Prime Building Design Ltd.

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Tel: (250) 540-3449

PRIME BUILDING
DESIGN

DESIGN RATIONALE STATEMENT

DATE:	October 15, 2026
PROJECT:	Parkview Garden Apartments
Project Address:	2312 36 Street, Vernon, BC

PROJECT OVERVIEW AND DESIGN INTENT

The proposed work involves the repair and reconstruction of 13 fire- and smoke-damaged units within the existing 22-unit Parkview Garden Apartments. The intent is to restore the affected units to their pre-fire configuration and residential use, while completing the work in accordance with applicable permit requirements and the recommendations of the project's professional consultants.

The project is a restoration of an existing apartment building. No additional dwelling units, expansion of the existing building footprint, or changes to the unit layouts are proposed. The overall design approach retains the building's existing character and arrangement, with repairs and replacement construction carried out using appropriate materials, construction practices, and professional oversight.

SCOPE OF RESTORATION

The work is concentrated within Pods 2 and 3. Pod 2 requires remediation and interior restoration associated with smoke damage, while Pod 3 requires more extensive reconstruction of fire-damaged building components, including portions of the framing, exterior, and roof. Pod 1 was unaffected by the fire and remains occupied.

The existing concrete foundation system is proposed to remain in service. Restoration will follow the architectural and structural repair documents, including applicable requirements for fire separations, building assemblies, and other components affected by the work. Restoring the prior configuration does not preclude incorporating the construction details and upgrades required through the building permit process.

AQUATIC ECOSYSTEM DEVELOPMENT PERMIT

The property is situated between BX Creek and Vernon Creek and falls within the City's Aquatic Ecosystem Development Permit Area. Sage Environmental Consulting Ltd. prepared an Environmental Management Plan dated October 2026, File 26E021, to assess the proposed restoration and establish measures to protect the adjacent riparian areas during construction.

Sage's assessment identifies Streamside Protection and Enhancement Areas of 11.2 metres for BX Creek and 15.8 metres for Vernon Creek, measured from the respective stream boundaries. Portions of the existing development are located within these areas. The restoration will remain within the existing building footprint, with no additional permanent encroachment proposed.

Temporary construction access will be limited to the areas identified in Sage's report, including a buffer extending no more than 3 metres from the building within previously disturbed landscaped areas. Construction will follow the report's requirements for tree protection, erosion and sediment control, spill prevention, invasive plant management, and protection of wildlife.

A Qualified Environmental Professional will provide construction monitoring and post-construction reporting as outlined in the Environmental Management Plan. The report also identifies a pending Wildlife Danger Tree Assessment, which is to be completed and submitted to the City, with any necessary tree modifications undertaken in accordance with professional recommendations.

Subject to implementation of these measures, Sage concludes that the proposed project will have no ecologically significant impacts on the riparian areas of BX Creek and Vernon Creek.

FLOOD HAZARD DEVELOPMENT PERMIT

Cubit Consulting Ltd., the Structural Engineer of Record, prepared a memorandum dated September 24, 2026, titled Flood Hazard Acknowledgement - Structural Engineering Opinion, Project S26-149.

The memorandum acknowledges the property's location within the Flood Hazard Development Permit Area and the floodplain setback identified by the City. Cubit reviewed the adjacent stream corridors and banks, exposed foundation elements, and the nature and extent of the proposed structural repairs.

During that review, Cubit observed no visible evidence of active erosion, significant scour, bank instability, or significant foundation distress that would raise a structural concern with continued use of the existing foundation system for the proposed repairs. Considering the limited repair scope and observed conditions, Cubit considers it reasonable to proceed without a site-specific flood hazard assessment or risk-based analysis.

This opinion is limited to the structural implications of the observed conditions in relation to the repair work. It does not constitute a comprehensive flood risk assessment, and its conclusions are to be revisited if previously unobserved conditions or additional information materially affect the building or foundation system.

OVERALL RATIONALE

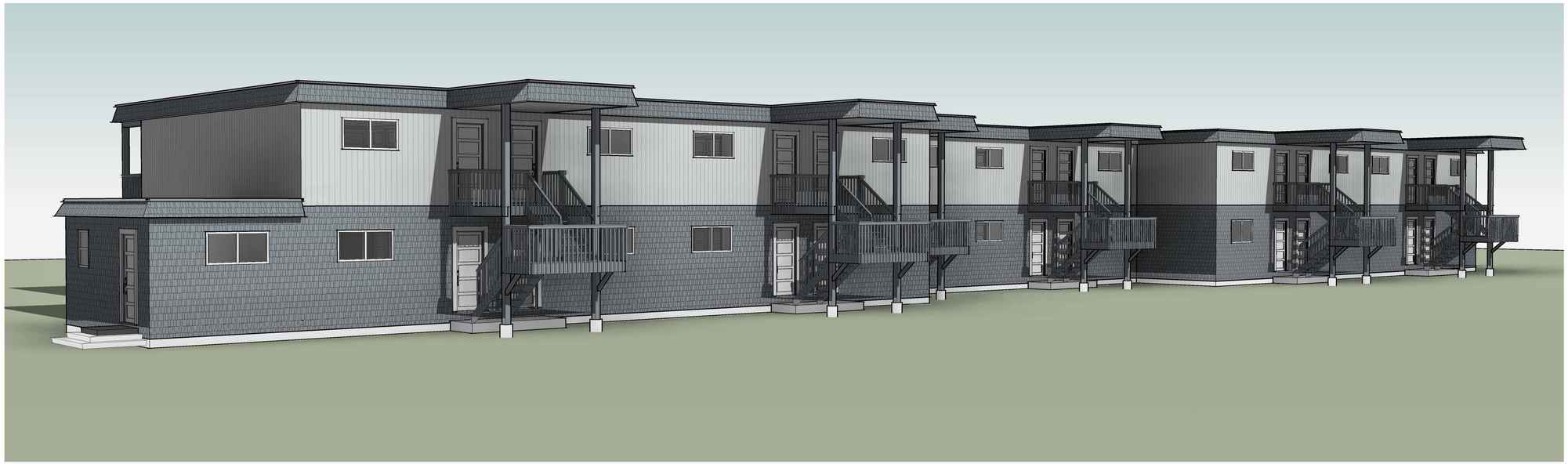
The proposed restoration will return 13 damaged homes to residential use while retaining the existing building footprint, unit configuration, and overall character. The architectural approach and supporting structural and environmental reviews provide a basis for completing the work with appropriate professional oversight and construction practices.

We respectfully request approval of the Aquatic Ecosystem and Flood Hazard Development Permits to support this restoration, subject to the supporting consultants' recommendations and the City's permit conditions.



Regards,

Philipp Wambold, BASc
Principal / Designer
Prime Building Design Ltd.



raffaele
architecture inc.

2642 east hastings street
vancouver, british columbia

ISSUED FOR:
REVISION #1

DATE:
22SEP2026

RAI PROJECT NO:
2606

ARCHITECTURAL

A000 COVER PAGE
A001 3D VIEWS
A100 SITE PLAN
A101 SITE PLAN - FLOOD AREA
A102 SITE PLAN - CREEKS
A103 GROSS AREA
A200 FOUNDATION - EXISTING
A201 CRAWL SPACE - EXISTING
A202 MAIN FLOOR - EXISTING
A203 UPPER FLOOR - EXISTING
A204 ROOF PLAN - EXISTING
A300 NORTH ELEVATION - EXISTING, COMPLETE
A301 SOUTH ELEVATION - EXISTING, COMPLETE
A302 EAST ELEVATION - EXISTING, COMPLETE
A303 WEST ELEVATION - EXISTING, COMPLETE
A400 BUILDING SECTION 1A & 2A
A401 BUILDING SECTION 3A & 4A
A402 DETAILS - EXISTING
A403 DETAILS - COMPLETE
A404 DETAILS
A600 WINDOWS
A800 ASSEMBLY TYPES

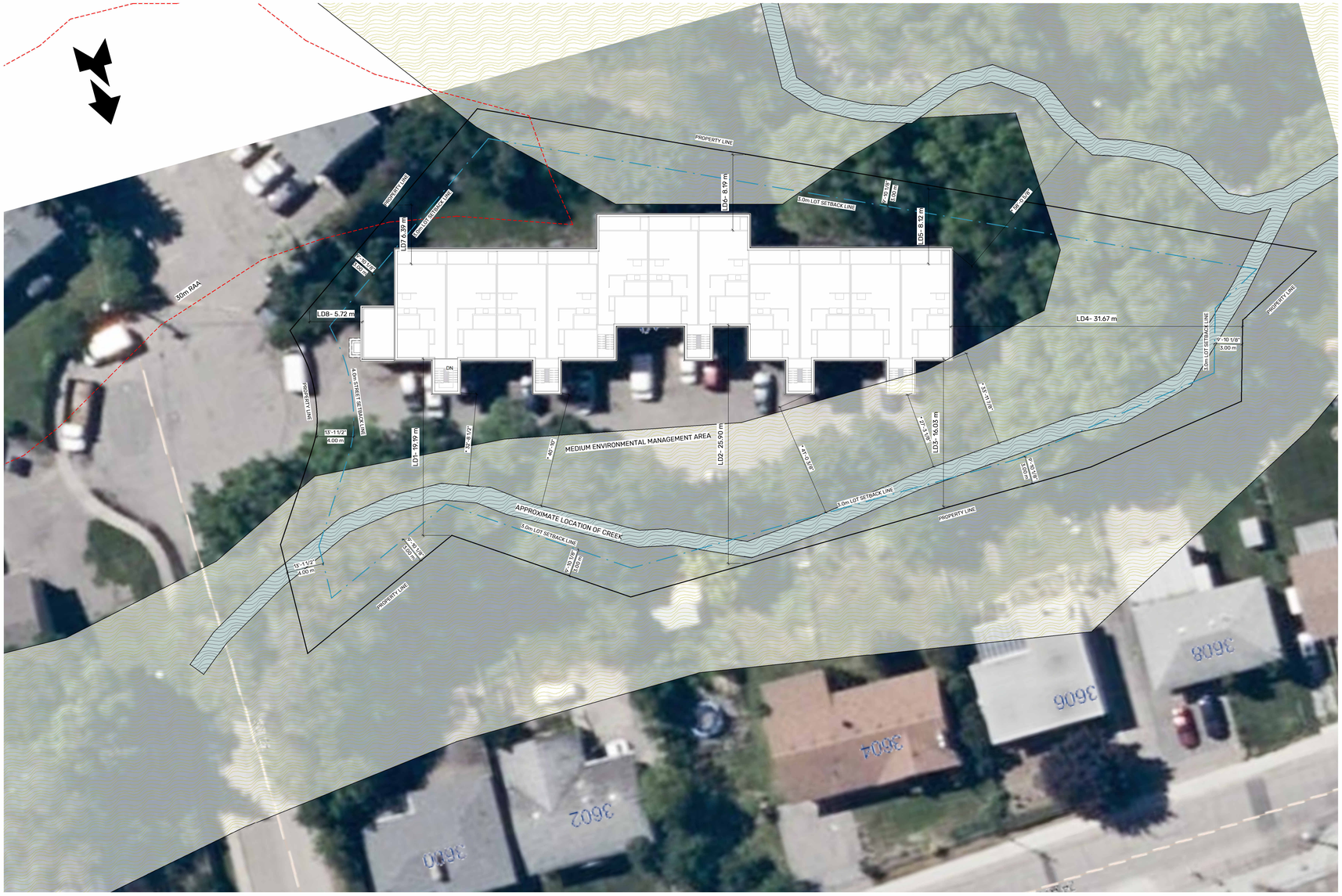
Raffaele Architects Inc.

2642 East Hastings Street,
Vancouver, British Columbia
V5K 1Z6

STRUCTURAL: CUBIT CONSULTING LTD. 202-3704 32 ST, VERNON, BC V1T 5N6 250-317-9714 PETER ACKERMANN

REGISTERED ARCHITECT
GEOFFRIED W. TOEWS
BRITISH COLUMBIA
2026-09-28

PARKVIEW GARDEN APARTMENTS / VERNON



*DIMENSIONS APPROXIMATED BASED ON GIS MAPPING

1" = 20'-0"

1.0 SITE PLAN - EXISTING

SITE SPECIFIC INFORMATION

LEGAL DESCRIPTION: LOT 1, PLAN 22972, DISTRICT LOT 71, OSOYOOS DIV OF YALE LAND DISTRICT
ZONE: MUM: MULTI UNIT MEDIUM SCALE
DISTRICT: CITY OF VERNON
NOT IN ALR

ZONING BYLAW

PROPERTY SETBACKS:
STREET: 4.0m
LOT: 3.0m
LANE: 1.5m
PARTY WALL: 0.0m

HEIGHT OF THE BUILDING:
MAXIMUM 18.0m (4 STOREYS)

LOT COVERAGE:
MIN. LANDSCAPE AREA = 30%

LOT AREA:	42,553sf (0.395ha)
LOT COVERAGE - EXISTING BUILDINGS:	7,698sf (18.72%)

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DO NOT SCALE THE DRAWINGS.

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CONSULTANT

REGISTERED ARCHITECT
GEOFFREY W. TOEWS
BRITISH COLUMBIA

2026-09-28

SEAL

NO	DATE	REMARKS
2	22SEP2026	REVISION #1
1	14AUG2026	BUILDING PERMIT

PARKVIEW GARDEN APARTMENTS / VERNON

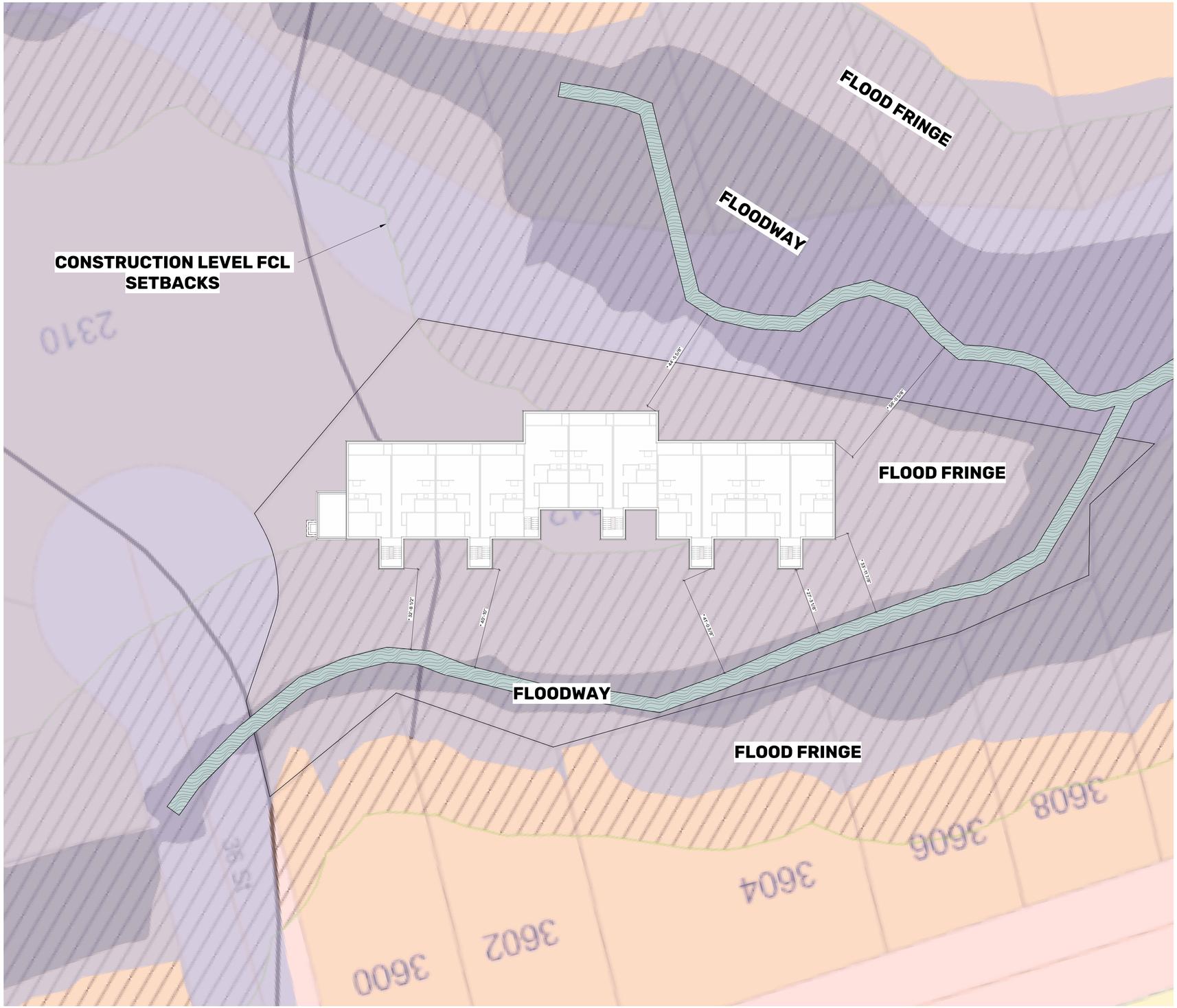
2312 36 STREET,
VERNON, B.C.

SITE PLAN

REVISION #1

A100

SCALE:	PROJECT NO:
As indicated	2606
DRAWN BY:	CHECKED BY:
PW	SWT



*APPROXIMATE DIMENSIONS BASED ON GIS MAPPING

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1.0 SITE PLAN - FLOOD AREA

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PARKVIEW GARDEN APARTMENTS / VERNON

2312 36 STREET, VERNON, B.C.

SITE PLAN - FLOOD AREA

REVISION #1

A101

SCALE:	PROJECT NO:
1" = 20'-0"	2606
DRAWN BY:	CHECKED BY:
PW	SWT



*APPROXIMATE DIMENSIONS BASED ON GIS MAPPING

1" = 20'-0"

1.0 SITE PLAN - CREEKS

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PARKVIEW GARDEN APARTMENTS / VERNON

2312 36 STREET,
VERNON, B.C.

SITE PLAN - CREEKS

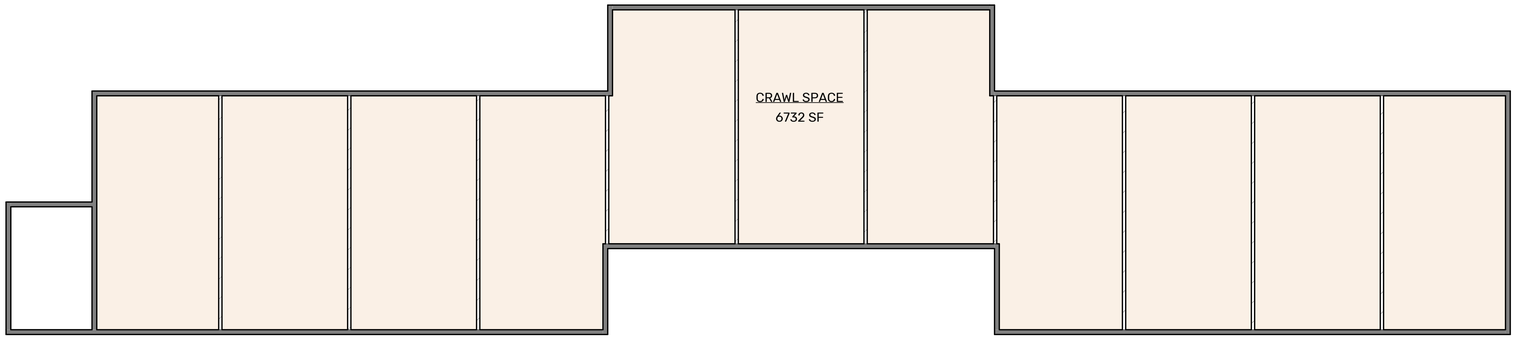
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A102

SCALE: 1" = 20'-0"
PROJECT NO: 2606
DRAWN BY: PW
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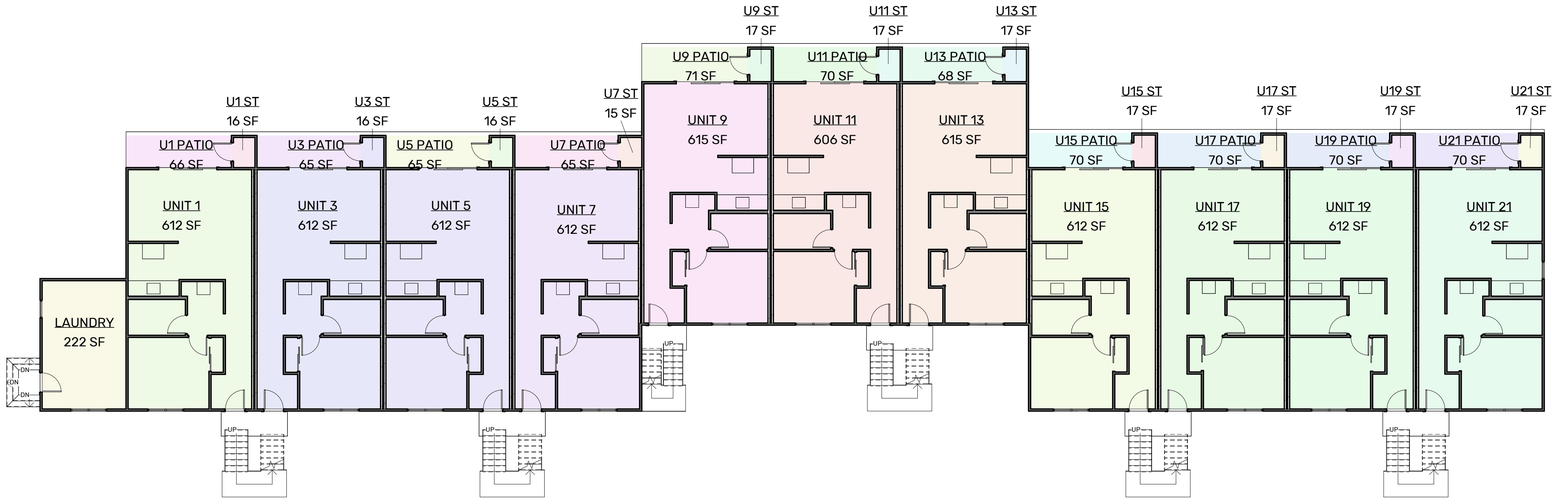
CRAWL SPACE - EXISITNG, GROSS AREA

CRAWL SPACE



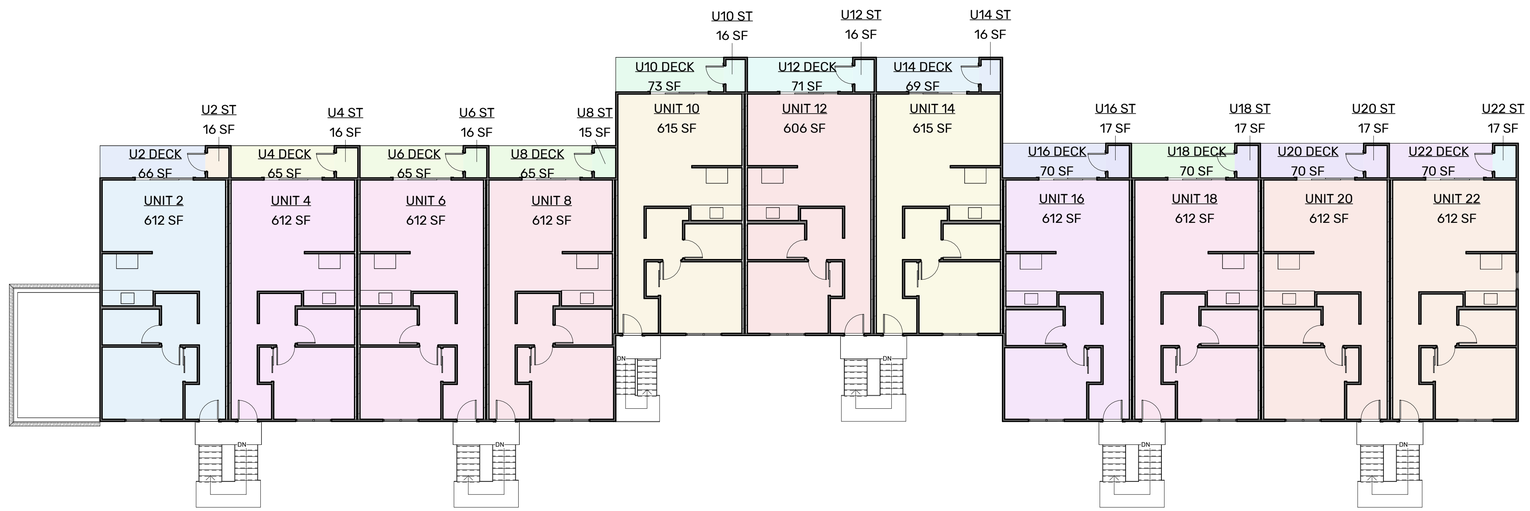
MAIN FLOOR - EXISITNG, GROSS AREA

- LAUNDRY
- U1 PATIO
- U1 ST
- U3 PATIO
- U3 ST
- U5 PATIO
- U5 ST
- U7 PATIO
- U7 ST
- U9 PATIO
- U9 ST
- U11 PATIO
- U11 ST
- U13 PATIO
- U13 ST
- U15 PATIO
- U15 ST
- U17 PATIO
- U17 ST
- U19 PATIO
- U19 ST
- U21 PATIO
- U21 ST
- UNIT 1
- UNIT 3
- UNIT 5
- UNIT 7
- UNIT 9
- UNIT 11
- UNIT 13
- UNIT 15
- UNIT 17
- UNIT 19
- UNIT 21



UPPER FLOOR - EXISITNG, GROSS AREA

- U2 DECK
- U2 ST
- U4 DECK
- U4 ST
- U6 DECK
- U6 ST
- U8 DECK
- U8 ST
- U10 DECK
- U10 ST
- U12 DECK
- U12 ST
- U14 DECK
- U14 ST
- U16 DECK
- U16 ST
- U18 DECK
- U18 ST
- U20 DECK
- U20 ST
- U22 DECK
- U22 ST
- UNIT 2
- UNIT 4
- UNIT 6
- UNIT 8
- UNIT 10
- UNIT 12
- UNIT 14
- UNIT 16
- UNIT 18
- UNIT 20
- UNIT 22



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BRITISH COLUMBIA

2026-09-28

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PARKVIEW GARDEN APARTMENTS / VERNON

2312 36 STREET, VERNON, B.C.

GROSS AREA

REVISION #1

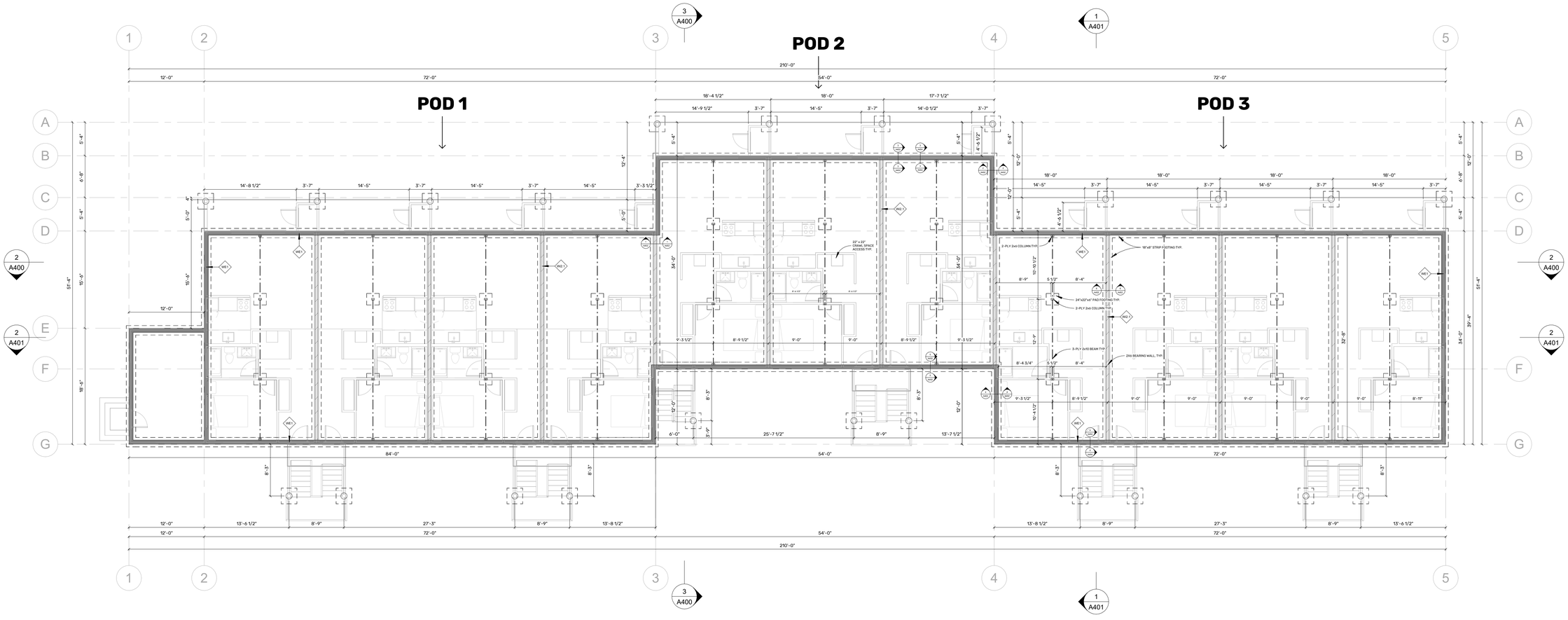
A103

SCALE: 1" = 10'-0"

PROJECT NO: 2606

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1/8" = 1'-0"

2.0 FOUNDATION - EXISTING

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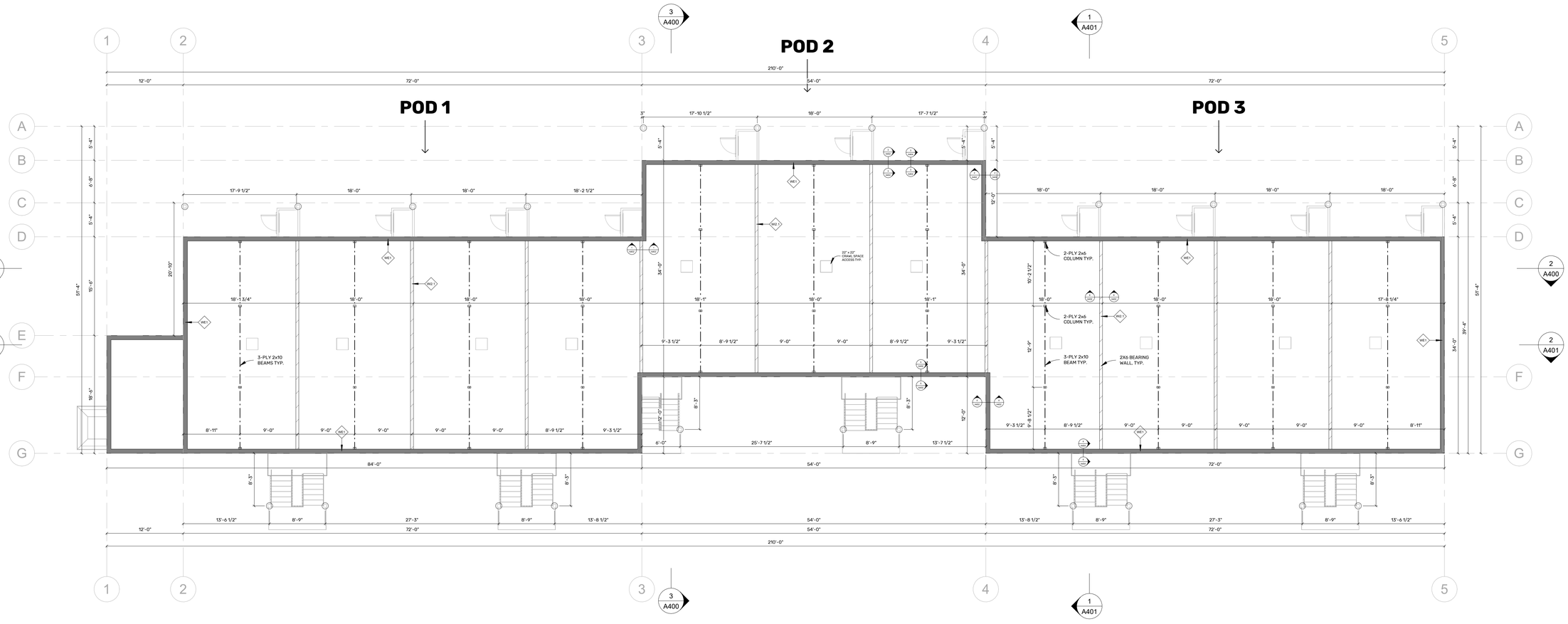
2312 36 STREET, VERNON, B.C.

FOUNDATION - EXISTING

REVISION #1

A200

SCALE:	PROJECT NO:
1/8" = 1'-0"	2606
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PW	SWT



1/8" = 1'-0"

3.0 CRAWL SPACE- EXISTING

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PARKVIEW GARDEN APARTMENTS / VERNON

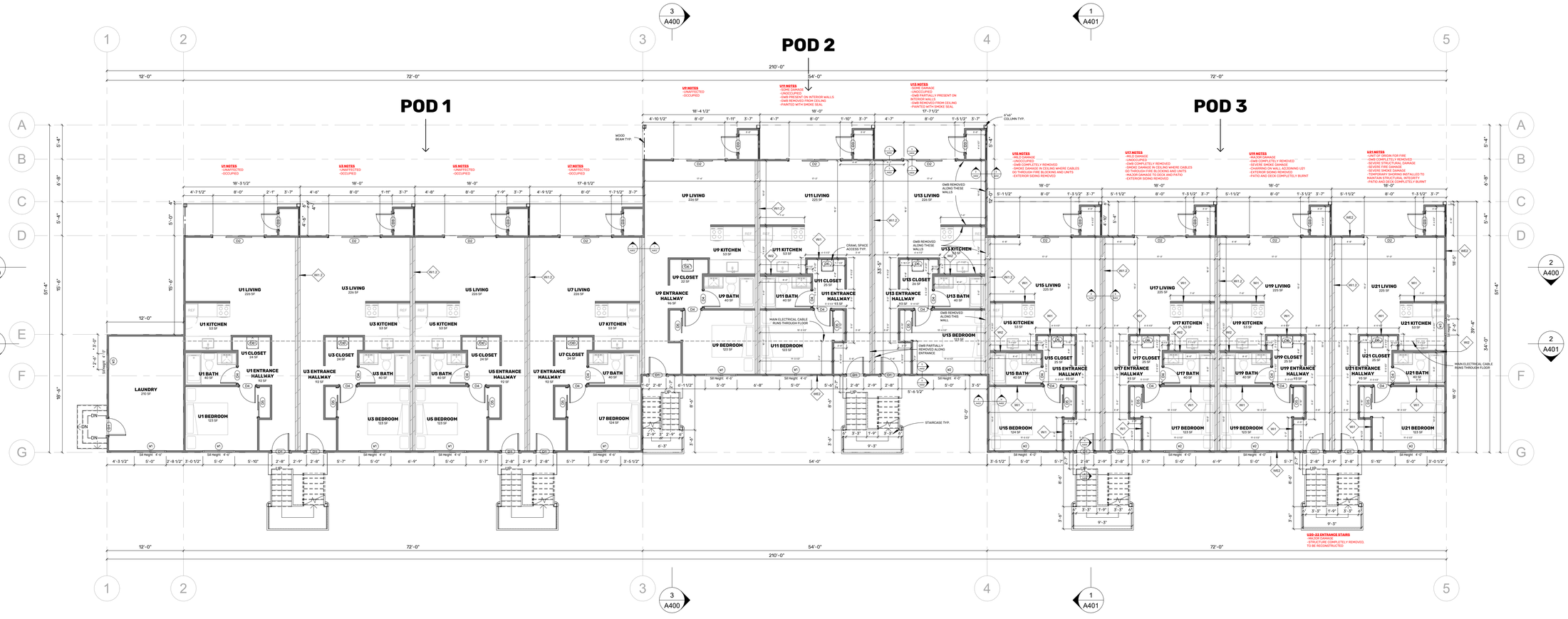
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CRAWL SPACE - EXISTING

REVISION #1

A201

SCALE:	PROJECT NO:
1/8" = 1'-0"	2606
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PW	SWT



EXISTING ROOM MAIN FLOOR

Name	Department	Area	Level
4.0 MAIN FLOOR			
LAUNDRY		210 SF	4.0 MAIN FLOOR
		210 SF	
U1			
U1 LIVING	U1	226 SF	4.0 MAIN FLOOR
U1 CLOSET	U1	24 SF	4.0 MAIN FLOOR
U1 BEDROOM	U1	123 SF	4.0 MAIN FLOOR
U1 BATH	U1	40 SF	4.0 MAIN FLOOR
U1 KITCHEN	U1	53 SF	4.0 MAIN FLOOR
U1 ENTRANCE HALLWAY	U1	92 SF	4.0 MAIN FLOOR
		558 SF	
U3			
U3 LIVING	U3	226 SF	4.0 MAIN FLOOR
U3 BEDROOM	U3	123 SF	4.0 MAIN FLOOR
U3 BATH	U3	40 SF	4.0 MAIN FLOOR
U3 CLOSET	U3	24 SF	4.0 MAIN FLOOR
U3 KITCHEN	U3	53 SF	4.0 MAIN FLOOR
U3 ENTRANCE HALLWAY	U3	92 SF	4.0 MAIN FLOOR
		558 SF	
U5			
U5 LIVING	U5	226 SF	4.0 MAIN FLOOR
U5 BEDROOM	U5	123 SF	4.0 MAIN FLOOR
U5 BATH	U5	40 SF	4.0 MAIN FLOOR
U5 CLOSET	U5	24 SF	4.0 MAIN FLOOR
U5 KITCHEN	U5	53 SF	4.0 MAIN FLOOR
U5 ENTRANCE HALLWAY	U5	92 SF	4.0 MAIN FLOOR
		558 SF	
U7			
U7 LIVING	U7	226 SF	4.0 MAIN FLOOR
U7 BEDROOM	U7	124 SF	4.0 MAIN FLOOR
U7 CLOSET	U7	24 SF	4.0 MAIN FLOOR
U7 BATH	U7	40 SF	4.0 MAIN FLOOR
U7 KITCHEN	U7	53 SF	4.0 MAIN FLOOR
U7 ENTRANCE HALLWAY	U7	92 SF	4.0 MAIN FLOOR
		560 SF	
U9			
U9 LIVING	U9	226 SF	4.0 MAIN FLOOR
U9 BEDROOM	U9	123 SF	4.0 MAIN FLOOR
U9 BATH	U9	40 SF	4.0 MAIN FLOOR
U9 CLOSET	U9	22 SF	4.0 MAIN FLOOR
U9 KITCHEN	U9	53 SF	4.0 MAIN FLOOR
U9 ENTRANCE HALLWAY	U9	96 SF	4.0 MAIN FLOOR
		561 SF	

EXISTING ROOM MAIN FLOOR

Name	Department	Area	Level
U11			
U11 LIVING	U11	225 SF	4.0 MAIN FLOOR
U11 BEDROOM	U11	123 SF	4.0 MAIN FLOOR
U11 BATH	U11	40 SF	4.0 MAIN FLOOR
U11 CLOSET	U11	25 SF	4.0 MAIN FLOOR
U11 KITCHEN	U11	53 SF	4.0 MAIN FLOOR
U11 ENTRANCE HALLWAY	U11	93 SF	4.0 MAIN FLOOR
		558 SF	
U13			
U13 LIVING	U13	226 SF	4.0 MAIN FLOOR
U13 BEDROOM	U13	123 SF	4.0 MAIN FLOOR
U13 BATH	U13	40 SF	4.0 MAIN FLOOR
U13 CLOSET	U13	26 SF	4.0 MAIN FLOOR
U13 KITCHEN	U13	53 SF	4.0 MAIN FLOOR
U13 ENTRANCE HALLWAY	U13	93 SF	4.0 MAIN FLOOR
		560 SF	
U15			
U15 LIVING	U15	225 SF	4.0 MAIN FLOOR
U15 BEDROOM	U15	124 SF	4.0 MAIN FLOOR
U15 BATH	U15	40 SF	4.0 MAIN FLOOR
U15 CLOSET	U15	25 SF	4.0 MAIN FLOOR
U15 KITCHEN	U15	53 SF	4.0 MAIN FLOOR
U15 ENTRANCE HALLWAY	U15	93 SF	4.0 MAIN FLOOR
		559 SF	
U17			
U17 LIVING	U17	225 SF	4.0 MAIN FLOOR
U17 BEDROOM	U17	123 SF	4.0 MAIN FLOOR
U17 BATH	U17	40 SF	4.0 MAIN FLOOR
U17 CLOSET	U17	25 SF	4.0 MAIN FLOOR
U17 KITCHEN	U17	53 SF	4.0 MAIN FLOOR
U17 ENTRANCE HALLWAY	U17	93 SF	4.0 MAIN FLOOR
		558 SF	
U19			
U19 LIVING	U19	225 SF	4.0 MAIN FLOOR
U19 BEDROOM	U19	123 SF	4.0 MAIN FLOOR
U19 BATH	U19	40 SF	4.0 MAIN FLOOR
U19 CLOSET	U19	25 SF	4.0 MAIN FLOOR
U19 KITCHEN	U19	53 SF	4.0 MAIN FLOOR
U19 ENTRANCE HALLWAY	U19	93 SF	4.0 MAIN FLOOR
		558 SF	

EXISTING ROOM MAIN FLOOR

Name	Department	Area	Level
U21			
U21 LIVING	U21	225 SF	4.0 MAIN FLOOR
U21 BEDROOM	U21	123 SF	4.0 MAIN FLOOR
U21 BATH	U21	40 SF	4.0 MAIN FLOOR
U21 CLOSET	U21	25 SF	4.0 MAIN FLOOR
U21 KITCHEN	U21	53 SF	4.0 MAIN FLOOR
U21 ENTRANCE HALLWAY	U21	93 SF	4.0 MAIN FLOOR
		558 SF	
		6354 SF	
TOTAL AREA		6354 SF	

EXISTING DOORS

Type Mark	Width	Height	Function	Count	Type Comments	Description
D1	2' - 8"	6' - 8"	Exterior	23	S.SWING	UNIT ENTRANCE
D2	8' - 0"	6' - 8"	Exterior	22	SLIDER	PATIO/DECK
D3	2' - 6"	6' - 8"	Exterior	22	S.SWING	STORAGE
D4	2' - 6"	6' - 8"	Interior	44	S.SWING	
D5	4' - 6"	6' - 8"	Interior	22	BYPASS	CLOSET
D6	1' - 8"	10"	Interior	11	HATCH	22" x 22" CRAWL SPACE HATCH
Grand total				144		

EXISTING WINDOWS

Type Mark	Length	Height	Sill Height	Count	Type Comments	Comments
W1	5' - 0"	2' - 6"	4' - 6"	18	H. SLIDER	
W2	5' - 0"	3' - 0"	4' - 0"	5	H. SLIDER	
W3	2' - 6"	3' - 0"	4' - 0"	3	V. SLIDER	

1/8" = 1'-0"

4.0 MAIN FLOOR - EXISTING

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SIEGFRIED W. TOEWS
BRITISH COLUMBIA

2026-09-28

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NO	DATE	REMARKS
2	22SEP2026	REVISION #1
1	14AUG2026	BUILDING PERMIT

PARKVIEW GARDEN APARTMENTS / VERNON

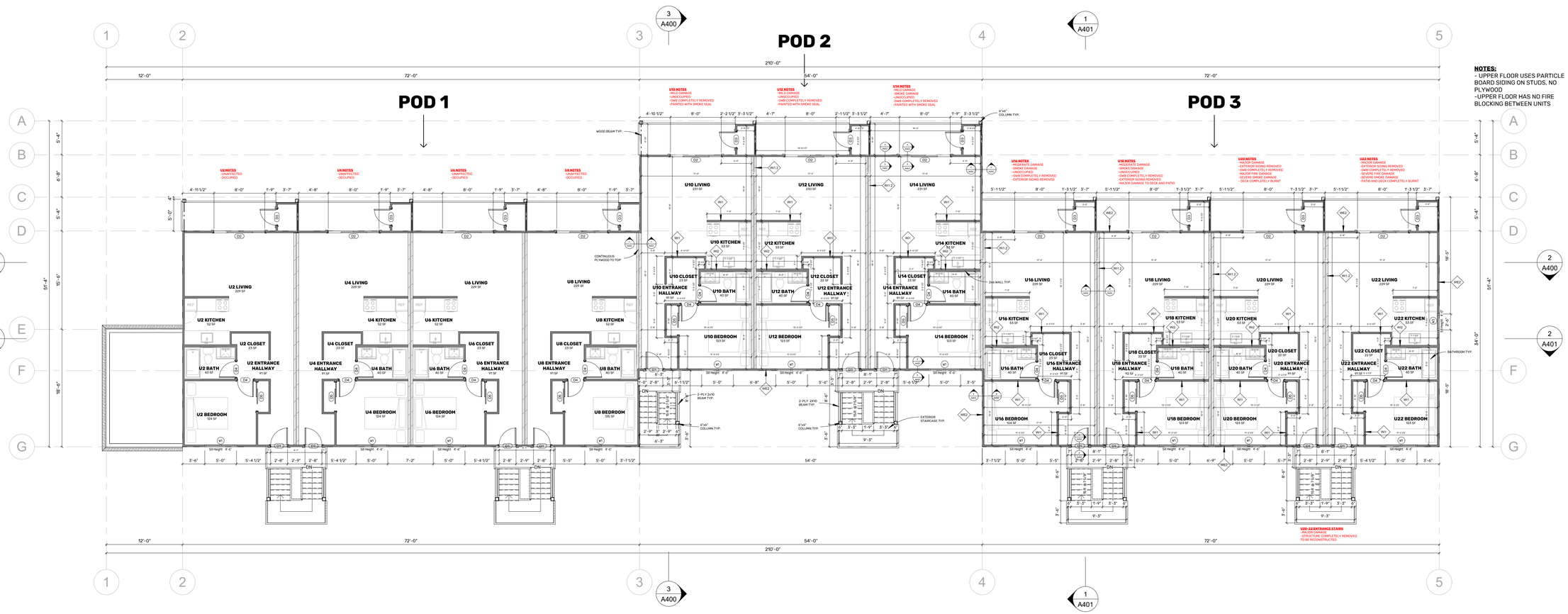
2312 36 STREET,
VERNON, B.C.

MAIN FLOOR - EXISTING

REVISION #1

A202

SCALE:	PROJECT NO:
1/8" = 1'-0"	2606
DRAWN BY:	CHECKED BY:
PW	SWT



NOTES:
- UPPER FLOOR USES PARTICLE BOARD SIDING ON STUDS, NO PLYWOOD
-UPPER FLOOR HAS NO FIRE BLOCKING BETWEEN UNITS

EXISTING ROOM UPPER FLOOR

Name	Department	Area	Level
5.0 UPPER FLOOR			
U2			
U2 LIVING	U2	229 SF	5.0 UPPER FLOOR
U2 KITCHEN	U2	52 SF	5.0 UPPER FLOOR
U2 BATH	U2	40 SF	5.0 UPPER FLOOR
U2 BEDROOM	U2	124 SF	5.0 UPPER FLOOR
U2 CLOSET	U2	23 SF	5.0 UPPER FLOOR
U2 ENTRANCE HALLWAY	U2	91 SF	5.0 UPPER FLOOR
		558 SF	
U4			
U4 LIVING	U4	229 SF	5.0 UPPER FLOOR
U4 CLOSET	U4	23 SF	5.0 UPPER FLOOR
U4 ENTRANCE HALLWAY	U4	91 SF	5.0 UPPER FLOOR
U4 BEDROOM	U4	124 SF	5.0 UPPER FLOOR
U4 BATH	U4	40 SF	5.0 UPPER FLOOR
U4 KITCHEN	U4	52 SF	5.0 UPPER FLOOR
		558 SF	
U6			
U6 LIVING	U6	229 SF	5.0 UPPER FLOOR
U6 ENTRANCE HALLWAY	U6	91 SF	5.0 UPPER FLOOR
U6 BEDROOM	U6	124 SF	5.0 UPPER FLOOR
U6 BATH	U6	40 SF	5.0 UPPER FLOOR
U6 CLOSET	U6	23 SF	5.0 UPPER FLOOR
U6 KITCHEN	U6	52 SF	5.0 UPPER FLOOR
		558 SF	
U8			
U8 LIVING	U8	229 SF	5.0 UPPER FLOOR
U8 ENTRANCE HALLWAY	U8	91 SF	5.0 UPPER FLOOR
U8 BEDROOM	U8	125 SF	5.0 UPPER FLOOR
U8 CLOSET	U8	23 SF	5.0 UPPER FLOOR
U8 BATH	U8	40 SF	5.0 UPPER FLOOR
U8 KITCHEN	U8	52 SF	5.0 UPPER FLOOR
		560 SF	
U10			
U10 LIVING	U10	231 SF	5.0 UPPER FLOOR
U10 BEDROOM	U10	123 SF	5.0 UPPER FLOOR
U10 ENTRANCE HALLWAY	U10	91 SF	5.0 UPPER FLOOR
U10 CLOSET	U10	23 SF	5.0 UPPER FLOOR
U10 BATH	U10	40 SF	5.0 UPPER FLOOR
U10 KITCHEN	U10	53 SF	5.0 UPPER FLOOR
		561 SF	

EXISTING ROOM UPPER FLOOR

Name	Department	Area	Level
U12			
U12 LIVING	U12	230 SF	5.0 UPPER FLOOR
U12 ENTRANCE HALLWAY	U12	91 SF	5.0 UPPER FLOOR
U12 BEDROOM	U12	123 SF	5.0 UPPER FLOOR
U12 BATH	U12	40 SF	5.0 UPPER FLOOR
U12 CLOSET	U12	22 SF	5.0 UPPER FLOOR
U12 KITCHEN	U12	53 SF	5.0 UPPER FLOOR
		558 SF	
U14			
U14 LIVING	U14	231 SF	5.0 UPPER FLOOR
U14 ENTRANCE HALLWAY	U14	91 SF	5.0 UPPER FLOOR
U14 BEDROOM	U14	123 SF	5.0 UPPER FLOOR
U14 CLOSET	U14	23 SF	5.0 UPPER FLOOR
U14 BATH	U14	40 SF	5.0 UPPER FLOOR
U14 KITCHEN	U14	53 SF	5.0 UPPER FLOOR
		561 SF	
U16			
U16 LIVING	U16	229 SF	5.0 UPPER FLOOR
U16 ENTRANCE HALLWAY	U16	91 SF	5.0 UPPER FLOOR
U16 BEDROOM	U16	124 SF	5.0 UPPER FLOOR
U16 CLOSET	U16	23 SF	5.0 UPPER FLOOR
U16 KITCHEN	U16	53 SF	5.0 UPPER FLOOR
U16 BATH	U16	40 SF	5.0 UPPER FLOOR
		560 SF	
U18			
U18 LIVING	U18	229 SF	5.0 UPPER FLOOR
U18 ENTRANCE HALLWAY	U18	92 SF	5.0 UPPER FLOOR
U18 BEDROOM	U18	123 SF	5.0 UPPER FLOOR
U18 CLOSET	U18	22 SF	5.0 UPPER FLOOR
U18 KITCHEN	U18	53 SF	5.0 UPPER FLOOR
U18 BATH	U18	40 SF	5.0 UPPER FLOOR
		558 SF	
U20			
U20 LIVING	U20	229 SF	5.0 UPPER FLOOR
U20 ENTRANCE HALLWAY	U20	91 SF	5.0 UPPER FLOOR
U20 BEDROOM	U20	123 SF	5.0 UPPER FLOOR
U20 CLOSET	U20	22 SF	5.0 UPPER FLOOR
U20 KITCHEN	U20	53 SF	5.0 UPPER FLOOR
U20 BATH	U20	40 SF	5.0 UPPER FLOOR
		558 SF	

EXISTING ROOM UPPER FLOOR

Name	Department	Area	Level
U22			
U22 LIVING	U22	229 SF	5.0 UPPER FLOOR
U22 ENTRANCE HALLWAY	U22	91 SF	5.0 UPPER FLOOR
U22 BEDROOM	U22	123 SF	5.0 UPPER FLOOR
U22 CLOSET	U22	22 SF	5.0 UPPER FLOOR
U22 BATH	U22	40 SF	5.0 UPPER FLOOR
U22 KITCHEN	U22	53 SF	5.0 UPPER FLOOR
		558 SF	
		6147 SF	
TOTAL AREA		6147 SF	

EXISTING DOORS

Type Mark	Width	Height	Function	Count	Type Comments	Description
D1	2' - 8"	6' - 8"	Exterior	23	S.SWING	UNIT ENTRANCE
D2	8' - 0"	6' - 8"	Exterior	22	SLIDER	PATIO/DECK
D3	2' - 6"	6' - 8"	Exterior	22	S.SWING	STORAGE
D4	2' - 6"	6' - 8"	Interior	44	S.SWING	
D5	4' - 6"	6' - 8"	Interior	22	BYPASS	CLOSET
D6	1' - 8"	10"	Interior	11	HATCH	22" x 22" CRAWL SPACE HATCH
Grand total				144		

EXISTING WINDOWS

Type Mark	Length	Height	Sill Height	Count	Type Comments	Comments
W1	5' - 0"	2' - 6"	4' - 6"	18	H. SLIDER	
W2	5' - 0"	3' - 0"	4' - 0"	5	H. SLIDER	
W3	2' - 6"	3' - 0"	4' - 0"	3	V. SLIDER	

1/8" = 1'-0"

5.0 UPPER FLOOR - EXISTING

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PARKVIEW GARDEN APARTMENTS / VERNON

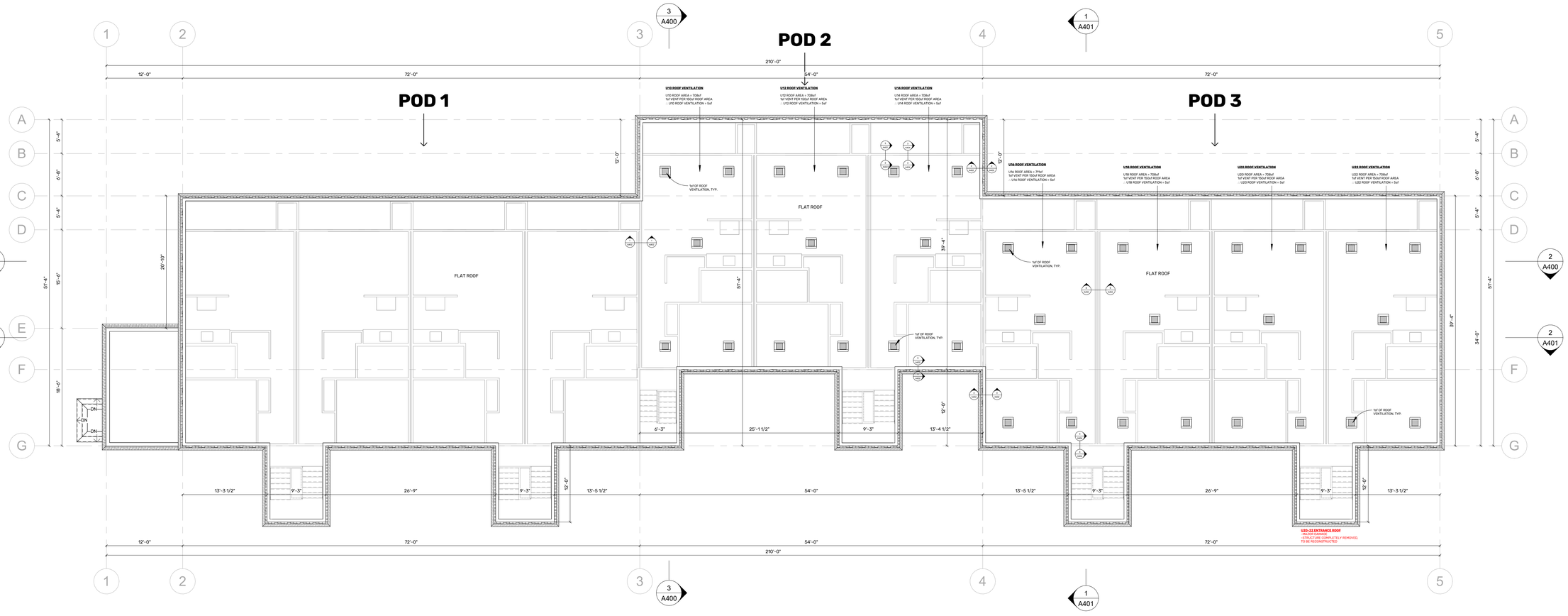
2312 36 STREET, VERNON, B.C.

UPPER FLOOR - EXISTING

REVISION #1

A203

SCALE: 1/8" = 1'-0"
PROJECT NO: 2606
DRAWN BY: PW
CHECKED BY: SWT



1/8" = 1'-0"

6.0 ROOF PLAN - EXISTING

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1	14AUG2026	BUILDING PERMIT

PARKVIEW GARDEN APARTMENTS / VERNON

2312 36 STREET,
VERNON, B.C.

ROOF PLAN - EXISTING

REVISION #1

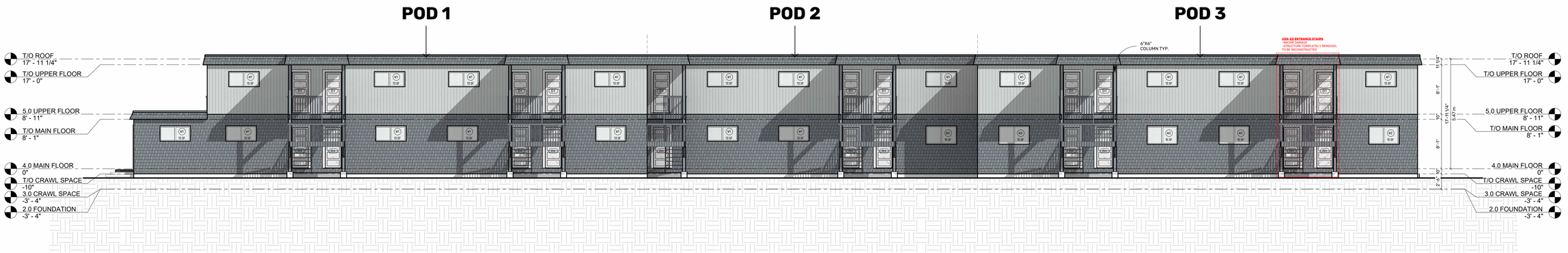
A204

SCALE:	PROJECT NO:
1/8" = 1'-0"	2606
DRAWN BY:	CHECKED BY:
PW	SWT

LD1-19.19m (POD 1)
WALL AREA: 1510.50sf=140.33m²
(140.33m²@19.19m-100%)
MAX UNPROTECTED OPENINGS ALLOWED=1510.5sf
UNPROTECTED OPENINGS PROVIDED=117sf

LD2-25.90m (POD 2)
WALL AREA: 1040.63sf=96.68m²
(96.68m²@25.90m-100%)
MAX UNPROTECTED OPENINGS ALLOWED=1040.63sf
UNPROTECTED OPENINGS PROVIDED=80sf

LD3-16.03m (POD 3)
WALL AREA: 1387.50sf=128.90m²
(128.90m²@16.03m-100%)
MAX UNPROTECTED OPENINGS ALLOWED=1387.5sf
UNPROTECTED OPENINGS PROVIDED=112sf

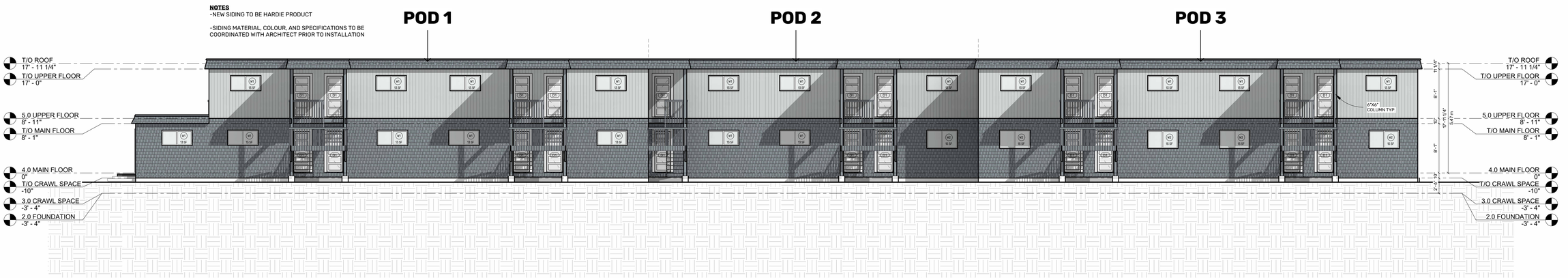


1/8" = 1'-0"

NORTH ELEVATION - EXISTING

NOTES
-NEW SIDING TO BE HARDIE PRODUCT

-SIDING MATERIAL, COLOUR, AND SPECIFICATIONS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION



1/8" = 1'-0"

NORTH ELEVATION - COMPLETE

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2	22SEP2026	REVISION #1
1	14AUG2026	BUILDING PERMIT

PARKVIEW GARDEN APARTMENTS / VERNON

2312 36 STREET,
VERNON, B.C.

NORTH ELEVATION - EXISTING, COMPLETE

REVISION #1

A300

SCALE: 1/8" = 1'-0"
PROJECT NO: 2606
DRAWN BY: PW
CHECKED BY: SWT

LD5-8.12m (POD 3)
WALL AREA: 1387.50sf=128.90m²
(128.90m²@8.12m-48.63%)
MAX UNPROTECTED OPENINGS ALLOWED=674.7sf
UNPROTECTED OPENINGS PROVIDED=424sf

LD6-8.19m (POD 2)
WALL AREA: 1040.63sf=96.68m²
(96.68m²@6.57m-55.65%)
MAX UNPROTECTED OPENINGS ALLOWED=579.11sf
UNPROTECTED OPENINGS PROVIDED=318sf

LD7-6.39m
WALL AREA: 1387.50sf=128.90m²
(128.90m²@6.39m-32.61%
MAX UNPROTECTED OPENINGS ALLOWED=452.46sf
UNPROTECTED OPENINGS PROVIDED=424sf

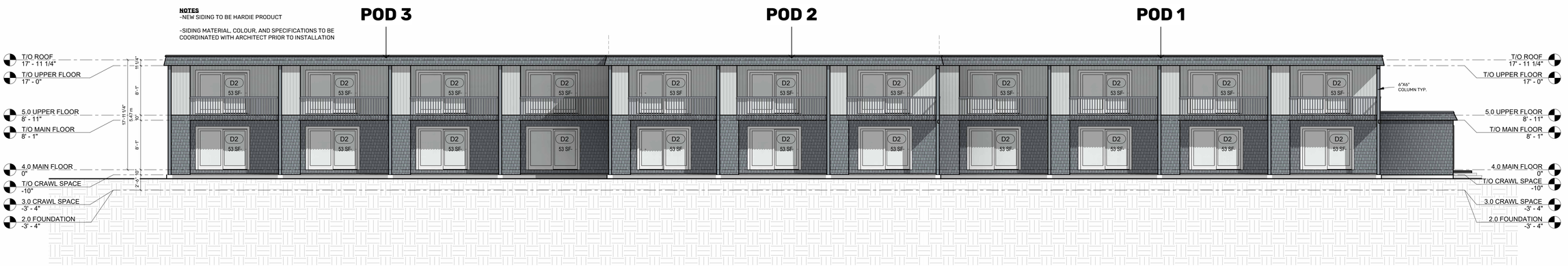


1/8" = 1'-0"

SOUTH ELEVATION - EXISTING

NOTES
-NEW SIDING TO BE HARDIE PRODUCT

-SIDING MATERIAL, COLOUR, AND SPECIFICATIONS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION



1/8" = 1'-0"

SOUTH ELEVATION - COMPLETE

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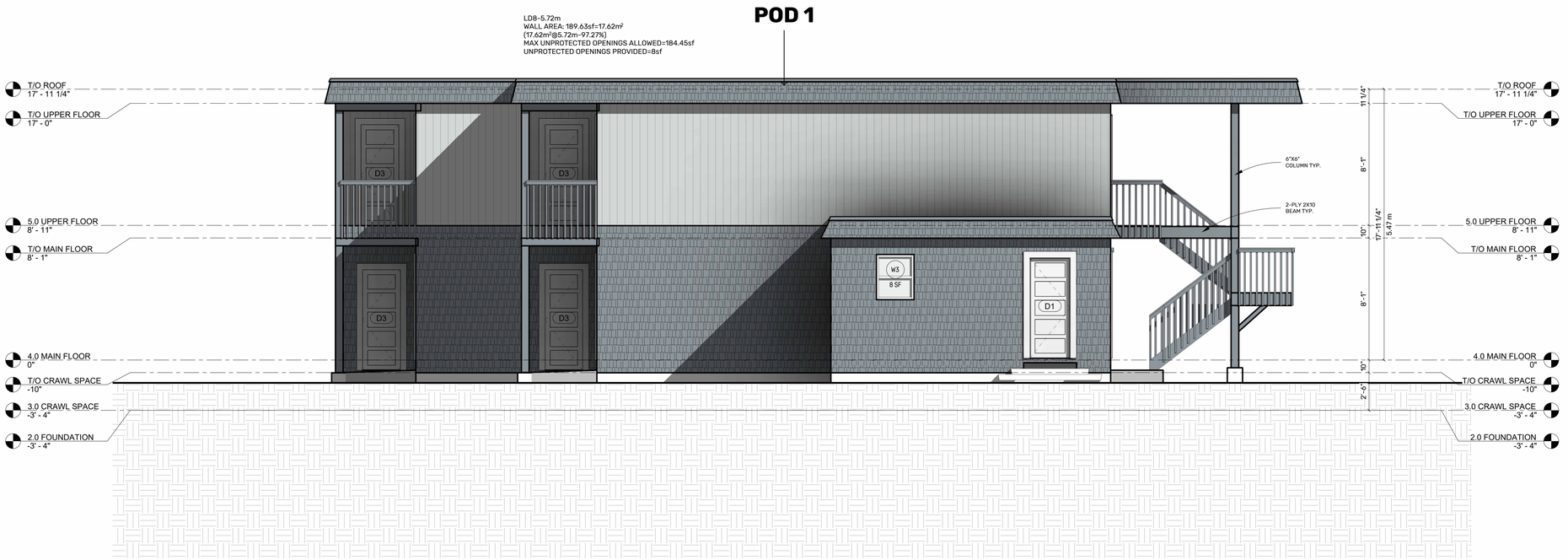
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SOUTH ELEVATION - EXISTING, COMPLETE

REVISION #1

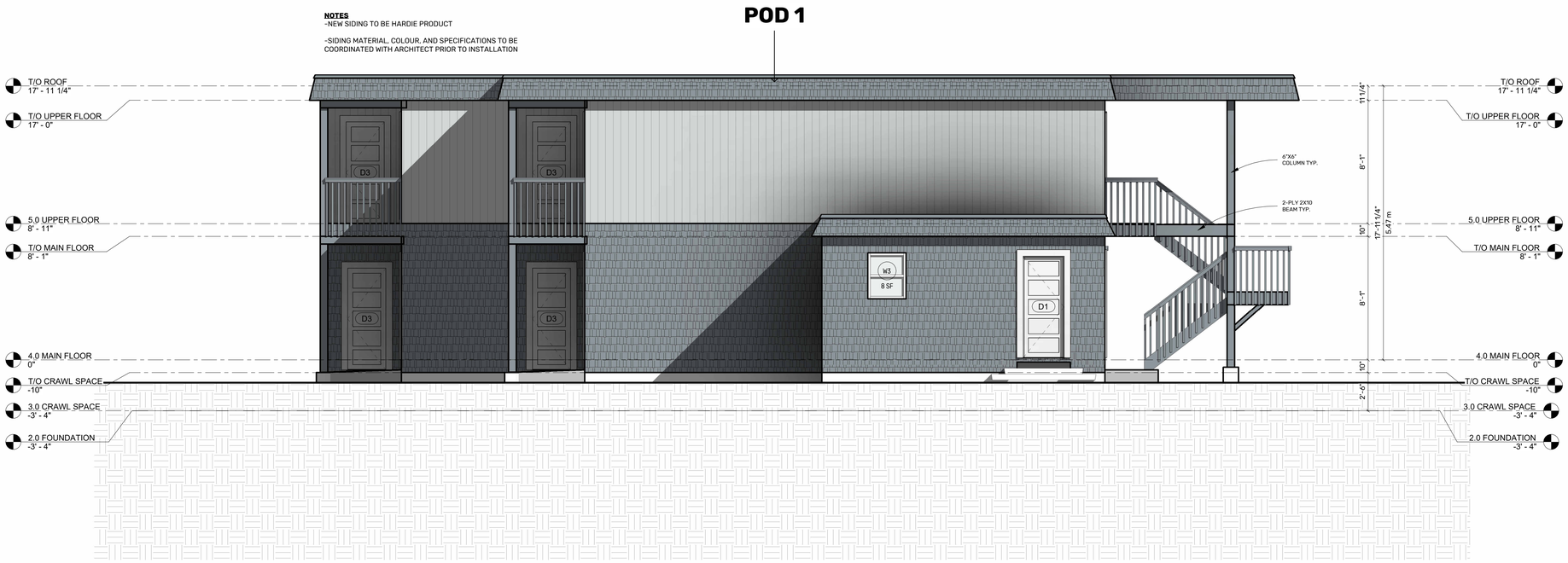
A301

SCALE:	PROJECT NO:
1/8" = 1'-0"	2606
DRAWN BY:	CHECKED BY:
PW	SWT



1/4" = 1'-0"

EAST ELEVATION - EXISTING



1/4" = 1'-0"

EAST ELEVATION - COMPLETE

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PARKVIEW GARDEN APARTMENTS / VERNON

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VERNON, B.C.

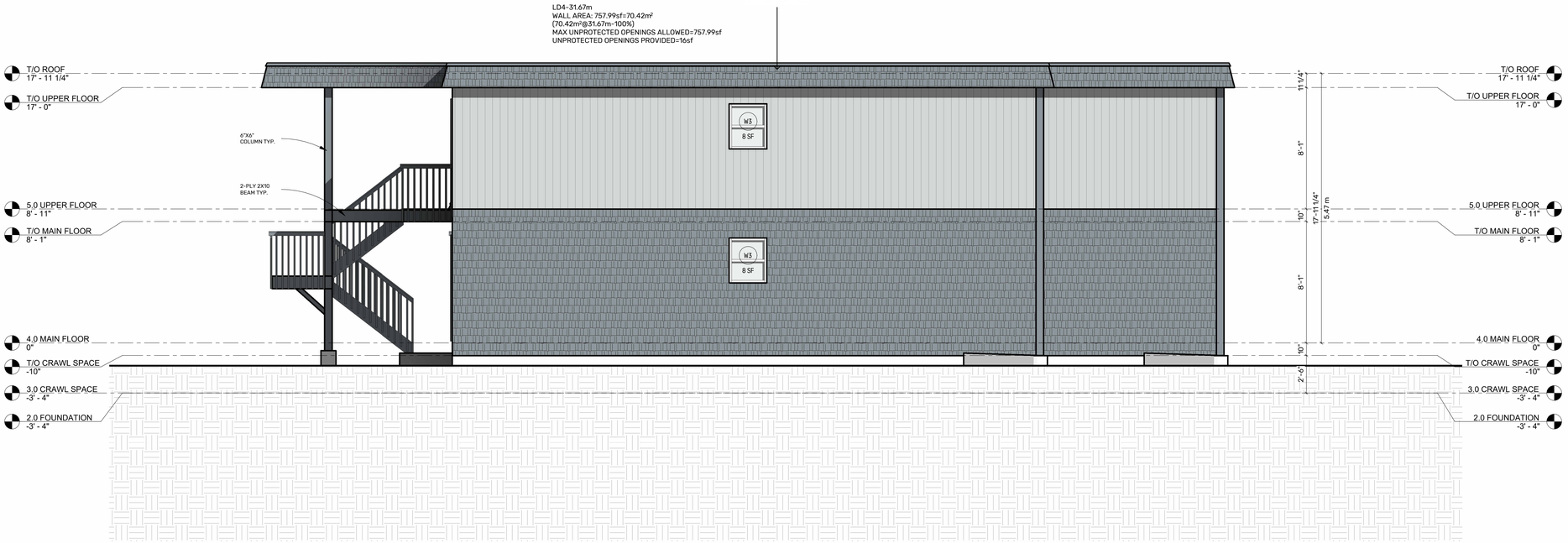
EAST ELEVATION - EXISTING, COMPLETE

REVISION #1

A302

SCALE:	PROJECT NO:
1/4" = 1'-0"	2606
DRAWN BY:	CHECKED BY:
PW	SWT

POD 3



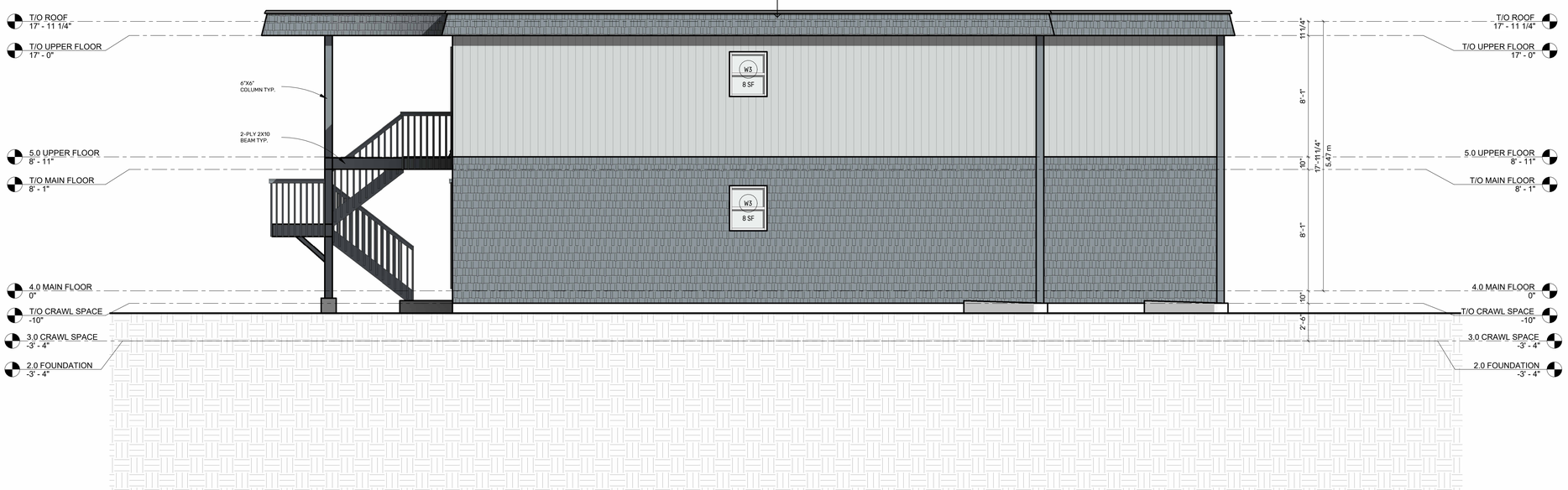
1/4" = 1'-0"

WEST ELEVATION - EXISTING

POD 3

NOTES
-NEW SIDING TO BE HARDIE PRODUCT

-SIDING MATERIAL, COLOUR, AND SPECIFICATIONS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION



1/4" = 1'-0"

WEST ELEVATION - COMPLETE

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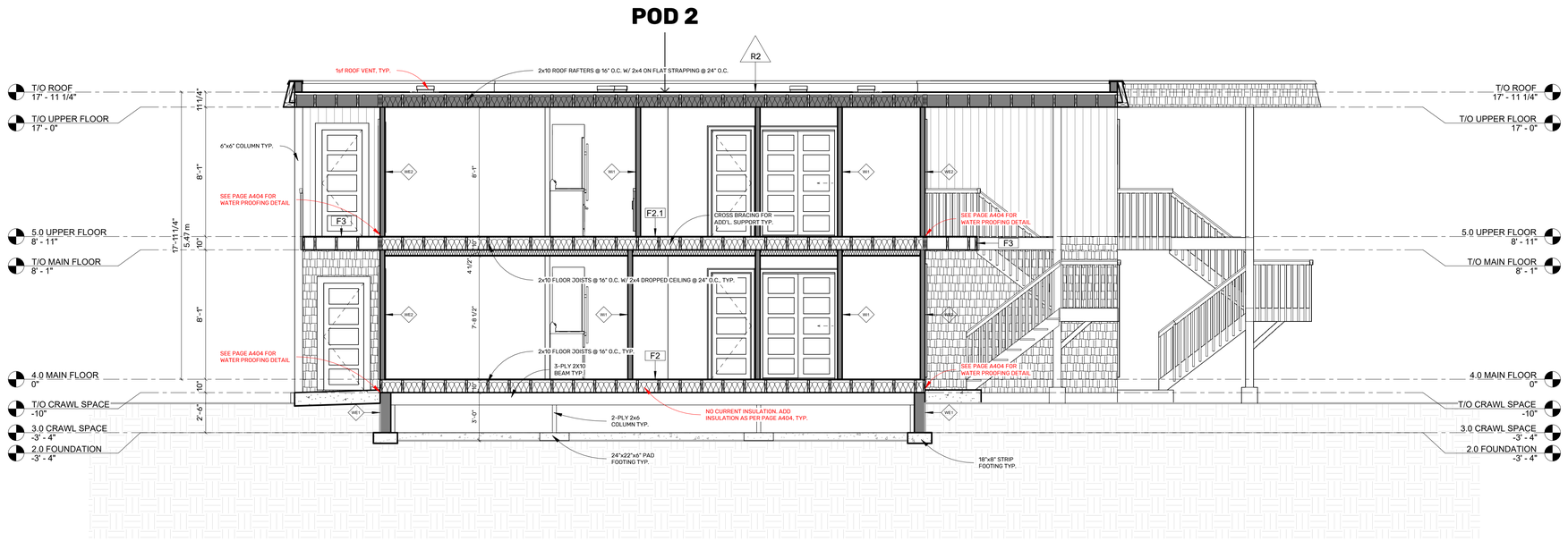
2312 36 STREET, VERNON, B.C.

WEST ELEVATION - EXISTING, COMPLETE

REVISION #1

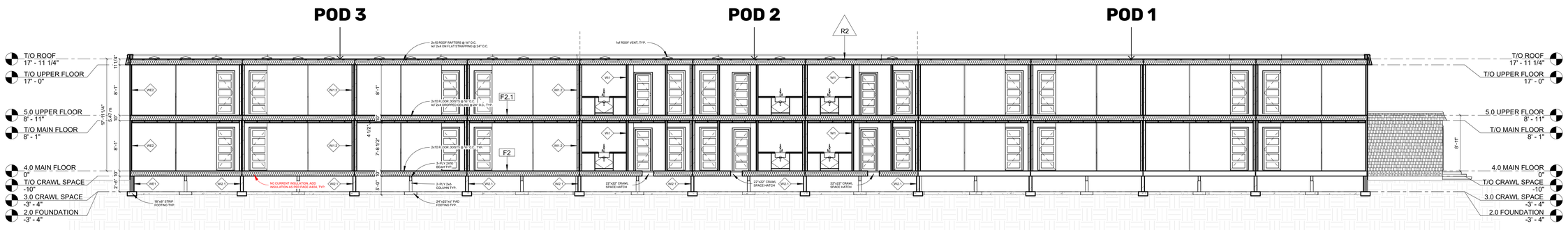
A303

SCALE:	PROJECT NO:
1/4" = 1'-0"	2606
DRAWN BY:	CHECKED BY:
PW	SWT



1/4" = 1'-0"

SECTION 1A



1/8" = 1'-0"

SECTION 2A

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1	14AUG2026	BUILDING PERMIT

PARKVIEW GARDEN APARTMENTS / VERNON

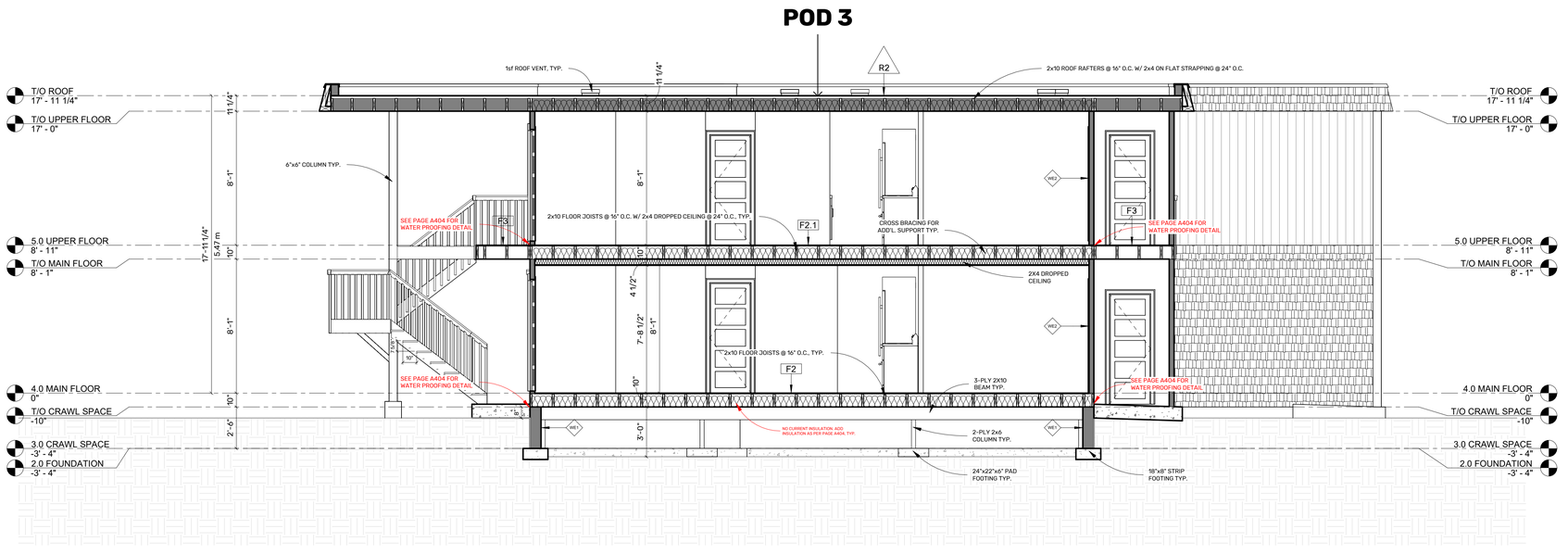
2312 36 STREET,
VERNON, B.C.

BUILDING SECTIONS

REVISION #1

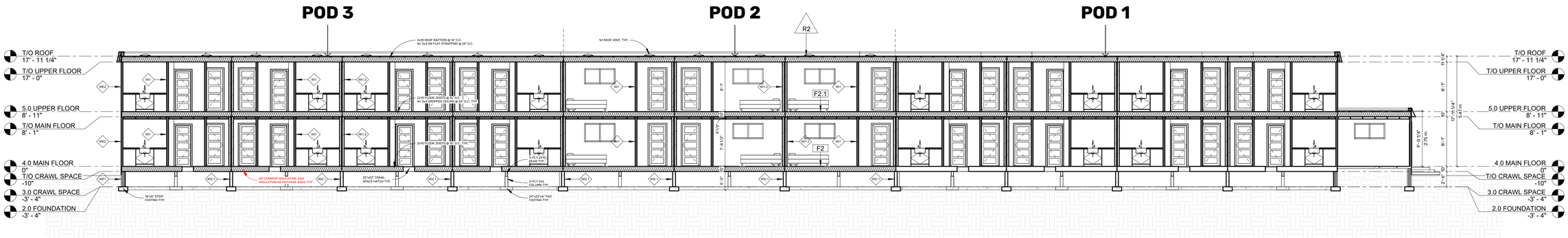
A400

SCALE:	PROJECT NO:
As indicated	2606
DRAWN BY:	CHECKED BY:
PW	SWT



1/4" = 1'-0"

SECTION 3A



1/8" = 1'-0"

SECTION 4A

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BRITISH COLUMBIA

2026-09-28

SEAL

NO	DATE	REMARKS
2	22SEP2026	REVISION #1
1	14AUG2026	BUILDING PERMIT

PARKVIEW GARDEN APARTMENTS / VERNON

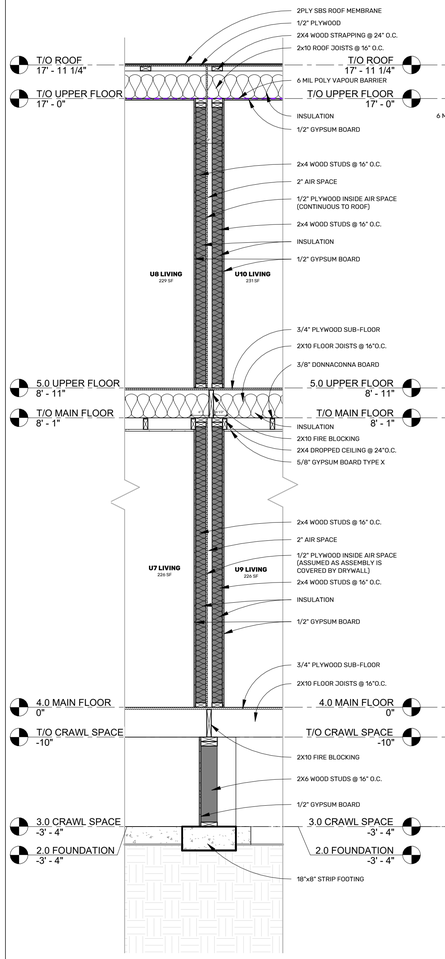
2312 36 STREET, VERNON, B.C.

BUILDING SECTIONS

REVISION #1

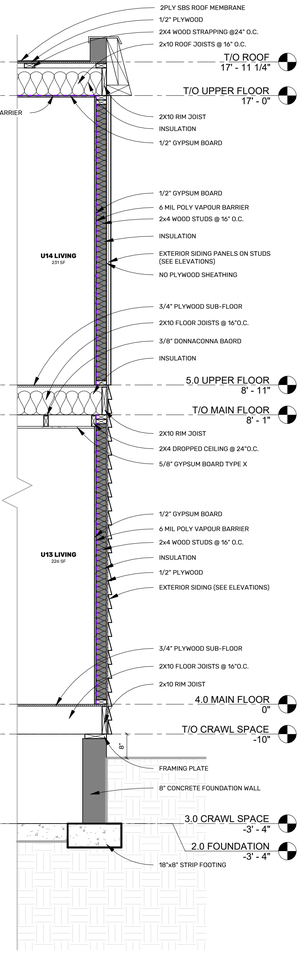
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SCALE:	PROJECT NO:
As indicated	2606
DRAWN BY:	CHECKED BY:
PW	SWT



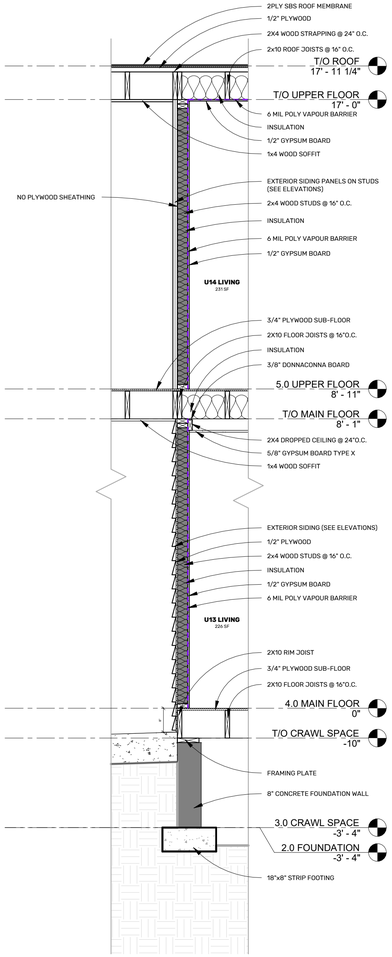
1 **1/2" = 1'-0"**

DETAIL 1



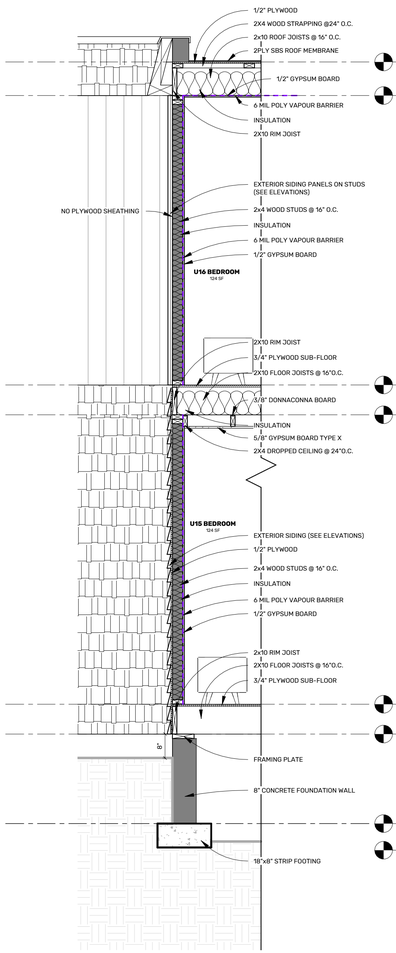
2 **1/2" = 1'-0"**

DETAIL 2



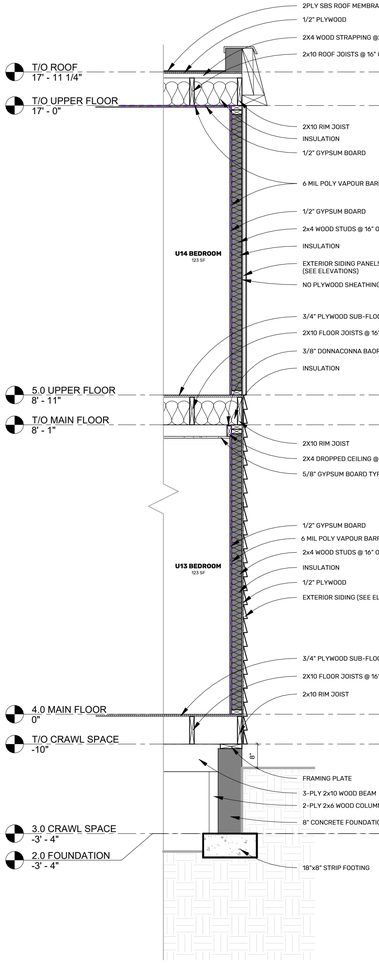
3 **1/2" = 1'-0"**

DETAIL 3



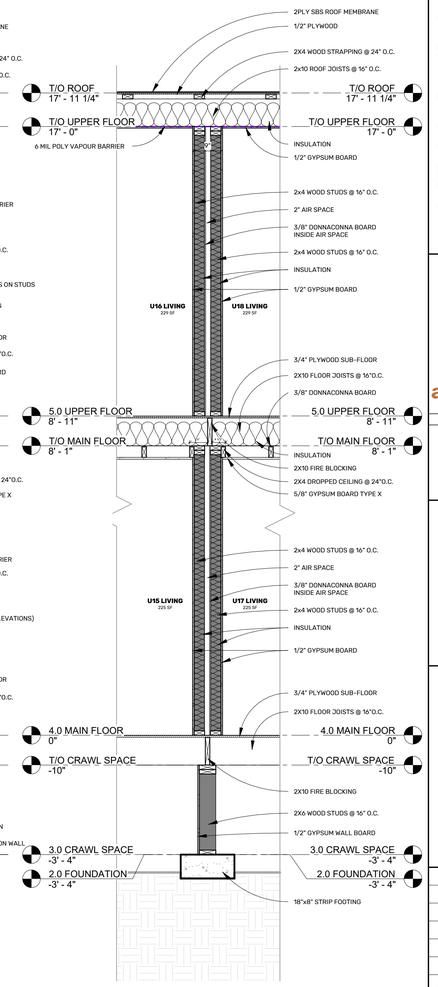
4 **1/2" = 1'-0"**

DETAIL 4



5 **1/2" = 1'-0"**

DETAIL 5



6 **1/2" = 1'-0"**

DETAIL 6

NOTES

-DONNACONNA BOARD MOUNTING LOCATIONS INCONSISTENT BETWEEN UPPER FLOOR AND MAIN FLOOR UNITS

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SEAL

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PARKVIEW GARDEN APARTMENTS / VERNON

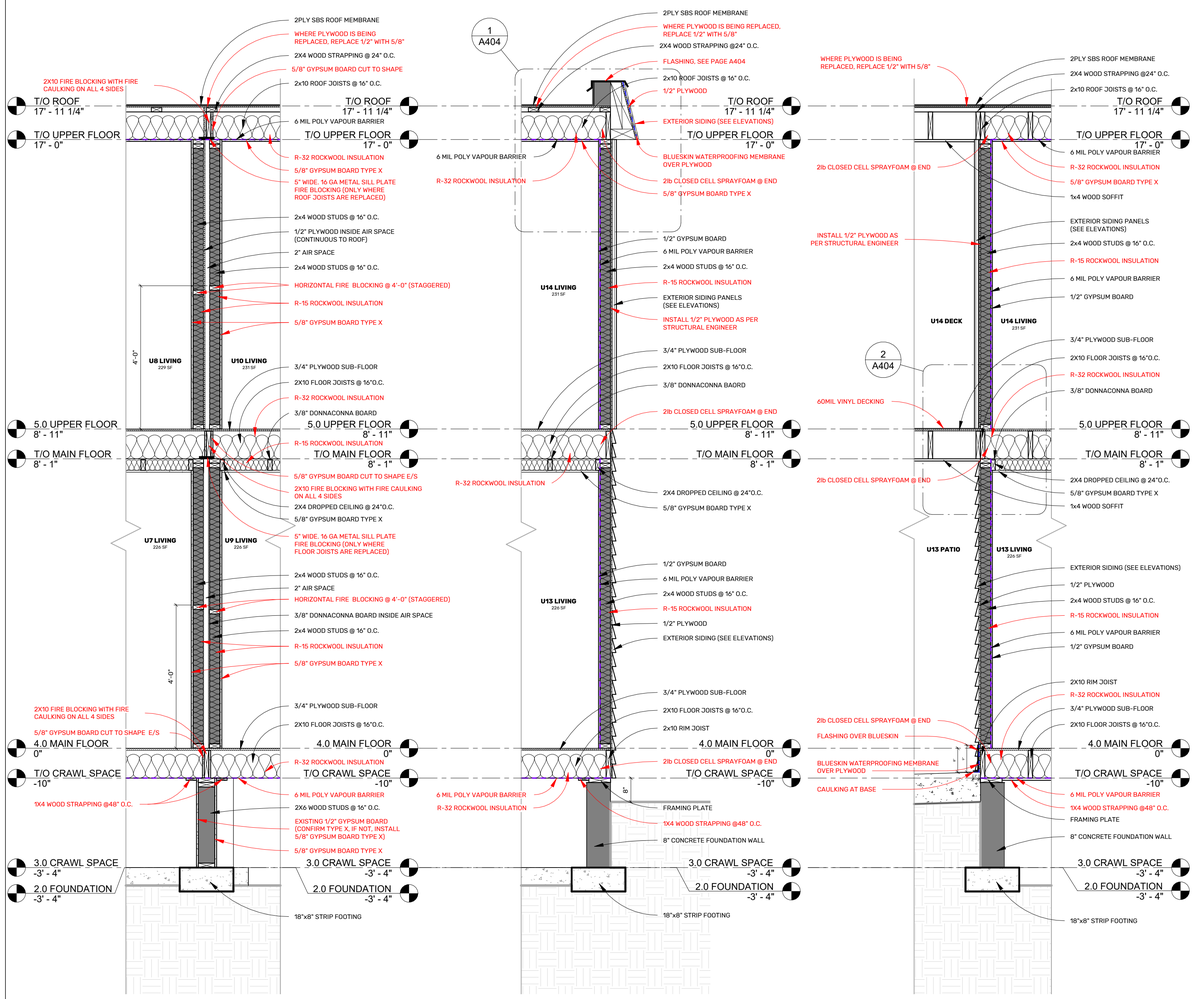
2312 36 STREET,
VERNON, B.C.

DETAILS - EXISTING

REVISION #1

A402

SCALE:	PROJECT NO:
1/2" = 1'-0"	2606
DRAWN BY:	CHECKED BY:
PW	SWT



1 1/2" = 1'-0"
DETAIL 1 - COMPLETE

2 1/2" = 1'-0"
DETAIL 2 - COMPLETE

3 1/2" = 1'-0"
DETAIL 3 - COMPLETE

4 1/2" = 1'-0"
DETAIL 4 - COMPLETE

5 1/2" = 1'-0"
DETAIL 5 - COMPLETE

6 1/2" = 1'-0"
DETAIL 6 - COMPLETE

NOTES

-DETAILS DO NOT APPLY TO UNAFFECTED SUITES

-2X4 ROOF STRAPPING ALLOWS FOR ONE-WAY VENTILATION

-ALL PENETRATIONS THROUGH PARTY /CORRIDOR WALLS /FLOORS REQUIRE PROPER FIRE SEALING WITH APPROVED FIRE PENETRATION STOPPING MATERIALS AND CAULKING

- RETAIN ALL EMPTY CAULKING TUBES FOR INSPECTION BY ARCHITECT

-FIRE CAULKING MUST BE APPROVED. RETAIN EMPTY TUBES UNTIL INSPECTION IS COMPLETE. NO INSULATION CAN BE INSTALLED UNTIL THE INSPECTION HAS BEEN APPROVED AS COMPLETE

-FIRE-CAULK ALL OPENINGS BETWEEN SUITES

-ALL BACK/BACK ELECTRICAL PLUGS NEED TO BE CHANGED AND PLUGS WITHIN 4' OF EACH OTHER NEED PUTTY PADS

-DONNACONNA BOARD MOUNTING LOCATIONS INCONSISTENT BETWEEN UPPER FLOOR AND MAIN FLOOR UNITS

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1	14AUG2026	BUILDING PERMIT

PARKVIEW GARDEN APARTMENTS / VERNON

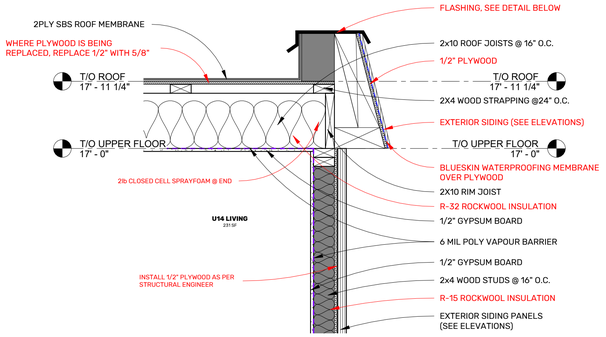
2312 36 STREET, VERNON, B.C.

DETAILS - COMPLETE

REVISION #1

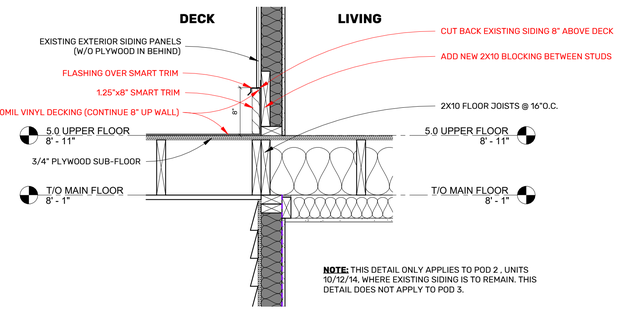
A403

SCALE:	PROJECT NO:
1/2" = 1'-0"	2606
DRAWN BY:	CHECKED BY:
PW	SWT



1 **1" = 1'-0"**

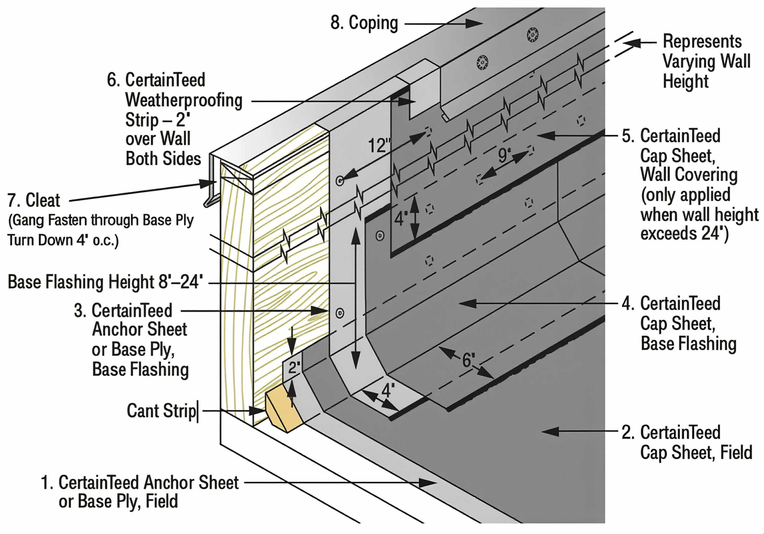
ROOF DETAIL - COMPLETE



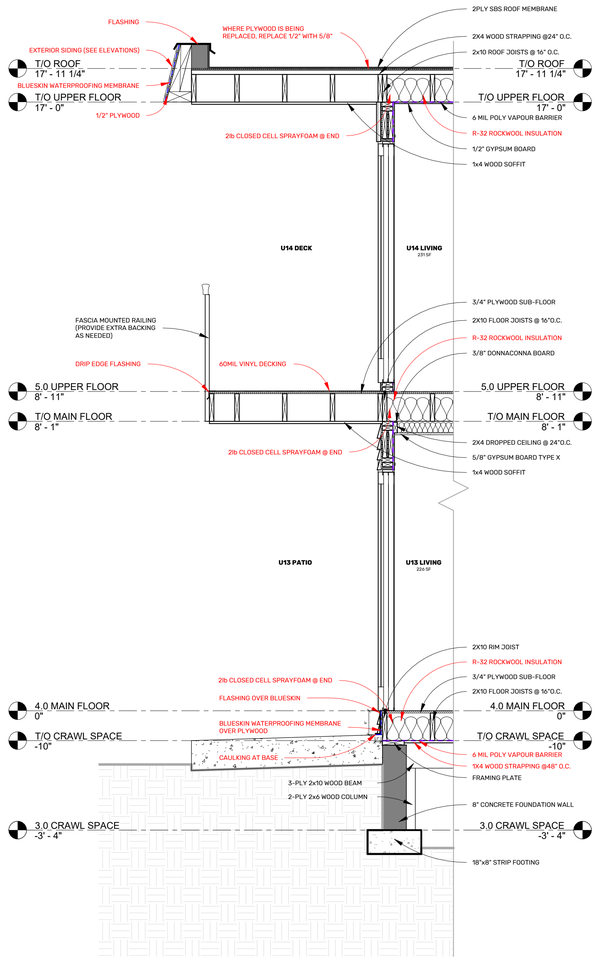
NOTE: THIS DETAIL ONLY APPLIES TO POD 2 , UNITS 10/12/14, WHERE EXISTING SIDING IS TO REMAIN. THIS DETAIL DOES NOT APPLY TO POD 3.

2 **1" = 1'-0"**

VINYL DECKING CONNECTION DETAIL

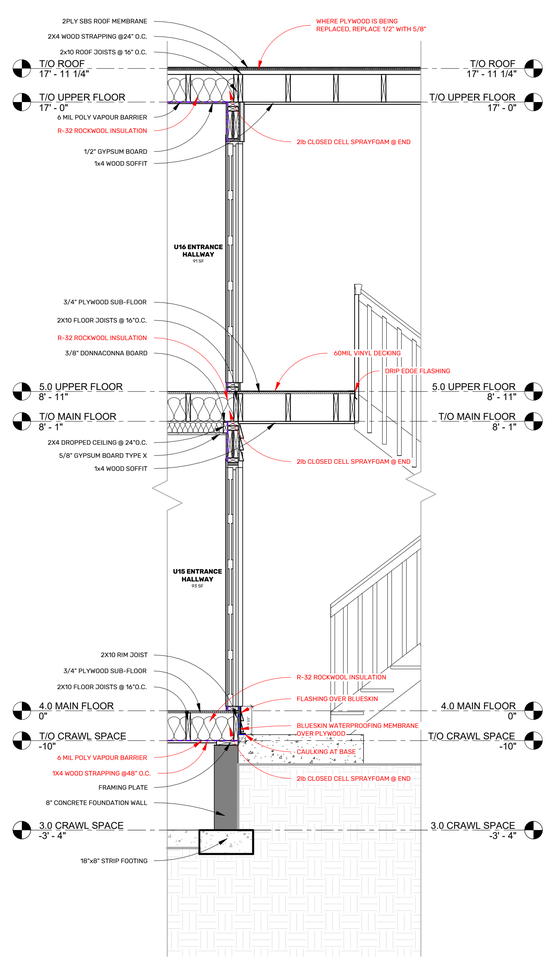


NOT DRAWN TO SCALE



3 **1/2" = 1'-0"**

PATIO DETAIL - COMPLETE



4 **1/2" = 1'-0"**

ENTRANCE DETAIL - COMPLETE

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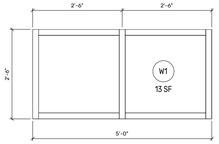
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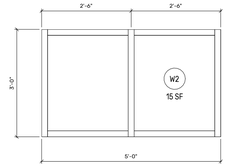
DETAILS

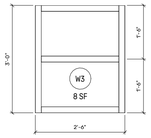
REVISION #1

A404

SCALE:	PROJECT NO:
As indicated	2606
DRAWN BY: PW	CHECKED BY: SWT







EXISTING WINDOWS

Type Mark	Length	Height	Sill Height	Count	Type Comments	Comments
W1	5' - 0"	2' - 6"	4' - 6"	18	H. SLIDER	
W2	5' - 0"	3' - 0"	4' - 0"	5	H. SLIDER	
W3	2' - 6"	3' - 0"	4' - 0"	3	V. SLIDER	

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PARKVIEW GARDEN APARTMENTS / VERNON

2312 36 STREET,
VERNON, B.C.

WINDOWS

REVISION #1

A600

SCALE: 1/2" = 1'-0"
PROJECT NO: 2606
DRAWN BY: PW
CHECKED BY: SWT

WALL - GENERAL NOTES

1. ALL GYPSUM BOARD TO BE FASTENED AT 8" O.C.
AROUND PERIMETER AND 12" O.C. WITHIN PANEL FIELD

2. PROVIDE CONTINUOUS PERIMETER SILL GASKET
@ ALL EXTERIOR WALL LOCATIONS.

3. ALL AREAS TO RECEIVE CERAMIC TILE FINISH TO HAVE
1/2" MOISTURE RESISTANT GYPSUM BOARD IN LIEU OF
1/2" GYPSUM BOARD. COORDINATE WITH INTERIOR DESIGN
PRIOR TO COMMENCEMENT OF WORK. FIRE RESISTANCE
RATINGS INDICATED BY WALL TYPE MUST BE MAINTAINED.

4. REFER TO STRUCTURAL FOR SUPPORTING WALL INFORMATION.

TYPES OF EXTERIOR WALLS

TYPICAL FROST FOUNDATION WALL

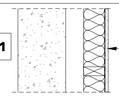
WE 1



8" CONCRETE FOUNDATION WALL

FOUNDATION WALL WITH INTERIOR INSULATION

WE 1.1



DAMPPROOFING
CONCRETE WALL (REFER TO STRUCTURAL)
3" AIR SPACE
2 X 4 WOOD STUDS @ 24" O.C.
R-23 ROCKWOOL INSULATION
6 MIL POLY VAPOR BARRIER
1/2" GYPSUM BOARD

TYPICAL 2X4 EXTERIOR WALL INSULATION

WE 2



EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS)
AIR BARRIER W/ SEAMS TAPED
1/2" PLYWOOD
2 X 4 WOOD STUDS @ 16" O.C.
R-15 ROCKWOOL INSULATION
6 MIL POLY VAPOR BARRIER
1/2" GYPSUM BOARD

TYPICAL 2X6 EXTERIOR WALL INSULATION

WE 3



EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS)
AIR BARRIER W/ SEAMS TAPED
1/2" PLYWOOD
2 X 6 WOOD STUDS @ 24" O.C.
R-23 ROCKWOOL INSULATION
6 MIL POLY VAPOR BARRIER
1/2" GYPSUM BOARD

TYPES OF INTERIOR WALLS

TYPICAL 2X4 STUD WALL

WI 1



1/2" GYPSUM BOARD
2 X 4 WOOD STUDS @ 16" O.C.
1/2" GYPSUM BOARD

2X4 STUD WALL WITH INSULATION

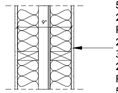
WI 1.1



1/2" GYPSUM BOARD
2 X 4 WOOD STUDS @ 16" O.C.
R-15 ROCKWOOL INSULATION
1/2" GYPSUM BOARD

2X4 PARTY WALL

WI 1.2



5/8" GYPSUM BOARD (TYPE X)
2 X 4 WOOD STUDS @ 16" O.C.
R-15 ROCKWOOL INSULATION
2" AIR SPACE
3/8" DONNACONNA BOARD INSIDE AIR SPACE
2 X 4 WOOD STUDS @ 16" O.C.
R-15 ROCKWOOL INSULATION
5/8" GYPSUM BOARD (TYPE X)

TYPICAL 2X6 WALL

WI 2



1/2" GYPSUM BOARD
2 X 6 WOOD STUDS @ 16" O.C.
1/2" GYPSUM BOARD

TYPICAL 2X6 BEARING WALL IN CRAWLSPACE

WI 2.1



1/2" GYPSUM BOARD
2 X 6 WOOD STUDS @ 16" O.C.

TYPICAL 2X6 STUD WALL WITH INSULATION

WI 2.2



1/2" GYPSUM BOARD
2 X 6 WOOD STUDS @ 16" O.C.
R-23 ROCKWOOL INSULATION
1/2" GYPSUM BOARD

FLOOR - GENERAL NOTES

1. SUBFLOOR MUST BE CLEAN AND DRY.

2. FOR WOOD SUBFLOOR, REPAIR ANY LOOSE AREAS OR SQUEAKS.

3. THE SUBFLOOR MUST BE LEVEL TO WITHIN 3/16" IN 10 FEET .
SAND HIGH AREAS OR JOINTS; FILL LOW AREAS
(NO MORE THAN 1/8" WITH A 'CEMENT TYPE' FILLER NO LESS THAN 3000 psi)

4. CONCRETE SUBFLOORS SHOULD HAVE A MOISTURE CONTENT BELOW 3%,
WOOD SUBFLOORS SHOULD BE BELOW 10%.

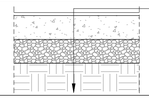
5. CONCRETE SUBFLOORS SHOULD BE TESTED IN SEVERAL AREAS;
ESPECIALLY NEAR EXTERIOR WALLS AND WALLS CONTAINING PLUMBING.

6. RADIANT HEATED FLOORS CANNOT EXCEED 85 DEGREES FAHRENHEIT.

TYPES OF FLOORS

SLAB ON GRADE ASSEMBLY

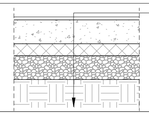
F 1



FLOOR FINISH
4" CONCRETE SLAB W/ 10M @ 24" O.C.
6 MIL POLY VAPOR BARRIER
GRANULAR CAPILLARY BREAK FILL
(REFER TO GEOTECHNICAL
AND STRUCTURAL)

SLAB ON GRADE (INSULATED) ASSEMBLY

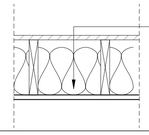
F 1.1



FLOOR FINISH
4" CONCRETE SLAB W/ 10M @ 24" O.C.
6 MIL POLY VAPOR BARRIER
RIGID INSULATION UNDER SLAB
GRANULAR CAPILLARY BREAK FILL
(REFER TO GEOTECHNICAL
AND STRUCTURAL)

2X10 FLOOR JOISTS ASSEMBLY (ABOVE CRAWL SPACE)

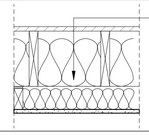
F 2



FLOOR FINISH
3/4" PLYWOOD SUB-FLOOR
2x10 FLOOR JOISTS @ 16" O.C.
R-32 ROCKWOOL INSULATION
1X4 WOOD STRAPPING @48" O.C.

2X10 FLOOR JOISTS ASSEMBLY W/ 2X4 DROPPED CEILING

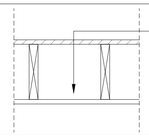
F 2.1



FLOOR FINISH
3/4" PLYWOOD SUB-FLOOR
2x10 FLOOR JOISTS @ 16" O.C.
R-32 ROCKWOOL INSULATION
3/8" DONNACONNA BOARD
2x4 DROPPED CEILING @ 24" O.C.
R-15 ROCKWOOL INSULATION
5/8" GYPSUM BOARD TYPE X

2X10 DECK JOISTS ASSEMBLY

F 3



APPROVED FLOOR FINISH
3/4" PLYWOOD SUB-FLOOR
2x10 FLOOR JOISTS @ 16" O.C.
1x4 WOOD SOFFIT

ROOF - GENERAL NOTES

1. CONFORM TO RCABC GUIDELINES

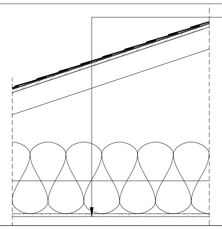
2. PROVIDE STAINLESS STEEL FASTENERS FOR ALL TREATED WOOD SECUREMENT.

3. PROVIDE ONE LAYER MODIFIED BITUMEN MEMBRANE BETWEEN ALL
TREATED WOOD MEMBERS AND GALVANIZED OR PRE-FINISHED METAL PRODUCTS.
WHERE APPLICABLE.

TYPES OF ROOFS

TYPICAL ROOF ASSEMBLY

R 1

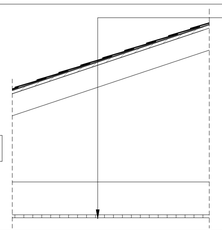


NOTE:
PROVIDE RUBBERIZED ASPHALT EAVE PROTECTION TO RCABC STANDARDS
PROVIDE VENTED WOOD SOFFIT AT EAVES, TYPICAL.

LAMINATED ASPHALT SHINGLE
ROOF FELT
1/2" SHEATHING
ENGINEER APPROVED ROOF TRUSSES (REFER TO TRUSS MANUFACTURER)
(14") R53.2 INSULATION
6 MIL POLY VAPOR BARRIER
1/2" GYPSUM BOARD

ROOF ASSEMBLY OVER COVERED DECK AND COVERED ENTRANCE

R 1.1

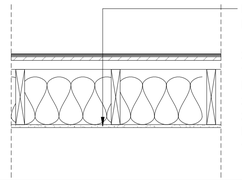


NOTE:
PROVIDE EAVE PROTECTION

LAMINATED ASPHALT SHINGLE
ROOF FELT
1/2" SHEATHING
ENGINEER APPROVED ROOF JOISTS (REFER TO TRUSS MANUFACTURER)
PERFORATED ALUMINUM SOFFIT (TYPICAL)

FLAT ROOF ASSEMBLY

R 2



NOTE:
PROVIDE EAVE PROTECTION

2 PLY SBS ROOF MEMBRANE
1/2 PLYWOOD (5/8" PLYWOOD WHERE PLYWOOD IS REPLACED)
2X4 WOOD STRAPPING @ 24" O.C.
2X10 ROOF JOISTS @ 16" O.C.
R-32 ROCKWOOL INSULATION
1/2" DRYWALL

NOTES

ALL THESE ASSEMBLIES ARE TYPICAL FOR ZONE5 IN B.C. WITH AN HRV SYSTEM.
REFER TO ASSEMBLIES ON THE NEXT PAGE FOR RSI CALCULATIONS OF INDIVIDUAL ELEMENTS AND ASSEMBLIES

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2026-09-28

SEAL

NO	DATE	REMARKS
2	22SEP2026	REVISION #1
1	14AUG2026	BUILDING PERMIT

PARKVIEW GARDEN APARTMENTS / VERNON

2312 36 STREET,
VERNON, B.C.

ASSEMBLY TYPES

REVISION #1

A800

SCALE:	PROJECT NO:
1" = 1'-0"	2606
DRAWN BY:	CHECKED BY:
PW	SWT