

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 ² @100%)	
Basic load 180m ² x 50W/m ²	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 ² @100%) for Main and Second Floors	
Basic load 364m ² x 50W/m ²	18.2 kW
	18.20 kW
Basic Load (10W/m ² @100%) for Basement Floor	
Basic load 76m ² x 10W/m ²	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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4	ADDENDUM #1	12/17/21
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



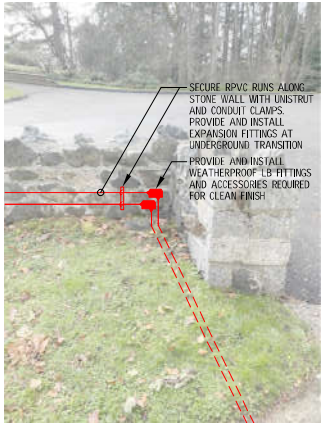
4	ADDENDUM #1	12/17/21
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PROJECT
**JOURNEY'S END BUILDING
HVAC GREENING UPGRADE**

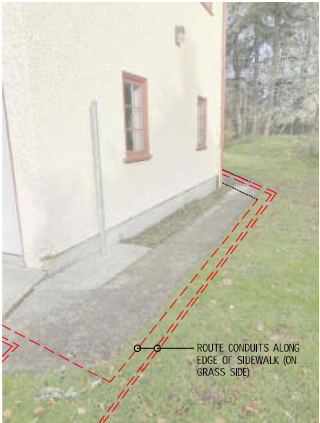
FORT RODD HILL
OCEAN BOULEVARD, COLWOOD, BC

TITLE
**EXISTING CONDITION DETAILS
AND PHOTOS**

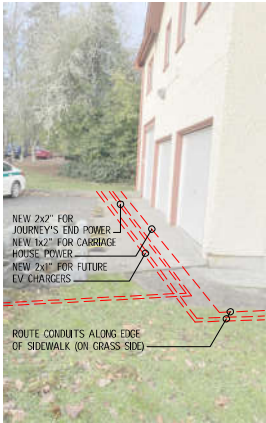
PROJECT NO.	1-21-088	SHEET NO.	E1.01
DRAWN	LG		
CHECKED	PL		
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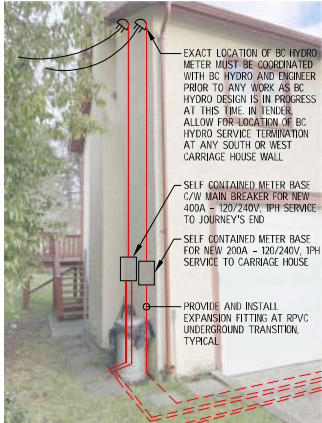
**RETAINING WALL NEAR
CARRIAGE HOUSE**
4
E1.01 NTS



**UNDERGROUND CONDUITS
AT CARRIAGE HOUSE**
3
E1.01 NTS



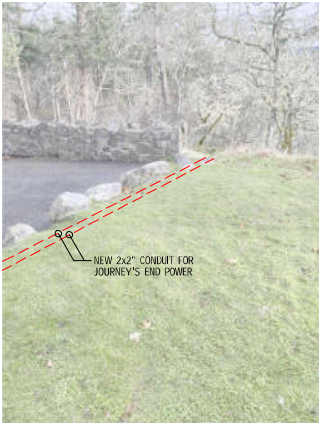
**UNDERGROUND CONDUITS
AT CARRIAGE HOUSE**
2
E1.01 NTS



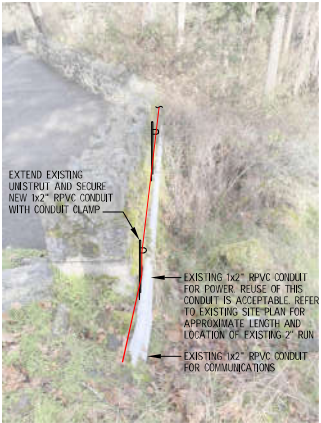
**METERS MOUNTED ON
CARRIAGE HOUSE**
1
E1.01 NTS



**CONDUITS ENTERING
JOURNEY'S END**
8
E1.01 NTS



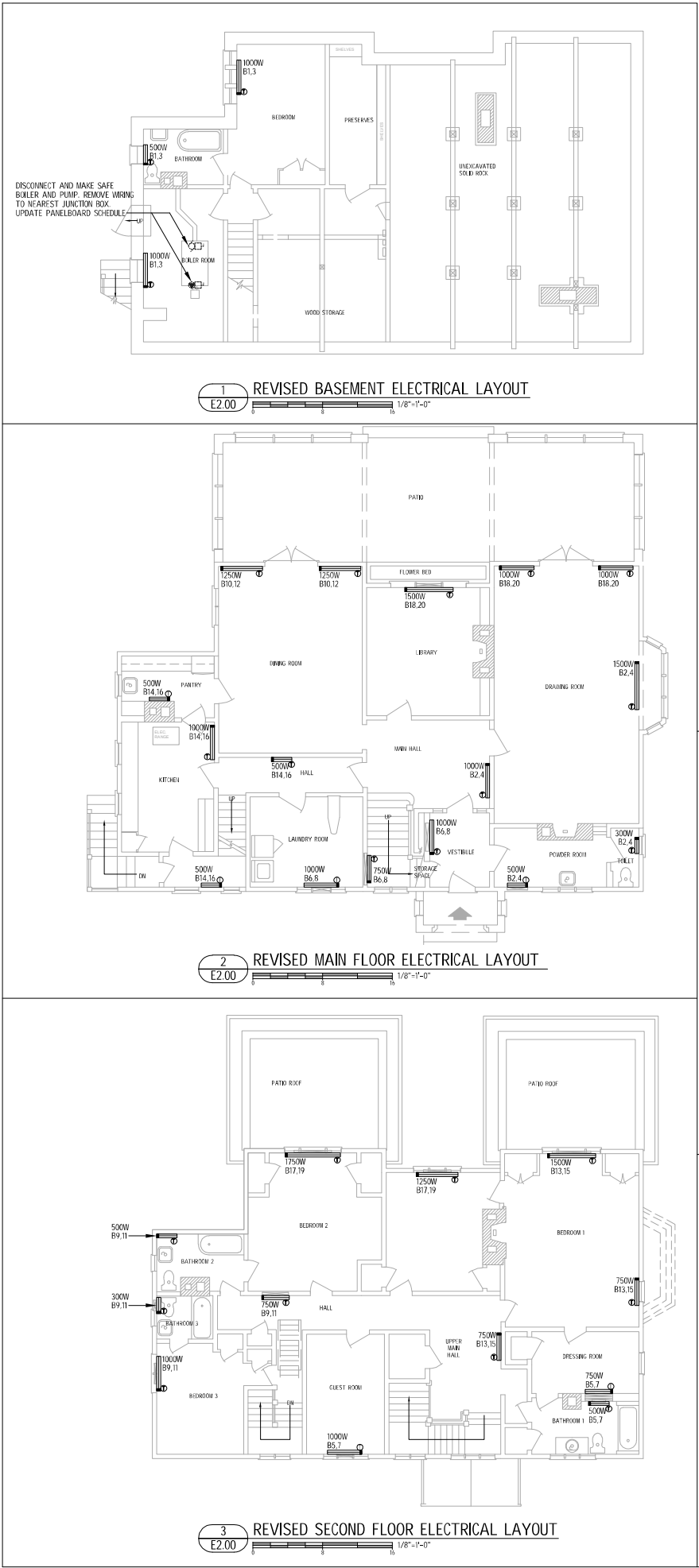
**UNDERGROUND CONDUITS
NEAR JOURNEY'S END**
7
E1.01 NTS



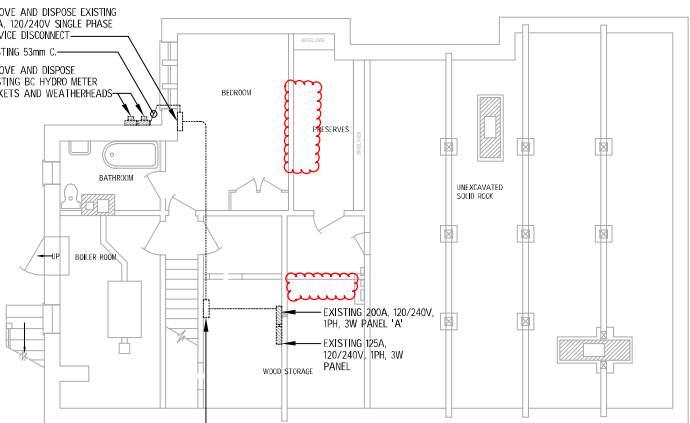
**RETAINING WALL
NEAR JOURNEY'S END**
6
E1.01 NTS



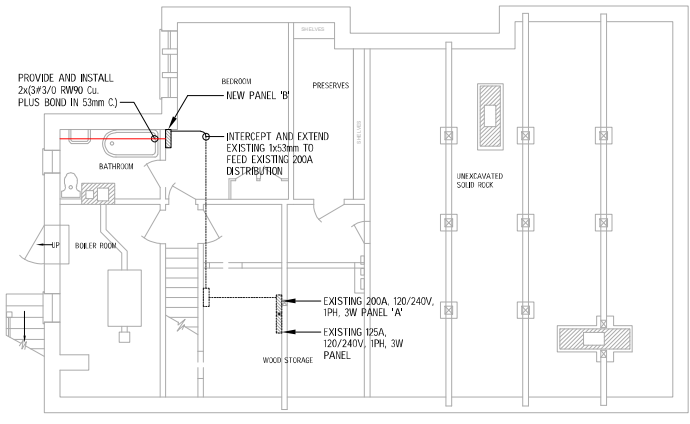
**RETAINING WALL NEAR
CARRIAGE HOUSE**
5
E1.01 NTS



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	CCT	P	AMP	LOAD			
ELECTRIC BASEBOARD HEATER (BASEMENT)	15	2	01	02	2		20	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	Σ		
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	15	2	03	04	2		15	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	Σ		
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	15	2	05	06	2		15	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	Σ		
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	15	2	07	08	2				Σ		
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	15	2	09	10	2		15	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	Σ		
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	20	2	11	12	2		15	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	Σ		
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	20	2	13	14	2		15	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	Σ		
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	20	2	15	16	2		15	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	Σ		
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	20	2	17	18	2		20	ELECTRIC BASEBOARD HEATER (MAIN FLOOR)	Σ		
ELECTRIC BASEBOARD HEATER (SECOND FLOOR)	20	2	19	20	2				Σ		
ELECTRIC BASEBOARD HEATER (BASEMENT)	15	2	21	22	2		15	SPARE	Σ		
ELECTRIC BASEBOARD HEATER (BASEMENT)	20	2	23	24	2				Σ		
SPARE	20	2	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 EXISTING BASEMENT DISTRIBUTION LAYOUT



5 REVISED BASEMENT DISTRIBUTION LAYOUT

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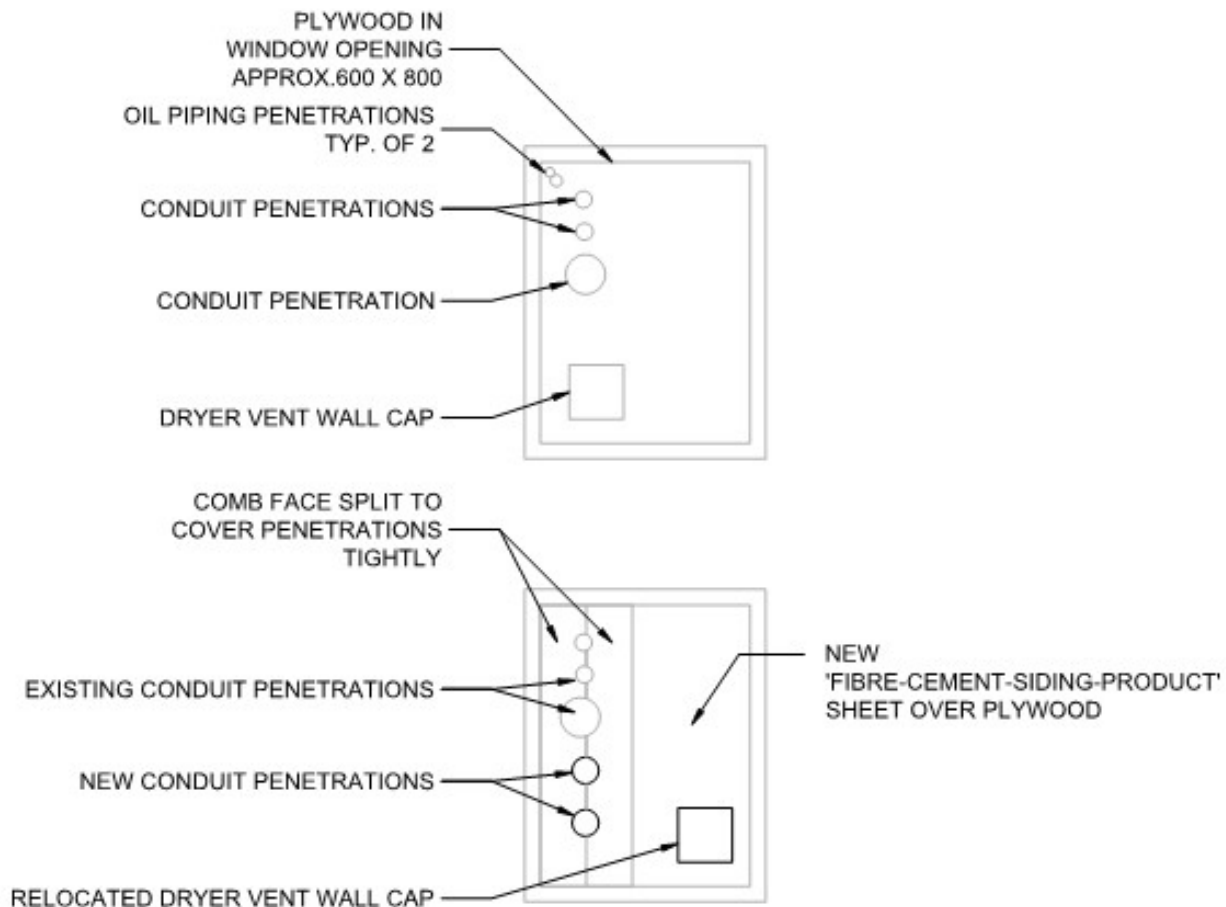
TITLE

ELECTRICAL LAYOUTS

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

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.