

Mackin Park

Concession Renewal

Project Data

Street Address:
1046 Brunette Avenue, Coquitlam BC V3K 1E7

Legal Address:
Parcel I.D. 003-365-913
Lot 17, DLS 48, Group 1, NWD Plan 63676

Project Scope

The City of Coquitlam owns and maintains the current concession stand building. The proposed project scope is to renovate the building interior, replace the plumbing fixtures and connect the building sanitary to the existing sump. The outdated Electrical panel will be replaced, along with new LED lighting. The current equipment in the space will be retained and re-installed. The project scope includes the renewal of the flooring finish, repainting of the interior and exterior, as well as new interior millwork. The two openings facing the baseball field will be enlarged and new roll-up shutters will be installed. The serving counter shutter will be replaced with panels to provide a higher level of security. Plumbing upgrades include the replacement of the water supply and sanitary lines to two new sinks and a new hot water tank. Along with the addition of a new ceiling mounted heater in the Concession area and baseboard heating in the scorebooth. There is no change to the building area or occupant load and no new parking will be provided. This project does not include any change to the exiting of the space, a new exit sign will be installed.

Building Code Summary

Project description

Alteration to existing concession stand interior including changes to non-structural partition walls, finishes, millwork, hot water tank, and electric heating units along with alterations to the interior baseball score booth. Replace water supply and sanitary line to two new sinks. Install new lighting, electrical panel and paint existing building.

Applicable regulations
B.C.B.C. 2024

Building Description

Total Floor Area / Project Area (No Change)	289.6 sq ft	26.9 sq m
No. of storeys	1	
No. of facing streets	1	
Sprinklered	no	
Major occupancies	3.2.2.70. Group E, up to 2 Storeys	

Fire Resistance Ratings

B.C.B.C. 2024 Div. B Section 3.2.2.26.

	Required	Existing/ Provided
Roof Assemblies	C or NC	Existing: combustible
Loadbearing walls & Columns	NC or 45 min if C	NC, existing CMU
Construction Type	C or NC	combustible

Exits - No Changes

Occupant Load - No Changes

Washrooms - No Changes, public washroom provided in park

Drawings List

Architectural Drawings List

A001	Cover, Description & Code
A002	Site Plan, Existing Plan & Assemblies
A100	Demo Plan
A101	Construction Floor Plan & RCP
A102	Building Sections
A401	Interior Elevations
A402	Millwork Elevations & Details
A201	Exterior Elevations
A301	Exterior Details
A501	Renders

Structural Drawings List

S101	General Notes
S201	Foundation Plan, Tables, Detail and Elevation

Mechanical Drawings List

M0.0	Cover Sheet, Site Plan & Schedules
M1.0	Mechanical Plans, Schematic & Details
M2.0	Details
M3.0	Specifications

Electrical Drawings List

E0.00	Cover Sheet
E1.00	Existing Electrical Plan
E2.00	New Electrical Plans
E3.00	Schedules & Details
E4.00	Electrical Specifications
E5.00	Communications Specifications

Civil Drawings List

CV-00	Cover Sheet
CV-01	Key Plan
CV-02	Sanitary Profile
CN-01	Civil Notes

Project Directory

Mackin Park - Concession Renewal
City of Coquitlam

City of Coquitlam
Client

3000 Guildford Way,
Coquitlam, BC V3B 7N2
(604) 306-3171

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Mechanical Engineer

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VDZ+A

Civil Engineer

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Vancouver, BC V5T 3J7
(604) 882-0024 ext.111

Taylor Webber, P.Eng, Civil Engineer
twebber@vdz.ca



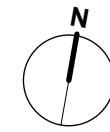
204 - 309 West Cordova Street
Vancouver BC V6B 1E5
T 604.605.1556

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Issue

1	2025-03-05	Client Review
2	2025-04-15	Issued for Schematic Design
3	2025-04-28	Issued for Pricing
4	2025-05-30	Issued for BP
5	2025-06-25	Client Review RFP
6	2025-07-11	Issued for RFP

Revision



Mackin Park Concession Renewal

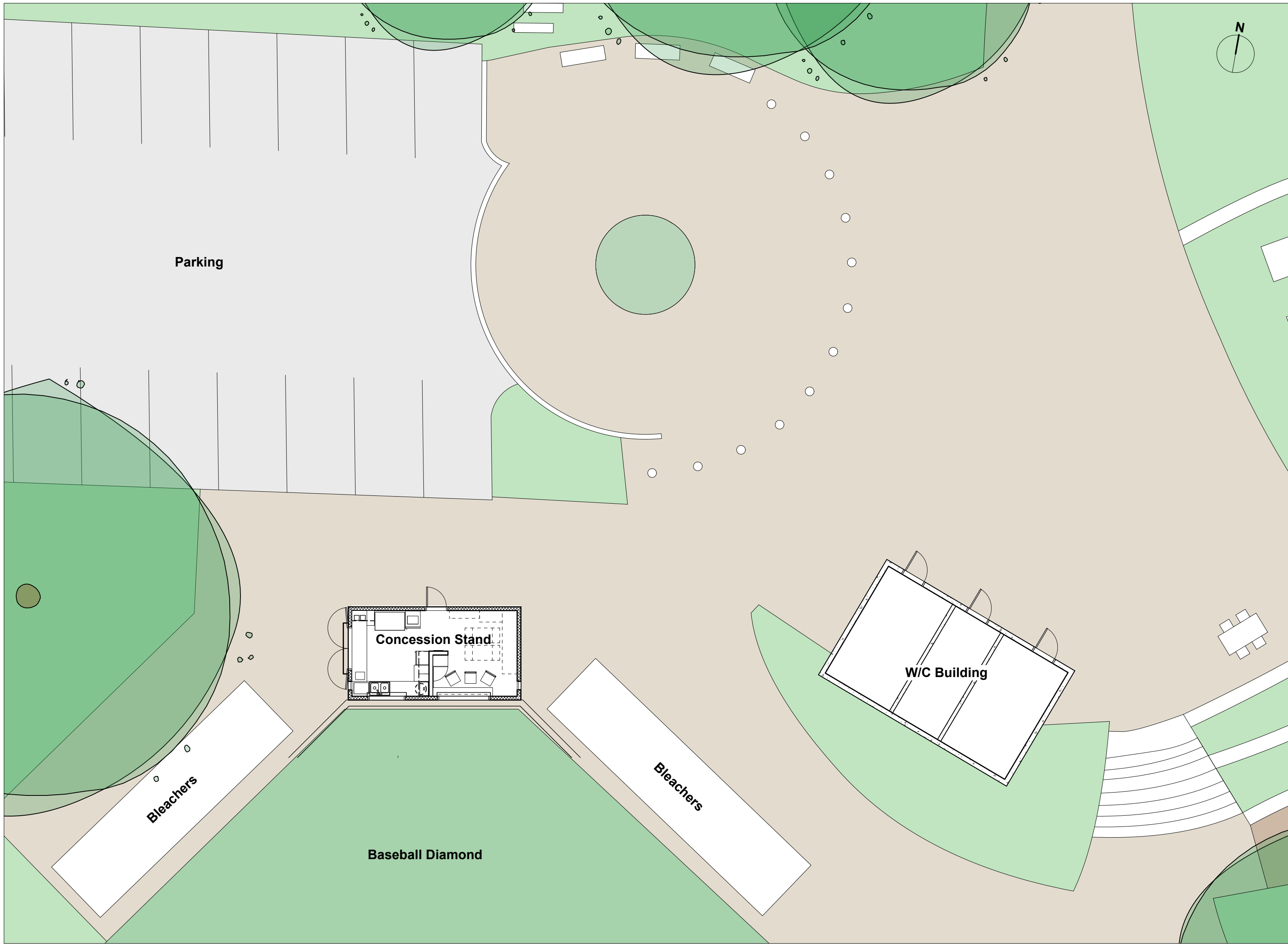
1046 Brunette Ave.
Coquitlam BC, V3K 1E7
Canada

Scale	Status
AS SHOWN	RFP
Date	Project Code
2025-07-11	MPCR
Drawn	Checked
CM	HK

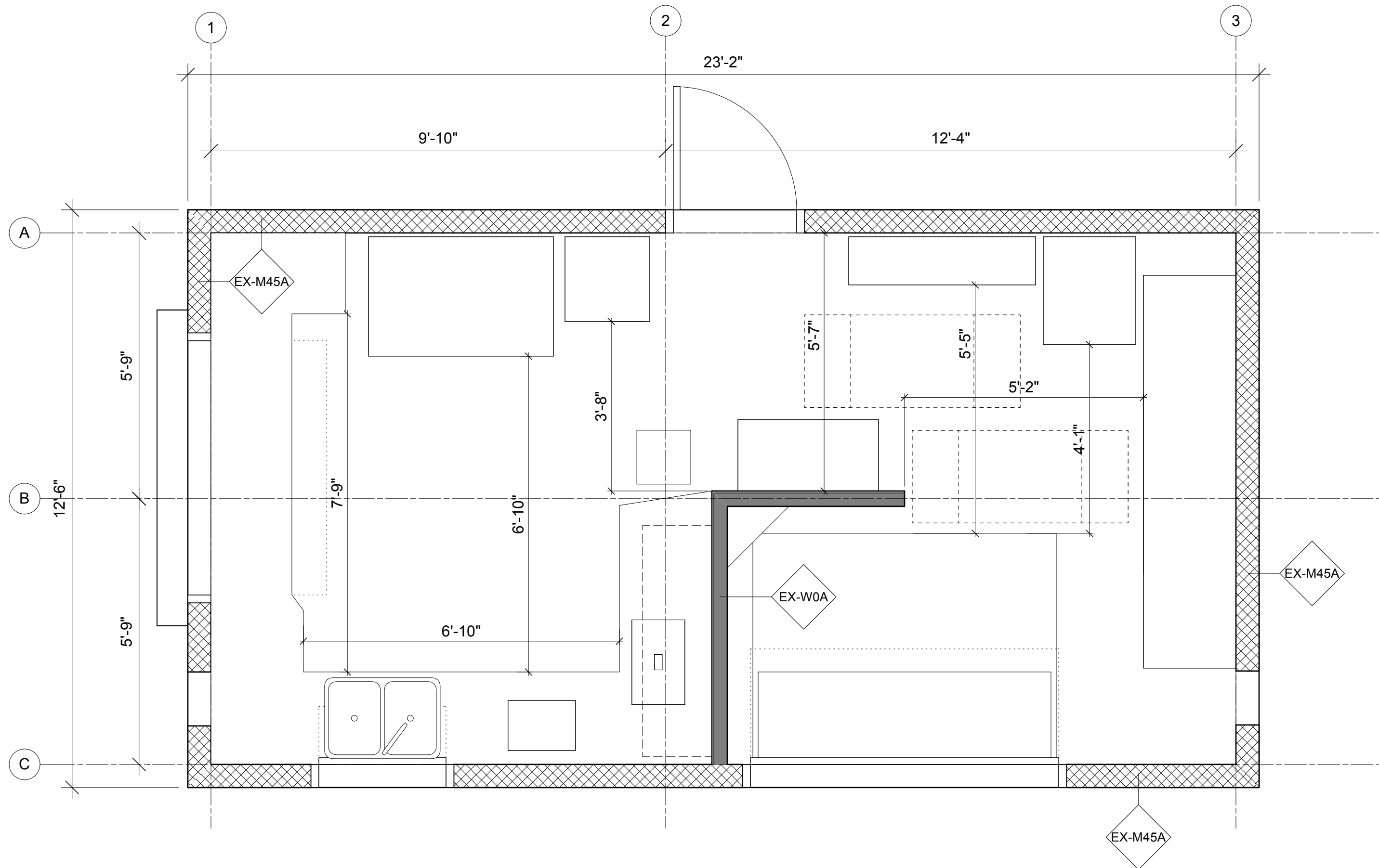
Cover, Description & Code

A001



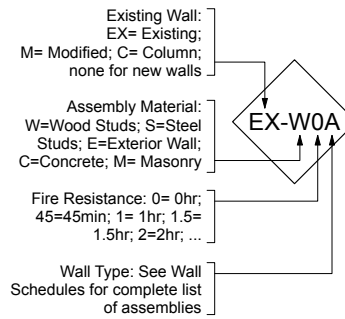


1 Site Plan
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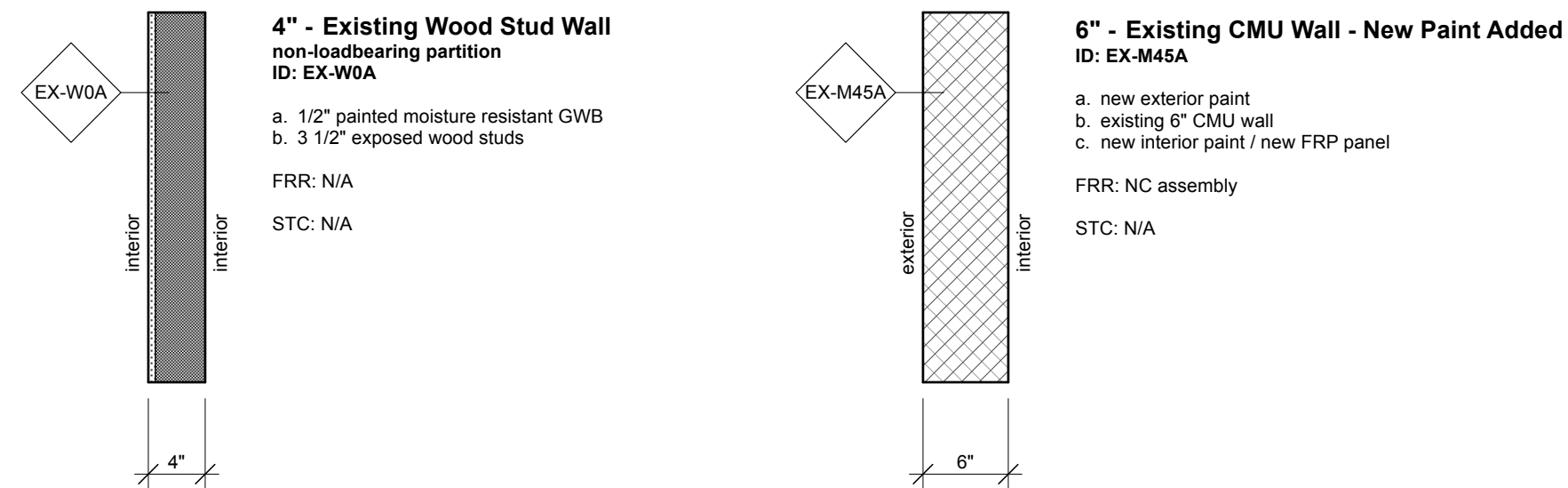


2 Existing Floor Plan
Scale: 1/2" = 1'-0"

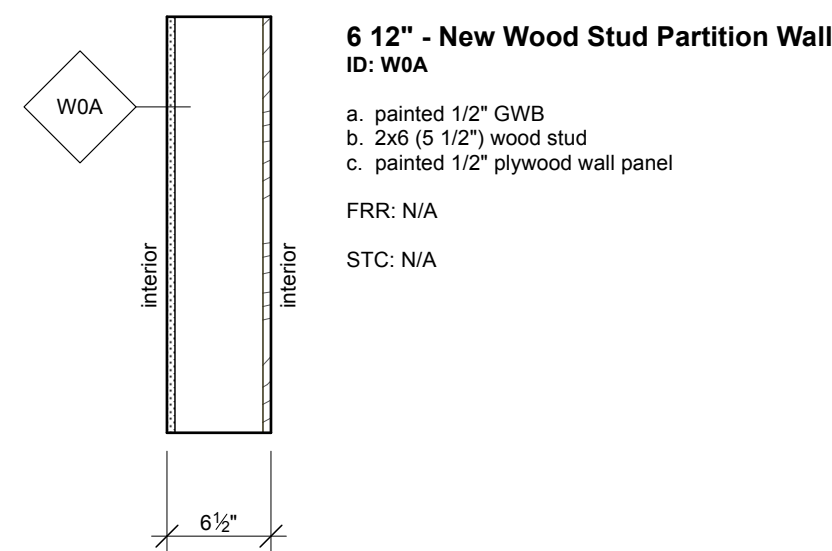
Wall Legend



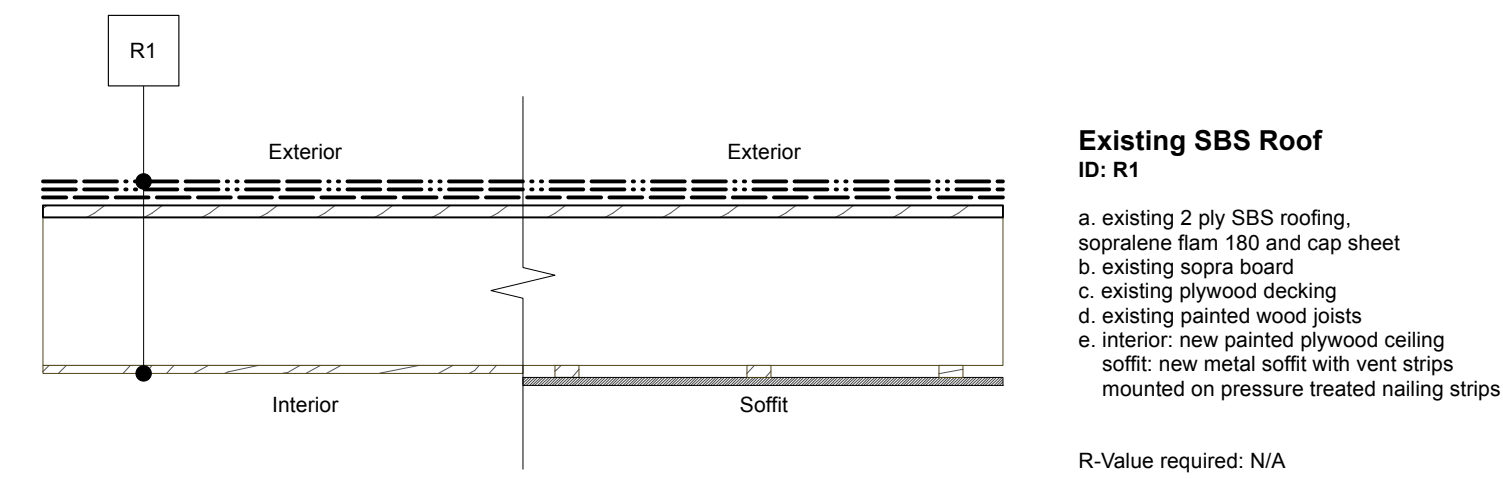
Existing Wall Assemblies



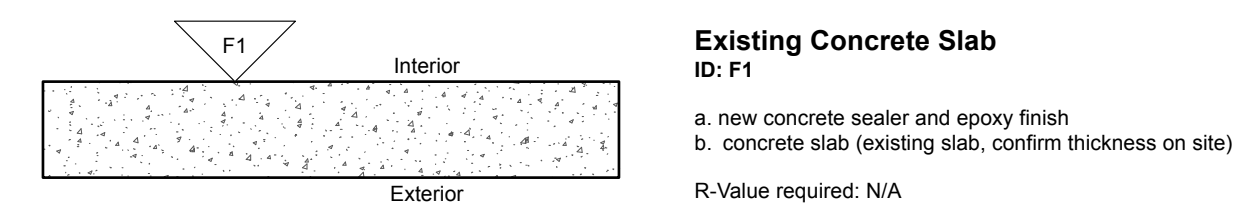
New Wall Assemblies



Modified Roof Assembly

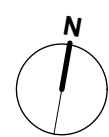


Modified Floor Assembly



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Site Plan, Existing Plan & Assemblies

A002

Notes:

1. Hazmat report to be undertaken by the City of Coquitlam. Results and hazmat abatement requirements to be determined.
2. All existing equipment and furniture to be stored on site in container during constrution period and re-installed as directed by client.

Equipment Legend

ID	Description
Existing Equipment to be Re-used	
E1	Stand Up Fridge
E2	Freezer
E3	Microwave
E4	Warming Pan
E5	Coffee Maker
E6	Keypad Safe (Floor Mount)
E7	Drying Rack
E8	Rolling BBQ

Millwork Legend

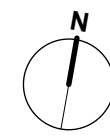
ID	Description
M 1	Counter w/ cupboards and shelving below. Countertop: plywood with p-lam & edge band Millwork: plywood, p-lam both sides, edge band
M 2	Upper Cabinets - plywood, p-lam both sides, edge bands
M 3	Score Keeping Wall mouted counter - plywood, p-lam both sides, edge bands
M 4	A/V Cabinet - plywood, p-lam both sides, edge bands and ventilation strips for AV Equipment (W:20", D:16", H:76")
ex.M 5a	Existing Metal Shelving - To be stored and re-installed during construction
ex.M 5b	Existing Metal Shelving - To be stored and re-installed during construction
ex.M 5c	Existing Metal Shelving - To be stored and re-installed during construction

Equipment and Shelving to be removed and stored in locked container on site. Equipment to be re-installed as directed by client.

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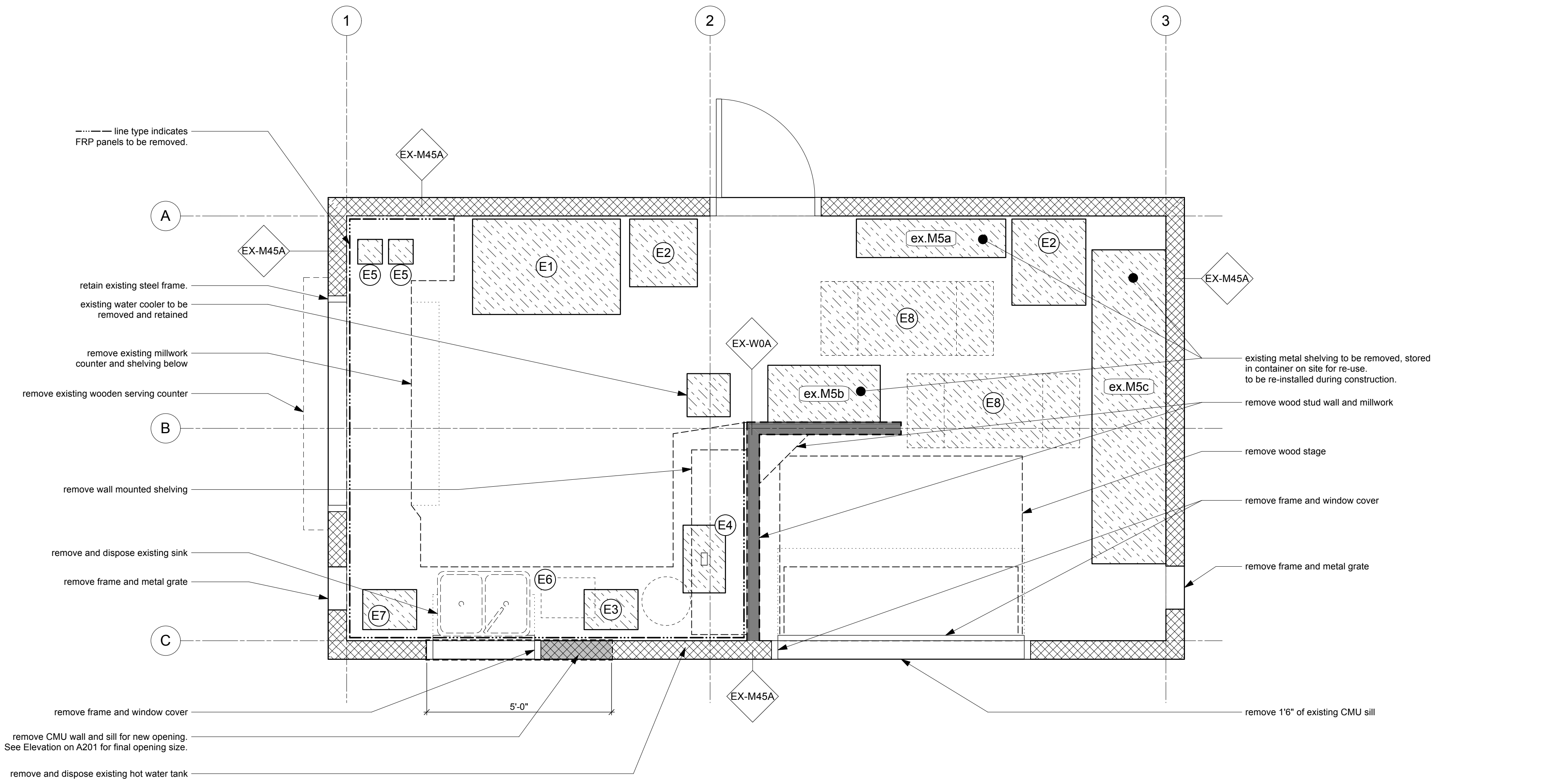
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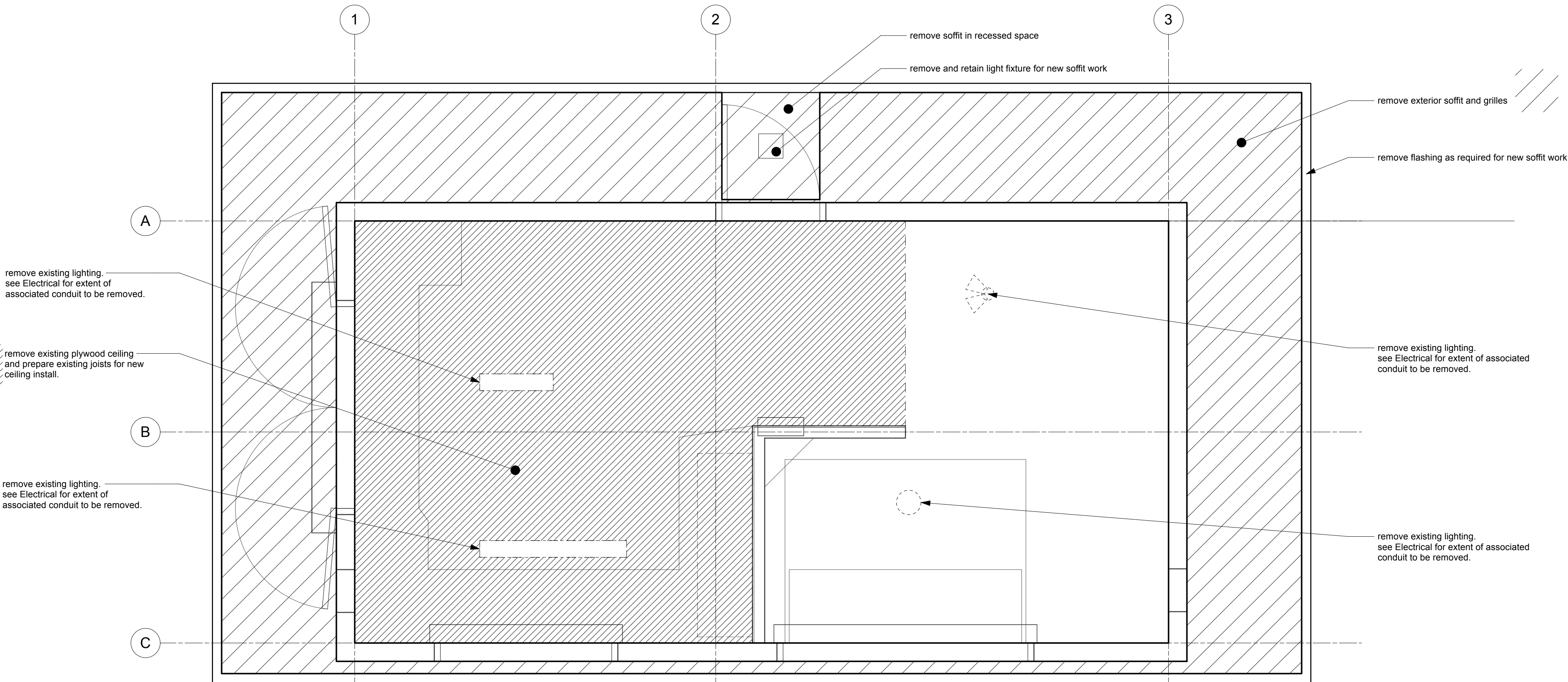
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Demo Plan

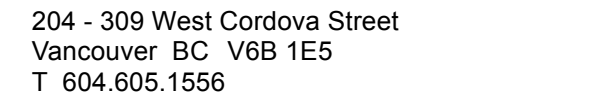
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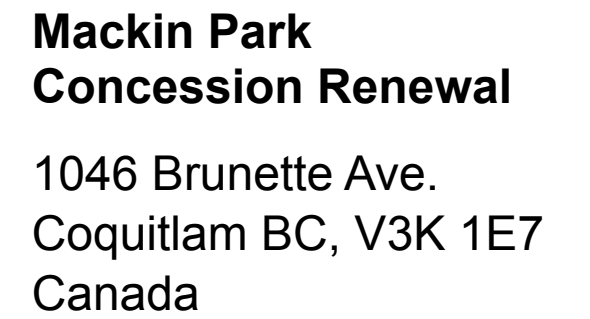
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2 Demo RCP
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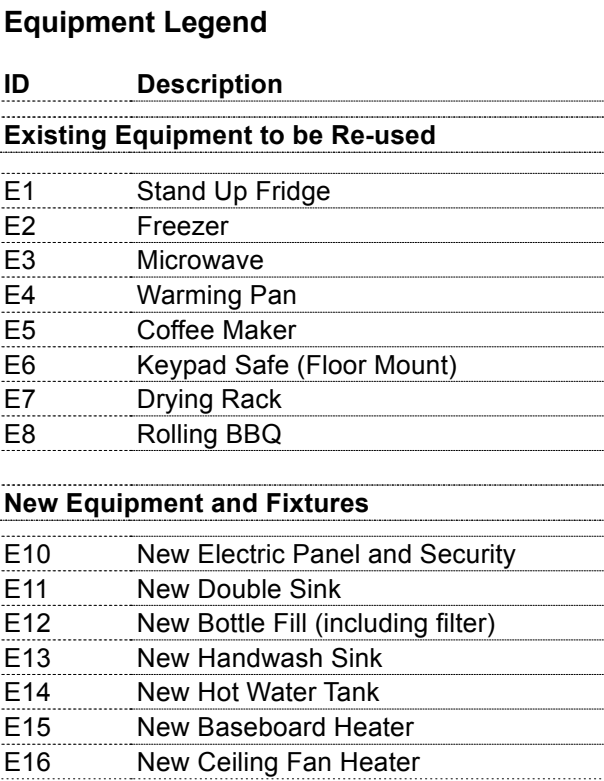


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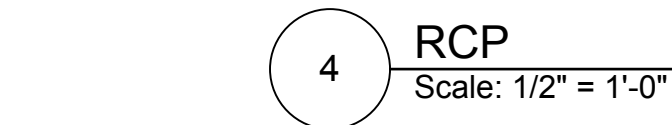
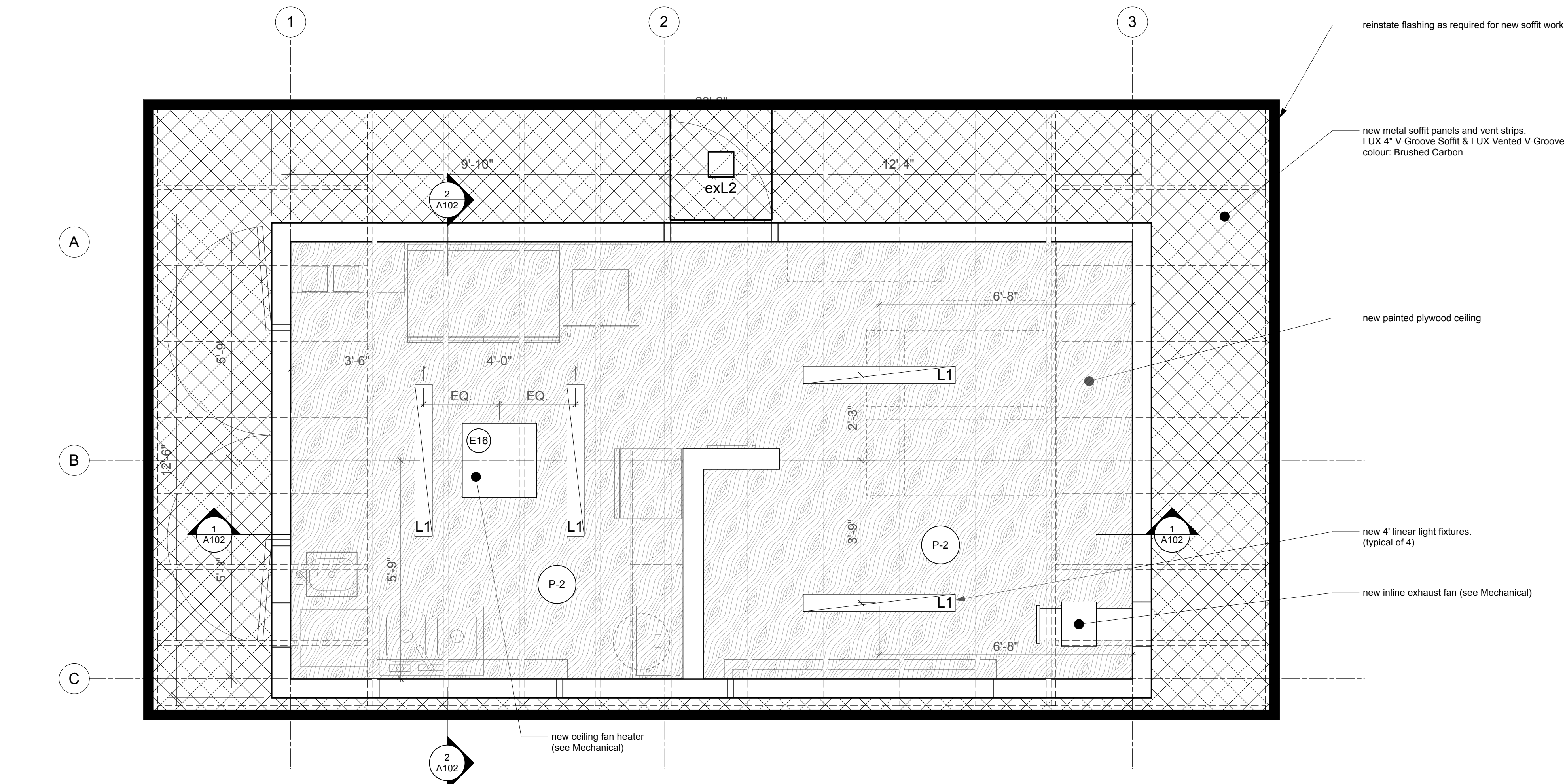
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Date 2025-07-11	Project Code MPCR
Drawn CM	Checked HK

A101



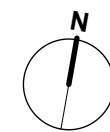
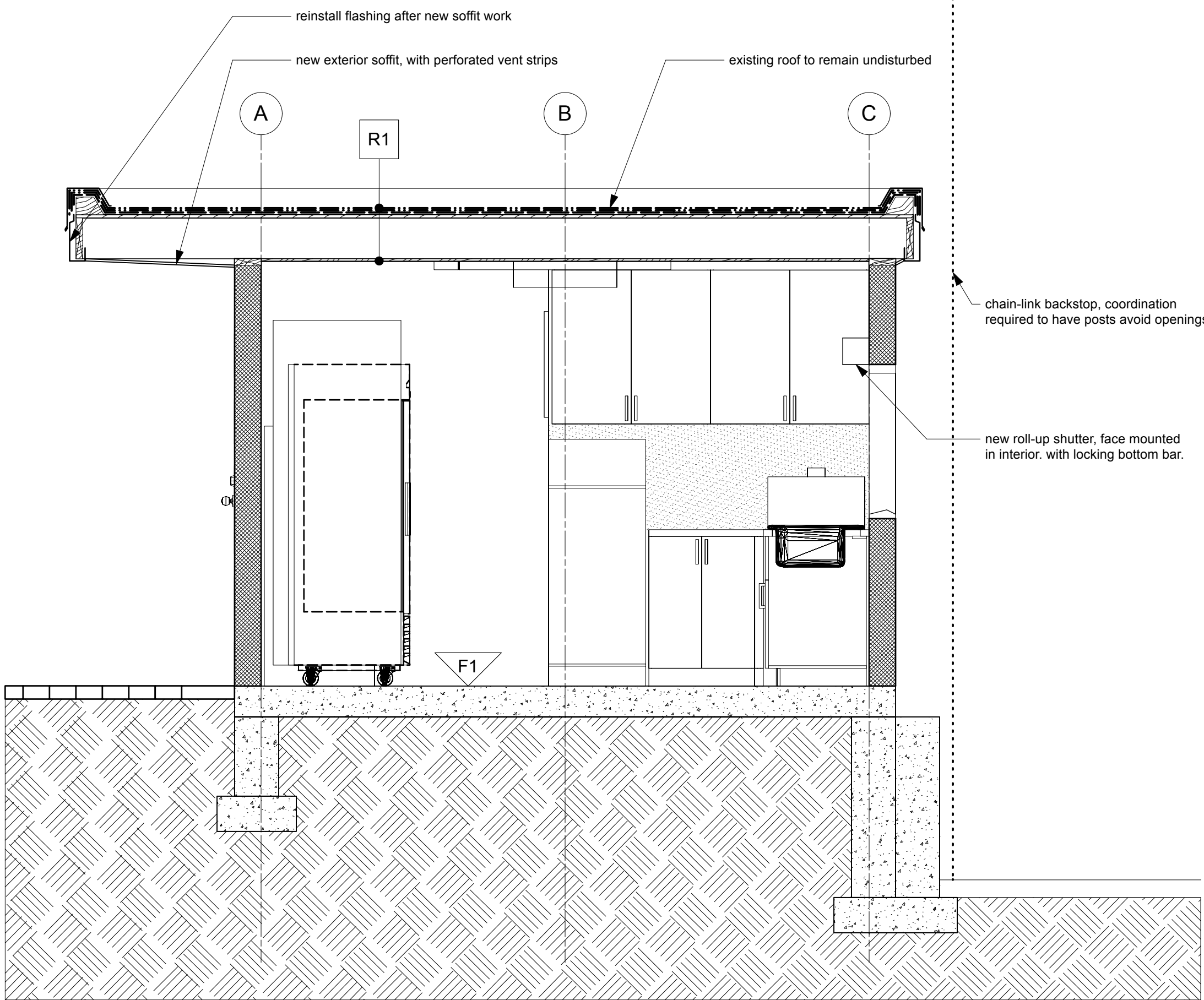
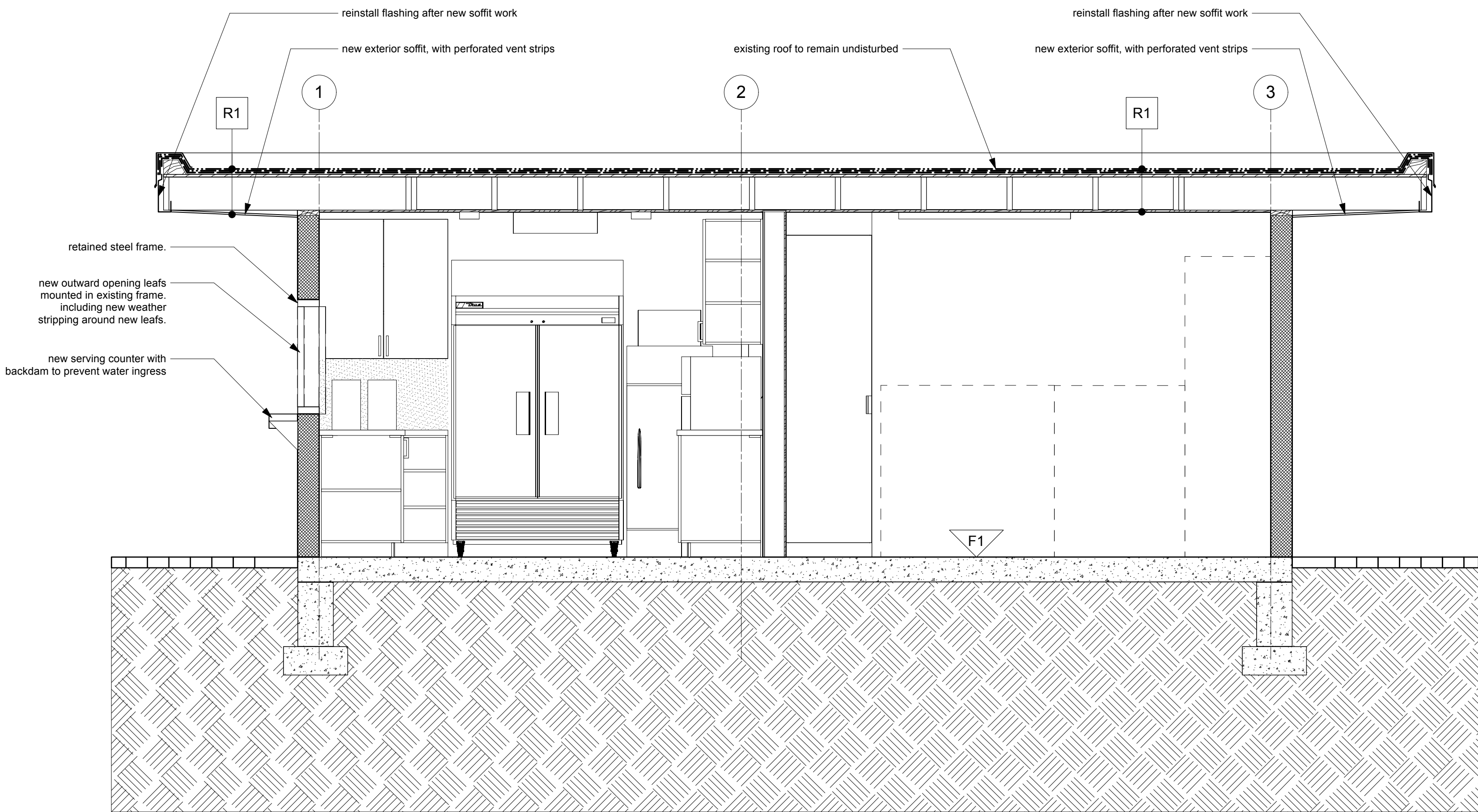
Millwork Legend	
ID	Description
M 1	Counter w/ cupboards and shelving below. Countertop: plywood with p-lam & edge band Millwork: plywood, p-lam both sides, edge band
M 2	Upper Cabinets - plywood, p-lam both sides, edge bands
M 3	Score Keeping Wall mounted counter - plywood, p-lam both sides, edge bands
M 4	A/V Cabinet - plywood, p-lam both sides, edge bands and ventilation strips for A/V Equipment (W:2'0", D:1'6", H:7'6")
ex.M 5a	Existing Metal Shelving - To be stored and re-installed during construction
ex.M 5b	Existing Metal Shelving - To be stored and re-installed during construction
ex.M 5c	Existing Metal Shelving - To be stored and re-installed during construction

Finish Legend	
ID	Description
P-1	Interior paint, walls, eggshell uno. 2141-70 / Vanilla Milkshake
P-2	Interior paint, ceiling, flat washable. 2141-70 / Vanilla Milkshake
P-3	Exterior Paint, "City Blue", Pantone PMS 301
P-4	Exterior Flashing Colour, Dark Grey
P-5	Exterior Paint, "City Green", Pantone PMS 368
WP-1	Washable FRP Panel, white



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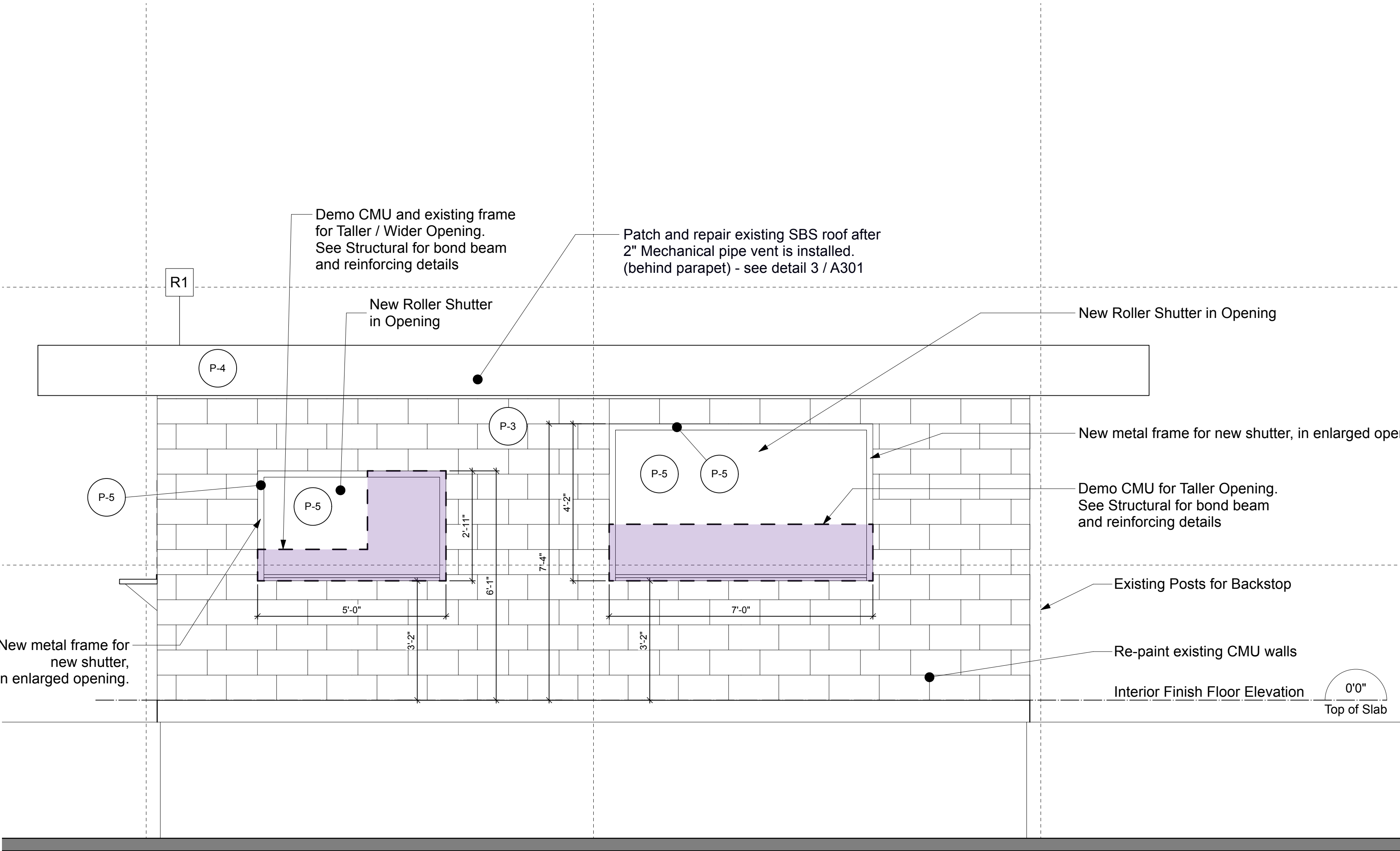
**Building
Sections**

A102

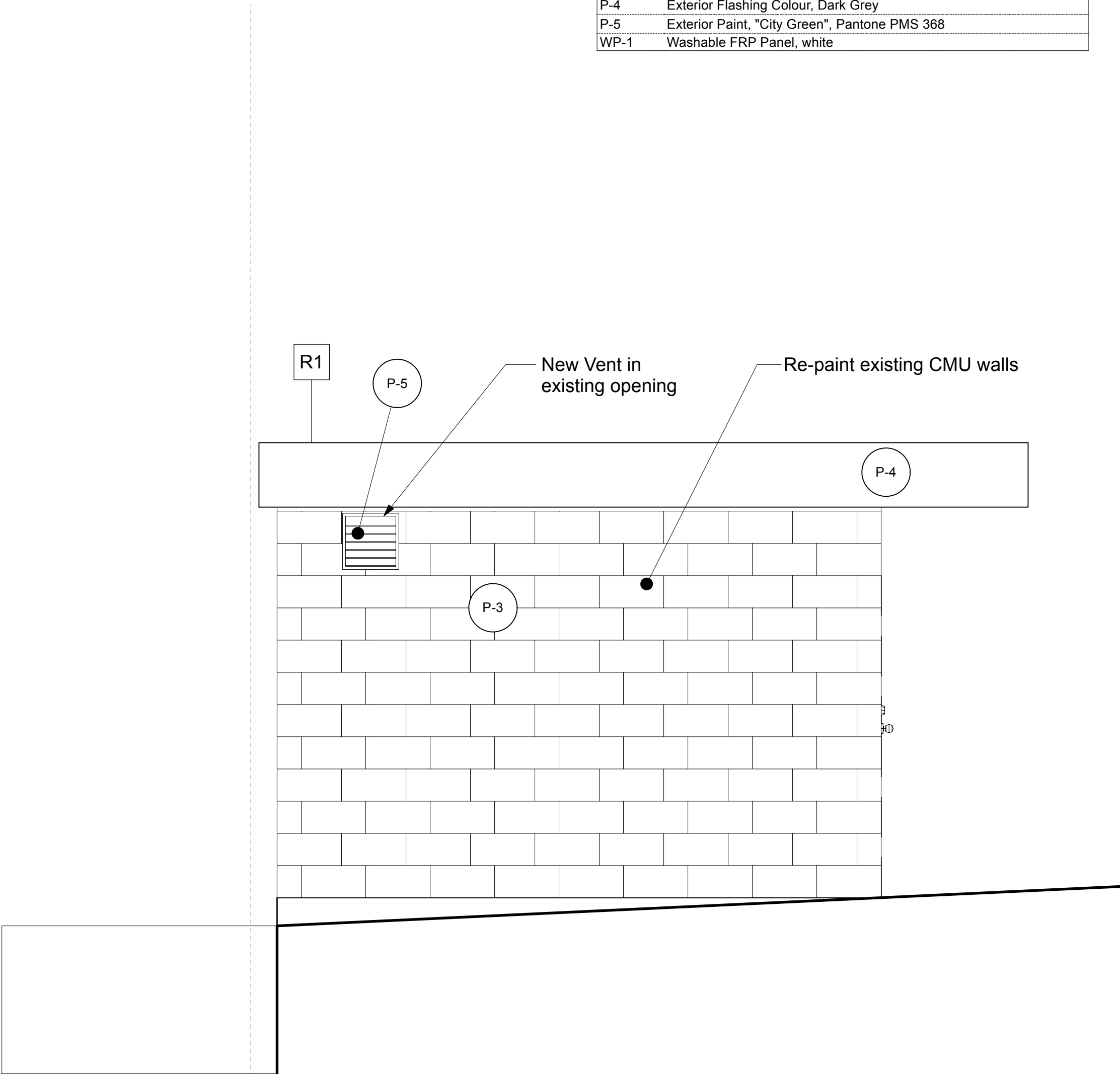
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2 Wide Section
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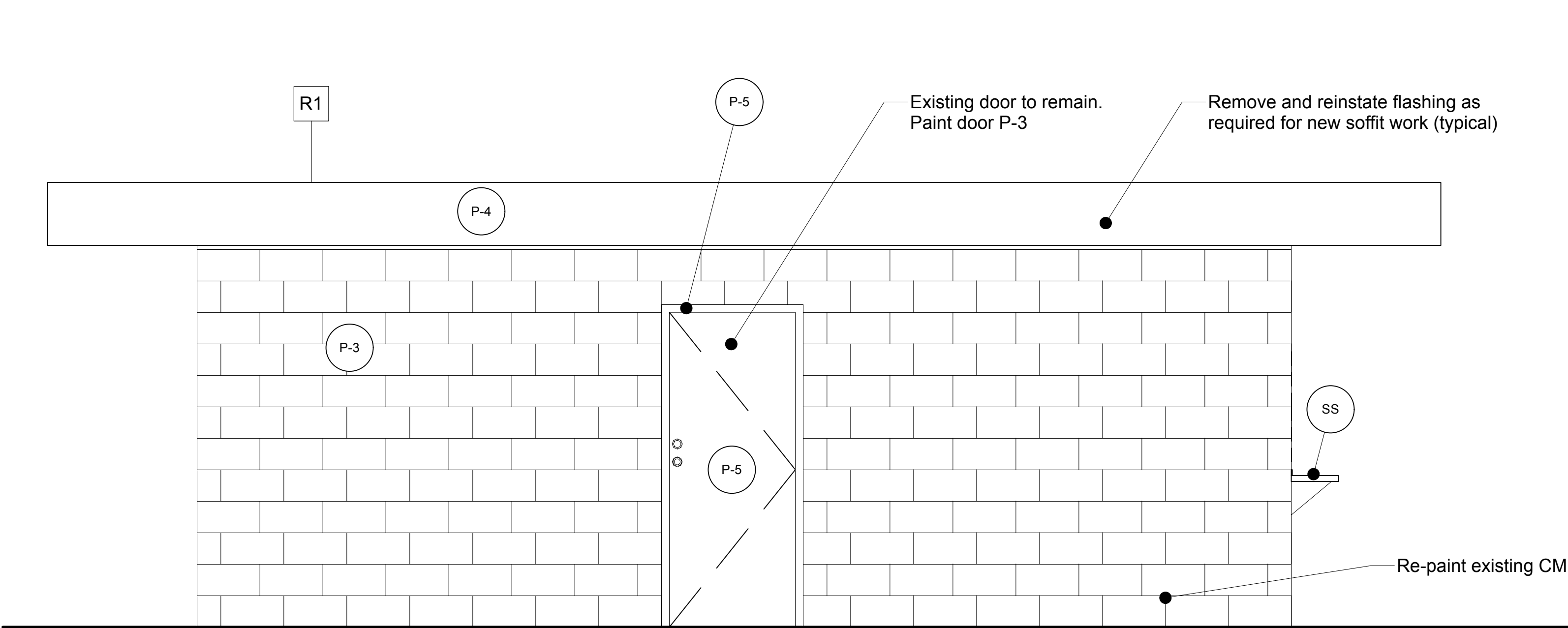
Finish Legend	
ID	Description
P-1	Interior paint, walls, eggshell uno. 2141-70 / Vanilla Milkshake
P-2	Interior paint, ceiling, flat washable. 2141-70 / Vanilla Milkshake
P-3	Exterior Paint, "City Blue", Pantone PMS 301
P-4	Exterior Flashing Colour, Dark Grey
P-5	Exterior Paint, "City Green", Pantone PMS 368
WP-1	Washable FRP Panel, white



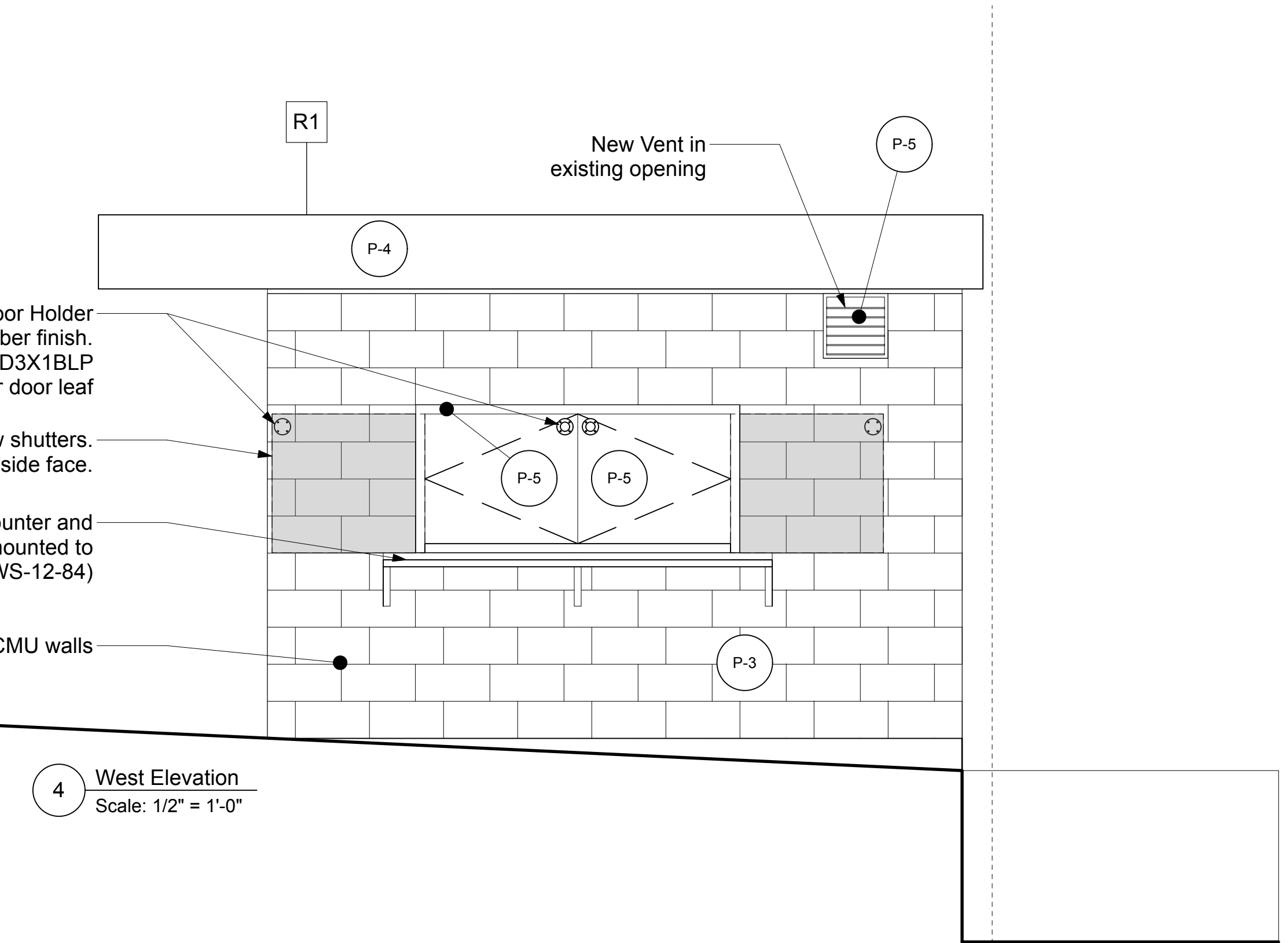
1 South Elevation
Scale: 1/2" = 1'-0"



2 East Elevation
Scale: 1/2" = 1'-0"



3 North Elevation
Scale: 1/2" = 1'-0"



4 West Elevation
Scale: 1/2" = 1'-0"

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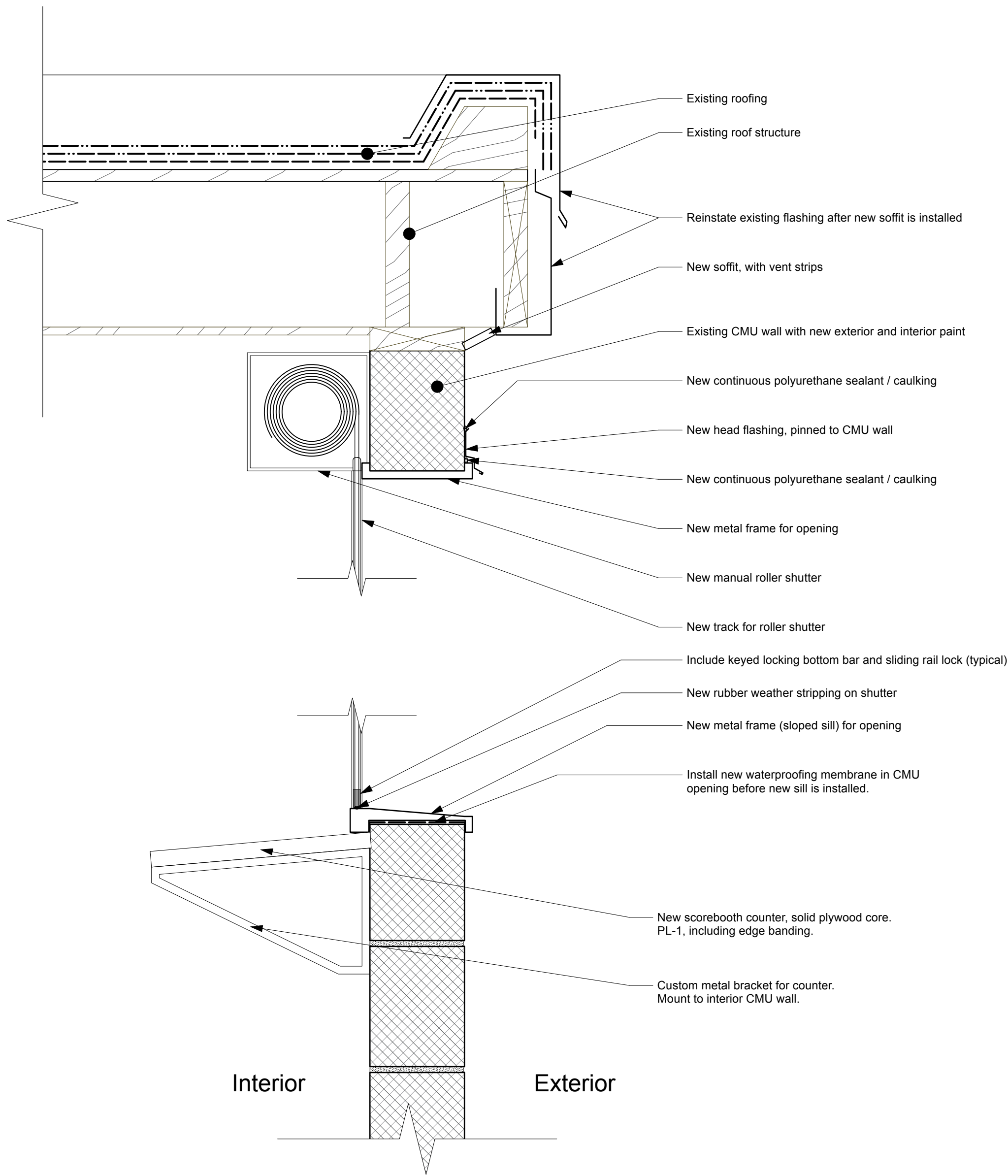
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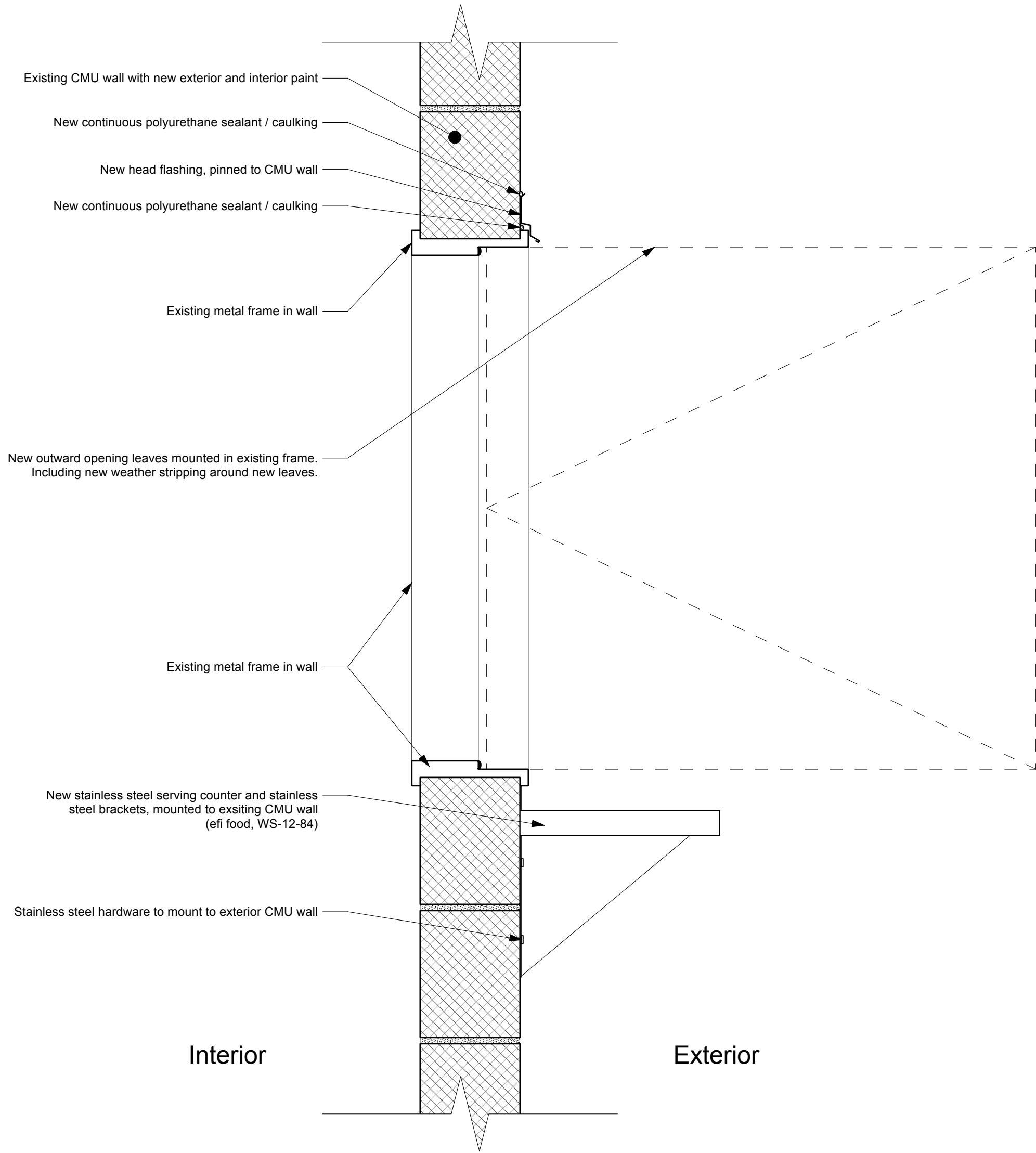
Exterior Elevations

Issue		
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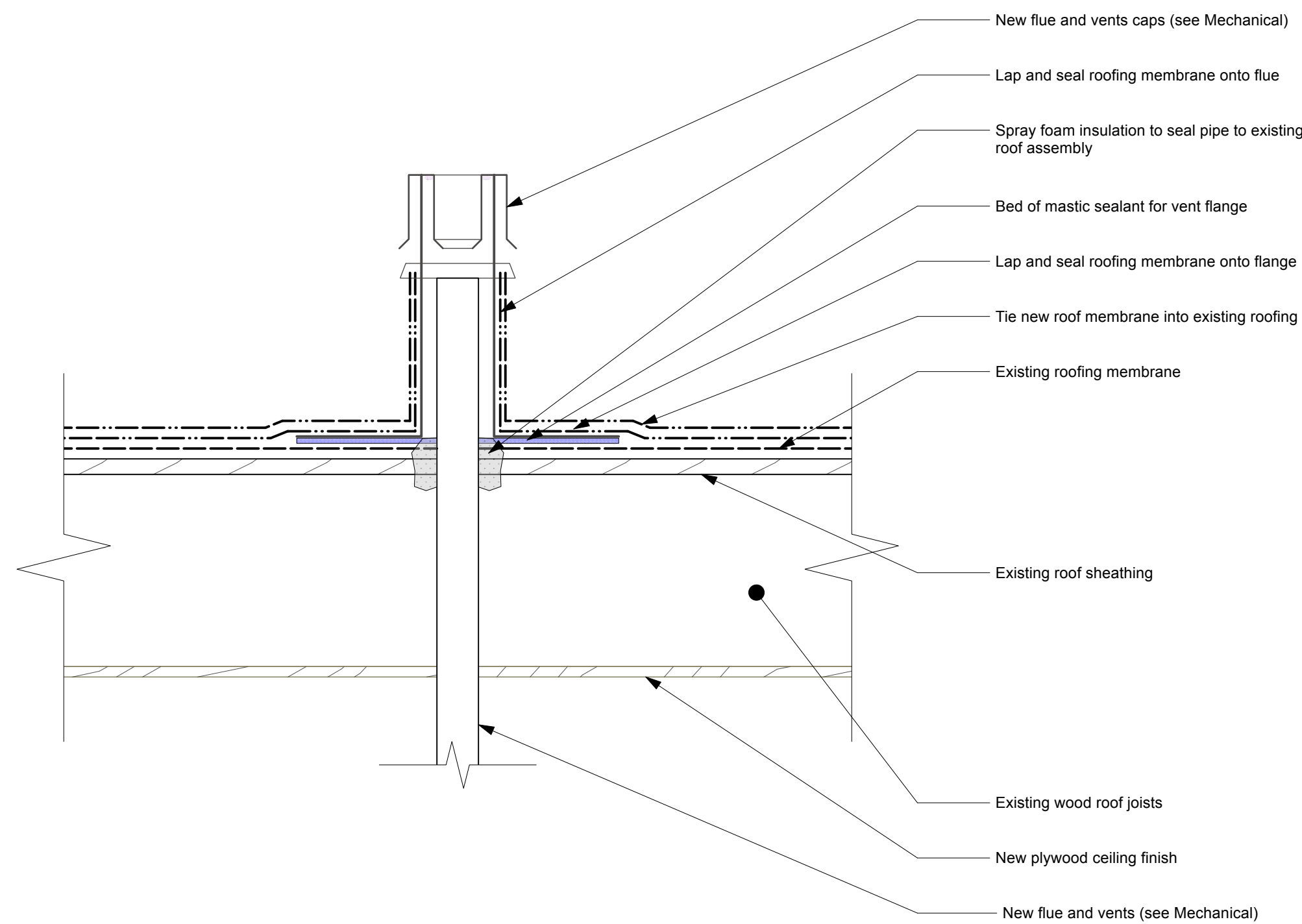
Revision



1 Typical Head Flashing and Sill for New Roller Shutters
Scale: 2" = 1'-0"



2 Head Flashing for Existing Serving Counter Opening
Scale: 2" = 1'-0"



3 New Typical Roof Penetration for Mechanical Vent
Scale: 2" = 1'-0"

Mackin Park Concession Renewal

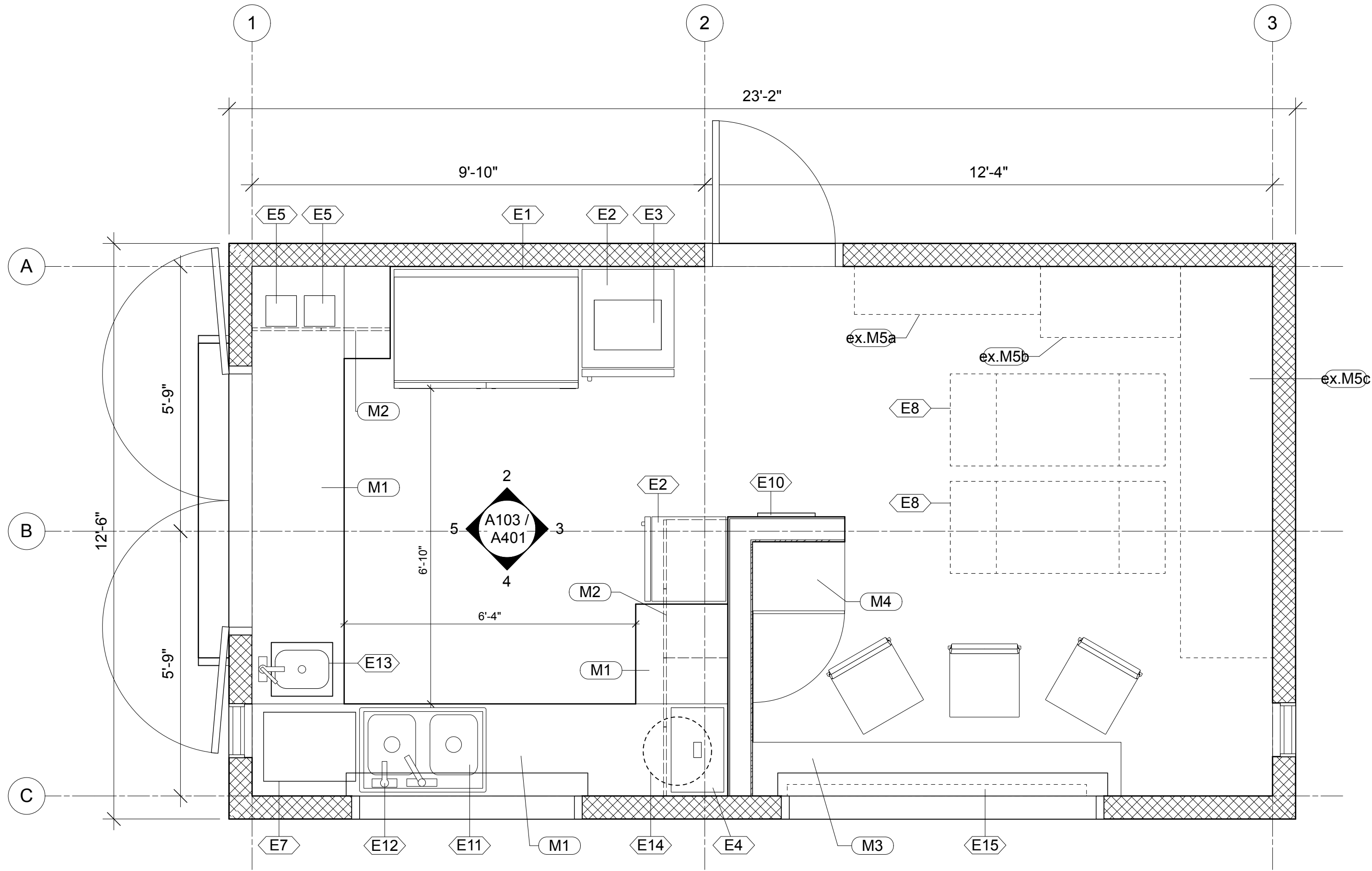
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Exterior Details

A301

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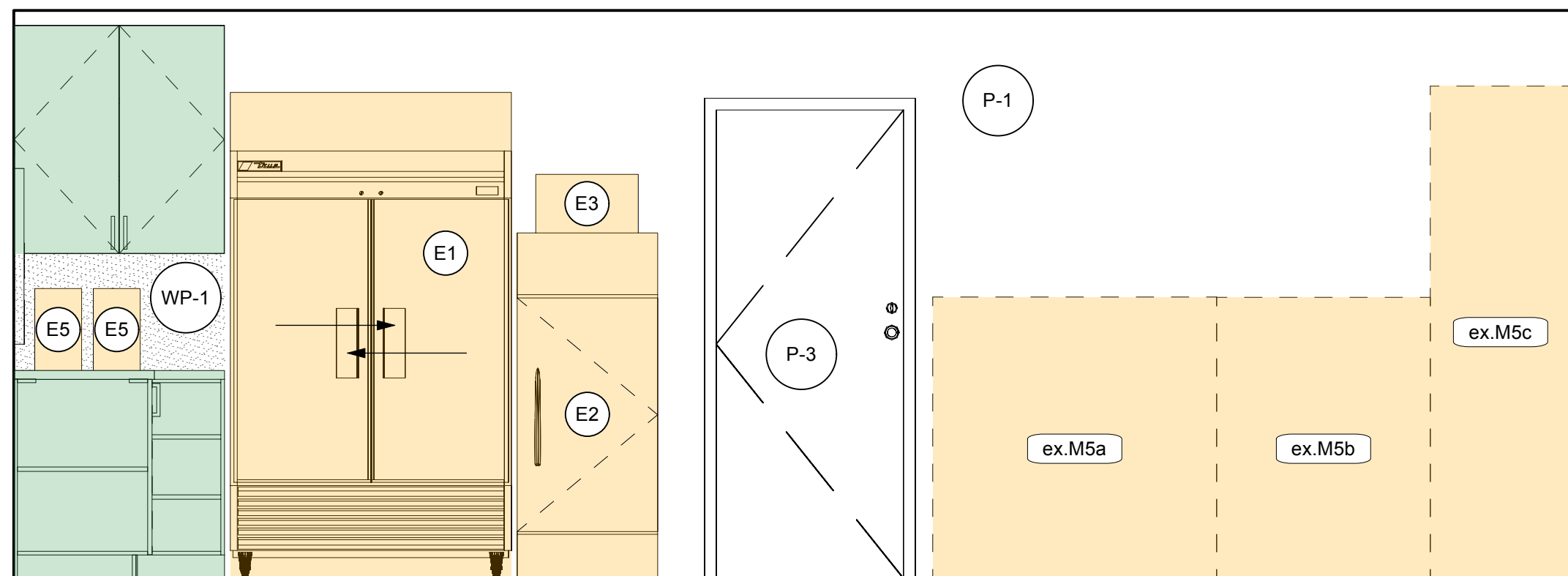
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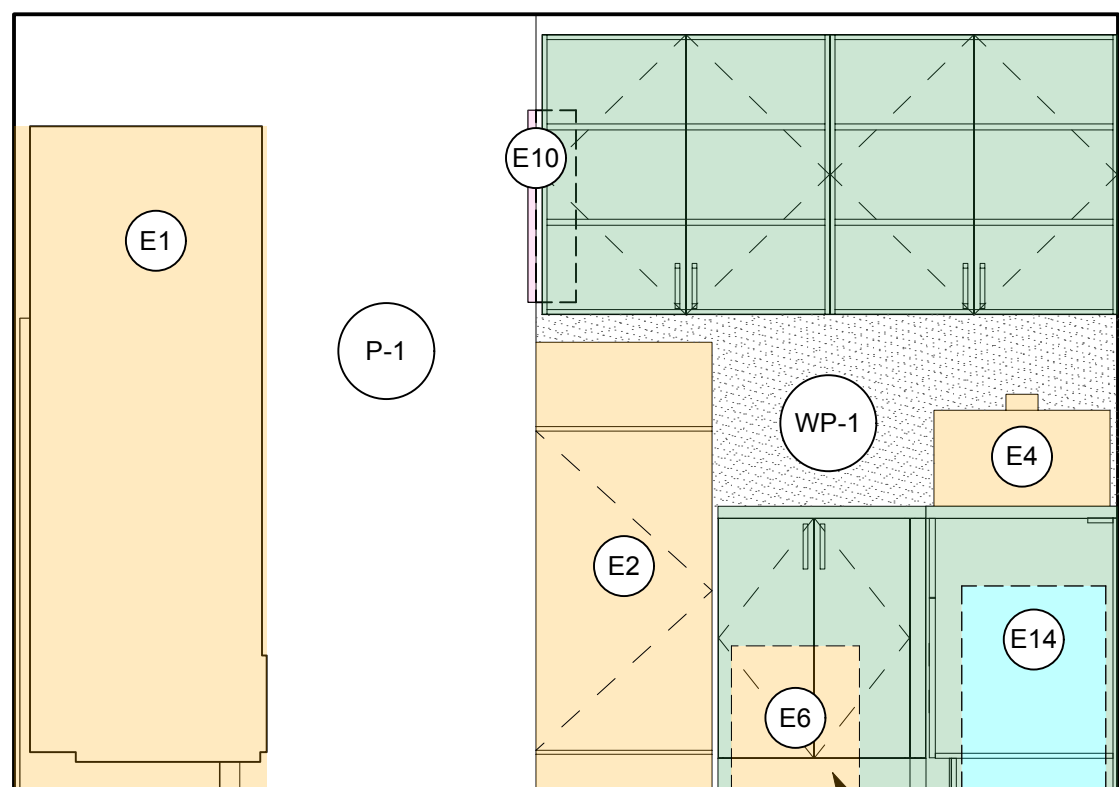
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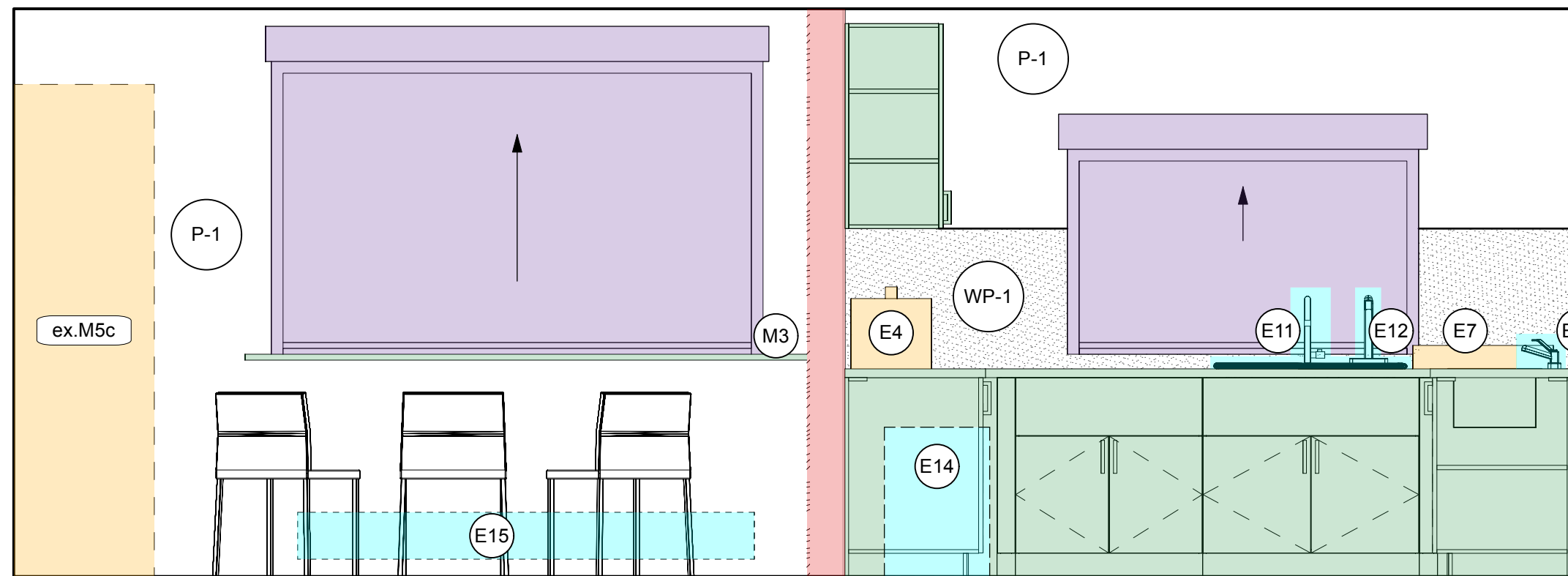
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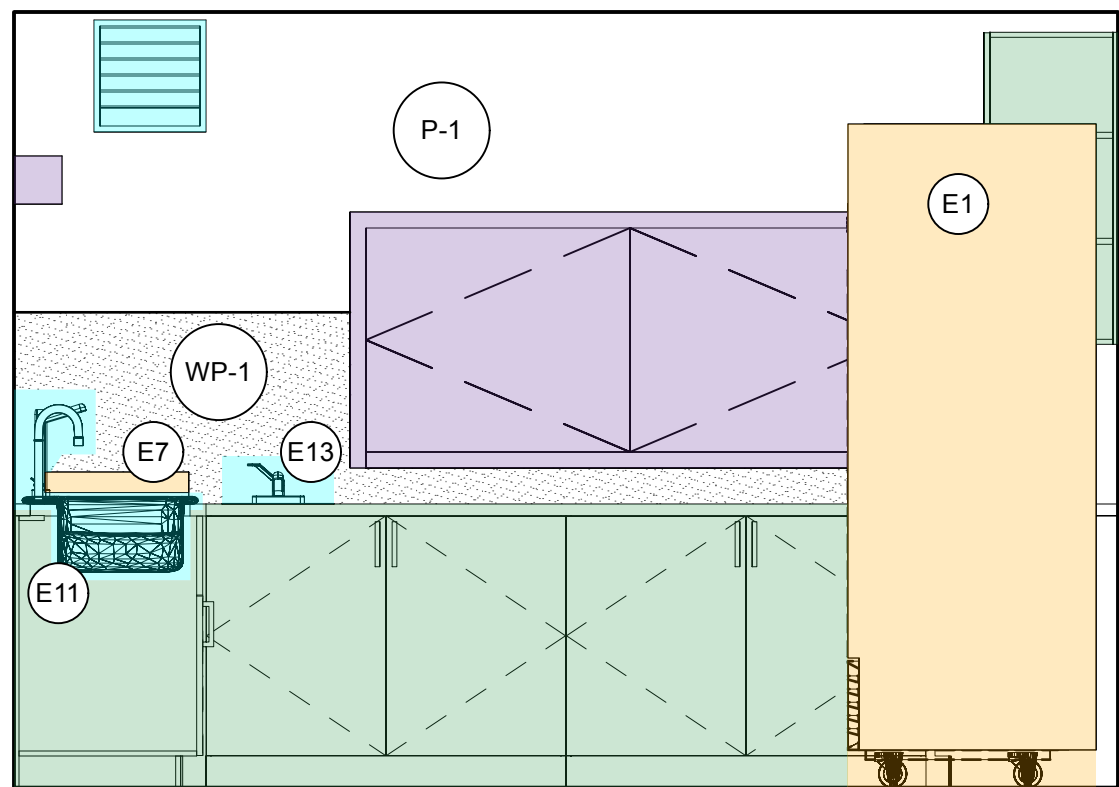
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3 Interior East Elevation
Scale: 1/2" = 1'-0"



4 Interior South Elevation
Scale: 1/2" = 1'-0"



5 Interior West Elevation
Scale: 1/2" = 1'-0"

Legend

Existing Equipment to Reuse	New Mechanical Fixtures
New Millwork	New Walls
New Window / Shutters	New Electrical

Finish Legend

ID	Description
P-1	Interior paint, walls, eggshell uno. 2141-70 / Vanilla Milkshake
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P-4	Exterior Flashing Colour, Dark Grey
P-5	Exterior Paint, "City Green", Pantone PMS 368
WP-1	Washable FRP Panel, white

Equipment Legend

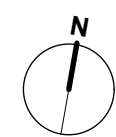
ID	Description
Existing Equipment to be Re-used	
E1	Stand Up Fridge
E2	Freezer
E3	Microwave
E4	Warming Pan
E5	Coffee Maker
E6	Keypad Safe (Floor Mount)
E7	Drying Rack
E8	Rolling BBQ

New Equipment and Fixtures

E10	New Electric Panel and Security
E11	New Double Sink
E12	New Bottle Fill (including filter)
E13	New Handwash Sink
E14	New Hot Water Tank
E15	New Baseboard Heater
E16	New Ceiling Fan Heater

Millwork Legend

ID	Description
M 1	Counter w/ cupboards and shelving below. Countertop: plywood with p-lam & edge band Millwork: plywood, p-lam both sides, edge band
M 2	Upper Cabinets - plywood, p-lam both sides, edge bands
M 3	Score Keeping Wall mouted counter - plywood, p-lam both sides, edge bands
M 4	A/V Cabinet - plywood, p-lam both sides, edge bands and ventilation strips for AV Equipment (W:2'0", D:1'6", H:7'6")
ex.M 5a	Existing Metal Shelving - To be stored and re-installed during construction
ex.M 5b	Existing Metal Shelving - To be stored and re-installed during construction
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Interior Elevations

A401

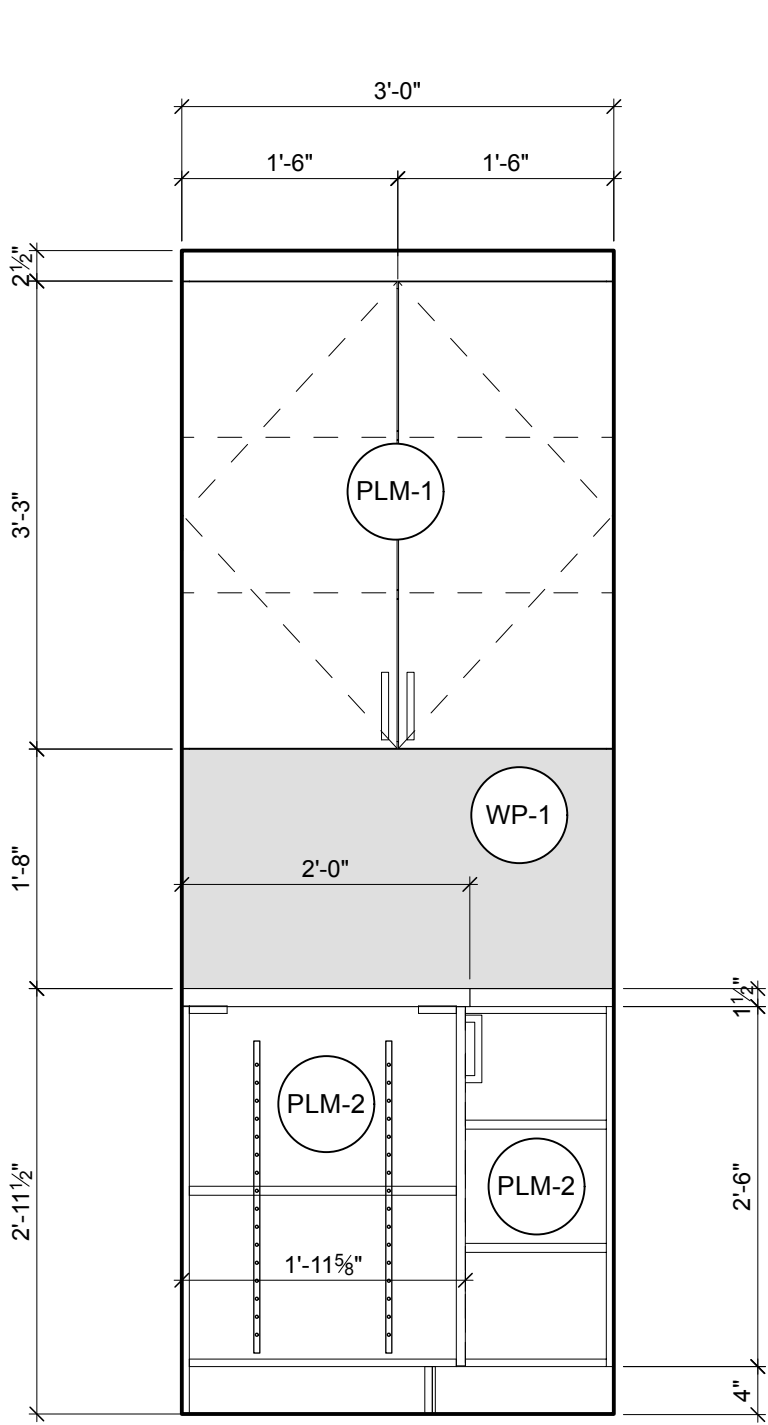
Millwork Legend

Millwork finish				
ID	Description	Manufacturer	Model	Notes
PLM-1	Plastic Laminate	Formica	Denim 882-58	Kitchen cabinets
PLM-2	Plastic Laminate	Formica	Storm 915	Cabinet Interiors
RBB-1	Rubber base	Tarkett	TSBT 20 Charcoal 4" toeless	kick strip same as baseboard

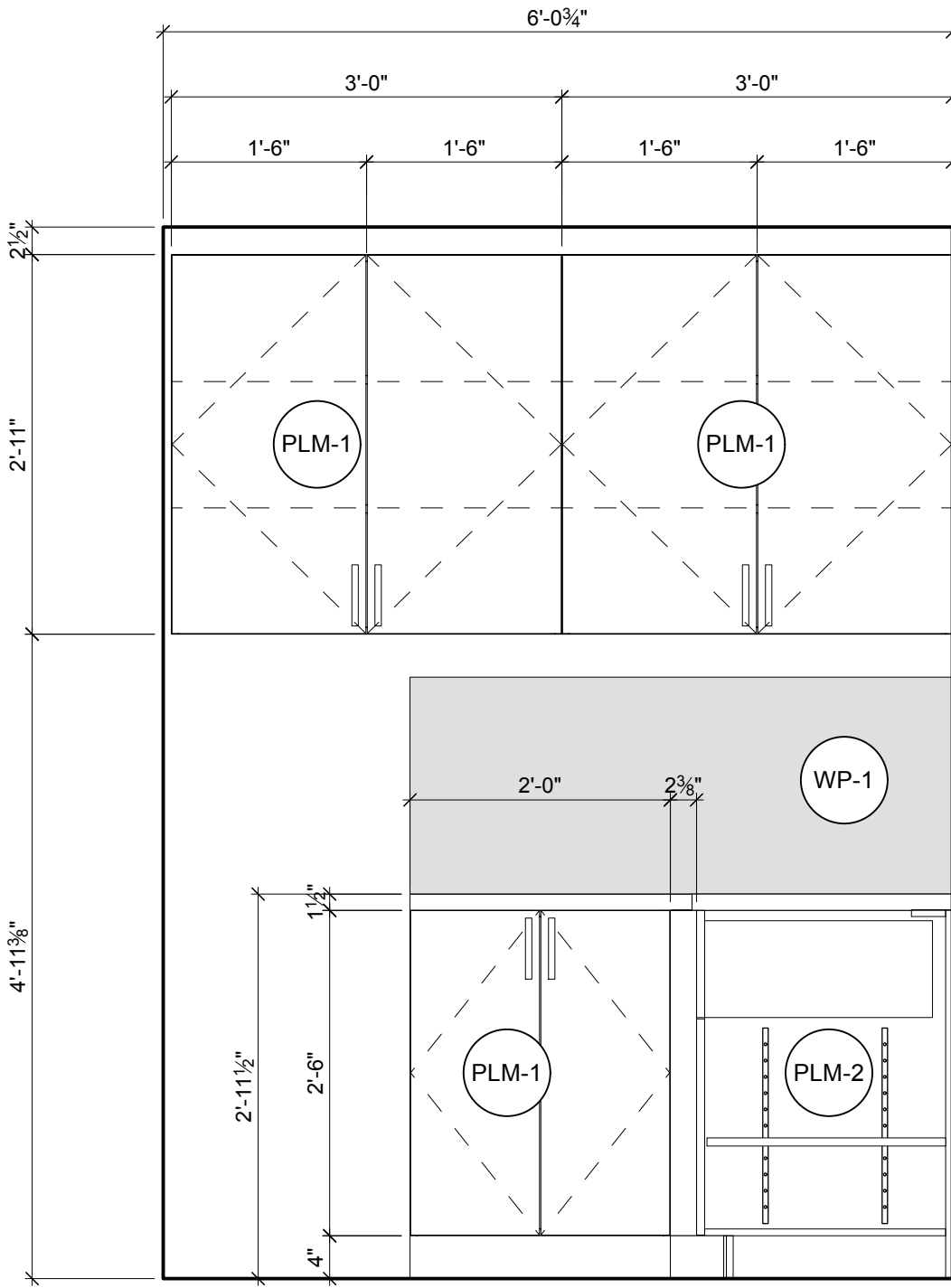
Millwork hardware				
ID	Description	Manufacturer	Model	Notes
HRW-1	Pull handle	Richellieu	Metal Pull - 5243160195	160mm - Brushed Nickel
HRW-2	Pilaster strip with clip	Richellieu	4255W5BC / 4256WR	
HRW-3	165° Hinge	Richellieu	RCS35650040	
HRW-4	Cam Lock	Richellieu	BP140001140	
HRW-5	Drawer slide	Lee Valley	100 lb Hold-Out Slides	Full extension and cabinet depth
HRW-6	Adjustable Furniture Leg	Richellieu	64217100170	100mm, stainless steel

- Millwork Legend Notes**
1. Pre-approved equivalent acceptable
 2. All millwork to be equivalent to AWMAC standard

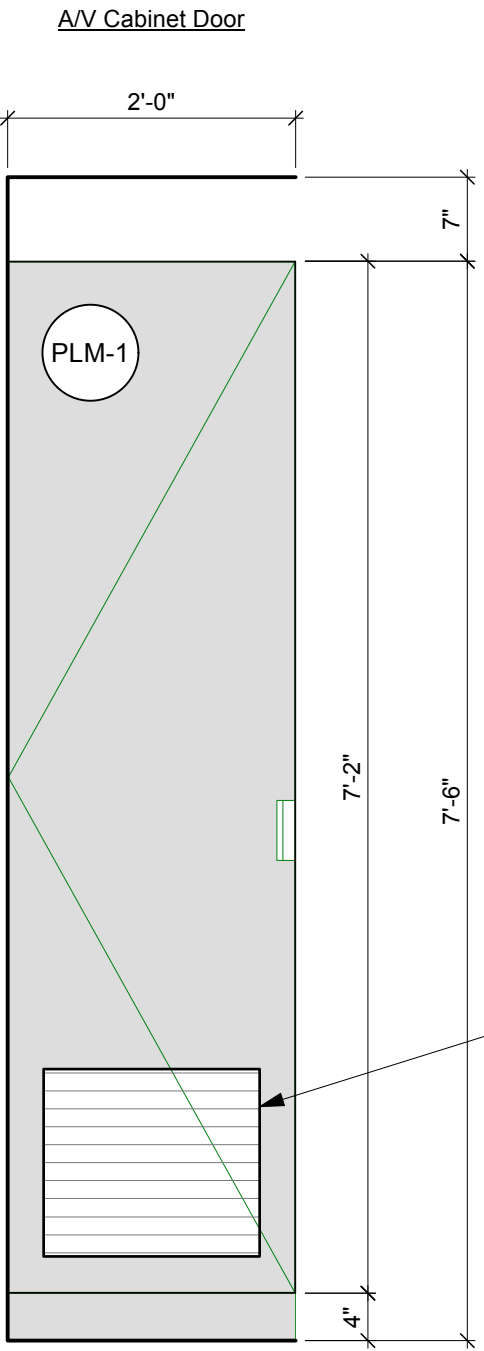
- Millwork Notes**
- all cabinet boxes, doors, drawers to be plywood
 - all visible faces to be p-lam (exterior and interior)
 - all edges with matching edgeband unless noted otherwise
 - all solid wood to be clear fir
 - all plywood to be 3/4"



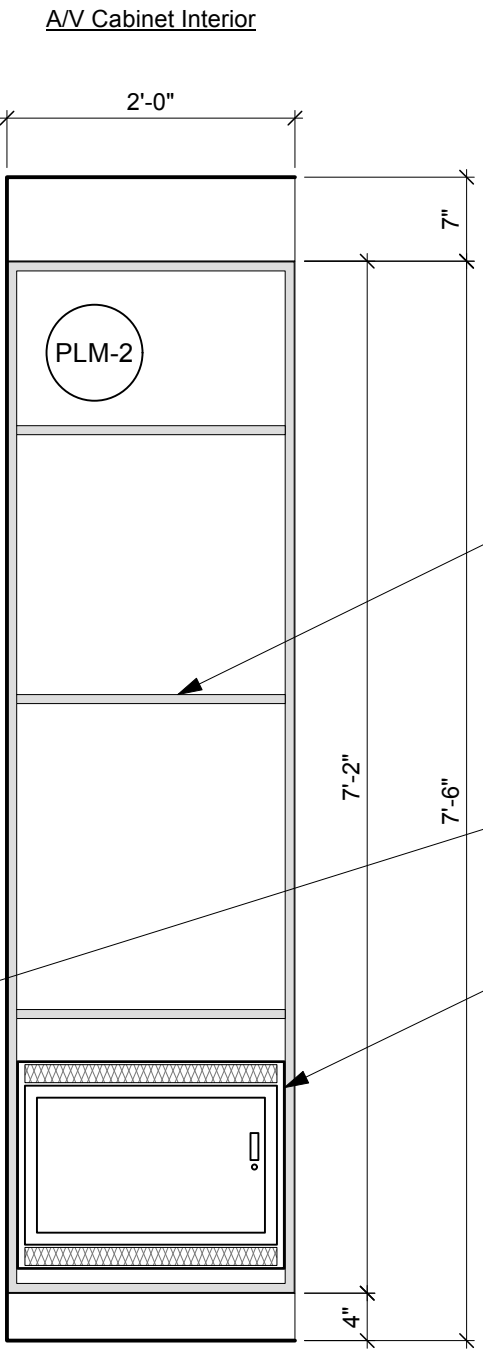
1 Interior North Millwork
Scale: 3/4" = 1'-0"



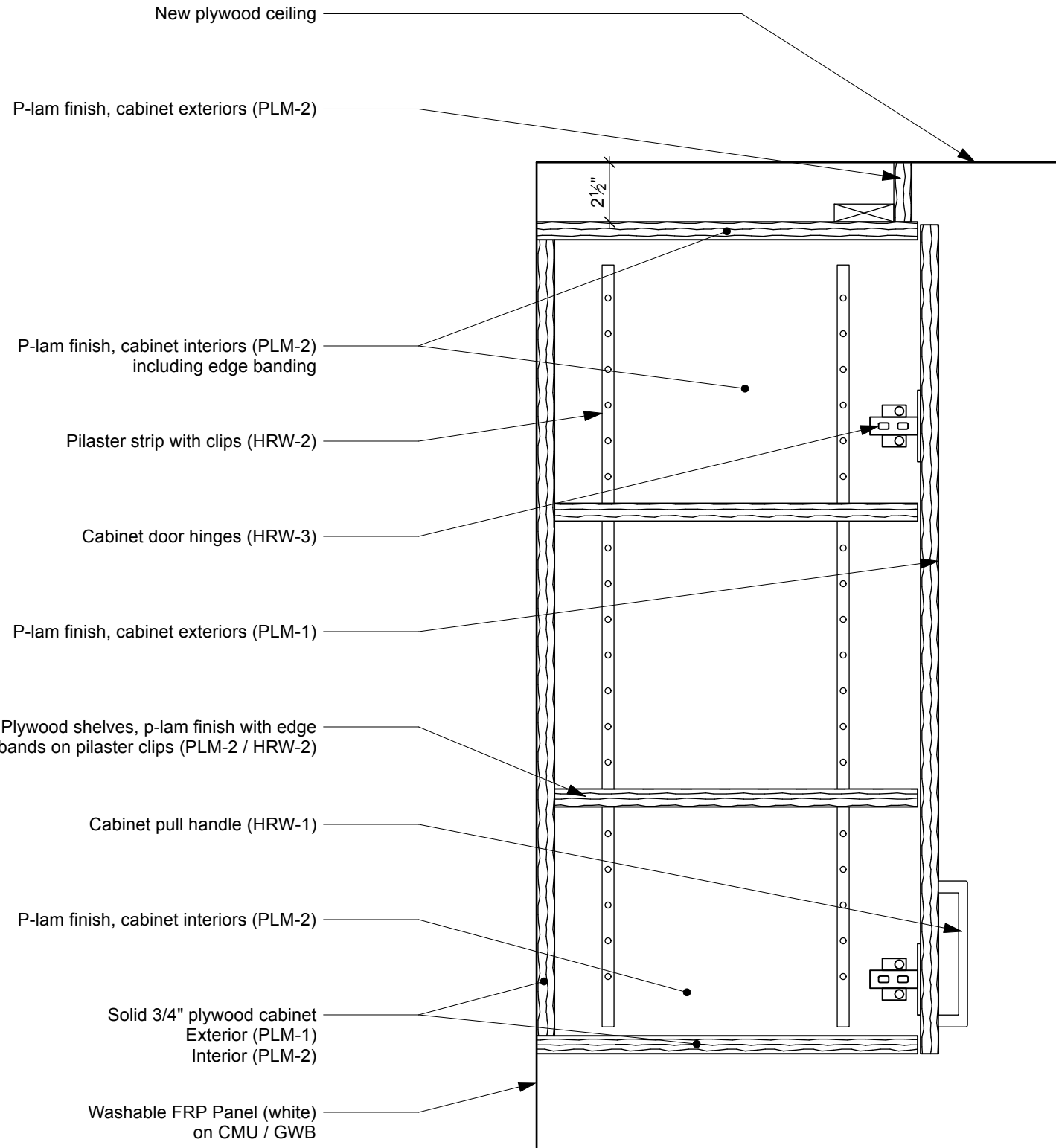
2 Interior East Millwork
Scale: 3/4" = 1'-0"



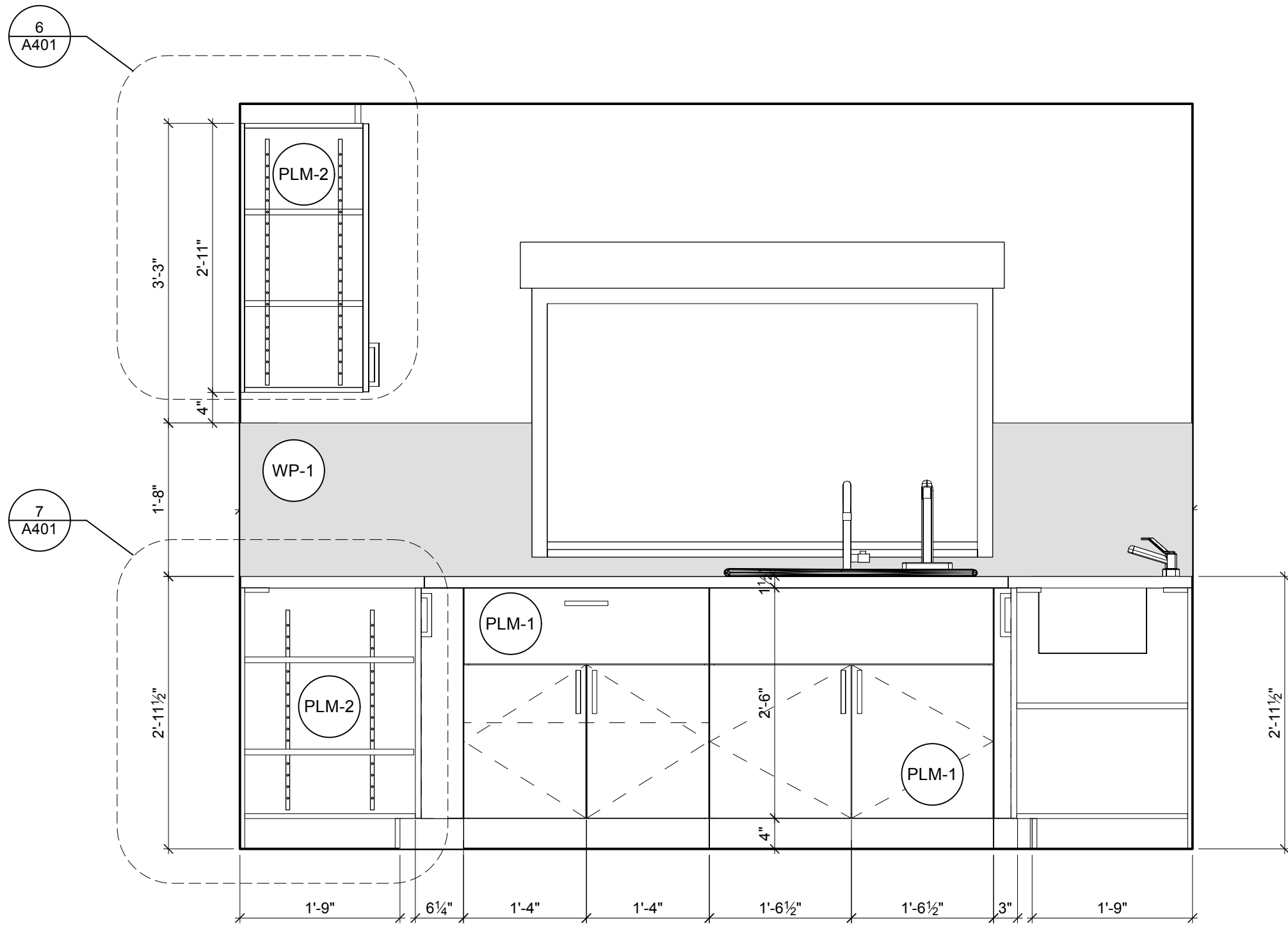
3 Plywood A/V Cabinet
Scale: 3/4" = 1'-0"



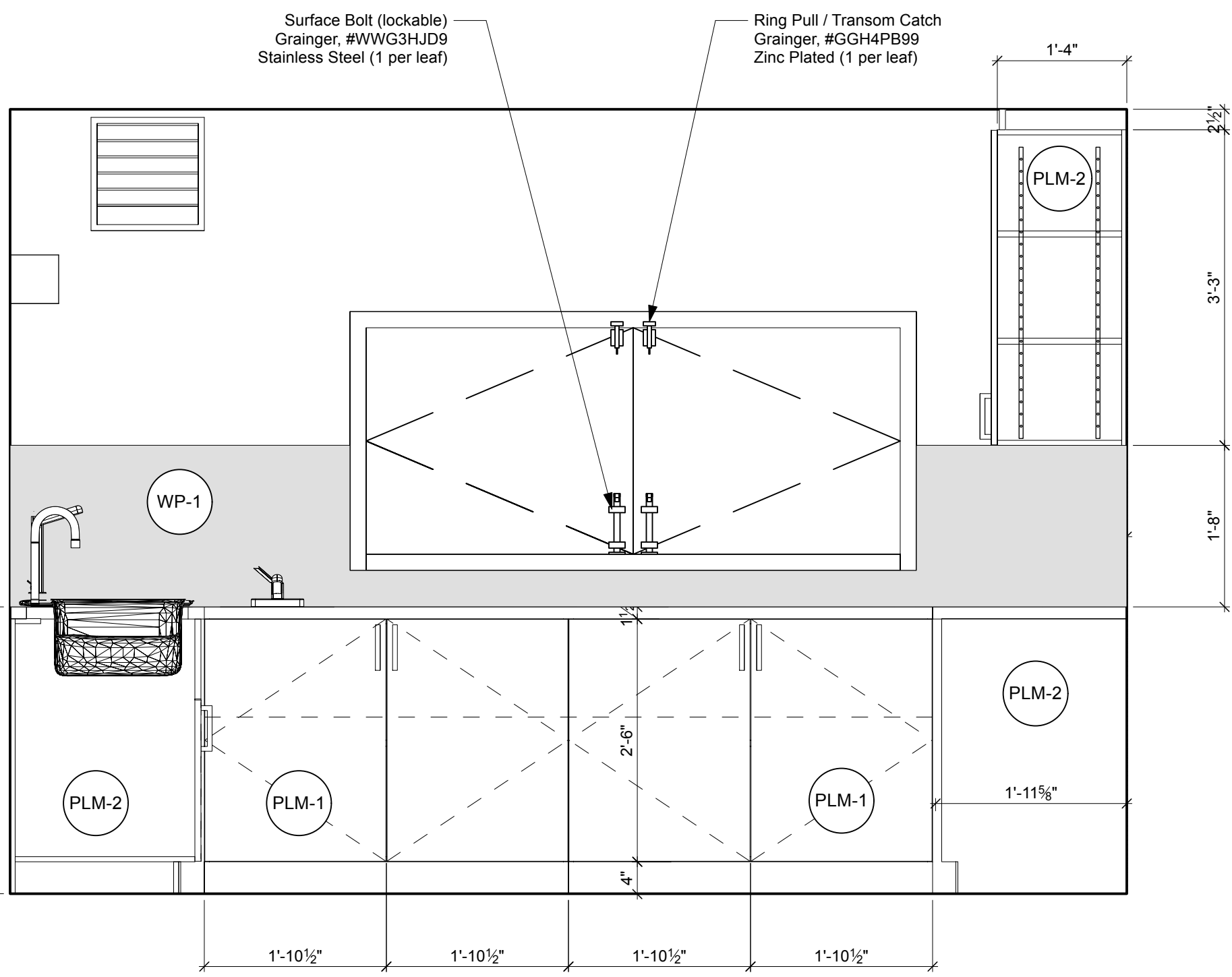
- Adjustable shelving as required for client AV equipment. Heavy duty rated.
- Venting in door for racking and AV equipment
- Lockable 4RU network rack mounted inside cabinet with fire rated plywood backing as per Electrical.



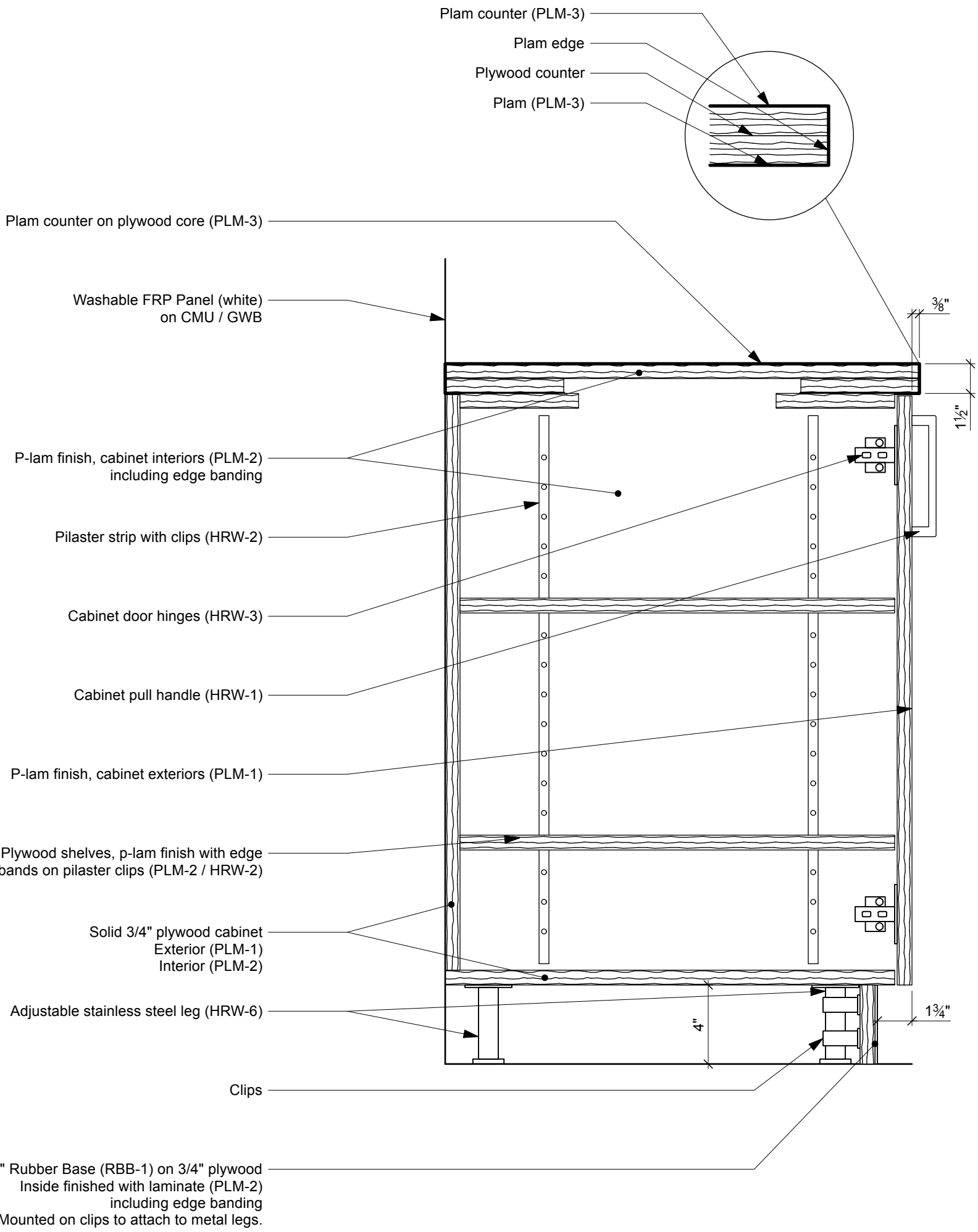
6 Typical Upper Cabinet Detail
Scale: 2" = 1'-0"



4 Interior South Millwork
Scale: 3/4" = 1'-0"



5 Interior South Millwork
Scale: 3/4" = 1'-0"



7 Typical Lower Cabinet Detail
Scale: 2" = 1'-0"

Issue		
1	2025-03-05	Client Review
2	2025-04-15	Issued for Schematic Design
3	2025-04-28	Issued for Pricing
4	2025-05-30	Issued for BP
5	2025-06-25	Client Review RFP
6	2025-07-11	Issued for RFP

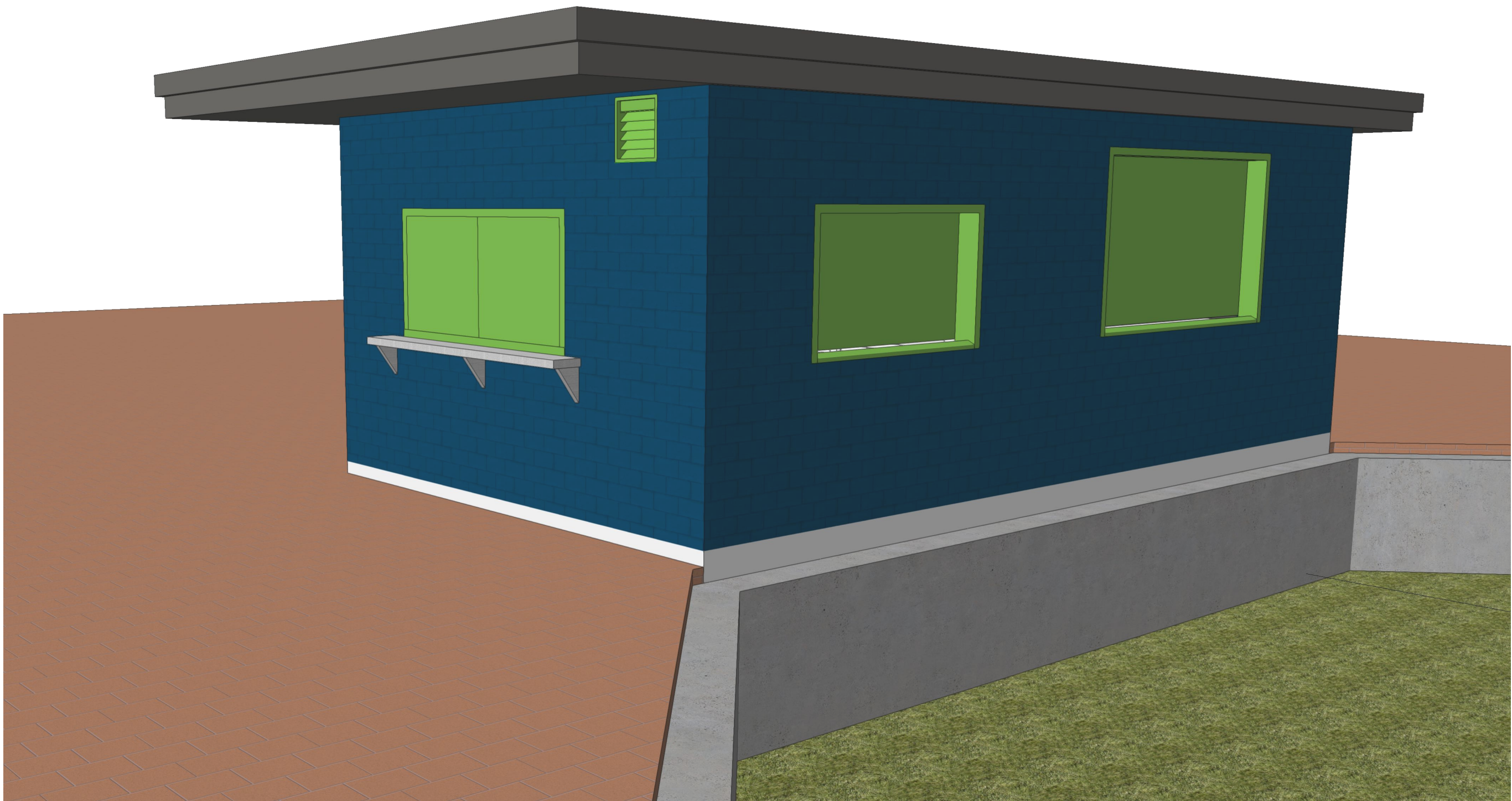
Revision

Mackin Park
Concession Renewal

1046 Brunette Ave.
Coquitlam BC, V3K 1E7
Canada

Scale	Status
AS NOTED	RFP
Date	Project Code
2025-07-11	MPCR
Drawn	Checked
CM	HK

Millwork
Elevations &
Details



1 South Rendering

Finish Legend

ID	Description
P-1	Interior paint, walls, eggshell uno. 2141-70 / Vanilla Milkshake
P-2	Interior paint, ceiling, flat washable. 2141-70 / Vanilla Milkshake
P-3	Exterior Paint, "City Blue", Pantone PMS 301
P-4	Exterior Flashing Colour, Dark Grey
P-5	Exterior Paint, "City Green", Pantone PMS 368
WP-1	Washable FRP Panel, white
SS	Stainless Steel (serving counter)



2 North Rendering

**Mackin Park
Concession Renewal**

1046 Brunette Ave.
Coquitlam BC, V3K 1E7
Canada

Scale	Status
AS SHOWN	RFP
Date	Project Code
2025-07-11	MPCR
Drawn	Checked
CM	HK

Renders