

# ATTACHMENT C COVER SHEET AND GENERAL NOTES



## NANAIMO COURTHOUSE REHABILITATION 35 FRONT STREET NANAIMO, BC

## ISSUED FOR HERITAGE ALTERATION B.P. 2025-02-10

### PROJECT ADDRESS

35 FRONT STREET,  
NANAIMO, BC  
V9R 5J1

### LEGAL DESCRIPTION

PID: 004-592-131  
LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 43978  
ZONING: DTS

### PROJECT DESCRIPTION

REHABILITATION OF THE NANAIMO COURTHOUSE BUILDINGS INCLUDING:

- REFURBISHMENT OF THE HERITAGE BUILDING ROOF, GORNICHE AND WINDOWS;
- REPLACEMENT OF WINDOWS, PLUS MAIN ENTRANCE DOORS, STAIRS, AND RAMP OF THE ADDITION BUILDING; AND
- ADDITION OF COOLING AND VENTILATION TO THE HERITAGE BUILDING; AND
- OTHER MECHANICAL, ELECTRICAL AND STRUCTURAL UPGRADES.

### PROJECT TEAM

**CLIENT**  
BC REAL PROPERTY DIVISION  
4000 SEYMOUR PLACE, VICTORIA BC  
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**PROJECT MANAGER:**  
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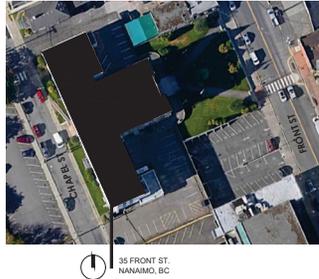
**BUILDING ENVELOPE CONSULTANT**  
READ JONES CHRISTOFFERSEN LTD.  
SUITE #330, 1515 DOUGLAS STREET,  
VICTORIA, BC, V8W-2G4

**BUILDING ENVELOPE CONSULTANT:**  
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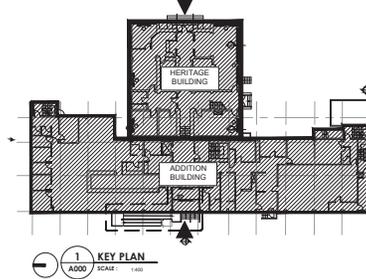
**STRUCTURAL CONSULTANT**  
READ JONES CHRISTOFFERSEN LTD.  
SUITE #330, 1515 DOUGLAS STREET,  
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**STRUCTURAL ENGINEER:**  
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### CONTEXT PLAN



### KEY PLAN



### SITE PHOTOS



GOOGLE EARTH 3-D  
EXISTING HERITAGE ROOF

EXISTING  
HERITAGE ROOF



EXISTING  
ADDITION BUILDING ENTRANCE

EXISTING  
HERITAGE- ROOF DORMER



EXISTING  
HERITAGE- NORTH ELEVATION

EXISTING  
HERITAGE & ADDITION ROOF  
CONNECTION

### GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW EXISTING SITE CONDITIONS AND COMMUNICATE ANY DISCREPANCIES WITH THIS DRAWING TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK. NO CLAIM WILL BE ENTERTAINED THAT IS BASED ON ANY EXISTING SITE CONDITIONS THAT COULD REASONABLY HAVE BEEN ASCERTAINED BY CAREFUL EXAMINATION OF THE SITE.
- THE CONTRACTOR SHALL VISIT THE SITE AND CAREFULLY EXAMINE ALL EXISTING SURFACES AND CONDITIONS, AND OBTAIN ALL INFORMATION CONCERNING PORTIONS TO BE DEMOLISHED OR PARTIALLY DEMOLISHED. CONTRACTOR SHALL ALSO CHECK AND NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES WITH THE DIMENSIONS ON THE PLANS. IN NO CASE SHALL DIMENSIONS BE SCALED FROM THIS DRAWING.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NOT TO CAUSE DAMAGE TO BASE BUILDING SURFACES AND FINISHES, AND SHALL CAREFULLY PROTECT ADJACENT SURFACES AND FURNISHINGS THAT MAY BE SUBJECT TO DAMAGE. ANY DAMAGES CAUSED BY WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE ARCHITECT'S SATISFACTION.
- CONTRACTOR SHALL PROTECT ELEMENTS TO BE REUSED. ANY ELEMENT DAMAGED DURING REMOVAL OR DEMOLITION WORK SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- BEFORE WORK BEGINS, CONTRACTOR SHALL CONSULT WITH THE FACILITY MANAGER FOR STORAGE OF ELEMENTS THAT ARE TO BE REUSED. ANYTHING DEEMED SALVAGEABLE BY BUILDING OWNER SHALL BE KEPT AND PLACED IN STORAGE.
- ALL NON-REUSABLE ITEMS AND DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE ON A DAILY BASIS AND SENT TO APPROPRIATE RECYCLING OR DISPOSAL FACILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL NEW AND EXISTING SURFACES IN A SATISFACTORY MANNER TO RECEIVE NEW WORK. THIS INCLUDES CLEANING, PRE-TREATMENT, OR DEMOLITION AND REMOVAL OF NECESSARY ITEMS. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
- ALL TRANSITIONS BETWEEN EXISTING AND NEW WORK MUST BE SMOOTH AND LEVEL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS.

### CODE ANALYSIS:

- REFER TO BUILDING CODE SUMMARY REPORT PREPARED BY OLSTHOORN ENGINEERING LTD.

### ARCHITECTURAL

NO.	DESCRIPTION	REV.
A000	COVER SHEET & GENERAL NOTES	00
A001	WINDOW SCHEDULE - ADDITION	00
A002	WINDOW SCHEDULE - HERITAGE	00
A002	DOOR SCHEDULE	00
A100	FLOOR PLAN - BASEMENT	00
A101	FLOOR PLAN - FIRST FLOOR	00
A102	FLOOR PLAN - SECOND FLOOR	00
A103	FLOOR PLAN - THIRD FLOOR	00
A104	ENLARGED DEMOLITION PLAN - ENTRANCE STAIRS & RAMP	00
A105	ENLARGED CONSTRUCTION PLAN - ENTRANCE STAIRS & RAMP	00
A106	RAMP & STAIR SECTIONS	00
A200	REFLECTED CEILING PLAN - BASEMENT	00
A201	REFLECTED CEILING PLAN - FIRST FLOOR	00
A202	REFLECTED CEILING PLAN - SECOND FLOOR	00
A203	REFLECTED CEILING PLAN - THIRD FLOOR	00
A300	BUILDING ELEVATIONS	00
A500	WINDOW DETAILS	00

### ELECTRICAL

NO.	DESCRIPTION	REV.
E001	COVER SHEET & LEGEND	00
E100	ELECTRICAL SITE PLAN	00
E201	FIRE EXISTING BASEMENT	00
E202	FIRE EXISTING MAIN FLOOR	00
E203	FIRE EXISTING 2ND FLOOR	00
E204	FIRE EXISTING 3RD FLOOR	00
E210	LIGHTING EXISTING BASEMENT	00
E211	LIGHTING EXISTING MAIN FLOOR	00
E212	LIGHTING EXISTING 2ND FLOOR	00
E213	LIGHTING EXISTING 3RD FLOOR	00
E220	POWER EXISTING BASEMENT	00
E221	POWER EXISTING MAIN FLOOR	00
E222	POWER EXISTING 2ND FLOOR	00
E223	POWER EXISTING 3RD FLOOR & ROOF	00
E301	FIRE ALARM NEW BASEMENT PLAN	00
E302	FIRE ALARM NEW MAIN FLOOR PLAN	00
E303	FIRE ALARM NEW 2ND FLOOR PLAN	00
E304	FIRE ALARM NEW 3RD FLOOR PLAN	00
E310	LIGHTING NEW BASEMENT PLAN	00
E311	LIGHTING NEW MAIN FLOOR PLAN	00
E312	LIGHTING NEW 2ND FLOOR PLAN	00
E313	LIGHTING NEW 3RD FLOOR PLAN	00
E320	POWER NEW BASEMENT PLAN	00
E321	POWER NEW MAIN FLOOR PLAN	00
E322	POWER NEW 2ND FLOOR PLAN	00
E323	POWER NEW 3RD FLOOR PLAN	00
E400	ELECTRICAL SINGLE LINE DIAGRAM	00
E500	ENLARGED ELECTRICAL ROOMPLANS	00
E501	ELECTRICAL DETAILS	00
E600	ELECTRICAL SCHEDULES 1	00
E601	ELECTRICAL SCHEDULES 1	00
E602	ELECTRICAL SCHEDULES 1	00
E603	ELECTRICAL SCHEDULES 1	00

### STRUCTURAL

NO.	DESCRIPTION	REV.
S100	GENERAL NOTES, METHODOLOGY, AND ASSUMPTIONS	00
S101	GENERAL NOTES	00
S200	ROOF PLAN	00
S201	EXISTING ROOF STRUCTURE PLAN	00
S300	ROOF SECTIONS	00
R-1.1	COVER SHEET AND GENERAL NOTES	00
R-1.2	SITE PLAN	00
R-2.1	ROOF PLAN	00
R-3.1	DETAILS	00
R-3.2	DETAILS	00

NO.	DESCRIPTION	REV.
M100	MECHANICAL COVER SHEET	00
M100	CONTROLS- BASEMENT FLOOR PLAN	00
M101	CONTROLS- FIRST FLOOR PLAN	00
M102	CONTROLS- SECOND FLOOR PLAN	00
M103	CONTROLS- THIRD FLOOR PLAN	00
M104	MECHANICAL ROOMS DEMOLITION & CONSTRUCTION PLAN	00
M105	MECHANICAL ROOFS DEMOLITION & CONSTRUCTION & SCHEMATIC	00
M106	MECHANICAL- DETAILS	00



NO.	DESCRIPTION	REV.
1	10-10-2024	ISSUED FOR HERITAGE B.P.
2	10-10-2024	ISSUED FOR HERITAGE B.P.
3	10-10-2024	ISSUED FOR HERITAGE B.P.
4	10-10-2024	ISSUED FOR HERITAGE B.P.
5	10-10-2024	ISSUED FOR HERITAGE B.P.
6	10-10-2024	ISSUED FOR HERITAGE B.P.
7	10-10-2024	ISSUED FOR HERITAGE B.P.
8	10-10-2024	ISSUED FOR HERITAGE B.P.
9	10-10-2024	ISSUED FOR HERITAGE B.P.
10	10-10-2024	ISSUED FOR HERITAGE B.P.

By issuing to the project a permit, Thibodeau Architecture + Design Inc. warrants, on behalf of its member firm, that the information on the permit is true and correct to the best of our knowledge and belief.

BC-1353/ON-194984  
NANAIMO COURTHOUSE REHABILITATION  
35 FRONT STREET,  
NANAIMO BC- V9R 5J1



project number	BC-1353
sheet title	COVER SHEET & GENERAL NOTES
date	24-08-24
author	AS SHOWN
checked	BY
approved	BY

Drawing name: 1\_02\_P1\_02\_VAN Project\_35 Front Street\_Nanaimo\_Courthouse\_Rehabilitation\_2025-02-10\_P1.dwg  
For scale: 1/8" = 1'-0"  
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