.607 m
T/O GARAGE SLAB ELEVATION @ SUITE 103 (GRID 3-C) :	103' - 4" ft.
= GEODETIC ELEVATION :	1218.115 m
T/O GARAGE SLAB ELEVATION @ SUITE 104 (GRID 4-C) :	105' - 0" ft.
= GEODETIC ELEVATION :	1218.623 m

BUILDING #8

BUILDING AREA :	3,192 sq.ft.
T/O GARAGE SLAB ELEVATION @ SUITE 101 (GRID 1-C) :	100' - 0" ft.
= GEODETIC ELEVATION :	1219.379 m
T/O GARAGE SLAB ELEVATION @ SUITE 102 (GRID 2-C) :	101' - 8" ft.
= GEODETIC ELEVATION :	1219.887 m
T/O GARAGE SLAB ELEVATION @ SUITE 103 (GRID 3-C) :	103' - 4" ft.
= GEODETIC ELEVATION :	1220.395 m
T/O GARAGE SLAB ELEVATION @ SUITE 104 (GRID 4-C) :	105' - 0" ft.
= GEODETIC ELEVATION :	1220.903 m

BUILDING #9

BUILDING AREA :	3,192 sq.ft.
T/O GARAGE SLAB ELEVATION @ SUITE 101 (GRID 1-C) :	100' - 0" ft.
= GEODETIC ELEVATION :	1221.659 m
T/O GARAGE SLAB ELEVATION @ SUITE 102 (GRID 2-C) :	101' - 8" ft.
= GEODETIC ELEVATION :	1222.167 m
T/O GARAGE SLAB ELEVATION @ SUITE 103 (GRID 3-C) :	103' - 4" ft.
= GEODETIC ELEVATION :	1222.675 m
T/O GARAGE SLAB ELEVATION @ SUITE 104 (GRID 4-C) :	105' - 0" ft.
= GEODETIC ELEVATION :	1223.183 m



SITE PLAN
 TRUE NORTH
 1" = 20'-0"

SITE LEGEND:

	EXISTING MIXED-USE BUILDINGS (COMMERCIAL @ MAIN LEVEL / 6-UNITS RESIDENTIAL DEVELOPMENT # 2ND-3RD LEVEL)
	6-UNITS MULTI-FAMILY RESIDENTIAL BUILDINGS
	PROPOSED 4-PLEX MULTI-FAMILY RESIDENTIAL BUILDINGS
	FUTURE 2-PLEX FAMILY RESIDENTIAL BUILDING

- SITE GENERAL NOTES:**
- REFER TO SITE GRADING PLANS FOR MAIN MAIN LEVEL & GARAGE FLOOR SLAB GEODETIC ELEVATIONS.
 - REFER TO SITE SURVEY PLANS FOR BUILDING LOCATIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO LOCATE ALL EXISTING BURIED SERVICES. ALL SERVICES TO BE MAINTAINED DURING EXCAVATION & FOUNDATION CONST.
 - CONTRACTOR RESPONSIBLE FOR HAULING ALL EXCESS MATERIALS
 - CONTRACTOR IS RESPONSIBLE FOR GENERAL SITE CLEAN UP.
 - CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED SURROUNDING AREAS AND MUST MAKE ALL NECESSARY RESTORATIONS AND REPAIRS.
 - REFER TO SPRINKLER ROOM/ELECTRICAL ROOM FLOOR PLAN FOR BUILDINGS #7, #8 AND #9 ON SHEET A2.1

- CONSTRUCTION KEYNOTES:**
- EXTERIOR STAIRS TO SUIT FINAL GRADES (REFER TO SITE GRADING PLAN FOR FINAL GEODETIC ELEVATIONS)
 - RETAINING WALL (REFER TO SITE GRADING PLAN)

LEGAL DESCRIPTION:
 LOT : B
 PLAN : 22444

CIVIC ADDRESS:
 #1240 ALPINE ROAD,
 SUN PEAKS, BC V0E 5N0

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
ISSUE NO.	ISSUED FOR / REVISED/ PLOTTED	DATE
PROJECT		
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
SITE PLAN, BUILDING CODE ANALYSIS		
SCALE		
As indicated		
DESIGN	KBA	
DRAWN	KTA	
DATE	MARCH 23, 2020	
PROJECT	180425	
SHEET NO.	ISSUE / REV. #	
A1.1	1	

FLOOR PLAN GENERAL NOTES:

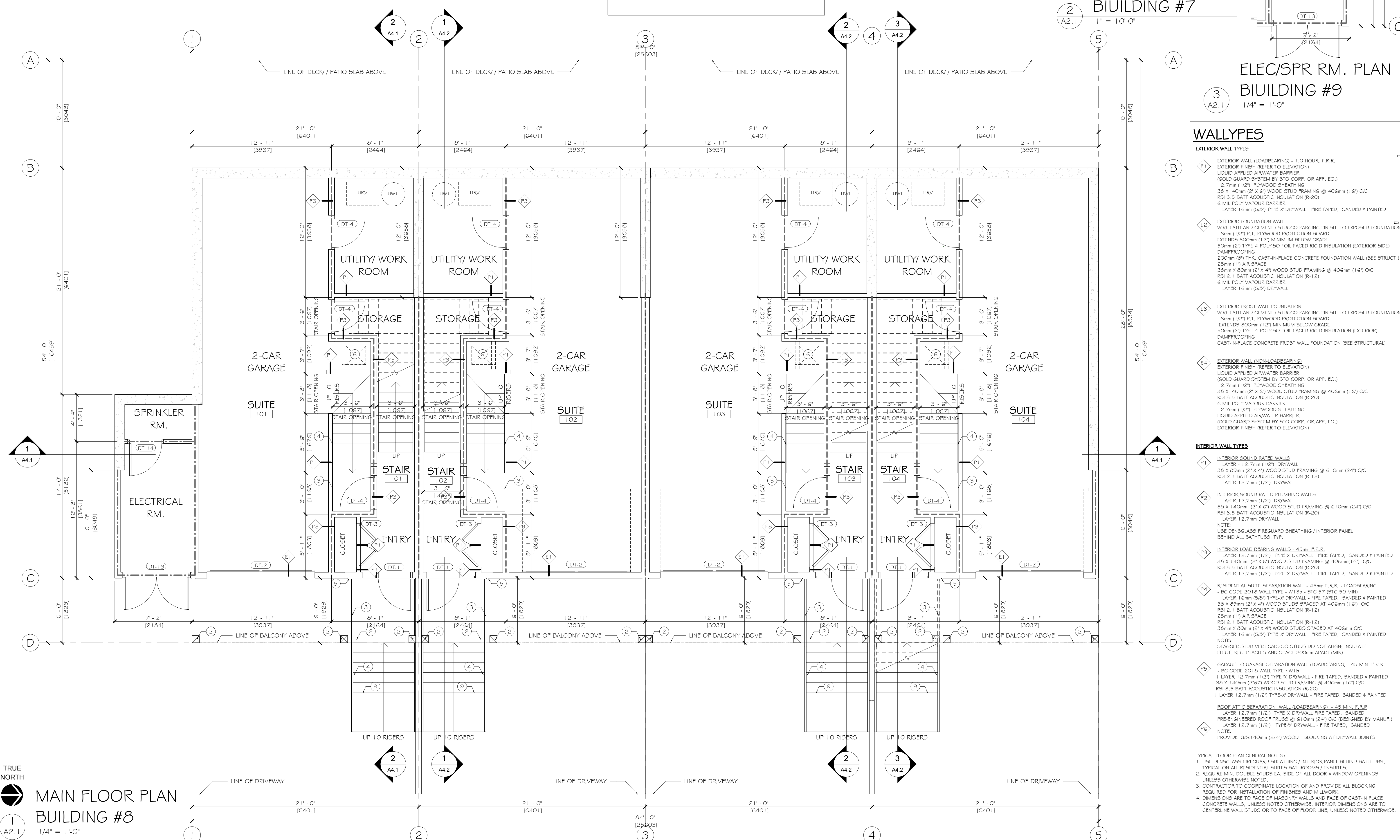
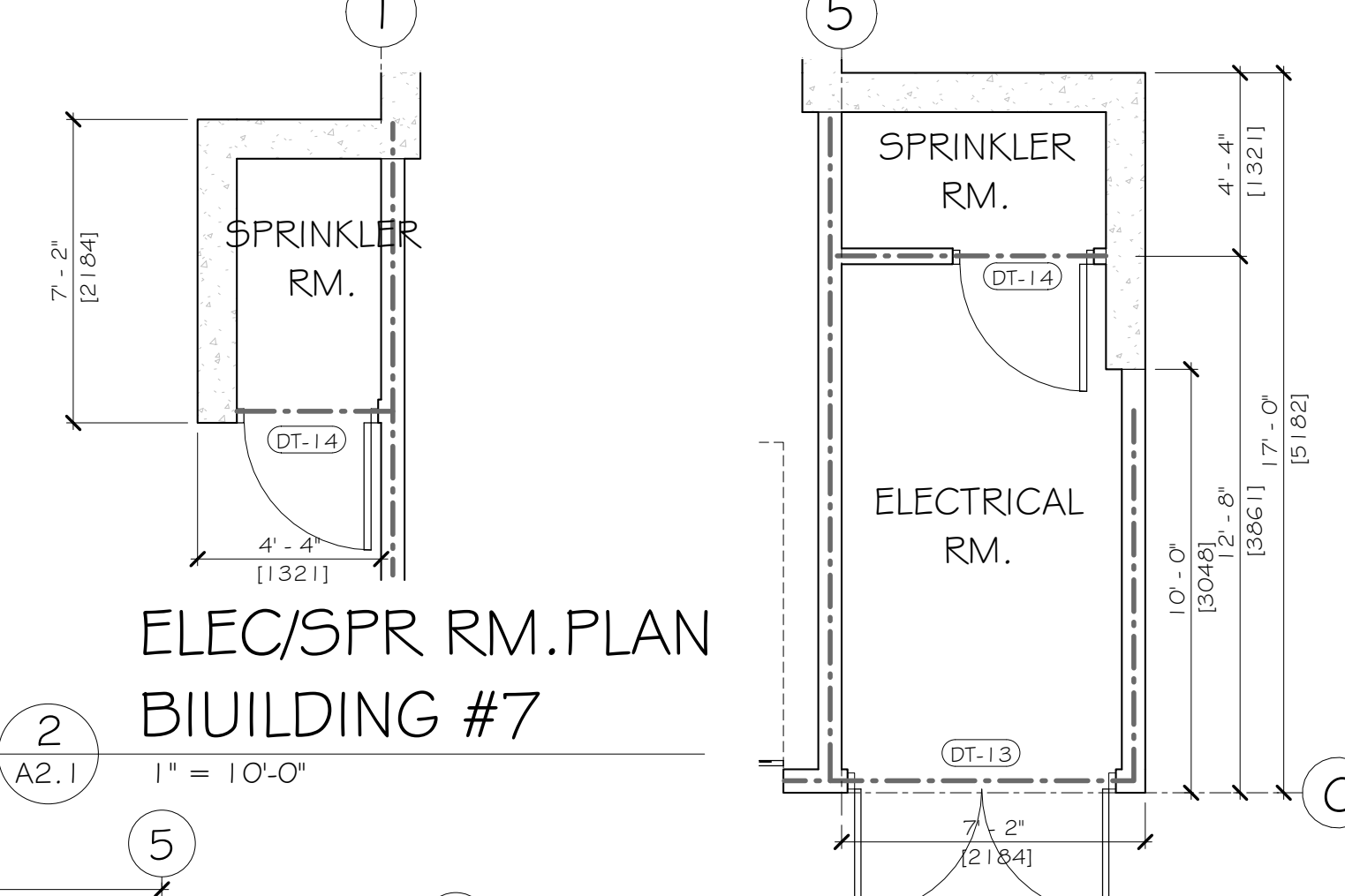
- ALL FURNITURE IS FOR REFERENCE ONLY AND IS TO BE SUPPLIED BY OWNER.
- ALL COMBUSTIBLE (WOOD) BALCONY / DECK, COLUMNS, INTERIOR BUILT-UP COLUMNS AND LOAD-BEARING WALLS SUPPORTING 3RD FLOOR / BALCONY / DECK ASSEMBLIES TO BE FIRE-RATED WITH 45 MIN. FIRE-RESISTANCE RATING AND TAKEN TO U/S STRUCTURE ABOVE.
- VERIFY LOCATIONS, SIZE AND ELEVATIONS OF ALL COLUMNS, BEAMS, LOAD BEARING WALLS & FOUNDATION SYSTEM WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- ALL FIRE RATED WALL ASSEMBLIES TO BE TAKEN TO U/S STRUCTURE & FIRE SEALED IN CONFORMANCE WITH BC BUILDING CODE 2018.
- ALL MILLWORK TO BE DESIGNED BY OTHERS AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR.
- ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY. FINAL LOCATION MAY VARY ON SITE - CONFIRM WITH ENGINEER.

FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE
 - 45 MIN. FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE
- NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

CONSTRUCTION KEYNOTES:

- 550 x 900mm (22'x36") WEATHER SEALED ATTIC ACCESS HATCH DESIGNED BY ROOF TRUSS MANUFACTURER. FINAL LOCATION MAY VARY ON SITE.
- PRESSURE TREATED B.U.C. (REFER TO STRUCTURAL DRAWINGS) NOTE: ALL BUILT-UP COLUMNS & BEAMS SUPPORTING FIRE-RATED FLOOR TO BE ENCLOSED WITH 2 LAYERS 12.7mm (1/2") TYPE 'X' GWB TO ACHIEVE 45 MIN. FIRE-RESISTANCE RATING (REFER TO STRUCTURAL DRAWINGS)
- 1070mm (42") HIGH POWDER COATED ALUMINUM GUARDRAIL (BLACK PAINT)
- 914mm (36") HIGH POWDER COATED ALUMINUM HANDRAIL (BLACK PAINT)
- NON FREEZE HOSE BIB (CONFIRM EXACT LOCATION WITH OWNER)
- FUTURE DUMBWATER (OPTIONAL AS PER CONTRACT WITH CLIENT)
- RETAINING WALL (REFER TO CIVIL DRAWINGS)
- CORNER FIREPLACE (REFER TO ELECTRICAL)
- PRE-FABRICATED METAL STAIRS



ELEC/SPR RM. PLAN BUILDING #9
1/4" = 1'-0"

WALLYPES

- EXTERIOR WALL TYPES**
- E1 EXTERIOR WALL (LOADBEARING) - 1.0 HOUR F.R.R. EXTERIOR FINISH (REFER TO ELEVATION) LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.) 12.7mm (1/2") PLYWOOD SHEATHING 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 6 MIL POLY VAPOUR BARRIER 1 LAYER 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - E2 EXTERIOR FOUNDATION WALL WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION 1.3mm (1/2") P.T. PLYWOOD PROTECTION BOARD EXTENDS 300mm (12") MINIMUM BELOW GRADE 50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE) DAMPROOFING 200mm (8") THK. CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.) 25mm (1") AIR SPACE 38mm X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O/C RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 6 MIL POLY VAPOUR BARRIER 1 LAYER 1.6mm (5/8") DRYWALL
 - E3 EXTERIOR FROST WALL FOUNDATION WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION 1.3mm (1/2") P.T. PLYWOOD PROTECTION BOARD EXTENDS 300mm (12") MINIMUM BELOW GRADE 50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR) DAMPROOFING CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
 - E4 EXTERIOR WALL (NON-LOADBEARING) EXTERIOR FINISH (REFER TO ELEVATION) LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.) 12.7mm (1/2") PLYWOOD SHEATHING 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 6 MIL POLY VAPOUR BARRIER 12.7mm (1/2") PLYWOOD SHEATHING LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.) EXTERIOR FINISH (REFER TO ELEVATION)
- INTERIOR WALL TYPES**
- P1 INTERIOR SOUND RATED WALLS 1 LAYER - 12.7mm (1/2") DRYWALL 38 X 89mm (2" X 4") WOOD STUD FRAMING @ 610mm (24") O/C RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 1 LAYER 12.7mm (1/2") DRYWALL
 - P2 INTERIOR SOUND RATED PLUMBING WALLS 1 LAYER 12.7mm (1/2") DRYWALL 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 610mm (24") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 1 LAYER 12.7mm (1/2") DRYWALL NOTE: USE DENGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND ALL BATHTUBS, TYP.
 - P3 INTERIOR LOAD BEARING WALLS - 45min F.R.R. 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - P4 RESIDENTIAL SUITE SEPARATION WALL - 45min F.R.R. - (LOADBEARING) BC CODE 2018 WALL TYPE - W13b - STC 57 (STC 50 MIN) 1 LAYER 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED 38 X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm (16") O/C RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 25mm (1") AIR SPACE RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 38mm X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm O/C 1 LAYER 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED NOTE: STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
 - P5 GARAGE TO GARAGE SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R. - BC CODE 2018 WALL TYPE - W1b 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - P6 ROOF ATTIC SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R. 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL FIRE TAPED, SANDED PRE-ENGINEERED ROOF TRUSS @ 610mm (24") O/C (DESIGNED BY MANUF.) 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED NOTE: PROVIDE 38x140mm (2x4") WOOD BLOCKING AT DRYWALL JOINTS.

KIRK BANADYGA ARCHITECT INC.

ISSUED FOR 100% CLIENT REVIEW

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
PROJECT		
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
DRAWING		
MAIN LEVEL - FLOOR PLAN BUILDING #7		
SCALE		
As indicated		
DESIGN	KBA	
DRAWN	ITA	
DATE	MARCH 23, 2020	
PROJECT	180425	
SHEET NO.		ISSUE / REV. #
A2.1		1

#1 240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

TRUE NORTH
MAIN FLOOR PLAN BUILDING #8
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES:

1. ALL FURNITURE IS FOR REFERENCE ONLY AND IS TO BE SUPPLIED BY OWNER.
2. ALL COMBUSTIBLE (WOOD) BALCONY / DECK COLUMNS, INTERIOR BUILT-UP COLUMNS AND LOAD-BEARING WALLS SUPPORTING 3rd FLOOR / BALCONY / DECK ASSEMBLIES TO BE FIRE-RATED WITH 45 MIN. FIRE-RESISTANCE RATING AND TAKEN TO U/S STRUCTURE ABOVE.
3. VERIFY LOCATIONS, SIZE AND ELEVATIONS OF ALL COLUMNS, BEAMS, LOAD BEARING WALLS & FOUNDATION SYSTEM WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.
4. ALL FIRE RATED WALL ASSEMBLIES TO BE TAKEN TO U/S STRUCTURE & FIRE SEALED IN CONFORMANCE WITH BC BUILDING CODE 2018.
5. ALL MILLWORK TO BE DESIGNED BY OTHERS AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR.
6. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY. FINAL LOCATION MAY VARY ON SITE - CONFIRM WITH ENGINEER.

FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE
 - 45 MIN. FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE
- NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

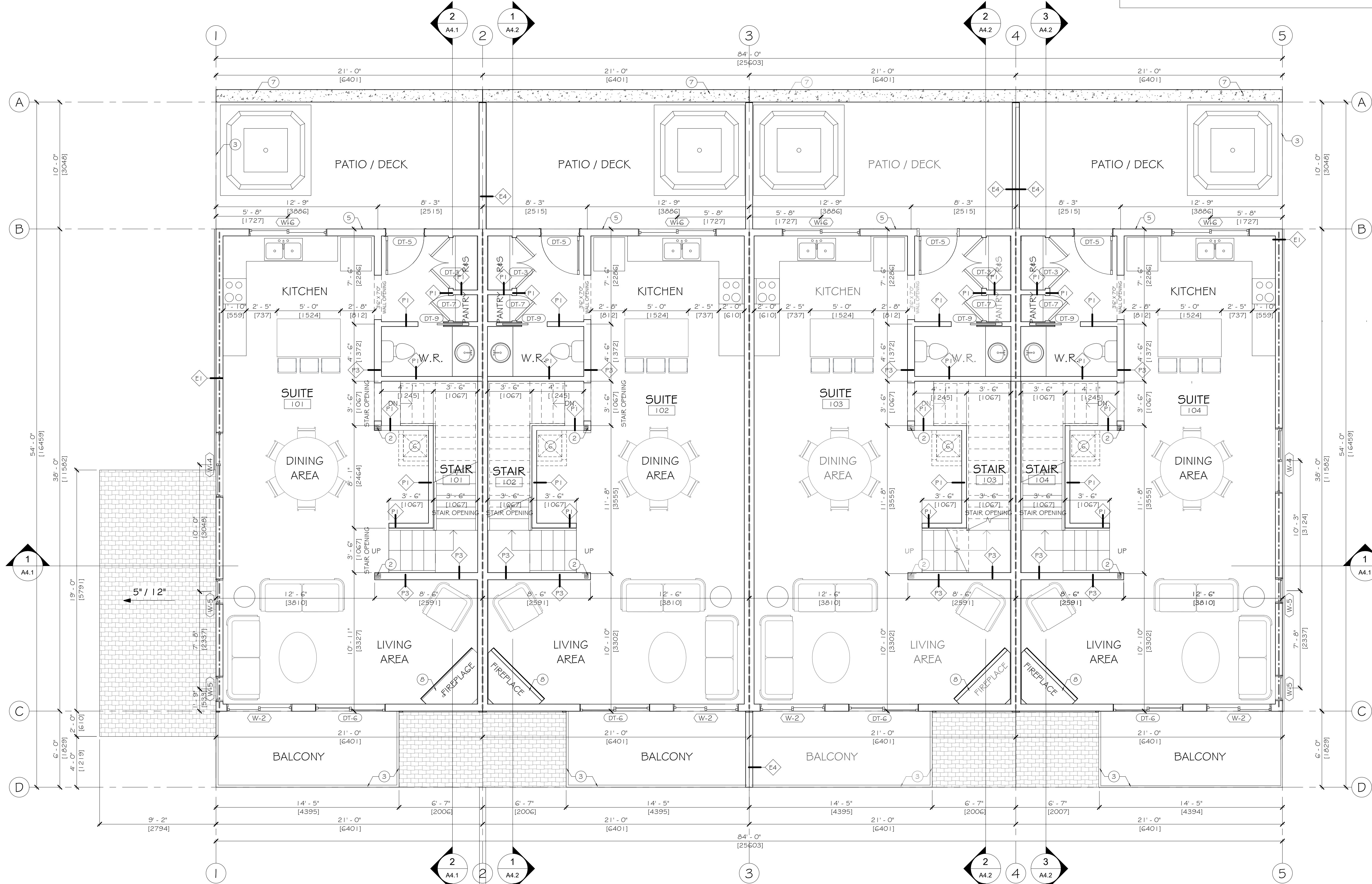
CONSTRUCTION KEYNOTES:

1. 550 x 900mm (2'x3') WEATHER SEALED ATTIC ACCESS HATCH DESIGNED BY ROOF TRUSS MANUFACTURER. FINAL LOCATION MAY VARY ON SITE.
2. PRESSURE TREATED B.U.C. (REFER TO STRUCTURAL DRAWINGS) NOTE: ALL BUILT-UP COLUMNS & BEAMS SUPPORTING FIRE-RATED FLOOR TO BE ENCLOSED WITH 2 LAYERS 12.7mm (1/2") TYPE 'X' GWB TO ACHIEVE 45 MIN. FIRE-RESISTANCE RATING (REFER TO STRUCTURAL DRAWINGS)
3. 1070mm (42") HIGH POWDER COATED ALUMINUM GUARDRAIL (BLACK PAINT)
4. 91.4mm (3 1/2") HIGH POWDER COATED ALUMINUM HANDRAIL (BLACK PAINT)
5. NON FREEZE HOSE BIB (CONFIRM EXACT LOCATION WITH OWNER).
6. FUTURE DUMBWATER (OPTIONAL AS PER CONTRACT WITH CLIENT)
7. RETAINING WALL (REFER TO CIVIL DRAWINGS)
8. CORNER FIREPLACE (REFER TO ELECTRICAL)
9. PRE-FABRICATED METAL STAIRS

WALLTYPES

- EXTERIOR WALL TYPES**
- E1 EXTERIOR WALL (LOADBEARING) - 1.0 HOUR, F.R.R. EXTERIOR FINISH (REFER TO ELEVATION) LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.) 12.7mm (1/2") PLYWOOD SHEATHING 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 6 MIL POLY VAPOUR BARRIER 1 LAYER 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - E2 EXTERIOR FOUNDATION WALL WIRE LATH AND CEMENT / STUCCO FARGING FINISH TO EXPOSED FOUNDATION 13mm (1/2") P.T. PLYWOOD PROTECTION BOARD EXTENDS 300mm (12") MINIMUM BELOW GRADE 50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE) DAMPROOFING 200mm (8") THK. CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.) 25mm (1") AIR SPACE 38mm X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O/C RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 6 MIL POLY VAPOUR BARRIER 1 LAYER 1.6mm (5/8") DRYWALL
 - E3 EXTERIOR FROST WALL FOUNDATION WIRE LATH AND CEMENT / STUCCO FARGING FINISH TO EXPOSED FOUNDATION 13mm (1/2") P.T. PLYWOOD PROTECTION BOARD EXTENDS 300mm (12") MINIMUM BELOW GRADE 50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR) DAMPROOFING CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
 - E4 EXTERIOR WALL (NON-LOADBEARING) EXTERIOR FINISH (REFER TO ELEVATION) LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.) 12.7mm (1/2") PLYWOOD SHEATHING 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 6 MIL POLY VAPOUR BARRIER 12.7mm (1/2") PLYWOOD SHEATHING LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.) EXTERIOR FINISH (REFER TO ELEVATION)
- INTERIOR WALL TYPES**
- P1 INTERIOR SOUND RATED WALLS 1 LAYER 12.7mm (1/2") DRYWALL 38 X 89mm (2" X 4") WOOD STUD FRAMING @ 610mm (24") O/C RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 1 LAYER 12.7mm (1/2") DRYWALL
 - P2 INTERIOR SOUND RATED PLUMBING WALLS 1 LAYER 12.7mm (1/2") DRYWALL 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 610mm (24") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 1 LAYER 12.7mm (1/2") DRYWALL NOTE: USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND ALL BATHTUBS, TYP.
 - P3 INTERIOR LOAD BEARING WALLS - 45min F.R.R. 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - P4 RESIDENTIAL SUITE SEPARATION WALL - 45min F.R.R. - LOADBEARING - BC CODE 2018 WALL TYPE - W13b - STC 57 (STC 50 MIN) 1 LAYER 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED 38 X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm (16") O/C RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 25mm (1") AIR SPACE RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 38mm X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm O/C 1 LAYER 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED NOTE: STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
 - P5 GARAGE TO GARAGE SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R. - BC CODE 2018 WALL TYPE : W1b 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - PC ROOF ATTIC SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R. 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED PRE-ENGINEERED ROOF TRUSS @ 610mm (24") O/C (DESIGNED BY MANUF.) 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED NOTE: PROVIDE 38x140mm (2x4) WOOD BLOCKING AT DRYWALL JOINTS.

- TYPICAL FLOOR PLAN GENERAL NOTES:**
1. USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND BATHTUBS, TYPICAL ON ALL RESIDENTIAL SUITES BATHROOMS / ENSUITES.
 2. REQUIRE MIN. DOUBLE STUDS EA. SIDE OF ALL DOOR & WINDOW OPENINGS UNLESS OTHERWISE NOTED.
 3. CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
 4. DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF CAST-IN PLACE CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.



1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
ISSUE NO.	ISSUED FOR / REVISED/ PLOTTED	DATE
PROJECT		
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
SECOND LEVEL - FLOOR PLAN		
SCALE		
1/4" = 1'-0"		
DESIGN	KBA	
DRAWN	KTA	
DATE	MARCH 23, 2020	
PROJECT	180425	
SHEET NO.	ISSUE / REV. #	
A2.2	1	

TRUE NORTH
1
A2.2
1/4" = 1'-0"
SECOND FLOOR PLAN

FLOOR PLAN GENERAL NOTES:

1. ALL FURNITURE IS FOR REFERENCE ONLY AND IS TO BE SUPPLIED BY OWNER.
2. ALL COMBUSTIBLE (WOOD) BALCONY / DECK COLUMNS, INTERIOR BUILT-UP COLUMNS AND LOAD-BEARING WALLS SUPPORTING 3rd FLOOR / BALCONY / DECK ASSEMBLIES TO BE FIRE-RATED WITH 45 MIN. FIRE-RESISTANCE RATING AND TAKEN TO U/S STRUCTURE ABOVE.
3. VERIFY LOCATIONS, SIZE AND ELEVATIONS OF ALL COLUMNS, BEAMS, LOAD BEARING WALLS & FOUNDATION SYSTEM WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.
4. ALL FIRE RATED WALL ASSEMBLIES TO BE TAKEN TO U/S STRUCTURE & FIRE SEALED IN CONFORMANCE WITH BC BUILDING CODE 2018.
5. ALL MILLWORK TO BE DESIGNED BY OTHERS AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR.
6. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY. FINAL LOCATION MAY VARY ON SITE - CONFIRM WITH ENGINEER.

FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE
 - 45 MIN. FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE
- NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

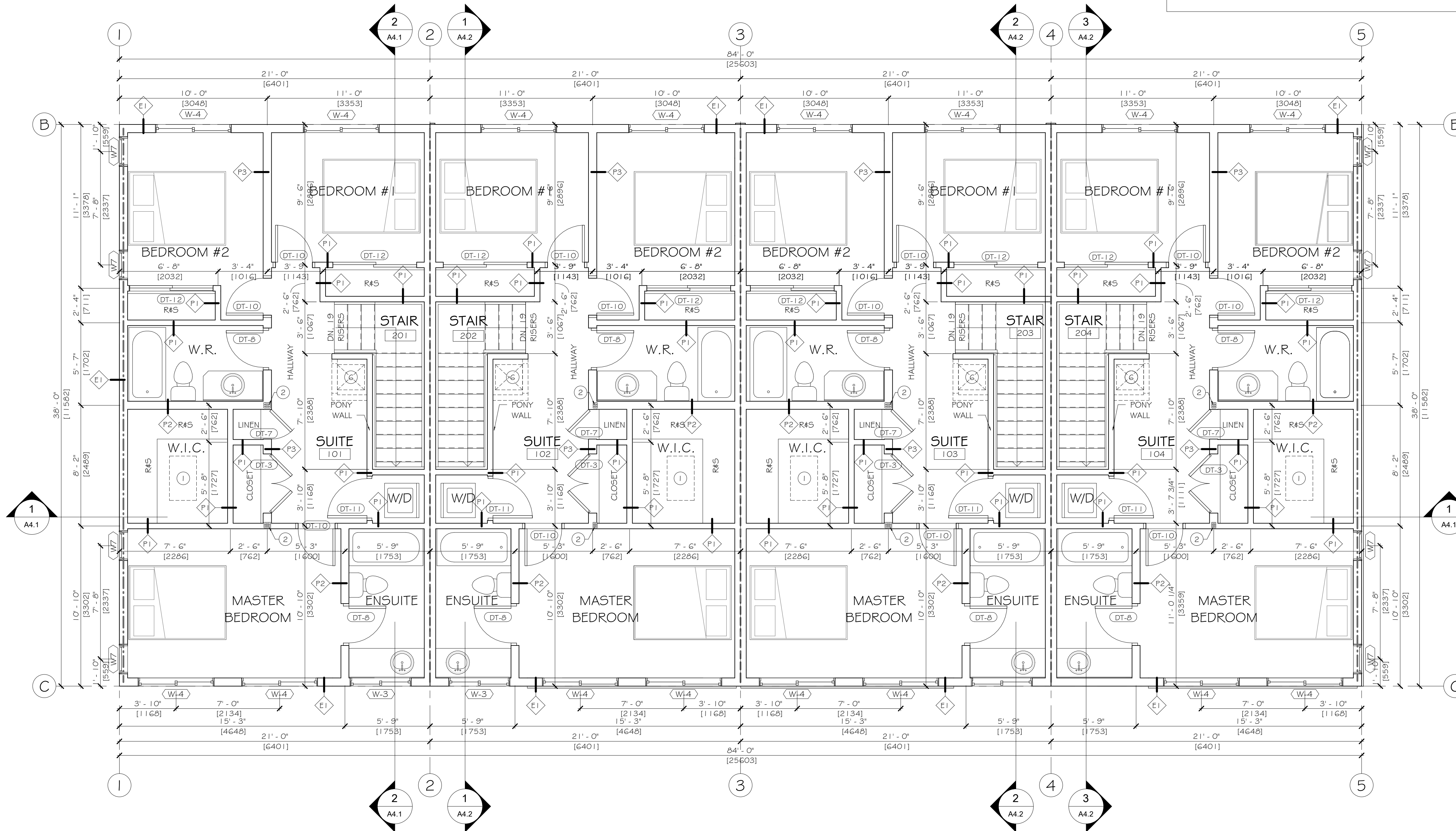
CONSTRUCTION KEYNOTES:

- 550 x 900mm (22"x36") WEATHER SEALED ATTIC ACCESS HATCH DESIGNED BY ROOF TRUSS MANUFACTURER. FINAL LOCATION MAY VARY ON SITE.
- PRESSURE TREATED B.U.C. (REFER TO STRUCTURAL DRAWINGS)
NOTE: ALL BUILT-UP COLUMNS & BEAMS SUPPORTING FIRE-RATED FLOOR TO BE ENCLOSED WITH 2 LAYERS 12.7mm (1/2") TYPE 'X' GNB TO ACHIEVE 45 MIN. FIRE-RESISTANCE RATING (REFER TO STRUCTURAL DRAWINGS)
- 1070mm (42") HIGH POWDER COATED ALUMINUM HANDRAIL (BLACK PAINT)
- 914mm (36") HIGH POWDER COATED ALUMINUM GUARDRAIL (BLACK PAINT)
- NON FREEZE HOSE BIB (CONFIRM EXACT LOCATION WITH OWNER)
- FUTURE DUMBWAITER (OPTIONAL AS PER CONTRACT WITH CLIENT)
- RETAINING WALL (REFER TO CIVIL DRAWINGS)
- CORNER FIREPLACE (REFER TO ELECTRICAL)
- PRE-FABRICATED METAL STAIRS

WALLTYPES

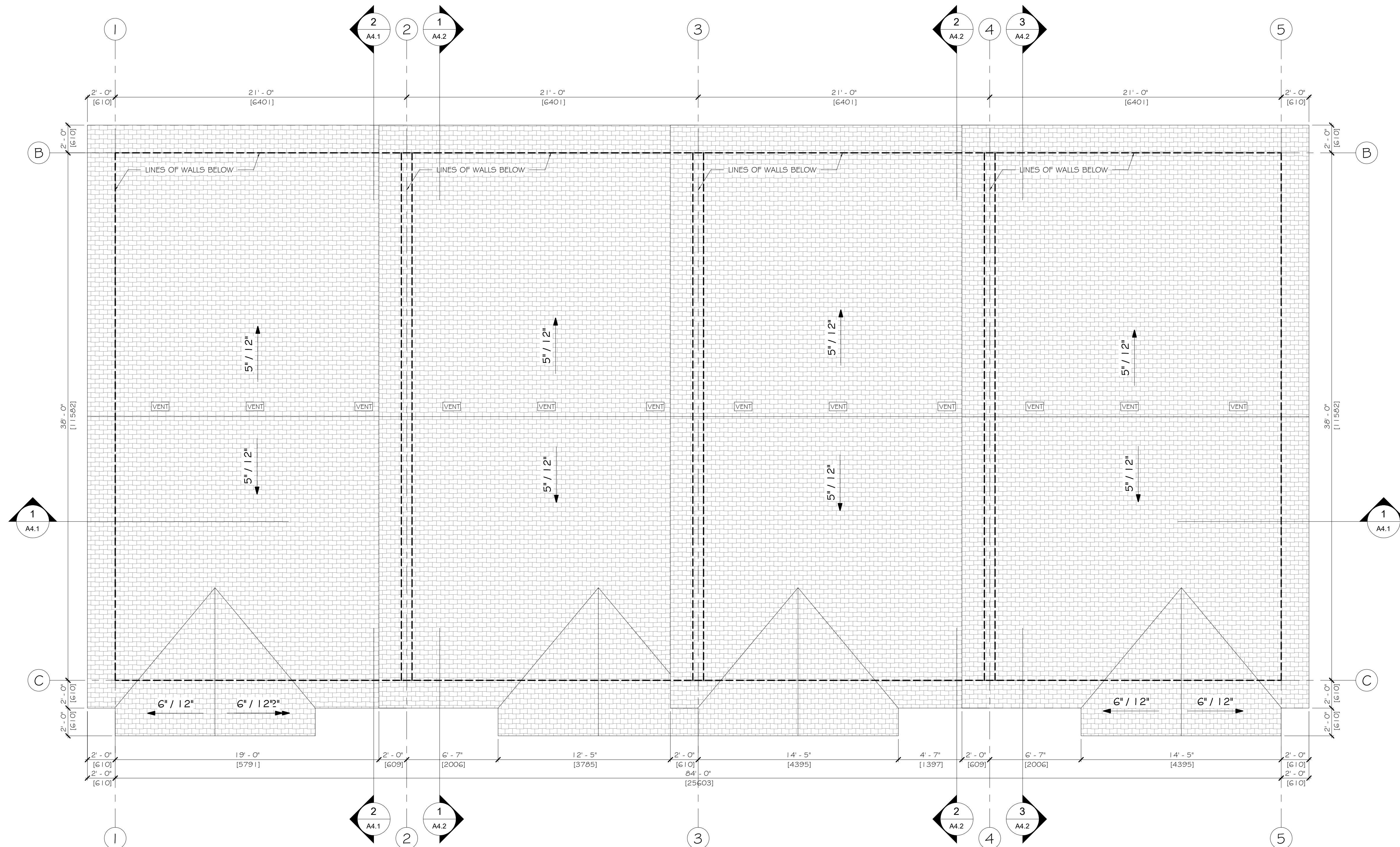
- EXTERIOR WALL TYPES**
- E1 EXTERIOR WALL (LOADBEARING) - 1.0 HOUR F.R.R. EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - E2 EXTERIOR FOUNDATION WALL
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
1.3mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (1'2") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE)
DAMP-PROOFING
200mm (8") THK. CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.)
25mm (1") AIR SPACE
38mm X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
6 MIL POLY VAPOUR BARRIER
1 LAYER 16mm (5/8") DRYWALL
 - E3 EXTERIOR FROST WALL FOUNDATION
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
1.3mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (1'2") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR)
DAMP-PROOFING
CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
 - E4 EXTERIOR WALL (NON-LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
12.7mm (1/2") PLYWOOD SHEATHING
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
EXTERIOR FINISH (REFER TO ELEVATION)
- INTERIOR WALL TYPES**
- P1 INTERIOR SOUND RATED WALLS
1 LAYER - 12.7mm (1/2") DRYWALL
38 X 89mm (2" X 4") WOOD STUD FRAMING @ 610mm (24") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
1 LAYER 12.7mm (1/2") DRYWALL
 - P2 INTERIOR SOUND RATED PLUMBING WALLS
1 LAYER 12.7mm (1/2") DRYWALL
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 610mm (24") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm DRYWALL
NOTE:
USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND ALL BATHTUBS, TYP.
 - P3 INTERIOR LOAD BEARING WALLS - 45min F.R.R.
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - P4 RESIDENTIAL SUITE SEPARATION WALL - 45min F.R.R. - LOADBEARING - BC CODE 2018 WALL TYPE - W13b - STC 57 (STC 50 MIN)
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
25mm (1") AIR SPACE
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
38mm X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm O/C
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE:
STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
 - P5 GARAGE TO GARAGE SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R. - BC CODE 2018 WALL TYPE - W13
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - P6 ROOF ATTIC SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R.
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL FIRE TAPED, SANDED
PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O/C (DESIGNED BY MANUF.)
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED
NOTE:
PROVIDE 38x140mm (2x4) WOOD BLOCKING AT DRYWALL JOINTS.

- TYPICAL FLOOR PLAN GENERAL NOTES:**
1. USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND BATHTUBS, TYPICAL ON ALL RESIDENTIAL SUITES BATHROOMS / ENSUITES.
 2. REQUIRE MIN. DOUBLE STUDS EA. SIDE OF ALL DOOR & WINDOW OPENINGS UNLESS OTHERWISE NOTED.
 3. CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
 4. DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF CAST-IN PLACE CONCRETE WALLS, UNLESS NOTED OTHERWISE, INTERIOR DIMENSIONS ARE TO CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.



TRUE NORTH
THIRD FLOOR PLAN
1/4" = 1'-0"

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
PROJECT		
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
DRAWING		
THIRD LEVEL - FLOOR PLAN		
SCALE		
1/4" = 1'-0"		
DESIGN	• Approver	
DRAWN	• KTA	
DATE	• MARCH 23, 2020	
PROJECT	• 80425	
SHEET NO.	ISSUE / REV. #	
A2.3	1	



WALL TYPES

ROOF ATTIC WALL

RF6 ROOF ATTIC SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.S.
 1 LAYER 12.7mm (1/2") TYPE X DRYWALL FIRE TAPED, SANDED
 PRE-ENGINEERED ROOF TRUSS @ 610mm (24") OC (DESIGNED BY MANUF.)
 1 LAYER 12.7mm (1/2") TYPE-X DRYWALL - FIRE TAPED, SANDED
 NOTE:
 PROVIDE 35x140mm (2x4") WOOD BLOCKING AT DRYWALL JOINTS.

TYPICAL FLOOR PLAN GENERAL NOTES:

1. ALL COMBUSTIBLE (WOOD) BALCONY / DECK, COLUMNS, INTERIOR BUILT-UP COLUMNS AND LOAD-BEARING WALLS SUPPORTING 3rd FLOOR / BALCONY / DECK ASSEMBLIES TO BE FIRE-RATED WITH 45 MIN. FIRE-RESISTANCE RATING AND TAKEN TO US STRUCTURE.
2. USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND BATHTUBS, TYPICAL ON ALL RESIDENTIAL SUITES BATHROOMS / ENSUITES.
3. REQUIRE MIN. DOUBLE STUDS EA. SIDE OF ALL DOOR & WINDOW OPENINGS UNLESS OTHERWISE NOTED.
4. ALL PARTITIONS ON CONCRETE SLAB & NOT ON FOUNDATION TO HAVE A 2" FLOAT SPACE TO US STRUCTURE.
5. ALL FIRE RATED WALL ASSEMBLIES TO BE TAKEN TO US STRUCTURE & FIRE SEALED IN CONFORMANCE WITH BC BUILDING CODE 2015.

VENTING:

CONTRACTOR TO ENSURE THE UNOBSTRUCTED VENT AREA TO BE A MINIMUM OF 1/500 OF THE INSULATED CEILING AREA FOR ROOFS WITH A SLOPE GREATER THAN 1 IN 6 AND MINIMUM OF 1/150 OF THE INSULATED CEILING AREA FOR ROOF WITH A SLOPE OF 1 IN 6 OR LESS. VENTS MAY BE ROOF TYPE, EAVE TYPE, GABLE-END TYPE, OR IN COMBINATION. THEY SHALL BE DISTRIBUTED UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING, WITH A MINIMUM OF 25% OF THE REQUIRED OPENING LOCATED AT THE TOP OF THE SPACE AND A MINIMUM OF 25% OF THE REQUIRED OPENING LOCATED AT THE BOTTOM OF THE SPACE. ALL VENTS TO COMPLY WITH CAN3-A93-M "NATIONAL AIRFLOW VENTILATORS FOR BUILDINGS"

SOFFIT NOTES:

SOFFITS, FASCIA, EAVESTROUGHS & DOWNSPOUTS TO BE PREFINISHED METAL EXCEPT FOR EXIT STAIRS TO BE HARDI-SOFFIT FIBER CEMENT BOARD CW MINIMUM OF 25 FLAME SPREAD RATING. WHERE ROOF SOFFITS PROJECT TO LESS THAN 1.2 METERS FROM THE PROPERTY LINE, THE CENTER LINE OF A LANE OR PUBLIC THOROUGHFARE OR AN IMAGINARY LINE BETWEEN TWO BUILDINGS OR FIRE COMPARTMENTS ON THE SAME PROPERTY THEY SHALL BE PROTECTED BY UNVENTED ALUMINUM CONFORMING TO CAN605B-93.2M, "PREFINISHED ALUMINUM SIDING, SOFFITS, AND FASCIA, FOR RESIDENTIAL USE."

FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS CONSTRUCTED TO US OF STRUCTURE
- 45 MIN. FIRE SEPARATION WALLS CONSTRUCTED TO US OF STRUCTURE

NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

TRUE NORTH
ROOF PLAN
 1/4" = 1'-0"

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
ISSUE NO.	ISSUED FOR / REVISED/ PLOTTED	DATE

PROJECT
 4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

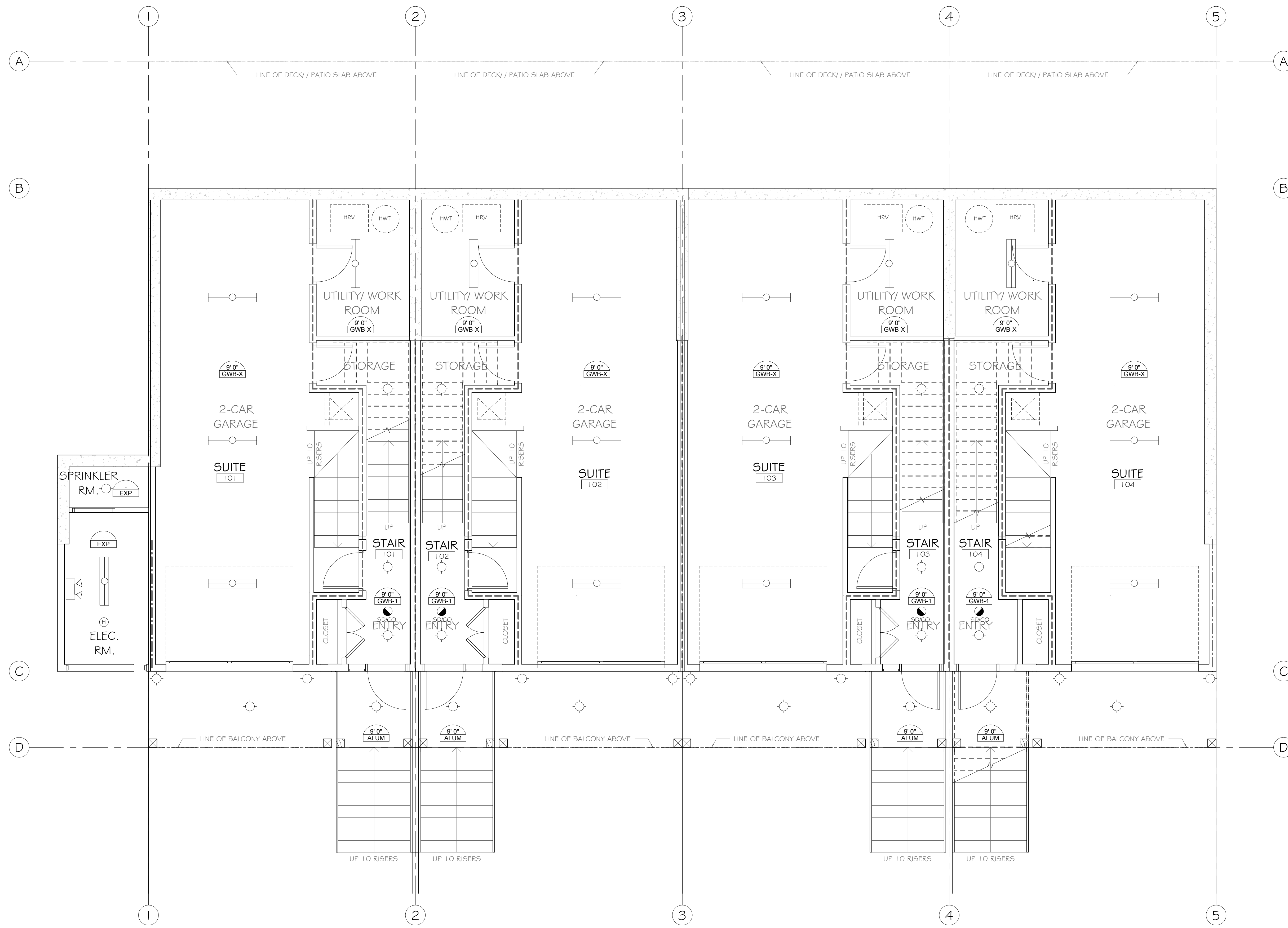
DRAWING
 ROOF PLAN

SCALE
 1/4" = 1'-0"

DESIGN • Approver
 DRAWN • KTA
 DATE • MARCH 23, 2020
 PROJECT • 180425

SHEET NO. • ISSUE / REV. #

A2.4 | **1**



CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- INCANDESCENT FIXTURE-SURFACE MOUNT
- INCANDESCENT WALL MOUNT FIXTURE-1
- INCANDESCENT WALL MOUNT FIXTURE-2
- POT LIGHT FIXTURE
- LED/FLUORESCENT LIGHT FIXTURE-SURFACE MOUNT
- SMOKE DETECTOR - WIRED
- HEAT DETECTOR
- TWO-IN-ONE SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- FIRE ALARM PULL STATION
- FIRE ALARM HORN STROBE
- EMERGENCY LIGHT (BATTERY OPERATED)
- EXIT SIGN
- WALL MOUNTED FIRE EXTINGUISHER

CEILING MATERIAL LEGEND:

- HEIGHT mm A.F.F. (AS INDICATED)
CEILING TYPE (AS INDICATED BELOW)
- PAINTED GYPSUM BOARD CEILING
- PAINTED BULKHEAD FINISHED WITH GYPSUM BOARD
(BULKHEAD SIZE & LOCATION MAY VARY ON SITE)
- PAINTED FIRE-RATED (TYPE-X) GYPSUM BOARD CEILING
- HARDI-SOFFIT PANELS TYPICAL ON ALL EXTERIOR EXIT STAIRS
& BALCONY AREAS
- VENTED ALUMINUM / METAL SOFFIT PANELS
- EXPOSED CONCRETE SLAB TO U/S OF SECOND FLOOR
- VAULTED CEILING (4/12) SLOPE

**REFLECTED CEILING PLAN
GENERAL NOTES:**

1. ALL CEILING HEIGHTS ARE TO BE TAKEN FROM TOP OF FINISHED FLOOR ON EACH FLOOR LEVEL.
2. CEILINGS NOT LABELLED WITH A CEILING HEIGHT KEYNOTE ARE TO BE EXPOSED.
3. COORDINATE ALL BULKHEADS ON SITE WITH MECHANICAL / ELECTRICAL EQUIPMENT LAYOUT & DUCTING/VENTING REQUIREMENTS.
4. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR. FINAL LOCATION MAY VARY ON SITE.
5. COORDINATE ALL CEILING MOUNTED FIXTURES WITH SPRINKLER SYSTEM LAYOUT (TO BE PROVIDED BY SPRINKLER CONTRACTOR).
6. REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR MECHANICAL & ELECTRICAL EQUIPMENT FIXTURES.
7. COORDINATE DEVICE & EQUIPMENT LOCATIONS WITH ALL TRADES PRIOR TO ROUGH-IN AND INSTALLATION.
8. FIRE PROTECTION SYSTEM TO BE DESIGN AS PER NFPA 13 LATEST EDITION.
9. ALL VENTILATION EQUIPMENT AND DUCTWORK TO BE SUPPORTED FROM ABOVE STRUCTURE. PROVIDE VIBRATION ISOLATORS AND FLEX CONNECTORS AT ALL LOCATIONS.
10. FIRE EXTINGUISHER MODEL TO BE NATIONAL FIRE EQUIPMENT MODEL NO. ABC 10G FIRE EXTINGUISHER 4A-60BC, 19 LB. CW MOUNTING BRACKET, UL AND ULC LISTED.

FINISHES GENERAL NOTES:

1. ROOM FINISHES TO BE DETERMINED AND FINALIZED BY OWNER AND APPROVED BY ARCHITECT.
2. THRESHOLD / FLOORING TRANSITION REQUIRED AT MATERIAL TRANSITION.
3. ALL COLOURS AND FINISHES SPECIFIED BY OWNER AND NOT INCLUDED IN THIS PACKAGE.

FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE
- 45 MIN. FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE

NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

ABBREVIATIONS:

- ACT ACOUSTIC CEILING TILE
- APD ACOUSTIC PANEL MOUNTED TO U/S OF DECK
- DAF DROPPED ACOUSTIC PANEL
- EXP EXPOSED CEILING
- GWB GYPSUM WALL BOARD
- MSP METAL SOFFIT PANELS
- FE FIRE EXTINGUISHER



MAIN FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
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ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
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PROJECT
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD,
SUN PEAKS, BRITISH COLUMBIA

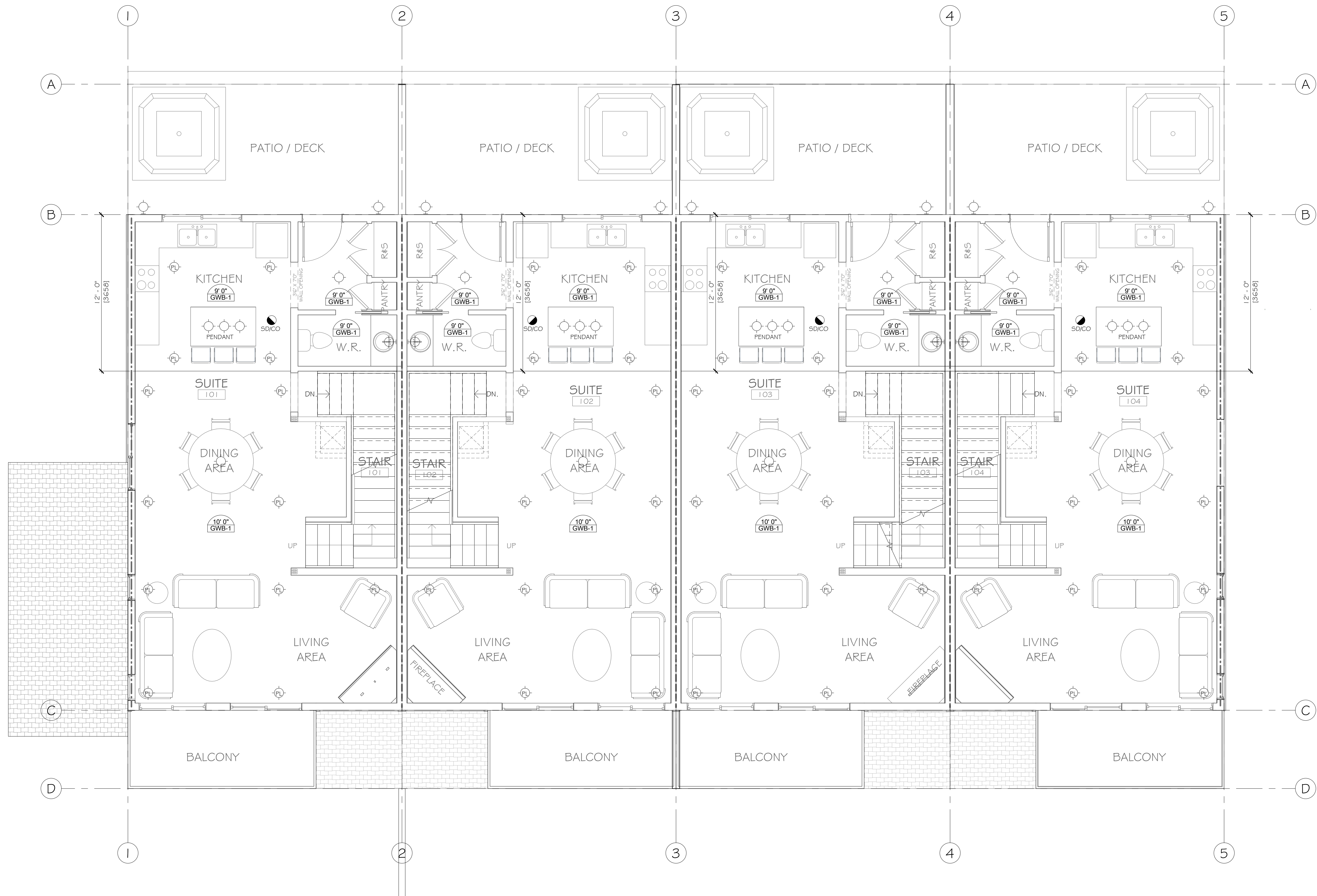
DRAWING
MAIN FLOOR - REFLECTED CEILING PLAN

SCALE
1/4" = 1'-0"

DESIGN • KBA
DRAWN • KTA
DATE • MARCH 23, 2020
PROJECT • 180425

SHEET NO. • ISSUE / REV. #

A2.5 | **1**



CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- INCANDESCENT FIXTURE-SURFACE MOUNT
- INCANDESCENT WALL MOUNT FIXTURE-1
- INCANDESCENT WALL MOUNT FIXTURE-2
- POT LIGHT FIXTURE
- LED/ FLUORESCENT LIGHT FIXTURE-SURFACE MOUNT
- SMOKE DETECTOR - WIRED
- HEAT DETECTOR
- TWO-IN-ONE SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- FIRE ALARM FULL STATION
- FIRE ALARM HORN STROBE
- EMERGENCY LIGHT (BATTERY OPERATED)
- EXIT SIGN
- WALL MOUNTED FIRE EXTINGUISHER

CEILING MATERIAL LEGEND:

- HEIGHT mm A.F.F. (AS INDICATED)
CEILING TYPE (AS INDICATED BELOW)
- PAINTED GYPSUM BOARD CEILING
- PAINTED BULKHEAD FINISHED WITH GYPSUM BOARD
(BULKHEAD SIZE & LOCATION MAY VARY ON SITE)
- PAINTED FIRE-RATED (TYPE-X) GYPSUM BOARD CEILING
- HARDI-SOFFIT PANELS TYPICAL ON ALL EXTERIOR EXIT STAIRS
& BALCONY AREAS
- VENTED ALUMINIUM / METAL SOFFIT PANELS
- EXPOSED CONCRETE SLAB TO U/S OF SECOND FLOOR
- VAULTED CEILING (4/12) SLOPE

**REFLECTED CEILING PLAN
GENERAL NOTES:**

1. ALL CEILING HEIGHTS ARE TO BE TAKEN FROM TOP OF FINISHED FLOOR ON EACH FLOOR LEVEL.
2. CEILINGS NOT LABELLED WITH A CEILING HEIGHT KEYNOTE ARE TO BE EXPOSED.
3. COORDINATE ALL BULKHEADS ON SITE WITH MECHANICAL / ELECTRICAL EQUIPMENT LAYOUT & DUCTING/VENTING REQUIREMENTS.
4. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR. FINAL LOCATION MAY VARY ON SITE.
5. COORDINATE ALL CEILING MOUNTED FIXTURES WITH SPRINKLER SYSTEM LAYOUT (TO BE PROVIDED BY SPRINKLER CONTRACTOR).
6. REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR MECHANICAL & ELECTRICAL EQUIPMENT FIXTURES.
7. COORDINATE DEVICE & EQUIPMENT LOCATIONS WITH ALL TRADES PRIOR TO ROUGH-IN AND INSTALLATION.
8. FIRE PROTECTION SYSTEM TO BE DESIGN AS PER NFPA 13 LATEST EDITION.
9. ALL VENTILATION EQUIPMENT AND DUCTWORK TO BE SUPPORTED FROM ABOVE STRUCTURE. PROVIDE VIBRATION ISOLATORS AND FLEX CONNECTORS AT ALL LOCATIONS.
10. FIRE EXTINGUISHER MODEL TO BE NATIONAL FIRE EQUIPMENT MODEL NO. ABC 10G FIRE EXTINGUISHER 4A-60BC, 1.9 LB. CW MOUNTING BRACKET, UL AND ULC LISTED.

FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE
- 45 MIN. FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE

ABBREVIATIONS:

- ACT ACOUSTIC CEILING TILE
- APD ACOUSTIC PANEL MOUNTED TO U/S OF DECK
- DAP DROPPED ACOUSTIC PANEL
- EXP EXPOSED CEILING
- GWB GYPSUM WALL BOARD
- MSP METAL SOFFIT PANELS
- FE FIRE EXTINGUISHER

FINISHES GENERAL NOTES:

1. ROOM FINISHES TO BE DETERMINED AND FINALIZED BY OWNER AND APPROVED BY ARCHITECT.
2. THRESHOLD / FLOORING TRANSITION REQUIRED AT MATERIAL TRANSITION.
3. ALL COLOURS AND FINISHED SPECIFIED BY OWNER AND NOT INCLUDED IN THIS PACKAGE.

NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

TRUE NORTH
1
A2.6
1/4" = 1'-0"
SECOND FLOOR REFLECTED CEILING PLAN

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
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ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
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PROJECT
**4 - UNITS MULTI-FAMILY
RESIDENTIAL BUILDING -
PEAKS WEST
DEVELOPMENT**

#1240 ALPINE ROAD,
SUN PEAKS, BRITISH COLUMBIA

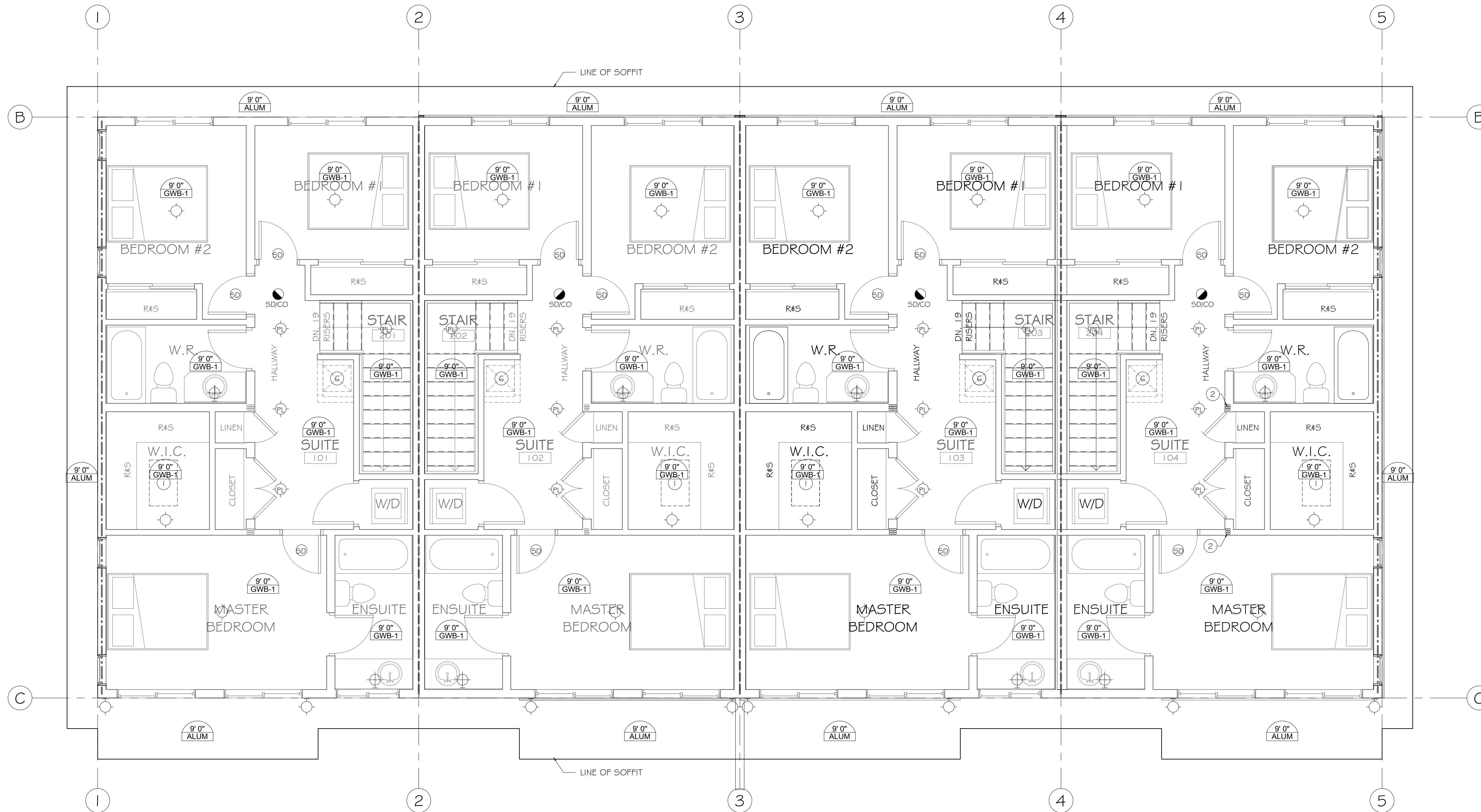
DRAWING
**SECOND FLOOR -
REFLECTED CEILING PLAN**

SCALE
1/4" = 1'-0"

DESIGN • KBA
DRAWN • KTA
DATE • MARCH 23, 2020
PROJECT • 180425

SHEET NO. • ISSUE / REV. #

A2.6 **1**



CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- INCANDESCENT FIXTURE-SURFACE MOUNT
- INCANDESCENT WALL MOUNT FIXTURE-1
- INCANDESCENT WALL MOUNT FIXTURE-2
- POT LIGHT FIXTURE
- LED FLUORESCENT LIGHT FIXTURE-SURFACE MOUNT
- SMOKE DETECTOR - WIRED
- HEAT DETECTOR
- TWO-IN-ONE SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- FIRE ALARM PULL STATION
- FIRE ALARM HORN STROBE
- EMERGENCY LIGHT (BATTERY OPERATED)
- EXIT SIGN
- WALL MOUNTED FIRE EXTINGUISHER

CEILING MATERIAL LEGEND:

- HEIGHT mm A.F.F. (AS INDICATED)
CEILING TYPE (AS INDICATED BELOW)
- PAINTED GYPSUM BOARD CEILING
- PAINTED BULKHEAD FINISHED WITH GYPSUM BOARD
(BULKHEAD SIZE & LOCATION MAY VARY ON SITE)
- PAINTED FIRE-RATED (TYPE-X) GYPSUM BOARD CEILING
- HARDI-SOFFIT PANELS TYPICAL ON ALL EXTERIOR EXIT STAIRS
& BALCONY AREAS
- VENTED ALUMINUM / METAL SOFFIT PANELS
- EXPOSED CONCRETE SLAB TO U/S OF SECOND FLOOR
- VAULTED CEILING (4/12) SLOPE

**REFLECTED CEILING PLAN
GENERAL NOTES:**

1. ALL CEILING HEIGHTS ARE TO BE TAKEN FROM TOP OF FINISHED FLOOR ON EACH FLOOR LEVEL.
2. CEILINGS NOT LABELLED WITH A CEILING HEIGHT KEYNOTE ARE TO BE EXPOSED.
3. COORDINATE ALL BULKHEADS ON SITE WITH MECHANICAL / ELECTRICAL EQUIPMENT LAYOUT & DUCTING/VENTING REQUIREMENTS.
4. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR. FINAL LOCATION MAY VARY ON SITE.
5. COORDINATE ALL CEILING MOUNTED FIXTURES WITH SPRINKLER SYSTEM LAYOUT (TO BE PROVIDED BY SPRINKLER CONTRACTOR).
6. REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR MECHANICAL & ELECTRICAL EQUIPMENT FIXTURES.
7. COORDINATE DEVICE & EQUIPMENT LOCATIONS WITH ALL TRADES PRIOR TO ROUGH-IN AND INSTALLATION.
8. FIRE PROTECTION SYSTEM TO BE DESIGN AS PER NFPA 13 LATEST EDITION.
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10. FIRE EXTINGUISHER MODEL TO BE NATIONAL FIRE EQUIPMET MODEL NO. ABC10G FIRE EXTINGUISHER 4A-GOBC, 1.9 LB. CW MOUNTING BRACKET. UL AND ULIC LISTED.

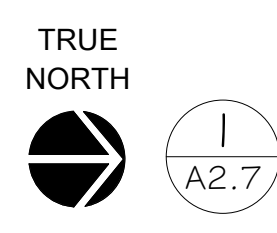
FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE
- 45 MIN. FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE

NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

FINISHES GENERAL NOTES:

1. ROOM FINISHES TO BE DETERMINED AND FINALIZED BY OWNER AND APPROVED BY ARCHITECT.
2. THRESHOLD / FLOORING TRANSITION REQUIRED AT MATERIAL TRANSITION.
3. ALL COLOURS AND FINISHED SPECIFIED BY OWNER AND NOT INCLUDED IN THIS PACKAGE.



THIRD FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

ABBREVIATIONS:

- ACT ACOUSTIC CEILING TILE
- APD ACOUSTIC PANEL MOUNTED TO U/S OF DECK
- DAP DROPPED ACOUSTIC PANEL
- EXP EXPOSED CEILING
- GWB GYPSUM WALL BOARD
- MSP METAL SOFFIT PANELS
- FE FIRE EXTINGUISHER

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PROJECT
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

DRAWING
THIRD FLOOR - REFLECTED CEILING PLAN

SCALE
1/4" = 1'-0"

DESIGN • KBA
DRAWN • KTA
DATE • MARCH 23, 2020
PROJECT • 180425

SHEET NO. • ISSUE / REV. #

A2.7 | **1**

EXTERIOR FINISH LEGEND:

NOTE: MATERIAL COLOUR SELECTION AS PER OWNER / CONTRACTOR AND APPROVED BY ARCHITECT.

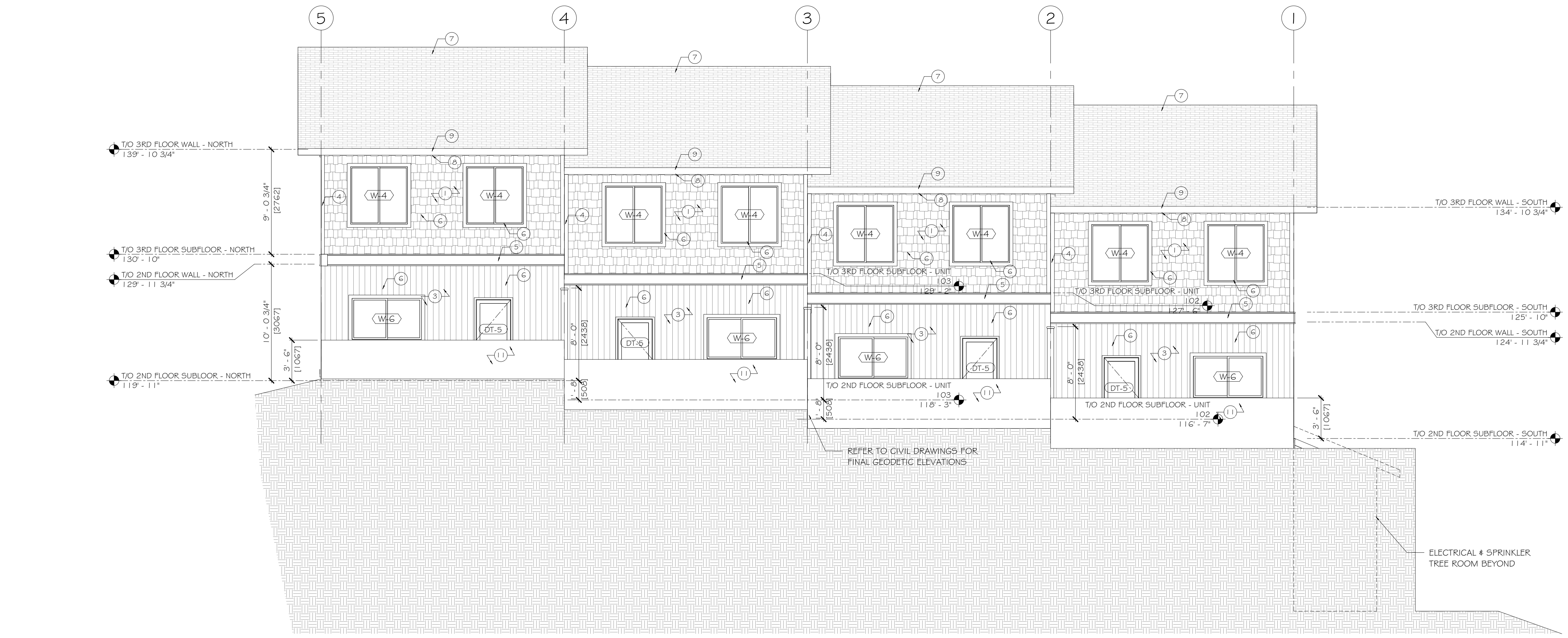
- HARDIESHINGLE SIDING, STAGGERED EDGE PANEL - LIGHT MIST BY JAMES HARDIE
- HARDIEPLANK LAP SIDING CEDARMILL - CHESHUT BROWN FINISH BY JAMES HARDIE
- HARDIEPANEL VERTICAL SIDING (BOARD & BATTEN), SMOOTH - AGED PEWTER FINISH BY JAMES HARDIE
- 3.5" HARDIE TRIM BOARDS 4/4 SMOOTH - IRON GRAY FINISH BY JAMES HARDIE
- 1.5" HARDIE TRIM BOARDS 4/4 SMOOTH - IRON GRAY FINISH BY JAMES HARDIE
- 4" SMART TRIMS ON ALL WINDOWS (COLORS TO MATCH FASCIA)
- FIBREGLASS SHINGLES - FINAL MATERIAL & COLOUR SELECTION BY OWNER & ARCHITECT
- HARDIESOFFIT PANELS VENTED CEDAR MILL-IRON GRAY FINISH
- PRE-FINISHED METAL GUTTER, FASCIA & DOWNSPOUT -DOWNSPOUT LOCATIONS TO BE DETERMINED ON SITE
- 140x140mm (6x6") GLULAM POSTS OR TIMBER POST (REFER TO STRUCTURAL)
- RETAINING WALL - WALL HEIGHT VARIES (REFER TO CIVIL)
- 91.4mm (3 1/2") HIGH POWDER COATED ALUMINUM HANDRAIL (BLACK PAINT)
- 1070mm (42") HIGH POWDER COATED ALUMINUM GUARDRAIL (BLACK PAINT)
- PRE-FABRICATED METAL STAIRS
- CONCRETE SLAB (SEE STRUCTURAL)
- DECORATIVE GABLE TIMBER TRUSS & BRACKETS
- CONCRETE PAVING



2 EAST ELEVATION
A3.1 3/16" = 1'-0"

ELEVATION NOTES (AS SPECIFIED):

- FINISH GRADE ELEVATIONS AS PER DEVELOPER / SURVEYOR'S REQUIREMENTS. REFER TO FINAL SITE GRADING PLAN & GEODETIC ELEVATIONS.
- CONTRACTOR TO ENSURE TO ADJUST EACH FLOOR LEVEL ELEVATIONS AS PER FINAL ELEVATIONS DONE BY SURVEYOR - REFER TO SITE GRADING PLAN.
- DOWNSPOUTS TO BE DETERMINED ON SITE.
- MATERIAL COLOUR SELECTION AS PER OWNER/CONTRACTOR AND APPROVED BY ARCHITECT.
- FLASHING AS PER CODE
- GLASS THERMAL SPECS AS PER OWNER / CONTRACTOR.
- STUCCO / CULTURED STONE -
1. HOUSE WRAP / BUILDING PAPER BEHIND ALL BUILD OUTS.
2. DIAMOND MESH @ ALL CORNERS.
- BRICK / STONE -
1. 1" AIRSPACE BEHIND BRICK.
2. WEEPING HOLES @ BOTTOM COURSES.
- DECK / BALCONY / VERANDA -
1. PRESSURE TREATED LUMBER AND / OR COMPOSITE LUMBER DECKING TO BE USED.



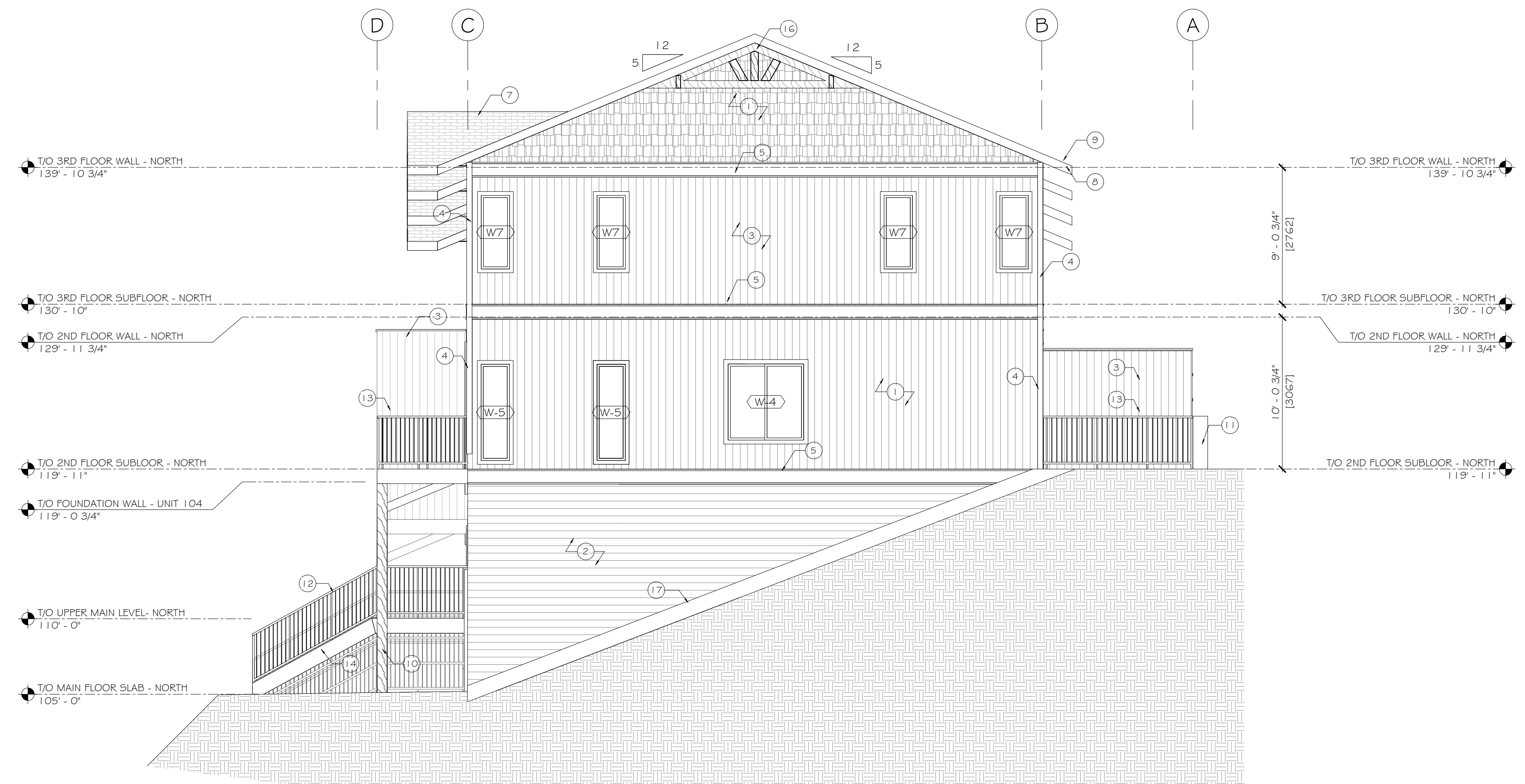
1 WEST ELEVATION
A3.1 3/16" = 1'-0"

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4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
BUILDING ELEVATIONS		
SCALE		
As indicated		
DESIGN	• KBA	
DRAWN	• KTA	
DATE	• MARCH 23, 2020	
PROJECT	• 180425	
SHEET NO.	ISSUE / REV. #	
A3.1	1	

**ISSUED FOR
100% CLIENT
REVIEW**



1 SOUTH ELEVATION
A3.2 3/16" = 1'-0"



2 NORTH ELEVATION
A3.2 3/16" = 1'-0"

EXTERIOR FINISH LEGEND:

NOTE: MATERIAL COLOUR SELECTION AS PER OWNER / CONTRACTOR AND APPROVED BY ARCHITECT.

- 1 HARDIESHINGLE SIDING, STAGGERED EDGE PANEL - LIGHT MIST by JAMES HARDIE
- 2 HARDIEPLANK LAP SIDING CEDARMILL - CHESNUT BROWN FINISH by JAMES HARDIE
- 3 HARDIEPANEL VERTICAL SIDING (BOARD & BATTEN), SMOOTH - AGED PEWTER FINISH BY JAMES HARDIE
- 4 3.5" HARDIE TRIM BOARDS 4/4 SMOOTH - IRON GRAY FINISH BY JAMES HARDIE
- 5 1.1.5" HARDIE TRIM BOARDS 4/4 SMOOTH - IRON GRAY FINISH BY JAMES HARDIE
- 6 4" SMART TRIMS ON ALL WINDOWS (COLORS TO MATCH FASCIA)
- 7 FIBREGLASS SHINGLES - FINAL MATERIAL & COLOUR SELECTION BY OWNER & ARCHITECT
- 8 HARDIESOFFIT PANELS VENTED CEDAR MILL-IRON GRAY FINISH
- 9 PRE-FINISHED METAL GUTTER, FASCIA & DOWNSPOUT -DOWNSPOUT LOCATIONS TO BE DETERMINED ON SITE
- 10 140x140mm (6x6") GLULAM POSTS OR TIMBER POST (REFER TO STRUCTURAL)
- 11 RETAINING WALL - WALL HEIGHT VARIES (REFER TO CIVIL)
- 12 91.4mm (36") HIGH POWDER COATED ALUMINUM HANDRAIL (BLACK PAINT)
- 13 1070mm (42") HIGH POWDER COATED ALUMINUM GUARDRAIL (BLACK PAINT)
- 14 PRE-FABRICATED METAL STAIRS
- 15 CONCRETE SLAB (SEE STRUCTURAL)
- 16 DECORATIVE GABLE TIMBER TRUSS & BRACKETS
- 17 CONCRETE PAVING

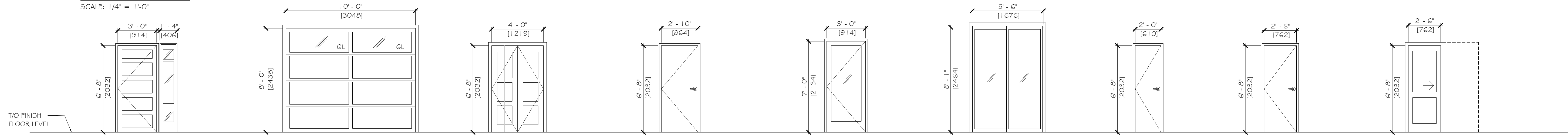
ELEVATION NOTES (AS SPECIFIED):

- 1. FINISH GRADE ELEVATIONS AS PER DEVELOPER / SURVEYORS REQUIREMENTS. REFER TO FINAL SITE GRADING PLAN & GEODETIC ELEVATIONS.
- 2. CONTRACTOR TO ENSURE TO ADJUST EACH FLOOR LEVEL ELEVATIONS AS PER FINAL ELEVATIONS DONE BY SURVEYOR - REFER TO SITE GRADING PLAN.
- 3. DOWNSPOUTS TO BE DETERMINED ON SITE.
- 4. MATERIAL COLOUR SELECTION AS PER OWNER/CONTRACTOR AND APPROVED BY ARCHITECT.
- 5. FLASHING AS PER CODE
- 4. MATERIAL COLOUR SELECTION AS PER OWNER / CONTRACTOR.
- STUCCO / CULTURED STONE -
 - 1. HOUSE WRAP / BUILDING PAPER BEHIND ALL BUILD OUTS.
 - 2. DIAMOND MESH @ ALL CORNERS.
- BRICK / STONE -
 - 1. 1" AIRSPACE BEHIND BRICK.
 - 2. WEEPING HOLES @ BOTTOM COURSES.
- DECK / BALCONY / VERANDA -
 - 1. PRESSURE TREATED LUMBER AND / OR COMPOSITE LUMBER DECKING TO BE USED.

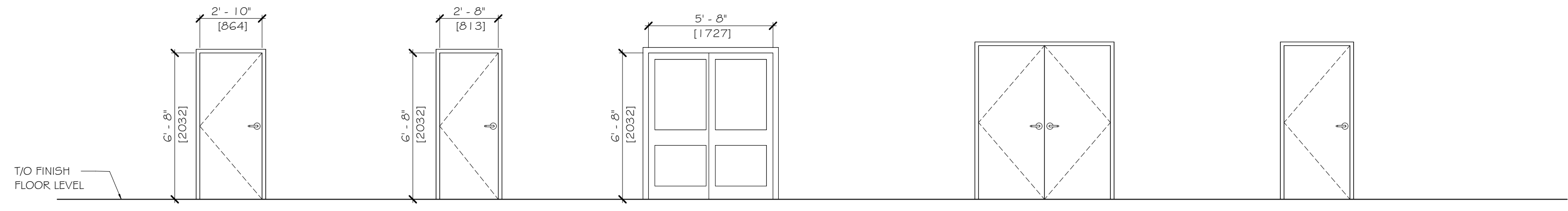
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4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
BUILDING ELEVATIONS		
SCALE		
As indicated		
DESIGN	KBA	
DRAWN	KTA	
DATE	MARCH 23, 2020	
PROJECT	180425	
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DOOR TYPES

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



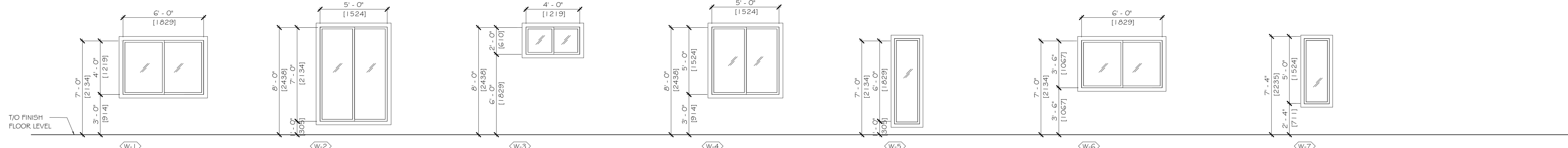
- DT-1**
DOOR TYPE - 1
(MAIN ENTRY LEVEL)
- SINGLE SWING DOOR WITH SIDE LIGHT
- FIBERGLASS DOOR & FRAME CW SELF CLOSING HINGES, DOOR SWEEP & ALUMINUM THRESHOLD
- LEVER HARDWARE & DEADBOLT KEYED
- WEATHER STRIP ALL SIDES
- DT-2**
DOOR TYPE - 2
(GARAGE)
- INSULATED STEEL GARAGE DOOR
- 2 SETS OF VIEWER WINDOW
- WEATHER STRIP ALL SIDES
HARDWARE BY SUPPLIER
- DT-3**
DOOR TYPE - 3
(MAIN & 3RD LEVEL CLOSET)
- SINGLE SWING DOOR
- FIBERGLASS DOOR & FRAME
- PASSAGE DOOR KNOB SET
- DT-4**
DOOR TYPE - 4
(MAIN LEVEL UTILITY/WORK ROOM & STORAGE RM.)
- ULC RATED FIBERGLASS DOOR & FRAME CW SELF CLOSING HINGES (ULC APPROVED)
- PRIVACY DOOR KNOB SET
- 20 MIN ULC RATING
- DT-5**
DOOR TYPE - 5
(2ND LEVEL REAR DECK)
- SINGLE SWING DOOR
- FIBERGLASS DOOR & FRAME
- CLEAR LOW-E ARGON FILLED GLASS
- PRIVACY DOOR KNOB SET
- DT-6**
DOOR TYPE - 6
(2ND LEVEL FRONT BALCONY)
- SLIDING PATIO DOOR
- CLEAR LOW-E ARGON FILLED GLASS
- FIBERGLASS DOOR & FRAME CW SELF CLOSING HINGES, DOOR SWEEP & ALUMINUM THRESHOLD
- LEVER HARDWARE & DEADBOLT KEYED
- WEATHER STRIP ALL SIDES
- HARDWARE BY SUPPLIER
- DT-7**
DOOR TYPE - 7
(2ND & 3RD LEVEL LINEN)
- SINGLE SWING DOOR
- FIBERGLASS DOOR & FRAME
- PASSAGE DOOR KNOB SET
- DT-8**
DOOR TYPE - 8
(3RD LEVEL WASHROOM)
- SINGLE SWING DOOR
- FIBERGLASS DOOR & FRAME
- PRIVACY DOOR KNOB SET
- DT-9**
DOOR TYPE - 9
(2ND LEVEL W.R.)
- POCKET DOOR
- FIBERGLASS DOOR & FRAME
- PASSAGE DOOR KNOB SET



- DT-10**
DOOR TYPE - 10
(3RD LEVEL BEDROOM)
- SINGLE SWING DOOR
- FIBERGLASS DOOR & FRAME
- PRIVACY DOOR KNOB SET
- DT-11**
DOOR TYPE - 11
(3RD LEVEL BEDROOM)
- SINGLE SWING DOOR
- FIBERGLASS DOOR & FRAME
- PASSAGE DOOR KNOB SET
- DT-12**
DOOR TYPE - 12
(3RD LEVEL BEDROOM CLOSET)
- SINGLE SWING DOOR
- FIBERGLASS DOOR & FRAME
- PASSAGE DOOR KNOB SET
- DT-13**
DOOR TYPE - 13
(MAIN & 2ND LEVEL EXTERIOR CLOSET)
- DOUBLE SWING DOOR
- ULC RATED FIBERGLASS DOOR & FRAME CW SELF CLOSING HINGES (ULC APPROVED), DOOR SWEEP & ALUMINUM THRESHOLD
- LEVER HARDWARE & DEADBOLT KEYED
- WEATHER STRIP ALL SIDES
- PAINTED
- 20 MIN ULC RATING
- DT-14**
DOOR TYPE - 14
(SPRINKLER TREE ROOM)
- ULC RATED FIBERGLASS DOOR & FRAME CW SELF CLOSING HINGES (ULC APPROVED)
- PRIVACY DOOR KNOB SET
- 20 MIN ULC RATING

WINDOW TYPES

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



- W-1**
WINDOW TYPE - 1
- PLYGEM VISTA SERIES HORIZONTAL SLIDER WINDOWS OR APPROVED EQUAL
- VINYL FRAME (WHITE COLOR)
- SASH LOCK HARDWARE
- 2 PANE (HORIZONTAL SLIDER) SEALED UNIT, ARGON FILLED, LOW E
- W-2**
WINDOW TYPE - 2
- PLYGEM VISTA SERIES HORIZONTAL SLIDER WINDOWS OR APPROVED EQUAL
- VINYL FRAME (WHITE COLOR)
- SASH LOCK HARDWARE
- 2 PANE (HORIZONTAL SLIDER) SEALED UNIT, ARGON FILLED, LOW E
- W-3**
WINDOW TYPE - 3
- PLYGEM VISTA SERIES HORIZONTAL SLIDER WINDOWS OR APPROVED EQUAL
- VINYL FRAME (WHITE COLOR)
- SASH LOCK HARDWARE
- 2 PANE (HORIZONTAL SLIDER) SEALED UNIT, ARGON FILLED, LOW E
- W-4**
WINDOW TYPE - 4
- PLYGEM VISTA SERIES HORIZONTAL SLIDER WINDOWS OR APPROVED EQUAL
- VINYL FRAME (WHITE COLOR)
- SASH LOCK HARDWARE
- 2 PANE (HORIZONTAL SLIDER) SEALED UNIT, ARGON FILLED, LOW E
- W-5**
WINDOW TYPE - 5
- PLYGEM VISTA SERIES HORIZONTAL SLIDER WINDOWS OR APPROVED EQUAL
- VINYL FRAME (WHITE COLOR)
- SASH LOCK HARDWARE
- 1 PANE (PICTURE) SEALED UNIT, ARGON FILLED, LOW E
- W-6**
WINDOW TYPE - 6
- PLYGEM VISTA SERIES HORIZONTAL SLIDER WINDOWS OR APPROVED EQUAL
- VINYL FRAME (WHITE COLOR)
- SASH LOCK HARDWARE
- 2 PANE (HORIZONTAL SLIDER) SEALED UNIT, ARGON FILLED, LOW E
- W-7**
WINDOW TYPE - 7
- PLYGEM VISTA SERIES HORIZONTAL SLIDER WINDOWS OR APPROVED EQUAL
- VINYL FRAME (WHITE COLOR)
- SASH LOCK HARDWARE
- 1 PANE (PICTURE) SEALED UNIT, ARGON FILLED, LOW E

DOOR GENERAL NOTES:

1. ALL EXTERIOR DOORS TO BE SUPPLIED WITH WEATHER STRIPPING, DOOR SWEEP, ALUMINUM THRESHOLDS & DOOR CLOSERS.
2. CONFIRM DOOR SWING WITH FLOOR PLANS AND EXTERIOR ELEVATIONS.
3. ALL HARDWARE FOR ALUMINUM DOORS & OVERHEAD DOORS BY SUPPLIER.
4. ALL FIRE RATED DOORS TO BE EQUIPPED WITH DOOR CLOSERS, (ULC RATED)
5. ALL SWING DOORS TO HAVE FLOOR MOUNTED DOOR STOPS (TYP).
6. ALL HARDWARE TO BE APPROVED BY CONSULTANT PRIOR TO PURCHASING, MANUFACTURING AND INSTALLATION.
7. ALL HARDWARE FOR BALCONY PVC DOORS BY SUPPLIER.
8. FINAL MATERIAL & COLOUR SELECTION BY OWNER & APPROVED BY ARCHITECT.

WINDOW GENERAL NOTES:

1. REFER TO FLOOR PLAN & EXTERIOR ELEVATIONS FOR ALL WINDOWS & ALUMINUM STOREFRONT LOCATIONS.
2. CONFIRM OPERABLE WINDOW ORIENTATION WITH FLOOR PLANS AND EXTERIOR ELEVATIONS.
3. ALL WINDOWS AND STOREFRONT ROUGH OPENINGS TO BE CONFIRMED WITH MANUFACTURER'S SPECIFICATIONS & SHOP DRAWINGS.
4. ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED, ARGON, FILLED AND SEALED UNITS.
5. FINAL MATERIAL & COLOUR SELECTION BY OWNER & APPROVED BY ARCHITECT.

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
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ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
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PROJECT
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

DRAWING
DOOR & WINDOW SCHEDULE
FRAME TYPES

SCALE
1/4" = 1'-0"

DESIGN • KSA
DRAWN • KTA
DATE • MARCH 23, 2020
PROJECT • 180425

SHEET NO. • ISSUE / REV. #

WALLYPES

- EXTERIOR WALL TYPES**
- E1** EXTERIOR WALL (LOADBEARING) - 1.0 HOUR, F.R.R.
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - E2** EXTERIOR FOUNDATION WALL
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE)
DAMP PROOFING
200mm (8") THK. CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.)
25mm (1") AIR SPACE
38mm X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
6 MIL POLY VAPOUR BARRIER
1 LAYER 1.6mm (5/8") DRYWALL
 - E3** EXTERIOR FROST WALL FOUNDATION
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR)
DAMP PROOFING
CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
 - E4** EXTERIOR WALL (NON-LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
12.7mm (1/2") PLYWOOD SHEATHING
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
EXTERIOR FINISH (REFER TO ELEVATION)
- INTERIOR WALL TYPES**
- F1** INTERIOR SOUND RATED WALLS
1 LAYER - 12.7mm (1/2") DRYWALL
38 X 89mm (2" X 4") WOOD STUD FRAMING @ 610mm (24") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
1 LAYER 12.7mm (1/2") DRYWALL
 - F2** INTERIOR SOUND RATED PLUMBING WALLS
1 LAYER 12.7mm (1/2") DRYWALL
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 610mm (24") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm DRYWALL
NOTE:
USE DENSGLOSS FIREGUARD SHEATHING / INTERIOR PANEL
BEHIND ALL BATHTUBS, TYP.
 - F3** INTERIOR LOAD BEARING WALLS - 45min F.R.R.
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - F4** RESIDENTIAL SUITE SEPARATION WALL - 45min F.R.R. - LOADBEARING
- BC CODE 2018 WALL TYPE - W13b - STC 57 (STC 50 MIN)
1 LAYER 1.6mm (5/8") DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
25mm (1") AIR SPACE
38mm X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm O/C
1 LAYER 1.6mm (5/8") TYPE-X DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE:
STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE
ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
 - F5** GARAGE TO GARAGE SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R.
- BC CODE 2018 WALL TYPE - W13b
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm (1/2") TYPE-X DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE:
PROVIDE 38x140mm (2x4") WOOD BLOCKING AT DRYWALL JOINTS.
 - F6** ROOF ATTIC SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R.
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED
PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O/C (DESIGNED BY MANUF.)
1 LAYER 12.7mm (1/2") TYPE-X DRYWALL - FIRE TAPED, SANDED
NOTE:
PROVIDE 38x140mm (2x4") WOOD BLOCKING AT DRYWALL JOINTS.

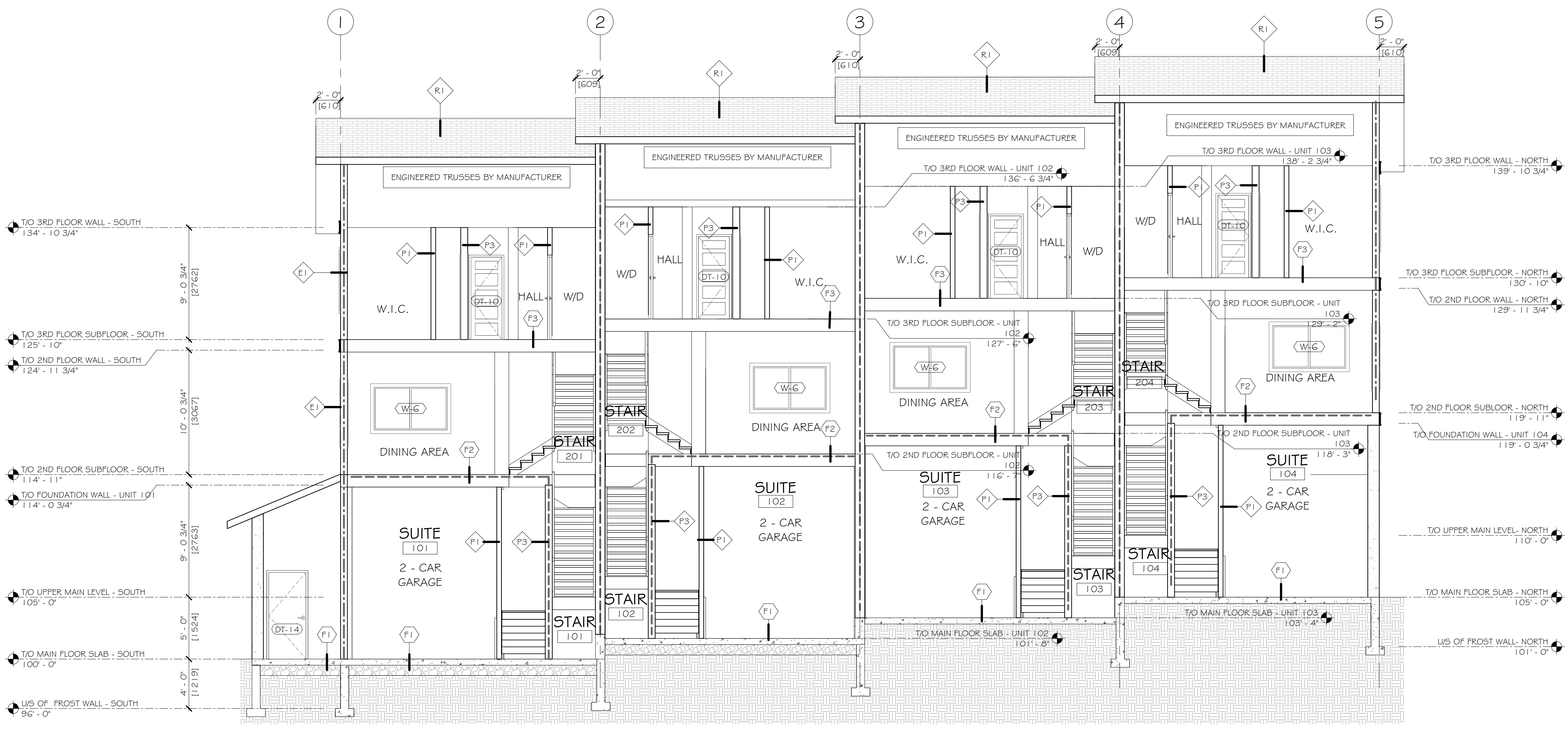
- ## FLOOR TYPES
- F1** MAIN & 2ND LEVEL CONCRETE SLAB
HYDROZO 1.00 SILANE SEALER @ 155ml/sqm
CONCRETE SLAB ON GRADE - BROOM FINISH (SEE STRUCTURAL)
10 MIL TERMINATOR UNDER SLAB VAPOUR BARRIER
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID FOAM INSULATION SI 7.7
COMPACTED GRANULAR FILL MIN. (SEE STRUCT)
PREPARED SUB-BASE (SEE STRUCT)
NATIVE SOIL
 - F2** 2ND LEVEL - WOOD FLOOR ASSEMBLY - 45MIN. F.R.R.
- BC CODE 2018 FLOOR TYPE - F23a - STC 55 (STC 50 MIN)
19mm (3/4") PLYWOOD T&G SHEATHING
9-1/2" TJI 230 WOOD JOIST @ 406mm (16") O/C - (SEE STRUCTURAL)
RSI 3.5 BATT INSULATION (R-20)
RESILIENT METAL CHANNELS SPACED AT 610mm O/C
RUN PERPENDICULAR TO FLOOR TRUSSES
2 LAYERS 1.6mm (5/8") TYPE-X DRYWALL - SPRAY-TEX
 - F3** 3RD LEVEL - WOOD FLOOR ASSEMBLY
19mm (3/4") PLYWOOD T&G SHEATHING
9-1/2" TJI 230 WOOD JOIST @ 406mm (16") O/C - (SEE STRUCTURAL)
RSI 3.5 BATT INSULATION (R-20)
RESILIENT METAL CHANNELS SPACED AT 610mm O/C
RUN PERPENDICULAR TO FLOOR TRUSSES
1 LAYER 12.7mm (1/2") DRYWALL - SPRAY-TEX
 - F4** 2ND LEVEL - BALCONY / DECK AREAS
DURABLE WATERPROOF DECK MEMBRANE
19mm (3/4") PLYWOOD T&G SHEATHING
38x235mm (2x10") P.T. WOOD JOIST FRAMING @ 406mm (16") O/C
(SEE STRUCTURAL.)
1 LAYER 12.7mm (1/2") DRYWALL - SPRAY-TEX
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
ALUMINUM - SOFFIT FINISH

- TYPICAL FLOOR PLAN GENERAL NOTES:**
- USE DENSGLOSS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND BATHTUBS, TYPICAL ON ALL RESIDENTIAL SUITES & BATHROOMS / ENSUITES.
 - REQUIRE MIN. DOUBLE STUDS EA. SIDE OF ALL DOOR & WINDOW OPENINGS UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
 - DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF CAST-IN PLACE CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.

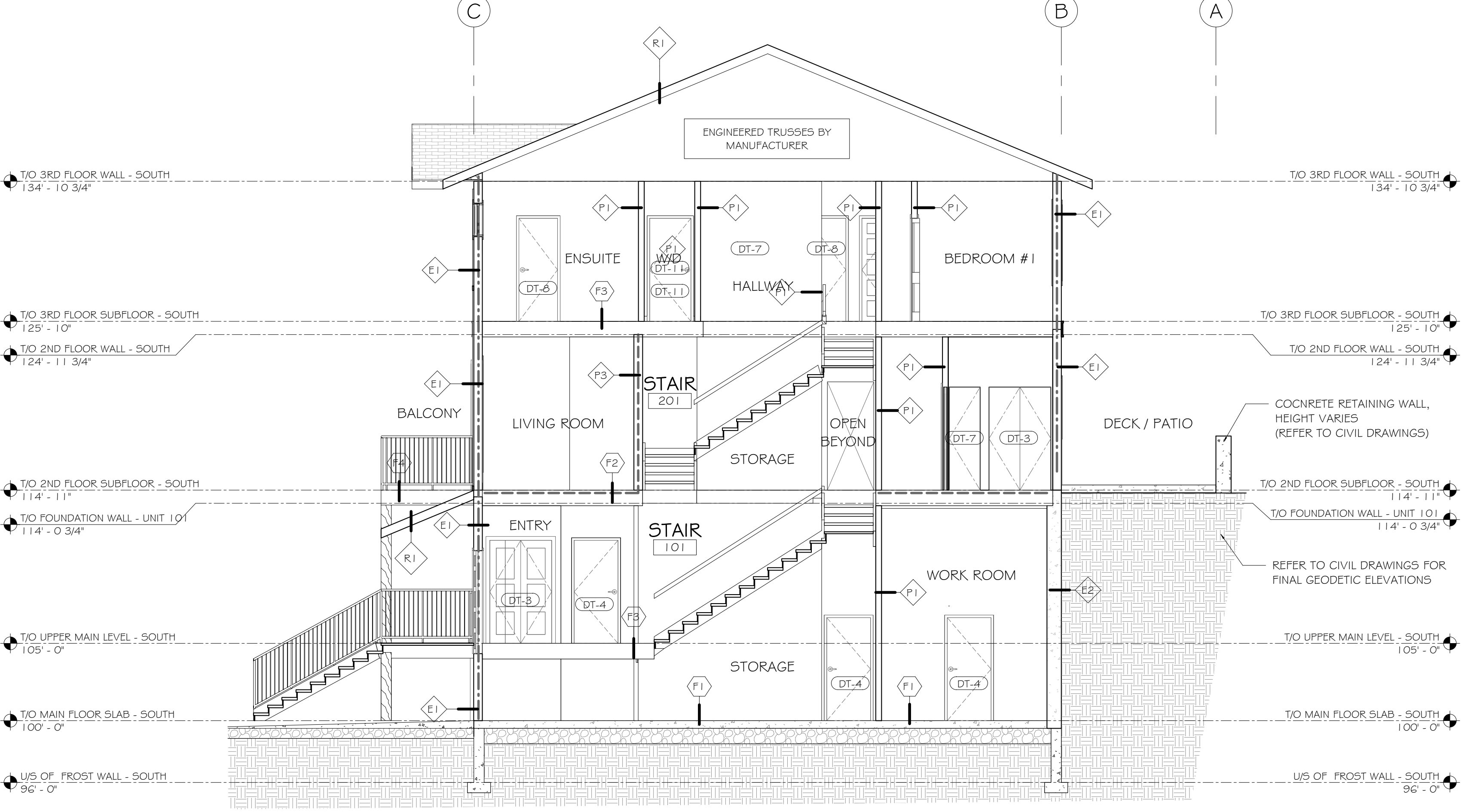
- ## ROOF TYPES
- R1** ROOF CONSTRUCTION - BC CODE 2018 ROOF TYPE R1
35 YEAR ARCHITECTURAL ASPHALT SHINGLES
PRE-FIN ROOF VENTS AS REQUIRED BY TRUSS MANUFACTURER
1.1mm (7/16") OSB ROOF SHEATHING & H-CLIPS
PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O/C
(DESIGNED BY TRUSS MANUF.)
INSULATION BATTLES EACH TRUSS SPACE
RSO (RSI 0.75) BLOWN-IN LOOSE FILL INSULATION
6 mil POLY VAPOUR BARRIER
1 LAYER 12mm (1/2") DRYWALL - SPRAY-TEX

- ## STAIR CONSTRUCTION
- S1** STAIR CONSTRUCTION
2 LAYERS 19mm (3/4") STURDI-BOARD TREADS
CW 25mm (1") NOSING
12.7mm (1/2") PLYWOOD RISERS
38mm X 286mm (2" X 12") P.T. STRINGERS
NOTE: (AS PER B.C. CODE 3.4.G.1)
FINISH: SLIP RESISTANT LANDING & THREADS
RUN: 1" (25mm) MINIMUM
RISE: 7" (180mm) MAXIMUM

- ## FIRE SEPARATION LEGEND:
- 1.0 HOUR FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE
 - 45 MIN. FIRE SEPARATION WALLS CONSTRUCTED TO U/S OF STRUCTURE
- NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.



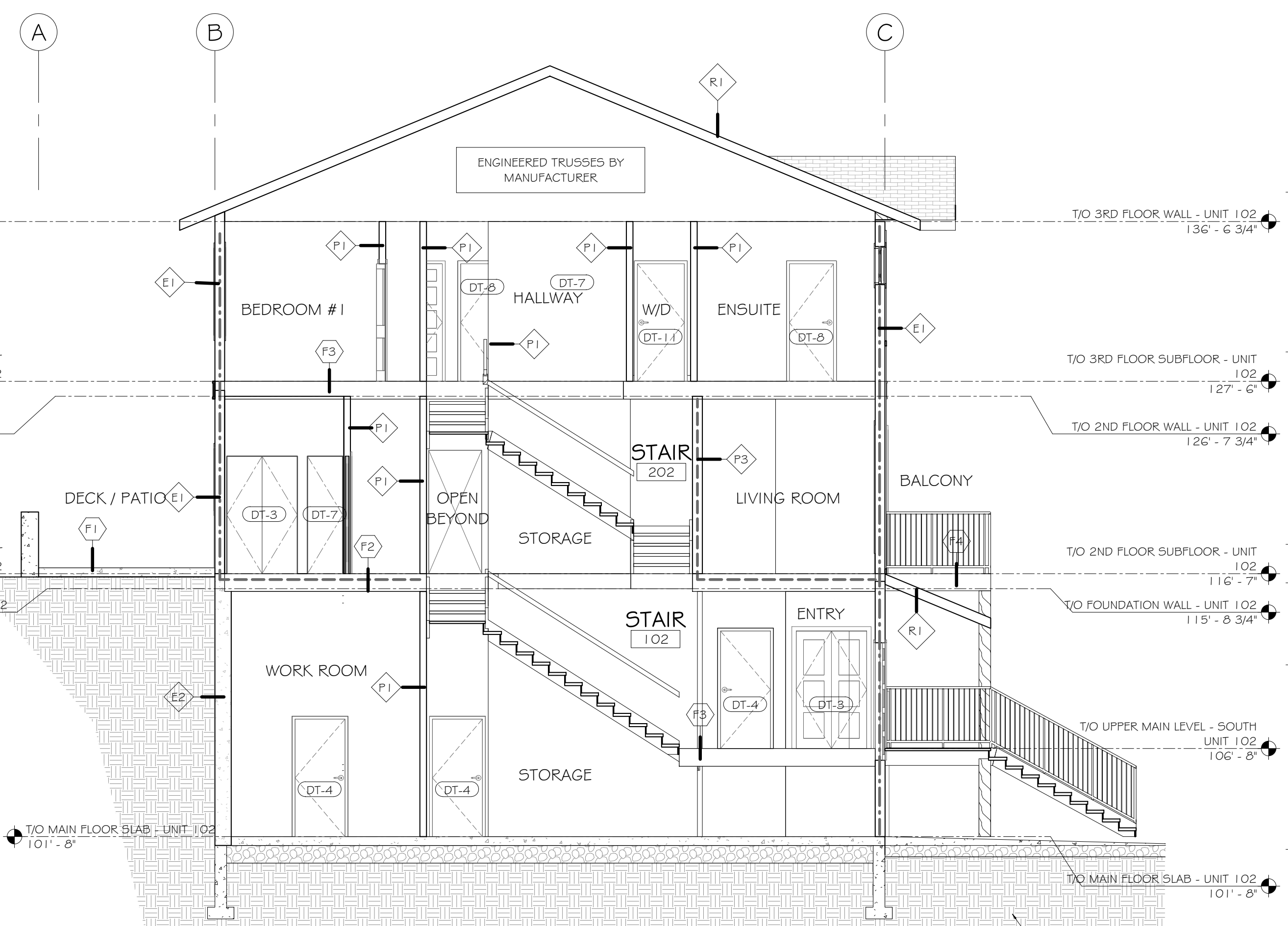
1 BUILDING SECTION #1
A4.1 3/16" = 1'-0"



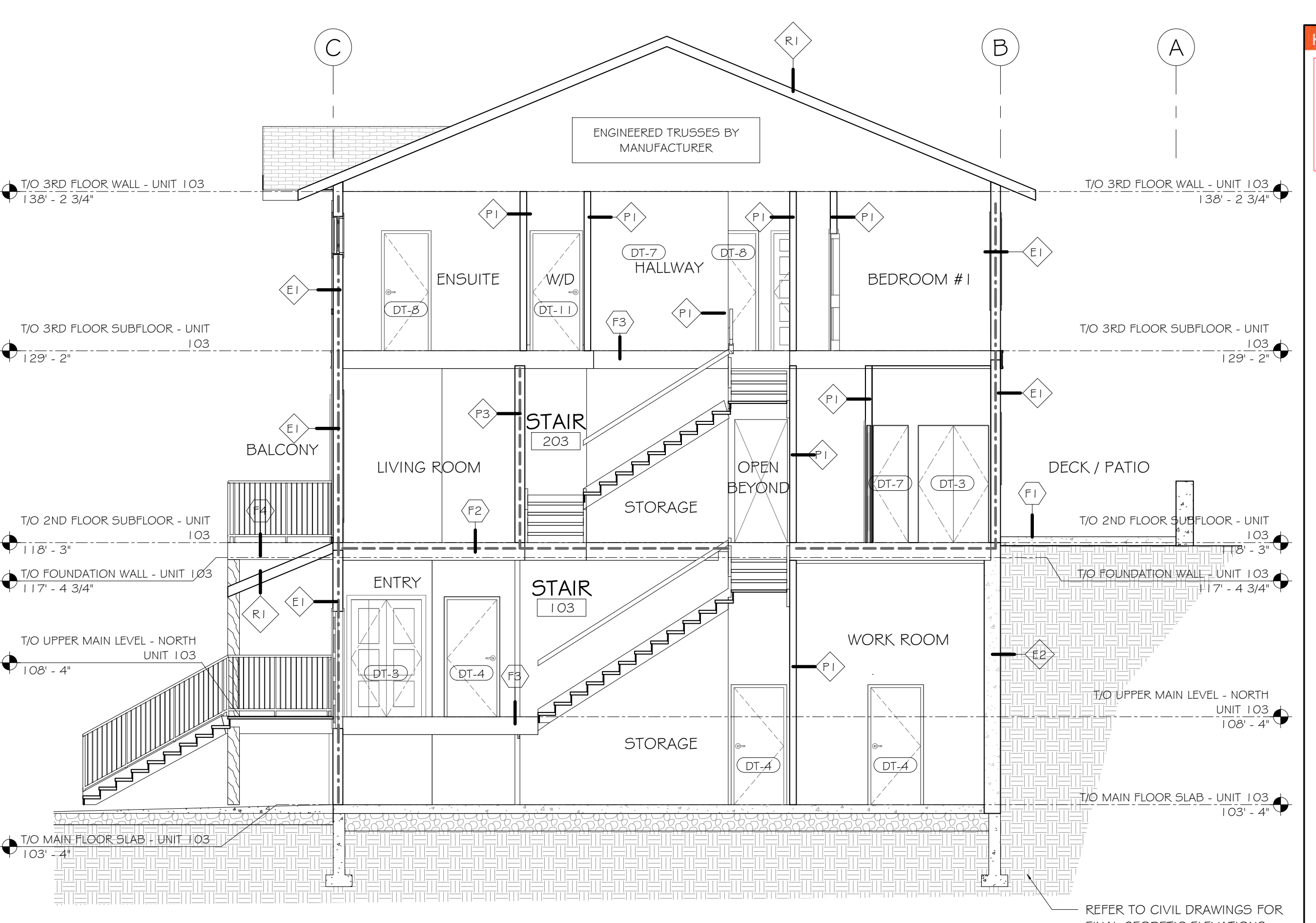
2 BUILDING SECTION #2 - SUITE 101
A4.1 3/16" = 1'-0"

ISSUED FOR 100% CLIENT REVIEW

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
PROJECT		
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING BUILDING SECTIONS		
SCALE As indicated		
DESIGN	KSA	
DRAWN	KTA	
DATE	MARCH 23, 2020	
PROJECT	180425	
SHEET NO.	ISSUE / REV. #	
A4.1	1	



1 BUILDING SECTION #3 - SUITE 102
A4.2 3/16" = 1'-0"

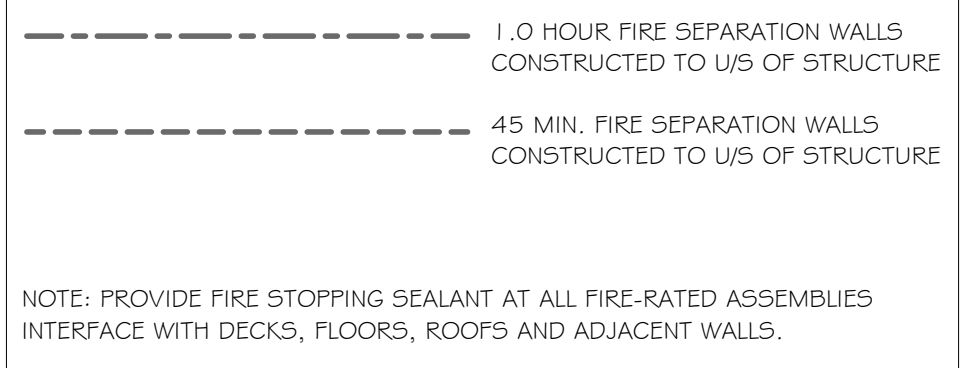


2 BUILDING SECTION #4 - SUITE 103
A4.2 3/16" = 1'-0"

WALLTYPES

- EXTERIOR WALL TYPES**
- E1 EXTERIOR WALL (LOADBEARING) - 1.0 HOUR F.R.R. EXTERIOR FINISH (REFER TO ELEVATION) LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.) 12.7mm (1/2") PLYWOOD SHEATHING 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 6 MIL POLY VAPOUR BARRIER 1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - E2 EXTERIOR FOUNDATION WALL WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION 13mm (1/2") P.T. PLYWOOD PROTECTION BOARD EXTENDS 300mm (1'2") MINIMUM BELOW GRADE 50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE) DAMPROOFING 200mm (8") THK. CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.) 25mm (1") AIR SPACE 38mm X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O/C RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 6 MIL POLY VAPOUR BARRIER 1 LAYER 16mm (5/8") DRYWALL
 - E3 EXTERIOR FROST WALL FOUNDATION WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION 13mm (1/2") P.T. PLYWOOD PROTECTION BOARD EXTENDS 300mm (1'2") MINIMUM BELOW GRADE 50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR) DAMPROOFING CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
 - E4 EXTERIOR WALL (NON-LOADBEARING) EXTERIOR FINISH (REFER TO ELEVATION) LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.) 12.7mm (1/2") PLYWOOD SHEATHING 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 6 MIL POLY VAPOUR BARRIER 12.7mm (1/2") PLYWOOD SHEATHING LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.) EXTERIOR FINISH (REFER TO ELEVATION)
- INTERIOR WALL TYPES**
- P1 INTERIOR SOUND RATED WALLS 1 LAYER - 12.7mm (1/2") DRYWALL 38 X 89mm (2" X 4") WOOD STUD FRAMING @ 610mm (24") O/C RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 1 LAYER 12.7mm (1/2") DRYWALL
 - P2 INTERIOR SOUND RATED PLUMBING WALLS 1 LAYER 12.7mm (1/2") DRYWALL 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 610mm (24") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 1 LAYER 12.7mm (1/2") DRYWALL
NOTE: USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND ALL BATHTUBS, TYP.
 - P3 INTERIOR LOAD BEARING WALLS - 45MIN F.R.R. 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - P4 RESIDENTIAL SUITE SEPARATION WALL - 45MIN F.R.R. - LOADBEARING - BC CODE 201.8 WALL TYPE - W1.3b - STC 57 (STC 50 MIN) 1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED 38 X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm (16") O/C RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 25mm (1") AIR SPACE RSI 2.1 BATT ACOUSTIC INSULATION (R-12) 38mm X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm O/C 1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE: STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
 - P5 GARAGE TO GARAGE SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R. - BC CODE 201.8 WALL TYPE - W1.3b 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED 38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C RSI 3.5 BATT ACOUSTIC INSULATION (R-20) 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - P6 ROOF ATTIC SEPARATION WALL (LOADBEARING) - 45 MIN. F.R.R. 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL FIRE TAPED, SANDED PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O/C (DESIGNED BY MANUF.) 1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED
NOTE: PROVIDE 38x140mm (2x4) WOOD BLOCKING AT DRYWALL JOINTS.

FIRE SEPARATION LEGEND:



FLOOR TYPES

- F1 MAIN & 2ND LEVEL CONCRETE SLAB HYDROZO 100 SILANE SEALER @ 155ml/m² CONCRETE SLAB ON GRADE - BROOM FINISH (SEE STRUCTURAL) 10 MIL PERMINATOR UNDER SLAB VAPOUR BARRIER 50mm (2") TYPE 4 POLYISO FOIL FACED RIGID FOAM INSULATION SI 7.7 COMPACTED GRANULAR FILL MIN. (SEE STRUCT) PREPARED SUB-BASE (SEE STRUCT) NATIVE SOIL
- F2 2ND LEVEL - WOOD FLOOR ASSEMBLY - 45MIN. F.R.R. - BC CODE 201.8 FLOOR TYPE - F2.8d - STC 55 (STC 50 MIN) 19mm (3/4") PLYWOOD T&G SHEATHING 9-1/2" TJI 230 WOOD JOIST @ 406mm (16") O/C - (SEE STRUCTURAL) RSI 3.5 BATT INSULATION (R-20) RESILIENT METAL CHANNELS SPACED AT 610mm O/C RUN PERPENDICULAR TO FLOOR TRUSSES 2 LAYERS 16mm (5/8") TYPE 'X' DRYWALL - SPRAY-TEX
NOTE: OVER GARAGE FLOOR CONSTRUCTION: - 6 MIL POLY VAPOUR BARRIER (CAULK @ JOINTS) - 38x140mm (2x6) STUD FRAMING @ 610 (24") O/C - R20 BATT INSULATION - 1 LAYER 12.7mm (1/2") FINISHED DRYWALL
- F3 3RD LEVEL - WOOD FLOOR ASSEMBLY 19mm (3/4") PLYWOOD T&G SHEATHING 9-1/2" TJI 230 WOOD JOIST @ 406mm (16") O/C - (SEE STRUCTURAL) RSI 3.5 BATT INSULATION (R-20) RESILIENT METAL CHANNELS SPACED AT 610mm O/C RUN PERPENDICULAR TO FLOOR TRUSSES 1 LAYER 12.7mm (1/2") DRYWALL - SPRAY-TEX
- F4 2ND LEVEL - BALCONY / DECK AREAS DURADEK WATERPROOF DECK MEMBRANE 19mm (3/4") PLYWOOD T&G SHEATHING 38X235mm (2x10) P.T. WOOD JOIST FRAMING @ 406mm (16") O/C (SEE STRUCTURAL) 1 LAYER 12.7mm (1/2") DRYWALL - SPRAY-TEX LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.) ALUMINUM - SOFFIT FINISH

ROOF TYPES

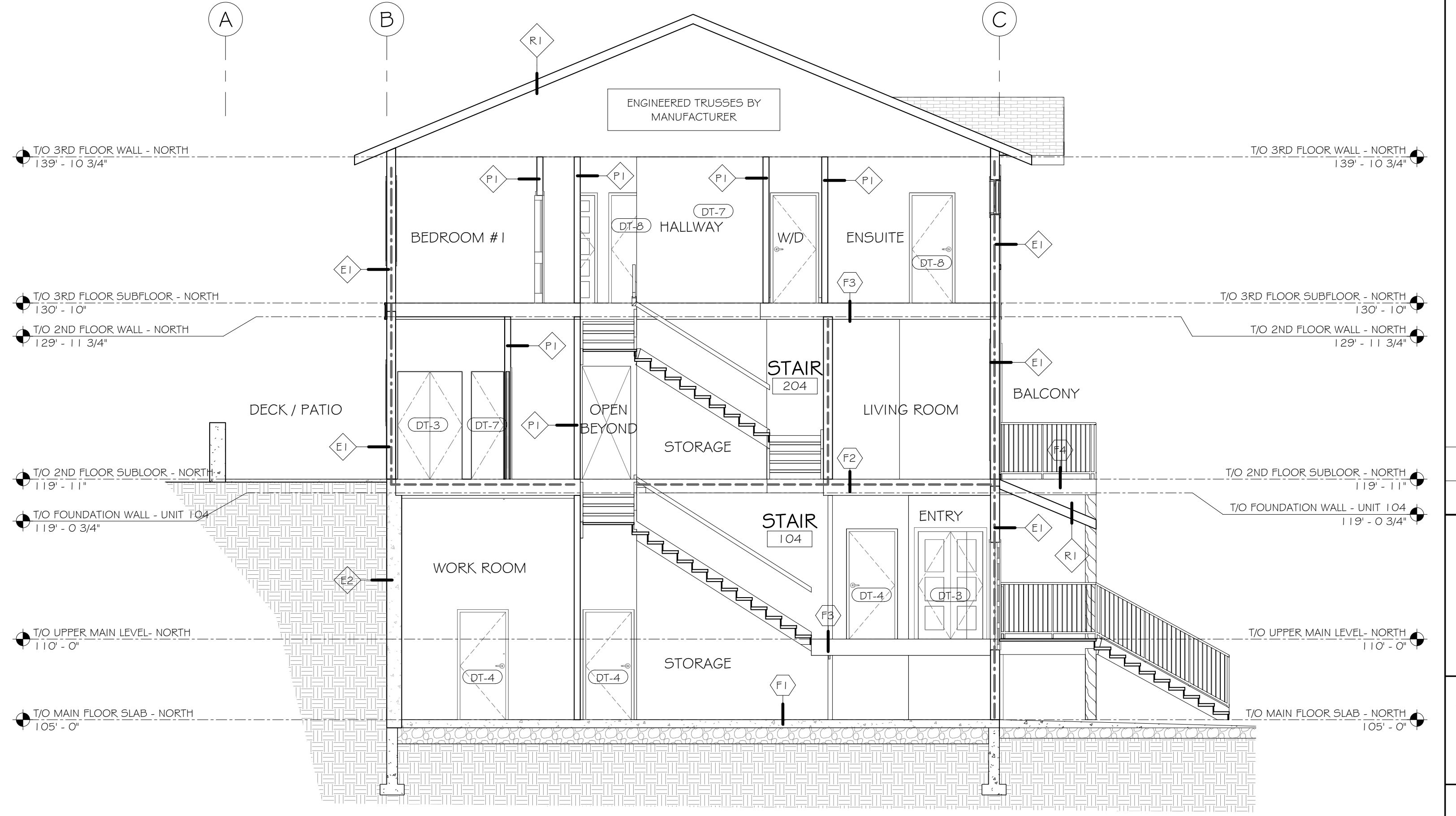
- R1 ROOF CONSTRUCTION - BC CODE 201.8 ROOF TYPE R1 35 YEAR ARCHITECTURAL ASPHALT SHINGLES PRE-FIN ROOF VENTS AS REQUIRED BY TRUSS MANUFACTURER 11.1mm (7/16") OSB ROOF SHEATHING & H-CLIPS PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O/C (DESIGNED BY TRUSS MANUF.) INSULATION BATTLES EACH TRUSS SPACE R50 (RSI 6.75) BLOW-IN LOOSE FILL INSULATION 6 mil POLY VAPOUR BARRIER 1 LAYER 12mm (1/2") DRYWALL - SPRAY-TEX

STAIR CONSTRUCTION

- S1 STAIR CONSTRUCTION 2 LAYERS 19mm (3/4") STURDI-BOARD TREADS CW 25mm (1") NOSING 12.7mm (1/2") PLYWOOD RISERS 38mm X 266mm (2" X 12") P.T. STRINGERS
NOTE: (AS PER B.C. CODE 3.4.6.1) FINISH - SLIP RESISTANT LANDING & THREADS RUN: 1" (25.4mm) MINIMUM RISE: 7" (180mm) MAXIMUM

TYPICAL FLOOR PLAN GENERAL NOTES:

- USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND BATHTUBS, TYPICAL ON ALL RESIDENTIAL SUITES BATHROOMS / ENSUITES
- REQUIRE MIN. DOUBLE STUDS EA. SIDE OF ALL DOOR & WINDOW OPENINGS UNLESS OTHERWISE NOTED.
- CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
- DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF CAST-IN PLACE CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.



3 BUILDING SECTION #5 - SUITE 104
A4.2 3/16" = 1'-0"

1	ISSUED FOR 100% CLIENT REVIEW	05-15-2019
ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
PROJECT		
4 - UNITS MULTI-FAMILY RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
BUILDING SECTIONS		
SCALE		
As indicated		
DESIGN	Approver	
DRAWN	KTA	
DATE	MARCH 23, 2020	
PROJECT	180425	
SHEET NO.	ISSUE / REV. #	
A4.2	1	

PEAKS WEST DEVELOPMENT - BUILDING 10

DUPLEX - RESIDENTIAL BUILDING
1240 ALPINE ROAD, SUN PEAKS, BC



EXTERIOR - FRONT VIEW

GENERAL NOTES:

1. ALL DRAWINGS ARE THE PROPERTY OF THE KIRK BANADYGA ARCHITECT INC.. REPRODUCTION RIGHTS HAVE BEEN PROVIDED TO THE CLIENT FOR THE PURPOSE OF A SINGLE BUILDING CONSTRUCTION. NO OTHER INDIVIDUAL MAY REPRODUCE THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF KIRK BANADYGA ARCHITECT INC.. ALL REPRODUCTIONS MUST BEAR THE NAME OF KIRK BANADYGA ARCHITECT INC..
2. ALL DIMENSIONS ARE IN METRIC AND IMPERIAL MEASUREMENT UNLESS OTHERWISE SHOWN.
3. THIS DRAWING SHALL NOT BE SCALED. FOLLOW GIVEN DIMENSIONS ONLY.
4. ALL CROSS REFERENCES ARE TO KIRK BANADYGA ARCHITECT INC. DRAWINGS ONLY UNLESS NOTED OTHERWISE.
5. DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF POURED CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & SUITABILITY OF EXISTING CONDITIONS PRIOR TO COMMENCING WORK. CONFIRM ALL DRAWING DETAILS AND DIMENSIONS. REPORT ANY DISCREPANCIES TO KIRK BANADYGA ARCHITECT INC. PRIOR TO ANY WORK PROCEEDING FOR THEIR CLARIFICATION AND INSTRUCTIONS. EXTRAS WILL NOT BE GRANTED DUE TO OMISSIONS RESULTING FROM FAILURE TO EXAMINE THE EXISTING SITE.
7. ALL SHOP DRAWINGS TO BE ACQUIRED FOR ROOF TRUSSES, FLOOR TRUSSES, ETC. BEFORE COMMENCING CONSTRUCTION.
8. WINDOW SIZES ARE GIVEN IN METRIC (mm) BY WIDTH AND HEIGHT. ACTUAL SIZES MAY VARY. CONFIRM SIZES WITH CLIENT. ACTUAL R.O.'S TO BE PROVIDED BY MANUFACTURER.
9. DOOR SIZES REFER TO O.S.M. AND GIVEN IN PLAN BY WIDTH. ALL DOOR HEIGHTS ASSUMED TO BE 2032mm (6'-8") UNLESS NOTED OTHERWISE. ACTUAL SIZES TO BE CONFIRMED WITH CLIENT. ACTUAL R.O.'S TO BE PROVIDED BY MANUFACTURER.
10. ALL PENETRATIONS THROUGH ANY EXTERIOR WALL OR CEILING SPACE MUST HAVE CONTINUOUS SEAL, VAPOUR BARRIER TO BE CONTINUOUS THROUGHOUT.
11. CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
12. ALL INTERIOR AND EXTERIOR FINISH MATERIALS TO BE CONFIRMED WITH CLIENT.
13. VARIATIONS AND MODIFICATIONS TO WORK SHOWN WILL NOT BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.
14. BATT INSULATION MAY BE SUBSTITUTED WITH AN APPROVED SPRAY FOAM INSULATION OF EQUAL OR GREATER R-VALUE. TO BE INSTALLED BY A LICENSED SPRAY FOAM COMPANY.
15. THE GENERAL CONTRACTOR SHALL NOTIFY THE CONSULTANT OF ANY MECHANICAL AND ELECTRICAL APPARATUS THE APPEARANCE OF WHICH MAY VARY FROM THAT INDICATED IN THE CONTRACT DOCUMENTS.
16. CERTAIN DIMENSIONS MAY VARY ACCORDING TO THE MATERIAL USED AND / OR THE CONTRACTOR'S BUILDING METHODS. IF VARIATIONS EXIST BETWEEN THE BUILDING SITE AND PLANS. THE CONTRACTOR MUST ADVISE KIRK BANADYGA ARCHITECT INC. AS SOON AS POSSIBLE.
17. ALL NOTICES, PERMITS AND FEES SHALL BE THE CONTRACTORS RESPONSIBILITY PRIOR TO PROCEEDING WITH ANY CONSTRUCTION.
18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF BRITISH COLUMBIA BUILDING CODE AND NATIONAL BUILDING CODE OF CANADA (CURRENT EDITION) AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
19. KIRK BANADYGA ARCHITECT INC. DOES NOT ASSUME LIABILITY FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS, NOR THE CONSTRUCTION METHODS BEING USED BY YOUR BUILDER AND/OR CONTRACTOR(S).

ABBREVIATION LEGEND:

AV / ACT	AIR / VAPOUR ACOUSTIC CEILING TILE	EPB	ENVIRONMENTAL PARTICLE BOARD	MAX	MAXIMUM	SLR	SEALER
AFF	ABOVE FINISHED FLOOR	EX or EXIST	EXISTING	MDO	MEDIUM DENSITY OVERLAY	SS	STAINLESS STEEL
AN	ANODIZED	EXPS	EXPOSED STRUCTURE	MHO	MAGNETIC HOLD OPEN	STL	STEEL
APC	ACOUSTIC PLASTER	F or FLR	FLOORING	MIN	MINIMUM	STRUC	STRUCTURAL
ADJ	ADJUSTABLE	FHC	FIRE HOSE CABINET	N	NATURAL	SB	SAND BLASTED
AL	ALUMINUM	FR	FIRE RATED	NIC	NOT IN CONTRACT	SC	SCORED CONCRETE BLOCK
AP	ACRYLIC PANEL	FRP	FIBREGLAS REINFORCED PANEL	NTS	NOT TO SCALE	SF	SAFETY FLOOR
APL	ACOUSTIC PANEL	FD	FLOOR DRAIN	NVA	NOT APPLICABLE	SFP	SPRAYED FIREPROOFING
		FIN	FINISH	NS	NON-SLIP	SLD	SEALED
		FRGB	FIRE RATED GYPSUM BOARD	OC	ON CENTRE	SFD	SLOPED
B	BASE	G15	GOOD ONE SIDE	OHD	OVERHEAD DOOR	ST	STAIN
BF	BARRIER FREE	G25	GOOD TWO SIDES	OF	OFF FINISH	STOR	STORAGE
BL	BORROWED LIGHT	GI	GALVANIZED IRON	PT	PAINT	SV	SHEET VINYL
BOT	BOTTOM	GR	GRANITE	PB	PAVING BRICK	TJO	TOP OF
BD	BOARD	GB or GWB	GYPSUM BOARD	PCT	PORCELAIN TILE	TB	TACKBOARD
BH	BUSH HAMMERED	GL	GLASS / GLAZING	PFH	PREFINISHED HARDBOARD	TEX	TEXTURED
BLDG	BUILDING	GYP	GYPSUM	PL	PLASTER	TL	TYPICAL LIGHT
BR	BRICK	H	HOLLOW	PLY	PLYWOOD	TYP	TYPICAL
		HDR	HARDENER	POLY	POLYETHYLENE	T	TREAD
		HM	HOLLOW METAL	PS	PRESSED STEEL	TBL	TERRAZZO BLOCK
		HP	HIGH POINT	PART	PARTITION	TGL	TEMPERED GLASS
		HPL	HIGH PRESSURE LAMINATE	PC	PRECAST CONCRETE	TRD	TRANSLUCENT ROOF DECK
		HSDG	HERMETICALLY SEALED DOUBLE GLASS	PF	PREFINISHED	TRD	TEMPERED GLASS
		HT	HEIGHT	PG	PLATE GLASS	U/S	UNDERSIDE
		HC	HOLLOW CORE	PLAM	PLASTIC LAMINATE	UC	UNDERCUT
		HDW	HARDWARE	PM	PREFINISHED METAL	UNO	UNLESS NOTED OTHERWISE
		HDR	HORIZONTAL	PR	PAIR	V	VARIES
		HJR	HOUR	QT	QUARRY TILE	VCB	VENT COVE BASE
		HSTG	HERMETICALLY SEALED TRIPLE GLASS	R	RISER	VERT	VERTICAL
		HSEC	HIGH BUILD EPOXY COAT	RCB	RUBBER COVE BASE	VGB	VINYL GYPSUM BOARD
DET	DETAIL	INS/INSUL	INSULATION	RG	RUBBER STAIR TREAD	VWC	VINYL WALLCOVERING
DG	DOOR GRILLE	INT	INTERIOR	RST	RUBBER	VB	VAPOUR BARRIER
DR	DOOR	LAM	LAMINATED	R	RUBBER FLOOR	VCT	VINYL COMPOSITE TILE
DF	DRINKING FOUNTAIN	LIN	LINOLEUM	RF	RESILIENT SHEET FLOOR	VEST	VESTIBULE
DN	DOWN	LGL	LAMINATED GLASS	RGB	REINFORCED GYPSUM BOARD	VIT	VITREOUS TILE
DWG	DRAWING	LP	LOW POINT			W	WALL
EF	EPOXY FLOOR	M or MTL	METAL	S	SOLID	WD	WOOD
ELEC	ELECTRICAL	MDF	MEDIUM DENSITY FIBREBOARD	SC	SOLID CORE	WGL	WIRE GLASS
EQ	EQUAL	MECH	METAL PARTITION	SCB	SELF COVE BASE	W	WITH
EXT	EXTERIOR	MP	METAL PARTITION	SF	SHEET FLOORING	WOP	WOOD PANELING
EL	ELEVATION	MR	MIRROR	SHT	SHEET	W/O	WITHOUT
EP	EPOXY PAINT						

SYMBOLS LEGEND:

ROOM NAME	ROOM NAME
(101)	ROOM NUMBER
(101)	DOOR TYPE
(W)	WINDOW TYPE
(E)	WALL TYPE
(F)	ASSEMBLY TYPE
(I)	KEYNOTE
(A)	REVISION TAG
(1) Ref	SECTION NUMBER SHEET SOURCE-SHEET LOCATION
(A1.1 A3.1)	
(1) Ref	DETAIL NUMBER SHEET SOURCE-SHEET LOCATION
(A2.1 A3.1)	

DRAWING LIST:

ARCHITECTURAL		
A1.0	COVER SHEET, DRAWING LIST, PERSPECTIVE, GENERAL NOTES	
A1.1	SITE PLAN, BUILDING CODE ANALYSIS, SITE GENERAL NOTES, LEGAL DESCRIPTION	
A2.1	MAIN & SECOND LEVEL FLOOR PLANS	
A2.2	THIRD LEVEL FLOOR & ROOF PLANS	
A2.3	MAIN & SECOND LEVEL - REFLECTED CEILING PLAN	
A2.4	3RD LEVEL - REFLECTED CEILING PLAN	
A3.1	BUILDING ELEVATIONS	
A3.2	DOOR & WINDOW SCHEDULE & FRAME TYPES	
A4.1	BUILDING SECTIONS	
A4.2	WALL SECTIONS	
A4.3	WALL SECTIONS	
A5.1	WALL DETAILS	
A5.2	WALL DETAILS	
A5.3	ENLARGED STAIR PLAN & SECTIONS	
A5.4	EXTERIOR STAIR PLAN, SECTIONS & DETAILS	

KIRK BANADYGA ARCHITECT INC.

ISSUED FOR
100% CLIENT
REVIEW

ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020

PROJECT
DUPLX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

DRAWING
COVER SHEET

SCALE
As indicated

DESIGN • KBA
DRAWN • KTA
DATE • MAY 20, 2020
PROJECT • 180425

SHEET NO.	ISSUE / REV. #
A1.0	1

BUILDING CODE ANALYSIS:

THE FOLLOWING CODE REVIEW IS BASED ON THE BRITISH COLUMBIA BUILDING CODE - 2018 EDITION.

PROJECT: DUPLEX RESIDENTIAL BUILDINGS

ADDRESS: 1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

- BUILDING AREA INFORMATION:**
 - BUILDING #10
 - GROSS FLOOR AREA : 1001 m² (10,775 ft²)
 - MAIN FLOOR AREA : 297 m² (3,192 ft²)
 - SECOND FLOOR AREA : 407 m² (4,381 ft²)
 - THIRD FLOOR AREA : 297 m² (3,192 ft²)
- MAJOR OCCUPANCY (9.10.2.1):**
 - GROUP C - RESIDENTIAL OCCUPANCY (UNDER PART-9 OF BC CODE)
- BUILDING HEIGHT :** 3 STOREYS
- NO. OF STREETS FACING :** 1 STREET
- SPRINKLER SYSTEM**
NOT REQUIRED BUT PROVIDED
- FIRE ALARM SYSTEM**
3.2.4.1 DETERMINATION OF REQUIREMENT FOR A FIRE ALARM SYSTEM:
1) A FIRE ALARM SYSTEM SHALL BE INSTALLED IN A BUILDING IN WHICH AN AUTOMATIC SPRINKLER SYSTEM IS INSTALLED.
COMMENT: PROVIDED
- FIRE SEPARATIONS:**
 - a. SEPARATION OF RESIDENTIAL SUITES (9.10.9.14.(3)) :**
DWELLING UNITS THAT CONTAIN 2 OR MORE STOREYS INCLUDING BASEMENTS SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY A F.R.R. OF NOT LESS THAN 1 HOUR.
PROVIDED : 1 HOUR F.R.R. DESIGNED TO SEPARATE EACH SUITE.
 - b. STORAGE GARAGE (9.10.9.16.(3)) :**
FIRE SEPARATION IS NOT REQUIRED IF THE STORAGE GARAGE SERVES ONLY THE DWELLING UNIT TO WHICH IT IS ATTACHED.
COMMENT : 45MIN FIRE-RESISTANCE RATING FOR FLOOR ASSEMBLY PROVIDED
 - c. SERVICE ROOM (9.10.10.3.(1)) :**
COMMENT : NO F.R.R. REQUIRED SINCE THE FLOOR AREA CONTAINING THE SERVICE ROOM IS SPRINKLERED
 - d. ROOF ATTIC SEPARATION (9.10.16.1(5)) :**
UNSPRINKLERED CONCEALED SPACES OF COMBUSTIBLE CONSTRUCTION CREATED BY A CEILING, ROOF SPACE OR UNOCCUPIED ATTIC SHALL BE SEPARATED BY FIRE BLOCKS INTO COMPARTMENTS.
COMMENT : REQUIRED SINCE THE ROOF IS NOT SPRINKLERED.
- FIRE-RESISTANCE RATING OF ASSEMBLIES (9.10.8.1):**
 - FLOORS : 45 MINS F.R.R.
 - ROOFS : NO RATING REQUIRED AS BUILDING IS SPRINKLERED
 - LOAD-BEARING WALLS/ COLUMN ARCHES : 45 MINS F.R.R. OR NON-COMBUSTIBLE
- ASTC & STC RATINGS (9.11.1.1)**
 - ASTC RATING : NOT LESS THAN 47
 - STC RATING : NOT LESS THAN 50

SPATIAL SEPARATION BETWEEN BUILDINGS

SPATIAL SEPARATION & EXPOSURE PROTECTION 9.10.14, TABLE 9.10.14.4. - A & 9.10.14.4 (7)

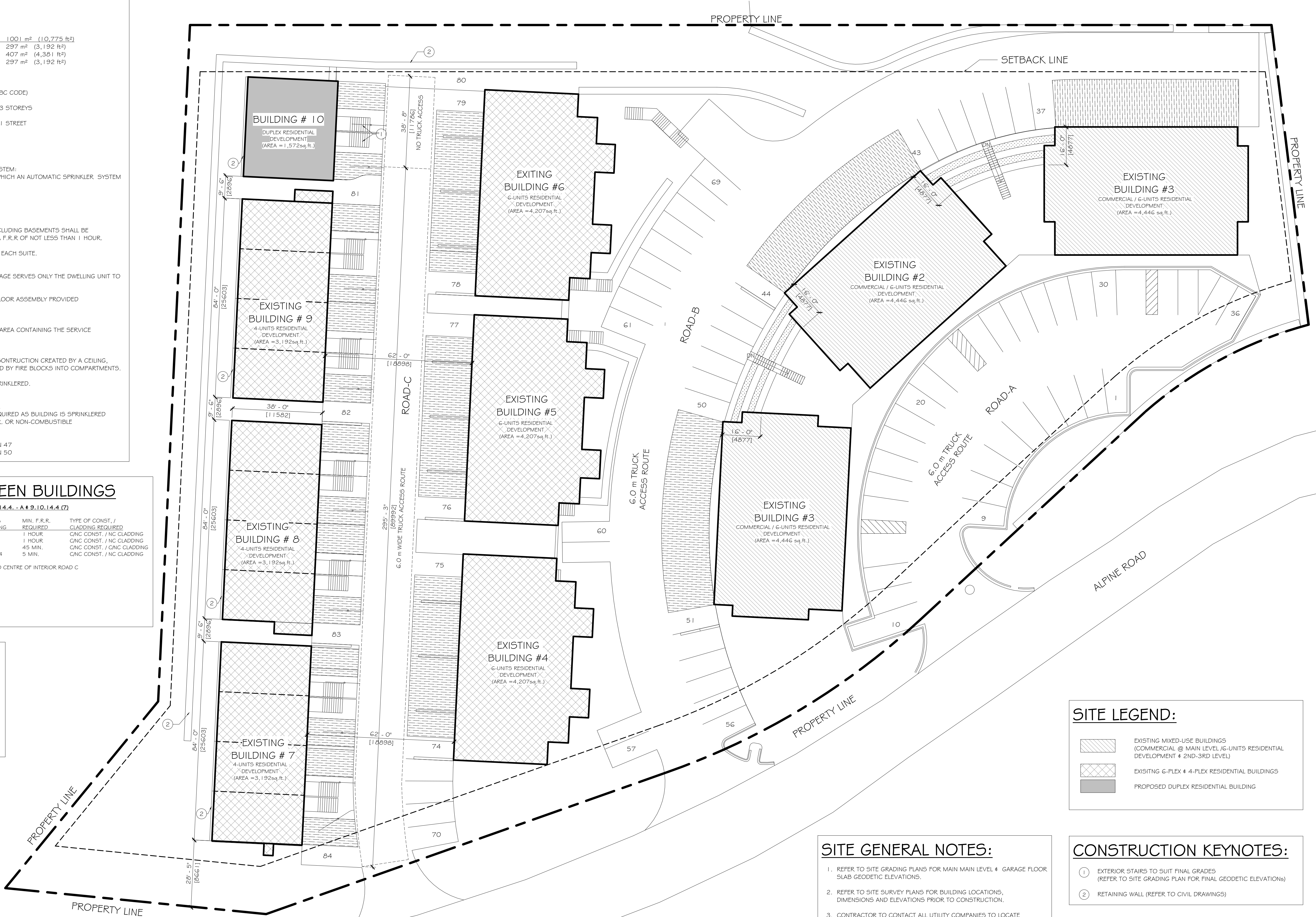
WALL	EBF	LD	MAX. % UPO PERMITTED	ACTUAL AREA OF OPENING	ACTUAL % OF OPENING	MIN. F.R.R. REQUIRED	TYPE OF CONST. / CLADDING REQUIRED
SOUTH	100	1.2	14.0%	7.97	8%	1 HOUR	CNC CONST. / NC CLADDING
NORTH	100	1.2	14.0%	7.97	8%	1 HOUR	CNC CONST. / NC CLADDING
EAST	184	9.0	68.0%	92.0	50.0%	45 MIN.	CNC CONST. / CNC CLADDING
WEST	152	7.45	47.0%	34.0	22.0%	4 MIN.	CNC CONST. / NC CLADDING

NOTE: LIMITING DISTANCE @ EAST WALL (FRONT ELEVATION) MEASURED TO CENTRE OF INTERIOR ROAD C

LD	: LIMITING DISTANCE IN M
EBF	: EXPOSING BUILDING FACE IN SQ M
L	: LENGTH OF WALL IN M
H	: HEIGHT OF WALL IN M
NC	: NON-COMBUSTIBLE
C	: COMBUSTIBLE
UPO	: UNPROTECTED OPENING

SITE INFORMATION	
PROPOSED USE	: RESIDENTIAL/COMMERCIAL
ZONING	: SUN PEAKS RESORT AREA
BY-LAW #	: 1400
BUILDING AREA	: 37,107 sq.ft.
PROPERTY AREA	: 135,205 sq.ft.
BUILDING SITE COVERAGE	: 28 %

BUILDING #10	
BUILDING AREA	: 1,572 sq.ft.
T/O GARAGE SLAB ELEVATION @ SUITE 101	: 100' - 0" ft.
= GEODETIC ELEVATION	: 1223.939 m
T/O GARAGE SLAB ELEVATION @ SUITE 102	: 101' - 8" ft.
= GEODETIC ELEVATION	: 1224.447 m



SITE LEGEND:

- EXISTING MIXED-USE BUILDINGS (COMMERCIAL @ MAIN LEVEL / G-UNITS RESIDENTIAL DEVELOPMENT @ 2ND-3RD LEVEL)
- EXISTING G-FLEX & 4-FLEX RESIDENTIAL BUILDINGS
- PROPOSED DUPLEX RESIDENTIAL BUILDING

SITE GENERAL NOTES:

- REFER TO SITE GRADING PLANS FOR MAIN MAIN LEVEL & GARAGE FLOOR SLAB GEODETIC ELEVATIONS.
- REFER TO SITE SURVEY PLANS FOR BUILDING LOCATIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO LOCATE ALL EXISTING BURIED SERVICES. ALL SERVICES TO BE MAINTAINED DURING EXCAVATION & FOUNDATION CONST.
- CONTRACTOR RESPONSIBLE FOR HAULING ALL EXCESS MATERIALS
- CONTRACTOR IS RESPONSIBLE FOR GENERAL SITE CLEAN UP.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED SURROUNDING AREAS AND MUST MAKE ALL NECESSARY RESTORATIONS AND REPAIRS.
- REFER TO SPRINKLER ROOM/ELECTRICAL ROOM FLOOR PLAN FOR BUILDINGS #7, #8 AND #9 ON SHEET A2.1

CONSTRUCTION KEYNOTES:

- EXTERIOR STAIRS TO SUIT FINAL GRADES (REFER TO SITE GRADING PLAN FOR FINAL GEODETIC ELEVATIONS)
- RETAINING WALL (REFER TO CIVIL DRAWINGS)

LEGAL DESCRIPTION:

LOT : B
PLAN : 22444

CIVIC ADDRESS:

#1240 ALPINE ROAD,
SUN PEAKS, BC V0E 5N0

BUILDING #10 - FOUNDATION WALL HEIGHT NOTES:

CONTRACTOR TO BE RESPONSIBLE AND VERIFY ON SITE GRADING PLAN PREPARED BY TRUE CONSULTING THE FINAL GEODETIC ELEVATIONS SHOWING T/O GARAGE SLAB ELEVATIONS FOR EACH OF THE SUITES AS INDICATED ON FLOOR PLANS

TRUE NORTH

1 A1.1

SITE PLAN

1" = 20'-0"

ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020

PROJECT
DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

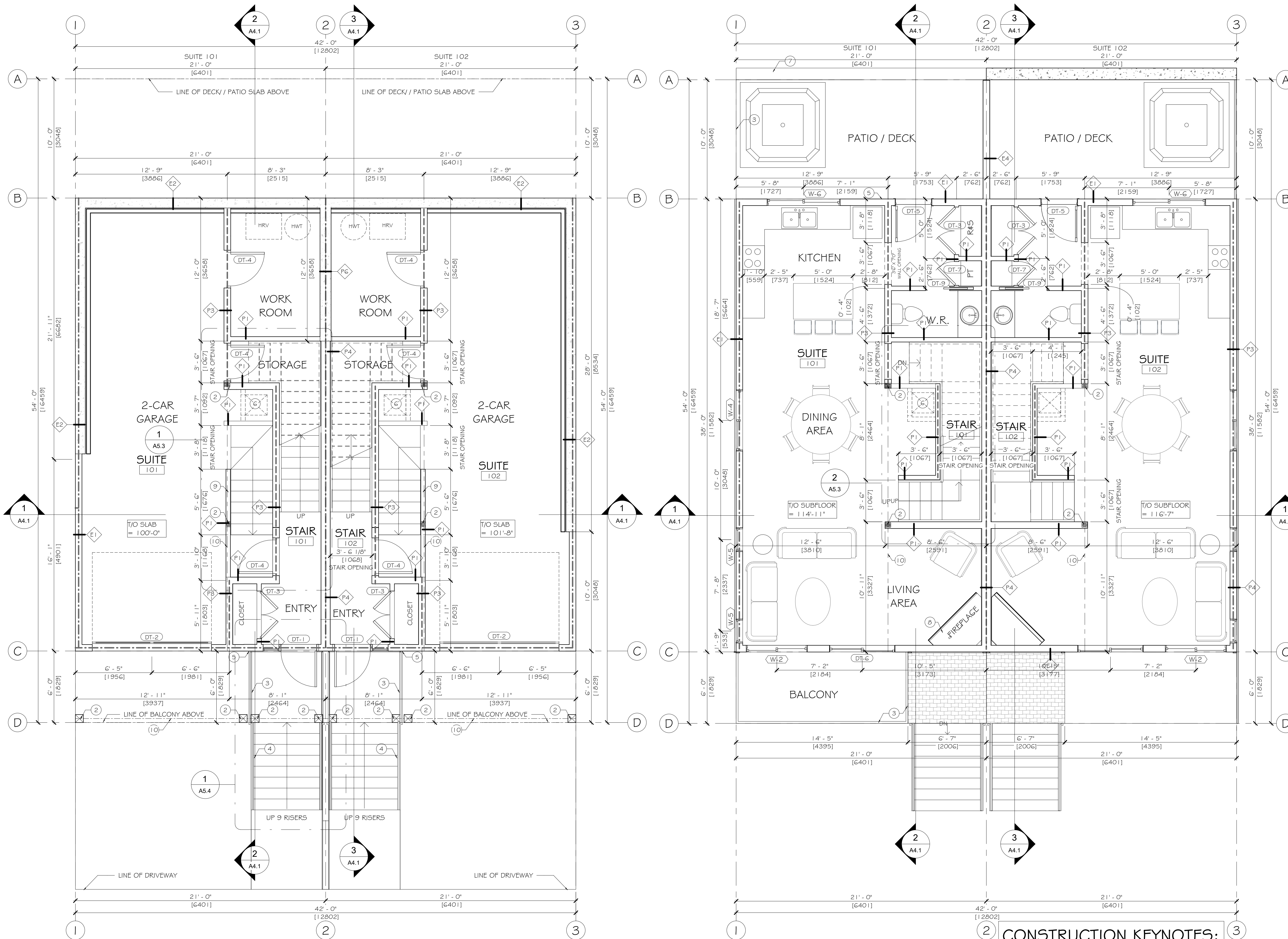
#1240 ALPINE ROAD,
SUN PEAKS, BRITISH COLUMBIA

DRAWING
SITE PLAN, BUILDING CODE ANALYSIS

SCALE
As indicated

DESIGN : KBA
DRAWN : KTA
DATE : MAY 20, 2020
PROJECT : 180425

SHEET NO.	ISSUE / REV. #
A1.1	1



WALL TYPES

- EXTERIOR WALL TYPES**
- E1 EXTERIOR WALL (LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O.C.
R51 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 16mm (5/8") DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE: APPLIED TO NORTH AND SOUTH WALLS FOR 1 HR F.R.R.
BC CODE APPENDIX 'D' - 1 HOUR FRR
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - E2 EXTERIOR FOUNDATION WALL
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE (SEE STRUCT.)
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE)
DAMP PROOFING
250mm (10") CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.)
25mm (1") AIR SPACE
38mm X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O.C.
R51 2.1 BATT ACOUSTIC INSULATION (R-12)
6 MIL POLY VAPOUR BARRIER
1 LAYER 16mm (5/8") DRYWALL
 - E3 EXTERIOR FROST WALL FOUNDATION
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR)
DAMP PROOFING
CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
 - E4 EXTERIOR WALL (NON-LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O.C.
R51 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
12.7mm (1/2") PLYWOOD SHEATHING
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
EXTERIOR FINISH (REFER TO ELEVATION)
 - E5 EXTERIOR WALL (NON-COMBUSTIBLE CONSTRUCTION) - 1 HR F.R.R.
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
15.9mm (5/8") DENSGLASS FIREGUARD SHEATHING
STEEL STUD FRAMING - SEE STRUCTURAL
R51 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL
- INTERIOR WALL TYPES**
- P1 INTERIOR SOUND RATED WALLS
1 LAYER - 12.7mm (1/2") DRYWALL
38 X 89mm (2" X 4") WOOD STUD FRAMING @ 610mm (24") O.C.
R51 2.1 BATT ACOUSTIC INSULATION (R-12)
1 LAYER 12.7mm (1/2") DRYWALL
 - P2 INTERIOR SOUND RATED PLUMBING WALLS
1 LAYER 12.7mm (1/2") DRYWALL
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 610mm (24") O.C.
R51 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm (1/2") DRYWALL
NOTE: USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND ALL BATHTUBS, TYP.
 - P3 INTERIOR LOAD BEARING WALLS
BC CODE 2018 WALL TYPE - W1b (95M) - 45min F.R.R.
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O.C.
R51 3.5 (R-20) ROCKWOOL BATT INSULATION WITH MASS OF 4.8kg/m² OR 150mm THICKNESS
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
 - P4 RESIDENTIAL SUITE SEPARATION WALL - 1 HR F.R.R. - LOADBEARING
- BC CODE 2018 WALL TYPE - W1.3a - STC 57 (STC 50 MIN)
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm (16") O.C.
R51 2.1 BATT ACOUSTIC INSULATION (R-12)
25mm (1") AIR SPACE
R51 2.1 BATT ACOUSTIC INSULATION (R-12)
38mm X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm O.C.
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE: STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
 - P5 ROOF ATTIC SEPARATION WALL (LOADBEARING) - 1 HR F.R.R.
- BC CODE 2018 WALL TYPE - W1d
1 LAYER 15.9mm (5/8") TYPE 'X' DRYWALL FIRE TAPED, SANDED
PRE-ENGINEERED ROOF TRUSS @ 610mm (24") O.C. (DESIGNED BY MANUF.)
1 LAYER 15.9mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED
NOTE: PROVIDE 38x140mm (2x4") WOOD BLOCKING AT DRYWALL JOINTS.
NOTE: USE 15.9mm (5/8") DENSGLASS FIREGUARD SHEATHING ON THE EXTERIOR SIDES OF NORTH AND SOUTH WALLS
 - P6 RESIDENTIAL SUITE SEPARATION WALL - 1 HR F.R.R. (NON-COMBUSTIBLE CONSTRUCTION)
250mm (10") CAST-IN-PLACE CONCRETE WALL (SEE STRUCT.)
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED

TRUE NORTH
1/4" = 1'-0"
MAIN FLOOR PLAN

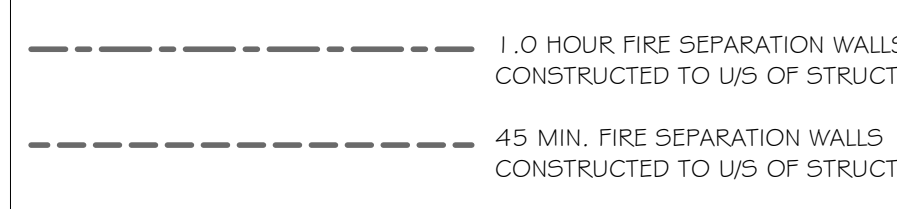
- FLOOR PLAN GENERAL NOTES:**
1. ALL FURNITURE IS FOR REFERENCE ONLY AND IS TO BE SUPPLIED BY OWNER.
 2. ALL COMBUSTIBLE (WOOD) BALCONY / DECK COLUMNS, INTERIOR BUILT-UP COLUMNS AND LOAD-BEARING WALLS SUPPORTING 3rd FLOOR / BALCONY / DECK ASSEMBLIES TO BE FIRE-RATED WITH 45 MIN. FIRE-RESISTANCE RATING AND TAKEN TO US STRUCTURE NOTE ABOVE.
 3. VERIFY LOCATIONS, SIZE AND ELEVATIONS OF ALL COLUMNS, BEAMS, LOAD BEARING WALLS & FOUNDATION SYSTEM WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.
 4. ALL FIRE RATED WALL ASSEMBLIES TO BE TAKEN TO US STRUCTURE & FIRE SEALED IN CONFORMANCE WITH BC BUILDING CODE 2018.
 5. ALL MILLWORK TO BE DESIGNED BY OTHERS AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR.
 6. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY. FINAL LOCATION MAY VARY ON SITE - CONFIRM WITH ENGINEER.

TRUE NORTH
1/4" = 1'-0"
SECOND FLOOR PLAN

CONSTRUCTION KEYNOTES:

- 1 550 x 900mm (22"x36") WEATHER SEALED ATTIC ACCESS HATCH DESIGNED BY ROOF TRUSS MANUFACTURER. FINAL LOCATION MAY VARY ON SITE.
- 2 PRESSURE TREATED B.U.C. (REFER TO STRUCTURAL DRAWINGS)
NOTE: ALL BUILT-UP COLUMNS & BEAMS SUPPORTING FIRE-RATED FLOOR TO BE ENCLOSED WITH 2 LAYERS 12.7mm (1/2") TYPE 'X' GWB TO ACHIEVE 45 MIN. FIRE-RESISTANCE RATING (REFER TO STRUCTURAL DRAWINGS)
- 3 1070mm (42") HIGH POWDER COATED ALUMINUM GUARDRAIL (BLACK PAINT)
- 4 91.4mm (3 5/8") HIGH POWDER COATED ALUMINUM HANDRAIL (BLACK PAINT)
- 5 NON FREEZE HOSE BIB (CONFIRM EXACT LOCATION WITH OWNER).
- 6 FUTURE DUMBWAITER (OPTIONAL AS PER CONTRACT WITH CLIENT)
- 7 RETAINING WALL (REFER TO CIVIL DRAWINGS)
- 8 CORNER FIREPLACE (REFER TO ELECTRICAL)
- 9 42" HIGH PONY WALL
- 10 LVL BEAM OVER - SEE STRUCTURAL DRAWINGS

FIRE SEPARATION LEGEND:



NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020
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ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
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PROJECT
DUPLX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

DRAWING
MAIN & SECOND LEVEL - FLOOR PLANS

SCALE
1/4" = 1'-0"

DESIGN: KBA
DRAWN: KTA
DATE: MAY 20, 2020
PROJECT: 180425

SHEET NO.	ISSUE / REV. #
A2.1	1

WALL TYPES

EXTERIOR WALL TYPES

- E1** EXTERIOR WALL (LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 16mm (5/8") DRYWALL - FIRE TAPED, SANDED & PAINTED

NOTE: APPLIED TO NORTH AND SOUTH WALLS FOR 1 HR F.R.R.
BC CODE APPENDIX 'D' - 1 HOUR FRR

1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
- E2** EXTERIOR FOUNDATION WALL
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE (SEE STRUCT.)
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE)
DAMP-PROOFING
250mm (10") CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.)
25mm (1") AIR SPACE
38mm X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
6 MIL POLY VAPOUR BARRIER
1 LAYER 16mm (5/8") DRYWALL
- E3** EXTERIOR FROST WALL FOUNDATION
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR)
DAMP-PROOFING
CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
- E4** EXTERIOR WALL (NON-LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
12.7mm (1/2") PLYWOOD SHEATHING
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
EXTERIOR FINISH (REFER TO ELEVATION)
- E5** EXTERIOR WALL (NON-COMBUSTIBLE CONSTRUCTION) - 1 HR F.R.R.
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
15.9mm (5/8") DENSGLOSS FIREGUARD SHEATHING
STEEL STUD FRAMING - SEE STRUCTURAL
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL

INTERIOR WALL TYPES

- P1** INTERIOR SOUND RATED WALLS
1 LAYER - 12.7mm (1/2") DRYWALL
38 X 89mm (2" X 4") WOOD STUD FRAMING @ 610mm (24") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-12)
1 LAYER 12.7mm (1/2") DRYWALL
- P2** INTERIOR SOUND RATED PLUMBING WALLS
1 LAYER 12.7mm (1/2") DRYWALL
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 610mm (24") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm (1/2") DRYWALL
NOTE:
USE DENSGLOSS FIREGUARD SHEATHING / INTERIOR PANEL
BEHIND ALL BATHTUBS, TYP.
- P3** INTERIOR LOAD BEARING WALLS
BC CODE 2018 WALL TYPE - W1 p. (S/M) - 45min F.R.R.
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION WITH MASS OF 4.0kg/m² OR
150mm THICKNESS
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
- P4** RESIDENTIAL SUITE SEPARATION WALL - 1 HR F.R.R. - LOADBEARING
- BC CODE 2018 WALL TYPE - W1 3a- STC 57 (STC 50 MIN)
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
25mm (1") AIR SPACE
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
38mm X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm O/C
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE:
STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE
ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
- P5** ROOF ATTIC SEPARATION WALL (LOADBEARING) - 1 HR F.R.R.
- BC CODE 2018 WALL TYPE - W1 d
1 LAYER 15.9mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED
PRE-ENGINEERED ROOF TRUSS @ 610mm (24") O/C (DESIGNED BY MANUF.)
1 LAYER 15.9mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED
NOTE:
PROVIDE 38x140mm (2x4") WOOD BLOCKING AT DRYWALL JOINTS.
NOTE: USE 15.9mm (5/8") DENSGLOSS FIREGUARD SHEATHING ON THE
EXTERIOR SIDES OF NORTH AND SOUTH WALLS
- P6** RESIDENTIAL SUITE SEPARATION WALL - 1 HR F.R.R. (NON-COMBUSTIBLE
CONSTRUCTION)
250mm (10") CAST-IN-PLACE CONCRETE WALL (SEE STRUCT.)
1 LAYER 16mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED

TYPICAL FLOOR PLAN GENERAL NOTES:

1. USE DENSGLOSS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND BATHTUBS, TYPICAL ON ALL RESIDENTIAL SUITES BATHROOMS / ENSUITES.
2. REQUIRE MIN. DOUBLE STUDS EA. SIDE OF ALL DOOR & WINDOW OPENINGS UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
4. DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF CAST-IN PLACE CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.

FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE
- 45 MIN. FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE

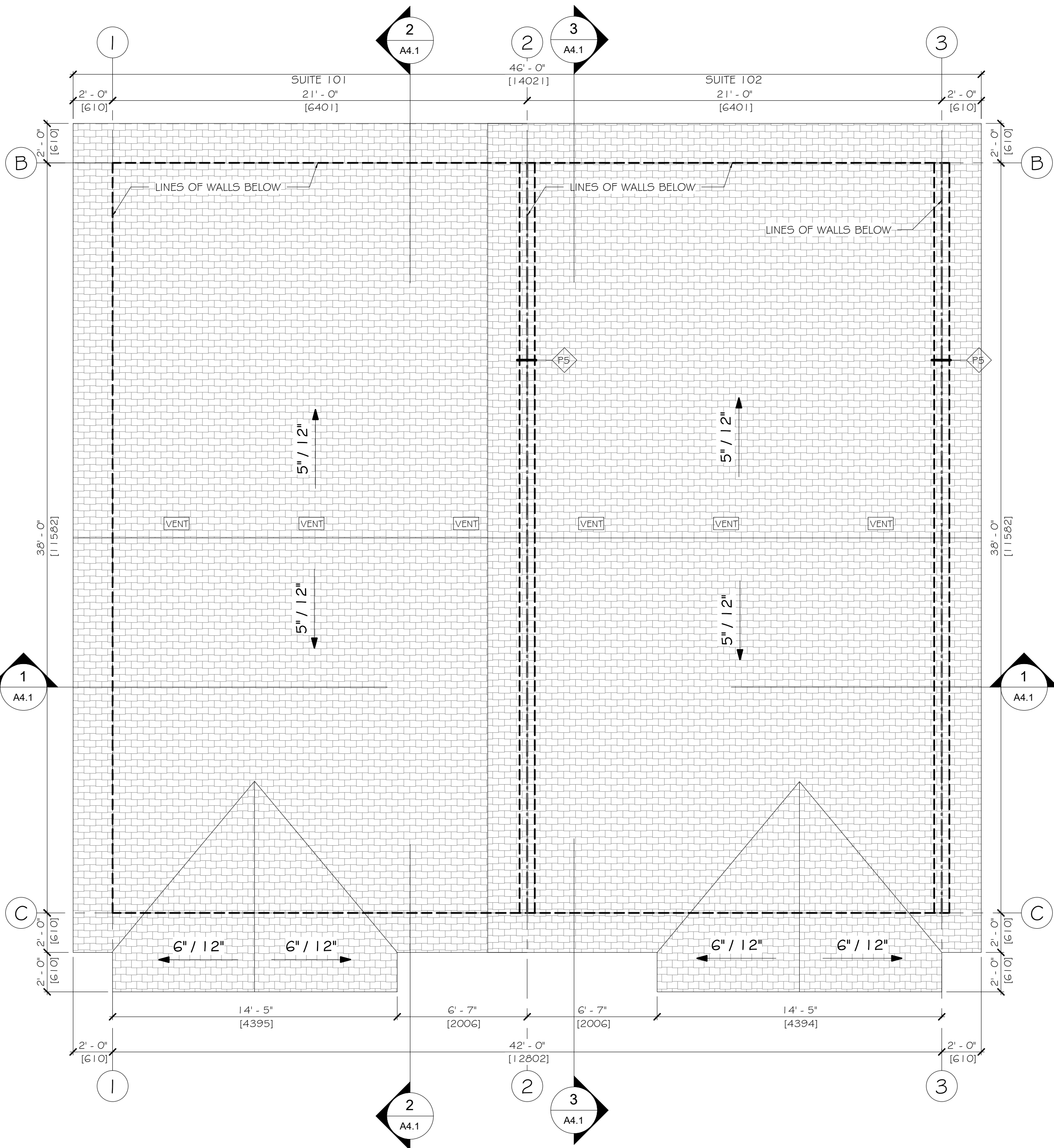
NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES
INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

CONSTRUCTION KEYNOTES:

- 1 550 x 900mm (22x36") WEATHER SEALED ATTIC ACCESS HATCH DESIGNED BY ROOF TRUSS MANUFACTURER. FINAL LOCATION MAY VARY ON SITE.
- 2 PRESSURE TREATED B.U.C. (REFER TO STRUCTURAL DRAWINGS)
NOTE: ALL BUILT-UP COLUMNS & BEAMS SUPPORTING FIRE-RATED FLOOR TO BE ENCLOSED WITH 2 LAYERS 12.7mm (1/2") TYPE 'X' GWB TO ACHIEVE 45 MIN. FIRE-RESISTANCE RATING (REFER TO STRUCTURAL DRAWINGS)
- 3 1070mm (42") HIGH POWDER COATED ALUMINUM GUARDRAIL (BLACK PAINT)
- 4 91.4mm (36") HIGH POWDER COATED ALUMINUM HANDRAIL (BLACK PAINT)
- 5 NON FREEZE HOSE BIB (CONFIRM EXACT LOCATION WITH OWNER).
- 6 FUTURE DUMBWATER (OPTIONAL AS PER CONTRACT WITH CLIENT)
- 7 RETAINING WALL (REFER TO CIVIL DRAWINGS)
- 8 CORNER FIREPLACE (REFER TO ELECTRICAL)
- 9 42" HIGH PONY WALL
- 10 LVL BEAM OVER - SEE STRUCTURAL DRAWINGS

FLOOR PLAN GENERAL NOTES:

1. ALL FURNITURE IS FOR REFERENCE ONLY AND IS TO BE SUPPLIED BY OWNER.
2. ALL COMBUSTIBLE (WOOD) BALCONY / DECK COLUMNS, INTERIOR BUILT-UP COLUMNS AND LOAD-BEARING WALLS SUPPORTING 3rd FLOOR / BALCONY / DECK ASSEMBLIES TO BE FIRE-RATED WITH 45 MIN. FIRE-RESISTANCE RATING AND TAKEN TO U/S STRUCTURE ABOVE.
3. VERIFY LOCATIONS, SIZE AND ELEVATIONS OF ALL COLUMNS, BEAMS, LOAD BEARING WALLS & FOUNDATION SYSTEM WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.
4. ALL FIRE RATED WALL ASSEMBLIES TO BE TAKEN TO U/S STRUCTURE & FIRE SEALED IN CONFORMANCE WITH BC BUILDING CODE 2018.
5. ALL MILLWORK TO BE DESIGNED BY OTHERS AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR.
6. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY. FINAL LOCATION MAY VARY ON SITE - CONFIRM WITH ENGINEER.



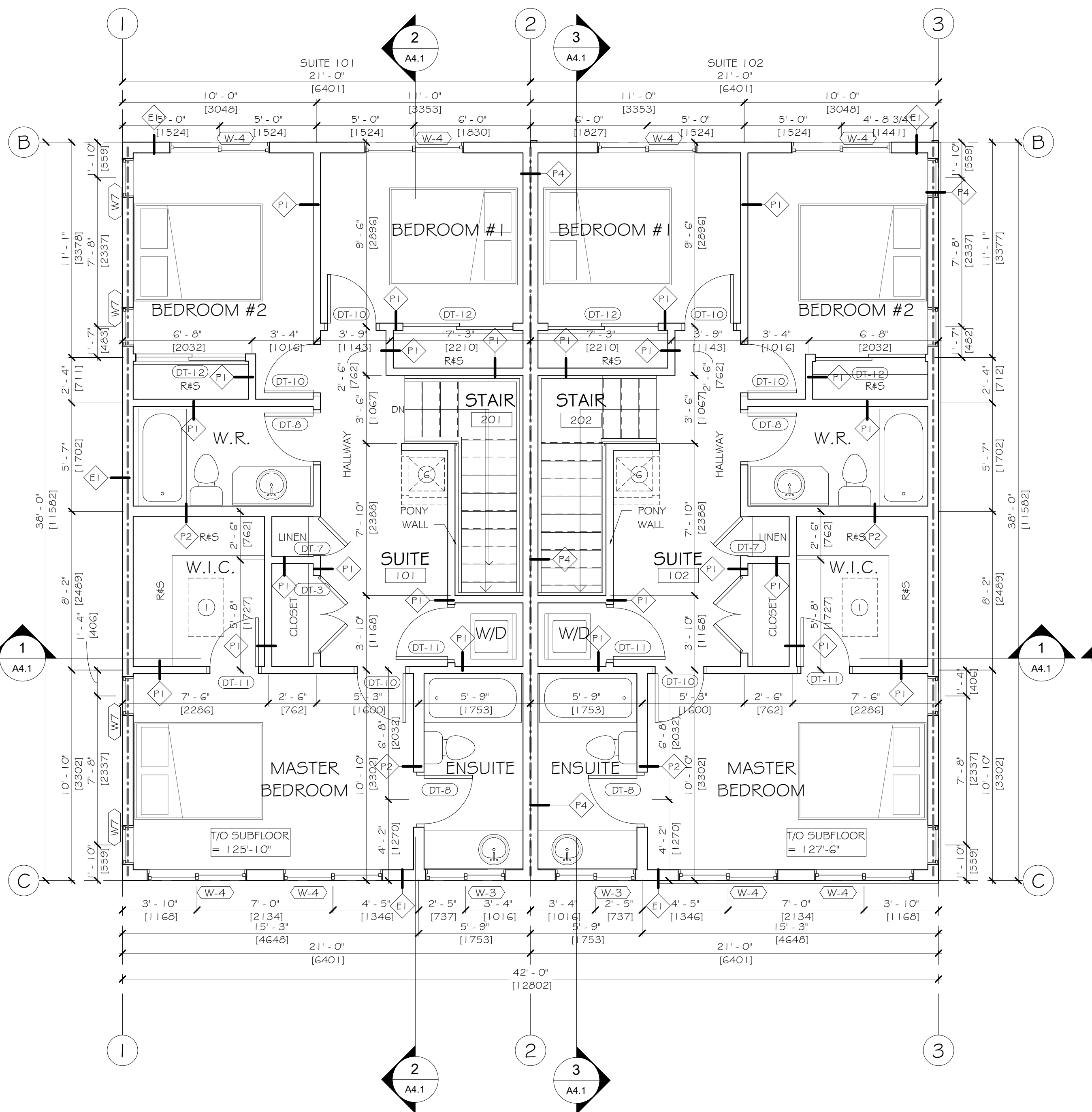
TRUE NORTH
A2.2
ROOF PLAN
1/4" = 1'-0"

VENTING:

CONTRACTOR TO ENSURE THE UNOBSTRUCTED VENT AREA TO BE A MINIMUM OF 1/300 OF THE INSULATED CEILING AREA FOR ROOFS WITH A SLOPE GREATER THAN 1 IN 6 AND MINIMUM OF 1/150 OF THE INSULATED CEILING AREA FOR ROOF WITH A SLOPE OF 1 IN 6 OR LESS. VENTS MAY BE ROOF TYPE, GABLE TYPE, GABLE-END TYPE, OR IN COMBINATION. THEY SHALL BE DISTRIBUTED UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING, WITH A MINIMUM OF 25% OF THE REQUIRED OPENING LOCATED AT THE TOP OF THE SPACE AND A MINIMUM OF 25% OF THE REQUIRED OPENING LOCATED AT THE BOTTOM OF THE SPACE. ALL VENTS TO COMPLY WITH CAN3-A93-M "NATIONAL AIRFLOW VENTILATORS FOR BUILDINGS"

SOFFIT NOTES:

SOFFITS, FASCIA, EAVESTROUGHS & DOWNSPOUTS TO BE PREFINISHED METAL EXCEPT FOR EXIT STAIRS TO BE HARDI-SOFFIT FIBER CEMENT BOARD CW MINIMUM OF 25 FLAME SPREAD RATINGS. WHERE ROOF SOFFITS PROJECT TO LESS THAN 1.2 METERS FROM THE PROPERTY LINE, THE CENTER LINE OF A LANE OR PUBLIC THOROUGHFARE OR AN IMAGINARY LINE BETWEEN TWO BUILDINGS OR FIRE COMPARTMENTS ON THE SAME PROPERTY THEY SHALL BE PROTECTED BY UNVENTED ALUMINUM CONFORMING TO CAN/CSB-93.2-M, "PREFINISHED ALUMINUM SIDING, SOFFITS, AND FASCIA, FOR RESIDENTIAL USE."



TRUE NORTH
A2.2
THIRD FLOOR PLAN
1/4" = 1'-0"

1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020
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ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
PROJECT		
DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		

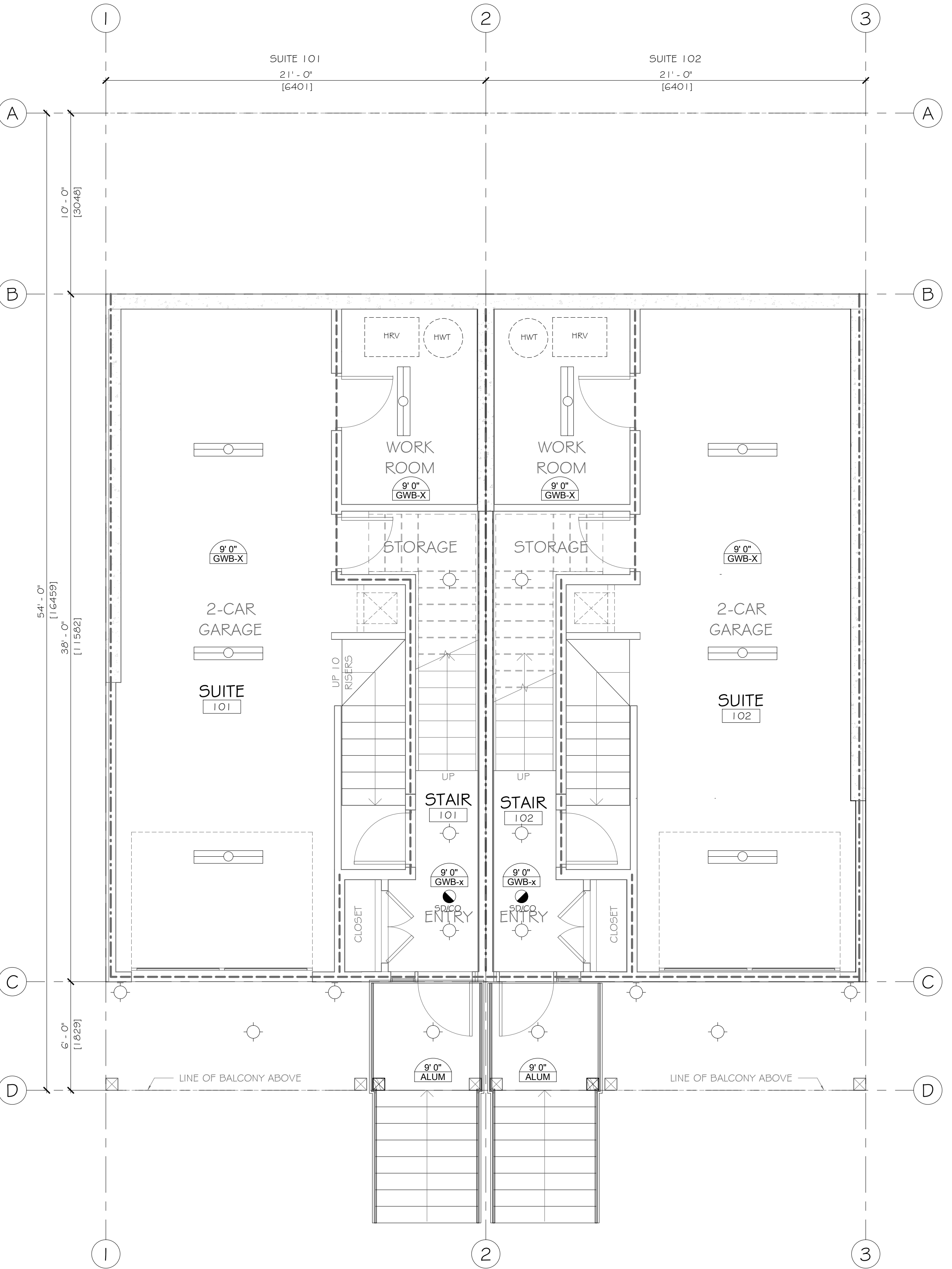
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

DRAWING	THIRD LEVEL & ROOF PLANS
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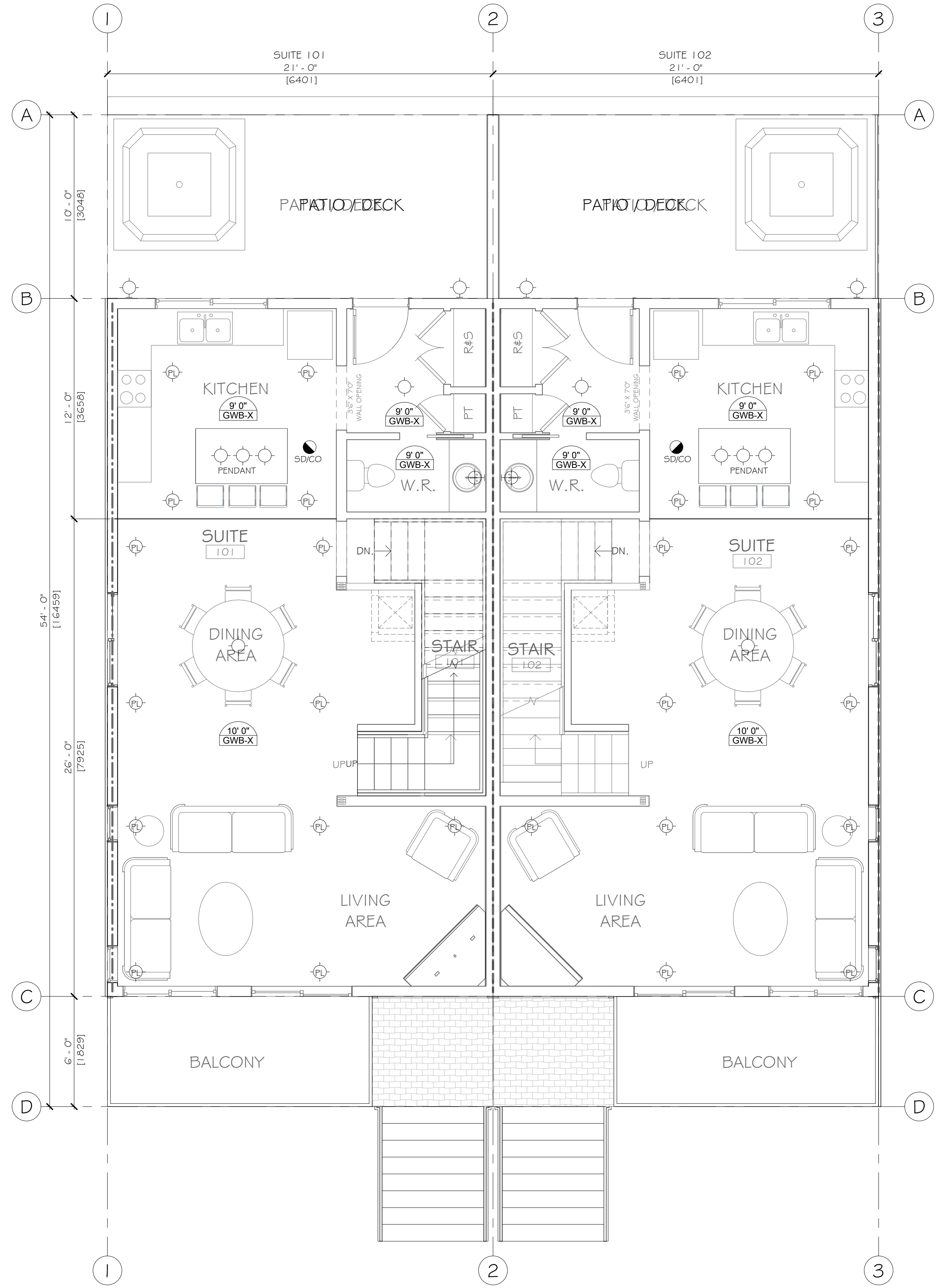
SCALE
1/4" = 1'-0"

DESIGN	• KBA
DRAWN	• KTA
DATE	• MAY 20, 2020
PROJECT	• 180425

SHEET NO.	ISSUE / REV. #
A2.2	1



TRUE NORTH
1
A2.3 MAIN FLOOR REFLECTED CEILING PLAN
 1/4" = 1'-0"



TRUE NORTH
2
A2.3 SECOND FLOOR REFLECTED CEILING PLAN
 1/4" = 1'-0"

CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- INCANDESCENT FIXTURE-SURFACE MOUNT
- INCANDESCENT WALL MOUNT FIXTURE-1
- INCANDESCENT WALL MOUNT FIXTURE-2
- POT LIGHT FIXTURE
- LED/FLUORESCENT LIGHT FIXTURE-SURFACE MOUNT
- SMOKE DETECTOR - WIRED
- HEAT DETECTOR
- TWO-IN-ONE SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- FIRE ALARM PULL STATION
- FIRE ALARM HORN STROBE
- EMERGENCY LIGHT (BATTERY OPERATED)
- EXIT SIGN
- WALL MOUNTED FIRE EXTINGUISHER

CEILING MATERIAL LEGEND:

- HEIGHT mm A.F.F. (AS INDICATED)
CEILING TYPE (AS INDICATED BELOW)
- PAINTED GYPSUM BOARD CEILING
- PAINTED BULKHEAD FINISHED WITH GYPSUM BOARD
(BULKHEAD SIZE & LOCATION MAY VARY ON SITE)
- PAINTED FIRE-RATED (TYPE-X) GYPSUM BOARD CEILING
- HARDI-SOFFIT PANELS TYPICAL ON ALL EXTERIOR EXIT STAIRS
& BALCONY AREAS
- VENTED ALUMINUM / METAL SOFFIT PANELS
- EXPOSED CONCRETE SLAB TO U/S OF SECOND FLOOR
- VAULTED CEILING (4/12) SLOPE

**REFLECTED CEILING PLAN
GENERAL NOTES:**

1. ALL CEILING HEIGHTS ARE TO BE TAKEN FROM TOP OF FINISHED FLOOR ON EACH FLOOR LEVEL.
2. CEILINGS NOT LABELLED WITH A CEILING HEIGHT KEYNOTE ARE TO BE EXPOSED.
3. COORDINATE ALL BULKHEADS ON SITE WITH MECHANICAL / ELECTRICAL EQUIPMENT LAYOUT & DUCTING/VENTING REQUIREMENTS.
4. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR. FINAL LOCATION MAY VARY ON SITE.
5. COORDINATE ALL CEILING MOUNTED FIXTURES WITH SPRINKLER SYSTEM LAYOUT (TO BE PROVIDED BY SPRINKLER CONTRACTOR).
6. REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR MECHANICAL & ELECTRICAL EQUIPMENT FIXTURES.
7. COORDINATE DEVICE & EQUIPMENT LOCATIONS WITH ALL TRADES PRIOR TO ROUGH-IN AND INSTALLATION.
8. FIRE PROTECTION SYSTEM TO BE DESIGN AS PER NFPA 13 LATEST EDITION.
9. ALL VENTILATION EQUIPMENT AND DUCTWORK TO BE SUPPORTED FROM ABOVE STRUCTURE. PROVIDE VIBRATION ISOLATORS AND FLEX CONNECTORS AT ALL LOCATIONS.

FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE
- 45 MIN. FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE

ABBREVIATIONS:

- ACT ACOUSTIC CEILING TILE
- APD ACOUSTIC PANEL MOUNTED TO U/S OF DECK
- DAP DROPPED ACOUSTIC PANEL
- EXP EXPOSED CEILING
- GWB GYPSUM WALL BOARD
- MSP METAL SOFFIT PANELS
- FE FIRE EXTINGUISHER

FINISHES GENERAL NOTES:

1. ROOM FINISHES TO BE DETERMINED AND FINALIZED BY OWNER AND APPROVED BY ARCHITECT.
2. THRESHOLD / FLOORING TRANSITION REQUIRED AT MATERIAL TRANSITION.
3. ALL COLOURS AND FINISHES SPECIFIED BY OWNER AND NOT INCLUDED IN THIS PACKAGE.

NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020
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PROJECT
 DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT
 #1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

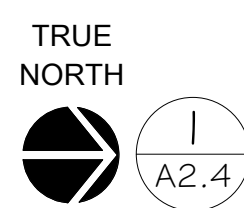
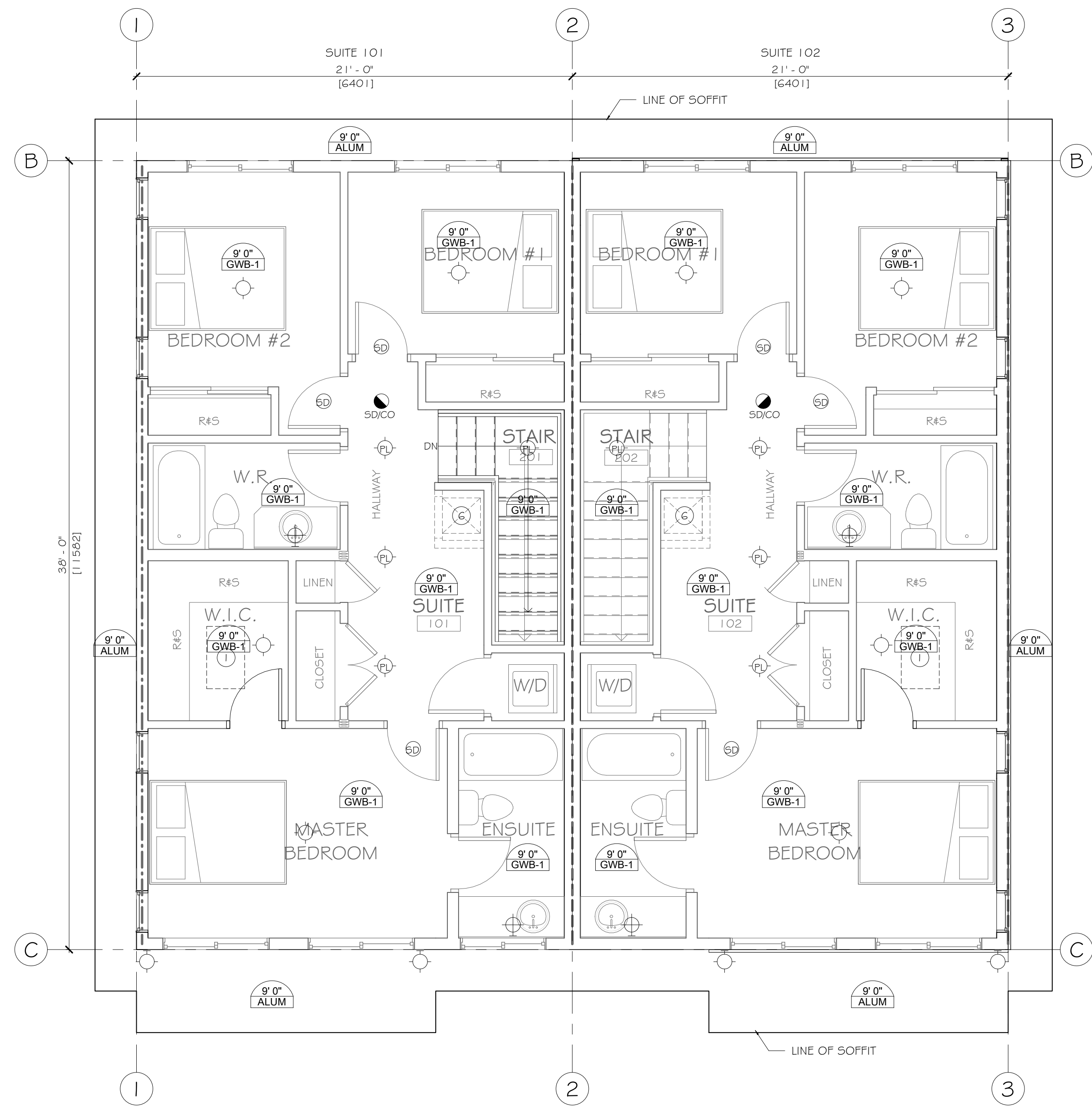
DRAWING
 MAIN & SECOND FLOOR - REFLECTED CEILING PLAN

SCALE
 1/4" = 1'-0"

DESIGN • KBA
 DRAWN • KTA
 DATE • MAY 20, 2020
 PROJECT • 180425

SHEET NO. • ISSUE / REV. #

A2.3 | **1**



THIRD FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- INCANDESCENT FIXTURE-SURFACE MOUNT
- INCANDESCENT WALL MOUNT FIXTURE-1
- INCANDESCENT WALL MOUNT FIXTURE-2
- POT LIGHT FIXTURE
- LED FLUORESCENT LIGHT FIXTURE-SURFACE MOUNT
- SMOKE DETECTOR - WIRED
- HEAT DETECTOR
- TWO-IN-ONE SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- FIRE ALARM PULL STATION
- FIRE ALARM HORN STROBE
- EMERGENCY LIGHT (BATTERY OPERATED)
- EXIT SIGN
- WALL MOUNTED FIRE EXTINGUISHER

CEILING MATERIAL LEGEND:

- HEIGHT mm A.F.F. (AS INDICATED)
CEILING TYPE (AS INDICATED BELOW)
- PAINTED GYPSUM BOARD CEILING
- PAINTED BULKHEAD FINISHED WITH GYPSUM BOARD
(BULKHEAD SIZE & LOCATION MAY VARY ON SITE)
- PAINTED FIRE-RATED (TYPE-X) GYPSUM BOARD CEILING
- HARDI-SOFFIT PANELS TYPICAL ON ALL EXTERIOR EXIT STAIRS
& BALCONY AREAS
- VENTED ALUMINUM / METAL SOFFIT PANELS
- EXPOSED CONCRETE SLAB TO U/S OF SECOND FLOOR
- VAULTED CEILING (4/12) SLOPE

REFLECTED CEILING PLAN

GENERAL NOTES:

1. ALL CEILING HEIGHTS ARE TO BE TAKEN FROM TOP OF FINISHED FLOOR ON EACH FLOOR LEVEL.
2. CEILINGS NOT LABELLED WITH A CEILING HEIGHT KEYNOTE ARE TO BE EXPOSED.
3. COORDINATE ALL BULKHEADS ON SITE WITH MECHANICAL / ELECTRICAL EQUIPMENT LAYOUT & DUCTING/VENTING REQUIREMENTS.
4. ALL MECHANICAL & ELECTRICAL EQUIPMENTS SHOWN IS FOR REPRESENTATION ONLY AND TO BE SUPPLIED & INSTALLED BY CONTRACTOR. FINAL LOCATION MAY VARY ON SITE.
5. COORDINATE ALL CEILING MOUNTED FIXTURES WITH SPRINKLER SYSTEM LAYOUT (TO BE PROVIDED BY SPRINKLER CONTRACTOR).
6. REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR MECHANICAL & ELECTRICAL EQUIPMENT FIXTURES.
7. COORDINATE DEVICE & EQUIPMENT LOCATIONS WITH ALL TRADES PRIOR TO ROUGH-IN AND INSTALLATION.
8. FIRE PROTECTION SYSTEM TO BE DESIGN AS PER NFPA 13 LATEST EDITION.
9. ALL VENTILATION EQUIPMENT AND DUCTWORK TO BE SUPPORTED FROM ABOVE STRUCTURE. PROVIDE VIBRATION ISOLATORS AND FLEX CONNECTORS AT ALL LOCATIONS.
10. FIRE EXTINGUISHER MODEL TO BE NATIONAL FIRE EQUIP MET MODEL NO. ABC10G FIRE EXTINGUISHER 4A-GOBC, 1.9 LB. CW MOUNTING BRACKET. UL AND ULG LISTED.

FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE
- 45 MIN. FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE

NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

FINISHES GENERAL NOTES:

1. ROOM FINISHES TO BE DETERMINED AND FINALIZED BY OWNER AND APPROVED BY ARCHITECT.
2. THRESHOLD / FLOORING TRANSITION REQUIRED AT MATERIAL TRANSITION.
3. ALL COLOURS AND FINISHES SPECIFIED BY OWNER AND NOT INCLUDED IN THIS PACKAGE.

ABBREVIATIONS:

- ACT ACOUSTIC CEILING TILE
- APD ACOUSTIC PANEL MOUNTED TO U/S OF DECK
- DAP DROPPED ACOUSTIC PANEL
- EXP EXPOSED CEILING
- GWB GYPSUM WALL BOARD
- MSP METAL SOFFIT PANELS
- FE FIRE EXTINGUISHER

1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020
ISSUE NO.	ISSUED FOR / REVISED/ PLOTTED	DATE

PROJECT
DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT
 #1240 ALPINE ROAD,
 SUN PEAKS, BRITISH COLUMBIA

DRAWING
THIRD FLOOR - REFLECTED CEILING PLAN

SCALE
 1/4" = 1'-0"

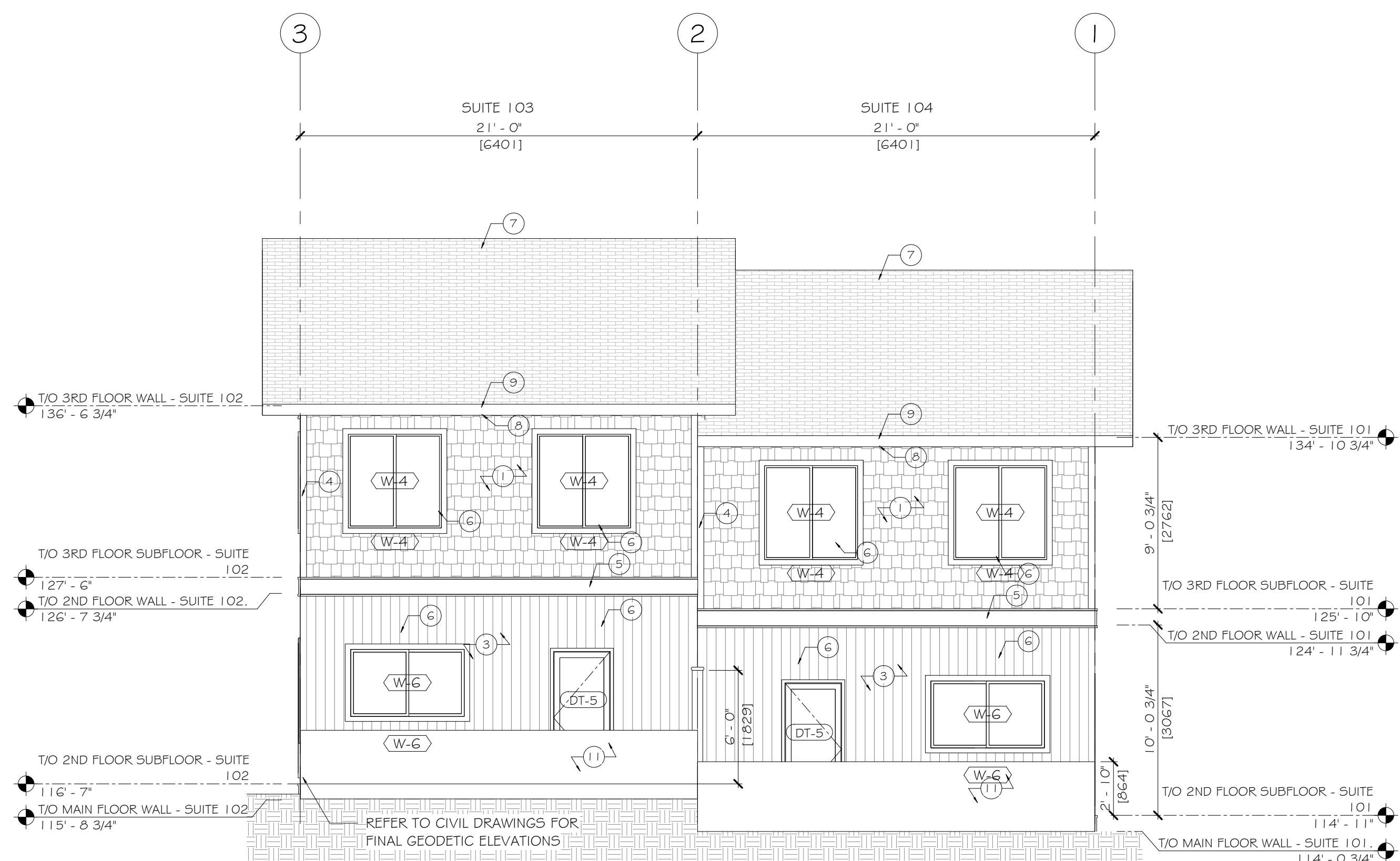
DESIGN • KBA
 DRAWN • KTA
 DATE • MAY 20, 2020
 PROJECT • 180425

SHEET NO. • ISSUE / REV. #

A2.4 | **1**



2 EAST ELEVATION
A3.1 3/16" = 1'-0"



1 WEST ELEVATION
A3.1 3/16" = 1'-0"

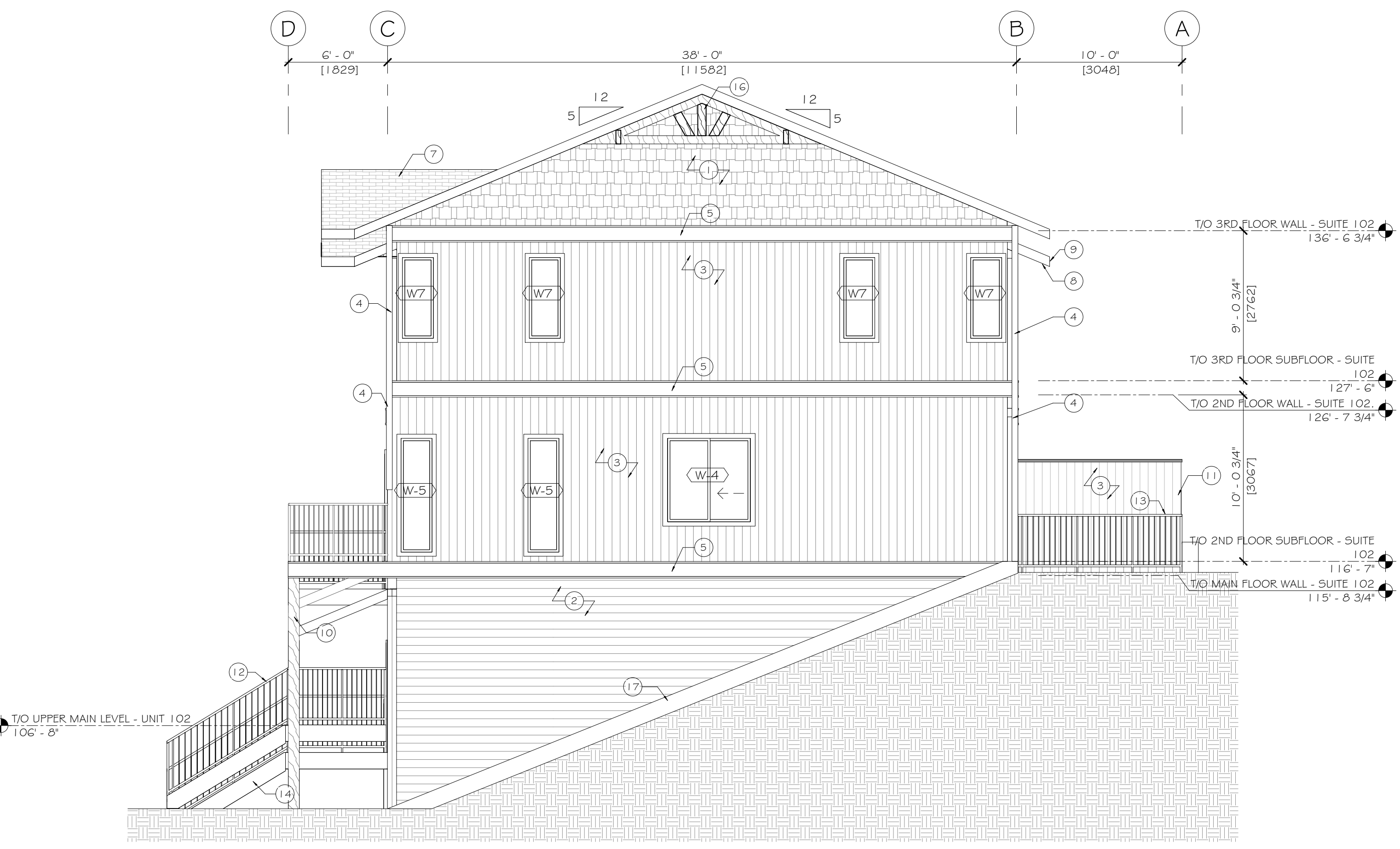
**ELEVATION NOTES
(AS SPECIFIED):**

- FINISH GRADE ELEVATIONS AS PER DEVELOPER / SURVEYOR'S REQUIREMENTS. REFER TO FINAL SITE GRADING PLAN & GEODETIC ELEVATIONS.
- CONTRACTOR TO ENSURE TO ADJUST EACH FLOOR LEVEL ELEVATIONS AS PER FINAL ELEVATIONS DONE BY SURVEYOR - REFER TO SITE GRADING PLAN.
- DOWNSPOUTS TO BE DETERMINED ON SITE.
- MATERIAL COLOUR SELECTION AS PER OWNER/CONTRACTOR AND APPROVED BY ARCHITECT.
- FLASHING AS PER CODE
- GLASS THERMAL SPECS AS PER OWNER / CONTRACTOR.
- STUCCO / CULTURED STONE
 - HOUSE WRAP / BUILDING PAPER BEHIND ALL BUILD OUTS.
 - DIAMOND MESH @ ALL CORNERS.
- BRICK / STONE
 - 1" AIRSPACE BEHIND BRICK.
 - WEEPING HOLES @ BOTTOM COURSES.
- DECK / BALCONY / VERANDA -
 - PRESSURE TREATED LUMBER AND / OR COMPOSITE LUMBER DECKING TO BE USED.

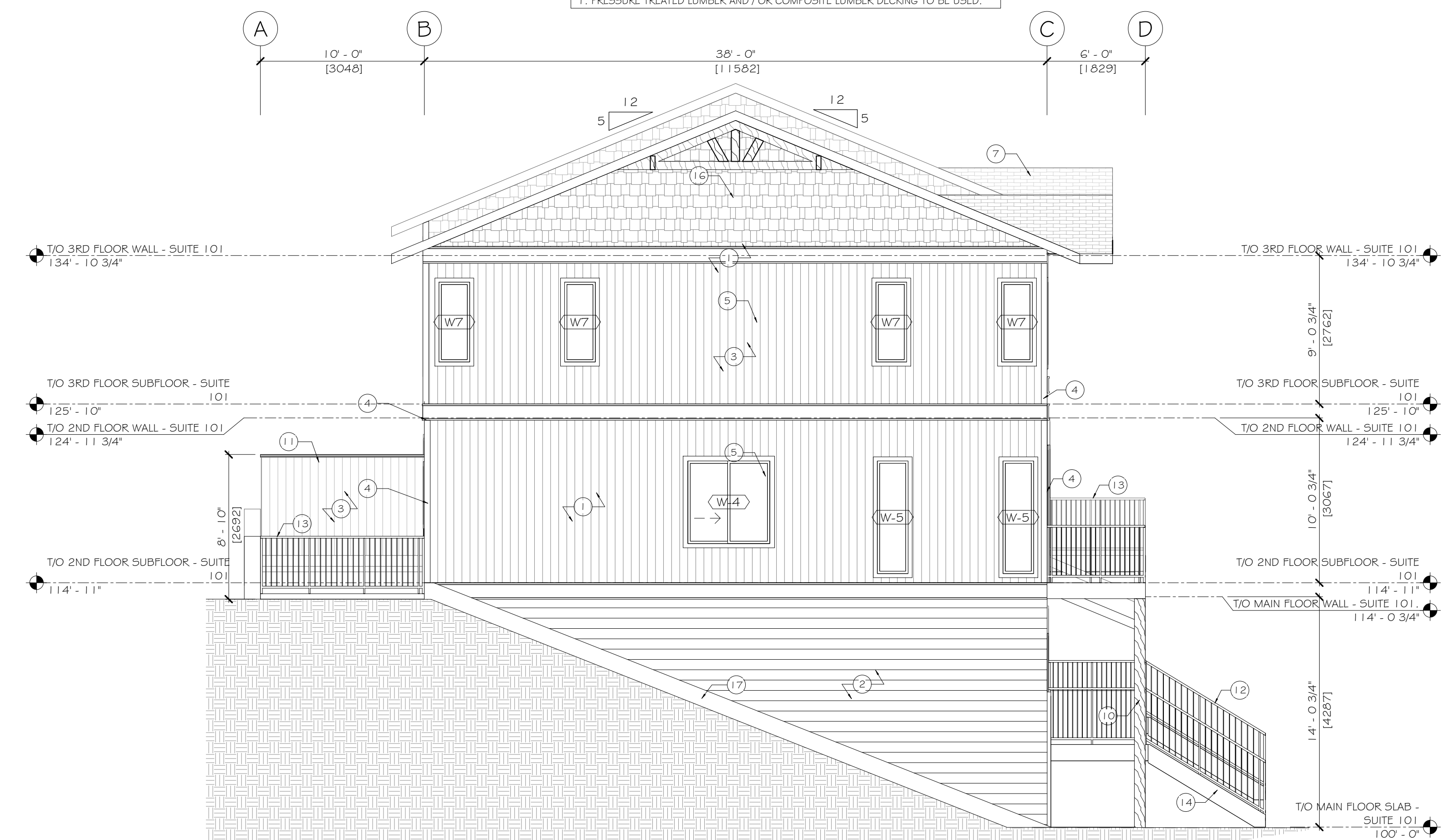
EXTERIOR FINISH LEGEND:

NOTE: MATERIAL COLOUR SELECTION AS PER OWNER / CONTRACTOR AND APPROVED BY ARCHITECT.

- HARDIESHINGLE SIDING, STAGGERED EDGE PANEL - LIGHT MIST BY JAMES HARDIE
- HARDIEPLANK LAP SIDING CEDARMILL - CHESNUT BROWN FINISH BY JAMES HARDIE
- HARDIEPANEL VERTICAL SIDING (BOARD & BATTEN), SMOOTH - AGED PEWTER FINISH BY JAMES HARDIE
- 3.5" HARDIE TRIM BOARDS 4/4 SMOOTH - IRON GRAY FINISH BY JAMES HARDIE
- 1.5" HARDIE TRIM BOARDS 4/4 SMOOTH - IRON GRAY FINISH BY JAMES HARDIE
- 4" SMART TRIMS ON ALL WINDOWS (COLORS TO MATCH FASCIA)
- FIBREGLOSS SHINGLES - FINAL MATERIAL & COLOUR SELECTION BY OWNER & ARCHITECT
- HARDIESOFFIT PANELS VENTED CEDAR MILL-IRON GRAY FINISH
- PRE-FINISHED METAL GUTTER, FASCIA & DOWNSPOUT -DOWNSPOUT LOCATIONS TO BE DETERMINED ON SITE
- 140x140mm (6x6") GLULAM POSTS OR TIMBER POST (REFER TO STRUCTURAL)
- RETAINING WALL - WALL HEIGHT VARIES (REFER TO CIVIL)
- 91.4mm (36") HIGH POWDER COATED ALUMINUM HANDRAIL (BLACK PAINT)
- 1070mm (42") HIGH POWDER COATED ALUMINUM GUARDRAIL (BLACK PAINT)
- PRE-FABRICATED METAL STAIRS
- CONCRETE SLAB (SEE STRUCTURAL)
- DECORATIVE GABLE TIMBER TRUSS & BRACKETS
- CONCRETE PARGING



3 NORTH ELEVATION
A3.1 3/16" = 1'-0"

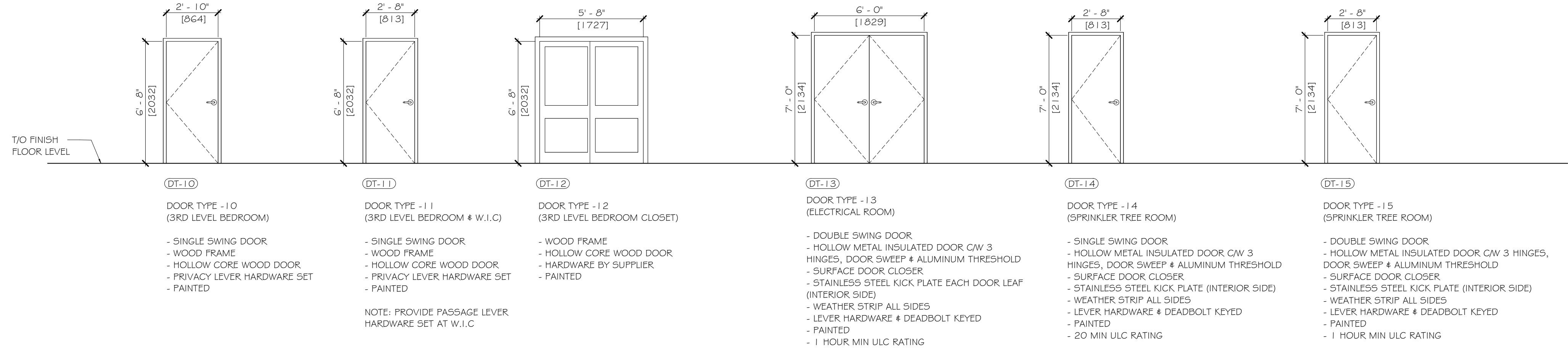
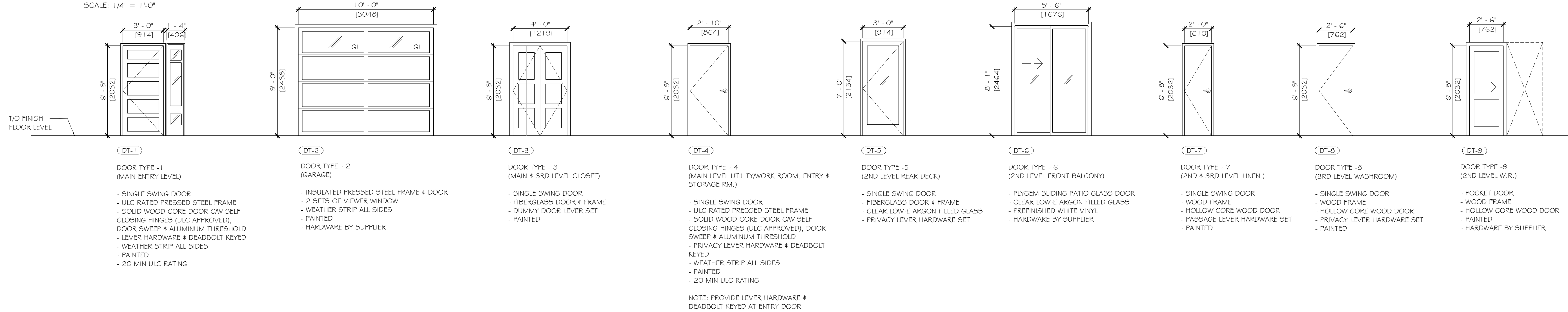


4 SOUTH ELEVATION
A3.1 3/16" = 1'-0"

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PROJECT		
DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
BUILDING ELEVATIONS		
SCALE		
As Indicated		
DESIGN	KBA	
DRAWN	KTA	
DATE	MAY 20, 2020	
PROJECT	#0425	
SHEET NO.	ISSUE / REV. #	
A3.1	1	

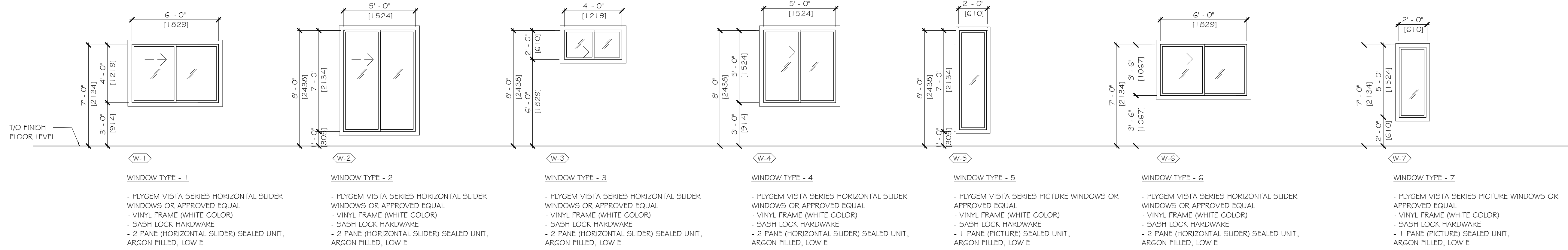
DOOR TYPES

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



WINDOW TYPES

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



DOOR GENERAL NOTES:

1. ALL EXTERIOR DOORS TO BE SUPPLIED WITH WEATHER STRIPPING, DOOR SWEEP, ALUMINUM THRESHOLDS & DOOR CLOSERS.
2. CONFIRM DOOR SWING WITH FLOOR PLANS AND EXTERIOR ELEVATIONS.
3. ALL HARDWARE FOR ALUMINUM DOORS & OVERHEAD DOORS BY SUPPLIER.
4. ALL FIRE RATED DOORS TO BE EQUIPPED WITH DOOR CLOSERS, (ULC RATED)
5. ALL SWING DOORS TO HAVE FLOOR MOUNTED DOOR STOPS (TYP).
6. ALL HARDWARE TO BE APPROVED BY CONSULTANT PRIOR TO PURCHASING, MANUFACTURING AND INSTALLATION.
7. ALL HARDWARE FOR BALCONY PVC DOORS BY SUPPLIER.
8. FINAL MATERIAL & COLOUR SELECTION BY OWNER & APPROVED BY ARCHITECT.

WINDOW GENERAL NOTES:

1. REFER TO FLOOR PLAN & EXTERIOR ELEVATIONS FOR ALL WINDOWS & ALUMINUM STOREFRONT LOCATIONS.
2. CONFIRM OPERABLE WINDOW ORIENTATION WITH FLOOR PLANS AND EXTERIOR ELEVATIONS.
3. ALL WINDOWS AND STOREFRONT ROUGH OPENINGS TO BE CONFIRMED WITH MANUFACTURER'S SPECIFICATIONS & SHOP DRAWINGS.
4. ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED, ARGON, FILLED AND SEALED UNITS.
5. FINAL MATERIAL & COLOUR SELECTION BY OWNER & APPROVED BY ARCHITECT.

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PROJECT
DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

DRAWING
DOOR & WINDOW SCHEDULE
FRAME TYPES

SCALE
1/4" = 1'-0"

DESIGN • KSA
DRAWN • KTA
DATE • MAY 20, 2020
PROJECT • 180425

SHEET NO. • ISSUE / REV. #

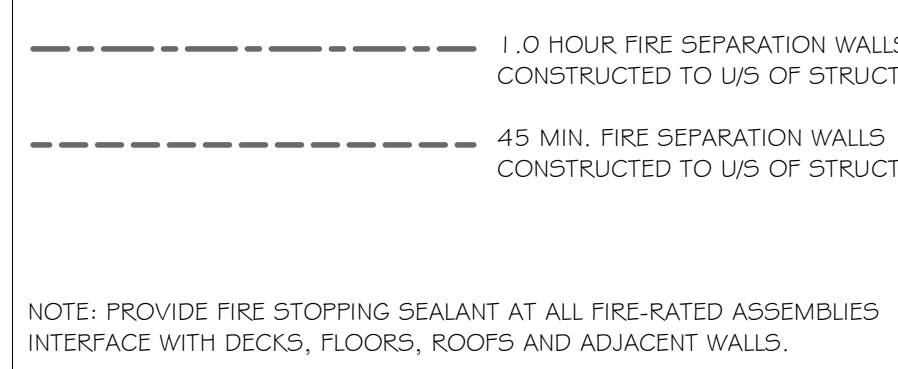
WALL TYPES

- EXTERIOR WALL TYPES**
- E1 EXTERIOR WALL (LOADBEARING)**
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 x 140mm (2" x 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER, 1.6mm (5/8") DRYWALL - FIRE TAPED, SANDED & PAINTED
- NOTE: APPLIED TO NORTH AND SOUTH WALLS FOR 1 HR F.R.R.
BC CODE APPENDIX 'D' - 1 HOUR FRK
- 1 LAYER, 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
- E2 EXTERIOR FOUNDATION WALL**
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE (SEE STRUCT.)
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE)
DAMP-PROOFING
250mm (10") CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.)
25mm (1") AIR SPACE
38mm x 89mm (2" x 4") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
6 MIL POLY VAPOUR BARRIER
1 LAYER, 1.6mm (5/8") DRYWALL
- E3 EXTERIOR FROST WALL FOUNDATION**
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR)
DAMP-PROOFING
CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
- E4 EXTERIOR WALL (NON-LOADBEARING)**
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 x 140mm (2" x 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
12.7mm (1/2") PLYWOOD SHEATHING
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
EXTERIOR FINISH (REFER TO ELEVATION)
- E5 EXTERIOR WALL (NON-COMBUSTIBLE CONSTRUCTION) - 1 HR F.R.R.**
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
15.9mm (5/8") DENSGLASS FIREGUARD SHEATHING
STEEL STUD FRAMING - SEE STRUCTURAL
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER, 1.6mm (5/8") TYPE 'X' DRYWALL
- INTERIOR WALL TYPES**
- P1 INTERIOR SOUND RATED WALLS**
1 LAYER, 12.7mm (1/2") DRYWALL
38 x 140mm (2" x 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
1 LAYER, 12.7mm (1/2") DRYWALL
- P2 INTERIOR SOUND RATED PLUMBING WALLS**
1 LAYER, 12.7mm (1/2") DRYWALL
38 x 140mm (2" x 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER, 12.7mm (1/2") DRYWALL
NOTE:
USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL
BEHIND ALL BATHTUBS, TYP.
- P3 INTERIOR LOAD BEARING WALLS**
BC CODE 2018 WALL TYPE - W1b (SIM) - 45min F.R.R.
1 LAYER, 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 x 140mm (2" x 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 (R-20) ROCKWOOL BATT INSULATION WITH MASS OF 4.8kg/m² OR
150mm THICKNESS
1 LAYER, 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
- P4 RESIDENTIAL SUITE SEPARATION WALL - 1 HR F.R.R. (LOADBEARING)**
BC CODE 2018 WALL TYPE - W13a, STC 57 (STC 50 MIN)
1 LAYER, 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 x 140mm (2" x 6") WOOD STUDS SPACED AT 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
25mm (1") AIR SPACE
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
38mm x 89mm (2" x 4") WOOD STUDS SPACED AT 406mm O/C
1 LAYER, 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE:
STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE
ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
- P5 ROOF ATTIC SEPARATION WALL (LOADBEARING) - 1 HR F.R.R.**
BC CODE 2018 WALL TYPE - W1d
1 LAYER, 15.9mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O/C (DESIGNED BY MANUF.)
1 LAYER, 15.9mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE:
PROVIDE 38x140mm (2x4") WOOD BLOCKING AT DRYWALL JOINTS.
NOTE: USE 15.9mm (5/8") DENSGLASS FIREGUARD SHEATHING ON THE
EXTERIOR SIDES OF NORTH AND SOUTH WALLS
- P6 RESIDENTIAL SUITE SEPARATION WALL - 1 HR F.R.R. (NON-COMBUSTIBLE CONSTRUCTION)**
250mm (10") CAST-IN-PLACE CONCRETE WALL (SEE STRUCT.)
1 LAYER, 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
- TYPICAL FLOOR PLAN GENERAL NOTES:**
1. USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND BATHTUBS,
TYPICAL ON ALL RESIDENTIAL SUITES BATHROOMS / ENSUITES.
2. REQUIRE MIN. DOUBLE STUDS EA. SIDE OF ALL DOOR & WINDOW OPENINGS
UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING
REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
4. DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF CAST-IN PLACE
CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO
CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.

FLOOR TYPES

- F1 GARAGE & PATIO CONCRETE SLAB**
HYDROZO 100 SILANE SEALER @ 155ml/sqsm
CONCRETE SLAB ON GRADE - BROOM FINISH (SEE STRUCTURAL)
10 MIL PERMIATOR UNDER SLAB VAPOUR BARRIER
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID FOAM INSULATION SH 7.7
COMPACTED GRANULAR FILL MIN. (SEE STRUCT)
PREPARED SUB-BASE (SEE STRUCT)
NATIVE SOIL
- F2 2ND & 3RD LEVELS - WOOD FLOOR ASSEMBLY - 45MIN. F.R.R.**
BC CODE 2018 FLOOR TYPE - F22a
19mm (3/4") PLYWOOD TAG SHEATHING
9-1/2" TJI 230 WOOD JOIST @ 406mm (16") O/C - (SEE STRUCTURAL)
RSI 3.5 ROCKWOOL INSULATION (R-20) WITH A MINIMUM THICKNESS OF
90mm AND MINIMUM SURFACE AREA MASS OF 2.8 kg/m²
RESILIENT METAL CHANNELS SPACED AT 406mm O/C
RUN PERPENDICULAR TO FLOOR TRUSSES
2 LAYERS 1.6mm (5/8") TYPE 'X' DRYWALL - SPRAY-TEX
- NOTE: ADDITIONAL CONSTRUCTION OVER GARAGE FLOOR:
- 6 MIL POLY VAPOUR BARRIER (CAULK @ JOINTS)
- 38x140mm (2x6") STUD FRAMING @ 610 (24") O/C
- R20 BATT INSULATION
- 1 LAYER 12.7mm (1/2") FINISHED DRYWALL
- F3 2ND LEVEL - BALCONY / DECK AREAS**
TURDAK® WATERPROOF DECK MEMBRANE
19mm (3/4") PLYWOOD TAG SHEATHING
38x235mm (2x10") P.T. WOOD JOIST FRAMING @ 406mm (16") O/C
(SEE STRUCTURAL)
1 LAYER 12.7mm (1/2") DRYWALL - SPRAY-TEX
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
ALUMINUM - SOFFIT FINISH

FIRE SEPARATION LEGEND:

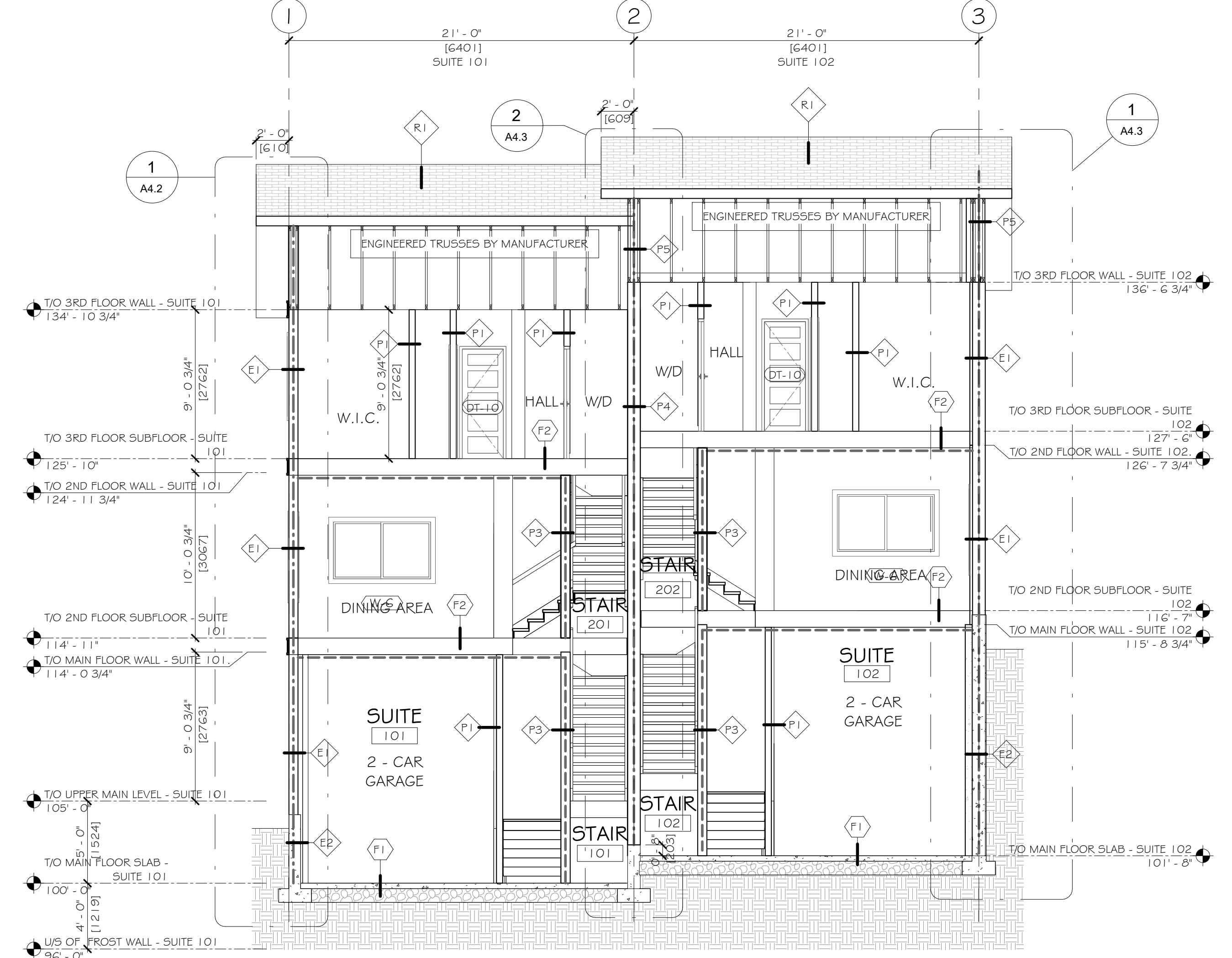


ROOF TYPES

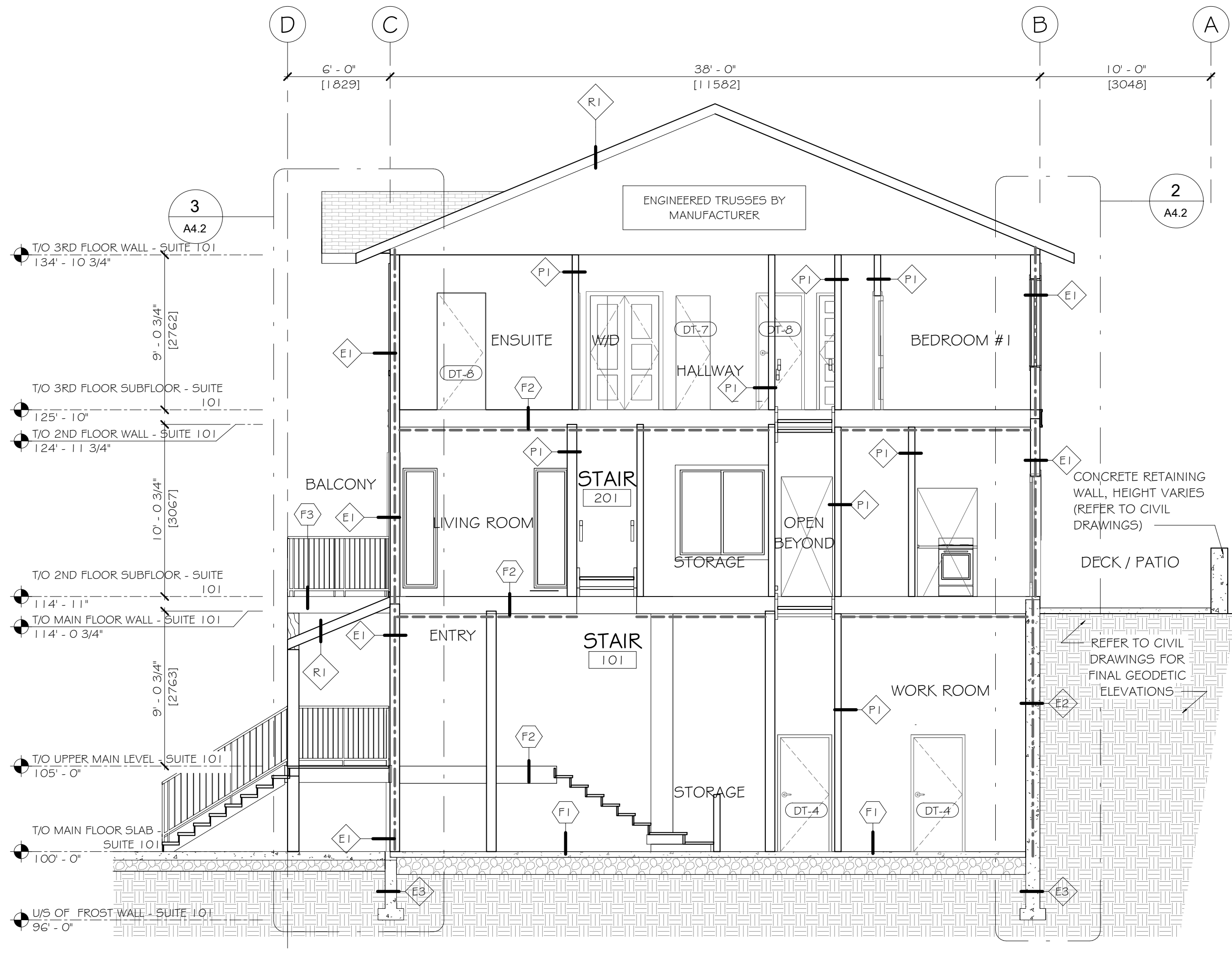
- R1 ROOF CONSTRUCTION**
35 YEAR ARCHITECTURAL ASPHALT SHINGLES
PRE-FIN ROOF VENTS AS REQUIRED BY TRUSS MANUFACTURER
1.1mm (7/16") OSB ROOF SHEATHING & H-CUPS
PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O/C
(DESIGNED BY TRUSS MANUF.)
INSULATION BAFFLES EACH TRUSS SPACE
R50 (RSI 8.75) BLOWN-IN LOOSE FILL INSULATION
6 mil POLY VAPOUR BARRIER
1 LAYER, 12mm.7 (1/2") DRYWALL - SPRAY-TEX

STAIR CONSTRUCTION

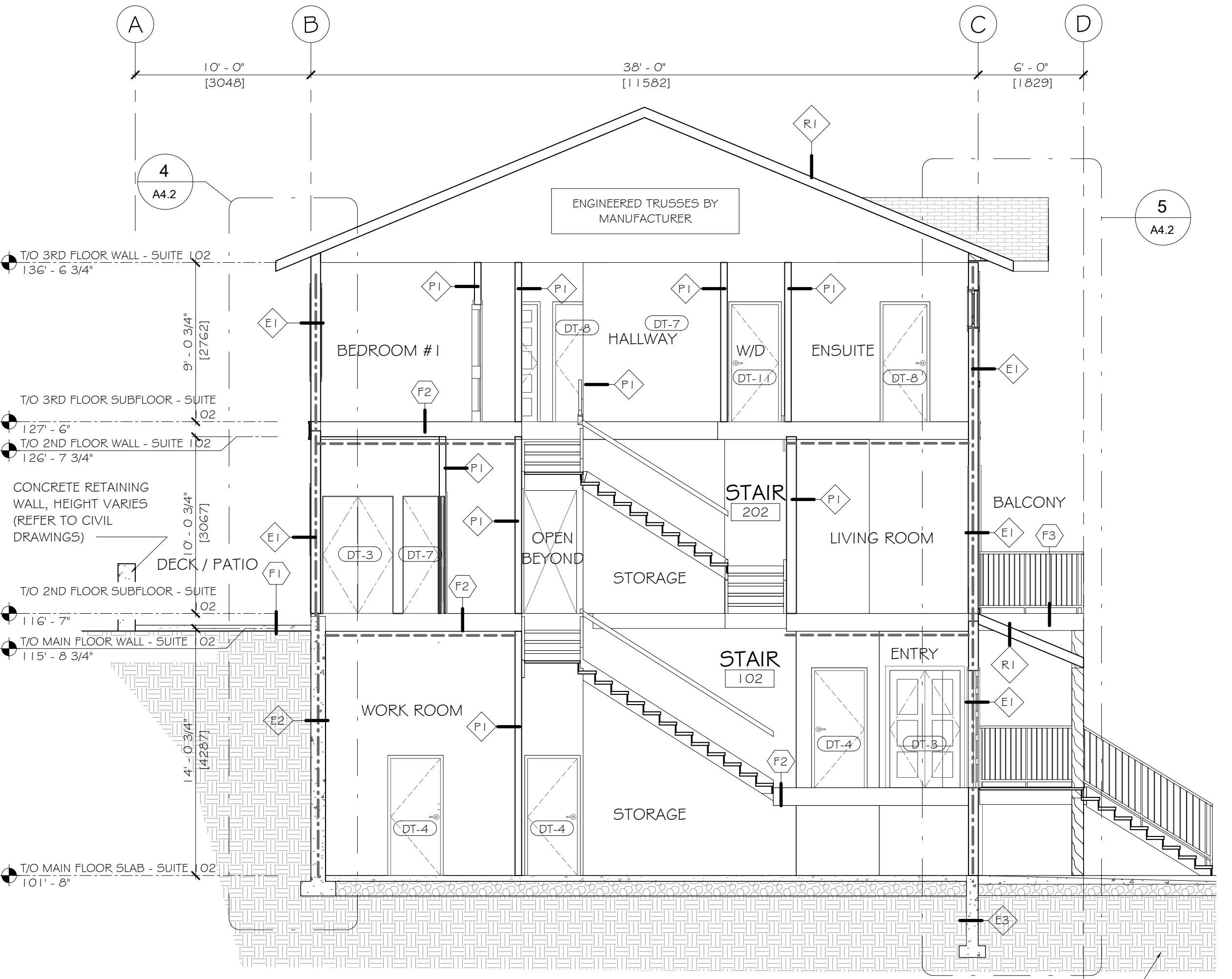
- S1 STAIR CONSTRUCTION**
2 LAYERS 19mm (3/4") STURDI-BOARD TREADS
CW 25mm (1") NOSING
12.7mm (1/2") PLYWOOD RISERS
38mm x 286mm (2" x 12") P.T. STRINGERS
- NOTE: (AS PER B.C. CODE 3.4.6.1)
FINISH: SLIP RESISTANT LANDING & THREADS
RUN: 1" (25mm) MINIMUM
RISE: 7" (180mm) MAXIMUM



BUILDING SECTION #1 - SUITES 101-102
1/316" = 1'-0"



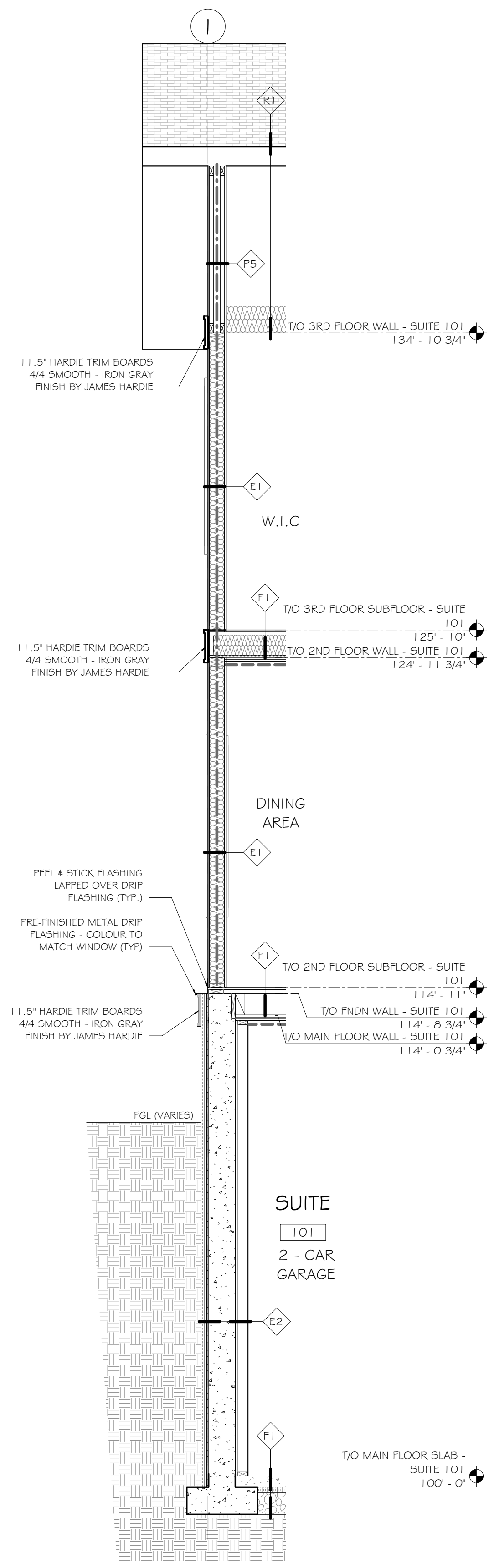
BUILDING SECTION #2 - SUITE 101
2/316" = 1'-0"



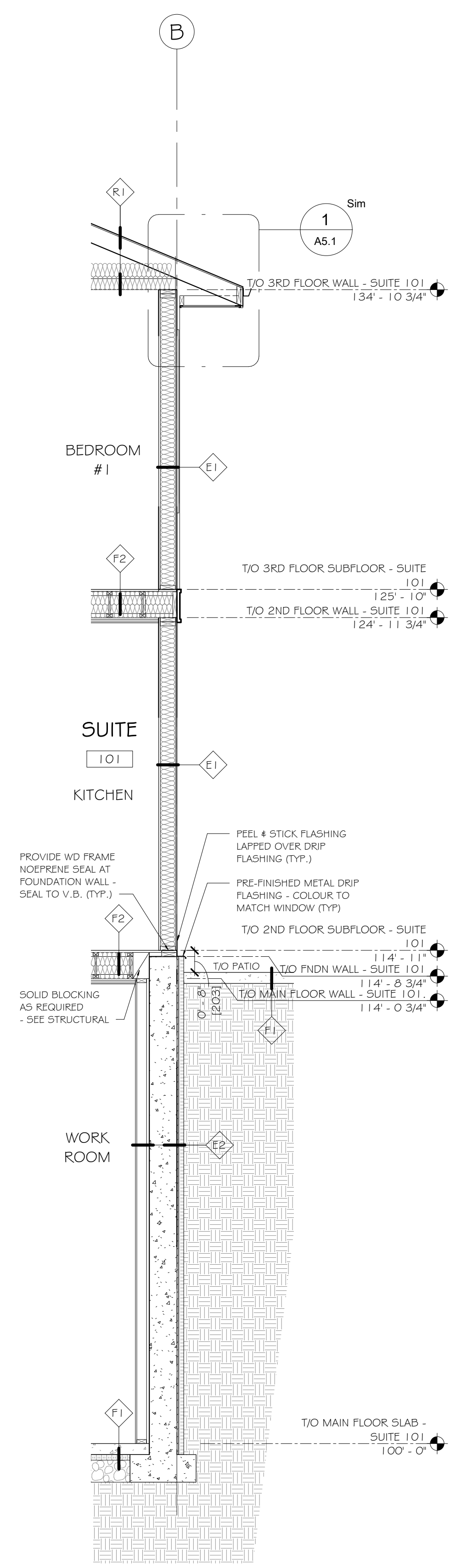
BUILDING SECTION #3 - SUITE 102
3/316" = 1'-0"

KIRK BANADYGA ARCHITECT INC.
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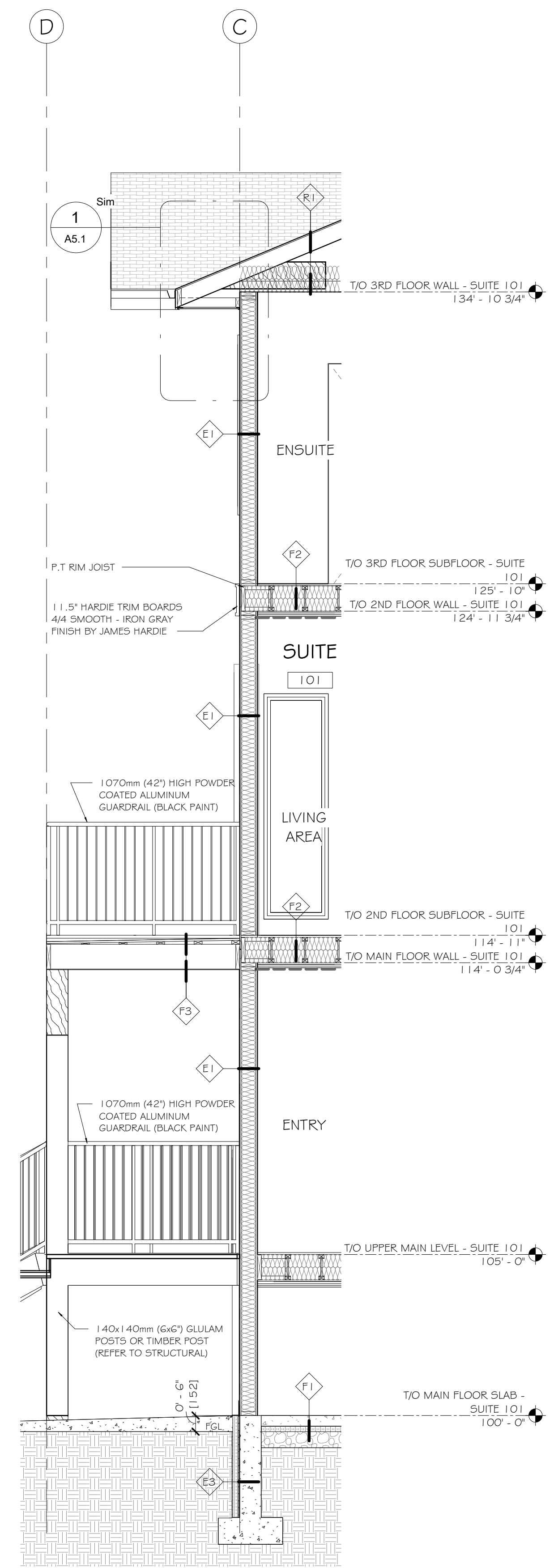
1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020
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PROJECT		
DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING BUILDING SECTIONS		
SCALE As indicated		
DESIGN	• KBA	
DRAWN	• KTA	
DATE	• MAY 20, 2020	
PROJECT	• (B0425)	
SHEET NO.	ISSUE / REV. #	
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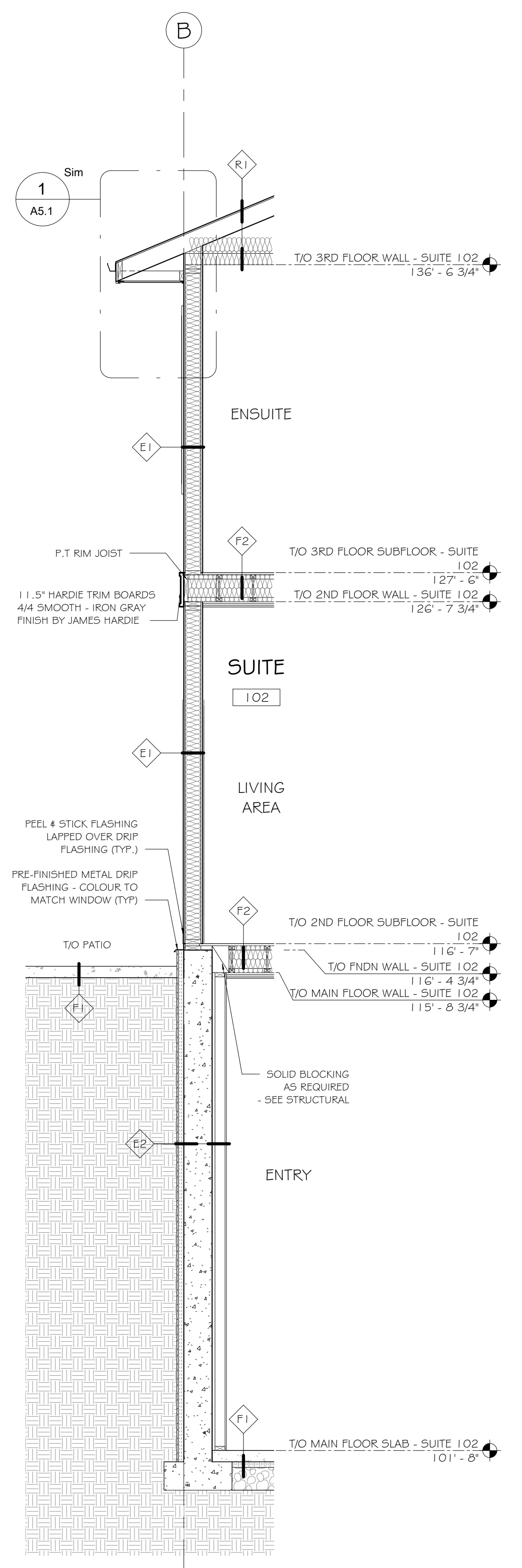
SUITE 101 WALL SECTION #1
3/8" = 1'-0"



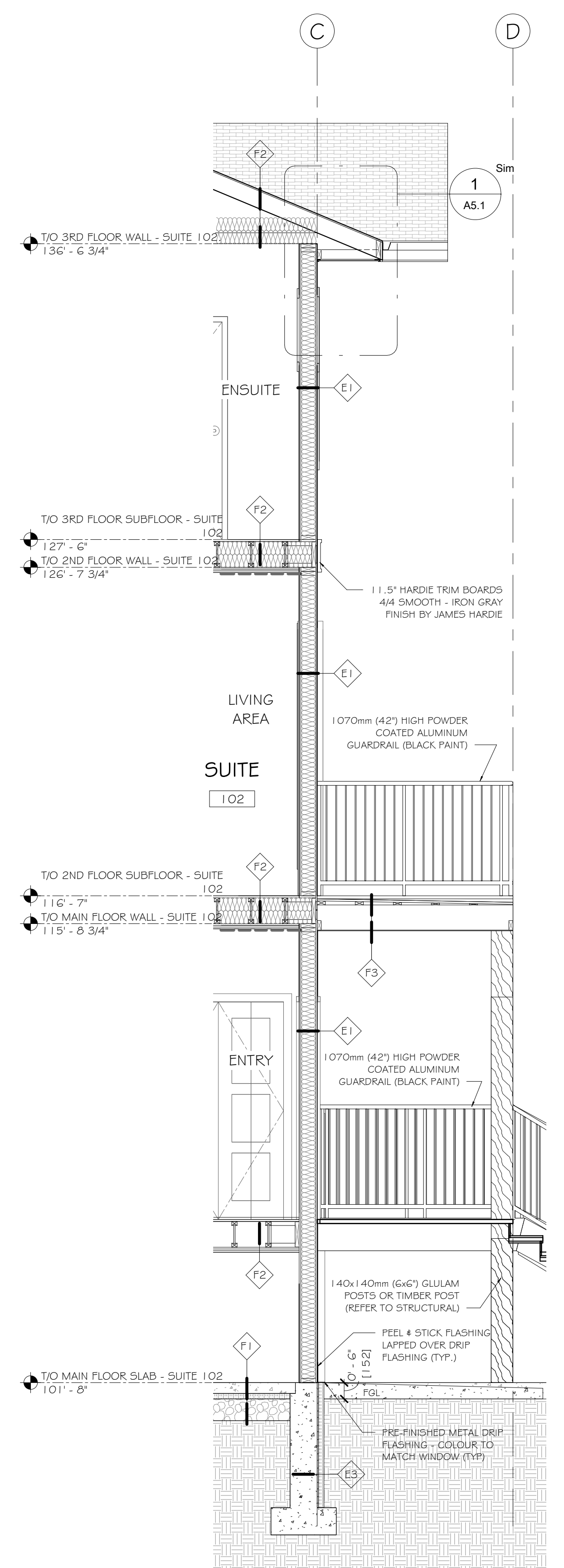
SUITE 101 WALL SECTION #2
3/8" = 1'-0"



SUITE 101 WALL SECTION #3
3/8" = 1'-0"

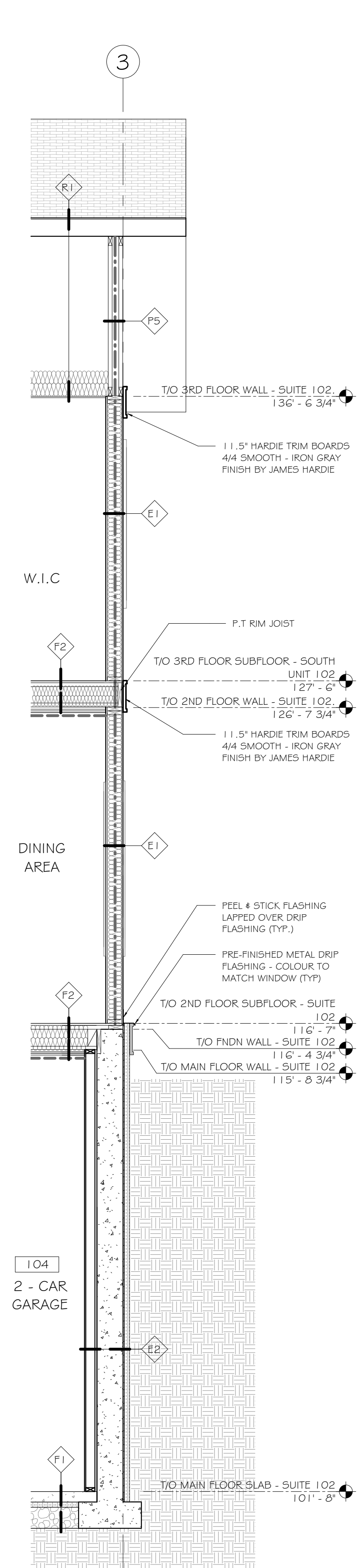


SUITE 102 WALL SECTION #1
3/8" = 1'-0"

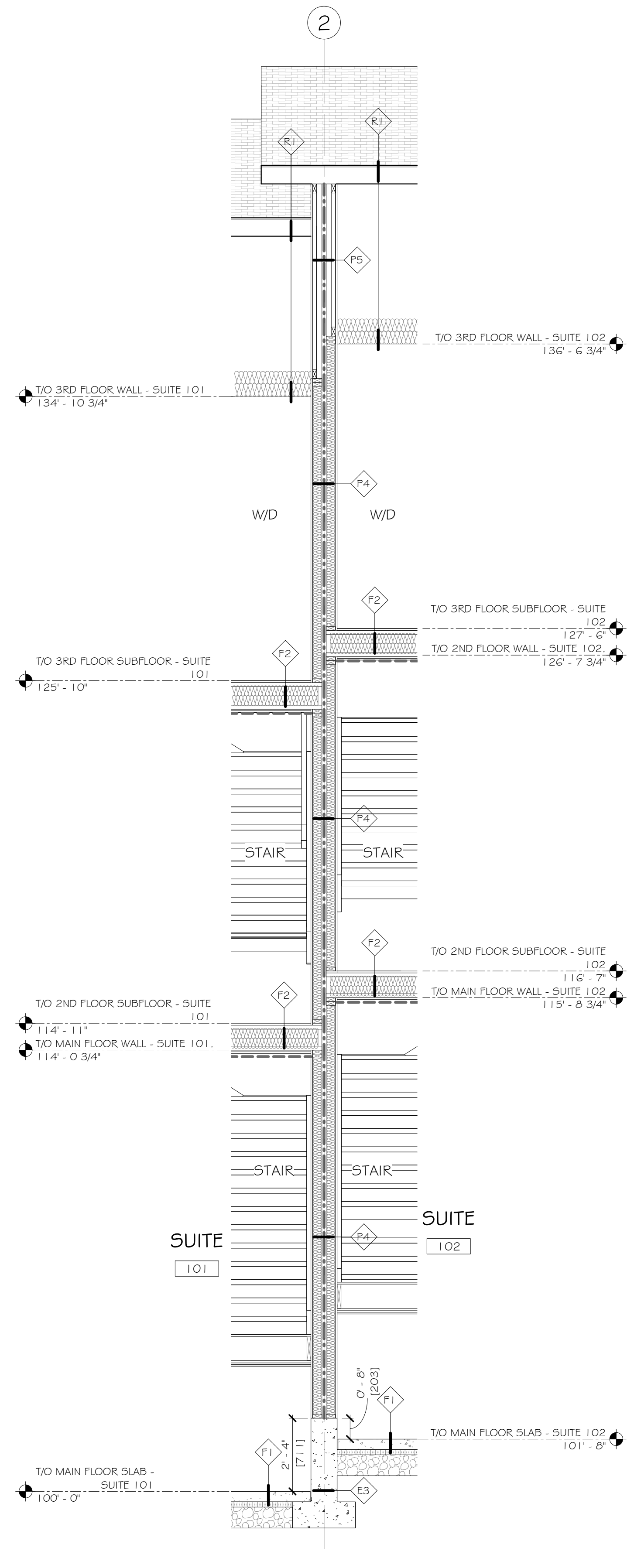


SUITE 102 WALL SECTION #2
3/8" = 1'-0"

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DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
WALL SECTIONS		
SCALE		
3/8" = 1'-0"		
DESIGN	KBA	
DRAWN	KTA	
DATE	MAY 20, 2020	
PROJECT	180425	
SHEET NO.	ISSUE / REV. #	
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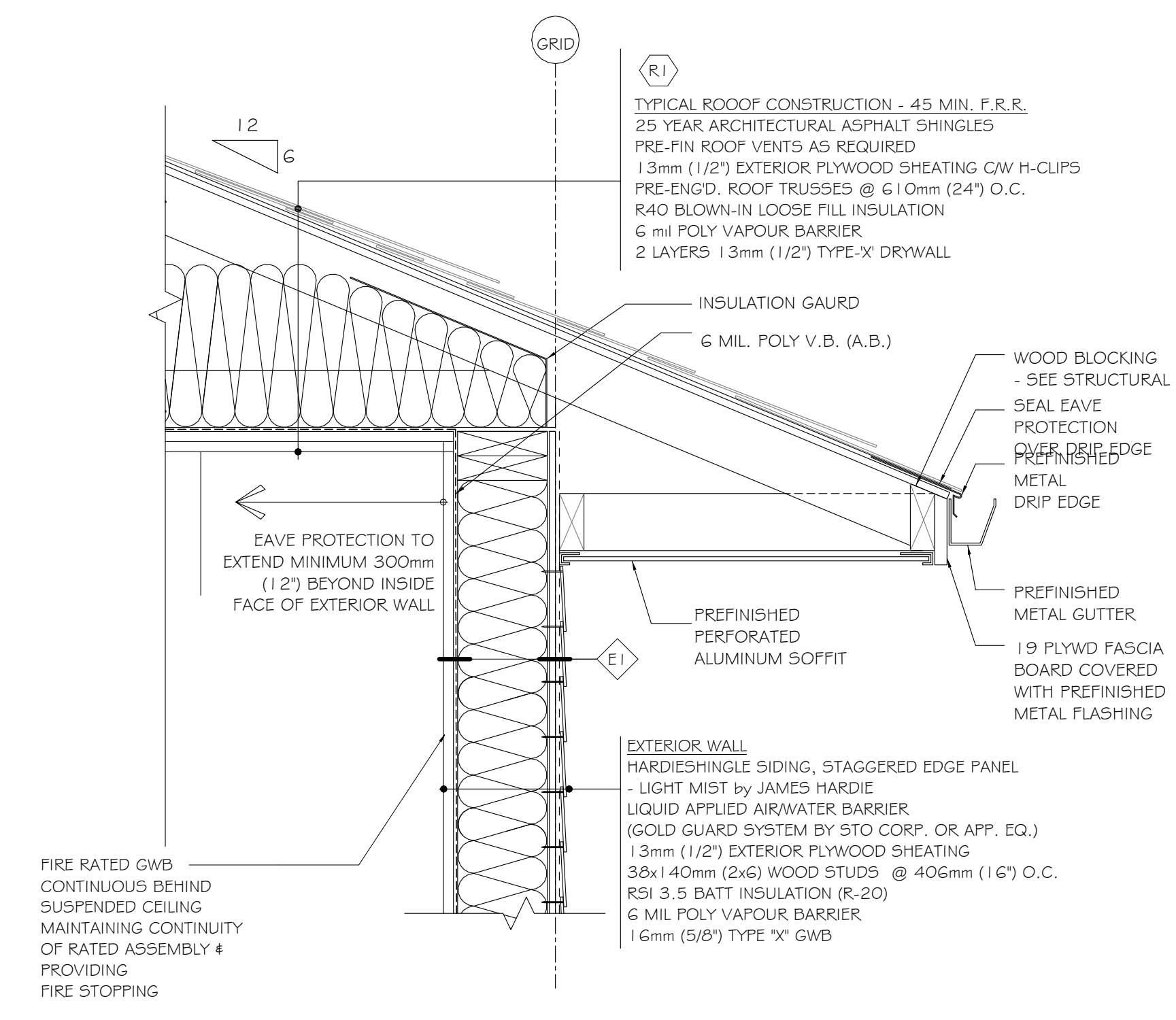


SUITE 102 WALL
SECTION #3
A4.3 3/8" = 1'-0"

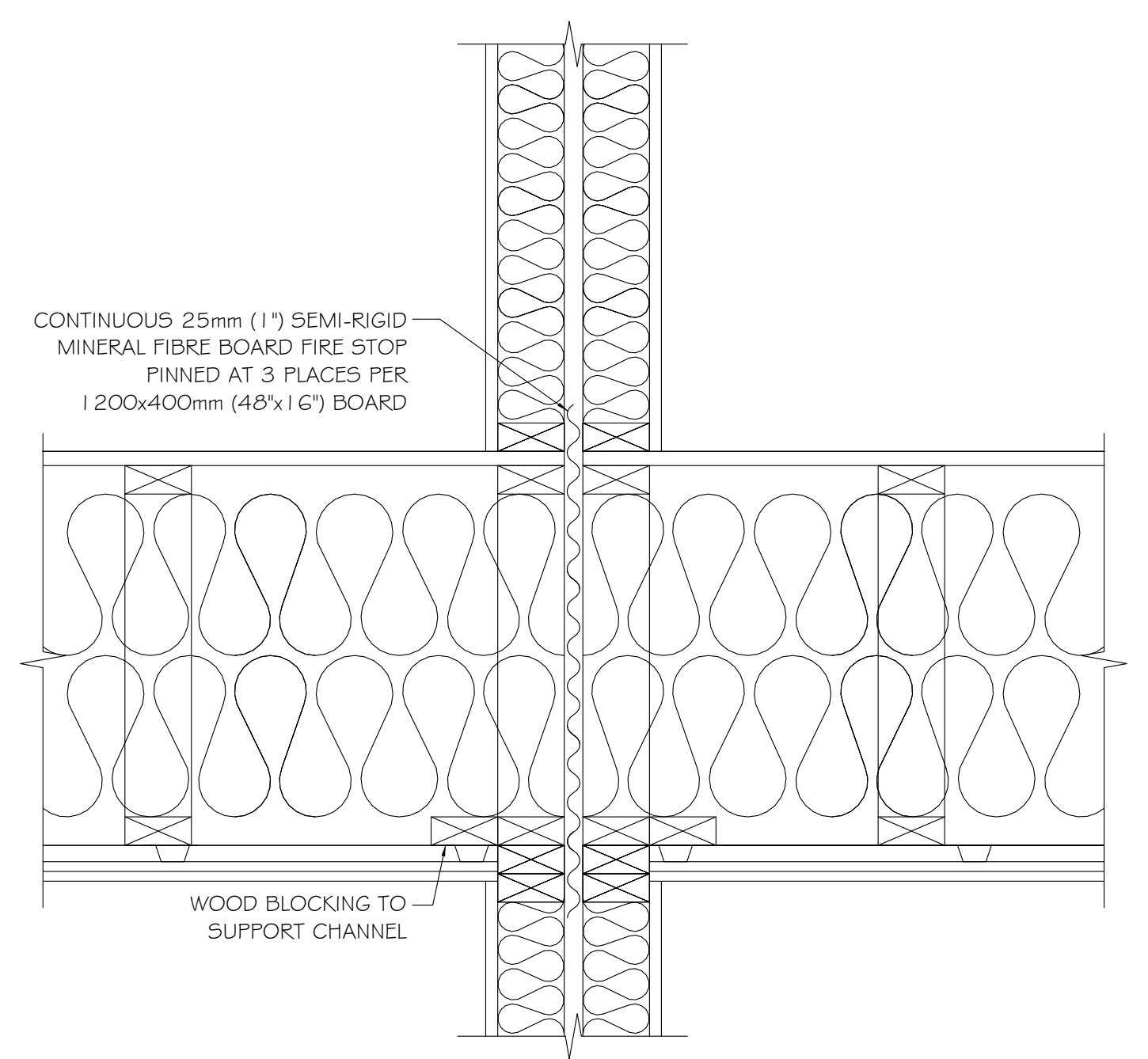


SUITE 101-102
WALL SECTION
A4.3 3/8" = 1'-0"

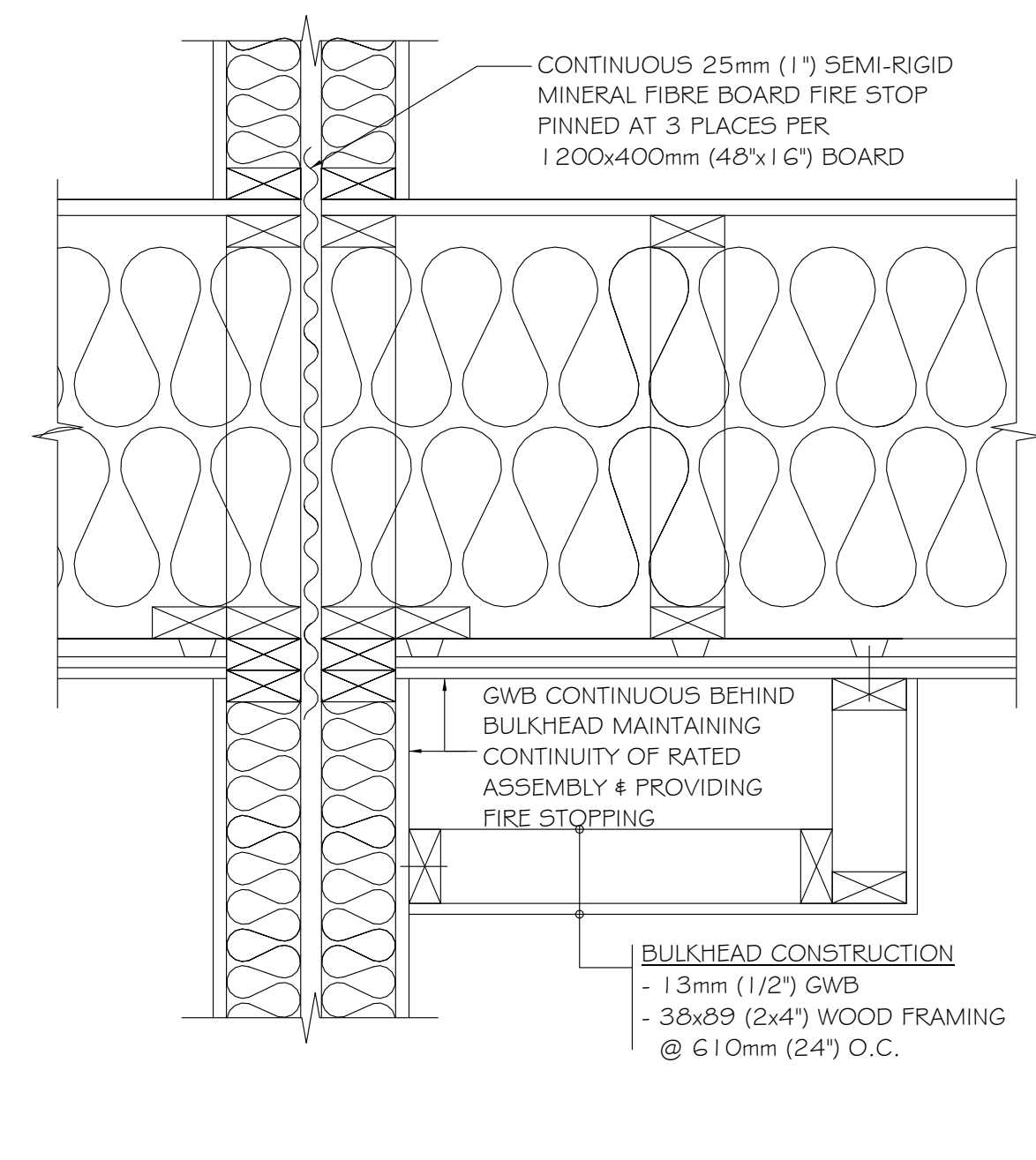
1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020
ISSUE NO.	ISSUED FOR / REVISED/ PLOTTED	DATE
PROJECT		
DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT #1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
WALL SECTIONS		
SCALE		
3/8" = 1'-0"		
DESIGN	• KBA	
DRAWN	• KTA	
DATE	• MAY 20, 2020	
PROJECT	• 180425	
SHEET NO.	ISSUE / REV. #	
A4.3	1	



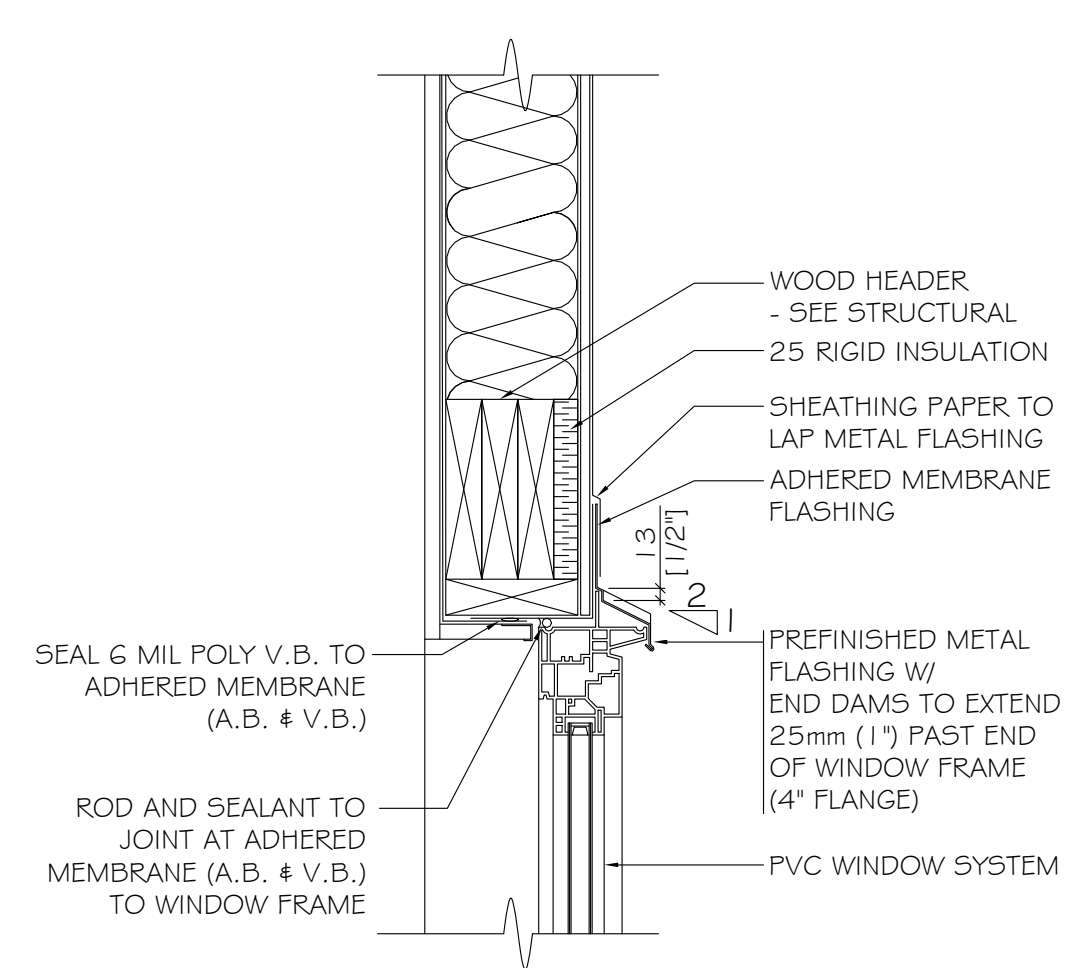
1 ROOF EAVE DETAIL
 A5.1 1 1/2" = 1'-0"



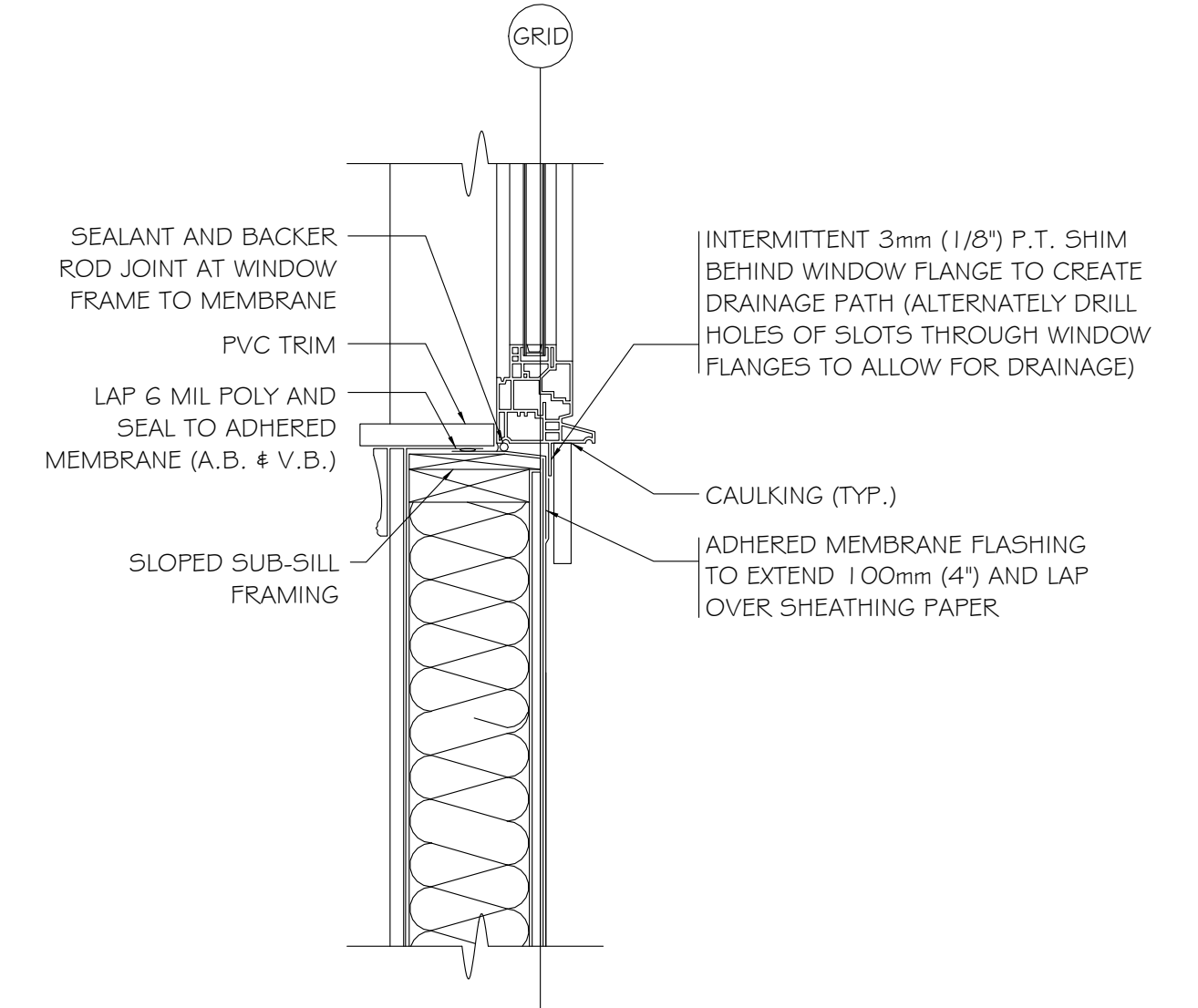
2 FIRE STOPPING DETAIL
 A5.1 1 1/2" = 1'-0"



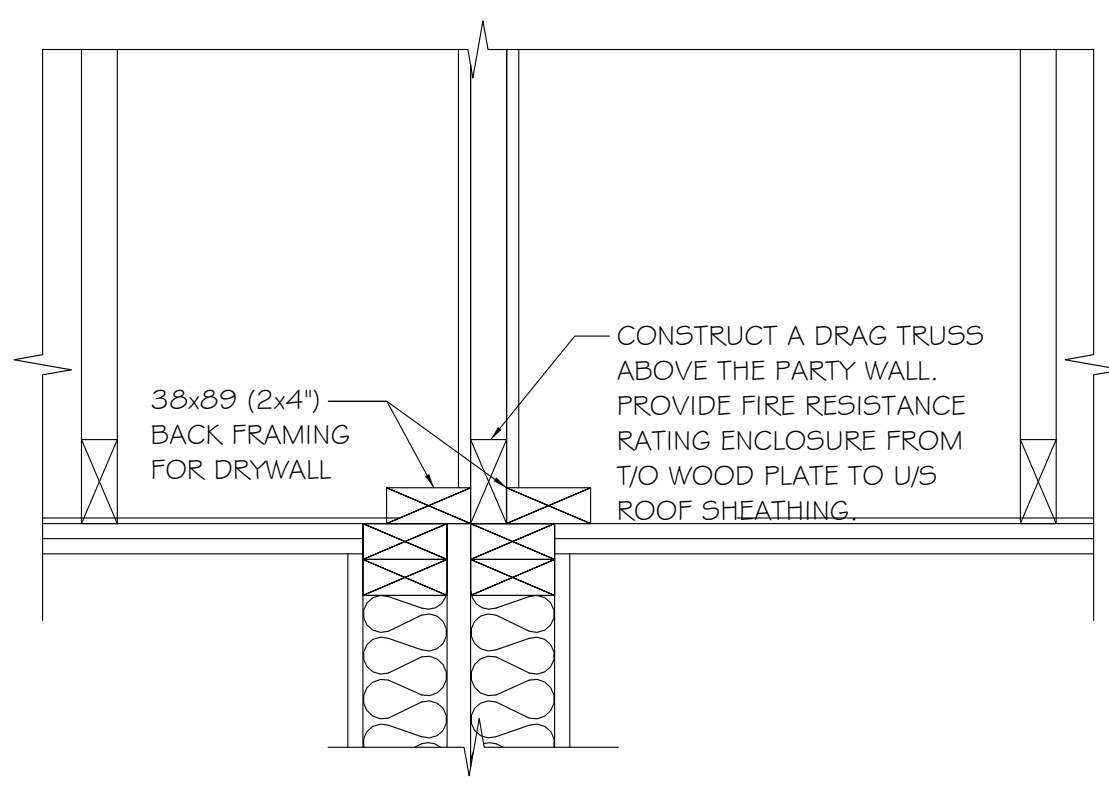
3 FIRE STOP BULKHEAD
 A5.1 1 1/2" = 1'-0"



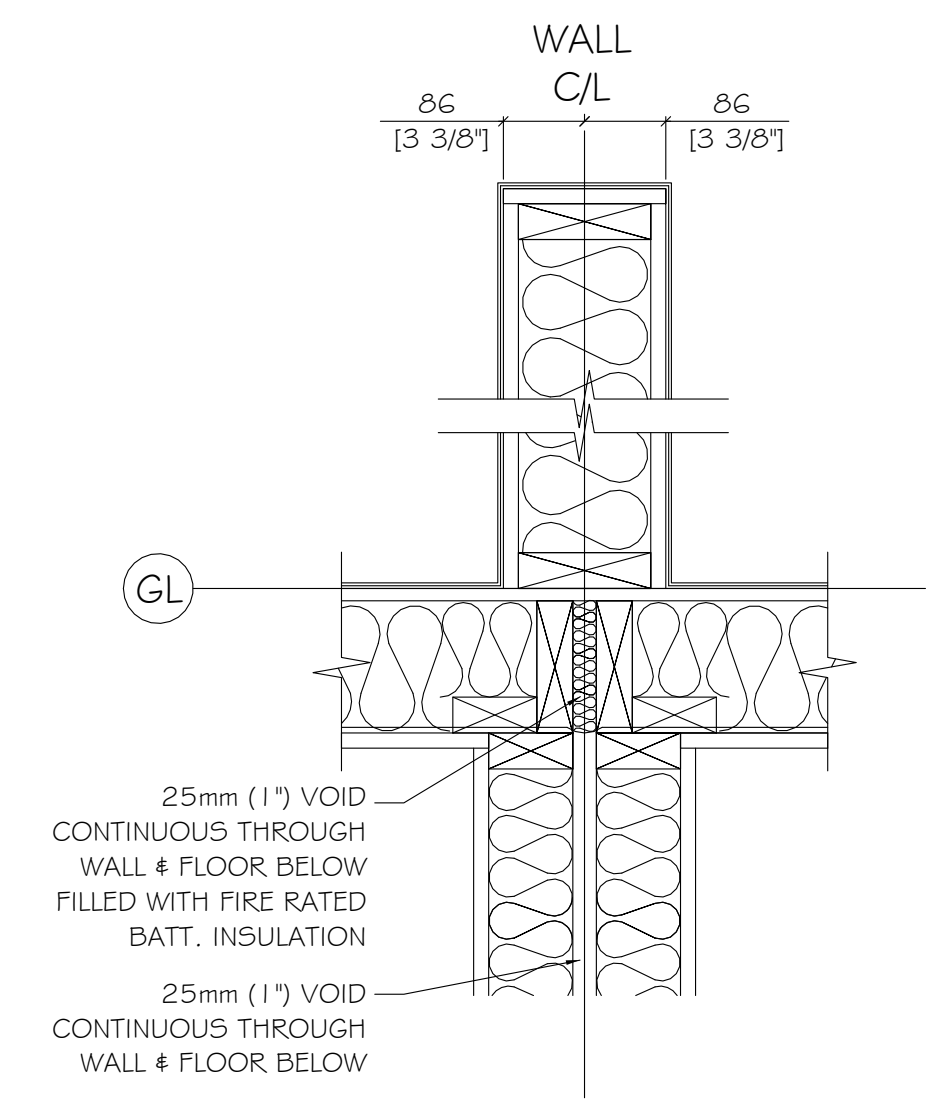
4 WINDOW HEADER
 A5.1 1 1/2" = 1'-0"



5 WINDOW SILL
 A5.1 1 1/2" = 1'-0"



6 ATTIC SEPARATION
 A5.1 1 1/2" = 1'-0"



7 FIRE STOP EXTERIOR WALL
 A5.1 1 1/2" = 1'-0"

1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020
ISSUE NO.	ISSUED FOR / REVISED/ PLOTTED	DATE

PROJECT
 DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

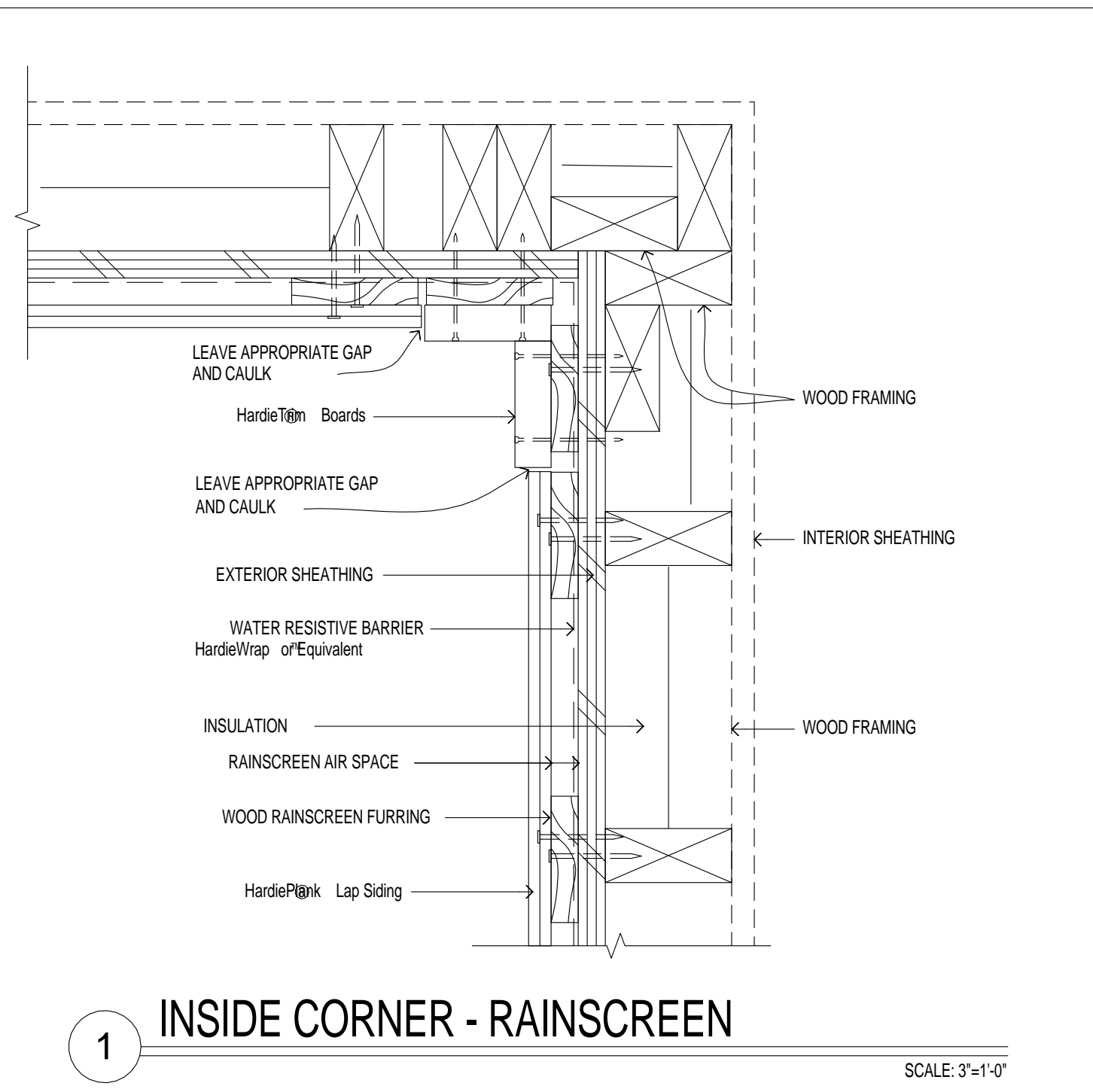
DRAWING
 WALL DETAILS

SCALE
 1 1/2" = 1'-0"

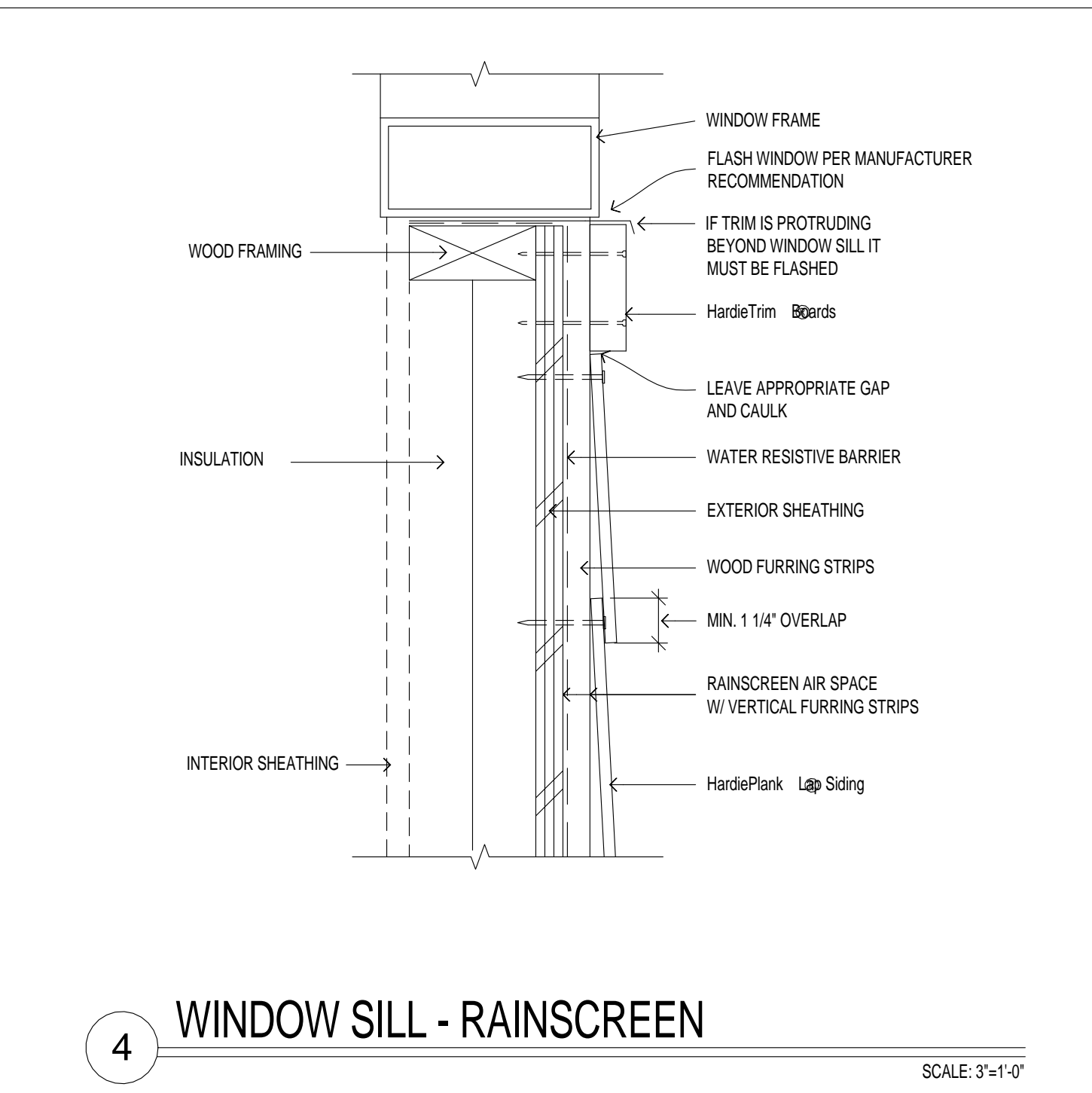
DESIGN • KBA
 DRAWN • KTA
 DATE • MAY 20, 2020
 PROJECT • 180425

SHEET NO. • ISSUE / REV. #

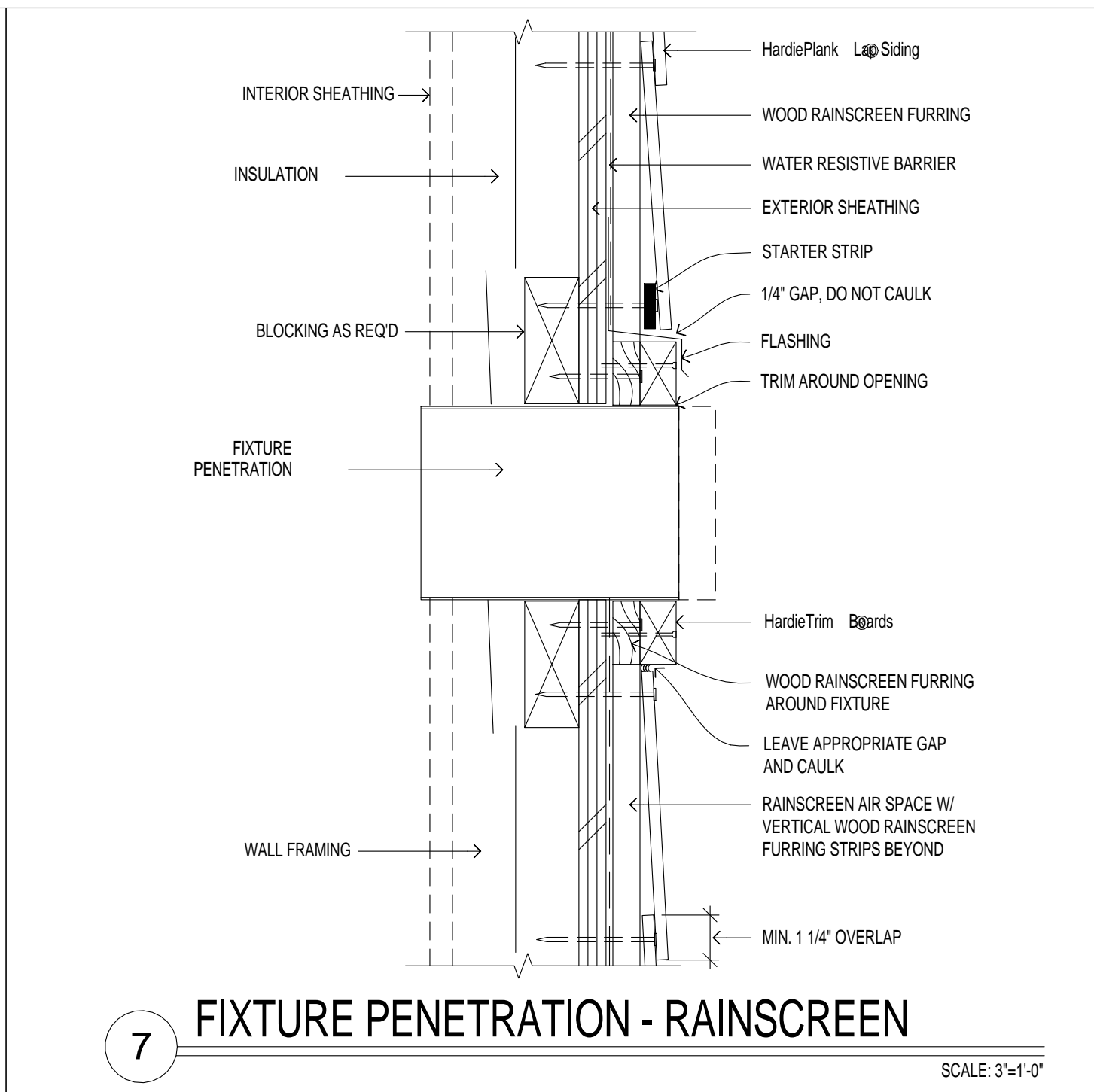
A5.1 | 1



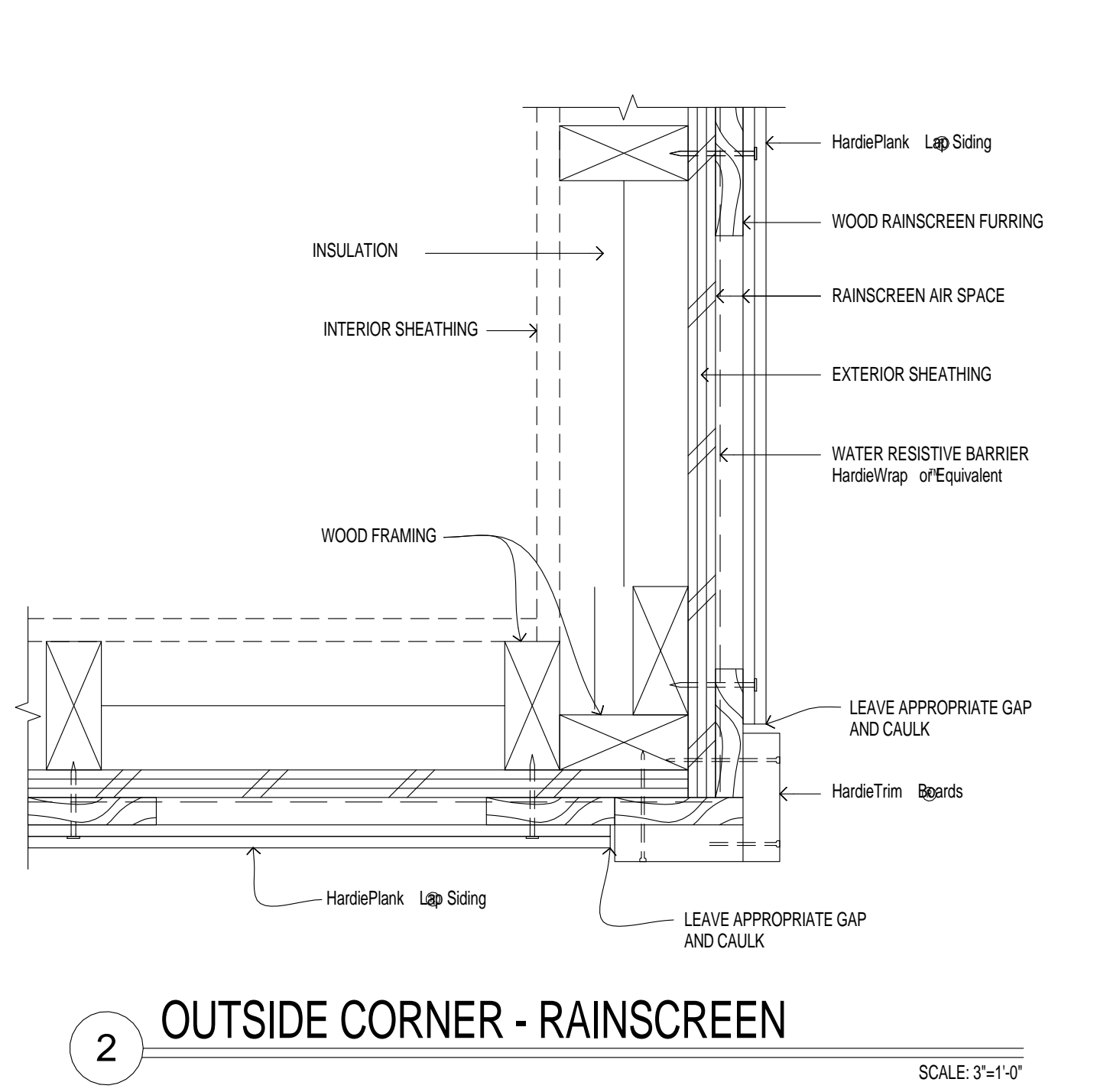
1 INSIDE CORNER - RAINSCREEN
SCALE: 3/4"=1'-0"



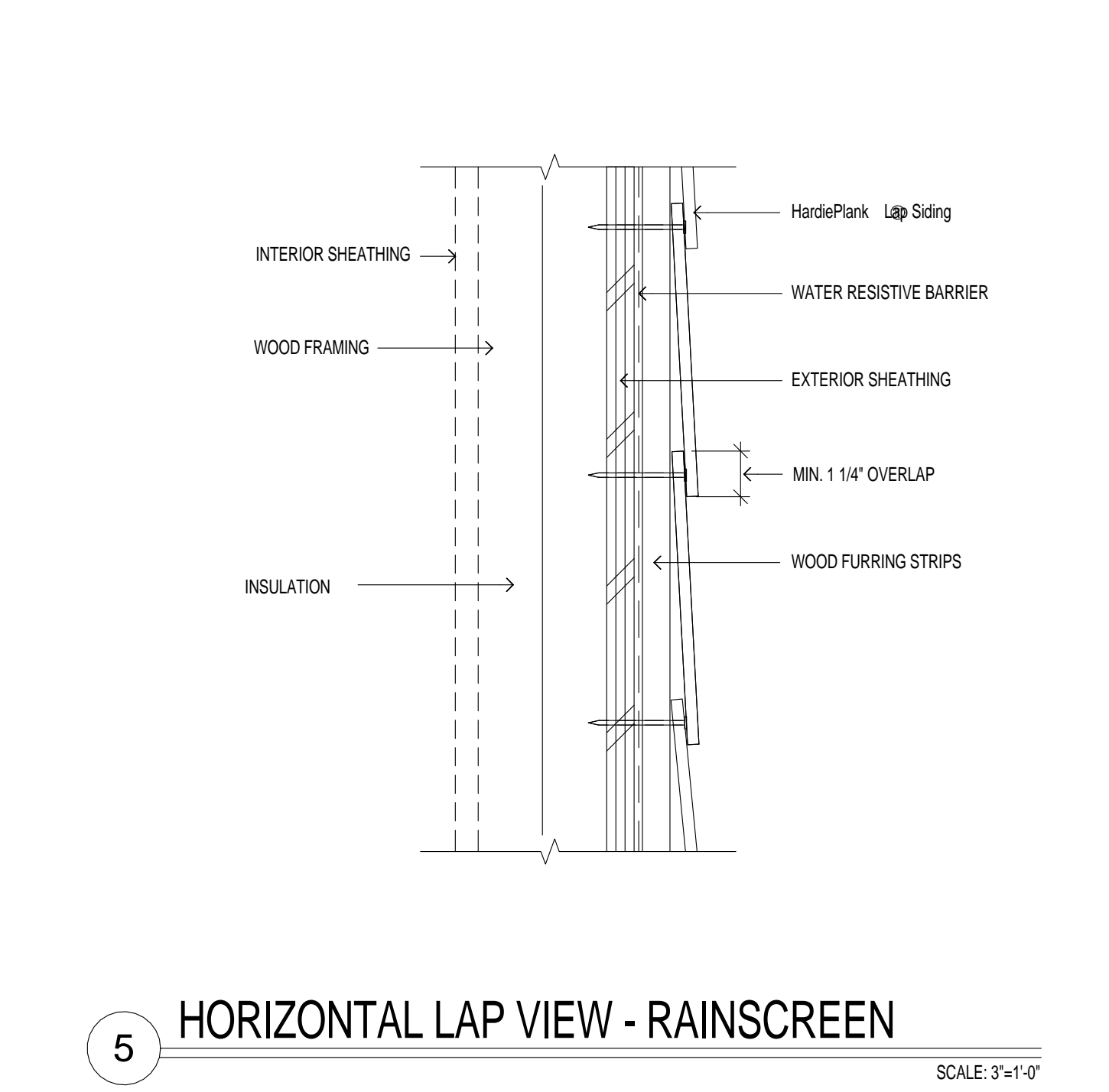
4 WINDOW SILL - RAINSCREEN
SCALE: 3/4"=1'-0"



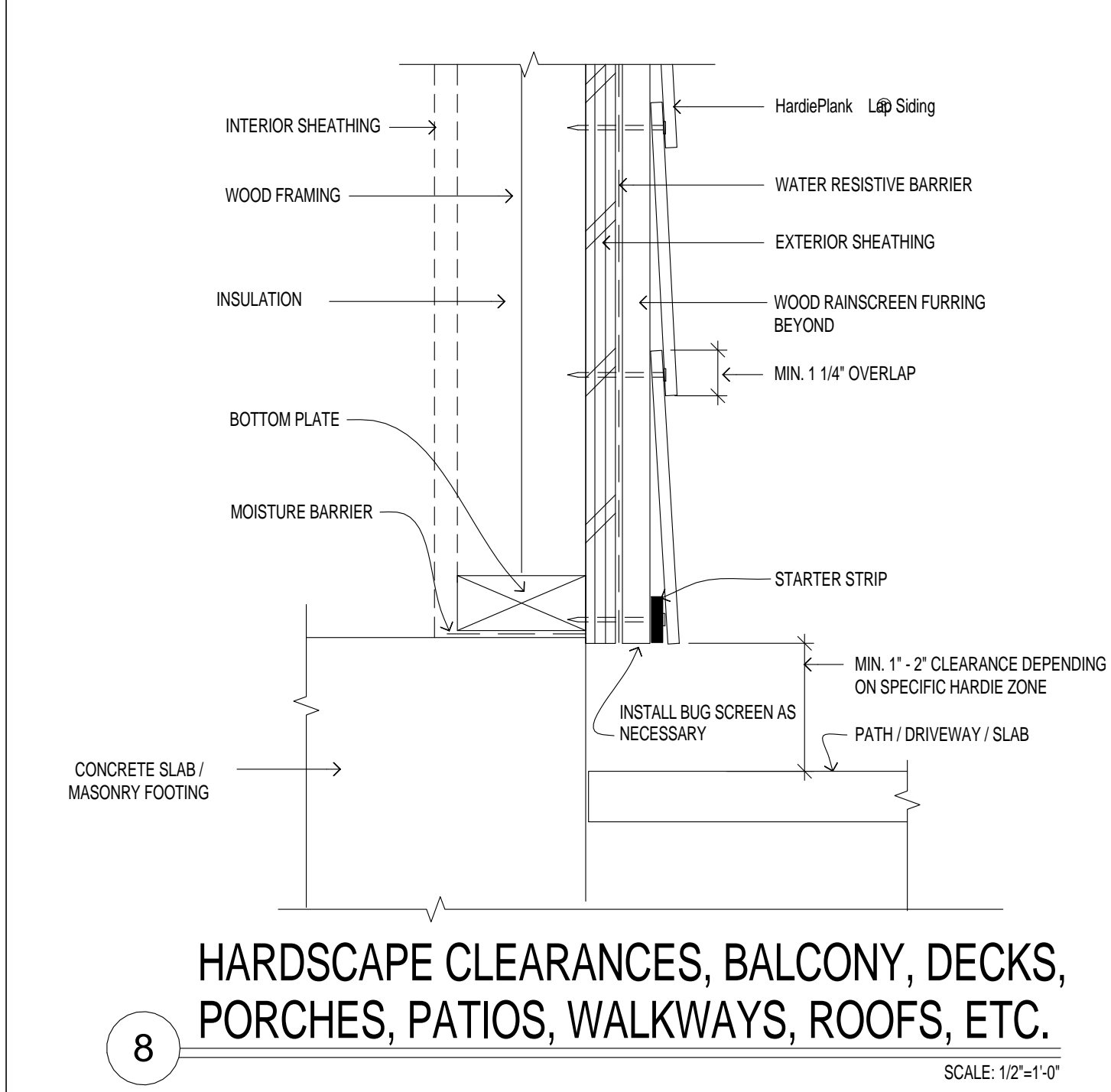
7 FIXTURE PENETRATION - RAINSCREEN
SCALE: 3/4"=1'-0"



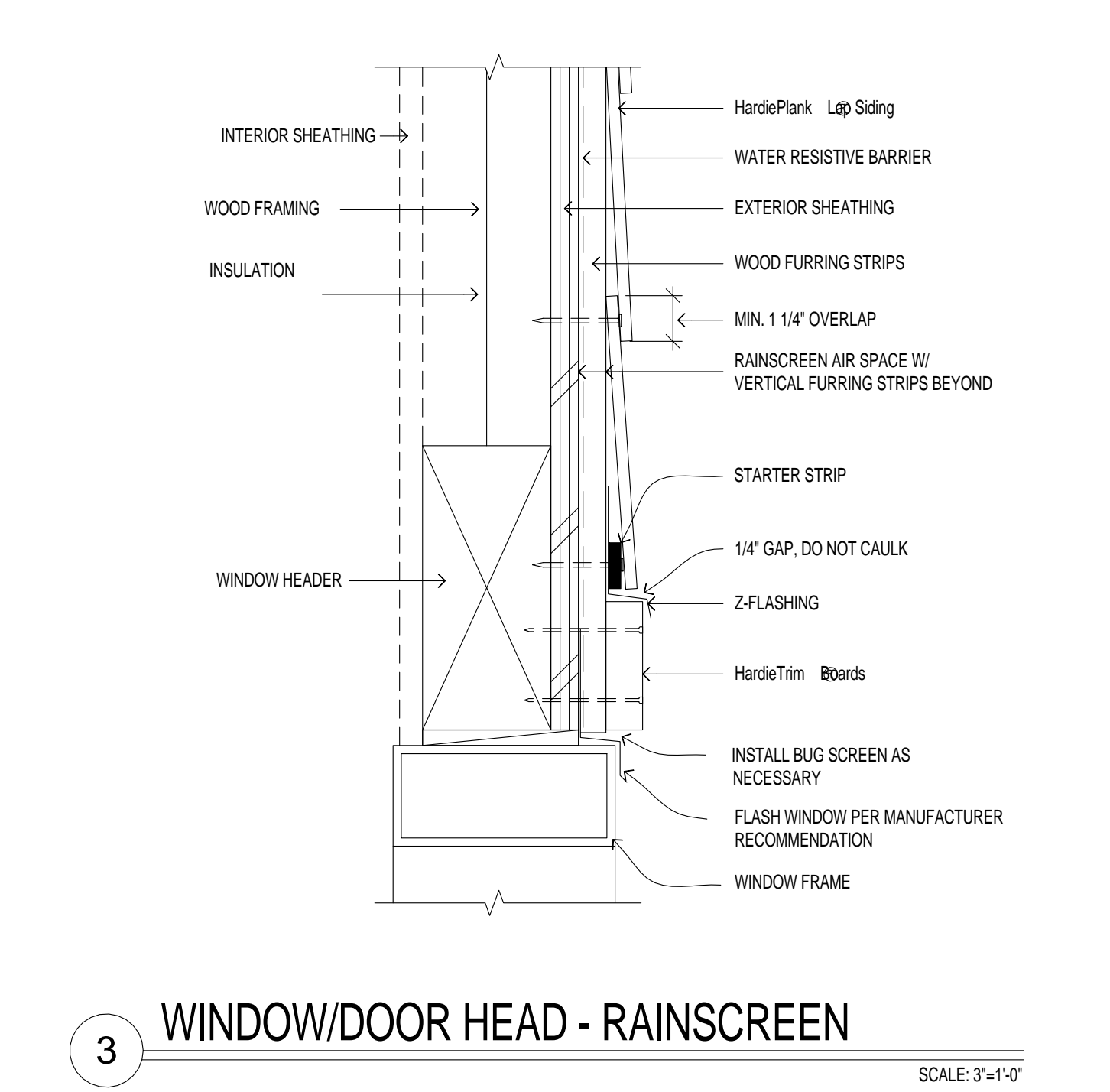
2 OUTSIDE CORNER - RAINSCREEN
SCALE: 3/4"=1'-0"



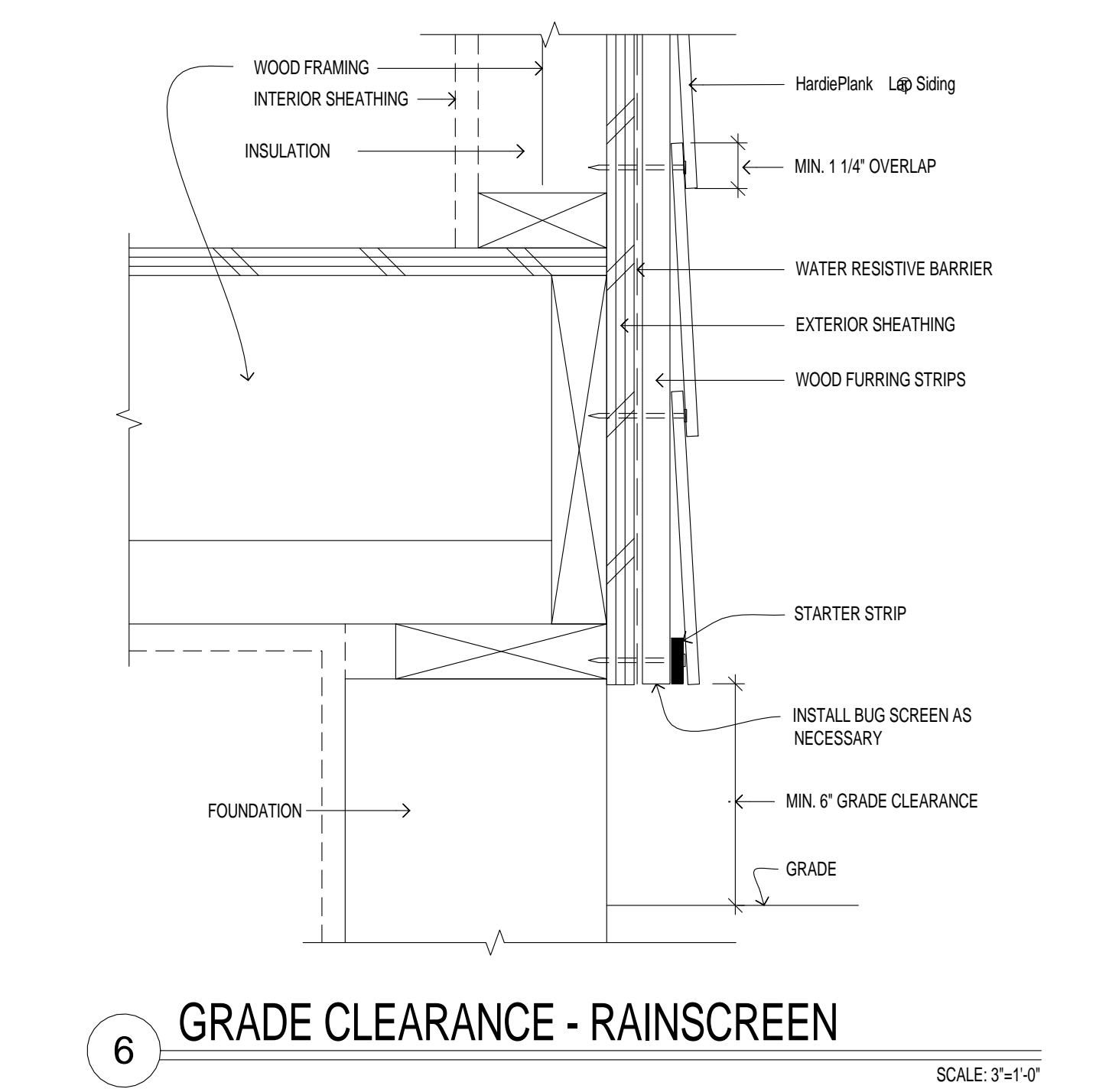
5 HORIZONTAL LAP VIEW - RAINSCREEN
SCALE: 3/4"=1'-0"



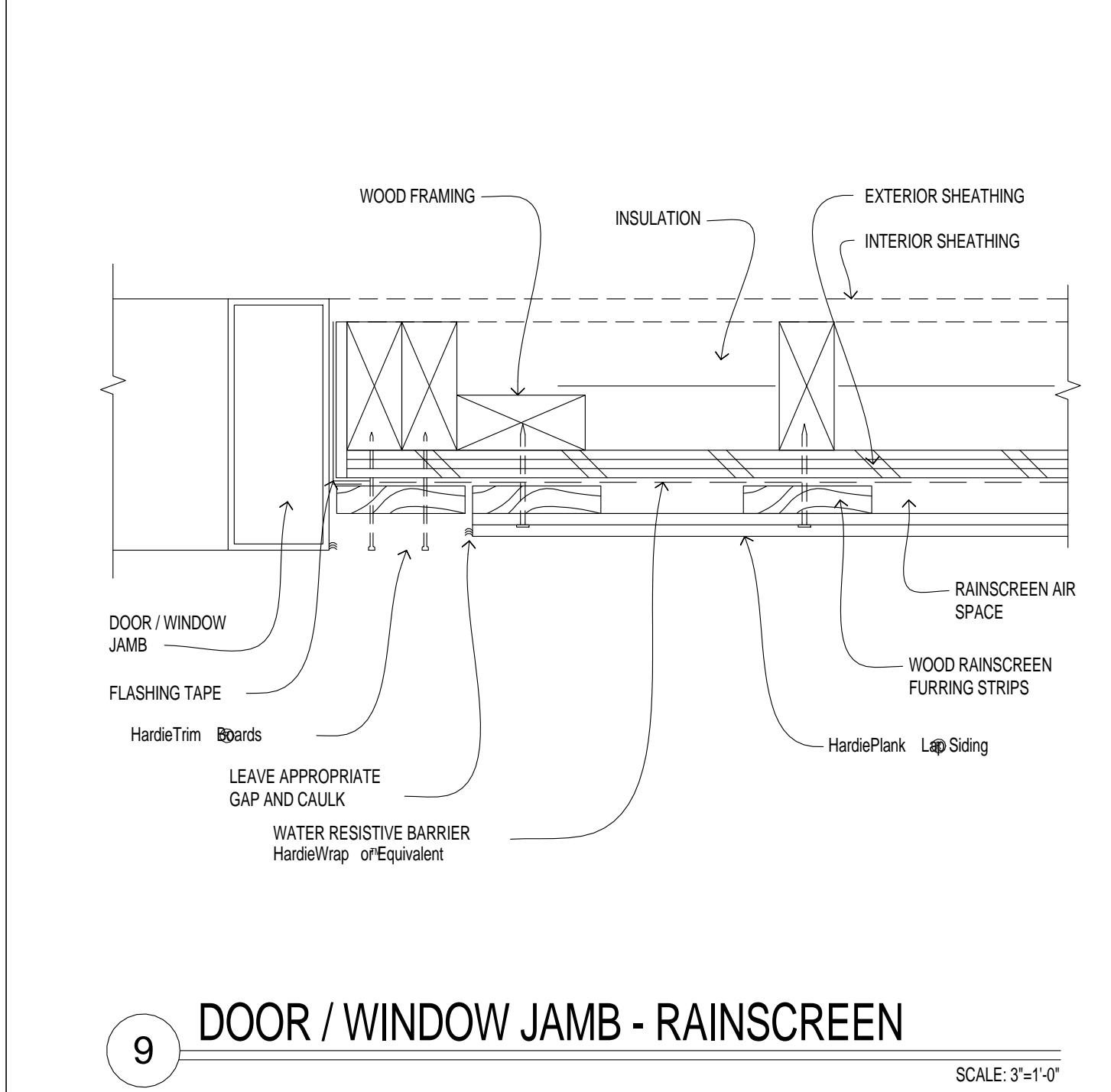
8 HARDSCAPE CLEARANCES, BALCONY, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
SCALE: 1/2"=1'-0"



3 WINDOW/DOOR HEAD - RAINSCREEN
SCALE: 3/4"=1'-0"

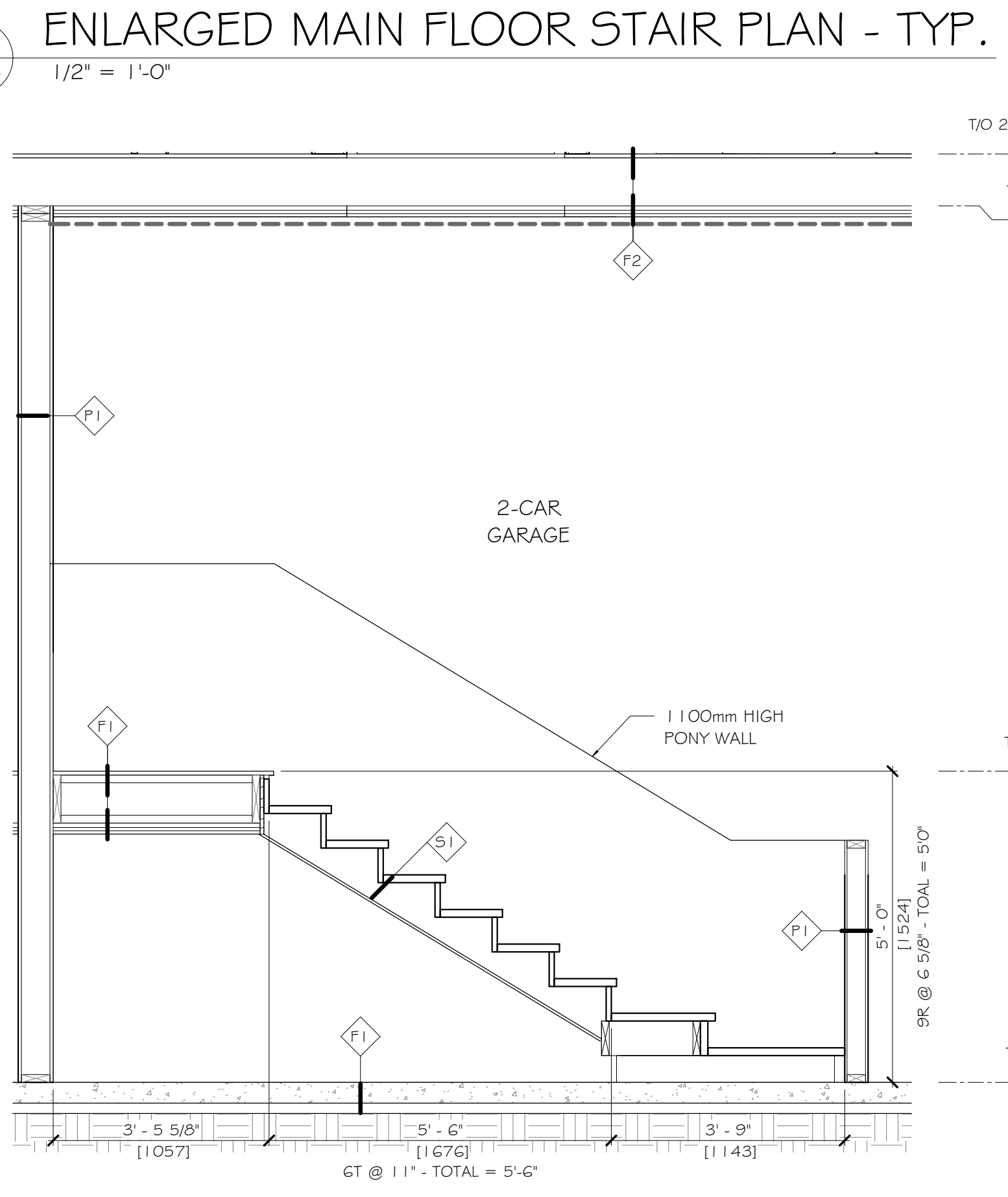
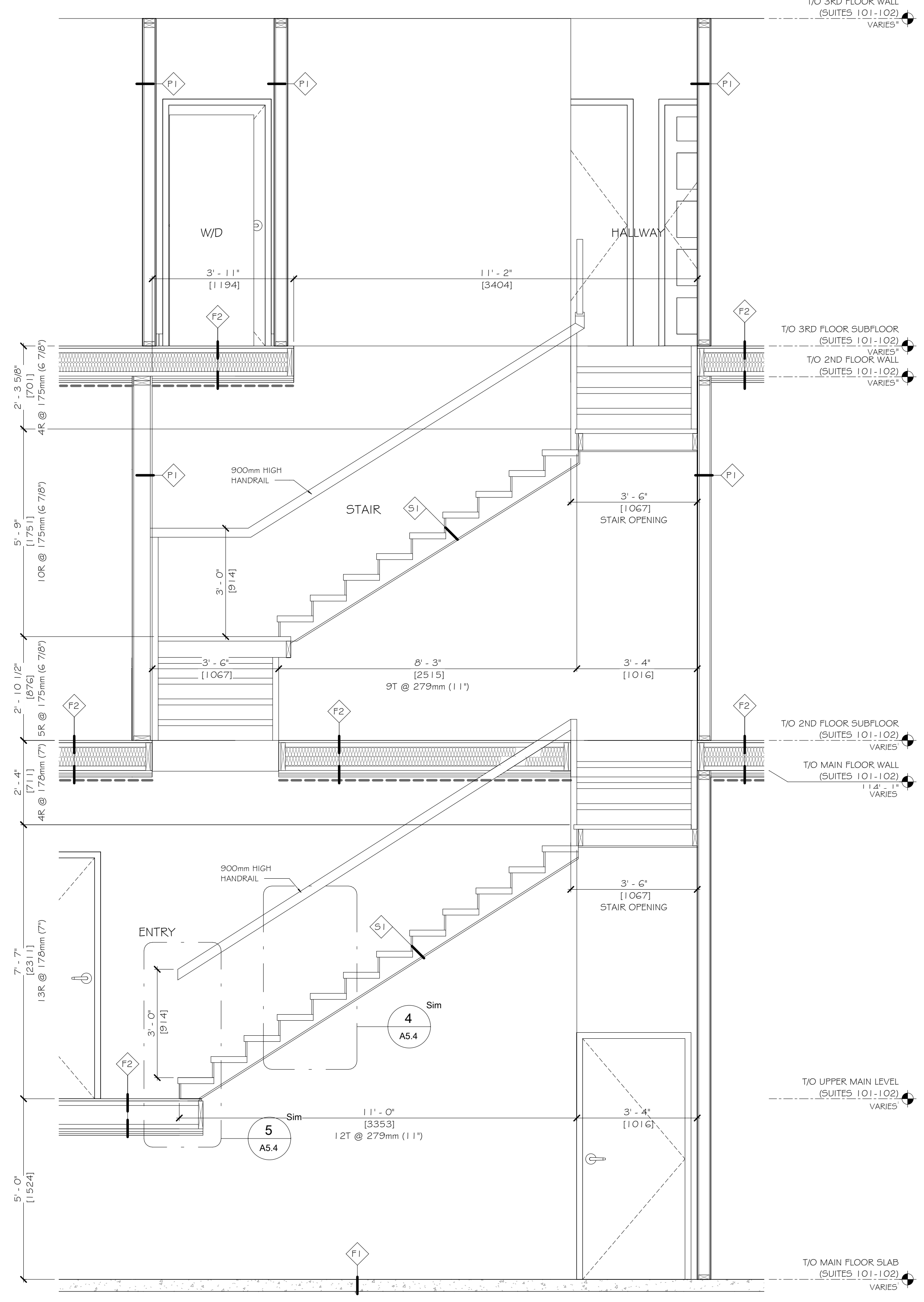
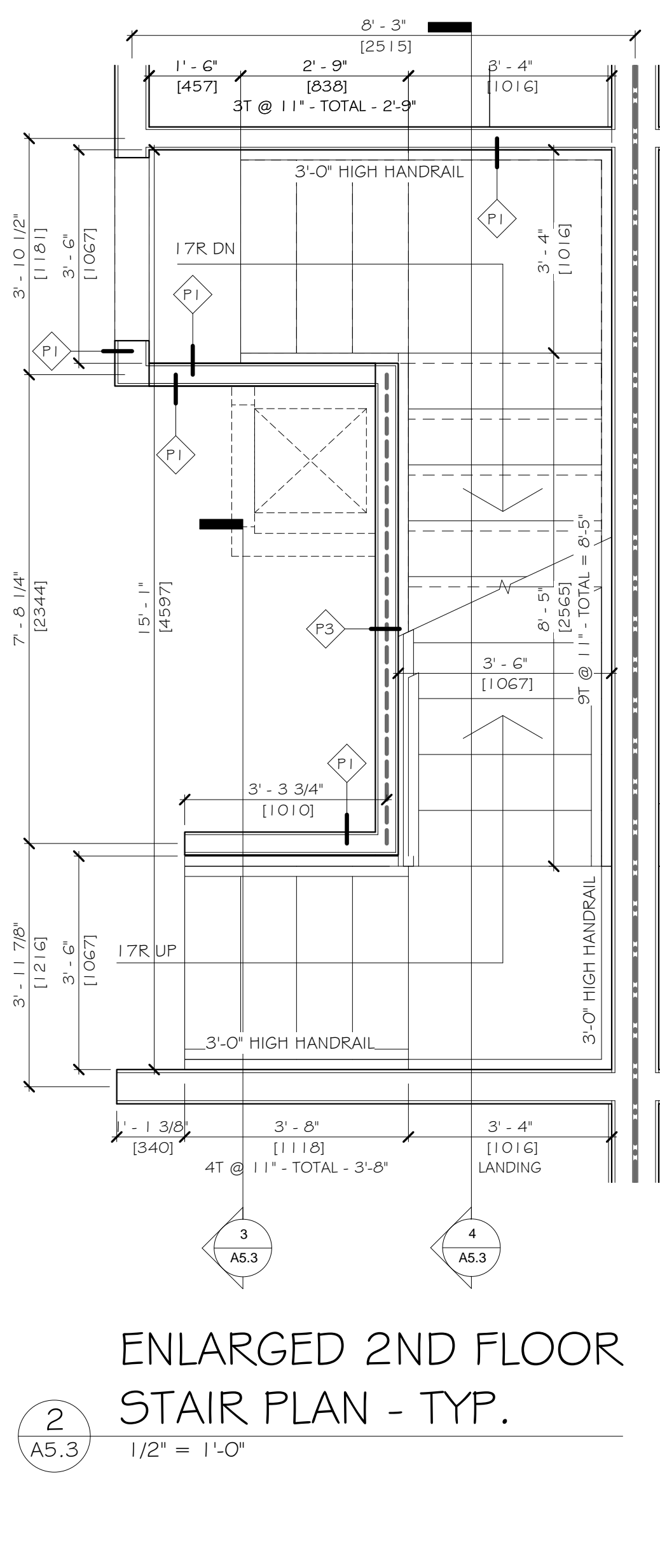
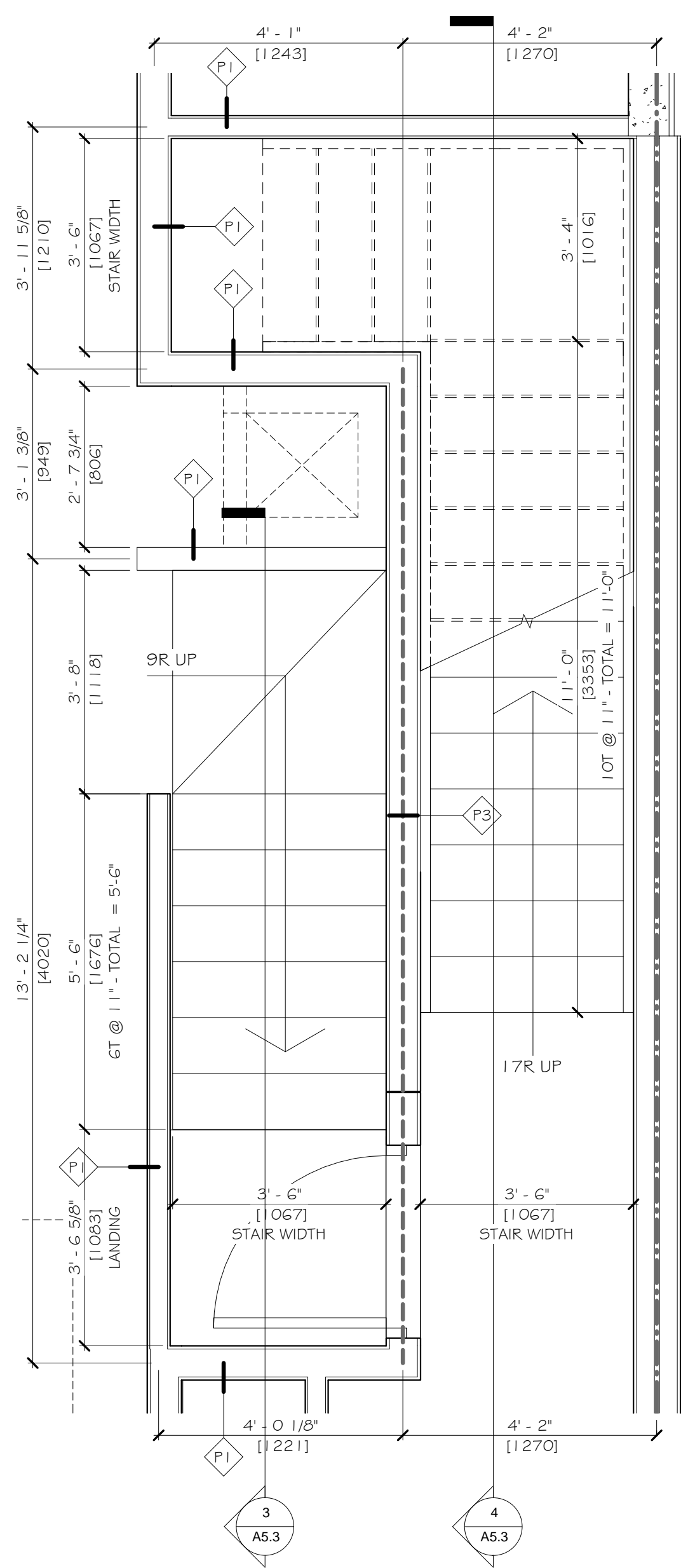


6 GRADE CLEARANCE - RAINSCREEN
SCALE: 3/4"=1'-0"



9 DOOR / WINDOW JAMB - RAINSCREEN
SCALE: 3/4"=1'-0"

1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020
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PROJECT		
DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT		
#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA		
DRAWING		
WALL DETAILS		
SCALE 1/2" = 1'-0"		
DESIGN	• KBA	
DRAWN	• KTA	
DATE	• MAY 20, 2020	
PROJECT	• 180425	
SHEET NO.	ISSUE / REV. #	
A5.2	1	



FLOOR TYPES

- F1** GARAGE & PATIO CONCRETE SLAB
HYDROKO 100 SILANE SEALER @ 155ml/m²
CONCRETE SLAB ON GRADE - BROOM FINISH (SEE STRUCT.)
10 MIL PERIMETER UNDER SLAB VAPOUR BARRIER
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION SI 7.7
COMPACTED GRANULAR FILL MIN. (SEE STRUCT.)
PREPARED SUB-BASE (SEE STRUCT.)
NATIVE SOIL
 - F2** 2ND & 3RD LEVELS - WOOD FLOOR ASSEMBLY - 45MIN. F.R.R.
- BC CODE 2018 FLOOR TYPE - F2Z2
19mm (3/4") PLYWOOD TAG SHEATHING
9-1/2" TJI 230 WOOD JOIST @ 406mm (16") O/C - (SEE STRUCTURAL)
R51 3.5 ROCKWOOL INSULATION (R-20) WITH A MINIMUM THICKNESS OF 90mm AND MINIMUM SURFACE AREA MASS OF 2.8 kg/m²
RESILIENT METAL CHANNELS SPACED AT 406mm O/C
RUN PERPENDICULAR TO FLOOR TRUSSES
2 LAYERS 1.6mm (5/8") TYPE-X DRYWALL - SPRAY-TEX
 - F3** 2ND LEVEL - BALCONY / DECK AREAS
DURADEK WATERPROOF DECK MEMBRANE
19mm (3/4") PLYWOOD TAG SHEATHING
38x235mm (2x10) P.T. WOOD JOIST FRAMING @ 406mm (16") O/C (SEE STRUCTURAL)
1 LAYER 12.7mm (1/2") DRYWALL - SPRAY-TEX
LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
ALUMINUM - SOFFIT FINISH
- NOTE: ADDITIONAL CONSTRUCTION OVER GARAGE FLOOR:
- 6 MIL POLY VAPOUR BARRIER (CAULK @ JOINTS)
- 38x140mm (2x6) STUD FRAMING @ 610 (24") O/C
- R20 BATT INSULATION
- 1 LAYER 12.7mm (1/2") FINISHED DRYWALL

FIRE SEPARATION LEGEND:

- 1.0 HOUR FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE
 - 45 MIN. FIRE SEPARATION WALLS
CONSTRUCTED TO U/S OF STRUCTURE
- NOTE: PROVIDE FIRE STOPPING SEALANT AT ALL FIRE-RATED ASSEMBLIES
INTERFACE WITH DECKS, FLOORS, ROOFS AND ADJACENT WALLS.

WALL TYPES

- EXTERIOR WALL TYPES**
- E1** EXTERIOR WALL (LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
R51 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 1.6mm (5/8") DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE: APPLIED TO NORTH AND SOUTH WALLS FOR 1 HR F.R.R.
BC CODE APPENDIX D - 1 HOUR FR
 - E2** EXTERIOR FOUNDATION WALL
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE (SEE STRUCT.)
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR)
DAMP-PROOFING
250mm (10") CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.)
25mm (1") AIR SPACE
38mm X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O/C
R51 2.1 BATT ACOUSTIC INSULATION (R-12)
6 MIL POLY VAPOUR BARRIER
1 LAYER 1.6mm (5/8") DRYWALL
 - E3** EXTERIOR FROST WALL FOUNDATION
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
13mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR)
DAMP-PROOFING
CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
 - E4** EXTERIOR WALL (NON-LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
R51 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 1.6mm (5/8") DRYWALL - FIRE TAPED, SANDED & PAINTED
EXTERIOR FINISH (REFER TO ELEVATION)
 - E5** EXTERIOR WALL (NON-COMBUSTIBLE CONSTRUCTION) - 1 HR F.R.R.
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER (GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
15.9mm (5/8") DENSEGLASS FIREGUARD SHEATHING
STEEL STUD FRAMING - SEE STRUCTURAL
R51 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 1.6mm (5/8") TYPE-X DRYWALL
- INTERIOR WALL TYPES**
- I1** INTERIOR SOUND RATED WALLS
1 LAYER 12.7mm (1/2") DRYWALL
38 X 89mm (2" X 4") WOOD STUD FRAMING @ 610mm (24") O/C
R51 2.1 BATT ACOUSTIC INSULATION (R-12)
1 LAYER 12.7mm (1/2") DRYWALL
 - I2** INTERIOR SOUND RATED PLUMBING WALLS
1 LAYER 12.7mm (1/2") DRYWALL
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 610mm (24") O/C
R51 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm (1/2") DRYWALL
NOTE:
USE DENSEGLASS FIREGUARD SHEATHING / INTERIOR PANEL
BEHIND ALL BATHTUBS, TYP.
 - I3** INTERIOR LOAD BEARING WALLS
- BC CODE 2018 WALL TYPE - W1 (SI) - 45MIN F.R.R.
1 LAYER 12.7mm (1/2") TYPE-X DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
R51 3.5 (R-20) ROCKWOOL BATT INSULATION WITH MASS OF 4.8kg/m² OR 150mm THICKNESS
1 LAYER 12.7mm (1/2") TYPE-X DRYWALL - FIRE TAPED, SANDED & PAINTED
 - I4** RESIDENTIAL SUITE SEPARATION WALL - 1 HR F.R.R. - LOADBEARING
- BC CODE 2018 WALL TYPE - W1 (3a-5TC, 57) (STC 50 MIN)
1 LAYER 1.6mm (5/8") TYPE-X DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm (16") O/C
R51 2.1 BATT ACOUSTIC INSULATION (R-12)
25mm (1") AIR SPACE
38mm X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm O/C
1 LAYER 1.6mm (5/8") TYPE-X DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE:
STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE
ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
 - I5** ROOF ATTIC SEPARATION WALL (LOADBEARING) - 1 HR F.R.R.
- BC CODE 2018 WALL TYPE - W14
1 LAYER 15.9mm (5/8") TYPE-X DRYWALL FIRE TAPED, SANDED
PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O/C (DESIGNED BY MANUF.)
1 LAYER 15.9mm (5/8") TYPE-X DRYWALL - FIRE TAPED, SANDED
NOTE:
PROVIDE 38x140mm (2x4) WOOD BLOCKING AT DRYWALL JOINTS.
NOTE: USE 15.9mm (5/8") DENSEGLASS FIREGUARD SHEATHING ON THE
EXTERIOR SIDES OF NORTH AND SOUTH WALLS
 - I6** RESIDENTIAL SUITE SEPARATION WALL - 1 HR F.R.R. (NON-COMBUSTIBLE
CONSTRUCTION)
250mm (10") CAST-IN-PLACE CONCRETE WALL (SEE STRUCT.)
1 LAYER 1.6mm (5/8") TYPE-X DRYWALL - FIRE TAPED, SANDED & PAINTED
- TYPICAL FLOOR PLAN GENERAL NOTES:**
- USE DENSEGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND BATHTUBS, TYPICAL ON ALL RESIDENTIAL SUITES BATHROOMS / ENSUITES.
 - REQUIRE MIN. DOUBLE STUDS EA. SIDE OF ALL DOOR & WINDOW OPENINGS UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
 - DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF CAST-IN PLACE CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.

1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020
ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE

PROJECT
DUPLX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

DRAWING
ENLARGED STAIR PLANS & SECTIONS

SCALE
As indicated

DESIGN: KBA
DRAWN: KTA
DATE: MAY 20, 2020
PROJECT: 180425

SHEET NO. **A5.3** ISSUE / REV. # **1**

#1240 ALPINE ROAD, SUN PEAKS, BRITISH COLUMBIA

WALL TYPES

- EXTERIOR WALL TYPES**
- E1** EXTERIOR WALL (LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 1.6mm (5/8") DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE: APPLIED TO NORTH AND SOUTH WALLS FOR 1 HR. F.R.R.
BC CODE APPENDIX D - 1 HOUR FRR
1 LAYER 1.6mm (5/8") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
- E2** EXTERIOR FOUNDATION WALL
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
1.3mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE (SEE STRUCT.)
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR SIDE)
DAMP PROOFING
250mm (10") CAST-IN-PLACE CONCRETE FOUNDATION WALL (SEE STRUCT.)
25mm (1") AIR SPACE
38mm X 89mm (2" X 4") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
6 MIL POLY VAPOUR BARRIER
1 LAYER 1.6mm (5/8") DRYWALL
- E3** EXTERIOR FROST WALL FOUNDATION
WIRE LATH AND CEMENT / STUCCO PARING FINISH TO EXPOSED FOUNDATION
1.3mm (1/2") P.T. PLYWOOD PROTECTION BOARD
EXTENDS 300mm (12") MINIMUM BELOW GRADE
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID INSULATION (EXTERIOR)
DAMP PROOFING
CAST-IN-PLACE CONCRETE FROST WALL FOUNDATION (SEE STRUCTURAL)
- E4** EXTERIOR WALL (NON-LOADBEARING)
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
12.7mm (1/2") PLYWOOD SHEATHING
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
12.7mm (1/2") PLYWOOD SHEATHING
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
EXTERIOR FINISH (REFER TO ELEVATION)
- E5** EXTERIOR WALL (NON-COMBUSTIBLE CONSTRUCTION) - 1 HR. F.R.R.
EXTERIOR FINISH (REFER TO ELEVATION)
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
15.3mm (5/8") DENSGLASS FIREGUARD SHEATHING
STEEL STUD FRAMING - SEE STRUCTURAL
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
6 MIL POLY VAPOUR BARRIER
1 LAYER 1.6mm (5/8") TYPE 'X' DRYWALL

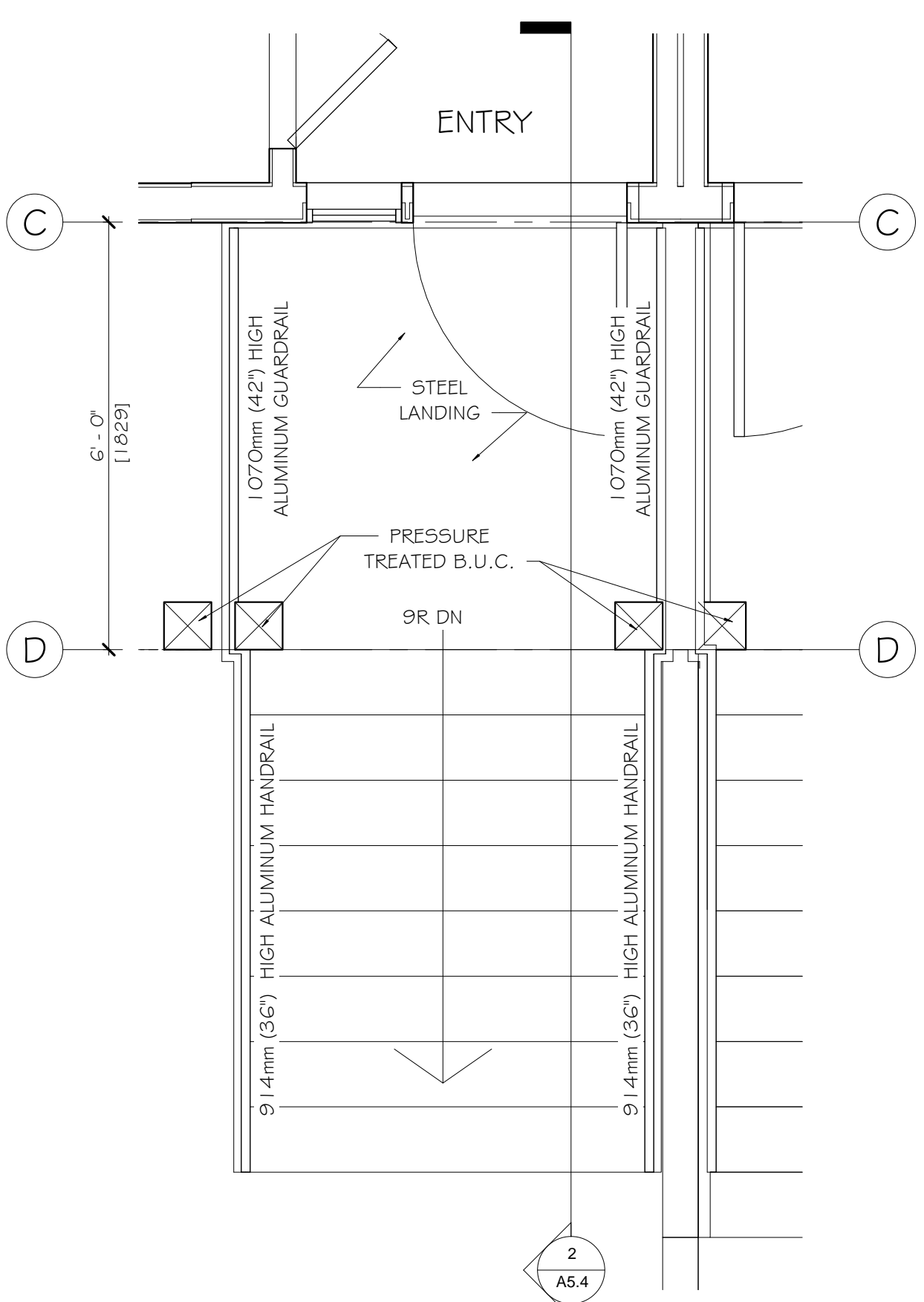
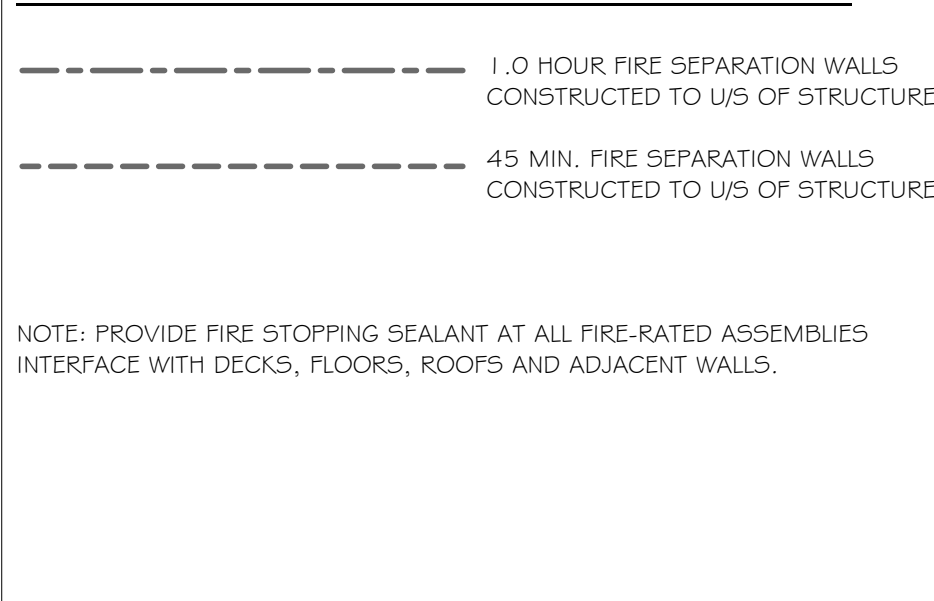
- INTERIOR WALL TYPES**
- F1** INTERIOR SOUND RATED WALLS
1 LAYER - 12.7mm (1/2") DRYWALL
38 X 89mm (2" X 4") WOOD STUD FRAMING @ 610mm (24") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
1 LAYER 12.7mm (1/2") DRYWALL
- F2** INTERIOR SOUND RATED PLUMBING WALLS
1 LAYER 12.7mm (1/2") DRYWALL
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 610mm (24") O/C
RSI 3.5 BATT ACOUSTIC INSULATION (R-20)
1 LAYER 12.7mm DRYWALL
NOTE:
USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL
BEHIND ALL BATHTUBS, TYP.
- F3** INTERIOR LOAD BEARING WALLS
BC CODE 2018 WALL TYPE - W1b (SIM) - 45min F.R.R.
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 140mm (2" X 6") WOOD STUD FRAMING @ 406mm (16") O/C
RSI 3.5 (R-20) ROCKWOOL BATT INSULATION WITH MASS OF 4.2kg/m² OR
150mm THICKNESS
1 LAYER 12.7mm (1/2") TYPE 'X' DRYWALL - FIRE TAPED, SANDED & PAINTED
- F4** RESIDENTIAL SUITE SEPARATION WALL - 1 HR. F.R.R. - LOADBEARING
- BC CODE 2018 WALL TYPE - W13a- STC 57 (STC 50 MIN)
1 LAYER 1.6mm (5/8") TYPE-X DRYWALL - FIRE TAPED, SANDED & PAINTED
38 X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm (16") O/C
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
25mm (1") AIR SPACE
RSI 2.1 BATT ACOUSTIC INSULATION (R-12)
38mm X 89mm (2" X 4") WOOD STUDS SPACED AT 406mm O/C
1 LAYER 1.6mm (5/8") TYPE-X DRYWALL - FIRE TAPED, SANDED & PAINTED
NOTE:
STAGGER STUD VERTICALS SO STUDS DO NOT ALIGN; INSULATE
ELECT. RECEPTACLES AND SPACE 200mm APART (MIN)
- F5** ROOF ATTIC SEPARATION WALL (LOADBEARING) - 1 HR. F.R.R.
- BC CODE 2018 WALL TYPE - W1d
1 LAYER 15.9mm (5/8") TYPE 'X' DRYWALL FIRE TAPED, SANDED
PRE-ENGINEERED ROOF TRUSSES @ 610mm (24") O/C (DESIGNED BY MANUF.)
1 LAYER 15.9mm (5/8") TYPE-X DRYWALL - FIRE TAPED, SANDED
NOTE:
PROVIDE 38x140mm (2x4") WOOD BLOCKING AT DRYWALL JOINTS.
NOTE: USE 15.9mm (5/8") DENSGLASS FIREGUARD SHEATHING ON THE
EXTERIOR SIDES OF NORTH AND SOUTH WALLS
- F6** RESIDENTIAL SUITE SEPARATION WALL - 1 HR. F.R.R. (NON-COMBUSTIBLE
CONSTRUCTION)
250mm (10") CAST-IN-PLACE CONCRETE WALL (SEE STRUCT.)
1 LAYER 1.6mm (5/8") TYPE-X DRYWALL - FIRE TAPED, SANDED & PAINTED

TYPICAL FLOOR PLAN GENERAL NOTES:
1. USE DENSGLASS FIREGUARD SHEATHING / INTERIOR PANEL BEHIND BATHTUBS,
TYPICAL ON ALL RESIDENTIAL SUITES BATHROOMS / ENSUITES.
2. REQUIRE MIN. DOUBLE STUDS EA. SIDE OF ALL DOOR & WINDOW OPENINGS
UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO COORDINATE LOCATION OF AND PROVIDE ALL BLOCKING
REQUIRED FOR INSTALLATION OF FINISHES AND MILLWORK.
4. DIMENSIONS ARE TO FACE OF MASONRY WALLS AND FACE OF CAST-IN PLACE
CONCRETE WALLS, UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO
CENTERLINE WALL STUDS OR TO FACE OF FLOOR LINE, UNLESS NOTED OTHERWISE.

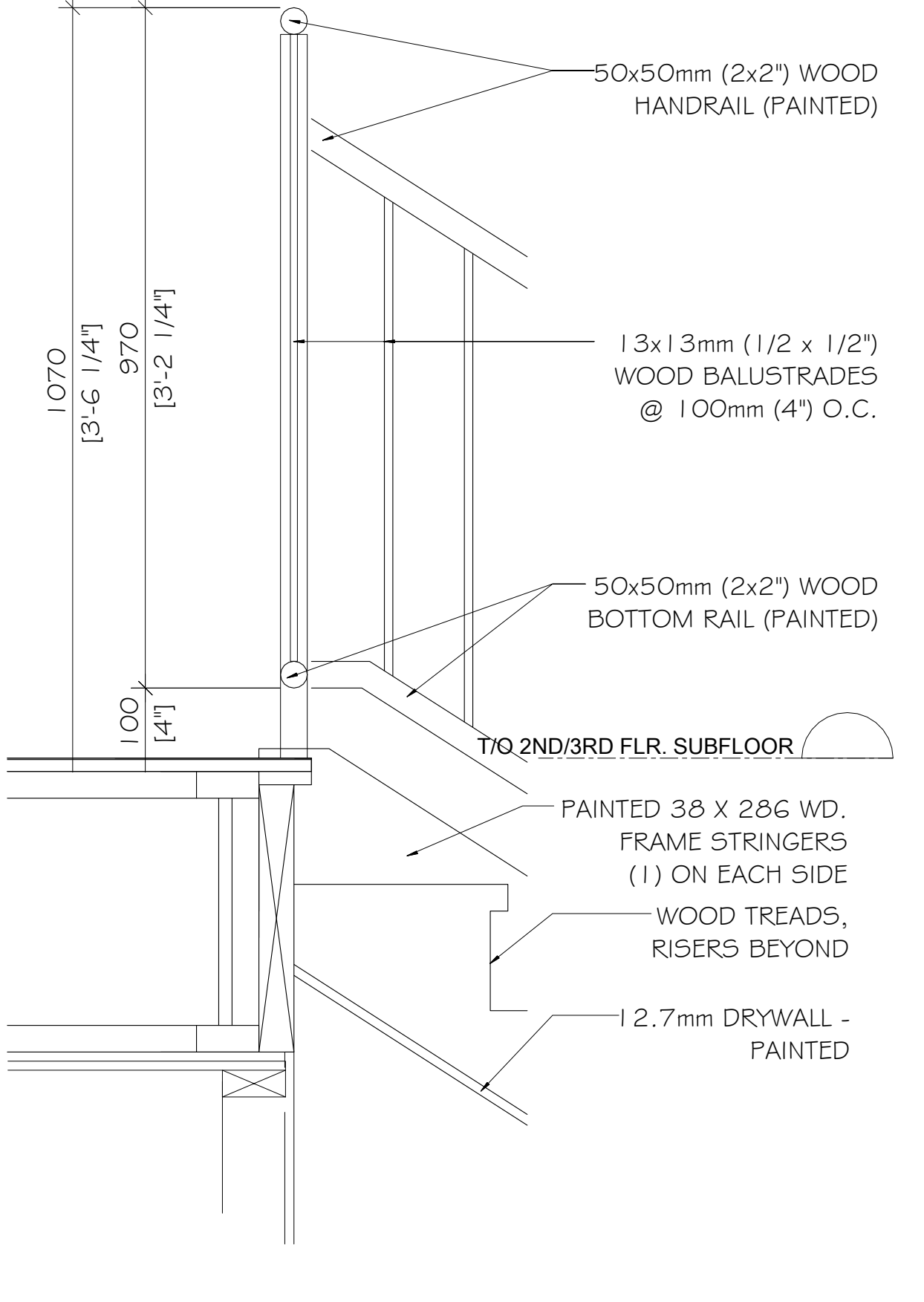
FLOOR TYPES

- F1** GARAGE & PATIO CONCRETE SLAB
HYDROZOL 100 SILANE SEALER @ 155ml/m²
CONCRETE SLAB ON GRADE - BROOM FINISH (SEE STRUCTURAL)
10 MIL PERMINATOR UNDER SLAB VAPOUR BARRIER
50mm (2") TYPE 4 POLYISO FOIL FACED RIGID FOAM INSULATION SI 7.7
COMPACTED GRANULAR FILL MIN. (SEE STRUCT)
PREPARED SUB-BASE (SEE STRUCT)
NATIVE SOIL
- F2** 2ND & 3RD LEVELS - WOOD FLOOR ASSEMBLY - 45MIN. F.R.R.
- BC CODE 2018 FLOOR TYPE - F27z
19mm (3/4") PLYWOOD T&G SHEATHING
9-1/2" T&G 230 WOOD JOIST @ 406mm (16") O/C - (SEE STRUCTURAL)
RSI 3.5 ROCKWOOL INSULATION (R-20) WITH A MINIMUM THICKNESS OF
90mm AND MINIMUM SURFACE AREA MASS OF 2.8kg/m²
RESILIENT METAL CHANNELS SPACED AT 406mm O/C
RUN PERPENDICULAR TO FLOOR TRUSSES
2 LAYERS 1.6mm (5/8") TYPE-X DRYWALL - SPRAY-TEX
NOTE: ADDITIONAL CONSTRUCTION OVER GARAGE FLOOR:
- 6 MIL POLY VAPOUR BARRIER (CAULK @ JOINTS)
- 38x140mm (2x6") STUD FRAMING @ 610 (24") O/C
- R20 BATT INSULATION
- 1 LAYER 12.7mm (1/2") FINISHED DRYWALL
- F3** 2ND LEVEL - BALCONY / DECK AREAS
DURADEK WATERPROOF DECK MEMBRANE
19mm (3/4") PLYWOOD T&G SHEATHING
38x235mm (2x10") P.T. WOOD JOIST FRAMING @ 406mm (16") O/C
(SEE STRUCTURAL)
1 LAYER 12.7mm (1/2") DRYWALL - SPRAY-TEX
LIQUID APPLIED AIRWATER BARRIER
(GOLD GUARD SYSTEM BY STO CORP. OR APP. EQ.)
ALUMINUM - SOFFIT FINISH

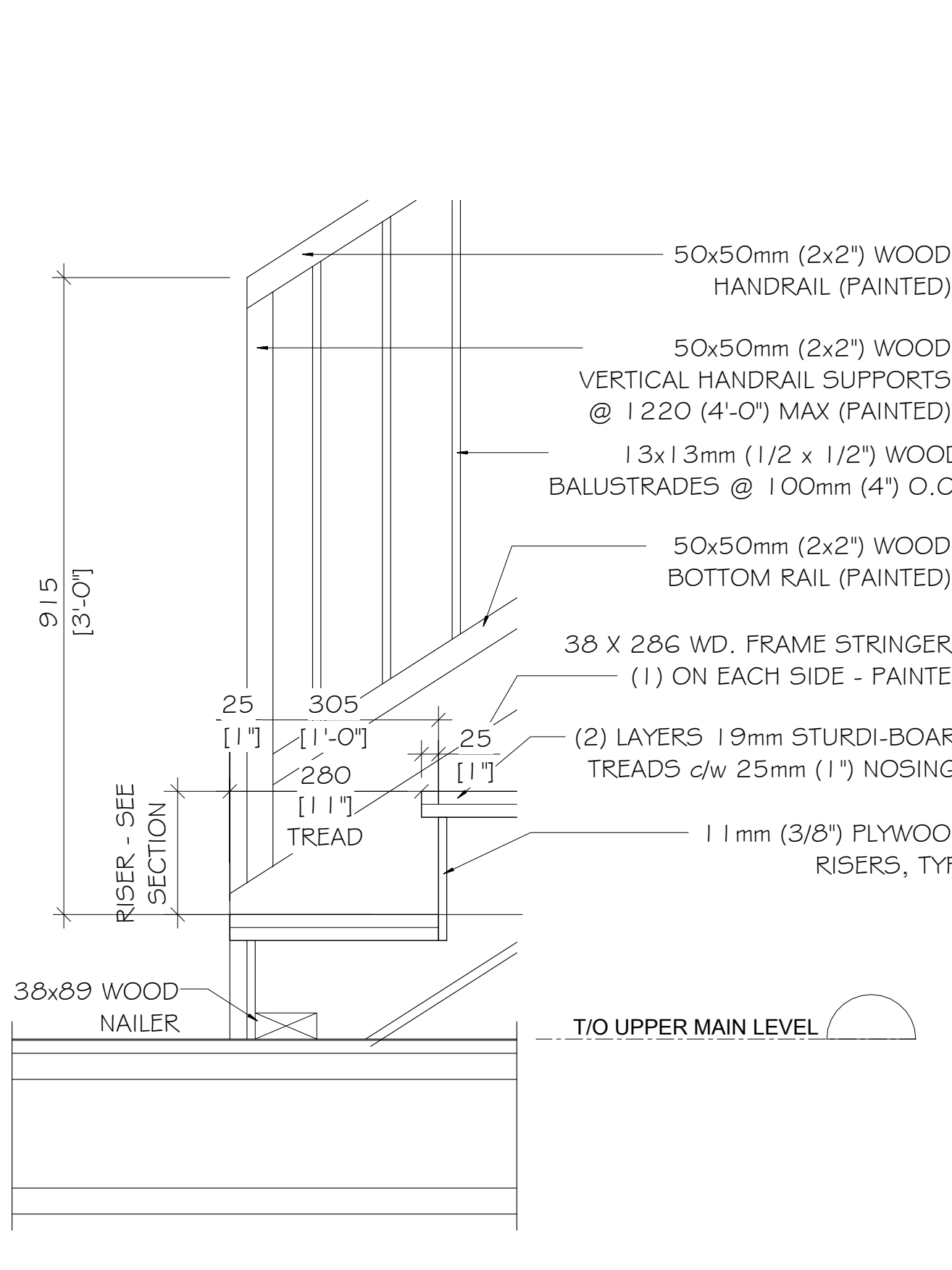
FIRE SEPARATION LEGEND:



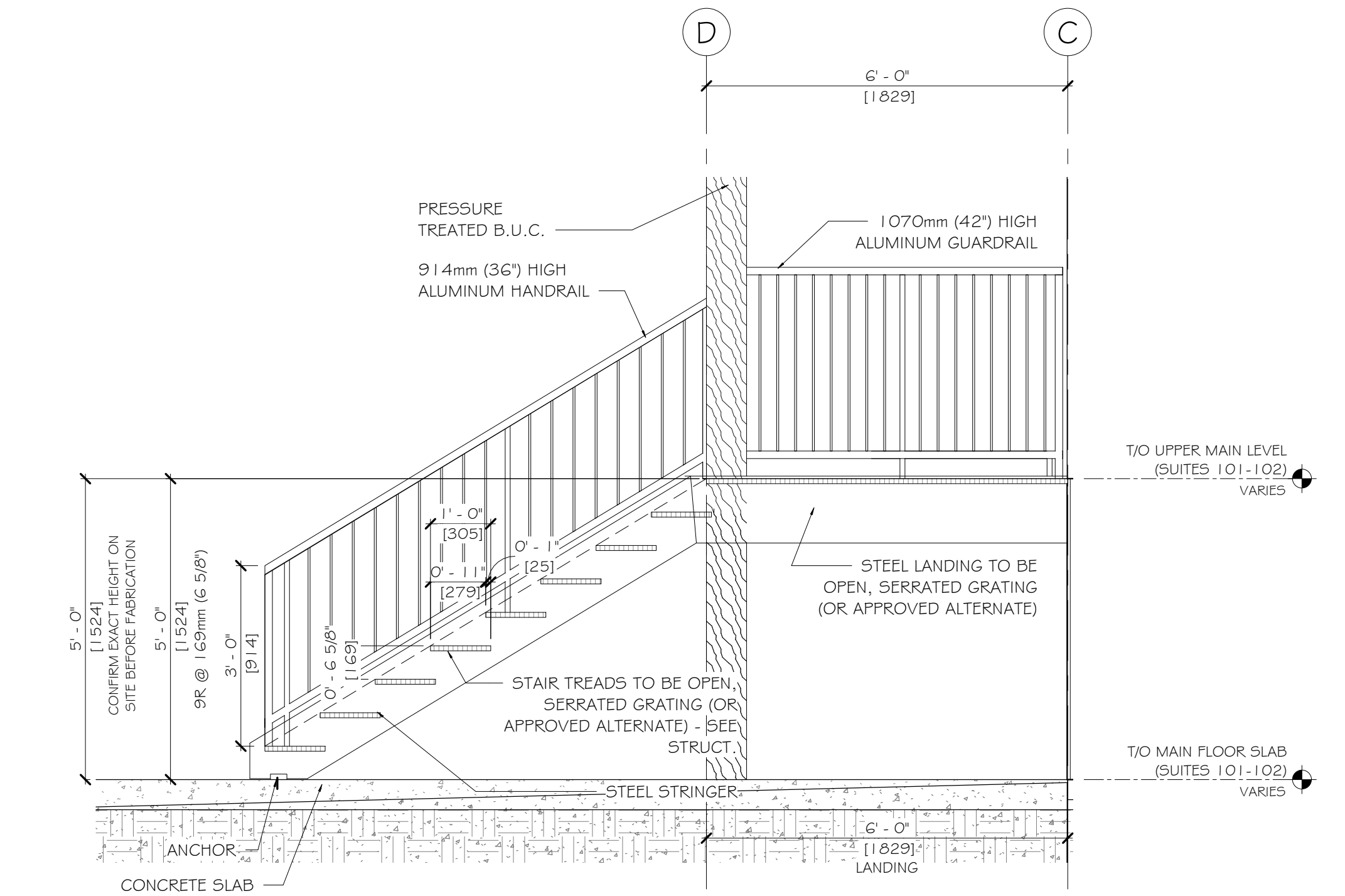
1 EXTERIOR STAIR PLAN - TYP.
A5.4 1/2" = 1'-0"



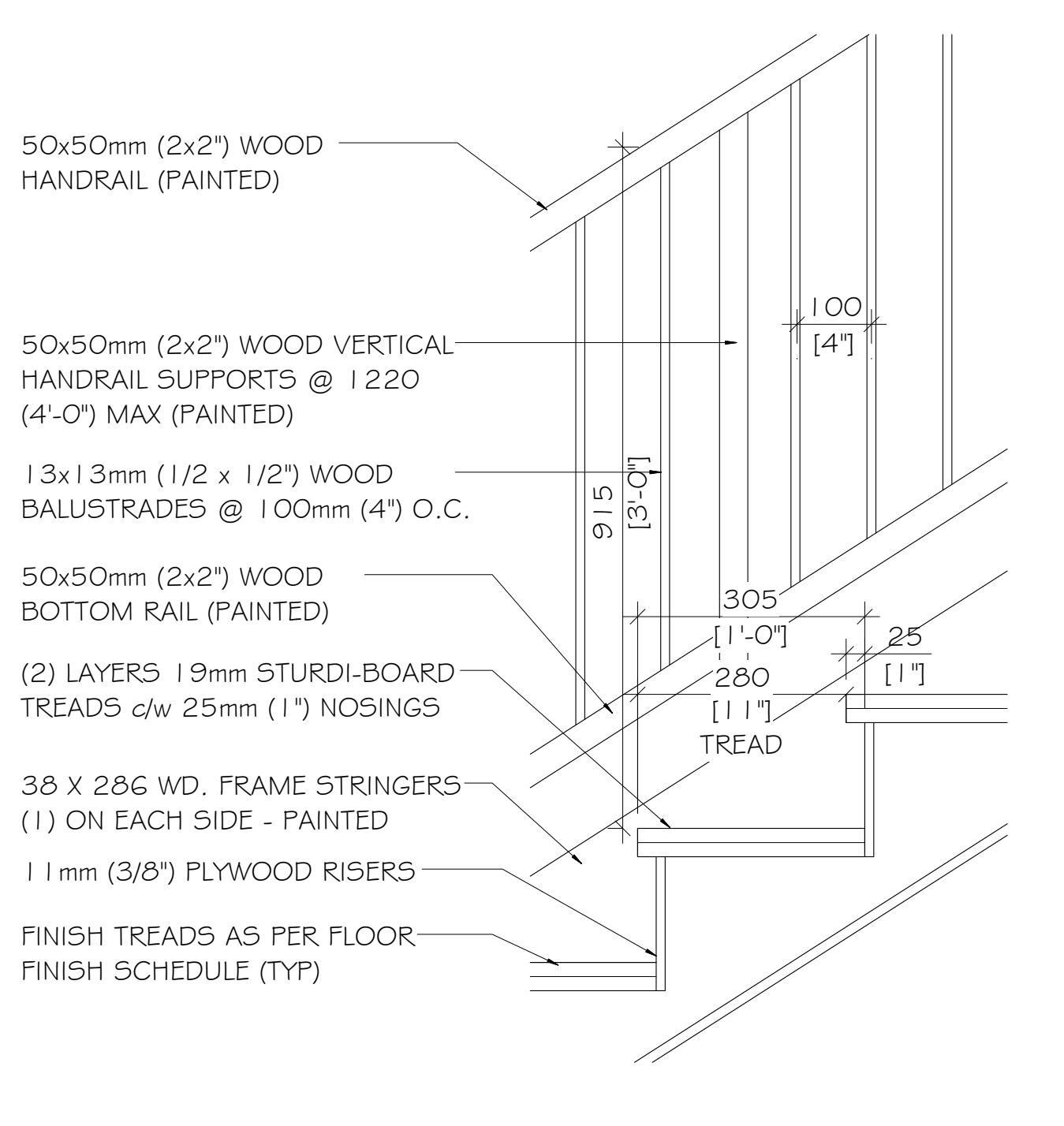
3 STAIR DETAIL #1
A5.4 1/2" = 1'-0"



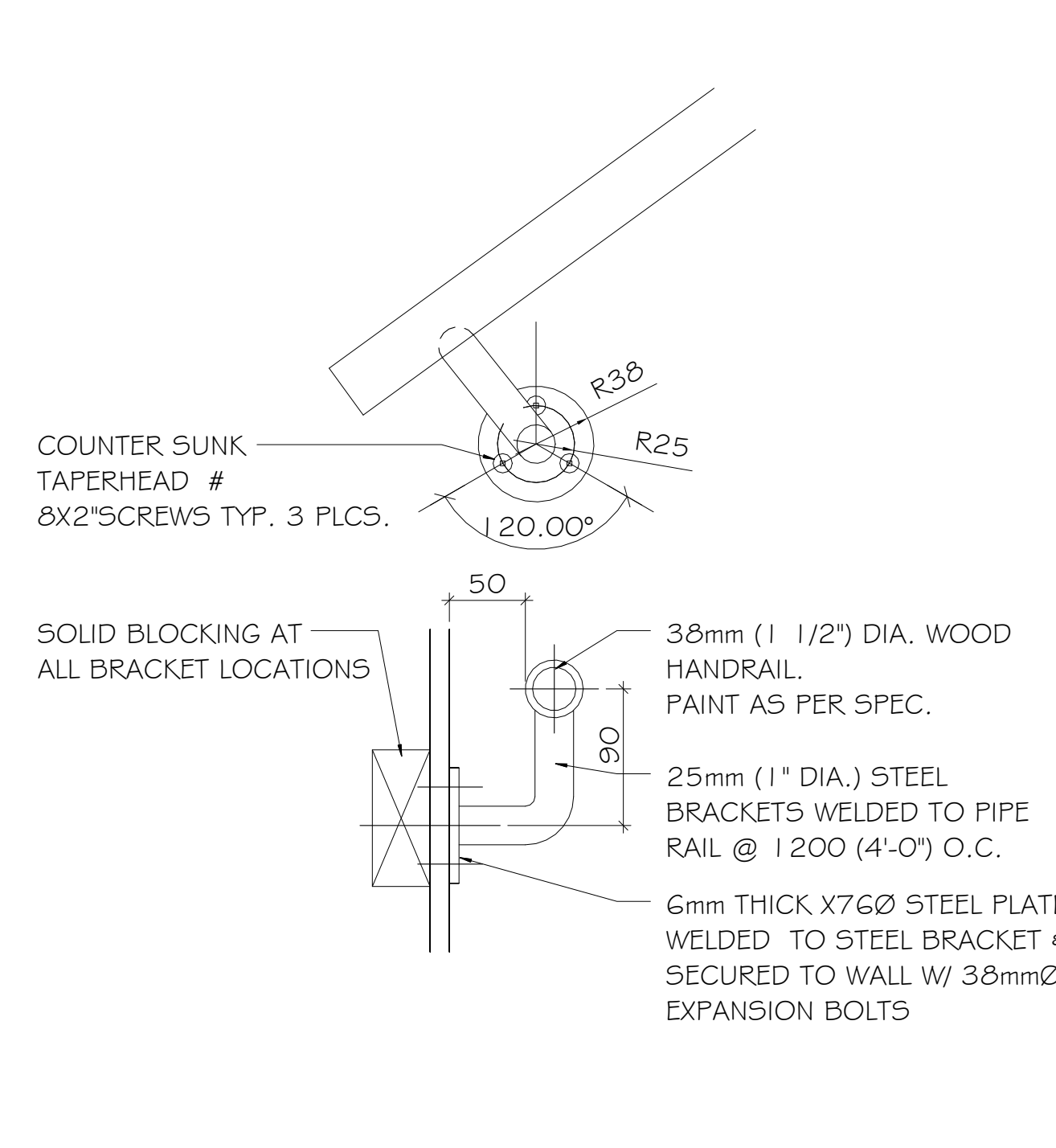
5 STAIR DETAIL #2
A5.4 1/2" = 1'-0"



2 EXTERIOR STAIR SECTION - TYP.
A5.4 1/2" = 1'-0"



4 STAIR DETAIL #3
A5.4 1/2" = 1'-0"



6 STAIR DETAIL #4
A5.4 3" = 1'-0"

ISSUE NO.	ISSUED FOR / REVISED / PLOTTED	DATE
1	ISSUED FOR 100% CLIENT REVIEW	20-05-2020

PROJECT
DUPLEX RESIDENTIAL BUILDING - PEAKS WEST DEVELOPMENT

#1240 ALPINE ROAD,
 SUN PEAKS, BRITISH COLUMBIA

DRAWING
 EXTERIOR STAIR PLAN,
 SECTION & DETAILS

SCALE
 As indicated

DESIGN • KBA
 DRAWN • KTA
 DATE • MAY 20, 2020
 PROJECT • 180425

SHEET NO. | ISSUE / REV. #
A5.4 | 1

