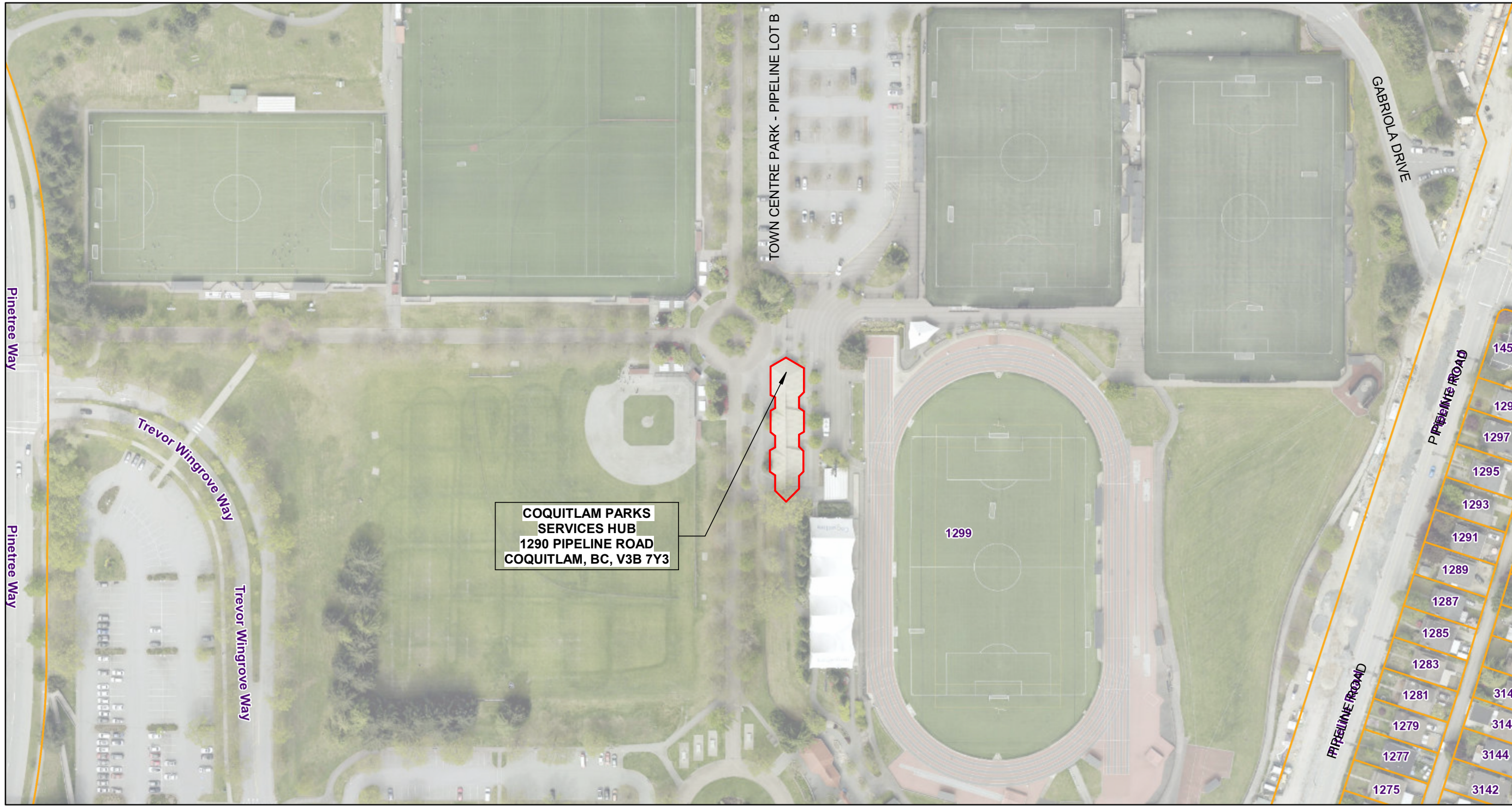


# LOCATION PLAN



## ABBREVIATIONS

A.B.	ANCHOR BOLT	INSUL.	INSULATION
A.F.F.	ACOUSTICAL	INT.	INTERIOR
A.H.U.	ABOVE FINISH FLOOR	I.M.P.	INSULATED METAL PANEL
AL.T.	AIR HANDLING UNIT	JAN.	JANITOR
ALUM.	ALTERNATE	JOINT	JOINT
ANOD.	ALUMINUM	LAM.	LAMINATE
ANODIZED	ANODIZED	LAV.	LAVATORY
APPROX.	APPROXIMATE	L.P.	LOW POINT
ASPH.	ASPHALT	MAX.	MAXIMUM
AVG.	AVERAGE	MECH.	MECHANICAL
BCBC	BC BUILDING CODE	MIN.	MINIMUM
BD.	BOARD	MISC.	MISCELLANEOUS
BLDG.	BUILDING	M.O.	MASONRY OPENING
BLCK'G	BLOCKING	MTD.	MOUNTED
BM.	BEAM	MTL.	METAL
B.O.	BOTTOM OF	N.I.C.	NOT IN CONTRACT
BOT.	BOTTOM	NO.	NUMBER
B.S.	BOTH SIDES	N.T.S.	NOT TO SCALE
C.I.P.	CAST IN PLACE	O.D.	OUTSIDE DIAMETER
C.J.	CONTROL JOINT	O.H.	OVERHEAD
CLG.	CEILING	OPP.	OPPOSITE
CL.R.	CLEAR	ON CENTER	ON CENTER
C.M.U.	CONCRETE MASONRY UNIT	OPNG	OPENING
CONC.	CONCRETE	P.LAM.	PLASTIC LAMINATE
CONT.	CONTINUOUS	PL.	PLATE
CONTR.	CONTRACTOR	PLYWD.	PLYWOOD
COL.	COLUMN	PNT.	PAINT
C.T.	CARPET TILE	PR	PAIR
CTR.	CENTER	PRE-FIN.	PRE-FINISHED
CW	COMPLETE WITH	PSF	PRESSED STEEL FRAME
D.G.	DOUBLE GLAZED	P.T.	PRESSURE TREATED
DIA.	DIAMETER	RAD.	RADIUS
DN.	DOWN	REQD	REQUIRED
DS.	DOWNSPOUT	REINF.	REINFORCED
DWG.	DRAWING	RESIL.	RESILIENT
DBL.	DOUBLE	REV.	REVERSED
DR.	DOOR	RD.	ROOF DRAIN
DTL/DET.	DETAIL	RM.	ROOM
E.A.	EACH	R.O.	ROUGH OPENING
E.F.	EACH FACE	R.T.U.	ROOF TOP UNIT
E.F.	EXHAUST FAN	R.W.L.	RAIN WATER LEADER
ELEV.	ELEVATION	S.A.	SELF-ADHERED
ELEC.	ELECTRICAL	S.C.W.D	SOLID CORE WOOD DOOR
EQ.	EQUAL	SGL GLAZED	SINGLE GLAZED
EQUIP.	EQUIPMENT	SHTG.	SHEATHING
E.W.	EACH WAY	SIM.	SIMILAR
EXIST.	EXISTING	SLD.	SOLID
EXP.	EXPANSION	SPEC'S.	SPECIFICATIONS
FAC.	FACTORY FINISHED	SQ.	SQUARE
F.B.O.	FURNISHED BY OWNER	S.S.	SOLID SURFACE
FD	FLOOR DRAIN	STL.	STEEL
COL.	FOUNDATION	STL.	STAINLESS STEEL
F.F.E.	FINISH FLOOR ELEVATION	SUSP.	SUSPENDED
FIN.	FINISHED	STD.	STANDARD
F.I.P.	FOAMED IN PLACE	STRUCT.	STRUCTURAL
F.L.R.	FLOOR	T.B.	THERMALLY BROKEN
F.P.	FIREPROOF	T.B.C. / T.B.D.	TO BE CONFIRMED / DETERMINED
F.R.R.	FIRE RESISTANCE RATING	TEMP.	TEMPORARY
FURR	FURRING	TL.	TILE
FTG.	FASTENING	TIRED.	TIMBERED
GA.	GAUGE	T.O.	TOP OF
G.C.	GENERAL CONTRACTOR	T.O.M.	TOP OF MASONRY
GALV.	GALVANIZED	T.O.S.	TOP OF STEEL
GL.	GLASS	TYP.	TYPICAL
GRD.	GRADE	UN.O.	UNLESS NOTED OTHERWISE
GYP. / G.W.B.	GYPSON / GYPSUM WALL BOARD	U/S	UNDERSIDE
H.C.	HOLLOW CORE	VBBL	VANCOUVER BUILDING BYLAW
H.D.	HEAVY DUTY	V.C.T.	VINYL COMPOSITION TILE
HWID	HARDWOOD	W/	WITH
HORIZ.	HORIZONTAL	W.B.	WALL BASE
H.M.	HOLLOW METAL	WD.	WOOD
H.P.	HIGH POINT	WIRE.	WIRED
HT.	HEIGHT	WNDW.	WINDOW
I.D.	INSIDE DIAMETER		

## SYMBOL LEGEND

	GRID BUBBLE & GRID LINE
	DETAIL BUBBLE AND CALLOUT
	BUILDING SECTION
	WALL SECTION
	BUILDING ELEVATION
	INTERIOR ELEVATION
	ELEVATION (DATUM) IN SECTION
	EXISTING / ELEVATION (DATUM) IN PLAN
	CEILING ELEVATION EXISTING / NEW
	WALL / FURRING / WINDOW TAG
	DOOR TAG
	REQUIRES SPECIAL ATTENTION
	PROPERTY LINE
	DIMENSIONS / LEADERS
	** "CLEAR" DIMENSIONS ARE TAKEN FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL

## PROJECT CONTACTS

**ARCHITECTURAL**  
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 630 - 8188 MANITOBA STREET  
 E-MAIL: Phil@omengineering.ca  
 PHONE: 236-521-6902  
 FAX:

## PROJECT DATA

**PROJECT NAME / CIVIC ADDRESS:**  
 COQUITLAM PARKS HUB - TENANT IMPROVEMENT  
 LOCATED IN: TOWN CENTRE PARK  
 1290 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

**LEGAL DESCRIPTION:**  
 LOT 1, PLAN BCP45042, DISTRICT LOT 386,  
 SECTION 11, TOWNSHIP 39, GROUP 1,  
 NEW WESTMINSTER LAND DISTRICT, & SEC 14,  
 TOWN CENTRE PARK - STADIUM CONCESSION

**APPLICABLE CODES:**  
 BRITISH COLUMBIA BUILDING CODE 2024

**GOVERNING BODIES:**  
 CITY OF COQUITLAM  
 300 GUILDFORD WAY  
 COQUITLAM, BC, V3B 7N2

## DRAWING LIST - ARCHITECTURAL

Sheet Number	Sheet Name
A0.0.1	PROJECT INFORMATION
A0.0.2	SPECIFICATIONS
A0.0.3	SPECIFICATIONS
A0.0.4	SPECIFICATIONS
A0.4.1	CODE COMPLIANCE PLANS
A2.1.1	LEVEL 1 FLOOR PLANS - EXISTING & PROPOSED
A2.1.4	LEVEL 1 ENLARGED PLANS
A3.1.1	LEVEL 1 REFLECTED CEILING PLAN
A3.1.2	ROOF PLAN
A4.1.1	ENLARGED BUILDING ELEVATIONS
A5.0.1	BUILDING SECTIONS AND DETAILS
A8.0.1	INTERIOR ELEVATIONS
A8.0.2	INTERIOR ELEVATIONS
A8.0.3	INTERIOR ELEVATION AND DETAILS

## DRAWING LIST - MECHANICAL

Sheet Number	Sheet Name
M0.0.1	MECHANICAL SPECIFICATION
M0.0.2	MECHANICAL SPECIFICATION & LEGEND
M2.1.1	LEVEL 1 HVAC CONSTRUCTION & DEMO PLAN
M7.0.1	HVAC/PLUMBING DETAIL & SCHEDULE
MODEL INFO	Unnamed

## DRAWING LIST - PLUMBING

Sheet Number	Sheet Name
P2.1.1	LEVEL 1 PLUMBING CONSTRUCTION & DEMO PLAN

## DRAWING LIST - ELECTRICAL

Sheet Number	Sheet Name
E1.0.0	ELECTRICAL SITE PLAN, DRAWING LIST, LEGEND
E1.0.1	ELECTRICAL SPECIFICATION
E2.1.1	DEMOLITION AND CONSTRUCTION - LIGHTING AND LIFE SAFETY PLAN
E3.1.1	DEMOLITION AND CONSTRUCTION - POWER AND COMMUNICATIONS PLAN
E7.0.1	SINGLE LINE DIAGRAM
E7.0.2	ELECTRICAL DETAILS
E7.0.3	COMMUNICATION DETAILS
E8.0.1	ELECTRICAL RISER
E8.0.2	COMMUNICATIONS RISER
E8.0.3	FIRE ALARM RISER
E9.0.1	LUMINAIRE SCHEDULE
E9.0.2	LIGHTING CONTROL SCHEDULE
E9.0.3	MECHANICAL SCHEDULE
E9.0.4	ELECTRICAL PANEL SCHEDULES

ISSUED #	DATE	REMARKS
A	2025-11-20	30% DESIGN
B	2026-01-09	60% DESIGN
C	2026-02-18	90% DESIGN
D	2026-03-20	ISSUED FOR BP
E	2026-03-27	ISSUED FOR IFT

ISSUED FOR IFT



**Coquitlam**  
**PARKS SERVICES HUB**  
 1290 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

Drawn: \_\_\_\_\_ Checked: \_\_\_\_\_  
 Project Number 10-25-054

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## PROJECT INFORMATION

# A0.0.1







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PO Box 49369 Vancouver, BC  
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#	DATE	REMARKS
A	2026-02-18	90% DESIGN
B	2026-03-20	ISSUED FOR BP
C	2026-03-27	ISSUED FOR IFT

ISSUED FOR IFT



**Coquitlam**  
**PARKS SERVICES**  
**HUB**  
1290 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

Drawn: **Author** Checked: **Checker**  
Project Number **10-25-054**

**EQUIPMENT**  
**11 30 00 RESIDENTIAL AND COMMERCIAL EQUIPMENT**

- PART 1 – GENERAL**  
**1.1 SUMMARY**  
1. CONTRACTOR FURNISH AND INSTALL ALL LISTED EQUIPMENT.
- PART 2 – PRODUCTS**  
**2.1 EQUIPMENT**  
1. BLANCO ESSENTIAL U 2 SINK  
2. BLANCO ALTA II BAR FAUCET  
3. BLANCO ALTA II BEVERAGE FAUCET  
4. BLANCO LATO SOAP DISPENSER  
5. BLANCO DRINK FILTER  
6. PANASONIC NN-SD67NS MICROWAVE  
7. SAMSUNG RF27CG5100SR REFRIGERATOR

- PART 3 – EXECUTION**  
**3.1 INSTALLATION**  
1. INSTALL ALL EQUIPMENT PER MANUFACTURER INSTRUCTIONS.

**11 40 00 – FOODSERVICE EQUIPMENT**

- PART 1 – GENERAL**  
**1.1 SUMMARY**  
1. CONTRACTOR FURNISH AND INSTALL ALL LISTED EQUIPMENT.
- PART 2 – PRODUCTS**  
**2.1 EQUIPMENT**  
1. BLANCO ESSENTIAL U 2 SINK  
2. BLANCO ALTA II BAR FAUCET  
3. BLANCO ALTA II BEVERAGE FAUCET  
4. BLANCO LATO SOAP DISPENSER  
5. BLANCO DRINK FILTER  
6. PANASONIC NN-SD67NS MICROWAVE  
7. SAMSUNG RF27CG5100SR REFRIGERATOR
- PART 3 – EXECUTION**  
**3.1 INSTALLATION**  
1. INSTALL ALL EQUIPMENT PER MANUFACTURER INSTRUCTIONS.

**FURNISHINGS**  
**12 36 00 COUNTERTOPS**

- PART 1 – GENERAL**  
**1.1 SUMMARY**  
1. SECTION INCLUDES QUARTZ COUNTERTOPS AND BACKSPLASHES AT KITCHENETTE 104, AS INDICATED ON DRAWINGS. INCLUDES SEALING, CUTOOTS, SUPPORTS, SETTING MATERIALS, AND ACCESSORIES.
- 1.2 RELATED SECTIONS**  
1. 06 41 00 – ARCHITECTURAL CASEWORK (CABINET SUPPORT FOR COUNTERTOPS).  
2. 09 90 00 – PAINTING (TOUCH-UPS ADJACENT TO WORK).  
3. 11 30 00 – EQUIPMENT (COORDINATION WITH APPLIANCES).  
4. 22 00 00 – PLUMBING (SINK AND FAUCET PENETRATIONS).
- 1.3 REFERENCES**  
1. ANSI A108 – TILE AND STONE INSTALLATION STANDARDS.  
2. ASTM C97 – ABSORPTION AND DENSITY.  
3. ASTM C501 – WEAR RATING.  
4. MANUFACTURER INSTALLATION REQUIREMENTS.
- 1.4 SUBMITTALS**  
1. PRODUCT DATA: QUARTZ MATERIAL, BACKING, ADHESIVES, SEALANTS.  
2. SHOP DRAWINGS: CUTOUTS, EDGES, BACKSPLASH HEIGHTS, JOINT LOCATIONS.  
3. SAMPLES: 100x100 MM QUARTZ SAMPLE.  
4. CLOSEOUT: CLEANING, MAINTENANCE, AND WARRANTY INFORMATION.
- 1.5 QUALITY ASSURANCE**  
1. FABRICATOR: MINIMUM 5 YEARS EXPERIENCE WITH ENGINEERED QUARTZ.  
2. INSTALLER: QUALIFIED TRADESPERSON EXPERIENCED WITH STONE COUNTERTOPS.
- 1.6 DELIVERY, STORAGE AND HANDLING**  
1. DELIVER SLABS UPRIGHT WITH EDGE PROTECTION.  
2. STORE ON LEVEL BLOCKING; PROTECT FINISHED FACES.
- 1.7 WARRANTY**  
1. PROVIDE MANUFACTURER'S STANDARD WARRANTY FOR QUARTZ SURFACES.

- PART 2 – PRODUCTS**  
**2.1 QUARTZ COUNTERTOP MATERIAL**  
1. QUARTZ TYPE Q1: VICOSTONE BQ8805 'CENDRE', 20 MM NOMINAL THICKNESS.  
2. FINISH: FACTORY-HONED OR POLISHED AS SPECIFIED.  
3. EDGES: EASED EDGE UNLESS OTHERWISE INDICATED.  
4. FABRICATION: PROVIDE BALANCING LAYER ON UNDERSIDE AS REQUIRED.
- 2.2 ACCESSORIES**  
1. ADHESIVE: COLOR-MATCHED EPOXY SUITABLE FOR QUARTZ.  
2. SEALANT: 100% SILICONE, MILDEW RESISTANT, COLOUR MATCHED.  
3. SUPPORT ANGLES, BLOCKING AS REQUIRED.
- 2.3 CUTOUTS AND HARDWARE**  
1. PROVIDE CNC-CUT SINK OPENING FOR UNDERMOUNT SINK.  
2. PROVIDE FAUCET AND DISPENSER HOLES AS INDICATED ON MANUFACTURER CUT SHEETS.

- PART 3 – EXECUTION**  
**3.1 EXAMINATION**  
1. VERIFY CASEWORK IS LEVEL WITHIN 2 MM OVER 3 M.  
2. VERIFY SINK, FAUCET, AND APPLIANCE DIMENSIONS.
- 3.2 INSTALLATION**  
1. INSTALL COUNTERTOPS LEVEL, FLUSH, AND IN FULL SUPPORT.  
2. PROVIDE CONTINUOUS BEAD OF SILICONE AT WALL JUNCTIONS.  
3. SET UNDERMOUNT SINK WITH MECHANICAL CLIPS AND SILICONE SEAL.  
4. ALIGN JOINTS TIGHT AND SMOOTH; AVOID VISIBLE MISMATCHES.  
5. BACKSPLASH: PROVIDE QUARTZ BACKSPLASH TO HEIGHT INDICATED.
- 3.3 FIELD QUALITY CONTROL**  
1. CORRECT DEFECTS AND REPLACE CHIPPED OR CRACKED SURFACES.
- 3.4 CLEANING**  
1. CLEAN SURFACES FREE OF DUST, ADHESIVE RESIDUE; LEAVE READY FOR USE.

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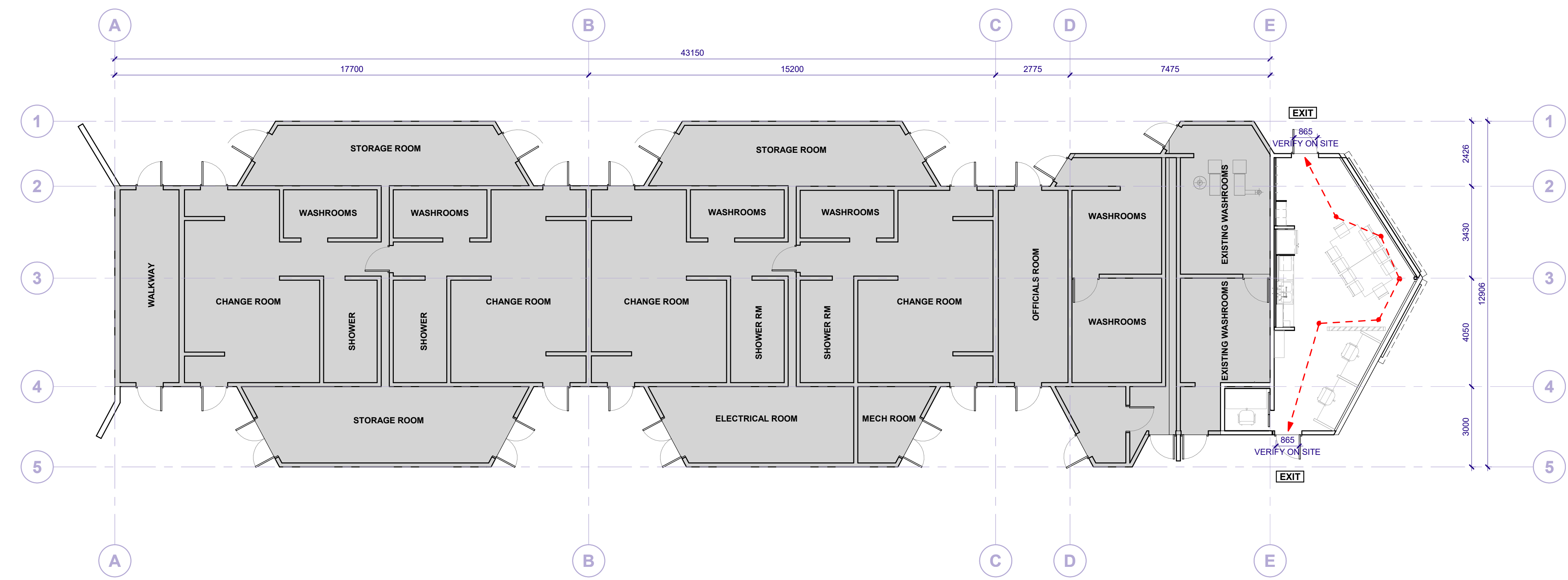
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A = Architectural  
E = Electrical  
FP = Fire Protection  
S = Structural  
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P = Plumbing  
L = Landscape  
C = Civil

**SPECIFICATIONS A0.0.4**

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B	2026-01-09	60% DESIGN
C	2026-02-18	90% DESIGN
D	2026-03-20	ISSUED FOR BP
E	2026-03-27	ISSUED FOR IFT



**1 LEVEL 1 CODE COMPLIANCE PLAN**  
 A0.4.1 SCALE: 1: 100

BUILDING CODE SUMMARY	
BUILDING STATUS:	EXISTING
NUMBER OF STOREYS:	1
BUILDING HEIGHT:	7m
MEZZANINES:	NONE
BASEMENTS:	NONE
CONSTRUCTION TYPE:	COMBUSTIBLE CONSTRUCTION
BUILDING AREA:	495m <sup>2</sup>
FIRE-RATED ASSEMBLIES:	NO CHANGE
TENANT IMPROVEMENT:	NO INCREASE IN HEIGHT OR FLOOR AREA
PRIMARY OCCUPANCY:	GROUP D - BUSINESS AND PERSONAL SERVICES (26m <sup>2</sup> )
SECONDARY OCCUPANCY:	GROUP A - ASSEMBLY (16m <sup>2</sup> )
TENANT IMPROVEMENT AREA:	42m <sup>2</sup>
SPINKLERS:	NONE (MAX AREA 200m <sup>2</sup> )
OCCUPANT LOAD:	GROUP A = 16m <sup>2</sup> / 1.2 = 14 PERSONS GROUP D = 26m <sup>2</sup> / 9.3 = 3 PERSONS TOTAL OCCUPANT LOAD = 17 PERSONS
TRAVEL DISTANCE:	8.1m
NUMBER OF EXITS:	2 (EXISTING)
ACCESS TO EXITS:	NO CHANGE

**NOTE:**  
 NO PROPOSED CHANGES TO  
 FIRE-RATED ASSEMBLIES AS A  
 PART OF TENANT IMPROVEMENT.

FIRE RESISTANCE RATING LEGEND	
[Symbol]	0 HR SMOKE SEPARATION
[Symbol]	3/4 HR FIRE RESISTANCE RATING
[Symbol]	1 HR FIRE RESISTANCE RATING
[Symbol]	2 HR FIRE RESISTANCE RATING
[Symbol]	3 HR FIRE RESISTANCE RATING
[Symbol]	4 HR FIRE RESISTANCE RATING
[Symbol]	EXIT DOOR / SIGN



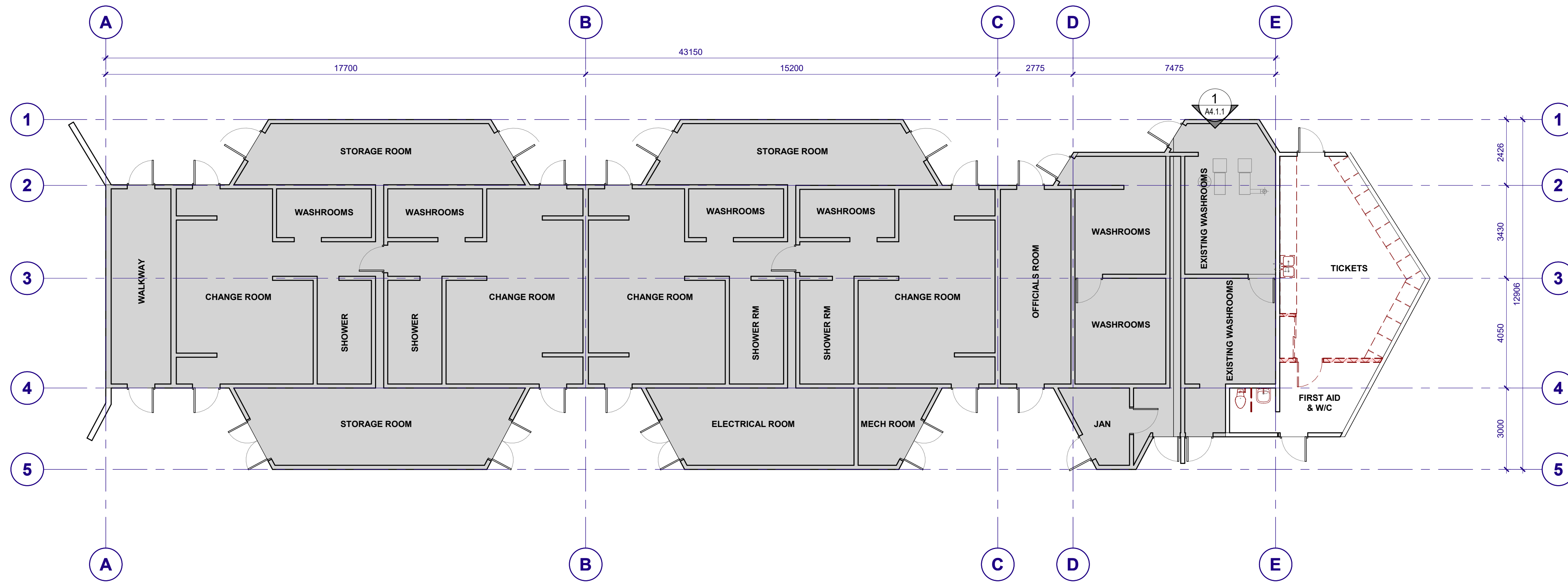
**Coquitlam**  
**PARKS SERVICES HUB**  
 1290 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

Drawn: \_\_\_\_\_ Checked: \_\_\_\_\_  
 Project Number 10-25-054

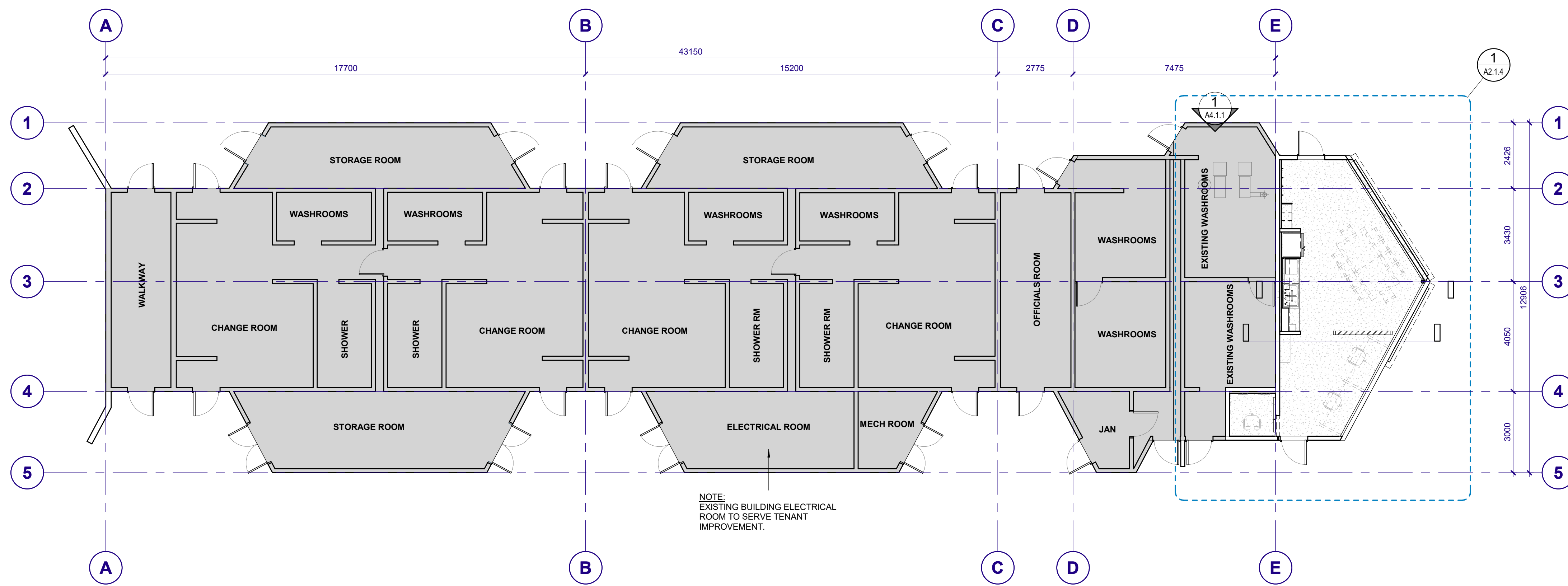
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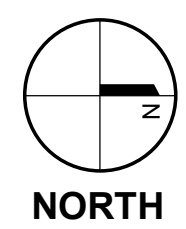
**1** LEVEL 1 OVERALL FLOOR PLAN - EXISTING & DEMOLITION  
A2.1.1 SCALE: 1:100



NOTE:  
EXISTING BUILDING ELECTRICAL  
ROOM TO SERVE TENANT  
IMPROVEMENT.

**2** LEVEL 1 OVERALL FLOOR PLAN - PROPOSED  
A2.1.1 SCALE: 1:100

■ NOT IN SCOPE



ISSUED #	DATE	REMARKS
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**Coquitlam**  
**PARKS SERVICES**  
**HUB**  
1290 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

Drawn: \_\_\_\_\_ Checked: \_\_\_\_\_  
Project Number 10-25-054

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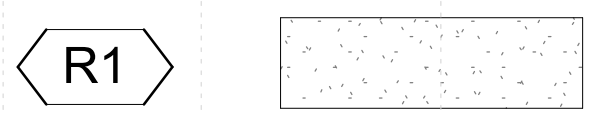
# FLOOR FINISHES LEGEND

**FLOORING**

RESILIENT FLOORING

CODE: R1

ITEM: RESILIENT FLOORING  
 MANUFACTURER: SHAWCONTRACT  
 SERIES: INNATE AND IN TANDEM  
 COLOUR: NATURAL 95110  
 SIZE: 13' x 26"



GRAPHIC

# ASSEMBLIES

## FURRING ASSEMBLY SCHEDULE:

**STEEL STUD FURRING**

SUBSTRATE FACE

- SUBSTRATE
- STEEL STUD FRAMING (a:64mm, b:92mm, c:152mm, d:203mm, e:254mm)
- 16mm GYPSUM WALL BOARD
- FINISH

INTERIOR FACE

**STEEL STUD ACOUSTIC FURRING**

SUBSTRATE FACE

- SUBSTRATE
- STEEL STUD FRAMING (a:64mm, b:92mm, c:152mm, d:203mm, e:254mm)
- 16mm GYPSUM WALL BOARD
- ADHESIVE
- GLUE ON ACOUSTIC MATERIAL

INTERIOR FACE

**ACOUSTIC FURRING**

SUBSTRATE FACE

- ADHESIVE
- GLUE ON ACOUSTIC MATERIAL

INTERIOR FACE

## PARTITION ASSEMBLY SCHEDULE:

**EXISTING WALL**

EXISTING WALL AS PER SITE CONDITIONS

**STEEL STUD WALL**

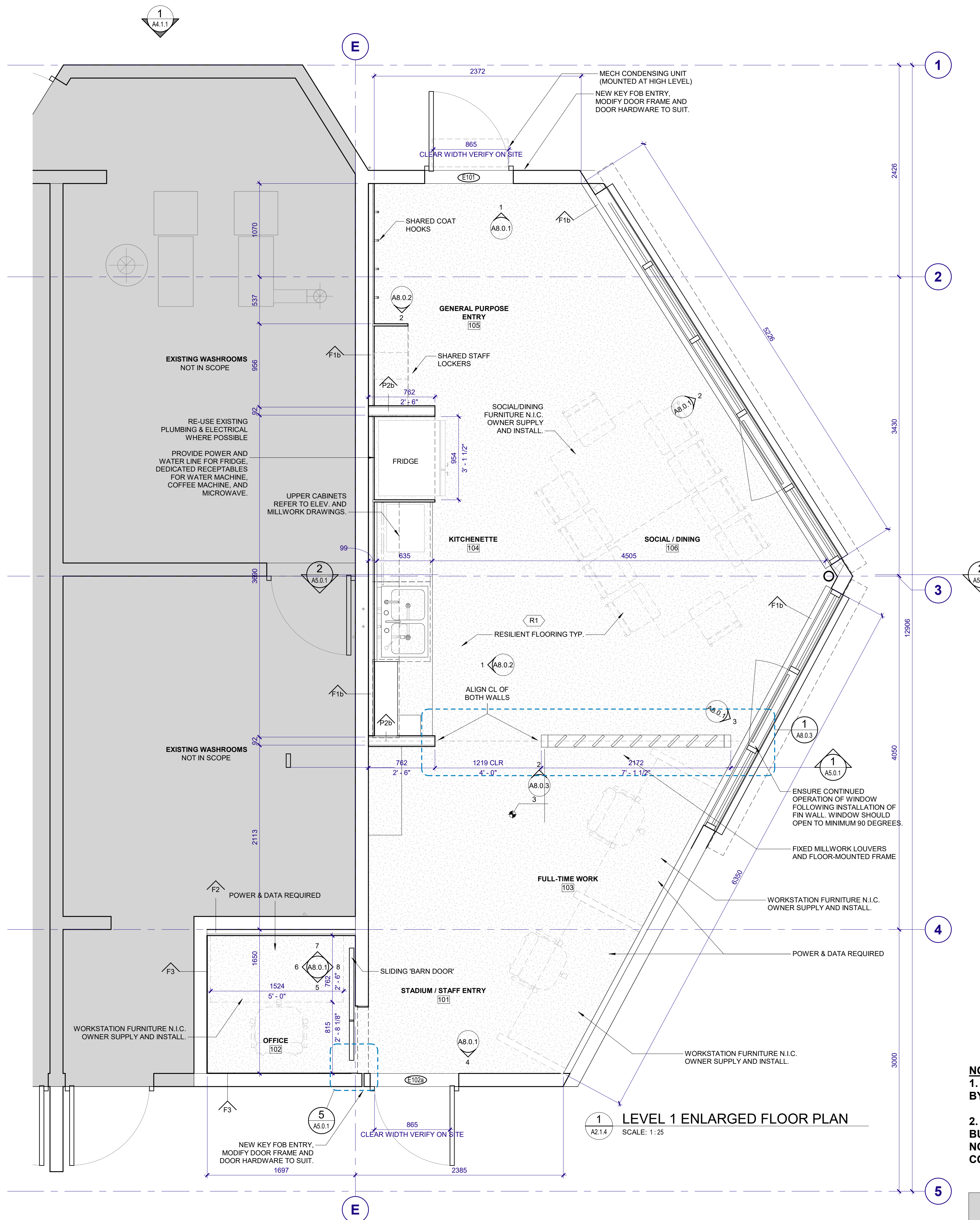
- FINISH
- 16mm GYPSUM WALL BOARD
- STEEL STUD FRAMING (a:64mm, b:92mm, c:152mm, d:203mm, e:254mm) TO U/S OF DECK U.N.O.
- MINERAL WOOL INSULATION
- 16mm GYPSUM WALL BOARD / PLYWOOD (SEE NOTES)
- FINISH

**STEEL STUD WALL**

- FINISH
- 16mm GYPSUM WALL BOARD
- STEEL STUD FRAMING (a:64mm, b:92mm, c:152mm, d:203mm, e:254mm) TO U/S OF DECK U.N.O.
- 16mm GYPSUM WALL BOARD / PLYWOOD (SEE NOTES)
- FINISH

### ASSEMBLIES NOTES:

- PROVIDE WOOD BACKING BETWEEN STUDS FOR MILLWORK, WATER FIXTURES, AUDIO VISUAL EQUIPMENT, AND OTHER WALL MOUNTED EQUIPMENT AS REQUIRED



**1 LEVEL 1 ENLARGED FLOOR PLAN**  
 SCALE: 1:25

**NOTE:**

- FURNITURE TO BE PROVIDED BY CITY OF COQUITLAM.
- DRAWINGS ARE BASED ON AS-BUILT DRAWINGS WHICH MAY NOT BE ACCURATE. SITE CONFIRM ALL DIMENSIONS



**OMICRON**

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 595 Burrard Street  
 PO Box 49369 Vancouver, BC  
 V7X 1L4 CANADA

Toll-free 1 877 632 3350  
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 F. 604 632 3351  
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CONSULTANT

ISSUED #	DATE	REMARKS
A	2025-11-20	30% DESIGN
B	2026-01-09	60% DESIGN
C	2026-02-18	90% DESIGN
D	2026-03-20	ISSUED FOR BP
E	2026-03-27	ISSUED FOR IFT

ISSUED FOR IFT



**Coquitlam**

**PARKS SERVICES HUB**

1290 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

Drawn: \_\_\_\_\_ Checked: \_\_\_\_\_  
 Project Number 10-25-054

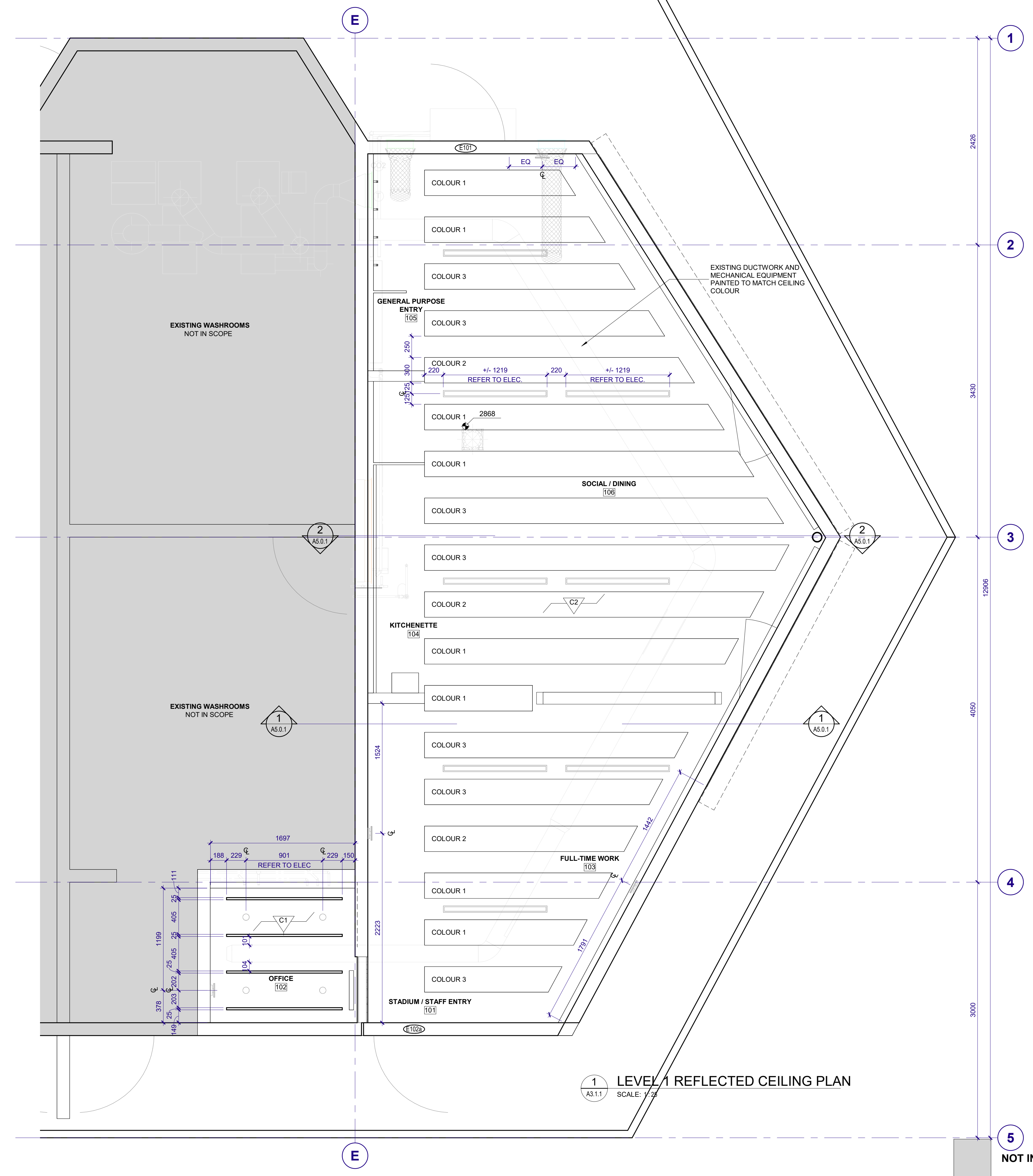
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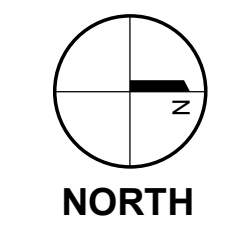


**Coquitlam**  
**PARKS SERVICES HUB**  
 1290 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

Drawn: \_\_\_\_\_ Checked: \_\_\_\_\_  
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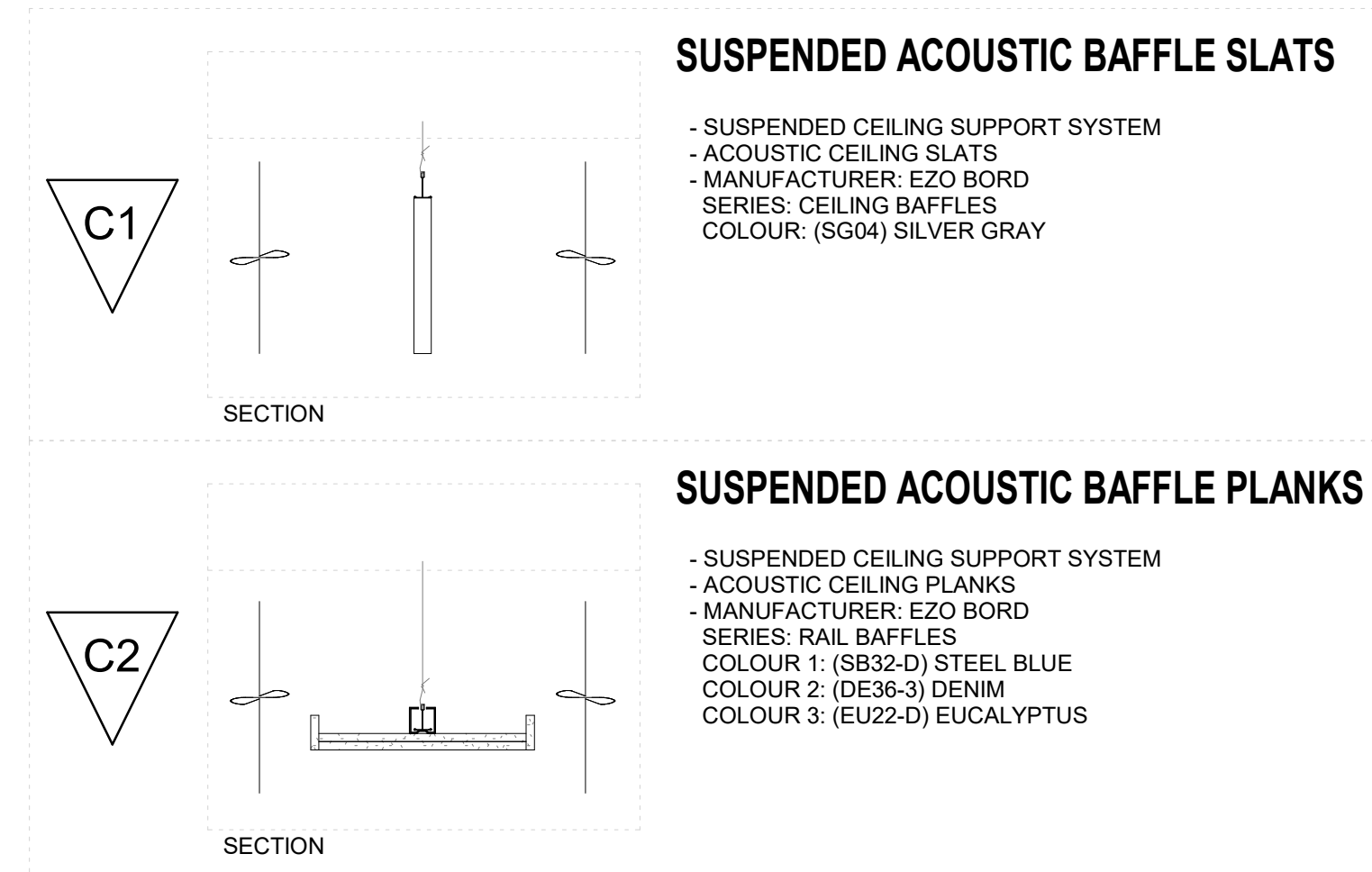


1 LEVEL 1 REFLECTED CEILING PLAN  
 A3.1.1 SCALE: 1/32



**ASSEMBLIES**

**CEILING ASSEMBLY SCHEDULE:**



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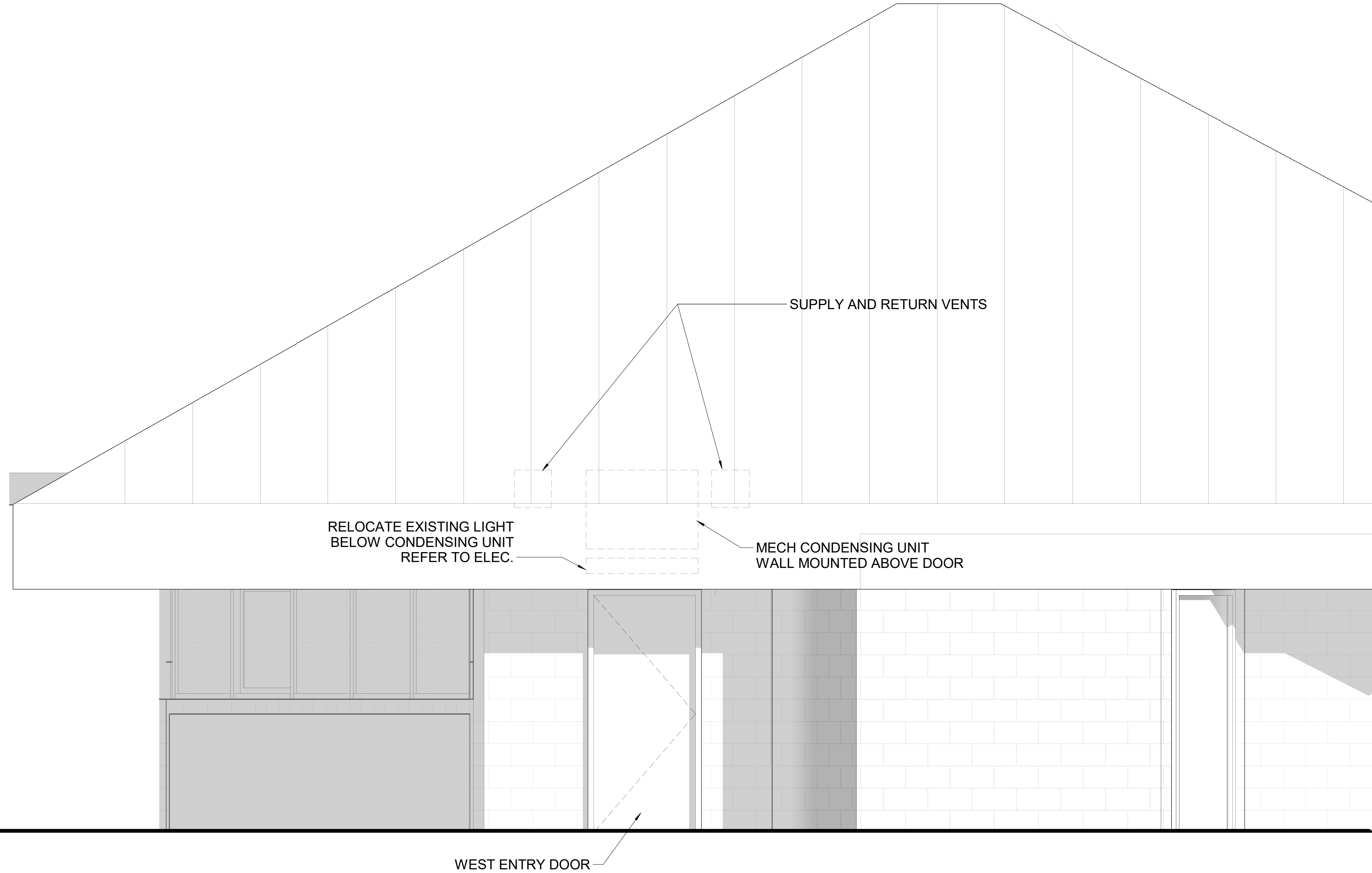
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ISSUED FOR IFT



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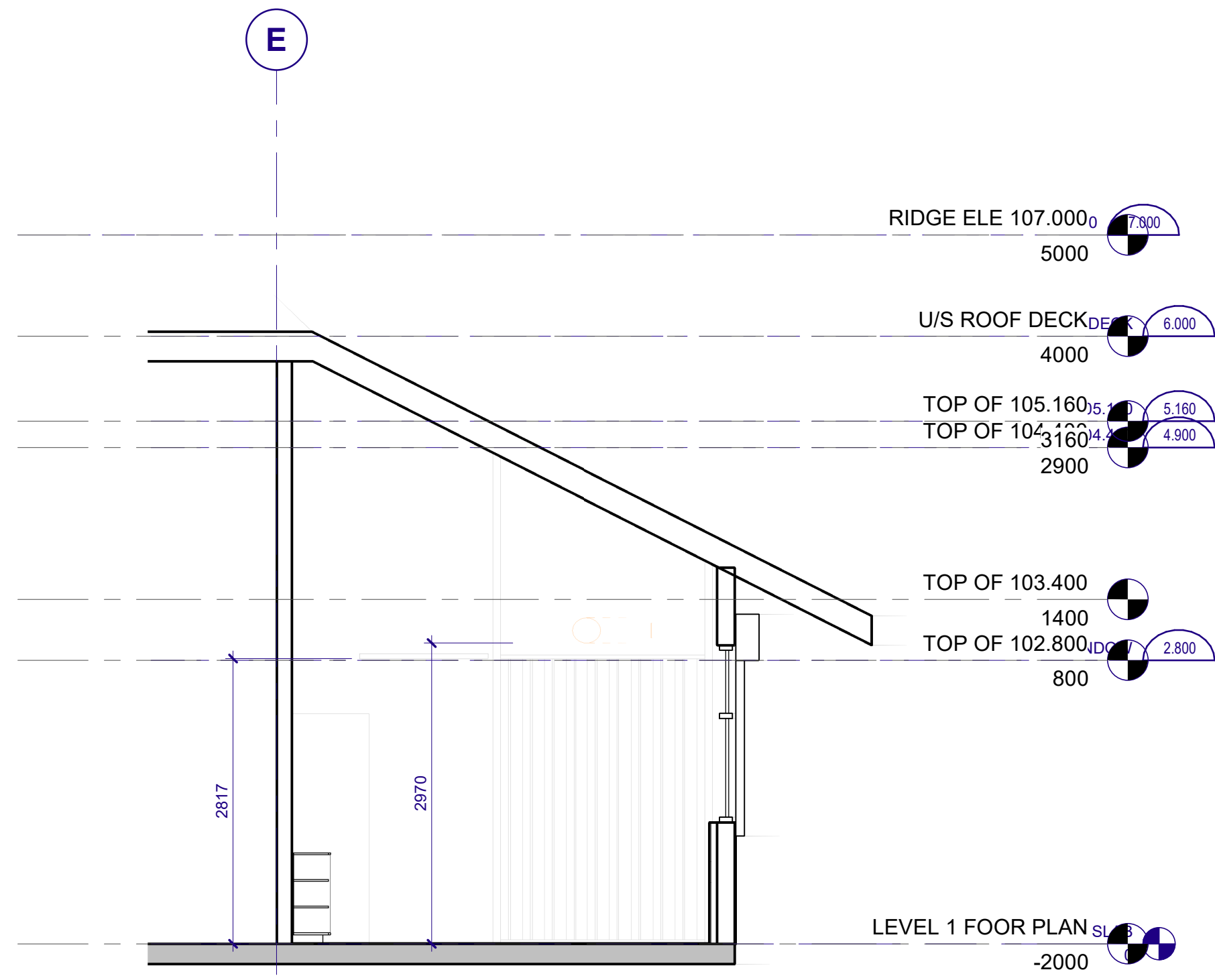
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Project Number 10-25-054



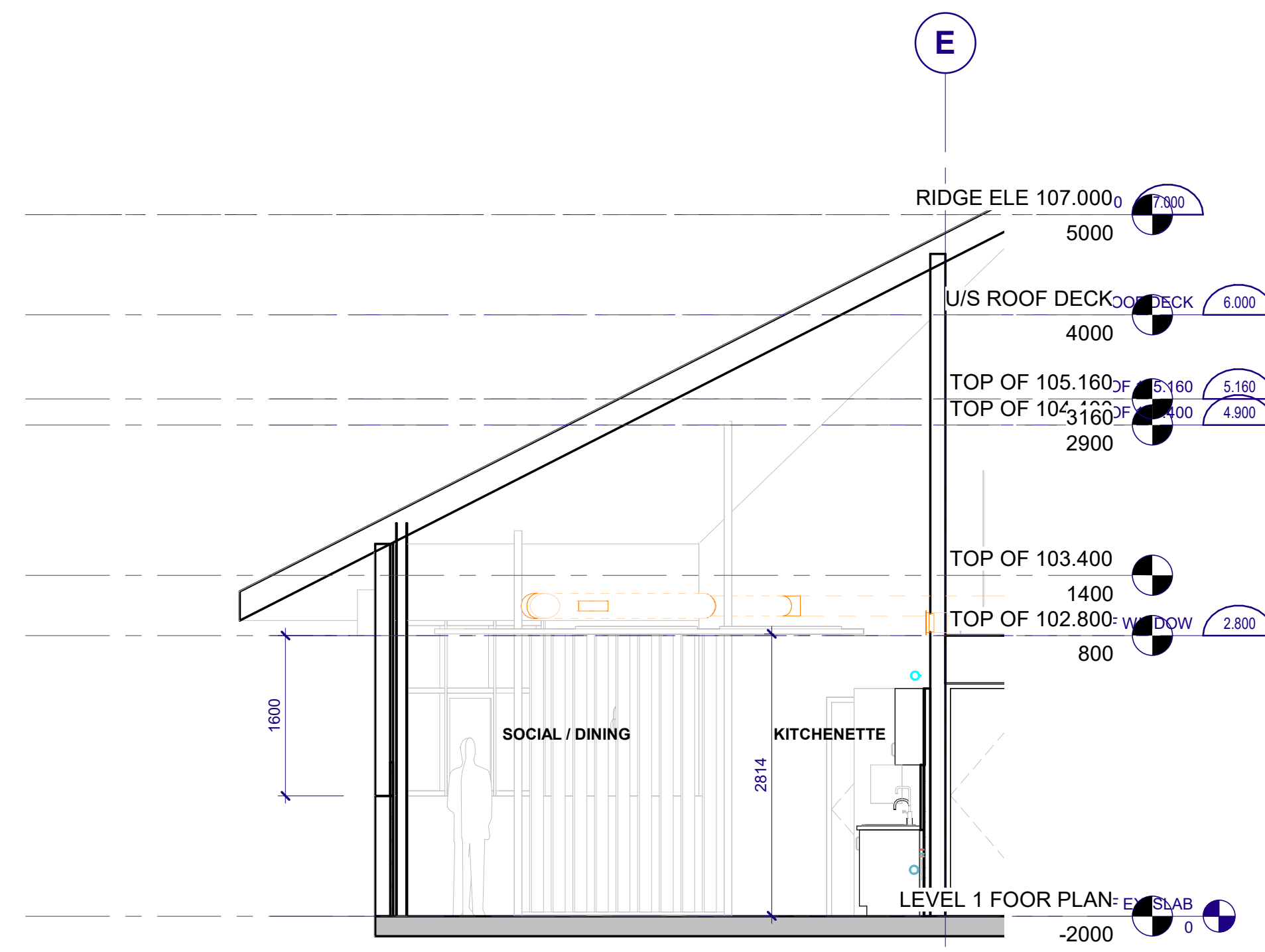
**1 WEST ELEVATION**  
SCALE: 1:25

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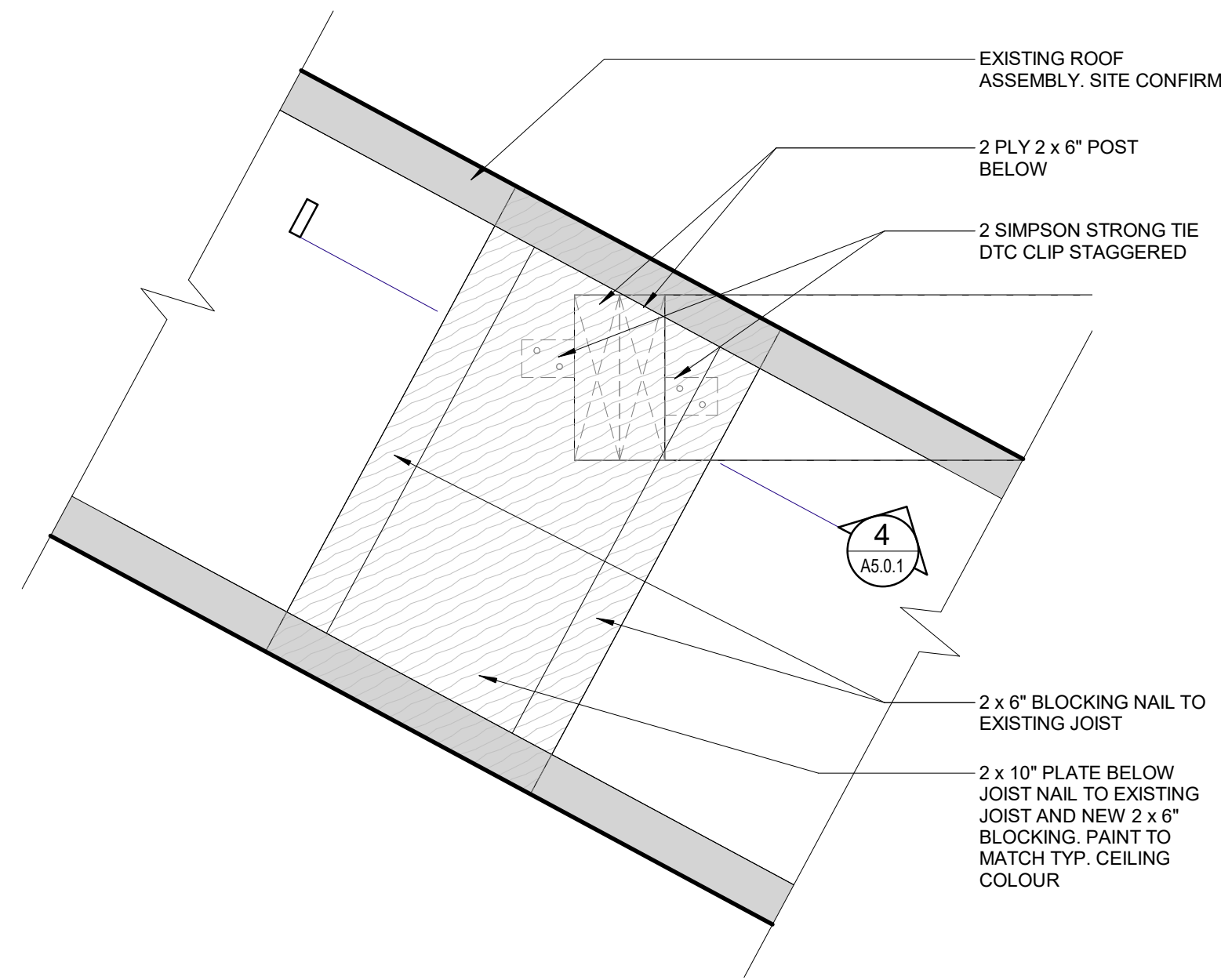
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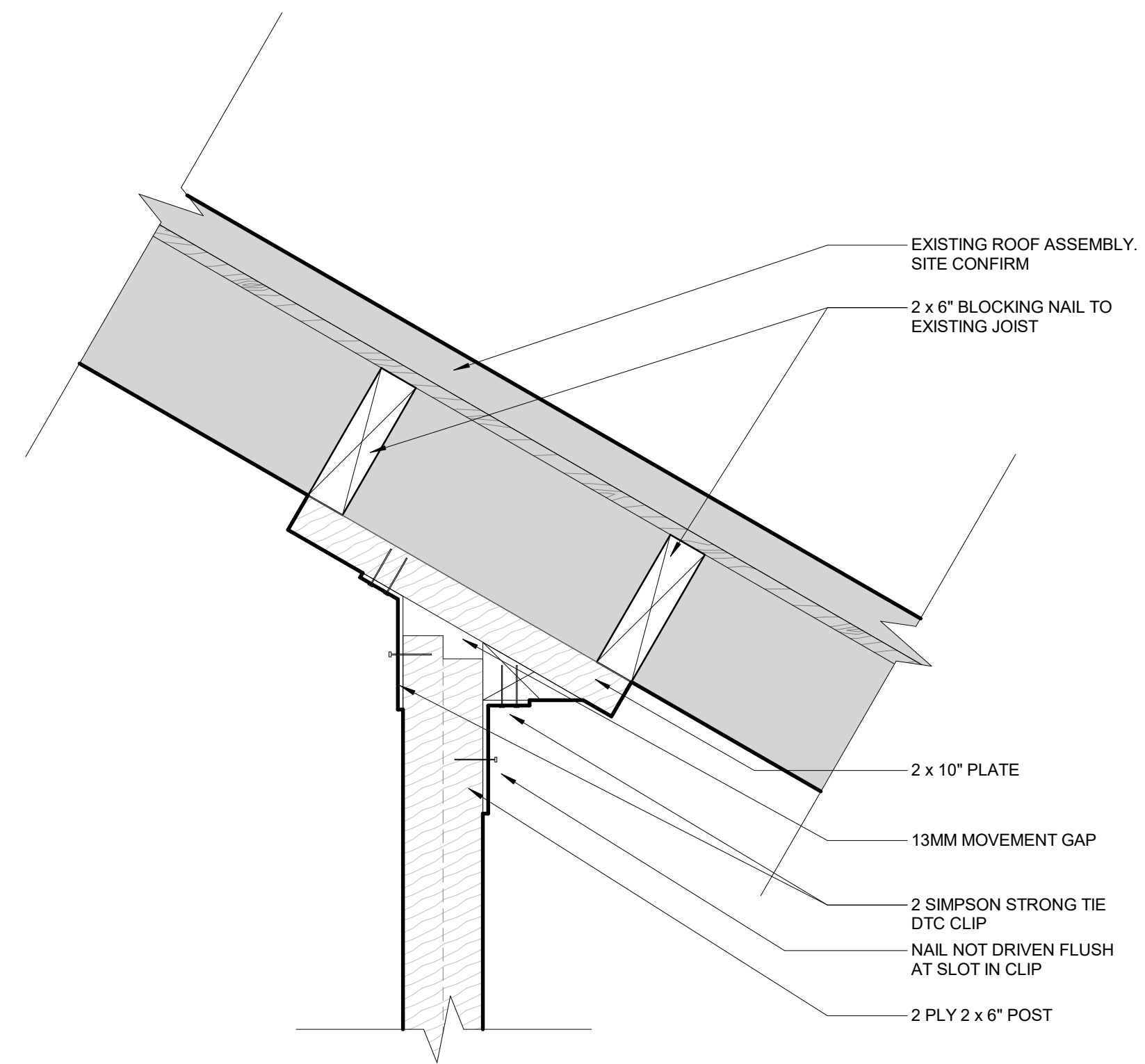
**1 WEST SECTION**  
A5.0.1 SCALE: 1:50



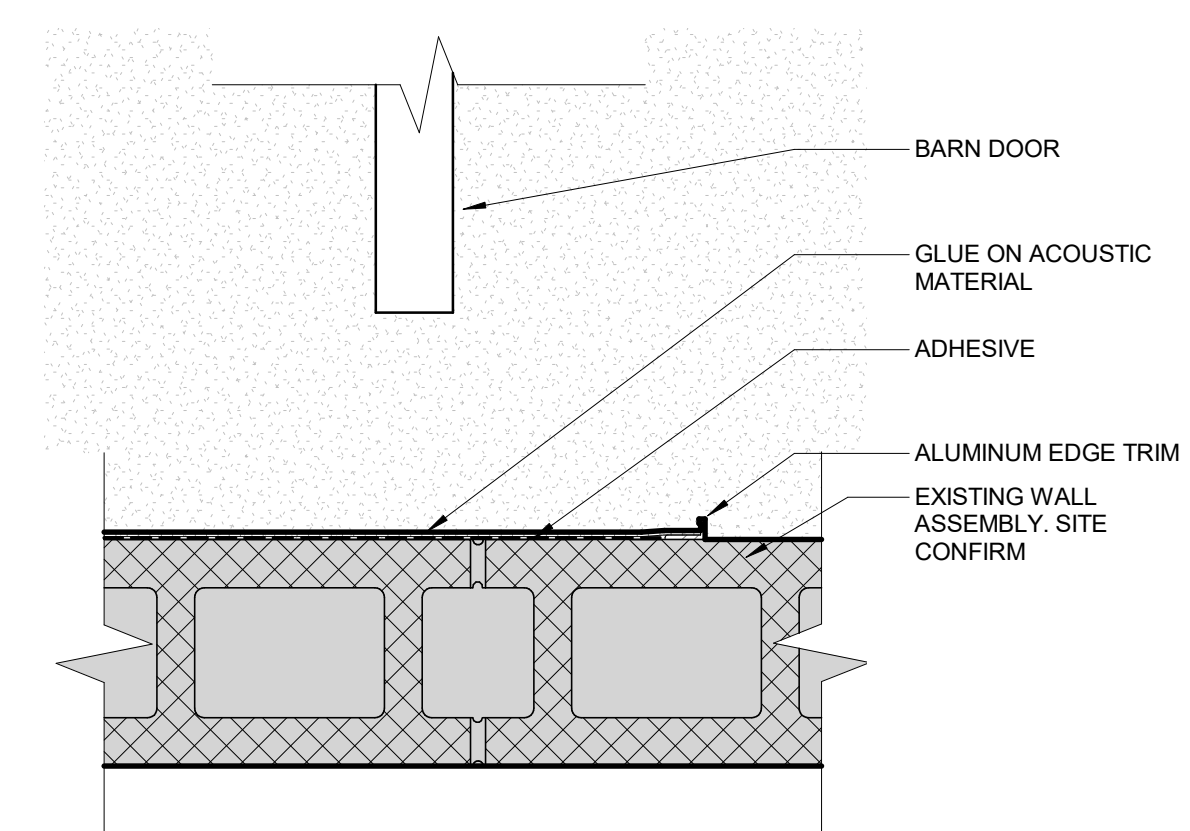
**2 EAST SECTION**  
A5.0.1 SCALE: 1:50



**3 PLAN DETAIL - SPATIAL DIVIDER TO ROOF JOIST CONNECTION**  
A5.0.1 SCALE: 1:5



**4 SECTION DETAIL - SPATIAL DIVIDER TO ROOF JOIST CONNECTION**  
A5.0.1 SCALE: 1:5



**5 PLAN DETAIL - TERMINATION OF GLUED ON ACOUSTIC MATERIAL**  
A5.0.1 SCALE: 1:5

ISSUED FOR IFT

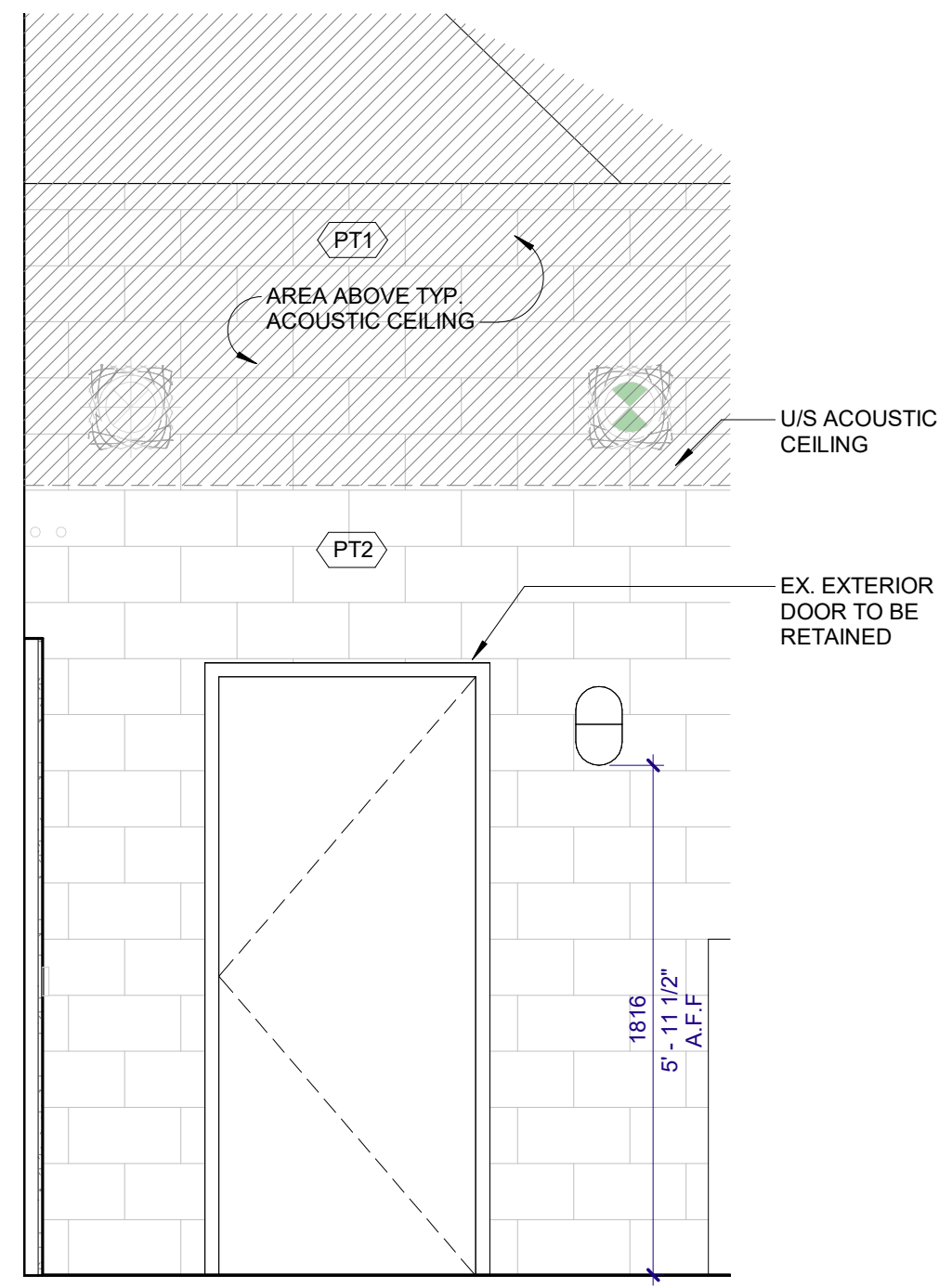


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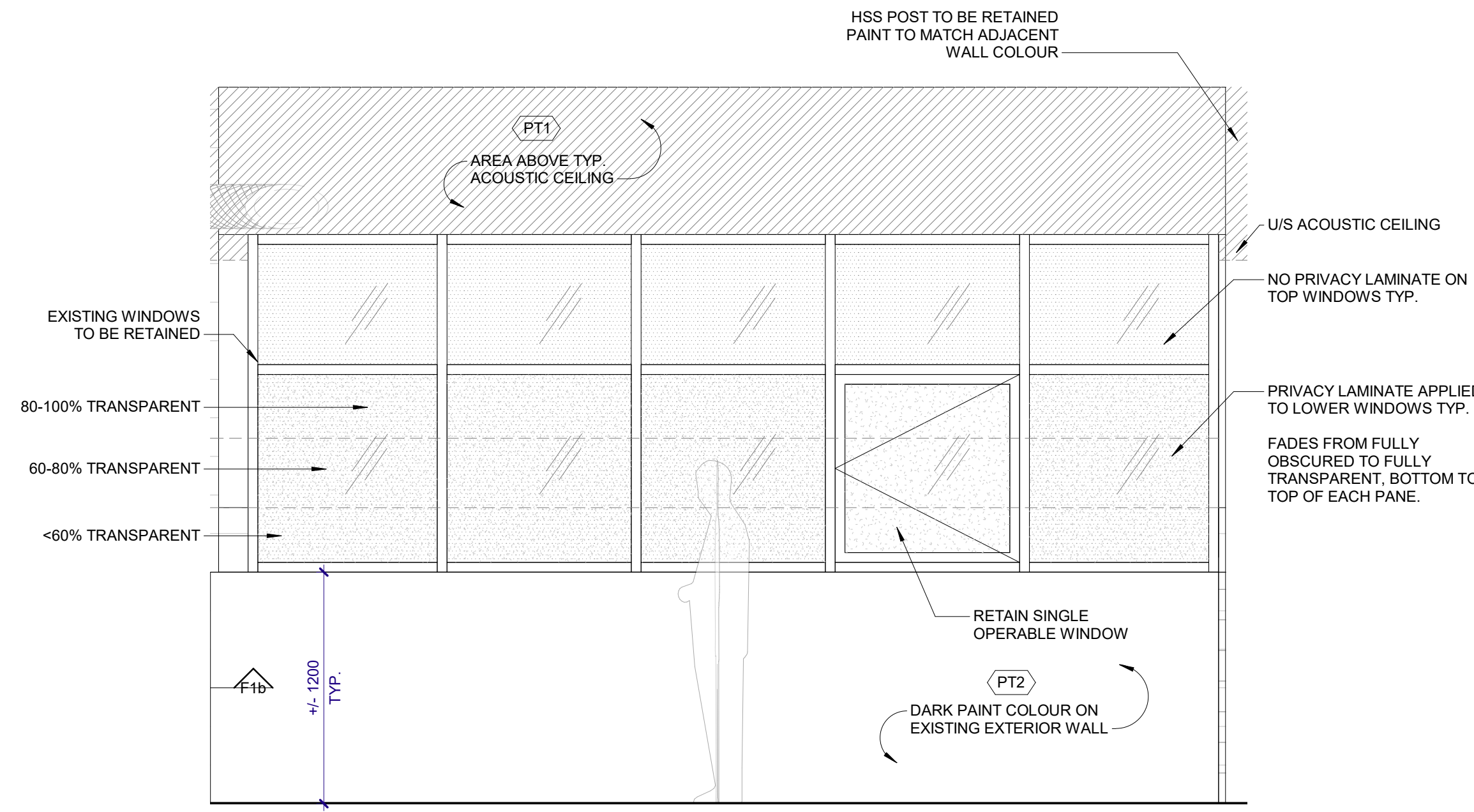
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Project Number 10-25-054

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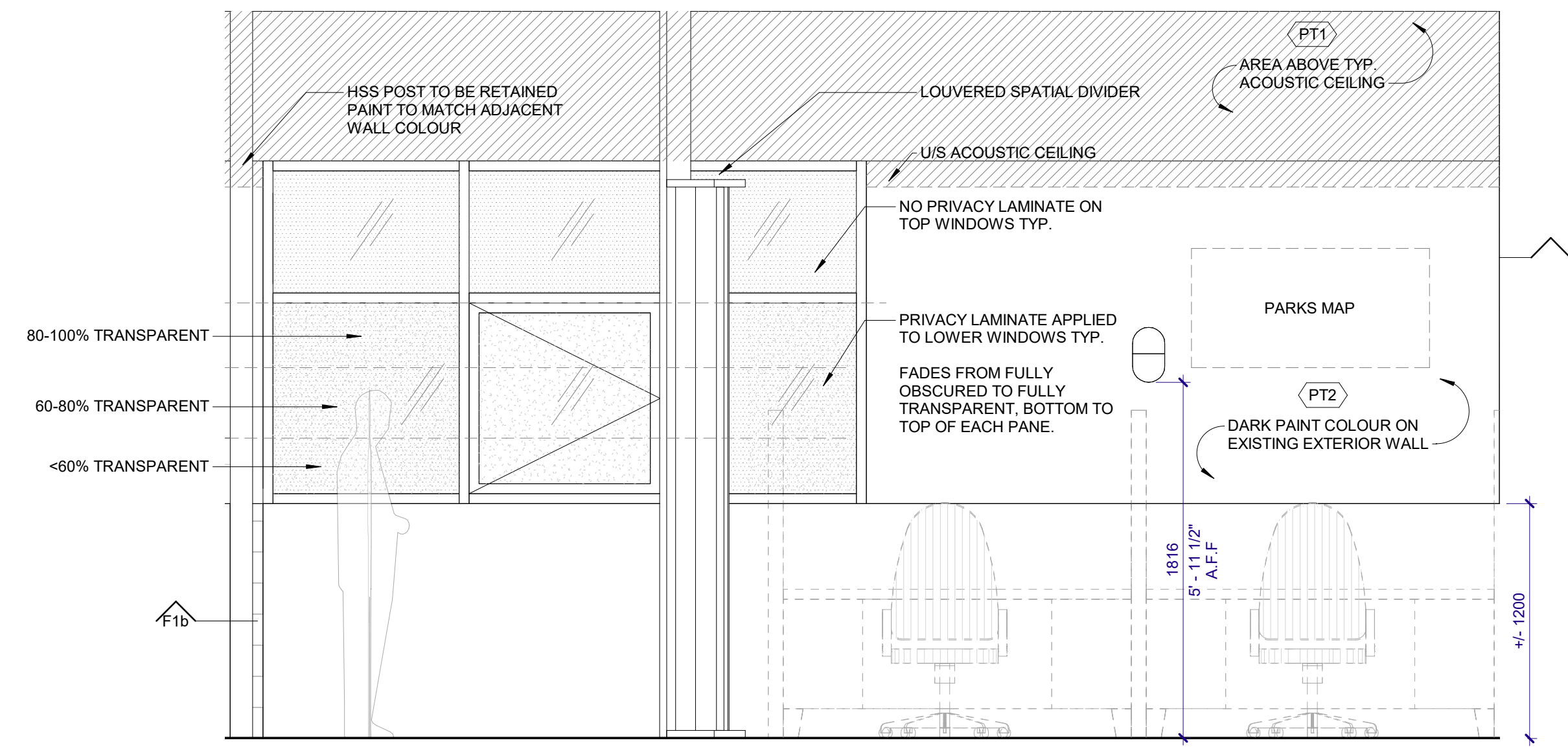
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**1 WEST INTERIOR ELEVATION**  
A8.0.1 SCALE: 1:25



**2 NORTHWEST INTERIOR ELEVATION**  
A8.0.1 SCALE: 1:25



**3 NORTHEAST INTERIOR ELEVATION**  
A8.0.1 SCALE: 1:25

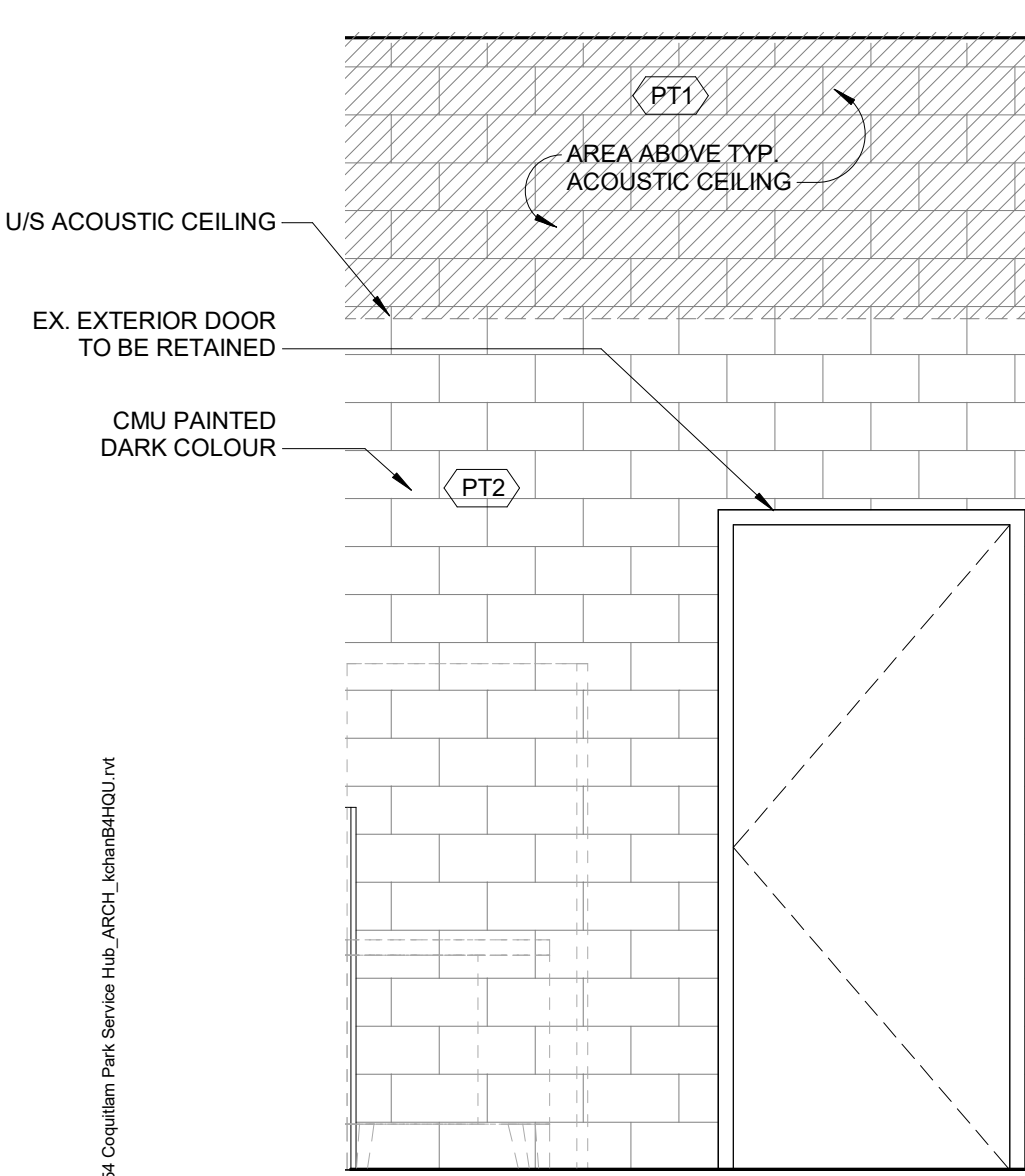
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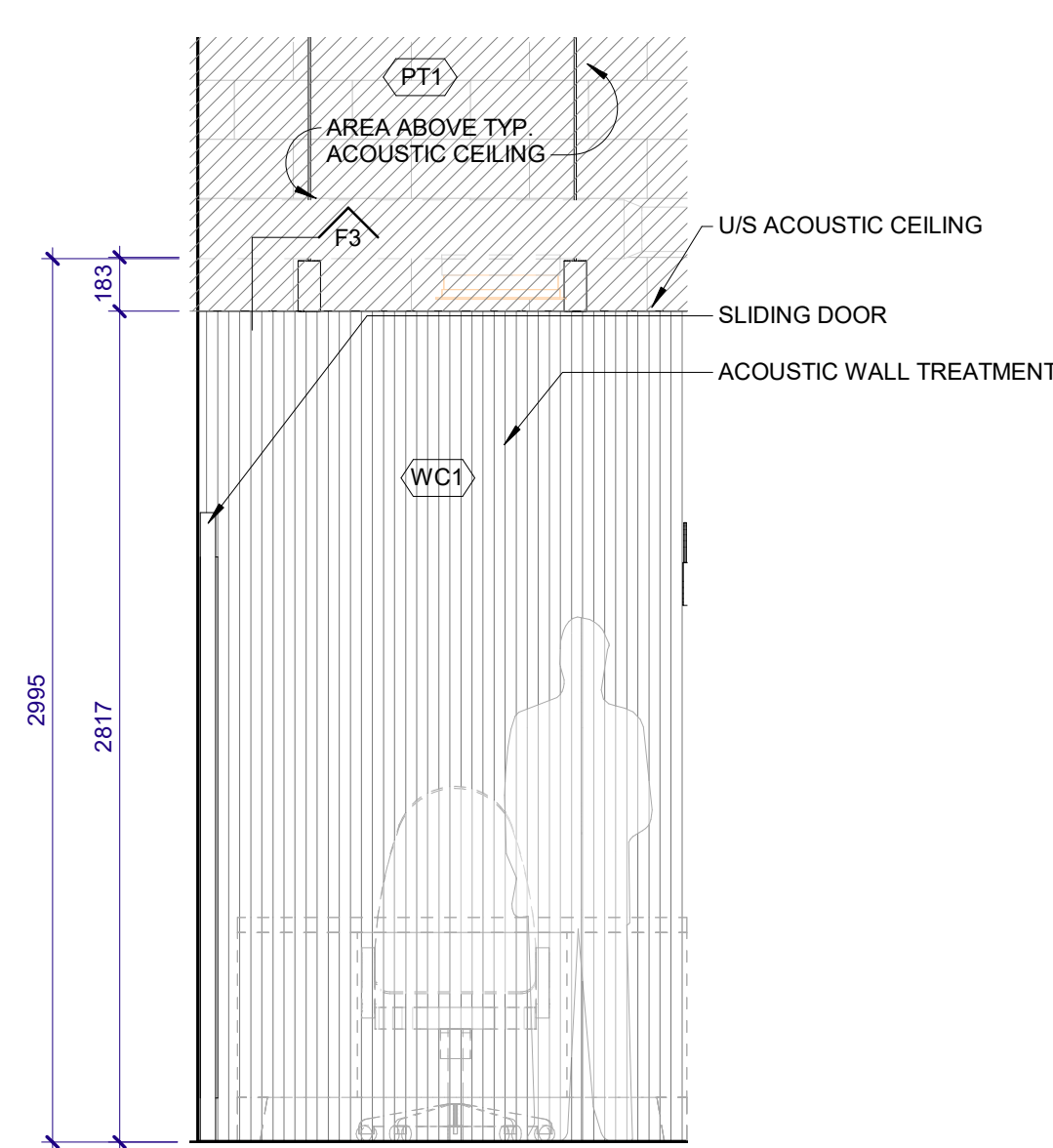
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1290 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

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Project Number 10-25-054

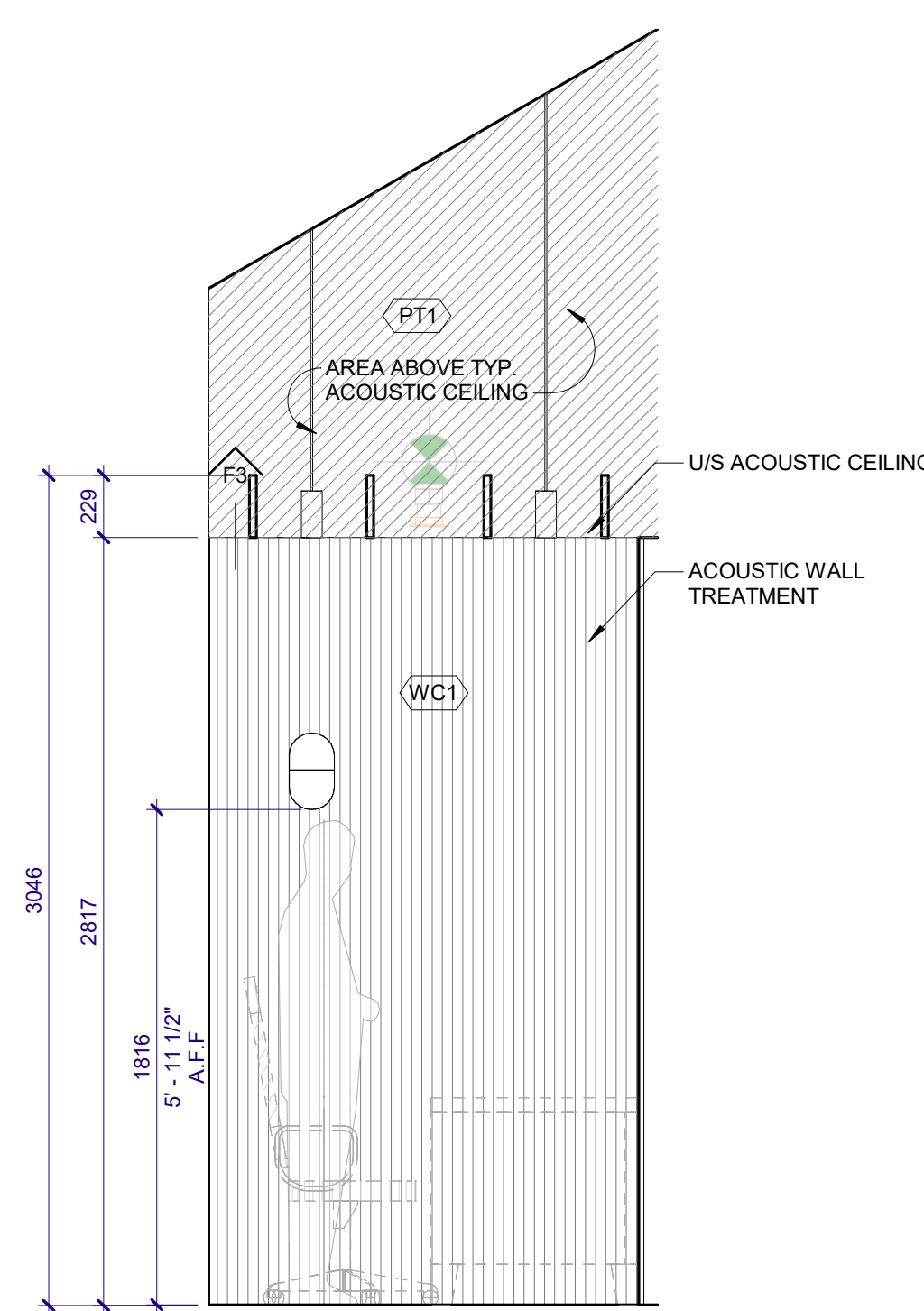
**A8.0.1**



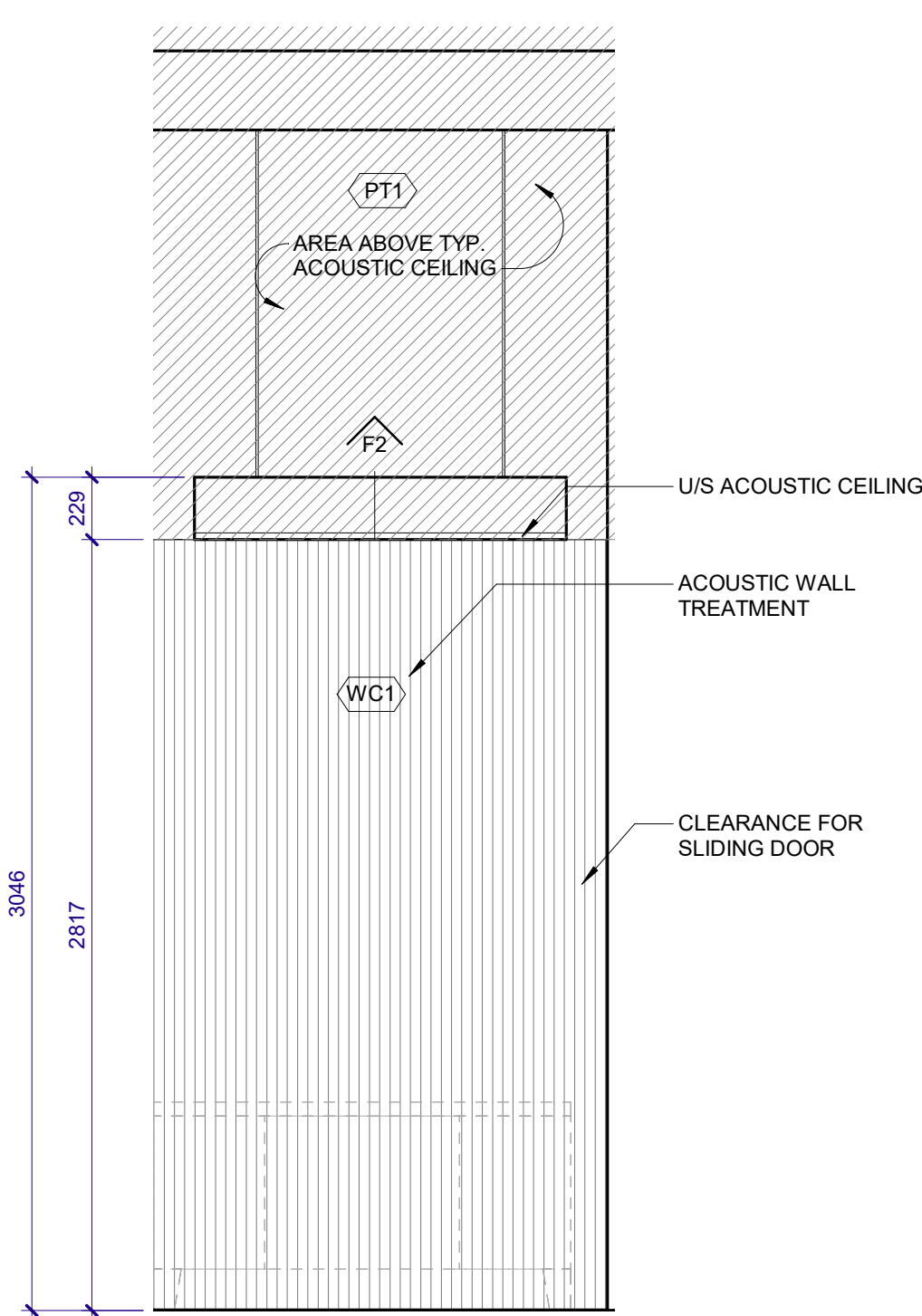
**4 EAST INT. ELEV.**  
A8.0.1 SCALE: 1:25



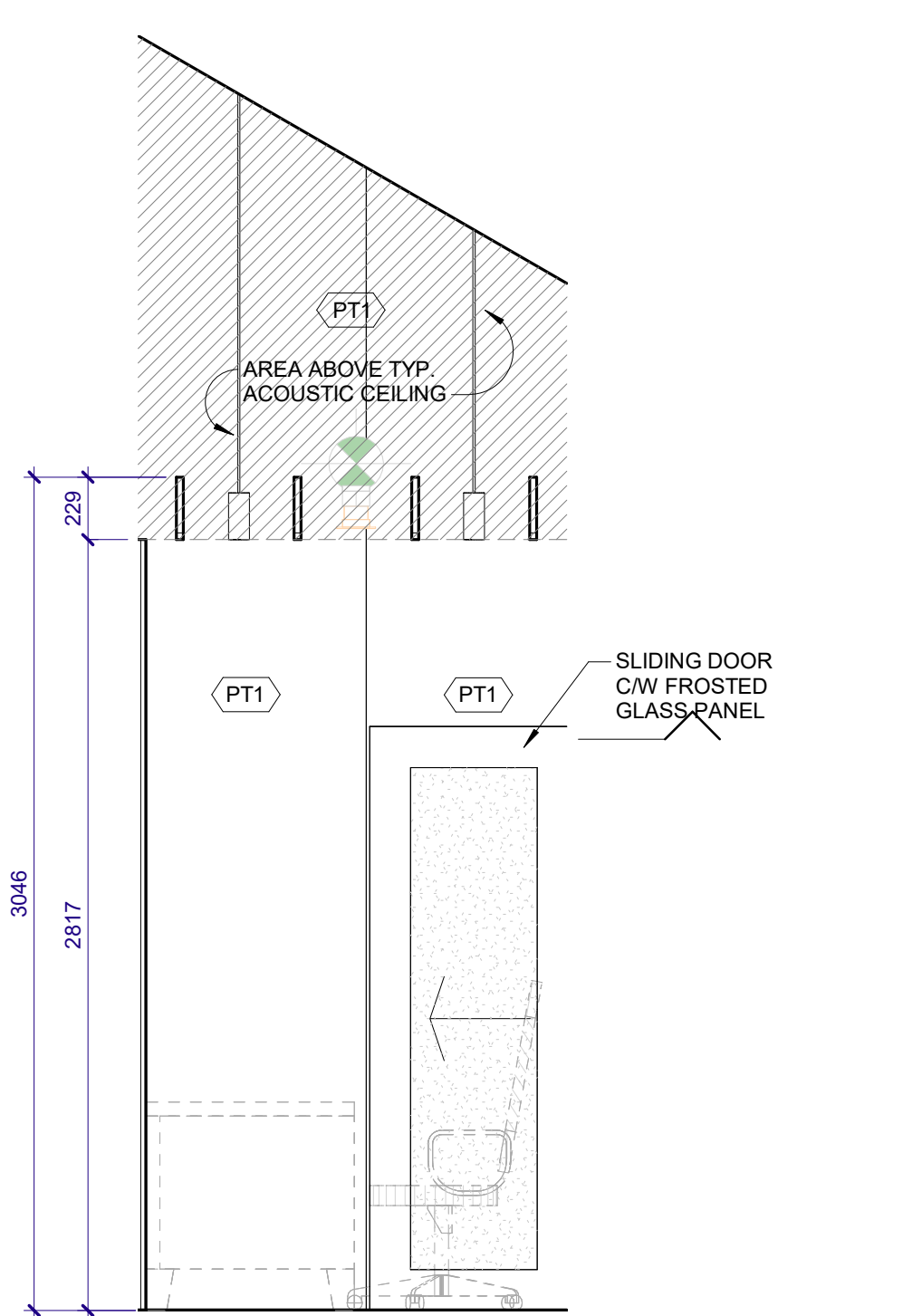
**5 PHONE ROOM EAST INT. ELEV.**  
A8.0.1 SCALE: 1:25



**6 PHONE ROOM SOUTH INT. ELEV.**  
A8.0.1 SCALE: 1:25

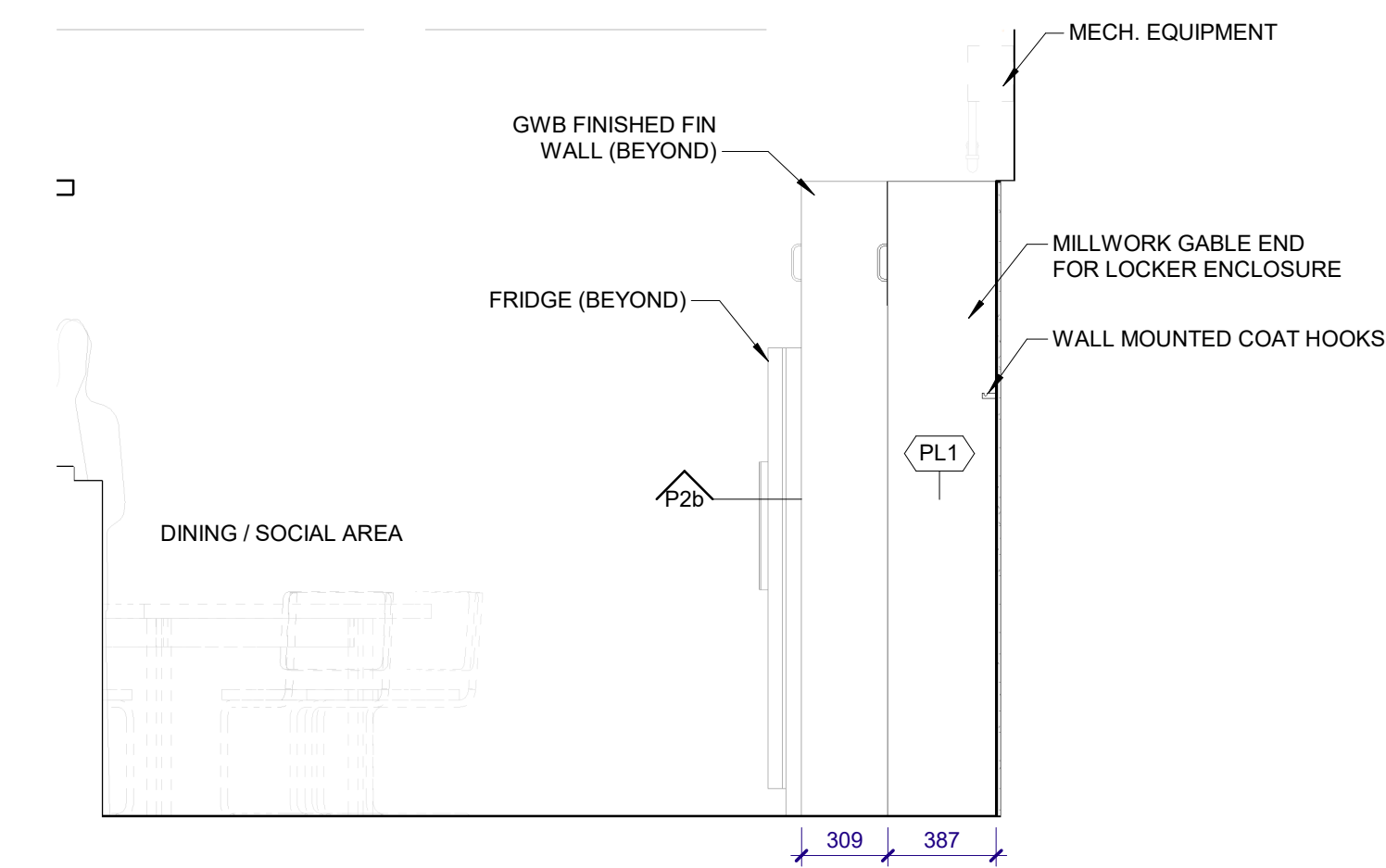
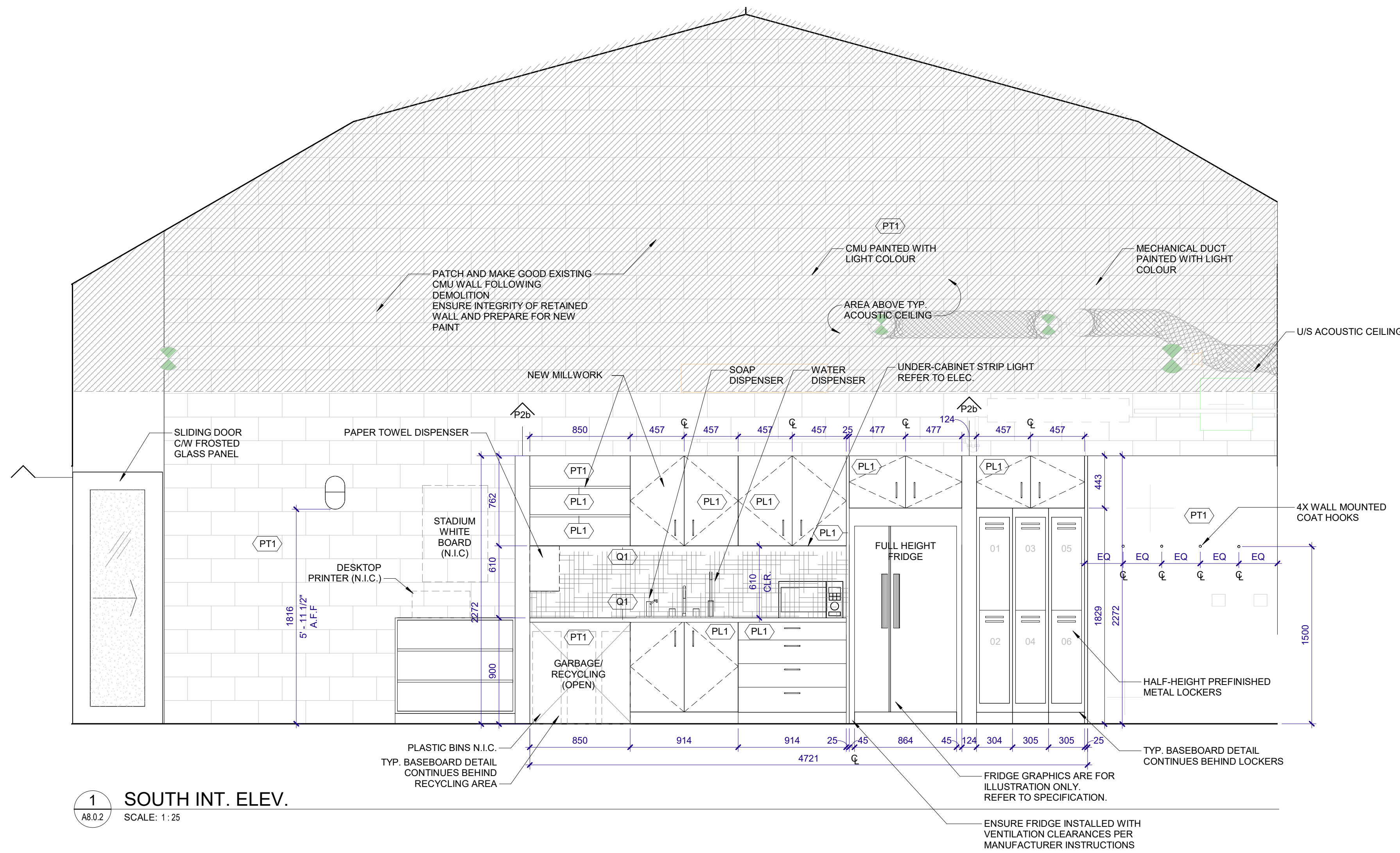


**7 PHONE ROOM WEST INT. ELEV.**  
A8.0.1 SCALE: 1:25



**8 PHONE ROOM NORTH INT. ELEV.**  
A8.0.1 SCALE: 1:25

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**1 SOUTH INT. ELEV.**  
SCALE: 1:25

**2 West Entry Mudroom**  
SCALE: 1:25

**MILLWORK SCHEDULE**

ID	LOCATION	DESCRIPTION	FINISH / MATERIAL	DRAWING REFERENCE	COORDINATION NOTES
MW-01	KITCHENETTE 104	BASE AND WALL CABINETS; FINISHED END PANELS, FILLERS AND SCRIBES; PROVIDE BACKING AS REQUIRED.	PL1 LAMINATED (EXPOSED FACES); PREFINISHED INTERIORS	A2.4.4, A.8.0.2	COORDINATE APPLIANCE CLEARANCES AND REFRIGERATOR INSTALLATION; COORDINATE POWER/DATA PER DRAWINGS.
MW-02	KITCHENETTE 104	COUNTERTOP AND BACKSPLASH	Q1 QUARTZ (VICOSTONE B8805 CENDRE)	A2.4.4, A.8.0.2	PROVIDE EASED EDGE; SEAL TO ADJACENT WALL; PROVIDE CUTOUTS FOR FIXTURES/APPLIANCES.
MW-03	KITCHENETTE 104	UNDER-CABINET STRIP LIGHTING ALLOWANCE AND COORDINATION PROVIDE MILLWORK PROVISIONS	BY DIV.26 (ELEC).	A.8.0.2	PROVIDE VALANCE/CHASE AND ACCESS FOR WIRING; COORDINATE SWITCHING AND DRIVERS.
MW-04	SOCIAL/DINING 106	GARBAGE/RECYCLING MILLWORK SUPPORT AND ADJACENT PANELS	PL1 LAMINATE WHERE NEW MILLWORK INDICATED	A.8.0.2	CONFIRM FINAL EXTENT IN SHOP DRAWINGS; COORDINATE WITH OWNER OPERATIONS
MW-05	ENTRY/WORK ZONE	WOOD LOUVERED SPATIAL DIVIDER, FLOOR-MOUNTED	PL1 LAMINATE FINISH TO LOUVER AND FRAME	A5.0.1, A.8.0.2	PROVIDE CONCEALED SUBFRAME AS REQUIRED; BASE BOLTED TO SLAB; COORDINATE ANCHORS AND MAINTAIN DOOR/WINDOW OPERABILITY.
MW-06	PERIMETER WINDOW FURRING	WINDOW SILL NOSING (3/4" WOOD SILL COVER, SITE TO CONFIRM DEPTH)	TO MATCH ADJACENT FINISH; PAINT/CLEAR FINISH BY DIV. 09 U.N.O.	A.8.0.3	MAINTAIN OPERABLE WINDOW FUNCTION AND MINIMUM OPENING ANGLE AFTER INSTALLATION

**FINISH SCHEDULE**

ID	FINISH CODE	TYPE	MANUFACTURER / COLOUR	DRAWING REFERENCE	NOTES
F-01	PL1	PLASTIC LAMINATE	WILSONART WHITE OAK PB HONEY 8283	A.8.0.2	MILLWORK AND SPATIAL DIVIDER SURFACES
F-02	PT1	PAINT	SHERWIN WILLIAMS SW 9582 WHITE SAND	A.8.0.2	GENERAL WALL/CEILING PAINT
F-03	PT2	PAINT	SHERWIN WILLIAMS SW 7674 PEPPERCORN	A.8.0.2	CEILING PAINT ABOVE ACOUSTIC BAFFLES
F-04	Q1	QUARTZ	VICOSTONE BQ8805 CENDRE	A.8.0.2	KITCHEN COUNTERTOP & BACKSPLASH
F-05	WC1	WALLCOVERING	DESIGNTEX INDIGO 5622-407	A.8.0.2	OFFICE 102 WALLCOVERING

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**Coquitlam**  
**PARKS SERVICES HUB**  
1290 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

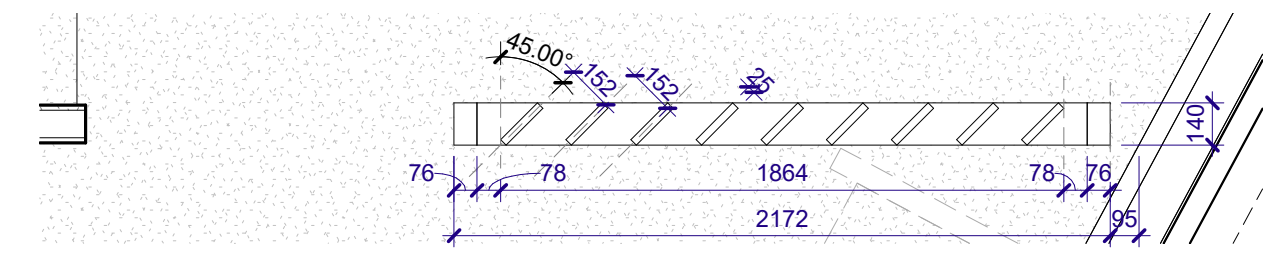
Drawn: Author Checked: Checker  
Project Number 10-25-054

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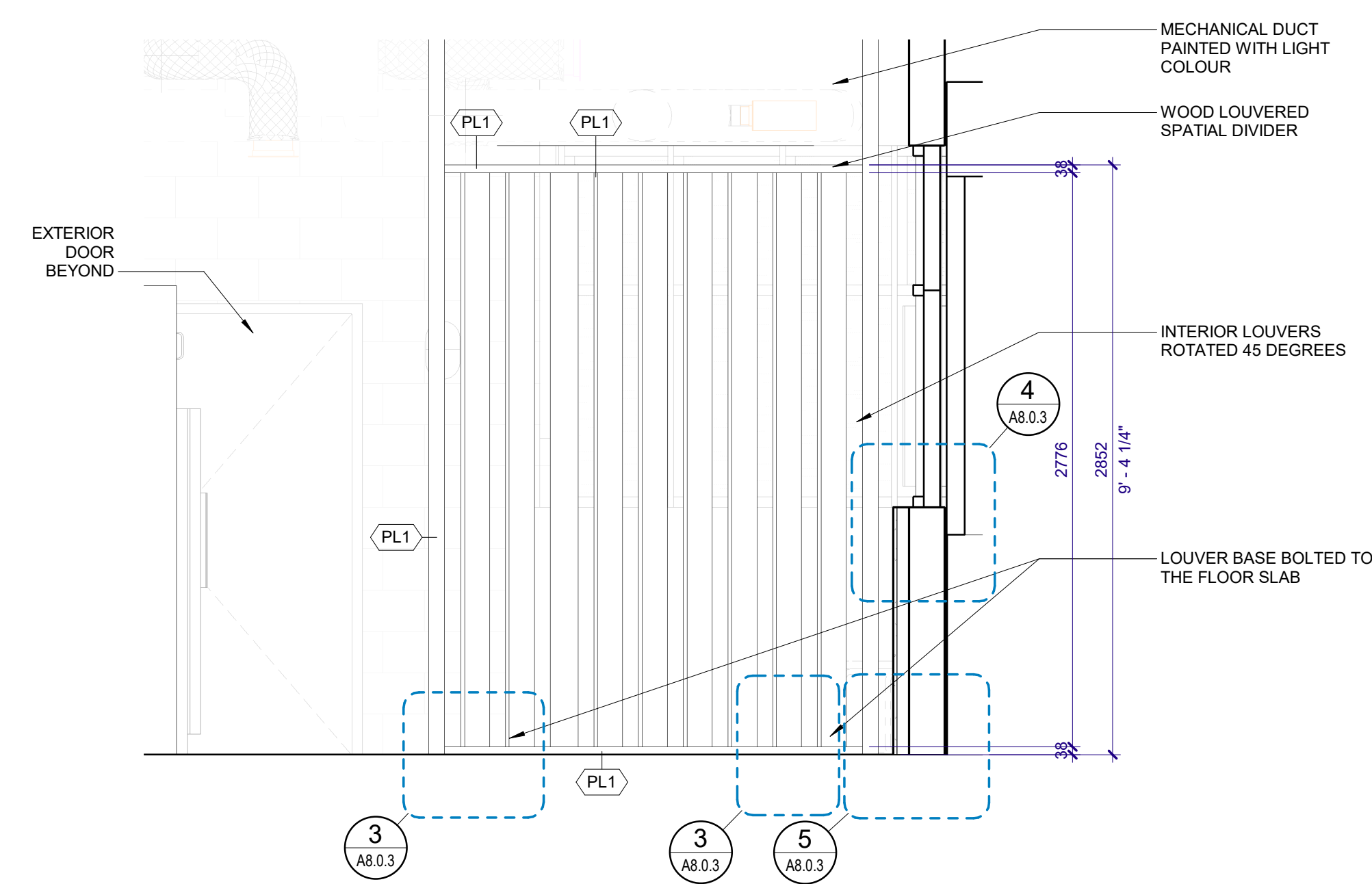
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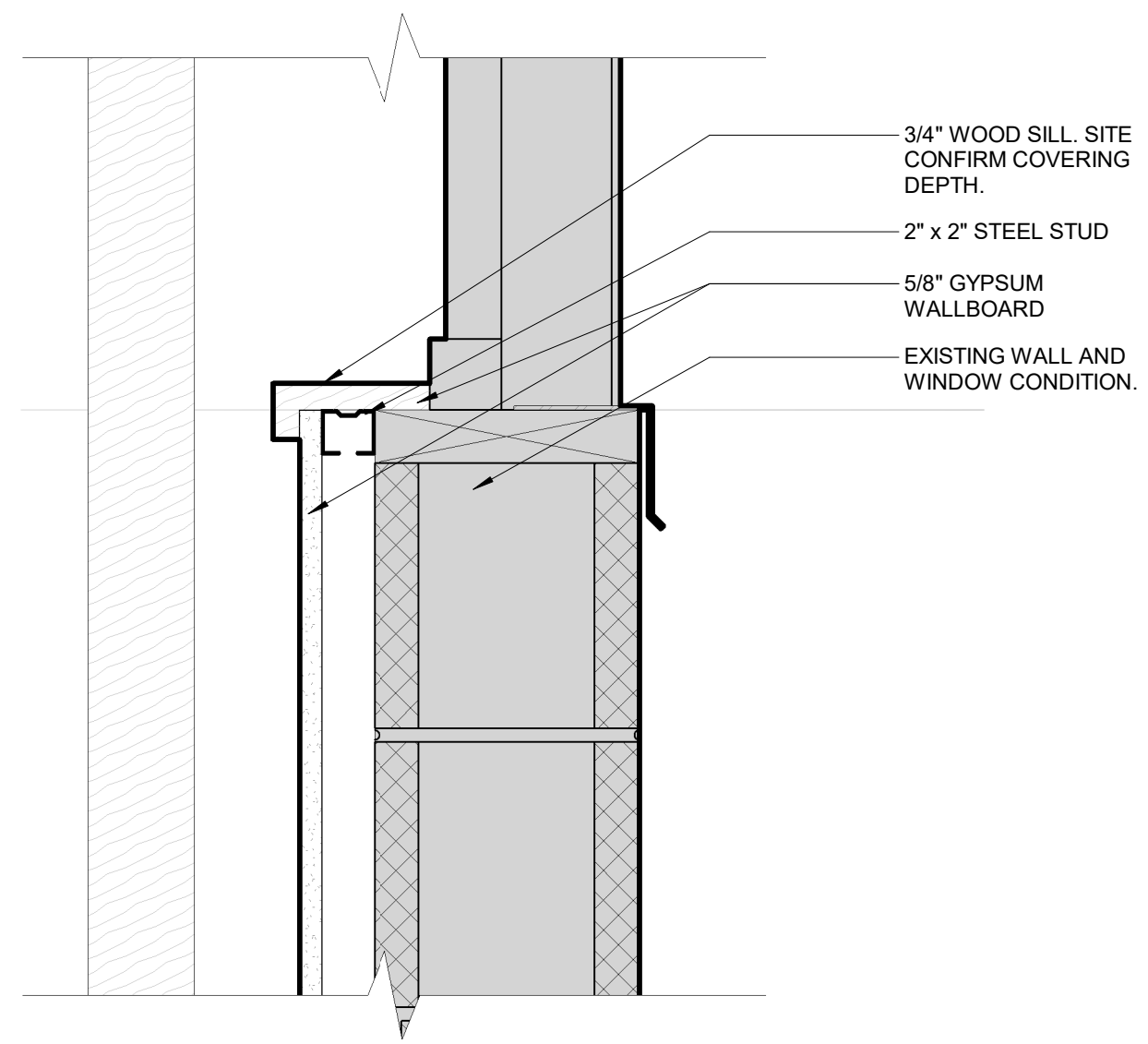
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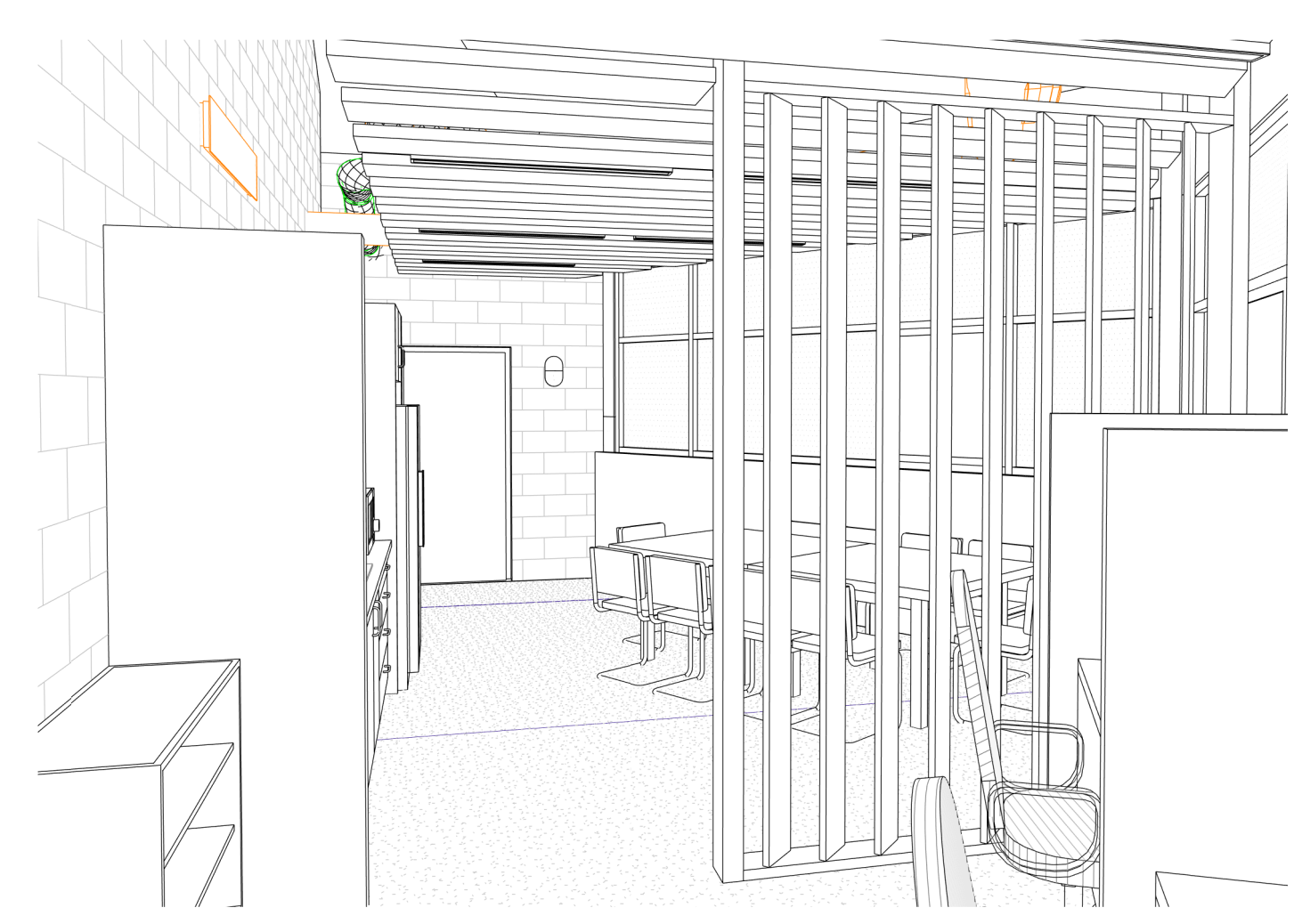
**1 ENLARGED FLOOR PLAN - SPATIAL DIVIDER**  
 A8.0.3 SCALE: 1:25



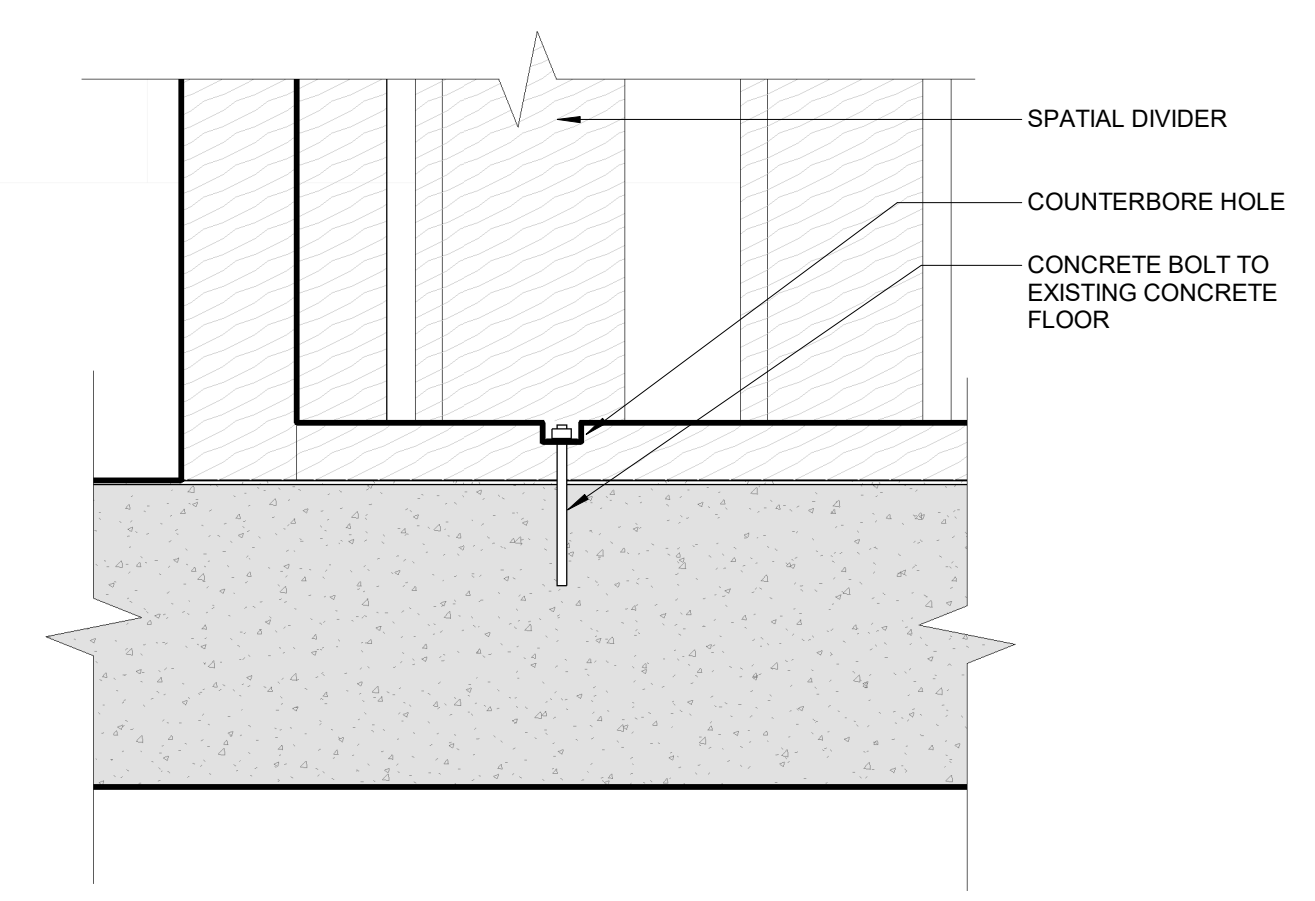
**2 SPATIAL DIVIDER - ELEV.**  
 A8.0.3 SCALE: 1:25



**4 DETAIL - WINDOW SILL NOSING FOR FURRING WALL**  
 A8.0.3 SCALE: 1:5



**6 VIEW FROM WORKSTATIONS LOOKING WEST**  
 A8.0.3 SCALE:



**3 DETAIL - SPATIAL DIVIDER TO FLOOR CONNECTION**  
 A8.0.3 SCALE: 1:5



**5 DETAIL - RESILIENT FLOORING TRANSITION TO BASEBOARD**  
 A8.0.3 SCALE: 1:5

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**Coquitlam**  
**PARKS SERVICES HUB**  
 1290 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

Drawn: Author Checked: Checker  
 Project Number 10-25-054

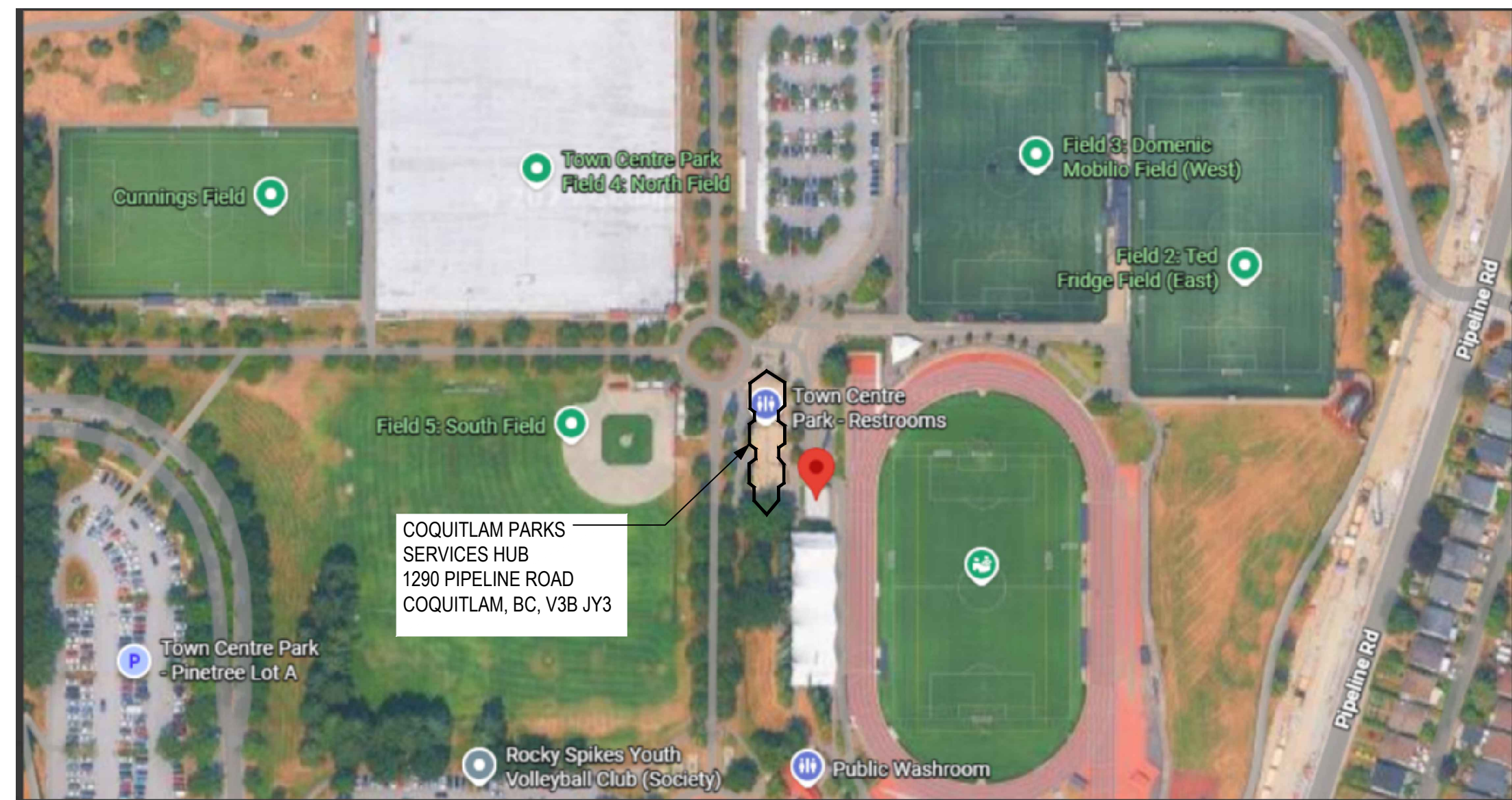
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# COQUITLAM PARKS SERVICES HUB TENANT IMPROVEMENT

1290 PIPELINE ROAD, COQUITLAM, BC, V3B 7Y3



1 LOCATION PLAN  
E0.0.1  
SCALE: N.T.S.

### SUMMARY SCOPE OF WORK:

- CONTRACTOR TO PROVIDE NEW LIGHTING, EMERGENCY LIGHTING, AND A LIGHTING CONTROL SYSTEM AS INDICATED IN THE DRAWINGS FOR THE OFFICE AREA.
- CONTRACTOR TO PROVIDE NEW POWER OUTLETS AS INDICATED IN THE DRAWINGS FOR THE OFFICE AREA.
- CONTRACTOR TO PROVIDE NEW DATA OUTLETS AS INDICATED IN THE DRAWINGS FOR THE OFFICE AREA. ALL DATA OUTLETS SHALL BE ROUTED TO THE EXISTING ELECTRICAL ROOM.
- CONTRACTOR TO PROVIDE POWER FOR THE NEW MECHANICAL EQUIPMENT AS INDICATED IN THE DRAWINGS.
- CONTRACTOR TO PROVIDE A ACCESS CONTROL SYSTEM (ACS) FOR THE EXTERIOR OFFICE DOORS. ROUTE THE CONDUITS TO THE EXISTING DACP LOCATED IN ELECTRICAL ROOM. PROVIDE INTEGRATION AS REQUIRED.

### SEPARATELY PRICED ITEM:

- CONTRACTOR SHALL PROVIDE A SEPARATE PRICE FOR THE REPLACEMENT OF EXISTING PANEL-A WITH A NEW 225A, 208Y/120V, 3-PHASE, 4-WIRE, 60-CIRCUIT ELECTRICAL PANEL, COMPLETE WITH NEW BREAKERS TO ACCOMMODATE ALL EXISTING AND NEW ELECTRICAL LOADS.

### ELECTRICAL POWER, LIGHTING, OTHER EQUIPMENT DESIGN (ENERGY) - ASHRAE:

BRITISH COLUMBIA BUILDING CODE: 2024  
CANADIAN ELECTRICAL CODE: 2024

ENERGY STANDARD/CODE: ASHRAE 90.1-2019  
POWER COMPLIANCE PATH: PRESCRIPTIVE  
IN ACCORDANCE WITH: SECTION 9 (NC AND FIRST TI)  
LIGHTING COMPLIANCE PATH: PRESCRIPTIVE  
LIGHTING DESIGN METHOD: SPACE BY SPACE METHOD  
IN ACCORDANCE WITH: SECTION 9 (NC AND FIRST TI)

OTHER EQUIPMENT PATH: PRESCRIPTIVE  
IN ACCORDANCE WITH: N/A

DRAWING LIST	
E0.0.1	COVER PAGE
E0.4.1	KEY PLAN AND SINGLE LINE DIAGRAM
E0.4.2	LUMINAIRE SCHEDULE
E0.4.3	MECHANICAL AND PANEL SCHEDULES
E1.0.0	LEVEL 1 LIGHTING CONSTRUCTION & DEMOLITION PLAN
E2.0.0	LEVEL 1 POWER CONSTRUCTION & DEMOLITION PLAN
E4.0.0	ELECTRICAL SPECIFICATIONS

GENERAL	
	KEY NOTE - CIRCLE
	KEY NOTE - HEXAGON
	KEY NOTE - SQUARE
	REVISION TRIANGLE
	TEXT BOX
	GENERAL TAG BOX
	MECHANICAL EQUIPMENT TAG / SLD FEEDER SIZE
	LUMINAIRE TAG
	PROCESS EQUIPMENT TAG
	BRACKET
	BREAK / CONTINUATION MARK

POWER	
	PACPOLE BY ELECTRICAL CONTRACTOR
	FURNITURE POLE SUPPLIED BY FURNITURE SUPPLIER, WIRED BY ELECTRICAL CONTRACTOR
	FURNITURE WHIP CONNECTION - POWER
	FURNITURE WHIP CONNECTION - COMMUNICATION
	JUNCTION BOX - WALL / FLOOR / CEILING
	PULL BOX - WALL / FLOOR / CEILING
	DIRECT EQUIPMENT CONNECTION
	MOTOR CONNECTION
	MOTOR CONNECTION CW DISCONNECT
	MOTOR CONNECTION CW DISCONNECT & MAGNETIC STARTER
	DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	DISCONNECT SWITCH CW MAGNETIC STARTER
	MAGNETIC STARTER
	MOTOR RATED DISCONNECT SWITCH
	CONDUIT RUN UP
	CONDUIT RUN DOWN
	CONDUIT STUB-OUT
	PUSH BUTTON
	THERMOSTAT
	GROUND BUS
	PANEL RECESSED
	PANEL SURFACE
	TRANSFORMER (SIZE VARY)
	ROOM REFERENCE GROUND BUS
	VARIOUS FREQUENCY DRIVE
	ELECTRIC BASEBOARD HEATER
	INDICATES ABOVE COUNTER

COMMUNICATIONS	
	CLOCK - WALL / CEILING
	MEDIA PANEL
	INDICATES ABOVE COUNTER

SINGLE LINE DIAGRAM	
	CIRCUIT BREAKER - 600V OR LESS
	DISCONNECT
	DISCONNECT - FUSED
	FUSE - 600V OR LESS
	CURRENT TRANSFORMER
	POTENTIAL TRANSFORMER
	TRANSFORMER
	DELTA-WYE / DELTA-DELTA CONNECTION
	DELTA / WYE / GROUND CONNECTION
	JUNCTION BOX
	PULL BOX
	LIGHTNING ARRESTER
	UTILITY METER
	DIGITAL METERING UNIT
	MOTOR OPERATOR FOR CIRCUIT BREAKERS OR SWITCHES
	INTERLOCK
	PANELBOARD

LIGHTING	
	TRACK LIGHTS TRACK / HEAD / TRACK & HEAD
	LED TAPE / 90°, 120°, 135°
	SURFACE 2x2
	SURFACE 4x1
	SURFACE 4x2
	SURFACE LINEAR (LENGTH VARY)
	RECESSED 2x2
	RECESSED 4x1
	RECESSED 4x2
	RECESSED LINEAR (LENGTH VARY)
	SUSPENDED 4x1
	SUSPENDED LINEAR (LENGTH VARY)
	STRIP 2FT / 4FT / LINEAR (LENGTH VARY) - CEILING
	STRIP 2FT / 4FT / LINEAR (LENGTH VARY) - WALL MOUNTED
	CEILING MOUNTED SURFACE (ARROW INDICATES DIRECTION)
	RECESSED - CEILING (ARROW INDICATES DIRECTION)
	CEILING MOUNTED PENDANT / LINEAR (LENGTH VARY)
	WALL MOUNTED SURFACE
	WALL RECESSED LIGHT
	EM / NL - EMERGENCY OR NON-SWITCHED LIGHT AS INDICATED
	LINE VOLTAGE SWITCH - SINGLE GANG BOX
	LINE VOLTAGE SWITCH - DOUBLE GANG BOX
	LINE VOLTAGE SWITCH - TRIPLE GANG BOX
	LOW VOLTAGE SWITCH - SINGLE ZONE
	LOW VOLTAGE SWITCH - DUAL ZONES
	LOW VOLTAGE SWITCH - # INDICATE NUMBER OF CONTROL ZONES
	OCCUPANCY / VACANCY SENSOR - CEILING MOUNTED
	DAYLIGHT SENSOR - CEILING MOUNTED
	PHOTOCELL - CEILING OR WALL MOUNTED
	LIGHTING ROOM CONTROLLER (LOW VOLTAGE)
	LIGHTING RELAY PANEL SURFACE
LIGHTING WALL SWITCH AND LIGHTING ABBREVIATIONS	
3:	3 WAY SWITCH
OS:	OCCUPANCY SENSOR
ZOS:	DUAL POLE OCCUPANCY SENSOR SWITCH (POLE a AUTO-ON / POLE b MANUAL-ON)
VS:	VACANCY SENSOR
D:	DIMMING
DOS:	DIMMING AND OCCUPANCY SENSOR COMBO
DVS:	DIMMING AND VACANCY SENSOR COMBO
T:	TIME CONTROL SWITCH
MS:	MASTER SWITCH
SB:	SWITCH BANK
EM:	EMERGENCY POWER SOURCE
NL:	NIGHT LIGHT (NON-SWITCHED)
K:	KEY SWITCH
*	ALL SENSORS SHALL BE SET 15 MINUTES OFF TIME DELAY.

EMERGENCY LIGHTING	
	EXIT SIGN WALL - FRONT FACE (ARROW INDICATES DIRECTION)
	EXIT SIGN WALL SIDE - SINGLE FACE (ARROW INDICATES DIRECTION)
	EXIT SIGN WALL SIDE - DOUBLE FACES (ARROW INDICATES DIRECTION)
	EXIT SIGN CEILING - SINGLE SIDED (ARROW INDICATES DIRECTION)
	EXIT SIGN CEILING - DOUBLE SIDED (ARROW INDICATES DIRECTION)
	WALL MOUNTED REMOTE HEADS - SINGLE OR TWIN
	CEILING MOUNTED REMOTE HEADS - SINGLE OR TWIN
	WALL MOUNTED BATTERY PACK
	WALL MOUNTED BATTERY PACK CW TWIN HEADS
	BATTERY PACK CW TWIN HEADS AND EXIT SIGN (FRONT FACE) - WALL OR CEILING MOUNTED
	BATTERY PACK CW TWIN HEADS AND EXIT SIGN (DIRECTIONAL) - WALL OR CEILING MOUNTED
	WALL MOUNTED ZONE SENSING CONTROL BOX

### ABBREVIATIONS:

- E = EXISTING EQUIPMENT TO REMAIN
- R = REMOVE EXISTING EQUIPMENT AND ASSOCIATED WIRING AND DEVICES
- ERR = EXISTING EQUIPMENT TO BE RELOCATED
- ERRR = EXISTING EQUIPMENT TO BE RELOCATED AND REPLACED WITH NEW
- RP = EXISTING EQUIPMENT IN RELOCATED POSITION
- RN = EXISTING EQUIPMENT TO BE REPLACED WITH NEW
- REIRE = REMOVE AND REINSTALL EXISTING EQUIPMENT
- HE = HIGH ELEVATION (TO BE CONFIRMED WITH ARCHITECT)
- BP# = BATTERY PACK (# INDICATES BP NUMBER)
- GFCI = GROUND FAULT CIRCUIT INTERRUPTER
- WP = WEATHERPROOF
- ADO = AUTOMATIC DOOR OPERATOR
- +XX = DIMENSIONED HEIGHT ABOVE FINISHED FLOOR
- AFF = ABOVE FINISHED FLOOR
- RI = ROUGH-IN
- HK = HOUSEKEEPING RECEPTACLE
- EM = EMERGENCY POWERED DEVICE
- FR = FRIDGE (DEDICATED RECEPTACLE)
- MW = MICROWAVE (DEDICATED RECEPTACLE)
- WM = WATER MACHINE
- CM = COFFEE MACHINE
- DW = DISHWASHER

SINGLE		DUPLICATE		POWER AND COMMUNICATION OUTLETS									
				POWER					PWR & COMM COMBO			COMMUNICATIONS	
				QUAD	CORD REEL DROP	SPE. CIALTY	STRUCTURED OUTLET	DATA	VOICE	STRUCTURED OUTLET			
WALL	5-15R												
	5-15R GFI												
	5-20R												
FLOOR	5-15R												
	5-20R												
CEILING	5-15R												
	W/RCPPT												

RECEPTACLE ABBREVIATIONS  
USB: CW DUAL MIN. 3.1A USB PORTS.  
IG: CW ISOLATED GROUND  
HP: HOSPITAL GRADE  
WP: WEATHER PROOF  
HK: HOUSE KEEPING  
ARC: ARC FAULT PROTECTION.

FIRE ALARM	
	FIRE ALARM IN-SUITE MINI HORN - WALL
	FIRE ALARM IN-SUITE MINI HORN CW SILENCE BUTTON - WALL
	FIRE ALARM BELL
	FIRE ALARM HORN - WALL / CEILING MOUNTED
	FIRE ALARM HORN AND STROBE - WALL / CEILING MOUNTED
	FIRE ALARM STROBE - WALL / CEILING MOUNTED
	MANUAL PULL STATION
	SMOKE ALARM
	SMOKE DETECTOR
	DUCT SMOKE DETECTOR WITH TWO AUXILIARY CONTACTS
	FIRE ALARM CONTROL PANEL
	ANNUNCIATOR PANEL
	DOOR HOLDER
	ISOLATION MODULE
	MONITOR MODULE
	INDIVIDUAL ADDRESSABLE MODULE
	KITCHEN HOOD SYSTEM
	RELAY MODULE
	MAG-LOCK BYPASS
	FIRE ALARM BYPASS

SECURITY AND DURESS CALL	
VIDEO SURVEILLANCE	
	CCTV CAMERA (90 DEG / 180 DEG / 270 DEG) - WALL / CEILING MOUNTED
	CCTV CAMERA (90 / 180 / 270 / 360 DEG) - CEILING MOUNTED
	CCTV CAMERA (90 / 270 DEG) - POLE MOUNTED
	DOOR BUZZER - BELL
	CARD READER
	CARD READER CW KEY PAD
	REQUEST TO EXIT PUSH BUTTON
	REQUEST TO EXIT (BY DOOR HARDWARE CONSULTANT)
	DOOR CONTACT
	WINDOW CONTACT
	ELECTRIC STRIKE
	ELECTRIC HARDWARE
	SECURITY DOOR ALARM MAGNETIC LOCK
	MAGNETIC LOCK RESET KEY SWITCH
	EMERGENCY LOCK DOWN
	ALARM CONTROL PANEL
	DOOR ACCESS CONTROL PANEL
	INTERCOM UNIT
	MASTER INTERCOM AND DIRECTORY UNIT
	SECURITY STROBE - WALL / CEILING MOUNTED
	SECURITY ALARM - WALL / CEILING MOUNTED
	SECURITY ALARM AND STROBE - WALL / CEILING MOUNTED
	PANIC ALARM PUSH BUTTON (WALL MOUNTED / UNDER DESK)
	MOTION DETECTOR - WALL / CEILING MOUNTED
	GLASS BREAK DETECTOR - WALL / CEILING MOUNTED
	SECURITY KEY PAD
SECURITY ABBREVIATIONS	
PTZ:	PAN/TILT/zoom
ML:	MAG-LOCK



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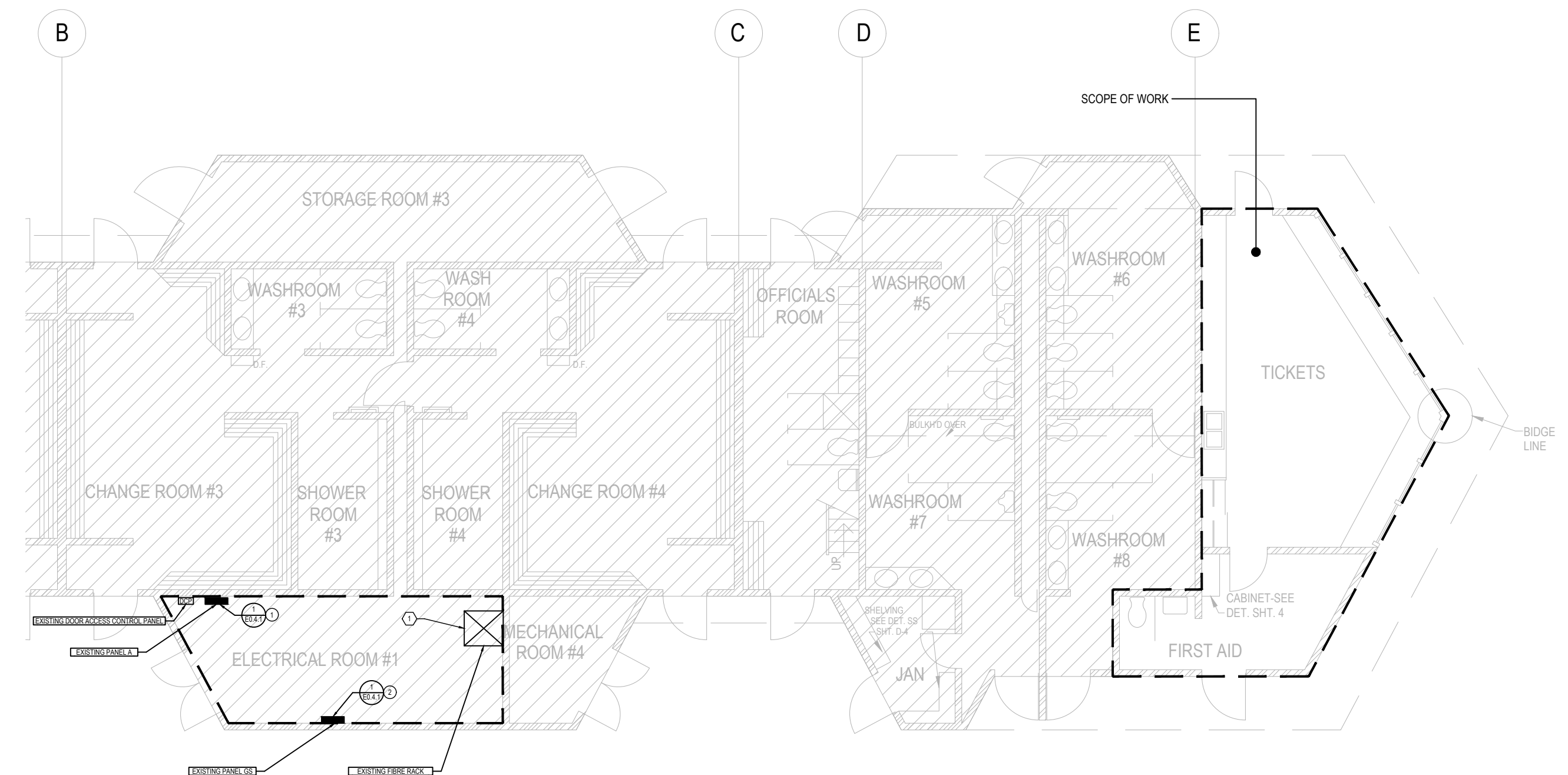


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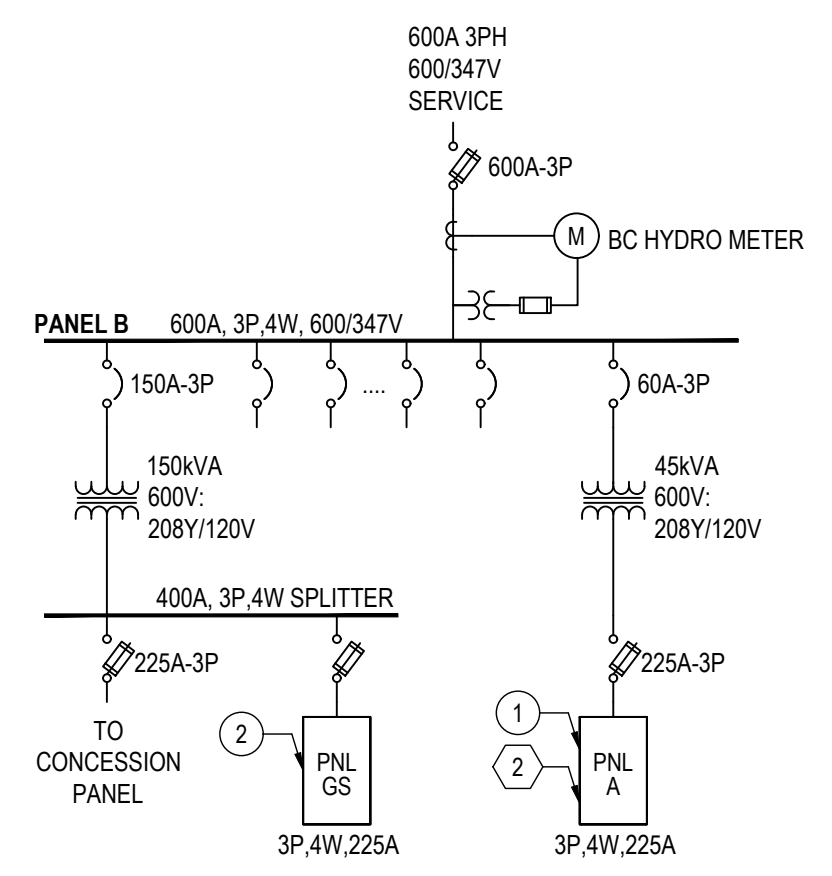
Drawn: MY Checked: PON  
Project Number 25-848

2026-03-20 8:36:55 AM Home-2601 Data/Photos/Drawings & Project/2025-25-848 EOC Plans T21 DRAWING/25-848 E0.0.1 COVER PAGE

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**1**  
 E0.4.1 **KEY PLAN**  
 SCALE: 1:100



GENERAL NOTES:  
 A. ALL ELECTRICAL DISTRIBUTION BOARDS ARE EXISTING AND SHALL BE RETAINED.

**2**  
 E0.4.1 **EXISTING PARTIAL SINGLE LINE DIAGRAM**  
 SCALE: N.T.S.

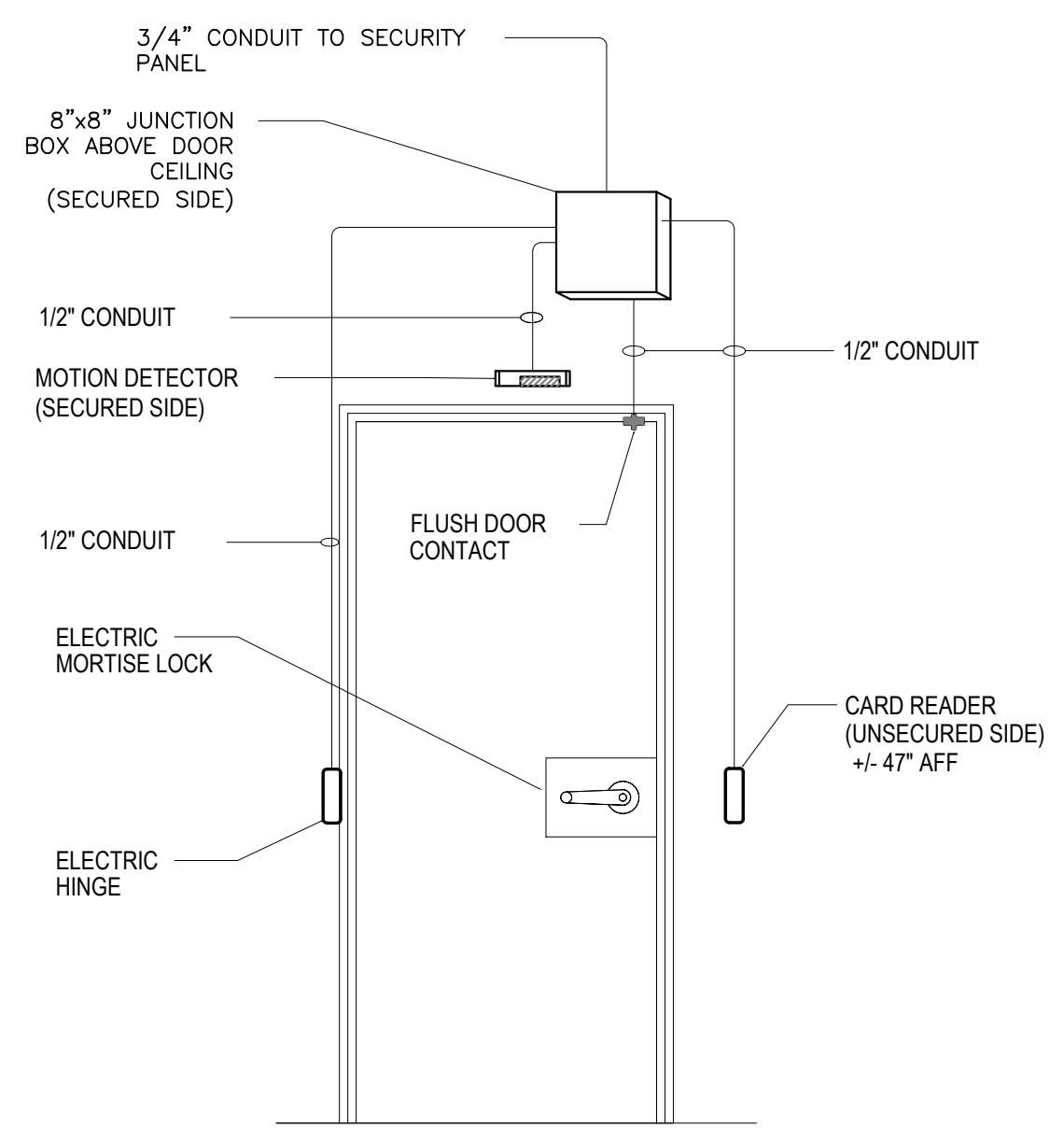
**SINGLE LINE DIAGRAM KEY NOTES: #**

- EXISTING OFFICE POWER AND LIGHTING CIRCUITS ARE FED FROM EXISTING PANEL A.
- NEW MECHANICAL UNITS ARE TO BE FED FROM EXISTING PANEL GS. CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE SUITABLE BREAKERS ON TENDER PHASE AND NOTIFY THE ELECTRICAL CONSULTANT.

**DRAWING KEY NOTES: #**

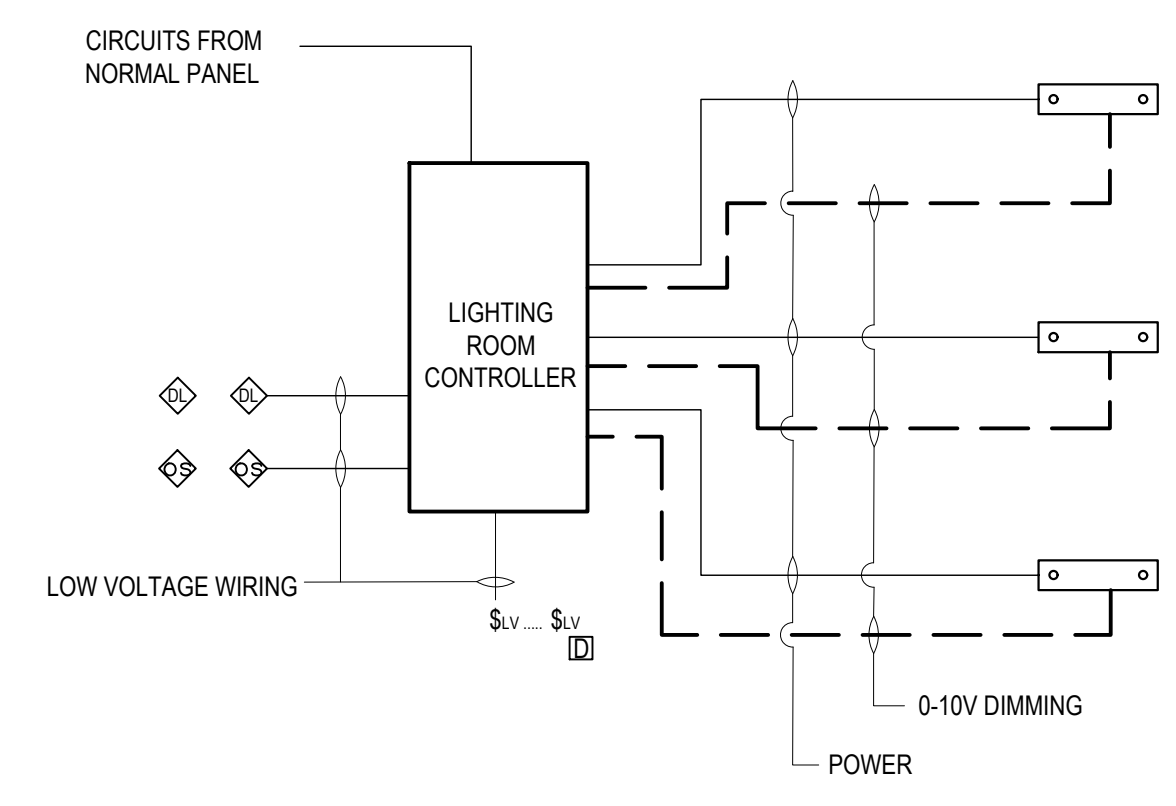
- THE CONTRACTOR SHALL PROVIDE A NEW PATCH PANEL IN THE EXISTING RACK. ALL EXISTING AND NEW DATA POINTS SHALL TERMINATE ON THIS PATCH PANEL. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF COQUITLAM ICT DEPARTMENT FOR EXACT LOCATION OF THE RACK.
- (SEPARATELY PRICED ITEM) CONTRACTOR SHALL PROVIDE A NEW 225A, 208Y/120V, 3-PHASE, 4-WIRE, 60-CIRCUIT ELECTRICAL PANEL, COMPLETE WITH NEW BREAKERS TO ACCOMMODATE ALL EXISTING AND NEW ELECTRICAL LOADS.

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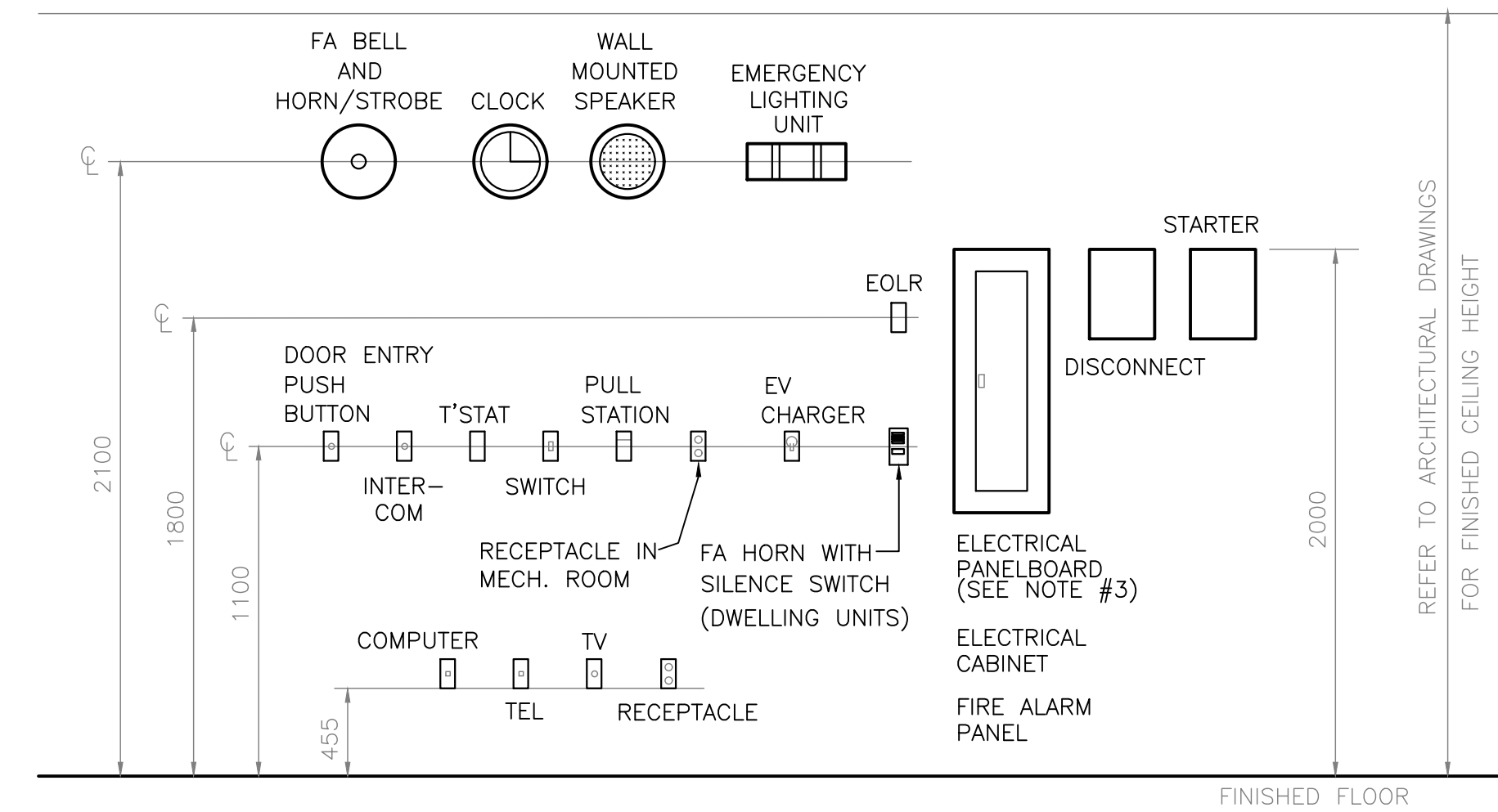
NOTES:  
 1. CONTRACTOR TO MIRROR INSTALLATION FOR DOORS WITH LATCHES ON OPPOSITE SIDE.  
 2. CONTRACTOR TO MODIFY EXISTING DOOR TO PROVIDE NEW FOB READER SYSTEM.

**3**  
 E0.4.1 **ACCESS CONTROL DOOR DETAIL**  
 SCALE: N.T.S.



PROVIDE COOPER RC3DE-FL SERIES OR EQUAL AND ALL PERIPHERALS AS PER DRAWINGS.

**4**  
 E0.4.1 **TYPICAL ROOM LIGHTING CONTROLLER DETAIL**  
 SCALE: N.T.S.



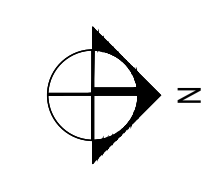
NOTES:  
 1. VERIFY AND CONFIRM MOUNTING HEIGHTS WITH ARCHITECTURAL DETAILS.  
 2. ALIGN ALL EQUIPMENT VERTICALLY AND HORIZONTALLY.  
 3. IN DWELLING UNITS, THE TOP-MOST BREAKER OF AN ELECTRICAL PANEL BOARD MUST NOT EXCEED 1700mm.

**5**  
 E0.4.1 **TYPICAL MOUNTING HEIGHT DETAIL**  
 SCALE: N.T.S.

2026-03-20 10:11:18 AM Home-401 Data/Proposals & Projects/2025-2461-000 PNL T13 DRAWING/25-848 E0.4.1 KEY PLAN



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Drawn: MY Checked: PON  
 Project Number 25-848

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TYPE	IMAGE	GENERAL DESCRIPTION	PRODUCT DETAILS		SOURCE DETAILS				ELECTRONICS / CONTROL				GENERAL			NOTES	
			MANUFACTURER	CATALOGUE NUMBER	TYPE	COLOR TEMPERATURE	CRI (MIN)	DELIVERED LUMENS	VOLTAGE	DIMMING PROTOCOL	MINIMUM DIMMING LEVEL	LOAD	INTEGRAL CONTROLS	FINISH	MOUNTING	IP RATING	NOTES
L1		4 FT LINEAR ARCHITECTURAL	RAB DESIGN	FLEX48-LED40A24-H-120-3000K-WHT-DIM	LED	3000K	85	5200	120V	0-10V	10%	40W	N/A	WHITE	SUSPENDED	N/A	
L2		LINKABLE ARCHITECTURAL & UNDERCABINET LIGHTING	RAB DESIGN	SNL-LEDXX	LED	3000K	>80	300/10"	120V	0-10V	N/A	3.5W	N/A	WHITE	UNDERCABINET	N/A	*Shall supplied with plug in and Hardwired options for 120VAC input *Refer to the architectural drawings for the required running length and turns
L3		SLAB LED WALL SCONCE	A-N-D	SLAB W20	LED	2700K	90	N/A	120V	N/A	N/A	20W	N/A	WHITE	WALL	N/A	
L4		RECESSED POT LIGHT 4"	JUNO	WF4 ALO19 SWW5 90CRI MW	LED	3000K	90+	700LM	120V	0-10V	10%	N/A	N/A	WHITE	RECESSED	N/A	
EM1		LED EXIT AND EMERGENCY LIGHT COMBO WITH INTEGRAL BATTERY	SATCO NUVO	67-511	LED	3000K	N/A	260	120V	N/A	N/A	4W	N/A	WHITE	WALL MOUNTED	N/A	*Dual Head *Pictogram Sign *Integral Battery
EM2		LED EMERGENCY LIGHT	SATCO NUVO	67-137	LED	3000K	N/A	60	12V	N/A	N/A	4W	N/A	WHITE	WALL MOUNTED	N/A	

**GENERAL NOTES:**

A) ALL CATALOGUE NUMBERS SHALL BE VERIFIED WITH MANUFACTURER PRIOR TO ORDERING.  
 B) ALL LUMINAIRE FINISHES SHALL BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO ORDERING.  
 C) ALL JUNCTION BOXES FOR SURFACE MOUNT LUMINAIRES SHALL NOT BE WIDER THAN THE LUMINAIRE MOUNTING PLATE.  
 D) COORDINATE MOUNTING HEIGHT OF ALL WALL MOUNTED LUMINAIRES WITH ARCHITECT PRIOR TO ROUGH-IN. COORDINATE SUSPENSION HEIGHT OF ALL SUSPENDED LUMINAIRES WITH ARCHITECT PRIOR TO INSTALLATION.  
 E) ELECTRICAL CONTRACTOR SHALL ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR INITIAL REVIEW OF ENTIRE LIGHTING SHOP DRAWING PACKAGE. NO DELAY CLAIMS WILL BE ALLOWED FOR ANY SUBSEQUENT REVIEW TIME REQUIRED DUE TO INCORRECT SHOP DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE LUMINAIRES ARE DELIVERED IN A TIMELY MANNER TO THE SITE. NO EXTRAS WILL BE ALLOWED FOR SUBSTITUTIONS OR RUSH CHARGES REQUIRED TO MEET PROJECT SCHEDULE AND MUST BE ALLOWED FOR IN TENDER PRICE  
 F) ALL CONTROLS INTEGRATED WITH LUMINAIRES TO BE COMMISSIONED ON SITE AFTER INSTALL. CONTRACTOR TO ENSURE THAT ALLOWANCE IS MADE FOR ADJUSTING AND COMMISSIONING OF ALL CONTROLS AS REQUIRED.  
 G) TYPE OF CONSTRUCTION FOR ALL CEILINGS SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO ORDERING MOUNTING KITS. CONTRACTOR TO OBTAIN A SET OF IFC ARCHITECTURAL DRAWINGS AND COORDINATE MOUNTING WITH CEILING TYPES SHOWN. NO EXTRAS WILL BE ALLOWED FOR RE-ORDERING OF LUMINAIRES OR MOUNTING KITS TO MATCH CEILING TYPES SHOWN ON ARCHITECTURAL PLANS. MOUNTING HEIGHT OF ALL SUSPENDED LUMINAIRES TO BE ADJUSTABLE ON SITE, AND CONTRACTOR TO COORDINATE ON SITE UNDER DIRECTION OF CONSULTANT.  
 H) FUNCTIONAL COMMISSIONING TESTING SHALL BE CONDUCTED BY A THIRD PARTY THAT IS NOT DIRECTLY INVOLVED IN EITHER THE DESIGN OR CONSTRUCTION OF THE PROJECT AND SHALL PROVIDE DOCUMENTATION CERTIFYING THAT THE INSTALLED LIGHTING CONTROLS MEET OR EXCEED ALL DOCUMENTED PERFORMANCE CRITERIA. CERTIFICATION SHALL BE IN CONFORMANCE WITH ASHRAE 90.1 -- FUNCTIONAL TESTING.

**1**  
 E0.4.2 LUMINAIRE SCHEDULE  
 SCALE: N.T.S.

2026-03-20 10:11:18 AM Nomad-407 Data/Proposals & Projects/2025-2461 Doc/Pan\_T13 DRAWING/E0.4.2 KEY PLAN

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 Project Number 25-848



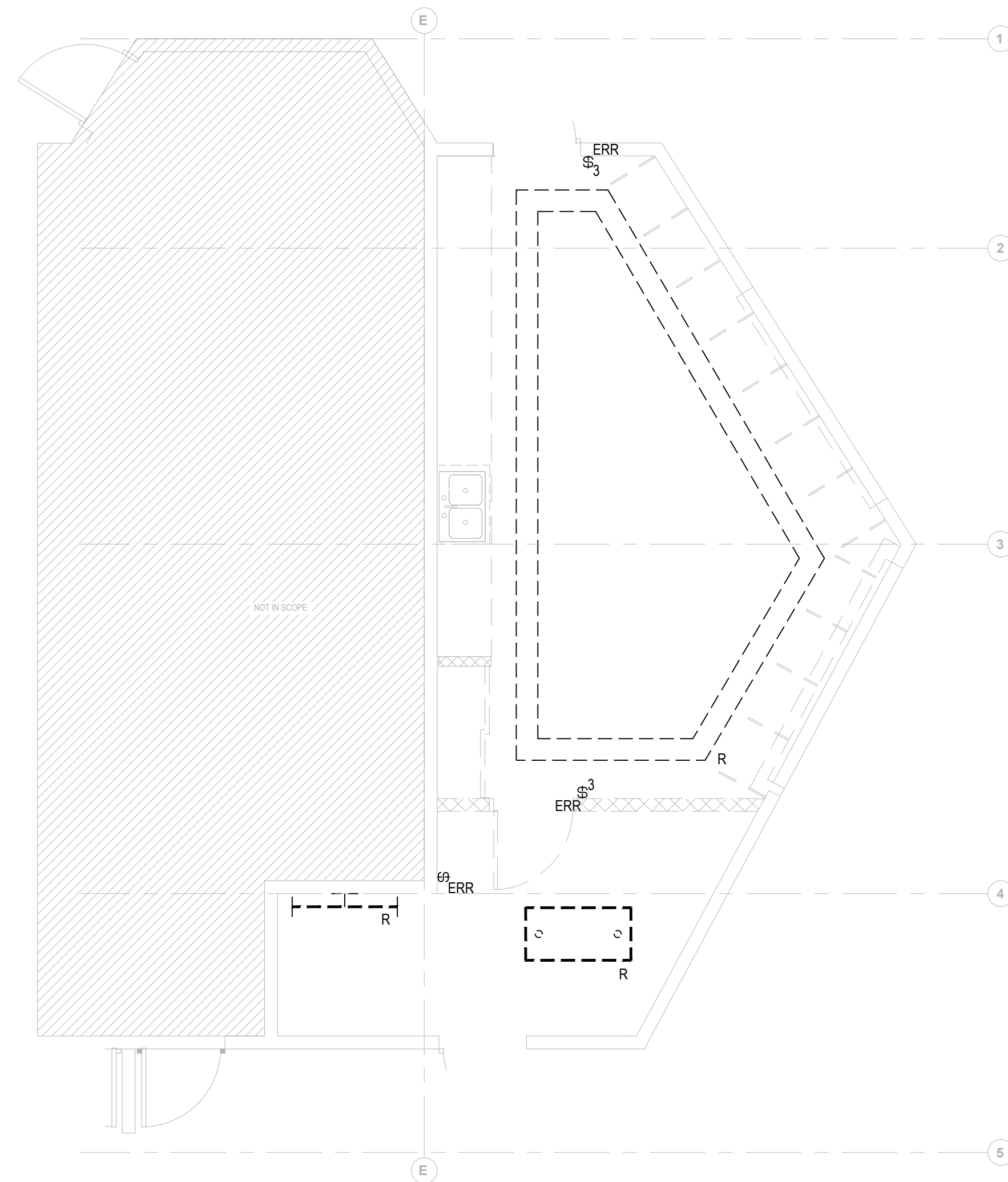
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GENERAL LIGHTING NOTES:

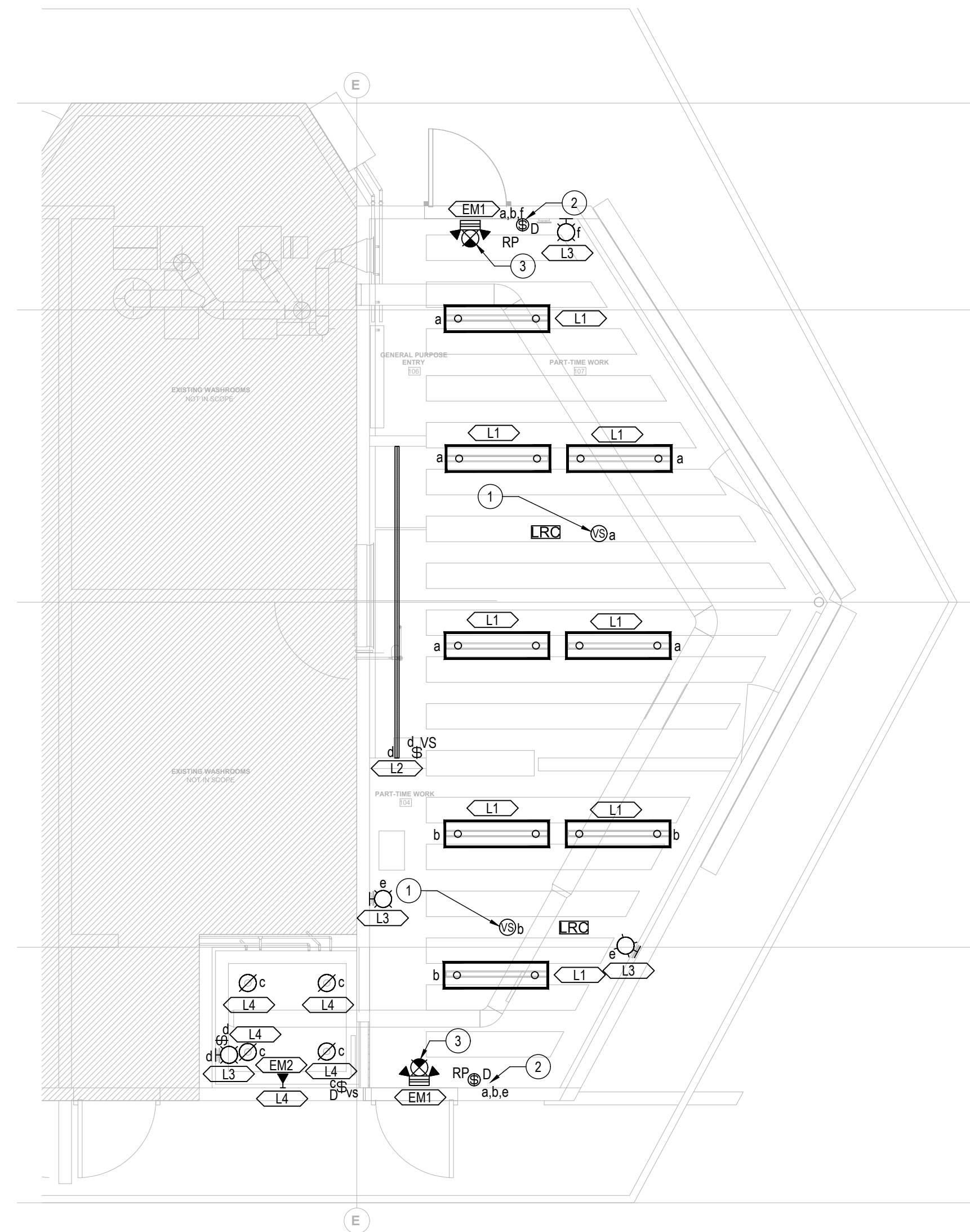
- THE CONTRACTOR SHOULD NOTIFY THE ENGINEER IF ANY CIRCUIT IS MISSING ON ANY DEVICE AND OBTAIN DIRECTION FOR THE CIRCUIT NUMBER. NO EXTRAS WILL BE ALLOWED IF ANY CIRCUIT NUMBER IS MISSING ON THE DRAWING. REFER TO PANEL SCHEDULE FOR LIGHTING CIRCUITS.
- THE CONTRACTOR SHOULD COORDINATE ALL MOUNTING HEIGHTS WITH THE ARCHITECT AND THE ENGINEER PRIOR TO ROUGH-IN. THE TOTAL NUMBER OF BENDS IN A CONDUIT SYSTEM SHALL NOT EXCEED TWO 90° BENDS. THE INSIDE RADIUS OF A BEND IN CONDUIT SHALL BE AT LEAST 6 TIMES THE INTERNAL DIAMETER. WHEN THE CONDUIT SIZE IS LARGER THAN 53mm, THE INSIDE RADIUS SHALL BE AT LEAST 10 TIMES THE INTERNAL DIAMETER.
- ALL PATHWAYS THROUGH FIRE RATED WALLS OR FLOORS MUST BE FIRE STOPPED.
- WHEN MULTIPLE OCCUPANCY SENSORS ARE SHOWN IN THE SAME SPACE, THE SENSORS ARE TO BE CONNECTED IN PARALLEL SUCH THAT THE ACTIVATION OF EITHER SENSOR SHALL CAUSE THE LUMINAIRE TO TURN ON.
- STACK MOUNT AND ALIGN LIGHT SWITCHES, WALL OUTLETS AND DATA OUTLETS THAT ARE AT THE SAME LOCATION. COORDINATE INSTALLATION AND MOUNTING HEIGHT ON SITE.
- IDEAL PLACEMENT OF LIGHTING CONTROL DEVICES SHALL BE COORDINATED WITH MANUFACTURER RECOMMENDATIONS. CONTRACTOR SHALL ENSURE FIELD OF VISION CONTROL DEVICES SUCH AS OCCUPANCY AND DAYLIGHT SENSORS IS NOT IMPEDED BY OBSTRUCTIONS. ALLOW FOR PENDANT MOUNTED DEVICES FOR SUCH OCCURRENCES.
- LIGHTS DESIGNATED TO BE CONNECTED TO EMERGENCY CIRCUIT ARE TO BE CONNECTED EXISTING LIGHTING WHICH IS FED FROM PANEL A.
- ALL LUMINAIRES SHALL BE MOUNTED PER MANUFACTURER'S INSTRUCTION. CONTRACTOR SHALL OBTAIN ALL NECESSARY DOCUMENTS DIRECTLY FROM MANUFACTURER.
- CONTRACTOR SHALL PROVIDE NEW EXIT SIGNS, EMERGENCY BATTERY PACK UNIT AS WELL AS THE ASSOCIATED REMOTE HEADS AS SHOWN ON THE LAYOUT. PROVIDE CONDUIT AND WIRING AS REQUIRED. PROVIDE TESTING AND VERIFICATION AS PER SPECIFICATION AT COMPLETION.
- CONTRACTOR SHALL HIRE AND DIRECTLY INTERFACE WITH LIGHTING CONTROL SUPPLIER. PROVIDE ALL NECESSARY COMPONENTS AND DEVICES INCLUDING RELAY DRIVER(S), CONTROLLERS, RELAYS, WIRING, PATCH CABLES, PROGRAMMING FULLY FUNCTIONAL LIGHTING CONTROL SYSTEM.
- CONTRACTOR SHALL PROVIDE AND PAY FOR COMMISSIONING AND PROGRAMMING OF TIME CLOCK AND LIGHTING CONTROL DEVICE & ENTIRE SYSTEM. CONTRACTOR SHALL CARRY THE COST OF INDEPENDENT THIRD PARTY TO PERFORM THE COMMISSIONING. SUBMIT COMMISSIONING REPORT TO THE ELECTRICAL CONSULTANT UPON COMPLETION.
- UNLESS NOTED OTHERWISE, ELECTRICAL CONTRACTOR SHALL LEAVE ALL EXISTING ABANDONED CONDUITS TO BE AS IS ON SITE. PROVIDE FIRE STOPPING ON THE TERMINATIONS IF WALL OR CEILING IS CONSIDERED TO BE FIRE RATED.

DRAWING KEY NOTES:

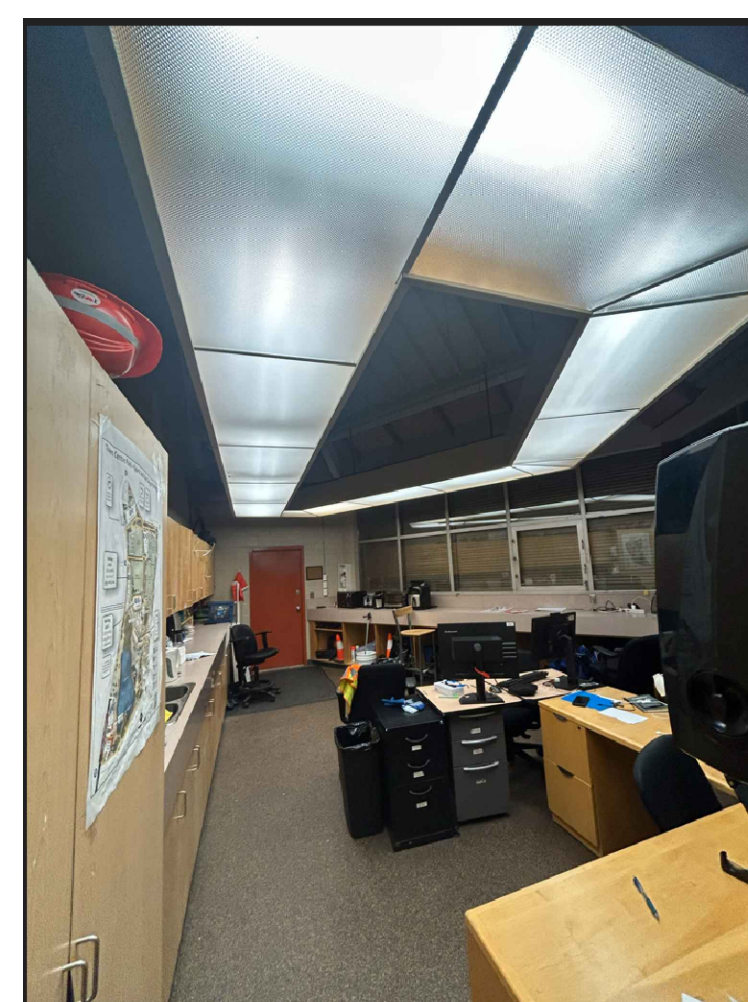
- THE LIGHTING SHALL BE DIMMABLE WITH A LOCAL LOW VOLTAGE LIGHTING CONTROL SOLUTION WITH MANUAL ON AND AUTO OFF. CONTRACTOR TO PROVIDE REQUIRED ACCESSORIES FOR MOUNTING BETWEEN THE ACCOUSTIC PANELS.
- CONTRACTOR IS TO PROVIDE NEW ROOM CONTROLLER, DIMMABLE LIGHT SWITCHES AND CONTROL WIRING AS REQUIRED. EXISTING CIRCUITS ARE TO BE REUSED TO POWER THE FIXTURES.
- EM LIGHTING SHALL BE IN SAME CIRCUIT WITH THE LIGHTING FIXTURES.



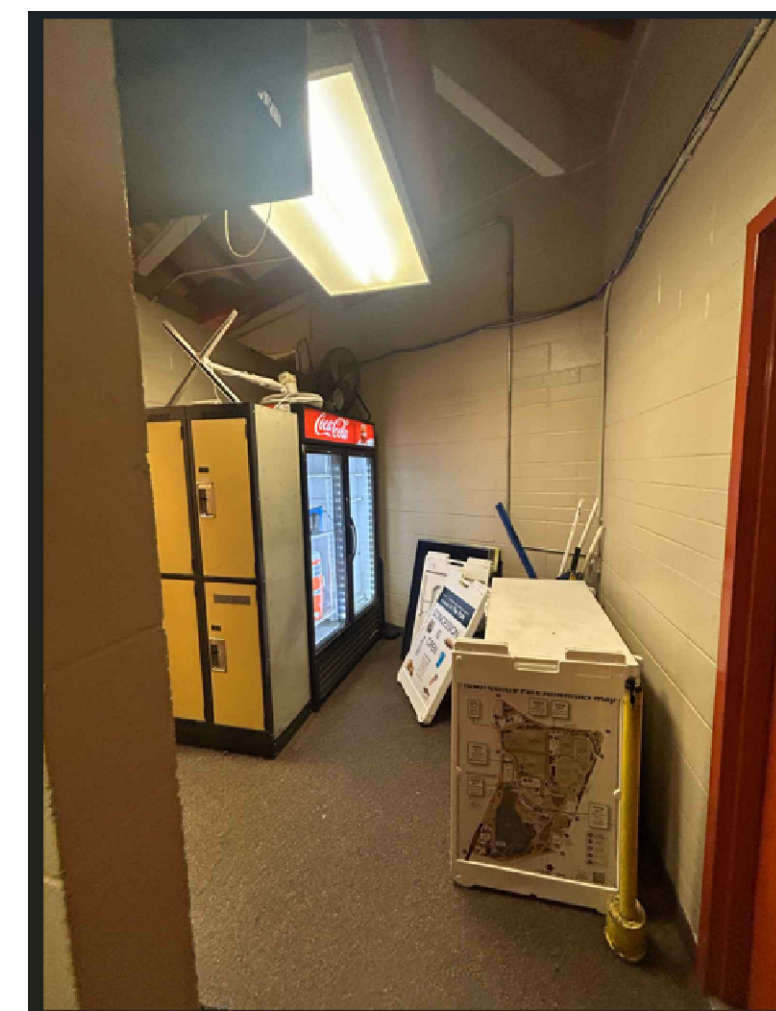
**1** LEVEL 1 LIGHTING - DEMOLITION PLAN  
E1.0.0 SCALE: 1:50



**2** LEVEL 1 LIGHTING - CONSTRUCTION PLAN  
E1.0.0 SCALE: 1:50



**3** EXISTING OFFICE AREA I  
E1.0.0 SCALE: N.T.S.



**4** EXISTING OFFICE AREA II  
E1.0.0 SCALE: N.T.S.



Drawn: MY Checked: PON  
Project Number 25-848

2026-03-19 12:41:16 PM Home\2607\Drawings\2026-03-19\25-848 E1.0.0 LEVEL 1 LIGHTING CONSTRUCTION DEMO PLAN



2026-03-27

ISSUED	DATE	REMARKS
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GENERAL LIGHTING NOTES:

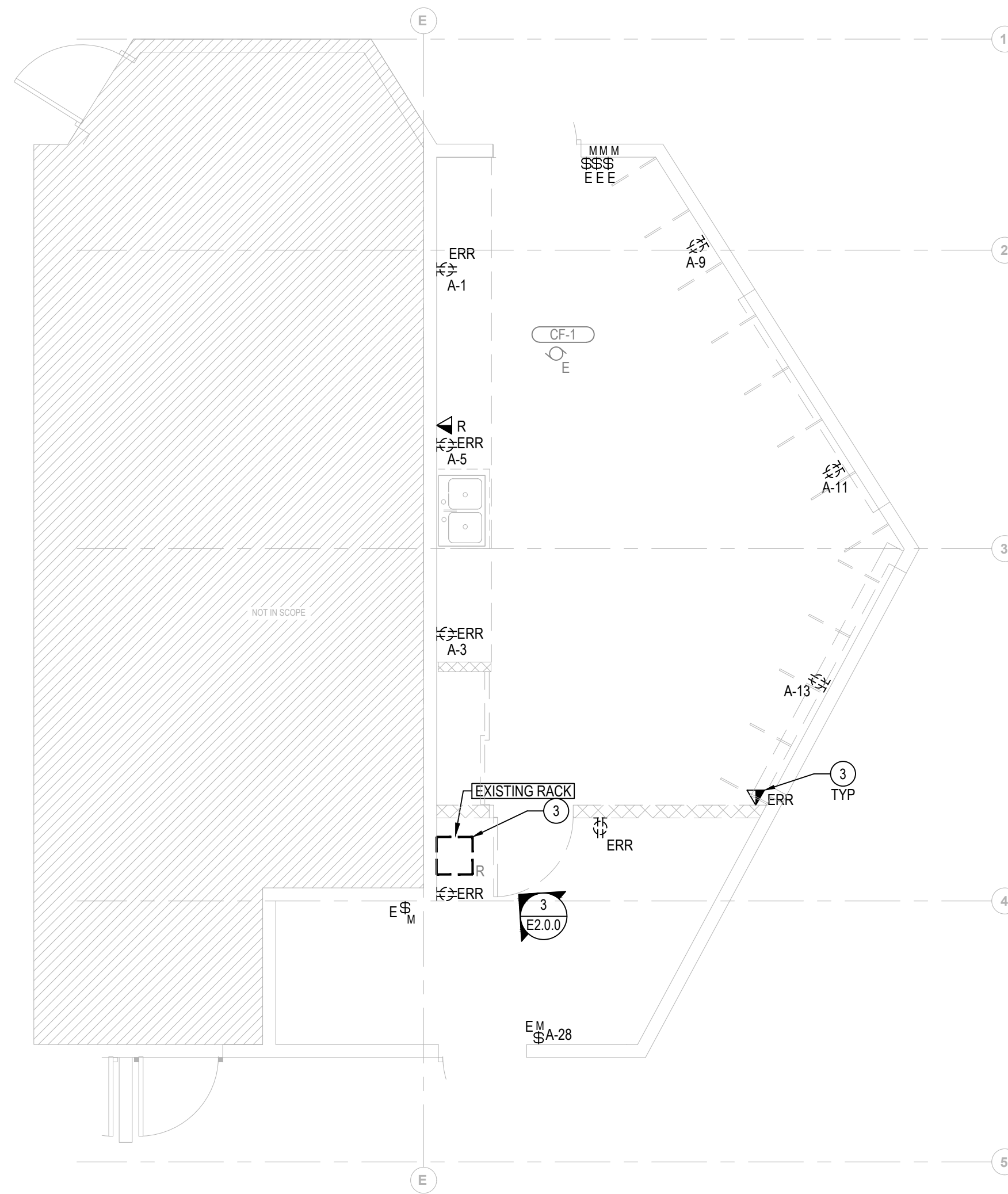
- ANY CHIPPING, CUTTING OR CORING OF CONCRETE SLABS MUST BE REVIEWED BY THE STRUCTURAL ENGINEER AND APPROVED BY THE LANDLORD.
- REFER TO ARCHITECTURAL INTERIOR ELEVATIONS FOR THE MOUNTING HEIGHTS OF POWER RECEPTACLES AND DATA OUTLETS, INCLUDING OUTLETS OF COUNTER TOP AND WORK.
- ELECTRICAL DRAWING SHOULD BE READ IN CONJUNCTION WITH MECHANICAL AND ELECTRICAL DRAWINGS AND SCHEDULES. REFER TO MECHANICAL DRAWING FOR EXACT LOCATION OF MECHANICAL EQUIPMENT PRIOR TO ROUGH-IN. REFER TO MECHANICAL FOR ELECTRICAL REQUIREMENT OF SPECIFIED EQUIPMENT.
- REFER TO THE PANEL SCHEDULES FOR ALL REQUIRED CIRCUITING INFORMATION.
- THE CONTRACTOR SHOULD NOTIFY THE ENGINEER IF ANY CIRCUIT IS MISSING ON ANY DEVICE AND OBTAIN DIRECTION FOR THE CIRCUIT NUMBER. NO EXTRAS WILL BE ALLOWED IF ANY CIRCUIT NUMBER IS MISSING ON THE DRAWING.
- ANY ELECTRICAL EQUIPMENT AND DEVICE LOCATIONS SHOWN ON INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS AND ELEVATIONS ARE TO TAKE PRECEDENCE OVER LOCATIONS SHOWN ON ELECTRICAL DRAWINGS. CONTRACTOR TO REFER TO INTERIOR DESIGN AND ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS AND LOCATIONS OF RECEPTACLES AND SWITCHES SHOWN.
- THE TOTAL NUMBER OF BENDS IN A CONDUIT SYSTEM SHALL NOT EXCEED TWO 90° BENDS. THE INSIDE RADIUS OF BEND IN CONDUIT SHALL BE AT LEAST 6 TIMES THE INTERNAL DIAMETER. WHEN THE CONDUIT SIZE IS LARGER THAN 53MM, THE INSIDE RADIUS SHALL BE AT LEAST 10 TIMES THE INTERNAL DIAMETER.
- ALL PATHWAY THROUGH FIRE RATED WALLS OR FLOORS MUST BE FIRE STOPPED.
- STACK MOUNT AND ALIGN LIGHT SWITCHES, WALL OUTLETS. COORDINATE INSTALLATION AND MOUNTING HEIGHT ON SITE.
- PROVIDE DEDICATED NEUTRALS FOR ALL DEDICATED CIRCUITS.
- CONTRACTOR SHALL CARRY ALLOWANCE FOR ACCESS PANEL FOR NON T-BAR CEILING (REFER TO ARCHITECTURAL CEILING PLAN FOR EXACT CEILING TYPE) AS REQUIRED. LOCATION SHALL BE APPROVED BY ARCHITECT PRIOR TO THE INSTALLATIONS. ACCESS PANEL TO MADE OF 1/2" (16MM) THICK, FLUSH WITH DRYWALL CEILING. PAINT FINISH TO MATCH THE CEILING. PROVIDE 1/2" (6MM) REVEAL ALL THE WAY AROUND THE ACCESS PANEL TYPICAL.
- UNLESS NOTED OTHERWISE, ELECTRICAL CONTRACTOR SHALL LEAVE ALL EXISTING ABANDONED CONDUITS TO BE AS IS ON SITE. PROVIDE FIRE STOPPING ON THE TERMINATIONS IF WALL OR CEILING IS CONSIDERED TO BE FIRE RATED.

DRAWING KEY NOTES: #

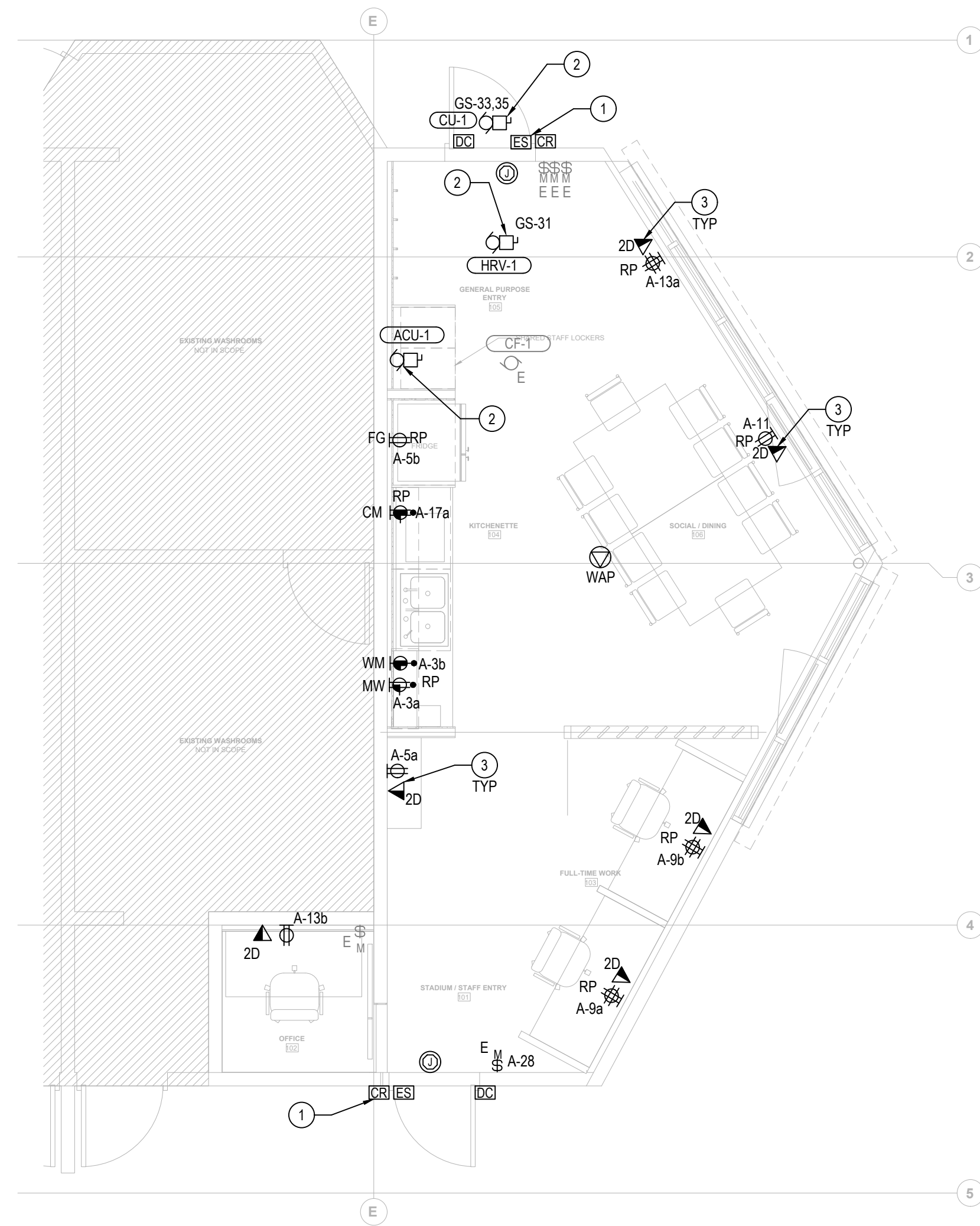
- PROVIDE NEW STAINLESS STEEL, VANDAL RESISTANT AND WEATHER PROOF (IP65) ELECTRIC DOOR HARDWARE FRAME SUITABLE WITH THE FOB ENTRY. CONTRACTOR SHALL MODIFY THE EXISTING DOOR AS REQUIRED TO SUIT NEW DOOR HARDWARE. BOTH DOORS SHALL WORK WITH THE SYSTEM. CONTRACTOR SHALL PROVIDE COMPLETE FUNCTIONAL SYSTEM FOR THE AREA AND INTEGRATION WITH THE EXISTING ACCESS CONTROL PANEL. CONTRACTOR TO ROUTE ALL CONDUITS TO THE EXISTING ACCESS CONTROL PANEL LOCATED IN ELECTRICAL ROOM.
- PROVIDE NEW CIRCUIT FROM PANEL GS LOCATED IN THE ELECTRICAL ROOM. REFER TO THE MECHANICAL SCHEDULE FOR THE PROTECTION DEVICE AND WIRING REQUIREMENTS.
- EXISTING RACK TO BE REMOVED. ALL NEW AND EXISTING DATA POINTS SHALL BE ROUTED TO THE NEW COMMUNICATION RACK LOCATED IN THE EXISTING ELECTRICAL ROOM. THE CONTRACTOR SHALL PROVIDE CAT6 CABLING FOR ALL EXISTING AND NEW DATA OUTLETS AND ROUTE ALL CABLES TO AN EXISTING RACK LOCATION IN THE ELECTRICAL ROOM WITHIN A 4-INCH EMT CONDUIT. AS REQUIRED, CABLES TO BE TERMINATED IN NEW PATCH PANEL PROVIDED BY CONTRACTOR.
- CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE NEW BREAKERS FOR THE EXISTING PANELS IN THE TENDER PHASE AND NOTIFY THE ELECTRICAL CONSULTANT IF THERE IS NO AVAILABILITY OF THE EQUIPMENT.
- THE CONTRACTOR SHALL INVESTIGATE THE EXISTING DOOR ACS PANELS ON SITE AND SHALL PROVIDE AND MAKE ALLOWANCES FOR ALL REQUIRED EQUIPMENT, PANELS, AND INTEGRATION NECESSARY FOR THE OFFICE DOORS.

SEPARATELY PRICED ITEM: #

- CONTRACTOR SHALL PROVIDE A SEPARATE PRICE FOR THE REPLACEMENT OF EXISTING PANEL-A WITH A NEW 225A, 208Y/120V, 3-PHASE, 4-WIRE, 60-CIRCUIT ELECTRICAL PANEL, COMPLETE WITH NEW BREAKERS TO ACCOMMODATE ALL EXISTING AND NEW ELECTRICAL LOAD. ALL EXISTING LOADS SHALL BE RE-WIRED TO THE NEW ELECTRICAL PANEL.



**1**  
E2.0.0 LEVEL 1 POWER - DEMOLITION PLAN  
SCALE: 1:50



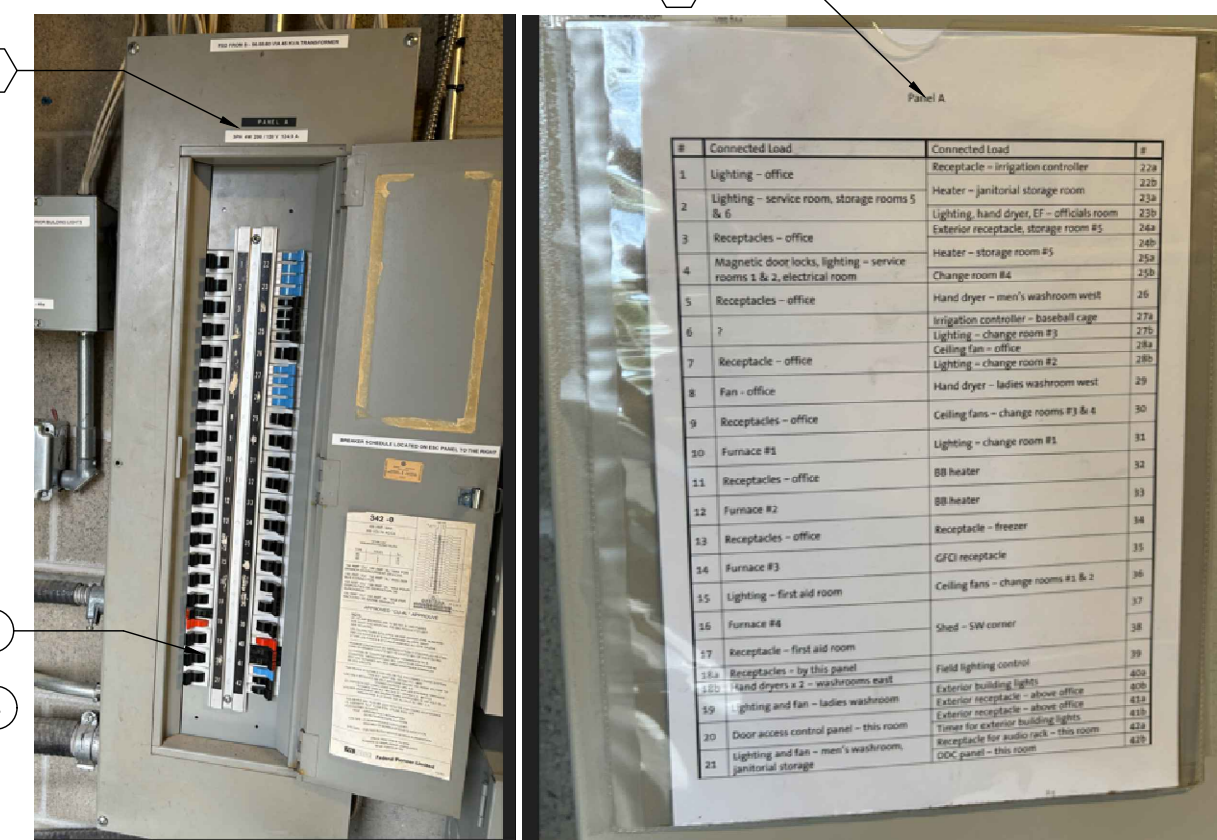
**2**  
E2.0.0 LEVEL 1 POWER - CONSTRUCTION PLAN  
SCALE: 1:50



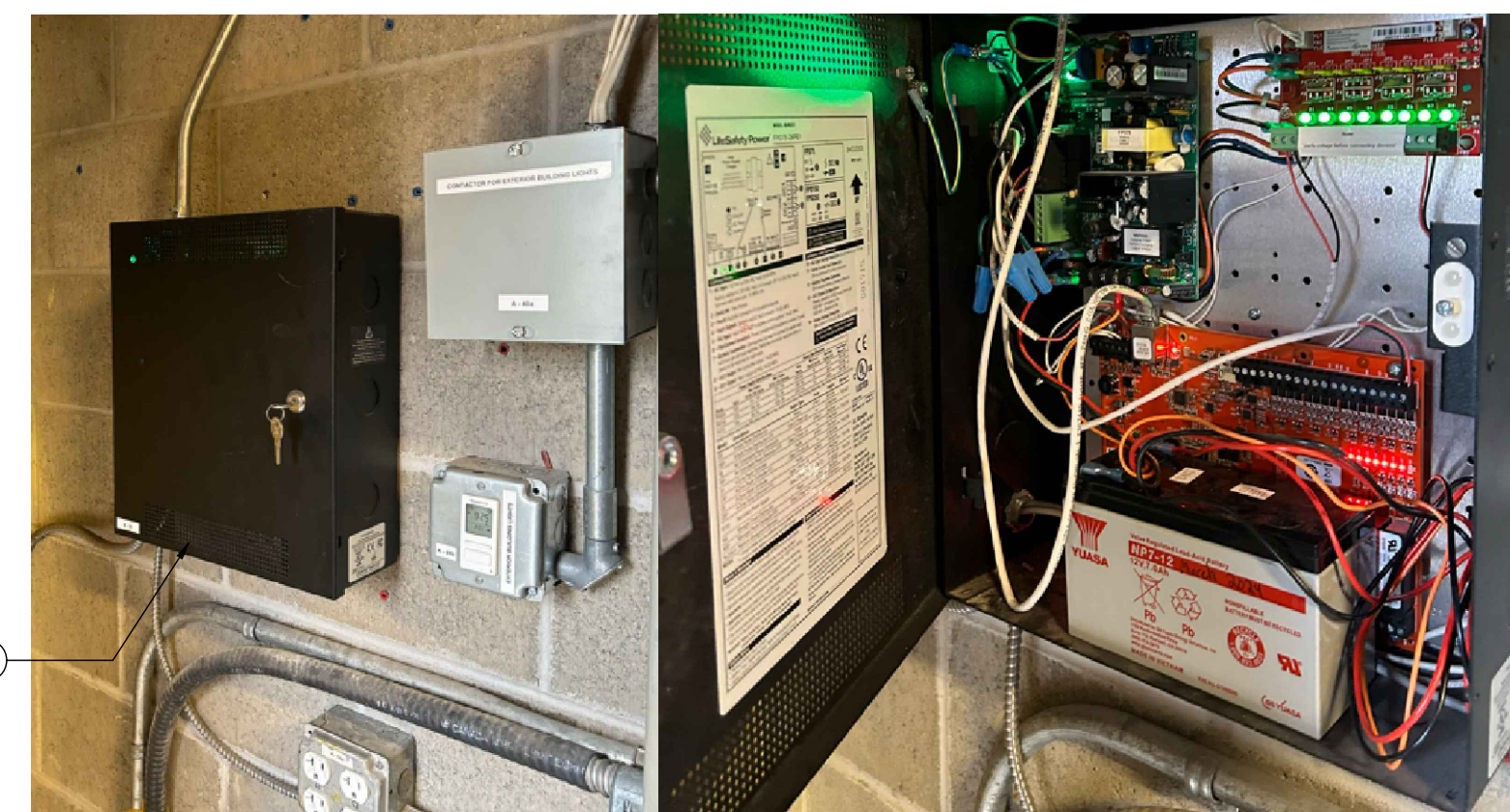
**3**  
E2.0.0 EXISTING DATA RACK  
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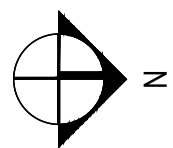
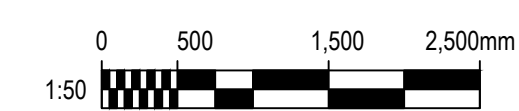
**4**  
E2.0.0 EXISTING PANEL GS  
SCALE: N.T.S.



**5**  
E2.0.0 EXISTING PANEL A  
SCALE: N.T.S.



**6**  
E2.0.0 EXISTING DOOR ACCESS CONTROL PANEL  
SCALE: N.T.S.



Drawn: MY Checked: PON  
Project Number 25-848

2026-03-19 11:15:24 PM Home\607\Drawings\Projects\2025-848 DOC Plan\T21 DRAWINGS\25-848 E2.0.0 LEVEL 1 POWER CONSTRUCTION DEMO PLAN

**OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.**

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All work shall conform to the latest editions of local Building Codes, jurisdictional codes and local ordinances. Drawing sheet numbers are prefixed as follows:  
A = Architectural  
S = Structural  
M = Mechanical/HVAC  
P = Plumbing  
E = Electrical  
FP = Fire Protection  
L = Landscape  
C = Civil

**LEVEL 1 POWER CONSTRUCTION & DEMOLITION PLAN**

**E2.0.0**

**Coquitlam**  
**PARKS SERVICES**  
**HUB**  
1290 PIPELINE RD., COQUITLAM, BC, V3B 7Y3







21. TESTING	30.2.2. MASONRY TILE SURFACES (WASHROOMS & OTHER SPECIAL AREAS) MILCOR (STYLE M), FLUSH WITH WALL, EXPOSED FRAME.	35. SUBSTANTIAL PERFORMANCE REQUIREMENTS	37. CONTROL SEQUENCE
21.1. ALL DRAINAGE PIPING (STORM, SANITARY, VENT) SHALL BE WATER FILLED WITH A STANDING HEAD OF MINIMUM 3 METERS (10 FEET) ABOVE GRADE BEFORE BACKFILLING. TEST TIME SHALL BE A MINIMUM OF 8 HOURS. MARK STARTING LEVEL ON EXTERIOR OF PIPE AT BEGINNING OF TEST. PROVIDE TEMPORARY PLUGS AT MANHOLES OR PIPE SECTIONS TO ACCOMPLISH THIS TESTING. PIPING SHALL NOT BE BACKFILLED UNLESS THE WATER TEST HAS BEEN COMPLETED AND SIGNED OFF AND SHOWS NO LEAKAGE.	30.2.3. PLASTER SURFACES MILCOR (STYLE K), FLUSH WITH WALL, CONCEALED FRAME.	35.1. BEFORE THE CONSULTANT AND OWNER ARE REQUESTED TO MAKE SUBSTANTIAL PERFORMANCE INSPECTION, PROVIDE THE FOLLOWING:	37.1. SPACE TEMPERATURE CONTROL
21.2. ALL PLUMBING SYSTEM WATER SUPPLY PIPING SHALL BE PRESSURE TESTED FOR A MINIMUM OF 24 HOURS, HELD AT A PRESSURE EQUAL TO TWICE THE WORKING PRESSURE OF THE SYSTEM, OR A MINIMUM OF 830 KPA (120 PSI). CONSULTANT SHALL BE ALERTED WHEN PIPE TESTS ARE BEING PERFORMED AND MAY INSPECT AS TIMING PERMITS. OTHERWISE HAVE ALL PIPE PRESSURE TESTS SIGNED OFF BY THE CONTRACTOR'S SITE FOREMAN/MANAGER.	30.2.4. FEATURE WALL CONSTRUCTION MILCOR AP (PLASTER) OR AT (TILE) RECESSED PANEL, CONCEALED FRAME.	35.1.1. LETTERS OF ASSURANCE FOR SEISMIC (MECHANICAL AND PLUMBING)	37.1.1. HEATING MODE (PRIMARY – EXISTING FURNACE)
21.3. ALL HYDRONIC SYSTEM PIPING SHALL BE PRESSURE TESTED FOR A MINIMUM OF 24 HOURS, HELD AT PRESSURE EQUAL TO THE GREATER OF 1-1/2 TIMES MAXIMUM WORKING PRESSURE OR 860 KPA (160 PSI) WATER PRESSURE. NOTIFY CONSULTANT WHEN PIPE TESTS ARE BEING PERFORMED. CONSULTANT MAY REVIEW AS TIMING PERMITS. OTHERWISE HAVE ALL PIPE PRESSURE TESTS SIGNED OFF BY THE CONTRACTOR'S SITE FOREMAN/MANAGER.	30.2.5. FINISH: PRIME COAT, ALL STYLES.	35.1.2. FINAL PLUMBING INSPECTOR'S SIGN-OFF REPORT	37.1.1.1. UPON A CALL FOR HEATING (SPACE TEMPERATURE BELOW HEATING SETPOINT):
21.4. PRESSURE GAUGES USED BY THE CONTRACTOR FOR PRESSURE TESTING SHALL BE:	30.2.6. MINIMUM SIZE: 8"x8" FOR CLEANOUT ACCESS, 12"x12" FOR HAND ACCESS, 18"x24" FOR ENTRY ACCESS.	35.1.3. PRESSURE TEST REPORTS FOR DOMESTIC WATER PIPES, SANITARY DRAINS, STORM DRAIN PIPES, AND PLUMBING VENTS.	37.1.1.1.1. ENABLE EXISTING FURNACE.
21.4.1. BRAND NEW AND BEAR MANUFACTURER'S WARRANTY FOR	30.2.7. SCREWDRIVER CAM LOCKS.	35.1.4. FIRE DAMPER DROP TEST REPORT.	37.1.1.1.2. FURNACE SUPPLY FAN SHALL OPERATE PER MANUFACTURER CONTROLS.
21.4.2. CALIBRATED BY A THIRD-PARTY TESTING AGENT.	30.2.8. MINIMUM REQUIREMENTS: 14 GAUGE BONDERIZED STEEL (STYLE K, DW, AP, AT), 14 GAUGE STAINLESS STEEL (STYLE M), CONCEALED HINGES, ADJUSTABLE ANCHORING STRAPS OR LUGS TO SUIT CONSTRUCTION.	35.1.5. FIRE-STOP SHOP DRAWINGS.	37.1.2. SECONDARY HEATING
21.4.3. THE WARRANTY OR THE CALIBRATION CERTIFICATE SHALL BE REVIEWED AND ACCEPTED BY THE CONSULTANT BEFORE THE PRESSURE GAUGES CAN BE USED FOR ANY PRESSURE TESTING.	30.3. ACCESS PANELS IN FIRE SEPARATIONS AND FIRE WALLS SHALL HAVE A COMPATIBLE FIRE RATING AND U.L.C. LABEL (MILCOR FIRE RATED).	35.1.6. FIRE-STOP INSTALLER'S CERTIFICATE FOR THE FIRE-STOP SYSTEM	37.1.2.1. IF SPACE TEMPERATURE IS NOT SATISFIED WITHIN ADJUSTABLE TIME DELAY:
22. IDENTIFICATION	30.4. SUBMIT SHOP DRAWINGS INDICATING SIZE, TYPE, AND LOCATION OF ALL ACCESS DOORS BEFORE THE EQUIPMENT TO BE ACCESSIBLE IS INSTALLED.	35.1.7. MAJOR EQUIPMENT STARTUP REPORTS (RTUS, HVAC UNITS, FANS, ETC.)	37.1.2.1.1. ENABLE SPLIT SYSTEM HEATING AS SECOND STAGE.
22.1. EXTEND THE EXISTING COMPONENT AND SERVICES IDENTIFICATION SYSTEM TO INCLUDE ALL NEW WORKS.	30.5. IN REMOVABLE ACOUSTIC PANEL TYPE CEILINGS, NO ACCESS DOORS ARE REQUIRED, BUT AFTER COMPLETION OF THE CEILING, INSTALL APPROVED COLOUR MARKING DEVICES AT FOUR CORNERS OF EACH PANEL BELOW ALL POINTS REQUIRING ACCESS.	35.1.8. ONE MARKED-UP AS-BUILT PRINT.	37.1.3. INTERLOCKS:
22.2. PROVIDE LAKECICO LABELS FOR ALL EQUIPMENT, INCLUDING THERMOSTATS SUPPLIED AND INSTALLED UNDER THIS CONTRACT.	30.6. DOORS MANUFACTURED BY MAXAM METAL PRODUCTS ARE ACCEPTABLE ALTERNATIVES WHERE STYLES ARE SIMILAR.	35.1.9. TWO COPIES OF MAINTENANCE INSTRUCTIONS.	37.1.3.1. DISABLE SPLIT SYSTEM COOLING DURING HEATING OPERATION.
22.3. ALL INSULATED DOMESTIC WATER PIPING TO BE CLEARLY IDENTIFIED.	31. ACCESS - SECURITY	35.1.10. TWO COPIES OF BALANCE REPORT.	37.1.3.2. COOLING MODE (SPLIT SYSTEM)
22.4. ALL GAS PIPING TO BE PAINTED YELLOW OR PROVIDED WITH YELLOW BANDS.	31.1. THE CONSTRUCTION MANAGER MUST BE CONSULTED ON MATTERS OF ACCESS, SECURITY AND WORK SCHEDULE.	35.1.11. POTABLE WATER CHLORINE TEST REPORT.	37.1.2.1. UPON A CALL FOR COOLING (SPACE TEMPERATURE ABOVE COOLING SETPOINT):
22.5. ALL INSULATED HYDRONIC PIPING TO BE CLEARLY LABELLED WITH FLOW DIRECTIONS.	32. INSURANCE	36. CONTROLS	37.1.2.1.1. ENABLE SPLIT SYSTEM COOLING.
23. AIR BALANCING, TESTING AND COMMISSIONING SCOPE	32.1. PROVIDE THE PRIME CONTRACTOR WITH EVIDENCE OF INSURANCE COVERAGE BEFORE STARTING WORK.	36.1. THE GENERAL CONDITIONS, AMENDMENTS, AND SUPPLEMENTS, AND THE MECHANICAL GENERAL PROVISIONS SHALL FORM AN INTEGRAL PART OF THIS SECTION OF THE SPECIFICATION.	37.1.2.2. ENABLE INDOOR FAN.
23.1. A COMPREHENSIVE SERVICE SHALL BE PROVIDED BY A FIRM THAT SPECIALIZES IN BALANCING AND COMMISSIONING.	33. SHOP DRAWINGS	36.1.1. THE COMPLETE CONTROL SYSTEM SHALL BE INSTALLED BY COMPETENT CONTROL MECHANICS, AND ELECTRICIANS REGULARLY EMPLOYED BY THE MANUFACTURER AND/OR SUPPLIER OF THE CONTROL EQUIPMENT.	37.1.2.2. INTERLOCKS:
23.2. ALL HVAC SYSTEMS AFFECTED BY THE WORK OF THIS TRADE SHALL BE BALANCED TO THE VOLUMES NOTED ON THE DRAWINGS.	33.1. SHOP DRAWINGS SHALL BE PROVIDED FOR ALL NEW EQUIPMENT.	36.1.2. THE FOLLOWING WORK SHALL BE FURNISHED BY THE MECHANICAL CONTRACTOR UNDER THE SUPERVISION OF THE CONTROLS SUPPLIER:	37.1.2.2.1. DISABLE FURNACE DURING COOLING OPERATION.
23.3. TWO COPIES OF THE BALANCING REPORT SHALL BE ISSUED TO THE CONSULTANT AND INCLUDED IN THE O & M MANUALS.	33.2. SHOP DRAWING MUST BE APPROVED BEFORE THE EQUIPMENT IS ORDERED.	36.1.2.1. PROVIDE ACCESS DOORS OR OTHER APPROVED MEANS OF ACCESS THROUGH DUCTS FOR SERVICE AND INSTALLATION OF CONTROL EQUIPMENT.	37.2. FAN OPERATION
23.4. BALANCING TOLERANCE SHALL BE +10% OF THE NOTED VOLUMES. ALL SYSTEMS SHALL BE TESTED, COMMISSIONED AND LEFT IN FULL WORKING ORDER.	33.3. THE CONTRACTOR MUST CAREFULLY EXAMINE SHOP DRAWINGS BEFORE SENDING TO THE CONSULTANT. THE CONTRACTOR'S REPRESENTATIVE PERFORMING THIS ACTIVITY MUST INDICATE HIS APPROVAL OR CONDITIONS OF APPROVAL ON SHOP DRAWING WITH A LEGIBLE SIGNATURE.	36.1.2.2. LOCATE ALL CONTROL DEVICES SO THAT THEY ARE EASILY ACCESSIBLE AT HAND HEIGHT WHEREVER POSSIBLE AND PRACTICAL.	37.2.1. HEATING MODE
23.5. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR COMMISSIONING ALL NEW AND EXISTING EQUIPMENT INCLUDING REPLACING ALL NEW AND EXISTING HVAC UNIT FILTERS WITH NEW UPON COMPLETION OF THE WORK. PROVIDE WRITTEN REPORT AT THE END OF THE PROJECT.	33.4. THE CONSULTANT IS NOT RESPONSIBLE FOR CHECKING OR APPROVING THE QUANTITY OF ITEMS REQUIRED.	36.1.2.3. POWER SOURCE FOR CONTROLS, SUCH AS DAMPER MOTORS, SHALL BE TAKEN FROM THE RELATED FAN STARTER, SO THAT SHUT DOWN OF THAT FAN AUTOMATICALLY ISOLATES ALL RELATED CONTROLS.	37.2.1.1. FURNACE FAN OPERATES AS PRIMARY AIR MOVEMENT DEVICE.
23.6. PROVIDE A DEMONSTRATION TO THE OWNER AND CONSULTANT & OWNER'S REPRESENTATIVE, THE FULL, PROPER, OPERATION OF THE SYSTEMS INCLUDED IN THE CONTRACT DOCUMENTS.	34. OPERATING AND MAINTENANCE MANUALS	36.1.2.4. CONTROLS CONTRACTOR TO VISIT SITE PRIOR TO SUBMITTING TENDER TO ENSURE FULL UNDERSTANDING OF WHAT IS REQUIRED. INCLUDE ALL ITEMS FOR COMPLETE SYSTEMS.	37.2.2. SPLIT SYSTEM FAN SHALL REMAIN OFF UNLESS REQUIRED FOR SECONDARY HEATING.
24. INSPECTIONS	34.1. PROVIDE OPERATION AND MAINTENANCE DATA AS DETAILED BELOW.	36.1.2.5. SYSTEMS SHALL BE FULLY COMMISSIONED, WITH A COMPREHENSIVE DEMONSTRATION OF ALL FUNCTIONS, TO THE OWNER, PRIOR TO TURNOVER.	37.2.2.1. SPLIT SYSTEM FAN OPERATES.
24.1. CONTRACTOR SHALL CONTACT OMICRON AND REQUEST A MINIMUM OF TWO (2) INSPECTIONS, ONE AT 50% COMPLETION (ROUGH-IN), ONE AT SUBSTANTIAL COMPLETION. A MINIMUM OF 48 HOURS NOTICE SHALL BE GIVEN FOR AN INSPECTION NOTICE.	34.2. SUPPLY THREE FINAL (2 HARD COPY AND 1 CD) AND ONE PRELIMINARY COPY OF THE EQUIPMENT DATA AND MAINTENANCE CARDS. THE PRELIMINARY COPY REFERRED TO ABOVE SHALL INCLUDE ONLY THE SYSTEMS DESCRIPTIONS, OPERATING AND MAINTENANCE INSTRUCTIONS AND SHALL BE DELIVERED TO THE CONSULTANT FOR REVIEW AND COMMENT NO LATER THAN ONE (1) MONTH PRIOR TO THE DATE OF SUBSTANTIAL PERFORMANCE NOTICE. THIS COPY MAY BE ELECTRONIC OR SUBMITTED IN A LOOSE-LEAF RING BINDER.	36.2. COMPONENTS	37.2.2.2. FURNACE FAN SHALL REMAIN OFF.
25. RECORD DRAWINGS	34.3. PROVIDE TWO (2) COPIES OF HARD COVER EXTENSION TYPE BINDERS INDICATING MECHANICAL OPERATING AND MAINTENANCE MANUALS, ARCH., MECH. ENGINEERING FIRM, CONTRACTOR'S AND PROJECT NAME. THESE WILL BE FORWARDED TO THE OWNER.	36.2.1. BY CONTROL SUPPLIER:	37.2.3. COOLING MODE
25.1. MAINTAIN ONE (1) SET OF WHITE PRINTS ON SITE INCLUDING ALL SUPPLEMENTARY AND REVISED DRAWINGS FOR THE PURPOSE OF RECORDING ANY CHANGES AND/OR REVISION FROM THE CONTRACT DRAWINGS AS THEY OCCUR. ALL NEW UNDERGROUND PIPING TO HAVE INVERTS NOTED AT BUILDING EXITS, CATCH BASINS/MANHOLE CONNECTIONS, AND AT ANY CHANGE OF DIRECTION. DIMENSION PIPING TO NEAREST GRIDLINE.	34.4. PROVIDE ONE (1) ELECTRONIC COPY OF THE MANUALS ON THE CD. FILES SHALL BE SAVED IN PORTABLE DOCUMENT FORMAT (PDF). INDIVIDUAL FILES SHALL BE ORGANIZED IN FOLDERS PER THE INDEX SYSTEM BELOW.	36.2.1.1. ALL CONTROL SYSTEM COMPONENTS EXCEPT PACKAGED EQUIPMENT CONTROLS BUT INCLUDING AUTO-SCHEDULING DEVICES.	37.2.2.1. SPLIT SYSTEM FAN OPERATES.
25.2. RECORD DRAWINGS MUST BE AVAILABLE ON SITE AND UP-TO-DATE AT ALL TIMES. THE CONSULTANT WILL REVIEW SITE MARK-UPS.	34.5. INDEX OF MAINTENANCE MANUALS ACCORDING TO THE FOLLOWING INDEX SYSTEM:	36.2.1.2. ALL LOW VOLTAGE CONTROL WIRING BY CONTROLS CONTRACTOR. LINE VOLTAGE WIRING AND DEVICES BY ELECTRICAL CONTRACTOR.	37.2.3. VENTILATION-ONLY MODE
25.3. AT THE COMPLETION OF THE WORK THE CONTRACTOR SHALL, IN A NEAT FASHION, TRANSFER ALL RECORD INFORMATION A NEW SET OF PRINTS. THIS SET SHALL BE NOTED AS BEING "RECORD DRAWINGS" AND SHALL BE DATED AND SIGNED BY THE MECHANICAL CONTRACTOR. DELIVER TO THE CONSULTANT. THE SET OF RECORD DRAWINGS FOR TRANSMITTING OF THE CHANGES TO THE AUTOCAD ELECTRONIC DRAWINGS. THE ELECTRONIC DRAWINGS WILL BE PREPARED BY OMICRON AT THE MECHANICAL CONTRACTOR'S COST. ALLOW \$200/SHEET.	34.5.1. TAB 1.0 MECHANICAL SYSTEMS:	36.2.1.3. ALL ALTERNATORS AND TIME DELAY RELAYS.	37.2.3.1. WHEN NO HEATING OR COOLING IS ACTIVE AND VENTILATION IS REQUIRED:
25.4. NOTE: SITE WORKING PRINTS SHALL NOT BE USED, OR SUBMITTED, AS CERTIFIED FINAL "AS BUILT" RECORD SET, OBTAIN A NEW SET OF PRINTS, AT NO COST, FROM THE CONSULTANT AT THE END OF THE PROJECT FOR RECORD DRAWING SUBMISSION.	34.5.1.1. PROVIDE TITLE PAGE WITH CLEAR PLASTIC COVER.	36.2.1.4. INCLUDE CONTROL CIRCUIT TRANSFORMERS AS REQUIRED.	37.2.3.1.1. ENABLE SPLIT SYSTEM FAN, OR
26. SUPPORTS, HANGERS, BASES & PIERS	34.5.1.2. THE FRONT TITLE PAGE SHALL INCLUDE INFORMATION REGARDING THE FOLLOWING COMPANIES: THE OWNER, THE PRIME CONSULTANT, THE MECHANICAL CONSULTANT, THE CONSTRUCTION MANAGER, THE MECHANICAL CONTRACTOR, THE AGENCY PREPARING THE MANUALS.	36.2.1.5. ALL DISCONNECT SWITCHES REQUIRED (UNLESS SPECIFIED INTEGRAL WITH EQUIPMENT).	37.2.3.1.2. ENABLE FURNACE FAN.
26.1. CONCRETE FOUNDATION PADS OR PIERS REQUIRED FOR THE WORK COVERED IN THIS DIVISION WHICH CONNECT DIRECTLY TO THE ARCHITECTURAL WORK (E.G. HOUSEKEEPING PADS, COOLING TOWER PIER, ETC.) AND CONCRETE OF INERTIA PADS ARE NOT INCLUDED IN THIS DIVISION.	34.5.2. TAB 1.1 LIST OF MECHANICAL DRAWINGS:	36.2.1.6. ALL MOTOR PROTECTION SWITCHES, MAGNETIC STARTERS, CONTACTORS, HAND-OFF-AUTOMATIC SELECTOR SWITCHES, STOP/START SWITCHES, AND PILOT LIGHTS, EXCEPT THOSE FOR CONTROL ALARM PANEL.	37.3. HEAT RECOVERY VENTILATOR CONTROL
26.2. ALL OTHER FOUNDATIONS AND SUPPORTS SUCH AS ANGLE STEEL BASES, HANGERS, BRACKETS, ETC. ARE INCLUDED IN THIS DIVISION.	34.5.3. TAB 1.2 DESCRIPTION OF SYSTEMS:	36.2.1.7. NOTE: MOTORS THAT ARE MANUALLY OPERATED SHALL BE SUPPLIED WITH ON/OFF STARTERS. MOTORS THAT ARE AUTOMATICALLY CONTROLLED SHALL BE SUPPLIED WITH H.O.A. STARTERS. ALL STARTERS MAINTAINED CONTACT.	37.3.1. DEMAND-CONTROL VENTILATION
27. INSERTS AND ANCHOR BOLTS	34.5.3.1. PROVIDE COMPLETE DESCRIPTION OF EACH SYSTEM.	36.2.1.8. ALL CONTROL WIRING SHALL BE PROTECTED IN EMT CONDUIT IF EXPOSED, WHETHER IN EXPOSED CEILING AREAS OR OTHER	37.3.1.1. HRV OPERATION SHALL BE CONTROLLED BASED ON SPACE CO <sub>2</sub> CONCENTRATION AS FOLLOWS:
27.1. SUPPLY AND INSTALL SUITABLE INSERTS AND ANCHOR BOLTS REQUIRED TO SUPPORT WORK COVERED IN THIS DIVISION.	34.5.3.2. INCLUDE DETAILED SYSTEM DESCRIPTION AND COMPONENTS COMPRISING THAT SYSTEM. EXPLANATION OF HOW EACH COMPONENT INTERFACES WITH OTHERS TO COMPLETE THE SYSTEM, LOCATION OF EACH THERMOSTAT, CONTROLLER, OR OPERATING SETPOINTS.	36.3. SHOP DRAWINGS: SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES	37.3.1.1.1. CO <sub>2</sub> < 800 PPM.
27.2. INSERTS INSTALLED IN POURED-IN-PLACE CONCRETE MUST BE CAST-IN-CONCRETE TYPE WHEREVER POSSIBLE OR SELF-DRILLING EXPANSION SHELL TYPE IF CONCRETE IS CURED.	34.5.3.3. PROVIDE A COMPLETE DESCRIPTION OF EMERGENCY SHUT-DOWN AND START-UP PROCEDURES FOR ALL MAJOR EQUIPMENT, SYSTEMS AND CONTROLS, INCLUDING FIRE ALARM FUNCTIONS, POWER FAILURE MODE, BACK-UP EQUIPMENT/SYSTEMS OPERATION.	36.3.1. THE BMS CONTRACTOR SHALL SUBMIT A LIST OF ALL SHOP DRAWINGS WITH SUBMITTAL DATES WITHIN 10 WORKING DAYS OF CONTRACT AWARD. THE SUBMITTAL SCHEDULE MUST BE INTEGRATED WITH THE BUILDING CONSTRUCTION SCHEDULE INCLUDING AN ALLOWANCE FOR 10 WORKING DAYS FOR THE CONSULTANTS REVIEW. WORK IS NOT TO PROCEED ON SITE WITHOUT APPROVED SHOP DRAWINGS.	37.3.1.1.2. HRV OFF OR MINIMUM AIRFLOW (IF REQUIRED BY CODE).
27.3. BE RESPONSIBLE FOR SUPPLY AND INDICATION OF LOCATION OF INSERTS IN PRECAST CONCRETE MEMBERS AS REQUIRED TO PROVIDE NECESSARY SUPPORT POINTS FOR WORK COVERED IN THIS DIVISION.	34.5.4. TAB 1.3 OPERATING DIVISION:	36.3.2. THE SUBMITTAL SCHEDULE IS TO INCLUDE A SHOP DRAWING IDENTIFICATION NUMBER, CONTRACT DOCUMENTS REFERENCE AND ITEM DESCRIPTION.	37.3.1.1.3. 2 CO <sub>2</sub> BETWEEN 800 PPM AND 1000 PPM.
27.4. EXPLOSIVE TYPE PINS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL FROM THE CONSULTANT.	34.5.4.1. PROVIDE COMPLETE AND DETAILED OPERATION OF EACH MAJOR COMPONENT.	36.3.3. SUBMITTALS SHALL BE IN DEFINED PACKAGES. EACH PACKAGE SHALL BE COMPLETE AND SHALL ONLY REFERENCE ITSELF AND PREVIOUSLY SUBMITTED PACKAGES. THE PACKAGES SHALL BE AS APPROVED BY CONSULTANT FOR CONTRACT COMPLIANCE.	37.3.2. AIR DISTRIBUTION INTERLOCK
27.5. SET MACHINERY ANCHOR BOLTS IN PIPE SLEEVES AT LEAST TWO SIZES LARGER THAN ANCHOR BOLTS.	34.5.4.2. INCLUDE STARTING PROCEDURE, EXACT SWITCH AND CONTROL LOCATION.	36.3.4. EQUIPMENT AND SYSTEMS REQUIRING APPROVAL OF LOCAL AUTHORITIES MUST COMPLY WITH SUCH REGULATIONS AND BE APPROVED. FILING SHALL BE AT THE EXPENSE OF THE BMS CONTRACTOR WHERE FILING IS NECESSARY. PROVIDE A COPY OF ALL RELATED CORRESPONDENCE AND PERMITS TO THE OWNER.	37.3.2.1. WHEN HRV IS ENABLED:
28. OPENINGS IN ARCHITECTURAL/STRUCTURAL MEMBERS	34.5.4.3. DESCRIBE OPERATION OF COMPONENT CONTROLS, CHANGES REQUIRED FOR SUMMER OR WINTER OPERATION AND METHOD OF ACCOMPLISHMENT.	36.3.5. AT A MINIMUM SUBMIT THE FOLLOWING:	37.3.2.1.1. AT LEAST ONE AIR DISTRIBUTION FAN SHALL OPERATE:
28.1. WHERE MATERIAL COVERED UNDER THIS DIVISION PASSES THROUGH ARCHITECTURAL OR STRUCTURAL MEMBERS, ALL SLEEVES AND CORE DRILLING TO BE SUPPLIED AND INSTALLED UNDER THIS DIVISION, EXCEPT WHERE OTHERWISE NOTED, OR WHERE HOLES ARE INDICATED ON THE STRUCTURAL OR ARCHITECTURAL DRAWINGS. CALKING OF THESE HOLES WITH A SUITABLE MATERIAL IS ONLY INCLUDED UNDER THIS DIVISION WHERE THE SLEEVE IS ALSO INCLUDED.	34.5.4.4. DESCRIBE TROUBLE SHOOTING SEQUENCE WHEN SET POINTS CANNOT BE MAINTAINED.	36.3.5.1. BMS NETWORK ARCHITECTURE DIAGRAMS INCLUDING ALL NODES AND INTERCONNECTIONS.	37.3.2.1.1.1. SPLIT SYSTEM FAN, OR FURNACE FAN
28.2. ANY HOLES CORED THROUGH THE FLOORS, CONCRETE OR BLOCK WALLS SHALL BE X-RAYED PRIOR TO CORING.	34.5.4.5. DESCRIBE SAFE GUARDS TO CHECK IF EQUIPMENT GOES OFFLINE.	36.3.5.2. SCHEMATICS, SEQUENCES AND FLOW DIAGRAMS.	37.3.2.2. IF BOTH FANS ARE OFF:
28.3. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE ADEQUATELY FIRE STOPPED WITH AN APPROVED ULC OR CUL-LISTED SYSTEM SUITABLE FOR THE APPLICATION. INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.	34.5.4.6. DESCRIBE FIRE PROTECTION AND SMOKE CONTROL.	36.3.5.3. POINTS SCHEDULE FOR EACH REAL POINT IN THE BMS, INCLUDING: TAG, POINT TYPE, SYSTEM NAME, OBJECT NAME, EXPANDED ID, DISPLAY NAME, NODE TYPE, ADDRESS, CABLE DESTINATION, MODULE TYPE, TERMINAL ID, PANEL, SLOT NUMBER, REFERENCE DRAWING, AND CABLE NUMBER.	37.3.2.2.1. HRV SHALL BE DISABLED OR OPERATE AT MINIMUM UNTIL AIRFLOW IS PROVEN.
28.4. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF EXPANSION/SEISMIC JOINTS. PROVIDE EXPANSION/SEISMIC JOINT FOR ALL DUCTWORK/PLUMBING AT EXPANSION/SEISMIC JOINTS.	34.5.5. TAB 1.4 MAINTENANCE AND LUBRICATION DIVISION:	36.3.5.4. DETAILED BILL OF MATERIAL LIST FOR EACH NODE, IDENTIFYING QUANTITY, PART NUMBER, DESCRIPTION, AND OPTIONAL FEATURES.	
28.5. SEAL ALL DUCT PENETRATIONS OF ACOUSTICAL SOUND WALLS WITH AIRTIGHT SEALANT (FIRE RATED SYSTEM AT RATED WALLS). REFER TO ARCHITECTURAL DRAWINGS FOR SOUND WALL LOCATIONS.	34.5.5.1. PROVIDE DETAILED PREVENTATIVE MAINTENANCE AND LUBRICATION SCHEDULE FOR EACH OF THE MAJOR COMPONENTS INCLUDING DAILY, WEEKLY, MONTHLY, SEMI-ANNUAL AND YEARLY CHECKS AND TASKS.	36.3.5.5. CONTROL DAMPER SCHEDULE INCLUDING A SEPARATE LINE FOR EACH DAMPER AND A COLUMN FOR EACH OF THE DAMPER ATTRIBUTES, INCLUDING: CODE NUMBER, FAIL POSITION, DAMPER TYPE, DAMPER OPERATOR, BLADE TYPE, FACE VELOCITY, PRESSURE DROP, BEARING TYPE, SEALS, DUCT SIZE, DAMPER SIZE, MOUNTING, AND ACTUATOR TYPE.	
29. TEMPORARY USE OF EQUIPMENT	34.5.5.2. DESCRIBE LUBRICATION AND MAINTENANCE PROCEDURE FOR EQUIPMENT COMPONENTS SUCH AS BEARINGS, DRIVES, MOTORS, AND FILTERS. INCLUDE RECOMMENDED LUBRICANTS.	36.3.5.6. CONTROL VALVE SCHEDULES INCLUDING A SEPARATE LINE FOR EACH VALVE AND A COLUMN FOR EACH OF THE VALVE ATTRIBUTES: CODE NUMBER, CONFIGURATION, FAIL POSITION, PIPE SIZE, VALVE SIZE, BODY CONFIGURATION, GRATION, CLOSE OFF PRESSURE, CAPACITY, VALVE CV, CALCULATED CV, DESIGN PRESSURE, ACTUAL PRESSURE, AND ACTUATOR TYPE.	
29.1. NO PORTION OF WORK COVERED UNDER THIS DIVISION WILL BE PUT INTO TEMPORARY USE WITHOUT THE CONSULTANTS APPROVAL.	34.5.5.3. COMPILER THIS INFORMATION FOR EACH TYPICAL PIECE OF EQUIPMENT.	36.3.5.7. ROOM SCHEDULE INCLUDING A SEPARATE LINE FOR EACH VAV BOX AND TERMINAL UNIT INDICATING MINIMUM/MAXIMUM VOLUME FLOW RATE, PICKUP GAIN, BOX AREA, AND BIAS SETTING.	
29.2. IF WORK COVERED UNDER THIS DIVISION IS PUT INTO TEMPORARY USE, ITS SUPERVISION, MAINTENANCE AND SERVICING IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR AND SUCH THAT THE WORK IS IN NEAR NEW CONDITION WHEN TURNED OVER TO THE OWNER UNLESS OTHERWISE STATED. THE EXPENSE FOR SUCH (INCLUDING ENERGY COSTS) IS NOT INCLUDED IN THIS DIVISION.	34.5.5.4. PROVIDE A BELT SCHEDULE.	36.3.5.8. DETAILS OF ALL BMS INTERFACES AND CONNECTIONS TO THE WORK OF OTHER TRADES.	
30. ACCESS DOORS	34.5.6. TAB 1.5 LIST OF EQUIPMENT SUPPLIERS AND SUB-CONTRACTORS:	36.3.5.9. PRODUCT DATA SHEETS FOR ALL PRODUCTS INCLUDING SOFTWARE.	
30.1. PROVIDE AND INSTALL SUITABLE ACCESS DOORS FOR CONCEALED MECHANICAL EQUIPMENT REQUIRING FUTURE INSPECTION AND SERVICING.	34.5.6.1. PROVIDE COMPLETE LIST OF EQUIPMENT SUPPLIERS AND SUB-CONTRACTORS, INCLUDING ADDRESS AND TELEPHONE NUMBER.	36.3.5.10. TRAINING PROVIDED, INCLUDING OUTLINES FOR EACH SESSION.	
30.2. DESIGN:	34.5.6.2. OUTLINE PROCEDURES FOR PURCHASING PARTS AND EQUIPMENT.	36.6. WIRING AND CONDUIT	
30.2.1. DRYWALL SURFACE, MILCOR (STYLE DW), FLUSH WITH WALL, CONCEALED FRAME.	34.5.6.3. PROVIDE A PARTS LIST AND REPAIR MANUAL FOR EACH PIECE OF COMPLETE EQUIPMENT SPECIFIED.	36.6.1. BY CONTROLS MANUFACTURER	
	34.5.6.4. PROVIDE A WARRANTY LIST FOR ALL ITEMS THAT EXTEND BEYOND THE STANDARD ONE YEAR CONTRACTORS WARRANTY PERIOD SUCH AS GAS FIRED BURNERS FOR ROOF TOP UNITS, DRINKING FOUNTAIN CHILLERS, BOLER BURNERS, VARIABLE FREQUENCY DRIVES, ELECTRICAL MOTORS, ETC. INDICATE THE START DATE OF THE ONE YEAR CONTRACTORS WARRANTY PERIOD.	36.6.1.1. ALL WIRING SHALL BE COPPER TYPE. CONDUIT AND WIRE SUPPLIED BY BMS CONTRACTOR.	
	34.5.7. TAB CERTIFICATION (2.0, 2.1, ETC.) INCLUDE COPIES OF:	36.6.1.2. CONTROLS CONTRACTOR TO CO-ORDINATE ANY LINE VOLTAGE REQUIREMENT WITH ELECTRICAL CONTRACTOR.	
	34.5.7.1. HYDROSTATIC AND AIR TESTS PERFORMED ON PIPING SYSTEMS.	36.6.1.3. ALL POWER WIRING AND CONDUIT FROM POWER DISTRIBUTION SYSTEM TO MOTORS.	
	34.5.7.2. EQUIPMENT ALIGNMENT CERTIFICATES.	36.6.1.4. SUPPLY AND INSTALL CONDUIT AND WIRE FOR THE TEMPERATURE CONTROL SYSTEM PLUS REMOVAL OF UNUSED CONDUIT.	
	34.5.7.3. BALANCING REPORTS FOR AIR AND WATER SYSTEMS.	36.6.1.5. CONTROL CIRCUIT POWER SUPPLY WIRING AND CONDUIT TO LOCATIONS INDICATED.	
	34.5.7.4. VALVE TAG IDENTIFICATION. SCHEDULE INCLUDING LOCATION, SERVICE AND NORMAL POSITION.	36.6.1.6. ALL POWER WIRING AND CONDUIT FROM POWER DISTRIBUTION SYSTEM TO ELECTRICAL HEATING DEVICES.	
	34.5.7.5. PIPE COLOUR CODE.	36.6.2. IDENTIFICATION	
	34.5.7.6. INSPECTION APPROVAL CERTIFICATES FOR PLUMBING AND GAS SYSTEMS.	36.6.2.1. MOUNT AS INSTALLED FRAMED CONTROL SCHEMATICS COMPLETE WITH SEQUENCE OF OPERATION, LIST OF COMPONENTS, ETC. IN THE MECHANICAL ROOM.	
	34.5.7.7. INSPECTION APPROVAL CERTIFICATES FOR ALL AIR HEATING AND VENTILATION SYSTEMS.	36.6.2.2. FURNISH INFORMATION FOR INCLUSION IN THE OPERATING AND MAINTENANCE MANUALS COVERING THE FUNCTION AND OPERATING OF THE CONTROL SYSTEMS FOR EACH STAGE OF THE PROJECT FOR USE BY THE OPERATING PERSONNEL.	
	34.5.7.8. START-UP REPORTS OF EQUIPMENT.	36.6.2.3. IDENTIFY ALL CONTROLS WITH SYMBOLS RELATING DIRECTLY TO THE CONTROL DIAGRAM. USE BLACK LAKECICO LABELS WITH WHITE LETTERS AND SECURE THEM TO, OR ADJACENT TO, THE CONTROL DEVICES WITH KEY CHAINS. LABELS SHALL NOT BE FASTENED TO REMOVABLE COVERS.	
	34.5.7.9. GUARANTEE CERTIFICATE.	36.6.2.4. IDENTIFY ALL CONTROL WIRES AT-BOTH ENDS WITH PLASTIC SLIP ON SLEEVES.	
	34.5.8. TAB SHOP DRAWINGS (3.0, 3.1, ETC.):		
	34.5.8.1. INCLUDE COPY OF ALL REVIEWED ONLY SHOP DRAWINGS.		
	34.5.8.2. INCLUDE REDUCED RECORD CONTROL DRAWINGS (8-1/2"x11" OR 11"x14" FOLD OUT).		

ISSUED #	DATE	REMARKS
	2026-03-20	ISSUED FOR BP
	2026-03-27	ISSUED FOR TENDER

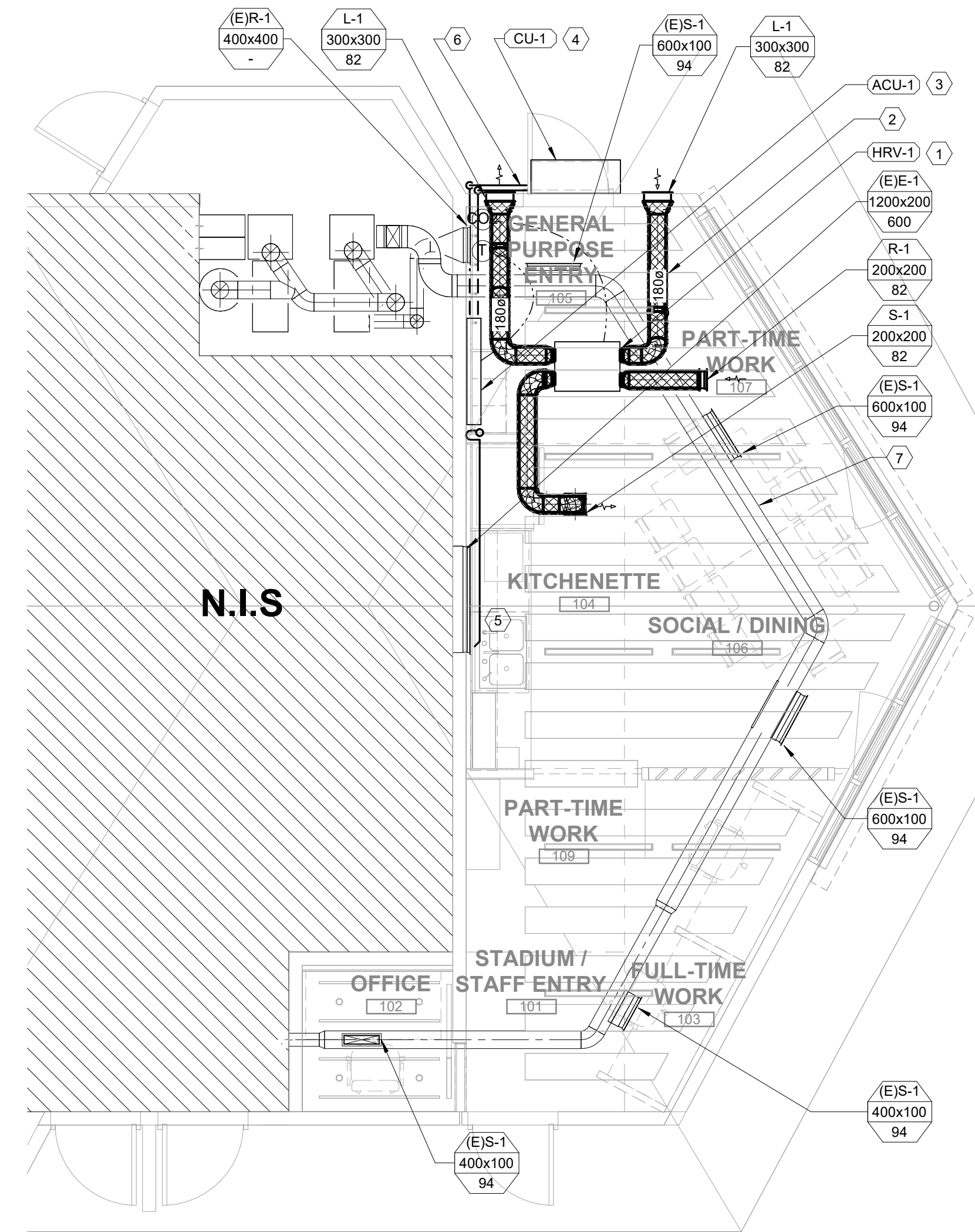
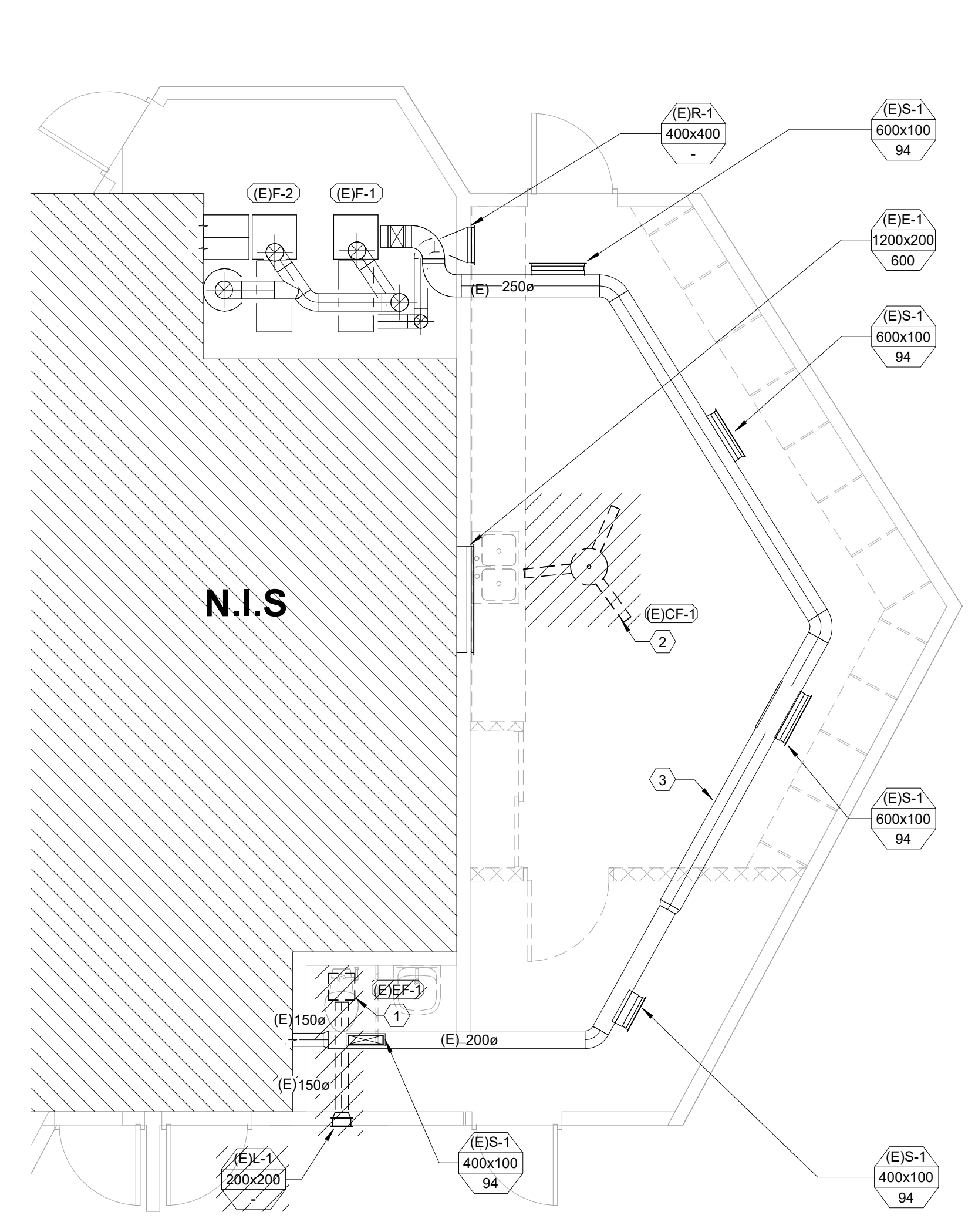
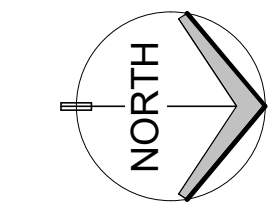
DRAWING LIST - MECHANICAL	
M0.0.1	MECHANICAL SPECIFICATION
M0.0.2	MECHANICAL SPECIFICATION & LEGEND
M2.1.1	LEVEL 1 HVAC CONSTRUCTION & DEMO PLAN
M7.0.1	HVAC/PLUMBING DETAIL & SCHEDULE
P2.1.1	LEVEL 1 PLUMBING CONSTRUCTION & DEMO PLAN

OMICRON PERMIT TO PRACTICE: 1000709

CITY OF COQUITLAM  
PARKS SERVICES  
HUB  
1290 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

Drawn:	DV	Checked:	MD
Project Number	10-25-054		

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**1 LEVEL 1 HVAC - DEMOLITION PLAN**  
 M2.1.1 SCALE: 1:50

**2 LEVEL 1 HVAC - CONSTRUCTION PLAN**  
 M2.1.1 SCALE: 1:50

**KEYED NOTES**

- ① DISCONNECT AND REMOVE EXISTING WASHROOM EXHAUST FAN, DUCTWORK, GRILLES, AND ASSOCIATED ACCESSORIES WITHIN RENOVATION AREA UNLESS NOTED OTHERWISE.
- ② DISCONNECT AND REMOVE EXISTING CEILING FAN, AND ASSOCIATED ACCESSORIES WITHIN RENOVATION AREA UNLESS NOTED OTHERWISE.
- ③ EXISTING HVAC DUCTWORK TO REMAIN IN PLACE AND OPERATIONAL.

**DEMOLITION GENERAL NOTES**

- 1. DRAWINGS ARE SCHEMATIC ONLY. ALLOW FOR RELOCATION AND/OR REROUTING OF PIPING/DUCTWORK WHERE CONFLICTS MAY OCCUR

**KEYED NOTES**

- ① SUPPLY AND INSTALL ONE NEW HEAT RECOVERY VENTILATOR COMPLETE WITH INTEGRAL CONTROLS, FILTERS, AND MOUNTING ACCESSORIES. UNIT TO BE INSTALLED LOW ABOVE CEILING WITHOUT DISRUPTING EXISTING DUCTING
- ② PROVIDE NEW INSULATED OUTDOOR AIR INTAKE AND EXHAUST DUCTWORK COMPLETE WITH WEATHER HOODS, BACKDRAFT DAMPERS, AND BIRD SCREENS.
- ③ INDOOR UNIT WALL MOUNTED AS SHOWN COMPLETE WITH CONDENSATE DRAIN PAN, TRAP, AND PIPING TO NEAREST DRAIN. UNIT TO BE PLACED BELOW CEILING
- ④ OUTDOOR CONDENSING UNIT MOUNTED ON WALL C/W BRACKETS. COORDINATE FINAL OUTDOOR UNIT LOCATION WITH ARCHITECT AND CLIENT TO MAINTAIN REQUIRED CLEARANCES AND CLIENT REQUIREMENTS.
- ⑤ PROVIDE CONDENSATE DRAIN WITH TRAP. CONNECT CONDENSATE DRAIN UPSTREAM OF SINK SANITARY P-TRAP.
- ⑥ PROVIDE INSULATED REFRIGERANT PIPING FOR RETURN AND SUPPLY, CONTROL WIRING, AND LINE-SET COVERS BETWEEN INDOOR AND OUTDOOR UNITS.
- ⑦ EXISTING HVAC DUCTWORK TO REMAIN IN PLACE AND OPERATIONAL. MODIFY AND EXTEND EXISTING SUPPLY AND RETURN DUCTWORK IF REQUIRED TO SUIT THE NEW ARCHITECTURAL LAYOUT. COORDINATE ELECTRICAL POWER LIGHTING LAYOUT AND CONTROL WIRING WITH ELECTRICAL DRAWINGS.

**GENERAL NOTES**

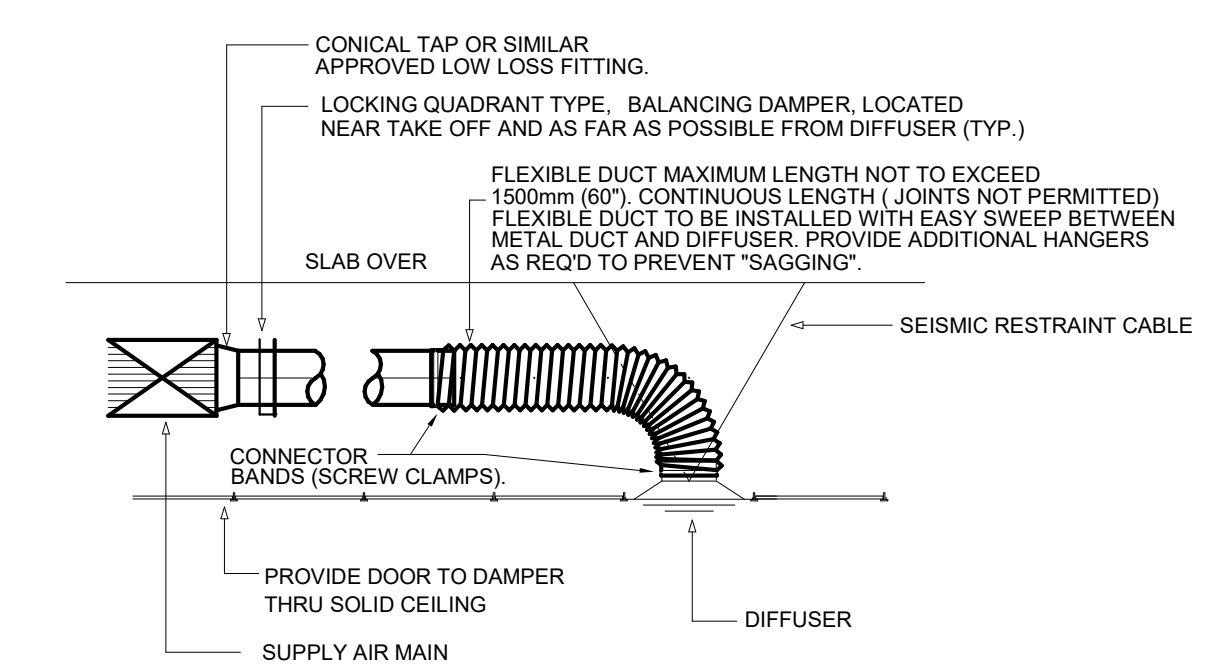
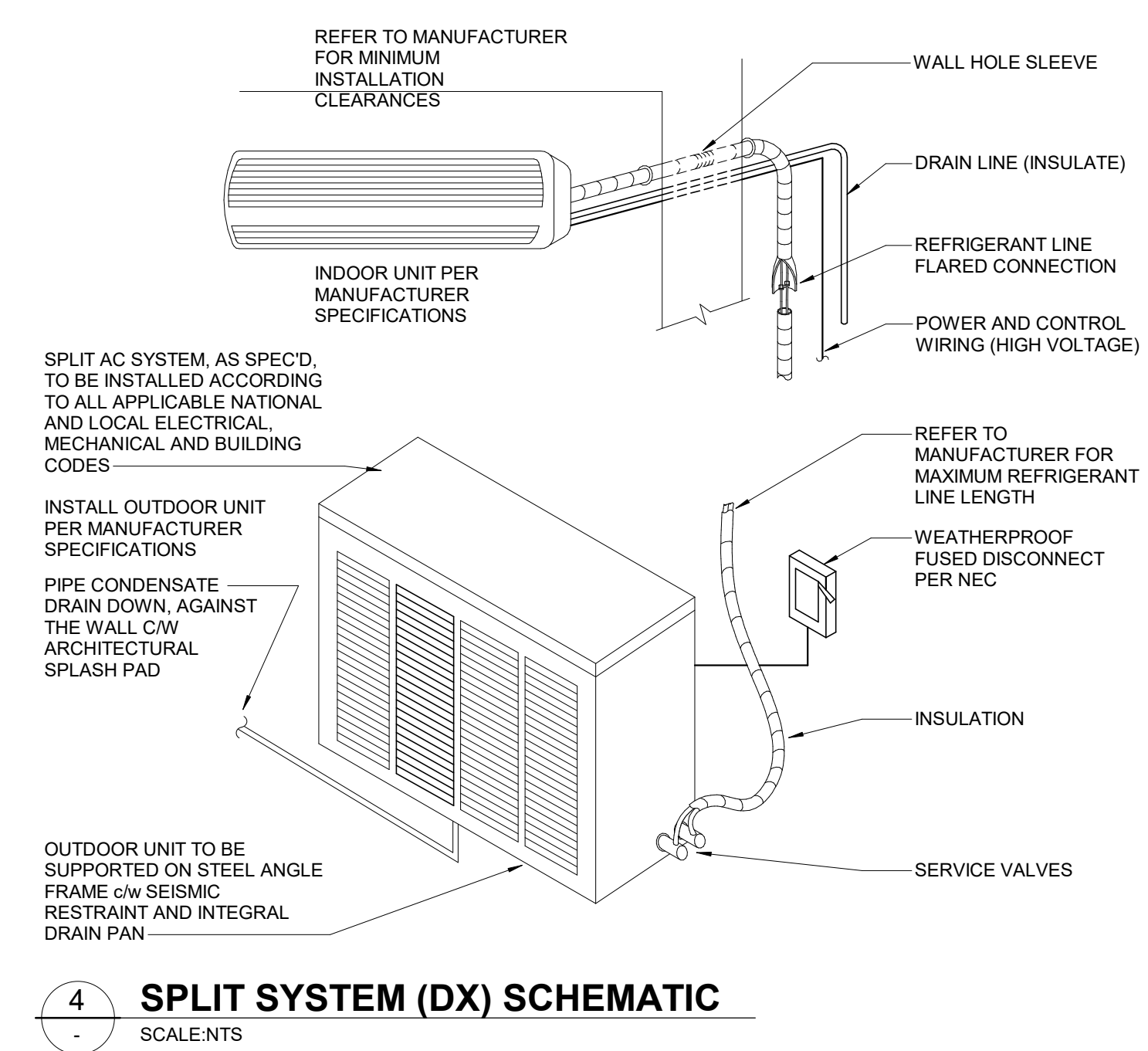
- 1. BRANCH DUCTS SHALL MATCH DIFFUSER NECK SIZE UNLESS NOTED OTHERWISE.
- 2. COORDINATE NEW WORK WITH OTHER TRADE AND BASE BUILDING SERVICES
- 3. THERMOSTAT, SWITCH, AND TEMPERATURE SENSOR LOCATIONS ARE APPROXIMATE. FINAL LOCATIONS TO BE COORDINATED ON SITE WITH INTERIOR DESIGNER
- 4. FIELD VERIFY LOCATIONS AND SIZES OF EXISTING DUCTWORK AND SERVICES.
- 5. PROVIDE SUFFICIENT ACCESS TO ALL EQUIPMENT FOR MAINTENANCE. IF SUFFICIENT ACCESS CANNOT BE ENSURED, CONTRACTOR SHALL INFORM THE CONSULTANT.
- 6. ALL PIPING & DUCTWORK IN EXPOSED CEILING AREAS TO BE PAINTED AS PER INTERIOR DESIGNER'S REQUIREMENTS.
- 7. INSULATE ALL NEW AND EXISTING DUCTWORK WITHIN CEILING PLENUM AS PER MECHANICAL SPECIFICATIONS. CONTRACTOR SHALL FIELD VERIFY EXTENT OF ALL EXISTING UN-INSULATED DUCTWORK.

DUCT SYMBOL LEGEND	
	SQUARE DIFFUSER SIZE AND MODEL AS SPEC'D.
	ROUND DIFFUSER SIZE AND MODEL AS SPEC'D.
	RETURN / EXHAUST GRILLE SIZE AND MODEL AS SPEC'D.
	SUPPLY DUCT DOWN
	SUPPLY DUCT UP
	RETURN / EXHAUST DUCT DOWN
	RETURN / EXHAUST DUCT UP
	ROUND DUCT UP (ALL)
	FLEX DUCT
	THERMOSTAT
	CONNECT TO EXISTING
	DEMO
	ACOUSTICALLY LINED DUCT 25 mm U.N.O.
	FLEXIBLE CONNECTION
	BALANCING DAMPER
	(E) EXISTING
	DIFFUSER / GRILLE TAG NECK / GRILLE SIZE AIRFLOW - CFM
	REMOVE AND RELOCATE

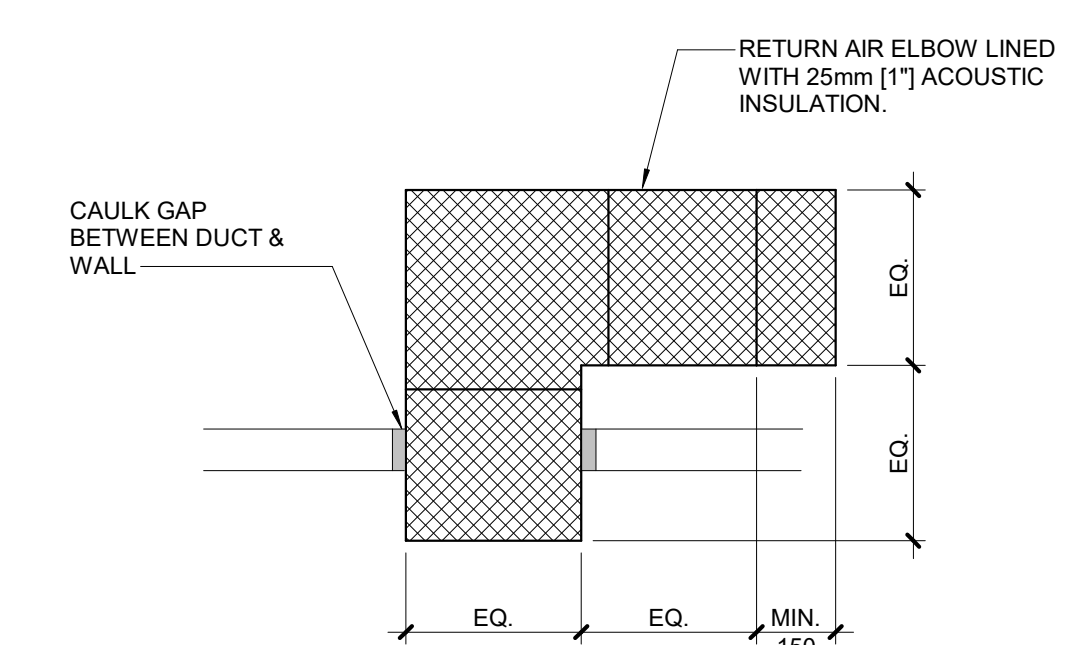
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CITY OF COQUITLAM  
**PARKS SERVICES HUB**  
 1290 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

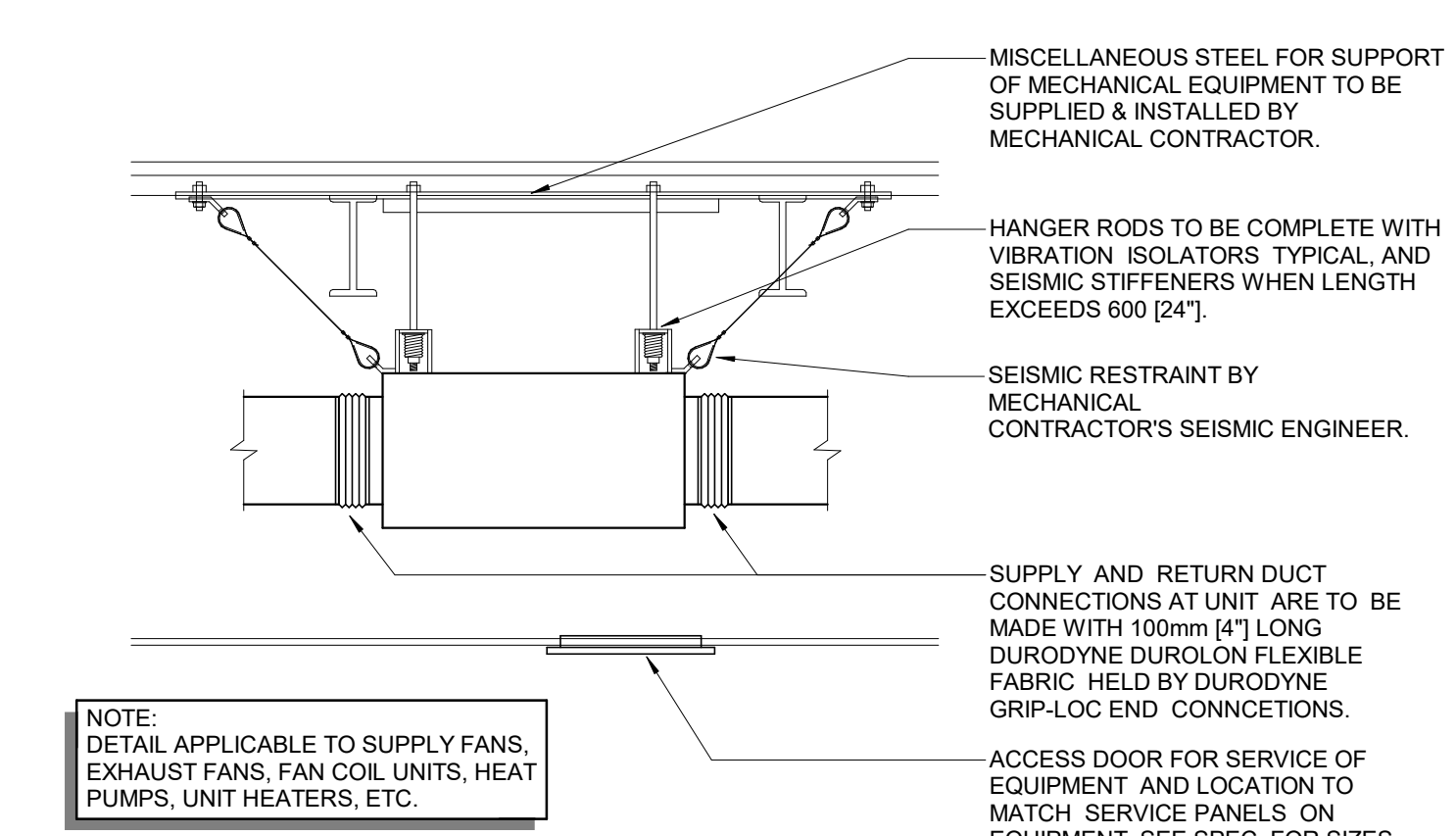
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 Project Number 10-25-054



**1 DIFFUSER DUCT ASSEMBLY**  
SCALE:N/T



**2 TRANSFER AIR ELBOW DETAIL**  
SCALE:N/T



**3 TYP. SUSPENDED MECHANICAL EQUIPMENT**  
SCALE:N/T

AIR TERMINALS					
TAG	MAKE	MODEL	INSTALLATION	NOTES	
L-1	EH PRICE	DE439	WALL	1,2,3	
R-1	EH PRICE	80 / TB / B12	SIDE GRILLE	1,2,3	
S-1	EH PRICE	80 / TB / B12	SIDE GRILLE	1,2,3	

- NOTES/OPTIONS**
- ALL AIR TERMINALS SHALL BE FINISHED IN OFF WHITE BAKED ENAMEL FINISH UNLESS NOTED OTHERWISE IN THE SCHEDULE AND/OR ON THE DRAWINGS.
  - ALL CEILING MOUNTED AIR TERMINALS (SUPPLY, EXHAUST, RETURN/TRANSFER) SHALL BE COMPLETE WITH SEISMIC RESTRAINT CONNECTION CLIPS.
  - SEE DRAWINGS FOR DIFFUSER NECK / GRILLE SIZES.

PLUMBING SCHEDULE				
TAG	DESCRIPTION	MAKE	MODEL	SPECIFICATION
DCVA-1	DOUBLE CHECK VALVE ASSEMBLY	WATTS	LF007	C/W STRAINER

HEAT RECOVERY VENTILATOR SCHEDULE																	
TAG	LOCATION	SERVICE	MAKE	MODEL	SUPPLY AIR FLOW (L/S)	E.S.P. (PA)	SUPPLY FAN MOTOR (HP)	EXHAUST AIR FLOW (L/S)	EXHAUST AIR E.S.P. (PA)	EXHAUST FAN MOTOR (HP)	HRV TOTAL EFFICIENCY (%)	ELECTRICAL HEATING COIL (KW)	ELECTRICAL (VOLTS / PH / HZ)	FLA (A)	MCA/MOCP (A)	SOUND LEVEL (dB)	WEIGHT (KG)
HRV-1	GENERAL PURPOSE 106	GENERAL PURPOSE 106	RENEWAIRE	EV 200	82	125	0.1	82	125	0.1	78	-	120/1/60	1.5	-	-	32

SPLIT DX SYSTEM SCHEDULE																						
TAG	SERVICE	MAKE	MODEL NUMBER	REFRIGERANT TYPE	INDOOR UNIT										OUTDOOR UNIT						NOTE/OPTION	
					TYPE	LOCATION	(I) SENSIBLE COOLING CAPACITY (KW)	(I) TOTAL COOLING CAPACITY (KW)	(I) HEATING CAPACITY (KW)	(I) AIRFLOW (L/S)	(I) ESP (PA)	ELECTRICAL (VOLT / PHASE / HZ)	POWER (KW)	MCA	MOCP	TYPE	LOCATION	(O) AIRFLOW (L/S)	ELECTRICAL (VOLT / PHASE / HZ)	MCA		MOCP
ACU-1 & CU-1	GENERAL PURPOSE 106	DAIKIN	INDOOR: FTX30WM/JU9 OUTDOOR: RK30WM/JU9	R-32	SINGLE ZONE DUCT SPLIT SYSTEM	GENERAL PURPOSE 106	9.2	9.2	10.2	-	-	208/1/60	-	16.6	20	SINGLE ZONE DUCT SPLIT SYSTEM	OUTSIDE	-	208/1/60	16.6	20	1-7

- OPTIONS:**
- IDU TO BE c/w 1" TRAPPED CONDENSATE DRAIN CONNECTION
  - IDU TO BE c/w RUBBER IN SHEAR VIBRATION ISOLATOR HANGERS AND SEISMIC CLIPS AT HANGER POINTS
  - IDU TO BE CONFIRMED PRIOR TO ORDERING
  - c/w REFRIGERANT TUBE KIT FOR MINIMUM OF 150 FT OF TUBING AND CONTROL WIRING.
  - OUTDOOR UNIT c/w DRAIN PAN
  - IDU OFF DURING DEFROST CYCLE
  - EVAPORATORS CLASSIFIED AS ZONE 2, GROUP IIB (ETHANOL VAPORS)

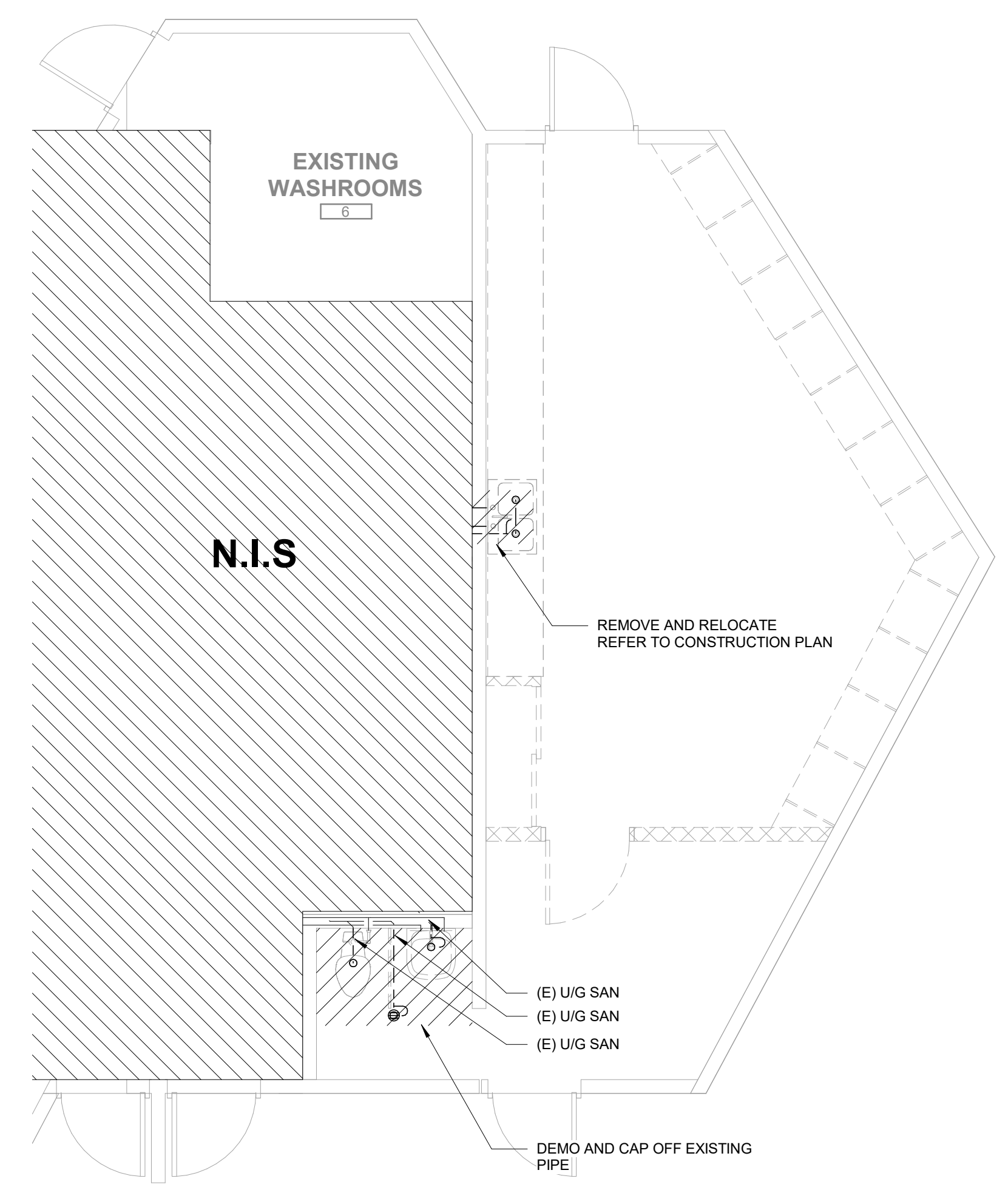
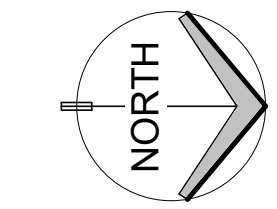
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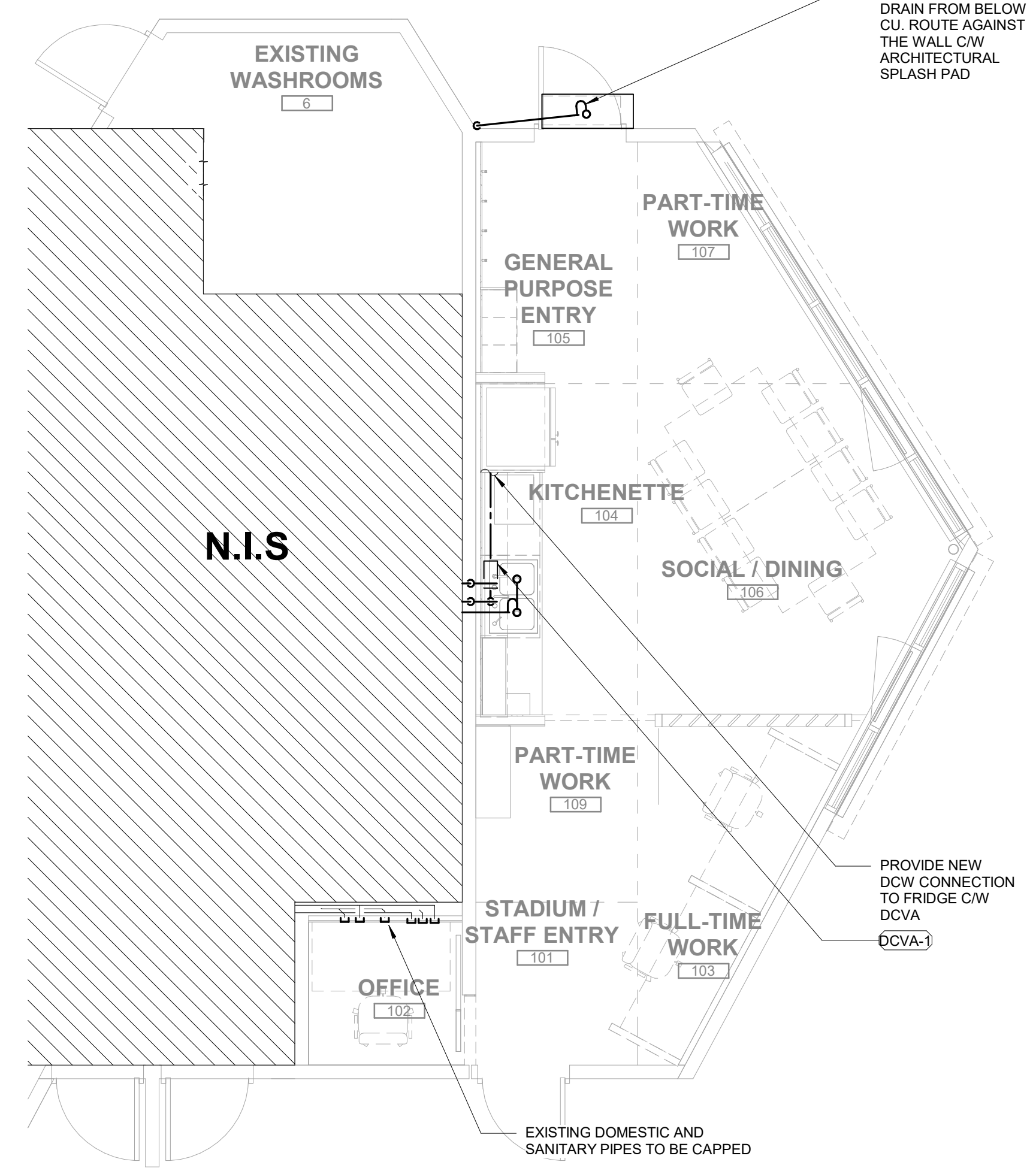
CITY OF COQUITLAM  
**PARKS SERVICES HUB**  
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 Project Number 10-25-054

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**2 LEVEL 1 PLUMBING - DEMOLITION PLAN**  
 P2.1.1 SCALE: 1:50



**1 LEVEL 1 PLUMBING CONSTRUCTION PLAN**  
 P2.1.1 SCALE: 1:50

- GENERAL NOTES**
- THESE NOTES APPLY TO ALL MECHANICAL AND PLUMBING DRAWINGS.
  - DO NOT RUN ANY PIPES OR DUCTS OVER ANY ELECTRICAL PANEL OR SWITCHGEAR. COORDINATE PIPE & DUCT LOCATIONS TO AVOID PANELS.
  - PROVIDE MANUFACTURERS' RECOMMENDED & CODE REQUIRED CLEARANCES AROUND ALL PIECES OF EQUIPMENT. PIPING & CONDUIT SHALL NOT INTERFERE WITH REQUIRED ACCESS.
  - NOTE ELECTRICAL EQUIPMENT & WIRING REQUIREMENTS OF APPLICABLE SECTIONS OF SPECIFICATIONS.
  - CLEANOUTS SHALL BE FLUSH WITH STRUCTURAL FLOOR AT CARPETED AREAS. PROVIDE MARKER AT CLEANOUT (CARPET GOES OVER TOP OF CLEANOUT).
  - SEAL ALL PIPE PENETRATIONS OF ACOUSTICAL SOUND WALLS WITH AIRTIGHT SEALANT (FIRE RATED SYSTEM AT RATED WALLS). REFER TO ARCH DWGS FOR SOUND WALL LOCATIONS.
  - COORDINATE ALL PLUMBING ROUTING PRIOR TO INSTALLATION. DURING LAYOUT COORDINATION, DUCTWORK TAKES PRECEDENCE OVER PLUMBING INCLUDING FIRE SPRINKLER SYSTEMS UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL RATING SHEETS FOR AREAS WHERE FIRE PENETRATION MATERIALS ARE REQUIRED.
  - EXISTING CONDITIONS ARE BASED ON LIMITED FIELD VERIFICATIONS. CONTRACTOR SHALL ADJUST TO ACTUAL FIELD CONDITIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
  - PROVIDE ACCESS PANELS IN WALLS/HARD CEILINGS TO ACCESS VALVES, EQUIPMENT, ETC. LOCATED BEHIND WALLS OR ABOVE GYP. CEILINGS.
  - LOCATE FLOOR DRAINS PER ARCHITECTURAL PLANS. PLUMBING DRAWINGS SHOW THE GENERAL ARRANGEMENT, LAYOUT AND LOCATION OF REQUIRED FIXTURES AND EQUIPMENT.
  - ALL SHUT-OFF VALVES SHALL BE LOCATED AT ACCESSIBLE LOCATION. WHERE VALVE HAS TO BE LOCATED ABOVE HARD CEILING OR IN WALL, PROVIDE ACCESS PANEL.
  - PIPING SHALL BE PLENUM RATED WHERE APPLICABLE. REFER TO SPECIFICATIONS FOR MATERIAL REQUIREMENTS. UPGRADE EXISTING PIPING IN PLENUM SPACE TO MEET THE REQUIREMENT WHERE APPLICABLE.
  - INSULATE ALL WATER PIPING AND HORIZONTAL CONDENSATE LINES AS PER SPECIFICATIONS. INSULATE EXISTING LINES IF NOT PREVIOUSLY INSULATED.
  - PROVIDE ISOLATION VALVES ON ALL PLUMBING FIXTURES AND EQUIPMENT.

PIPING LEGEND	
— (E) U/G SAN —	EXISTING UNDERGROUND SANITARY DRAINAGE PIPING
— (E) SAN —	EXISTING SANITARY DRAINAGE PIPING
— (E) DCW —	EXISTING DOMESTIC COLD WATER PIPING
— (E) DHW —	EXISTING DOMESTIC HOT WATER PIPING
— (E) DHWR —	EXISTING DOMESTIC HOT WATER RECIRC. PIPING
— SAN —	SANITARY DRAINAGE PIPING
— DCW —	DOMESTIC COLD WATER PIPING
— DHW —	DOMESTIC HOT WATER PIPING
— DHWR —	DOMESTIC HOT WATER RECIRC. PIPING

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