

| STRUCTURAL | | |
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| Modular wood framed office. | | |
| CODE COMPLIANCE | | |
| The proposed building to be manufactured in accordance with the following code(s). | | |
| All changes required by federal, provincial, municipal and local authorities or due to proximity to existing building will be extra to this proposal. | | |
| Building | British Columbia Building Code 2012 Part 3. | |
| Electrical | Canadian Electrical Code 2018. | |
| Gas | Gas Code CSA-B149, 1-15. | |
| Plumbing | National Plumbing Code 2015 as Provincially amended. | |
| Energy Code | BCBC 9.36.6.3 | |
| APPROVED EQUIPMENT | | |
| All plumbing fixtures and fittings, mechanical equipment, electrical devices, fixtures and equipment are approved for the use intended by C.S.A. or U.L.C. | | |
| ALTERNATE EQUIPMENT | | |
| The proponent reserves the right to make substitutions of materials and equipment with equivalent materials and equipment, if delivery so dictates. | | |
| DRAWINGS | | |
| All relevant drawings, including floorplan options and engineered foundation to be included with the submission. | | |
| DESIGN CRITERIA | | |
| Live Floor Load | 100psf | |
| Live Roof Load | TBD | |
| Structural Ceiling Height | 9' | |
| Finished Ceiling Height | 9' | |
| All Lumber | Kiln Dried, SPF, #2 and Better. | |
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| WARRANTY | | |
| The building structure is warranted against defects in all workmanship and construction materials for a period of one (1) year, from date of completed installation. | | |
| Appliances, furniture, and equipment is warranted to the extent of each individual manufacturer's warranty. | | |
| FLOORS | QTY. | |
| Under sheathing | | 3/8" O.S.B. exterior sheathing, glued and stapled. |
| Under coating | | Asphalt. |
| Joists | | 2x10 spf, 16" o/c c/w triple side and double end plates. |
| Insulation | | Fill cavity (fiberglass 28), friction fit. |
| Sub-Floor | | 5/8" select tongue and groove plywood sheathing, glued and screwed. Fill and sand seams as required. |
| Floor Covering | | Vinyl Plank throughout. Color: TBD |

| WALLS | QTY. | Exterior to Interior |
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| Exterior Siding | | 7/8 Corrugated metal cladding. Vertical installation. Color: TBD |
| Exterior Trim | | Prefinished metal J-Mould trim and corner trim as required. Color to match cladding. |
| Fascia | | 8" Smart trim fascia. Painted. Color to match cladding. |
| Notes | | Drip caps c/w end dams above all windows and doors. Color: TBD |
| Rainscreen | | 3mm rolled meshed. |
| Building Paper | | Tyvek or similar building paper with taped edges. |
| Sheathing | | 3/8" OSB stapled. |
| Studs and Plates | | 2" x 6" spruce, 16" o/c for perimeter and plumbing walls. 2" x 4" spruce, 16" o/c for interior walls. |
| Insulation | | R24 fiberglass batt insulation. |
| Vapor Barrier | | 6 mil. Polyethylene. |
| Interior Wall Finish | | Drywall, tape, mud and paint. Color: TBD |
| Baseboard | | 4" prefinished rubber baseboard. Color: TBD |
| Skirting | | Treated plywood or better, painted |
| Gutters & Downspouts | | Aluminum |
| Foundation | | Engineered |
| PARTITIONS | QTY. | |
| Interior Wall Finish | | Drywall, tape, mud and paint. Color: TBD |
| Baseboard | | 4" prefinished rubber baseboard. Color: TBD |
| ROOF | QTY. | |
| Roof Finish | | 45mil. Fully adhered, EPDM roofing c/w aluminum termination bar. |
| Sheathing | | 15/32" O.S.B. sheathing glued & screwed. |
| Roof Framing | | 2" x 10" SPF, 16" o/c c/w double end plates. |
| Beams | | As required. |
| Insulation | | R40 fiberglass batt insulation. |
| Ceiling Finish | | 8' Ceiling height. T-bar ceiling throughout. |
| WINDOWS | QTY. | |
| Exterior Windows | | Vinyl sliders. Argon filled w/ low-e coating. Screens and safety locks included as required. White interior and exterior. |

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| Interior Window Casing | | Prefinished window smart trim. Color: TBD. |
| Window Coverings | | Not included. |
| DOORS | QTY. | |
| Front Exterior Door | 1 | Double store front door. |
| Back Exterior Door | 1 | Back door. Insulated metal door with expandable jamb. 10"x18" GWG. Color TBD. |
| Interior Doors | | Flat panel painted doors with wood jambs. Color: TBD. |
| MILLWORK | QTY. | |
| Staff Room | | White melamine cabinets. Lower cabinets only. |
| Countertop | | Laminate countertop in staff room only. |
| Washroom Accessories | | Grab bars, soap dispensers, toilet paper holders, paper towel dispensers included. |
| FURNISHINGS | QTY. | |
| Notes | | All office furnishings by others. |
| PLUMBING | QTY. | |
| Toilets | 2 | Right height toilets with open front seats. |
| Urinal | 1 | Motion actuated flush valve |
| Wall Mount Sinks | 2 | Wall mount sinks with faucets. |
| Kitchen Sink | 1 | Stainless steel kitchen sink with faucet. |
| HWT | 1 | 6 gallon electric HWT, |
| MECHANICAL | QTY. | |
| Heating/Cooling | 2 | Electric Bard units. |
| Exhaust | | As required by code. |
| HRV | | N/A |
| ELECTRICAL | QTY. | |
| Electrical Panel | 1 | 200amp, single phase main panel with breakers. Subbed down to the underside for site connection. Final panel size TBD with load calculation. |
| Smoke Detectors | | As per code. |
| Receptacles | | Receptacles as per code and client requirements. |
| Breakers | | As required. |
| Wiring | | As required. |
| COMMUNICATION | QTY. | |
| Emergency / Exit | | Two headed emergency lights c/w exit sign above doors as required by code. |

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| Data | | All data stubbed down with conduit. Location TBD by client. Data cable by others. |
| LIGHTING | QTY. | |
| Exterior Lights | | Exterior LED wall mount light at all doors on photo cell. |
| Interior Ceiling Lights | | Recessed LED 1' x 4' fluorescent light fixtures. |
| Vanity Lights | 2 | 3 bulb vanity lights. |
| COMMENTS | | |
| Stairs, landing, ramp, decks and railings | | Included |
| Skirting | | Included |
| Gutters & Downspouts | | Included |
| Fire Alarm | | Not included. |
| Sprinkler | | Not included. |
| Fire Extinguishers | | Not included. |
| Foundation Engineering | | Included |
| Appliances | | Not included. |
| Utility Connections | | Water sewer and electrical connections by others |