

SUNDANCE LOT 38

BUILDINGS C.A.D.E (UNIT A)

ROOF PLAN

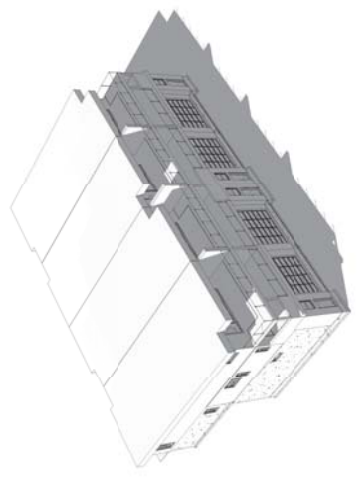
WEST COAST DESIGN
 250.215.1968
 westcoastdesign@gmail.com

REVISIONS
 NO. DATE DESCRIPTION
 1 1/25/21 ISSUED FOR RFP
 2/20

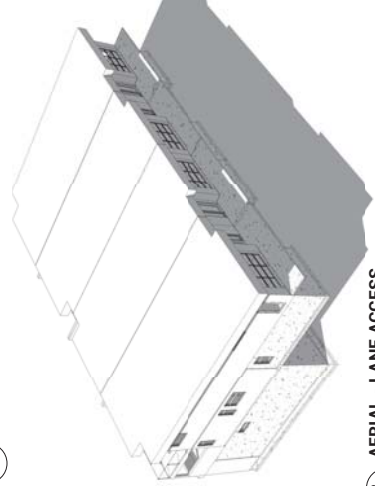
NOTES

SCALE

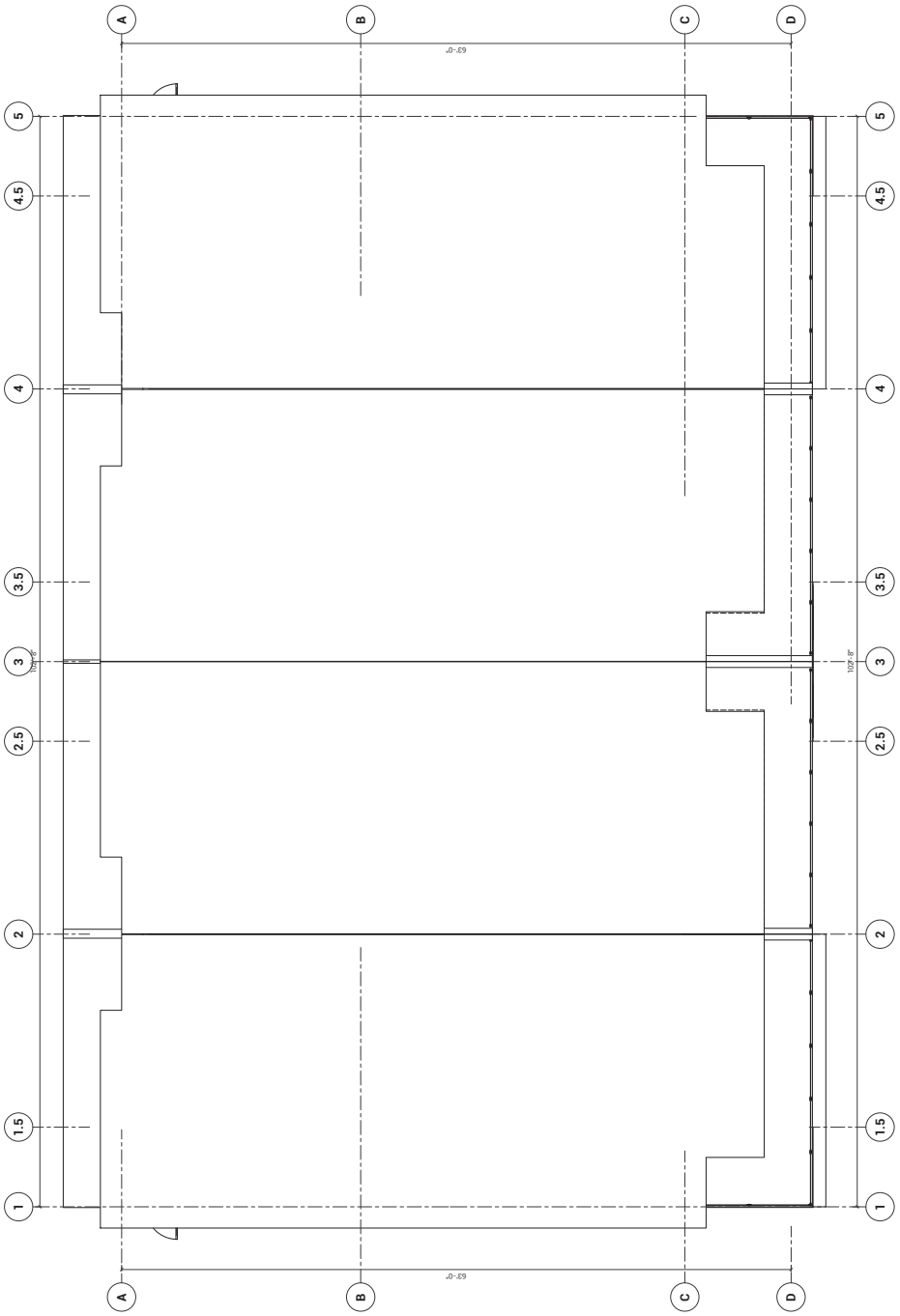
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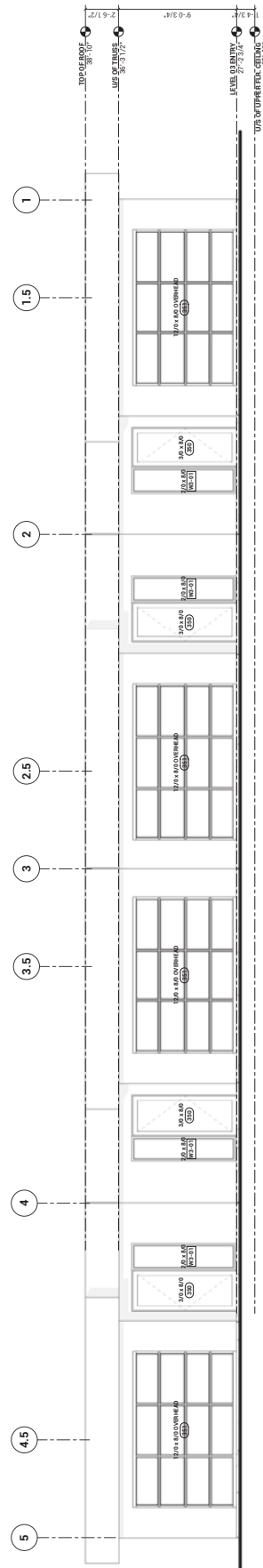
4 AERIAL - SUNDANCE RD
 A2.04



2 AERIAL - LANE ACCESS
 A2.04

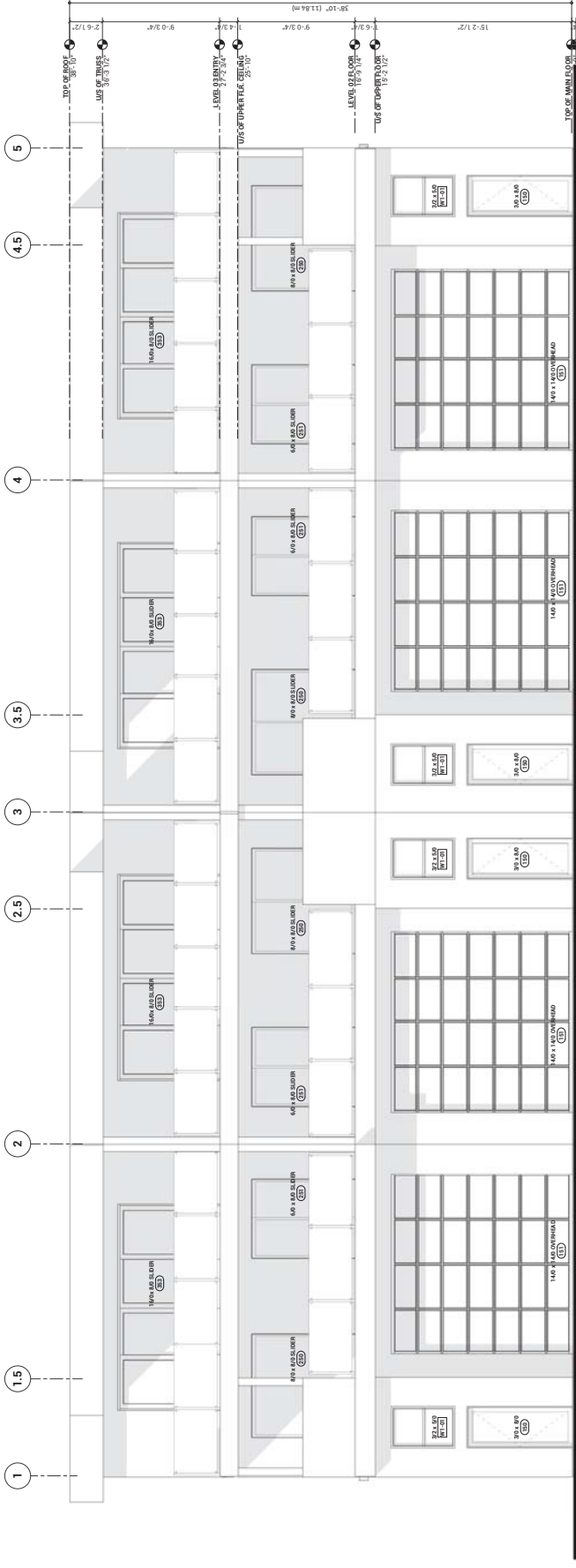


1 ROOF PLAN
 A2.04 / 3/16" = 1'-0"

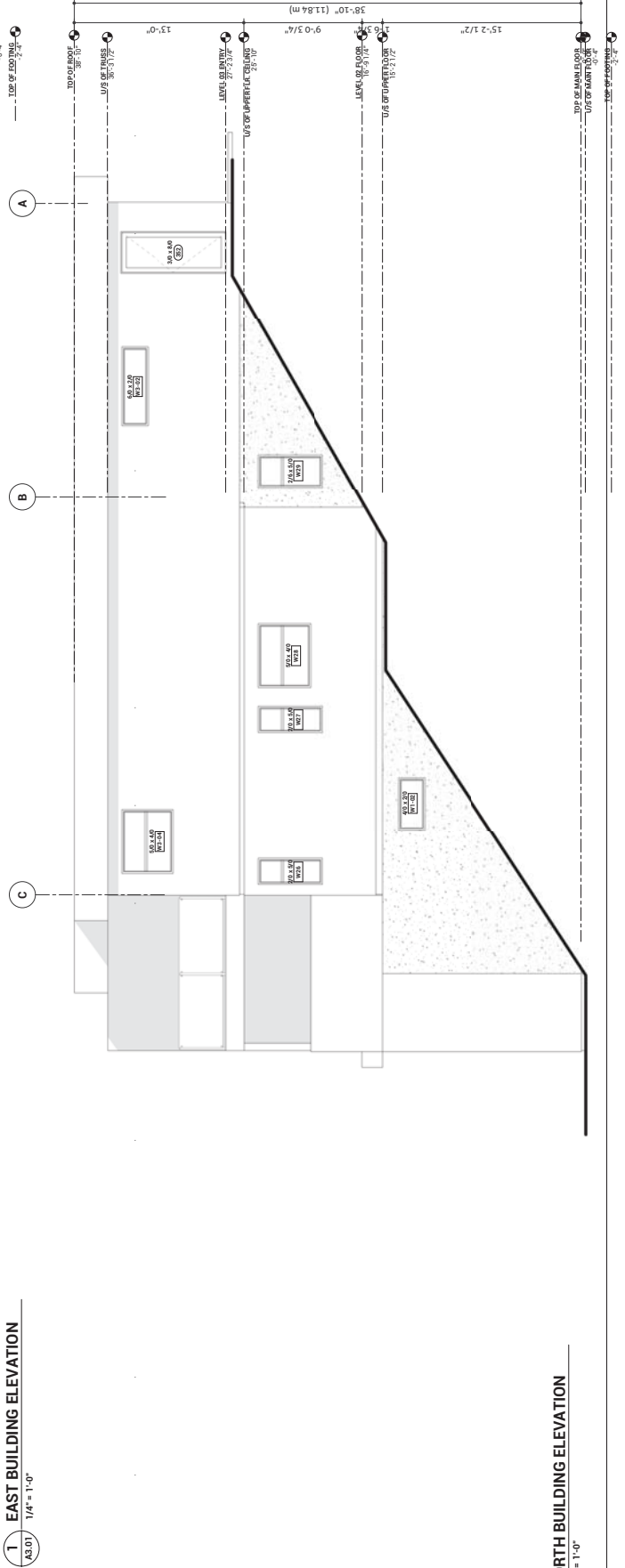


3 WEST BUILDING ELEVATION
 A2.04 / 1/4" = 1'-0"

TO POOL DECK 38'-10"
 US OF TRUSS 36'-7 1/2"
 LEVEL OF FINISH 28'-10"
 US OF TRUSS SETTING 28'-10"



1 EAST BUILDING ELEVATION
A3.01 1/4" = 1'-0"



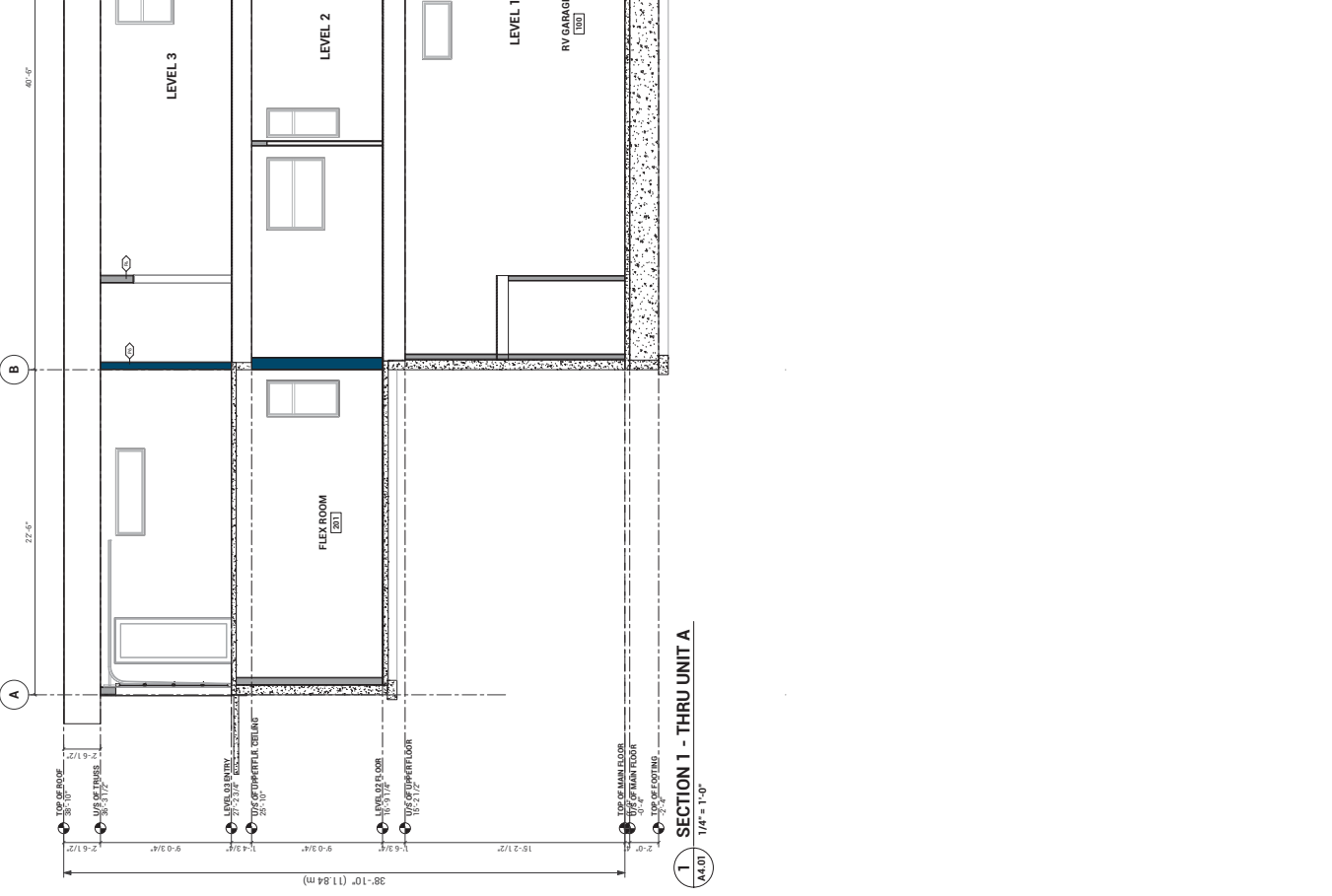
2 NORTH BUILDING ELEVATION
A3.02 1/4" = 1'-0"

SYMBOL	DESCRIPTION	THICKNESS	UNIT	REMARKS
W1	8" CONCRETE, C/W STEEL REINFORCING	0.08 (CONC)		
	1/2" GYPSUM BOARD, PAINTED	0.50		
	1/2" AIR SPACE	0.50		
	2x6 SF STUDS @ 24" O.C.	2.80		
	R-24 BATT INSULATION	0.08		
	6 MIL POLY VAPOUR BARRIER	0.008		
	1/2" GYPSUM WALL BOARD	0.50		
	TO INTERIOR WALLS WHERE REQUIRED	3.08 (3.58 min)		
W2	8" CONCRETE, C/W STEEL REINFORCING	0.08 (ARFILM)		
	2 COATS OF DAMPROOFING	0.01 (STUCCO)		
	ACRYLIC STUCCO ON SCRATCH COAT	0.00		
	WIRE LATH ON BLDG PAPER	0.00		
	1/2" GYPSUM BOARD, PAINTED	0.50		
	2x6 SF STUDS @ 24" O.C.	2.80		
	R-24 BATT INSULATION	0.08		
	6 MIL POLY VAPOUR BARRIER	0.008		
	1/2" GYPSUM WALL BOARD	0.50		
	MIN. DRYWALL FINISH LEVEL 4	3.15 (3.65 min)		
W3	3/4" T&G WOOD SIDING	0.05 (ARFILM)		
	BUILDING PAPER	0.11 (WOOD)		
	1/2" PLYWOOD SHEATHING	0.50		
	2x6 SF STUDS @ 24" O.C.	2.80		
	R-24 BATT INSULATION	0.08		
	6 MIL POLY VAPOUR BARRIER	0.008		
	1/2" GYPSUM WALL BOARD	0.50		
	MIN. DRYWALL FINISH LEVEL 4	3.25 (3.68 min)		
W5	WALL TILE ON SCRATCH COAT	0.08 (ARFILM)		
	BUILDING PAPER	0.11 (TILE)		
	1/2" PLYWOOD SHEATHING	0.50		
	2x6 SF STUDS @ 24" O.C.	2.80		
	6 MIL POLY VAPOUR BARRIER	0.008		
	1/2" GYPSUM WALL BOARD	0.50		
	MIN. DRYWALL FINISH LEVEL 4	3.25 (3.68 min)		

SYMBOL	DESCRIPTION	THICKNESS	UNIT	REMARKS
P1	1/2" GYPSUM BOARD, PAINTED	0.50		
P2	2x4 @ 24" STUDS @ 16" O.C.	2.80		
P3	1/2" GYPSUM BOARD, PAINTED	0.50		
P4	1/2" GYPSUM BOARD, PAINTED	0.50		
P5	1/2" GYPSUM BOARD, PAINTED	0.50		
P6	1/2" GYPSUM BOARD, PAINTED	0.50		

SYMBOL	DESCRIPTION	THICKNESS	UNIT	REMARKS
F1	4"-5" CONCRETE SLAB (32MPH)	0.05 (ARFILM)		
	C/W 10m REBAR @ 24" O.C.	0.17		
	6 MIL POLY V.B. / RADON BARRIER	0.008		
	OWNER APPROVED FINISH	0.00		
F2	OWNER APPROVED FINISH	0.00		
F3	4" CONCRETE SLAB	0.05 (ARFILM)		
	C/W 10m REBAR @ 24" O.C.	0.17		
	6 MIL POLY V.B. / RADON BARRIER	0.008		
	COMPACTED SAND / GRAVEL BASE	0.00		
F4	OWNER SPECIFIED FINISH FLOORING	0.00		
	3/4" PLYWOOD (MIN. 5' CLUED)	0.50		
	1/2" GYPSUM CEILING BOARD, PTD	0.50		
	6 MIL POLY V.B.	0.008		
	ELEVATED 24"x24"x2" LIGHTWEIGHT CONCRETE HYDRO SLABS	0.00 (SABS)		
	TORCH ASPHALT MEMBRANE	0.00		
	1/2" GYPSUM CEILING BOARD, PTD	0.50		
	11.78" RIGID JOISTS @ 16" O.C.	4.70 (EFFECTIVE)		
	R-28 SPRAY FOAM INSULATION	0.00		
	5/8" TYPE X GYPSUM CEILING BOARD	0.08		
	PAINTED SMOOTH FINISH	0.00		

SYMBOL	DESCRIPTION	THICKNESS	UNIT	REMARKS
R1	TORCH ON WATERPROOF MEMBRANE	0.05 (ARFILM)		
	3/4" T&G PLYWOOD SHEATHING	0.50		
	SLOPED CROSS STRAPPING @ 16" O.C.	4.70 (EFFECTIVE)		
	R-28 SPRAY FOAM INSULATION	0.00		
	6 MIL POLY V.P.	0.008		
	1/2" GYPSUM CEILING BOARD, PTD	0.50		
	PAINTED SMOOTH FINISH	0.00		



ISSUE TRACKING
NO. DATE DESCRIPTION
1 1 MAR 01 ISSUED FOR P&P
2 10 MAR 20 2020

NOTES

SCALE

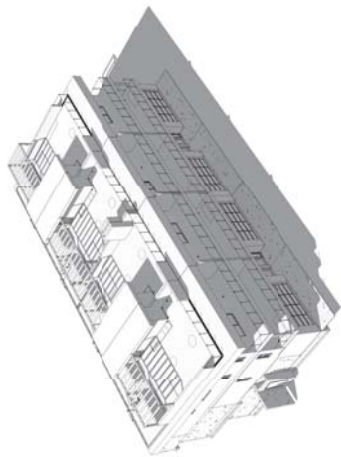
CURT SUNDANCE LOT 38

PROJECT BUILDINGS FG (UNIT B)

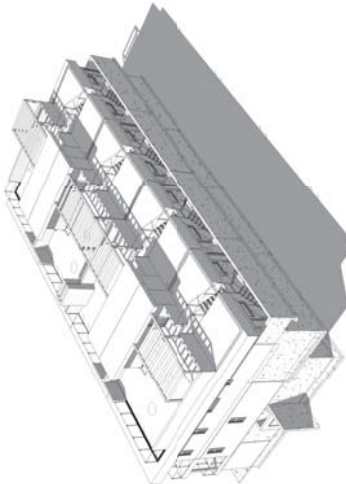
SHEET ROOF PLAN

DESIGNED BY	CS
DRAWN BY	CS
CHECKED BY	CS
PROJECT	As Indicated

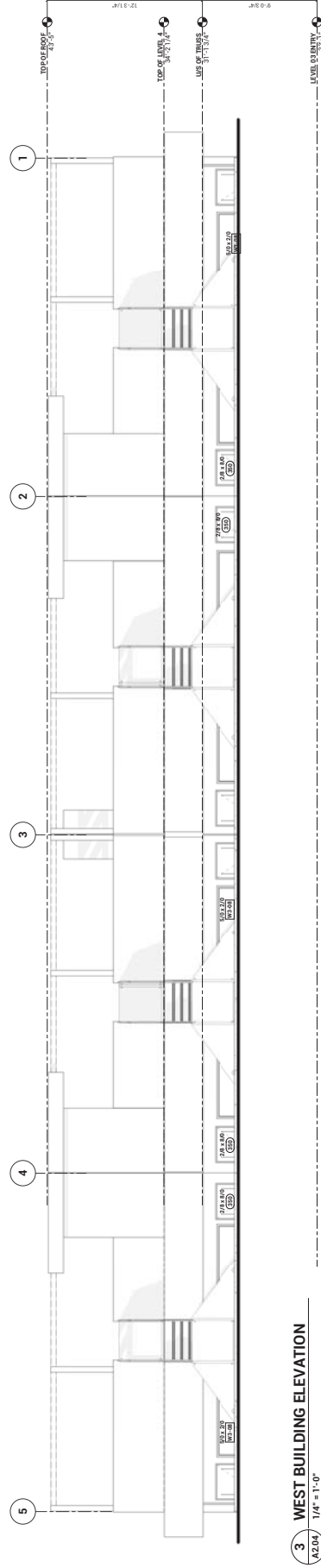
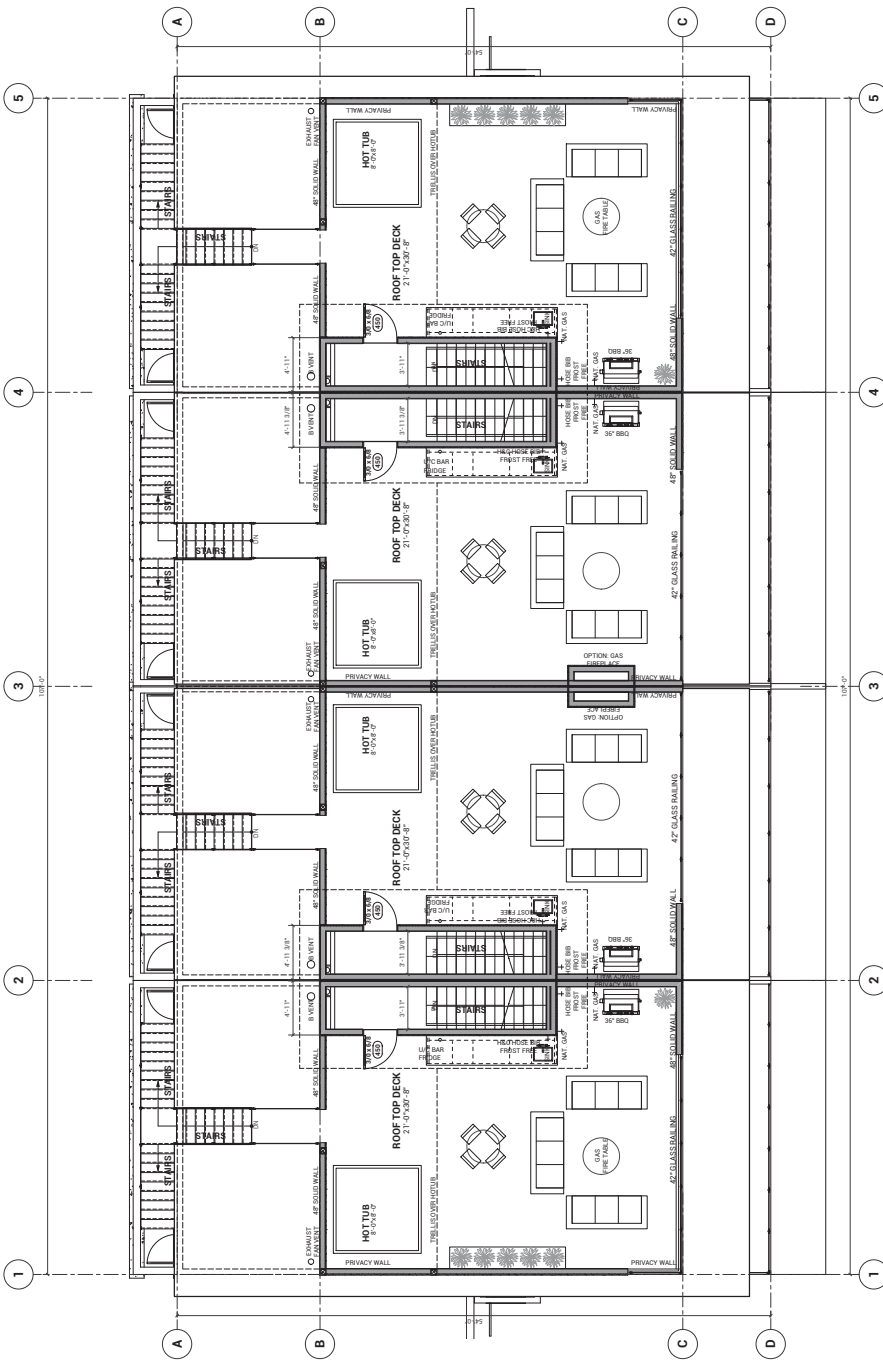
A2.04
SHEET NO.



4 AERIAL - LANE ACCESS
A2.04



2 AERIAL - REAR YARD
A2.04





1 EAST BUILDING ELEVATION
1/4" = 1'-0"

2 NORTH BUILDING ELEVATION
1/4" = 1'-0"

- WALL CONSTRUCTION TYPES:**
- W1 8" CONCRETE, CW STEEL REINFORCING
1 1/2" AIR SPACE STUDS @ 24" O.C.
R-24 BATT INSULATION
6mil POLY VAPOUR BARRIER
1/2" GYPSUM WALL BOARD, PAINTED
TO INTERIOR WALLS WHERE REQUIRED) 3.08 (3,96 mm)
 - W2 8" CONCRETE, CW STEEL REINFORCING
2 COATS OF DAMPROOFING
8% 1P CONCRETE FOOTING
 - W3 ACRYLIC STUCCO ON SCRATCH COAT
WIRE LATH ON BLDG PAPER
246 SF STUDS @ 24" O.C.
R-24 BATT INSULATION
6mil POLY VAPOUR BARRIER
1/2" GYPSUM WALL BOARD
MIN. DRYWALL FINISH LEVEL 4
 - W4 3/4" TRUWOOD SIDING
BUILDING PAPER
1/2" PLYWOOD SHEATHING
246 SF STUDS @ 24" O.C.
R-24 BATT INSULATION
6mil POLY VAPOUR BARRIER
1/2" GYPSUM WALL BOARD
MIN. DRYWALL FINISH LEVEL 4
 - W5 WALL TILE ON SCRATCH COAT
BUILDING PAPER
1/2" PLYWOOD SHEATHING
246 SF STUDS @ 24" O.C.
6mil POLY VAPOUR BARRIER
1/2" GYPSUM WALL BOARD
MIN. DRYWALL FINISH LEVEL 4

- R.51 (BCKC 9.34)
- 0.08 (KONC)
- 0.00
- 0.00
- 0.12 (AIR FILM)
- 0.08
- 0.12 (AIR FILM)
- 3.08 (3,96 mm)
- 0.05 (AIR FILM)
- 0.01 (STUCCO)
- 0.00
- 0.00
- 2.80
- 0.08
- 3.15 (3,68 mm)
- 0.05 (AIR FILM)
- 0.11 (WOOD)
- 0.00
- 0.00
- 2.80
- 0.00
- 0.00
- 0.12 (AIR FILM)
- 3.25 (3,68 mm)
- 0.08 (AIR FILM)
- 0.11 (TILE)
- 0.11
- 2.80
- 0.00
- 0.12 (AIR FILM)
- 3.25 (3,68 mm)

PARTITION WALL TYPES:

- P1 1/2" GYPSUM BOARD, PAINTED
246 at 246 STUDS @ 16" O.C.
- P2 1/2" GYPSUM BOARD, PAINTED
246 at 246 STUDS @ 16" O.C.
BATT SOUND INSULATION
- P3 1/2" GYPSUM BOARD, PAINTED
246 at 246 STUDS @ 16" O.C.
- P4 1/2" GYPSUM BOARD, PAINTED
246 at 246 STUDS @ 16" O.C.
BEARING WALL
BEARING WALL
BEARING WALL

- R.51 (BCKC 9.34)
- 0.05 (AIR FILM)
- 0.00
- 0.00
- 4.70 (EFFECTIVE)
- 0.00
- 0.11 (AIR FILM)
- 5.09 (4,67 mm)

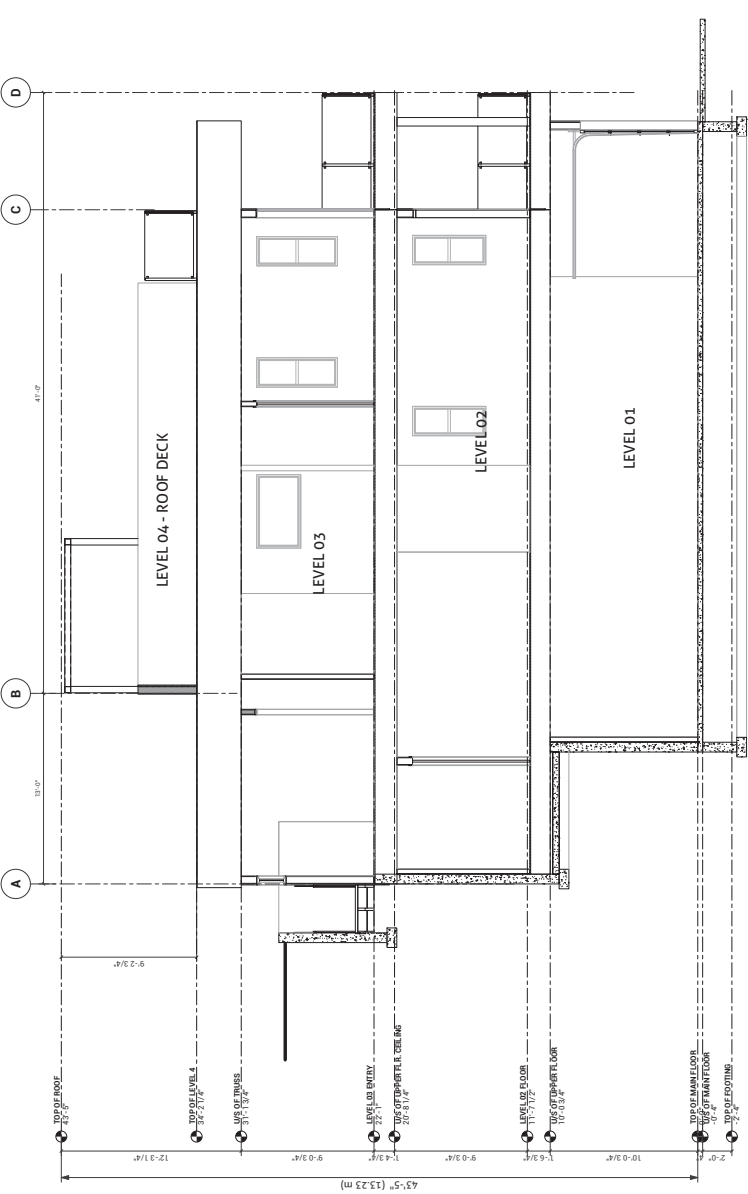
FLOOR CONSTRUCTION TYPES:

- F1 4" - 5" CONCRETE SLAB (32MPa)
6 MIL POLY V.B. / RADON BARRIER
COMPACTED SAND & GRAVEL BASE
SLOPE SLAB TOWARD O.H. DOORS
OWNER APPROVED FINISH
- F2 4" CONCRETE SLAB
6 MIL POLY V.B. / RADON BARRIER
COMPACTED SAND & GRAVEL BASE
OWNER SPECIFIED FINISH (LOORING)
- F3 3/4" PLYWOOD (SCREWED & GLUED)
11 7/8" ENGINEERED JOISTS
6 MIL POLY V.B.
- F4 ELEVATED 24"x24"x2" LIGHTWEIGHT
CONCRETE BLOCKS
TORCH ASPHALT MEMBRANE
3/4" PLYWOOD (SCREWED & GLUED)
11 7/8" ENGINEERED JOISTS @ 16" O.C.
R-28 SPRAY FOAM INSULATION
3/8" TYPE A GYPSUM CEILING BOARD

ROOF CONSTRUCTION TYPES:

- R1 TORCH-ON WATERPROOF MEMBRANE
SLOPED CROSS STRAPPING @ 16" O.C.
16" ENG'D JOISTS @ 16" O.C.
R-28 SPRAY FOAM INSULATION
1/2" GYPSUM CEILING BOARD
PAINTED SMOOTH FINISH

- R.51 (BCKC 9.34)
- 0.05 (AIR FILM)
- 0.00
- 4.70 (EFFECTIVE)
- 0.00
- 0.11 (AIR FILM)
- 5.09 (4,67 mm)



1 SECTION 1 - THRU UNIT B
1/4" = 1'-0"

NOTES



NORTH ELEVATION - LANEWAY
UNITS 1-2

BUILDING A - MOUNTAIN SAGE

NORTH ELEVATION - LANEWAY
UNITS 3-6

BUILDING B - KHAKI BROWN

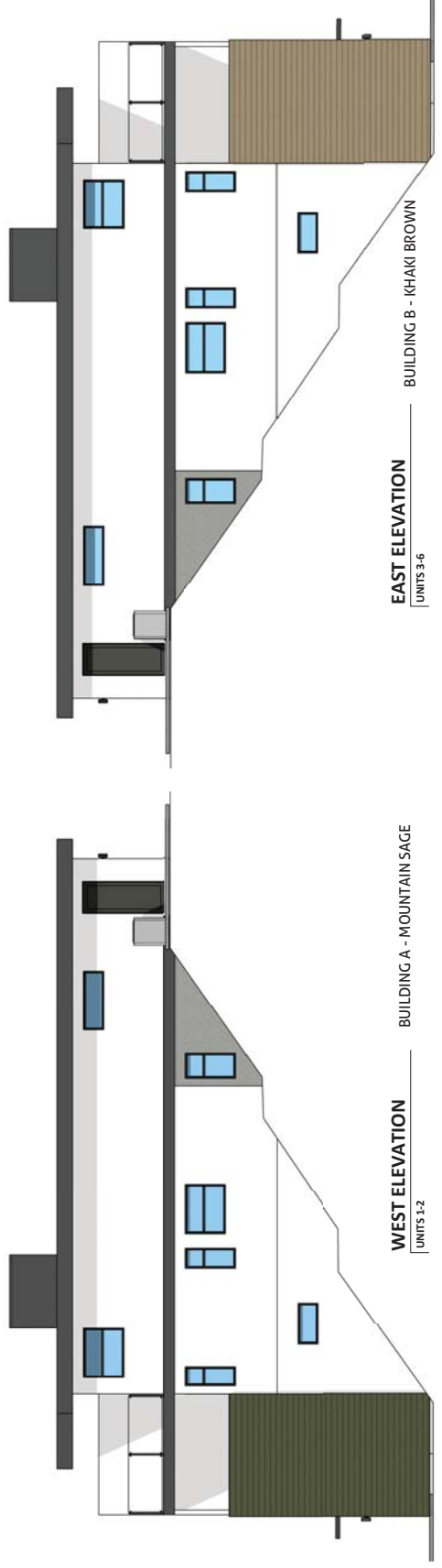


SOUTH ELEVATION - SUNDANCE DRIVE
UNITS 1-2

BUILDING A - MOUNTAIN SAGE

SOUTH ELEVATION - SUNDANCE DRIVE
UNITS 3-6

BUILDING B - KHAKI BROWN



WEST ELEVATION
UNITS 1-2

BUILDING A - MOUNTAIN SAGE

EAST ELEVATION
UNITS 3-6

BUILDING B - KHAKI BROWN

ISSUED / REVISIONS	DATE	DESCRIPTION
1	10/15/2025	ISSUE FOR DEVELOPMENT PERMIT

CLIENT: FARKAS DEVELOPMENTS

PROJECT: SUNDANCE LOT 38

SHEET: ELEVATIONS BLD A UNITS 1-2, & BLD B UNITS 3-6

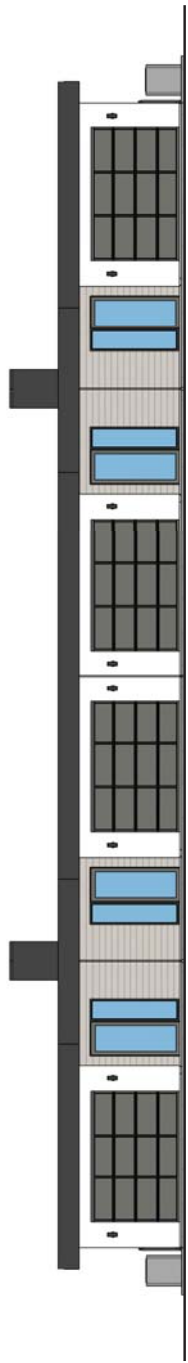
DATE: 1/1/25 = 1'-0"

A3.01

NOTES

EXTERIOR MATERIALS

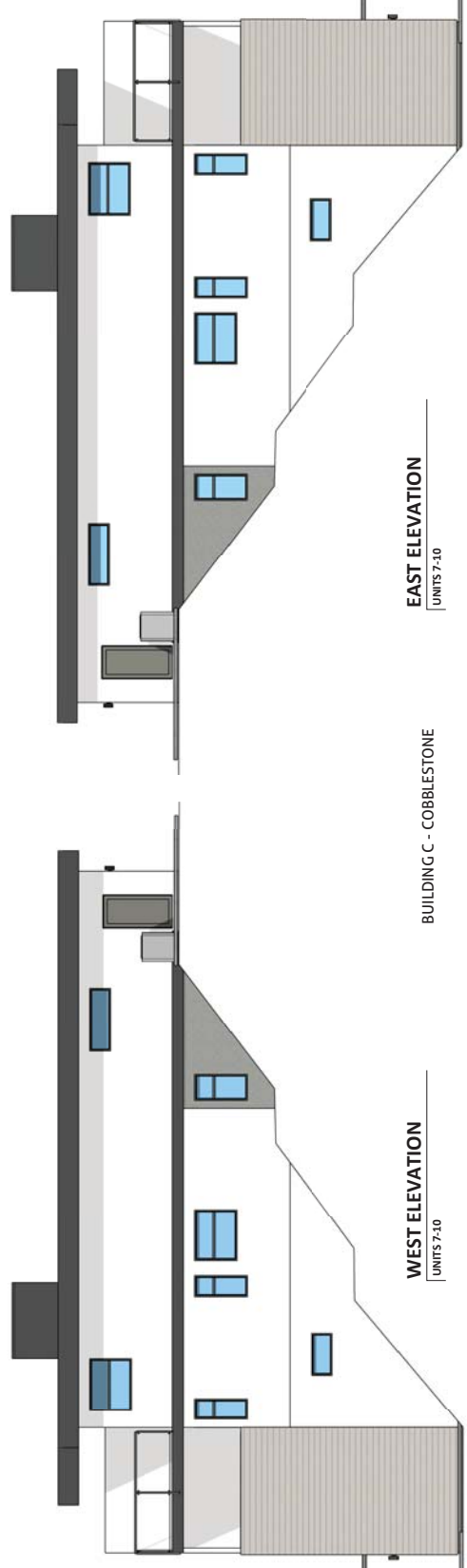
- HARDPLANK LAP SIDING
SEE COLOR SCHEDULE
- ACRYLIC STUCCO
- FASCIA, SMART TRIM PAINTED
CHARCOAL COLOR TO MATCH
WINDOW CHARCOAL (VINYL)
- SOFFITT, BLACK ALUMINUM
- TORCH ON ASPHALT ROOFING



NORTH ELEVATION - LANEWAY
BUILDING C - COBBLESTONE
UNITS 7-10



SOUTH ELEVATION - SUNDANCE DRIVE
BUILDING C - COBBLESTONE
UNITS 7-10



EAST ELEVATION
UNITS 7-10

BUILDING C - COBBLESTONE

WEST ELEVATION
UNITS 7-10

ISSUED / REVISIONS	DATE	DESCRIPTION
1	03.15.25	ISSUE FOR DEVELOPMENT PERMIT

CLIENT
FARKAS DEVELOPMENTS

PROJECT
SUNDANCE LOT 38

SHEET
ELEVATIONS BLD C
UNITS 7-10

DATE
A3.02
SCALE
1/4" = 1'-0"

NOTES

NO.	DATE	DESCRIPTION
1	11/11/21	ISSUE FOR DEVELOPMENT PERMIT

CLIENT: FARKAS DEVELOPMENTS
PROJECT: SUNDANCE LOT 38
SHEET: ELEVATIONS BLD D UNITS 11-14
DATE: 11/11/21

A3.02

EXTERIOR MATERIALS



HARDPLANK LAP SIDING
SEE COLOR SCHEDULE



ACRYLIC STUCCO



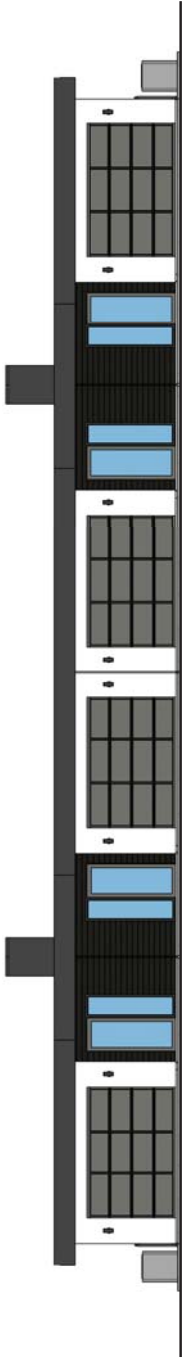
FASCIA, SMART TRIM PAINTED CHARCOAL COLOR TO MATCH WINDOW CHARCOAL (VINYL)



SOFFITT, BLACK ALUMINUM



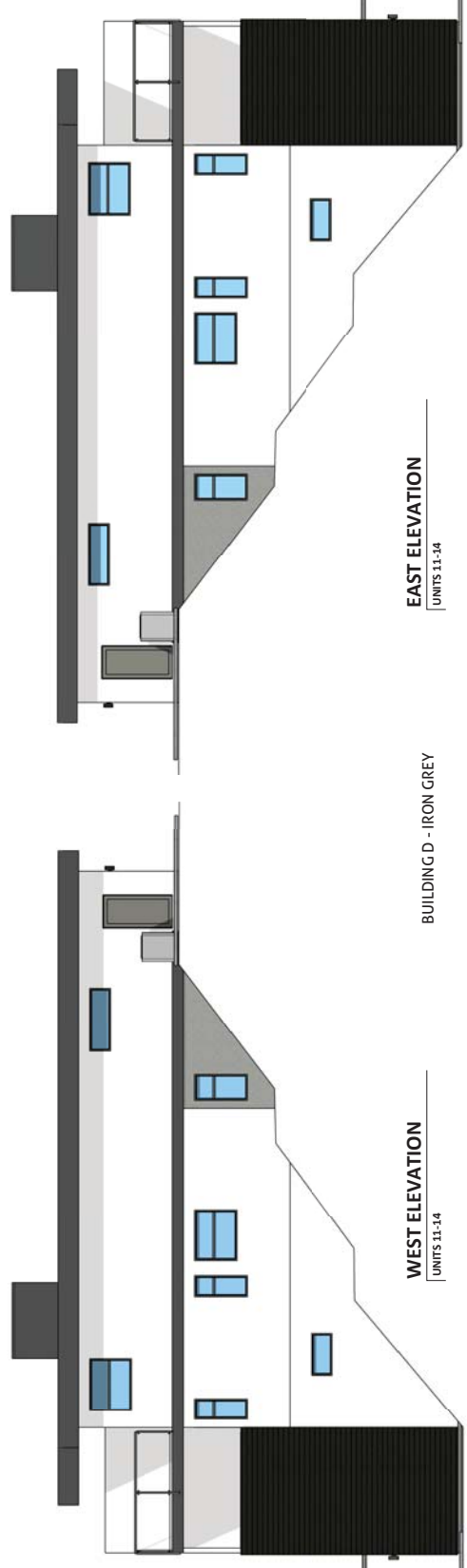
TORCH ON ASPHALT ROOFING



NORTH ELEVATION - LANEWAY
BUILDING D - IRON GREY
UNITS 11-14



SOUTH ELEVATION - SUNDANCE DRIVE
BUILDING D - IRON GREY
UNITS 11-14



WEST ELEVATION
UNITS 11-14

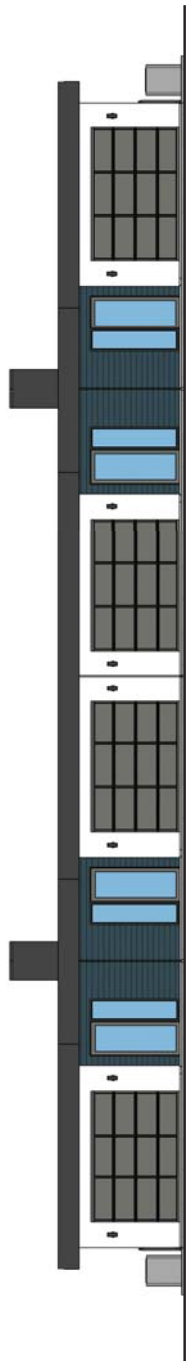
BUILDING D - IRON GREY

EAST ELEVATION
UNITS 11-14

NOTES

EXTERIOR MATERIALS

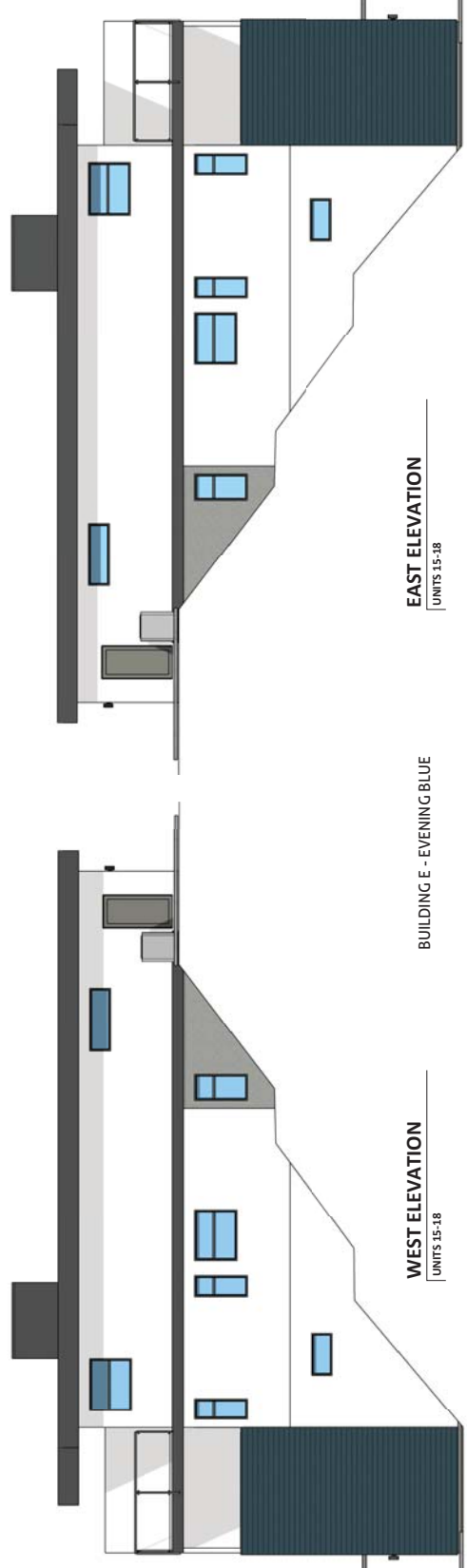
- HARDPLANK LAP SIDING
SEE COLOR SCHEDULE
- ACRYLIC STUCCO
- FASCIA, SMART TRIM PAINTED
CHARCOAL COLOR TO MATCH
WINDOW CHARCOAL (VINYL)
- SOFFITT, BLACK ALUMINUM
- TORCH ON ASPHALT ROOFING



NORTH ELEVATION - LANEWAY
BUILDING E - EVENING BLUE
UNITS 15-18



SOUTH ELEVATION - SUNDANCE DRIVE
BUILDING E - EVENING BLUE
UNITS 15-18



EAST ELEVATION
UNITS 15-18

BUILDING E - EVENING BLUE

WEST ELEVATION
UNITS 15-18

ISSUED / REVISIONS	DATE	DESCRIPTION
1	AS NOTED	ISSUE FOR DEVELOPMENT PERMIT
	REV. DATE	DESCRIPTION

CLIENT: FARKAS DEVELOPMENTS

PROJECT: SUNDANCE LOT 38

SHEET: ELEVATIONS BLD E UNITS 15-18

SCALE: 1/8" = 1'-0"

A3.02

NOTES

EXTERIOR MATERIALS

HARDPLANK LAP SIDING
SEE COLOR SCHEDULE



ACRYLIC STUCCO



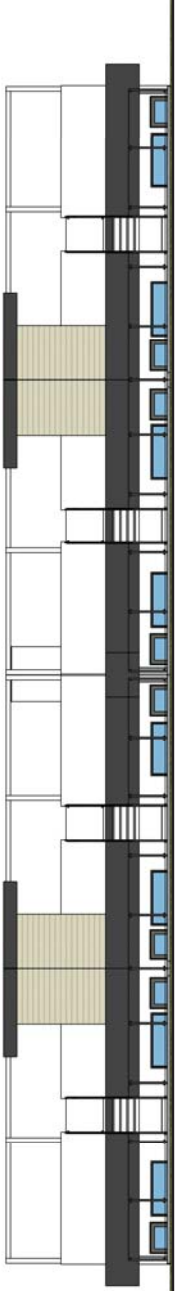
FASCIA, SMART TRIM PAINTED
CHARCOAL COLOR TO MATCH
WINDOW CHARCOAL (VINYL)



SOFFITT, BLACK ALUMINUM



TORCH ON ASPHALT ROOFING



NORTH ELEVATION - LANEWAY

BUILDING F - NAVAJO BEIGE

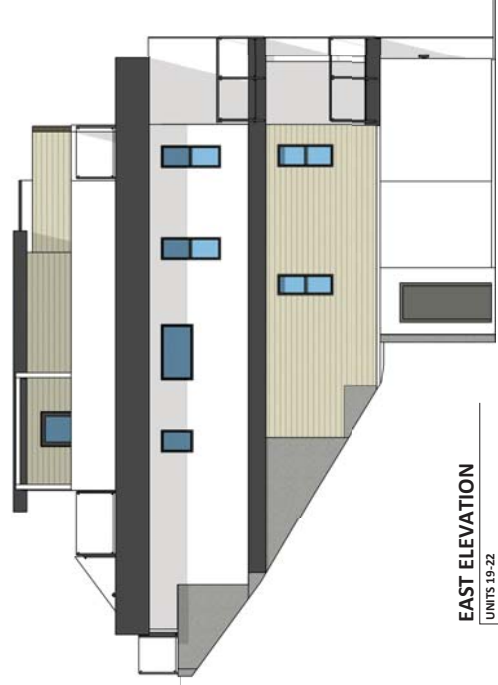
UNITS 19-22



SOUTH ELEVATION - SUNDANCE DRIVE

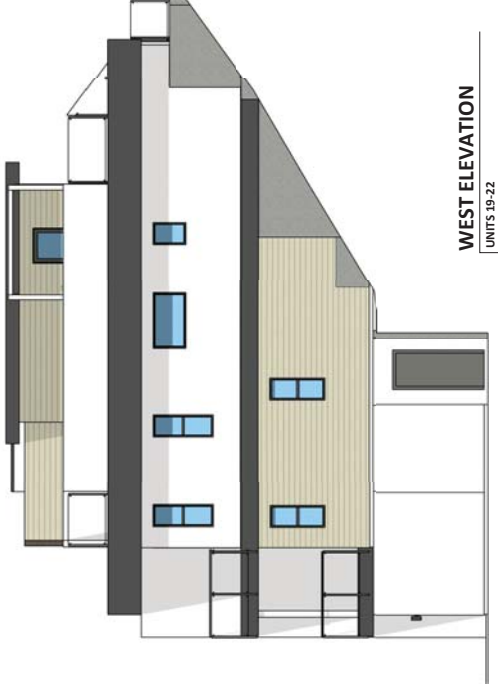
BUILDING F - NAVAJO BEIGE

UNITS 19-22



EAST ELEVATION

UNITS 19-22



WEST ELEVATION

UNITS 19-22

ISSUED / REVISIONS

NO.	DATE	DESCRIPTION
1	03.13.22	ISSUE FOR DEVELOPMENT PERMIT

CLIENT

FARKAS DEVELOPMENTS

PROJECT

SUNDANCE LOT 38

SHEET

ELEVATIONS BLD F
UNITS 19-22

DATE PLOTTED: **A3.03**
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO.: _____
 DATE: 1/17/22

NOTES

EXTERIOR MATERIALS

HARDPLANK LAP SIDING
SEE COLOR SCHEDULE



ACRYLIC STUCCO



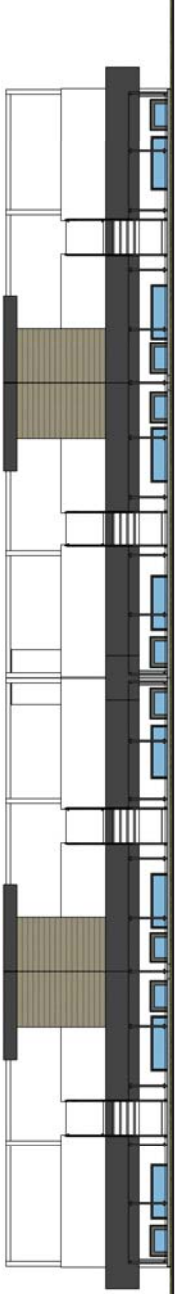
FASCIA, SMART TRIM PAINTED
CHARCOAL COLOR TO MATCH
WINDOW CHARCOAL (VINYL)



SOFFITT, BLACK ALUMINUM



TORCH ON ASPHALT ROOFING



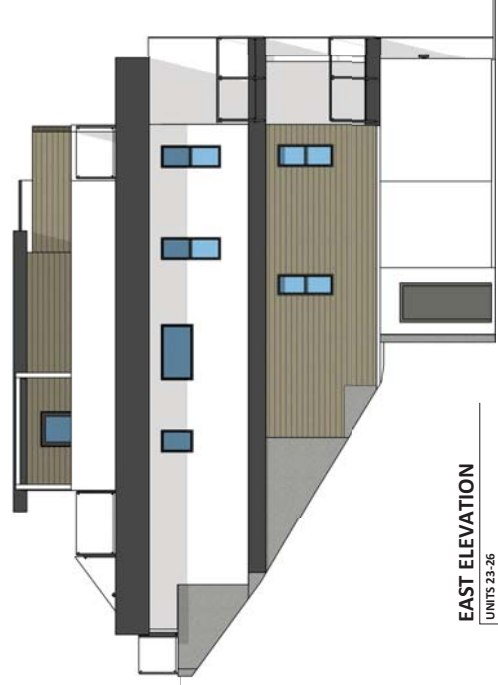
NORTH ELEVATION - LANEWAY
BUILDING G - MONTEREY TAUPE

UNITS 23-26

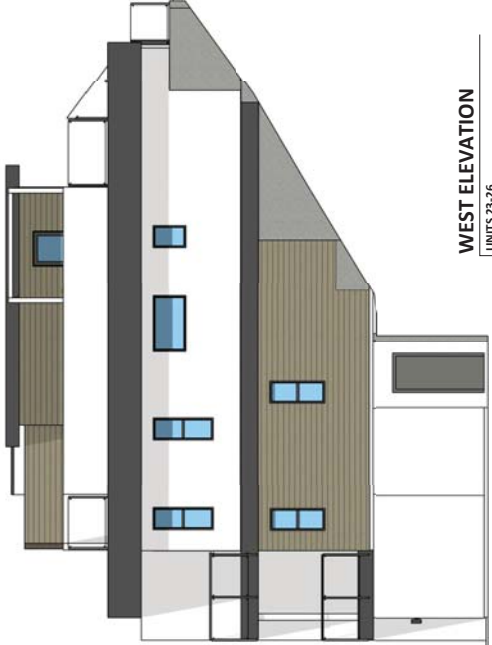


SOUTH ELEVATION - SUNDANCE DRIVE
BUILDING G - MONTEREY TAUPE

UNITS 23-26



EAST ELEVATION
UNITS 23-26



WEST ELEVATION
UNITS 23-26

ISSUED / REVISIONS

NO.	DATE	DESCRIPTION
1	05.15.27	ISSUE FOR DEVELOPMENT PERMIT

CLIENT

FARKAS DEVELOPMENTS

PROJECT

SUNDANCE LOT 38

SHEET

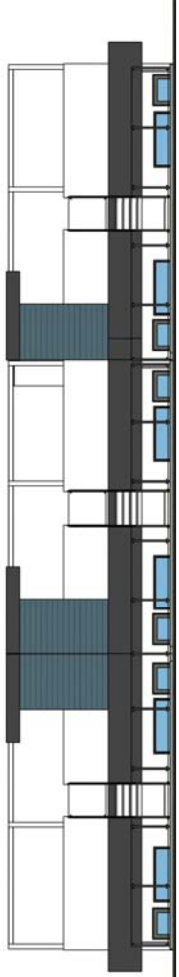
ELEVATIONS BLD G
UNITS 23-26

DATE: **A3.03**
DRAWN BY: _____
CHECKED BY: _____
PROJECT NO: _____
SCALE: 1/4" = 1'-0"

NOTES

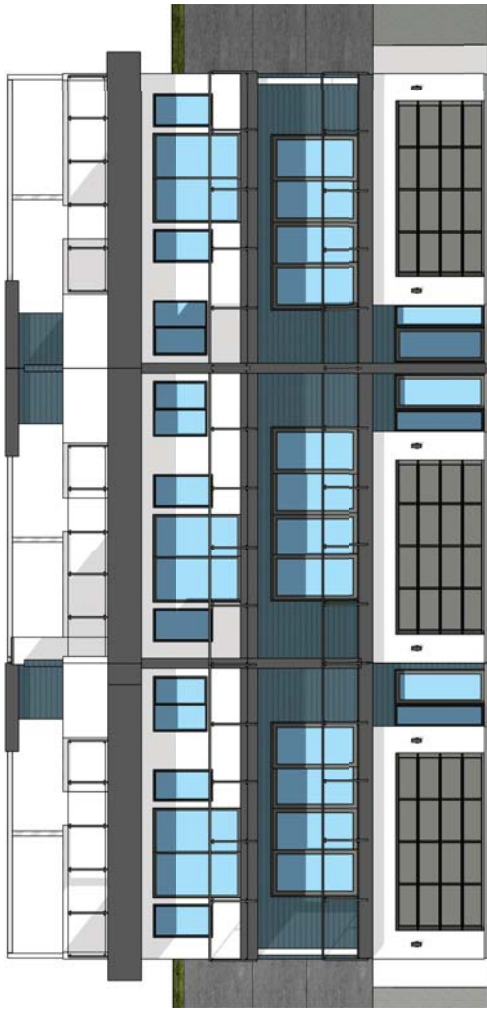
EXTERIOR MATERIALS

- HARDPLANK LAP SIDING
SEE COLOR SCHEDULE
- ACRYLIC STUCCO
- FASCIA, SMART TRIM PAINTED
CHARCOAL COLOR TO MATCH
WINDOW CHARCOAL (VINYL)
- SOFFITT, BLACK ALUMINUM
- TORCH ON ASPHALT ROOFING



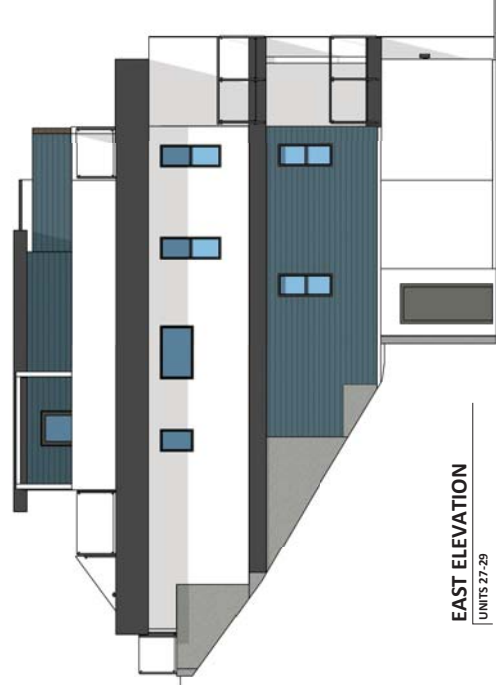
NORTH ELEVATION - LANEWAY
BUILDING H - BOOTHBAY BLUE

NORTH ELEVATION - LANEWAY
UNITS 27-29

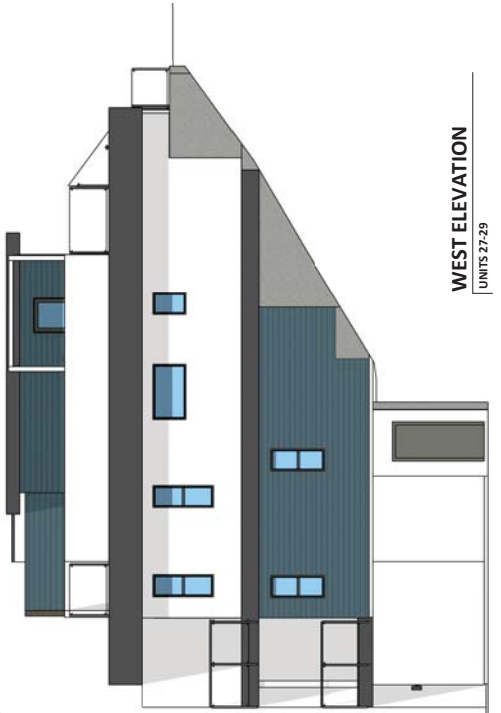


SOUTH ELEVATION - SUNDANCE DRIVE
BUILDING H - BOOTHBAY BLUE

SOUTH ELEVATION - SUNDANCE DRIVE
UNITS 27-29



EAST ELEVATION
UNITS 27-29



WEST ELEVATION
UNITS 27-29

ISSUED / REVISIONS

NO.	DATE	DESCRIPTION
1	03.15.27	ISSUE FOR DEVELOPMENT PERMIT

CLIENT

FARKAS DEVELOPMENTS

PROJECT

SUNDANCE LOT 38

SHEET

ELEVATIONS BLD H
UNITS 27-29

DATE PLOTTED: **A3.04**

DRAWN BY: _____






CHECKED BY: _____

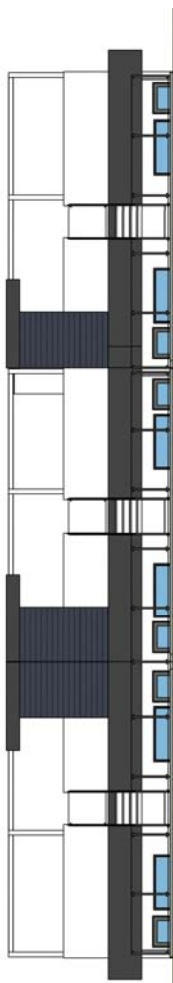
PROJECT NO: _____

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

NOTES

EXTERIOR MATERIALS

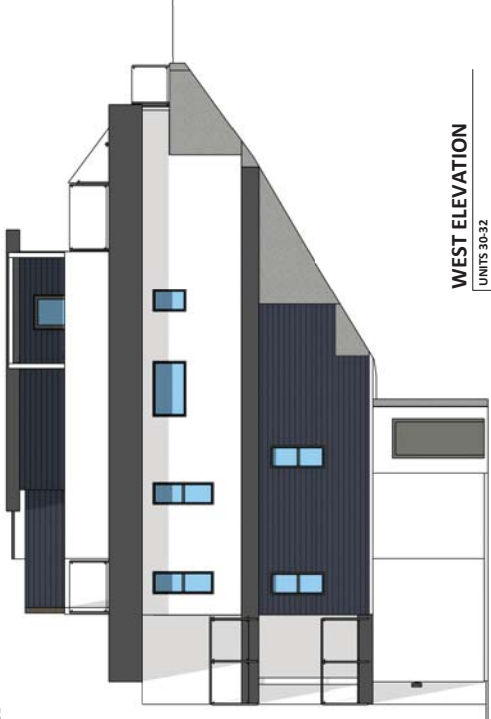
-  HARDIPLANK LAP SIDING
SEE COLOR SCHEDULE
-  ACRYLIC STUCCO
-  FASCIA, SMART TRIM PAINTED
CHARCOAL COLOR TO MATCH
WINDOW CHARCOAL (VINYL)
-  SOFFITT, BLACK ALUMINUM
-  TORCH ON ASPHALT ROOFING



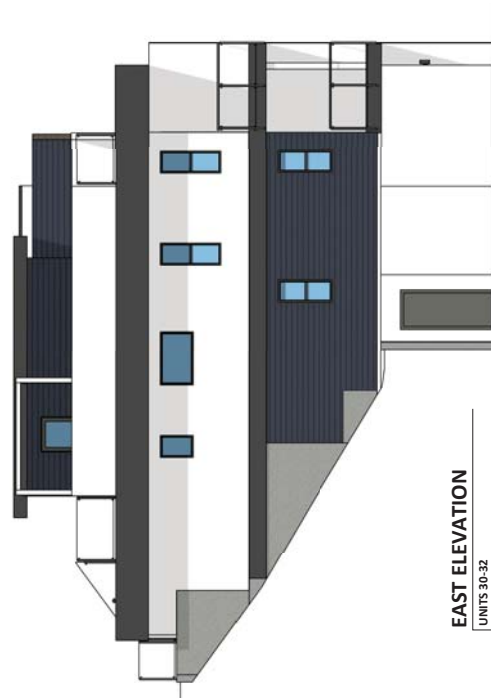
NORTH ELEVATION - LANEWAY
BUILDING 1 - DEEP OCEAN
UNITS 30-32



SOUTH ELEVATION - SUNDANCE DRIVE
UNITS 30-32



WEST ELEVATION
UNITS 30-32



EAST ELEVATION
UNITS 30-32

ISSUED / REVISIONS	DATE	DESCRIPTION
1	03.15.22	ISSUE FOR DEVELOPMENT PERMIT

CLIENT: FARKAS DEVELOPMENTS

PROJECT: SUNDANCE LOT 38

SHEET: ELEVATIONS BLD 1 UNITS 30-32

DATE: 03.15.22
DRAWN BY:
CHECKED BY:
PROJECT NO:
SCALE: 1/4" = 1'-0"

A3.04

NOTES

EXTERIOR MATERIALS



HARDIPLANK LAP SIDING
 SEE COLOR SCHEDULE



ACRYLIC STUCCO



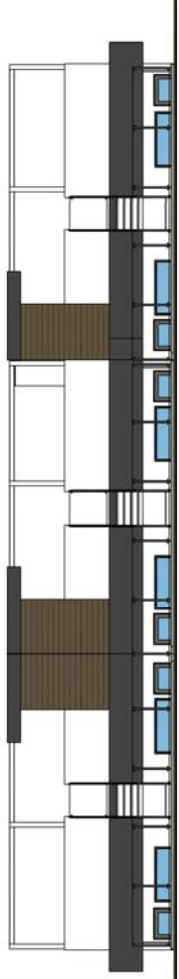
FASCIA, SMART TRIM PAINTED
 CHARCOAL COLOR TO MATCH
 WINDOW CHARCOAL (VINYL)



SOFFITT, BLACK ALUMINUM



TORCH ON ASPHALT ROOFING



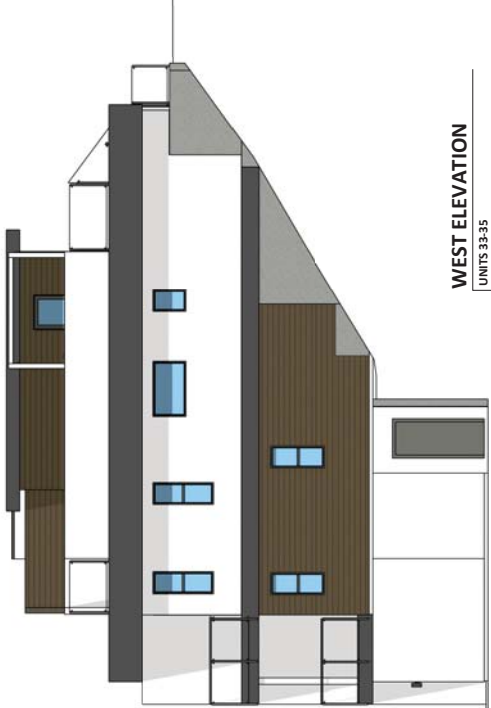
NORTH ELEVATION - LANEWAY

UNITS 33-35



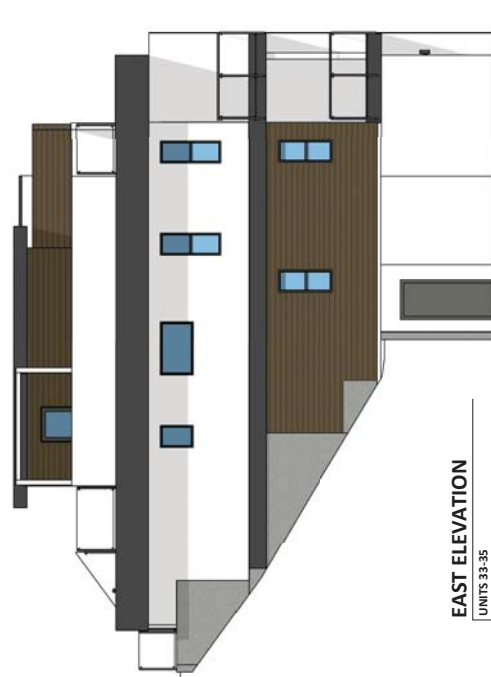
SOUTH ELEVATION - SUNDANCE DRIVE

UNITS 33-35



WEST ELEVATION

UNITS 33-35



EAST ELEVATION

UNITS 33-35

BUILDING J - TIMBER BARK

ISSUED / REVISIONS

NO.	DATE	DESCRIPTION
1	03.15.25	ISSUE FOR DEVELOPMENT PERMIT

CLIENT

FARKAS DEVELOPMENTS

PROJECT

SUNDANCE LOT 38

SHEET

ELEVATIONS BLD J
 UNITS 33-35

DATE PLOTTED: **A3.04**
 DRAWING NO.:
 PROJECT NO.:
 SCALE: 1/4" = 1'-0"



RENDERINGS 1

NOTES

ISSUED / REVISIONS
 NO. DATE DESCRIPTION
 1. AUG 07 ISSUED FOR DP
 2020

CLIENT

FARKAS DEVELOPMENTS

PROJECT

SUNDANCE LOT 38

SHEET

DESIGN BY	GS
DRAWN BY	GS
CHECKED BY	GS KS

1/4" = 1'-0"
 SHEET NO.



NOTES

ISSUED / REVISIONS
NO. DATE DESCRIPTION
1. AUG 07, 2020 ISSUED FOR DP

CLIENT

FARKAS DEVELOPMENTS

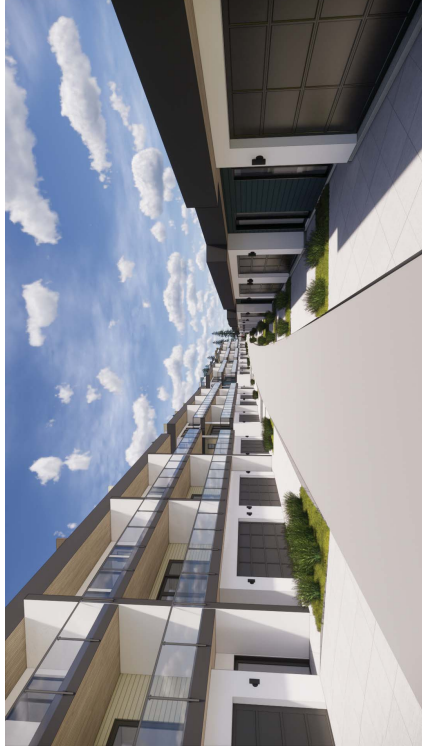
PROJECT

SUNDANCE LOT 38

SHEET

DESIGN BY	GS
DRAWN BY	GS
CHECKED BY	GS/ES

1/4" = 1'-0"
SHEET NO.



NOTES

ISSUED / REVISIONS
 NO. DATE DESCRIPTION
 1. AUG 07 ISSUED FOR DP
 2020

CLIENT

PARKAS DEVELOPMENTS

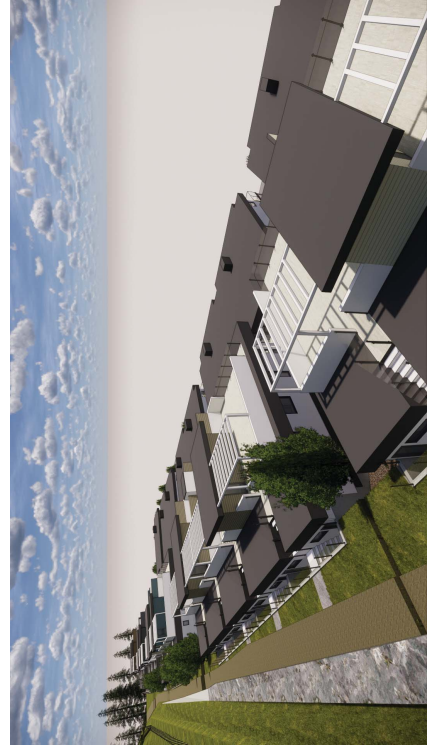
PROJECT

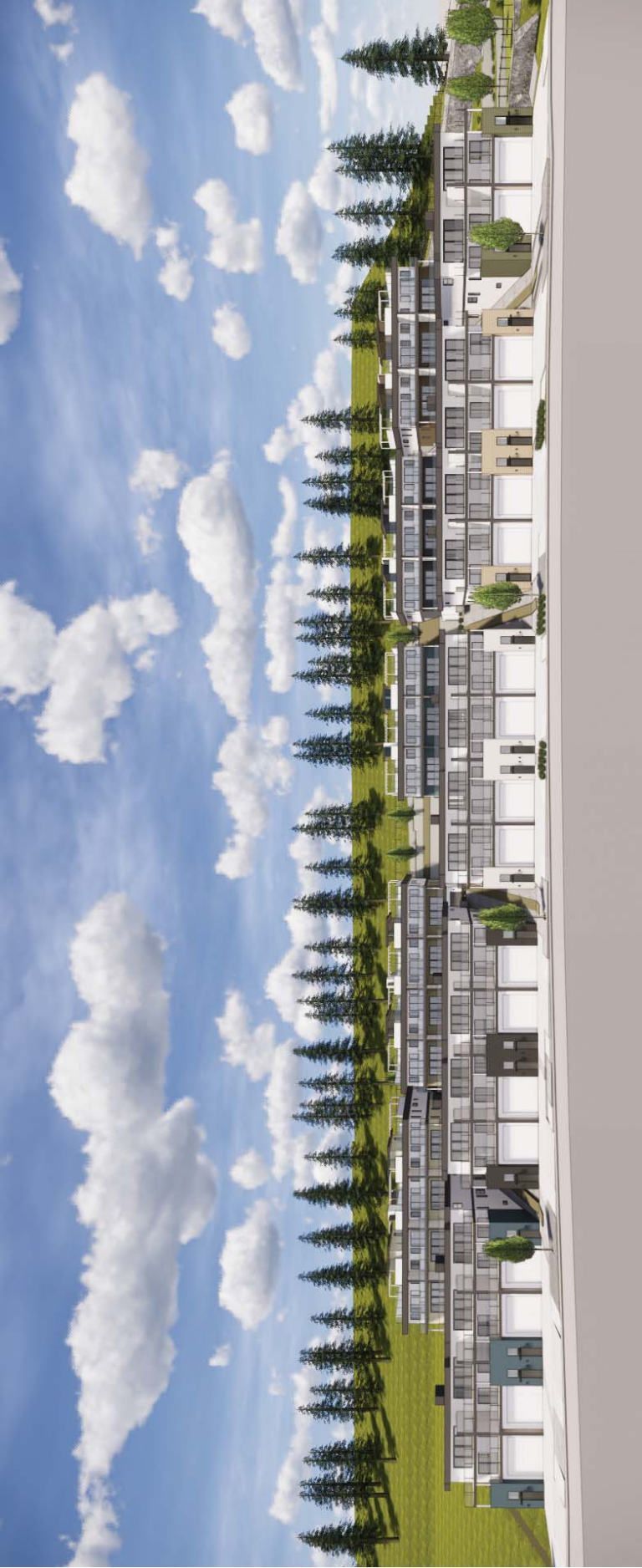
SUNDANCE LOT 38

SHEET

DESIGN BY	GS
DRAWN BY	GS
CHECKED BY	GS KS

1/4" = 1'-0"
 SHEET NO.





SHEET

SUNDANCE LOT 38

FARKAS DEVELOPMENTS

CLIENT

ISSUED REVISIONS

NO.	DATE	DESCRIPTION
1	AUG 07	ISSUED FOR DP
	2020	

NOTES

DESIGN BY	GS
DRAWN BY	GS
CHECKED BY	GS KS
1/4" = 1'-0"	
SHEET NO.	