

LADYSMITH MACHINE SHOP PHASE 1 RENOVATION AND SEISMIC UPGRADE

610 OYSTER BAY DRIVE, LADYSMITH, BC

BUILDING CODE REVIEW

Project Name:	Ladysmith Machine Shop Phase 1 Renovation and Seismic Upgrade
Civic Address:	610 Oyster Bay Drive, Ladysmith, BC
Legal Description:	Lot 4 Plan VIP45800 District Lot 85 Land District 43
<b>Building Data:</b>	
Building area:	1360 m <sup>2</sup>
Major Occupancy:	Group A Division 2
Number of Streets:	One
Building Height:	2 Storeys
Construction Type:	Combustible
Construction Articles:	3.2.2.26
Sprinklered:	Yes
Fire Resistance Rating:	Floor: ¾ Hour
Max. Travel Distance:	37.7m
Washrooms:	2 Accessible

DRAWING LIST

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GENERAL NOTES

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A901	EXIT DOOR FRAMING

PROJECT TEAM

ARCHITECTURE:

Hotson Architecture Inc.  
215 - 35 West 5th Avenue  
Vancouver, BC  
V5Y 1H4

STRUCTURAL / BUILDING ENVELOPE:

Herold Engineering Ltd.  
3701 Shenton Road  
Nanaimo, BC  
V9T 2H1

MECHANICAL:

Rocky Point Engineering Ltd.  
102 - 3721 Shenton Road  
Nanaimo, BC  
V9T 2H1

CONSTRUCTION MANAGER:

Windley Contracting Ltd.  
3711 Shenton Road  
Nanaimo, BC  
V9T 2H1

ELECTRICAL:

RB Engineering Ltd.  
4 - 1850 Northfield Road  
Nanaimo, BC  
V9S 3B3

CODE:

GHL Consultants Ltd.  
950 - 409 Granville Street  
Vancouver, BC  
V6C 1T2

COSTING:

BTY Group  
2288 Manitoba Street  
Vancouver, BC  
V5Y 4B5



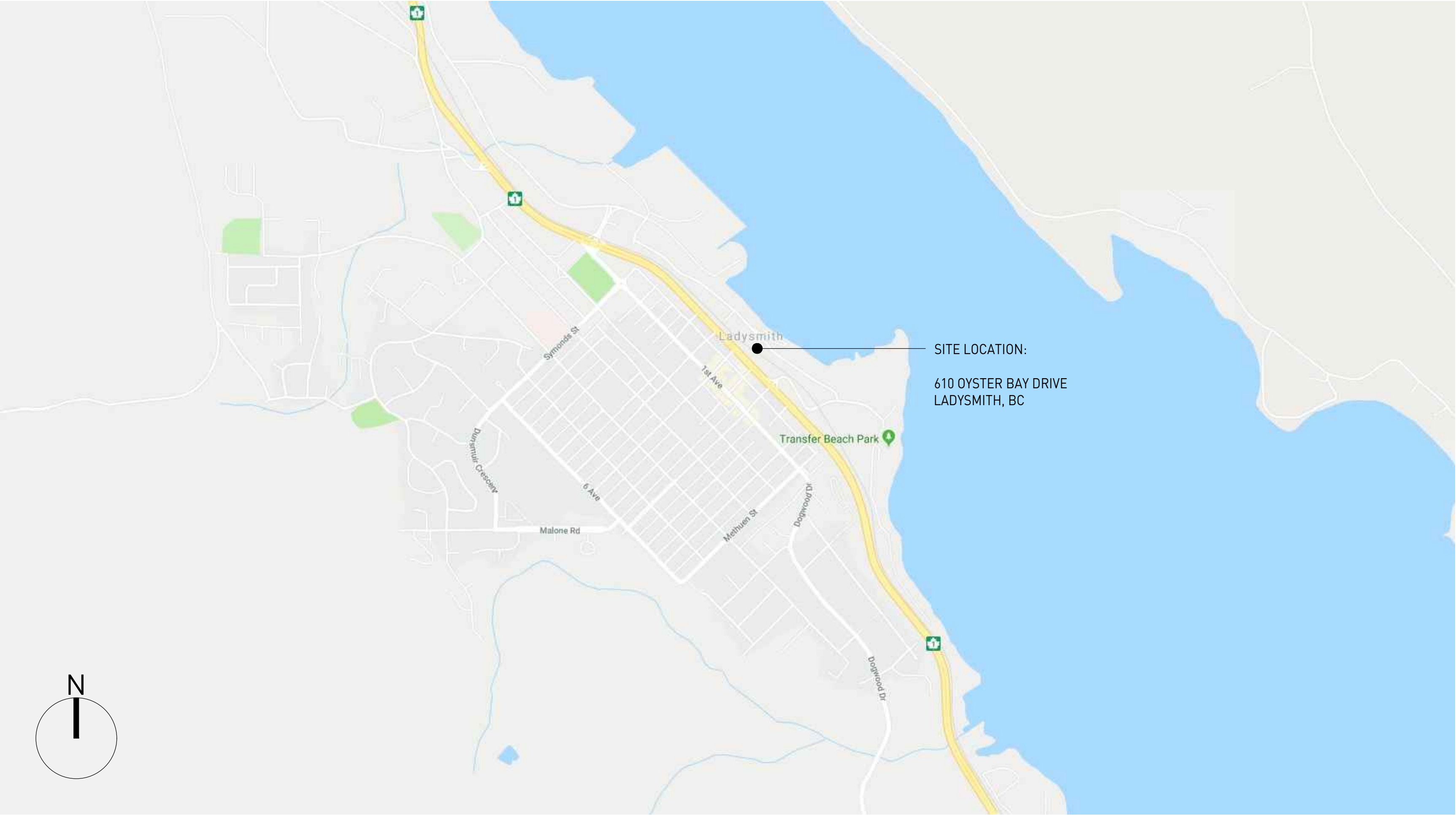
2 CONTEXT PHOTO - VIEW FROM NORTH  
NTS



3 CONTEXT PHOTO - VIEW FROM SOUTH  
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4 CONTEXT PHOTO - VIEW FROM WEST  
NTS



1 CONTEXT PLAN  
NTS

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HOTSON

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604 558 6956

Revisions and Issues:

REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	JULY 10, 2019
2	ISSUED FOR BUILDING PERMIT	JULY 18, 2019
3		
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Ladysmith Machine Shop

610 Oyster Bay Drive  
Ladysmith, BC

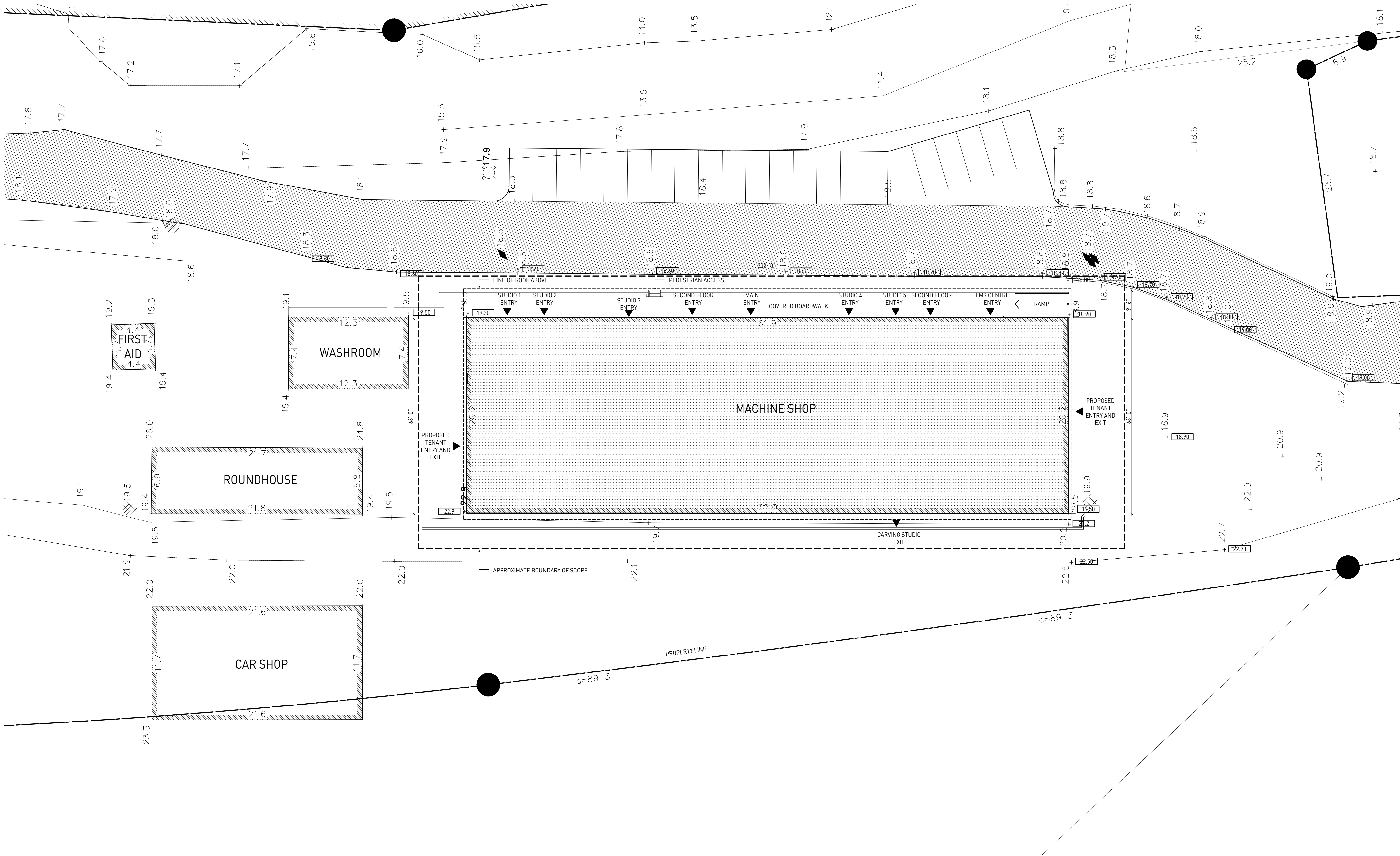
Client	Town of Ladysmith
Address	410 Esplanade Avenue Ladysmith, BC

COVER SHEET &  
GENERAL  
INFORMATION

Project No.	1807
Scale	.
Date	July 18, 2019

A000





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

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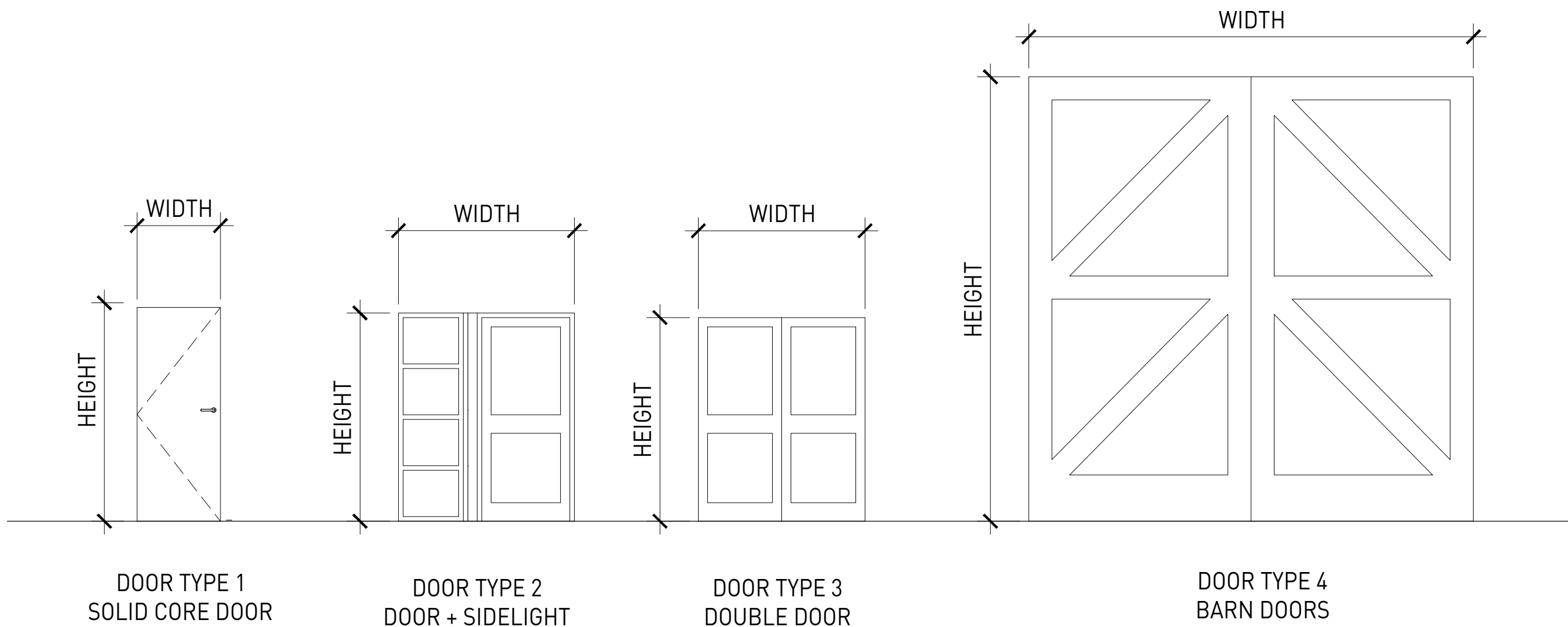
610 Oyster Bay Drive  
Ladysmith, BC

Client Town of Ladysmith  
Address 410 Esplanade Avenue  
Ladysmith, BC

SITE PLAN

Project No. 1807  
Scale 1/16" = 1'-0"  
Date July 18, 2019

A001



1 DOOR TYPES  
1/8" = 1'-0"

#### GENERAL NOTES

- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE TO THE 2018 BC BUILDING CODE (BCBC), AND ALL STATUTES, BYLAWS, CODES AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
- CONTRACTOR (GC) SHALL FIELD VERIFY ALL SITE CONDITIONS AND REQUIREMENTS. CONTRACTOR WILL REPORT TO ARCHITECT UPON FINDING ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS.
- ALL NOTES CONTAINED IN THESE DRAWINGS AND ANY WRITTEN SPECIFICATIONS SHALL BE PART OF THE CONSTRUCTION CONTRACT DOCUMENTS AND THE REQUIREMENTS OF SUCH NOTES WILL BE THE RESPONSIBILITY OF THE GC. CONSTRUCTION CONTRACT DOCUMENTS SHALL REPRESENT THE ENTIRE AGREEMENT BETWEEN THE CLIENT AND THE GC FOR THE COMPLETION OF THE CONSTRUCTION PROJECT.
- NO CHANGES OR MODIFICATIONS TO THE WORK SHALL BE MADE WITHOUT THE APPROVAL OF THE CLIENT OR THE ARCHITECT REGARDING THESE DISCREPANCIES.
- COMMUNICATION WITH CLIENT, THE ARCHITECT, CONSULTANTS OR REGULATORY AGENCIES SHALL NOT BE CONSIDERED VALID AND ANY CHANGES IN WORK, ADDITIONAL COSTS, APPROVAL OR NON-APPROVALS RESULTING DUE TO SUCH COMMUNICATION SHALL BE THE CONTRACTORS RESPONSIBILITY.
- ANY DAMAGES BY GC TO EXISTING BASE BUILDING WITHIN THIS CONTRACT WILL BE THE RESPONSIBILITY OF THE GC AND WILL BE RECTIFIED AT GC'S OWN EXPENSE.
- GC TO BE RESPONSIBLE FOR ALL DEMOLITION AND DISPOSAL OF ALL ITEMS SLATED FOR DEMOLITION/REMOVAL, UNLESS OTHERWISE DIRECTED BY THE ARCHITECT/OWNER.
- GC IS REQUIRED TO REVIEW, VERIFY, AND FULLY UNDERSTAND ALL SCOPE OF WORK RELATING TO THE CONTRACT DOCUMENTS AND THE SCOPE OF WORK WITHIN THIS PROJECT.
- GC IS RESPONSIBLE FOR LEAVING THE PREMISES CLEAN, READY FOR OCCUPANCY.
- GC TO SUPPLY AND INSTALL EVERYTHING WITHIN THE DRAWINGS AND SPECIFICATIONS UNLESS OTHERWISE NOTED OR AGREED UPON WITH THE CLIENT.
- PRIOR TO OCCUPANCY, GC IS TO CLEAN ALL SURFACES WITHIN THE WORK AREA, INCLUDING EXISTING SURFACES, CLEAN ALL FLOORS, WALLS, CEILINGS, MILLWORK, GLASS, MECHANICAL, AND ELECTRICAL EQUIPMENT. PROVIDE ALL NEW FILTERS FOR EQUIPMENT. REMOVE PROTECTIVE COATINGS AND LABELS. CLEAN ALL FINISHES WITH MANUFACTURER'S MATERIALS AND EQUIPMENT.
- THE CONTRACTOR WARRANTS TO THE OWNER AND THE DESIGNER THAT ALL MATERIALS, FURNITURE, FURNISHINGS, AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED MAY BE CONSIDERED DEFECTIVE. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, WORK WILL INCLUDE FABRICATING, COATING, FINISHING, ASSEMBLING, MOUNTING, APPLYING, AND INSTALLING, AND PROVIDING MATERIALS, COMPONENTS, AND PRODUCTS ATTENDANT THERETO.
- IF REQUIRED BY THE ARCHITECT, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT. SUBMITTALS TO BE PROVIDED AS REQUIRED.
- GLAZING AND ASSOCIATED SUPPORTS TO BE DESIGNED BY PROFESSIONAL ENGINEER TO MEET ALL APPLICABLE CODES, INCLUDING SEISMIC REQUIREMENTS. PROVIDE LETTERS OF ASSURANCE FOR DESIGN AND FIELD REVIEW. GLAZING IN DOORS, SIDELIGHTS, AND REACHING THE FLOOR TO BE SAFETY GLASS AS PER RELEVANT CODES.
- ALL MECHANICAL EQUIPMENT, PIPING DUCTWORK, LIGHTING, MILLWORK, ETC. INSTALLED ON THIS PROJECT SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH CURRENT BC BUILDING CODE (BCBC) AND RELEVANT CODES AND BYLAWS. REVIEW WITH ARCHITECT AND STRUCTURAL PRIOR TO INSTALLATION. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- SUSPENDED CEILINGS ARE TO BE DESIGNED BY A PROFESSIONAL ENGINEER TO MEET ALL APPLICABLE CODES, INCLUDING SEISMIC REQUIREMENTS. PROVIDE LETTERS OF ASSURANCE FOR DESIGN AND FIELD REVIEW.
- GC SHALL MAINTAIN AND PAY ALL PREMIUMS OF PUBLIC LIABILITY, PROPERTY DAMAGE INSURANCE, AND WORKER'S COMPENSATION INSURANCE IN CONNECTION WITH THIS SPECIFIC CONTRACT IN AMOUNT SPECIFIED BY THE BUILDING OWNER, AND SHALL SUBMIT PROOF THAT NO CLAIM CAN BE LAID AGAINST THE OWNER AT THE END OF THE CONSTRUCTION PERIOD.
- DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL AND ELECTRICAL CONSULTANT'S DRAWINGS.
- ALL TRADES, SPECIFICALLY ELECTRICAL AND MECHANICAL, ARE TO REVIEW ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH OTHER CONSULTANT'S DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANTS. THERE WILL BE NO ALLOWANCES MADE IF DISCREPANCIES ARE NOT REPORTED WITHIN TWO (2) WEEKS OF CONSTRUCTION START UP.
- CONTRACTOR SHALL ENSURE THAT TENANT'S EQUIPMENT AND APPLIANCES FIT INTO THE ALLOCATED LOCATIONS.
- ALL PRODUCTS AND SYSTEMS RELATED TO LIFE SAFETY TO BE REVIEWED WITH THE ARCHITECT FOR FINAL LOCATION AND LAYOUT.
- CONTRACTOR TO ENSURE FIRE SEPARATIONS AND FIRE STOPPING ARE LOCATED AND CONSTRUCTED AS PER CODE REQUIREMENTS.
- ALL MECHANICAL EQUIPMENT, PIPING DUCTWORK, LIGHTING MILLWORK, ETC. INSTALLED ON THIS PROJECT SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH BCBC 2018 AND RELEVANT CODES AND BYLAWS. REVIEW WITH ARCHITECT PRIOR TO INSTALLATION. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

#### SCOPE OF WORK

##### R- ROOF UPGRADE

ALL ROOFING MATERIAL TO BE REMOVED DOWN TO THE WOOD DECKING.  
ROOF BEAM REMEDIATION: CUT OUT ROTTEN END PORTIONS AND SPLICING IN NEW PIECES. VERIFY IN SITE CONDITION OF BEAMS TO BE REPLACED.  
DIAPHRAGM UPGRADE: 1/2" PLYWOOD OVER T&G DECKING, BLOCKING TO SHEAR RESISTING ELEMENTS, TRANSFER BRACKETS TO MAIN ROOF BEAMS AT GRID 2, WOOD SHIMS @ 24" o/c 2 TO REMOVE ROOF SAG  
1/2" PLYWOOD, VAPOUR RETARDER, ROOFING INSULATION, 2 PLY SBS ROOFING MEMBRANE AS PER RCBC REQUIREMENTS  
NEW EDGE MEMBERS ON 4 SIDES, NEW ALUMINUM GUTTERS ON WEST & EAST SIDE

##### M- EXISTING MEZZANINE

EXISTING MEZZANINE STRUCTURE TO BE REMOVED

##### W - INTERIOR WALLS UPGRADE :

2" X 8" STUDS, DOUBLE FIXED PLYWOOD @16k E, H, V, N, & Q)  
NEW STRIP FOOTINGS, CONNECTIONS, TRANSFER BEAMS & STEEL BRACKETS,  
STRIP FOOTINGS TO BE CONSTRUCTED BETWEEN EXISTING SPREAD FOOTINGS.

##### S - STAIRS

EXISTING STAIR TO BE REMOVED AND REPLACED WITH  
NEW WOOD STAIRS, BIRCH PANELS BALUSTRADE AND STAINLESS STEEL HANDRAILS

##### F - FLOOR UPGRADE

FL1- SECOND FLOOR DIAPHRAGM UPGRADE: 1/2" PLYWOOD ENTIRE SECOND FLOOR AREA OVER EXISTING 2" SHIP LAP, 1.5"x7" PLANKS.  
CONNECTION OF SECOND FLOOR DIAPHRAGM TO NEW SHEAR WALLS AND BRACING WALLS ON GRID 1

FL2- SLAB ON GRADE: REMOVE ALL EXISTING WOOD FLOOR STRUCTURE, AND REPLACE WITH 6" CONCRETE SLAB  
APPLY 2.5" CONCRETE TOPPING OVER

FL3- SLAB ON GRADE: APPLY 2.5" CONCRETE TOPPING OVER EXISTING SLAB ON GRADE ON ENTIRE SURFACE

FL4- WOOD FRAMED FLOOR: 1/2" PLYWOOD, REFER TO STRUC. FOR WOOD JOISTS SIZING + SPACING, 1/2" GYPSUM BOARD CEILING

FL5- PE4 GRAVEL OVER CONCRETE SLAB / FOOTING SURFACE

Door Schedule								
Door No.	Room		Status			Door Parameters		
	Name	Number	Demo	Existing	New	Width	Height	Type
101	STUDIO 1	101		EXISTING				
101a	STUDIO 1	101		EXISTING				
101b	STUDIO 1	101	DEMO					
101c	STUDIO 1	101	DEMO					
102	STUDIO 2	102		EXISTING				
103	STUDIO 3	103		EXISTING				
N104	STAIR 1	104			NEW	6'-4"	7'-6"	2
N105	ELEVATOR LOBBY	105			NEW	3'-0"	7'-6"	1
N106	W.C.	106			NEW	3'-0"	7'-6"	1
N107	VESTIBULE	107			NEW			3
108	STUDIO 4	108		EXISTING				
N109	SPRINKLER ROOM	109			NEW	3'-0"	7'-6"	1
110	STUDIO 5	110		EXISTING				
N111	STAIR 2	111			NEW	6'-4"	7'-6"	2
112	LMS CENTRE	112		EXISTING				
N113	FUTURE TENANT	113			NEW	3'-0"	7'-6"	1
N113a	FUTURE TENANT	113			NEW	16'-0"	16'-0"	4
113b	FUTURE TENANT	113		EXISTING				
N114a	CARVING STUDIO	114			NEW			3
N114b	CARVING STUDIO	114			NEW			2
N116	W.C.	116			NEW	3'-0"	7'-6"	1
N117	FUTURE TENANT	117			NEW			3
N117a	FUTURE TENANT	117	DEMO					
N117b	FUTURE TENANT	117			NEW	16'-0"	16'-0"	4
N117c	FUTURE TENANT	117		EXISTING				
N117d	FUTURE TENANT	117			NEW	3'-0"	7'-6"	1
200	ARTS COUNCIL WC	200		EXISTING				
201	ART GALLERY	201		EXISTING				
204a	STUDIO	204		EXISTING				
N204b	STUDIO	204			NEW	3'-0"	7'-6"	1
N205a	CLASSROOM	205			NEW	3'-0"	7'-6"	1
N205b	CLASSROOM	205			NEW	3'-0"	7'-6"	1
205c	CLASSROOM	205		EXISTING				
N206a	BOARDROOM	206			NEW	3'-0"	7'-6"	1
N206b	BOARDROOM	206			NEW	3'-0"	7'-6"	1
N208	OFFICE	208			NEW	3'-0"	7'-6"	1
208a	OFFICE	208	DEMO					
208b	OFFICE	208	DEMO					
209	ELECTRICAL ROOM	209			NEW	3'-0"	7'-6"	1

#### WALL TYPE SCHEDULE

Wx		EXISTING EXTERIOR WALL V.I.F.
W1		RETAINING WALL REFER TO STRUC.
Px		EXISTING INTERIOR PARTITION V.I.F.
Pd		EXISTING PARTITION TO BE REMOVED
P1		INTERIOR PARTITION + GYPSUM BOARD 2x8 @ 16" o/c. REFER TO STRUC. + GYPSUM BOARD
PIA		RATED INTERIOR PARTITION 1/2" TYPE X GYPSUM BOARD 2x8 @ 16" o/c. REFER TO STRUC. 1/2" TYPE X GYPSUM BOARD  45 min. F.R.R.
P10		INTERIOR SHEAR WALL (INFILL) + GYPSUM BOARD + PLYWOOD 2x8 WOOD FRAMING REFER TO STRUC. + PLYWOOD + GYPSUM BOARD
P10A		RATED INTERIOR SHEAR WALL (INFILL) + TYPE X GYPSUM BOARD + PLYWOOD 2x8 WOOD FRAMING REFER TO STRUC. + PLYWOOD + TYPE X GYPSUM BOARD  45 min. F.R.R.
P11		EXTERIOR SHEAR WALL FRAMING V.I.F CORRUGATED METAL PANEL 2x8 FRAMING + PLYWOOD + GYPSUM BOARD
P12		EXTERIOR SHEAR WALL FRAMING V.I.F CORRUGATED METAL PANEL VAPOUR BARRIER MEMBRANE 1/2" PLYWOOD 2x8 FRAMING + PLYWOOD + GYPSUM BOARD

#### ROOF ASSEMBLY SCHEDULE

R1		2 PLY SBS ROOFING MEMBRANE 10mm ROOF PROTECTION BOARD 100mm RIGID INSULATION VAPOUR RETARDER 1/2" PLYWOOD - REFER TO STRUC. TAPERED SLEEPERS TO REMOVE SAG 1/2" PLYWOOD OVER EXISTING REFER TO STRUC. EXISTING: 1/2" FLOORING 2x8 T&G DECKING 4x12" PURLINS @ 24" o/c. 12"x18" BEAM
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#### FLOOR ASSEMBLY SCHEDULE

FL1		1/2" PLYWOOD OVER EXISTING 1/2" FLOORING 2x8 T&G DECKING 4x12" JOIST @ 24" o/c. 12"x18" BEAM
FL2		2 1/2" CONCRETE TOPPING OVER NEW SLAB ON GRADE REPLACING EXISTING WOOD FLOORING REFER TO STRUC. FOR THICKNESS
FL3		2 1/2" CONCRETE TOPPING OVER EXISTING SLAB ON GRADE
FL4		1/2" PLYWOOD REFER TO STRUC. FOR JOIST SIZE 1/2" GYPSUM BOARD CEILING
FL5		4" PEAGRAVEL SLAB ON GRADE (REFER TO STRUC.)

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#### Revisions and Issues:

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1	ISSUED FOR REVIEW	JULY 10, 2019
2	ISSUED FOR BUILDING PERMIT	JULY 18, 2019
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Ladysmith Machine Shop

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Client Town of Ladysmith

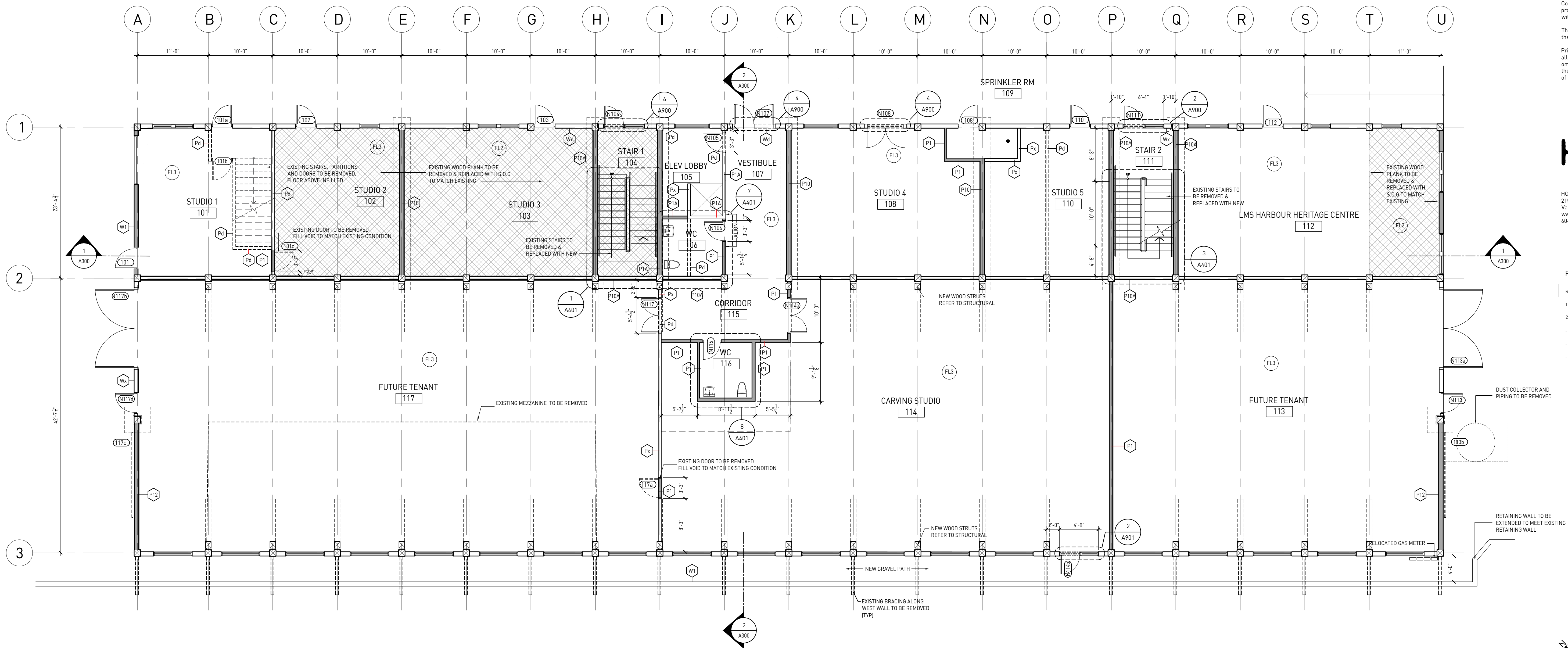
Address 410 Esplanade Avenue  
Ladysmith, BC

## SCHEDULES

Project No. 1807  
Scale .  
Date July 18, 2019

# A010





1 GROUND FLOOR PLAN - PROPOSED  
1/8" = 1'-0"

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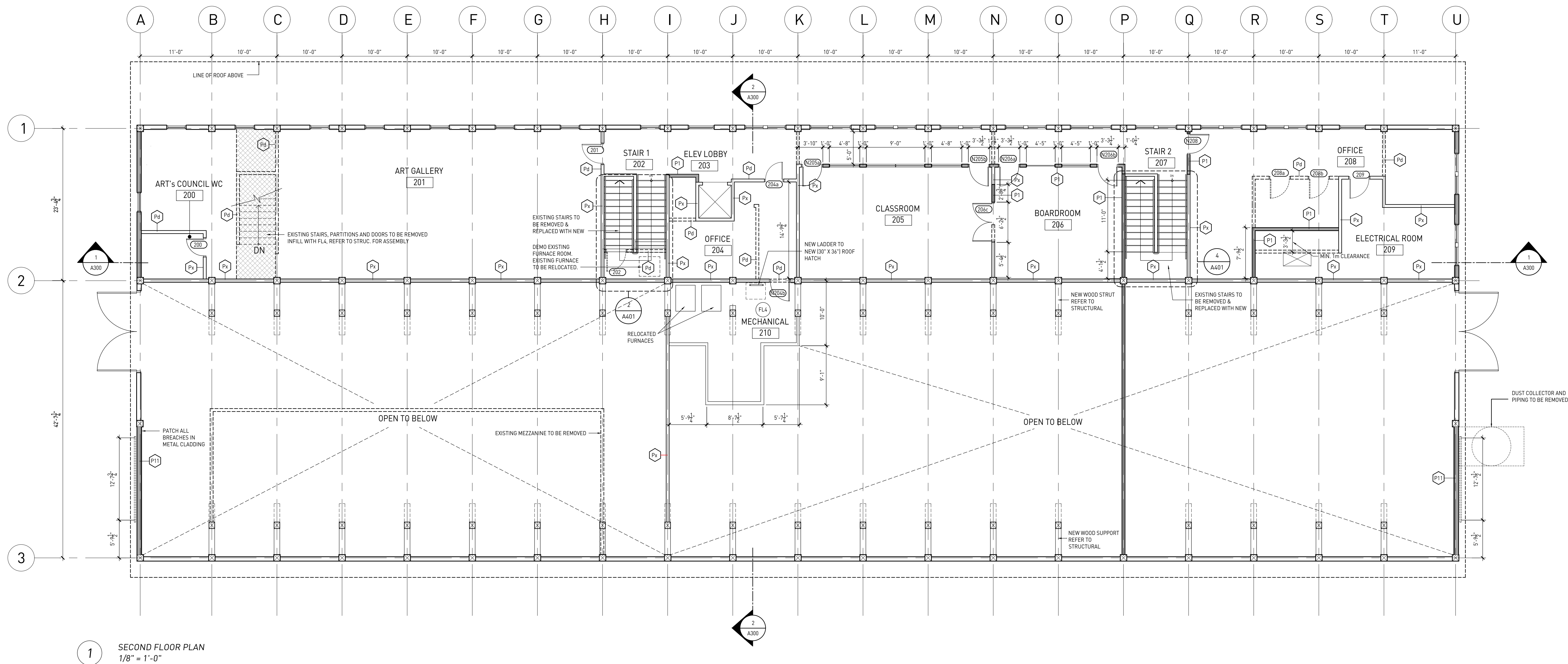
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## GROUND FLOOR PLAN

Project No. 1807  
Scale 1/8"=1'-0"  
Date July 18, 2019

# A100



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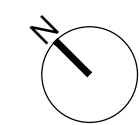
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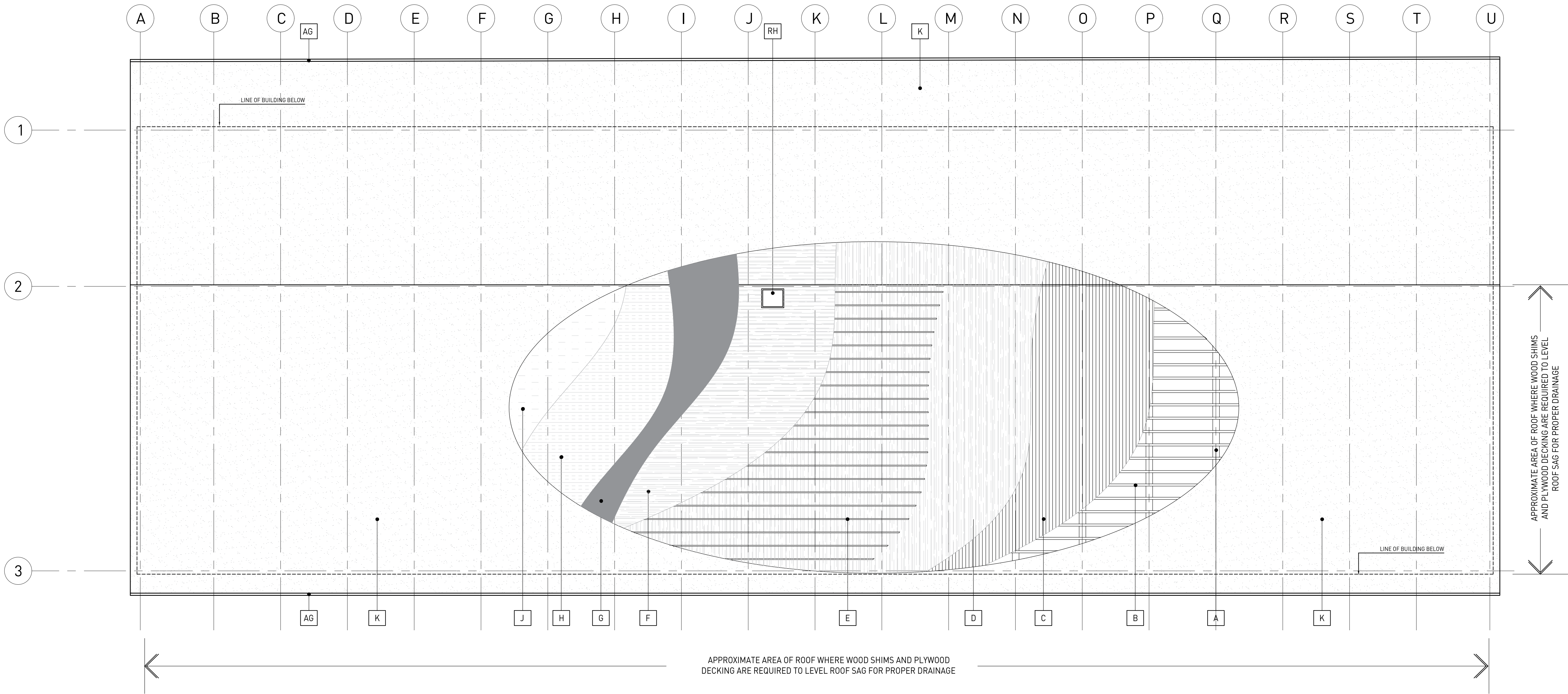
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## SECOND FLOOR PLAN

Project No. 1807  
Scale 1/8"=1'-0"  
Date July 18, 2019

# A101





1 ROOF PLAN  
1/8" = 1'-0"

LEGEND

- K 2 PLY SBS ROOFING MEMBRANE
- J 10mm ROOF PROTECTION BOARD
- H 100mm ROOFING INSULATION
- G VAPOUR RETARDER
- F 1/2" PLYWOOD - REFER TO STRUC.
- E TAPERED SLEEPERS (TO REMOVE ROOF SAG)
- D 1/2" PLYWOOD DIAPHRAGM - REFER TO STRUC.
- C EXISTING 2x6 T&G DECKING TO REMAIN
- B EXISTING 4x12 PURLINS TO REMAIN (REPLACE IF NECESSARY)
- A EXISTING 12x18 WOOD BEAMS (BACKSHOP) TO REMAIN (REPLACE IF NECESSARY)
- A' 12x14 WOOD BEAMS (FRONT STUDIOS) TO REMAIN (REPLACE IF NECESSARY)
- AG NEW ALUMINUM GUTTER
- RH ROOF HATCH (30" X 36")

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Ladysmith Machine Shop

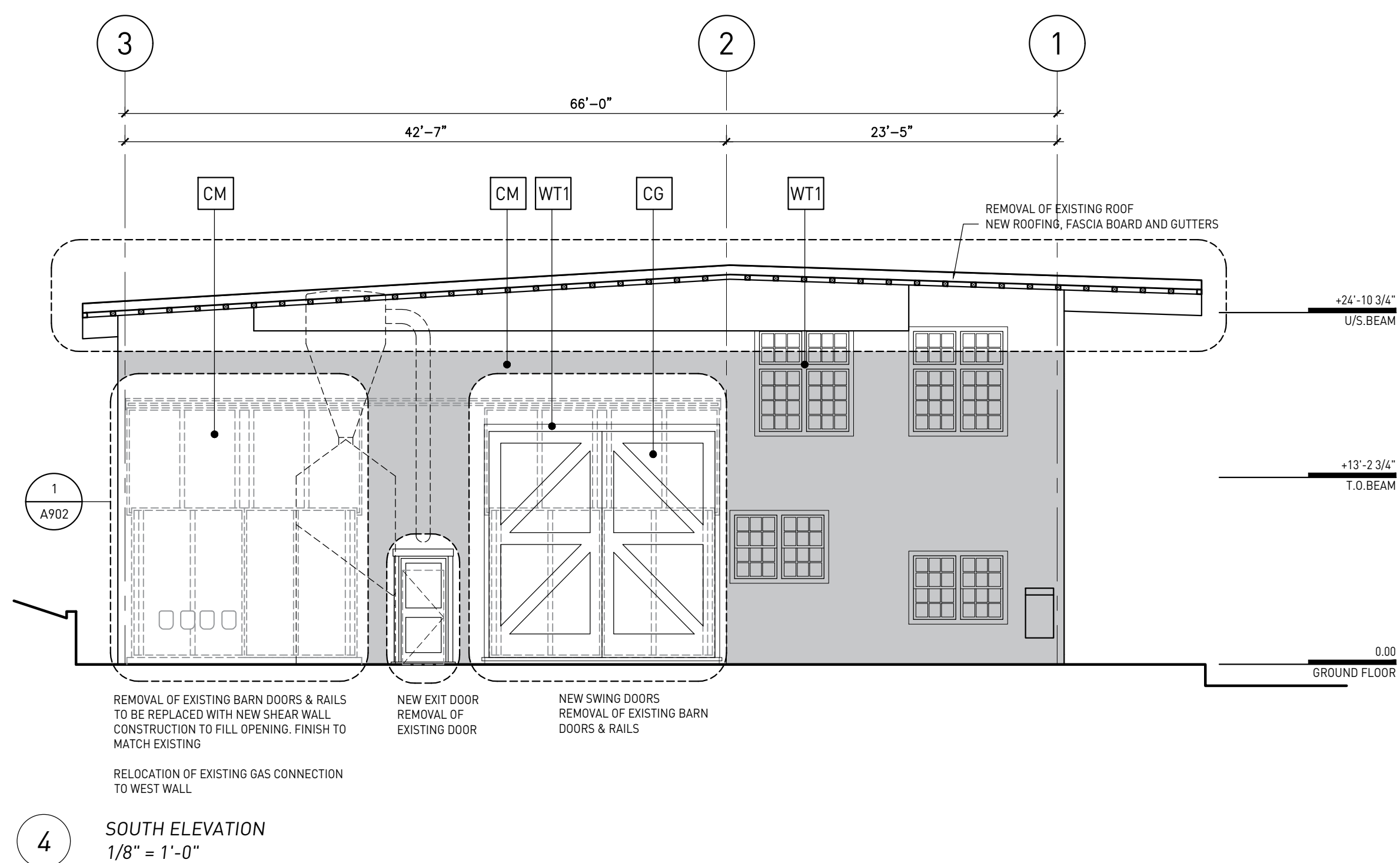
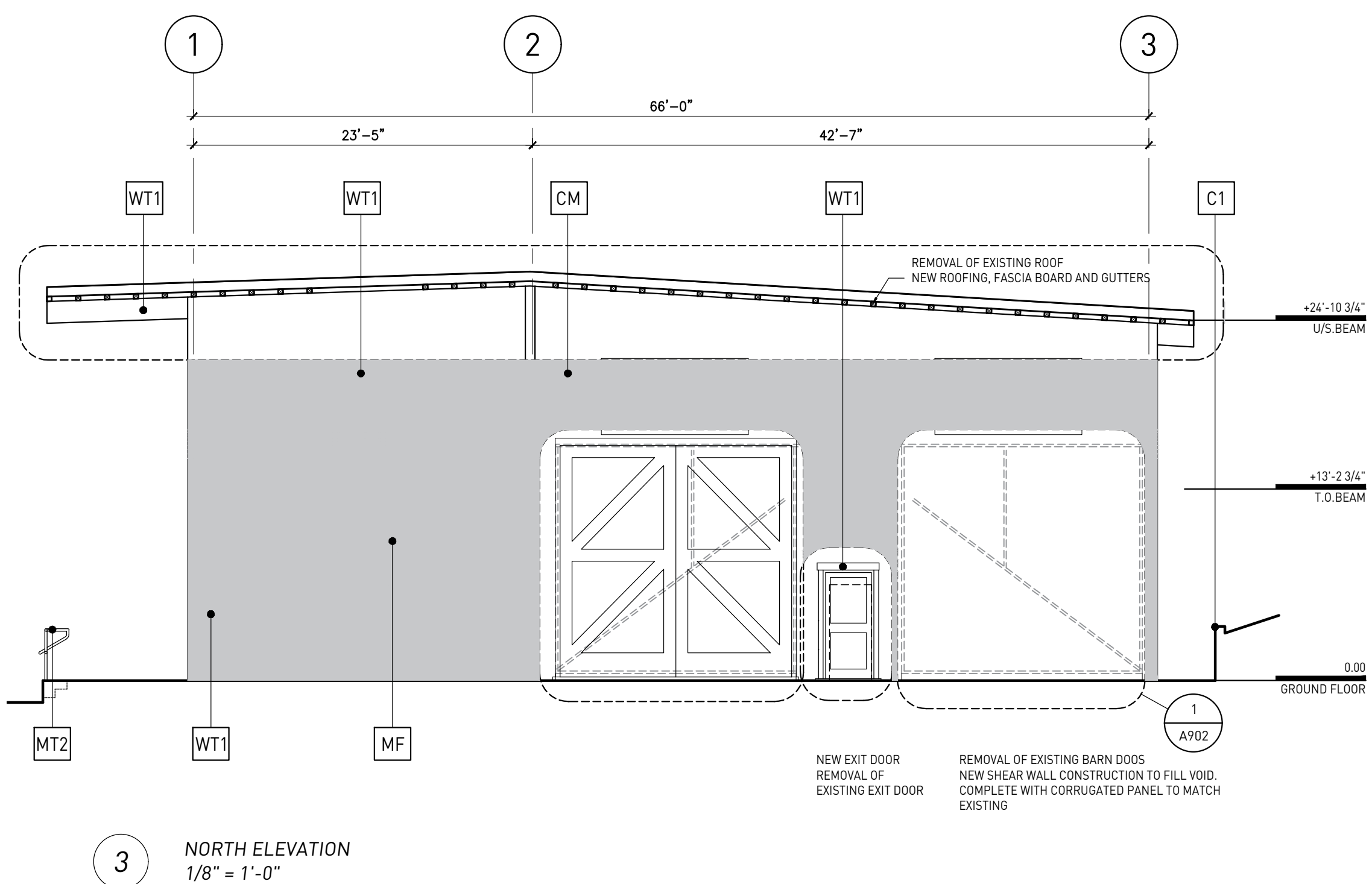
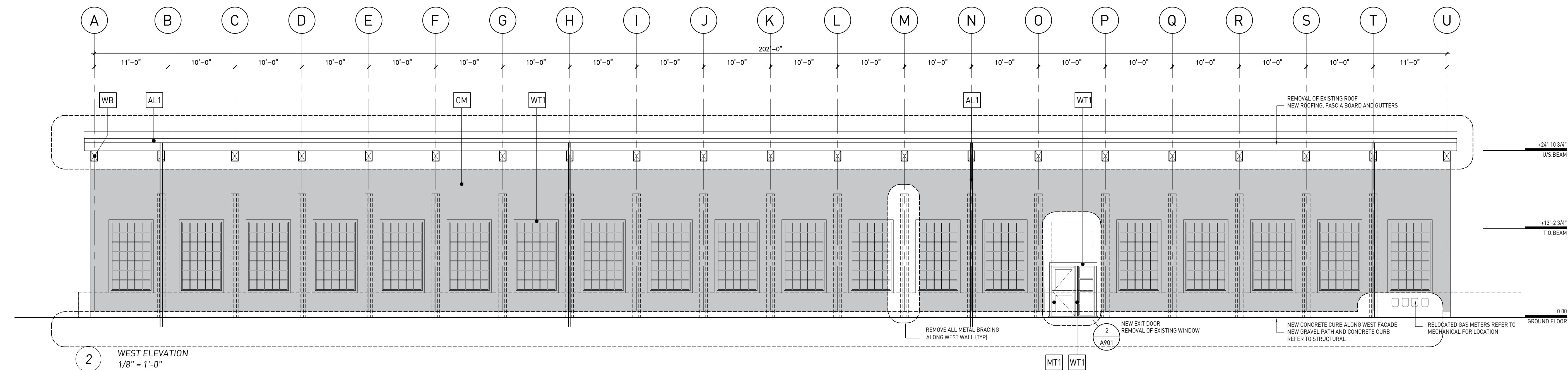
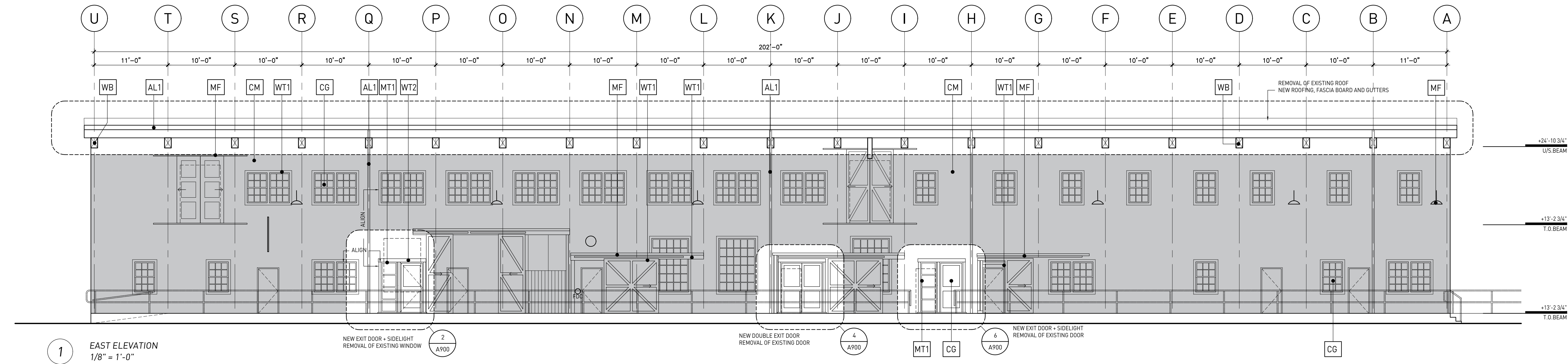
610 Oyster Bay Drive  
Ladysmith, BC

Client Town of Ladysmith  
Address 410 Esplanade Avenue  
Ladysmith, BC

ROOF PLAN

Project No. 1807  
Scale 1/8"=1'-0"  
Date July 18, 2019

A102



#### MATERIAL LEGEND

AL1	ALUMINUM GUTTER
C1	ARCHITECTURAL CONCRETE
CG	VISION GLASS
CM	CORRUGATED METAL PANEL - COLOUR 1
MF	METAL FLASHING - COLOUR 1
MT1	METAL FRAME - COLOUR 1
MT2	METAL FRAME - COLOUR 2
WB	WOOD BEAM - COLOUR 1
WT1	WOOD TRIM - COLOUR 1
WT2	WOOD TRIM - COLOUR 2
WT3	WOOD TRIM - COLOUR 3

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604 558 6956

#### Revisions and Issues:

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1	ISSUED FOR REVIEW	JULY 10, 2019
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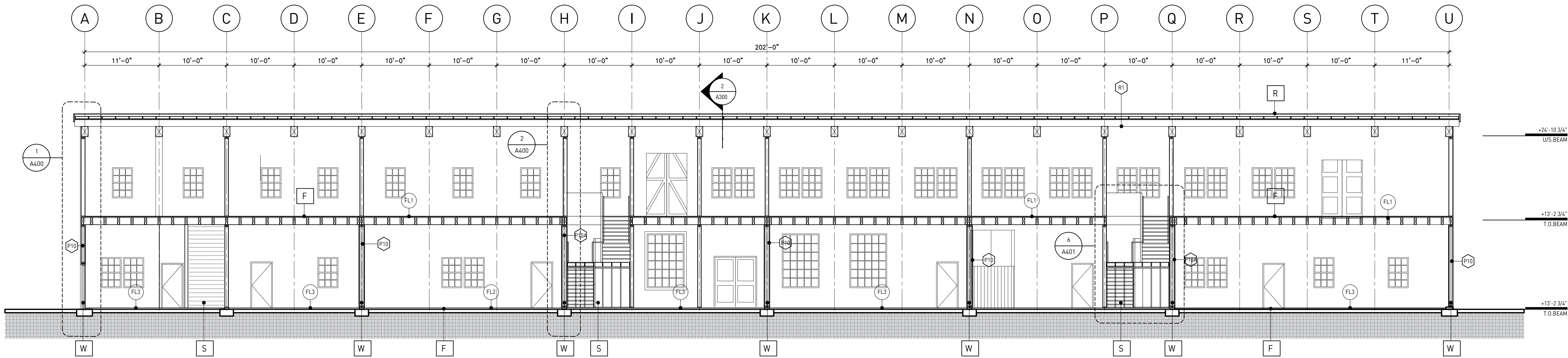
Client Town of Ladysmith  
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## NORTH & EAST ELEVATIONS

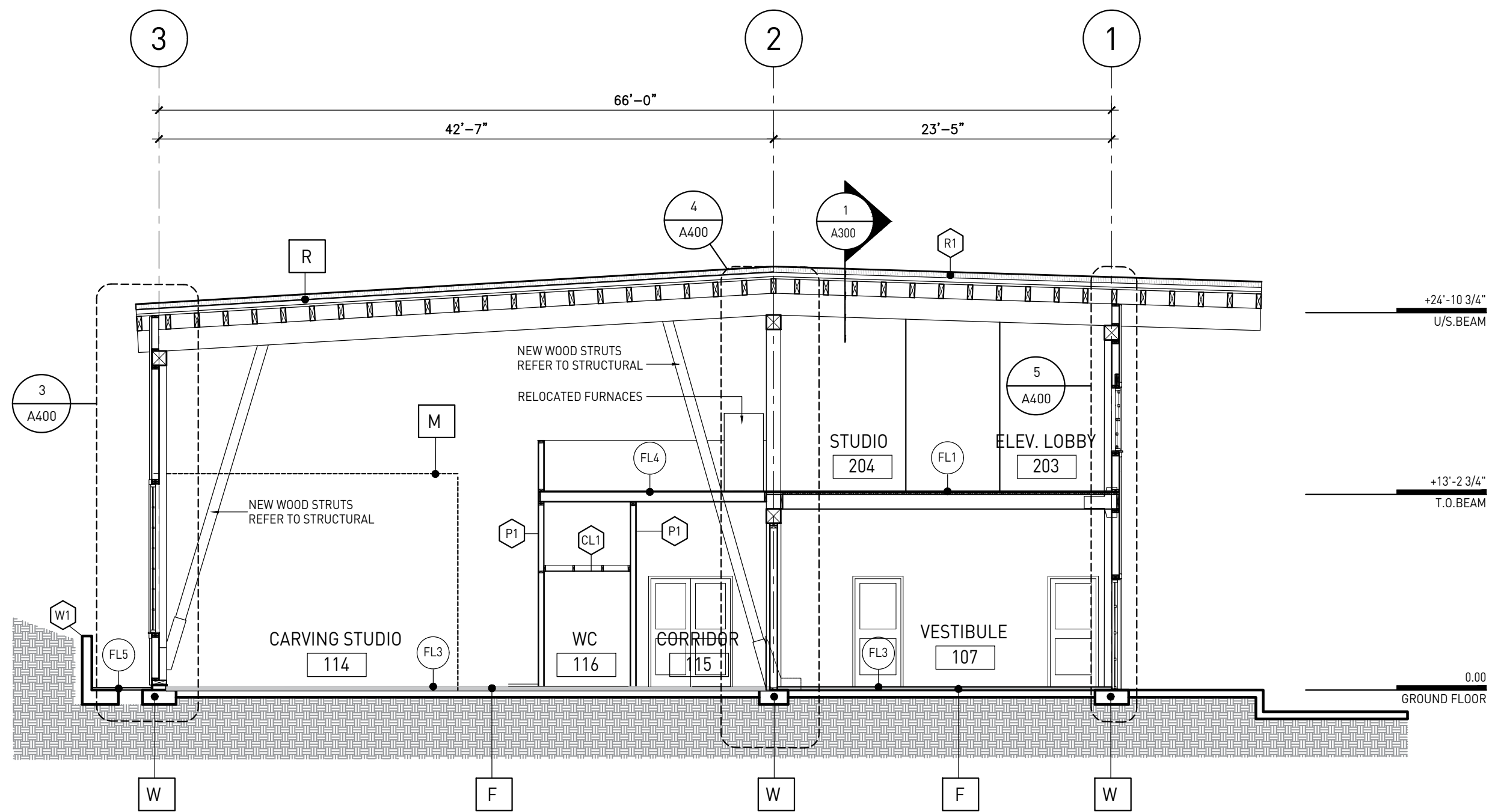
Project No. 1807  
Scale 1/8" = 1'-0"  
Date July 18, 2019

# A200





1 BUILDING SECTION A  
1/8" = 1'-0"



2 BUILDING SECTION B  
1/8" = 1'-0"

SCOPE OF WORK

R- ROOF UPGRADE

ALL ROOFING MATERIAL TO BE REMOVED DOWN TO THE WOOD DECKING.  
ROOF BEAM REMEDIATION: CUT OUT ROTTEN END PORTIONS AND SPLICING IN NEW PIECES. VERIFY IN SITE CONDITION OF BEAMS TO BE REPLACED.  
DIAPHRAGM UPGRADE: 1/2" PLYWOOD OVER T&G DECKING, BLOCKING TO SHEAR RESISTING ELEMENTS, TRANSFER BRACKETS TO MAIN ROOF BEAMS AT GRID 2. WOOD SHIMS @ 24" o/c 2 TO REMOVE ROOF SAG  
3/4" PLYWOOD, VAPOUR RETARDER, ROOFING INSULATION , 2 PLY SBS ROOFING MEMBRANE AS PER RCABC REQUIREMENTS  
NEW EDGE MEMBERS ON 4 SIDES, NEW ALUMINUM GUTTERS ON WEST & EAST SIDE

M - EXISTING MEZZANINE

EXISTING MEZZANINE STRUCTURE TO BE REMOVED

W - INTERIOR WALLS UPGRADE :

2"x 8" STUDS , DOUBLE FACED PLYWOOD [Grids E, H, K, N, & O]  
NEW STRIP FOOTINGS, CONNECTIONS, TRANSFER BEAMS & STEEL BRACKETS.  
STRIP FOOTINGS TO BE CONSTRUCTED BETWEEN EXISTING SPREAD FOOTINGS.

S - STAIRS

EXISTING STAIR TO BE REMOVED AND REPLACED WITH  
NEW WOOD STAIRS ,BIRCH PANELS BALUSTRADE AND STAINLESS STEEL HANDRAILS

F - FLOOR UPGRADE

FL1- SECOND FLOOR DIAPHRAGM UPGRADE: 3/4" PLYWOOD ENTIRE SECOND FLOOR AREA OVER EXISTING 3/4" SHIP LAP, 1.5"x7" PLANKS.  
CONNECTION OF SECOND FLOOR DIAPHRAGM TO NEW SHEAR WALLS AND BRACING WALLS ON GRID 1

FL2- SLAB ON GRADE: REMOVE ALL EXISTING WOOD FLOOR STRUCTURE, AND REPLACE WITH 6" CONCRETE SLAB  
APPLY 2.5" CONCRETE TOPPING OVER

FL3- SLAB ON GRADE: APPLY 2.5" CONCRETE TOPPING OVER EXISTING SLAB ON GRADE ON ENTIRE SURFACE

FL4- WOOD FRAMED FLOOR: 3/4" PLYWOOD, REFER TO STRUC. FOR WOOD JOISTS SIZING + SPACING, 3/4" GYPSUM BOARD CEILING

FL5- PEA GRAVEL OVER CONCRETE SLAB / FOOTING SURFACE

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Ladysmith Machine Shop

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BUILDING SECTIONS

Project No. 1807  
Scale 1/8" = 1'-0"  
Date July 18, 2019

A300



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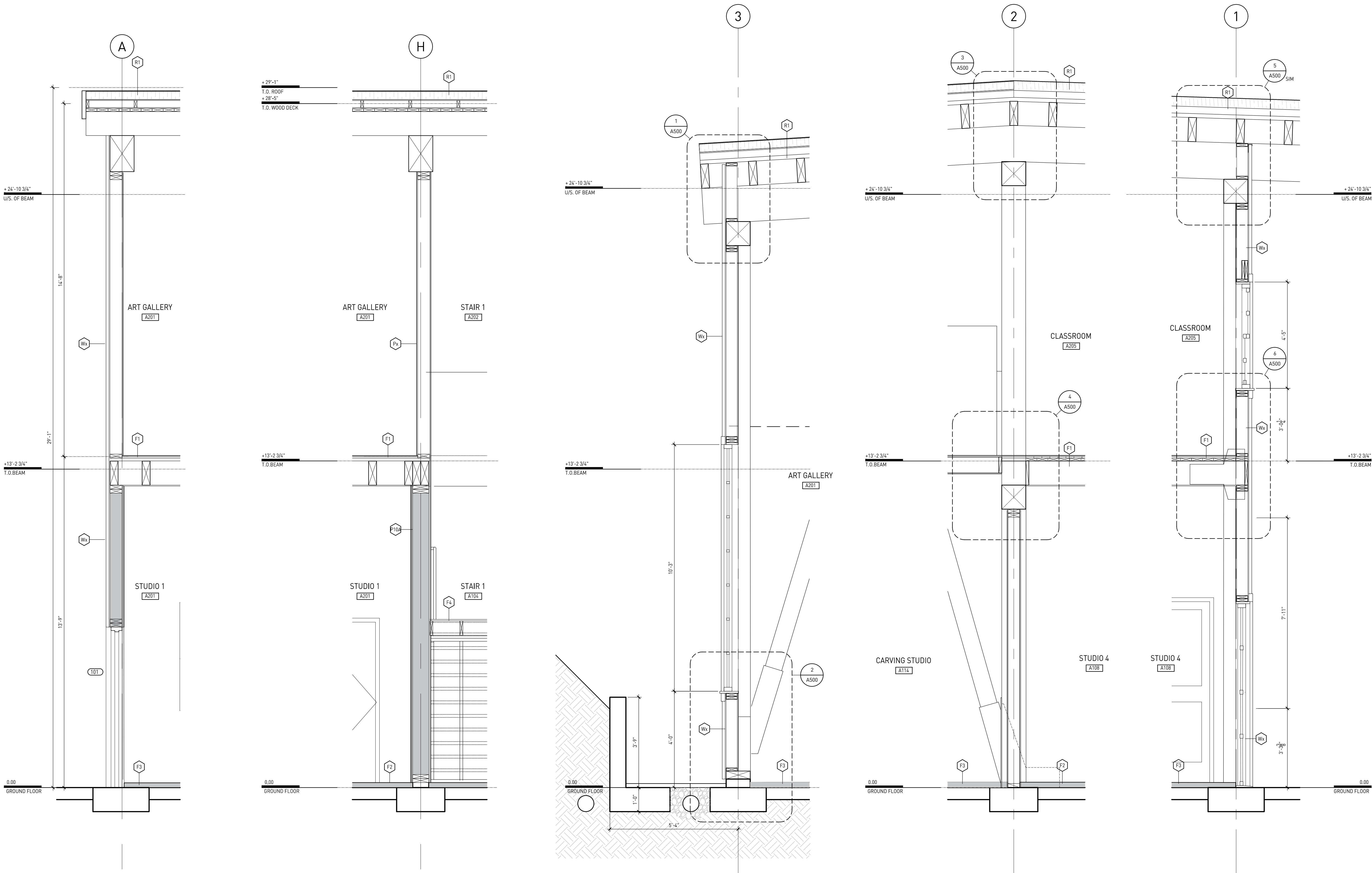
Ladysmith Machine Shop

610 Oyster Bay Drive  
Ladysmith, BC

Client Town of Ladysmith  
Address 410 Esplanade Avenue  
Ladysmith, BC

WALL SECTIONS

Project No. 1807  
Scale 1/2" = 1'-0"  
Date July 18, 2019



1 WALL SECTION AT GRID A  
1/2" = 1'-0"

2 WALL SECTION AT GRID H  
1/2" = 1'-0"

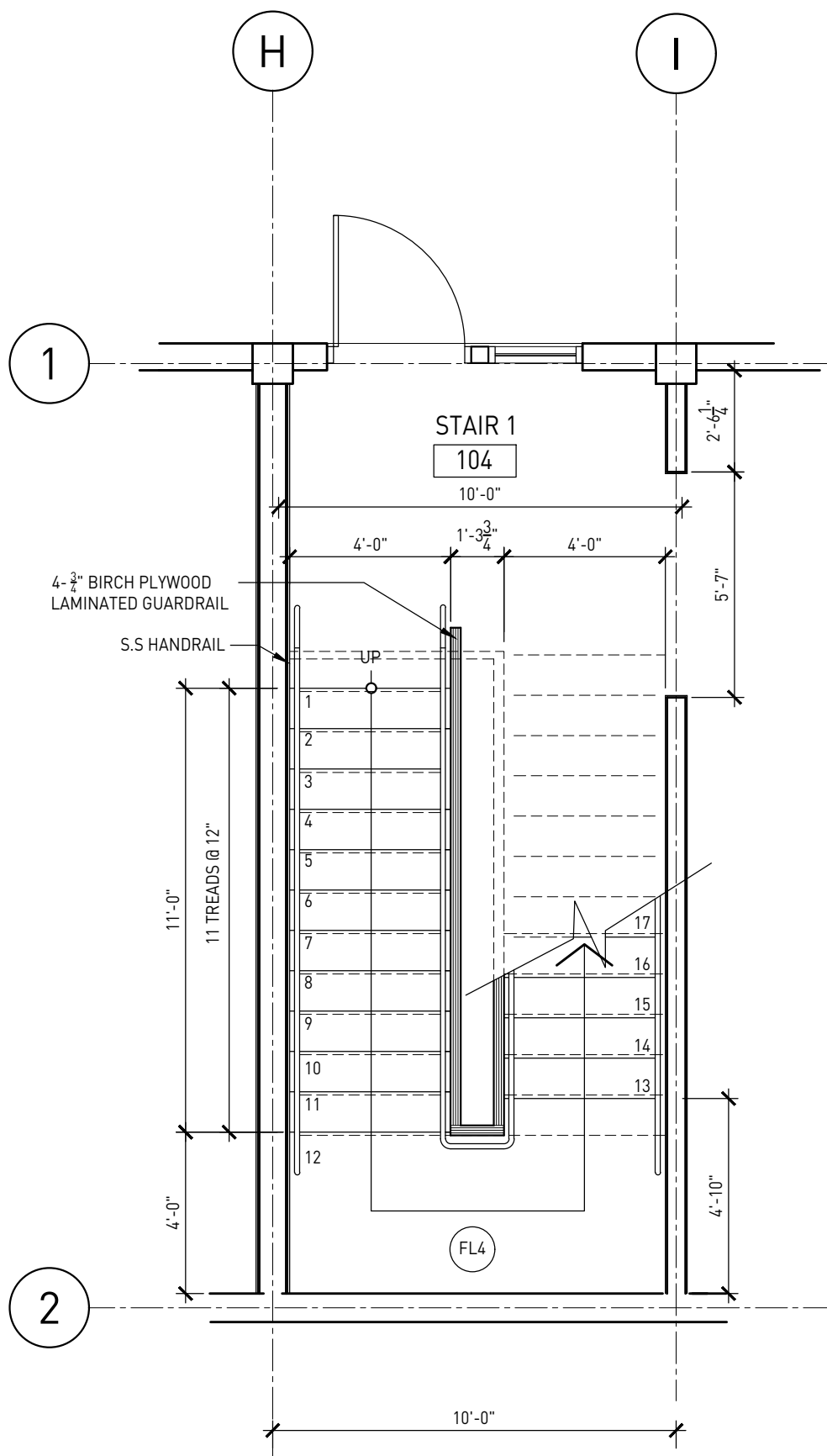
3 WALL SECTION AT GRID 3  
1/2" = 1'-0"

4 WALL SECTION AT GRID 2  
1/2" = 1'-0"

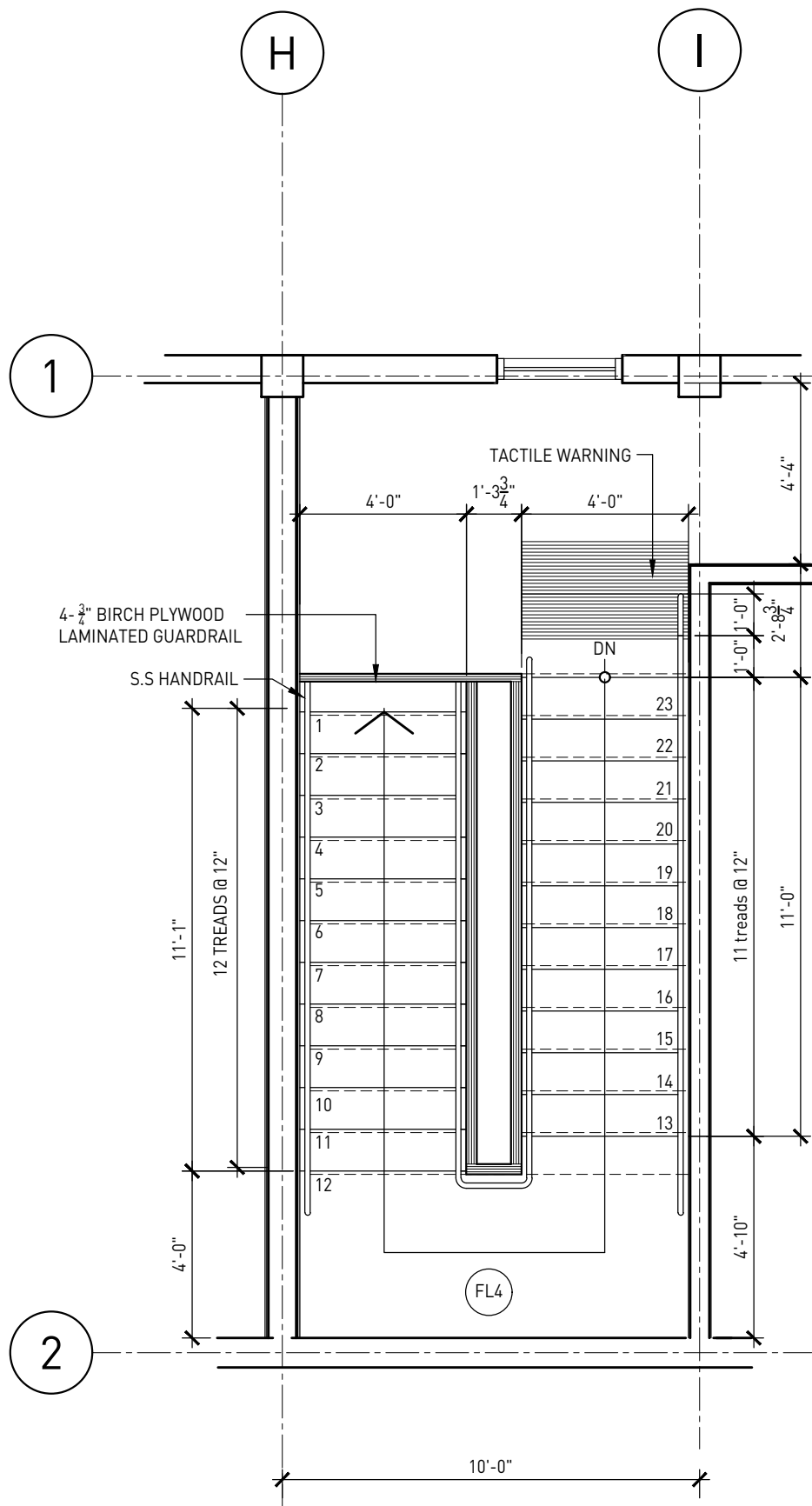
5 WALL SECTION AT GRID 1  
1/2" = 1'-0"

A400

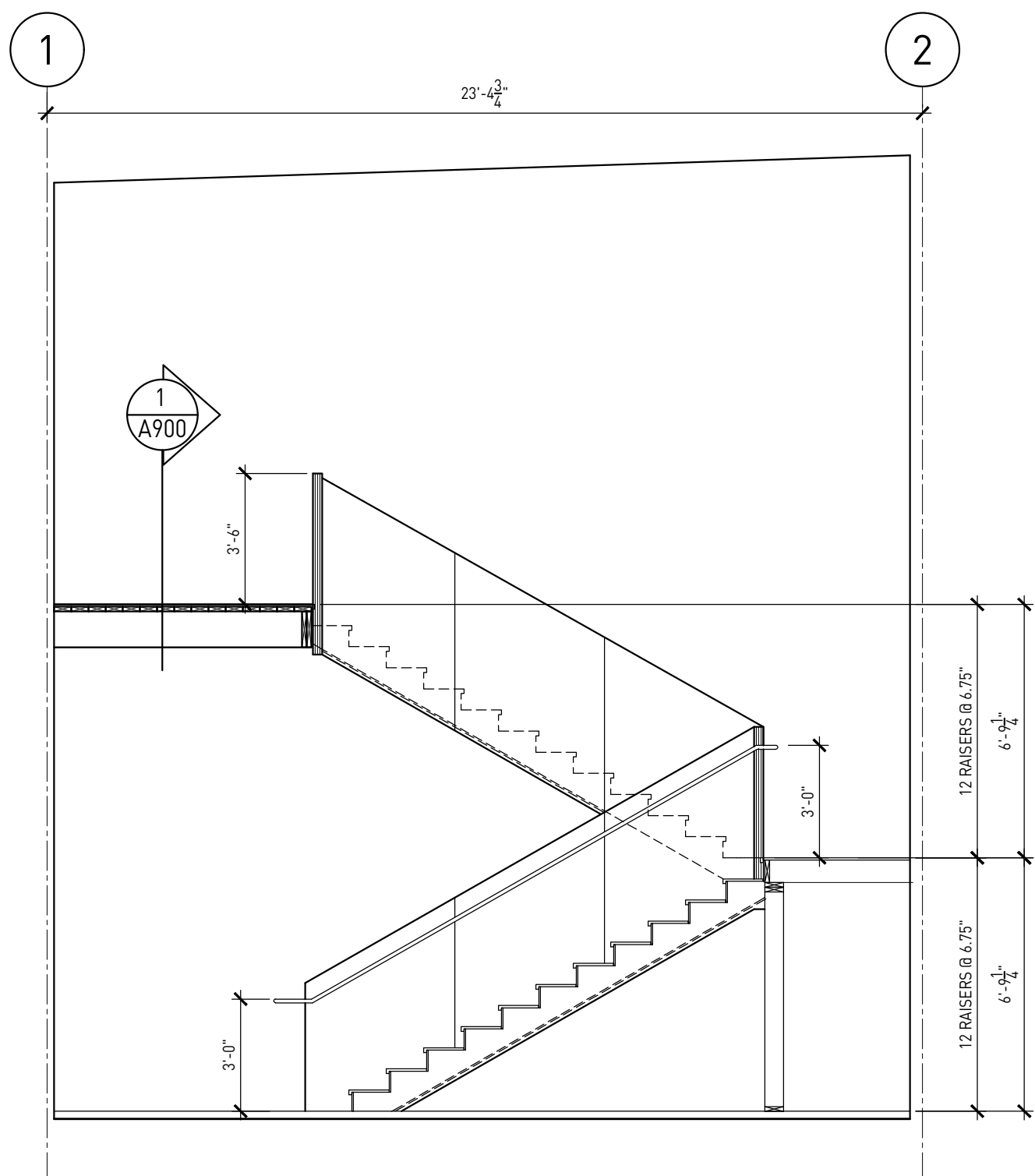




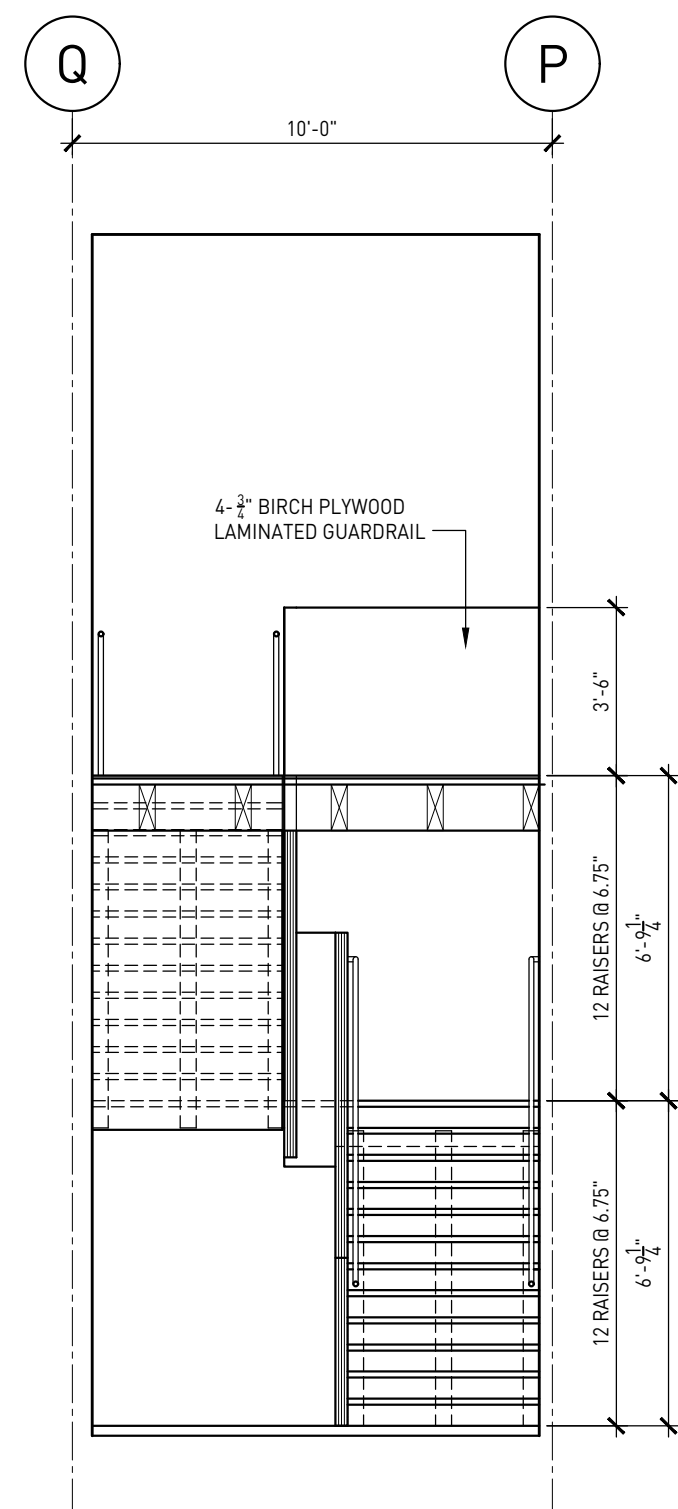
1 STAIR 1 - MAIN FLOOR  
1/4" = 1'-0"



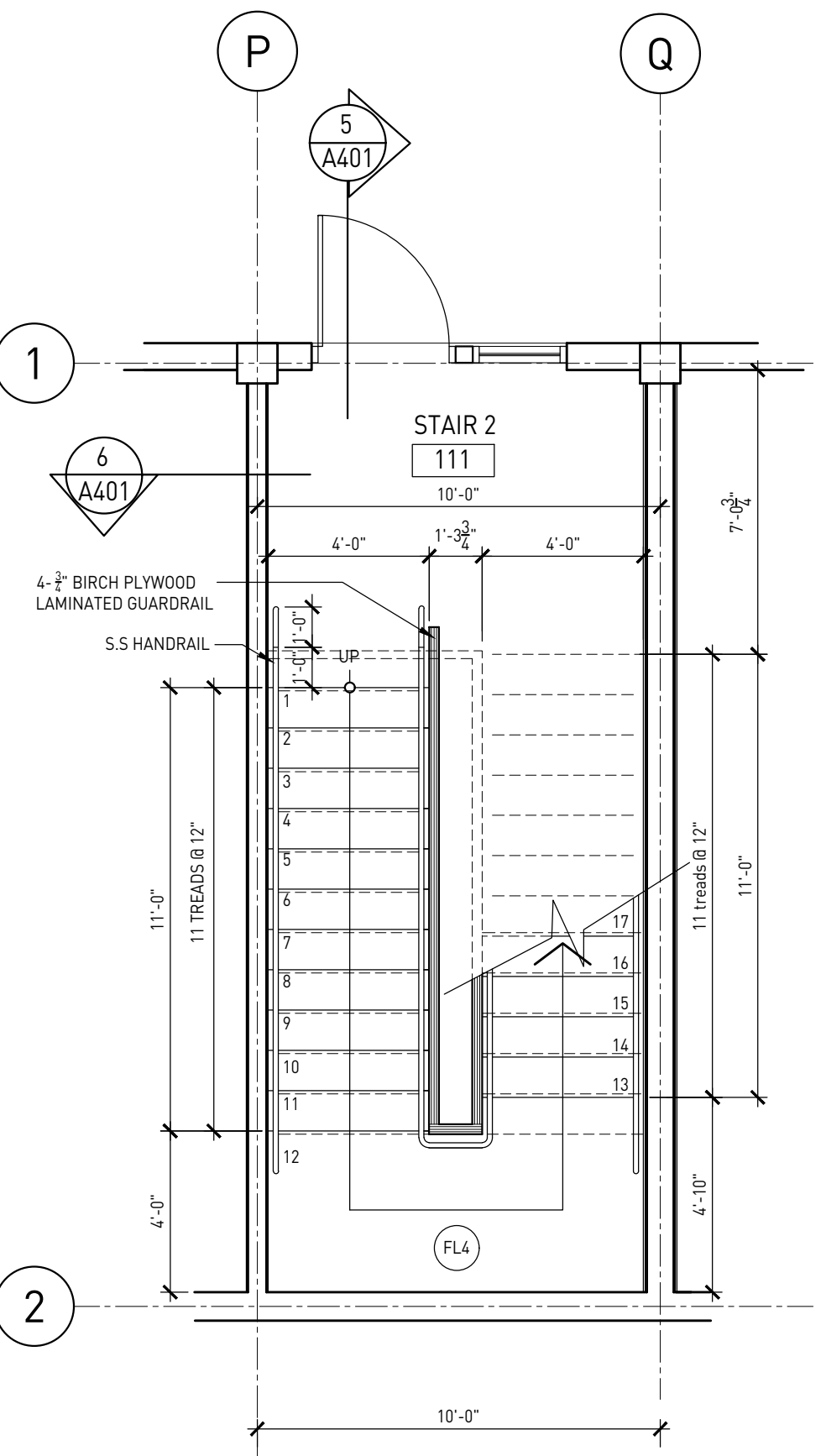
2 STAIR 1 - SECOND FLOOR  
1/4" = 1'-0"



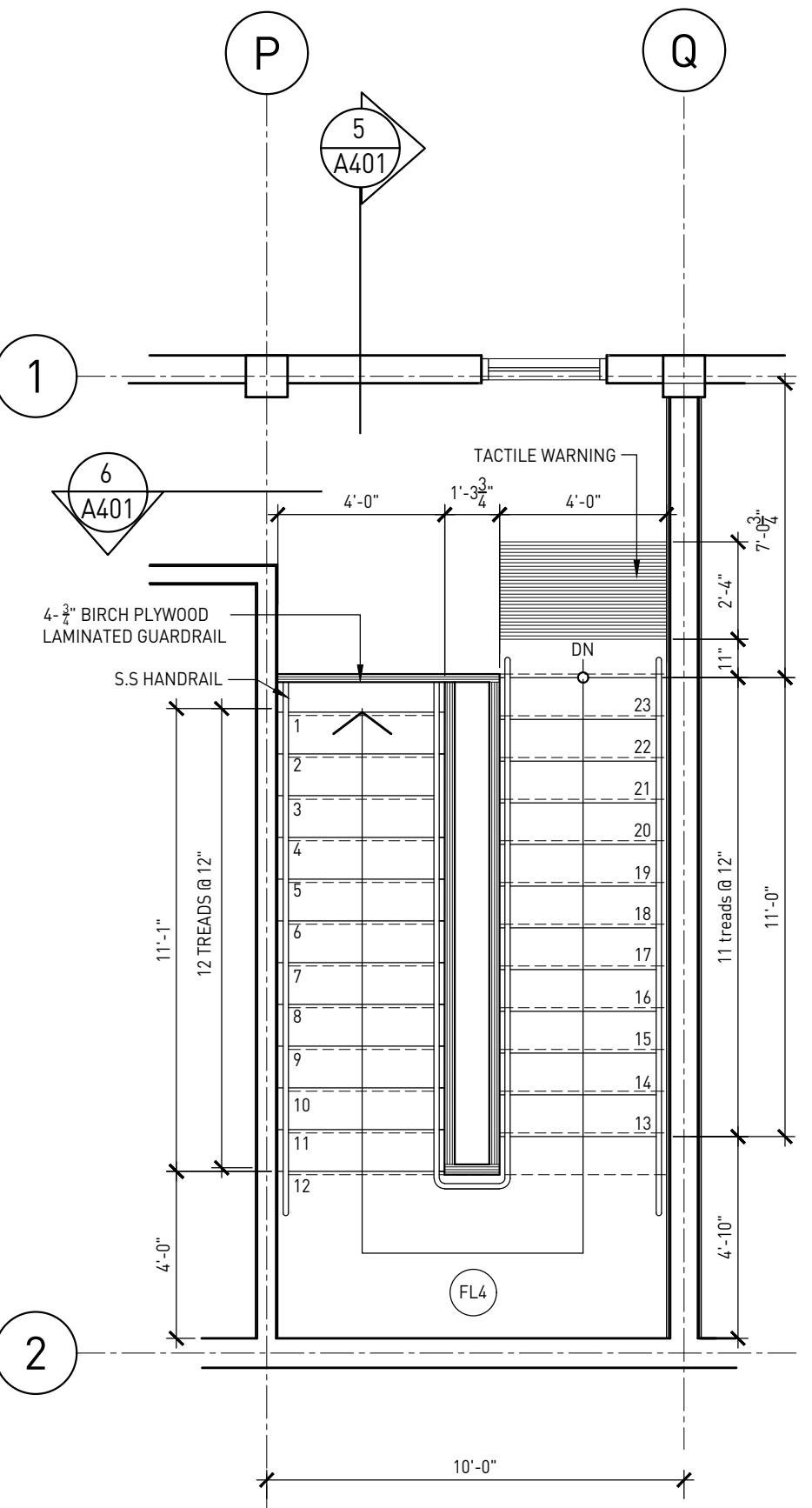
5 STAIR SECTION 1  
1/4" = 1'-0"



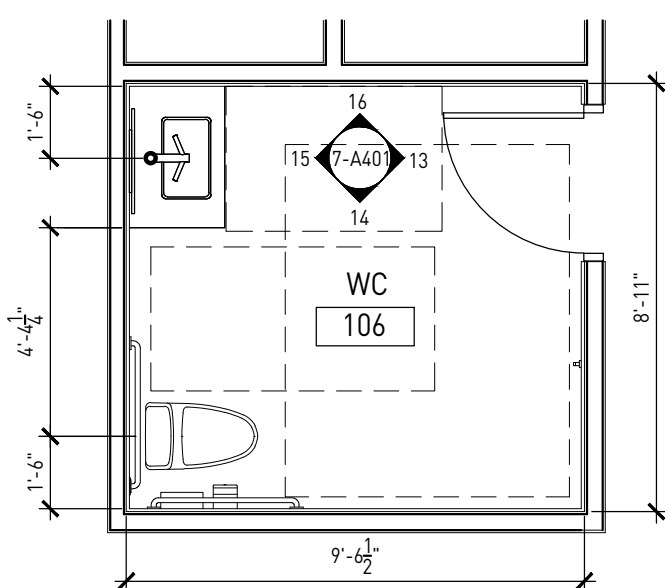
6 STAIR SECTION 2  
1/4" = 1'-0"



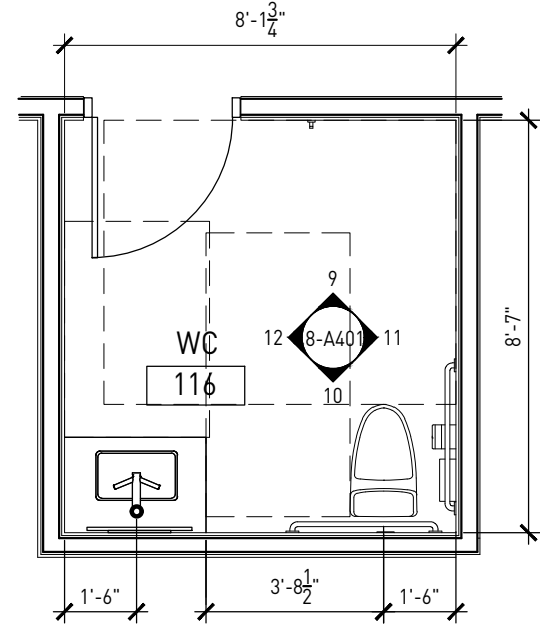
3 STAIR 2 - MAIN FLOOR  
1/4" = 1'-0"



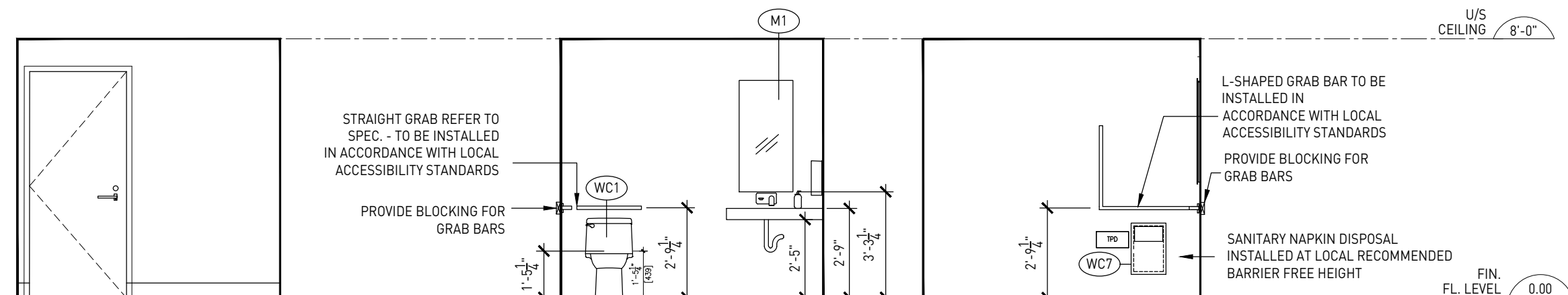
4 STAIR 2 - SECOND FLOOR  
1/4" = 1'-0"



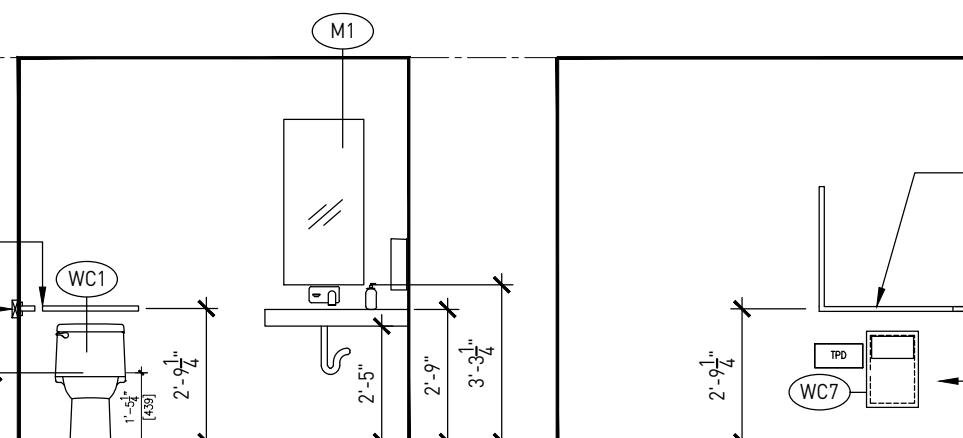
7 ACCESSIBLE WC PLAN  
1/4" = 1'-0"



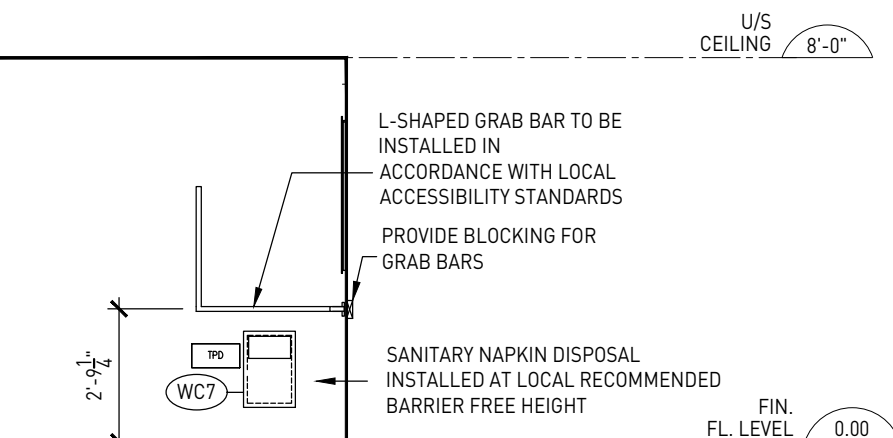
8 ACCESSIBLE WC PLAN  
1/4" = 1'-0"



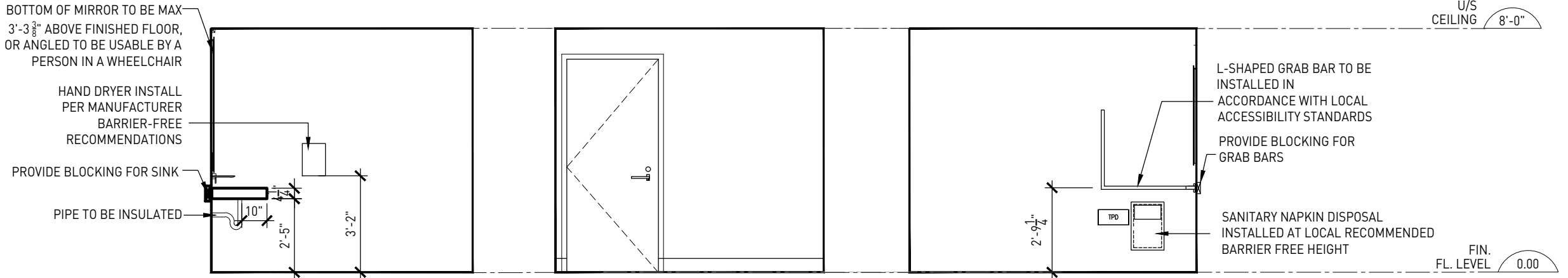
9 WC INT. ELEVATION  
1/4" = 1'-0"



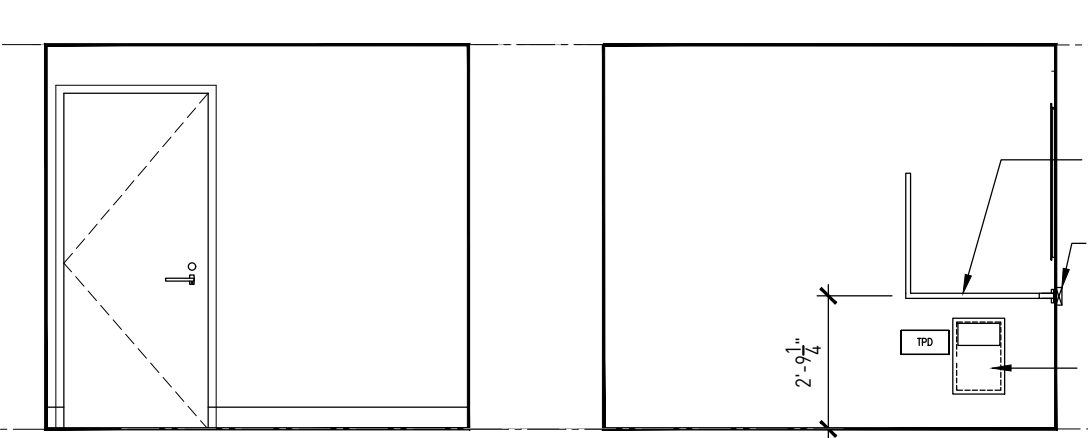
10 WC INT. ELEVATION  
1/4" = 1'-0"



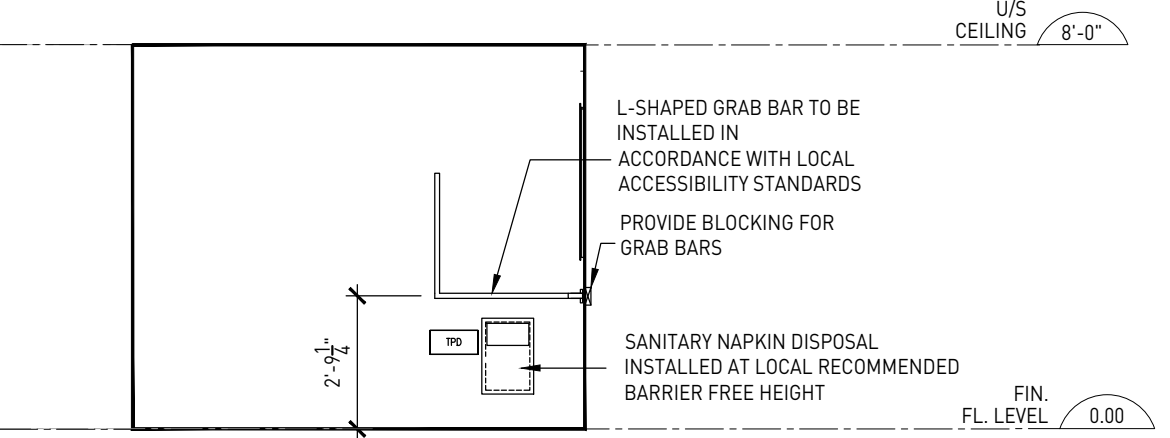
11 WC INT. ELEVATION  
1/4" = 1'-0"



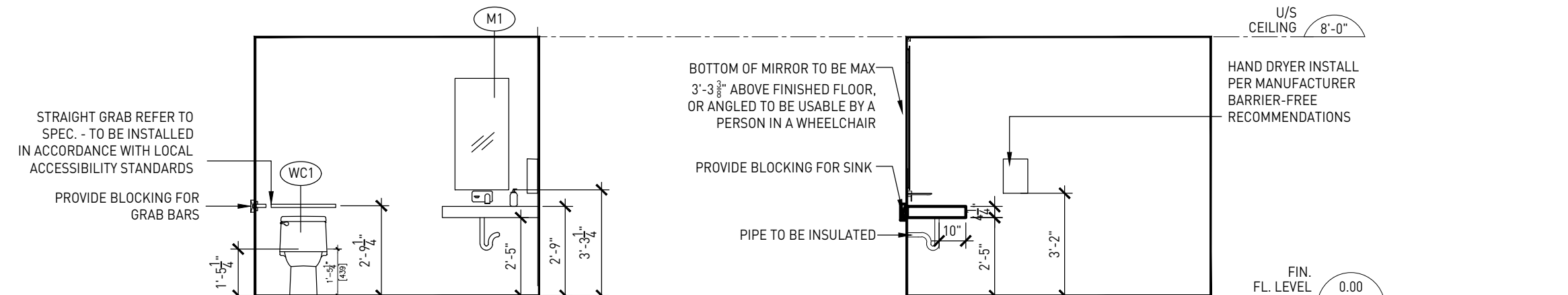
12 WC INT. ELEVATION  
1/4" = 1'-0"



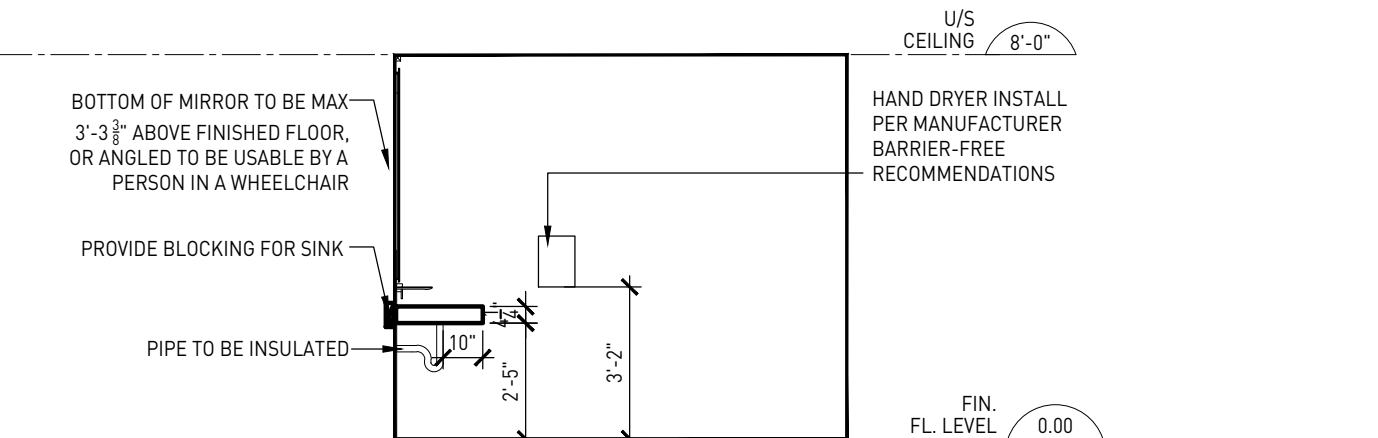
13 WC INT. ELEVATION  
1/4" = 1'-0"



14 WC INT. ELEVATION  
1/4" = 1'-0"



15 WC INT. ELEVATION  
1/4" = 1'-0"



16 WC INT. ELEVATION  
1/4" = 1'-0"

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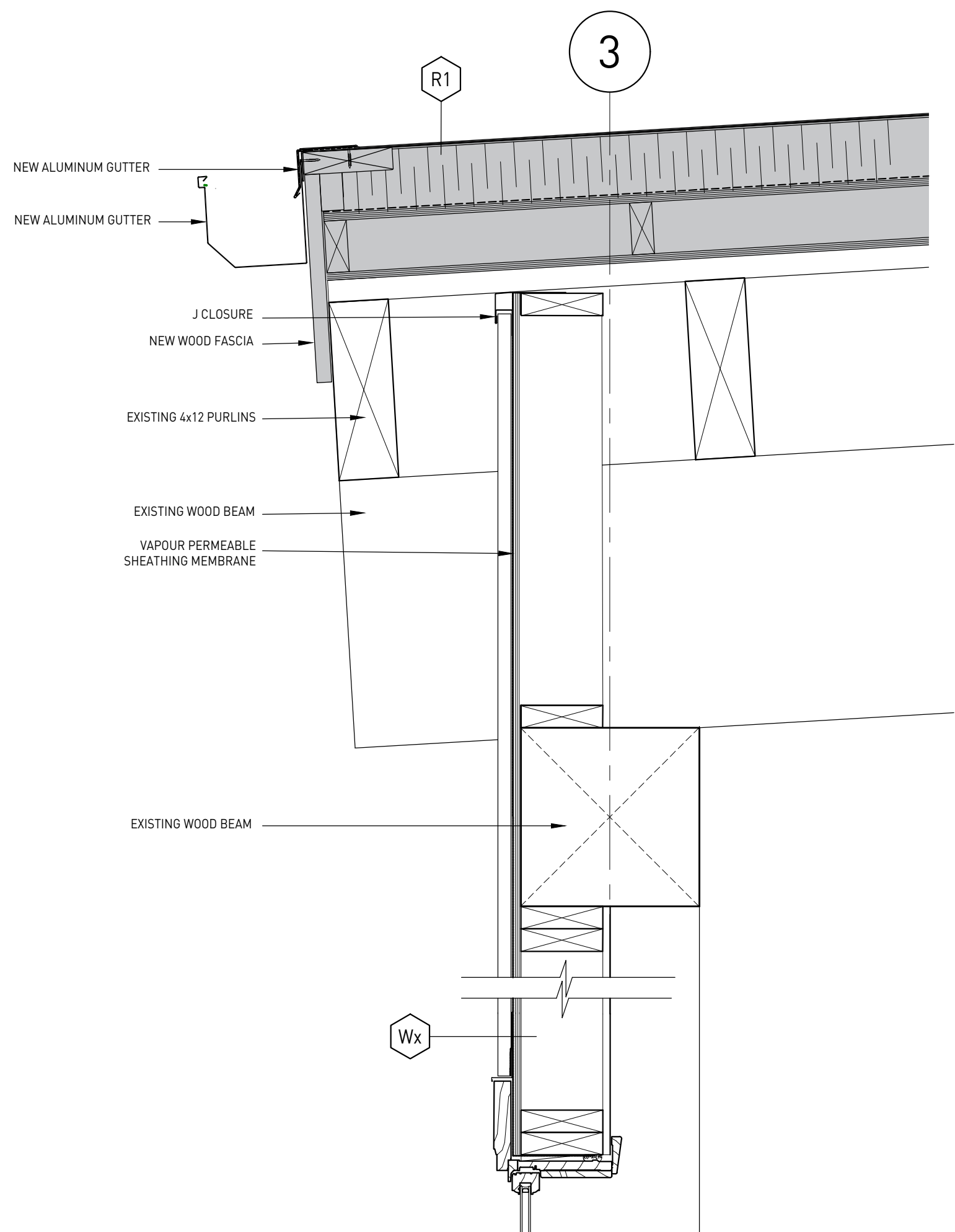
Client Town of Ladysmith  
Address 410 Esplanade Avenue  
Ladysmith, BC

## STAIR/ WASHROOM PLANS, SECTIONS & ELEVATIONS

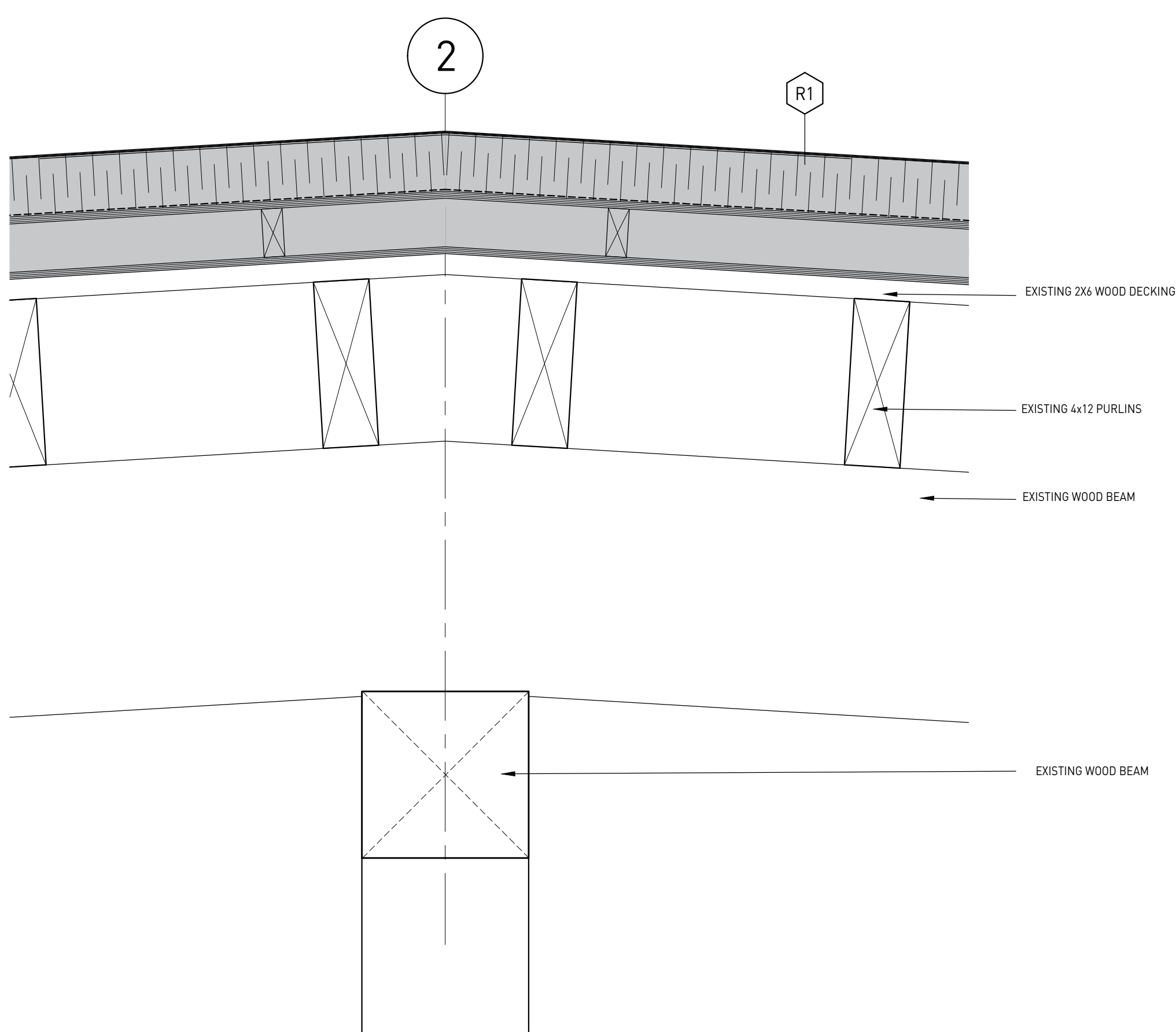
Project No. 1807  
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Date July 18, 2019

# A401

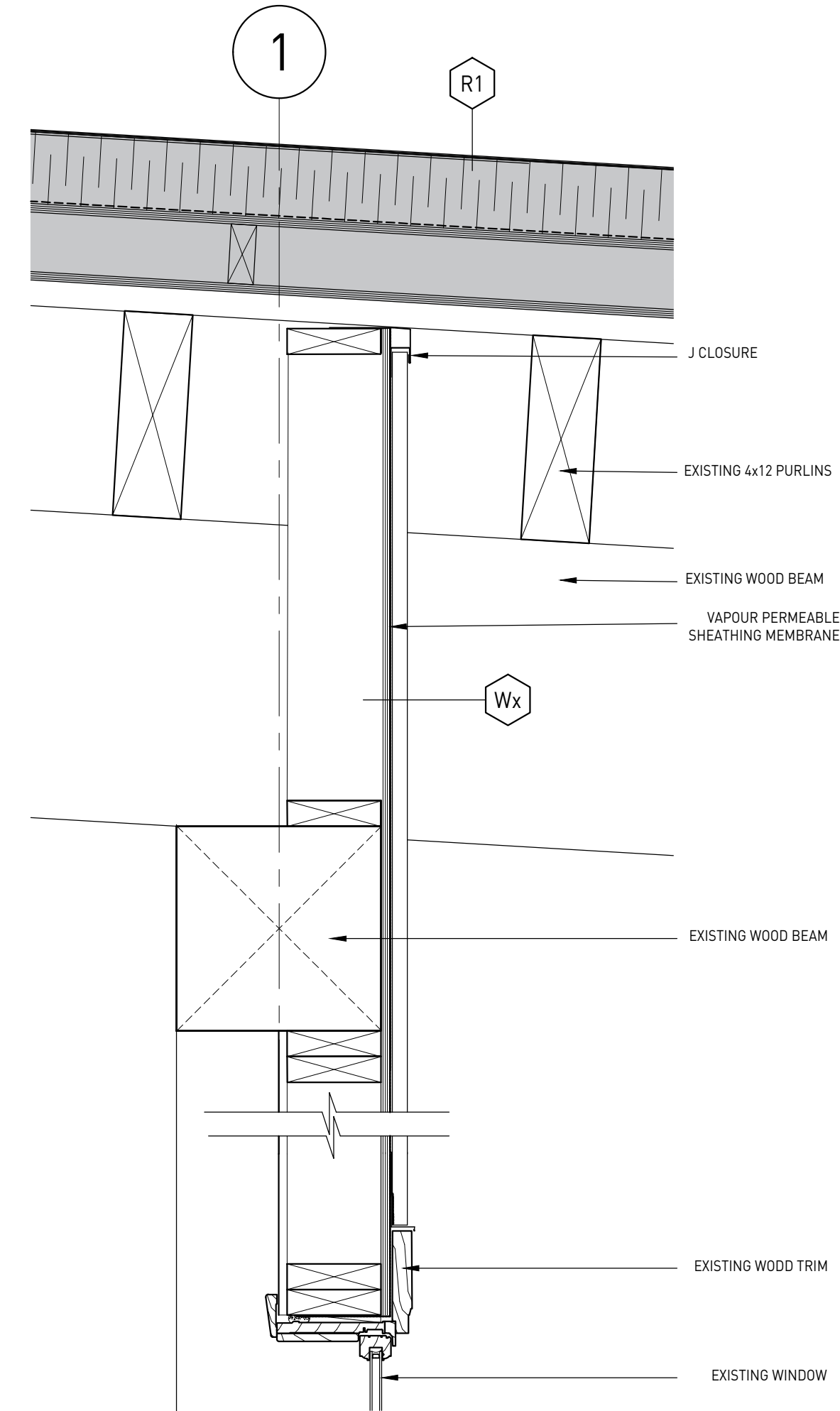




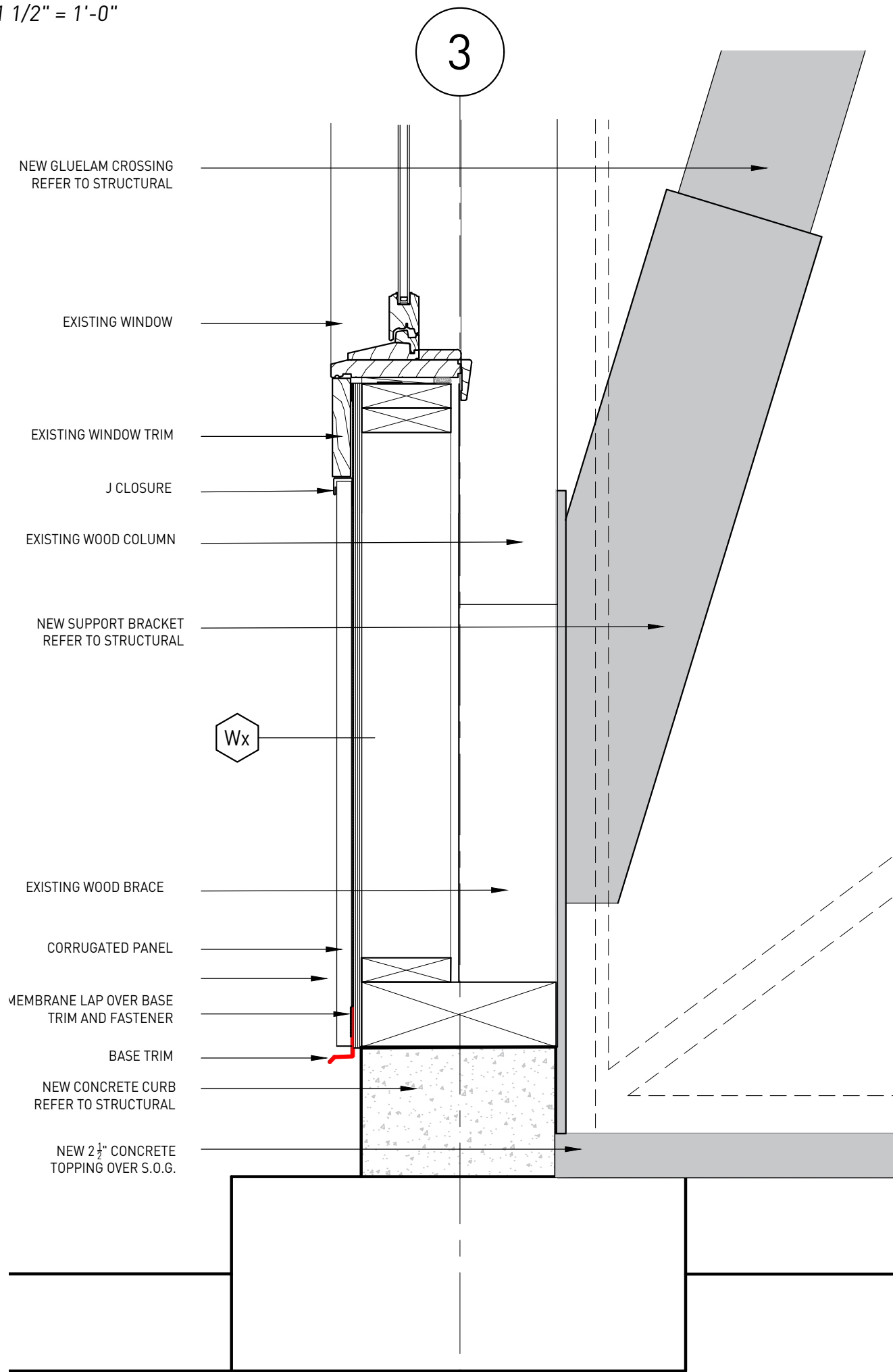
1 WEST WALL SECTION DETAIL AT ROOF EDGE  
1 1/2" = 1'-0"



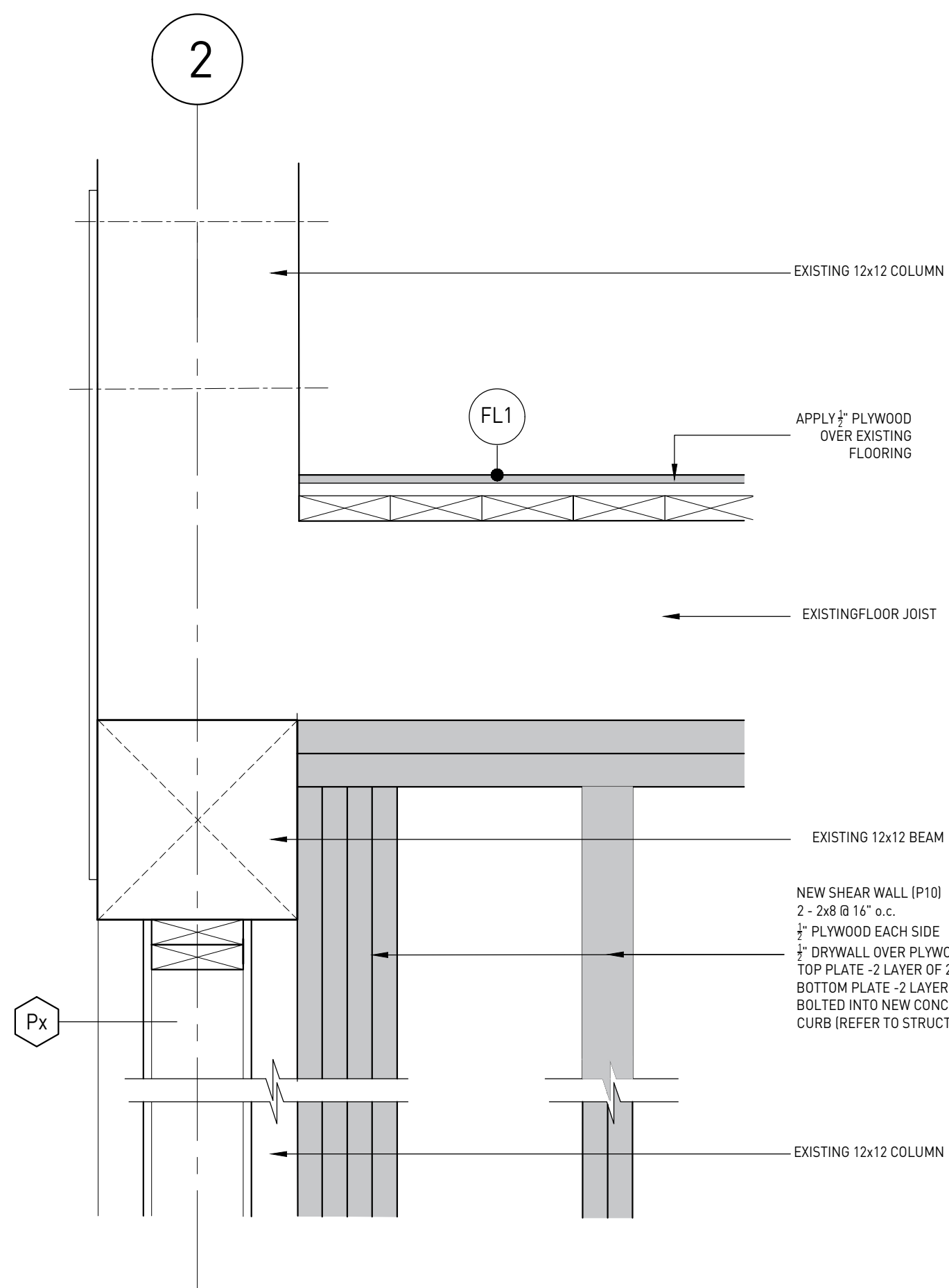
3 SECTION DETAIL AT ROOF  
1 1/2" = 1'-0"



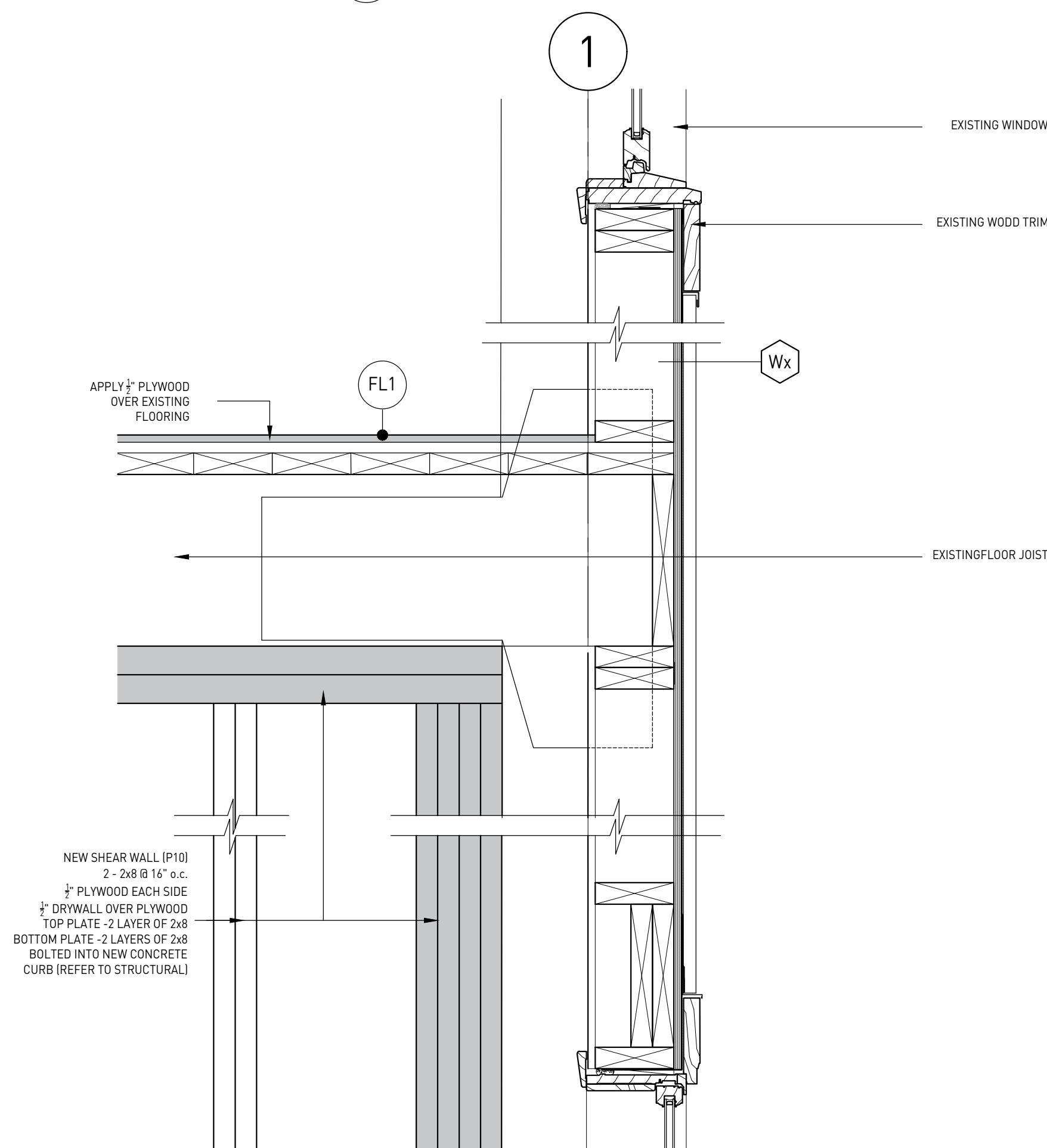
5 EAST WALL SECTION DETAIL AT ROOF  
1 1/2" = 1'-0"



2 WEST WALL SECTION DETAIL AT BASE  
1 1/2" = 1'-0"



4 SECTION DETAIL AT SHEAR WALL (TYP)  
1 1/2" = 1'-0"



6 SHEAR WALL AT EAST SIDE  
1 1/2" = 1'-0"

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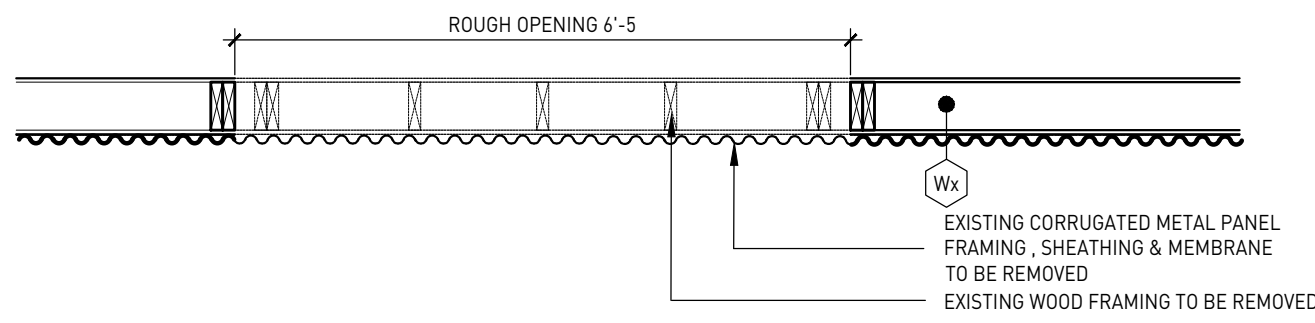
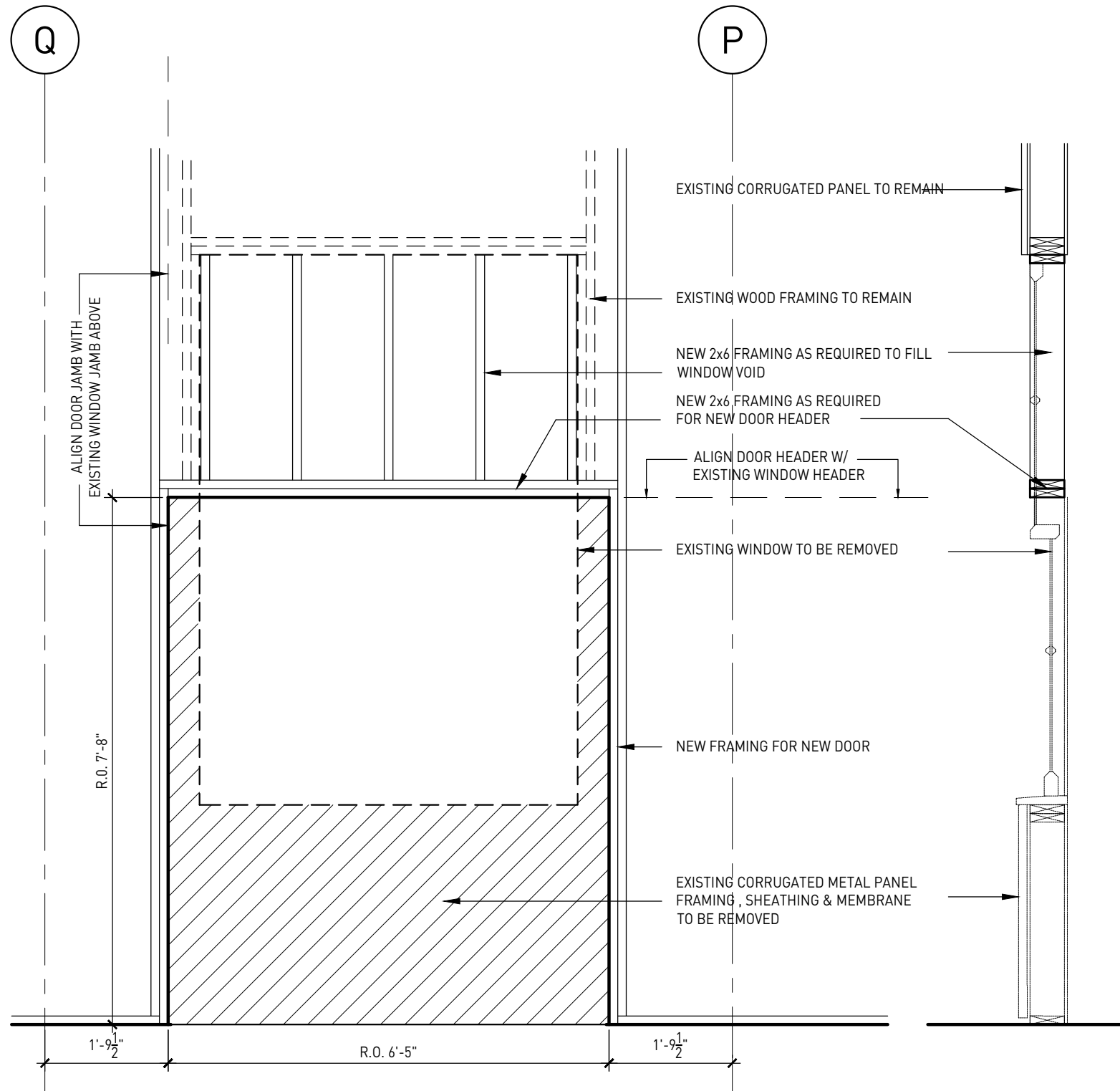
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## DETAILS

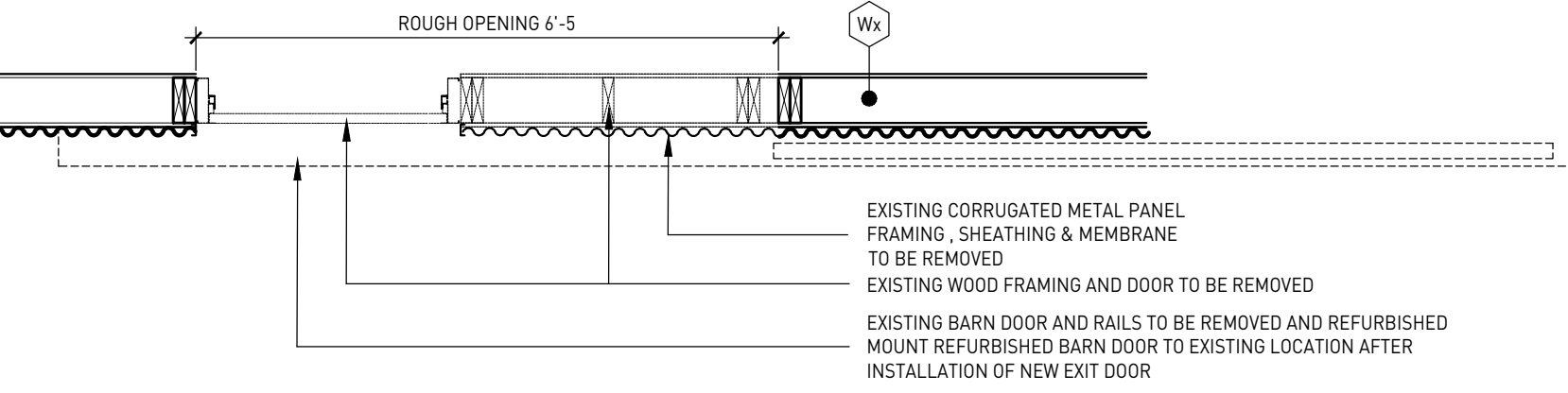
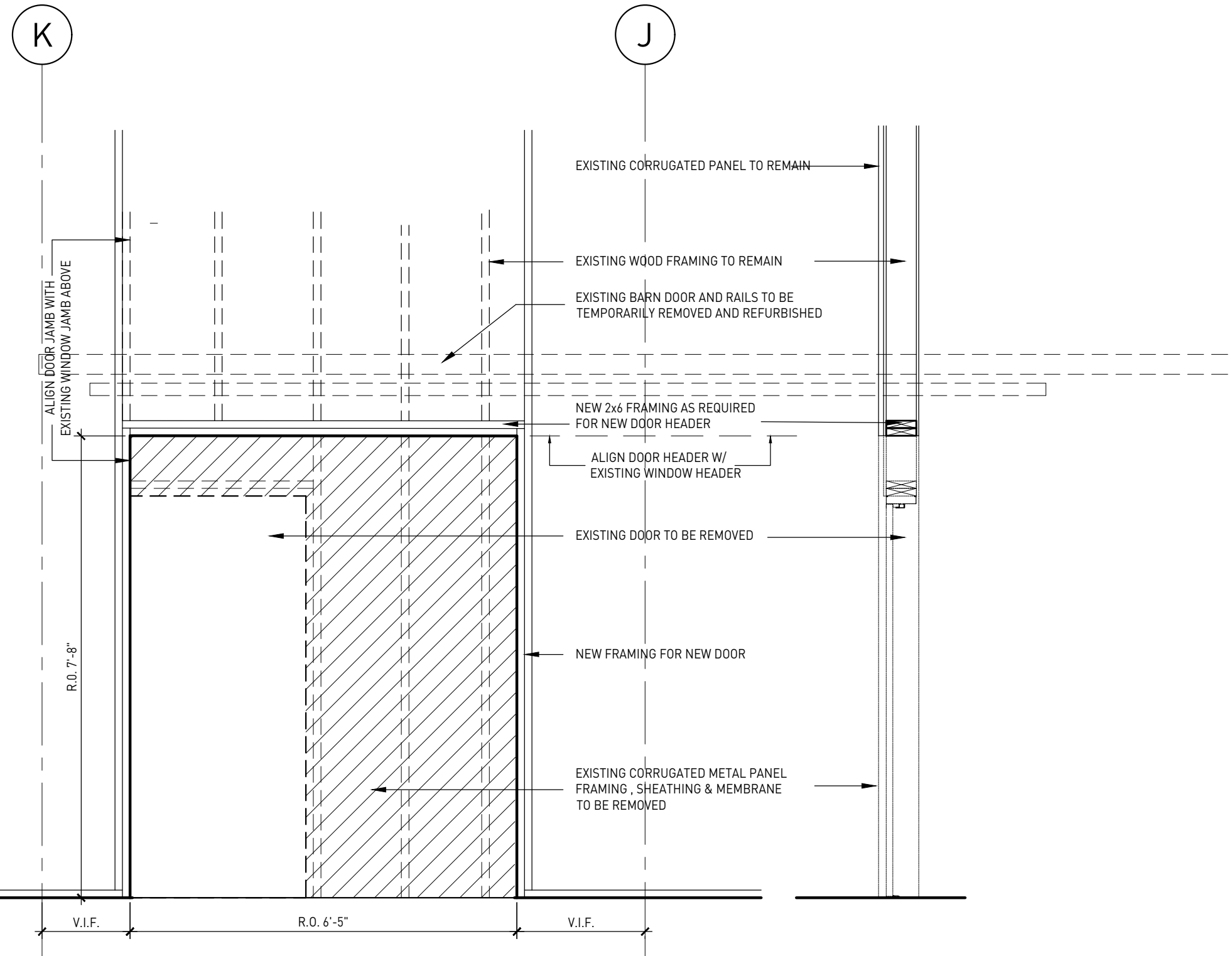
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# A500

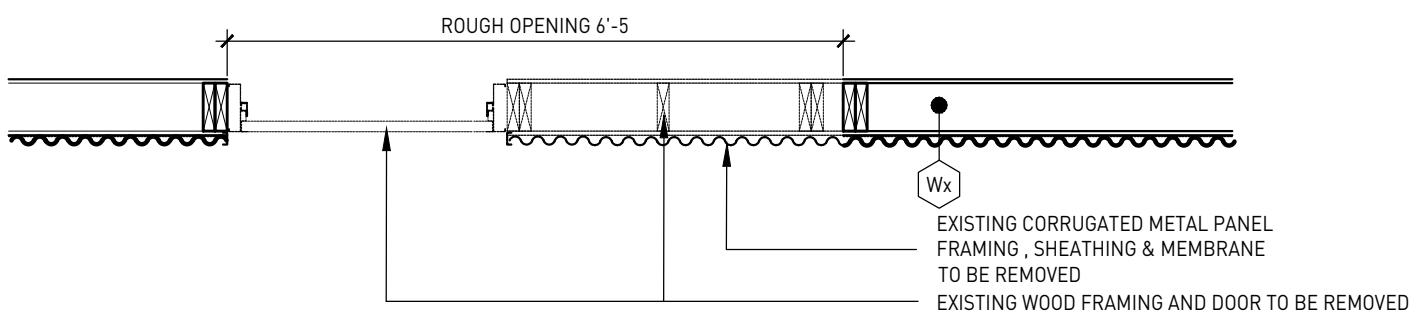
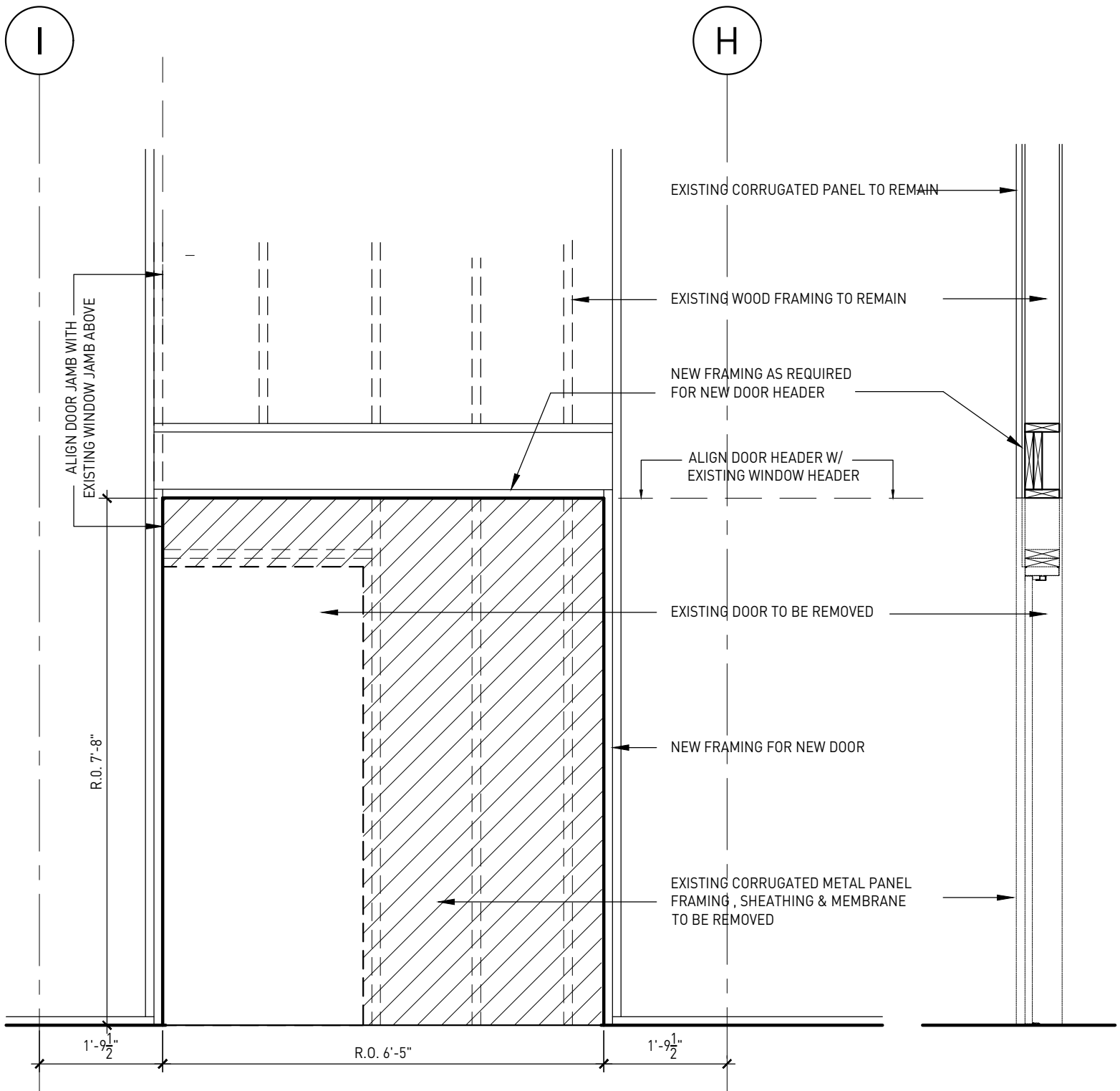




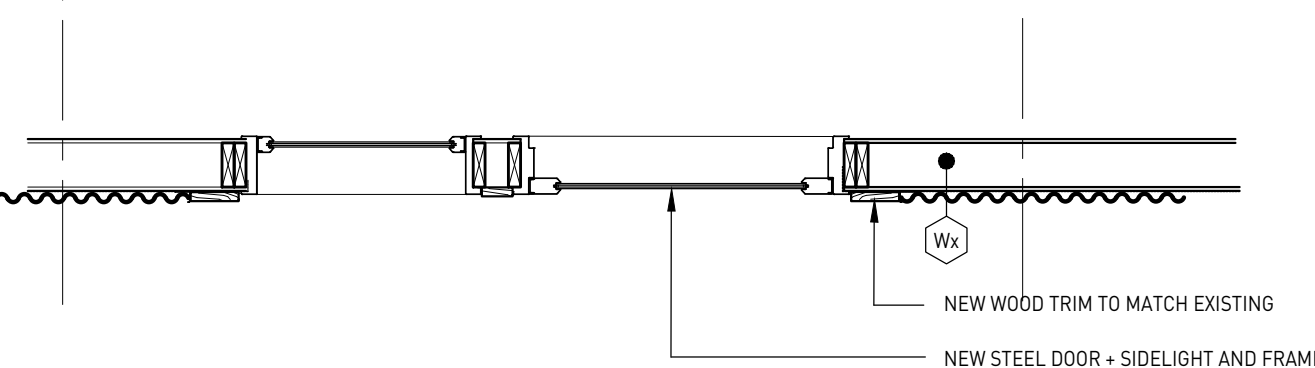
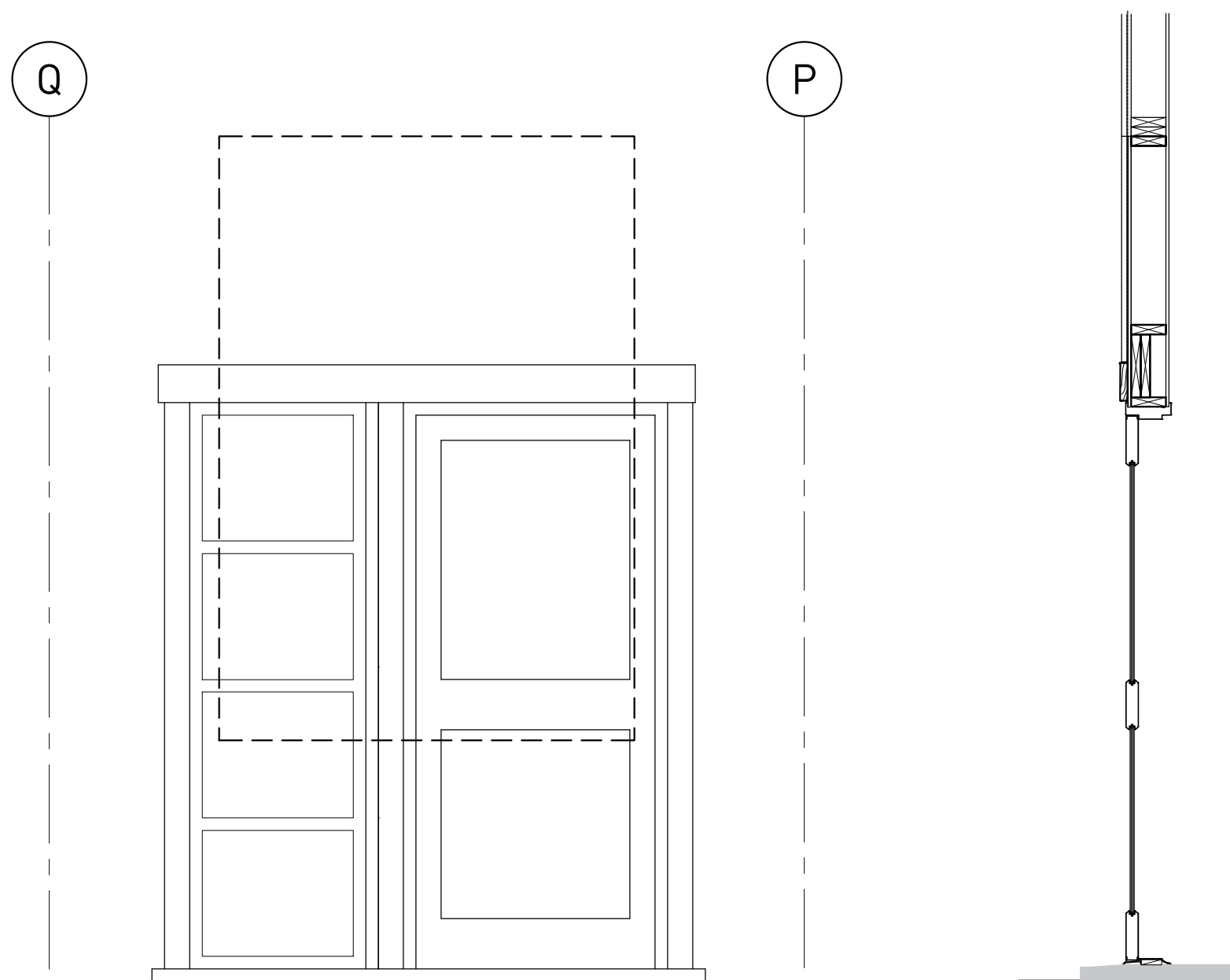
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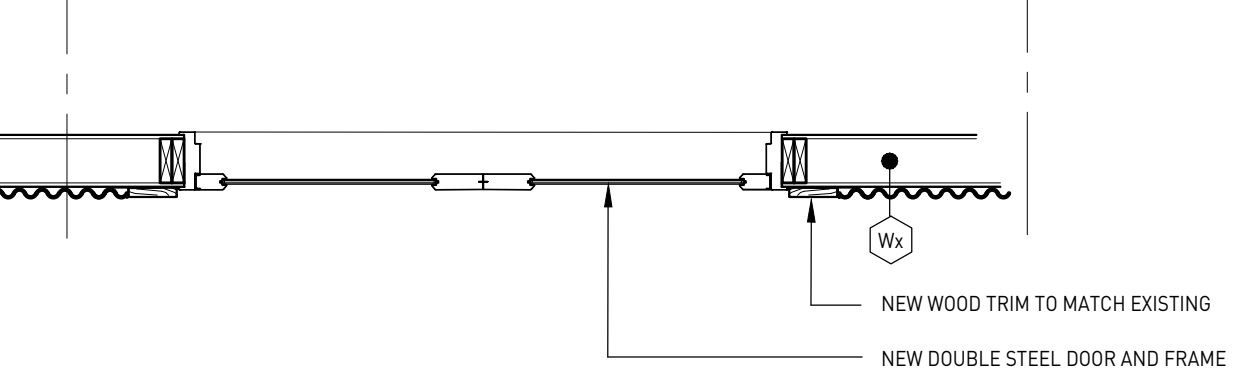
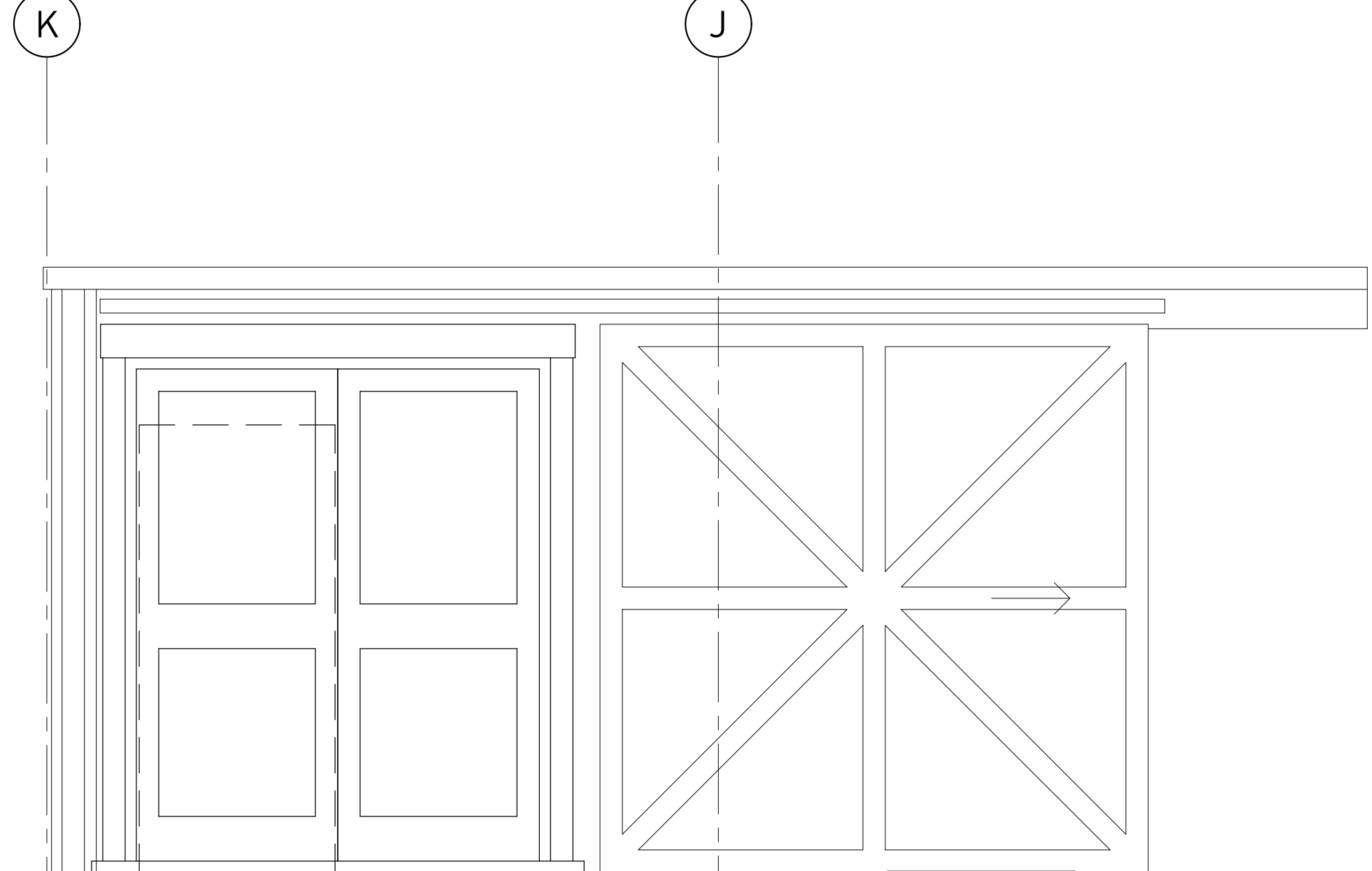
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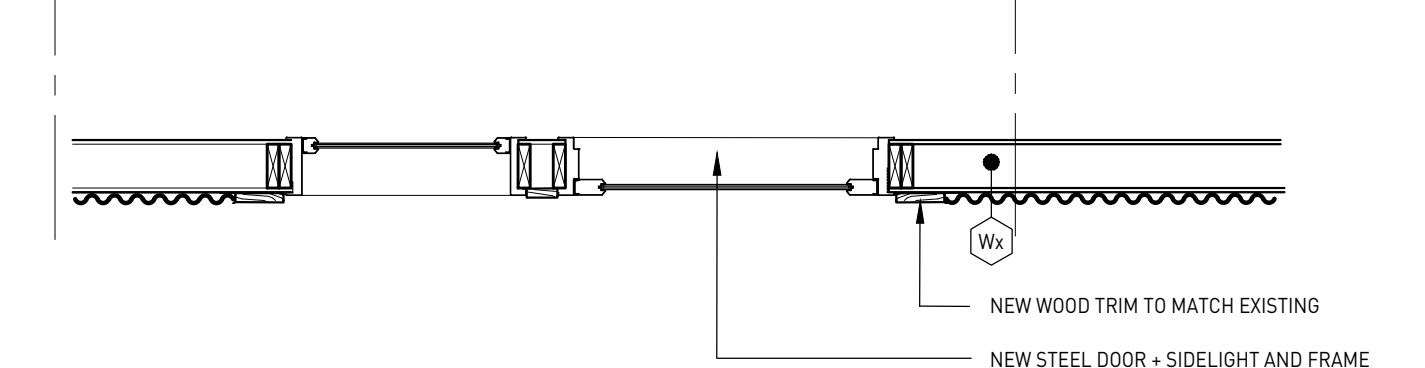
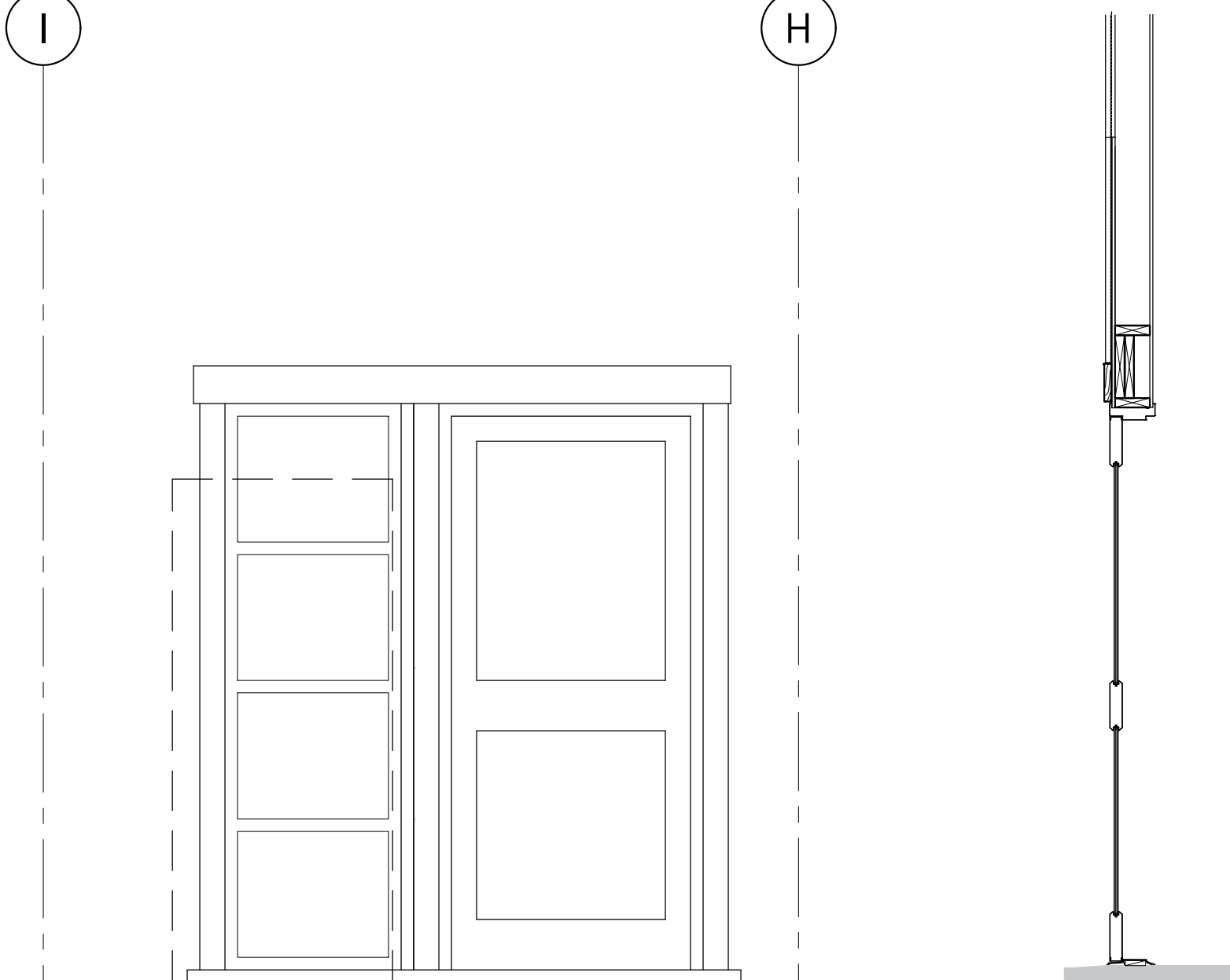
5 EXIT DOOR DOOR TYPE 2 - DEMOLITION  
1/2" = 1'-0"



2 EXIT DOOR DOOR TYPE 2 - NEW WORK  
1/2" = 1'-0"



4 EXIT DOOR DOOR TYPE 3 - NEW WORK  
1/2" = 1'-0"



6 EXIT DOOR DOOR TYPE 2 - NEW WORK  
1/2" = 1'-0"

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## EXIT DOOR FRAMING

Project No. 1807  
Scale 1/2" = 1'-0"  
Date July 18, 2019

# A900



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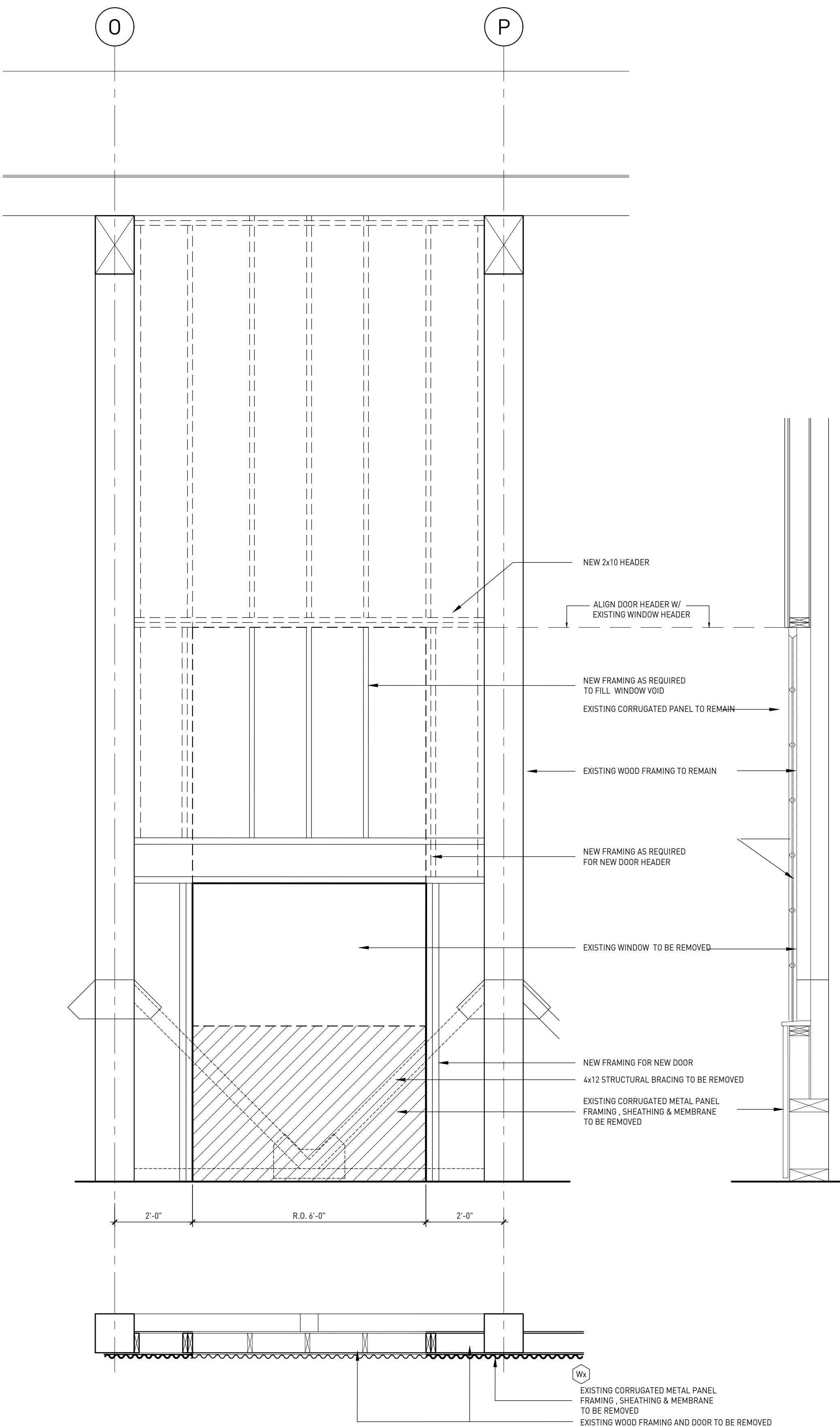
610 Oyster Bay Drive  
Ladysmith, BC

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Address 410 Esplanade Avenue  
Ladysmith, BC

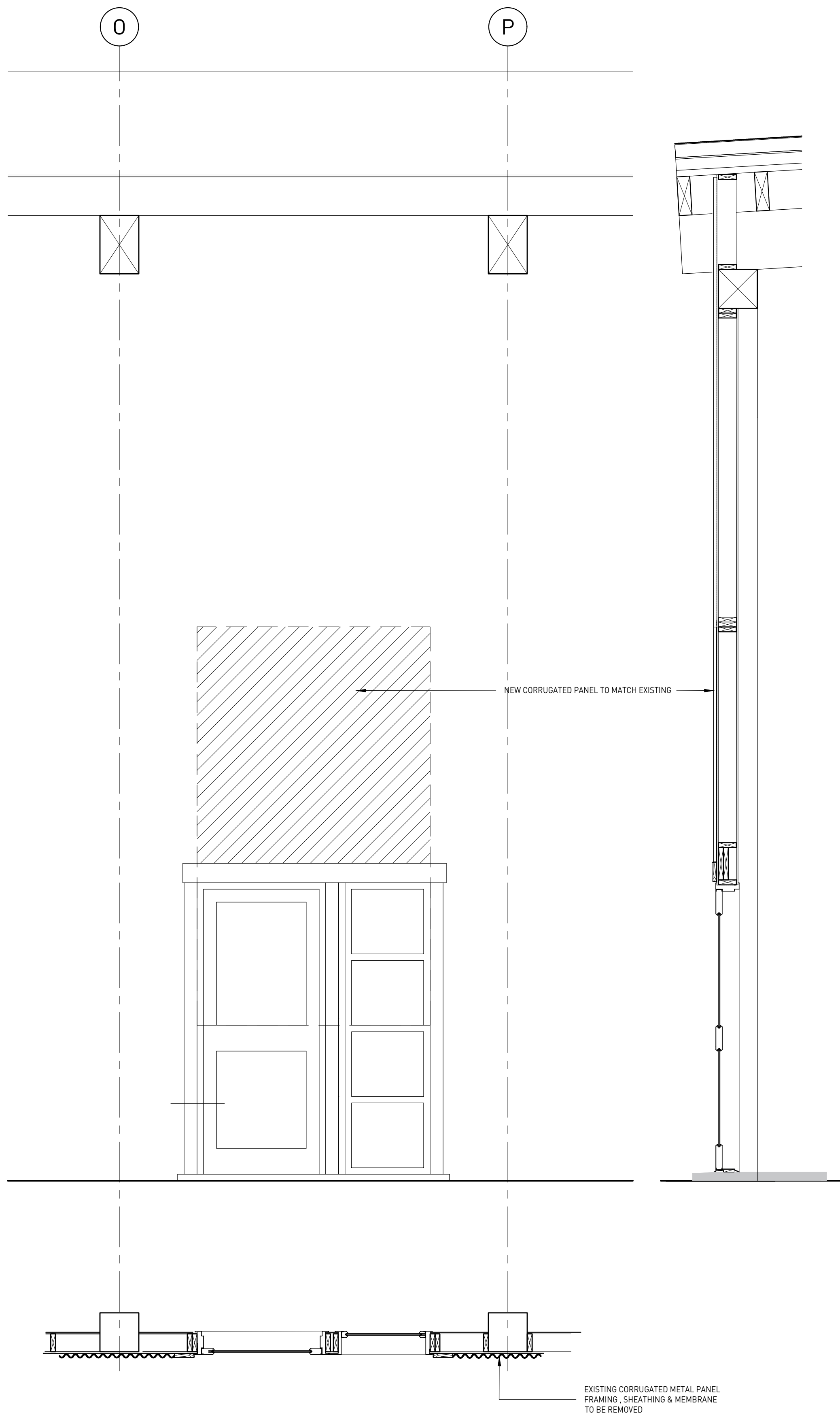
EXIT DOOR  
FRAMING

Project No. 1807  
Scale 1/2" = 1'-0"  
Date July 18, 2019

A901



1 EXIT DOOR DOOR TYPE 2 - DEMOLITION  
1/2" = 1'-0"



2 EXIT DOOR DOOR TYPE 2 - NEW WORK  
1/2" = 1'-0"



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Ladysmith Machine Shop

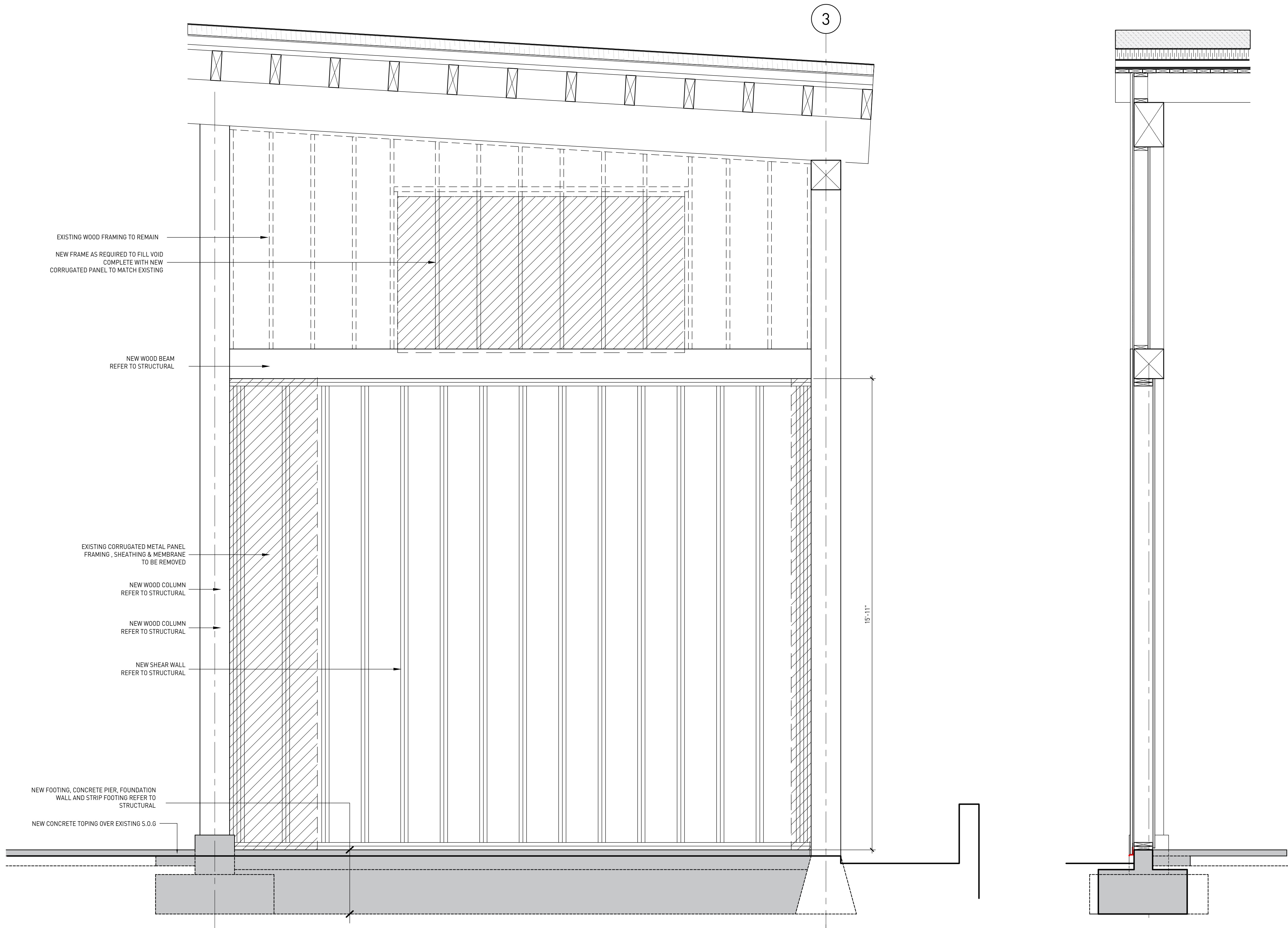
610 Oyster Bay Drive  
Ladysmith, BC

Client Town of Ladysmith  
Address 410 Esplanade Avenue  
Ladysmith, BC

EXTERIOR SHEAR WALL

Project No. 1807  
Scale 1/2" = 1'-0"  
Date July 18, 2019

A902



1 NEW SHEAR WALL ELEVATION - DEMOLITION & NEW WORK  
1/2" = 1'-0"

3 NEW SHEAR WALL - NEW WORK SECTION  
1/2" = 1'-0"

2 NEW SHEAR WALL - DEMOLITION PLAN  
1/2" = 1'-0"

4 NEW SHEAR WALL - NEW WORK PLAN  
1/2" = 1'-0"