Cherry Creek Fire Department
5920 Cherry Creek Road
Port Alberni BC V9Y 8R7
Phone 250.723.2254

September 3, 2025

Invitation to Quote

Re: Drywall and associated works

The Cherry Creek Fire Department invites companies to submit quotes for materials and works needed to construct a new fire hall. This community-focused initiative aims to provide the highest quality service to our residents.

We welcome quotes from vendors in their respective areas of expertise. Project specifications and additional details are attached. Please review the documents carefully and submit your quote by the specified deadline below. For any questions, contact our office.

- Drywall procurement and installation in offices and training room located on east end of building
    - Please note: Beaver Creek Home Center in Port Alberni has preferred pricing set up for this project
- Drop Ceiling procurement and installation lower floor

Thank you for your attention to this invitation.

Sincerely,

Lucas Banton, Fire Chief

Quotes to be submitted to: ccwwacc@shaw.ca

Preferred deadline: September 16th, 2025

OWNER
CHERRY CREEK FIRE DEPARTMENT
CONTACT: LUCAS BANTON
E - ccvfd@shaw.ca
T - (250) 731-7555

CONSTRUCTION MANAGER
TBD
CONTACT: TBD
E - TBD
T - TBD

PRIME CONSULTANT + ARCHITECT
MACDONALD HAGARTY ARCHITECTS LTD.
CONTACT: MARIS MACDONALD
E - Maris@mharchitects.ca
T - (604) 345-9733

CIVIL
MCGILL & ASSOCIATES
CONTACT: BRAD WEST
E - bwest@mcgilleng.com
T - (250) 724-3400

STRUCTURAL
MCGILL & ASSOCIATES
CONTACT: BRAD WEST
E - bwest@mcgilleng.com
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MECHANICAL
AVALON MECHANICAL
CONTACT: KOBY HALE
E - khale@avalonmechanical.com
T - (236) 602-3192

ELECTRICAL
MJIR ENGINEERING
CONTACT: MICHAEL ADDY
E - michael@mjireng.ca
T - (250) 890-0870

ARCHITECTURAL

CIVIL

STRUCTURAL

MECHANICAL

ELECTRICAL

3.1 GENERAL

MAJOR OCCUPANCY
GROUP D – BUSINESS AND PERSONAL SERVICES
SUBSIDIARY OCCUPANCIES: F3 – TRUCK BAYS; A2 LOW OCCUPANT LOAD – GREAT ROOM

3.1.2.6. GROUP A, DIVISION 2, LOW OCCUPANT LOAD
GROUP A DIV 2 IS CONSIDERED AS GROUP D. NUMBER OF PERSONS IN THE SUITE TO NOT EXCEED 30 PERSONS. SUITE IS SEPARATED FROM THE REMAINDER OF THE BUILDING BY A FIRE SEPARATION HAVING A FRR NOT LESS THAN 1hr. PERMANENT SIGNAGE WITH LETTERING NOT LESS THAN 50mm HIGH WITH A 12mm STROKE INDICATING OCCUPANT LOAD OF 30 PERSONS POSTED IN CONSPICUOUS LOCATION NEAR THE SUITES PRINCIPLE ENTRANCE.

3.1.3.1. SEPARATION OF MAJOR OCCUPANCIES
NOT REQ'D.

3.1.8. FIRE SEPARATIONS AND CLOSURES
REQUIRED FIRE RESISTANCE RATINGS [FRRs]: 45min = 45min CLOSURE, 1.5hr = 1hr CLOSURE [MINIMUM FIRE PROTECTION RATING OF CLOSURE (TABLE 3.1.8.4.)].
4. DOOR CLOSURES
FRR = 45mm FOR EXITS.
7. LOCATION OF FIRE DAMPERS AND SMOKE DAMPERS
FIRE DAMPERS TO BE INSTALLED AT ALL AIR TRANSFER OPENINGS THAT TRANSFER A RATED ASSEMBLY. SEE MECHANICAL FOR LOCATIONS.
13. SELF-CLOSING DEVICES
SELF-CLOSING DEVICES TO BE INSTALLED AT ALL DOORS LOCATED IN A FIRE SEPARATION.

3.1.9. PENETRATIONS IN FIRE SEPARATIONS AND FIRE-RATED ASSEMBLIES
FIRE STOPS TO BE PROVIDED FOR ALL PENETRATIONS IN FIRE SEPARATIONS. APPROVED PRODUCTS TO BE REVIEWED BY THE CONSULTANT PRIOR TO APPLICATION. INSTALLATION TO BE REVIEWED BY CONSULTANT PRIOR TO COVERING.

3.1.11. FIRE BLOCKS IN CONCEALED SPACES
FIRE BLOCKS TO BE PROVIDED AT EVERY DROP CEILING. MAXIMUM HORIZONTAL DIMENSION IS 20m AND MAXIMUM VERTICAL DIMENSION IS 3m OR AT EVERY STOREY.

3.1.13. INTERIOR FINISHES
FLAME SPREAD RATINGS FOR NOT SPRINKLERED BUILDINGS (TABLE 3.1.13.2.).
EXITS: 25
VERTICAL CHASES: 25

3.1.15.2. ROOF COVERINGS
CLASS C

3.1.17. OCCUPANT LOAD
GROUP D FIREHALL = 5 (9.3m2/person)
GROUP A-2 GREAT ROOM = 30 (1.85m2/person)
GROUP F-3 TRUCK BAYS = N/A (28m2/person)
TOTAL BUILDING OCCUPANT LOAD = 35

3.2 BUILDING FIRE SAFETY

3.2.2. BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
10. STREETS
2 STREETS FACING.
11. EXTERIOR BALCONIES
EXTERIOR BALCONIES TO BE COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION.
62. GROUP D UP TO 2 STOREYS
CONSTRUCTION TYPE: COMBUSTIBLE / NON-COMBUSTIBLE.
BUILDING AREA PERMITTED: 1,000m2 BUILDING AREA PROPOSED: 664.08m2.
REQUIRED FIRE SEPARATIONS:
FLOOR ASSEMBLIES: 45min.
LOADBEARING WALLS (SUPPORTING ASSEMBLIES): 45min OR NON-COMBUSTIBLE CONSTRUCTION.
ROOF: NOT REQ'D.

3.2.3. SPATIAL SEPARATION AND EXPOSURE PROTECTION
REFER TO A0.00 FOR SPATIAL SEPARATION CALCULATIONS. ALL ELEVATIONS TO HAVE NON-COMBUSTIBLE CLADDING.

3.2.4. FIRE ALARM AND DETECTION SYSTEMS
REFER TO ELECTRICAL DRAWINGS.

3.2.5. PROVISIONS FOR FIREFIGHTING
1. ACCESS TO ABOVE GRADE STOREYS
ONE UNOBSTRUCTED OPENING FOR EACH 15m OF WALL.
4. ACCESS ROUTES
PROVIDED.
5. LOCATION OF ACCESS ROUTES
NOT LESS THAN 3m, NOT GREATER THAN 15m FROM LOCATION OF ACCESS ROUTE TO ACCESS OPENINGS.
6. ACCESS ROUTE DESIGN
PROVIDED IN ACCORDANCE WITH THIS SUBSECTION.
8. STANDPIPE SYSTEMS
NOT REQ'D.
15. FIRE DEPARTMENT CONNECTIONS
NOT REQ'D.
16. PORTABLE FIRE EXTINGUISHERS
TO BE LOCATED AS DETERMINED BY THE FIRE DEPARTMENT AND BRITISH COLUMBIA FIRE CODE.

3.2.7. LIGHTING AND EMERGENCY POWER
REFER TO ELECTRICAL DRAWINGS

3.3 SAFETY WITHIN FLOOR AREAS

3.3.1. ALL FLOOR AREAS
1. SEPARATION OF SUITES
NOT REQ'D.
3. MEANS OF EGRESS
REFER TO SUBSECTIONS 3.3.2. TO 3.3.5.
5. EGRESS DOORWAYS
2 REQUIRED FOR EACH SUITE (BUILDING UNSPRINKLERED).
6. TRAVEL DISTANCE
GROUP D = 25m, GROUP F DIV 3 = 15m, GROUP A DIV 2 (LOW OCC LOAD) = 25m.
11. DOOR SWING
ACCESS TO EXIT DOORS SHALL SWING ON A VERTICAL AXIS AND IN THE DIRECTION OF EXIT TRAVEL.
13. DOORS AND DOOR HARDWARE
MAXIMUM THRESHOLD HEIGHT = 13mm, BEVELED. PROVIDE CLEAR OPENING OF NOT LESS THAN 800mm IF ONLY ONE DOOR LEAF.
14. RAMPS AND STAIRWAYS
ALL RAMPS AND STAIRS TO MEET REQUIREMENTS FOR EXITS. REFER TO DRAWINGS.
17. CAPACITY OF ACCESS TO EXITS
6.1mm/person FOR DOORWAYS AND CORRIDORS BASED ON THE OCCUPANT LOAD.
18. GUARDS
OPENINGS SHALL PREVENT PASSAGE OF 100mm DIA. OR ALLOW PASSAGE OF 200mm DIA. SPHERICAL OBJECT. EXTERIOR GUARD TO SECOND FLOOR TO BE NOT CLIMBABLE.
19. TRANSPARENT PANELS
TO BE VISIBLE WITH BARS OR OTHER DEVICES AND BE CONSTRUCTED WITH LAMINATED OR TEMPERED SAFETY GLASS.

3.3.5. INDUSTRIAL OCCUPANCIES
6. STORAGE GARAGE SEPARATION
1.5hr SEPARATION BETWEEN STORAGE GARAGE AND ALL OTHER OCCUPANCIES.

3.4 EXITS

3.4.1. GENERAL
2. SEPARATION OF EXITS
2) EXITS SHALL BE SEPARATE FROM OTHER EXITS LEADING FROM THE FLOOR AREA.

3.4.2. NUMBER AND LOCATION OF EXITS FROM FLOOR AREAS
1. MINIMUM NUMBER OF EXITS (TABLE 3.4.2.1-A):
GROUP A-2 GREAT ROOM: 2 EXIT REQUIRED. 2 EXITS PROVIDED.
GROUP D FIREHALL: 2 EXIT REQUIRED. 2 EXIT PROVIDED.
GROUP F-3 TRUCK BAYS: 2 EXITS REQUIRED. 2 EXITS PROVIDED.
3. DISTANCE BETWEEN EXITS
1) NOT LESS THAN ONE HALF THE MAXIMUM DIAGONAL DIMENSION OF THE FLOOR AREA OR 9m.
4. TRAVEL DISTANCE
REFER TO 3.3.1.6. TRAVEL DISTANCE IS SHOWN ON ARCHITECTURAL DRAWINGS.
5. LOCATION OF EXITS
1) TRAVEL DISTANCE TO NOT EXCEED:
GROUP A-2 (LOW OCC LOAD) GREAT ROOM: 40m.
GROUP D FIREHALL: 40m.
GROUP F-3 TRUCK BAYS: 30m.
6. PRINCIPAL ENTRANCES
1) ARE TO BE DESIGNED AS EXITS. REFER TO ARCHITECTURAL DRAWINGS AND DOOR SCHEDULE.

3.4.3. WIDTH AND HEIGHT OF EXITS
2. EXIT WIDTH (TABLE 3.4.3.2.-A):
EXIT CORRIDORS: 1100mm.
RAMPS: 1100mm.
STAIRS: 900mm.
DOORWAYS: 800mm.

3.4.4. FIRE SEPARATION OF EXITS
1. FIRE-RESISTANCE RATING OF EXIT SEPARATIONS
45mm FRR = 45min FRR OF EXIT SEPARATIONS.

3.4.5. EXIT SIGNS
1. EXIT SIGNS
NOT REQ'D.

3.4.6. TYPES OF EXIT FACILITIES
1. SLIP RESISTANCE OF RAMPS AND STAIRS
SHALL HAVE A COLOUR CONTRASTING, SLIP RESISTANT SURFACE THAT IS VISIBLE FROM BOTH DIRECTIONS OF TRAVEL, AT THE LEADING EDGE OF THE TREAD AND LEADING EDGE OF THE LANDING.
3. MAXIMUM VERTICAL RISE OF STAIR FLIGHTS AND REQUIRED LANDINGS
VERTICAL RISE TO NOT EXCEED 3.7m BETWEEN FLOORS OR LANDINGS. LANDINGS TO BE PROVIDED AT TOP AND BOTTOM OF EACH FLIGHT.
4. DIMENSIONS OF LANDINGS
AT LEAST AS WIDE AND LONG AS THE WIDTH OF THE STAIRWAY.
5. HANDRAILS
TWO PROVIDED AT STAIRS OVER 1100mm IN WIDTH, HAVE A CIRCULAR CROSS SECTION NOT LESS THAN 30mm AND NOT MORE THAN 43mm, NOT LESS THAN 865mm OR GREATER THAN 1070mm, TERMINATE IN A MANNER THAN WILL NOT OBSTRUCT TRAVEL, AT LEAST ONE HANDRAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 300mm BEYOND THE TOP AND BOTTOM OF THE STAIR, AND HAVE 50mm CLEARANCE BEHIND.
6. GUARDS
2) HEIGHT OF GUARDS SHALL NOT BE LESS THAN 1070mm.
6) WINDOWS AT LANDINGS THAT EXTENDS TO LESS THAN 1070mm ABOVE THE LANDING IS TO BE PROTECTED BY A GUARD.
8. TREADS AND RISERS
REFER TO STAIR DETAILS. MINIMUM RUN IS 280mm, MAXIMUM RISE IS 180mm. ALL RISERS TO BE CLOSED AND ANGLED NOSING THAT DOES NOT EXCEED 60O. STAIRS WILL BE UNIFORM WITH MAXIMUM TOLERANCE OF 5mm BETWEEN ADJACENT RISERS AND MAXIMUM 10mm BETWEEN TALLEST AND SHORTEST RISERS. SLOPE OF TREADS TO NOT EXCEED 1:50. TOP NOSING TO HAVE 6mm TO 10mm BEVEL AND NOT PROJECT MORE THAN 38mm. TACTILE WARNING STRIPS TO BE PROVIDED FOR ALL STAIRS.
11. DOORS
PROVIDE 300mm BETWEEN DOOR SWING AND LEADING EDGE OF STAIR RISER.
12. DIRECTION OF DOOR SWING
SHALL BE IN DIRECTION OF EXIT TRAVEL.
13. SELF-CLOSING DEVICES
TO BE PROVIDED AT EXIT DOORS REQUIRED TO BE KEPT CLOSED.
16. DOOR RELEASE HARDWARE
PROVIDED AT EXIT DOORS AND PRINCIPLE ENTRANCE DOOR SO THAT NOT MORE THAN ONE RELEASING OPERATION IS REQUIRED.

3.6 SERVICE FACILITIES

3.6.2. SERVICE ROOMS
1. FIRE SEPARATIONS AROUND SERVICE ROOMS
8) NOT REQ'D.
3. SERVICE EQUIPMENT
ELECTRICAL SERVICE EQUIPMENT AND HVAC / WATER SERVICE EQUIPMENT CAN BE IN THE SAME ROOM.

3.7 HEALTH REQUIREMENTS

3.7.1. HEIGHT OF ROOMS
1. ROOM AND SPACE HEIGHT
MINIMUM HEIGHT PROVIDED OF 2.75m.
3.7.2. PLUMBING FACILITIES
2. WATER CLOSETS
1 FEMALE AND 1 MALE WATER CLOSET REQUIRED. 1 GENDER NEUTRAL GANG WASHROOM WITH 3 WATER CLOSETS (2 STANDARD, 1 ACCESSIBLE) PROVIDED.
3. LAVATORIES
2 REQUIRED. 2 PROVIDED.
8. GRAB BARS
PROVIDED, TO CONFORM TO SECTION 3.8 ACCESSIBILITY.

3.8 ACCESSIBILITY

3.8.2. APPLICATION
1. GENERAL
THE REQUIREMENTS OF THIS SECTION ARE TO APPLY.
2. ENTRANCES
ONE ACCESSIBLE ENTRANCE IS PROVIDED AT PRINCIPLE BUILDING ENTRANCE. ONE ADDITIONAL ACCESSIBLE ENTRANCE IS PROVIDED THAT LEADS FROM OUTDOORS AT SIDEWALK.
3. AREAS REQUIRING ACCESS
PROVIDED THROUGHOUT TO NORMALLY OCCUPIED FLOOR AREAS.
5. PATH OF TRAVEL TO PARKING AREAS AND PASSENGER-LOADING ZONES
PROVIDED BETWEEN ACCESSIBLE ENTRANCE AND PARKING STALLS.
6. CONTROLS AND OUTLETS
SWITCHES, THERMOSTATS, DOOR AND WINDOW HARDWARE, AND ONE LAVATORY ARE TO BE LOCATED SO AS TO BE OPERABLE IN ACCORDANCE WITH THIS SECTION.
7. POWER DOOR OPERATORS
PROVIDED AT PRINCIPLE ENTRANCE DOOR.
8. PLUMBING FACILITIES
WASHROOM SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION. REFER TO ARCHITECTURAL DRAWINGS.

3.8.3. DESIGN
2. ACCESSIBLE PATH OF TRAVEL
REFER TO ARCHITECTURAL PLANS AND SITE PLAN.
3. EXTERIOR WALKS
REFER TO ARCHITECTURAL PLANS AND SITE PLAN.
6. DOORWAYS AND DOORS
REFER TO ARCHITECTURAL PLANS AND DOOR SCHEDULE.
8. CONTROLS AND OUTLETS
REFER TO ARCHITECTURAL INTERIOR ELEVATIONS.
11. WATER-CLOSET STALLS
REFER TO ARCHITECTURAL PLANS AND INTERIOR ELEVATIONS.
13. WATER CLOSETS
REFER TO ARCHITECTURAL PLANS, INTERIOR ELEVATIONS, AND MECHANICAL SPECIFICATIONS.
15. LAVATORIES AND MIRRORS
REFER TO ARCHITECTURAL PLANS, INTERIOR ELEVATIONS, AND MECHANICAL SPECIFICATIONS.
16. SHOWERS
SHOWERS NEED NOT COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

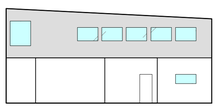
	NORTH ELEVATION					
	N/A					
	WEST ELEVATION					
	3.2.3.1.-B OPENINGS IN EXPOSING BUILDING FACE	**WALL AREA**	116.4 sqm	9.10.14.5 CONSTRUCTION OF EXPOSING BUILDING FACE	**AREA OF UNPROTECTED OPENINGS PERMITTED**	>25 TO 50
		LIMITING DISTANCE	8.8 m		**MIN REQUIRED FRR**	45 min
		TOTAL AREA OF UNPROTECTED OPENINGS	1.9 sqm		**TYPE OF CONSTRUCTION REQUIRED**	COMBUSTIBLE OR NON-COMBUSTIBLE
		PROPOSED UNPROTECTED OPENINGS (% WALL AREA)	1.6%		**TYPE OF CLADDING REQUIRED**	NON-COMBUSTIBLE
		ALLOWED UNPROTECTED OPENINGS (% WALL AREA)	40.0%			
	SOUTH ELEVATION					
	3.2.3.1.-B OPENINGS IN EXPOSING BUILDING FACE	**WALL AREA**	237.7 sqm	9.10.14.5 CONSTRUCTION OF EXPOSING BUILDING FACE	**AREA OF UNPROTECTED OPENINGS PERMITTED**	>25 TO 50
		LIMITING DISTANCE	10.7 m		**MIN REQUIRED FRR**	45 min
		TOTAL AREA OF UNPROTECTED OPENINGS	10.9 sqm		**TYPE OF CONSTRUCTION REQUIRED**	COMBUSTIBLE OR NON-COMBUSTIBLE
		PROPOSED UNPROTECTED OPENINGS (% WALL AREA)	4.6%		**TYPE OF CLADDING REQUIRED**	NON-COMBUSTIBLE
		ALLOWED UNPROTECTED OPENINGS (% WALL AREA)	40.0%			
	EAST ELEVATION					
	3.2.3.1.-B OPENINGS IN EXPOSING BUILDING FACE	**WALL AREA**	55.7 sqm	9.10.14.5 CONSTRUCTION OF EXPOSING BUILDING FACE	**AREA OF UNPROTECTED OPENINGS PERMITTED**	<50 TO >100
		LIMITING DISTANCE	19.5 m		**MIN REQUIRED FRR**	NR
		TOTAL AREA OF UNPROTECTED OPENINGS	10.3 sqm		**TYPE OF CONSTRUCTION REQUIRED**	COMBUSTIBLE OR NON-COMBUSTIBLE
		PROPOSED UNPROTECTED OPENINGS (% WALL AREA)	18.5%		**TYPE OF CLADDING REQUIRED**	COMBUSTIBLE OR NON-COMBUSTIBLE
		ALLOWED UNPROTECTED OPENINGS (% WALL AREA)	100.0%			

1 CONTEXT PLAN
Scale: 1:1000

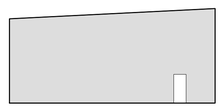
AUTHORITY	ALBERNI-CLAYOQUOT REGIONAL DISTRICT
STREET ADDRESS	5920 CHERRY CREEK ROAD, PORT ALBERNI, BC V9Y 8R7
LEGAL DESCRIPTION	PARCEL C (BEING A CONSOLIDATION OF LOTS 14, 15, 19 AND 20, SEE CA9202767) DISTRICT LOT 57 ALBERNI DISTRICT PLAN 13745
PID	031-100-562
PROJECT DESCRIPTION	THIS PROJECT PROPOSES A NEW BUILDING FOR THE CHERRY CREEK FIREHALL. THE SUBJECT PROPERTY CONTAINS THE EXISTING FIREHALL, WHICH WILL BE PHASED TO USE AS A TRAINING FACILITY IN THE FUTURE. THE PHASING OF THE TRAINING FACILITY IS OUTSIDE OF THE SCOPE OF THIS PROJECT. THE PROPOSED NEW BUILDING CONTAINS FIVE TRUCK BAYS WITH AN ADJOINING GEAR CLEANING ROOM, FIRST FLOOR OFFICE AND MEETING ROOM AREA, CHANGEROOMS AND WASHROOM, AND MECHANICAL ROOM. THE SECOND FLOOR CONTAINS A COMMUNAL SPACE FOR FIREFIGHTER TRAINING AS WELL AS A STAFF KITCHEN.

ZONING SUMMARY	**PERMITTED**		**PROPOSED**	
	P-2 (PARK AND PUBLIC USE DISTRICT)			
SETBACKS	FRONT YARD SETBACK	20ft (6.096m)	10.4 METERS	
	REAR YARD SETBACK	30ft (9.144m)	9.3 METERS	
	SIDE YARD	5ft (1.524m)	4.6 METERS	
	BECKER PL SIDE SETBACK VARIANCE FROM 4.5m TO 1.5m PER MoTi			
			EXISTING BUILDING AREA	426.29 sq m
LOT COVERAGE (ALLOWED)	40%		PROPOSED BUILDING AREA	664.08 sq m
LOT COVERAGE (ACTUAL)	33.25%		GROSS FLOOR AREA	857.49 sq m
			TOTAL LOT AREA	3,279.07 sq m
			FLOOR AREA RATIO	26%
BUILDING HEIGHT (ALLOWED)	3 STOREYS / 40ft (12.192m)			
	(SEE NATURAL GRADES ON A0.01 - SITE PLAN AND REFER TO BUILDING HEIGHTS ON A2.01 - ELEVATIONS)			

CHERRY CREEK FIREHALL (EAST ELEVATION)
AREA OF BUILDING FACE: 55.7 sm
AREA OF UNPROTECTED OPENINGS: 10.3 sm
PERCENT OF UNPROTECTED OPENINGS: 18.5%



CHERRY CREEK FIREHALL (WEST ELEVATION)
AREA OF BUILDING FACE: 116.4 sm
AREA OF UNPROTECTED OPENINGS: 1.9 sm
PERCENT OF UNPROTECTED OPENINGS: 1.6%



CHERRY CREEK FIREHALL (SOUTH ELEVATION)
AREA OF BUILDING FACE: 237.7 sm
AREA OF UNPROTECTED OPENINGS: 10.9 sm
PERCENT OF UNPROTECTED OPENINGS: 4.58%

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

CHERRY CREEK FIREHALL
5920 CHERRY CREEK ROAD,
PORT ALBERNI, BC V9Y 8R7

NO.	Y M D	ISSUE
M	2025-07-02	ISSUED FOR CONSTRUCTION
L	2025-06-18	ISSUED FOR IFC COORDINATION
K	2025-05-09	ISSUED FOR COORDINATION

ISSUE

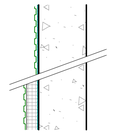
NO. Y M D ISSUE
REVISION

SHEET TITLE
PROJECT INFORMATION

DRAWING NO.
A0.00

EXTERIOR WALLS - PLAN VIEW

EW-1a / EW-1b — EXTERIOR FOUNDATION WALL

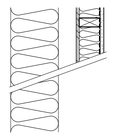


EW-1a:
- DRAINAGE MAT C/W CLOSURE AT GRADE
- DAMPROOFING MEMBRANE
- CONCRETE WALL; REFER TO STRUCT.

EW-1b:
- DRAINAGE MAT C/W CLOSURE AT GRADE
- R-10 RIGID INSULATION BOARD; CONCRETE FACED BOARD ABOVE GRADE
- DAMPROOFING MEMBRANE
- CONCRETE WALL; REFER TO STRUCT.

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	-	-	
STC	-	-	

EW-10a / EW-10b — INTERIOR INSULATED WOOD STUD PARTITION



EW-10a:
- CLADDING AS PER ELEVATIONS
- EXTERIOR WALL ASSEMBLY C/W R-30 INSULATION - REFER TO STRUCT.
- 3" (75mm) SEISMIC GAP
- SHEATHING - REFER TO STRUCT.
- 2x4 WOOD FRAMING C/W BATT INSULATION TO FILL CAVITY - REFER TO STRUCT.
- VAPOUR BARRIER; CAULKED AND SEALED AT PLATES
- 1-LAYER 5/8" GYPSUM BOARD (PAINTED)

EW-10b:
- CLADDING AS PER ELEVATIONS
- SAME AS EW-10a BUT REMOVE SHEAR WALL SHEATHING, WOOD FRAMING AND INSULATION

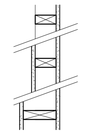
	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	45 MIN & 1 HR	1 HR	**TIME ASSIGNED FOR CONTRIBUTION OF PROTECTIVE MEMBRANE (TABLE D-2.3.4-A)** 15.9MM TYPE X GYPSUM BOARD = 40MIN **TIME ASSIGNED FOR CONTRIBUTION OF WOOD-FRAMED WALLS (TABLE D-2.3.4-E)** WOOD STUDS SPACED AT ≤ 400MM = 20MIN
STC	-	-	

ASSEMBLY NOTES:

- FIRE RATED ASSEMBLIES ARE BASED ON BCBC 2018, UL, ICC, OR US GYPSUM ASSOCIATION (GA) TEST DATA & ARE TO BE CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS OF THE TESTING AGENCIES. REFER TO SPECIFIC TEXT REPORTS INDICATED FOR REQUIRED COMPONENTS & ASSEMBLIES.
- EXTENTS OF ASSEMBLIES ARE SHOWN ON THE PLANS & SECTIONS. SUITE AND CORRIDOR PARTITIONS TO EXTEND TO UNDERSIDE OF ROOF SHEATHING TO MAINTAIN FIRE COMPARTMENTS.
- ALL GWB IS TYPE 'X' U.N.O.
- FIRE RATED ASSEMBLIES FORM A SEPARATION THAT SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE WITH NO BREAKS AT COLUMNS, WALL TRANSITIONS OR OTHER OBSTRUCTIONS.ALL PENETRATIONS IN FIRE RATED ASSEMBLIES REQUIRED TO HAVE PROTECTED OPENING SHALL BE FIRESTOPPED OR PROVIDED WITH APPROVED SMOKE AND/OR FIRE DAMPERS.
- PENETRATIONS IN UNIT DEMISING WALLS (OUTLET BOXES, ETC.) MUST BE NON COMBUSTIBLE OR HAVE FT FIRESTOPPING (PUTTY PACKS) PER BCBC 3.1.9.4 AND BE STAGGERED BY 24".
- SUBSTITUTE MOISTURE RESISTANT GWB AT WASHROOMS, JANITOR ROOMS & SIMILAR USES; MAINTAIN RATING WHERE REQUIRED. PROVIDE MOISTURE RESITANT GWB BEHIND TUB ENCLOSURES.
- BLOCKING IS REQUIRED AT THE FOLLOWING LOCATIONS: CASEWORK, SHELVING & PANELING; WALL TELEVISION LOCATIONS, ACCESSORIES & EQUIPMENT, DOOR HARDWARE; TOILET PARTITIONS & ACCESSORIES;
- REFER TO MECHANICAL FOR DRAINAGE & WALL PENETRATION LOCATIONS.
- ALL PLUMBING/MECH WALL CAVITIES TO BE FILLED WITH ACOUSTIC FIBREGLASS BATTS.
- REFER TO DETAILS FOR BUILDING ENVELOPE INFORMATION.
- ACOUSTIC CAULKING REQ'D AT FULL PERIMETER OF ALL PARTY WALLS/FLOORS.
- NO DRAINS OR OTHER MECH. LOCATED WITHIN WALL CAVITIES IS TO COME IN CONTACT WITH FRAMING.
- REFER TO STRUCTURAL FOR PLYWOOD SHEAR WALL LOCATIONS. LOCATE PLYWOOD ADJACENT TO G.W.B. SIDE IN SUITE DEMISING WALLS, NOT IN AIR SPACE.

PARTITIONS - PLAN VIEW

P-1a / P-1b — INTERIOR WOOD STUD PARTITION



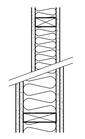
P-1a:
- 1-LAYER 5/8" GYPSUM BOARD* (PAINTED)
- 2x4 WOOD FRAMING** - REFER TO STRUCT.
- 1-LAYER 5/8" GYPSUM BOARD* (PAINTED)

* TYPE X GWB WHERE ASSEMBLY FORMS PART OF 1HR FIRE SEPARATION
** 400mm O.C. SPACING WHERE ASSEMBLY FORMS PART OF 1HR FIRE SEPARATION

P-1b:
- SAME AS P-1a BUT REPLACE FRAMING WITH 2"x6" - REFER TO STRUCT.

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	-	-	**TIME ASSIGNED FOR CONTRIBUTION OF PROTECTIVE MEMBRANE (TABLE D-2.3.4-A)** 15.9MM TYPE X GYPSUM BOARD = 40MIN **TIME ASSIGNED FOR CONTRIBUTION OF WOOD-FRAMED WALLS (TABLE D-2.3.4-E)** WOOD STUDS SPACED AT ≤ 400MM = 20MIN
STC	-	-	

P-1c / P-1d — INTERIOR INSULATED WOOD STUD PARTITION

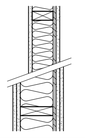


P-1c:
- 1-LAYER 5/8" GYPSUM BOARD (PAINTED)
- 2x4 WOOD FRAMING C/W ACOUSTIC BATT - REFER TO STRUCT.
- 1-LAYER 5/8" GYPSUM BOARD (PAINTED)

P-1d:
- SAME AS P-1c BUT REPLACE FRAMING WITH 2"x6" - REFER TO STRUCT.
- ADD 2—LAYERS 5/8" TYPE X GWB (PAINTED)
- UL DESIGN NO. U301; ASSEMBLY RATING 90 MINUTE, BEARING WALL ASSEMBLY

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	45 MIN	1 HR	**TIME ASSIGNED FOR CONTRIBUTION OF PROTECTIVE MEMBRANE (TABLE D-2.3.4-A)** 15.9MM TYPE X GYPSUM BOARD = 40MIN **TIME ASSIGNED FOR CONTRIBUTION OF WOOD-FRAMED WALLS (TABLE D-2.3.4-E)** WOOD STUDS SPACED AT ≤ 400MM = 20MIN
STC	-	-	

P-2a / P-2b — INTERIOR SHEAR WALLS



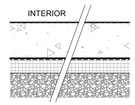
P-2a:
- 1—LAYER 5/8" TYPE X GYPSUM BOARD (PAINTED)
- 2x4 FRAMING C/W ACOUSTIC BATT - REFER TO STRUCT.
- 1/2" SHEATHING - REFER TO STRUCT.
- 1—LAYER 5/8" TYPE X GYPSUM BOARD (PAINTED)

P-2b:
- SAME AS P-1c BUT REPLACE FRAMING WITH 2"x6" - REFER TO STRUCT.
- ADD 2—LAYERS 5/8" TYPE X GWB (PAINTED)
- UL DESIGN NO. U301; ASSEMBLY RATING 90 MINUTE, BEARING WALL ASSEMBLY

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	45 MIN	1 HR	**TIME ASSIGNED FOR CONTRIBUTION OF PROTECTIVE MEMBRANE (TABLE D-2.3.4-A)** 15.9MM TYPE X GYPSUM BOARD = 40MIN **TIME ASSIGNED FOR CONTRIBUTION OF WOOD-FRAMED WALLS (TABLE D-2.3.4-E)** WOOD STUDS SPACED AT ≤ 400MM = 20MIN
STC	-	-	

FLOORS - SECTION VIEW

F-1 — CONCRETE SLAB ON GRADE

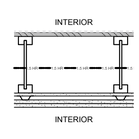


F-1a:
- FLOOR FINISH PER SCHEDULE
- MIN. 102MM (6") CONCRETE SLAB (SEE STRUC. DWGS)
- 10 MIL POLYETHYLENE VAPOUR BARRIER
- 4" XPS INSULATION (R-20 MIN) TO EXTEND 1 METER IN AROUND SLAB PERMETER.
- COMPACTED GRANULAR FILL AND/OR SUB-BASE PER GEOTECH

F-1b:
- SAME AS F-1a BUT REPLACE SEALED CONCRETE WITH SLIP-RESISTANT EPOXY FINISH

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	-	-	
STC	-	-	

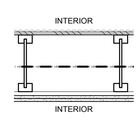
F-2a — TYPICAL SUSPENDED FLOOR



F-2a:
- FLOOR FINISH VARIES - REFER TO FINISH SCHEDULE
- 5/8" D.FIR PLYWOOD SHEATHING - REFER TO STRUCT.
- TJI SERIES WOOD I-JOISTS; PRODUCT FIRE CLASS B-H; @ 12" O.C. MAX AS PER STRUCT (CROSS BRIDGING AS PER STRUCT)
- 1-LAYER OF 1/2" TYPE-X GYPSUM BOARD
- RESILIENT CHANNEL; @ 16" O.C.
- 2-LAYERS OF 5/8" TYPE-X GYPSUM BOARD (PAINTED)

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	90 MIN	90 MIN	**UL DESIGN NO. WNR/FCA 90-01** ASSEMBLY RATING - 90 MINUTE, FLOOR/CEILING ASSEMBLY
STC	-	-	

F-2b — TYPICAL SUSPENDED FLOOR

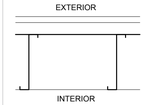


F-2b:
- FLOOR FINISH VARIES - REFER TO FINISH SCHEDULE
- 5/8" D.FIR PLYWOOD SHEATHING - REFER TO STRUCT.
- PW-I 20 11 7/8" WOOD I-JOISTS @ 12" O.C. MAX AS PER STRUCT (CROSS BRIDGING AS PER STRUCT)
- FIBREGLASS BATT INSULATION (R-10 MIN) FRICTION FIT IN EACH CAVITY
- RESILIENT CHANNEL; @ 16" O.C.
- 2-LAYERS OF 1/2" TYPE-X GYPSUM BOARD (PAINTED)

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	45 MIN	50 MIN	**TIME ASSIGNED GYPSUM BOARD MEMBRANE (TABLE D-2.3.4-B)** DOUBLE 12.7MM TYPE X GWB W/ 400MM O.C. RESILIENT METAL CHANNELS = 50MIN **TIME ASSIGNED FOR CONTRIBUTION OF WOOD I-JOISTS (TABLE D-2.3.4-F)** WOOD I-JOISTS SPACED AT ≤ 600MM = 10MIN
STC	-	-	

ROOFS - SECTION VIEW

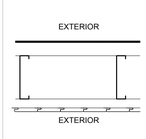
R-1 — METAL BUILDING MANUFACTURER ROOF



R-1:
- STANDING SEAM METAL ROOFING - GREY
- STEEL PERLINS; REFER TO STRUCTURAL
- R-40 INSULATION & STEEL STRUCTURE. REFER TO METAL BUILDING MANUFACTURER SHOP DRAWINGS

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	NR	1 HR	
STC	-	-	

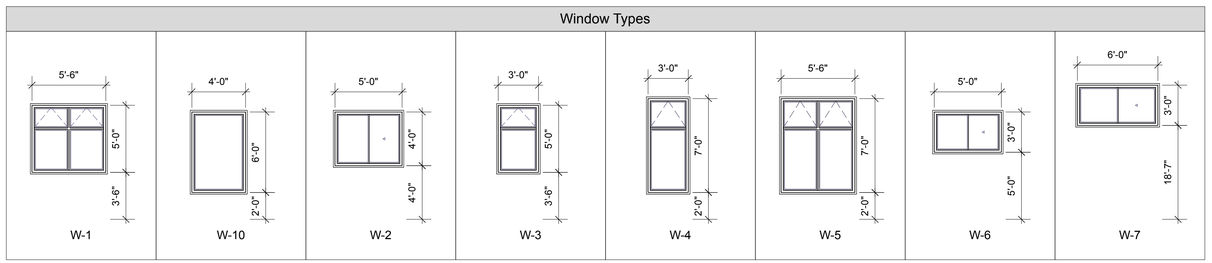
R-2 — CANOPY



R-2:
- SLOPED STEEL PLATE TO GUTTER CHANNEL
- SLOPED C-CHANNEL
- STEEL JOISTS PER STRUCT.
- RESILIENT CHANNEL @ 16" O.C.
- WESTFORM PROBOARD SOFFIT W/ CONTINUOUS VENT STRIPS C/W WOODGRAIN FINISH

	REQUIRED	PROVIDED	REFERENCE CODE
F.R.R.	-	-	
STC	-	-	

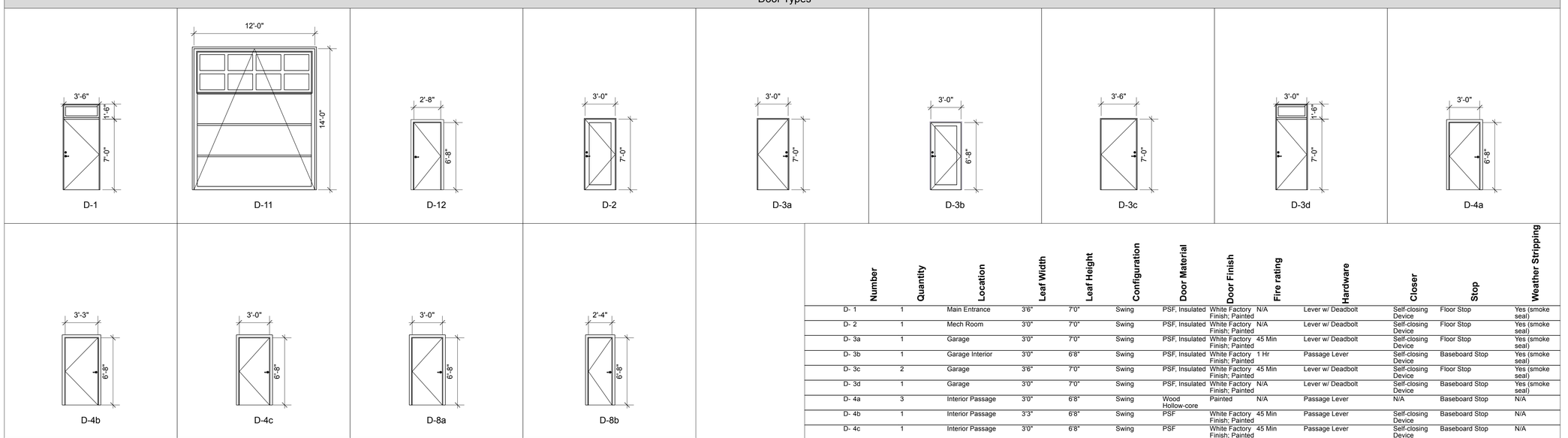
Window Types



Nominal Size

Mark	# OF UNITS	Unit Width	Unit Height
W- 1	4	5'6"	5'0"
W- 2	4	5'0"	4'0"
W- 3	4	3'0"	5'0"
W- 4	5	3'0"	7'0"
W- 5	1	5'6"	7'0"
W- 6	2	5'0"	3'0"
W- 7	4	6'0"	3'0"
W- 10	1	4'0"	6'0"

Door Types



Number	Quantity	Location	Leaf Width	Leaf Height	Configuration	Door Material	Door Finish	Fire rating	Hardware	Closer	Stop	Weather Stripping
D- 1	1	Main Entrance	3'6"	7'0"	Swing	PSF, Insulated	White Factory Finish; Painted	N/A	Lever w/ Deadbolt	Self-closing Device	Floor Stop	Yes (smoke seal)
D- 2	1	Mech Room	3'0"	7'0"	Swing	PSF, Insulated	White Factory Finish; Painted	N/A	Lever w/ Deadbolt	Self-closing Device	Floor Stop	Yes (smoke seal)
D- 3a	1	Garage	3'0"	7'0"	Swing	PSF, Insulated	White Factory Finish; Painted	45 Min	Lever w/ Deadbolt	Self-closing Device	Floor Stop	Yes (smoke seal)
D- 3b	1	Garage Interior	3'0"	6'8"	Swing	PSF, Insulated	White Factory Finish; Painted	1 Hr	Passage Lever	Self-closing Device	Baseboard Stop	Yes (smoke seal)
D- 3c	2	Garage	3'6"	7'0"	Swing	PSF, Insulated	White Factory Finish; Painted	45 Min	Lever w/ Deadbolt	Self-closing Device	Floor Stop	Yes (smoke seal)
D- 3d	1	Garage	3'0"	7'0"	Swing	PSF, Insulated	White Factory Finish; Painted	N/A	Lever w/ Deadbolt	Self-closing Device	Baseboard Stop	Yes (smoke seal)
D- 4a	3	Interior Passage	3'0"	6'8"	Swing	Wood Hollow-core	Painted	N/A	Passage Lever	N/A	Baseboard Stop	N/A
D- 4b	1	Interior Passage	3'3"	6'8"	Swing	PSF	White Factory Finish; Painted	45 Min	Passage Lever	Self-closing Device	Baseboard Stop	N/A
D- 4c	1	Interior Passage	3'0"	6'8"	Swing	PSF	White Factory Finish; Painted	45 Min	Passage Lever	Self-closing Device	Baseboard Stop	N/A
D- 8a	2	Bathroom	3'0"	6'8"	Swing	Wood Hollow-core	Painted	N/A	Privacy Lever	N/A	Baseboard Stop	N/A
D- 8b	4	Bathroom	2'4"	6'8"	Swing	Wood Hollow-core	Painted	N/A	Privacy Lever	N/A	Baseboard Stop	N/A
D- 11	5	Garage	12'0"	14'0"	Overhead	Fibreglass, Insulated	Charcoal Factory Finish	N/A	Manual Pulls	Auto-Opener w/ Fob	N/A	Yes
D- 12	1	Under Stair Storage	2'8"	6'8"	Swing	Wood Hollow-core	Painted	N/A	Passage Lever	N/A	Baseboard Stop	N/A

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1822 Unit E Comox Ave Comox BC V9M 3M7

CHERRY CREEK FIREHALL

5920 CHERRY CREEK ROAD,
PORT ALBERNI, BC V9Y 8R7

NO.	Y M D	ISSUE
M	2025-07-02	ISSUED FOR CONSTRUCTION
L	2025-06-18	ISSUED FOR IFC COORDINATION
K	2025-05-09	ISSUED FOR COORDINATION

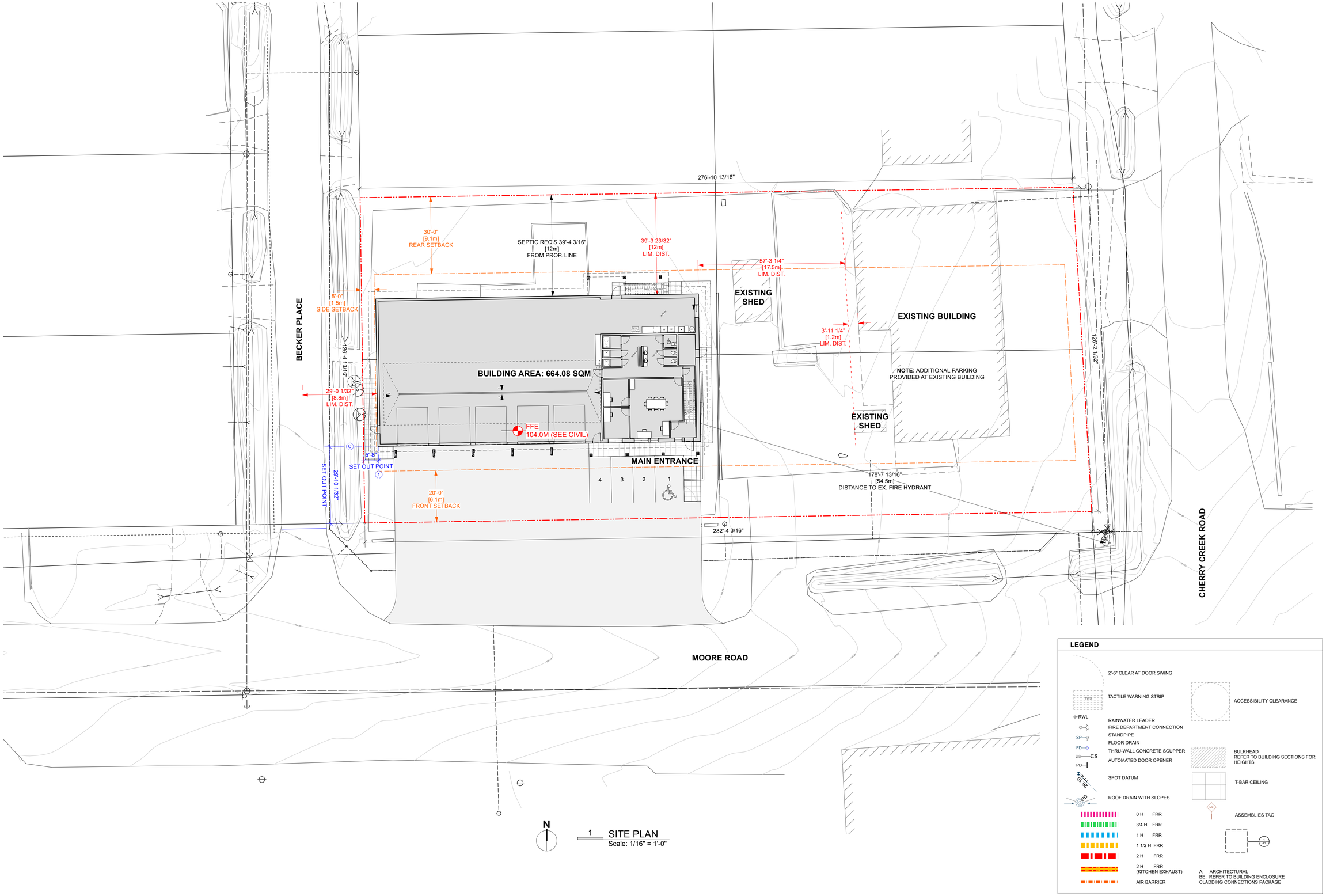
ISSUE

NO.	Y M D	ISSUE
A	2025-05-06	TENDER REVISION 01

REVISION

SHEET TITLE
CONSTRUCTION ASSEMBLIES & SCHEDULES

DRAWING NO.
A0.01



1 SITE PLAN
Scale: 1/16" = 1'-0"

LEGEND

- 2'-6" CLEAR AT DOOR SWING
- TACTILE WARNING STRIP
- ACCESSIBILITY CLEARANCE
- RWL — RAINWATER LEADER
- FIRE DEPARTMENT CONNECTION
- SP — STANDPIPE
- FD — FLOOR DRAIN
- CS — THRU-WALL CONCRETE SCUPPER
- PD — AUTOMATED DOOR OPENER
- BULKHEAD
  REFER TO BUILDING SECTIONS FOR HEIGHTS
- SPOT DATUM
- T-BAR CEILING
- RD — ROOF DRAIN WITH SLOPES
- ASSEMBLIES TAG
- 0 H FRR
- 3/4 H FRR
- 1 H FRR
- 1 1/2 H FRR
- 2 H FRR
- 2 H FRR (KITCHEN EXHAUST)
- AIR BARRIER

A: ARCHITECTURAL
BE: REFER TO BUILDING ENCLOSURE CLADDING CONNECTIONS PACKAGE

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1822 Unit E Comox Ave Comox BC V9M 3M7

CHERRY CREEK FIREHALL

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ISSUE

NO.	Y M D	ISSUE

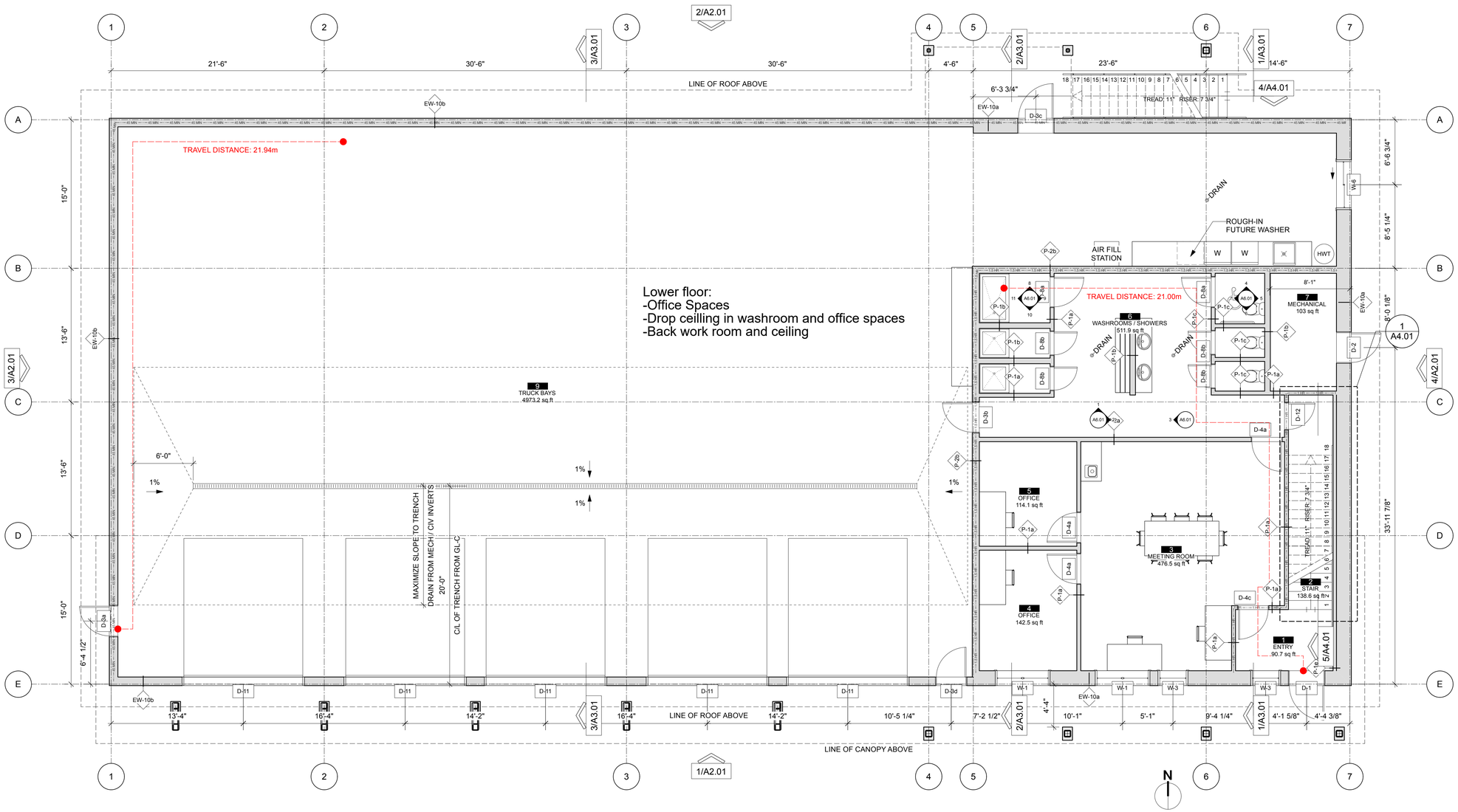
REVISION

SHEET TITLE

SITE PLAN

DRAWING NO.

A0.02



1 FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

CHERRY CREEK FIREHALL

5920 CHERRY CREEK ROAD,
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ISSUE

NO.	Y M D	ISSUE

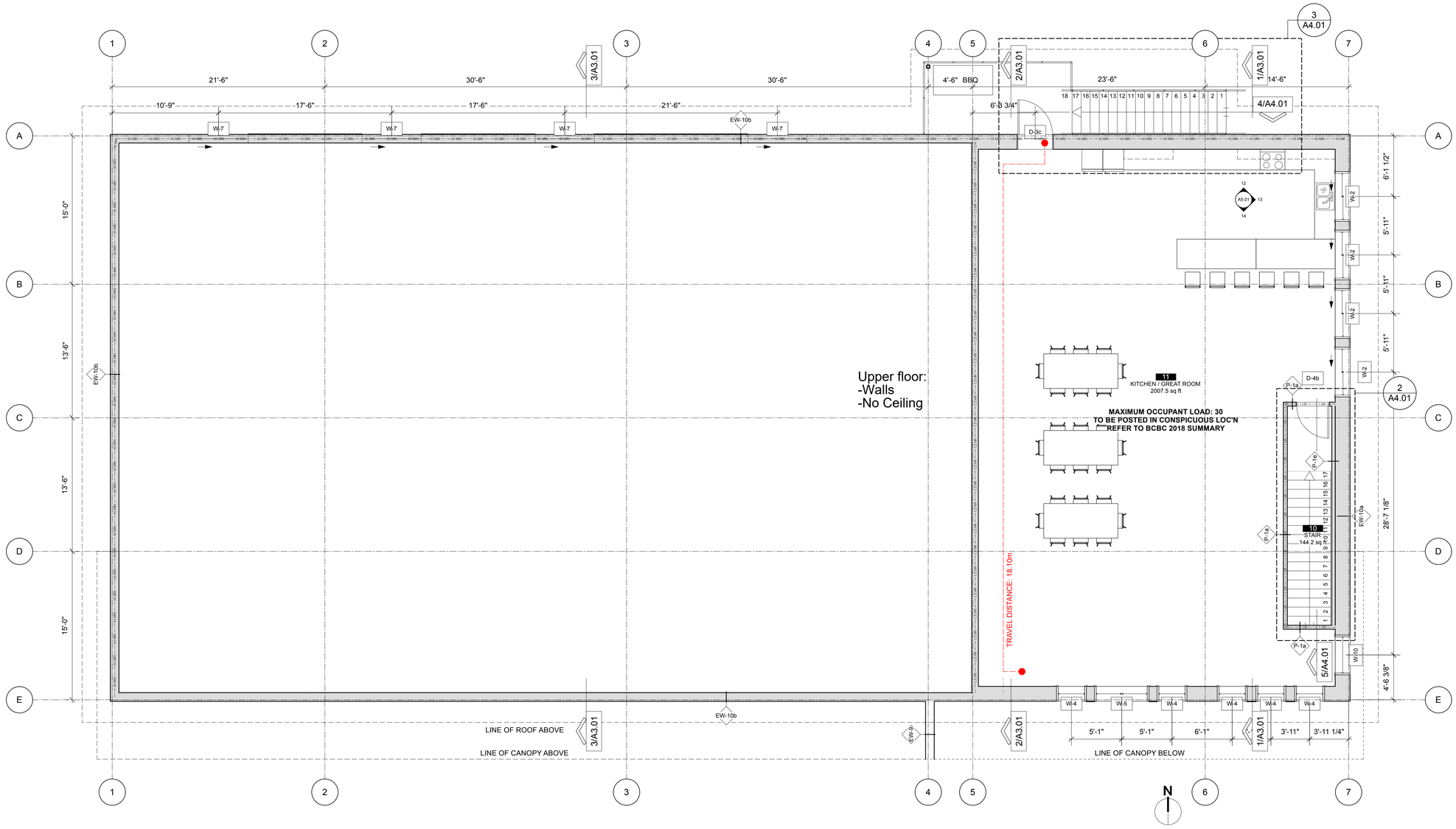
REVISION

SHEET TITLE

FIRST FLOOR PLAN

DRAWING NO.

A1.01



1 SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

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1822 Unit E Comox Ave Comox BC V9M 3M7

CHERRY CREEK FIREHALL

5920 CHERRY CREEK ROAD,
PORT ALBERNI, BC V9Y 8R7

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K	2025-05-09	ISSUED FOR COORDINATION

ISSUE

NO.	Y M D	ISSUE

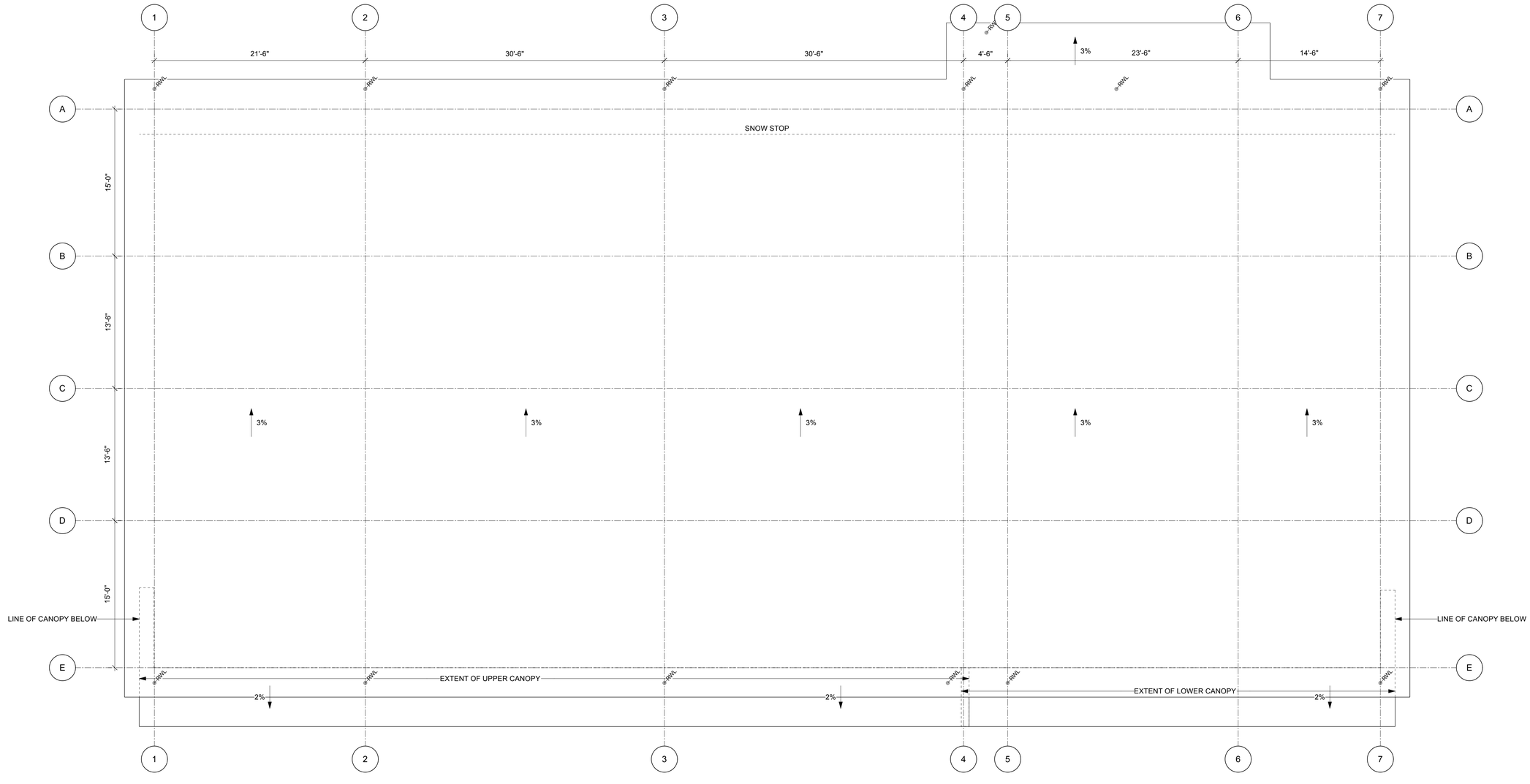
REVISION

SHEET TITLE

SECOND FLOOR PLAN

DRAWING NO.

A1.02



1 ROOF PLAN
Scale: 3/16" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

CHERRY CREEK FIREHALL

5920 CHERRY CREEK ROAD,
PORT ALBERNI, BC V9Y 8R7

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K	2025-05-09	ISSUED FOR COORDINATION

ISSUE

NO.	Y M D	ISSUE

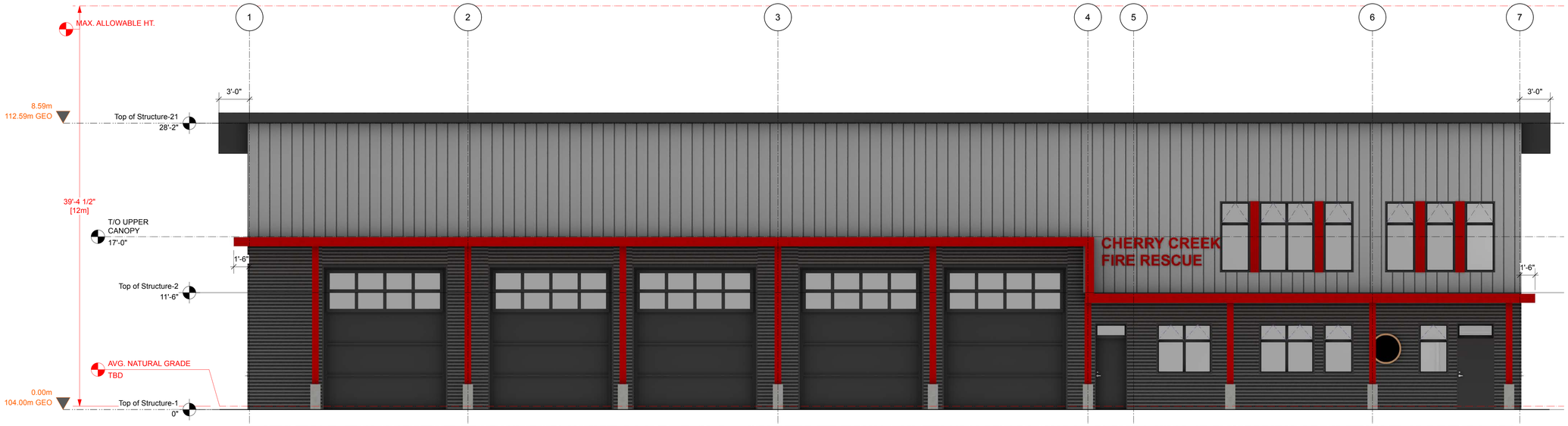
REVISION

SHEET TITLE

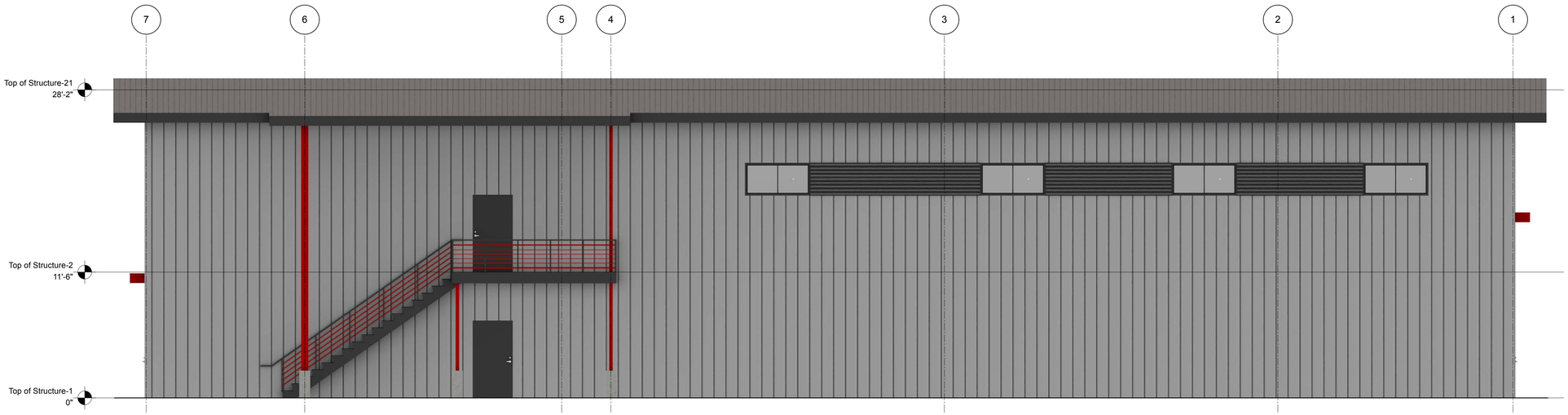
ROOF PLAN

DRAWING NO.

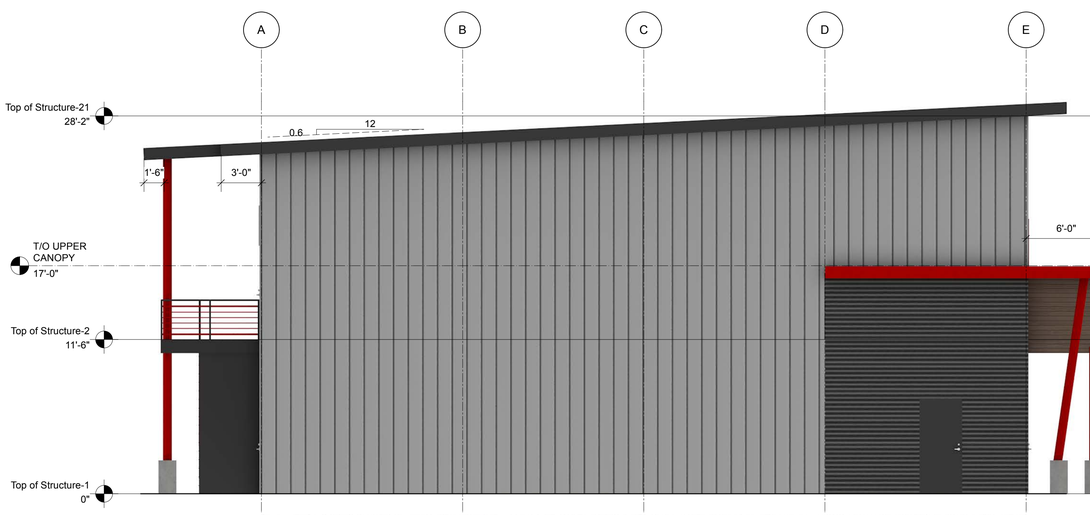
A1.03



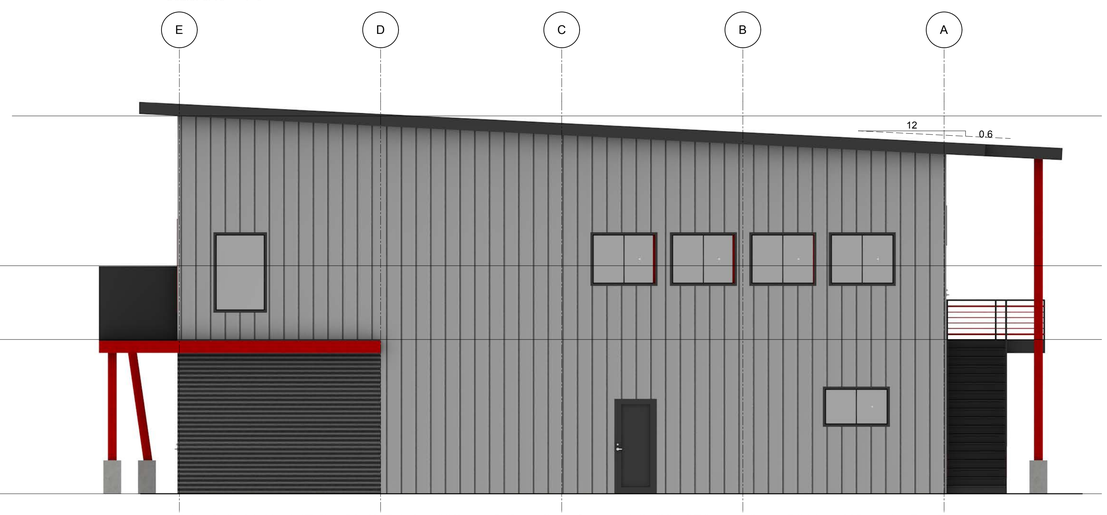
1 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



2 NORTH ELEVATION
Scale: 3/16" = 1'-0"



3 WEST ELEVATION
Scale: 3/16" = 1'-0"



4 EAST ELEVATION
Scale: 3/16" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

CHERRY CREEK FIREHALL

5920 CHERRY CREEK ROAD,
PORT ALBERNI, BC V9Y 8R7

NO.	Y M D	ISSUE
M	2025-07-02	ISSUED FOR CONSTRUCTION
L	2025-06-18	ISSUED FOR IFC COORDINATION
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ISSUE

NO.	Y M D	ISSUE

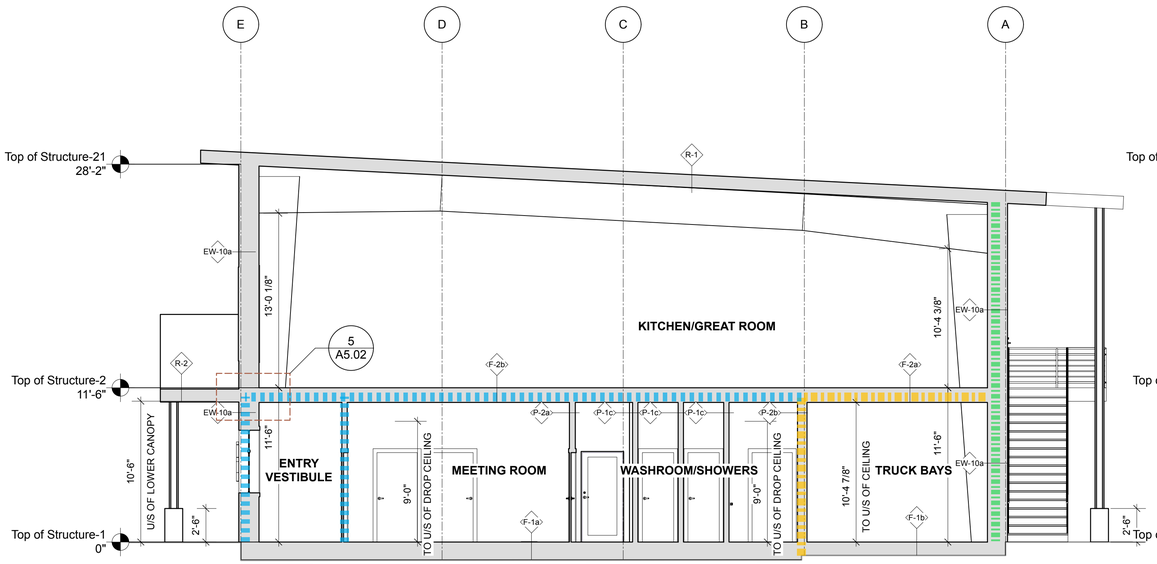
REVISION

SHEET TITLE

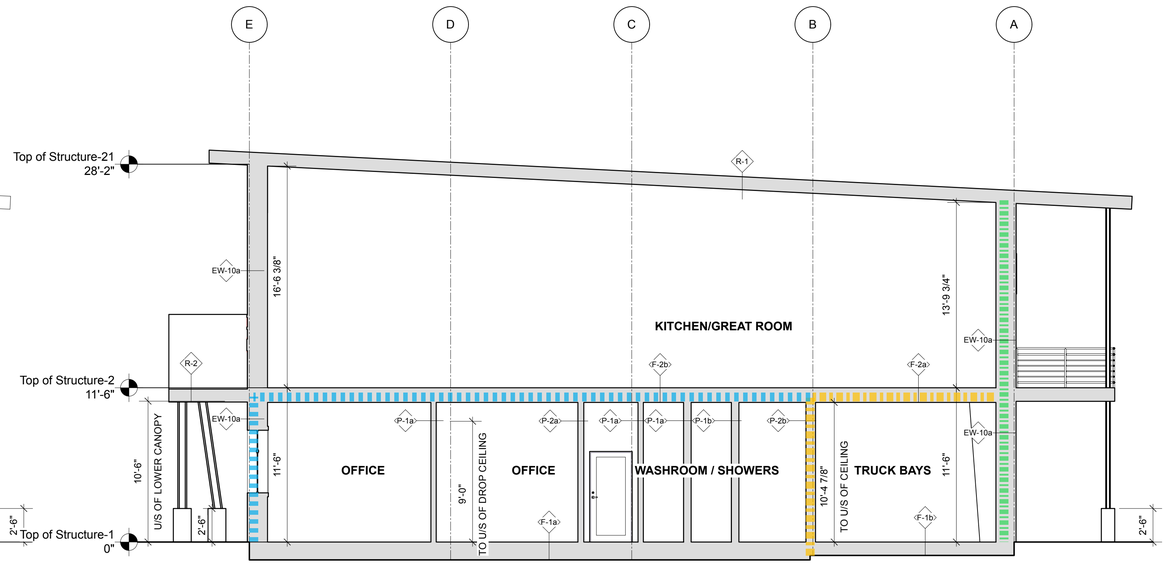
ELEVATIONS

DRAWING NO.

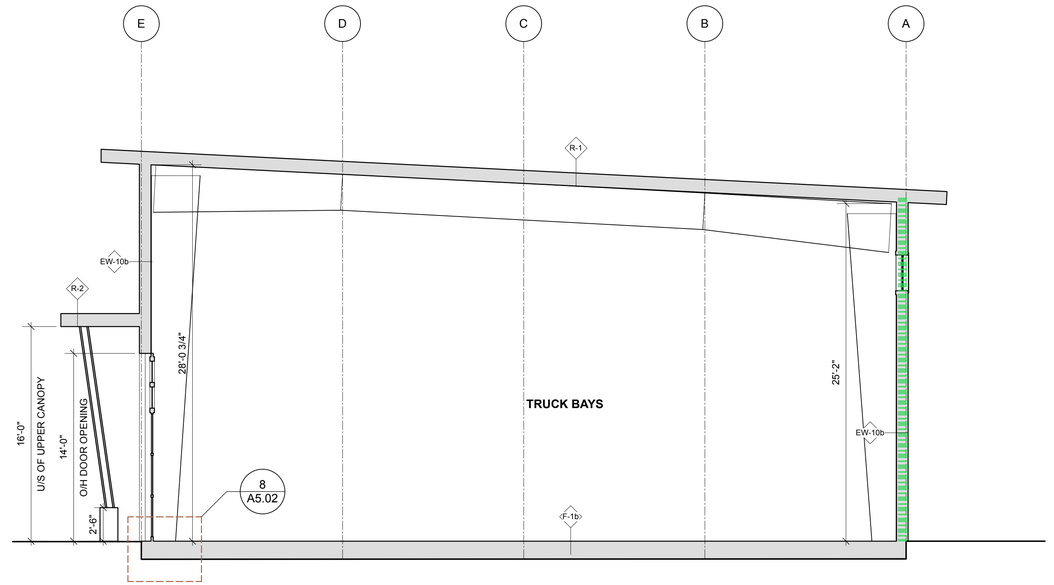
A2.01



1 BUILDING SECTION
Scale: 3/16" = 1'-0"



2 BUILDING SECTION
Scale: 3/16" = 1'-0"



3 BUILDING SECTION
Scale: 3/16" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

CHERRY CREEK FIREHALL

5920 CHERRY CREEK ROAD,
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NO.	Y M D	ISSUE
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L	2025-06-18	ISSUED FOR IFC COORDINATION
K	2025-05-09	ISSUED FOR COORDINATION

ISSUE

NO.	Y M D	ISSUE

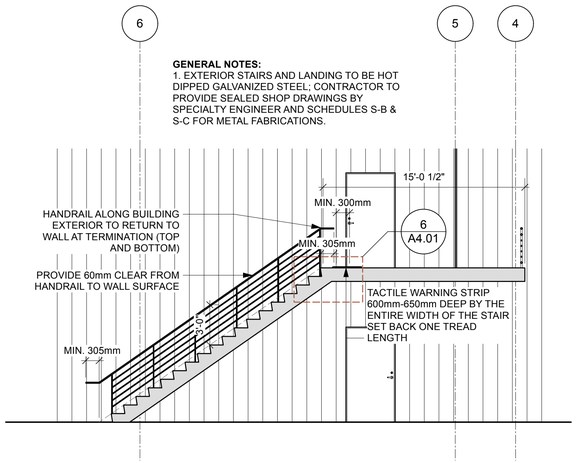
REVISION

SHEET TITLE

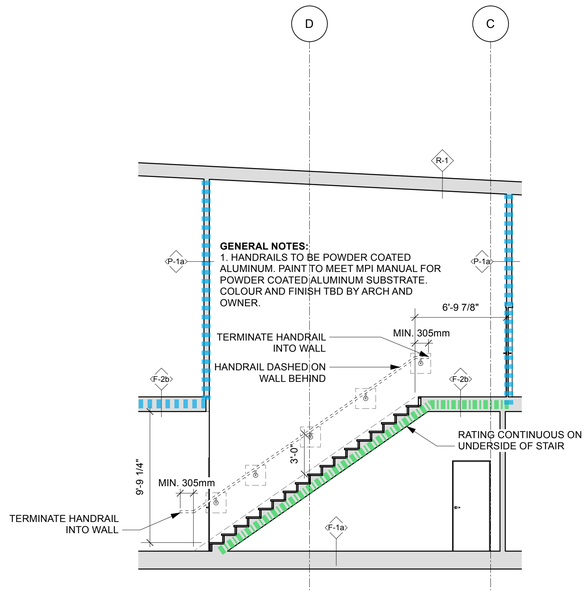
SECTIONS

DRAWING NO.

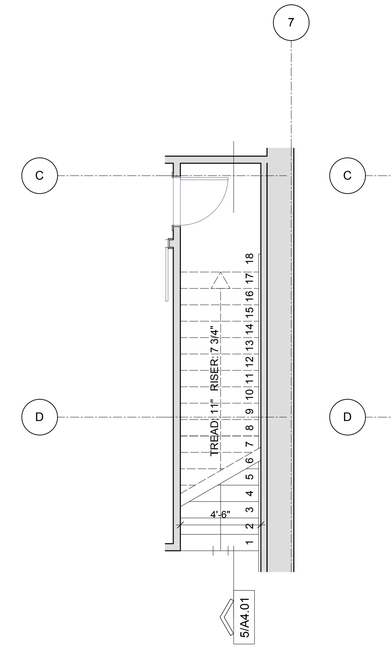
A3.01



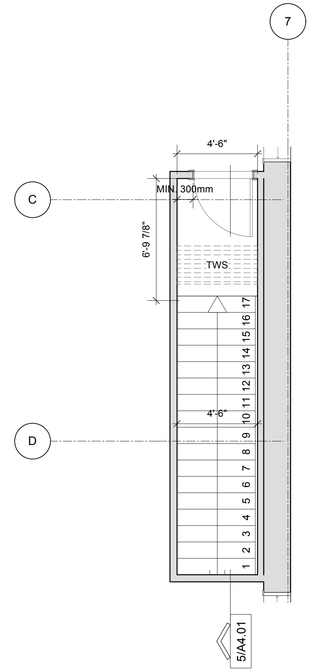
4 EXTERIOR STAIR SECTION
Scale: 3/16" = 1'-0"



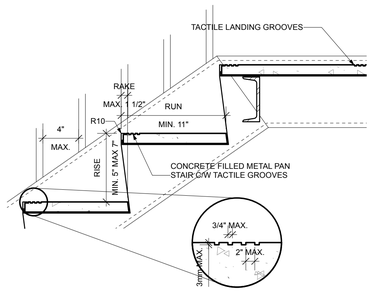
5 INTERIOR STAIR SECTION
Scale: 3/16" = 1'-0"



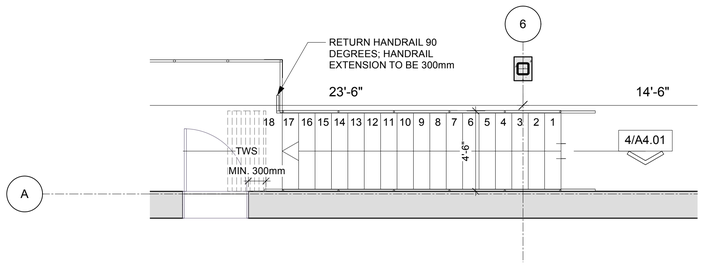
1 INTERIOR STAIR PLAN - FLOOR 1
Scale: 1/4" = 1'-0"



2 INTERIOR STAIR PLAN - FLOOR 2
Scale: 1/4" = 1'-0"



6 BACK PATIO STAIR - DETAIL
Scale: 1 1/2" = 1'-0"



3 EXTERIOR STAIR PLAN - FLOOR 2
Scale: 1/4" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

CHERRY CREEK FIREHALL

5920 CHERRY CREEK ROAD,
PORT ALBERNI, BC V9Y 8R7

NO.	Y M D	ISSUE
M	2025-07-02	ISSUED FOR CONSTRUCTION
L	2025-06-18	ISSUED FOR IFC COORDINATION
K	2025-05-09	ISSUED FOR COORDINATION

ISSUE

NO.	Y M D	ISSUE

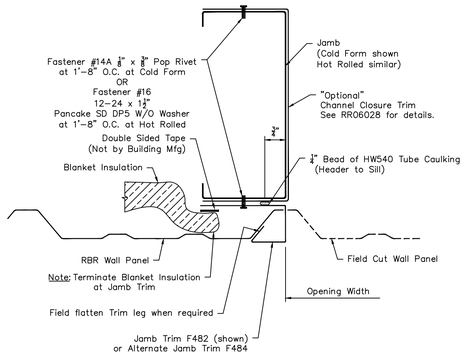
REVISION

SHEET TITLE
STAIR PLANS & SECTIONS & DETAILS

DRAWING NO.
A4.01

RBR Wall Panel - Four Sided Framed Opening - Jamb Trim Installation

Page RR06029 | Date Mar '20 | Rev 05



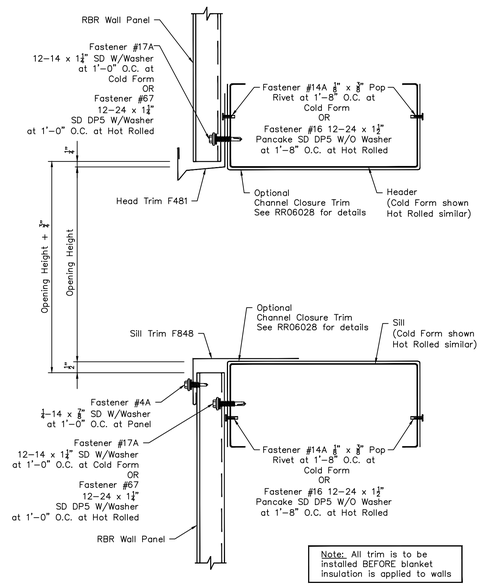
Note: All trim is to be installed BEFORE blanket insulation is applied to walls

Note: Panel position is shown with Panel Rib starting 1'–0" from Steel Line and Opening on 1'–0" module. Location of Panel Rib may vary depending on the Opening Width and location. Field measure before cutting Panel and Trim.

1 STEEL WINDOW JAMB - DETAIL
Scale: 1 1/2" = 1'-0"

RBR Wall Panel - Four Sided Framed Opening Head and Sill Trim Installation

Page RR06030 | Date Sep '16 | Rev 02

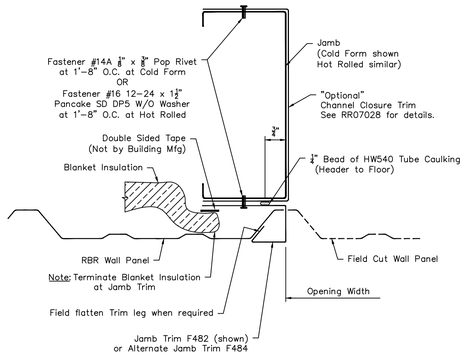


Note: All trim is to be installed BEFORE blanket insulation is applied to walls

2 STEEL WINDOW HEAD / SILL - DETAIL
Scale: 1 1/2" = 1'-0"

RBR Wall Panel - Three Sided Framed Opening - Jamb Trim Installation

Page RR07029 | Date Mar '20 | Rev 05



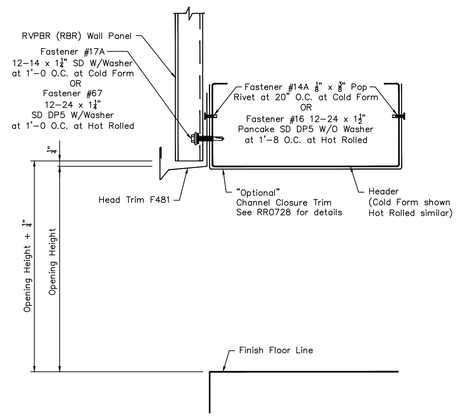
Note: All trim is to be installed BEFORE blanket insulation is applied to walls

Note: Panel position is shown with Panel Rib starting 1'–0" from Steel Line and Opening on 1'–0" module. Location of Panel Rib may vary depending on the Opening Width and location. Field measure before cutting Panel and Trim.

3 STEEL O/H DOOR JAMB - DETAIL
Scale: 1 1/2" = 1'-0"

RVPBR (RBR) Wall Panel - Three Sided Framed Opening Head Trim Installation

Page RR07030 | Date May '19 | Rev 02

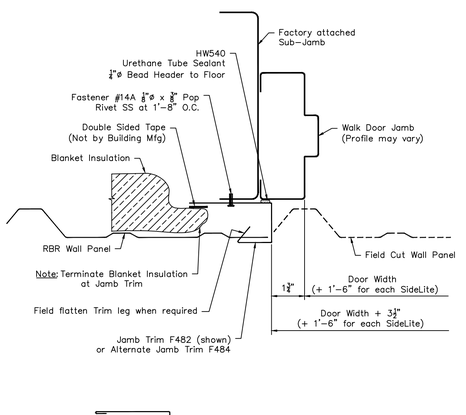


Note: All trim is to be installed BEFORE blanket insulation is applied to walls

4 STEEL O/H DOOR HEAD / SILL - DETAIL
Scale: 1 1/2" = 1'-0"

RBR Wall Panel - Pre-Assembled Walk Door and Glass-Front Walk Door Jamb Trim Installation

Page RR09029 | Date Mar '20 | Rev 05



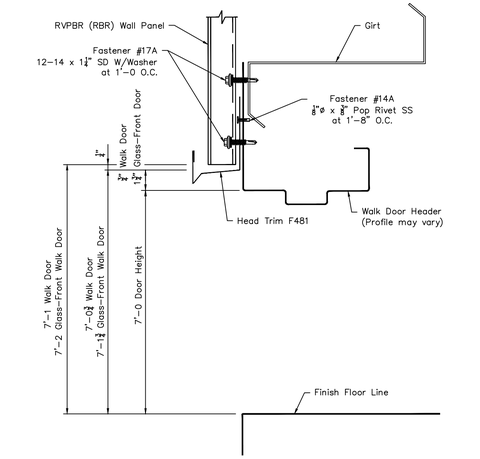
Note: All trim is to be installed BEFORE blanket insulation is applied to walls

Note: Panel position is shown with Panel Rib starting 1'–0" from Steel Line and Door on 1'–0" module. Location of Panel Rib may vary depending on the Door Width and location. Field measure before cutting Panel and Trim.

5 STEEL DOOR JAMB - DETAIL
Scale: 1 1/2" = 1'-0"

RVPBR (RBR) Wall Panel - Pre-Assembled Walk Door And Glass-Front Walk Door - Head Trim Installation

Page RR09030 | Date May '19 | Rev 03

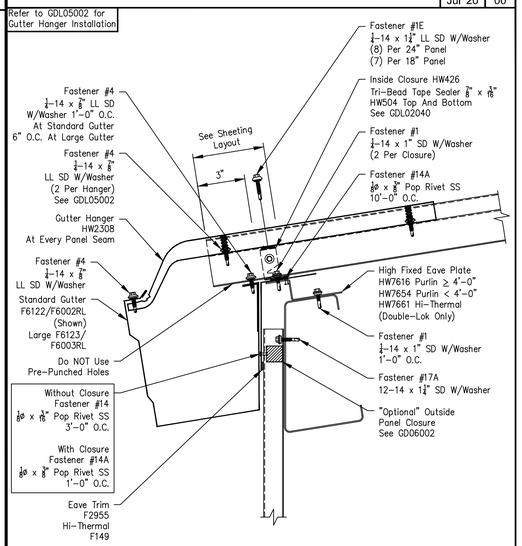


Note: All trim is to be installed BEFORE blanket insulation is applied to walls.

6 STEEL DOOR HEAD / SILL - DETAIL
Scale: 1 1/2" = 1'-0"

Double-Lok / Ultra-Dek - Edgecraft Northern Standard And Northern Large Gutter - Fixed High Or Hi-Thermal Eave Plate - Sheeted Wall

Page TDL02016 | Date Jul '20 | Rev 00



7 ROOF EAVE / GUTTER - DETAIL
Scale: 1 1/2" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

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ISSUE

NO.	Y M D	ISSUE

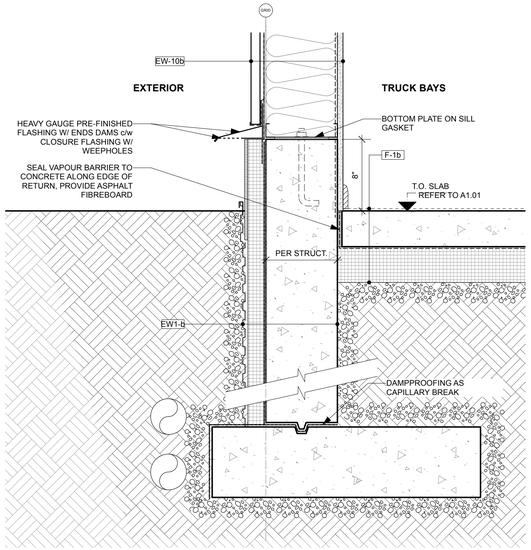
REVISION

SHEET TITLE

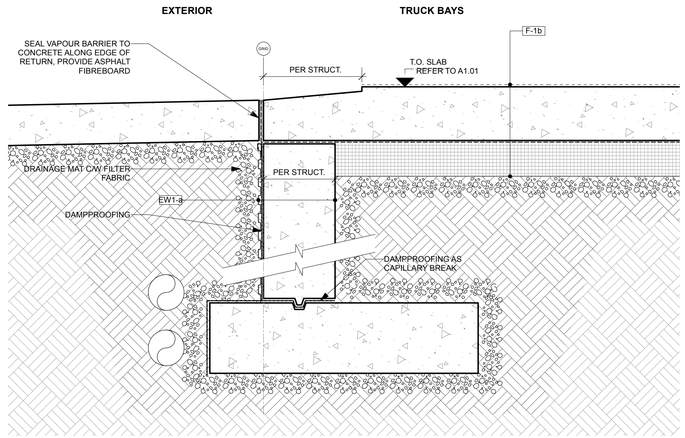
DETAILS

DRAWING NO.

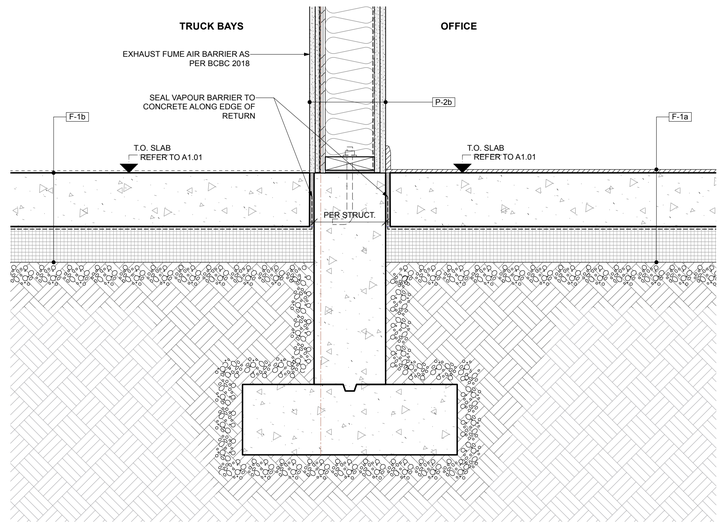
A5.01



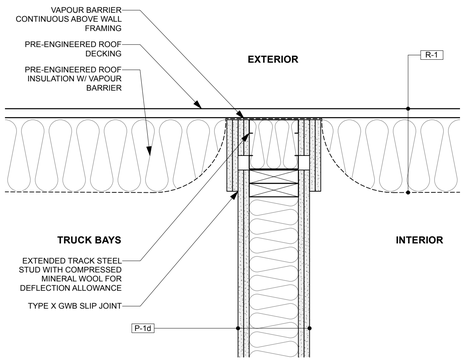
1 EXTERIOR WALL PRE-ENGINEERED STEEL AT TRUCK BAYS - DETAIL
Scale: 1 1/2" = 1'-0"



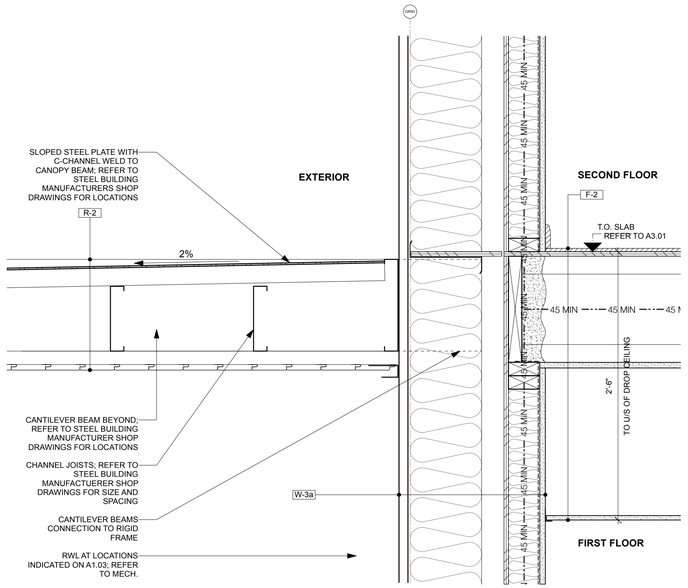
2 OVERHEAD DOOR AT FOOTING - DETAIL
Scale: 1 1/2" = 1'-0"



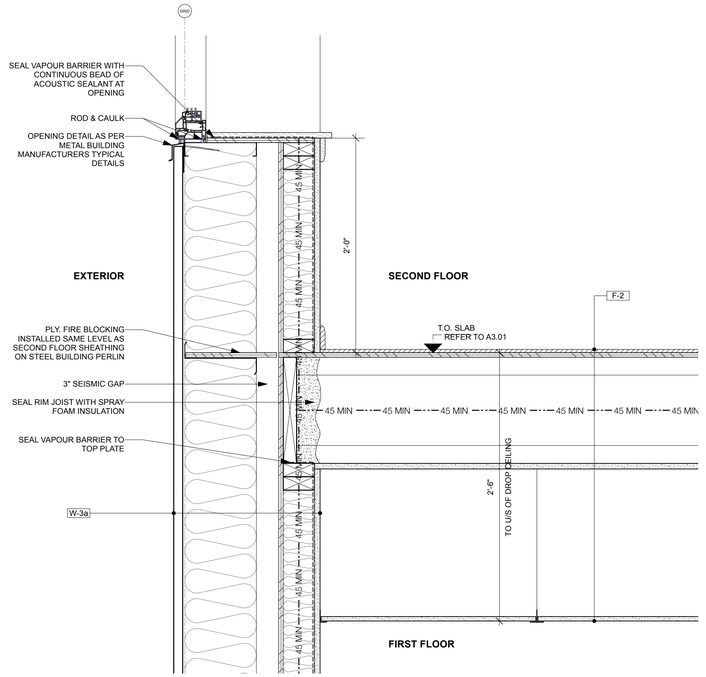
3 OFFICE TO TRUCK BAY FOUNDATION - DETAIL
Scale: 1 1/2" = 1'-0"



6 INTERIOR WALL AT PRE-ENGINEERED STEEL ROOF - DETAIL
Scale: 1 1/2" = 1'-0"



5 EXTERIOR WALL CANOPY - DETAIL
Scale: 1 1/2" = 1'-0"



4 FLOOR TO FLOOR EXTERIOR WALL - DETAIL
Scale: 1 1/2" = 1'-0"

MacDonald Hagarty Architects Ltd.
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ISSUE

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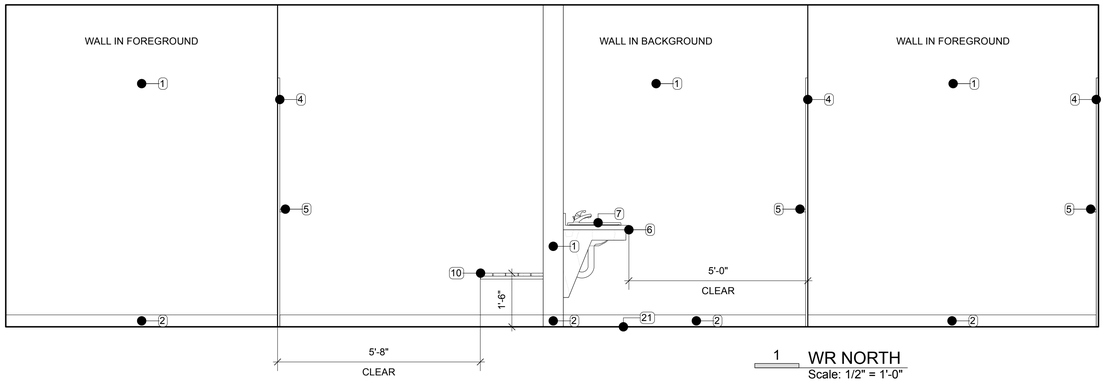
REVISION

SHEET TITLE

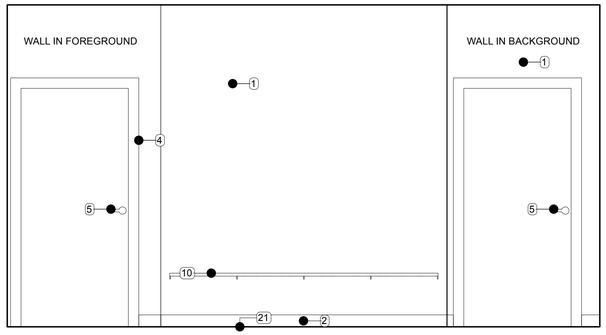
DETAILS

DRAWING NO.

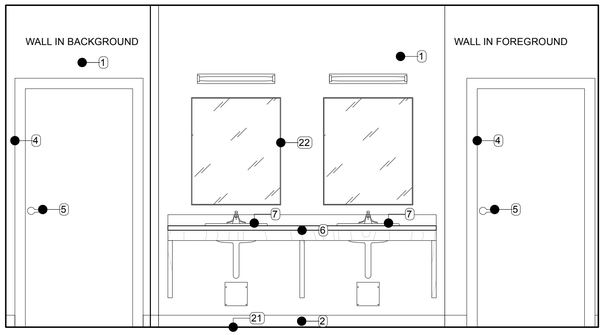
A5.02



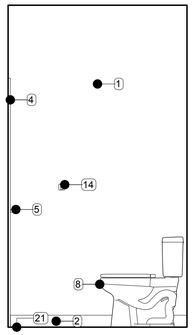
1 WR NORTH
Scale: 1/2" = 1'-0"



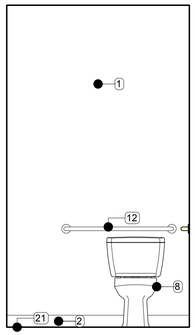
2 WR EAST
Scale: 1/2" = 1'-0"



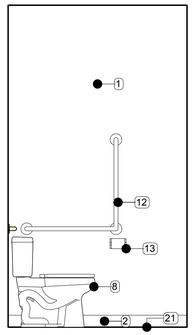
3 WR WEST
Scale: 1/2" = 1'-0"



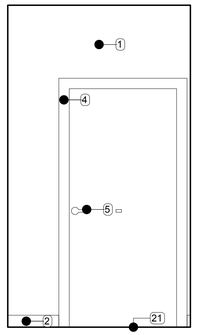
4 ACC. WR NORTH
Scale: 1/2" = 1'-0"



5 ACC. WR EAST
Scale: 1/2" = 1'-0"



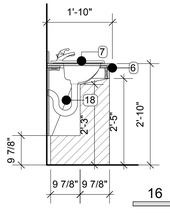
6 ACC. WR SOUTH
Scale: 1/2" = 1'-0"



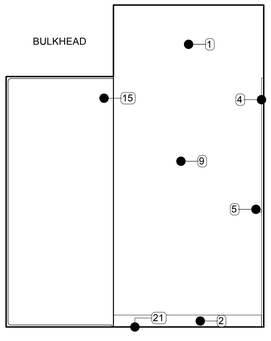
7 ACC. WR WEST
Scale: 1/2" = 1'-0"

INTERIOR ELEVATION LEGEND

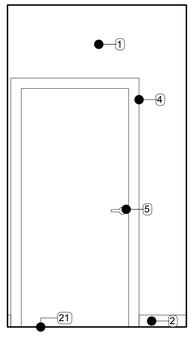
1. GWB; FINISH LEVEL 4; PAINTED; PAINT TO CONFORM TO LATEST EDITION OF MASTER PAINTERS INSTITUTE ARCHITECTURAL PAINTING SPECIFICATION MANUAL; COLOUR AND FINISH TBD BY ARCH & OWNER
2. RESILIENT BASE; JOHNSONITE BY TARKETT OR CLIENT APPROVED EQUIVALENT; COLOUR TBD BY ARCH & OWNER
3. SLIP-RESISTANT SHEET VINYL FLOORING; MARMOLEUM SOLID BY FORBO OR OWNER APPROVED EQUIVALENT; COLOUR AND FINISH TBD BY ARCH & OWNER
4. TRIM; PAINTED; COLOUR TBD BY ARCH
5. DOOR HARDWARE; REFER TO DOOR SCHEDULE; DOOR HARDWARE TO BE HAGER, SCHLAGE, VON DUPRIN, TAYMOR, DRAFTSEAL, OR OWNER APPROVED EQUIVALENT
6. HPL COUNTER W/ INTEGRATED BACKSPLASH; THRU-COLOUR LAMINATE; COLOUR AND FINISH TBD BY ARCH & OWNER
7. LAVATORY; REFER TO MECH.
8. ACCESSIBLE WATER CLOSET; C/W TAMPER RESISTANT TOP LID
9. INTEGRATED ACCESSIBLE SHOWER UNIT; 5'-0" WIDE, 3'-0" DEEP; REFER TO MECH.
10. BENCH C/W 1"x4" DIMENSIONAL PLANKS; REFER TO STRUCT FOR DETAILS
11. FOLDABLE SHOWER BENCH
12. GRAB BAR; 2'-9" TO 2'-10" A.F.F.; 2'-6" MIN. LENGTH; PROVIDE SOLID BLOCKING AS PER BCBC 2018; PRODUCT TO BE BOBRICK OR OWNER APPROVED EQUIVALENT
13. TOILET PAPER HOLDER; 2'-0" TO 2'-6" A.F.F.; PRODUCT TO BE BOBRICK OR OWNER APPROVED EQUIVALENT
14. COAT HOOK; 3'-11" A.F.F.; PRODUCT TO BE BOBRICK OR OWNER APPROVED EQUIVALENT
15. SHOWER ROD AND HOOKS; PRODUCT TO BE BOBRICK OR OWNER APPROVED EQUIVALENT
16. TOWEL BAR; 4'-0" A.F.F.; PRODUCT TO BE BOBRICK OR OWNER APPROVED EQUIVALENT
17. MILLWORK; CABINETS AND DRAWERS; MATERIAL TO BE PRE-FINISHED BIRCH PLY; MILLWORK TO CONFORM TO LATEST EDITION OF AWMAC QUALITY STANDARDS MANUAL; AWMAC GRADE CUSTOM; AWMAC INSPECTION NOT REQ'D FOR THIS PROJECT; COLOUR AND FINISH TBD BY ARCH AND OWNER
18. MILLWORK; GABLE END; MATERIAL TO BE PRE-FINISHED BIRCH PLY; MILLWORK TO CONFORM TO LATEST EDITION OF AWMAC QUALITY STANDARDS MANUAL; AWMAC GRADE CUSTOM; AWMAC INSPECTION NOT REQ'D FOR THIS PROJECT; COLOUR AND FINISH TBD BY ARCH AND OWNER
19. MILLWORK; 4" KICK; MATERIAL TO BE PRE-FINISHED BIRCH PLY; MILLWORK TO CONFORM TO LATEST EDITION OF AWMAC QUALITY STANDARDS MANUAL; AWMAC GRADE CUSTOM; AWMAC INSPECTION NOT REQ'D FOR THIS PROJECT; COLOUR AND FINISH TBD BY ARCH AND OWNER
20. SS D-PULL
21. CONCRETE FLOOR; SLIP-RESISTANT SEALED FLOOR FINISH; TBD BY ARCH AND OWNER
22. GLASS MIRROR; BOTTOM OF MIRROR TO BE 3'-3" AFF MAX. WIDTH TO MATCH VANITY



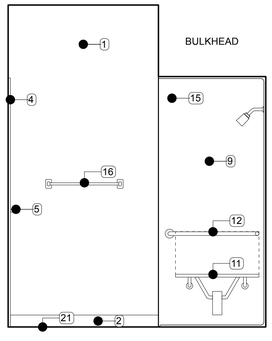
16 ACC. WC
Scale: 1/2" = 1'-0"



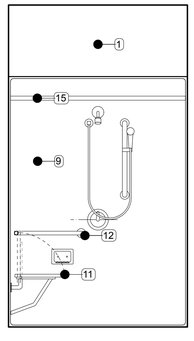
8 ACC. SHOWER NORTH
Scale: 1/2" = 1'-0"



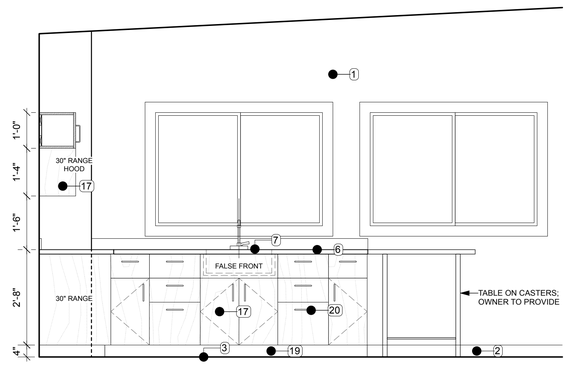
9 ACC. SHOWER EAST
Scale: 1/2" = 1'-0"



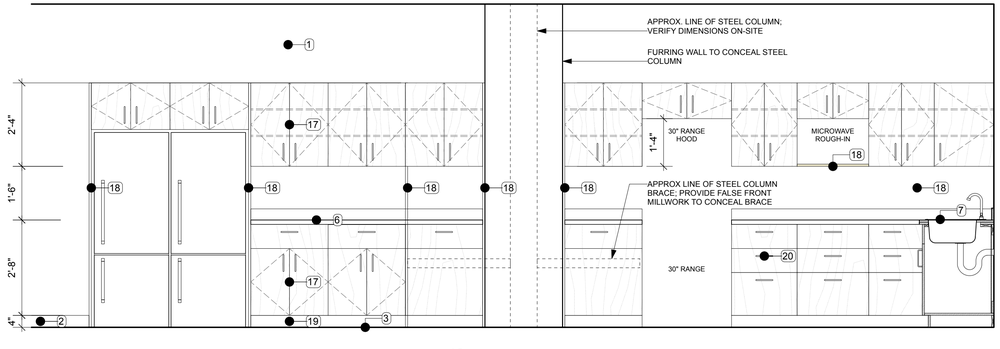
10 ACC. SHOWER SOUTH
Scale: 1/2" = 1'-0"



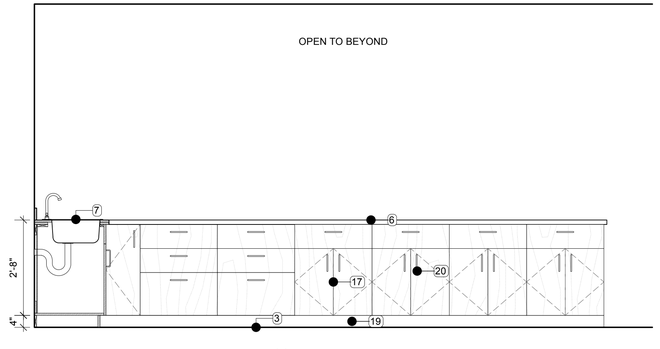
11 ACC. SHOWER WEST
Scale: 1/2" = 1'-0"



13 KITCHEN EAST
Scale: 1/2" = 1'-0"



12 KITCHEN NORTH
Scale: 1/2" = 1'-0"



14 KITCHEN SOUTH
Scale: 1/2" = 1'-0"

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1822 Unit E Comox Ave Comox BC V9M 3M7

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ISSUE

NO.	Y M D	ISSUE

REVISION

SHEET TITLE
INTERIOR ELEVATIONS & MILLWORK

DRAWING NO.
A6.01

NOTES:

NOTES, PLANS, DETAILS AND SPECIFICATIONS (IF ANY) SHALL BE READ AS ONE DOCUMENT.

APPLICABLE PROJECT CODES

1.0 THIS SECTION INDICATES CODES APPLICABLE TO THE DESIGN OF THIS BUILDING AS PRESENTED IN THE DRAWINGS. THIS SECTION ALSO APPLIES TO THE DESIGN OF STRUCTURAL ELEMENTS WHICH ARE THE RESPONSIBILITY OF OTHERS TO BE DESIGNED BY SPECIALTY STRUCTURAL ENGINEERS.

2.0 THE GOVERNING BUILDING CODE SHALL BE: THE BRITISH COLUMBIA BUILDING CODE, 2018 EDITION

3.0 FOR THE DESIGN OF STRUCTURAL SYSTEMS ONLY, THE SUPPLEMENT TO THE NATIONAL BUILDING CODE OF CANADA, 2015 EDITION SHALL BE USED WHERE IT COMPLIMENTS THE ABOVE MENTIONED GOVERNING CODES AND THE REGIONAL DISTRICT ALBERNI CLAYOQUOT LOADS.

4.0 STANDARDS SHALL INCLUDE THE FOLLOWING:

- CAN/CSA A23.1-19 CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION
- CAN/CSA A23.2-19 METHODS OF TEST FOR CONCRETE
- CAN/CSA A23.3-9 DESIGN OF CONCRETE STRUCTURES FOR BUILDINGS
- CAN/CSA S16.1-19 LIMIT STATES DESIGN OF STEEL STRUCTURES
- CAN/CSA-O86.1-19 ENGINEERING DESIGN IN WOOD
- CSA S304.1-14(19) MASONRY DESIGN FOR BUILDINGS
- ALL REFERENCE CODES AND STANDARDS LISTED WITHIN THESE APPLICABLE STANDARDS.
- ALL REFERENCE DOCUMENTS WITHIN THE BC BUILDING CODE

FIELD REVIEW BY MCGILL & ASSOCIATES ENGINEERING LTD.

1.0 THE CONTRACTOR(S) SHALL GIVE NOTICE THAT APPROPRIATE PORTIONS OF THE WORK ARE COMPLETE AND AVAILABLE FOR FIELD REVIEW. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE FIELD REVIEW INSPECTIONS IN A TIMELY MANNER SUITABLE TO THE METHODS AND SCHEDULE OF CONSTRUCTION. WORK COVERED BY FINISHES WHICH HAS NOT RECEIVED PROPER FIELD REVIEW BY THE CONSULTANT OR BY SPECIALTY ENGINEERS MAY REQUIRE REMOVAL IN ORDER TO REVIEW THE WORK.

2.0 FIELD REVIEW IS AT THE PROFESSIONAL DISCRETION OF MCGILL & ASSOCIATES ENGINEERING LTD. AND IS TO ASCERTAIN GENERAL COMPLIANCE WITH THE STRUCTURAL PLANS AND SUPPORTING DOCUMENTS FOR THE INTEGRITY OF THE PRIMARY STRUCTURAL COMPONENTS OF THE BUILDING ONLY. FIELD REVIEW DOES NOT MAKE MCGILL & ASSOCIATES ENGINEERING LTD. GUARANTORS OF THE CONTRACTORS WORK. FIELD REVIEW IS NOT FOR THE BENEFIT OF THE CONTRACTOR AND MAY NOT FORM PART OF THE CONTRACTORS' CONSTRUCTION QUALITY CONTROL WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR(S). MCGILL & ASSOCIATES ENGINEERING LTD. SHALL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR OR FOR THE CONTRACTORS FAILURE TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.

3.0 THE ENGINEER SHALL BE GIVEN AT LEAST 24 HR. ADVANCE NOTICE TO INSPECT THE PLACEMENT OF REINFORCEMENT IN ALL CONCRETE POURS. INSPECTIONS SHALL BE DURING NORMAL WORKING HOURS ONLY. INSPECTIONS AT OTHER TIMES REQUIRE 48 HR. NOTICE AND SHALL BE PAID BY THE CONTRACTOR. INSPECTIONS REQUIRING SUBSTANTIAL TRAVEL TIME MUST BE GIVEN ADEQUATE NOTICE.

4.0 INSTRUCTIONS GIVEN AS A RESULT OF FIELD REVIEW SHALL NOT BE CAUSE FOR EXTRA CHARGE TO THE CONTRACT UNLESS IDENTIFIED AS SUCH BY THE ENGINEER.

5.0 WORK MUST BE COMPLETE AT THE TIME OF INSPECTION. WHERE WORK IS INCOMPLETE AT THE TIME OF THE INSPECTION, THE ENGINEER MAY REQUIRE A (A SECOND VISIT TO COMPLETE THE INSPECTION WHEN THE WORK IS 100% COMPLETE) (DULY AUTHORIZED REPRESENTATIVE OF THE MATERIALS CONSULTANT TO COMPLETE THE INSPECTION WHEN THE WORK IS 100% COMPLETE). THE COST OF SUCH INSPECTIONS SHALL BE PAID BY THE CONTRACTOR. COPIES OF REPORTS SHALL BE FORWARDED TO THE ENGINEER AND THE OWNER.

DESIGN PARAMETERS - POST DISASTER BUILDING

DESIGN SUPERIMPOSED LOADS:

1.0 SPECIFIED LIVE LOADS - PORT ALBERNI, psf:

50	OFFICE (2ND FLOOR)
54	GROUND SNOW LOAD
8.4	RAIN LOAD
400(+)	BACKFILL PRESSURE

2.0 SPECIFIED DEAD LOADS (psf):

8	WALLS
15	FLOOR LOAD
3	CEILING + MECH/ELEC

3.0 SEISMIC DESIGN CRITERIA:

SEISMIC - SITE CLASS "C"
Ie=1.0, Mv=1.0, Rd=3.0, Ro=1.7
Sa(0.2)=1.28, Sa(0.5)=1.29, Sa(1.0)=0.806, Sa(2.0)=0.526, Sa(5.0)=0.138, Sa(10.0)=0.0539, PGA=0.539, PGV=0.766

4.0 WIND PRESSURE: q1/50=6.7 psf

5.0 CONTRACTORS SHALL REPORT TO THE STRUCTURAL ENGINEER ANY LOADS TO THE BUILDING EXCEEDING THE LOADS INDICATED ON THE PLANS, OR ANY LOADS EXCEEDING 500 POUNDS NOT SHOWN ON THE PLANS.

6.0 CONSTRUCTION LOADS SHALL NOT EXCEED THE SPECIFIED DESIGN LIVE LOAD FOR THE STRUCTURAL ELEMENTS. CONTRACTORS MUST CONFIRM ANY QUESTIONABLE LOADING AS REQUIRED FOR TEMPORARY CONDITIONS OF CONSTRUCTION, UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER.

7.0 THE PRIMARY STRUCTURE OF THIS BUILDING HAS BEEN DESIGNED FOR SEISMIC AND WIND LOADS IN ACCORDANCE WITH APPLICABLE PROJECT CODES.

FOUNDATION AND SOILS WORK:

1.0 FOUNDATION DESIGN BEARING CAPACITY:

2000 PSF SPREAD FOOTINGS
3000 PST SEISMIC PRESSURE AT ULTIMATE
2000 PSF STRIP FOOTINGS

2.0 PREPARE ALL FOUNDATION BEARING STRATA, BACKFILL, DRAINAGE MATERIAL, STRUCTURAL FILL, SLAB OR ASPHALT SUB-BASE AND OTHER GEOTECHNICAL ASPECTS IN ACCORDANCE WITH THE REPORT AND RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT.

3.0 BEARING CAPACITY OF ALL BEARING SOIL AND SLAB/ASPHALT SUBGRADE TO BE INSPECTED AND CONFIRMED ON SITE IMMEDIATELY PRIOR TO PLACING REBAR AND CASTING CONCRETE BY THE GEOTECHNICAL CONSULTANT.

4.0 PROVIDE DRAINAGE FROM BEHIND ALL STRUCTURAL WALLS WITH DRAIN TILE TIED INTO THE MECHANICAL DRAINAGE SYSTEM. SEE MECHANICAL DRAWINGS FOR DRAIN TILE AND DRAINAGE SYSTEM. SEE GEOTECHNICAL CONSULTANT FOR DETERMINATION OF GROUND WATER FLOWS AND SUITABLE FREE DRAINING FILLS.

5.0 THE GEOTECHNICAL CONSULTANT TO VERIFY THAT THE DRAINAGE SYSTEM SUPPLIED BY THE CONTRACTOR PROVIDES SUITABLE DRAINAGE FOR THE SOIL PRESSURE LOADS PROVIDED BY HIM FOR DESIGN. THE GEOTECHNICAL CONSULTANT SHALL CONFIRM THE BACKFILL LOAD PRESSURES USED FOR DESIGN PRIOR TO PROCEEDING WITH CONSTRUCTION OF BACKFILLED WALLS. GEOTECHNICAL ENGINEER TO PROVIDE SUPERVISION OF EXCAVATION AND BACKFILL.

6.0 WALLS SHALL NOT BE BACKFILLED UNTIL THE SLABS RESTRAINING THE WALLS ARE CAST AND CURED.

7.0 ALL BACKFILL SHALL BE CLEAN FREE DRAINING GRANULAR MATERIAL AND SHALL BE PLACED AND COMPACTED IN THIN LAYERS AS INDICATED BY THE GEOTECHNICAL ENGINEER. SOIL COMPACTION WITHIN 4'0" OF THE WALL TO BE ACHIEVED USING LIGHT HAND COMPACTING EQUIPMENT SUCH AS A 12" TO 18" PLATE TAMPER. AREAS ON CITY PROPERTY TO BE COMPACTED WITH FILL MEETING CITY SPECS AS INSTRUCTED BY THE GEOTECHNICAL CONSULTANT.

REINFORCING STEEL

REINFORCEMENT SHALL BE DEFORMED BILLET STEEL OF THE FOLLOWING GRADES:

CSA G30.18 GRADE 400 MPa - 10 M AND LARGER REBARS
CSA G30.5 GRADE 300 MPa - WELDED WIRE MESH
CSA G30.15 GRADE 300 MPa - DEFORMED WELDED WIRE MESH
CSA G30.18 GRADE 400 MPa - WELDABLE REBAR
ASTM A-307 ANCHOR BOLTS (or as indicated)

MINIMUM WALL REINFORCING:

PROVIDE THE FOLLOWING MINIMUM REINFORCEMENT IN ALL CAST-IN-PLACE CONCRETE WALLS UNLESS OTHERWISE SHOWN:

WALL THICKNESS		TEMPERATURE REINFORCEMENT
UP TO 10"	ONE LAYER	15M @ 18" O/C EA. WAY CENTRELINE OF WALL
		PROVIDE 2-15 HORIZ. BOT. OF WALL POURS

1.0 ALL REINFORCEMENT TO BE CHAIRED AND TIED IN ITS FINAL POSITION IN ACCORDANCE WITH THE DRAWINGS AT NOT MORE THAN 3 FT. CENTRES TO PREVENT ANY MOVEMENT DURING THE PLACEMENT OF CONCRETE. STAPLE ALL CHAIRS TO FORMWORK PRIOR TO PLACING CONCRETE.

2.0 PLACEMENT OF REINFORCING AND ALL CUTTING, LAPPING AND BENDING DETAILS TO BE IN ACCORDANCE WITH ACI DETAILING PRACTICE.

3.0 REINFORCEMENT MUST BE CLEAN AND FREE FROM ANY SUBSTANCE WHICH MAY PROMOTE RUSTING OR REDUCE CONCRETE BOND. ANY QUESTIONABLE MATERIALS TO BE CLEANED OR REPLACED AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE CONSULTANT.

4.0 MAKE ALL HORIZONTAL REINFORCEMENT CONTINUOUS AT CORNERS AND LAP.

5.0 PROVIDE MINIMUM 2 - 15M BARS PARALLEL TO ALL EDGES OF SLABS AND WALLS AND AROUND OPENINGS, EXTEND 2'0".

6.0 PROVIDE DOWELS BETWEEN JOINING CONCRETE SURFACES TO MATCH BARS IN LATER POUR (EG. STAIR LONGITUDINAL REBAR, WALL REINFORCING, ETC.).

7.0 DOWELS FOR CONCRETE WALLS AND COLUMNS SHALL PROJECT A COLUMN LAP LENGTH ABOVE FOOTING OR SUPPORT LEVELS, EXCEPT FOR SHEAR WALLS WHICH WILL BE LAPPED AS NOTED ABOVE. CONTRACTOR TO ENSURE THAT ALL DOWELS ALIGN WITH VERTICAL REINFORCING AND WITH THE CORES OF MASONRY WALLS.

8.0 REINFORCING FOR SIDEWALKS AND EXTERIOR CONCRETE PAVING FOR FOOT TRAFFIC ONLY SHALL BE 10M @ 14" O/C FOR JOINTS UP TO 15' CENTRES.

COVER TO PRIMARY REINFORCING:

FACES CAST AGAINST GROUND	3"
EXPOSED TO GROUND OR WEATHER	2"
WALLS (to vertical rebar)	1 1/4"

MINIMUM LAPS OF REINFORCEMENT UNLESS INDICATED OTHERWISE TO BE:

BAR SIZE	COLUMN LAPS	BASIC LAPS UNLESS NOTED	TENSION LAPS SHEARWALLS	#TENSION EMBEDMENT	MASONRY
10M	N/A	12"	18"	12"	18"
15M	19"	15"	25"	15"	26"

WHERE LAP DIMENSIONS ARE SHOWN ON DRAWINGS, SUCH DIMENSIONS SHALL CONTROL.
EPOXY REBAR SHALL HAVE THE ABOVE MENTIONED LAPS INCREASED BY 50%.

TEMPERATURE REINFORCEMENT

TEMPERATURE REINFORCEMENT IS REQUIRED AS TOP STEEL IN SLABS ON GRADE.
PROVIDE THE FOLLOWING UNLESS OTHERWISE SHOWN:

SLAB THICKNESS	TEMPERATURE REINFORCEMENT
6" or less	10M @ 14"

CONCRETE

CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF APPLICABLE CODES

28 DAY DESIGN STRENGTH	Minimum CEMENT CONTENT	MAX AIR%	SLUMP RANGE mm	MAX AGG mm	EXPOSURE CLASS
No.					
32 MPa SLAB ON GRADE EXTERIOR					
32 MPa PEDESTALS	0.45	5--8	70+/-20	20	C2
25 MPa FOOTINGS	N/A		80+/-20	20	N/A
20 Mpa MASONRY GROUT	N/A		200+/-20	10	N/A
20 Mpa MASONRY GROUT	N/A		60+/-20	14	N/A
25 MPa WALLS	0.55	4--7	80+/-20	20	F2

1.0 FOR EXPOSURE CLASSES SEE CAN/CSA A23.1 TABLES 7,8,9

2.0 PROVIDE PLASTICIZER TO CONCRETE FOR AREAS OF SHEARWALLS, COLUMNS, BEAMS OR SLABS WHERE REBAR IS CONGESTED OR DUCTS CREATE PLACING DIFFICULTIES. PROVIDE SMALLER MAXIMUM AGGREGATE SIZE AS REQUIRED. MAKE APPROPRIATE AIR AND CEMENT CONTENT ADJUSTMENTS.

3.0 SLUMPS INDICATED ARE PRIOR TO PLASTICIZER ADDITIVES. ALL ADMIXTURES MUST BE APPROVED IN ADVANCE.

4.0 ALL CONCRETE SHALL BE NORMAL WEIGHT 2400 KG/M3 TYPE 10 PORTLAND CEMENT OR TYPE F FLYASH EXCEPT AS REQUIRED BY THE GEOTECHNICAL CONSULTANT OR MATERIALS CONSULTANT FOR SULFATE RESISTANCE.

5.0 WATER MAY BE ADDED ON SITE TO OBTAIN SPECIFIED SLUMPS ONLY IF IT IS ADDED WITHIN ONE HOUR OF BATCHING AND SPECIFIED ON THE BATCH REPORT. CONCRETE SHALL NOT BE PLACED BEYOND TWO HOURS FOLLOWING BATCHING. TEMPERATURES OF CONCRETE SHALL COMPLY WITH CAN/CSA A23.1.

6.0 PROVIDE SITE STORAGE FOR INITIAL 24 HOURS CURING OF TEST CYLINDERS.

7.0 PROVIDE TRIAL MIXES FOR ANY UNPROVED MIX DESIGNS.

8.0 CONCRETE MIX DESIGNS TO BE SUBMITTED TO THE CONSULTANT FOR REVIEW BY THE MATERIALS CONSULTANT PRIOR TO COMMENCING THE WORK.

9.0 NO CALCIUM CHLORIDE ADDITIVES ARE PERMITTED TO CONCRETE MIXES WITHOUT WRITTEN ACCEPTANCE OF THE MATERIALS CONSULTANT.

WOOD FRAMING

1.0 WOOD FRAMING HAS BEEN DESIGNED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA 2015, AND THE 2018 EDITIONS OF THE BRITISH COLUMBIA BUILDING CODE, AND CAN/CSA O86.1-M89.

2.0 ALL FRAMING TO BE SEASONED LUMBER OF SHAPES AND SIZES INDICATED ON THE PLAN. SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING TO MCGILL & ASSOCIATES ENGINEERING LTD. FOR APPROVAL PRIOR TO CONSTRUCTION.

3.0 ALL STRUCTURAL LUMBER TO BE STAMPED BY MANUFACTURER INDICATING GRADE AS FOLLOWS, EXCEPT AS NOTED:

- JOISTS AND BUILT UP BEAMS: SPRUCE-PINE-FIR NO. 2 OR D.FIR NO. 2 OR BETTER
- EXTERIOR STUDS AND STAND ABOVE COLUMNS: SPRUCE-PINE-FIR NO. 2 OR BETTER (FINGER JOINTED STUDS NOT ACCEPTABLE FOR EXTERIOR STUDS)
- INTERIOR STUD WALLS - SPRUCE-PINE-FIR STUD GRADE OR BETTER

5.0 RE-JECT ANY LUMBER WITH SPLITS OR CHECKS GREATER THAN 1/6", LOOSE KNOTS, OR TIGHT KNOTS LARGER THAN 1/4 THE MEMBER DEPTH.

7.0 LINTELS AND BEAMS TO BE CLEAR LUMBER OR WITH TIGHT KNOTS ON THE UPPER SIDE OF THE BEAM ONLY. PROVIDE ONE TOP PLATE MINIMUM CONTINUOUS OVER BEAMS AND EXTEND 5'-0" BEYOND END OF BEAM TO LAP AND NAIL TO ADJACENT PLATES WITH 3" NAILS AT 6" O/C.

8.0 ALL FRAMING, BRIDGING, BLOCKING, NAILING AND OTHER DETAILS NOT SPECIFIED ON DRAWINGS TO CONFORM TO CANADIAN MORTGAGE AND HOUSING CORPORATION STANDARDS, NATIONAL BUILDING CODE OF CANADA, BRITISH COLUMBIA BUILDING CODE AND GOOD WORK PRACTICE.

9.0 LAMINATE STUDS SOLID UNDER ALL BUILT-UP LINTELS AND BEAMS TO MATCH WIDTH OF BEAM (MINIMUM NUMBER OF STUDS TO EQUAL NUMBER OF BEAM LAMINATIONS). ENSURE THAT POSTS AND COLUMNS ARE CONTINUOUS THROUGH ALL FLOOR TO FOUNDATIONS WITH SOLID BLOCKING WITHIN FLOOR LEVELS.

12.0 SHEATHING U/N - EXPOSED PLYWOOD TO BE "GOOD-ONE-SIDE"

- ROOFS 1/2" PLYWOOD
- 3" COMMON NAILS @ 6" EDGES & 12" INTERIOR
- 3" NAILING GUN NAILS @ 4 1/2" C-C
- PROVIDE H-CLIPS AT UNSUPPORTED EDGES
- ENSURE TIGHT JOINTS BETWEEN T&G SHEETS

14.0 STUDS, JOISTS AND ROOF TRUSSES TO ALIGN AT BEARING WALLS. PROVIDE TWO 2XTOP PLATES LAPPED 5'-0" MINIMUM AND NAILED WITH 3" NAILS AT 6" O/C STAGGERED ALONG LAP.

15.0 STEEL CONNECTORS FOR WOOD MEMBERS SHALL BE CSA APPROVED COMMERCIALLY AVAILABLE PIECES WITH RATED LOAD CAPACITIES.

16.0 PROVIDE JOIST OR BEAM HANGERS FOR ALL FLUSH CONNECTIONS.

17.0 PROVIDE POST BASE AND POST CAP SUPPORTS FOR ALL COLUMNS AND BUILT-UP POSTS WHICH ARE NOT WITHIN WALLS.

18.0 BUILT-UP BEAMS:

- 3-PLY, 3" COMMON NAILS - 3 ROWS AT 12" EACH SIDE
- PLUS 1/2" MACHINE BOLTS C/W WASHERS - ONE TOP AND BOTTOM ADJACENT ANY BEAM CONNECTOR OR POST ABOVE PLUS ONE TOP AND BOTTOM AT SUPPORT. BOLTS AT SUPPORT REQUIRED ONLY FOR BEAMS OVER 3-PLY.
- BLOCK BEAMS TO FULL WIDTH OF STUD WALL.

19.0 STEEL MEMBERS USED IN FRAMING SHALL FIT TIGHT TO WOOD MEMBERS, BE SHOP PRIMED WITH RUST INHIBITIVE PAINT, AND BE COORDINATED WITH THE ARCHITECTURAL FINISHES TO ENSURE NO ENCROACHMENT UPON FINAL FINISHED SURFACES.

20.0 PROVIDE PRESERVATIVE TREATED LUMBER WHERE CONSTRUCTION IS OUTDOORS OR IN POTENTIALLY MOIST LOCATIONS OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY EXTERIOR WALLS. ONLY INTERIOR WALLS IN A DRY OCCUPIED SPACE MAY CONTACT CONCRETE OR MASONRY WITHOUT PRESERVATIVE TREATMENT. CRAWLSPACE PONY WALLS SHALL HAVE PRESERVATIVE TREATED SILL PLATES.

21.0 GLULAM AND PARALLAM FABRICATION TO CONFORM TO CSA O122 AND SHALL BE MANUFACTURED IN PLANTS CERTIFIED BY CSA O177. DESIGN TO CONFORM TO CAN3-086.

22.0 GLULAM, PARALLAM AND MICROLLAM IF ANY TO BE DELIVERED AND ERECTED WITH WATERPROOF WRAPPING IN PLACE. MAINTAIN WEATHERPROOF COVERING UNTIL BUILDING IS ENCLOSED.

23.0 BOLTS TO BE A307 MACHINE BOLTS WITH WASHERS EACH END IN TIGHT FIT DRILLED HOLE.

24.0 REDI-ROD TO BE A MINIMUM OF 36 KSI YIELD STEEL. MATERIALS CONSULTANT TO TEST A RANDOM SAMPLING OF ROD TO CONFIRM CAPACITY OF 36 KSI ON NET AREA.

CONCRETE COLD WEATHER REQUIREMENTS

1. THE REQUIREMENTS OF CSA A23.1 AND THE FOLLOWING SHALL BE MET WHEN PLACING CONCRETE DURING COLD WEATHER BELOW 5°C (40°F).

A. FORCASTED TEMPERATURE NOT BELOW 2°C (35°F).

1. MIXING WATER SHALL BE HEATED TO MAINTAIN CONCRETE TEMPERATURE OF 10°C (50°F) AT POINT OF POUR.
2. CONCRETE SHALL NOT BE PLACED ON OR AGAINST ANY SURFACE THAT IS BELOW 5°C (40°F).
3. THE CONTRACTOR SHALL BE PREPARED TO COVER SLABS IN THE EVENT OF AN UNEXPECTED DROP IN AIR TEMPERATURE.
4. THE CONCRETE TEMPERATURE SHALL BE MAINTAINED ABOVE 10°C (50°F) FOR AT LEAST 7 DAYS OR UNTIL THE CONCRETE REACHES 70% OF DESIGN STRENGTH.

B. FORCASTED AIR TEMPERATURE BETWEEN 2°C (35°F) AND MINUS 4°C (25°F)

1. FORMS AND REINFORCING STEEL SHALL BE FREE FROM ICE AND SNOW.
2. MIXING WATER SHALL BE HEATED TO MAINTAIN CONCRETE TEMPERATURE OF 10°C (50°F) AT POINT OF POUR.
3. CONCRETE SHALL NOT BE PLACED ON OR AGAINST ANY SURFACE THAT IS BELOW 5°C (40°F).
4. SLABS SHALL BE COVERED IN CANVAS OR SIMILAR MATERIAL PLACED A FEW INCHES OFF THE CONCRETE SURFACE.
5. DURING WINDY WEATHER THE STOREY BELOW THE POUR LOCATIONS SHALL BE ENCLOSED.
6. PROTECTION SHALL BE MAINTAINED FOR A MINIMUM OF 3 DAYS.
7. THE CONCRETE TEMPERATURE SHALL BE MAINTAINED ABOVE 10°C (50°F) FOR AT LEAST 7 DAYS. IN ADDITION, THE CONCRETE SHALL BE KEPT ABOVE FREEZING UNTIL THE CONCRETE REACHES 70% OF DESIGN STRENGTH.

C. FORCASTED AIR TEMPERATURE BELOW MINUS 5°C (23°F)

1. FORMS AND REINFORCING STEEL SHALL BE FREE FROM ICE AND SNOW.
2. MIXING WATER SHALL BE HEATED TO MAINTAIN CONCRETE TEMPERATURE OF 10°C (50°F) AT POINT OF POUR.
3. CONCRETE SHALL NOT BE PLACED ON OR AGAINST ANY SURFACE THAT IS BELOW 5°C (40°F).
4. SLABS SHALL BE COVERED IN CANVAS OR SIMILAR MATERIAL PLACED A FEW INCHES OFF THE CONCRETE SURFACE.
5. DURING WINDY WEATHER THE STOREY BELOW THE POUR LOCATIONS SHALL BE ENCLOSED AND MAINTAINED FOR A MINIMUM OF 3 DAYS AFTER THE POUR.
6. PROTECTION SHALL BE MAINTAINED FOR A MINIMUM OF 3 DAYS.
7. THE CONCRETE TEMPERATURE AT ALL SURFACES SHALL BE MAINTAINED ABOVE 20°C (68°F) FOR AT LEAST 3 DAYS OR ABOVE 10°C (50°F) FOR AT LEAST 7 DAYS. IN ADDITION, THE CONCRETE SHALL BE KEPT ABOVE FREEZING UNTIL THE CONCRETE REACHES 70% OF DESIGN STRENGTH.
8. ENCLOSURES MUST BE CONSTRUCTED SO THAT THE AIR CAN CIRCULATE OUTSIDE THE OUTER EDGES OF MEMBERS.
9. STOREY BELOW SHALL BE ENCLOSED AND ARTIFICIAL HEAT PROVIDED. HEATING TO BE STARTED AT LEAST THREE HOURS PRIOR TO POURING AND MAINTAINED FOR MINIMUM OF THREE DAYS THEREAFTER.
10. WHEN POURING CONCRETE TOPPINGS ON METAL DECK USE THE PRECAUTIONS SPECIFIED IN ITEM C ABOVE.

CONCRETE HOT WEATHER REQUIREMENTS

1. THE REQUIREMENTS OF CSA A23.1 AND THE FOLLOWING SHALL BE MET WHEN PLACING CONCRETE DURING HOT WEATHER ABOVE 30°C.
2. SUBGRADE SHOULD BE PRE-WETTED (IF APPLICABLE) AND FORMS AND REINFORCING STEEL SHOULD BE DAMPENED PRIOR TO CONCRETE PLACING (NO STANDING WATER THOUGH)
3. TRY TO PLACE CONCRETE AT COOLER TIMES EX: MORNING OR NIGHT.
4. MAY BE BEST TO USE AN ADDITIVE (SET-RETARDING) IN ORDER TO COMBAT THE HOT, OR OTHER METHODS FOR THE SUPPLIER TO CONTROL TEMPERATURES. TRY TO KEEP THE MAXIMUM TEMPERATURE OR THE CONCRETE TO 25°C OR LESS.
5. PLACE AND CONSOLIDATE AND FINISH THE CONCRETE AT THE FASTEST RATE POSSIBLE.
6. WET CURE SURFACES WITHOUT FORMS FOR AT LEAST 24 HRS. IF MOIST CURING IS DISCONTINUED AFTER THE FIRST 24 HRS, THE SURFACE SHOULD BE PROTECTED WITH A CURING COMPOUND.

PREFABRICATED WOOD TRUSSES

1.0 PREFABRICATED WOOD TRUSSES TO BE DESIGNED AND FABRICATED IN ACCORDANCE WITH PART 9 OF THE CURRENT B.C. BUILDING CODE, CSA O86, TPIC PROCEDURES, AND LOCAL BYLAW.

2.0 MAXIMUM TRUSS LIVE LOAD DEFLECTION TO BE BASED ON L/360. MAXIMUM TRUSS TOTAL LOAD DEFLECTION TO BE BASED ON L/240.

3.0 SUBMIT 4 SETS OF SEALED SHOP DRAWINGS TO MCGILL & ASSOCIATES ENGINEERING LTD. FOR REVIEW PRIOR TO FABRICATION. TRUSS SHOP DRAWINGS SHALL INCLUDE BOTH INDIVIDUAL TRUSS DESIGN DRAWINGS AS WELL AS TRUSS ERECTION DRAWINGS. FABRICATOR SHALL FABRICATE ONLY AFTER REVIEWED SHOP DRAWINGS ARE RETURNED.

4.0 THE TRUSS DESIGNER SHALL PREPARE SHOP DRAWINGS AS A THREE DIMENSIONAL SYSTEM OF TRUSSES, AND NOT A SERIES OF TWO DIMENSIONAL STRUCTURAL COMPONENTS. DETAILS OF LATERAL RESTRAINT OF LONGITUDINAL COMPRESSION BRACING SHALL BE PROVIDED BY THE TRUSS DESIGNER.

5.0 DESIGN AND FIELD REVIEW OF TRUSSES SHALL BE DONE BY A SPECIALTY STRUCTURAL ENGINEER REGISTERED IN B.C., FAMILIAR WITH WOOD TRUSS DESIGN AND ENGAGED BY THE CONTRACTOR. THE SPECIALTY ENGINEER RESPONSIBLE FOR THE PREPARATION OF THE SHOP DRAWINGS SHALL SEAL THE DRAWINGS AND PROVIDE LETTERS OF ASSURANCE FOR DESIGN AND FIELD REVIEW TOGETHER WITH THE SHOP DRAWING SUBMISSION. THE SPECIALTY ENGINEER SHALL REVIEW THE DESIGN REQUIREMENTS AND SPECIFICATIONS SHOWN ON THE STRUCTURAL DRAWINGS.

6.0 SHOP DRAWINGS TO INCLUDE THE FOLLOWING INFORMATION AS A MINIMUM:

- PROJECT NAME, LOCATION, AND SHOP DRAWING REVIEW REVISION DATES.
- TRUSS LAYOUT INDICATING ALL TRUSSES, WITH A CLEAR REFERENCE BETWEEN THE LAYOUT AND THE INDIVIDUAL TRUSS DESIGN DRAWINGS IN ALPHA OR NUMERIC ORDER.
- ALL LOADS USED IN THE DESIGN, INCLUDING MECHANICAL UNITS, AND SNOW BUILD-UP AS SHOWN ON THE STRUCTURAL DRAWINGS.
- ALL NON-UNIFORM LOADS TO BE GRAPHICALLY SHOWN ON INDIVIDUAL TRUSS DRAWINGS.
- MATERIAL SIZE, GRADE AND SPECIES, CONNECTOR PLATE SIZE, GAUGE, AND LOCATION.
- ALL LATERAL BRACING REQUIREMENTS, INCLUDING DETAILS TO PROVIDE RESTRAINT FOR LONGITUDINAL WEB BRACING AT ENDS AND INTERVALS ALONG THE LENGTH OF THE BUILDING.
- LAMINATING INSTRUCTIONS FOR MULTIPLE PLY TRUSSES.
- LIVE LOAD AND TOTAL LOAD DEFLECTION LIMITS.
- BEARING CONDITIONS AND LENGTHS REQUIRED.
- HANGER SCHEDULE ON TRUSS LAYOUT DRAWING SHOWING ALL HARDWARE FOR TRUSS TO TRUSS CONNECTORS. CERTIFICATION OF HANGERS AND HARDWARE TO BE SUPPLIED ON REQUEST.
- INSTRUCTIONS FOR TEMPORARY BRACING OF TRUSSES IN ACCORDANCE WITH WCB REGULATIONS.
- SHOP DRAWINGS (INCLUDING TRUSS LAYOUT DRAWINGS) TO BE SEALED BY A SPECIALTY PROFESSIONAL ENGINEER REGISTERED IN B.C.
- ALL OVERFRAMING TO BE DONE WITH VALLEY SETS @ 24" O/C UNLESS NOTED OTHERWISE. VALLEY SETS TO BE SUPPORTED BY CONTINOUS 2X BLOCKING. VALLEY SET CONNECTION DETAILS TO BE PROVIDED BY FABRICATOR.
- WHERE BOTTOM CORD BRACING IS REQUIRED AT SPACING OTHER THAN 10'-0" O/C, SUCH AS CANTILEVERS, INTERIOR BEARINGS, AND WIND UPLIFT CONDITIONS, BOTTOM CHORD BRACING TO BE GRAPHICALLY SHOWN ON THE TRUSS DRAWINGS. THE SPECIALTY ENGINEER MAY ADD A DISCLAIMER ON THE TRUSS LAYOUT DRAWING STATING THAT "CERTIFICATION IS FOR GRAVITY LOADS ONLY. INTEGRITY AND STABILITY OF THE SUPPORTING STRUCTURE IS THE RESPONSIBILITY OF THE PROJECT ENGINEER.
- ALL OVERFRAMING TO BE DONE WITH VALLEY SETS @ 24" O/C, UNLESS NOTED OTHERWISE. VALLEY SETS TO BE SUPPORTED BY CONTINOUS 2X4 BLOCKING. VALLEY SET CONNECTION DETAILS TO BE PROVIDED BY FABRICATOR.
- WHERE BOTTOM CHORD BRACING IS REQUIRED AT SPACING OTHER THAN 10'-0" O/C, SUCH AS CANTILEVERS, INTERIOR BEARINGS, AND WIND UPLIFT CONDITIONS, BOTTOM CHORD BRACING TO BE GRAPHICALLY SHOWN ON THE TRUSS DRAWINGS.

7.0 LONG SPAN TRUSSES AND FLAT TRUSSES TO BE CAMBERED FOR 1/2 LIVE LOAD AND FULL SERVICE DEAD LOAD. TRUSSES WITH MORE THAN TWO BEARING POINTS TO BE FABRICATED LEVEL FOR LEVEL BEARING.

8.0 ALL MARK NUMBERS TO BE CLEARLY DISPLAYED ON UNDERSIDE OF THE TRUSS BOTTOM CHORD.

9.0 TRUSS FABRICATOR TO SPECIFY AND SUPPLY ALL TRUSS CONNECTION HARDWARE AND TIEDOWNS, AND TO PROVIDE BEARING DETAILS WHERE REQUIRED BEARING AREA EXCEEDS THE ACTUAL BEARING AREA.

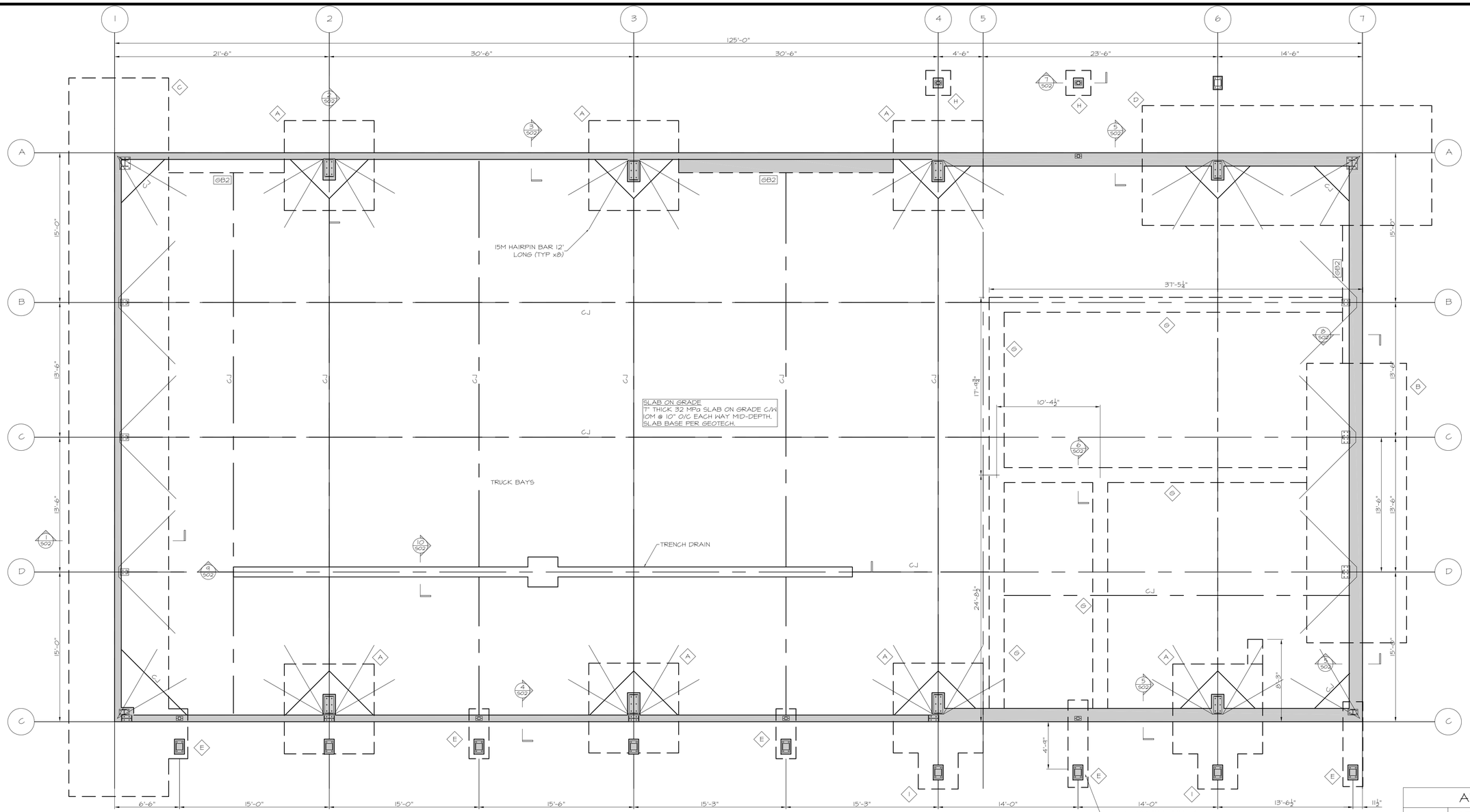
10.0 GENERAL CONTRACTOR TO CO-ORDINATE ALL MECHANICAL LOADS, DUCT OPENINGS, CURB SIZES, AND ROOF TOP UNIT LOCATIONS WITH THE TRUSS FABRICATOR AND THE MECHANICAL CONTRACTOR.

11.0 CHANGES TO THE ROOF TRUSS LAYOUT AS INDICATED ON THE STRUCTURAL DRAWINGS ARE NOT PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF MCGILL & ASSOCIATES ENGINEERING LTD. ANY COSTS INCURRED TO MCGILL & ASSOCIATES ENGINEERING LTD. ASSOCIATED WITH REVIEWING ALTERNATE FRAMING SCHEMES AND REDESIGN TO SATISFY THESE ALTERNATE SOLUTIONS SHALL BE PAID BY THE CONTRACTOR.

12.0 FIELD DRILLING, CUTTING, NOTCHING OR OTHER MODIFICATION TO THE TRUSSES IS NOT PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL AND SITE REVIEW BY THE TRUSS MANUFACTURER'S SPECIALTY ENGINEER. COPIES OF ANY MODIFICATIONS TO BE PROVIDED TO MCGILL & ASSOCIATES ENGINEERING LTD.

13.0 TRUSS FABRICATOR MUST HAVE AN ONGOING QUALITY CONTROL PROGRAM IN PLACE. PLANT INSPECTION REPORTS PRODUCED BY AN OUTSIDE TESTING AGENCY SHALL BE AVAILABLE TO MCGILL & ASSOCIATES ENGINEERING LTD. UPON REQUEST.

14.0 GENERAL CONTRACTOR TO NOTIFY TRUSS FABRICATOR TO INSPECT THE TRUSS INSTALLATION. FINAL TRUSS INSPECTION IS TO OCCUR AFTER THE INSTALLATION OF THE MECHANICAL SYS



FOUNDATION PLAN

SCALE: $\frac{3}{8}$" = 1'-0"

LEGEND

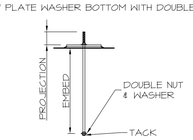
#	CONCRETE FOOTING
	CONCRETE FOUNDATION WALL
SW#	SHEAR WALL
	BEARING WALL
	PARTITION WAL
B#	BEAM
P#	POST

ANCHOR BOLT SCHEDULE

DIAMETER	LENGTH	EMBED	PROJECTION	GRADE
$\frac{5}{8}$"	32"	24"	4"	BY SUPPLIER
$\frac{3}{4}$"	38"	30"	4"	BY SUPPLIER
1"	44"	36"	4"	BY SUPPLIER
1 $\frac{1}{8}$"	44"	36"	4"	BY SUPPLIER

BASEPLATE NOTES:

1) PROVIDE $\frac{3}{4}$" THICK PLATE WASHERS WHERE BOLT HOLES ARE SLOTTED OR OVERSIZED TO FIT ANCHOR BOLT LOCATIONS, WELD PLATE WASHER INTO FINAL POSITION
2) PROVIDE 3"x3"x$\frac{1}{4}$" PLATE WASHER BOTTOM WITH DOUBLE NUT

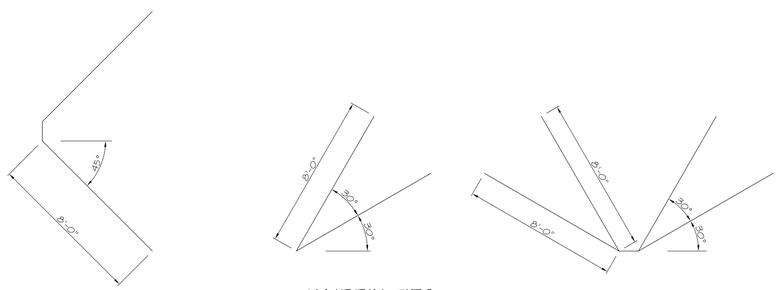


FOOTING SCHEDULE

A	108"x108"x24" C/W 9-20M T&B E/W MIN FILL=36"
B	120"x336"x24" C/W 10-20M T&B LONG & 28-20M T&B TRANSVERSE MIN FILL=36"
C	120"x864"x24" C/W 10-20M T&B LONG & 20M @ 10" O/C T&B TRANSVERSE MIN FULL=36"
D	144"x348"x24" C/W 12-20M T&B LONG & 24-20M T&B TRANSVERSE MIN FILL=36"
E	24"x60"x12" C/W 3-15M T&B LONG & 6-15M T&B TRANSVERSE MIN FILL=36"
F	30"x108"x12" C/W 3-15M T&B LONG & 6-15M T&B TRANSVERSE MIN FILL=36"
G	8"x18" STRIP FOOTING C/W 2 - 15M BARS CONTINUOUS
H	30"x30"x8" PAD FOOTING C/W 3 - 15M BARS E/W
I	48"x48"x24" PAD FOOTING C/W 4 - 20M BARS E/W T&B

GRADE BEAM SCHEDULE

GB1	8"x24" C/ 2-20M T&B & 10M STIRRUPS 12" O/C
GB2	24"x24" C/ 4-20M T&B & 10M STIRRUPS 12" O/C
GB3	16"x24" C/ 3-20M T&B & 10M STIRRUPS 12" O/C



HAIRPIN TIES

No.	REVISION DESCRIPTION	DATE	BY	APP'D
G	ISSUED FOR CONSTRUCTION	2025/05/09	JVV	BAW
F	REVISED SOIL BEARING CAPACITIES	2024/10/15	JVV	BAW
E	ISSUED FOR TENDER	2024/06/28	JVV	BAW
D	RE-ISSUED FOR BUILDING PERMIT	2024/03/06	JVV	BAW
C	REVISED BUILDING DIMENSIONS	2024/02/20	JVV	BAW
B	ISSUED FOR BUILDING PERMIT	2023/12/21	JVV	BAW
A	50% CONSULTANT COORDINATION	2023/10/27	JVV	BAW

DESIGN:	BAW
DRAWN:	JVV
CHECKED:	BAW
APPROVED:	BAW
DATE:	OCT 2024
SCALE:	AS NOTED
FIELD BOOK No.	
DWG File Name	S3859.dwg

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA B. A. WEST 22495 ENGINEERING

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email: office@mcgilleng.com

CHERRY CREEK FIRE HALL

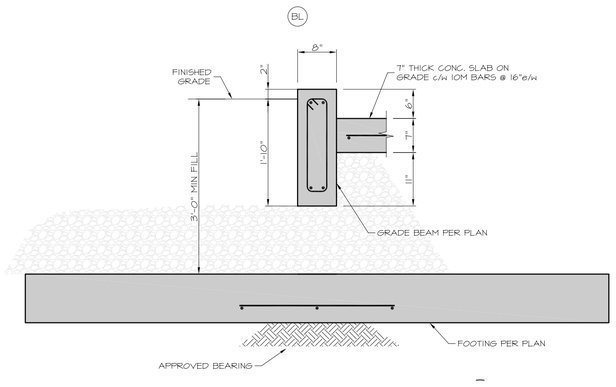
5920 CHERRY CREEK RD PORT ALBERNI BC

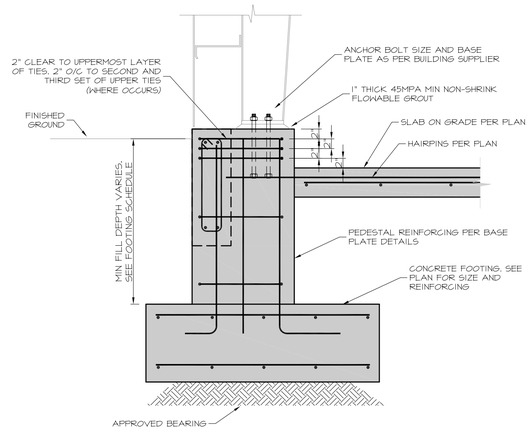
FOUNDATION PLAN

SHEET No. S01

2 OF 12 REV. G

DRAWING No. 3859-S01





TYPICAL PEDESTAL 2 / S01
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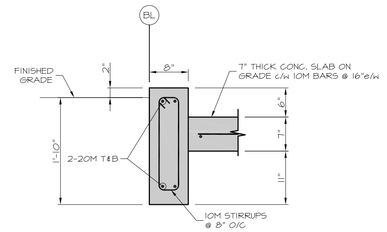

SECTION (GB1) 3 / S01
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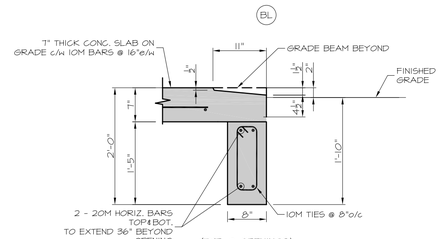

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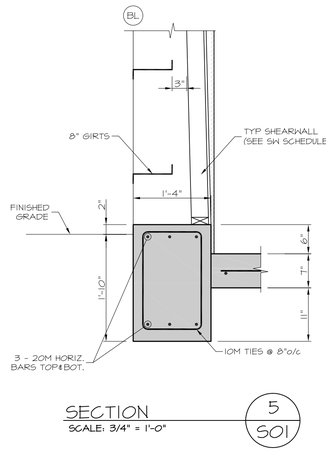

SECTION 5 / S01
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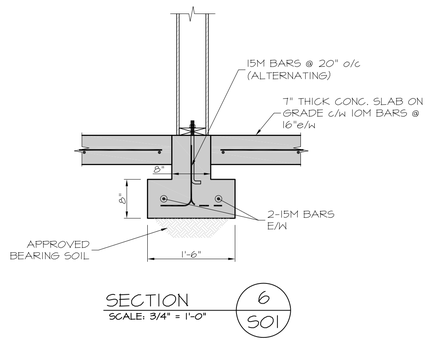
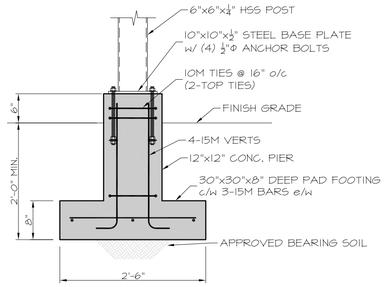
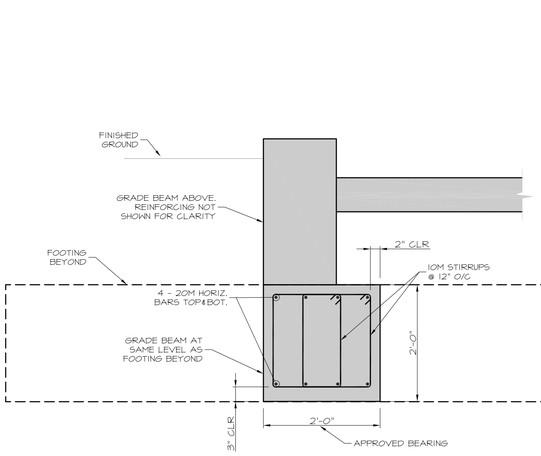


SECTION 6 / S01
SCALE: 3/4" = 1'-0"



SECTION (FOOTING 30) 7 / S01
SCALE: 3/4" = 1'-0"



SECTION (GB2) 8 / S01
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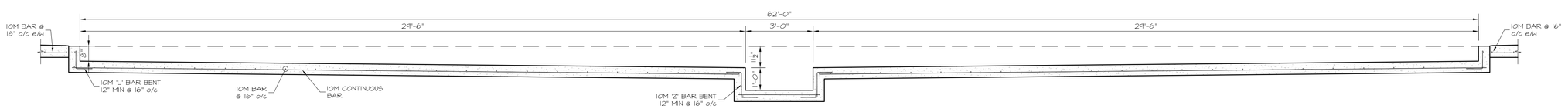

SECTION 9 / S01
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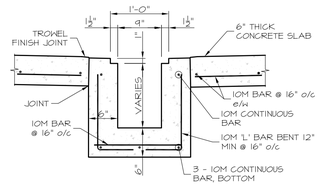

SECTION 10 / S01
SCALE: 3/4" = 1'-0"

No.	REVISION DESCRIPTION	DATE	BY	APP'D
G	ISSUED FOR CONSTRUCTION	2025/05/09	JVV	BAW
F	REVISED SOIL BEARING CAPACITIES	2024/10/15	JVV	BAW
E	ISSUED FOR TENDER	2024/06/28	JVV	BAW
D	RE-ISSUED FOR BUILDING PERMIT	2024/03/06	JVV	BAW
C	REVISED BUILDING DIMENSIONS	2024/02/20	JVV	BAW
B	ISSUED FOR BUILDING PERMIT	2023/12/21	JVV	BAW
A	50% CONSULTANT COORDINATION	2023/10/27	JVV	BAW

DESIGN:	BAW
DRAWN:	JVV
CHECKED:	BAW
APPROVED:	BAW
DATE:	OCT 2024
SCALE:	AS NOTED
FIELD BOOK No.	
DWG File Name	S3859.dwg

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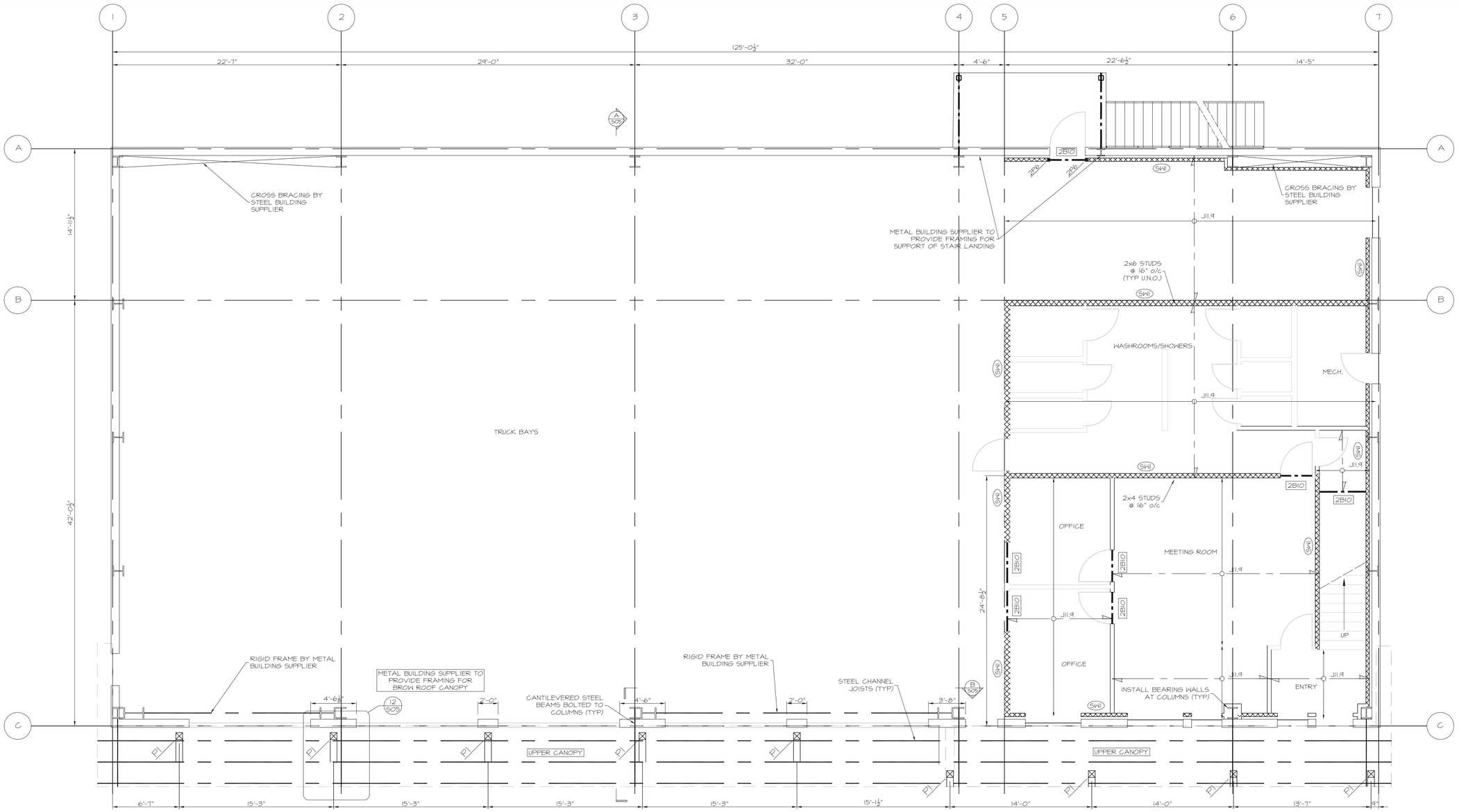
CHERRY CREEK FIRE HALL

5920 CHERRY CREEK RD PORT ALBERNI BC

FOUNDATION DETAILS

SHEET No. S02
3 OF 12 REV. G
DRAWING No. 3859-S02



MAIN FLOOR PLAN

SCALE: ⅛" = 1'-0"

LEGEND

#	CONCRETE FOOTING
	CONCRETE FOUNDATION WALL
SW#	SHEAR WALL
	BEARING WALL
	PARTITION WAL
B#	BEAM
P#	POST

JOIST SCHEDULE

#	DESCRIPTION
J11.9	PKI 20 11-⅞" I-JOIST @ 12" o/c

WOOD BEAM SCHEDULE

#	DESCRIPTION
B1	8"x10" D. FIR No.2 OR BETTER
B10	2"x10" SPF No.1/2

LEGEND:

#B12F
- NUMBER OF PLIES
- BEAM NUMBER
- DENOTES FLUSH BEAM

NOTES:

1. SEE PLAN FOR NUMBER OF PLIES REQUIRED. E.G. 4B12 = (4) 2x12 SPF No. 1/2
2. REFER TO TYPICAL DETAILS FOR BUILT-UP BEAM SPECIFICATIONS.
3. UNLABELED LINTELS TO BE (2) 2x10 SPF No. 1/2 WITH MIN. 1.5" BEARING
4. ALL BEAMS TO HAVE MIN. 3" BEARING U.N.O E.G. 3" - 4B12 - 3" = 3" BEARING EACH END
5. ALL BEAMS TO BE DROPPED U.N.O E.G. 4B12F DENOTES FLUSH BEAM

SHEAR WALL SCHEDULE (#)

#	½" PLYWOOD SHEATHING	EDGE NAILING	TOP PLATE FASTENING	SILL PLATE NAILING	ANCHOR BOLTS
SW1	ONE SIDE	2½" @ 6" O/C	LTP4 @ 16" O/C #	1 ROW OF 3½" @ 6" O/C*	⅝"Φ @ 32" O/C

SYMBOL LEGEND

- # LTP4s MAY BE OMITTED IF SHEATHING LAPS RIM BOARD 2" MIN.
- * DOUBLE STUDS / DOUBLE BLOCKING REQUIRED AT PANEL EDGES (SEE NOTE 4)
- ** DOUBLE RIM BOARD / DOUBLE BLOCKING REQUIRED (SEE NOTE 5)

NOTES:

1. SEE TYPICAL SHEARWALL DETAILS FOR ADDITIONAL INFORMATION
2. NAILING SHOWN IN SCHEDULE APPLIES TO ALL FREE EDGES OF SHEATHING PANELS. FIELD NAILING TO BE 12" O/C
3. BLOCK ALL UNSUPPORTED EDGES WITH 2x BLOCKING. DOUBLE BLOCKING IS REQUIRED WHERE NAIL SPACING IS LESS THAN 3" OR FOR WALLS SHEATHED BOTH SIDES. NAIL DOUBLE STUDS / DOUBLE BLOCKING TOGETHER WITH TWO ROWS OF 3" NAILS AT 4" O/C
5. DOUBLE RIM BOARD OR DOUBLE BLOCKING IS REQUIRED WEHRE TWO ROWS OF SILL NAILS ARE CALLED FOR IN THE SCHEDULE. SEE DETAILS FOR EXTRA FASTENING.
6. PROVIDE DOUBLE SILL PLATE FOR SHEARWALLS SHEATHED ON BOTH SIDES.
7. OFFSET PANEL JOINTS TO FALL ON DIFFERENT MEMBERS FOR SHEARWALLS SHEATHED BOTH SIDES

POST SCHEDULE

#	DESCRIPTION
P1	8"x8" D. FIR No.2 OR BETTER

LEGEND:

#P6
- NUMBER OF PLIES
- POST NUMBER

NOTES:

1. SEE PLAN FOR NUMBER OF PLIES REQUIRED. E.G. 3P6 = (3) 2x6 SPF No. 1/2
2. UNLABELED POSTS TO BE 2 PLY; 1 KING STUD & 1 JACK STUD FOR DROPPED BEAMS
3. REFER TO TYPICAL DETAILS FOR BUILT-UP POST SPECIFICATIONS.
4. DROPPED BEAMS REQUIRE 1 KING STUD IN ADDITION TO NUMBER OF PLIES REQUIRED. E.G. 2P6 TO BE 2 JACK STUDS AND 1 KING

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D	RE-ISSUED FOR BUILDING PERMIT	2024/03/06	JVV	BAW
C	REVISED BUILDING DIMENSIONS	2024/02/20	JVV	BAW
B	ISSUED FOR BUILDING PERMIT	2023/12/21	JVV	BAW
A	50% CONSULTANT COORDINATION	2023/10/27	JVV	BAW

DESIGN:	BAW
DRAWN:	JVV
CHECKED:	BAW
APPROVED:	BAW
DATE:	OCT 2024
SCALE:	AS NOTED
FIELD BOOK No.	
DWG File Name	S3859.dwg

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PROVINCE OF BRITISH COLUMBIA
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email: office@mcgilleng.com

CHERRY CREEK FIRE HALL

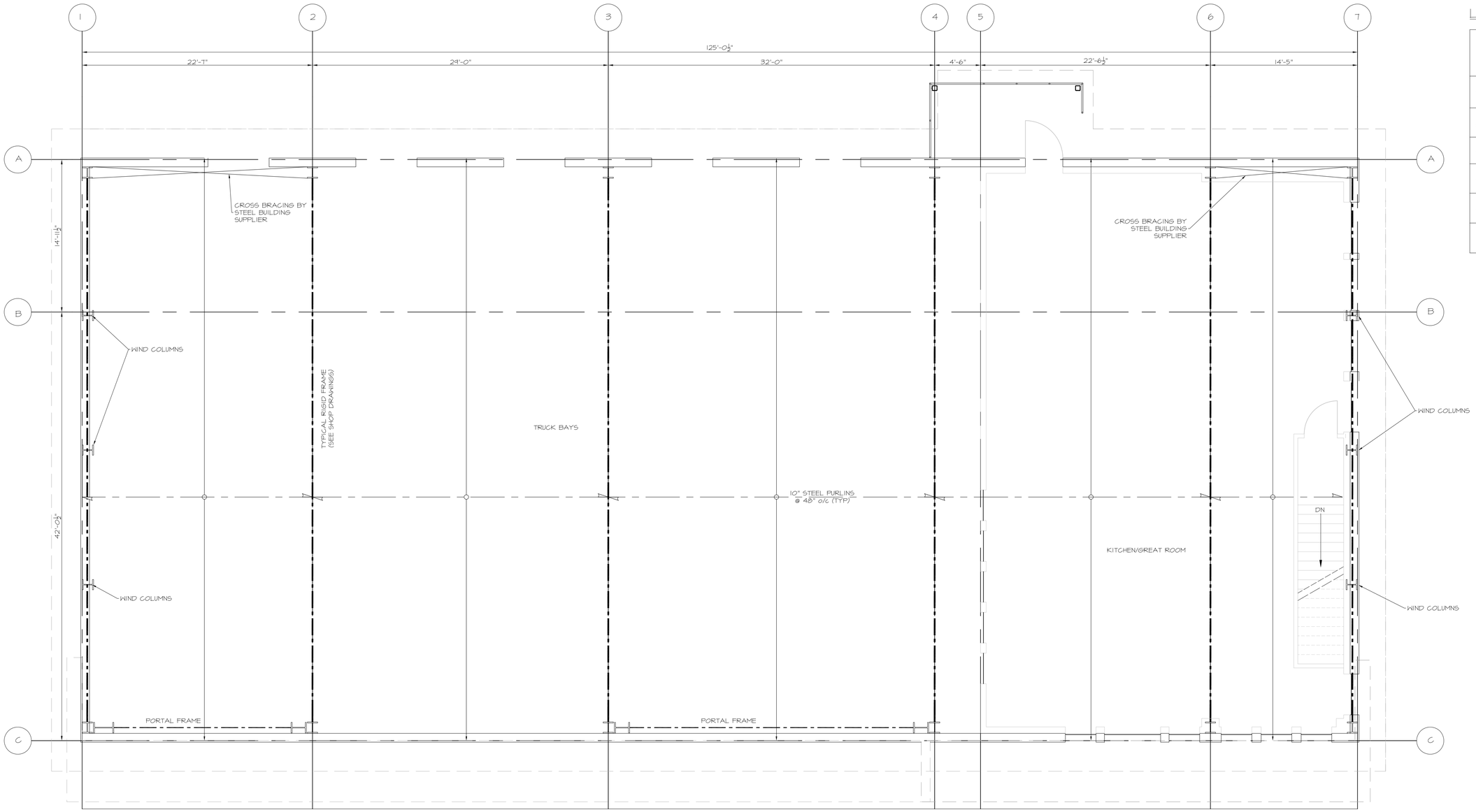
5920 CHERRY CREEK RD PORT ALBERNI BC

MAIN FLOOR PLAN

SHEET No. S03

4 OF 12 REV. G

DRAWING No. 3859-S03



LEGEND

#	CONCRETE FOOTING
	CONCRETE FOUNDATION WALL
SW#	SHEAR WALL
	BEARING WALL
	PARTITION WAL
B#	BEAM
P#	POST

SECOND FLOOR PLAN

SCALE: $\frac{1}{8}$" = 1'-0"

No.	REVISION DESCRIPTION	DATE	BY	APP'D
G	ISSUED FOR CONSTRUCTION	2025/05/09	JVV	BAW
F	REVISED SOIL BEARING CAPACITIES	2024/10/15	JVV	BAW
E	ISSUED FOR TENDER	2024/06/28	JVV	BAW
D	RE-ISSUED FOR BUILDING PERMIT	2024/03/06	JVV	BAW
C	REVISED BUILDING DIMENSIONS	2024/02/20	JVV	BAW
B	ISSUED FOR BUILDING PERMIT	2023/12/21	JVV	BAW
A	50% CONSULTANT COORDINATION	2023/10/27	JVV	BAW

DESIGN:	BAW
DRAWN:	JVV
CHECKED:	BAW
APPROVED:	BAW
DATE:	OCT 2024
SCALE:	AS NOTED
FIELD BOOK No.	
DWG File Name	S3859.dwg

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CHERRY CREEK FIRE HALL

5920 CHERRY CREEK RD PORT ALBERNI BC

SECOND FLOOR PLAN

SHEET No. S04

5 OF 12 REV. G

DRAWING No. 3859-S04

9 May 2025 3:27:14 PM

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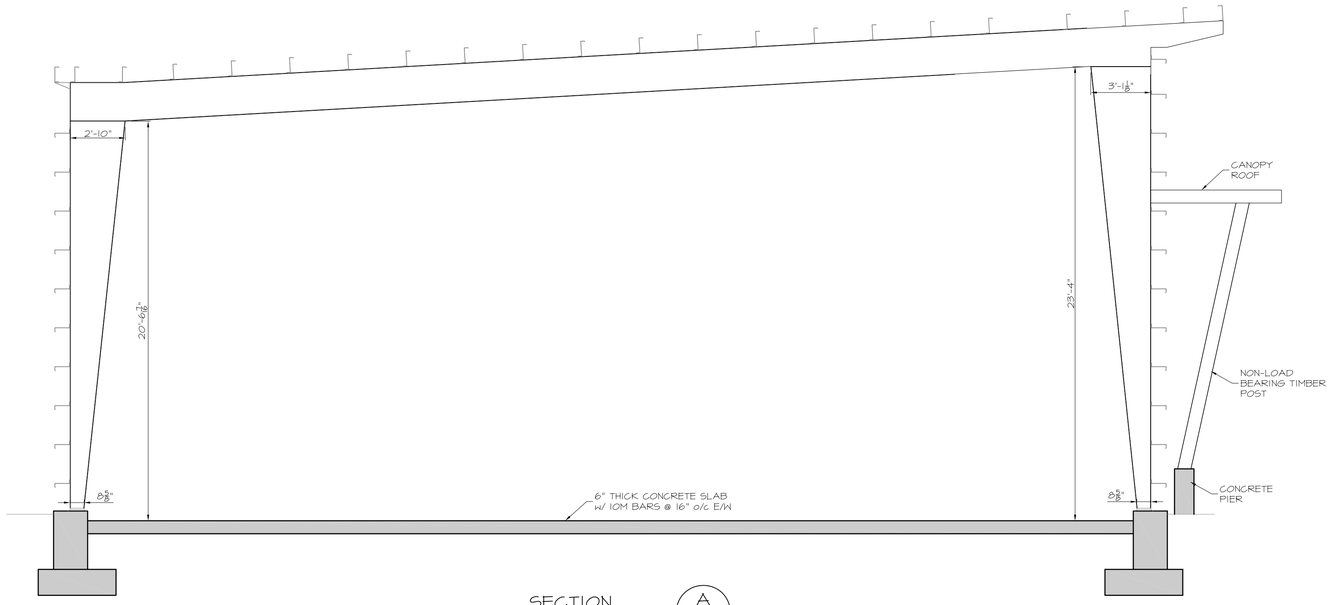

SECTION A
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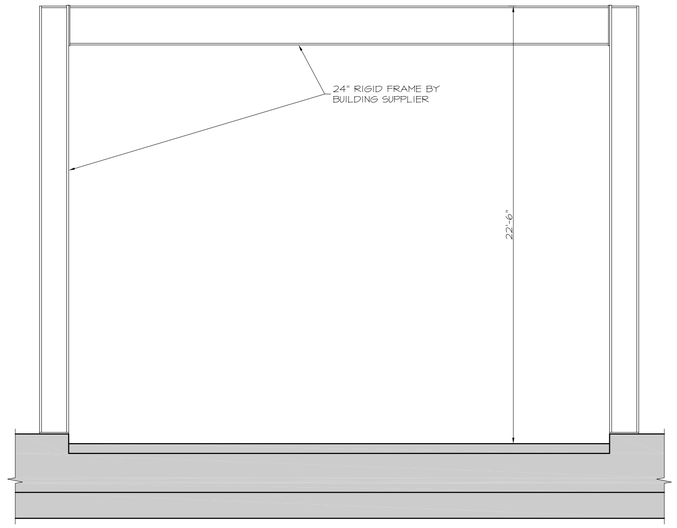
S03



SECTION B
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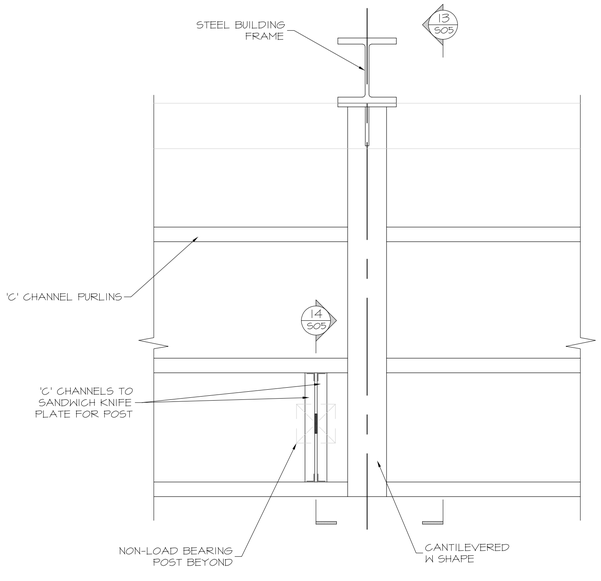
S03



DETAIL 12
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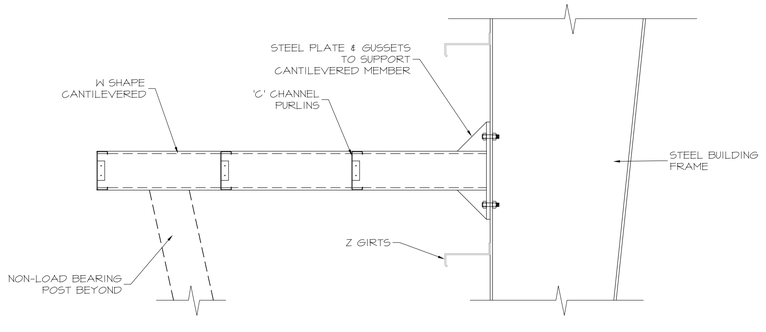
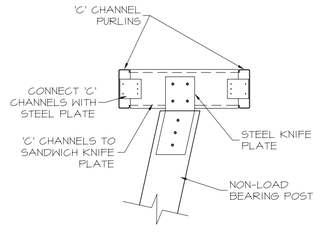
S03



DETAIL 13
SCALE: 3/4" = 1'-0"
S05



DETAIL 14
SCALE: 3/4" = 1'-0"
S05

No.	REVISION DESCRIPTION	DATE	BY	APP'D
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F	REVISED SOIL BEARING CAPACITIES	2024/10/15	JVV	BAW
E	ISSUED FOR TENDER	2024/06/28	JVV	BAW
D	RE-ISSUED FOR BUILDING PERMIT	2024/03/06	JVV	BAW
C	REVISED BUILDING DIMENSIONS	2024/02/20	JVV	BAW
B	ISSUED FOR BUILDING PERMIT	2023/12/21	JVV	BAW
A	50% CONSULTANT COORDINATION	2023/10/27	JVV	BAW

DESIGN:	BAW
DRAWN:	JVV
CHECKED:	BAW
APPROVED:	BAW
DATE:	OCT 2024
SCALE:	AS NOTED
FIELD BOOK No.	
DWG File Name	S3859.dwg

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CHERRY CREEK FIRE HALL

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SECTIONS & ELEVATIONS

SHEET No. S05
6 OF 12 REV. G
DRAWING No. 3859-S05

9 May 2025 3:27:19 PM
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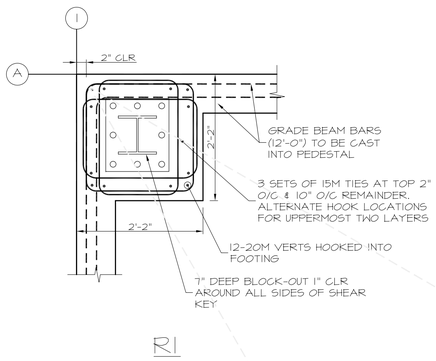
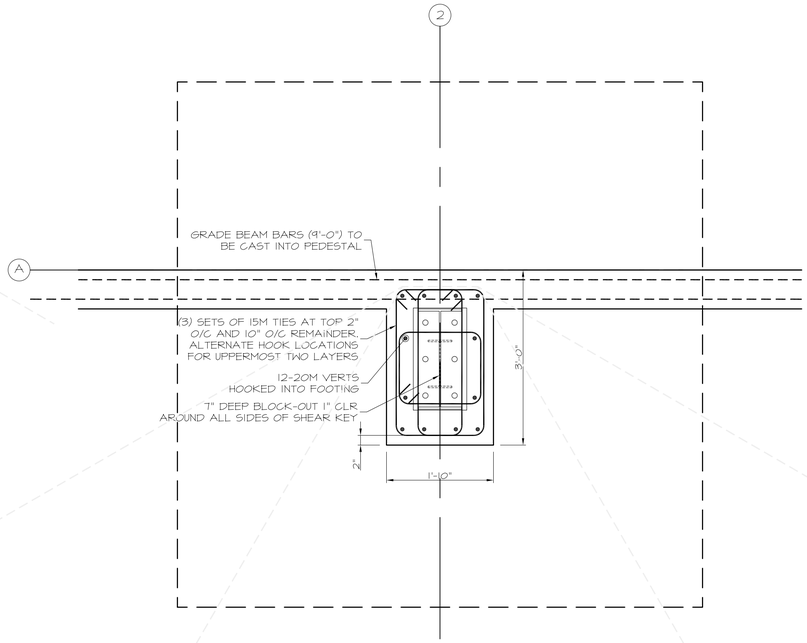


R1



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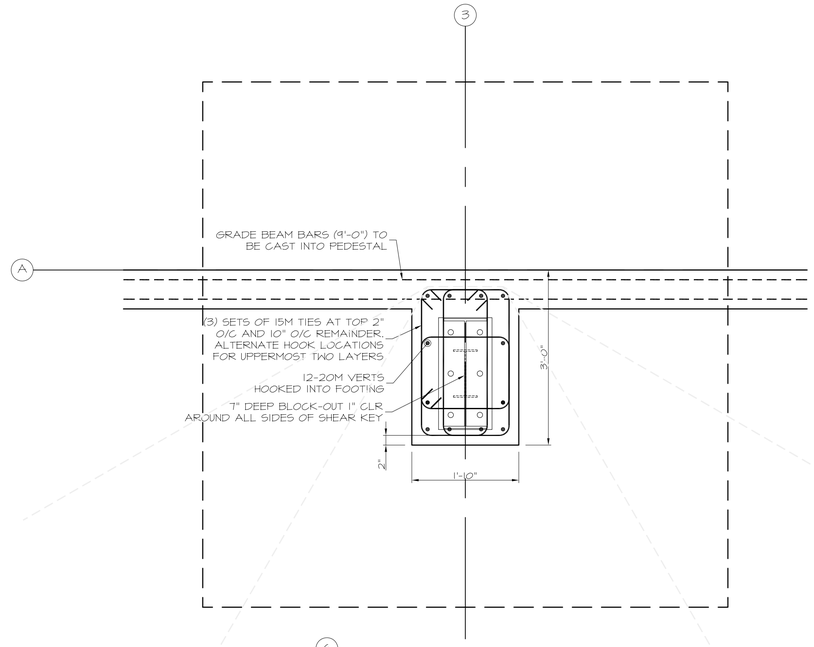

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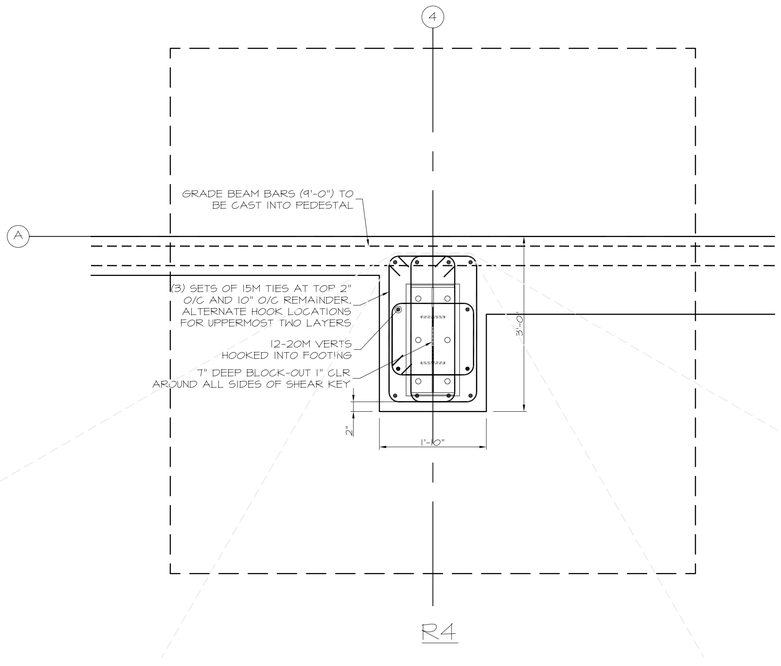

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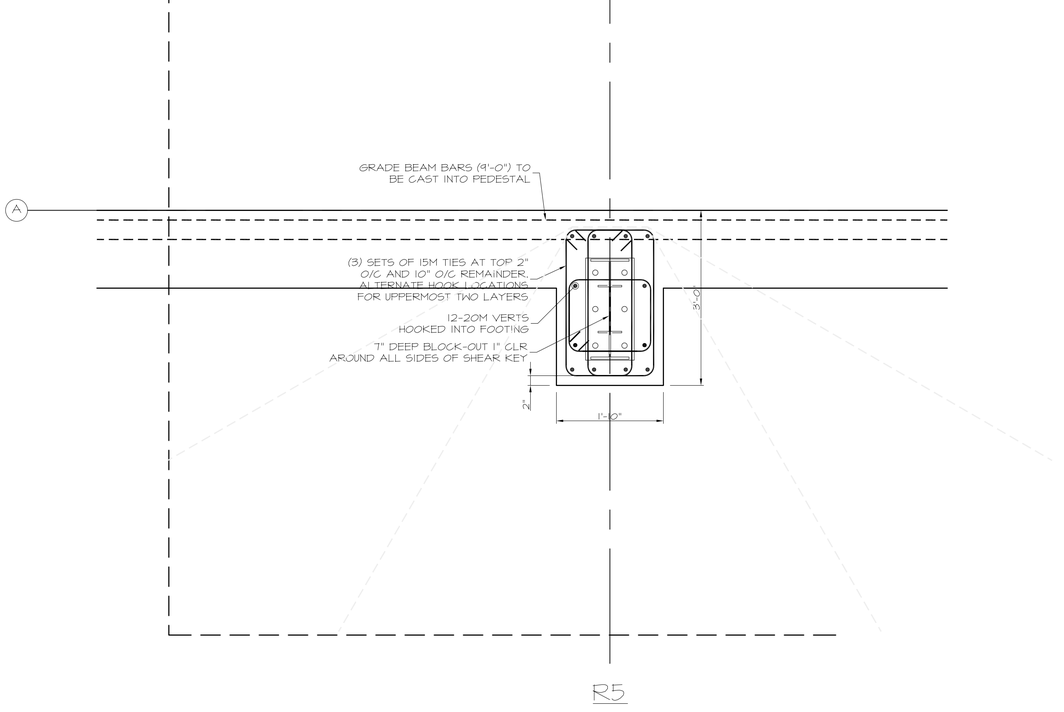

R5

No.	REVISION DESCRIPTION	DATE	BY	APP'D
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F	REVISED SOIL BEARING CAPACITIES	2024/10/15	JVV	BAW
E	ISSUED FOR TENDER	2024/06/28	JVV	BAW
D	RE-ISSUED FOR BUILDING PERMIT	2024/03/06	JVV	BAW
C	REVISED BUILDING DIMENSIONS	2024/02/20	JVV	BAW
B	ISSUED FOR BUILDING PERMIT	2023/12/21	JVV	BAW
A	50% CONSULTANT COORDINATION	2023/10/27	JVV	BAW

DESIGN:	BAW
DRAWN:	JVV
CHECKED:	BAW
APPROVED:	BAW
DATE:	MAY 2025
SCALE:	3/4"=1'-0"
FIELD BOOK No.	
DWG File Name	S3859.dwg

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CHERRY CREEK FIRE HALL

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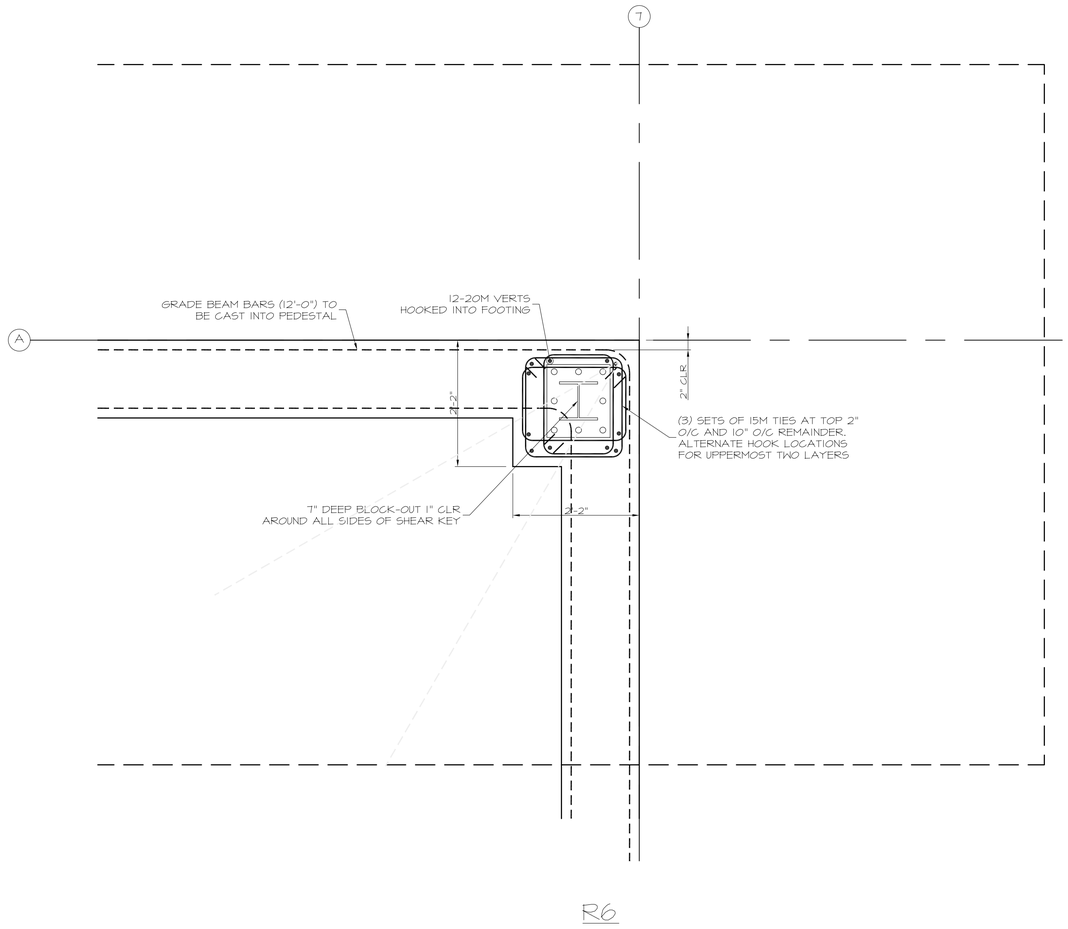
PEDESTALS

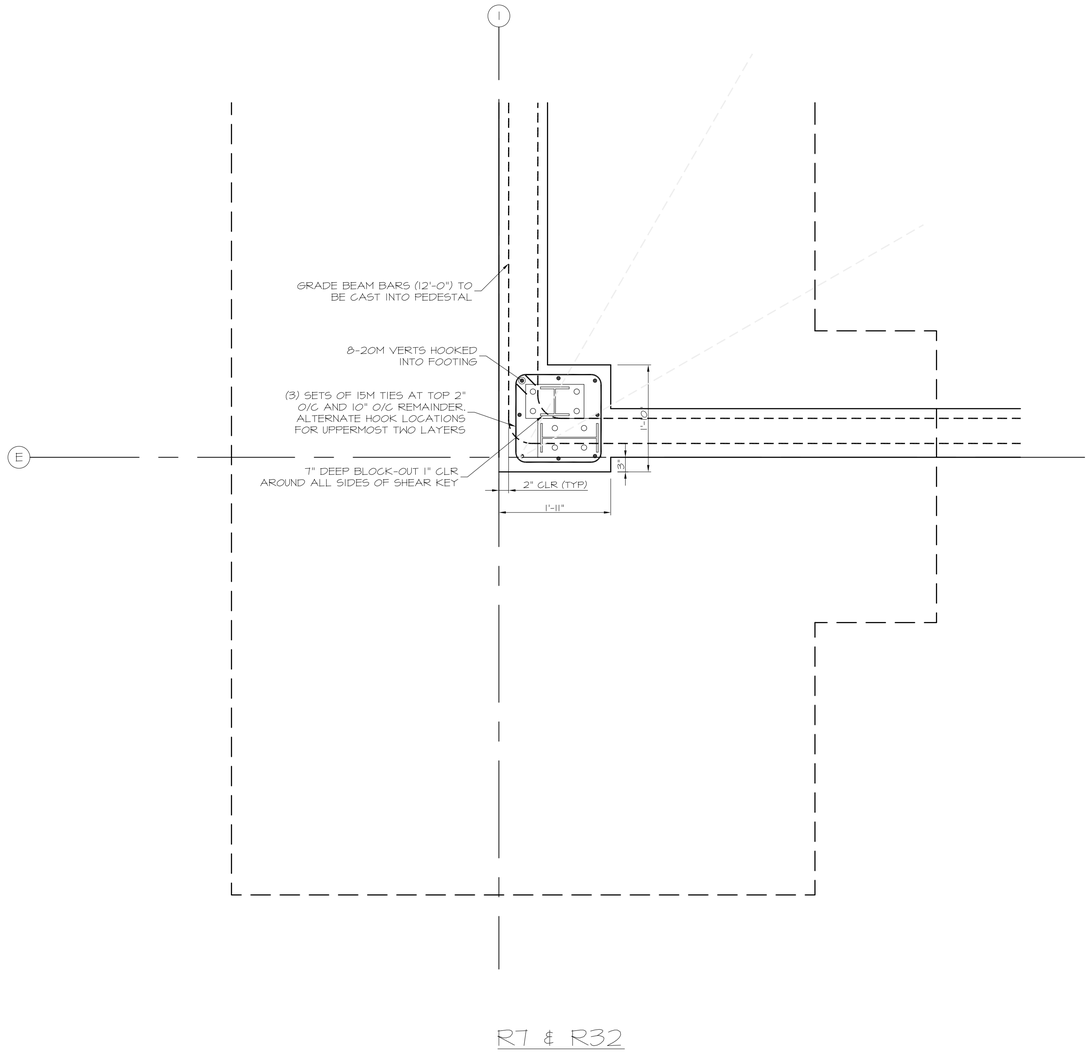
SHEET No. S06

7 OF 12 REV. G

DRAWING No. 3859-S06

S:\3859 CCFD NEW FIREHALL\DWGS\S3859.DWG 9 May 2025 3:27:24 PM





No.	REVISION DESCRIPTION	DATE	BY	APP'D
G	ISSUED FOR CONSTRUCTION	2025/05/09	JVV	BAW
F	REVISED SOIL BEARING CAPACITIES	2024/10/15	JVV	BAW
E	ISSUED FOR TENDER	2024/06/28	JVV	BAW
D	RE-ISSUED FOR BUILDING PERMIT	2024/03/06	JVV	BAW
C	REVISED BUILDING DIMENSIONS	2024/02/20	JVV	BAW
B	ISSUED FOR BUILDING PERMIT	2023/12/21	JVV	BAW
A	50% CONSULTANT COORDINATION	2023/10/27	JVV	BAW

DESIGN:	BAW
DRAWN:	JVV
CHECKED:	BAW
APPROVED:	BAW
DATE:	MAY 2025
SCALE:	3/4"=1'-0"
FIELD BOOK No.	
DWG File Name	S3859.dwg

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
B. A. WEST
22495
SEAL

McGILL & ASSOCIATES ENGINEERING LTD.
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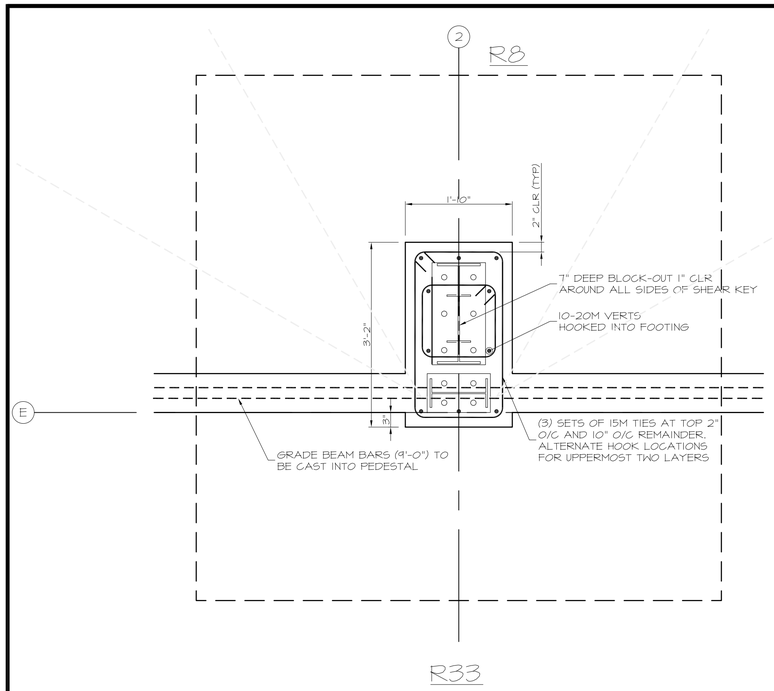
email: office@mcgilleng.com

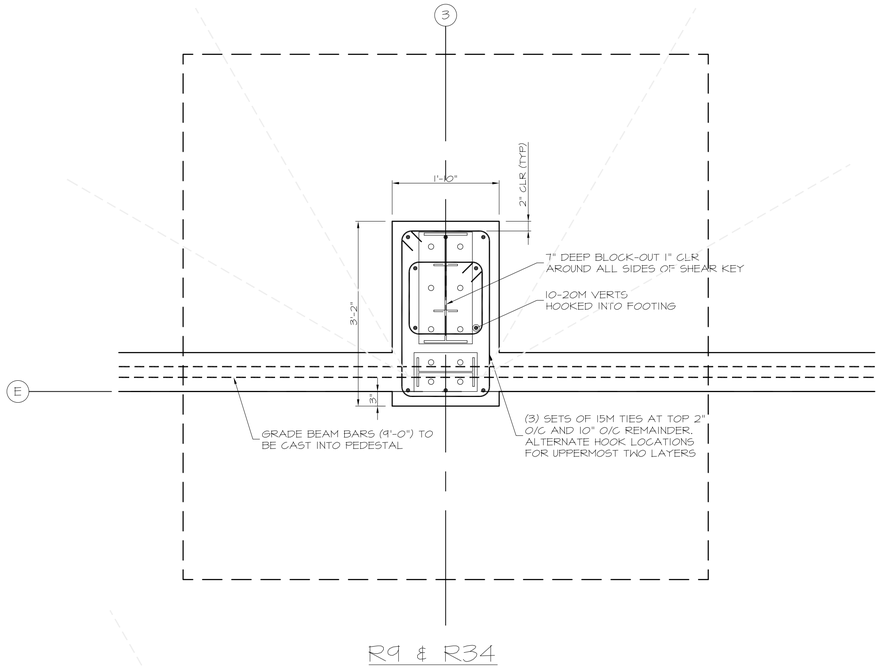
CHERRY CREEK FIRE HALL

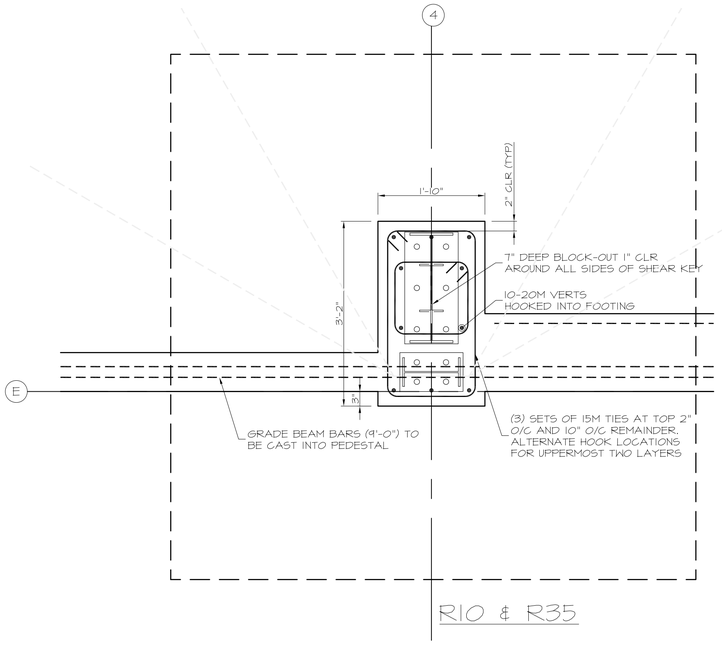
5920 CHERRY CREEK RD PORT ALBERNI BC

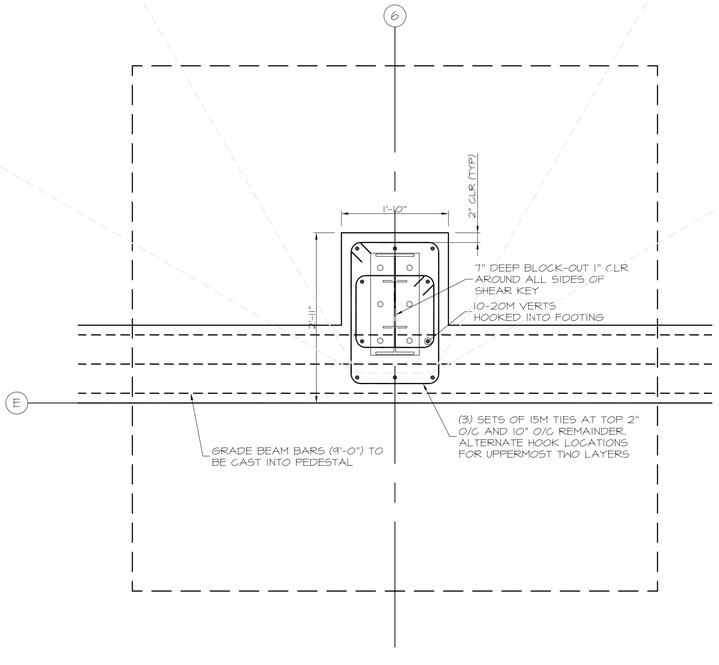
PEDESTALS

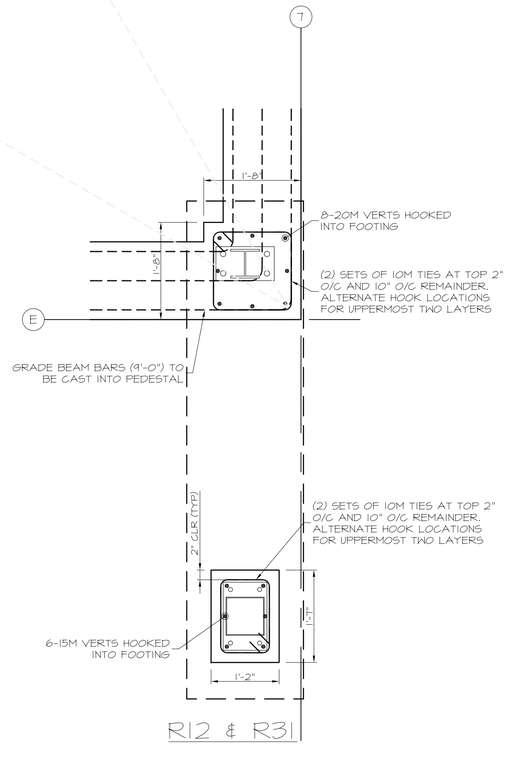
SHEET No. S07
8 OF 12 REV. G
DRAWING No. 3859-S07

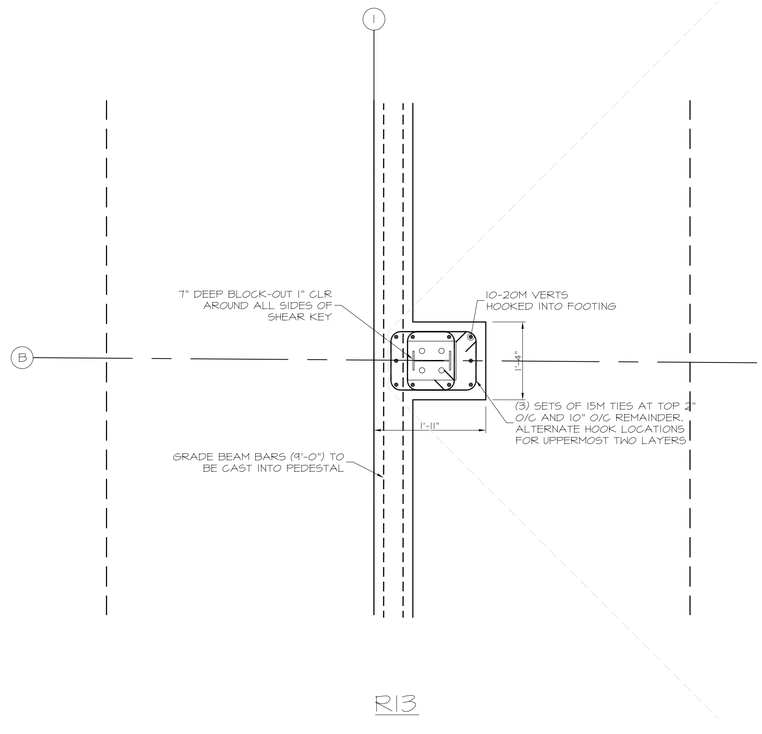












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DWG File Name	S3859.dwg

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — B. A. WEST — 22495 — Permit to Practice No. 1002564 — Issued and stamped Original Drawings are the property of the Engineer and are issued Original Drawings only. Any alterations are not to be Original Documents.

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CHERRY CREEK FIRE HALL

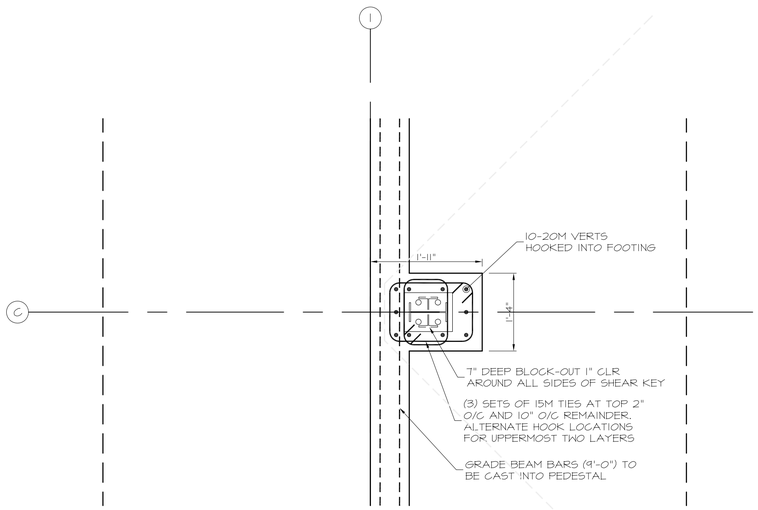
5920 CHERRY CREEK RD PORT ALBERNI BC

PEDESTALS

SHEET No. S08

9 OF 12 REV. G

DRAWING No. 3859-S08



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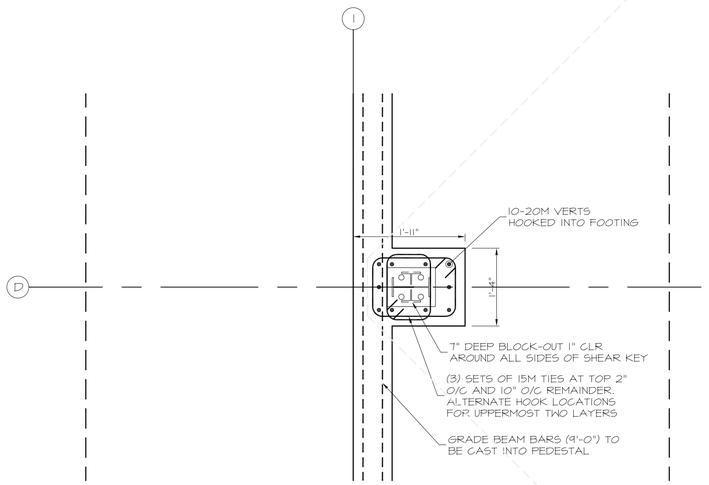

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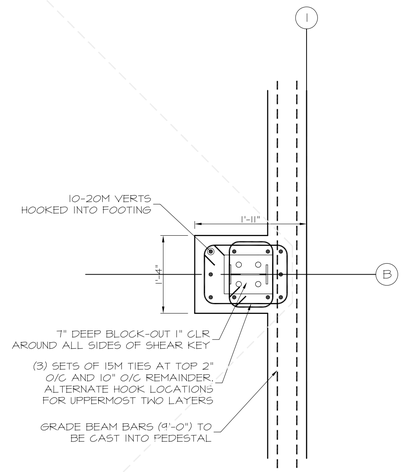

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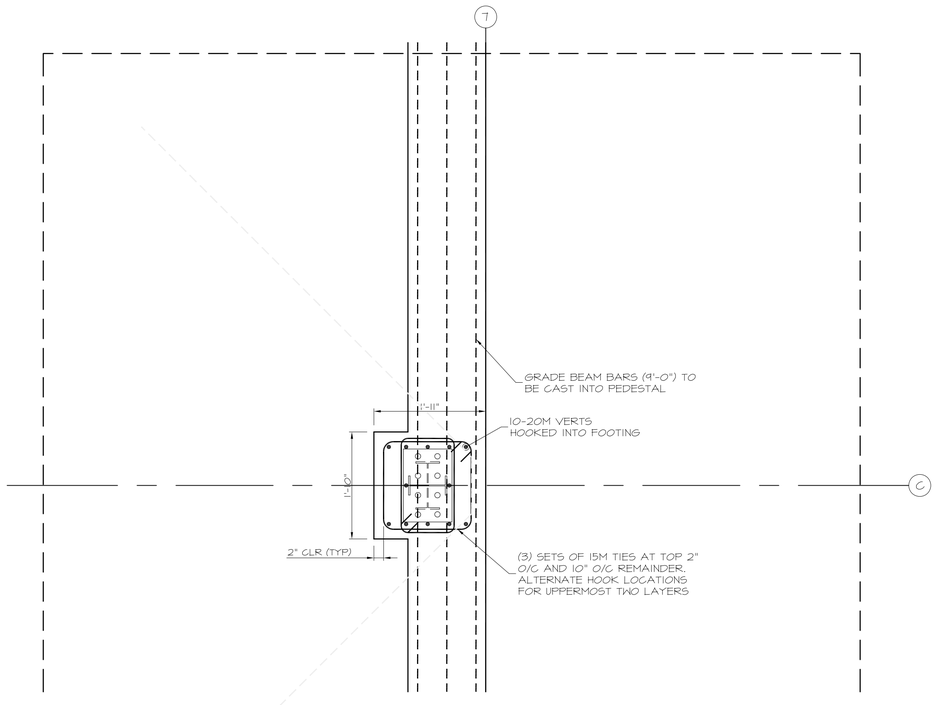

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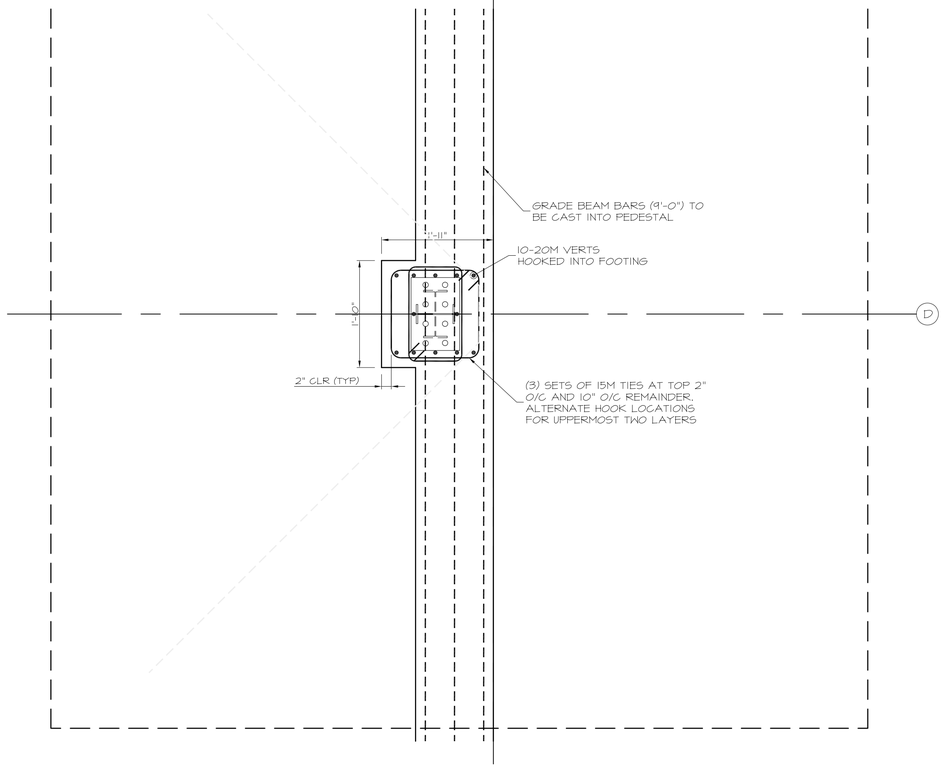

R18

No.	REVISION DESCRIPTION	DATE	BY	APP'D
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PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
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Professional Engineer and Consultant as defined in the Professional Engineers and Geoscientists Act of the Province of British Columbia
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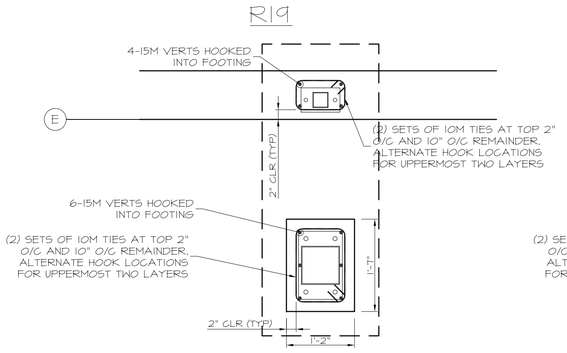
PEDESTALS

SHEET No. S09
10 OF 12 REV. G
DRAWING No. 3859-S09



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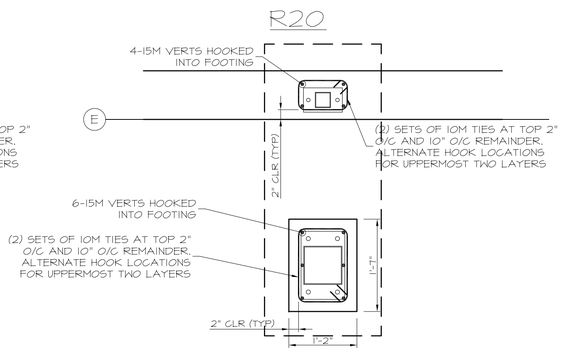

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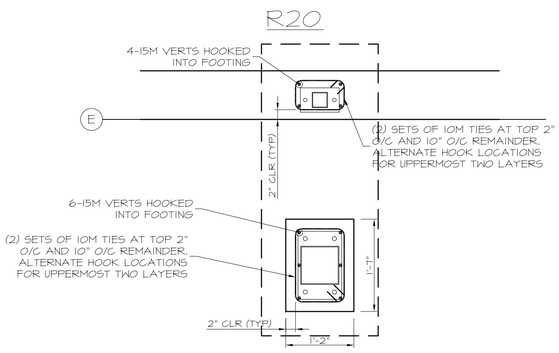

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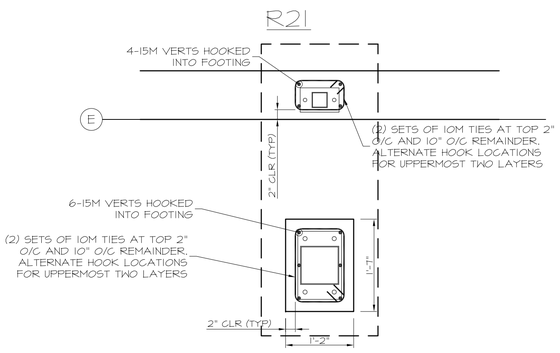

R21

R27

R22

R29

R24

R26

No.	REVISION DESCRIPTION	DATE	BY	APP'D
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CHERRY CREEK FIRE HALL

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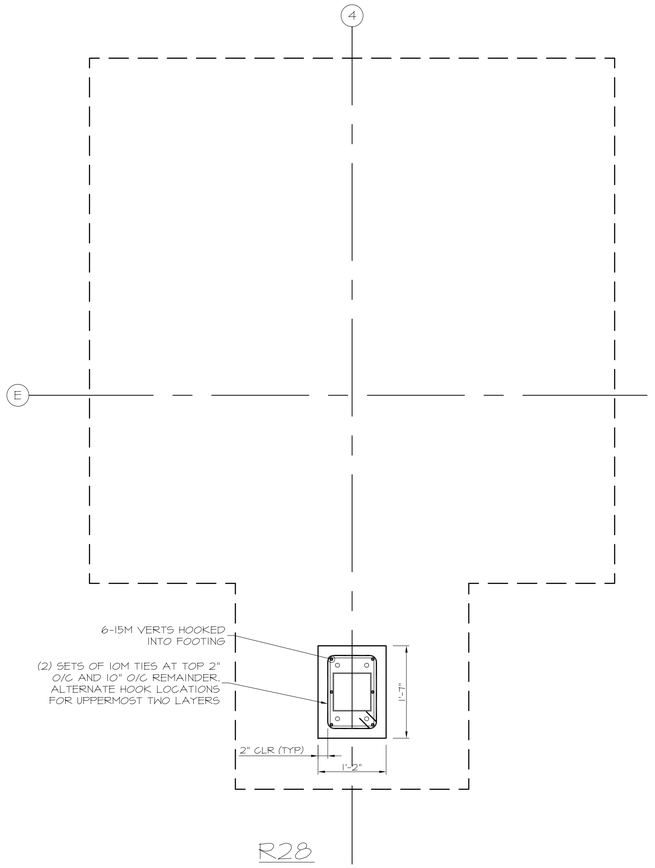
PEDESTALS

SHEET No. S10
11 OF 12 REV. G
DRAWING No. 3859-S10



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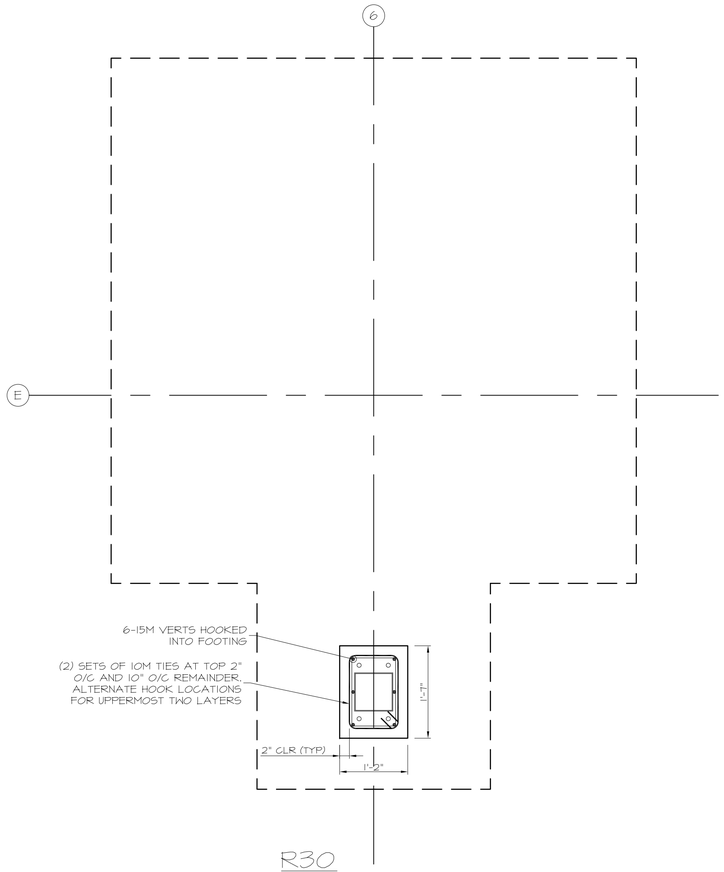

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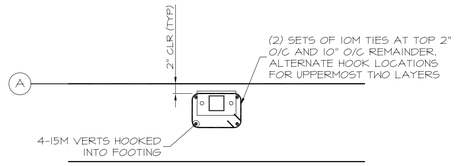

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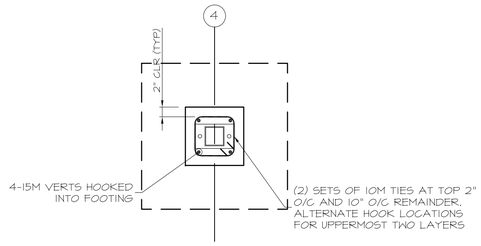

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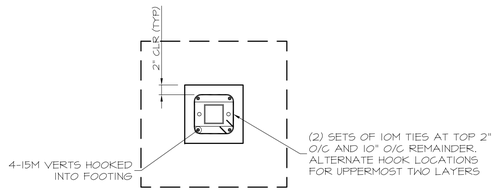

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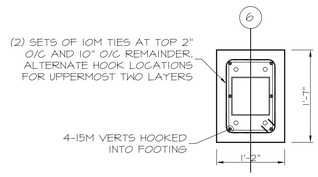

R39

No.	REVISION DESCRIPTION	DATE	BY	APP'D
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CHERRY CREEK FIRE HALL

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PEDESTALS

SHEET No. S11

12 OF 12 REV. G

DRAWING No. 3859-S11

9 May 2025 3:27:48 PM

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