CITY OF COQUITLAM AUSTIN WORKS YARD

51104 - FMB REPURPOSE

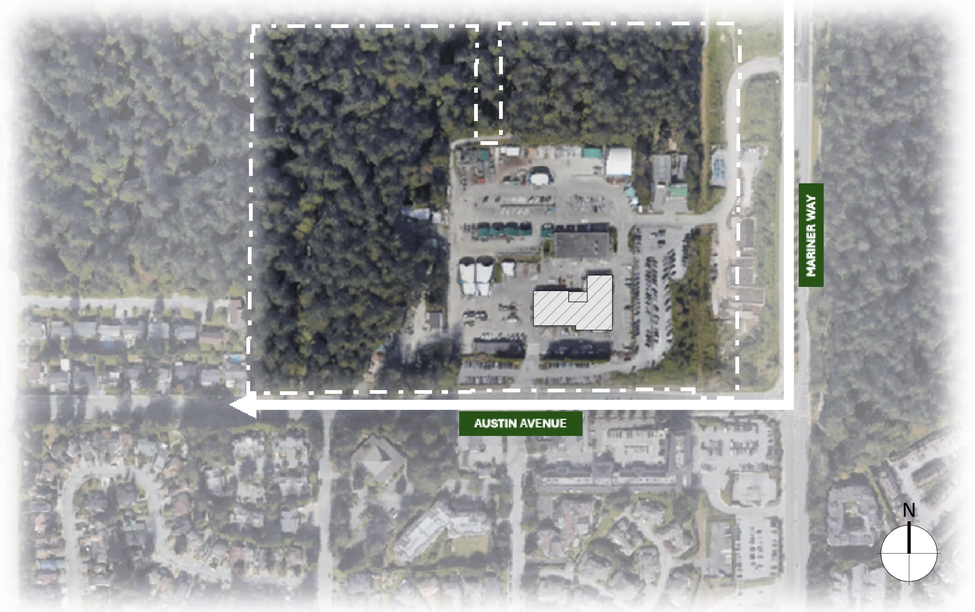
500 MARINER WAY UNIT 2, COQUITLAM, BC V3K 7B6

2025-01-28
ISSUED FOR RFP
LMP37229 - LOT A PID-024-073-971

CONTEXT PLAN

NOTE

N.T.S.
NOTE



3D VIEW - EXISTING CONDITION

NOTE

N.T.S.
NOTE

CONSULTANT AND DRAWING LIST

ARCHITECTURAL

THINKSPACE ARCHITECTURE PLANNING INTERIOR DESIGN
300-101090 152A STREET| SURREY B.C. | V3R 1J7
PHONE: (604) 581-8128 EMAIL: admin@thinkspace.ca

A000	**COVER SHEET & GENERAL NOTES**
A010	**CODE & BYLAW REVIEW**
A070	**SITE PLAN**
A100	**LEVEL 1 FLOOR PLAN - DEMOLITION**
A101	**DEMOLITION - EXISTING PICTURES**
A110	**LEVEL 1 FLOOR PLAN - CONSTRUCTION**
A120	**LEVEL 2 FLOOR PLAN - CONSTRUCTION**
A140	**ROOF PLAN - CONSTRUCTION**
A300	**EXTERIOR ELEVATIONS - CONSTRUCTION**
A400	**BUILDING SECTION, WALL SECTION, AND DETAILS**
A410	**DETAILS**
A500	**WASHROOM**
A600	**DOOR SCHEDULE**

STRUCTURAL

WHM STRUCTURAL ENGINEERS
2550 BOUNDARY RD #215, BURNABY, BC V5M 3Z3
PHONE: (604) 484-2859 EMAIL: info@whmengineers.com

S101	GENERAL NOTES AND TABLES
S201	LEVEL 1 FLOOR PLAN AND DETAILS

MECHANICAL

ROCKY POINT ENGINEERING LTD.
#208 - 20171 92a STREET, LANGLEY, B.C. V1M 3A5
PHONE: (604) 888-7779 EMAIL: info@rpeng.com

M1.0	MECHANICAL SITE PLAN & COVER SHEET
M2.0	LEVEL 1 FLOOR PLAN - MECHANICAL DEMO
M2.1	LEVEL 2 FLOOR PLAN - MECHANICAL DEMO
M2.2	ROOF PLAN - MECHANICAL DEMO
M3.0	LEVEL 1 FLOOR PLAN - MECHANICAL NEW
M3.1	ROOF PLAN - MECHANICAL NEW
M4.0	MECHANICAL DETAILS & SCHEDULES
M5.0	MECHANICAL SPECIFICATIONS
M5.1	MECHANICAL SPECIFICATIONS

ELECTRICAL

NEMETZ (S/A) & ASSOCIATES LTD.
2009 WEST 4TH AVENUE, VANCOUVER, BC V6J 1N3
PHONE: (604) 736-6562 EMAIL: engineers@nemetz.com

E-101	SITE PLAN
E-201	LEVEL 1 DEMOLITION PLAN
E-202	LEVEL 1 LIFE SAFETY PLAN
E-203	LEVEL 2 LIFE SAFETY PLAN
E-204	LEVEL 1 POWER PLAN
E-205	LEVEL 2 POWER PLAN
E-206	LEVEL 1 LIGHTING AND MECHANICAL PLAN
E-207	ROOF PLAN
E-301	ONE LINE DIAGRAM
E-401	SCHEDULES
E-501	SPECIFICATIONS

GENERAL NOTES

1. INFORM THE CONSULTANT OF ANY DISCREPANCIES CAUSING DESIGN CHANGES TO THE PROJECT PRIOR TO PROCEEDING WITH THE WORK.
2. INFORM THE CONSULTANTS AND AUTHORITY HAVING JURISDICTION OF ANY AND ALL REQUIRED INSPECTIONS AND REVIEWS WITH ADEQUATE NOTICE TO ARRANGE REQUIRED SITE INSPECTIONS AND REVIEWS.
3. REFER TO DETAILS AND SPECIFICATIONS FOR SLAB DEPRESSIONS. COORDINATE CONCRETE W/ ALL TRADES, SLAB DEPRESSIONS ARE LOCATED AT FLOOR DRAINS, SHOWERS, SLIDING DOORS, GYM FLOOR AND ALL OTHER LOCATIONS NOTED ON THE DRAWINGS.
4. REFER TO CODE DRAWINGS FOR FIRE SEPARATION LOCATIONS. ALL FIRE SEPARATIONS SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE ULC LISTING NOTED.
5. ALL LISTED R VALUES ARE "EFFECTIVE" R VALUES
6. MAKE ALL CAVITIES AND OBJECTS FREE OF DUST & DEBRIS PRIOR TO CLOSING UP PARTITIONS OR INSTALLING BULKHEAD AND CEILING SYSTEMS.
7. MAKE ALL ELECTRICAL, MECHANICAL, AND MATERIALS ABOVE CEILING LEVEL FREE OF DUST & DEBRIS.
8. GYPSUM BOARD:
   a. PROVIDE TYPE 'X' GYPSUM BOARD UNLESS NOTED OTHERWISE.
   b. PROVIDE ABUSE RESISTANT GYPSUM BOARD IN ALL HIGH TRAFFIC AREAS: CORRIDORS, STAIRWELLS AND CLASSROOMS.
   c. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WASHROOM AREAS.
   d. PROVIDE CEMENT BOARD IN LIEU OF GYPSUM BOARD WHERE PORCELAIN/CERAMIC WALL TILE IS SCHEDULED OR INDICATED ON INTERIOR ELEVATIONS.
9. REFER TO SPECIFICATIONS FOR STUD FRAMING REQUIREMENTS
10. REFER TO SPECIFICATIONS FOR BLOCKING & BACKING REQUIREMENTS.
    a. WHERE REQUIRED, PLYWOOD SHEATHING OR PLYWOOD STRAPPING FOR WALL BACKING IS TO RUN FROM CORNER TO CORNER AND FLOOR TO U/S OF DECK FOR UNIFORM ARCHITECTURAL FINISHED SURFACE.
    b. PROVIDE MISCELLANEOUS STUD, FURRING, AND SOLID BLOCKING AS REQUIRED FOR ALL MECHANICAL EQUIPMENT, ELECTRICAL EQUIPMENT, HANDRAILS, GRAB BARS, MILLWORK, AND OWNER EQUIPMENT AND/OR FURNISHINGS.
11. STANDARD WALL TYPES:
    a. PROVIDE PW1 FOR ALL INTERIOR PARTITION WALLS UNLESS NOTED OTHERWISE.
    b. PROVIDE FW4 FOR ALL FURRING WALLS UNLESS NOTED OTHERWISE.
    c. PROVIDE 25MM OFFSET OR AS REQUIRED TO ALIGN FINISHES, FOR ALL FURRING WALLS ADJACENT TO CONCRETE WALLS.
12. WALL TYPE CONTINUITY:
    a. WALL TYPES ARE CONTINUOUS AROUND CORNERS UNLESS NOTED OTHERWISE.
    b. WALL TYPES ARE CONTINUOUS ABOVE AND BELOW WINDOWS AND DOORS UNLESS NOTED OTHERWISE.
    c. ALIGN DIFFERENT WALL TYPES TO ENSURE FINISH LINES UP UNLESS NOTED OTHERWISE.
13. WALLS ABOVE CEILING:
    a. EXTEND ALL WALLS, PARTITIONS, AND BULKHEADS TO THE UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE.
    b. PROVIDE STEEL DEFLECTION HEAD AT TOP OF ALL STUD WALLS AT UNDERSIDE OF STRUCTURE.
    c. BRACE WALLS ABOVE CEILING AS REQUIRED.
    d. PARTITION WALLS WITH ACOUSTIC TILE CEILINGS ON ONE OR BOTH SIDES TO HAVE GYPSUM BOARD TO UNDERSIDE OF STRUCTURE TAPED AND ROUGH MUDDED ABOVE CEILING TO UNDERSIDE OF STRUCTURE/DECK.
    e. PARTITION WALLS WITH GYPSUM BOARD CEILINGS ON BOTH SIDES TO HAVE GYPSUM BOARD TERMINATE 150MM ABOVE GYPSUM BOARD CEILING.
14. FIRE SEPARATIONS, FIRE RESISTANCE RATED ASSEMBLIES, OR ACOUSTIC ASSEMBLIES:
    a. PROVIDE CONTINUOUS GYPSUM WALL BOARD THROUGH INTERSECTIONS ON RATED WALLS FOR CONTINUITY OF FIRE SEPARATIONS.
    b. FIRE TAPE GYPSUM BOARD JOINTS ON ASSEMBLIES LOCATED ABOVE SUSPENDED CEILINGS.
    c. PROVIDE SOLID BLOCKING OR RETURN GYPSUM BOARD AT OPENINGS THROUGH FIRE SEPARATION WALL ASSEMBLIES.
    d. PROVIDE FIRE STOPPING IN FIRE SEPARATIONS.
    e. LINE RECESSES IN WALLS FOR FIRE EXTINGUISHER CABINETS WITH TYPE 'X' GYPSUM BOARD TO MAINTAIN RATING.
    f. BOX OUT ELECTRICAL FIXTURES LOCATED IN RATED ASSEMBLIES TO MEET ULC RATING IDENTIFIED FOR THAT WALL, UNLESS OUTLET BOX IS RATED FOR THAT WALL TYPE.

DIMENSIONS

1. VERIFY ALL DIMENSIONS ON SITE. REPORT ANY DISCREPANCIES TO THE CONSULTANTS.
2. ALL HORIZONTAL DIMENSIONS ARE TO:
   a. FACE OF EXISTING CONSTRUCTION ASSEMBLIES
   b. FACE OF SHEATHING AT EXTERIOR WALLS
   c. FACE OF STUD FRAMING AT INTERIOR WALLS
   d. FACE OF CONCRETE BLOCK OR CONCRETE WALLS
   e. UNLESS NOTED OTHERWISE
3. ALL VERTICAL DIMENSIONS ARE TO:
   a. TOP OF FINISHED FLOOR
   b. UNLESS NOTED OTHERWISE
4. DO NOT SCALE DRAWINGS.

EXISTING BUILDING

1. PATCH AND MAKE GOOD ALL EXISTING FINISHES, SUBSTRATES, AND SURFACES AFFECTED BY THE WORK TO ORIGINAL OR BETTER CONDITION.
2. PROTECT AND WORK AROUND EXISTING SERVICES AFFECTED BY THE WORK.
3. MAINTAIN INTEGRITY OF REQUIRED FIRE RESISTANCE RATINGS AT OPENINGS IN FIRE SEPARATIONS AT ALL TIMES.
4. REMOVAL OF HAZARDOUS MATERIALS, RE-INSPECTION AND TESTING BY OWNER RETAINED HAZARDOUS MATERIALS CONSULTANT MUST BE COMPLETED PRIOR TO DEMOLITION, REMOVE ALL HAZARDOUS MATERIALS, ASSOCIATED FINISHES AND RELATED IN ACCORDANCE WITH PROCEDURES AND STANDARDS INDICATED IN THE HAZARDOU MATERIALS REPORT.
5. PROVIDE HOARDING BASED ON PHASING. REFER TO SPECIFICATIONS FOR INTERIOR AND EXTERIOR HOARDING REQUIREMENTS.
6. TEMPORARY EXITING TO BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION (AHJ) AND TO BE MAINTAINED DURING PHASED CONSTRUCTION WORK.
7. REFER TO DRAWINGS AND KEYNOTES FOR ITEMS TO BE SALVAGED FOR REUSE. DELIVER SALVAGED ITEMS NOT USED OR SCHEDULED TO OWNER IN LOCATION INDICATED BY OWNER.

Copyright Reserved
This plan and design are the exclusive property of **Thinkspace Architecture* Planning Interior Design Ltd. (thinkspace)** and cannot be used or reproduced without written consent of **thinkspace**. The contractor is to be informed of any variations from the information shown on this drawing. Do not scale drawings.

Issued For	Issue Date
RFP	2025-01-28

GLOBAL REVISIONS LIST*

NO.	DATE	DESCRIPTION
1	2024-12-04	BUILDING PERMIT
3	2025-01-24	RFP
5	2025-01-28	RFP

*Sheet changes clouded and tagged respectively.

2025-01-28

thinkspace
architecture planning interior design ltd.
300 - 10190 152A St. | Surrey, BC | V3R 1J7
t 604.581.8128 | w thinkspace.ca

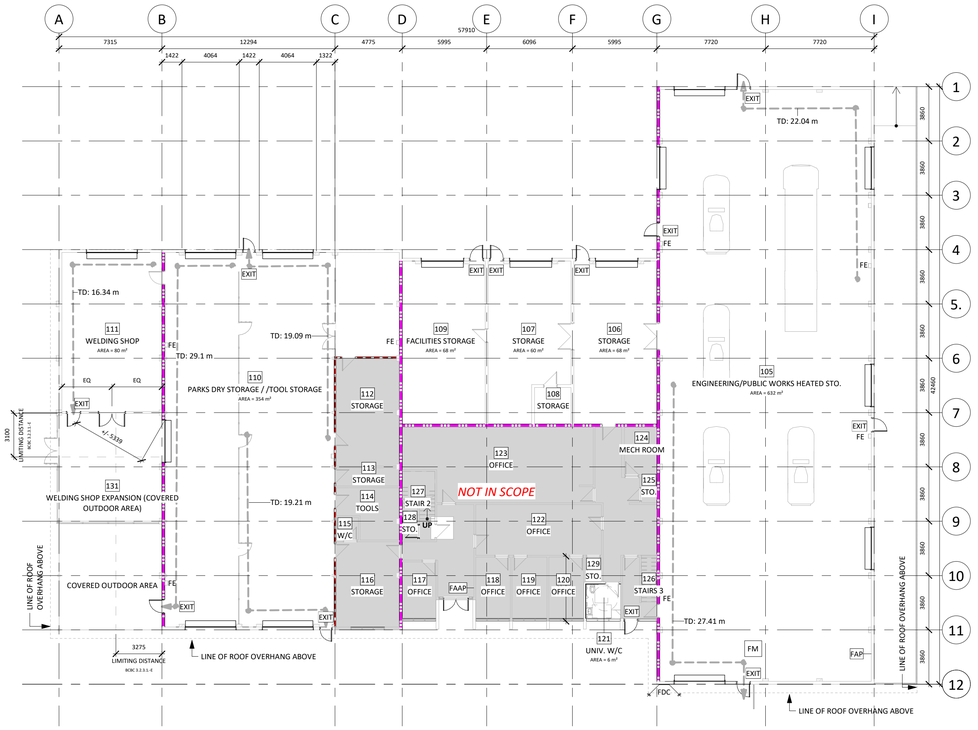
Project Number
241072

Project
CITY OF COQUITLAM AUSTIN WORKS YARD
51104 - FMB REPURPOSE
500 MARINER WAY UNIT 2, COQUITLAM, BC V3K 7B6

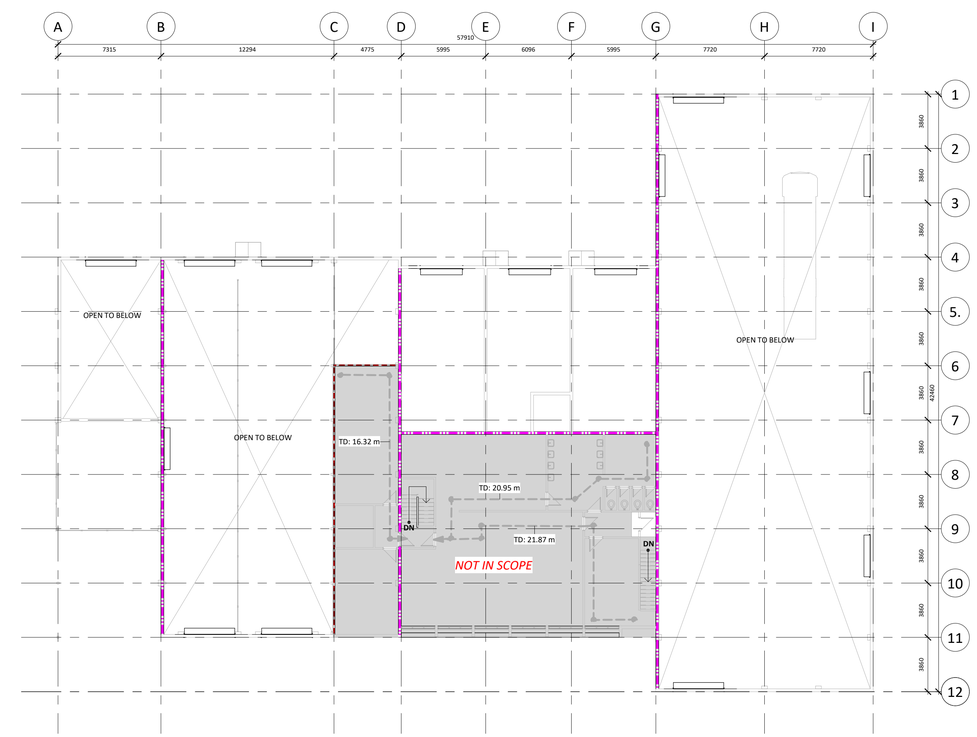
Sheet Number
A000

Drawing
COVER SHEET & GENERAL NOTES

Plot Date: 2025-01-28 3:27:30 PM File Path: C:\Users\kiasianto\Documents\TS-A-241072-CoC FLEET-BLDG-v24_kecha.kiasianto.rvt



1 LEVEL 1 FLOOR PLAN - CODE & BYLAW
1 : 200



2 LEVEL 2 FLOOR PLAN - CODE & BYLAW
1 : 200

BCBC 2024 CODE REVIEW

PURPOSE OF BUILDING	**WELDING SHOP AND STORAGE ROOMS** ITEMS IN THE STORAGE BAYS WILL MOSTLY CONTAIN: WATER-CONTAINING CITY VEHICLES, PARKS TOOLS AND DECORATIONS, FACILITIES' ITEMS, ETC.
BUILDING CLASSIFICATION	PART 3
MAJOR OCCUPANCY	GROUP F2: MEDIUM-HAZARD INDUSTRIAL
SUBSIDIARY OCCUPANCY	
• GROUP F3: STORAGE GARAGE	
• GROUP D: OFFICES (NOT IN SCOPE AREA THAT WILL BE EMPTIED AND UNOCCUPIED)	
BUILDING HEIGHT	2 STOREYS
BUILDING AREA (GROSS)	1,665m² (APPROX. - EXISTING)
CONSTRUCTION TYPE	NON-COMBUSTIBLE AND COMBUSTIBLE (INTERIOR, NOT IN SCOPE AREA)
# OF FACING STREETS	1
FIRE PROTECTION	SPRINKLER PROTECTED

CONSTRUCTION ARTICLE
3.2.2.81 - GROUP F, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED

MAX. BUILDING HEIGHT	2 STOREYS
MAX. BUILDING AREA	1,800 m²
CONSTRUCTION TYPE	COMBUSTIBLE OR NON-COMBUSTIBLE
FLOOR ASSEMBLY AT LEVEL 1	45 MIN
LOADBEARING SUPPORTS	NOT LESS THAN THAT OF SUPPORTED ASSEMBLY
FIRE ALARMS	REQUIRED - PROPOSED UPGRADE IN PROJECT SCOPE
SPRINKLER SYSTEMS	REQUIRED - PROPOSED UPGRADE IN PROJECT SCOPE
STANDPIPE SYSTEMS	NO
EMERGENCY POWER	EXISTING AND REMAIN UNCHANGED
TRAVEL DISTANCE	MAX. 45m - EXISTING AND REMAIN UNCHANGED
ACCESSIBILITY	NOT REQUIRED

LIMITING DISTANCE

• **NORTH WALL:**	NO CHANGE TO EXISTING UNPROTECTED OPENINGS
• **NORTH WALL FRR:**	0 HR
• **EAST WALL:**	NO CHANGE TO EXISTING UNPROTECTED OPENINGS
• **EAST WALL FRR:**	0 HR
• **SOUTH WALL:**	NEW OPENING FOR A NEW DOUBLE DOOR ON THE SOUTH WALL OF THE WELDING SHOP
• **SOUTH WALL FRR:**	0 HR
• **WEST WALL:**	NO CHANGE TO EXISTING UNPROTECTED OPENINGS
• **WEST WALL FRR:**	O HR

PLUMBING FACILITIES: (SECTION 3.7.2.2.C WATER CLOSETS FOR INDUSTRIAL OCCUPANCY)

THE CITY OF COQUITLAM'S OCCUPANCY ASSUMPTION DURING THE BUSIEST DAY AND TIME IN THE BUILDING IS **10 PERSONS**, WITH ONE PERMANENT OCCUPANCY IN THE WELDING SHOP AND NINE FLEXIBLE TEMPORARY OCCUPANCIES THROUGHOUT THE STORAGE BAYS.

AS PER ARTICLE 3.7.2.2.2., PLUMBING FACILITIES ARE PROVIDED FOR THE OCCUPANTS IN ACCORDANCE WITH THEIR FUNCTIONAL CATEGORY AND TO SUIT THE OPERATION OF THE FLEET BUILDING. THE BUILDING WILL PROVIDE **ONE UNIVERSAL WASHROOM** TO SERVE THE OCCUPANCY IN THE BUILDING AS IT COMPLIES TO THE BCBC SECTION 3.7.2.2.(2), WHICH ALLOWS TO COMBINE BOTH SEXES TO BE SERVED BY A SINGLE WATER CLOSET GIVEN THAT THE OCCUPANCY IS LESS THAN 10 PERSONS.

	OCCUPANT LOAD	REQUIRED NUMBER OF WATER CLOSETS	PROVIDED NUMBER OF WATER CLOSETS
		UNIVERSAL	UNIVERSAL
INDUSTRIAL OCCUPANCY (WELDING SHOP AND STORAGE)	10	1	1
TOTAL		1	1

CODE REVIEW GENERAL NOTES

1. **FIRE SEPARATION AND FIRE RATING INDICATED ON THE DRAWING BASED ON ASSUMPTION ACCORDING TO THE 2024 BCBC APPENDIX D.**

CODE REVIEW LEGEND

- **TRAVEL DISTANCE (TD)**
- EXIT — **EXIT SIGNAGE**
- FDC — **FIRE DEPARTMENT CONNECTION**
- FAAP — **FIRE ALARM ANNUNCIATOR PANEL**
- FAP — **FIRE ALARM PANEL (FAP)**
- FE — **SURFACE MOUNTED FIRE EXTINGUISHER CABINET**
- FM — **FIRE MAIN**
- **FIRE SEPARATION WITH 120 MIN. F.R.R.**

Copyright Reserved
This plan and design are the exclusive property of **Thinkspace Architecture® Planning Interior Design Ltd. (Thinkspace)** and cannot be used or reproduced without written consent of Thinkspace. Thinkspace should be informed of any variations from the information shown on this drawing. Do not scale drawings.

Issued For	Issue Date 2025-01-28	
RFP		
GLOBAL REVISIONS LIST*		
NO.	DATE	DESCRIPTION
1	2024-12-04	BUILDING PERMIT
2	2025-01-24	RFP
3	2025-01-28	RFP
4		
5		
6		
7		
8		

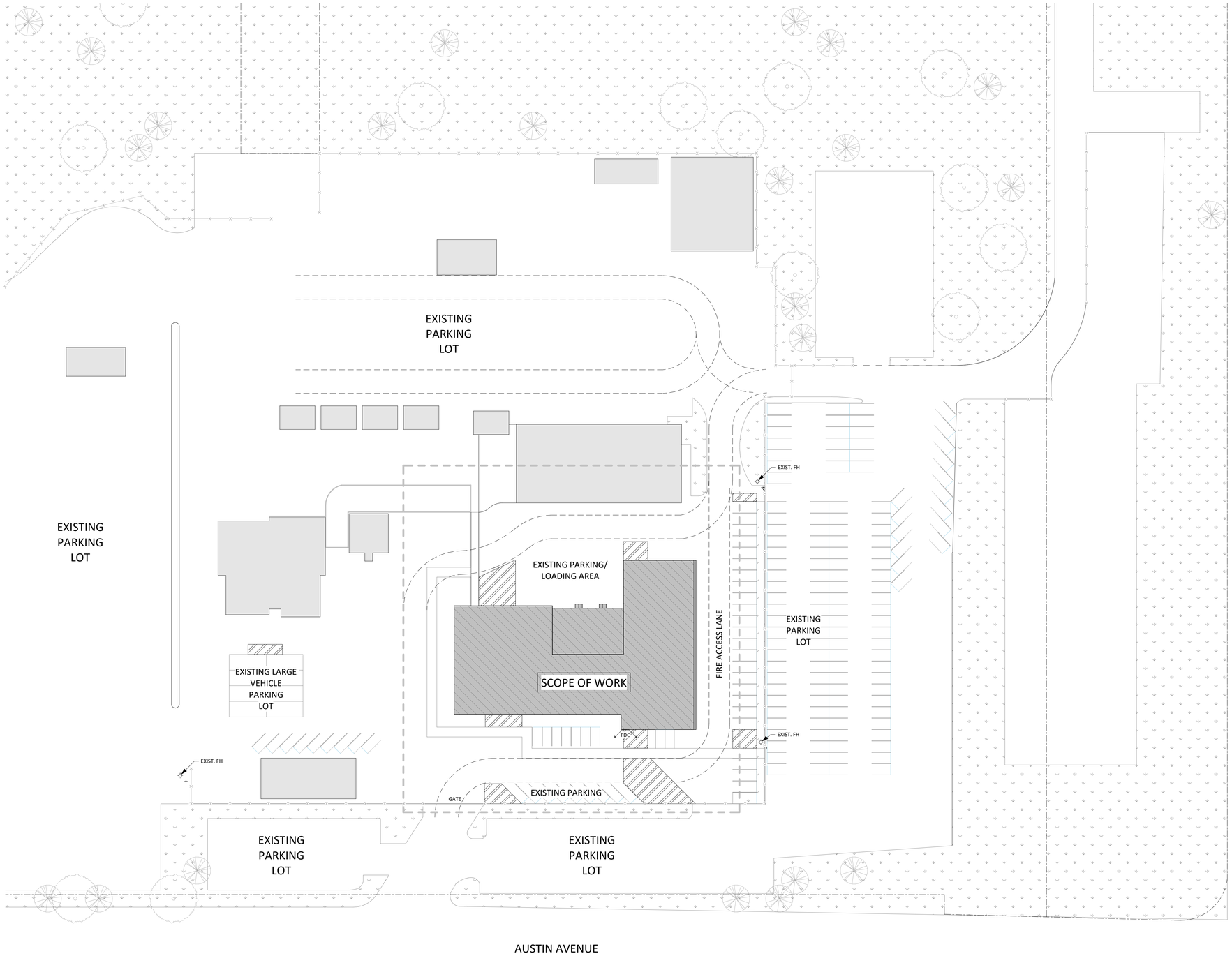
*Sheet changes clouded and tagged respectively.

RAIBC BRITISH COLUMBIA REGISTERED ARCHITECT L. VALCIANO
2025-01-28

thinkspace
architecture planning interior design ltd.
300 - 10190 152A St. | Surrey, BC | V3R 1J7
t 604.581.8128 | w thinkspace.ca

Project Number **241072**
Project **CITY OF COQUITLAM AUSTIN WORKS YARD 51104 - FMB REPURPOSE**
500 MARINER WAY UNIT 2, COQUITLAM, BC V3K 7B6
Sheet Number **A010**
Drawing **CODE & BYLAW REVIEW**
Plot Date: 2025-01-28 3:27:31 PM File Path: C:\Users\lvlaciano\Documents\TS-A-241072-CoC FLEET-BLDG-v24_lvlachia.Laciano.rvt

N



1 SITE PLAN
1 : 500

SITE PLAN GENERAL NOTES

SITE PLAN LEGEND

- SCOPE BOUNDARY
- PROPERTY LINE
- UTILITY RIGHT OF WAY LINE (EASEMENTS)
- SETBACK LINE
- FIRE ACCESS ROUTE
- EXISTING FENCE TO REMAIN
- EXISTING BUILDING WITH NEW SCOPE OF WORK
- EXISTING BUILDINGS
- GRASS AREA
- PAINT MARKINGS- NO PARKING
- EXISTING TREE
- FH — EXISTING FIRE HYDRANT

Copyright Reserved

This plan and design are the exclusive property of **Thinkspace Architecture® Planning Interior Design Ltd. (Thinkspace)** and cannot be used or reproduced without written consent of Thinkspace. Thinkspace should be informed of any variations from the information shown on this drawing. Do not scale drawings.

Issued For: **RFP** Issue Date: 2025-01-28

GLOBAL REVISIONS LIST*

NO.	DATE	DESCRIPTION
1	2024-12-04	BUILDING PERMIT
3	2025-01-24	RFP
5	2025-01-28	RFP

*Sheet changes clouded and tagged respectively.

REGISTERED ARCHITECT BRITISH COLUMBIA AND YUKON TERRITORY
2025-01-28

thinkspace
architecture planning interior design ltd.
300 - 10190 152A St. | Surrey, BC | V3R 1J7
t 604.581.8128 | w thinkspace.ca

Project: **CITY OF COQUITLAM AUSTIN WORKS YARD**
51104 - FMB REPURPOSE
500 MARINER WAY UNIT 2, COQUITLAM, BC V3K 7R6

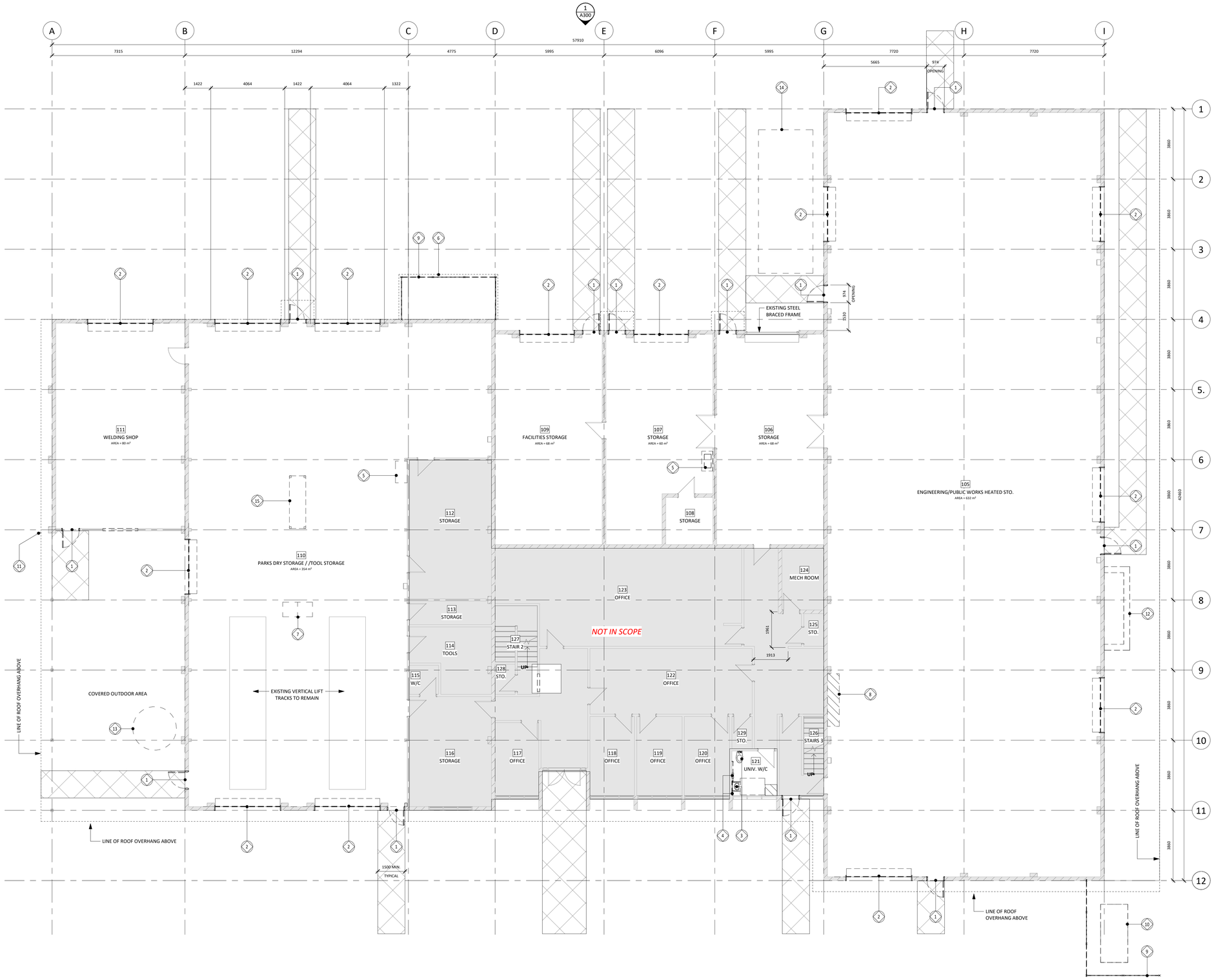
Project Number: **241072**

Drawing: **SITE PLAN**

Sheet Number: **A070**

Plot Date: 2025-01-28 3:27:32 PM File Path: C:\Users\KLakiamto\Documents\TS-A-241072-CoC-FLEET-BLDG-v24_kechia.Lakiamto.rvt

N



1 DEMOLITION PLAN - LEVEL 1

1 : 100

DEMO FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS WERE TAKEN FROM EXISTING RECORDS AND TO BE CONFIRMED ON SITE. SHOULD THERE BE ANY CONFLICT BETWEEN THE DRAWINGS, PLEASE ADVISE THE ARCHITECT IN WRITING TO SEEK CLARIFICATION.

DEMO FLOOR PLAN LEGEND

- **EXISTING TO BE REMOVED/DEMOLISHED**
- **EXISTING CONCRETE CMU WALL AND/OR STRUCTURE**
- **EXISTING INTERIOR STUD WALL PARTITION**
- **EXISTING MILLWORK**
- **CLEAR ACCESS FROM EXIT DOOR TO FIRE ACCESS ROUTE. ANY ITEMS IN THE WAY SHALL BE CLEARED AWAY, OWNER SHALL CONFIRM TO KEEP OR DISPOSE.**
- EXIT — **EXIT SIGNAGE**
- FDC — **FIRE DEPARTMENT CONNECTION**
- FE — **SURFACE MOUNTED FIRE EXTINGUISHER CABINET**
- 101 HM — **DOOR EXISTING**
- 101 HM — **DOOR DEMOLISHED**
- NOT IN SCOPE — **BOUNDARY TO INDICATE AREA NOT WITHIN THE PROJECT SCOPE. EXISTING CONDITION TO REMAIN AS IS.**

DEMO PLAN NOTES

LEVEL 1

1	DEMOLISH DOOR, FRAME, AND ACCESSORIES
2	DEMOLISH OVERHEAD DOOR AND FRAME
3	DEMOLISH PLUMBING FIXTURE
4	REMOVE WASHROOM ACCESSORIES IN DEMO, TO BE REINSTALLED IN NEW CONSTRUCTION.
5	DEMOLISH EXISTING COUNTER, SINK, AND UPPER CABINETS
6	DEMOLISH EXISTING COMPRESSOR AND CANOPY. PATCH AND MAKE GOOD OF EXTERIOR WALL CLADDING
7	REMOVE EXISTING CONTROLLER FOR VERTICAL LIFTS INCLUDING HYDRAULIC FLUID LINES. CONTRACTOR TO REMOVE THE HYDRAULIC FLUID LINE TO EACH LIFT, DISCONNECT POWER TO THE CONTROLS BACK TO THE PANEL, REMOVE CONTROLS AND CONCRETE CURB MINIMUM 2" BELOW GRADE, AND INFILL CONCRETE SLAB. CONTRACTOR TO CONFIRM THE EXACT DIMENSIONS ON SITE.
8	REMOVE EXISTING MILLWORK. PATCH AND MAKE GOOD OF EXISTING WALL.
9	REMOVE EXISTING CHAIN LINK FENCE
10	REMOVE EXISTING CONCRETE PAD AND GENERATOR
11	REMOVE MOUNTING POST. PATCH AND MAKE GOOD THE ROOF FLASHING NAD BEAM SIDING
12	REMOVE AND DISPOSE EXISTING USED OIL TANKS, PIPING, AND CURB. PATCH AND MAKE GOOD CONCRETE FLOOR AND EXTERIOR WALL.
13	REMOVE AND DISPOSE EXISTING OIL TANK.
14	REMOVE AND DISPOSE EXISTING TRAFFIC TRAILER. COORDINATE WITH OWNER FOR DISPOSAL.
15	REMOVE EXISTING RACK AND HOSE BELOW SLAB. PATCH AND MAKE GOOD OF CONCRETE IN NEW CONSTRUCTION.

Copyright Reserved

This plan and design are the exclusive property of **Thinkspace Architecture® Planning Interior Design Ltd. (Thinkspace)** and cannot be used or reproduced without written consent of Thinkspace. Thinkspace must be informed of any variations from the information shown on this drawing. Do not scale drawings.

Issued For: **RFP** — Issue Date: 2025-01-28

GLOBAL REVISIONS LIST*

NO.	DATE	DESCRIPTION
1	2024-12-04	BUILDING PERMIT
3	2025-01-24	RFP
5	2025-01-28	RFP

*Sheet changes clouded and tagged respectively.

2025-01-28

thinkspace
architecture planning interior design ltd.
300 - 10190 152A St. | Surrey, BC | V3R 1J7
t 604.581.8128 | w thinkspace.ca

Project Number: 241072

Project: **CITY OF COQUITLAM AUSTIN WORKS YARD**
51104 - FMB REPURPOSE
500 MARINER WAY UNIT 2, COQUITLAM, BC V3K 7B6

Sheet Number: **A100**

Drawing: **LEVEL 1 FLOOR PLAN - DEMOLITION**

Plot Date: 2025-01-28 3:27:34 PM File Path: C:\Users\Kalasanto\Documents\15-A-241072-CoC FLEET-BLDG-v24_keisha.kalasanto.rvt

DEMO PLAN NOTE 1: EXISTING EXIT DOOR, FRAME, AND ACCESSORIES TO BE REMOVED.

DEMO PLAN NOTE 2: EXISTING OVERHEAD DOOR, FRAME, AND ACCESSORIES TO BE REMOVED.

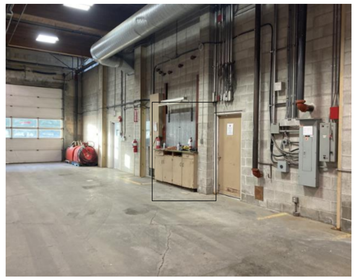
DEMO PLAN NOTE 3: EXISTING PLUMBING FIXTURE TO BE REMOVED.

DEMO PLAN NOTE 4: EXISTING WASHROOM ACCESSORIES TO BE REMOVED AND REINSTALLED DURING NEW CONSTRUCTION.

DEMO PLAN NOTE 5: EXISTING SINK, CABINET, COUNTER, AND ACCESSORIES TO BE DEMOLISHED.

DEMO PLAN NOTE 6: EXISTING COMPRESSOR, CHAINLINK FENCE, AND OVERHANG TO BE REMOVED.

DEMO PLAN NOTE 7: REMOVE EXISTING CONTROLLER FOR VERTICAL LIFTS INCLUDING HYDRAULIC FLUID LINES. CONTRACTOR TO REMOVE THE HYDRAULIC FLUID LINE TO EACH LIFT, DISCONNECT POWER TO THE CONTROLS BACK TO THE PANEL, REMOVE CONTROLS AND CONCRETE CURB MINIMUM 2" BELOW GRADE, AND INFILL CONCRETE SLAB. CONTRACTOR TO CONFIRM THE EXACT DIMENSIONS ON SITE.



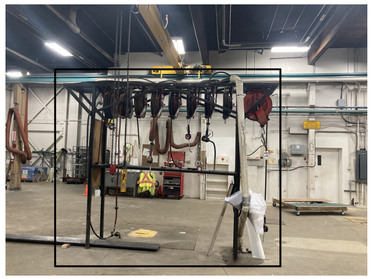
DEMO PLAN NOTE 8: EXISTING MILLWORK TO BE DEMOLISHED. PATCH AND MAKE GOOD OF WALL

DEMO PLAN NOTE 9 & 10: EXISTING CHAINLINK FENCE, CONCRETE PAD AND GENERATOR TO BE REMOVED.

DEMO PLAN NOTE 11: EXISTING MOUNTING POST TO BE REMOVED. PATCH AND MAKE GOOD OF ROOF AND BEAM.

DEMO PLAN NOTE 12: EXISTING USED OIL TANKS, PIPES, AND CURB AROUND PERIMETER TO BE REMOVED AND DISPOSED. PATCH AND MAKE GOOD OF FLOOR AND WALL CLADDING.

DEMO PLAN NOTE 14: EXISTING OIL TANK TO BE REMOVED.



DEMO PLAN NOTE 15: REMOVE EXISTING RACK AND HOSE BELOW SLAB. PATCH AND MAKE GOOD OF CONCRETE IN NEW CONSTRUCTION.

DEMO PLAN NOTES

LEVEL 1

1	DEMOLISH DOOR, FRAME, AND ACCESSORIES
2	DEMOLISH OVERHEAD DOOR AND FRAME
3	DEMOLISH PLUMBING FIXTURE
4	REMOVE WASHROOM ACCESSORIES IN DEMO, TO BE REINSTALLED IN NEW CONSTRUCTION.
5	DEMOLISH EXISTING COUNTER, SINK, AND UPPER CABINETS
6	DEMOLISH EXISTING COMPRESSOR AND CANOPY. PATCH AND MAKE GOOD OF EXTERIOR WALL CLADDING
7	REMOVE EXISTING CONTROLLER FOR VERTICAL LIFTS INCLUDING HYDRAULIC FLUID LINES. CONTRACTOR TO REMOVE THE HYDRAULIC FLUID LINE TO EACH LIFT, DISCONNECT POWER TO THE CONTROLS BACK TO THE PANEL, REMOVE CONTROLS AND CONCRETE CURB MINIMUM 2" BELOW GRADE, AND INFILL CONCRETE SLAB. CONTRACTOR TO CONFIRM THE EXACT DIMENSIONS ON SITE.
8	REMOVE EXISTING MILLWORK. PATCH AND MAKE GOOD OF EXISTING WALL.
9	REMOVE EXISTING CHAIN LINK FENCE
10	REMOVE EXISTING CONCRETE PAD AND GENERATOR
11	REMOVE MOUNTING POST. PATCH AND MAKE GOOD THE ROOF FLASHING NAD BEAM SIDING
12	REMOVE AND DISPOSE EXISTING USED OIL TANKS, PIPING, AND CURB. PATCH AND MAKE GOOD CONCRETE FLOOR AND EXTERIOR WALL.
13	REMOVE AND DISPOSE EXISTING OIL TANK.
14	REMOVE AND DISPOSE EXISTING TRAFFIC TRAILER. COORDINATE WITH OWNER FOR DISPOSAL.
15	REMOVE EXISTING RACK AND HOSE BELOW SLAB. PATCH AND MAKE GOOD OF CONCRETE IN NEW CONSTRUCTION.

Copyright Reserved

This plan and design are the exclusive property of **Thinkspace Architecture® Planning Interior Design Ltd. (Thinkspace)** and cannot be used or reproduced without permission. Contractor shall verify and be responsible for all dimensions. No work to be done from drawings unless marked "issued for construction". Contractor shall immediately report to Thinkspace any errors, omissions or conflicts in the drawings or specifications. Do not scale drawings.

Issued For: **RFP** | Issue Date: 2025-01-28

GLOBAL REVISIONS LIST*

NO.	DATE	DESCRIPTION
1	2024-12-04	BUILDING PERMIT
3	2025-01-24	RFP
5	2025-01-28	RFP

*Sheet changes clouded and tagged respectively.

2025-01-28

thinkspace
architecture planning interior design ltd.
300 - 10190 152A St. | Surrey, BC | V3R 1J7
t 604.581.8128 | w thinkspace.ca

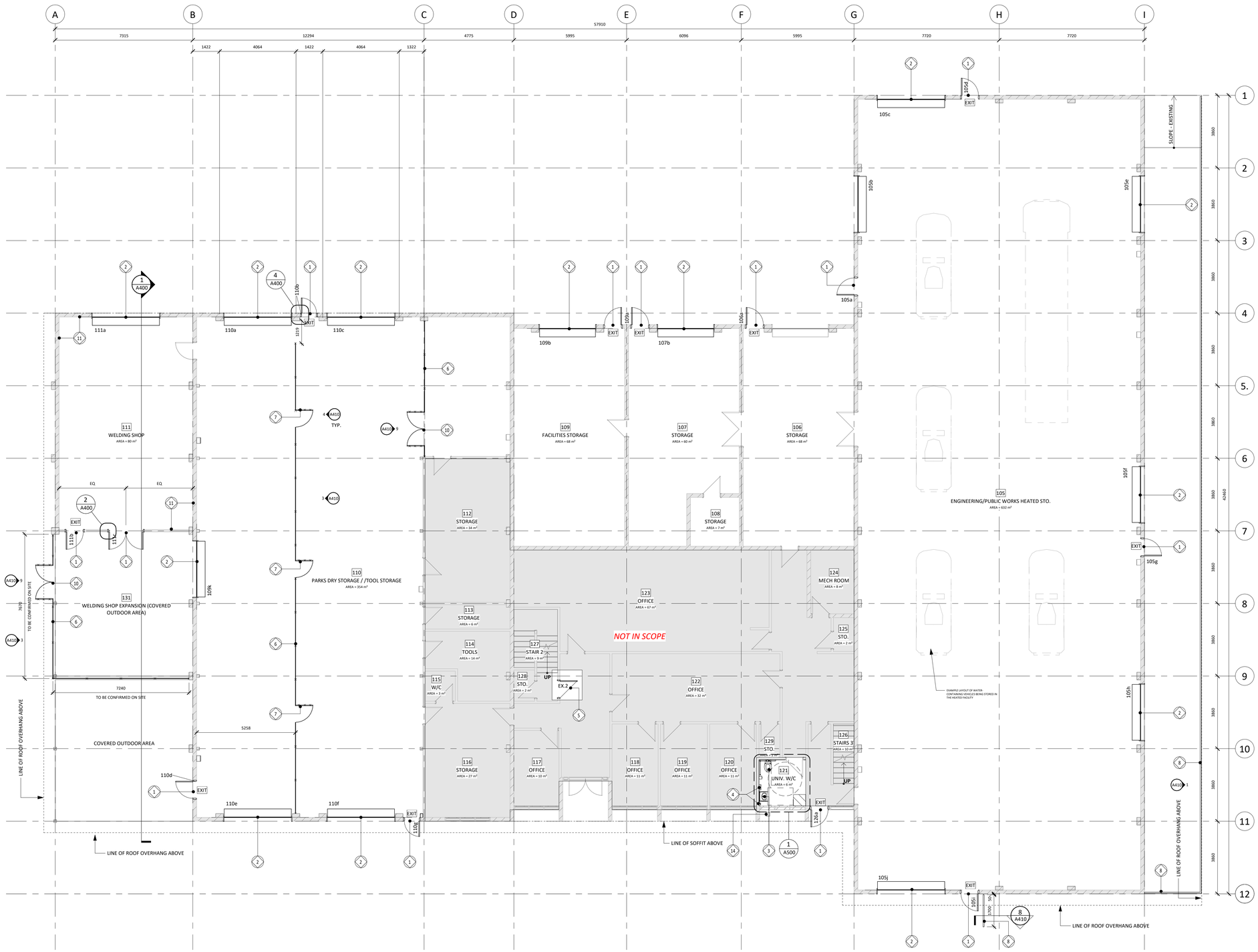
Project Number: **241072**

Project: **CITY OF COQUITLAM AUSTIN WORKS YARD 51104 - FMB REPURPOSE**
500 MARINER WAY UNIT 2, COQUITLAM, BC V3K 7B6

Sheet Number: **A101**

Drawing: **DEMOLITION - EXISTING PICTURES**

Plot Date: 2025-01-28 3:27:35 PM File Path: C:\Users\Kaslanto\Documents\T5-A-241072-Coc FLEET-BLDG-v24_Keshia.Lasianto.rvt



1 LEVEL 1 FLOOR PLAN - CONSTRUCTION
1 : 100

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS WERE TAKEN FROM EXISTING RECORDS AND TO BE CONFIRMED ON SITE. SHOULD THERE BE ANY CONFLICT BETWEEN THE DRAWINGS, PLEASE ADVISE THE ARCHITECT IN WRITING TO SEEK CLARIFICATION.
2. PRIOR TO ANY CONSTRUCTION WORK, AN ASSESSMENT FROM THE HAZARDOUS MATERIAL SPECIALIST SHALL BE COMMENCED TO ENSURE SAFETY OF THE WORKERS.

FLOOR PLAN LEGEND

- EXISTING CONCRETE CMU WALL AND/OR STRUCTURE
- EXISTING INTERIOR STUD WALL PARTITION
- EXISTING MILLWORK
- EXIT — EXIT SIGNAGE
- FDC — FIRE DEPARTMENT CONNECTION
- FAAP — FIRE ALARM ANNUNCIATOR PANEL
- FAP — FIRE ALARM PANEL (FAP)
- STP — STANDPIPE (STP)
- FE — SURFACE MOUNTED FIRE EXTINGUISHER CABINET
- DOOR PROPOSED
- DOOR EXISTING
- NOT IN SCOPE — BOUNDARY TO INDICATE AREA NOT WITHIN THE PROJECT SCOPE. EXISTING CONDITION TO REMAIN AS IS.

FLOOR PLAN NOTES

LEVEL 1

1	NEW INSULATED HOLLOW METAL DOOR AND FRAME C/W NEW EXIT SIGN REPLACING EXISTING SIGN UNO, REFER TO ELECTRICAL.
2	NEW OVERHEAD DOOR AND FRAME
3	NEW PLUMBING FIXTURES, PATCH AND MAKE GOOD WALL AND FLOOR
4	RE-USE EXISTING WASHROOM ACCESSORIES
5	NEW PANIC HARDWARE ON THE INTERIOR SIDE OF THE DOOR FOR EXITING.
6	NEW CHAINLINK FENCE
7	NEW 915mm SINGLE GATE ON CHAIN LINK FENCE
8	NEW GUARDRAIL
10	NEW 1830mm DOUBLE GATE ON CHAIN LINK FENCE
11	NEW PAINT (PT-3) IN ALL SIDES OF WELDING SHOP INTERIOR WALLS. REFER TO FINISH SCHEDULE.
12	NEW ROOF SIDING WHERE MISSING, MATERIAL TO MATCH EXISTING
13	NEW WALL PENETRATION FOR MECHANICAL DUCT, COVERED WITH WALL CAP C/W BIRD SCREEN. REFER TO MECHANICAL. ADD SEALANT AROUND OPENING PERIMETER
14	NEW PENETRATION THROUGH SOFFIT FOR MECHANICAL DUCT, COVERED WITH EXHAUST GRILLE. REFER TO MECHANICAL.

N

Copyright Reserved

This plan and design are the exclusive property of **Thinkspace Architecture® Planning Interior Design Ltd. (Thinkspace)** and cannot be used or reproduced without written consent of **Thinkspace**. The contractor is to be informed of any variations from the information shown on this drawing. Do not scale drawings.

Issued For: **RFP** — Issue Date: 2025-01-28

GLOBAL REVISIONS LIST*

NO.	DATE	DESCRIPTION
1	2024-12-04	BUILDING PERMIT
3	2025-01-24	RFP
5	2025-01-28	RFP

*Sheet changes clouded and tagged respectively.

2025-01-28

thinkspace
architecture planning interior design ltd.
300 - 10190 152A St. | Surrey, BC | V3R 1J7
t 604.581.8128 | w thinkspace.ca

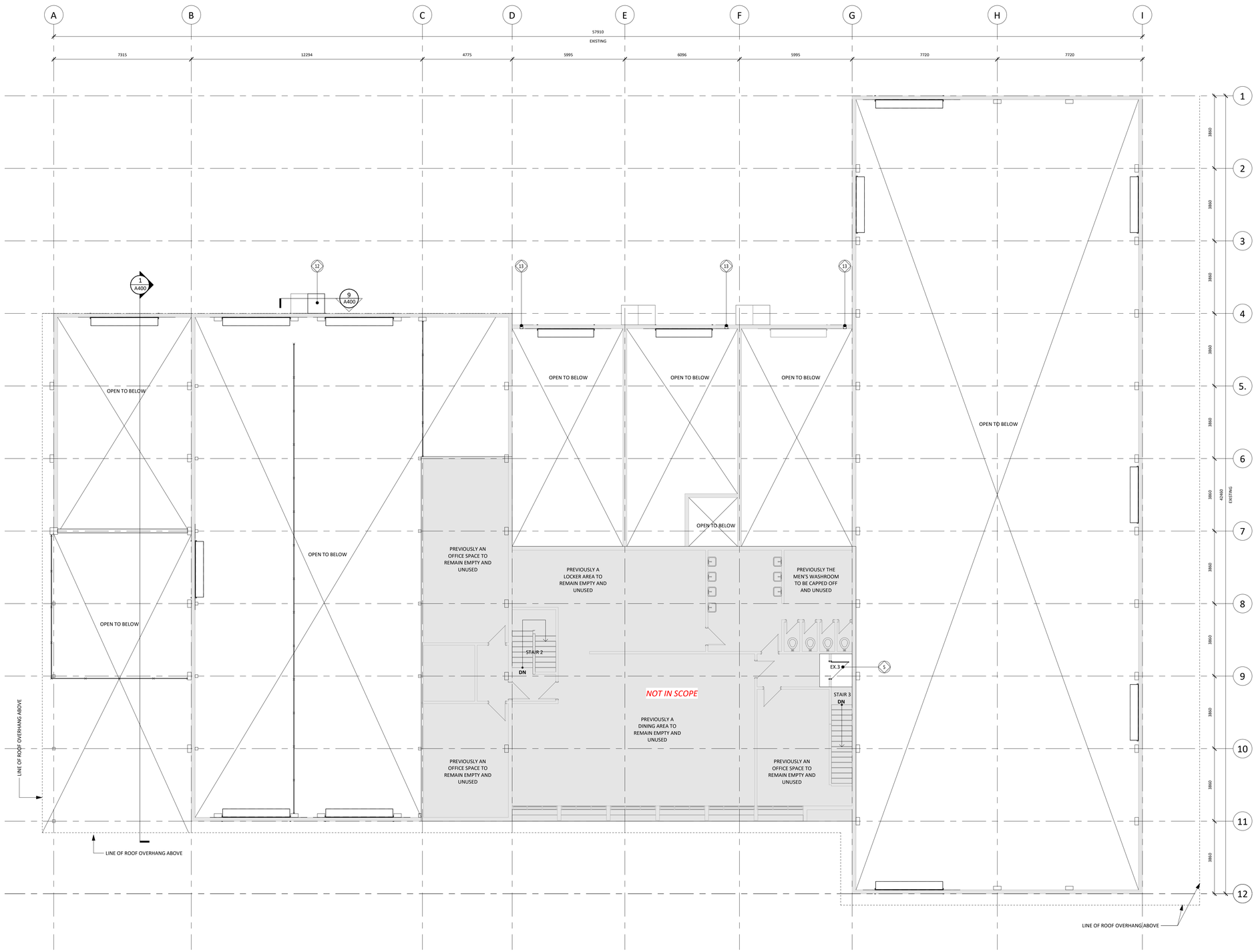
Project Number: **241072**

Project: **CITY OF COQUITLAM AUSTIN WORKS YARD 51104 - FMB REPURPOSE**
500 MARINER WAY UNIT 2, COQUITLAM, BC V3K 7B6

Sheet Number: **A110**

Drawing: **LEVEL 1 FLOOR PLAN - CONSTRUCTION**

Plot Date: 2025-01-28 3:27:36 PM File Path: C:\Users\kalaianto\Documents\TS-A-241072-Coc FLEET-BLDG-v24_Keshia.Lalaianto.rvt



1 LEVEL 2 FLOOR PLAN - CONSTRUCTION
1 : 100

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS WERE TAKEN FROM EXISTING RECORDS AND TO BE CONFIRMED ON SITE. SHOULD THERE BE ANY CONFLICT BETWEEN THE DRAWINGS, PLEASE ADVISE THE ARCHITECT IN WRITING TO SEEK CLARIFICATION.
2. PRIOR TO ANY CONSTRUCTION WORK, AN ASSESSMENT FROM THE HAZARDOUS MATERIAL SPECIALIST SHALL BE COMMENCED TO ENSURE SAFETY OF THE WORKERS.

FLOOR PLAN LEGEND

- EXISTING CONCRETE CMU WALL AND/OR STRUCTURE
- EXISTING INTERIOR STUD WALL PARTITION
- EXISTING MILLWORK
- EXIT — EXIT SIGNAGE
- FDC — FIRE DEPARTMENT CONNECTION
- FAAP — FIRE ALARM ANNUNCIATOR PANEL
- FAP — FIRE ALARM PANEL (FAP)
- STP — STANDPIPE (STP)
- FE — SURFACE MOUNTED FIRE EXTINGUISHER CABINET
- DOOR PROPOSED
- DOOR EXISTING
- NOT IN SCOPE — BOUNDARY TO INDICATE AREA NOT WITHIN THE PROJECT SCOPE. EXISTING CONDITION TO REMAIN AS IS.

FLOOR PLAN NOTES

LEVEL 1

1	NEW INSULATED HOLLOW METAL DOOR AND FRAME C/W NEW EXIT SIGN REPLACING EXISTING SIGN UNO, REFER TO ELECTRICAL.
2	NEW OVERHEAD DOOR AND FRAME
3	NEW PLUMBING FIXTURES, PATCH AND MAKE GOOD WALL AND FLOOR
4	RE-USE EXISTING WASHROOM ACCESSORIES
5	NEW PANIC HARDWARE ON THE INTERIOR SIDE OF THE DOOR FOR EXITING.
6	NEW CHAINLINK FENCE
7	NEW 915mm SINGLE GATE ON CHAIN LINK FENCE
8	NEW GUARDRAIL
10	NEW 1830mm DOUBLE GATE ON CHAIN LINK FENCE
11	NEW PAINT (PT-3) IN ALL SIDES OF WELDING SHOP INTERIOR WALLS. REFER TO FINISH SCHEDULE.
12	NEW ROOF SIDING WHERE MISSING, MATERIAL TO MATCH EXISTING
13	NEW WALL PENETRATION FOR MECHANICAL DUCT, COVERED WITH WALL CAP C/W BIRD SCREEN. REFER TO MECHANICAL. ADD SEALANT AROUND OPENING PERIMETER
14	NEW PENETRATION THROUGH SOFFIT FOR MECHANICAL DUCT, COVERED WITH EXHAUST GRILLE. REFER TO MECHANICAL.

PICTURE LEGEND

FLOOR PLAN NOTE 12: EXISTING CANOPY WITH MISSING ROOF CLADDING TO BE ADDED IN NEW CONSTRUCTION.

N

Copyright Reserved

This plan and design are the exclusive property of **Thinkspace Architecture® Planning Interior Design Ltd. (Thinkspace)** and cannot be used or reproduced without written consent. **Thinkspace** must be notified and informed of any variations from the information shown on this drawing. Do not scale drawings.

Issued For: **RFP** — Issue Date: 2025-01-28

GLOBAL REVISIONS LIST*

NO.	DATE	DESCRIPTION
1	2024-12-04	BUILDING PERMIT
3	2025-01-24	RFP
5	2025-01-28	RFP

*Sheet changes clouded and tagged respectively.

2025-01-28

thinkspace
architecture planning interior design ltd.
300 - 10190 152A St. | Surrey, BC | V3R 1J7
t 604.581.8128 | w thinkspace.ca

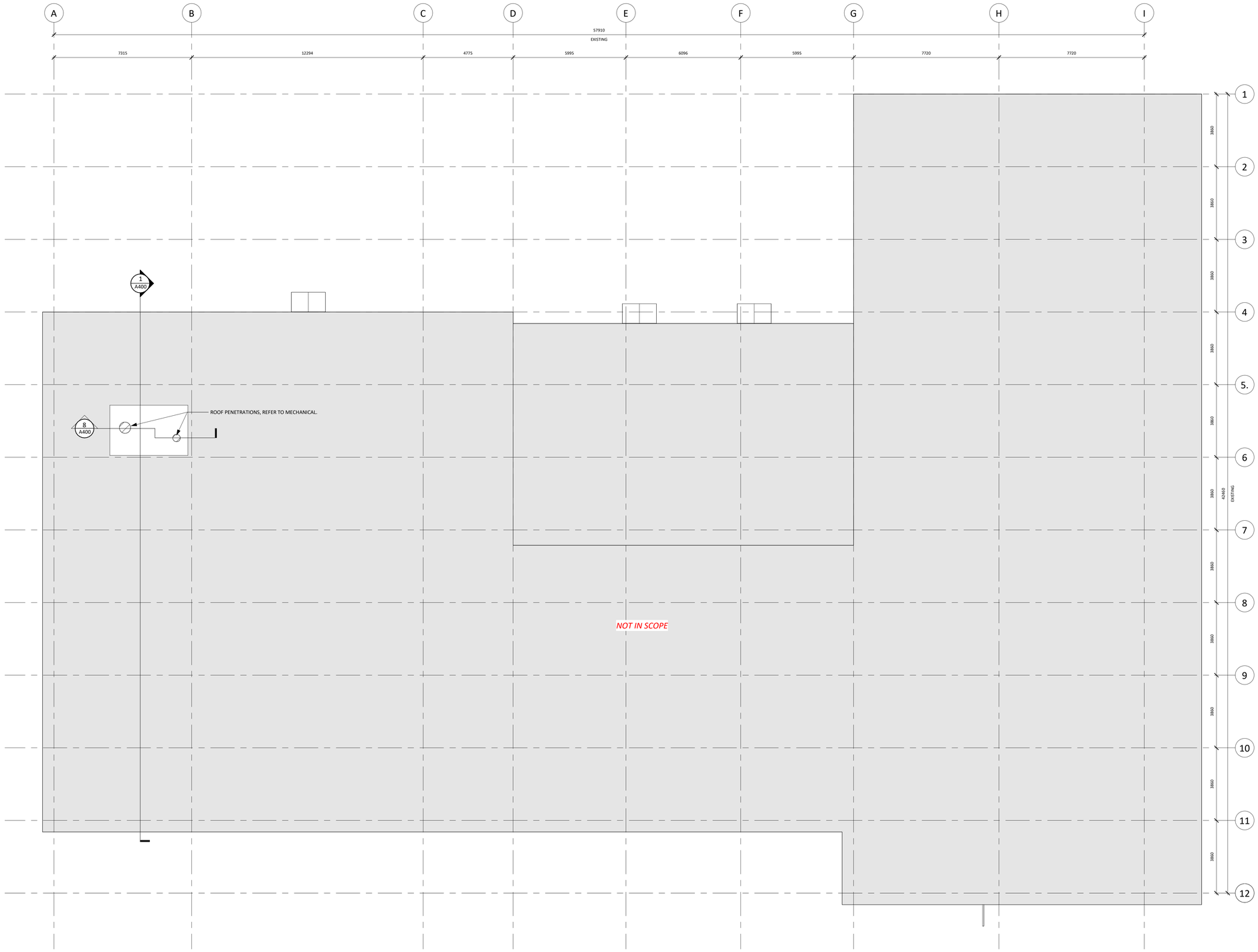
Project Number: 241072

Project: **CITY OF COQUITLAM AUSTIN WORKS YARD**
51104 - FMB REPURPOSE
500 MARINER WAY UNIT 2, COQUITLAM, BC V3K 7B6

Sheet Number: **A120**

Drawing: **LEVEL 2 FLOOR PLAN - CONSTRUCTION**

Plot Date: 2025-01-28 3:27:37 PM File Path: C:\Users\KLabianto\Documents\15-A-241072-CoC FLEET-BLDG-v24_Keshia.Labianto.rvt



1 ROOF PLAN
1 : 100

ROOF PLAN GENERAL NOTES

1. **ROOF IS TO REMAIN EXISTING EXCEPT FOR THE TWO ROOF PENETRATIONS FOR MECHANICAL PIPES. REFER TO MECHANICAL FOR DETAILS.**

ROOF PLAN LEGEND

ROOF PENETRATION, REFER TO MECHANICAL AND ARCHITECTURAL DETAIL.

NOT IN SCOPE

BOUNDARY TO INDICATE AREA NOT WITHIN THE PROJECT SCOPE. EXISTING CONDITION TO REMAIN AS IS.

Copyright Reserved

This plan and design are the exclusive property of **Thinkspace Architecture® Planning Interior Design Ltd. (Thinkspace)** and cannot be used or reproduced without written consent of **Thinkspace**. The contractor shall be informed of any variations from the information shown on this drawing. Do not scale drawings.

Issued For: **RFP** Issue Date: 2025-01-28

GLOBAL REVISIONS LIST*

NO.	DATE	DESCRIPTION
1	2024-12-04	BUILDING PERMIT
3	2025-01-24	RFP
5	2025-01-28	RFP

*Sheet changes clouded and tagged respectively.

REGISTERED ARCHITECT
JAMES KEITH BRIDGMAN
2025-01-28

thinkspace
architecture planning interior design ltd.
300 - 10190 152A St. | Surrey, BC | V3R 1J7
t 604.581.8128 | w thinkspace.ca

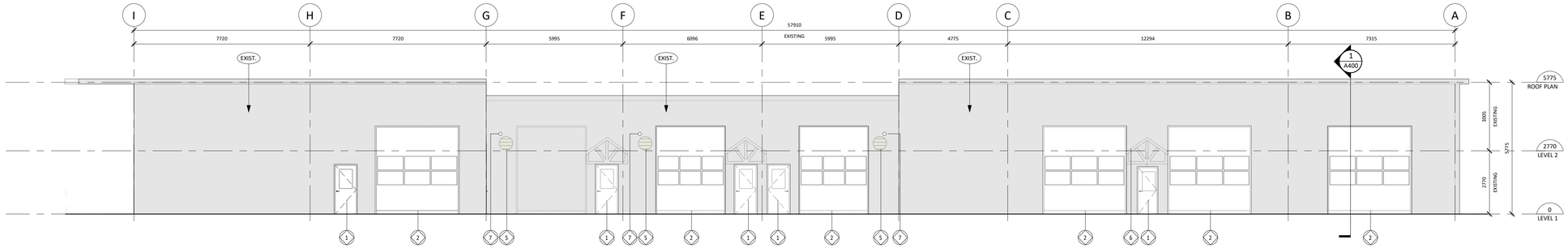
Project Number: **241072**

Project: **CITY OF COQUITLAM AUSTIN WORKS YARD**
51104 - FMB REPURPOSE
500 MARINER WAY UNIT 2, COQUITLAM, BC V3K 7B6

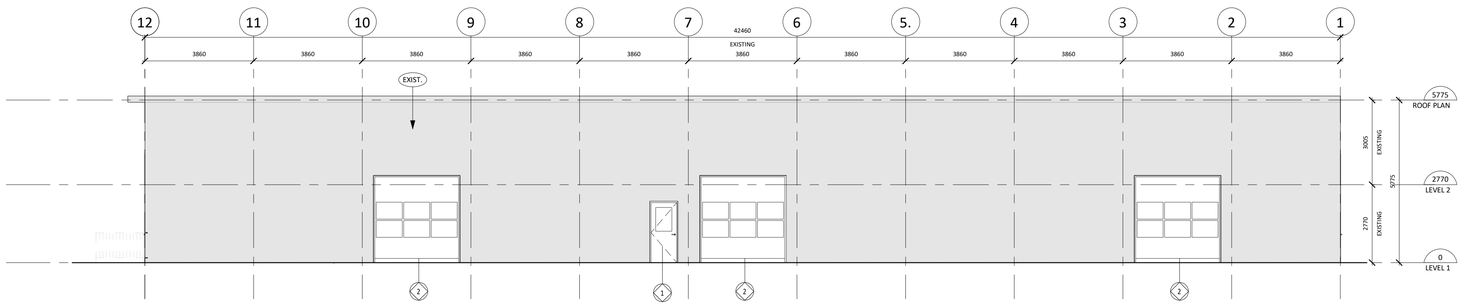
Sheet Number: **A140**

Drawing: **ROOF PLAN - CONSTRUCTION**

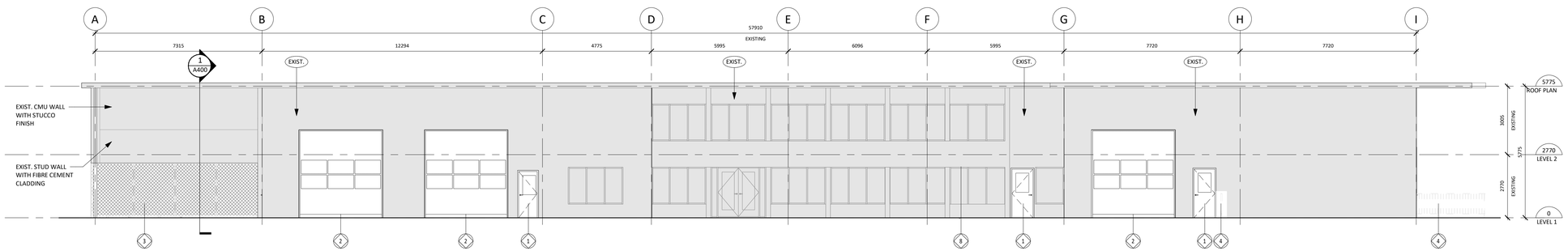
Plot Date: 2025-01-28 3:27:37 PM File Path: C:\Users\Kalasanto\Documents\15-A-241072-CoC-FLEET-BLDG-v24_keisha.kalasanto.rvt



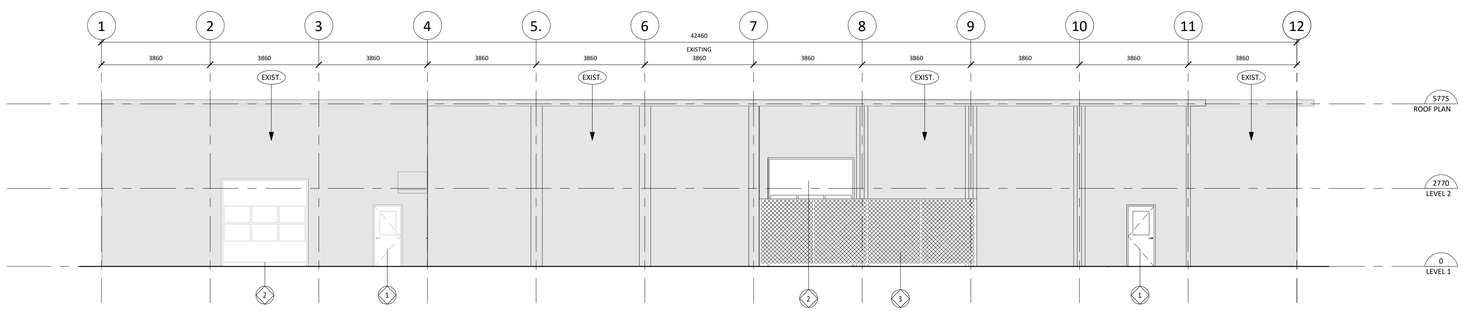
1 NORTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100



3 SOUTH ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS WERE TAKEN FROM EXISTING RECORDS AND TO BE CONFIRMED ON SITE. SHOULD THERE BE ANY CONFLICT BETWEEN THE DRAWINGS, PLEASE ADVISE THE ARCHITECT IN WRITING TO SEEK CLARIFICATION.
2. PRIOR TO ANY CONSTRUCTION WORK, AN ASSESSMENT FROM THE HAZARDOUS MATERIAL SPECIALIST SHALL BE COMMENCED TO ENSURE SAFETY OF THE WORKERS.

ELEVATION LEGEND

AREA NOT IN SCOPE. EXISTING CONDITION TO REMAIN AS IS

ELEVATION NOTES

1	NEW DOOR, FRAME, AND DOOR HARDWARE.
2	NEW POWER-OPERATED OVERHEAD DOOR
3	NEW CHAINLINK FENCE
4	NEW GUARDRAIL
5	EXISTING LOUVRE
6	NEW ROOF CLADDING
7	NEW WALL PENETRATION FOR MECHANICAL DUCT, COVERED WITH WALL CAP C/W BIRD SCREEN. REFER TO MECHANICAL. ADD SEALANT AROUND OPENING PERIMETER.
8	NEW PENETRATION THROUGH SOFFIT FOR MECHANICAL DUCT, COVERED WITH EXHAUST GRILLE. REFER TO MECHANICAL.

Copyright Reserved

This plan and design are the exclusive property of **Thinkspace Architecture® Planning Interior Design Ltd. (Thinkspace)** and cannot be used or reproduced without written consent. The contractor is responsible to be informed of any variations from the information shown on this drawing. Do not scale drawings.

Issued For	Issue Date: 2025-01-28
RFP	

GLOBAL REVISIONS LIST*

NO.	DATE	DESCRIPTION
1	2024-12-04	BUILDING PERMIT
3	2025-01-24	RFP
5	2025-01-28	RFP

*Sheet changes clouded and tagged respectively.

2025-01-28

thinkspace
architecture planning interior design ltd.
300 - 10190 152A St. | Surrey, BC | V3R 1J7
t 604.581.8128 | w thinkspace.ca

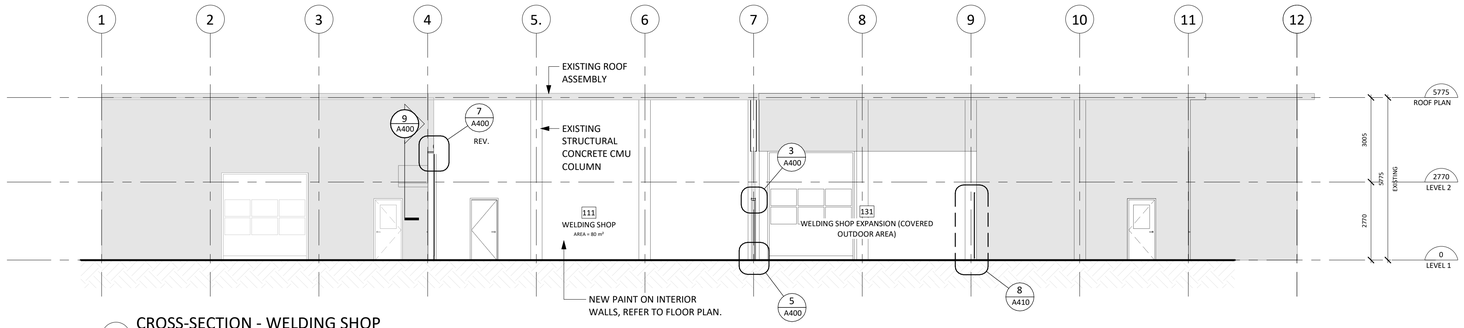
Project
CITY OF COQUITLAM AUSTIN WORKS YARD
51104 - FMB REPURPOSE
500 MARINER WAY UNIT 2, COQUITLAM, BC V3K 7B6

Project Number
241072

Drawing
EXTERIOR ELEVATIONS - CONSTRUCTION

Sheet Number
A300

Plot Date: 2025-01-28 3:27:42 PM File Path: C:\Users\KLaiciamo\Documents\TS-A-241072-CoC FLEET-BLDG-v24_KechaLaiciamo.rvt



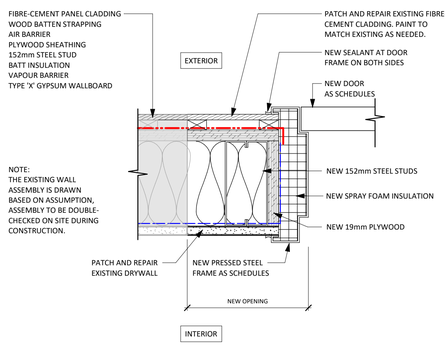
1 CROSS-SECTION - WELDING SHOP
1 : 100

SECTION GENERAL NOTES

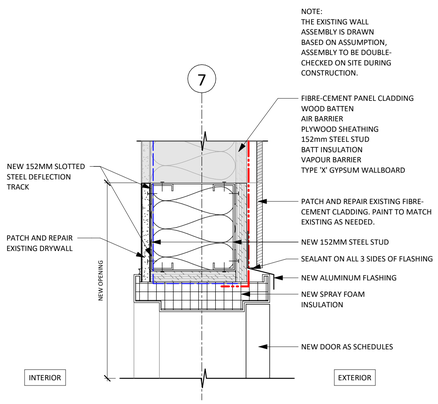
1. ALL DIMENSIONS WERE TAKEN FROM EXISTING RECORDS AND TO BE CONFIRMED ON SITE. SHOULD THERE BE ANY CONFLICT BETWEEN THE DRAWINGS, PLEASE ADVISE THE ARCHITECT IN WRITING TO SEEK CLARIFICATION.

SECTION AND DETAIL GENERAL NOTES

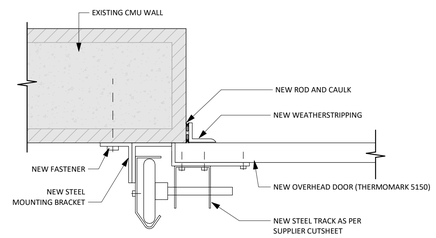
AREA NOT IN SCOPE. EXISTING CONDITION TO REMAIN AS IS



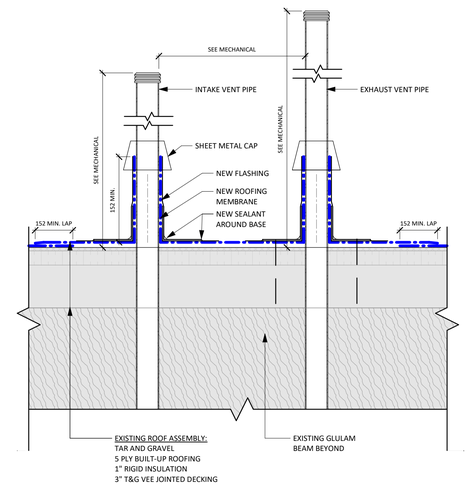
2 JAMB DETAIL - DOOR TO STUD WALL
1 : 5



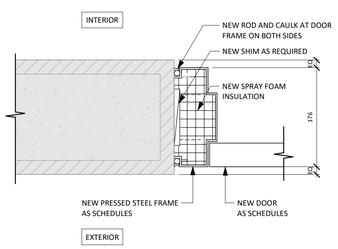
3 HEADER DETAIL - STUD WALL
1 : 5



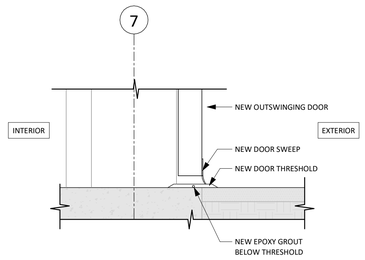
6 JAMB DETAIL - OVERHEAD DOOR FRAME TO CMU WALL
1 : 5



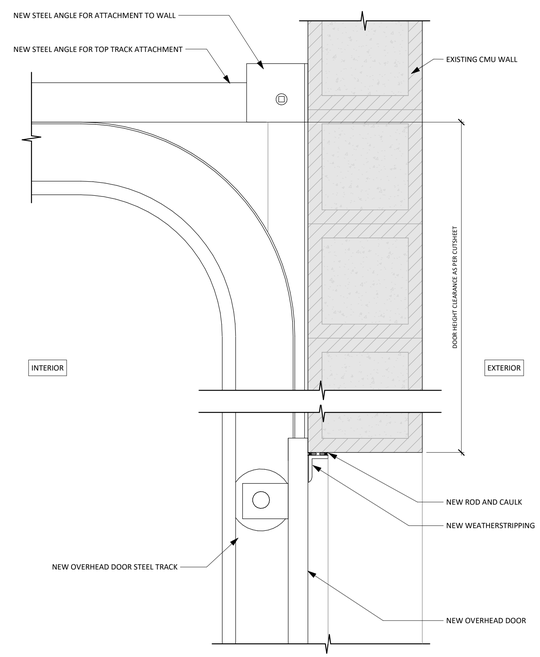
8 ROOF PENETRATION DETAIL
1 : 5



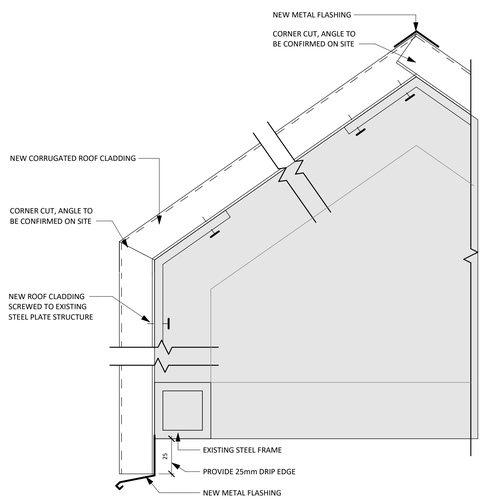
4 JAMB DETAIL - DOOR TO CONCRETE CMU WALL
1 : 5



5 TYP. DOOR SILL DETAIL
1 : 5



7 HEADER DETAIL - OVERHEAD DOOR
1 : 5



9 NEW ROOF CANOPY DETAIL - SECTION
1 : 2

Copyright Reserved

This plan and design are the exclusive property of **Thinkspace Architecture® Planning Interior Design Ltd. (Thinkspace)** and cannot be used or reproduced without written consent of **Thinkspace**. Thinkspace should be informed of any variations from the information shown on this drawing. Do not scale drawings.

Issued For	Issue Date: 2025-01-28
RFP	

GLOBAL REVISIONS LIST*

NO.	DATE	DESCRIPTION
1	2024-12-04	BUILDING PERMIT
3	2025-01-24	RFP
5	2025-01-28	RFP

*Sheet changes clouded and tagged respectively.

2025-01-28

thinkspace
architecture planning interior design ltd.
300 - 10190 152A St. | Surrey, BC | V3R 1J7
t 604.581.8128 | w thinkspace.ca

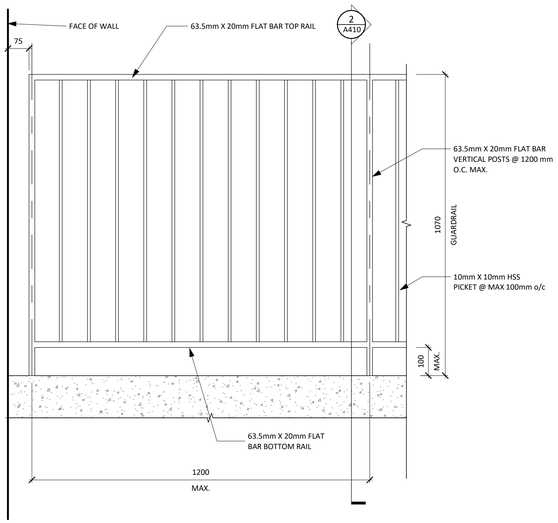
Project Number: 241072

Project: CITY OF COQUITLAM AUSTIN WORKS YARD
51104 - FMB REPURPOSE
500 MARINER WAY UNIT 2, COQUITLAM, BC V3K 7B6

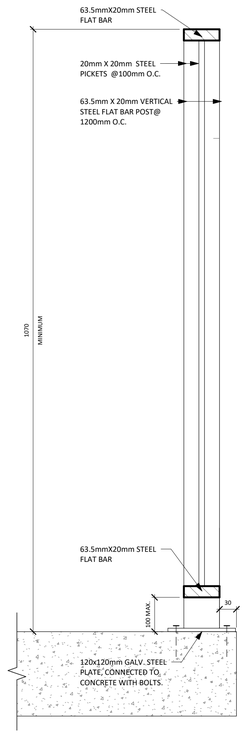
Sheet Number: A400

Drawing: BUILDING SECTION, WALL SECTION, AND DETAILS

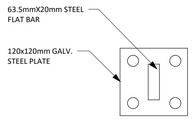
Plot Date: 2025-01-28 3:27:44 PM File Path: C:\Users\klasiamto\Documents\T5-A-241072-Coc FLEET-BLDG-v24_Keshia.Lasiamto.rvt



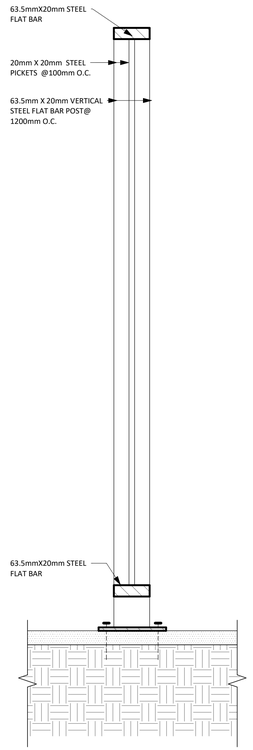
1 GUARDRAIL ELEVATION DETAILS
1 : 10



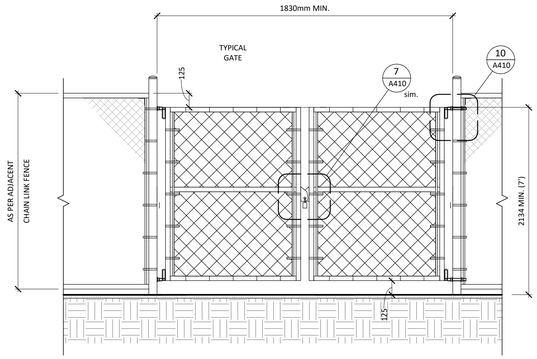
2 GUARDRAIL DETAIL ON CONCRETE FLOOR (SECTION)
1 : 5



STEEL PLATE PLAN DETAIL

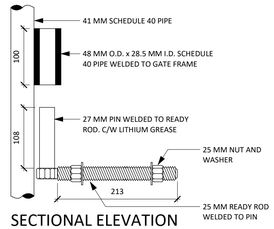


8 GUARDRAIL DETAIL ON ASPHALT (SECTION)
1 : 5



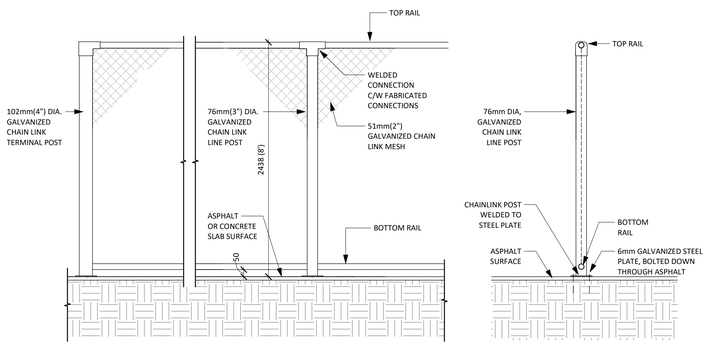
9 CHAINLINK FENCE - DOUBLE GATE
1 : 25

PLAN VIEW



SECTIONAL ELEVATION

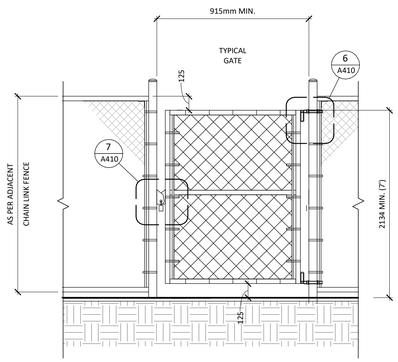
10 CHAIN LINK - DOUBLE GATE HINGE
1 : 5



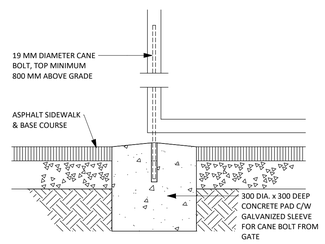
ELEVATION

SECTION

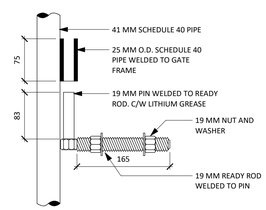
3 CHAINLINK FENCE DETAIL
1 : 20



4 CHAINLINK FENCE - SINGLE GATE
1 : 25

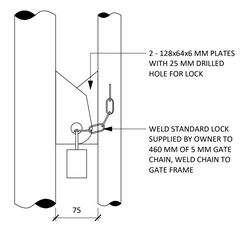


5 CHAINLINK DETAIL - GATE STOP
1 : 10



SECTIONAL ELEVATION

6 CHAIN LINK - SINGLE GATE HINGE
1 : 5



7 CHAIN LINK - GATE LOCK
1 : 5

Copyright Reserved
This plan and design are the exclusive property of **Thinkspace Architecture® Planning Interior Design Ltd. (Thinkspace)** and cannot be used or reproduce without written consent. **Thinkspace** assumes no responsibility when informed of any variations from the information shown on this drawing. Do not scale drawings.

Issued For	Issue Date 2025-01-28
RFP	

GLOBAL REVISIONS LIST*

NO.	DATE	DESCRIPTION
1	2024-12-04	BUILDING PERMIT
3	2025-01-24	RFP
5	2025-01-28	RFP

*Sheet changes clouded and tagged respectively.

ARCHITECTS BRITISH COLUMBIA
2025-01-28

thinkspace
architecture planning interior design ltd.
300 - 10190 152A St. | Surrey, BC | V3R 1J7
t 604.581.8128 | w thinkspace.ca

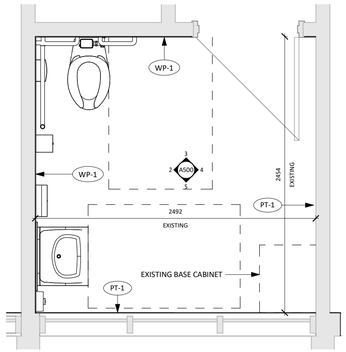
Project Number **241072**

Project **CITY OF COQUITLAM AUSTIN WORKS YARD 51104 - FMB REPURPOSE**
500 MARINER WAY UNIT 2, COQUITLAM, BC V3K 7B6

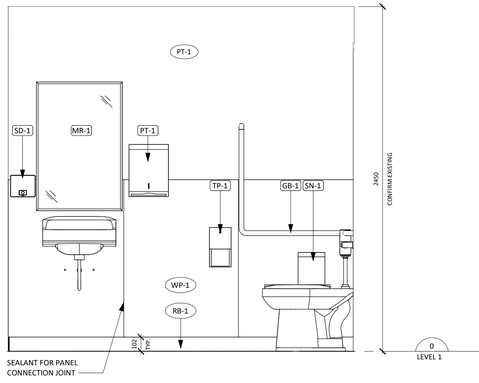
Sheet Number **A410**

Drawing **DETAILS**

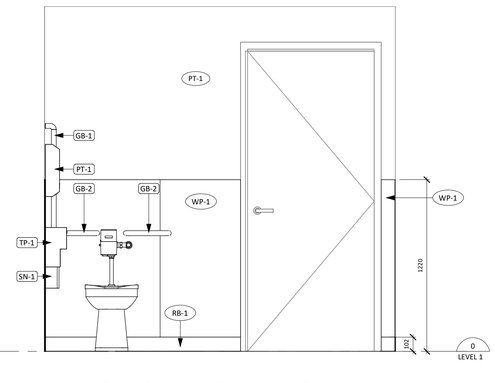
Plot Date: 2025-01-28 3:27:44 PM File Path: C:\Users\KLaiciamo\Documents\TS-A-241072-CoC FLEET-BLDG-v24_kecha.Laiciamo.rvt



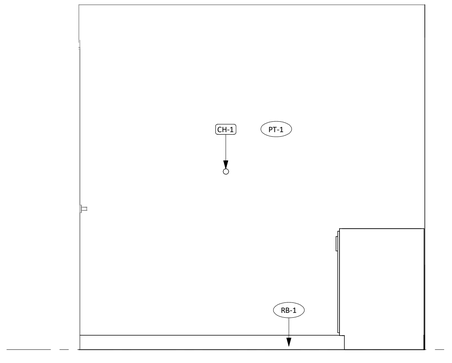
1 ENLARGED WASHROOM PLAN
1 : 25



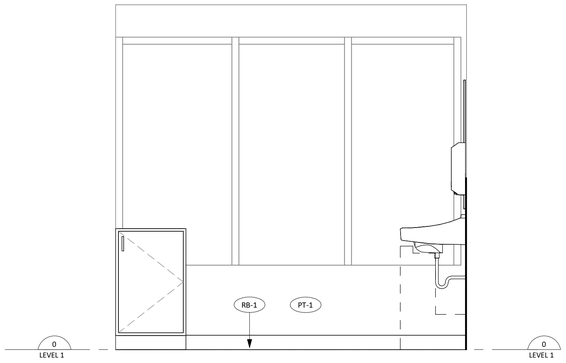
2 WASHROOM - WEST ELEVATION
1 : 20



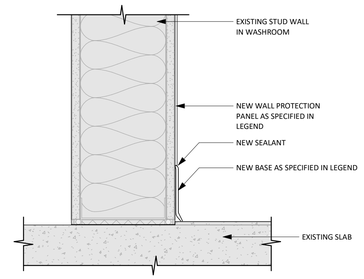
3 WASHROOM - NORTH ELEVATION
1 : 20



4 WASHROOM - EAST ELEVATION
1 : 20



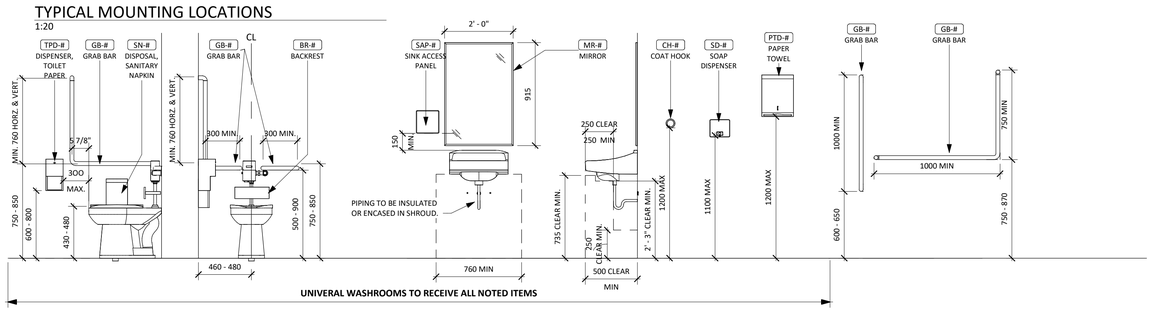
5 WASHROOM - SOUTH ELEVATION
1 : 20



6 WALL PROTECTION AND RUBBER BASE DETAIL
1 : 5

TYPICAL MOUNTING LOCATIONS

1:20



WASHROOM GENERAL NOTES

1. ALL WASHROOM ACCESSORIES TO BE LOCATED AS PER ACCESSIBLE FIXTURE AND ACCESSORIES ELEVATIONS
2. PROVIDE IN WALL PLYWOOD BACKING AS REQUIRED FOR PLUMBING FIXTURES AND WASHROOM ACCESSORIES
3. REFER TO MECHANICAL FOR ALL PLUMBING FIXTURE SPECS
4. REFER TO FINISH SCHEDULE AND SPEC FOR ALL NEW WASHROOM ACCESSORIES
5. EXISTING WASHROOM ACCESSORIES ARE TO BE RE-USED IN NEW CONSTRUCTION

WASHROOM ACCESSORIES LEGEND

SN-1	SANITARY NAPKIN DISPOSAL, NEW.
MR-1	MIRROR, RE-USE EXISTING.
SD-1	SOAP DISPENSER, RE-USE EXISTING.
TP-1	TOILET PAPER DISPENSER, RE-USE EXISTING.
GB-1	90 DEGREE GRAB BAR, RE-USE EXISTING.
GB-2	STRAIGHT GRAB BAR, NEW.
CH-1	COAT HOOK, NEW.
PT-1	PAPER TOWEL DISPENSER, RE-USE EXISTING.

WASHROOM MATERIAL LEGEND

WP-1	WALL PROTECTION. FIBRE REINFORCE PANEL BY MARLITE. COLOUR: P100 WHITE.
RB-1	RUBBER BASE BY JOHNSONITE. COLOUR: 107 NEUTRALITY.
PT-1	NEW PAINT BY SHERWIN WILLIAMS. COLOUR: SW7005 PURE WHITE.

Copyright Reserved

This plan and design are the exclusive property of **Thinkspace Architecture® Planning Interior Design Ltd. (Thinkspace)** and cannot be used or reproduced without written consent of Thinkspace. The contractor shall be informed of any variations from the information shown on this drawing. Do not scale drawings.

Issued For	Issue Date: 2025-01-28
RFP	

GLOBAL REVISIONS LIST*

NO.	DATE	DESCRIPTION
1	2024-12-04	BUILDING PERMIT
3	2025-01-24	RFP
5	2025-01-28	RFP

*Sheet changes clouded and tagged respectively.

2025-01-28

thinkspace
architecture planning interior design ltd.
300 - 10190 152A St. | Surrey, BC | V3R 1J7
t 604.581.8128 | w thinkspace.ca

Project
CITY OF COQUITLAM AUSTIN WORKS YARD
51104 - FMB REPURPOSE
500 MARINER WAY UNIT 2, COQUITLAM, BC V3K 7B6

Project Number: **241072**

Drawing: **WASHROOM**

Sheet Number: **A500**

Plot Date: 2025-01-28 3:27:46 PM File Path: C:\Users\KJakianto\Documents\TS-A-241072-CoC FLEET-BLDG-v24_kechia.Lakianto.rvt

DOOR SCHEDULE

ID.	LOCATION		SIZE		TYPE AND MATERIAL									LIFE SAFETY				COMMENTS
DOOR NUMBER MATCHES INSWING ROOM NUMBER, MULTIPLE DOORS ARE NOTED WITH SUFFIX "a","b","c", etc.; EXTERIOR DOORS MATCH TO OUTSWING ROOM NUMBER	LOCATIONS ARE NOTED AS PER PATH OF TRAVEL. ROOM NAME AND NUMBER TO ROOM NAME AND NUMBER.				HM-HOLLOW METAL HMI-HOLLOW METAL INSULATED AL-ALUMINUM SCW SOLID CORE WOOD HCW-HOLLOW CORE WOOD GL-GLASS DOOR AC-ACOUSTIC													
					DOOR			FRAME										
	FROM	TO	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	JAMB TYPE	F.R.R.	HARDWARE TYPE	CLOSERS	LOCKSET	PANIC HARDWARE - EXIT ONLY	SMOKE SEAL GASKETS	
LEVEL 1																		
105a	ENGINEERING/PUBLIC WORKS HEATED STO.	EXTERIOR	915	2135	D1	HMI	PT-2	F1	PSF	PT-2	J2		EXT-1	●	●		●	
105b	ENGINEERING/PUBLIC WORKS HEATED STO.	EXTERIOR	3048	3048	D3	HMI	PT-2	F2	PSF	PT-2			EXT-2				●	
105c	ENGINEERING/PUBLIC WORKS HEATED STORAGE	EXTERIOR	3650	3810	D3	HMI	PT-2	F2	PSF	PT-2			EXT-2				●	
105d	ENGINEERING/PUBLIC WORKS HEATED STO.	EXTERIOR	915	2135	D1	HMI	PT-2	F1	PSF	PT-2	J2		EXT-1	●	●		●	
105e	ENGINEERING/PUBLIC WORKS HEATED STO.	EXTERIOR	3048	3048	D3	HMI	PT-2	F2	PSF	PT-2			EXT-2				●	
105f	ENGINEERING/PUBLIC WORKS HEATED STO.	EXTERIOR	3048	3048	D3	HMI	PT-2	F2	PSF	PT-2			EXT-2				●	
105g	ENGINEERING/PUBLIC WORKS HEATED STO.	EXTERIOR	915	2135	D1	HMI	PT-2	F1	PSF	PT-2	J2		EXT-1	●	●		●	
105h	ENGINEERING/PUBLIC WORKS HEATED STO.	EXTERIOR	3048	3048	D3	HMI	PT-2	F2	PSF	PT-2			EXT-2				●	
105i	ENGINEERING/PUBLIC WORKS HEATED STO.	EXTERIOR	915	2135	D1	HMI	PT-2	F1	PSF	PT-2	J2		EXT-1	●	●		●	
105j	ENGINEERING/PUBLIC WORKS HEATED STORAGE	EXTERIOR	3650	3810	D3	HMI	PT-2	F2	PSF	PT-2			EXT-2				●	
106a	STORAGE	EXTERIOR	915	2135	D1	HMI	PT-2	F1	PSF	PT-2	J2		EXT-1	●	●		●	
107a	STORAGE	EXTERIOR	915	2135	D1	HMI	PT-2	F1	PSF	PT-2	J2		EXT-1	●	●		●	
107b	STORAGE	EXTERIOR	3048	3810	D3	HMI	PT-2	F2	PSF	PT-2			EXT-2				●	
109a	FACILITIES STORAGE	EXTERIOR	915	2135	D1	HMI	PT-2	F1	PSF	PT-2	J2		EXT-1	●	●		●	
109b	STORAGE	EXTERIOR	3048	3810	D3	HMI	PT-2	F2	PSF	PT-2			EXT-2				●	
109k	PARKS DRY STORAGE / /TOOL STORAGE	EXTERIOR	3048	3810	D3	HMI	PT-2	F2	PSF	PT-2							●	
110a	PARKS DRY STORAGE / /TOOL STORAGE	EXTERIOR	3650	3810	D3	HMI	PT-2	F2	PSF	PT-2			EXT-2				●	
110b	PARKS DRY STORAGE / /TOOL STORAGE	EXTERIOR	813	2032	D1	HMI	PT-2	F1	PSF	PT-2	J2		EXT-1	●	●		●	
110c	PARKS DRY STORAGE / /TOOL STORAGE	EXTERIOR	3650	3810	D3	HMI	PT-2	F2	PSF	PT-2			EXT-2				●	
110d	PARKS DRY STORAGE / /TOOL STORAGE	COVERED OUTDOOR AREA	915	2135	D1	HMI	PT-2	F1	PSF	PT-2	J2		EXT-1	●	●		●	
110e	PARKS DRY STORAGE / /TOOL STORAGE	EXTERIOR	3650	3810	D3	HMI	PT-2	F2	PSF	PT-2			EXT-2				●	
110f	PARKS DRY STORAGE / /TOOL STORAGE	EXTERIOR	3650	3810	D3	HMI	PT-2	F2	PSF	PT-2			EXT-2				●	
110g	PARKS DRY STORAGE / /TOOL STORAGE	EXTERIOR	813	2032	D1	HMI	PT-2	F1	PSF	PT-2	J2		EXT-1	●	●		●	
111a	WELDING SHOP	EXTERIOR	3650	3810	D3	HMI	PT-2	F2	PSF	PT-2			EXT-2				●	
111b	WELDING SHOP	WELDING SHOP EXPANSION (COVERED OUTDOOR AREA)	915	2135	D1	HMI	PT-2	F1	PSF	PT-2	J1		EXT-1	●	●		●	
111c	WELDING SHOP EXPANSION (COVERED OUTDOOR AREA)	WELDING SHOP	1830	2135	D2	HMI	PT-2	F1	PSF	PT-2	J1		EXT-1	●	●		●	
126a	CORRIDOR	EXTERIOR	915	2135	D1	HMI	PT-2	F1	PSF	PT-2	J2		EXT-2	●	●		●	
EX.2	STAIR 2	CORRIDOR	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.			●		
LEVEL 2																		
EX.3	CORRIDOR	STAIR 3	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.			●		

HARDWARE SCHEDULE

ID.	HARDWARE	ID.	HARDWARE

EXT-1 **ENTRY/EXIT EXTERIOR DOOR**

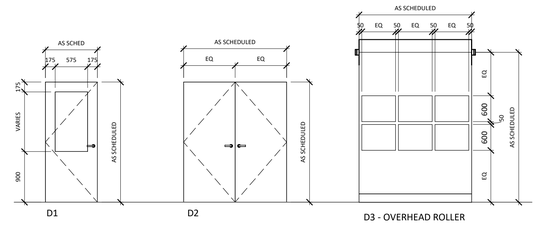
3 HINGES
RIM EXIT PANIC DEVICE - ENTER/EXIT
CYLINDER LOCKS
DOOR BOTTOM
DOOR CLOSER
THRESHOLD
WEATHER STRIPPING
DOOR SWEEP

EXT-2 **INSULATED OVERHEAD DOOR**

HARDWARE COMPLETE BY DOOR SUPPLIER

DOOR TYPES

N.T.S.

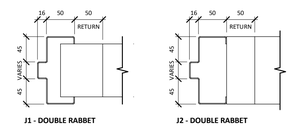


GLAZING TYPE LEGEND

G1: 6mm LAMINATED SAFETY GLASS (TYPICAL UNLESS NOTED OTHERWISE)

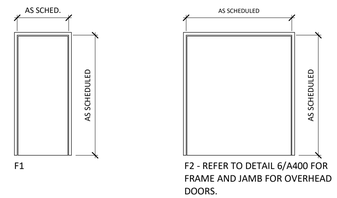
JAMB TYPES

N.T.S.



FRAME TYPES

N.T.S.



Copyright Reserved

This plan and design are the exclusive property of **Thinkspace Architecture® Planning Interior Design Ltd. (Thinkspace)** and cannot be used or reproduced without written consent of Thinkspace. Thinkspace should be informed of any variations from the information shown on this drawing. Do not scale drawings.

Issued For	Issue Date: 2025-01-28
RFP	

GLOBAL REVISIONS LIST*		
NO.	DATE	DESCRIPTION
1	2024-12-04	BUILDING PERMIT
3	2025-01-24	RFP
5	2025-01-28	RFP

*Sheet changes clouded and tagged respectively.

2025-01-28

thinkspace
architecture planning interior design ltd.
300 - 10190 152A St. | Surrey, BC | V3R 1J7
t 604.581.8128 | w thinkspace.ca

Project Number: **241072**

Project: **CITY OF COQUITLAM AUSTIN WORKS YARD 51104 - FMB REPURPOSE**
500 MARINER WAY UNIT 2, COQUITLAM, BC V3K 7B6

Sheet Number: **A600**

Drawing: **DOOR SCHEDULE**

Plot Date: 2025-01-28 3:27:46 PM File Path: C:\Users\KLaiaiamo\Documents\TS-A-241072-CoC FLEET-BLDG-v24_KeithaLaiaiamo.rvt

TAG	MATERIAL	SPECIFICATION	LOCATIONS	SUPPLIER	NOTES
WALL BASE FINISHES					
RB-1	**Rubber Base**	MANUFACTURER: Tarkett PRODUCT: Johnsonite Baseworks Thermoset Rubber SIZE: 4" H with Toe COLOUR: Brown CODE: 47	Washroom	SUPPLIER: ERV Parent CONTACT: Alanna Roy TEL: 604.306.3814 EMAIL: aroy@ervparent.com	
WALL FINISHES					
PT-1	**Paint Finish**	MANUFACTURER: Sherwin Williams CODE: SW 6077 COLOUR: Everyday White	Walls - where noted for new paint	SUPPLIER: Sherwin Williams CONTACT: Chun-Wei Chang TEL: 604-347-9946 EMAIL: chun-wei.chang@sherwin.com	
PT-2	**Paint Finish**	MANUFACTURER: Sherwin Williams CODE: SW 6760 COLOUR: Rivulet	New metal doors and frames New overhead rolling sectional doors and frames	SUPPLIER: Sherwin Williams CONTACT: Chun-Wei Chang TEL: 604-347-9946 EMAIL: chun-wei.chang@sherwin.com	
PT-3	**Paint Finish**	MANUFACTURER: Sherwin Williams CODE: N/A COLOUR: Match Existing	Patchwork on white exterior and interior walls	SUPPLIER: Sherwin Williams CONTACT: Chun-Wei Chang TEL: 604-347-9946 EMAIL: chun-wei.chang@sherwin.com	
WALL PROTECTION					
WP-1	**Wall Protection Panel**	MANUFACTURER: Inpro PRODUCT: Palladium Rigid Sheet COLOUR: Dover White CODE: 112 SIZE: 1200 H x 815 L	Washroom	SUPPLIER: Inpro CONTACT: Terri Pendree TEL: 236.662.2272 EMAIL: tpendree@inprocorp.com	Provide J edge trims for top of WP as needed
WASHROOM ACCESSORIES					
CH-1	**Coat Hook**	MANUFACTURER: Bobrick PRODUCT: Fino CODE: B-9542 FINISH: Satin SIZE: 38mm H x 35mm W x 75.5mm D		SUPPLIER: ATS Sales CONTACT: Trevor Bowkett TEL: 604-603-1844 EMAIL: trevor@ats-sales.ca	provide wall support blocking
GB-2	**Grab Bar**	MANUFACTURER: Bobrick PRODUCT: Straight Grab Bar CODE: B-6806.99 x 24 FINISH: Brushed SS, Peened SIZE: 610mm L		SUPPLIER: ATS Sales CONTACT: Trevor Bowkett TEL: 604-603-1844 EMAIL: trevor@ats-sales.ca	