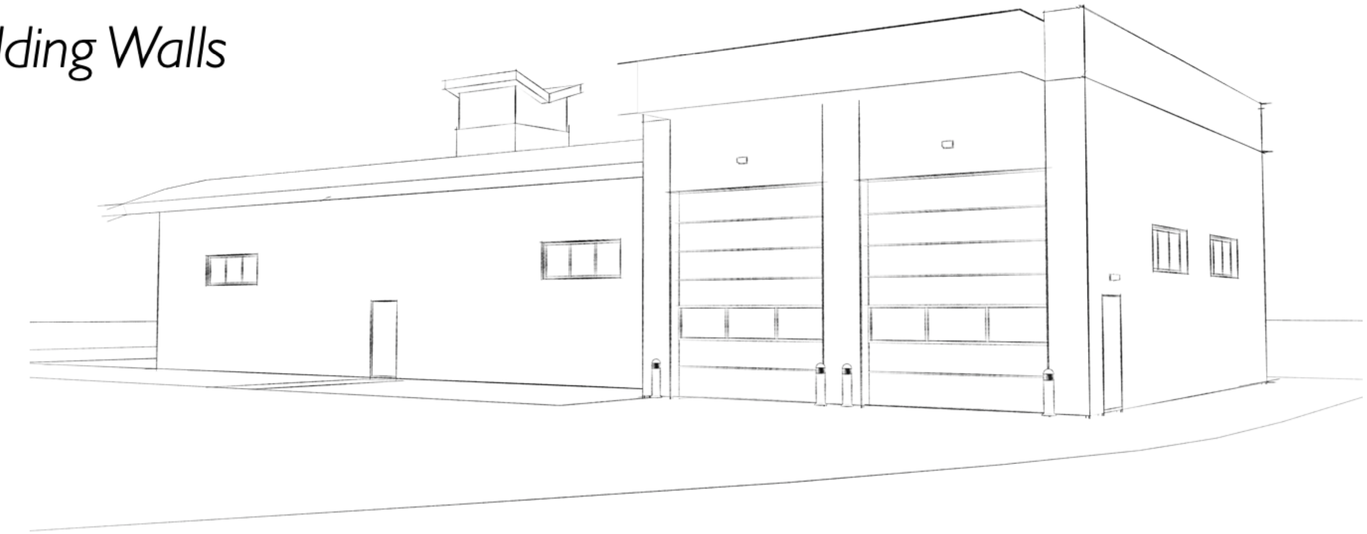
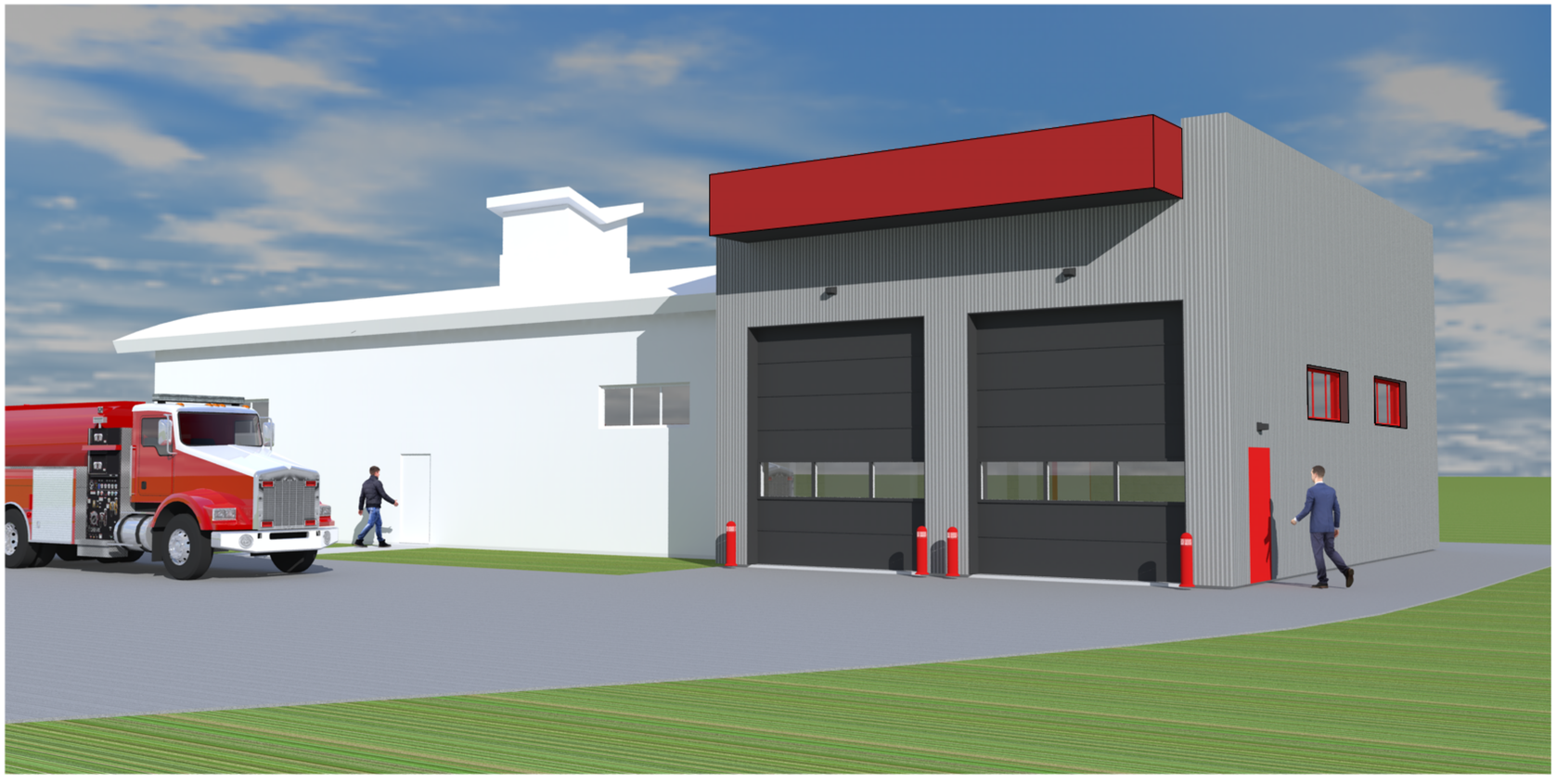
FIRE HALL #2 ADDITION

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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2024-08-21

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Coordination	January 24, 2024
Tender	July 16, 2024
Addendum 03	August 20, 2024
-	-
-	-
-	-
-	-

DRAWN BY: ML, CJ

DATE: August 8, 2024

SCALE: N / A

AVEX ARCHITECTURE

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PROJECT: 22-030

CITY OF SALMON ARM - FIRE HALL #2

Truck Bay Addition

OPTION 'A'

- MASONRY EXTERIOR WALL

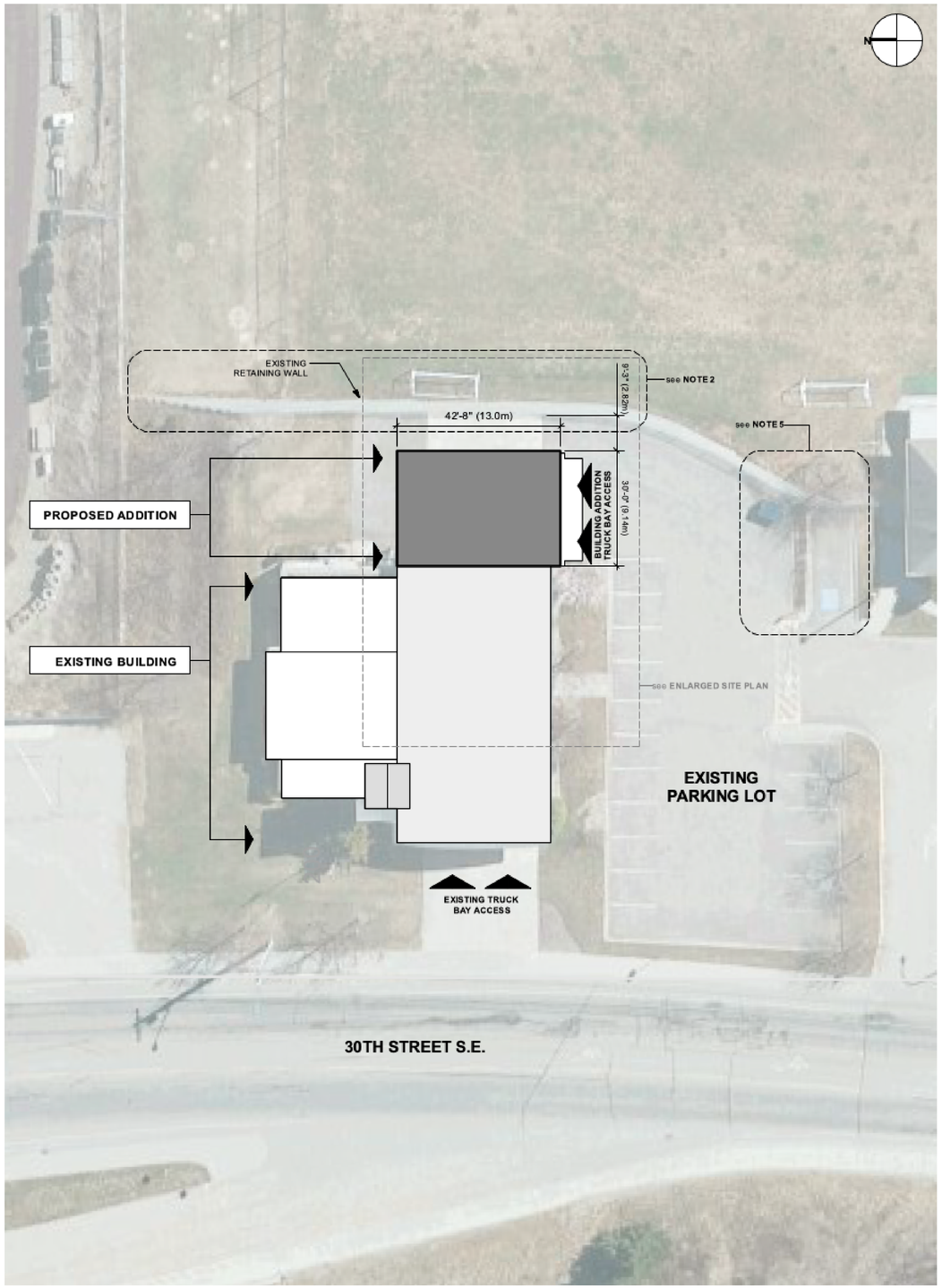
200 - 30th Street SE
Salmon Arm, BC

DRAWING TITLE:

COVER

DRAWING NO:

A0.0



1 SITE PLAN
Scale: 1:200

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
OCP DESIGNATION:	Institutional
PARCEL SIZE:	74,875sm (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

1. Conctractor 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.

2. Proposed building addition not expected to conflict with existing retaining wall (see drawing **A1.2** for additional notes).

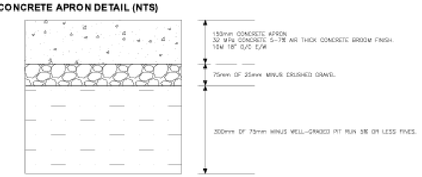
3. All existing building services - elecrical, HVAC, & plumbing - to be extended into building addition.

4. 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)**.

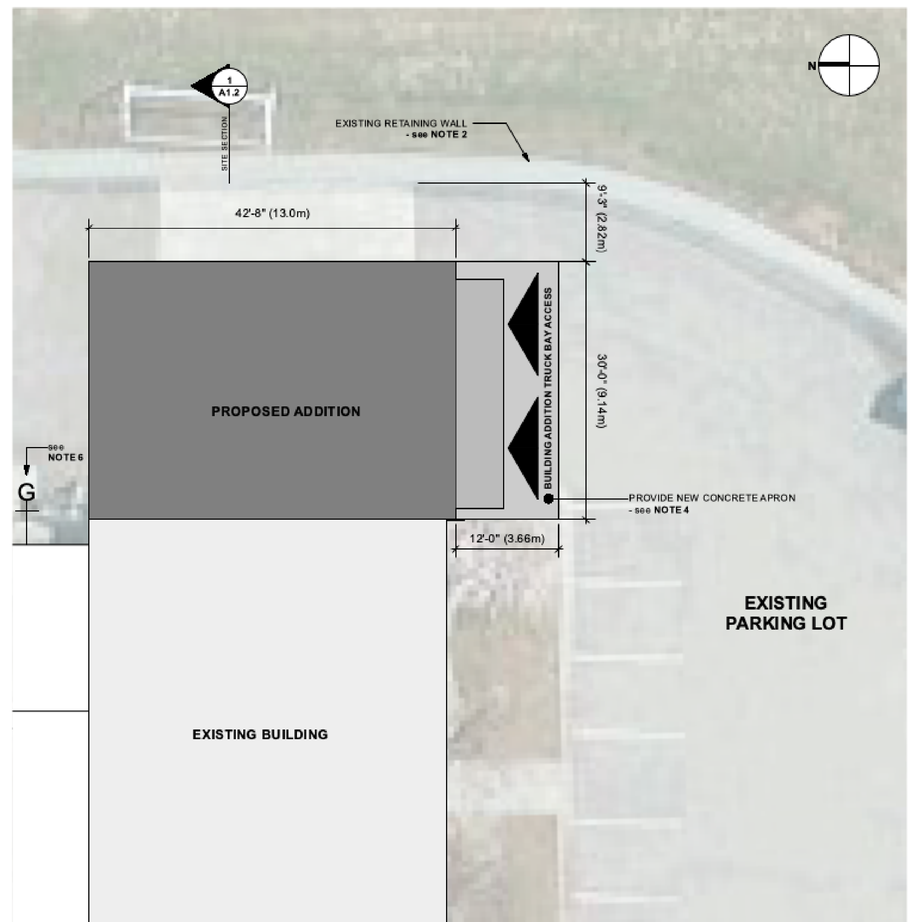
5. Existing garbage bin and Accessible parking stall to be relocated (and curb removed) to allow for truck access to building addition and new truck bays.

6. Existing Fortis gas meter and building inlet.

CONCRETE APRON DETAIL (NTS)



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



2 ENLARGED SITE PLAN
Scale: 1:100

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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

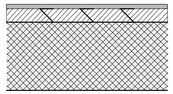
DRAWING NO:
A1.1

ASSEMBLIES:

EXTERIOR WALL TYPES:

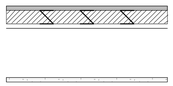
W1 - CAST IN PLACE CONCRETE WALL:

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



W2 - EXTERIOR CONCRETE MASONRY WALL:

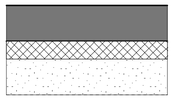
- Metal Cladding - 24ga. (as per **Elevations**)
- 1" Metal 'Z'-Girts @ 16" O.C.
- 5" Fibreglass Thermal Spacer Clips (as **Specified**)
  - w/ Mineral Wool Insulation
- Liquid-Applied Moisture & Air Barrier (as **Specified**)
- Concrete Masonry Unit (CMU) wall construction (as per **Structural**)
- 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

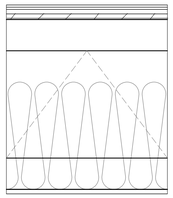
FLOOR TYPES:



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 (Polyiso 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
- 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 = 119.3sm (1,284sf) **Total = 549.4sm (5,914sf)**
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 Occupanices = 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:

1) Above-Grade Walls
   - RSI 3.45
   - R-19.59

2) Roof
   - RSI 6.10
   - R-34.64

3) Floors (in contact with the ground)
   - RSI 1.32
   - R-7.5 (for 1.2m around floor perimeter)

4) Fenestration (windows)
   - RSI 0.53
   - R-3.00

5) 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 Mechancial heating design for:
  - greater than 3.4Btu/h ft^2
  - less than 12.0Btu/h ft^2

PRODUCT SPECIFICATIONS

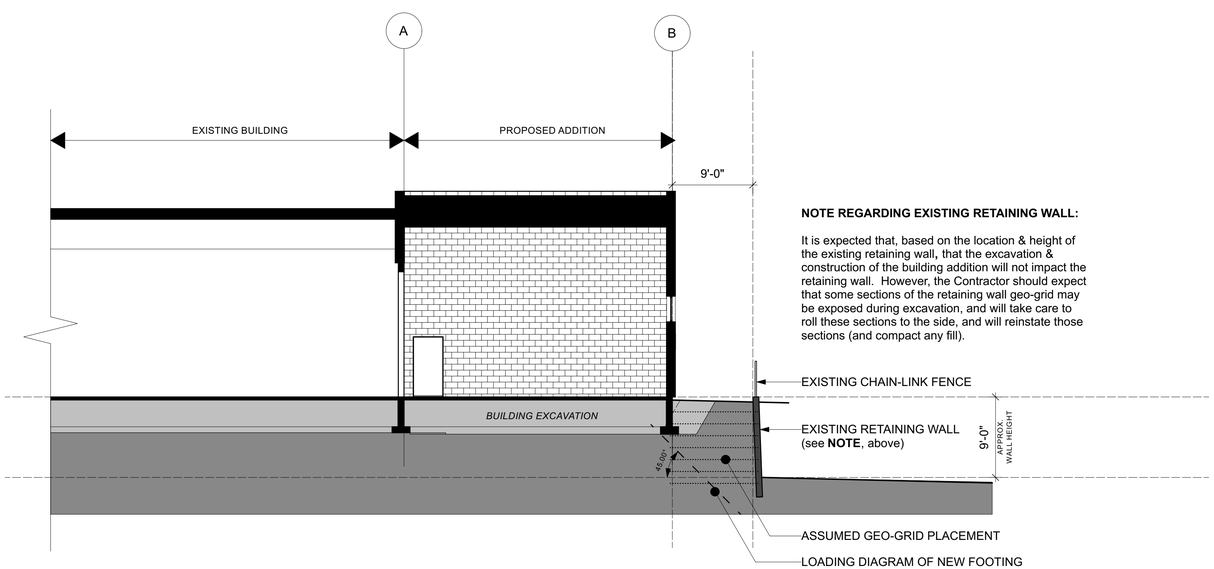
1) Concrete Floor Sealer
   - Sika 'Florseal WB-18 & WB-25' Water-Based Acrylic Concrete Cure and Seal
   - to be applied as per manufacturer's instructions
   - equivalent alternates to be reviewed by Architect

2) 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

3) 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

4) Pre-Finished Metal Roof Vents
   - Ventilaion Maximun '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.



NOTE REGARDING EXISTING RETAINING WALL:

It is expected that, based on the location & height of the existing retaining wall, that the excavation & construction of the building addition will not impact the retaining wall. However, the Contractor should expect that some sections of the retaining wall geo-grid may be exposed during excavation, and will take care to roll these sections to the side, and will reinstate those sections (and compact any fill).

1 PARTIAL SITE SECTION
Scale: 1/8" = 1'-0"

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2024-08-21

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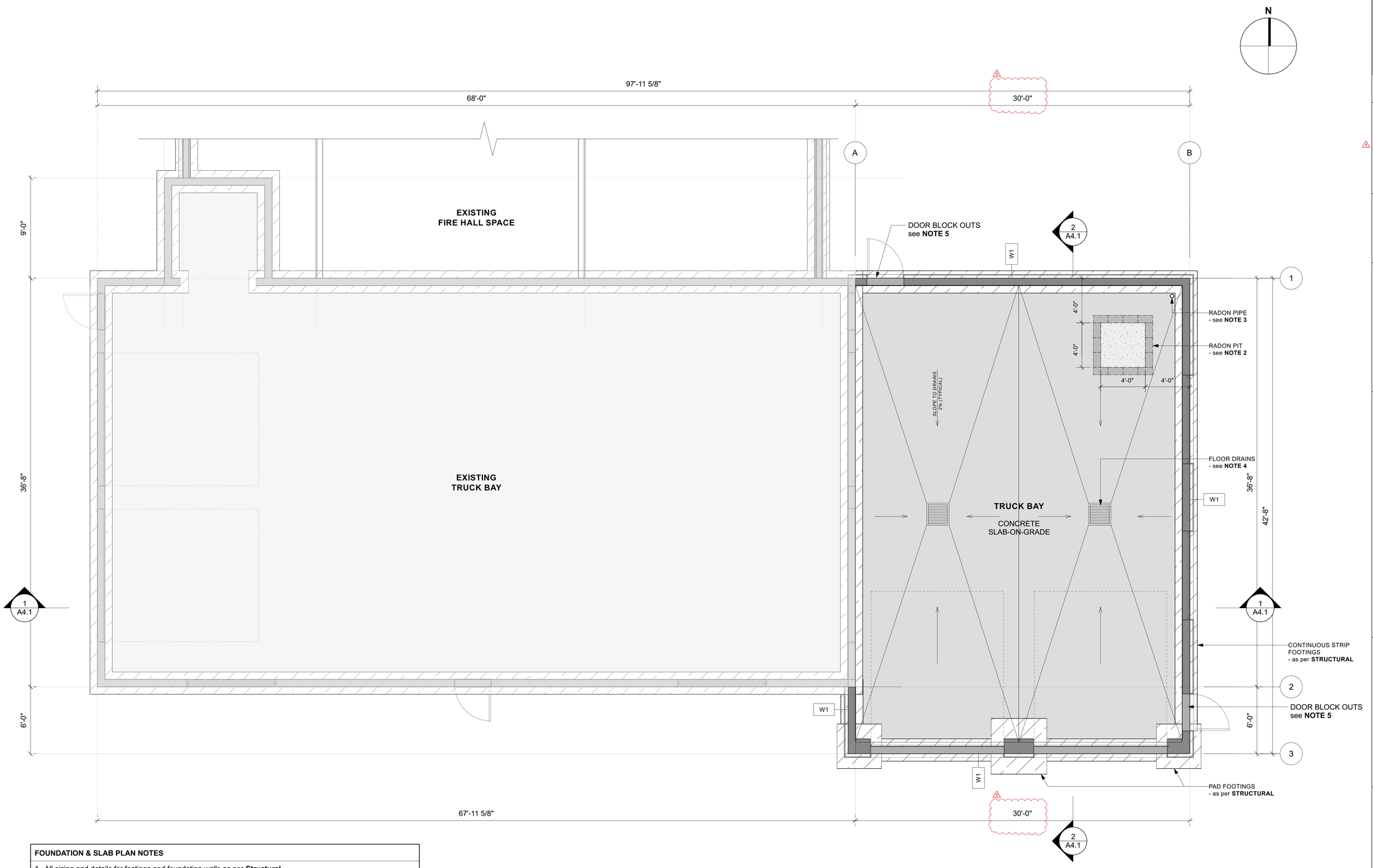
CITY OF SALMON ARM - FIRE HALL #2
Truck Bay Addition

OPTION 'A'
- MASONRY EXTERIOR WALL

200 - 30th Street SE
Salmon Arm, BC

DRAWING TITLE:
NOTES, ASSEMBLIES & SPECS

DRAWING NO:
A1.2



FOUNDATION & SLAB PLAN NOTES

1. All sizing and details for footings and foundation walls as per **Structural.**
2. Proposed location for radon mitigation pit (48"x48") - details and piping as per **Mechanical**.
3. Proposed vertical radon piping location - details as per **Mechanical**.
4. Load-rated area drains (24"x24") - details as per **Mechanical** & **Structural.**
5. Contractor to coordinate door block-outs in foundation wall.

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2024-08-21
BRITISH COLUMBIA

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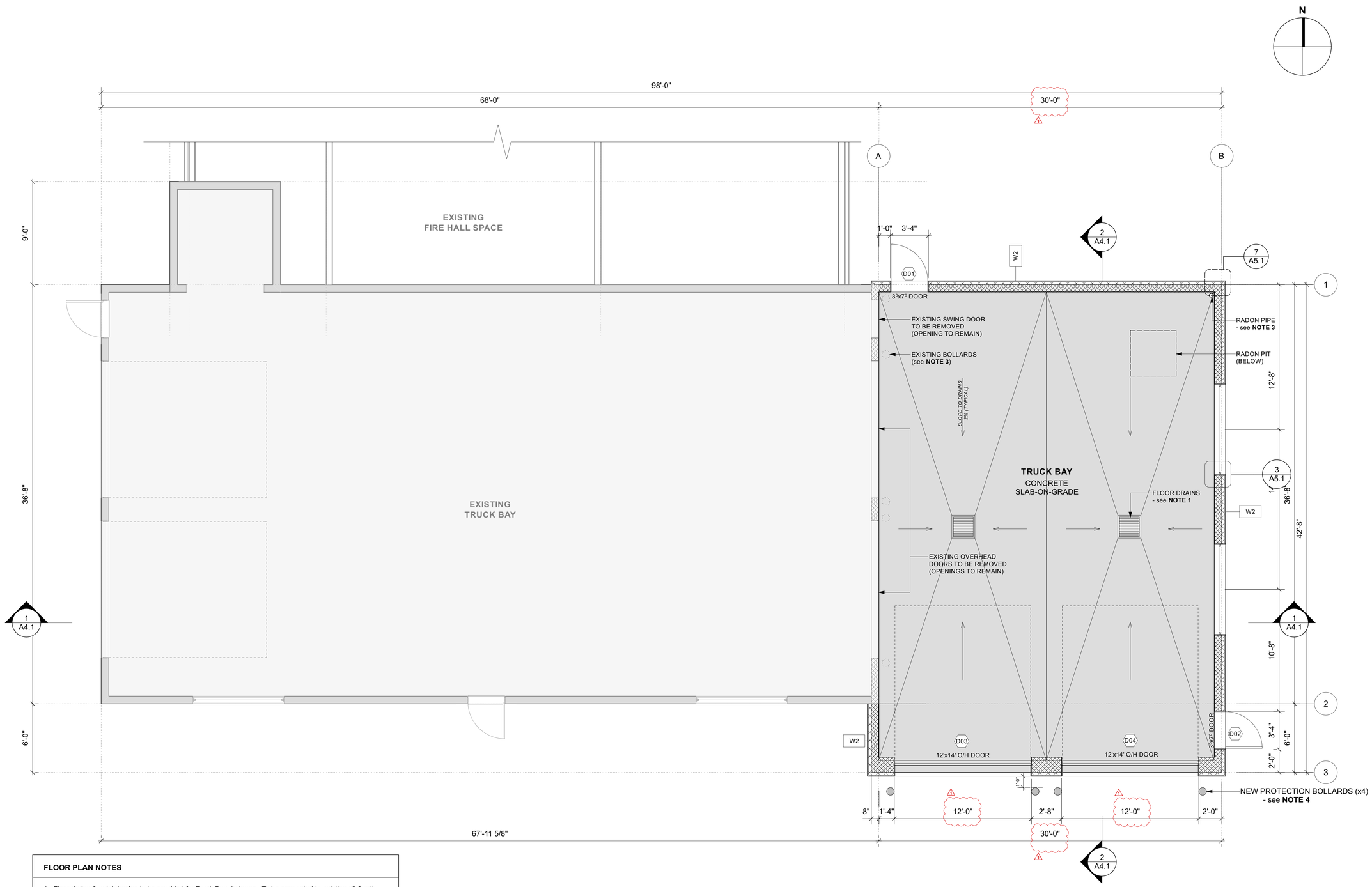
Truck Bay Addition
OPTION 'A'
- MASONRY EXTERIOR WALL
200 - 30th Street SE
Salmon Arm, BC

DRAWING TITLE:
FOUNDATION & SLAB PLAN

DRAWING NO:
A2.0



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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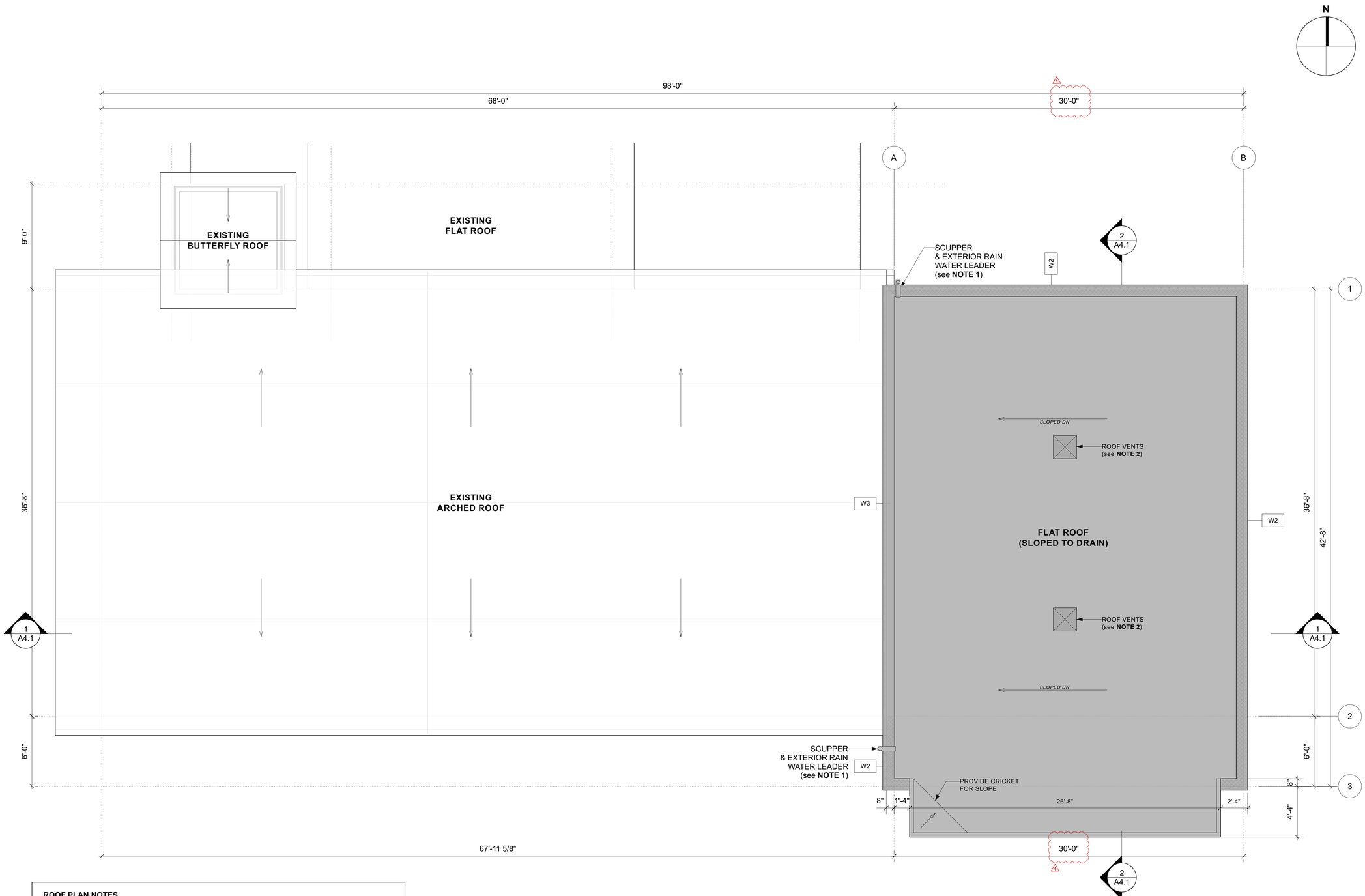
DRAWING TITLE:

MAIN FLOOR PLAN

DRAWING NO:

A2.1



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**).

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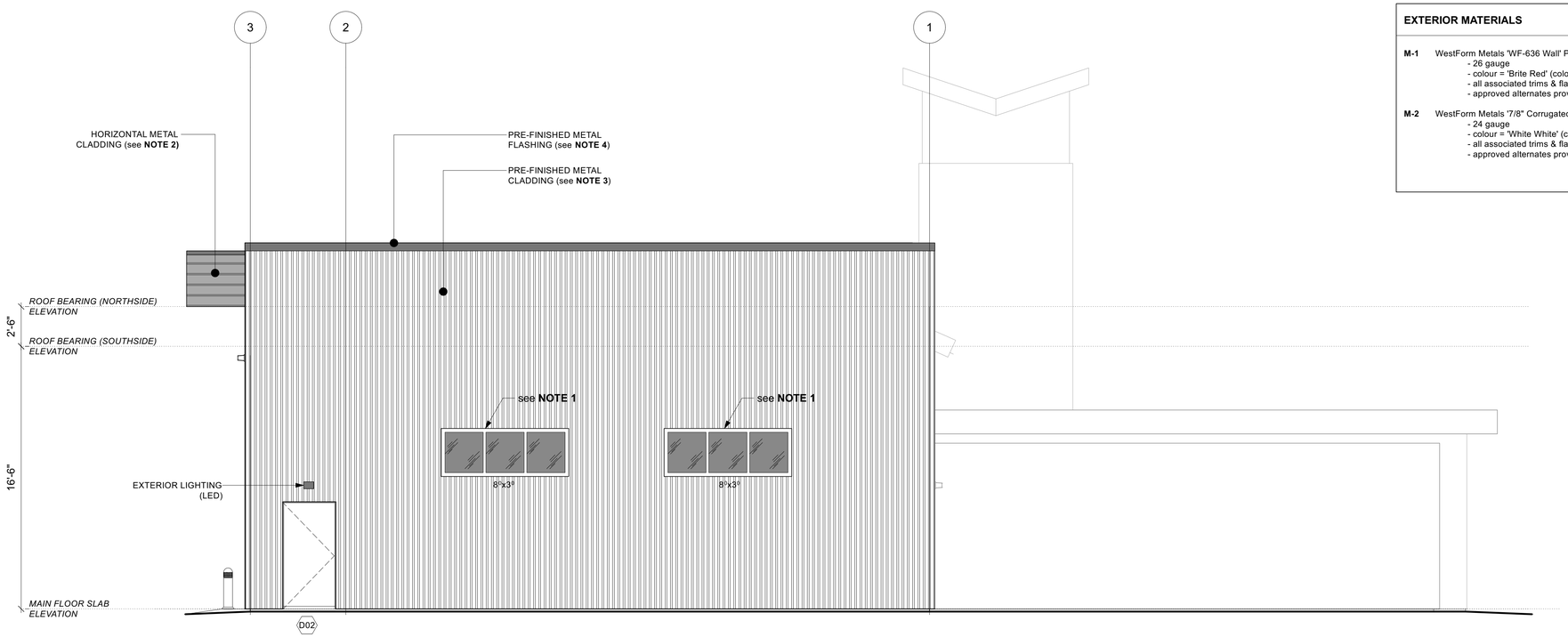
DRAWING TITLE:

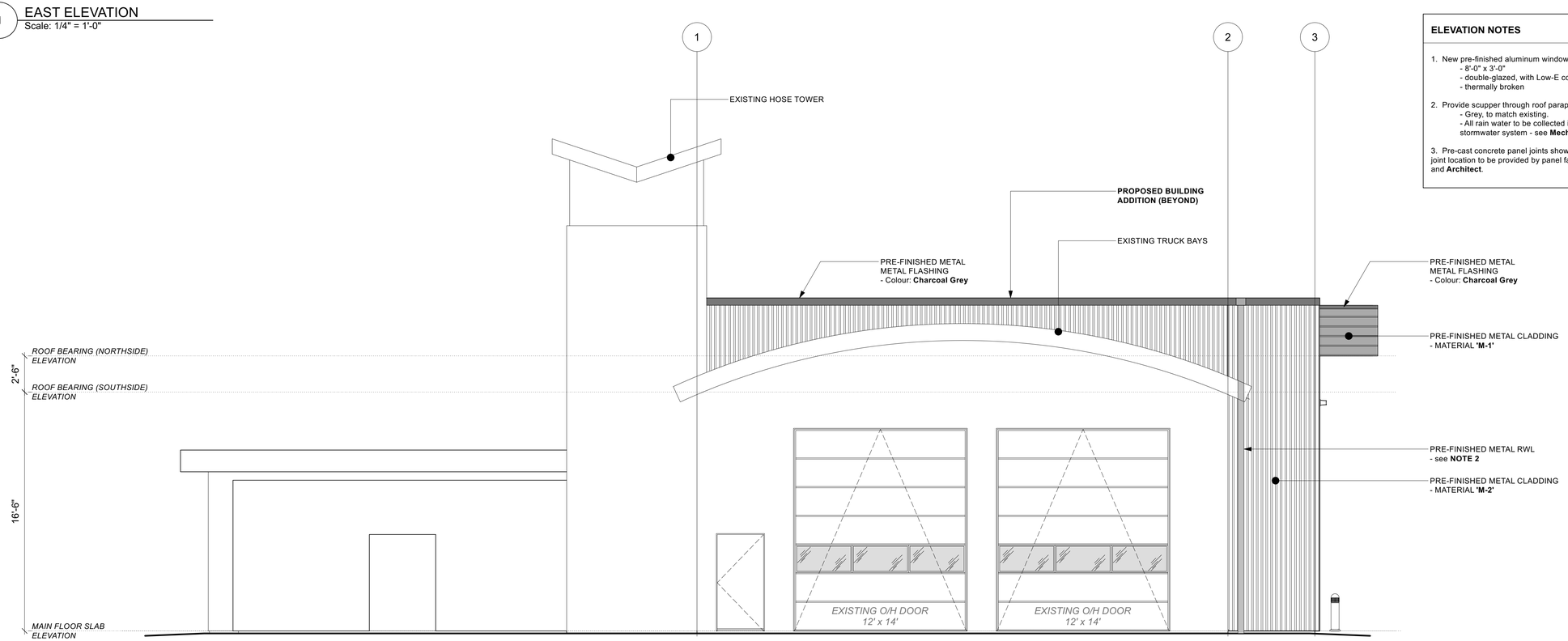
ROOF PLAN

DRAWING NO:

A2.2



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-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

M-3 WestForm Metals 'WF-HF-12P Soffit' Pre-Finished Metal
- 24 gauge
- colour = 'Charcal Grey' (colour to be confirmed)
- all associated trims & flashings to be provided
- approved alternates provided to Architect

DOOR SCHEDULE

DOOR 'D01' - 3'-0" x 6'-8", Insulated flush metal, door closer, threshhold, weather seals, pressed metal frame; pre-primed & painted (to match existing red doors)

DOOR 'D02' - 3'-0" x 6-8", Insulated flush metal, door closer, threshhold, weather seals, pressed metal frame; pre-primed & painted (to match existing red doors)
- see below for additional swing door hardware notes

DOOR 'D03' - 12'-0" x 14'-0", Insulated pre-finished metal overhead door
- c/w sealed double-glazed lights (see **Elevations**)
- power operated (existing power operators to be re-used)
- see **Specifications** for further overhead door info

DOOR 'D04' - 12'-0" x 14'-0", Insulated pre-finished metal overhead door
- c/w sealed double-glazed lights (see **Elevations**)
- power operated (existing power operators to be re-used)
- see **Specifications** for further overhead door info

ADDITIONAL SWING DOOR HARDWARE NOTES:

i. Hinges: Five Knuckle Ball Bearing Heavy Duty Full Mortise Butt Hinges
3 per door; Ives 5BB1HW 114mm x 102mm (or equivalent); Satin Chrome finish
ii. Closer: Surface-Mounted Closer with Hold-Open
Allegion LCN 1461 (or equivalent); HO CNS Pull Side 869 LCN
iii. Kick Plate: Steel Kick Plates
Inside of door only; Ives 8400 12"x24" (or equivalent); Bright Stainless finish
iv. Weather Seals / Gasketing
Allegion 188S-BK (or equivalent); 1XW 2XH) S-Bk ZERO
v. Aluminum Threshold
Pemko Door Threshold (or equivalent); Smooth; 36" L, Aluminum; 2005AV36
vi. Handle & Locking
Lever latch release with locking deadbolt (keyed exterior; thumb-turn interior)

ELEVATION NOTES

1. New pre-finished aluminum windows (colour to match existing 'Red')
- 8'-0" x 3'-0"
- double-glazed, with Low-E coating
- thermally broken

2. 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**.

3. Pre-cast concrete panel joints shown for illustrative purposes only. Panel configuration and joint location to be provided by panel fabricator / supplier. To be reviewed by **Structural Engineer** and **Architect**.

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2024-08-21

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200 - 30th Street SE
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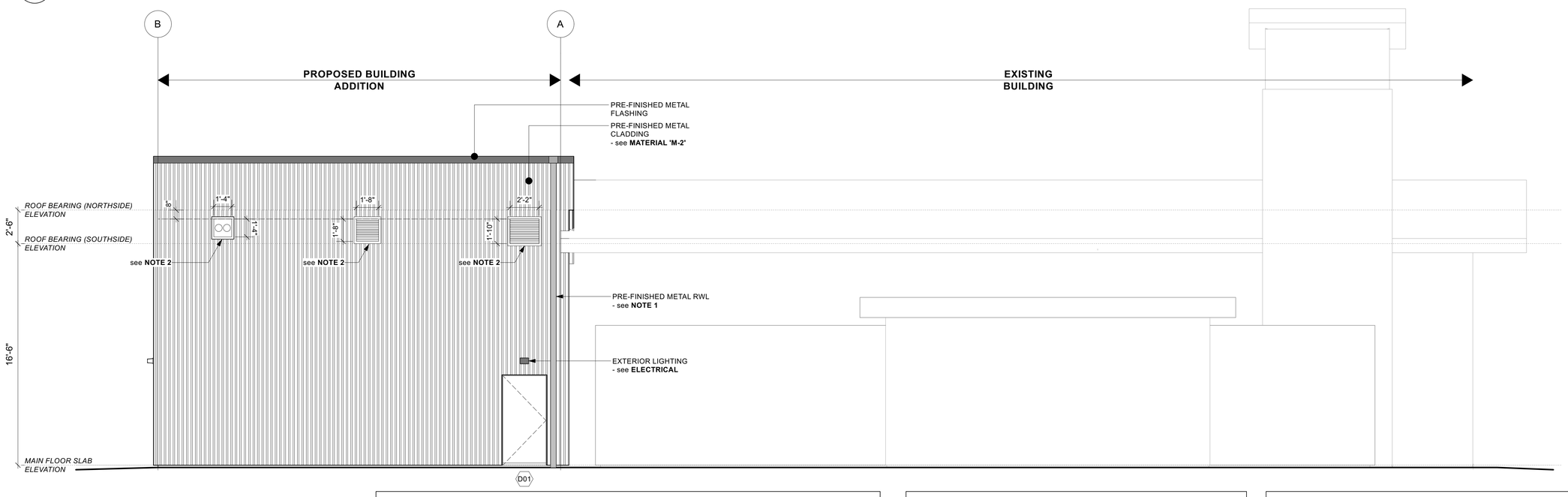
DRAWING TITLE:
ELEVATIONS

DRAWING NO:
A3.1

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



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

EXTERIOR MATERIALS

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-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

M-3 WestForm Metals 'WF-HF-12P Soffit' Pre-Finished Metal
- 24 gauge
- colour = 'Charcal Grey' (colour to be confirmed)
- all associated trims & flashings to be provided
- approved alternates provided to Architect

ELEVATION NOTES

1. 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**.
2. Opening locations for mechanical vents (specifications as per **Mechanical**).
   - masonry opening details as per **Structural**

DOOR SCHEDULE

DOOR 'D01' - 3'-0" x 7'-0", Insulated flush metal, door closer, threshhold, weather seals, pressed metal frame

DOOR 'D02' - 3'-0" x 7'-0", Insulated flush metal, door closer, threshhold, 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

REGISTERED ARCHITECT
MARC LAMERTON
2024-08-21
BRITISH COLUMBIA

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ISSUE	DATE
Coordination	January 24, 2024
Tender	July 16, 2024
Addendum 03	August 20, 2024

DRAWN BY: ML, CJ
DATE: August 8, 2024
SCALE: 1/4"=1'-0"

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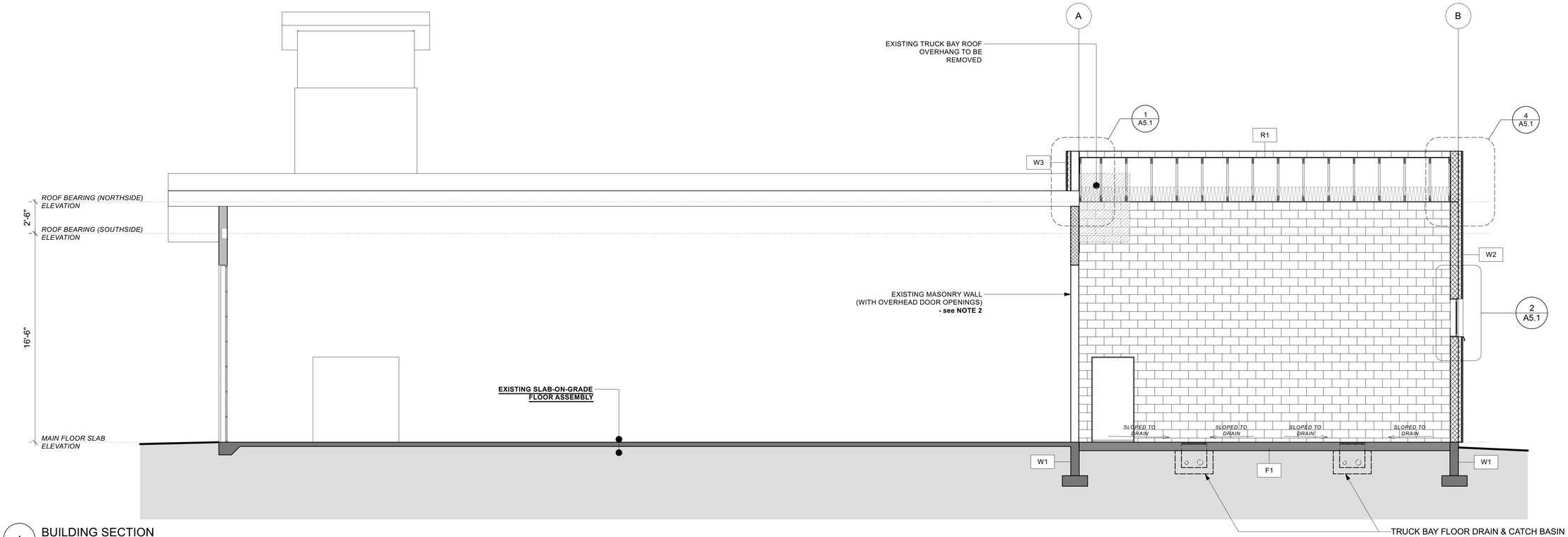
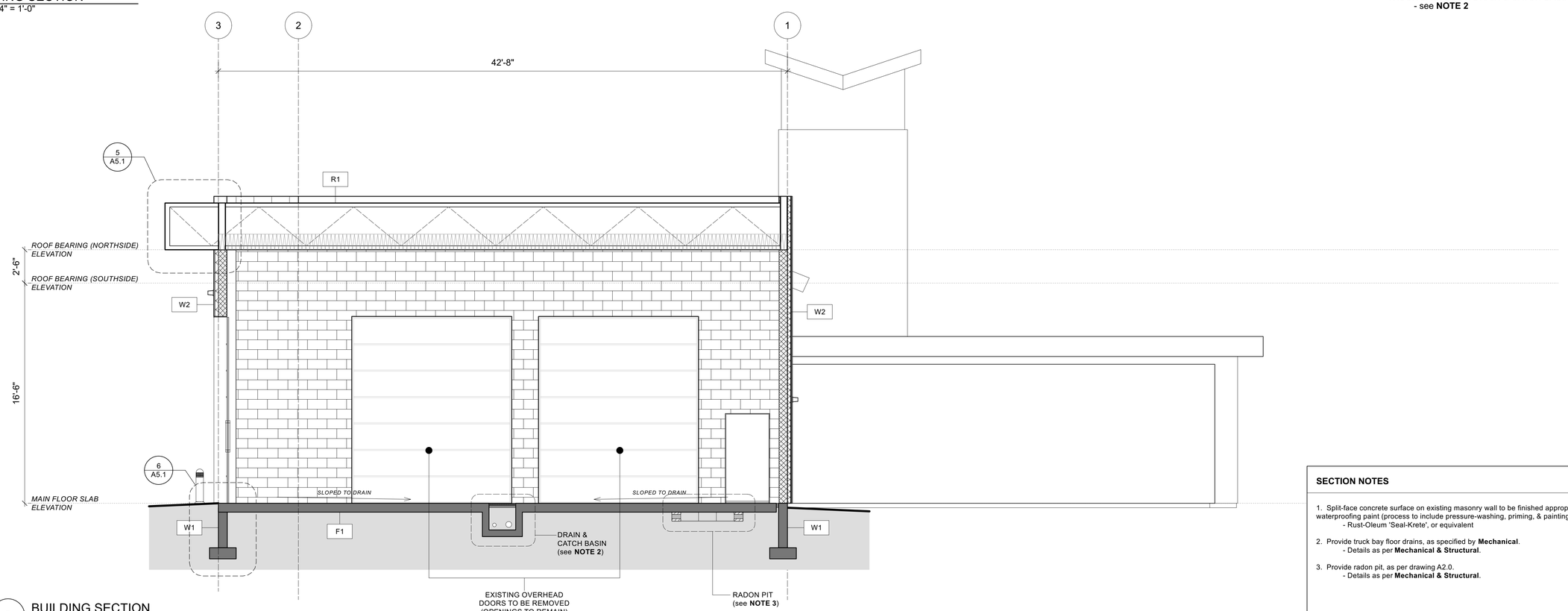
PROJECT: 22-030
CITY OF SALMON ARM - FIRE HALL #2
Truck Bay Addition
OPTION 'A'
- MASONRY EXTERIOR WALL
200 - 30th Street SE
Salmon Arm, BC

DRAWING TITLE:
ELEVATIONS

DRAWING NO:
A3.2



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



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

SECTION NOTES

1. 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
2. Provide truck bay floor drains, as specified by **Mechanical**.
   - Details as per **Mechanical & Structural**.
3. Provide radon pit, as per drawing A2.0.
   - Details as per **Mechanical & Structural**.

REGISTERED ARCHITECT MARC LAMERTON PROVINCE OF BRITISH COLUMBIA
2024-08-21

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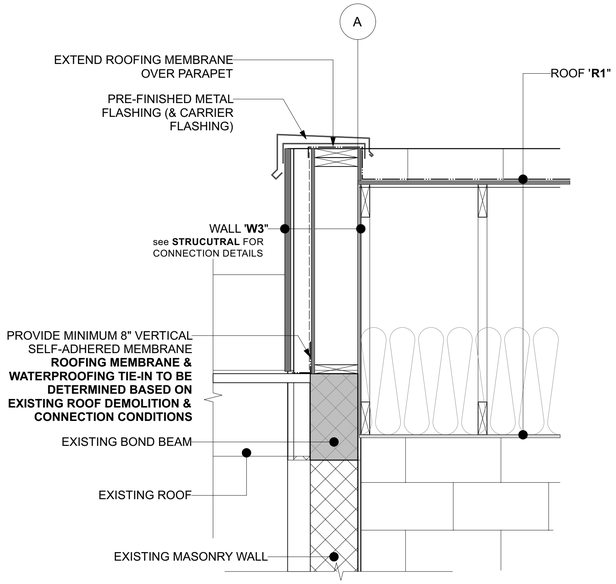
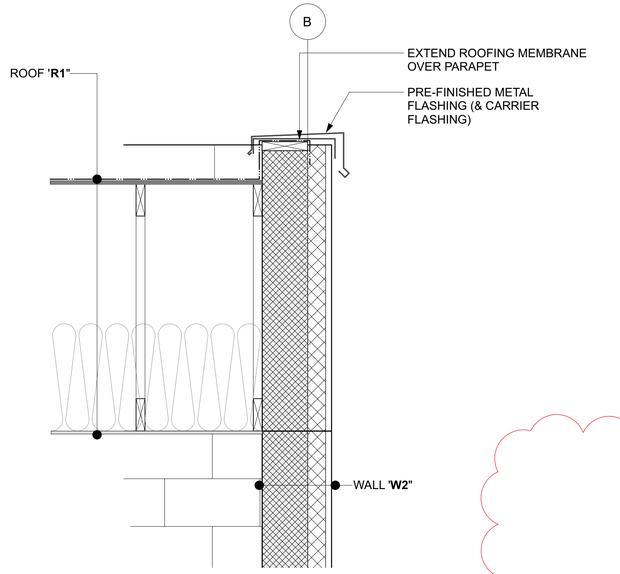
DRAWING TITLE:
BUILDING SECTIONS

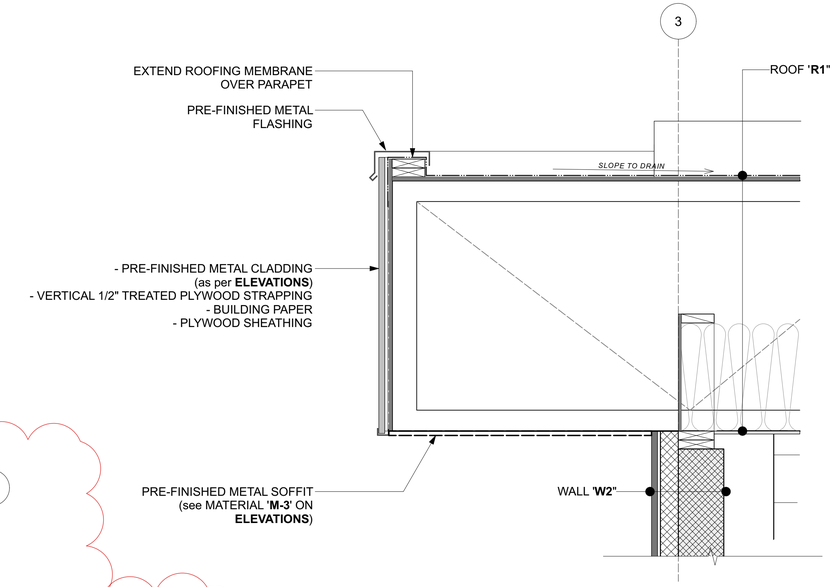
DRAWING NO:
A4.1



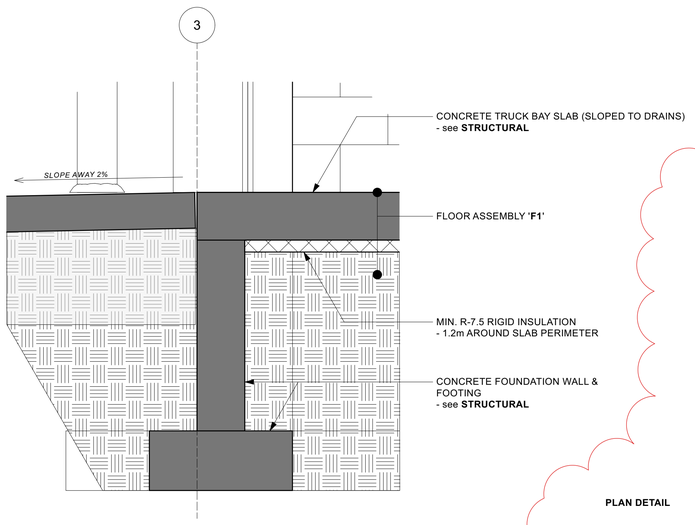
1 ROOF DETAIL 1
Scale: 1" = 1'-0"



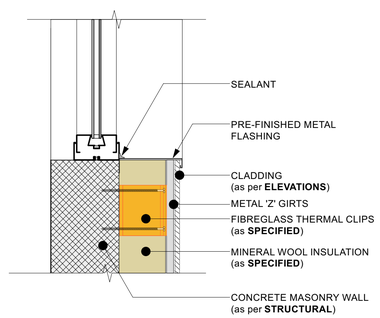
4 ROOF DETAIL 2
Scale: 1" = 1'-0"



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

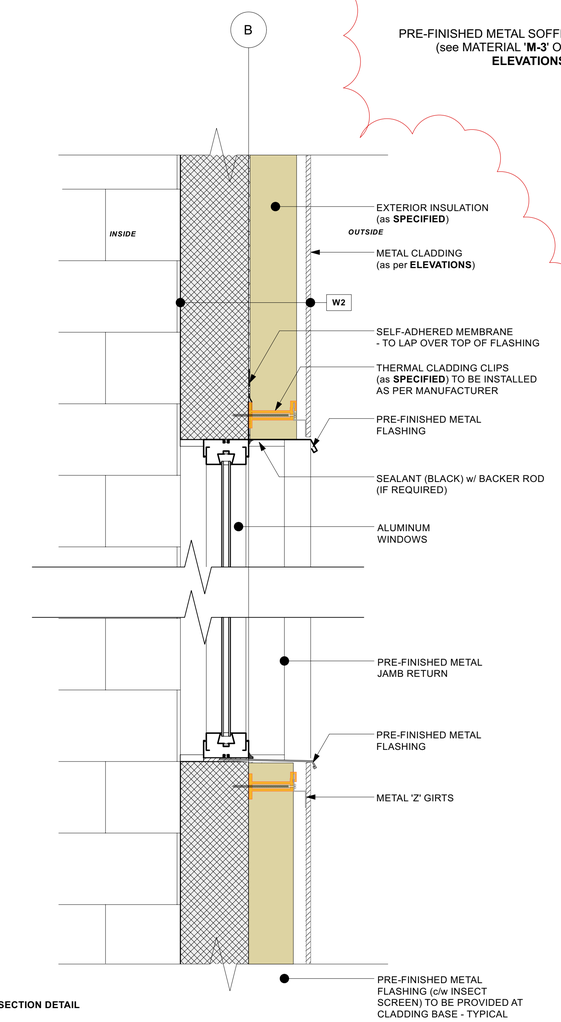


6 FOUNDATION & SLAB DETAIL
Scale: 1" = 1'-0"



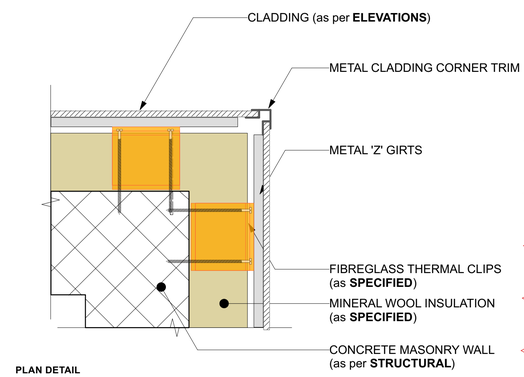
PLAN DETAIL

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



SECTION DETAIL

2 ALUMUNUM WINDOW DETAILS
Scale: 1 1/2" = 1'-0"



PLAN DETAIL

7 EXTERIOR WALL - CORNER DETAIL
Scale: 2" = 1'-0"

REGISTERED ARCHITECT MARC LAMERTON BRITISH COLUMBIA
2024-08-21

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OPTION 'A'
- MASONRY EXTERIOR WALL

200 - 30th Street SE
Salmon Arm, BC

DRAWING TITLE:
BUILDING DETAILS

DRAWING NO:
A5.1

GENERAL NOTES AND REQUIREMENTS

1. THE GENERAL NOTES AND REQUIREMENTS FORMS PART OF THE CONTRACT DOCUMENTS AND ARE TO BE READ, INTERPRETED, AND COORDINATED WITH ALL OTHER PARTS.
2. ALL WORK SHALL CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE, AND ALL OTHER CURRENT GOVERNING CODES, REGULATIONS, AND BY-LAWS. SHOULD CONFLICT ARISE BETWEEN ONE DOCUMENT OR AUTHORITY AND ANOTHER, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. GENERALLY, THE MOST STRINGENT REGULATION WILL GOVERN.
3. DRAWINGS ARE IN PART DIAGRAMMATIC AND ARE INTENDED TO CONVEY THE CONTENT OF THE WORK REQUIRED AND, AS SUCH, INDICATE GENERAL AND APPROXIMATE LOCATION, ARRANGEMENT, AND SIZES OF MATERIALS, ELEMENTS, FIXTURES, EQUIPMENT, AND OUTLETS. OBTAIN MORE ACCURATE INFORMATION ABOUT LOCATIONS, ARRANGEMENT AND SIZES BY STUDYING, FAMILIARIZING WITH AND CORRELATING THE CONTRACT DOCUMENTS, INCLUDING COORDINATION WITH THE SHOP DRAWINGS, AND BECOMING TOTALLY FAMILIAR WITH CONDITIONS AND SPACES AFFECTING THE WORK BEFORE PROCEEDING WITH THE WORK. WHERE JOB CONDITIONS REQUIRE REASONABLE ADJUSTMENTS IN THE INDICATED LOCATIONS AND ARRANGEMENTS, MAKE THE NECESSARY MODIFICATIONS AT NO ADDITIONAL COST TO THE OWNER.
4. WHERE THE TERM "ARCHITECT" OR "PRIME CONSULTANT" IS USED IT SHALL REFER TO EKISTICS ARCHITECTURE INC. OR THEIR REPRESENTATIVES. WHERE THE TERM "CONSULTANT" IS USED IT SHALL INCLUDE ALL OTHER MEMBERS OF THE DESIGN TEAM, INCLUDING ENGINEERING CONSULTANTS, ENVELOPE CONSULTANT, INTERIOR DESIGNER, AND LANDSCAPE ARCHITECT.
5. INTERIOR DESIGN, STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL, AND LANDSCAPE ELEMENTS ARE SHOWN ON THE ARCHITECTURAL DRAWINGS FOR COORDINATION AND GENERAL LOCATING PURPOSES ONLY AND ARE NOT INTENDED TO DEFINE THE SCOPE OF THE RESPECTIVE CONSULTANT'S OR SUB-CONTRACTOR'S WORK. REFER TO THE CONSULTANT'S DRAWINGS AND SPECIFICATIONS FOR THEIR RESPECTIVE SCOPES OF WORK.

SHOP DRAWINGS AND SAMPLES

1. SHOP DRAWINGS ARE REQUIRED BY SOME SECTIONS LISTED HERE AND THE CONSULTANTS DRAWINGS AND SPECIFICATIONS.
2. SHOP DRAWINGS SHALL INDICATE MATERIALS, METHODS OF CONSTRUCTION AND ATTACHMENT OR ANCHORAGE, ERECTION DIAGRAMS, CONNECTIONS, EXPLANATORY NOTES AND OTHER INFORMATION NECESSARY FOR COMPLETION OF WORK. DRAWINGS SHALL INDICATE THE PROJECT NAME AND DATE AND CONTRACTOR/SUPPLIER.
3. THE CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS PRIOR TO SUBMISSION TO THE ARCHITECT/CONSULTANT. THE CONTRACTOR'S REVIEW SHALL BE TO DETERMINE AND VERIFY ALL FIELD DIMENSIONS AND CONDITIONS, PRODUCT AND WORK REQUIREMENTS RELATED TO THE WORK SHOWN ON THE SHOP DRAWINGS.
4. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT A MINIMUM OF 10 WORKING DAYS PRIOR TO THE SCHEDULED FABRICATION OF A PRODUCT, MATERIAL, OR ASSEMBLY. DO NOT PROCEED WITH ANY PORTION OF THE WORK AFFECTED BY THE SHOP DRAWINGS UNTIL THE DRAWINGS ARE APPROVED BY THE ARCHITECT, OR CONSULTANTS. SHOP DRAWINGS MAY BE SUBMITTED ELECTRONICALLY (IN PDF FORMAT ONLY) OR IN PAPER FORMAT. SUBMIT AS MANY COPIES AS ARE REQUIRED BY THE GENERAL CONTRACTOR, SUB-TRADE, OR SUPPLIER, PLUS 3 ADDITIONAL SETS.
5. THE ARCHITECT/CONSULTANT WILL REVIEW THE SHOP DRAWINGS. SUCH REVIEW IS FOR CONFORMITY TO THE DESIGN CONCEPT AND FOR GENERAL ARRANGEMENT ONLY. THE ARCHITECT/CONSULTANT REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. AT THE ARCHITECT'S OR CONSULTANT'S REQUEST, THE CONTRACTOR SHALL REVISE AND RESUBMIT SHOP DRAWINGS WHICH ARE REJECTED AS INCONSISTENT WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE CONSULTANT IN WRITING OF ANY REVISIONS TO THE RE-SUBMISSION OTHER THAN THOSE REQUESTED BY THE CONSULTANT.
6. WHERE SHOP DRAWINGS REQUIRE ENGINEERING, THE DRAWINGS SHALL BE PREPARED BY AND SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE PROVINCE OF B.C. THE SHOP DRAWINGS CAN BE SUBMITTED FOR PRELIMINARY REVIEW BY THE ARCHITECT/CONSULTANTS BUT WILL NOT BE APPROVED UNTIL SIGNED/SEALED COPIES ARE SUBMITTED. ALSO SUBMIT SIGNED AND SEALED LETTERS OF ASSURANCE B1 AND B2 WITH THE DRAWINGS. THE SHOP DRAWING ENGINEER WILL BE REQUIRED TO CARRY OUT FIELD INSPECTIONS OF THE RELATED WORK AND SUBMIT LETTER OF ASSURANCE-C WHEN THE WORK IS COMPLETED.
7. THE COST OF ANY ENGINEERED SHOP DRAWINGS SHALL BE IN THE CONTRACT PRICE.
8. SAMPLES MAY BE REQUESTED BY THE ARCHITECT OR CONSULTANTS. SUBMIT IN SIZES AND QUANTITIES AS REQUESTED. LABEL SAMPLES AS TO ORIGIN AND INTENDED USE IN THE WORK.

9. APPROVED SAMPLES WILL BECOME STANDARDS OF WORKMANSHIP AND MATERIAL AGAINST WHICH INSTALLED WORK WILL BE CHECKED.

10. ARCHITECTURAL SHOP DRAWINGS ARE REQUIRED FOR THE FOLLOWING. ITEMS NOTED WITH AN ASTERISK (*) REQUIRE SIGNED AND SEALED ENGINEERED DRAWINGS:

10.1. Exterior Doors, Frames, and Hardware
10.2. Exterior Windows
10.3. Exterior Accessories (Vents, Grilles)
10.4. Wood Roof Trusses & Beams*
10.5.

FIELD REVIEWS AND TESTING

1. THE ARCHITECT AND CONSULTANTS SHALL PERFORM PERIODIC FIELD REVIEWS TO CONFIRM GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.
2. NOTIFY THE ARCHITECT/CONSULTANTS A MINIMUM OF 3 WORKING DAYS PRIOR TO WHEN ADDITIONAL FIELD REVIEWS ARE REQUIRED OR REQUESTED BY THE CONTRACTOR.

LAYOUT AND DIMENSIONS

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING LAYOUT OF THE WORK. CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION OF ANY STAGE OF THE WORK. OBTAIN CLARIFICATION FROM THE ARCHITECT WHERE CONFLICTS ARISE.
2. DRAWINGS ARE NOT TO BE SCALED. REFER TO DIMENSIONS ONLY OR OBTAIN CLARIFICATION FROM THE ARCHITECT.
3. EXTERIOR WALL DIMENSIONS ARE TO FACE OF PLY. SHEATHING AND/OR CONC. FOUNDATION WALL.
4. INTERIOR WALL DIMENSIONS ARE TO FACE OF OR CENTER LINE OF STUDS.
5. DOOR AND WINDOW DIMENSIONS ARE TO ROUGH OPENINGS.

FIRE SEPARATIONS AND FIRE STOPS

1. CONFORM TO THE REQUIREMENTS OF BCBC 3.1.7., 3.1.8, 3.1.9., AND/OR 9.10.9., 9.10.13
2. REFER TO THE FLOOR PLANS, SECTIONS, AND ASSEMBLY TYPES FOR REQUIRED FIRE SEPARATIONS.
3. A WALL OR FLOOR ASSEMBLY REQUIRED TO BE A FIRE SEPARATION SHALL BE CONSTRUCTED AS A CONTINUOUS BARRIER AGAINST THE SPREAD OF FIRE. THE CONTINUITY OF A FIRE SEPARATION SHALL BE MAINTAINED WHERE IT ABUTS ANOTHER FIRE SEPARATION, FLOOR, CEILING, ROOF, OR EXTERIOR WALL ASSEMBLY. FIRE STOP ALL PERIMETERS AND PENETRATIONS OF FIRE SEPARATIONS.
4. OPENINGS FOR CONDUITS, PIPES AND DUCTS SHALL BE TIGHTLY FITTED OR SEALED WITH FIRE STOP MATERIALS AT THE PENETRATION TO PREVENT THE PASSAGE OF FLAME AND REMAIN IN PLACE WHEN SUBJECTED TO THE STANDARD FIRE EXPOSURE IN CAN4-S115 FOR A PERIOD OF TIME EQUAL TO THE FIRE PROTECTION RATING REQUIRED FOR THE FIRE-RATED ASSEMBLY IN WHICH THE PENETRATION OCCURS. THE OPENING SHALL BE SEALED WITH UNDERWRITER'S LABELLED MATERIAL APPROVED BY AUTHORITIES HAVING JURISDICTION. INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. USE RESILIENT MATERIAL(S) WHERE BUILDING MOVEMENT COULD AFFECT THE INTEGRITY OF THE FIRE STOP.
5. PROVIDE FIRE STOPPING TO CONCEALED SPACES IN ACCORDANCE WITH BCBC 3.1.11. AND/OR 9.10.16, AND THE CONTRACT DOCUMENTS.

BUILDING ENVELOPE

1. THE POLYETHYLENE VAPOUR BARRIER IS DESIGNED TO ALSO ACT AS THE AIR BARRIER. INSTALL AS A COMPLETE, SEALED SYSTEM. LAP AND SEAL ALL JOINTS AND PENETRATIONS. SEAL AT ALL PERIMETERS INCLUDING BUT NOT LIMITED TO: FLOOR JOISTS, WINDOW FRAMES, AND DOOR FRAMES. LAP AND SEAL TO UNDER SLAB POLY. VAPOUR BARRIER.
2. INSTALL PLASTIC VAPOUR BARRIER BOXES AT ALL OUTLETS AND SWITCHES IN EXTERIOR WALLS. SEAL TO ADJACENT POLY. VAPOUR BARRIER.
3. EXTERIOR SHEATHING MEMBRANE TO BE A HIGH-DENSITY NON-WOVEN SPUNBONDED POLYOLEFIN FABRIC. INSTALL TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
4. ALL EXTERIOR FLASHINGS TO BE PREFINISHED 26ga METAL. FABRICATE FLASHINGS WITH A TOP SLOPE OF MIN. 20° FROM HORIZONTAL AND CONSTRUCT TURNED UP END DAMS, MIN. 5/8" HIGH. REFER ALSO TO SPECIFIC DETAILS FOR VARIATIONS.
5. ALL VERTICAL JOINTS BETWEEN DIFFERENT CLADDING COMPONENTS REQUIRE SEALANT, LAPPING OR A BACK UP MATERIAL TO PREVENT WATER ENTERING BEHIND THE CLADDING. HORIZONTAL JOINTS REQUIRE FLASHING WHEREVER POSSIBLE UNLESS ALTERNATE METHODS HAVE BEEN PERMITTED BY THE CONSULTANT.

EXCAVATION & BACKFILL

1. REMOVE ALL TOPSOIL AND ORGANIC MATERIAL FROM BUILDING SITE.
2. FOUNDATIONS ARE TO BE PLACED ON ORIGINAL UNDISTURBED SOIL.
3. FOUNDATIONS ARE ASSUMED TO HAVE A MINIMUM BEARING PRESSURE OF 1500PSF.
4. BULK FILL BELOW SLABS TO BE WELL GRADED PIT RUN GRAVEL, COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL TO BE PLACED IN MAXIMUM OF 8" LIFTS.
5. COMPACTION TESTING BY A QUALIFIED TECHNICIAN, AND SHALL BE SCHEDULED BY THE CONTRACTOR AT THE OWNER'S EXPENSE.
6. DO NOT BACKFILL UNTIL ELEMENTS PROVIDING LATERAL SUPPORT (INCLUDING SLAB-ON-GRADE & FRAMED FLOORS) ARE COMPLETED. BACKFILL SIMULTANEOUSLY ON BOTH SIDES OF WALLS BELOW GRADE.
7. PROTECT FOOTINGS, FOUNDATION WALLS, SLABS-ON-GRADE, AND ADJACENT SOIL AGAINST FREEZING AND FROST ACTION AT ALL TIMES DURING CONSTRUCTION.
8. DO NOT PLACE CONCRETE IN WATER OR ON FROZEN SOIL.
9. BACKFILL FOR ANY RETAING WALLS SHALL BE CLEAN GRANULAR FILL COMPACTED IN 1'-0" LAYERS.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE SHALL BE PROPORTIONED ACCORDING TO CSA STANDARD A23.1-09.
2. PRIOR TO EXECUTION OF THE WORK, THE SUPPLIER SHALL PROVIDE A STATEMENT TO THE CONSULTANT CERTIFYING THE MATERIALS - INCLUDING ADMIXTURES - AND THEIR PROPORTIONS BY WHICH ARE TO BE USED IN THE PREPARTION OF EACH CLASS OF CONCRETE.
2. IF ANY CURING COMPOUNDS ARE USED, SUBMIT COMPLETE MANUFACTURER'S PRODUCT DETAILS (INCLUDING SPECIFIC REFERENCE TO COMPATABILITY WITH FLOOR COVERINGS, WALL COVERINGS, AND THEIR RELATED ADHESIVES).
3. CONCRETE TESTING SHALL BE DONE BY A THIRD-PARTY TESTING LABORATORY (AT OWNER'S EXPENSE).
4. AT ALL TIMES PROTECT THE CONCRETE FROM POTENTIAL DAMAGE THAT MAY RESULT FROM RAIN, SNOW, SUN, AND TEMPERTATURE DURING AND AFTER PLACING.
5. SEALER: SIKA 'FLORSEAL WB' (OR EQUIVALENT), APPLIED AS PER MANUFACTURER'S INSTRUCTIONS.
6. EXPANSION JOINT FILLERS SHALL BE PRE-MOULDED, NON-EXTENDING RESILIENT PRODUCTS; BITUMINOUS ASPHALT WITH MINERAL FIBRES AND/OR CORK.
7. WATERSTOPS SHALL BE EXTRUDED POLYVINYL CHLORIDE 100mm OR 150mm WIDEFOR CONSTRUCTION JOINTS AS DETAILED ON THE DRAWINGS. PRODUCTS TO BE 'VINYLOK' BY BURKE, 'DURA-JOINT' BY STERNSON, OR 'KOROSEAL' BY W.R. MEADOWS (OR APPROVED ALTERNATE).
8. GROUND UNDER BASE PLATES SHALL BE NON-SHRINK, NON-FERROUS GROUT; 'EMBCO' BY MASTER BUILDERS, 'IN-PAKT GROUT', 'TARGET EXPANDING GROUT' (OR APPROVED ALTERNATE).

CONCRETE MIX DESIGN:					
The concrete mix shall be in conformance with CSA A23.1 - 09. Strength, water cement ratio, and air content shall conform to Tables 7, 8 & 9 of CSA A23.1-09.					
LOCATION	STRENGTH (MPa)	WATER CEMENT RATIO	MAX. AGGREGATE SIZE ¾"	AIR CONTENT (%)
Perimeter footings	30	0.55		1 to 3
Interior footings	30	-		1 to 3
Exterior slabs on grade	30	0.45		5 to 8
Interior slabs on grade	30	-		1 to 3
Fill for steel decking (Interior)	30	0.55		1 to 3
Retaining walls	30	0.55		5 to 8
Piles and piers	30	0.55		5 to 8

9. COLD WEATHER PROTECTION: WHEN AIR TEMPERATURE IS AT OR BELOW 5° CELCIUS WITHIN 24 HOURS OF PLACING (AS FORECAST BY THE NEAREST METEOROLOGICAL OFFICE), ALL MATERIALS AND EQUIPMENT NEEDED FOR ADEQUATE PROTECTION AND CURING SHALL BE ON HAND AND READY FOR USE BEFORE STARTING. COLD WEATHER PROTECTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CSA A23.1-09 AND ACI 306-R8.
10. SLAB-ON-GRADE: UNLESS OTHERWISE NOTED ON PLANS, PROVIDE CONSTRUCTION JOINTS AT MAXIMUM 100' O.C. PROVIDE CONTROL JOINT SAW CUTS AT 50 TIMES THE SLAB THICKNESS, BUT NOT MORE THAN 20' O.C. MAXIMUM EACH WAY. FILL SAW CUTS WITH 'LOAD-FLEX' BY SIKA CANADA (OR APPROVED EQUIVALENT) WHEN SLAB IS 90-DAYS OLD.

CONCRETE REINFORCEMENT

1. ALL REINFORCING SHALL BE KEPT FREE OF ALL OIL, MUD, AND CONTAMINATING MATERIAL AT ALL TIMES. UNDER NOT CONDITION WILL ANY CONTAMINATED STEEL BE PERMITTED IN THE WORK. ALL STEEL STOCKS ON THE JOB ARE TO BE ADEQUATELY BLOCKED UP FROM THE EARTH.
2. REINFORCING STEEL 10M AND LARGER SHALL BE DEFORMED AND SHALL BE NEW BILLET STOCK CONFORMING TO CSA G30.18-M82, GRADE 400R.
3. TIE WIRE SHALL BE 1.52MM ANNEALED IRON WIRE.
4. REINFORCING IS TO BE ACCURATELY POSITIONED (ACCORDING TO STRUCTURAL DRAWINGS, IF PROVIDED) AND RIGIDLY SUPPORTED AND SECURED IN PLACE WITH APPROVED CHAIRS, BOLSTERS, SPACERS, HANGERS AND/OR RISERS, TIE & SUPPORT BARS, AND OTHER APPROVED DEVICES. ALL TIED IN PLACE WITH 1.52MM ANNEALED IRON WIRE. ALL REINFORCEMENT SHALL BE PLACED WITHIN THE PERMITTED TOLERANCES OF CSA-A23.1-09.
5. REINFORCING IN FOOTINGS MUST BE BLOCKED UP WITH APPROVED MASONRY BLOCKS OR SUSPENDED FROM FORMWORK WITH TIE WIRE.
6. MINIMUM REINFORCING BAR LAP SPLICING (EXCEPT AS NOTED OTHERWISE):
   10M BARS = 16"   20M BARS = 36"
   15M BARS = 24"   25M BARS = 44"

CONCRETE FINISHES

1. PROVIDE STEEL TROWEL FINISH FOR SLABS TO BE LEFT EXPOSED OR TO RECEIVE A FLOOR FINISH.
2. WHERE FLOOR DRAINS OCCUR FINISH FLOOR TO BE LEVEL AT THE WALLS AND PROVIDE A MINIMUM OF 5MM PER METER (3/16" PER 12") UNIFORM SLOPE TO DRAIN, UNLESS INDICATED OTHERWISE ON DRAWINGS.
3. WHERE OTHER FLOOR SLOPES ARE SHOWN THE SLAB PLAN, PROVIDE A MINIMUM OF 5MM PER METER (3/16" PER 12") UNIFORM SLOPE IN DIRECTION INDICATED.
4. SAW CUT CONTROL JOINTS WITHIN 24 HOURS AFTER FINISHING. USE 5MM (3/16") BLADE, CUT TO DEPTH 1/3 OF SLAB THICKNESS.
5. MATERIALS:
   - CURING AND HARDENING COMPOUND: CLEAR LIQUID CURING AND SEALING COMPOUND TO ASTM C-30G TYPE 1, AND CGSB 90-GP01A STANDARD.
   - LUMBER: #3 GRADE SOFTWOOD
   - RETARDANT: INITIALLY SET RETARDER CONFORMING TO ASTM 494 BY W.R. GRACE & CO.

CONCRETE ACCESSORIES

1. PRE-MOULDED JOINT FILLERS SHALL BE BITUMINOUS SATURATED FIBRE BOARD.
2. POLYETHYLENE DAMPPROOFING MEMBRANE SHALL BE 0.15MM THICK, AS PER CAN/CGSB-51.33.M89.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSPECTION OF ALL FORMWORK, FALSEWORK, TIES, SHORING, AND RE-SHORING TO MAINTAIN STRUCTURAL INTEGRITY AND STABILITY AND TO WITHSTAND ANY LOADS LIKELY TO BE IMPOSED ON THEM. ADHERE TO WORKSAFE BC REGULATIONS.
4. FORM RELEASE SHALL BE MINERAL OIL TYPE ('UNIFORM D' BY UNIVERSAL CONCRETE ACCESSORIES, 'NOXCRETE', 'DUOGARD' OR OTHER PRE-APPROVED FORM RELEASE AGENT). APPLICATION IS TO BE ACCORDING TO MANUFACTURER'S DIRECTIONS.
5. TIES AND SPREADERS SHALL BE COMMERCIALLY MANUFACTURED TYPES WITH A MINIMUM TENSILE STRENGTH OF 13KN, ADJUSTABLE TO PERMIT TIGHTENING OF FORMS, NOT LEAVING ANY METAL WITHIN 25MM OF THE CONCRETE SURFACE. WIRE TIES ARE NOT ACCEPTABLE.
6. UNLESS OTHERWISE SPECFICALLY AUTHORIZED, NO FORMWORK, SHORING, BRACING, OR OTHER DEVICE USED IN RETENTION AND SUPPORT OF CAST CONCRETE SHALL BE REMOVED BEFEORE A LAPSE OF SEVEN (7) FULL CURING DAYS (28 DAYS FOR SUSPENDED SLABS) FROM THE TIME OF PLACEMENT OF CONCRETE.

METAL FABRICATION

1. ALL WELDING WORK TO CSA W59-03, UNLESS OTHERWISE NOTED.
2 MATERIALS (UNLESS OTHERWISE NOTED) SHOULD CONFORM:
   - STEEL SECTIONS & PLATES TO CSA G40.21-04, GRADE 350W.
   - WELDING MATERIALS TO TO CSA W59-03.
   - HOT-DIPPED GALVANIZING WITH MINIMUM ZINC COATING OF 600G/M TO CSA G164-M92.
   - GALVANIZED PRIMER - ZINC RICH READY-MIX TO CGSB 1-GP181B.
   - SHOP COAT PRIMER TO CGSB 1-GP-40D.
   - SULPHUR - COMMERCIAL GRADE FOR SETTING METAL POSTS.
3. EXPOSED WELDS TO BE CONTINUOUS FOR LENGTH OF JOINT. FILE OR GRIND EXPOSED WELDS TO SMOOTH AND FLUSH.
4. APPLY ONE (1) SHOP COAT OF PRIMER TO METAL ITEMS, EXCEPT FOR STAINLESS STEEL, ALUMINUM, GALVANIZED, AND ITEMS TO BE ENCASED IN CONCRETE.

STRUCTURAL STEEL

1. VERIFY LOCATION OF ALL SITE CONCRETE AND MASONRY BASES AND ALL WORK THAT THE STRUCTURAL STEEL WITH ATTACH TO AND ALIGN WITH, AND ENSURE THAT THE SITE WORK IS AT PROPER ELEVATION AND LOCATION. ADVISE THE CONSULTANT, IN WRITING, OF ALL DISCREPENCIES BETWEEN MEASUREMENTS TAKEN AND THOSE SHOWN ON THE DRAWINGS PRIOR TO COMMENCEMENT OF WORK. WHEN POSSIBLE, THIS VERIFICATION SHALL BE COMPLETED PRIOR TO THE STEEL FABRICATION.
2. FABRICATORS AND ERECTORS RESPONSIBLE FOR MAKING WELDS SHALL BE CERTIFIED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA STANDARD W47.1 (DIVISION 1 OR DIVISION 2.1), OR CSA STANDARD W55.3 OR BOTH, AS APPLICABLE.
3. THE CONTRACTOR SHALL PROVIDE MILL CERTIFICATION OF CHEMICAL ANALYSIS PROPERLY CORRELATED TO THE MATERIALS IN ACCORDANCE WITH CSA STANDARDS WHEN REQUESTED BY THE CONSULTANT.
4. SUPPLY ALL NECESSARY INSTRUCTIONS AND DRAWINGS TO OTHER TRADES FOR SETTING BEARING PLATES, ANCHOR BOLTS, AND OTHER MEMBERS THAT ARE TO BE BUILT-IN WITH TEH WORK OF OTHER TRADES. SUPPLY NECCESSARY MATERIALS FOR INCORPORATION IN THE PROJECT AT THE CORRECT TIME. CHECK OPENINGS AND SUPPORT REQUIREMENTS FOR MECHANICAL EQUIPMENT WITH SUPPLIERS.
5. STEEL FOR HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA G40.21-04 GRADE 350W CLASS C. ANGLES, WIDE FLANGES, CHANNELS, AND PLATES SHALL CONFORM TO CSA G40.21-04 GRADE 300W.
6. BOLTS FOR BEAM-TO-COLUMN CONNECTIONS AND BEAM-TO-BEAM CONNECTIONS SHALL CONFORM TO ASTM A325, HIGH-STRENGTH BOLTS.
7. ANCHOR BOLTS SHALL CONFORM TO ASTM A307, UNLESS NOTED OTHERWISE.
8. UNLESS DETAILED IN THESE DRAWINGS, ALL STRUCTURAL STEEL CONNECTIONS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR, TO CONFORM TO CAN/CSA S16-09. DESIGN BEAM CONNECTIONS FOR AN END REACTION DUE TO THE UNIFORMLY DISTRIBUTE LOAD CAPACITY OF THE MEMBER UNLESS A GREATER REACTION IS NOTED ON THE DRAWINGS.
9. WHERE INDICATED ON THE PLANS, HOLES, CUTTING, ETC. SHALL BE PROVIDED FOR THE INSTALLATION OF THE WORK OF OTHER TRADES REQUIRING SAME. NO ADDITIONAL HOLES OR CUTTING OF STEEL WORK OTHER THAN AS SHOWN ON THE DRAWINGS SHALL BE DONE WITHOUT REVIEW OF THE CONSULTANT.
10. PRIMER SHALL CONFORM TO CISC / CMPA STANDARD 2-75. ALLSTEEL SHALL BE THOROUGHLY CLEANED OF ALL LOOSE MILL SCALE, LOOSE RUST, OIL, OR DIRT.
11. ALL EXPOSED SURFACES OF STRUCTURAL STEEL SHALL BE SHOP PRIMED USING SPECIFIED PRIMER IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. SURFACES OF STRUCTURAL STEEL ENCASED IN CONCRETE SHALL NOT BE PRIMED. FIELD BOLTS, WELDS, AND ABRASIONS TO SHOP COAT SHALL BE SPOT PAINTED IN THE FIELD WITH THE SAME MATERIALS USED FOR THE SHOP COAT.

VAPOUR BARRIER

1. POLYETHYLENE FILM TO CGSB-51.34 TYPE1
2. MINIMUM THICKNESS BELOW GRADE (0.15MM) AND MINIMUM THICKNESS ABOVE GRADE (0.10MM).
3. INSTALL SHEATHING TAPE AS INDICATED 3M-Y8086 OR APPROVED EQUAL.
4. PLACE VAPOUR BARRIER ON WARM SIDE OF INSULATION AND TIGHT TO INSULATION.
5. LAP JOINTS 150MM MIN. AND SEAL JOINTS.
6. STAPLE VAPOUR BARRIER TO FRAMING MEMBERS.
7. TAPE SEAL WHERE NAILS OR STAPLES PENETRATE THE VAPOUR BARRIER.
8. SEAL TO PERIMETER OF DOORS, WINDOWS AND PENETRATIONS.

BOARD INSULATION

1. RIGID INSULATION IS SPECIFIED IN ACCORDANCE WITH CGSB STANDARDS AND ASTM STANDARDS.
2. WALLS TO BE EXTRUDED POLYSTYRENE INSULATION - STYROFOAM SM OR APPROVED EQUAL.
3. ROOFS TO BE EXTRUDED POLYSTYRENE INSULATION -STYROFOAM DECKMATE OR APPROVED EQUAL. (SLOPED AS PER DRAWINGS)
4. INSTALL INSULATION TO MAINTAIN CONTINUITY OF THERMAL PROTECTION.
5. FIT INSULATION TIGHT TO PENETRATIONS AND SEAL JOINTS
6. INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

SPRAY INSULATION

1. USE SPRAY APPLIED CLOSED CELL POLYURETHANE FOAM AS SPECIFIED IN ASSEMBLIES AND DETAILS.
2. INSTALLATION TO BE PREFORMED BY CERTIFIED SPRAY INSULATION SPECIALIST AS PER MANUFACTURERS RECOMMENDATIONS.

BATT INSULATION

1. FIBREGLASS CANADA - OWENS CORNING-FIBREGLASS PINK , ROXUL 'SAFE N' SOUND', OR APPROVED EQUAL
2. INTERIOR WALLS REQUIRING AN INCREASED STC RATING TO USE OWENS CORNING QUITE ZONE OR APPROVED EQUAL. REFER TO DRAWINGS.
3. INSTALL INSULATION TO MAINTAIN CONTINUITY OF THERMAL AND ACOUSTIC PERFORMANCE.
4. FRICTION FIT INTO CAVITY AND TIGHT TO PENETRATIONS - DO NOT COMPRESS.

WINDOWS

1. CONTRACTOR TO COORDINATE ROUGH OPENING SIZES PRIOR TO FABRICATION.
2. EACH MEMBER THICKNESS SHALL BE DESIGNED TO MEET REQUIRED STRUCTURAL STRENGTH AND THERMAL PERFORMANCE. SUPPLIER TO PROVIDE EVIDENCE OF COMPLIANCE WITH LATEST PERFORMANCE CRITERIA AS SPECIFIED IN THE 2018 BCBC AND ASHRAE 90.1.
3. SAFETY GLASS TO BE INSTALLED IN LOCATIONS REQUIRED BY THE BCBC.
4. ENSURE MOCK-UP HAS BEEN APPROVED BY THE CONSULTANT PRIOR TO START OF INSTALLATION.
5. APPLY PROTECTIVE COATING, ISOLATION TAPE, OR OTHER BARRIER TO PROTECT ALUMINUM FROM CEMENTITIOUS MATERIALS AND DISSIMILAR METALS SUBJECT TO GALVANIC ACTION.
6. INSTALL WINDOWS AS PER MANUFACTURERS INSTRUCTIONS AND BUILDING ENVELOPE DETAILS.
7. ADJUST WINDOW SASH AND HARDWARE FOR SMOOTH OPERATION
8. TAKE MEANS TO PROTECT FINISH SURFACES DURING CONSTRUCTION AND REMOVE FILM'S AND WASH DOWN SURFACES AT COMPLETION OF JOB.

GYPSUM BOARD

1. ALL WORK SHALL BE AN APPROVED QUALIFIED SPECIALIST DRYWALL FIRM EMPLOYING SKILLED MECHANICS.
2. WORK SHALL COMPLY WITH THE AWCC SPECIFICATIONS MANUAL.
3. ALL FINISHED DRYWALL SHALL BE SMOOTH, WITHOUT UNDULATIONS AND TRUE LINES AND LEVELS.
4. ALL REVEAL AND SHADOW LINES SHALL HAVE SHARP 90 DEGREE EDGES .
5. MAINTAIN CONTINUITY OF FIRE SEPARATIONS IF REQUIRED. REFER TO ASSEMBLIES SCHEDULE.
6. SEE ALSO INTERIOR DESIGN SPECIFICATIONS

MISC. METALS

1. HANDRAILS, RAILINGS, BALUSTRADES AND GUARDRAILS WHEN INSTALLED SHALL WITHSTAND ALL APPLICABLE LOADS IN ACCORDANCE WITH THE 2018 BCBC.
2. FABRICATE ALL WORK IN ACCORDANCE WITH DETAILS SHOWN ON DRAWINGS AND REVIEWED SHOP DRAWINGS.
3. VERIFY ALL DIMENSIONS ON SITE PRIOR TO PROCEEDING WITH SHOP FABRICATION
4. FABRICATE AND ASSEMBLE MISC. METAL ITEMS TRUE, STRAIGHT, SQUARE, AND FREE FROM WARPAGE OR OTHER DEFECTS
5. GRIND SMOOTH SHARP EDGES, ANGLES AND CORNERS.
6. PROVIDE ALL ANGLES, ANCHORS, CLIPS, PLATES, CHANNELS ETC. REQUIRED TO SUPPORT OR FIX ITEMS OF WORK.
7. FASTENINGS TO BE CONCEALED WHERE POSSIBLE UNLESS OTHERWISE NOTED.

METAL FLASHING AND TRIM

1. COMPATIBILITY BETWEEN METAL FLASHING COMPONENTS AND COMPONENTS IS ESSENTIAL. CONTRACTOR TO ENSURE SEPARATION OF DISSIMILAR METALS.
2. METAL FLASHING TO BE PRE-FINISHED ALUMINUM- 26 GAUGE. COLOUR TO BE PRE-FINISHED IN SHOP.
3. FASTENERS SHALL SHALL BE OF SAME MATERIAL AS SHEET METAL INCLUDING WASHERS. COLOUR TO MATCH IN EXPOSED LOCATIONS. PROVIDE RUBBER PACKINGS TYP. FOR ENSURE TIGHT SEAL.
4. USE CONCEALED FASTENERS WHEREVER POSSIBLE.
5. HEM EXPOSED EDGES ON UNDERSIDE. USE STANDING SEAMS AT INSIDE AND OUTSIDE CORNERS. USE S-LOCK SEAMS FOR HORIZONTAL JOINTS IN A CONTINUOUS LINE.
6. COAT METAL WITH PROTECTIVE PAINT WHERE IN CONTACT WITH MORTAR, CONCRETE OR DISSIMILAR METALS.
7. CAULK FLASHING JOINTS WITH SEALANT IN MATCHING COLOUR.

ROUGH CARPENTRY

1. LUMBER SOFTWOOD, S4S, AVERAGE MOISTURE CONTENT 15% OR LESS. MAX MOISTURE CONTENT 19% IN ACCORDANCE WITH NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER AND CSA-O141.
2. INDENTIFY LUMBER BY GRADE STAMP OF ANY AGENCY CERTIFIED BY THE CANADIAN LUMBER STANDARDS ACCREDITATION BOARD.
3. INSTALL MEMBERS TRUE TO LINE, LEVELS AND ELEVATIONS.
4. INSTALL SPANNING MEMBERS WITH CROWN UP
5. INSTALL POLYETHYLENE FOAM UNDER SILLS OF EXTERIOR WALL FRAMING.
6. INSTALL PROPER FURRING AND BLOCKING TO SUPPORT CASEWORK, CABINETS, WALL AND CEILING FINISHES, ACCESSORIES AND MECHANICAL AND ELECTRICAL SERVICES.
7. INSTALL ALL WOOD FURRING, WOOD CURBS, FASCIA BACKING AND NAILERS TO SUPPORT METAL FLASHING, ROOF PENETRATIONS.

MILLWORK

1. ALL MILLWORK TO MEET OR EXCEED AWMAC STANDARD.
2. CABINET AND DRAWER HARDWARE TO BE BLUM OR EQUIVALENT.
3. CABINETRY TO BE EQUIPPED WITH SOFT CLOSE DOOR AND DRAWER MECHANISMS AND 110 DEGREE OFFSET HINGES.

EXTERIOR LIGHTING

1. ALL EXTERIOR LIGHTING IS NOT TO EXCEED 20° ANGLE BELOW THE HORIZON PLANE.

REGISTERED ARCHITECT
MARC ALAN LAMERTON
2024-08-21
BRITISH COLUMBIA

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ISSUE	DATE
Coordination	January 24, 2024
Tender	July 16, 2024
Addendum 03	August 20, 2024
-	-
-	-
-	-

DRAWN BY: ML, CJ
DATE: August 8, 2024
SCALE: as noted

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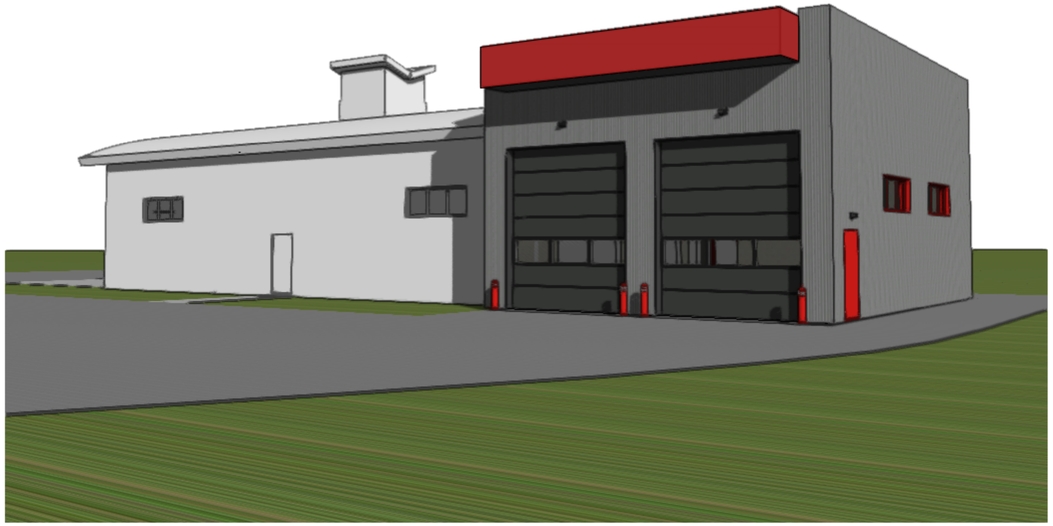
PROJECT: 22-030
CITY OF SALMON ARM - FIRE HALL #2
Truck Bay Addition

OPTION 'A'
- MASONRY EXTERIOR WALL

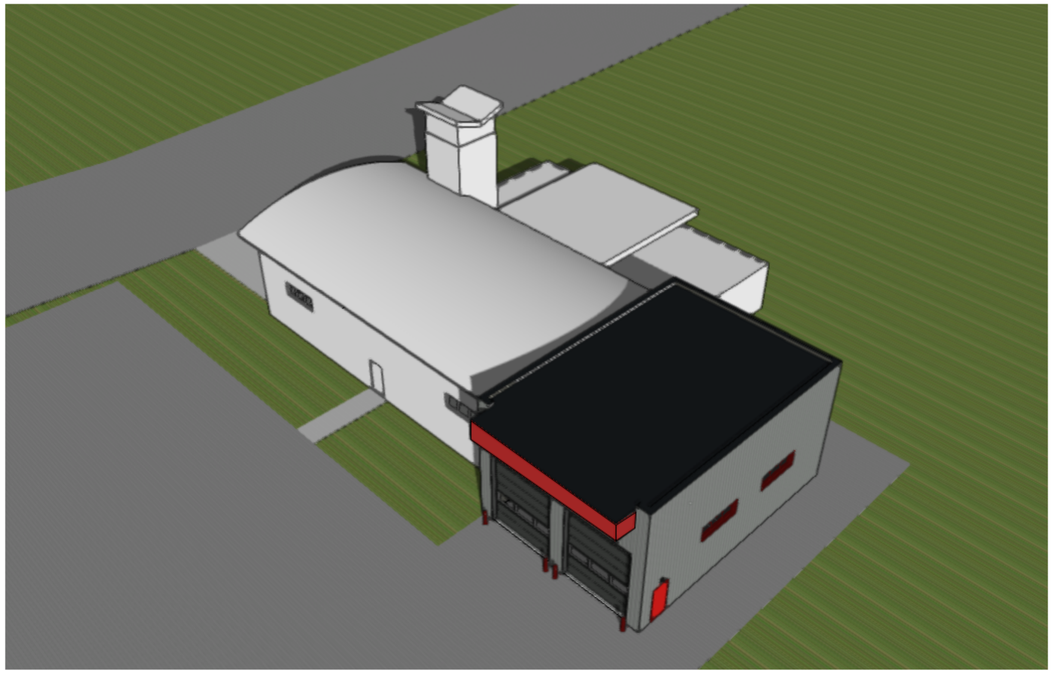
200 - 30th Street SE
Salmon Arm, BC

DRAWING TITLE:
GENERAL NOTES

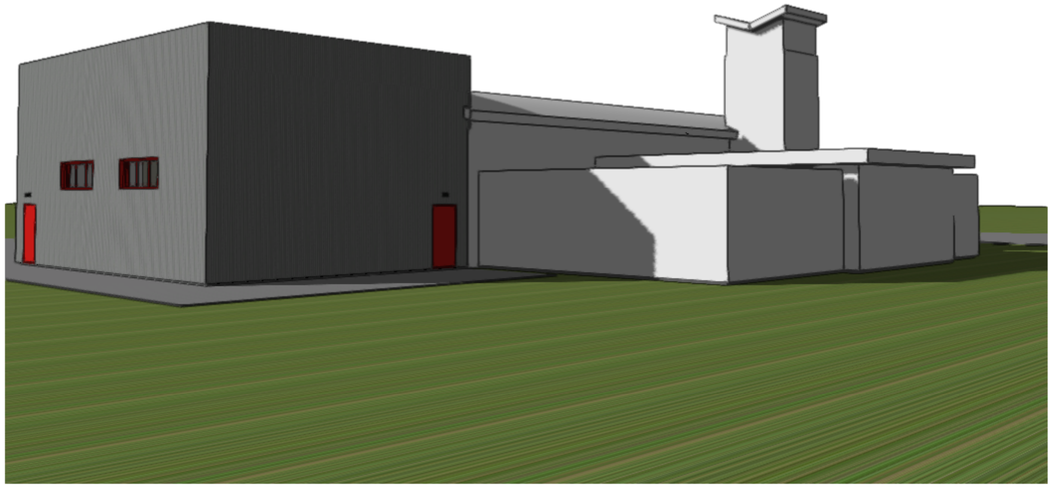
DRAWING NO:
A5.2



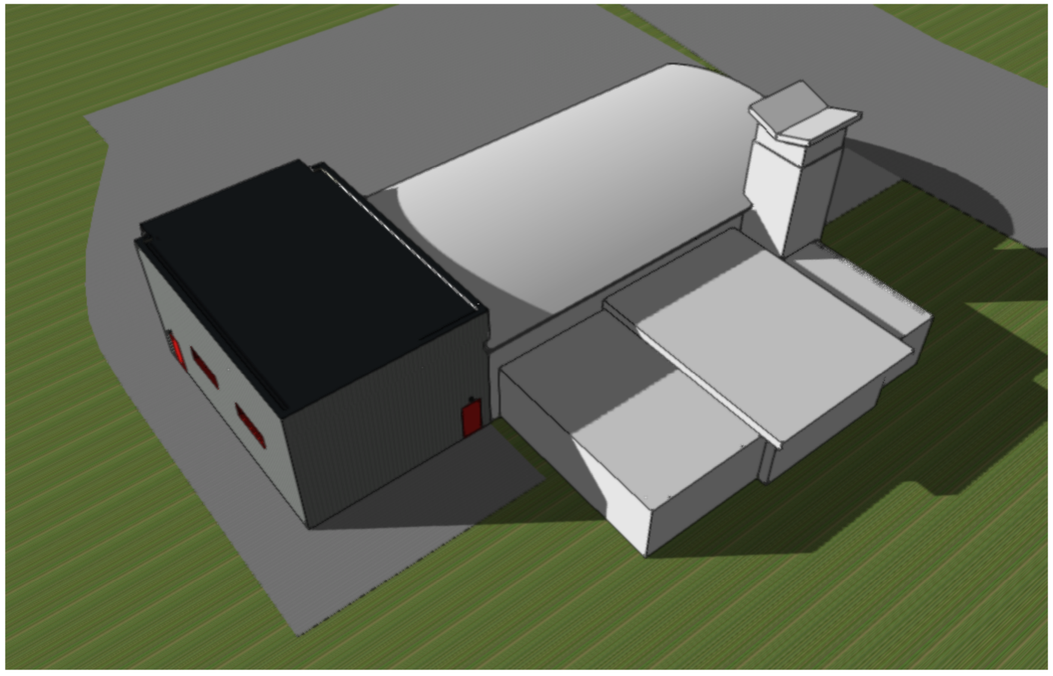
SOUTHEAST VIEW



SOUTHEAST BIRD'S-EYE VIEW



NORTHEAST VIEW



NORTHEAST BIRD'S-EYE VIEW

REGISTERED ARCHITECT
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2024-08-21
BRITISH COLUMBIA

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DRAWN BY: ML, CJ

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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