



Department of Sustainable Planning
and Community Development
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Attention: Ms. Kristal Stevenot
Senior Heritage Planner

**Re: 2659-2629 DOUGLAS STREET HERITAGE BUILDING
TAX INCENTIVE PROGRAM THIRD-PARTY STRUCTURAL ASSESSMENT**

Dear Ms. Stevenot,

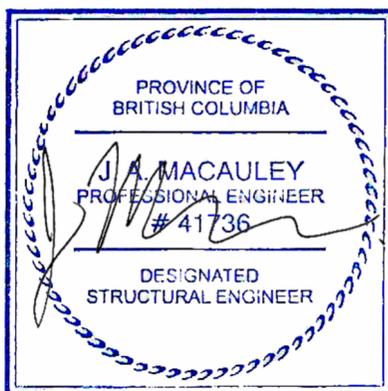
Glotman Simpson Consulting Engineers are pleased to provide the following Tax Incentive Program third-party structural assessment for the existing 2659-2629 Douglas Street heritage structure retention. The building is located at the corner of Douglas Steet and Hillside Avenue in downtown Victoria.

This report focuses on the assessment of the proposed seismic design strategy of the heritage structure and commentary on the construction costs associated with seismic restraint of the retained heritage components.

We trust this report meets your needs at the moment. If you require any additional information or clarification on items presented in this report, our team would be pleased to provide additional detail.

Yours truly,

GLOTMAN•SIMPSON CONSULTING ENGINEERS



Per: James Macauley P.Eng, Struct.Eng
Associate Engineer



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1. TAX INCENTIVE PROGRAM

As allowed for in the British Columbia Community Charter Act, local governments have been enabled to provide tax incentives to development applicants for building projects that provide heritage conservation, rehabilitation or adaptive use. To this end, the City of Victoria has established the Tax Incentive Program (TIP) which provides financial credit for construction costs directly related to seismic upgrades to designated heritage structures as part of a singular upgrade or as part of a larger development application.

The City of Victoria Council of the Whole, in an effort to streamline TIP applications, has allowed third-party structural engineer consultants working on behalf of the City to be retained to review applications, specifically in regards to:

- Seismic design strategy of the heritage structures and new development
- Budgeted costs directly related to seismic retention construction
- Changes proposed during construction; and
- The project at completion to confirm compliance with work defined in the application

The heritage conservation review has been completed in line with the “Standards and Guidelines for the Conservation of Historic Places in Canada” Second Edition (2010).



2.0 BUILDING HISTORY

The heritage-designated structure to be considered as part of the TIP application is located at 2659-2629 Douglas Street at the corner of Douglas Street and Hillside Avenue. Also known as the Scott Building, the original structure was built in 1912 and consists of a three-storey commercial building.



Figure 1 – Context Plan of Subject Site



Figure 2 – Historic News Article

3.0 BUILDING LAYOUT AND EXISTING CONDITIONS

The existing heritage structure located at 2659-2629 Douglas Street consists of three storeys built for commercial and office occupancy. The upper portions of the exterior façade along Douglas Street (west), Hillside Avenue (north) and east side consists of punched window openings through unreinforced mass clay brick walls with terra cotta cornices at the roof and second storeys. The facades are supported by a mixture of mass brick walls and pilasters as well as timber and steel beams spanning overtop of ground-level shop glazing. The south wall consists of a mass brick wall without window or door openings.



Figure 3 – Back of Façade along Douglas

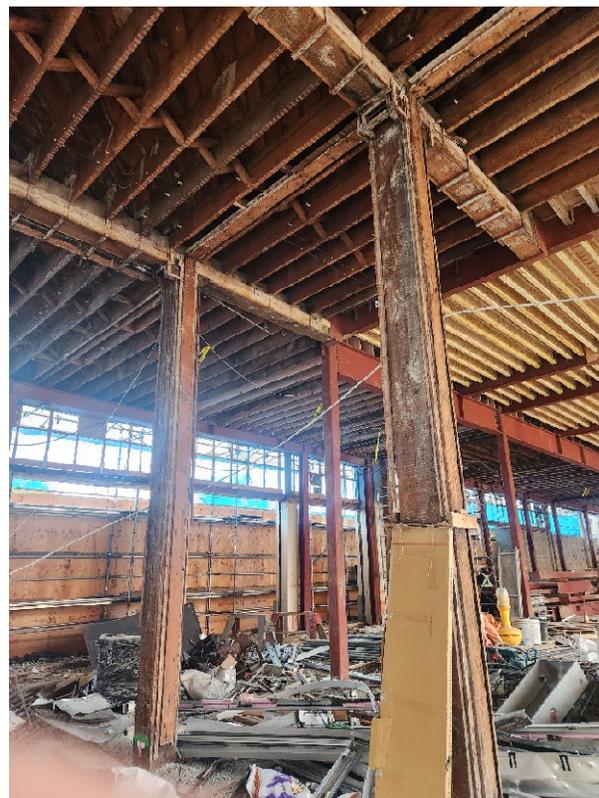


Figure 4 – Underside of Second Storey

The second and third storey floor framing consists of 2x dimensional lumber joists framing in between steel and heavy timber beams, in turn supported by steel and timber posts down to the ground level. The floor sheathing consists of 1"-thick diagonal ship-lap decking nailed to the joists below. There have been various modifications to the structure over the history of the structure, including floor openings cut and filled with newer steel beams and woodframe joists, but the general character is consistent with the original structure.



Figure 5 – Back of Second Storey Retained Brick Wall along Hillside

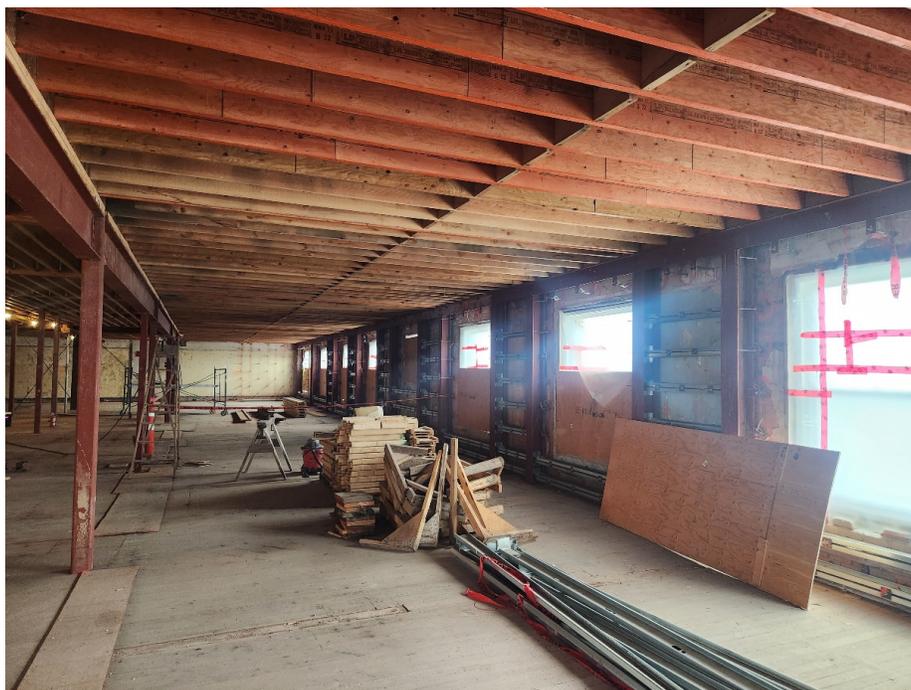


Figure 6 – Second Storey along Douglas, Underside of Third Storey



The Roof framing is similar to that of the second and third storeys with 2x joists and support framing. The exterior wall system on all sides of the heritage structure continues above the Roof level with brick wall parapets supporting terra cotta cornice framing.



Figure 7 – Back of Roof Parapet, Corner of Douglas and Hillside

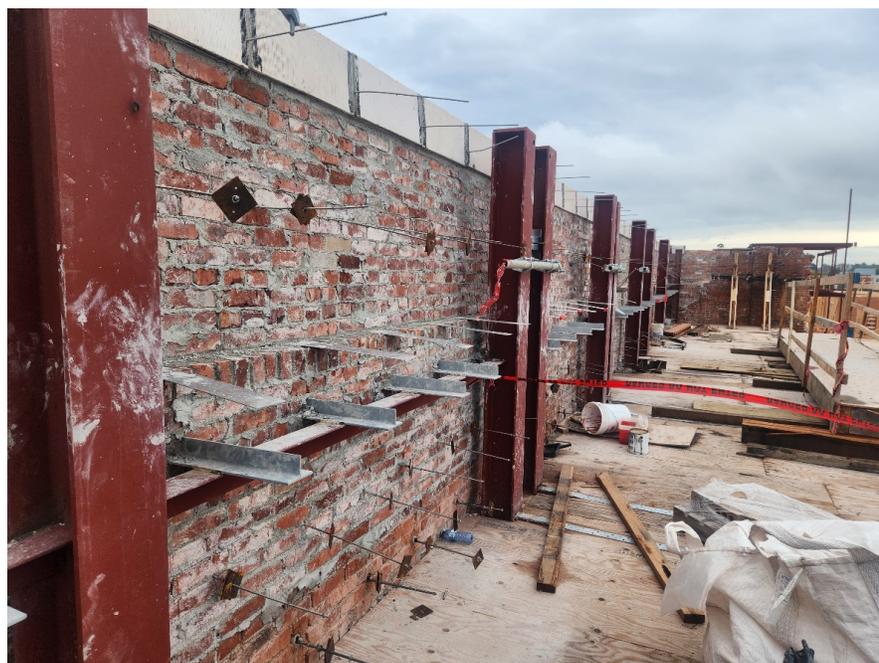


Figure 8 – Back of Roof Parapet along Hillside



For reference, the new development consists of two phases connected with a below-grade parking structure. The proposed first phase consists of the upgraded heritage structure and the second a 6-storey woodframed residential stand-alone structure. The heritage structure is currently being modified, with the Douglas and Hillside facades being retained along with one column bay of floor framing behind each side of the facades at the second, third and roof levels. New floor framing will be integrated at each level, with an additional pop-up roof being constructed above the historic roof level. There is no connection between the heritage and new 6-storey woodframe structures above-grade.

Construction and rehabilitation of portions of the structure have already commenced; the construction scope and schedule as well as overall development is beyond the scope of this report. A field review of the existing site conditions was conducted on September 25, 2023 with representatives from the developer, general contractor, City of Victoria Heritage Planner and Glotman Simpson Consulting Engineers. The preceding condition photos were taken as part of this review. In general, the second, third and roof floor framing appeared to be in fair condition. The exterior façade is in good condition due to upgrades and repointing already completed by the general contractor.



4.0 HERITAGE RETENTION AND SEISMIC DESIGN STRATEGY

Given the vintage of the structure, it is almost certain that the original designers considered the lateral capacity of the structure. Mass brick wall structures such as this typically withstand minor seismic events due to the sheer weight of the wall. However, these types of structures are also very brittle and do not dissipate seismic energy well. As such, they cannot typically accommodate significant lateral movements; the current BC Building Code allows for lateral interstorey drifts up to 2.5%, whereas unreinforced masonry (URM) walls cannot typically exceed 0.5-1.0% before leading to stability issues and possible failure.

Seismic loading for Vancouver Island has increased significantly over the last decade as the seismicity of the region has become better understood. The National Research Council (NRC) continues to refine their seismic modelling as additional earthquake sources are identified and included, such as the decision to account for the Cascadia fault subduction event (not previously included prior to 2010). The current BC Building Code (BCBC 2018) relies on the National Building Code (NBCC 2015), which in turn increased seismic loading roughly 30-40% for this specific project location and geology between NBCC 2010 and NBCC 2015. From previous similar projects (and accounting for the local conditions), we estimate that the existing mass brick walls have a capacity of roughly 10-15% of current BCBC 2018 code demands; this will be further reduced by any subsequent code changes. To this end, seismic retrofit is required regardless of the scope of the new development.

4.1 ORIGINAL FRAMING AND POSSIBLE RETENTION

It is possible for the existing heritage structure located at 2659-2629 Douglas Street to be retained but to do so would require extensive retrofit. Given the seismic design requirements mentioned previously and the inadequacy of the existing structure, new seismic resisting elements are required to support the structure; possible options include concrete shotcrete shearwalls and steel braces or moment frames. All of these lateral force resisting systems will require extensive new concrete foundations, likely complete with soil anchors drilled to provide overturning resistance. The existing diaphragms require upgrade, likely with a combination of new plywood sheathing and steel straps, or alternatively a reinforced concrete topping, to drag seismic loading back to the new shearwalls/braces. Additional to this, back-up framing would be required to support the exterior walls to tie the existing framing back to the new diaphragms.

While it is technically feasible to retain these elements, they require extensive intervention to the existing structure including spatial allowances required to install the lateral bracing, further reducing occupiable space. These upgrades require significant cost, typically far beyond the revenue that can be generated by the upgrade space over the extended life of the structure. Additionally, the amount of residential area is limited to the pre-existing areas at Level 2, thus not allowing for full utilization of the site for housing.

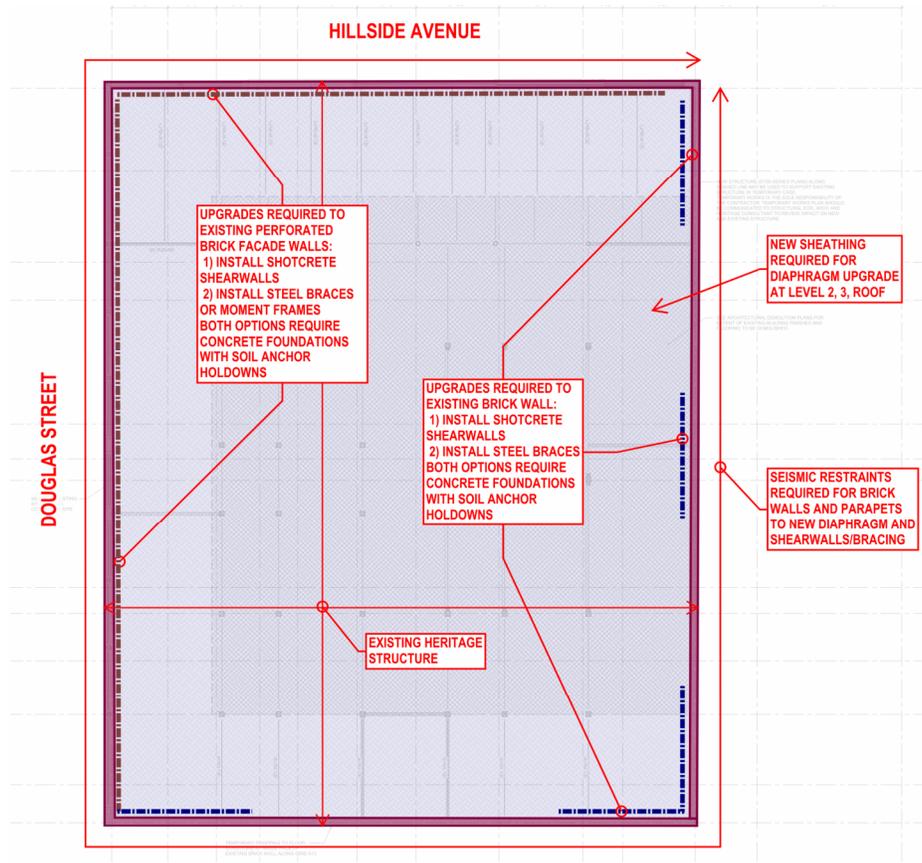


Figure 9 – Original Heritage Structure Layout

4.2 PROPOSED DEVELOPMENT RETROFIT

The new development has retained the following heritage items:

- Douglas Street and Hillside façade framing, including parapets and cornices
- Roughly 50% of second, third and roof level framing, including existing 2x joists, steel and timber beams, and diagonal ship-lap deck sheathing

The following items have been demolished:

- Remaining east and south mass brick walls
- Roof slab framing and supporting stud walls at second storey
- Remaining 50% of second, third and roof level framing
- Ground level foundations including concrete spread footings and slab-on-grade

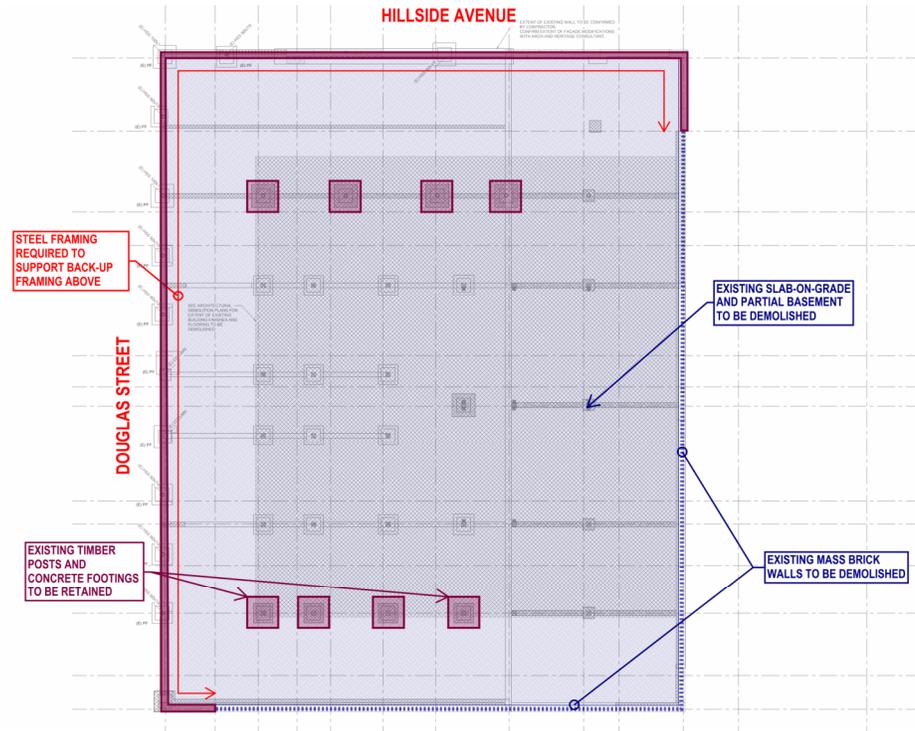


Figure 10 – Ground Floor Heritage Retention Plan (As Proposed by Developer)

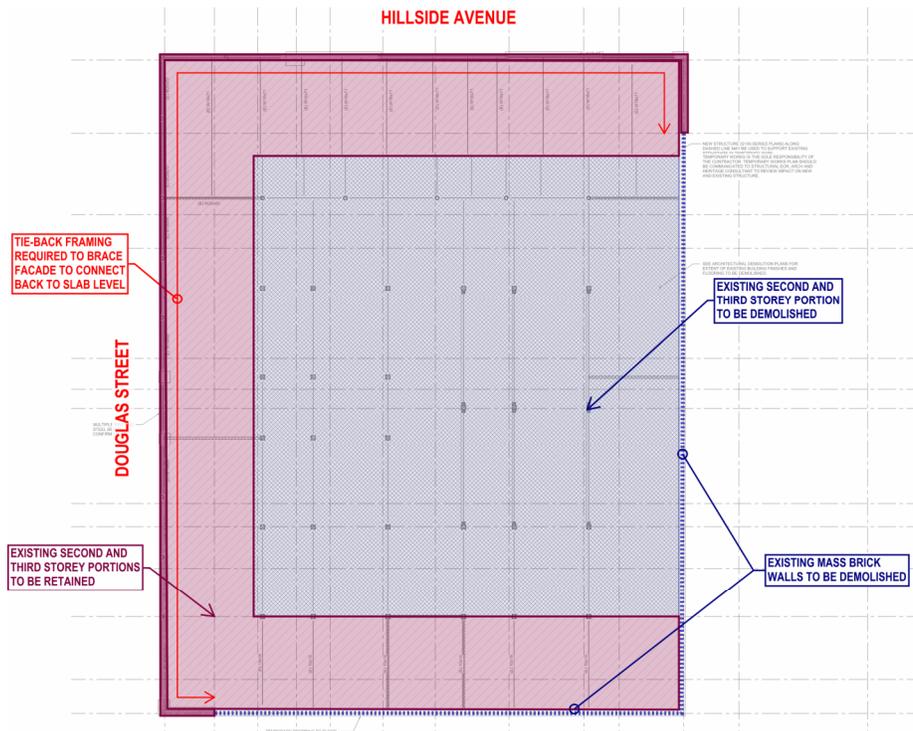


Figure 11 – Second and Third Storey Heritage Retention Plan (As Proposed by Developer)

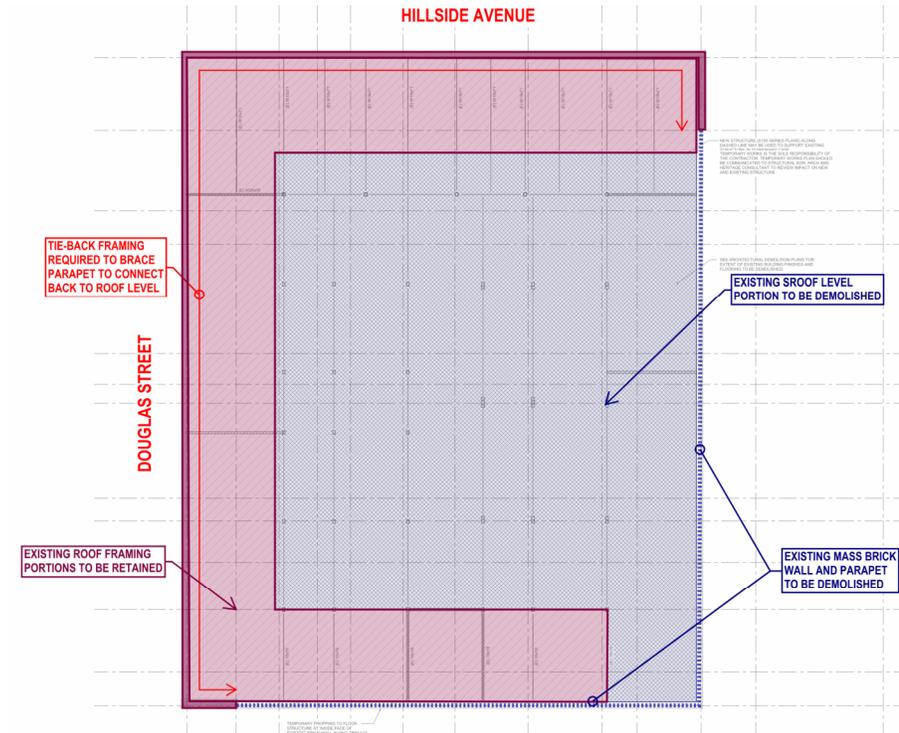
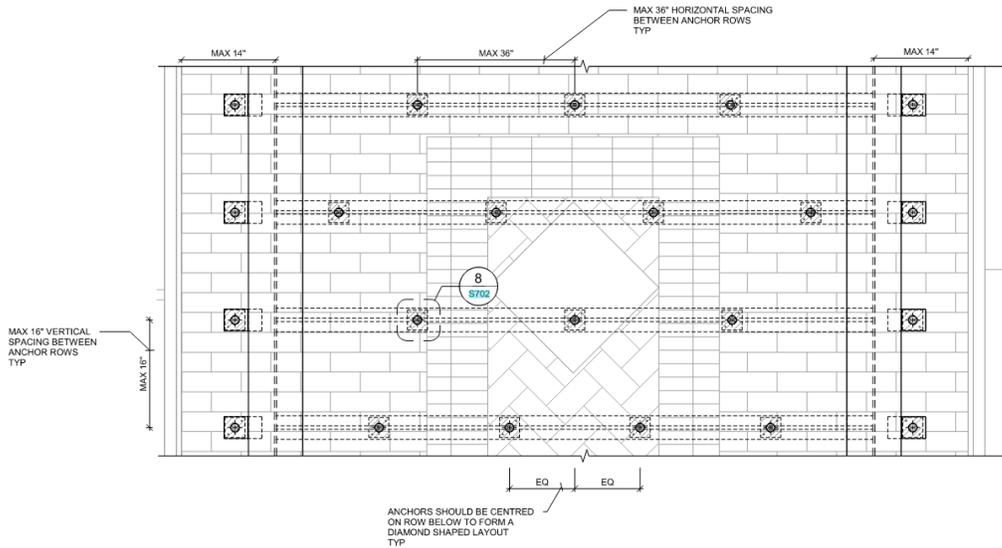


Figure 12 – Roof Level Heritage Retention Plan (As Proposed by Developer)

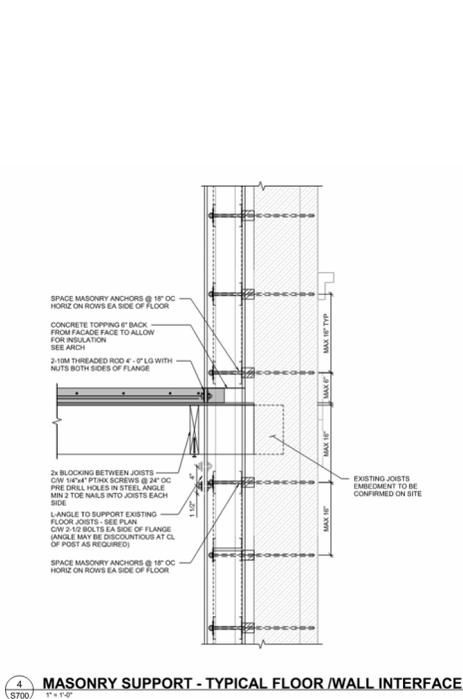
4.2.1 Façade Framing

The brick façade does not have sufficient out-of-plane capacity to resist horizontal lateral movement in a seismic event (i.e. pulling away from the main building) and will require back-up framing. The facades will need to be tied back to the second, third and roof level framing with supplemental drilled and epoxy-grout embedded threaded dowels connected to steel strong-back beams and posts. Additional framing is also required to support the parapet at the roof level. Refer to Figures 11, 12 and 13 for drawing schematics of the dowel design and layout, as well as Figures 5 and 7 for in-situ placement of the framing. Additionally, there is very little in-plane stiffness or strength for the brick to act as a shearwall along the lengths of the wall; tie-in to the slab diaphragms is essential for bracing against out-of-plane and in-plane loading. New plywood sheathing and steel plate drag struts are required to brace back these elements to the new concrete shearwalls.

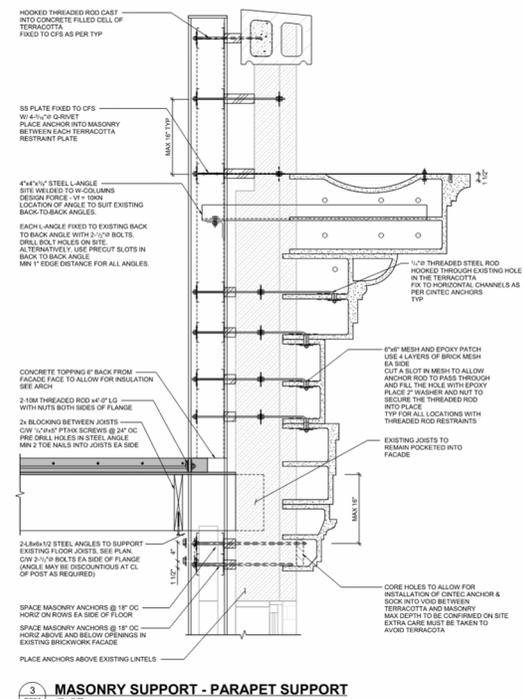


6 MASONRY SUPPORT - TYP ELEVATION DETAIL
 S700 1" = 1'-0"

Figure 13 – Ground Level Façade Back-Up Framing along Pandora (Horizontal dashed lines denote steel stud framing; vertical solid lines denote wide-flange steel strong-back)



4 MASONRY SUPPORT - TYPICAL FLOOR / WALL INTERFACE
 S700 1" = 1'-0"



3 MASONRY SUPPORT - PARAPET SUPPORT
 S700 1" = 1'-0"

Figure 14 – Typical Façade Tie-Back at Floor Levels

Figure 15 – Typical Parapet Tie-Back at Roof



4.2.2 Second, Third and Roof Levels

Roughly half of the existing second, third and roof level slab framing will be retained as part of the proposed new development. The existing 2x joist framing and supporting steel and timber beams will be upgraded to increase their gravity load capacity by sistering the joists and reinforcing the beams. The existing diagonal ship-lap deck sheathing does not have sufficient capacity and will be supplemented with new plywood sheathing and reinforced concrete topping to provide additional capacity.

All of the lateral load capacity and stiffness is being provided by new concrete shearwalls. The new concrete topping slab is being used to drag seismic loads back to these new shearwalls.



5.0 COST ASSESSMENT

The costs associated to seismic restraint of the heritage structure break down into direct and indirect components as it relates to the TIP application. In general, it is straightforward to quantify the direct costs associated with bracing the façade system back to the main structure as the back-up framing and connections are only being used for this purpose. It is more difficult to quantify what portion of the overall new structural framing is being utilized to support the existing structure against seismic loading demands as this framing supports both old/heritage and new structural elements. In other words, what portion of the cost of the concrete shearwalls and footings can be attributed to the seismic restraint of the heritage retention. It is our understanding that costs related to heritage conservation not related to seismic restraint are not considered as part of the TIP claim. Refer to Appendix A for an assessment of the structural components related to direct and indirect costs. As part of the TIP application, the developer has provided cost estimates from the general contractor for the project (Summit Brooke) as well as an independent quantity surveyor (Beacon Construction Consultants).

5.1 DIRECT COSTS

As discussed previously, 100% of the costs associated with the restraint of the heritage framing can be claimed as part of the TIP application Refer to Appendix A for a summary of these components. We have isolated the components described in the preceding sections and have summarized below:

Beacon	Summit Brooke
$(\$76,414.15 + \$541,528) \times 1.1 \times 1.1$ = \$747,710.00	\$2,049,293.64
* Includes portion of structural steel estimated to be part of back-up framing (noted multipliers are for “General Requirements” and “Contractor’s Fee” of 10% each) ** Estimate does not appear to include allowance for steel stud back-up framing	

5.2 INDIRECT COSTS

In an effort to quantify the costs associated with the lateral support of the heritage framing, the weight of the retained heritage framing (including brick façade) was compared to the overall weight of the southern portion of the project, with the weight being directly related to the seismic force to be resisted. We have calculated that the retained heritage framing consists of roughly 21% of the overall weight. To this end, 21% of the costs associated with the woodframe shearwalls and diaphragms and concrete shearwalls, diaphragm reinforcing and concrete footings supporting the shearwalls can be claimed as part of the TIP application. Refer to Appendix A for a summary of the components we have identified as part of these systems.

	Beacon	Summit Brooke
Construction Costs	$\$4,519,284.50 - \$541,528$ = \$3,977,756.50 * Deduction made for portion of structural steel estimated to be part of back-up framing	\$1,535,535.31
General Requirements and Contractor Fee	$(\$3,977,756.50) \times 0.1$ $+ (\$3,977,756.50) \times 0.1 \times 1.1$ = \$835,328.87	$\$458,482.90 + \$252,165.59$ = \$710,684.49
Total Indirect Costs	$(\$3,977,756.50 + \$835,328.87) \times 0.21$ = \$1,010,747.93	$\$1,787,700.90 \times 0.21$ = \$471,698.60



5.3 TOTAL COSTS (DIRECT + INDIRECT)

Find following a summary of the total cost for both Beacon and Summit Brooke estimates. As noted in the preceding sections, the Beacon estimate does not account for steel stud back-up framing, which is an integral part to the seismic restraint strategy; an estimate of this value has been taken from the Summit Brooke estimate.

Beacon	Summit Brooke
$\$747,710.00 + \$1,010,747.93$ $= \mathbf{\$1,758,457.93}$	$\$2,049,293.64 + \$471,698.60$ $\mathbf{\$2,520,992.24}$
* Estimate does not appear to include allowance for steel stud back-up framing; using Summit Brooke's estimate for this framing, this would be roughly \$398,018.64, for a total of \$2,156,476.57	

Using both construction cost estimates as a basis for our assessment, we estimate that the construction costs for seismic restraint to be \$2,156,476.57 for the Beacon estimate and \$2,520,992.24 for the Summit Brooke estimate.



6.0 DISCUSSION

The proposed development at 2659-2629 Douglas Street will be retaining heritage components of the historic Scott Building as part of the overall development. The developer will induce expenses related to the retention, including costs for both conservation of historic elements as well as the back-up framing to brace these elements against seismic loading. The costs for seismic restraint have been put forward by the developer as part of the City of Victoria's Tax Incentive Program, which requires review by the Heritage Review Panel. Glotman-Simpson Consulting Engineers has been retained to review the structural components of the application, including review of the framing to identify components that are required for seismic restraint as well as cost estimates put forward by the developer.

This report has discussed and identified the proposed structural framing and have broken down the seismic restraint framing into two categories with associated costs: direct, and indirect. The direct costs are for framing exclusively for the seismic restraint of heritage elements, and includes strong-back framing and drilled anchors connecting the strong-backs to the heritage components. The indirect costs are for framing supporting both the heritage framing as well as new building components, and includes new concrete shearwalls and floor diaphragms supporting a full given floor. The indirect costs attributed to seismic restraint are not as clear, as they support both old and new framing. We have used the weight of both old and new components to estimate their contribution to the overall seismic loading, and as an extension what portions of the overall cost can be attributed to each. Using both construction cost estimates as a basis for our assessment, we estimate that the construction costs for seismic restraint to be \$2,156,476.57 for the Beacon estimate and \$2,520,992.24 for the Summit Brooke estimate.



7.0 LIMIT OF LIABILITY & CLOSE-OUT

This Tax Incentive Program assessment is based on a visual inspection of the existing structure and building systems and a review of the available and drawing information, as part of our review. No testing or dismantling of any architectural cladding was performed and inspections were made on a random basis with no attempt to review or inspect every element or portion of the building. The intent of the inspections was to verify the layout shown in the proposed structural engineering drawings provided by Primex Investments Ltd. (“IFC Interiors Update” structural drawings by Equilibrium Consulting Inc dated March 21, 2023), but not to ascertain the quality or sufficiency of any specific aspect of the development. Our comments are limited to determining the framing elements related to the seismic restraint of heritage elements and does not constitute an independent structural peer review complete with design checks. Our comments are not a guarantee or warranty of any aspect of the condition of the development whatsoever.

This report was prepared by Glotman•Simpson Consulting Engineers for the account of the City of Victoria. The material in it reflects the existing structural condition of the existing buildings to our best judgment considering the information available to us at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Glotman•Simpson Consulting Engineers accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

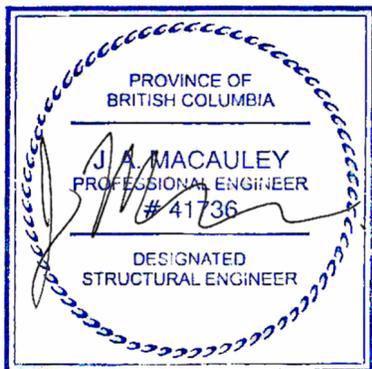
The following items were not examined by us nor were they considered as part of the structural survey of the building:

- condition of the roofing system and any leakage concerns;
- building envelope design and condition issues;
- moisture considerations at exterior walls;
- plumbing, mechanical or electrical considerations;
- fire prevention requirements or condition of existing equipment and systems; and
- presence of hazardous materials such as asbestos, PCB’s or toxic industrial waste.

We trust the above is satisfactory for your needs at this time. Please feel free to contact the undersigned if we can provide any further information or clarification on this matter.

Yours truly,

GLOTMAN•SIMPSON CONSULTING ENGINEERS



Per: James Macauley, P.Eng, Struct.Eng
Associate

Per: Levi Stoelting, P.Eng
Principal

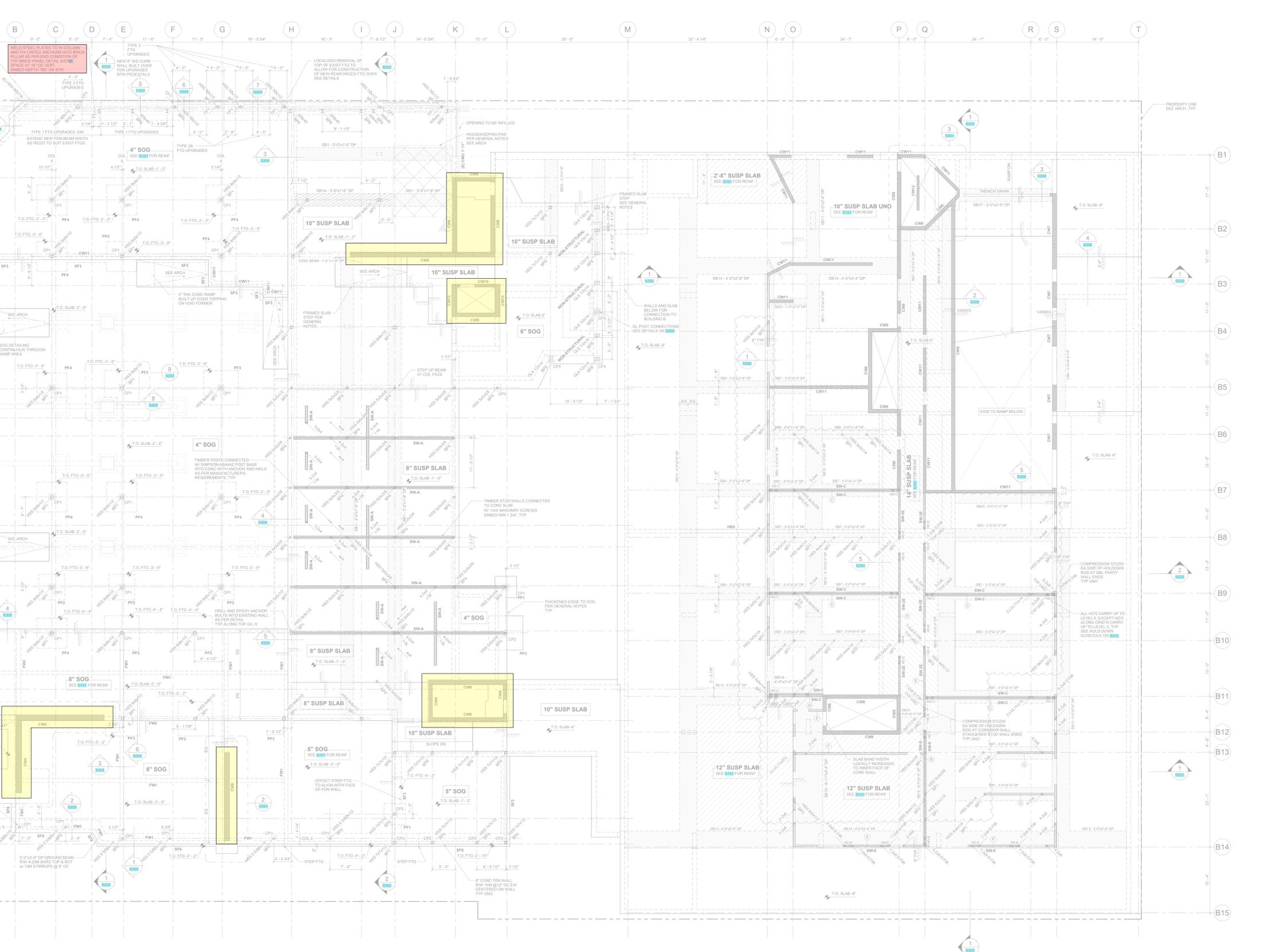


APPENDIX A

Structural Drawings

ITEMS HIGHLIGHTED IN RED ARE REQUIRED FOR DIRECT SEISMIC RESTRAINT OF HERITAGE COMPONENTS

ITEMS HIGHLIGHTED IN YELLOW ARE PARTIALLY REQUIRED FOR SEISMIC RESTRAINT OF HERITAGE COMPONENTS. REFER TO REPORT FOR DISCUSSION OF THE CALCULATED CONTRIBUTION PORTION



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

WOOD FRAME SHEAR WALL SCHEDULE											
MARK	SHEATHING [6]	PANEL EDGE NAILING [2]	THICKNESS OF STUD AT ABUTTING PANEL EDGES [3]	MINIMUM LSL RIM BOARD THICKNESS (BASED ON SHEAR WALL BELOW RIM BOARD) [4]	FOUNDATION / SILL PLATE	STITCH NAILING (2x STUDS W/ 0.148 Ø x 3" NAILS & 3x STUDS W/ 0.1628 Ø x 1 1/2" NAILS AT ABUTTING PANEL EDGES)	CONNECTION OF JOIST OR BLOCKING TO TOP PLATE (BASED ON SHEAR WALL BELOW RIM BOARD) [5]	CLIP ALTERNATIVE (SIMPSON LTP4/A35) [7]	BOTTOM PLATE ATTACHMENT [8]	BASE ANCHORAGE TO CONCRETE	
SW-A	1/2"	0.1310 x 2 1/2" LG	6"	2-2x	1 3/4"	2x D.FIR	(2) ROWS @ 8" OC	16" OC	(1) ROWS @ 4" OC	(1) ROWS @ 12" OC	36" OC
SW-B	1/2"	0.1310 x 2 1/2" LG	4"	2-2x	1 3/4"	2x D.FIR	(2) ROWS @ 6" OC	12" OC	(1) ROWS @ 4" OC	(1) ROWS @ 10" OC	36" OC
SW-C	1/2"	0.1310 x 2 1/2" LG	3"	2-2x	1 3/4"	3x D.FIR	(1) ROWS @ 4" OC	8" OC	NOT ALLOWED	(1) ROWS @ 8" OC	20" OC
SW-D	1/2"	0.1310 x 2 1/2" LG	2"	2-2x	1 3/4"	3x D.FIR	(2) ROWS @ 4" OC	6" OC	NOT ALLOWED	(1) ROWS @ 6" OC	20" OC
SW-E	3/4"	0.1489 x 3" LG	2"	2-2x	1 3/4"	3x D.FIR	(2) ROWS @ 3" OC	5" OC	NOT ALLOWED	(1) ROWS @ 4" OC	18" OC
SW-2B	1/2" EA SIDE	0.1310 x 2 1/2" LG	4"	2-2x	3 1/2"	2x D.FIR	(2) ROWS @ 3" OC	6" OC	NOT ALLOWED	(1) ROWS @ 4" OC	20" OC
SW-2D	1/2" EA SIDE	0.1310 x 2 1/2" LG	2"	2-2x	3 1/2"	3x D.FIR	(2) ROWS @ 2" OC	5" OC EA SIDE	NOT ALLOWED	(1) ROWS @ 3" OC	14" OC
SW-2E	3/4" EA SIDE	0.1489 x 3" LG	2"	2-3x D.FIR	3 1/2"	3x D.FIR	(2) ROWS @ 2" OC	5" OC EA SIDE	NOT ALLOWED	(1) ROWS @ 2" OC	10" OC

NOTES:

- SHEATHING SHALL CONSIST OF 15/32" APA RATED (STRUCTURAL 1) PLYWOOD SHEATHING. SHEATHING SHALL HAVE A MINIMUM SPAN RATING OF 24/0.
- PANEL EDGE NAILING APPLIES TO ALL SHEATHING PANEL EDGES. INSTALL 2x BLOCKING ON FLAT AT ALL UNFRAMED PANEL EDGES. NAIL SHEATHING TO INTERMEDIATE FRAMING WITH FIELD NAILING AT 12" OC.
- WALL STUDS SHALL BE FACE NAILED TOGETHER PER "STITCH NAILING" OF THIS SCHEDULE.
- SEE PLANS AND DETAILS FOR LOCATIONS WHERE THICKER RIM BOARD MAY BE REQUIRED.
- SEE DETAIL S 1.8 & 1.12 FOR MINIMUM ROW SPACING AND MINIMUM EDGE DISTANCE.
- WHERE PANELS ARE APPLIED TO EACH FACE OF A WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
- CLIPS SHALL BE INSTALLED WITH 0.131" X 2 1/2" NAILS IN ALL HOLES. WHERE CLIPS ARE REQUIRED ON EACH SIDE, CLIPS SHALL BE STAGGERED TO AVOID NAIL INTERFERENCE.
- CONTRACTOR MAY USE EITHER OF THE CONNECTION OPTIONS INDICATED AND MAY COMBINE ASS CLIPS ON ONE SIDE OF THE WALL WITH LTP4 ON THE OPPOSITE SIDE.
- REFER TO "SILL PLATE ANCHORAGE TO CONCRETE" DETAIL 4.8 FOR ADDITIONAL INFORMATION.
- REFER TO "SHEAR WALL PANEL NAILING 6" AND 6" OC DETAIL", OR "SHEAR WALL PANEL NAILING 2" AND 3" OC" DETAIL AS APPLICABLE FOR ADDITIONAL INFORMATION.

WOOD STUD WALL SCHEDULE			
MARK	TYPE	DESCRIPTION	DETAIL
A	DOUBLE 2x4 PARTY WALL	2x4 SPP #182 STUDS @ 16" OC EA WALL	
B	DOUBLE 2x4 PARTY WALL	2x4 SPP #182 STUDS @ 16" OC EA WALL	
C	DOUBLE 2x4 PARTY WALL	4x24 SPP #182 STUDS @ 16" OC EA WALL	
D	2x4 CORRIDOR WALL	2x4 SPP #182 STUDS @ 16" OC STAGGERED	
E	2x4 WALL	2x4 SPP #182 STUDS @ 16" OC	
F	2x4 WALL	2x4 SPP #182 STUDS @ 16" OC	
G	2x4 WALL	2x4 SPP #182 STUDS @ 16" OC	
H	2x4 WALL + 2x4 WALL	2x4 SPP #182 STUDS @ 16" OC EA WALL FULLY BLOCKED BY 2x6 SPP #182 STUDS	

CONCRETE COLUMN SCHEDULE			
MARK	SIZE	REINFORCEMENT	DETAIL
C1	Ø 10" x 6'-10"	4-20M VERT W/ 10M TIES @ 8" OC	
C2	11" x 3'-4"	16-30M VERT W/ 3 SETS OF 10M TIES @ 12" OC	
C3	11" x 4'-0"	22-30M VERT W/ 3 SETS OF 10M TIES @ 12" OC	
C4	11" x 6'-0"	4-20M VERT W/ 10M TIES @ 8" OC	
C5	11" x 6'-10"	4-20M VERT W/ 10M TIES @ 8" OC	

CONCRETE WALL SCHEDULE			
MARK	SIZE	REINFORCEMENT	DETAIL
CW1	20" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS	
CW2	20" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL 8.00	
CW3	12" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS	
CW4	14" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS	
CW5	12" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL 8.00	
CW6	12" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS	
CW7	12" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL 8.00	
CW8	12" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS	
CW9	12" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS	
CW10	8" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS	
CW11	8" CONC WALL	15M @ 16" OC EW CENTERED TYP UNO	
CW12	8" CONC WALL	15M @ 16" OC EW CENTERED TYP UNO	
CW13	12" CONC WALL	20M @ 12" OC EW #1	
CW14	16" CONC WALL	15M @ 16" OC EW #1	
CW15	12" CONC WALL	15M E/FACE HORZ W/ 10M TIES @ 12" OC ALONG LENGTH	
CW16	12" CONC WALL	15M E/FACE HORZ W/ 10M TIES @ 12" OC ALONG LENGTH	

SHEET NOTES - BUILDING A

- COLUMNS FROM SUPERSTRUCTURE NOT SHOWN.
- SW - DENOTES SHEAR WALL LOCATIONS.

FOUNDATION SCHEDULE			
MARK	TYPE	FOOTING DIMENSION	REINFORCEMENT
F1	EXISTING	TYP ON SITE	
F2	EXISTING	TYP ON SITE	
F3	PAID	0'-0" x 0'-11" x 4'-0"	15M @ 8" EW BOT
F4	PAID	0'-0" x 0'-11" x 4'-0"	15M @ 8" EW BOT
F5	PAID	0'-0" x 0'-11" x 4'-0"	15M @ 8" EW BOT
F6	PAID	0'-0" x 0'-11" x 4'-0"	15M @ 8" EW BOT
F7	PAID	0'-0" x 0'-11" x 4'-0"	15M @ 8" EW BOT
F8	STRIP	15" x 12" x 8"	15M @ 8" EW BOT
F9	STRIP	15" x 12" x 8"	15M @ 8" EW BOT
F10	STRIP	15" x 12" x 8"	15M @ 8" EW BOT
F11	STRIP	15" x 12" x 8"	15M @ 8" EW BOT
F12	STRIP	15" x 12" x 8"	15M @ 8" EW BOT
F13	STRIP	15" x 12" x 8"	15M @ 8" EW BOT
F14	STRIP	15" x 12" x 8"	15M @ 8" EW BOT
F15	STRIP	15" x 12" x 8"	15M @ 8" EW BOT
F16	STRIP	15" x 12" x 8"	15M @ 8" EW BOT
F17	STRIP	15" x 12" x 8"	15M @ 8" EW BOT
F18	STRIP	15" x 12" x 8"	15M @ 8" EW BOT
F19	STRIP	15" x 12" x 8"	15M @ 8" EW BOT
F20	STRIP	15" x 12" x 8"	15M @ 8" EW BOT

CONCRETE PEDESTAL SCHEDULE			
MARK	SIZE	REINFORCEMENT	DETAIL
CP1	11" x 4" x 4"	8-15M VERT CW 10M TIES @ 8" OC	
CP2	11" x 4" x 4"	8-15M VERT CW 10M TIES @ 8" OC	
CP3	11" x 4" x 4"	12-15M VERT CW 10M TIES @ 8" OC WITH 3" COVER	

EQUILIBRIUM
Structural Consulting Inc.
1535 West 3rd Ave.
Vancouver BC V6J 1J8

1-800-730-1422
equilibrium.com

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Association of Professional Engineers and Geoscientists of the Province of British Columbia

THE SCOTT BUILDING
2659 DOUGLAS STREET & 735 HILLSIDE AVENUE
VICTORIA, BC

Rev: 4/20/2024
Project No: 18010
Drawn by: TB
Designed by: CFM
Checked by: JEX
Scale: ARCH (A Sheet) 1/8" = 1'-0"

4 21-08-2023 IFC INTERIOR UPDATE
04-08-2023 ISSUED FOR CONSTRUCTION / 854-00
08-08-2023 ISSUED FOR CONSTRUCTION / 854-00
11-08-2023 ISSUED FOR COORDINATION
16-08-2023 ISSUED FOR IFC
19-08-2023 ISSUED FOR DRAFT IFC
07-09-2023 ISSUED FOR STEEL FRAME COORDINATION
07-09-2023 RFI FOR ANCHOR BOLTS
14-10-2023 BUILDING PERMIT RESUBMISSION
11-10-2023 ISSUED FOR TENDER
13-10-2023 ISSUED FOR 100% BP
20-10-2023 ISSUED FOR 100% BP COORDINATION
15-11-2023 ISSUED FOR COORDINATION
11-12-2023 ISSUED FOR COORDINATION
01-02-2024 ISSUED FOR 50% BP

Project No: 18010
Drawn by: TB
Designed by: CFM
Checked by: JEX
Scale: ARCH (A Sheet) 1/8" = 1'-0"

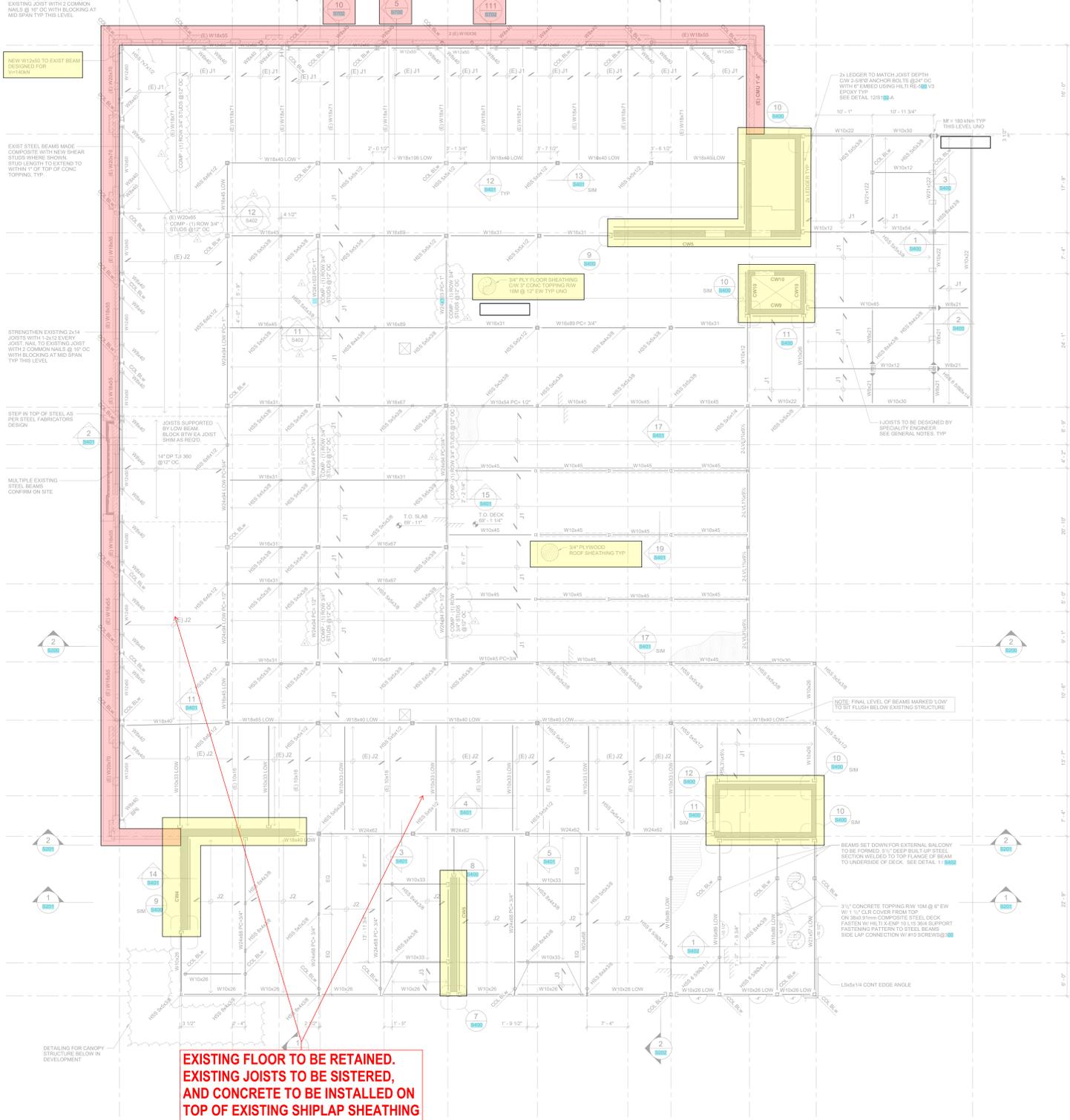
LEVEL 1 PLAN
S102

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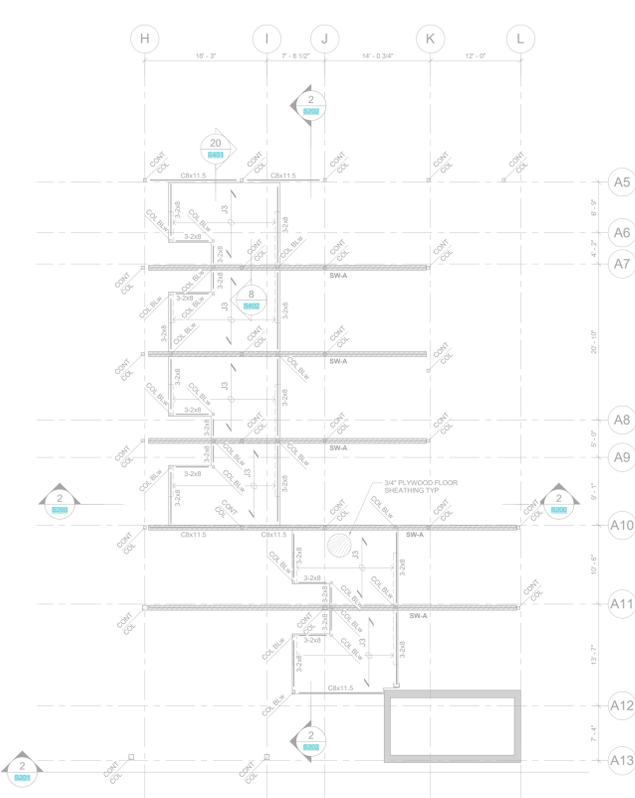
EQUILIBRIUM CONSULTING INC.
PERMIT NUMBER: 1000218
Association of Professional Engineers and Geoscientists
of the Province of British Columbia

ITEMS HIGHLIGHTED IN RED ARE REQUIRED FOR DIRECT SEISMIC RESTRAINT OF HERITAGE COMPONENTS
ITEMS HIGHLIGHTED IN YELLOW ARE PARTIALLY REQUIRED FOR SEISMIC RESTRAINT OF HERITAGE COMPONENTS. REFER TO REPORT FOR DISCUSSION OF THE CALCULATED CONTRIBUTION PORTION



EXISTING FLOOR TO BE RETAINED.
EXISTING JOISTS TO BE SISTERED,
AND CONCRETE TO BE INSTALLED ON
TOP OF EXISTING SHIPLAP SHEATHING

BUILDING A - LEVEL 2 PLAN
1/8" = 1'-0"



BUILDING A - LEVEL 1.5 MEZZANINE PLAN
1/8" = 1'-0"

SHEET NOTES - BUILDING A

- BEAMS MARKED AS LOW TO BE SET TO UNDERSIDE OF EXISTING STRUCTURE. CONFIRM LEVELS ON SITE.
- TYPICAL BEAMS SET AT 4.5" BELOW TOP OF CONCRETE (1" BELOW UNDERSIDE OF PLY).
- ALL BEAMS OVER COMMERCIAL CASABARRE AREA (GRID J-L, A13-A15) SET 9.25" BELOW TOP OF INTERIOR CONC TOPPING.

CONCRETE WALL SCHEDULE

MARK	SIZE	REINFORCEMENT
CW1	20" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW2	20" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL
CW3	17" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL
CW4	18" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW5	14" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW6	12" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW7	12" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW8	10" CONC WALL	15M @ 8" OC VERT EF. 10M @ 16" OC HORIZ EF. SHEAR WALL
CW9	10" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW10	10" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW11	10" CONC WALL	15M @ 16" OC EW CENTERED TYP UNO
CW12	10" CONC WALL	15M @ 16" OC EW CENTERED TYP UNO
CW13	14" CONC WALL	20M @ 12" OC EW EF
CW14	18" CONC WALL	15M @ 8" OC EW EF
CW15	18" CONC WALL	15M @ 8" OC EW EF
CW16	18" CONC WALL	15M @ 8" OC EW EF
CW17	18" CONC WALL	15M @ 8" OC EW EF
CW18	18" CONC WALL	15M @ 8" OC EW EF
CW19	18" CONC WALL	15M @ 8" OC EW EF
CW20	18" CONC WALL	15M @ 8" OC EW EF
CW21	18" CONC WALL	15M @ 8" OC EW EF
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CW23	18" CONC WALL	15M @ 8" OC EW EF
CW24	18" CONC WALL	15M @ 8" OC EW EF
CW25	18" CONC WALL	15M @ 8" OC EW EF
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CW30	18" CONC WALL	15M @ 8" OC EW EF
CW31	18" CONC WALL	15M @ 8" OC EW EF
CW32	18" CONC WALL	15M @ 8" OC EW EF
CW33	18" CONC WALL	15M @ 8" OC EW EF
CW34	18" CONC WALL	15M @ 8" OC EW EF
CW35	18" CONC WALL	15M @ 8" OC EW EF
CW36	18" CONC WALL	15M @ 8" OC EW EF
CW37	18" CONC WALL	15M @ 8" OC EW EF
CW38	18" CONC WALL	15M @ 8" OC EW EF
CW39	18" CONC WALL	15M @ 8" OC EW EF
CW40	18" CONC WALL	15M @ 8" OC EW EF
CW41	18" CONC WALL	15M @ 8" OC EW EF
CW42	18" CONC WALL	15M @ 8" OC EW EF
CW43	18" CONC WALL	15M @ 8" OC EW EF
CW44	18" CONC WALL	15M @ 8" OC EW EF
CW45	18" CONC WALL	15M @ 8" OC EW EF
CW46	18" CONC WALL	15M @ 8" OC EW EF
CW47	18" CONC WALL	15M @ 8" OC EW EF
CW48	18" CONC WALL	15M @ 8" OC EW EF
CW49	18" CONC WALL	15M @ 8" OC EW EF
CW50	18" CONC WALL	15M @ 8" OC EW EF
CW51	18" CONC WALL	15M @ 8" OC EW EF
CW52	18" CONC WALL	15M @ 8" OC EW EF
CW53	18" CONC WALL	15M @ 8" OC EW EF
CW54	18" CONC WALL	15M @ 8" OC EW EF
CW55	18" CONC WALL	15M @ 8" OC EW EF
CW56	18" CONC WALL	15M @ 8" OC EW EF
CW57	18" CONC WALL	15M @ 8" OC EW EF
CW58	18" CONC WALL	15M @ 8" OC EW EF
CW59	18" CONC WALL	15M @ 8" OC EW EF
CW60	18" CONC WALL	15M @ 8" OC EW EF
CW61	18" CONC WALL	15M @ 8" OC EW EF
CW62	18" CONC WALL	15M @ 8" OC EW EF
CW63	18" CONC WALL	15M @ 8" OC EW EF
CW64	18" CONC WALL	15M @ 8" OC EW EF
CW65	18" CONC WALL	15M @ 8" OC EW EF
CW66	18" CONC WALL	15M @ 8" OC EW EF
CW67	18" CONC WALL	15M @ 8" OC EW EF
CW68	18" CONC WALL	15M @ 8" OC EW EF
CW69	18" CONC WALL	15M @ 8" OC EW EF
CW70	18" CONC WALL	15M @ 8" OC EW EF
CW71	18" CONC WALL	15M @ 8" OC EW EF
CW72	18" CONC WALL	15M @ 8" OC EW EF
CW73	18" CONC WALL	15M @ 8" OC EW EF
CW74	18" CONC WALL	15M @ 8" OC EW EF
CW75	18" CONC WALL	15M @ 8" OC EW EF
CW76	18" CONC WALL	15M @ 8" OC EW EF
CW77	18" CONC WALL	15M @ 8" OC EW EF
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CW86	18" CONC WALL	15M @ 8" OC EW EF
CW87	18" CONC WALL	15M @ 8" OC EW EF
CW88	18" CONC WALL	15M @ 8" OC EW EF
CW89	18" CONC WALL	15M @ 8" OC EW EF
CW90	18" CONC WALL	15M @ 8" OC EW EF
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CW92	18" CONC WALL	15M @ 8" OC EW EF
CW93	18" CONC WALL	15M @ 8" OC EW EF
CW94	18" CONC WALL	15M @ 8" OC EW EF
CW95	18" CONC WALL	15M @ 8" OC EW EF
CW96	18" CONC WALL	15M @ 8" OC EW EF
CW97	18" CONC WALL	15M @ 8" OC EW EF
CW98	18" CONC WALL	15M @ 8" OC EW EF
CW99	18" CONC WALL	15M @ 8" OC EW EF
CW100	18" CONC WALL	15M @ 8" OC EW EF

JOIST SCHEDULE

MARK	JOIST TYPE AND SPACING
(E) J1	(E) 2x10 @ 16" OC
(E) J2	(E) 2x10 @ 16" OC
(E) J3	(E) 2x10 @ 16" OC
(E) J4	(E) 2x10 @ 16" OC
(E) J5	(E) 2x10 @ 16" OC
(E) J6	(E) 2x10 @ 16" OC
(E) J7	(E) 2x10 @ 16" OC
(E) J8	(E) 2x10 @ 16" OC
(E) J9	(E) 2x10 @ 16" OC
(E) J10	(E) 2x10 @ 16" OC
(E) J11	(E) 2x10 @ 16" OC
(E) J12	(E) 2x10 @ 16" OC
(E) J13	(E) 2x10 @ 16" OC
(E) J14	(E) 2x10 @ 16" OC
(E) J15	(E) 2x10 @ 16" OC
(E) J16	(E) 2x10 @ 16" OC
(E) J17	(E) 2x10 @ 16" OC
(E) J18	(E) 2x10 @ 16" OC
(E) J19	(E) 2x10 @ 16" OC
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(E) J21	(E) 2x10 @ 16" OC
(E) J22	(E) 2x10 @ 16" OC
(E) J23	(E) 2x10 @ 16" OC
(E) J24	(E) 2x10 @ 16" OC
(E) J25	(E) 2x10 @ 16" OC
(E) J26	(E) 2x10 @ 16" OC
(E) J27	(E) 2x10 @ 16" OC
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(E) J56	(E) 2x10 @ 16" OC
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(E) J59	(E) 2x10 @ 16" OC
(E) J60	(E) 2x10 @ 16" OC
(E) J61	(E) 2x10 @ 16" OC
(E) J62	(E) 2x10 @ 16" OC
(E) J63	(E) 2x10 @ 16" OC
(E) J64	(E) 2x10 @ 16" OC
(E) J65	(E) 2x10 @ 16" OC
(E) J66	(E) 2x10 @ 16" OC
(E) J67	(E) 2x10 @ 16" OC
(E) J68	(E) 2x10 @ 16" OC
(E) J69	(E) 2x10 @ 16" OC
(E) J70	(E) 2x10 @ 16" OC
(E) J71	(E) 2x10 @ 16" OC
(E) J72	(E) 2x10 @ 16" OC
(E) J73	(E) 2x10 @ 16" OC
(E) J74	(E) 2x10 @ 16" OC
(E) J75	(E) 2x10 @ 16" OC
(E) J76	(E) 2x10 @ 16" OC
(E) J77	(E) 2x10 @ 16" OC
(E) J78	(E) 2x10 @ 16" OC
(E) J79	(E) 2x10 @ 16" OC
(E) J80	(E) 2x10 @ 16" OC
(E) J81	(E) 2x10 @ 16" OC
(E) J82	(E) 2x10 @ 16" OC
(E) J83	(E) 2x10 @ 16" OC
(E) J84	(E) 2x10 @ 16" OC
(E) J85	(E) 2x10 @ 16" OC
(E) J86	(E) 2x10 @ 16" OC
(E) J87	(E) 2x10 @ 16" OC
(E) J88	(E) 2x10 @ 16" OC
(E) J89	(E) 2x10 @ 16" OC
(E) J90	(E) 2x10 @ 16" OC
(E) J91	(E) 2x10 @ 16" OC
(E) J92	(E) 2x10 @ 16" OC
(E) J93	(E) 2x10 @ 16" OC
(E) J94	(E) 2x10 @ 16" OC
(E) J95	(E) 2x10 @ 16" OC
(E) J96	(E) 2x10 @ 16" OC
(E) J97	(E) 2x10 @ 16" OC
(E) J98	(E) 2x10 @ 16" OC
(E) J99	(E) 2x10 @ 16" OC
(E) J100	(E) 2x10 @ 16" OC

BUILDING A - STEEL BEAM REACTIONS

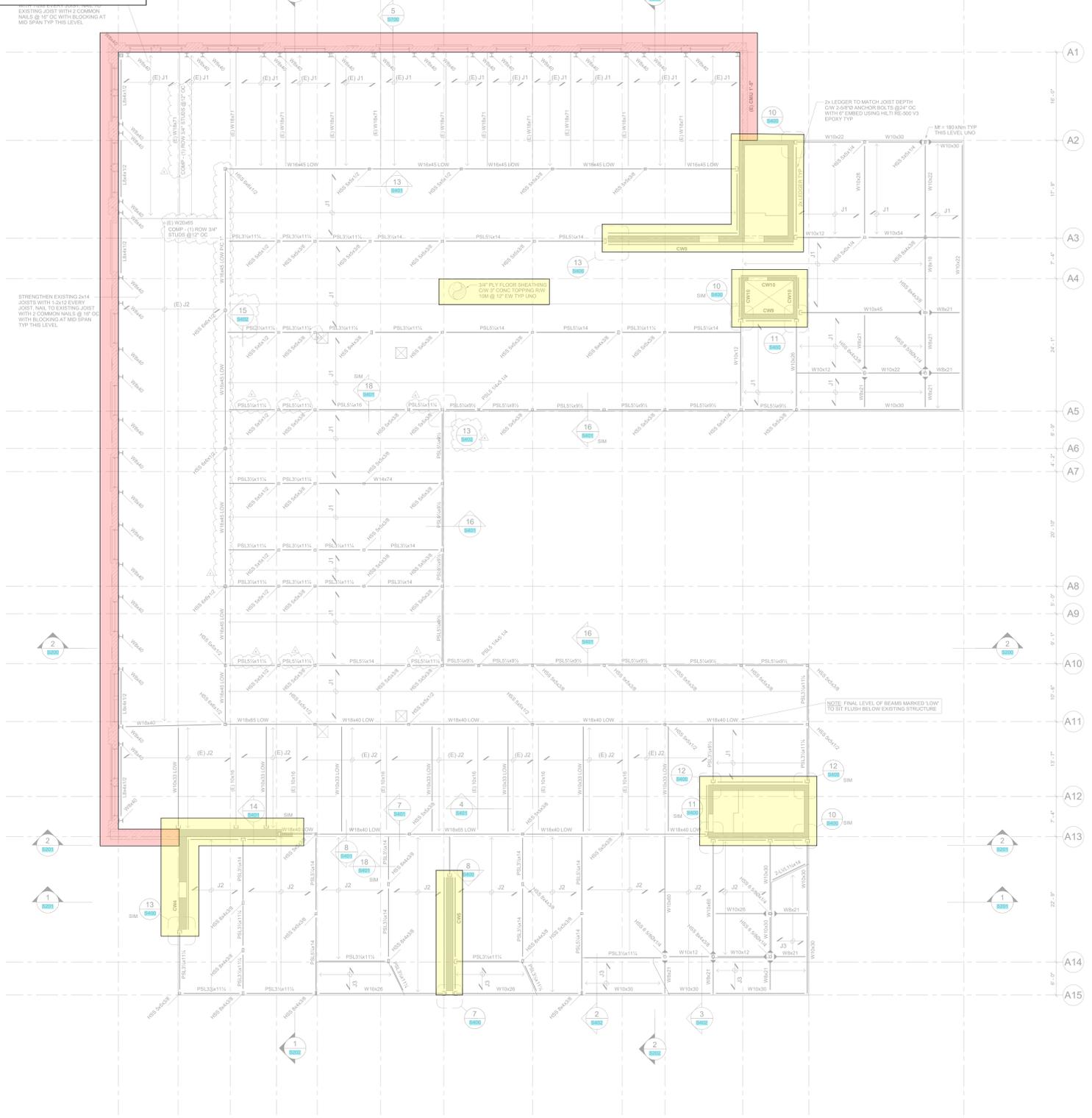
BEAM TYPE	FORCE (kN) UNO ON PLAN
L10x11	75 kN
L10x11	75 kN
L10x11	75 kN
CR11.5	59 kN
WB10	70 kN
WB21	90 kN
WB12	75 kN
WB15	156 kN
WB22	65 kN
WB16	150 kN
WB10	175 kN
WB10	225 kN
WB16	160 kN
WB10	200 kN
WB10	110 kN
WB22	65 kN
WB20	290 kN
WB10	345 kN
WB10	180 kN
WB10	134 kN
WB10	330 kN
WB10	230 kN
WB10	445 kN
WB10	565 kN
WB10	320 kN
WB10	485 kN
WB10	320 kN
WB10	220 kN
WB10	350 kN
WB10	320 kN
WB10	630 kN
WB10	515 kN
WB10	685 kN
WB10	268 kN
WB10	80 kN
WB10	450 kN
WB10	320 kN
WB10	320 kN
WB10	320 kN
WB10	420 kN

SEISMIC WALL SCHEDULE

MARK	DESCRIPTION
SW-A	TO BE HOLD HOLD DOWN ANCHOR BY SIMPSON STRONG TIE COW 160 WITH 1/2" CLR COVER FROM TOP ON 3600 9mm COMPOSITE STEEL DECK FASTENED WITH 1/4" DIA. 11.5mm DIA. SUPPORT FASTENING PATTERN TO STEEL BEAMS. SEE LAF CONNECTION W/ 4" SCREWS @ 300
SW-B	TO BE HOLD HOLD DOWN ANCHOR BY SIMPSON STRONG TIE COW 160 WITH 1/2" CLR COVER FROM TOP ON 3600 9mm COMPOSITE STEEL DECK FASTENED WITH 1/4" DIA. 11.5mm DIA. SUPPORT FASTENING PATTERN TO STEEL BEAMS. SEE LAF CONNECTION W/ 4" SCREWS @ 300
SW-C	TO BE HOLD HOLD DOWN ANCHOR BY SIMPSON STRONG TIE COW 160 WITH 1/2" CLR COVER FROM TOP ON 3600 9mm COMPOSITE STEEL DECK FASTENED WITH 1/4" DIA. 11.5mm DIA. SUPPORT FASTENING PATTERN TO STEEL BEAMS. SEE LAF CONNECTION W/ 4" SCREWS @ 300
SW-D	TO BE HOLD HOLD DOWN ANCHOR BY SIMPSON STRONG TIE COW 160 WITH 1/2" CLR COVER FROM TOP ON 3600 9mm COMPOSITE STEEL DECK FASTENED WITH 1/4" DIA. 11.5mm DIA. SUPPORT FASTENING PATTERN TO STEEL BEAMS. SEE LAF CONNECTION W/ 4" SCREWS @ 300
SW-E	TO BE HOLD HOLD DOWN ANCHOR BY SIMPSON STRONG TIE COW 160 WITH 1/2" CLR COVER FROM TOP ON 3600 9mm COMPOSITE STEEL DECK FASTENED WITH 1/4" DIA. 11.5mm DIA. SUPPORT FASTENING PATTERN TO STEEL BEAMS. SEE LAF CONNECTION W/ 4" SCREWS @ 300
SW-F	TO BE HOLD HOLD DOWN ANCHOR BY SIMPSON STRONG TIE COW 160 WITH 1/2" CLR COVER FROM TOP ON 3600 9mm COMPOSITE STEEL DECK FASTENED WITH 1/4" DIA. 11.5mm DIA. SUPPORT FASTENING PATTERN TO STEEL BEAMS. SEE LAF CONNECTION W/ 4" SCREWS @ 300
SW-G	TO BE HOLD HOLD DOWN ANCHOR BY SIMPSON STRONG TIE COW 160 WITH 1/2" CLR COVER FROM TOP ON 3600 9mm COMPOSITE STEEL DECK FASTENED WITH 1/4" DIA. 11.5mm DIA. SUPPORT FASTENING PATTERN TO STEEL BEAMS. SEE LAF CONNECTION W/ 4" SCREWS @ 300
SW-H	TO BE HOLD HOLD DOWN ANCHOR BY SIMPSON STRONG TIE COW 160 WITH 1/2" CLR COVER FROM TOP ON 3600 9mm COMPOSITE STEEL DECK FASTENED WITH 1/4" DIA. 11.5mm DIA. SUPPORT FASTENING PATTERN TO STEEL BEAMS. SEE LAF CONNECTION W/ 4" SCREWS @ 300
SW-I	TO BE HOLD HOLD DOWN ANCHOR BY SIMPSON STRONG TIE COW 160 WITH 1/2" CLR COVER FROM TOP ON 3600 9mm COMPOSITE STEEL DECK FASTENED WITH 1/4" DIA. 11.5mm DIA. SUPPORT FASTENING PATTERN TO STEEL BEAMS. SEE LAF CONNECTION W/ 4" SCREWS @ 300
SW-J	TO BE HOLD HOLD DOWN ANCHOR BY SIMPSON STRONG TIE COW 160 WITH 1/2" CLR COVER FROM TOP ON 3600 9mm COMPOSITE STEEL DECK FASTENED WITH 1/4" DIA. 11.5mm DIA. SUPPORT FASTENING PATTERN TO STEEL BEAMS. SEE LAF CONNECTION W/ 4" SCREWS @ 300
SW-K	TO BE HOLD HOLD DOWN ANCHOR BY SIMPSON STRONG TIE COW 160 WITH 1/2" CLR COVER FROM TOP ON 3600 9mm COMPOSITE STEEL DECK FASTENED WITH 1/4" DIA. 11.5mm DIA. SUPPORT FASTENING PATTERN TO STEEL BEAMS. SEE LAF CONNECTION W/ 4" SCREWS @ 300
SW-L	TO BE HOLD HOLD DOWN ANCHOR BY SIMPSON STRONG TIE COW 160 WITH 1/2" CLR COVER FROM TOP ON 3600 9mm COMPOSITE STEEL DECK FASTENED WITH 1/4" DIA. 11.5mm DIA. SUPPORT FASTENING PATTERN TO STEEL BEAMS. SEE LAF CONNECTION W/ 4" SCREWS @ 300
SW-M	TO BE HOLD HOLD DOWN ANCHOR BY SIMPSON STRONG TIE COW 160 WITH 1/2" CLR COVER FROM TOP ON 3600 9mm COMPOSITE STEEL DECK FASTENED WITH 1/4" DIA. 11.5mm DIA. SUPPORT FASTENING PATTERN TO STEEL BEAMS. SEE LAF CONNECTION W/ 4" SCREWS @ 300
SW-N	TO BE HOLD HOLD DOWN ANCHOR BY SIMPSON STRONG TIE COW 160 WITH 1/2" CLR COVER FROM TOP ON 3600 9mm COMPOSITE STEEL DECK FASTENED WITH 1/4" DIA. 11.5mm DIA. SUPPORT FASTENING PATTERN TO STEEL BEAMS. SEE LAF CONNECTION W/ 4" SCREWS @ 300
SW-O	TO BE HOLD HOLD DOWN ANCHOR BY SIMPSON STRONG TIE COW 160 WITH 1/2" CLR COVER FROM TOP ON 3600 9mm COMPOSITE STEEL DECK FASTENED WITH 1/4" DIA. 11.5mm DIA. SUPPORT FASTEN

ITEMS HIGHLIGHTED IN RED ARE REQUIRED FOR DIRECT SEISMIC RESTRAINT OF HERITAGE COMPONENTS

ITEMS HIGHLIGHTED IN YELLOW ARE PARTIALLY REQUIRED FOR SEISMIC RESTRAINT OF HERITAGE COMPONENTS. REFER TO RESTRAINT FOR DISCUSSION OF THE CALCULATED CONTRIBUTION PORTION



BUILDING A - LEVEL 3 PLAN
1/8" = 1'-0"

SHEET NOTES - BUILDING A

- BEAMS MARKED AS LOW TO BE SET TO UNDERSIDE OF EXISTING STRUCTURE. CONFIRM LEVELS ON SITE.
- TYPICAL BEAMS SET AT 4.5" BELOW TOP OF CONCRETE (1" BELOW UNDERSIDE OF PLY).
- ALL BEAMS OVER COMMERCIAL GARBAGE AREA (GRID J-L, A13-A15 SET 6.25" BELOW TOP OF INTERIOR CONCRETE TOPPING).

CONCRETE WALL SCHEDULE

MARK	SIZE	REINFORCEMENT
CW1	20" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW2	20" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL 1000
CW3	17" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL 1000
CW4	18" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW5	14" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW6	12" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW7	12" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW8	10" CONC WALL	15M @ 8" OC VERT EF, 10M @ 16" OC HORIZ EF, SHEAR WALL
CW9	10" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW10	8" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW11	8" CONC WALL	15M @ 16" OC EW CENTERED TYP UNO
CW12	8" CONC WALL	15M @ 16" OC EW CENTERED TYP UNO
CW13	14" CONC WALL	20M @ 12" OC EW EF
CW14	16" CONC WALL	15M @ 8" OC EW EF
PW1	10" CONC WALL	4-10M EA FACE HORIZ W/ 19M TIES @ 12" OC ALONG LENGTH
PW2	12" CONC WALL	4-10M EA FACE HORIZ W/ 19M TIES @ 12" OC ALONG LENGTH

NOTE: WALL REINFORCEMENT PER SCHEDULE UNO ON WALL REINFORCEMENT ELEVATIONS OR SECTIONS.

JOIST SCHEDULE

MARK	JOIST SIZE AND SPACING
(E) J1	(E) 2x10 @ 16" OC
(E) J2	(E) 2x10 @ 16" OC
J1	12" DEEP T-J @ 12" OC
J2	12" DEEP T-J @ 16" OC
J3	2x8 @ 16" OC
L4	8-1/2" DP L-JOIST @ 16" OC
J5	8-1/2" DP DOUBLE L-JOIST @ 16" OC

BUILDING A - STEEL BEAM REACTIONS

BEAM TYPE	FORCE (kN) UNO ON PLAN
L4x41	200 kN
L4x41	75 kN
L14x41	250 kN
CRK11.5	50 kN
WB10	70 kN
WB21	90 kN
WB21	90 kN
W10x12	75 kN
W10x15	95 kN
W10x22	95 kN
W10x26	150 kN
W10x30	175 kN
W10x30	225 kN
W10x45	360 kN
W10x45	200 kN
W10x45	175 kN
W10x45	85 kN
W12x40	290 kN
W12x50	345 kN
W14x22	100 kN
W14x30	134 kN
W16x45	330 kN
W16x51	230 kN
W16x55	445 kN
W16x57	565 kN
W16x67	320 kN
W16x89	485 kN
W18x40	250 kN
W18x46	220 kN
W18x55	350 kN
W18x60	390 kN
W18x76	630 kN
W18x106	815 kN
W18x143	680 kN
W12x148	268 kN
W24x57	80 kN
W24x122	450 kN
W24x62	200 kN
W24x68	250 kN
W24x84	330 kN
W24x101	420 kN

THE SCOTT BUILDING
2659 DOUGLAS STREET & 735 HILLSIDE AVENUE
VICTORIA, BC

Rev: 4/28/2014 Issued

Project No: **18010**

Drawn by: TB
Designed by: CFJM
Checked by: JEX
Scale: (ARCH E Sheet) 1/8" = 1'-0"

BUILDING A - LEVEL 3 PLAN
S104

EQUILIBRIUM
Equilibrium Consulting Inc.
Structural Engineers

1535 West 3rd Ave.
Vancouver BC V6J 1J8

+1 604 730 1422
equi.ca

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ITEMS HIGHLIGHTED IN RED ARE REQUIRED FOR DIRECT SEISMIC RESTRAINT OF HERITAGE COMPONENTS

ITEMS HIGHLIGHTED IN YELLOW ARE PARTIALLY REQUIRED FOR SEISMIC RESTRAINT OF HERITAGE COMPONENTS. REFER TO REPORT FOR DISCUSSION OF THE CALCULATED CONTRIBUTION PORTION

- SHEET NOTES:**
- SKETCH HAS BEEN ISSUED FOR THE LAYOUT OF THE CINTEC ANCHORS PROVIDING RESTRAINT TO THE EXISTING MASONRY FACADE BETWEEN LEVELS 2 TO 4 ONLY - EXCLUDING PARAPET, DOUGLAS ST ENTRANCE AND TERRACOTTA ELEMENTS
 - INSTALL ANCHORS IN A RECTANGULAR GRID NOT EXCEEDING 4 SQ FT PER ANCHOR
 - CINTEC ANCHOR SPECIFICATION (DIAMETER, LENGTH AND SOCK DETAILS) BY SUPPLIER
 - ENSURE ALL ANCHOR LENGTHS ARE SPECIFIED TO ALLOW CONNECTION TO NEW STRUCTURAL BACKING WALL
 - CINTEC ANCHOR DESIGN BASED ON TEST DATA FROM METRO TESTING. MAXIMUM ANCHOR LOAD OF 2.5KN IN GENERAL FACADE AREAS
 - SURVEY OF EXISTING STRUCTURE TO BE UNDERTAKEN BEFORE COMMENCEMENT OF ANY WORKS. TEMPORARY WORKS TO BE DESIGNED BY SPECIALITY ENGINEER.

EQUILIBRIUM

Equilibrium Consulting Inc.
Structural Engineers

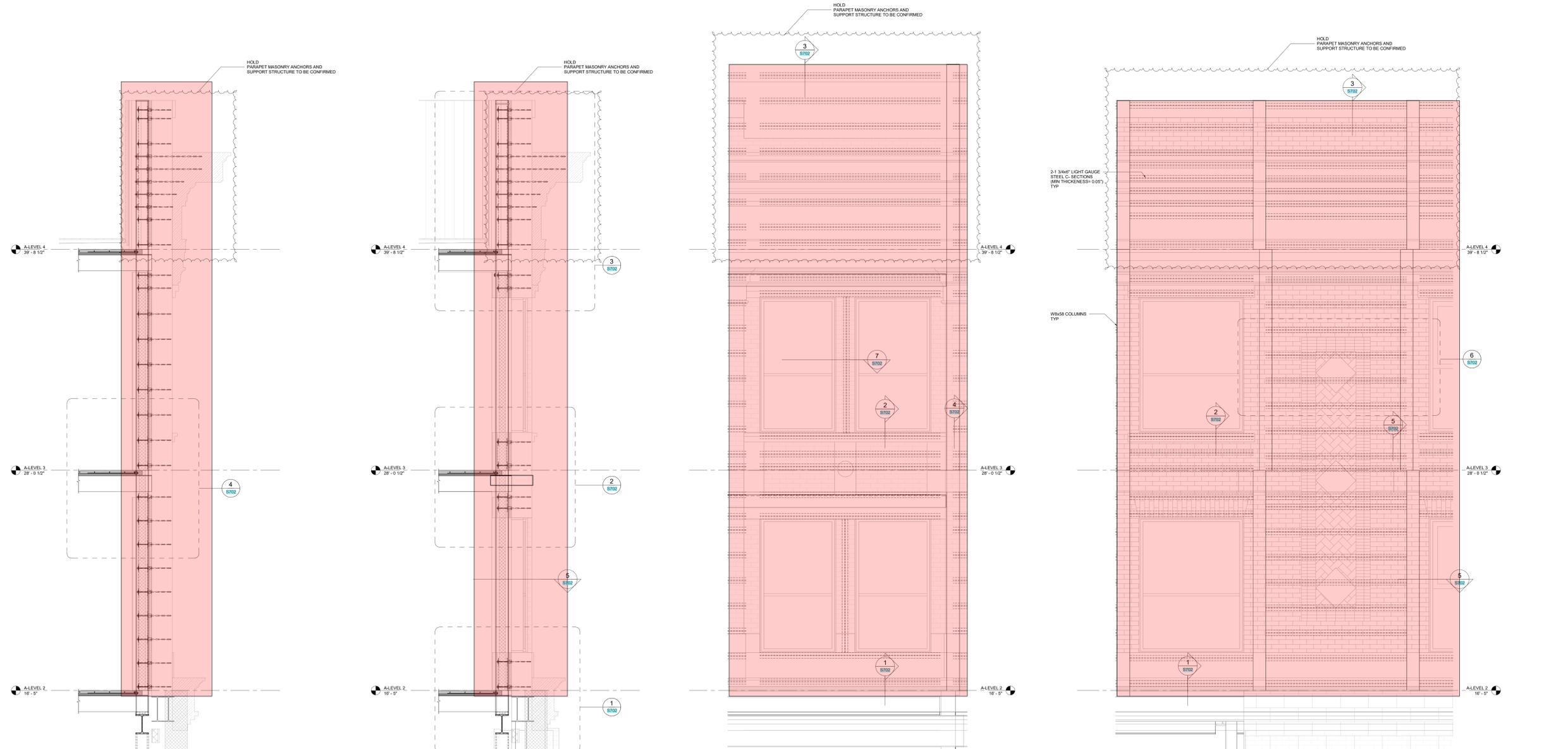
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PROFESSIONAL ENGINEER
REG. NO. 20115
2023-03-21

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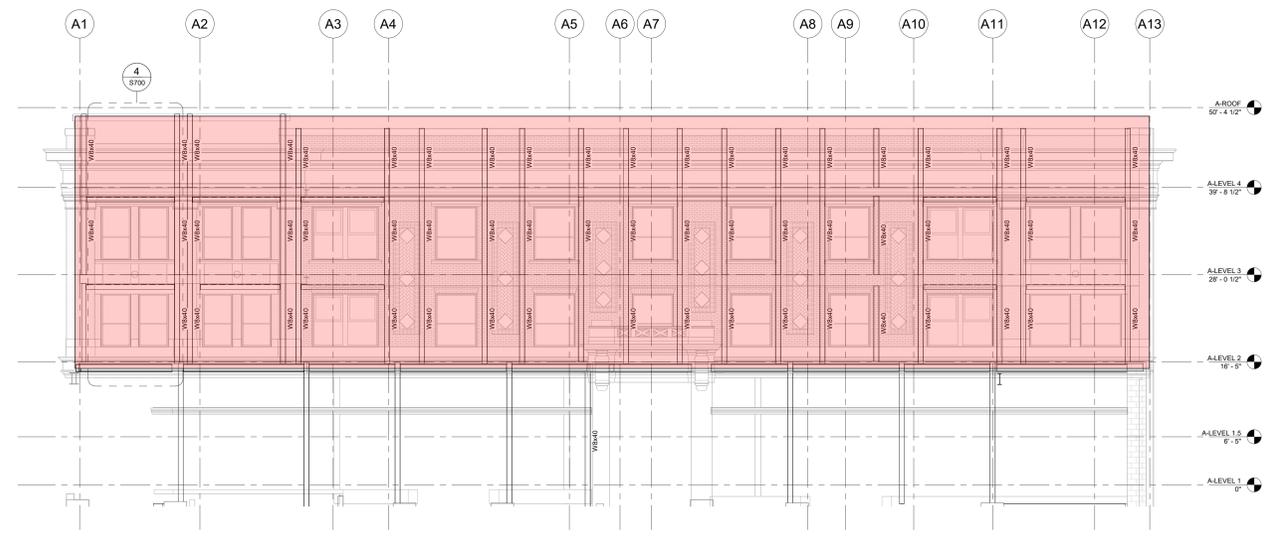


6 FACADE SECTION - THROUGH NORTH WALL
1/2" = 1'-0"

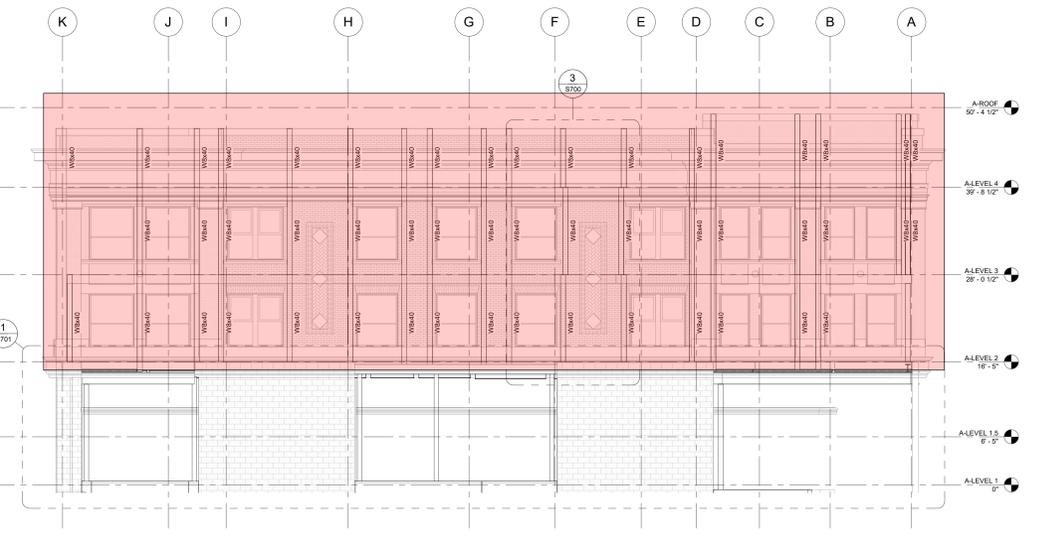
5 FACADE SECTION - THROUGH GLAZING
1/2" = 1'-0"

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

3 DETAIL
1/2" = 1'-0"



2 WEST FACADE ELEVATION SUPPORT LAYOUT
1/8" = 1'-0"



1 NORTH FACADE ELEVATION SUPPORT LAYOUT
1/8" = 1'-0"

THE SCOTT BUILDING
2659 DOUGLAS STREET & 735 HILLSIDE AVENUE
VICTORIA, BC

4	21/03/2023	IFC INTERIORS UPDATE
	09/11/2022	ISSUED FOR CONSTRUCTION
	08/07/2022	ISSUED FOR SP
	16/02/2022	ISSUED FOR IFC
	09/05/2022	ISSUED FOR DRAFT IFC
	24/02/2021	ISSUED FOR CONSTRUCTION - SSI/01 (MASONRY ANCHORS)

Rev. d5hmmyy Issued

Project No. **18010**

Drawn by TB
Designed by CFJM
Checked by JEX
Scale (ARCH SHEET) As indicated

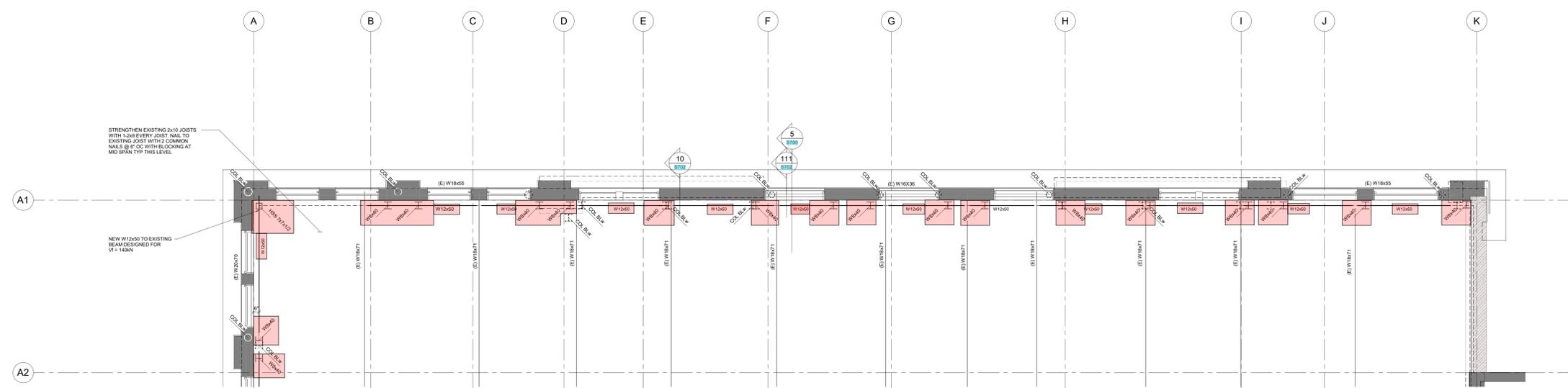
FACADE RETENTION ELEVATIONS
S700

EQUILIBRIUM CONSULTING INC. 1535 WEST 3RD AVENUE, VANCOUVER, BC V6J 1J8
 TEL: 604.730.1422 FAX: 604.730.1423
 WWW.EQUICONSULTING.COM

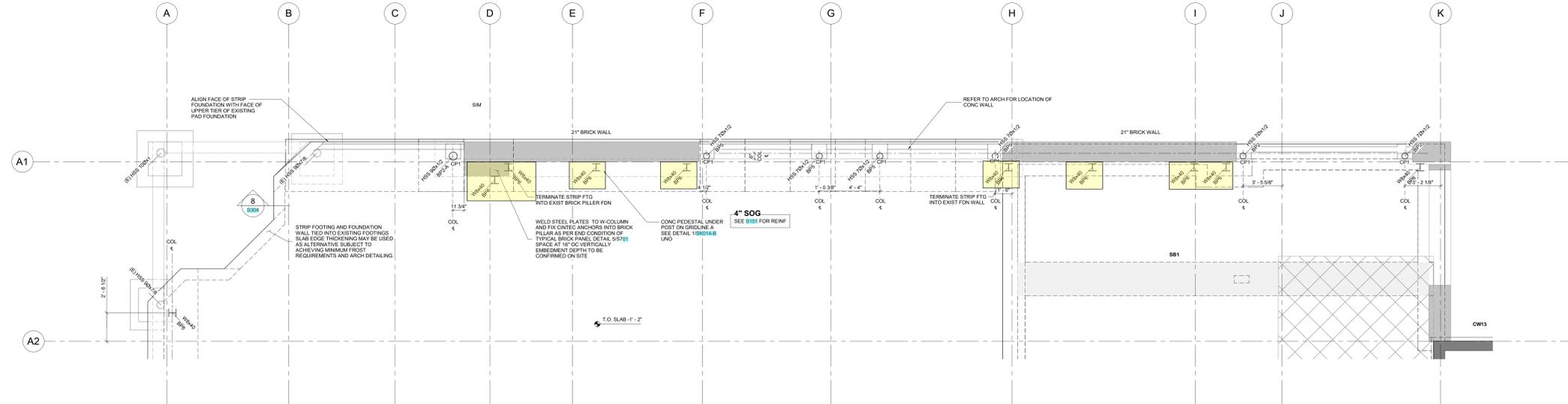
ITEMS HIGHLIGHTED IN RED ARE REQUIRED FOR DIRECT SEISMIC RESTRAINT OF HERITAGE COMPONENTS

ITEMS HIGHLIGHTED IN YELLOW ARE PARTIALLY REQUIRED FOR SEISMIC RESTRAINT OF HERITAGE COMPONENTS. REFER TO REPORT FOR DISCUSSION OF THE CALCULATED CONTRIBUTION PORTION.

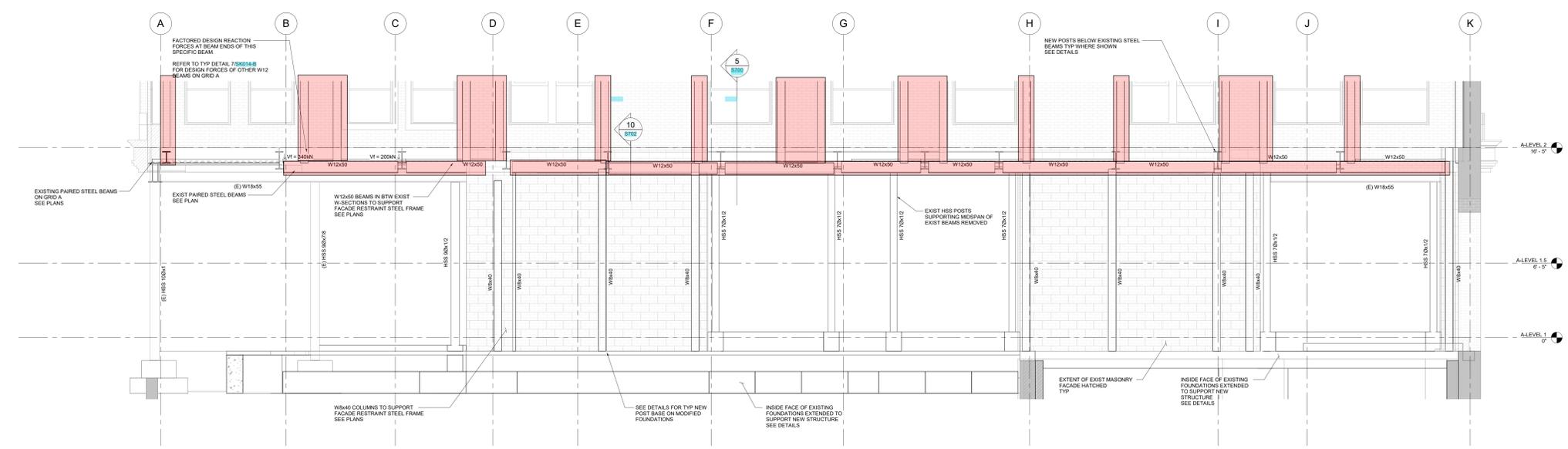
NOTES:
 1. ALL DIMENSIONS OF EXISTING STRUCTURE TO BE CONFIRMED ON SITE
 2. ALL STEEL CONNECTION DESIGN BY SUPPLIER FOR FORCES PROVIDED
 IF FORCES HAVE NOT BEEN PROVIDED FOR ANY CONNECTIONS PLEASE REQUEST THESE FROM EOR.



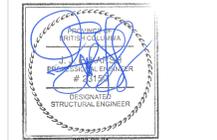
3 STEEL FRAME @ GrL A1 - LEVEL 2 PLAN
 1/4" = 1'-0"



2 STEEL FRAME @ GrL A1 - LEVEL 1 PLAN
 1/4" = 1'-0"



1 STEEL FRAME @ GrL A1 - ELEVATION
 1/4" = 1'-0"



ITEMS HIGHLIGHTED IN RED ARE REQUIRED FOR DIRECT SEISMIC RESTRAINT OF HERITAGE COMPONENTS

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 - SURVEY OF EXISTING STRUCTURE TO BE UNDERTAKEN BEFORE COMMENCEMENT OF ANY WORKS. TEMPORARY WORKS TO BE DESIGNED BY SPECIALITY ENGINEER.
 - NEW STRUCTURAL SYSTEM HAS BEEN DESIGNED TO RESTRAIN THE SEISMIC MASS OF THE EXISTING FACADE. CONDITION ASSESSMENT AND RESTORATION OF EXISTING FACADE MASONRY AND TERRACOTTA ELEMENTS BY SPECIALIST MASONRY CONTRACTOR

EQUILIBRIUM
Structural Engineers

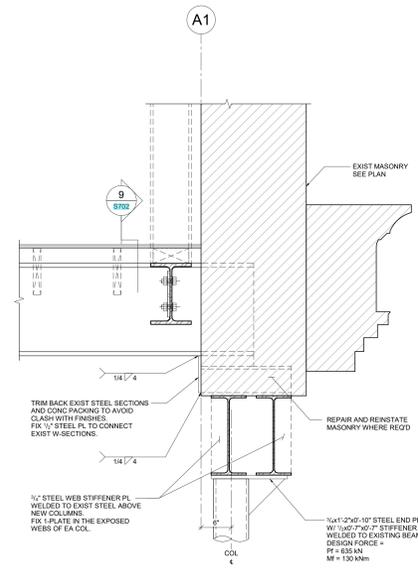
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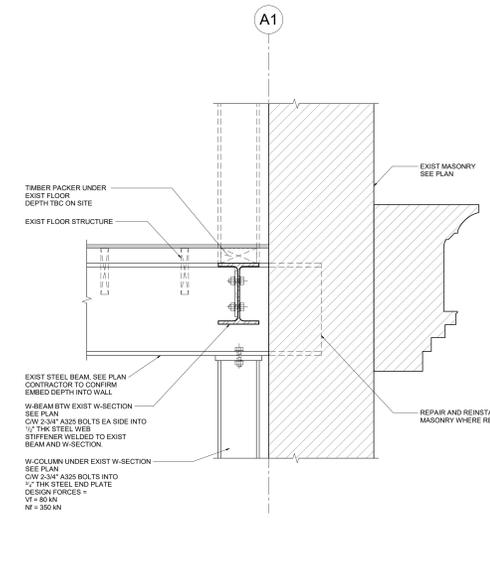
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2023-03-21

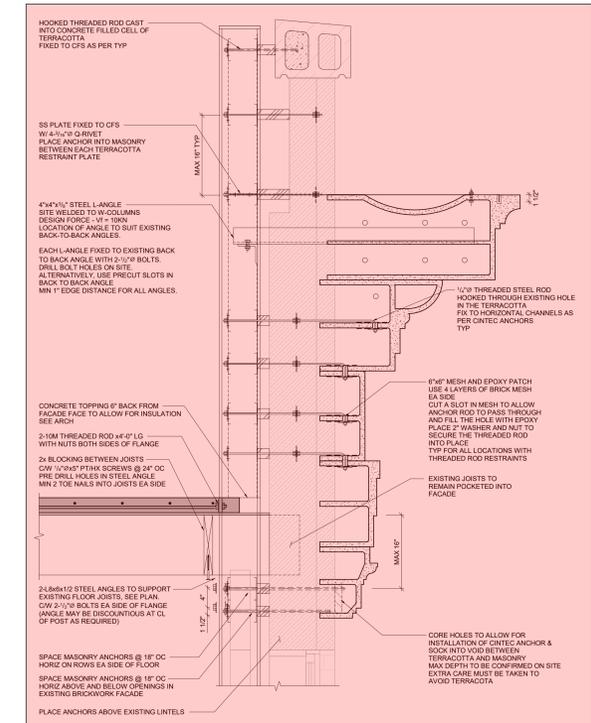
EQUILIBRIUM CONSULTING INC.
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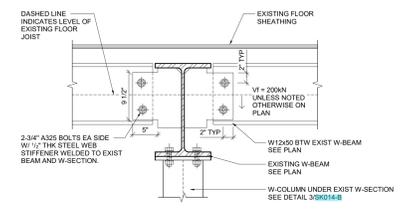
111 DETAIL
1" = 1/2"



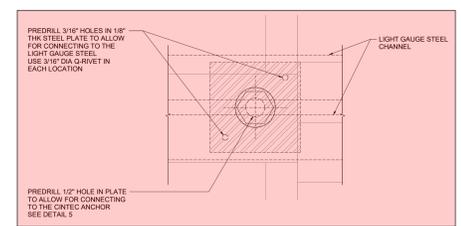
10 DETAIL
1" = 1/2"



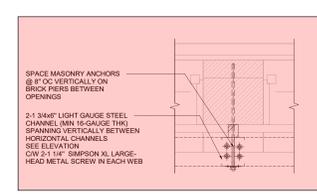
3 MASONRY SUPPORT - PARAPET SUPPORT
1" = 1/2"



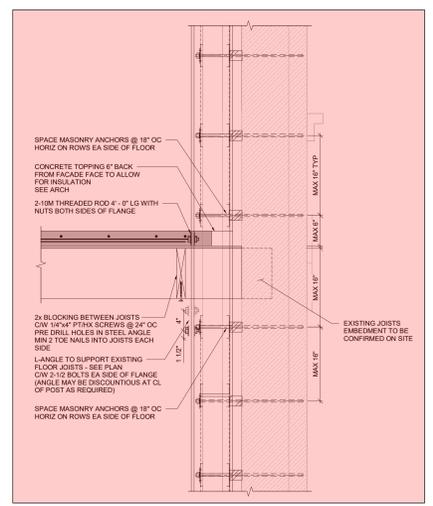
9 FACADE SUPPORT BEAM TO EXISTING BEAM
1" = 1/2"



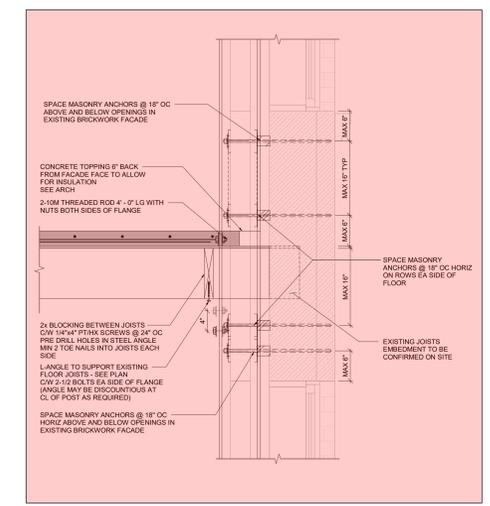
8 MASONRY SUPPORT - ANCHOR PLATE DETAIL
1" = 1/2"



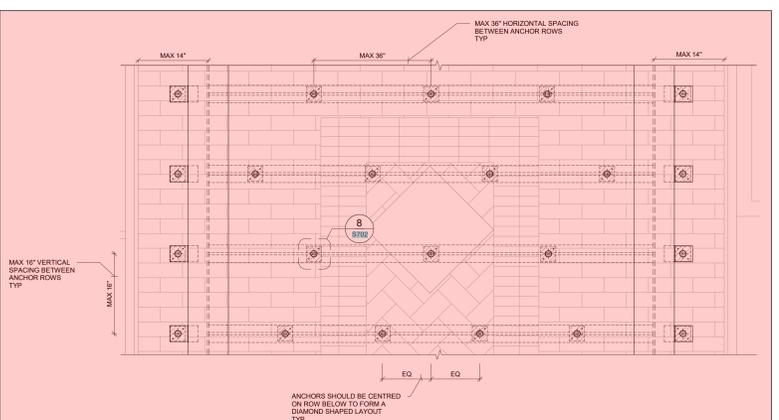
7 MASONRY SUPPORT - PIER PLAN DETAIL
1" = 1/2"



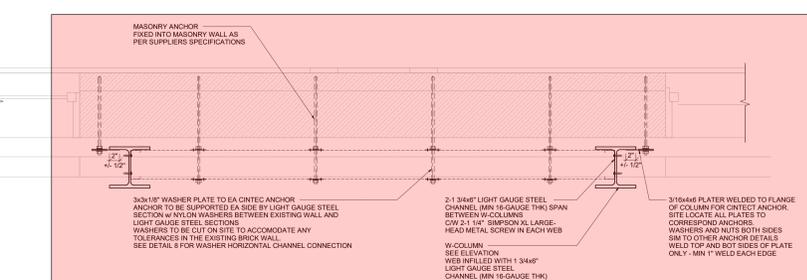
4 MASONRY SUPPORT - TYPICAL FLOOR/WALL INTERFACE
1" = 1/2"



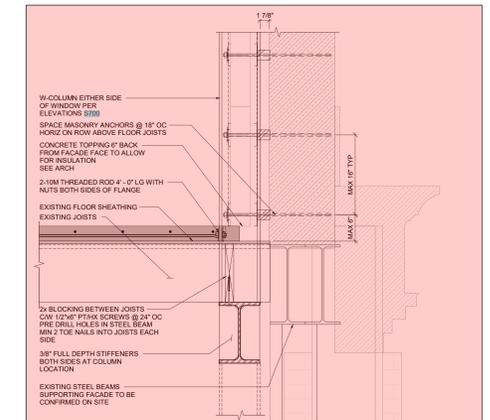
2 MASONRY SUPPORT - TYPICAL OPENING
1" = 1/2"



6 MASONRY SUPPORT - TYP ELEVATION DETAIL
1" = 1/2"



5 MASONRY SUPPORT - TYP PLAN DETAIL
1" = 1/2"



1 MASONRY SUPPORT - TYPICAL WALL BASE
1" = 1/2"

THE SCOTT BUILDING
2659 DOUGLAS STREET
735 HILLSIDE AVENUE
VICTORIA, BC

4	21/09/2023	IFC INTERIORS UPDATE
	09/10/2022	ISSUED FOR CONSTRUCTION
	06/07/2022	ISSUED FOR BP
	24/05/2021	ISSUED FOR CONSTRUCTION, S81 001 (MASONRY ANCHORS)
Rev.	d5hmmjy	Issued
Project No.	18010	
Drawn by	TB	
Designed by	CFJM	
Checked by	JEX	
Scale	AS INDICATED	

FACADE RETENTION DETAILS
S702



APPENDIX B

Cost Assessments

Beacon Construction Consultants Inc.

CHARTERED QUANTITY SURVEYORS

Tom Crosbie, PQS, MRICS
Aidan Kelly, PQS; BSc (Hons)

1-3471 Short Street
Victoria, BC V8X 2V6
Telephone: 250 385 7899
Fax: 250 385 7855

July 12, 2022

Primex Investments Ltd.
200 – 1785 West 4th Avenue
Vancouver BC
V5Y 3X2

Attention

Greg Mitchell

Dear Sirs/ Mesdames,

Scott Building, 2659 Douglas Street, Victoria, BC

Attached is our revised estimate for the heritage and seismic works to the building at the above.

Yours truly,

Beacon Construction Consultants



Tom Crosbie PQS, MRICS

**Scott Building
2659 Douglas Street, Victoria BC**

HERITAGE & SEISMIC WORKS ESTIMATE

July 12, 2022

Beacon Construction Consultants Inc.
#1 – 3471 Short Street
Victoria BC V8X 2V6
Tel. 250 385-7899
Fax 250 385-7855

INTRODUCTION

This report provides our estimate of the capital costs for the proposed heritage & seismic elements of the works to the existing facades to the Douglas Street & Hillside Avenue elevations of the building at 2659 Douglas street in Victoria. BC.

ESTIMATED COST

The costs have been developed in February 2021 dollars

The capital construction cost for this work have been estimated as follows

Heritage works	\$1,180,000.00
Seismic works	\$6,015,000.00

Details of the estimate are provided at the end of this report.

This estimate is only for the refurbishment of the elevations of the building facing Douglas Street and Hillside Avenue. (North & West elevations) and the seismic works to support both elevations.

The following works are not included in this estimate:

1. Work to south & east elevations
2. Underpinning of foundations
3. Demolition within the existing building
4. Finishing to the interior faces of the North & West elevations
5. Construction of new works to the rear of the retained structure
6. Construction new works on top of the heritage section of the building
7. Roofing on level 4 over the retained section of the existing heritage structure
8. Cladding to the rear of the parapet wall above roof level on the North and West elevations.

Exclusions

The estimate is for capital construction costs only and therefore a number of general items that may be associated with the overall project budget are excluded:

- GST
- Material testing
- New construction
- Owner`s management fees
- Consultants` fees
- Municipal taxes
- Property Insurance
- Legal fees

Basis of the Estimate

The purpose of this estimate is to provide a reasonable cost review of the construction costs for the works. The estimate is based on our opinion of fair value for the work to be carried out. It is not a prediction of low bid but our opinion of the average market price that a contractor would charge for the construction of the building.

Fair value is defined as the amount a prudent contractor, account for all aspects of the project, would quote for the work.

It has been assumed that:

The project will be completed, as part of a contract for all of the works related to the complete development of the property.

A minimum of three competent contractors will tender for the different elements of the project on a competitive basis.

Vacant possession will be provided to the Contractor and the work will be carried out in a single phase during normal construction trade working hours

Contingencies

A design contingency allowance of 15% of the construction cost of the heritage works and 10% of the cost of the seismic works has been included in the estimate to cover the cost of changes that may occur during the construction phase.

Documentation

Architectural drawings (69 sheets) prepared by Michael Green Architecture Inc. issued for construction drawings dated February 23, 2022.

Conservation plan prepared by Donald Luxton & Associates dated September 2018 (50 pages).

Structural drawings (47 sheets) prepared by Equilibrium Consulting Inc. dated February 16, 2022.

Where there are contradictions between the architectural drawings and the Conservation Plan the latter has been assumed to take precedence.

Beacon Construction Consultants Inc.



Tom Crosbie PQS; MRICS

July 12, 2022

Scott Building, 2659 Douglas Street**Demolition**

Temporary security fencing	1	Sum	\$5,600.00	\$5,600.00
Access platforms	1	Sum	\$45,000.00	\$45,000.00
Remove existing clock from parapet wall	1	no.	\$350.00	\$350.00
Remove building signage from parapet wall	1	no.	\$350.00	\$350.00
Remove flagpole sockets and make good	1	Sum	\$200.00	\$200.00
Remove miscellaneous anchors set in walls and make good surface- allowance	1	Sum	\$2,500.00	\$2,500.00
Remove existing storefront	2,100	sf	\$4.25	\$8,925.00
Removing fascia panel over storefront	905	sf	\$4.00	\$3,620.00
Remove glazing from existing window frames	1,819	sf	\$2.50	\$4,547.50
Remove paint from retained window frames	1,192	ft	\$6.20	\$7,390.40
Remove paint from surfaces of terra cotts string course - Allowance	1	Sum	\$10,000.00	\$10,000.00
Remove stucco cladding from columns	257	sf	\$3.50	\$899.50
Remove retractable security grille	1	no.	\$200.00	\$200.00
Heritage Works				
Repair retained window frames where required - Allowance	1	Sum	\$15,000.00	\$15,000.00
Remove existing pointing to window frame and install new pointing	1,191	ft	\$6.65	\$7,920.15
Remove existing pressed metal capping to parapet wall	257	ft	\$2.00	\$514.00
Concrete foundation and upstand wall to storefront	230	ft	\$85.00	\$19,550.00
Granite facing to storefront upstand wall	180	ft	\$85.00	\$15,300.00
Repairs to granite paving at main entrance - Allowance	1	Sum	\$5,000.00	\$5,000.00
Granite paving to entrance recesses	200	sf	\$65.00	\$13,000.00

Saw cut sidewalk concrete and make good between paving & new storefront	240	ft	\$18.00	\$4,320.00
Pressed metal capping to parapet wall	257	ft	\$36.00	\$9,252.00
External wall, wood framed wall with facing brick, to match existing, exterior, cavity, rigid insulation, self adhered building wrap, plywood sheathing, wood framing bat insulation, vapour barrier and fire rated drywall	288	sf	\$65.00	\$18,720.00
Cleaning existing facing brick	5,367	sf	\$3.50	\$18,784.50
Raking out defective pointing and repointing - Allowance	270	sf	\$32.00	\$8,640.00
Cleaning entrance feature- Allowance	1	Sum	\$850.00	\$850.00
Cleaning terra cotta string course	6,200	sf	\$4.25	\$26,350.00
Rake out defective pointing and repoint to match existing - Allowance	200	ft	\$8.20	\$1,640.00
Repair/replace defective elements of terra cotta features	1	Sum	\$25,000.00	\$25,000.00
Fabricate and install wood sashes, with double glazing, into existing casements including installing cover plates, parting beads and all necessary hardware				
WE4	4	no.	\$3,968.00	\$15,872.00
WE5	4	no.	\$5,335.00	\$21,340.00
WE12	16	no.	\$2,985.00	\$47,760.00
WE13	20	no.	\$3,700.00	\$74,000.00
WE24	4	no.	\$6,050.00	\$24,200.00
Painting to sash and case windows, inside & out	1,819	sf	\$7.25	\$13,187.75
Wood framed storefront windows with double glazing	2,102	sf	\$78.00	\$163,956.00
Wood framed overlights with double glazing	902	sf	\$68.00	\$61,336.00
Wood framed two leaf double glazed door complete with frame and hardware	3	Pr	\$4,200.00	\$12,600.00
Wood framed double glazed fanlight to door	74	sf	\$68.00	\$5,032.00

Ceiling to access recess comprising 2" x 6" joists at 16" centres with marine plywood soffit vapour barrier, batt insulation and plywood cap	223	sf	\$26.00	\$5,798.00
Painting to storefront wood frames (both sides)	3,078	sf	\$6.00	\$18,468.00
Extra for steel reinforcement to storefront glazing	1	Sum	\$30,000.00	\$30,000.00
Terra cotta cladding to column features	257	sf	\$290.00	<u>\$74,530.00</u>
				\$847,502.80
Add Contingency			15.00%	<u>\$127,125.42</u>
Add, General Requirements			10.00%	<u>\$974,628.22</u>
Add Contractor's Fee			10.00%	<u>\$1,072,091.04</u>
				<u>\$107,209.10</u>
				<u>\$1,179,300.15</u>
Round to				\$ <u><u>\$1,180,000.00</u></u>

Seismic Works
Foundations

Break out existing concrete slab on grade	7,825	sf	\$4.25	\$33,256.25
Excavate for foundations	172	cy	\$98.00	\$16,856.00
Extra for excavating below existing foundations	3	cy	\$42.00	\$126.00
Extra for breaking out nib of existing foundation	78	ft	\$25.00	\$1,950.00
Granular backfill	97	cy	\$88.00	\$8,536.00
Concrete in pad foundations	47	cy	\$3.25	\$152.75
Rebar	11,600	lbs	\$2.08	\$24,128.00
Formwork to foundations	1,270	sf	\$13.00	\$16,510.00
1.75" x 11.785" LVL sistered to existing joists	1,632	ft	\$24.65	\$40,228.80
1.75" x 7.25" ditto	3,751	ft	\$16.50	\$61,891.50
2" x 12" lumber ditto	646	ft	\$9.65	\$6,233.90
3.5" x 9.5 LVL in structural beam	159	ft	\$43.60	\$6,932.40
3.5" x 11.25" PSL ditto	514	ft	\$62.00	\$31,868.00
3.5" x 14" PSL ditto	13	ft	\$92.00	\$1,196.00
3.5" x 16" psl ditto	17	ft	\$105.00	\$1,785.00
5.25" x 9.5 PSL ditto	183	ft	\$72.00	\$13,176.00
5.25" x 14" PSL ditto	199	ft	\$110.00	\$21,890.00
3.5" x 3.5" x 5/16" HSS in L-shaped parapet brace, 5'0" x 68" with two fixing plates welded to base & screwed to wood and three plates welded to vertical and bolted to existing brickwall with epoxy mortar	22	no	\$1,160.00	\$25,520.00
Structural steel in columns & beams	392,000	lbs	\$10.16	\$3,982,720.00
15mm Threaded rod anchor 21" long one end set 8" into brick wall with epoxy mortar and one end bolted to steel	720	no	\$65.00	\$46,800.00
15mm ditto 30" long set 17" into ditto	30	no	\$105.00	\$3,150.00

15mm ditto 42" long set 30" into ditto	60	no	\$125.00	\$7,500.00
4" concrete slab on grade with rebar, vapour barrier & gravel bed	4,436	sf	\$8.65	\$38,371.40
8" ditto	1,454	sf	\$14.25	\$20,719.50
3" concrete topping to existing floor	17,670	sf	\$6.10	\$107,787.00
				\$4,519,284.50
Add Contingency			10.00%	\$451,928.45
Add, General Requirements			10.00%	\$497,121.30
Add Contractor's Fee			10.00%	\$546,833.42
				\$6,015,167.67
Round to				\$ 6,015,000.00

GST is not included

Notes

- 1 Cladding to rear of parapet wall not included
- 2 Work to south and east elevations not included.
- 3 Work within building not included except at recesses at doorways
- 4 Security only applies to elevations to Douglas & Hillside
Assumed work to windows and storefronts will be completed only once the building structure has been completed and is secure
- 6 Interior finishing is not included
The heritage works will be carried out simultaneously with general works to the building and heritage contractor will have access to the facilities provided by the general contractor.
- 7 contractor.
- 8 Roofing not included

2659 Douglas Street

Job # 22010

Request For Pricing - #01R1

Heritage Seismic Upgrade

24-Jun-22

Attention: Greg Mitchell

Primex Investments Ltd.

200-1785 West 4th Avenue

Vancouver BC V6J 1M2

Cost Summary - RFP #01R1 - Heritage Seismic Upgrade

01 - General Requirements @ 10% of Divisions 2-16	\$	458,482.90
02 - Site Work	\$	1,118,689.70
Excavation for Shear Wall Pad Footings and Perimeter Strip Footings (Michell Excavation)	\$	27,549.00
Rock anchors at shear walls (Western Grater)	\$	1,091,140.70
03 - Concrete	\$	1,015,994.61
Concrete Forming & Placing for Footings, Pads, Walls and Slabs (Blackcrete)	\$	334,388.00
Concrete Reinforcing (Harris)	\$	410,906.61
Concrete Supply (footings, slabs and toppers)	\$	250,360.00
Concrete Pumping	\$	20,340.00
04 - Masonry	\$	1,242,625.00
Masonry Tie Back System Supply & Install	\$	688,000.00
Parapet Reconstruction	\$	554,625.00
05 - Metals	\$	806,668.64
Structural Steel Supply and Install For Façade Restraint System (Alliance Engineering)	\$	408,650.00
Façade Restraint System Infill Steel Supply	\$	165,000.00
Façade Restraint System Infill Fasters & Plates Supply	\$	10,418.64
Facade Restraint system infill install	\$	222,600.00
06 - Woods & Plastics	\$	400,851.00
Supply and Install of Joist Strengthening	\$	400,851.00
07 - Thermal & Moisture Protection	Excluded	
08 - Doors/Windows (Window Repairs/Replacements Only)	Excluded	
09 - Finishes	Excluded	
10 - Specialties	Excluded	
11 - Equipment	Excluded	
12 - Specialties/Furnishing	Excluded	
13 - Special Construction	Excluded	

SUMMIT  **BROOKE**
C O N S T R U C T I O N

14 - Conveying Systems

15 - Mechanical

16 - Electrical

Sub Total (Including PST)

Builder's Fee @ 5%

Total (GST Excluded)

Excluded

Excluded

Excluded

\$ 5,043,311.85

\$ 252,165.59

\$ 5,295,477.44

Site Work Supporting Documents

From: Brent Miller <brent@michellexcavating.ca>
Sent: May 30, 2022 8:54 AM
To: Max Flynn
Subject: Pad Footings-Budget
Attachments: [Excavation Scope.pdf](#)

Hi Max,

Budget for excavation and backfill for highlighted pad footings.
\$27,549.00+GST

Included:

All work involved with excavation for footings, backfill/slab prep with $\frac{3}{4}$ road base.

Not included:

Geo technical engineering.

Soil testing.

Traffic control.

Regards,

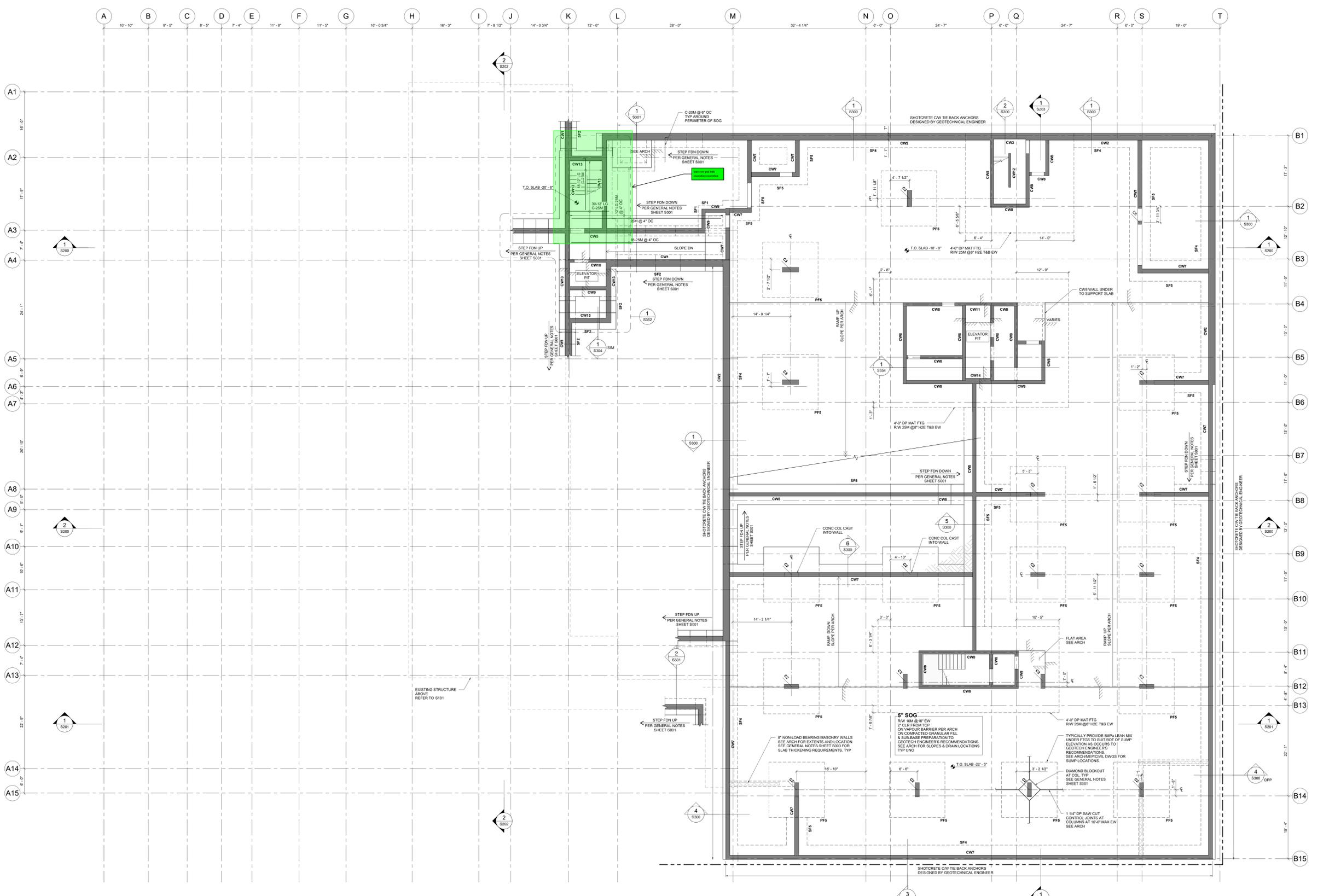
Brent Miller
Project Manager



7473 East Saanich Rd, Saanichton BC V8M 1W2

Office: 250-652-1640 Email: brent@michellexcavating.ca

Mobile: 250-857-0209 Website: michellexcavating.ca



FOUNDATION / LEVEL -1.0 PARKADE PLAN
1/8" = 1'-0"

CONCRETE PEDESTAL SCHEDULE

MARK	SIZE	REINFORCEMENT
CP1	1'-0" x 1'-4"	16-30M VERT W/ 3 SETS OF 10M TIES @ 8" OC
CP2	1'-0" x 1'-0"	16-30M VERT W/ 3 SETS OF 10M TIES @ 8" OC
CP3	1'-0" x 1'-0"	16-30M VERT W/ 3 SETS OF 10M TIES @ 8" OC
CP4	1'-0" x 1'-0"	16-30M VERT W/ 3 SETS OF 10M TIES @ 8" OC
CP5	1'-0" x 1'-0"	16-30M VERT W/ 3 SETS OF 10M TIES @ 8" OC

CONCRETE COLUMN SCHEDULE

MARK	SIZE	REINFORCEMENT
C1	10" x 10" x 10"	16-30M VERT W/ 3 SETS OF 10M TIES @ 8" OC
C2	11" x 11" x 11"	16-30M VERT W/ 3 SETS OF 10M TIES @ 8" OC
C3	12" x 12" x 12"	16-30M VERT W/ 3 SETS OF 10M TIES @ 8" OC
C4	14" x 14" x 14"	16-30M VERT W/ 3 SETS OF 10M TIES @ 8" OC
C5	16" x 16" x 16"	16-30M VERT W/ 3 SETS OF 10M TIES @ 8" OC

CONCRETE WALL SCHEDULE

MARK	SIZE	REINFORCEMENT
CW1	20" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW2	20" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL S300
CW3	17" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL S300
CW4	16" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW5	14" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW6	12" CONC WALL	SEE TYP FDN WALL DETAIL S300
CW7	12" CONC WALL	SEE TYP FDN WALL DETAIL S300
CW8	12" CONC WALL	SEE TYP FDN WALL DETAIL S300
CW9	12" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW10	8" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW11	8" CONC WALL	15M @ 12" OC EW CENTERED TYP UNO
CW12	8" CONC WALL	15M @ 12" OC EW CENTERED TYP UNO
CW13	14" CONC WALL	20M @ 12" OC EW
CW14	16" CONC WALL	15M @ 8" OC EW
CW15	12" CONC WALL	14-18M EA FACE HORIZ W/ 15M TIES @ 12" OC ALONG LENGTH
CW16	12" CONC WALL	14-18M EA FACE HORIZ W/ 15M TIES @ 12" OC ALONG LENGTH

FOUNDATION SCHEDULE

MARK	TYPE	FOOTING DIMENSION	REINFORCEMENT
(E) FF	EXISTING	TRC ON SITE	
(B) SF	EXISTING	TRC ON SITE	
FP1	PAID	6'-0" x 6'-0" x 4'-0"	15M @ 8" EW BOT
FP2	PAID	6'-0" x 6'-0" x 4'-0"	15M @ 8" EW BOT
FP3	PAID	6'-0" x 6'-0" x 4'-0"	20M @ 8" EW BOT
FP4	PAID	7'-0" x 7'-0" x 4'-0"	20M @ 8" EW BOT
FP5	PAID	12'-0" x 12'-0" x 4'-0"	20M @ 8" EW BOT
FP6	STRIP	2'-0" x 2'-0" x 4'-0"	10-20M BOT LONG 15M @ 12" OC TRANSV
FP7	STRIP	4'-0" x 4'-0" x 4'-0"	3-15M BOT CONT
FP8	STRIP	2'-0" x 2'-0" x 4'-0"	6-20M BOT LONG 15M @ 12" OC TRANSV
FP9	STRIP	2'-0" x 2'-0" x 4'-0"	6-20M BOT LONG 15M @ 12" OC TRANSV
FP10	STRIP	2'-0" x 2'-0" x 4'-0"	6-20M BOT LONG 15M @ 12" OC TRANSV
FP11	STRIP	2'-0" x 2'-0" x 4'-0"	6-20M BOT LONG 15M @ 12" OC TRANSV
FP12	STRIP	2'-0" x 2'-0" x 4'-0"	6-20M BOT LONG 15M @ 12" OC TRANSV
FP13	STRIP	2'-0" x 2'-0" x 4'-0"	6-20M BOT LONG 15M @ 12" OC TRANSV
FP14	STRIP	2'-0" x 2'-0" x 4'-0"	6-20M BOT LONG 15M @ 12" OC TRANSV
FP15	STRIP	2'-0" x 2'-0" x 4'-0"	6-20M BOT LONG 15M @ 12" OC TRANSV
FP16	STRIP	2'-0" x 2'-0" x 4'-0"	6-20M BOT LONG 15M @ 12" OC TRANSV
FP17	STRIP	2'-0" x 2'-0" x 4'-0"	6-20M BOT LONG 15M @ 12" OC TRANSV

THE SCOTT BUILDING
2659 DOUGLAS STREET & 735 HILLSIDE AVENUE
VICTORIA, BC

16/2/2022 ISSUED FOR IFC
09/20/2022 ISSUED FOR DRAFT IFC
7/5/2021 RFI 004 - ANCHOR BOLTS

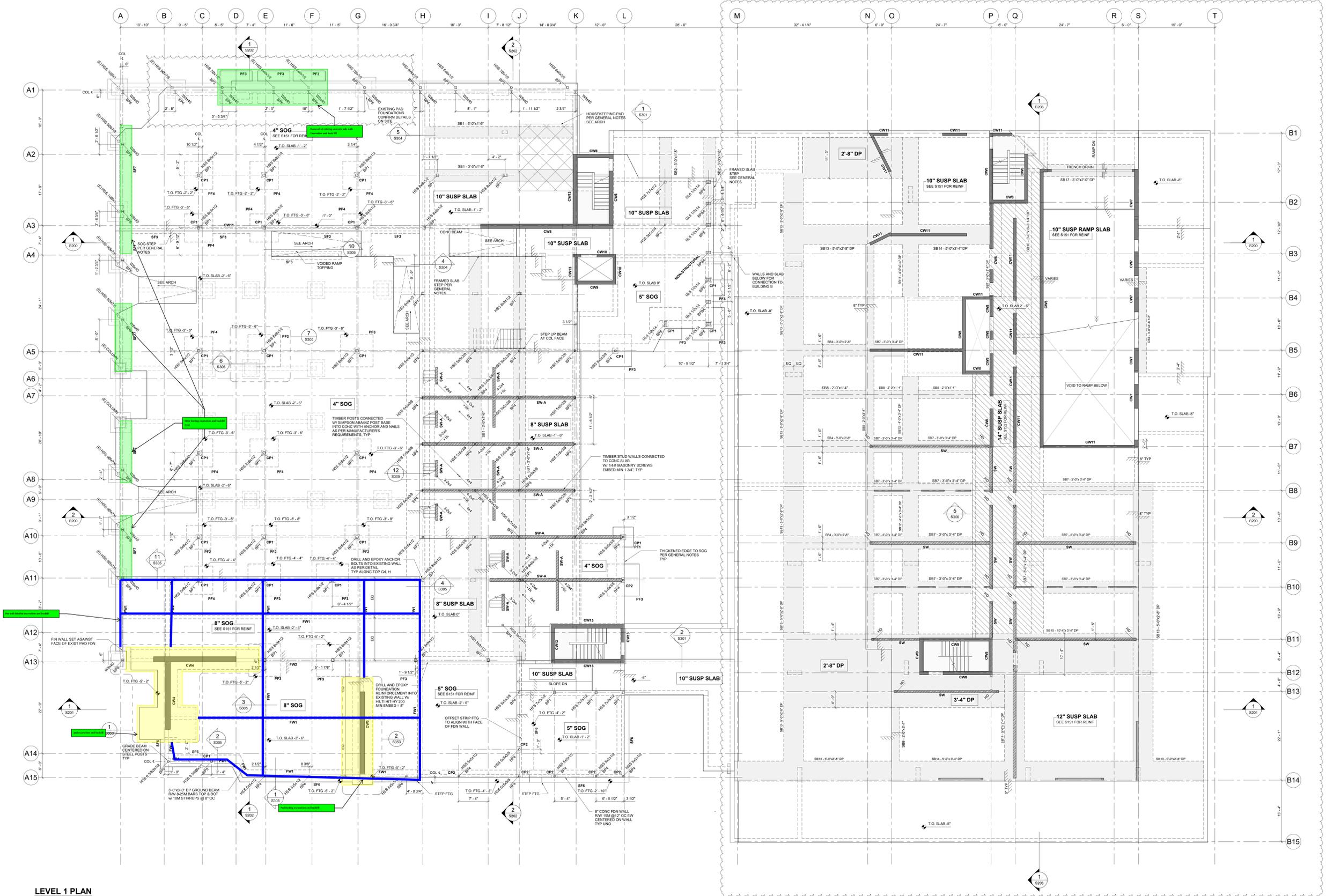
Rev: d5hmmy Issued

Project No: **18010**

Drawn by: TB
Designed by: CF/M
Checked by: JEX
Scale: (ARCH SHEET) 1/8" = 1'-0"

FOUNDATION / LEVEL -1.0 PARKADE PLAN
S100

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LEVEL 1 PLAN
1/8\"/>

NOTE:
LEVEL 1 SUSPENDED SLAB AND SLAB BAND FOR INFORMATION AND PRICING ONLY. LEVEL 1 FC WILL BE ISSUED AS PART OF SUPERSTRUCTURE IFC PACKAGE.

THE SCOTT BUILDING
2659 DOUGLAS STREET & 735 HILLSIDE AVENUE
VICTORIA, BC

- 16/03/2022 ISSUED FOR IFC
- 06/02/2022 ISSUED FOR DRAFT IFC
- 07/10/2021 ISSUED FOR STEEL FRAME COORDINATION
- 07/02/2021 PF104-ANCHOR BOLTS BUILDING PERMIT RE-SUBMISSION
- 14/10/2021 BUILDING PERMIT RE-SUBMISSION
- 11/12/2020 ISSUED FOR TENDER
- 13/12/2019 ISSUED FOR 100% BP COORDINATION
- 29/11/2019 ISSUED FOR 100% BP COORDINATION
- 15/11/2019 ISSUED FOR COORDINATION
- 11/02/2019 ISSUED FOR COORDINATION
- 03/12/2018 ISSUED FOR 50% BP

Rev. d5hmyy Issued
Project No. **18010**
Drawn by TB
Designed by CFJM
Checked by JEX
Scale (ARCH SHEET) 1/8\"/>

SHEET NOTES - BUILDING A

1. COLUMNS FROM SUPERSTRUCTURE NOT SHOWN.
2. SW - DENOTES SHEAR WALL LOCATIONS

CONCRETE WALL SCHEDULE

MARK	FOOTING DIMENSION	REINFORCEMENT
CW1	20\"/>	
CW2	20\"/>	
CW3	17\"/>	
CW4	18\"/>	
CW5	14\"/>	
CW6	12\"/>	
CW7	12\"/>	
CW8	10\"/>	
CW9	10\"/>	
CW10	8\"/>	
CW11	8\"/>	
CW12	8\"/>	
CW13	14\"/>	
CW14	18\"/>	
CW15	10\"/>	
FW2	12\"/>	

CONCRETE PEDESTAL SCHEDULE

MARK	SIZE	REINFORCEMENT
CP1	14\"/>	
CP2	11\"/>	

CONCRETE COLUMN SCHEDULE

MARK	SIZE	REINFORCEMENT
C1	9\"/>	
C2	11\"/>	
C3	11\"/>	
C4	14\"/>	
C5	11\"/>	

FOUNDATION SCHEDULE

MARK	TYPE	FOOTING DIMENSION	REINFORCEMENT
(E) FF	EXISTING	TBC ON SITE	
(E) SF	EXISTING	TBC ON SITE	
FP1	PAID	6\"/>	
FP2	PAID	6\"/>	
FP3	PAID	6\"/>	
FP4	PAID	7\"/>	
FP5	PAID	12\"/>	
SP1	STRIP	2\"/>	
SP2	STRIP	4\"/>	
SP3	STRIP	2\"/>	
SP4	STRIP	3\"/>	
SP5	STRIP	3\"/>	
SP6	STRIP	4\"/>	
SP7	STRIP	3\"/>	



From the Desk of Dustin Krizsan

To: Max Flynn

Company: Summit Brooke

Email: Max.Flynn@summitbrooke.com **Pages:** 3

Phone: 250-882-6573

Date: November 8, 2021

Re: Scott Building Rock Anchors

Urgent **For Review** Please Comment Please Reply Confidential

● **Comments:** Hi Max,

We are pleased to confirm our pricing for supply & installation of specified Rock Anchors c/w Sacrificial Casing on the Scott Building Project in Victoria, BC:

- Mobilization **\$9,500.00 LS**
- For Installation of #24 and #28 Rock Anchors **\$798,000.00 LS**

Please note the following:

- 1) Our pricing is based on the plans and specifications provided, including ASI002 dated November 4, 2021. We note anticipated depth to rock is detailed in the Ryzuk Report dated April 6, 2021. In total, there are (4) x #24 Anchors and (16) x #28 Anchors.
- 2) Our pricing includes supply, installation & grouting of required anchors, including drilling of 10" schedule 40 sacrificial pipe seated into bedrock. Also included are anchor extensions within the footings, complete with (2) plates and (4) nuts per anchor as shown on Drawing SK007. Grouting through the full length of rock socket and sacrificial pipe is included.
- 3) Our Mobilization includes delivery of all required equipment & materials to the jobsite. Engineered Shop Drawings for each anchor type is also included. Please note, other than minor design adjustments potentially required for provision of shop drawings, any project anchor design or design revisions are not included.
- 4) Included in our pricing is equipment suitable for works inside a building, including limited access rubber-tired equipment with external power supplies positioned on the outside of the structure and umbilical lines providing power to our interior equipment. For equipment without external power supplies, exhaust scrubbers will be utilized as required.
- 5) Further to Item 4), we have allowed for a mini-crane with lifting capabilities suitable for installation of the specified anchors.

- 6) Our pricing does not include anchor testing. **We recommend carrying an allowance of \$3,900.00/anchor for testing**, which includes anchor testing crew, heavy testing jack and equipment for placing and removing testing jack from anchors. We confirm we are well experienced in limited access testing operations but for the purposes of this tender, as requested, design and installation of anchor testing reaction surface is not included and by others.
- 7) We have allowed for use of Microsil Anchor Grout. Material testing by others, and we will provide samples to the material testing firm as required.
- 8) We note a minimum clearance of 0.2m (8") off face of any existing walls/structures required for drill access. We are available to attend site for review of anchor locations and assessment of drill access requirements.
- 9) Layout of works, utility locates and provision of reasonable access to anchor locations by others. Any required decommissioning or relocation of conflicting utilities by others.
- 10) Our price does not include any excavation, excavated material removal/disposal, or excavation shoring. Any required structural shoring jacks or other support required for drill access to anchor locations by others.
- 11) Geotechnical oversight and engineered designs/redesigns, as required, by others.
- 12) Our pricing includes collection of drill spoils and transfer to a waste disposal bin. Provision of centrally located waste disposal bin and removal of spoils from this bin by others.
- 13) We assume we can washout our grout pump onsite, either into the centrally located waste disposal bin or onto an area that has had pavement removed. Provision of waste disposal bin and removal of grout waste from bin, as noted above, by others.
- 14) While we note our planned equipment will have either exterior power supplies or exhaust scrubbers, our pricing does not include a jobsite-wide ventilation system for drilling inside, if required. In the event additional air quality measures are required, negative air, etc. by others.
- 15) We will require an onsite staging area for storage of materials and equipment.
- 16) Our pricing does not include silt control or site dewatering. Water treatment system, basins and removal from jobsite, as required, by others.
- 17) Supply of water and electrical power by others.
- 18) Traffic control for mobilization & deliveries to site is not included in our pricing.
- 19) We assume a pre-construction testing program is not required.
- 20) In general, our execution plan for each Mini Pile consists of:
 - a. Drilling of sacrificial pipe to rock c/w embedment into sound rock for seal
 - b. Drilling of rock socket
 - c. Installation of anchorage

- d. Grouting of piles
 - e. Testing of piles after grout has cured
 - f. Installation of anchor extensions
- 21) We anticipate requiring (3) days for installation of each anchor, excluding testing.
- 22) We note anticipated anchor lead times in the range of 10 to 12 weeks, depending on supply chain at time of ordering.
- 23) We confirm our quote submittal is guaranteed for 30 days from date of submittal. Furthermore, delays in award and/or site schedule start up may result in a price increase due to current fluctuating supply chain challenges or an inability for Western Grater to secure resources to adequately service the project. A Letter of Intent confirming scheduling dates would be requested for projects where mobilization times are anticipated at greater than 90 days from submittal date.
- 24) The following statements are with regards to the current COVID-19 pandemic, and are a mandatory element of all quotes issued by divisions of Norland Limited at this point in time:
- a. The agreement between the parties shall be a Standard Construction Document CCDC 2 – 2008 as the Prime Contract and/or CCA1 2008 Stipulated Price Subcontract as subcontractor, as applicable, amended to conform with the Bid Conditions, Inclusions, and Exclusions set out herein (the “Agreement”), including the following:
 - i. Notwithstanding any other provision of the Agreement, if Western Grater is hindered or delayed in the performance of the Work due to an epidemic or pandemic outbreak, including but not limited to the outbreak of 2019 novel coronavirus disease (COVID-19), it shall be entitled to an extension of the Contract Time as well as reasonable costs incurred by it as the result of such delay or hindrance.
 - b. In the event The Owner/Prime Contractor wishes to utilize its own form of subcontract, such document shall conform in all respects with the Bid Conditions, Inclusions, and Exclusions set out herein, and shall be subject to reasonable modification by Western Grater. Should the Parties fail to agree upon the The Owner/Prime Contractor form of contract, this Agreement shall govern the Work.

We appreciate the opportunity to quote on this project. Please do not hesitate to contact us if you have any questions or comments regarding this submittal.

Best Regards,
Dustin Krizsan



693 Stebbings Road, Shawnigan Lake BC, V0R2W3
 Phone: 250-733-2991 | Fax: 250-733-2995
 www.heavymetalmarineltd.com



Scott Building Micro Piles Additional 6 piles CCN 001

April 20, 2022

Summit Brooke Construction
 31324 Peardonville Rd #104,
 Abbotsford, B.C.
 V0R 6K8
 Attn: Max Flynn

RE: Equilibrium Consulting Inc. structural drawings project # 18010 Issued for IFC 16/2/2022. 6 addition micropiles for building foundation found on S353 foundation pad

CCN 001 – 6 Additional Micropiles

Please see below quotation for the request of supply and install of additional 6 micropiles. This price is in addition to contract amount:

Description	Unit	Quantity	Unit Price	Extended Price
Group C Micropiles 273mm dia x 21.1m deep	EA	2	\$46,072.35	\$92,144.70
Group D Micropiles 273mm dia x 20.23m deep	EA	4	\$47,874.00	\$191,496.00
TOTAL				\$283,640.70

Attached price breakdown for each pile group is shown below.

The proposed work included in this contemplated change notice will impact the project schedule, and additional time will be necessary to complete the change in scope.

- Add two (20) days to the contract schedule

Thank you for the opportunity to provide a quotation for this work. If you have any questions, please do not hesitate to contact us.

Sincerely,

Scott Baird
 Project Manager
 Heavy Metal Marine Ltd.



HMM labour rates follow local 2404 agreement

CO1 Group C price of one pile --- Scott Building Piling Scope

DATE: _____ Work Order _____

Description of Work:

Labour:

Employee	Classification	Rates Per Hour	TT	ST	OT	DT	Subtotal
Total Labour							\$ 10,404.00

Equipment on Site: Equipment standby (> 8hrs) will be at 75% rates	HRS	Stanby HRS	Rate/hr	Subtotal
Total Equipment				\$ 18,399.00

Materials, Expendables, Subcontractors & Trucking:	Qty	Amount/M	Subtotal
Total Materials, Expendables, Subcontractors & Trucking			\$ 17,269.35
DAILY TOTAL			\$ 46,072.35



HMM labour rates follow local 2404 agreement

CO1 Group D price of one pile --- Scott Building Piling Scope

DATE: _____ Work Order _____

Description of Work:

Labour:

Employee	Classification	Rates Per Hour	TT	ST	OT	DT	Subtotal
Total Labour							\$ 10,174.50

Equipment on Site: Equipment standby (> 8hrs) will be at 75% rates	HRS	Stanby HRS	Rate/hr	Subtotal
Total Equipment				\$ 19,377.90

Materials, Expendables, Subcontractors & Trucking:	Qty	Amount/M	Subtotal
Total Materials, Expendables, Subcontractors & Trucking			\$ 18,321.60
DAILY TOTAL			\$ 47,874.00

Concrete Supporting Documents

Max Flynn

From: Terry Meagher <terry.meagher@blackretebuilders.com>
Sent: June 17, 2022 1:58 PM
To: Max Flynn; Trevor Weber
Subject: RE: Scott - heritage Restoration Cost Estimate

Good Afternoon Max,

Sorry for the delay in providing this cost breakdown for your heritage grant.

I have broken down my estimate per page as follows,

S100 - \$ 79,711.00
S101 - \$ 31,753.00
S102 - \$145,323.00
S103 - \$ 77,600.00
Total - \$334,388.00

Hope this helps. Let me know if you require anything else.

Have a great weekend.

Cheers,



TERRY MEAGHER GSC
SENIOR ESTIMATOR

BLACKRETE BUILDERS INC.

952 Johnson St. | Victoria, BC V8V 0E7
m: 250-920-8716
e: terry.meagher@blackretebuilders.com
w: www.blackretebuilders.com

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Rebar Quote

Tuesday, May 31st, 2022

Summit Brooke Construction
31324 Peardonville Rd #104
Abbotsford, BC V2T 6K8

Attn: Max Flynn - Project Manager
re: Cost estimate for seismic system to retain the existing façade

The estimated price for the supply & installation of reinforcing for the seismic system required to retain the existing façade of the Scott building located at 2659 Douglas Street & 735 Hillside Avenue, Victoria is: \$410,906.61 + GST

This estimated price includes the reinforcing for the footings, walls and slabs which are highlighted in the attached drawings.

Please contact myself or Scott in estimating with any questions.

Regards



Brandon Booth

Operations Manager
Nucor Harris Rebar Nanaimo

Concrete Supply and Pumping Summary

Pad Footing = 294 sqft x 5' depth = 1,470 cubic feet
Strip footing = 25 ft (length) x 6 ft (width) x 2 ft depth = 300 cubic feet
CW13 Wall = 45 ft (length) x 1.16 ft (width) x 10 ft height = 522 cubic feet
CW5 Wall = 25 ft (length) x 1.16 ft (width) x 10 ft height = 290 cubic feet
Total cubic feet = 2,582 cubic feet

Total Concrete Summary
Level -1.5 = 2,582 cubic feet
Level -0.5 = 1,010 cubic feet
Level 1 = 31,688 cubic feet
Level 2-4 = 4,916 cubic feet
Total = 40,196 cubic feet or 1,138 m3
Costs @ \$220/m3 (including additives, environmental charges and fuel surcharge)
Total Cost = 1,138 m3 x \$220/m3 = \$250,360
Pumping @ 10 m3/ hour = 113hrs
Pumping Costs = 113hrs x \$180/hrs = \$20,340



FOUNDATION / LEVEL -1.0 PARKADE PLAN
1/8" = 1'-0"

CONCRETE PEDESTAL SCHEDULE

MARK	SIZE	REINFORCEMENT
CP1	1'-0" x 1'-4"	8-18M VERT W/ 3 SETS OF 18M TIES @ 8" OC
CP2	1'-0" x 1'-0" WALL WIDTH	8-18M VERT W/ 18M TIES @ 8" OC

CONCRETE COLUMN SCHEDULE

MARK	SIZE	REINFORCEMENT
C1	18" x 18" x 10'	16-20M VERT W/ 3 SETS OF 18M TIES @ 12" OC
C2	18" x 18" x 4'	22-20M VERT W/ 3 SETS OF 18M TIES @ 12" OC
C3	18" x 18" x 4'	22-20M VERT W/ 18M TIES @ 8" OC
C4	18" x 18" x 10'	16-20M VERT W/ 18M TIES @ 8" OC
C5	18" x 18" x 10'	16-20M VERT W/ 18M TIES @ 8" OC

CONCRETE WALL SCHEDULE

MARK	SIZE	REINFORCEMENT
CW1	20" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW2	20" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL S300
CW3	17" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL S300
CW4	18" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW5	14" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW6	12" CONC WALL	SEE TYP FDN WALL DETAIL S300
CW7	12" CONC WALL	SEE TYP FDN WALL DETAIL S300
CW8	12" CONC WALL	SEE TYP FDN WALL DETAIL S300
CW9	10" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW10	8" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW11	8" CONC WALL	15M @ 12" OC EW CENTERED TYP UNO
CW12	8" CONC WALL	15M @ 12" OC EW CENTERED TYP UNO
CW13	14" CONC WALL	20M @ 12" OC EW
CW14	18" CONC WALL	15M @ 12" OC EW
CW15	12" CONC WALL	14-18M EA FACE HORIZ W/ 18M TIES @ 12" OC ALONG LENGTH
FW2	12" CONC WALL	14-18M EA FACE HORIZ W/ 18M TIES @ 12" OC ALONG LENGTH

FOUNDATION SCHEDULE

MARK	TYPE	FOOTING DIMENSION	REINFORCEMENT
(E) FF	EXISTING	TBC ON SITE	
(B) SF	EXISTING	TBC ON SITE	
FP1	PAID	6'-0" x 2'-0" x 4'-0" DP	15M @ 8" EW BOT
FP2	PAID	6'-0" x 2'-0" x 4'-0" DP	15M @ 8" EW BOT
FP3	PAID	6'-0" x 2'-0" x 4'-0" DP	20M @ 8" EW BOT
FP4	PAID	7'-0" x 2'-0" x 4'-0" DP	20M @ 8" EW BOT
FP5	PAID	12'-0" x 2'-0" x 4'-0" DP	20M @ 8" EW BOT
FP6	STRIP	2'-0" x 2'-0" x 4'-0" DP	10-20M BOT LONG 15M @ 12" OC TRANSV
FP7	STRIP	4'-0" x 2'-0" x 4'-0" DP	3-15M BOT CONT
FP8	STRIP	2'-0" x 2'-0" x 4'-0" DP	6-20M TAB LONG 10M STREPLR @ 8" OC
FP9	STRIP	10'-0" x 2'-0" x 4'-0" DP	10-15M BOT CONT 15M @ 8" HOE TRANSV
FP10	STRIP	4'-0" x 2'-0" x 4'-0" DP	4-15M BOT CONT
FP11	STRIP	2'-0" x 2'-0" x 4'-0" DP	6-20M BOT LONG 15M @ 12" OC TRANSV
FP12	STRIP	2'-0" x 2'-0" x 4'-0" DP	6-20M BOT LONG 15M @ 12" OC TRANSV

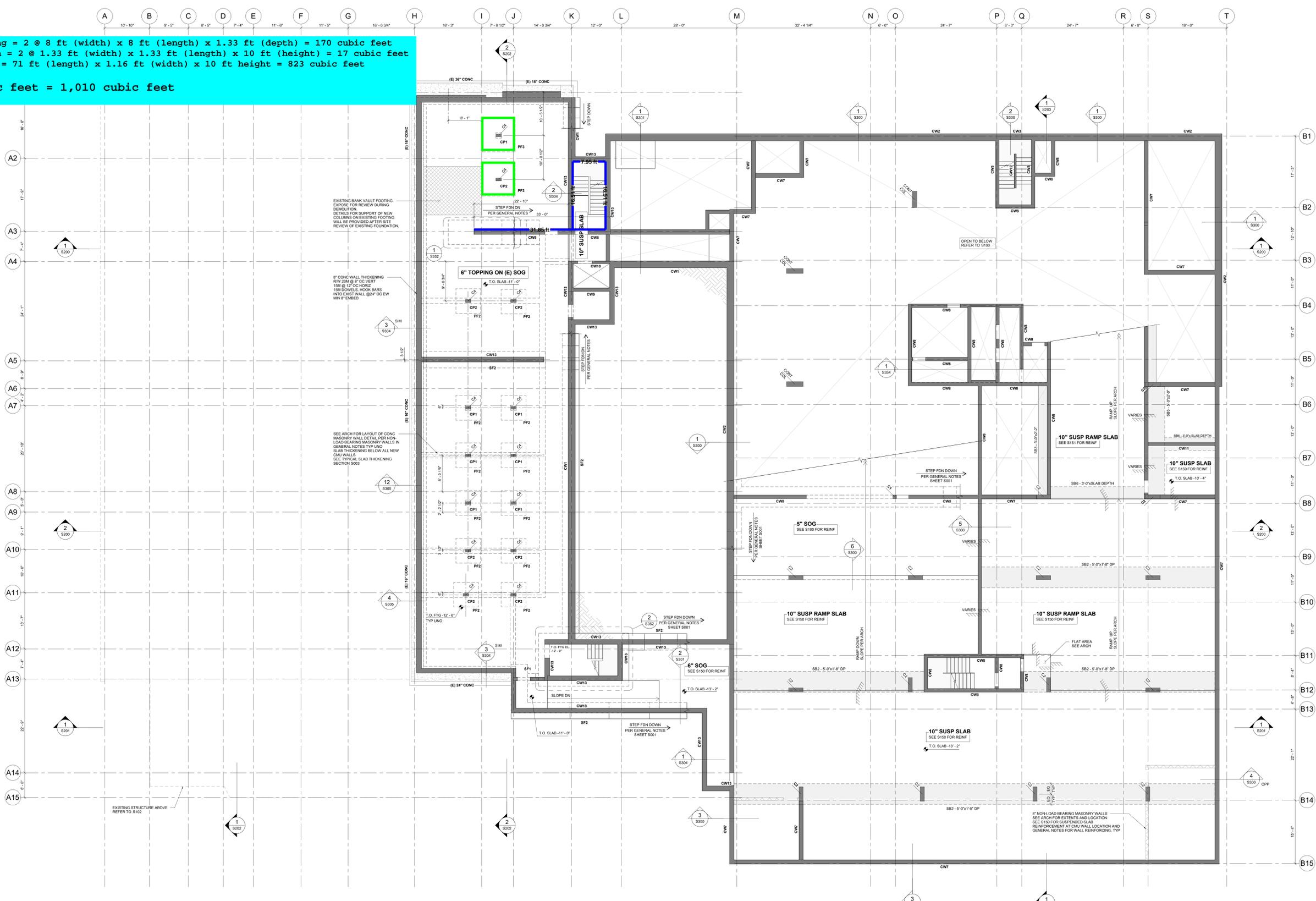
THE SCOTT BUILDING
2659 DOUGLAS STREET & 735 HILLSIDE AVENUE
VICTORIA, BC

16/2/2022 ISSUED FOR IFC
09/02/2022 ISSUED FOR DRAFT IFC
7/5/2021 RFI 004 - ANCHOR BOLTS
Rev. d5hmmy Issued
Project No. 18010
Drawn by TB
Designed by CFJM
Checked by JEX
Scale (ARCH E Sheet) 1/8" = 1'-0"

FOUNDATION / LEVEL -1.0
PARKADE PLAN
S100

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PF3 Pad Footing = 2 @ 8 ft (width) x 8 ft (length) x 1.33 ft (depth) = 170 cubic feet
 CP1&CP2 Column = 2 @ 1.33 ft (width) x 1.33 ft (length) x 10 ft (height) = 17 cubic feet
 CW5&CW13 Wall = 71 ft (length) x 1.16 ft (width) x 10 ft height = 823 cubic feet
Total cubic feet = 1,010 cubic feet



FOUNDATION / LEVEL -0.5 PARKADE PLAN
1/8" = 1'-0"

THE SCOTT BUILDING
2659 DOUGLAS STREET & 735 HILLSIDE AVENUE
VICTORIA, BC

16/2/2022 ISSUED FOR IFC
08/02/2022 ISSUED FOR BRM/IFC
7/25/2021 RFI 004 - ANCHOR BOLTS
14/1/2021 BUILDING PERMIT RE-SUBMISSION
11/12/2020 ISSUED FOR TENDER
13/12/2019 ISSUED FOR 100% BP
26/10/2019 ISSUED FOR 100% BP
COORDINATION
15/11/2019 ISSUED FOR COORDINATION
11/10/2019 ISSUED FOR COORDINATION

Rev: d5hmmytj Issue

Project No: **18010**
Drawn by: TB
Designed by: CFJOM
Checked by: JEX
Scale: (ARCH E Sheet) 1/8" = 1'-0"

FOUNDATION / LEVEL -0.5
PARKADE PLAN
S101

SHEET NOTES - LEVEL -0.5

BUILDING A BASEMENT FOOTING BEARING PRESSURE IS ASSUMED TO BE 90KPA ASSUMING STIFF TO FIRM CLAY AS PER RYJUK GEOTECHNICAL REPORT DATED APRIL 2021. BEARING PRESSURE TO BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO POURING CONCRETE, AND IF DIFFERENT TO ASSUMED, THEN FOOTINGS ARE TO BE REVIEWED BY EQUILIBRIUM

CONCRETE PEDESTAL SCHEDULE

MARK	SIZE	REINFORCEMENT
CP1	1.33"x1.33"	8-18M VERT CW 10M TIES @ 6" OC
CP2	1.33"x1.33"	8-18M VERT CW 10M TIES @ 6" OC

CONCRETE COLUMN SCHEDULE

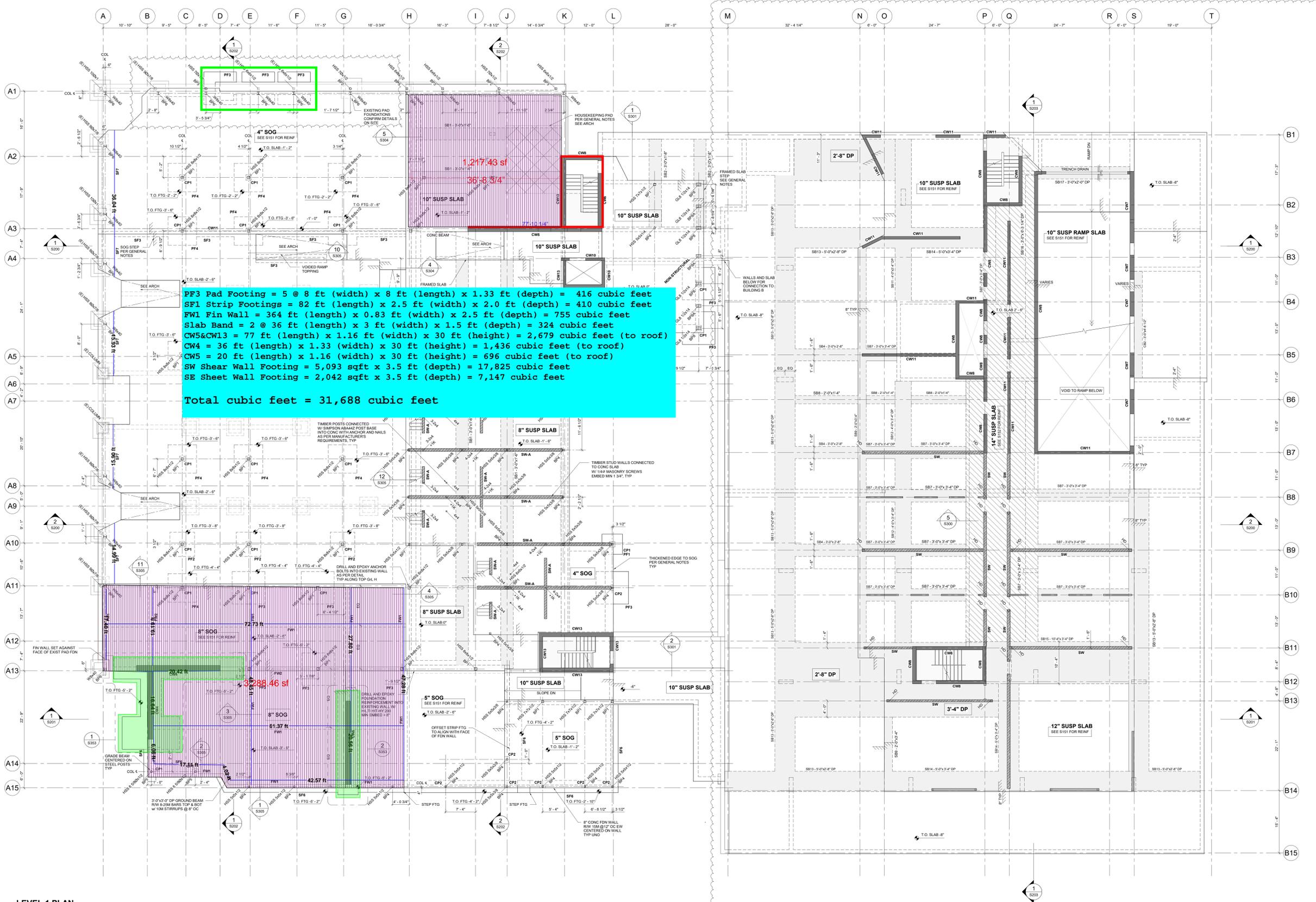
MARK	SIZE	REINFORCEMENT
C1	9'-10" x 9'-10"	4-20M VERT W/ 10M TIES @ 8" OC
C2	1'-0" x 3'-0"	16-30M VERT W/ 3 SETS OF 10M TIES @ 12" OC
C3	1'-0" x 4'-0"	22-30M VERT W/ 3 SETS OF 10M TIES @ 12" OC
C4	1'-4" x 5'-0"	25-30M VERT W/ 10M TIES @ 8" OC
C5	1'-0" x 9'-10"	4-20M VERT W/ 10M TIES @ 8" OC

CONCRETE WALL SCHEDULE

MARK	SIZE	REINFORCEMENT
CW1	20" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW2	20" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL S300
CW3	17" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL S300
CW4	18" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW5	14" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW6	12" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW7	12" CONC WALL	SEE TYP FDN WALL DETAIL S300
CW8	10" CONC WALL	SEE TYP FDN WALL DETAIL S300
CW9	10" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW10	8" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW11	8" CONC WALL	15M @ 12" OC EW CENTERED TYP LIND
CW12	8" CONC WALL	15M @ 12" OC EW CENTERED TYP LIND
CW13	14" CONC WALL	20M @ 12" OC EW EF
CW14	18" CONC WALL	15M @ 8" OC EW EF
FW1	10" CONC WALL	4-18M EA FACE HORIZ W/ 10M TIES @ 12" OC ALONG LENGTH
FW2	12" CONC WALL	4-18M EA FACE HORIZ W/ 10M TIES @ 12" OC ALONG LENGTH

FOUNDATION SCHEDULE

MARK	TYPE	FOOTING DIMENSION	REINFORCEMENT
(E) FF	EXISTING	TBC ON SITE	
(B) SF	EXISTING	TBC ON SITE	
PF1	PAO	6'-0" x 9'-0" x 4'-0"	15M @ 8" EW BOT
PF2	PAO	6'-0" x 9'-0" x 4'-0"	20M @ 8" EW BOT
PF3	PAO	6'-0" x 9'-0" x 4'-0"	20M @ 8" EW BOT
PF4	PAO	6'-0" x 9'-0" x 4'-0"	20M @ 8" EW BOT
PF5	PAO	12'-0" x 12'-0" x 4'-0"	20M @ 8" EW BOT
PF6	STRIP	2'-0" x 2'-0" x 4'-0"	10-20M BOT LONG 15M @ 12" OC TRANSV
PF7	STRIP	2'-0" x 2'-0" x 4'-0"	10-20M BOT LONG 15M @ 12" OC TRANSV
PF8	STRIP	2'-0" x 2'-0" x 4'-0"	10-20M BOT LONG 15M @ 12" OC TRANSV
PF9	STRIP	2'-0" x 2'-0" x 4'-0"	10-20M BOT LONG 15M @ 12" OC TRANSV
PF10	STRIP	2'-0" x 2'-0" x 4'-0"	10-20M BOT LONG 15M @ 12" OC TRANSV
PF11	STRIP	2'-0" x 2'-0" x 4'-0"	10-20M BOT LONG 15M @ 12" OC TRANSV
PF12	STRIP	2'-0" x 2'-0" x 4'-0"	10-20M BOT LONG 15M @ 12" OC TRANSV
PF13	STRIP	2'-0" x 2'-0" x 4'-0"	10-20M BOT LONG 15M @ 12" OC TRANSV
PF14	STRIP	2'-0" x 2'-0" x 4'-0"	10-20M BOT LONG 15M @ 12" OC TRANSV
PF15	STRIP	2'-0" x 2'-0" x 4'-0"	10-20M BOT LONG 15M @ 12" OC TRANSV
PF16	STRIP	2'-0" x 2'-0" x 4'-0"	10-20M BOT LONG 15M @ 12" OC TRANSV
PF17	STRIP	2'-0" x 2'-0" x 4'-0"	10-20M BOT LONG 15M @ 12" OC TRANSV
PF18	STRIP	2'-0" x 2'-0" x 4'-0"	10-20M BOT LONG 15M @ 12" OC TRANSV
PF19	STRIP	2'-0" x 2'-0" x 4'-0"	10-20M BOT LONG 15M @ 12" OC TRANSV
PF20	STRIP	2'-0" x 2'-0" x 4'-0"	10-20M BOT LONG 15M @ 12" OC TRANSV



PF3 Pad Footing = 5 @ 8 ft (width) x 8 ft (length) x 1.33 ft (depth) = 416 cubic feet
 SP1 Strip Footings = 82 ft (length) x 2.5 ft (width) x 2.0 ft (depth) = 410 cubic feet
 FW1 Fin Wall = 364 ft (length) x 0.83 ft (width) x 2.5 ft (depth) = 755 cubic feet
 Slab Band = 2 @ 36 ft (length) x 3 ft (width) x 1.5 ft (depth) = 324 cubic feet
 CW5&CW13 = 77 ft (length) x 1.16 ft (width) x 30 ft (height) = 2,679 cubic feet (to roof)
 CW4 = 36 ft (length) x 1.33 ft (width) x 30 ft (height) = 1,436 cubic feet (to roof)
 CW5 = 20 ft (length) x 1.16 ft (width) x 30 ft (height) = 696 cubic feet (to roof)
 SW Shear Wall Footing = 5,093 sqft x 3.5 ft (depth) = 17,825 cubic feet
 SE Sheet Wall Footing = 2,042 sqft x 3.5 ft (depth) = 7,147 cubic feet
Total cubic feet = 31,688 cubic feet

1,217.43 sf
 36' x 33' 4"

2,888.46 sf

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

NOTE:
LEVEL 1 SUSPENDED SLAB AND SLAB BAND FOR INFORMATION AND PRICING ONLY. LEVEL 1 FC WILL BE ISSUED AS PART OF SUPERSTRUCTURE IFC PACKAGE.

SHEET NOTES - BUILDING A

- COLUMNS FROM SUPERSTRUCTURE NOT SHOWN.
- SW - DENOTES SHEAR WALL LOCATIONS

CONCRETE PEDESTAL SCHEDULE

MARK	SIZE	REINFORCEMENT
CP1	1'-0" x 1'-0"	8-18M VERT CW 10M TIES @ 8" OC
CP2	1'-0" x 1'-0"	8-18M VERT CW 10M TIES @ 8" OC

CONCRETE COLUMN SCHEDULE

MARK	SIZE	REINFORCEMENT
C1	9'-0" x 9'-0"	4-20M VERT W/ 10M TIES @ 8" OC
C2	1'-0" x 3'-0"	16-30M VERT W/ 3 SETS OF 10M TIES @ 12" OC
C3	1'-0" x 4'-0"	22-30M VERT W/ 3 SETS OF 10M TIES @ 12" OC
C4	1'-0" x 6'-0"	32-30M VERT W/ 10M TIES @ 8" OC
C5	1'-0" x 12'-0"	4-20M VERT W/ 10M TIES @ 8" OC

CONCRETE WALL SCHEDULE

MARK	SIZE	REINFORCEMENT
CW1	20" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW2	20" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL S300
CW3	12" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL S300
CW4	18" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW5	14" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW6	12" CONC WALL	SEE TYP FDN WALL DETAIL S300
CW7	12" CONC WALL	SEE TYP FDN WALL DETAIL S300
CW8	12" CONC WALL	SEE TYP FDN WALL DETAIL S300
CW9	10" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW10	8" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW11	8" CONC WALL	15M @ 14" OC EW CENTERED TYP UNO
CW12	8" CONC WALL	15M @ 14" OC EW CENTERED TYP UNO
CW13	14" CONC WALL	20M @ 12" OC EW
CW14	18" CONC WALL	15M @ 8" OC EW
FW1	10" CONC WALL	4-18M EA FACE HORIZ W/ 10M TIES @ 12" OC ALONG LENGTH
FW2	12" CONC WALL	4-18M EA FACE HORIZ W/ 10M TIES @ 12" OC ALONG LENGTH

FOUNDATION SCHEDULE

MARK	TYPE	FOOTING DIMENSION	REINFORCEMENT
(E) FF	EXISTING	TBC ON SITE	
(E) SF	EXISTING	TBC ON SITE	
PF1	PAD	6'-0" x 6'-0" @ 4" DP	15M @ 8" EW BOT
PF2	PAD	6'-0" x 6'-0" @ 4" DP	15M @ 8" EW BOT
PF3	PAD	6'-0" x 6'-0" @ 4" DP	20M @ 8" EW BOT
PF4	PAD	7'-0" x 7'-0" @ 4" DP	20M @ 8" EW BOT
PF5	PAD	12'-0" x 12'-0" @ 4" DP	20M @ 8" EW BOT
SP1	STRIP	2'-0" x 12'-0" @ 4" DP	10-20M BOT LONG 15M @ 12" OC TRANSV
SP2	STRIP	2'-0" x 12'-0" @ 4" DP	3-15M BOT CONT
SP3	STRIP	2'-0" x 12'-0" @ 4" DP	6-15M BOT LONG 15M @ 12" OC TRANSV
SP4	STRIP	2'-0" x 12'-0" @ 4" DP	6-20M TAB LONG 15M @ 12" OC TRANSV @ 8" OC
SP5	STRIP	3'-0" x 20'-0" @ 4" DP	6-15M BOT CONT 15M @ 8" HOE TRANSV
SP6	STRIP	3'-0" x 20'-0" @ 4" DP	6-15M BOT CONT 15M @ 8" HOE TRANSV
SP7	STRIP	3'-0" x 20'-0" @ 4" DP	6-20M BOT LONG 15M @ 12" OC TRANSV

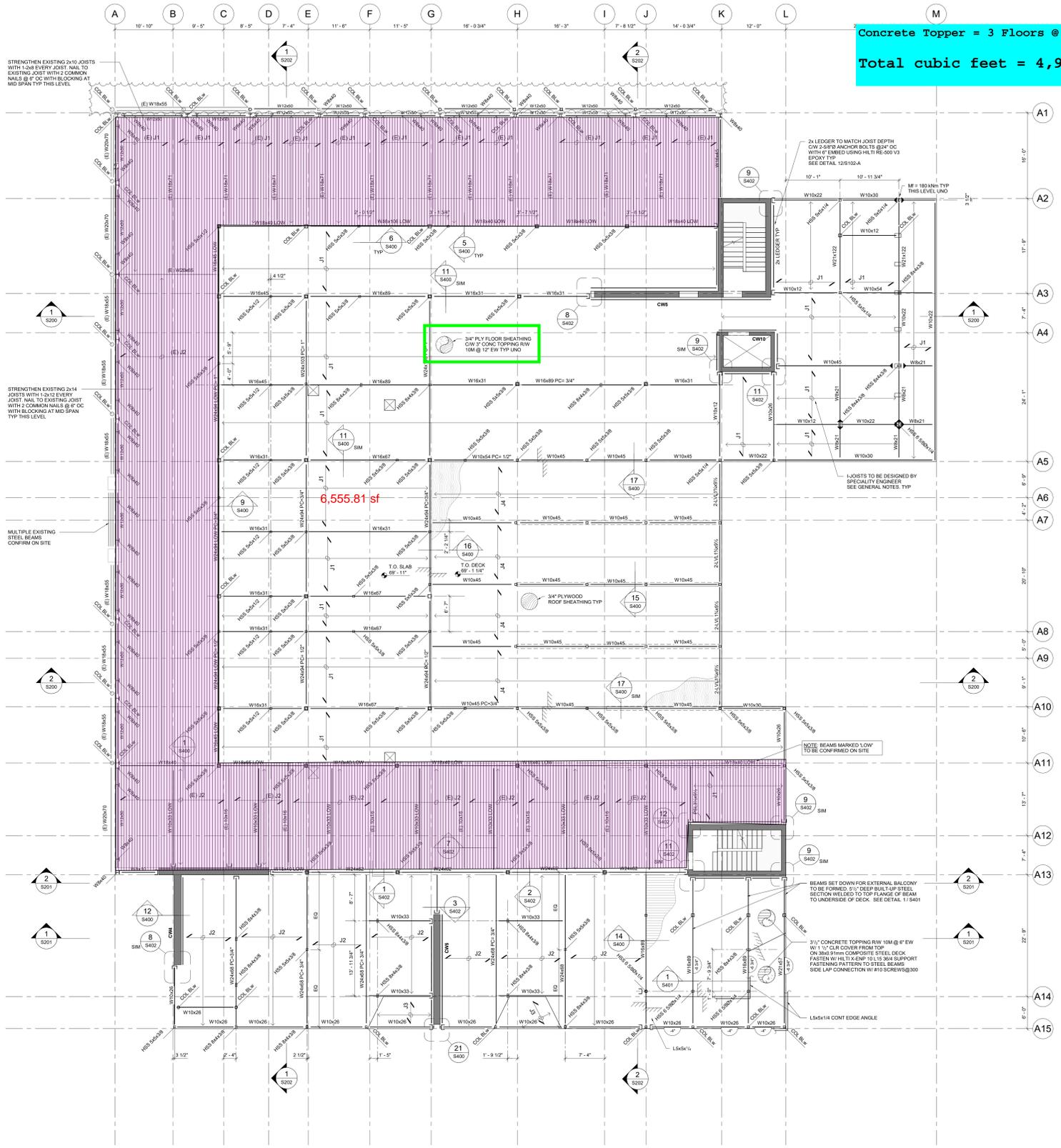
THE SCOTT BUILDING
 2659 DOUGLAS STREET &
 735 HILLSIDE AVENUE
 VICTORIA, BC

- 16/03/2022 ISSUED FOR IFC
- 06/02/2022 ISSUED FOR DRAFT IFC
- 07/10/2021 ISSUED FOR STEEL FRAME COORDINATION
- 07/02/2021 PF104-ANCHOR BOLTS
- 14/10/2021 BUILDING PERMIT RE-SUBMISSION
- 11/12/2020 ISSUED FOR TENDER
- 13/12/2019 ISSUED FOR 100% BP COORDINATION
- 29/11/2019 ISSUED FOR 100% BP COORDINATION
- 15/11/2019 ISSUED FOR COORDINATION
- 11/02/2019 ISSUED FOR COORDINATION
- 03/12/2018 ISSUED FOR 50% BP

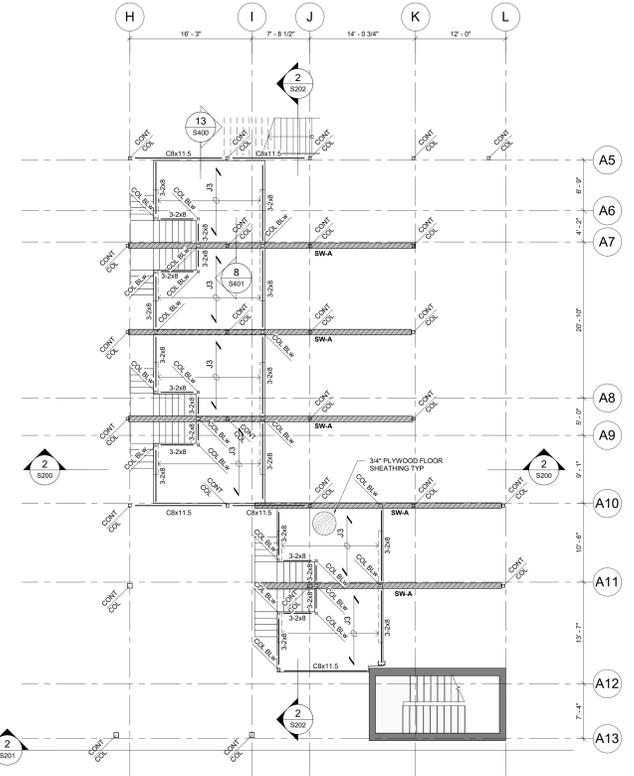
Rev. d5hmmy Issued
 Project No. 18010
 Drawn by TB
 Designed by CFJM
 Checked by JEX
 Scale (ARCH SHEET) 1/8" = 1'-0"

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Concrete Topper = 3 Floors @ 6,555 sqft x 0.25 (depth) = 4,916 cubic feet
Total cubic feet = 4,916 cubic feet



BUILDING A - LEVEL 2 PLAN
1/8" = 1'-0"



BUILDING A - LEVEL 1.5 MEZZANINE PLAN
1/8" = 1'-0"

SHEET NOTES - BUILDING A

- BEAMS MARKED AS LOW TO BE SET TO UNDERSIDE OF EXISTING STRUCTURE. CONFIRM LEVELS ON SITE.
- TYPICAL BEAMS SET AT 4" BELOW TOP OF CONCRETE (1" BELOW UNDERSIDE OF PLY).
- ALL BEAMS OVER COMMERCIAL GARAGE AREA (GRID J-L, A13-A15 SET 9.25" BELOW TOP OF INTERIOR CONC TOPPING.

CONCRETE WALL SCHEDULE

MARK	SIZE	REINFORCEMENT
CW1	20" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW2	20" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL S300
CW3	12" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL S300
CW4	18" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW5	14" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW6	12" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW7	12" CONC WALL	SEE TYP FOR WALL DETAIL S300
CW8	10" CONC WALL	SEE TYP FOR WALL DETAIL S300
CW9	10" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW10	8" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW11	8" CONC WALL	15M @ 18" OC EW CENTERED TYP UNO
CW12	8" CONC WALL	15M @ 18" OC EW CENTERED TYP UNO
CW13	14" CONC WALL	20M @ 12" OC EW EF
CW14	14" CONC WALL	15M @ 18" OC EW EF
FW1	10" CONC WALL	4.15M EA FACE HORIZ W 15M TIES @ 12" OC ALONG LENGTH
FW2	12" CONC WALL	4.15M EA FACE HORIZ W 15M TIES @ 12" OC ALONG LENGTH

JOIST SCHEDULE

MARK	JOIST SIZE AND SPACING
(E) J1	(E) 2x10 @ 16" OC
(E) J2	(E) 2x14 @ 16" OC
J1	12" DEEP F3 @ 16" OC
J2	12" DEEP F3 @ 16" OC
J3	2x8 @ 16" OC
J4	12" DEEP F3 @ 12" OC
J5	12" DEEP F3 @ 12" OC
J6	2x8 @ 16" OC

BUILDING A - STEEL BEAM REACTIONS

BEAM TYPE	FORCE (AW/LONG ON PLAN)
L54x41	200 kN
L54x41	130 kN
C8x11.5	55 kN
W8x10	70 kN
W8x21	90 kN
W10x12	70 kN
W10x15	100 kN
W10x22	95 kN
W10x26	160 kN
W10x30	175 kN
W10x33	225 kN
W10x42	160 kN
W10x54	200 kN
W10x60	110 kN
W12x22	85 kN
W12x40	290 kN
W12x50	300 kN
W14x22	100 kN
W14x33	130 kN
W14x74	330 kN
W16x21	260 kN
W16x45	445 kN
W16x57	565 kN
W18x27	300 kN
W18x49	485 kN
W18x60	250 kN
W18x66	220 kN
W18x85	350 kN
W18x99	370 kN
W18x106	630 kN
W18x133	685 kN
W18x150	290 kN
W21x57	90 kN
W21x72	450 kN
W24x62	300 kN
W24x68	300 kN
W24x84	600 kN
W24x102	620 kN

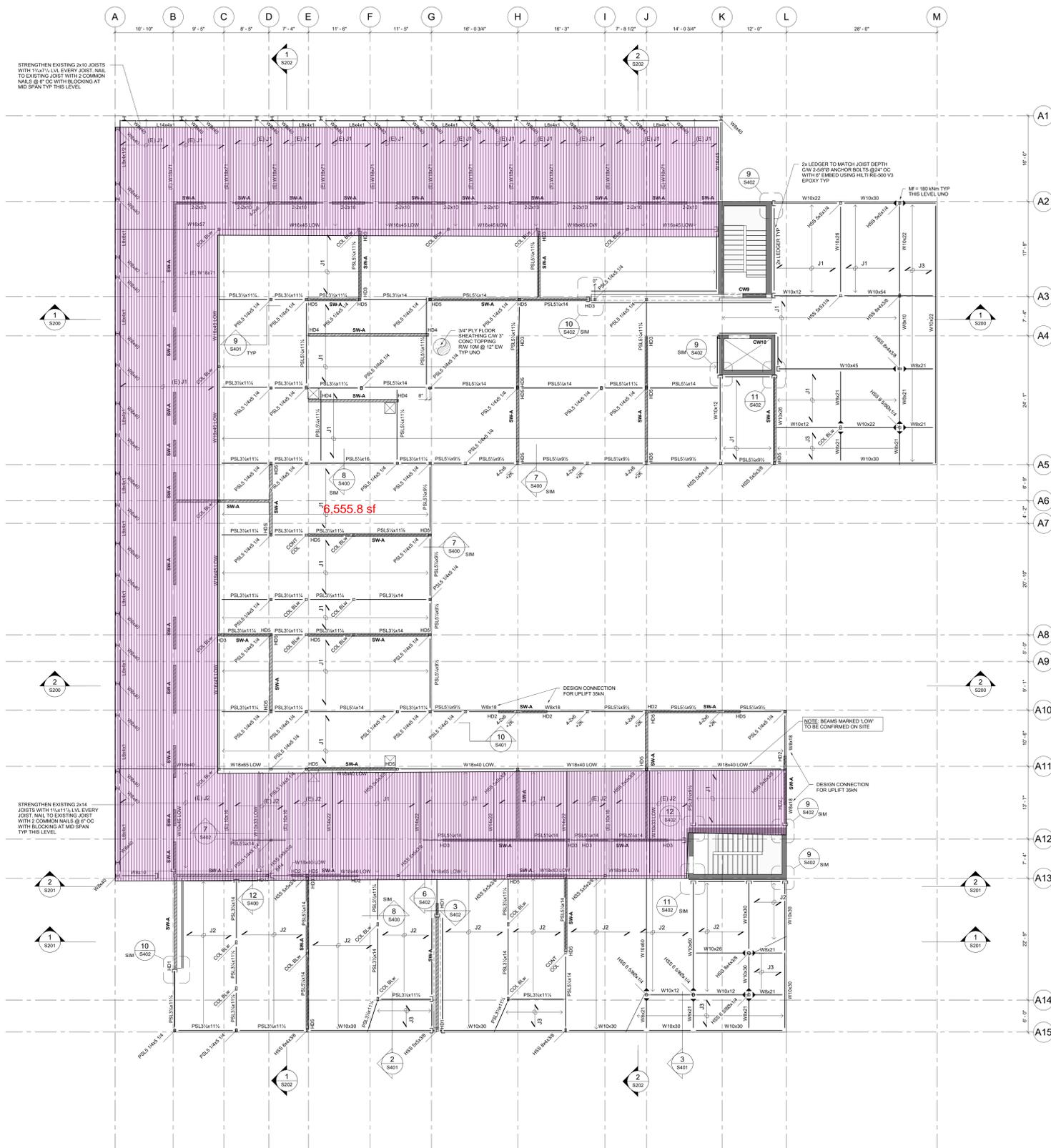
THE SCOTT
BUILDING
2659 DOUGLAS STREET
& 735 HILLSIDE AVENUE
VICTORIA, BC

16/03/2022 ISSUED FOR IFC
06/02/2022 ISSUED FOR DRAFT IFC
07/02/2021 ISSUED FOR STEEL FRAME COORDINATION
13/02/2021 ISSUED FOR COORDINATION
14/12/2021 BUILDING PERMIT RE-SUBMISSION
11/12/2020 ISSUED FOR TENDER
13/12/2019 ISSUED FOR 100% BP COORDINATION
29/11/2019 ISSUED FOR 100% BP COORDINATION
15/11/2019 ISSUED FOR COORDINATION
11/10/2019 ISSUED FOR COORDINATION
03/12/2018 ISSUED FOR 50% BP

Rev. d5hmyy Issued
Project No. 18010
Drawn by TB
Designed by CFJM
Checked by JEK
Scale (ARCH E Sheet) 1/8" = 1'-0"

BUILDING A - LEVEL 1.5
MEZZANINE AND LEVEL 2
PLANS
S103

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BUILDING A - LEVEL 4 PLAN
1/8" = 1'-0"

SHEET NOTES - BUILDING A

- BEAMS MARKED AS LOW TO BE SET TO UNDERSIDE OF EXISTING STRUCTURE. CONFIRM LEVELS ON SITE.
- TYPICAL BEAMS SET AT 4" BELOW TOP OF CONCRETE (1" BELOW UNDERSIDE OF PLY).
- ALL BEAMS OVER COMMERCIAL GARAGE AREA (GRID J-L, A13-A15 SET 9"2" BELOW TOP OF INTERIOR CONC TOPPING.

CONCRETE WALL SCHEDULE

MARK	SIZE	REINFORCEMENT
CW1	12" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW2	20" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW3	12" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL S300
CW4	18" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL S300
CW5	14" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW6	12" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW7	12" CONC WALL	SEE TYP FOUND DETAIL S300
CW8	10" CONC WALL	SEE TYP FOUND DETAIL S300
CW9	10" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW10	8" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW11	8" CONC WALL	19M @ 18" OC EW CENTERED TYP UNO
CW12	8" CONC WALL	19M @ 18" OC EW CENTERED TYP UNO
CW13	14" CONC WALL	20M @ 12" OC EW EF
CW14	14" CONC WALL	19M @ 18" OC EW EF
FW1	10" CONC WALL	4.15M EA FACE HORIZ W 15M TIES @ 12" OC ALONG LENGTH
FW2	12" CONC WALL	4.15M EA FACE HORIZ W 15M TIES @ 12" OC ALONG LENGTH

JOIST SCHEDULE

MARK	JOIST SIZE AND SPACING
(E) J1	(E) 2x10 @ 16" OC
(E) J2	(E) 2x14 @ 16" OC
J1	12" DEEP T&B @ 16" OC
J2	12" DEEP T&B @ 16" OC
J3	2x8 @ 16" OC
J4	12" DEEP T&B @ 12" OC
J5	12" DEEP T&B @ 12" OC
J6	2x8 @ 16" OC

SHEAR WALL SCHEDULE

NOTE: SEE SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION INCLUDING BASE OF WALL ANCHORAGE

SW- SHEAR WALL TYPE AS NOTED ON PLAN. BLOCK ALL PLY EDGES; NAIL PLY EDGES AS PER SCHEDULE BELOW.

HD1 TO BE HDUB HOLD DOWN ANCHOR BY SIMPSON STRONG TIE CW 160

HD2 THROUGH HD5: 1" HDUB HOLD DOWN ANCHOR WITH 60MIN MIN EMBEDMENT. SEE TYPICAL HOLD DOWN DETAIL FOR ADDITIONAL INFORMATION.

HD3 SEE DETAIL 4 / S401

HD4 SEE DETAIL 5 / S401

HD5 SEE DETAIL 7 / S401

NAIL STUDS @ INTERSECTION WALLS TOGETHER @ 100 OC

NAILS @ 100 OVER FULL HEIGHT OF WALL

ALL EXTERIOR & LOAD BEARING WALLS TO BE SW-A UNO

SHEAR WALL MARK	SHEATHING AND STUDS	NAILING	ANCHOR RODS
SW-A	1/2" PLY ONE SIDE ON 2x4 STUDS @ 16" OC 2" COMMON NAILS @ 300 IN FIELD ALL SHEAR WALLS TO HAVE 4x2x4 STUDS AT WALL ENDS	2" COMMON NAILS @ 100 AT EDGES 2" COMMON NAILS @ 300 IN FIELD BLOCK ALL EDGES	190 @ 1200 OC

BUILDING A - STEEL BEAM REACTIONS

BEAM TYPE	FORCE (kN) ON PLAN
LBxk1	200 kN
LBk1	70 kN
L-14x41	130 kN
CBK1.1.5	58 kN
WBx10	70 kN
WBx21	90 kN
W10x12	70 kN
W10x15	100 kN
W10x22	95 kN
W10x26	100 kN
W10x30	175 kN
W10x33	220 kN
W10x42	190 kN
W10x54	200 kN
W10x60	170 kN
W12x22	65 kN
W12x40	290 kN
W12x50	300 kN
W14x22	100 kN
W14x33	130 kN
W14x74	330 kN
W18x51	290 kN
W18x54	445 kN
W18x67	560 kN
W18x77	300 kN
W18x89	485 kN
W18x140	220 kN
W18x146	220 kN
W18x50	300 kN
W18x56	320 kN
W18x76	630 kN
W18x106	290 kN
W18x143	665 kN
W18x148	290 kN
W21x57	60 kN
W21x72	450 kN
W24x62	300 kN
W24x68	300 kN
W24x84	600 kN
W24x102	420 kN

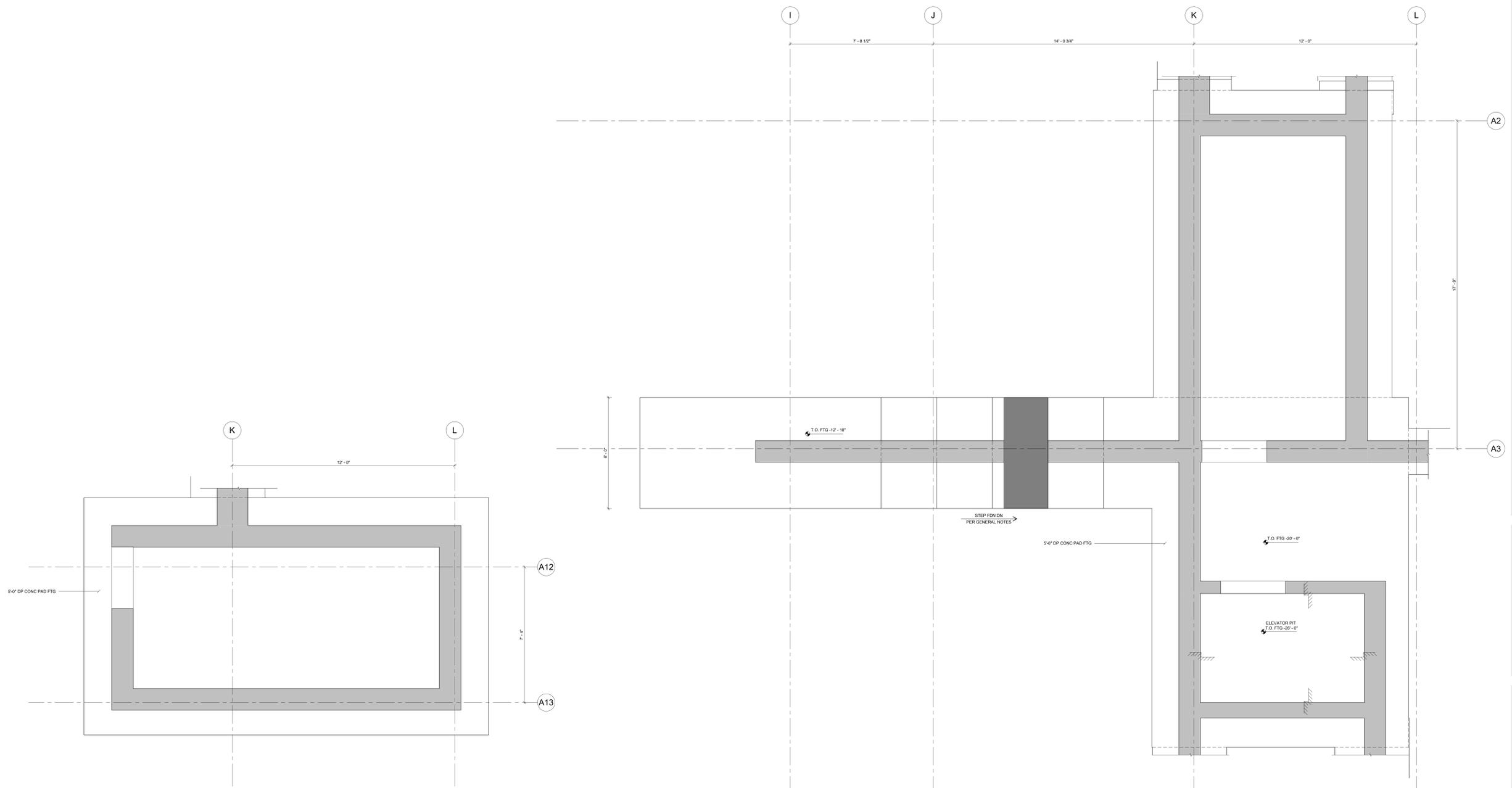
THE SCOTT BUILDING
2659 DOUGLAS STREET & 735 HILLSIDE AVENUE
VICTORIA, BC

- 16/02/2022 ISSUED FOR IFC
- 06/02/2022 ISSUED FOR DRAFT IFC
- 01/02/2022 ISSUED FOR STEEL FRAME COORDINATION
- 13/02/2022 ISSUED FOR COORDINATION
- 14/12/2021 BUILDING PERMIT RE-SUBMISSION
- 11/12/2020 ISSUED FOR TENDER
- 13/12/2019 ISSUED FOR 100% BP COORDINATION
- 29/11/2019 ISSUED FOR 100% BP COORDINATION
- 15/11/2019 ISSUED FOR COORDINATION
- 11/10/2019 ISSUED FOR COORDINATION
- 03/12/2018 ISSUED FOR 50% BP

Rev: d5hmyyy Issue

Project No: 18010
Drawn by: TB
Designed by: CFJM
Checked by: JEX
Scale: (ARCH E Sheet) As indicated

BUILDING A - LEVEL 4 PLAN
S105



2 BUILDING A STAIR 2 PAD FOUNDATION - PILING PLAN
1/2" = 1'-0"

1 BUILDING A STAIR 1 PAD FOUNDATION - PILING PLAN
1/2" = 1'-0"

THE SCOTT BUILDING
2659 DOUGLAS STREET & 735 HILLSIDE AVENUE
VICTORIA, BC

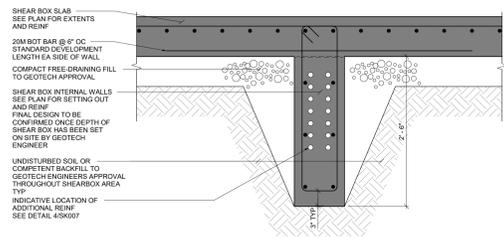


16/02/2022	ISSUED FOR IFC
06/02/2022	ISSUED FOR DRAFT IFC
Rev.	ds/mmyy Issued
Project No.	18010
Drawn by	TB
Designed by	TB
Checked by	CF
Scale (ARCH E Sheet)	1/2" = 1'-0"

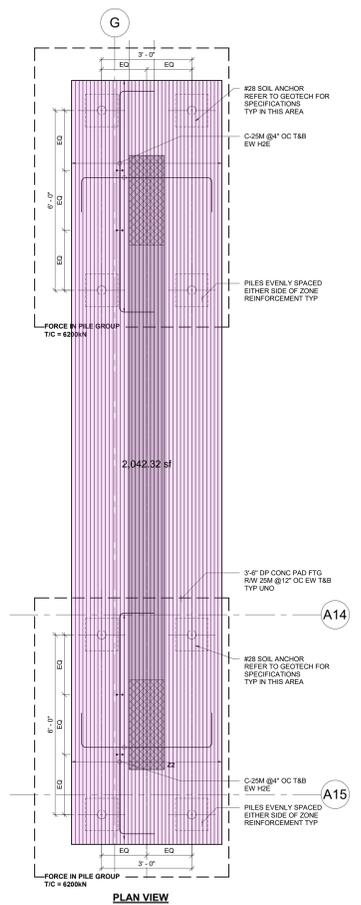
FOUNDATION PAD
REINFORCEMENT PLANS
S352

2022-02-16 10:00 AM C:\Users\ds\Documents\18010\18010_S352.dwg
 2022-02-16 10:00 AM C:\Users\ds\Documents\18010\18010_S352.dwg
 2022-02-16 10:00 AM C:\Users\ds\Documents\18010\18010_S352.dwg

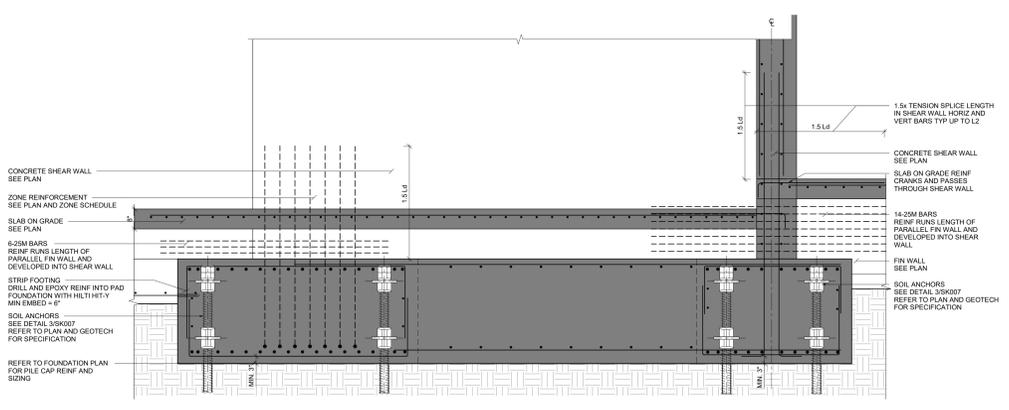
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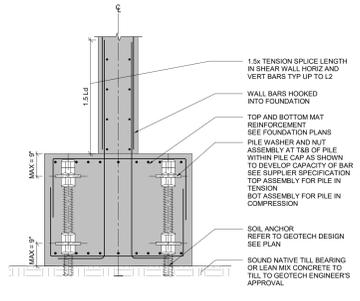
3 DETAIL
1/2" = 1'-0"



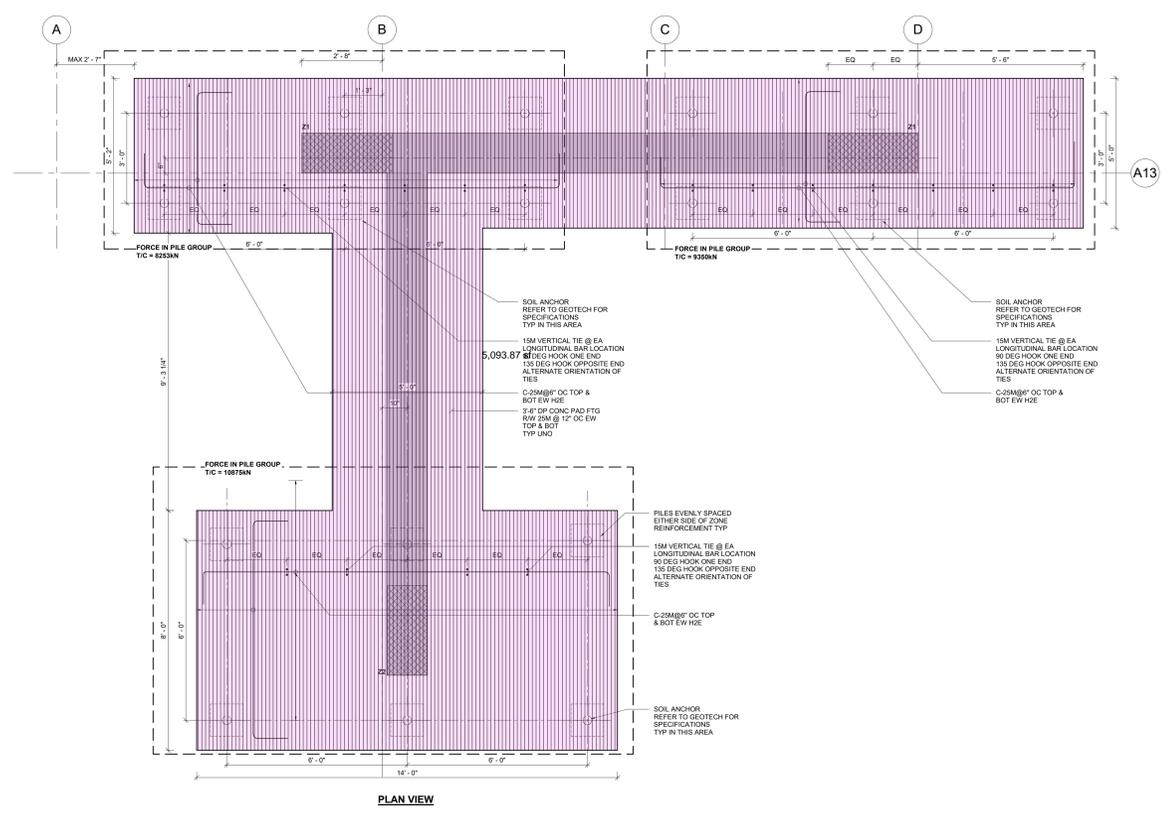
2 BUILDING A - SHEAR WALL GrL G FOUNDATION PAD
1/2" = 1'-0"



4 BUILDING A SHEAR WALL GrL B FOUND - SECTION B
1/2" = 1'-0"



3 TYPICAL PILE CAP DETAIL
1/2" = 1'-0"



1 BUILDING A - SHEAR WALL GrL B FOUNDATION PAD
1/2" = 1'-0"

THE SCOTT
BUILDING
2659 DOUGLAS STREET &
735 HILLSIDE AVENUE
VICTORIA, BC

16/02/2022 ISSUED FOR IFC
06/02/2022 ISSUED FOR DRAFT IFC
Rev. d5hmjyy Issued
Project No. 18010
Drawn by TB
Designed by TB
Checked by CF
Scale (ARCH E Sheet) 1/2" = 1'-0"

FOUNDATION PAD
REINFORCEMENT PLANS
S353

EQUILIBRIUM CONSULTING INC. 1535 WEST 3RD AVENUE, VANCOUVER, BC V6J 1J8, CANADA
 TEL: 604.730.1422 FAX: 604.730.1423
 EQUILIBRIUM CONSULTING INC. IS AN EQUAL OPPORTUNITY EMPLOYER. WE ENCOURAGE DIVERSITY IN OUR WORKPLACE.

Masonry Supporting Documents

Masonry Quote



October 19th, 2021

Summit Brooke Construction Via email: max.flynn@summitbrooke.com
#5 – 415 Dunedin St
Victoria BC V8T 5G8

Attention: Max Flynn

Re: Scott Building, Victoria BC - Masonry- REVISED OCT 19

We are pleased to provide our quote for the masonry on the Scott Building in Victoria BC. Our quote is based on our most recent correspondence, site inspections and the Architectural and Structural Drawings dated as follows:

⇒ Scott Building – drawings dated December 4, 2020, and Craig Fulton/Max Flynn survey mark-ups dated Oct 6, 2021

Our quotes include the following items:

NEW CONSTRUCTION: CMU

- ⇒ Supply and install concrete block to wall types P13a and P13b on levels 0, -0.5 & Level 1, including all required in wall reinforcing (wall-lock, rebar, and concrete), parging and sealing;
- ⇒ Set pressed steel door frames to be built into concrete block walls;
- ⇒ Supply and install firestop caulking to the top on interior concrete block walls where required;

⇒

Our price to complete the CMU section is **\$231,000.00**

NEW CONSTRUCTION: BRICK FACING

- ⇒ Supply and install Interstate “Golden Buff” modular sized brick to East elevation (rear) of existing building and to two panels on Hillside elevation at Level 1;
- ⇒ Design and inspection of masonry anchors for new brick;
- ⇒ Supply and install 2-part stainless steel slotted rap tie masonry anchoring system for feature brick bands only;
- ⇒ Supply and install air vapour barrier and insulation behind areas of new brick veneer;
- ⇒ Supply and install all required prefinished metal and flexible through wall flashings at brick starting points where detailed;
- ⇒ Supply and install rod and caulking at all brick to brick control joints;

Tel: 250.478.3364

Fax: 250.478.3324

Email: admin@emailrtm.com





- ⇒ Supply of all necessary scaffolding and equipment required to complete our masonry scope of work;
- ⇒ Clean all finished brick surfaces and coat with water based anti-graffiti sealant

Our price to complete the new brick section is **\$141,000.00** plus GST.

CINTEC SIESMIC ANCHORS:

- Seismically tying back existing face brick to existing back up structure as per layout/drawings provided to us on September 29, 2021 using Cintec Anchoring System;
-

Our price to supply and install Cintec anchors is **\$688,000.00**

NOTE: material costs have increased by some 45-55% since our original budget estimate dated April 16, 2021, increased costs are further exacerbated by over-all length of anchors in order to allow for tie back detail to structural steel elements , FURTHERMORE: new layout has increased the actual number of anchors per sq ft by approximately 15%.

SCAFFOLD FOR ALL HERITAGE WORKS:

- Supply and erection of Scaffolding c/w scaff netting and canopy to the existing building façade areas to be restored

Our price to supply and install all required scaffolding is **\$136,625.00**

Additional scaffolding time beyond 7 months base rental would be approximately \$11,500.00 per month including stairs, hoist etc.

NOTE: as discussed, Summitbrooke to supply and install plywood hoarding for pedestrian protection and security.

required for parapet reconstruction

HERITAGE RESTORATION: PARAPET

- Take down existing parapet wall on Douglas and Hillside St elevations expose, clean and epoxy coat existing structural steel back up; supply and

Tel: 250.478.3364
Fax: 250.478.3324
Email: admin@emailrtm.com





ROB TOURNOUR MASONRY

install new stainless steel rod and anchors as required and rebuild parapet to match existing;

- The process of tear down and rebuild will be as per exploration work and photos undertaken earlier this year.
-

Our price to complete parapet reconstruction is **\$418,000.00** plus GST

NOTE;

We have yet to formalize a detail for parapet engineering, suggest a cash allowance of **\$15,000.00** for said engineering

As discussed on Oct. 19, 2021 also included in the base price of \$418,000.00 is a cash allowance of **\$20,000.00** for possible Cintec anchor cost overages.

HERITAGE RESTORATION CASH ALLOWANCE WORKS:

- Protection of existing windows, storefront, doors, signage or accent bands;
- Clean building façade and remove any organic growth on brickwork and Terra Cotta;
- Hand raking and mechanical grinding of existing mortar joints in existing face brick and Terra Cotta. Note: where there is a need for mechanical grinding of mortar joints due to the poor condition of the existing mortar this will be carried out using a dustless system;
- Repairs to existing brick and terra cotta
- Remove any terracotta pieces deemed "beyond repair" and replace with lightweight composite concrete product to precisely match existing;
- Remove existing caulking to window and doors in fields of brickwork and reinstall new caulking as required;
- Seismically tying back existing face brick to existing back up structure using Cintec Anchoring System;
- All additional localized repairs outside of the above mentioned scope, for example repair of severe cracks in façade;; removal and replacement of unforeseen damaged brickwork, steelwork, repairs or replacement of damaged Terra Cotta units, removal of inner wythes of brick back up wall structure behind existing face brick,
-
- Full clean up of site and removal of all debris from trade related work.

Tel: 250.478.3364

Fax: 250.478.3324

Email: admin@emailrtm.com





Cash allowance estimate for all heritage restoration elements: \$174,000.00 plus GST

Separate Price: the following separate prices have been **excluded** from the quote above:

- Monthly rental for scaffolding to existing façade to be restored at a monthly rental rate of **\$13,500.00/month** if scaffolding stays erect on façade for more than a 8 month period;
 - All additional localized repairs outside of the above mentioned scope, for example repair of severe cracks in façade,; removal and replacement of unforeseen damaged brickwork, steelwork, repairs or replacement of damaged Terra Cotta units, removal of inner wythes of brick back up wall structure behind existing face brick,
1. Labour Rates for Time and Materials work:
 - a. Foreman @ **\$89.00/hr**
 - b. Journeyman Mason @ **\$84.00/hr**
 - c. Apprentice Mason @ **\$75.00 / hr**
 - d. Labourer @ **\$71.00/hr**
 - e. Materials and Equipment @ cost plus 15%

Exclusions: - The following items have been excluded from the above quote:

- Costs associated with addressing any power cabling in the proximity to the building;
- Removal or replacement of any roof parapet flashings, rainwater leaders, cabling or fixtures on exterior façade of building;
- Removal or disconnection of any exterior ductwork, surface mounted gas or electrical brackets, lines or conduit;
- Removal or replacement of any canopies, signage, awnings, doors or windows;
- Replacement of any new structural steel supports for terra cotta elements;
- Any required permits;
- Winter heat and hoarding;
- Any specialty cleaning of brickwork;
- Any electrical requirements for temporary power.

Tel: 250.478.3364

Fax: 250.478.3324

Email: admin@emailrtm.com





Thank you for the opportunity to quote this project for you. Rob Tournour Masonry Ltd. is a member of the Vancouver Island Construction Association and the Canadian Masonry Contractors Association with the designation of Technical Masonry Certification and is in good standing with WorkSafe BC. Furthermore we are WSBC health and safety COR certified and return to work COR certified.

Should you have any questions regarding this quote, please do not hesitate to call Rob or Craig.

Respectfully,
Per Rob Tournour Masonry Ltd.

A handwritten signature in black ink, appearing to read 'Craig Fulton', is written over the typed name and title below.

Craig Fulton, MRICS, PQS, LEED®AP
Senior Project Manager

Tel: 250.478.3364
Fax: 250.478.3324
Email: admin@emailrtm.com

#121-937 Dunford Ave, Victoria BC, V9B 2S4

www.robournourmasonry.com



Metals Supporting Documents

Structural Steel Facade Restraint System



• MACHINING • WELDING • FABRICATION •

6793 Kirkpatrick Crescent, Saanichton, B.C. V8M 1Z8 Phone: 250-544-2020 Fax: 250-544-2047

March 22, 2022

RE: SCOTT BUILDING – REVISED QUOTATION

We hereby submit our budget quotation for the above-mentioned project:

Existing Building Seismic Upgrade – Scope of Work:

- i. S&I – Structural steel for seismic upgrade – Levels 1 thru Roof
- ii. SO – (700x) Angles for drag trusses at rood – Ref. 6, 7 & 8–S403
- iii. SO – Glulam connection plates – Ref. 18 & 19 – S400
- iv. Drag plates: DP1 thru DP6 – Ref. S306

Price - \$1,437,995.00

Existing Building – Separate Pricing:

- v. Mechanical unit screens
- vi. Brick support angles
- vii. Guardrails and handrails at stairs AST1 & AST2
- viii. Elevator hoist beams and pit ladders

Price - \$135,700.00

Facade Strengthening – Scope of Work:

- i. W 8 x 40 columns and beams. L8 x 4 x ½ horizontal angles
- ii. Field weld connection tab plates at masonry anchors
- iii. No allowance for light gage steel sections or washer plates

Price - \$408,650.00

- PST is included, GST is extra
- Shop drawings and connection design engineering included
- All interior steel standard shop primed
- Hours of work - 7:30AM to 4:00PM – Monday thru Friday
- Hoisting by others
- Fire watch by others
- Wood to wood connection plates by others

Trusting the above meets with your approval,

Yours truly,
ALLIANCE ENGINEERING WORKS (1985) LTD.

A handwritten signature in black ink, appearing to read 'Stephen Roberts', is written over a white background.

Stephen Roberts

Restraint System Infill Steel Supply

From: Rhys Harrhy <rhys@gordonngordon.com>
Sent: March 23, 2022 1:43 PM
To: Max Flynn
Subject: RE: Scott Building - Building A Quotation and Building B Budget

Hey Max,

Please carry a budget number of \$165,000.00 + GST for material for the steel stud façade detail.

Regards,

Rhys Harrhy

Gordon 'N' Gordon Interiors Ltd.

Phone: (250) 474-2100

Fax: (250) 474-2640

www.gordonngordon.com



- 10% Sept 1st
- 10% Nov 1st

- Insulation-
 - Fiberglass up 8% April 1
 - Fiberglass up 8% July 1st
 - Fiberglass up 8% Dec 1st
 - Rockwool up 4% Jan 1
 - Rockwool up 6% July 1st
 - Rockwool up 6% Sept 1st
 - Rockwool up 6% Jan 3rd, 2022
 - Rockwool up 10% April 1st, 2022

Regards,

Rhys HARRY

Gordon 'N' Gordon Interiors Ltd.

Phone: (250) 474-2100

Fax: (250) 474-2640

www.gordonngordon.com



Restraint System Infill Plates Supply

From: Chris Anderson <chris@alliance-works.com>
Sent: May 16, 2022 1:57 PM
To: Max Flynn
Cc: Dennis Smith
Subject: RE: Scott - Cintec Plates

Max,

Lot price \$9,828.00 plus applicable taxes. 7- 10 days on delivery. Need to know ASAP

Chris Anderson
Alliance Engineering Works (1985) Ltd.
6793 Kirkpatrick Crescent
Saanichton, B.C.
V8M 1Z8
Phone: 250-544-2020
Fax:250-544-2047
Mobile:250-883-4352

From: Max Flynn <Max.Flynn@summitbrooke.com>
Sent: Monday, May 16, 2022 8:19 AM
To: Chris Anderson <chris@alliance-works.com>
Cc: Dennis Smith <Dennis.Smith@summitbrooke.com>
Subject: Scott - Cintec Plates

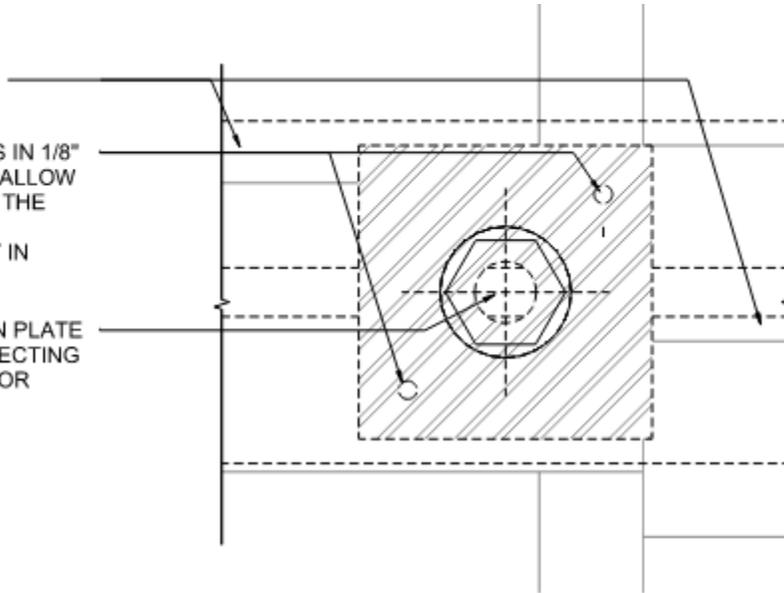
Hey Chris,

Can you send me a quote for 2400 - 3"x3"x1/8" steel plates that we need for the light gauge steel infill. We will need the plates to have the below holes for fastening.

LIGHT GAUGE STEEL CHANNEL

PREDRILL 3/16" HOLES IN 1/8" THK STEEL PLATE TO ALLOW FOR CONNECTING TO THE LIGHT GAUGE STEEL USE 3/16" DIA Q-RIVET IN EACH LOCATION

PREDRILL 1/2" HOLE IN PLATE TO ALLOW FOR CONNECTING TO THE CINTEC ANCHOR SEE DETAIL 5



MASONRY SUPPORT - ANCHOR PLATE DETAIL

6" = 1'-0"

Any questions give me a call.

Thanks,

Max Flynn, P.Eng.

Project Manager

Summit Brooke Construction

Direct: 250.882.6573

Fax: 604.850.1276

www.summitbrooke.com



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SALES QUOTE



Slegg
1496 Admirals Road
Victoria
V9A 2R1

Sales Order Number: SQ895613
Sales Order Date: 05/16/22
Page: 1

Sold To: SUMMIT BROOKE CONSTRUCTION
Christa ANDRE 604-850-6392
104-31324 PEARDENVILLE RD
ABBOTSFORD, BC
V2T 6K8

Ship To:

Ship Via Pickup
Ship Date 05/16/22

Terms Net CM + 30 days

Customer ID 58006
P.O. Number
P.O. Date 05/16/22

SalesPerson John Butler

Item No.	Variant	Description	Unit Price	Variant Quantity	Variant Unit Price	Total Price
38NP		3/8" PLATED NUT BULK	0.14 EA	2,400 EA	0.14	336.00
38WP		3/8" PLATED FLAT WASHER BULK	0.09 EA	2,400 EA	0.09	216.00

Restraint System Infill fastener Supply

Subtotal:	552.00
PST	38.64
GST	27.60
Total:	618.24

Total Drywall SQFT :

This estimate is provided for budgeting purposes only. Errors and omissions may occur when measuring material requirements. Customers must confirm both quantity and species and are solely responsible for the accuracy of material ordered.

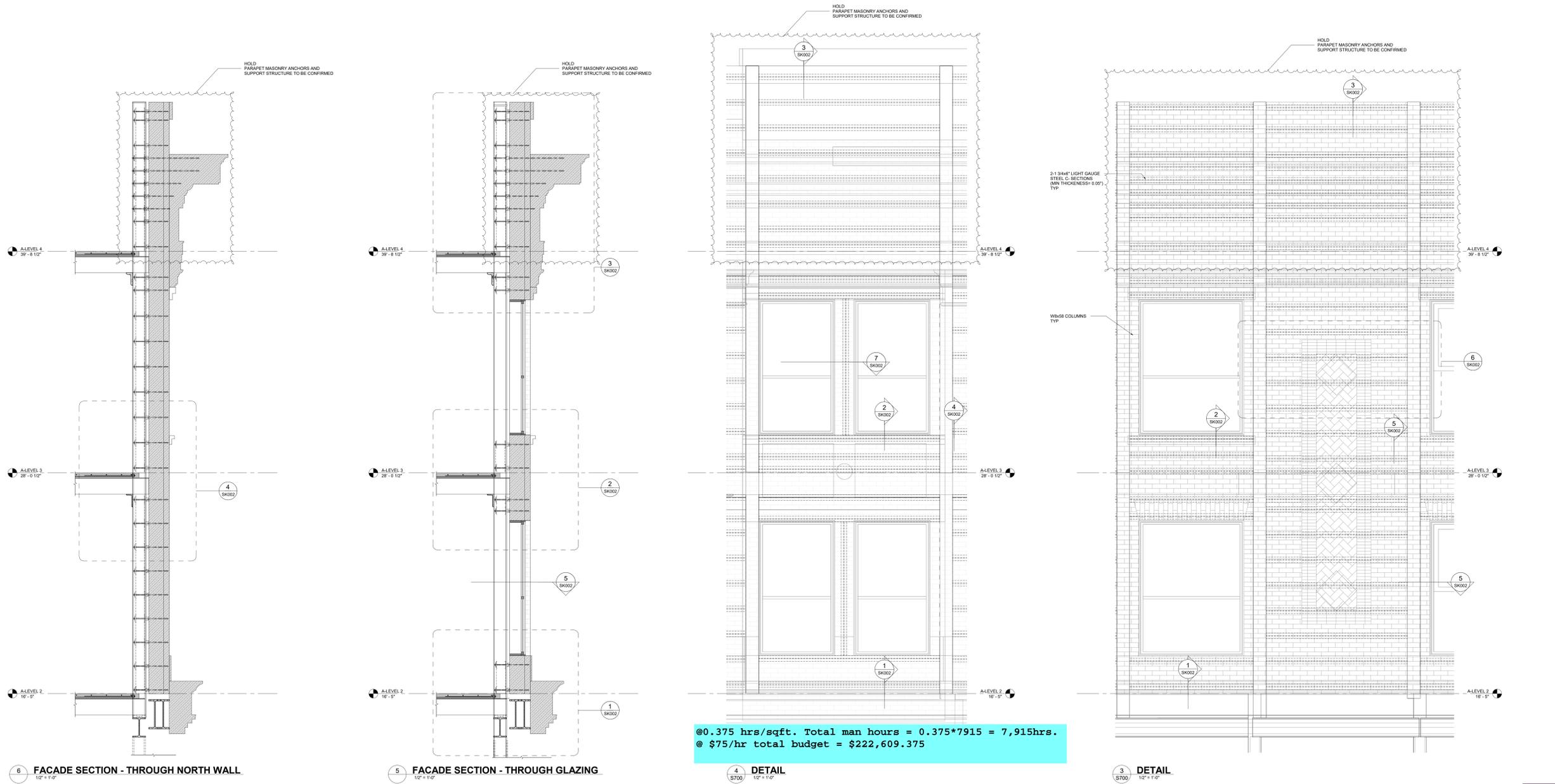
Notice: This estimate is furnished for acceptance within 5 days. Delivery to be completed within 30 days.

The pricing outlined in our quote takes into consideration typical product/service costs associated with the procurement, storage, and placement of materials. Our quote does not factor unforeseen Government applied tariffs on products. It is critical you take appropriate measures to allow for the pending tariff on imported gypsum products to be applied, collecte

Returns subject to a 15% Restocking Charge on all building materials, items must be in good condition and approved by Management. No Returns on Hardie C+ & Non-Stock/Special Orders.

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Restraint System Infill Steel Install

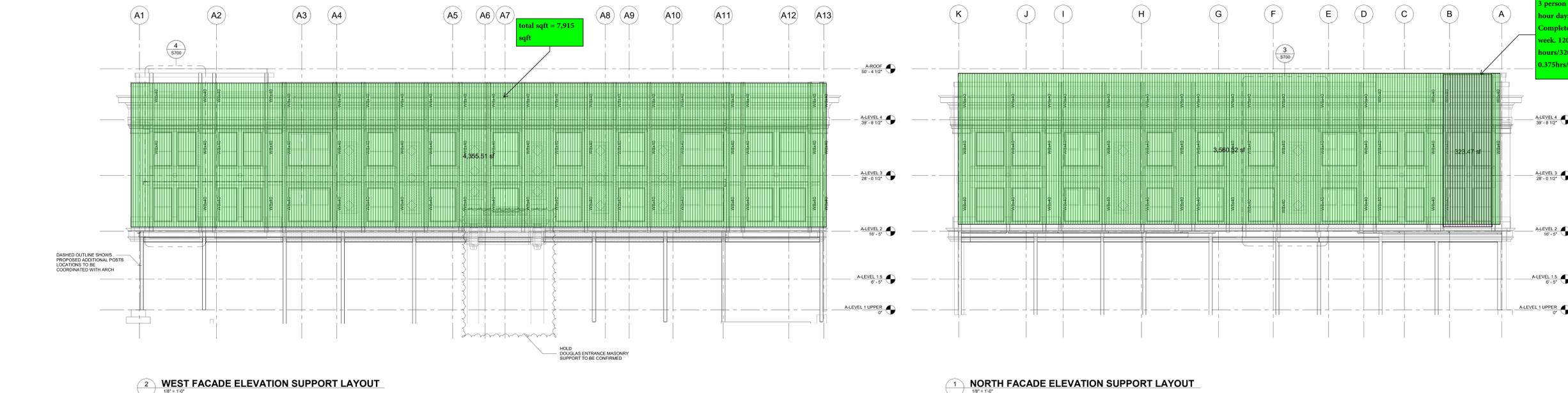


@0.375 hrs/sqft. Total man hours = 0.375*7915 = 7,915hrs.
@ \$75/hr total budget = \$222,609.375

- SHEET NOTES:**
- SKETCH HAS BEEN ISSUED FOR THE LAYOUT OF THE CINTEC ANCHORS PROVIDING RESTRAINT TO THE EXISTING MASONRY FACADE BETWEEN LEVELS 2 TO 4 ONLY - EXCLUDING PARAPET, DOUGLAS ST ENTRANCE AND TERRACOTTA ELEMENTS
 - INSTALL ANCHORS IN A RECTANGULAR GRID NOT EXCEEDING 4 SQ FT PER ANCHOR
 - CINTEC ANCHOR SPECIFICATION (DIAMETER, LENGTH AND SOCK DETAILS) BY SUPPLIER
 - ENSURE ALL ANCHOR LENGTHS ARE SPECIFIED TO ALLOW CONNECTION TO NEW STRUCTURAL BACKING WALL
 - CINTEC ANCHOR DESIGN BASED ON TEST DATA FROM METRO TESTING. MAXIMUM ANCHOR LOAD OF 2.5KN IN GENERAL FACADE AREAS
 - SURVEY OF EXISTING STRUCTURE TO BE UNDERTAKEN BEFORE COMMENCEMENT OF ANY WORKS. TEMPORARY WORKS TO BE DESIGNED BY SPECIALITY ENGINEER.

THE SCOTT BUILDING
2659 DOUGLAS STREET & 735 HILLSIDE AVENUE
VICTORIA, BC

3 person crew @ 8 hour days...
Completed in 1 week. 120 hours/320 sqft = 0.375hrs/sqft

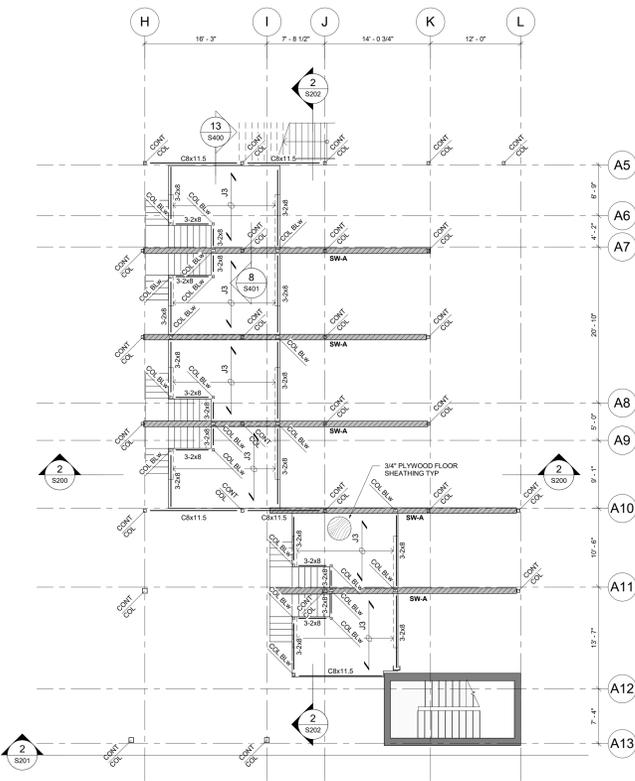
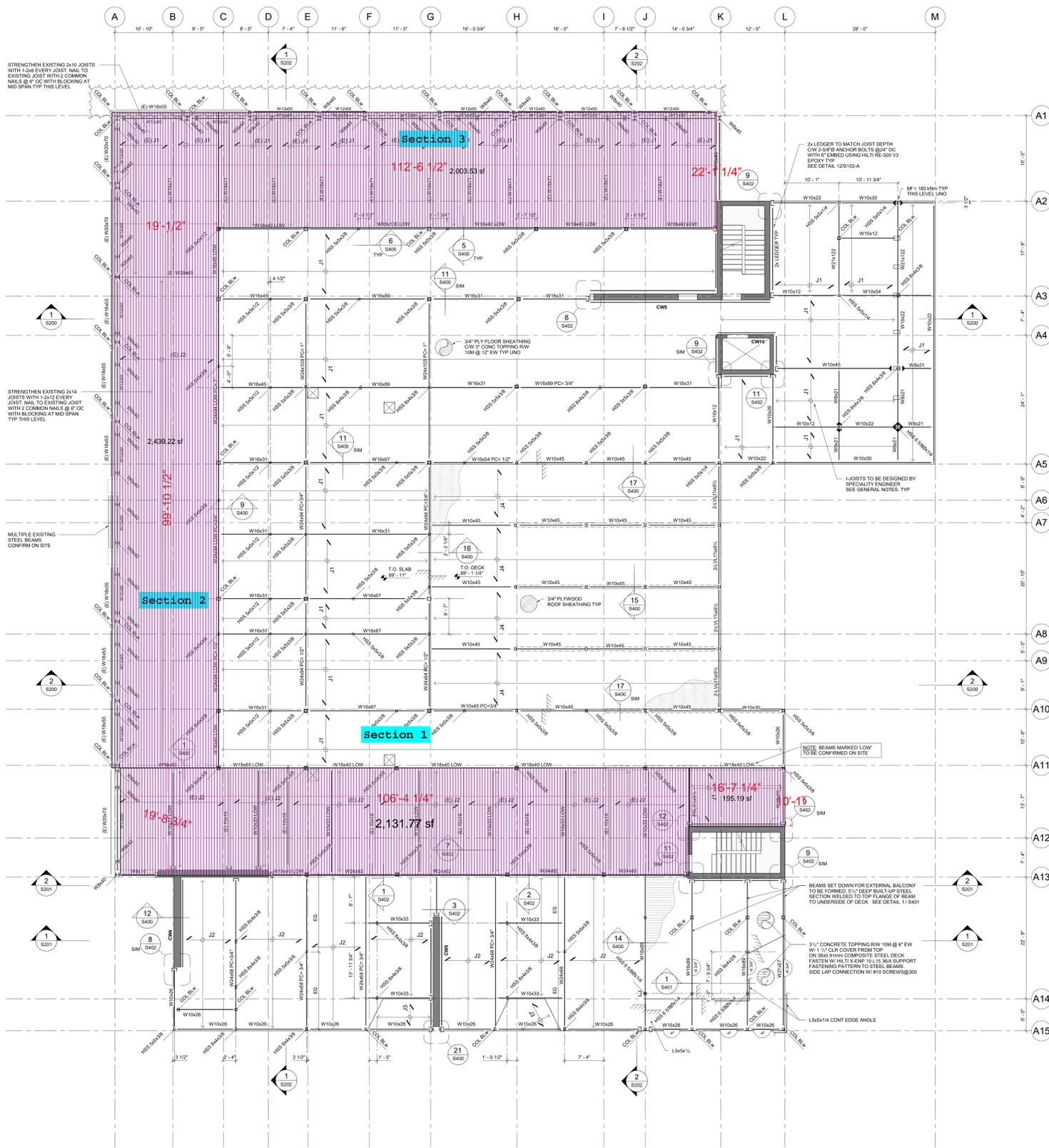


16/09/2022	ISSUED FOR IFC
09/02/2022	ISSUED FOR DRAFT IFC
24/05/2021	ISSUED FOR CONSTRUCTION - SSI 001 (MASONRY ANCHORS)
Rev.	Issued by
Project No.	18010
Drawn by	TB
Designed by	CFDM
Checked by	JEX
Scale	[ARCH E Sheet] As indicated

FACADE RETENTION ELEVATIONS
S700

Woods & Plastic Supporting Documents

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BUILDING A - LEVEL 1.5 MEZZANINE PLAN
1/8" = 1'-0"

BUILDING A - LEVEL 2 PLAN
1/8" = 1'-0"

J1 Count 2x12" @ 12" OC
Section 1 - 10'1/1' = 10 Joist @ 16.5' = 165 ft
Section 2 - 0
Section 3 - 0

J2 Count 2x12" @ 16" OC
Section 1 - 19.66'/1.33' = 14.78 or 14 Joist @ 106' = 1,484 ft
Section 2 - 99'/1.33' = 74.44 or 74 joists @ 19' = 1,406 ft
Section 3 - 22'/1.33' = 16.54 or 16 joists @ 112' = 1,792 ft

Total 2x12 = 165 + 1,484 + 1,406 + 1,792 = 4,847 ft * 3 floors = 14,541 ft

LVL @ \$15/lnft

Total Material Costs = \$218,115.00

Labour Summary
4 person crew @ 8 days = 256 hrs
hours/sqft = 256/2,132 sqft = 0.12
Total sqft = 6,768sqft * 3 = 20,304 sqft
Total hours = 0.12hrs/sqft * 20,304 = 2,436.48 sqft
@ \$75/hr cost = 2,436.48 * \$75 = \$182,736

SHEET NOTES - BUILDING A

- BEAMS MARKED AS LOW TO BE SET TO UNDERSIDE OF EXISTING STRUCTURE. CONFIRM LEVELS ON SITE.
- TYPICAL BEAMS SET AT 4" BELOW TOP OF CONCRETE (1" BELOW UNDERSIDE OF BEAM).
- ALL BEAMS OVER COMMERCIAL GARAGE AREA (GRID J-L, A13-A15) SET 9.25" BELOW TOP OF INTERIOR CONCRETE TOPPING.

CONCRETE WALL SCHEDULE

MARK	SIZE	REINFORCEMENT
CW1	20" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW2	20" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL S300
CW3	12" CONC WALL	SEE TYPICAL FOUNDATION WALL DETAIL S300
CW4	12" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW5	12" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW6	12" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW7	12" CONC WALL	SEE TYP FOR WALL DETAIL S300
CW8	12" CONC WALL	SEE TYP FOR WALL DETAIL S300
CW9	12" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW10	12" CONC WALL	SEE SHEAR WALL REINF ELEVATIONS
CW11	12" CONC WALL	15M @ 12" OC EW CENTERED TYP LJKO
CW12	12" CONC WALL	15M @ 12" OC EW CENTERED TYP LJKO
CW13	12" CONC WALL	20M @ 12" OC EW EF
CW14	12" CONC WALL	15M @ 12" OC EW EF
FW1	12" CONC WALL	4.15M EA FACE HORIZ W 15M TIES @ 12" OC ALONG LENGTH
FW2	12" CONC WALL	4.15M EA FACE HORIZ W 15M TIES @ 12" OC ALONG LENGTH

JOIST SCHEDULE

MARK	JOIST SIZE AND SPACING
(E) J1	(E) 2x12 @ 16" OC
J1	2x12 @ 16" OC
J2	12" DEEP T&B @ 12" OC
J3	12" DEEP T&B @ 12" OC
J4	12" DEEP T&B @ 12" OC
J5	12" DEEP T&B @ 12" OC
J6	2x8 @ 16" OC

BUILDING A - STEEL BEAM REACTIONS

BEAM TYPE	FORCE (K) (LOAD ON PLAN)
L14x41	200 kN
L14x41	130 kN
CX11.5	58 kN
WB101	70 kN
WB101	50 kN
W10x12	70 kN
W10x15	150 kN
W10x22	95 kN
W10x26	150 kN
W10x30	175 kN
W10x33	225 kN
W10x45	190 kN
W10x54	200 kN
W10x60	170 kN
W12x22	85 kN
W12x40	290 kN
W12x50	300 kN
W14x22	100 kN
W14x33	130 kN
W14x74	330 kN
W16x51	250 kN
W16x55	445 kN
W16x67	585 kN
W16x77	300 kN
W16x89	485 kN
W16x140	250 kN
W16x140	250 kN
W16x150	350 kN
W16x150	350 kN
W18x26	630 kN
W18x36	250 kN
W18x43	665 kN
W18x50	250 kN
W21x57	80 kN
W21x72	450 kN
W24x62	300 kN
W24x68	350 kN
W24x84	600 kN
W24x102	420 kN

THE SCOTT
BUILDING
2659 DOUGLAS STREET
& 735 HILLSIDE AVENUE
VICTORIA, BC

16/03/2022 ISSUED FOR IFC
06/02/2022 ISSUED FOR DRAFT IFC
07/10/2021 ISSUED FOR STEEL FRAME COORDINATION
13/05/2021 ISSUED FOR COORDINATION
14/10/2021 BUILDING PERMIT RE-SUBMISSION
11/12/2020 ISSUED FOR TENDER
13/12/2019 ISSUED FOR 100% BP COORDINATION
29/11/2019 ISSUED FOR 100% BP COORDINATION
15/11/2019 ISSUED FOR COORDINATION
11/10/2019 ISSUED FOR COORDINATION
03/12/2018 ISSUED FOR 50% BP

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Project No. 18010

Drawn by TB
Designed by CFJOM
Checked by JEX
Scale (ARCH E Sheet) 1/8" = 1'-0"

BUILDING A - LEVEL 1.5
MEZZANINE AND LEVEL 2
PLANS
S103