

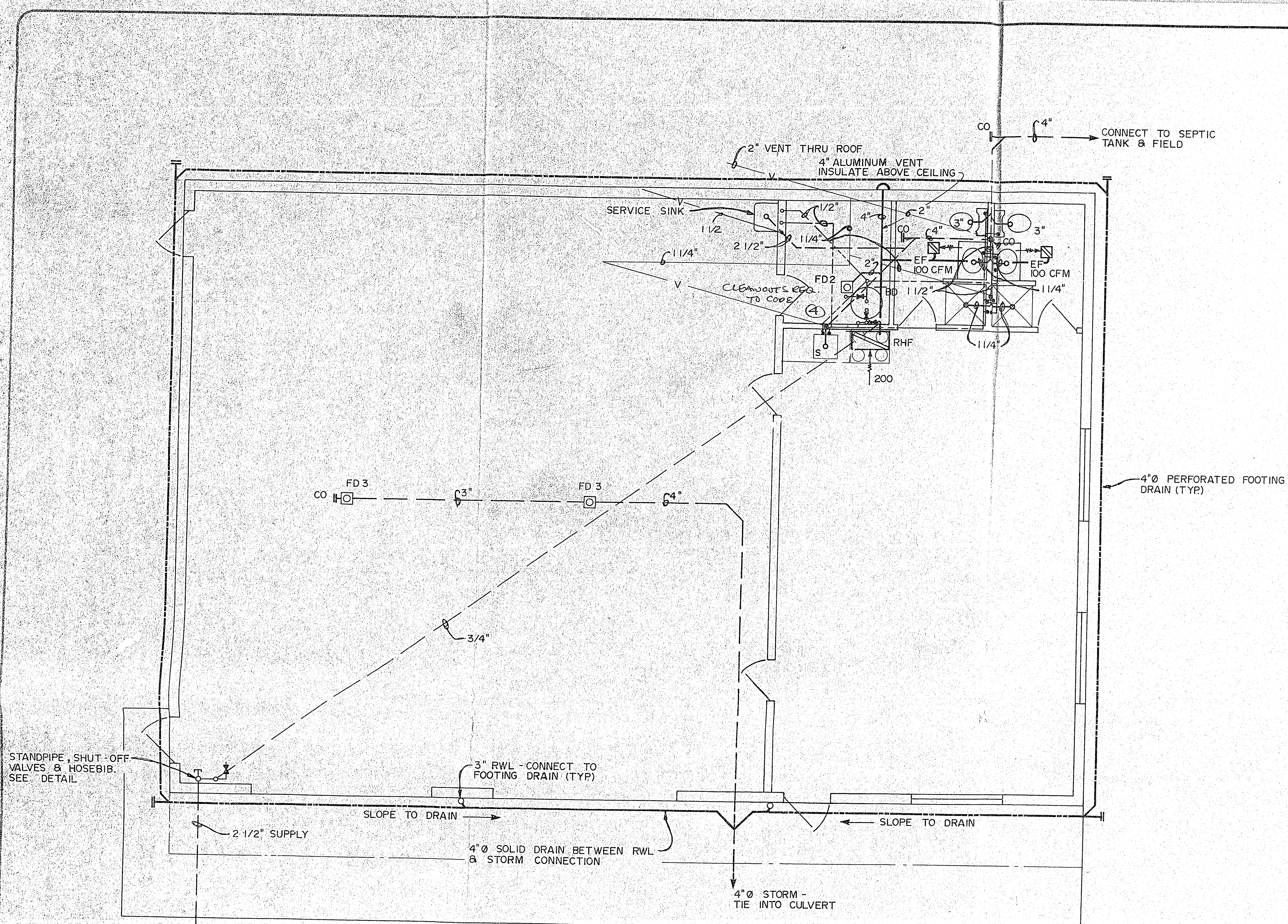
- ALL CONSTRUCTION TO COMPLY WITH NATIONAL BUILDING CODE OF CANADA, 1984.
- ENGINEERING DESIGN IN ACCORDANCE WITH NATIONAL BUILDING CODE OF CANADA, 1984.
- A. GENERAL**
1. CONTRACTOR TO VISIT SITE TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS.
 2. CONTRACTOR TO DESIGN AND PROVIDE ALL TEMPORARY BRACING FOR BLOCK WORK AND CONCRETE WORK PRIOR TO ERECTION OF ROOF SYSTEM.
- B. FOUNDATION AND BACKFILL**
1. ORGANIC MATERIAL AND TOP SOIL TO BE REMOVED FROM BUILDING AREAS, ROAD AND PARKING AREAS AND ALL FOOTINGS FURNISHED ON UNDISTURBED NATURAL MATERIAL. PRIMER FOOTINGS UNLESS LOCATED AT A MINIMUM DEPTH OF 7'-0" BELOW FINISH EXTERIOR GRADE.
 2. ASSUMED BEARING CAPACITY - 3000 PSF. ENGINEER TO INSTRUCT FOUNDATION MATERIAL AFTER EXCAVATION TO CONFIRM ASSUMED BEARING CAPACITY.
 3. BACKFILL WITHIN BUILDING AREA AND EXTERIOR PARKING AND CONCRETE WALK AREAS SHALL BE FREE DRAINING GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY. EARTH WORK SHOULD BE RESTRICTED TO PERIODS OF DRY WEATHER.
 4. GRANULAR MATERIAL SHALL BE 3" MINUS FOR BULK FILL WITHIN 4" OF UNDERSIDE OF SLAB OR EXTERIOR CONCRETE AND 3/4" MINUS FOR BULK FILL WITHIN 4" OF UNDERSIDE OF SLAB OR EXTERIOR CONCRETE.
 5. FOUNDATIONS SHALL BE INSPECTED BY THE ENGINEER AT COMPLETION OF EXCAVATION AND BEFORE CONCRETE IS POURED.
 6. FILL IN GRAVEL PARKING AREAS SHALL BE FREE DRAINING GRANULAR MATERIAL.
 7. ELEVATION OF BUILDING SLAB ON GRADE TO BE GOVERNED BY ADEQUATE FALL OF SANITARY SEWER TO SEPTIC FIELD.
 8. ALL EXCAVATED MATERIAL NOT RE-USABLE TO BE REMOVED FROM SITE.
- C. SEPTIC TANK, DISTRIBUTION BOX AND SEPTIC FIELD**
1. INSTALL COMPLETE RAISED BED SEPTIC SYSTEM AS INDICATED ON DRAWINGS.
 2. SEPTIC TANK - PRECAST CONCRETE WITH MINIMUM LIQUID CAPACITY OF 600 IMPERIAL GALLONS.
 3. DISTRIBUTION BOX - PRECAST CONCRETE.
 4. PROVIDE JOINTS OF GRANULAR FILL OVER DISTRIBUTION FIELD TO 10 FEET BEYOND OUTSIDE EDGES OF PIPE AND SLOPE DOWN TO GRADE AS INDICATED.
 5. SEPTIC FIELD AREA TO BE STRIPPED OF ALL ORGANIC MATERIAL TO 10 FEET BEYOND OUTSIDE EDGES OF PIPE.
- D. ROOF WORKS**
1. ALL PIPE MATERIALS SHALL BE NEW AND AS APPROVED.
 2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF REGIONAL DISTRICT OF NANAIMO.
 3. SANITARY AND CUMULATIVE SEWER PIPE SHALL BE SDR 35 PVC OR APPROVED EQUAL.
 4. WATER PIPE SHALL BE PVC SUITABLE FOR 150 PSI.
 5. ALL PIPE WORK SHALL HAVE 3 FOOT MINIMUM COVER AND BE BEDDED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 6. BACKFILL OVER PIPE SHALL BE APPROVED SUITABLE MATERIAL FOR UNDER PAVEMENT, AND SHALL BE UNIFORM COMPACTED TO 95% MODIFIED PROCTOR.
 7. MINIMUM THICKNESS OF BITUMEN GRAVEL BELOW ASPHALT PAVING SHALL BE 6 INCHES. PROVIDE 4" OF 3/4" MINUS GRAVEL DIRECTLY UNDER PAVEMENT.
 8. PROVIDE 2" LIFT OF 3/4" MINUS HOT MIX ASPHALT PLACED AND COMPACTED TO MINIMUM 95% DENSITY.
- E. CONCRETE**
1. CONCRETE CONSTRUCTION SHALL COMPLY WITH CSA A.23.1-1973.
 2. CONCRETE FOR FOOTINGS AND WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. AGG. SIZE 1" MAXIMUM, SLUMP 4". INCLUDE MAX. 5% AIR ENTRAINMENT.
 3. CONCRETE FOR SLABS ON GRADE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI FOR 28 DAYS. AGG. SIZE 1" MAXIMUM, SLUMP 4". INCLUDE MAX. 5% AIR ENTRAINMENT.
 4. REINFORCEMENT SHALL BE LAPPED 36 BAR DIAMETERS, UNLESS OTHERWISE INDICATED.
 5. REINFORCEMENT SHALL BE NEW DEFORMED BARS TO CSA G.40.21 (1972) - GRADE 60 FOR 15 M AND LARGER, GRADE 40 OR BETTER FOR 10 M BARS.
 6. ENGINEER SHALL BE GIVEN MINIMUM 24 HOURS NOTICE FOR CONCRETE POURS FOR INSPECTION OF REINFORCEMENT.
 7. COVER TO REINFORCEMENT 2" EXCEPT AS INDICATED.
 8. WELDED WIRE MESH IN CONCRETE SLAB SHALL BE 6x6 10/10 TO CSA G.40.5.
- F. TIMBER ROOF TRUSSES**
1. THE WORK CONSISTS OF THE DESIGN, MANUFACTURE, SUPPLY AND ERECTION OF THE TIMBER ROOF TRUSSES WHERE INDICATED ON THE DRAWINGS.
 2. TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN BRITISH COLUMBIA IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL BUILDING CODE OF CANADA. DESIGN FOR ALL LOADS AS SHOWN BELOW.
- G. ROOF TRUSSES**
1. SITE SET OF SHOP DRAWINGS FOR EACH TYPE OF TRUSS SHALL BE SUBMITTED FOR CHECKING BY THE ENGINEER.
 2. MANUFACTURER TO BE COMPETENT AND EXPERIENCED IN THE FIELD OF TRUSS FABRICATION AND TRUSSES TO BE SHOP FABRICATED.
 3. TRUSSES TO BE ERECTED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL NECESSARY PERMANENT BRACING UPON OR WITHIN TRUSSES TO BE PROVIDED TO BE PROVIDED. PROVIDE AND INSTALL ALL CONNECTION HARDWARE AS REQUIRED BY TRUSS MANUFACTURER FOR CONNECTING TRUSSES TO CONCRETE BLOCK, ETC.
 4. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH CEB (1976) FOR THE APPROPRIATE SNOW LOAD AND ROOF DEAD LOAD. TRUSSES SHALL BE DESIGNED FOR ADDITIONAL POINT LOADS ON THE ROOF FROM MECHANICAL AND ELECTRICAL EQUIPMENT.
 5. TRUSSES SHALL BE DESIGNED FOR A MIN. UNIFORM DEAD LOAD OF 15 PSF.
- H. TIMBER FRAMING**
1. TIMBER FRAMING SHALL BE AS INDICATED ON THE DRAWINGS TO COMPLY WITH CSA OBC (1976).
 2. ALL CONNECTIONS OTHER THAN THOSE SPECIFIED SHALL BE APPROVED BY THE ENGINEER.
 3. ALL WALL, FLOOR AND CEILING FRAMING SHALL BE DOUGLAS FIR #2 OR BETTER.

- I. FINISHES**
1. CONCRETE BLOCK SHALL BE 8" HOLLOW LOAD-BEARING "ASTROTILE" UNITS CONFORMING TO CSA A.263-1977. COMPRESSIVE STRENGTH 2000 PSI OR NET SECTION (17" x 13") TYPE SHALL BE 55 SHOWN ON DRAWINGS.
 2. BLOCKS SHALL BE LAYED IN RUNNING BOND WITH 3/8" JOINTS. CONCAVE TOOLED EXTERIOR AND INTERIOR.
 3. CONCRETE FILL FOR REINFORCED CORES AND COURSES SHALL BE 3/8" MAX. AGGREGATE, 6" W/ SLUMP AND 2500 PSI COMPRESSIVE STRENGTH IN 28 DAYS. MORTAR SHALL BE TYPE S.
 4. BLOCK REINFORCEMENT WHERE INDICATED ON DRAWINGS AS FOLLOWS:
VERTICAL - GENERALLY 15 M @ 2' O.C.
HORIZONTAL - 15 M @ 4' O.C. TOP & BOTTOM OF ALL OPENINGS EXTENDING A MINIMUM 24" BEYOND CORNERS
LINTELS - AS INDICATED ON DRAWINGS
 5. CONCRETE BLOCK WALLS DESIGNED AS BEING HELD AT ROOF LEVEL BY ROOF DIAPHRAGM. MASONRY CONTRACTOR TO PROVIDE AND INSTALL ALL TEMPORARY WALL BRACING PRIOR TO ERECTION AND SECURING OF ROOF SYSTEM.
 6. PROVIDE 2 COATS OF SILICONE MASONRY SEALER OF A TYPE RECOMMENDED BY THE CONCRETE BLOCK MANUFACTURER FOR USE WITH THEIR PRODUCT. APPLY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- J. ARCHITECTURE**
1. HORIZONTAL SILL PLATES SHALL BE TWISTED, MOUNTED OR APPROVED EQUAL. COLOUR TO BE MATCHED BY PAINT.
 2. PROVIDE AND INSTALL ALL TEMPORARY BRACING AND FASTENERS TO MATCH IN COLOUR TO FACIA.
 3. SEAL ALL JOINTS, JOINTS, METAL PLATES AND FILLS WITH CAULKING MATERIAL BEST SUITED FOR APPLICATION.
 4. ROOFING SHALL BE 1/2" O.C. SPECIFICATION 4-11 FOR UNFINISHED PLYWOOD. CONTRACTOR SHALL BE A MEMBER OF MEMPCA.
 5. SUPPLY AND INSTALL ALL DOORS AND FRAMES AS SHOWN ON THE DRAWINGS. EXTERIOR DOORS SHALL BE 20'0" x 8'0" x 1 3/4" DOOR COMPLY WITH SILENT FRAMES AND THRESHOLDS. INTERIOR DOORS SHALL BE 20'0" x 8'0" x 1 3/4" DOOR COMPLY WITH SILENT FRAMES AND THRESHOLDS. COLOUR OF DOORS TO MATCH THE TRIM. INTERIOR DOORS SHALL BE 20'0" x 8'0" x 1 3/4" DOOR COMPLY WITH SILENT FRAMES AND THRESHOLDS. COLOUR OF DOORS TO MATCH THE TRIM.
 6. WOOD DOORS SHALL COMPLY WITH CSA B12.1-1972.
 7. SUPPLY AND INSTALL TWO DOOR SECTIONS OVERHEAD DOORS COMPLETE WITH DOUBLE GLAZED PANELS AS INDICATED ON PLANS. DOORS SHALL BE NEW HILLCOCK COMPLETE WITH 2 INCH STANDARD 1 1/2" HINGES OR APPROVED EQUAL.
 8. SUPPLY AND INSTALL ALL ALUMINUM WINDOWS AND FRAMES AS INDICATED ON THE DRAWINGS. COMPLETE WITH DOUBLE GLAZING AND SLIDING MECHANISMS. WINDOWS SHALL BE COLUMBIA LASH A 6000 150. JETTS 500 OR APPROVED EQUAL. SUPPLY WITH SAVED ENAMEL FINISH. COLOUR BY OWNER.
 9. FINISH HARDWARE FOR DOORS SHALL BE STANLEY BUTTS A STORAGE LOCKS/KEYS. ALL EXTERIOR DOORS SHALL BE LOCKING TYPE.
 10. SUPPLY AND INSTALL GYPSUM WALLBOARD WHERE INDICATED ON THE PLANS. INSTALLATION TO COMPLY WITH CSA A.40.27-1963 AND ASTM C-36-67. ALL GYPSUM BOARD SHALL BE SEAMED TO WALLS AND CEILING.
 11. SUPPLY AND INSTALL SHEETROCK 5/8" CEILING IN MEETING ROOM WHERE INDICATED ON THE PLANS. CEILING SHALL BE 2 FT. x 4 FT. LAY IN ACUSTIC PANELS.
 12. SUPPLY AND INSTALL COMMERCIAL GRADE VINYL ASBESTOS FLOOR TILES AND VINYL BASES IN MEETING ROOM AND WARDROOM. VINYL ASBESTOS TILES SHALL BE 12" x 12" x 1/8" THICK BY ARMSTRONG OR APPROVED EQUAL. VINYL BASES SHALL BE 4" x 4" x 1/4" TOP SET TYPE WITH COVE AT BOTTOM BY BAKER OR EQUAL. COLOUR OF TILES AND BASE BY OWNER.
 13. PAINT MATERIALS SHALL BE AT LEAST EQUAL TO THE APPLICABLE CEB SPECIFICATIONS. B.C. ARCHITECTURAL PAINTING SPECIFICATION MANUAL FOR "PREMIUM GRADE". PAINT ITEMS AS FOLLOWS:
EXTERIOR DOORS & TRIM - 2 COATS EXTERIOR ALKO ENAMEL
INTERIOR DOORS & TRIM - 2 COATS INTERIOR ALKO ENAMEL
GYPSUM WALLBOARD - 1 COAT OIL BASE SEALER
2 COATS INTERIOR ALKO ENAMEL

REGIONAL DISTRICT OF NANAIMO
7722
AUG 29 1984
BUILDING INSPECTOR'S OFFICE

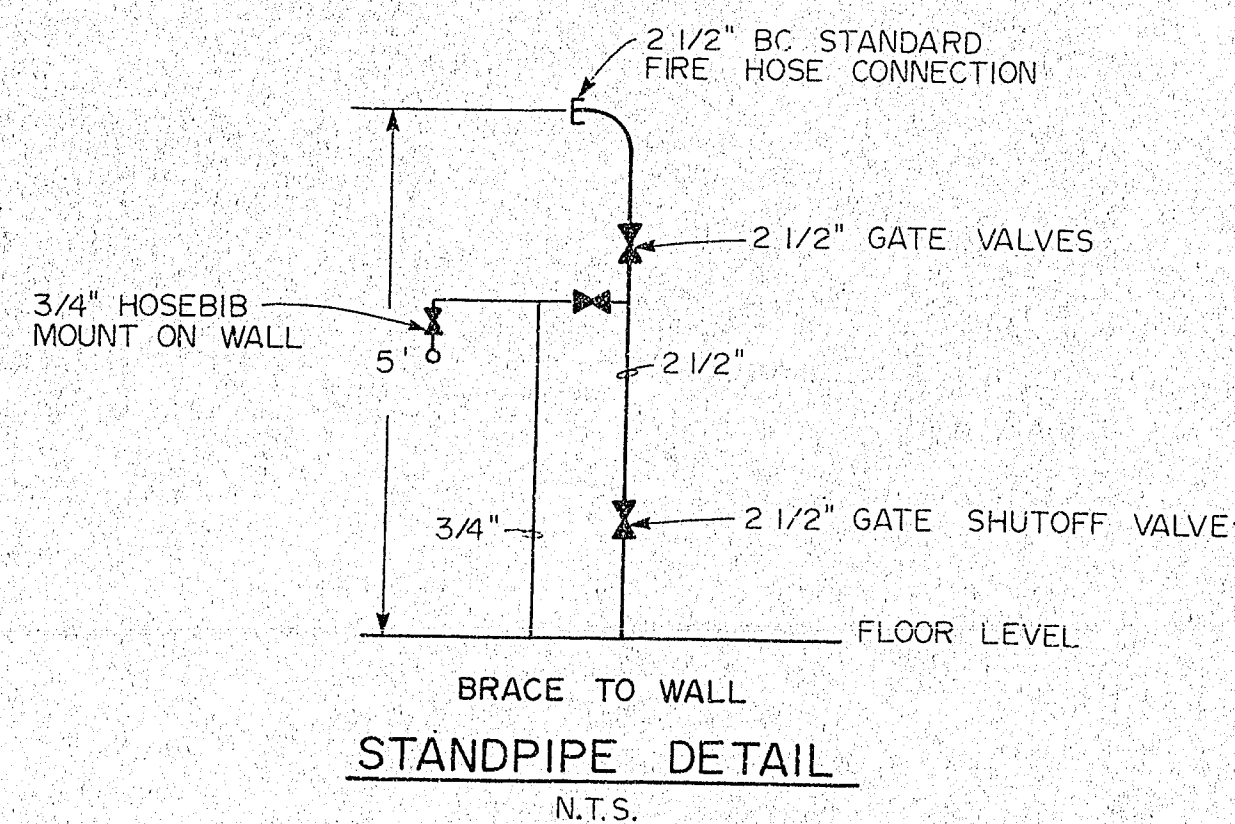
	DESIGN	M.G.H.	CLIENT DASHWOOD VOLUNTEER FIRE DEPARTMENT PROJECT DASHWOOD FIREHALL QUALICUM B.C.
	DRAWN	R.B.J.	
	DATE	AUG 28 1984	
	DATE	JUNE 1984	
NOTES		SCALES AS SHOWN	

FLOOR PLAN, DETAILS & SPECIFICATIONS
DUNCAN & ASSOCIATES ENGINEERS LTD.
857-01-SI



LEGEND:

- SEWER UNDER SLAB
- WATER SUPPLY UNDER SLAB
- COLD WATER
- HOT WATER
- FLOOR DRAIN
- ⊥ CLEAN OUT
- ⊠ EXHAUST FAN - CEILING MOUNTED
- ⊡ RANGE HOOD FAN
- V - VENT
- ⊕ EXHAUST VENT
- ⊕ BD BACKDRAFT DAMPER



NOTE: ALL WATER SUPPLY PIPING HOT AND COLD ABOVE FLOOR SHALL BE INSULATED.

MECHANICAL SPECIFICATIONS

PIPING

A. DRAIN AND VENT (UNDER FLOOR AND INSIDE BUILDING):

1. ABS-DWV PER CSA B181.1-1973
- or 2. PVC-DWV PER CSA B181.1-1973
- or 3. HARD COPPER TUBE PER ASTM B88-80

B. SUPPLY

1. COPPER TUBE PER ASTM B88-80
- or 2. PVC PER CSA B137.3-1972
- or 3. CPVC PER CSA B137.6-1971
- or 4. POLYETHYLENE PER CSA B137.1-1970

NOTE: 2 & 3 - FOR COLD WATER ONLY
4 - FOR UNDERGROUND SERVICE ONLY

ALL PLUMBING SHOULD MEET REQUIREMENTS OF THE PROVINCE OF B.C. PLUMBING CODE - 1980.

PLUMBING FIXTURES

A. SINKS

1. SINGLE BOWL (1 REQUIRED)
 - SINGLE BOWL, 10 18"x16"x7", 18-8-302 STAINLESS WITH STRAINER AND DRAIN ASSEMBLY.
 - "STEEL QUEEN" MODEL K82N OR EQUAL.
 - TRIM: FAUCET SET, 8" CENTRES, BRASS BODY, CHROME PLATED
 - "WALTEC" 25F123 OR EQUAL.

B. LAVATORIES (2 REQUIRED)

- PORCELAIN ENAMELLED STEEL, SELF RIMMING COUNTERTOP TYPE, OVERFLOW, WHITE.
- "CRANE" MODEL 1-316 OR EQUAL.
- TRIM: BASIN FAUCET SET, 4" CENTRES, CAST BRASS BODY, CHROME PLATED WITH POP-UP DRAIN ASSEMBLY.
- "WALTEC" 21T243 OR EQUAL.

C. WATER CLOSETS (2 REQUIRED)

- VITREOUS CHINA, SIPHON JET, CLOSE COUPLED, REGULAR RIM, WHITE.
- "CRANE" 3-128 OR EQUAL.
- TRIM: - STOP AND ESCUTCHEON "CRANE" C3016 OR EQUAL.
- SEAT "MOLDEX" MODEL 55 OR EQUAL.

D. WATER HEATERS (1 REQUIRED)

- ELECTRIC, 40 GAL. CAPACITY, DUAL 3000 WATT ELEMENTS, 240V, 1 PH.
- "JOHN WOOD" JW535C OR EQUAL.

E. PIPE INSULATION

- FIBREGLASS, 1/2" WITH INTEGRAL VAPOUR BARRIER.
- "FIBREGLASS CANADA" ONE PIECE PIPE INSULATION WITH ALL SERVICE JACKET OR EQUAL.

F. SHOWER (2 REQUIRED)

- SHOWER STALL, FIBREGLASS REINFORCED PLASTIC, 32"x35 1/2"x74 3/4" WITH STRAINER, WHITE.
- "CRANE" 2-980 OR EQUAL.
- TRIM: SUPPLY FITTING, BRASS, CHROME PLATED, DUAL CONTROL.
- "WALTEC" 18T2133 OR EQUAL.

G. FLOOR DRAINS (4 REQUIRED)

- CAST IRON, EPOXY COATED WITH TRAP PRIMER.
- "ANCON" FD-100 OR EQUAL.

H. KITCHEN RANGE HOOD (1 REQUIRED)

- RANGE HOOD, CENTRIFUGAL FAN, 200 cfm, 120V, LIGHT, AUTOMATIC BACKDRAFT DAMPER, ROOF CAP AND DUCTING, WHITE.
- "BROAN" SERIES 76000 OR EQUAL.

I. BATHROOM EXHAUST FANS (2 REQUIRED)

- EXHAUST FAN, CEILING MOUNTED, 100 cfm, 120V WITH DUCTING, ROOF CAP AND AUTOMATIC BACKDRAFT DAMPER.
- "BROAN" MODEL 360 OR EQUAL.

J. ROOF DRAINS

- ROOF DRAIN, CAST IRON WITH CLAMPING COLLAR AND DOME.
- "ANCON: RD-100-AD OR EQUAL.

K. SERVICE SINK

- PORCELAIN ENAMELLED CAST IRON, 12" DEEP WITH BACK.
- "CRANE" 7-563 OR EQUAL.
- TRIM: WALL TYPE WITH BRACE.
- "CRANE" CH 8551 OR EQUAL.

REGIONAL DISTRICT OF NANAIMO
BUILDING INSPECTION SERVICE

Application No. 7722

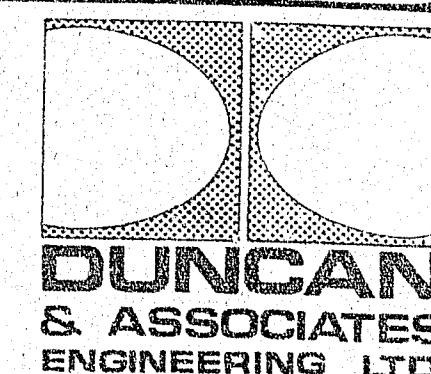
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REGIONAL DISTRICT OF NANAIMO

AUG 29 1984

BUILDING INSPECTOR'S OFFICE

NO.	DATE	REVISION	ENGR	NOTES	ENGINEER	DESIGN	P.W.	CLIENT	TITLE
						DRAWN	R.B.J.	DASHWOOD VOLUNTEER FIRE DEPARTMENT	MECHANICAL PLAN, DETAILS & SPECIFICATIONS
						TRACED		DASHWOOD FIREHALL QUALICUM B.C.	
						DATE	JUNE 1984	PROJECT	SHEET
						DATE	JUNE 1984		
						SCALES	1/4" = 1'-0"		DRAWING No.
									857-01-M1
									REV.



MICROBOX

104

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