

AUSTIN HEIGHTS FIRE STATION - FACADE REMOVAL PROJECT

428 NELSON STREET, COQUITLAM, BC, V3K 3P1 MH PROJECT NO. 2100820.00

ISSUED FOR TENDER
NOVEMBER 14, 2023



DRAWING LIST:

GENERAL ARRANGEMENT

G0.000 DRAWINGS LIST
G0.001 GENERAL NOTES
G0.002 SYMBOLS, LEGENDS & ASSEMBLY LIST

A1.100 SITE PLAN
A1.101 GROUND FLOOR PLAN
A1.102 UPPER FLOOR PLAN
A2.100 ELEVATIONS

DETAILS

A5.200 BEAM TO WALL DETAIL
A5.201 ANTENNA COVER DETAIL
A5.202 CORNER DETAIL

E.G.B.C. PERMIT No.: 1001424

ISSUED FOR TENDER:
MH PROJECT NUMBER:
MH PRACTICE NUMBER:

2023-11-14
210300000
1001424



MORRISON HERSHFIELD

SUITE 310 - 4321 STILL CREEK DR.
BURNABY BC, V5C 6S7
604-454-0402 (Tel.) 604-454-0403 (fax)
www.morrisonhershfield.com


GENERAL NOTES:

- 0.00 DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS
- 0.01 DO NOT SOLELY RELY ON SCALE DRAWINGS. CONTRACTOR IS TO VERIFY DIMENSIONS ON SITE.
- 0.02 DRAWINGS AND PLANS PREPARED BY MH ARE BASED ON INFORMATION TAKEN FROM ORIGINAL ARCHITECTURAL DRAWINGS DATED MARCH 1988.
- 0.03 FORM FLASHING TO MAINTAIN MINIMUM 6% SLOPE, UNLESS OTHERWISE NOTED.
- 0.04 ALL TERMINATIONS IN METAL FLASHING TO HAVE FOLDED END DAMS. FLASHING DOWNTURN LEG TO COVER CLADDING MINIMUM 2" UNLESS OTHERWISE NOTED. ALL JOINTS TO BE S-LOCK OR STANDING SEAM. MAINTAIN 1/4" GAP BETWEEN DOWN LEG OF FLASHING & CLADDING.
- 0.05 TYPICAL SEALANT JOINT TO BE MINIMUM 3/8" WIDE UNLESS NOTED OTHERWISE.
- 0.06 IF ANY DISCREPANCIES IN THE DOCUMENTS ARE FOUND, REQUEST THE CONSULTANT TO CLARIFY THE DISCREPANCIES PRIOR TO COMMENCING ANY RELATED WORK.
- 0.07 NOTIFY THE CONSULTANT IMMEDIATELY AND REQUEST A REVIEW IF ANY ADDITIONAL DAMAGE OF EXISTING AREAS OUTSIDE THE CONTRACT IS DISCOVERED. DO NOT COMMENCE ANY RELATED OR NEARBY WORK WITHOUT CONSULTANT'S APPROVAL.
- 0.08 CONTRACTOR IS RESPONSIBLE FOR SAFETY ON JOB SITE DURING CONSTRUCTION
- 0.09 PROVIDE MOCK-UP OF ALL DETAILS FOR APPROVAL PRIOR TO PROCEEDING WITH SUBSEQUENT INSTALLATION
- 0.10 ANY DAMAGE CAUSED TO THE INTERIOR FINISHES AS A RESULT OF ONGOING CONSTRUCTION TO BE REPLACED WITH NEW TO MATCH EXISTING BY THE CONTRACTOR. CONTRACTOR TO REVIEW AND KEEP RECORD OF EXISTING CONDITIONS PRIOR TO PROJECT START-UP.
- 0.11 CLEAN UP ALL AREAS AFFECTED BY THE WORK TO THE SATISFACTION OF THE OWNER UPON PROJECT COMPLETION.
- 0.12 PROVIDE NEW SEALANTS BETWEEN CLADDING ASSEMBLIES WHERE REMOVED TO COMPLETE THE WORK.
- 0.13 NEW MASONRY UNIT TO MATCH EXISTING TYPE, DIMENSIONS, AND COLOR AS CLOSE TO THE EXISTING AS POSSIBLE.

3	Issued for Tender	2023-11-14
2	Issued for Permit	2023-11-14
1	Issued for 90% Client Review	2023-05-19
Version	Description	YYYY-MM-DD

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FACADE REMOVAL PROJECT
AUSTIN HEIGHTS FIRE STATION
428 NELSON STREET,
COQUITLAM, BC, V3K 3P1
 MH No. 201030000

GENERAL NOTES

Scale
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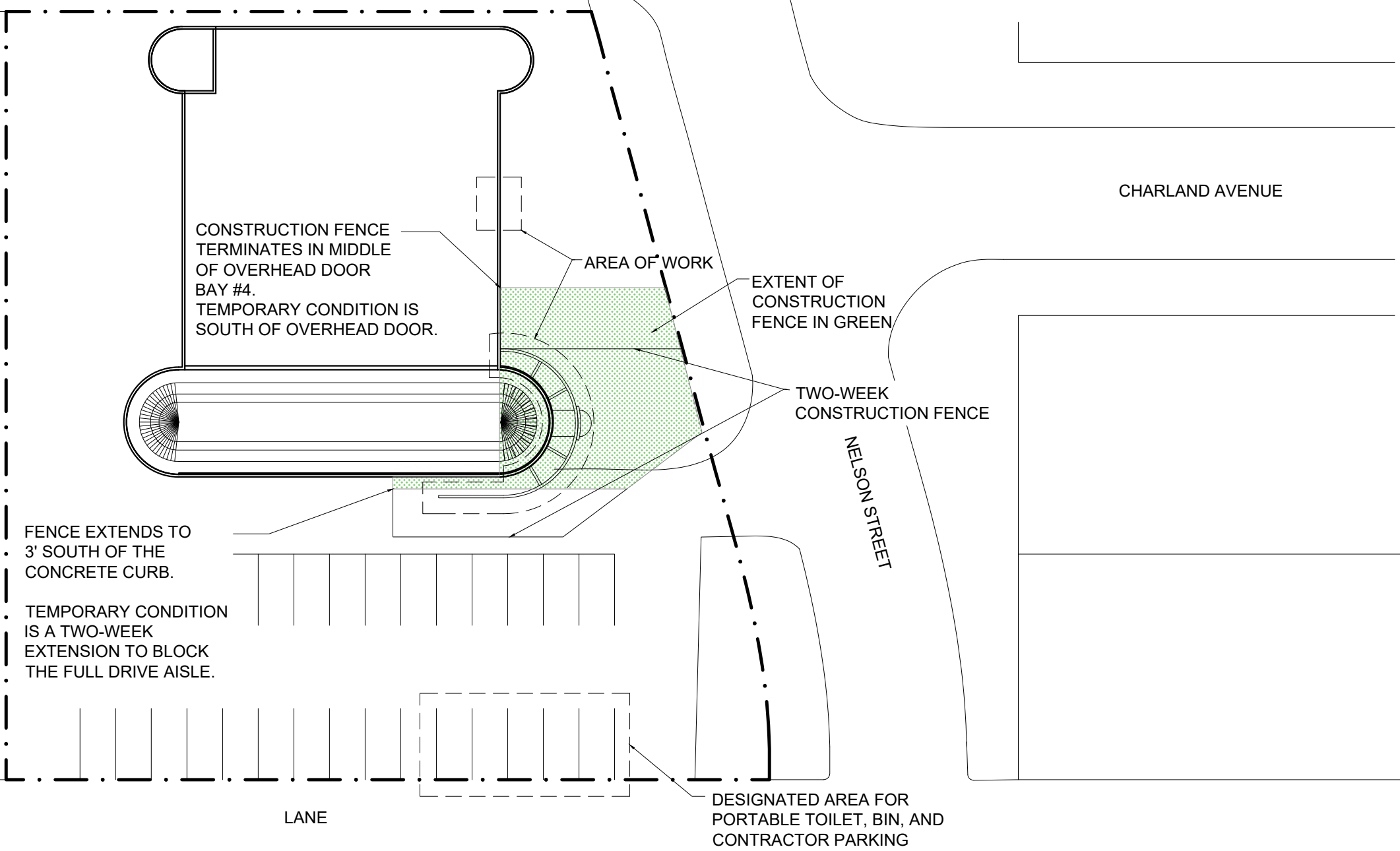
Designed CJT	Drawn MIK	Checked CJT
DWG No. G0.001	Version 3	Date 2023-10-20

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FENCE TO BE 6' TEMPORARY CONSTRUCTION
FENCE COMPLETE WITH SCREEN MATERIAL



PROPERTY INFORMATION
 ADDRESS: 428 NELSON STREET, COQUITLAM, BC V3K 3P1
 PLAN: 75976
 LOT: B
 LEGAL DESCRIPTION: LOT B PID 008-698-091
 PLAN AREA: 19



CONSTRUCTION FENCE
TERMINATES IN MIDDLE
OF OVERHEAD DOOR
BAY #4.
TEMPORARY CONDITION IS
SOUTH OF OVERHEAD DOOR.

AREA OF WORK

EXTENT OF
CONSTRUCTION
FENCE IN GREEN

TWO-WEEK
CONSTRUCTION FENCE

FENCE EXTENDS TO
3' SOUTH OF THE
CONCRETE CURB.

TEMPORARY CONDITION
IS A TWO-WEEK
EXTENSION TO BLOCK
THE FULL DRIVE AISLE.

LANE

DESIGNATED AREA FOR
PORTABLE TOILET, BIN, AND
CONTRACTOR PARKING

CHARLAND AVENUE

NELSON STREET

1 SITE PLAN
A1.100 SCALE: 1/32"=1'-0"

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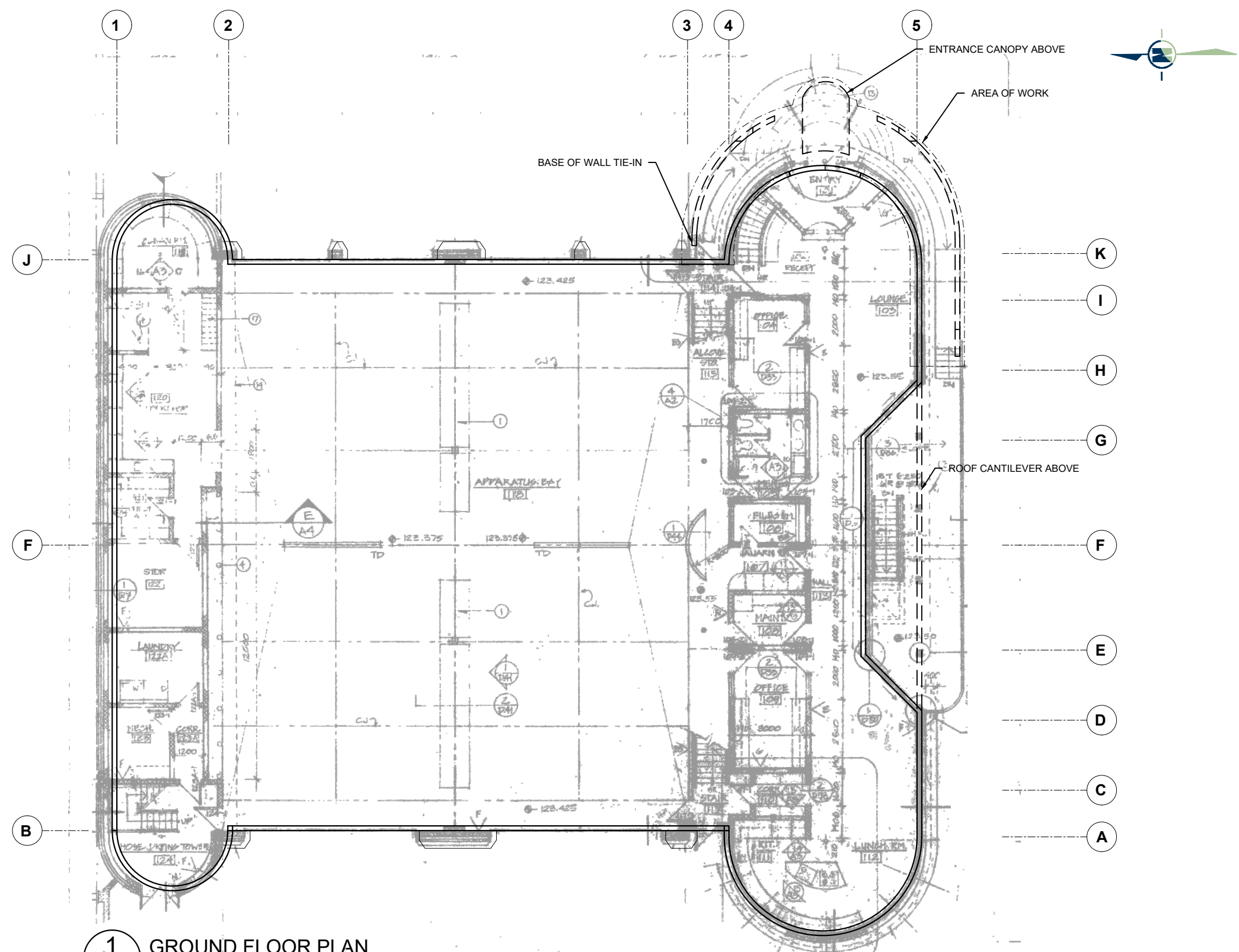
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SITE PLAN

Scale 1/32" = 1'-0"		
Designed CJT	Drawn MIK	Checked CJT
DWG No. A1.100	Version 3	Date 2023-10-20

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1 GROUND FLOOR PLAN
 A1.101 SCALE: 1/16"=1'-0"

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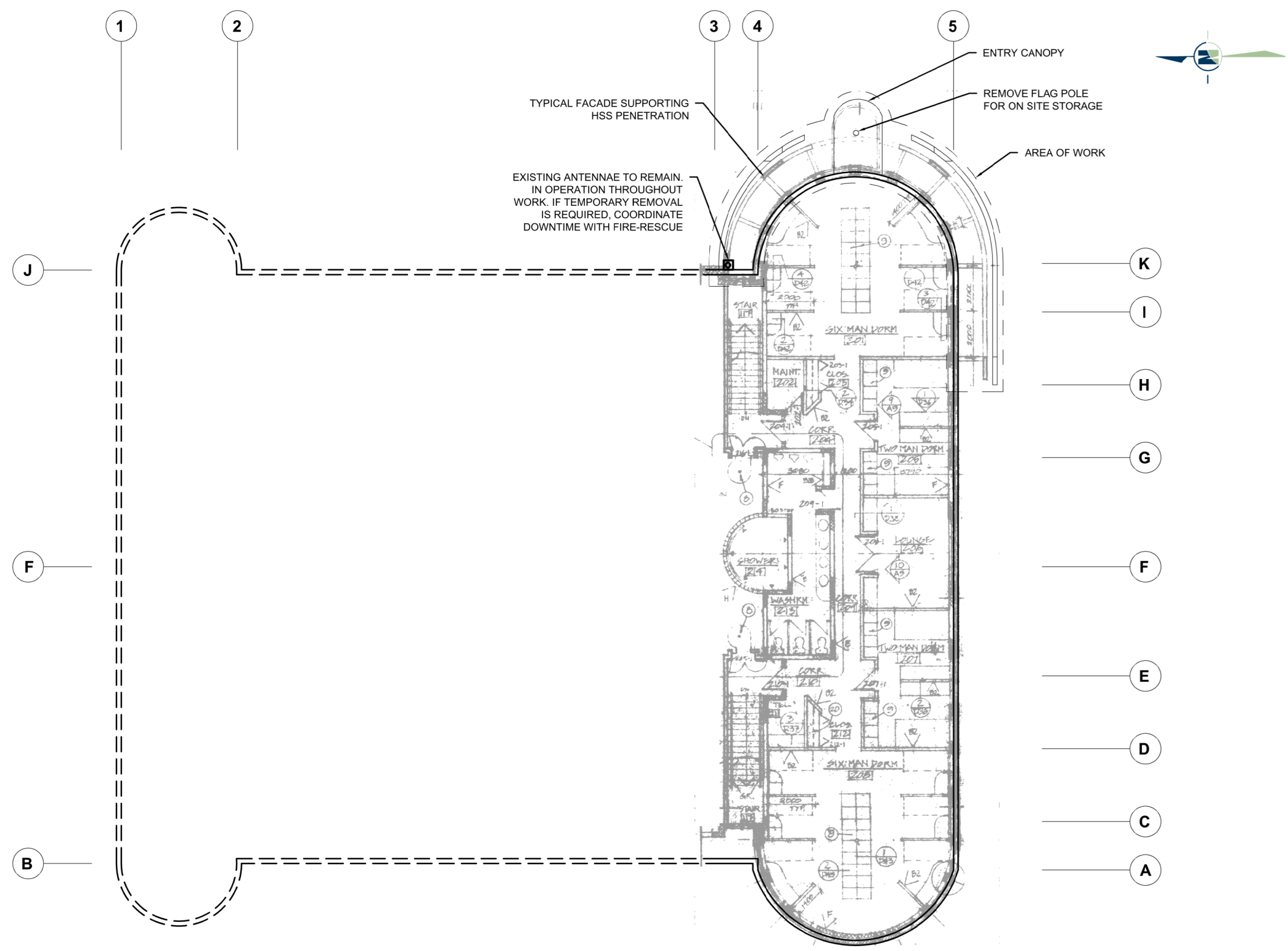
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GROUND FLOOR PLAN

Scale
 1/16" = 1'-0"

Designed CJT	Drawn MIK	Checked CJT
DWG No. A1.101	Version 3	Date 2023-10-20

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1 UPPER FLOOR PLAN
 A1.102 SCALE: 1/16"=1'-0"

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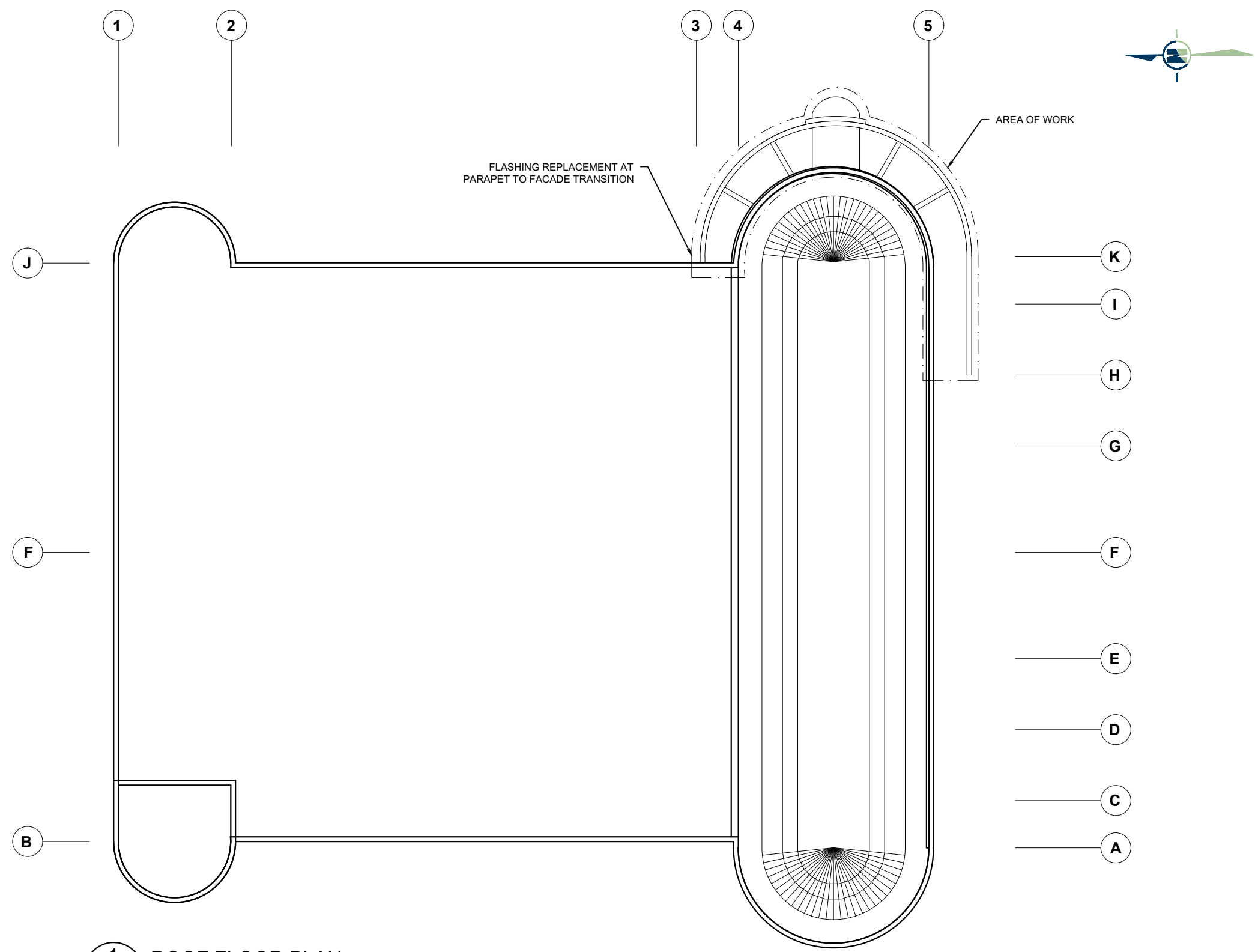
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UPPER FLOOR PLAN

Scale
 1/16" = 1'-0"

Designed CJT	Drawn MIK	Checked CJT
DWG No. A1.102	Version 3	Date 2023-10-20



1 ROOF FLOOR PLAN
 A1.103 SCALE: 1/16"=1'-0"

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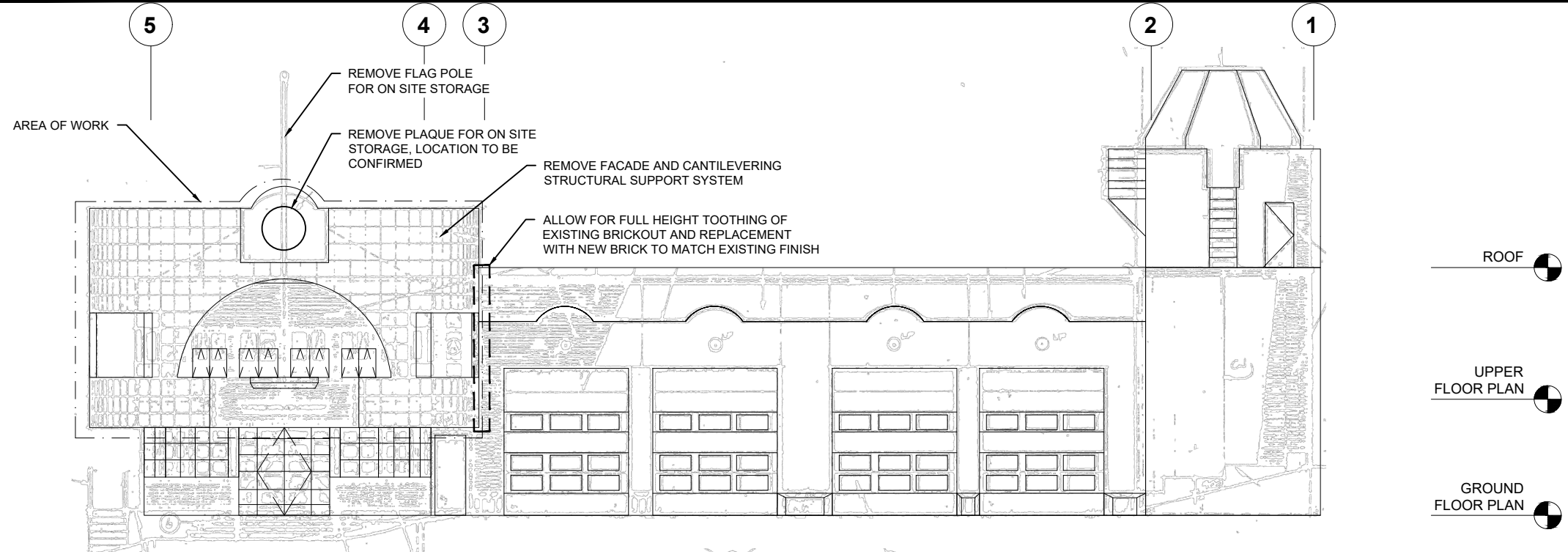
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ROOF PLAN

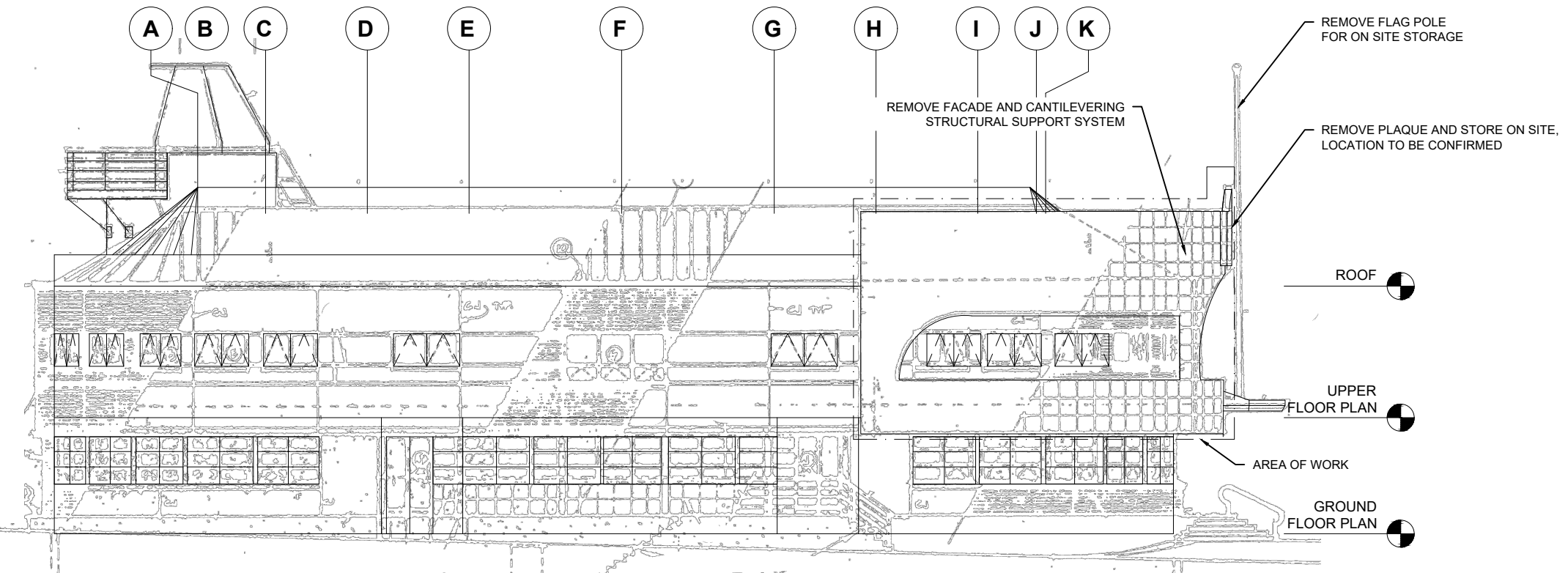
Scale
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Designed CJT	Drawn MIK	Checked CJT
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1 EAST ELEVATION
A2.200 SCALE: 1/8"=1'-0"



1 SOUTH ELEVATION
A2.200 SCALE: 1/8"=1'-0"

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ELEVATIONS

Scale 1/8"=1'-0"		
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REMOVE EXISTING FACADE ASSEMBLY INCLUDING EIFS, SHEATHING AND FRAMING

REMOVE EXISTING W200x27 BEAMS EXTENDING FROM BACK-UP WALL TO OUTER FACADE

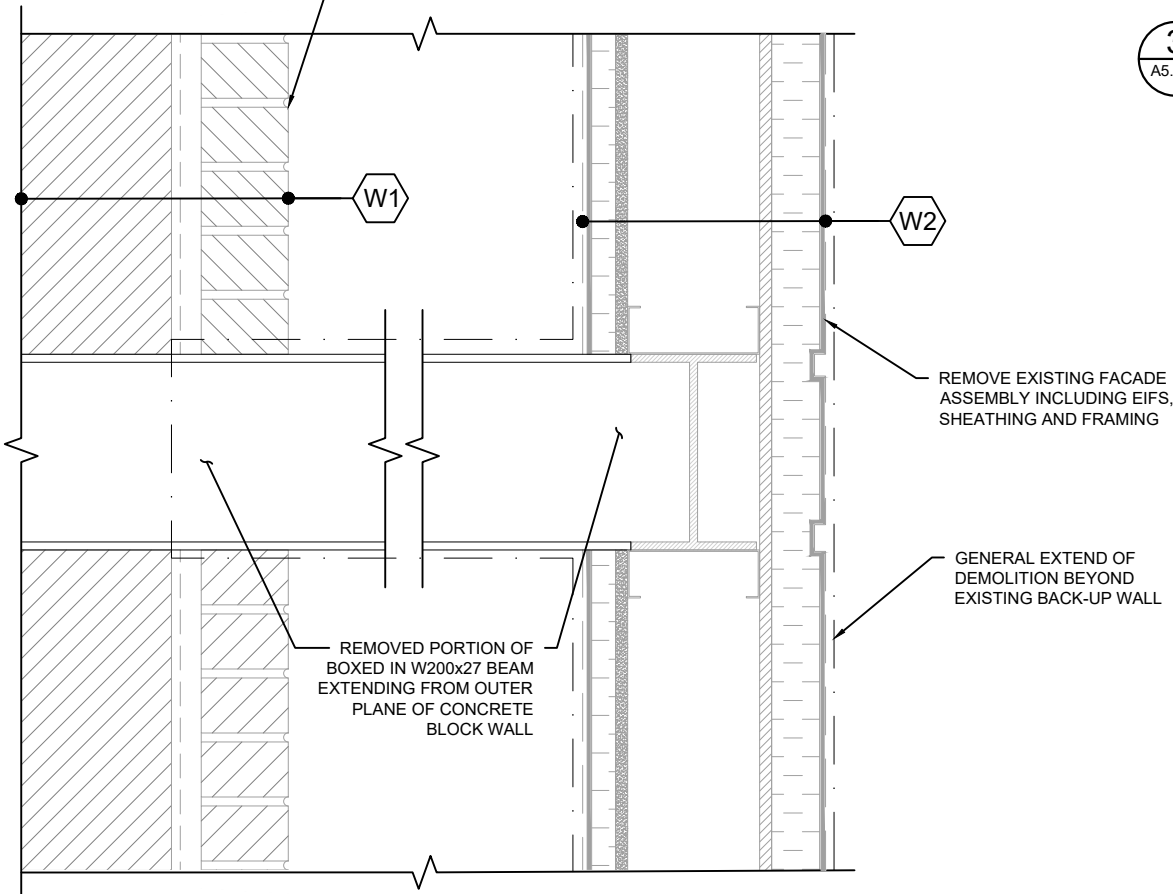
TOOTH OUT MASONRY TO ACCOMMODATE REMOVAL OF BEAM PENETRATION BACK TO CONCRETE MASONRY BACK-UP WALL, TYP. AS REQUIRED FOR DEMOLITION AND BUILDING ENVELOPE TIE-IN DETAILING

RETAIN EXISTING MASONRY BEYOND AREA OF REQUIRED REMOVAL TO FACILITATE BEAM PENETRATE REMOVAL

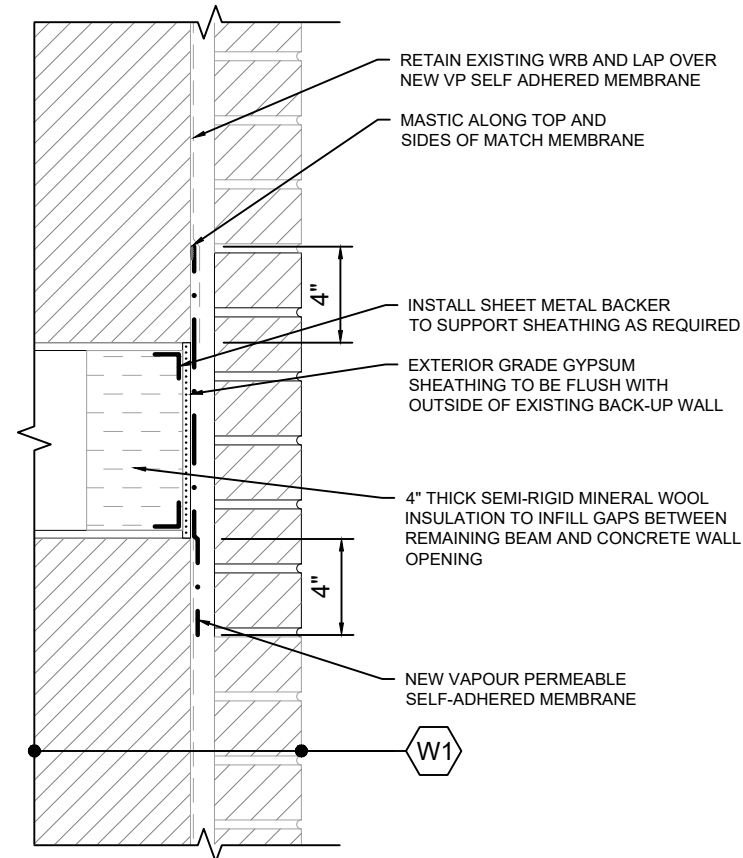
RETAIN EXISTING MASONRY BEYOND AREA OF REQUIRED REMOVAL TO FACILITATE BEAM PENETRATE REMOVAL



3 EXISTING WALL AT BEAM - PHOTO
A5.200 SCALE: N.T.S.



1 EXISTING WALL AT BEAM
A5.200 SCALE: 1 1/2" = 1'-0"



2 EXSITING WALL AT BEAM - BRICK REPLACEMENT
A5.200 SCALE: 1 1/2" = 1'-0"

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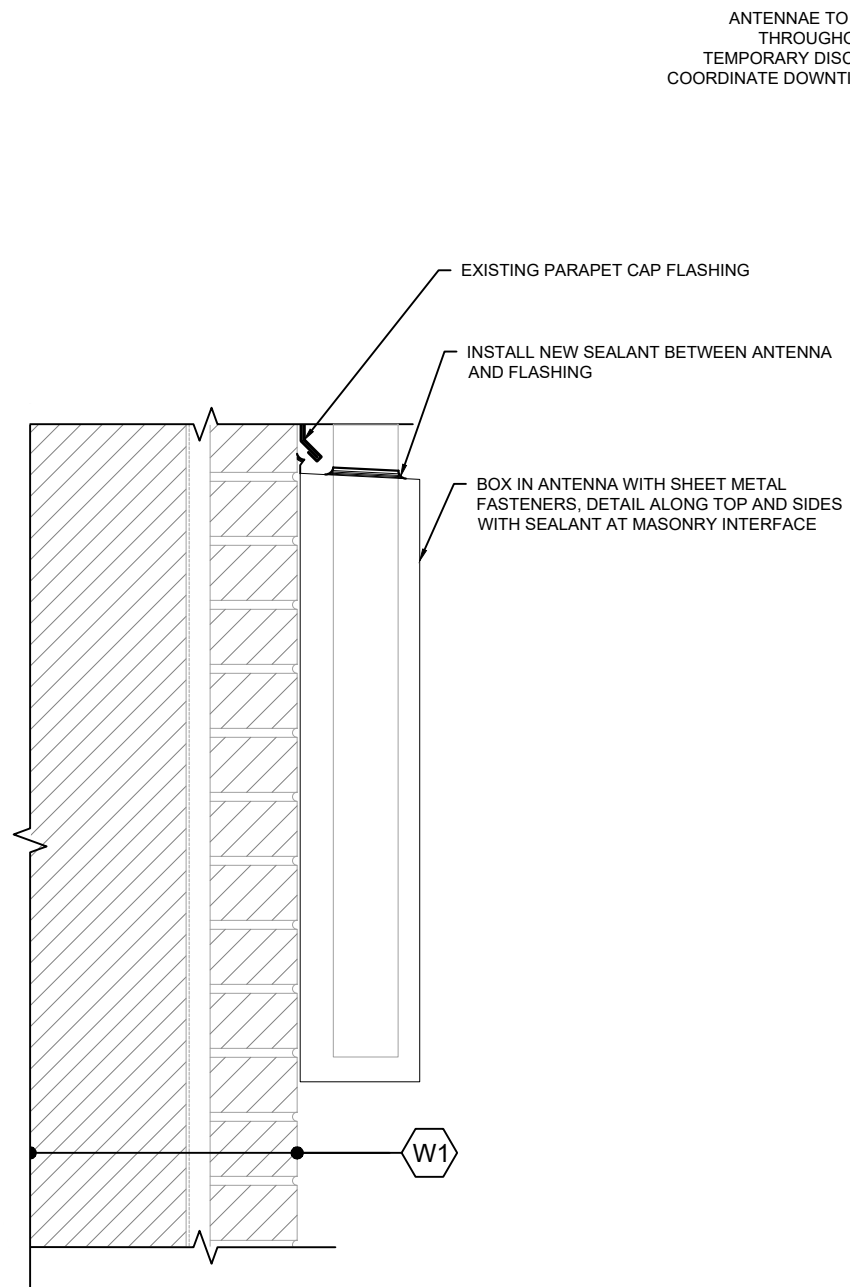
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BEAM TO WALL DETAIL

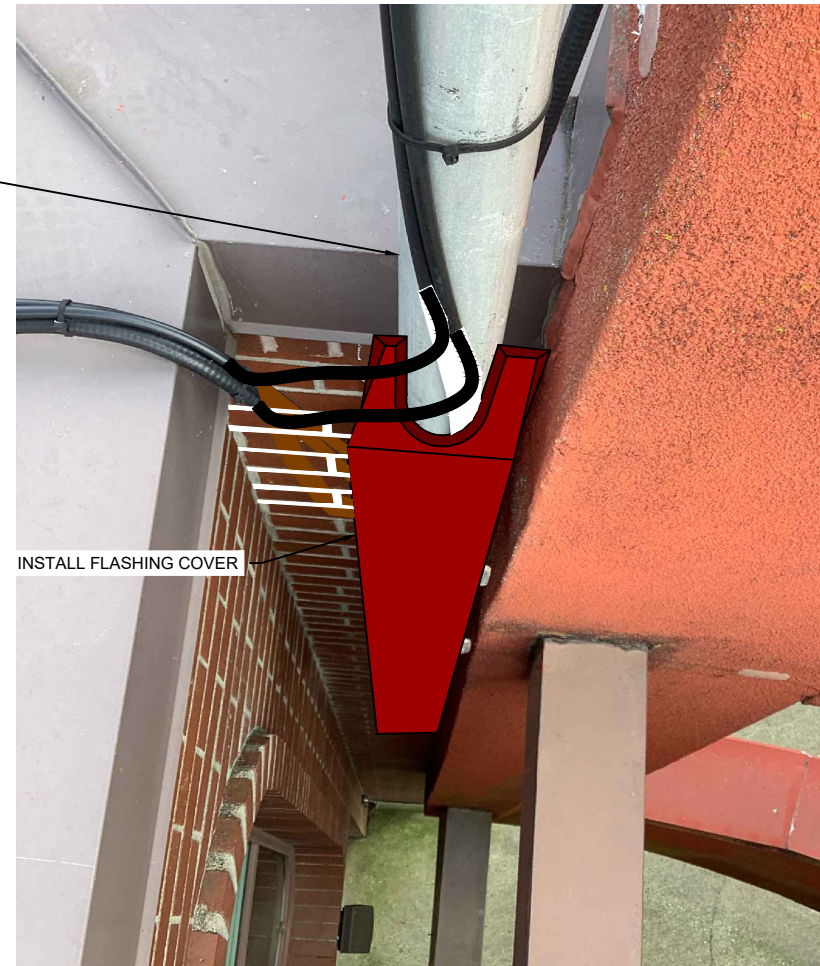
Scale AS SHOWN		
Designed CJT	Drawn MIK	Checked CJT
DWG No. A5.200	Version 3	Date 2023-10-20

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1 ANTENNA COVER FLASHING SWING
 A5.201 SCALE: 1 1/2" = 1'-0"

ANTENNAE TO REMAIN IN OPERATION THROUGHOUT CONSTRUCTION. IF TEMPORARY DISCONNECT IS REQUIRED, COORDINATE DOWNTIME WITH FIRE-RESCUE



2 ANTENNA COVER FLASHING SWING - PHOTO
 A5.201 SCALE: N.T.S.

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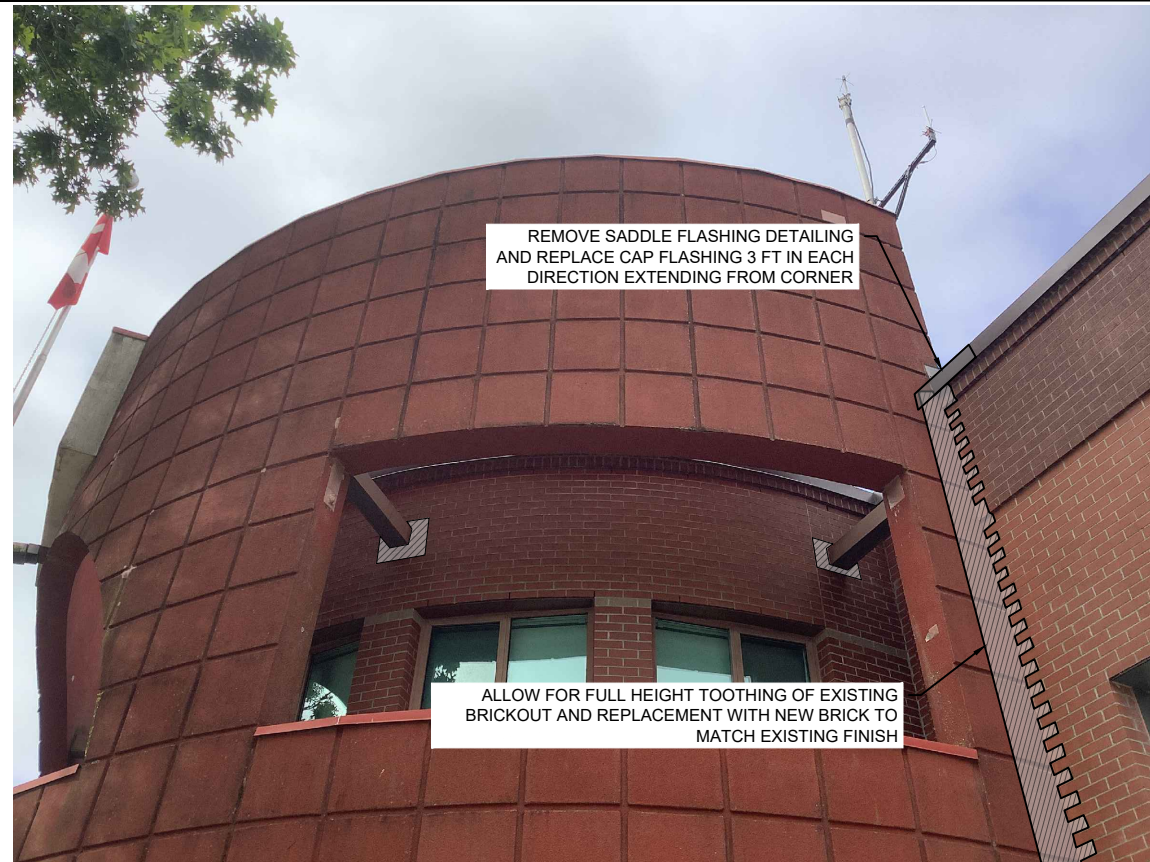
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ANTENNA COVER DETAIL

Scale
AS SHOWN

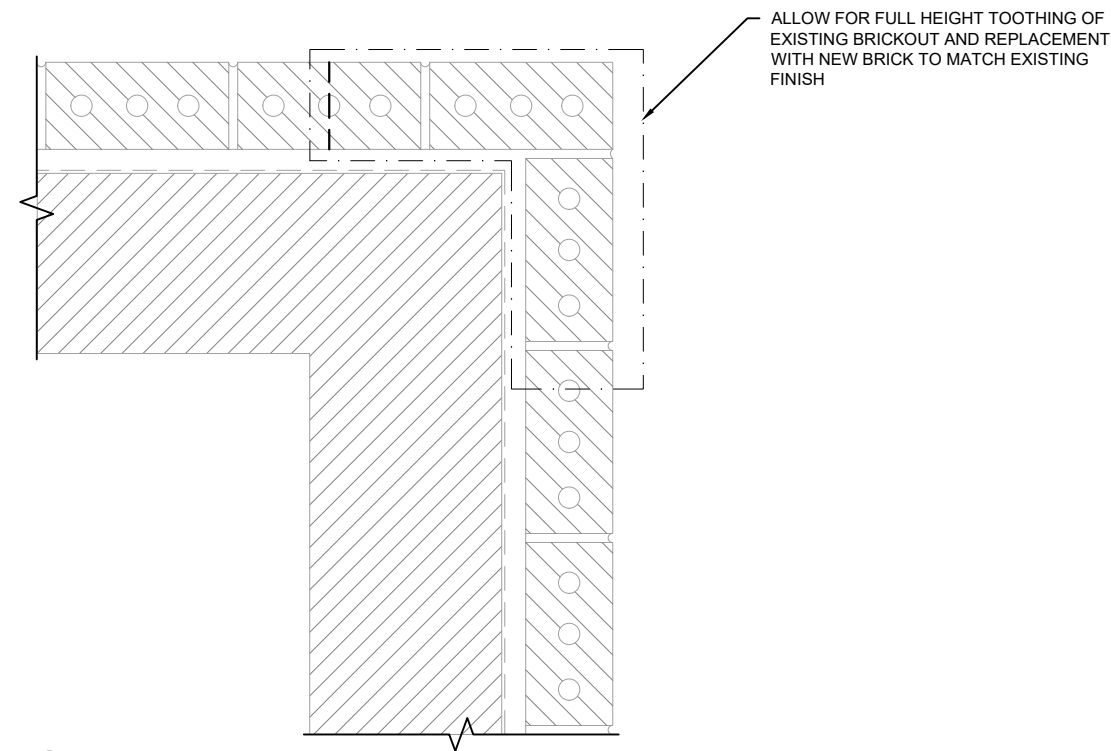
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1 CORNER DETAIL - PHOTO
A5.202 SCALE: N.T.S.



2 CORNER DETAIL PHOTO - ENLARGED
A5.202 SCALE: N.T.S.



3 CORNER DETAIL
A5.202 SCALE: 1 1/2" = 1'-0"

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CORNER DETAIL

Scale
AS SHOWN

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