

BUILDING ENVELOPE UPGRADES AT OCEAN CREST COMMUNITY CHURCH

SITE INFORMATION

CIVIC ADDRESS:
291 MCLEAN STREET, CAMPBELL RIVER, BC
V9W 2M4

LEGAL ADDRESS:
LOT 1 PLAN VP 19649
DISTRICT LOT #2
LAND DISTRICT 51

PROJECT CONTACTS

CLIENT:
THE SALVATION ARMY OF CANADA
2 OVERLEA BOULEVARD, TORONTO, ON
M4H 1P4

ENGINEER: IRC BUILDING SCIENCES GROUP
250-21900 WESTMINSTER HIGHWAY
RICHMOND, BC, V6V 0A8
TEL: 604-295-8070

EXISTING BUILDING, SITE PLAN NOTES

THE INFORMATION SHOWN ON THESE DRAWINGS FOR BUILDINGS AND PROPERTY LINE DIMENSIONS ARE FOR EXCLUSIVE USE OF THE CLIENT FOR WHOM THESE DRAWINGS ARE PREPARED. THIS INFORMATION HAS BEEN COMPILED WITHOUT ACCESS TO A SITE SURVEY BY A REGISTERED LAND SURVEYOR. CONTRACTOR TO VERIFY MEASUREMENTS.

ABBREVIATION:

GC = GENERAL CONTRACTOR (OR THEIR DESIGNATED SUBTRADE)
EX (OR EXTG) = EXISTING
IRC = IRC BUILDING SCIENCES GROUP
BP = BUILDING PERMIT
W.R.B. = WATER RESISTIVE BARRIER
A.B. = AIR BARRIER
V.B. = VAPOUR RESISTIVE BARRIER

LIST OF DRAWINGS

ARCHITECTURAL AND BUILDING ENVELOPE	
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BE1	ROOF PLAN
BE2	ELEVATIONS (EXISTING)
BE3	ELEVATIONS (EXISTING)
BE4	PARTIAL ELEVATIONS (EXISTING)
BE5	ELEVATIONS (NEW)
BE6	ELEVATIONS (NEW)
BE7	PARTIAL ELEVATIONS (NEW)
BE8	SECTIONS (NEW)
BE9	DETAILS
BE10	DETAILS
BE11	DETAILS
BE12	DETAILS
BE13	DETAILS
BE14	SECTIONS & DETAILS
BE15	DETAILS
BE16	WINDOW ROUGH OPENING DETAILISING SEQUENCE

GENERAL NOTES:

- THE CONTRACTOR SHALL CHECK ALL DIMENSIONS. REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- READ THE DRAWINGS IN CONJUNCTION WITH SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS FOR THE PROPOSED WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL USE DUE CARE WHEN WORKING NEAR EXISTING SERVICES. ALL SERVICES DISTURBED ARE TO BE REPLACED TO THE SATISFACTION OF THE OWNER, OR OTHER APPROVING AGENCIES.
- CONTRACTOR SHALL KEEP PROPER AS-BUILT INFORMATION DURING CONSTRUCTION AND SHALL SUBMIT THE INFORMATION TO OWNER WHEN CONSTRUCTION IS COMPLETED.
- THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION ON THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE / CONSULTANT FOR EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE. FAILURE TO NOTIFY OWNER'S REPRESENTATIVE / CONSULTANT WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WORK AS INTENDED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR TO ENSURE THAT ALL WORK IS CARRIED OUT BY THE RULES AND CUSTOMS OF THE BEST TRADE PRACTICES AND THEIR SPECIFICATIONS BY SKILLED TRADES PEOPLE KNOWLEDGEABLE OF THE TYPE OF CONSTRUCTION.
- IRC DRAWINGS SHOW THE COMPLETED PROJECT AND DO NOT SHOW COMPONENTS WHICH MAY BE NECESSARY FOR CONSTRUCTION SAFETY. CONTRACTOR IS RESPONSIBLE FOR SAFETY ON AND ABOUT THE JOB SITE DURING CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- THE CONTRACTOR SHALL MAINTAIN THE STRUCTURAL STABILITY AND INTEGRITY OF EXISTING STRUCTURE DURING THE CONSTRUCTION OPERATIONS.
- NOTIFY IRC BUILDING SCIENCES GROUP AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION REVIEW.

GENERAL WORK DESCRIPTION:

- GENERAL CONTRACTOR TO PROVIDE ALL LABOUR, EQUIPMENT, AND MATERIALS NECESSARY TO PERFORM THE COMPLETION OF WORK AS DESCRIBED IN THESE CONTRACT DOCUMENTS FOR:
 - BUILDING ENVELOPE UPGRADES AT OCEAN CREST COMMUNITY CHURCH LOCATED AT 291 MCLEAN STREET, CAMPBELL RIVER, BC, V9W 2M4.
- THE OCEAN CREST COMMUNITY CHURCH WAS ORIGINALLY CONSTRUCTED AS A BAPTIST CHURCH IN 1954 AND EXPANDED IN APPROXIMATELY 1977. THE SALVATION ARMY OF CANADA EVENTUALLY PURCHASED THE BUILDING AND HAS MADE SOME RENOVATIONS OVER THE YEARS.
- THE OBJECTIVE OF THE OWNER IS TO CONTRACT FOR THE REMEDIATION OF BUILDING ENVELOPE COMPONENTS, INCLUDING BUT NOT LIMITED TO THE WINDOWS, DOORS, SHINGLE ROOF, EXTERIOR WALL CLADDING, SOFFIT, PITCHED AWNINGS, DOWNSPUTS, METAL FLASHING, EXTERIOR SEALANTS, PAINTING, AND GENERAL SITE SERVICES REPAIRS SUCH AS COMMON EXTERIOR LIGHTINGS, DISCONNECTED GAS LINE REMOVAL, ETC. THE WORK OF THIS CONTRACT SHALL INCLUDE ALL LABOUR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR THE COMPLETION OF THE WORK AS INDICATED AND IMPLIED ON THE DRAWINGS AND SPECIFICATIONS.
- ALL ELEVATIONS WILL RECEIVE NEW RAINSCREEN WALL ASSEMBLY, AS INDICATED ON THE DRAWINGS.
- NEW VINYL WINDOWS ARE TO BE INSTALLED AT ALL ELEVATIONS, AS INDICATED ON THE DRAWINGS. THERE ARE LOCALIZED REPLACED WINDOWS AS WELL AS ORIGINAL WOOD FRAMED WINDOWS TO REMAIN AS INDICATED ON THE DRAWINGS.
- NEW INSULATED METAL DOOR TO BE INSTALLED AT EXIT DOOR FROM BASEMENT AT NORTH ELEVATION.
- NEW LOCALIZED WOOD FRAME STRENGTHENING AT FIBER CEMENT FASCIA & METAL ROOF AWNINGS ARE REQUIRED.
- MAIN FLAT ROOFS WILL BE RETAINED SLOPED SHINGLE ROOF WILL BE REPAIRED AT LOCALIZED AREA. EXISTING PITCHED AWNINGS WITH SHINGLE ROOFING TO BE REPLACED WITH METAL ROOFING AS INDICATED ON THE DRAWINGS.
- THERE ARE HAZARDOUS MATERIALS PRESENT ON SITE. REFER TO PRE-RENOVATION HAZ-MAT REPORT FOR MORE INFORMATION.
- CONTRACT DOCUMENTS TO BE REVIEWED IN THEIR ENTIRETY WITH ALL SECTIONS, INCLUDING DIVISION 1-GENERAL REQUIREMENTS, TO BE CONSIDERED INTERRELATED AND FORM PART OF THIS SECTION.
- THE CONTRACTOR IS DEEMED THE PRIME CONTRACTOR FOR THE PURPOSES OF WORKSAFEBC REQUIREMENTS.

WINDOW SCHEDULE

NOTE:

- PROVIDE SHOP DRAWINGS FOR NEW WINDOWS FOR APPROVAL.
- WINDOWS DIMENSIONS ARE ONLY APPROXIMATE & BASED OFF FINISHED OPENING & EXISTING DRAWINGS.
- CONTRACTOR MUST CONFIRM DIMENSIONS BEFORE FABRICATING THE WINDOWS.

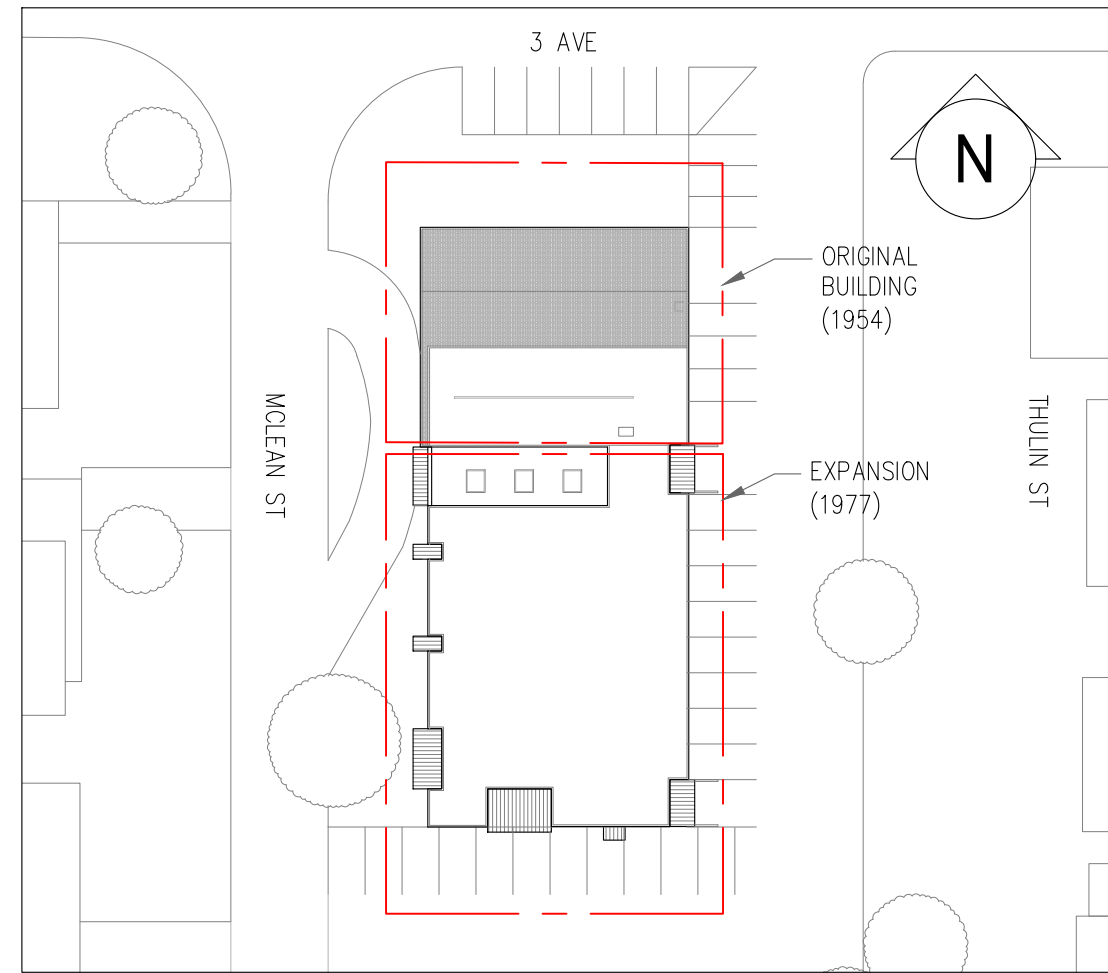
MARK	SIZE		TYPE	MATERIAL	QUANTITY	NOTES
	WIDTH	HEIGHT				
W1	4'-10 3/8"	2'-10 1/8"	CASEMENT/FIXED	-	5	-
W2	4'-10 1/4"	1'-10 1/2"	SLIDING/FIXED	-	6	-
W3	3'-6"	2'-7"	CASEMENT/FIXED	-	1	-
W4	4'-10"	3'-3"	CASEMENT/FIXED	-	1	-
W5	-	-	CASEMENT/FIXED	-	1	NO MEASUREMENT
W6	3'-11 1/2"	3'-11 1/2"	CASEMENT/FIXED	-	3	-
W7	3'-4 1/4"	2'-7 1/2"	AWNING	-	3	-
W8	3'-9 1/2"	2'-9"	SLIDING/FIXED	-	1	-
W9	7'-10"	1'-10 1/2"	SLIDING/FIXED	-	5	-
W10	4'-10 3/4"	1'-10 1/2"	SLIDING/FIXED	-	3	-
W11	4'-10 1/4"	1'-10 1/2"	SLIDING/FIXED	-	1	-
W12	4'-10 1/4"	2'-10 1/4"	CASEMENT/FIXED	-	2	-
W13	-	-	FIXED	-	3	NO MEASUREMENT
W14	-	-	SLIDING/FIXED	-	5	NO MEASUREMENT
W15	-	-	SLIDING/FIXED	-	3	NO MEASUREMENT
W16	-	-	SLIDING/FIXED	-	1	NO MEASUREMENT

DOOR SCHEDULE

MARK	SIZE		TYPE	MATERIAL	QUANTITY	NOTES
	WIDTH	HEIGHT				
D1	3'-6"	6'-8"	SINGLE OUTSWING	INSULATED STEEL DOOR	1	FIRE EXIST W/ PANIC HARDWARE

DRAFT

By: SJahangi Date:04/19/22 4:41



1 KEY PLAN

SCALE: N.T.S

WALL ASSEMBLIES

	<ul style="list-style-type: none">NEW 5/8" TH. FIBER-CEMENT PANEL AND ALUMINIUM TRIM C/W COMPATIBLE SCREWS FASTENED INTO THE WOOD STRAPPING AS PER MANUFACTURER'S REQUIREMENTS. COLOURS TO BE SELECTED BY OWNER.NEW 3/4" AIR SPACE THROUGH 1"x4" P.T. PLYWOOD STRAPPING FASTENED DIRECTLY TO THE WOOD STUDS BY NEW WOOD SCREWS SPACED VERTICALLY AT 16" O.C. AT WOOD STRAPPING.NEW WRB AND VAPOUR PERMEABLE TYVEK COMMERCIALWRAP. ALL HORIZONTAL AND VERTICAL JOINTS TO BE TAPED FOR AIR BARRIER CONTINUITY. <p>EX. SHIPLAP SHEATHING. EX. NOMINAL 2x4 OR 2x8 WOOD STUDS. EX. PAPER FACED BATT INSULATION. EX. INTERIOR FINISH.</p>		<ul style="list-style-type: none">NEW HORIZONTAL FIBER CEMENT LAP SIDING C/W COMPATIBLE SCREWS FASTENED INTO THE WOOD STRAPPING AS PER MANUFACTURER'S REQUIREMENTS. COLOURS TO BE SELECTED BY OWNER.NEW 3/4" AIR SPACE THROUGH 1"x4" P.T. PLYWOOD STRAPPING FASTENED DIRECTLY TO THE WOOD STUDS BY NEW WOOD SCREWS SPACED VERTICALLY AT 16" O.C. AT WOOD STRAPPING.NEW WRB AND VAPOUR PERMEABLE TYVEK COMMERCIALWRAP. ALL HORIZONTAL AND VERTICAL JOINTS TO BE TAPED FOR AIR BARRIER CONTINUITY. <p>EX. 1/2" PLYWOOD SHEATHING TO BE REPAIRED AS REQUIRED. ALL JOINTS TO BE TAPED FOR AIR TIGHTNESS. EX. 2x4 WOOD STUDS @ 16" O.C. AT WEST ELEVATION AND @ 24" O.C. AT EAST ELEVATION. EX. UNHEATED SPACE ABOVE SOFFIT. EX. INNER 2x6 WOOD STUD WALL WITH R-12 BATT INSULATION.</p>
	<ul style="list-style-type: none">NEW 5/8" TH. FIBER-CEMENT PANEL AND ALUMINIUM TRIM C/W COMPATIBLE SCREWS FASTENED INTO THE WOOD STRAPPING AS PER MANUFACTURER'S REQUIREMENTS. COLOURS TO BE SELECTED BY OWNER.NEW 3/4" AIR SPACE THROUGH 1"x4" P.T. PLYWOOD STRAPPING FASTENED DIRECTLY TO THE WOOD STUDS BY NEW WOOD SCREWS SPACED VERTICALLY AT 16" O.C. AT WOOD STRAPPING.NEW WRB AND VAPOUR PERMEABLE TYVEK COMMERCIALWRAP. ALL HORIZONTAL AND VERTICAL JOINTS TO BE TAPED FOR AIR BARRIER CONTINUITY. <p>EX. 1/2" PLYWOOD SHEATHING TO BE REPAIRED AS REQUIRED. ALL JOINTS TO BE TAPED FOR AIR TIGHTNESS. EX. 2x6 WOOD STUDS @ 16" SPACING. EX. R-12 NOMINAL FIBERGLASS BATT INSULATION. EX. 4 MIL POLY VAPOUR BARRIER. EX. INTERIOR FINISH.</p>		<ul style="list-style-type: none">NEW HORIZONTAL FIBER CEMENT LAP SIDING C/W COMPATIBLE SCREWS FASTENED INTO THE WOOD STRAPPING AS PER MANUFACTURER'S REQUIREMENTS. COLOURS TO BE SELECTED BY OWNER.NEW 3/4" AIR SPACE THROUGH 1"x4" P.T. PLYWOOD STRAPPING FASTENED DIRECTLY TO THE WOOD STUDS BY NEW WOOD SCREWS SPACED VERTICALLY AT 16" O.C. AT WOOD STRAPPING.NEW WRB AND VAPOUR PERMEABLE TYVEK COMMERCIALWRAP. ALL HORIZONTAL AND VERTICAL JOINTS TO BE TAPED FOR AIR BARRIER CONTINUITY. <p>EX. 1/2" PLYWOOD SHEATHING TO BE REPAIRED AS REQUIRED. ALL JOINTS TO BE TAPED FOR AIR TIGHTNESS. EX. 2x6 WOOD STUDS @ 16" O.C. EX. INNER 2x6 WOOD SUDT WALL WITH R-12 BATT INSULATION.</p>
	<ul style="list-style-type: none">NEW 5/8" TH. FIBER-CEMENT PANEL AND ALUMINIUM TRIM C/W COMPATIBLE SCREWS FASTENED INTO THE 2x4 WOOD STUDS.NEW VENT SCREEN AT THE TOP AND BOTTOM OF THE VENT WALL.NEW 5/2" VENT WALL WITH 2x6 HORIZONTAL PLATES & 2x4 WOOD STUDS INSTALLED ON EXTERIOR SIDE.NEW WRB AND VAPOUR PERMEABLE TYVEK COMMERCIALWRAP. ALL HORIZONTAL AND VERTICAL JOINTS TO BE TAPED FOR AIR BARRIER CONTINUITY. <p>EX. 1x10 SHIPLAP SHEATHING TO BE REPAIRED AS REQUIRED. EX. NOMINAL 2x4 OR 2x8 WOOD STUDS. EX. R-12 NOMINAL FIBERGLASS BATT INSULATION. EX. 4 MIL POLY VAPOUR BARRIER. EX. INTERIOR FINISH.</p>		<ul style="list-style-type: none">NEW STANDING SEAM SNAPLOCK METAL ROOF PANEL SYSTEM.NEW ENTANGLED MESH AS VENTILATION / SEPARATION LAYER.NEW SYNTHETIC UNDERLAYMENT. <p>EX. 1/2" PLYWOOD SHEATHING. EX. R-12 INSULATION (WITHIN THE ROOF CAVITY) EX. 2x8 JOISTS @ 16" O.C.</p>
	<ul style="list-style-type: none">NEW HORIZONTAL FIBER CEMENT LAP SIDING C/W COMPATIBLE SCREWS FASTENED INTO THE WOOD STRAPPING AS PER MANUFACTURER'S REQUIREMENTS. COLOURS TO BE SELECTED BY OWNER.NEW 3/4" AIR SPACE THROUGH 1"x4" P.T. PLYWOOD STRAPPING FASTENED DIRECTLY TO THE WOOD STUDS BY NEW WOOD SCREWS SPACED VERTICALLY AT 16" O.C. AT WOOD STRAPPING.NEW WRB AND VAPOUR PERMEABLE TYVEK COMMERCIALWRAP. ALL HORIZONTAL AND VERTICAL JOINTS TO BE TAPED FOR AIR BARRIER CONTINUITY. <p>EX. 1/2" PLYWOOD SHEATHING TO BE REPAIRED AS REQUIRED. ALL JOINTS TO BE TAPED FOR AIR TIGHTNESS. EX. 2x6 WOOD STUDS @ 16" SPACING. EX. R-12 NOMINAL FIBERGLASS BATT INSULATION. EX. 4 MIL POLY VAPOUR BARRIER. EX. INTERIOR FINISH.</p>		<ul style="list-style-type: none">NEW 2 PLY (SBS BASE & CAP FLASHING).NEW COMPOSITE BOARD.NEW 1.5% SLOPE PACKAGE PROVING AN AVERAGE R20.NEW SA VAPOUR BARRIER.NEW 1/2" GYPSUM DECK OVERLAY BOARD.NEW 1/2" PLYWOOD SHEATHING. <p>EX. T&G WOOD DECK.</p>

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REVISIONS/ DRAWINGS ISSUE TABLE

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NO.	DATE (mm/dd/yy)	DESCRIPTION
1	03/11/22	ISSUED FOR 50% DESIGN REVIEW
2	03/21/22	ISSUED FOR 100% DESIGN REVIEW
3	03/30/22	ISSUED FOR TENDER
4	04/13/22	ISSUED FOR BUILDING PERMIT

DRAWING NOT VALID FOR CONSTRUCTION UNLESS SEALED & SIGNED

PERMIT TO PRACTICE NO. 1000288

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PROJECT:

OCEAN CREST
COMMUNITY CHURCH

LOCATION:

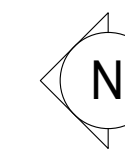
291 MCLEAN ST
CAMPBELL RIVER, BC

DRAWING TITLE:

COVER PAGE

DRN. BY: H.J.	CHK. BY: D.S. / A.G.
SCALE: AS NOTED	DATE: 01/07/22
IRC #: 25026	DWG. #: BEO
W.O.#: VB21-151SP	

NOTE:
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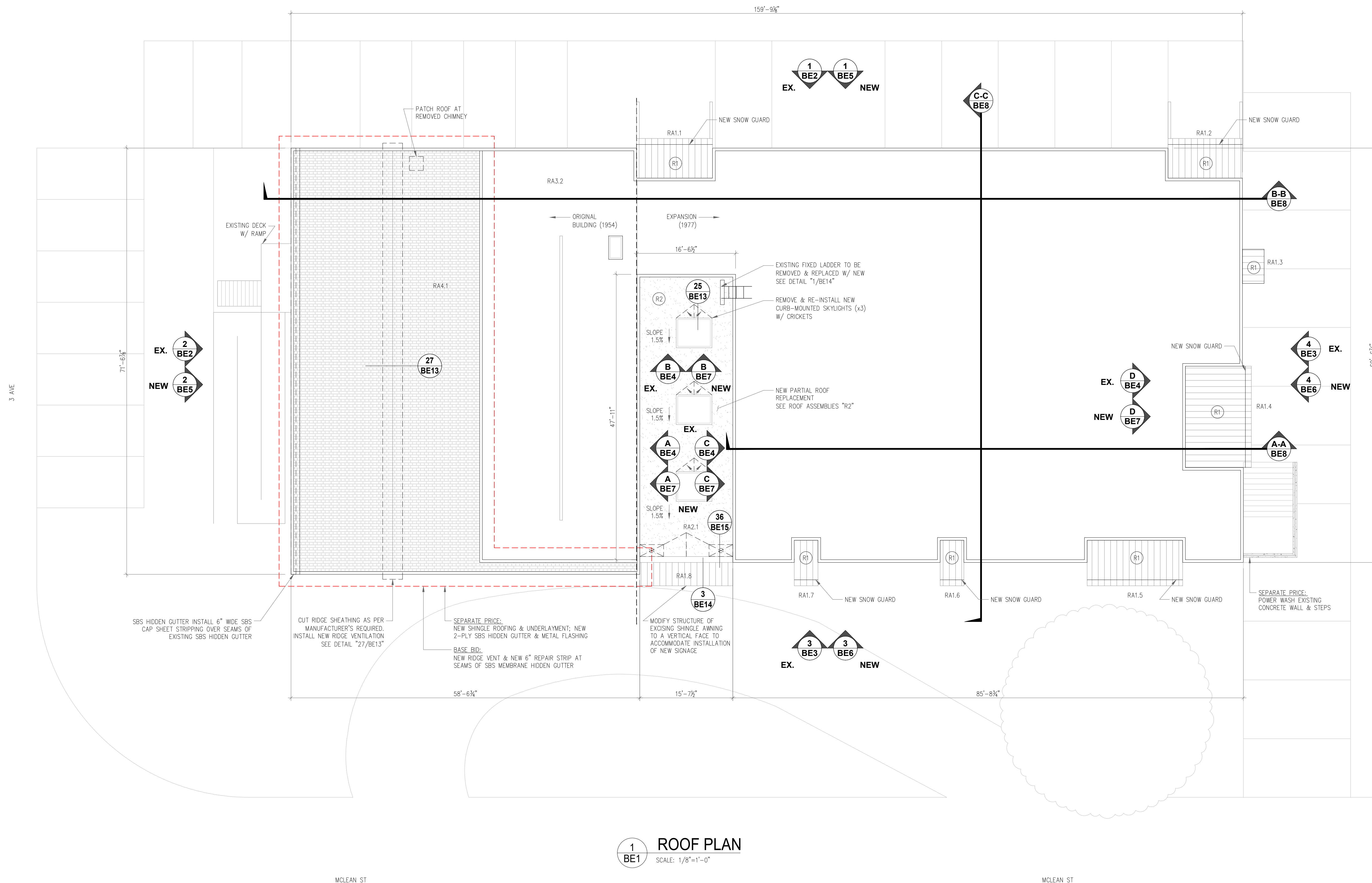
LOCATION:

291 MCLEAN ST
CAMPBELL RIVER, BC

DRAWING TITLE:

SITE PLAN

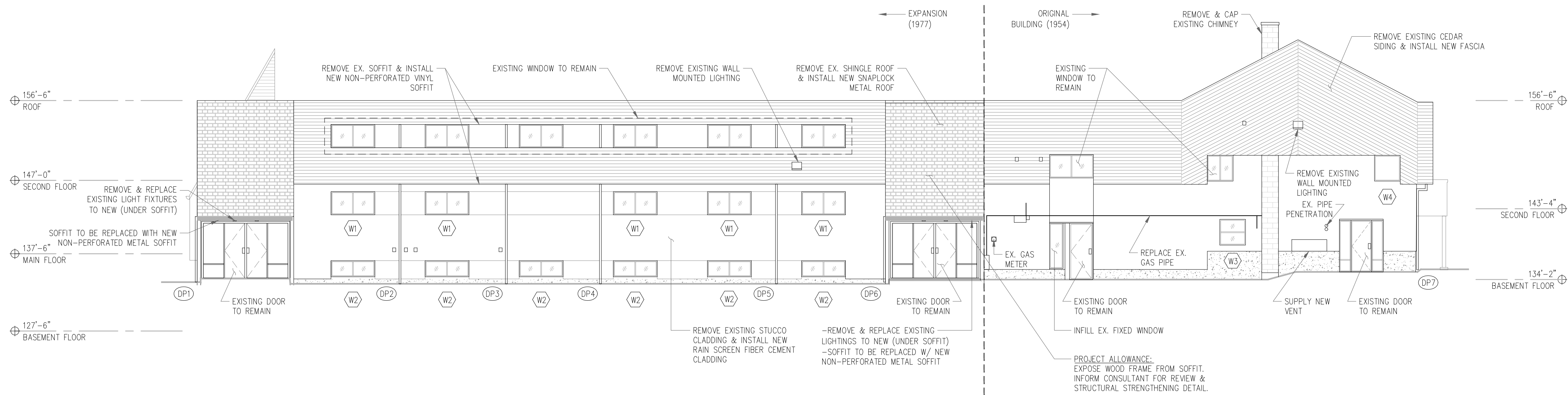
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SCALE:	AS NOTED	DATE:	01/07/22
IRC #:	25026	DWG. #:	BE1
W.O.#:	VB21-151SP		



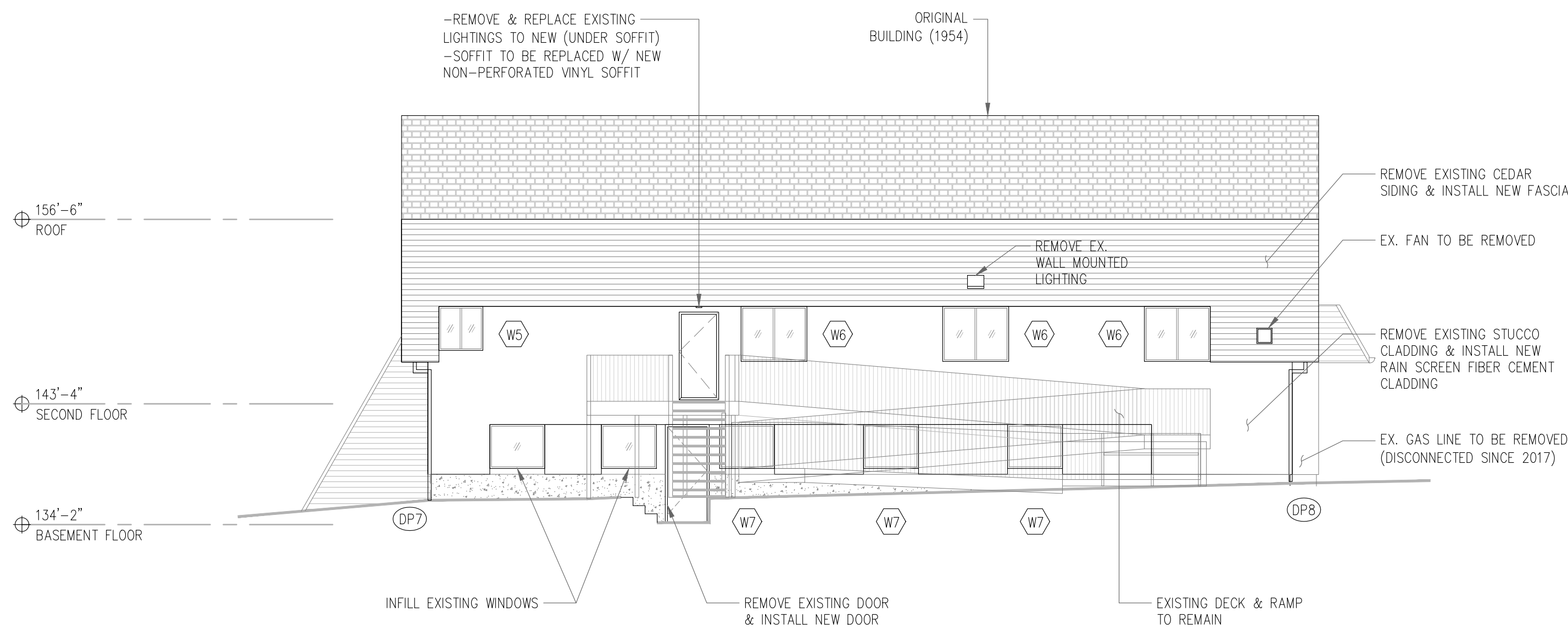
ROOF PLAN

SCALE: 1/8"=1'-0"

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1
BE2 **EAST ELEVATION (EXISTING)**
SCALE: 1/8"=1'-0"



2
BE2 **NORTH ELEVATION (EXISTING)**
SCALE: 1/8"=1'-0"

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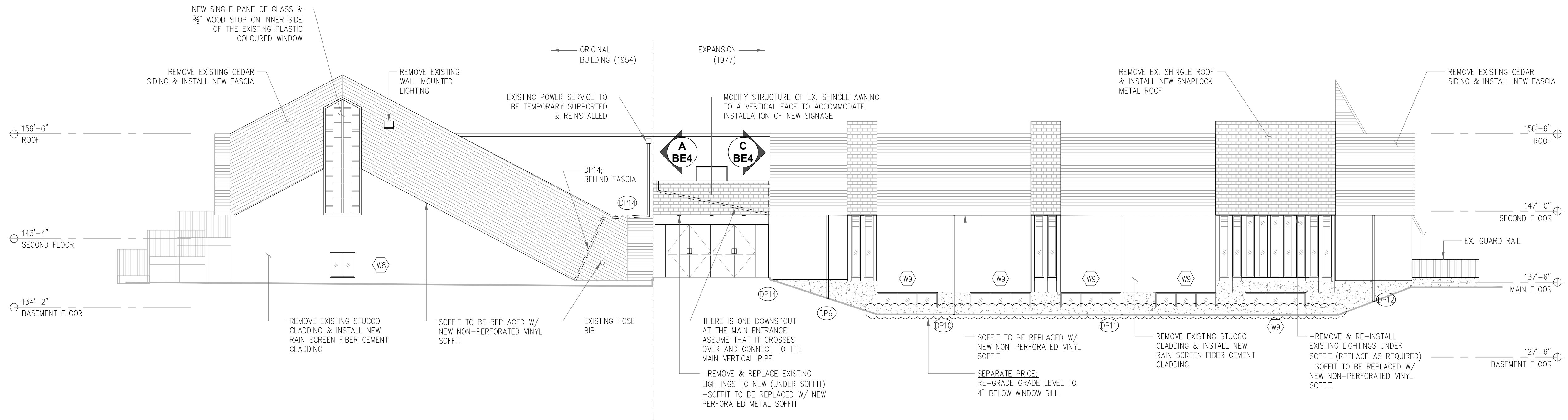
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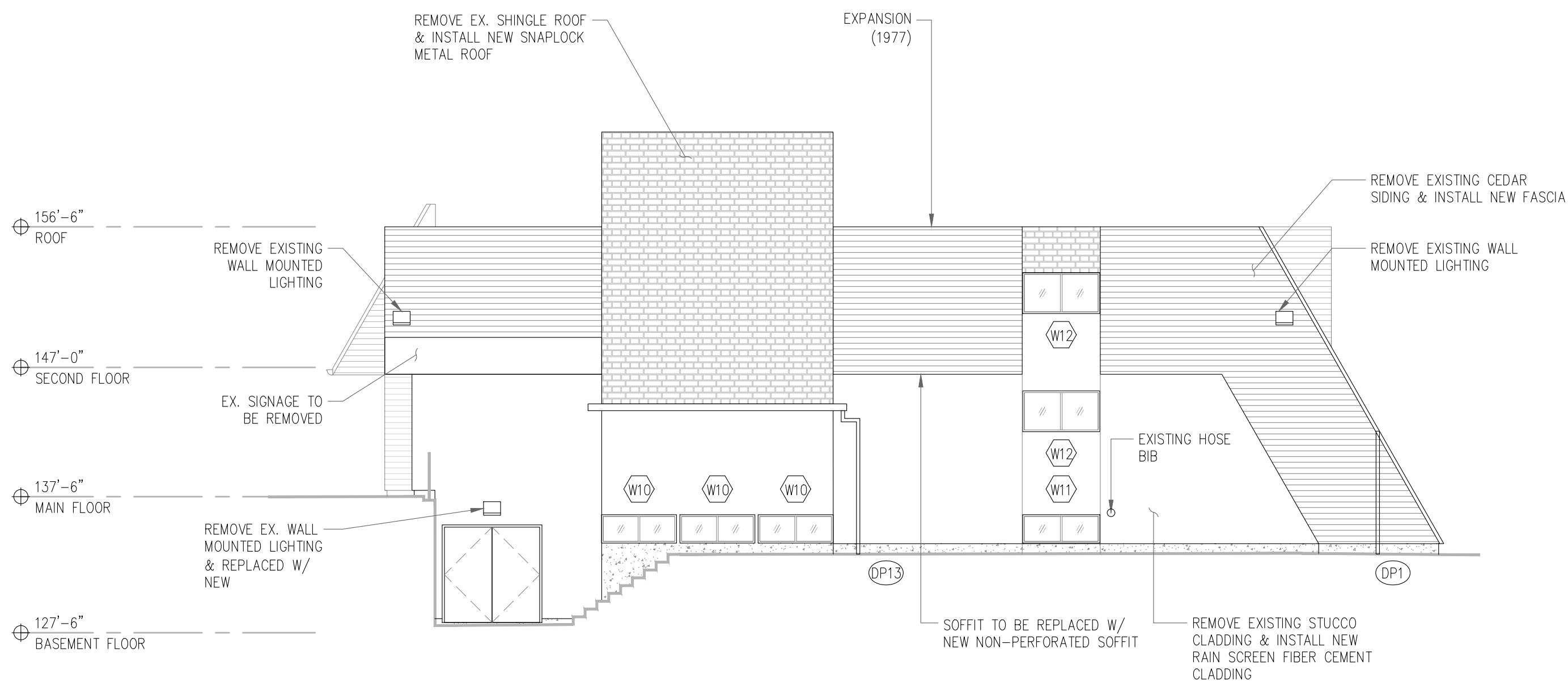
ELEVATIONS
(EXISTING)

DRN. BY: H.J.	CHK. BY: D.S. / A.G.
SCALE: AS NOTED	DATE: 01/07/22
IRC #: 25026	DWG. #: BE2
W.O. #: VB21-151SP	

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3
BE3 WEST ELEVATION (EXISTING)
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION (EXISTING)
BE3 SCALE: 1/8"=1'-0"

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IRC Building Sciences Group
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TEL:604.295.8070, FAX:604.279.9644
1.888.607.5245 WWW.IRCGROUP.COM

PROJECT:

OCEAN CREST
COMMUNITY CHURCH

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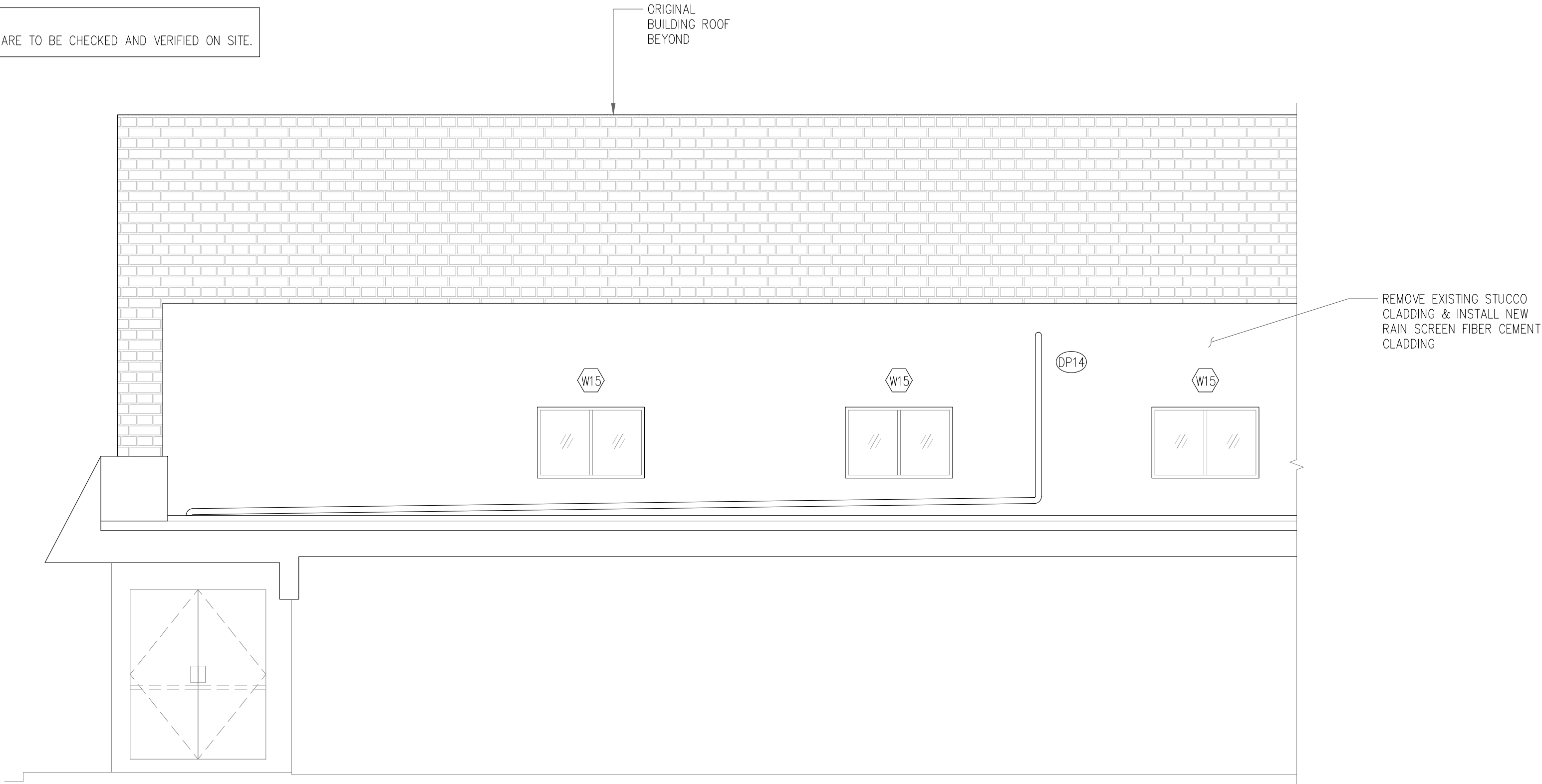
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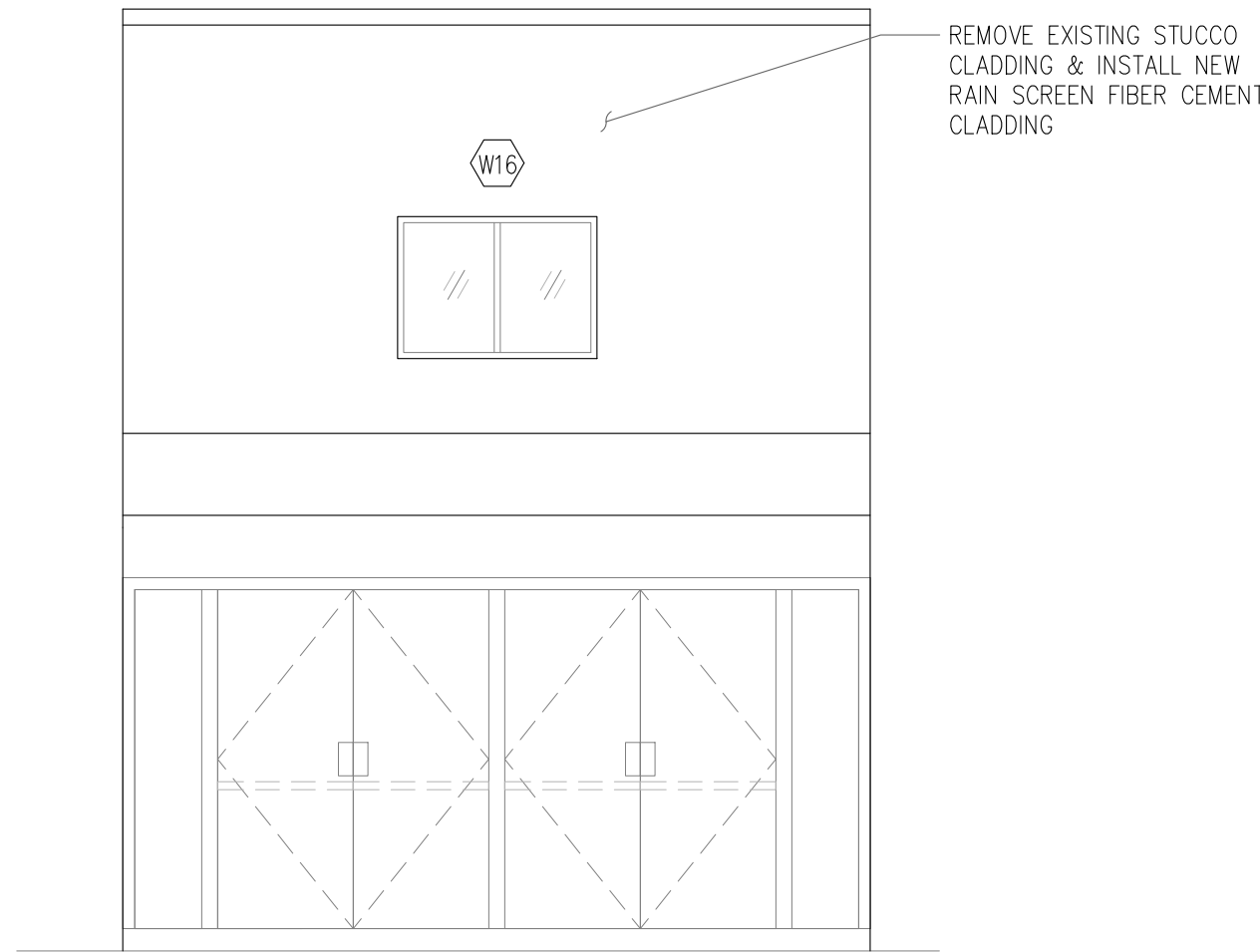
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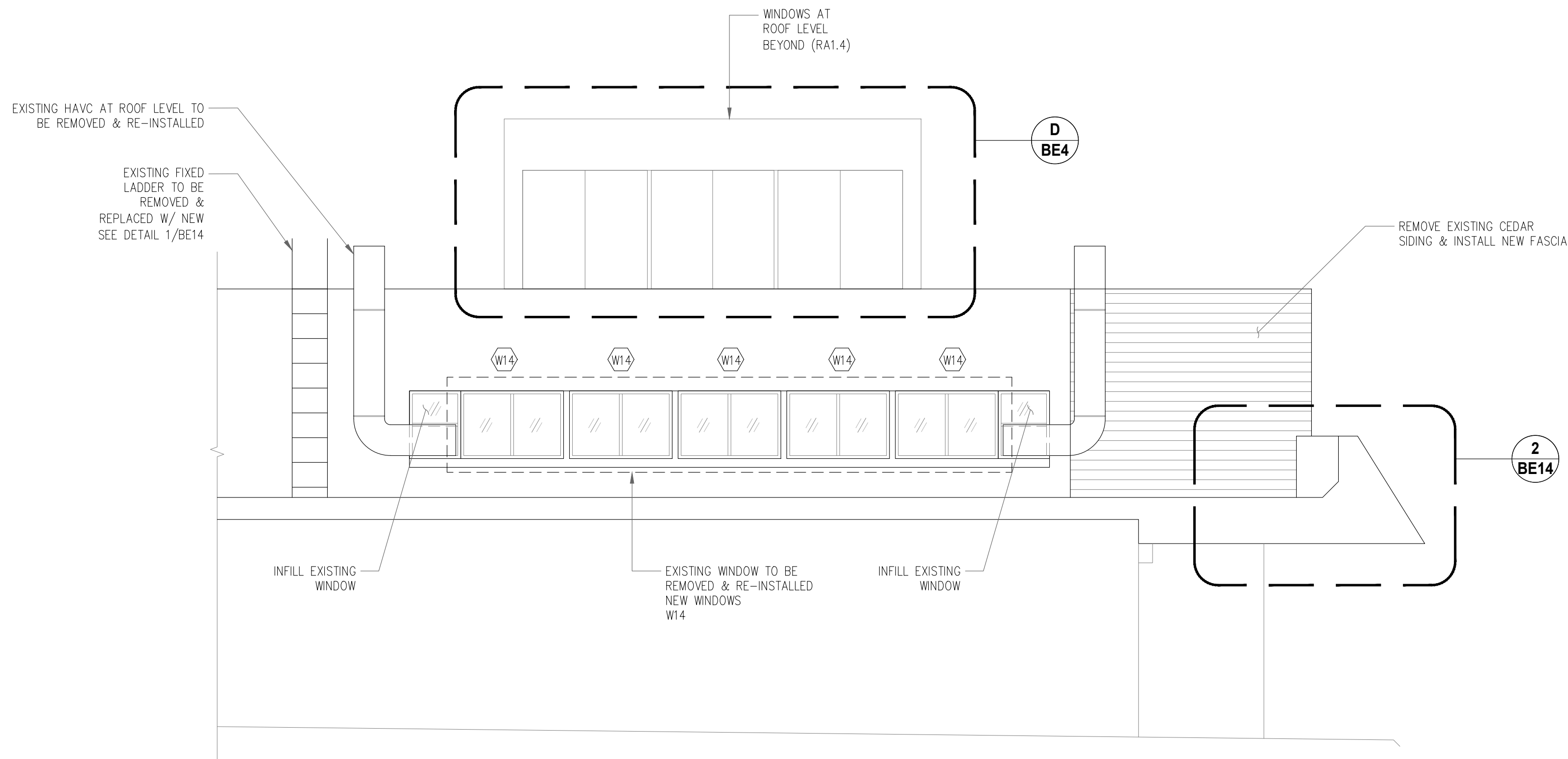
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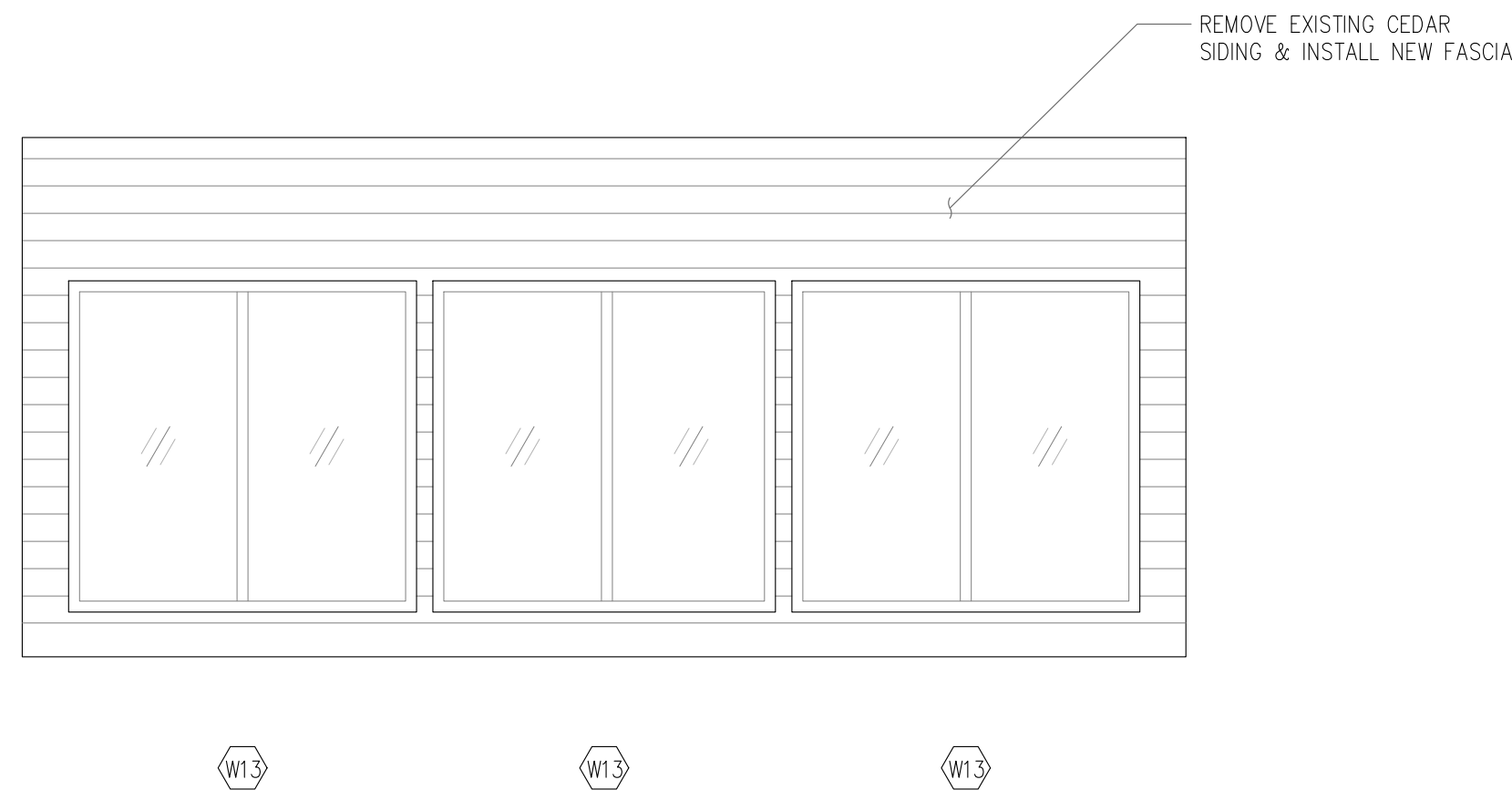
A
BE4 PARTIAL SIDE VIEW (EXISTING)
SCALE: 1/4"=1'-0"



B
BE4 PARTIAL SIDE VIEW (EXISTING)
SCALE: 1/4"=1'-0"



C
BE4 PARTIAL SIDE VIEW (EXISTING)
SCALE: 1/4"=1'-0"



D
BE4 PARTIAL SIDE VIEW (EXISTING)
SCALE: 3/8"=1'-0"

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REVISIONS/ DRAWINGS ISSUE TABLE

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2	03/21/22	ISSUED FOR 100% DESIGN REVIEW
3	03/30/22	ISSUED FOR TENDER
4	04/13/22	ISSUED FOR BUILDING PERMIT

DRAWING NOT VALID FOR CONSTRUCTION UNLESS SEALED & SIGNED
PERMIT TO PRACTICE NO. 1000288

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE COMMENCING WORK
DRAWINGS ARE NOT TO BE SCALED.



PROJECT:

OCEAN CREST
COMMUNITY CHURCH

LOCATION:

291 MCLEAN ST
CAMPBELL RIVER, BC

DRAWING TITLE:

PARTIAL ELEVATIONS

DRN. BY: H.J.	CHK. BY: D.S. / A.G.
SCALE: AS NOTED	DATE: 01/07/22
IRC #: 25026	DWG. #: BE4
W.O. #: VB21-151SP	

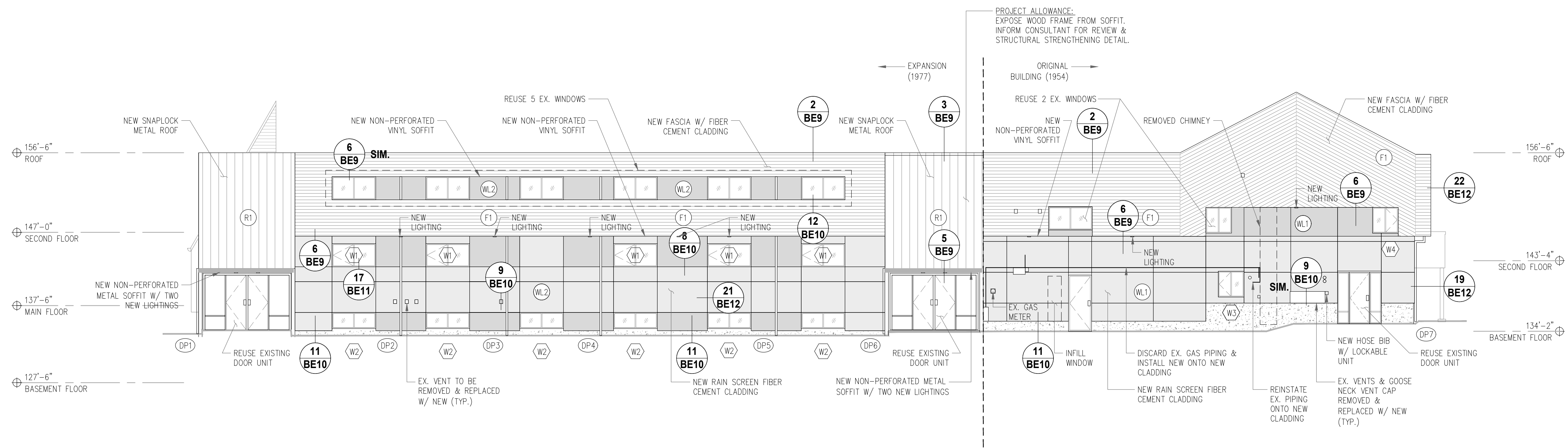
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1
BE5 EAST ELEVATION (NEW)
SCALE: 1/8"=1'-0"

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PERMIT TO PRACTICE NO. 1000288

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REPORT ANY DISCREPANCIES TO THE ENGINEER
BEFORE COMMENCING WORK.
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PROJECT:

OCEAN CREST
COMMUNITY CHURCH

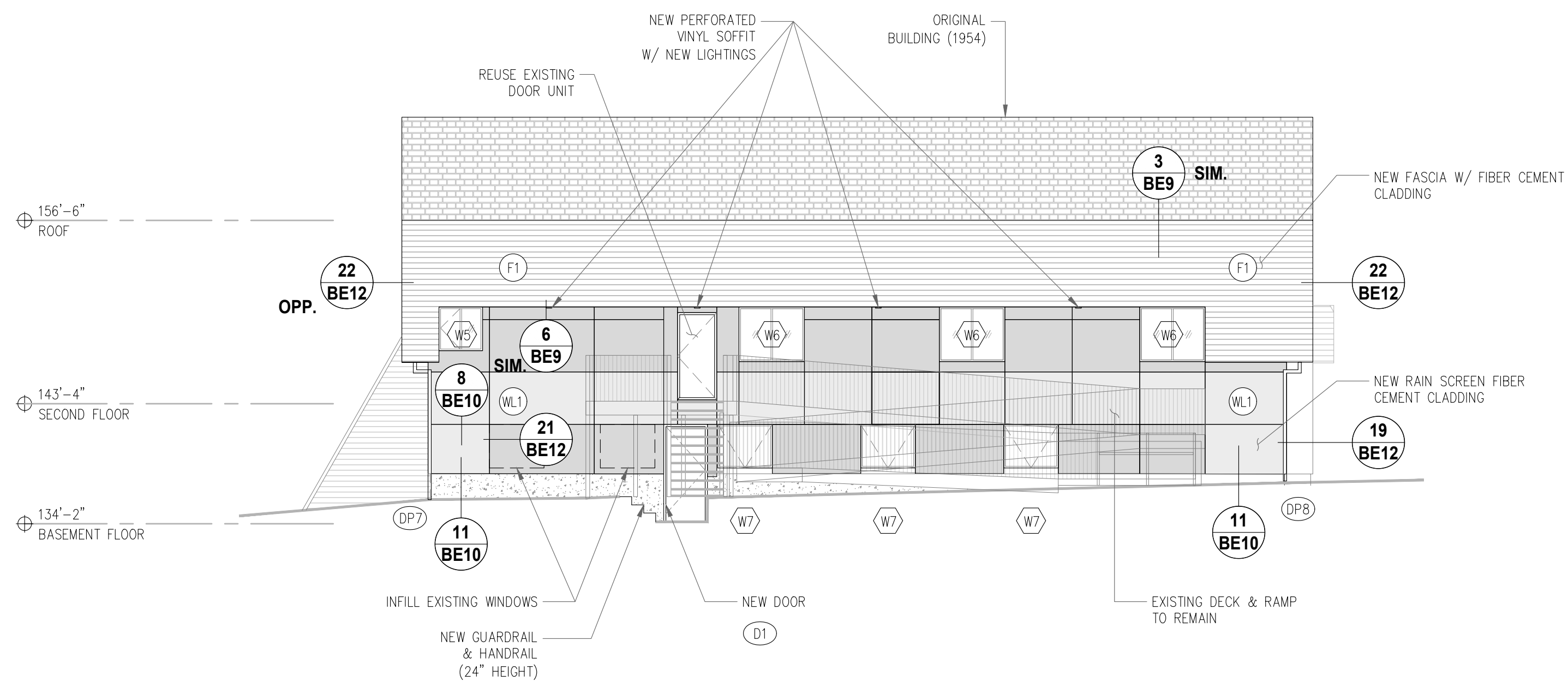
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291 MCLEAN ST
CAMPBELL RIVER, BC

DRAWING TITLE:

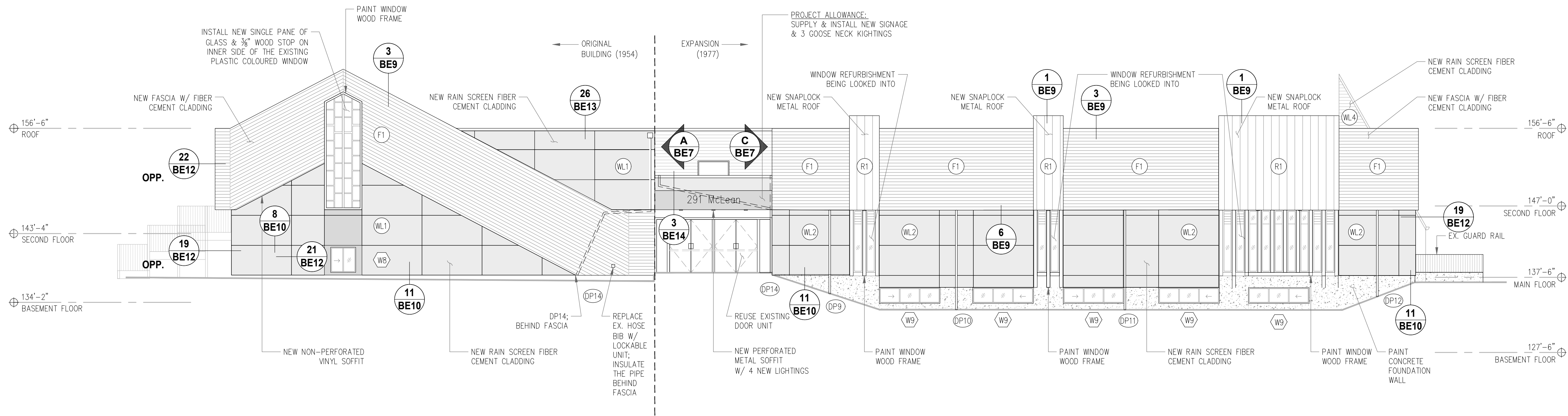
ELEVATIONS
(NEW)

DRN. BY: H.J.	CHK. BY: D.S. / A.G.
SCALE: AS NOTED	DATE: 01/07/22
IRC #: 25026	DWG. #: BE5
W.O.#: VB21-151SP	

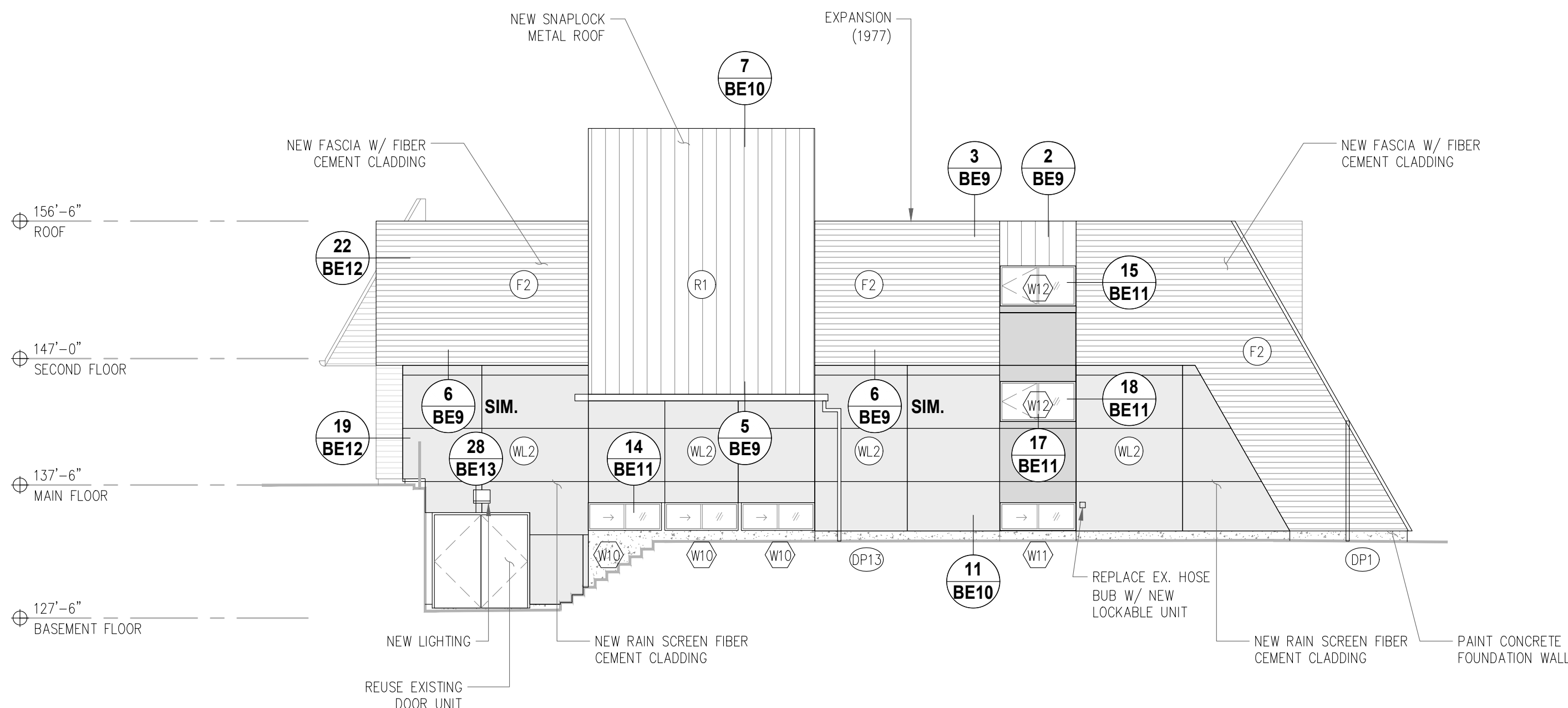


2 NORTH ELEVATION (NEW)
BE5 SCALE: 1/8"=1'-0"

NOTE:
ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE.



3
BE6 WEST ELEVATION (NEW)
SCALE: 1/8"=1'-0"



4
BE6 SOUTH ELEVATION (NEW)
SCALE: 1/8"=1'-0"

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DRAWINGS ARE NOT TO BE SCALED.



PROJECT:

OCEAN CREST
COMMUNITY CHURCH

LOCATION:

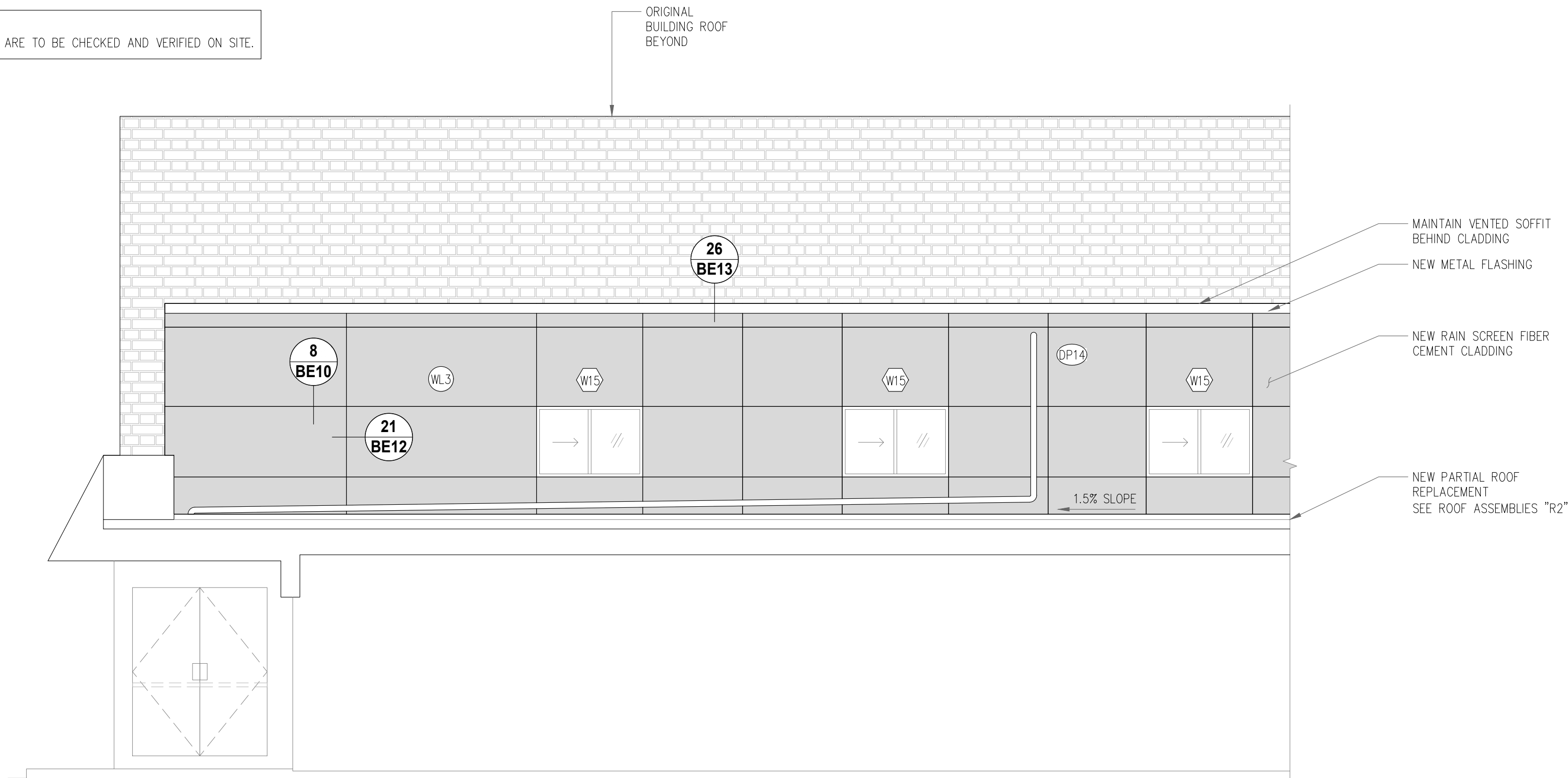
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CAMPBELL RIVER, BC

DRAWING TITLE:

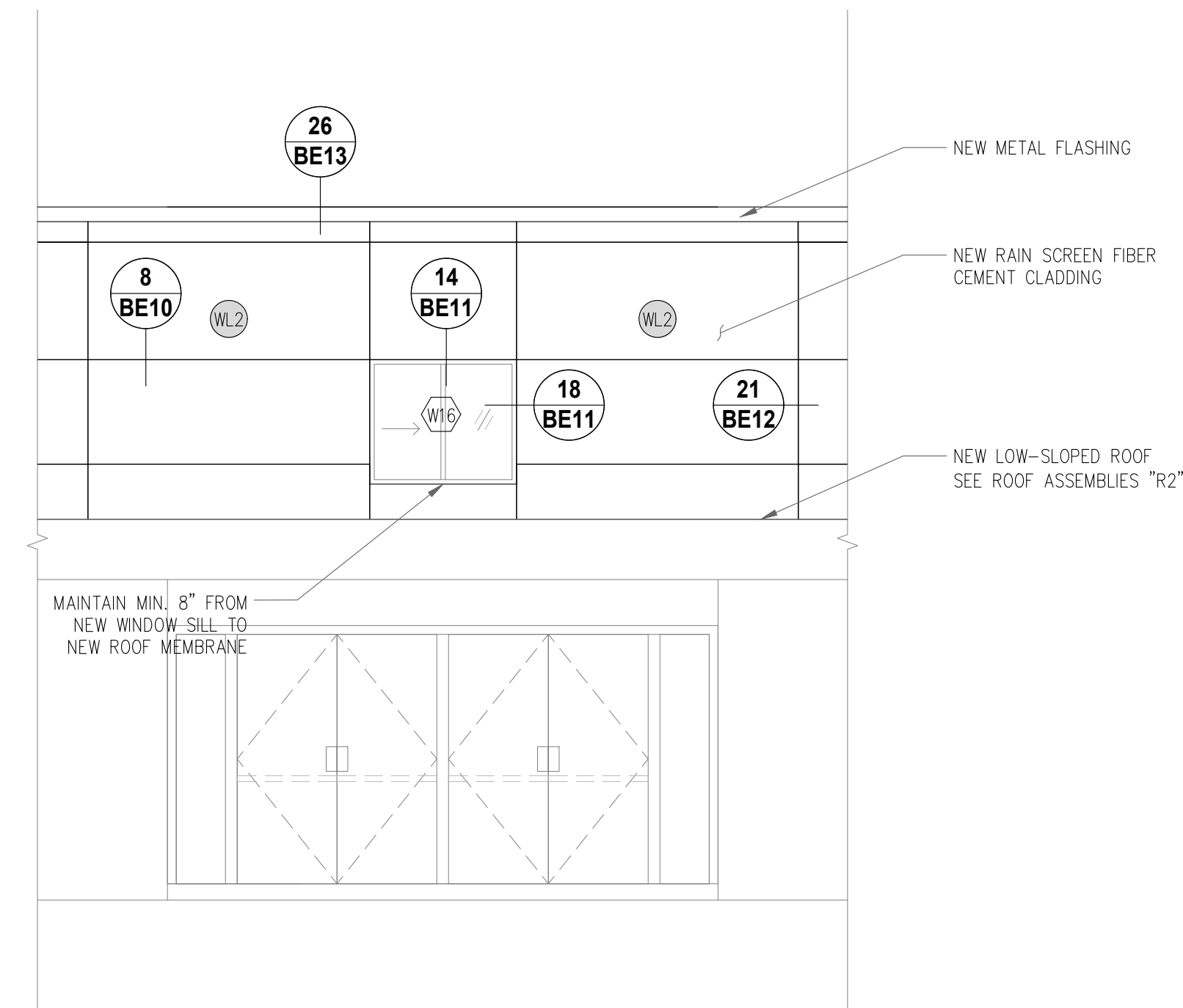
ELEVATIONS
(NEW)

DRN. BY: H.J.	CHK. BY: D.S. / A.G.
SCALE: AS NOTED	DATE: 01/07/22
IRC #: 25026	DWG. #: BE6
W.O. #: VB21-151SP	

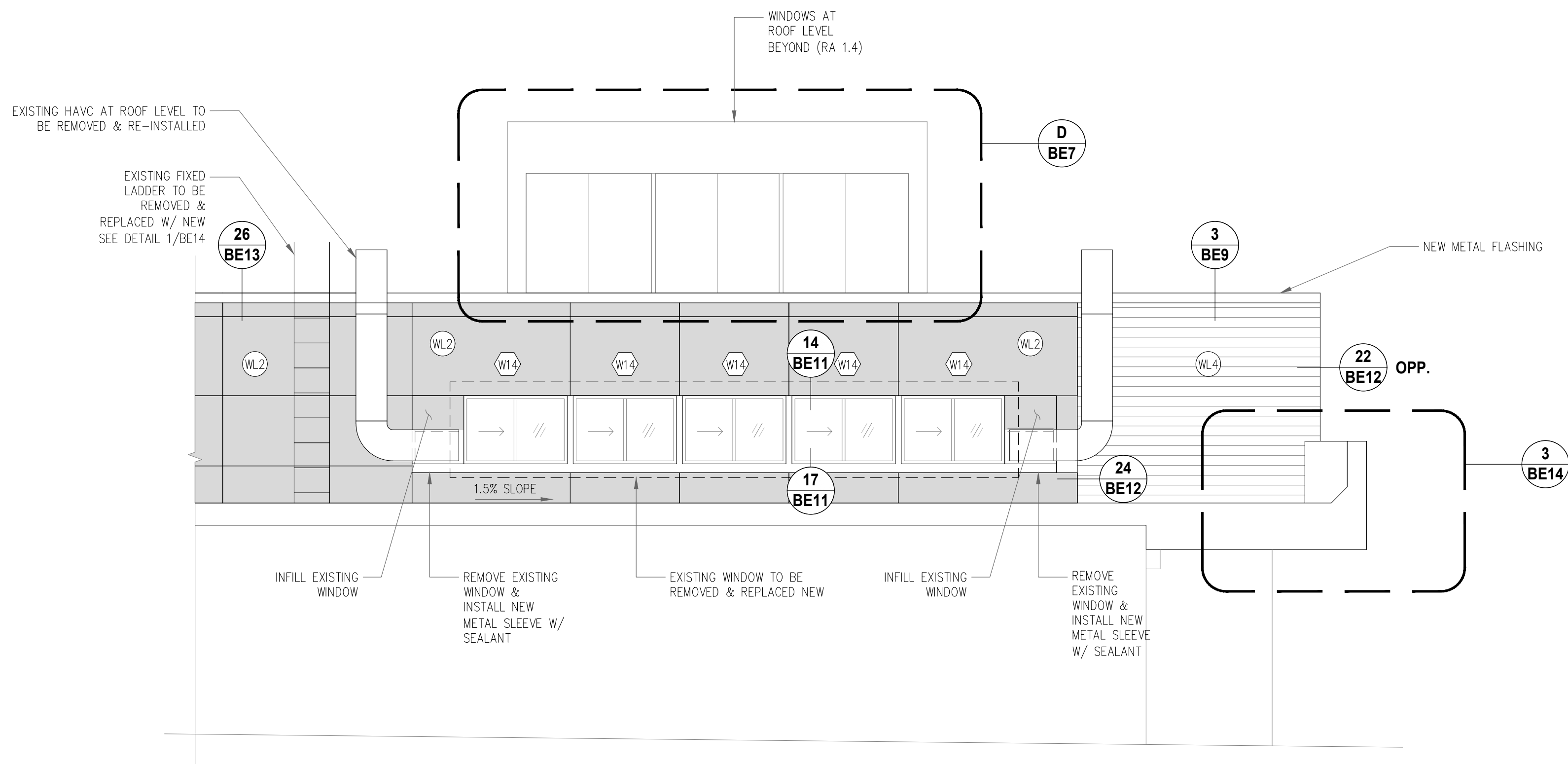
NOTE:
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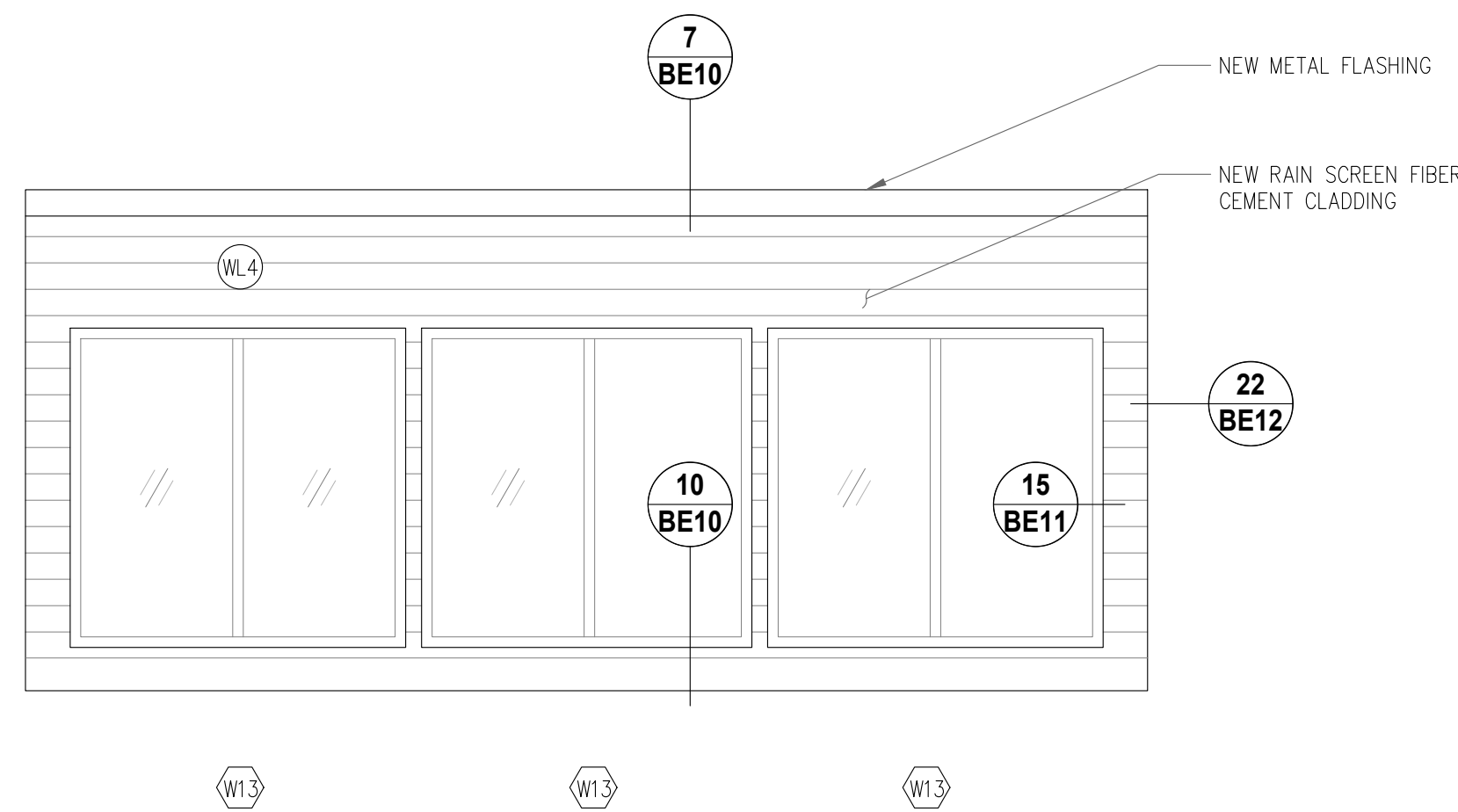
A
BE7
PARTIAL SIDE VIEW (NEW)
SCALE: 1/4"=1'-0"



B
BE7
PARTIAL SIDE VIEW (NEW)
SCALE: 1/4"=1'-0"



C
BE7
PARTIAL SIDE VIEW (NEW)
SCALE: 1/4"=1'-0"



D
BE7
PARTIAL SIDE VIEW (NEW)
SCALE: 3/8"=1'-0"

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IRC Building Sciences Group
A Rimkus Company
250 - 21900 WESTMINSTER HIGHWAY
RICHMOND, BRITISH COLUMBIA, V6V 0A8
TEL: 604.295.8070, FAX: 604.279.9644
1.888.607.5245 WWW.IRCGROUP.COM

PROJECT:

OCEAN CREST
COMMUNITY CHURCH

LOCATION:

291 MCLEAN ST
CAMPBELL RIVER, BC

DRAWING TITLE:

ELEVATIONS
(NEW)

DRN. BY: H.J.	CHK. BY: D.S. / A.G.
SCALE: AS NOTED	DATE: 01/07/22
IRC #: 25026	DWG. #: BE7
W.O. #: VB21-151SP	

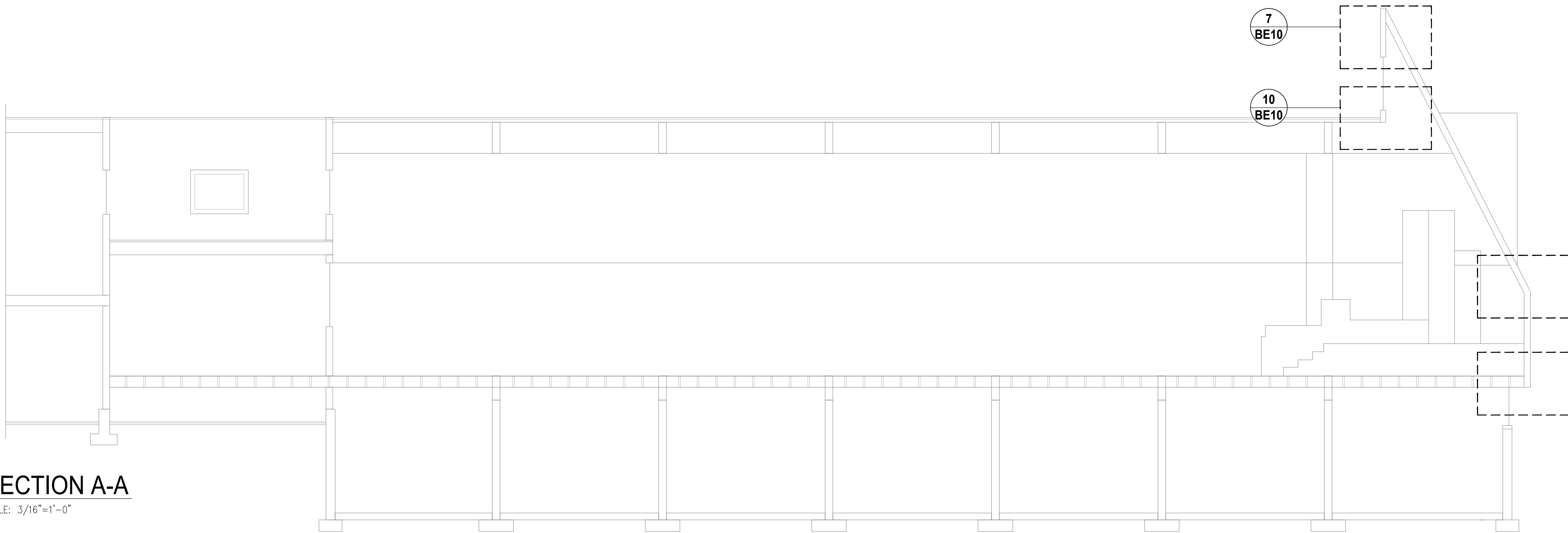
NOTE:
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⊕ 156'-2"
ROOF APPROX.

⊕ 143'-4"
SECOND FLOOR

⊕ 134'-2"
BASEMENT FLOOR

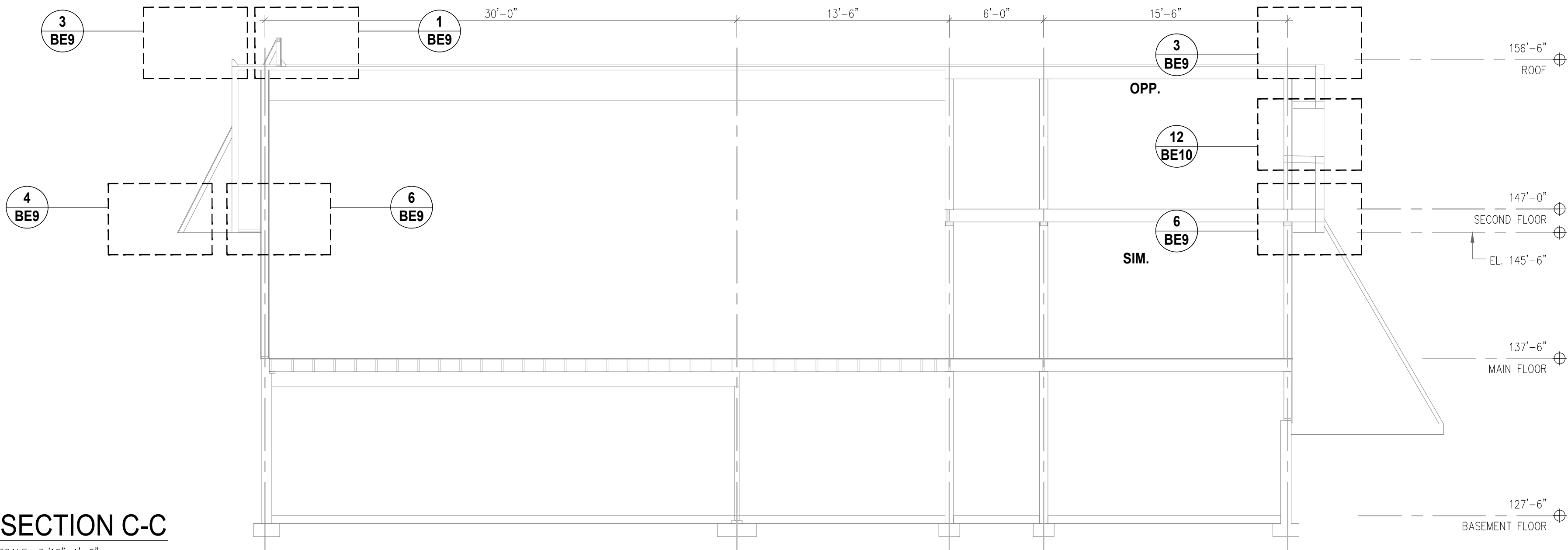
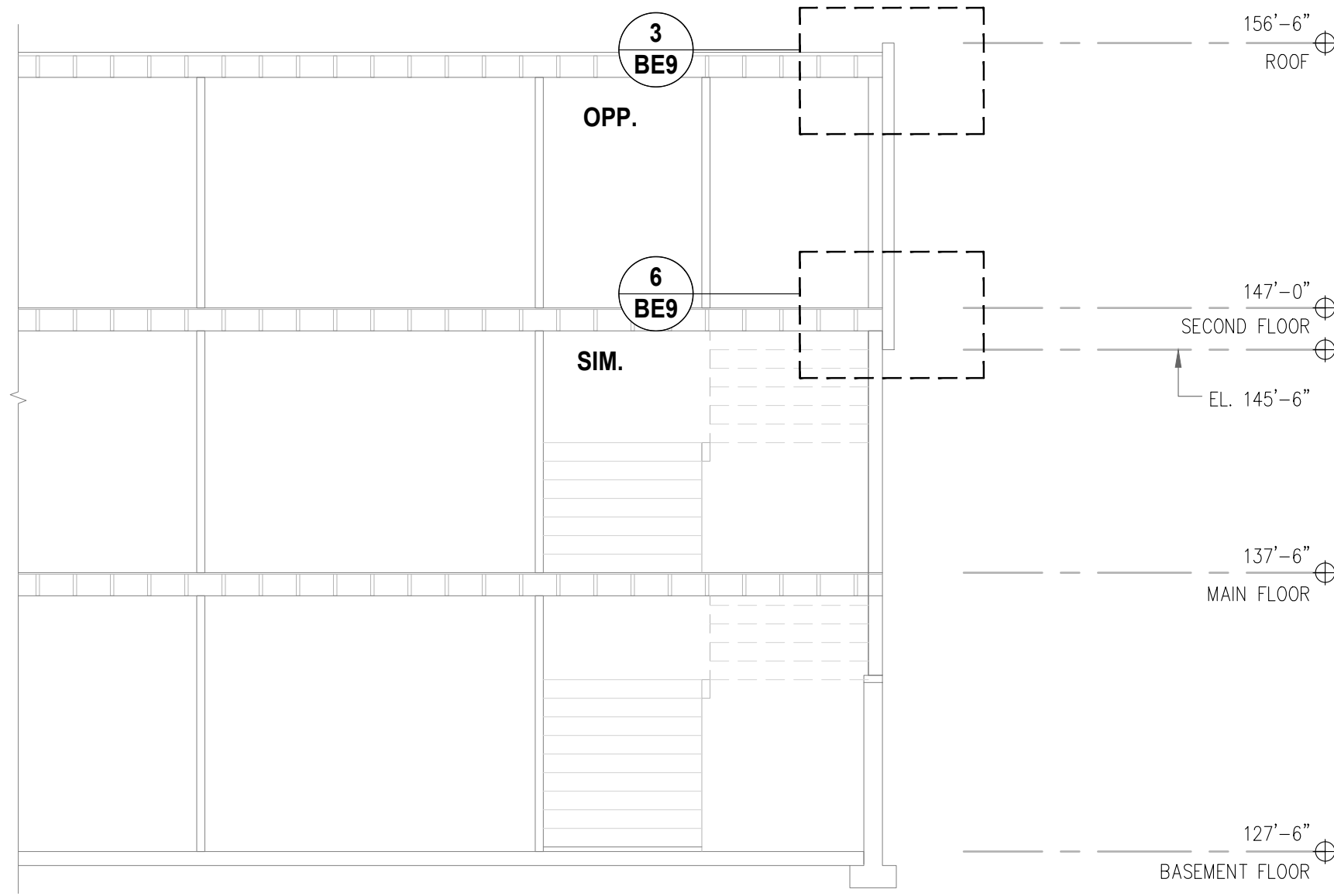
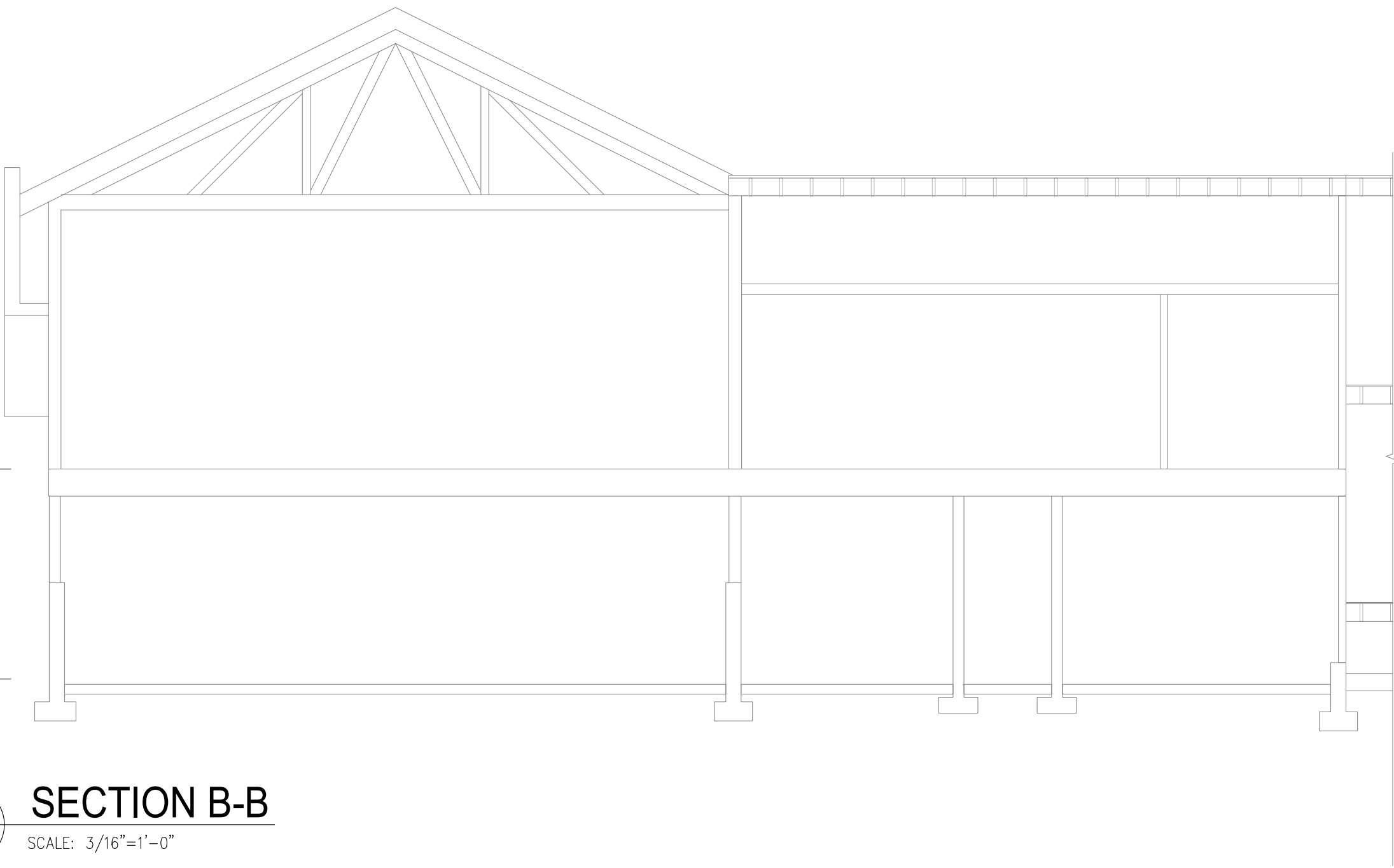
A-A
BE8 **SECTION A-A**
SCALE: 3/16"=1'-0"



⊕ 143'-4"
SECOND FLOOR

⊕ 134'-2"
BASEMENT FLOOR

B-B
BE8 **SECTION B-B**
SCALE: 3/16"=1'-0"



C-C
BE8 **SECTION C-C**
SCALE: 3/16"=1'-0"

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PROJECT:

OCEAN CREST
COMMUNITY CHURCH

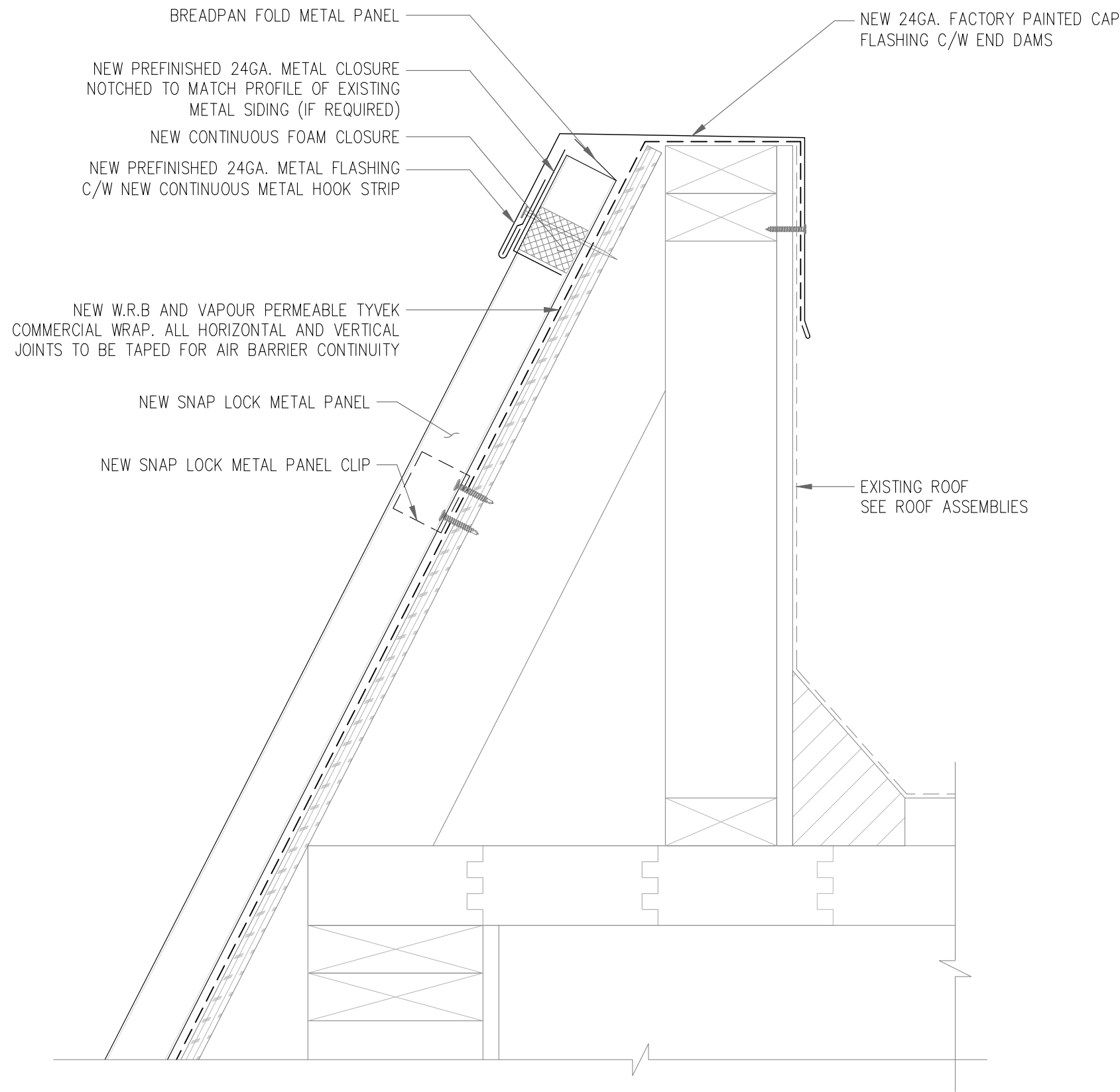
LOCATION:

291 MCLEAN ST
CAMPBELL RIVER, BC

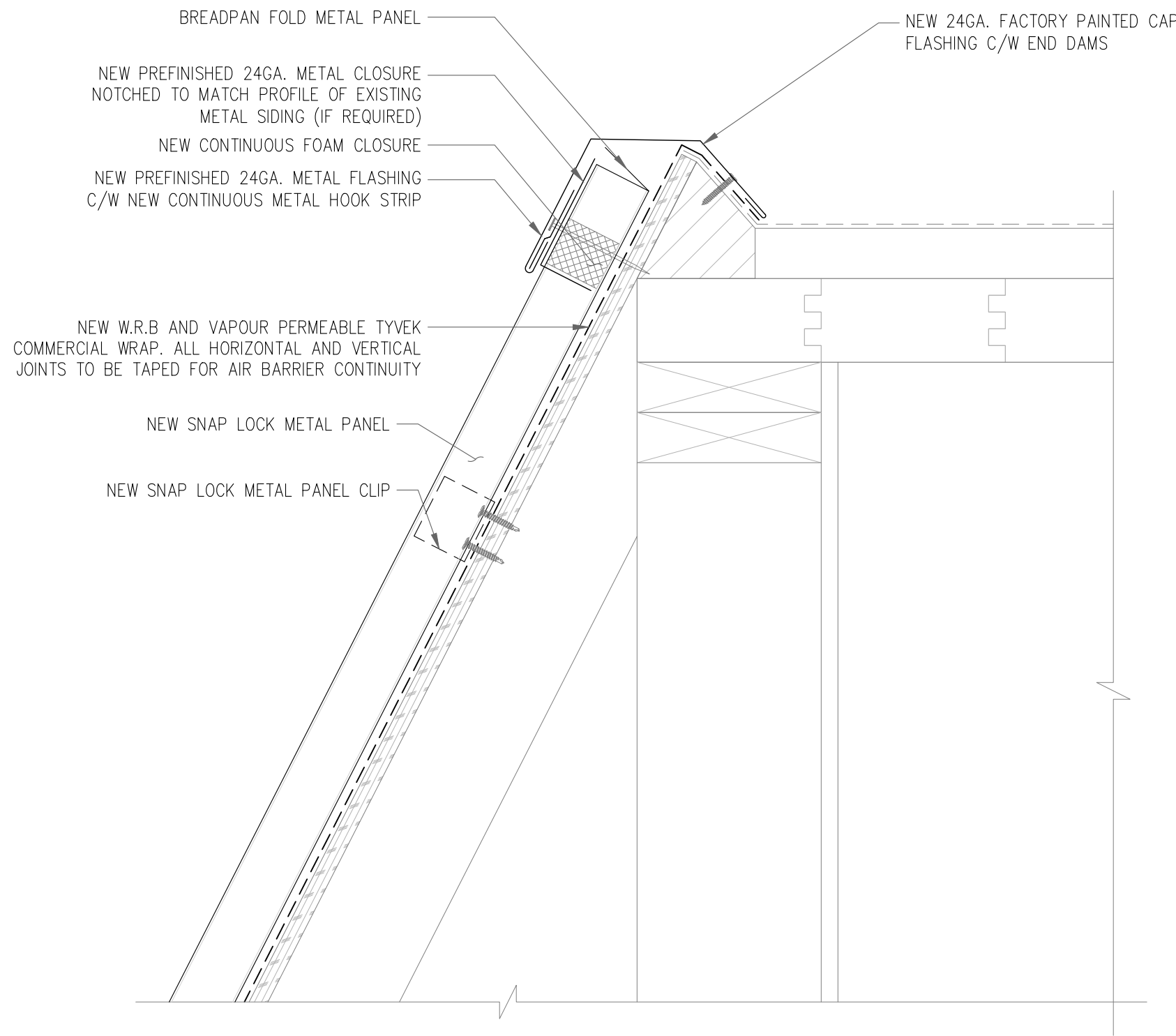
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SECTIONS
(NEW)

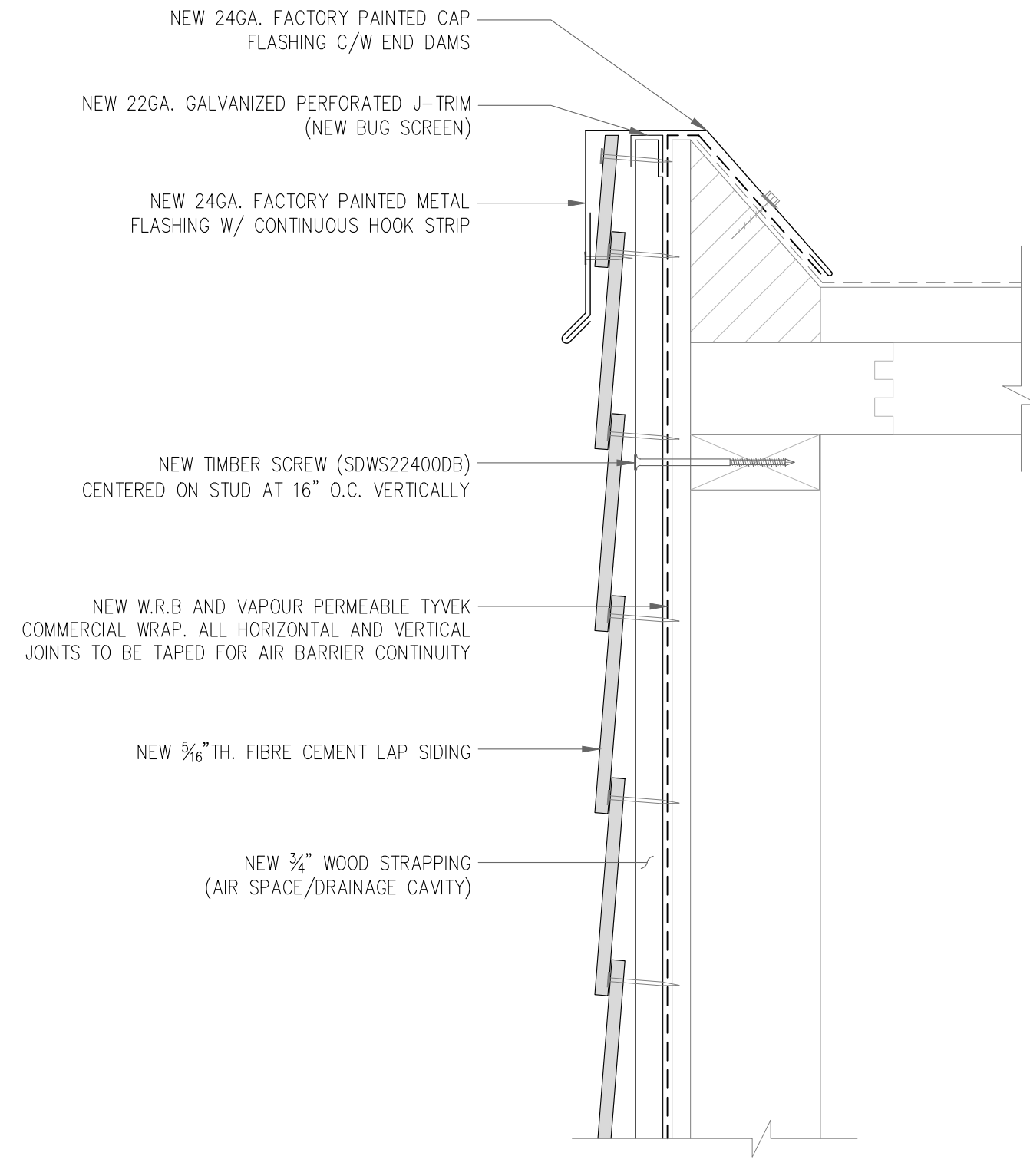
DRN. BY: H.J.	CHK. BY: D.S. / A.G.
SCALE: AS NOTED	DATE: 01/07/22
IRC #: 25026	DWG. #: BE8
W.O. #: VB21-151SP	



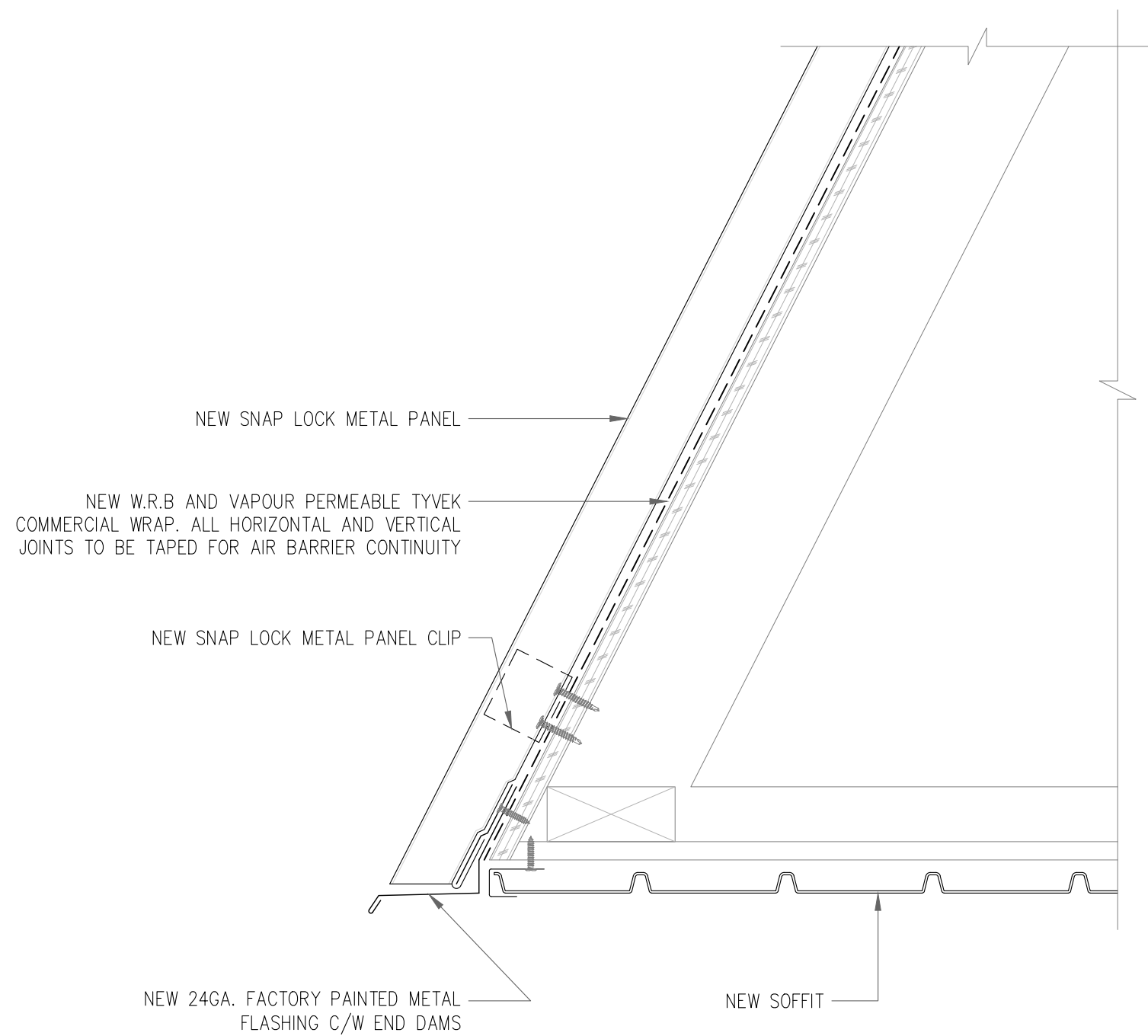
1
BE9 ROOF SECTION DETAIL (WEST)
SCALE: 3"=1'-0"



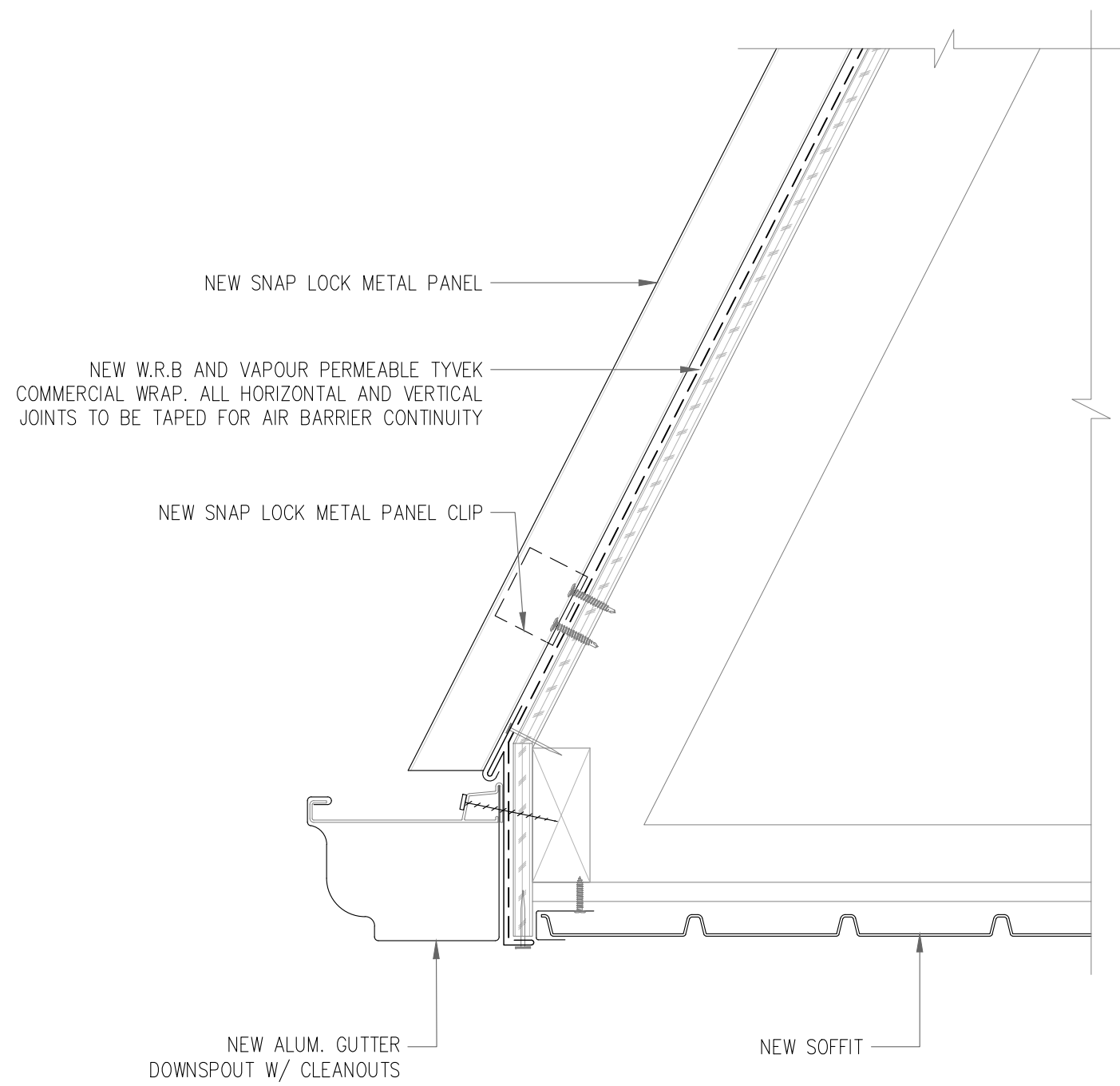
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BE9 ROOF SECTION DETAIL (EAST)
SCALE: 3"=1'-0"



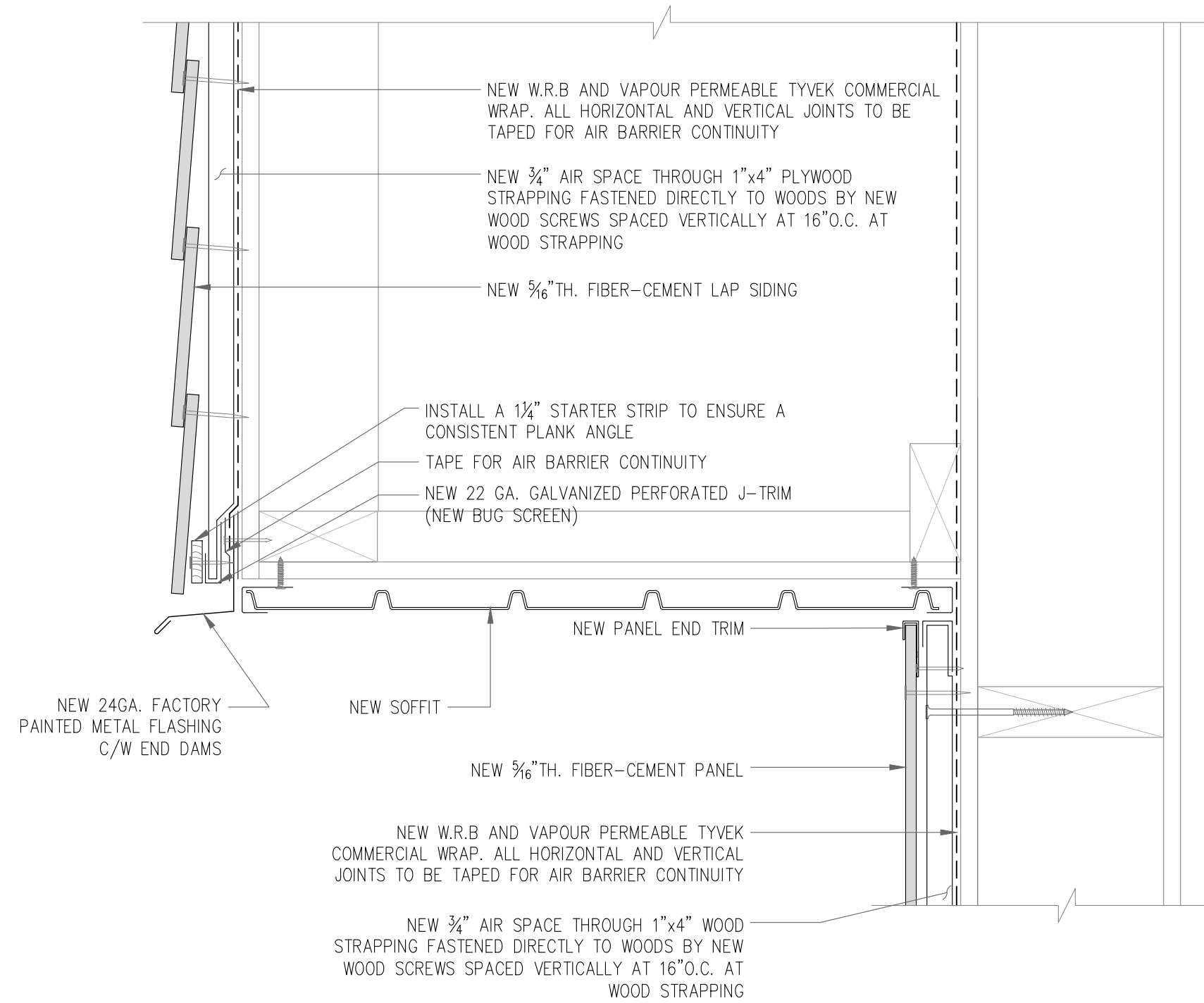
3
BE9 TYP. FASCIA SECTION
SCALE: 3"=1'-0"



4
BE9 ROOF BOTTOM DETAIL (WEST)
SCALE: 3"=1'-0"



5
BE9 ROOF BOTTOM DETAIL (EAST)
SCALE: 3"=1'-0"



6
BE9 TYP. FASCIA BOTTOM
SCALE: 3"=1'-0"

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RICHMOND, BRITISH COLUMBIA, V6V 0A8
TEL: 604.295.8070, FAX: 604.279.9644
1.888.607.5245 WWW.IRCGROUP.COM

PROJECT:

OCEAN CREST
COMMUNITY CHURCH

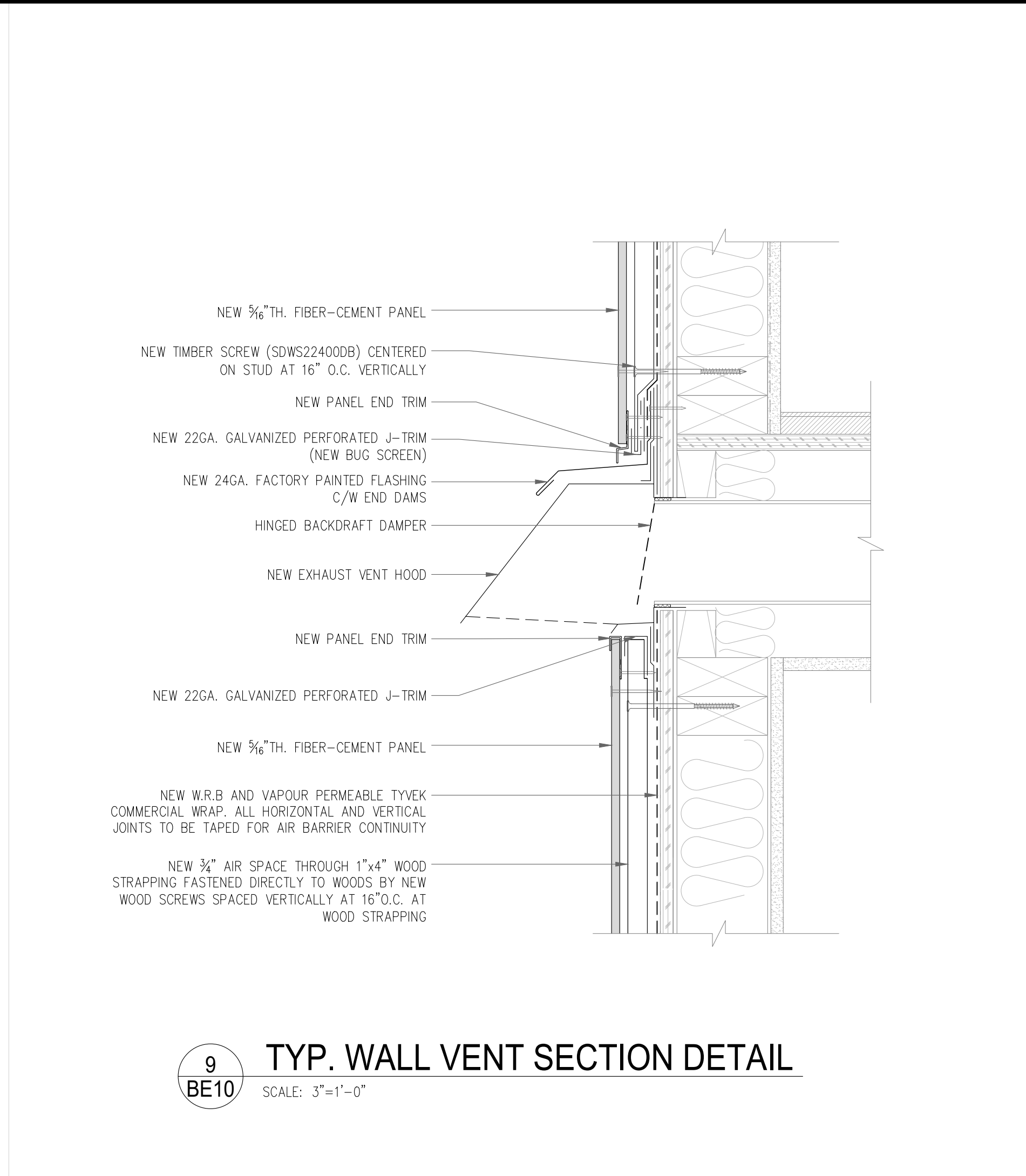
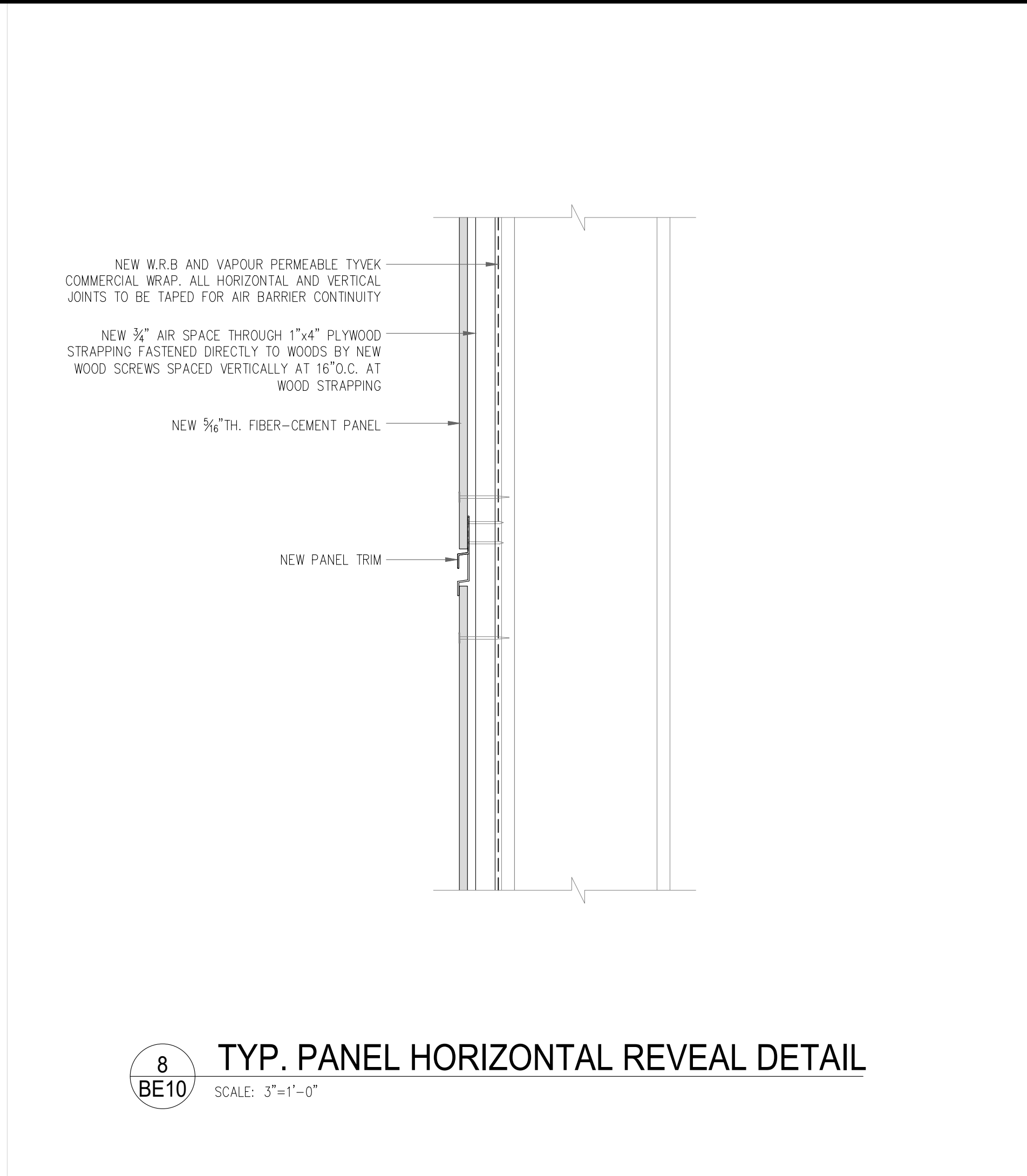
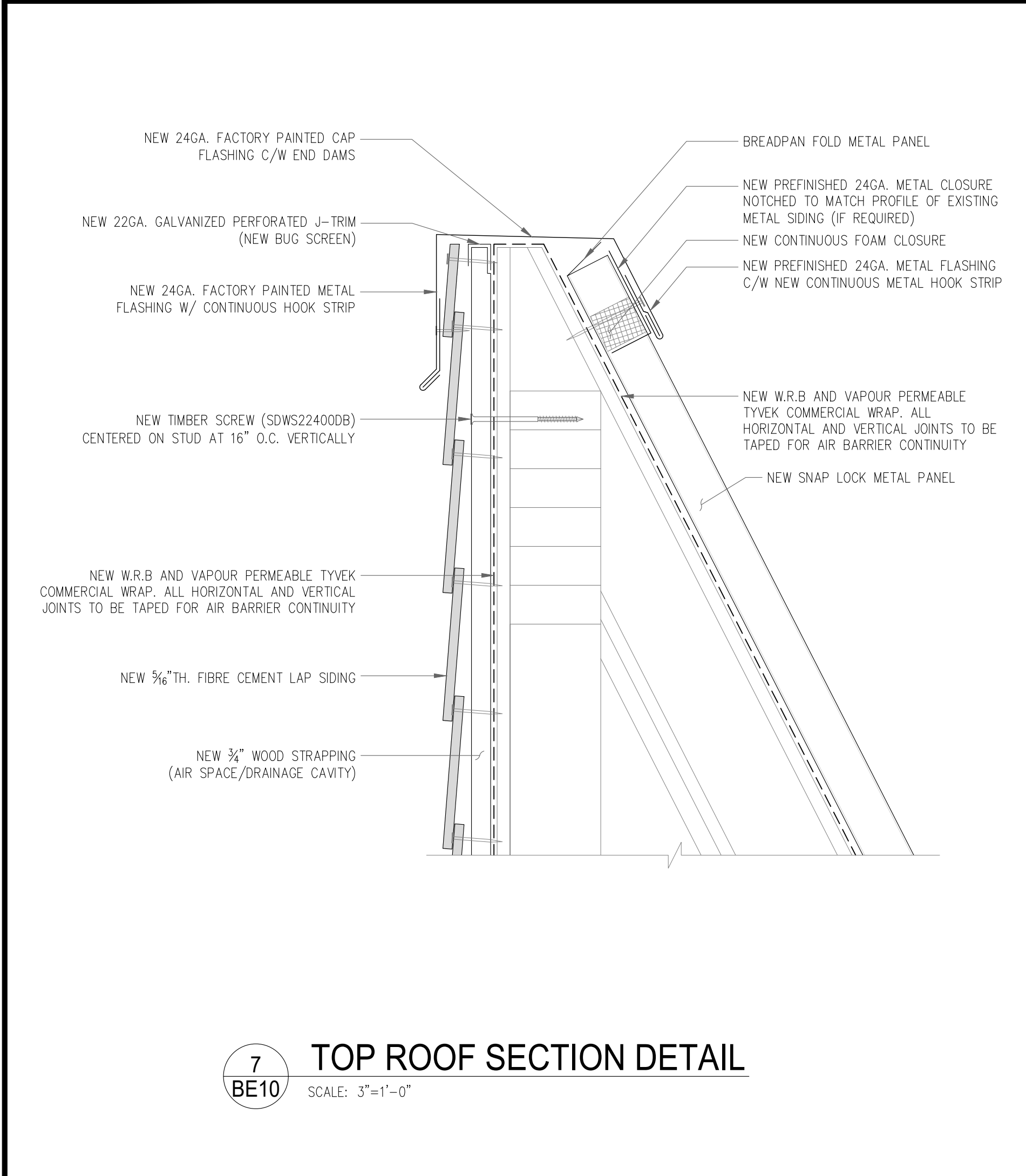
LOCATION:

291 MCLEAN ST
CAMPBELL RIVER, BC

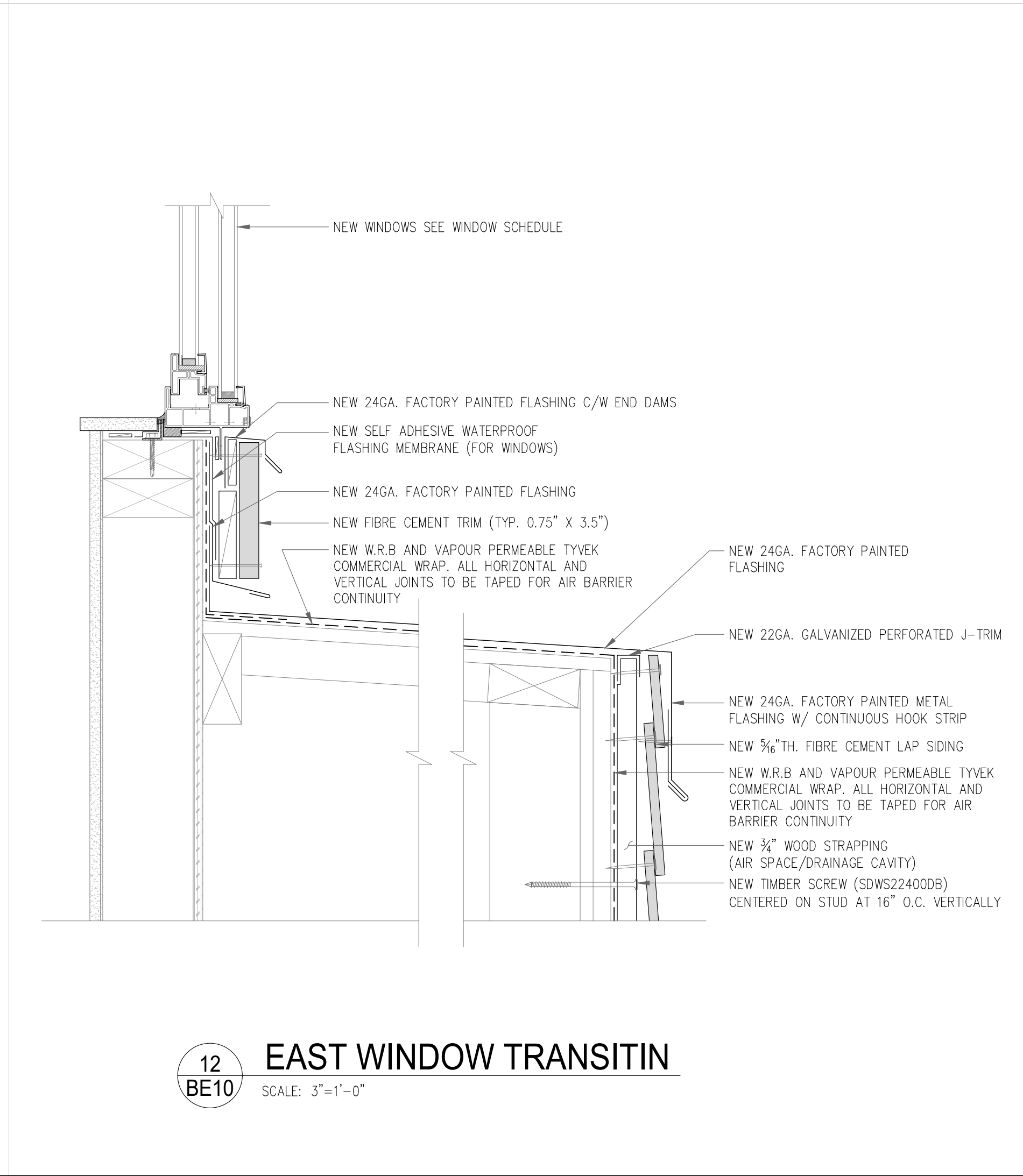
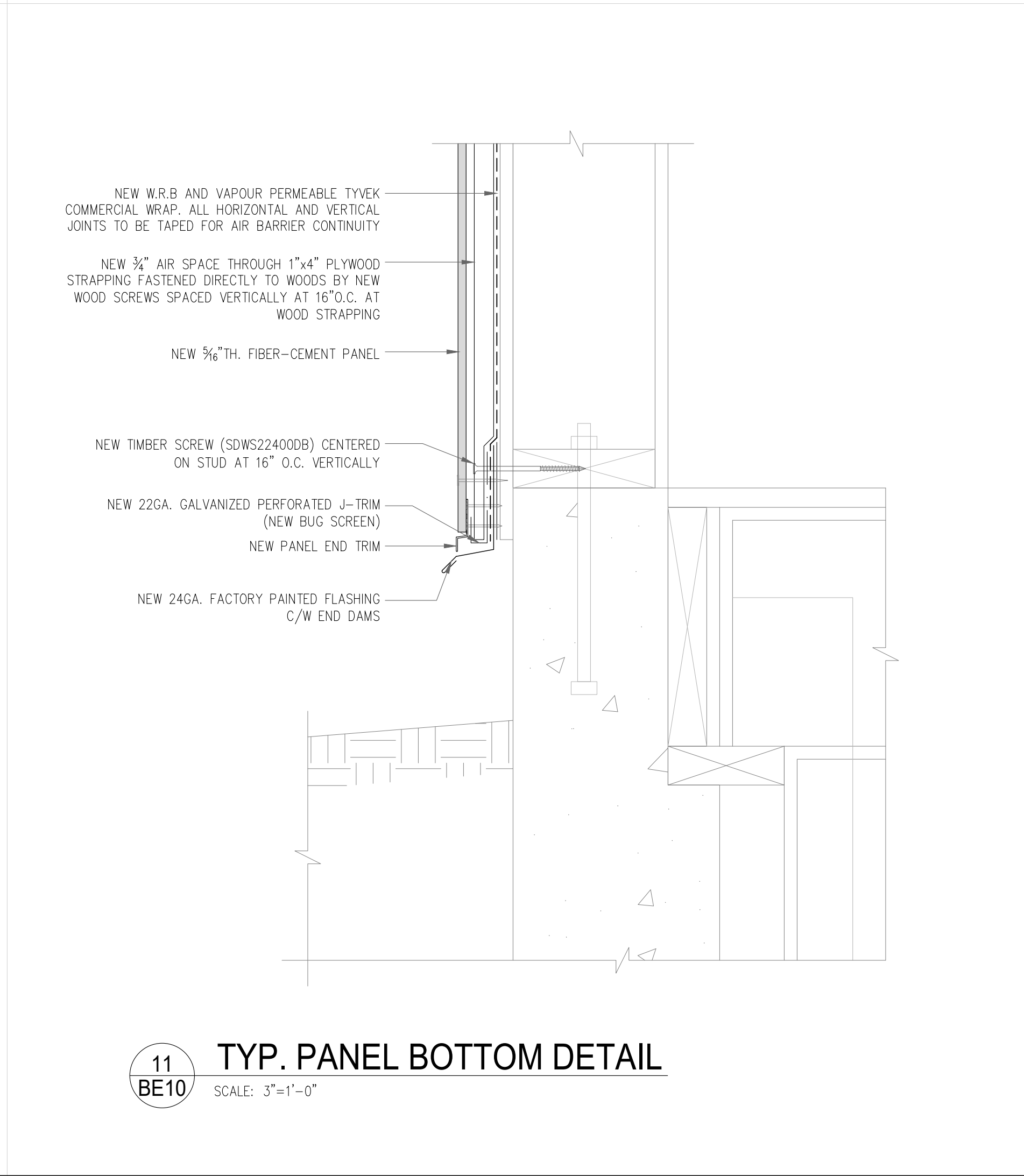
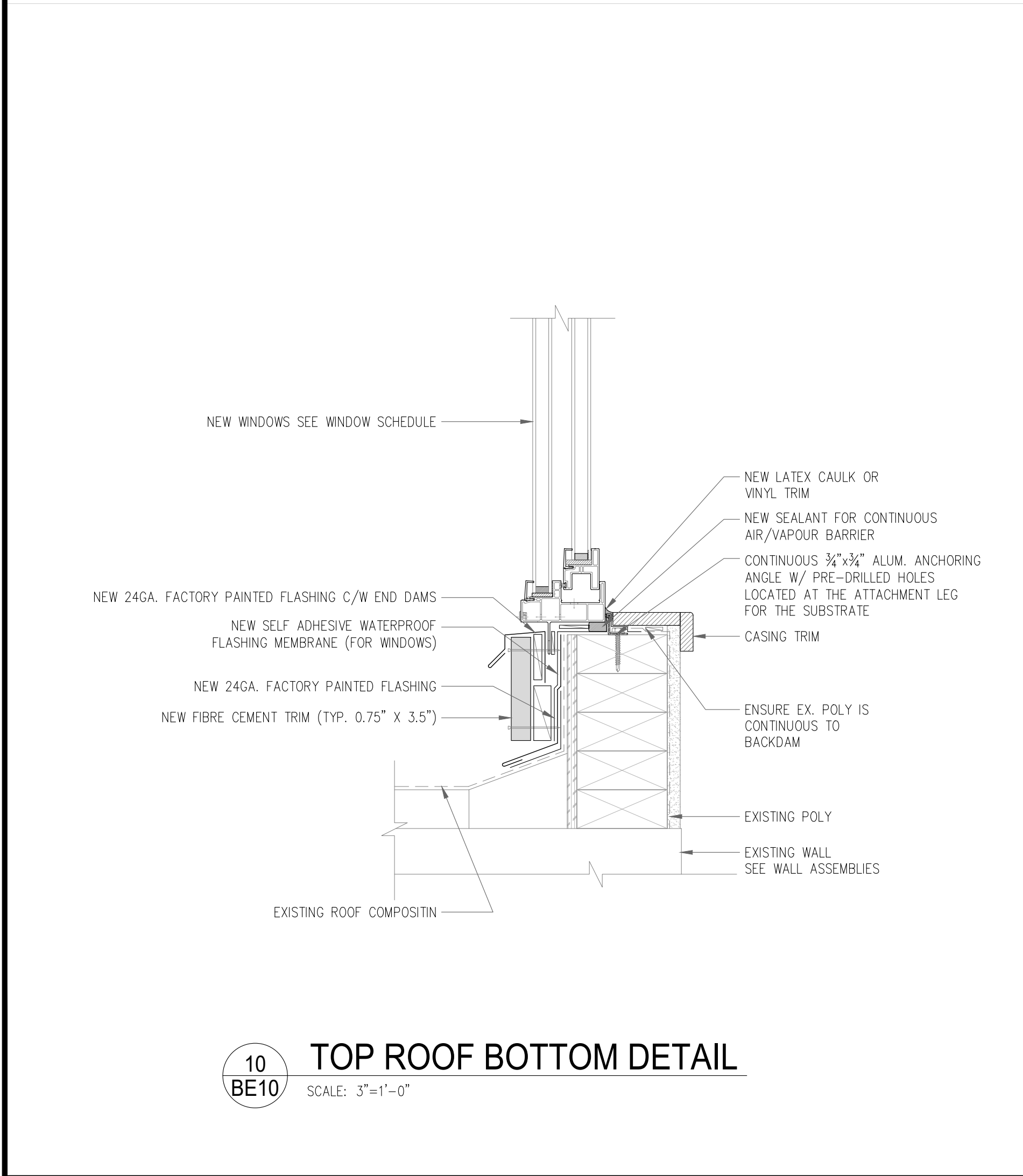
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DETAILS

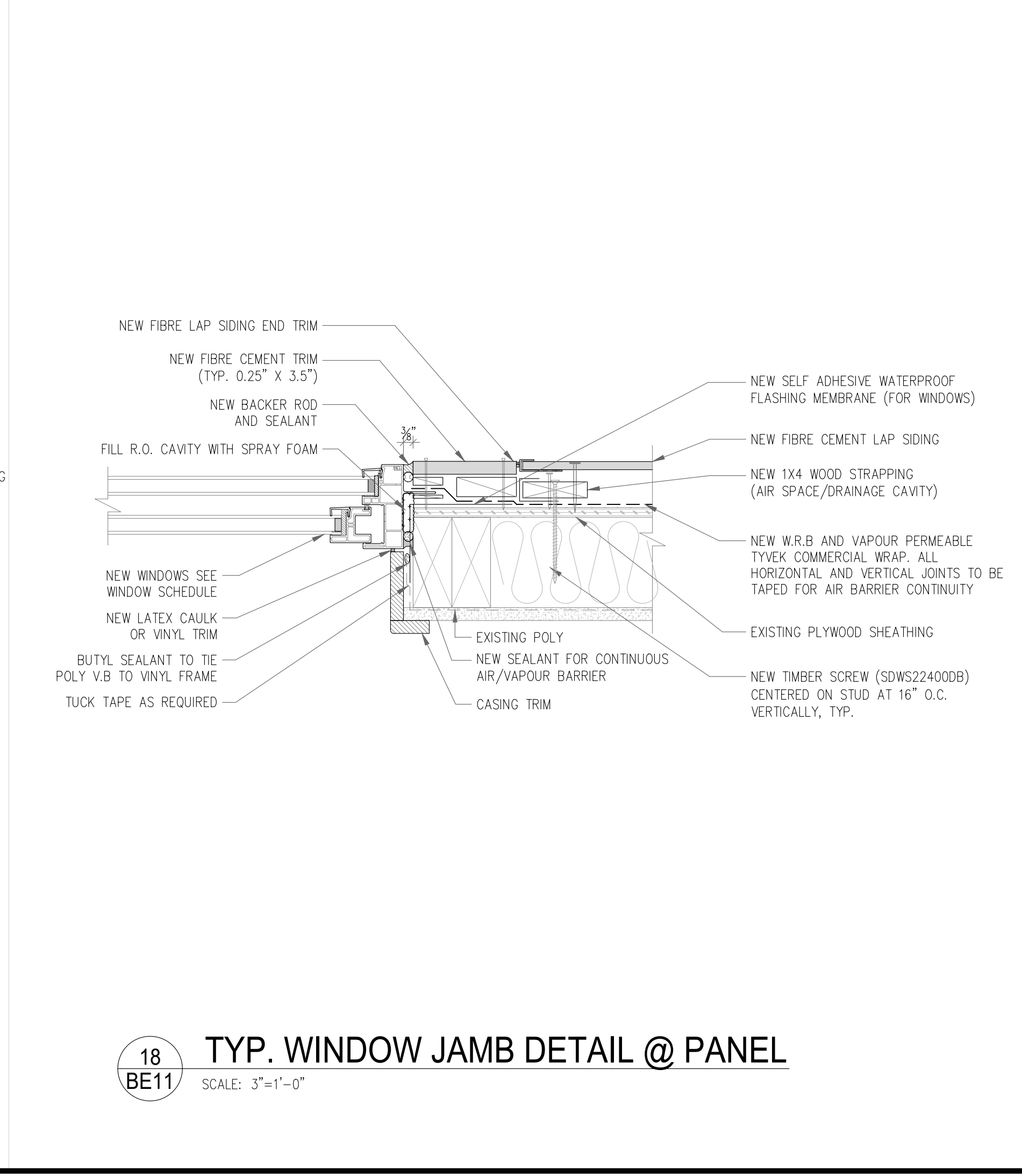
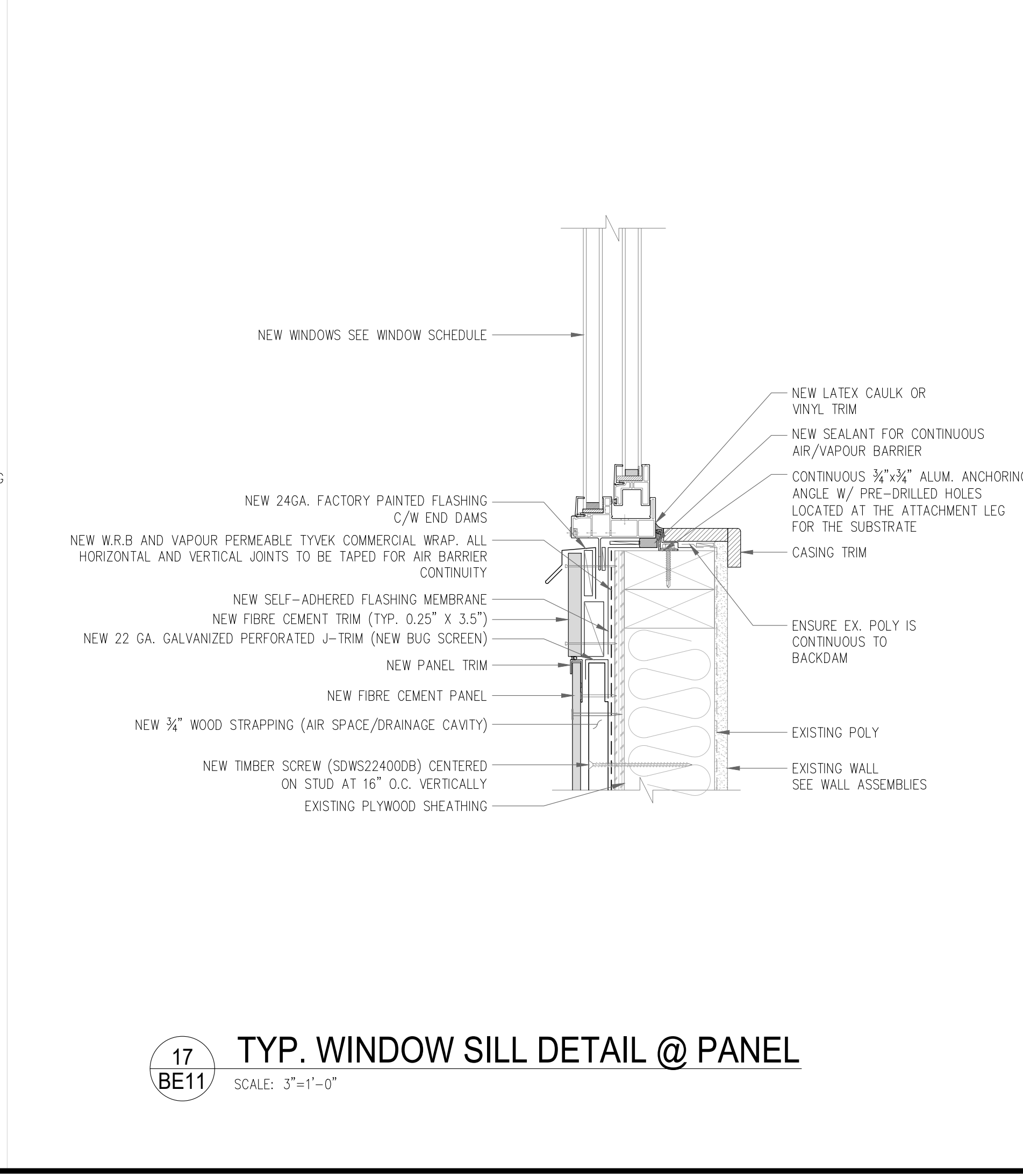
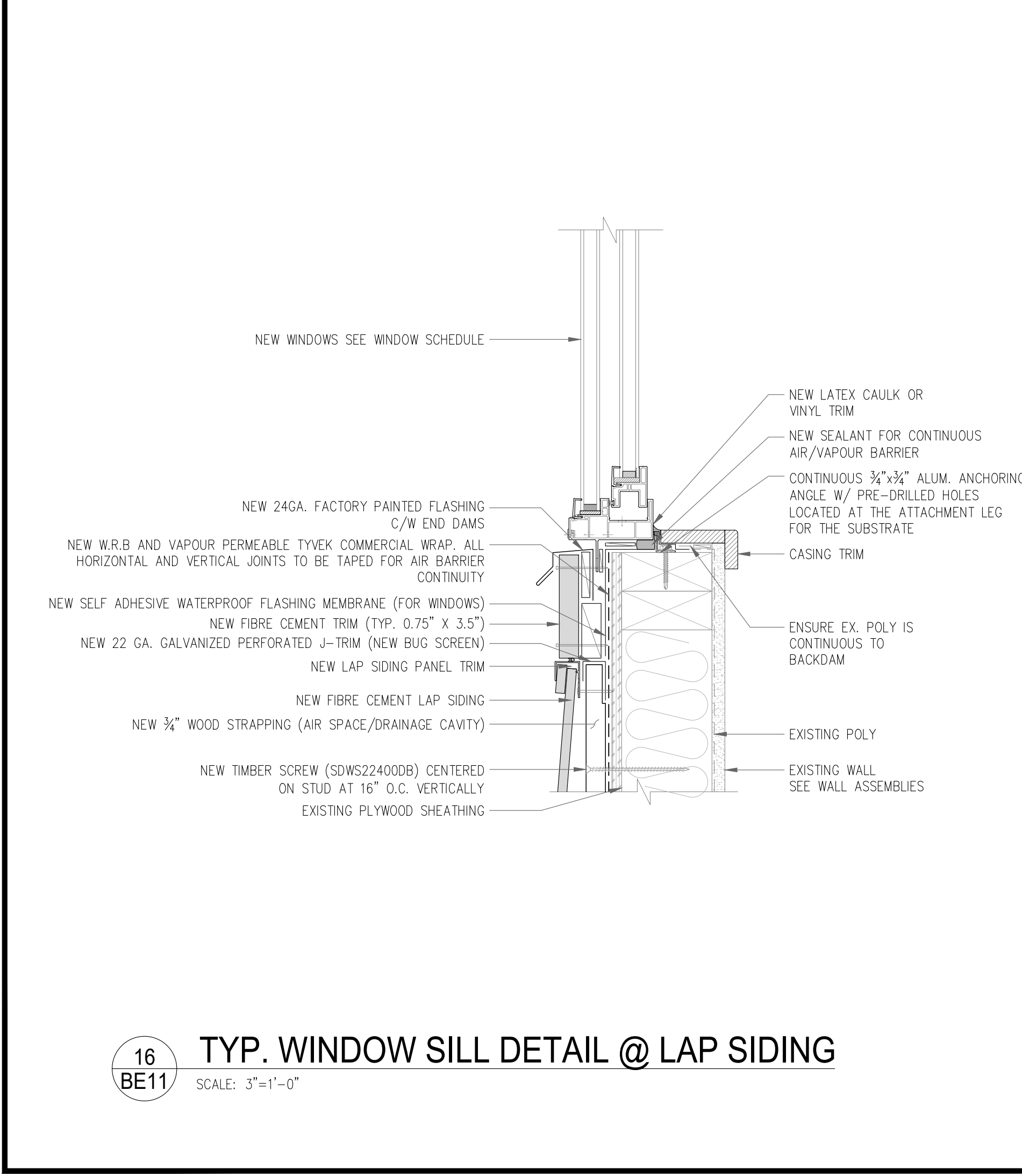
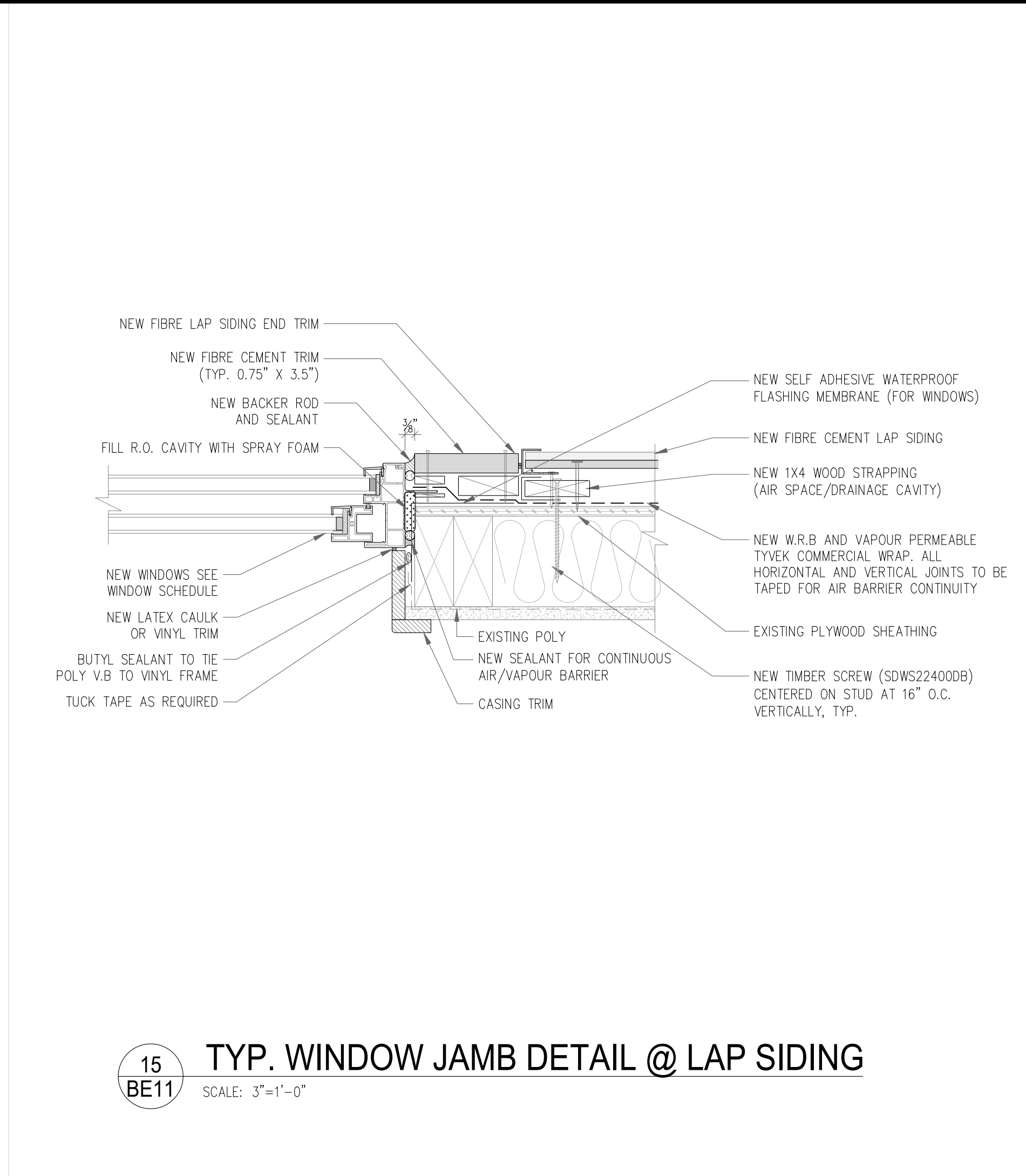
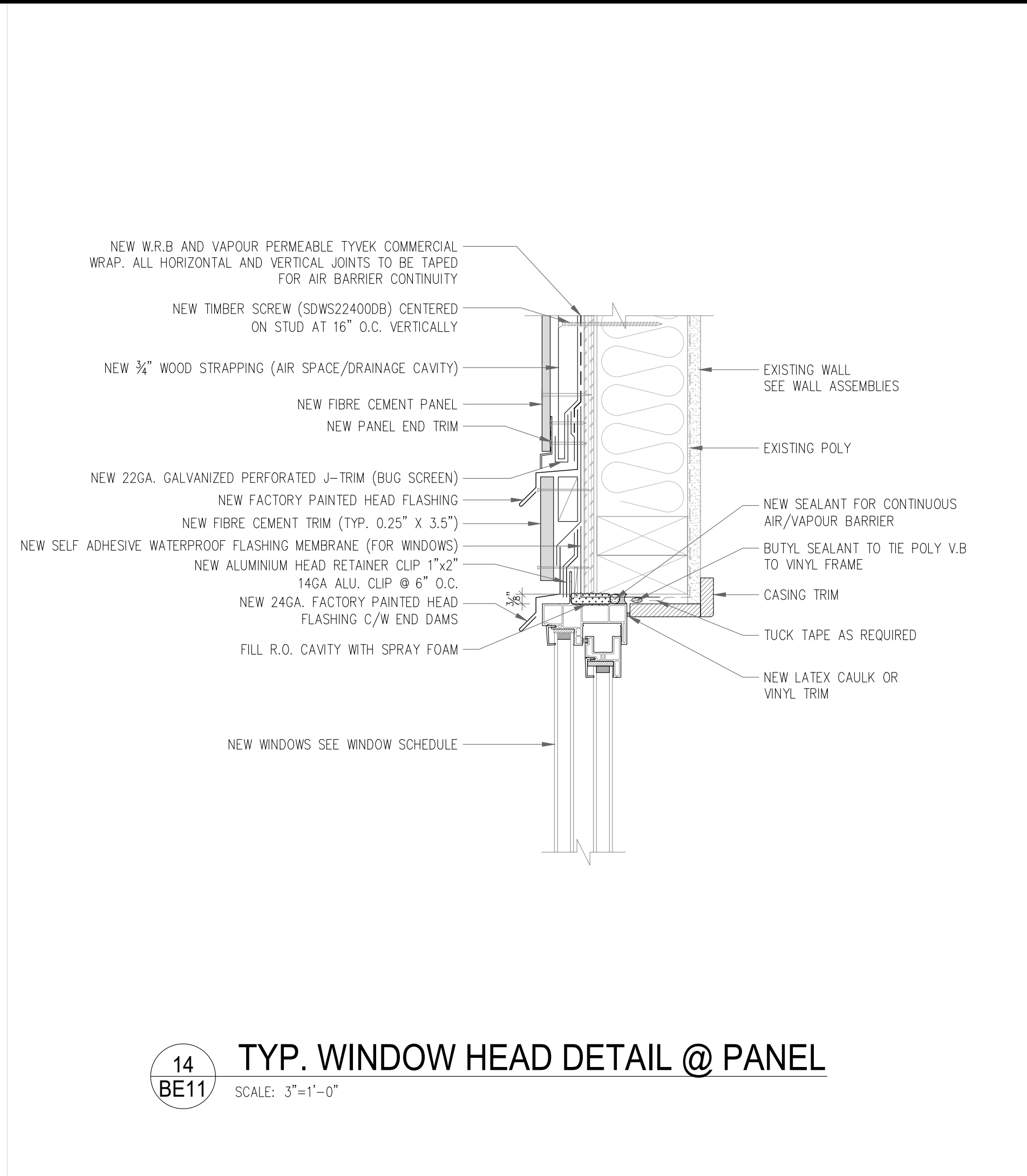
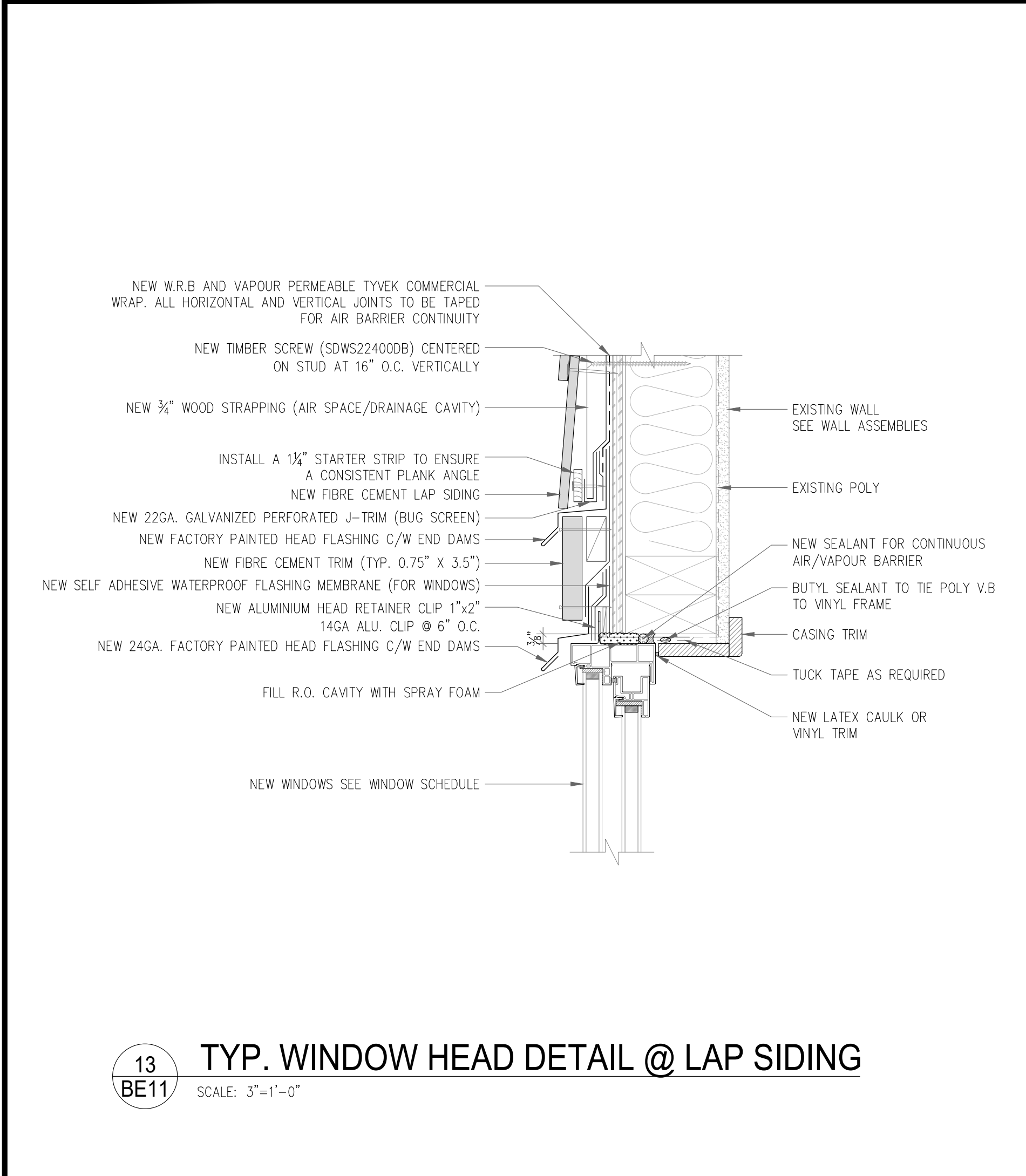
DRN. BY: H.J.	CHK. BY: D.S. / A.G.
SCALE: AS NOTED	DATE: 01/07/22
IRC #: 25026	DWG. #: BE9
W.O. #: VB21-151SP	



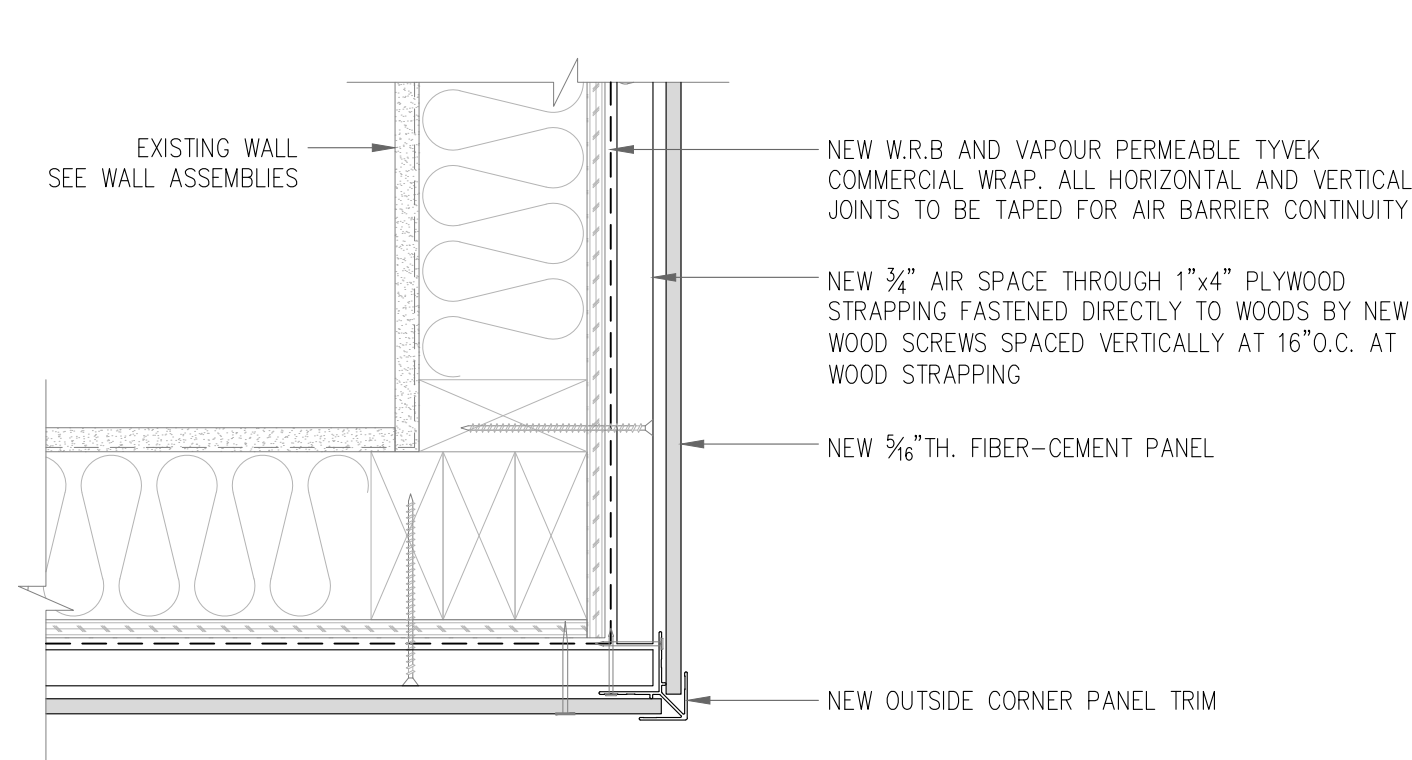
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PROJECT: OCEAN CREST COMMUNITY CHURCH	
LOCATION: 291 MCLEAN ST CAMPBELL RIVER, BC	
DRAWING TITLE: DETAILS	
DRN. BY: H.J.	CHK. BY: D.S. / A.G.
SCALE: AS NOTED	DATE: 01/07/22
IRC #: 25026	DWG. #: BE10
W.O.#: VB21-151SP	



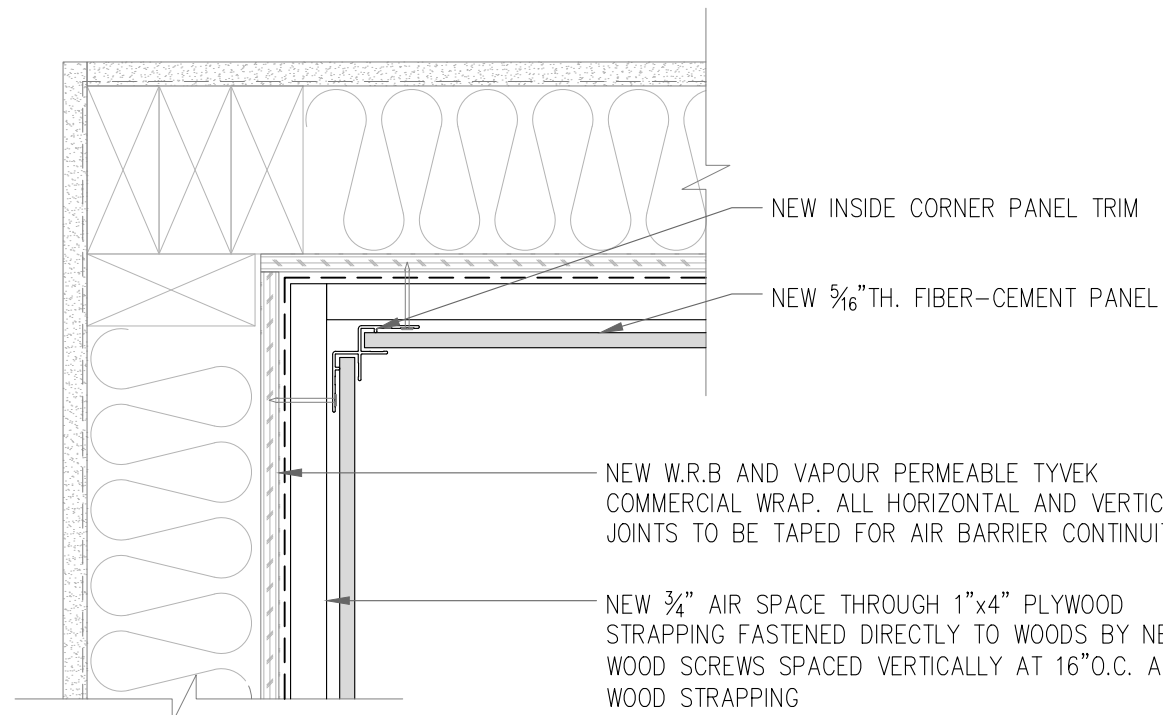
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PROJECT: OCEAN CREST COMMUNITY CHURCH		
LOCATION: 291 MCLEAN ST CAMPBELL RIVER, BC		
DRAWING TITLE: DETAILS		
DRN. BY: H.J.	CHK. BY: D.S. / A.G.	
SCALE: AS NOTED	DATE: 01/07/22	
IRC #: 25026	DWG. #: BE11	
W.O.#: VB21-151SP		



19
BE12

TYP. O.C. CORNER PANEL TRIM (PLAN)

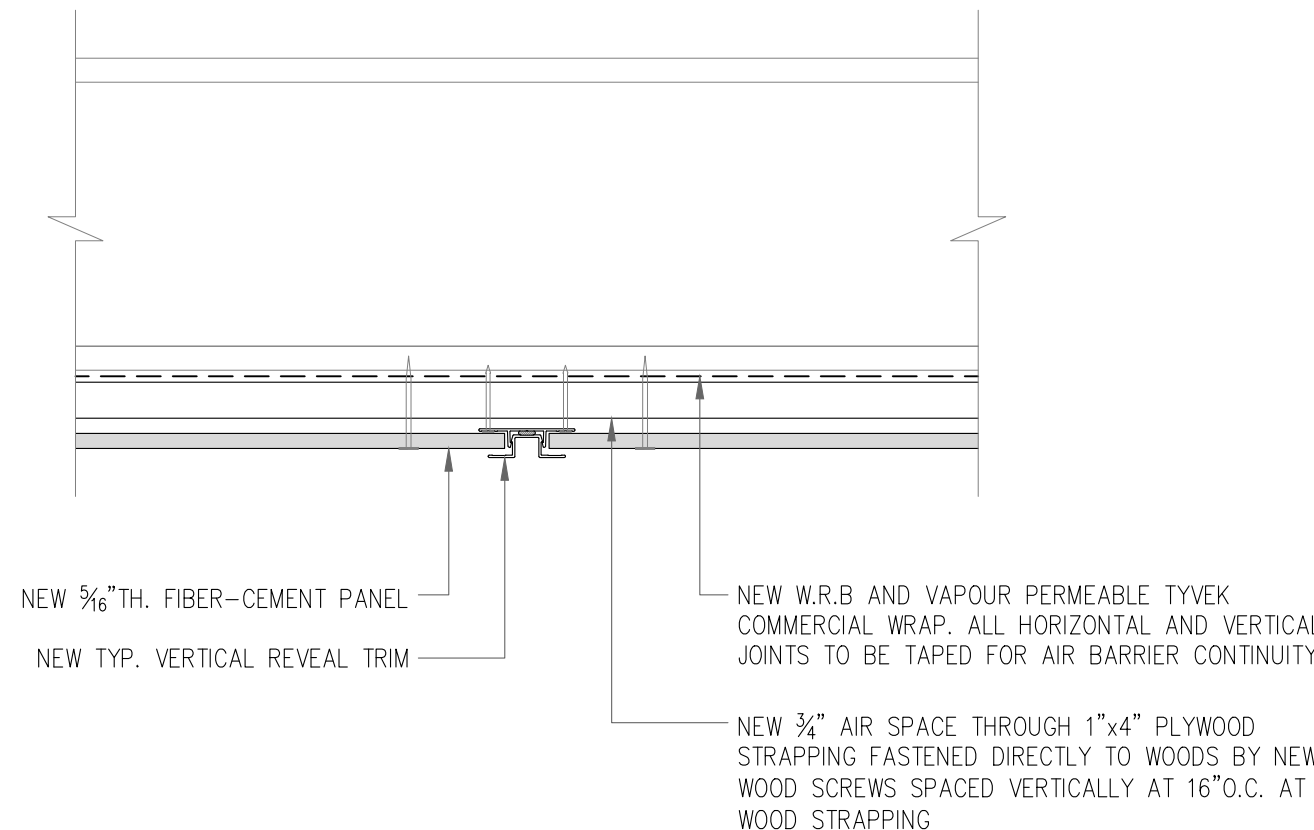
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20
BE12

TYP. I.C. CORNER PANEL TRIM (PLAN)

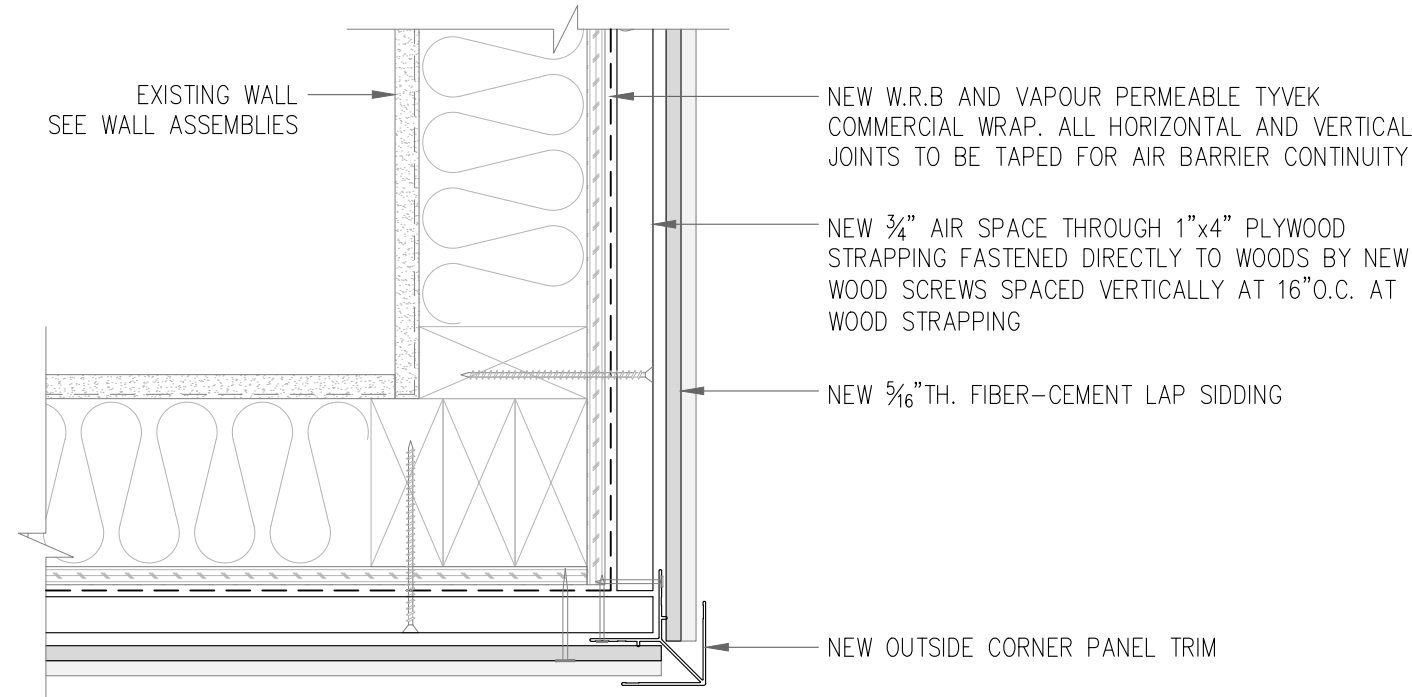
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21
BE12

TYP. PANEL REVEAL DETAIL (PLAN)

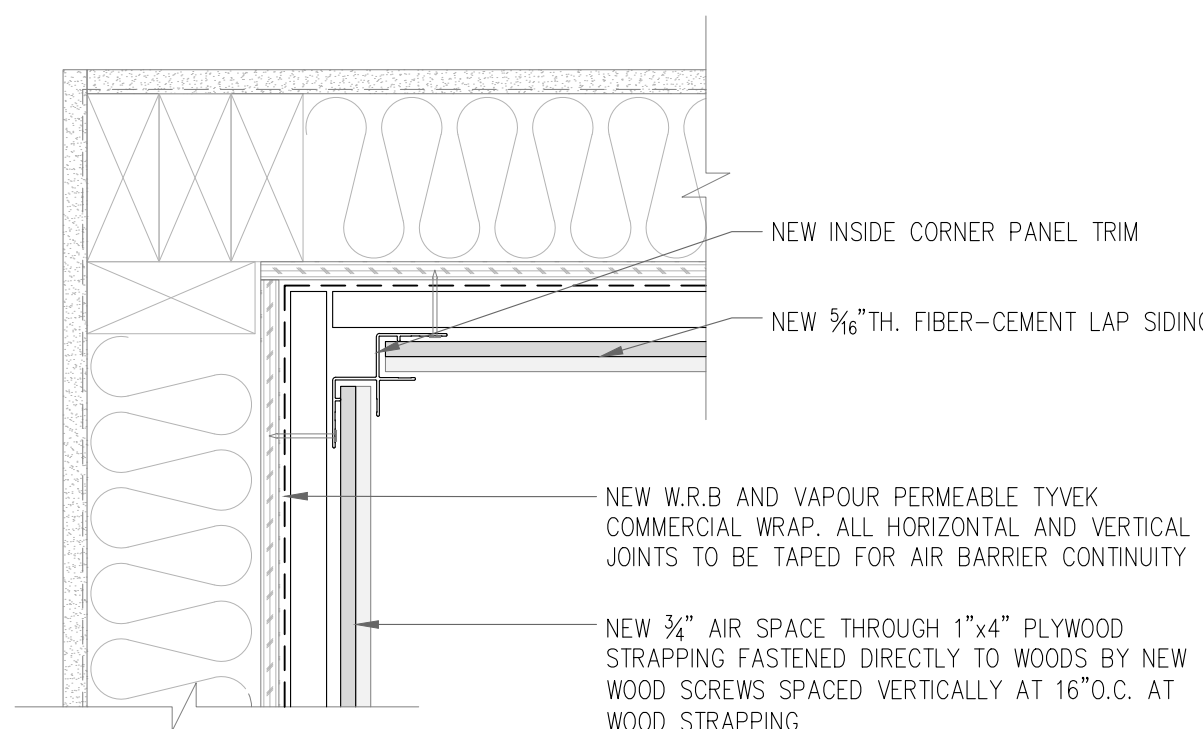
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22
BE12

TYP. O.C. CORNER LAP SIDING TRIM (PLAN)

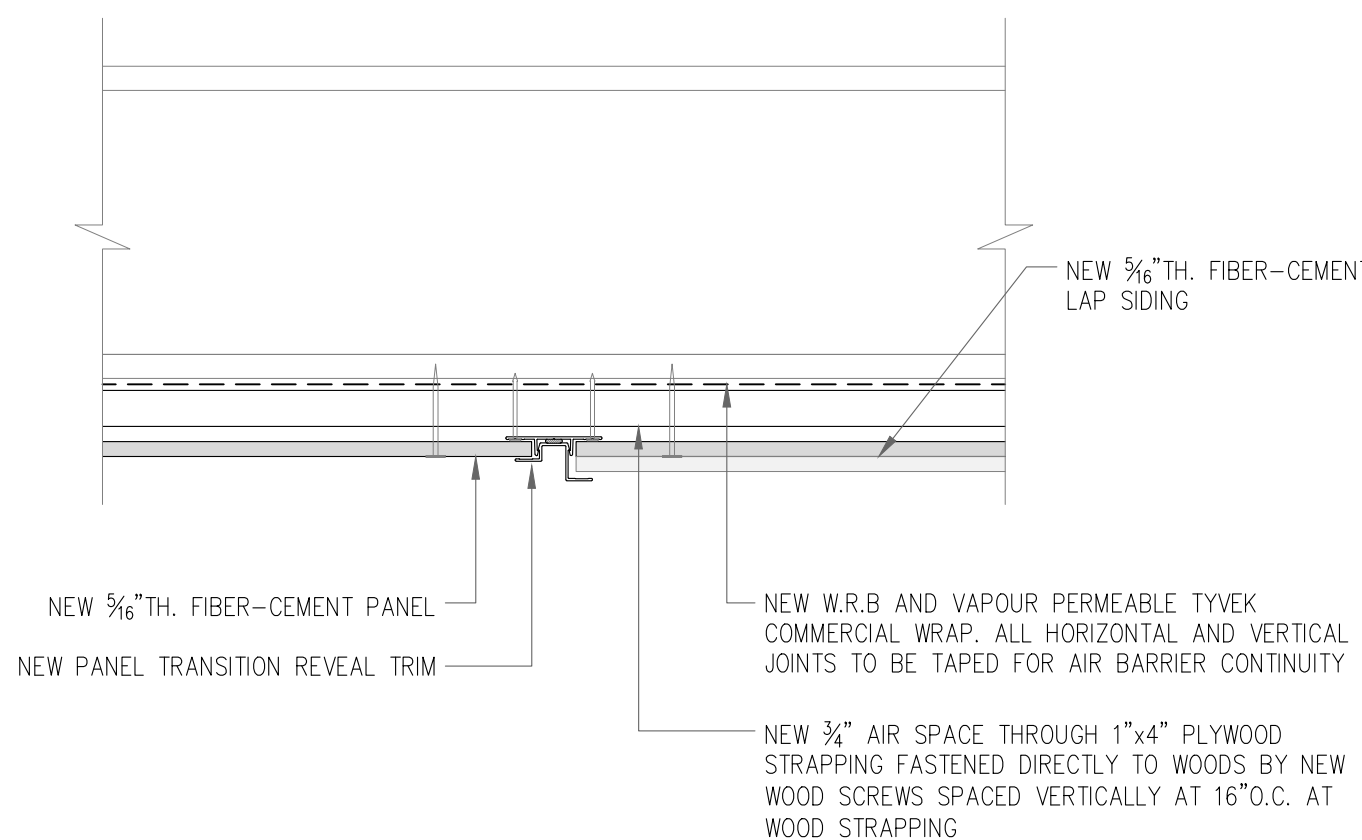
SCALE: 3"=1'-0"



23
BE12

TYP. I.C. CORNER LAP SIDING TRIM (PLAN)

SCALE: 3"=1'-0"



24
BE12

PANEL TRANSITION REVEAL DETAIL (PLAN)

SCALE: 3"=1'-0"

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1	03/11/22	ISSUED FOR 50% DESIGN REVIEW
2	03/21/22	ISSUED FOR 100% DESIGN REVIEW
3	03/30/22	ISSUED FOR TENDER
4	04/13/22	ISSUED FOR BUILDING PERMIT

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PERMIT TO PRACTICE NO. 1000288

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DRAWINGS ARE NOT TO BE SCALED.



PROJECT:

OCEAN CREST
COMMUNITY CHURCH

LOCATION:

291 MCLEAN ST
CAMPBELL RIVER, BC

DRAWING TITLE:

DETAILS

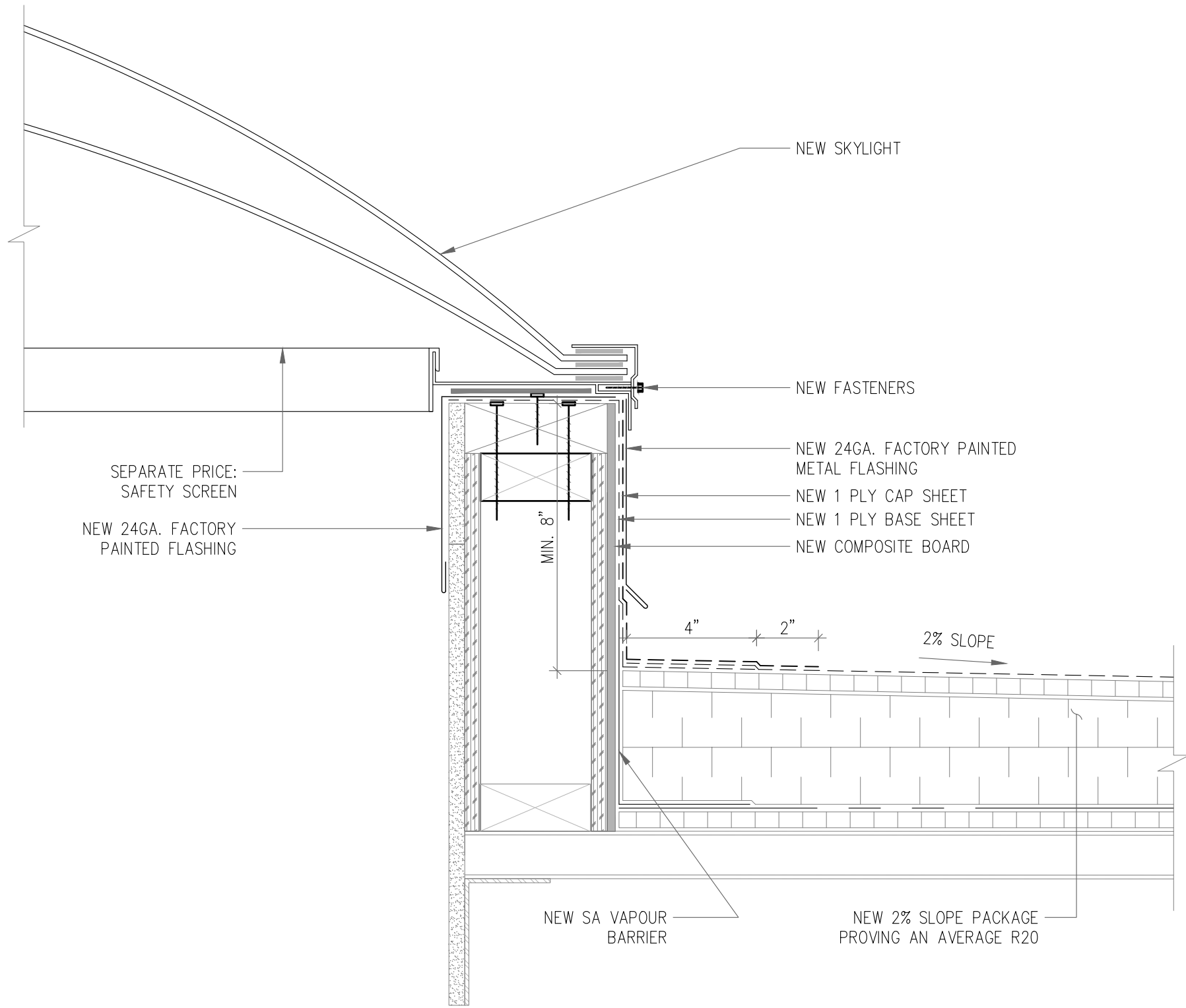
DRN. BY: H.J.	CHK. BY: D.S. / A.G.
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SCALE: AS NOTED	DATE: 01/07/22
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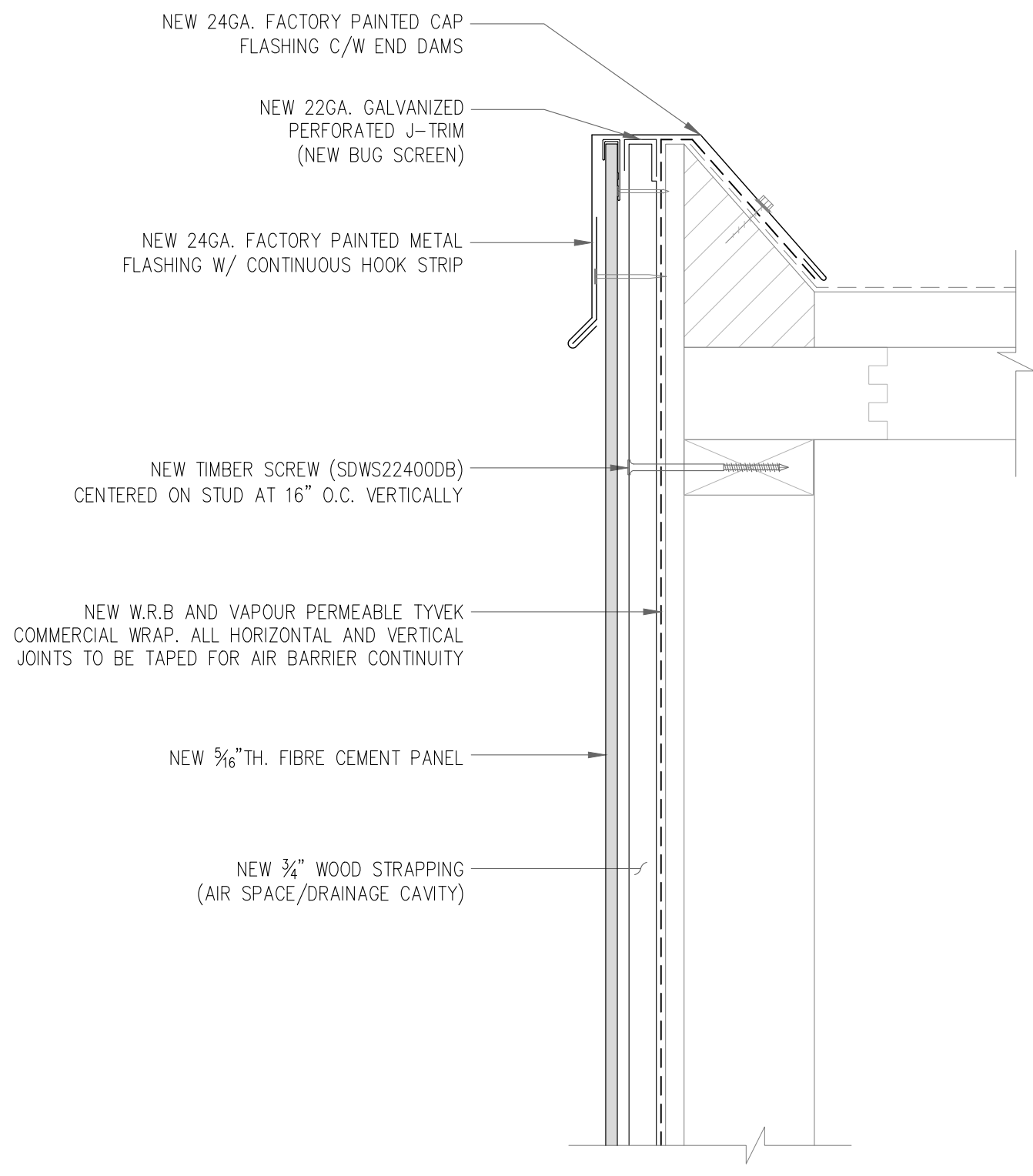
IRC #: 25026	DWG. #:
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W.O. #: VB21-151SP	
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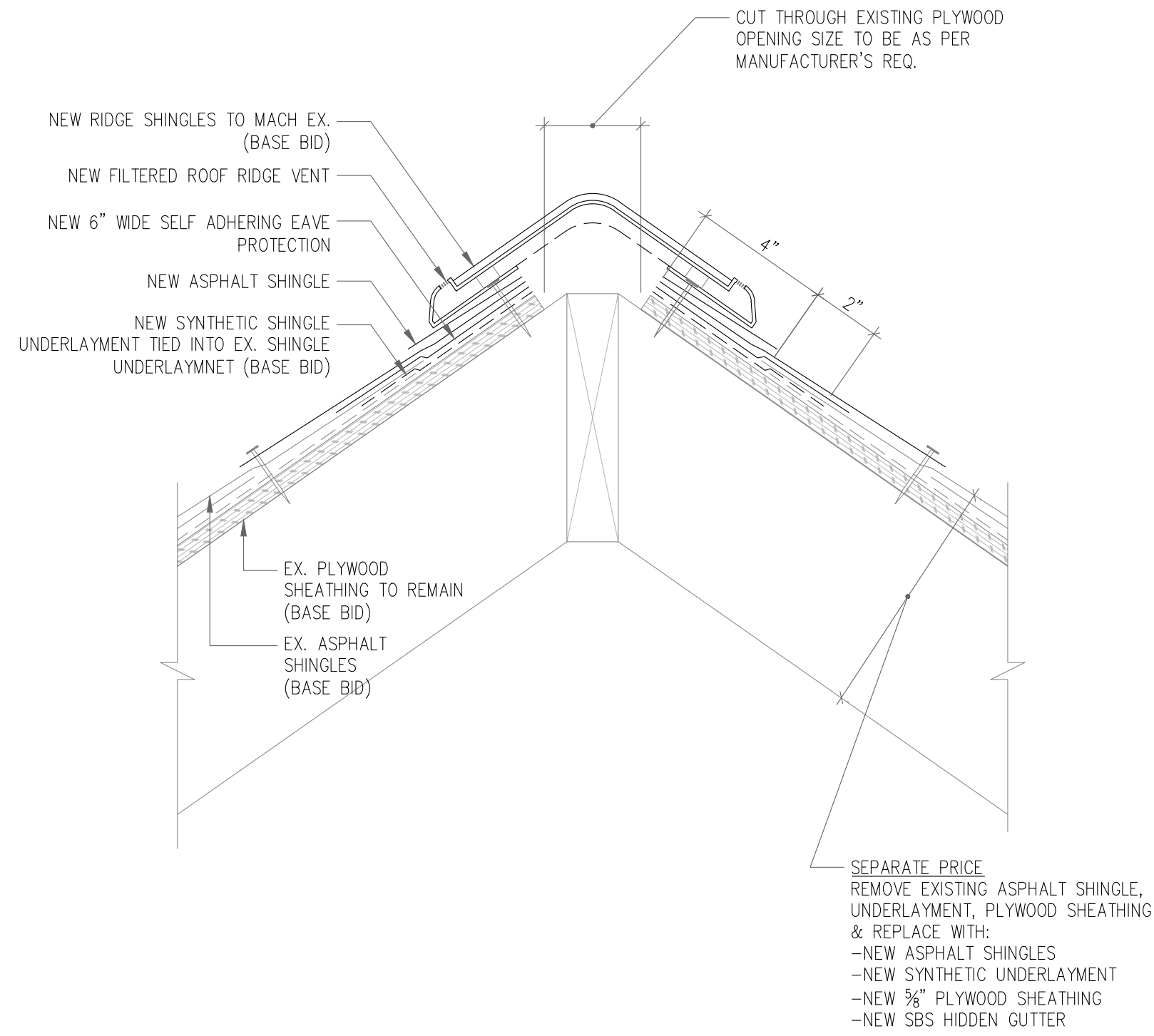
BE12



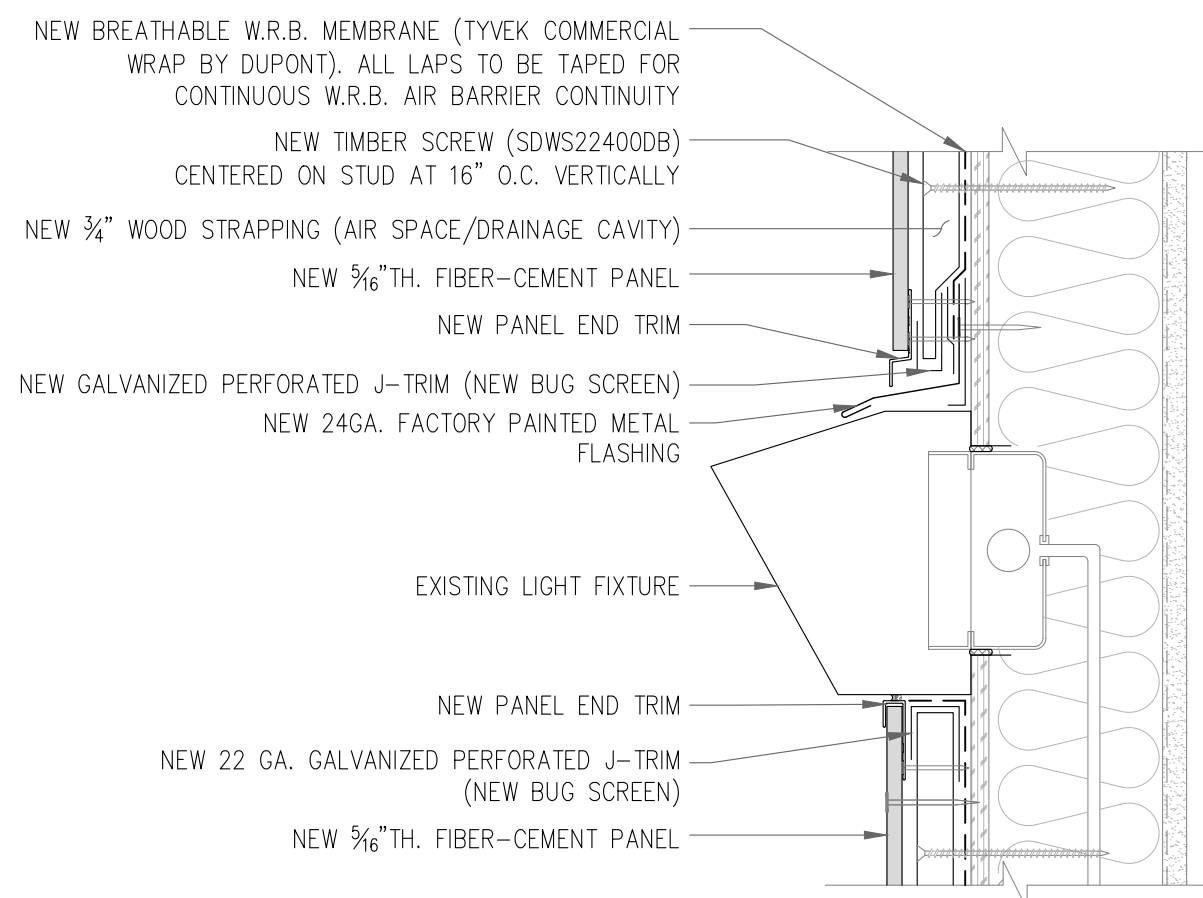
25
BE13 SKYLIGHT CURB DETAIL
SCALE: 3"=1'-0"



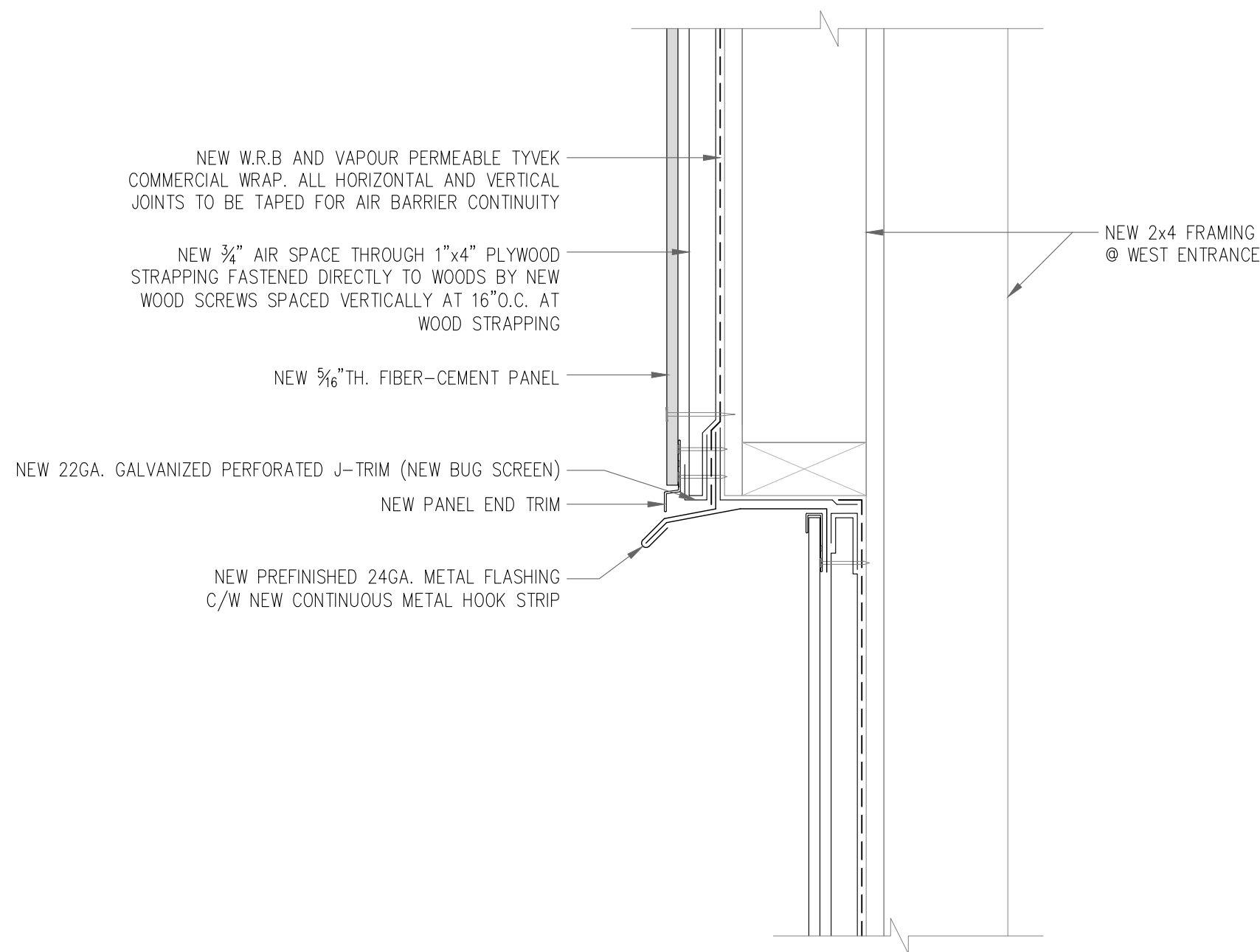
26
BE13 TYP. PANEL SECTION
SCALE: 3"=1'-0"



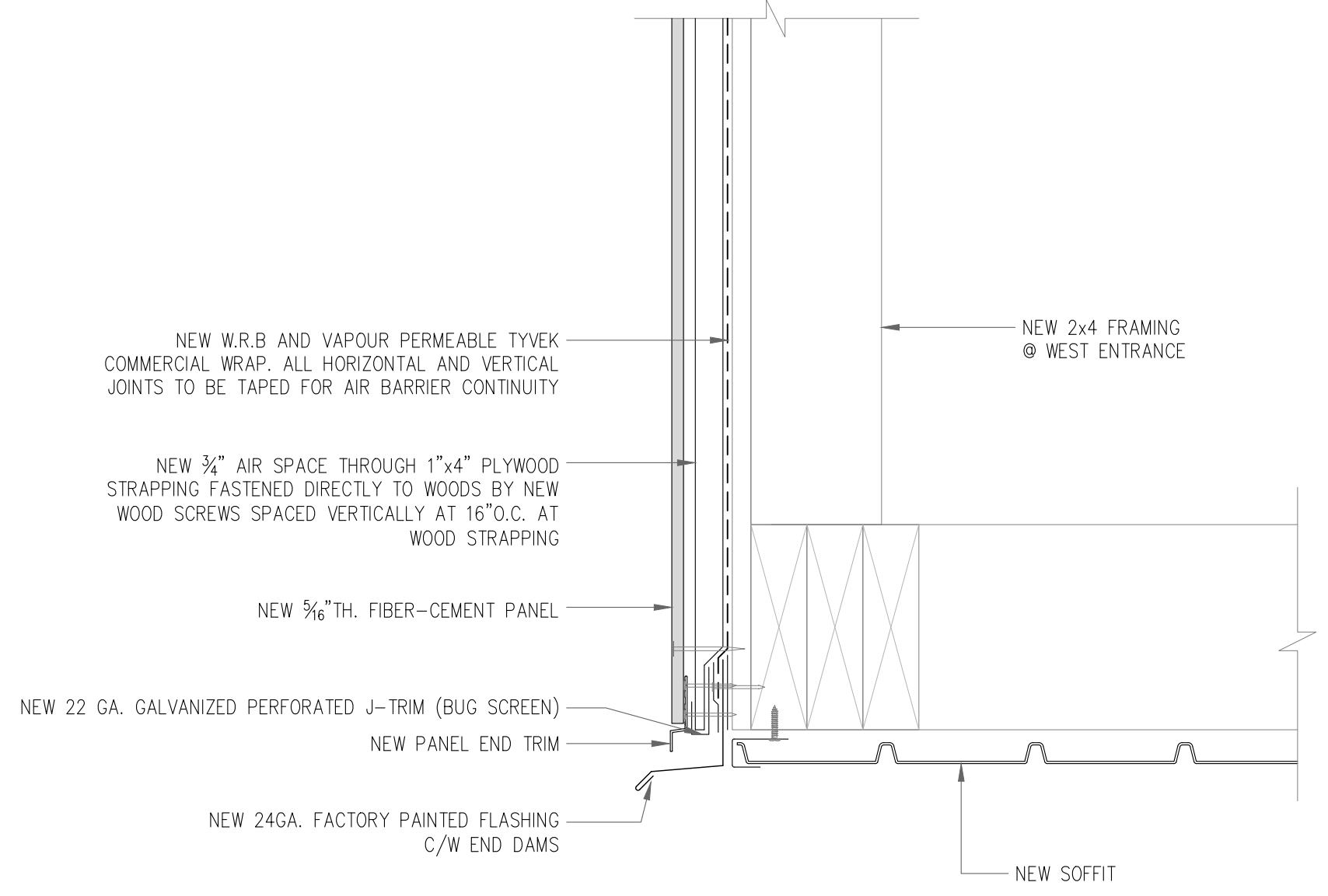
27
BE13 RIDGE FLASHIG DETAIL
SCALE: 3"=1'-0"



28
BE13 WALL LIGHT FIXTURE DETAIL
SCALE: 3"=1'-0"



29
BE13 PANEL SECTION
SCALE: 3"=1'-0"



30
BE13 SOFFIT SECTION
SCALE: 3"=1'-0"

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IRC Building Sciences Group
A Rimkus Company
250 - 21900 WESTMINSTER HIGHWAY
RICHMOND, BRITISH COLUMBIA, V6V 0A8
TEL: 604.295.8070, FAX: 604.279.9644
1.888.607.5245 WWW.IRCGROUP.COM

PROJECT:

OCEAN CREST
COMMUNITY CHURCH

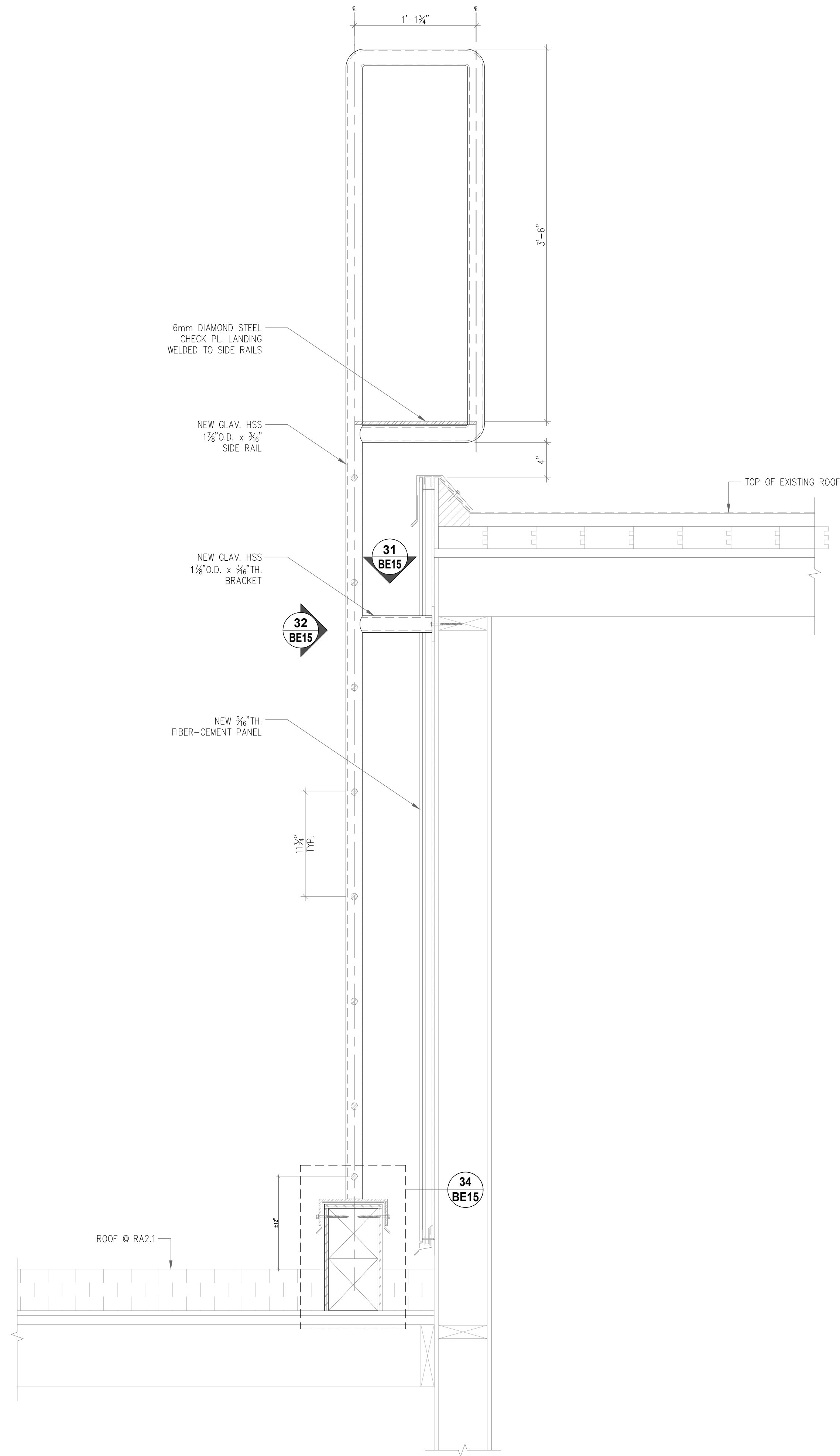
LOCATION:

291 MCLEAN ST
CAMPBELL RIVER, BC

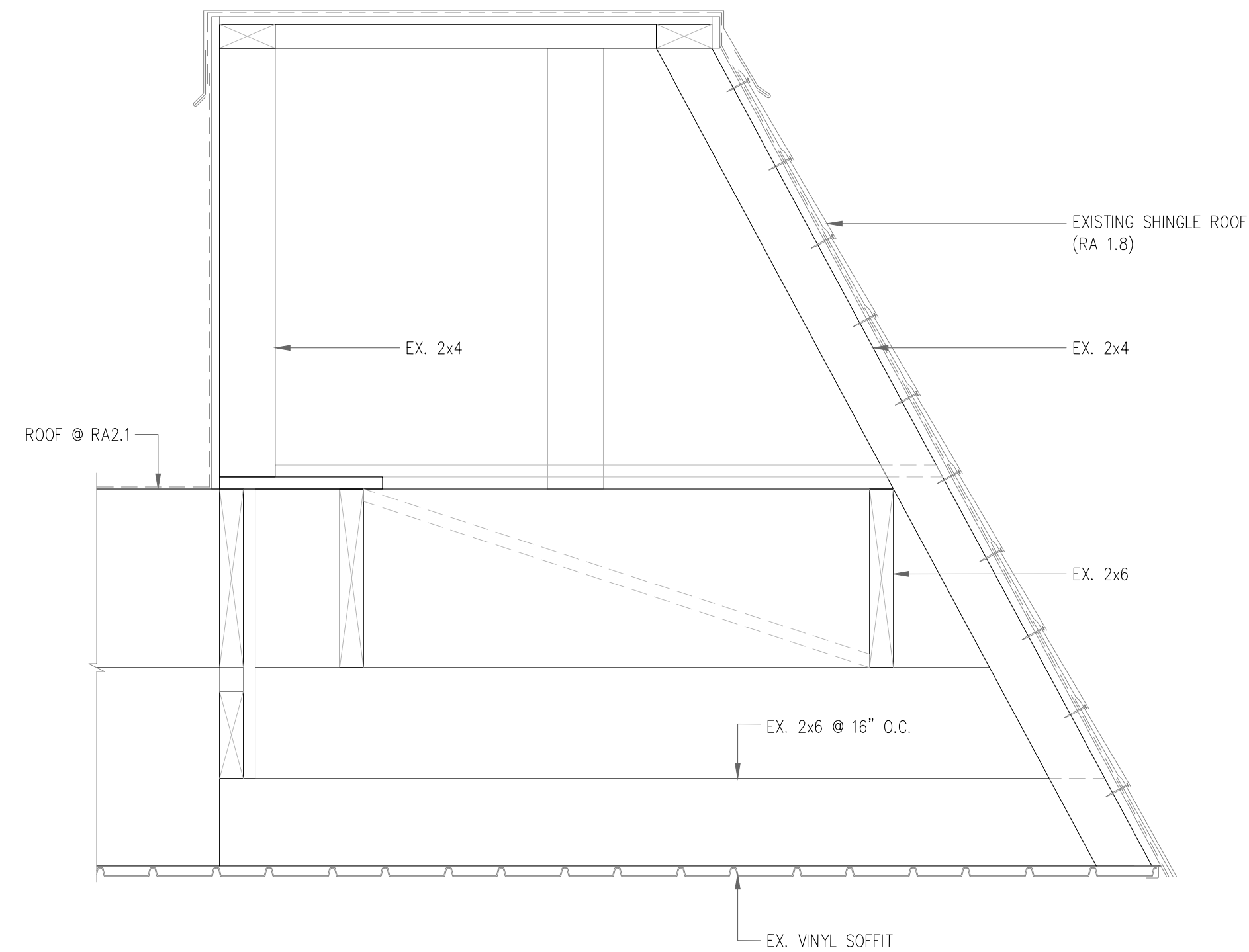
DRAWING TITLE:

DETAILS

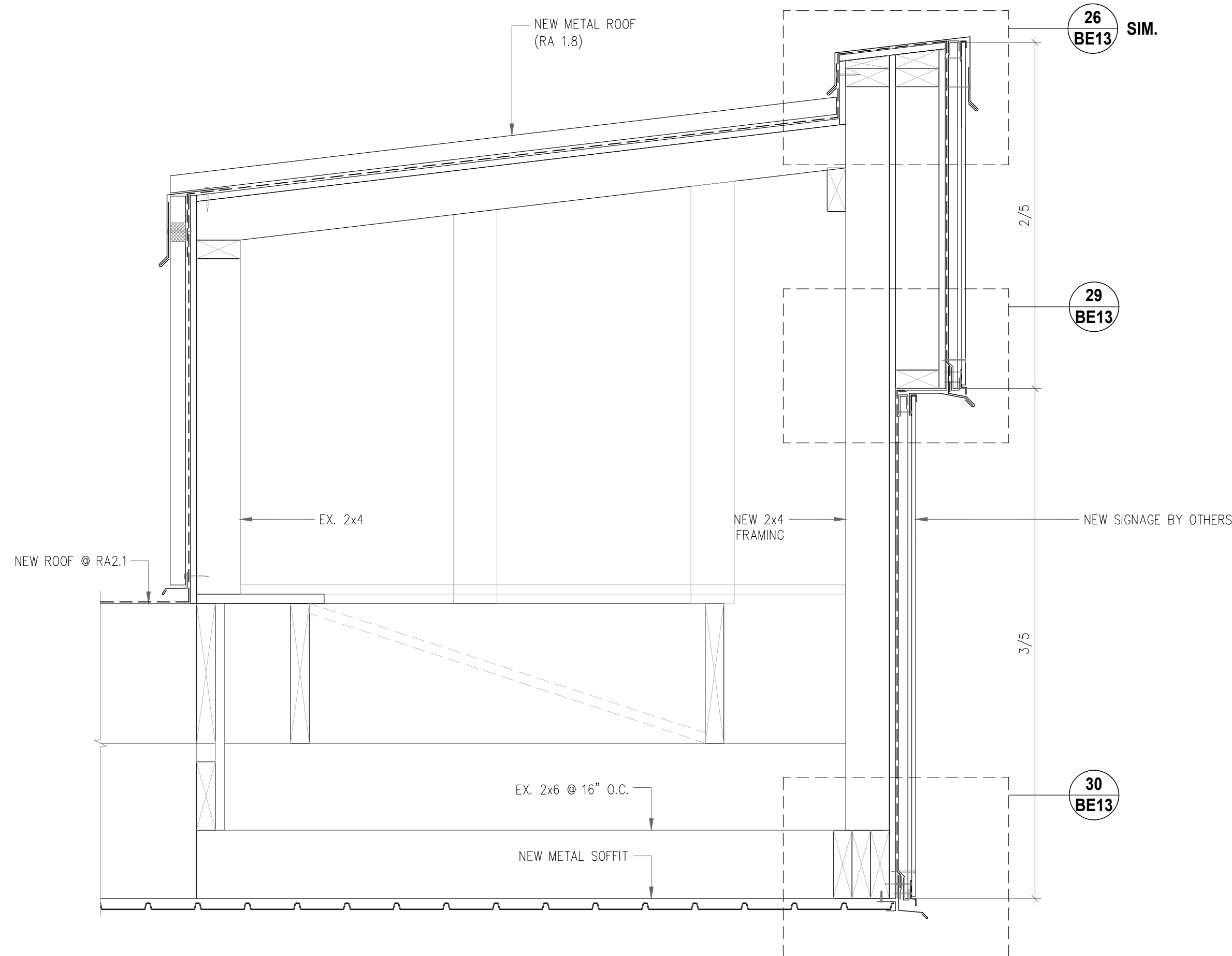
DRN. BY: H.J.	CHK. BY: D.S. / A.G.
SCALE: AS NOTED	DATE: 01/07/22
IRC #: 25026	DWG. #: BE13
W.O. #: VB21-151SP	



1
BE14 **FIXED LADDER @ RA2.1**
SCALE: 1-1/2"=1'-0"



2
BE14 **EX. RA1.8 SECTION**
SCALE: 1-1/2"=1'-0"



3
BE14 **NEW FASCIA @ RA1.8**
SCALE: 1-1/2"=1'-0"

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RICHMOND, BRITISH COLUMBIA, V6V 0A8
TEL: 604.295.8070, FAX: 604.279.9644
1.888.607.5245 WWW.IRCGROUP.COM

PROJECT:

OCEAN CREST
COMMUNITY CHURCH

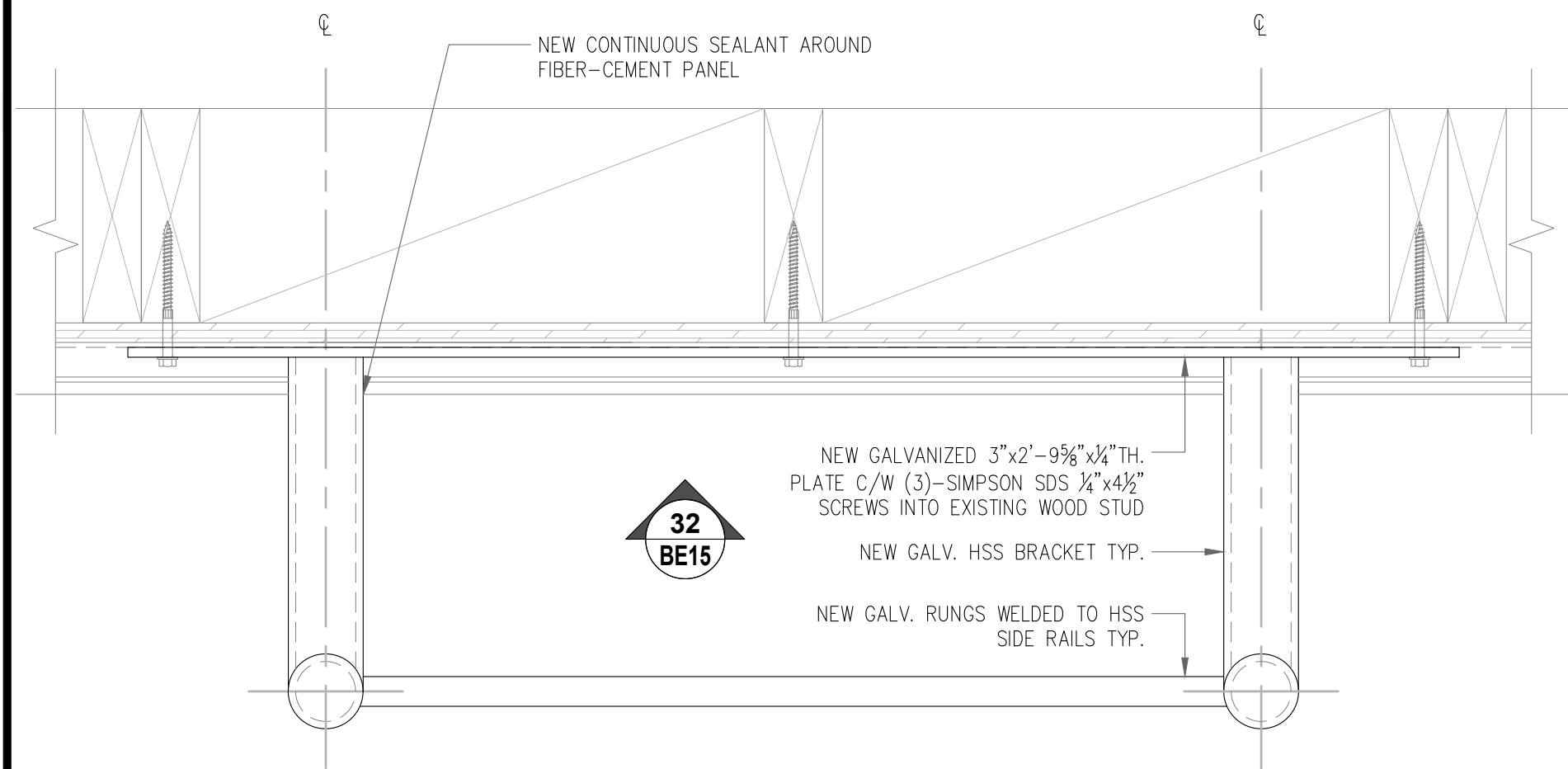
LOCATION:

291 MCLEAN ST
CAMPBELL RIVER, BC

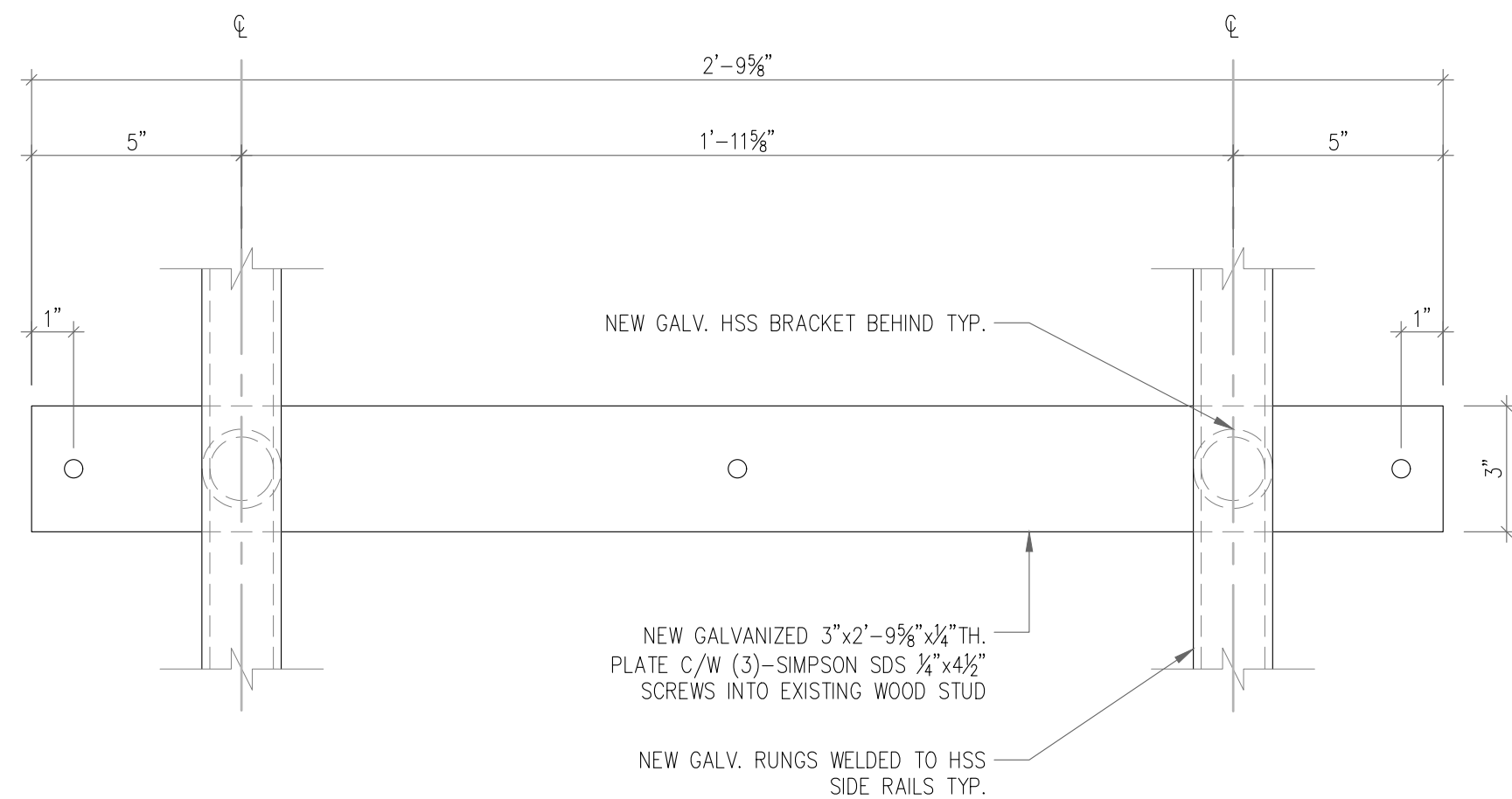
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SECTIONS & DETAILS

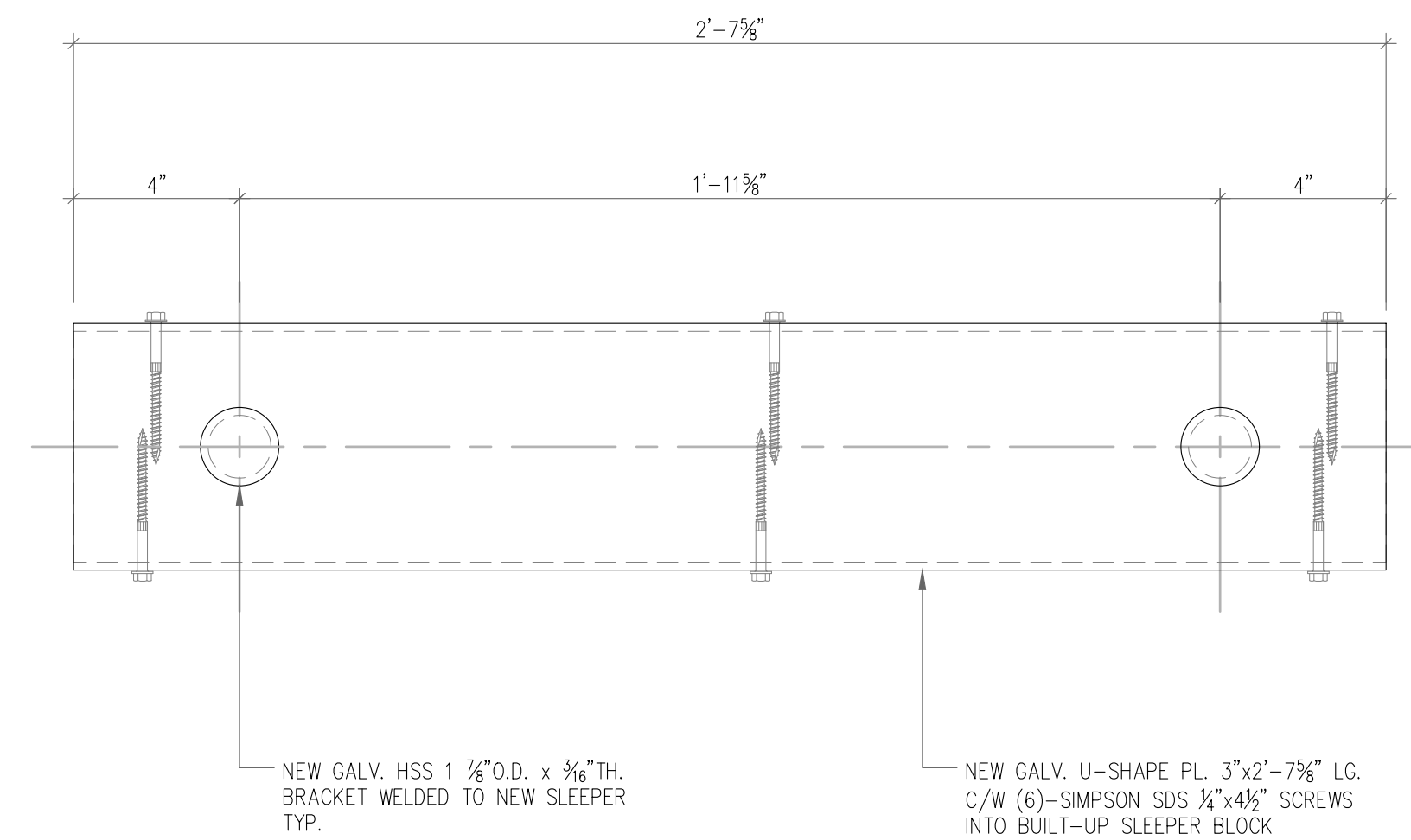
DRN. BY: H.J.	CHK. BY: D.S. / A.G.
SCALE: AS NOTED	DATE: 01/07/22
IRC #: 25026	DWG. #: BE14
W.O. #: VB21-151SP	



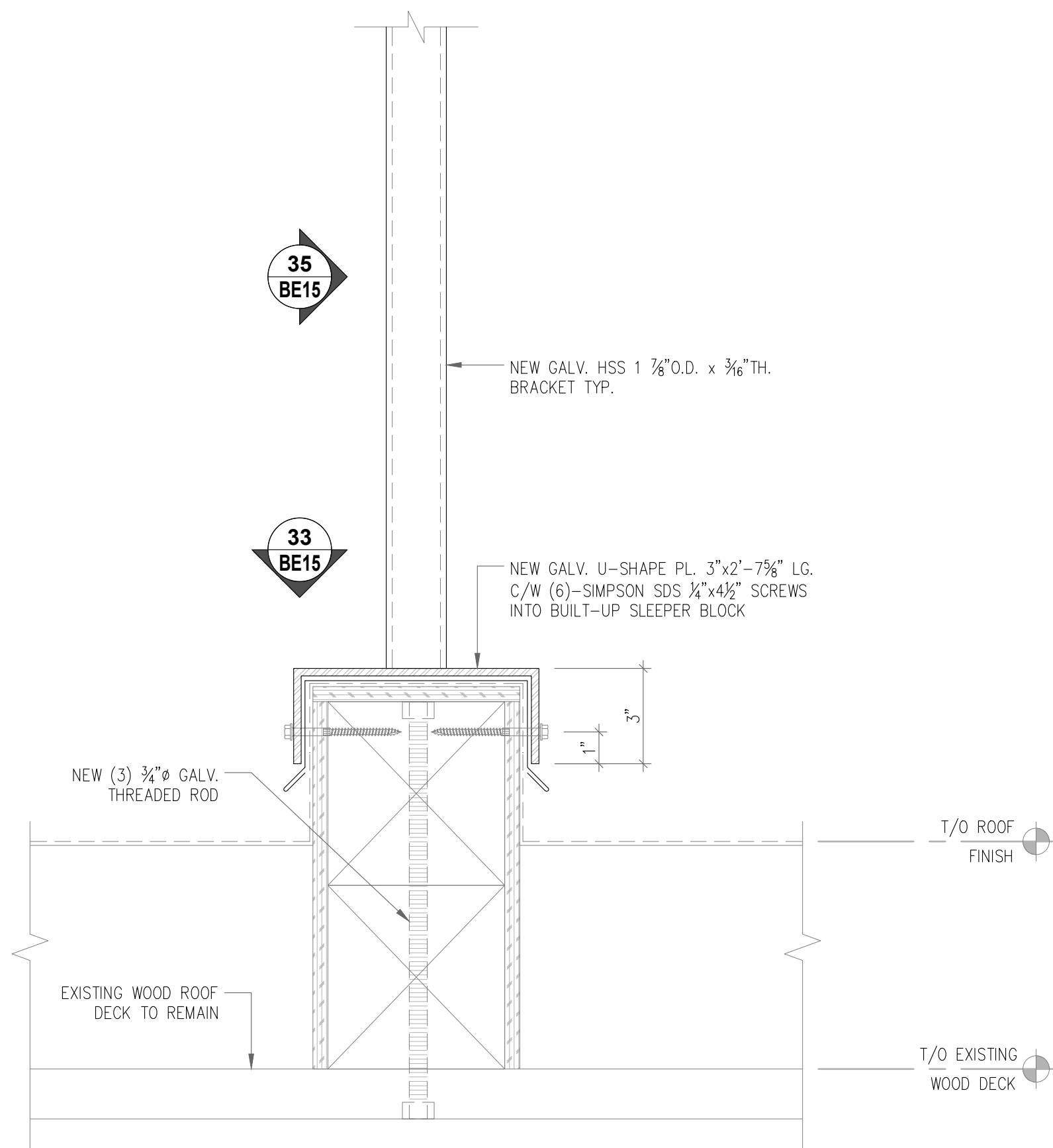
31 LADDER SECTION TYP.
SCALE: 3"=1'-0"



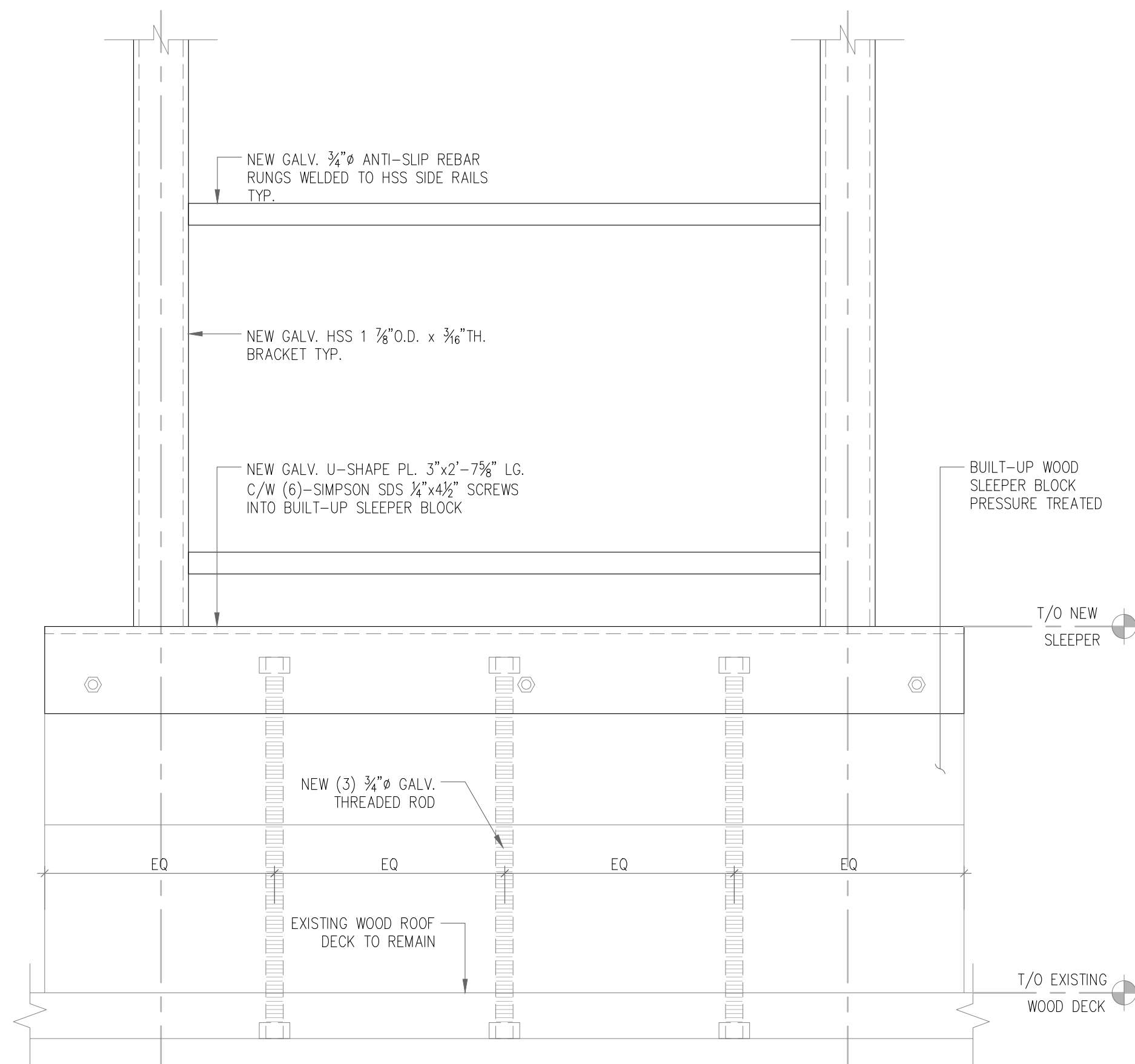
32 LADDER BRACKET CONNECTION
SCALE: 3"=1'-0"



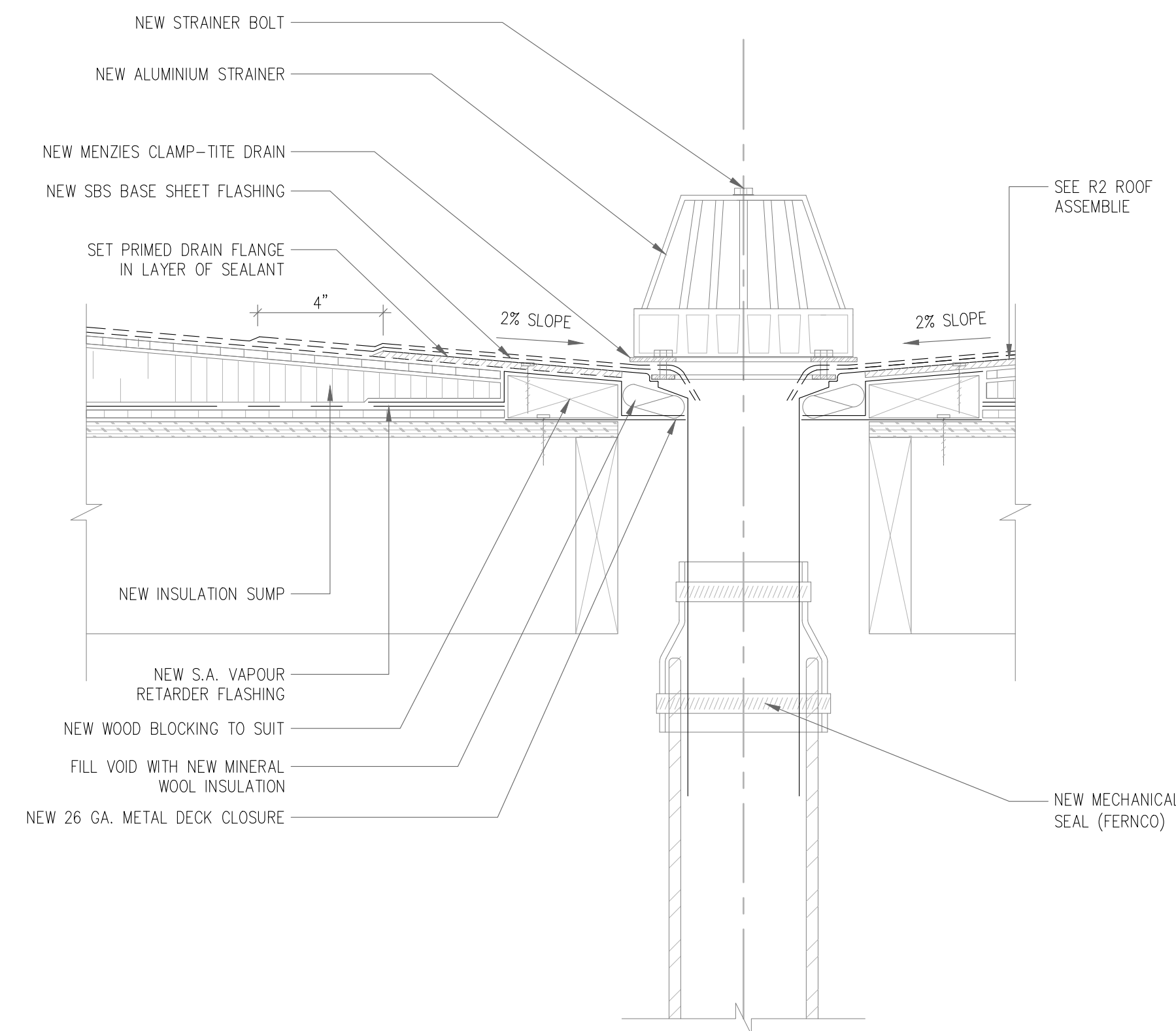
33 U-SHAPE PLATE
SCALE: 3"=1'-0"



34 FIXED LADDER BOTTOM
SCALE: 3"=1'-0"



35 SLEEPER DETAIL
SCALE: 3"=1'-0"



36 DRAIN DETAIL
SCALE: 3"=1'-0"

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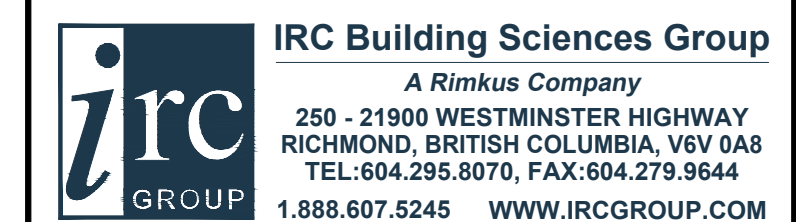
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PROJECT:

OCEAN CREST
COMMUNITY CHURCH

LOCATION:

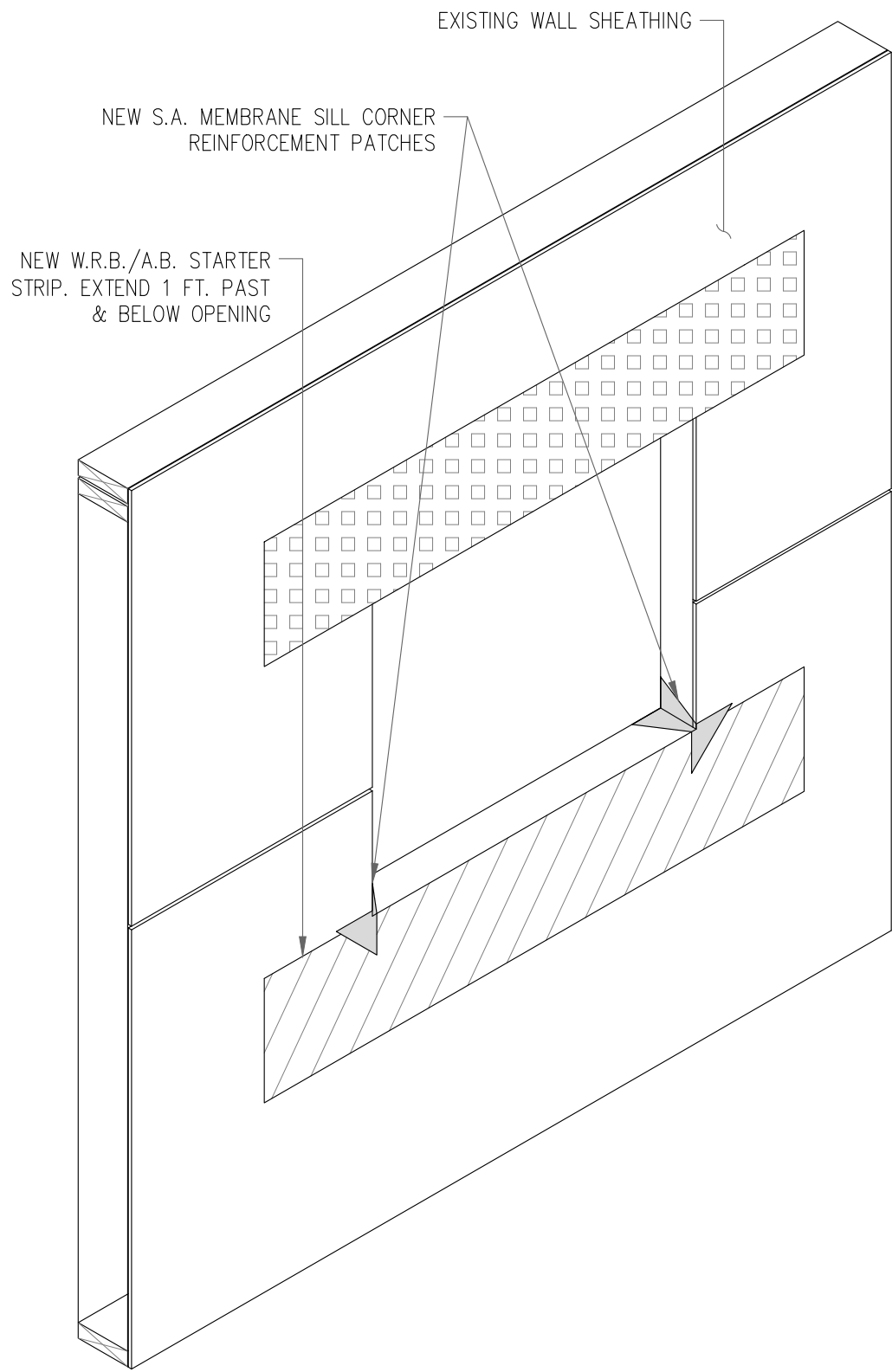
291 MCLEAN ST
CAMPBELL RIVER, BC

DRAWING TITLE:

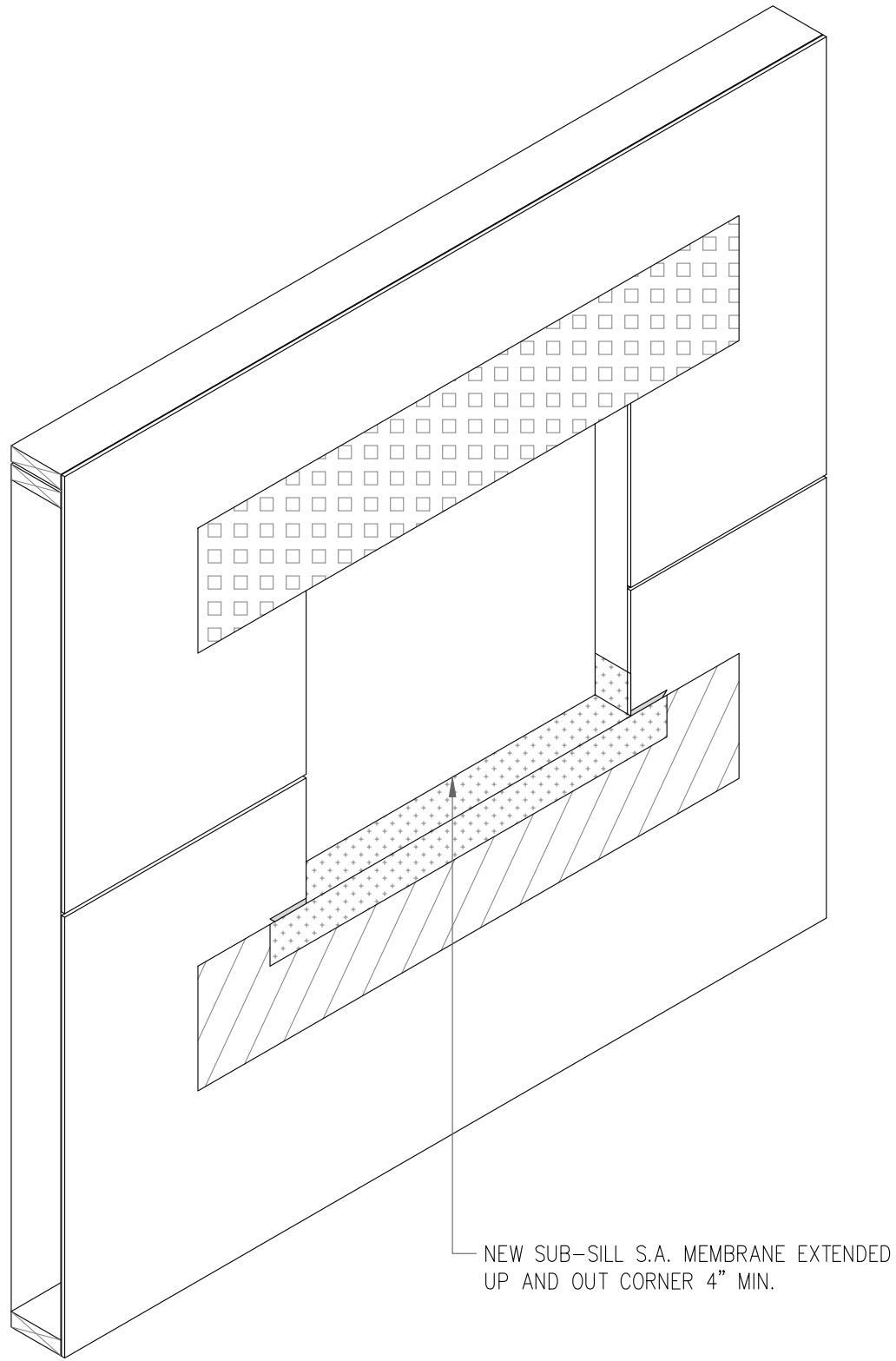
DETAILS

DRN. BY: H.J.	CHK. BY: D.S. / A.G.
SCALE: AS NOTED	DATE: 01/07/22
IRC #: 25026	DWG. #: BE15
W.O.#: VB21-151SP	

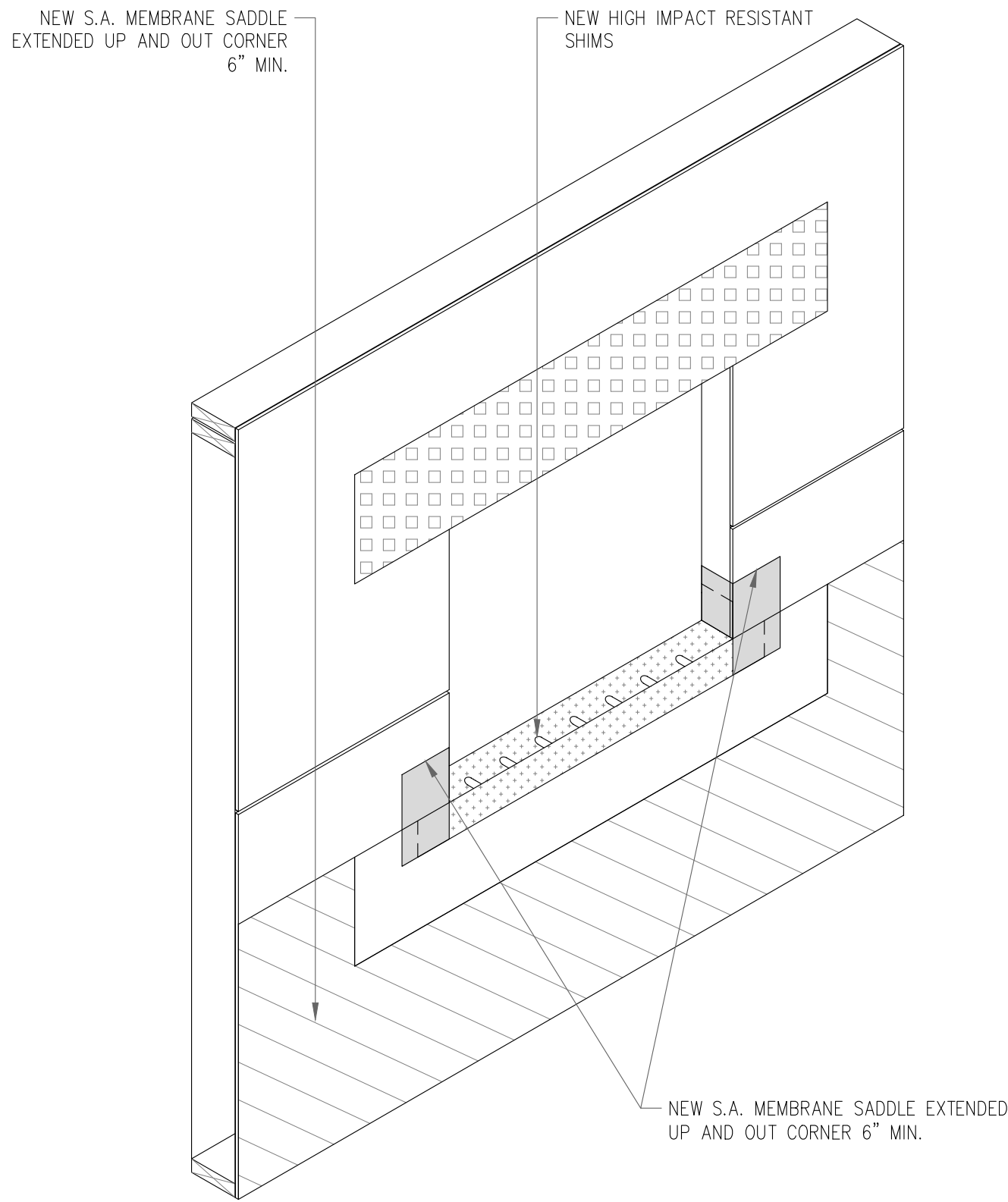
NOTE: INSTALLATION OF EXTERIOR INSULATION IS NOT SHOWN IN THIS SEQUENCE



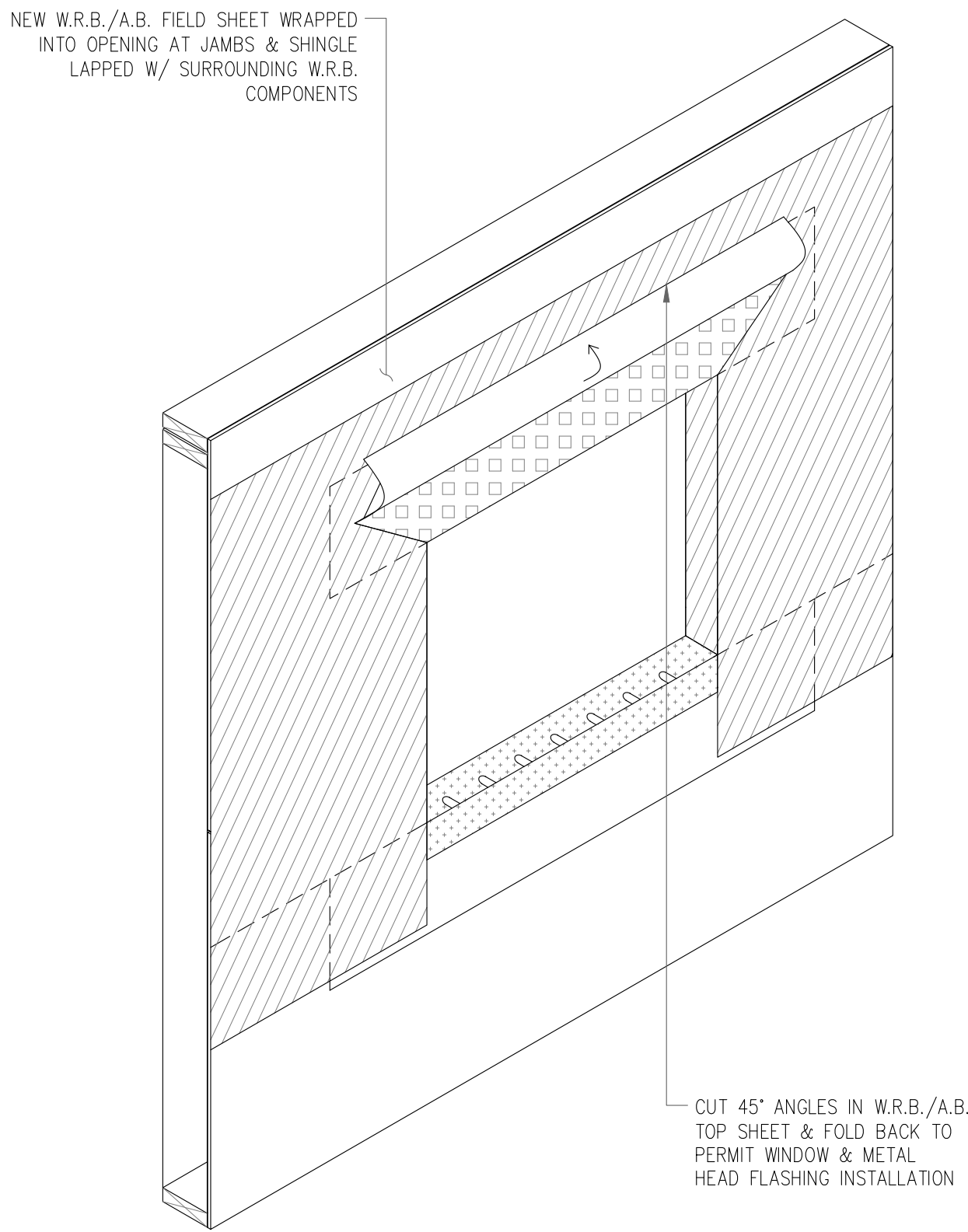
STEP 1
SILL CORNER REINFORCEMENT



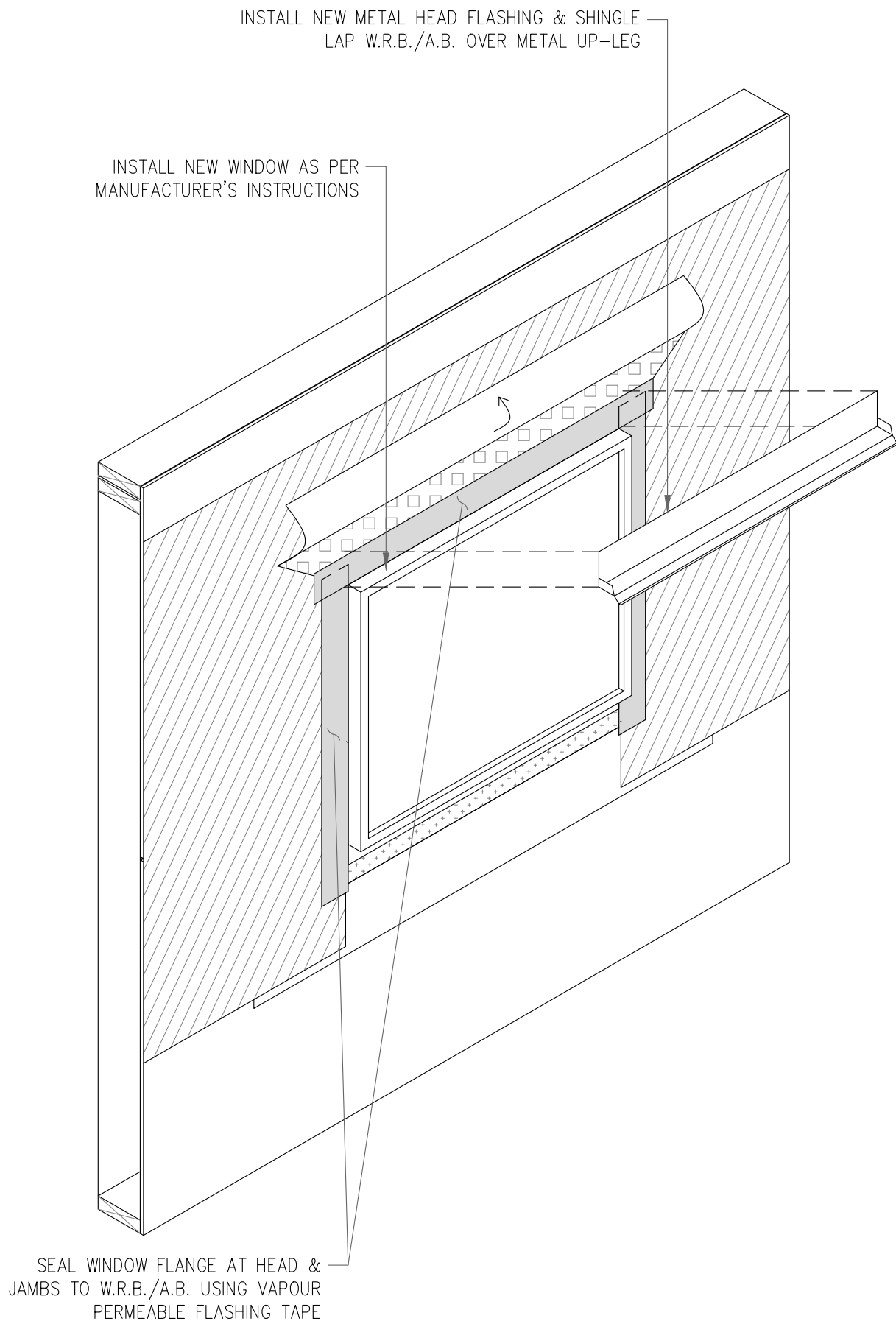
STEP 2
SUB-SILL WATERPROOFING



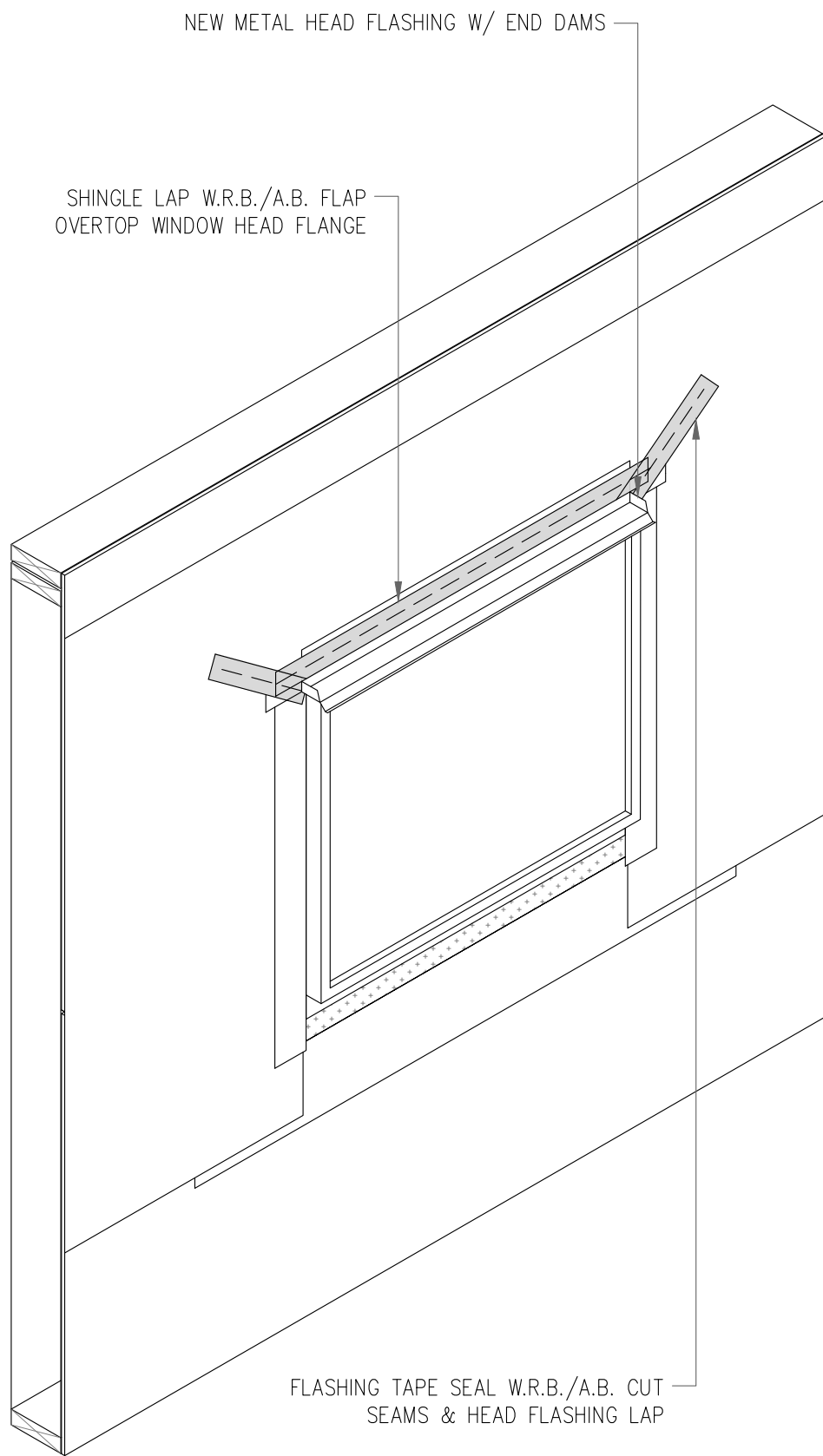
STEP 3
SILL CORNER SADDLES & WINDOW SHIMS



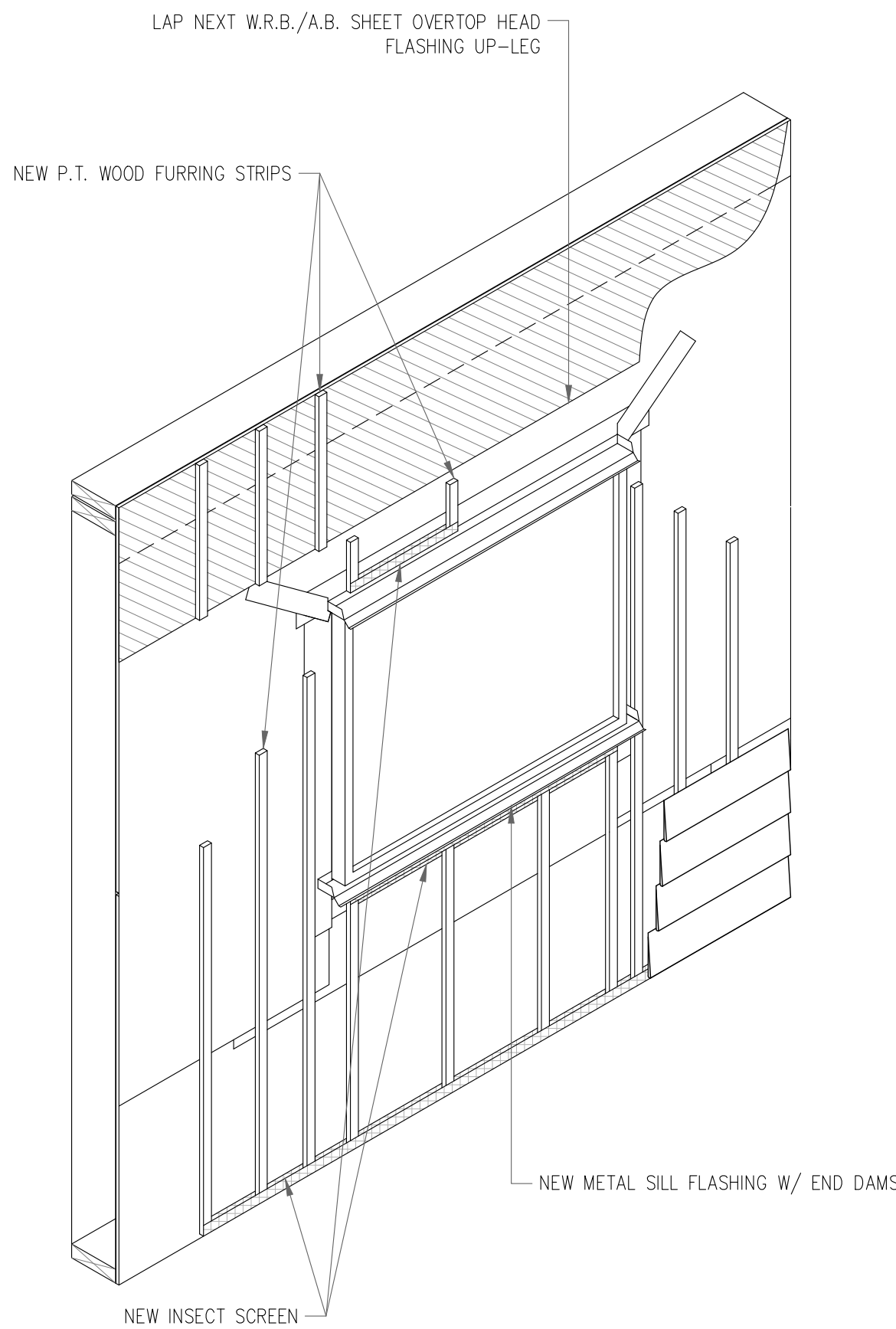
STEP 4
W.R.B. / A.B. TIE-IN & WINDOW PREPARATION



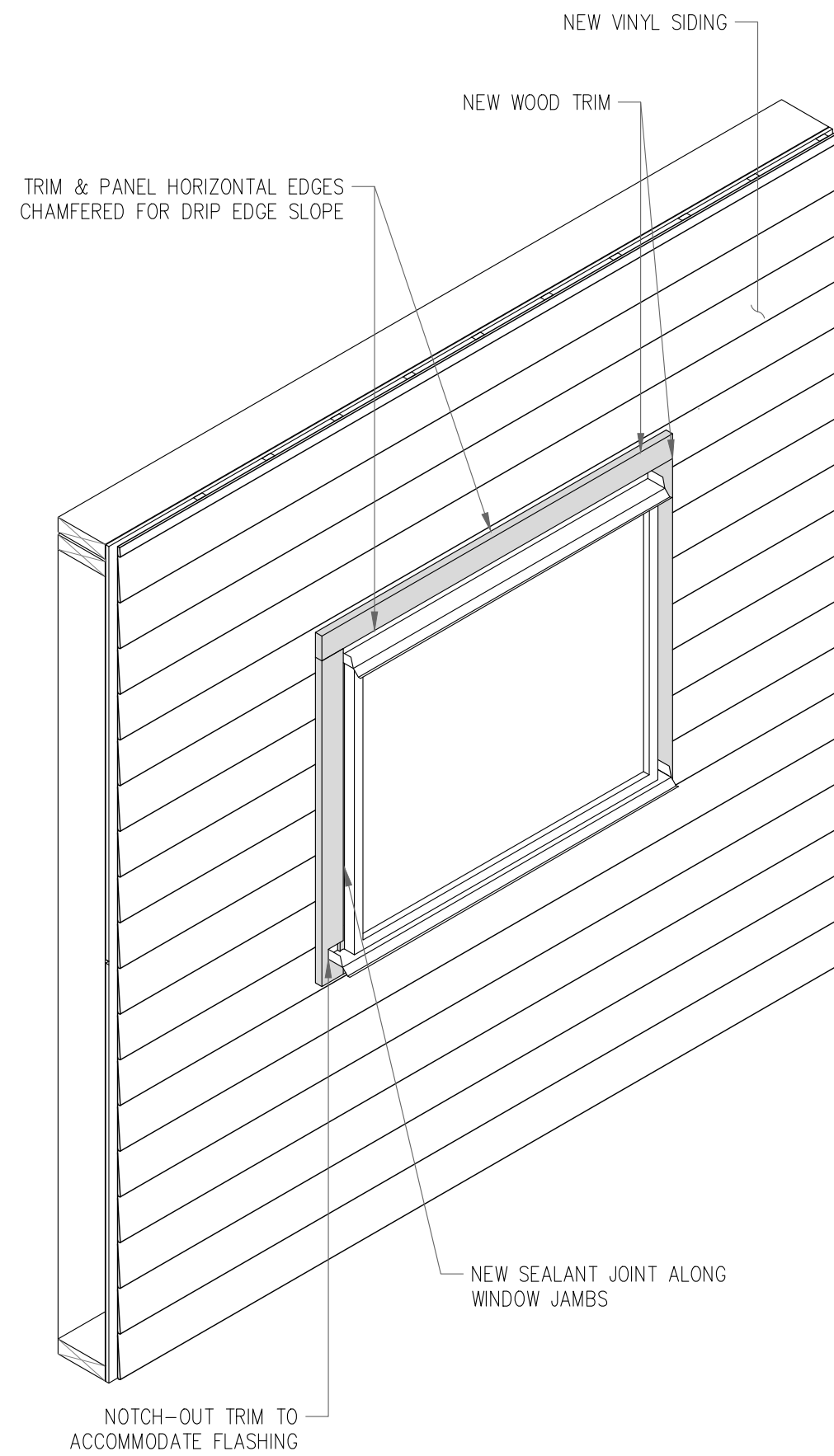
STEP 5
WINDOW INSTALLATION & W.R.B. TIE-IN



STEP 6
W.R.B. TIE-IN FINISHING & METAL HEAD
FLASHING INSTALLATION



STEP 7
METAL FLASHING & DRAINAGE/VENTILATION
CAVITY CONSTRUCTION



STEP 8
CLADDING SYSTEM INSTALLATION & FINISHING

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PROJECT:

OCEAN CREST
COMMUNITY CHURCH

LOCATION:

291 MCLEAN ST
CAMPBELL RIVER, BC

DRAWING TITLE:

WINDOW ROUGH
OPENING DETAILING
SEQUENCE

DRN. BY: H.J.	CHK. BY: D.S. / A.G.
SCALE: AS NOTED	DATE: 01/07/22
IRC #: 25026	DWG. #: BE16
W.O. #: VB21-151SP	