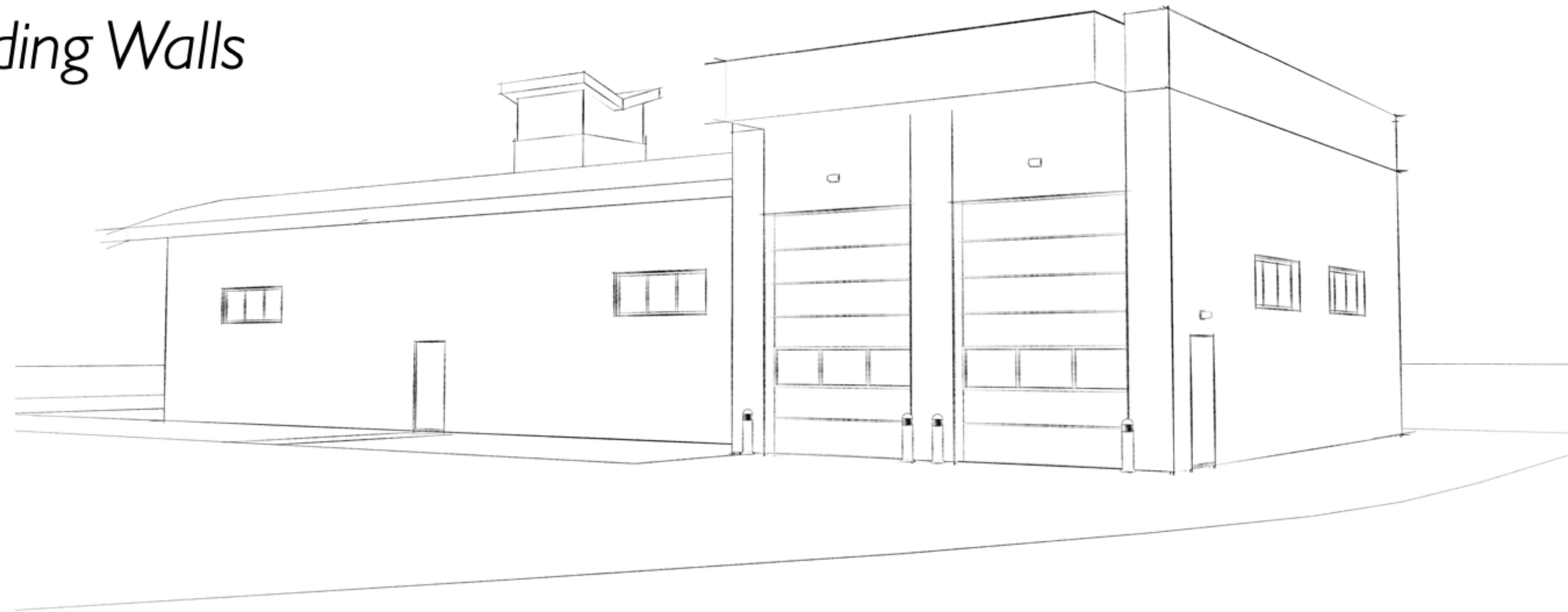


FIRE HALL #2 ADDITION

Salmon Arm, BC - CMU & Cladding Walls

DRAWING LIST:

- A0.0 COVER
- A1.1 SITE PLAN
- A1.2 NOTES, ASSEMBLIES & SPECS
- A2.0 FOUNDATION & SLAB PLAN
- A2.1 MAIN FLOOR PLAN
- A2.2 ROOF PLAN
- A3.1 BUILDING ELEVATIONS
- A3.2 BUILDING ELEVATIONS
- A4.1 BUILDING SECTIONS
- A5.1 BUILDING DETAILS
- A5.2 GENERAL NOTES
- A6.1 3-D VIEWS



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ISSUE	DATE
Coordination	January 24, 2024
Tender	July 16, 2024

DRAWN BY: ML,CJ

DATE: July 2024

SCALE: N/A



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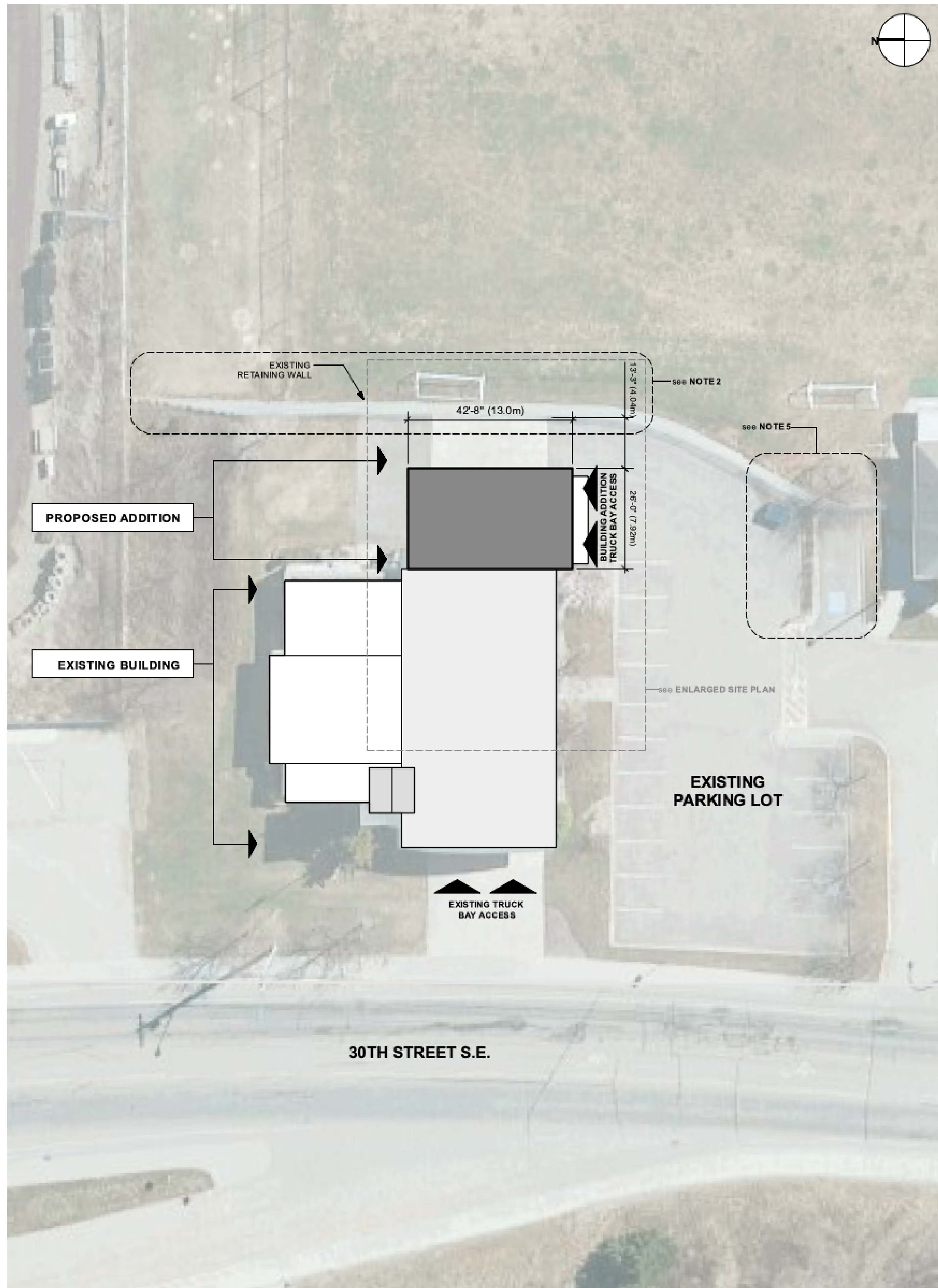
PROJECT: 22-030
CITY OF SALMON ARM
- FIRE HALL #2
 Truck Bay Addition

OPTION 'A'
 - MASONRY EXTERIOR WALL

200 - 30th Street SE
 Salmon Arm, BC

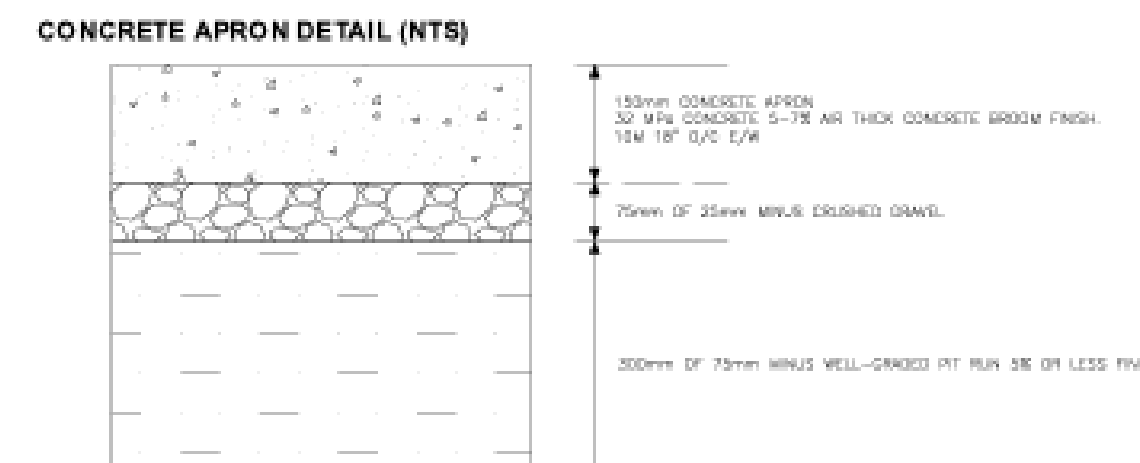
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COVER

DRAWING NO:
A0.0

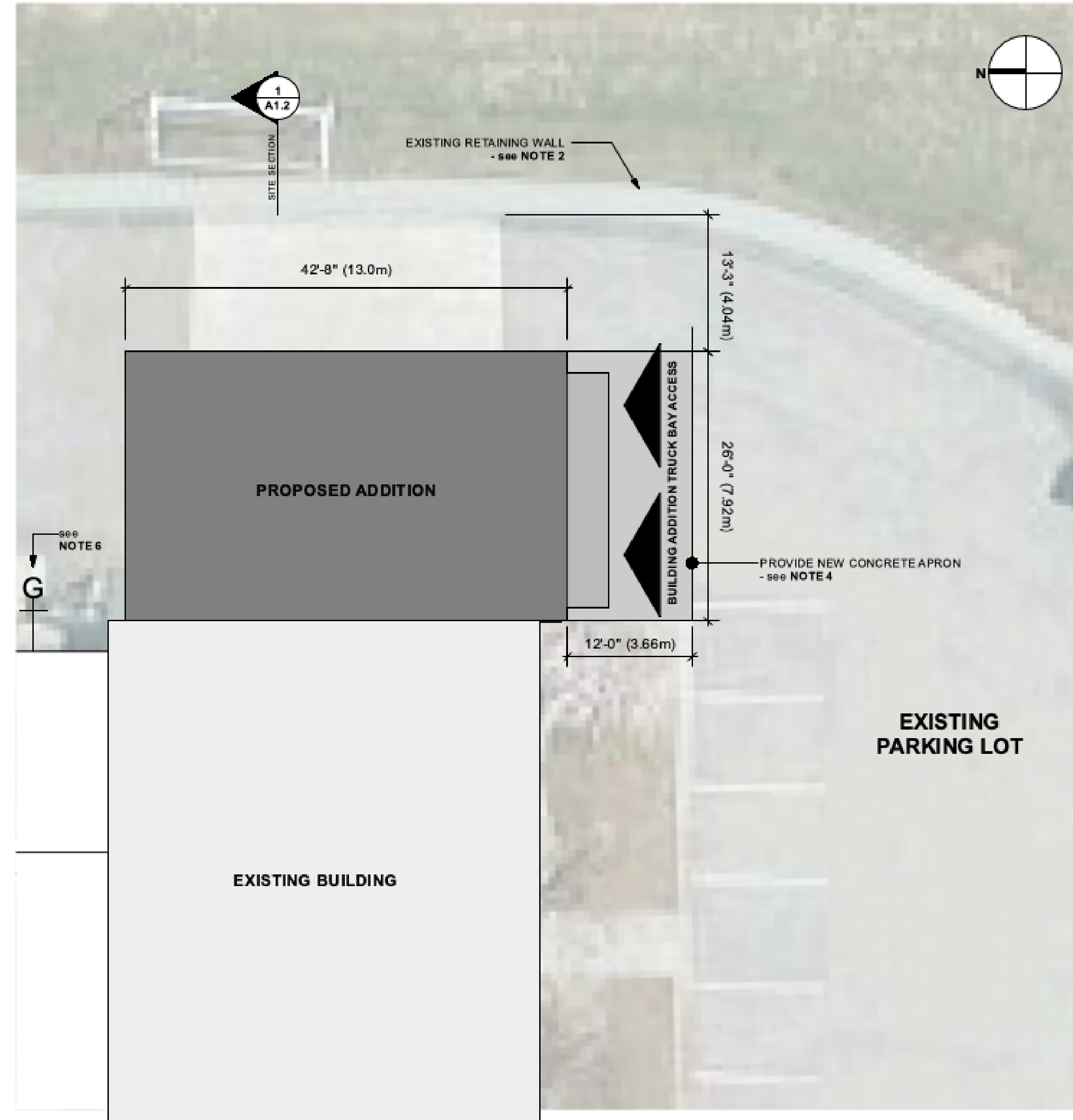


DEVELOPMENT INFORMATION	
CIVIC ADDRESS:	200 - 30th Street SE, Salmon Arm, BC
LEGAL DESCRIPTION:	Lot 1 Sec 18 Tp 20 R 9 W6M KDYD Plan KAP68875
PARCEL IDENTIFIER:	025-006-509
ZONING:	P-3
OC P DESIGNATION:	Institutional
PARCEL SIZE:	74,875m (18.5ac)
REQUIRED SETBACKS:	Front Yard - 6.0m (19.7') Rear Yard - 6.0m (19.7') Interior Side Yard - 3.0m (9.8') Exterior Side Yard - 6.0m (19.7')
	Proposed - see Site Plan
MAXIMUM HEIGHT:	Accessory Building = 12.0m (39.4')
	Proposed - see Elevations

- SITE PLAN NOTES**
- Contractor to make clean cuts at interfaces between required building addition excavation and existing surfaces. Except for new concrete apron (see Note 4, below), previous existing surfaces to be reinstated up to existing building.
 - Proposed building addition not expected to conflict with existing retaining wall (see drawing A1.2 for additional notes).
 - All existing building services - electrical, HVAC, & plumbing - to be extended into building addition.
 - Contractor to saw cut existing asphalt edge and remove from site (to be disposed at legal disposal site). Contractor to excavate and haul soils off site as necessary for new concrete apron sub-surface materials. (See below for concrete apron specifications).
 - Existing garbage bin and Accessible parking stall to be relocated (and curb removed) to allow for truck access to building addition and new truck bays.
 - Existing Fortis gas meter and building inlet.

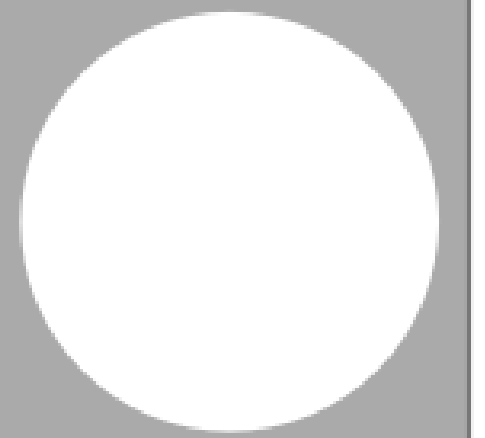


NOTE: DO NOT DOWEL CONCRETE APRON TO FOUNDATION OF BUILDING.



1 **SITE PLAN**
Scale: 1:200

2 **ENLARGED SITE PLAN**
Scale: 1:100



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DATE: July 2024
SCALE: as noted



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PROJECT: 22-030
CITY OF SALMON ARM - FIRE HALL #2
Truck Bay Addition
OPTION 'A'
- MASONRY EXTERIOR WALL

200 - 30th Street SE
Salmon Arm, BC
DRAWING TITLE:
SITE PLAN

DRAWING NO:
A1.1

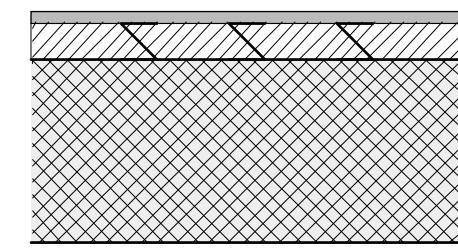
ASSEMBLIES:

EXTERIOR WALL TYPES:



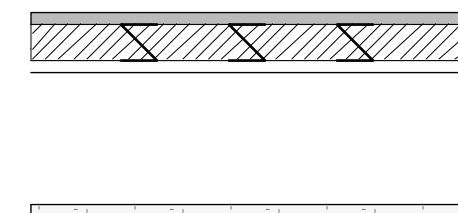
W1 - CAST IN PLACE CONCRETE WALL:

- Granular Backfill (as per **Geotechnical**)
- Cast-In-Place Concrete Foundation Wall (as Per **Structural**)



W2 - EXTERIOR CONCRETE MASONRY WALL:

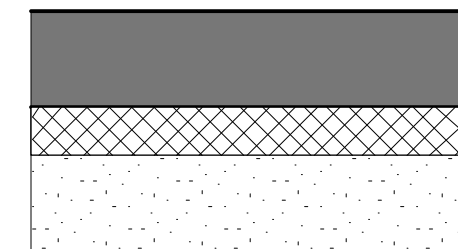
- Metal Cladding - 24ga. (as per **Elevations**)
- 1" Metal 'Z'-Girts
- 5" Fibreglass Thermal Spacer Clips (as **Specified**)
- w/ Mineral Wool Insulation
- Liquid-Applied Moisture & Air Barrier (as **Specified**)
- Concrete Masonry Unit (CMU) wall construction (as per **Structural**)
- Interior paint finish to match existing (epoxy paint - or equivalent - to provide vapour barrier)



W3 - EXTERIOR FRAME WALL:

- Metal Cladding (as per **Elevations**)
- Metal 'Z'-Girts - thickness as determined to align with wall 'W2' surface
- Building Paper - 1/2" Plywood Sheathing
- 2x8 Wood Stud Framing @ 24" O.C.
- 6 Mil UV Poly Vapour Barrier
- 1/2" GWB Finish (Taped, Filled & Painted)
- Interior paint finish to match existing

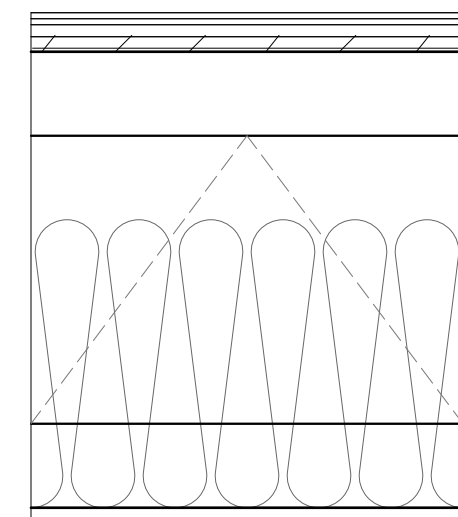
FLOOR TYPES:



F1 - CONCRETE SLAB-ON-GRADE:

- Concrete Floor Sealer (as **Specified**)
- Cast-In-Place Reinforced Concrete Floor (as per **Structural**)
- 6 Mil. Poly UV Vapour Barrier
- Rigid Insulation 1.2m from slab perimeter; Min. R-7.5 (Polysty or XPS)
- Clean, Compacted Granular Fill
- Min. 8" Deep; Coarse Aggregate ASTM Size #5, or Equivalent

ROOF TYPES:



R1 - MAIN ROOF ASSEMBLY:

- 2-Ply SBS Roofing Membrane
- Protection Board
- Plywood Decking (as per **Structural**)
- Pre-Fabricated Engineered Roof Trusses (as per **Structural**) w/ R-40 Batt Insulation
- 6 Mil UV Poly Vapour Barrier
- 1/2" Gypsum Board Ceiling (Taped, Filled & Painted/Finished)

BUILDING CODE INFORMATION

BUILDING AREA:	Existing = 430.1sm (4,630sf) Proposed = 130.9sm (1,409sf) Total = 561.0sm (6,039sf)
BUILDING HEIGHT:	1 Storey
OCCUPANCY:	Group F, Division 3 - Low-Hazard Industrial (Storage Garage) Group D - Business & Personal Service (Offices, Meeting Rooms)
FIRE SUPPRESSION:	No
STREETS FACING:	1
BUILDING CONSTRUCTION:	Combustible and Non-Combustible
APPLICABLE BUILDING CODE:	BC Building Code (2024) - Part 3 Applicable Sub-Section: 3.2.2.87 - Group F, Division 3, up to 2 storeys - Max. Area = 1,600sm (if 1 storey, facing 1 street) - Combustible and Non-Combustible Construction permitted - Floor Assemblies to be Fire Separations (45Min. FRR) - Loadbearing walls to have 45Min. FRR
REQUIRED FIRE SEPARATIONS:	Between Storage Garage and other Occupancies = 1.5Hr FRR (as per 3.3.5.6)
TRAVEL DISTANCES:	Travel Distance to nearest Exit = 30m (as per 3.4.2.5.(1)(f))
SPECIAL REQUIREMENTS:	Project to be designed to include the requirements for Post-Disaster Buildings, as described in Division B Part 4, and all other applicable parts.

THERMAL REQUIREMENTS

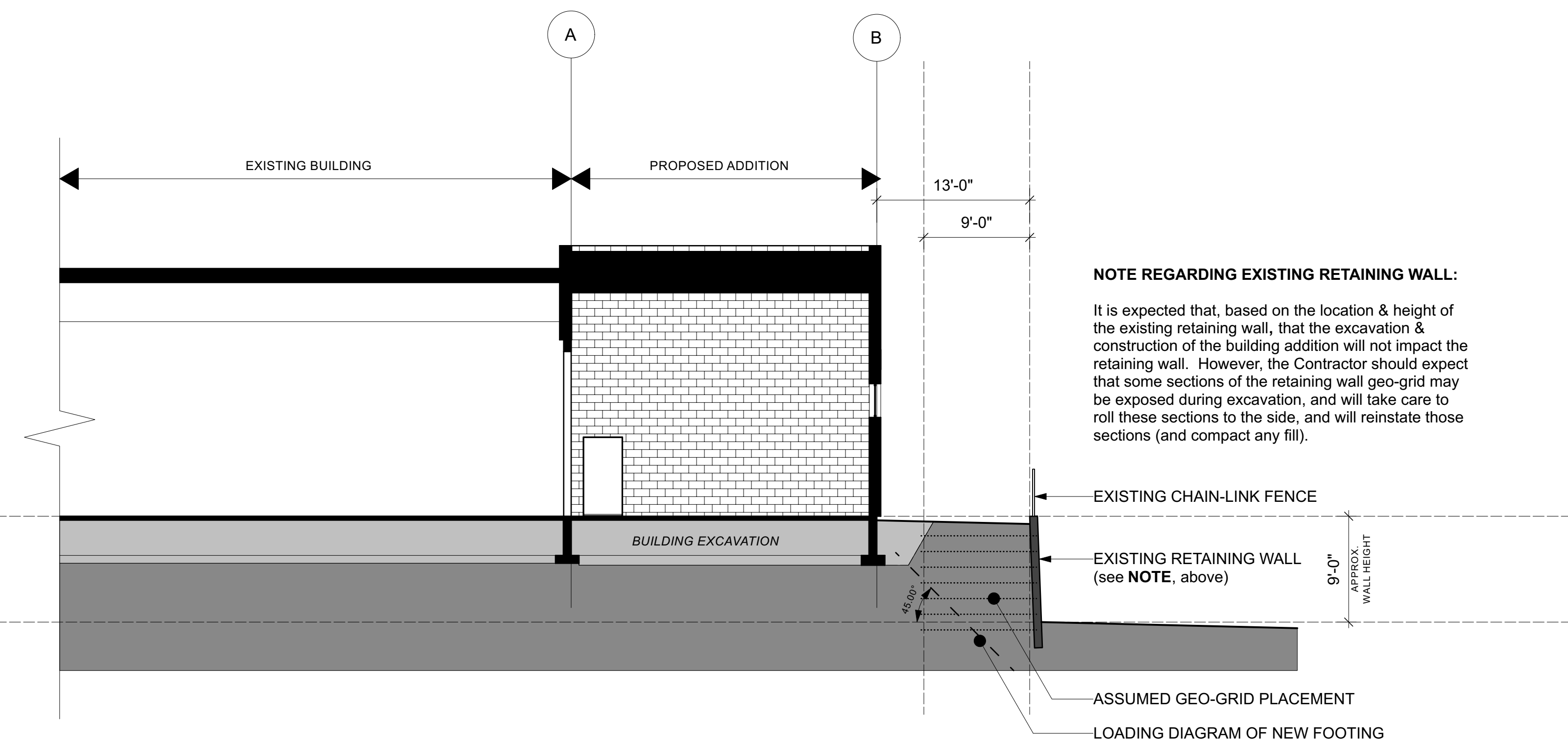
APPLICABLE CODE:
National Energy Code for Buildings (NECB) Canada - as per 10.2.2.1.(1), 2024 BC Building Code

Minimum requirements for *Semi-Heated* spaces:

- Above-Grade Walls
 - RSI 3.45
 - R-19.59
- Roof
 - RSI 6.10
 - R-34.64
- Floors (in contact with the ground)
 - RSI 1.32
 - R-7.5 (for 1.2m around floor perimeter)
- Fenestration (windows)
 - RSI 0.53
 - R-3.00
- Doors
 - RSI 0.47
 - R-2.67

NOTES:

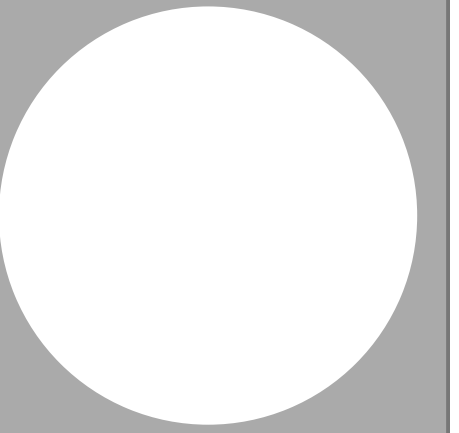
- All doors in windows to meet all other applicable standards regarding thermal bridging, air leakage, and weather protection
- *Semi-Heated* space defined as space with Mechanical heating design for:
 - greater than 3.48Btu/h ft²
 - less than 12.0Btu/h ft²



PRODUCT SPECIFICATIONS

- Concrete Floor Sealer
 - Sika 'Florseal WB-18 & WB-25' Water-Based Acrylic Concrete Cure and Seal
 - to be applied as per manufacturer's instructions
 - equivalent alternates to be reviewed by Architect
- Concrete Paint (for interior masonry wall surface)
 - Benjamin Moore / Coronado Paints 'Super Kote 500' Latex Production Block Filler or Behr Pro 'Block Filler Primer'
 - Suitable, compatible interior paint finish (white) to be provided
 - to be applied as per manufacturer's instructions
 - equivalent alternates to be reviewed by Architect
- Exterior Water-Resistant Barrier (for exterior masonry wall surface)
 - Soprema 'Sopraseal LM 200 T' water-based, rubberized liquid-applied sealant
 - to be applied as per manufacturer's instructions
 - equivalent alternates to be reviewed by Architect
- Pre-Finished Metal Roof Vents
 - Ventilaion Maximum 'VMAZX-201-12 MB'
 - Pre-finished metal: grey
 - to be installed as per manufacturer's instructions
 - equivalent alternates to be reviewed by Architect

Additional material specifications found in Project Manual.



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ISSUE DATE

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DATE: July 2024

SCALE: as noted



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PROJECT: 22-030

CITY OF SALMON ARM - FIRE HALL #2
Truck Bay Addition

OPTION 'A'
- MASONRY EXTERIOR WALL

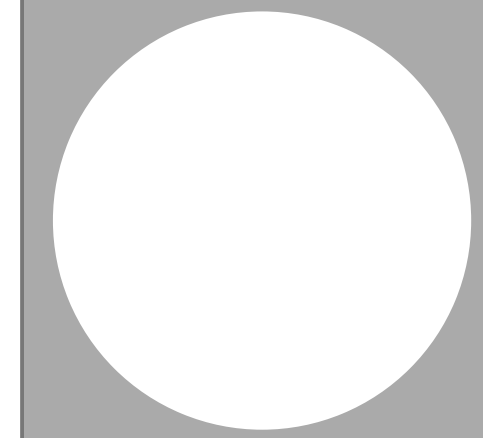
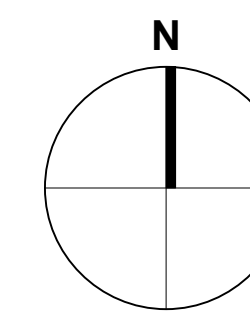
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DRAWING TITLE:

NOTES, ASSEMBLIES & SPECS

DRAWING NO:

A1.2



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PROJECT: 22-030
CITY OF SALMON ARM - FIRE HALL #2
 Truck Bay Addition

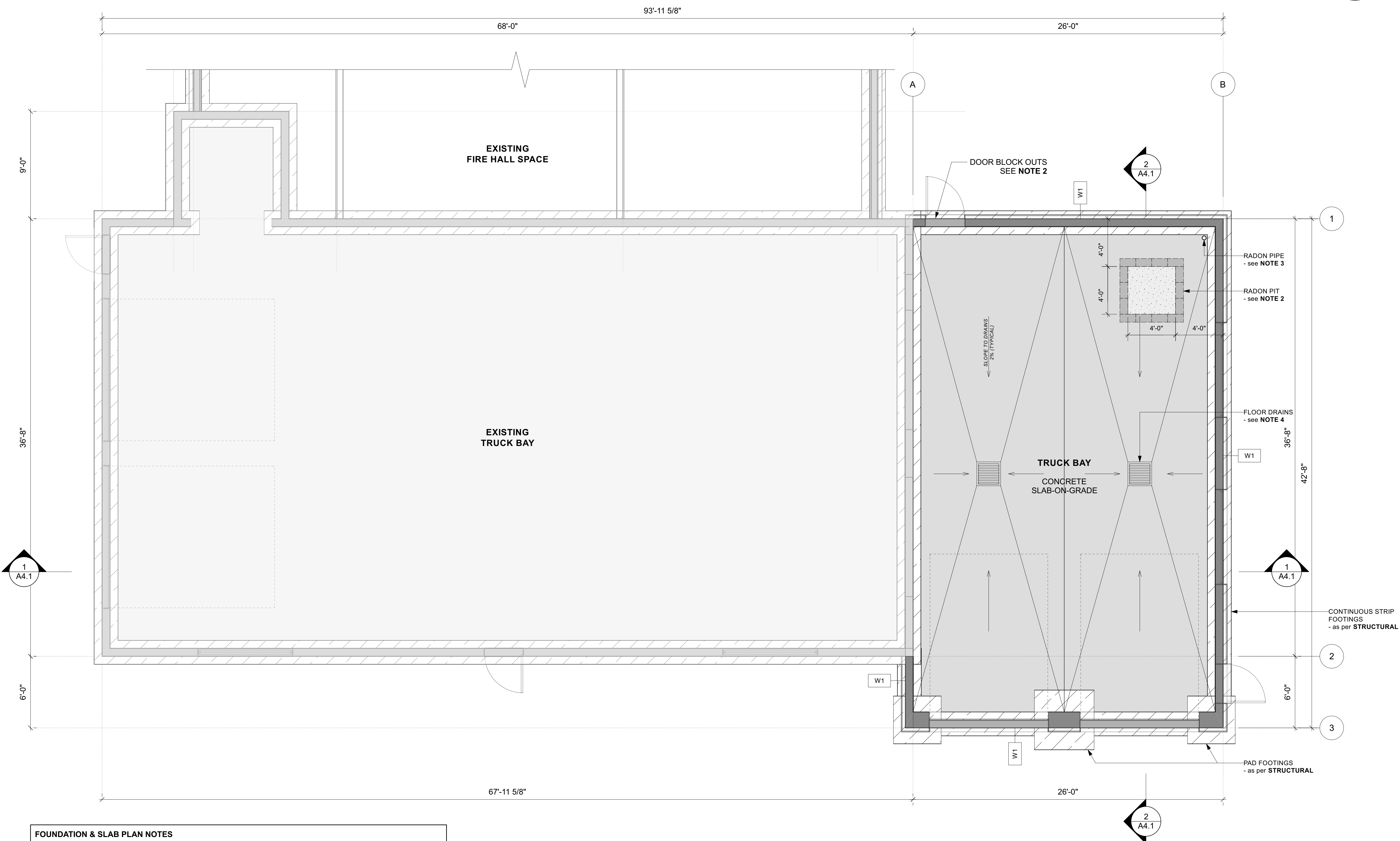
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 - MASONRY EXTERIOR WALL

200 - 30th Street SE
 Salmon Arm, BC

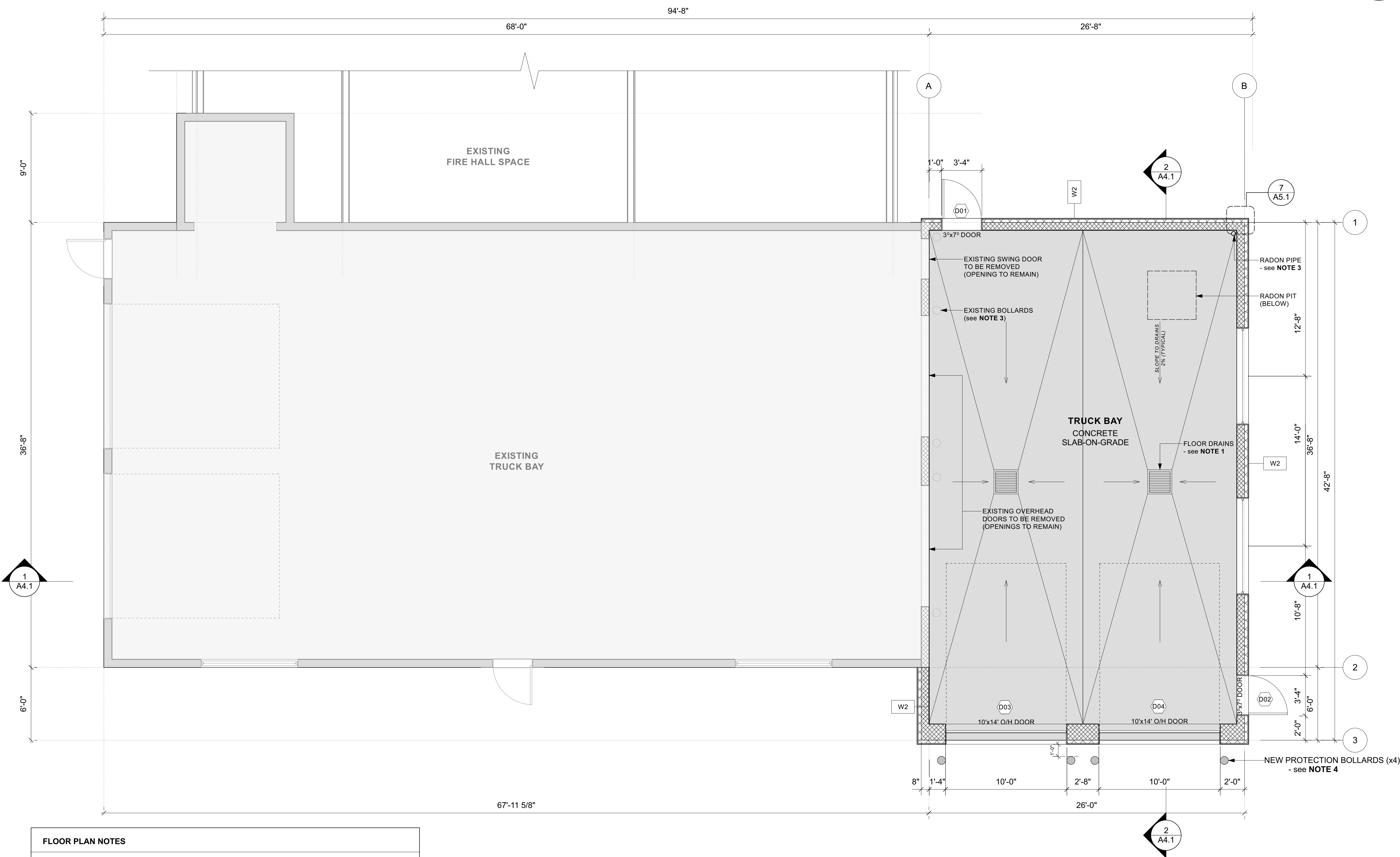
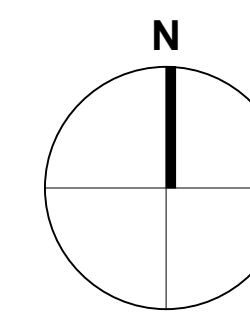
DRAWING TITLE:
FOUNDATION & SLAB PLAN

DRAWING NO.:

A2.0



- FOUNDATION & SLAB PLAN NOTES**
- All sizing and details for footings and foundation walls as per **Structural**.
 - Proposed location for radon mitigation pit (48"x48") - details and piping as per **Mechanical**.
 - Proposed vertical radon piping location - details as per **Mechanical**.
 - Load-rated area drains (24"x24") - details as per **Mechanical & Structural**.



FLOOR PLAN NOTES

1. Floor drains & catch basins to be provided for Truck Bay drainage. To be connected to existing oil & grit interceptor and underground stormwater piping (see **Mechanical**).
2. Carbon monoxide and carbon dioxide detectors to be provided.
3. Existing bollards to be removed.
4. Provide new concrete-filled steel bollards
 - 8" diameter
 - painted to match existing

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CITY OF SALMON ARM - FIRE HALL #2
Truck Bay Addition

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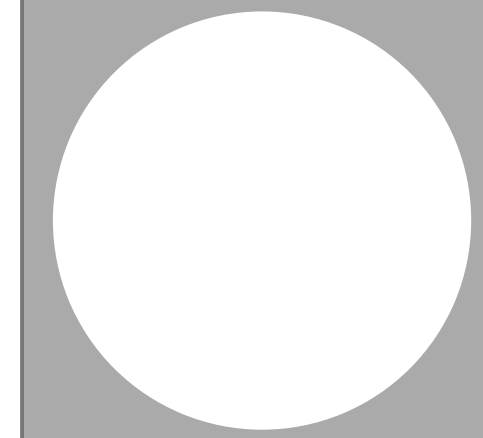
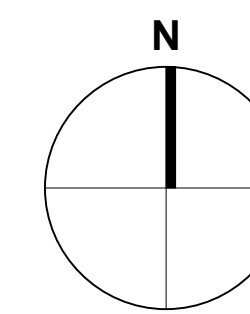
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DRAWING TITLE:

MAIN FLOOR PLAN

DRAWING NO:

A2.1



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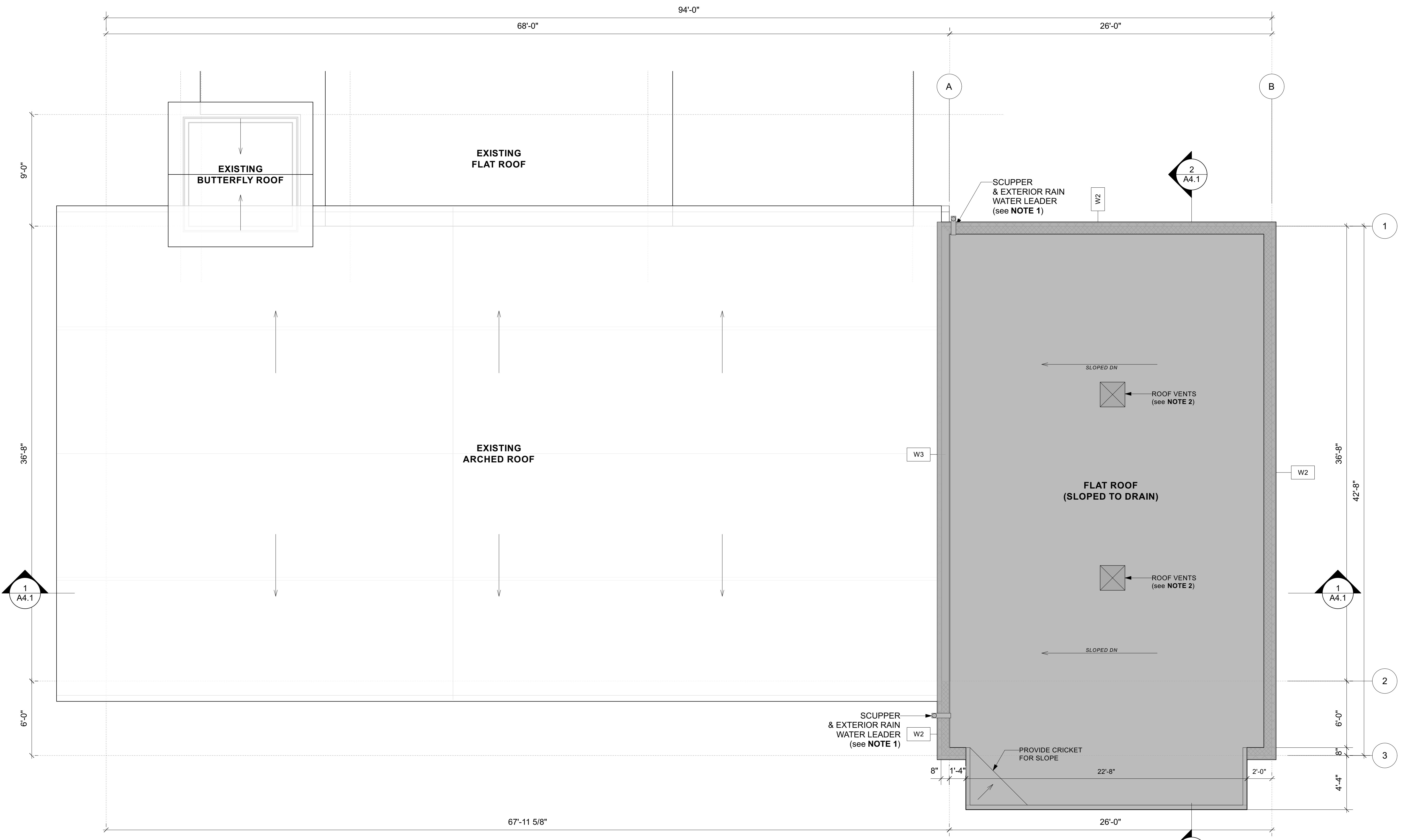
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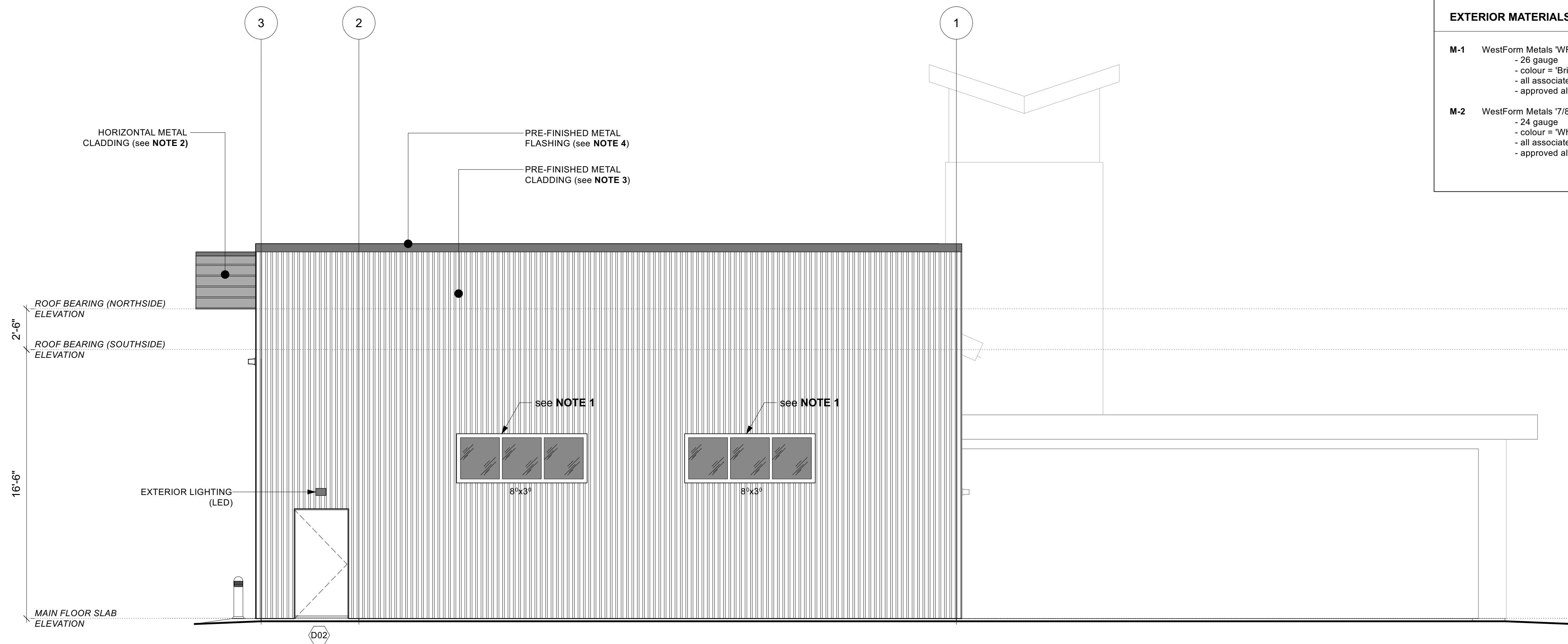
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ROOF PLAN

DRAWING NO.:

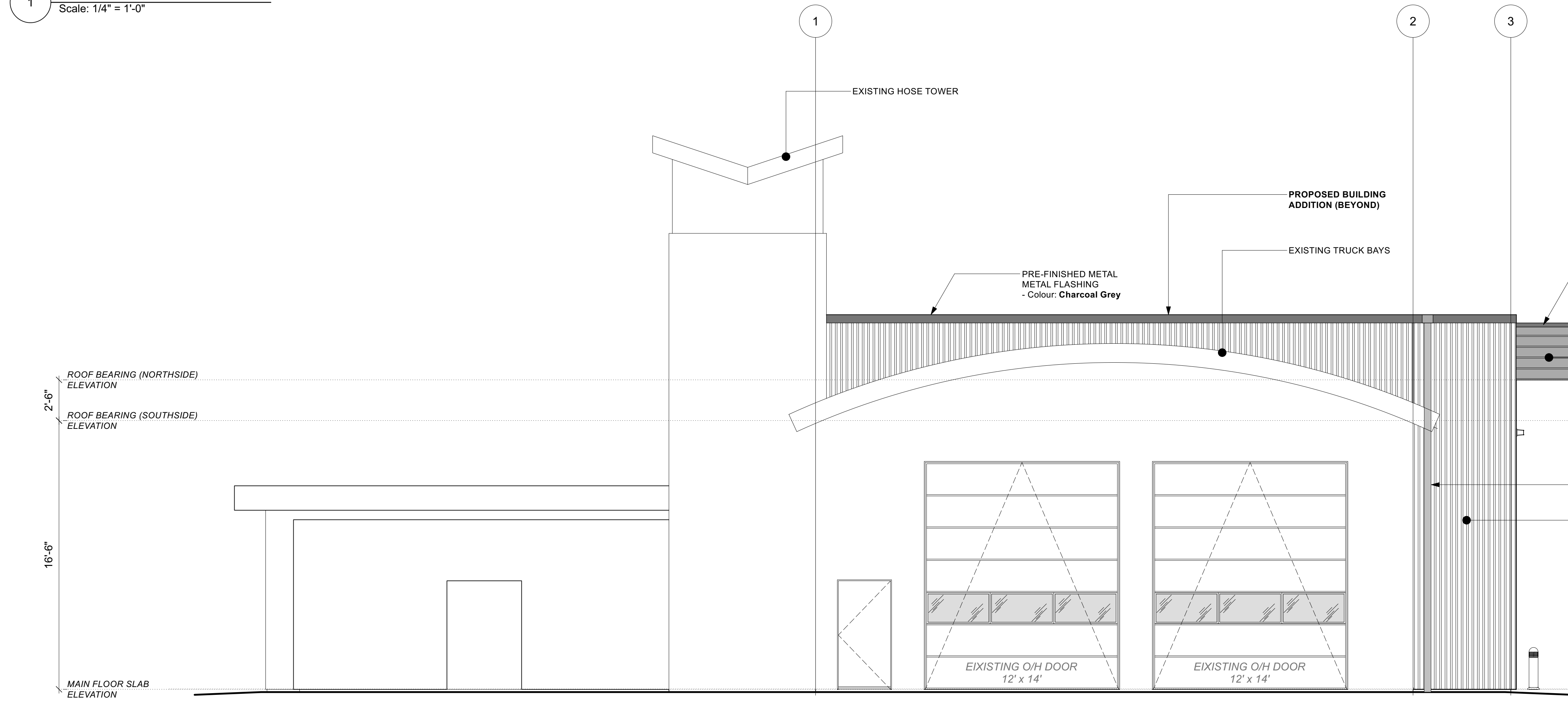
A2.2



- ROOF PLAN NOTES**
1. Roof water to be collected in rain water leaders and connected to existing storm water piping. - see **Mechanical**
 2. Provide pre-finished metal roof vents (as **Specified**).



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

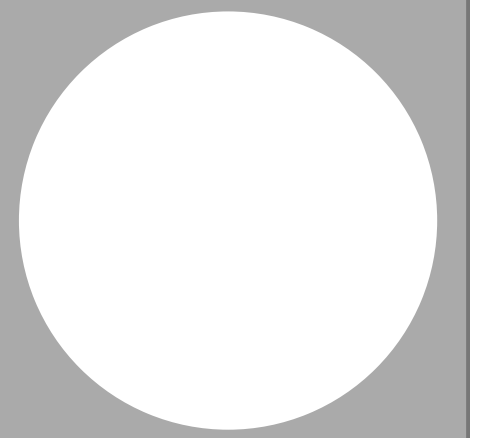


2 WEST ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR MATERIALS	
M-1 WestForm Metals 'WF-636 Wall' Pre-Finished Metal Cladding - 26 gauge - colour = 'Brite Red' (colour to be confirmed) - all associated trims & flashings to be provided - approved alternates provided to Architect	M-3 WestForm Metals 'WF-HF-12P Soffit' Pre-Finished Metal - 24 gauge - colour = 'Charcoal Grey' (colour to be confirmed) - all associated trims & flashings to be provided - approved alternates provided to Architect
M-2 WestForm Metals '7/8" Corrugated' Pre-Finished Metal Cladding - 24 gauge - colour = 'White White' (colour to be confirmed) - all associated trims & flashings to be provided - approved alternates provided to Architect	

DOOR SCHEDULE	
DOOR 'D01'	- 3'-0" x 7'-0", Insulated flush metal, door closer, threshold, weather seals, pressed metal frame; pre-primed & painted (to match existing red doors)
DOOR 'D02'	- 3'-0" x 7'-0", Insulated flush metal, door closer, threshold, weather seals, pressed metal frame; pre-primed & painted (to match existing red doors)
DOOR 'D03'	- 10'-0" x 12'-0", Insulated pre-finished metal overhead door - c/w sealed double-glazed lights (see Elevations) - power operated
DOOR 'D04'	- 10'-0" x 12'-0", Insulated pre-finished metal overhead door - c/w sealed double-glazed lights (see Elevations) - power operated

- ELEVATION NOTES**
- New pre-finished aluminum windows (to match existing)
 - 8'-0" x 3'-0"
 - double-glazed, with Low-E coating
 - thermally broken
 - Provide scupper through roof parapet, connected to pre-finished metal rain water leader.
 - Grey, to match existing.
 - All rain water to be collected into existing underground piping and directed into municipal stormwater system - see **Mechanical**.



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PROJECT: 22-030
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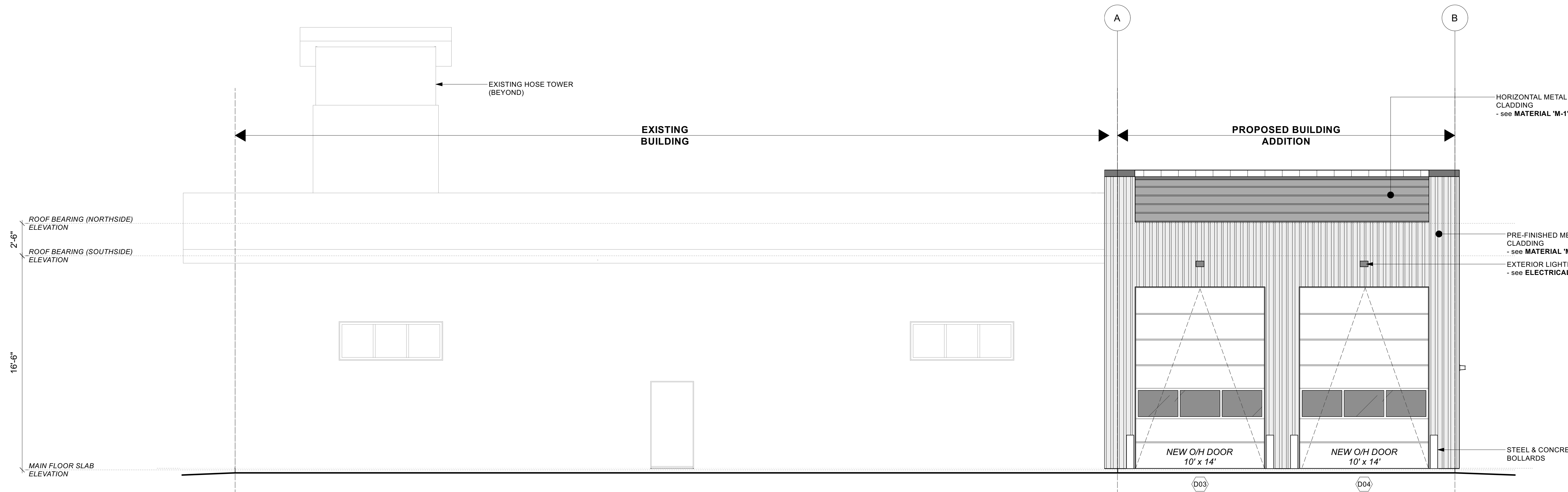
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- MASONRY EXTERIOR WALL

200 - 30th Street SE
Salmon Arm, BC

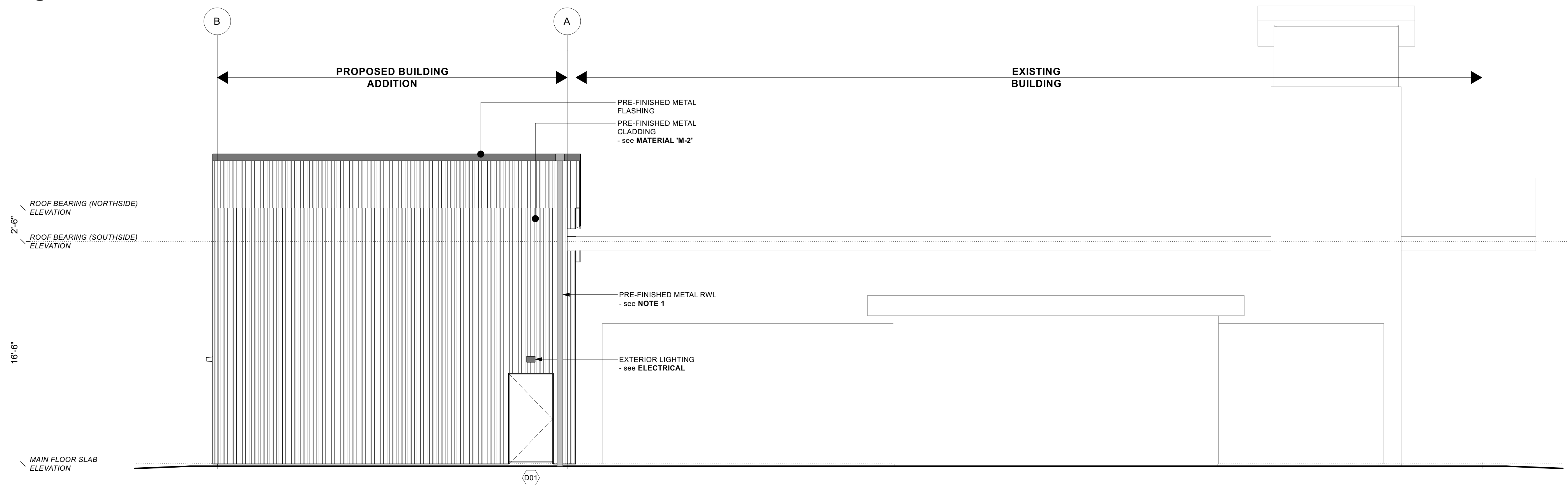
DRAWING TITLE:
ELEVATIONS

DRAWING NO:

A3.1



1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

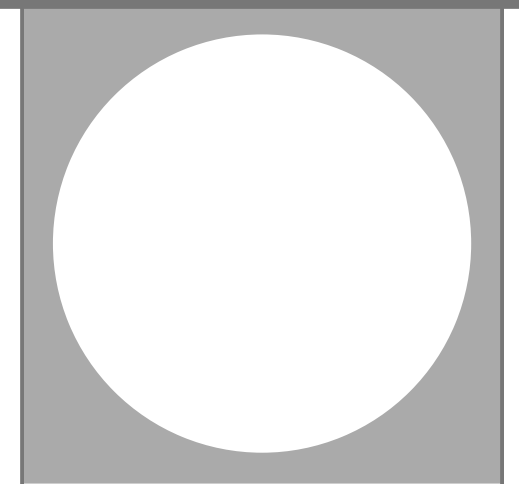


2 NORTH ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR MATERIALS	
<p>M-1 WestForm Metals 'WF-636 Wall' Pre-Finished Metal Cladding</p> <ul style="list-style-type: none"> - 28 gauge - colour = 'Brite Red' (colour to be confirmed) - all associated trims & flashings to be provided - approved alternates provided to Architect 	<p>M-3 WestForm Metals 'WF-HF-12P Soffit' Pre-Finished Metal</p> <ul style="list-style-type: none"> - 24 gauge - colour = 'Charcoal Grey' (colour to be confirmed) - all associated trims & flashings to be provided - approved alternates provided to Architect
<p>M-2 WestForm Metals '7/8" Corrugated' Pre-Finished Metal Cladding</p> <ul style="list-style-type: none"> - 24 gauge - colour = 'White White' (colour to be confirmed) - all associated trims & flashings to be provided - approved alternates provided to Architect 	

ELEVATION NOTES
<p>1. Provide scupper through roof parapet, connected to pre-finished metal rain water leader.</p> <ul style="list-style-type: none"> - Grey, to match existing. - All rain water to be collected into existing underground piping and directed into municipal stormwater system - see Mechanical.

DOOR SCHEDULE	
DOOR 'D01'	- 3'-0" x 7'-0", Insulated flush metal, door closer, threshold, weather seals, pressed metal frame
DOOR 'D02'	- 3'-0" x 7'-0", Insulated flush metal, door closer, threshold, weather seals, pressed metal frame
DOOR 'D03'	- 10'-0" x 12'-0", Insulated pre-finished metal overhead door - c/w sealed double-glazed lights (see Elevations) - power operated
DOOR 'D04'	- 10'-0" x 12'-0", Insulated pre-finished metal overhead door - c/w sealed double-glazed lights (see Elevations) - power operated



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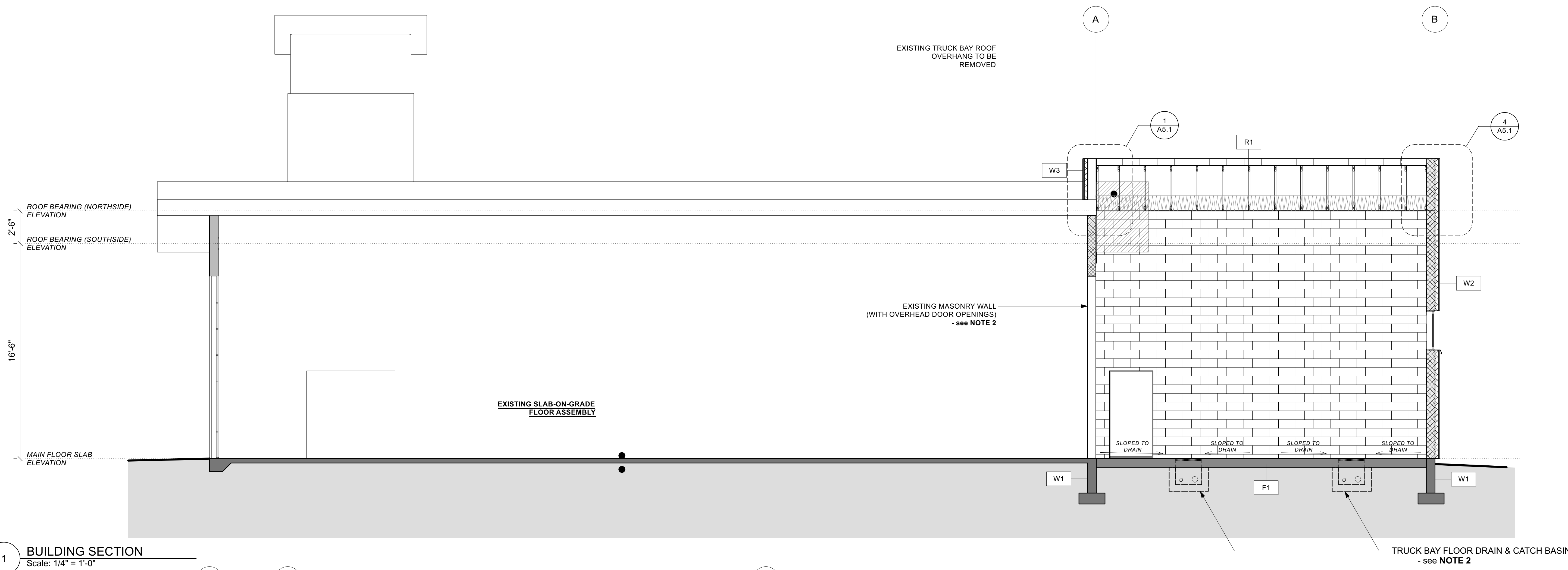
PROJECT: 22-030
CITY OF SALMON ARM - FIRE HALL #2
Truck Bay Addition

OPTION 'A'
- MASONRY EXTERIOR WALL

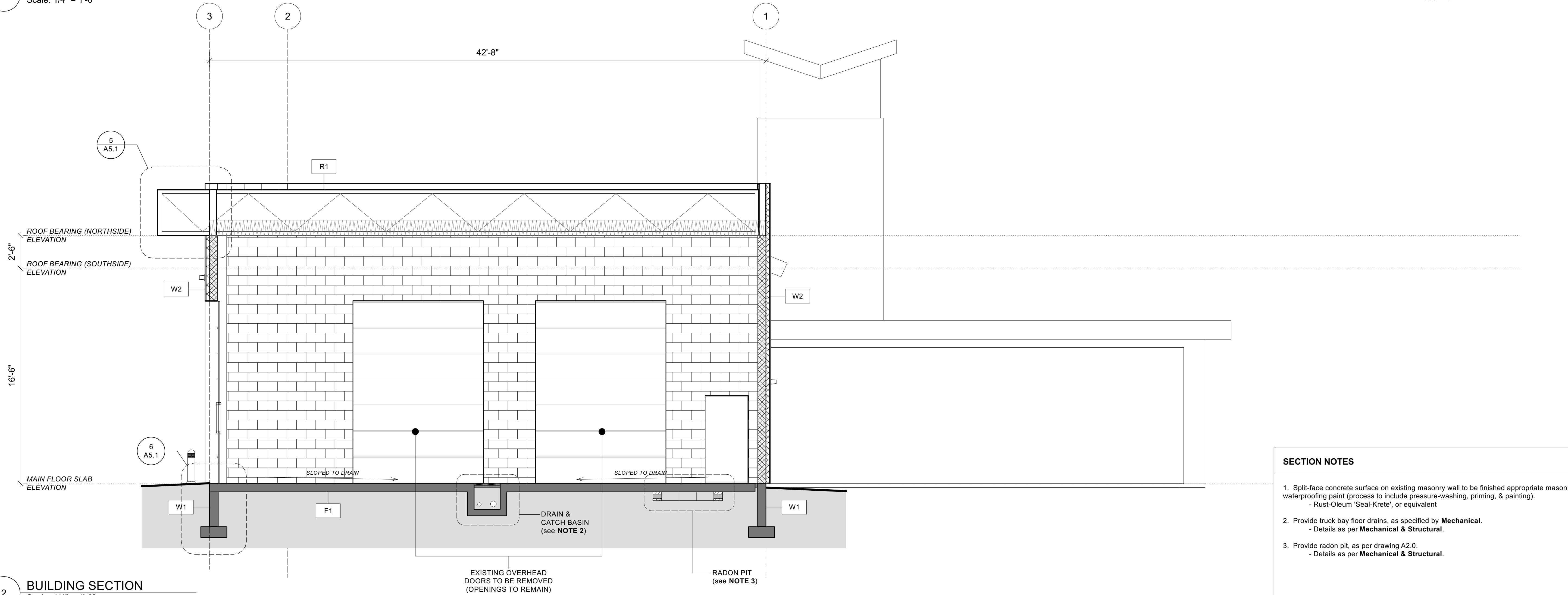
200 - 30th Street SE
Salmon Arm, BC

DRAWING TITLE:
ELEVATIONS

DRAWING NO:
A3.2

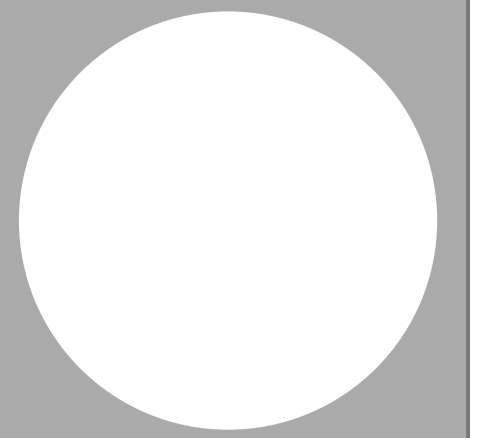


1 BUILDING SECTION
Scale: 1/4" = 1'-0"



2 BUILDING SECTION
Scale: 1/4" = 1'-0"

- SECTION NOTES**
- Split-face concrete surface on existing masonry wall to be finished appropriate masonry waterproofing paint (process to include pressure-washing, priming, & painting).
- Rust-Oleum 'Seal-Krete', or equivalent
 - Provide truck bay floor drains, as specified by **Mechanical**.
- Details as per **Mechanical & Structural**.
 - Provide radon pit, as per drawing A2.0.
- Details as per **Mechanical & Structural**.



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ISSUE	DATE
Coordination	January 24, 2024
Tender	July 16, 2024

DRAWN BY: ML, CJ
DATE: July 2024
SCALE: 1/4" = 1'-0"



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PROJECT: 22-030
CITY OF SALMON ARM - FIRE HALL #2
Truck Bay Addition

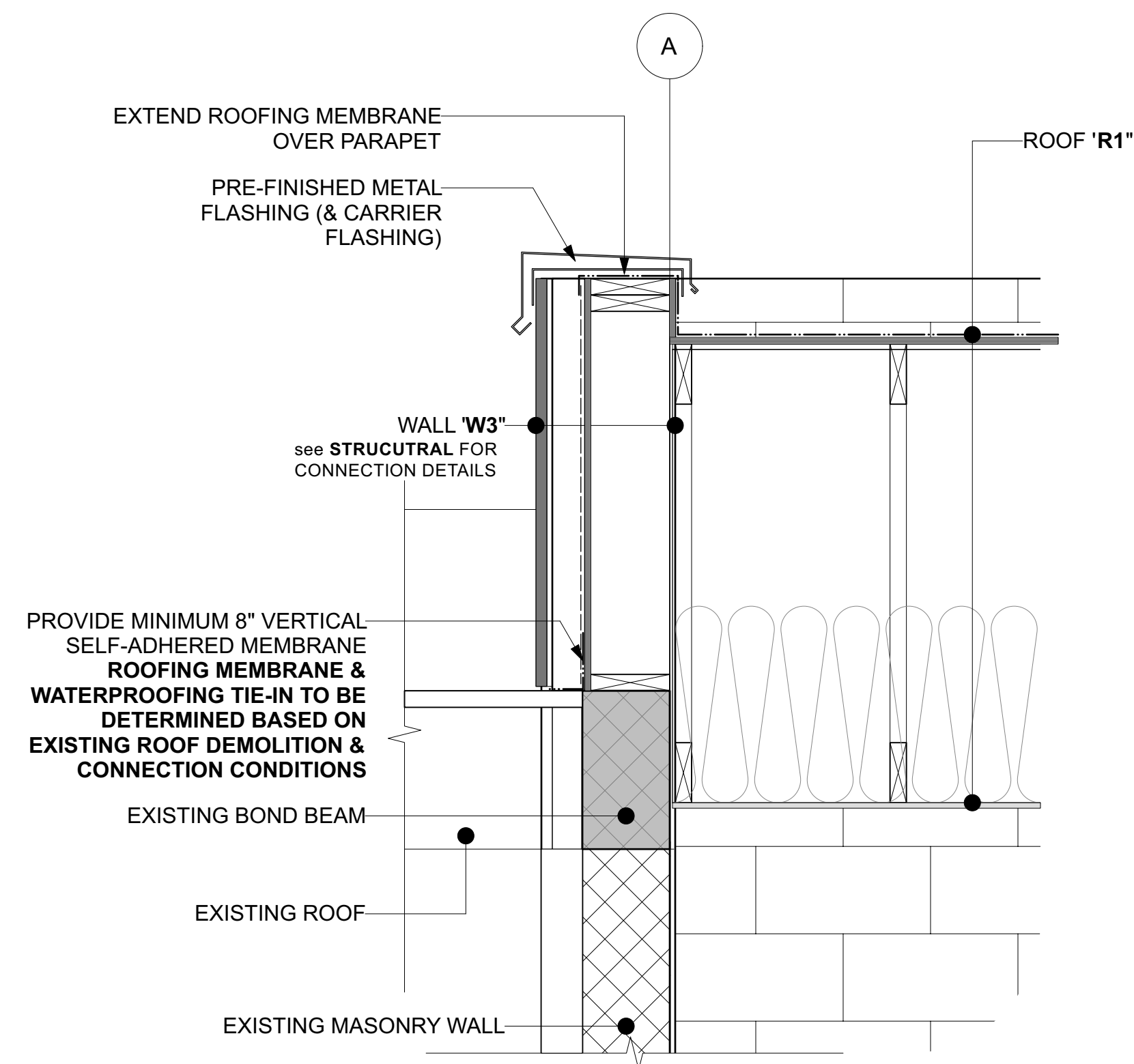
OPTION 'A'
- MASONRY EXTERIOR WALL

200 - 30th Street SE
Salmon Arm, BC

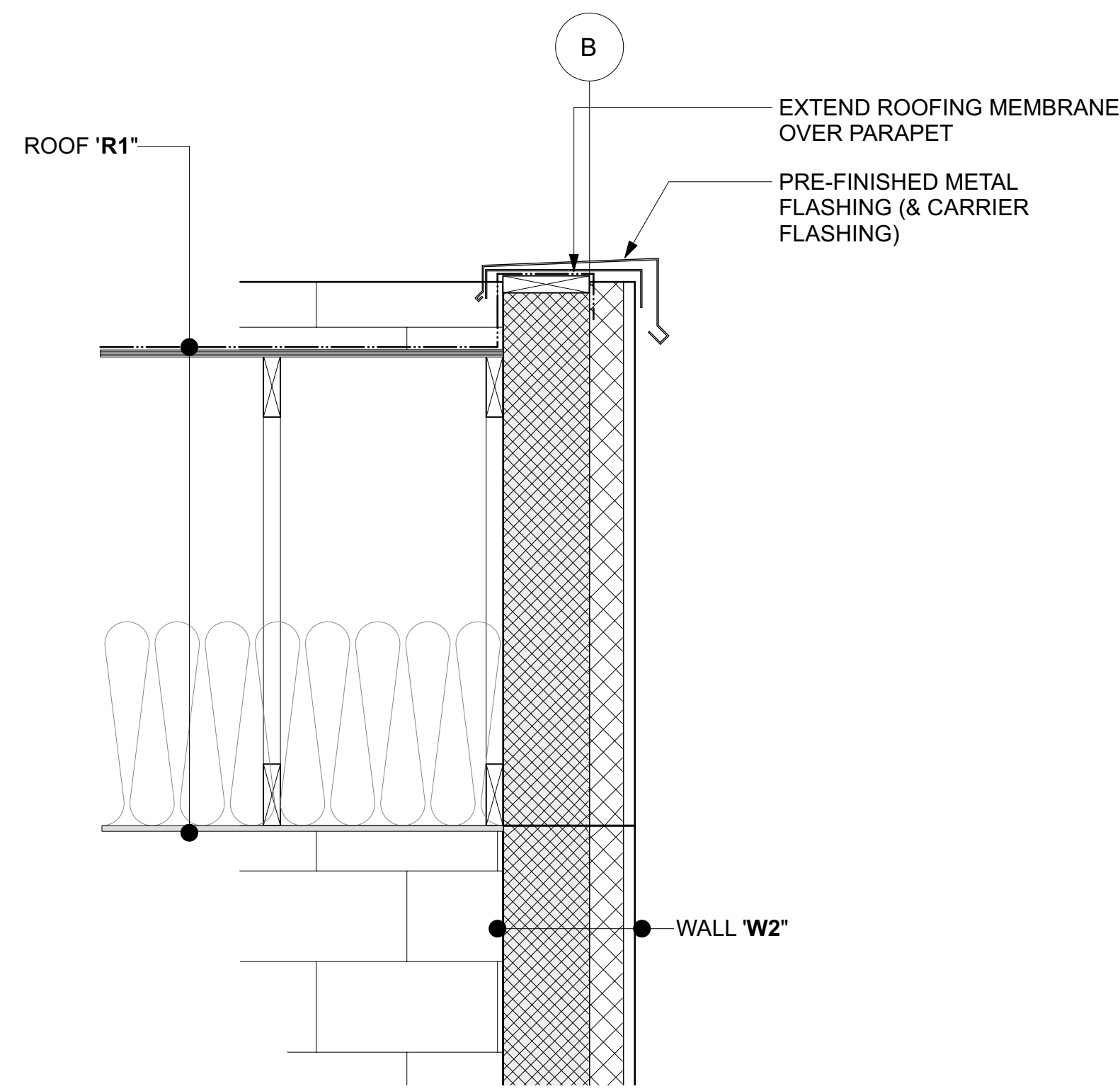
DRAWING TITLE:
BUILDING SECTIONS

DRAWING NO:

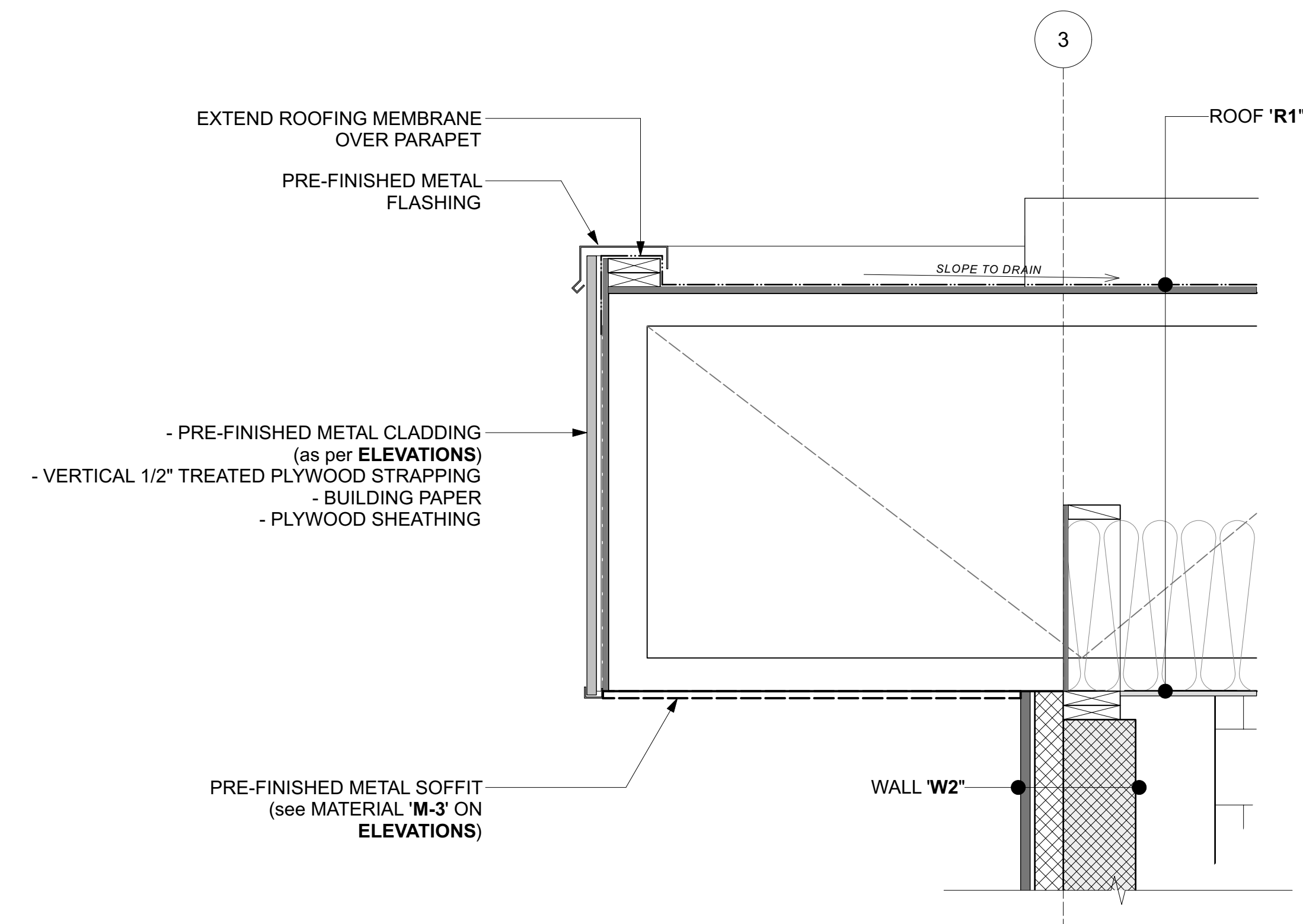
A4.1



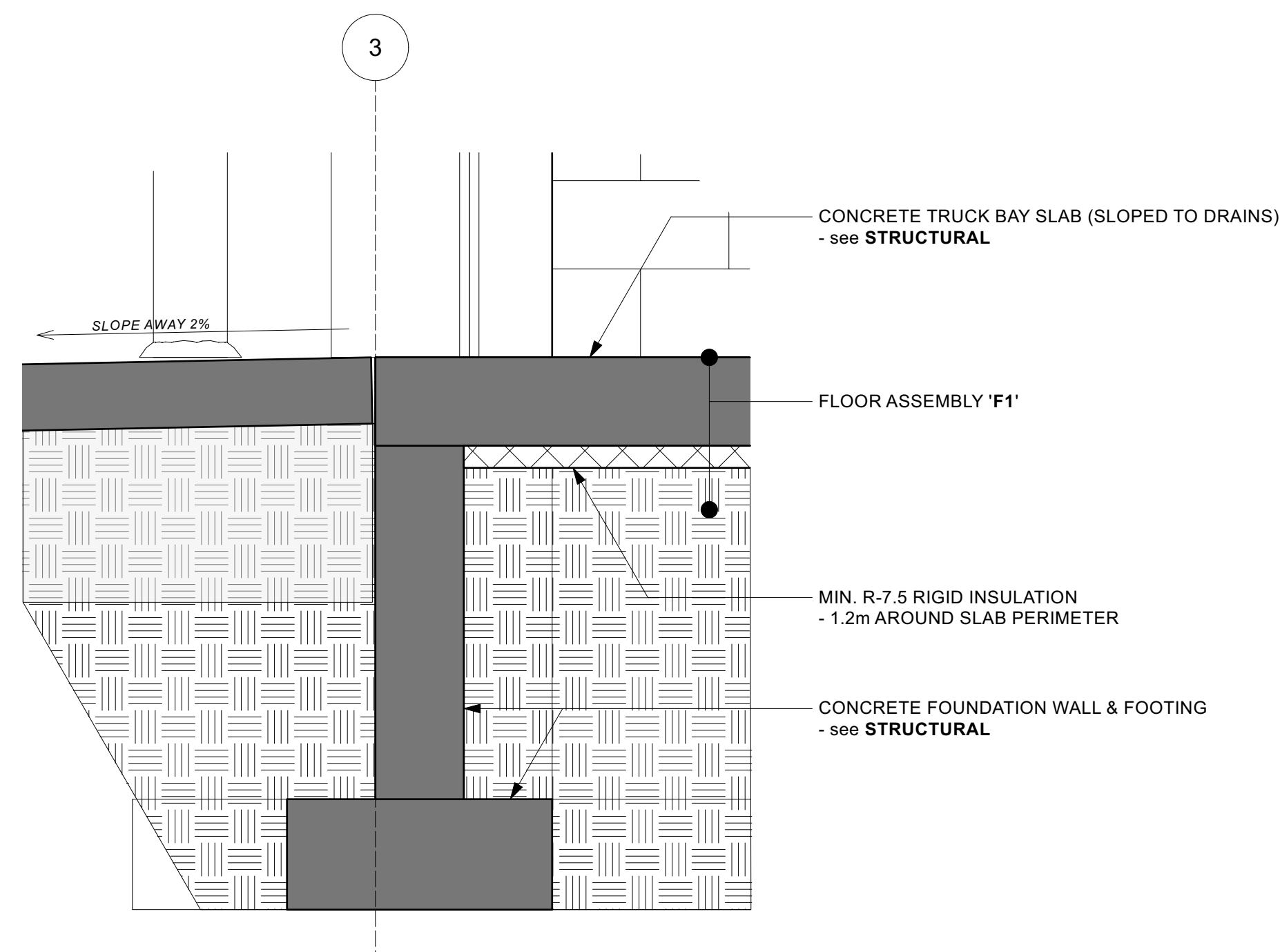
1 ROOF DETAIL 1
Scale: 1" = 1'-0"



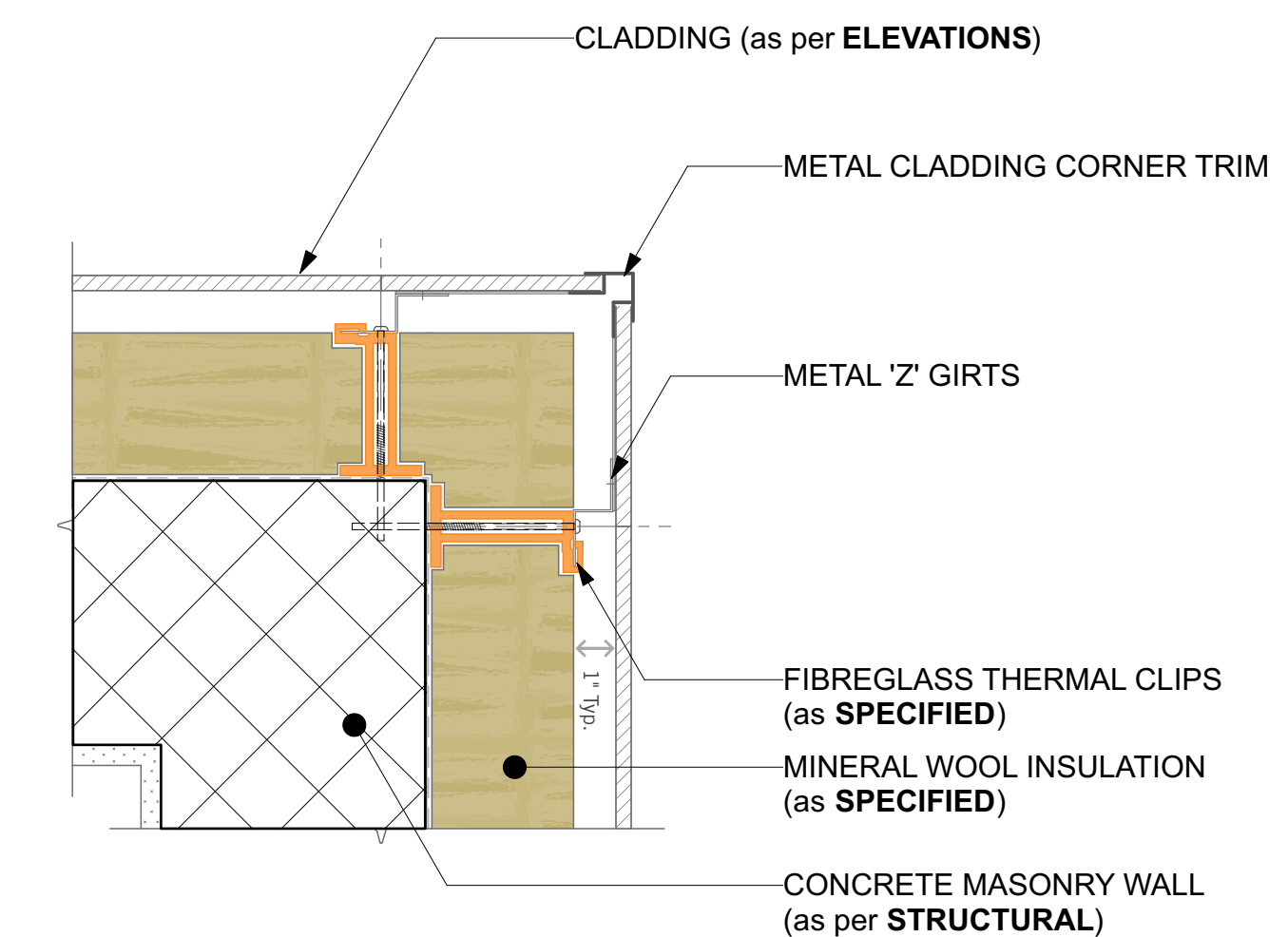
4 ROOF DETAIL 2
Scale: 1" = 1'-0"



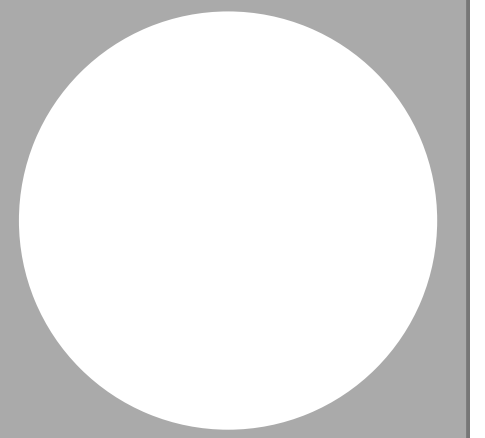
5 ROOF DETAIL 3
Scale: 1" = 1'-0"



6 FOUNDATION & SLAB DETAIL
Scale: 1" = 1'-0"



7 EXTERIOR WALL - CORNER DETAIL (PLAN VIEW)
Scale: 2" = 1'-0"



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DATE: July 2024
SCALE: as noted



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PROJECT: 22-030
CITY OF SALMON ARM - FIRE HALL #2
Truck Bay Addition

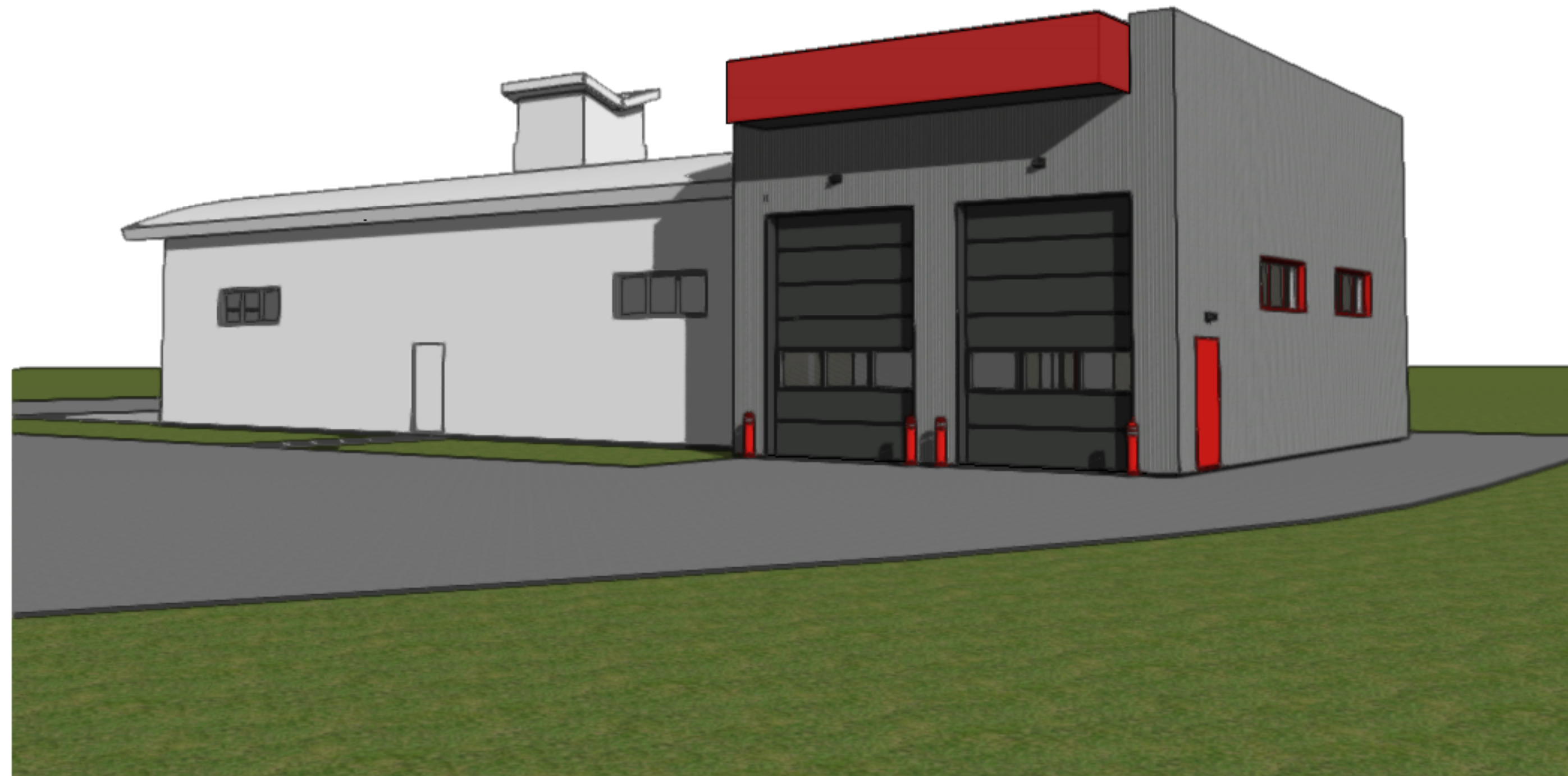
OPTION 'A'
- MASONRY EXTERIOR WALL

200 - 30th Street SE
Salmon Arm, BC

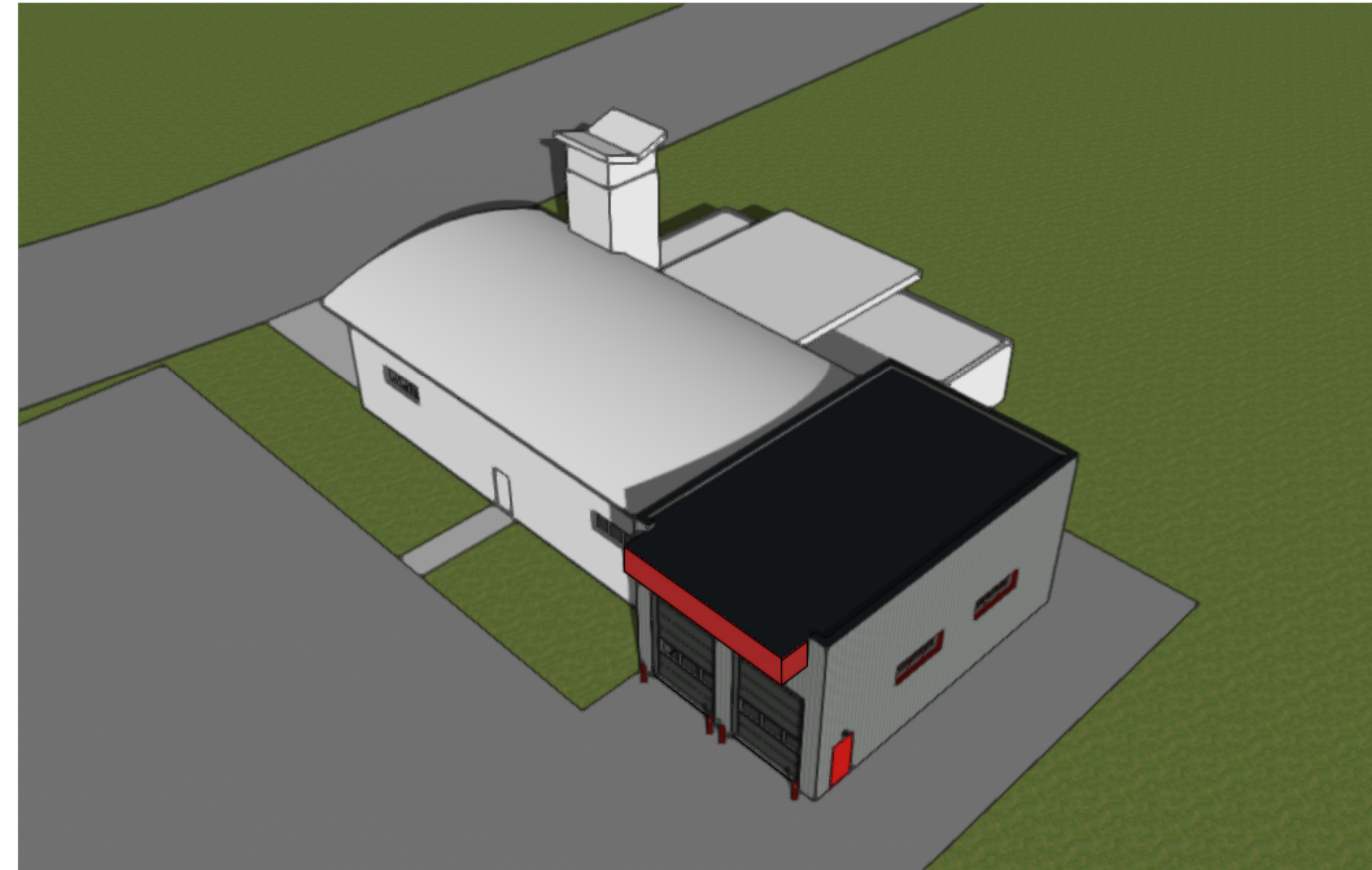
DRAWING TITLE:
BUILDING DETAILS

DRAWING NO:

A5.1



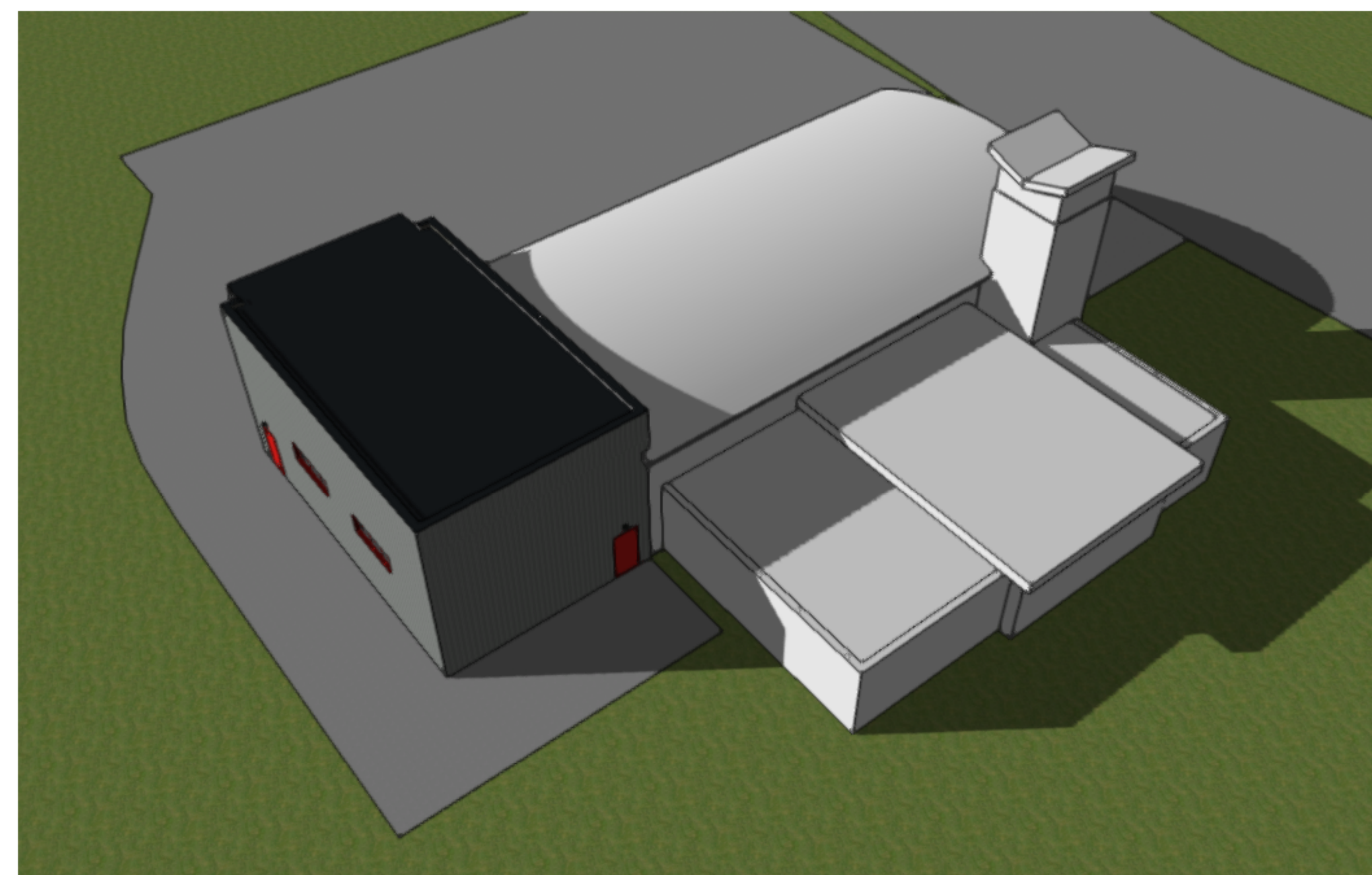
SOUTHEAST VIEW



SOUTHEAST BIRD'S-EYE VIEW



NORTHEAST VIEW



NORTHEAST BIRD'S-EYE VIEW



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ISSUE	DATE
Coordination	January 24, 2024
Tender	July 16, 2024

DRAWN BY: ML,CJ
DATE: July 2024
SCALE: N/A



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PROJECT: 22-030
CITY OF SALMON ARM - FIRE HALL #2
 Truck Bay Addition
OPTION 'A'
 - MASONRY EXTERIOR WALL

200 - 30th Street SE
 Salmon Arm, BC
DRAWING TITLE:
3D VIEWS

DRAWING NO:
A6.1