

# JOURNEY'S END BUILDING HVAC GREENING UPGRADES

FORT RODD HILL, VICTORIA, BC



AVALON MECHANICAL

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PLUMBING LEGEND	
	GAS (G2# - 2 PSI, G5# - 5 PSI)
	EXISTING PIPE/EQUIPMENT (TYPE AS INDICATED)
	DEMOLISHED PIPE/EQUIPMENT (TYPE AS INDICATED)
	DASHES INDICATE PIPE QUANTITY
	HEAT TRACE
	PIPE CONTINUES
	PIPE CAP
	PIPE RISER / PIPE ELBOW UP
	PIPE ELBOW DOWN
	PIPE TEE DOWN
	PIPE CONNECTION
	PIPE FLOW DIRECTION
	PIPE TRANSITION (REDUCER)
	ISOLATION VALVE (BALL OR GATE AS SPECIFIED)
	CHECK VALVE
	PUMP
	STRAINER
	DOUBLE CHECK VALVE (DCVA)
	REDUCED PRESSURE BACKFLOW PREVENTOR (RP)
	PRESSURE RELIEF VALVE
	PRESSURE REDUCING VALVE
	FLOOR DRAIN
	FUNNEL FLOOR DRAIN
	HUB DRAIN
	ROOF DRAIN
	DECK DRAIN
	FLOW CONTROL DEVICE
	DRAIN FIXTURE FROM ABOVE
	TRAP
	CLEAN-OUT (FLOOR)
	CLEAN-OUT (END OF LINE, OR IN WALL)
	AREA DRAIN
	CONDENSATE DRAIN
	CONNECT TO EXISTING
	TO/FROM BELOW
	DUAL CHECK VALVE
	FLOOR DRAIN
	FIXTURE UNIT
	SINK
	TRENCH DRAIN
	TO/FROM ABOVE
	VENT THROUGH ROOF
	WATER CLOSET

PLUMBING GENERAL NOTES	
1.	SITE VERIFY EXISTING PIPING, EQUIPMENT, ETC.

DRAWING LIST	
M0.01	COVER SHEET
M1.01	BASEMENT FLOOR PLAN - HVAC
M1.02	MAIN FLOOR PLAN - HVAC
M1.03	SECOND FLOOR PLAN - HVAC
M2.01	DETAILS
E1.00	SITE PLAN, LEGEND, AND DETAILS
E2.00	ELECTRICAL LAYOUTS

ELECTRICAL EQUIPMENT LEGEND (BY ELECTRICAL)	
	ELECTRICAL EQUIPMENT TAG (SUPPLIED AND INSTALLED BY ELEC.) SEE BELOW FOR TAG DEFINITIONS, LOAD IN KW
ECH	ELECTRIC CABINET HEATER
EBB	ELECTRIC BASE BOARD HEATER
EUH	ELECTRIC UNIT HEATER
EFH	ELECTRIC FAN HEATER

RENOVATION LEGEND	
	RENOVATION TAG - SEE BELOW FOR TAG DEFINITIONS ALL EQUIPMENT SHALL BE NEW UNLESS NOTED OTHERWISE
A	ADJUST EXISTING EQUIPMENT/MATERIALS TO SUIT NEW CEILING
E	EXISTING EQUIPMENT/MATERIALS TO REMAIN
D	EXISTING EQUIPMENT/MATERIALS TO BE DEMOLISHED/REMOVED
R	EXISTING EQUIPMENT/MATERIALS TO BE RELOCATED
RL	EXISTING EQUIPMENT/MATERIALS RELOCATED LOCATION
N	NEW EQUIPMENT/MATERIALS

FIELD REVIEWS BY ENGINEER	
1.	ALL WORK MUST BE REVIEWED BY THE ENGINEER BEFORE BEING COVERED. CONTACT THE ENGINEER TO ARRANGE FOR FIELD REVIEWS.
2.	FIRESTOPPING IS TO BE REVIEWED ONCE APPLIED TO ALL PENETRATIONS. DO NOT COVER ANY FIRESTOPPING INSTALLATIONS UNTIL REVIEWED BY ENGINEER.

PROJECT START AND CLOSE OUT DOCUMENTS		
CONSTRUCTION	PROJECT	CLOSE-OUT
		SUBMITTAL
PLUMBING		
X		SHOP DRAWINGS OF LISTED FIRE-STOP SYSTEMS
HVAC		
X		SHOP DRAWINGS OF LISTED FIRE-STOP SYSTEMS
X		SHOP DRAWINGS OF ALL HVAC ITEMS INDICATED IN SPEC'S
X		EQUIPMENT COMMISSIONING REPORTS AND CHECKLISTS
GENERAL		
X		AS-BUILT DRAWING(S)
X		O&M MANUAL(S)
X		DISPOSAL OF DEMO'D ITEMS RECEIPTS (OIL TANK)
X		PAINT SAMPLES AND TYPES
X		HEALTH AND SAFETY PLANS (TYPICAL AND HAZARDOUS)



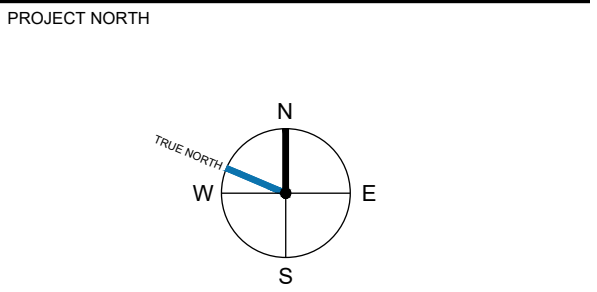
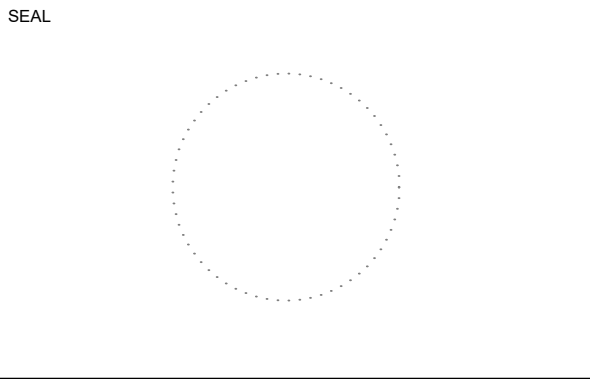
LAYDOWN AREA

DATE	DESCRIPTION
REVISIONS	

## COORDINATION ONLY NOT FOR CONSTRUCTION

5	06 DEC2021	ISSUED FOR TENDER
4	29NOV2021	ISSUED FOR 99% REVIEW
3	08NOV2021	ISSUED 66% REVIEW
2	08NOV2021	ISSUED ELEC COORDINATION
1	07SEP2021	ISSUED FOR COSTING

NO.	DATE	DESCRIPTION
DRAWING ISSUE		



PROJECT  
JOURNEYS END  
BUILDING HVAC  
GREENING  
UPGRADES

FORT RODD HILL,  
VICTORIA, BC

SHEET TITLE  
M0.01  
COVER SHEET

DESIGNED  
KC

APPROVED  
RM

AVALON PROJECT NO.  
221454

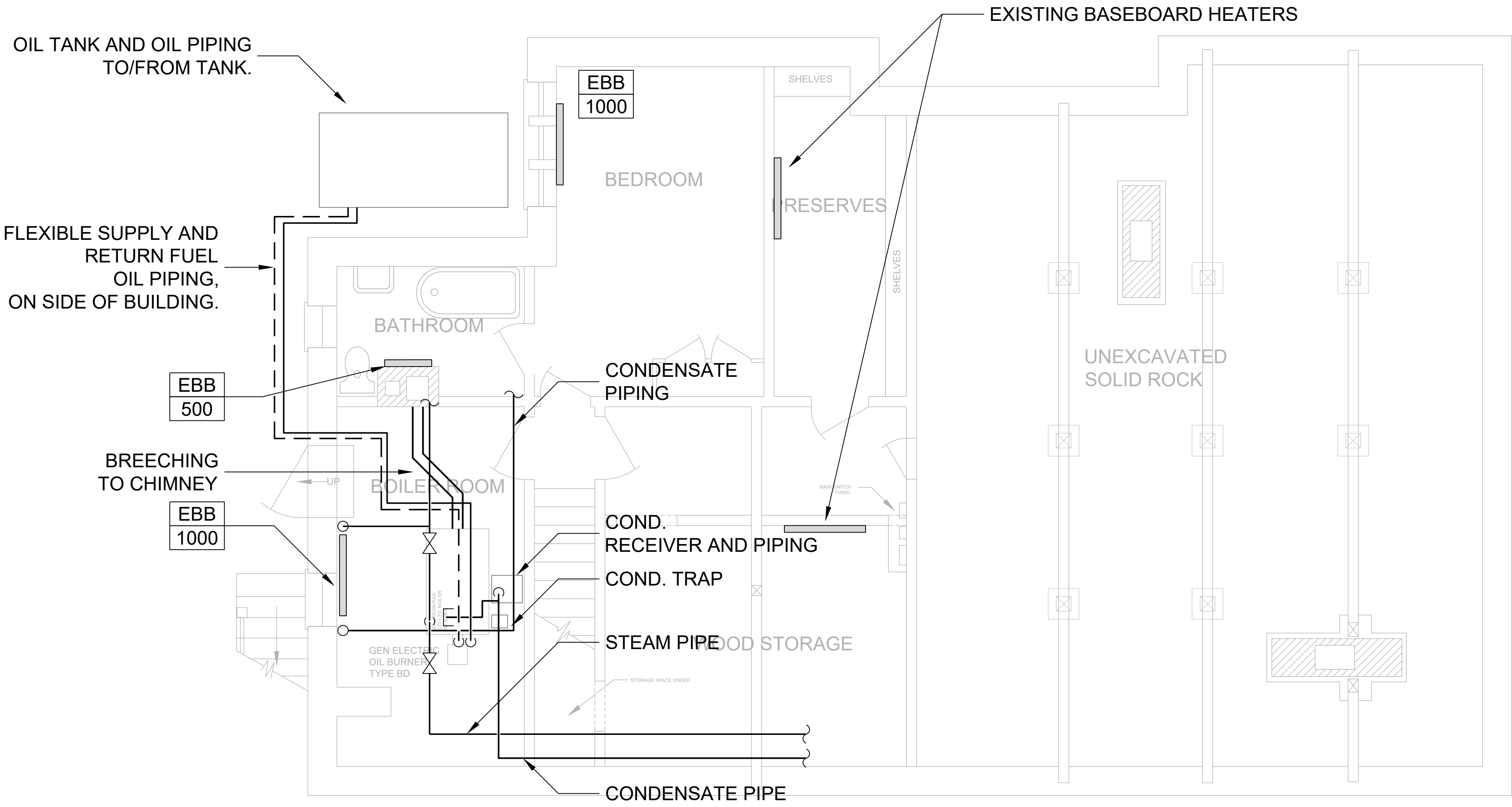
SCALE  
AS NOTED

SHEET NUMBER

# M0.01



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**BASEMENT FLOOR PLAN - HVAC**  
SCALE: 1/8"=1'-0"



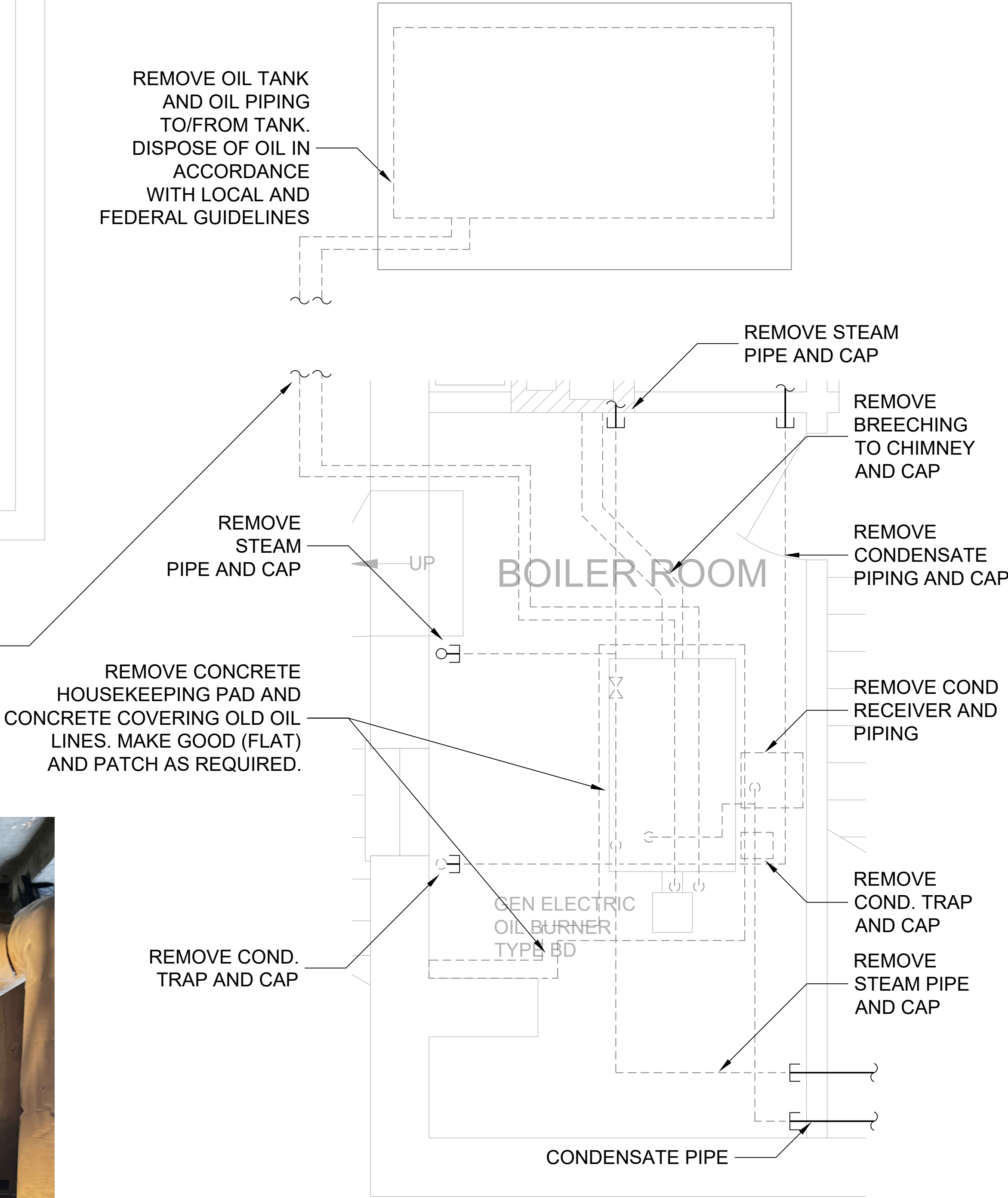
- GENERAL DRAWING NOTES
- # / #

1.

ALL PIPING WITHIN MECHANICAL ROOM TO BE REMOVED AND CAPPED AT WALL OF MECH ROOM. SIZES TO BE CONFIRMED ON SITE. REMOVE BOILER, CONDENSATE RECEIVER AND ALL ASSOCIATED PIPING, WIRING AND CONTROLS. SYSTEMS SHALL BE DRAINED COMPLETELY BEFORE CAPPING. REMOVE AND MAKE GOOD HOUSEKEEPING PADS. REMOVE BREECHING TO CHIMNEY AND CAP.

2.

CONFIRM POSITIVE DRAINAGE OF EXISTING STEAM/CONDENSATE SYSTEMS, USE COMPRESSED AIR TO BLOW OUT SYSTEMS TO PROVIDE COMPLETE DRAINAGE BEFORE ANY WORK IS ABANDONED OR REMOVED.



**BOILER ROOM DEMO PLAN**  
SCALE: 1/4"=1'-0"

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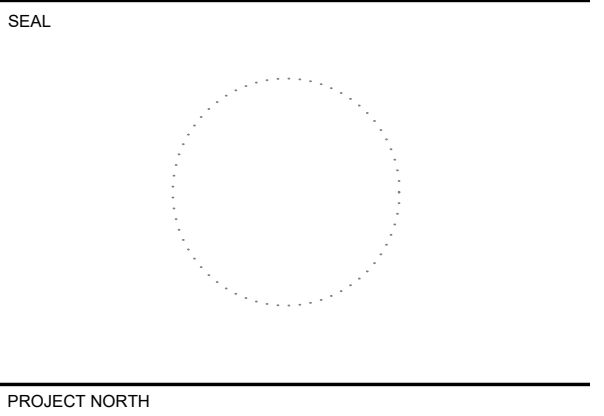
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PROJECT  
**JOURNEYS END  
BUILDING HVAC  
GREENING  
UPGRADES**

**FORT RODD HILL,  
VICTORIA, BC**

SHEET TITLE  
**M1.01  
BASEMENT FLOOR  
PLAN - HVAC**

DESIGNED  
KC

APPROVED  
RM

AVALON PROJECT NO.  
221454

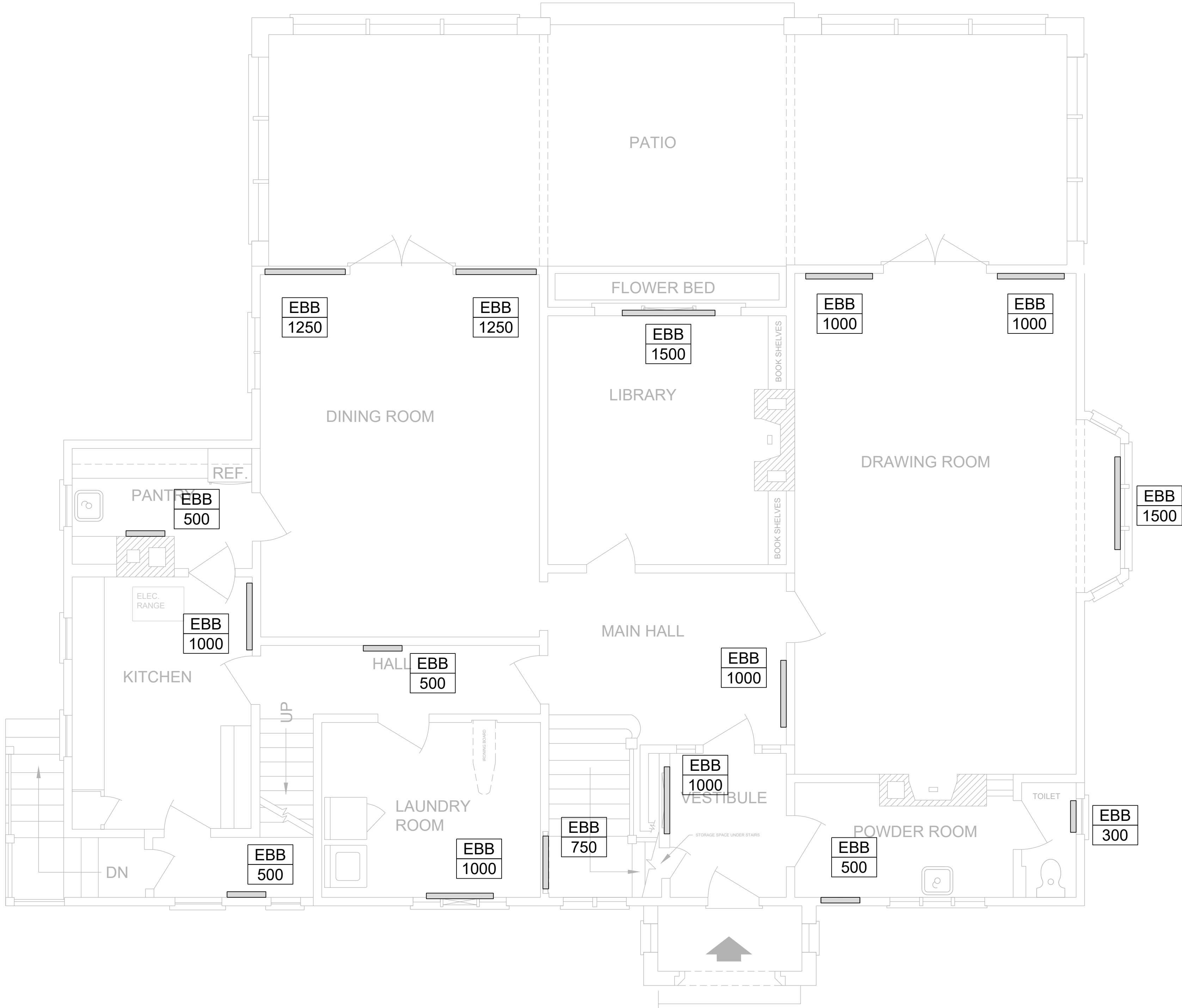
SCALE  
AS NOTED

SHEET NUMBER

**M1.01**



File: S:\2\_Projects\1\_Current\CAD\21454 Journey's End Building HVAC Greening Upgrades - Fort Rodd Hill National Historic Site\7 Drawings\21454\_Journeys End Building.dwg Plot Time: 09:46, 08 Dec 2021 - Copyright 2021, Avalon Mechanical Consultants Ltd.



NEW MAIN FLOOR PLAN - HVAC  
SCALE: 1/8"=1'-0"



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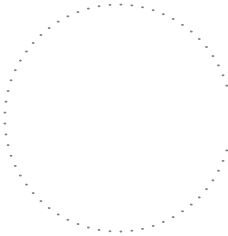
DATE	DESCRIPTION
REVISIONS	

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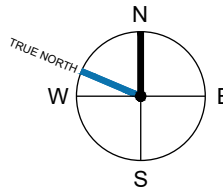
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NO.	DATE	DESCRIPTION
DRAWING ISSUE		

SEAL



PROJECT NORTH



### JOURNEYS END BUILDING HVAC GREENING UPGRADES

FORT RODD HILL,  
VICTORIA, BC

### M1.02 MAIN FLOOR PLAN - HVAC

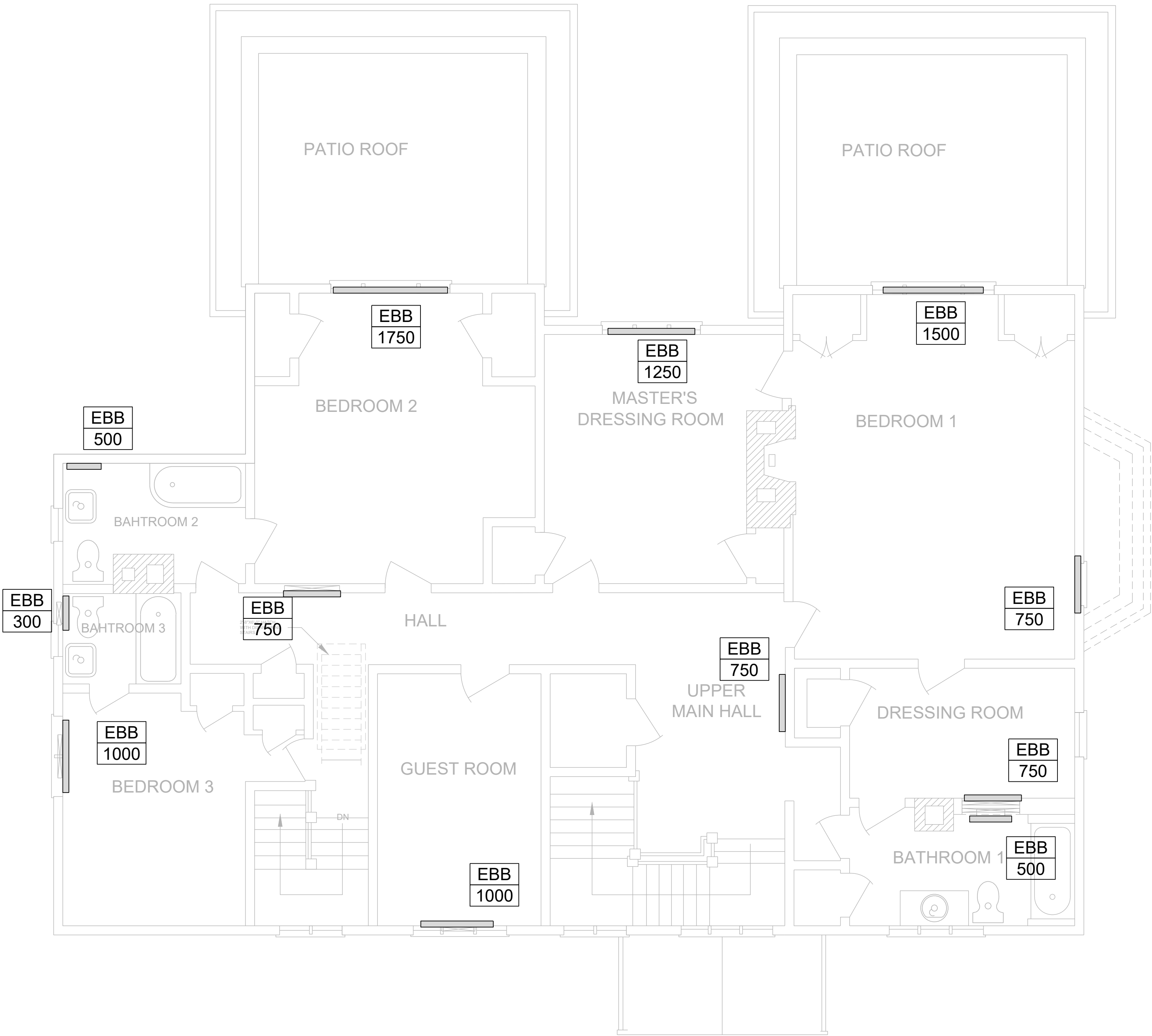
DESIGNED	APPROVED
KC	RM

AVALON PROJECT NO.	SCALE
221454	AS NOTED

SHEET NUMBER

M1.02

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NEW SECOND FLOOR PLAN - HVAC  
SCALE: 1/8"=1'-0"



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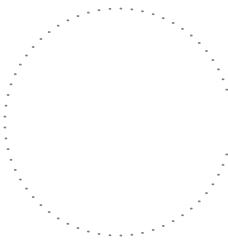
DATE	DESCRIPTION
REVISIONS	

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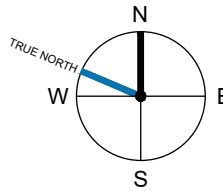
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DRAWING ISSUE		

SEAL



PROJECT NORTH



PROJECT

JOURNEYS END  
BUILDING HVAC  
GREENING  
UPGRADES

FORT RODD HILL,  
VICTORIA, BC

SHEET TITLE

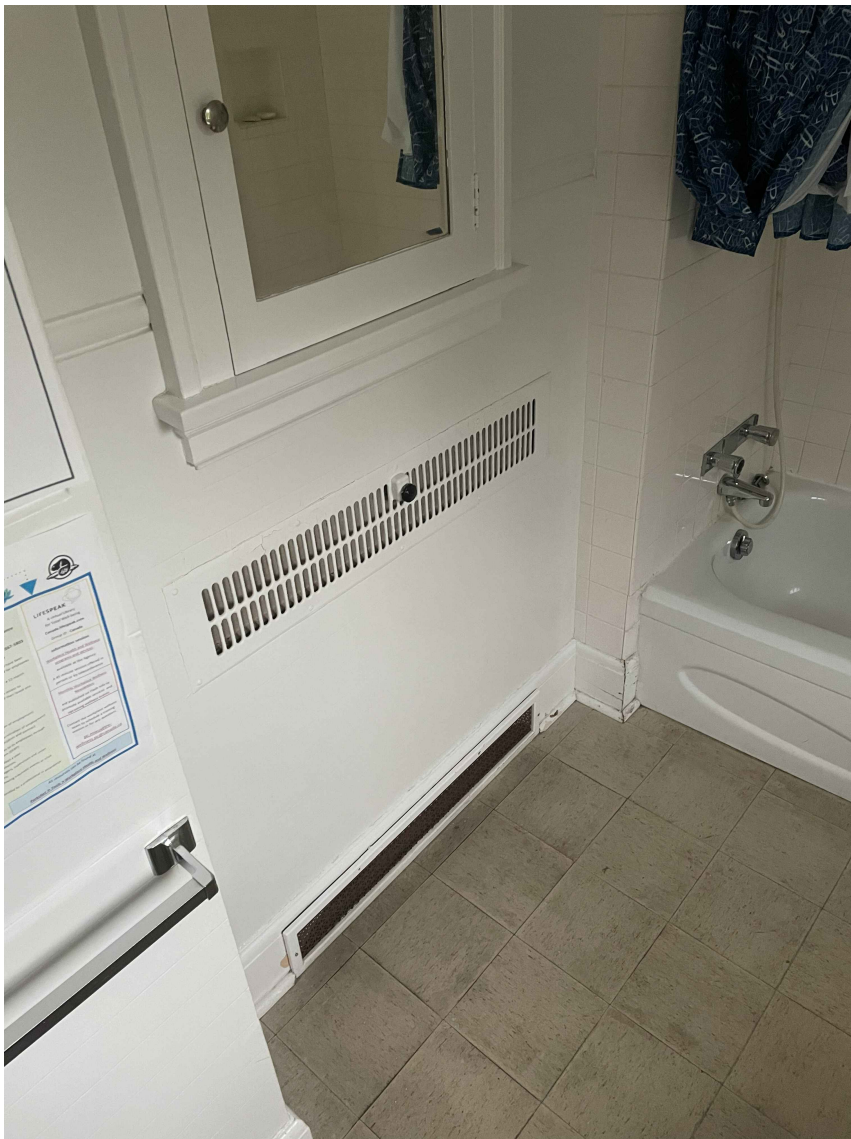
M1.03  
SECOND FLOOR PLAN

DESIGNED	APPROVED
KC	RM
AVALON PROJECT NO. 221454	SCALE AS NOTED
SHEET NUMBER	

M-1.03



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OWNER'S FORCES TO REMOVE EXISTING GRILLE.  
CONTRACTOR TO FILL AND SMOOTH SCREW HOLES AND  
TOUCH UP PAINT TO MATCH EXISTING.

EXISTING WOOD 1/4 ROUND TRIM.

EXISTING OPENING IN WALL

EXISTING  
WOOD  
BASEBOARD

EXISTING/DEMO

SCALE: NTS

OWNER'S FORCES TO REMOVE EXISTING GRILLE.  
CONTRACTOR TO FILL AND SMOOTH SCREW HOLES AND  
TOUCH UP PAINT TO MATCH EXISTING.

PROVIDE NEW 1/4 ROUND TO MATCH  
EXISTING, FILL GAPS AND SAND SMOOTH AND FLUSH,  
PAINT TO MATCH EXISTING. (TYP.)

CAREFULLY SCRIBE AND INFILL OPENING WITH  
PINE WOOD. FILL GAPS AND SAND SMOOTH AND  
FLUSH. PAINT TO MATCH EXISTING.

NEW ELECTRIC BASEBOARD TO BE MOUNTED  
ABOVE 1/4 ROUND WOOD TRIM

NEW BASEBOARD WHERE BASEBOARD IS SHORTER THAN EXISTING OPENING

SCALE: NTS

NEW ELECTRIC BASEBOARD TO BE MOUNTED  
ABOVE 1/4 ROUND WOOD TRIM

NEW BASEBOARD WHERE BASEBOARD IS LONGER THAN EXISTING OPENING

SCALE: NTS

NEW ELECTRIC BASEBOARD TO BE MOUNTED  
ABOVE 1/4 ROUND WOOD TRIM

NEW BASEBOARD HEATER ON WALL WITH NO EXISTING OPENING

SCALE: NTS



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08 NOV 2021	ISSUED ELEC COORDINATION
07 SEP 2021	ISSUED FOR COSTING

## COORDINATION ONLY

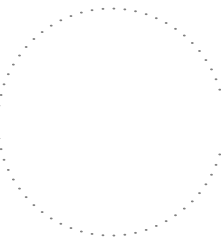
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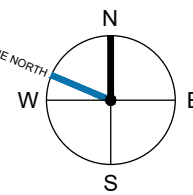
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1	07 SEP 2021	ISSUED FOR COSTING

DRAWING ISSUE

SEAL



PROJECT NORTH



PROJECT

JOURNEYS END  
BUILDING HVAC  
GREENING  
UPGRADES

FORT RODD HILL,  
VICTORIA, BC

SHEET TITLE

M2.01  
DETAILS

DESIGNED  
KC

APPROVED  
RM

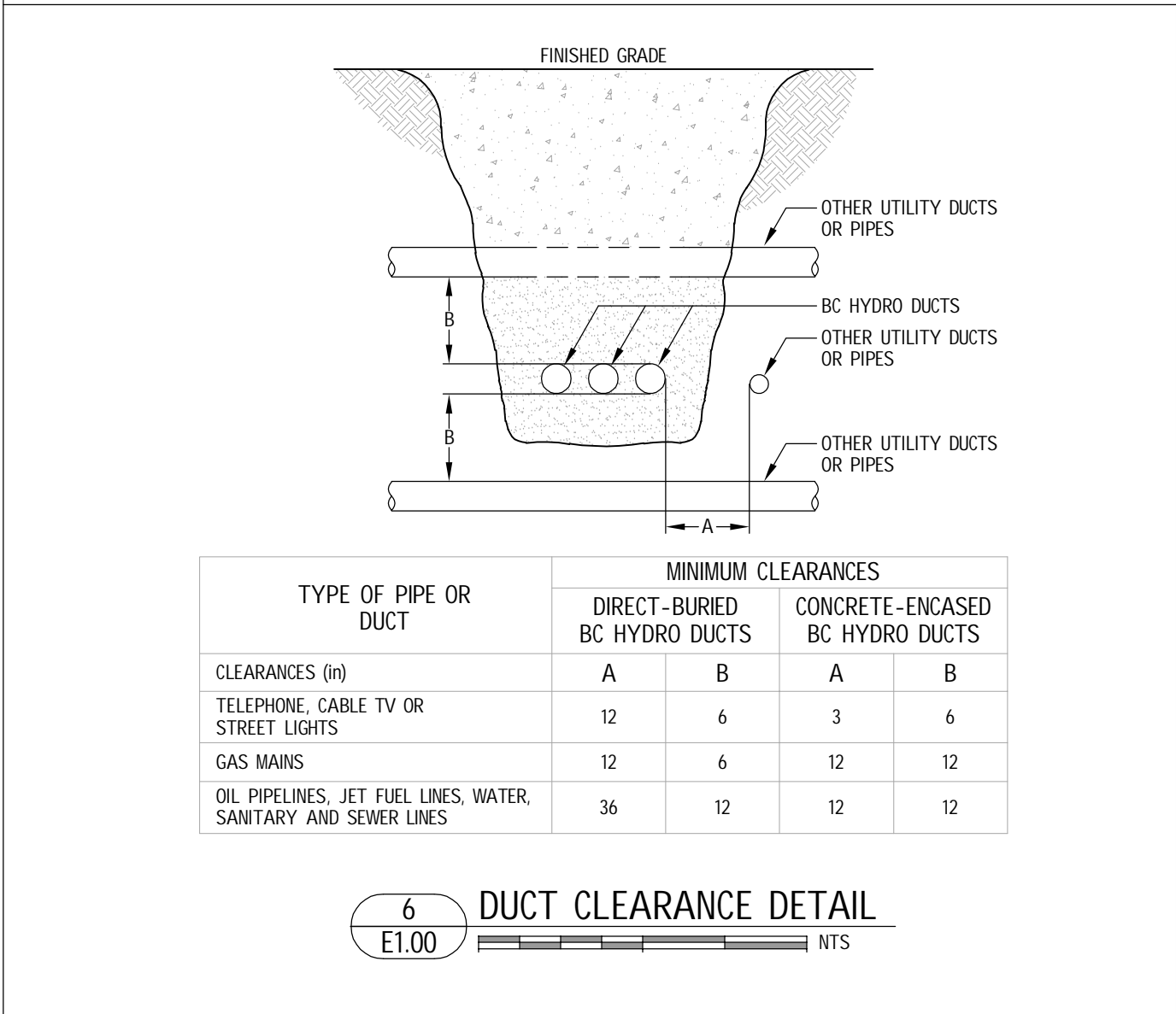
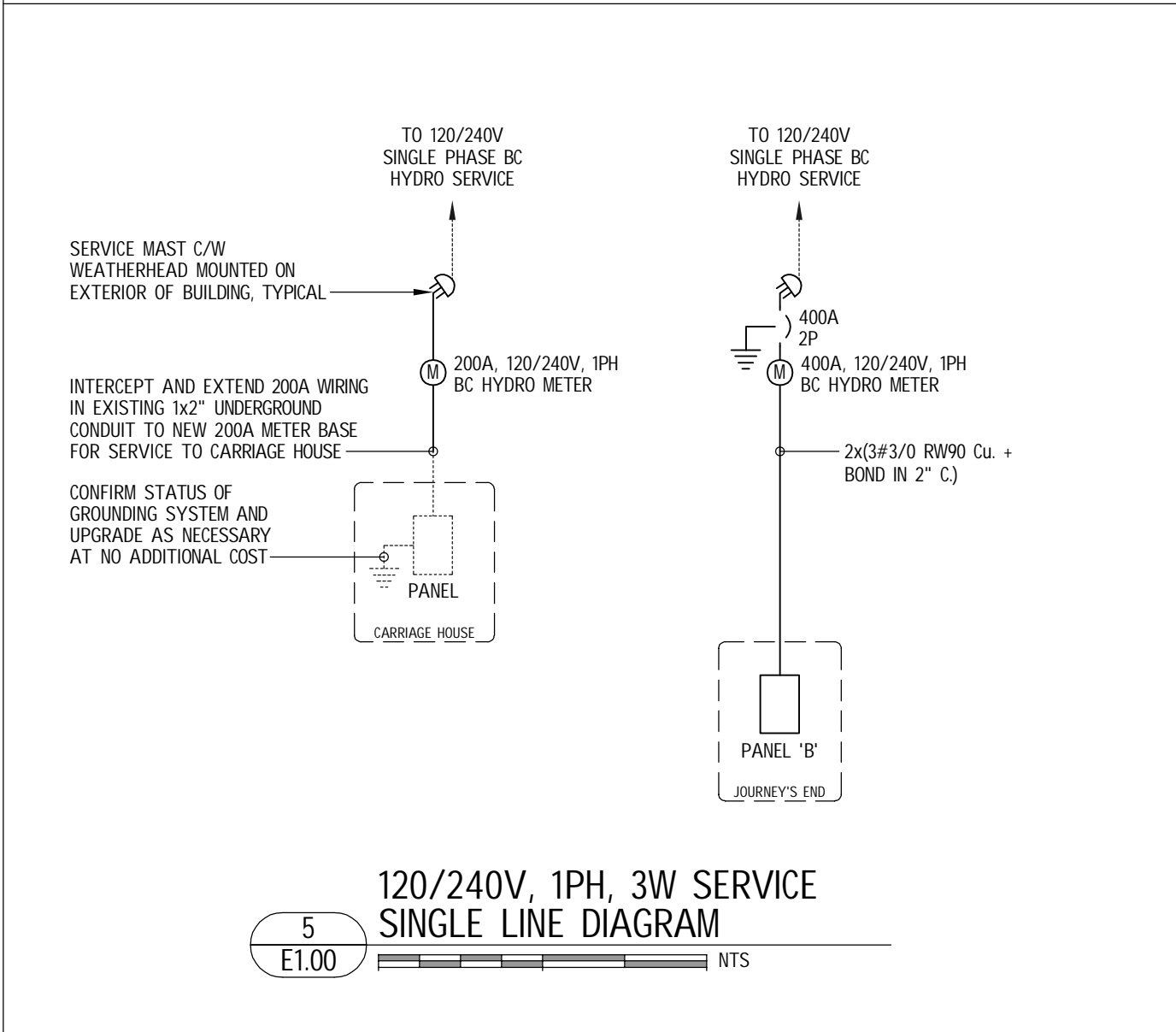
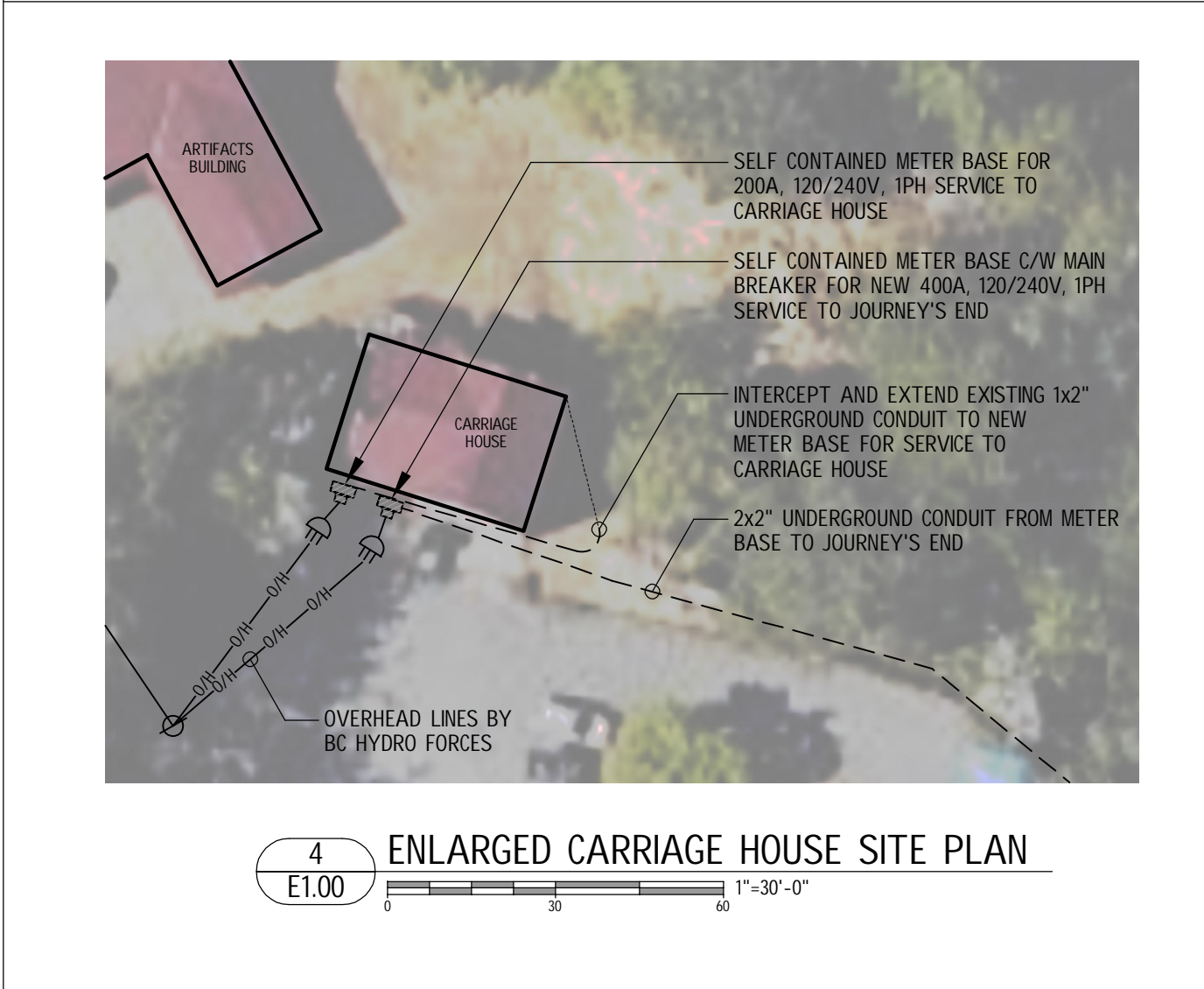
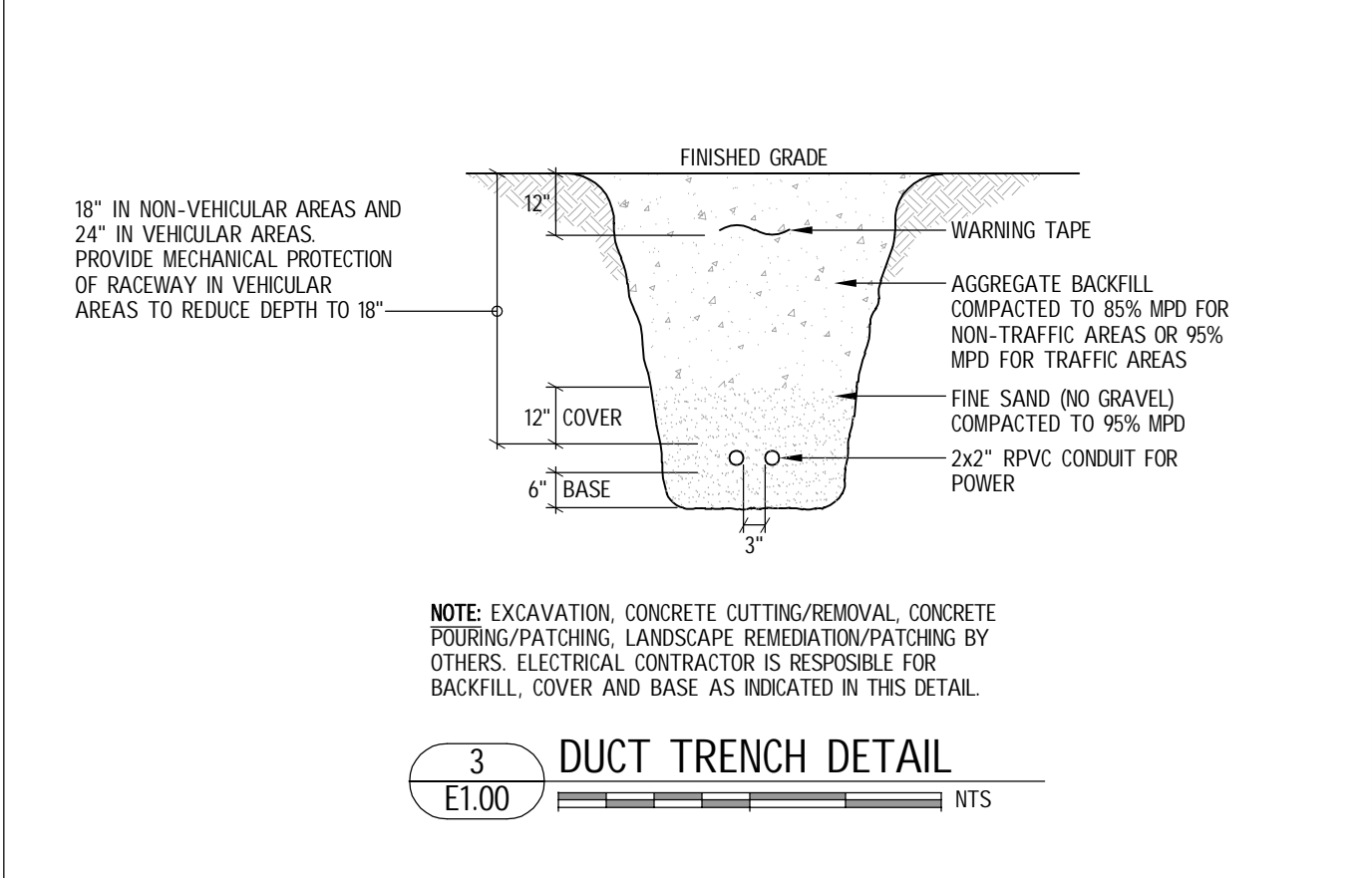
AVALON PROJECT NO.  
221454

SCALE  
AS NOTED

SHEET NUMBER

M-2.01





LEGEND	
GENERAL	
DEVICES SHOWN WITH DOTTED LINE TYPE ARE EXISTING DEVICES	
POWER	
	UTILITY/PRIVATE WOODEN POLE
MISCELLANEOUS	
	SERVICE MAST C/W WEATHERHEAD
HEATING	
	THERMOSTAT
	ELECTRIC BASEBOARD HEATER, WATTAGE AS INDICATED
POWER	
	MOTOR CONNECTION
	DISCONNECT
	MECHANICAL EQUIPMENT CONNECTION

LOAD CALCULATION - PANEL (CARRIAGE HOUSE)	
Basic Load (50W/m <sup>2</sup> @100%)	
Basic load 180m <sup>2</sup> x 50W/m <sup>2</sup>	9.0 kW
	9.00 kW
EV Charging Loads	
2 EV Charging stalls @ 7.7kW ea	15.40 kW
	15.40 kW
Electrical Heating Loads	
Electrical Heating Loads @ 75%	7.5 kW
	7.5 kW
Mechanical Loads	
Miscellaneous	5.0 kW
	5.0 kW
Total Loads	
Basic Load	9.0 kW
EV Charging Loads	15.4 kW
Electrical Heating Loads	7.5 kW
Mechanical Loads	5.0 kW
	36.9 kW
	153.8 amps at 240V, 1 phase, 3 wire
	200 amps at 240V, 1P protection is adequate

LOAD CALCULATION - PANEL 'B' JOURNEY'S END	
Basic Load (50W/m <sup>2</sup> @100%) for Main and Second Floors	
Basic load 364m <sup>2</sup> x 50W/m <sup>2</sup>	18.2 kW
	18.20 kW
Basic Load (10W/m <sup>2</sup> @100%) for Basement Floor	
Basic load 76m <sup>2</sup> x 10W/m <sup>2</sup>	3.8 kW
	3.84 kW
Other Loads	
Dryer	5.00 kW
Range	12.00 kW
	17.00 kW
Mechanical Loads	
Domestic hot water tank	5.0 kW
	5.0 kW
Electrical Heating Loads (29.85kW)	
Electrical Heating Loads @ 75%	22.4 kW
	22.4 kW
Total Loads	
Basic Load (Main and Second)	18.2 kW
Basic Load (Basement)	3.8 kW
Other Loads	17.0 kW
Mechanical Loads	5.0 kW
Electrical Heating Loads	22.4 kW
	66.4 kW
	276.8 amps at 240V, 1 phase, 3 wire
	400 amps at 240V, 1P protection is adequate

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3	TENDER	12/06/21
2	99% SUBMISSION	11/29/21
1	66% SUBMISSION	11/08/21
NO.	ISSUE	DATE

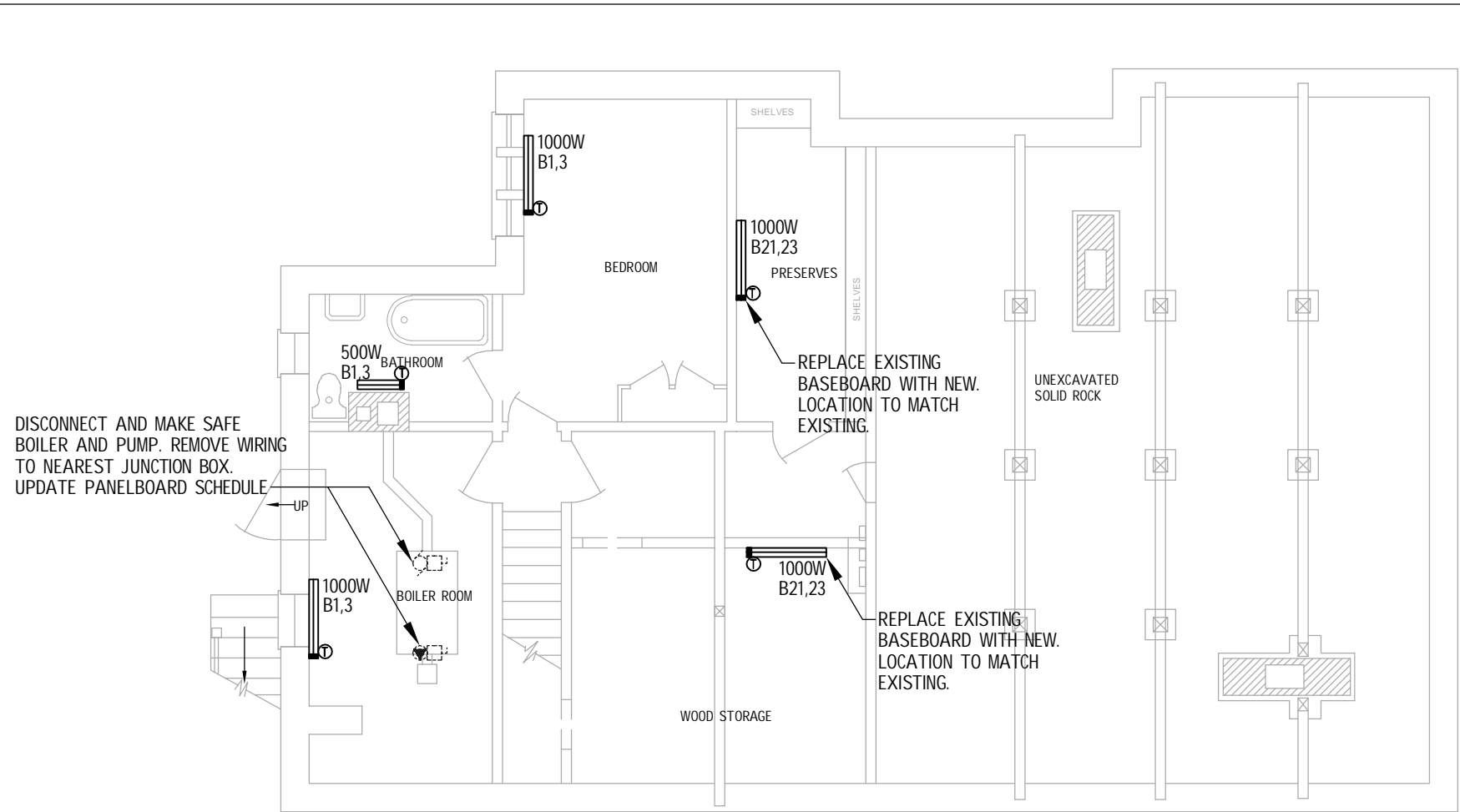
PROJECT  
**JOURNEY'S END BUILDING HVAC GREENING UPGRADE**  
  
FORT RODD HILL  
OCEAN BOULEVARD, COLWOOD, BC

TITLE  
**SITE PLAN, LEGEND, AND DETAILS**

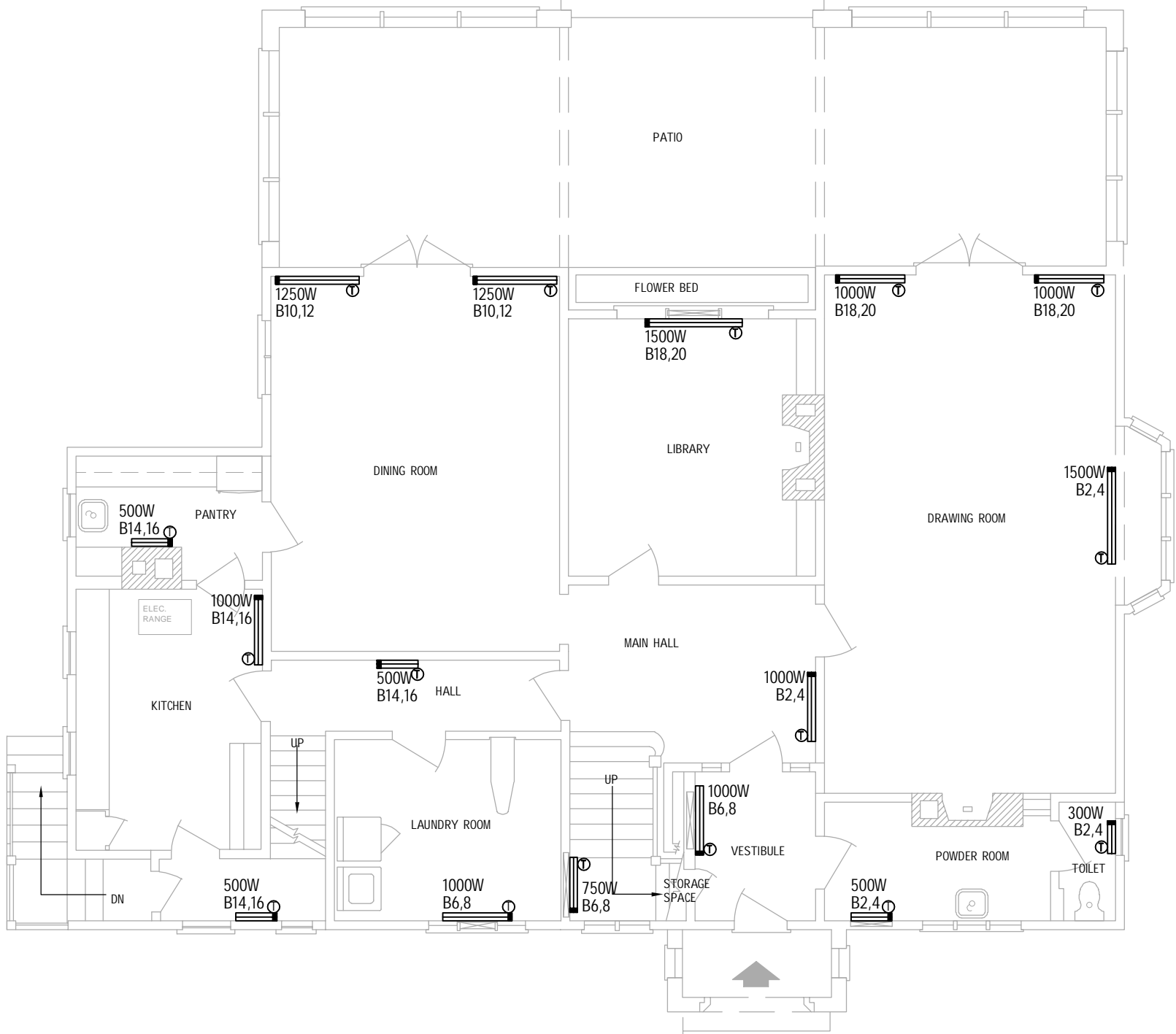
PROJECT NO.	1-21-088	SHEET NO.	
DRAWN	LG		
CHECKED	PL		
DATE	DECEMBER 2021		
SCALE	AS NOTED	REV	1

**E1.00**

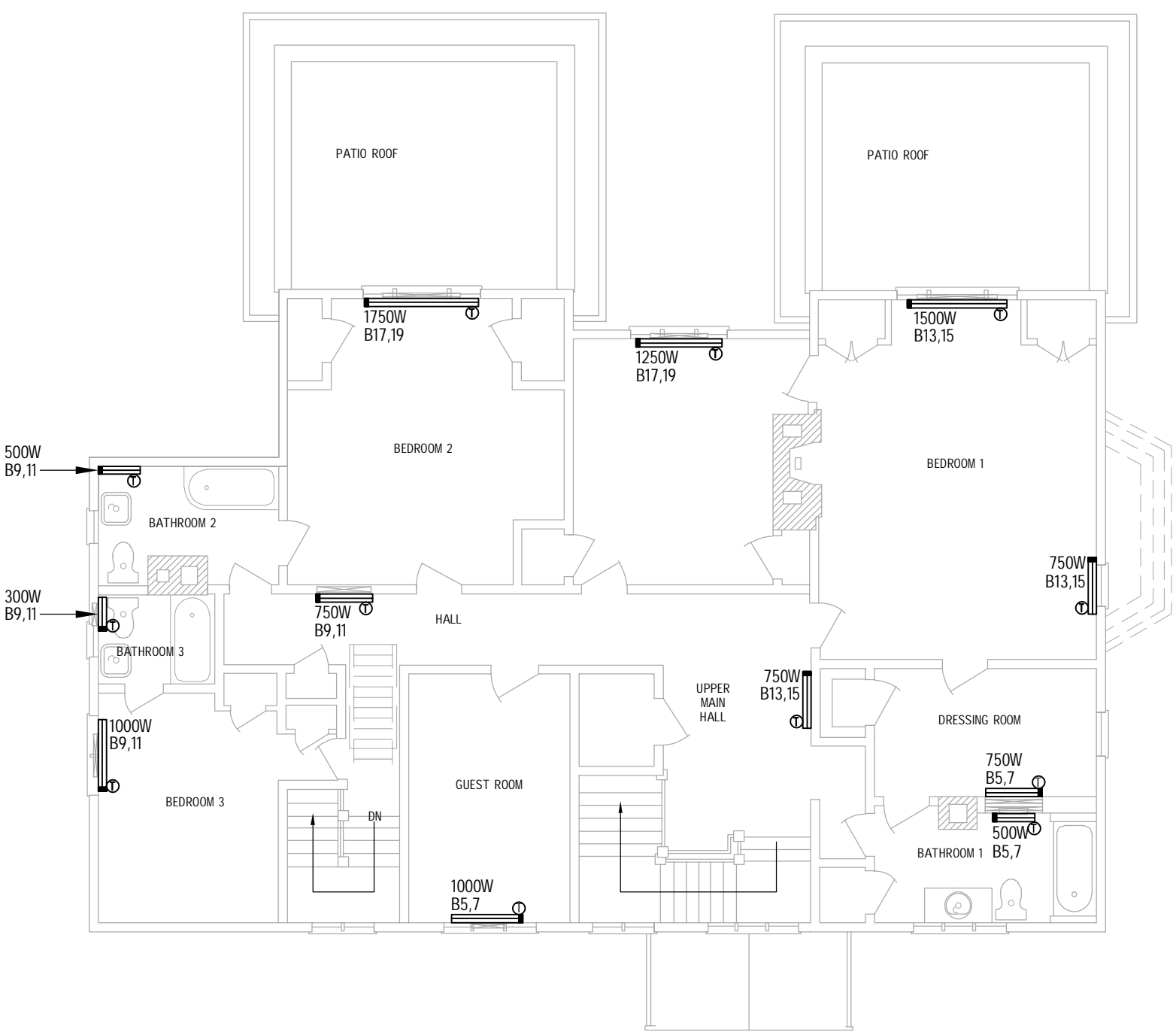




1  
E2.00  
REVISED BASEMENT ELECTRICAL LAYOUT

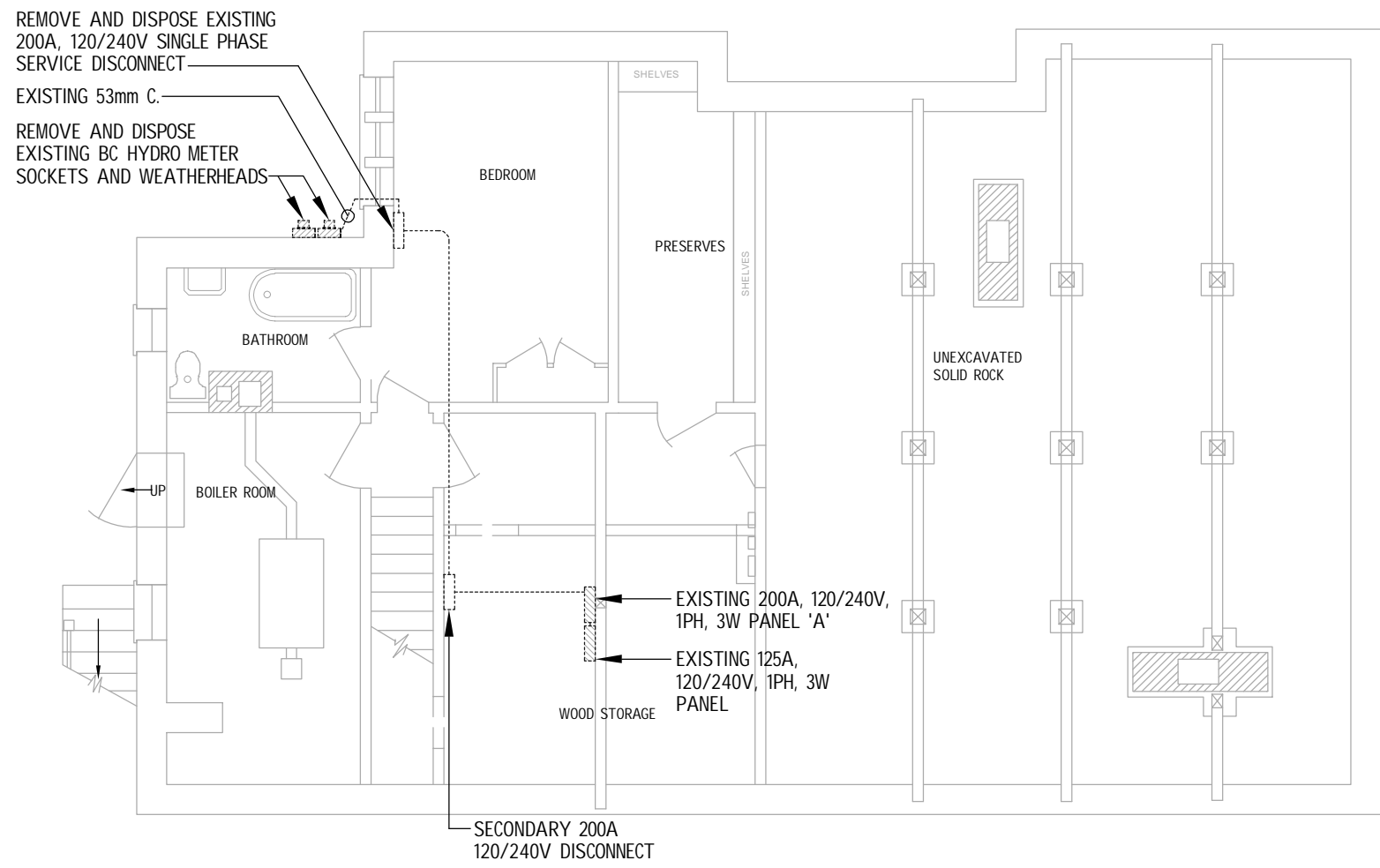


2  
E2.00  
REVISED MAIN FLOOR ELECTRICAL LAYOUT

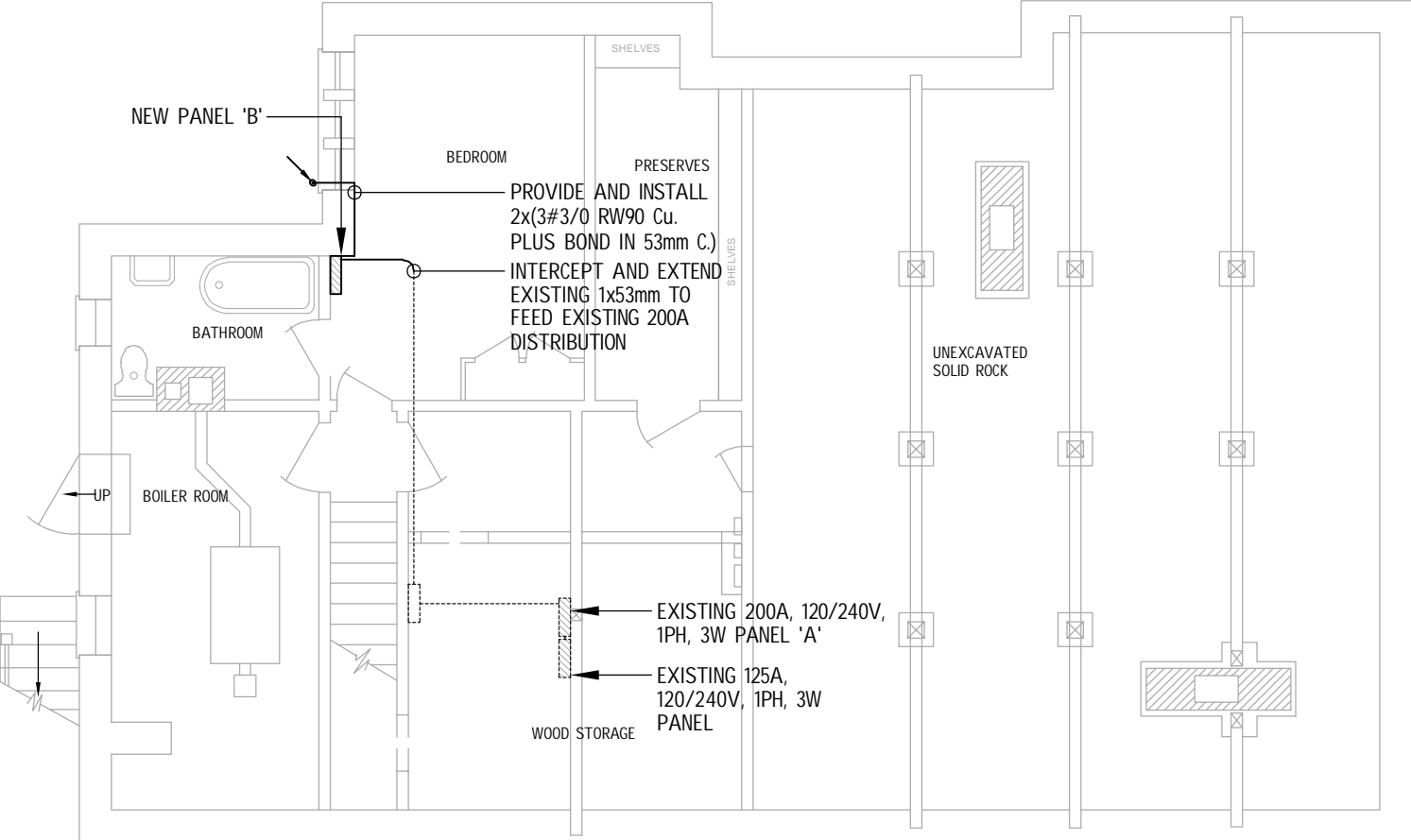


3  
E2.00  
REVISED SECOND FLOOR ELECTRICAL LAYOUT

PANEL 'B'									
PROJECT NO./NAME: 1-21-088/FRI HVAC UPGRADES						# OF CIRCUITS: 60			
TYPE: COMBINATION PANELBOARD						MOUNTING SURFACE			
MANS: 400A, 120/240V, 1P, 3W						LOCATION: BASEMENT			
COMPLETE WITH 400A-2P MAIN BREAKER									
LOAD	AMP	P	CCT	ECT	P	AMP	LOAD		
ELECTRIC BASEBOARD HEATER (BASEMENT)	15	2	01	02	2	20	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)		
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	15	2	03	04	2	15	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)		
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	15	2	05	06	2	15	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)		
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	20	2	13	14	2	15	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)		
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	20	2	15	16	2	15	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)		
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	20	2	17	18	2	20	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)		
ELECTRIC BASEBOARD HEATER (BASEMENT)	15	2	21	22	2	15	SPARE		Σ
SPARE	20	2	23	24					
			25	26	2	20	SPARE		Σ
			27	28					
			29	30					
			31	32					
			33	34					
			35	36					
			37	38					
			39	40					
			41	42					
			43	44					
			45	46					
			47	48					
			49	50					
SPARE	20	1	51	52	1	20	SPARE		
SPARE	20	1	53	54	1	20	SPARE		
SPARE	15	1	55	56	3	200	PANEL 'A'		
SPARE	15	1	57	58					
SPARE	15	1	59	60					
Σ INDICATES GFCI (5mA) BREAKER									



4  
E2.00  
EXISTING BASEMENT DISTRIBUTION LAYOUT



5  
E2.00  
REVISED BASEMENT DISTRIBUTION LAYOUT

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NO.	ISSUE	DATE
3	TENDER	12/06/21
2	99% SUBMISSION	11/29/21
1	66% SUBMISSION	11/08/21

PROJECT  
**JOURNEY'S END BUILDING  
HVAC GREENING UPGRADE**  
  
FORT RODD HILL  
OCEAN BOULEVARD, COLWOOD, BC

TITLE  
**ELECTRICAL LAYOUTS**

PROJECT NO.	1-21-088	SHEET NO.	
DRAWN	LG		
CHECKED	PL		
DATE	DECEMBER 2021		
SCALE	AS NOTED	REV	1

**E2.00**