

PWRC MULTI-PURPOSE BUILDING

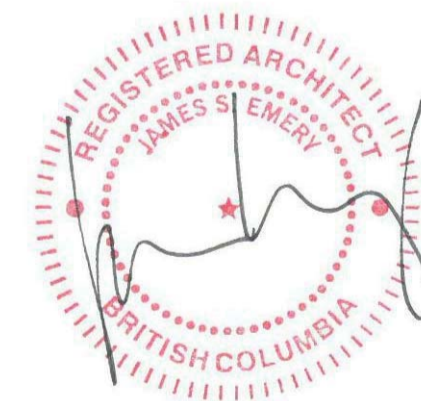
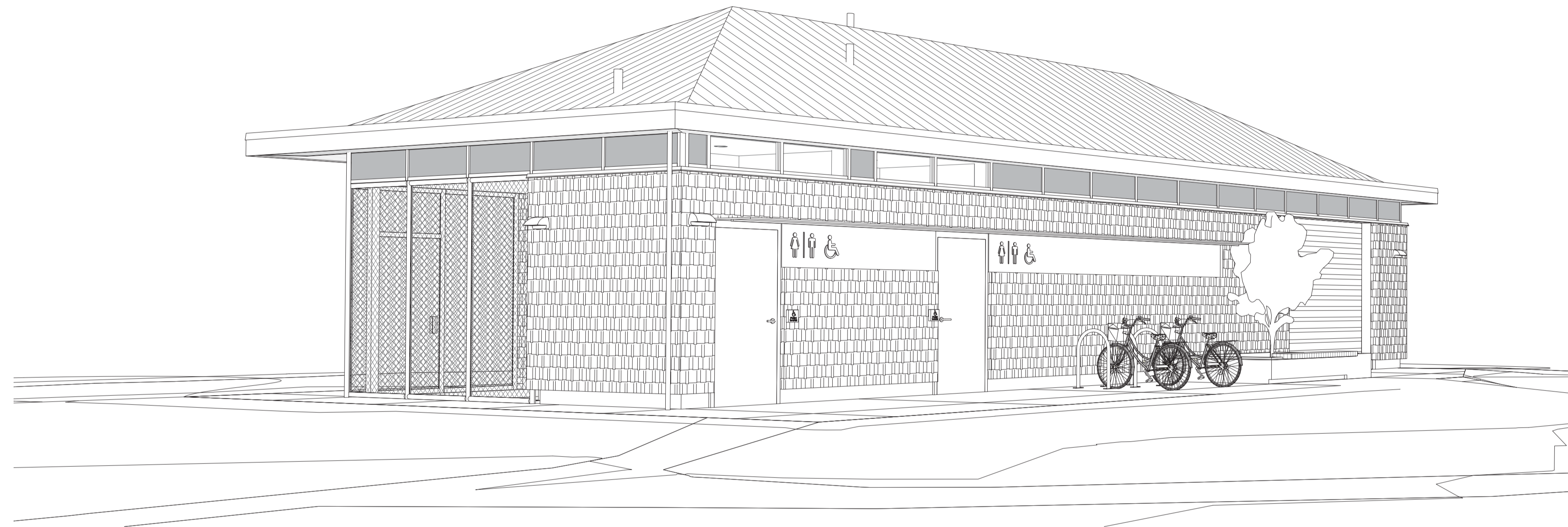
MULTI-PURPOSE BUILDING, PICNIC SHELTER & REPAIR OF EXISTING WOOD FRAME TOWER

5421 ROBERTSON ROAD, WESTHAM ISLAND, DELTA, BC

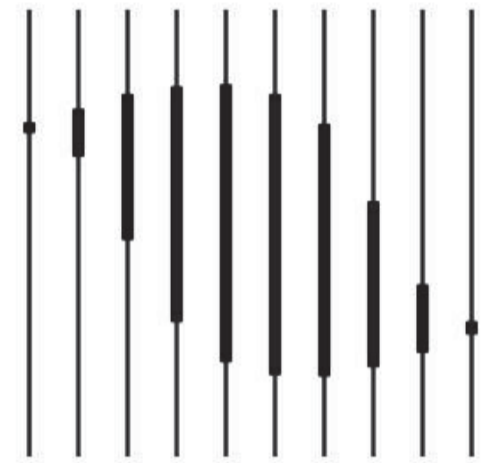
PROJECT No. 16063

PHASE 5 | 28 Aug 2017 | ISSUED FOR TENDER

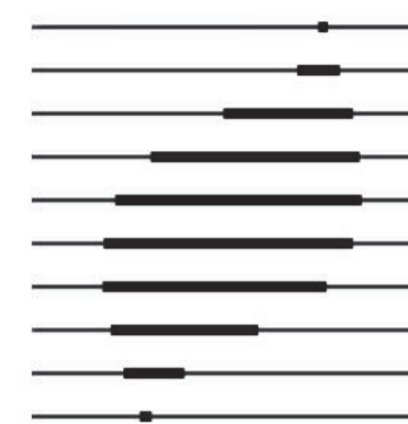
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IREDALE
ARCHITECTURE

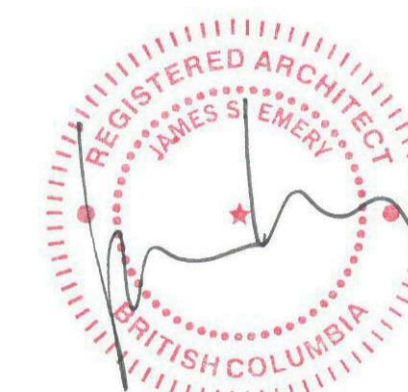


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MULTI-PURPOSE BUILDING, PICNIC SHELTER & REPAIR OF EXISTING WOOD FRAME TOWER
5421 ROBERTSON ROAD, WESTHAM ISLAND, DELTA, BC
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IREDALE
ARCHITECTURE

Iredale Project No. 16063



Revision/Revision	Description / Description	Date/Date
8	Issued for Tender	28 Aug. 2017
7	Issued for Tender	09 Aug. 2017
6	Re-Issued for Building Permit	27 July 2017
5	Issued for Building Permit	12 May 2017
4	Issued for Tender	08 May 2017
3	Re Issued for 99% review	19 Apr. 2017
2	Issued for 99% review	05 Apr. 2017
1	Issued for 66% review	22 Feb. 2017

Client

PWGSC

PWRC MULTI-PURPOSE BUILDING

MULTI-PURPOSE BUILDING,
PICNIC SHELTER & REPAIR OF
EXISTING WOOD FRAME TOWER

5421 ROBERTSON ROAD, WESTHAM
ISLAND, DELTA, BC

Consultant Signature Only

Designed by/Concept par
JSE

Drawn by/Dessiné par
GBE

PWGSC Project Manager/Administrateur de Projets TPSGC

Regional Manager, Architectural and Engineering Services
Gestionnaire régional, Services d'architecture et de génie, TPSGC
PWGSC-REGIONAL_MANAGER

Drawing Title/Titre du dessin

Code Plan

@ 1 : 50

Project no./no du projet	Sheet/Feuille	Revision No. / La Revision no.
PWRC-012-1000534	A001	5

BUILDING CODE SUMMARY

APPLICABLE BUILDING CODE: PART 9 BCBC 2012
MAJOR OCCUPANCY: PART 9 GROUP F3
ZONING: A1 AGRICULTURE
CIVIC ADDRESS: 5421 ROBERTSON ROAD, WESTHAM ISLAND, DELTA, BC
LEGAL DESCRIPTION: PCL F DL 190, 192A, 193, 194, 597 AND 598
GP 2 NWD REF PL 57378,
PID: 005-577-411
ROLL NUMBER: 369800000
PROPERTY #: 105267
PROJECT DESCRIPTION: CONSTRUCTION OF NEW MULTI-USE BUILDING, PICNIC SHELTER & REPAIR OF EXISTING WOOD FRAME TOWER
LOT AREA:
SITE DEVELOPMENT AREA: 3010737.2 M2

BUILDING AREA CALCULATIONS:

GROUP F3: 90 M2 (968.7 SQ FT)
TOTAL, GROUP F3: 90 M2 (968.7 SQ FT)

BUILDING CLASSIFICATION:

PART 9 GROUP F3

NO. OF STORIES: ONE
FACING STREETS: NO STREETS

PERMITTED CONSTRUCTION: COMBUSTIBLE OR NOT COMBUSTIBLE

SPRINKLERS: NOT SPRINKLERED

FIRE ALARM: NOT REQUIRED

OCCUPANT LOAD:

28 M2 / 4.6 M2/PERSON = 6 PERSONS
(GROUP F DIV 3, PROCESS ROOMS/CLEANING AND REPAIR GOODS) TABLE 3.1.17.1

54 M2 / 46 M2/PERSON = 1 PERSONS
(GROUP F DIV 3, STORAGE)

TOTAL PROPOSED OCCUPANCY:

7 PERSONS

PLUMBING FACILITY:

REQUIRED: 1 MALE & 1 FEMALE
PROVIDED: 2 UNIVERSAL H/C TOILET ROOM 3.7.2.2.(C)

TYPES OF EXITS:

FOR EACH OCCUPIED SPACE CONFORMING TO 3.4.1.6(1) & 3.4.6.10 9.9.2.1.1.a)

EXITING:

EXITS REQUIRED:
REQUIRED: ONE EXIT, NOT SPRINKLERED THROUGHOUT: 100 M2 < 200 M2
PROVIDED: ONE EXIT 9.9.8.2

TRAVEL DISTANCE:
REQUIRED: MAX 15M TRAVEL DISTANCE
PROVIDED: MAX 9M
MIN AGGREGATE EXIT WIDTH IS DETERMINED BY OCCUPANT LOAD TABLE 9.9.7.4

AGGREGATE EXIT WIDTH:

REQUIRED: 800MM / SPACE
PROVIDED: 914MM / SPACE 9.9.6.3.2.a) & 3.

DOORWAYS: 800MM 9.9.6.3.2.a)

ASHRAE SUMMARY

REQUIRED

PROVIDED (Assembly performance)

Applicable Version:	ASHRAE Standard 90.1-2013 (I-P Edition)	
Table:	Table 5.5-4	
Climate Zone:	4	
BCBC Appendix C:	Delta, BC	
Classification:	Nonresidential	
Roofs (Attic and Other):	Max U-0.021 / Min R49.0 / Min RSI 8.63	Max U-0.21 / Min R49.0 / Min RSI 8.63
Walls, Above Grade (Mass):	Max U-0.104 / Min R9.5 CI / Min RSI 1.67 CI	Max U-0.060 CI / Min R15.8 / Min RSI 2.78 CI
Walls, Above Grade (Mass, Boat Storage):	Not Required	Not Provided
Walls, Below Grade:	Max U-0.119 / Min R7.5 CI / Min RSI 1.32 CI	Max U-0.083 CI / Min R14.0 / Min RSI 2.47 CI
Walls, Below Grade (Boat Storage):	Not Required	Not Provided
Slab on Grade Floors (Heated):	Max F-0.843 / Min R20.0 for 600mm / Min RSI 3.52 for 600mm	Max F-0.843 / Min R20.0 for 1200mm / Min RSI 3.52 for 1200mm
Slab on Grade Floors (Unheated):	Not Required	Not Provided
Opaque Doors (Swinging):	Max U-0.500	Max U-0.500
Opaque Doors (Nonswinging):	Max U-0.500	Max U-0.500
Vertical Glazing:		
-Metal Framing, Fixed	Max U-0.42	Max U-0.42
-Metal Framing, Entrance Door	Max U-0.77	Max U-0.77

Note:

As per Ashrae 90.1-2013 (I-P Edition) Boat storage is not considered enclosed space.
As per BCBC 2012 Part 9 Section 9.36.1.3.5.a Boat storage is not conditioned space.

ZONING SUMMARY

REFERENCE OCP: "THE CORPORATION OF DELTA BUILDING/PLUMBING"
BYLAW, 2002, NO. 6060
NO DATED

PART V ZONING:
A1 AGRICULTURE

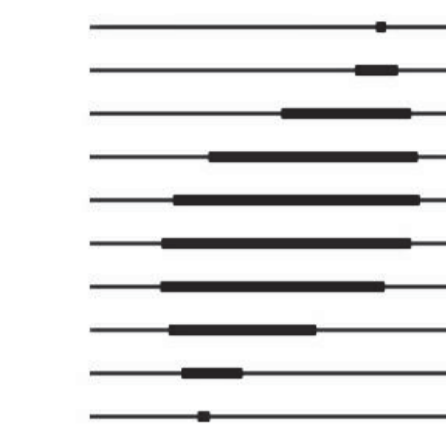
501 PERMITTED USES
PRIMARY: FARMING, BREEDING PETS, KENNEL;

ACCESSORY USE: ACCESSORY FARM RESIDENTIAL FACILITIES, ADDITIONAL FARMHOUSE,
AGRICULTURAL LIQUID WASTE STORAGE FACILITY, AGRI-TOURISM,
COGENERATION FACILITY, FARM-HOUSE, FARM RETAIL SALES, HOME OCCUPATION,
MIGRANT FARM WORKER HOUSING, ON-FARM COMPOSTING,
ON-FARM PRODUCT PREPARATION, SOILLESS MEDIUM,
BED AND BREAKFAST OPERATION WITH MAX. OF THREE UNITS ACCESSORY TO FARM HOUSE,
HOUSE RIDING, TRAINING AND BOARDING WITH MIN. OF 40 PERMANENT STALLS,
KEEPING OF HOUSEHOLD PETS ACCESSORY TO FARMHOUSE, OFFICE SPACE, CHANGE ROOMS,
LUNCHROOMS, WASHROOMS, STORAGE AND PRODUCT PREPARATION AREAS ACCESSORY TO
ANY "PERMITTED USE", RETAIL SHOP FOR EQUESTRIAN-RELATED GOODS;

NOTE: BUILDING LOCATED ON FEDERAL LAND WITH PUBLIC USE

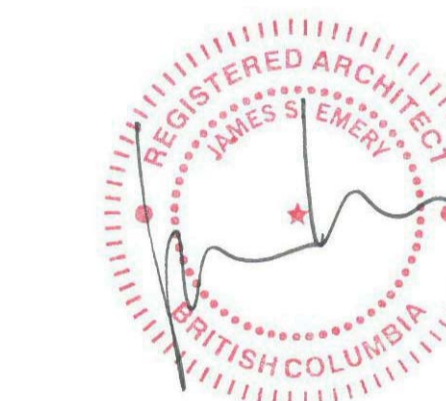
401 USES PERMITTED IN ALL ZONES: PUBLIC USES:
MUNICIPAL AND OTHER PUBLIC BUILDINGS PROVIDED THAT SUCH BUILDINGS ARE
LOCATED IN CONFORMITY WITH THE PROVISIONS OF THAT PARTICULAR ZONE OR THE
FOLLOWING, WHICHEVER IS GREATER:

LOT COVERAGE	PERMITTED:	PROPOSED:
FRONT YARD SETBACK	15M	EXCEEDS 15M
SIDE YARD SETBACK	6M	EXCEEDS 6M
REAR YARD SETBACK	15M	EXCEEDS 15M
BUILDING HEIGHT	NOT EXCEED 2.5 STOREYS	1 STOREY



IREDALE ARCHITECTURE

Iredale Project No. 16063



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Schedules

@ As indicated

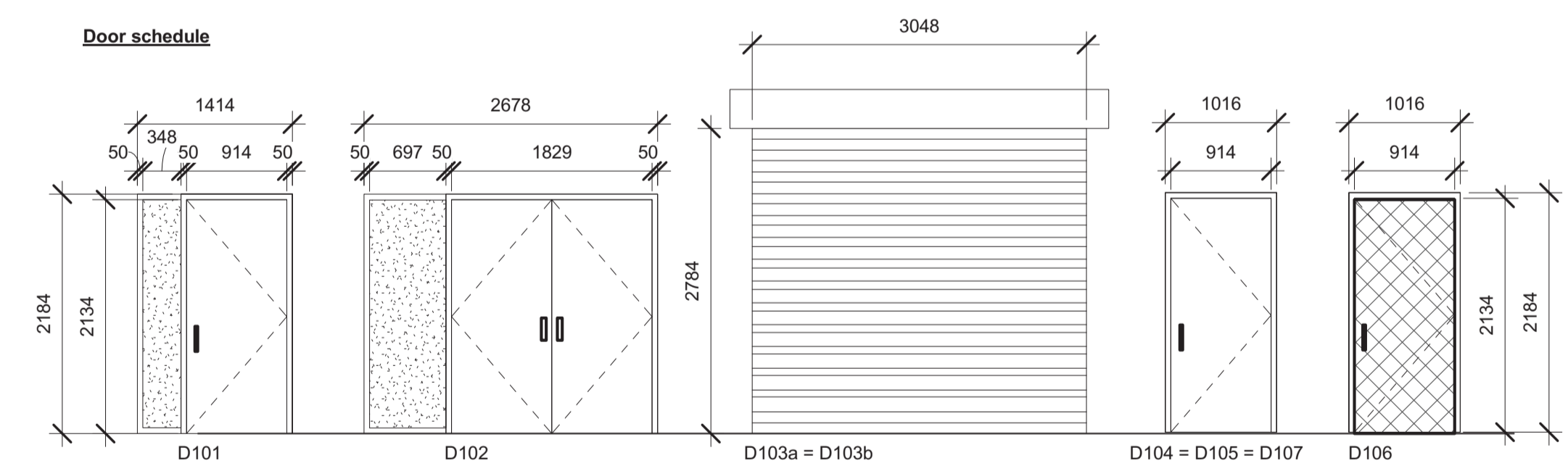
Project no./no du projet	Sheet/Feuille	Revision No. / La Revision no.
PWRC-012-1000534	A002	5

LIST OF ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
A/BOLT	ANCHOR BOLT	EW	EACH WAY	PL	PROPERTY LINE
ADJ	ADJACENT	EXIST	EXISTING	PLAM	PLASTIC LAMINATE
ADJUST	ADJUSTABLE	EXT	EXTERIOR	PLY	PLYWOOD
AFF	ABOVE FINISHED FLOOR	FD	FLOOR DRAIN	PMS	PER MANUFACTURERS SPECS
ARCH	ARCHITECTURAL	FG	FIXED GLAZING	POLY	POLY VAPOUR BARRIER
ALT	ALTERNATE	FIN	FINISH OR FINISHED	PREFIN	PREFINISHED
ALUM	ALUMINUM	FIN FLR	FINISHED FLOOR	PT	PRESSURE TREATED
ANOD	ANODIZED	FLASH	FLASHING	PNT	PAINT
AVG	AVERAGE	FLR	FLOOR	PNTD	PAINTED
BG	BUILDING GRADE	FRR	FIRE RESISTANCE RATING	PVC	POLYVINYL CHLORIDE
BLDG	BUILDING	FTG	FOOTING	RAD	RADIUS
BLK	BLOCK	GA	GAUGE	RD	ROOF DRAIN
BLKG	BLOCKING	GALV	GALVANIZED	REINF	REINFORCED, REINFORCEMENT
BM	BEAM	GWB	GYPSUM WALLBOARD	REQ'D	REQUIRED
BOT	BOTTOM	HC	HANDICAPPED	REV	REVISION, REVISED
BP	BUILDING PAPER	HM	HOLLOW METAL	RO	ROUGH OPENING
CAULK	CAULKING	HORIZ	HORIZONTAL	RWL	RAINWATER LEADER
CB	CATCH BASIN	HSS	HOLLOW STRUCTURAL STEEL	RM	ROOM
C	CHANNEL	HW (HWT)	HOT WATER (HOT WATER TANK)	SEAL	SEALANT
CL	CENTRELINE	INSUL	INSULATION	SHEATH	SHEATHING
CLR	CLEAR	INT	INTERIOR	SHT	SHEET
CONC	CONCRETE	INTEG	INTEGRAL (WITH)	SIM	SIMILAR
CONT	CONTINUOUS	I/S	INSIDE	SPEC	SPECIFICATION
COORD	COORDINATE (WITH)	L	ANGLE	SS	STAINLESS STEEL
CRS	COURSE, COURSES	LA	LIQUID APPLIED	STL	STEEL
COL	COLUMN	LG	LONG	STRAP	STRAPPING
CT	CERAMIC TILE	MAX	MAXIMUM	STRUCT	STRUCTURAL
CTR	CENTRE	MDF	MEDIUM DENSITY FIBREBOARD	SQ	SQUARE
CTR	CENTRED	MECH	MECHANICAL	T&B	TOP AND BOTTOM
CTRS	CENTRES	MEMB	MEMBRANE	T&G	TONGUE AND GROOVE
C/W	COMPLETE WITH	MFR	MANUFACTURER	THK	THICK
DBL	DOUBLE	MI	MIRROR IMAGE	T/O	TOP OF
DIA	DIAMETER	MIN	MINIMUM	TOC	TOP OF CONCRETE
DR	DOOR	MTL	METAL	TYP	TYPICAL
DP	DEEP	NIC	NOT IN CONTRACT	U/G	UNDERGROUND
DTL	DETAIL	NTS	NOT TO SCALE	UNO	UNLESS NOTED OTHERWISE
DWG	DRAWING	OC	ON CENTRE	U/S	UNDERSIDE
EA	EACH	O/DIA	OUTSIDE DIAMETER	VB	VAPOUR BARRIER
EE	EACH END	O/FLOW	OVERFLOW	VR	VAPOUR RETARDER
EF	EACH FACE	O/H	OVERHEAD	VERT	VERTICAL
EL	SITE ELEVATION	OPNG	OPENING	VIF	VERIFY IN FIELD
ELEV	DRAWING ELEVATION	OPP	OPPOSITE	W	WIDE
ELEC	ELECTRICAL	P&S	PEEL & STICK	W/	WITH
EQ	EQUAL	PERIM	PERIMETER	W/O	WITHOUT
ES	EACH SIDE	PIP	POURED IN PLACE	WDW	WINDOW
				WP	WATERPROOF(ING)

NOTE: THIS IS NOT AN EXHAUSTIVE LIST. IF IN DOUBT, CONTACT THE CONSULTANT FOR CLARIFICATION

Door schedule



Door #	Size	Material	Frame	Type	Finish	Misc	Hardware	General Door Notes
D101	914mm x 2134mm	Pre-fin Metal	Wood-Flush Panel	Flush	White	45 min. FRR with Latch	Automatic Door Opener	Paint all Wood & Metal Doors Semi-Gloss Including All Edges
D102	1829mm x 2134mm	Pre-fin Metal	Wood-Flush Panel	Flush	White	45 min. FRR with Latch	Automatic Door Opener	Confirm all Openings (width & Height) on-site prior to ordering/fabrication
D103a	3164mm x 2819mm	Pre-fin Metal	Wood-Flush Panel	Flush	White	45 min. FRR with Latch	Automatic Door Opener	All glass to be tempered below 300mm AFF per CBC
D104/5	914mm x 2134mm	Pre-fin Metal	Wood-Flush Panel	Flush	White	45 min. FRR with Latch	Automatic Door Opener	
D106	914mm x 2134mm	Pre-fin Metal	Wood-Flush Panel	Flush	White	45 min. FRR with Latch	Automatic Door Opener	
D107	914mm x 2134mm	Pre-fin Metal	Wood-Flush Panel	Flush	White	45 min. FRR with Latch	Automatic Door Opener	

Notes:

Garage Doors - Provide Door Contacts for security
WC Doors - Provide Lock jam integrated into security system & Occupancy sensor to keep push button operable

Wall schedule

- W1 New exterior wall - as per ASHRAE 90.1-2013 (I-P Edition) Min RSI 2.78
 - Hardboard Shingle Cladding on
 - 50x64 Vert. PT Wood blocking Strapping on
 - 90mm Roxul 80 Rigid Insulation on
 - WP membrane on
 - 250mm Concrete blocks on
 - Paint finish
- W1a New exterior wall - as per ASHRAE 90.1-2013 (I-P Edition) Not required
 - Hardboard Shingle Cladding on
 - 50x140 Vert. PT Wood blocking Strapping on
 - WP membrane on
 - 250mm Concrete blocks on
 - Paint finish
- W1b New exterior wall - as per ASHRAE 90.1-2013 (I-P Edition) Not Required
 - Hardboard Shingle Cladding on
 - 50x140 Vert. PT Wood blocking Strapping on
 - WP membrane on
 - 250mm Concrete blocks on
 - 40x75 Metal studs on
 - 13mm Plywood GIS on
 - Paint finish
- W1c New exterior wall - as per ASHRAE 90.1-2013 (I-P Edition) Min RSI 2.78
 - Hardboard Shingle Cladding on
 - 50x140 Vert. PT Wood blocking Strapping on
 - 90mm Roxul 80 Rigid Insulation on
 - WP membrane on
 - 250mm Concrete blocks on
 - 40x90 Metal studs on
 - 13mm Moisture resistant Gypsum Board on
 - Paint finish
- W1d New exterior wall - as per ASHRAE 90.1-2013 (I-P Edition) Min RSI 2.78
 - Powder coated Aluminum Breakshape on
 - 15x40 Vert. PT Plywood Strapping @ 400 o.c. on
 - 90mm Roxul 80 Rigid Insulation on
 - WP membrane on
 - 250mm Concrete blocks on
 - Paint finish
- W2 New interior wall
 - Paint finish on
 - 13mm PT Plywood GIS on
 - 90mm Roxul 80 Rigid Insulation on
 - WP membrane on
 - 200mm Concrete blocks
 - Paint finish
- W2a New interior wall
 - Paint finish on
 - 13mm PT Plywood GIS on
 - 90mm Roxul 80 Rigid Insulation on
 - WP membrane on
 - 200mm Concrete blocks
 - 40x90 Metal studs on
 - 13mm Moisture resistant Gypsum Board on
 - Paint finish (see Interior Elevation 3/A403)
- W3 New interior wall
 - Paint finish on
 - 200mm Concrete blocks on
 - Paint finish
- W3a New interior wall
 - Paint finish on
 - 200mm Concrete blocks on
 - 40x90 Metal studs on
 - 13mm Moisture resistant Gypsum Board on
 - Paint finish
- W4 New exterior wall (integral to window wall system) as per ASHRAE 90.1-2013 (I-P Edition) Max U-0.42
 - Insulated Window Spandrel Panel on
 - 25mm Air space
 - WP membrane on
 - 200mm Concrete blocks on
 - Paint finish
- W5 New Attic Wall as per ASHRAE 90.1-2013 (I-P Edition) Min RSI 2.78 on Exterior assembly
 - 13mm painted Plywood GIS on
 - 90mm Roxul 80 Rigid Insulation on
 - WP membrane on
 - 13mm Plywood on
 - 40x90mm Wood studs

Note: Walls W1b, W2, W2a & W5 (at boat storage) to have fasteners spaced evenly on Plywood GIS

Floor schedule

- F7 Slab on grade - as per ASHRAE 90.1-2013 (I-P Edition) Min RSI 3.52
 - Clear Non-Slip Epoxy on
 - 100mm Slab on Grade reinforced per Struct. on
 - VB membrane
 - 150mm Roxul 110 Rigid Insulation to 1200mm around perimeter on
 - Compact Granular fill per Geotech on
 - Structural Raft Slab on
 - Undisturbed native material
- F7a Slab on grade below Walking Freezer - as per ASHRAE 90.1-2013 (I-P Edition) Min RSI 3.52
 - 65mm Rubber Tile Matting
 - Clear Sealer
 - 100mm Slab on Grade reinforced per Struct. on
 - 150mm Roxul 110 Rigid Insulation on
 - VB membrane
 - Structural Raft Slab on
 - Undisturbed native material
- F7b Slab on grade - as per ASHRAE 90.1-2013 (I-P Edition) Not Required
 - Clear Non-Slip Epoxy on
 - 100mm Slab on Grade reinforced per Struct. on
 - Compact Granular fill per Geotech on
 - Structural Raft Slab on
 - Undisturbed native material
- F7c Concrete pad
 - 100mm CIP on
 - Compact Granular fill per Geotech on
 - Undisturbed native material

Roof schedule

- R7 Roof assembly - as per ASHRAE 90.1-2013 (I-P Edition) Min RSI 8.63
 - Pre-fin standing seam metal Roof on
 - Thermal clip on
 - 15lb Roofing Felt on
 - 16mm Plywood deck on
 - 230mm Spray foam insulation on
 - Roof trusses (see structural for assembly details)

Exterior Finishes Schedule - Multi-purpose building

Note	Element	Material	Finish	Colour
RF-1	Roof	Metal panels	Powder coated	Brite Red (Westform)
RF-2	Roof Cap Flashing	Pre-fin metal	Powder coated	White to match RF-3
RF-3	Roof Fascia	Cement Board	Painted	Brite White (Westform)
SF-1	Fir Soffit	Fir	Clear Coat	Natural Clear Wood
WC-1	Exterior Wall - Shake Cladding	Cement Board	Painted	BM Grey AF-700
WS-1	Exterior Wall - Metal Panels	Pre-fin metal	Powder coated	Brite White (Westform)
WF-1	Wall Flashing	Pre-fin metal	Powder coated	Grey to match WC-1
WF-2	Wall Flashing	Pre-fin metal	Powder coated	Charcoal Grey
DR-1	Garage Doors	Pre-fin metal	Powder coated	Charcoal Grey
DR-2	Doors: Jamb, Panel & Flashings	Pre-fin metal	Powder coated	Charcoal Grey
WD-1	Window Wall System, Doors	Pre-fin metal	Powder coated	Charcoal Grey
WM-1	Exterior Mullions	Pre-fin metal	Powder coated	Charcoal Grey
WW-1	Window Wall System - Spandrel panels	Pre-fin metal	Powder coated	Charcoal Grey
WW-2	Window Wall System - Glazing	Double-glazed	Vision Glass	Clear
WW-3	Window Wall System - Glazing	Double-glazed	Vision Glass with Film	3M Fasara Milky Milky - White
WP-1	Planter Wall	Concrete	Smooth architectural concrete/Clear sealant	Natural
ES-1	Exterior seating	Cedar	Stain	Natural Clear Wood
CF-1	Chain-Link Fence	Pre-fin metal	Vinyl Coated Mesh/Powder Coated Supports	Dark Grey to match metal fin.
CA-1	Canopy	Steel	Stainless	Charcoal Grey
BO-1	Bollard	Steel	Stainless	BM Safety Yellow KP22-15

Interior Finishes Schedule - Multi-purpose building

Note	Element	Material	Finish	Colour
PT-1	Wall	Paint	Semi-Gloss	BM Cloud White OC-130
PT-2	Ceiling	Paint	Semi-Gloss	BM Cloud White OC-130
PT-3	Floor	Epoxy Coating	Gloss	Clear
FM-1	Walk-in Freezer Mat	Canada Mats	Deep Freeze Freezer Mat	Black
DR-3	Door/Frame interior	Powder coated	Semi-Gloss	Charcoal Grey
RB-1	Rubber Wall base	Rubber	Standard	48 Grey WG
PA-1	Fiberglass Reinforced Panel	Fiberglass	Smooth Gel Coat	White to match PT-1

Exterior Finishes Schedule - Picnic shelter

Note	Element	Material	Finish	Colour
RF-4	Roof	Metal panels	Powder coated	Red to match RF-1
RF-5	Framing	Pre-fin metal	Powder coated	Grey to match WC-1

Laundry Equipment Schedule

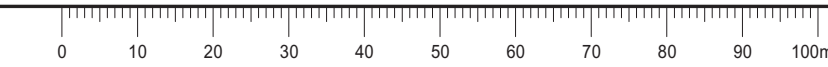
Note	Item	Manufacturer	Product	Colour	Name	Manufacturers Code	Notes
PL-1	Plam, Exterior millwork surfaces	Formica	Plam with Gloss finish	White	-	949C-90	
ML-1	Melamine, Interior millwork surfaces	-	-	White	-	-	
CP-1	Cabinet Pulls	-	-	Brush or Satin Metal	-	-	D-Pull
ST-1	S.S. Table	Tarrison	S.S. Table	Stainless Steel	SWT48-2436LB3S	-	Custom L.
WD-1	Washer & Dryer	Huebsch	Stack Washer/Dryer	-	YTEE5ASP1731TW01	YTEE5ASP283CW01	

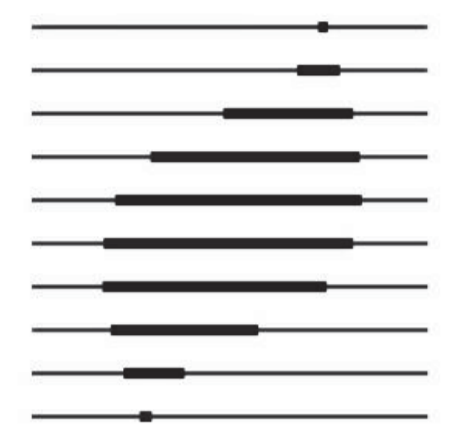
Washroom Equipment Schedule

Note	Item	Manufacturer	Product	Colour	Name	Manufacturers Code	Notes
WA-1	Mirror	Frost	Fixed Tilt Mirror	Stainless Steel	-	941-2436FT	
WA-2	Soap Dispenser	Frost	Tank Type Soap Dispenser	Stainless Steel	-	708A	
WA-3	Toilet Tissue Dispenser	Frost	Jumbo Toilet Tissue Dispenser, Two Rolls	Stainless Steel	-	169	
WA-4	Wall-mounted Hand Dryer	Dyson	Dyson Airblade V	Sprayed Nickel	-	HU02	
WA-5	Change Table	Frost	Baby Changing Station	Light Grey	-	1125	
WA-6	Waste disposal	Frost	Wall Mounted Waste Receptacle	Stainless Steel	-	303-3NL	
WA-7	Grab Bars	Frost	Grab Bars	Stainless Steel	Peened	1002SP 24x24	
WA-8	Sanitary Napkin Dispenser	Frost	Sanitary Napkin Dispenser, Recessed	Stainless Steel	-	633-2	

Mudroom Equipment Schedule

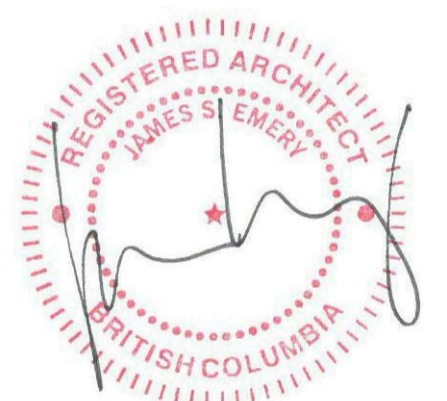
Note	Item	Manufacturer	Product	Colour	Name	Manufacturers Code	Notes
DT-1	S.S. Drain Table with sink	Tarrison	S.S. Drain table with sink	Stainless Steel	-	CDS-118	Custom as per Drawings
FS-1	Walk-in Freezer Shelves	Tarrison	Shelves/Posts	Stainless Steel	-	S1848S/P63S & S1836S/P63S	14 Shelves
MT-1	Moveable table	Tarrison	Table/Undershelve/Casters	Stainless Steel	-	WT48S-2444/US2436S/C5SPB	
MA-2	Soap Dispenser	Frost, O/A	Tank Type Soap Dispenser	Stainless Steel	-	708A	
MA-3	Towel Dispenser	Frost, O/A	Universal Towel Dispenser	Stainless Steel	-	103	





IREDALE
 ARCHITECTURE

Iredale Project No. 16063



7	Issued for Tender	28 Aug. 2017
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1	Issued for 66% review	22 Feb. 2017

Revision/Revision	Description / Description	Date/Date
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Client

PWGSC

PWRC MULTI-PURPOSE BUILDING
 MULTI-PURPOSE BUILDING,
 PICNIC SHELTER & REPAIR OF
 EXISTING WOOD FRAME TOWER
 5421 ROBERTSON ROAD, WESTHAM
 ISLAND, DELTA, BC

Consultant Signature Only

Designed by/Concept par

JSE

Drawn by/Dessiné par

GBE

PWGSC Project Manager/Administrateur de Projets TPSGC

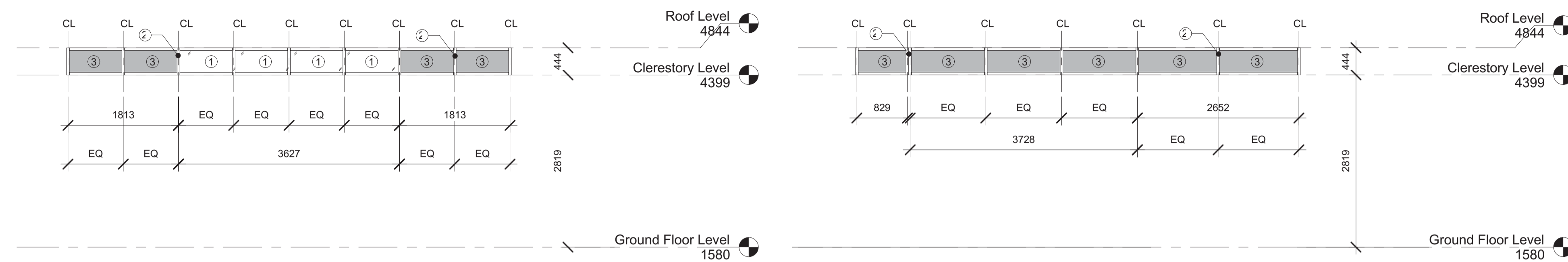
Regional Manager, Architectural and Engineering Services
 Gestionnaire régional, Services d'architecture et de génie, TPSGC
 PWGSC-REGIONAL_MANAGER

Drawing Title/Titre du dessin

Window wall schedule

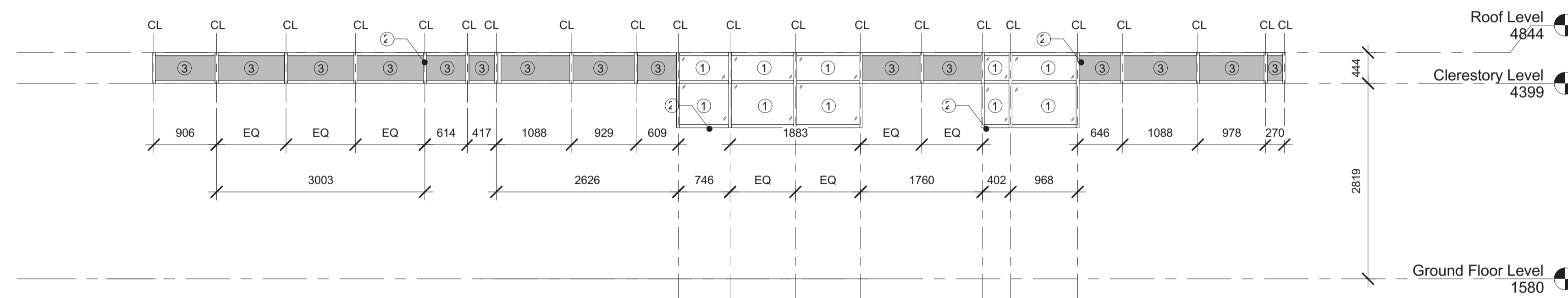
As indicated

Project no./no du projet	Sheet/Feuille	Revision No. / La Revision no.
PWRC-012-1000534	A003	5

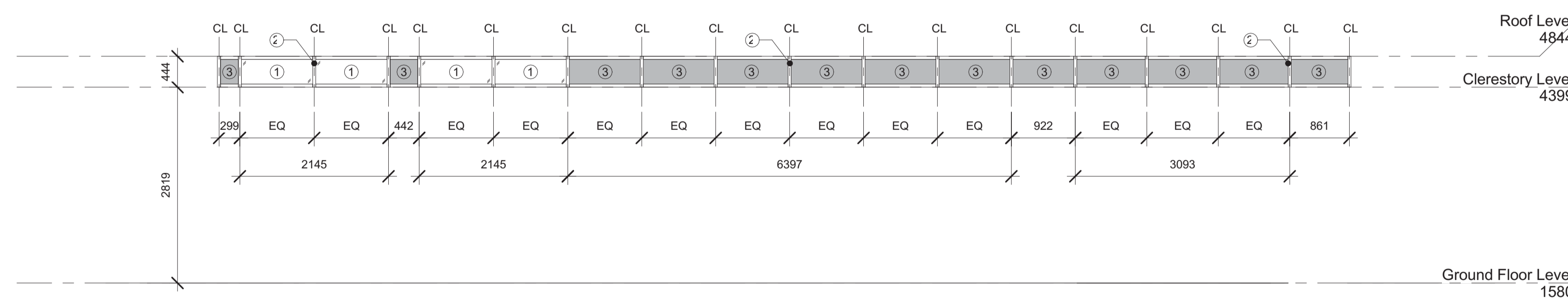


1 Window wall schedule - East
 1 : 50

4 Window wall schedule - West
 1 : 50



2 Window wall schedule - North
 1 : 50

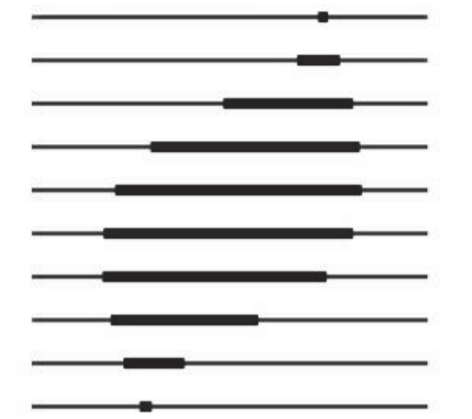
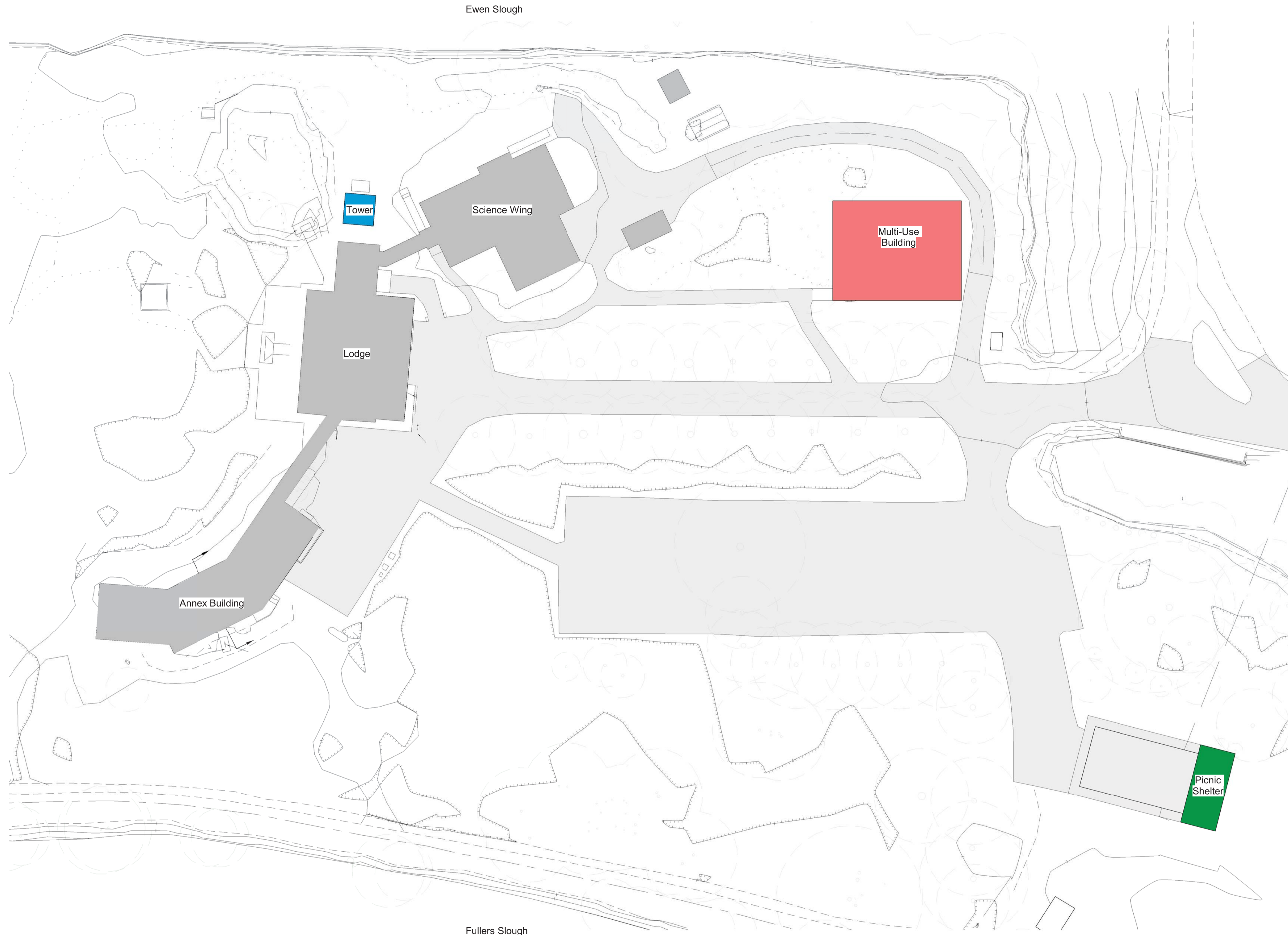


3 Window wall schedule - South
 1 : 50

Window wall Schedule Number/Element	Material	Finish	Colour
1 Window wall system - Glazing	Double-glazed	Vision Glass	Clear
2 Window wall system - Mullions	Pre-fin metal	Powder coated	Charcoal Grey
3 Window wall system - Spandrel panels	Pre-fin metal	Powder coated	Charcoal Grey
4 Window wall system - Glazing	Double-glazed	Vision Glass with Film	3M Fasara Milky Milky - White
5 Exterior Door	Pre-fin metal	Powder Coated	Charcoal Grey

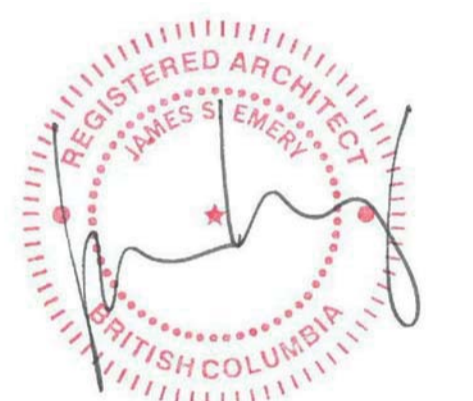
Legend

- Existing Buildings
- Phase 1
New Multi-Use Building
- Phase 2
New Picnic Shelter
- Phase 3
Tower Restoration



IREDALE
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Client
PWGSC

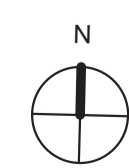
PWRC MULTI-PURPOSE BUILDING
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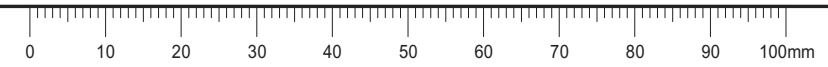
Regional Manager, Architectural and Engineering Services
Gestionnaire régional, Services d'architecture et de génie, TPSGC
PWGSC-REGIONAL_MANAGER

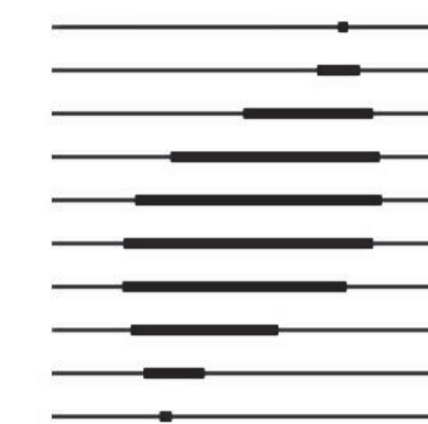
Drawing Title/Titre du dessin
Site Plan with phases
As indicated

Project no./no du projet	Sheet/Feuille	Revision No. / La Revision no.
PWRC-012-1000534	A100	5



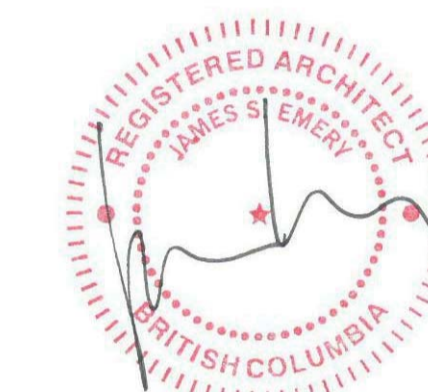
1 Site Plan with phases
1 : 300





IREDALE
 ARCHITECTURE

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Regional Manager, Architectural and Engineering Services
 Gestionnaire régionale, Services d'architecture et de génie, TPSGC
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Drawing Title/Titre du dessin

Site Plan - Multipurpose Bldg

@ 1 : 100

Project no./no du projet

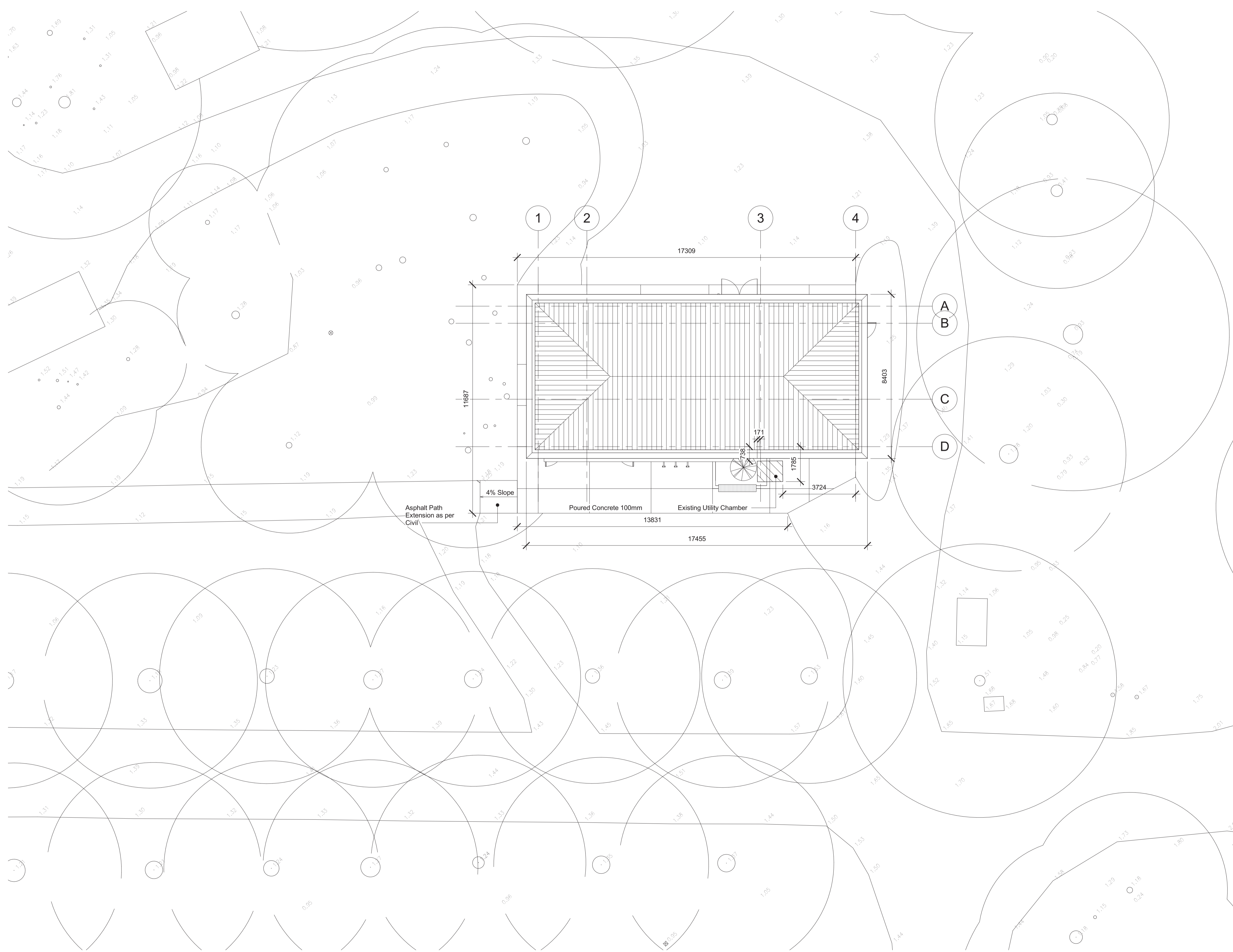
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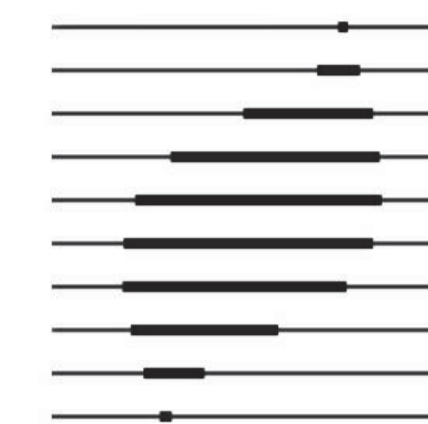
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A100a

Revision No. /
 La Revision no.

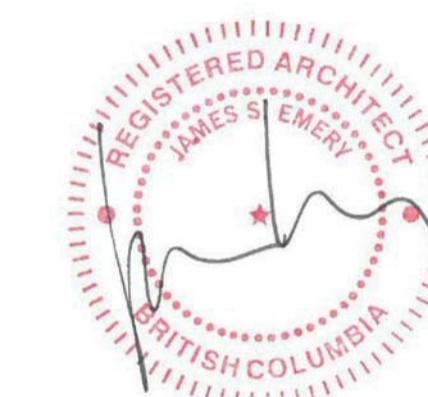
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IREDALE
 ARCHITECTURE

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PWGSC Project Manager/Administrateur de Projets TPSGC

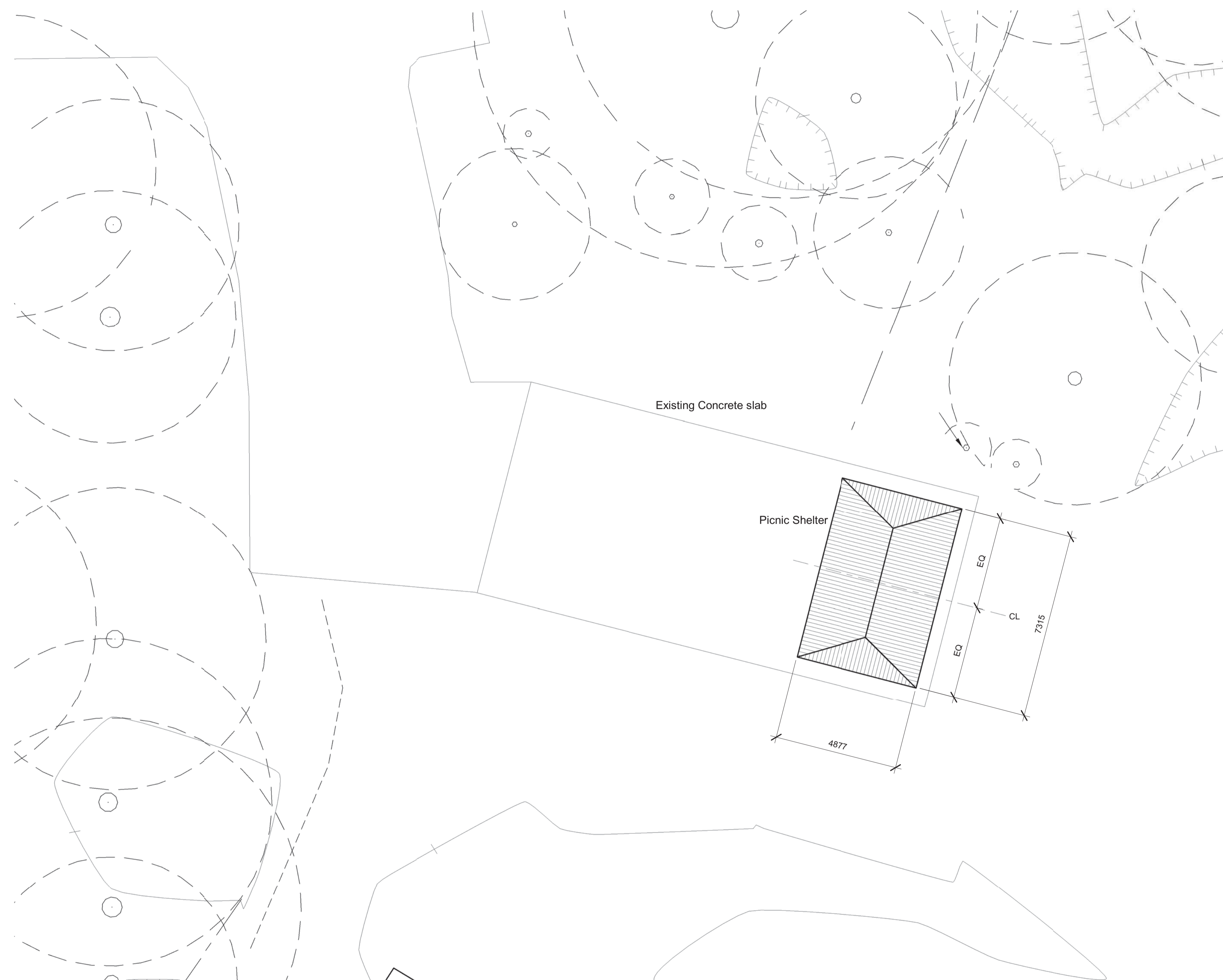
Regional Manager, Architectural and Engineering Services
 Gestionnaire régional, Services d'architecture et de génie, TPSGC
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Drawing Title/Titre du dessin

Site Plan - Picnic shelter

@ As indicated

Project no./no du projet	Sheet/Feuille	Revision No. / La Revision no.
PWRC-012-1000534	A100b	5

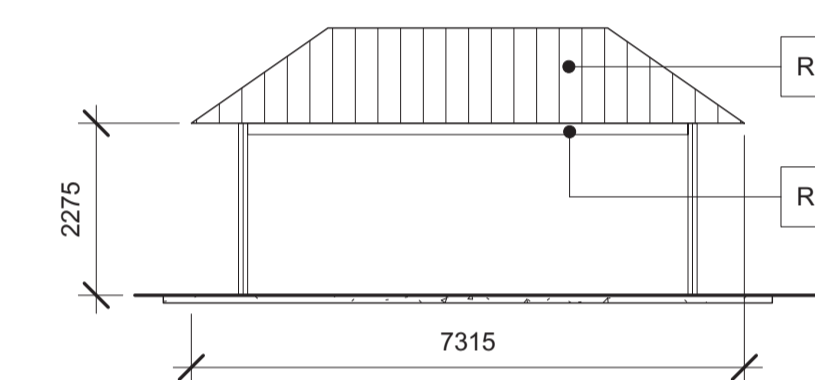


1 Site Plan Picnic Shelter
 1 : 100

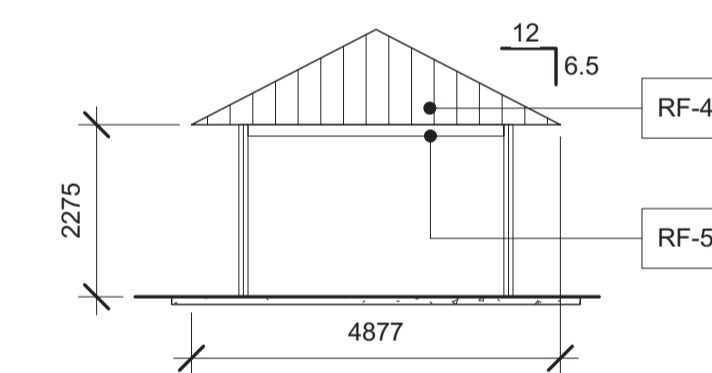
Picnic Shelter example



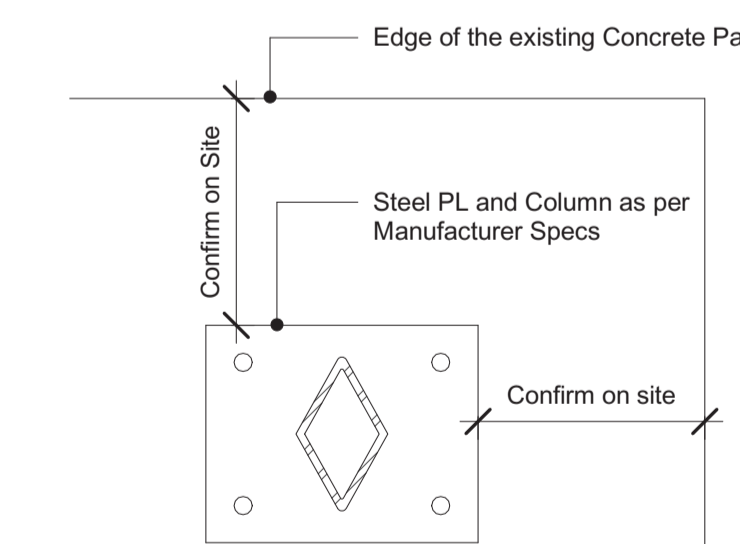
RAM 16X24



2 Picnic Shelter East/West Elevation
 1 : 100

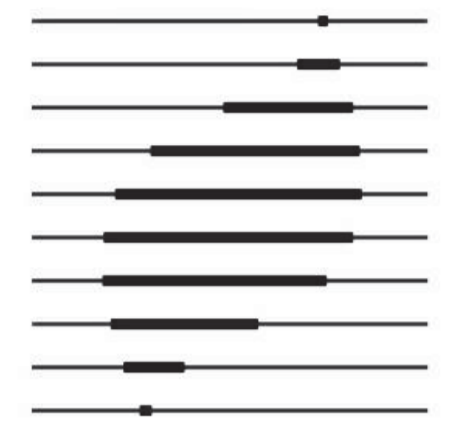


3 Picnic Shelter North/South Elevation
 1 : 100



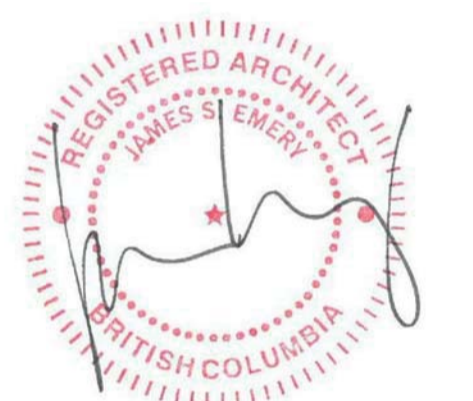
4 Column Detail
 1 : 10

Note	Element	Material	Finish	Colour
RF-4	Roof	Metal panels	Powder coated	Red to match RF-1
RF-5	Framing	Pre-fin metal	Powder coated	Grey to match WC-1



IREDALE
ARCHITECTURE

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Client

PWGSC

PWRC MULTI-PURPOSE BUILDING

MULTI-PURPOSE BUILDING,
PICNIC SHELTER & REPAIR OF
EXISTING WOOD FRAME TOWER

5421 ROBERTSON ROAD, WESTHAM
ISLAND, DELTA, BC

Consultant Signature Only

Designed by/Concept par

JSE

Drawn by/Dessiné par

GBE

PWGSC Project Manager/Administrateur de Projets TPSGC

Regional Manager, Architectural and Engineering Services
Gestionnaire régional, Services d'architecture et de génie, TPSGC

PWGSC-REGIONAL_MANAGER

Drawing Title/Titre du dessin

Site Plan - Tower

@ As indicated

Project no./no du projet

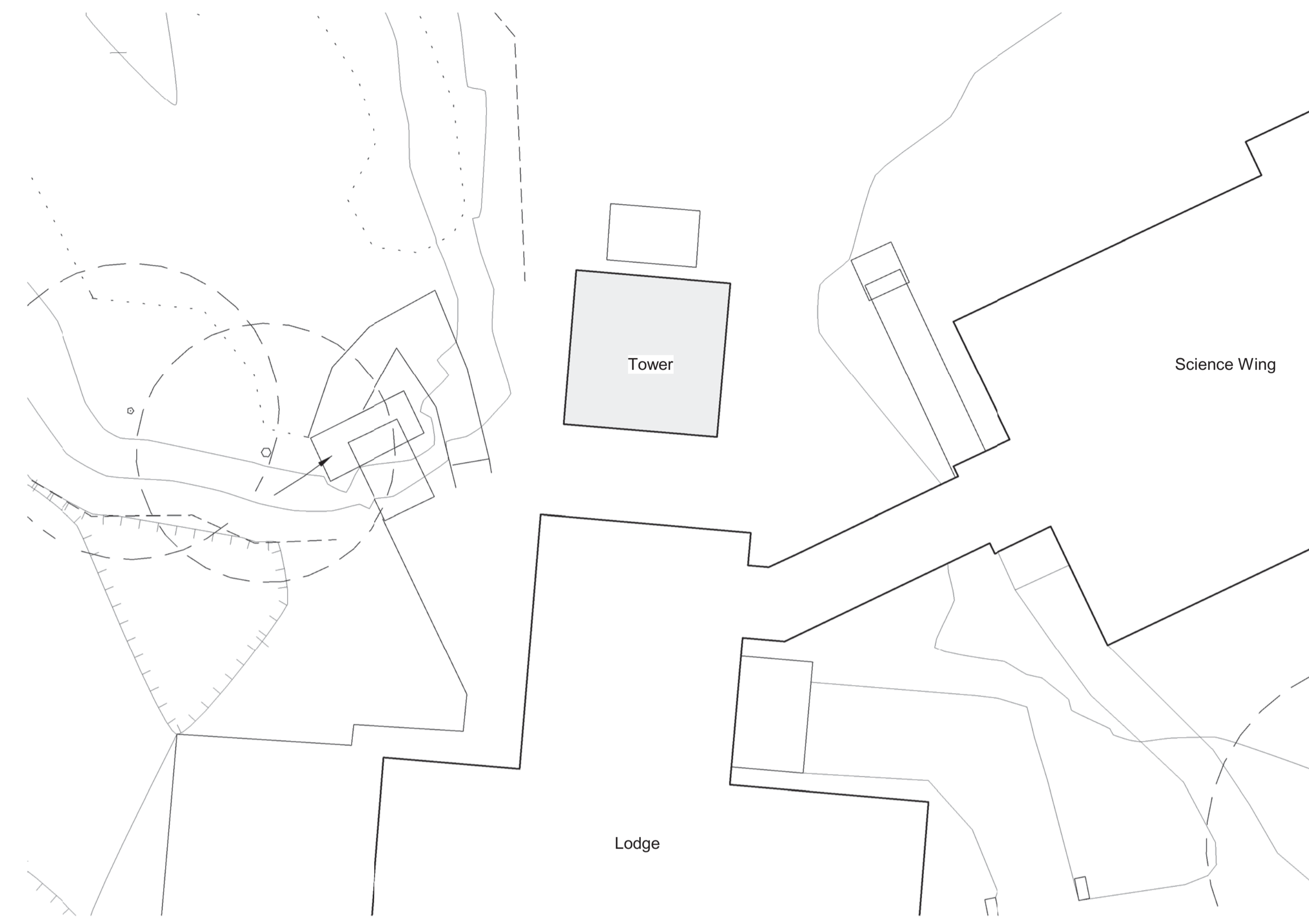
PWRC-012-1000534

Sheet/Feuille

A100c

Revision No. /
La Revision no.

5



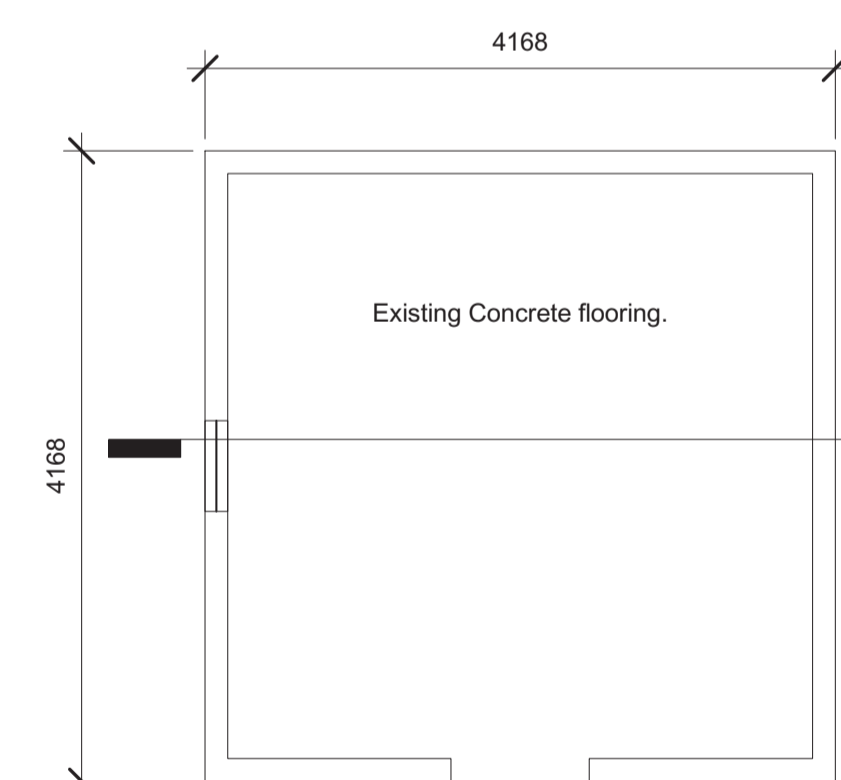
1 Site Plan Tower
1 : 100

Tower scope of work

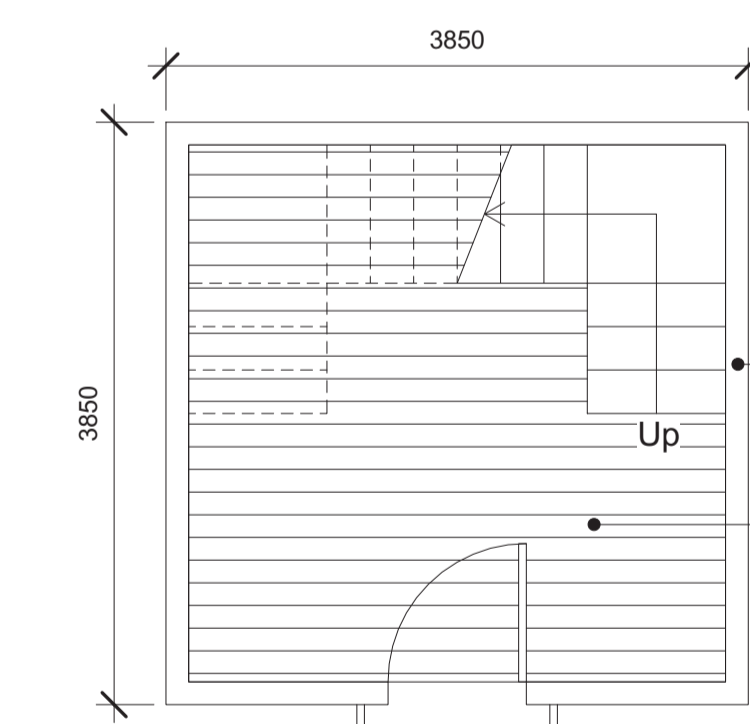
Notes:

- New 1x4 Boards to replace existing flooring second level.
- Railings on balcony, allow for 30% replacement of x-members & rails
- Sister existing joist in centre of main floor room with new Hem Fir #2. Same size as existing.
- Replace sill at window.
- Remove rotted portion of stud by entry door and add new studs beside.
- Allow for mitigation approx. 10% of framing on the main level.
- Replace North/East side cladding up to 8' above grade to match existing. Allow for an additional 15% replacement.
- Investigate framing at u/s of balcony by removing soffit panels for visual inspection. Any required remedial work will be through change order.

Note: Painting of Tower under separate contract



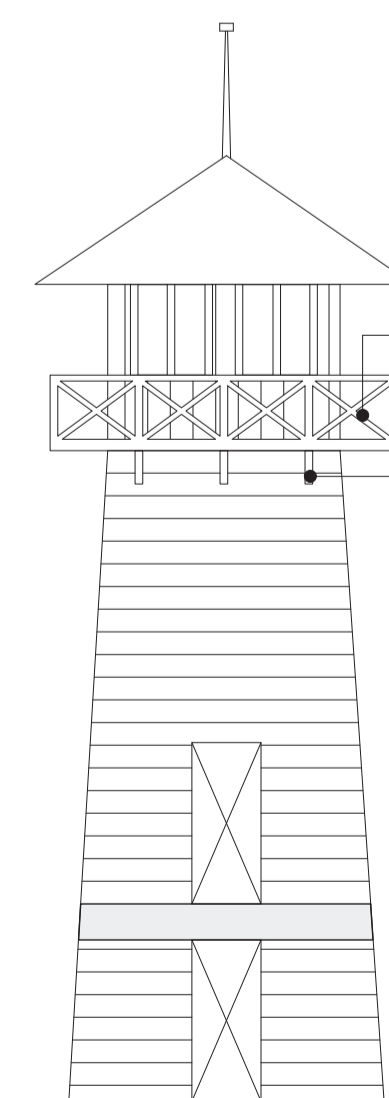
2 Tower Main Level
1 : 50



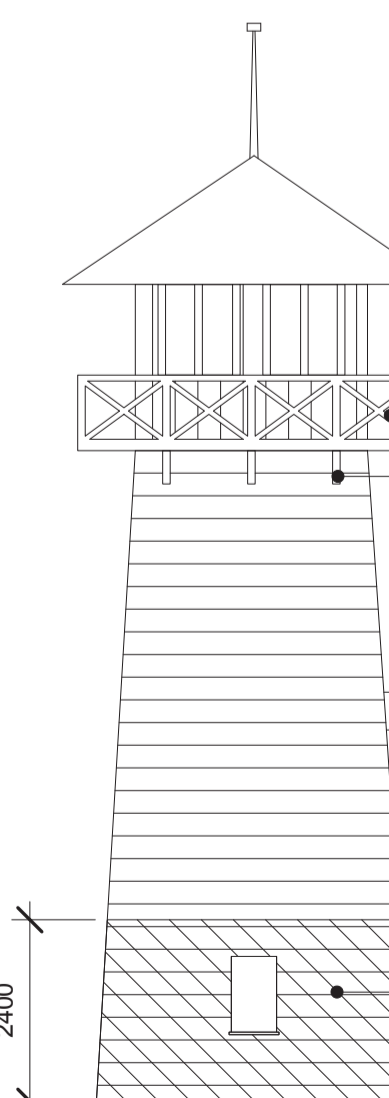
3 Tower Second Level
1 : 50

Note:

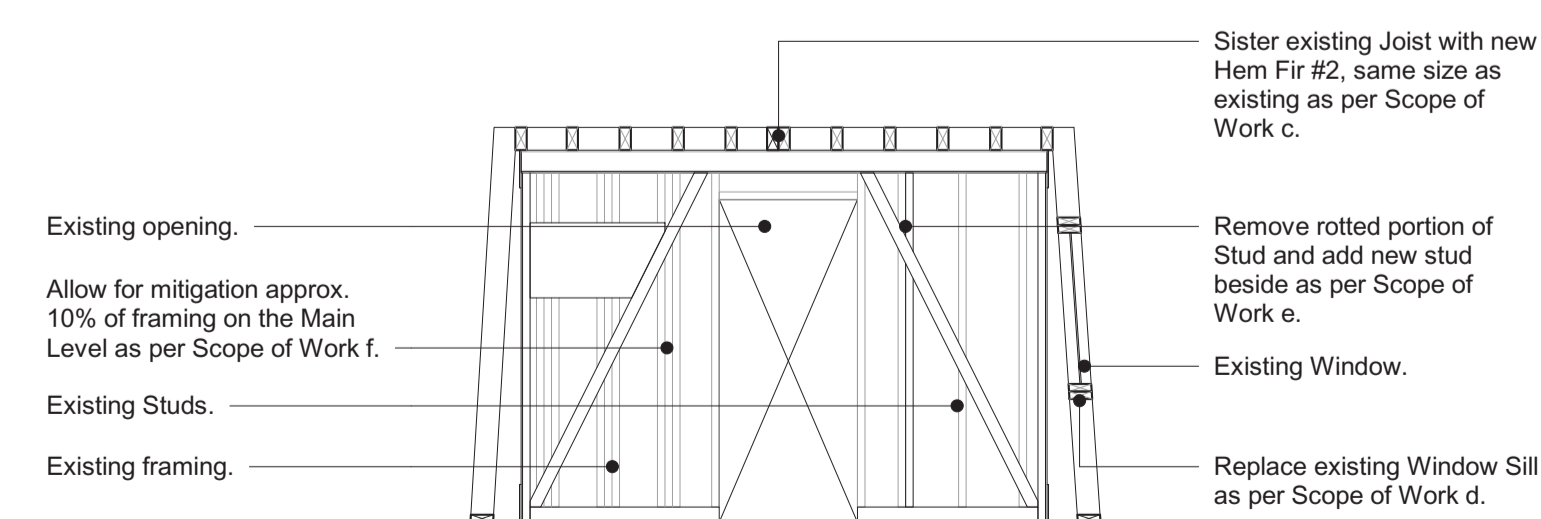
Confirm all the dimensions on Site



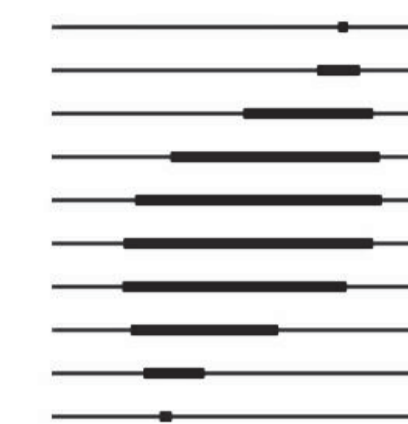
5 Tower South Elevation
1 : 100



6 Tower West Elevation, North & East
Elevations (Sim.)
1 : 100

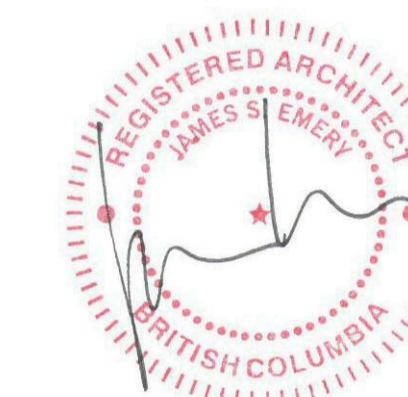


4 Section A-A
1 : 50



IREDALE
ARCHITECTURE

Iredale Project No. 16063



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10	Issued for Tender	28 Aug. 2017
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Client: PWGSC

PWRC MULTI-PURPOSE BUILDING

MULTI-PURPOSE BUILDING,
PICNIC SHELTER & REPAIR OF
EXISTING WOOD FRAME TOWER

5421 ROBERTSON ROAD, WESTHAM
ISLAND, DELTA, BC

Consultant Signature Only

Designed by/Concept par
JSE

Drawn by/Dessiné par
GBE

PWGSC Project Manager/Administrateur de Projets TPSCG

Regional Manager, Architectural and Engineering Services
Gestionnaire régional, Services d'architecture et de génie, TPSCG
PWGSC-REGIONAL_MANAGER

Drawing Title/Titre du dessin

Ground Level

@ 1 : 50

Project no./no du projet

PWRC-012-1000534

Sheet/Feuille

A101

Revision No. /
La Revision no.

5



Wall schedule

W1 New exterior wall - as per ASHRAE 90.1-2013 (I-P Edition) Min RSI 2.78

- Hardboard Shingle Cladding on
- 50x64 Vert. PT Wood blocking Strapping on
- 90mm Roxul 80 Rigid Insulation on
- WP membrane on
- 250mm Concrete blocks on
- Paint finish

W1a New exterior wall - as per ASHRAE 90.1-2013 (I-P Edition) Not required

- Hardboard Shingle Cladding on
- 50x140 Vert. PT Wood blocking Strapping on
- WP membrane on
- 250mm Concrete blocks on
- Paint finish

W1b New exterior wall - as per ASHRAE 90.1-2013 (I-P Edition) Not Required

- Hardboard Shingle Cladding on
- 50x140 Vert. PT Wood blocking Strapping on
- WP membrane on
- 250mm Concrete blocks on
- 40x75 Metal studs on
- 13mm Plywood GIS on
- Paint finish

W1c New exterior wall - as per ASHRAE 90.1-2013 (I-P Edition) Min RSI 2.78

- Hardboard Shingle Cladding on
- 50x140 Vert. PT Wood blocking Strapping on
- 90mm Roxul 80 Rigid Insulation on
- WP membrane on
- 250mm Concrete blocks on
- 40x90 Metal studs on
- 13mm Moisture resistant Gypsum Board on
- Paint finish

W1d New exterior wall - as per ASHRAE 90.1-2013 (I-P Edition) Min RSI 2.78

- Powder coated Aluminum Breakshape on
- 15x40 Vert. FT Plywood Strapping @ 400 o.c. on
- 90mm Roxul 80 Rigid Insulation on
- WP membrane on
- 250mm Concrete blocks on
- Paint finish

W2 New interior wall

- Paint finish on
- 13mm PT Plywood GIS on
- 90mm Roxul 80 Rigid Insulation on
- WP membrane on
- 200mm Concrete blocks
- Paint finish

W2a New interior wall

- Paint finish on
- 13mm PT Plywood GIS on
- 90mm Roxul 80 Rigid Insulation on
- WP membrane on
- 200mm Concrete blocks
- 40x90 Metal studs on
- 13mm Moisture resistant Gypsum Board on
- Paint finish (see Interior Elevation 3/A403)

W3 New interior wall

- Paint finish on
- 200mm Concrete blocks on
- Paint finish

W3a New interior wall

- Paint finish on
- 200mm Concrete blocks on
- 40x90 Metal studs on
- 13mm Moisture resistant Gypsum Board on
- Paint finish

W4 New exterior wall (integral to window wall system) as per ASHRAE 90.1-2013 (I-P Edition) Max U-0.42

- Insulated Window Spandrel Panel on
- 25mm Air space
- WP membrane on
- 200mm Concrete blocks on
- Paint finish

W5 New Attic Wall as per ASHRAE 90.1-2013 (I-P Edition) Min RSI 2.78 on Exterior assembly

- 13mm painted Plywood GIS on
- 90mm Roxul 80 Rigid Insulation on
- WP membrane on
- 13mm Plywood on
- 40x90mm Wood studs

Note: Walls W1b, W2, W2a & W5 (at boat storage) to have fasteners spaced evenly on Plywood GIS

Floor schedule

F1 Slab on grade - as per ASHRAE 90.1-2013 (I-P Edition) Min RSI 3.52

- Clear Non-Slip Epoxy on
- 100mm Slab on Grade reinforced per Struct. on
- VB membrane
- 150mm Roxul 110 Rigid Insulation to 1200mm around perimeter on
- Compact Granular fill per Geotech on
- Structural Raft Slab on
- Undisturbed native material

F1a Slab on grade below Walking Freezer - as per ASHRAE 90.1-2013 (I-P Edition) Min RSI 3.52

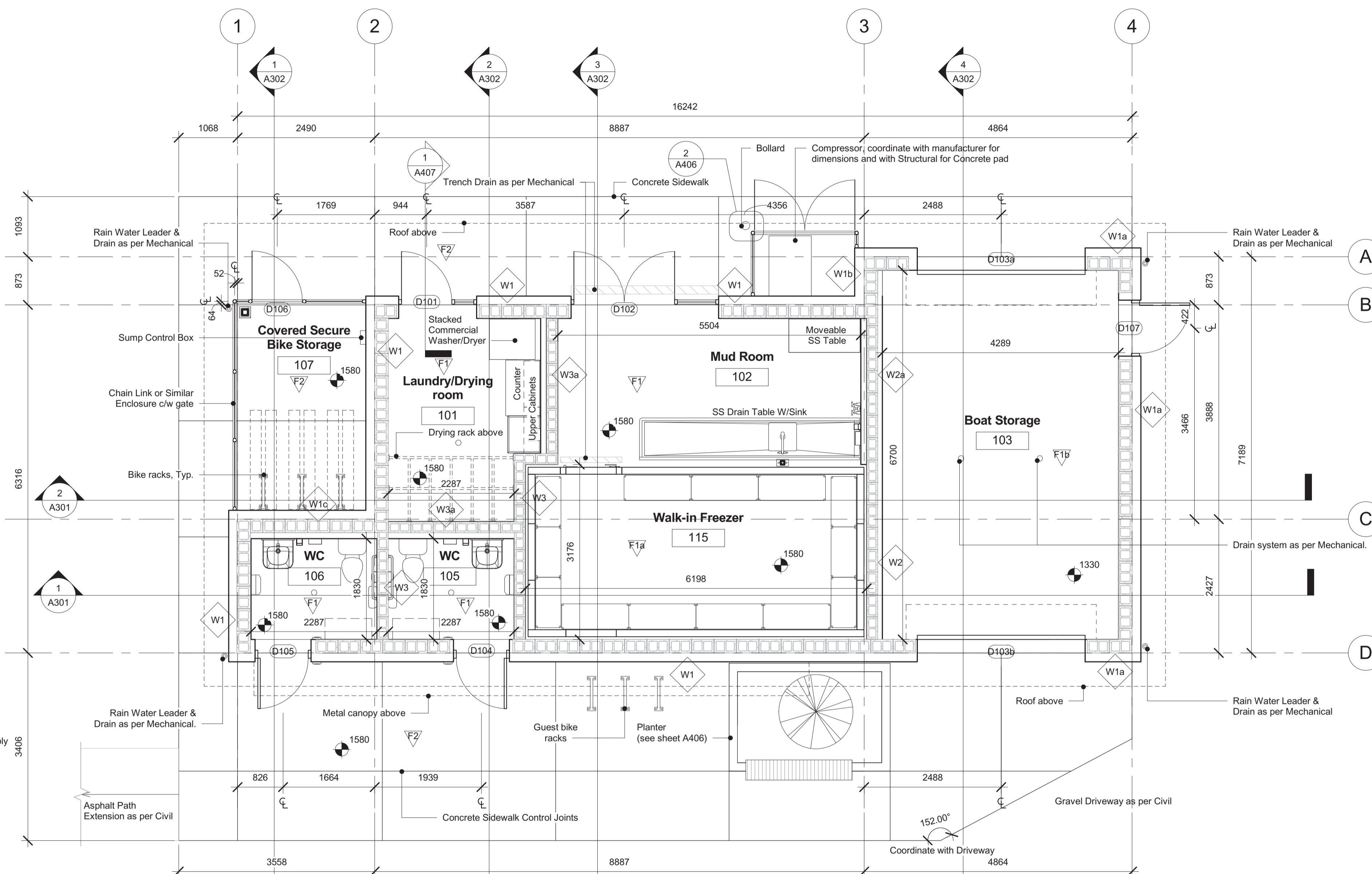
- 65mm Rubber Tile Matting
- Clear Sealer
- 100mm Slab on Grade reinforced per Struct. on
- 150mm Roxul 110 Rigid Insulation on
- VB membrane
- Structural Raft Slab on
- Undisturbed native material

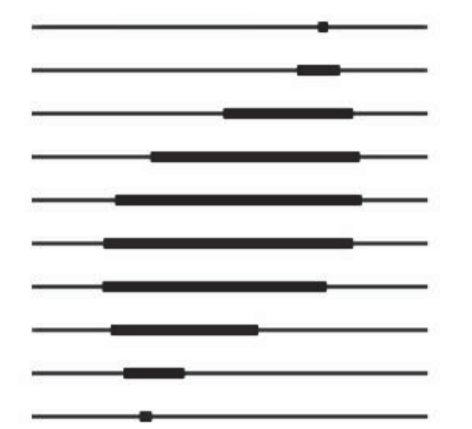
F1b Slab on grade - as per ASHRAE 90.1-2013 (I-P Edition) Not Required

- Clear Non-Slip Epoxy on
- 100mm Slab on Grade reinforced per Struct. on
- Compact Granular fill per Geotech on
- Structural Raft Slab on
- Undisturbed native material

F2 Concrete pad

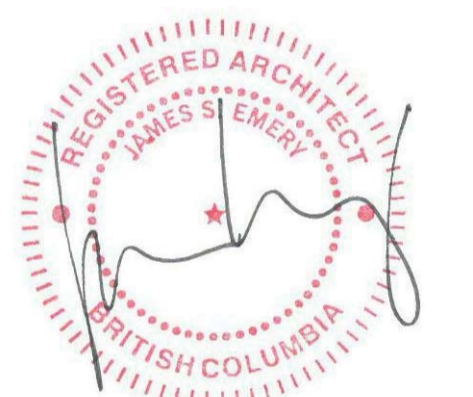
- 100mm CIP on
- Compact Granular fill per Geotech on
- Undisturbed native material





IREDALE
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Designed by/Concept par
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Drawn by/Dessiné par
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PWGSC Project Manager/Administrateur de Projets TPSGC

Regional Manager, Architectural and Engineering Services
 Gestionnaire régional, Services d'architecture et de génie, TPSGC
 PWGSC-REGIONAL_MANAGER

Drawing Title/Titre du dessin
Clerestory Level

@ 1 : 50

Project no./no du projet	Sheet/Feuille	Revision No. / La Revision no.
PWRC-012-1000534	A102	5

Wall schedule

W1 New exterior wall - as per ASHRAE 90.1-2013 (I-P Edition) Min RSI 2.78

- Hardboard Shingle Cladding on
- 50x64 Vert. PT Wood blocking Strapping on
- 90mm Roxul 80 Rigid Insulation on
- WP membrane on
- 250mm Concrete blocks on
- Paint finish

W1a New exterior wall - as per ASHRAE 90.1-2013 (I-P Edition) Not required

- Hardboard Shingle Cladding on
- 50x140 Vert. PT Wood blocking Strapping on
- WP membrane on
- 250mm Concrete blocks on
- Paint finish

W1b New exterior wall - as per ASHRAE 90.1-2013 (I-P Edition) Not Required

- Hardboard Shingle Cladding on
- 50x140 Vert. PT Wood blocking Strapping on
- WP membrane on
- 250mm Concrete blocks on
- 40x75 Metal studs on
- 13mm Plywood GIS on
- Paint finish

W1c New exterior wall - as per ASHRAE 90.1-2013 (I-P Edition) Min RSI 2.78

- Hardboard Shingle Cladding on
- 50x140 Vert. PT Wood blocking Strapping on
- 90mm Roxul 80 Rigid Insulation on
- WP membrane on
- 250mm Concrete blocks on
- 40x90 Metal studs on
- 13mm Moisture resistant Gypsum Board on
- Paint finish

W1d New exterior wall - as per ASHRAE 90.1-2013 (I-P Edition) Min RSI 2.78

- Powder coated Aluminum Breakshape on
- 15x40 Vert. PT Plywood Strapping @ 400 o.c. on
- 90mm Roxul 80 Rigid Insulation on
- WP membrane on
- 250mm Concrete blocks on
- Paint finish

W2 New interior wall

- Paint finish on
- 13mm PT Plywood GIS on
- 90mm Roxul 80 Rigid Insulation on
- WP membrane on
- 200mm Concrete blocks on
- Paint finish

W2a New interior wall

- Paint finish on
- 13mm PT Plywood GIS on
- 90mm Roxul 80 Rigid Insulation on
- WP membrane on
- 200mm Concrete blocks on
- 40x90 Metal studs on
- 13mm Moisture resistant Gypsum Board on
- Paint finish (see Interior Elevation 3/A403)

W3 New interior wall

- Paint finish on
- 200mm Concrete blocks on
- Paint finish

W3a New interior wall

- Paint finish on
- 200mm Concrete blocks on
- 40x90 Metal studs on
- 13mm Moisture resistant Gypsum Board on
- Paint finish

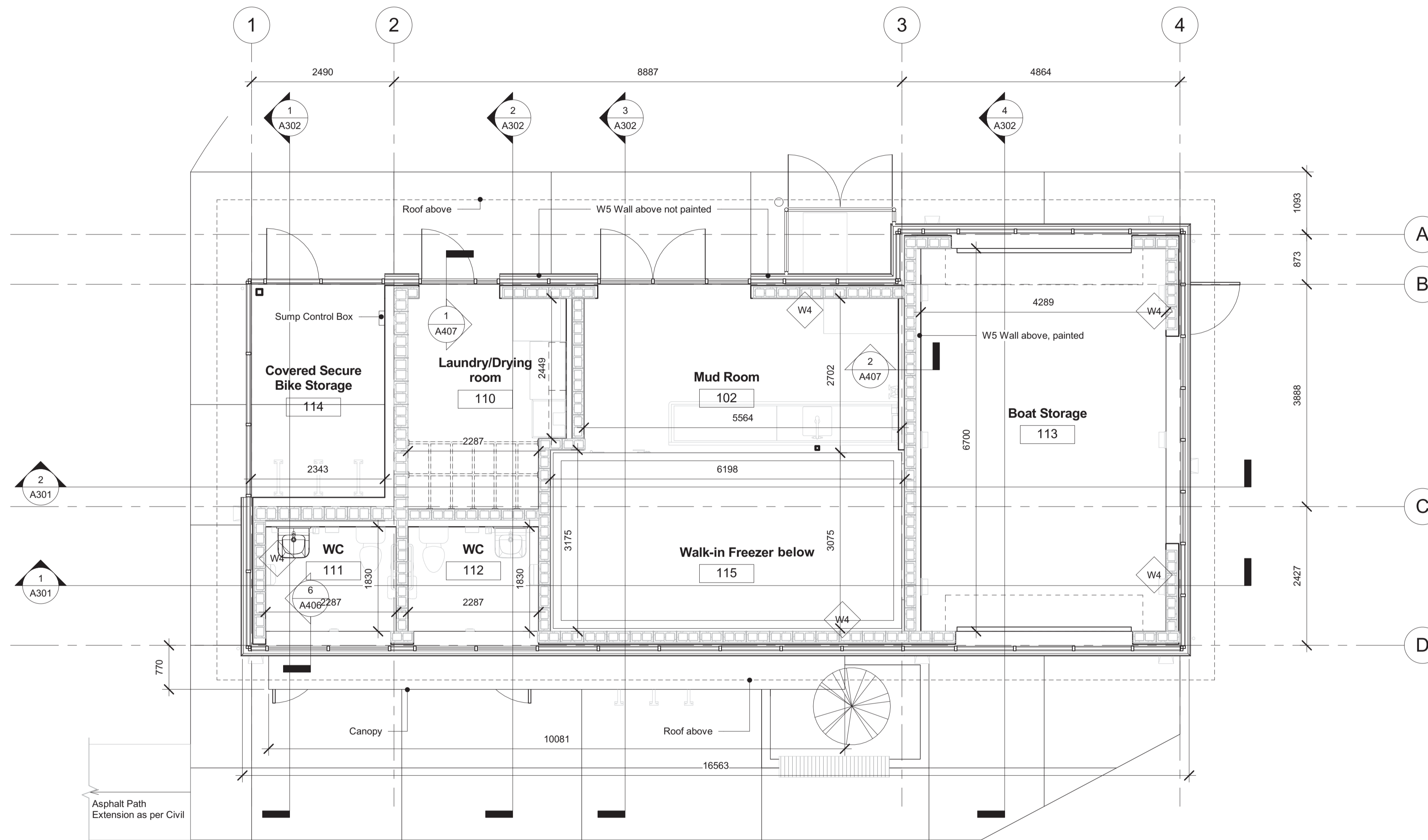
W4 New exterior wall (integral to window wall system) as per ASHRAE 90.1-2013 (I-P Edition) Max U-0.42

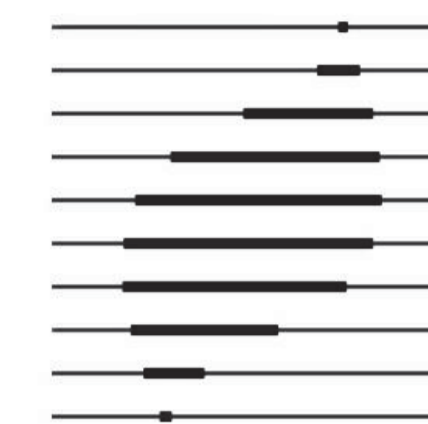
- Insulated Window Spandrel Panel on
- 25mm Air space
- WP membrane on
- 200mm Concrete blocks on
- Paint finish

W5 New Attic Wall as per ASHRAE 90.1-2013 (I-P Edition) Min RSI 2.78 on Exterior assembly

- 13mm painted Plywood GIS on
- 90mm Roxul 80 Rigid Insulation on
- WP membrane on
- 13mm Plywood on
- 40x90mm Wood studs

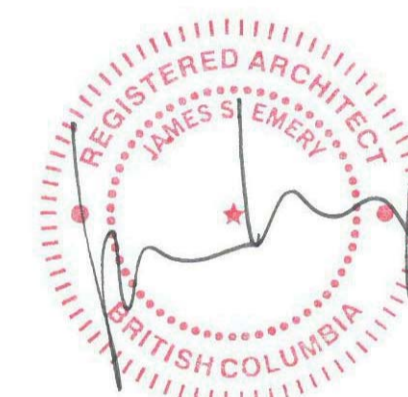
Note: Walls W1b, W2, W2a & W5 (at boat storage) to have fasteners spaced evenly on Plywood GIS





IREDALE
ARCHITECTURE

Iredale Project No. 16063



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2	Issued for 99% review	05 Apr. 2017
1	Issued for 66% review	22 Feb. 2017

Client

PWGSC

PWRC MULTI-PURPOSE BUILDING

MULTI-PURPOSE BUILDING,
PICNIC SHELTER & REPAIR OF
EXISTING WOOD FRAME TOWER

5421 ROBERTSON ROAD, WESTHAM
ISLAND, DELTA, BC

Consultant Signature Only

Designed by/Concept par

JSE

Drawn by/Dessiné par

GBE

PWGSC Project Manager/Administrateur de Projets TPSGC

Regional Manager, Architectural and Engineering Services
Gestionnaire régional, Services d'architecture et de génie, TPSGC
PWGSC-REGIONAL_MANAGER

Drawing Title/Titre du dessin

RCP

@ 1 : 50

Project no./no du projet

PWRC-012-1000534

Sheet/Feuille

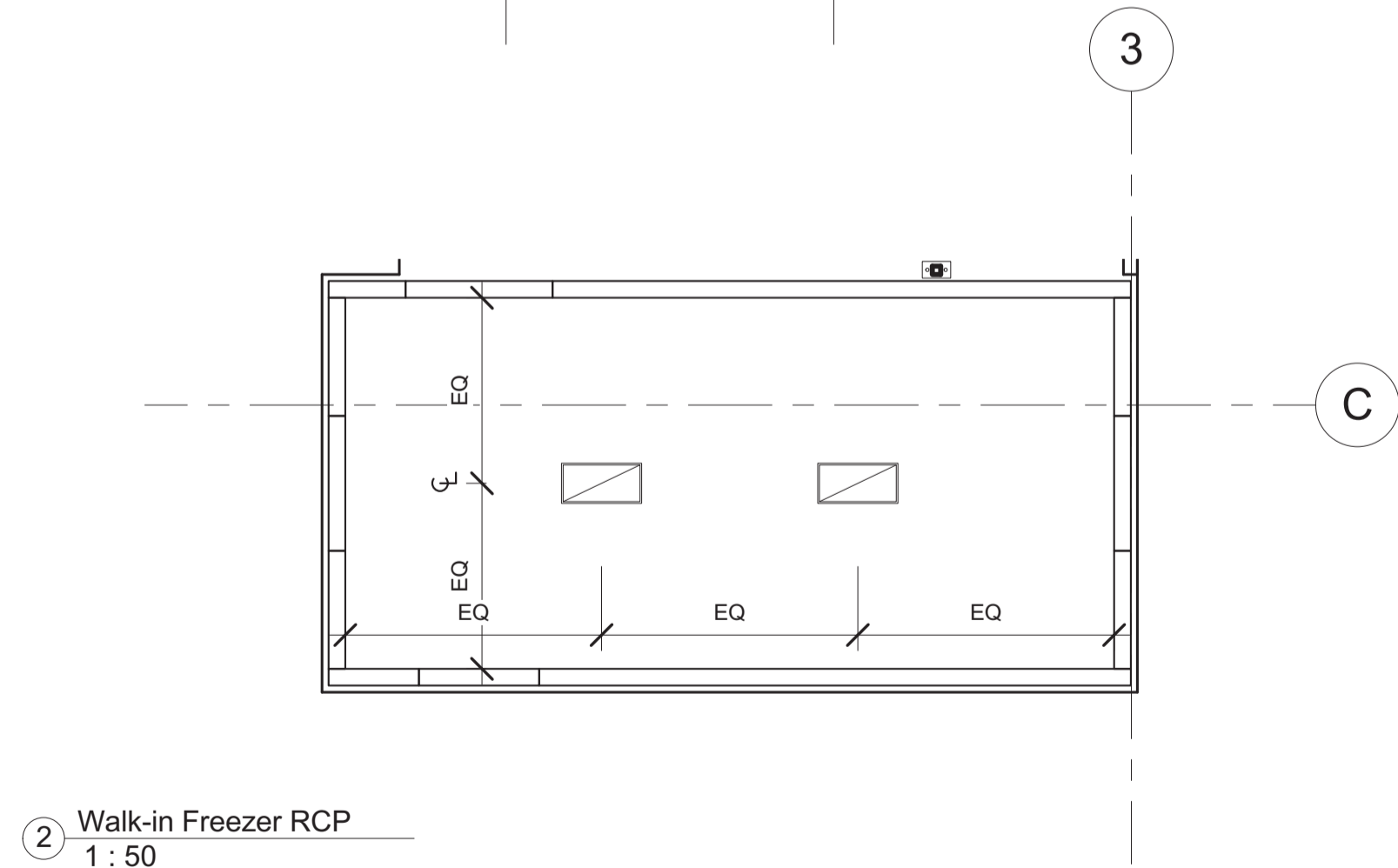
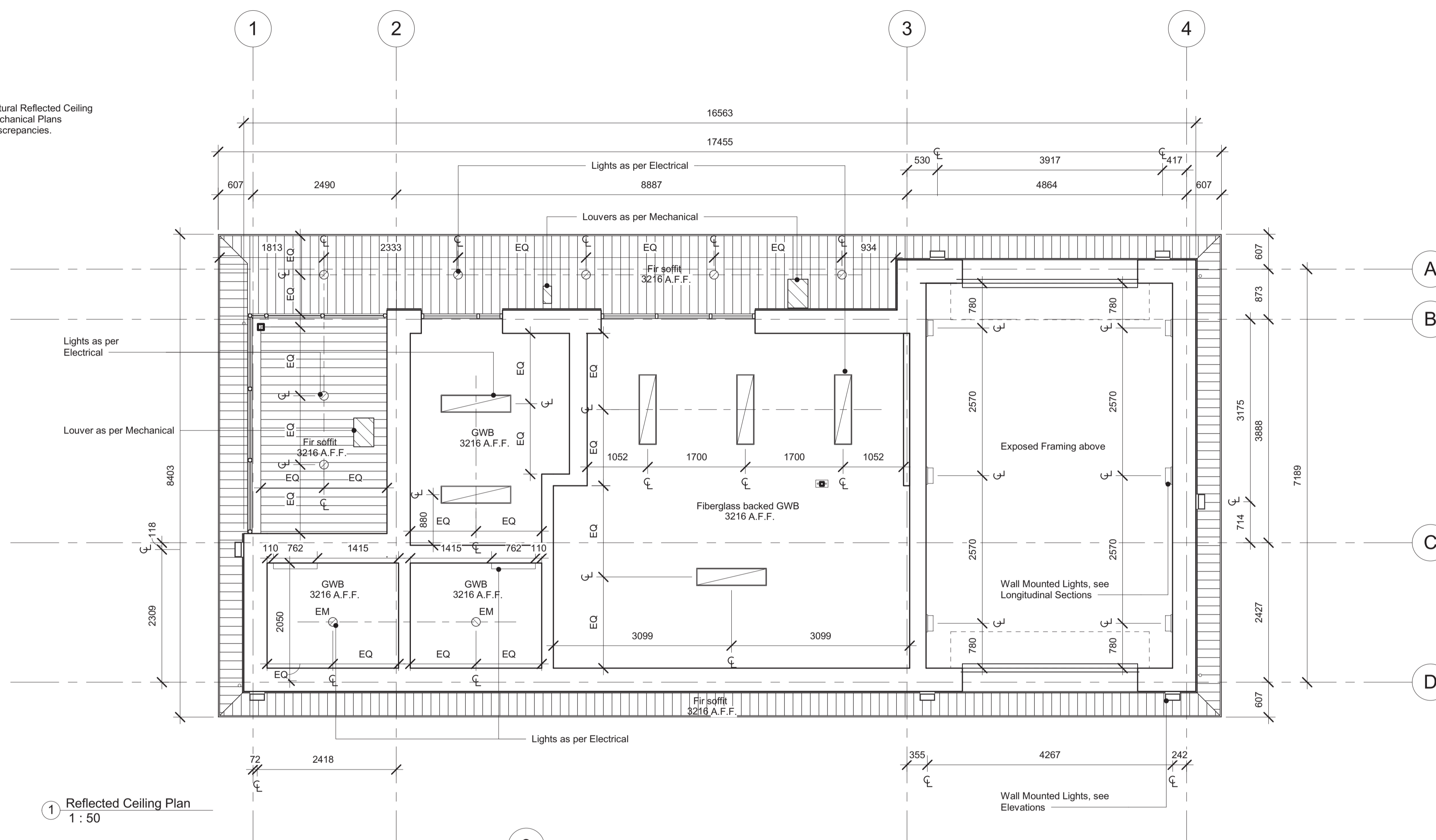
A103

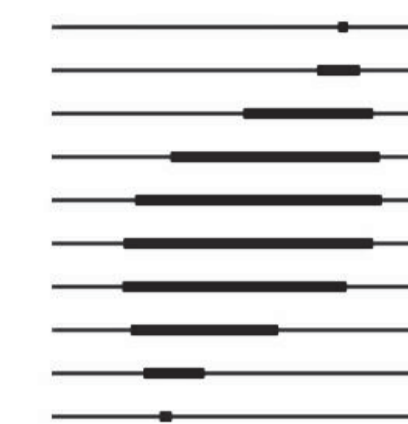
Revision No. /
La Revision no.

5

Ceiling General Notes:

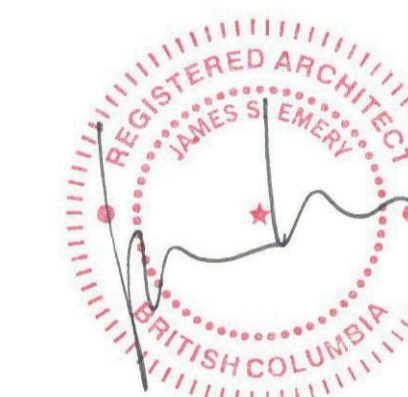
All Mechanical & Electrical devices in Architectural Reflected Ceiling Plan are for references only. Electrical and Mechanical Plans supercede Architectural Plan in case of any discrepancies.





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Drawing Title/Titre du dessin

Roof Level

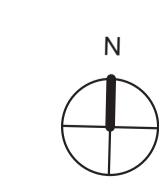
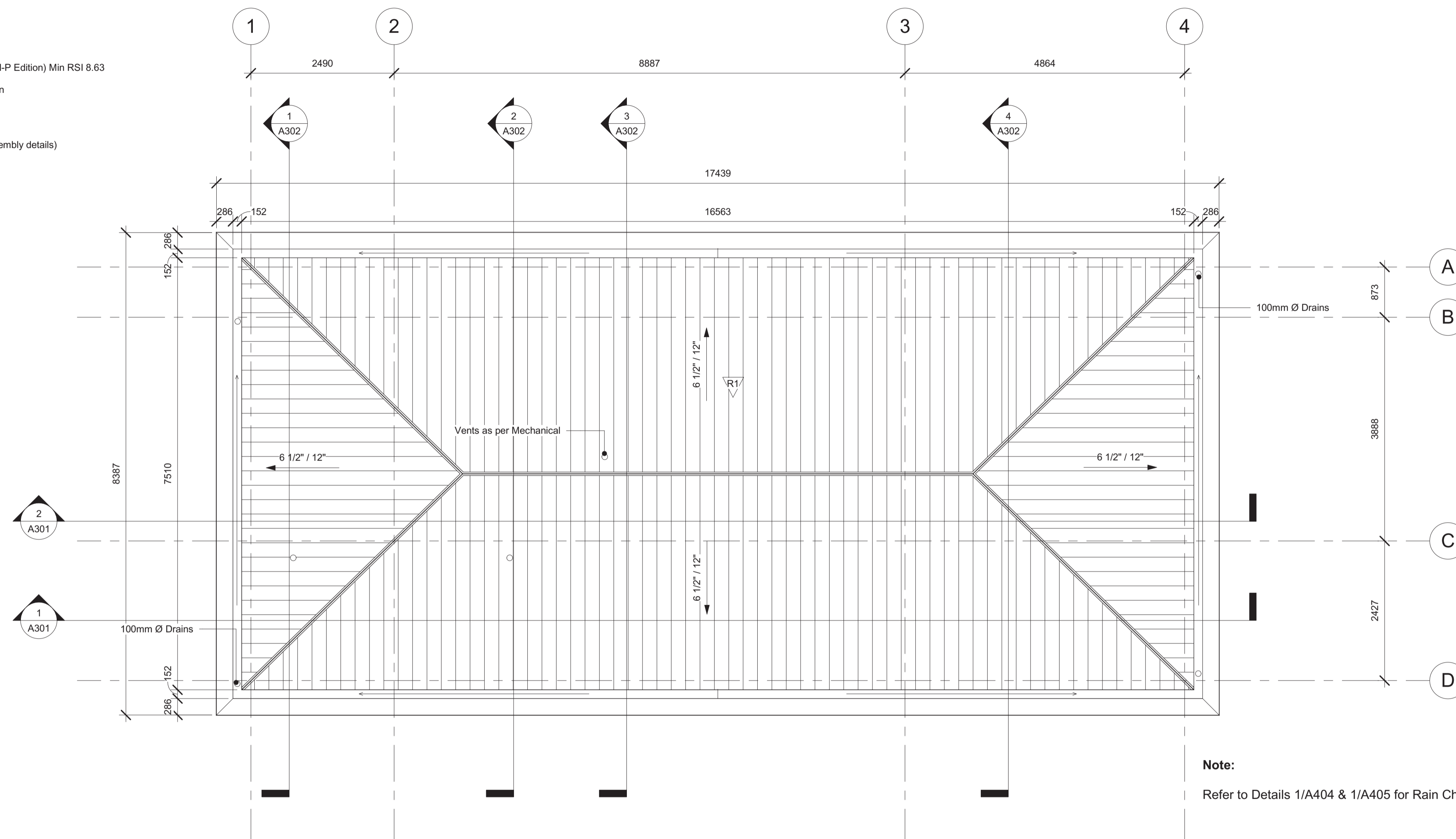
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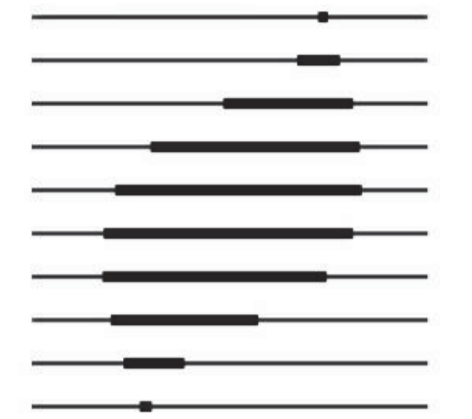
Project no./no du projet	Sheet/Feuille	Revision No. / La Revision no.
PWRC-012-1000534	A104	5

Roof schedule

Roof assembly - as per ASHRAE 90.1-2013 (I-P Edition) Min RSI 8.63

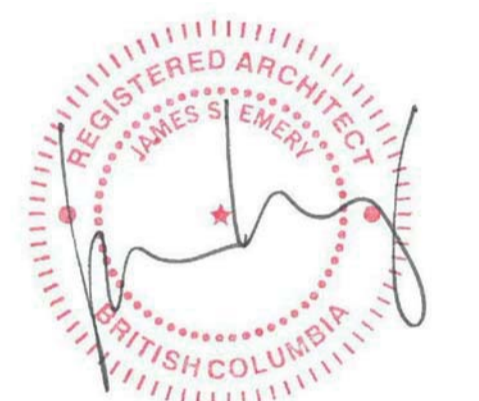
- Pre-fin standing seam metal Roof on
- Thermal clip on
- 15lb Roofing Felt on
- 16mm Plywood deck on
- 230mm Spray foam insulation on
- Roof trusses (see structural for assembly details)





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PWGSC Project Manager/Administrateur de Projets TPSPG

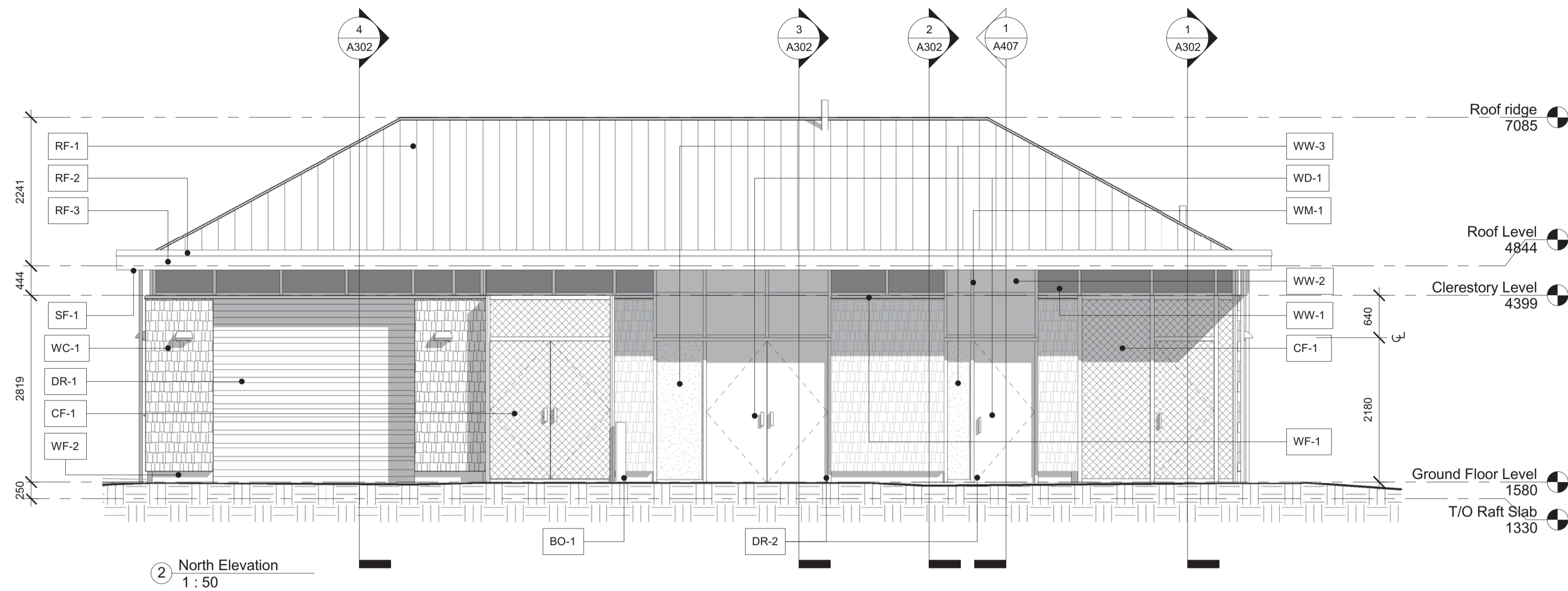
Regional Manager, Architectural and Engineering Services
 Gestionnaire régional, Services d'architecture et de génie, TPSPG
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Drawing Title/Titre du dessin

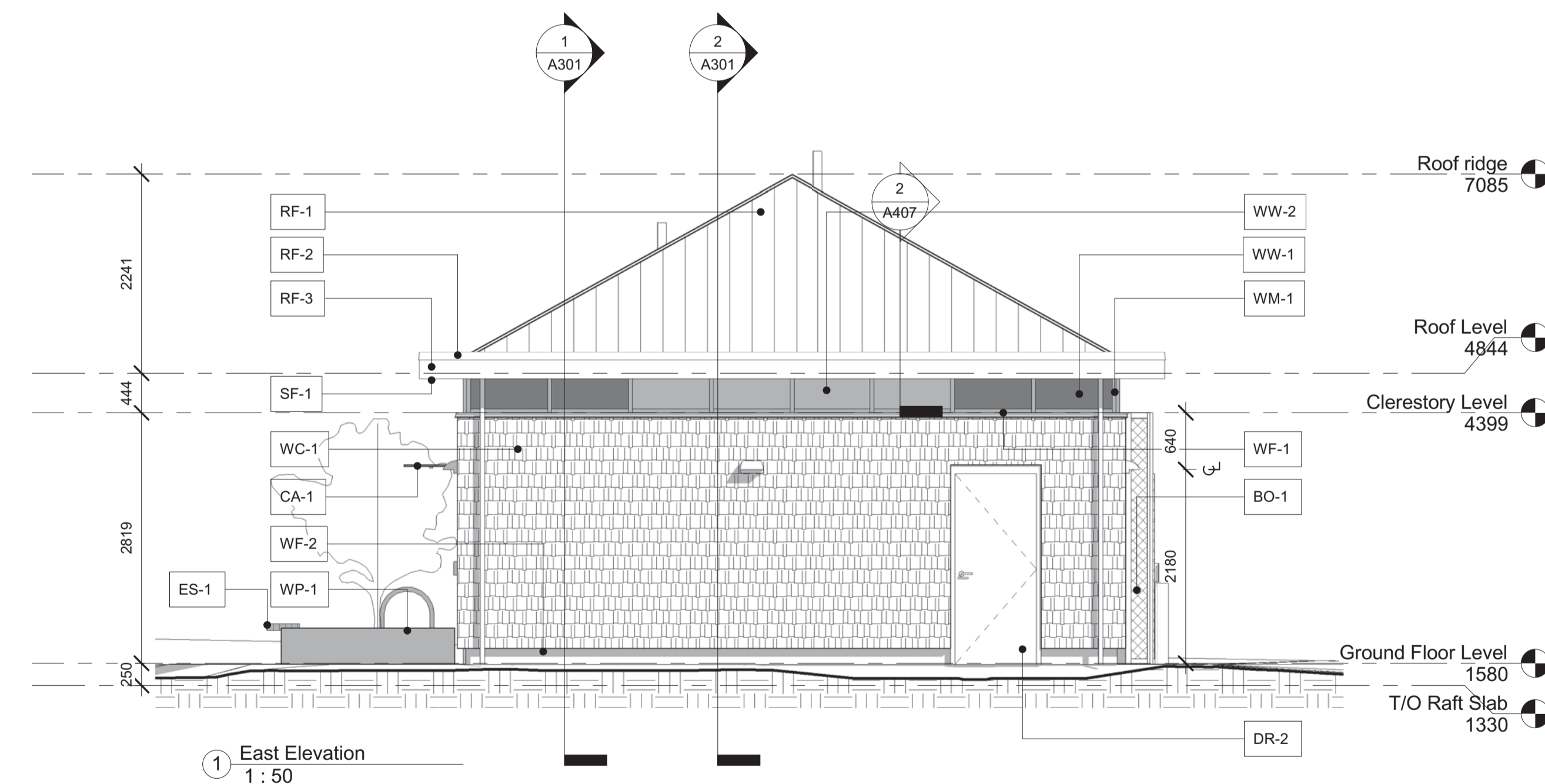
Elevations E-N

As indicated

Project no./no du projet	Sheet/Feuille	Revision No. / La Revision no.
PWRC-012-1000534	A201	5

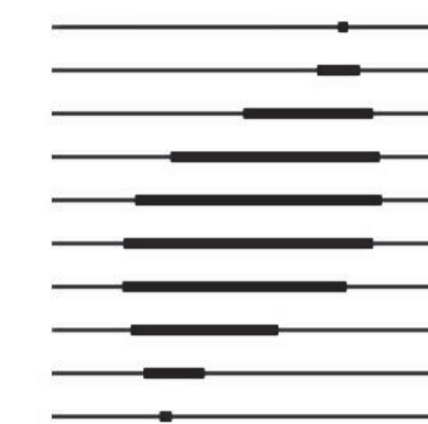


2 North Elevation
 1:50



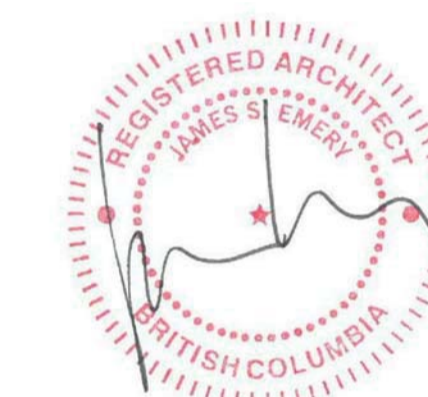
1 East Elevation
 1:50

Note	Element	Material	Finish	Colour
	RF-1	Metal panels	Powder coated	Brite Red (Westform)
	RF-2	Roof Cap Flashing	Powder coated	White to match RF-3
	RF-3	Roof Fascia	Painted	Brite White (Westform)
	SF-1	Fir Soffit	Clear Coat	Natural Clear Wood
	WC-1	Exterior Wall - Shake Cladding	Cement Board	Painted
	WC-1	Exterior Wall - Metal Panels	Pre-fin metal	Powder coated
	WF-1	Wall Flashing	Pre-fin metal	Powder coated
	WF-2	Wall Flashing	Pre-fin metal	Powder coated
	DR-1	Garage Doors	Pre-fin metal	Powder coated
	DR-2	Doors: Jamb, Panel & Flashings	Pre-fin metal	Powder coated
	WD-1	Window Wall System, Doors	Pre-fin metal	Powder coated
	WM-1	Exterior Mullions	Pre-fin metal	Powder coated
	WW-1	Window Wall System - Spandrel panels	Pre-fin metal	Powder coated
	WW-2	Window Wall System - Glazing	Double-glazed	Vision Glass
	WW-3	Window Wall System - Glazing	Double-glazed	Vision Glass with Film
	WP-1	Planter Wall	Concrete	Natural
	ES-1	Exterior sealing	Cedar	Natural Clear Wood
	CF-1	Chain-Link Fence	Pre-fin metal	Vinyl Coated Mesh/Powder Coated Supports
	CA-1	Canopy	Steel	Stainless
	BO-1	Bollard	Steel	Stainless



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Drawing Title/Titre du dessin

Elevations S-W

@ As indicated

Project no./no du projet

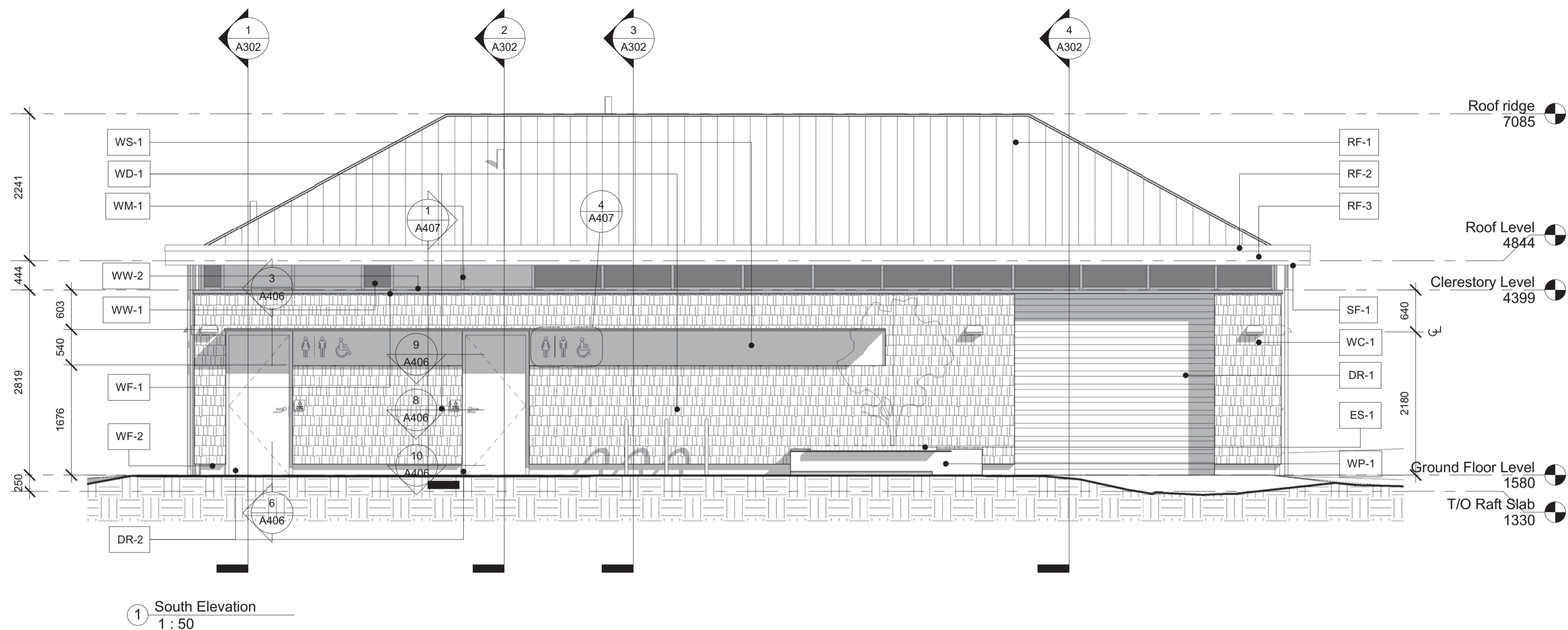
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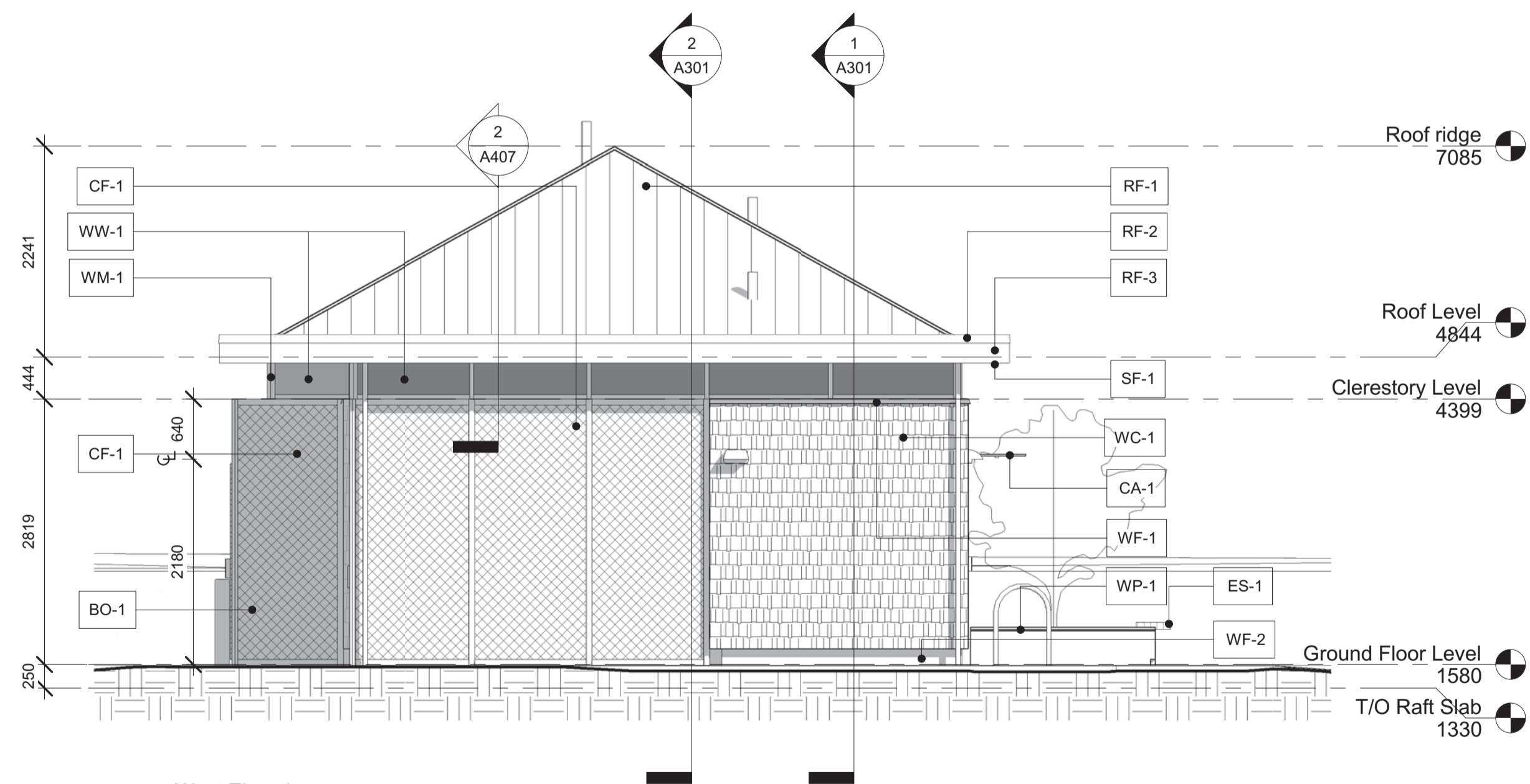
A202

Revision No. /
 La Revision no.

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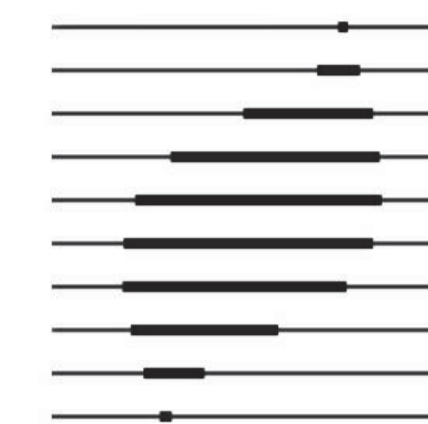


① South Elevation
 1 : 50



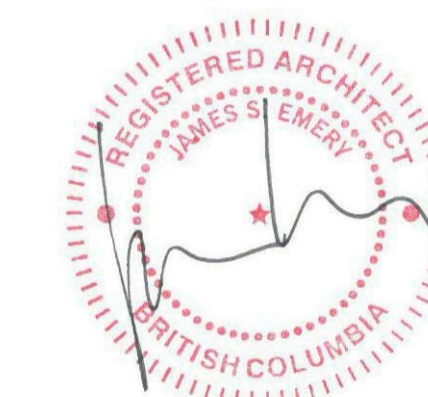
② West Elevation
 1 : 50

Note	Element	Material	Finish	Colour
RF-1	Roof	Metal panels	Powder coated	Brite Red (Westform)
RF-2	Roof Cap Flashing	Pre-fin metal	Powder coated	White to match RF-3
RF-3	Roof Fascia	Cement Board	Painted	Brite White (Westform)
SF-1	Fir Soffit	Fir	Clear Coat	Natural Clear Wood
WC-1	Exterior Wall - Shake Cladding	Cement Board	Painted	BM Grey AF-700
WS-1	Exterior Wall - Metal Panels	Pre-fin metal	Powder coated	Brite White (Westform)
WF-1	Wall Flashing	Pre-fin metal	Powder coated	Grey to match WC-1
WF-2	Wall Flashing	Pre-fin metal	Powder coated	Charcoal Grey
DR-1	Garage Doors	Pre-fin metal	Powder coated	Charcoal Grey
DR-2	Doors: Jamb, Panel & Flashings	Pre-fin metal	Powder coated	Charcoal Grey
WD-1	Window Wall System: Doors	Pre-fin metal	Powder coated	Charcoal Grey
WM-1	Exterior Mullions	Pre-fin metal	Powder coated	Charcoal Grey
WW-1	Window Wall System - Spandrel panels	Pre-fin metal	Powder coated	Charcoal Grey
WW-2	Window Wall System - Glazing	Double-glazed	Vision Glass	Clear
WW-3	Window Wall System - Glazing	Double-glazed	Vision Glass with Film	3M Fasara Milky Milky - White
WP-1	Planter Wall	Concrete	Smooth architectural concrete/Clear sealant	Natural
ES-1	Exterior sealing	Cedar	Stain	Natural Clear Wood
CF-1	Chain-Link Fence	Pre-fin metal	Vinyl Coated Mesh/Powder Coated Supports	Dark Grey to match metal fin.
CA-1	Canopy	Steel	Stainless	Charcoal Grey
BO-1	Bollard	Steel	Stainless	BM Safety Yellow KP22-15



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PWRC MULTI-PURPOSE BUILDING
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 5421 ROBERTSON ROAD, WESTHAM
 ISLAND, DELTA, BC

Consultant Signature Only

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PWGSC Project Manager/Administrateur de Projets TPSGC

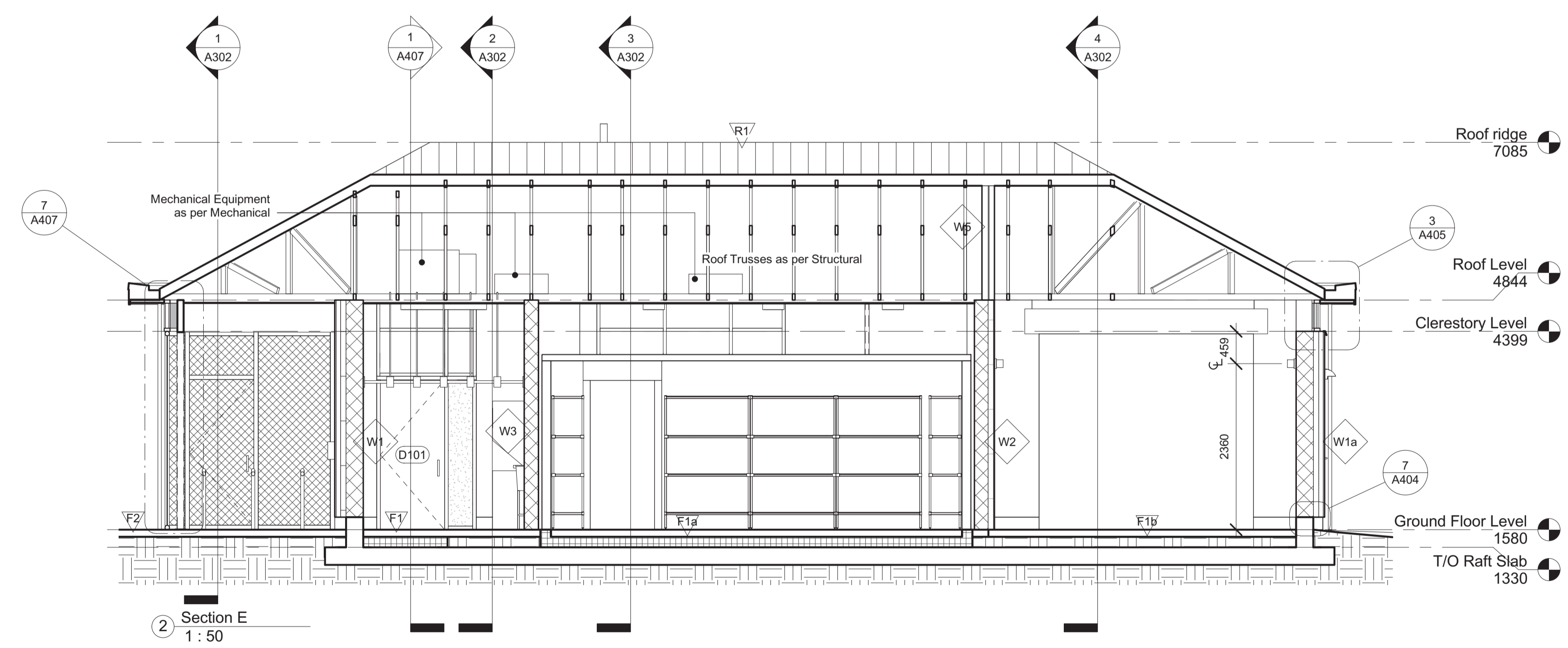
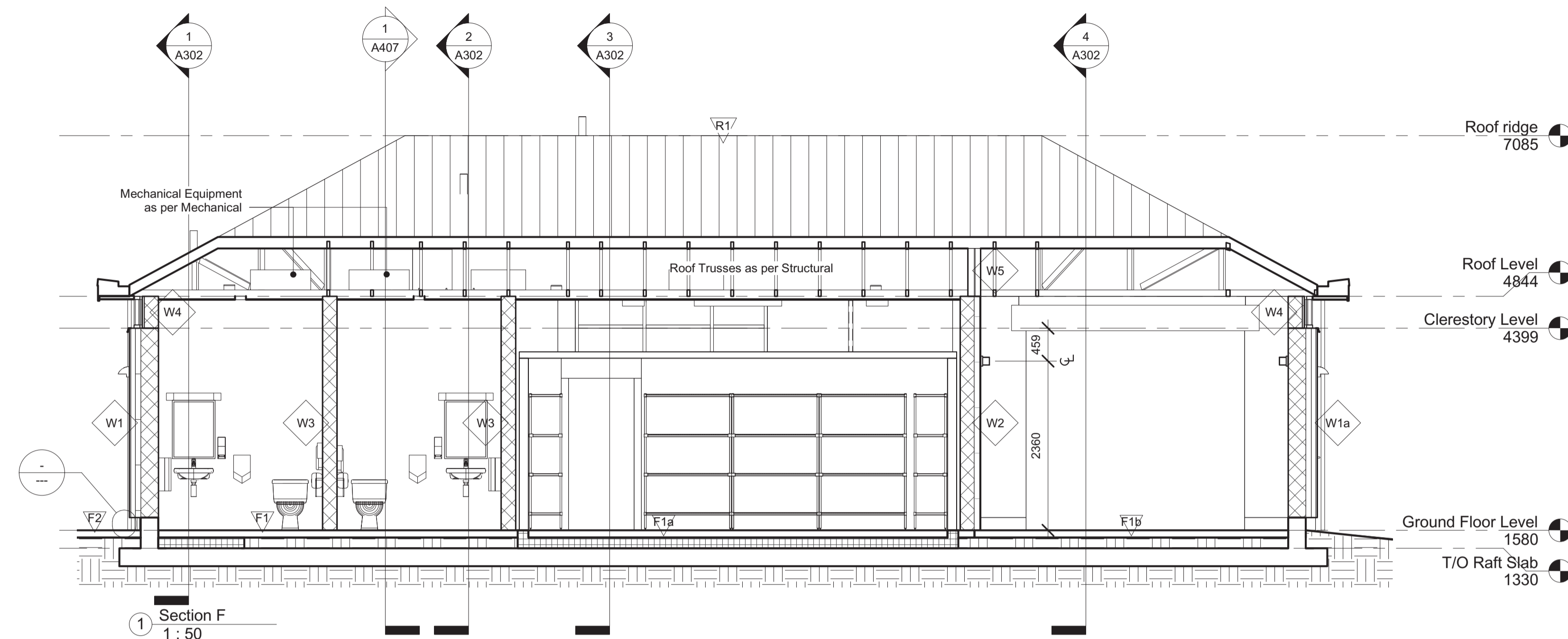
Regional Manager, Architectural and Engineering Services
 Gestionnaire régionale, Services d'architecture et de génie, TPSGC
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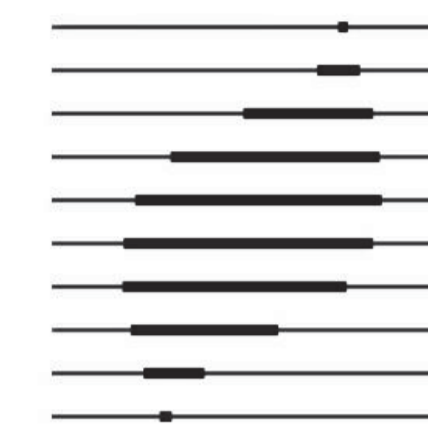
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Longitudinal Sections

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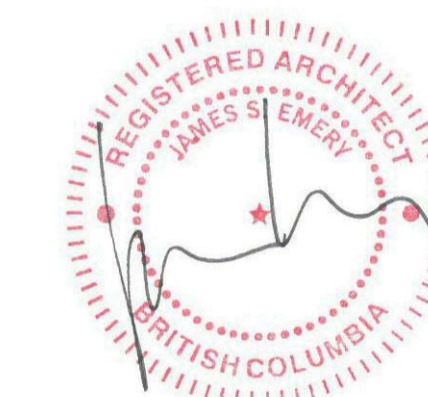
Project no./no du projet	Sheet/Feuille	Revision No. / La Revision no.
PWRC-012-1000534	A301	5





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Drawing Title/Titre du dessin

Cross Sections

@ 1 : 50

Project no./no du projet

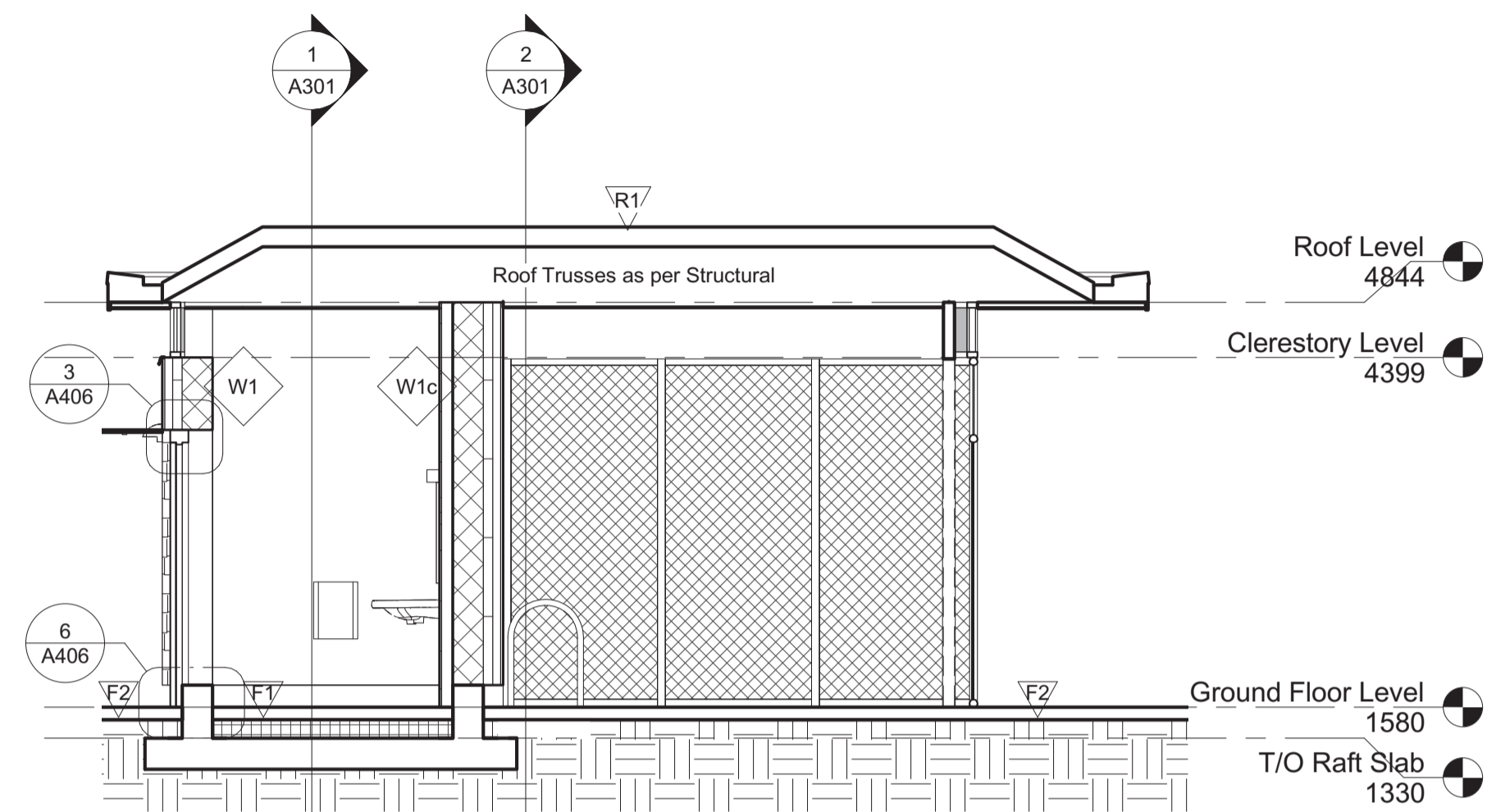
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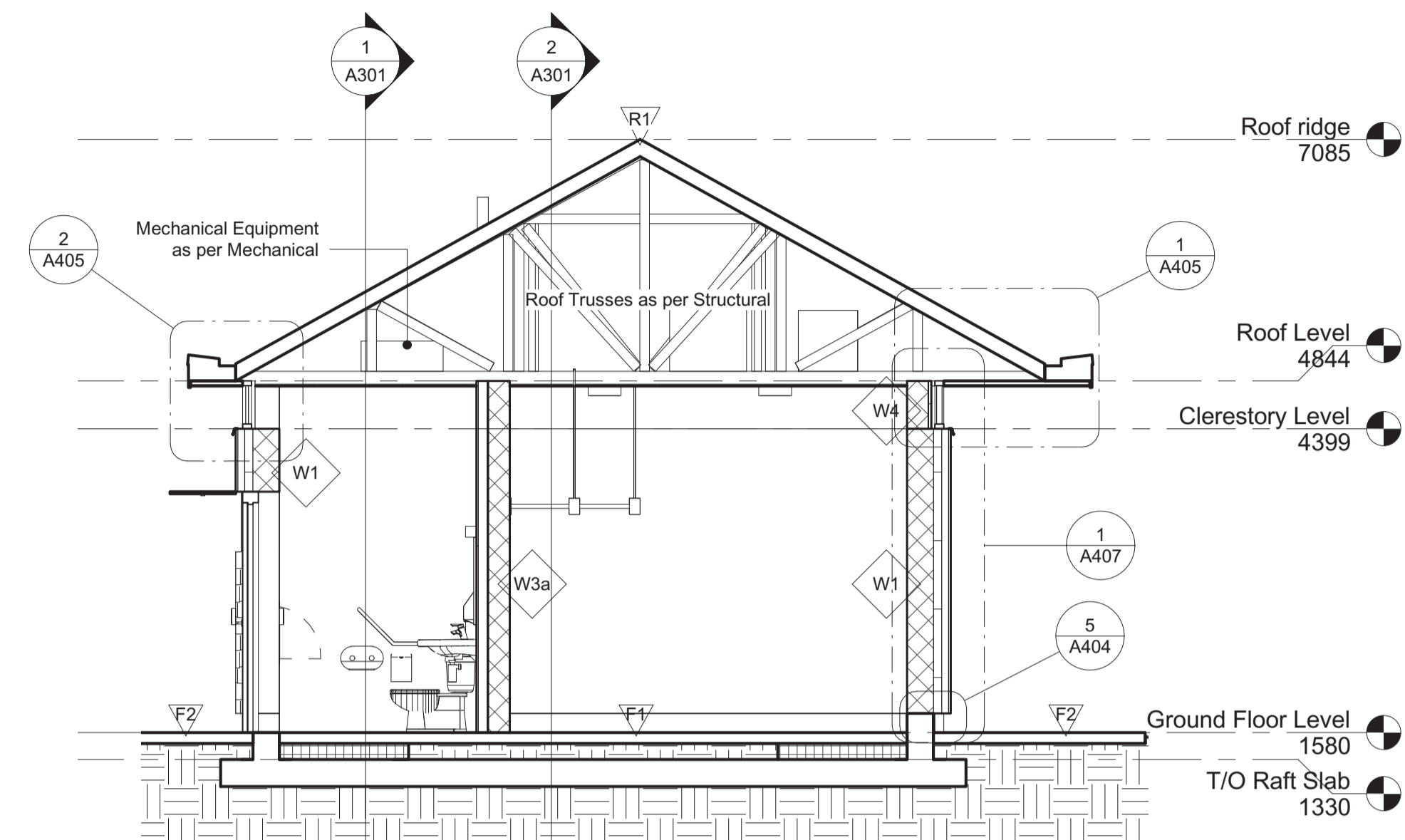
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Revision No. /
 La Revision no.

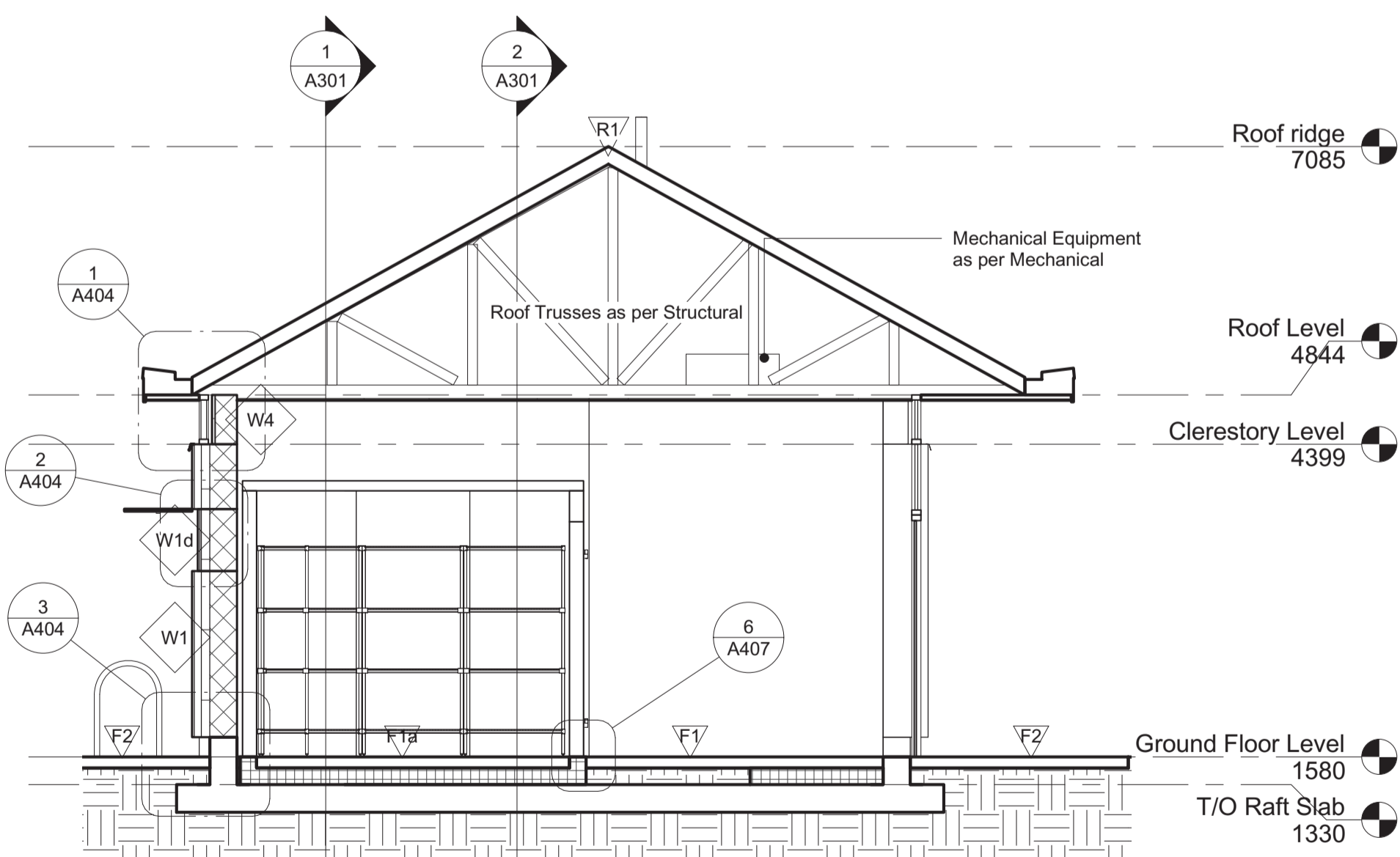
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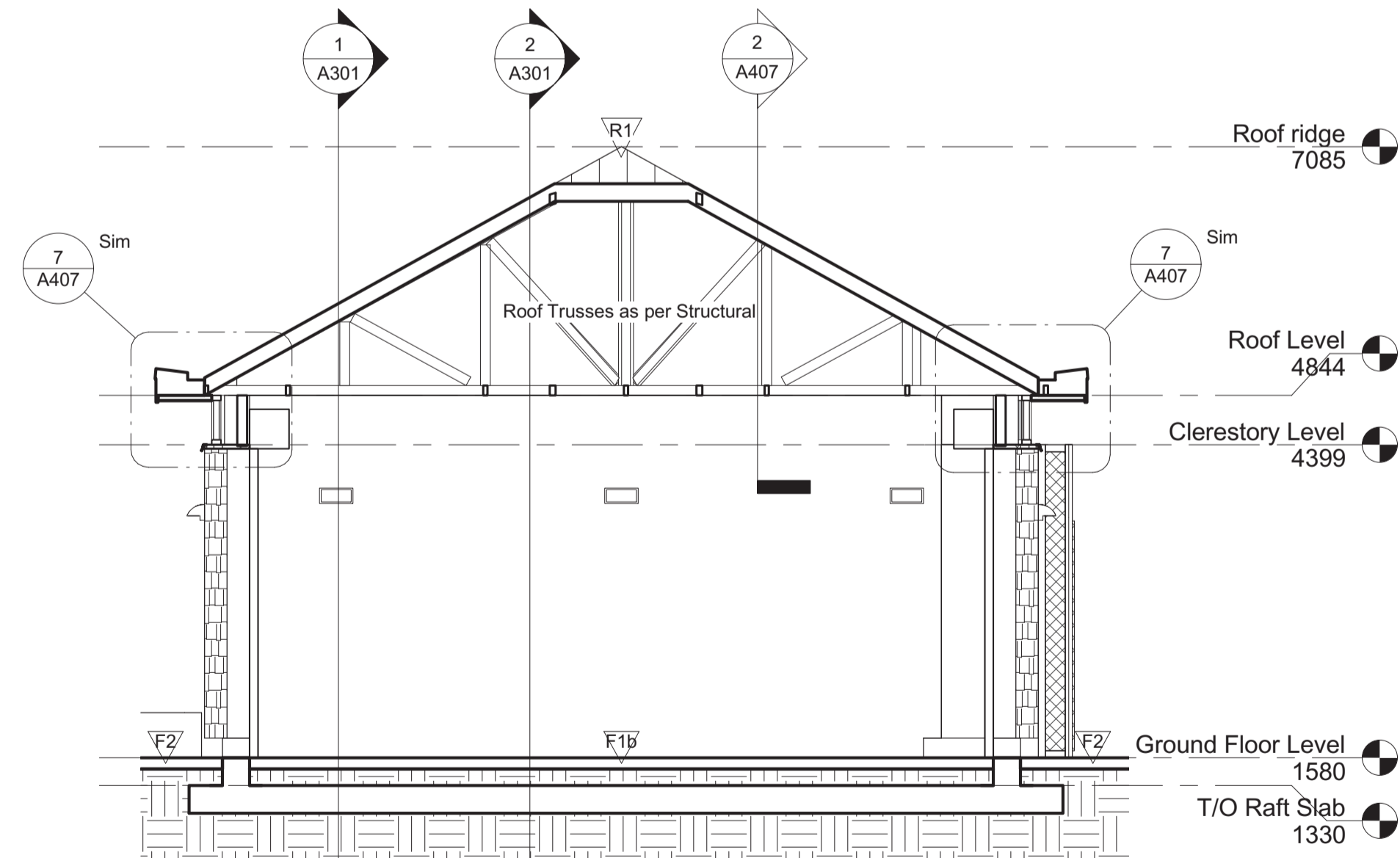
1 Section A
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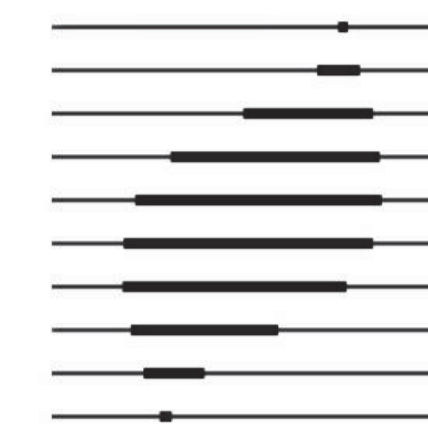
2 Section B
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3 Section C
 1 : 50

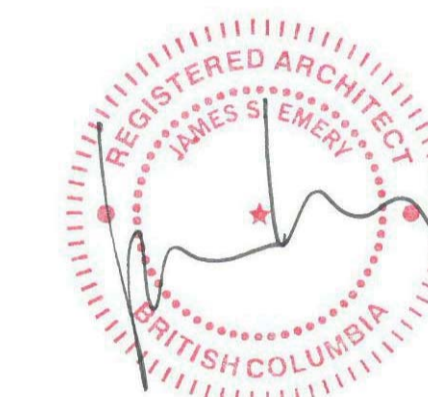


4 Section D (through garage)
 1 : 50



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Drawing Title/Titre du dessin

Typical washroom layout

@ As indicated

Project no./no du projet

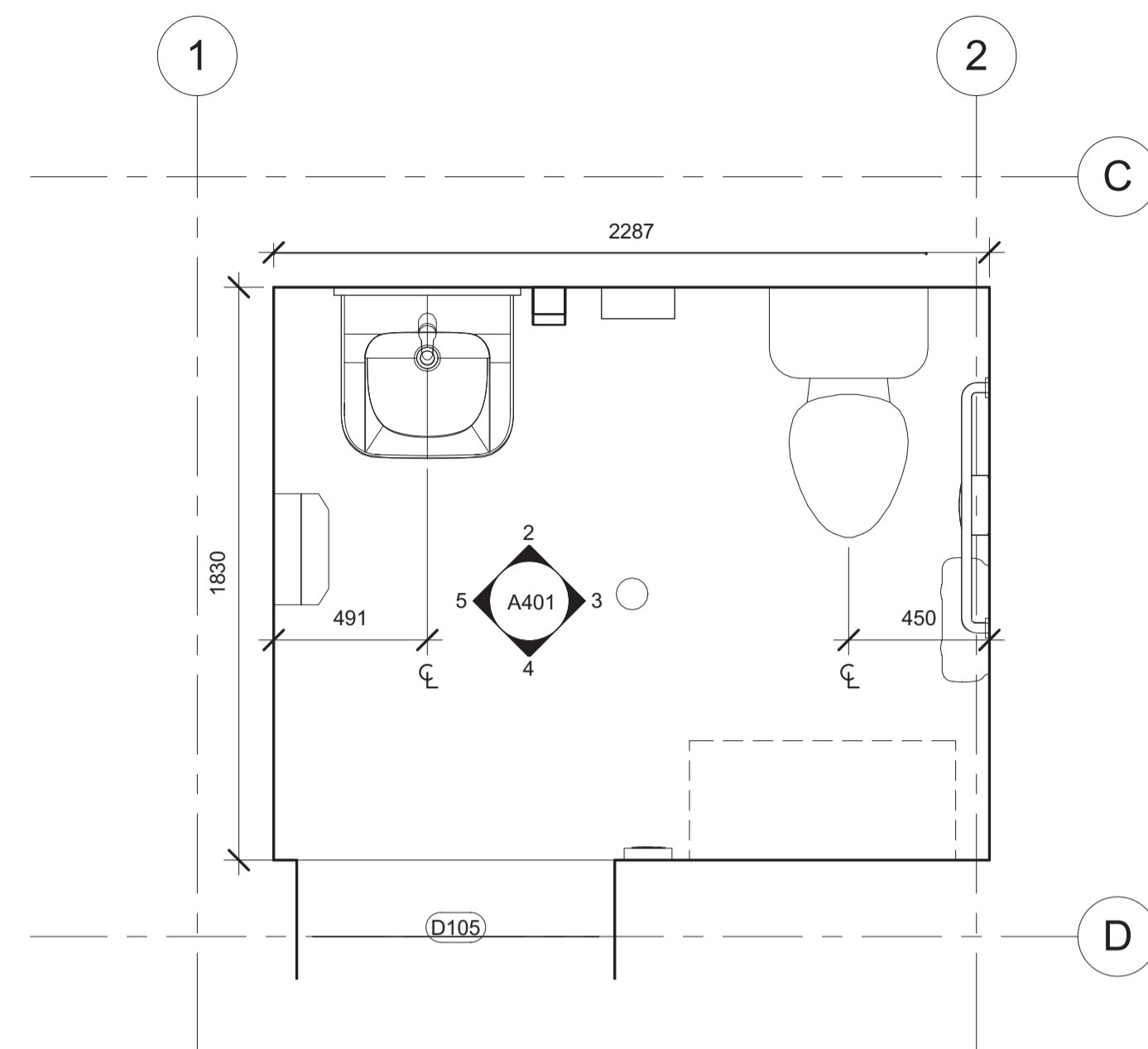
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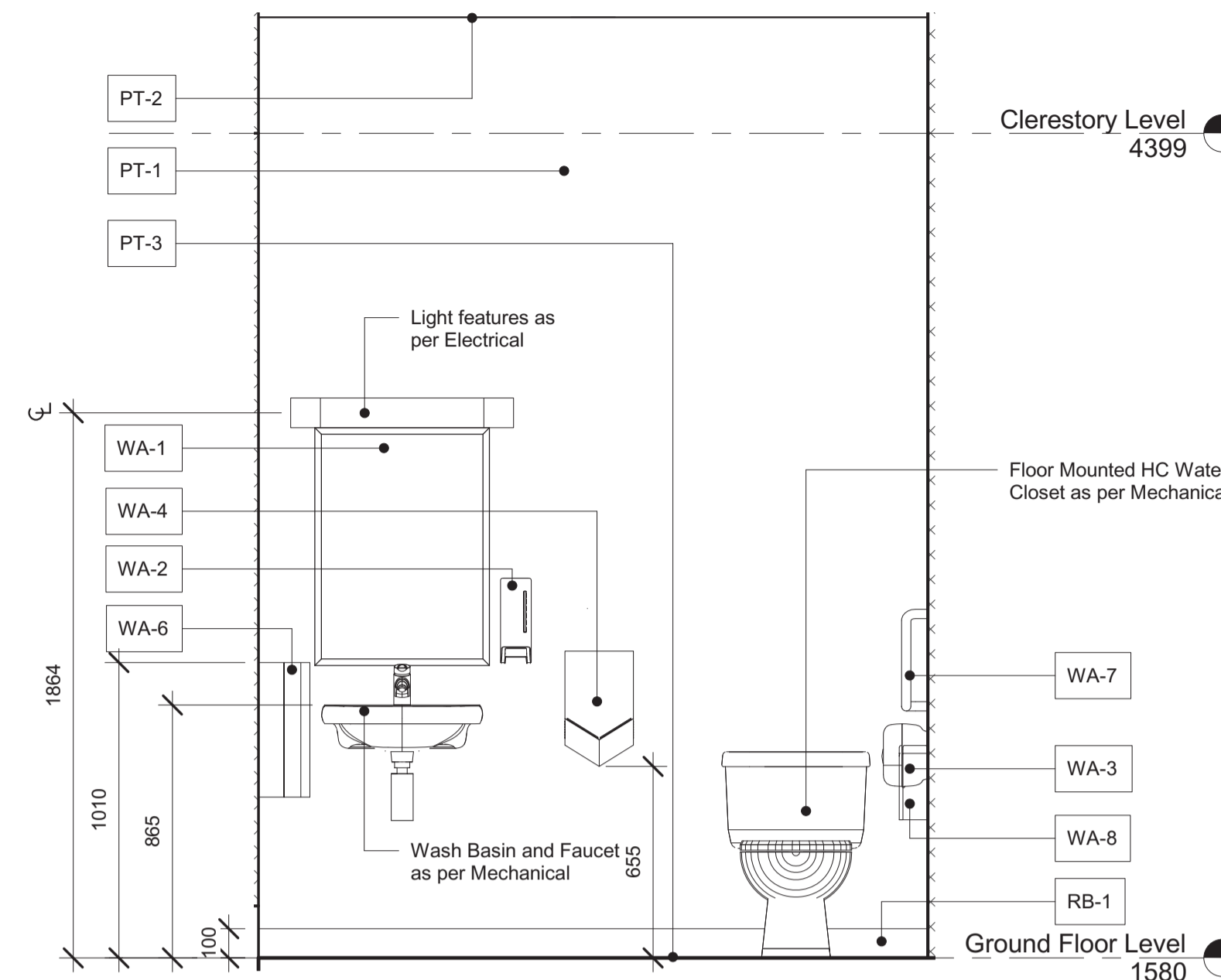
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Revision no. /
La Revision no.

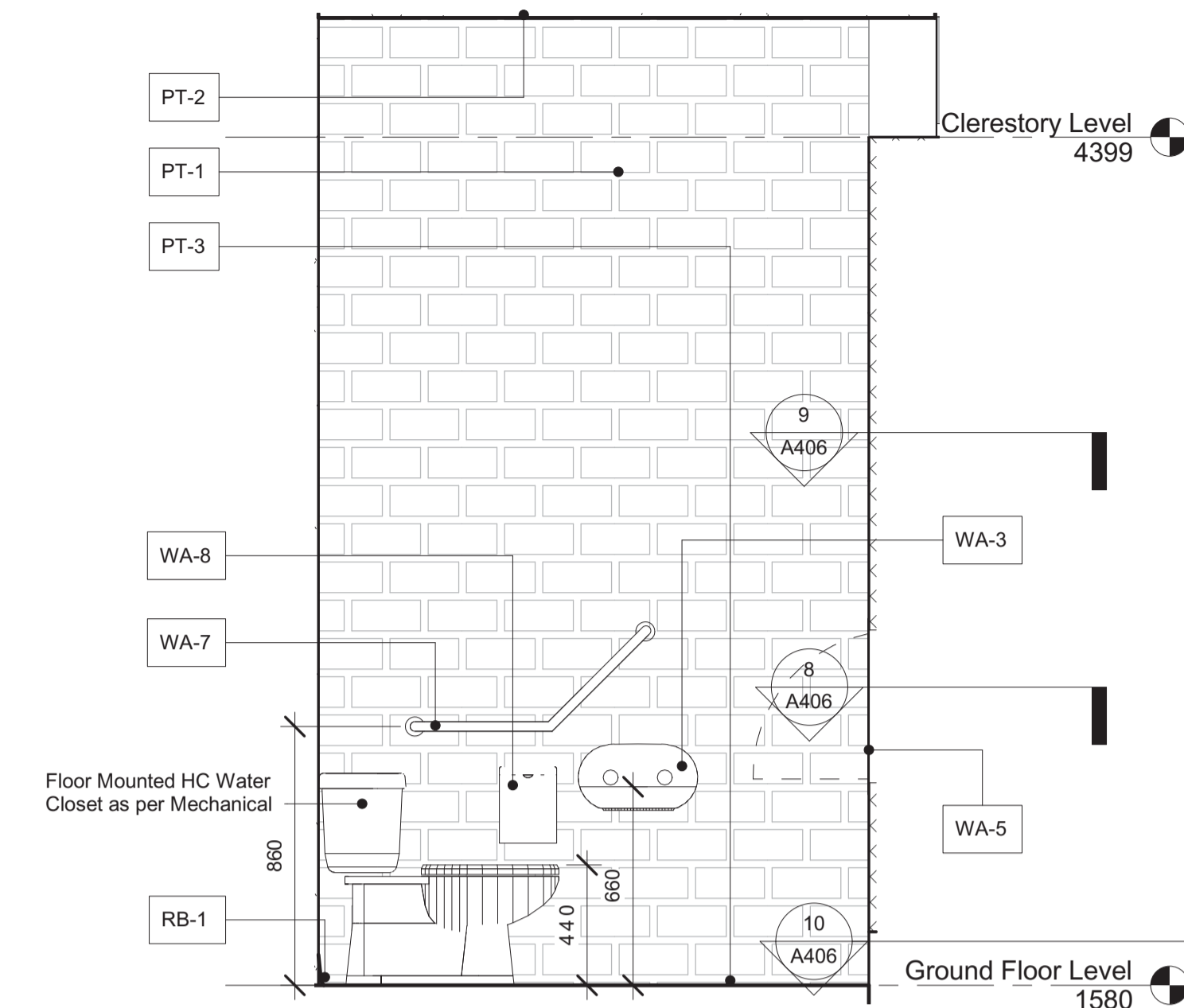
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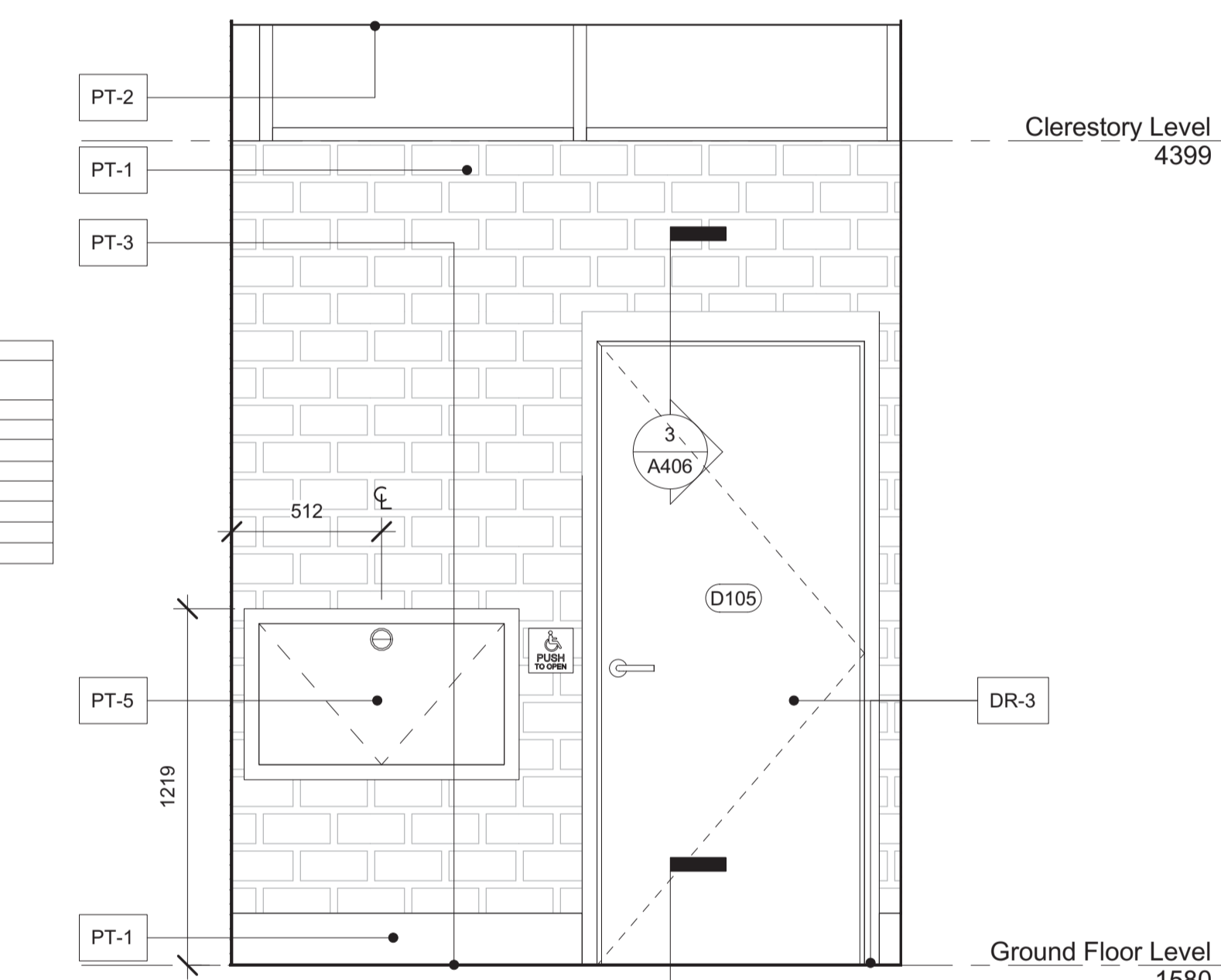
1 Typical washroom plan
1 : 20



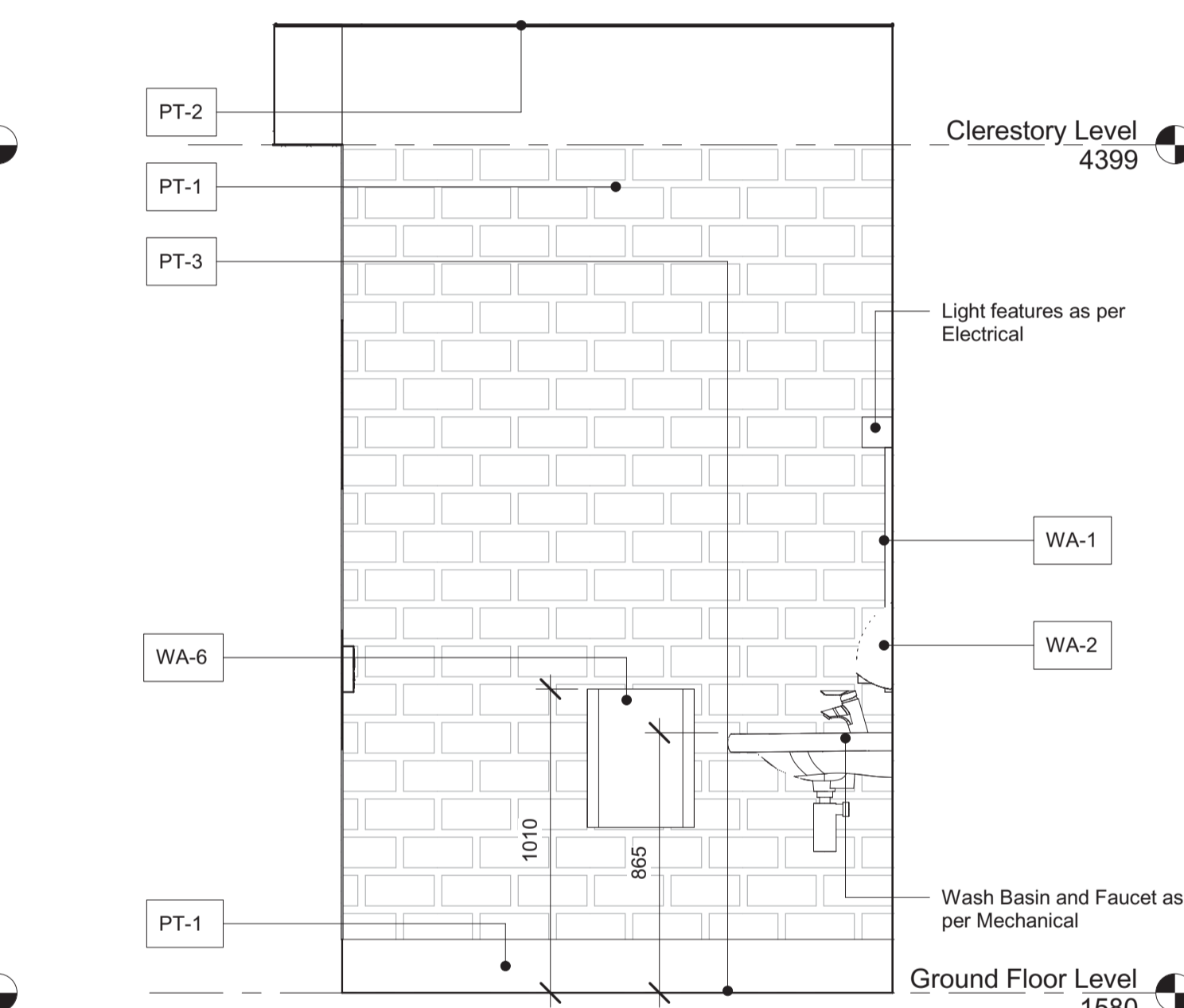
2 North Wall - Washrooms
1 : 20



3 East Wall - Washrooms
1 : 20



4 South Wall - Washrooms
1 : 20



5 West Wall - Washrooms
1 : 20

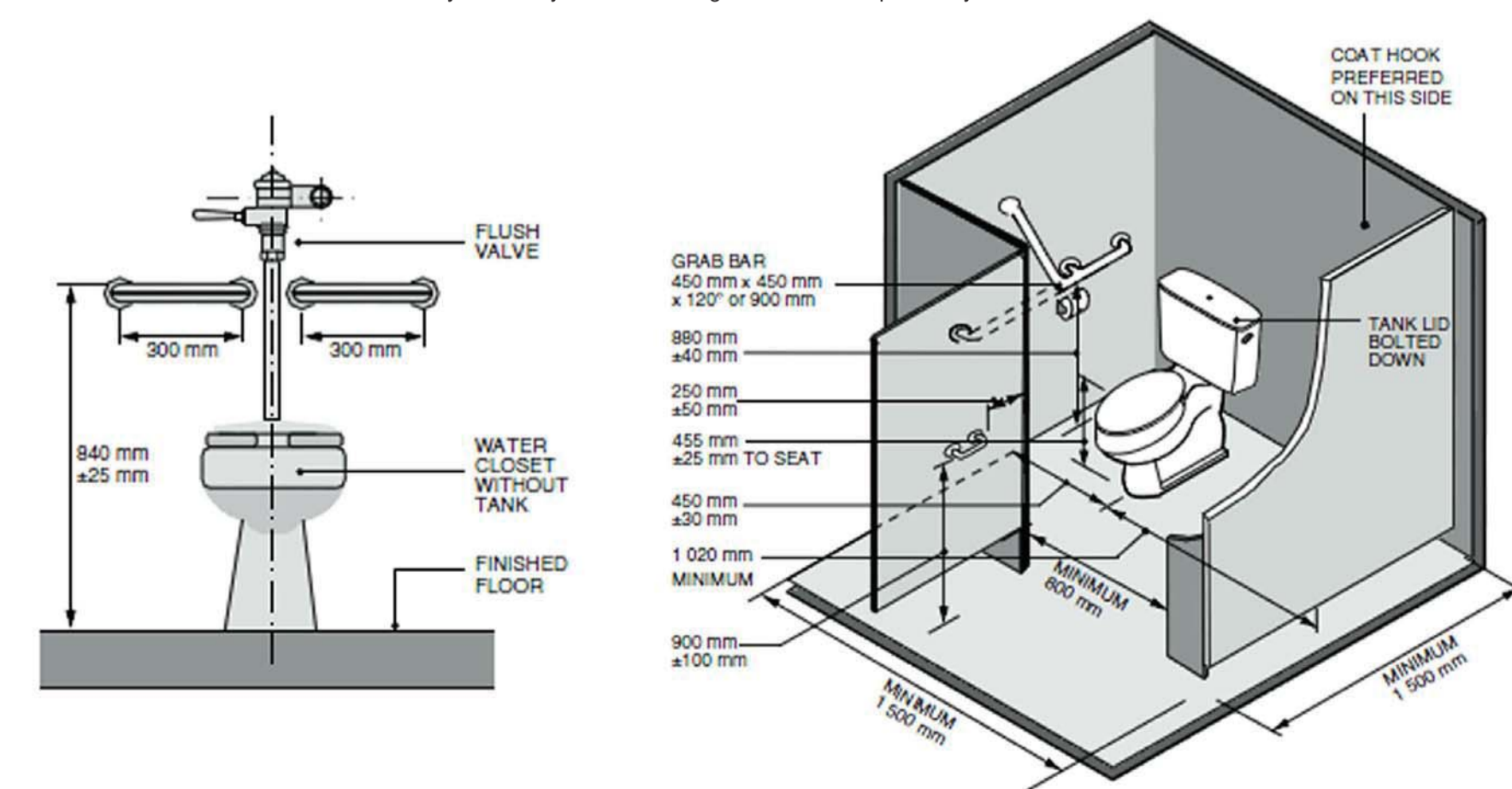
Note	Element	Material	Finish	Colour
PT-1	Wall	Paint	Semi-Gloss	BM Cloud White OC-130
PT-2	Ceiling	Paint	Semi-Gloss	BM Cloud White OC-130
PT-3	Floor	Epoxy Coating	Gloss	Clear
FM-1	Walk-in Freezer Mat	Canada Mats	Deep Freeze Freezer Mat	Black
DR-3	Door/Frame interior	Powder coated	Semi-Gloss	Charcoal Grey
RB-1	Rubber Wall base	Rubber	Standard	48 Grey WG
PA-1	Fiberglass Reinforced Panel	Fiberglass	Smooth Gel Coat	White to match PT-1

Note	Item	Manufacturer	Product	Colour	Name	Manufacturers Code	Notes
WA-1	Mirror	Frost	Fixed Tilt Mirror	Stainless Steel		941-2436FT	
WA-2	Soap Dispenser	Frost	Tank Type Soap Dispenser	Stainless Steel		708A	
WA-3	Toilet Tissue Dispenser	Frost	Jumbo Toilet Tissue Dispenser, Two Rolls	Stainless Steel		169	
WA-4	Wall-mounted Hand Dryer	Dyson	Dyson Airblade V	Sprayed Nickel		HU02	
WA-5	Change Table	Frost	Baby Changing Station	Light Grey		1125	
WA-6	Waste disposal	Frost	Wall Mounted Waste Receptacle	Stainless Steel		303-3NL	
WA-7	Grab Bars	Frost	Grab Bars	Stainless Steel Peened		1002SP 24x24	
WA-8	Sanitary Napkin Dispenser	Frost	Sanitary Napkin Dispenser, Recessed	Stainless Steel		633-2	

2014 Building Access Handbook References

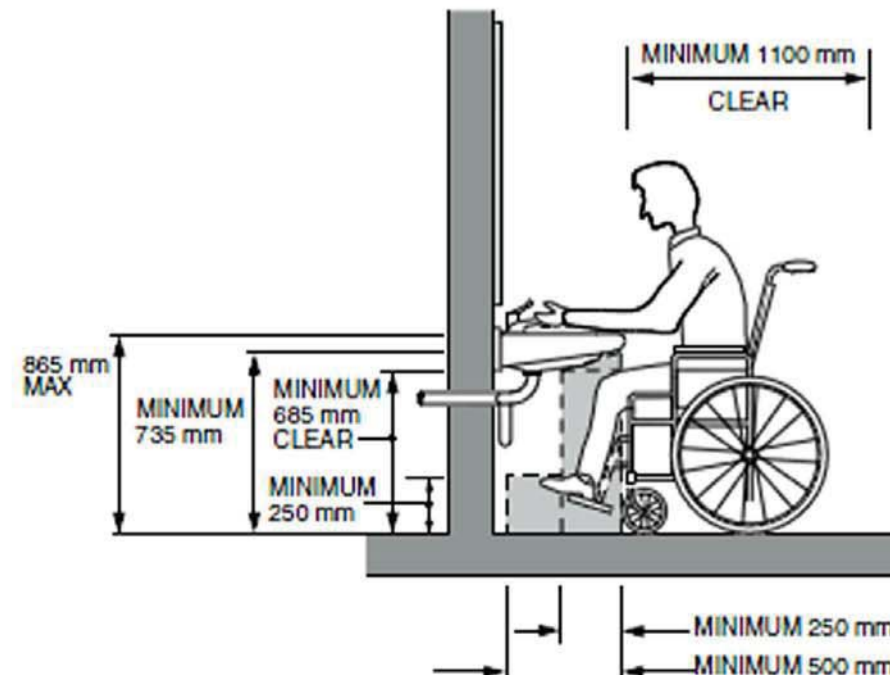
All Bathroom accessories, plumbing, fixtures, toilets, etc. shall conform to the 2014 Building Access Handbook (Companion to the 2012 BCBC).

All references here are for convenience only; familiarity with the building codes is the responsibility of the Contractor.

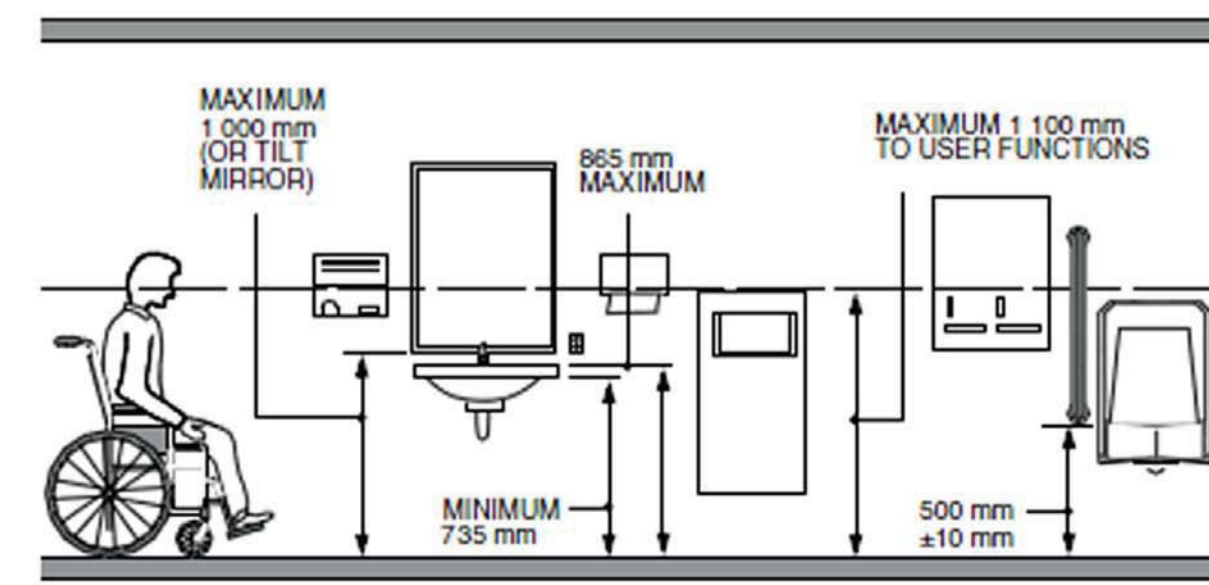


Alternate Grab Bars
Reference 3.8.47.

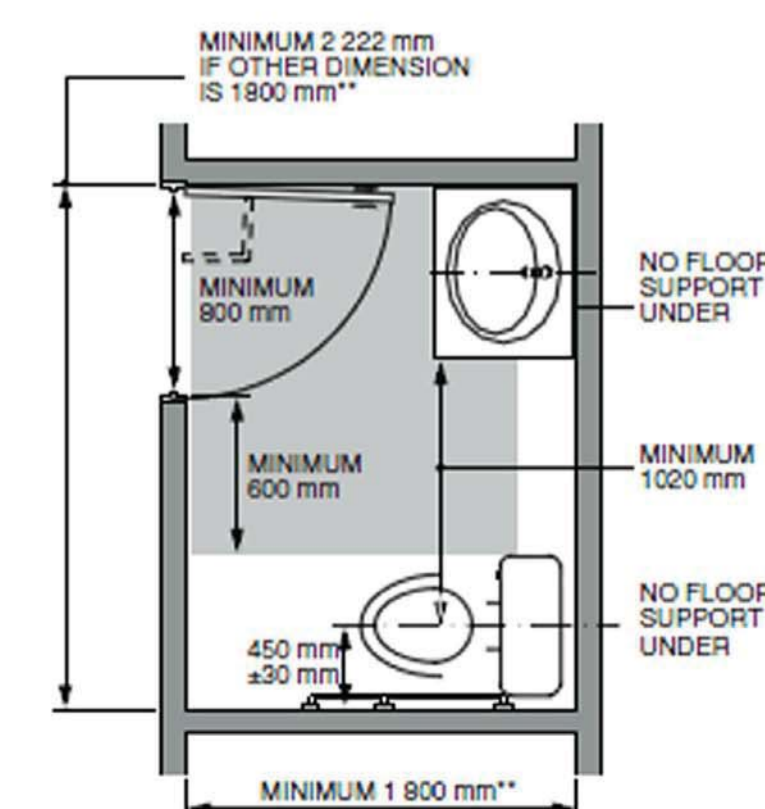
Toilet Compartment & HC-Toilet Facilities
Reference 3.8.48



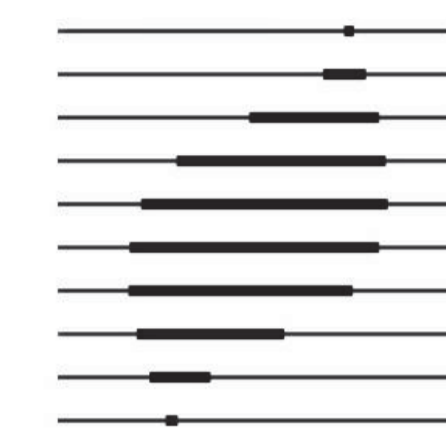
HC-Lavatory Dimensions
Reference 3.8.49.
Note: HC P-Trap under Lavatories



Washroom Accessories
Reference 3.8.51.

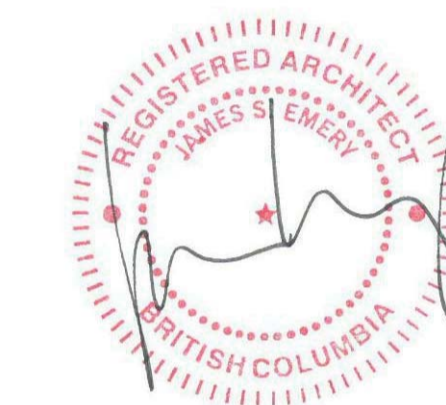


Toilet Room Layout Dimensions
Reference 3.8.51.



IREDALE
 ARCHITECTURE

Iredale Project No. 16063



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Client

PWGSC

PWRC MULTI-PURPOSE BUILDING
 MULTI-PURPOSE BUILDING,
 PICNIC SHELTER & REPAIR OF
 EXISTING WOOD FRAME TOWER
 5421 ROBERTSON ROAD, WESTHAM
 ISLAND, DELTA, BC

Consultant Signature Only

Designed by/Concept par
JSE

Drawn by/Dessiné par
GBE

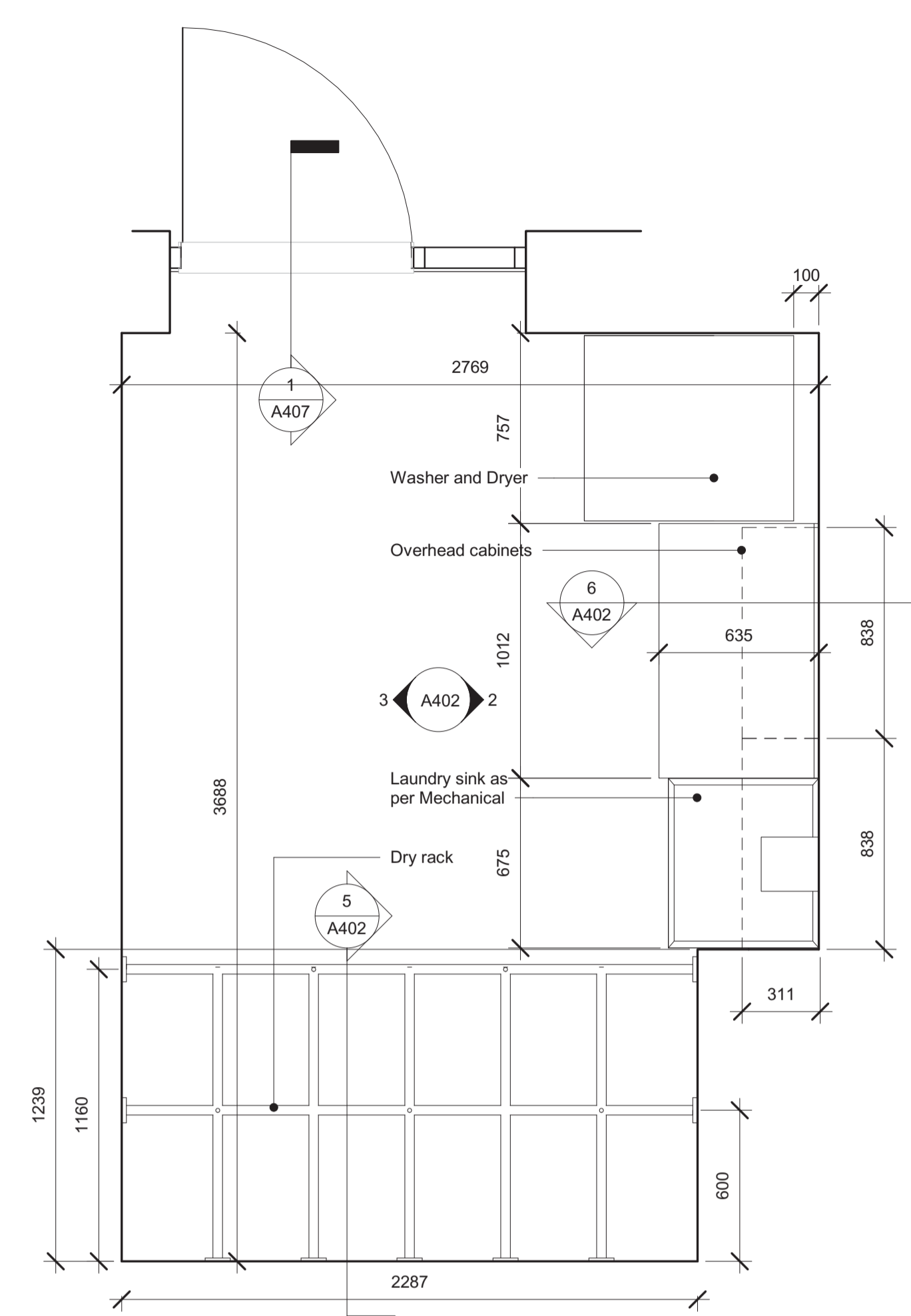
PWGSC Project Manager/Administrateur de Projets TPSGC

Regional Manager, Architectural and Engineering Services
 Gestionnaire régional, Services d'architecture et de génie, TPSGC
 PWGSC-REGIONAL_MANAGER

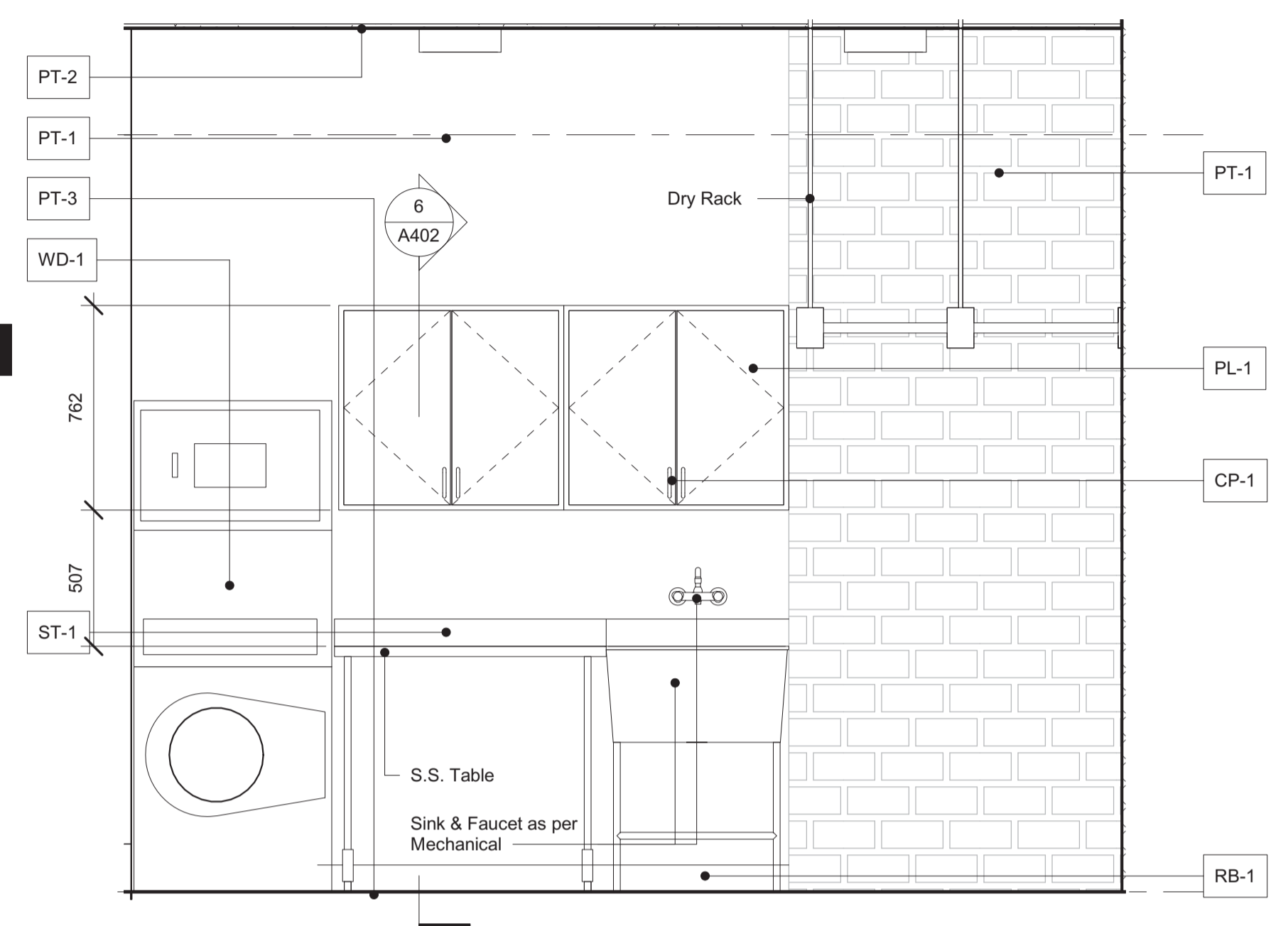
Drawing Title/Titre du dessin
Laundry/ Drying room Interior Elevations

@ As indicated

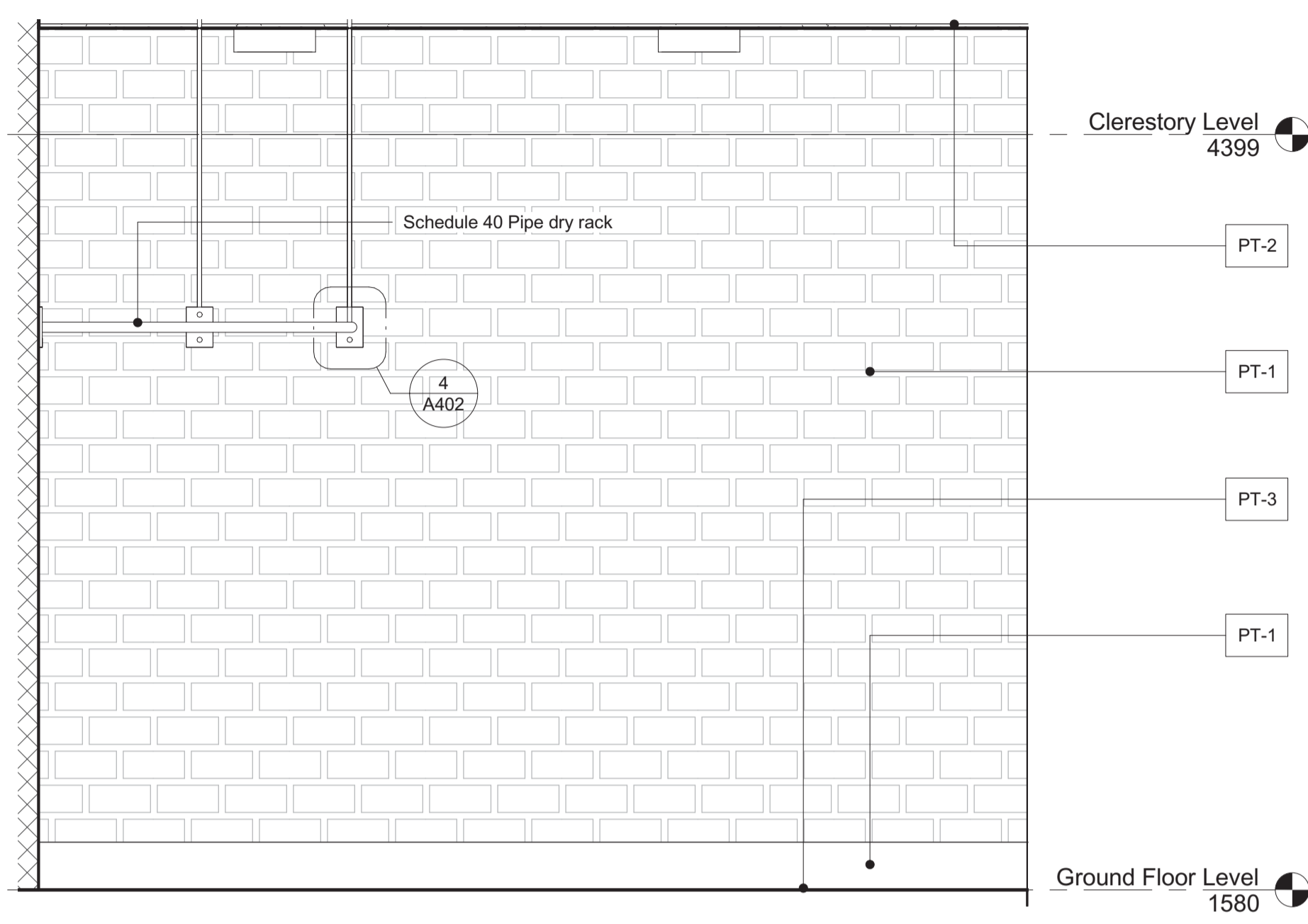
Project no./no du projet	Sheet/Feuille	Revision No. / La Revision no.
PWRC-012-1000534	A402	5



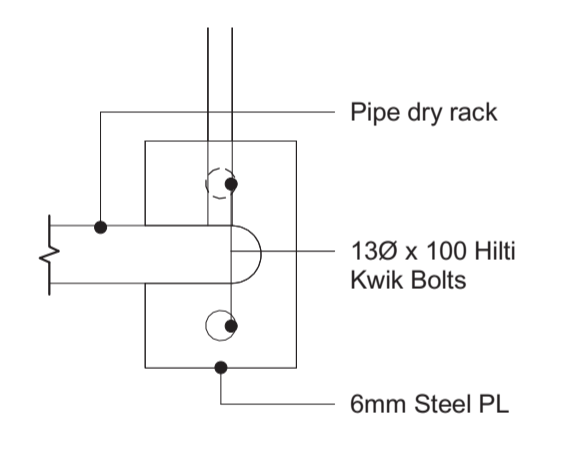
1 Laundry/Drying room Plan
 1:20



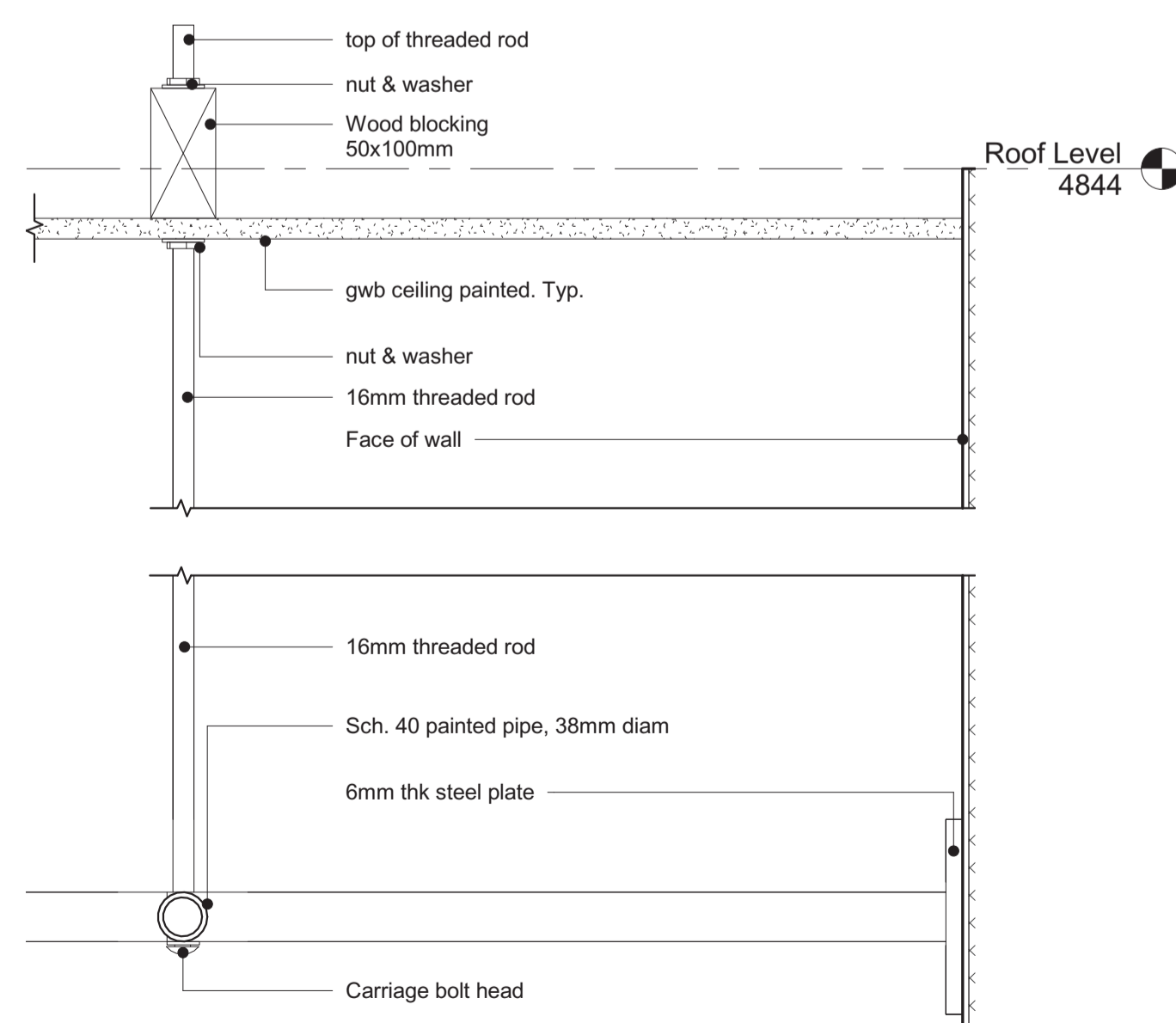
2 East Wall - Laundry
 1:20



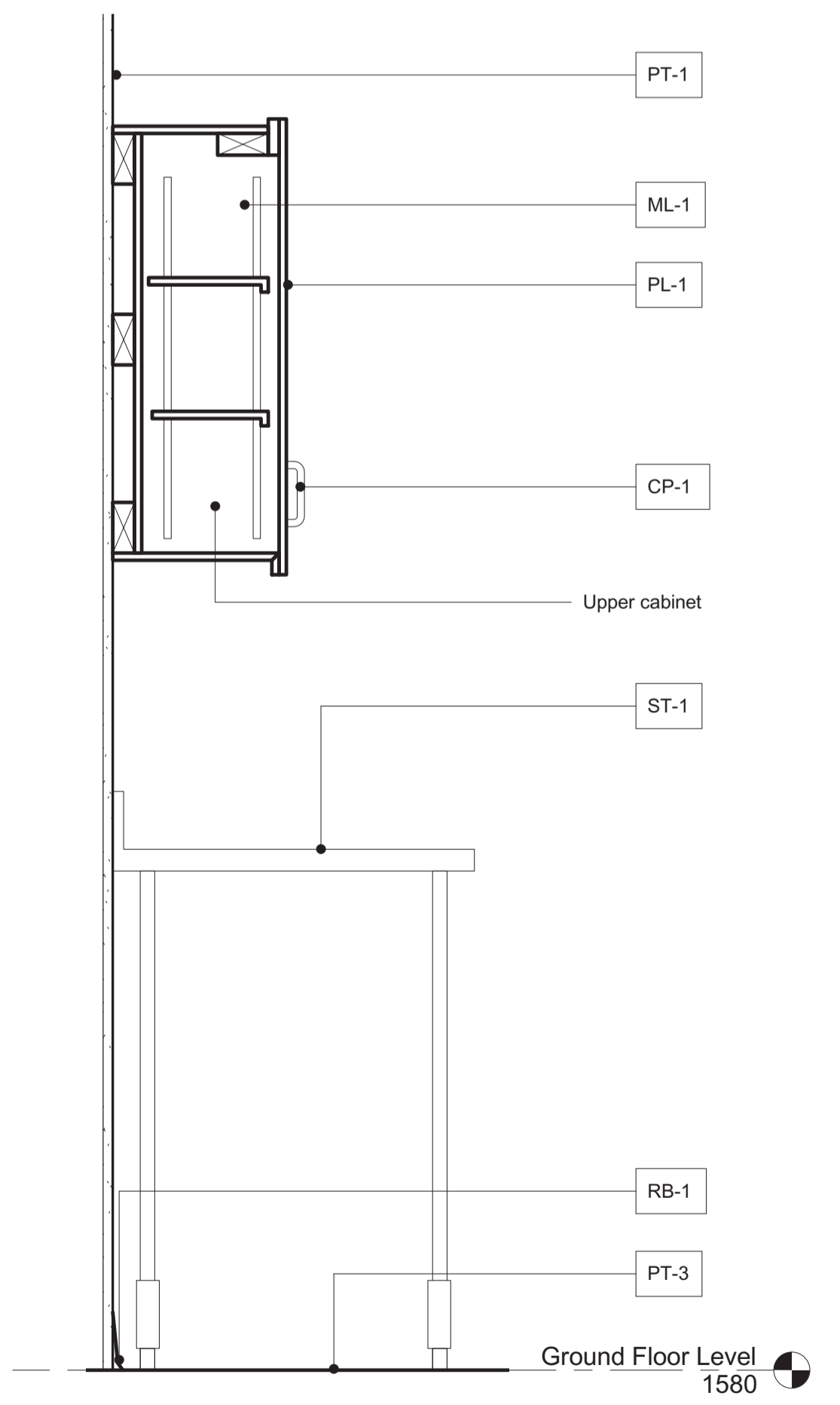
3 West Wall - Laundry
 1:20



4 Dry rack anchor Plate
 1:5



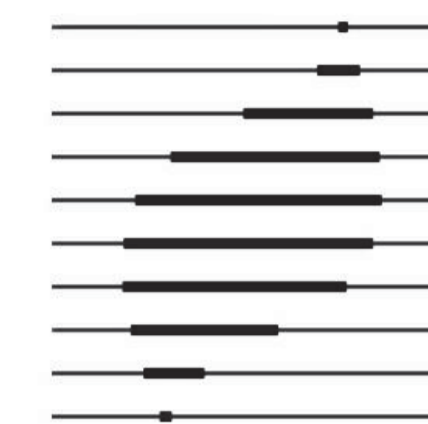
5 Dry rack rod support detail
 1:5



6 Typ. Overhead Cabinets and S.S. counter
 detail
 1:10

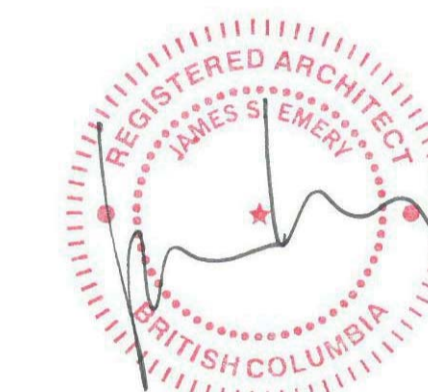
Note	Element	Material	Finish	Colour
PT-1	Wall	Paint	Semi-Gloss	BM Cloud White OC-130
PT-2	Ceiling	Paint	Semi-Gloss	BM Cloud White OC-130
PT-3	Floor	Epoxy Coating	Gloss	Clear
FM-1	Walk-in Freezer Mat	Canada Mats	Deep Freeze Freezer Mat	Black
DR-3	Door/Frame interior	Powder coated	Semi-Gloss	Charcoal Grey
RB-1	Rubber Wall base	Rubber	Standard	48 Grey WG
PA-1	Fiberglass Reinforced Panel	Fiberglass	Smooth Gel Coat	White to match PT-1

Note	Item	Manufacturer	Product	Colour	Manufacturers Code	Notes
PL-1	Plam. Exterior millwork surfaces	Formica	Plam with Gloss finish	White	949C-90	
ML-1	Melamine. Interior millwork surfaces	-	-	White	-	
CP-1	Cabinet Pulls	-	-	Brush or Satin Metal	-	D-Pull
ST-1	S.S. Table	Tarrison	S.S. Table	Stainless Steel	SWT48-2436LBS	Custom L.
WD-1	Washer & Dryer	Huebsch	Stack Washer/Dryer	-	YTEE5ASPI1731W01 YTEE5ASP283CW01	



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Iredale Project No. 16063



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Client

PWGSC

PWRC MULTI-PURPOSE BUILDING

MULTI-PURPOSE BUILDING,
PICNIC SHELTER & REPAIR OF
EXISTING WOOD FRAME TOWER

5421 ROBERTSON ROAD, WESTHAM
ISLAND, DELTA, BC

Consultant Signature Only

Designed by/Concept par
JSE

Drawn by/Dessiné par
GBE

PWGSC Project Manager/Administrateur de Projets TPSGC

Regional Manager, Architectural and Engineering Services
Gestionnaire régional, Services d'architecture et de génie, TPSGC
PWGSC-REGIONAL_MANAGER

Drawing Title/Titre du dessin

Mud room Interior elevations

As indicated

Project no./no du projet

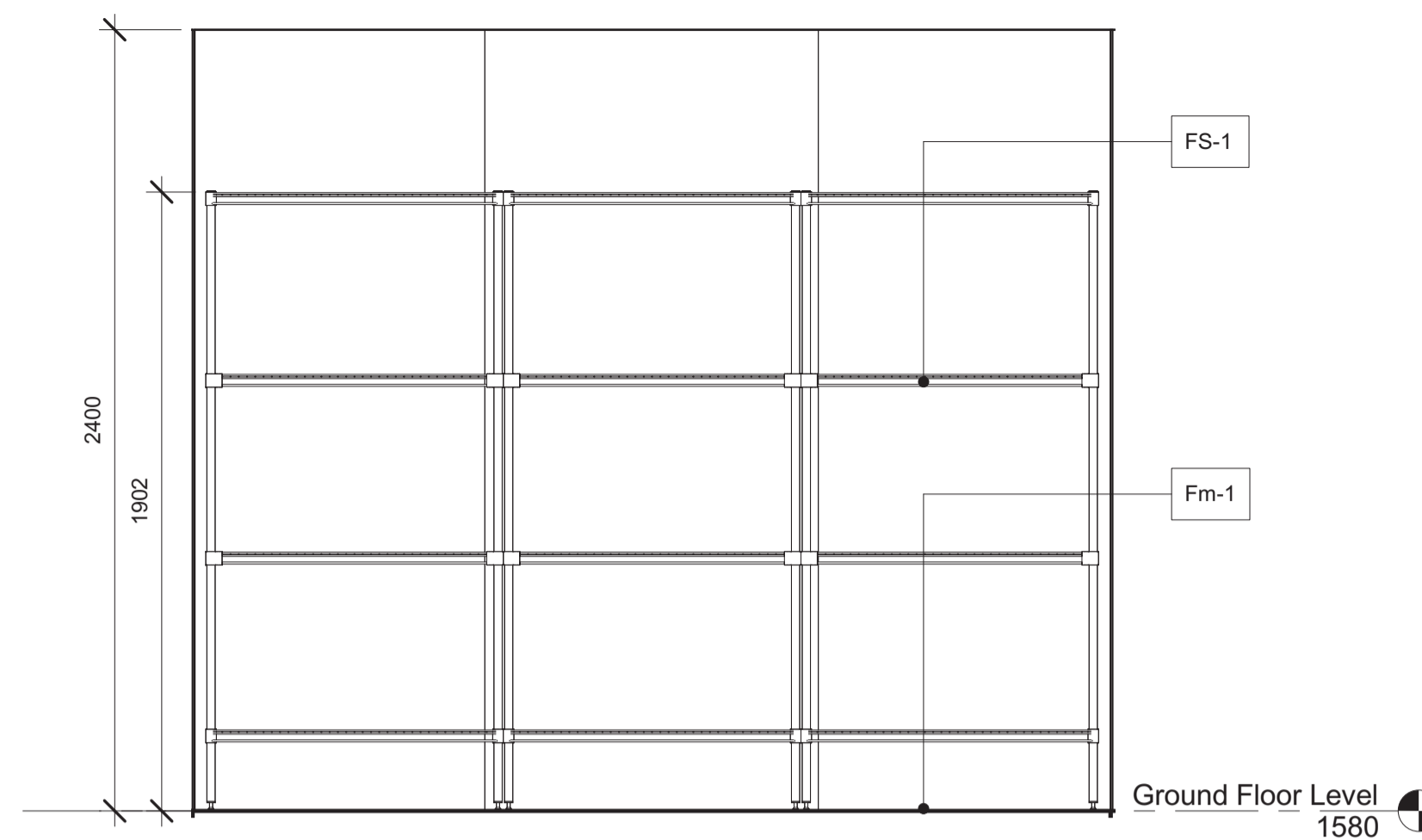
PWRC-012-1000534

Sheet/Feuille

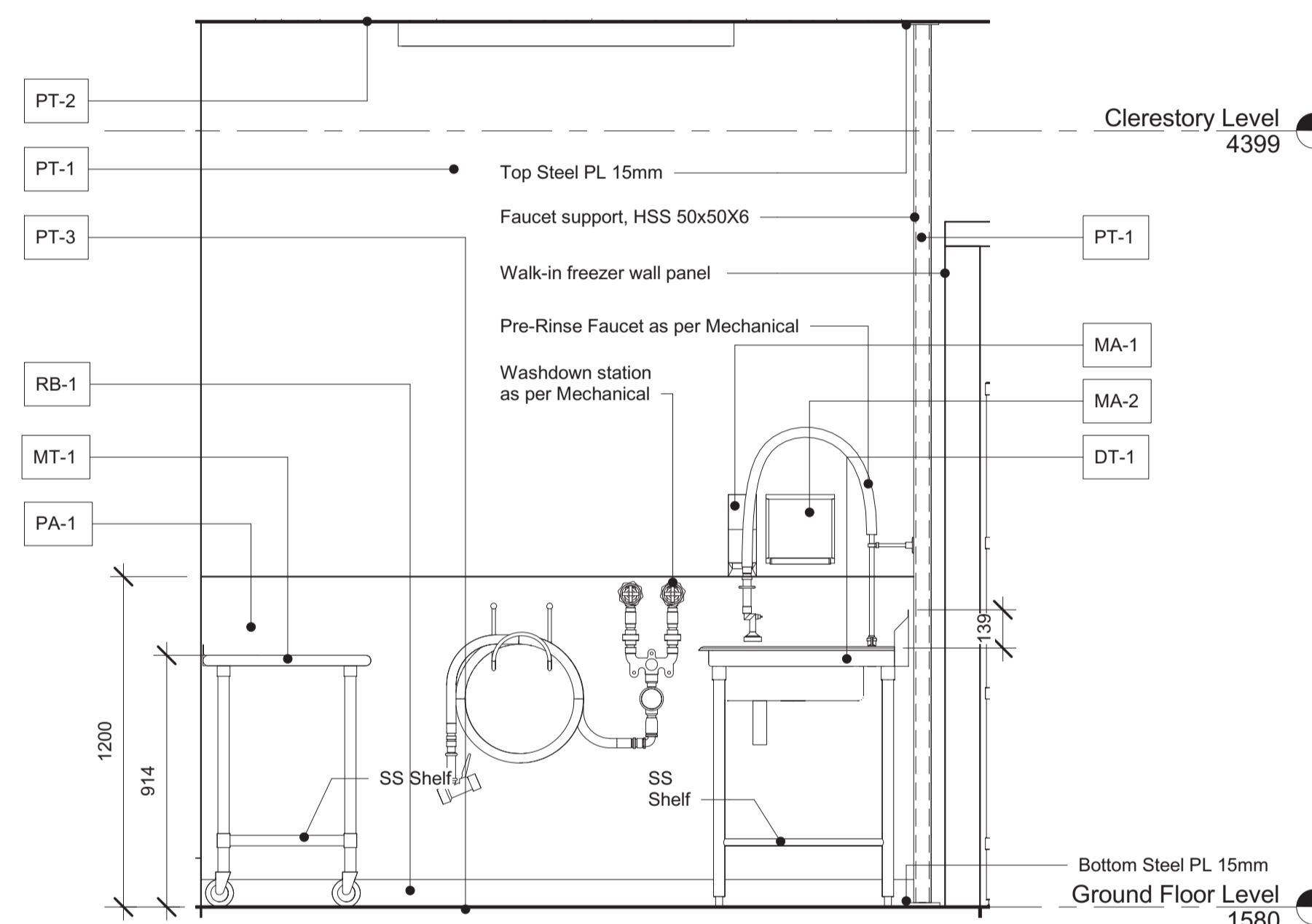
A403

Revision No. /
La Revision no.

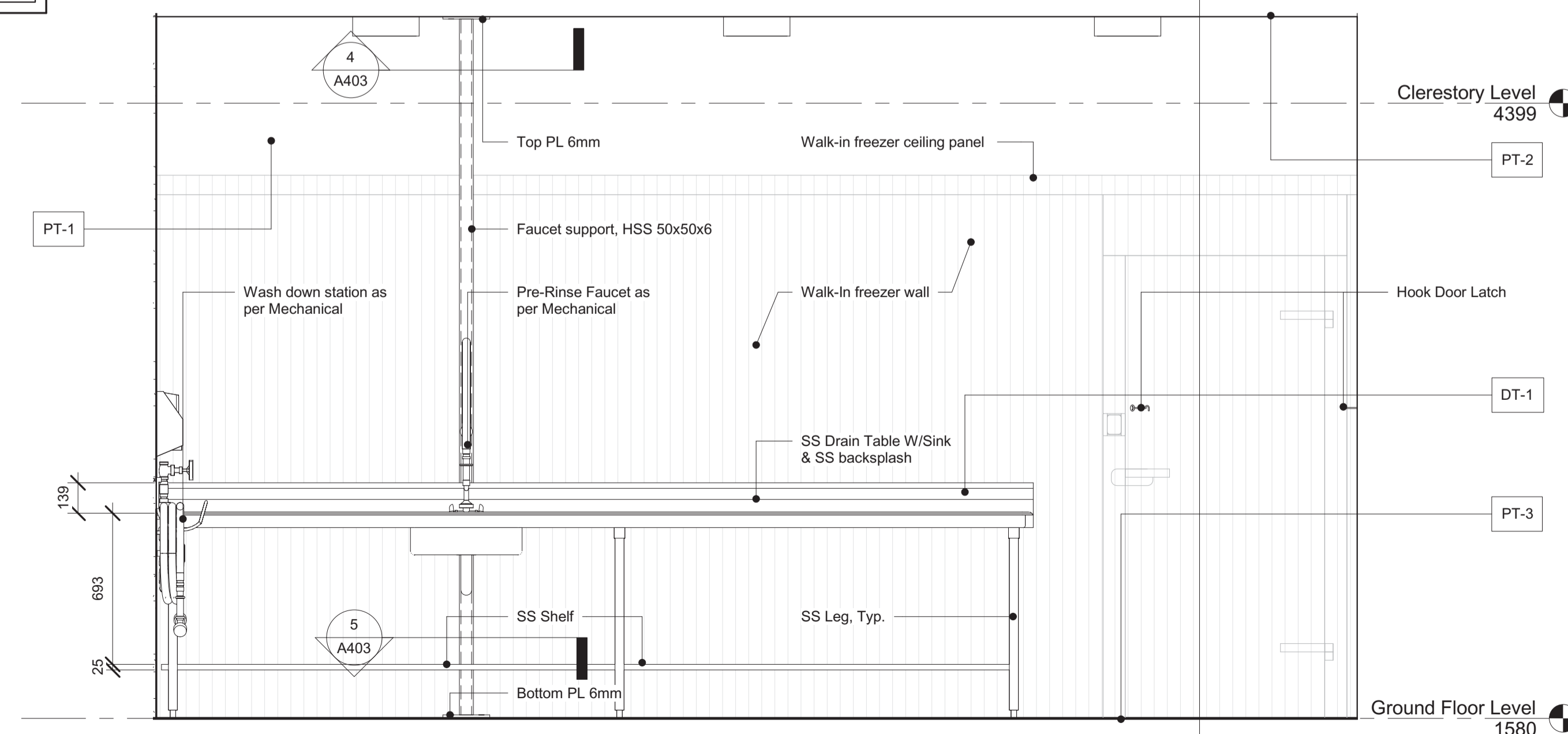
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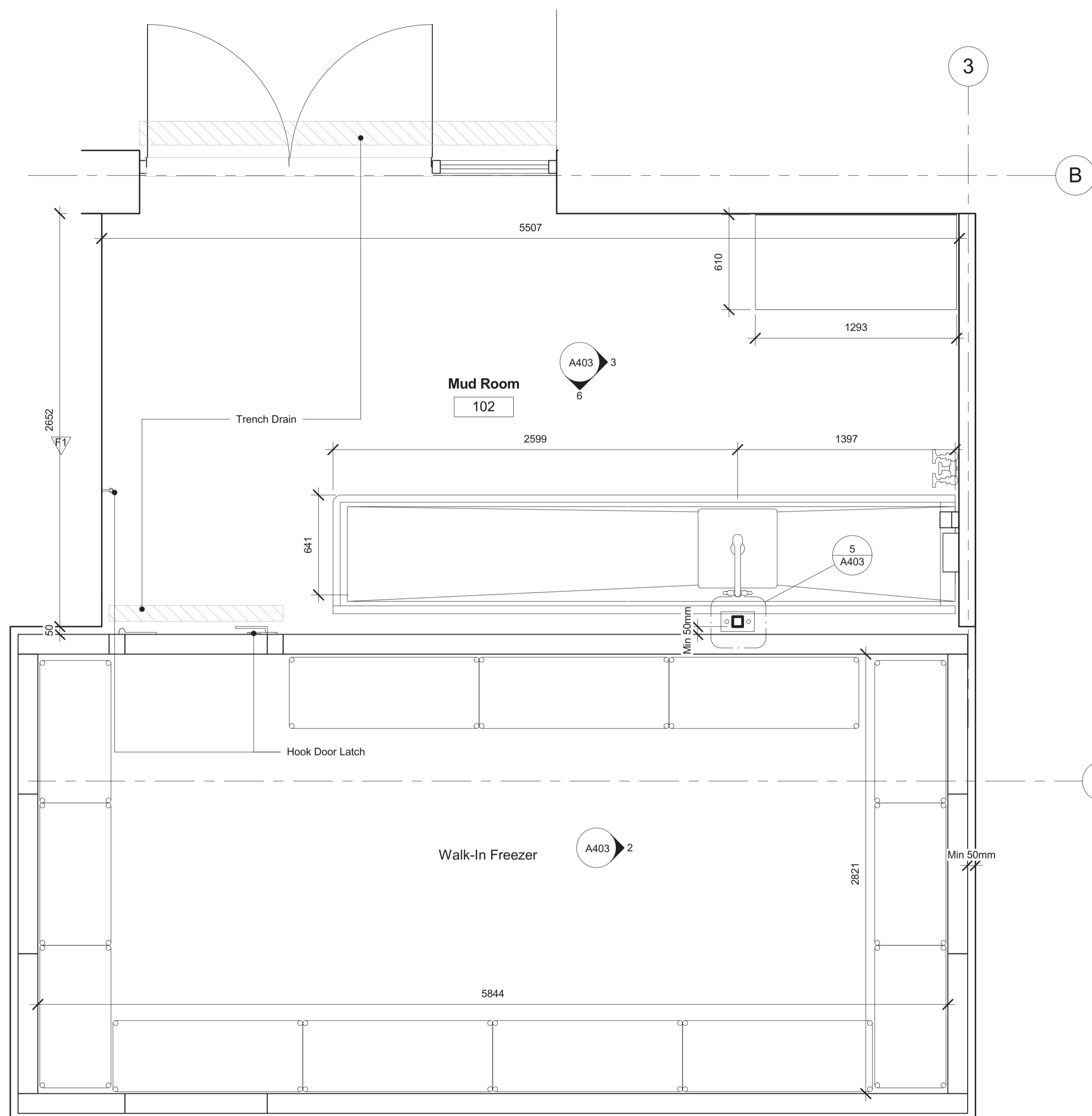
2 East Wall - Walk-In Freezer
1 : 20



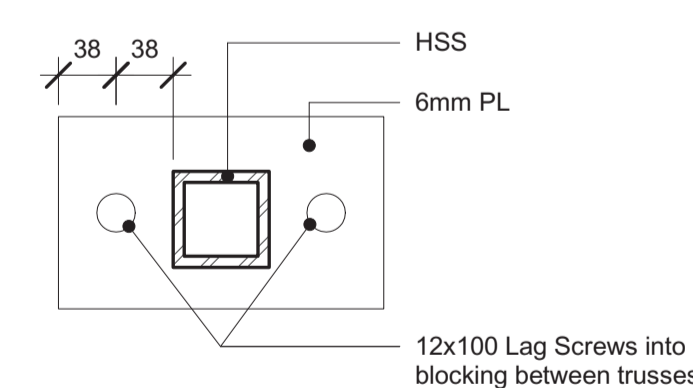
3 East Wall - Mud room
1 : 20



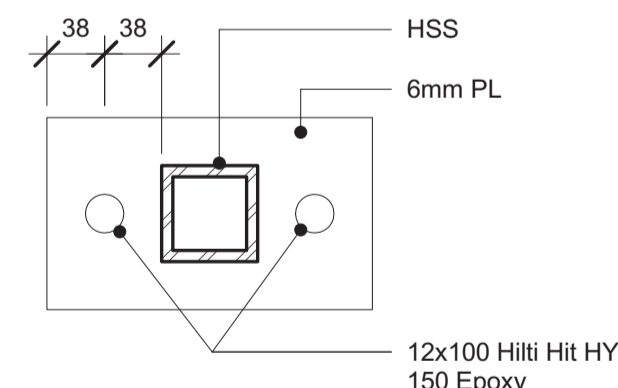
6 South Wall - Mud rooms
1 : 20



1 Mud room Plan
1 : 20



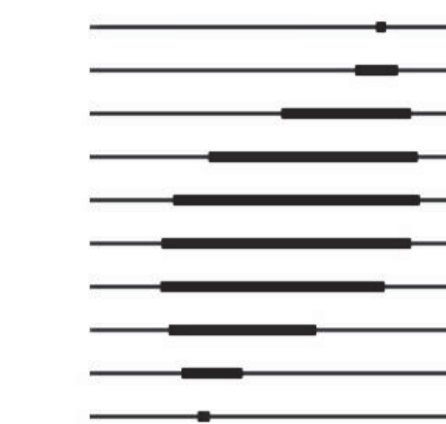
4 Top Plate Detail
1 : 5



5 Bottom Plate Detail
1 : 5

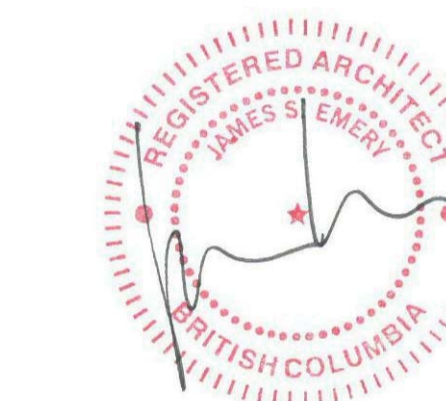
Note	Element	Material	Finish	Colour
PT-1	Wall	Paint	Semi-Gloss	BM Cloud White OC-130
PT-2	Ceiling	Paint	Semi-Gloss	BM Cloud White OC-130
PT-3	Floor	Epoxy Coating	Gloss	Clear
FM-1	Walk-in Freezer Mat	Canada Mats	Deep Freeze Freezer Mat	Black
DR-3	Door/Frame interior	Powder coated	Semi-Gloss	Charcoal Grey
RB-1	Rubber Wall base	Rubber	Standard	48 Grey WG
PA-1	Fiberglass Reinforced Panel	Fiberglass	Smooth Gel Coat	White to match PT-1

Note	Item	Manufacturer	Product	Colour	Manufacturers Code	Notes
DT-1	S.S Drain Table with sink	Tarrison	S.S. Drain table with sink	Stainless Steel	CDS1-18	Custom as per Drawings
FS-1	Walk-in Freezer Shelves	Tarrison	Shelves/Posts	Stainless Steel	S1848S/P63S & S1836S/P63S	4 Shelves
MT-1	Moveable table	Tarrison	Table/Undershalve/Casters	Stainless Steel	WT48S-2444/US2436S/C5SPB	
MA-2	Soap Dispenser	Frost, O/A	Tank Type Soap Dispenser	Stainless Steel	708A	
MA-3	Towel Dispenser	Frost, O/A	Universal Towel Dispenser	Stainless Steel	103	



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Client

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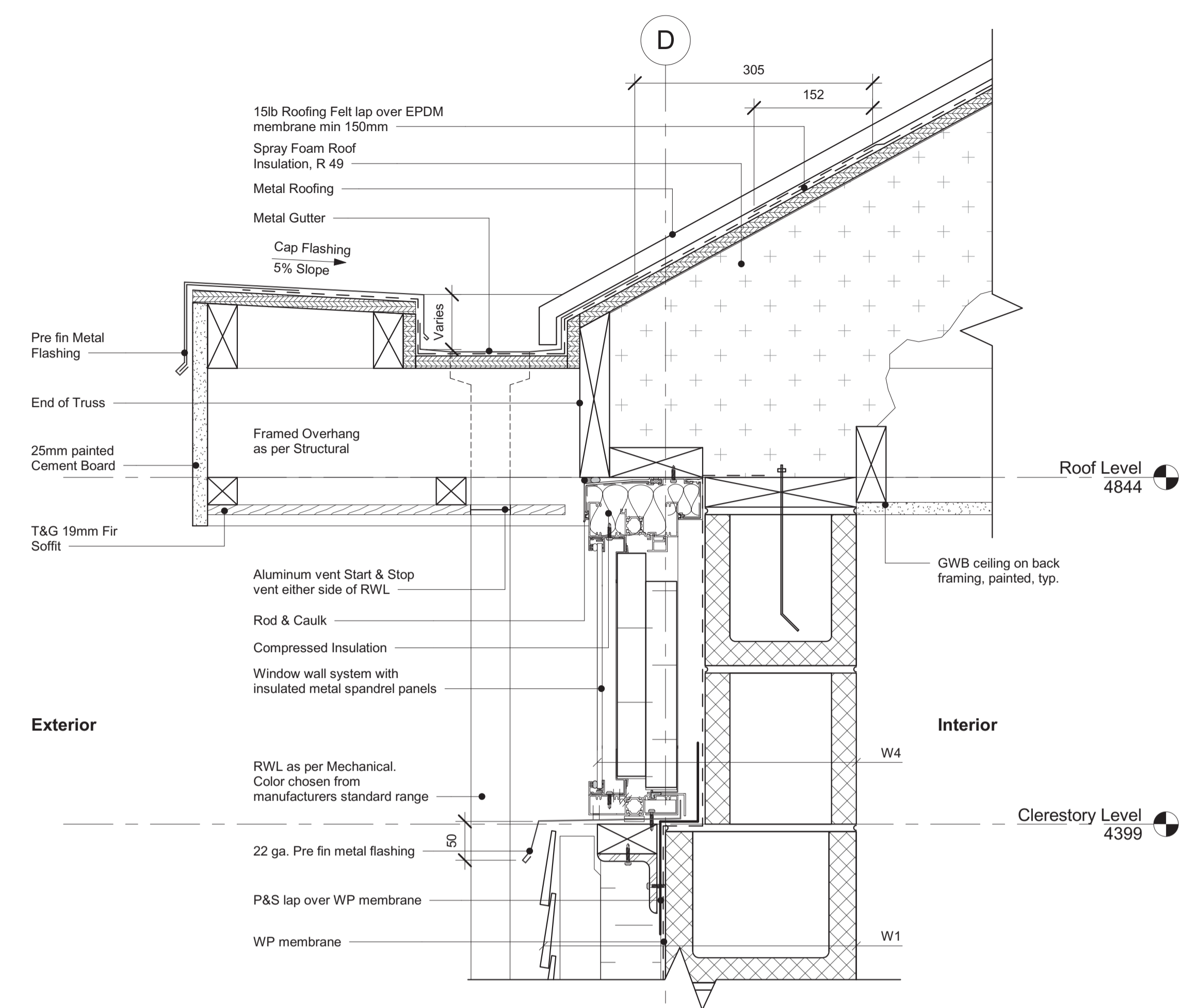
PWRC MULTI-PURPOSE BUILDING
 MULTI-PURPOSE BUILDING,
 PICNIC SHELTER & REPAIR OF
 EXISTING WOOD FRAME TOWER
 5421 ROBERTSON ROAD, WESTHAM
 ISLAND, DELTA, BC

Consultant Signature Only
 Designed by/Concept par
JSE
 Drawn by/Dessiné par
GBE
 PWGSC Project Manager/Administrateur de Projets TPSGC

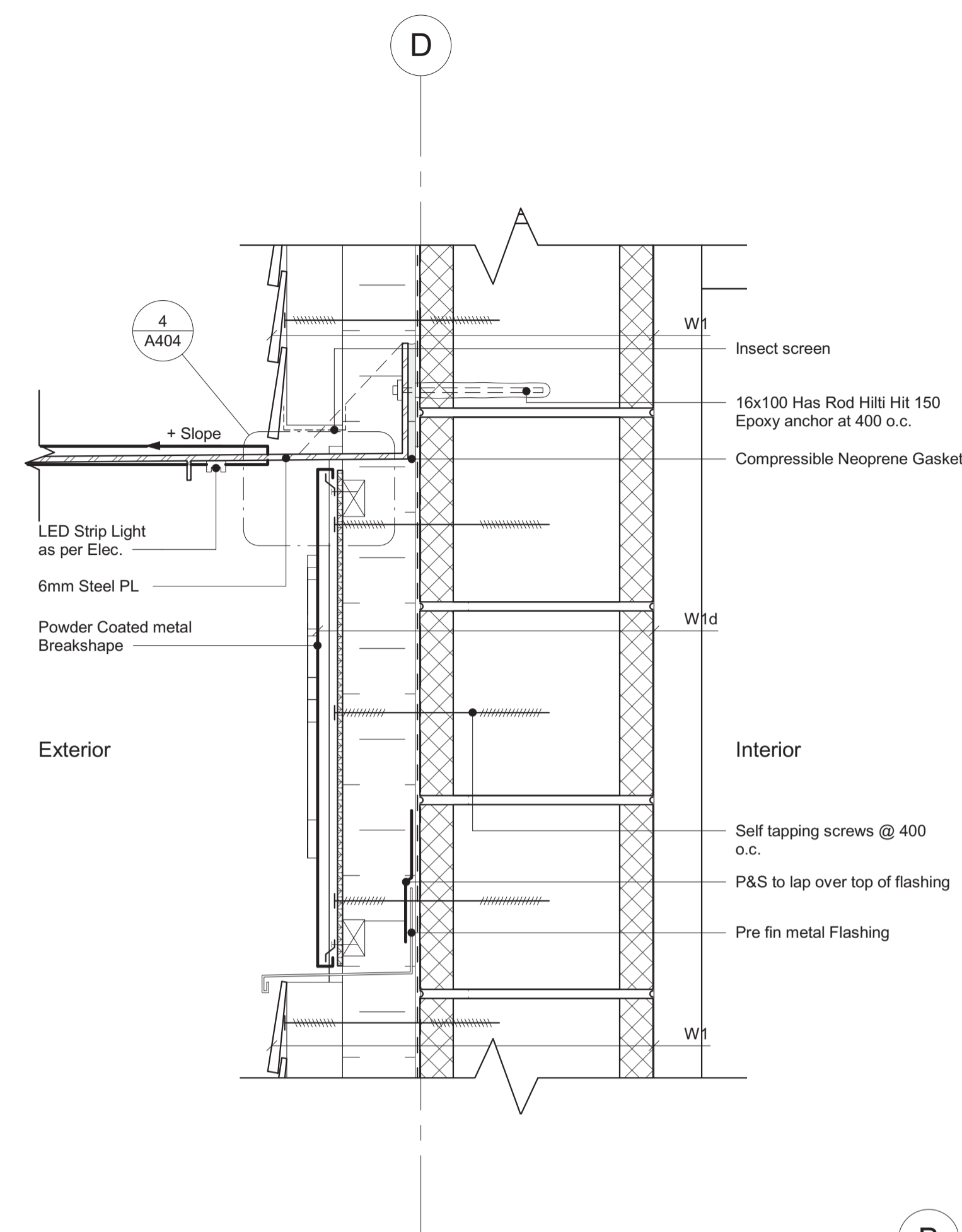
Regional Manager, Architectural and Engineering Services
 Gestionnaire régional, Services d'architecture et de génie, TPSGC
 PWGSC-REGIONAL_MANAGER

Drawing Title/Titre du dessin
Wall sections, Signage strip & Curbs details
 @ As indicated

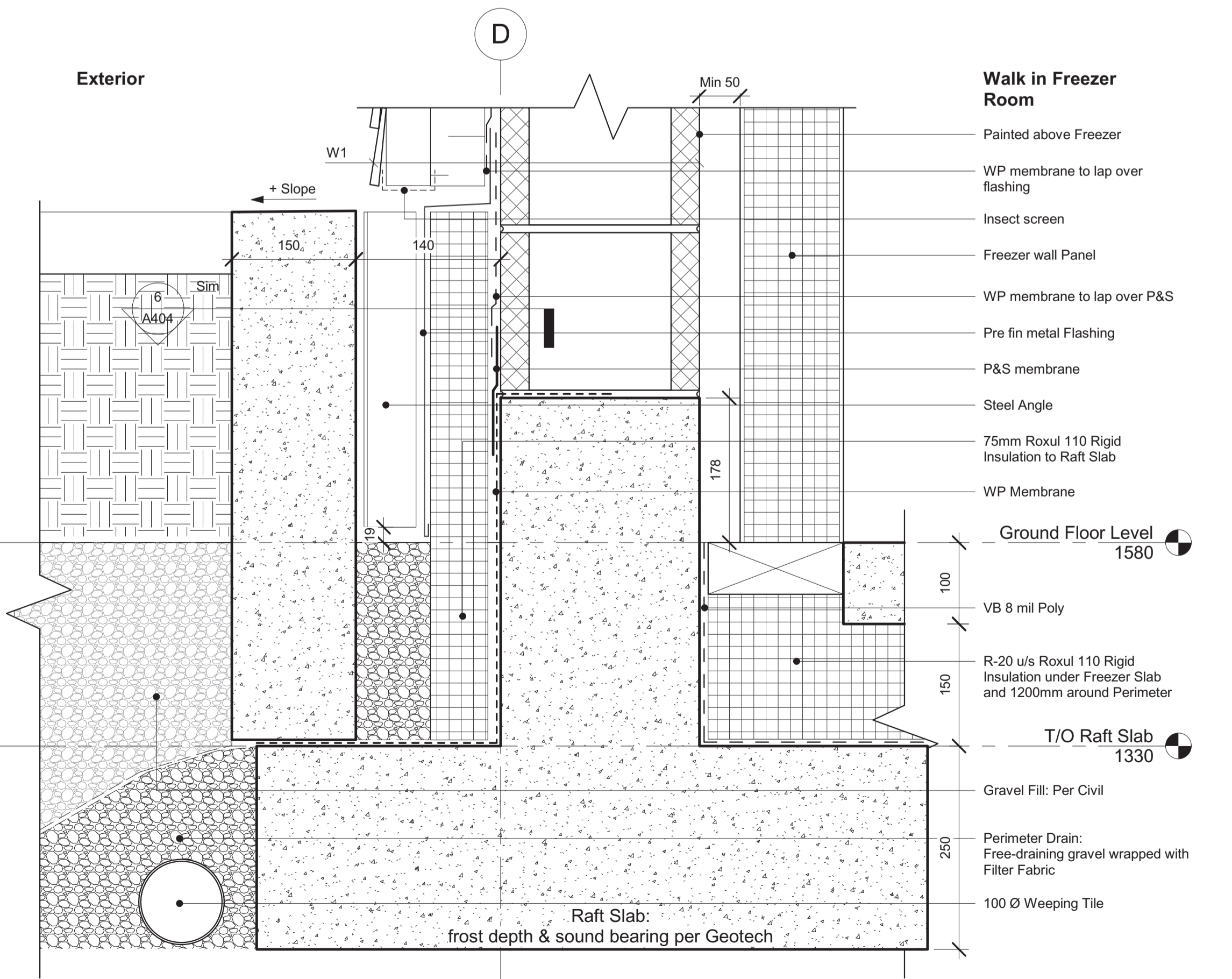
Project no./no du projet	Sheet/Feuille	Revision No. / La Revision no.
PWRC-012-1000534	A404	5



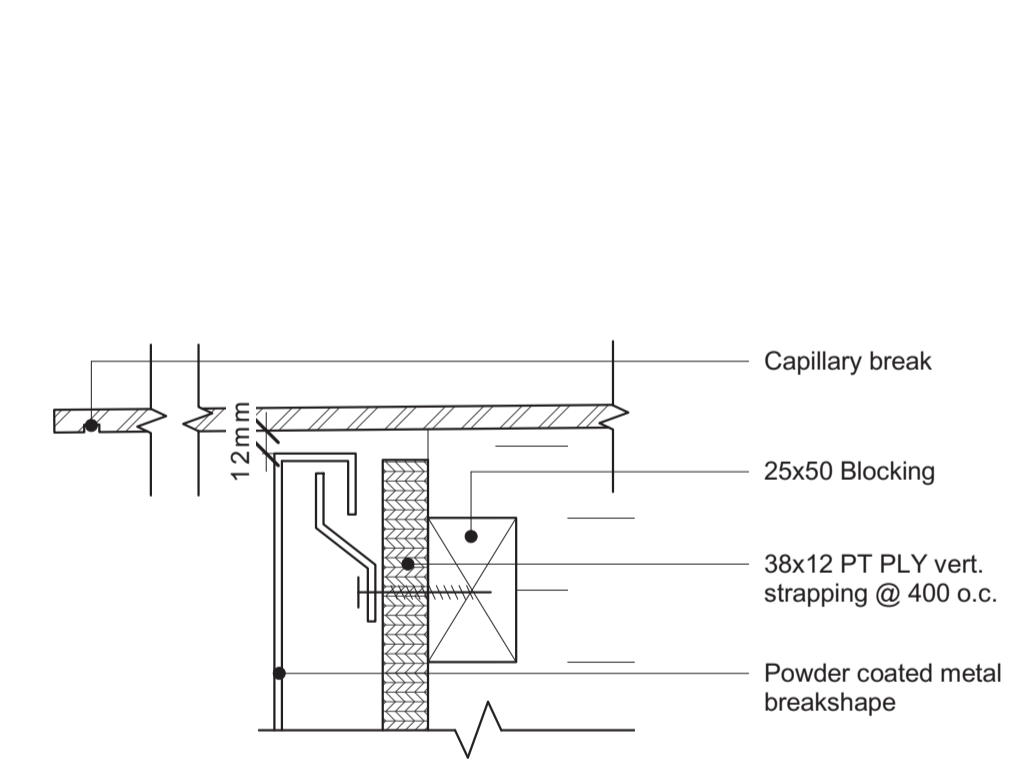
1 Typ. clerestory window @ spandrel panel
 1:5



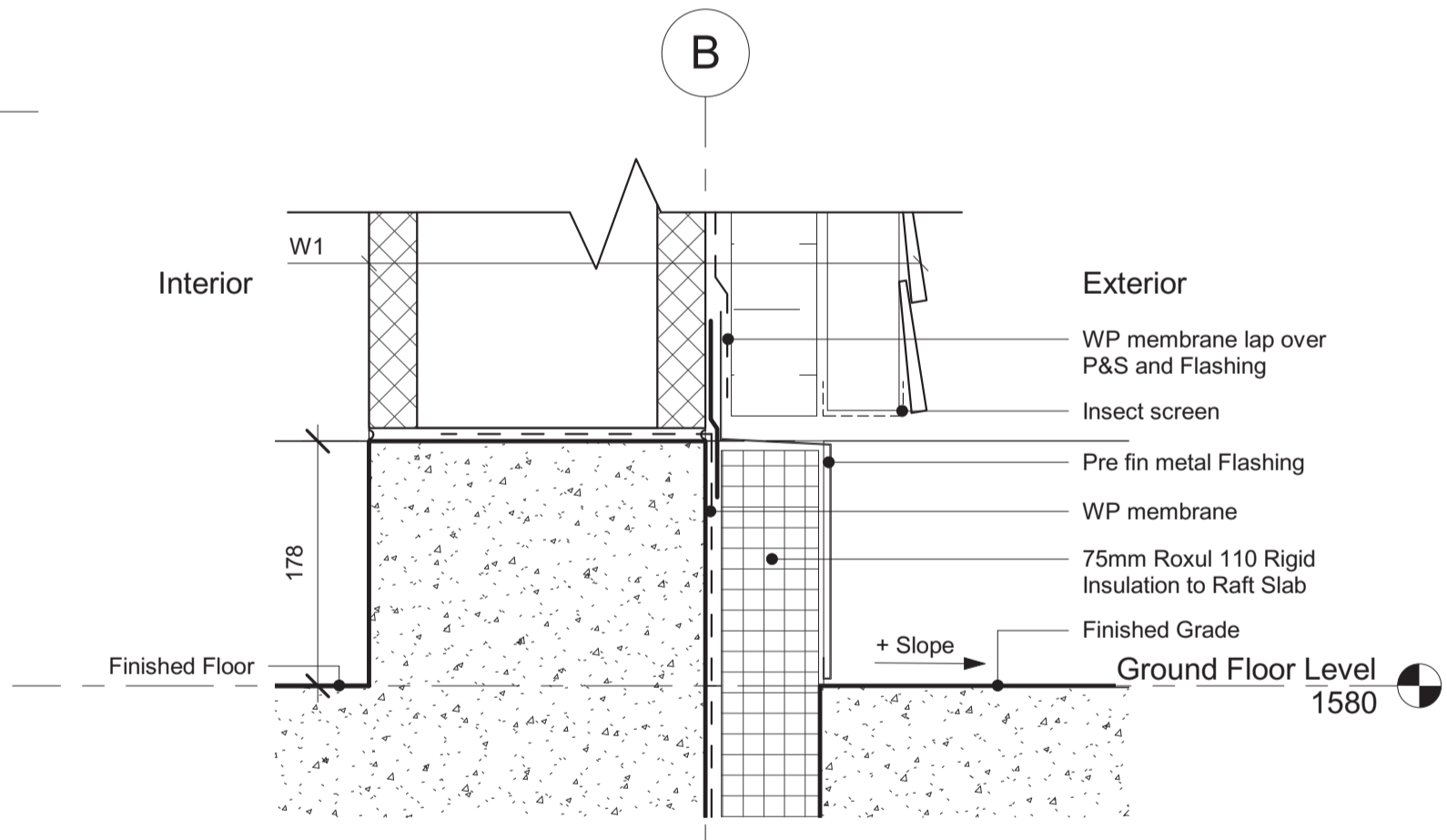
2 Wall section @ signage strip
 1:5



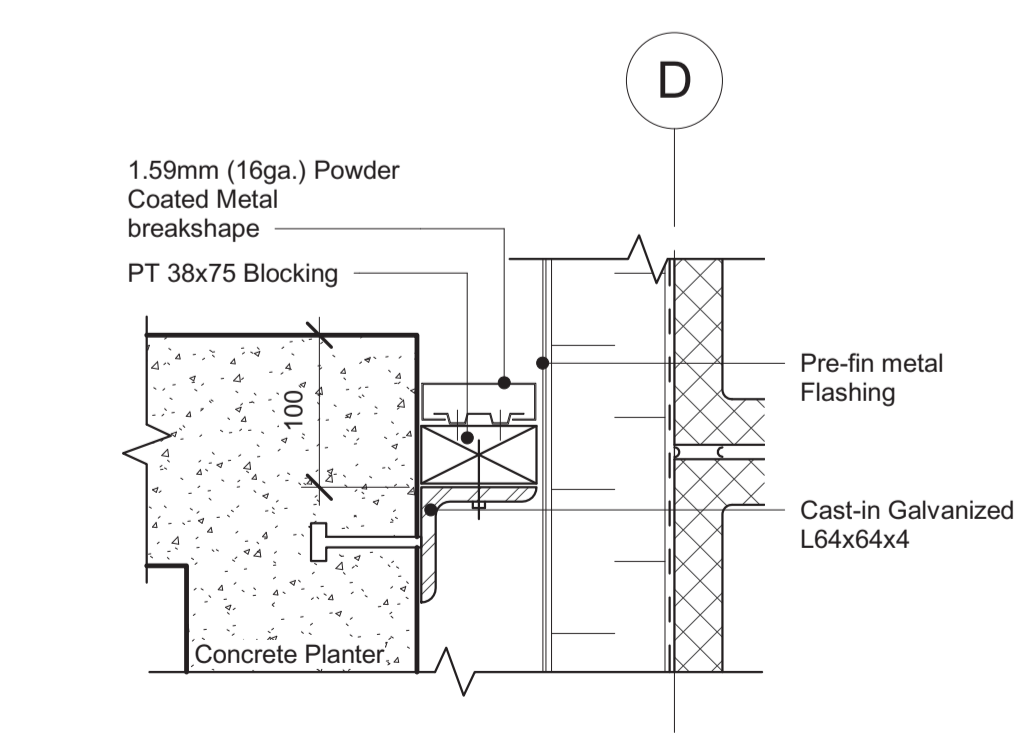
3 Wall section @ planter
 1:5



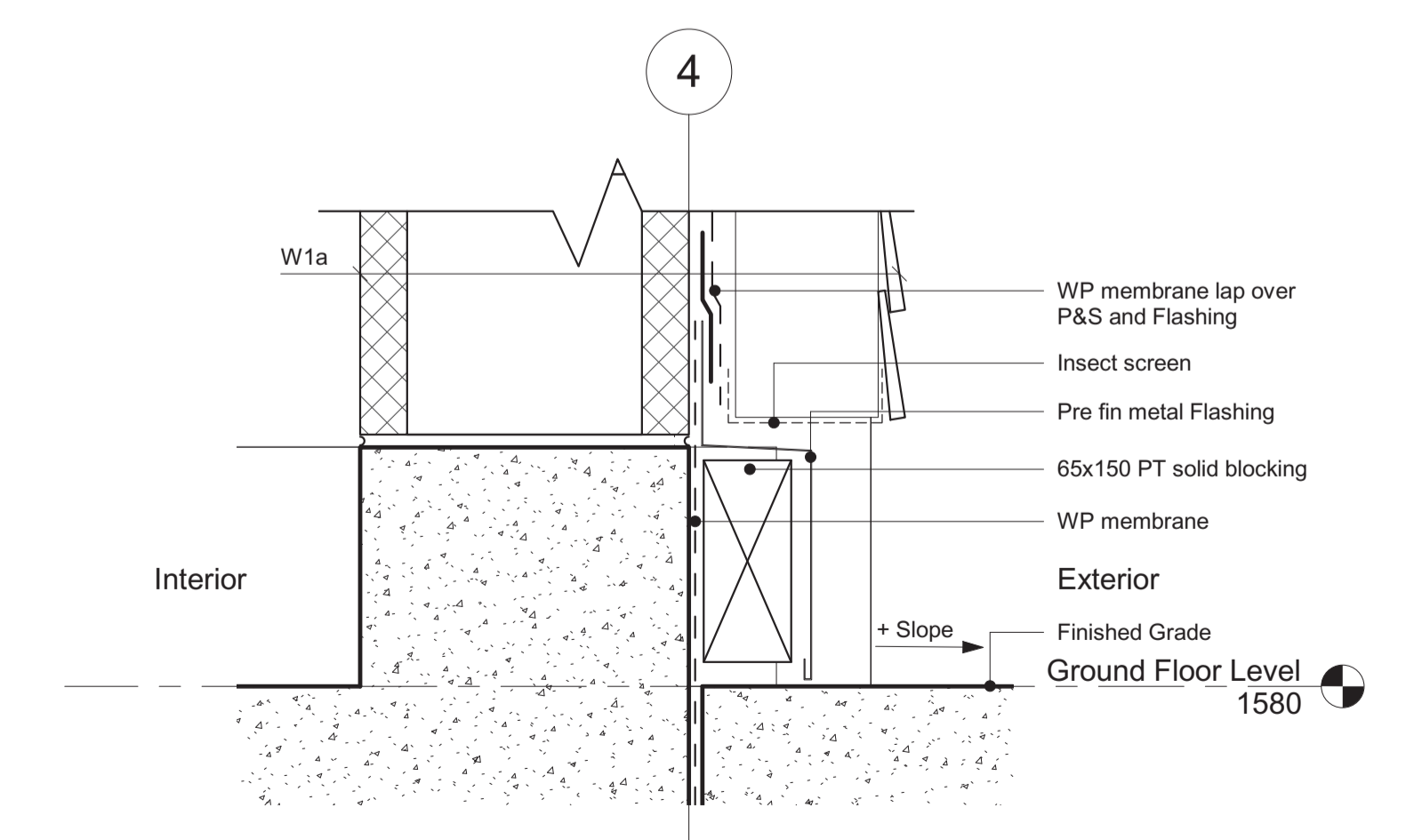
4 Signage Strip Detail
 1:2



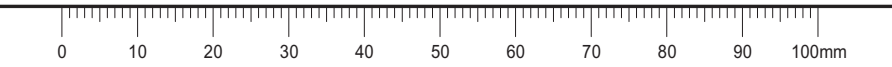
5 Typ Aluminum Flashing @ Curb
 1:5

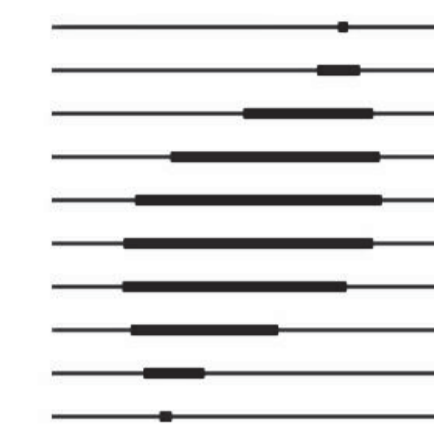


6 Aluminum Breakshape plan detail @ the
 Planter
 1:5



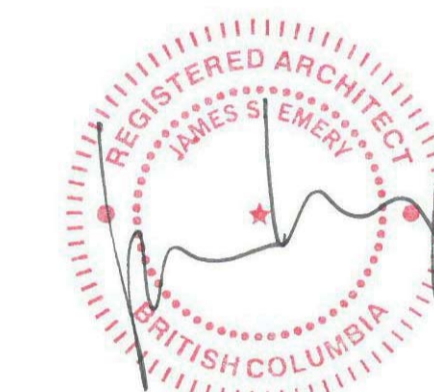
7 Typ. Flashing detail @ garage wall's curb
 1:5





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PWRC MULTI-PURPOSE BUILDING

MULTI-PURPOSE BUILDING,
 PICNIC SHELTER & REPAIR OF
 EXISTING WOOD FRAME TOWER

5421 ROBERTSON ROAD, WESTHAM
 ISLAND, DELTA, BC

Consultant Signature Only

Designed by/Concept par

JSE

Drawn by/Dessiné par

GBE

PWGSC Project Manager/Administrateur de Projets TPSCG

Regional Manager, Architectural and Engineering Services
 Gestionnaire régional, Services d'architecture et de génie, TPSCG
 PWGSC-REGIONAL_MANAGER

Drawing Title/Titre du dessin

Clerestory Details

@ 1:5

Project no./no du projet

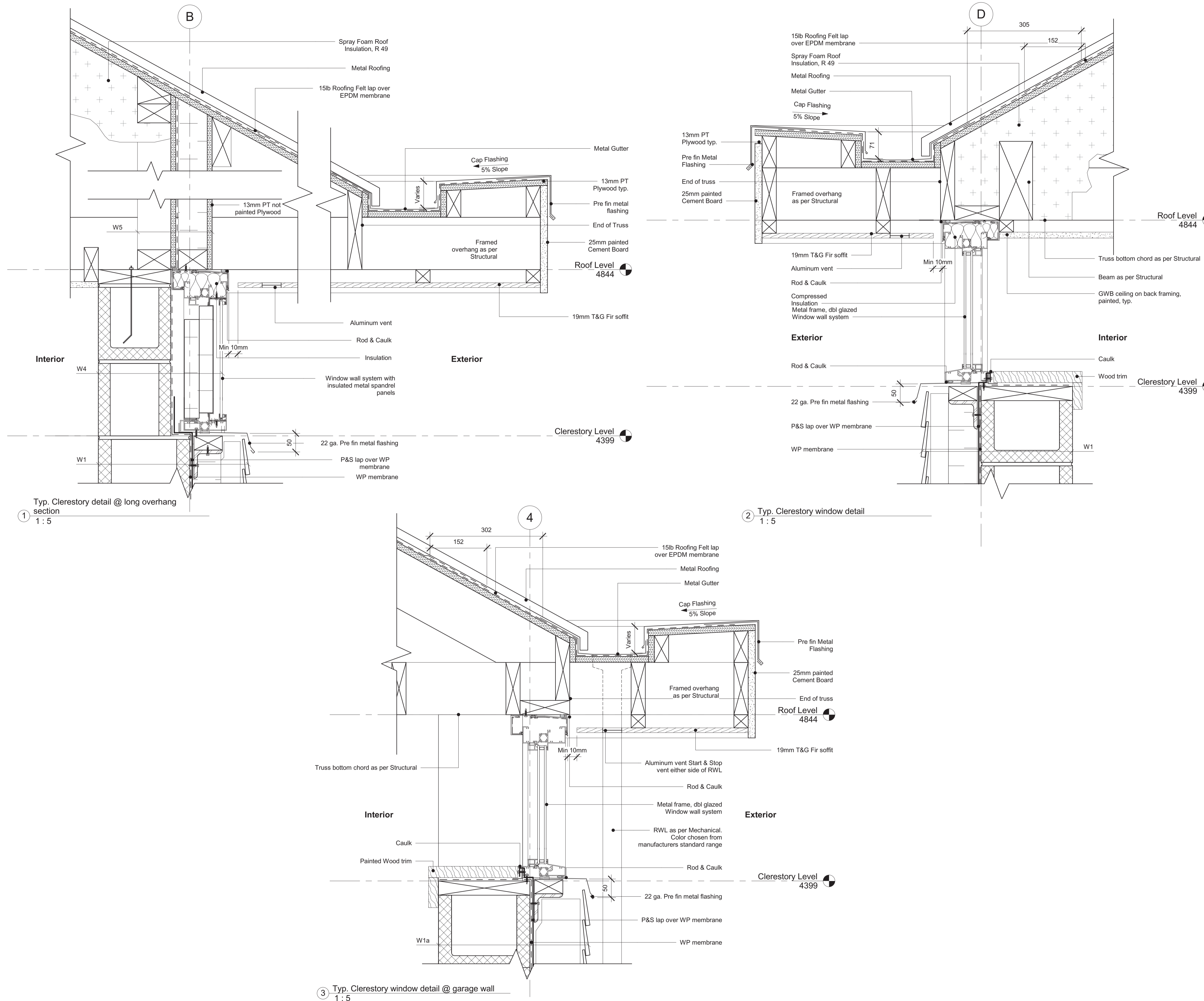
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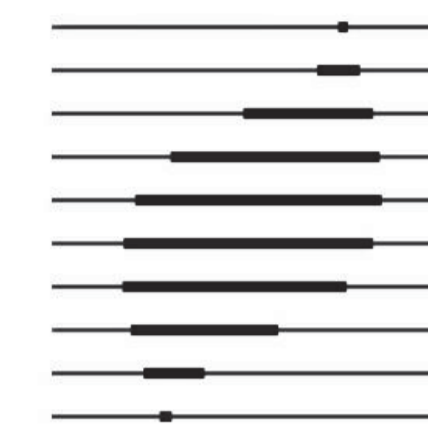
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A405

Revision No. /
 La Revision no.

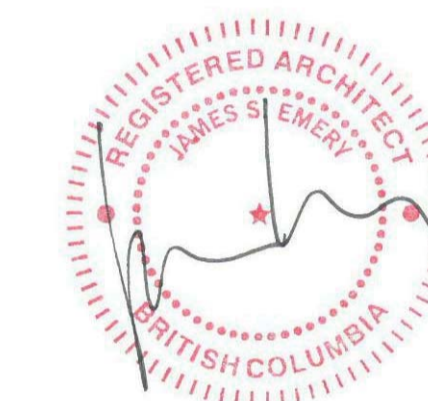
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JSE

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PWGSC Project Manager/Administrateur de Projets TPSGC

Regional Manager, Architectural and Engineering Services
 Gestionnaire régional, Services d'architectural et de génie, TPSGC

PWGSC-REGIONAL MANAGER

Drawing Title/Titre du dessin

**Planter, Curb, Doors & Miscellaneous
 Details**

@ As indicated

Project no./no du projet

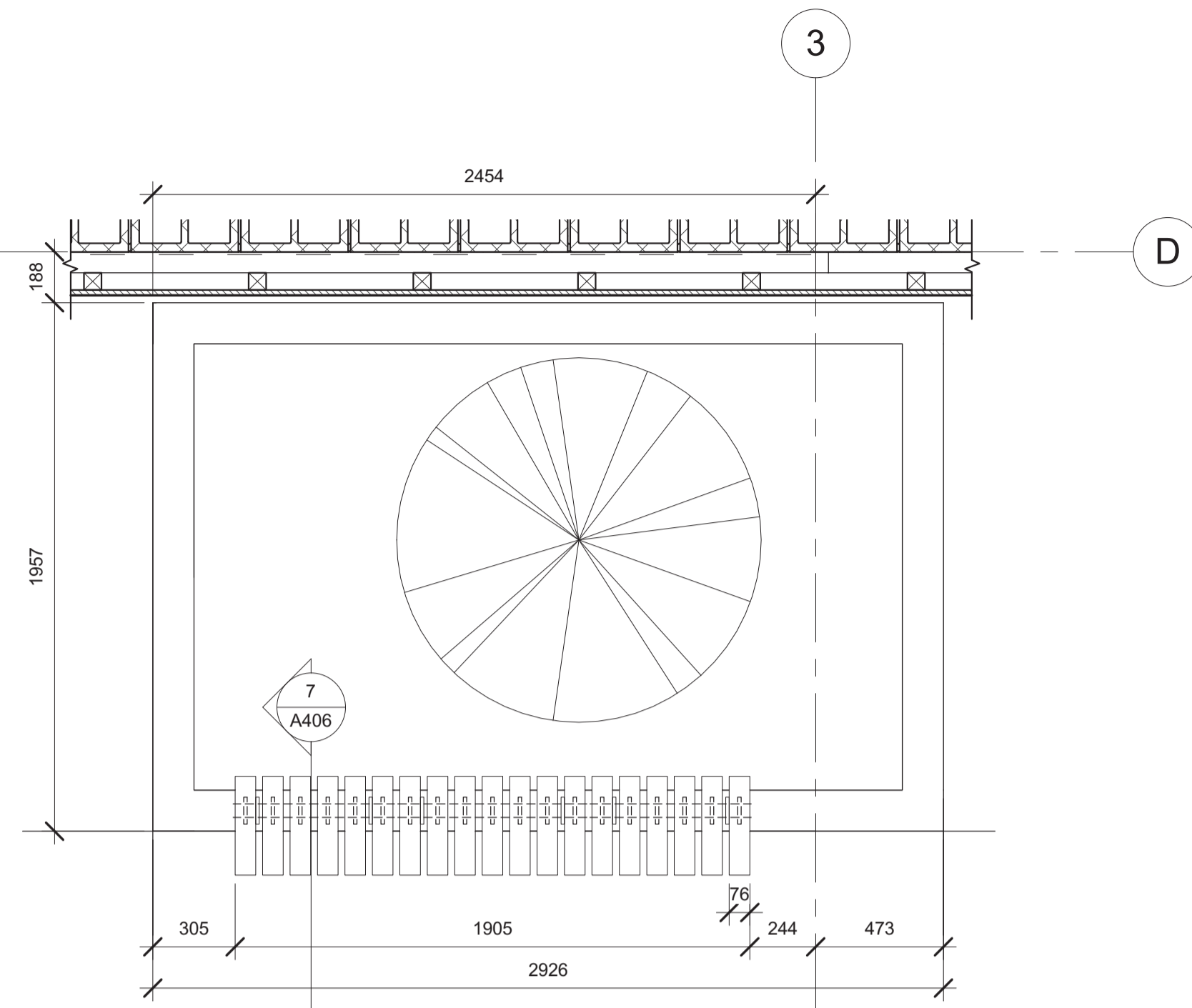
PWRC-012-1000534

Sheet/Feuille

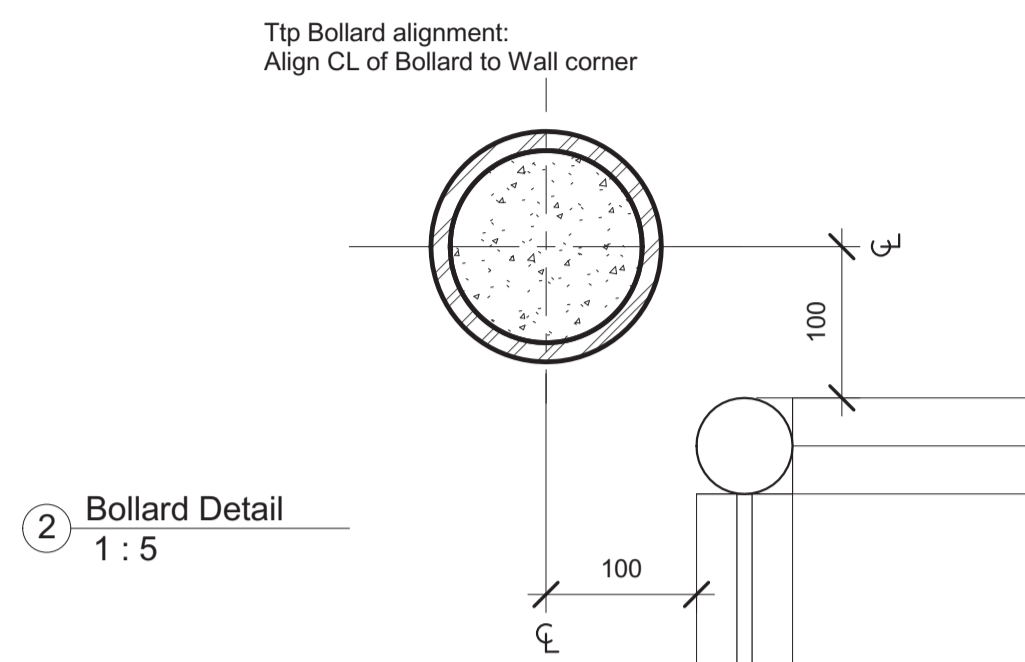
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Revision No. /
 La Revision no.

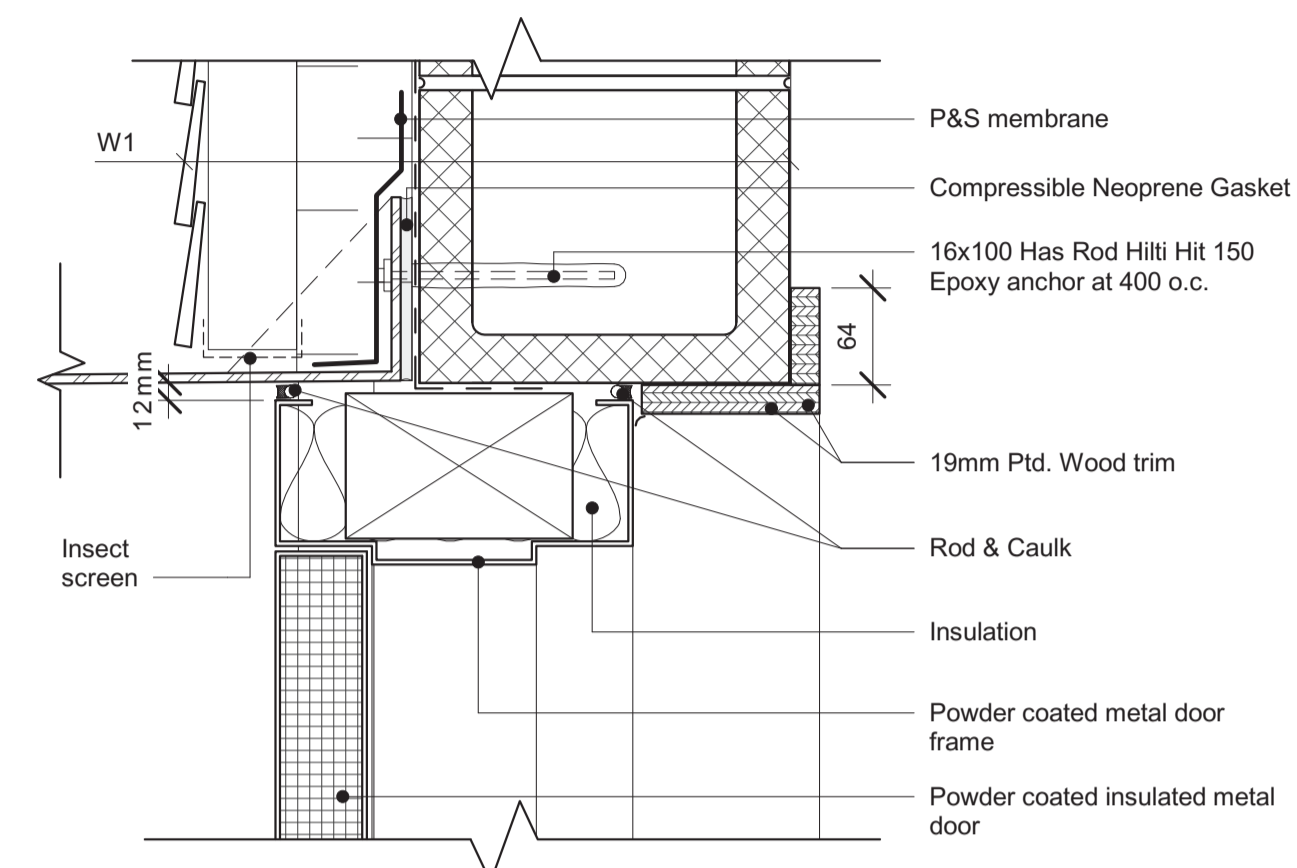
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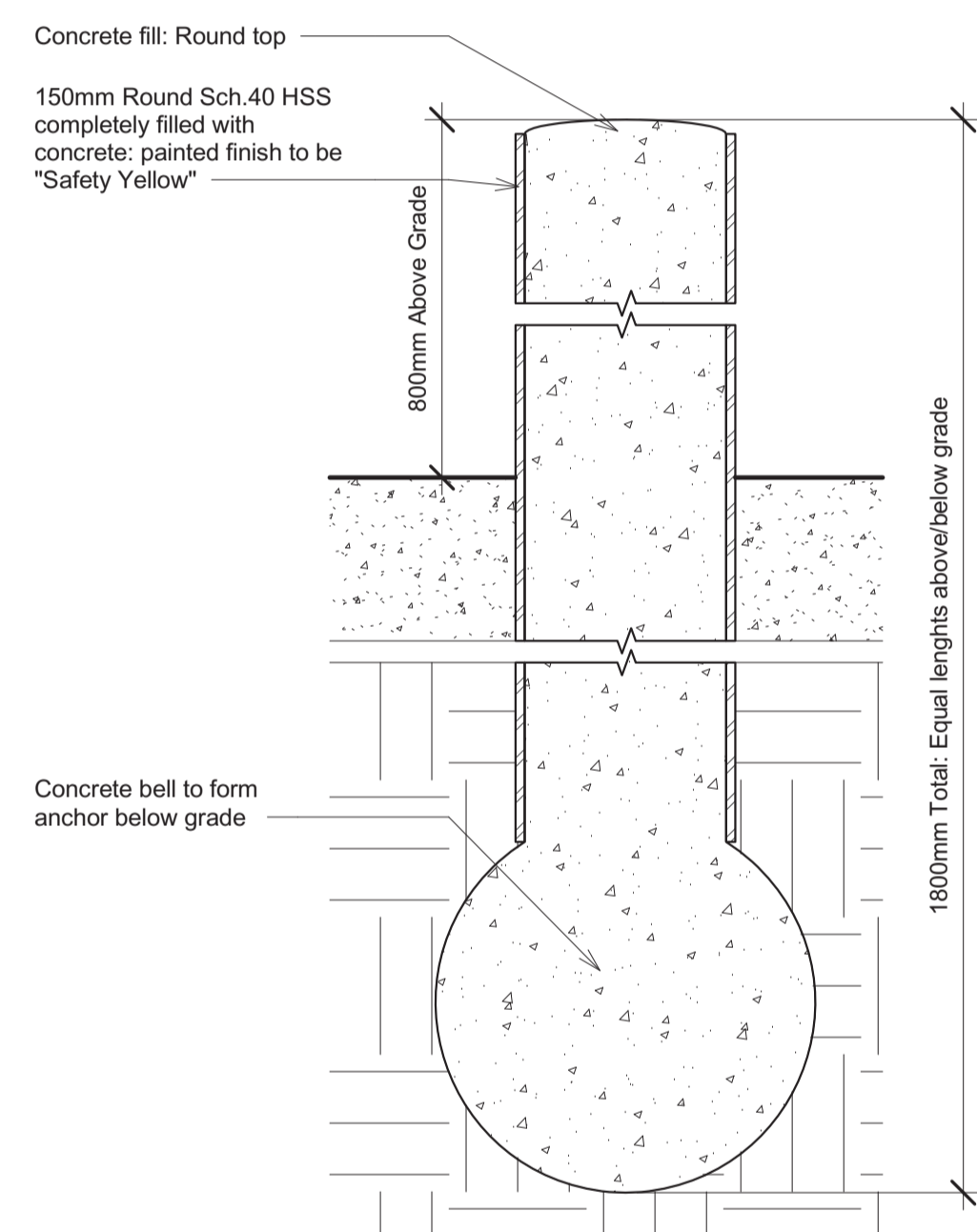
1 Planter Detail
 1 : 20



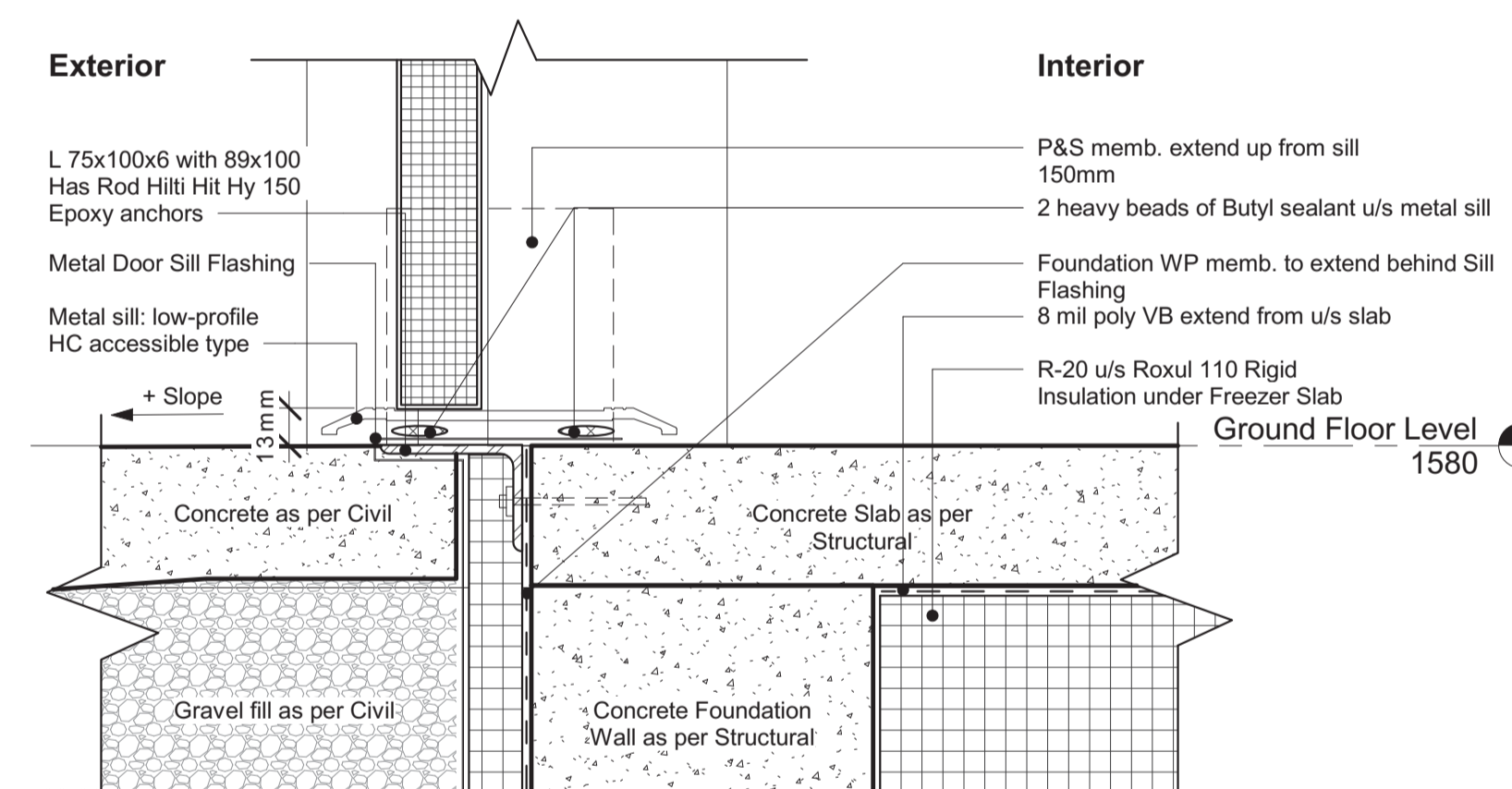
2 Bollard Detail
 1 : 5



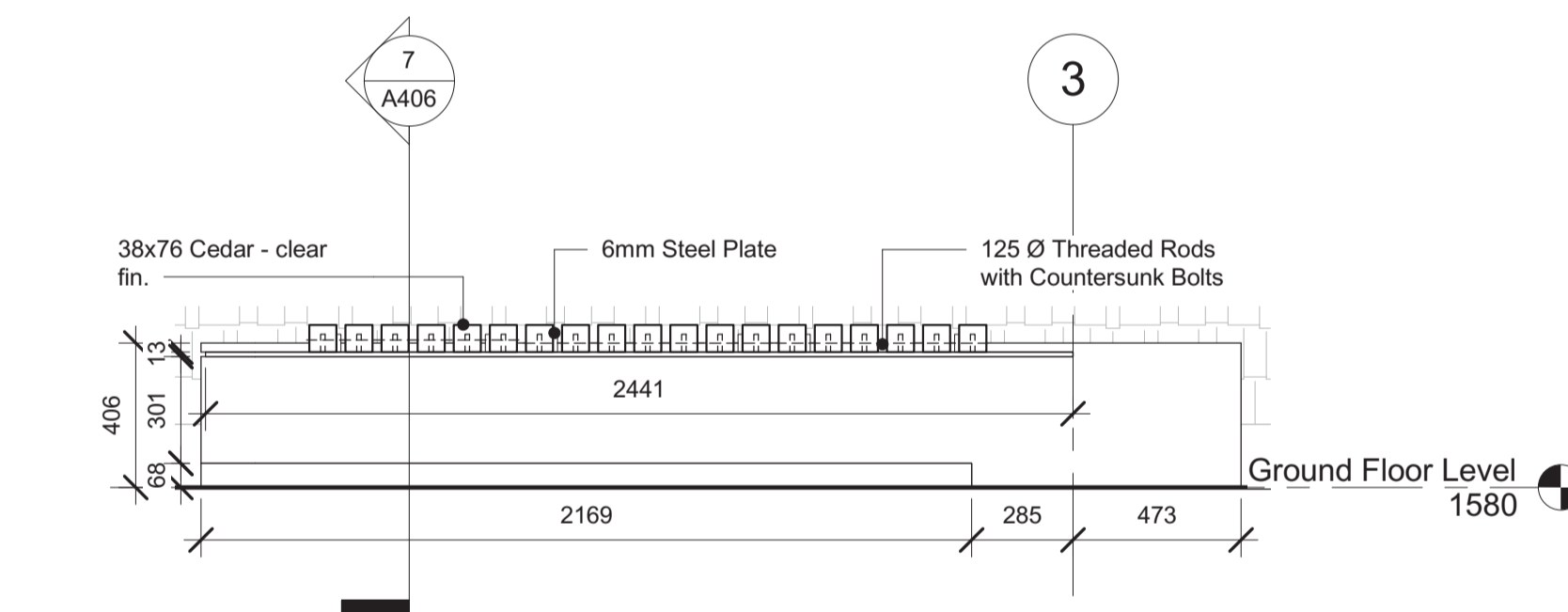
3 Door head detail @ Signage strip
 1 : 5



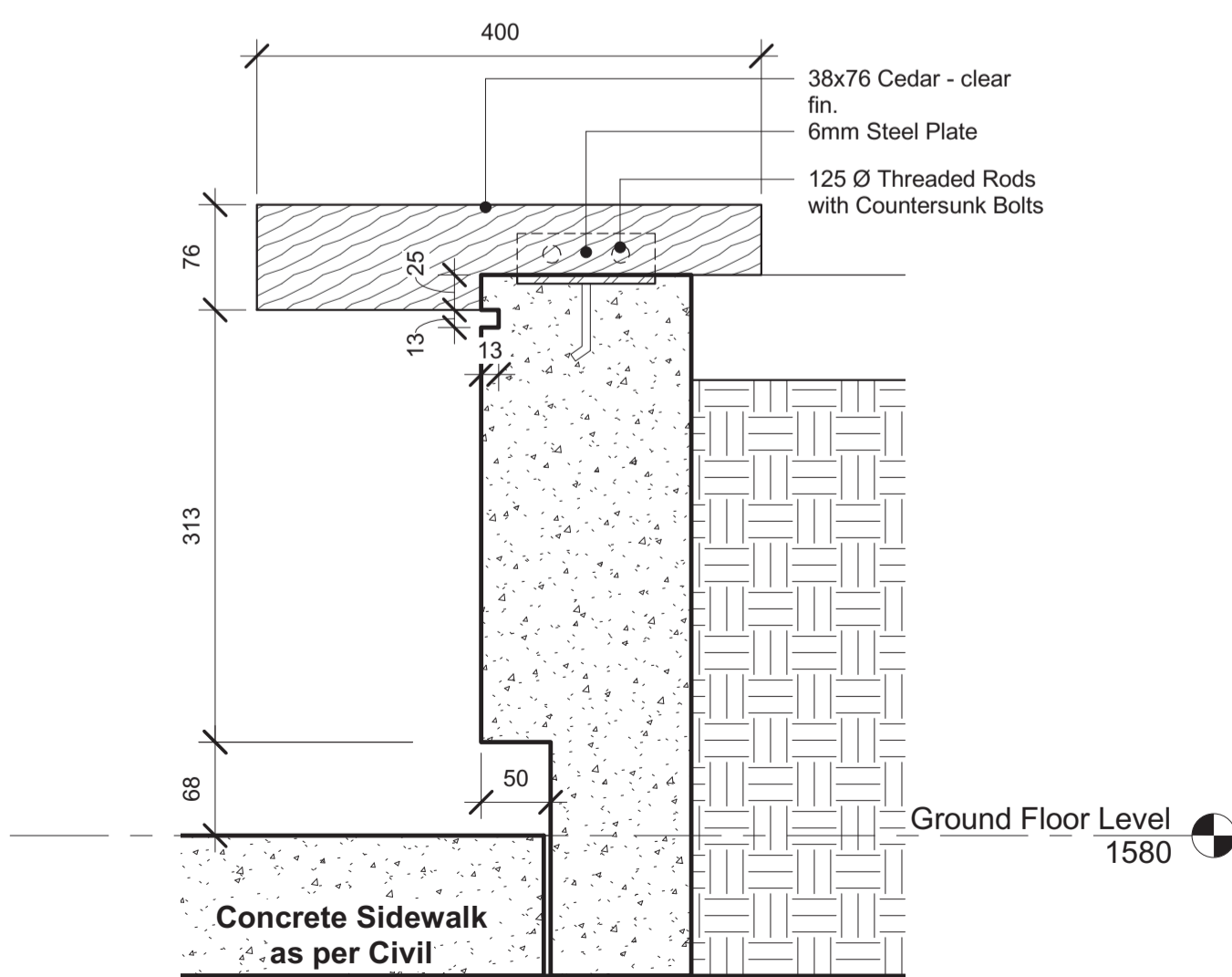
5 Bollard Section Detail
 1 : 5



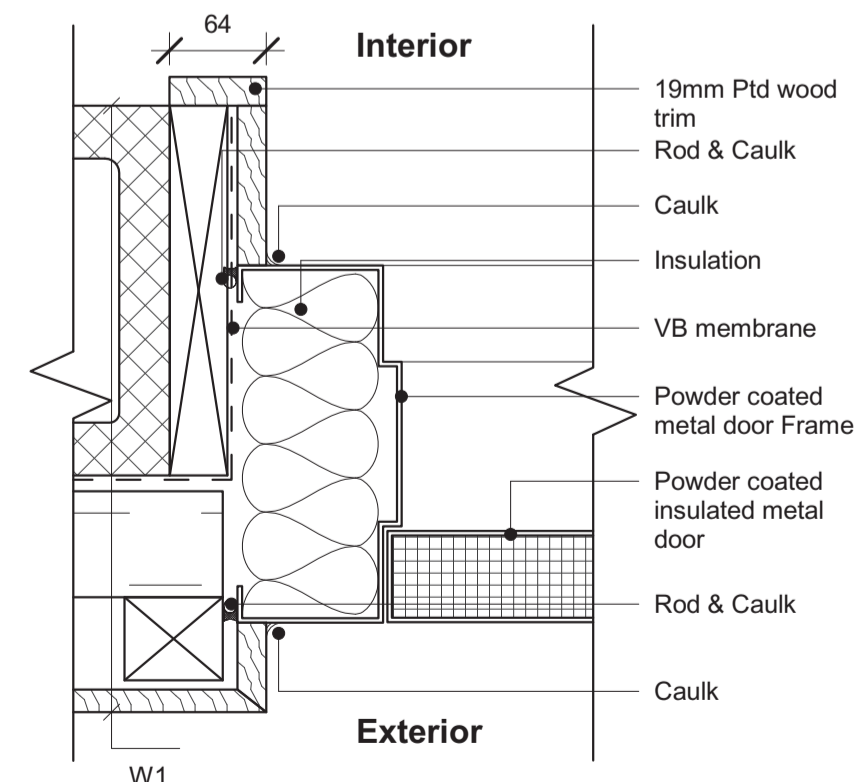
6 Typ. Threshold detail
 1 : 5



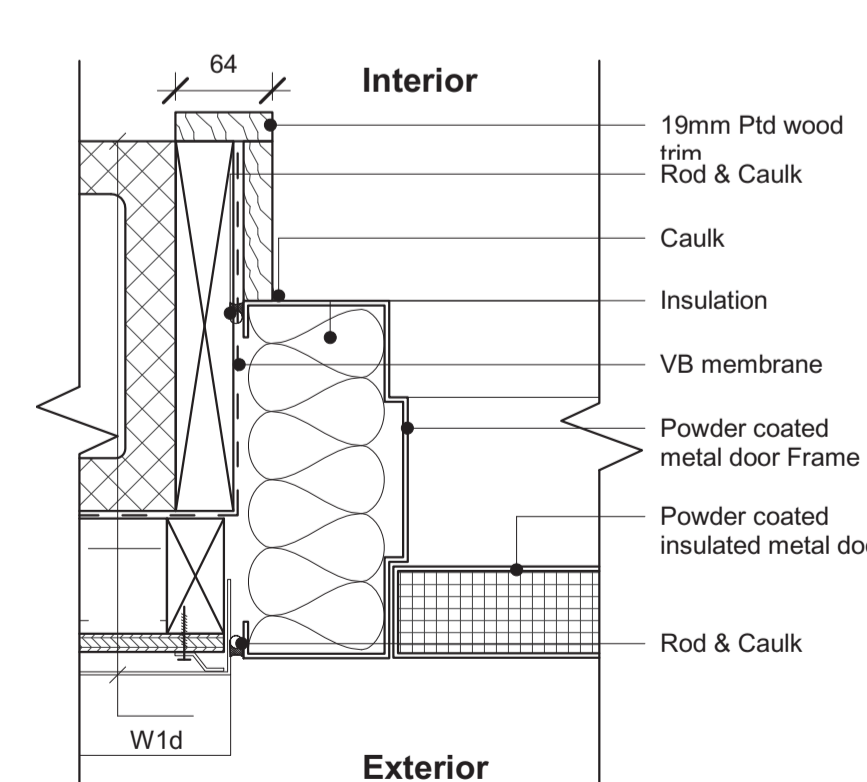
4 Planter South Elevation
 1 : 20



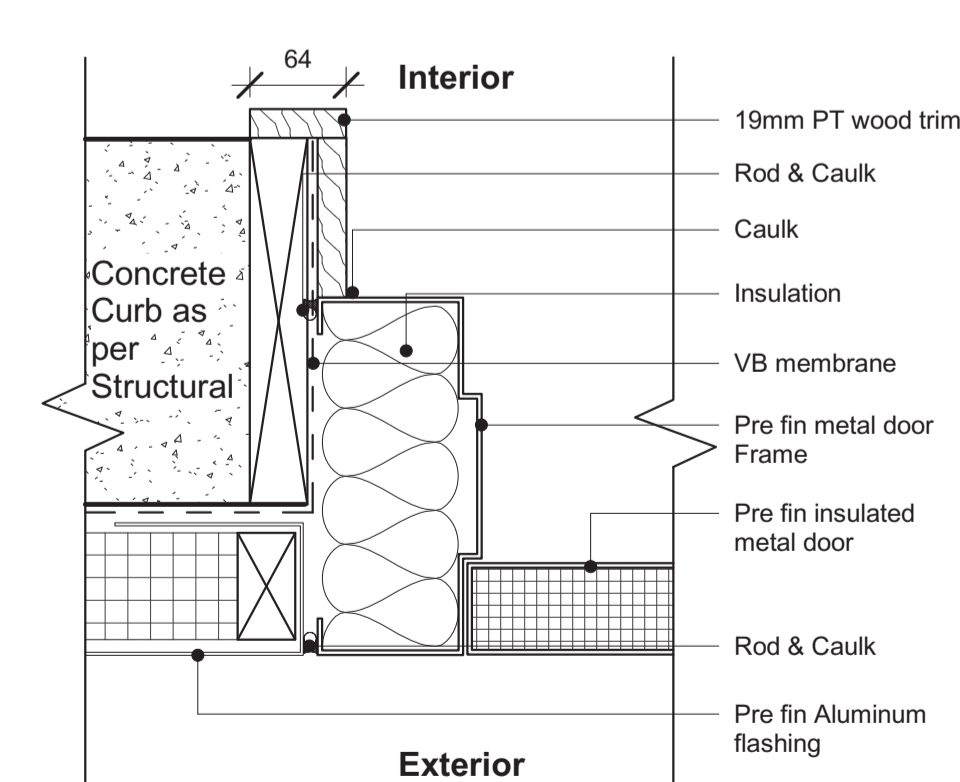
7 Planter bench detail
 1 : 5



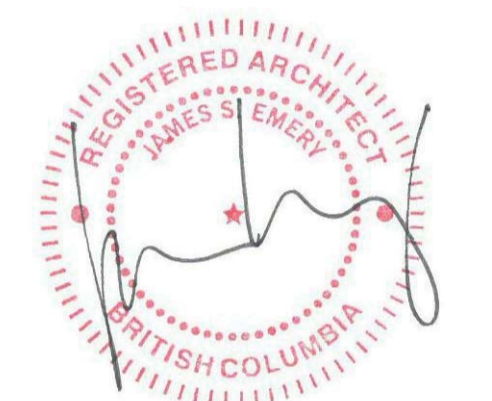
8 Door Jamb Detail @ cladding
 1 : 5



9 Door Jamb Detail @ signage strip
 1 : 5



10 Door Jamb Detail @ concrete curb
 1 : 5



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 ISLAND, DELTA, BC

Consultant Signature Only

Designed by/Concept par
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PWGC Project Manager/Administrateur de Projets TPSGC

Regional Manager, Architectural and Engineering Services
 Gestionnaire régional, Services d'architecture et de génie, TPSGC
 PWGC-REGIONAL_MANAGER

Drawing Title/Titre du dessin

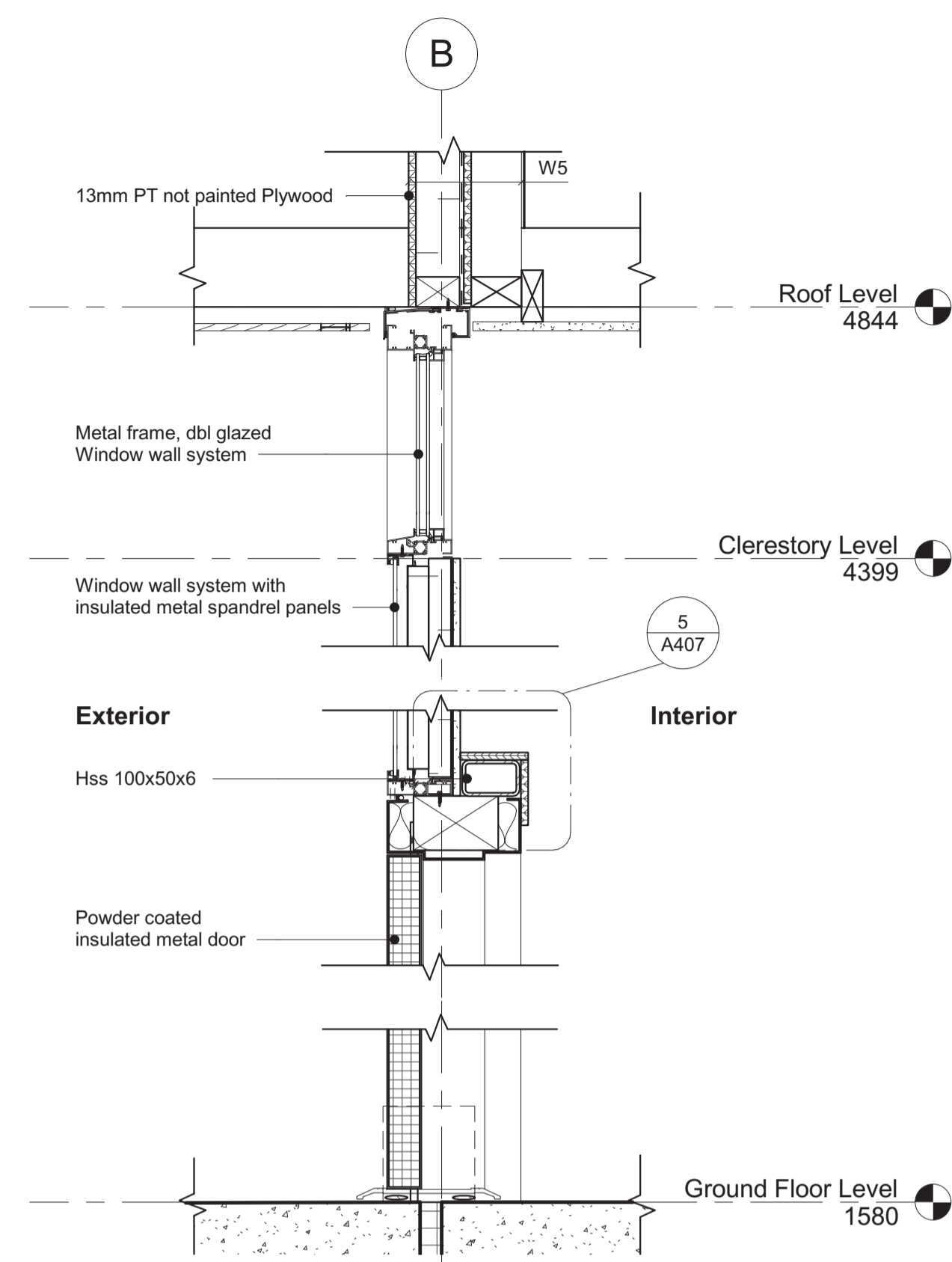
Miscellaneous Details

@ As indicated

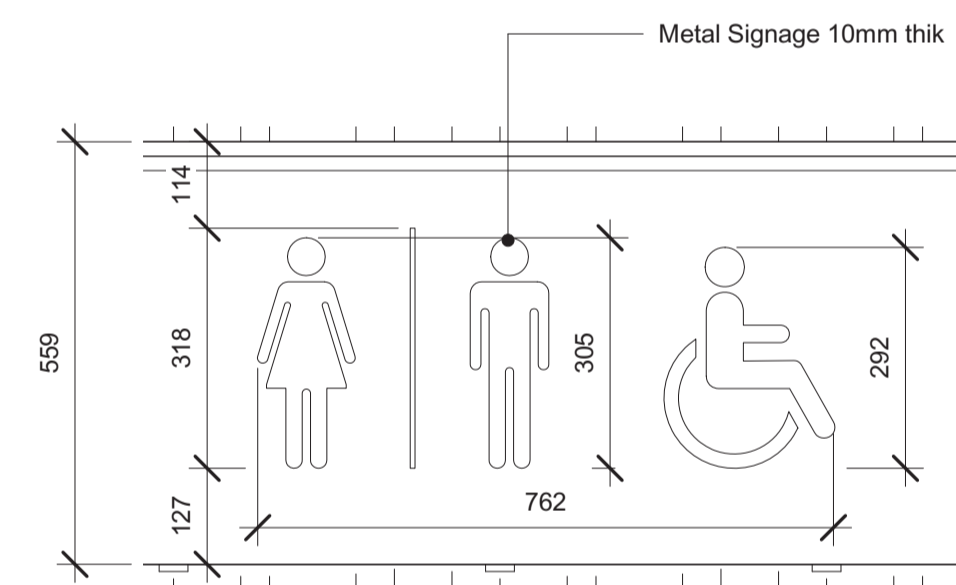
Project no./no du projet
 PWRC-012-1000534

Sheet/Feuille
A407

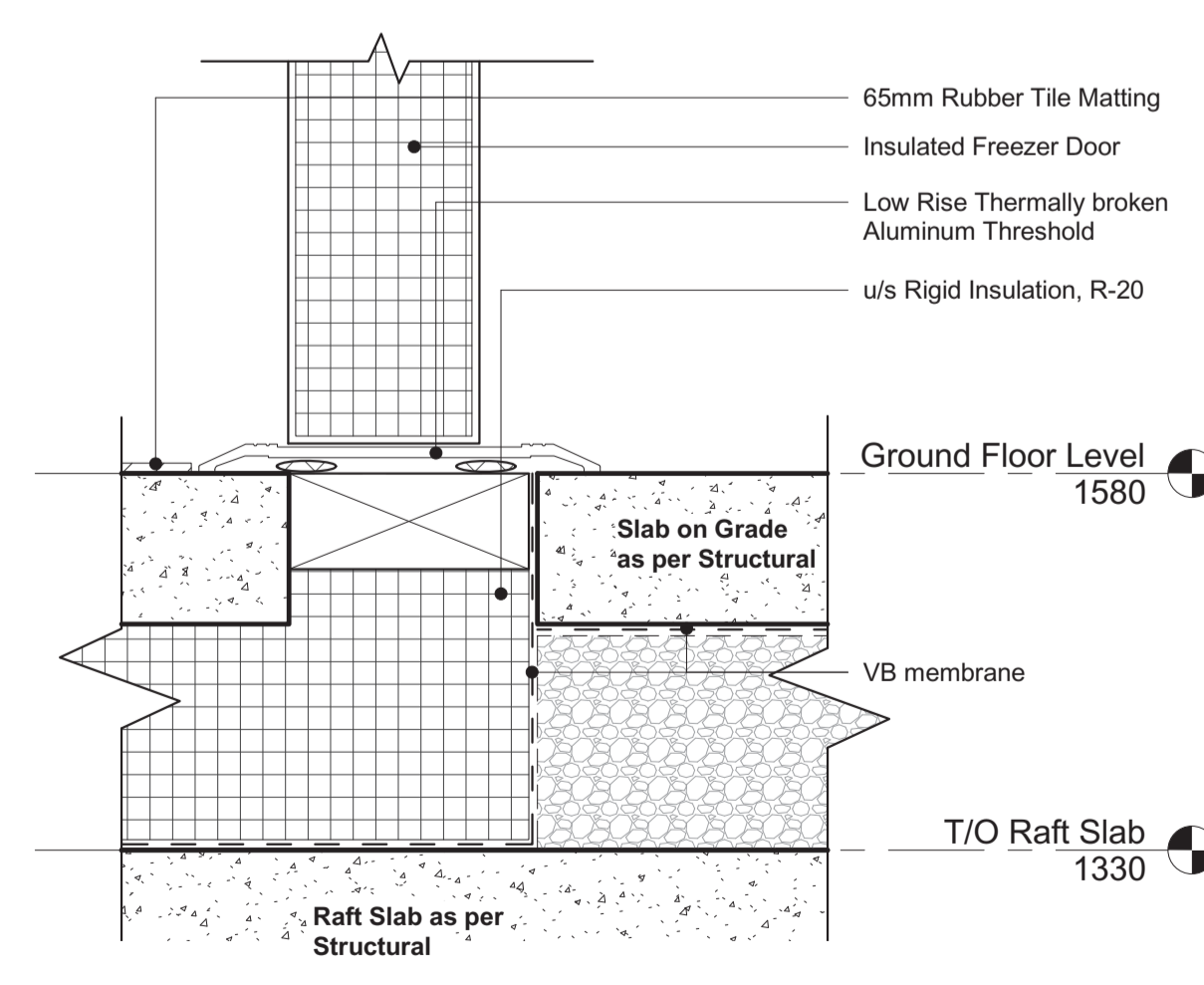
Revision No. /
 La Revision no.
5



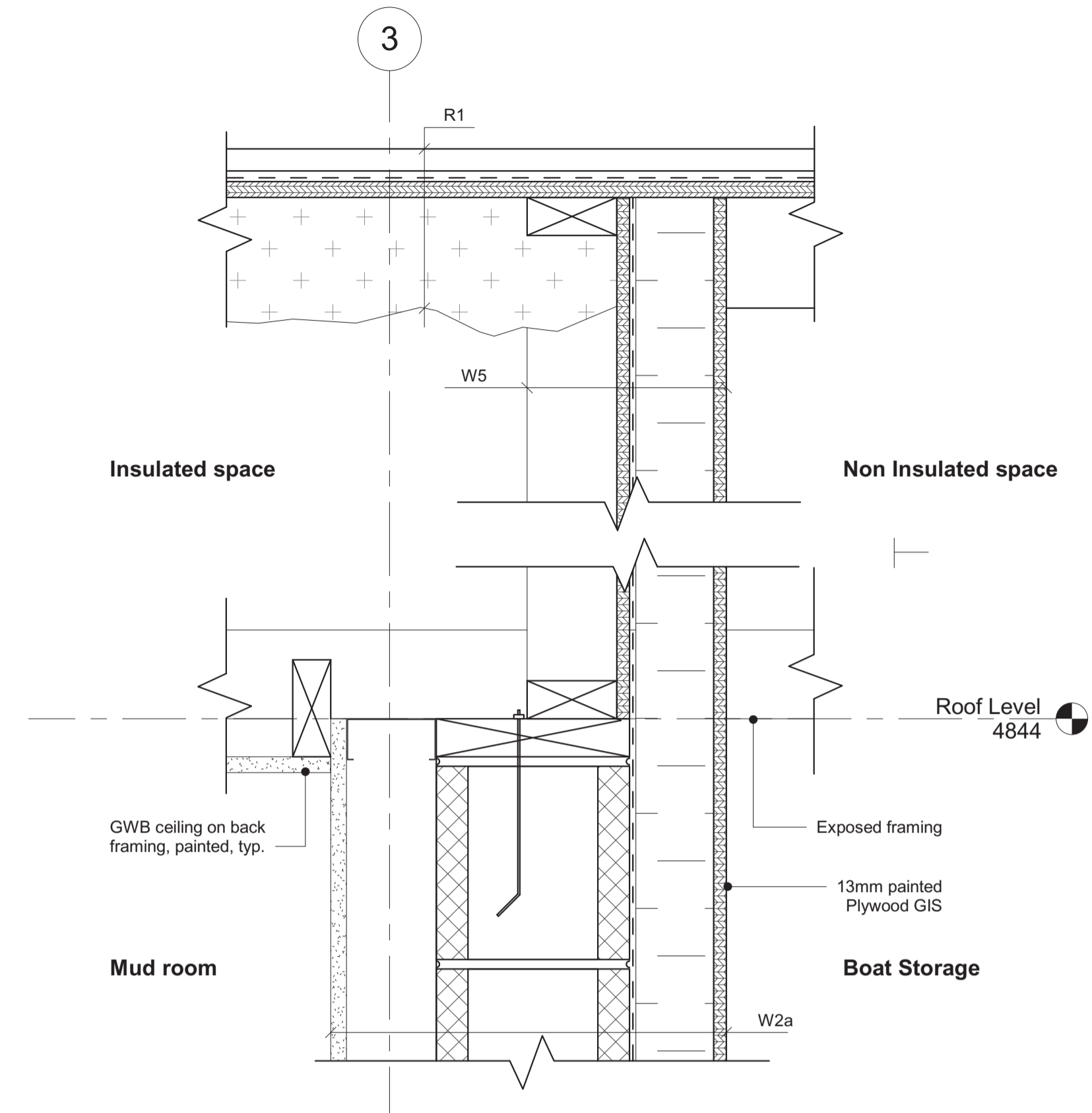
1 Window wall system Detail @ Entry door
 1 : 10



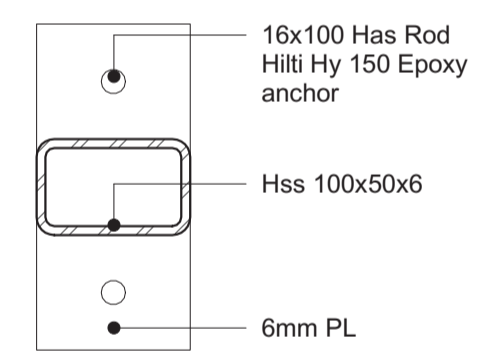
4 Universal WC Signage
 1 : 10



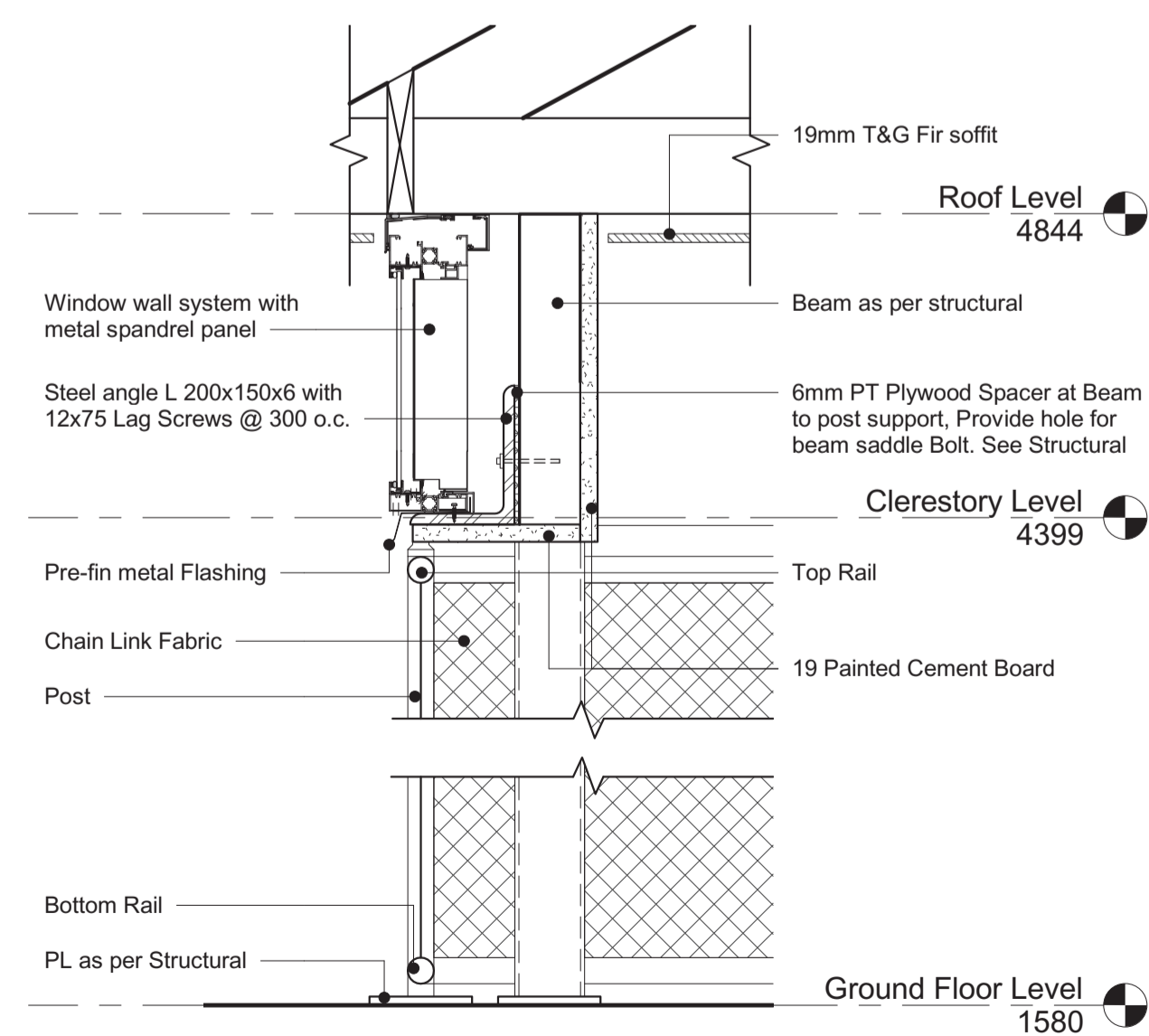
6 Walk in Freezer Section @ the door sill
 1 : 5



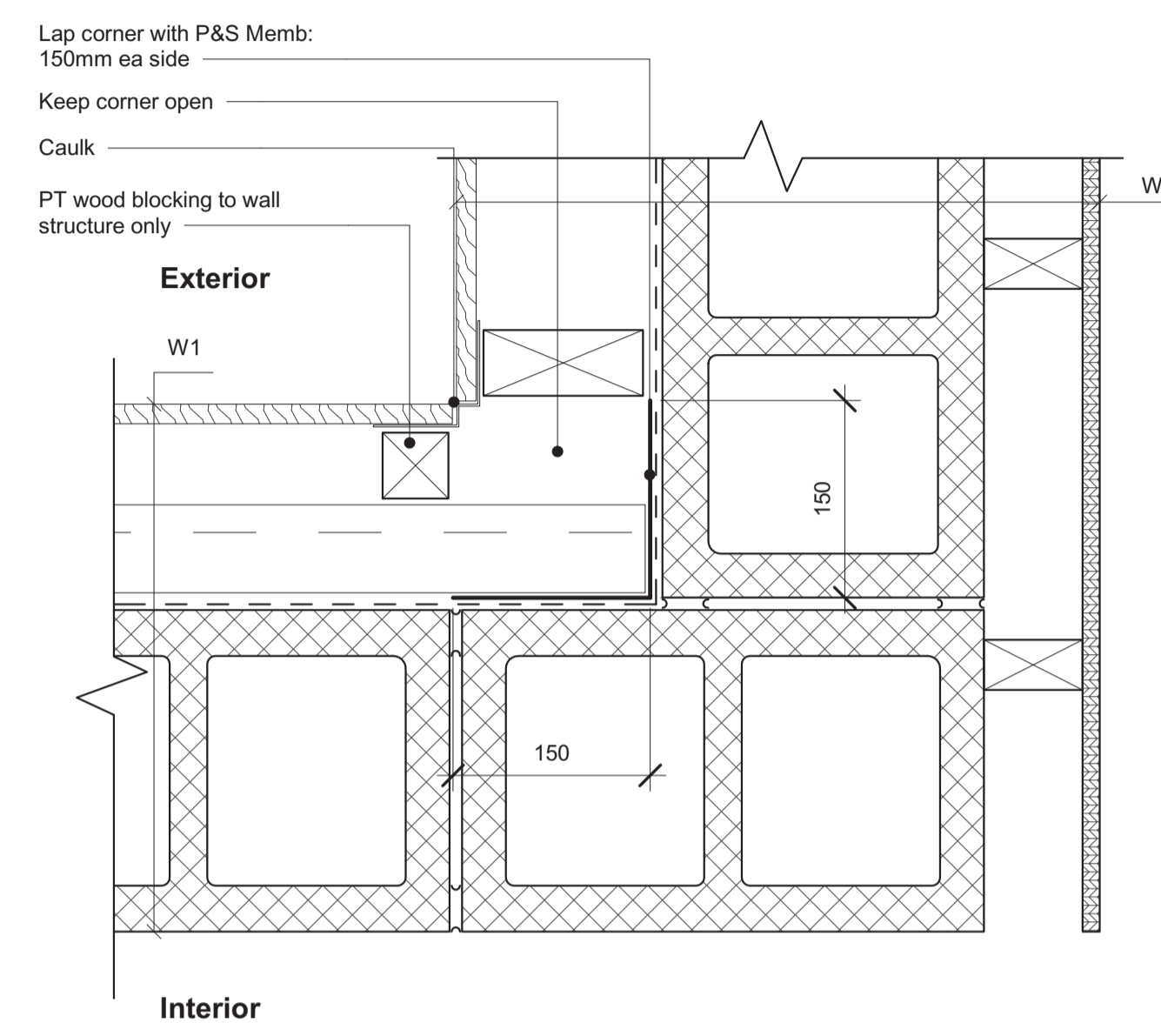
2 Wall section between Mud Room and Garage
 1 : 5



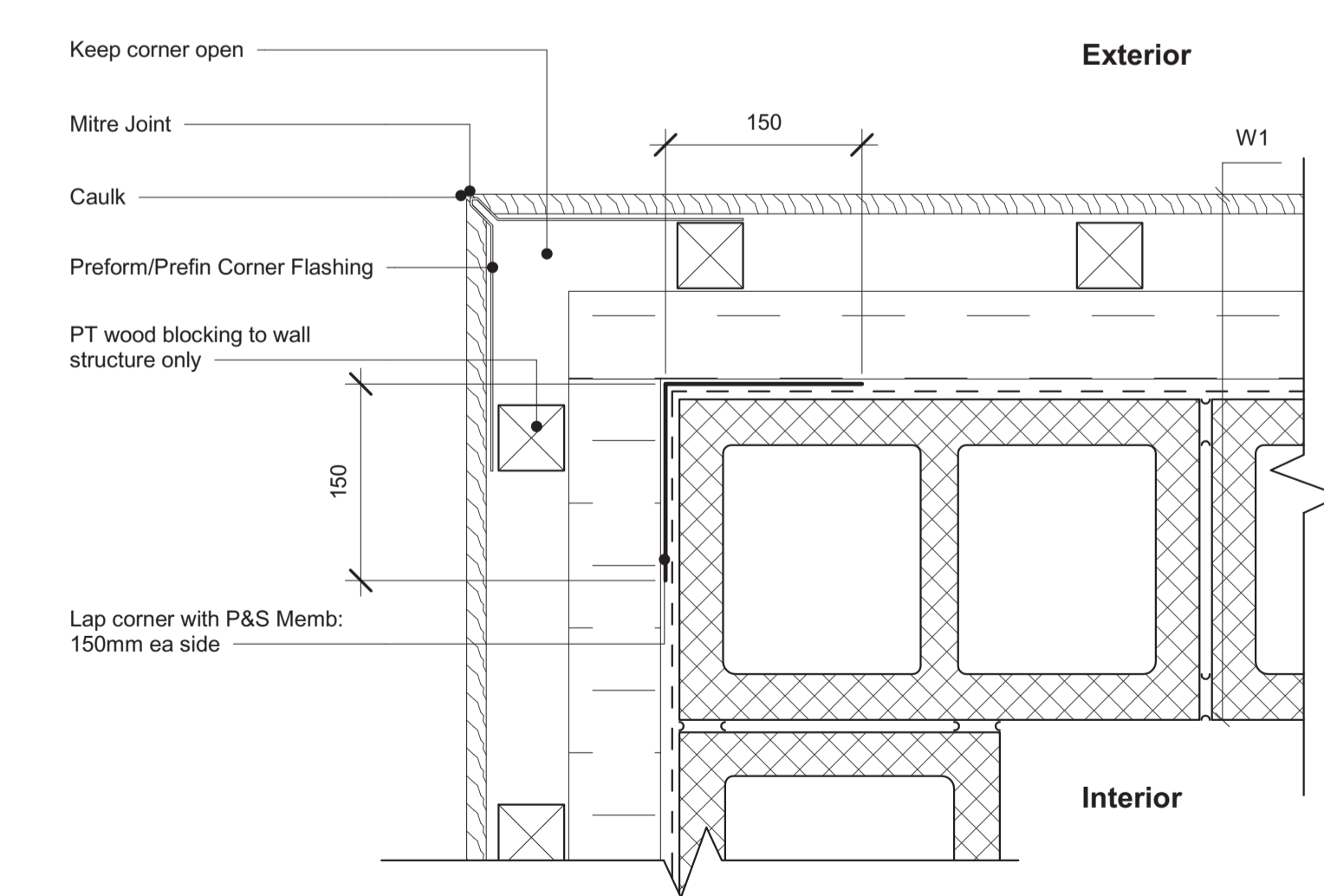
5 Metal Plate Detail @ Entry Door
 1 : 5



7 Typ. wall section @ Fence
 1 : 10



3 Typ. Building corner inside
 1 : 5

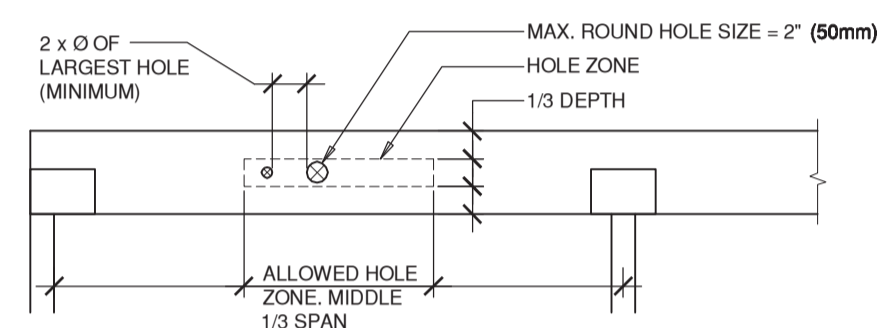


8 Typ. Building corner outside
 1 : 5

Wood Table: Parallam® (By Weyerhaeuser) Beams And Posts

PARALLAM 2.2E PSL		PARALLAM 1.8E PSL	
PL39	3 1/2" x 9 1/4" (89 x 235)	PL33	3 1/2" x 3 1/2" (89 x 89)
PL310	3 1/2" x 9 1/2" (89 x 241)	PL35	3 1/2" x 5 1/4" (89 x 133)
PL311	3 1/2" x 11 1/4" (89 x 286)	PL37	3 1/2" x 7" (89 x 178)
PL312	3 1/2" x 11 7/8" (89 x 301)	PL55	5 1/4" x 5 1/4" (133 x 133)
PL314	3 1/2" x 14" (89 x 356)	PL57	5 1/4" x 7" (133 x 178)
PL316	3 1/2" x 16" (89 x 406)	PL77	7" x 7" (178 x 178)
PL318	3 1/2" x 18" (89 x 457)		
PL59	5 1/4" x 9 1/4" (133 x 235)		
PL510	5 1/4" x 9 1/2" (133 x 241)		
PL511	5 1/4" x 11 1/4" (133 x 286)		
PL512	5 1/4" x 11 7/8" (133 x 301)		
PL514	5 1/4" x 14" (133 x 356)		
PL516	5 1/4" x 16" (133 x 406)		
PL79	7" x 9 1/4" (178 x 235)		
PL710	7" x 9 1/2" (178 x 241)		
PL711	7" x 11 1/4" (178 x 286)		
PL712	7" x 11 7/8" (178 x 301)		
PL714	7" x 14" (178 x 356)		
PL716	7" x 16" (178 x 406)		

- Notes:**
- WHERE BEAMS DO NOT BEAR DIRECTLY ON SUPPORTING STRUCTURE, PROVIDE SCL HANGERS.
 - PARALLAMS MAY BE SUBSTITUTED WITH MULTI-PLY LVL 2550Fb BY LOUISIANA PACIFIC NAIL TOGETHER WITH 3" (76mm) NAILS @ 12" (305mm) O.C. 3 ROWS.
 - HOLES:**
 - NOT PERMITTED IN POSTS
 - THE DETAIL BELOW GIVES GENERAL INFORMATION FOR HOLES IN HEADERS AND BEAMS. FOR MORE SPECIFIC INSTRUCTIONS ON WHERE HOLES ARE NOT ALLOWED, REFER TO MANUFACTURERS INSTALLATION INSTRUCTIONS.



Concrete Table: Anchors

DESIGNATION	OPTION	ALLOWABLE TYPE
ANCHOR(S): EG: 3/4" Ø EPOXY ANCHOR PER TABLE. NOTE: IF OPTION NOT SPECIFICALLY CALLED UP, USE ANY OPTION SHOWN.	CAST IN PLACE	J-BOLT OR DOUBLE NUT PER DETAIL BELOW
	EPOXY ANCHOR	HIT HY100 WITH HAS OR HIT-V OR A307 ROD OR REBAR HIT HY200 WITH HAS OR HIT-V OR A307 ROD OR REBAR HIT RE500 V3 WITH HAS OR HIT-V OR A307 ROD (SEE NOTE 2 BELOW)
SEISMIC ANCHOR(S): EG: 3/4" Ø CAST IN PLACE SEISMIC ANCHOR PER TABLE. NOTE: IF OPTION NOT SPECIFICALLY CALLED UP, USE ANY OPTION SHOWN.	CAST IN PLACE	J-BOLT OR DOUBLE NUT PER DETAIL BELOW
	EPOXY ANCHOR	HIT HY200 WITH HIT-Z ROD HIT RE500 V3 WITH HIT-Z ROD (SEE NOTE 2 BELOW)
FULLY CALLED UP ON PLAN/DETAIL.	EXPANSION ANCHOR (NOT PERMITTED WITHIN 6" (150mm) OF ANY CONCRETE EDGE)	KWIK BOLT-V KWIK BOLT 3
	NO ALTERNATIVE PERMITTED.	NO ALTERNATIVE PERMITTED

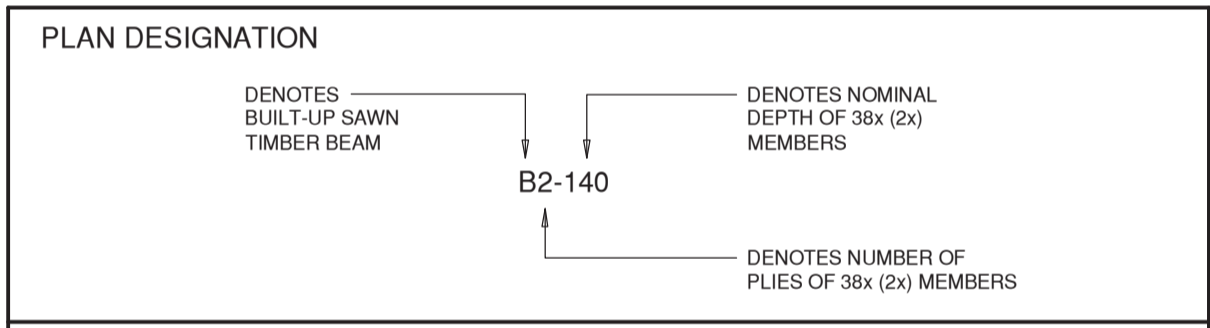
EMBEDMENT UNO ON PLAN/DETAIL (Also See Note 3 Below) :

ANCHOR Ø	CAST IN PLACE ANCHORS	EXPANSION ANCHORS INCLUDING SEISMIC ANCHORS	EPOXY ANCHORS INCLUDING SEISMIC ANCHORS
3/8"	12" (304mm)	2 1/2" (64mm)	3 1/2" (89mm)
1/2" (10M)	12" (304mm)	3 1/2" (89mm)	4 1/2" (115mm)
5/8" (15M)	12" (304mm)	4" (102mm)	6" (153mm)
3/4" (20M)	12" (304mm)	4 3/4" (121mm)	7" (178mm)
7/8"	12" (304mm)	5 1/2" (140mm)	8" (203mm)
1" (25M)	12" (304mm)	6" (153mm)	9" (229mm)



- Notes:**
- REFER TO GENERAL NOTES FOR FURTHER INFORMATION.
 - USE FOR OVERSIZED HOLES, CORED HOLES, OR HOLES IN WATER.
 - IF LESS THAN 3" (76mm) FOR ANY TYPE OF ANCHOR CONTACT WHM FOR FURTHER INSTRUCTION.

Wood Table: Built-Up Sawn Beams



- HANGERS**
- FOR 2 PLY BEAMS TO BE LUS HANGERS BY 'SIMPSON STRONG-TIE'
 - FOR 3 PLY OR MORE BEAMS TO BE HU HANGERS BY 'SIMPSON STRONG-TIE'
 - TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- Notes**
- SUBMIT ENGINEERING DATASHEETS FOR ALTERNATIVE HANGERS FOR REVIEW PRIOR TO ORDERING HANGERS.
 - NAIL TOGETHER WITH 3" (76mm) NAILS @ 12" (305mm) O.C. 3 ROWS.

Wood Table: Nail Properties

LENGTH	COMMON ROUND STEEL WIRE Ø	NAIL GUN Ø	PENNY-WEIGHT	NOTES
2 1/2" (64mm)	0.128" (3.25mm)	0.113" (2.87mm)	8d	
3" (76mm)	0.144" (3.66mm)	0.133" (3.38mm)	10d	
3 1/2" (89mm)	0.160" (4.06mm)	-	16d	
4" (102mm)	0.192" (4.88mm)	-	20d	
5" (127mm)	0.232" (5.89mm)	-	40d	PRE-DRILLED HOLES 75% OF NAIL DIAMETER
6" (152mm)	0.276" (7.01mm)	-	-	PRE-DRILLED HOLES 75% OF NAIL DIAMETER

General Table: Structural Design Parameters

GRAVITY LOADS: SNOW			
GROUND SNOW:	S _s = 1.3 kPa (27 psf)		
RAIN LOAD:	S _r = 0.2 kPa (4 psf)		
ROOF SNOW:	S = 1.24 kPa (26 psf) ALSO SEE SNOW DIAGRAM WHERE APPLICABLE		
IMPORTANCE FACTOR:	I _s = 1.0 (ULS) = 0.9 (SLS)		
GRAVITY LOADS: DEAD AND LIVE			
AREA / USE	SUPERIMPOSED DEAD LOADS (NOT INCLUDING SELF-WEIGHT OF STRUCTURE UNO) IN kPa (psf)	LIVE LOAD	
		DISTRIBUTED LOAD IN kPa (psf)	CONCENTRATED LOAD IN kN (kips)
ROOF	1.0 (20)	SEE ROOF SNOW MIN. 1.0 (20)	1.3 (0.3)
GROUND FLOOR	0.5 (10)	4.8 (100)	9.0 (2.0)
LATERAL LOADS - WIND			
REFERENCE VELOCITY WIND PRESSURES: q _{0.55} = 0.46 kPa (9.6 psf)			
IMPORTANCE FACTOR I _w = 1.0 (ULS) = 0.75 (SLS)			
WIND-FORCE RESISTING SYSTEM: SEE SEISMIC LOAD SECTION FOLLOWING			
LATERAL LOADS - SEISMIC			
SEISMIC DATA:			
Sa(0.2) = 1.1	Sa(0.5) = 0.71		
Sa(1.0) = 0.33	Sa(2.0) = 0.17		
PGA = 0.53			
SITE CLASS PER GENERAL NOTES: = E			
ACCELERATION BASED SITE COEFFICIENT: F _a = 0.9			
VELOCITY BASED SITE COEFFICIENT: F _v = 1.8			
IMPORTANCE FACTOR: I _e = 1.0 (ULS)			
SEISMIC FORCE RESISTING SYSTEM (SFRS):			
TYPE =	CONVENTIONAL CONSTRUCTION MASONRY SHEARWALLS		
R _d =	1.5		
R _o =	1.5		

Concrete Table: Mix Requirements

COMPONENT	MIN. 28 DAY STRENGTH f _c (MPa)	MAX. AGGREGATE SIZE	EXPOSURE CLASS	MIN. % CEMENT REPLACEMENT
FOOTINGS AND RAFT SLAB	25	1 1/2" (40mm)	N	40
SLABS ON GRADE				
INTERIOR	25	3/4" (20mm)	N	35
EXTERIOR	32	3/4" (20mm)	C-2	35
REGULAR AND LANDSCAPE WALLS	25	3/4" (20mm)	N, OR F-2 FOR EXT. EXP.	25
PEDESTALS	30	3/4" (20mm)	N, OR F-2 FOR EXT. EXP.	25
ANY CONCRETE EXPOSED TO CHLORIDES, NOT INCL. SLAB ON GRADE (See Note 3)	35 (56 DAY STRENGTH)	3/4" (20mm)	C-1	25

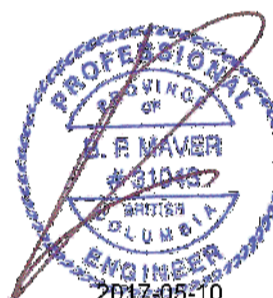
- Notes:**
- AIR CONTENT AND SLUMP TO ADHERE TO THE CODE.
 - EXT. EXP. DENOTES 'EXTERIOR EXPOSURE TO WEATHER OR FREEZING'
 - CONCRETE EXPOSED TO CHLORIDES MAY INCLUDE SUSPENDED GARAGE SLABS OR CONC. EXPOSED TO SEA WATER

Concrete Table: Reinforcement Cover

COMPONENT	REINFORCEMENT COVER
RAFT SLABS	
BOTTOM	3" (75mm)
TOP	2" (50mm)
SIDES	2" (50mm)
SLABS ON GRADE	
SEE PLAN	
WALLS	
INTERIOR FACES	1" (25mm)
EXTERIOR FACES (ie. EXPOSED TO SOIL OR WEATHER)	1 1/4" (32mm)
PEDESTALS (TO TIES)	
1 1/2" (40mm)	



WHM PROJECT #: 16167



Revision/Revision	Description / Description	Date/Date
3	ISSUED FOR TENDER	2017-08-08
2	99 % COORDINATION	2017-03-09
1	66 % COORDINATION	2017-17-02

Client

PWGSC

PWRC MULTI-PURPOSE BUILDING
5421 ROBERTSON ROAD, WESTHAM ISLAND

Consultant Signature Only

Designed by/Concept par

JD / BPM

Drawn by/Dessiné par

GMH

PWGSC Project Manager/Administrateur de Projets TPSGC

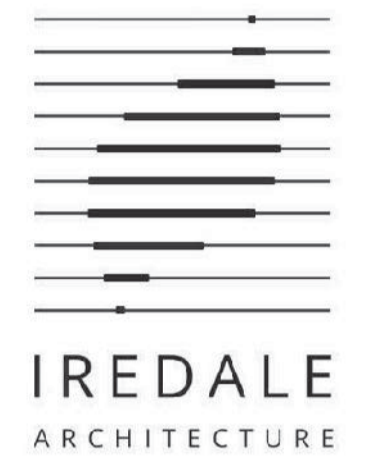
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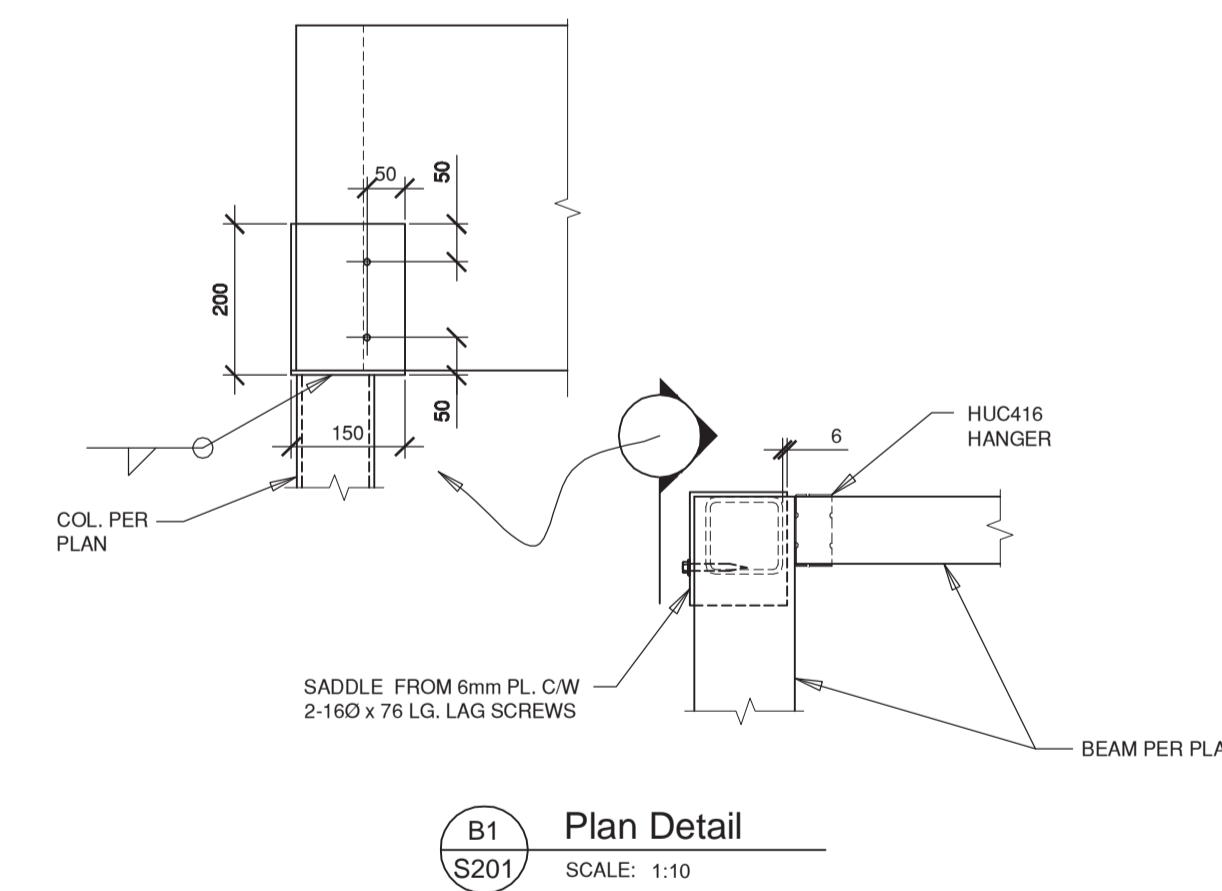
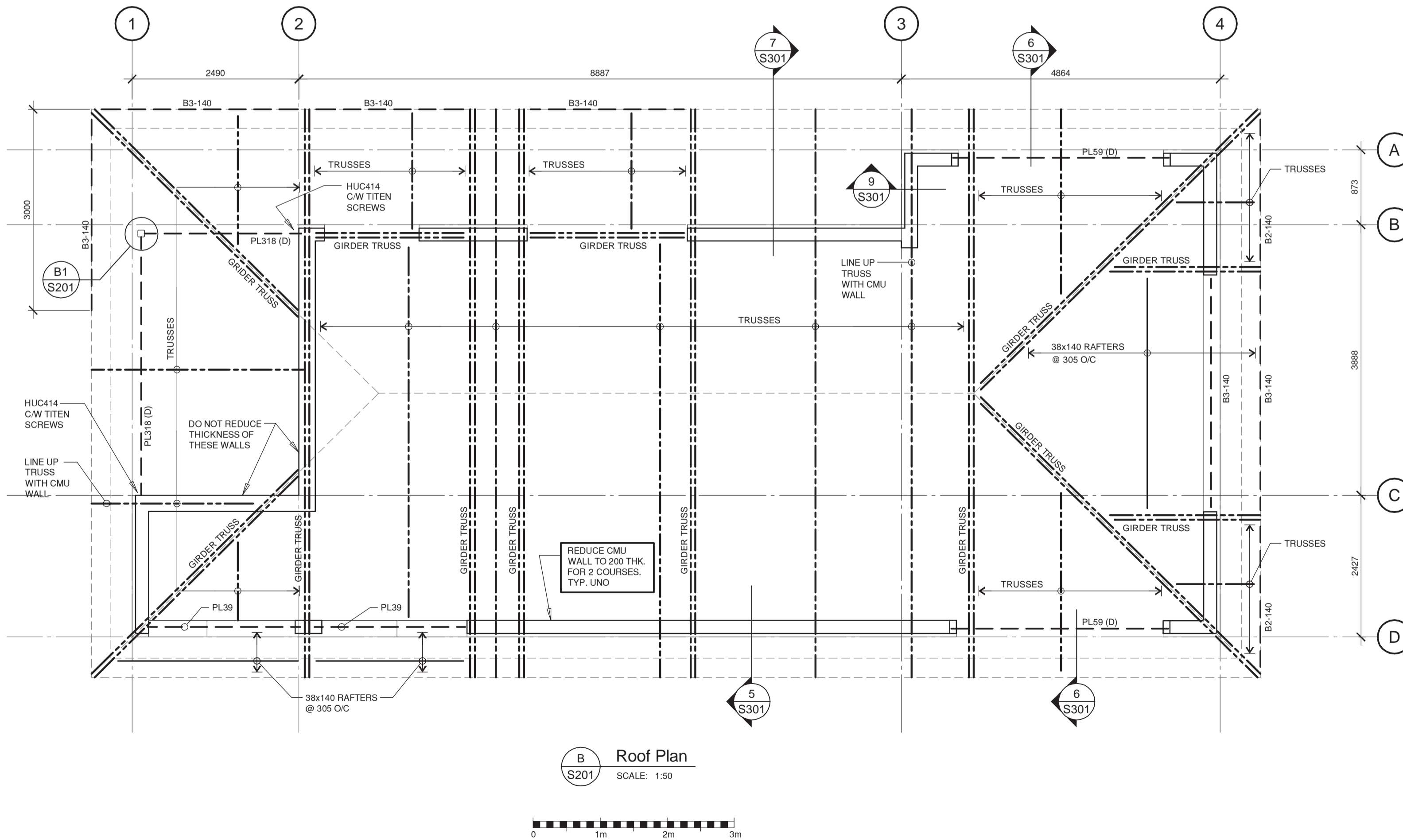
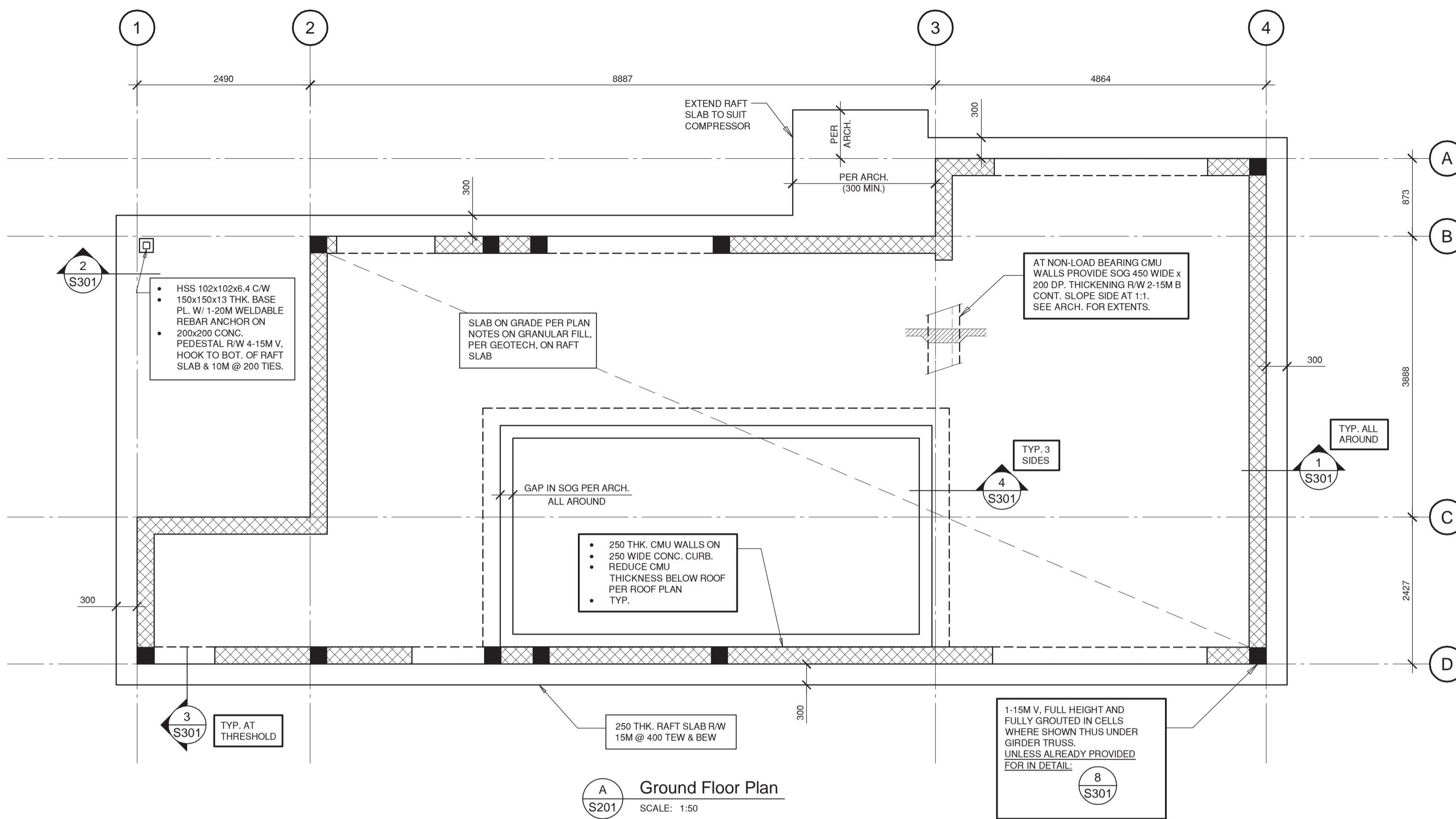
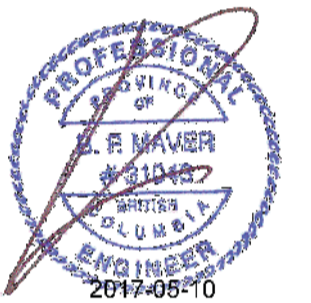
Drawing Title/Titre du dessin

Tables

Project no./no du projet	Sheet/Fuille	Revision No. / La Revision no.
PWRC-012-1000534	S111	



WHM PROJECT #: 16167



Revision/	Description / Description	Date/Date
3	ISSUED FOR TENDER	2017-08-08
2	99 % COORDINATION	2017-31-09
1	66 % COORDINATION	2017-17-02

PWGSC

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5421 ROBERTSON ROAD, WESTHAM ISLAND

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GMH

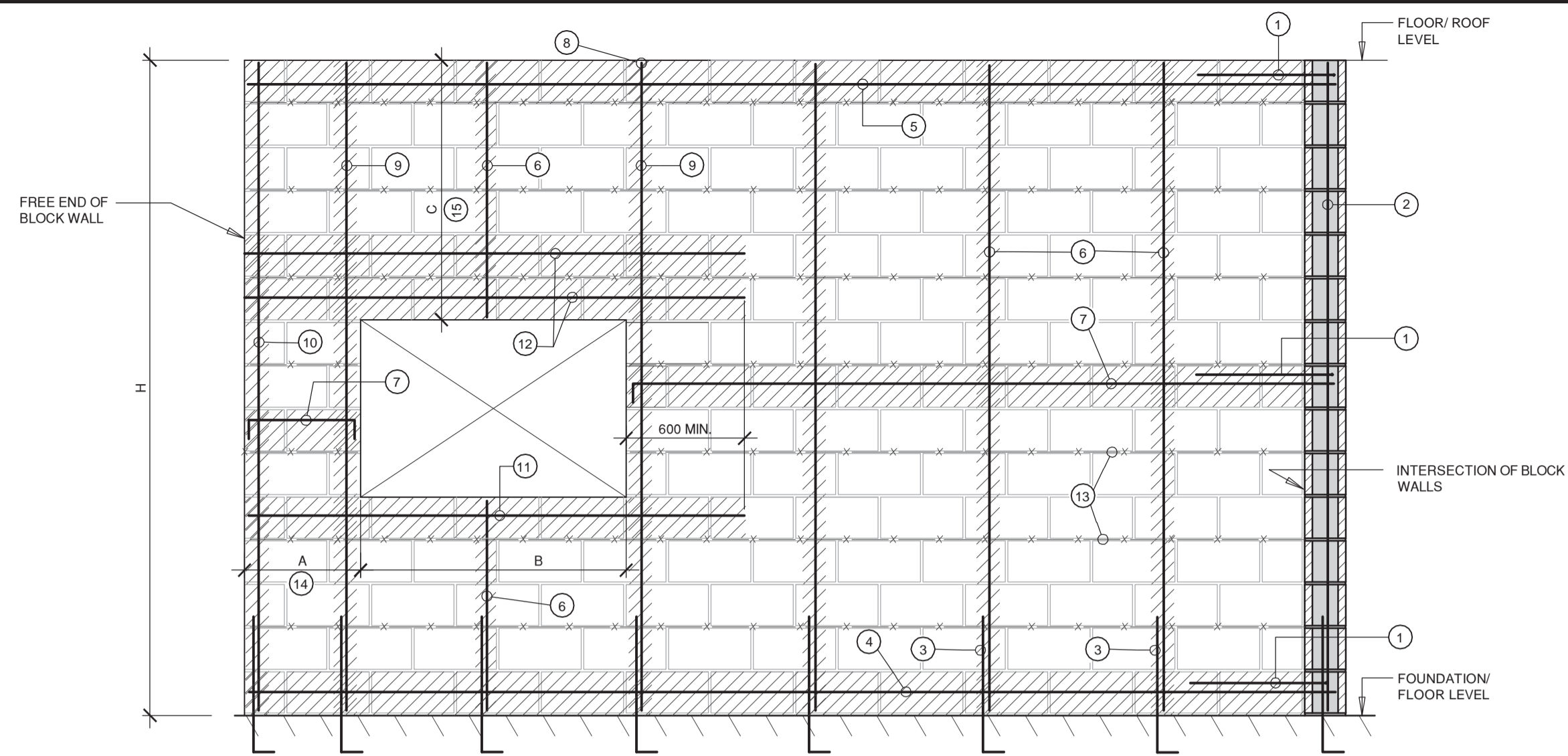
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PWRC-012-1000534

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Plans

Project no./no du projet	Sheet/Fuille	Revision No. / La Revision no.
PWRC-012-1000534	S201	

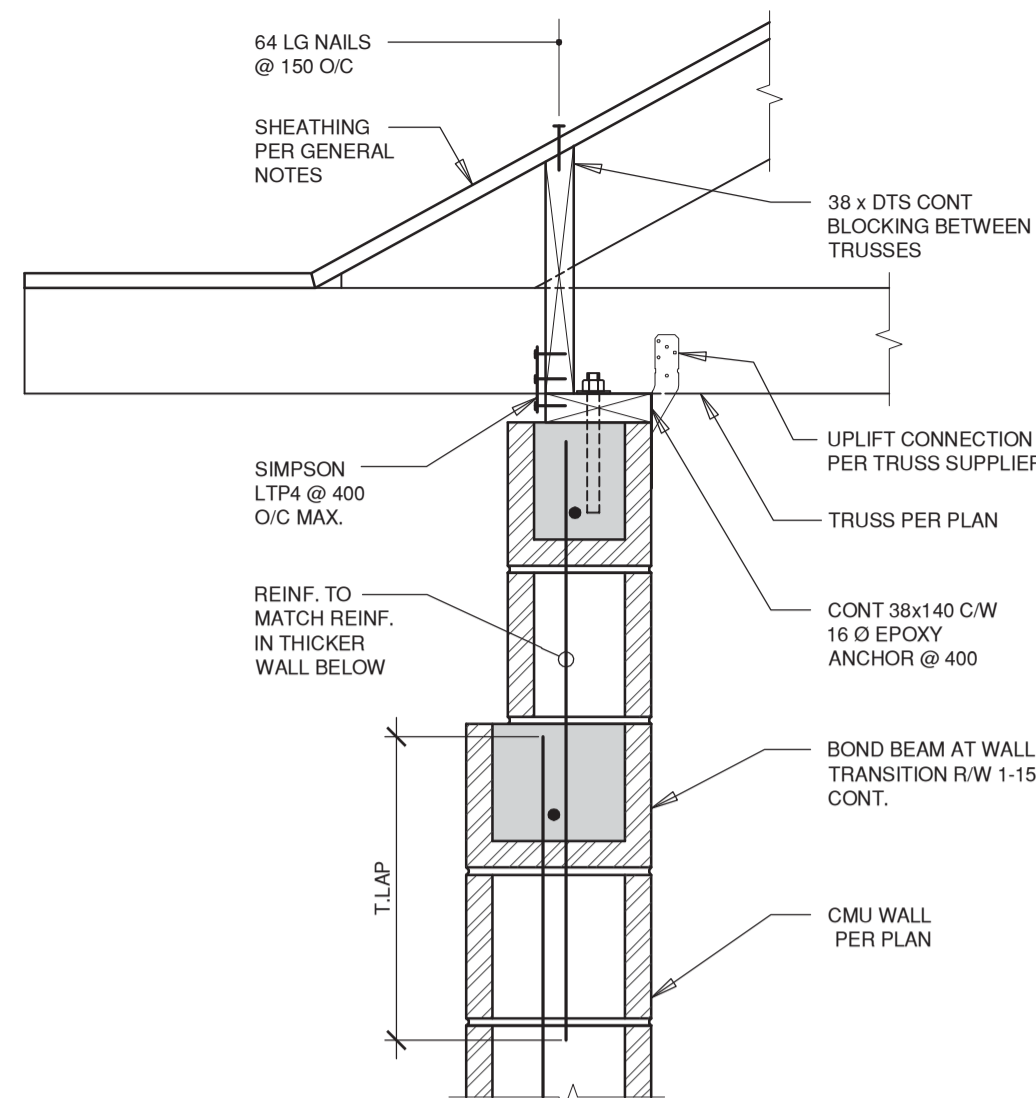




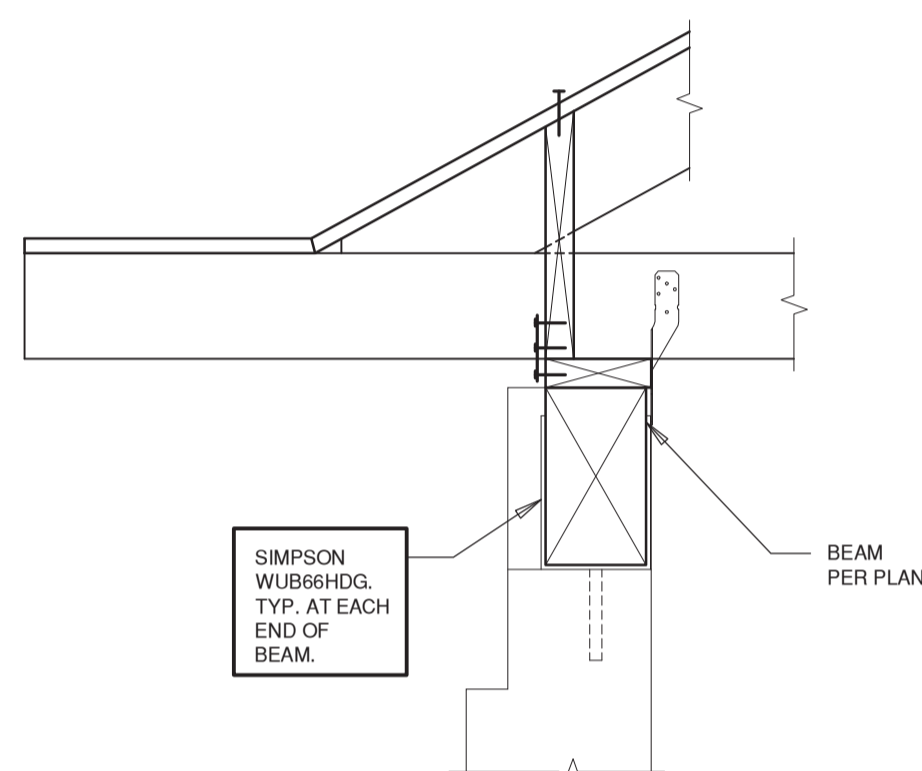
Legend

- 1 CORNER BARS TO MATCH SIZE AND SPACING OF HORIZONTAL BARS IN ALL BOND BEAMS WITH T.LAP.
- 2 1-15M VERT. AT ALL INTERSECTIONS.
- 3 DOWELS TO SUIT VERTICAL BARS. PROVIDE T.LAP WITH CMU VERTS.
- 4 SINGLE COURSE BOND BEAM AT BASE OF WALL. R/W 1-15M.
- 5 SINGLE COURSE BOND BEAM AT TOP OF WALL OR PARAPET. R/W 2-15M.
- 6 DISTRIBUTED VERTICAL REINFORCEMENT:
- BEARING WALLS: 15M @ 800 FOR H ≤ 2400,
20M @ 800 FOR 2400 < H ≤ 3650.
- 7 DISTRIBUTED HORIZONTAL REINFORCEMENT:
- ALL WALLS: SINGLE COURSE BOND BEAMS @ 2400 MAX.
- FOR H < 4800, INTERMEDIATE BOND BEAM SHALL BE LOCATED AT THE MID-HEIGHT OF WALL.
R/W 1-15M.
- 8 TERMINATION OF VERTICALS:
- AT TOP OF TOP BOND BEAM FOR LOAD BEARING WALLS
SUPPORTING STEEL OR WOOD FRAMING.
- 9 1-15M VERT. EACH SIDE OF ALL OPENINGS.
- 10 1-15M VERT. AT FREE ENDS OF WALLS.
- 11 SINGLE COURSE BOND BEAM AT UNDERSIDE OF OPENINGS. R/W 1-15M. PROJECT MIN. 600
PAST OPENING ON EACH SIDE. IF A < 600 HOOK BAR 90° AT END OR INTERSECTION OF WALL.
- 12 BOND BEAM OVER OPENINGS:
- BEARING WALLS: SINGLE COURSE BOND BEAM FOR B ≤ 1200, R/W 2-15M.
DOUBLE COURSE BOND BEAM FOR 1200 < B ≤ 2400, R/W 2-15M EACH COURSE.
NOTE: IF A < 600, HOOK BOND BEAM BARS 90° AT END OR INTERSECTION OF WALL.
- 13 9 GA LADDER-TYPE MORTAR BED REINFORCEMENT @ 400 O.C.
- 14 A SHALL NOT BE LESS THAN: 400 FOR BEARING WALLS.
- 15 C SHALL NOT BE LESS THAN: 600 FOR BEARING WALLS.

8 Block Wall Reinforcement
S301 SCALE: NTS

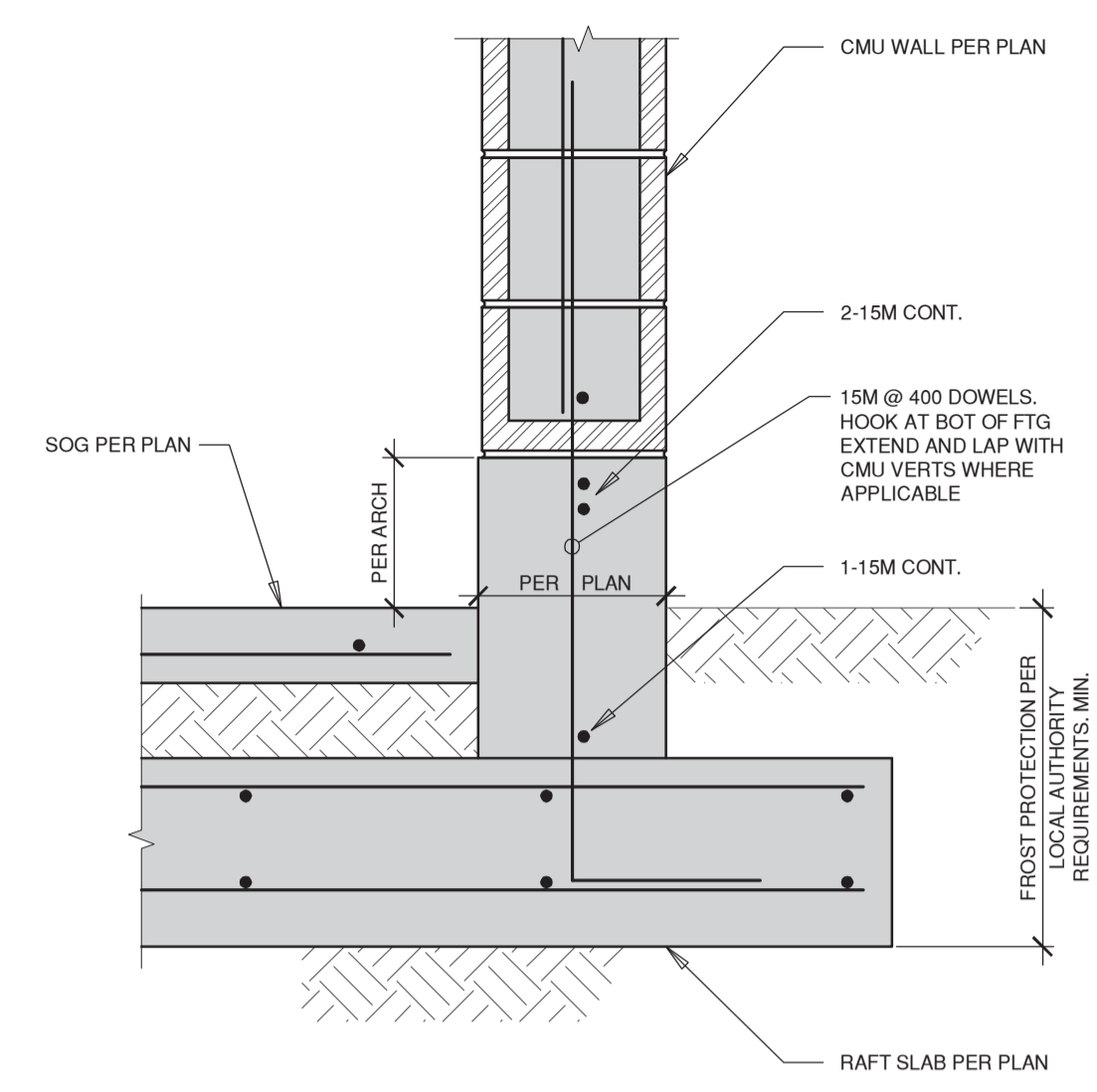


5 Section
S301 SCALE: 1:10

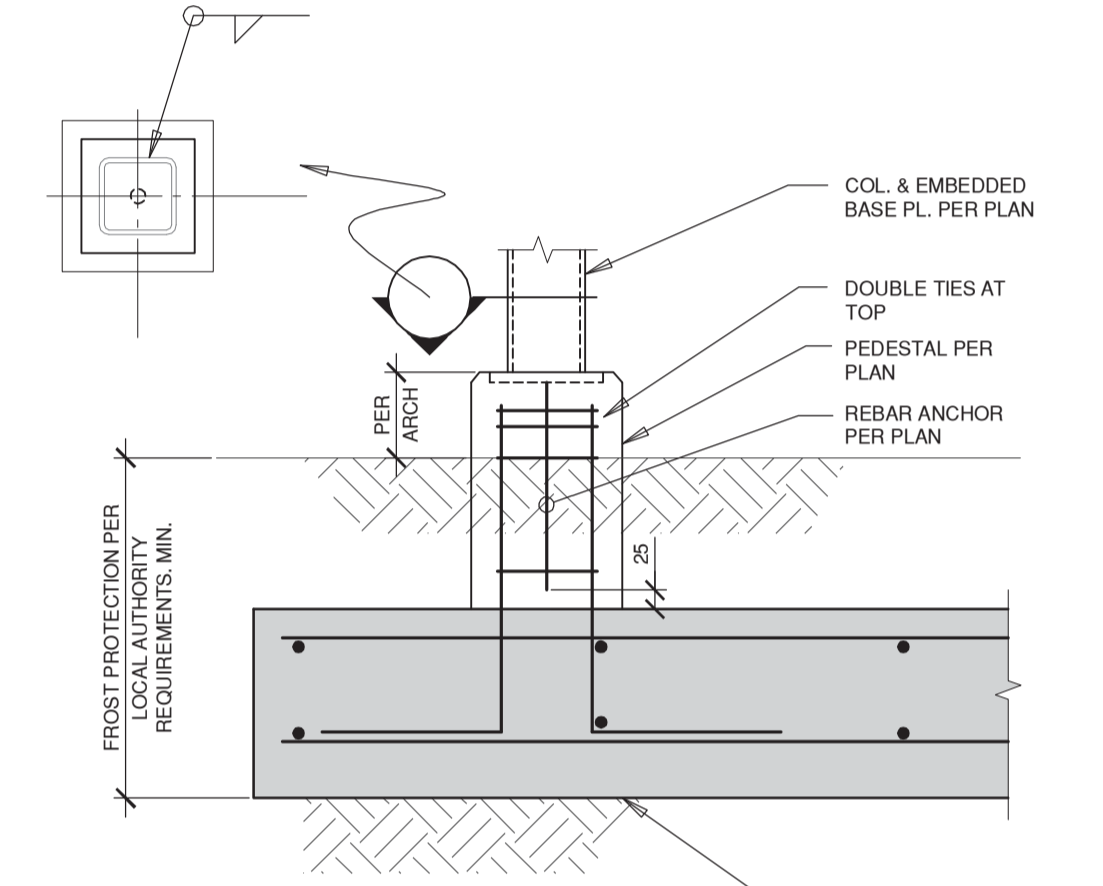


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S301 SCALE: 1:10

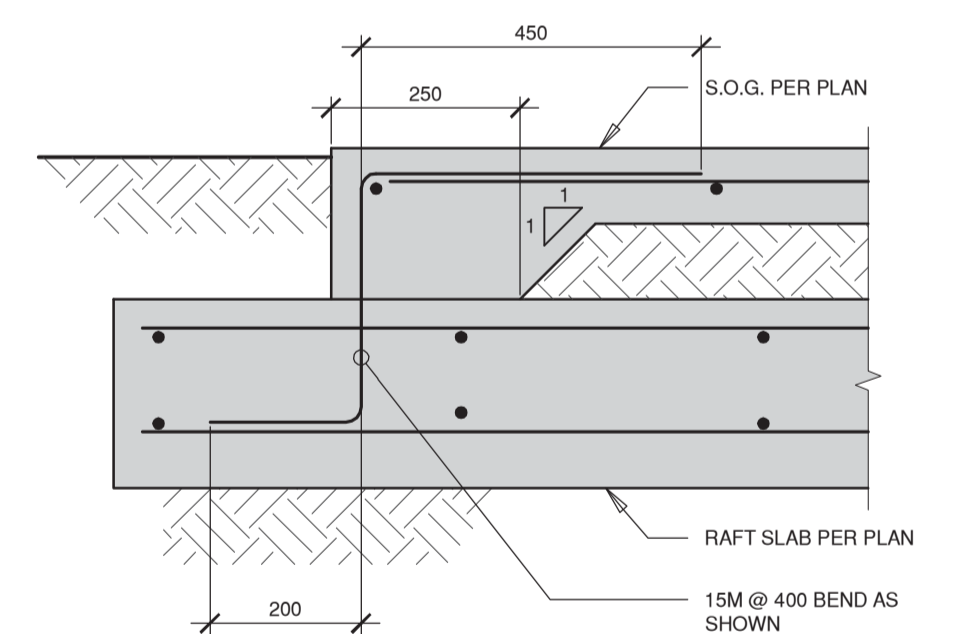
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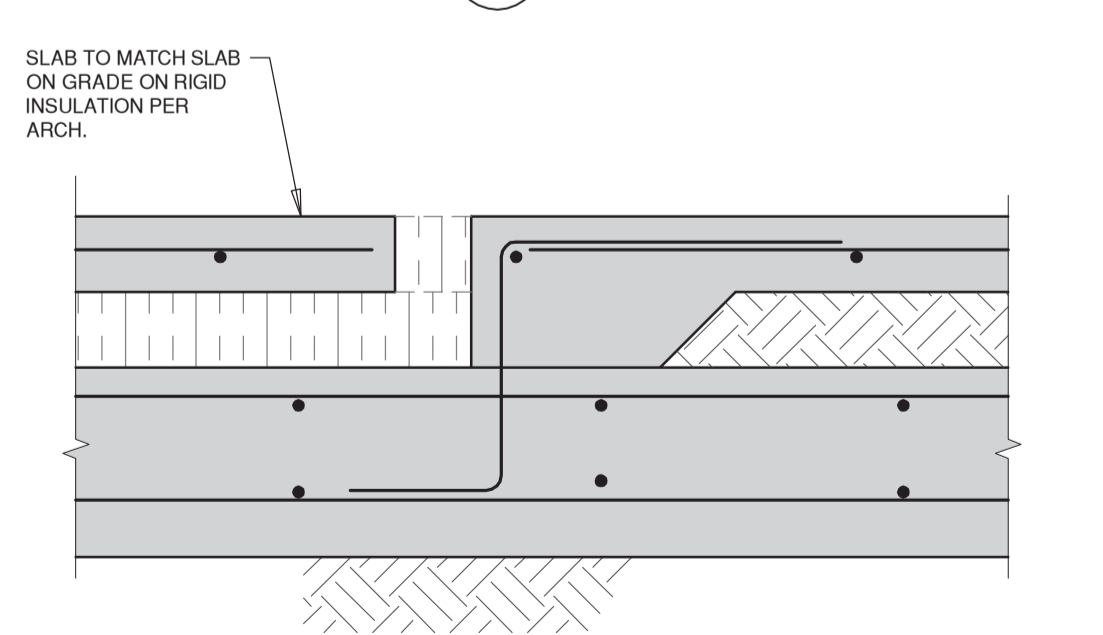
1 Section
S301 SCALE: 1:10



2 Section
S301 SCALE: 1:10

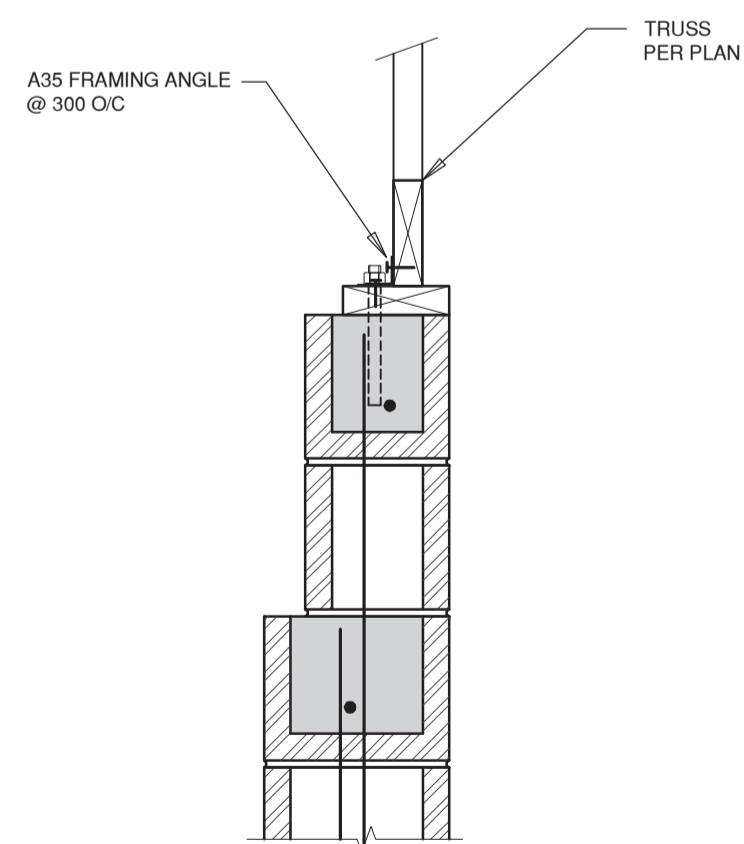


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S301 SCALE: 1:10



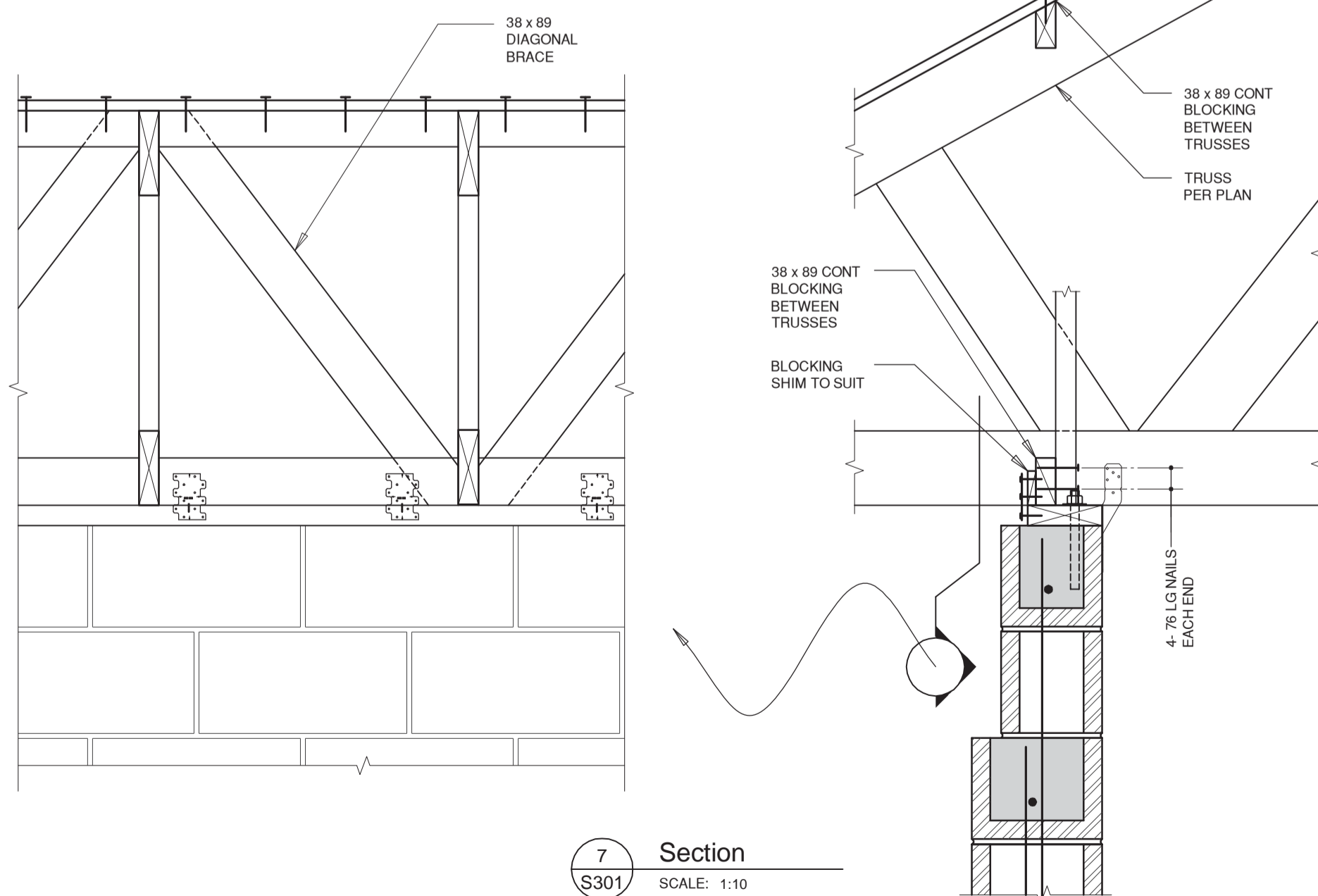
4 Section
S301 SCALE: 1:10

THIS DETAIL IS IDENTICAL TO DETAIL 3 S301 EXCEPT WHERE SHOWN OR NOTED OTHERWISE.



9 Section
S301 SCALE: 1:10

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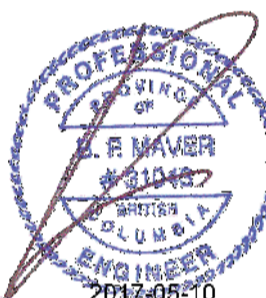


7 Section
S301 SCALE: 1:10

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WHM PROJECT #: 16167



Revision/Revision	Description / Description	Date/Date
3	ISSUED FOR TENDER	2017-08-06
2	99 % COORDINATION	2017-31-03
1	66 % COORDINATION	2017-17-02

Client

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PWRC MULTI-PURPOSE BUILDING

5421 ROBERTSON ROAD, WESTHAM ISLAND

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JD / BPM

Drawn by/Dessiné par

GMH

PWGSC Project Manager/Administrateur de Projets TPWGC

PWRC-012-1000534

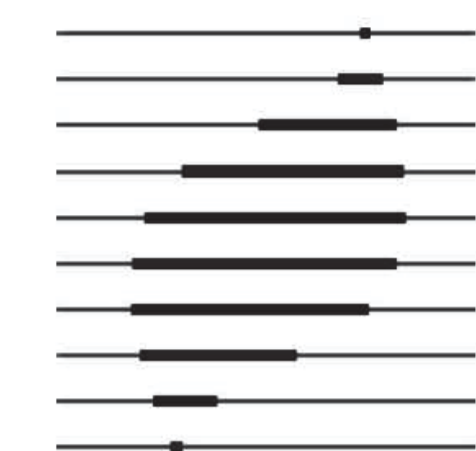
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Drawing Title/Titre du dessin

Details

Project no./no du projet	Sheet/Fuille	Revision No. / La Revision no.
PWRC-012-1000534	S301	



IREDALE
 ARCHITECTURE

Iredale Project No. 16063

Project No: 2016368



MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	NEW DUCTWORK
	ACOUSTICALLY INSULATED DUCT
	EXHAUST AIR GRILLE - NEW
	TURNING VANES
	LOUVER
	DUCT BREAK
	FORCE FLOW UNIT HEATER
	HEAT RECOVERY VENTILATOR
	BALANCING DAMPER
	BACK DRAFT DAMPER
	THERMOSTAT - NEW
	EQUIPMENT TAG
	DRAWING NOTE
	AIR FLOW
	DIFFUSER TAG
TYPE DUCT SIZE AIR FLOW	
S/A	SUPPLY AIR
R/A	RETURN AIR
E/A	EXHAUST AIR
O/A	OUTSIDE AIR
ADJ.	ADJACENT
GC	GENERAL CONTRACTOR

DRAWING LIST

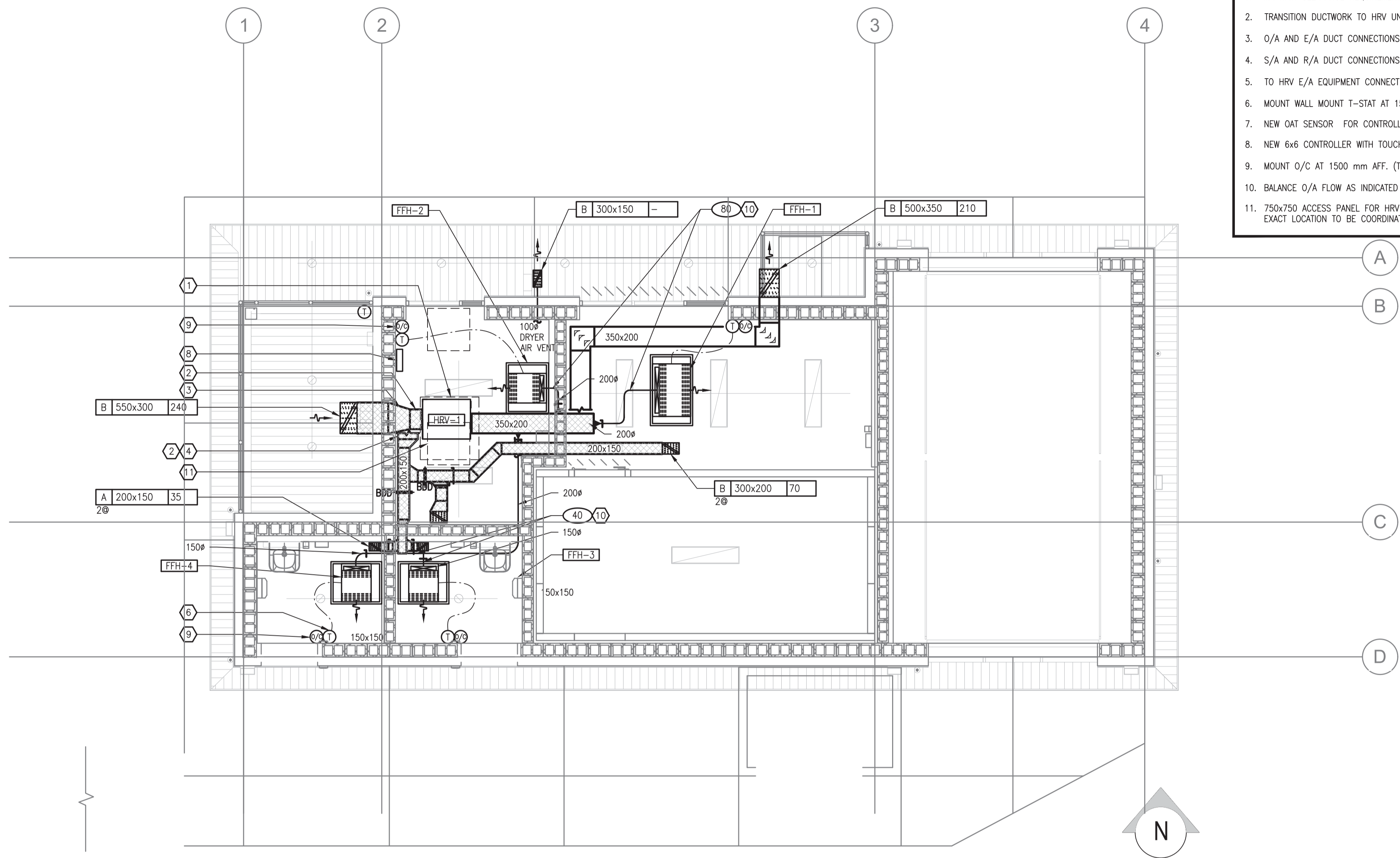
DWG. NO.	DESCRIPTION	SCALE
M-1	MECHANICAL PLAN, LEGENDS AND SCHEDULES	1:50
P-1	PLUMBING PLAN AND LEGENDS	1:50
P-2	PLUMBING SCHEDULES AND DETAILS	NTS

PROJECT INFORMATION

LEGAL ADDRESS:
 PCL F, DL 190, 192A, 193, 194, 597 AND 598, GP 2,
 NWD, REF PL 57378

Revision/Description	Date
10	ISSUED FOR TENDER 2017-08-09
9	RE-ISSUED FOR BUILDING PERMIT 2017-08-04
8	ISSUED FOR BUILDING PERMIT 2017-05-12
7	ISSUED FOR TENDER 2017-05-08
6	ISSUED FOR TENDER REVIEW 2017-05-01
5	RE-ISSUED FOR 99% REVIEW 2017-04-12
4	ISSUED FOR 99% REVIEW 2017-03-31
3	ISSUED FOR PROGRESS REVIEW 2017-03-24
2	ISSUED FOR 66% REVIEW 2017-02-17
1	ISSUED FOR REVIEW 2016-12-02

- ### DRAWING NOTES
1. MAINTAIN CLEARANCE REQUIREMENT FOR HRV SERVICING.
 2. TRANSITION DUCTWORK TO HRV UNIT SIZES.
 3. O/A AND E/A DUCT CONNECTIONS. (350x200 TYP.)
 4. S/A AND R/A DUCT CONNECTIONS. (350x200 TYP.)
 5. TO HRV E/A EQUIPMENT CONNECTION.
 6. MOUNT WALL MOUNT T-STAT AT 1500mm AFF. (TYP 4)
 7. NEW OAT SENSOR FOR CONTROLLER.
 8. NEW 6x6 CONTROLLER WITH TOUCH SCREEN LCD INTERFACE.
 9. MOUNT O/C AT 1500 mm AFF. (TYP 4)
 10. BALANCE O/A FLOW AS INDICATED IN DRAWING.
 11. 750x750 ACCESS PANEL FOR HRV ACCESS AND SERVICE. EXACT LOCATION TO BE COORDINATED ON SITE.



1 MECHANICAL PLAN
 SCALE: 1:50

GRILLES AND DIFFUSERS SCHEDULE

MARK	MAKE	MODEL	SIZE	FINISH	TYPE	ACCESSORIES
A	EH PRICE	80	AS SHOWN	B12	EGGRATE EXHAUST GRILLE	-
B	EH PRICE	ZE439	AS SHOWN	MILL FINISH	LOUVER	BIRD SCREEN

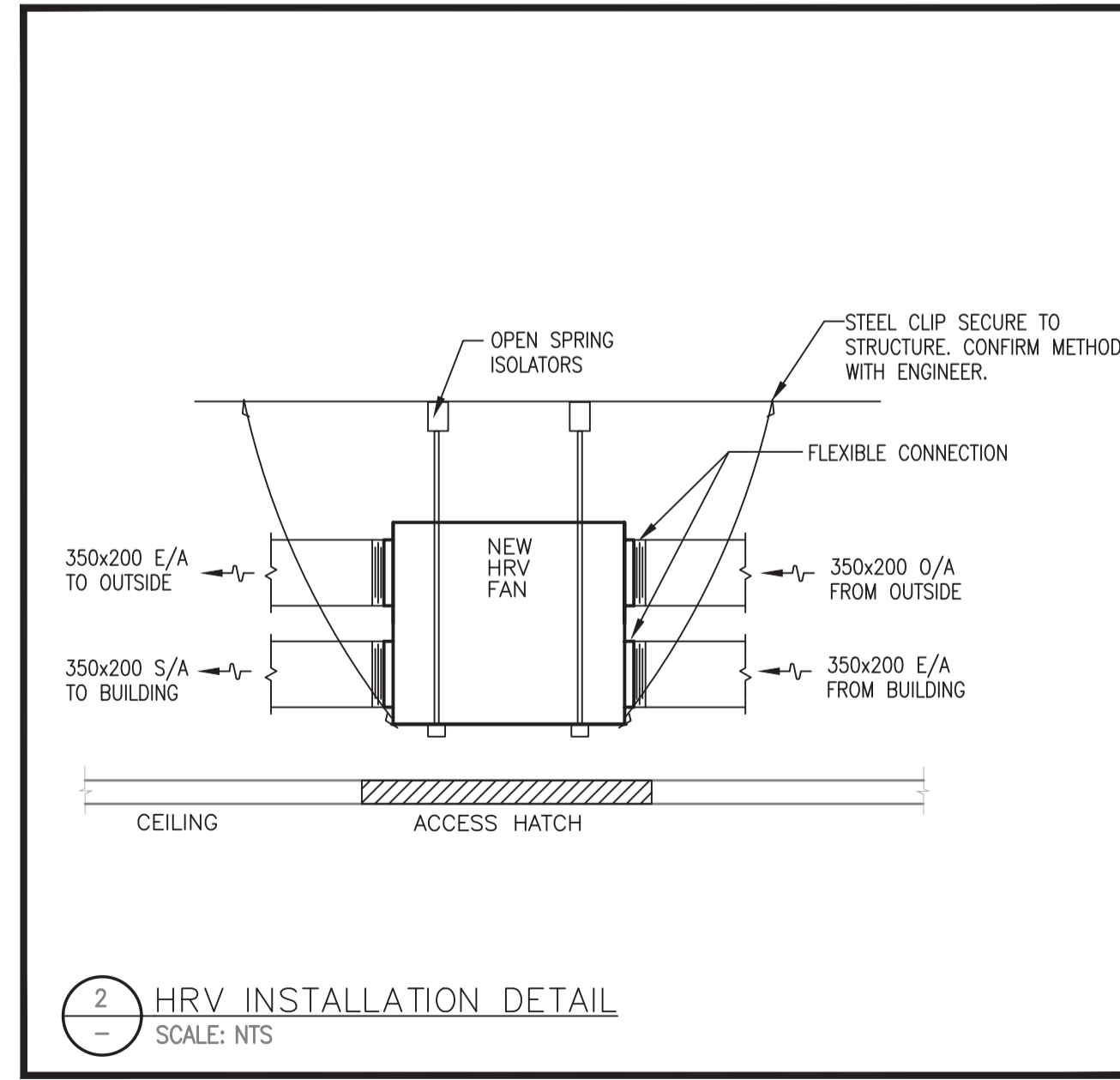
HEAT RECOVERY VENTILATOR SCHEDULE

TAG	LOCATION	MAKE	MODEL	FREE AIR FLOW(L/S)	MOTOR/FANS			ELECTRICAL			WEIGHT (KG)	DIMENSIONS (MM)	NOTES
					HP	RPM	FAN TYPE	POWER (W)	MOP	V/PH/Hz			
HRV-1	LAUNDRY CEILING	VAN EE	6LC	350	0.25	1625	DIRECTED DRIVE CENTRIFUGAL BLOWER	640	5.7	115/1/60	77	865L x 715W x 625H	REFER TO NOTES BELOW

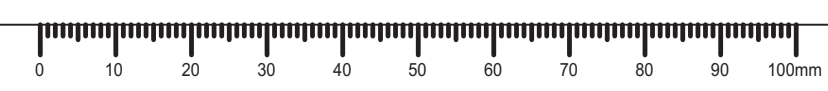
- NOTES:
1. AIR INTAKE SHUT-OFF FOR DEFROST
 2. ALUMINUM CORE (2 CORES)
 3. WASHABLE FOAM FILTERS
 4. ACCESS DOOR LOCATED FOR EASY MAINTENANCE
 5. OPERATE ON TIMELOCK, USER ADJUSTABLE

FORCE FLOW UNIT HEATER SCHEDULE

TAG	SERVICE	LOCATION	MAKE	MODEL	HEATING CAPACITY (W)	ELECTRIC HEAT (KW)	WEIGHT (KG)	ESP (PA)	MOTOR			NOTES	
									POWER (W)	MCA	MOP		V/PH/Hz
FFH-1	MUD ROOM	MUD ROOM	TRANE	FFEB06	3381	4.5	54	5	79	22.56	25	240/1/60	BACK DUCT COLLAR INLET, BOTTOM STAMPED LOUVER OUTLET
FFH-2	LAUNDRY	LAUNDRY	TRANE	FFEB02	2254	3	27	5	37	15.29	20	240/1/60	BACK DUCT COLLAR INLET, BOTTOM STAMPED LOUVER OUTLET
FFH-3	WASH ROOM	WASH ROOM	TRANE	FFEB02	1503	2	27	5	37	6.26	15	240/1/60	BACK DUCT COLLAR INLET, BOTTOM STAMPED LOUVER OUTLET
FFH-4	WASH ROOM	WASH ROOM	TRANE	FFEB02	1503	2	27	5	37	6.26	15	240/1/60	BACK DUCT COLLAR INLET, BOTTOM STAMPED LOUVER OUTLET



2 HRV INSTALLATION DETAIL
 SCALE: NTS

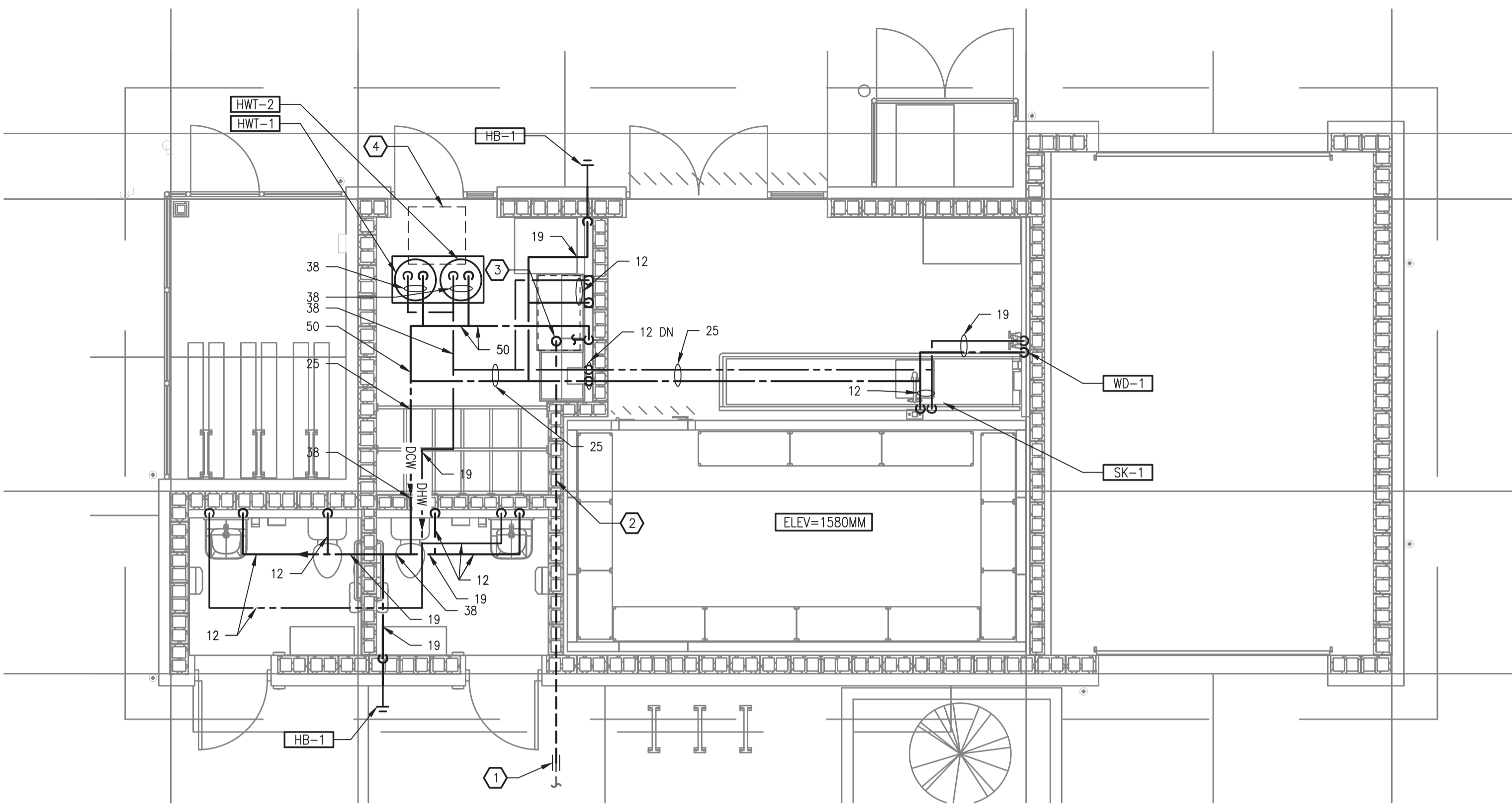


PWRC MULTI-PURPOSE BUILDING
 5421 ROBERTSON ROAD, WESTHAM ISLAND

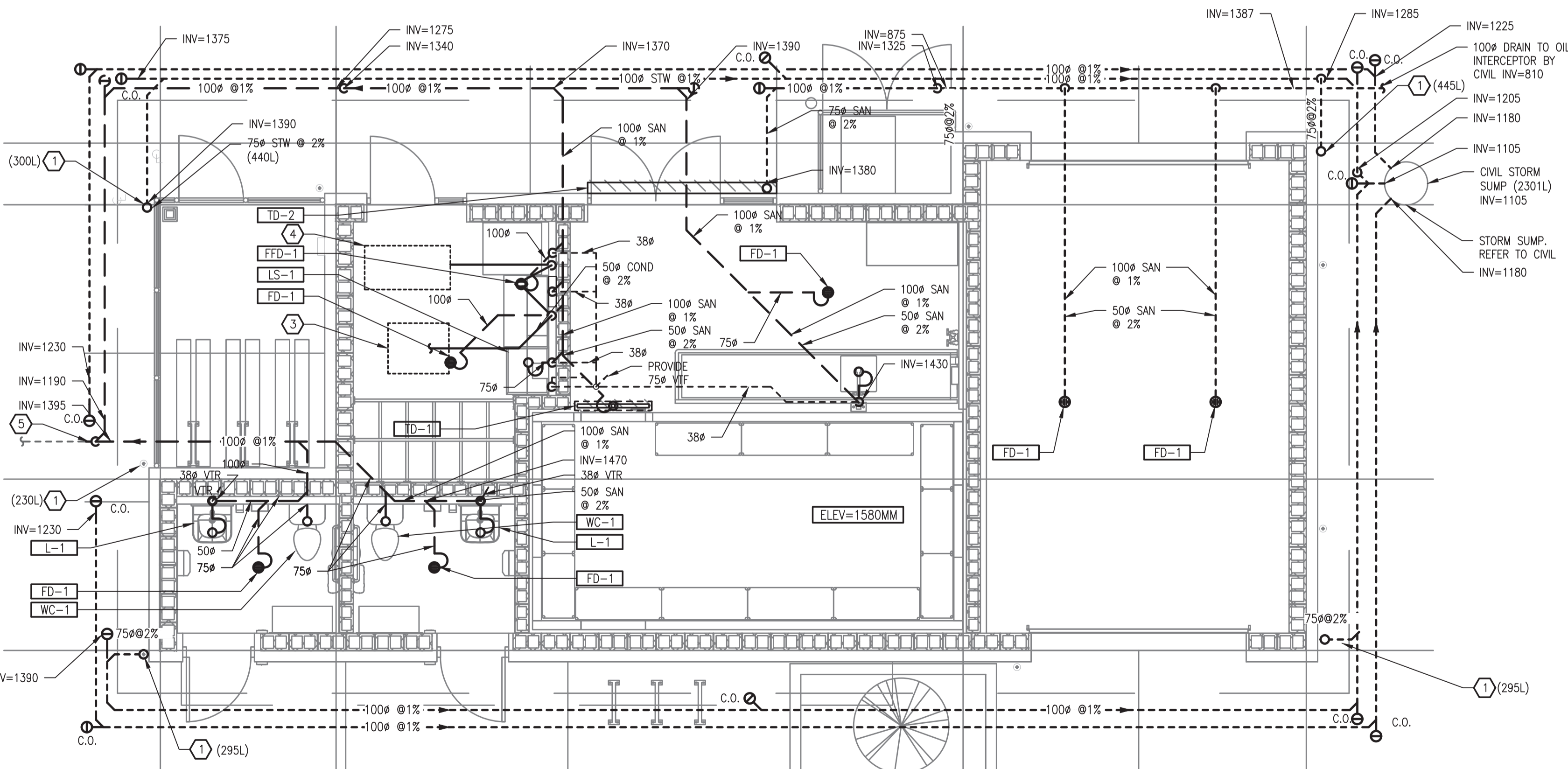
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 Designed by/Concept par SKO
 Drawn by/Dessiné par PAN
 PWGSC Project Manager/Administrateur de Projets TPSGC
 Regional Manager, Architectural and Engineering Services
 Gestionnaire régionale, Services d'architectural et de génie, TPSGC
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 Drawing Title/Titre du dessin

MECHANICAL PLAN, LEGENDS, DETAILS AND SCHEDULES

Project no./no du projet PWRC-012-1000534	Sheet/Feuille M-1	Revision No. / La Revision no.
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1 PLUMBING DOMESTIC WATER PLAN
SCALE: 1:50



2 PLUMBING DRAINAGE PLAN
SCALE: 1:50

- DW DRAWING NOTES**
- 50# DCW LINE CONNECTED TO CIVIL CONNECTION INSIDE 100# PVC SLEEVE. REFER TO DETAIL (INV=230)
 - 50# DCW INCOMING WATER LINE UNDERGROUND.
 - DCW MAIN SERVICE FROM BELOW. REFER TO DETAIL FOR CONTINUATION.
 - 750x750 ACCESS PANEL FOR HWT SERVICE. EXACT LOCATION TO BE COORDINATED ON SITE.

GENERAL NOTE:
BUILDING DCW PIPING MATERIAL TO BE COPPER ASIDE FROM MAIN WATER SERVICE FROM BUILDING PROPERTY TO BUILDING; REFER TO P-2 FOR INCOMING WATER SERVICE DETAILS

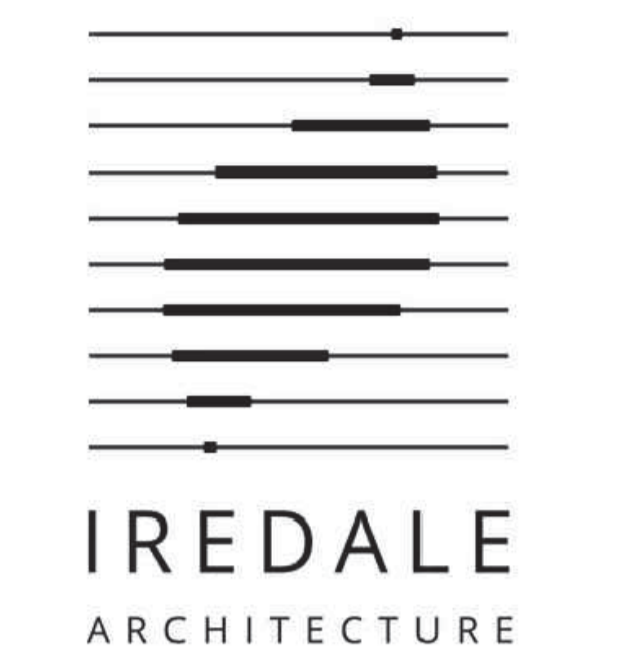
PLUMBING LEGEND

SYMBOL	DESCRIPTION
	PRESSURE REDUCING VALVE
	ISOLATION/SHUT OFF VALVE
	GLOBE VALVE
	3-WAY MIXING VALVE
	STRAINER
	REDUCE PRESSURE BACKFLOW
	DOUBLE CHECK VALVE ASSEMBLY
	CHECK VALVE
	CAP OFF
	BALANCING VALVE
	FLOOR CLEANOUT
	WALL CLEANOUT
	PIPE BREAK
	P-TRAP
	PIPE DOWN
	PIPE UP
	PIPE TEE
	PIPE SECTION
	TIE INTO EXISTING PIPING
	FUNNEL FLOOR DRAIN
	FLOOR DRAIN - ROUND
	FLOOR DRAIN - SQUARE
	HOSE BIBB
	DRAWING NOTE
	RISER TAG
	CLEANOUT
	ROOF DRAIN
	RAINWATER LEADER
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	VENT TO ROOF
	EXISTING

- DRAINAGE DRAWING NOTES**
- 50# RAIN WATER LEADER; REFER TO ARCHITECTURAL FOR CONNECTION DETAIL.
 - 50# CONDENSATE DRAIN FROM HRV. DISCHARGE AT FUNNEL FLOOR DRAIN UNDER LAUNDRY SINK.
 - HRV ABOVE CEILING SPACE.
 - HWT DRIP PAN ABOVE CEILING SPACE.
 - 100# SANITARY MAIN TO CIVIL CONNECTION. REFER TO CIVIL FOR CONTINUATION. (INV=0.66)

PLUMBING LEGEND

SYMBOL	DESCRIPTION
	DOMESTIC COLD WATER - NEW
	DOMESTIC HOT WATER - NEW
	HOT WATER RECIRC - NEW
	DOMESTIC COLD WATER - EXIST.
	DOMESTIC HOT WATER - EXIST.
	HOT WATER RECIRC - EXIST.
	SANITARY ABOVE GRADE - NEW
	SANITARY BELOW GRADE - NEW
	SANITARY ABOVE GRADE - EXIST.
	SANITARY BELOW GRADE - EXIST.
	STORM ABOVE GRADE - NEW
	STORM BELOW GRADE - NEW
	STORM ABOVE GRADE - EXIST.
	STORM BELOW GRADE - EXIST.
	VENT - NEW
	VENT - EXIST.



Iredale Project No. 16063

Project No: 2016368

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Revision/Division	Description / Description	Date/Date
10	ISSUED FOR TENDER	2017-08-09
9	RE-ISSUED FOR BUILDING PERMIT	2017-08-04
8	ISSUED FOR BUILDING PERMIT	2017-05-12
7	ISSUED FOR TENDER	2017-05-08
6	ISSUED FOR TENDER REVIEW	2017-05-01
5	RE-ISSUED FOR 99% REVIEW	2017-04-12
4	ISSUED FOR 99% REVIEW	2017-03-31
3	ISSUED FOR PROGRESS REVIEW	2017-03-24
2	ISSUED FOR 66% REVIEW	2017-02-17
1	ISSUED FOR REVIEW	2016-12-02

PWRC MULTI-PURPOSE BUILDING

5421 ROBERTSON ROAD, WESTHAM ISLAND

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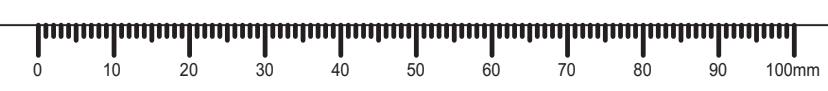
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PLUMBING SUPPLY, WASTE PLAN AND LEGENDS



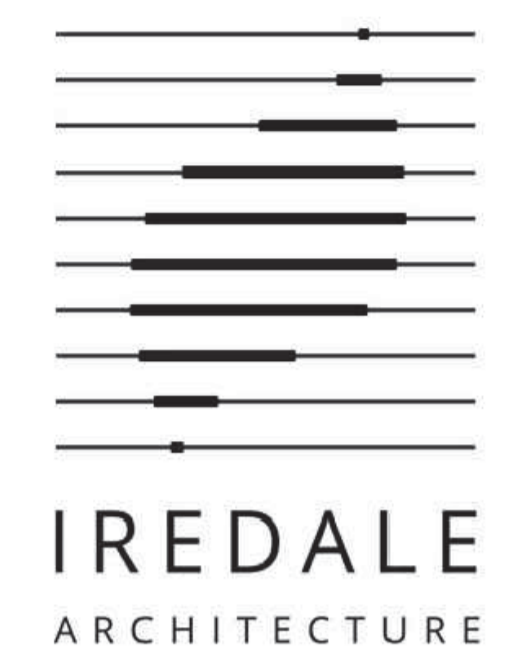
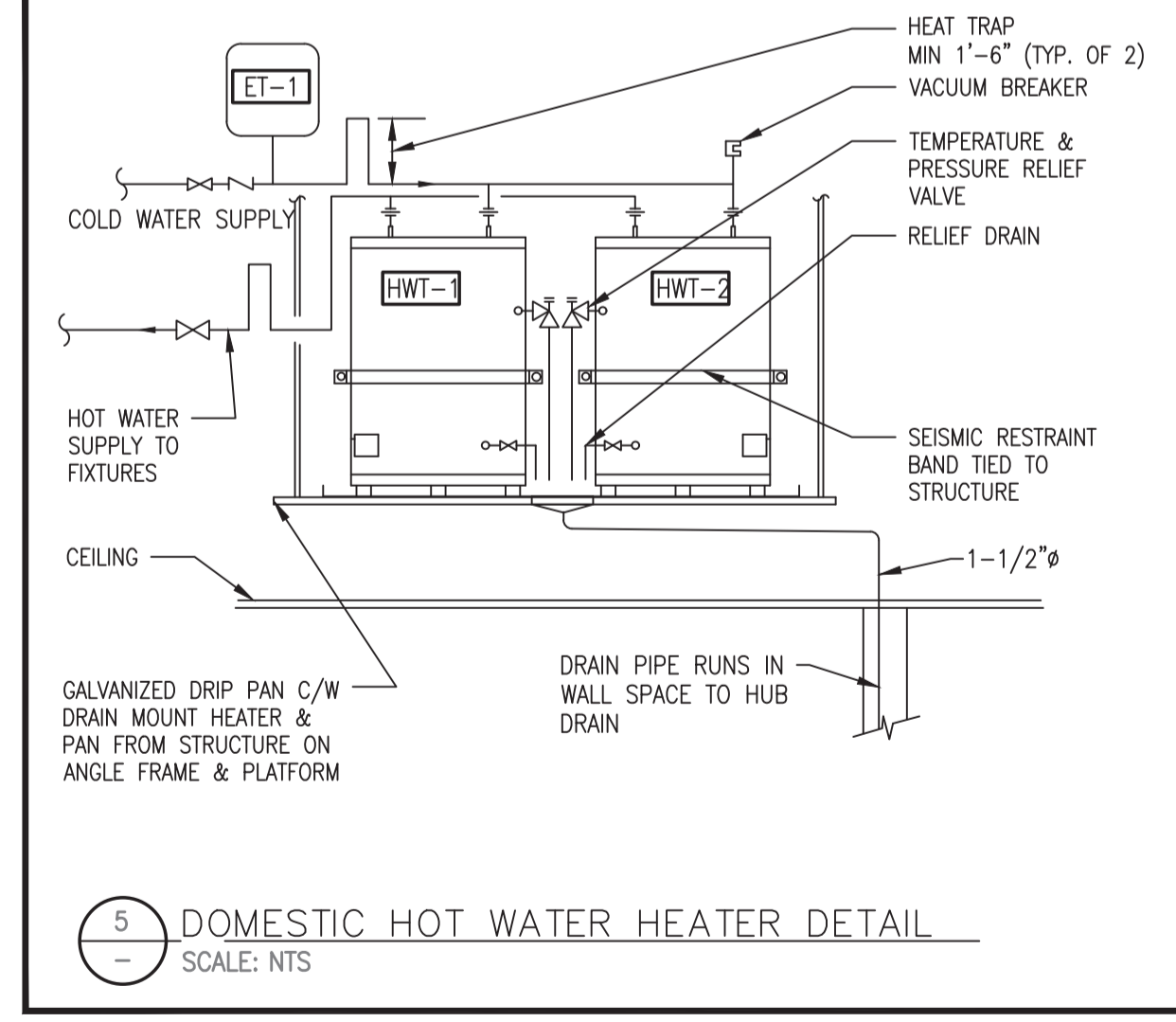
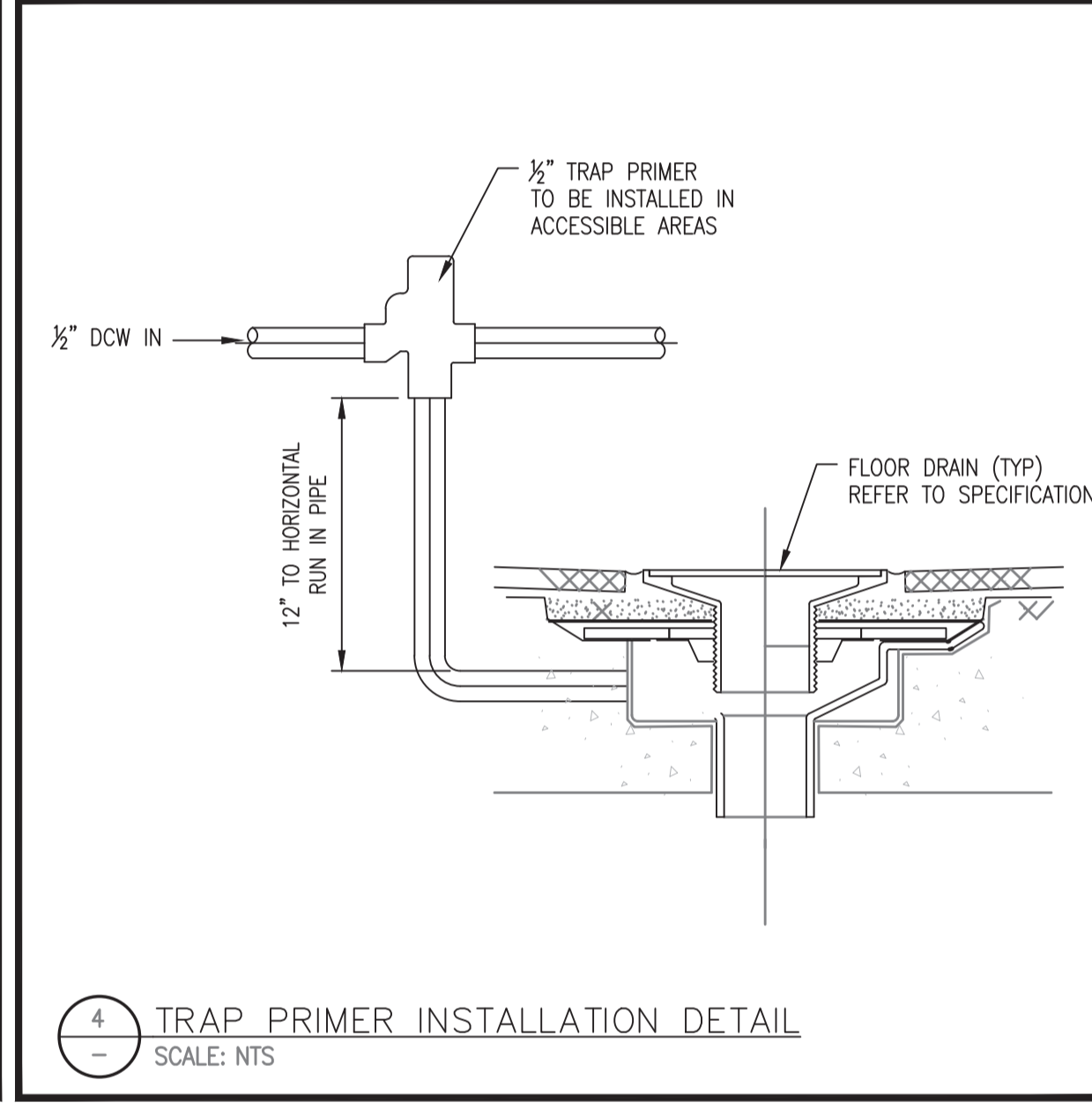
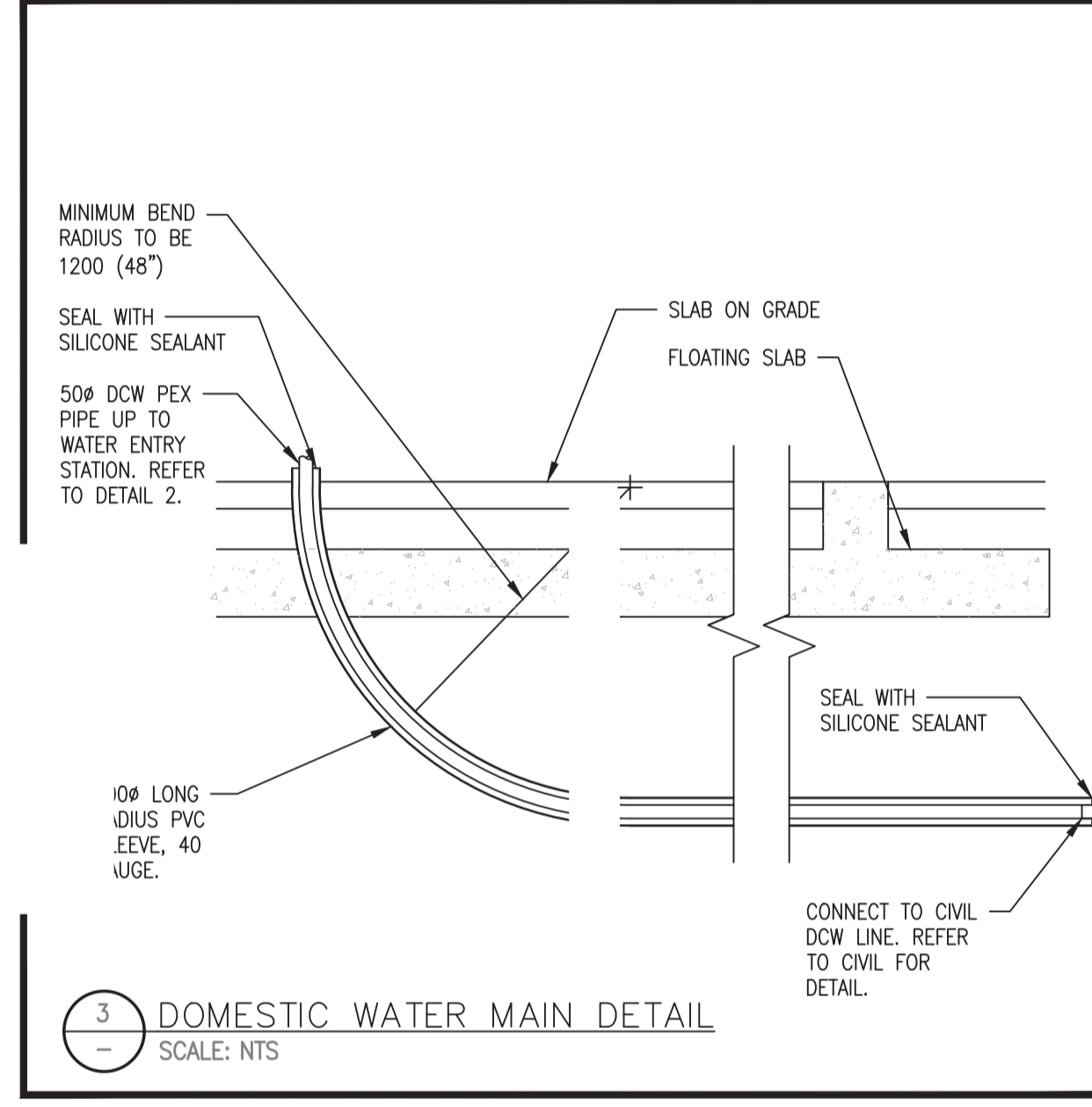
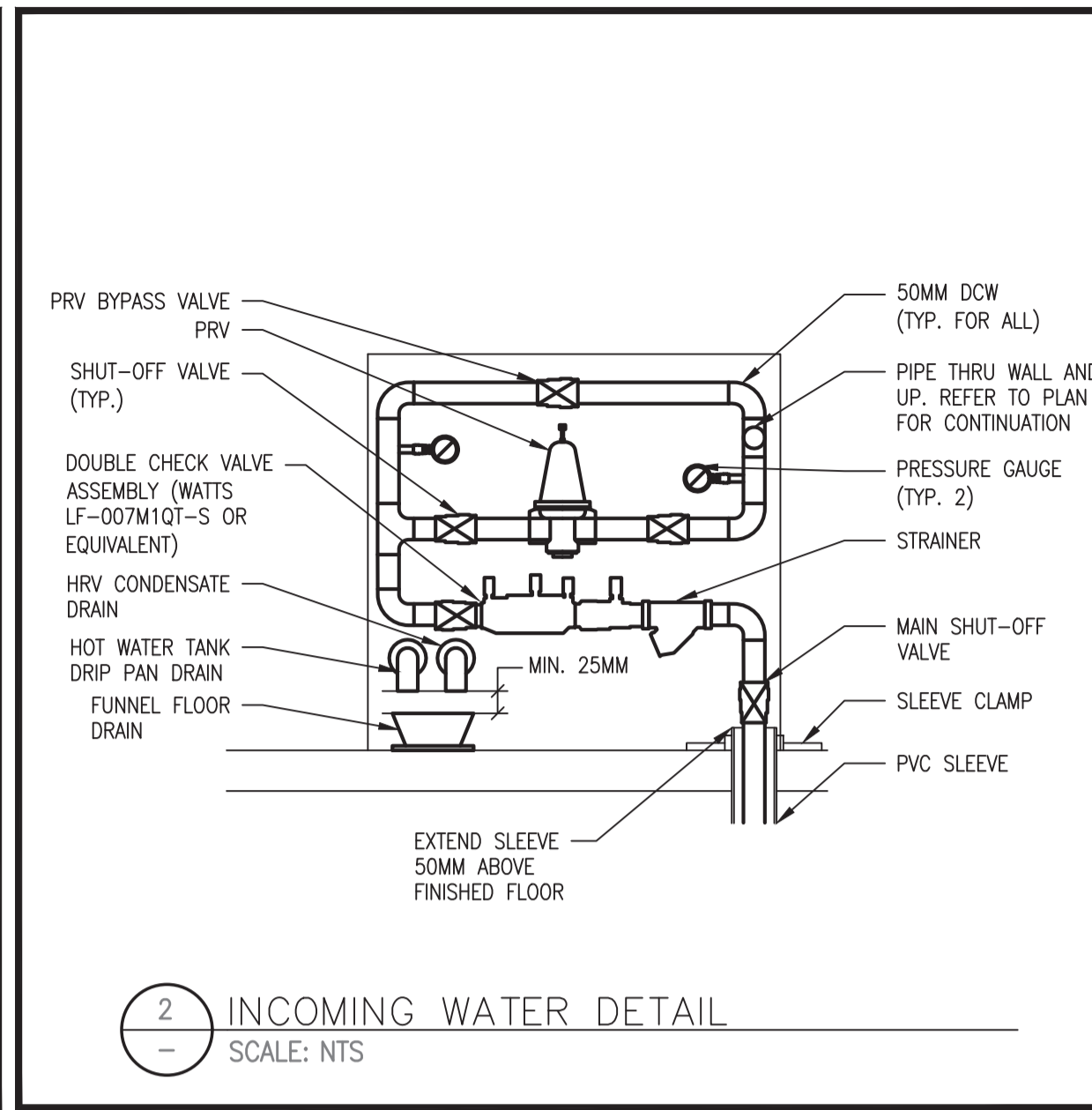
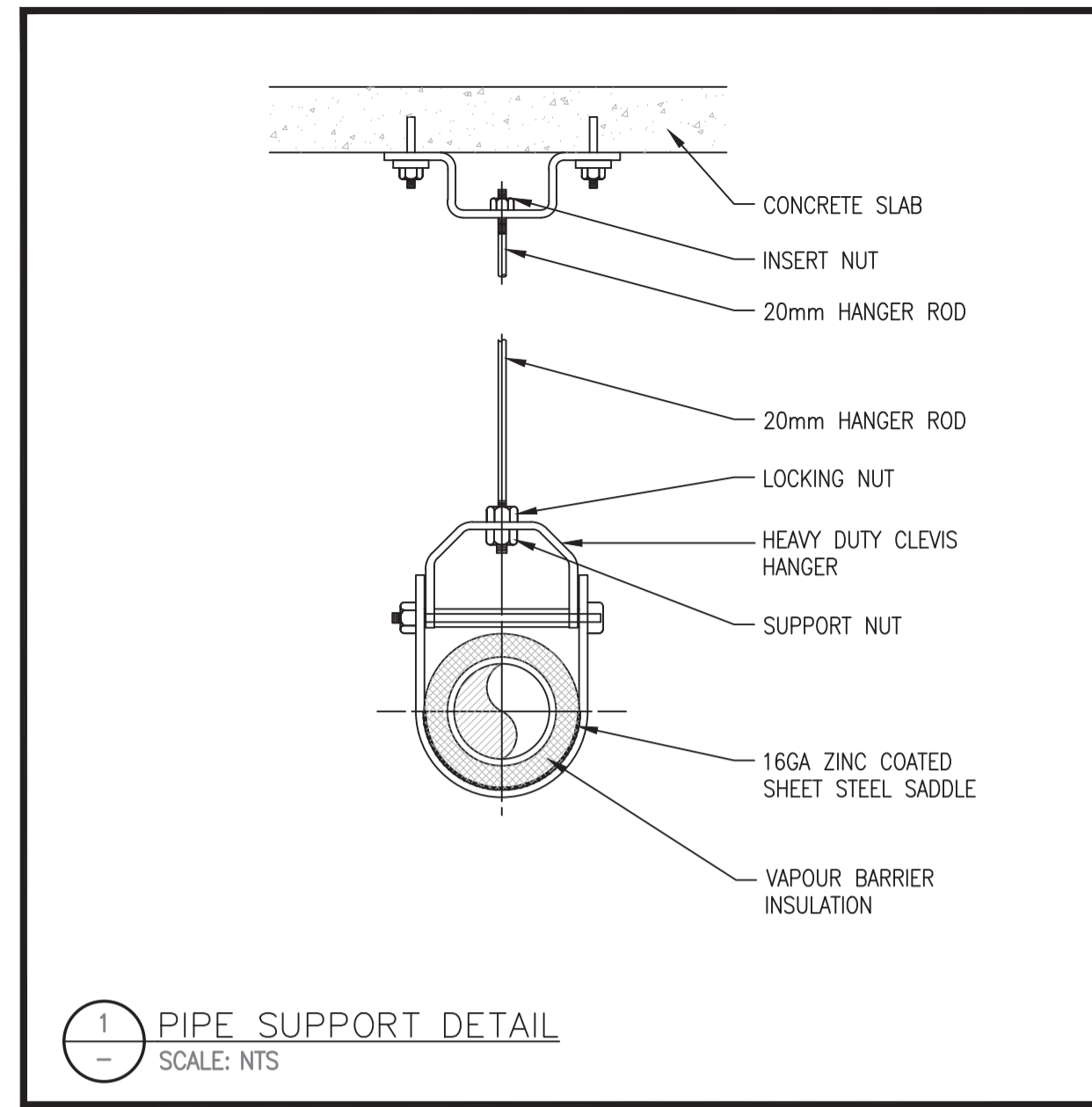
PLUMBING FIXTURES

- SK-1** SINK: DELTA TUF-TECK 203MM CENTER WALL MOUNT BASE FAUCET, TWO HANDLE, CAST BRASS BODY WITH INTEGRAL CHECKS, POLISH CHROME PLATED FINISH, 90% FLOW WITH FIRST 1/4 TURN, POSITIVE SHUTOFF, 1.6 GPM, SELF CLOSE PRE-RINSE SPRAY WITH SPRING LOADED STAINLESS STEEL HOSE W/ WALL BRACKET AND SPRAY HEAD HOOK. BASIN PER ARCHITECTURAL, TO BE INSTALLED BY MECHANICAL.
- LS-1** LAUNDRY SINK: FRANKE SL2424-1/2 SINGLE BOWL SCULLERY SINK, FLOOR MOUNTED, 304 SS, RIM AND BOWL POLISHED SATIN FINISH, 229MM HIGH BACKSPASH, SS TUBULAR LEGS WITH ADJUSTABLE FEET; CHICAGO FAUCETS 445-897SRCKKCP WALL MOUNTED TWO HANDLE FAUCET, CHROME PLATED, 1/2 TURN CARTRIDGE, WALL BRACE SUPPORT AND PAUL HOOK.
- LAV-1** LAVATORY: AMERICAN STANDARD WALL HUNG BASIN, 0055.020EC, VITREOUS CHINA, REAR OVERFLOW, RECESSED SELF DRAINAGE FAUCET LEDGE, SEMI-PEDESTAL P-TRAP COVER, C/W 7055.205.002 ELECTRONIC INTEGRATED FAUCET, 0.5 GPM ; LAWLER TMM-1070 BELOW DECK; MECHANICAL MIXING VALVE, BRONZE BODY; 155AECO ECO LINE OPEN GRID DRAIN; LFH170BVRB FAUCET SUPPLIES; CHROME PLATED P-TRAP; WCA-411-CA-481 BASIN CARRIER.
- WC-1** WATER CLOSET: AMERICAN STANDARD STANDARD FLOOR MOUNTED, 2482.600.020, FLOOR OUTLET, WHITE FINISH, VITREOUS CHINA C/W EVERCLEAN ANTIMICROBIAL SURFACE; SIPHON JET FLUSH ACTION; 3481.001 BOWL AND 4142.600 BOLTED TANK COVER, 1.6 GPF; 5910.100.020 COMMERCIAL TOILET SEAT, EXTRA HEAVY DUTY, ELONGATED BOWL, OPEN FRONT, SS CHECK HINGES, POST NUTS AND WASHERS.
- WD-1** WASHDOWN HYDRANT: T&S BRASS AND BRONZE WORKS MV-0771-12NW HOT AND COLD WATER HYDRANT, 19MM CONNECTIONS, INTEGRAL CHECK VALVES, BI-METALLIC THERMOMETER W/ SS CASING AT MIXING STAGE, SS HOSE RACK W/ MOUNTING HARDWARE, 15.25M 19MM WHITE CREAMERY HOSE, SS REAR TRIGGER WATER GUN W/ RUBBER COVER

PLUMBING EQUIPMENT

- FD-1** AREA DRAIN: JR SMITH 2005 6"X6" SQUARE STAINLESS STEEL GRATE, ADJUSTABLE COLLAR, MEMBRANE CLAMP, HUB CONNECTION, SEDIMENT BUCKET, TRAP PRIMER, HEEL-PROOF GRATE.
- FFD-1** AREA DRAIN: JR SMITH 2005 6"X6" SQUARE STAINLESS STEEL GRATE, ADJUSTABLE COLLAR, MEMBRANE CLAMP, 4" HUB CONNECTION, SEDIMENT BUCKET, TRAP PRIMER, OVAL FUNNEL.
- TD-1** TRENCH DRAIN: JR SMITH 9666 STAINLESS STEEL ADA SHOWER DRAIN, 40" LENGTH, NO-HUB OUTLET.
- TD-2** TRENCH DRAIN: JR SMITH 9832 SHALLOW CHANNEL DRAIN, TYPE 080, SLOTTED STAINLESS STEEL GRATE.
- HB-1** NON-FREEZE WALL HYDRANT: JR SMITH 5619, STAINLESS STEEL FACE, AUTOMATIC DRAINING, INTEGRAL VACUUM BREAKER AND DUAL CHECK VALVE, "T" HANDLE KEY, LENGTH TO BE COORDINATED ON SITE.
- ET-1** EXPANSION TANK: AMTROL THERM-X-TROL ST-12-C
- HWT-1** DOMESTIC HOT WATER TANK: AO SMITH DEL-20, 5 KW, 240/1/60, 20 U.S. GAL. STORAGE, THERMOSTAT CONTROLS FOR ELECTRIC STORAGE-TYPE SERVICE WATER HEATERS SHALL BE SET AT A TEMPERATURE OF 60°C (140°F).
- HWT-2**

GENERAL NOTE:
AS PER BCBC2012 SECTION 2.2 MATERIALS AND EQUIPMENT - 2.2.2.2.(1) EVERY FIXTURE SHALL CONFORM TO CAN/CSA-B45 SERIES, "PLUMBING FIXTURES."



Iredale Project No. 16063

Project No: 2016368



Revision/Revision	Description / Description	Date/Date
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1	ISSUED FOR REVIEW	2016-12-02

PWRC MULTI-PURPOSE BUILDING

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AZA

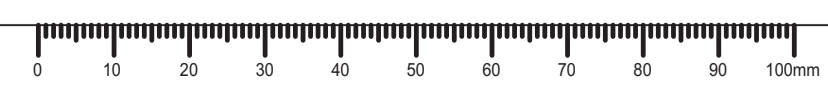
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PLUMBING DETAILS AND SCHEDULES

Project no./no du projet PWRC-012-1000534	Sheet/Feuille P-2	Revision No. / La Revision no.
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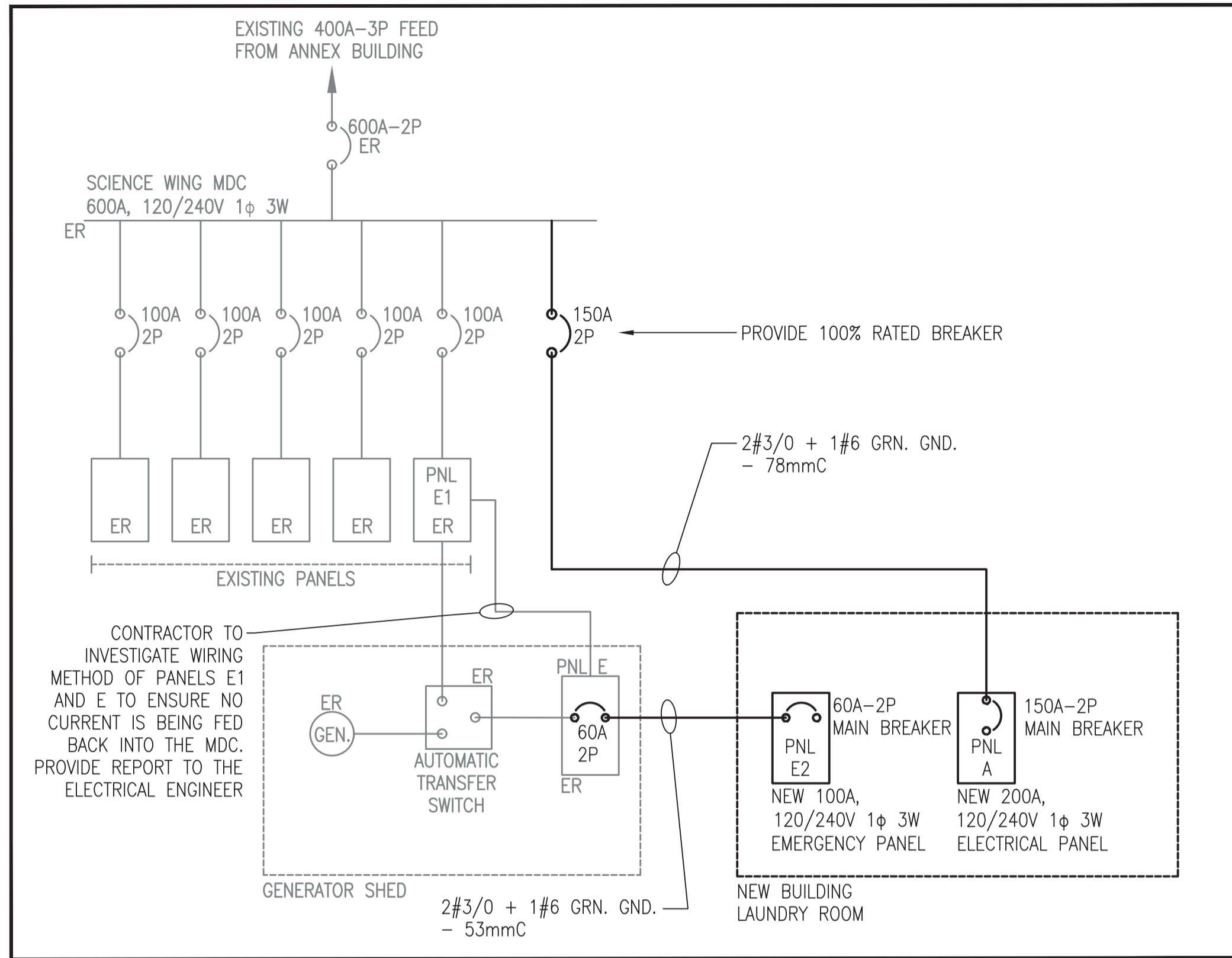


LIGHTING LEGEND

SYMBOL	DESCRIPTION
	NEW 1'x4' 47W 3500K 0-10V DIMMABLE FLAT PANEL RECESSED LED. FLUXWERX INBOX NB2-14-D-35-E1-M. OR ACCEPTED EQUIVALENT.
	NEW WEATHERPROOF 22W 3000K LED WALLPACK MOUNTED +9' AFF. COORDINATE THE FINISH WITH ARCHITECT. HUBBELL LITEPAK SERIES LNC2-9L-1-3K OR ACCEPTED EQUIVALENT.
	NEW 17.4W 0-10V DIMMABLE 3000K LED WALLPACK. COORDINATE THE FINISH WITH ARCHITECT. BEGA-33 373. OR ACCEPTED EQUIVALENT.
	NEW RECESSED 12W, 1000 LUMENS, 3500K 6" LED DOWNLIGHTS SUITABLE FOR WET LOCATION. HALO COMMERCIAL PD6-10-ED010-PDM6A-935-C. OR ACCEPTED EQUIVALENT.
	NEW 2' WALL MOUNTED LED LUMINAIRE WITH NATURAL ALUMINUM FINISH. DIRECT/INDIRECT LIGHT NON DIMMING. INSTALL OVER THE SINK AT THE TOP OF MIRROR. COORDINATE LOCATION WITH ID DRAWINGS. ARCHITECTURAL LIGHTING WORKS LED WALL GRAZER 3500'K LP2WG2C-2-LOW/3500K-DG-AL-120 OR ACCEPTED EQUIVALENT.
	NEW 1'x2' SURFACE MOUNTED LED LUMINAIRE RATED FOR FREEZER TEMPERATURE OF MINIMUM -20°C. METALUX VAPORTITE 2VTE-LD4-3-DR-UNV-L835-WL. OR ACCEPTED EQUIVALENT.
	NEW OUTDOOR RATED LED STRIP LIGHT. 480 LUMENS, 3.8W/FT, 3500K. PROVIDE A REMOTE 120V DIMMABLE DRIVER, ROUND MOUNTING CHANNEL AND ALL REQUIRED MOUNTING ACCESSORIES, WET LISTED END CAPS AND SEALANT AND FROSTED LENS. CONTECH LIGHTING TAPELIGHT TLT-24V-2-35K-(LENGTH TO BE COORDINATED ON SITE). OR ACCEPTED EQUIVALENT.
	SINGLE POLE SWITCH. • VC - VACANCY SENSOR • VCD - VACANCY DIMMER • OC - OCCUPANCY SENSOR
	OCCUPANCY SENSOR
	EMERGENCY CIRCUIT

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	15 AMP. 120 VOLT 1P3W GROUNDED DUPLEX RECEPTACLE - WALL MOUNTED.
	120V, 1P POWER OUTLET
	240V, 2P POWER OUTLET
	SAFETY SWITCH
	ELECTRICAL PANELBOARD
	JUNCTION BOX C/W 120V POWER SUPPLY
	DUAL CHANNEL TIMECLOCK. TORK EWZ-201 OR ACCEPTED EQUIVALENT
	WALL MOUNTED THERMOSTAT. CONNECT TO MECHANICAL EQUIPMENT AS REQUIRED.
	JUNCTION BOX FOR PUSHBUTTON C/W 1/2" EMPTY CONDUIT TO DOOR OPENER.
	JUNCTION BOX FOR SECURITY CARD READER C/W 1/2" EMPTY CONDUIT TO SECURITY PANEL.
	JUNCTION BOX FOR DOOR CONTACT C/W 1/2" EMPTY CONDUIT TO SECURITY PANEL.
	JUNCTION BOX FOR ELECTRIC STRIKE C/W 1/2" EMPTY CONDUIT TO SECURITY PANEL.
	SMOKE DETECTOR C/W 1/2" EMPTY CONDUIT TO SECURITY PANEL.
	POWER CONDUIT IN TRENCH
	DATA CONDUIT IN TRENCH
	GENERATOR
	BREAKER
	DENOTES GFI/WEATHER PROOF
	DENOTES SEPARATE CIRCUIT
	DENOTES EXISTING TO REMAIN



Panel Name:	A		Single Phase - Electrical Panel Schedule	
Total 1P Circuits	24	17.7 kW	Phase A - Connected Load	
Mounting	Surface Mount	14.5 kW	Phase B - Connected Load	
Amp. Rating:	200 amps	32.2 kW	Total - Connected Load	
Voltage	120/240V 2P3W	0.80	Demand Factor	
Main Breaker	150A	25.8 kW	Demand Load	
Neutral Ampacity Rating	Full Size	120 Volts	Phase Voltage	
Insulated Ground Bar	Yes	118 amps	Max Phase	
Interrupting Capacity (amp 10,000)		0 amps	Future Capacity per Phase	
Fed From:	Science Wing MDC	147 amps	Min Panel Design Size	

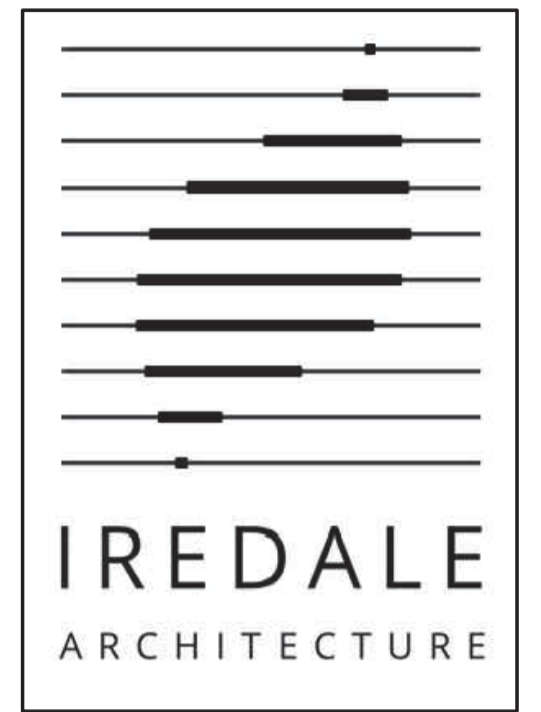
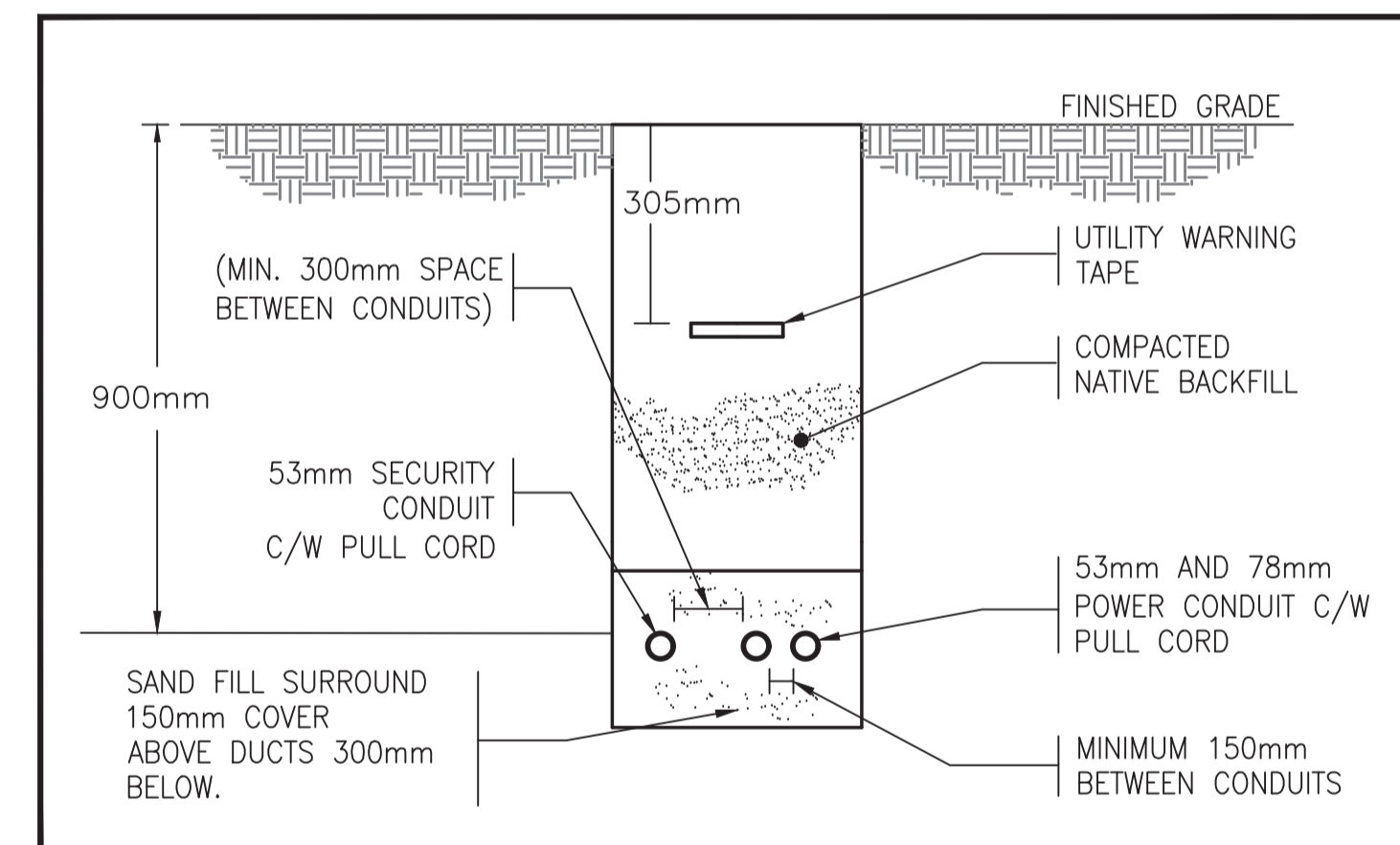
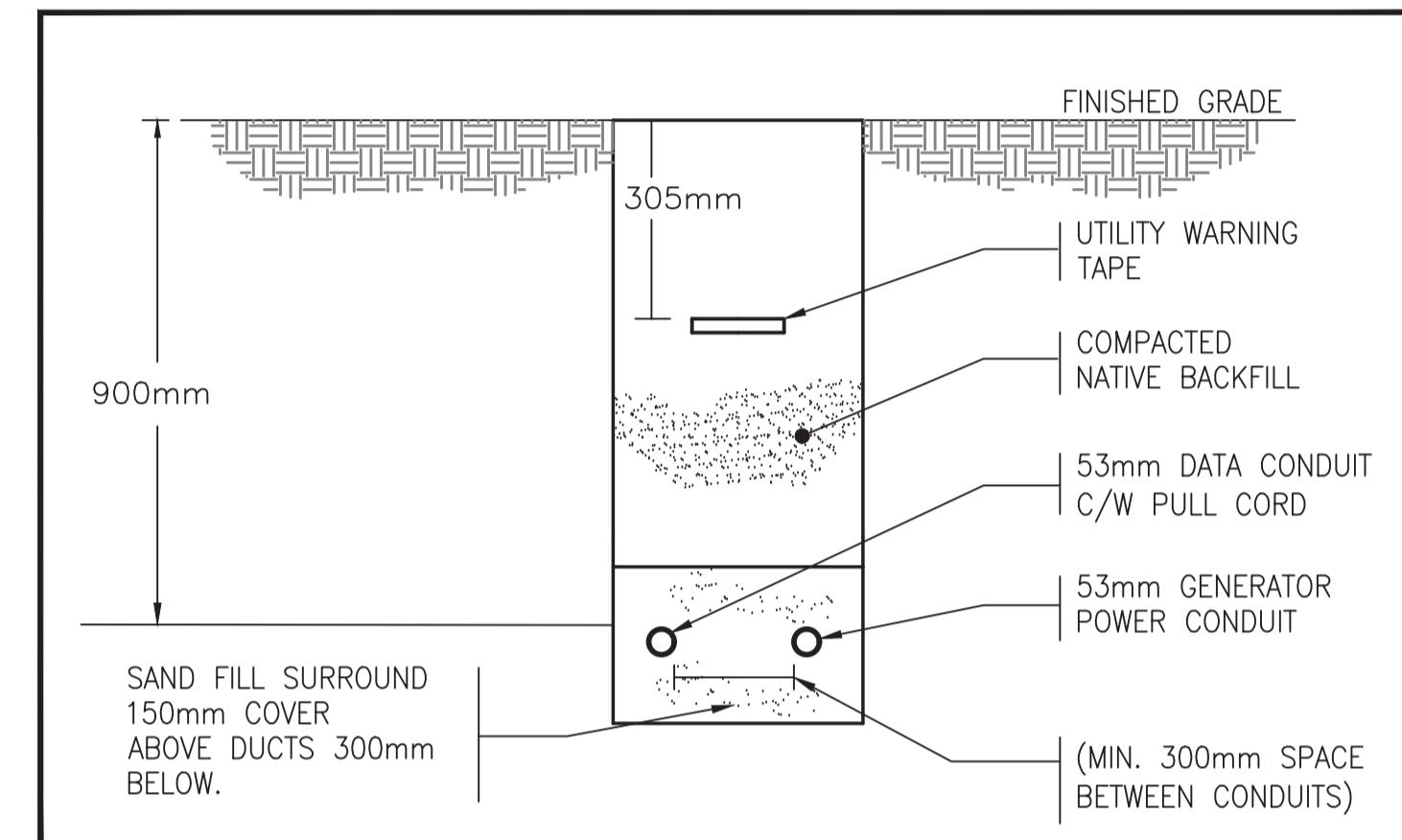
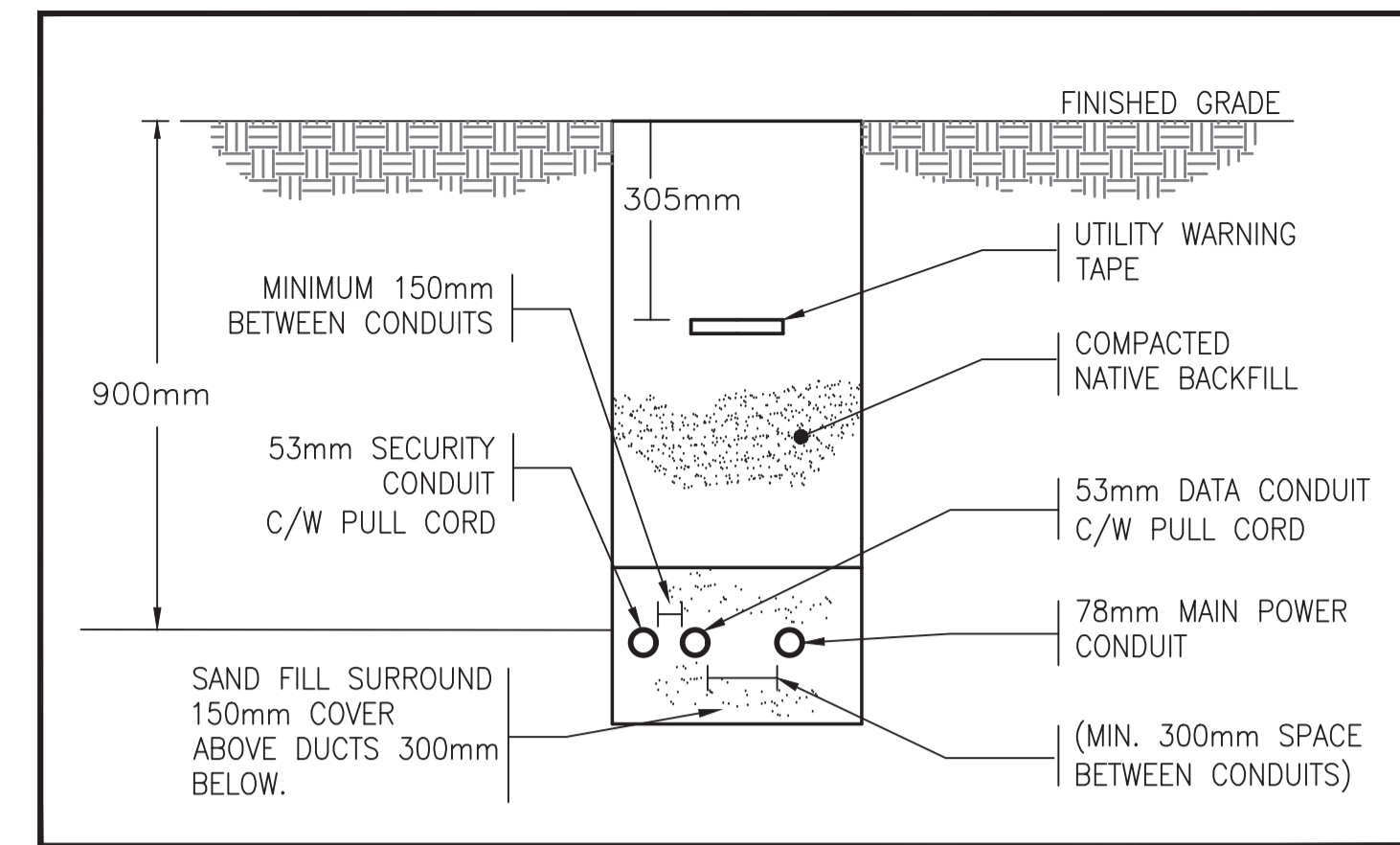
Load Description	Load	Breaker Size	Circuit Number	Breaker Size	Load	Load Description
LTG	680	15	1	2	15	800 Recept. Laundry/Mud Rm
Washroom GFI	400	15	3	4	15	800 Recept. Boat Storage
Washing Machine	500	40A-2P	5	6	20	500 Washroom Door Opener
	500	40A-2P	7	8	15	640 HRV-1
FF-3	1,000	15A-2P	9	10	25A-2P	2,250 FF-1
	1,000	15A-2P	11	12	25A-2P	2,250
FF-4	1,000	15A-2P	13	14	20A-2P	1,500 FF-2
	1,000	15A-2P	15	16	20A-2P	1,500
HWT-1	2,500	40A-2P	17	18	15	1,440 Dryer
	2,500	40A-2P	19	20	15	1,440 Dryer
HWT-2	2,500	40A-2P	21	22	15	3,000 Clothes Dryer
	2,500	40A-2P	23	24	15	SPARE

5 PANEL 'A' SCHEDULE
SCALE: NTS

Panel Name:	E2		Single Phase - Electrical Panel Schedule	
Total 1P Circuits	24	9.0 kW	Phase A - Connected Load	
Mounting	Surface Mount	8.8 kW	Phase B - Connected Load	
Amp. Rating:	100 amps	17.7 kW	Total - Connected Load	
Voltage	120/240V 2P3W	0.70	Demand Factor	
Main Breaker	60A	12.4 kW	Demand Load	
Neutral Ampacity Rating	Full Size	120 Volts	Phase Voltage	
Insulated Ground Bar	Yes	52 amps	Max Phase	
Interrupting Capacity (amp 10,000)		0 amps	Future Capacity per Phase	
Fed From:	Generator	65 amps	Min Panel Design Size	

Load Description	Load	Breaker Size	Circuit Number	Breaker Size	Load	Load Description
EM LTG	200	15	1	2	60A-2P	2,880 Freezer Condenser
SPARE		15	3	4	60A-2P	2,880
SPARE		15	5	6	60A-2P	2,880 Freezer Condenser
SPARE		15	7	8	60A-2P	2,880
SPACE			9	10	20A-2P	1,500 Freezer Heater and Fans
SPACE			11	12	20A-2P	1,500
SPACE			13	14	20A-2P	1,500 Freezer Heater and Fans
SPACE			15	16	20A-2P	1,500
SPACE			17	18		SPACE
SPACE			19	20		SPACE
SPACE			21	22		SPACE
SPACE			23	24		SPACE

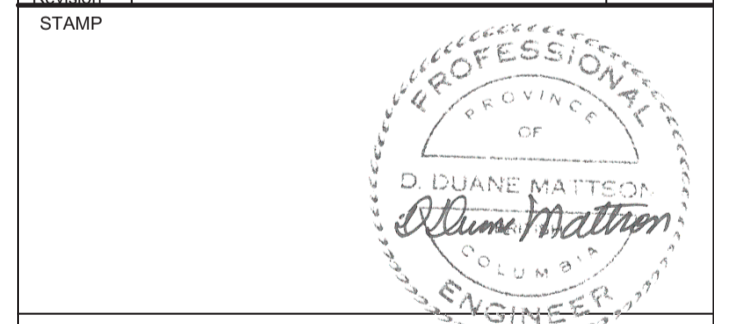
6 PANEL 'E2' SCHEDULE
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Iredale Project No. 16063



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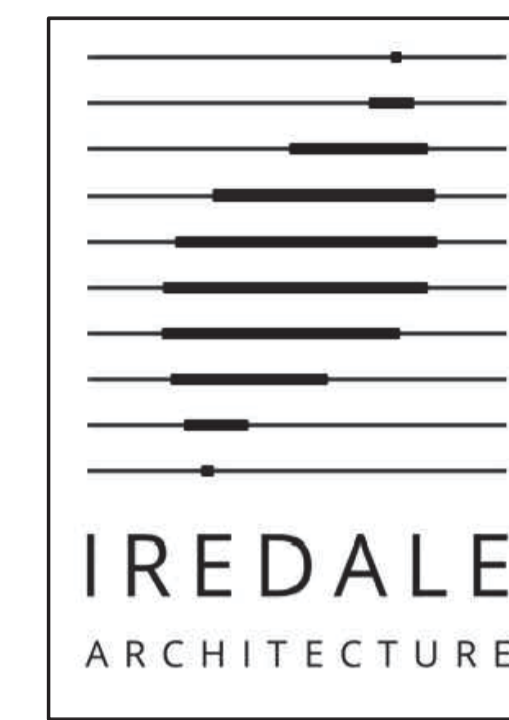
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PWGSC Project Manager/Administrateur de Projets TPSGC		
Regional Manager, Architectural and Engineering Services Gestionnaire régionale, Services d'architectural et de génie, TPSGC PWGSC-REGIONAL_MANAGER		
Drawing Title/Titre du dessin NTS		

ELECTRICAL LEGEND, LUMINAIRE SCHEDULE AND DETAILS

Project no./no du projet	Sheet/Feuille	Revision No. / La Revision no.
PWRC-012-1000534	E-1	



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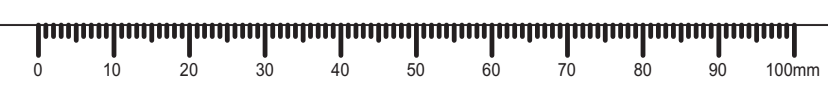
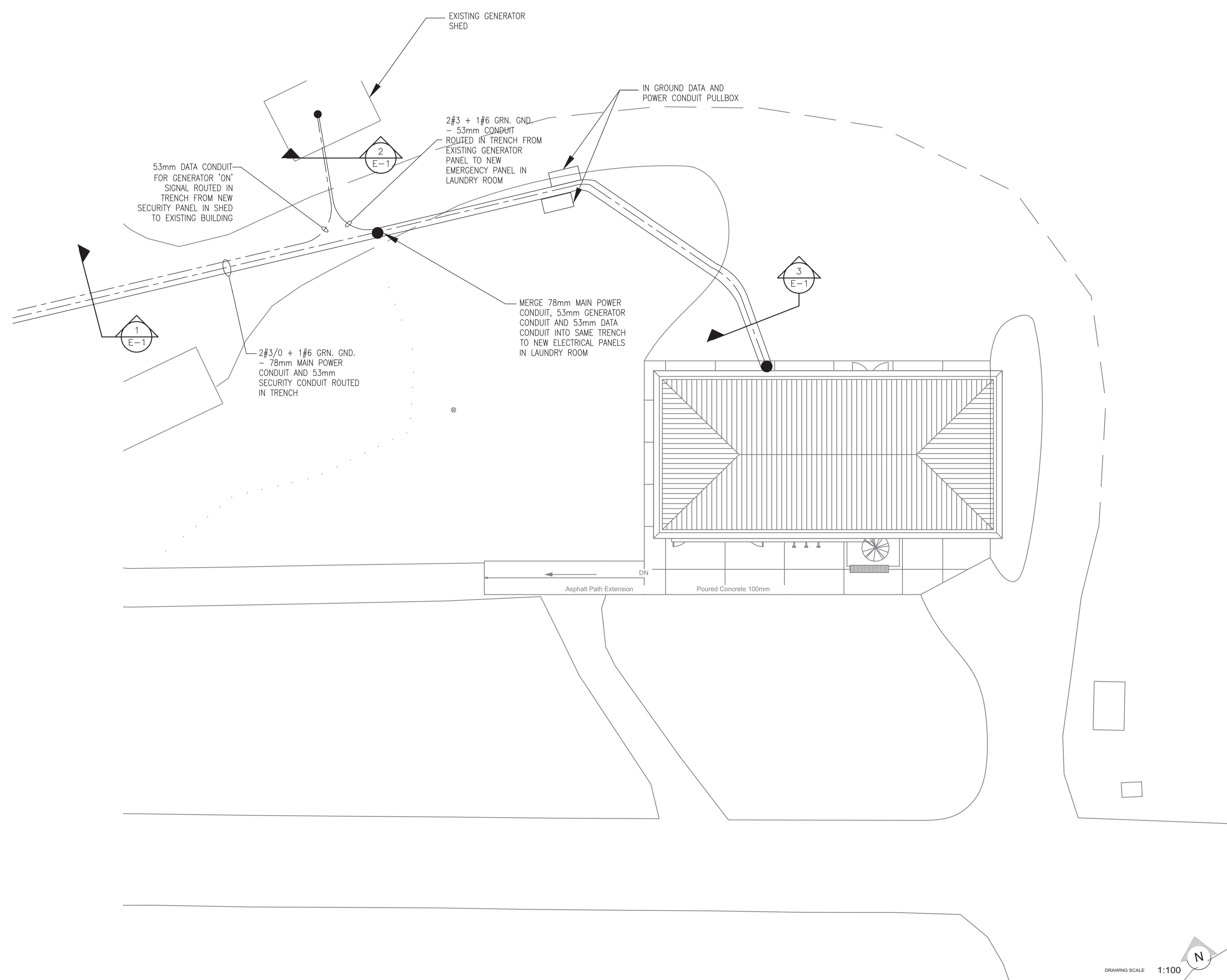


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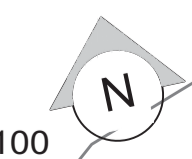
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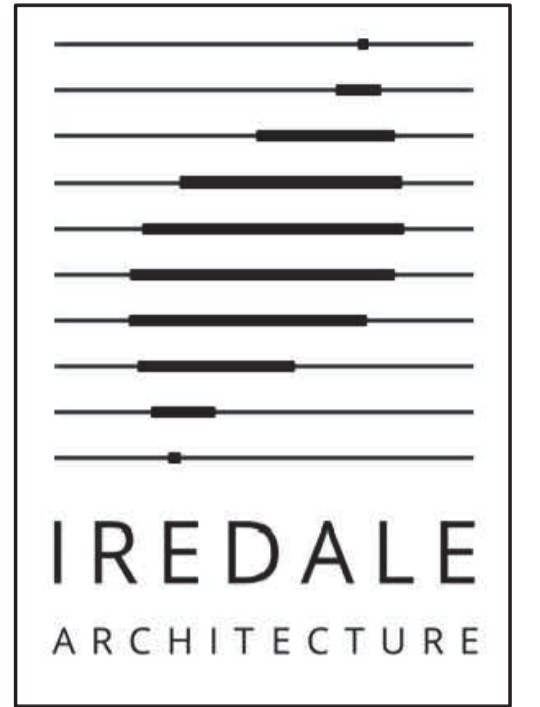
Drawing Title/Titre du dessin
ELECTRICAL SITE PLAN AND TRENCH ROUTE

Project no./no du projet	Sheet/Feuille	Revision No. / La Révision no.
PWRC-012-1000534	E-2	



DRAWING SCALE 1:100





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PWGC-REGIONAL_MANAGER

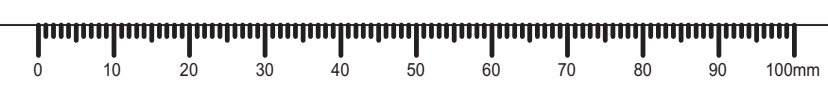
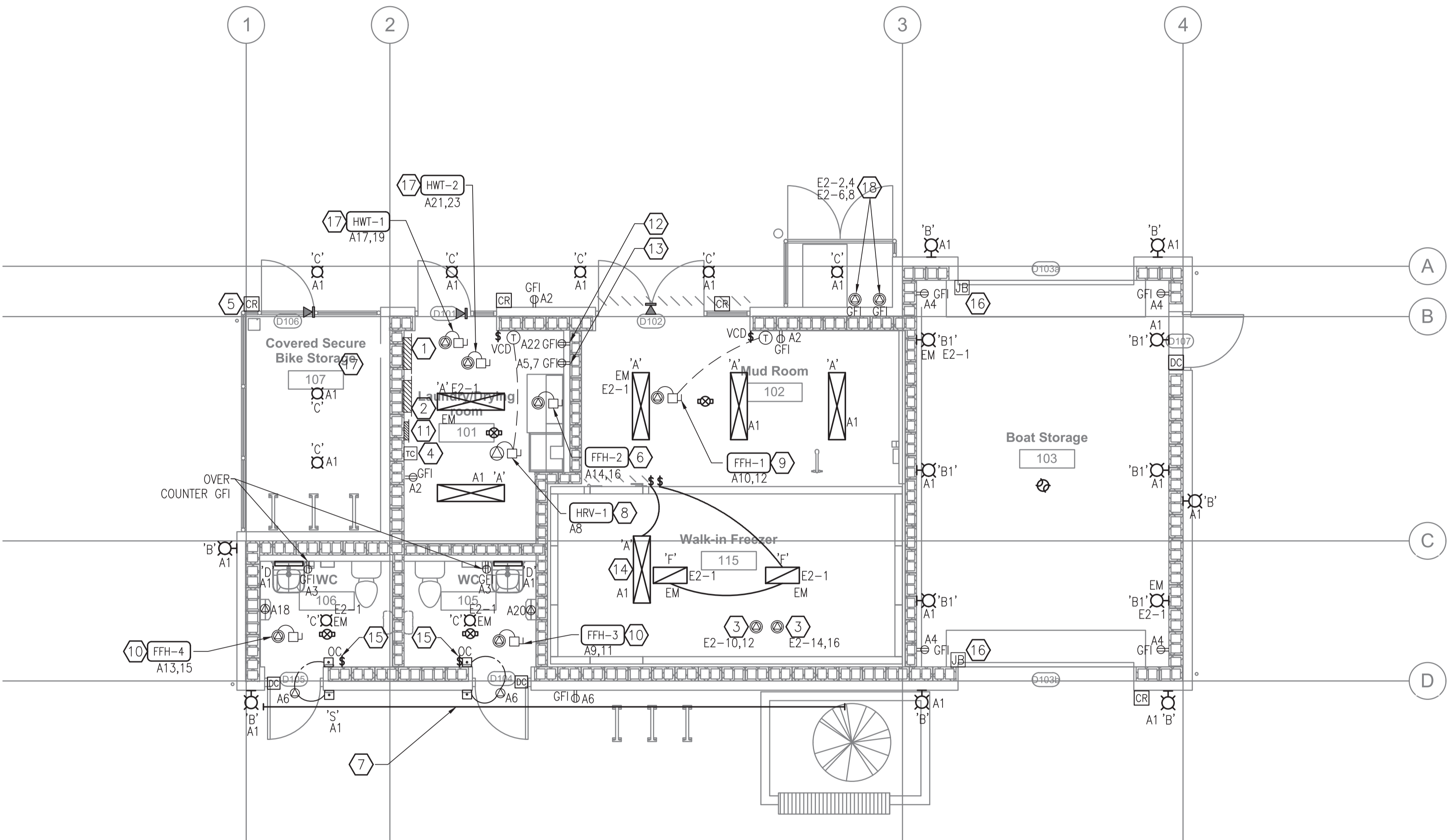
Drawing Title/Titre du dessin

ELECTRICAL LAYOUT

Project no./no du projet	Sheet/Feuille	Revision No. / La Revision no.
PWRC-012-1000534	E-3	

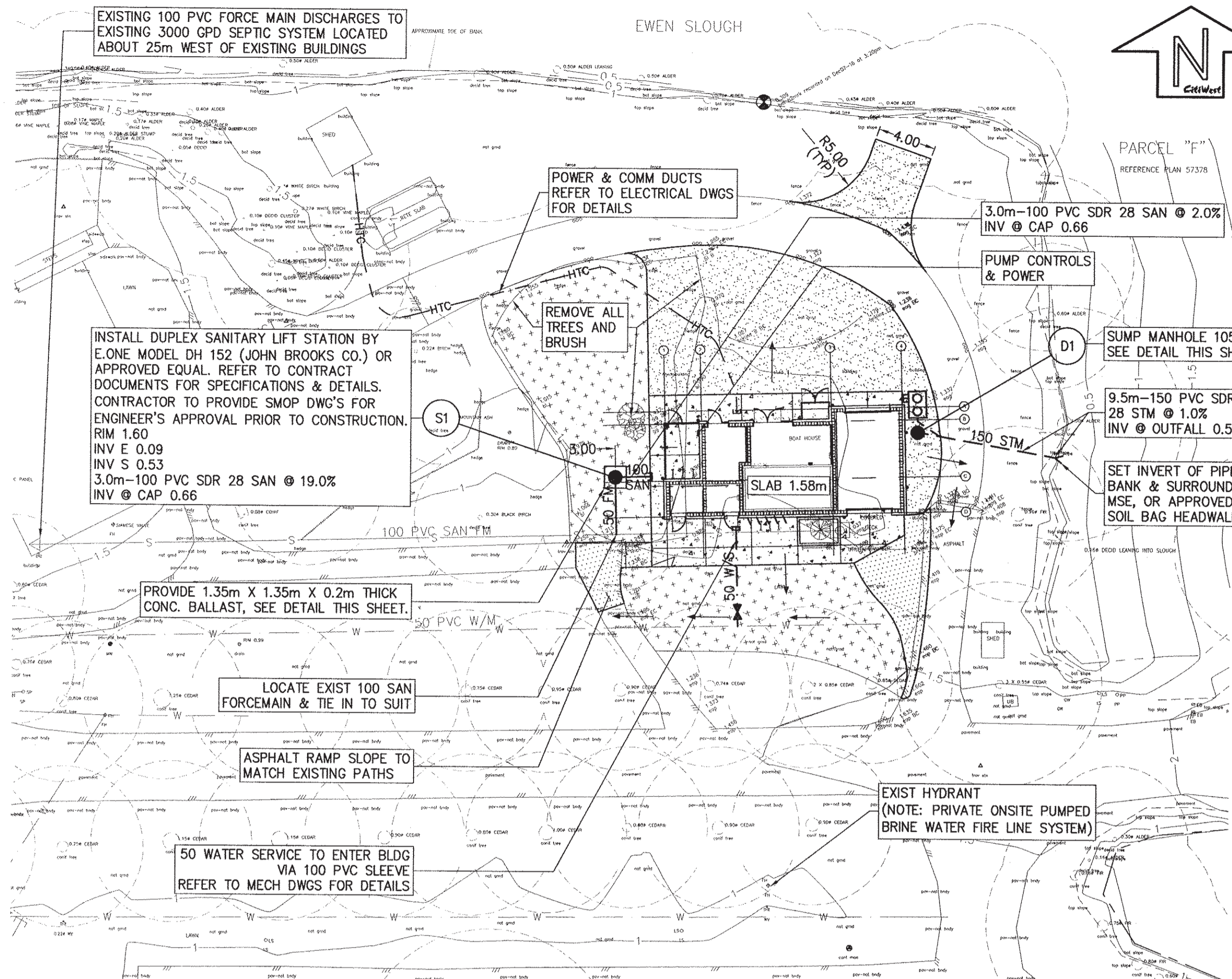
- GENERAL NOTES:**
- ALL DEVICES (RECEPTACLES, LIGHT SWITCHES AND OTHER WALL MOUNTED DEVICES) SHALL BE ROUTED ON SURFACE MOUNTED RACEWAYS.
 - CONFIRM THAT THERE IS AN EXISTING RACEWAY SUFFICIENT FOR DATA/SECURITY FROM THE EXISTING BUILDING'S DATA ROOM TO NEW SITE. INCLUDE IN THE TENDER AS A SEPARATE PRICE FOR A NEW DATA RACEWAY TRENCHED BACK TO THE EXISTING DATA ROOM IF REQUIRED.
 - INCLUDE IN TENDER FOR A GENERATOR TESTING REPORT BASED ON BUILDING LOAD AND DURING COMPRESSOR OPERATION. TEST SHALL INCLUDE VOLTAGE DROP LEVEL. INCLUDE FOR RE-FUELLING OF STORAGE TO SUIT TESTING USAGE.

- DRAWING NOTES:**
- NEW 200A 120/240V 1φ 3W 24 CIRCUIT SURFACE MOUNTED MAIN ELECTRICAL PANELBOARD FROM THE SCIENCE WING MDC C/W NEW 150A-2P MAIN BREAKER IN 600A SCIENCE WING MDC.
 - NEW 100A 120/240V 1φ 3W 24 CIRCUIT SURFACE MOUNTED EMERGENCY ELECTRICAL PANELBOARD FROM THE GENERATOR SHED PANEL 'E' C/W NEW 60A-2P MAIN BREAKER IN GENERATOR SHED PANEL.
 - PROVIDE EMERGENCY POWER TO NEW FREEZER FAN AND HEATER. COORDINATE EXACT POWER REQUIREMENT WITH FREEZER SUPPLIER. EXACT LOCATION TO BE CONFIRMED ON SITE.
 - PROVIDE DUAL CHANNEL TIMECLOCK. CONNECT ALL LIGHTING EXCEPT WASHROOM LIGHTING TO TURN OFF 'AFTER HOURS'. COORDINATE EXACT SCHEDULING WITH OWNER.
 - PROVIDE JUNCTION BOX FOR CARD READER ON DOOR POST OF THE BIKE ROOM. ROUTE RACEWAY IN A DISCREET MANNER.
 - PROVIDE 30A 240V 1φ SAFETY SWITCH FOR FORCE FLOW UNIT. ROUTE 2#10 + #12 GRN. GND. - 1/2" TO A NEW 20A-2P BREAKER IN THE NEW ELECTRICAL PANEL. COORDINATE EXACT LOCATION WITH MECHANICAL.
 - MOUNT REMOTE DRIVER IN THE LAUNDRY ROOM WALL ADJACENT TO THE TIMECLOCK. ROUTE 1/2" TO THE UNDERSIDE OF THE CANOPY FOR STRIP LIGHT CONNECTION. COORDINATE EXACT LENGTH, LOCATION AND MOUNTING ANGLE ON SITE. PROVIDE WET LISTED END CAPS FOR THE MOUNTING CHANNEL C/W WET LISTED SEALANT.
 - PROVIDE 30A 120V 1φ SAFETY SWITCH FOR HRV-1. ROUTE 2#12 + #12 GRN. GND. - 1/2" TO A NEW 15A-1P BREAKER IN THE NEW ELECTRICAL PANEL. COORDINATE EXACT LOCATION WITH MECHANICAL.
 - PROVIDE 60A 240V 1φ SAFETY SWITCH FOR FORCE FLOW UNIT. ROUTE 2#10 + #12 GRN. GND. - 1/2" TO A NEW 25A-2P BREAKER IN THE NEW ELECTRICAL PANEL. COORDINATE EXACT LOCATION WITH MECHANICAL.
 - PROVIDE 30A 240V 1φ SAFETY SWITCH FOR FORCE FLOW UNIT. ROUTE 2#12 + #12 GRN. GND. - 1/2" TO A NEW 15A-1P BREAKER IN THE NEW ELECTRICAL PANEL. COORDINATE EXACT LOCATION WITH MECHANICAL.
 - SECURITY SYSTEM PANEL BY OTHERS.
 - PROVIDE GFI RECEPTACLE FOR WASHER.
 - PROVIDE 40A 240V 1φ 3W RECEPTACLE FOR DRYER.
 - MOUNT LUMINAIRE IN THE VOID ABOVE THE FREEZER FOR MAINTENANCE/CLEANING PURPOSES. COORDINATE WITH ARCHITECTURAL.
 - INTERCONNECT OCCUPANCY SENSOR TO THE DOOR PUSHBUTTON AND DOOR OPENER TO ENSURE THE DOOR IS OPERABLE FROM INSIDE THE WASHROOM DURING SCHEDULED SHUTOFF 'AFTER HOURS'.
 - PROVIDE CONTACT FOR BOAT STORAGE DOOR SECURITY. ROUTE 1/2" TO SECURITY PANEL AS REQUIRED.
 - PROVIDE A 60A 240V 1φ SAFETY SWITCH FOR HOT WATER TANK. ROUTE 2#8 + #6 GRN. GND. - 3/4" TO A NEW 40A-2P BREAKER IN ELECTRICAL PANEL 'A'. COORDINATE EXACT LOCATION WITH MECHANICAL.
 - PROVIDE A 100A-2P CONTACTOR LOCATED IN THE LAUNDRY ROOM ADJACENT TO THE ELECTRICAL PANELS. CONTACTOR SHALL BE C/W ADJUSTABLE TIME DELAY PRESET TO 5 MINUTES.



DRAWING SCALE 1:50





LEGEND

- 150mm - 19mm MINUS CRUSH GRAVEL
- 50mm ASPHALT
- TOPSOIL AND SOD TO SUIT
- CONCRETE SIDEWALK

PIPE TABLE

FROM	TO	LEAD SIZE (mm)	LEAD L (m)	SLOPE (%)	*LOAD	MAX *LOAD
D1	H/W	150	9.50	1.00	1,530	12,400
BLDG	S1	100	3.00	19.00	22.5	300+

* LOAD FOR STM IN L/15mins
LOAD FOR SAN IN FIXTURE UNITS

GENERAL NOTES:

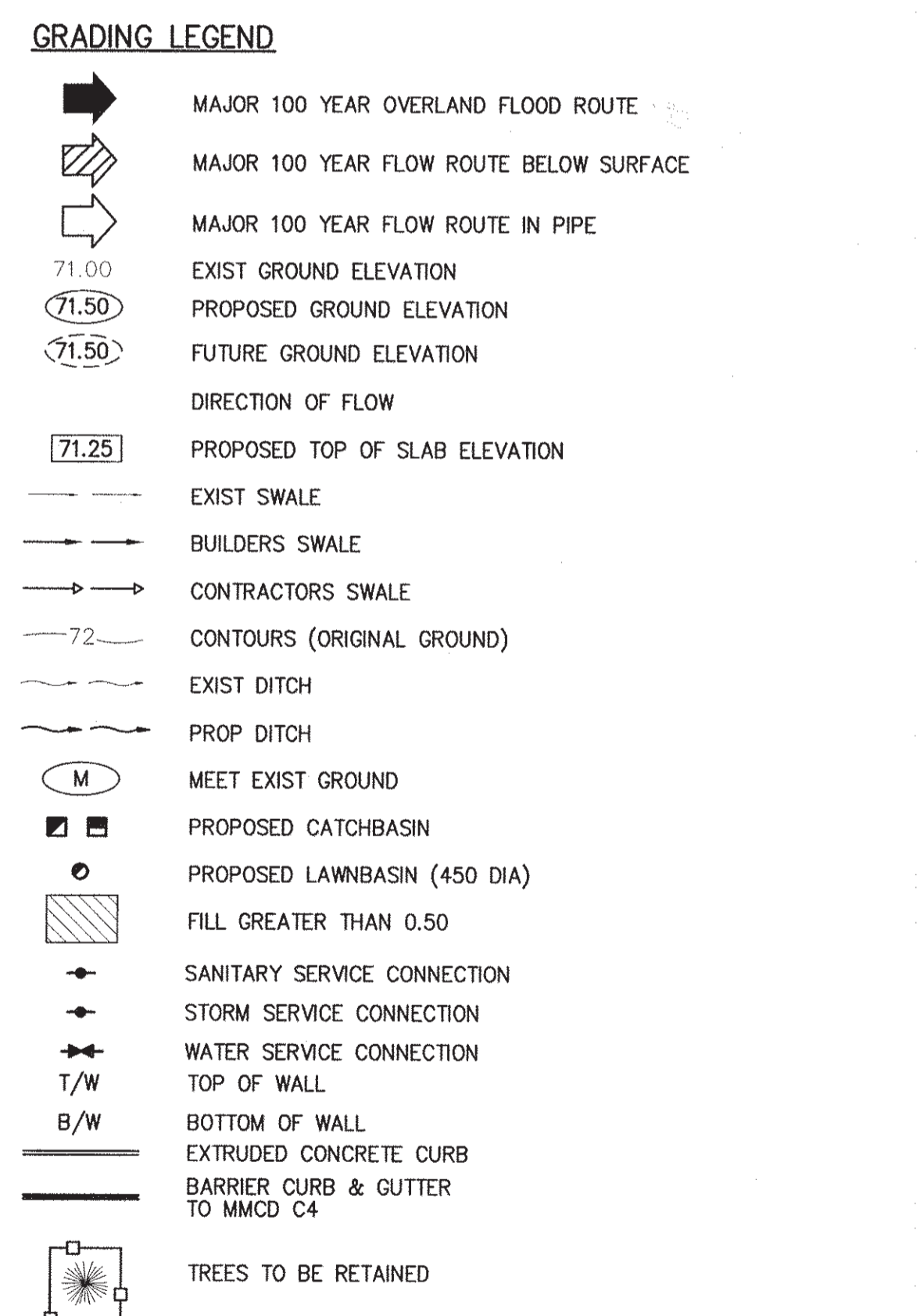
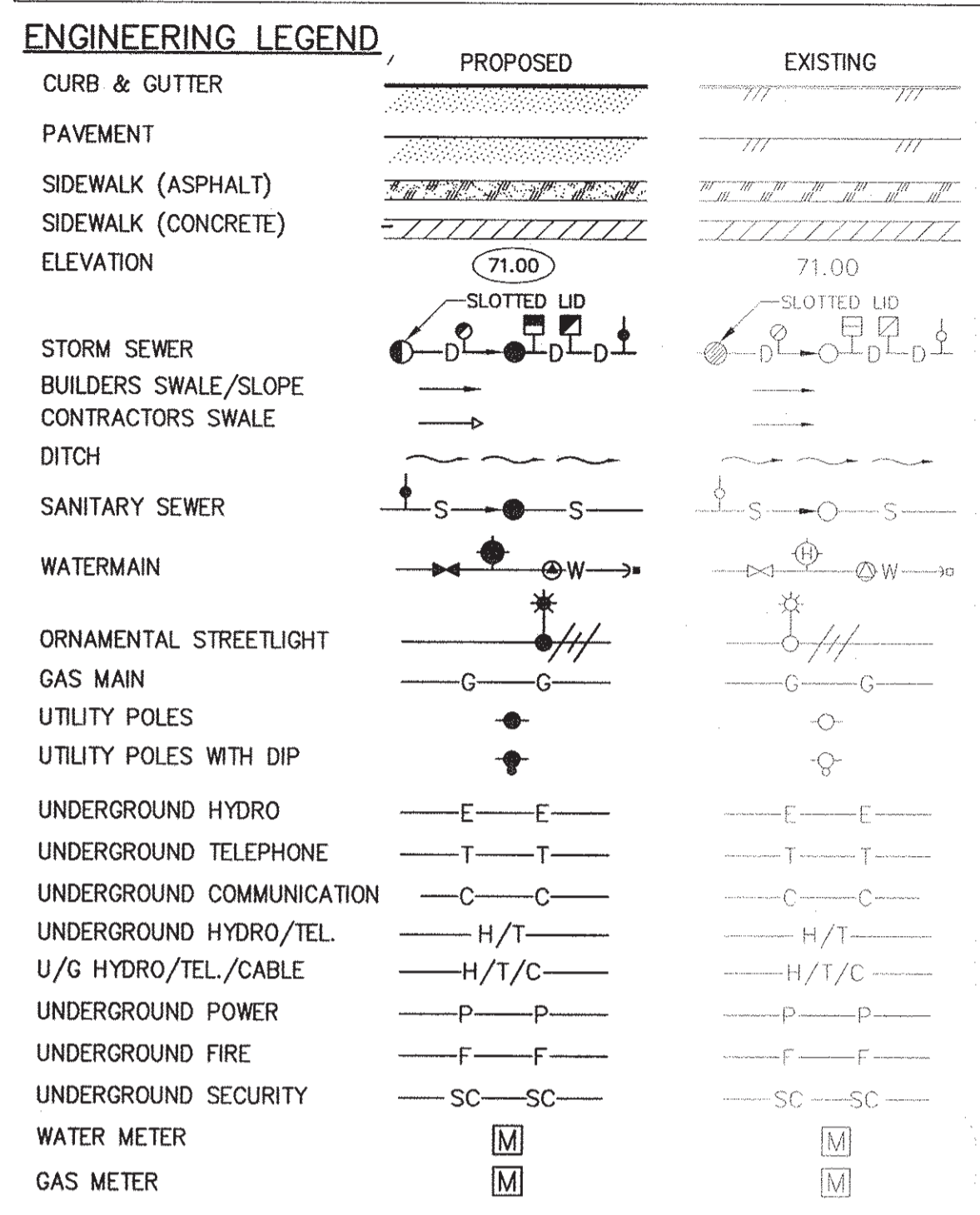
- ALL CONSTRUCTION SHALL CONFORM TO THE BRITISH COLUMBIA PLUMBING CODE LATEST EDITION, THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) LATEST REVISION AND THE CORPORATION OF DELTA ENGINEERING STANDARDS AND SPECIFICATIONS LATEST REVISIONS.
- THE DRAWING SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS INCLUDING ARCHITECTURAL, MECHANICAL, STRUCTURAL, ELECTRICAL, GEOTECHNICAL, WASTEWATER AND LANDSCAPE DRAWINGS.
- ALL DIMENSIONS AND ELEVATIONS ARE IN METRIC UNITS.
- FOR ALL OTHER DETAILS WITHIN ONE METRE OF THE BUILDING SEE MECHANICAL DRAWINGS.
- ALL CONNECTIONS TO BE CAPPED AT 1.0m FROM BUILDING UNLESS OTHERWISE NOTED.
- SEE MECHANICAL DRAWINGS FOR BUILDING STORM SUMP, SANITARY CLEANOUTS AND WATER CONNECTION DETAIL, THESE SERVICES TO BE CONSTRUCTED UNDER MECHANICAL CONTRACT.
- WATERMANS SHALL HAVE A MINIMUM COVER OF 1.00m.
- CONTRACTOR TO TEST, CHLORINATE AND FLUSH THE WATER SYSTEM UNDER THE SUPERVISION OF THE MUNICIPAL INSPECTOR PRIOR TO TIE-IN. 48 HOURS NOTICE IS REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR DEWATERING OF ALL WORKS DURING INSTALLATION AND UNTIL FINAL ACCEPTANCE OF THE WORKS.
- DOMESTIC WATER SERVICE CONNECTION, PER CORPORATION OF DELTA STD L 4.1, SHALL BE 50mm IN DIAMETER (PE). THE MECHANICAL CONSULTANT SHALL VERIFY THE DOMESTIC SERVICE SIZE.
- ALL STORM SEWER PIPE TO BE 100mm PVC SDR28 UNLESS OTHERWISE NOTED. ALL CLEANOUTS TO HAVE PROTECTIVE COVERS PER MMCD S9, 305mm & 509mm CONCRETE PULL BOX 37 SERIES BROOKS PRODUCTS LTD. OR EQUIVALENT WITH STEEL CHECKERED PLATE LID PERMANENTLY MARKED 'STORM' AS REQUIRED.
- ALL SANITARY SEWER PIPE TO BE 100mm PVC SDR28 UNLESS OTHERWISE NOTED. ALL CLEANOUTS TO HAVE PROTECTIVE COVERS PER MMCD S9, 305mm & 509mm CONCRETE PULL BOX 37 SERIES BROOKS PRODUCTS LTD. OR EQUIVALENT WITH STEEL CHECKERED PLATE LID PERMANENTLY MARKED 'SANITARY' AS REQUIRED.
- STORM AND SANITARY SEWER WITH LESS THAN 0.90m COVER TO BE DWV CERTIFIED OR APPROVED EQUIVALENT.
- ALL TOP ELEVATIONS OF MANHOLES, I.C.'S, CLEANOUTS AND BUILDING SUMP COVERS IN ROADWAY AND/OR PARKING STALLS TO BE FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECT'S DRAWINGS TO CONFIRM DETAILS FOR SIGNS, MARKINGS, AND BOLLARDS.
- REFER TO GEOTECHNICAL ENGINEER'S LETTER FOR PARKING AREA AND FOUNDATION RECOMMENDATIONS.

BENCHMARK & CONTROL
ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 6854 AT C/L ROBERTSON ROAD, JUST SOUTH FROM ENTRANCE TO REIFEL FARM ELEV. 2.263m

LEGAL DESCRIPTION OF PROPERTY
PCL F, DL 190, 192A, 193, 194, 597 AND 598, GP 2, NWD, REF PL 57378

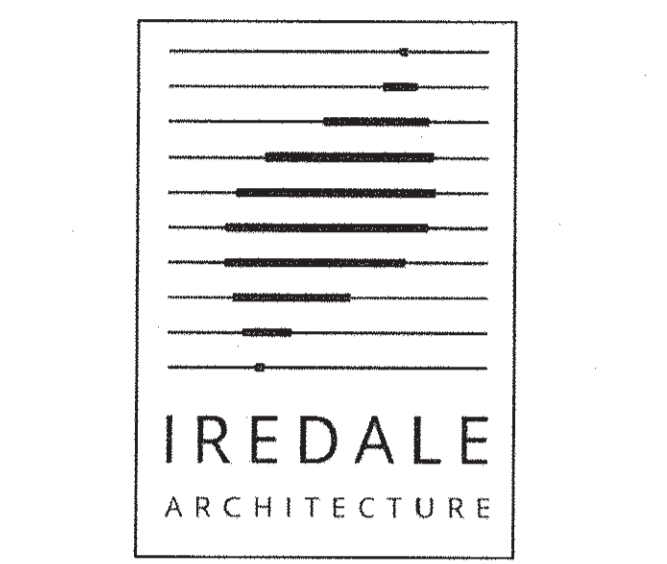
Public Works and Government Services Canada
Travaux publics et Services gouvernementaux Canada

REAL PROPERTY SERVICES
Pacific Region
SERVICES IMMOBILIERS
Region de Pacifique



NOTE:
PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO VERIFY INVERTS & LOCATIONS OF EXIST SERVICES & NOTIFY ENGINEER OF ANY CONFLICTS

CAUTION
EXISTING UNDERGROUND SERVICES SHOWN ARE BASED ON AS-CONSTRUCTED DRAWINGS AS PROVIDED BY PWGSC RECORDS AND OTHERS. THE CONTRACTOR MUST EXPOSE AND VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS. SD 35 AND CITIWEST CONSULTING LTD CANNOT BE HELD LIABLE FOR ANY DISCREPANCIES, CONFLICTS OR OMISSIONS.



Iredale Project No. 16063



Revision/Revision	Description / Description	Date/Date
3	ISSUED FOR TENDER	08/05/17
2	Tender Review	05/02/17
1	66% Submission	16/02/17

PWGSC

PWRC MULTI-PURPOSE BUILDING
5421 ROBERTSON ROAD, WESTHAM ISLAND

Consultant Signature Only

Designed by/Concept par
PM

Drawn by/Dessiné par
TWD

PWGSC Project Manager/Administrateur de Projets TPSGC

Regional Manager, Architectural and Engineering Services
Gestionnaire régionale, Services d'architectural et de génie, TPSGC
PWGSC-REGIONAL_MANAGER

Drawing Title/Titre du dessin

CIVIL SITE SERVICES PLAN
@ 1:250

Project no./no du projet
PWRC-012-1000534

Sheet/Feuille
C-01

Revision No. /
La Revision no.
3

TENDER ISSUE
NOT TO BE USED FOR CONSTRUCTION

