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Request for Proposals (RFP)

Huu-ay-aht First Nations

Culture & Visitor Information Centre

☐ Insulation & Vapour Barrier

☐ Wallboard Installation

☐ Interior Painting

☐ Tile in Washrooms

May 21, 2026

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1.0 Background

Huu-ay-aht First Nations (HFN) is located in Anacla, approximately 10 minutes from Bamfield, B.C. HFN is a Modern Treaty Government and holds all the rights and responsibilities of their laws, acts, and regulations, as the federal and provincial government. HFN strives for excellence and goes above and beyond the standards set out by the provincial and federal building codes.

1.1 Instructions to Proponents

Key Information

RFP Title	Huuayaht Cultural & Visitor Information Centre: ☐ Insulation Installation ☐ Wallboard Installation ☐ Interior Painting ☐ Tile Installation in Washroom and multi-purpose room
Huu-ay-aht First Nation (HFN) Representative	The authorized Representative for this RFP is: Brian McClure Capital Project Manager Huu-ay-aht First Nations 4644 Adelaide Street, Port Alberni, BC Cell: 250-735-3552 Email: projectmanager@huuayaht.org Information offered from sources other than the above HFN representative is not official, may be inaccurate, and must not be relied on in any way by any party for any purpose.
Project Information	The Huuayaht Community Cultural & Visitor Information Center project is being developed off Bamfield road in the first nations village of Anacla. The building consists of a Cultural Treasures room, a multi-purpose room, a retail space and an outdoor covered workshop space. The structure is being developed in conjunction with Pacific homes (Architect and Supplier), Spar Consultants (Structural / EOR), Lewkowich (Geotech), RB Engineering (electrical) and Rocky Point Engineering (Mechanical).

Closing Date and Time Proposal Submissions:	The recipient is solely responsible for ensuring it has received and understands the complete RFP as described and for ensuring it has received and understands all information.
Closing:	Proposals are to be emailed to projectmanager@huuayaht.org no later than 3:00pm, **June 12, 2026**

2.0 Purpose

The purpose of this RFP is to solicit Proposals from Proponents to enter into an agreement with HFN to complete four components contributing to the completion of the Cultural & Visitor Information Centre:

- Insulation & vapour barrier installation,
- Wall board installation and,
- Interior painting,
- Application of tile in the washrooms and Multi-purpose Room.

This is a Request for Proposals and is not a contract tender call. No contract or any other contractual, tort or other legal obligations are created or imposed on HFN by this RFP or by submission of any Proposal or by consideration of, or failure or refusal to, consider any Proposal by HFN. Further, the agreement, when executed, is the sole source of any contractual obligation on HFN with respect to this project.

All Proposals received in response to this RFP will be evaluated and the Proponent judged to be the Preferred Proponent will be selected to enter negotiations leading to an Agreement with HFN for this Project.

By submitting a Proposal, a Proponent agrees that if selected as the Successful Proponent, the Proponent will execute the Agreement generally in the contract form included in Appendix A of this RFP. The Successful Proponent's Proposal or any portion thereof, if accepted by the HFN, will form a part of the Agreement.

2.1 Receipt of Complete RFP

It is the Proponent's responsibility to ensure that HFN has received a complete RFP. Each and every proposal will be deemed to be made on the basis of the entire RFP.

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3.0 Drawing list

Drawing #	Drawing Title	Drawing Package Title
A1	Cover Sheet	Cultural Center_01-17
A3	Foundation Plan	Cultural Center_01-17
~~A4~~	~~Main Floor Plan~~	~~Cultural Center_01-17~~ (superseded – see Drawing 2 below)
A5	Roof Plan	Cultural Center_01-17
A6	Elevations	Cultural Center_01-17
A7	Elevations	Cultural Center_01-17
A8	Sections	Cultural Center_01-17
A9	Sections	Cultural Center_01-17
A10	Sections	Cultural Center_01-17
A11	Details & Schedules	Cultural Center_01-17
A12	Notes	Cultural Center_01-17
Drawing 2	Main Floor Plan (revised)	Cultural Center - Main Floor - Interior Framing Revisions
Drawing 4	Wall Finishes and Paint Colours	Cultural Center - Interior Wall Finishes and Paint Colours
Structual	Drawing Title	Drawing Package Title
S1	Structural Notes & Details	BOCA_5837_S1-S3_2025-03-28-R1_SEALED
S2	Foundation Plan	BOCA_5837_S1-S3_2025-03-28-R1_SEALED
S3	Main Floor Plan	BOCA_5837_S1-S3_2025-03-28-R1_SEALED

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4.0 Scope of Work

There are four separate components to this RFP: Insulation Installation, Wallboard Installation, Interior Painting, and Tile Installation in Washroom. It is permissible for Bidders to submit bids for any or all of the components

1. Installation of insulation and vapour barrier (materials supplied by owner via Pacific Homes),

INSULATION & VAPOUR BARRIER – SCOPE OF WORK

Installation of Insulation and Vapour Barrier (Owner-Supplied Materials)

1. Project Description

This scope of work includes the complete installation of owner-supplied insulation, insulation stops, and polyethylene vapour barrier at all designated wall, ceiling, and other building envelope locations as indicated on the drawings and/or directed on site.

2. Materials Supplied by Owner

The Owner shall supply, at no cost to the Contractor:

- Thermal insulation R-40 fibreglass batt and blown in insulation in ceiling
- Install 1" rigid insulation in exterior walls
- Insulation stops at soffits
- Caulking compound for panel joints
- 6mil UV protected poly vapour barrier

The Contractor shall be responsible for:

- Receiving, handling, protecting, and installing the materials
- Rod and caulk materials for windows and doors
- Notifying the Owner of shortages, damage, or defects prior to installation

3. Work Included

3.1 Preparation

- Verify substrates are ready to receive insulation and vapour barrier
- Confirm cavities are clear of debris and obstructions
- Review drawings and identify any discrepancies before proceeding
- Measure and cut materials accurately to fit installation areas

3.2 Insulation Installation

- Install insulation tightly within wall, ceiling, and floor cavities
- Ensure insulation is:

- Continuous
- Properly fitted with no voids, gaps, or compression (unless specified)

- Secure insulation as required to prevent sagging or displacement
- Install insulation stops at required locations to maintain insulation position
- Coordinate with other trades to avoid conflicts

3.3 Vapour Barrier Installation

- Install polyethylene vapour barrier on the **warm side of the insulation**
- Ensure vapour barrier is:
  - Continuous
  - Unbroken
  - Tight and secure
- Seal all seams, joints, penetrations, and edges using approved sealants and/or tape
- Properly seal vapour barrier around:
  - Electrical boxes
  - Plumbing penetrations
  - Mechanical penetrations
  - Framing intersections
- Repair any punctures or tears immediately

4. Code and Standards Compliance

- Install all work in accordance with:
  - Applicable building codes
  - Manufacturer installation instructions
  - Industry best practices

5. Quality Control

- Ensure insulation and vapour barrier coverage is complete and consistent
- No gaps, loose areas, or unsealed penetrations
- Work subject to inspection prior to drywall installation
- Correct any deficiencies identified during inspections or walkthroughs

6. Coordination

- Coordinate sequencing with framing, mechanical, electrical, and drywall trades
- Do not conceal insulation or vapour barrier without approval

7. Protection of Work

- Protect installed insulation and vapour barrier from damage
- Replace or repair damaged areas caused during construction at no additional cost

8. Exclusions

Unless specifically included, the following are excluded:

- Supply of insulation, insulation stops, or vapour barrier
- Spray foam insulation
- Firestopping materials
- Acoustic insulation unless noted

9. Cleanup

- Remove excess cuttings and debris from work areas
- Dispose of waste in accordance with local regulations
- Leave areas clean and ready for subsequent trades

10. Warranty

- Contractor warrants workmanship for a minimum of **one (1) year** from Substantial Completion

2. Installation interior drywall (materials supplied by owner via Pacific Homes) and supply and install of cement board in the washrooms as indicated on plans,

WALLBOARD - SCOPE OF WORK

Drywall and Cement Board Installation (Partial Owner-Supplied Materials)

1. Project Description

This scope of work includes the installation, finishing, and preparation of drywall and cement board assemblies at all interior locations indicated on the drawings and/or directed on site. Certain drywall materials are supplied by the Owner, while cement board and associated materials are supplied by the Contractor.

2. Materials Supplied by Owner

The Owner shall provide, at no cost to the Contractor, the following materials:

- Standard drywall sheets for wall assemblies
- Standard drywall sheets for ceiling assemblies
- Water-resistant drywall for kitchen area in Multi-purpose Room (where specified)
- Pre-mixed joint compound (filler)
- Metal corner beads
- Drywall joint tape

The Contractor shall be responsible for receiving, handling, storing, protecting, and properly installing all Owner-supplied materials and shall notify the Owner of any shortages, damage, or defects prior to installation.

3. Materials Supplied by Contractor

The Contractor shall supply all labour and the following materials required for a complete and code-compliant installation, including but not limited to:

- Cement board for washrooms and wet areas where indicated on the drawings
- Fasteners (screws, anchors, etc.) suitable for drywall and cement board installations
- Cement board joint tape and related accessories
- Setting-type compounds or mortars required for cement board joints

- Sealants and adhesives as required
- All tools, equipment, and incidentals necessary to complete the work

4. Work Included

4.1 Preparation

- Verify framing is complete, plumb, straight, and suitable for drywall and cement board installation
- Confirm all mechanical, electrical, and plumbing rough-ins are complete
- Coordinate with other trades prior to closing walls and ceilings

4.2 Drywall Installation

- Install Owner-supplied drywall on walls and ceilings as per drawings and industry standards
- Cut and fit drywall accurately around openings, penetrations, and fixtures
- Install water-resistant drywall in locations specified above tubs and showers
- Secure drywall with appropriate fastener spacing to prevent movement, cracking, or sagging

4.3 Cement Board Installation (Contractor-Supplied)

- Supply and install cement board in washrooms and other wet areas as indicated on the drawings
- Install cement board in accordance with manufacturer requirements and applicable codes
- Ensure boards are properly fastened, aligned, and supported
- Treat joints, corners, and transitions using appropriate cement board tape and setting materials

4.4 Finishing

- Install Owner-supplied metal corner beads at all required external corners
- Tape all drywall joints using Owner-supplied tape
- Apply Owner-supplied pre-mixed filler to joints, corners, and fasteners
- Finish drywall to the specified finish to *Level 4* unless noted otherwise
- Sand finished surfaces to achieve smooth, uniform readiness for painting

5. Quality Standards

- Surfaces to be flush, smooth, and free of visible imperfections
- No loose boards, popped fasteners, or cracked joints
- Proper transitions between drywall and cement board
- Work suitable for final paint or finish installation

6. Code and Standards Compliance

- All work to comply with applicable building codes, local authority requirements, and manufacturer installation instructions
- Cement board installation to meet requirements for use in wet and moist environments

7. Protection and Damage

- Protect installed drywall and cement board from damage by other trades

- Repair or replace damaged work at no additional cost if caused by the Contractor

8. Exclusions

Unless specifically stated, the following are excluded:

- Supply of drywall, water-resistant drywall, filler, metal corner beads, or tape
- Interior painting or surface coatings
- Waterproof membranes, tile installation, or finishes over cement board
- Firestopping materials unless noted on the drawings

9. Cleanup

- Remove drywall debris, cuttings, and packaging from work areas
- Dispose of waste in accordance with local regulations
- Leave areas clean and ready for subsequent trades

10. Warranty

- Contractor shall provide a **minimum one (1) year warranty** on workmanship, commencing at Substantial Completion

3. Supply and application of paint to interior surfaces of building (colours as indicated on plans),

PAINTING – SCOPE OF WORK

Interior Painting – New Drywall

1. Project Description

This scope of work covers the preparation, priming, and painting of all new interior drywall surfaces within the building as shown on the drawings and/or identified on site. Work shall be completed in accordance with applicable codes, manufacturer recommendations, and industry best practices.

2. Areas Included

- New drywall walls
- New drywall ceilings
- Soffits, bulkheads, and other drywall features
- Interior drywall surfaces in mechanical rooms, corridors, offices, and common areas (unless noted otherwise)

3. Surface Preparation

The Contractor shall perform all necessary preparation to ensure a high-quality finished appearance, including:

- Inspect all drywall surfaces prior to painting
- Repair minor surface imperfections, including:
  - Nail pops
  - Screw heads
  - Scratches and dents

- Spot skim-coating where required for uniform surface appearance
- Sand all surfaces smooth after repairs
- Remove dust and debris prior to priming
- Ensure surfaces are dry and suitable for paint application

4. Priming

- Apply **one (1) full coat of drywall primer/sealer** to all new drywall surfaces
- Primer to be compatible with finish paint and suitable for new gypsum board
- Primer to be applied evenly to ensure uniform absorption and adhesion

5. Finish Painting

- Apply **two (2) full coats of finish paint** to all primed surfaces
- Paint type and sheen to be as specified (e.g., latex, low-VOC, eggshell, satin, semi-gloss, etc.)
- Colors as specified on drawings
- Paint application to achieve full coverage, uniform color, and consistent sheen

6. Quality Standards

All painting work shall meet the following standards:

- Clean, smooth, and uniform finish
- No visible roller marks, brush marks, lap marks, runs, or sags
- Sharp, clean cut lines at edges and transitions
- No paint splatter on adjacent surfaces

7. Protection of Adjacent Surfaces

The Contractor shall:

- Protect floors, fixtures, doors, windows, trim, and equipment from paint damage
- Mask and cover all non-painted surfaces as required
- Immediately clean any accidental paint splatter or overspray

8. Corrections and Touch-Ups

- Perform touch-ups as required after completion of painting
- Address deficiencies identified during walkthrough or inspection
- Final acceptance subject to Owner/Consultant approval

9. Cleanup

- Remove all masking, coverings, and debris from the site
- Dispose of waste materials in accordance with local regulations
- Leave the area clean, broom-swept, and ready for occupancy

10. Materials

- All paint materials to be **new, unopened, and from a single manufacturer** per product type

- Low-VOC or zero-VOC paint to be used where specified or required by code
- Contractor responsible for providing all labor, materials, tools, equipment, and incidentals

11. Assumptions & Exclusions

Unless specifically stated, the following are excluded:

- Major drywall repairs or re-finishing beyond standard paint preparation
- Painting of non-drywall surfaces (e.g., wood trim, metal, concrete)
- Accent walls, specialty coatings, or decorative finishes
- Work outside normal working hours

12. Warranty

- Contractor shall warranty workmanship and materials for a minimum of **one (1) year** from Substantial Completion, excluding normal wear and tear.

4. Installation of tile in the washrooms as indicated on plans.

TILE – SCOPE OF WORK

Wall Tile Installation – Public Washrooms & Multi-purpose Room Kitchen Area

1. Project Description

This scope of work includes the supply, installation, and finishing of wall tile in designated washroom areas as shown on the drawings and specifications. The finished installation shall be durable, hygienic, and suitable for high-traffic public use.

2. Areas Included

Wall tile installation only at the following locations, as indicated on drawings:

- Walls behind and around lavatories
- Walls behind water closets and urinals
- Washroom perimeter walls where specified
- Wet walls or feature walls identified on the drawings

No floor tile work is included under this scope.

3. Materials

Unless noted otherwise, the Contractor shall supply all labour and materials required for a complete wall tile installation, including but not limited to:

- White Porcelain subway wall tile as specified on drawings
- Thin-set mortar suitable for vertical applications and wet areas
- Waterproofing membrane/system where required
- Grout (stain-resistant and suitable for public washrooms)
- Tile edge trims, corners, and termination profiles
- Sealants and caulking (mildew-resistant)

4. Substrate Preparation

- Inspect wall substrates (cement board, drywall, concrete, or other approved backing) before installation
- Verify surfaces are clean, plumb, level, dry, and structurally sound
- Report deficiencies to the Owner prior to proceeding
- Prepare substrates in accordance with manufacturer instructions and recognized industry standards

5. Waterproofing

- Install waterproofing membranes where indicated, including:
  - Walls behind sinks, toilets, and urinals (if specified)
  - Wet walls or splash zones
- Seal corners, penetrations, fixtures, and transitions
- Waterproofing to be compatible with the tile system and wall substrate

6. Tile Installation

- Lay out tile to ensure:
  - Balanced and symmetrical appearance
  - Alignment with fixtures, partitions, and architectural features
  - Minimized small or sliver cuts
- Install tile plumb and level using approved setting materials
- Maintain consistent joint spacing as specified
- Cut and fit tile neatly around:
  - Plumbing fixtures
  - Electrical boxes
  - Accessories and penetrations
- Provide clean, finished edges using trims where tile terminates

7. Grouting and Finishing

- Grout tile joints after proper curing of adhesive
- Tool grout for uniform appearance
- Clean tile surfaces and remove all grout haze
- Apply flexible sealant (not grout) at all changes in plane and at dissimilar materials

8. Quality Standards

- Wall tile to be flat, plumb, and securely bonded
- No cracked, chipped, loose, or hollow-sounding tiles
- Uniform grout colour and joint size
- Clean, professional appearance appropriate for a public facility

9. Code and Standards Compliance

All work shall comply with:

- Applicable building codes and local authority requirements

• Manufacturer installation instructions • Install tile in accordance with Terrazzo, Tile and Marble Association of Canada (Guide 09300)
10. Protection of Work • Protect adjacent finishes, fixtures, and installed work during construction • Protect completed tile from damage until Substantial Completion
11. Cleanup • Remove excess materials, debris, and packaging from work areas • Dispose of waste in accordance with local regulations • Leave washroom walls clean and ready for final occupancy
12. Exclusions Unless specifically stated, the following are excluded: • Floor tile installation • Supply or installation of plumbing fixtures and washroom accessories • Structural wall repairs or leveling beyond standard preparation • Painting or non-tile wall finishes
13. Warranty • Provide a **minimum one (1) year warranty** on workmanship and installation, excluding abuse or normal wear and tear.

A. The CONTRACTOR is responsible for always providing on-site supervision for their workers and will work directly with the project manager to ensure optimum scheduling and workmanship. Provisions shall be made by the CONTRACTOR to protect all finished surfaces, including floors and walls, from damage during the CONTRACTOR'S work.

B. It is the intent of the RFP that all work related to the insulation and vapour barrier installation, wall coverings (drywall and cement board), painting, and tile installation shall be the responsibility of the SELECTED CONTRACTOR FOR THAT COMPONENT to install, and that the proposal submitted includes all costs associated with said work. All work as described above and within the architectural and engineered drawings must comply with all relevant building codes, good construction practice, and the provided engineering specifications.

5.0General Requirements

5.1Work

The term "Work" includes all labor, materials, equipment and services required of the CONTRACTOR, as shown, described or inferred in the Contract Documents. The CONTRACTOR is only to use its own forces and/or OWNER/CONSTRUCTION MANAGER approved sub-trades to undertake the Work. The CONTRACTOR may not sub-contract out further work without the prior written consent of the OWNER, such consent to be granted at the discretion of the OWNER.

5.2Work, Licenses, Permits, and Inspections

The CONTRACTOR agrees to do all work in accordance with the plans, specifications, and performance standards and in accordance with good building practice, any and all civic, municipal, provincial and federal laws and codes pertaining thereto and to the satisfaction of the OWNER. The CONTRACTOR further agrees to obtain all licenses required in connection with his work and to inform the site superintendent of the date and time work will be ready for inspection as well as the nature of the inspection.

5.3Liability Insurance

The CONTRACTOR shall provide and maintain, at his expense, a minimum of $10,000,000 general liability insurance against claims made for damages for personal injury or property damage by reason of anything done or not done by the CONTRACTOR, its employees or agents, in connection with the performance of this Agreement. Proof that the OWNER is named insured is required upon successful awarding of the contract.

5.4 WorkSafe BC

Upon award of the contract based on this RFP, the CONTRACTOR shall provide certification of WorkSafe BC registration and good standing, current letter of clearance and current rate statement. At any time during the term of this when requested by the OWNER, the CONTRACTOR shall provide such evidence of compliance by himself and any or all of his Sub-Contractors with all requirements with respect to payments and rules and regulations due under the Workers' Compensation Act. The CONTRACTOR shall conduct weekly safety meetings and supply appropriate paperwork to the Site Superintendent as required by WorkSafe BC.

5.5 Health & Safety

Upon request the CONTRACTOR will provide the OWNER with a copy of their OHS Policy. In the interest of the health and safety of the site workers, the CONTRACTOR agrees to comply with all aspects of the Workers Compensation Act and WorkSafe BC regulations and requirements.

6.0 General Site Maintenance

1. The CONTRACTOR shall clean up, remove, and dispose of all debris associated with this work to the bin provided by OWNER. Maintain cleanliness of the property at all times.
2. All work, including start-up of equipment, is to be performed during reasonable working hours of 7:00 AM and 6:00 PM
3. It is the intent of the contract based on this RFP is that all work performed by the CONTRACTOR is to be complete and functional in all respects meeting all applicable codes and requirements and to the final approval of HFN and any applicable provincial or federal authorities having jurisdiction.
4. The CONTRACTOR is responsible for protecting the work of other trades from any damage caused by his own workforces.
5. The CONTRACTOR is responsible for removing from the site all waste and garbage generated by the work associated with this RFP.
6. The CONTRACTOR shall be responsible for WHMIS compliance and enforcement as it relates to this scope of work.

7.0 General Responsibilities

1. The CONTRACTOR is responsible for familiarizing themself with the site and point out any potential problems before starting the job.
2. The CONTRACTOR is responsible for providing their own temporary power and costs must be included in the cost estimate.
3. The awarding of the Contract based on this RFP shall be based on the assurance that adequate, qualified manpower will be provided to carry out this scope of work, and work will be commenced and completed as per the Project Schedule, as revised from time to time by the Project Coordinator.
4. The CONTRACTOR shall provide additional labor, including safety personnel, if needed to comply with Project Schedule at no additional cost to the OWNER.

5. The CONTRACTOR shall cooperate with other trades to ensure a smooth and safe flow of work. Provide a plan detailing sequencing of work to the Project Coordinator.
6. The CONTRACTOR shall comply with all requirements for safety procedures, reports, and meetings in accordance with applicable regulations, policy, and safety programs.
7. The CONTRACTOR agrees that the OWNER is not responsible for fire, theft, loss and/or vandalism of any of the CONTRACTOR's tools, equipment, materials, supplies and/or work in progress.

8.0 Cost Estimates

Please include a fully detailed, itemized cost estimate along with a time estimate for the proposed scope broken out into key elements. If materials are supplied by HFN, please ensure to account for and list those items in the cost estimate.

Huuayaht First Nations does not provide accommodation. Hacas Inn and other local facilities are available for contractors at their own expense. The cost of accommodation and travel must be included in the cost estimate.

PRICING MUST REMAIN VALID FOR 60 DAYS FROM THE SUBMISSION DEADLINE.

9.0 Schedule Overview

Please provide availability and estimated schedule and estimated completion date. It is estimated that the buildings will be available for installation upon signing of contract based on this RFP.

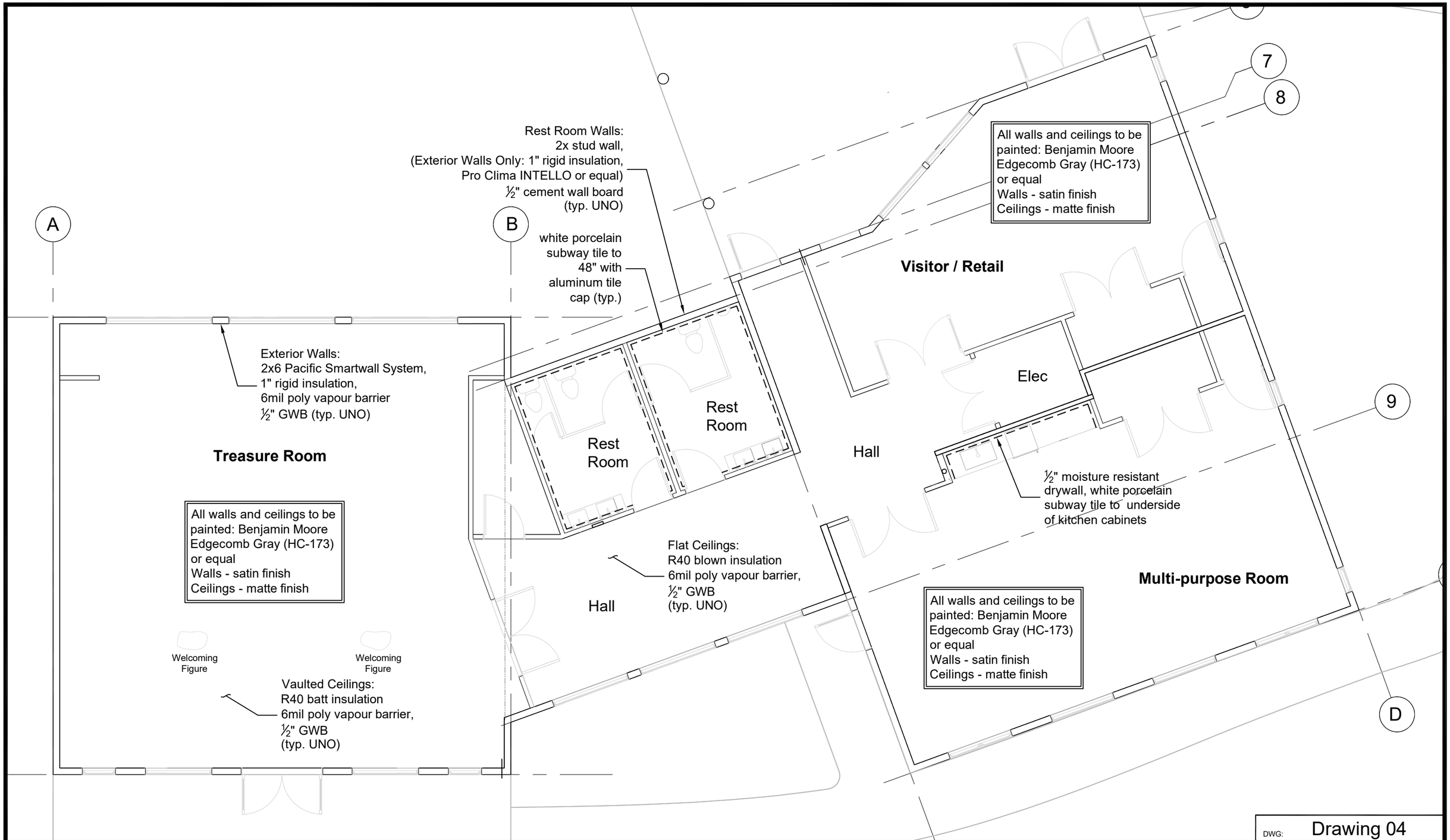
Exact date may vary. The selected contractor(s) will be updated as construction progresses and will be notified at least 2 weeks prior to the desired start date of each structure.

10.0 Selection Criteria

The successful candidate will be selected based on cost, rates, availability and previous experience.

11.0 Contact Person

If you have any question or require any additional information, please contact the project manager, Brian McClure at projectmanager@huuayaht.org or 250-735-3552.



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CULTURAL & VISITOR INFORMATION CENTRE

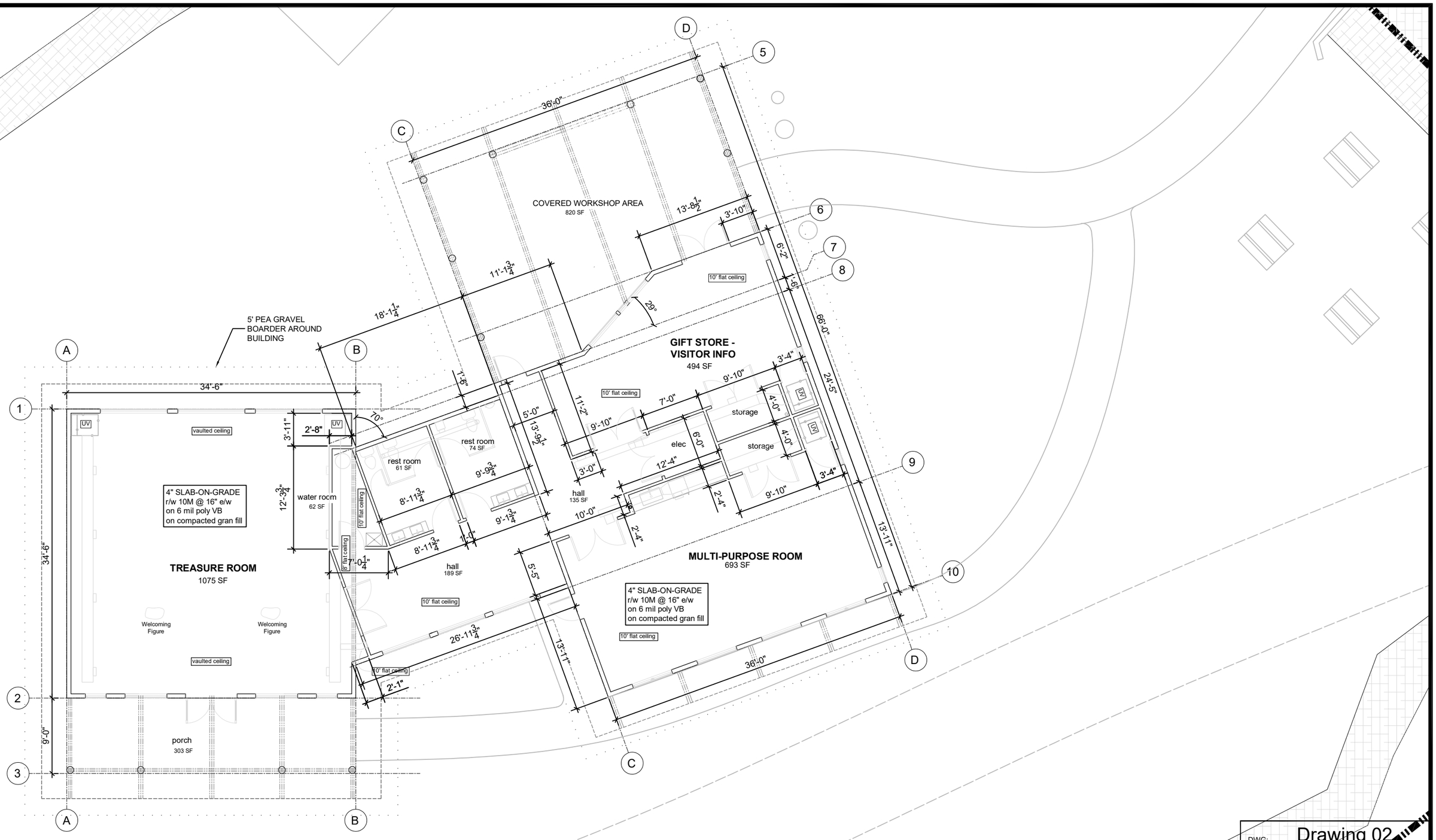
991 Bamfield Road, Bamfield, BC

WALL FINISHES / PAINT

REV:	DESC:	DATE:	BY:
B	REVISIONS	2025/10/16	BMc
A	ISSUED FOR REVIEW	-	BMc

DWG: Drawing 04

DESIGN:
DRAWN: BMc
CHECKED: -
PROJECT: HFN 2022-001
DATE: OCT 16, 2025
SCALE: N.T.S.



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CULTURAL & VISITOR INFORMATION CENTRE

991 Bamfield Road, Bamfield, BC

MAIN FLOOR PLAN (revised)

REV:	DESC:	DATE:	BY:
B	REVISIONS	2025/10/16	BMc
A	ISSUED FOR REVIEW	-	BMc

DESIGN:
DRAWN: BMc
CHECKED: -
PROJECT: HFN 2022-001
DATE: OCT 16, 2025
SCALE: N.T.S.

DWG: Drawing 02

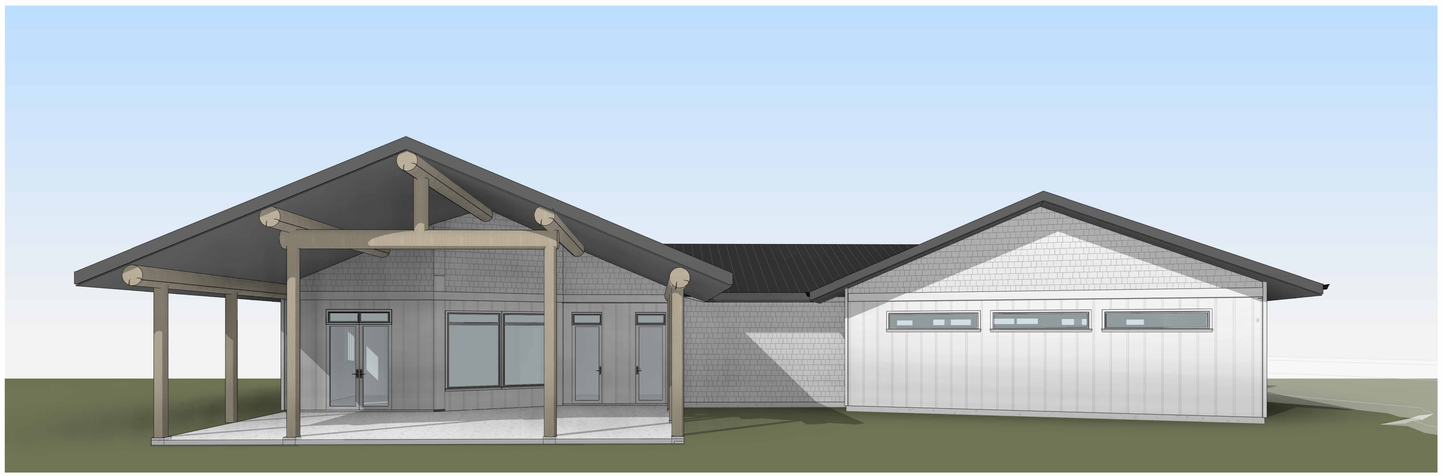
C:\Users\Hitesh Parekh\OneDrive\Documents\OneDrive_ INNOVATE 1_inDESIGN\HFN CULTURAL CENTREVA - DESIGN\99 - REVIT models\CONCEPT REVIT FILE\Cultural Center_01-10.rvt



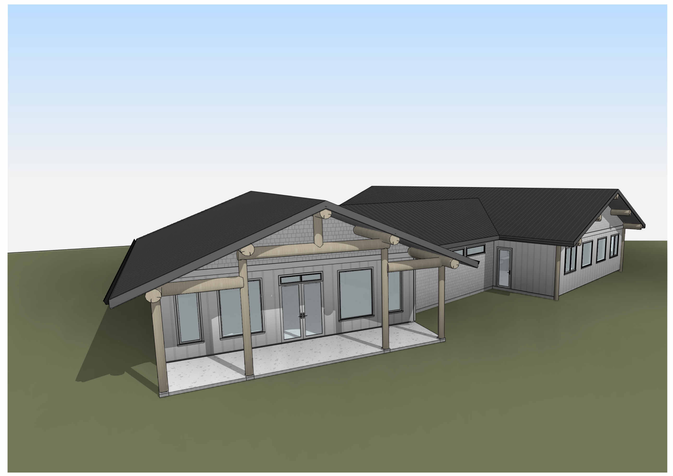
1 3D View 1



3 3D View 3



2 3D View 2



4 3D View 4

PROJECT DATA

PROPERTY OWNERS: HUU-AY-AHT FIRST NATIONS

CIVIC ADDRESS:

PROJECT DESCRIPTION: CULTURAL CENTER

Sheet List	
Sheet Number	Sheet Name
A1	COVER
A2	SITE
A3	FOUNDATION PLAN
A4	MAIN FLOOR PLAN
A5	ROOF PLAN
A6	ELEVATIONS
A7	ELEVATIONS
A8	SECTIONS
A9	SECTIONS
A10	SECTIONS
A11	DETAILS & SCHEDULES
A12	NOTES

PROJECT TEAM :

SURVEYOR :

McElhanney
Suite 1, 1351 Estevan Road
Nanaimo, BC V9S 3Y3
250-716-3336

FLOOR AREAS

Level	Name	Area m2	Area SF
MAIN FLOOR	BATHROOMS	33.4	359.3
MAIN FLOOR	COVER WORKSHOP AREA	76.5	823.1
MAIN FLOOR	CULTURAL TREASURES	118.3	1273.4
MAIN FLOOR	MULTIPURPOSE ROOM	71.4	768
MAIN FLOOR	RETAIL	72.9	784.9
MAIN FLOOR	STORAGE	16.1	173.5
TOTAL AREA:		388.5	4182.2

GENERAL NOTES :

1. DIMENSIONS PROVIDED SHALL TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS OF BUILDING DESIGNER AND CONSULTANTS DRAWINGS PRIOR TO WORK COMMENCEMENT. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY. ANY NOTES ELSEWHERE ON THE PLANS THAT EXCEED THE REQUIREMENTS STATED IN THE GENERAL NOTES TAKE PRECEDENCE.

2. PRIOR TO ANY ALTERATION OR MODIFICATION OF PLANS OR DETAILS ON SITE, CONTRACTOR(S), TRADEPERSONS,AND/OR HOMEOWNER(S) MUST CONTACT BUILDING DESIGNER TO CONFIRM BUILDING CODE AND/OR STRUCTURAL ENGINEERING REQUIREMENTS AND TO MAINTAIN ACCURACY AND COMPLETENESS OF PLANS.

3. FRAMING CONTRACTOR TO ENSURE THAT WINDOW & DOOR HEAD HEIGHTS ARE THE SAME AND CONSISTENT THROUGHOUT THE BUILDING

4. ALL NEW CONSTRUCTION TO MEET CURRENT BC BUILDING CODE 2024.

5. VENTILATION INTAKE AND EXHAUST TO MEET ALL BCBC REGULATIONS.

6. VENTILATION CHECKLIST TO BE COMPLETED PRIOR TO FRAMING INSPECTION.

7. SAFETY GLASS REQUIRED FOR ALL BATHTUB ENCLOSURES, SIDELIGHTS, AND GLASS IN DOORS.

8. EGRESS FROM ALL BEDROOMS TO MEET CURRENT 2024 BCBC REGULATIONS.

9. CARBON MONOXIDE ALARM LOCATIONS TO BE DETERMINED, AS PER BCBC 2024.

10. PHOTO-ELECTRIC/INTERCONNECTED SMOKE DETECTORS LOCATED AS PER BCBC 2024.

11. THE OWNER OR BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SITING OF THIS BUILDING ON THE PROPERTY. [PACIFIC HOMES] ASSUMES NO LIABILITY FOR PLANS COMPLYING WITH ZONING REGULATION, MUNICIPAL BYLAW, OR LOT CONDITIONS.

BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE DRAWINGS, THE OWNER AND/OR BUILDER ACKNOWLEDGES THAT THE GENERAL NOTES HAVE BEEN READ AND UNDERSTOOD AS FOLLOWS.

THE FOLLOWING NOTES ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED PLANS.

ALL WORK SHALL CONFORM TO THE CURRENT BUILDING CODES ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION OR LOCAL BUILDING CODES AND BYLAWS WHICH MAY TAKE PRECEDENCE.

PACIFIC HOMES SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE FINAL CONSTRUCTION DRAWINGS AND SPECIFICATION OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED ON THE JOB SITE, AND IS THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.

THE OWNER OR BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SITING OF THIS HOME ON THE PROPERTY. PACIFIC HOMES ASSUMES NO LIABILITY FOR PLANS COMPLYING WITH ZONING REGULATION, MUNICIPAL BYLAW, OR LOT CONDITIONS.

OWNER TO SUPPLY SITE PLAN, GRADE ELEVATIONS, LEGAL DESCRIPTION, NORTH DIRECTION, STREET NAME, AMD LOCATION OF SERVICES, EASEMENTS AND RIGHT OF WAYS.

ALL MEASUREMENTS ON SITE PLAN TO BE GOVERNED AND APPROVED BY AUTHORITIES HAVING JURISDICTION BEFORE STARTING CONSTRUCTION.

WELLS AND SEPTIC DISPOSAL SYSTEMS TO BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH HEALTH AUTHORITIES HAVING JURISDICTION.

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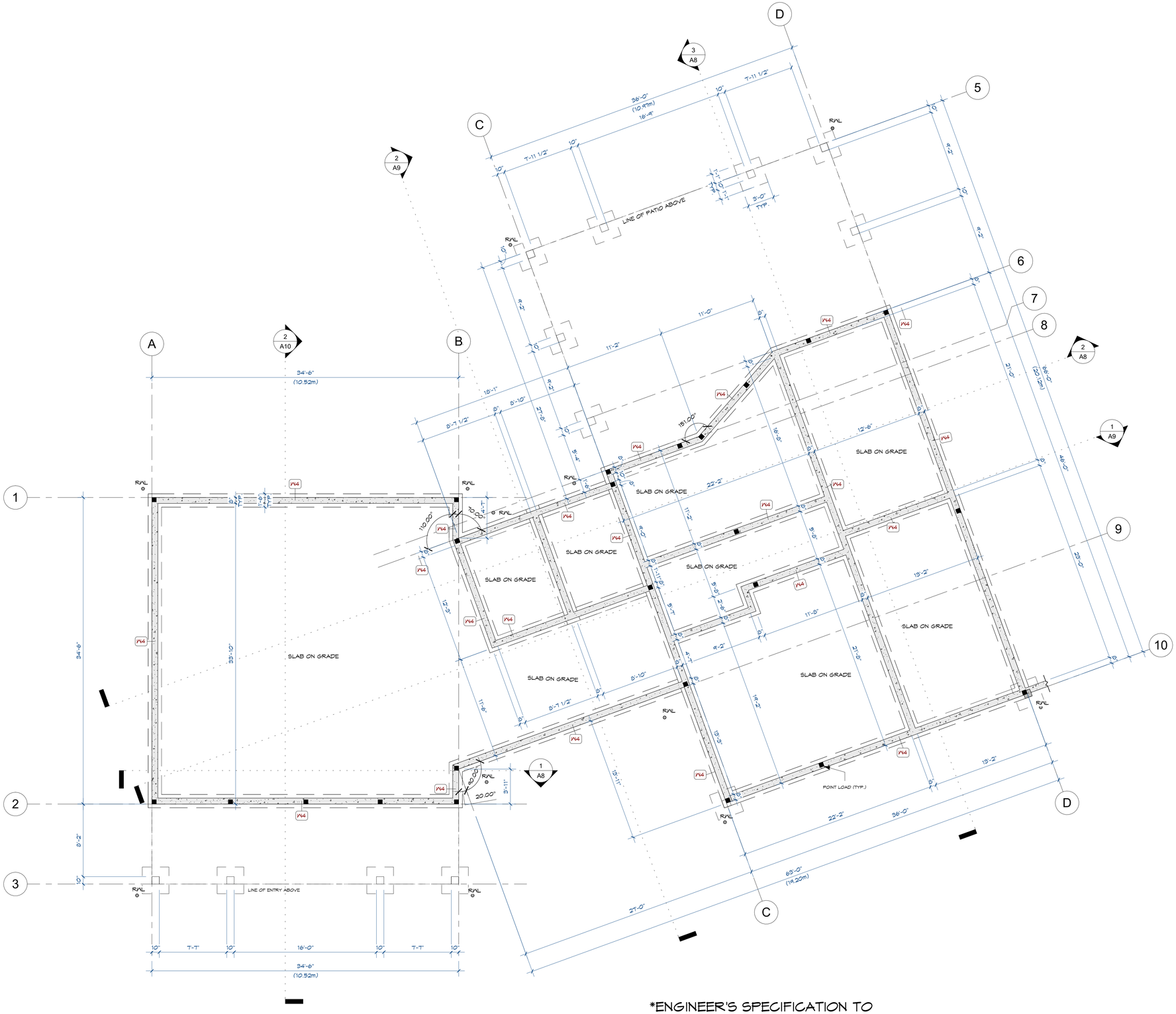
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A1

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1 FOUNDATION PLAN
3/16" = 1'-0"

*ENGINEER'S SPECIFICATION TO SUPERCEDE THESE PLANS AS REQUIRED

POST & FOOTING ASSEMBLY

P1 POST & FOOTING
- 10x10 TIMBER POST
- 10x10 CONCRETE PEDESTAL ON
- 36X36X13" CONCRETE PAD FOOTING
- C/W 3-15 BARS EACH WAY
- ON SOLID, UNDISTURBED BEARING (VERIFY W. STRUCTURAL)

WALL ASSEMBLIES

W1 INTERIOR WALLS
- 2X4 STUDS @ 16" O.C. (typ.)
- 1/2" GYPSUM WALL BOARD THROUGHOUT

W2 6" EXTERIOR WALLS
- EXTERIOR FINISH AS PER ELEVATIONS
- 1/2" AIR SPACE ± 1/2" P.T. STRAPPING
- 1 LAYERS MIN BUILDING WRAP (OR EQ.)
- 1/2" FIR PLYWOOD SHEATHING
- 2X6 PACIFIC SMARTWALL SYSTEM
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM WALL BOARD FOR FINISHED AREAS

W3 INTERIOR WALLS
- 2X6 WOOD STUDS @ 16" O.C. (typ.)
- 1/2" GYPSUM WALL BOARD THROUGHOUT

W4 FOUNDATION WALLS
- 8" CONCRETE FOUNDATION WALL W/ JOIST LEDGE
- 1-#4 REBAR @ TOP OF WALL
- #4 REBAR @ 48" O.C. VERTICALS (VERIFY W/ STRUCTURAL)

STANDARD STRIP FOOTING:
- 16"W x 8"H CONCRETE FOOTING
- 2 - #4 REBAR IN FOOTING
- ON SOLID, UNDISTURBED BEARING (VERIFY W/ STRUCTURAL)

FLOOR ASSEMBLIES

F1 TROWELED CONCRETE SLAB (OPEN AREAS)
- FINNISH AS PER OWNER SPECS
- 4" CONCRETE SLAB (A.B.)
- 6 MIL POLY (V.B.)
- MIN 100mm COARSE, CLEAN, GRANULAR FILL FOR SOIL GAS CONTROL WHERE REQUIRED
- FINNISH AS PER OWNER SPECS

HABITABLE AREAS
- FINISH AS PER OWNER SPEC
- 4" CONCRETE SLAB (A.B.)
- 6 MIL POLY (V.B.)
- MIN 100mm COARSE, CLEAN, GRANULAR FILL FOR SOIL GAS CONTROL WHERE REQUIRED
- R12 RIGID INSULATION TO EXTEND 1.2m AROUND PERIMETER SLAB, WHERE REQUIRED
- NO SLOPE ON SLAB

LEGEND:

- CO — CARBON MONOXIDE ALARM AS PER BCBC
- S/A — INTERCONNECTED PHOTO-ELECTRIC OR IONIC SMOKE ALARMS AS PER BCBC
- Fan — EXHAUST FANS CONNECTED TO A PRINCIPAL EXHAUST VENTILATION SYSTEM
- W1 — WALL/FLOOR/ROOF ASSEMBLY TAG
- 201 — WINDOW TAG
- 207 — DOOR TAG
- ? — MATERIAL TAG
- 1 — NOTE TAG
- BATT/BLOWN INSULATION
- TRUSS/JOIST SPAN
- MINERAL WOOL INSULATION
- CONCRETE
- EARTH
- EPS FOAM
- RAINWATER LEADER
- POINT LOAD

ASSEMBLY FILL PATTERN LEGEND

- NEW WALLS
- CONCRETE WALLS
- BEAM LINE
- ROOF OVER
- ROOF BELOW
- ENGINEERED LOG LINE
- WALLS/FLOOR OVER
- WALLS/FLOOR BELOW
- WHEELCHAIR TURNING RADIUS

FOUNDATION KEY NOTES:

- PROVIDE, AT MINIMUM, ROUGH IN FOR RADON GAS VENT TERMINALS FOR ALL CONTIGUOUS AREAS UNDER THE SLAB OR GROUND SEAL
- ALL FOOTING DEPTHS TO BE VERIFIED WITH ENGINEER FOR BEARING, AS PER SITE CONDITIONS, AND FOR FROST PROTECTION
- ALL FOOTINGS TO BE ON SOLID BEARING AND TO BE VERIFIED BY ENGINEER FOR POINT LOADS

FEET
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FOUNDATION PLAN

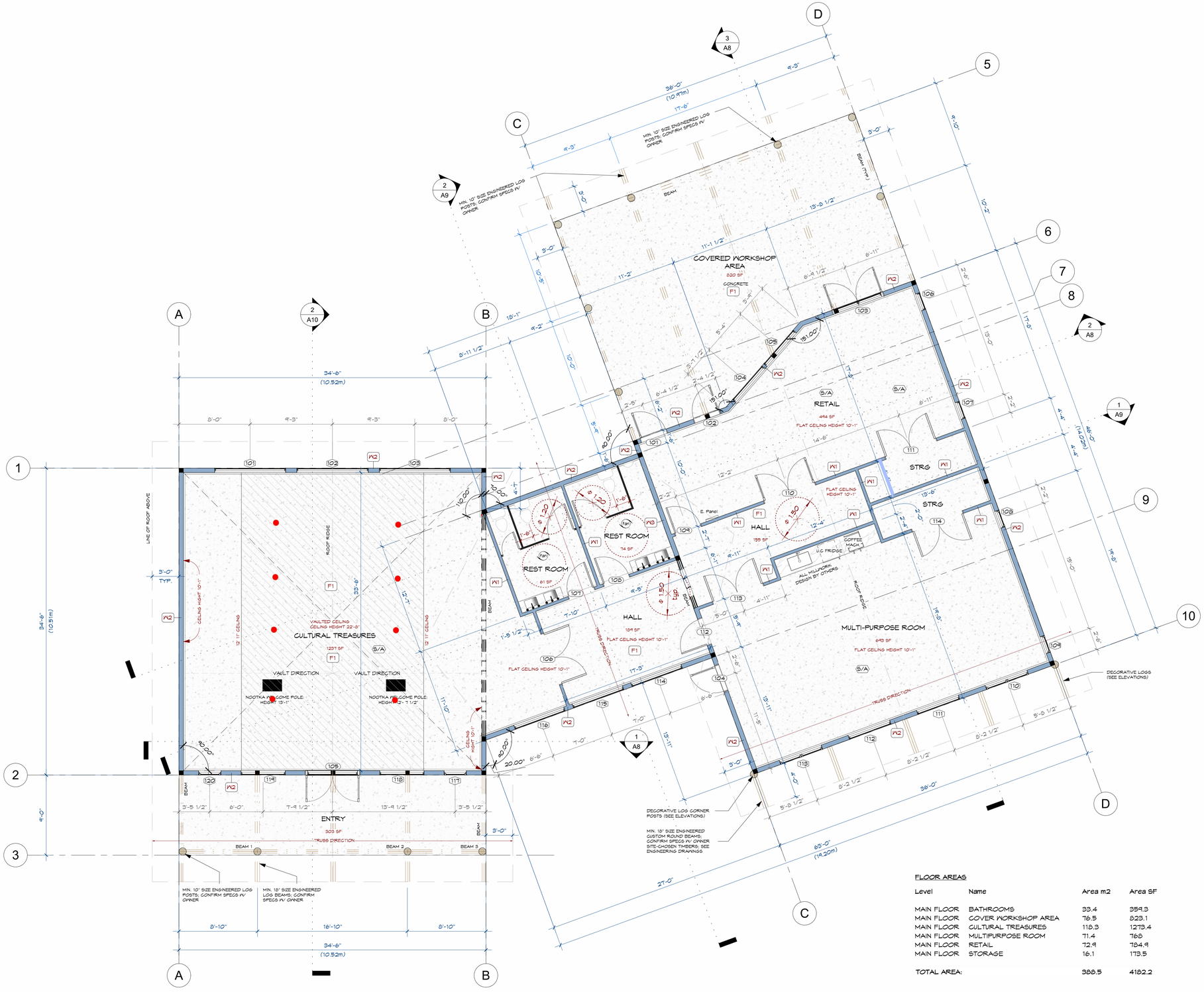
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1 MAIN FLOOR
3/16" = 1'-0"

*ENGINEER'S SPECIFICATION TO SUPERCEDE THESE PLANS AS REQUIRED

POST & FOOTING ASSEMBLY

F1	POST & FOOTING - 10x10 TIMBER POST - 10x10 CONCRETE PEDESTAL ON - 36x36x13" CONCRETE PAD FOOTING - C/W 3-15 BARS EACH WAY - ON SOLID, UNDISTURBED BEARING (VERIFY W. STRUCTURAL)

WALL ASSEMBLIES

W1	INTERIOR WALLS -2X4 STUDS @ 16" O.C. (typ.) -1/2" GYPSUM WALL BOARD THROUGHOUT
W2	6" EXTERIOR WALLS - EXTERIOR FINISH AS PER ELEVATIONS - 1/2" AIR SPACE & 1/2" P.T. STRAPPING -1 LAYERS MIN BUILDING WRAP (OR EQ.) - 1/2" FIR PLYWOOD SHEATHING - 2X8 PACIFIC SMARTWALL SYSTEM - 6 MIL POLY VAPOUR BARRIER - 1/2" GYPSUM WALL BOARD FOR FINISHED AREAS
W3	INTERIOR WALLS -2X8 WOOD STUDS @ 16" O.C. (typ.) -1/2" GYPSUM WALL BOARD THROUGHOUT
W4	FOUNDATION WALLS - 8" CONCRETE FOUNDATION WALL W/ JOIST LEDGE - 1-#4 REBAR @ TOP OF WALL - #4 REBAR @ 48" O.C. VERTICALS (VERIFY W/ STRUCTURAL) STANDARD STRIP FOOTING: - 16"W x 8"H CONCRETE FOOTING - 2 - #4 REBAR IN FOOTING - ON SOLID, UNDISTURBED BEARING (VERIFY W/ STRUCTURAL)

FLOOR ASSEMBLIES

F1	TROWELED CONCRETE SLAB (OPEN AREAS) - FINNISH AS PER OWNER SPECS - 4" CONCRETE SLAB (A.B.) - 6 MIL POLY (V.B.) - MIN 100mm COARSE, CLEAN, GRANULAR FILL FOR SOIL GAS CONTROL WHERE REQUIRED - FINNISH AS PER OWNER SPECS **HABITABLE AREAS** - FINISH AS PER OWNER SPEC - 4" CONCRETE SLAB (A.B.) - 6 MIL POLY (V.B.) - MIN 100mm COARSE, CLEAN, GRANULAR FILL FOR SOIL GAS CONTROL WHERE REQUIRED - R12 RIGID INSULATION TO EXTEND 1.2m AROUND PERIMETER SLAB, WHERE REQUIRED - NO SLOPE ON SLAB

FLOOR PLAN KEYNOTES:

- FOUNDATION DIMENSIONS ARE TO FACE OF CONCRETE OR CENTER OF COLUMNS
- EXTERIOR WALL DIMENSIONS ARE TO FACE OF FRAMING
- INTERIOR WALL DIMENSIONS ARE TO CENTER OF STUDS
- DESIGNER RECOMMENDS INSTALLATION OF BACKING @ POCKET DOOR WALLS, AND WHERE TV'S, CABINETS, AND CLOSET ORGANIZERS WILL BE HUNG.
- ALL FOOTINGS TO BE ON SOLID BEARING AND TO BE VERIFIED BY ENGINEER FOR POINT LOADS
- ALL BEAMS DROPPED, UNLESS SPECIFIED OTHERWISE
- SEE PACIFIC HOMES SPEC PACKAGE FOR ADDITIONAL OR CORRESPONDING INFORMATION REGARDING THE BUILD.
- SEE ENGINEER'S SPECIFICATIONS FOR ALL STRUCTURAL COMPONENTS
- FOR HABITABLE AREAS FLOOR SYSTEM, 1 1/2" CONCRETE TOPPING TO BE POURED ON OVER THE PLYWOOD SUBFLOOR (SEE FLOOR ASSEMBLY)

LEGEND:

- CO — CARBON MONOXIDE ALARM AS PER BCBC
- S/A — INTERCONNECTED PHOTO-ELECTRIC OR IONIC SMOKE ALARMS AS PER BCBC
- fan — EXHAUST FANS CONNECTED TO A FRINCIPAL EXHAUST VENTILATION SYSTEM
- W1 — WALL/FLOOR/ROOF ASSEMBLY TAG
- 203 — WINDOW TAG
- 207 — DOOR TAG
- ? — MATERIAL TAG
- 1 — NOTE TAG
- BATT/BLOWN INSULATION
- TRUSS/JOIST SPAN
- MINERAL WOOL INSULATION
- CONCRETE
- EARTH
- EPS FOAM
- RAINWATER LEADER
- POINT LOAD

ASSEMBLY FILL PATTERN LEGEND

- NEW WALLS
- CONCRETE WALLS

FLOOR AREAS

Level	Name	Area m2	Area SF
MAIN FLOOR	BATHROOMS	33.4	359.3
MAIN FLOOR	COVER WORKSHOP AREA	76.5	823.1
MAIN FLOOR	CULTURAL TREASURES	118.3	1273.4
MAIN FLOOR	MULTIPURPOSE ROOM	71.4	768
MAIN FLOOR	RETAIL	72.9	784.9
MAIN FLOOR	STORAGE	16.1	173.5
TOTAL AREA:		388.5	4182.2

- BEAM LINE
- ROOF OVER
- ROOF BELOW
- ENGINEERED LOG LINE
- WALLS/FLOOR OVER
- WALLS/FLOOR BELOW
- WHEELCHAIR TURNING RADIUS

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MAIN FLOOR PLAN

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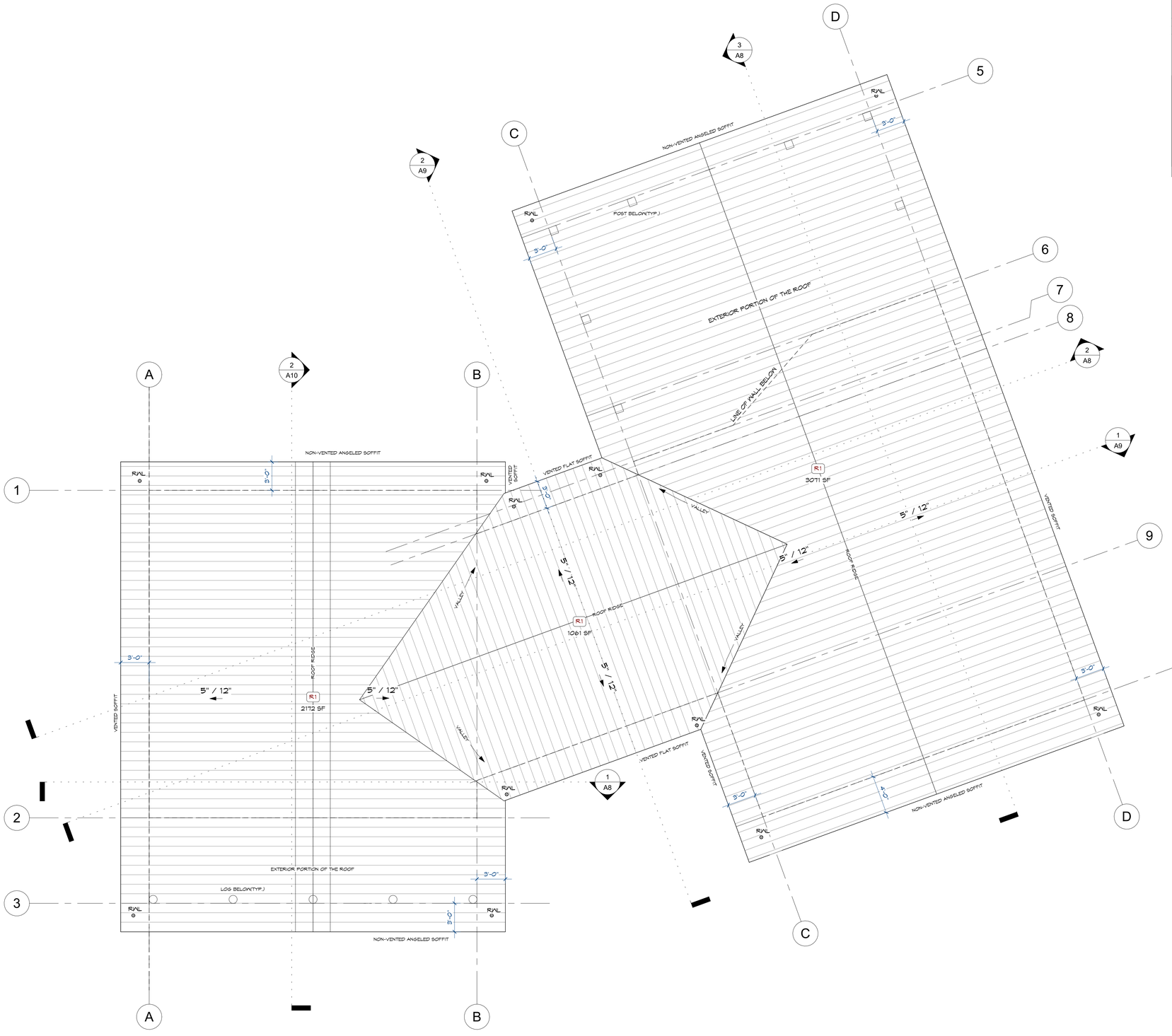
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ROOF SCHEDULE

Type Mark	Description
R1	METAL ROOF LIVING AREAS - METAL ROOFING - STANDING SEAM, LAP AND SEAL AT JOINTS - ROOFING PAPER - 3/4" T&G PLYWOOD SHEATHING - ENG. TRUSSES @ 24" O.C. - R40 BATT/BLOWN INSULATION - 6MIL POLY VAPOUR BARRIER - 1/2" GYPSUM WALL BOARD - VENTED SOFFIT AT PERIMETER (FINISH PER OWNER SPEC.)(SEE ROOF PLAN FOR VENTED AREAS) EXTERIOR - METAL ROOFING - STANDING SEAM, LAP AND SEAL AT JOINTS - ROOFING PAPER - 3/4" T&G PLYWOOD SHEATHING - ENG. TRUSSES @ 24" O.C. - NON-VENTED SOFFIT AT PERIMETER (FINISH PER OWNER SPEC.)(SEE ROOF PLAN FOR VENTED AREAS)



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

*ENGINEER'S SPECIFICATION TO SUPERCEDE THESE PLANS AS REQUIRED

NOTES:

- ROOF AREAS ARE APPROXIMATE AND MUST BE VERIFIED BY ROOFING CONTRACTOR
- ROOFS WITH SLOPE 3:12+ USE 1/2" PLYWOOD SHEATHING
- SEE ROOF PLAN FOR VENTING POINTS
- GREEN ROOF SPECIFICATIONS ARE TO BE CONFIRMED W/ OWNER AND GREEN ROOF CONTRACTOR

BEAM LINE
ROOF OVER
ROOF BELOW
ENGINEERED LOG LINE
WALLS/FLOOR OVER
WALLS/FLOOR BELOW
WHEELCHAIR TURNING RADIUS

5 4 3 2 1 0 5 10 20 FEET

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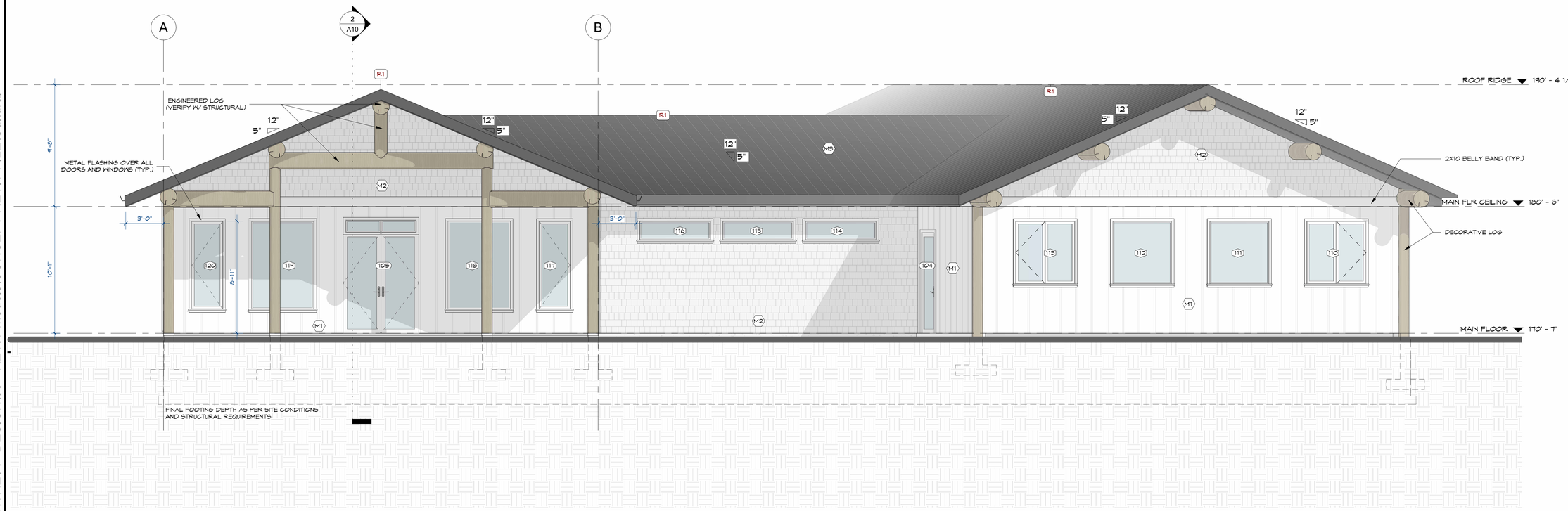
ROOF PLAN

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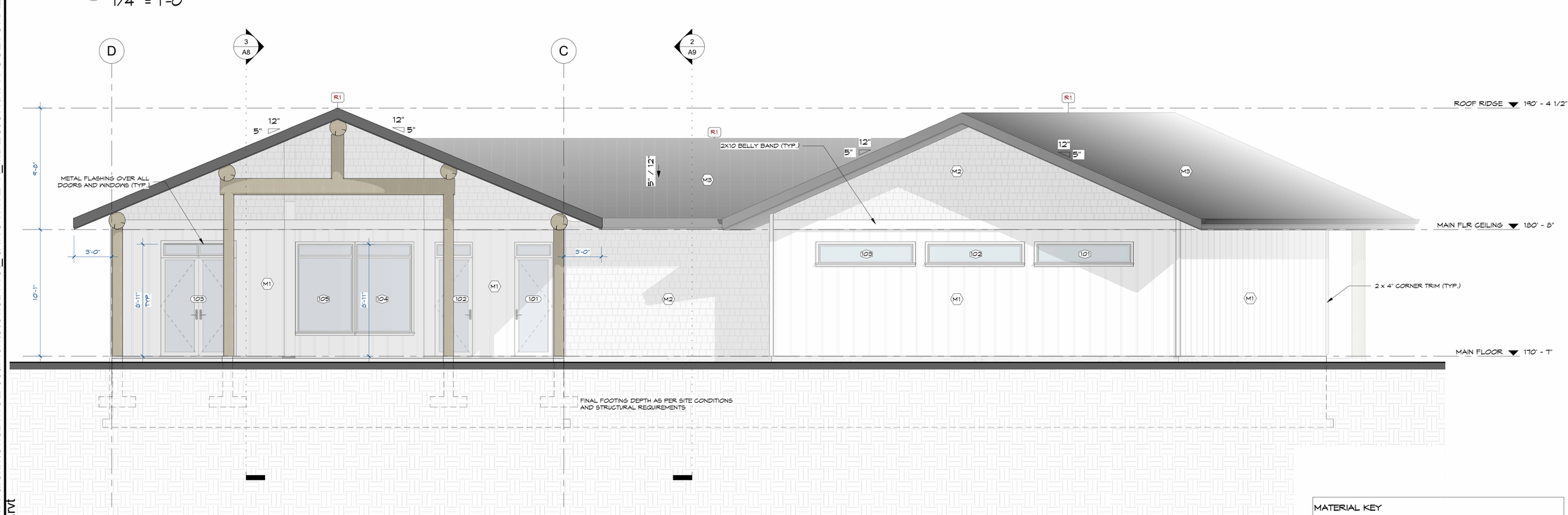
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1 FRONT ELEVATION (SOUTH)
1/4" = 1'-0"



2 REAR ELEVATION (NORTH)
1/4" = 1'-0"

MATERIAL KEY

M1	EXTERIOR FINISH - BOARD AND BATTENS @ 16" O.C. (CONFIRM WITH OWNER)
M2	EXTERIOR FINISH - WOOD / FIBER CEMENT SHAKER (CONFIRM WITH OWNER)
M3	METAL ROOFING (CONFIRM WITH OWNER)
M4	METAL WRAPPED FASCIA

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ELEVATIONS

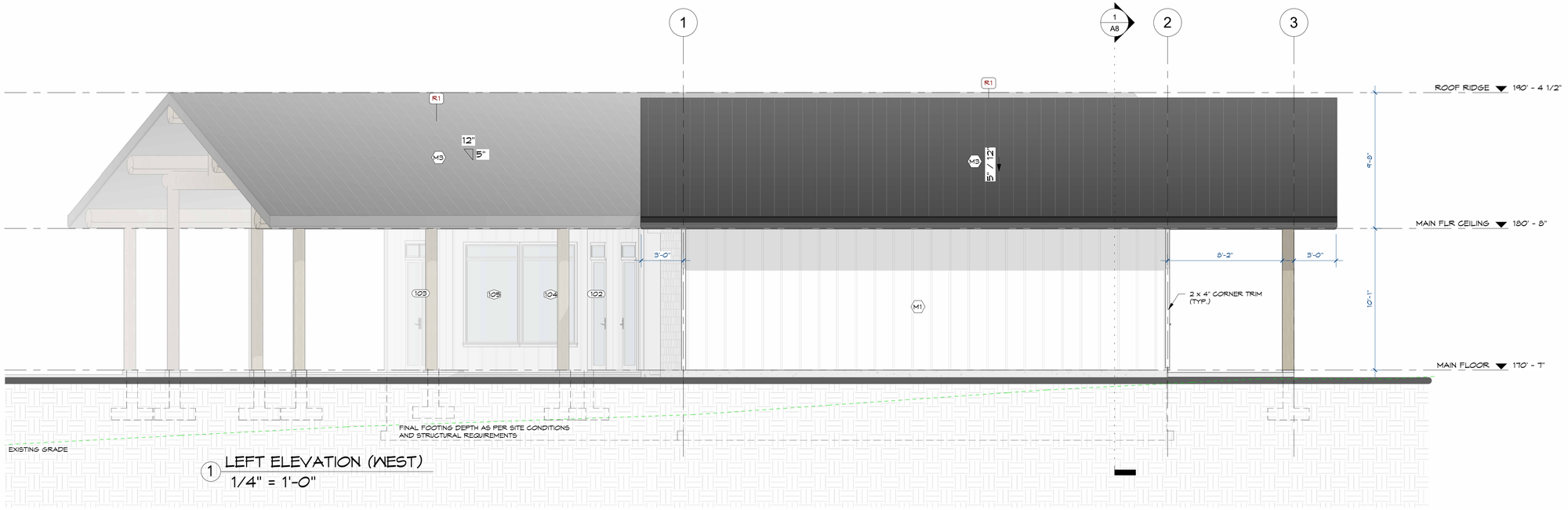
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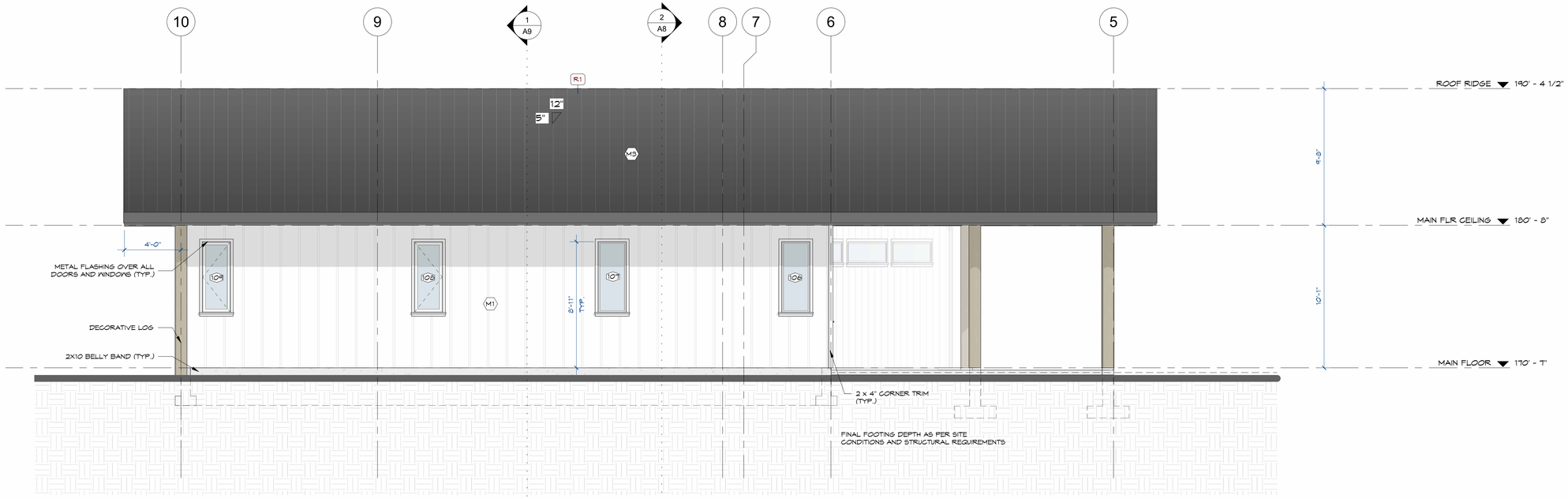
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SCALE 1/4" = 1'-0"

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1 LEFT ELEVATION (WEST)
1/4" = 1'-0"



2 RIGHT ELEVATION (EAST)
1/4" = 1'-0"

MATERIAL KEY

M1	EXTERIOR FINISH - BOARD AND BATTENS @ 16" O.C. (CONFIRM WITH OWNER)
M2	EXTERIOR FINISH - WOOD / FIBER CEMENT SHAKER (CONFIRM WITH OWNER)
M3	METAL ROOFING (CONFIRM WITH OWNER)
M4	METAL WRAPPED FASCIA

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ELEVATIONS

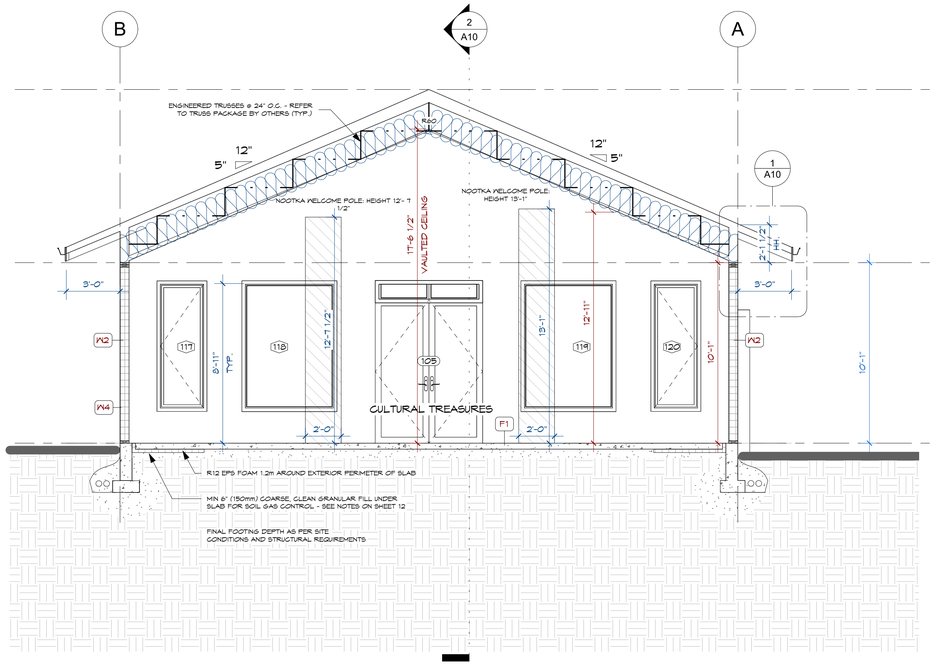
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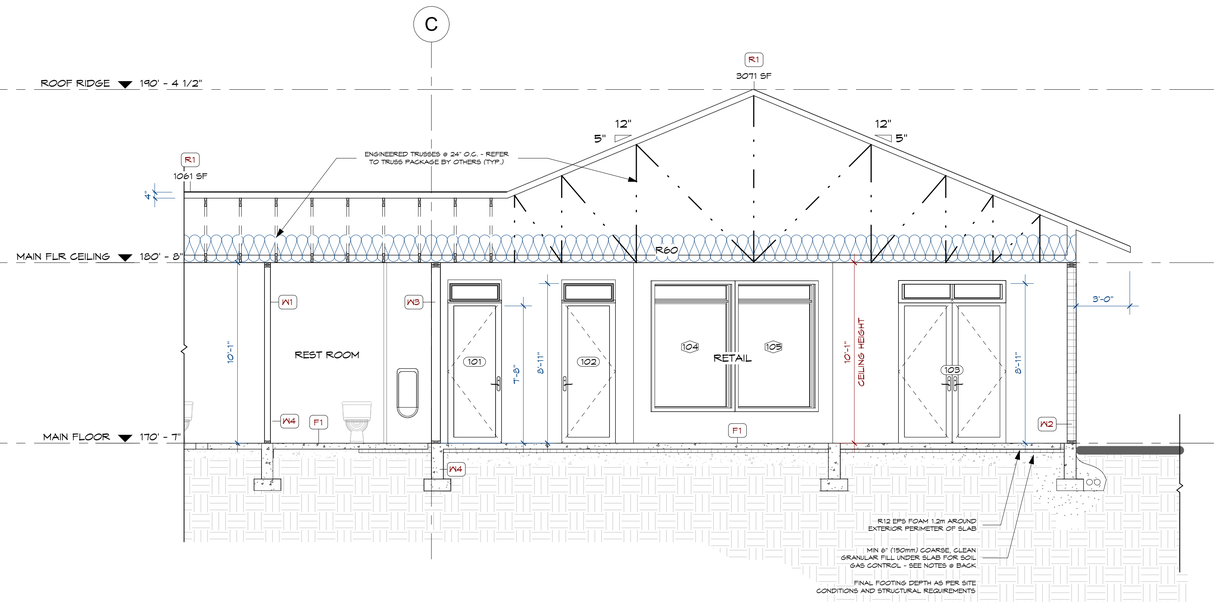
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SCALE 1/4" = 1'-0"

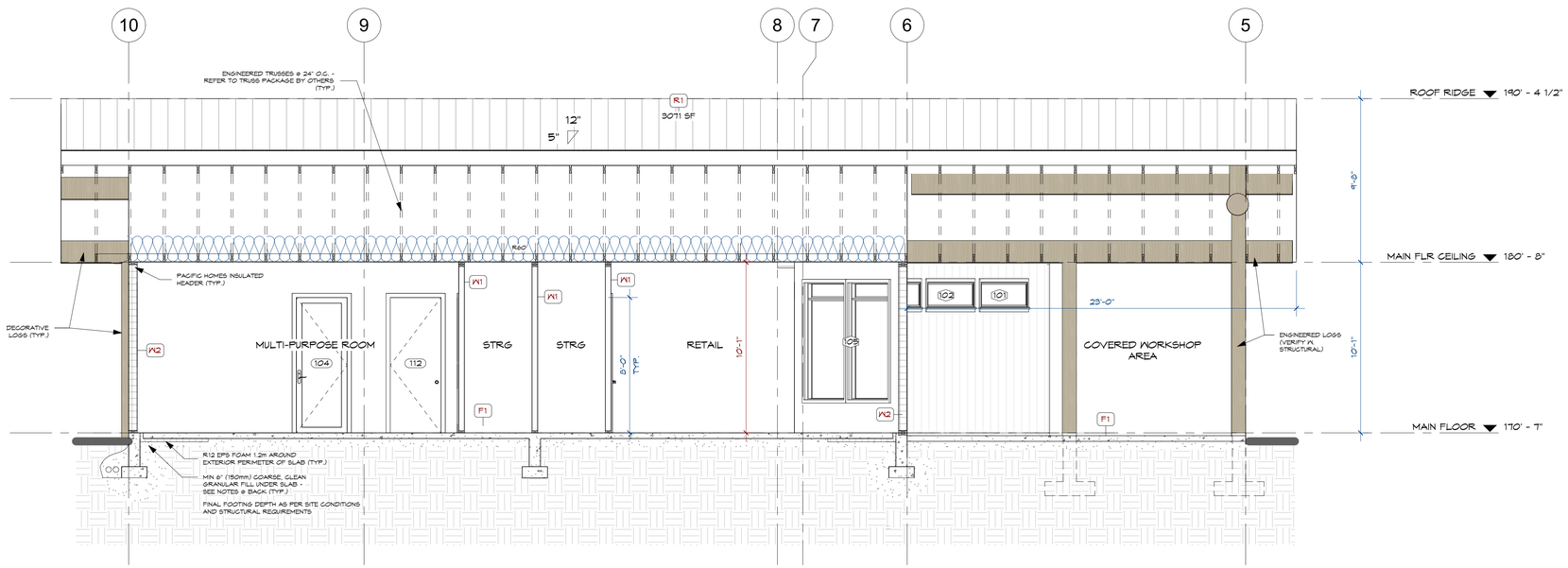
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1 SECTION 1
1/4" = 1'-0"



2 SECTION 2
1/4" = 1'-0"



3 SECTION 3
1/4" = 1'-0"

AIR AND VAPOUR BARRIER SEALING NOTES

Principal Exhaust Fan :
Principal exhaust fan capacity @ 50 pascal.
Must be wired to run continuously, controlled by dedicated switch, sound rating not to exceed 1.0 sone.

Wall Penetrations:
All Electrical penetrationsin exterior walls must be airtight by sealing them to the poly VB.

All mechanical, plumbing, or electrical componants within the exterior walls and garage to house walls must be insulated to same effective level as required for the wall - RSI 2.78

If electrical panel in garage walls, use rigid insulation behind cavity to maintain same effective level as garage walls - RSI 2.78.

Pot Lights :
Recessed pot light housings must be sealed to poly VB.

Interior and Exterior Wall Interface :
All interior walls that meet exterior walls or attic ceiling must be made airtight by sealing junction or continuing the poly VB of the exterior walls.

Plumbing Stacks:
Plumbing vent stack pipes must be made airtight by sealing the air barrier to the vent stack with compatible material, sheathing tape, or a rubber gasket at the ceiling.

Wall to Ceiling :
All joints at transition between Exterior walls and ceiling must be airtight by sealing all joints and junctions or covering with an air barrier material.

Windows, Doors, and Skylights :
Interface between window and wall assembly must be made airtight by sealing all joints and junctions between poly VB and the window.

Sill Plates/Rim Joists :
All joists at cavities must be made airtight by sealing all joists and junctions or cover with air barrier material.

Attic Hatch :
Apply insulation to back of attic hatch and provide a closed-cell form gasket to ensure proper air sealing. (Min. nominal RSI 2.6)

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SECTIONS

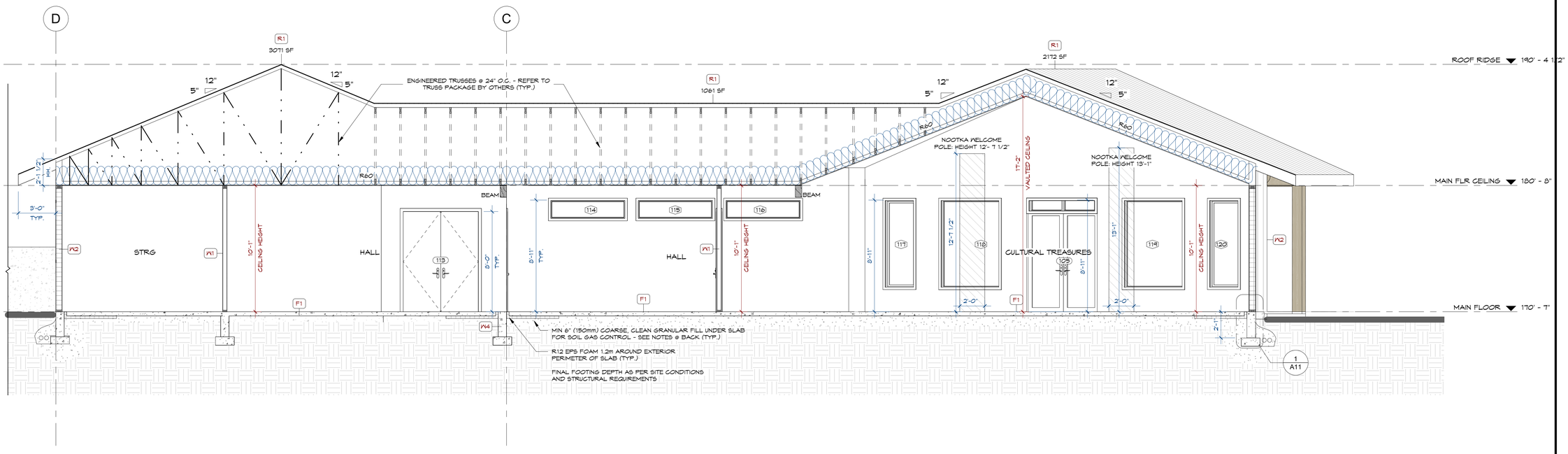
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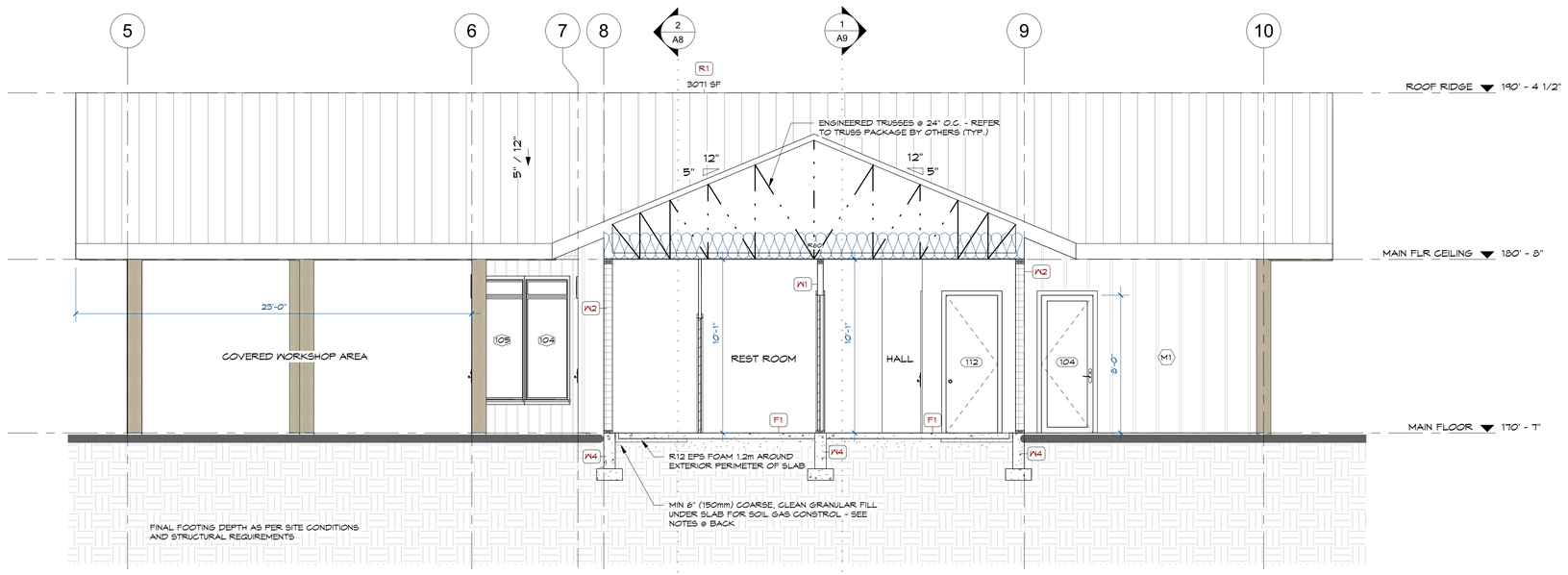
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SCALE 1/4" = 1'-0"

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1 SECTION 4
1/4" = 1'-0"



2 SECTION 5
1/4" = 1'-0"

AIR AND VAPOUR BARRIER SEALING NOTES

Principal Exhaust Fan :
Principal exhaust fan capacity @ 50 pascal.
Must be wired to run continuously, controlled by dedicated switch, sound rating not to exceed 1.0 sone.

Wall Penetrations:
All Electrical penetrationsin exterior walls must be airtight by sealing them to the poly VB.

All mechanical, plumbing, or electrical componants within the exterior walls and garage to house walls must be insulated to same effective level as required for the wall - RSI 2.78

If electrical panel in garage walls, use rigid insulation behind cavity to maintain same effective level as garage walls - RSI 2.78.

Pot Lights :
Recessed pot light housings must be sealed to poly VB.

Interior and Exterior Wall Interface :
All interior walls that meet exterior walls or attic ceiling must be made airtight by sealing junction or continuing the poly VB of the exterior walls.

Plumbing Stacks:
Plumbing vent stack pipes must be made airtight by sealing the air barrier to the vent stack with compatible material, sheathing tape, or a rubber gasket at the ceiling.

Wall to Ceiling :
All joints at transition between Exterior walls and ceiling must be airtight by sealing all joints and junctions or covering with an air barrier material.

Windows, Doors, and Skylights :
Interface between window and wall assembly must be made airtight by sealing all joints and junctions between poly VB and the window.

Sill Plates/Rim Joists :
All joists at cavities must be made airtight by sealing all joists and junctions or cover with air barrier material.

Attic Hatch :
Apply insulation to back of attic hatch and provide a closed-cell form gasket to ensure proper air sealing. (Min. nominal RSI 2.6)

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BUILDING PERMIT

DATE	ISSUED FOR
2023-01-19	BUILDING PERMIT
2022-08-28	BUILDING PERMIT
2022-08-10	BUILDING PERMIT

SECTIONS

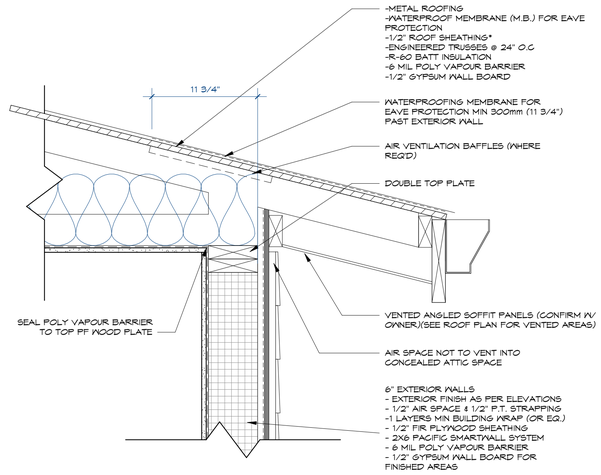
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2025-01-15

PROJECT NUMBER	2214
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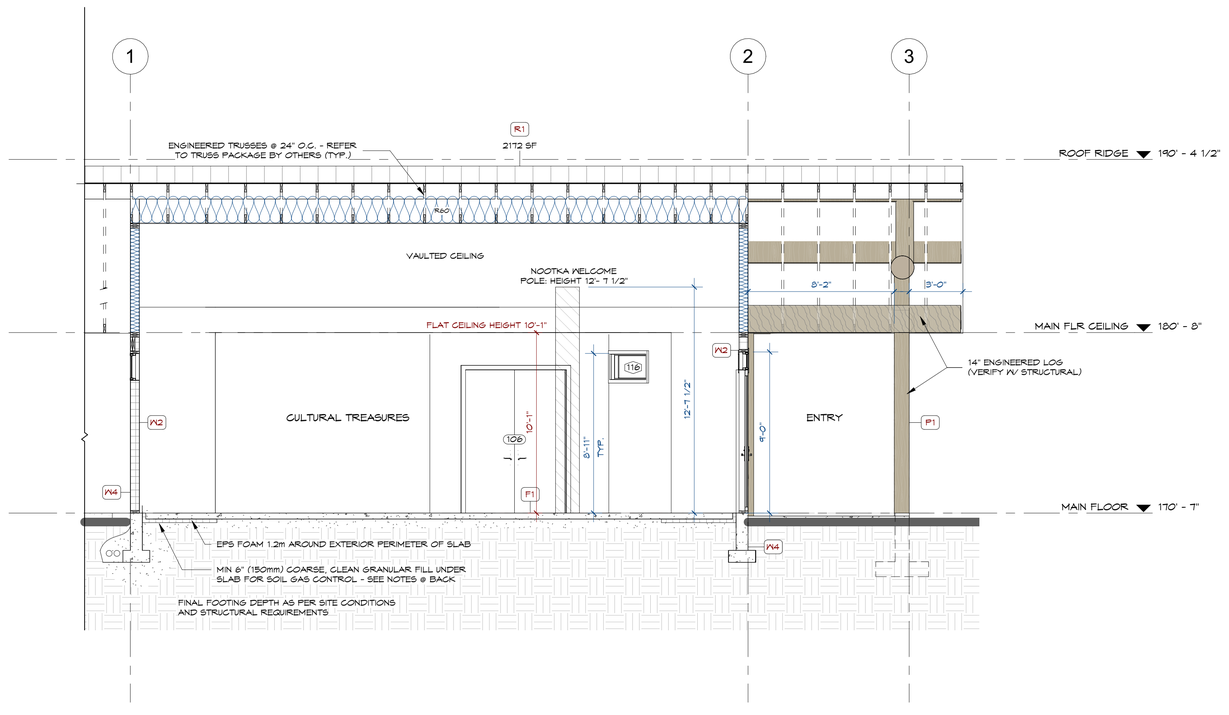
A9

SCALE 1/4" = 1'-0"

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1 WATER SHEDDING ROOF/WALL (PACIFIC SMARTWALL) WITH VENTED ANGLED SOFFIT
1 1/2" = 1'-0"



2 SECTION 6
1/4" = 1'-0"

AIR AND VAPOUR BARRIER SEALING NOTES

Principal Exhaust Fan :
Principal exhaust fan capacity @ 50 pascal.
Must be wired to run continuously, controlled by dedicated switch, sound rating not to exceed 1.0 sone.

Wall Penetrations:
All Electrical penetrationsin exterior walls must be airtight by sealing them to the poly VB.

All mechanical, plumbing, or electrical componants within the exterior walls and garage to house walls must be insulated to same effective level as required for the wall - RSI 2.78

If electrical panel in garage walls, use rigid insulation behind cavity to maintain same effective level as garage walls - RSI 2.78.

Pot Lights :
Recessed pot light housings must be sealed to poly VB.

Interior and Exterior Wall Interface :
All interior walls that meet exterior walls or attic ceiling must be made airtight by sealing junction or continuing the poly VB of the exterior walls.

Plumbing Stacks:
Plumbing vent stack pipes must be made airtight by sealing the air barrier to the vent stack with compatible material, sheathing tape, or a rubber gasket at the ceiling.

Wall to Ceiling :
All joints at transition between Exterior walls and ceiling must be airtight by sealing all joints and junctions or covering with an air barrier material.

Windows, Doors, and Skylights :
Interface between window and wall assembly must be made airtight by sealing all joints and junctions between poly VB and the window.

Sill Plates/Rim Joists :
All joists at cavities must be made airtight by sealing all joists and junctions or cover with air barrier material.

Attic Hatch :
Apply insulation to back of attic hatch and provide a closed-cell form gasket to ensure proper air sealing. (Min. nominal RSI 2.6)

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BUILDING PERMIT

DATE	ISSUED FOR
2023-01-19	BUILDING PERMIT
2022-08-26	BUILDING PERMIT
2022-08-10	BUILDING PERMIT

SECTIONS

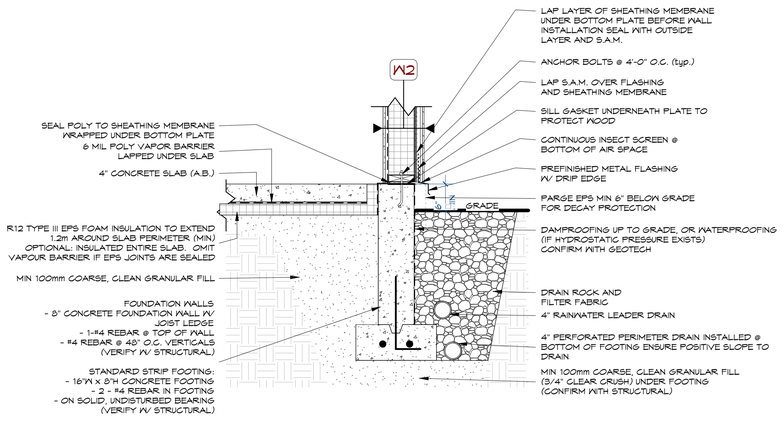
SHEET ISSUE DATE 2025-01-15

PROJECT NUMBER	2214
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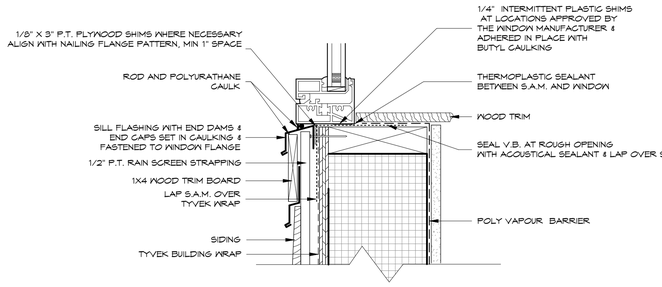
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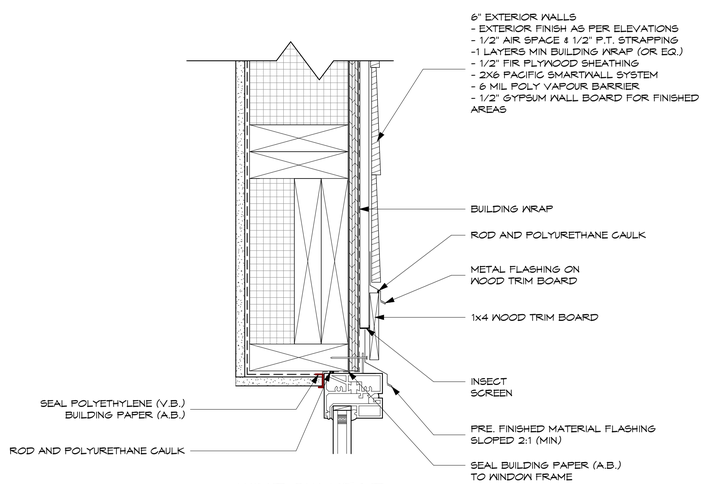
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1 FDN Wall - SLAB @ GRADE
3/4" = 1'-0"



2 WINDOW SILL
3" = 1'-0"



3 WINDOW HEAD
3" = 1'-0"

FLOOR ASSEMBLIES

F1 TROWELED CONCRETE SLAB (OPEN AREAS)
- FINNISH AS PER OWNER SPECS
- 4" CONCRETE SLAB (A.B.)
- 6 MIL POLY (V.B.)
- MIN 100mm COARSE, CLEAN, GRANULAR FILL FOR SOIL GAS CONTROL WHERE REQUIRED
- FINNISH AS PER OWNER SPECS

HABITABLE AREAS
- FINISH AS PER OWNER SPEC
- 4" CONCRETE SLAB (A.B.)
- 6 MIL POLY (V.B.)
- MIN 100mm COARSE, CLEAN, GRANULAR FILL FOR SOIL GAS CONTROL WHERE REQUIRED
- R12 RIGID INSULATION TO EXTEND 1.2m AROUND PERIMETER SLAB, WHERE REQUIRED
- NO SLOPE ON SLAB

WALL ASSEMBLIES

W1 INTERIOR WALLS
-2X4 STUDS @ 16" O.C. (typ.)
-1/2" GYPSUM WALL BOARD THROUGHOUT

W2 6" EXTERIOR WALLS
- EXTERIOR FINISH AS PER ELEVATIONS
- 1/2" AIR SPACE & 1/2" P.T. STRAPPING
-1 LAYERS MIN BUILDING WRAP (OR EQ.)
- 1/2" FIR PLYWOOD SHEATHING
- 2X6 PACIFIC SMARTWALL SYSTEM
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM WALL BOARD FOR FINISHED AREAS

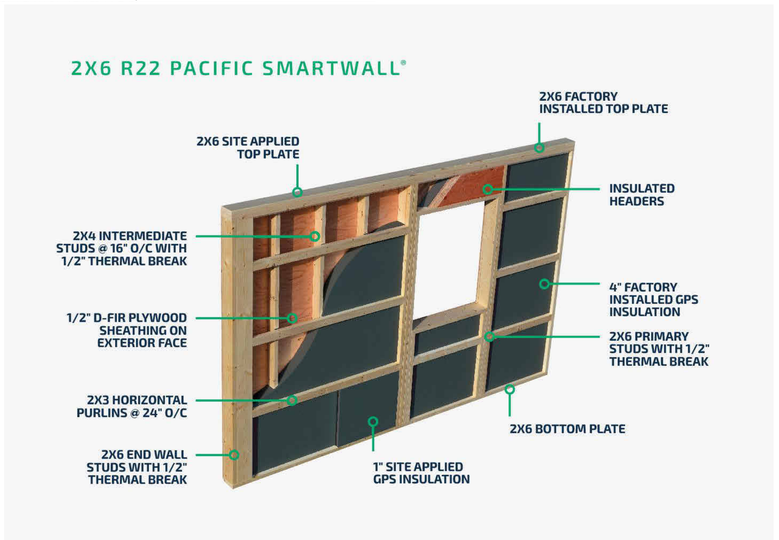
W3 INTERIOR WALLS
-2X6 WOOD STUDS @ 16" O.C. (typ.)
-1/2" GYPSUM WALL BOARD THROUGHOUT

W4 FOUNDATION WALLS
- 8" CONCRETE FOUNDATION WALL W/ JOIST LEDGE
- 1-#4 REBAR @ TOP OF WALL
- #4 REBAR @ 48" O.C. VERTICALS (VERIFY W/ STRUCTURAL)

STANDARD STRIP FOOTING:
- 16"W x 8"H CONCRETE FOOTING
- 2 - #4 REBAR IN FOOTING
- ON SOLID, UNDISTURBED BEARING (VERIFY W/ STRUCTURAL)

ROOF SCHEDULE

Type Mark	Description
R1	METAL ROOF LIVING AREAS - METAL ROOFING - STANDING SEAM, LAP AND SEAL AT JOINTS - ROOFING PAPER - 3/4" T&G PLYWOOD SHEATHING - ENG. TRUSSES @ 24" O.C. - R40 BATT/BLOWN INSULATION - 6MIL POLY VAPOUR BARRIER - 1/2" GYPSUM WALL BOARD - VENTED SOFFIT AT PERIMETER (FINISH PER OWNER SPEC.)(SEE ROOF PLAN FOR VENTED AREAS) EXTERIOR - METAL ROOFING - STANDING SEAM, LAP AND SEAL AT JOINTS - ROOFING PAPER - 3/4" T&G PLYWOOD SHEATHING - ENG. TRUSSES @ 24" O.C. - NON-VENTED SOFFIT AT PERIMETER (FINISH PER OWNER SPEC.)(SEE ROOF PLAN FOR VENTED AREAS)



4 PACIFIC HOMES 2X6 SMARTWALL
1 1/2" = 1'-0"

DOOR SCHEDULE

CONFIRM ALL ROUGH OPENING SIZES WITH WINDOW/DOOR MANUFACTURER PRIOR TO ORDERING. FINAL DOOR AND WINDOW HEAD HEIGHTS TO BE FRAMED SO THAT TRIM LINES UP WITH ONE ANOTHER. HEAD HEIGHT MAY NEED TO DIFFER FROM SCHEDULE DEPENDING ON WINDOW/DOOR MANUFACTURER, SO ADJUSTMENT MAY BE NECESSARY

Level	Mark	Function	Description	Width	Height	RO Width	RO Height	Comments
MAIN FLOOR	101	Exterior	Sing. Glass + Transom	3' - 0"	8' - 0"	3' - 2"	9' - 1 1/2"	
MAIN FLOOR	102	Exterior	Sing. Glass + Transom	3' - 0"	8' - 0"	3' - 2"	9' - 1 1/2"	
MAIN FLOOR	103	Exterior	Dbl. Glass + Transom	6' - 0"	8' - 11"	6' - 2"	T - 10 1/2"	
MAIN FLOOR	104	Exterior	Sing. Glass	3' - 0"	8' - 0"	3' - 2"	8' - 2 1/2"	
MAIN FLOOR	105	Exterior	Dbl. Glass + Transom	6' - 0"	8' - 11"	6' - 2"	T - 10 1/2"	
MAIN FLOOR	106	Interior	Dbl. Swing (Flush Panel)	6' - 0"	8' - 0"	6' - 2"	8' - 2 1/2"	
MAIN FLOOR	107	Interior	Sing. Flush	3' - 0"	8' - 0"	3' - 2"	8' - 2 1/2"	
MAIN FLOOR	108	Interior	Sing. Flush	3' - 0"	8' - 0"	3' - 2"	8' - 2 1/2"	
MAIN FLOOR	109	Interior	Sing. Flush	3' - 0"	8' - 0"	3' - 2"	8' - 2 1/2"	
MAIN FLOOR	110	Exterior	Dbl. Glass	6' - 0"	8' - 0"	6' - 2"	8' - 2 1/2"	
MAIN FLOOR	111	Interior	Dbl. Swing (Flush Panel)	6' - 0"	8' - 0"	6' - 2"	8' - 2 1/2"	
MAIN FLOOR	112	Interior	Sing. Flush	3' - 0"	8' - 0"	3' - 2"	8' - 2 1/2"	
MAIN FLOOR	113	Interior	Dbl. Swing (Flush Panel)	6' - 0"	8' - 0"	6' - 2"	8' - 2 1/2"	
MAIN FLOOR	114	Interior	Dbl. Swing (Flush Panel)	6' - 0"	8' - 0"	6' - 2"	8' - 2 1/2"	

WINDOW SCHEDULE

CONFIRM ALL ROUGH OPENING SIZES WITH WINDOW/DOOR MANUFACTURER PRIOR TO ORDERING. FINAL DOOR AND WINDOW HEAD HEIGHTS TO BE FRAMED SO THAT TRIM LINES UP WITH ONE ANOTHER. HEAD HEIGHT MAY NEED TO DIFFER FROM SCHEDULE DEPENDING ON WINDOW/DOOR MANUFACTURER, SO ADJUSTMENT MAY BE NECESSARY

Level	Mark	Description	RO Width	RO Height	RO Head Height	Comments
MAIN FLOOR	101	Fixed	8' - 0"	1' - 6"	8' - 11"	
MAIN FLOOR	102	Fixed	8' - 0"	1' - 6"	8' - 11"	
MAIN FLOOR	103	Fixed	3' - 0"	1' - 6"	8' - 11"	
MAIN FLOOR	104	Fixed w. Awning Transom	5' - 0"	T - 0"	8' - 11"	
MAIN FLOOR	105	Fixed w. Awning Transom	5' - 0"	T - 0"	8' - 11"	
MAIN FLOOR	106	Fixed	2' - 0"	5' - 0"	8' - 11"	
MAIN FLOOR	107	Fixed	2' - 0"	5' - 0"	8' - 11"	
MAIN FLOOR	108	Sing. Casement R	2' - 0"	5' - 0"	8' - 11"	
MAIN FLOOR	109	Sing. Casement L	2' - 0"	5' - 0"	8' - 11"	
MAIN FLOOR	110	Fixed w Casement R	5' - 0"	5' - 0"	8' - 11"	
MAIN FLOOR	111	Fixed	5' - 0"	5' - 0"	8' - 11"	
MAIN FLOOR	112	Fixed	5' - 0"	5' - 0"	8' - 11"	
MAIN FLOOR	113	Fixed w Casement L	5' - 0"	5' - 0"	8' - 11"	
MAIN FLOOR	114	Fixed	6' - 0"	1' - 6"	8' - 11"	
MAIN FLOOR	115	Fixed	6' - 0"	1' - 6"	8' - 11"	
MAIN FLOOR	116	Fixed	6' - 0"	1' - 6"	8' - 11"	
MAIN FLOOR	117	Sing. Casement R	2' - 6"	T - 0"	8' - 11"	
MAIN FLOOR	118	Fixed	5' - 0"	T - 0"	8' - 11"	
MAIN FLOOR	119	Fixed	5' - 0"	T - 0"	8' - 11"	
MAIN FLOOR	120	Sing. Casement L	2' - 6"	T - 0"	8' - 11"	

POST & FOOTING ASSEMBLY

P1	POST & FOOTING - 10x10 TIMBER POST - 10x10 CONCRETE PEDESTAL ON - 36X36X13" CONCRETE PAD FOOTING - 6/N 3-15 BARS EACH WAY - ON SOLID, UNDISTURBED BEARING (VERIFY W. STRUCTURAL)

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BUILDING PERMIT

DATE	ISSUED FOR
2023-01-19	BUILDING PERMIT
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2022-08-10	BUILDING PERMIT

DETAILS & SCHEDULES

SHEET ISSUE DATE 2025-01-15
PROJECT NUMBER 2214
DRAWN BY HP/JM/SV/SA
CHECKED BY DE

A11

SCALE As indicated

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GENERAL NOTES

Dimensions provided shall take precedence over scale. Contractor to verify all dimensions of Building Designer and Consultants' drawings prior to work commencement.
Any discrepancies are to be reported immediately.
Any notes elsewhere on the plans that exceed the requirements stated in the general notes take precedence.
Owners to review drawings prior to construction and be satisfied as to all aspects of design, or notify Villamar Construction to discuss requirement prior to construction.
Prior to any alterations or modifications of plans or details on site, Contractor(s), tradesperson(s), or homeowner(s) must contact the Building Designer to confirm Building Code requirements and to maintain accuracy and completeness of the plans.
All references to the "British Columbia Building Code" (B.C.B.C.) are for its most current edition or published revision thereto, as approved by ministerial order by the Province of British Columbia. Any reference to a dated edition or revision is to be assumed for the equivalent requirement in the most current edition.
All work shall comply with the current edition of the "British Columbia Building Code", the rules and customs of best trade practice to be executed by skilled tradespersons, well equipped and adequately supervised.
All references to the BCBC is to Division B of the British Columbia Building code unless otherwise noted.
Surveyor and/or Contractor to confirm all aspects of siting and placement of structure on lot. Designer not responsible for placement. In the event that the proposed new or existing structure does not conform to the requirements of the B.C. Building Code an engineer(s) may be necessary and such services are for the owner's account.
All materials to be of best quality, complying with the applicable sections of the current C.S.A., C.G.S.B. and B.C.B.C. standards.
All materials shall be used strictly according to manufacturers printed directions.

STRUCTURAL DESIGN

All interior and exterior wall bracing to resist lateral loads to comply with B.C.B.C 9.23.13. and to be designed by structural engineer.
Structural Engineering and truss manufactures drawings to take precedence over structural design stated within.
Refer to Structural engineer and Truss engineer for snow loads calculations.

CONCRETE

All concrete used for footings and foundations is to be not less than 15 MPa @ 28 days unless otherwise noted.
All concrete used for floors is to be not less than 20 MPa @ 28 days unless otherwise noted.
All concrete used for carport, garage floors and exterior steps to be a min. 32 MPa @ 28 days.
Exterior stairs, garage and carport slabs air entrainment of 5-8% required.
All foundations and footings to be carried down to solid undisturbed bearing.

ROUGH CARPENTRY

All construction and materials to comply with the "approved" current issue and amendments of C.N.C. and B.C.B.C. Pre-Manufactured homes and walls to comply with B.C.B.C. and C.S.A. requirements.
All structural framing members are sized for standard grade No. 2 better Spruce-Pine-Fir (in accordance with N.L.G.A. standard grading rules for Canadian Lumber) except where specifically noted otherwise.
Framing contractor is to provide backing for all plumbing accessories, shelving, curtain rods, cabinets, etc.
Contractor shall be responsible for the proper setting out of all work and ensure no eccentrical loads occur.

FIRE SAFETY

All concealed spaces to be fireblocked.
All rated partition walls to have solid blocking installed over within floor joist cavity.
Contractor to ensure all rated partition walls to run uninterrupted to underside of roof sheathing.
Rated wall assemblies must run continuous behind tub surrounds and stairs and must contain solid fire blocking continuous at interface with rated horizontal floor assemblies.
No combustible plumbing is to be installed in rated wall assemblies.
All penetrations in rated wall assemblies to be fire protected and caulked..
All duct chases must not penetrate rated wall assemblies and are to be directed to exterior within self-contained suite.

DOOR, WINDOWS & SKYLIGHTS

All windows, doors, and skylights to meet the requirements laid forth in B.C.B.C.
All manufactured windows, doors and skylights to comply B.C.B.C and with AAMA/NWMA/CSA 101/I.S.2/A440, NAFS (North American Fenestration Standard/Specification for Windows, Doors, and Skylights), & A440S1-09 "Canadian Supplement to NAFS".
The following window requirements are derived from B.C.B.C.

Windows and Doors	- U 0.32 - 1.80 USI
Front Entrance Door	- U 0.46 - 2.60 USI
Glass Block	- U 0.51 - 2.90 USI
Skylight	- U 0.51 - 2.90 USI
Skylight shaft walls	- R 15.79 - 2.78 RSI
Overhead Garage Doors	- R 6.25 - 1.10 RSI

Site built doors and windows to comply with B.C.B.C 9.10.2. and 9.36.2.7.(3).
Flashing to be above all doors and windows not directly protected by eaves.
Limited Meter doors are to be used for exterior garage utility doors and the door(s) separating the residence and the garage, and wherever allowed by B.C.B.C. 9.7.4.2.(2).
All interior doors to clear finish flooring by 12mm (1/2") to allow for unobstructed air distribution.
EGRESS WINDOWS (Bedroom): Finished sill height maximum 44" above floor.
Net opening to be 5.7 square feet minimum, 20" wide minimum, and 24" height minimum.
All exterior doors shall be provided with dead bolts (min. 1/2" throw) and a viewport.
Windows within 10' of grade shall be provided with latching devices.
All locks shall be operable from the inside without special knowledge or effort.

INSULATION & VAPOUR BARRIER

Insulation to be continuous around all openings. Effective R.S.I values are calculated using the Parallel Path Method, with all parts of the assembly taken into account. Any deviation from listed assemblies must be reported to the Building Designer for R.S.I. value recalculation
Refer to section notes for assemblies and to the Thermal Resistance of Wall, Ceiling, and Floor Assemblies calculations listed later on page.
Insulation values not to be decreased below required levels at any point around major penetrations, wall-floor connections, window/door headers, behind electrical breaker boxes, or around plumbing or ducting in walls. Refer to B.C.B.C. for exceptions.
Insulation Values are based of those in B.C.B.C. for Zone 4 (<3000 Heating Degree Days in Celsius Degree-Days):

Trusses or Rafter with Ceiling Joists Roofs (attic spaces)	- R 34.24 - 6.91 RSI
Floors over unheated/exterior spaces	- R 26.52 - 4.67 RSI
Floors over Garages	- R 25.61 - 4.51 RSI
Cathedral Vaults or Flat roofs	- R 26.51 - 4.67 RSI
Exterior Walls above grade	- R 15.79 - 2.78 RSI
Between Garage and Primary Residence	- R 14.88 - 2.62 RSI
Foundation Walls below grade or < 600mm above grade	- R 11.30 - 1.99 RSI
Heated Concrete Slabs (beneath entire slab)	- R 13.17 - 2.32 RSI
Concrete Floor Slabs < 600mm below grade	- R 11.13 - 1.96 RSI
Concrete Floor Slabs > 600mm below grade	- N/A - N/A

Where a component of the building envelope is protected by an enclosed unconditioned space, such as a sun porch, enclosed veranda, vestibule or attached garage, the required effective thermal resistance of the building envelope component between the building and the unconditioned enclosure is permitted to be reduced by 0.16 (m2·K/W, as per BCBC 9.36.2.4(4)
All "rigid insulation" to be EXPANDED polystyrene insulation. If contractor/builder uses EXTRUDED polystyrene insulation they must use equivalent RSI values as shown in the insulation table on this page and is to ensure correct RSI values are used. 0.49 RSI (R 5.56) of to be installed between concrete foundation wall and concrete slab connections to provide a thermal break where applicable.
Window Headers to be insulated with expanded polystyrene insulation. All trimmer joists to be have 64mm (2 1/2") expanded polystyrene insulation, or R20 fibre glass batt insulation.
Vapour Barriers to comply with B.C.B.C 9.25.4.
Tape all seams of expanded polystyrene insulation, fill with spray applied insulation at perimeters to prevent air spaces where required. Expanded Polystyrene to comply with the requirements of B.C.B.C 9.25.4.2.(6) to fulfill the requirements of a vapour barrier.
6 MIL polyethylene vapor barrier to be supplied uninterrupted around all openings.
Polyethylene vapour barrier to be structurally supported, by being attached to studs, light fixtures, and plugs. Contractor to supply blocking as required.

STEP CODE

All new homes to be constructed at minimum, to Step Code required by the local authority having jurisdiction. If not required, Villamar Design recommends building to at minimum Step Code 3.
Step 3 buildings require:
1. an Energy Pre-Construction Report to submit to the authority having jurisdiction when applying for a building permit, to demonstrate that the designed building complies with the BC Building Codes energy-efficiency requirements.
2. An as-built report following construction and prior to final inspection or occupancy to demonstrate the air-tightness and energy performance requirements.
3. A Mid-Construction Verification Report assesses the airtightness of a building partway through the construction process and may be optional depending on the requirements of the municipality. This report also enables Energy Advisors and energy modellers to document installation of energy-efficiency components identified in the Pre-Construction Report

Step Code 3 buildings:
- Demonstrate 20% more efficiency over pre-step code homes.
- Improve occupant comfort & health, reduce noise levels, and are more durable

Villamar design takes no responsibility for the cost of building upgrades required/requested by the Energy Advisor or Modeller as a result of the energy pre-construction report or as-built report compliance.

MECHANICAL & VENTILATION

Plumbing installation shall comply with B.C.B.C. Part 7, B.C.B.C. 9.31, 9.36.4, and the "Canadian Electrical Code".
Plumbing contractor is to allow for (min.) 2 exterior hose bibs at convenient locations.
Contractor to provide 1 hot water heater, of type listed below, inside the main residence or in location shown on plans.
Hot water heater to be secured to structure with metal straps designed to resist lateral loads.
Hot Water Heater: (Storage Type-Electric) See B.C.B.C. Table 9.36.4Hot Water Heater: (Storage Type-Electric) See B.C.B.C. Table 9.36.4
Size: 272L (60 Imp. gal.), Input 240VAC, ≤ 12KW, Performance Standard(s): CAN/CSA-C191
Performance Requirement(s): Standby loss (max.): 90 (Top inlet), 98 (Bottom inlet)
Heating and/or air conditioning systems are to comply with B.C.B.C. 9.32.3. and 9.36.3.
All duct sizes, fans and ventilation requirements to be verified prior to installation and to install to manufacturers specs.
Heat Recovery Ventilator (HRV) to be installed to provide ventilation.
Baseboard heaters to be installed to provide heating.
A licensed mechanical tradesperson to verify, size, install, and provide mechanical checklist to local authority having jurisdiction.
All Fans and ducts are to meet the minimum requirements of the B.C.B.C. and manufacture.
Fan and duct sizes provided are minimums as per the BCBC 9.32. for the spaces.
Mechanical tradesperson to verify actual sizes, speeds and location of fans and ducts on site.
Kitchen Fan: See B.C.B.C. Table 9.32.3.6., Table 9.32.3.8.(3), 47 Litres per second intermittent @ 50pa external static pressure.
Duct size (Diameter): 125mm rigid, 150mm flexible.
Duct shall be noncombustible, corrosion resistant and cleanable, equipped with a grease filter at air intake, and not exceed 12m and 2 elbows (Equivalent length of 28m).
Fan 1 (Bathroom Fan) : See B.C.B.C. Table 9.32.3.6., Table 9.32.3.8.(3), 23 Litres per second intermittent or 4 Liter per second continuous @ 50pa External static pressure.
Duct size (Diameter): 100mm rigid, 125mm flexible.
Intermittent control to be wall mounted on/off switch.
Duct not to exceed 16m and 2 elbows (Equivalent length of 32m).
Fan 2 (HRV Supply Fan): See B.C.B.C. Table 9.32.3.5.
** Litres per second continuous @ 50pa External static pressure supply and exhaust air.
A licensed mechanical tradesperson(s) to size and install ducts for HRV.
HRV to provide a minimum of ** litre per second continuous exhaust vent in each bathroom.
Fan to have a sound rating of 1.0 sones. Install Fan 2 as requested by homeowner or builder, as long as it meets all sections of B.C. Building Code.
Vent 1: (Passive Supply Grilles in Secondary Suite)
Passive Supply Grilles to be located 1800mm (6') off the ground and have an unobstructed are of 25 cm (1" 0").
Vent 2: 25cm2 (4 in2) Crawlspace Air Transfer Grille
Vent 3: 36cm2 (5.6 in2) Crawlspace Air Transfer Grille
Vent 4: Interior Distribution Air Transfer Grille: To be located in the wall between the two adjacent spaces and to be not less than 10cm x 10 cm (100cm2)
Attic to be vented minimum 1:300 of area.

ELECTRICAL PANEL

Electrical Facilities to comply with B.C.B.C. 9.34 and 9.36.
All electrical facilities, panels, lighting and any fixed equipment shall comply with the Canadian Electrical Code, BCBC 9.34 and 9.36. and shall be installed by a certified electrician.
A registered professional to design and/or verify work as required by the local authority having jurisdiction.

RADON & SOIL GAS CONTROL

Locations requiring radon rough ins may be determined in accordance with Article 1.1.1.3. of Division A, however it is the recommendation of the designer that radon vent terminals be provided on all projects for all contiguous areas beneath the slab.
Assemblies separating conditioned space from the ground shall be protected by an air barrier conforming to BCBC 9.25.3.
Rough in must be provided for a radon extraction system (subfloor depressurization system) conforming to BCBC 9.13.4.3.
Floors-on-ground shall be provided with a rough-in for subfloor depressurization consisting of an impermeable air barrier, a gas-permeable layer of coarse granular material and a radon vent pipe.
Gas permeable layer must be a minimum of 4" deep and consists of no more than 10% material which is smaller than 4mm and be installed between the air barrier system and the ground.
Vent pipe to be a minimum of 100mm (4") in diameter constructed to be airtight and installed through the floor on ground.
A vent pipe must open into each contiguous area of granular area.
To prevent soil gases from entering a building through air intakes, windows, and other openings in the building envelope, radon vent pipe terminations should be installed in a similar manner to plumbing vent terminals. Radon vent terminations shall conform to BCBC 9.13.4.3.(3).
Vent pipe must be shielded from the weather in accordance with BCBC 6.3.2.9.(4), from frost closure by insulating the pipe by some other manner if it is susceptible to frost closure, and the accumulation of moisture in the pipe.
Vent pipe must be clearly labeled RADON VENT PIPE every 1.2m and every change in direction.
Where compactable fill is installed under slab-on-grade construction, venting must be mechanically assisted by means of an electrically powered fan installed somewhere along the radon vent pipe.
To ensure effective depressurization of the space between the air barrier and the ground, the extraction pipe opening should not be blocked.

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General Information	
SmartWall:	2x6
Infill Thickness:	1-1/8"
Full Width Studs	2x6
Intermediate Studs	2x4
Factory Insulation	GPS
Infill Insulation	GPS
Rainscreen Thickness	1/2"
Siding Type	Hardi Plank/Panel

Components		Thickness (in.)	
Factory Installed Insulation	GPS	4	
Infill Insulation	GPS	1.125	
Air Gap	Air	0.375	
Intermediate Studs	SPF	3.5	
Full Width Studs	SPF	5.5	
Purlins	SPF	1.5	
Factory Insulation	GPS	4.7	R/in
Infill Insulation	GPS	4.7	R/in

Total Effective R-Value for SmartWall: R-22.1 — SmartWall Nominal R-Value: R-24.9

Method A: Parallel Path Flow

Continuous Layer Description	Thickness (in)	R/in	R- Value
Exterior Air Film	-	-	0.17
Hardi Plank/Panel	5/16"	0.43	0.13
Rainscreen Air Gap	1/2"	-	0.91
Plywood - OFP	1/2"	1.60	0.80
SmartWall	**5 1/2"**	-	**19.73**
Gypsum Wall Board	1/2"	0.88	0.44
Interior Air Film	-	-	0.68
		Effective R Value	22.86

SmartWall R-Value	Area (%)	R Value
Path 1: Infill and Factory Insulation	78.7	24.94
Path 2: Primary Framing	6.1	6.74
Path 3: Intermediate Framing	7.5	12.78
Path 4: Cross Purlins	7.0	20.64
Path 5: Intermediate & Cross	0.7	8.48
	100	19.73

Path 1 - Through Insulation

Area (%)	Material	Thickness (in)	R/in	R-Value
78.7	Factory Installed Insulation	4	4.7	18.80
	Air Gap	0.375	-	0.85
	Infill Insulation	1.125	4.7	5.29
		5.5		24.94

Path 2 - Through Primary Framing

Area (%)	Material	Thickness (in)	R/in	R-Value
6.1	Full Width Studs	5.5	1.23	6.74
		5.5		6.74

Path 3 - Through Intermediate Studs

Area (%)	Material	Thickness (in)	R/in	R-Value
7.5	Intermediate Studs	3.5	1.23	4.29
	Factory Installed Insulation	0.5	4.7	2.35
	Air Gap	0.375	-	0.85
	Infill Insulation	1.125	4.7	5.29
		5.5		12.78

Path 4 -Through Purlins and Insulation

Area (%)	Material	Thickness (in)	R/in	R-Value
7.0	Factory Installed Insulation	4	4.7	18.80
	2x3 Wood Purlins	1.5	1.23	1.84
		5.5		20.64

Path 5 - Through Intermediate Studs and Purlins

Area (%)	Material	Thickness (in)	R/in	R-Value
0.7	Intermediate Studs	3.5	1.23	4.29
	Factory Installed Insulation	0.5	4.7	2.35
	2x3 Wood Purlins	1.5	1.23	1.84
		5.5		8.48

Method B: Series Parallel Path Flow

Continuous Layer Description	Thickness (in)	R/in	R- Value
Exterior Air Film	-	-	0.17
Hardi Plank/Panel	5/16"	0.43	0.13
Rainscreen Air Gap	1/2"	-	0.91
Plywood - OFP	1/2"	1.60	0.80
SmartWall	**5 1/2"**	-	**18.26**
Gypsum Wall Board	1/2"	0.88	0.44
Interior Air Film	-	-	0.68
		Effective R Value	21.39

SmartWall R-Value	Thickness (in.)	R-Value
Layer 1: Infill Insulation / Purlins	1.125	3.80
Layer 2: Air Gap / Purlins	0.375	0.76
Layer 3: Thermal Break	0.5	2.00
Layer 4: Int. Studs / Factory Insulation	3.5	11.70
	5.5	18.26

Layer 1 - Infill Insulation / Purlins / Primary Framing

Material	Area (%)	Thickness (in)	R/in	R-Value
Full Width Studs	6.1	1.125	1.23	1.38
2x3 Wood Purlins	7.6	1.125	1.23	1.38
Infill Insulation	86.2	1.125	4.70	5.29
	100			3.80

Layer 2 - Air Gap / Purlins / Primary Framing

Material	Area (%)	Thickness (in)	R/in	R-Value
Full Width Studs	6.1	0.375	1.23	0.46
2x3 Purlins	7.6	0.375	1.23	0.46
Air Gap	86.2	0.375	-	0.85
	100			0.76

Layer 3 - Factory Insulation / Primary Framing

Material	Area (%)	Thickness (in)	R/in	R-Value
Full Width Studs	6.1	0.5	1.23	0.63
Factory Installed Insulation	93.9	0.5	4.70	2.35
	100			2.00

Layer 4 - Intermediate Studs / Factory Insulation / Primary Framing

Material	Area (%)	Thickness (in)	R/in	R-Value
Full Width Studs	6.1	3.5	1.23	4.29
Intermediate Studs	8.2	3.5	1.23	4.29
Factory Installed Insulation	85.7	3.5	4.70	16.45
	100			11.70

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CULTURAL CENTRE HUU AY AHT

BUILDING PERMIT

DATE	ISSUED FOR
2023-01-19	BUILDING PERMIT
2022-06-28	BUILDING PERMIT
2022-03-10	BUILDING PERMIT

NOTES

SHEET ISSUE DATE: 2025-01-15

PROJECT NUMBER	2214
DRAWN BY	HP/JM/SV/SA
CHECKED BY	DE

A12

SCALE: 12" = 1'-0"

PAPER SIZE: ARCH FULL BLEED D (36.00 x 24.00 INCHES)

GENERAL STRUCTURAL NOTES

1. READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR DETAILED DIMENSIONS OF DOORS, WINDOWS,DUCTS, OPENINGS, REBATES, CHASES, NAILERS, ETC.
2. CHECK AND VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING WITH ANY WORK. NOTIFY THE ENGINEER OF ANY ERRORS OR OMISSIONS.
3. DRAWINGS SHOW COMPLETED STRUCTURES ONLY. TEMPORARY BRACING FOR CONSTRUCTION LOADING CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION"

INSPECTIONS (FIELD REVIEWS)

5. NOTIFY THE ENGINEER 24 HOURS IN ADVANCE FOR INSPECTION AND APPROVAL OF THE FOLLOWING:

CONCRETE REINFORCEMENT:	BEFORE EACH CONCRETE POUR.
MASONRY REINFORCEMENT:	BEFORE EACH GROUT POUR.
WOOD FRAMING:	BEFORE COVERING UP.
STRUCTURAL STEEL:	BEFORE COVERING UP.

DESIGN

6. ALL NEW STRUCTURAL WORK, INCLUDING REQUIREMENTS FOR EARTHQUAKES, HAS BEEN DESIGNED IN ACCORDANCE WITH 2024 EDITION OF B.C. BUILDING CODE.
7. LATERAL DESIGN TO PART 4, IN ACCORDANCE WITH 2024 EDITION OF B.C. BUILDING CODE.

STRUCTURAL WOOD & PLYWOOD

1. SUPPLY AND INSTALL STRUCTURAL WOOD AND DECKING TO CSA 086 AND PART 9 OF 2024 B.C.B.C.
2. PROVIDE THE FOLLOWING GRADES UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS:

JOISTS	No.1/No.2 KD. S.P.F., H.F., OR D.FIR
PLATES	No.1/No.2 KD. S.P.F., H.F., OR D.FIR
VERTICAL STUDS	No.1/No.2 KD. S.P.F., H.F., OR D.FIR
HEADERS	No.1/No.2 KD. S.P.F., H.F., OR D.FIR
SHEATHING	½" D.FIR OR SPRUCE PLYWOOD

3. USE TAPERS @ 16" O.C. FOR SLOPES WITH 2" MIN. DEPTH.
4. FINGER JOINTED STUDS ARE ACCEPTABLE, EXCEPT AT:
   a) SHEAR WALL HOLD DOWN STUDS
   b) BUILT UP COLUMNS
5. NAIL SHEATHING TO FRAMING MEMBERS WITH IN ACCORDANCE WITH SCHEDULES. BLOCK ALL EDGES OF WALLS & FLOOR SHEATHING.
6. PROVIDE 16 ga. METAL FRAMING HANGERS EACH SIDE OF JOISTS FRAMING INTO FLUSH BEAMS (SIMPSON A35 OR EQUAL). PRESSURE BLOCKING ACCEPTABLE ON JOIST SPANS LESS THAN 10'
7. UNLESS AS NOTED OTHERWISE ON PLANS, SUPPORT ALL BEAMS/HEADERS/GIRDER TRUSS (G.T.) ON SOLID STUDS CARRIED DOWN TO FOUNDATIONS AS NOTED ON COLUMN SCHEDULE.
8. TREAT ALL WOOD IN CONTACT WITH CONCRETE OR GROUND WITH GREEN CUPRINOL OR EQUAL PRESERVATIVE.
9. AT SHEAR WALLS, FASTEN EXTERIOR AND INTERIOR STUD WALLS TO SHEAR WALL SCHEDULE.
10. SOLID BLOCK JOISTS AT ALL INTERIOR BEARING WALLS AND DROPPED BEAMS OR HEADERS INTERIOR WALLS WITH 3/8" HEAD DIAMETER x 3" LONG.
11. NAIL BUILT-UP BEAMS OR HEADERS TOGETHER WITH 2 ROWS OF 3" NAILS @ 12" O.C.
12. ROOF SHEATHING: FLAT ROOFS = MIN ½" T & G PLY
    SLOPING ROOFS = MIN ½" PLY
13. ENSURE ALL LOADS ARE TRANSFERRED TO THE FOUNDATION.
14. ALL GIRDER, BEAMS AND MULTI-PLY JOIST/RAFTERS REQUIRE A BUILT-UP POST, OF THE SAME WIDTH AS THE MEMBER IT SUPPORTS OR AS SPECIFIED.
15. SQUASH BLOCKS ARE REQUIRED BETWEEN FLOORS. BLOCKING MUST BE EQUAL TO OR GREATER IN SIZE AND SPECIES TO THE POST IT SUPPORTS.

WINDOW & DOOR HEADERS

16. USE 2-2x10 SPF No. 2 FOR ALL EXTERIOR WALL HEADERS AND INTERIOR BEARING WALLS, U.N.O.
17. ONE KING, ONE JACK STUD AT ENDS UP TO 10'-0" SPANS, U.N.O.
18. ONE KING, TWO JACK STUD AT ENDS GREATER THAN 10'-0" SPANS, U.N.O

GLUE-LAMINATED TIMBER AND STRUCTURAL COMPOSITE LUMBER (SCL)

1. THIS SPECIFICATION INCLUDES GLUE-LAMINATED BEAMS AND STRUCTURAL COMPOSITE LUMBER: PSL (PARALLEL STRAND LUMBER), LVL (LAMINATED VENEER LUMBER), AND LSL (LAMINATED STRAND LUMBER).
2. MANUFACTURE GLUE-LAMINATED MEMBERS TO CSA O122 BY MANUFACTURER QUALIFIED TO CSA O177.
3. PROVIDE THE FOLLOWING GRADES UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS:

   GLULAM BEAMS: 20f SPF STRESS GRADE, COMMERCIAL APPEARANCE GRADE FOR EXTERIOR SERVICE.
   GLULAM COLUMNS: 12c STRESS GRADE, COMMERCIAL APPEARANCE GRADE FOR EXTERIOR SERVICE.

   STRUCTURAL COMPOSITE LUMBER FOR BEAMS AND COLUMNS:

	PSL	LVL
MODULUS OF ELASTICITY:	2,200,000 PSI	2,200,000 PSI
ALLOWABLE BENDING STRESS:	2,900 PSI	2,600 PSI
ALLOWABLE SHEAR STRESS:	290 PSI	285 PSI
ALLOWABLE BEARING STRESS:	625 PSI	750 PSI

4. CAMBER BEAMS FOR FULL DEAD LOAD DEFLECTION OR A MINIMUM OF L/360.
5. NAIL SCL BEAM TOGETHER WITH 2 ROWS OF 3 1/2" NAILS @ 12" O/C. USE 3 ROWS FOR 14" BEAMS AND DEEPER.
6. SUPPORT BEAMS ON MINIMUM 12 ga. STEEL HANGERS OR BRACKETS. MINIMUM LOAD CAPACITY FOR SCL BEAM HANGERS:

BEAM WIDTH:	1¾"	3½"	5¼"
LOAD CAPACITY:	2,000 LBS	3,500 LBS	4,500 LBS

7. PROTECT MEMBERS FROM THE WEATHER AND MOISTURE PRIOR TO AND DURING INSTALLATION.
8. SUBMIT SHOP DRAWINGS TO THE ENGINEER AND RECEIVE APPROVAL PRIOR TO FABRICATION. SHOW ALL MATERIAL SPECIFICATIONS, SIZES AND CONNECTIONS.

FOUNDATIONS

1. COMPLY WITH REQUIREMENTS FOR STRUCTURAL BACKFILL, PAVING AND SLAB SUB-BASE. PROVIDE 450mm MINIMUM COVER FOR FROST PROTECTION.
2. AFTER EXCAVATION BUT BEFORE BACKFILLING, ENSURE THAT THE GEOTECHNICAL ENGINEER INSPECTS THE BEARING SOILS AND CONFIRMS THE LOAD CARRYING CAPACITY.
3. FOOTING ELEVATIONS IF SHOWN ARE NOT FINAL AND MAY VARY ACCORDING TO SITE CONDITIONS. EXTEND ALL FOOTINGS TO A BEARING LAYER APPROVED BY THE GEOTECHNICAL ENGINEER.
4. FOOTINGS MAY HAVE TO BE LOWERED TO ACCOMMODATE MECHANICAL OR ELECTRICAL SERVICES. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ELEVATIONS. DO NOT UNDERMINE FOOTINGS BY EXCAVATING FOR SERVICES, PITS, ETC.
5. CENTER FOOTINGS UNDER COLUMNS OR WALLS UNLESS NOTED OTHERWISE ON DRAWINGS.
6. TIE ALL DOWELS AND ANCHOR BOLTS IN PLACE BEFORE POURING CONCRETE. USE TEMPLATES TO ENSURE CORRECT PLACEMENT.
7. PROVIDE CONCRETE GROUND SEAL UNDER FOOTINGS AS REQUIRED BY GEOTECHNICAL CONDITIONS.
8. SEE ARCHITECT'S DRAWINGS FOR GROUND ELEVATIONS AND DRAINAGE SLOPES.
9. PROTECT BEARING SURFACES FROM FREEZING BEFORE AND AFTER FOOTINGS ARE POURED.
10. CONFORM TO CSA A23.1 FOR CONCRETE WORK.

CONCRETE

1. PROVIDE CONCRETE AND PERFORM WORK TO CSA A23.1
2. CONCRETE: 28 DAY STRENGTH ..... 25 MPa
   CEMENT TYPE 10
   FLYASH TYPE ..... F
3. DO NOT USE ADMIXTURES OTHER THAN AIR ENTRAINMENT, STANDARD WATER REDUCERS, OR SUPER PLASTICIZERS WITHOUT PRIOR APPROVAL OF THE ENGINEER
4. REJECT ALL CONCRETE WHEN TIME BETWEEN BATCHING AND PLACING EXCEEDS 1-1/2 HRS OR DRUM REVOLUTIONS ARE LESS THAN 70 OR EXCEED 100.
5. DO NOT ADD WATER TO THE CONCRETE ON SITE UNLESS AUTHORIZED BY THE ENGINEER.
6. CONSOLIDATE ALL CONCRETE USING MECHANICAL VIBRATORS.
7. INSTALL CONSTRUCTION JOINTS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER.
8. PROTECT CONCRETE FROM ADVERSE WEATHER CONDITIONS IN ACCORDANCE WITH CSA A23.1 OR AS DETERMINED BY THE ENGINEER.
9. CONSTRUCT FORMWORK IN ACCORDANCE WITH WCB REGULATIONS AND CSA S269.3. FORMWORK DESIGN IS THE RESPONSIBILITY OF THE CONTRACTOR.
10. COVER TO REINFORCING:
    EXTERIOR SURFACES (WALLS, COLS.)..... 50mm (2")
    SURFACES AGAINST GROUND..... 75mm (3")
    INTERIOR SURFACES..... 20mm (¾")
11. CONCRETE FINISHES AS FOLLOWS UNLESS NOTED OTHERWISE:
    EXTERIOR HORIZONTAL..... BROOM
    INTERIOR HORIZONTAL..... STEEL FLOAT
    EXPOSED VERTICAL..... GTS PLYWOOD
    CONCEALED VERTICAL..... BOARDS OR PLYWOOD

CONCRETE TESTING

12. TEST CONCRETE IN ACCORDANCE WITH CSA A23.2.
13. PROVIDE CONCRETE FOR AND CO-OPERATE IN THE PREPARATION OF TEST CYLINDERS. TAKE THREE CYLINDERS FOR EVERY 75 CU METERS OR LESS OF CONCRETE PLACED. MINIMUM ONE TEST OF THREE CYLINDERS FOR EACH POUR.

CONDUITS, PIPES & SLEEVES EMBEDDED IN CONCRETE

EXCEPT WHEN APPROVED BY SPAR CONSULTANTS, PIPES, CONDUITS, AND SLEEVES EMBEDDED IN CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH CSA A23.1 CLAUSE 6.7.5. AND THE FOLLOWING GUIDELINES:

1. GENERAL
   A. NOT WITHSTANDING THE SATISFYING OF THESE GUIDELINES, THE CONDUIT, SLEEVES, PIPES, ETC. SHALL NOT IMPAIR THE STRUCTURAL STRENGTH AND SHALL BE MOVED AS SO DIRECTED BY SPAR CONSULTANTS.
   B. CENTRELINE SPACING TO BE NOT LESS THAN 3 DIAMETERS, UNLESS NOTED OTHERWISE.
   C. CENTERLINE SPACING BETWEEN PARALLEL CONDUIT AND REINFORCING BARS TO BE 3 BAR DIAMETERS, UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL

1. FABRICATE AND ERECT STRUCTURAL STEEL TO CSA S16.1.
2. PROVIDE STRUCTURAL STEEL TO CSA G40.21 WITH THE FOLLOWING GRADES:

WIDE FLANGE BEAMS AND COLUMNS	350W
CHANNELS AND ANGLES	300W
HSS SECTIONS (CLASS C)	350W
STRUCTURAL BARS AND PLATES	300W
MISCELLANEOUS STEEL	250W OR 300W
PIPE COLUMNS	ASTM A53 GR.B
ERECTION BOLTS – MIN ø19mm	ASTM A325
ANCHOR BOLTS	ASTM A307
GALVANIZING	G164

3. DESIGN OF CONNECTIONS BY STEEL FABRICATOR UNLESS DETAILED ON THE DRAWINGS. USE MIN. 2 BOLTS PER CONNECTION AND DESIGN FOR BEARING CONNECTIONS WITH THREADS INCLUDED IN SHEAR PLANE.
4. TIGHTEN ALL BOLTS WITH IMPACT WRENCH
5. PROVIDE CONTINUOUS 35 MPa GROUT BED BENEATH BASE PLATES AND OTHER CONNECTIONS BEARING ONTO CONCRETE.
6. PAINT STEEL SURFACES INTENDED FOR HEATED INTERIOR AREAS WITH ONE COAT OF PRIMER TO CISC/CPMA 1-73A. PLUS 2 COATS OF BRUSHED SILVER FINISH TO ARCHITECTS APPROVAL. USE ONE COAT OF COSB 1-GP-40 PRIMER FOR ALL STEEL SURFACES EXPOSED DIRECTLY TO WEATHER AND FOR STEEL IN UNHEATED BUT COVERED AREAS SUCH AS GALLERIES. PRIMERS MAY BE EXCLUDED ONLY WHEN SPECIFICALLY APPROVED BY THE OWNER AND THE ENGINEER.
7. SUBMIT FOUR SETS OF SHOP DRAWINGS TO THE ENGINEER AND RECEIVE APPROVAL PRIOR TO FABRICATION. SHOW ALL DETAILS, INCLUDING FIELD WELDS, AND MATERIAL SPECIFICATIONS. SHOP DRAWINGS TO BE SEALED BY A B.C. PROFESSIONAL ENGINEER FOR DESIGN OF CONNECTIONS.
8. TOUCH UP ALL PRIMER AFTER WELDING, FINISH COATS AFTER ERECTION.

WELDING

9. WELD TO CSA W59 BY FABRICATORS QUALIFIED TO CSA W47.1.
10. WELD REINFORCEMENT STEEL TO CSA W186. USE WELDABLE REINFORCEMENT TO CSA G30.18 GRADE 400.
11. MINIMUM SIZE OF FIELD WELDS, 2mm LESS THAN THE THICKNESS OF MATERIAL BUT NOT LESS THAN 5mm.
12. TOUCH UP ALL FIELD WELDS WITH PRIMER AFTER SLAG HAS BEEN REMOVED.

NON-STRUCTURAL ELEMENTS

1. NON-STRUCTURAL ELEMENTS ARE NOT PART OF THE STRUCTURAL DESIGN SHOWN ON THESE DRAWINGS. SUCH ELEMENTS ARE DESIGNED, DETAILED AND REVIEWED IN THE FIELD BY OTHERS. WHERE STRUCTURAL ENGINEERING RESPONSIBILITY IS REQUIRED FOR THESE ELEMENTS, THIS SHALL BE PROVIDED BY SPECIALTY STRUCTURAL ENGINEERS, WHO SHALL ALSO PROVIDE ANY LETTERS REQUIRED BY THE AUTHORITY HAVING JURISDICTION
2. EXAMPLES OF NON-STRUCTURAL ELEMENTS INCLUDE BUT ARE NOT LIMITED TO: GUARDRAILS, CEILINGS, CLADDING, GLAZING, MECHANICAL AND ELECTRICAL EQUIPMENT
3. SHOP DRAWINGS FOR NON-STRUCTURAL ELEMENTS WHICH MAY AFFECT THE PRIMARY STRUCTURAL SYSTEM SHALL BE SUBMITTED TO ENGINEER. THESE DRAWINGS WILL BE REVIEWED ONLY FOR THE EFFECT OF THE ELEMENT ON THE PRIMARY STRUCTURAL SYSTEM.
4. THE DESIGN WIND LOAD TO BE USED FOR INTERIOR STUDS AND PARTITIONS IS 0.25kPa (UNFACTORED) UNLESS NOTED OTHERWISE.

PROJECT SCOPE

1. STRUCTURAL DESIGN OF NEW CULTURAL CENTRE AS SHOWN ON ARCHITECTURAL PLANS A1 TO A12 BY PACIFIC HOMES DATED JANUARY 15, 2025.

DRAWING REVISION INFORMATION

SHEET	DRAWING TITLE	REV.	DESCRIPTION
S1	STRUCTURAL NOTES & DETAILS	1	EDITORIAL REVISIONS
S2	FOUNDATION PLAN	1	FOUNDATION PLAN AND DETAILS REVISED
~~S3~~	~~BASEMENT PLAN~~	0	OMITTED, PER DESIGN REVISIONS
S3	MAIN FLOOR PLAN	1	MAIN FLOOR FRAMING PLAN REVISED

LEGEND AND SYMBOLS

BEAM — JOIST
POST — SHEAR WALL
POINT LOAD — DIAPHRAGM
HANGER — HOLD DOWN
LATERAL BEARING WALL — GRAVITY BEARING WALL
DETAIL NUMBER / SHEET DRAWN — SECTION NUMBER / SHEET DRAWN

ABBREVIATIONS

AB	ANCHOR BOLT	(N)	NEW
CONT	CONTINUOUS	NO.	NUMBER
(E)	EXISTING	O.C.	ON CENTRE
EA	EACH	PL	PLATE
E/W	EACH WAY	SPEC.	SPECIFICATION
MAX	MAXIMUM	TYP.	TYPICAL
MIN	MINIMUM	W/	WITH
U.N.O.	UNLESS NOTED OTHERWISE	P.T.	PRESSURE TREATED
INT.	INTERIOR	EXT.	EXTERIOR

FRAMING NOTES

TYP. WALL FRAMING DETAILS

TYPE	FRAMING/SHEATHING
EXTERIOR WALLS NOT LABELED	2x STUDS PER PLANS @ 16" O.C., ½" PLYWOOD ONE SIDE, NO BLOCKING REQUIRED, NAIL W/ 2½" COMMON NAILS @ 6" O.C. ON EDGES & 12" O.C. IN FIELD
INTERIOR LOAD BEARING WALLS	2x STUDS PER PLANS @ 16" O.C., INTERIOR FINISH PER CODE OR SHEATHED WITH ½" PLYWOOD ONE SIDE, NO BLOCKING REQUIRED, NAIL W/ 2½" COMMON NAILS @ 6" O.C. ON EDGES & 12" O.C. IN FIELD
INTERIOR PARTITION WALLS NOT LABELED	2x4 OR 2x6 STUDS @ 16" O.C., INTERIOR FINISH PER CODE

BEAM SCHEDULE

TYPE	SIZE
B101	(4)-1¾" x 20" 2.0E LVL
B102	(3)-2x10 SPF No.2
B103 A-H	MIN. 12" DIA. NORTHERN NO.1 VISUALLY GRADED OR BETTER
B104 A-E	(3)-1¾" x 18" 2.0E LVL OR MIN. 16" DIA. NORTHERN NO.1 VISUALLY GRADED OR BETTER
B104 F	(3)-1¾" x 14" 2.0E LVL OR MIN. 16" DIA. NORTHERN NO.1 VISUALLY GRADED OR BETTER
B105	(3)-2x10 SPF No.2
B106	(3)-1¾" x 11⅞" 2.0E LVL
B107	(2)-1¾" x 9⅞" 2.0E LVL
H	(2)-2x10 SPF No.2

RAFTER SCHEDULE

TYPE	SIZE
R1	2x12 SPF No.2 P.T. @ 16" O.C.
R2	2x12 SPF No.2 P.T. @ 16" O.C.

TRUSS SCHEDULE

TYPE	SIZE
T1	ENGINEERED TRUSS @ 16" O.C.
T2	ENGINEERED TRUSS @ 24" O.C.

HANGER SCHEDULE

TYPE	SIZE
R1	SIMPSON LRU210Z, IF LVL BEAMS USED FOR B103A-H
R2	CONNECTION BY OTHERS

SHEAR WALL SCHEDULE

TYPE	STUDS	PLYWOOD	EDGES BLOCKED	NAILING, O.C.	FRAMING CLIPS & BOT. PL. FASTENING
1	2x4 OR 2x6 @ 16" O.C.	½" ONE SIDE	YES	2½" COMMON @ 4" EDGE/12" FIELD	SIMPSON A34 CLIP @ 8" O.C., 3¾" COMMON NAIL @ 4" O.C.
2	2x4 OR 2x6 @ 16" O.C.	½" TWO SIDES	YES	2½" COMMON @ 3" EDGE/12" FIELD	SIMPSON A34 CLIP @ 4" O.C., (2)-3¾" COMMON NAIL @ 4" O.C.

DIAPHRAGM SCHEDULE

TYPE	JOIST/TRUSS	PLYWOOD	EDGES BLOCKED	NAILING, O.C.	JOIST/TRUSS BLOCKING
1	RAFTERS @ 16" O.C.	⅜" ONE SIDE	NO	2½" COMMON @ 3" EDGE/12" FIELD	MAX 7'-0" O.C.
2	TRUSSES @ 24" O.C.	⅜" ONE SIDE	NO	2½" COMMON @ 3" EDGE/12" FIELD	PER SUPPLIER PLANS, SIMPSON H1 CLIP EA. SIDE

HOLDOWN SCHEDULE

TYPE	SIZE	ROD#	MIN. ROD EMBED	EMBED. METHOD	MIN. FULL HEIGHT STUDS @ HDN	FASTENERS @ STUDS
HDN1	HDU14	1"	18"	WET-SET/EPOXY	(4)-2x6	(36)-¾"x2½" SDS SCREWS
HDN2	HDU5	⅝"	12"	WET-SET/EPOXY	(2)-2x6	(14)-½"x2½" SDS SCREWS

NOTE: ALL HOLD-DOWNS ARE SIMPSON STRONG-TIE. CONTACT ENGINEER FOR APPROVED ALTERNATE. EPOXY WITH SIMPSON SET-3G.

WALL SCHEDULE

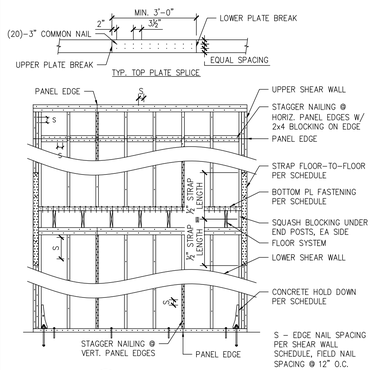
TYPE	SIZE	DESIGN HGT.
W1	2x6 SPF PACIFIC HOMES ENGINEERED SMARTWALL	10'-0"
W2	2x4 SPF No.2 @ 16" O.C.	10'-0"

POST SCHEDULE

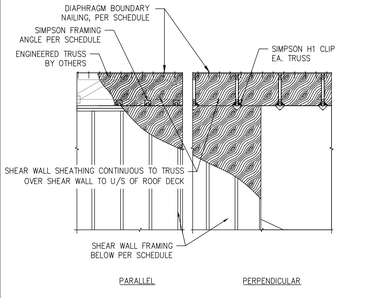
TYPE	SIZE	DESIGN HGT.
P1	(3)-2x6 SPF No.2	10'-0"
P2	(4)-2x6 SPF No.2	10'-0"
P3	6x6 D.FIR No.2 P.T. OR MIN. 16" DIA. NORTHERN NO.1 VISUALLY GRADED OR BETTER	10'-0"
P4	MIN. 12" DIA. NORTHERN NO.1 VISUALLY GRADED OR BETTER	10'-0"

DESIGN LOADS (kPa)

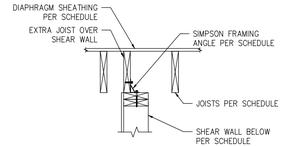
	DEAD	LIVE
ROOF (WITH SOLAR PANELS)	1.1	1.2
EXT. WALL	0.7	N/A
SNOW	S_S: 1.0	S_R: 0.4
WIND	$I_{W.S.S}$: 0.75	$I_{W.U.S}$: 1.0
	TERRAIN: OPEN, C_e=0.9	
	$q_{1/50}$: 0.50	
SEISMIC	$I_{E.U.S.S}$: 1.0	
	$S_a(0.2)$: 1.85	
	$S_a(0.5)$: 1.94	
	PGA: 0.70 SITE CLASS: C	
	SEISMIC CATEGORY: SC4	
	SFRS: SHEAR WALLS-NAILED SHEAR WALLS-WOOD BASED PANEL	
	R_D 3.0 R_O 1.7	
ALLOWABLE BEARING PRESSURE: 150 kPa SLS/225 kPa ULS		



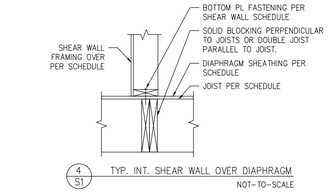
1 S1 TYP. SHEAR WALL FRAMING NOT-TO-SCALE



2 S1 TYP. TRUSS OVER INTERIOR SHEAR WALL NOT-TO-SCALE

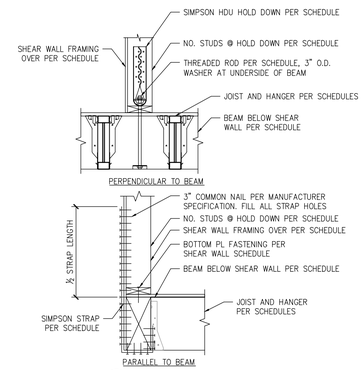


3 S1 TYP. INT. SHEAR WALL BELOW DIAPHRAGM NOT-TO-SCALE

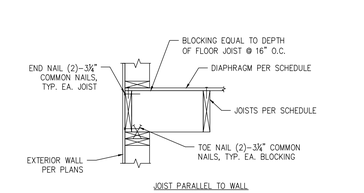


4 S1 TYP. INT. SHEAR WALL OVER DIAPHRAGM NOT-TO-SCALE

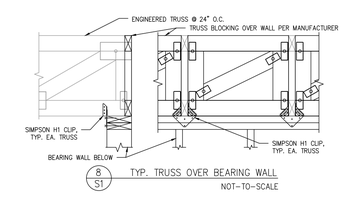
5 S1 TYP. INT. STACKED SHEAR WALL NOT-TO-SCALE



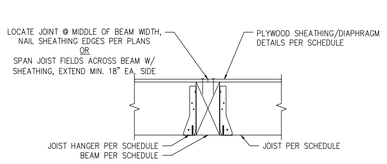
6 S1 TYP. HOLD DOWN @ BEAM NOT-TO-SCALE



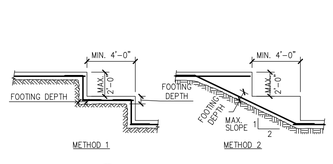
7 S1 TYP. JOIST @ EXT. WALL NOT-TO-SCALE



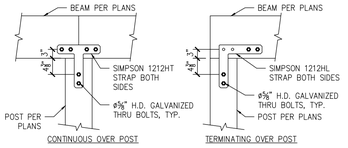
8 S1 TYP. TRUSS OVER BEARING WALL NOT-TO-SCALE



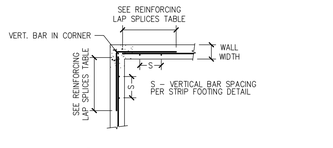
9 S1 TYP. FLUSH BEAM NOT-TO-SCALE



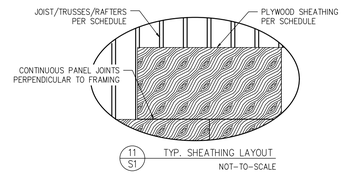
12 S1 TYP. STEPPED FOOTING NOT-TO-SCALE



10 S1 TYP. POST-BEAM CONNECTION NOT-TO-SCALE



13 S1 TYP. FOUNDATION WALL CORNER NOT-TO-SCALE



11 S1 TYP. SHEATHING LAYOUT NOT-TO-SCALE

REV	DATE	ISSUE	APP
1	2025/03/28	FOR PERMIT	CB
0	2023/05/19	FOR PERMIT	CB

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CLIENT:

MA-AS TA KIMLTH HOUSING SOCIETY

PROJECT:

HUU-AY-AHT CULTURAL CENTRE
BAMFIELD ROAD,
BAMFIELD BC

48°48'38.0"N 125°07'34.0"W

TITLE:

STRUCTURAL NOTES & DETAILS

BOCA ENGINEERING CO. | SPAR STRUCTURAL & CIVIL CONSULTANTS

#203-1001 CLOVERDALE AVE, VICTORIA BC
V8X 4C9 250-477-7777
INFO@BOCAENGINEERING.COM
WWW.BOCAENGINEERING.COM

PERMIT TO PRACTICE NUMBER: 1002012

FILE 5837
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA C. W. C. BOWNESS # 29146
2025-03-28

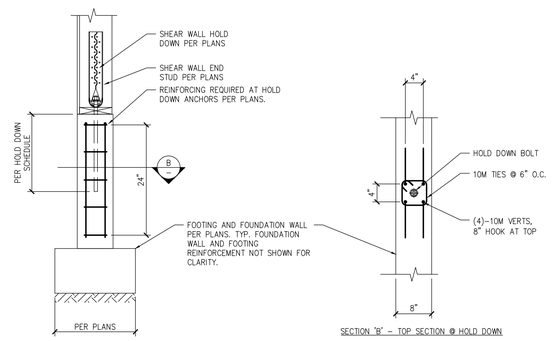
FOR STRUCTURAL ASPECTS ONLY

DRAWING LIST:

SHEET	DRAWING TITLE
S1	STRUCTURAL NOTES & DETAILS
S2	FOUNDATION PLAN
S3	BASEMENT PLAN
S4	MAIN FLOOR PLAN

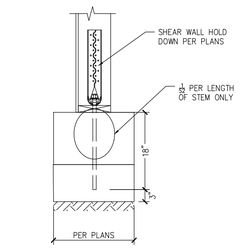
DES	TH	DATE	MARCH 28, 2025
DRN	TH	REVISION	1
CHK	CB		
PROJECT NO.	5837	DRAWING NO.	S1
		SHEET NO.	1 OF 3

PAPER SIZE: ARCH FULL BLEED D (36.00 x 24.00 INCHES)



2/S2 TYP. REINFORCEMENT AT HOLD DOWN IN TO WALL STEM
NOT-TO-SCALE

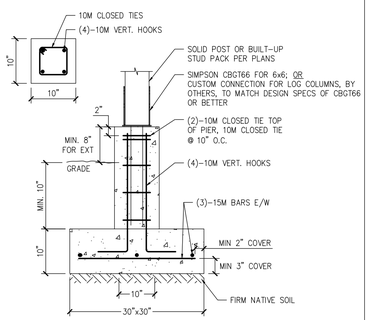
NOTE: APPLY DETAIL 2/S2 FOR HDN1 LOCATIONS, NOT REQUIRED FOR HDN4 LOCATIONS.



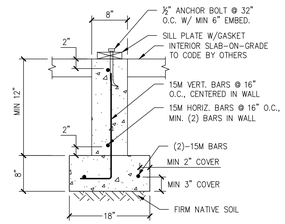
3/S2 HOLD DOWN EMBEDDED IN TO FOOTING
APPLIES TO HDN1 ONLY NOT-TO-SCALE

1/S2 FOUNDATION PLAN
Scale: 3/16"=1'-0"

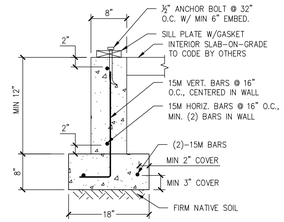
REINFORCING LAP SPLICES, 400 MPa			
CONCRETE STRENGTH	BAR SIZE	LAP LENGTH	HOOK LENGTH
25 MPa	10M	16"	7"
	15M	24"	10"



FP1/S2 TYP. PAD FOOTING
NOT-TO-SCALE



F1/S2 TYP. INTERIOR FOUNDATION WALL
NOT-TO-SCALE



F2/S2 TYP. EXTERIOR FOUNDATION WALL
NOT-TO-SCALE

REV	DATE	ISSUE	APP
1	2025/03/28	FOR PERMIT	CB
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CLIENT:

MA-AS TA KIMLTH HOUSING SOCIETY

PROJECT:

HUU-AY-AHT CULTURAL CENTRE
BAMFIELD ROAD,
BAMFIELD BC

48°48'38.0"N 125°07'34.0"W

TITLE:

FOUNDATION PLAN

BOCA ENGINEERING CO. | SPAR
STRUCTURAL & CIVIL CONSULTANTS

#203-1001 CLOVERDALE AVE, VICTORIA BC
V8X 4C9 250-477-7777
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PERMIT TO PRACTICE NUMBER: 1002012

FILE 5837
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA C. W. C. BOWNESS 39416
2025-03-28

FOR STRUCTURAL ASPECTS ONLY

DRAWING LIST:

SHEET	DRAWING TITLE
S1	STRUCTURAL NOTES & DETAILS
S2	FOUNDATION PLAN
S3	BASEMENT PLAN
S4	MAIN FLOOR PLAN

DES	TH	DATE	MARCH 28, 2025
DRN	TH	REVISION	1
CHK	CB		
PROJECT NO.	5837	DRAWING NO.	S2
		SHEET NO.	2 OF 3

PAPER SIZE: ARCH FULL BLEED D (36.00 x 24.00 INCHES)

BEAM SCHEDULE	
TYPE	SIZE
B101	(4)–1¾" x 20" 2.0E LVL
B102	(3)–2x10 SPF No.2
B103 A–H	MIN. 12" DIA. NORTHERN NO.1 VISUALLY GRADED OR BETTER
B104 A–E	(3)–1¾" x 18" 2.0E LVL OR MIN. 16" DIA. NORTHERN NO.1 VISUALLY GRADED OR BETTER
B104 F	(3)–1¾" x 14" 2.0E LVL OR MIN. 16" DIA. NORTHERN NO.1 VISUALLY GRADED OR BETTER
B105	(3)–2x10 SPF No.2
B106	(3)–1¾" x 11⅞" 2.0E LVL
B107	(2)–1¾" x 9⅞" 2.0E LVL
H	(2)–2x10 SPF No.2

RAFTER SCHEDULE	
TYPE	SIZE
R1	2x12 SPF No.2 P.T. @ 16" O.C.
R2	2x12 SPF No.2 P.T. @ 16" O.C.

TRUSS SCHEDULE	
TYPE	SIZE
T1	ENGINEERED TRUSS @ 16" O.C.
T2	ENGINEERED TRUSS @ 24" O.C.

HANGER SCHEDULE	
TYPE	SIZE
R1	SIMPSON LRU210Z, IF LVL BEAMS USED FOR B103A–H
R2	CONNECTION BY OTHERS

WALL SCHEDULE		
TYPE	SIZE	DESIGN HGT.
W1	2x6 SPF PACIFIC HOMES ENGINEERED SMARTWALL	10'–0"
W2	2x4 SPF No.2 @ 16" O.C.	10'–0"

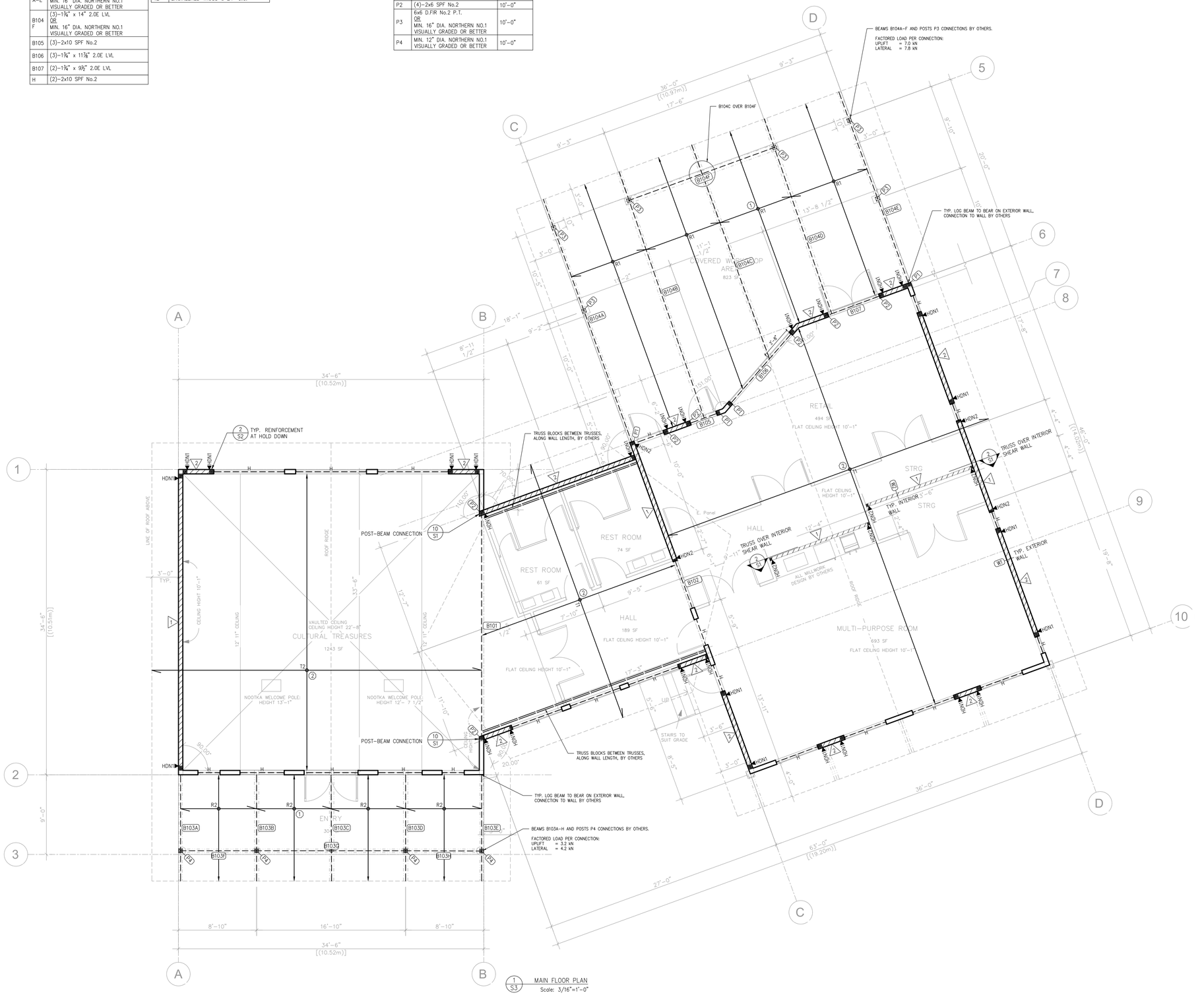
POST SCHEDULE		
TYPE	SIZE	DESIGN HGT.
P1	(3)–2x6 SPF No.2	10'–0"
P2	(4)–2x6 SPF No.2	10'–0"
P3	6x6 D.FIR No.2 P.T. OR MIN. 16" DIA. NORTHERN NO.1 VISUALLY GRADED OR BETTER	10'–0"
P4	MIN. 12" DIA. NORTHERN NO.1 VISUALLY GRADED OR BETTER	10'–0"

SHEAR WALL SCHEDULE						
TYPE	STUDS	PLYWOOD	EDGES BLOCKED	NAILING, O.C.	FRAMING CLIPS & BOT. PL. FASTENING	
1	2x4 OR 2x6 @ 16" O.C.	½" ONE SIDE	YES	2½" COMMON @ 4" EDGE/12" FIELD	SIMPSON A34 CLIP @ 8" O.C., 3¼" COMMON NAIL @ 4" O.C.	
2	2x4 OR 2x6 @ 16" O.C.	½" TWO SIDES	YES	2½" COMMON @ 3" EDGE/12" FIELD	SIMPSON A34 CLIP @ 4" O.C., (2)–3¼" COMMON NAIL @ 4" O.C.	

DIAPHRAGM SCHEDULE					
TYPE	JOIST/TRUSS	PLYWOOD	EDGES BLOCKED	NAILING, O.C.	JOIST/TRUSS BLOCKING
1	RAFTERS @ 16" O.C.	⅜" ONE SIDE	NO	2½" COMMON @ 3" EDGE/12" FIELD	MAX 7'–0" O.C.
2	TRUSSES @ 24" O.C.	⅜" ONE SIDE	NO	2½" COMMON @ 3" EDGE/12" FIELD	PER SUPPLIER PLANS, SIMPSON H1 CLIP EA. SIDE

HOLDOWN SCHEDULE ▲						
TYPE	SIZE	RODø	MIN. ROD EMBED	EMBED. METHOD	MIN. FULL HEIGHT STUDS @ HDN	FASTENERS @ STUDS
HDN1	HDU14	1"	18"	WET–SET/EPOXY	(4)–2x6	(36)–¼"x2½" SDS SCREWS
HDN2	HDU5	⅝"	12"	WET–SET/EPOXY	(2)–2x6	(14)–¼"x2½" SDS SCREWS

NOTE: ALL HOLD–DOWNS ARE SIMPSON STRONG–TIE. CONTACT ENGINEER FOR APPROVED ALTERNATE. EPOXY WITH SIMPSON SET–3G.



1 S3 MAIN FLOOR PLAN
Scale: 3/16"=1'–0"

REV	DATE	ISSUE	APP
1	2025/03/28	FOR PERMIT	CB
0	2023/05/19	FOR PERMIT	CB

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CLIENT:

MA–AS TA KIMLTH HOUSING SOCIETY

PROJECT:

HUU–AY–AHT CULTURAL CENTRE
BAMFIELD ROAD,
BAMFIELD BC

48°48'38.0"N 125°07'34.0"W

TITLE:

MAIN FLOOR PLAN

BOCA ENGINEERING CO. | SPAR
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PERMIT TO PRACTICE NUMBER: 1002012

FILE 5837

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA C. W. C. BOWNESS 29146

2025-03-31

FOR STRUCTURAL ASPECTS ONLY

DRAWING LIST:

SHEET	DRAWING TITLE
S1	STRUCTURAL NOTES & DETAILS
S2	FOUNDATION PLAN
S3	BASEMENT PLAN
S4	MAIN FLOOR PLAN

DES	TH	DATE	MARCH 28, 2025
DRN	TH	REVISION	1
CHK	CB		
PROJECT NO.	5837	DRAWING NO.	S3
		SHEET NO.	3 OF 3