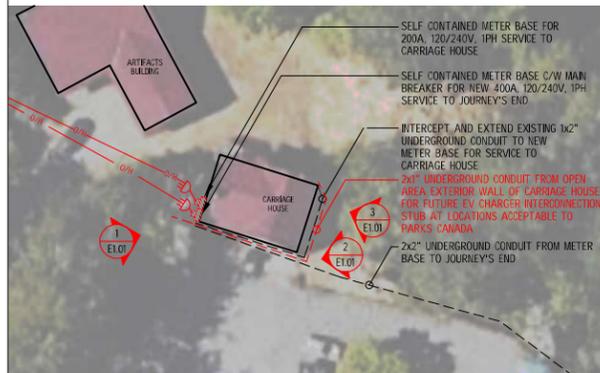
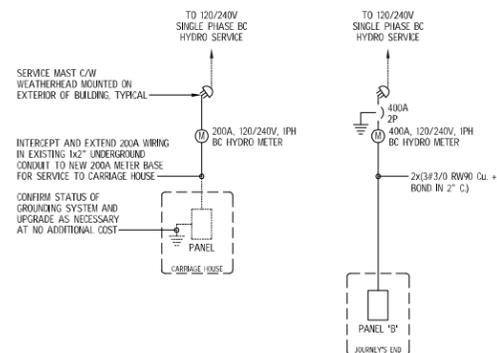


NOTE: EXCAVATION, CONCRETE CUTTING/REMOVAL, CONCRETE POORING/PATCHING, LANDSCAPE REMEDIATION/PATCHING BY OTHERS, ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR BACKFILL, COVER AND BASE AS INDICATED IN THIS DETAIL.

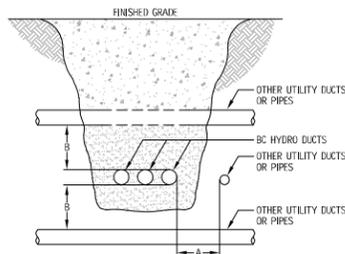
3 DUCT TRENCH DETAIL  
E1.00 NTS



4 ENLARGED CARRIAGE HOUSE SITE PLAN  
E1.00 1"=30'-0"



5 120/240V, 1PH, 3W SERVICE SINGLE LINE DIAGRAM  
E1.00 NTS



TYPE OF PIPE OR DUCT	MINIMUM CLEARANCES			
	DIRECT-BURIED BC HYDRO DUCTS		CONCRETE-ENCASED BC HYDRO DUCTS	
CLEARANCES (in)	A	B	A	B
TELEPHONE, CABLE TV OR STREET LIGHTS	12	6	3	6
GAS MAINS	12	6	12	12
OIL PIPELINES, JET FUEL LINES, WATER, SANITARY AND SEWER LINES	36	12	12	12

6 DUCT CLEARANCE DETAIL  
E1.00 NTS



1 EXISTING SITE PLAN  
E1.00 1"=60'-0"



2 REVISED SITE PLAN  
E1.00 1"=60'-0"

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

LOAD CALCULATION - PANEL (CARRIAGE HOUSE)	
Basic Load (50W/m <sup>2</sup> @100%)	9.0 kW
Basic load 180m <sup>2</sup> x 50W/m <sup>2</sup>	9.0 kW
EV Charging Loads	
2 EV Charging stalls @ 7.7kW ea	15.4 kW
Electrical Heating Loads	
Electrical Heating Loads @ 75%	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	18.2 kW
Basic load 364m <sup>2</sup> x 50W/m <sup>2</sup>	18.2 kW
Basic Load (10W/m <sup>2</sup> @100%) for Basement Floor	3.8 kW
Basic load 76m <sup>2</sup> x 10W/m <sup>2</sup>	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

THIS DRAWING ARE THE SOLE AND EXCLUSIVE PROPERTY OF e2 ENGINEERING INC. REPRODUCTION OR USE OF THIS DRAWING MAY NOT BE USED WITHOUT THE CONSENT OF e2 ENGINEERING INC. DO NOT SCALE THIS DRAWING.

**e2 Engineering**  
549 Herald Street  
Victoria BC V8W 1S5  
778-433-9391  
EGBC P2P: 1001513

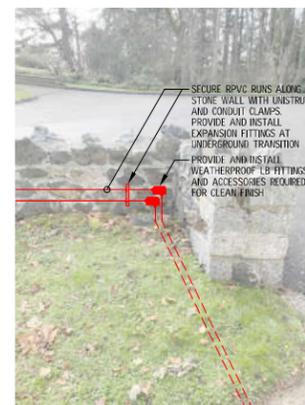


NO.	ISSUE	DATE
4	ADDENDUM #1	12/17/21
3	TENDER	12/06/21
2	99% SUBMISSION	11/29/21
1	66% SUBMISSION	11/08/21

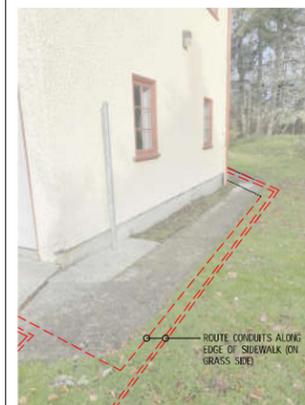
PROJECT  
**JOURNEY'S END BUILDING HVAC GREENING UPGRADE**  
FORT RODD HILL  
OCEAN BOULEVARD, COLWOOD, BC

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

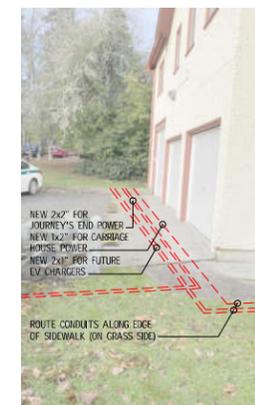
PROJECT NO.	1-21-088	SHEET NO.	
DRAWN	LG	<b>E1.00</b>	
CHECKED	PL		
DATE	DECEMBER 2021		
SCALE	AS NOTED	REV	1



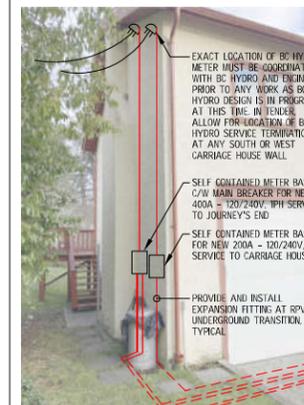
4  
E1.01  
RETAINING WALL NEAR CARRIAGE HOUSE  
NTS



3  
E1.01  
UNDERGROUND CONDUITS AT CARRIAGE HOUSE  
NTS



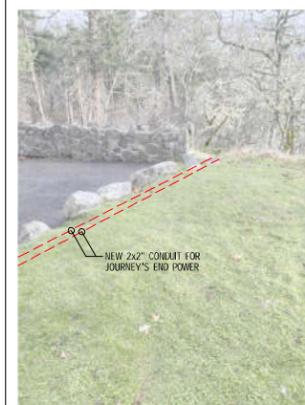
2  
E1.01  
UNDERGROUND CONDUITS AT CARRIAGE HOUSE  
NTS



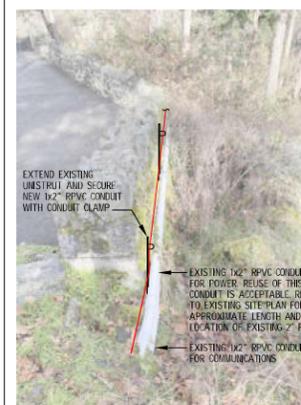
1  
E1.01  
METERS MOUNTED ON CARRIAGE HOUSE  
NTS



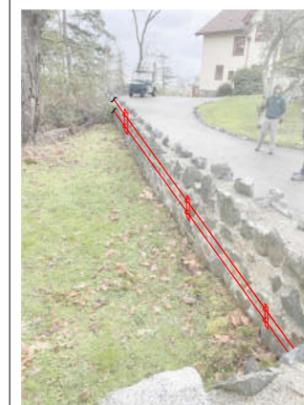
8  
E1.01  
CONDUITS ENTERING JOURNEY'S END  
NTS



7  
E1.01  
UNDERGROUND CONDUITS NEAR JOURNEY'S END  
NTS



6  
E1.01  
RETAINING WALL NEAR JOURNEY'S END  
NTS



5  
E1.01  
RETAINING WALL NEAR CARRIAGE HOUSE  
NTS

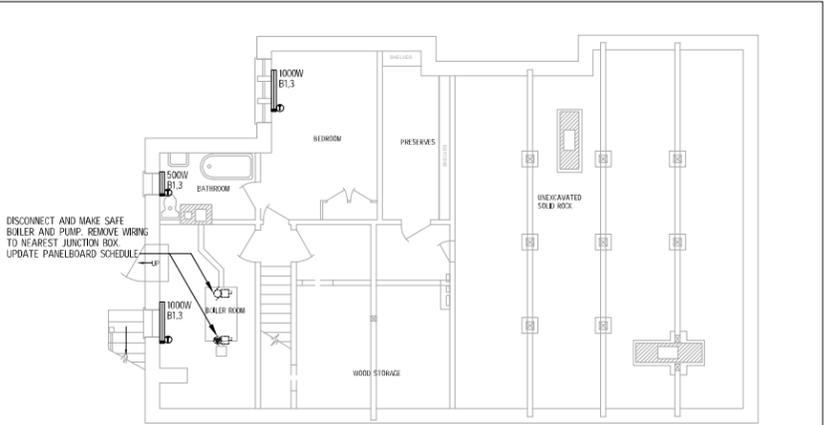


NO.	ISSUE	DATE
4	ADDENDUM #1	12/17/21
3	TENDER	12/06/21
2	99% SUBMISSION	11/29/21
1	66% SUBMISSION	11/08/21

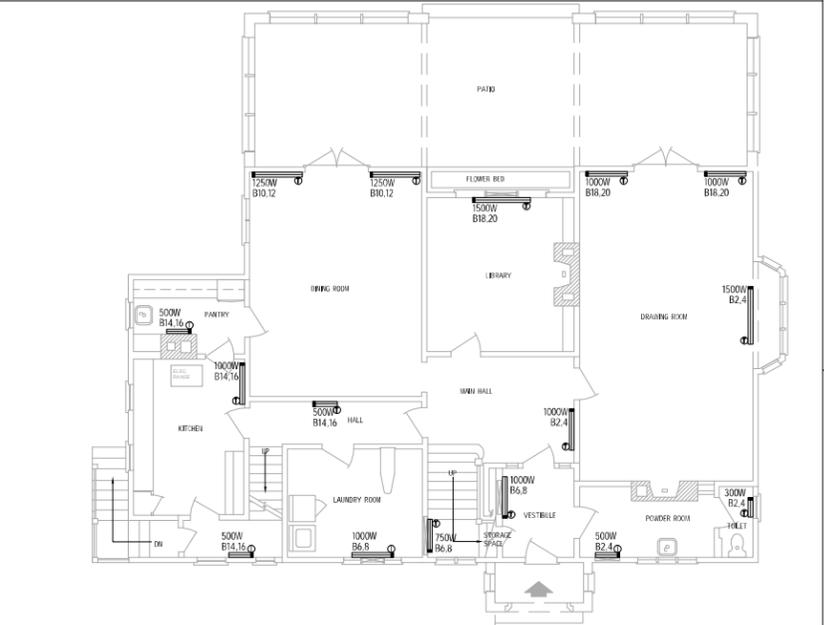
PROJECT  
**JOURNEY'S END BUILDING HVAC GREENING UPGRADE**  
 FORT RODD HILL  
 OCEAN BOULEVARD, COLWOOD, BC

TITLE  
**EXISTING CONDITION DETAILS AND PHOTOS**

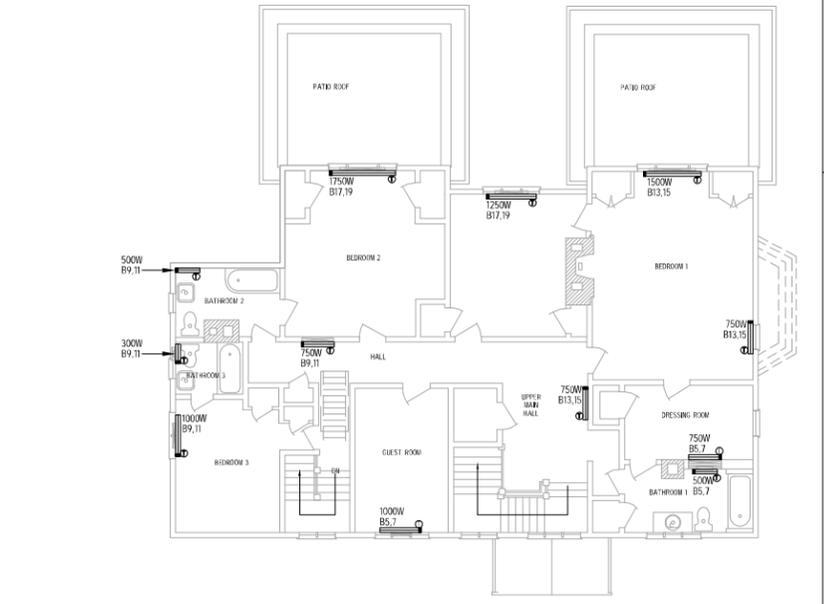
PROJECT NO.	1-21-088	SHEET NO.
DRAWN	LG	<b>E1.01</b>
CHECKED	PL	
DATE	DECEMBER 2021	
SCALE	AS NOTED	



1 REVISED BASEMENT ELECTRICAL LAYOUT  
E2.00 1/8"=1'-0"



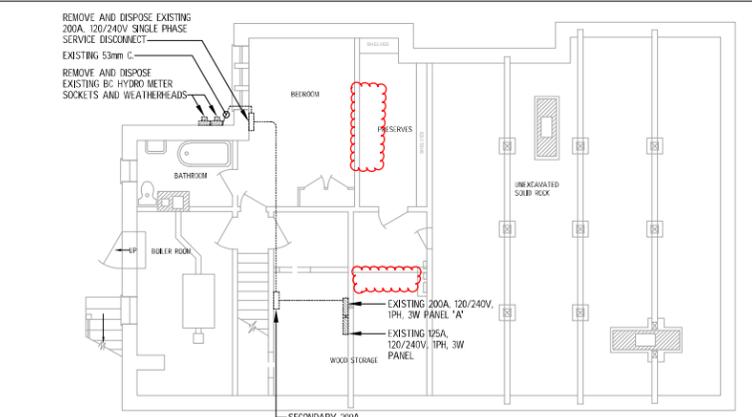
2 REVISED MAIN FLOOR ELECTRICAL LAYOUT  
E2.00 1/8"=1'-0"



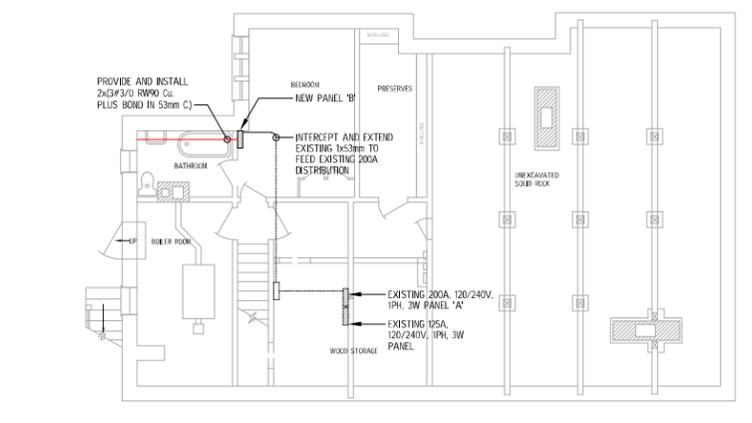
3 REVISED SECOND FLOOR ELECTRICAL LAYOUT  
E2.00 1/8"=1'-0"

PANEL 'B'									
PROJECT NO./NAME: 1-21-088/FRH 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	P	AMP	LOAD	AMP	P	AMP
ELECTRIC BASEBOARD HEATER (BASEMENT)	15	2	01	02	2	20	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	15	2
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	15	2	03	04	2	20	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	15	2
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	15	2	05	06	2	20	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	15	2
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	15	2	07	08	2	20	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	15	2
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	15	2	09	10	2	20	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	15	2
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	15	2	11	12	2	20	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	15	2
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	15	2	13	14	2	20	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	15	2
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	15	2	15	16	2	20	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	15	2
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	15	2	17	18	2	20	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	15	2
ELECTRIC BASEBOARD HEATER (BASEMENT)	15	2	19	20	2	20	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	15	2
ELECTRIC BASEBOARD HEATER (BASEMENT)	15	2	21	22	2	20	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	15	2
ELECTRIC BASEBOARD HEATER (BASEMENT)	15	2	23	24	2	20	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	15	2
SPARE	20	2	25	26	2	20	SPARE	15	2
SPARE	20	2	27	28	2	20	SPARE	15	2
SPARE	20	2	29	30	2	20	SPARE	15	2
SPARE	20	2	31	32	2	20	SPARE	15	2
SPARE	20	2	33	34	2	20	SPARE	15	2
SPARE	20	2	35	36	2	20	SPARE	15	2
SPARE	20	2	37	38	2	20	SPARE	15	2
SPARE	20	2	39	40	2	20	SPARE	15	2
SPARE	20	2	41	42	2	20	SPARE	15	2
SPARE	20	2	43	44	2	20	SPARE	15	2
SPARE	20	2	45	46	2	20	SPARE	15	2
SPARE	20	2	47	48	2	20	SPARE	15	2
SPARE	20	2	49	50	2	20	SPARE	15	2
SPARE	20	2	51	52	2	20	SPARE	15	2
SPARE	20	2	53	54	2	20	SPARE	15	2
SPARE	15	1	55	56	3	200	PANEL 'A'		
SPARE	15	1	57	58	3	200	PANEL 'A'		
SPARE	15	1	59	60	3	200	PANEL 'A'		

B INDICATES GFCI (5mA) BREAKER



4 EXISTING BASEMENT DISTRIBUTION LAYOUT  
E2.00 1/8"=1'-0"



5 REVISED BASEMENT DISTRIBUTION LAYOUT  
E2.00 1/8"=1'-0"

THIS DRAWING ARE THE SOLE AND EXCLUSIVE PROPERTY OF e2 ENGINEERING INC. REPRODUCTION OR USE OF THIS DRAWING MAY NOT BE USED WITHOUT THE CONSENT OF e2 ENGINEERING INC. DO NOT SCALE THIS DRAWING.



NO.	ISSUE	DATE
4	ADDENDUM #1	12/17/21
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**

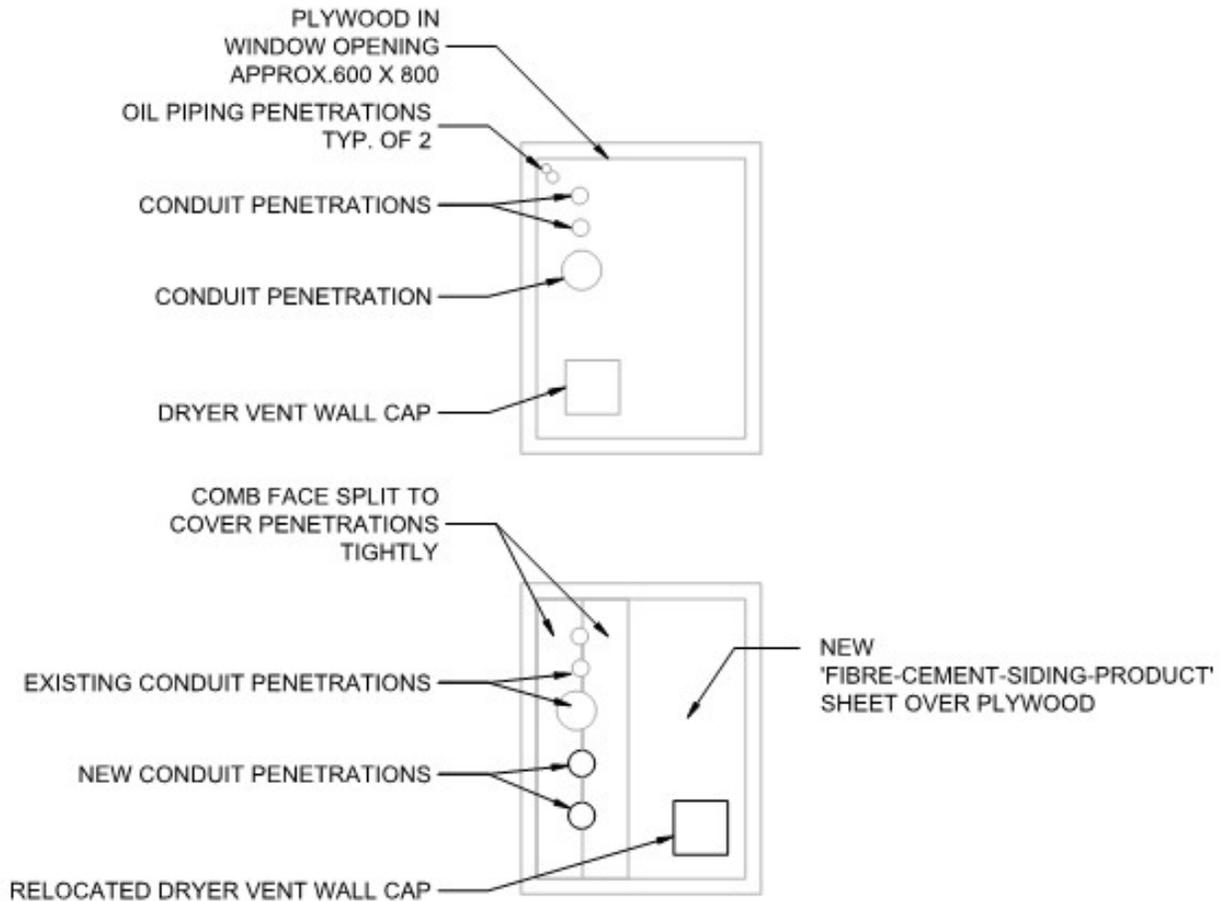
FORT RODD HILL  
OCEAN BOULEVARD, COLWOOD, BC

TITLE  
**ELECTRICAL LAYOUTS**

PROJECT NO.	1-21-088	SHEET NO.	<b>E2.00</b>
DRAWN	LG		
CHECKED	PL		
DATE	DECEMBER 2021		
SCALE	AS NOTED	REV	

# SK -1

The new routing of the electrical conduits will penetrate the plywood sheet infill where a window was into the basement washroom where the oil piping penetrated and other conduits and a dryer vent cap currently are located. As shown in sketches below, relocate dryer vent cap to other side of plywood sheet blank. Remove and reconnect dryer vent duct. After new conduits are installed, provide 'fibre-cement siding product' siding over plywood with comb face wood trim pieces. Split trim to provide tight cover over penetrations similar to a split face escutcheon around conduit penetrations. Prime and paint with exterior paint all new 'fibre cement siding product' and trim, all sides before installing. Touch up as required. Cleanly caulk around all penetrations with matching or neutral coloured caulking. Paint colour will be as directed by Department representative. See sketch below.



## CONDUIT PENETRATION INFILL/TRIM/PROTECTION

SCALE: N.T.S.