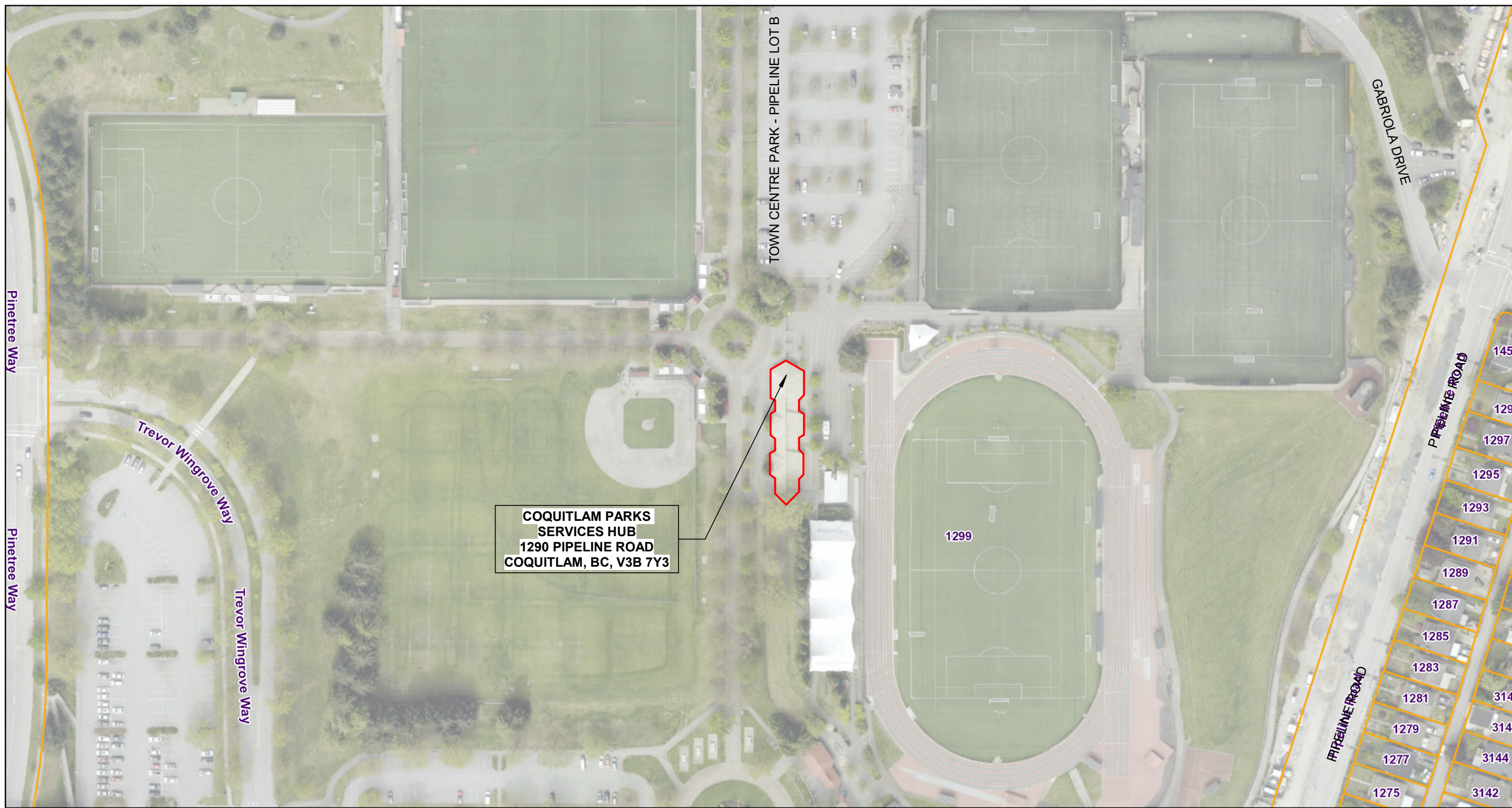


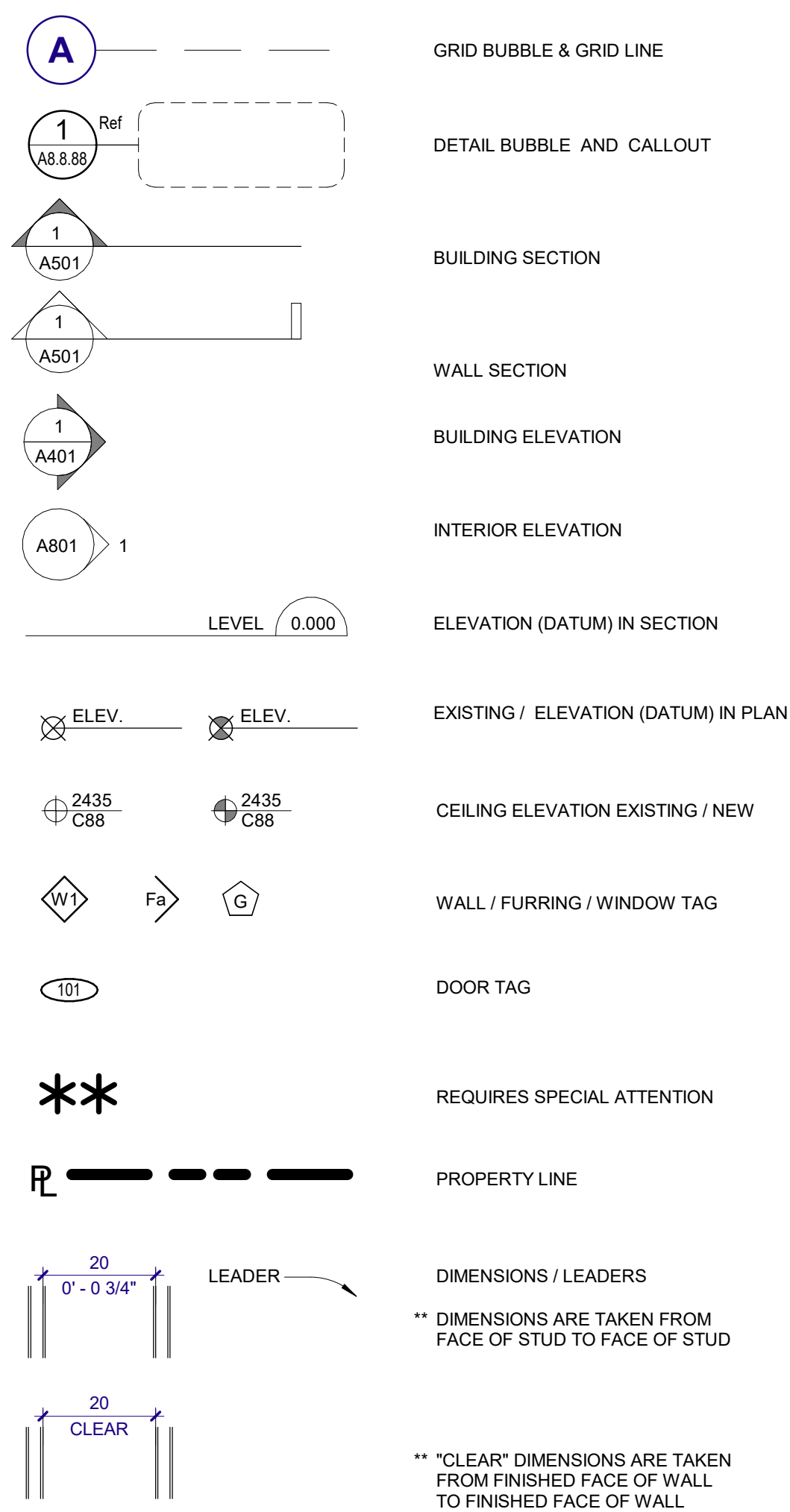
LOCATION PLAN



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
ANODZ.	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
CLR.	CLEAR	O.C.	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
EA.	EACH	R.O.	ROUGH OPENING
E.F.	EACH FACE	R.T.U.	ROOF TOP UNIT
EF.	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 GLAZ.	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
FD.	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.	TIRED
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



PROJECT CONTACTS

ARCHITECTURAL
 PETER MACRAE
 OMICRON AEC
 FIFTH FLOOR, THREE BENTALL CENTRE
 595 BURRARD ST. VANCOUVER, BC V7X 1L4
 E-MAIL: PMacrae@omicronaec.com
 PHONE: 604-632-1291
 FAX: 604-632-3351

STRUCTURAL
 WEI LUO P.Eng.
 OMICRON AEC
 FIFTH FLOOR, THREE BENTALL CENTRE
 595 BURRARD ST. VANCOUVER, BC V7X 1L4
 E-MAIL: WLuo@omicronaec.com
 PHONE: 604-632-1144
 FAX: 604-632-3351

MECHANICAL
 MARINELA DIMA
 OMICRON AEC
 FIFTH FLOOR, THREE BENTALL CENTRE
 595 BURRARD ST. VANCOUVER, BC V7X 1L4
 E-MAIL: MDima@omicronaec.com
 PHONE: 604-632-3600
 FAX: 604-632-3351

ELECTRICAL
 PHILIP O'NEIL, P.Eng.
 OM ENGINEERING
 SIXTH FLOOR, MARINE LANDING
 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
F	2026-04-16	ADDENDUM #1

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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ARCHITECTURAL SPECIFICATION

THE ARCHITECTURAL SPECIFICATION FORMS PART OF THE CONTRACT DOCUMENTS AND IS TO BE READ, INTERPRET, AND COORDINATED WITH ALL OTHER PARTS INCLUDING THE LATEST ISSUED DRAWINGS.

ALL WORK IS REQUIRED TO BE PERFORMED IN ACCORDANCE WITH BCBC 2024 AND WORKSAFE BC REQUIREMENTS.

GENERAL REQUIREMENTS

01 11 00 SUMMARY OF WORK

PART 1 - GENERAL

- ##### 1.1 TEMPORARY CONTROLS
- PROTECT EXISTING FINISHES, GLAZING, AND RETAINED DOORS/WINDOWS.
 - PROVIDE TEMPORARY PROTECTION TO FLOORS AND MAINTAIN TEMPERATURE/HUMIDITY SUITABLE FOR ADHESIVES, COATINGS, AND FLOORING INSTALLATION.
- ##### 1.2 REFERENCES
- CSA A371 – MASONRY CONSTRUCTION FOR BUILDINGS.
 - CSA A165 SERIES – CONCRETE MASONRY UNITS.
 - CSA A179 – MORTAR AND GROUT FOR UNIT MASONRY.
 - ASTM C270 – MORTAR FOR UNIT MASONRY.

- ##### 1.3 SUBMITTALS
- PRODUCT DATA FOR MORTAR, PATCHING MATERIALS, AND ACCESSORIES.
 - SAMPLE MASONRY REPAIR MOCK-UP DEMONSTRATING MATCH TO EXISTING.
 - EXECUTION PLAN FOR OPENING MODIFICATIONS AND REPAIRS.
- ##### 1.4 QUALITY ASSURANCE
- MASONRY CONTRACTOR TO HAVE MINIMUM 5 YEARS EXPERIENCE IN CONCRETE MASONRY REPAIR.
- ##### 1.5 DELIVERY, STORAGE AND HANDLING
- PROTECT FROM MOISTURE; STORE OFF GROUND; ACCLIMATIZE PRIOR TO INSTALLATION.

- ##### 1.6 FINISHES
- WHERE LAMINATE FINISH IS REQUIRED, USE PL1 AS SCHEDULED ON A8.0.2.
 - PAINTED FINISHES ARE SPECIFIED IN DIVISION 09; PROVIDE SUBSTRATES SUITABLE FOR THE SPECIFIED PAINT SYSTEM.
- ##### 1.7 REFERENCES
- ARCHITECTURAL WOODWORK STANDARDS (AWS), LATEST EDITION; CUSTOM GRADE UNLESS NOTED OTHERWISE.
- ##### 1.8 SUBMITTALS
- SHOP DRAWINGS; MILLWORK/SPATIAL DIVIDER INCLUDING ANCHORAGE; SHOW PLANS/ELEVATIONS/SECTIONS, MATERIALS, THICKNESSES, JOINERY, AND HARDWARE; COORDINATE WITH ELECTRICAL FOR UNDER-CABINET LIGHTING AND POWER/DATA REQUIREMENTS.
 - BASE: LOUVER BASE BOLTED TO FLOOR SLAB; PROVIDE CONCEALED SUBFRAME AS REQUIRED; COORDINATE ANCHORS.
 - PROVIDE ALUMINUM EDGE TRIM AND MOVEMENT GAPS WHERE DETAILED.

- ##### 1.9 QUALIFICATIONS
- ENGAGE INSTALLERS EXPERIENCED WITH THE SPECIFIED SYSTEMS.

- ##### 1.10 CURING
- CURE PER MANUFACTURER REQUIREMENTS.

- ##### 1.11 CLEANUP
- COMPLETE PUNCH LIST ITEMS; FINAL CLEANING, AND PROTECTION REMOVAL.
 - DELIVER SPARE MATERIALS WHERE REQUIRED (TOUCH-UP PAINT, FLOORING, BASEBOARD LENGTHS WHERE REQUESTED).

- ##### 1.12 MORTAR
- MORTAR TYPE N FOR NON-STRUCTURAL REPAIR; TYPE S FOR STRUCTURAL CONDITIONS.
 - MORTAR COLOUR AND TOOLING TO MATCH EXISTING.

- ##### 1.13 ACCESSORIES
- JOINT REINFORCEMENT MATCHING EXISTING.
 - GALVANIZED OR STAINLESS-STEEL TIES AND ANCHORS.
 - BACKER ROD AND SEALANT FOR PENETRATION PERIMETERS.

- ##### 1.14 PATCHING MATERIALS
- PRE-BLENDED MASONRY REPAIR MORTARS SUITABLE FOR CONCRETE MASONRY RESTORATION.

- ##### 1.15 FASTENERS
- PROVIDE CORROSION-RESISTANT FASTENERS AND ANCHORS SUITABLE FOR SUBSTRATES AND LOADING.

- ##### 1.16 EXECUTION / FIELD VERIFICATION
- CONFIRM DIMENSIONS, SUBSTRATE CONDITIONS, AND SERVICE LOCATIONS BEFORE FABRICATION AND INSTALLATION; REPORT DISCREPANCIES PRIOR TO COMMENCING WORK.

- ##### 1.17 INSTALLATION
- INSTALL WITH CONCEALED FASTENERS; SCRIBE TO ADJACENT SURFACES; PROVIDE TIGHT JOINTS AND UNIFORM REVEALS.
 - FABRICATOR; MINIMUM 5 YEARS EXPERIENCE; INSTALLER: QUALIFIED TRADESPERSON.

- ##### 1.18 DELIVERY, STORAGE, AND HANDLING
- PROTECT MATERIALS FROM DAMAGE, DEFORMATION, AND CONTAMINATION.

- ##### 1.19 PRODUCTS
- STEEL PLATE: ASTM A36, GALVANIZED WHERE REQUIRED.
 - COLD-FORMED STEEL SHEET: ASTM A653, Z275 COATING.
 - ALUMINUM SHEET: ASTM B209, ALLOY 3003 OR 6061.

- ##### 1.20 FABRICATION
- FORM METAL ACCURATELY TO REQUIRED PROFILES. PROVIDE REINFORCEMENT AND CLEAN EDGES.

- ##### 1.21 ACCESSORIES
- ALUMINUM EDGE TRIMS, FORMED STEEL PLATES, CUSTOM TRIMS, STRUCTURAL SUPPORT COMPONENTS.

- ##### 1.22 FINISHES
- STEEL: SHOP PRIMED OR GALVANIZED.
 - ALUMINUM: ANODIZED OR POWDER COATED.

- ##### 1.23 EXECUTION
- INSTALL TRUE, PLUMB, SECURE. COORDINATE WITH ADJACENT ASSEMBLIES.

- ##### 1.24 TOLERANCES
- MAXIMUM DEVIATION: 2 MM IN 2 M.

- ##### 1.25 CLEANING AND PROTECTION
- CLEAN EXPOSED METAL; PROTECT UNTIL PROJECT COMPLETION.

- ##### 1.26 ADHESIVES AND SEALANTS
- LOW-VOC, NON-STAINING, SUITABLE FOR LAMINATE AND SUBSTRATE.

- ##### 1.27 COUNTERTOPS AND BACKSPLASH
- Q1 QUARTZ: VICOSTONE 908895 "CENDRE" FOR COUNTERTOP AND BACKSPLASH AT KITCHENETTE AS SCHEDULED.
 - PROVIDE 20 MM NOMINAL THICKNESS; EASED EDGE; PROVIDE CUTOUTS; SEAL TO ADJACENT SURFACES.

- ##### 1.28 HARDWARE
- HINGES: CONCEALED SOFT-CLOSE, 110-DEGREE MINIMUM.
 - DRAWER SLIDES: FULL-EXTENSION SOFT-CLOSE, 45 KG RATING MINIMUM.
 - MILLWORK PULLS: MANUF: VIEFE STUDIO, MATERIAL: ALUMINUM, FINISH: MATT BLACK, MODEL: 0117 CURVE, STYLE:MINIMALIST, LENGTH: 200mm (OR APPROVED EQUIVALENT).

- ##### 1.29 EXECUTION
- INSTALL LEVEL AND SECURELY ANCHORED; COORDINATE WITH ELECTRICAL AND PLUMBING ROUGH-INS AND OWNER-FURNISHED APPLIANCES.
 - PROVIDE SEALANT JOINTS AT COUNTERTOP-TO-WALL AND AT CUTOUTS; COLOUR-MATCHED.

- ##### 1.30 CLOSEOUT
- PROVIDE WARRANTIES, O&M DATA, AND CLEANING/MAINTENANCE INSTRUCTIONS FOR LAMINATE AND QUARTZ SURFACES.

- ##### 1.31 TOLERANCES
- INSTALL TRUE, PLUMB, LEVEL, AND SQUARE TO RECEIVE FINISH WORK.

- ##### 1.32 FINISH CARPENTRY
- GENERAL
 - SUMMARY
 - SECTION INCLUDES INTERIOR TRIM AND FINISH CARPENTRY REQUIRED FOR THE TI SCOPE, INCLUDING WINDOW SILL NOSING AT FURRING WALL.

- ##### 1.33 SUBMITTALS
- SAMPLES: WOOD SPECIES AND FINISH SAMPLES (MINIMUM 300mm LONG); WHERE LAMINATE IS USED AS TRIM FINISH PROVIDE PL1 SAMPLE.

- ##### 1.34 COORDINATION
- MAINTAIN OPERABLE WINDOW FUNCTION WHERE NOTED; ENSURE MINIMUM OPENING ANGLE IS MAINTAINED AFTER NEW WALL INSTALLATION ADJACENT TO WINDOW (COORDINATION REQUIREMENT PER DIVISION 01).

- ##### 1.35 MATERIALS
- SOLID WOOD: CLEAR GRADE; SPECIES AS SELECTED BY CONSULTANT WHERE EXPOSED.
 - FOR PAINTED TRIM COMPONENTS; PRIME/SEAL ALL EDGES (PAINT BY DIVISION 09).

- ##### 1.36 FINISHES
- WHERE LAMINATE FINISH IS REQUIRED, USE PL1 AS SCHEDULED ON A8.0.2.
 - PAINTED FINISHES ARE SPECIFIED IN DIVISION 09; PROVIDE SUBSTRATES SUITABLE FOR THE SPECIFIED PAINT SYSTEM.

- ##### 1.37 EXECUTION
- INSTALLATION
 - INSTALL WITH CONCEALED FASTENERS; SCRIBE TO ADJACENT SURFACES; PROVIDE TIGHT JOINTS AND UNIFORM REVEALS.
 - PROVIDE MOVEMENT GAPS WHERE DETAILED AND SEAL APPROPRIATELY (E.G., 13 MM MOVEMENT GAP AT SPATIAL DIVIDER TO ROOF CONNECTION – AS.0.1 DETAIL 4, WHERE APPLICABLE TO FINISH CARPENTRY INTERFACES).

- ##### 1.38 SUBMITTALS
- SHOP DRAWINGS: MILLWORK/SPATIAL DIVIDER INCLUDING ANCHORAGE; SHOW PLANS/ELEVATIONS/SECTIONS, MATERIALS, THICKNESSES, JOINERY, AND HARDWARE; COORDINATE WITH ELECTRICAL FOR UNDER-CABINET LIGHTING AND POWER/DATA REQUIREMENTS.
 - SAMPLES: PL1 LAMINATE; EDGE-BANDING; ONE LOUVER PROFILE SAMPLE; SUBMIT SUFFICIENTLY IN ADVANCE TO AVOID DELAYS PER CDDC 2 AND DIVISION 01.

- ##### 1.39 PRE-INSTALLATION MEETINGS
- HOLD PRE-INSTALLATION MEETING FOR MILLWORK/SPATIAL DIVIDER PRIOR TO INSTALLATION.

- ##### 1.40 PRODUCTS
- PLYWOOD: 19 MM VENEER CORE FOR PLASTIC LAMINATE APPLICATION; NAUF/ULEF PREFERRED.
 - MDf: 19 MM FOR PAINTED COMPONENTS ONLY; SEAL ALL EDGES.

- ##### 1.41 PLASTIC LAMINATE
- PL1: WILSONART "WHITE OAK PB HONEY 8283" FOR EXPOSED MILLWORK AND SPATIAL DIVIDER SURFACES AS SCHEDULED ON A8.0.2.
 - PROVIDE BALANCING LAMINATE ON CONCEALED FACES.
 - EDGE-BANDING: 1.0 MM PVC/ABS COLOUR-MATCHED OR AS DETAILED.

- ##### 1.42 SPATIAL DIVIDER
- LOUVERS: FABRICATE TO MATCH DRAWINGS; ROTATE INTERIOR LOUVERS 45 DEGREES; PROVIDE CONSISTENT SPACING.
 - BASE: LOUVER BASE BOLTED TO FLOOR SLAB; PROVIDE CONCEALED SUBFRAME AS REQUIRED; COORDINATE ANCHORS.
 - PROVIDE ALUMINUM EDGE TRIM AND MOVEMENT GAPS WHERE DETAILED.

- ##### 1.43 ADHESIVES AND SEALANTS
- LOW-VOC, NON-STAINING, SUITABLE FOR LAMINATE AND SUBSTRATE.

- ##### 1.44 EXECUTION
- CORRECT DEFICIENCIES AND REPLACE DAMAGED WORK.

- ##### 1.45 QUALITY CONTROL
- MOCKUPS AND TESTING
 - PROVIDE FLOORING AND BASEBOARD/SEALANT MOCKUP AT AN ENTRY TRANSITION IF REQUESTED BY CONSULTANT.
 - PERFORM SUBSTRATE MOISTURE TESTING FOR RESILIENT FLOORING AS REQUIRED BY MANUFACTURER; REPORT RESULTS.

- ##### 1.46 QUALIFICATIONS
- ENGAGE INSTALLERS EXPERIENCED WITH THE SPECIFIED SYSTEMS.

- ##### 1.47 PRODUCTS
- NOT USED.

- ##### 1.48 EXECUTION
- CORRECT DEFICIENCIES AND REPLACE DAMAGED WORK.

01 50 00 – TEMPORARY FACILITIES AND CONTROLS

- #### PART 1 – GENERAL
- ##### 1.1 TEMPORARY CONTROLS
- PROTECT EXISTING FINISHES, GLAZING, AND RETAINED DOORS/WINDOWS.
 - PROVIDE TEMPORARY PROTECTION TO FLOORS AND MAINTAIN TEMPERATURE/HUMIDITY SUITABLE FOR ADHESIVES, COATINGS, AND FLOORING INSTALLATION.

- ##### 1.2 REFERENCES
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 - CSA A165 SERIES – CONCRETE MASONRY UNITS.
 - CSA A179 – MORTAR AND GROUT FOR UNIT MASONRY.
 - ASTM C270 – MORTAR FOR UNIT MASONRY.

- ##### 1.3 SUBMITTALS
- PRODUCT DATA FOR MORTAR, PATCHING MATERIALS, AND ACCESSORIES.
 - SAMPLE MASONRY REPAIR MOCK-UP DEMONSTRATING MATCH TO EXISTING.
 - EXECUTION PLAN FOR OPENING MODIFICATIONS AND REPAIRS.

- ##### 1.4 QUALITY ASSURANCE
- MASONRY CONTRACTOR TO HAVE MINIMUM 5 YEARS EXPERIENCE IN CONCRETE MASONRY REPAIR.

- ##### 1.5 DELIVERY, STORAGE AND HANDLING
- PROTECT FROM MOISTURE; STORE OFF GROUND; ACCLIMATIZE PRIOR TO INSTALLATION.

- ##### 1.6 FINISHES
- WHERE LAMINATE FINISH IS REQUIRED, USE PL1 AS SCHEDULED ON A8.0.2.
 - PAINTED FINISHES ARE SPECIFIED IN DIVISION 09; PROVIDE SUBSTRATES SUITABLE FOR THE SPECIFIED PAINT SYSTEM.

- ##### 1.7 REFERENCES
- ARCHITECTURAL WOODWORK STANDARDS (AWS), LATEST EDITION; CUSTOM GRADE UNLESS NOTED OTHERWISE.

- ##### 1.8 SUBMITTALS
- SHOP DRAWINGS; MILLWORK/SPATIAL DIVIDER INCLUDING ANCHORAGE; SHOW PLANS/ELEVATIONS/SECTIONS, MATERIALS, THICKNESSES, JOINERY, AND HARDWARE; COORDINATE WITH ELECTRICAL FOR UNDER-CABINET LIGHTING AND POWER/DATA REQUIREMENTS.
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 - PROVIDE ALUMINUM EDGE TRIM AND MOVEMENT GAPS WHERE DETAILED.

- ##### 1.9 PRE-INSTALLATION MEETINGS
- HOLD PRE-INSTALLATION MEETING FOR MILLWORK/SPATIAL DIVIDER PRIOR TO INSTALLATION.

- ##### 1.10 PRODUCTS
- PLYWOOD: 19 MM VENEER CORE FOR PLASTIC LAMINATE APPLICATION; NAUF/ULEF PREFERRED.
 - MDf: 19 MM FOR PAINTED COMPONENTS ONLY; SEAL ALL EDGES.

- ##### 1.11 PLASTIC LAMINATE
- PL1: WILSONART "WHITE OAK PB HONEY 8283" FOR EXPOSED MILLWORK AND SPATIAL DIVIDER SURFACES AS SCHEDULED ON A8.0.2.
 - PROVIDE BALANCING LAMINATE ON CONCEALED FACES.
 - EDGE-BANDING: 1.0 MM PVC/ABS COLOUR-MATCHED OR AS DETAILED.

- ##### 1.12 SPATIAL DIVIDER
- LOUVERS: FABRICATE TO MATCH DRAWINGS; ROTATE INTERIOR LOUVERS 45 DEGREES; PROVIDE CONSISTENT SPACING.
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- Q1 QUARTZ: VICOSTONE 908895 "CENDRE" FOR COUNTERTOP AND BACKSPLASH AT KITCHENETTE AS SCHEDULED.
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- ##### 1.15 HARDWARE
- HINGES: CONCEALED SOFT-CLOSE, 110-DEGREE MINIMUM.
 - DRAWER SLIDES: FULL-EXTENSION SOFT-CLOSE, 45 KG RATING MINIMUM.
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- ##### 1.16 EXECUTION
- INSTALL LEVEL AND SECURELY ANCHORED; COORDINATE WITH ELECTRICAL AND PLUMBING ROUGH-INS AND OWNER-FURNISHED APPLIANCES.
 - PROVIDE SEALANT JOINTS AT COUNTERTOP-TO-WALL AND AT CUTOUTS; COLOUR-MATCHED.

- ##### 1.17 CLOSEOUT
- PROVIDE WARRANTIES, O&M DATA, AND CLEANING/MAINTENANCE INSTRUCTIONS FOR LAMINATE AND QUARTZ SURFACES.

- ##### 1.18 TOLERANCES
- INSTALL TRUE, PLUMB, LEVEL, AND SQUARE TO RECEIVE FINISH WORK.

- ##### 1.19 FINISH CARPENTRY
- GENERAL
 - SUMMARY
 - SECTION INCLUDES INTERIOR TRIM AND FINISH CARPENTRY REQUIRED FOR THE TI SCOPE, INCLUDING WINDOW SILL NOSING AT FURRING WALL.

- ##### 1.20 SUBMITTALS
- SAMPLES: WOOD SPECIES AND FINISH SAMPLES (MINIMUM 300mm LONG); WHERE LAMINATE IS USED AS TRIM FINISH PROVIDE PL1 SAMPLE.

- ##### 1.21 COORDINATION
- MAINTAIN OPERABLE WINDOW FUNCTION WHERE NOTED; ENSURE MINIMUM OPENING ANGLE IS MAINTAINED AFTER NEW WALL INSTALLATION ADJACENT TO WINDOW (COORDINATION REQUIREMENT PER DIVISION 01).

- ##### 1.22 MATERIALS
- SOLID WOOD: CLEAR GRADE; SPECIES AS SELECTED BY CONSULTANT WHERE EXPOSED.
 - FOR PAINTED TRIM COMPONENTS; PRIME/SEAL ALL EDGES (PAINT BY DIVISION 09).

- ##### 1.23 FINISHES
- WHERE LAMINATE FINISH IS REQUIRED, USE PL1 AS SCHEDULED ON A8.0.2.
 - PAINTED FINISHES ARE SPECIFIED IN DIVISION 09; PROVIDE SUBSTRATES SUITABLE FOR THE SPECIFIED PAINT SYSTEM.

- ##### 1.24 EXECUTION
- INSTALLATION
 - INSTALL WITH CONCEALED FASTENERS; SCRIBE TO ADJACENT SURFACES; PROVIDE TIGHT JOINTS AND UNIFORM REVEALS.
 - PROVIDE MOVEMENT GAPS WHERE DETAILED AND SEAL APPROPRIATELY (E.G., 13 MM MOVEMENT GAP AT SPATIAL DIVIDER TO ROOF CONNECTION – AS.0.1 DETAIL 4, WHERE APPLICABLE TO FINISH CARPENTRY INTERFACES).

- ##### 1.25 SUBMITTALS
- SHOP DRAWINGS: MILLWORK/SPATIAL DIVIDER INCLUDING ANCHORAGE; SHOW PLANS/ELEVATIONS/SECTIONS, MATERIALS, THICKNESSES, JOINERY, AND HARDWARE; COORDINATE WITH ELECTRICAL FOR UNDER-CABINET LIGHTING AND POWER/DATA REQUIREMENTS.
 - SAMPLES: PL1 LAMINATE; EDGE-BANDING; ONE LOUVER PROFILE SAMPLE; SUBMIT SUFFICIENTLY IN ADVANCE TO AVOID DELAYS PER CDDC 2 AND DIVISION 01.

- ##### 1.26 PRE-INSTALLATION MEETINGS
- HOLD PRE-INSTALLATION MEETING FOR MILLWORK/SPATIAL DIVIDER PRIOR TO INSTALLATION.

- ##### 1.27 PRODUCTS
- PLYWOOD: 19 MM VENEER CORE FOR PLASTIC LAMINATE APPLICATION; NAUF/ULEF PREFERRED.
 - MDf: 19 MM FOR PAINTED COMPONENTS ONLY; SEAL ALL EDGES.

- ##### 1.28 PLASTIC LAMINATE
- PL1: WILSONART "WHITE OAK PB HONEY 8283" FOR EXPOSED MILLWORK AND SPATIAL DIVIDER SURFACES AS SCHEDULED ON A8.0.2.
 - PROVIDE BALANCING LAMINATE ON CONCEALED FACES.
 - EDGE-BANDING: 1.0 MM PVC/ABS COLOUR-MATCHED OR AS DETAILED.

- ##### 1.29 SPATIAL DIVIDER
- LOUVERS: FABRICATE TO MATCH DRAWINGS; ROTATE INTERIOR LOUVERS 45 DEGREES; PROVIDE CONSISTENT SPACING.
 - BASE: LOUVER BASE BOLTED TO FLOOR SLAB; PROVIDE CONCEALED SUBFRAME AS REQUIRED; COORDINATE ANCHORS.
 - PROVIDE ALUMINUM EDGE TRIM AND MOVEMENT GAPS WHERE DETAILED.

- ##### 1.30 ADHESIVES AND SEALANTS
- LOW-VOC, NON-STAINING, SUITABLE FOR LAMINATE AND SUBSTRATE.

- ##### 1.31 COUNTERTOPS AND BACKSPLASH
- Q1 QUARTZ: VICOSTONE 908895 "CENDRE" FOR COUNTERTOP AND BACKSPLASH AT KITCHENETTE AS SCHEDULED.
 - PROVIDE 20 MM NOMINAL THICKNESS; EASED EDGE; PROVIDE CUTOUTS; SEAL TO ADJACENT SURFACES.

- ##### 1.32 HARDWARE
- HINGES: CONCEALED SOFT-CLOSE, 110-DEGREE MINIMUM.
 - DRAWER SLIDES: FULL-EXTENSION SOFT-CLOSE, 45 KG RATING MINIMUM.
 - MILLWORK PULLS: MANUF: VIEFE STUDIO, MATERIAL: ALUMINUM, FINISH: MATT BLACK, MODEL: 0117 CURVE, STYLE:MINIMALIST, LENGTH: 200mm (OR APPROVED EQUIVALENT).

- ##### 1.33 EXECUTION
- INSTALL LEVEL AND SECURELY ANCHORED; COORDINATE WITH ELECTRICAL AND PLUMBING ROUGH-INS AND OWNER-FURNISHED APPLIANCES.
 - PROVIDE SEALANT JOINTS AT COUNTERTOP-TO-WALL AND AT CUTOUTS; COLOUR-MATCHED.

- ##### 1.34 CLOSEOUT
- PROVIDE WARRANTIES, O&M DATA, AND CLEANING/MAINTENANCE INSTRUCTIONS FOR LAMINATE AND QUARTZ SURFACES.

- ##### 1.35 TOLERANCES
- INSTALL TRUE, PLUMB, LEVEL, AND SQUARE TO RECEIVE FINISH WORK.

- ##### 1.36 FINISH CARPENTRY
- GENERAL
 - SUMMARY
 - SECTION INCLUDES INTERIOR TRIM AND FINISH CARPENTRY REQUIRED FOR THE TI SCOPE, INCLUDING WINDOW SILL NOSING AT FURRING WALL.

- ##### 1.37 SUBMITTALS
- SAMPLES: WOOD SPECIES AND FINISH SAMPLES (MINIMUM 300mm LONG); WHERE LAMINATE IS USED AS TRIM FINISH PROVIDE PL1 SAMPLE.

- ##### 1.38 COORDINATION
- MAINTAIN OPERABLE WINDOW FUNCTION WHERE NOTED; ENSURE MINIMUM OPENING ANGLE IS MAINTAINED AFTER NEW WALL INSTALLATION ADJACENT TO WINDOW (COORDINATION REQUIREMENT PER DIVISION 01).

- ##### 1.39 MATERIALS
- SOLID WOOD: CLEAR GRADE; SPECIES AS SELECTED BY CONSULTANT WHERE EXPOSED.
 - FOR PAINTED TRIM COMPONENTS; PRIME/SEAL ALL EDGES (PAINT BY DIVISION 09).

- ##### 1.40 FINISHES
- WHERE LAMINATE FINISH IS REQUIRED, USE PL1 AS SCHEDULED ON A8.0.2.
 - PAINTED FINISHES ARE SPECIFIED IN DIVISION 09; PROVIDE SUBSTRATES SUITABLE FOR THE SPECIFIED PAINT SYSTEM.

- ##### 1.41 EXECUTION
- INSTALLATION
 - INSTALL WITH CONCEALED FASTENERS; SCRIBE TO ADJACENT SURFACES; PROVIDE TIGHT JOINTS AND UNIFORM REVEALS.
 - PROVIDE MOVEMENT GAPS WHERE DETAILED AND SEAL APPROPRIATELY (E.G., 13 MM MOVEMENT GAP AT SPATIAL DIVIDER TO ROOF CONNECTION – AS.0.1 DETAIL 4, WHERE APPLICABLE TO FINISH CARPENTRY INTERFACES).

- ##### 1.42 SUBMITTALS
- SHOP DRAWINGS: MILLWORK/SPATIAL DIVIDER INCLUDING ANCHORAGE; SHOW PLANS/ELEVATIONS/SECTIONS, MATERIALS, THICKNESSES, JOINERY, AND HARDWARE; COORDINATE WITH ELECTRICAL FOR UNDER-CABINET LIGHTING AND POWER/DATA REQUIREMENTS.
 - SAMPLES: PL1 LAMINATE; EDGE-BANDING; ONE LOUVER PROFILE SAMPLE; SUBMIT SUFFICIENTLY IN ADVANCE TO AVOID DELAYS PER CDDC 2 AND DIVISION 01.

- ##### 1.43 PRE-INSTALLATION MEETINGS
- HOLD PRE-INSTALLATION MEETING FOR MILLWORK/SPATIAL DIVIDER PRIOR TO INSTALLATION.

- ##### 1.44 PRODUCTS
- PLYWOOD: 19 MM VENEER CORE FOR PLASTIC LAMINATE APPLICATION; NAUF/ULEF PREFERRED.
 - MDf: 19 MM FOR PAINTED COMPONENTS ONLY; SEAL ALL EDGES.

- ##### 1.45 PLASTIC LAMINATE
- PL1: WILSONART "WHITE OAK PB HONEY 8283" FOR EXPOSED MILLWORK AND SPATIAL DIVIDER SURFACES AS SCHEDULED ON A8.0.2.
 - PROVIDE BALANCING LAMINATE ON CONCEALED FACES.
 - EDGE-BANDING: 1.0 MM PVC/ABS COLOUR-MATCHED OR AS DETAILED.

- ##### 1.46 SPATIAL DIVIDER
- LOUVERS: FABRICATE TO MATCH DRAWINGS; ROTATE INTERIOR LOUVERS 45 DEGREES; PROVIDE CONSISTENT SPACING.
 - BASE: LOUVER BASE BOLTED TO FLOOR SLAB; PROVIDE CONCEALED SUBFRAME AS REQUIRED; COORDINATE ANCHORS.
 - PROVIDE ALUMINUM EDGE TRIM AND MOVEMENT GAPS WHERE DETAILED.

- ##### 1.47 ADHESIVES AND SEALANTS
- LOW-VOC, NON-STAINING, SUITABLE FOR LAMINATE AND SUBSTRATE.

- ##### 1.48 COUNTERTOPS AND BACKSPLASH
- Q1 QUARTZ: VICOSTONE 908895 "CENDRE" FOR COUNTERTOP AND BACKSPLASH AT KITCHENETTE AS SCHEDULED.
 - PROVIDE 20 MM NOMINAL THICKNESS; EASED EDGE; PROVIDE CUTOUTS; SEAL TO ADJACENT SURFACES.

- ##### 1.49 HARDWARE
- HINGES: CONCEALED SOFT-CLOSE, 110-DEGREE MINIMUM.
 - DRAWER SLIDES: FULL-EXTENSION SOFT-CLOSE, 45 KG RATING MINIMUM.
 - MILLWORK PULLS: MANUF: VIEFE STUDIO, MATERIAL: ALUMINUM, FINISH: MATT BLACK, MODEL: 0117 CURVE, STYLE:MINIMALIST, LENGTH: 200mm (OR APPROVED EQUIVALENT).

- ##### 1.50 EXECUTION
- INSTALL LEVEL AND SECURELY ANCHORED; COORDINATE WITH ELECTRICAL AND PLUMBING ROUGH-INS AND OWNER-FURNISHED APPLIANCES.
 - PROVIDE SEALANT JOINTS AT COUNTERTOP-TO-WALL AND AT CUTOUTS; COLOUR-MATCHED.

- ##### 1.51 CLOSEOUT
- PROVIDE WARRANTIES, O&M DATA, AND CLEANING/MAINTENANCE INSTRUCTIONS FOR LAMINATE AND QUARTZ SURFACES.

- ##### 1.52 TOLERANCES
- INSTALL TRUE, PLUMB, LEVEL, AND SQUARE TO RECEIVE FINISH WORK.

- ##### 1.53 FINISH CARPENTRY
- GENERAL
 - SUMMARY
 - SECTION INCLUDES INTERIOR TRIM AND FINISH CARPENTRY REQUIRED FOR THE TI SCOPE, INCLUDING WINDOW SILL NOSING AT FURRING WALL.

- ##### 1.54 SUBMITTALS
- SAMPLES: WOOD SPECIES AND FINISH SAMPLES (MINIMUM 300mm LONG); WHERE LAMINATE IS USED AS TRIM FINISH PROVIDE PL1 SAMPLE.

MASONRY

04 01 00 – MAINTENANCE OF MASONRY

- #### PART 1 – GENERAL
- ##### 1.1 SUMMARY
- WORK INCLUDES LOCALIZED REMOVAL, MODIFICATION, AND REPAIR OF EXISTING CONCRETE MASONRY TO FACILITATE INSTALLATION OF NEW MECHANICAL PENETRATIONS.
 - PATCHING AND MAKE-GOOD WORK AT PENETRATIONS AND ANY ALTERED OPENINGS.
 - RESTORATION OF FINISHES, JOINT TOOLING, AND TEXTURE TO MATCH EXISTING CONCRETE MASONRY.

- ##### 1.2 REFERENCES
- CSA A371 – MASONRY CONSTRUCTION FOR BUILDINGS.
 - CSA A165 SERIES – CONCRETE MASONRY UNITS.
 - CSA A179 – MORTAR AND GROUT FOR UNIT MASONRY.
 - ASTM C270 – MORTAR FOR UNIT MASONRY.

- ##### 1.3 SUBMITTALS
- PRODUCT DATA FOR MORTAR, PATCHING MATERIALS, AND ACCESSORIES.
 - SAMPLE MASONRY REPAIR MOCK-UP DEMONSTRATING MATCH TO EXISTING.
 - EXECUTION PLAN FOR OPENING MODIFICATIONS AND REPAIRS.

- ##### 1.4 QUALITY ASSURANCE
- MASONRY CONTRACTOR TO HAVE MINIMUM 5 YEARS EXPERIENCE IN CONCRETE MASONRY REPAIR.

- ##### 1.5 DELIVERY, STORAGE AND HANDLING
- PROTECT FROM MOISTURE; STORE OFF GROUND; ACCLIMATIZE PRIOR TO INSTALLATION.

- ##### 1.6 FINISHES
- WHERE LAMINATE FINISH IS REQUIRED, USE PL1 AS SCHEDULED ON A8.0.2.
 - PAINTED FINISHES ARE SPECIFIED IN DIVISION 09; PROVIDE SUBSTRATES SUITABLE FOR THE SPECIFIED PAINT SYSTEM.

- ##### 1.7 REFERENCES
- ARCHITECTURAL WOODWORK STANDARDS (AWS), LATEST EDITION; CUSTOM GRADE UNLESS NOTED OTHERWISE.

- ##### 1.8 SUBMITTALS
- SHOP DRAWINGS; MILLWORK/SPATIAL DIVIDER INCLUDING ANCHORAGE; SHOW PLANS/ELEVATIONS/SECTIONS, MATERIALS, THICKNESSES, JOINERY, AND HARDWARE; COORDINATE WITH ELECTRICAL FOR UNDER-CABINET LIGHTING AND POWER/DATA REQUIREMENTS.
 - BASE: LOUVER BASE BOLTED TO FLOOR SLAB; PROVIDE CONCEALED SUBFRAME AS REQUIRED; COORDINATE ANCHORS.
 - PROVIDE ALUMINUM EDGE TRIM AND MOVEMENT GAPS WHERE DETAILED.

- ##### 1.9 PRE-INSTALLATION MEETINGS
- HOLD PRE-INSTALLATION MEETING FOR MILLWORK/SPATIAL DIVIDER PRIOR TO INSTALLATION.

- ##### 1.10 PRODUCTS
- PLYWOOD: 19 MM VENEER CORE FOR PLASTIC LAMINATE APPLICATION; NAUF/ULEF PREFERRED.
 - MDf: 19 MM FOR PAINTED COMPONENTS ONLY; SEAL ALL EDGES.

- ##### 1.11 PLASTIC LAMINATE
- PL1: WILSONART "WHITE OAK PB HONEY 8283" FOR EXPOSED MILLWORK AND SPATIAL DIVIDER SURFACES AS SCHEDULED ON A8.0.2.
 - PROVIDE BALANCING LAMINATE ON CONCEALED FACES.
 - EDGE-BANDING: 1.0 MM PVC/ABS COLOUR-MATCHED OR AS DETAILED.

- ##### 1.12 SPATIAL DIVIDER
- LOUVERS: FABRICATE TO MATCH DRAWINGS; ROTATE INTERIOR LOUVERS 45 DEGREES; PROVIDE CONSISTENT SPACING.
 - BASE: LOUVER BASE BOLTED TO FLOOR SLAB; PROVIDE CONCEALED SUBFRAME AS REQUIRED; COORDINATE ANCHORS.
 - PROVIDE ALUMINUM EDGE TRIM AND MOVEMENT GAPS WHERE DETAILED.

THERMAL AND MOISTURE PROTECTION
07 84 00 – FIRESTOPPING

PART 1 – GENERAL

- 1.1 SUMMARY**
1. PROVIDE FIRESTOPPING AT PENETRATIONS AND JOINTS IN FIRE-RATED AND SMOKE-SEPARATED ASSEMBLIES AFFECTED BY WORK.

- 1.2 SUBMITTALS**
2. SUBMIT UL-C LISTED FIRESTOP SYSTEM DATA AND INSTALLATION INSTRUCTIONS FOR EACH CONDITION.

- PART 2 – PRODUCTS**
2.1 MATERIALS
3. UL-C LISTED FIRESTOP SYSTEMS SUITABLE FOR SUBSTRATES AND SERVICES; SMOKE AND ACOUSTIC SEALANT WHERE REQUIRED.

- PART 3 – EXECUTION**
3.1 INSTALLATION
4. INSTALL IN ACCORDANCE WITH TESTED SYSTEMS AND MANUFACTURER INSTRUCTIONS.
5. DO NOT CONCEAL WORK UNTIL INSPECTED WHERE REQUIRED.

SECTION 07 92 00 – JOINT SEALANTS

PART 1 – GENERAL

- 1.1 SUMMARY**
THIS SECTION INCLUDES JOINT SEALANTS FOR INTERIOR AND LIMITED EXTERIOR APPLICATIONS, INCLUDING SEALANT AT:
• PERIMETERS OF DOORS, WINDOWS, AND FRAMES.
• JUNCTIONS BETWEEN DISSIMILAR MATERIALS.
• ACOUSTIC AND FIRE-RESISTANCE-RATED JOINTS WHERE INDICATED.
• INTERIOR WALL, CEILING, AND FLOORING TRANSITIONS REQUIRING FLEXIBLE SEALING.

- 1.2 RELATED SECTIONS**
07 50 00 – JOINT PROTECTION
09 29 00 – GYPSUM BOARD
09 30 00 – TILE (IF APPLICABLE)
09 91 00 – PAINTING

- 1.3 REFERENCES**
ASTM C834 – LATEX SEALANTS.
ASTM C920 – ELASTOMERIC JOINT SEALANTS.
ASTM C1193 – USE OF JOINT SEALANTS.
ASTM C1330 – CYLINDRICAL SEALANT BACKING.

- 1.4 SUBMITTALS**
SUBMIT:
• PRODUCT DATA FOR EACH SEALANT TYPE.
• COLOUR CHARTS FOR EXPOSED SEALANTS.
• PRIMER RECOMMENDATIONS.
• JOINT PREPARATION AND INSTALLATION INSTRUCTIONS.

- 1.5 QUALITY ASSURANCE**
1. INSTALLER MUST HAVE 5 YEARS MINIMUM EXPERIENCE WITH COMMERCIAL SEALANT INSTALLATION.
2. MATERIALS MUST COMPLY WITH VOC LIMITS PER LOCAL MUNICIPAL REQUIREMENTS.

- 1.6 DELIVERY, STORAGE, AND HANDLING**
1. STORE SEALANTS AT TEMPERATURES RECOMMENDED BY THE MANUFACTURER.
2. PROTECT FROM FREEZING, MOISTURE, AND CONTAMINANTS.

- PART 2 – PRODUCTS**
2.1 SEALANT MATERIALS
1. GENERAL REQUIREMENTS:
A. LOW-VOC, MILDEW-RESISTANT WHERE REQUIRED.
B. COLOURS AS SELECTED BY ARCHITECT.

- 2.2 SEALANT TYPES**
TYPE 1 – INTERIOR ACRYLIC SEALANT:
• ASTM C834 COMPLIANT.
• PAINTABLE; USED AT INTERIOR GYPSUM BOARD TRANSITIONS.

- TYPE 2 – INTERIOR/EXTERIOR SILICONE SEALANT:
• ASTM C920, TYPE S, GRADE NS, CLASS 25.
• FOR PERIMETER JOINTS AT WINDOWS, DOORS, AND DISSIMILAR SURFACES.

- TYPE 3 – POLYURETHANE SEALANT:
• ASTM C920, TYPE S OR M.
• FOR HIGH-MOVEMENT JOINTS OR WHERE ABRASION RESISTANCE IS REQUIRED.

- 2.3 ACCESSORIES**
• BACKER ROD: ASTM C1330, CLOSED-CELL POLYETHYLENE.
• BOND BREAKER TAPE: POLYETHYLENE.
• PRIMERS: AS RECOMMENDED BY SEALANT MANUFACTURER.

- PART 3 – EXECUTION**
3.1 EXAMINATION
1. VERIFY JOINT DIMENSIONS AND SUBSTRATE READINESS.
2. CONFIRM JOINTS ARE CLEAN, DRY, AND FREE FROM DUST, OILS, AND COATINGS.

- 3.2 PREPARATION**
1. INSTALL BACKER ROD OR BOND-BREAKER TAPE.
2. PRIME JOINTS WHEN REQUIRED.

- 3.3 INSTALLATION**
1. APPLY SEALANTS PER ASTM C1193.
2. TOOL TO ACHIEVE CONCAVE PROFILE UNLESS INDICATED OTHERWISE.
3. ENSURE FULL ADHESION ON BOTH SIDES OF JOINT WITHOUT THREE-SIDED BONDING.

- 3.4 CLEANING**
1. REMOVE EXCESS SEALANT IMMEDIATELY.
2. CLEAN ADJACENT SURFACES WITHOUT DAMAGING FINISHES.

- 3.5 PROTECTION**
1. PROTECT JOINTS FROM TRAFFIC, DUST, MOISTURE, AND DAMAGE DURING CURE PERIOD.

OPENINGS
08 11 13 – HOLLOW METAL DOORS AND FRAMES (MODIFICATIONS)

PART 1 – GENERAL

- 1.1 SUMMARY**
1. MODIFY EXISTING DOORS AND FRAMES TO SUIT ACCESS CONTROL AND HARDWARE MODIFICATIONS WHERE INDICATED.
2. RETAIN EXISTING EXTERIOR DOOR(S) WHERE NOTED.
3. METAL DOORS AND FRAMES, WHERE REPLACED, SHALL BE COMMERCIAL-GRADE STEEL WITH FACTORY-APPLIED, CORROSION-RESISTANT, WEATHER-SEALED COATING SUITABLE FOR EXTERIOR EXPOSURE.

- PART 2 – PRODUCTS**
2.1 MATERIALS
4. PROVIDE REPAIR MATERIALS, FILLERS, AND TOUCH-UP COATINGS COMPATIBLE WITH EXISTING DOORS/FRAMES.

- PART 3 – EXECUTION**
3.1 EXECUTION
5. VERIFY DOOR/FRAME CONDITIONS; PROTECT LABELS; COORDINATE MODIFICATIONS WITH HARDWARE SCHEDULE.
6. DO NOT COMPROMISE FIRE-RATED DOOR ASSEMBLIES; OBTAIN APPROVALS FOR ANY REQUIRED MODIFICATIONS.

- 08 14 00 - WOOD DOORS**
PART 2 - PRODUCTS
8. BARN DOOR; MANUF: MILETTE, CORE TYPE: SOLID WOOD , FINISH: PRIMED, MODEL: ONE LITE E-STICKING DOOR, STYLE: MODERN, GLASS TYPE: PRIVACY GLASS, SIZE: 32" x 80" (OR APPROVED EQUIVALENT).

- 08 71 00 – DOOR HARDWARE**
PART 1 – GENERAL
1.1 SUMMARY
9. PROVIDE DOOR HARDWARE MODIFICATIONS FOR NEW KEY-FOB ENTRY WHERE INDICATED. COORDINATE WITH ELECTRICAL.
10. PROVIDE BARN DOOR HARDWARE AS SHOWN

- 1.2 SUBMITTALS**
11. HARDWARE SCHEDULE, CUT SHEETS, ELECTRIFIED HARDWARE REQUIREMENTS, AND KEYING.

- PART 2 – PRODUCTS**
2.1 HARDWARE
12. COMMERCIAL GRADE HINGES, LEVERS, CLOSERS, STRIKES, AND LATCHING AS REQUIRED.
13. ELECTRIFIED HARDWARE COMPATIBLE WITH ACCESS CONTROL SYSTEM WHERE REQUIRED; COORDINATE WITH ELECTRICAL.
14. BARN DOOR RICHSELER INDUSTRIAL BARN DOOR SYSTEM – PRODUCT WEBKIT1249946 OR APPROVED ALTERNATE.
15. BARN DOOR PULLS: PROVIDE PULLS ON BOTH SIDE OF THE DOOR. MANUF: VIEF STUDIO, MATERIAL: ZAMAK, FINISH: MATT BLACK, MODEL: 0536 LUV, STYLE: MODERN, LENGTH 202mm (OR APPROVED EQUIVALENT).
16. EXTERIOR DOOR PULLS: PROVIDE ELECTRIFIED LEVER MORTISE LOCKSET: SCHLAGE LV909296EU P* RX CON (12V/24VDC) OR APPROVED ALTERNATE.

- PART 3 – EXECUTION**
3.1 INSTALLATION
17. INSTALL HARDWARE PLUMB AND ALIGNED; ADJUST FOR SMOOTH OPERATION; COORDINATE CLEARANCES FOR ACCESSIBILITY AND EGRESS.

- 08 87 00 – WINDOW FILM (PRIVACY LAMINATE)**
PART 1 – GENERAL
1.1 SUMMARY
1. PROVIDE PRIVACY FILM TO LOWER WINDOW GLAZING AS INDICATED ON INTERIOR ELEVATION DRAWINGS; GRADATION BOTTOM TO TOP.
2. DO NOT APPLY PRIVACY FILM TO UPPER GLAZING AS NOTED; MAINTAIN OPERABLE WINDOW FUNCTION.

- 1.2 SUBMITTALS**
3. PRODUCT DATA, WARRANTY, AND GRADIENT SAMPLE.

- PART 2 – PRODUCTS**
2.1 FILM
4. 3M FASARA GLASS FINISH SH2FCGN (GRADATION)
5. ADHESIVE SYSTEM SUITABLE FOR EXISTING GLAZING.

- PART 3 – EXECUTION**
3.1 INSTALLATION
6. PREPARE GLAZING; INSTALL BUBBLE-FREE; TRIM CLEANLY; PROTECT EDGES; PROVIDE CARE INSTRUCTIONS.

FINISHES
09 21 16 – GYPSUM BOARD ASSEMBLIES (ABUSE-RESISTANT)

PART 1 – GENERAL

- 1.1 SUMMARY**
1. PROVIDE STEEL STUD PARTITIONS AND FURRING AS SCHEDULED; INCLUDE ACOUSTIC INSULATION WHERE INDICATED.
2. PROVIDE BACKING FOR MILLWORK, FIXTURES, AV, AND OTHER WALL-MOUNTED ITEMS.

- 1.2 PERFORMANCE REQUIREMENTS**
3. PROVIDE ABUSE-RESISTANT GYPSUM WALLBOARD TO NEW PARTITIONS WITHIN TI AREA UNLESS NOTED OTHERWISE.
4. PROVIDE MINERAL WOOL INSULATION WHERE INDICATED TO SUPPORT ACOUSTIC PERFORMANCE.

- PART 2 – PRODUCTS**
2.1 FRAMING
5. COLD-FORMED STEEL STUDS AND TRACKS SIZED PER DRAWINGS; CORROSION RESISTANCE SUITABLE FOR INTERIOR USE.

- 2.2 GYPSUM BOARD**
6. ABUSE-RESISTANT GYPSUM BOARD: MINIMUM 15.9 MM (5/8 IN.) UNLESS INDICATED OTHERWISE; INSTALL BOTH SIDES OF PARTITIONS UNLESS NOTED.
7. GYPSUM BOARD THICKNESSES SHOWN ON DRAWINGS TAKE PRECEDENCE WHERE GREATER.

- 2.3 INSULATION AND ACCESSORIES**
8. MINERAL WOOL INSULATION WHERE REQUIRED.
9. CORNER BEADS, TRIMS, CONTROL JOINTS, FASTENERS AND COMPOUNDS COMPATIBLE WITH ABUSE-RESISTANT BOARD.

- PART 3 – EXECUTION**
3.1 INSTALLATION
10. INSTALL PLUMB, SQUARE, AND TRUE; EXTEND TO UNDERSIDE OF DECK WHERE INDICATED.
11. TREAT JOINTS TO LEVEL 4 MINIMUM UNLESS OTHERWISE REQUIRED; LEVEL 5 AT CRITICAL LIGHTING OR AS DIRECTED.
12. PROVIDE PERIMETER ACOUSTIC SEALANT WHERE REQUIRED; SEAL PENETRATIONS.

09 51 00 – ACOUSTICAL CEILINGS (SUSPENDED BAFFLES/PLANKS)

PART 1 – GENERAL

- 1.1 SUMMARY**
13. PROVIDE SUSPENDED ACOUSTIC BAFFLE CEILING ASSEMBLIES C1 AND C2 AS INDICATED ON REFLECTED CEILING PLAN.
14. PAINT EXPOSED DUCTWORK AND MECHANICAL EQUIPMENT WITHIN CEILING ZONE WHERE NOTED. REFER TO FINISH SCHEDULE.

- 1.2 SUBMITTALS**
15. PRODUCT DATA, COLOURS, SUSPENSION LAYOUT, AND COORDINATION DRAWINGS INCLUDING LIGHTS, SPRINKLERS, DIFFUSERS, ACCESS REQUIREMENTS.

- PART 2 – PRODUCTS**
2.1 SYSTEMS
16. C1: E20 BORD CEILING BAFFLES; COLOUR SG04 SILVER GRAY (OR APPROVED EQUIVALENT).
17. C2: E20 BORD RAL BAFFLES WITH COLOURS S832-D STEEL BLUE, D536-3 DENIM, EU22-D EUCALYPTUS DISTRIBUTED PER DRAWINGS (OR APPROVED EQUIVALENT).
18. SUSPENSION COMPONENTS AS RECOMMENDED BY MANUFACTURER; PROVIDE BRACING/ANCHORS SUITABLE FOR EXISTING STRUCTURE.

- PART 3 – EXECUTION**
3.1 INSTALLATION
19. INSTALL LEVEL AND ALIGNED; MAINTAIN CONSISTENT MODULE AND ALIGNMENT WITH LIGHTING LAYOUT. COORDINATE PENETRATIONS AND CLEARANCES; PROVIDE ACCESS TO EQUIPMENT AS REQUIRED.

1. 09 65 19 – RESILIENT TILE FLOORING (LVT)

PART 1 – GENERAL

- 1.1 SUMMARY**
2. PROVIDE RESILIENT FLOORING AS INDICATED BY FINISH SCHEDULE AND FLOOR PLANS; INCLUDE ACCESSORIES AND TRANSITIONS.
3. SYSTEM SHALL BE SUITABLE FOR WET MOPPING AND MOISTURE TRACKED INTO THE ROOM.

- 1.2 SUBMITTALS**
5. PRODUCT DATA, COLOUR, MAINTENANCE DATA, INSTALLATION INSTRUCTIONS, ADHESIVES/PRIMERS.

- PART 2 – PRODUCTS**
2.1 FLOORING
6. R1: SHAW CONTRACT – INNATE AND IN TANDEM; COLOUR: NATURAL 95110; SIZE: 13 IN. X 28 IN.
7. PROVIDE FACTORY-MATCHED TRIMS AND REDUCERS WHERE REQUIRED.

- 2.2 ACCESSORIES**
8. MOISTURE MITIGATION/PRIMERS AND LEVELLING COMPOUNDS AS RECOMMENDED BY MANUFACTURER.
9. TRANSITION STRIPS AT DOORWAYS AND MATERIAL CHANGES.

- PART 3 – EXECUTION**
3.1 SUBSTRATE PREPARATION
11. PREPARE SUBSTRATES PER MANUFACTURER; PATCH AND LEVEL; REMOVE CONTAMINANTS.
12. PERFORM MOISTURE TESTING AS REQUIRED AND REPORT RESULTS.

- 3.2 INSTALLATION**
13. INSTALL TO MANUFACTURER INSTRUCTIONS; ALIGN PATTERNS; MAINTAIN CLEAN CUTS AT PERIMETERS.
14. PROVIDE SEALED TRANSITIONS AT WET-CLEAN AND ENTRY ZONES; COORDINATE WITH BASEBOARD AND SEALANT REQUIREMENTS.

09 65 13 – BASEBOARDS

PART 1 – GENERAL

- 1.1 SUMMARY**
16. PROVIDE WATER-RESISTANT BASEBOARD SYSTEM FOR WET MOPPING AND TRACKED-IN MOISTURE AREAS.
17. PVC/COMPOSITE BASEBOARD, NON-ABSORBENT, WITH SEALED JOINTS AND PERIMETER SEALANT.

- PART 2 – PRODUCTS**
2.1 BASEBOARD
18. BASEBOARD; RIGID PVC OR COMPOSITE BASEBOARD, SQUARE OR EASED PROFILE, NOMINAL 100 MM HEIGHT UNLESS NOTED OTHERWISE.
19. FINISH: FACTORY-FINISHED OR SITE-PAINTED TO MATCH P11; CLEANABLE, NON-ABSORBENT.
20. ADHESIVE: WATERPROOF CONSTRUCTION ADHESIVE COMPATIBLE WITH PVC/COMPOSITE.
21. SEALANT: MILDEW-RESISTANT SEALANT CONTINUOUS AT TOP AND BOTTOM EDGES IN WET-CLEAN ZONES AND AT ENTRIES; COLOUR TO MATCH FINISH.

- PART 3 – EXECUTION**
3.1 INSTALLATION
22. INSTALL PLUMB AND TIGHT; SCRIBE TO IRREGULARITIES; PROVIDE PREFORMED CORNERS WHERE POSSIBLE.
23. SEAL CONTINUOUS JOINT AT TOP AND BOTTOM EDGES TO PREVENT MOISTURE INTRUSION BEHIND BASEBOARD.
24. TERMINATE CLEANLY AT DOOR FRAMES, MILLWORK, AND TRANSITIONS.

09 84 00 – ACOUSTIC WALL TREATMENT (GLUE-ON)

PART 1 – GENERAL

- 1.1 SUMMARY**
26. PROVIDE GLUE-ON ACOUSTIC WALL MATERIAL AT LOCATIONS INDICATED (F2/F3 AND ELEVATIONS).

- 1.2 SUBMITTALS**
27. SUBMIT PRODUCT DATA, NRC RATINGS IF AVAILABLE, COLOUR AND TEXTURE SAMPLES, ADHESIVE DATA, AND CLEANING INSTRUCTIONS.

- PART 2 – PRODUCTS**
2.1 MATERIALS
28. ACOUSTIC WALL FINISH MATERIAL SUITABLE FOR INTERIOR COMMERCIAL USE AND ROUTINE CLEANING.
29. ADHESIVES COMPATIBLE WITH SUBSTRATES AND WALL FINISH; LOW-VOC.

- PART 3 – EXECUTION**
3.1 INSTALLATION
30. PREPARE SUBSTRATE SMOOTH AND CLEAN; INSTALL PLUMB AND ALIGNED; PROTECT EDGES.

09 91 23 – INTERIOR PAINTING

PART 1 – GENERAL

- 1.1 SUMMARY**
31. PAINT NEW WORK AND EXISTING SURFACES WHERE INDICATED, INCLUDING EXISTING CMU PATCH/MAKE-GOOD ZONES AND EXPOSED DUCTWORK AS NOTED.

- 1.2 SUBMITTALS**
32. SUBMIT PRODUCT DATA AND COLOUR SCHEDULE; PROVIDE SAMPLES IF REQUESTED.

- PART 2 – PRODUCTS**
2.1 PAINT
33. PT1: SHERWIN-WILLIAMS SW 9582 (AS SCHEDULED).
34. PT2: SHERWIN-WILLIAMS SW 7874 PEPPERCORN (AS SCHEDULED).
35. PRIMERS APPROPRIATE TO GYPSUM, CMU, AND METAL SUBSTRATES.

- PART 3 – EXECUTION**
3.1 EXECUTION
36. PREPARE SURFACES; PATCH, SAND, AND CLEAN; APPLY PRIMER AND FINISH COATS PER MANUFACTURER; PROTECT ADJACENT FINISHES.

SPECIALTIES
10 14 00 – SIGNAGE

PART 1 – GENERAL

- 1.1 SUMMARY**
1. THIS SECTION INCLUDES INTERIOR AND EXTERIOR SIGNAGE REQUIRED TO IDENTIFY SPACES, PROVIDE LIFE-SAFETY INFORMATION, AND COMPLY WITH ACCESSIBILITY STANDARDS. WORK INCLUDES, BUT IS NOT LIMITED TO: ROOM IDENTIFICATION SIGNAGE; CODE-REQUIRED LIFE-SAFETY AND HAZARD SIGNAGE; ACCESSIBILITY-COMPLIANT TACTILE/BRAILLE SIGNAGE.

- 1.2 RELATED REQUIREMENTS**
DIVISION 01 – GENERAL REQUIREMENTS
DIVISION 10 26 00 – WALL AND DOOR PROTECTION (IF PRESENT)
DIVISION 08 – OPENINGS (DOORS RECEIVING SIGNAGE PLAQUES)

- 1.3 REFERENCES**
1. BC BUILDING CODE 2024
2. CSA B651 – ACCESSIBILITY IN THE BUILT ENVIRONMENT (TACTILE/BRAILLE SIGNAGE)
3. ANS I A117.1 (FOR TACTILE CONTRAST AND LEGIBILITY GUIDANCE)
4. CIVIC SIGNAGE STANDARDS OF THE CITY OF COQUITLAM

- 1.4 SUBMITTALS**
1. PRODUCT DATA: SIGN MATERIAL, THICKNESS, FINISH, MOUNTING DETAILS, GRAPHICS METHOD.
2. SHOP DRAWINGS: TYPOGRAPHY, LAYOUT, COLOUR, PICTOGRAMS, AND PROPOSED INSTALLATION LOCATIONS.
3. SAMPLES: PROVIDE MINIMUM 150 x 150 MM SAMPLE OF EACH SIGN TYPE AND FINISH.
4. SIGNAGE SCHEDULE: COMPLETE SCHEDULE LISTING TEXT, ROOM NUMBER, MOUNTING HEIGHT, SIGN TYPE, TACTILE/BRAILLE REQUIREMENTS.
5. MAINTENANCE DATA: RECOMMENDED CLEANING AND REPAIR GUIDELINES.

- 1.5 QUALITY ASSURANCE**
1. SIGNAGE FABRICATOR MUST HAVE MINIMUM 5 YEARS' EXPERIENCE PRODUCING ARCHITECTURAL SIGNAGE.
2. INSTALLERS SHALL BE QUALIFIED AND FAMILIAR WITH ACCESSIBLE SIGNAGE REQUIREMENTS.
3. TACTILE/BRAILLE TO MEET DESIGN STANDARDS FOR RAISED CHARACTERS, CONTRAST, AND MOUNTING HEIGHT (TYPICALLY 48-60 IN AFF TO BASELINE OF TACTILE CHARACTERS).

- 1.6 COORDINATION**
1. COORDINATE ROOM NUMBERING WITH ARCHITECTURAL DRAWINGS AND CITY STANDARDS.
2. COORDINATE MOUNTING LOCATIONS WITH INTERIOR ELEVATIONS AND DOOR HARDWARE.
3. COORDINATE ILLUMINATED EXIT/EMERGENCY SIGNAGE WITH ELECTRICAL SPECIFICATION.

- 1.7 DELIVERY, STORAGE, AND HANDLING**
1. STORE SIGNAGE FLAT, PROTECTED FROM UV EXPOSURE AND SCRATCHES. DO NOT INSTALL DAMAGED SIGNAGE.

- 1.8 WARRANTY**
1. PROVIDE MANUFACTURER'S STANDARD 1-YEAR WARRANTY ON MATERIALS AND WORKMANSHIP.

- PART 2 – PRODUCTS**
2.1 GENERAL MATERIALS
1. ACRYLIC PLAQUES: LAMINATE SIGNAGE PANELS; PHOTOPOLYMER TACTILE/BRAILLE SIGNAGE (PREFERRED WHERE DURABILITY IS REQUIRED).

- 2.2 GRAPHICS**
1. FONTS: SANS-SERIF TYPEFACE SUCH AS HELVETICA, ARIAL, OR APPROVED EQUAL.
2. RAISED TACTILE CHARACTERS: MINIMUM 1/32 IN (0.8 MM) RAISED, HIGH-CONTRAST COLOURS.
3. BRAILLE: GRADE 2 BRAILLE, DOMED, LOCATED BELOW TACTILE CHARACTERS.

- 2.3 SIGN TYPES**
TYPE A – TACTILE/BRAILLE ROOM IDENTIFICATION SIGNS: USES: OFFICE SPACES, STAFF ROOMS, MEETING AREAS, AND ALL PERMANENT ROOMS. CONSTRUCTION: PHOTOPOLYMER OR TACTILE ACRYLIC, MOUNTING: WALL-MOUNTED, LATCH-SIDE, 48-60 IN AFF.
TYPE B – REGULATORY / CODE-REQUIRED SIGNS: FIRE DOOR SIGNAGE, FIRE EXTINGUISHER ID, CUPPANT LOAD, "NO SMOKING / NO VAPING," "AUTHORIZED PERSONNEL ONLY."
TYPE C – OPERATIONAL SIGNS: HOURS OF OPERATION; STAFF-ONLY DOORS; ROOM-SPECIFIC INSTRUCTIONS.
TYPE D – EXTERIOR / ENTRY SIGNAGE: OFFICE IDENTIFICATION DOOR SIGN.

- PART 3 – EXECUTION**
3.1 EXAMINATION
1. VERIFY SUBSTRATES ARE SMOOTH, CLEAN, AND SUITABLE FOR ADHESION OR MECHANICAL FASTENING. CONFIRM ROOM NUMBERING AND ORIENTATION PRIOR TO INSTALLATION.

- 3.2 INSTALLATION**
1. INSTALL SIGNAGE STRAIGHT, LEVEL, AND PLUMB. MOUNT TACTILE/BRAILLE SIGNAGE ON LATCH SIDE OF DOOR, PER ACCESSIBILITY STANDARDS. ENSURE WAYFINDING SIGNS ALIGN WITH DIRECTIONAL LOGIC AND ARCHITECTURAL PATH OF TRAVEL. COORDINATE WITH ELECTRICAL BEFORE INSTALLING SIGNAGE NEAR ILLUMINATED DEVICES.

- 3.3 CLEANING AND PROTECTION**
1. CLEAN ALL SIGNAGE USING MANUFACTURER-RECOMMENDED CLEANERS. PROTECT SIGNAGE FROM DAMAGE UNTIL SUBSTANTIAL COMPLETION.

- 3.4 FIELD QUALITY REVIEW**
1. ARCHITECT TO VERIFY COMPLETENESS OF SIGNAGE SCHEDULE AND INSTALLATION. REPLACE SIGNS THAT ARE DAMAGED, MISALIGNED, OR INCORRECTLY LABELLED.

10 28 00 TOILET, BATH, AND LAUNDRY ACCESSORIES

PART 1 – GENERAL

- 1.1 SUMMARY**
1. THIS SECTION INCLUDES SUPPLY AND INSTALLATION OF UNIVERSAL MECHANICAL NO-TOUCH ROLL TOWEL DISPENSERS.

- 1.2 RELATED SECTIONS**
06 10 00 – ROUGH CARPENTRY
09 90 00 – PAINTING
10 28 00 – WASHROOM SPECIALTIES
22 40 00 – PLUMBING FIXTURES

- 1.4 QUALITY ASSURANCE**
1. USE SINGLE MANUFACTURER; QUALIFIED INSTALLERS.

- PART 2 – PRODUCTS**
2.1 MANUFACTURER
1. CASCADES PRO / SAN JAMAR DH740; DARK GRAY FINISH;

- 2.2 DESCRIPTION**
1. CONTACTLESS DISPENSING; CONTROLS DISPENSING RATE; ACCEPTS ALL CASCADES PRO ROLL TOWELS.

- 2.3 MATERIALS AND FINISHES**
1. IMPACT-RESISTANT PLASTIC; DARK GRAY

- 2.6 ACCESSORIES**
1. PROVIDE MOUNTING HARDWARE AND KEYS.

- PART 3 – EXECUTION**
3.1 EXAMINATION
1. VERIFY SUBSTRATE READINESS; CONFIRM BLOCKING.

- 3.2 INSTALLATION**
1. INSTALL PER MANUFACTURER INSTRUCTIONS; MOUNT LEVEL AND PLUMB; COORDINATE MOUNTING HEIGHT WITH KITCHEN FEATURES.

- 3.3 CLEANING**
1. REMOVE PROTECTIVE FILMS; ENSURE OPERATION.

- 3.4 PROTECTION**
1. PROTECT INSTALLED UNITS UNTIL SUBSTANTIAL COMPLETION.

10 51 00 – LOCKERS

PART 1 – GENERAL

- 1.1 SUMMARY**
1. PROVIDE AND INSTALL METAL LOCKERS AS INDICATED ON ARCHITECTURAL DRAWINGS.

- 1.2 RELATED SECTIONS**
06 10 00 – ROUGH CARPENTRY (BLOCKING/SUPPORT)
09 90 00 – PAINTING AND COATINGS

- 1.3 SUBMITTALS**
1. PRODUCT DATA: MANUFACTURER CUT SHEET SHOWING CONSTRUCTION, DIMENSIONS, FINISHES, HARDWARE, AND OPTIONS.
2. SHOP DRAWINGS: LAYOUT INDICATING LOCKER BANK LENGTHS, END PANELS, FILLERS, AND ANCHORAGE.
3. SAMPLES: COLOUR CHIPS FOR STANDARD COLOURS.

- 1.4 QUALITY ASSURANCE**
1. PROVIDE LOCKERS FROM A SINGLE MANUFACTURER TO ENSURE UNIFORM APPEARANCE AND FIT.
2. INSTALLER QUALIFICATIONS: EXPERIENCED IN ANCHORING AND ASSEMBLING METAL LOCKERS.

- 1.5 DELIVERY, STORAGE AND HANDLING**
1. DELIVER PACKAGED TO PREVENT DAMAGE; UNITS SHIP VIA MOTOR FREIGHT.
2. STORE INDOORS ON LEVEL SURFACE; PROTECT FINISHES FROM ABRASION AND MOISTURE.

- 1.6 WARRANTY**
1. PROVIDE MANUFACTURER'S STANDARD WARRANTY.

PART 2 – PRODUCTS

- 2.1 MANUFACTURER**
1. ULINE DELUXE LOCKERS, OR APPROVED ALTERNATE. MODEL REFERENCE FOR DOUBLE TIER, 3-WIDE, H-8487

- 2.4 FINISHES**
1. FACTORY COLOUR: GRAY

- 2.5 ACCESSORIES**
1. NUMBER PLATES
2. END PANELS AND FILLERS
3. CONTINUOUS BASES

- PART 3 – EXECUTION**
3.1 EXAMINATION
1. VERIFY SUBSTRATES, BACKING, AND SITE DIMENSIONS ARE READY TO ACCEPT LOCKERS.

- 3.2 INSTALLATION**
1. INSTALL PER MANUFACTURER INSTRUCTIONS; SET PLUMB, LEVEL, AND IN ALIGNMENT.
2. ANCHOR TO FLOOR AND/OR WALL BLOCKING AS REQUIRED. PROVIDE FILLERS AND END PANELS FOR A FINISHED APPEARANCE.
3. ADJUST DOORS AND LATCHES FOR SMOOTH, QUIET OPERATION.

- 3.3 CLEANING AND PROTECTION**
1. CLEAN EXPOSED SURFACES; PROTECT UNTIL SUBSTANTIAL COMPLETION.



Fifth Floor, Three Bentall Centre
585 Burrard Street
PO Box 49369
V7X 1L4 CANADA
T. 604 632 3350
F. 604 632 3351
www.omicronae.com

ISSUED

#	DATE	REMARKS
A	2026-02-18	90% DESIGN
B	2026-03-20	ISSUED FOR BP
C	2026-03-27	ISSUED FOR IFT
D	2026-04-16	ADDENDUM #1

- 2.5 ACCESSORIES**
1. NUMBER PLATES
2. END PANELS AND FILLERS
3. CONTINUOUS BASES

- PART 3 – EXECUTION**
3.1 EXAMINATION
1. VERIFY SUBSTRATES, BACKING, AND SITE DIMENSIONS ARE READY TO ACCEPT LOCKERS.

- 3.2 INSTALLATION**
1. INSTALL PER MANUFACTURER INSTRUCTIONS; SET PLUMB, LEVEL, AND IN ALIGNMENT.
2. ANCHOR TO FLOOR AND/OR WALL BLOCKING AS REQUIRED. PROVIDE FILLERS AND END PANELS FOR A FINISHED APPEARANCE.
3. ADJUST DOORS AND LATCHES FOR SMOOTH, QUIET OPERATION.

- 3.3 CLEANING AND PROTECTION**
1. CLEAN EXPOSED SURFACES; PROTECT UNTIL SUBSTANTIAL COMPLETION.

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Coquitlam

PARKS SERVICES HUB

1230 PIPELINE RD., COQUITLAM, BC, V3B 7Y3

Drawn: Author Checked: Checker

Project Number 10-25-054

SPECIFICATIONS



Fifth Floor, Three Bentall Centre
595 Burrard Street
PO Box 49369 Vancouver, BC
V7X 1L4 CANADA
www.omicronaec.com

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

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ISSUED FOR IFT



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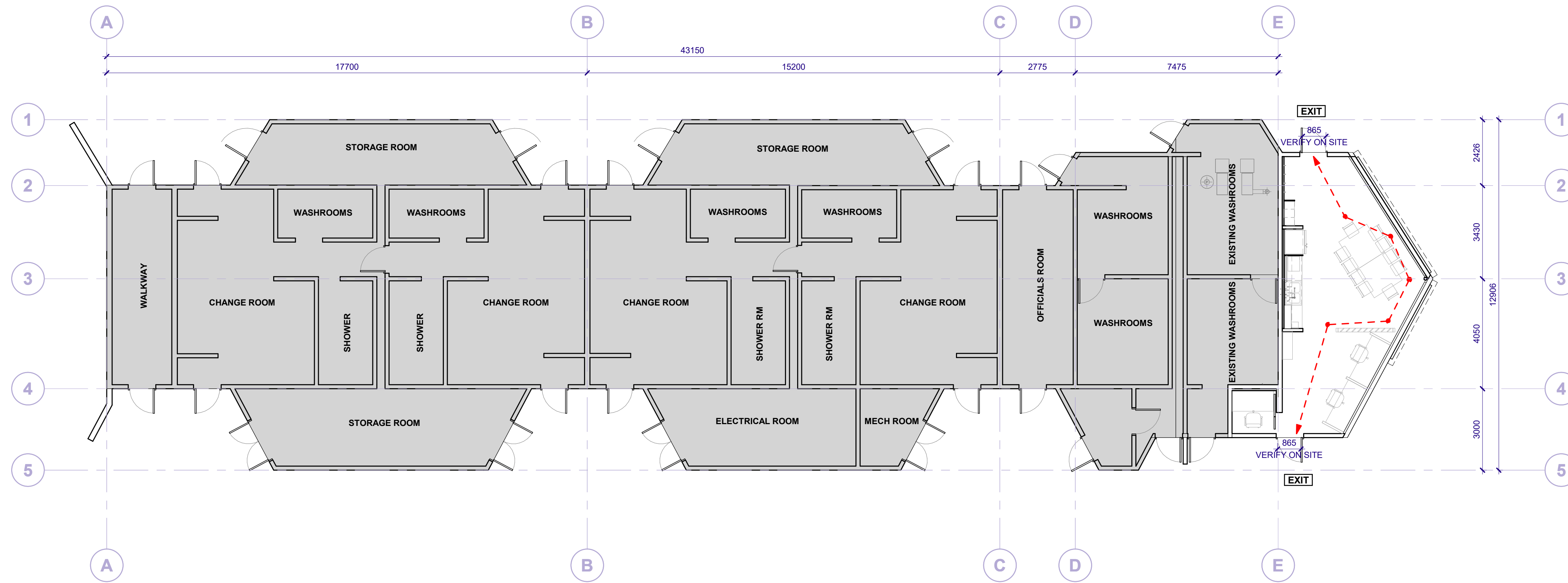
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All work shall conform to the latest editions of local Building Codes, jurisdictional codes and local ordinances. Drawing sheet numbers are prefaced as follows:
A = Architectural
E = Electrical
FP = Fire Protection
S = Structural
M = Mechanical/HVAC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

SPECIFICATIONS A0.0.4

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
F	2026-04-16	ADDENDUM #1

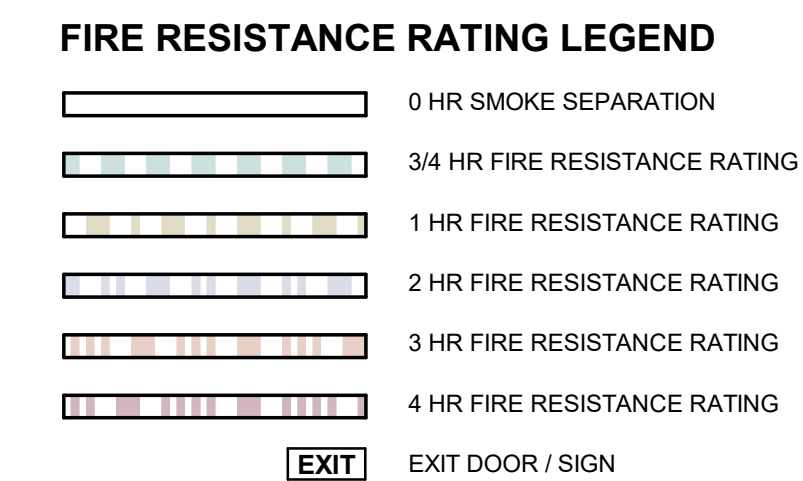


1 LEVEL 1 CODE COMPLIANCE PLAN
A0.4.1 SCALE: 1: 100

BUILDING CODE SUMMARY

BUILDING STATUS: EXISTING
 NUMBER OF STOREYS: 1
 BUILDING HEIGHT: 7m
 MEZZANINES: NONE
 BASEMENTS: NONE
 CONSTRUCTION TYPE: COMBUSTIBLE CONSTRUCTION
 BUILDING AREA: 495m²
 FIRE-RATED ASSEMBLIES: NO CHANGE
 TENANT IMPROVEMENT: NO INCREASE IN HEIGHT OR FLOOR AREA
 PRIMARY OCCUPANCY: GROUP D - BUSINESS AND PERSONAL SERVICES (26m²)
 SECONDARY OCCUPANCY: GROUP A - ASSEMBLY (16m²)
 TENANT IMPROVEMENT AREA: 42m²
 SPINKLERS: NONE (MAX AREA 200m²)
 OCCUPANT LOAD:
 GROUP A = 16m² / 1.2 = 14 PERSONS
 GROUP D = 26m² / 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.



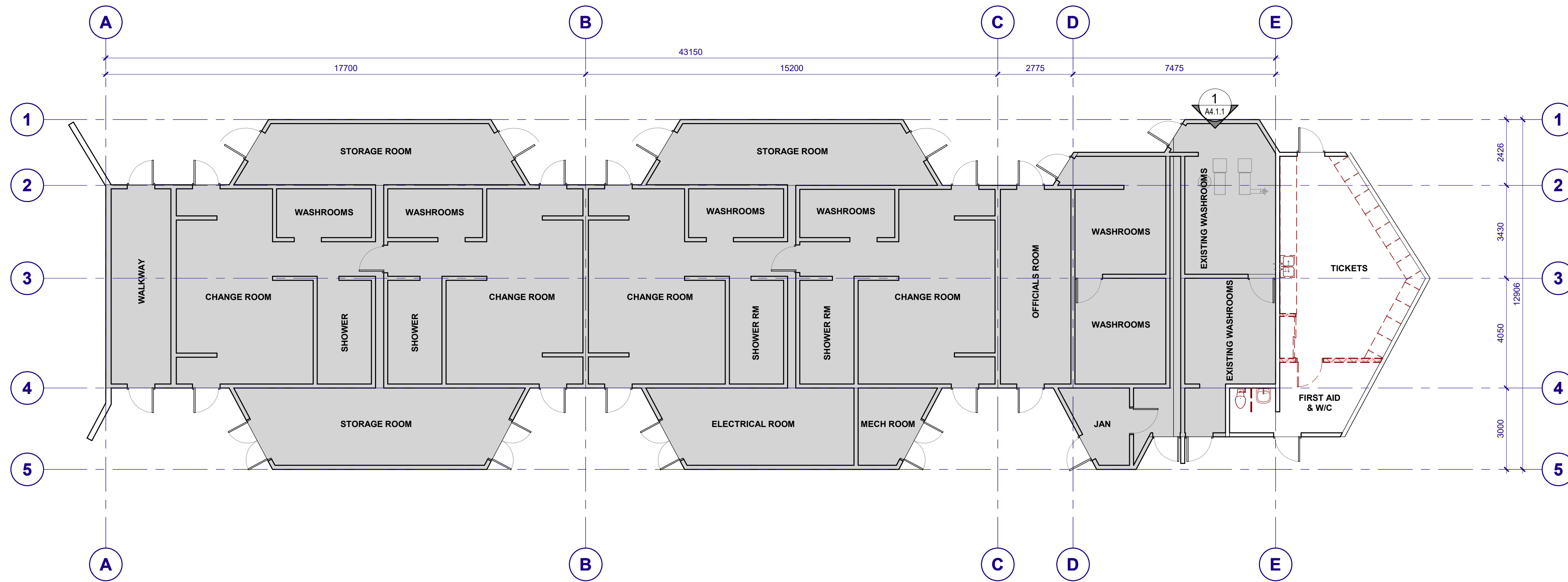
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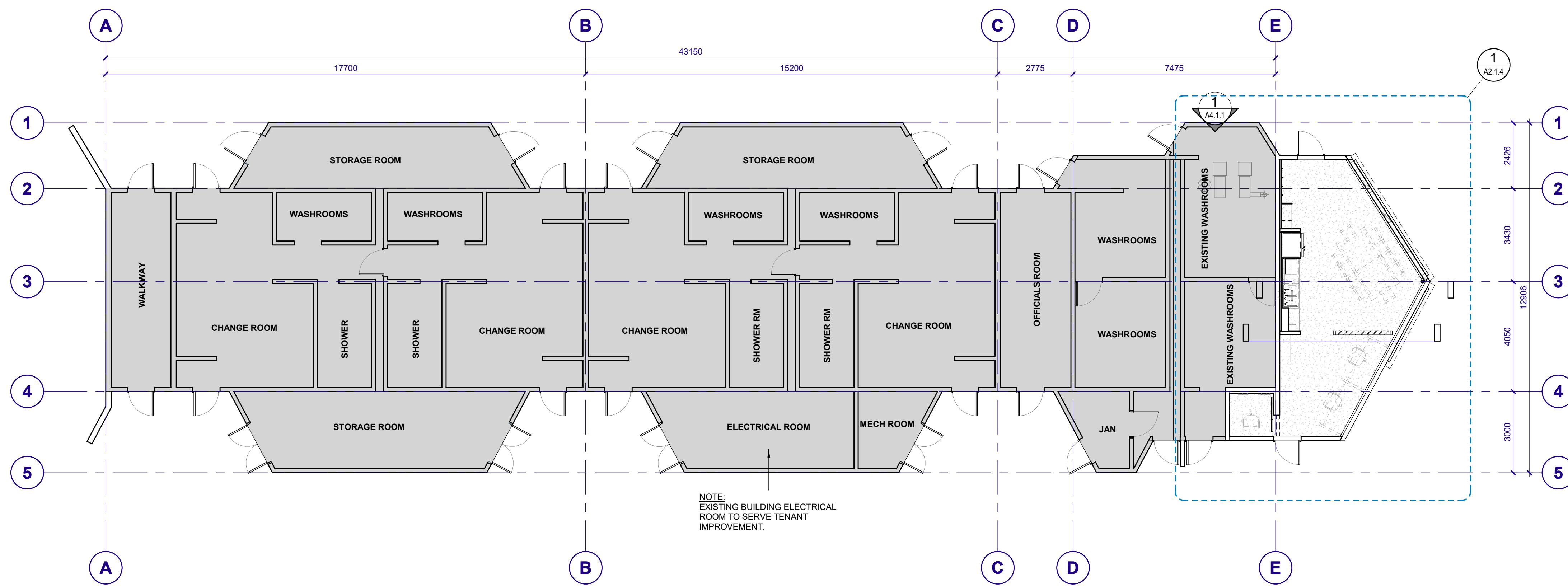
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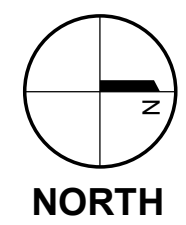


1 LEVEL 1 OVERALL FLOOR PLAN - EXISTING & DEMOLITION
A2.1.1 SCALE: 1:100



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

NOT IN SCOPE



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FLOOR FINISHES LEGEND

FLOORING

RESILIENT FLOORING

CODE: R1

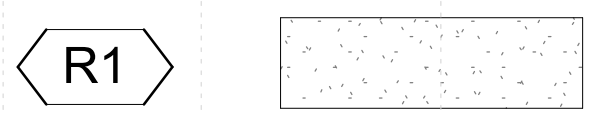
ITEM: RESILIENT FLOORING

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

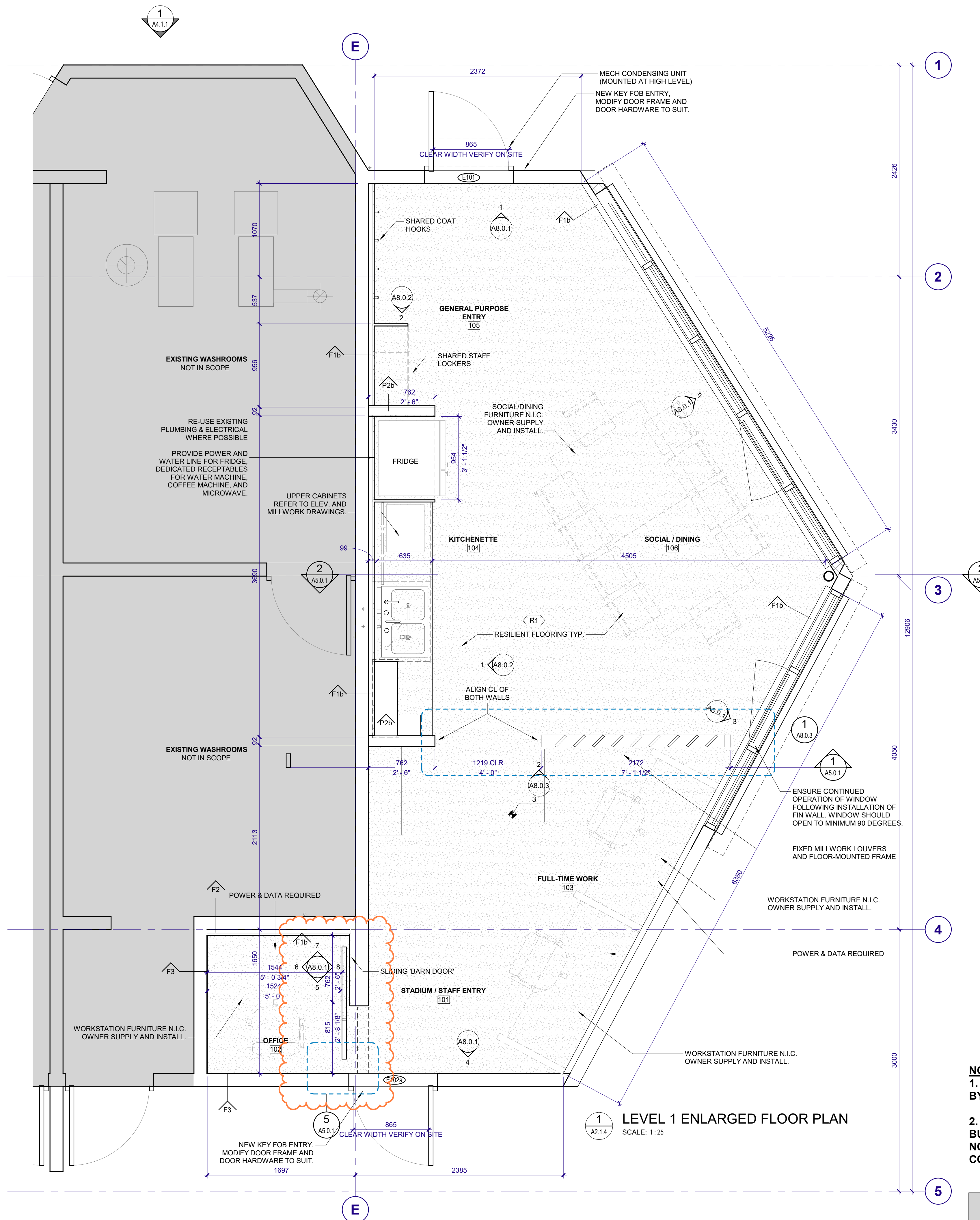
- FINISH
- 16mm GYPSUM WALL BOARD
- STEEL STUD FRAMING (a:64mm, b:92mm, c:152mm, d:203mm, e:254mm) TO U/S OF DECK U.N.O.
- MINERAL WOOL INSULATION
- 16mm GYPSUM WALL BOARD / PLYWOOD (SEE NOTES)
- FINISH

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



NOTE:

1. FURNITURE TO BE PROVIDED BY CITY OF COQUITLAM.

2. DRAWINGS ARE BASED ON AS-BUILT DRAWINGS WHICH MAY NOT BE ACCURATE. SITE CONFIRM ALL DIMENSIONS



OMICRON

Fifth Floor, Three Bentall Centre
595 Burrard Street
PO Box 49369 Vancouver, BC
V7X 1L4 CANADA

Toll-free 1 877 632 3350
T. 604 632 3350
F. 604 632 3351
www.omicronaec.com

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A	2025-11-20	30% DESIGN
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C	2026-02-18	90% DESIGN
D	2026-03-20	ISSUED FOR BP
E	2026-03-27	ISSUED FOR IFT
F	2026-04-16	ADDENDUM #1

ISSUED FOR IFT

Coquitlam

PARKS SERVICES HUB

1290 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

Drawn: _____ Checked: _____

Project Number 10-25-054

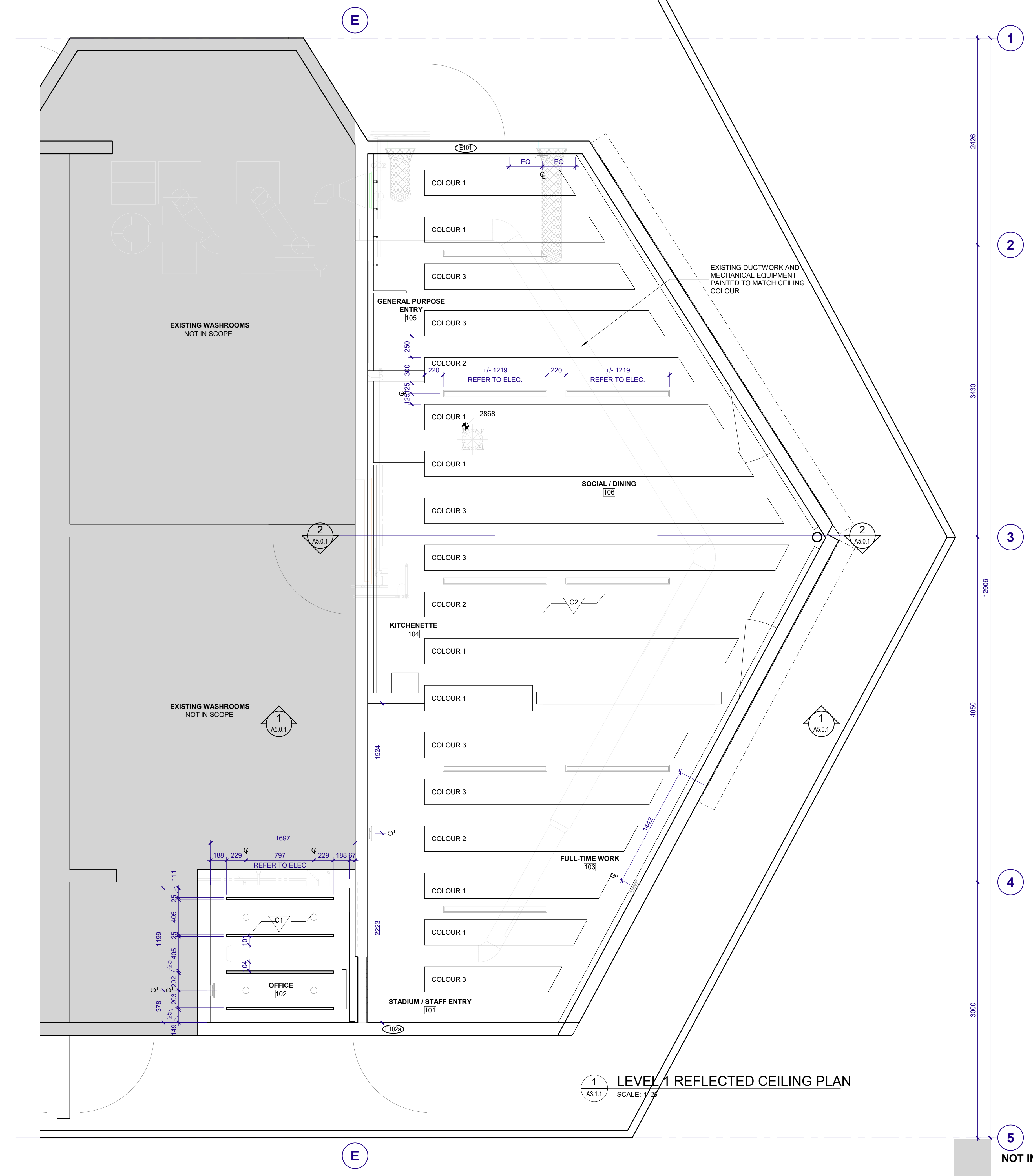
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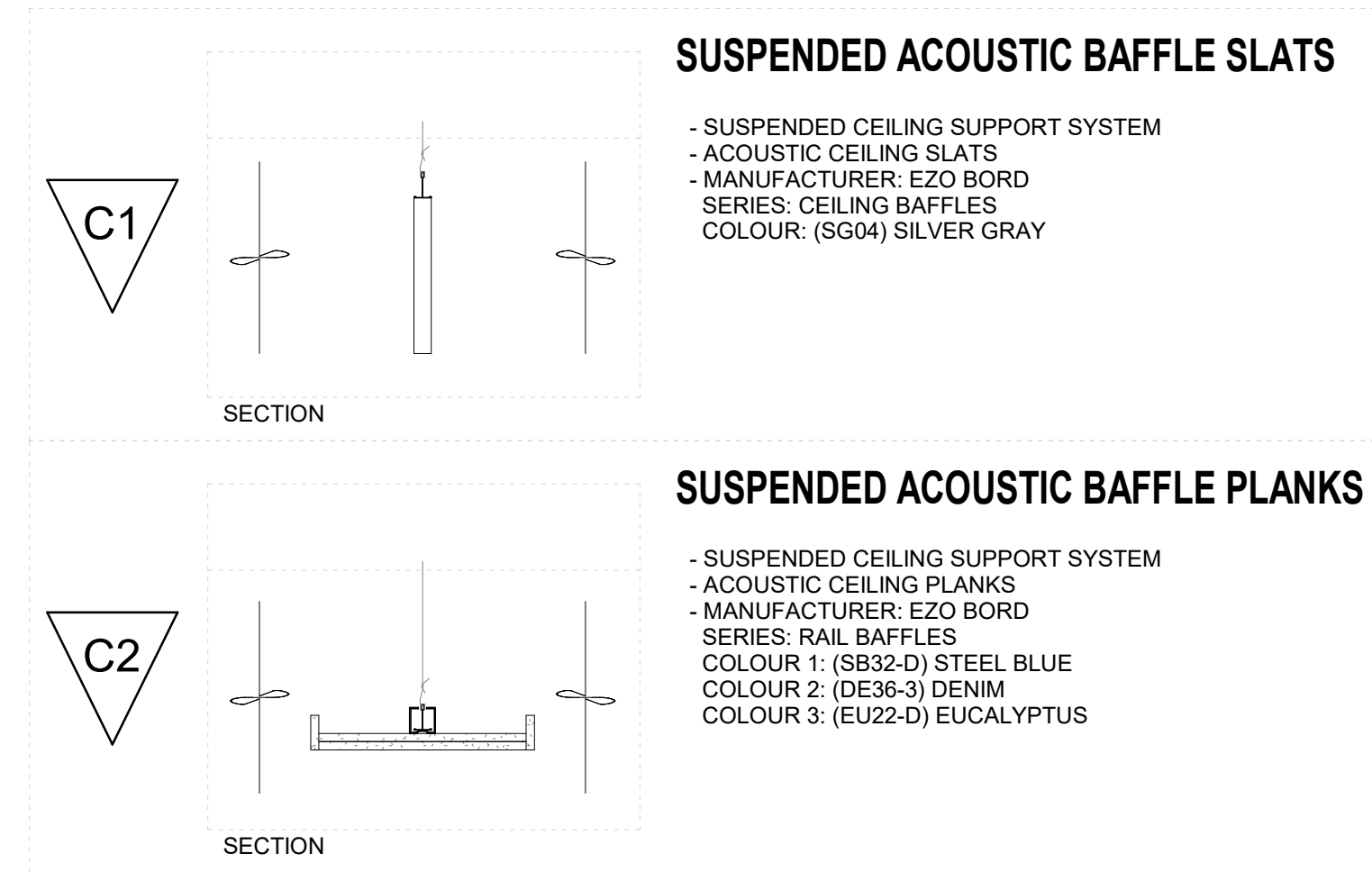
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ASSEMBLIES

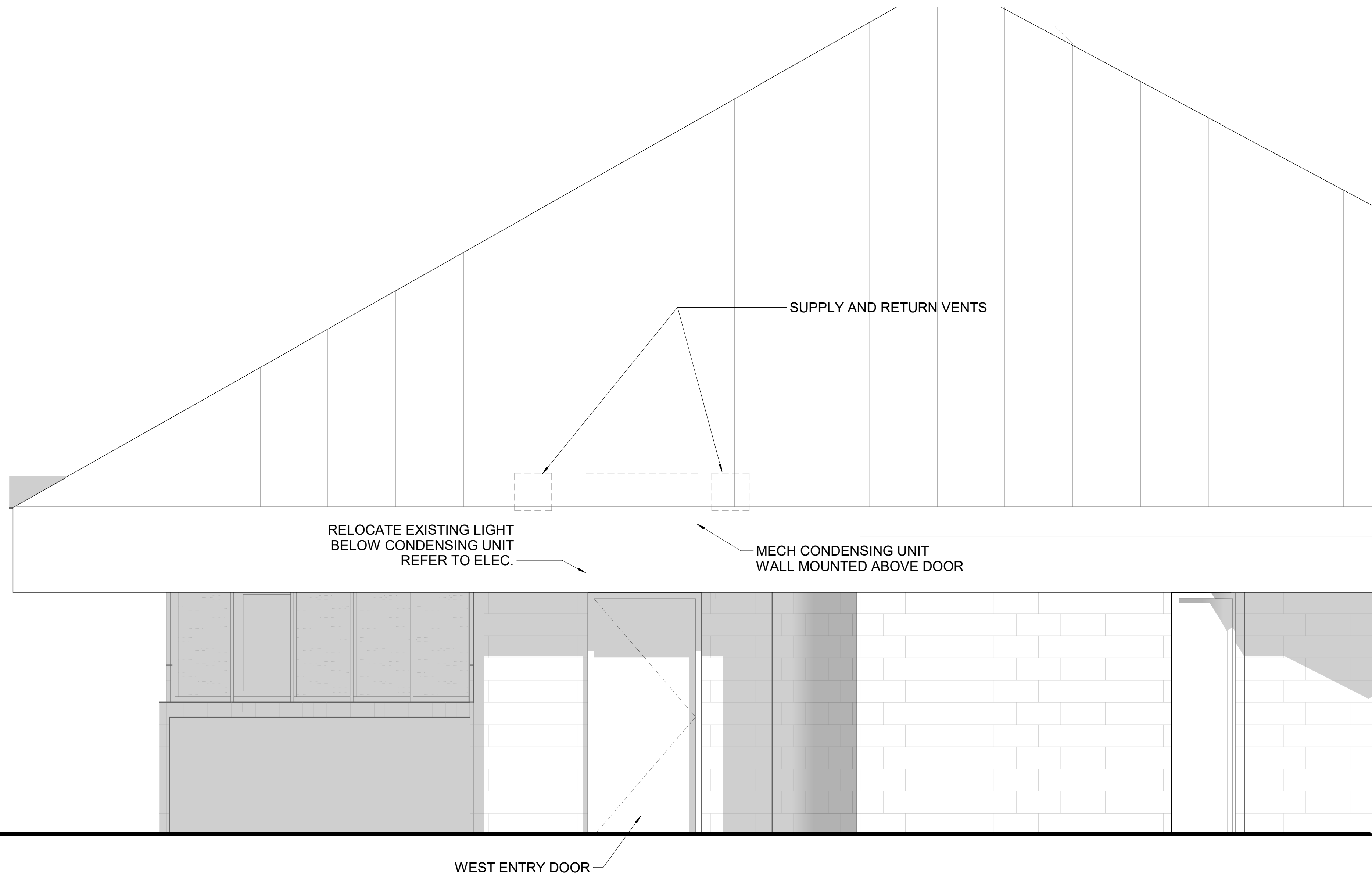
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#	DATE	REMARKS
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C	2026-03-27	ISSUED FOR IFT
D	2026-04-16	ADDENDUM #1

ISSUED FOR IFT

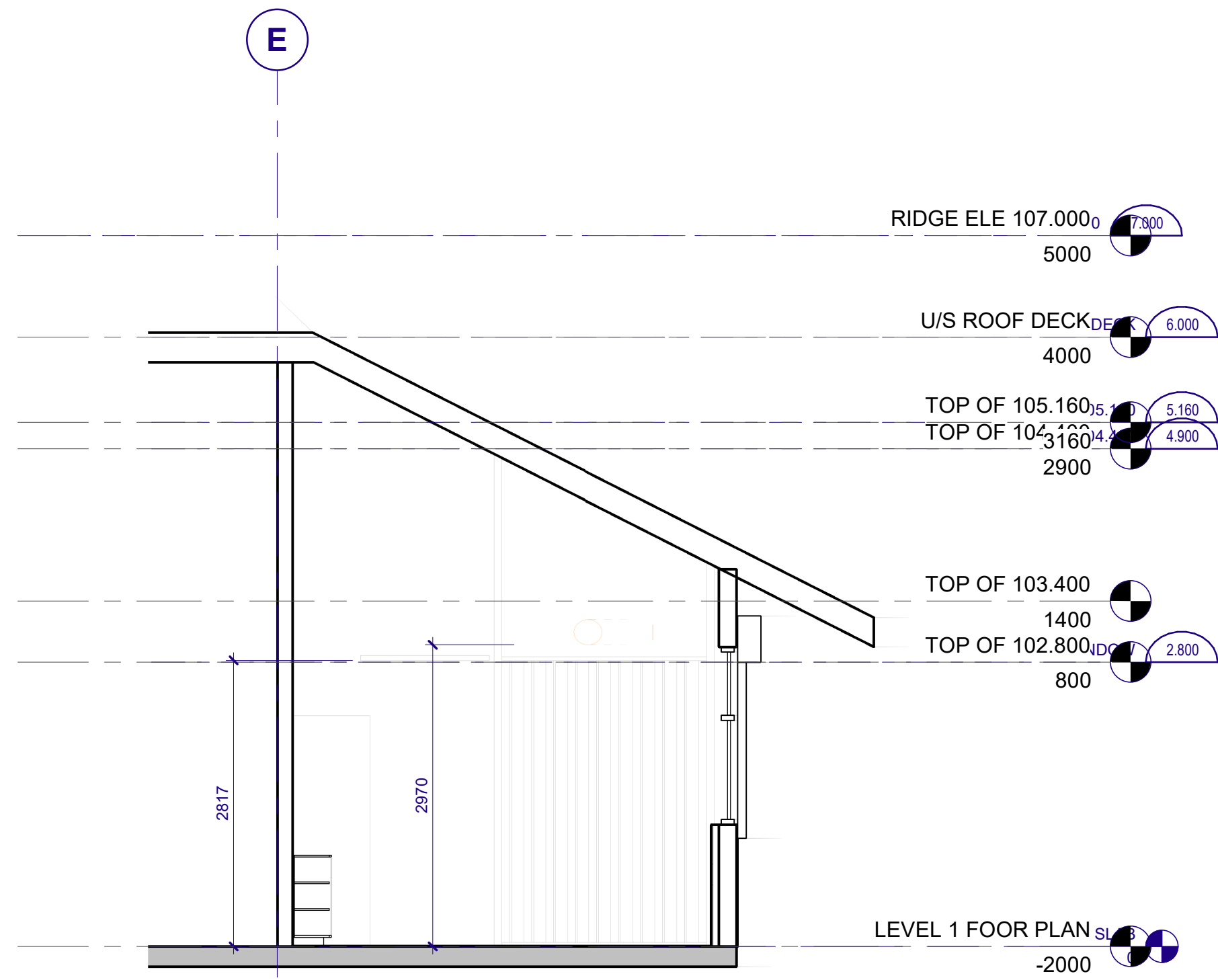


1 WEST ELEVATION
SCALE: 1:25

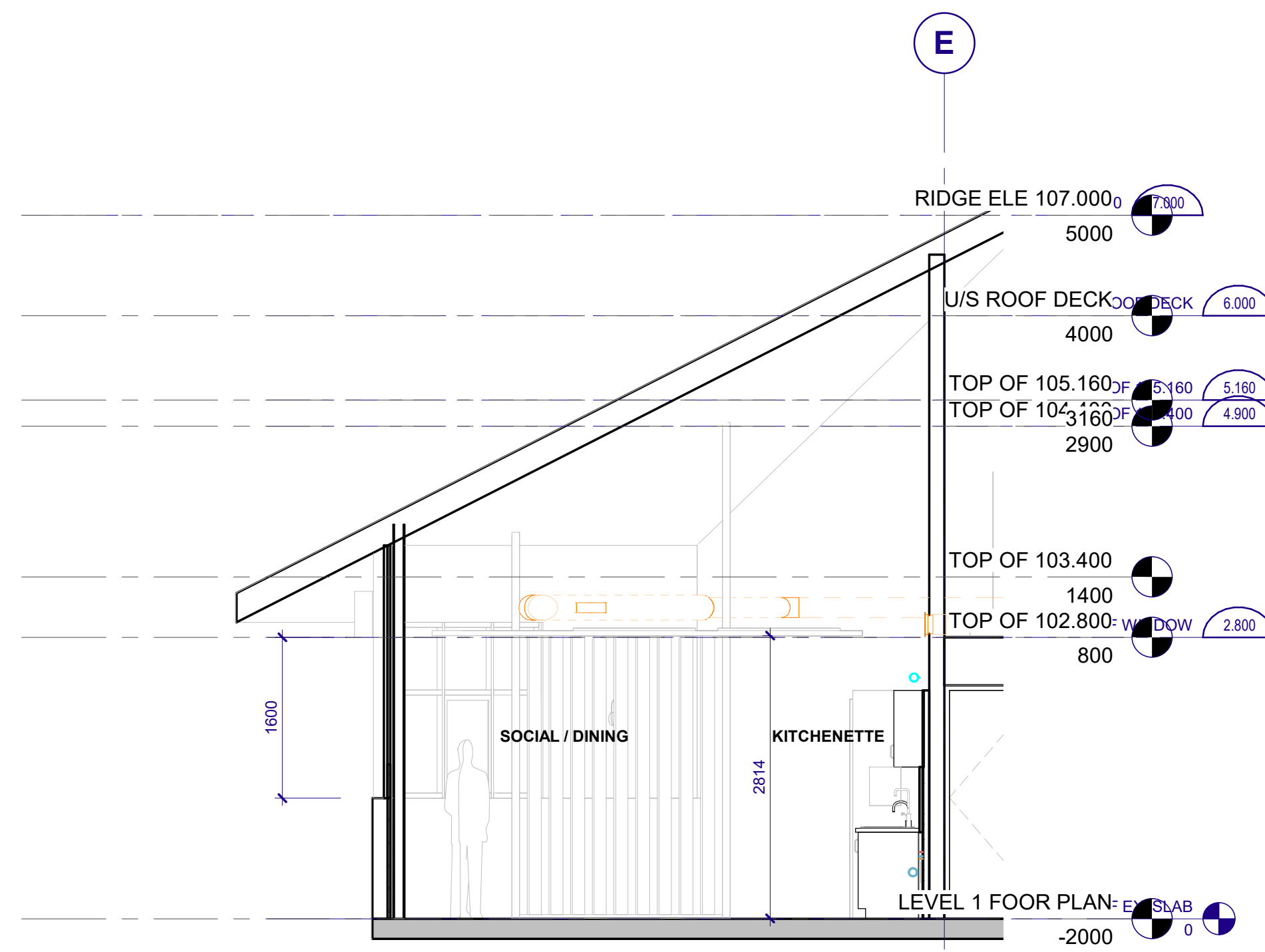
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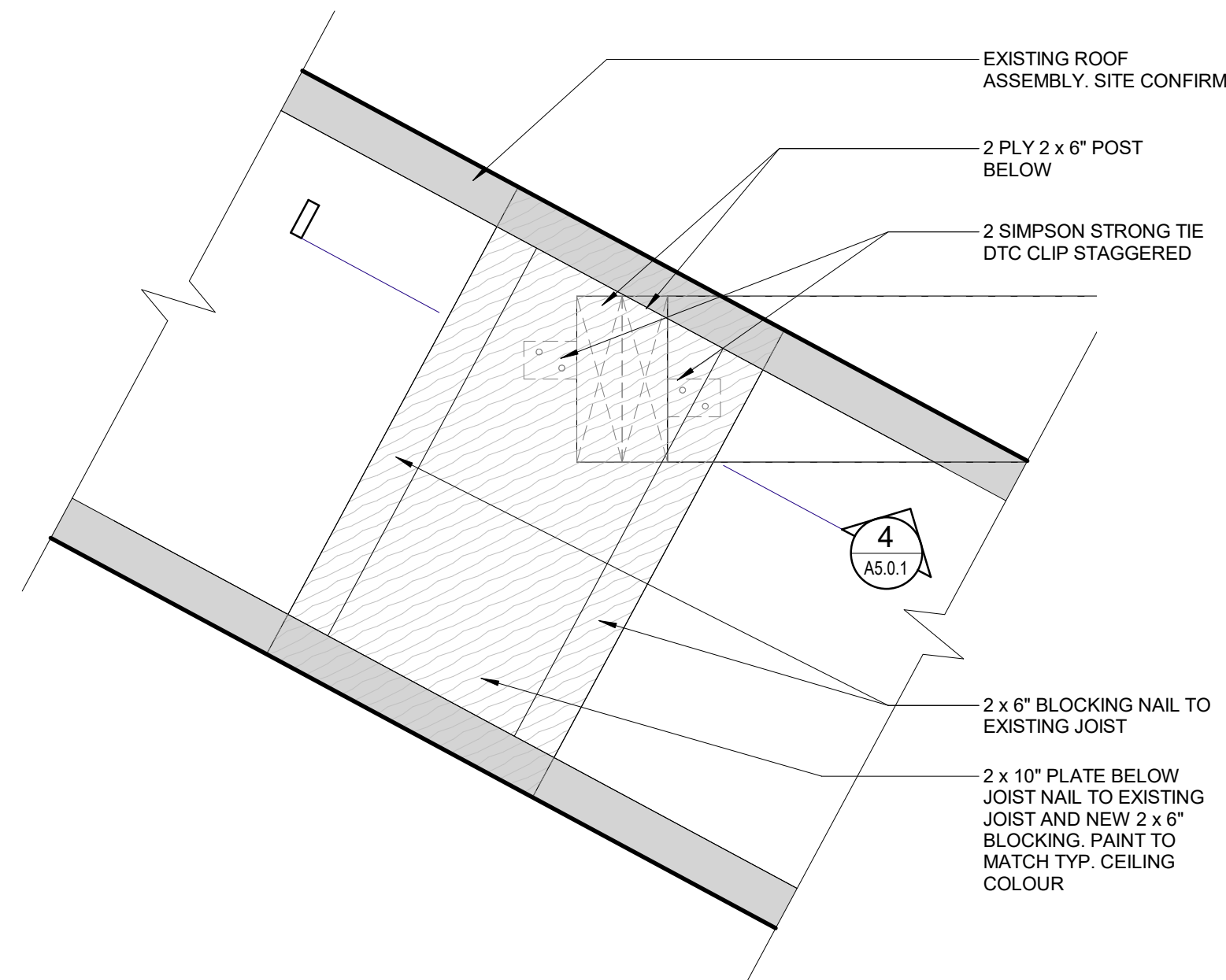
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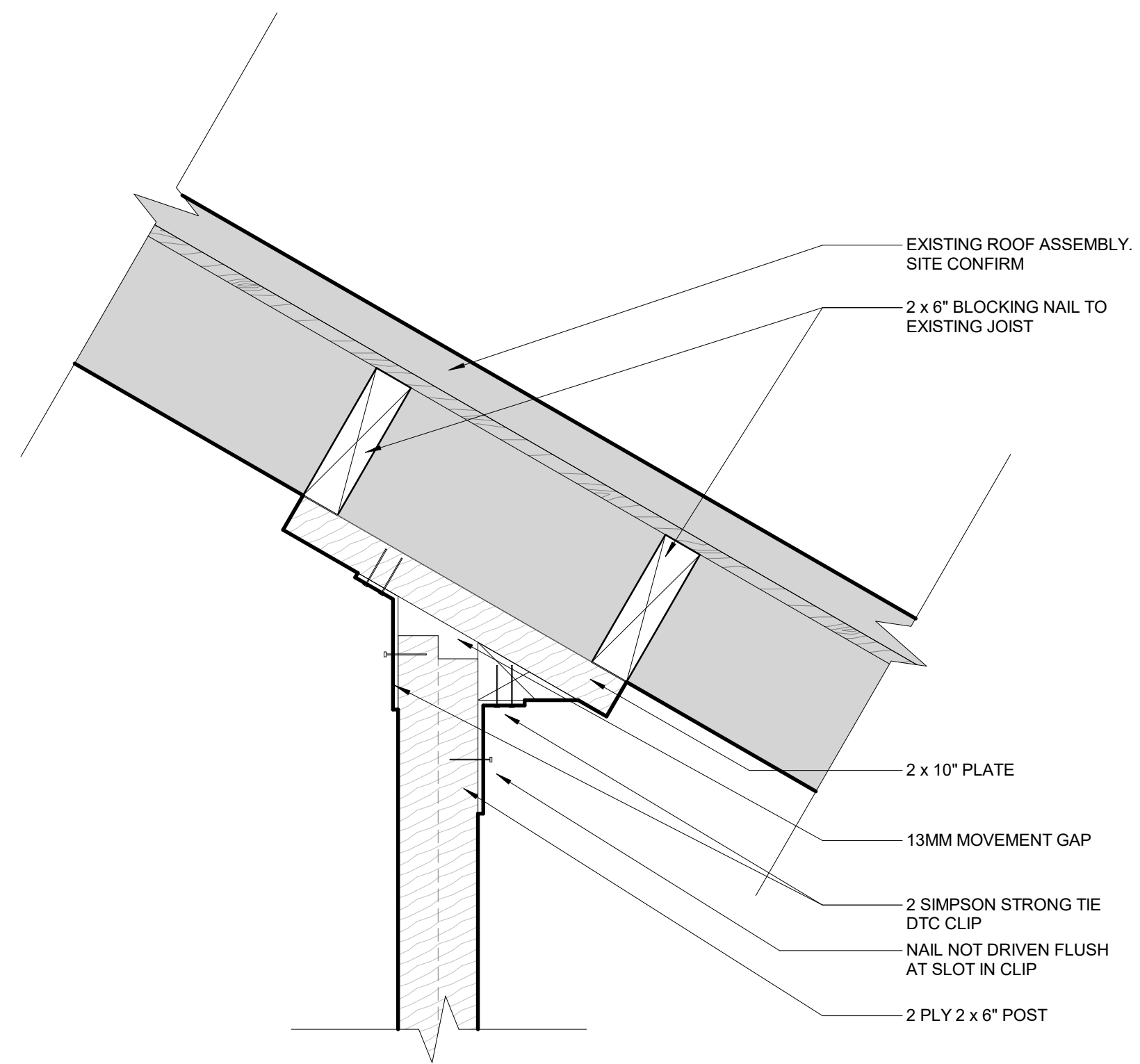
1 WEST SECTION
A5.0.1 SCALE: 1:50



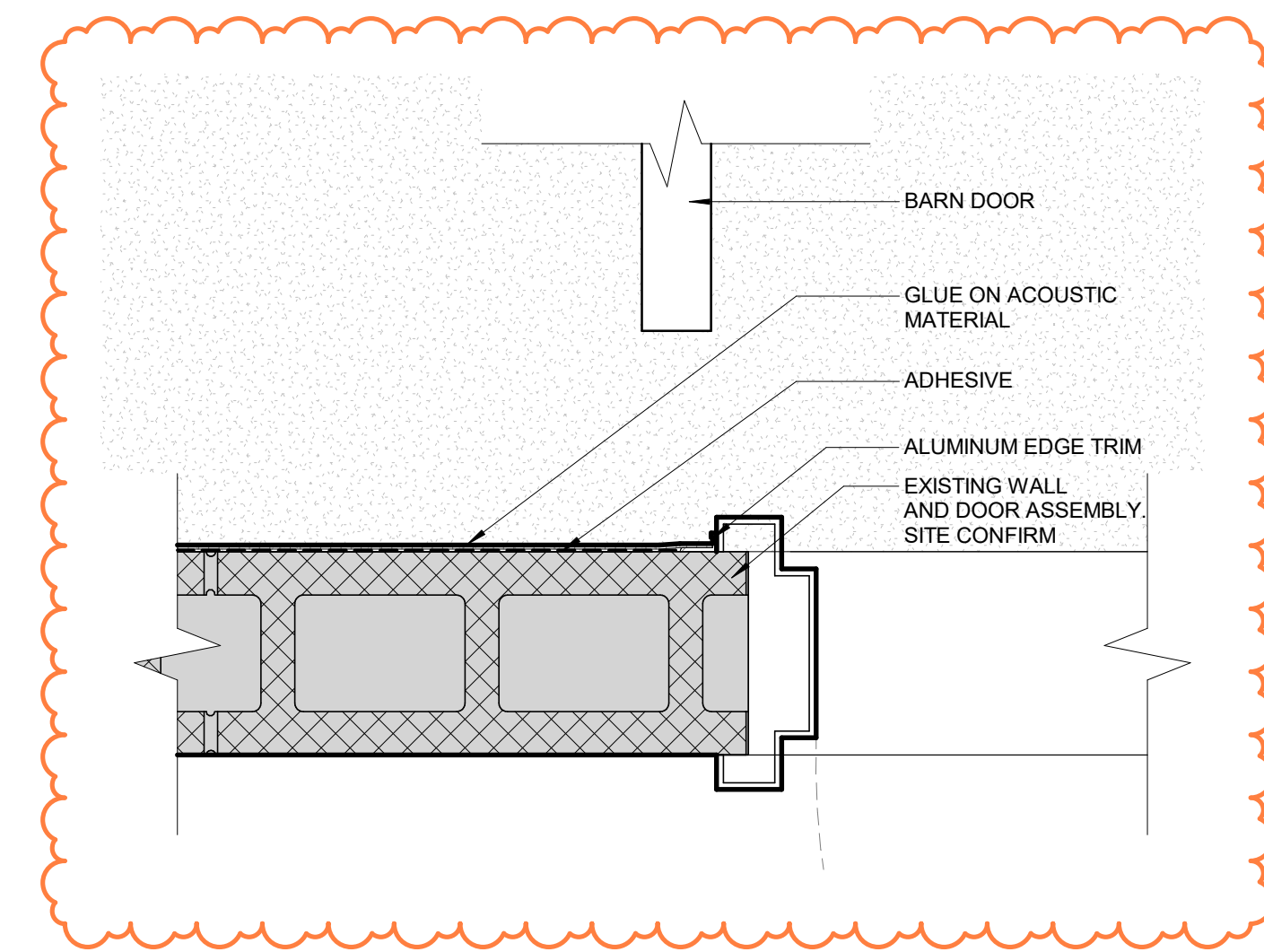
2 EAST SECTION
A5.0.1 SCALE: 1:50



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



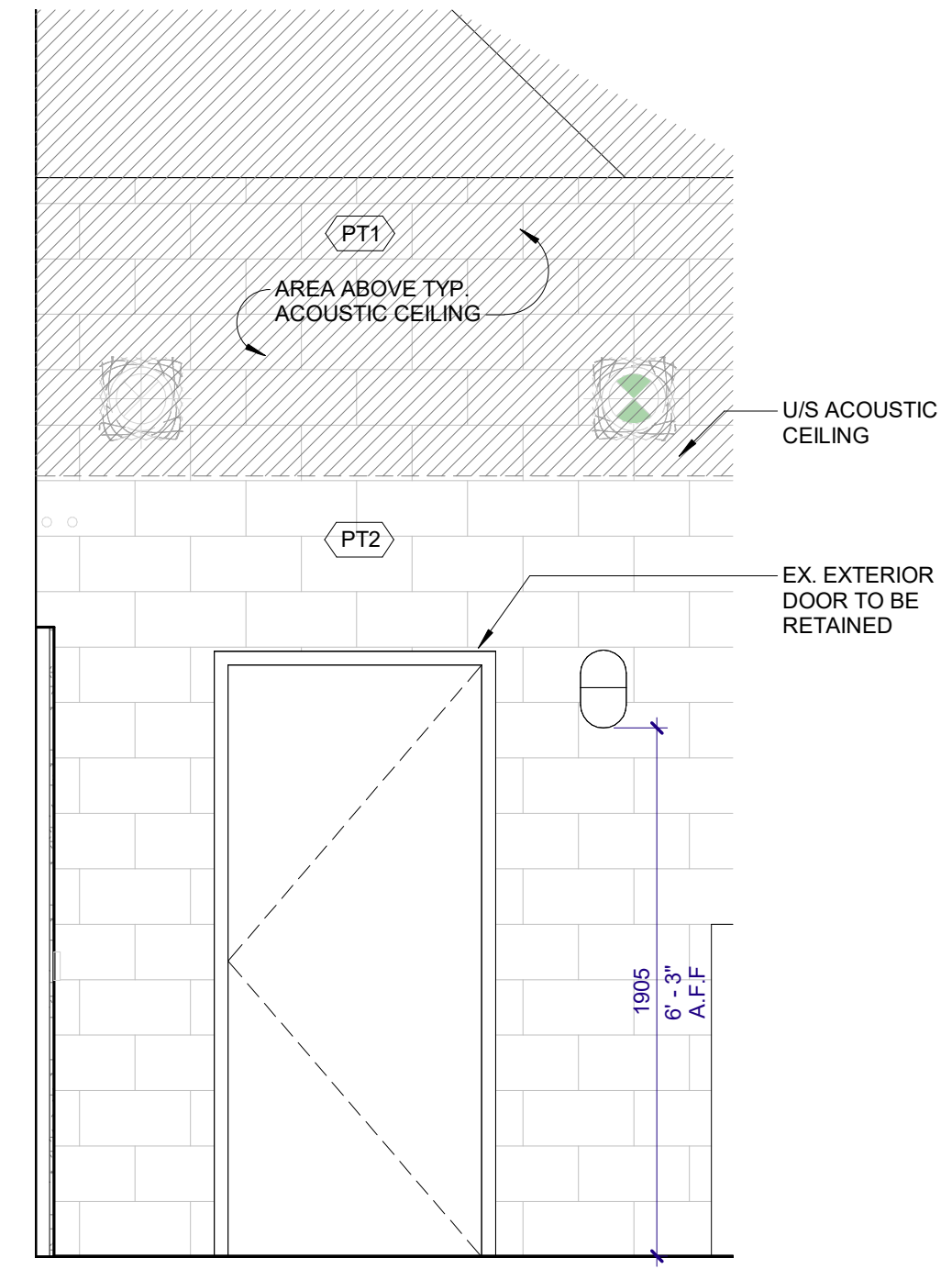
5 PLAN DETAIL - TERMINATION OF GLUED ON ACOUSTIC MATERIAL
A5.0.1 SCALE: 1:5

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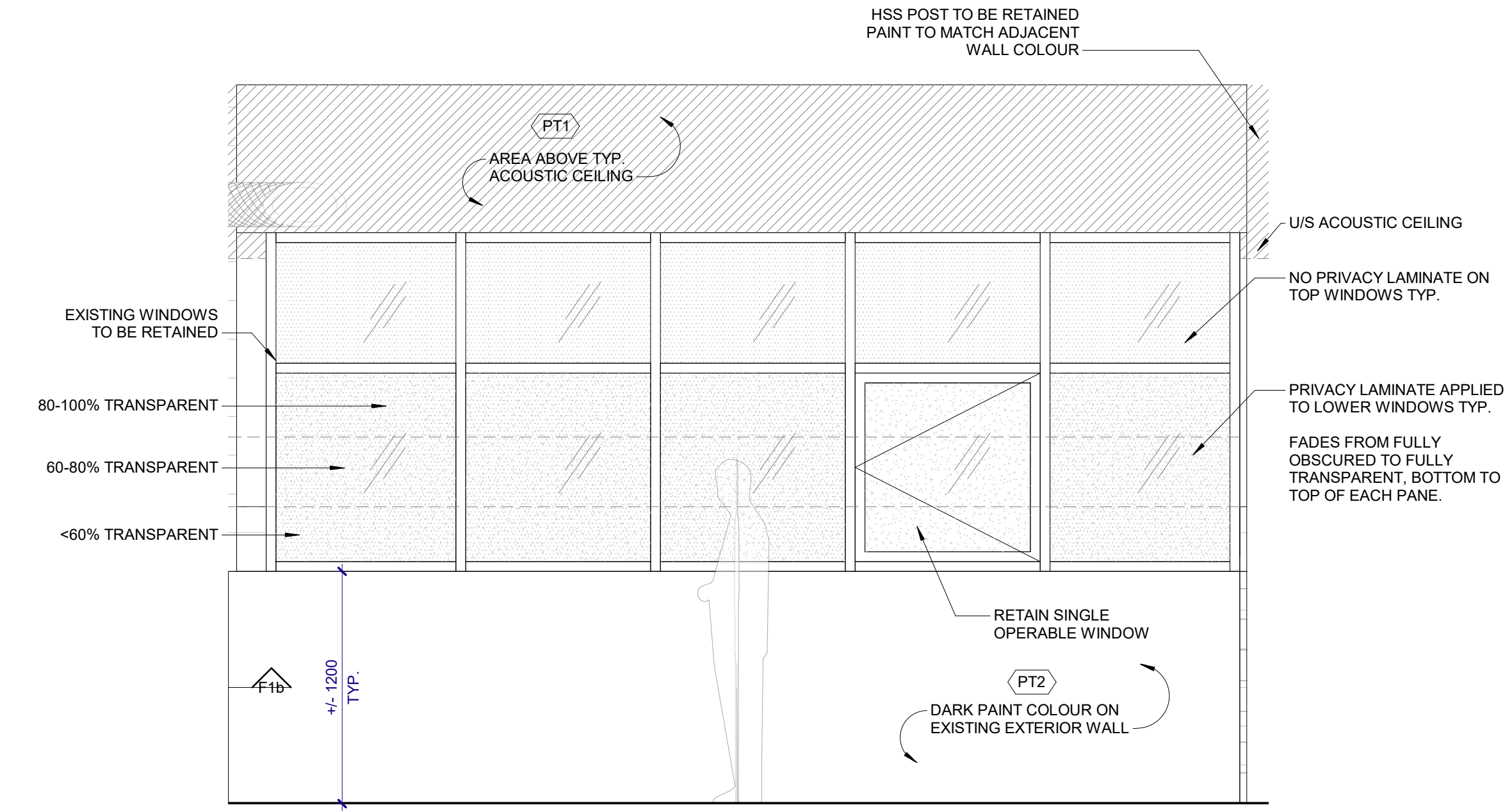
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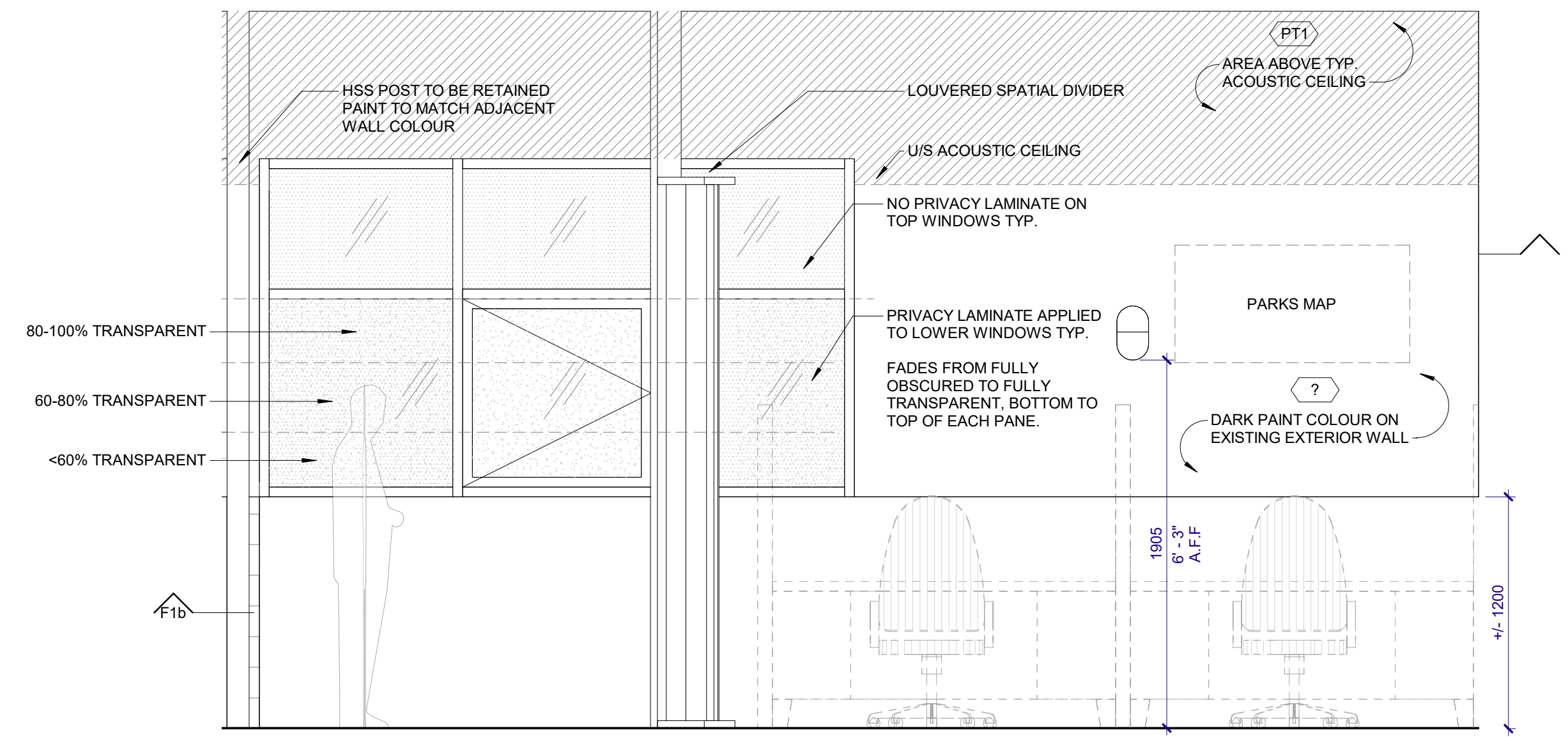
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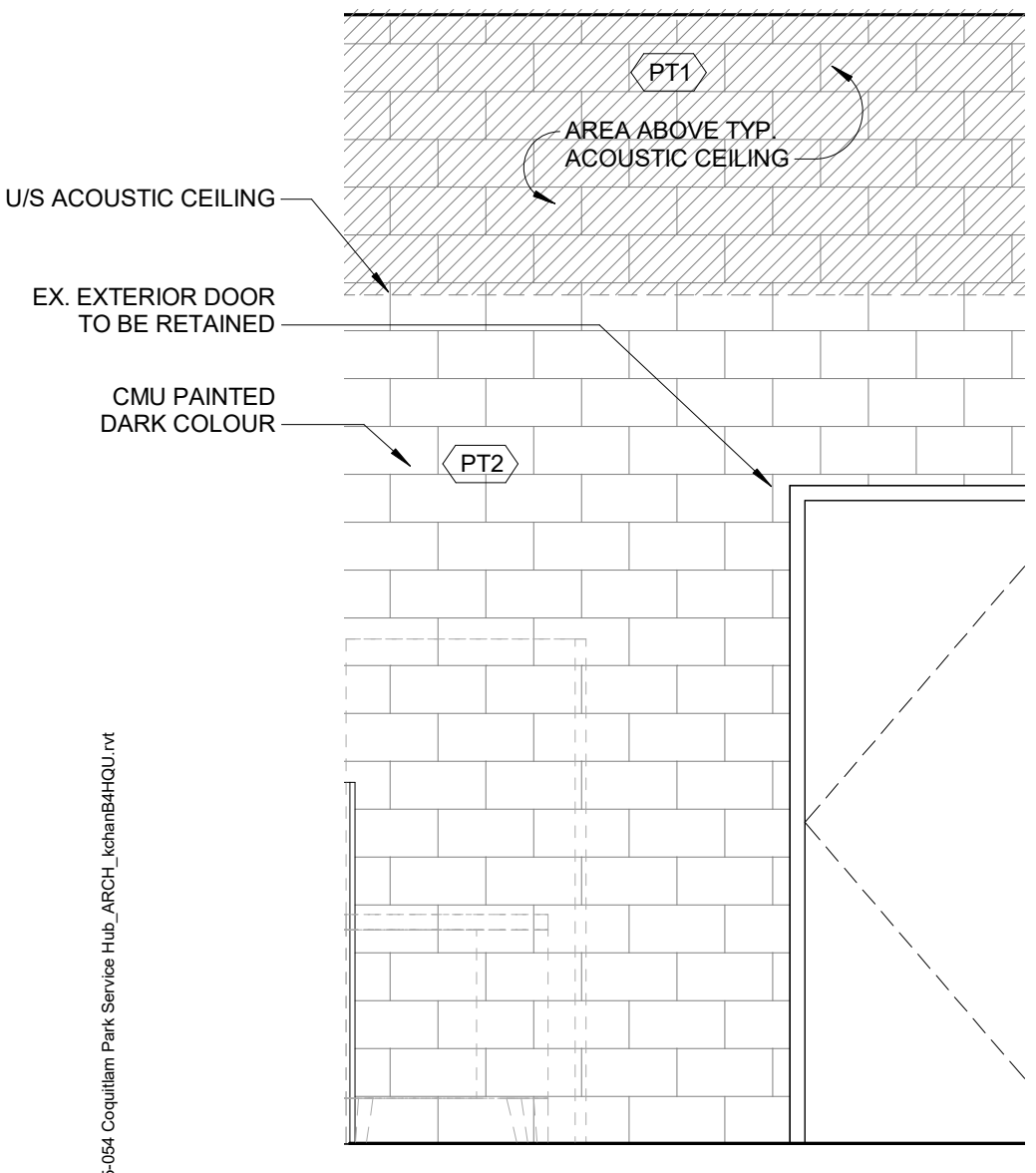
1 WEST INTERIOR ELEVATION
 A8.0.1 SCALE: 1:25



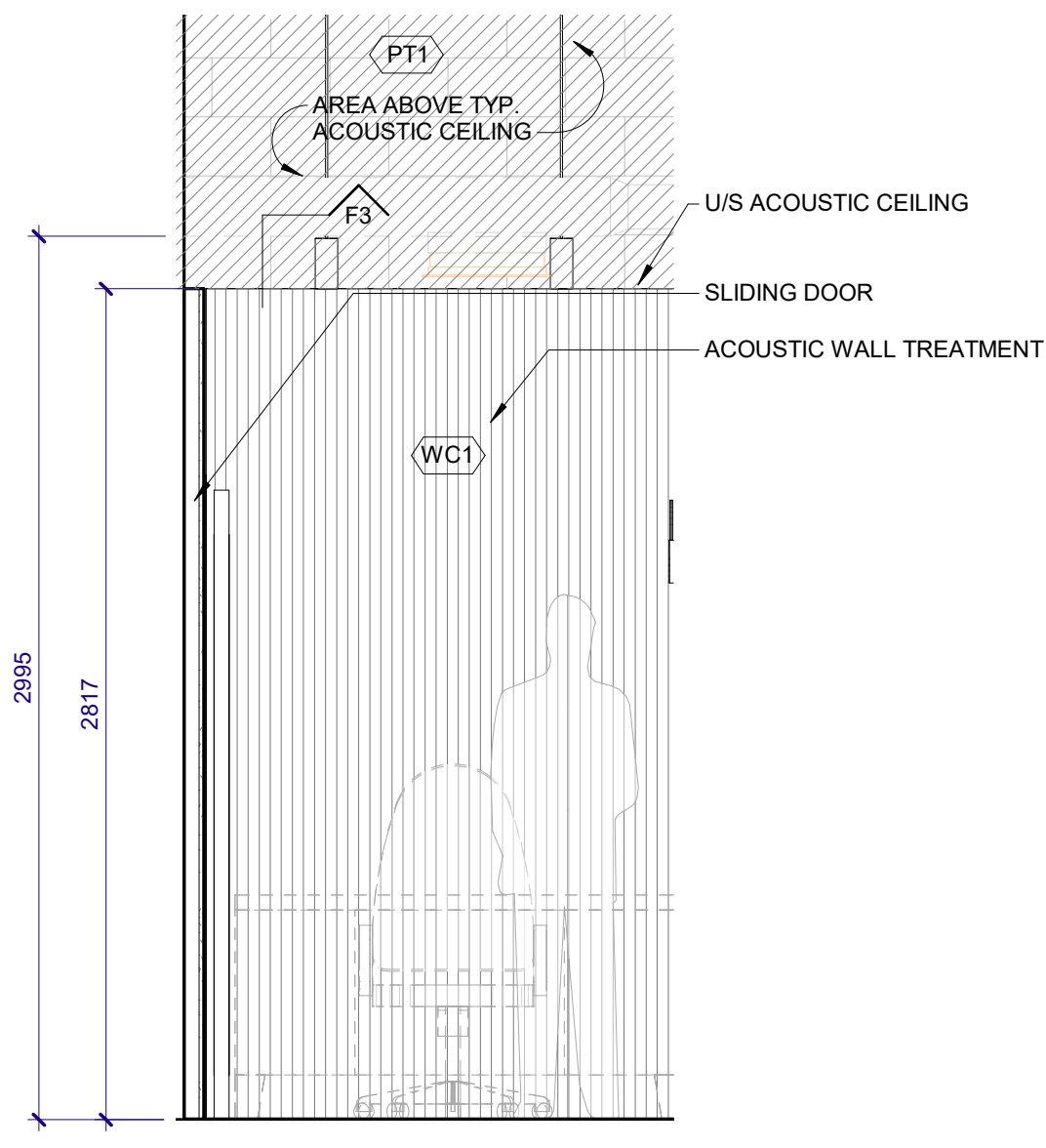
2 NORTHWEST INTERIOR ELEVATION
 A8.0.1 SCALE: 1:25



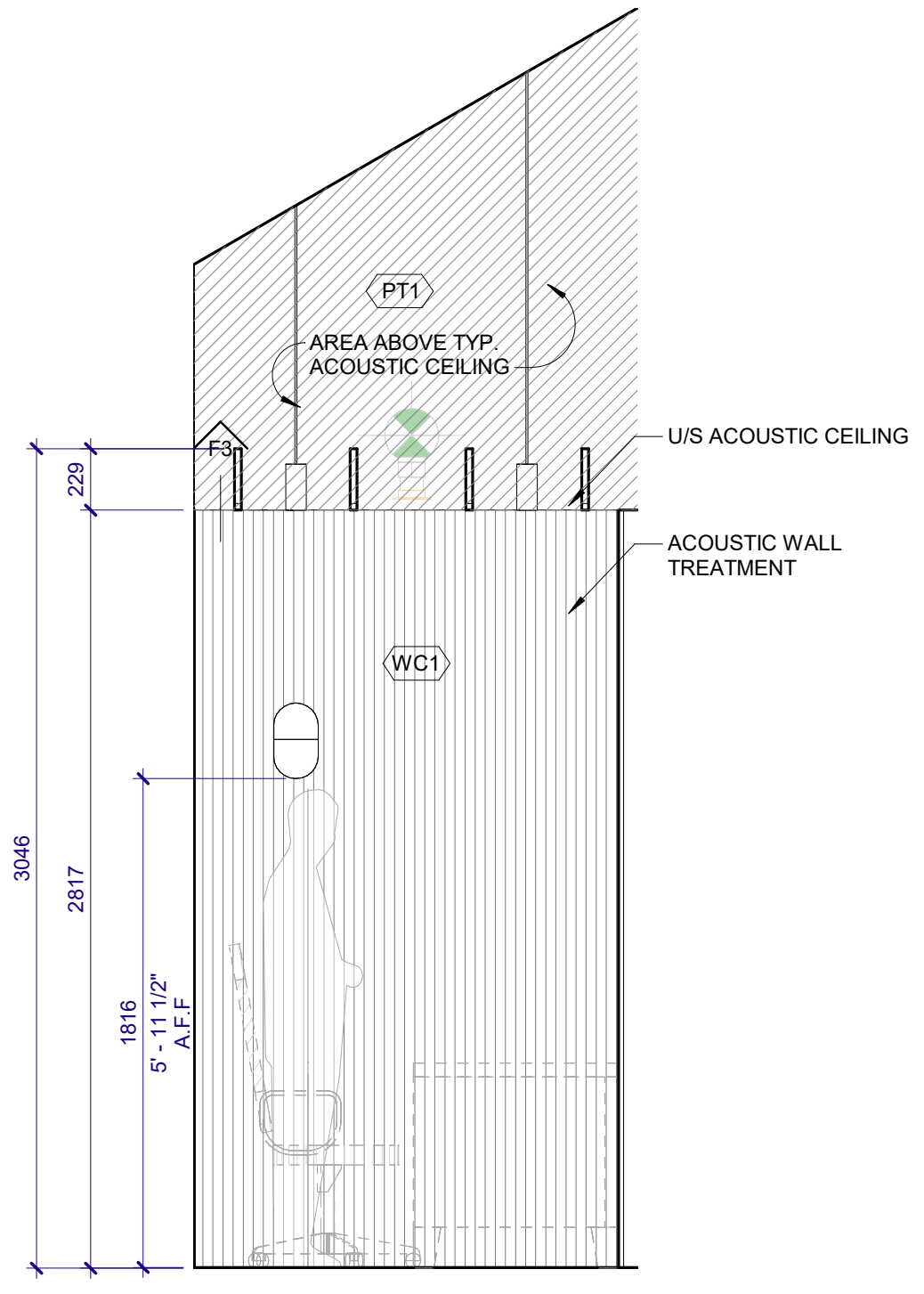
3 NORTHEAST INTERIOR ELEVATION
 A8.0.1 SCALE: 1:25



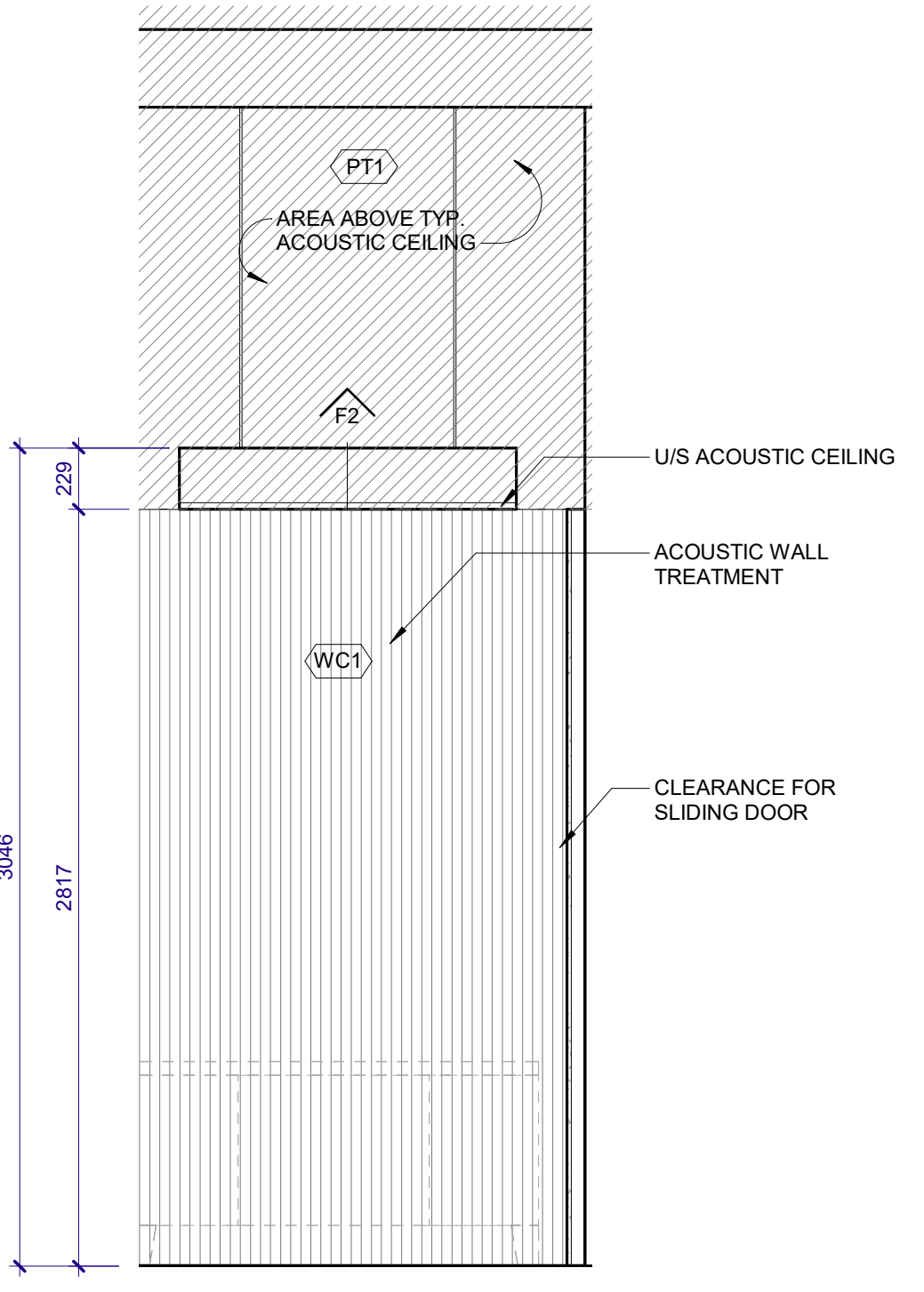
4 EAST INT. ELEV.
 A8.0.1 SCALE: 1:25



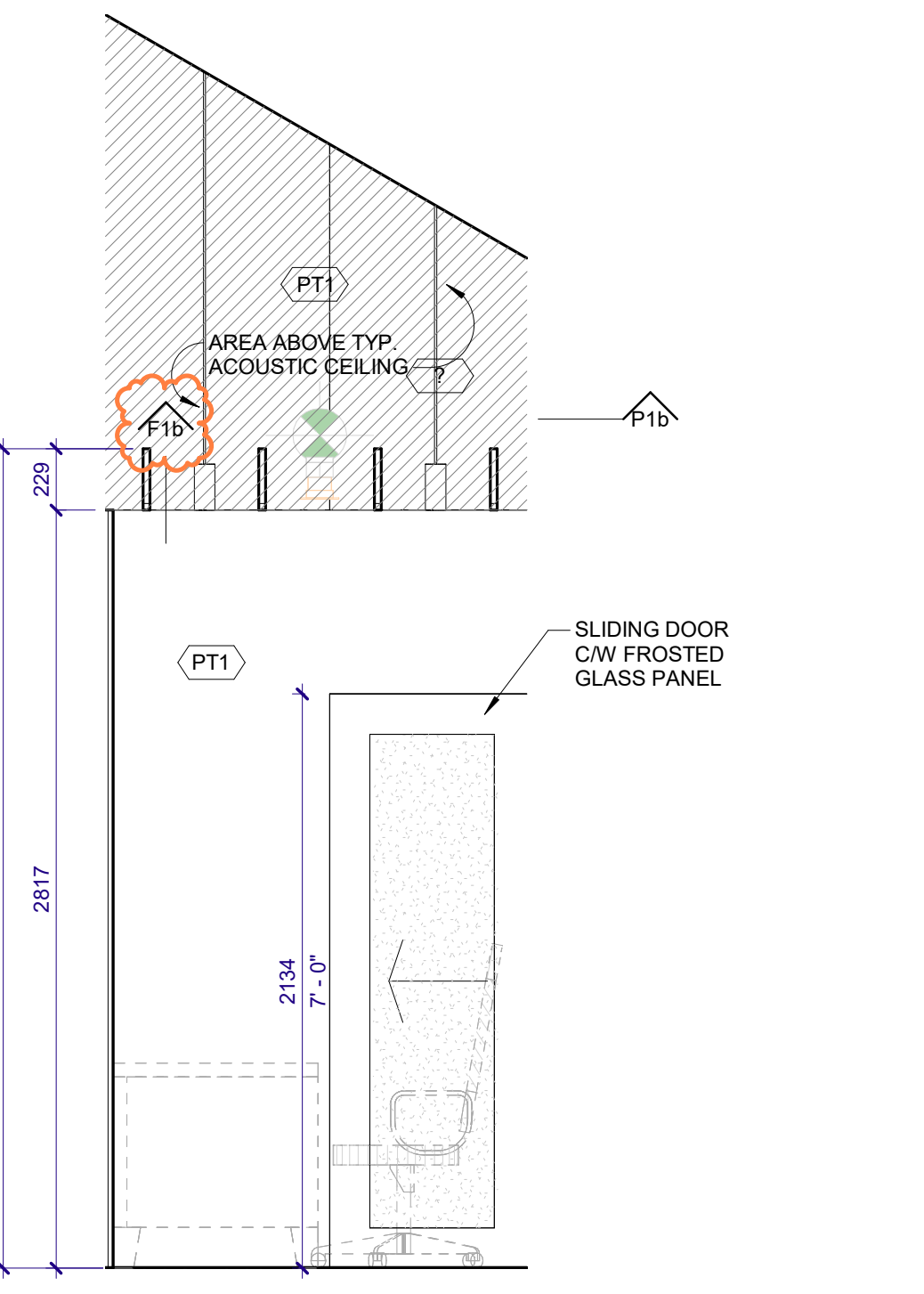
5 PHONE ROOM EAST INT. ELEV.
 A8.0.1 SCALE: 1:25



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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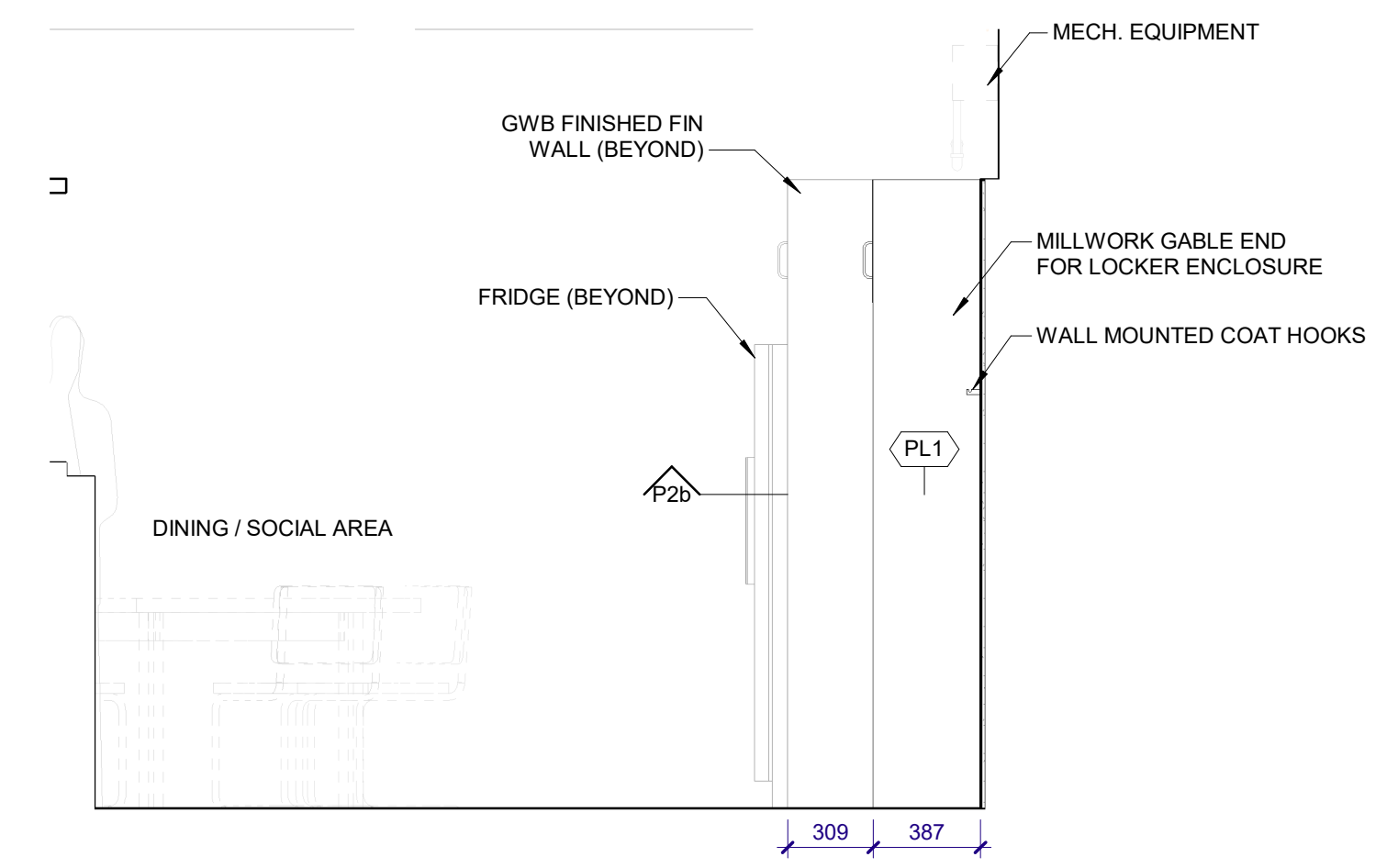
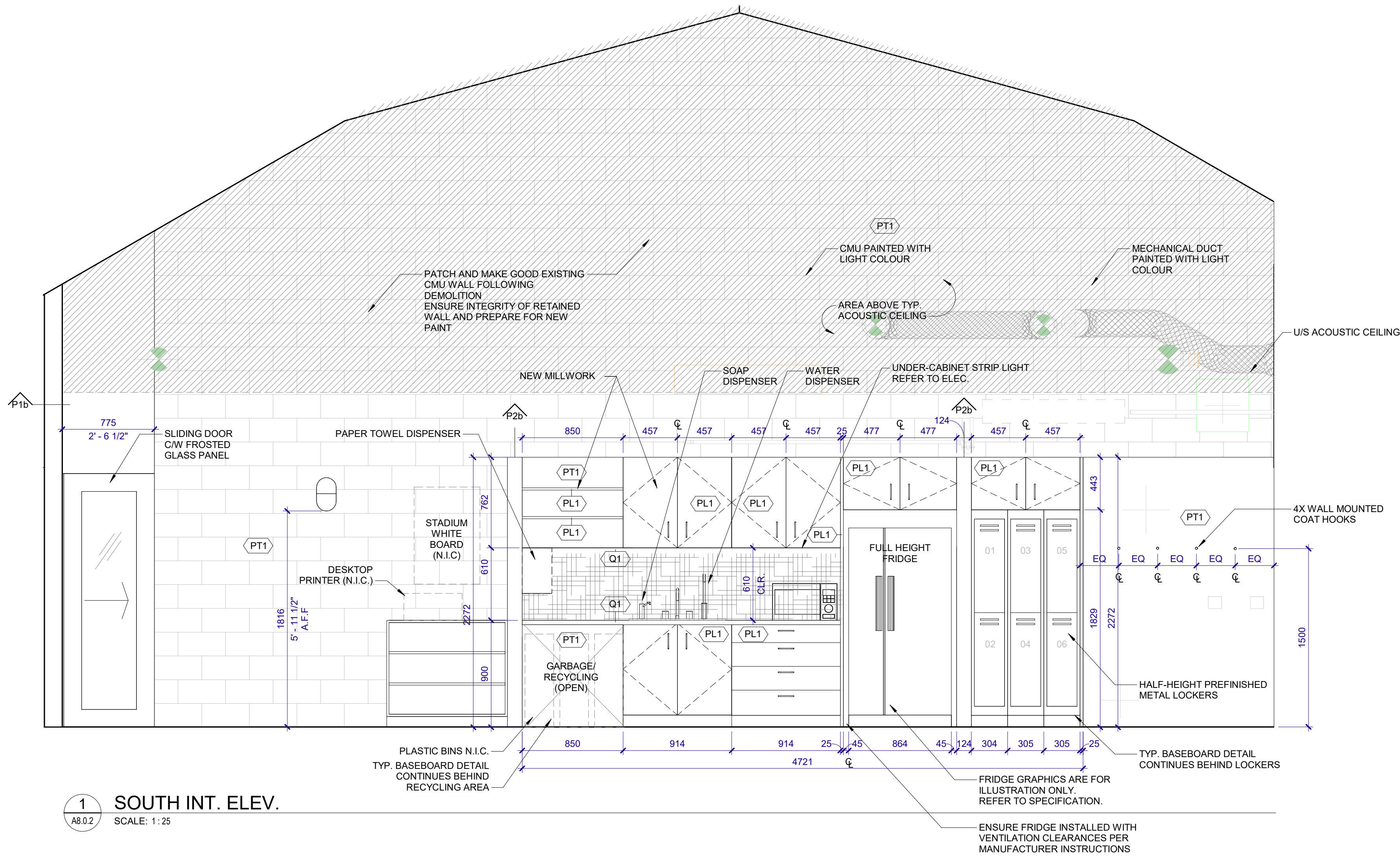
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1 SOUTH INT. ELEV.
SCALE: 1:25

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

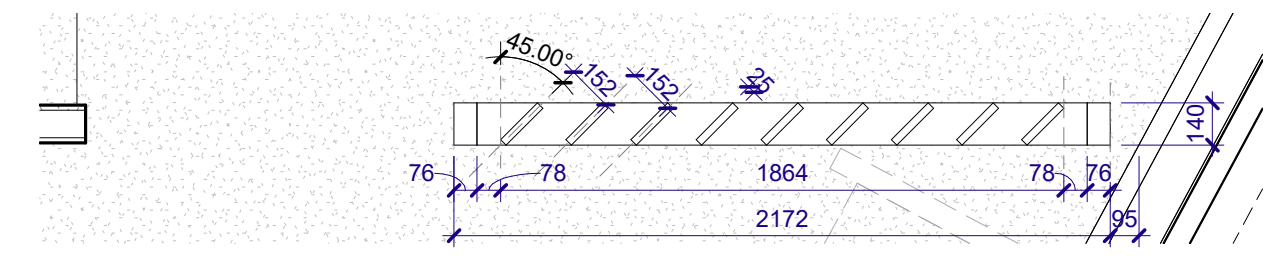
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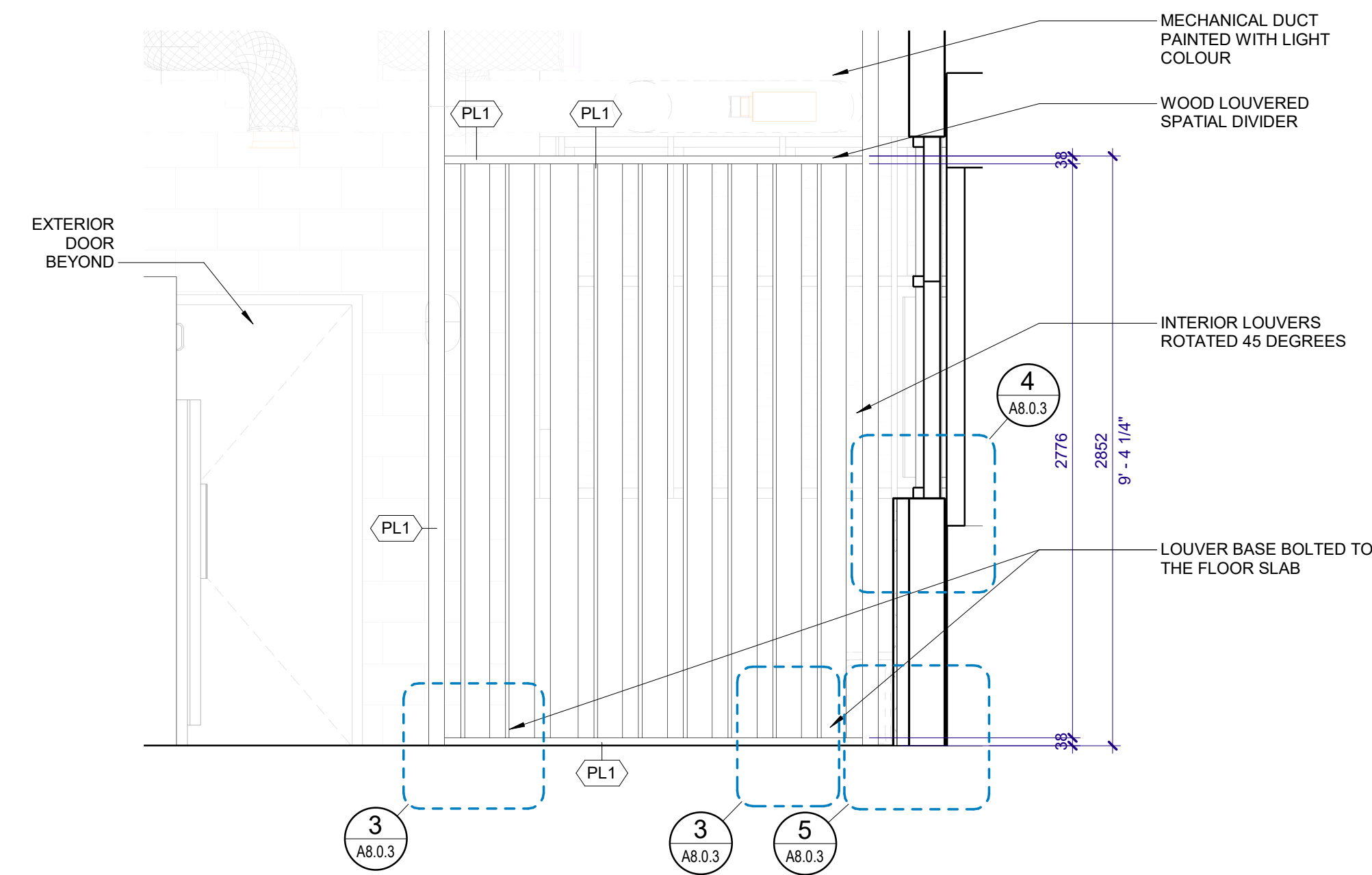
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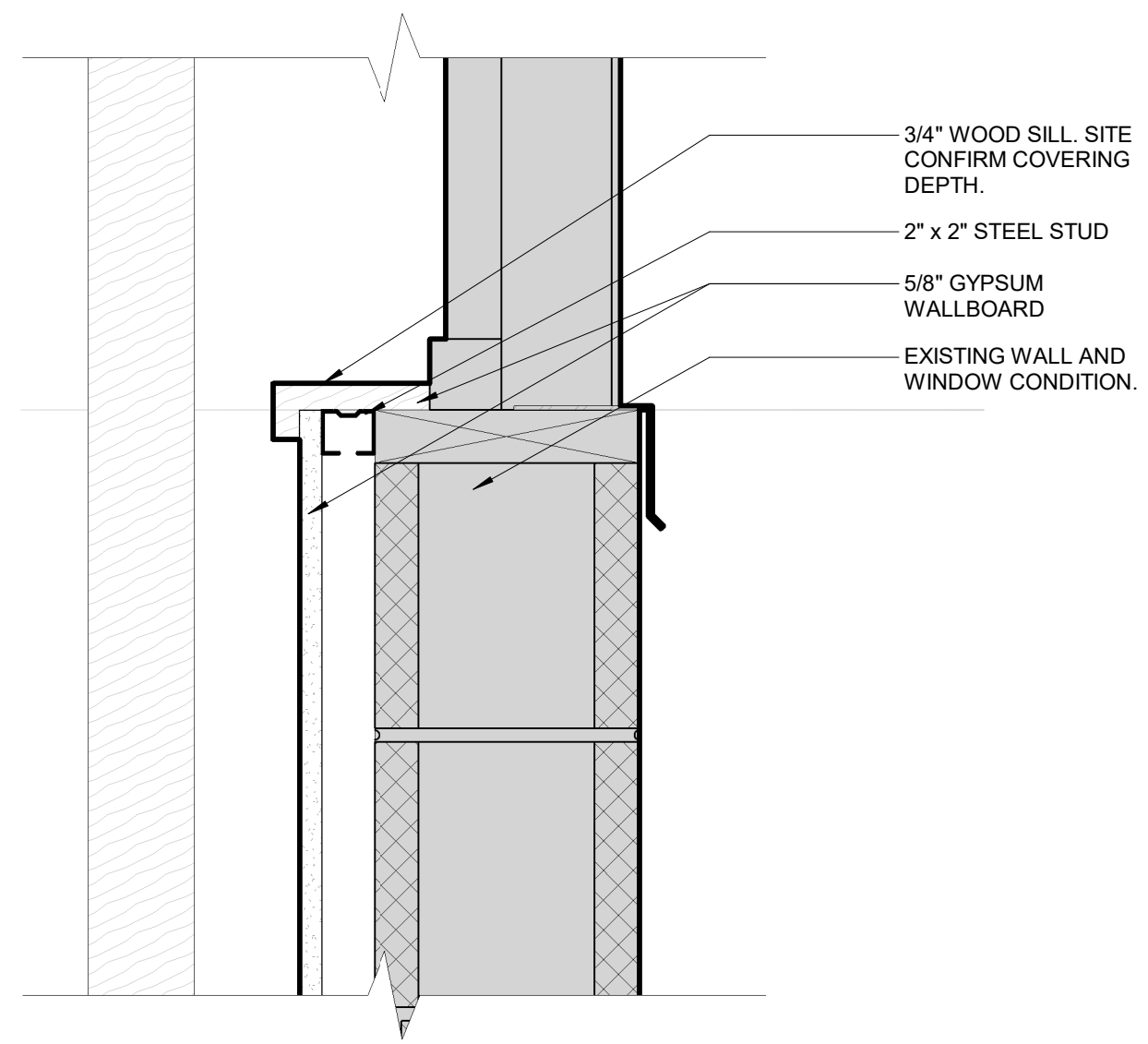
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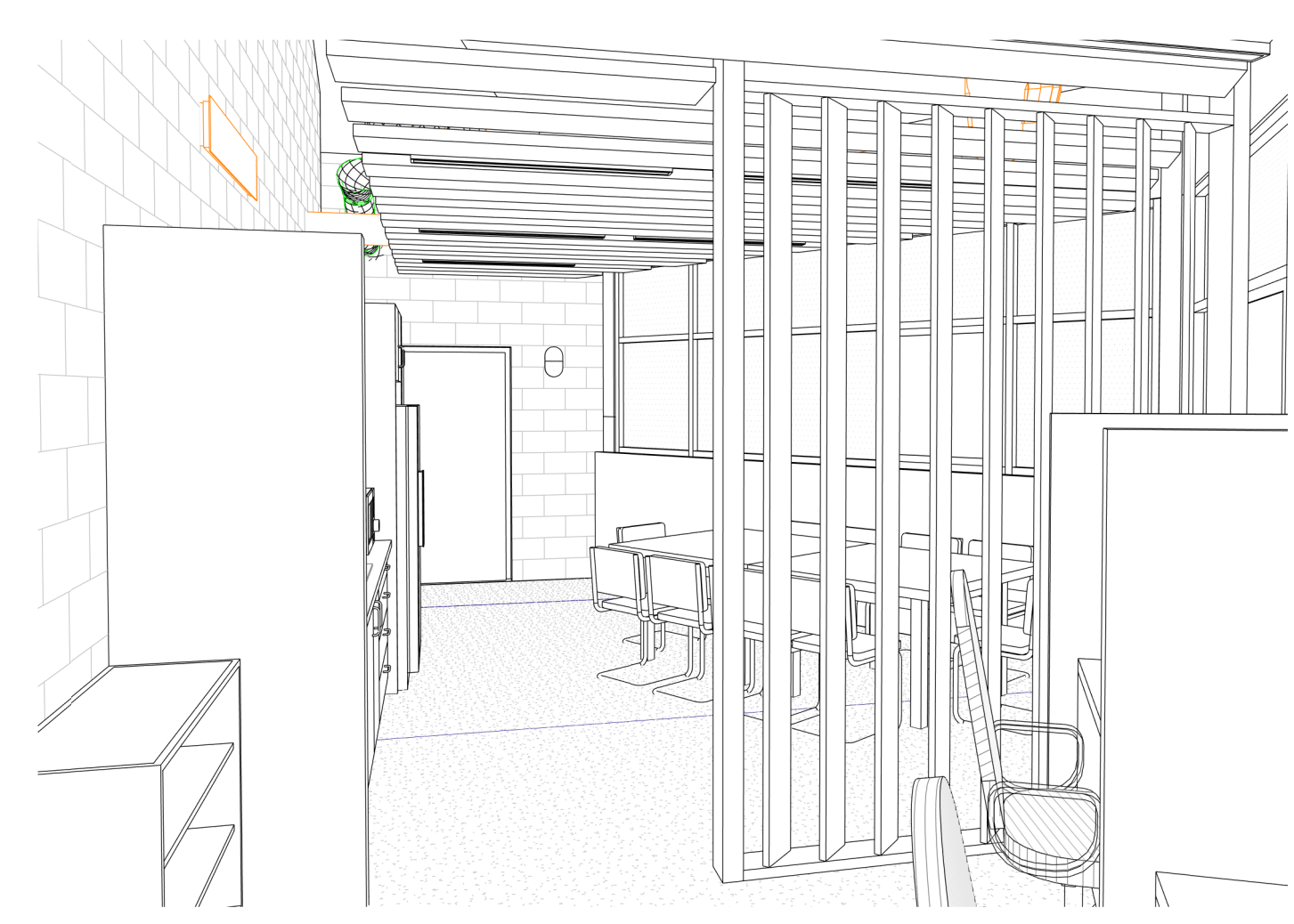
1 ENLARGED FLOOR PLAN - SPATIAL DIVIDER
SCALE: 1:25



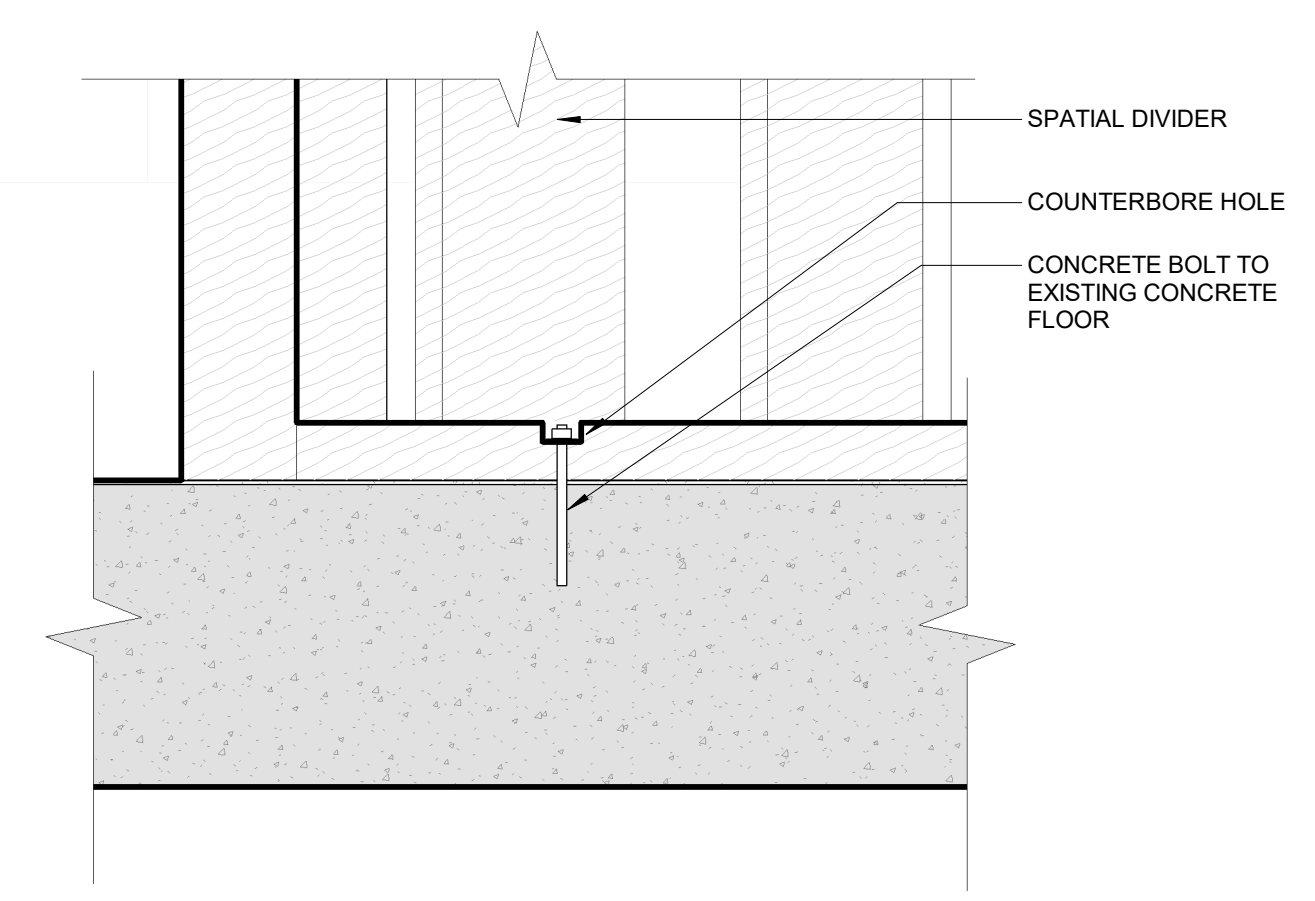
2 SPATIAL DIVIDER - ELEV.
SCALE: 1:25



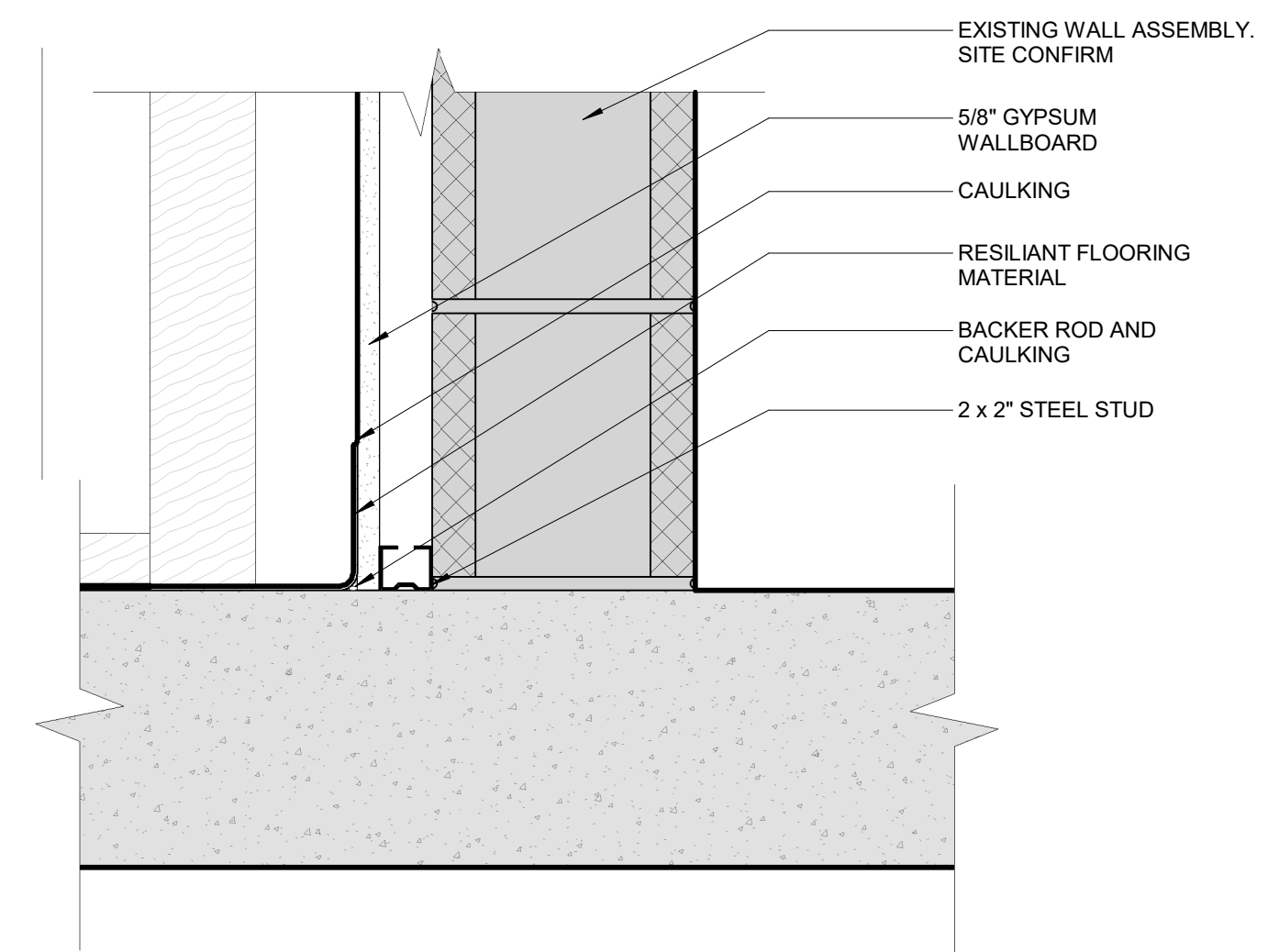
4 DETAIL - WINDOW SILL NOSING FOR FURRING WALL
SCALE: 1:5



6 VIEW FROM WORKSTATIONS LOOKING WEST
SCALE:



3 DETAIL - SPATIAL DIVIDER TO FLOOR CONNECTION
SCALE: 1:5



5 DETAIL - RESILIENT FLOORING TRANSITION TO BASEBOARD
SCALE: 1:5

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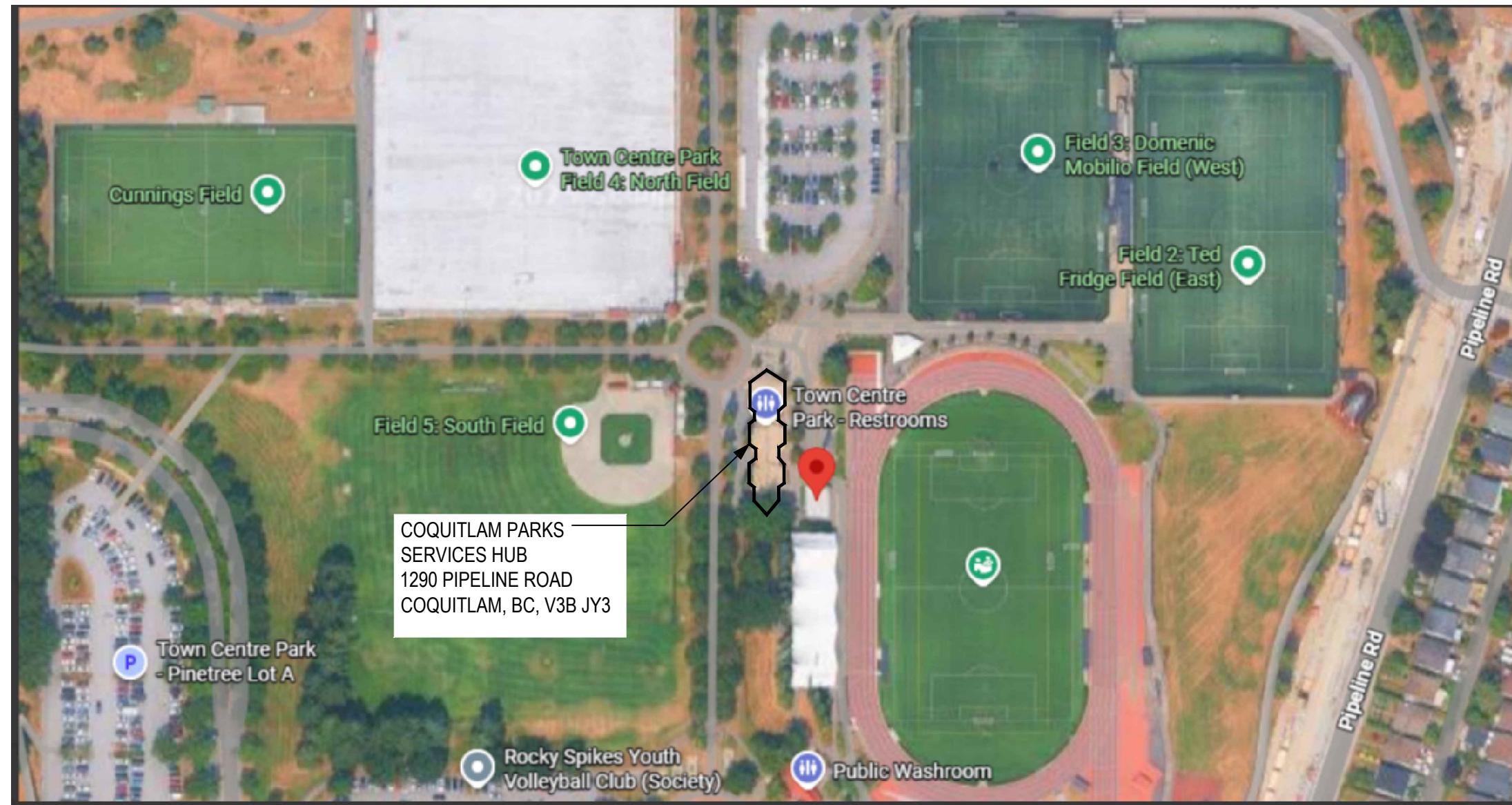
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COQUITLAM PARKS SERVICES HUB TENANT IMPROVEMENT

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 DESIGN:	
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
- RE/RE = 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	POWER	POWER	POWER	POWER	POWER	COMMUNICATIONS	COMMUNICATIONS	COMMUNICATIONS	COMMUNICATIONS
		QUAD	CORD REEL DROP	SPE. CIALTY	STRUCTURED OUTLET	DATA	VOICE	STRUCTURED OUTLET	DATA	VOICE	STRUCTURED OUTLET
WALL	5-15R										
	5-15R GFI										
	5-20R										
FLOOR	5-20R GFI										
	5-15R										
CEILING	5-20R										
	W/RCPPT										
	W/O 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



ISSUED	DATE	REMARKS
A	2025-12-22	30% DESIGN
B	2026-01-09	60% DESIGN
C	2026-02-06	90% DESIGN
D	2026-03-20	BUILDING PERMIT
E	2026-03-27	TENDER

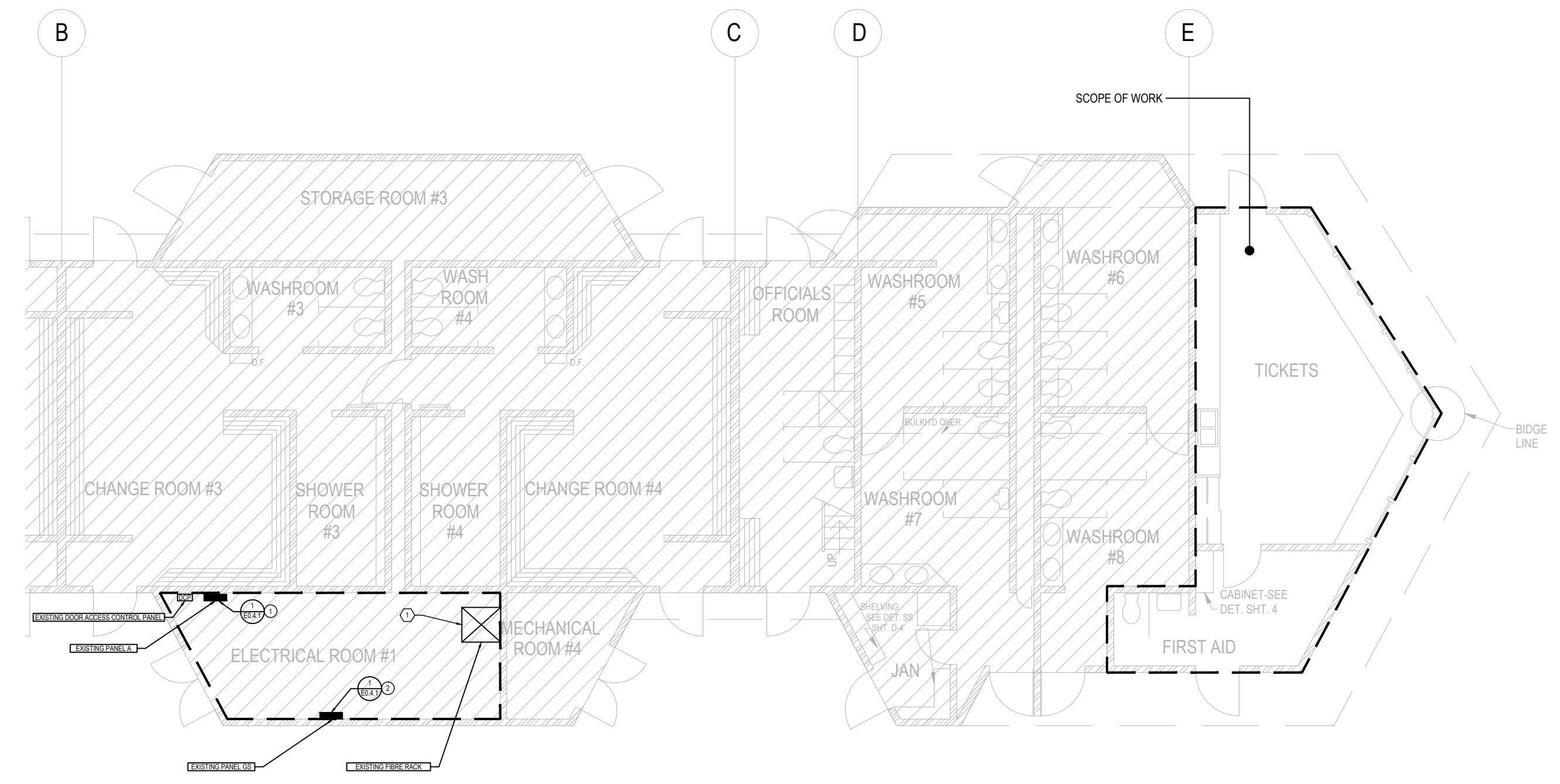


2026-03-27

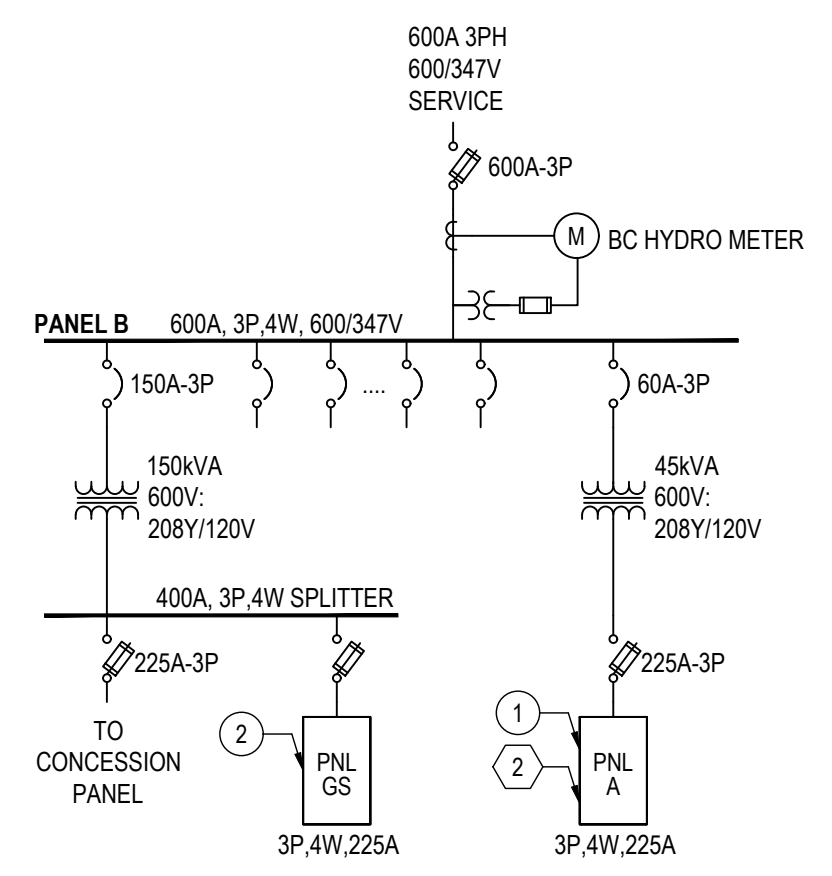
Coquitlam
PARKS SERVICES HUB
 1290 PIPELINE RD., COQUITLAM, BC, V3B 7Y3

Drawn: MY Checked: PON

Project Number 25-848



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.

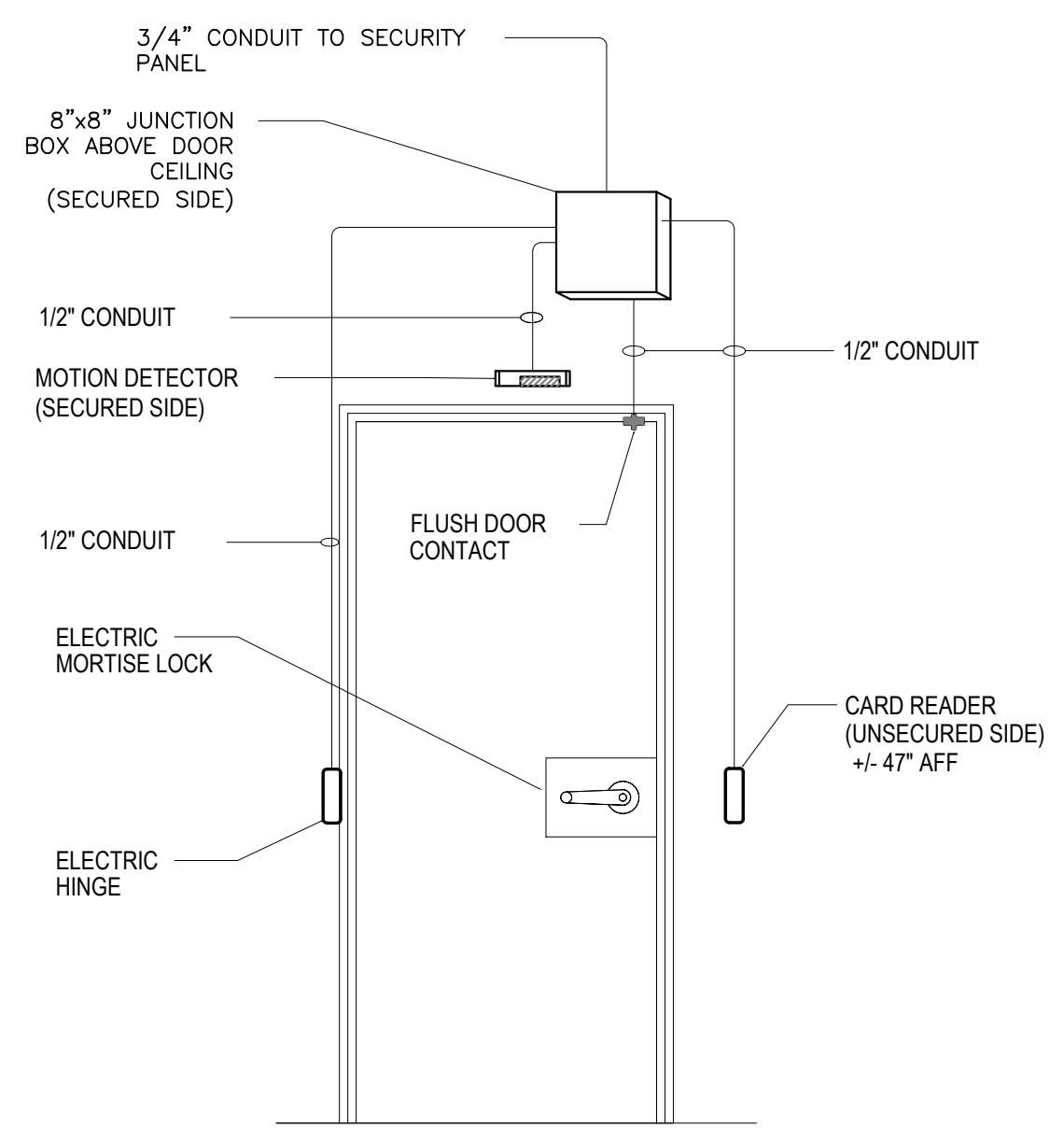
SINGLE LINE DIAGRAM KEY NOTES: #

- 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.

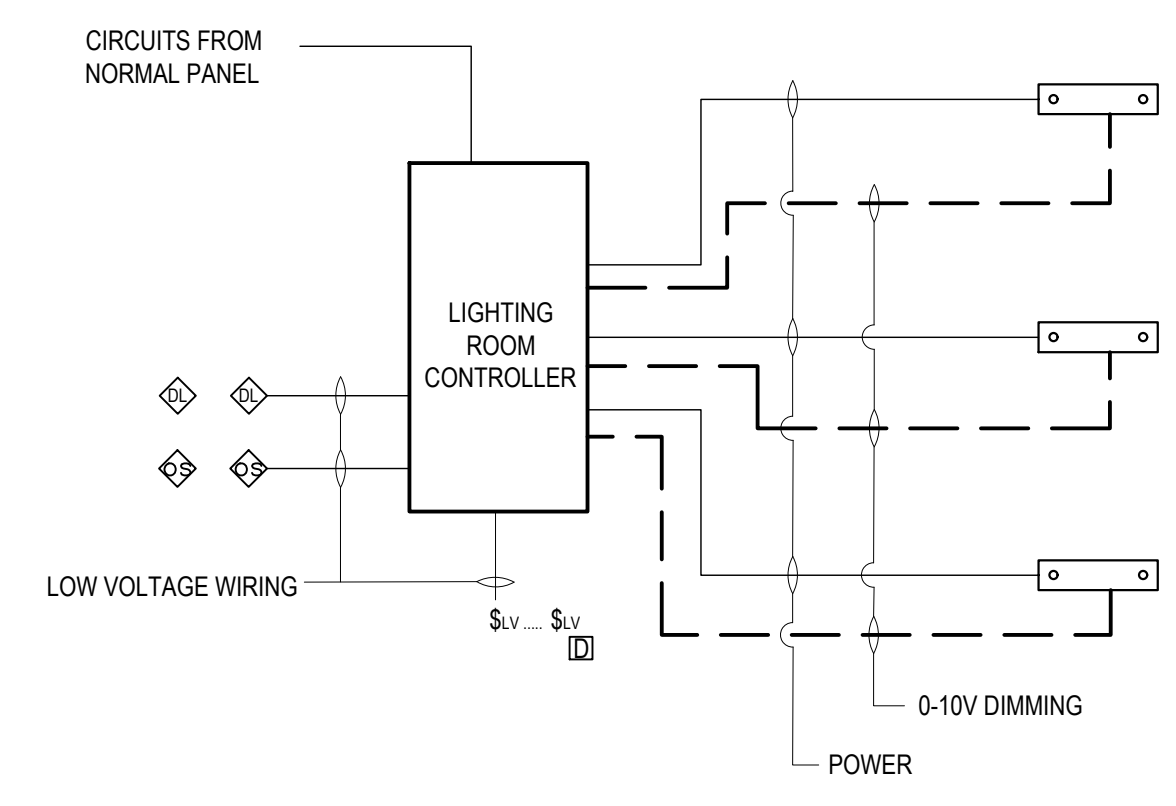
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NOTES

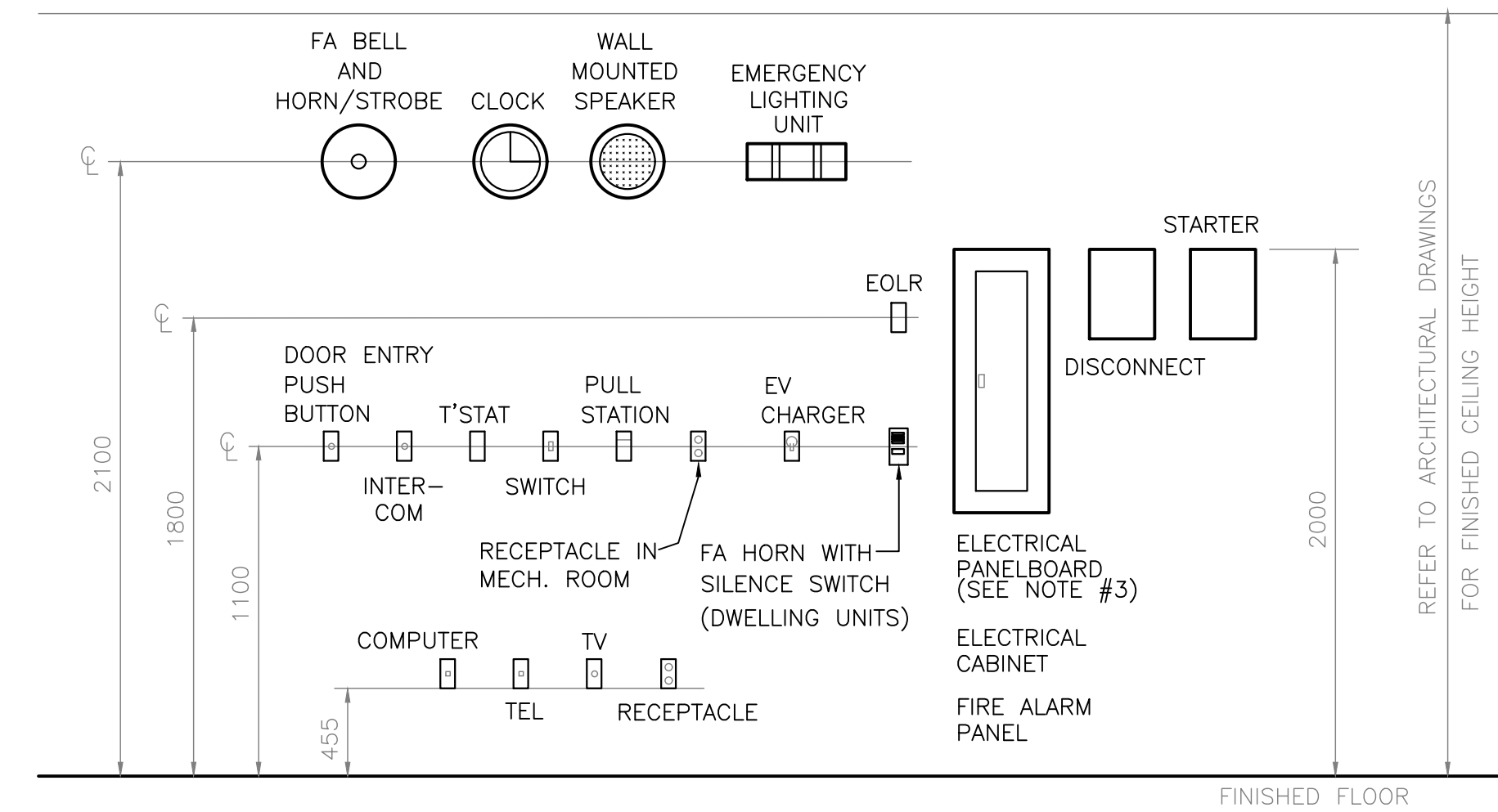
- CONTRACTOR TO MIRROR INSTALLATION FOR DOORS WITH LATCHES ON OPPOSITE SIDE.
- CONTRACTOR TO MODIFY EXISTING DOOR TO PROVIDE NEW FOB READER SYSTEM.

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:

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

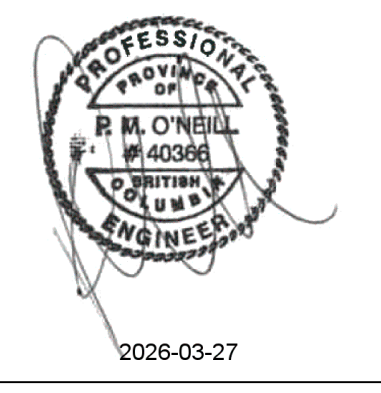
5
 E0.4.1 **TYPICAL MOUNTING HEIGHT DETAIL**
 SCALE: N.T.S.

2026-03-20 10:11:18 AM Home-407 Data/Proposals & Projects/2025-46E Doc Pwrn TLU DRAWING/25-46E E0.4.1 KEY PLAN

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permitted to revealing the work. Discrepancies and variations shall be reported to the Consultant prior to commencing construction. In all cases, the latest issue of the drawing shall be used in the execution of the work. The Contractor shall ensure that all previous issues of this drawing are marked "Superseded", with reference to the latest issue, and used for reference purposes only.

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



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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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Consent to executing the work. Discrepancies and variations shall be reported to the Consultant prior to commencing construction. In all cases, the latest issue of the drawing shall be used in the execution of the work. The Contractor shall ensure that all previous issues of this drawing are marked "Superseded", with reference to the latest issue, and used for reference purposes only.

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 Project Number 25-848

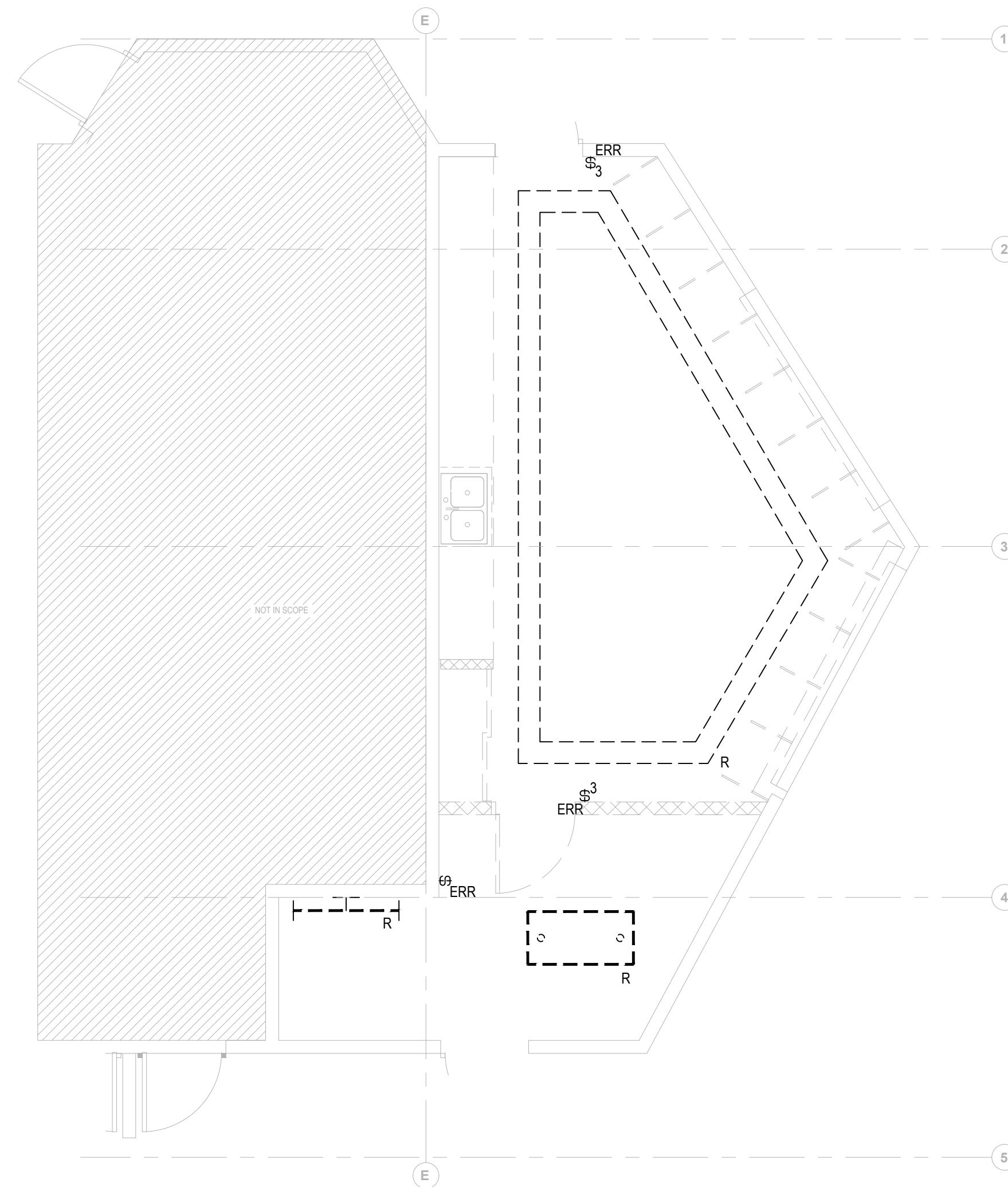
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GENERAL LIGHTING NOTES:

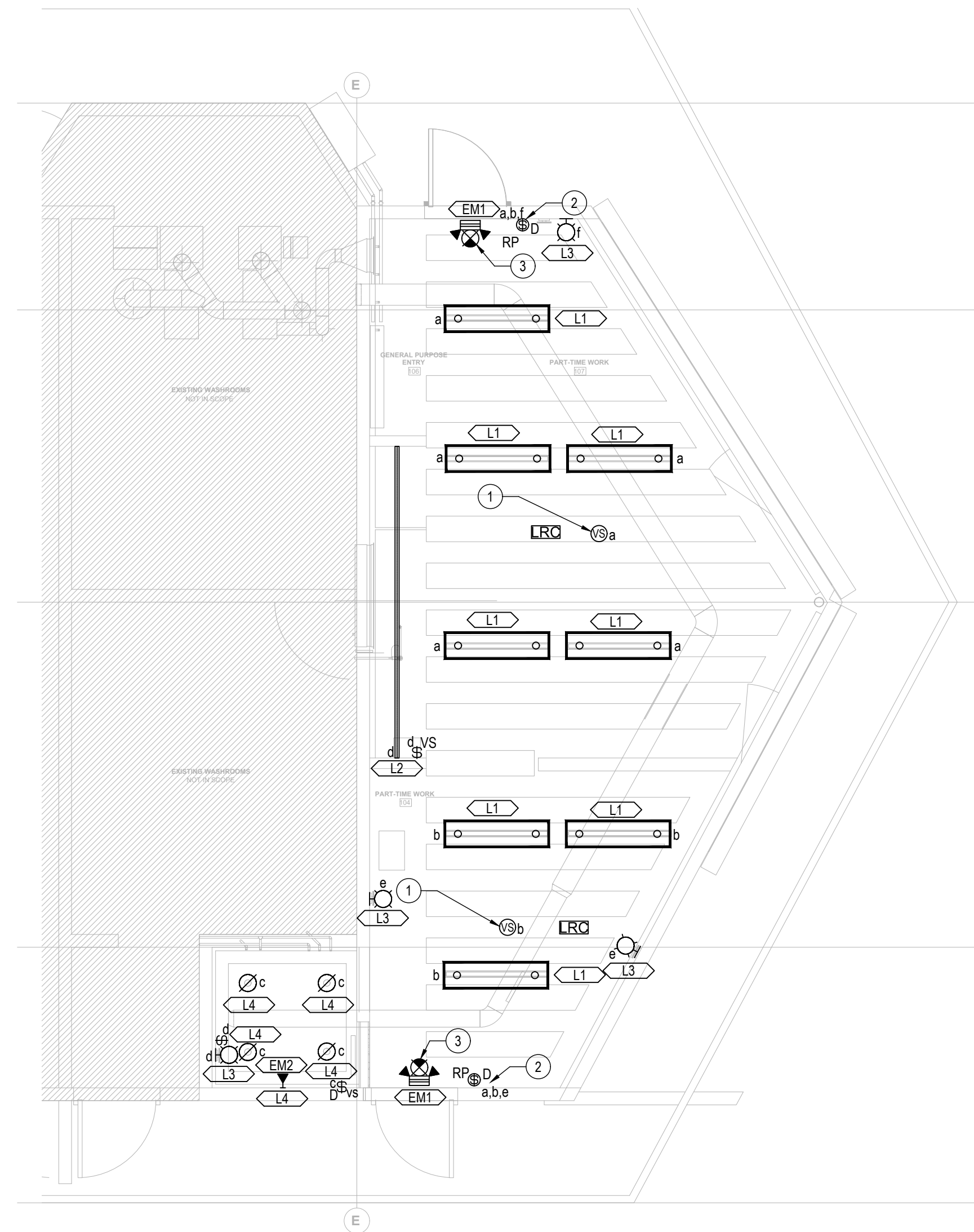
- THE CONTRACTOR SHOULD NOTIFY THE ENGINEER IF ANY CIRCUIT IS MISSING ON ANY DEVICE AND OBTAIN DIRECTION FOR THE CIRCUIT NUMBER. NO EXTRAS WILL BE ALLOWED IF ANY CIRCUIT NUMBER IS MISSING ON THE DRAWING. REFER TO PANEL SCHEDULE FOR LIGHTING CIRCUITS.
- THE CONTRACTOR SHOULD COORDINATE ALL MOUNTING HEIGHTS 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:

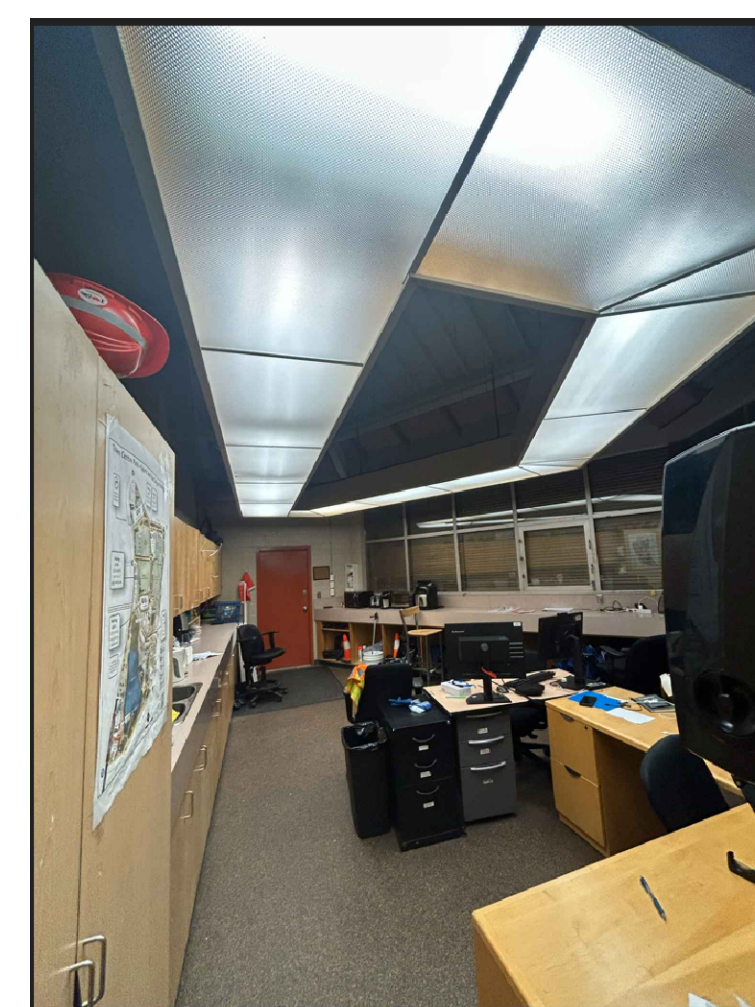
- THE LIGHTING SHALL BE DIMMABLE WITH A LOCAL LOW VOLTAGE LIGHTING CONTROL SOLUTION WITH MANUAL ON AND AUTO OFF. CONTRACTOR TO PROVIDE REQUIRED ACCESSORIES FOR MOUNTING BETWEEN THE ACCOUSTIC PANELS.
- CONTRACTOR IS TO PROVIDE NEW ROOM CONTROLLER, DIMMABLE LIGHT SWITCHES AND CONTROL WIRING AS REQUIRED.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



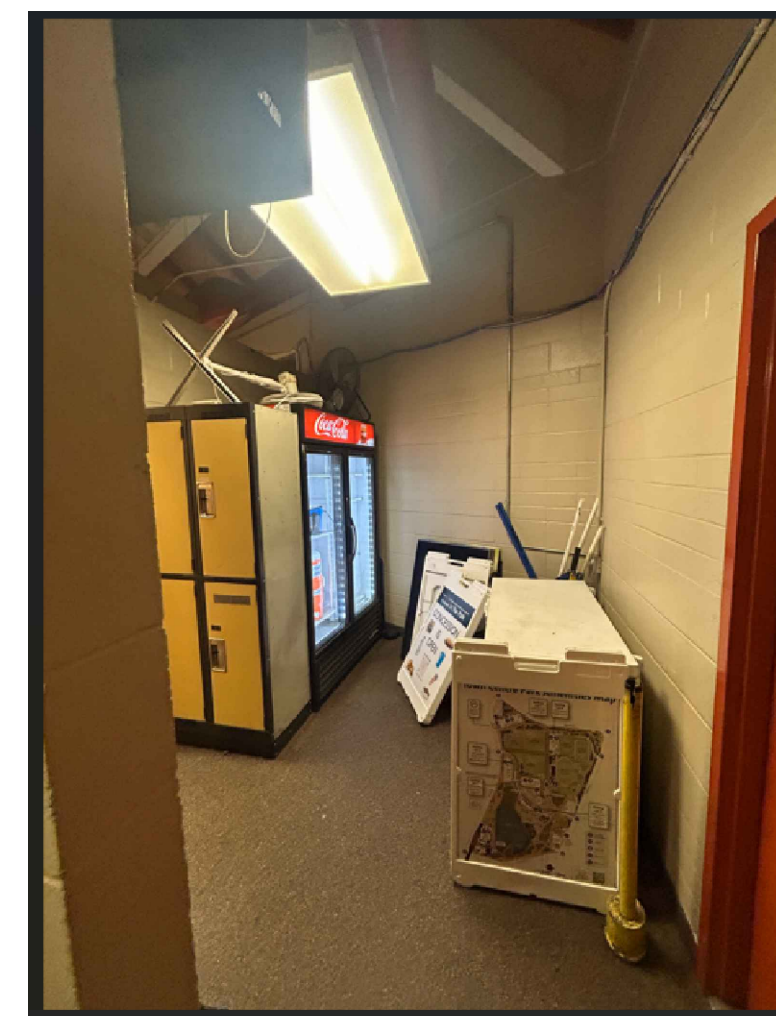
1 LEVEL 1 LIGHTING - DEMOLITION PLAN
E1.0.0 SCALE: 1:50



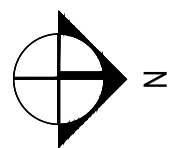
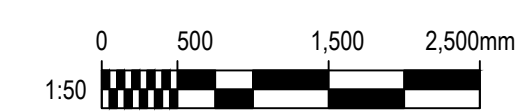
2 LEVEL 1 LIGHTING - CONSTRUCTION PLAN
E1.0.0 SCALE: 1:50



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

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GENERAL LIGHTING NOTES:

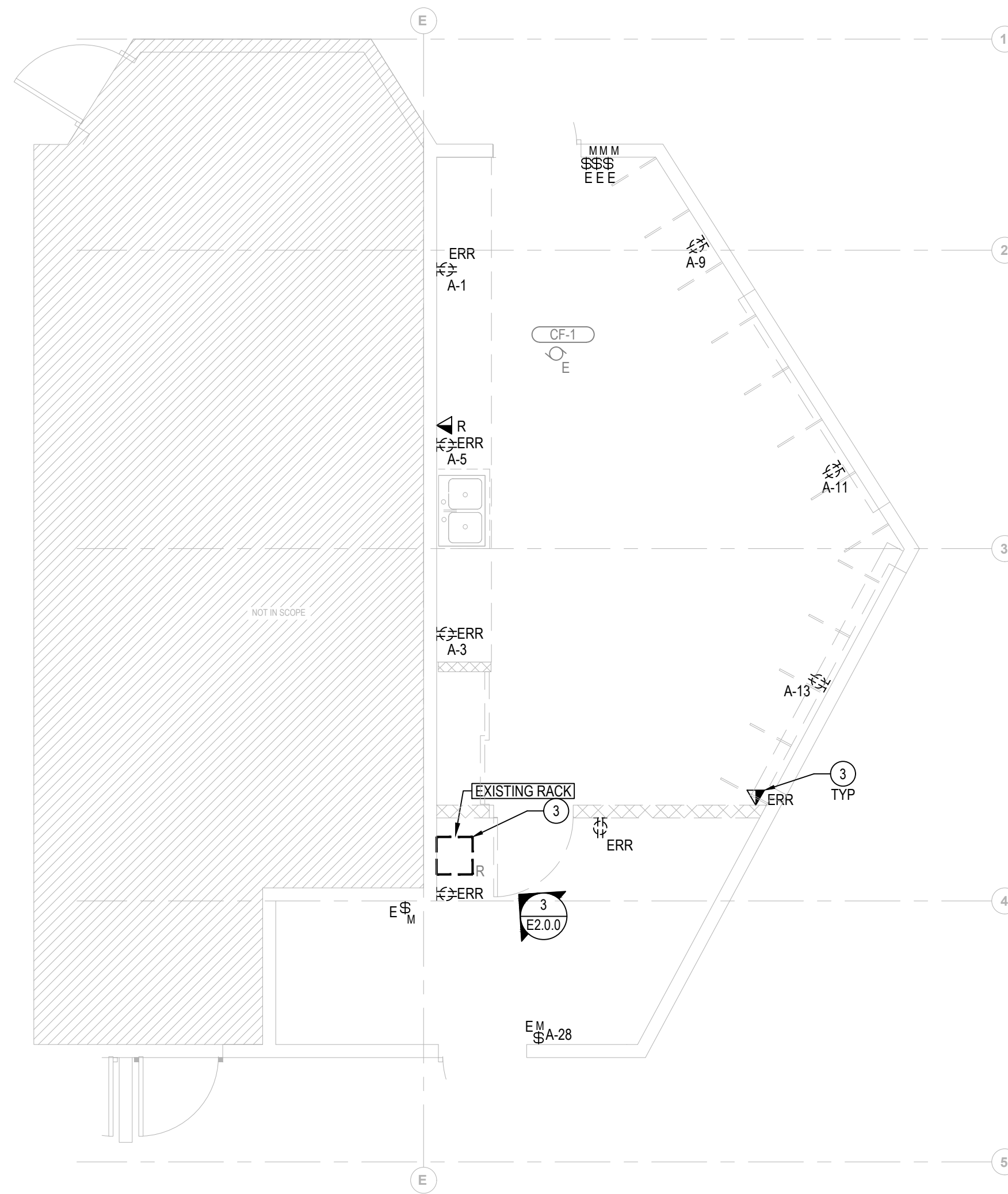
- ANY CHIPPING, CUTTING OR CORING OF CONCRETE SLABS MUST BE REVIEWED BY THE STRUCTURAL ENGINEER AND APPROVED BY THE LANDLORD.
- REFER TO ARCHITECTURAL INTERIOR ELEVATIONS FOR THE MOUNTING HEIGHTS OF POWER RECEPTACLES AND DATA OUTLETS, INCLUDING OUTLETS OF COUNTER TOP AND WORK.
- ELECTRICAL DRAWING SHOULD 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: #

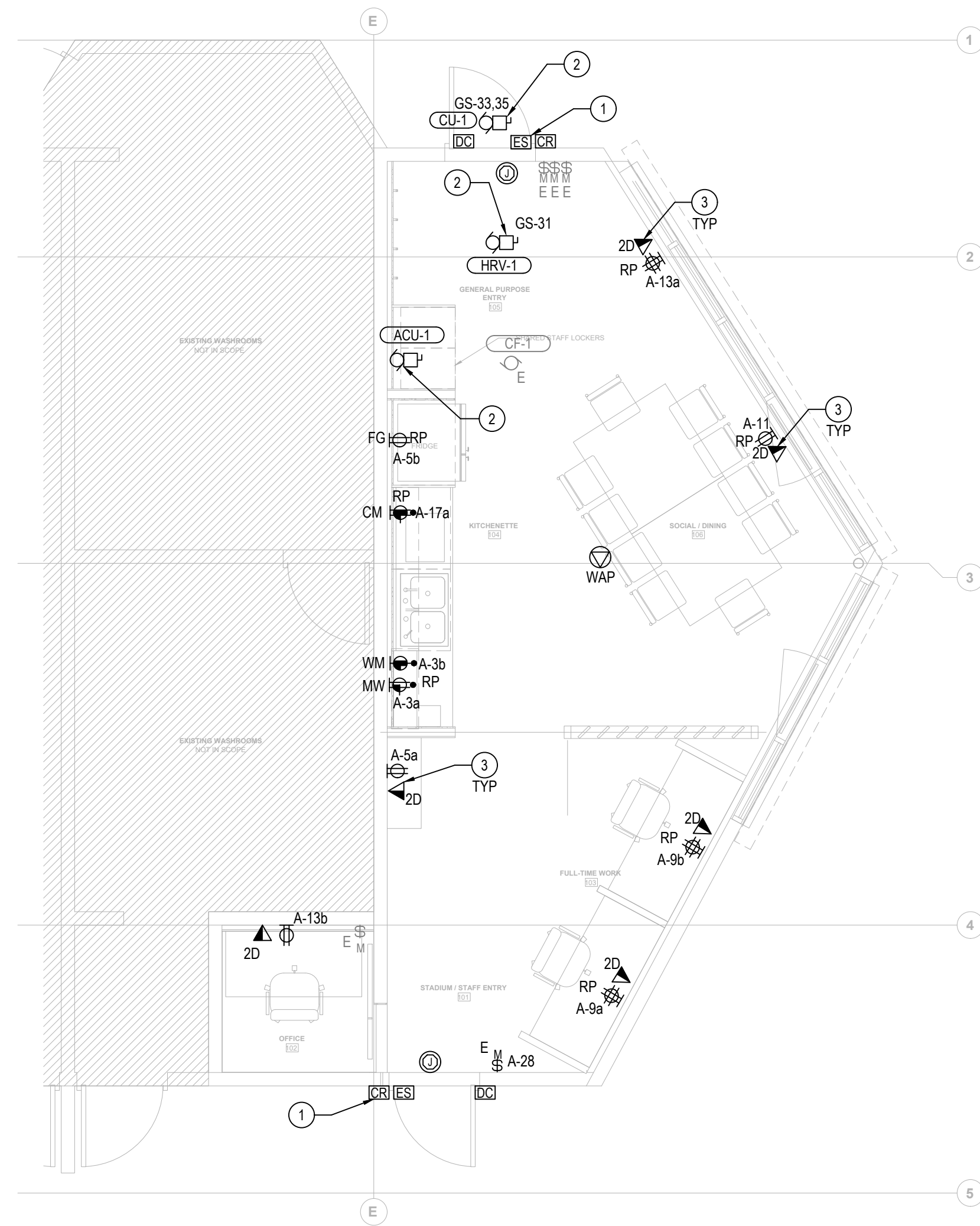
- PROVIDE NEW STAINLESS STEEL, VANDAL RESISTANT AND WEATHER PROOF (IP65) ELECTRIC DOOR HARDWARE FRAME SUITABLE WITH THE FOB ENTRY. CONTRACTOR SHALL MODIFY THE EXISTING DOOR AS REQUIRED TO SUIT NEW DOOR HARDWARE. BOTH DOORS SHALL WORK WITH THE SYSTEM. CONTRACTOR SHALL PROVIDE COMPLETE FUNCTIONAL SYSTEM 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



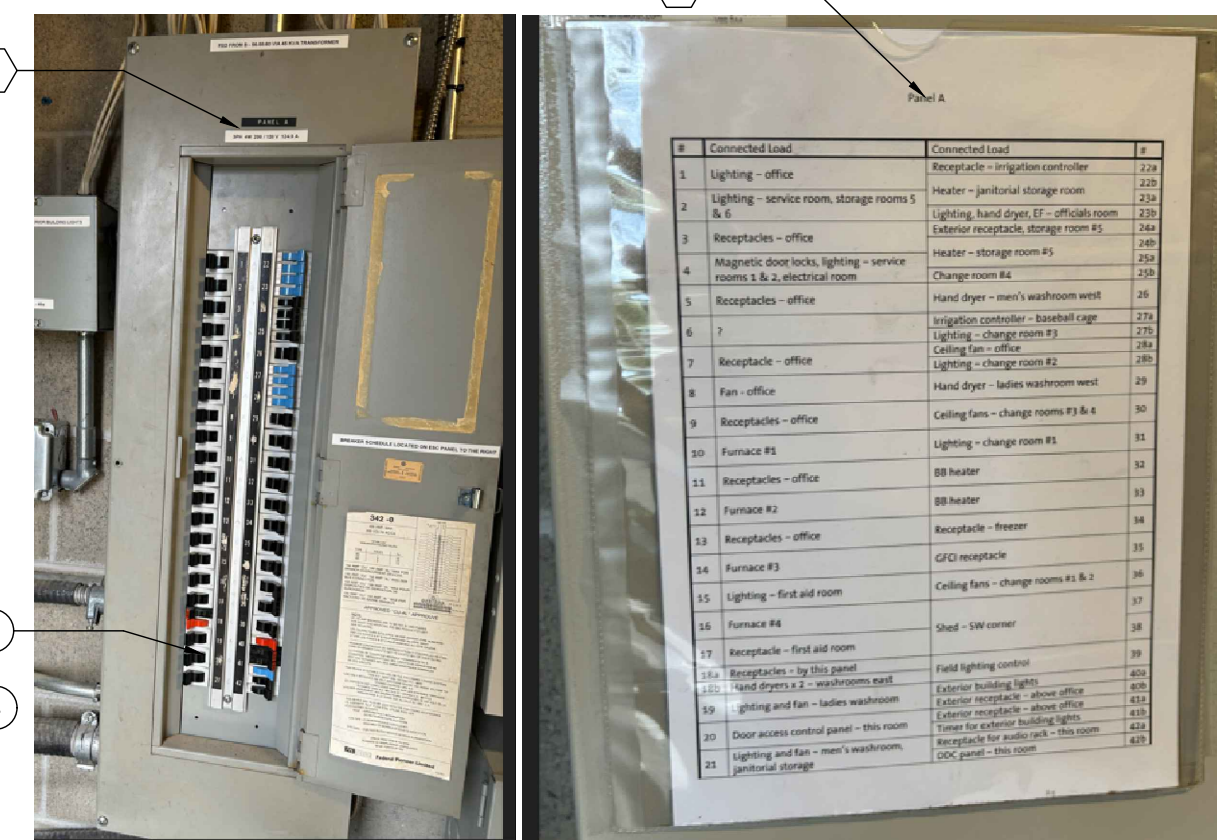
2
E2.0.0 LEVEL 1 POWER - CONSTRUCTION PLAN
SCALE: 1:50



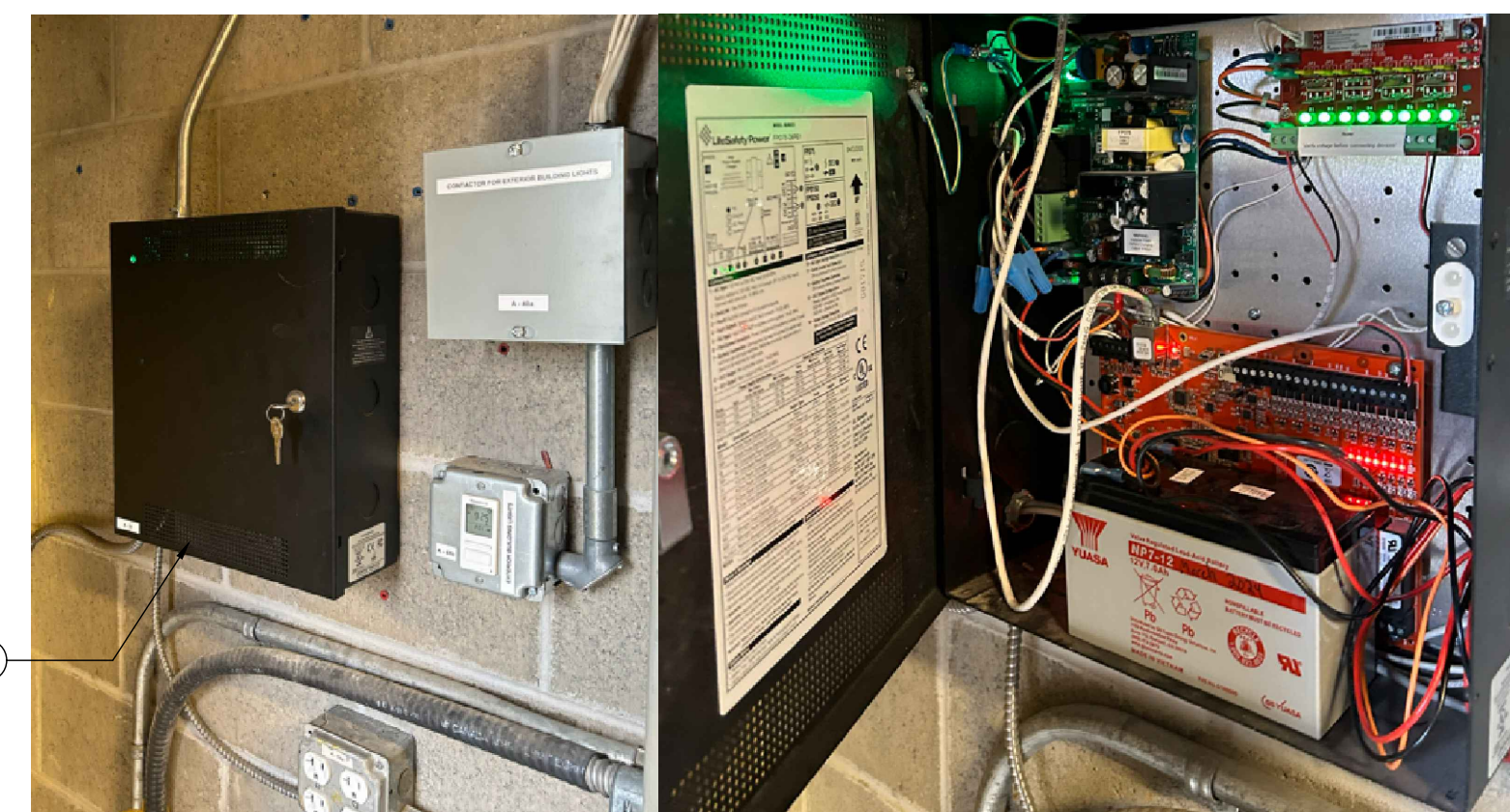
3
E2.0.0 EXISTING DATA RACK
SCALE: N.T.S.



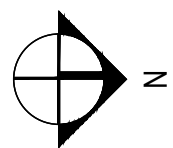
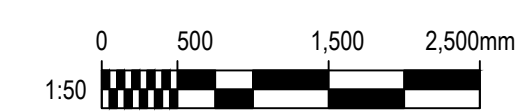
4
E2.0.0 EXISTING PANEL GS
SCALE: N.T.S.



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



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



2026-03-27

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

Drawn: MY Checked: PON

Project Number 25-848

2026-03-19 11:52:04 PM Home\6071\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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E2.0.0

LEVEL 1 POWER CONSTRUCTION & DEMOLITION PLAN

ELECTRICAL SPECIFICATION

Table with 3 columns: Item No., Description, and Remarks. Contains detailed electrical specifications for various systems including lighting, power distribution, and communication.

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OMICRON CONSULTANT logo and contact information including address, phone, and website details.

ISSUED table with columns for DATE, REMARKS, and revision details.

Table with columns for DATE, REMARKS, and revision details, continuing the issued list.

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2026-03-27

COQUITLAM PARKS SERVICES HUB logo and address: 1290 PIPELINE RD., COQUITLAM, BC, V3B 7Y3.

Drawn: MY Checked: PON

Project Number 25-848

ELECTRICAL SPECIFICATIONS

E4.0.0



Fifth Floor, Three Bentall Centre
595 Burrard Street
PO Box 49369 Vancouver, BC
V7X 1L4 CANADA
Toll-free 1 877 632 3350
F. 604 632 3351
www.omicronae.com

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

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		

MECHANICAL SPECIFICATION M0.0.1

GENERAL SPECIFICATION DOCUMENTS	
1.1.	MECHANICAL SPECIFICATION FORMS PART OF THE CONTRACT DOCUMENTS AND IS TO BE READ, INTERPRETED AND COORDINATED WITH ALL OTHER PARTS.
2. REFERENCES	
2.1.	THESE SPECIFICATIONS, DRAWINGS AND INSTRUCTIONS TO BIDDERS GOVERN THIS DIVISION.
2.2.	ALL WORK IS TO BE PERFORMED IN ACCORDANCE BCBC VBBL 2024, AND WORKSAFE BC REQUIREMENTS.
2.3.	ONLY APPROVED CONTRACTORS ARE PERMITTED TO SUBMIT TENDER PRICE. CONSTRUCTION MANAGER TO ENSURE THAT ALL MECHANICAL CONTRACTORS BIDDING ARE ON THE APPROVED LIST.
3. INTENT	
3.1.	THE INTENTION OF THE CONTRACT DOCUMENTS IS TO CALL FOR A COMPLETELY FINISHED, BALANCED, TESTED AND READY FOR OPERATION SYSTEM IN ACCORDANCE WITH APPLICABLE CODES.
3.2.	PROVIDE ALL LABOUR, MATERIALS, EQUIPMENT, SERVICES AND EXPERTISE, REQUIRED FOR COMPLETING THE WORK OF THIS DIVISION.
3.3.	THE PERSON OR FIRM UNDERTAKING THE WORK MUST BE SKILLED IN THE WORK INVOLVED AND THEREFORE WILL RECOGNIZE WHERE THE DOCUMENTS ARE INCOMPLETE OR IN CONFLICT. OBTAIN CLARIFICATION FROM THE CONSULTANT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
4. GENERAL SCOPE OF WORK	
4.1.	DEMOLRELOCATE ALL HVAC SYSTEMS, CONTROL SYSTEMS, PLUMBING SYSTEMS, AND FIRE PROTECTION SYSTEMS AND INSTALL NEW AS INDICATED ON DRAWINGS.
4.2.	REMOVE ALL OBSOLETE EQUIPMENT, DUCTING AND ACCESSORIES, PIPING AND ACCESSORIES, CONTROLS, ETC. ALL MATERIALS SHALL BE DISPOSED OF UNDER THIS CONTRACT.
4.3.	CONFIRM ALL EXISTING SERVICE LOCATIONS, SIZES, AND INVERTS BEFORE COMMENCING CONSTRUCTION.
4.4.	BALANCE ALL EQUIPMENT TO SPECIFIC FLOW RATES AS NOTED ON DRAWINGS OR IN EQUIPMENT SCHEDULES.
4.5.	COMMISSION ALL EQUIPMENT INCLUDING PRE-PURCHASED UNITS & PROVIDE A DEMONSTRATION TO OWNER AT THE END OF PROJECT.
4.6.	SCOPE OF THIS PROJECT INCLUDES FOR THE SUPPLY & INSTALL OF ALL EQUIPMENT & SYSTEMS SHOWN ON THE DRAWINGS. FOR THE PRE-PURCHASED EQUIPMENT CONTRACTOR IS RESPONSIBLE FOR INSTALLING, BALANCING & TESTING.
5. DRAWINGS	
5.1.	IN MANY CASES THE EXACT LOCATION OF THE MATERIAL IS NOT SUFFICIENTLY DETAILED ON THE DRAWING. TO PREVENT CONFLICT WITH THE MATERIALS PROVIDED BY THE OWNERS OR OTHER CONTRACTORS, CONSULT THE GENERAL CONTRACTOR'S SUPERINTENDENT AND THE DRAWINGS OF OTHER TRADES AVAILABLE THROUGH THE GENERAL CONTRACTOR. MAKE NO DEVIATIONS TO THE DESIGN INTENT INVOLVING EXTRA COSTS TO THE OWNER, WITHOUT THE CONSULTANT'S WRITTEN APPROVAL.
5.2.	THE DRAWINGS ACCOMPANYING THIS SPECIFICATION ARE TO BE CONSIDERED AS DIAGRAMMATIC ONLY AND DO NOT SHOW ALL THE STRUCTURAL AND CONSTRUCTION DETAILS. ANY INFORMATION INVOLVING MEASUREMENTS OF THE BUILDING SHALL BE TAKEN AT THE BUILDING SITE. MAKE WITHOUT ADDITIONAL CHARGE ANY NECESSARY CHANGES OR ADDITIONS TO THE RUNS TO ACCOMMODATE AS-BUILT CONDITIONS.
5.3.	THE DRAWINGS INDICATE THE GENERAL LOCATION AND ROUTE TO BE FOLLOWED BY THE PIPES, DUCTS, CONTROLS, ETC., WHICH ARE TO BE INSTALLED UNDER THIS CONTRACT. WHERE THE REQUIRED CONTROL WORK, PIPING, DUCTWORK, ETC., IS NOT SHOWN ON THE PLANS OR ONLY SHOWN DIAGRAMMATICALLY, THESE SHALL BE INSTALLED AS TIGHT AS POSSIBLE TO STRUCTURAL MEMBERS, CONCRETE, CEILINGS AND WALLS TO INTERFERE AS LITTLE AS POSSIBLE WITH THE FREE USE OF THE SPACE. THE LOCATION OF PIPES, DUCTS, OUTLETS AND OTHER EQUIPMENT MAY BE ALTERED BY THE CONSULTANT WITHOUT CHARGE TO THE OWNER, PROVIDED THE CHANGE IS MADE BEFORE INSTALLATION AND DOES NOT NECESSITATE ADDITIONAL MATERIAL, OR IN THE CASE OF AIR TERMINALS, THE NEW LOCATION IS WITHIN 3 METERS OF THE ORIGINAL LOCATION.
5.4.	THE DRAWINGS REPRESENT THE LAYOUT TO BE ACHIEVED PRIOR TO THE ACCEPTANCE OF THE PROJECT BY THE CONSULTANT. VISIT THE SITE TO DETERMINE THE EXISTING INSTALLED CONDITION.
5.5.	PROMPTLY ADVISE THE CONSULTANT OF ANY SPECIFIED EQUIPMENT, MATERIAL OR INSTALLATION OF SAME WHICH APPEARS INADEQUATE OR UNSUITABLE, IN VIOLATION OF LAWS, ORDINANCES, RULES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION; OF ANY NECESSARY ITEMS OF WORK OMITTED FROM THE CONTRACT DOCUMENTS, OR ANY DISCREPANCIES IN THE SPECIFICATION.
6. EXISTING CONDITIONS	
6.1.	THE EXTENT OF WORK REQUIRED TO BE DONE BY THE CONTRACTOR TO MEET THE INTENT OF THE DRAWING(S) AND THIS SPECIFICATIONS, MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO TENDERING, BY VISITING THE SITE AND BECOMING FAMILIAR WITH THE EXISTING INSTALLATION.
6.2.	NO CONSIDERATION WILL BE GRANTED FOR ANY MISUNDERSTANDING OF WORK TO BE DONE RESULTING FROM FAILURE TO VISIT THE SITE OR FAILURE TO THOROUGHLY INVESTIGATE EXISTING CONDITIONS WHEN VISITING THE SITE.
6.3.	PROMPTLY ADVISE THE CONSULTANT OF ANY EXISTING EQUIPMENT, MATERIAL, OR INSTALLATION OF SAME, NOT NOTED ON THE DRAWINGS, WHICH APPEARS REDUNDANT AND/OR UNSUITABLE AND MAY REQUIRE REMOVAL.
6.4.	PROMPTLY ADVISE THE CONSULTANT OF ANY EXISTING EQUIPMENT, MATERIAL, OR INSTALLATION OF SAME, NOT NOTED ON THE DRAWINGS, WHICH APPEARS NOT MEETING CURRENT CODES, REGULATIONS, AND/OR STANDARDS AND MAY REQUIRE UPGRADE OR MODIFICATIONS.
6.5.	THE PROJECT REQUIRES THE PROVISION AND INSTALLATION OF NEW EQUIPMENT AND/OR THE RELOCATION OF EXISTING EQUIPMENT, THE CONTRACTOR SHALL USE THE SITE VISIT TO DETERMINE THE EXTENT OF EACH.
6.6.	EXISTING CONDITIONS ARE BASED ON LIMITED FIELD VERIFICATION. CONTRACTOR SHALL ADJUST TO ACTUAL FIELD CONDITIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
7. WARRANTY	
7.1.	WARRANT THAT ALL EQUIPMENT WITHIN THE SCOPE OF THE CONTRACT, INCLUDING PRE-PURCHASED EQUIPMENT, WILL DEVELOP THE CAPACITIES AND CHARACTERISTICS SPECIFIED.
7.2.	THE WARRANTY PERIOD WILL BE TWELVE (12) MONTHS FROM THE DATE OF SUBSTANTIAL PERFORMANCE OF THE CONTRACT. THE COMMENCEMENT DATE FOR THIS PERIOD WILL BE ESTABLISHED JOINTLY BY THE CONSULTANT AND THE OWNER. DURING THIS PERIOD, ANY DEFECTS IN THE WORKMANSHIP AND MATERIALS OR PERFORMANCE ARE TO BE REMEDIED WITHOUT COST TO THE OWNER, WITHIN A REASONABLE LENGTH OF TIME OF NOTICE BEING RECEIVED FROM THE CONSULTANT.
7.3.	THE WARRANTY PERIOD WILL NOT BE SHORTENED, OR THE TERMS ALTERED DUE TO THE REQUIREMENTS OF STORAGE, THE USE OF ANY OF THE EQUIPMENT INSTALLED UNDER THIS CONTRACT DURING CONSTRUCTION, OR DURING THE PERIOD REQUIRED TO ESTABLISH SUBSTANTIAL PERFORMANCE.
8. CO-OPERATION	
8.1.	GENERALLY, IMPROVEMENT WORK IS DONE WITHIN THE CONFINES OF OVERCROWDED CEILING SPACES. THE WORK OF THIS TRADE MUST BE INSTALLED IN CO-OPERATION WITH ALL OTHER TRADES TO ENSURE AN INTEGRATED INSTALLATION.
8.2.	CONTRACTOR SHALL COORDINATE MECHANICAL SCOPE OF WORK WITH THAT OF OTHER TRADES. REFER TO ELECTRICAL, ARCHITECTURAL, STRUCTURAL DRAWINGS, AND SPECIFICATIONS.
8.3.	ASSUME FULL RESPONSIBILITY FOR LAYOUT OF OWN WORK SO AS NOT TO CONFLICT WITH OTHER TRADES AND ALSO FOR DAMAGE CAUSED TO OTHER'S WORK BY IMPROPER LOCATION OR CARRYING OUT OF OWN WORK.
8.4.	ARRANGE WORK IN CO OPERATION WITH OTHER TRADES IN SUCH A MANNER AS NOT TO INTERFERE WITH OTHER WORK BEING CARRIED ON AND CO ORDINATE LAYOUT OF WORK WITH OTHER TRADES TO GET ALL PIPEWORK, WIRING, CONDUITS, DUCTWORK, ETC., INSTALLED TO THE BEST ADVANTAGE.
8.5.	ASSUME FULL RESPONSIBILITY FOR THE PROMPT INSTALLATION OF WIRING, CONDUITS, PIPES, DUCTS, EQUIPMENT AND SLEEVES IN ADVANCE OF THE WORK OF OTHER TRADES AS REQUIRED.
8.6.	CONFER AND CO OPERATE WITH ALL OTHER TRADES IN ORDER TO ELIMINATE ANY UNNECESSARY DELAY TO ANY WORK BEING DONE UNDER THIS CONTRACT.
8.7.	DO NOT RUN ANY PIPES OR DUCTS OVER ANY ELECTRICAL PANEL OR SWITCH GEAR. COORDINATE PIPE AND DUCT LOCATIONS TO AVOID PANELS.
9. CODES AND BY-LAWS	
9.1.	CARRY OUT ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CITY AND PROVINCIAL CODES AND BY-LAWS. THE RULES AND REGULATIONS OF WORKSAFE, AND WITH THE SERVICE REQUIREMENTS OF THE SUPPLY AUTHORITIES CONCERNED.
9.2.	SUBMIT A LETTER OF APPROVAL OR AN INSPECTION CERTIFICATE FOR EACH TEST OR INSPECTION, INCLUDING THE FINAL, CARRIED OUT BEFORE, OR REQUIRED BY CITY OR PROVINCIAL AUTHORITIES. SUBSTANTIAL PERFORMANCE WILL NOT BE DECLARED UNTIL THESE ARE RECEIVED BY THE CONSULTANT.
9.3.	IMMEDIATELY NOTIFY THE CONSULTANT IN WRITING INCLUDING A COPY OF THE REPORT OF THE INSPECTION AUTHORITY, IN THE EVENT OF AN OBJECTION WHICH MAY DELAY COMPLETION OF THE PROJECT.
9.4.	ALL MATERIALS SUPPLIED AND WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE BCBC 2024.
9.5.	DESIGN AND INSTALL COMPONENTS OF THE MECHANICAL, PLUMBING SYSTEMS, AND FIRE PROTECTION TO COMPLY WITH BCBC 2024.
9.6.	ALL WORK MUST FOLLOW THE GUIDELINES OF WORKSAFE BC.
10. SEISMIC CONTROL	
10.1.	RETAIN A B.C. REGISTERED PROFESSIONAL ENGINEER TO DESIGN AND CERTIFY SEISMIC ANCHORAGE OF ALL SYSTEMS UNDER THIS CONTRACT AS SUPPORTING REGISTERED PROFESSIONALS. SUBMIT SCHEDULE S-B AND S-C LETTERS TO THE ENGINEER OF RECORD FOR THE PROJECT. THESE LETTERS ARE MANDATORY.
10.2.	PROVIDE SEISMIC RESTRAINTS ON ALL PIPING OVER 1" DIAMETER SUSPENDED FROM HANGERS LONGER THAN 12" FROM THE TOP OF PIPE TO SUPPORT SURFACE, HANGERS 12" OR LESS FROM TOP OF PIPE TO SUPPORT SURFACE SHALL BE CONSIDERED SEISMIC RESTRAINTS.
10.3.	ALL DIFFUSERS IN T-BAR AND DRYWALL CEILING SHALL BE SEISMICALLY RESTRAINED.
11. PERMITS	
11.1.	APPLY FOR ALL PERMITS AND PLAN APPROVALS BY INSPECTION AUTHORITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PAY FOR ALL PERMITS, LICENSES AND INSPECTION FEES.
12. WORKMANSHIP	
12.1.	CHANGES TO EXISTING SYSTEMS SHALL BE PERFORMED USING WORKMANSHIP THAT IS EQUAL OR BETTER IN STANDARD THAN THE EXISTING INSTALLATION.
12.2.	WORK TO BE EXECUTED TO MAINTAIN MAXIMUM HEADROOM AND ACCESSIBILITY FOR SERVICING AND MAINTENANCE.
12.3.	PLACE NO UNUSUAL ERECTION LOADS ON THE BUILDING STRUCTURE WITHOUT THE CONSULTANT'S APPROVAL.
12.4.	ENSURE THAT THE EQUIPMENT DOES NOT TRANSMIT NOISE AND/OR VIBRATION TO OTHER PARTS OF THE BUILDING AS A RESULT OF POOR INSTALLATION PRACTICE.
13. MATERIALS	
13.1.	CHANGES TO THE EXISTING SYSTEM SHALL BE PERFORMED USING MATERIALS THAT ARE EQUAL OR BETTER IN STANDARD THAN THE EXISTING INSTALLATION.
13.2.	IF THE PRODUCT MATCHING AS NOTED IN THE ABOVE CLAUSE IS NOT POSSIBLE, ALTERNATE PRODUCTS MUST BE APPROVED BY THE CONSULTANT.
13.3.	PROVIDE MANUFACTURER'S RECOMMENDED AND CODE REQUIRED CLEARANCES AROUND ALL PIECES OF EQUIPMENT, PIPING AND CONDUIT SHALL NOT INTERFERE WITH REQUIRED ACCESS.
13.4.	EQUIPMENT LAYOUT IS BASED ON EQUIPMENT LISTED IN EQUIPMENT SCHEDULES. ANY ALTERNATE EQUIPMENT IS SUBJECT TO MEETING PERFORMANCE REQUIREMENTS OF LISTED EQUIPMENT. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO ASSURE ALTERNATE EQUIPMENT WILL FIT IN AVAILABLE SPACE AND WILL NOT EXCEED WEIGHT AND ELECTRICAL REQUIREMENTS.
14. STANDARD OF MATERIALS AND EQUIPMENT	
14.1.	MATERIALS AND EQUIPMENT SPECIFICALLY DESCRIBED AND LISTED BY NAME OR CATALOGUE IN THIS SPECIFICATION OR ON THE DRAWINGS ARE MATERIALS, QUALITY, AND WORKMANSHIP ON WHICH TENDER PRICE SHALL BE BASED.
14.2.	WHERE MORE THAN ONE MANUFACTURER IS LISTED IN THE LIST OF ACCEPTABLE PRODUCTS/SUPPLIERS BELOW, USE ANY OF THE MANUFACTURERS LISTED, NOTE, HOWEVER, THAT THE DESIGN IS BASED ON THE DIMENSIONS AND PHYSICAL CONFIGURATIONS OF THE MANUFACTURER'S EQUIPMENT SPECIFIED ON THE DRAWINGS, AND ANY MECHANICAL, ELECTRICAL, ARCHITECTURAL, OR STRUCTURAL CHANGES THAT MAY BE REQUIRED TO ACCOMMODATE ALTERNATE EQUIPMENT SHALL BE AT THIS CONTRACTOR'S COST. REFER ALSO TO SPECIFIC SPECIFICATION SECTIONS FOR SPECIALTY ITEMS AND THEIR ACCEPTABLE PRODUCTS.
14.2.1.	ACCESS DOORS: MAXAM, RUSKIN, MILCOR, BAUCO
14.2.2.	GRILLES, REGISTERS, DIFFUSERS: E.H. PRICE TITUS, NAILOR, TUTTLE & BAILEY, KRUEGER
14.2.3.	DUCT INSULATION: KNAUF, CERTAINTED, JOHNS MANVILLE, OWENS CORNING
14.2.4.	PLUMBING AND PIPE INSULATION: KNAUF, CERTAINTED, JOHNS MANVILLE, OWENS CORNING
14.2.5.	FLEXIBLE DUCTWORK: THERMAFLEX, GENFLEX, FLEXMASTER
14.2.6.	PIPE SUPPORTS: GRINNELL, MYATT, CRANE
14.2.7.	PIPE HANGERS: GRINNELL, MYATT, UNISTRUT
14.2.8.	VIBRATION ISOLATION: MASON, VIBRON, VIBRO-ACOUSTICS, KORFUND
14.2.9.	PUMPS: BELL & GOSSETT, ARMSTRONG, GRUNDFOS, GRUNDFOS-PACO, TACO
14.2.10.	EXPANSION TANKS: TACO, WHEATLEY, AMTROL
14.2.11.	VALVES-GENERAL: TOYONEDRWWHITE, CRANE, WATTS, KITZ, DEZURIK
14.2.12.	CIRCUIT BALANCING VALVES: ARMSTRONG, BELL & GOSSETT, TOUR AND ANDERSSON
14.2.13.	DOMESTIC HOT WATER HEATERS-ELECTRIC: RUUD/RHEEM, STATE, A.O.SMITH
14.2.14.	PLUMBING FIXTURES-GENERAL: AS PROVIDED BY INTERIOR DESIGNER AND SHOWN ON THE DRAWINGS
14.2.15.	WATER CLOSET SEATS: BEMIS, BENEKE, OLSONITE
14.2.16.	STAINLESS STEEL SINKS: AS PROVIDED BY INTERIOR DESIGNER AND SHOWN ON THE DRAWINGS
14.2.17.	PLUMBING BRASS: DELTA, AMERICAN STANDARD, MOEN, CAMBRIDGE BRASS, ZURN
14.2.18.	FLOOR DRAINS, CLEANOUTS, FIXTURE CARRIERS, AND HOSE BIBBS: ZURN, ANCON, JR SMITH, ENPOCO, WATTS, MIFAB
14.2.19.	SHOCK ABSORBERS: ZURN, PRECISION PLUMBING PRODUCTS, ANCON, WATTS, JR SMITH
14.2.20.	TRAP PRIMERS: WATTS, PRECISION PLUMBING PRODUCTS
14.2.21.	BACKFLOW PREVENTORS: WATTS, WILKINS, CONBRACO, FEBCO
14.2.22.	PLUMBING VALVES: TOYO, APOLLO, MILWAUKEE, JENKINS, KITZ
14.2.23.	CONTROLS: ALL CONTROLS WORK TO BE COMPLETED BY BASE BUILDING CONTROLS CONTRACTOR
14.2.24.	BALANCING AGENTS: MDT SYSTEMS, KD ENGINEERING, WESTERN MECHANICAL SERVICES, BLUE COLLAR GROUP, OR BASE BUILDING BALANCING AGENT.
15. ALTERNATE MATERIALS, SUBSTITUTION OF EQUIPMENT AND MATERIAL AFTER THE SIGNING OF THE CONTRACT MAY BE CONSIDERED IF:	
15.1.	THE EQUIPMENT OR MATERIAL PROPOSED IS EQUAL OR SUPERIOR IN CONSTRUCTION AND PERFORMANCE TO THAT SPECIFIED OR APPROVED, AND,
15.2.	THE EQUIPMENT OR MATERIAL SPECIFIED OR APPROVED CANNOT BE DELIVERED TO THE JOB IN SUFFICIENT TIME TO COMPLETE THE WORK IN PROPER SEQUENCE DUE TO CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR.
15.3.	THE REQUEST FOR SUBSTITUTION MUST BE ACCOMPANIED BY DOCUMENTARY PROOF OF EQUALITY, DELIVERY AND ANY DIFFERENCE IN PRICE.
15.4.	IN THE EVENT OF THE ALTERNATE EQUIPMENT AND MATERIAL HAVING A LOWER COST THAN THE SPECIFIED OR APPROVED EQUIPMENT AND MATERIAL, THE OWNER WILL BE CREDITED WITH THE SAVING SO ACCRUED.
16. DUCTWORK	
16.1.	USE SMACNA DUCTWORK CONSTRUCTION AND INSTALLATION STANDARDS, HIGH AND/OR LOW VELOCITY AS REQUIRED BY THE JOB REQUIREMENTS.
16.2.	USE THE SITE VISIT TO DETERMINE THE EXACT DUCTWORK ROUTING AND INCLUDE FOR ALL BENDS, ELBOWS, SPLITTERS, DAMPERS ETC. TO COMPLETE THE INSTALLATION.
16.3.	LONG LENGTHS OF FLEXIBLE DUCT SHALL NOT BE USED. FLEXIBLE DUCT SHALL BE USED ONLY FOR FINAL DIFFUSER CONNECTIONS AND SHALL NOT EXCEED 60" IN LENGTH WHEN INSTALLED, SUPPORT FLEX DUCT SUCH THAT NO SAGGING OCCURS.
16.4.	IN GENERAL, LOCATE CEILING DIFFUSERS AND GRILLES IN ACCORDANCE WITH ARCHITECTURAL REFLECTED CEILING PLAN. LOCATIONS SHOWN ON MECHANICAL DRAWINGS TO FIT WITHIN CEILING GRID AS REQUIRED AND FOR GOOD AIR DISTRIBUTION.
16.5.	IN GENERAL, LOCATE DUCTWORK IN CEILING SPACE IN ACCORDANCE WITH TRUSS, BEAM AND FRAMING LOCATION. PROVIDE DUCT OFFSETS AS REQUIRED DUE TO TRUSS/BEAM/FRAMING LOCATION. ADJUST DUCT SIZE, ASPECT RATIO, TO FIT WITHIN AVAILABLE SPACE.
16.6.	ALL DUCTWORK, REGARDLESS OF PRESSURE AND CONSTRUCTION CLASS SHALL HAVE ALL SEAMS, JOINTS, AND CONNECTIONS SEALED WITH TWO COATS OF DUCT SEALER.
16.7.	IN AREAS WHERE DUCTWORK IS EXPOSED, CEILING AREAS OR OTHER, ALL SEAMS, JOINTS, AND CONNECTIONS SHALL BE SEALED WITH TWO COATS OF DUCT SEALER WITH STRAIGHT EDGES FOR AESTHETIC APPEAL. USE MASKING TAPE OR SIMILAR TO ENSURE THE SEALANT IS APPLIED IN STRAIGHT CONTINUOUS LINES.
16.8.	THE CONTRACTOR SHALL ATTEMPT IN AN AREA THAT IS TO HAVE A DROPPED CEILING WITH CONCEALED DUCTWORK, INSTALLATION OF DUCT TAPE INSTALLED OVER TOP OF THE DUCT SEALANT FOR AESTHETIC APPEAL, IF THIS IS ACCEPTED BY THE ARCHITECTURAL AND/OR INTERIOR DESIGN CONSULTANT. THEN IN ALL OCCUPIED AREAS THAT ARE OPEN TO THE STRUCTURE, EXPOSED CEILINGS OR OTHER, DUCT TAPE SHALL BE APPLIED OVER TOP OF THE SEALANT IN A CLEAN CONTINUOUS INSTALLATION.
17. INSULATION & JACKETING	
17.1.	ALL SUPPLY AIR DUCTWORK IN CONCEALED CEILING SPACES WHICH ARE NOT PROVIDED WITH ACOUSTIC INSULATION ARE TO BE C/W 25MM (1") FIBREGLASS INSULATION C/W VAPOUR BARRIER FINISH. INSTALL TO BCICA STANDARDS. EXPOSED SUPPLY AIR DUCTWORK DOES NOT REQUIRE EXTERNAL INSULATION.
17.2.	INSULATE EXHAUST DUCTS FOR A LENGTH OF 3M (10') FROM EXTERIOR OPENINGS TO WHICH THEY ARE FASTENED/CONNECTED. INSULATION TO BE 25MM (1") THERMAL FIBREGLASS INSULATION C/W VAPOUR BARRIER.
17.3.	INSULATE OUTDOOR AIR DUCTS AND COMBUSTION AIR WITH INSULATION 50MM (2") THERMAL FIBREGLASS INSULATION C/W VAPOUR BARRIER.
17.4.	DUCTS EXPOSED TO OUTDOORS TO BE INTERNALLY INSULATED WITH 75MM (3") OF THERMAL FIBREGLASS INSULATION.
17.5.	INSULATE ALL EXISTING DUCTWORK IF NOT PREVIOUSLY INSULATED WITHIN PROJECT SCOPE OF AREA.
17.6.	ALL NEW DUCT WRAP INSULATION SHALL INCLUDE A FOIL SCRIM KRAFT VAPOUR RETARDING FINISH.
17.7.	ALL DIMENSIONS OF DUCTWORK WITH INTERNAL INSULATION LINING (SHOWN ON DRAWINGS WITH CROSS-HATCHING) ARE THE CLEAR INSIDE DIMENSIONS. THICKNESS TO BE 1" UNLESS NOTED OTHERWISE. EXTERIOR DUCTWORK SHALL HAVE A MINIMUM 2" (R-8) LINER.
17.8.	INSULATE ALL NEW DOMESTIC COLD WATER, DOMESTIC HOT WATER AND DOMESTIC HOT WATER RECIRCULATION PIPING WITH INTEGRAL VAPOUR BARRIER JACKET TO BCICA STANDARDS AND ASHRAE 90.1-2016:
17.8.1.	DOMESTIC COLD WATER ALL SIZES: 1" THICK MINERAL FIBRE INSULATION.
17.8.2.	DOMESTIC HOT WATER AND RECIRCULATION FOR 1/2" - 1-1/4" PIPE SIZE: 1" THICK MINERAL FIBRE INSULATION.
17.8.3.	DOMESTIC HOT WATER AND RECIRCULATION FOR 1-1/2" AND GREATER PIPE SIZE: 1.5" THICK MINERAL FIBRE INSULATION.
17.9.	INSULATE EXISTING PIPING IF NOT PREVIOUSLY INSULATED WITHIN PROJECT SCOPE OF AREA.
17.10.	INSULATE ALL (EXISTING AND NEW) CONDENSATE PIPING, INCLUDING P-TRAP, WITH 1/2" THICK MINERAL INSULATION C/W INTEGRAL VAPOUR BARRIER JACKET TO BCICA STANDARDS.
17.11.	INSULATE ALL (EXISTING AND NEW) STORM PIPING ABOVE GRADE WITH 1" THICK MINERAL FIBRE INSULATION C/W INTEGRAL VAPOUR JACKET
17.12.	ALL EXISTING AND NEW INSULATED EXPOSED PIPE, WHETHER IN EXPOSED CEILINGS OR OTHER, SHALL BE FURTHER PROTECTED WITH PVC JACKETING.
18. FIRE STOPPING	
18.1.	CONTRACTOR SHALL INCLUDE FOR ALL FIRESTOPPING FOR NEW AND EXISTING MECHANICAL SYSTEMS AND COMPONENTS, INCLUDING CONTROLS WIRING, DUCTWORK, PIPING AND OTHER MECHANICAL PENETRATIONS THROUGH RATED FIRE SEPARATIONS. FIRE-STOPPING SYSTEMS SHALL BE EQUAL TO HLTI FIRESTOP SYSTEMS, FOR THE SPECIFIC TYPE OF PENETRATIONS. A SUMMARY LIST OF ALL ULC FIRESTOP DETAILS, WITH REFERENCES TO SPECIFIC INSTALLATIONS WITHIN THE BUILDING, SHALL BE PROVIDED AS PART OF THE MAINTENANCE MANUALS.
18.2.	SUBMIT SHOP DRAWINGS TO SHOW PROPOSED MATERIAL, REINFORCEMENT, ANCHORAGE, FASTENINGS AND METHOD OF INSTALLATION. CONSTRUCTION DETAILS SHOULD ACCURATELY REFLECT ACTUAL JOB CONDITIONS. SUBMIT MANUFACTURER'S PRODUCT DATA FOR MATERIALS AND PREFABRICATED DEVICES. PROVIDE DESCRIPTIONS WHICH ARE SUFFICIENT FOR IDENTIFICATION AT JOB SITE. INCLUDE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.
18.3.	FIRE STOPPING SHALL BE INSTALLED BY QUALIFIED INSTALLERS WITH QUALIFICATION CARDS FOR THE FIRE STOPPING SYSTEMS. UPON COMPLETION OF THE INSTALLATION, A CERTIFICATION LETTER FROM THE INSTALLERS SHALL BE SUBMITTED FOR CONSULTANT'S REVIEW.
18.4.	OMICRON TO BE CALLED FOR FIRE STOP INSPECTION PRIOR TO BOARDING UP.
18.5.	REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE SEPARATIONS. FIRE PENETRATION MATERIALS ARE REQUIRED WHERE MECHANICAL SYSTEMS PENETRATE THESE SEPARATIONS.
19. FIRE DAMPERS	
19.1.	SUPPLY AND INSTALL TYPE B OR C FIRE DAMPERS WHERE SHOWN ON THE DRAWINGS AS REQUIRED BY CODE. DAMPERS MUST BE ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.
19.2.	FIRE DAMPERS SHALL BE DYNAMIC UNLESS OTHERWISE NOTED ON DRAWINGS.
19.3.	DAMPERS MUST BE CONSTRUCTED TO THE APPROVAL OF, OR STANDARDS OF, ULC, SMACNA, OR WARNOCK HERSEY, AND SHALL CARRY THE LABEL OF THE APPROVING AUTHORITY. PROVIDE SHOP DRAWINGS FOR REVIEW BY OMICRON.
19.4.	DAMPERS MUST, IN THE OPEN POSITION, PROVIDE A COMPLETELY FRICTION AND NOISE FREE PASSAGE FOR AIRFLOW, EQUAL IN AREA TO THAT OF THE ATTACHED DUCTS.
19.5.	INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS WITH FULL ANGLE FRAMING AND BREAK AWAY DUCT PROVIDE INSTALLATION DETAILS WITH SHOP DRAWINGS.
19.6.	PROVIDE ACCESS DOOR IN DUCTING FOR EASY REPLACEMENT OF FUSIBLE LINKS. SUITABILITY OF THE ACCESS LOCATION AND SIZE SHALL BE JUDGED ON-SITE BY THE CONSULTANT.
19.7.	FUSIBLE LINKS SHALL HAVE A MELTING POINT OF 71°C UNLESS NOTED OTHERWISE.
19.8.	DAMPERS SHALL HAVE MINIMUM 1½ HOUR RATING, SUITABLE FOR INSTALLATION IN A 2 HOUR RATED ASSEMBLY, UNLESS NOTED OTHERWISE.
19.9.	DROP TEST ALL FIRE DAMPERS. PROVIDE A WRITTEN REPORT PRIOR TO OCCUPANCY.
20. PLUMBING PIPING AND VALVES	
20.1.	ALL PLUMBING TO MEET THE MINIMUM REQUIREMENTS OF THE PLUMBING CODE AND VBBL 2019.
20.2.	SANITARY, VENT, CONDENSATE AND STORM SEWER PIPING, ABOVE GRADE
20.2.1.	CAST IRON PIPE:
20.2.1.1.	CISPI 301, HUBLESS, SERVICE WEIGHT.
20.2.1.2.	FITTINGS: CAST IRON.
20.2.1.3.	JOINTS: CISPI 310, NEOPRENE GASKETS AND STAINLESS-STEEL CLAM-AND-SHIELD ASSEMBLIES.
20.2.2.	COPPER TUBE:
20.2.2.1.	ASTM B88 TYPE K HARD TEMPER
20.2.2.2.	FITTINGS: ASME B16.23, CAST BRONZE, OR ASME B16.29, WROUGHT COPPER.
20.2.2.3.	JOINTS: ASTM B32, SOLDER, LEAD FREE.
20.2.3.	COPPER PIPE:
20.2.3.1.	ASTM B42, ASTM B302.
20.2.3.2.	FITTINGS: ASME B16.23, CAST BRONZE, OR ASME B16.29, WROUGHT COPPER.
20.2.3.3.	JOINTS: ASTM B32, SOLDER, LEAD FREE.
20.3. WATER PIPING ABOVE GRADE	
20.3.1.	COPPER TUBING:
20.3.1.1.	ASTM B88, ASTM B88, TYPE 1, FOR DOMESTIC COLD WATER, TYPE X FOR DOMESTIC HOT WATER AND RECIRCULATION.
20.3.1.2.	FITTINGS: ASME B16.18, CAST COPPER ALLOY OR ASME B16.22, WROUGHT COPPER AND BRONZE.
20.3.1.3.	JOINTS: ASTM B32, SOLDER, GRADE 95TA.
20.4. GATE VALVES	
20.4.1.	UP TO AND INCLUDING 50MM (2 INCHES): MSS SP-80, CLASS 125, BRONZE BODY, BRONZE TRIM, RISING STEM, HANDWHEEL, INSIDE SCREW, SOLID WEDGE DISC, SOLDER OR THREADED ENDS.
20.4.2.	50MM (2 INCHES) AND LARGER: MSS SP-70, CLASS 125 IRON BODY, BRONZE TRIM, OUTSIDE SCREW AND YOKE, HANDWHEEL, SOLID WEDGE DISC, FLANGED ENDS. PROVIDE CHAIN-WHEEL OPERATORS FOR VALVES 150MM (6 INCHES) AND LARGER MOUNTED OVER 2400MM (8 FEET) ABOVE FLOOR.
20.5. GLOBE VALVES	
20.5.1.	UP TO AND INCLUDING 50MM (2 INCHES): MSS SP-80, CLASS 150 BRONZE BODY, BRONZE TRIM, HANDWHEEL, BRONZE DISC, SOLDER OR THREADED ENDS.
20.5.2.	50MM (2 INCHES) AND LARGER: MSS SP-85, CLASS 150 IRON BODY, BRONZE TRIM, HANDWHEEL, OUTSIDE SCREW AND YOKE, RENEWABLE BRONZE PLUG-TYPE DISC, RENEWABLE SEAT, FLANGED ENDS. PROVIDE CHAIN-WHEEL OPERATORS FOR VALVES 150MM (6 INCHES) AND LARGER MOUNTED OVER 2400MM (8 FEET) ABOVE FLOOR.
20.6. BALL VALVES	
20.6.1.	CONSTRUCTION, 100MM (4 INCHES) AND SMALLER: MSS SP-110, CLASS 150, 2760 KPA (400 PSI) CWP BRONZE, TWO-PIECE BODY, CHROME PLATED BRASS BALL, REGULAR PORT, TEFLON SEATS AND STUFFING BOX RING, BLOW-OUT PROOF STEM, LEVER HANDLE WITH BALANCING STOPS, SOLDER OR THREADED ENDS WITH UNION.
20.7. BUTTERFLY VALVES	
20.7.1.	CONSTRUCTION 40MM (1-1/2 INCHES) AND LARGER: MSS SP-67, 1380 KPA (200 PSI) CWP CAST OR DUCTILE IRON BODY, ALUMINUM BRONZE DISC, RESILIENT REPLACEABLE EPDM SEAT, WAFFER LUG OR GROOVED ENDS, EXTENDED NECK, 10 POSITION LEVER HANDLE. PROVIDE GEAR OPERATORS FOR VALVES <150MM (6 INCHES) AND LARGER, AND CHAIN-WHEEL OPERATORS FOR VALVES MOUNTED OVER 2400MM (8 FEET) ABOVE FLOOR.
20.8. FLOW CONTROLS	
20.8.1.	MANUFACTURER: STANDARD OF ACCEPTANCE: WATTS OR EQUAL.
20.8.2.	CONSTRUCTION: CLASS 125 BRASS OR BRONZE BODY WITH UNION ON INLET AND OUTLET, TEMPERATURE AND PRESSURE TEST PLUG ON INLET AND OUTLET, BLOWDOWN/BACKFLUSH DRAIN.
20.8.3.	CALIBRATION: CONTROL FLOW WITHIN 5 PERCENT OF SELECTED RATING, OVER OPERATING PRESSURE RANGE OF 10 TIMES MINIMUM PRESSURE REQUIRED FOR CONTROL, MAXIMUM MINIMUM PRESSURE 24 KPA (3.5 PSI).
20.9. SWING CHECK VALVES	
20.9.1.	MANUFACTURERS: STANDARD OF ACCEPTANCE: ARMSTRONG OR EQUAL.
20.9.2.	UP TO AND INCLUDING 50MM (2 INCHES): MSS SP-80, CLASS 150 BRONZE BODY AND CAP, BRONZE SWING DISC WITH RUBBER SEAT, SOLDER OR THREADED ENDS.
20.9.3.	50MM (2 INCHES) AND LARGER: MSS SP-71, CLASS 125 IRON BODY, BRONZE SWING DISC, FLANGED OR GROOVED ENDS.
20.10. SPRING LOADED CHECK VALVES	
20.10.1.	MANUFACTURERS: STANDARD OF ACCEPTANCE: ARMSTRONG OR EQUAL.
20.10.2.	CLASS 125 IRON BODY, BRONZE TRIM, STAINLESS STEEL SPRINGS, BRONZE DISC, BUNA N SEALS, WAFFER STYLE ENDS.
20.11. WATER PRESSURE REDUCING VALVES	
20.11.1.	MANUFACTURERS: STANDARD OF ACCEPTANCE: WATTS OR EQUAL.
20.11.2.	UP TO 50MM (2 INCHES): MSS SP-80, BRONZE BODY, STAINLESS STEEL AND THERMOPLASTIC INTERNAL PARTS, FABRIC REINFORCED DIAPHRAGM, STRAINER, DOUBLE UNION ENDS.
20.11.3.	OVER 50MM (2 INCHES): MSS SP-85, CAST IRON BODY, BRONZE FITTED, ELASTOMERIC DIAPHRAGM AND SEAT DISC, FLANGED.
20.12. RELIEF VALVES	
20.12.1.	PRESSURE RELIEF:
20.12.1.1.	MANUFACTURERS: STANDARD OF ACCEPTANCE: WATTS.
20.12.1.2.	AGA Z21.22 CERTIFIED, BRONZE BODY, TEFLON SEAT, STAINLESS STEEL STEM AND SPRINGS, AUTOMATIC, DIRECT PRESSURE ACTUATED.
20.12.2.	TEMPERATURE AND PRESSURE RELIEF:
20.12.2.1.	MANUFACTURERS: STANDARD OF ACCEPTANCE: WATTS
20.12.2.2.	AGA Z21.22 CERTIFIED, BRONZE BODY, TEFLON SEAT, STAINLESS STEEL STEM AND SPRINGS, AUTOMATIC, DIRECT PRESSURE ACTUATED, TEMPERATURE RELIEF MAXIMUM 88.9°C (210°F), CAPACITY ASME SEC IV CERTIFIED AND LABELLED.
20.13. STRAINERS	
20.13.1.	MANUFACTURERS: STANDARD OF ACCEPTANCE: ARMSTRONG
20.13.2.	SIZE 50MM (2 INCH) AND UNDER: THREADED BRASS BODY FOR 1200 KPA (175 PSI) CWP. Y PATTERN WITH 0.8MM (1/32 INCH) STAINLESS STEEL PERFORATED SCREEN.
20.13.3.	SIZE 40MM (1-1/2 INCH) TO 100MM (4 INCH): CLASS 125, FLANGED IRON BODY, Y PATTERN WITH 1.6MM (1-1/16 INCH) STAINLESS STEEL PERFORATED SCREEN.
20.13.4.	SIZE 125MM (5 INCH) AND LARGER: CLASS 125, FLANGED IRON BODY, BASKET PATTERN WITH 3.2MM (1/8 INCH) STAINLESS STEEL PERFORATED SCREEN, AND BALL VAL



Main table containing mechanical specifications and drawing list. Includes sections for TESTING, IDENTIFICATION, AIR BALANCING, RECORD DRAWINGS, SUPPORTS, HANGERS, BASES & PIERS, INSERTS AND ANCHOR BOLTS, OPENINGS IN ARCHITECTURAL/STRUCTURAL MEMBERS, ACCESS DOORS, DESIGN, CONTROL SEQUENCE, and WIRING AND CONDUIT.

ISSUED table with columns for #, DATE, and REMARKS. Shows two entries for 2026-03-20 and 2026-03-27.

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

DRAWING LIST - MECHANICAL table with columns for drawing number and description. Lists drawings M0.0.1 through P2.1.1.

Revision table with columns for Drawn, Checked, and Project Number. Shows DV, MD, and 10-25-054.

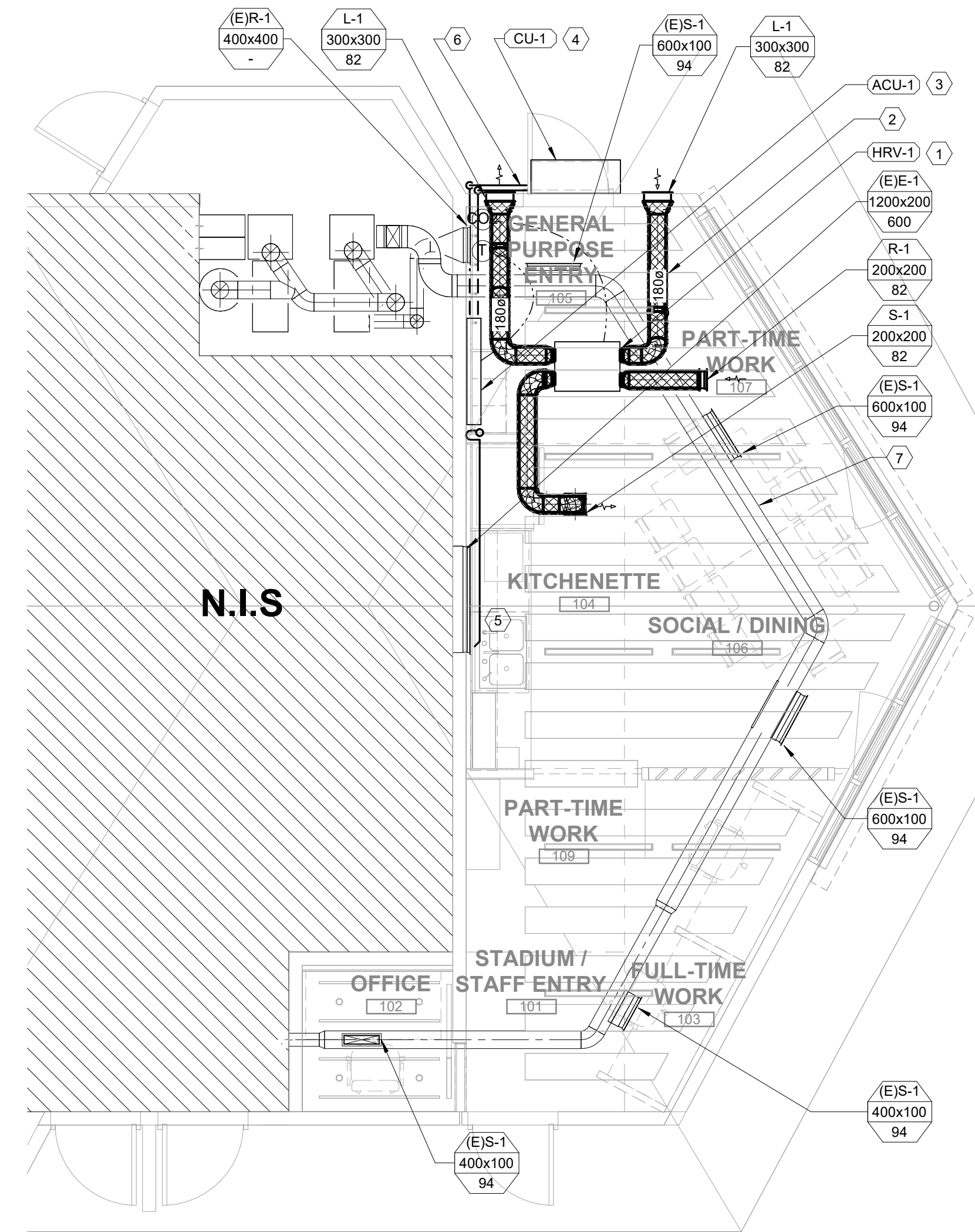
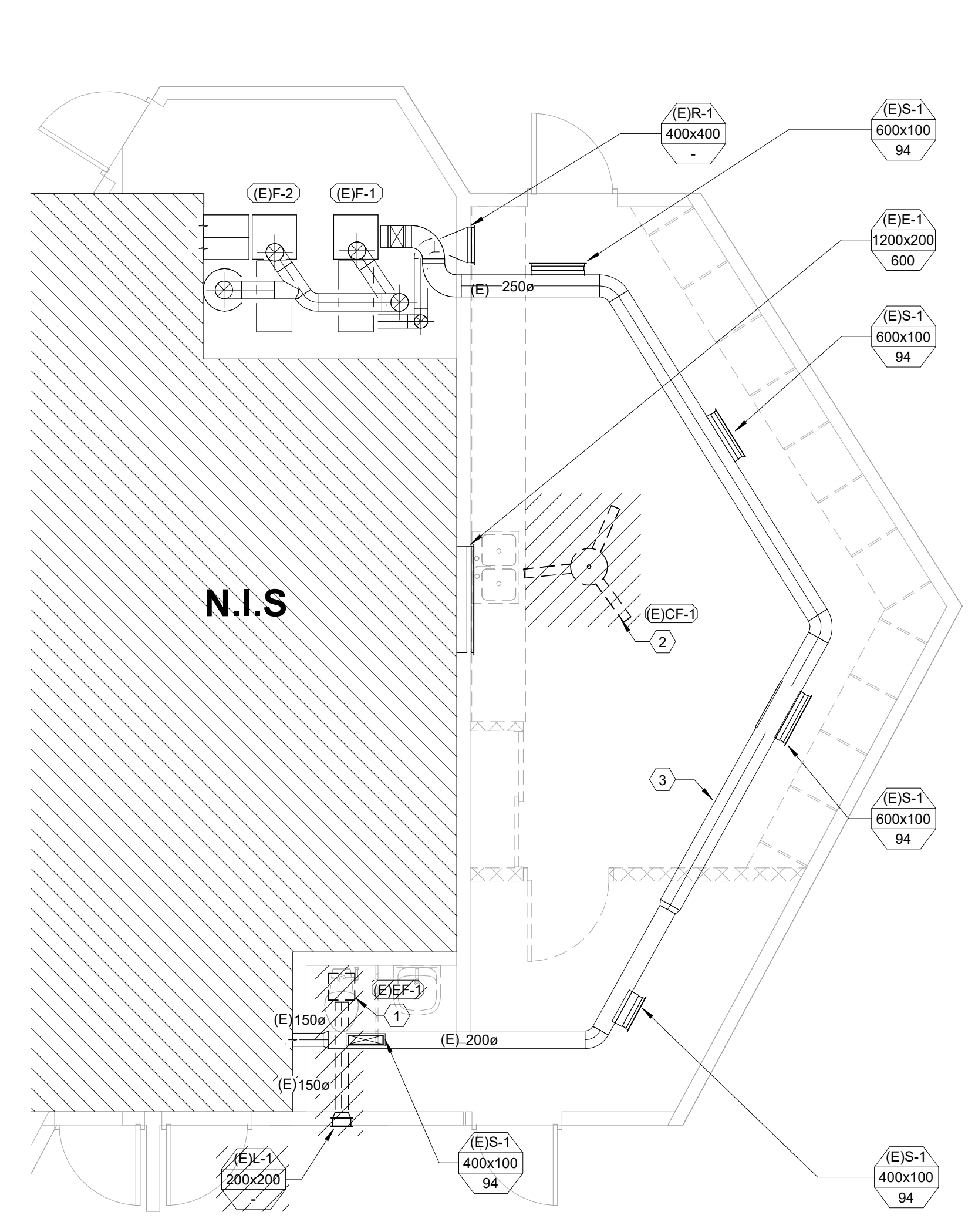
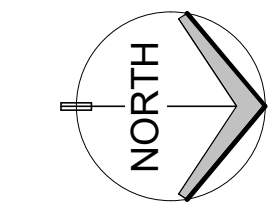
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MECHANICAL SPECIFICATION & LEGEND

M0.0.2

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

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

- KEYED NOTES**
- 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
 - PROVIDE NEW INSULATED OUTDOOR AIR INTAKE AND EXHAUST DUCTWORK COMPLETE WITH WEATHER HOODS, BACKDRAFT DAMPERS, AND BIRD SCREENS.
 - INDOOR UNIT WALL MOUNTED AS SHOWN COMPLETE WITH CONDENSATE DRAIN PAN, TRAP, AND PIPING TO NEAREST DRAIN. UNIT TO BE PLACED BELOW CEILING
 - 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.
 - PROVIDE CONDENSATE DRAIN WITH TRAP. CONNECT CONDENSATE DRAIN UPSTREAM OF SINK SANITARY P-TRAP.
 - PROVIDE INSULATED REFRIGERANT PIPING FOR RETURN AND SUPPLY, CONTROL WIRING, AND LINE-SET COVERS BETWEEN INDOOR AND OUTDOOR UNITS.
 - 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**
- BRANCH DUCTS SHALL MATCH DIFFUSER NECK SIZE UNLESS NOTED OTHERWISE.
 - COORDINATE NEW WORK WITH OTHER TRADE AND BASE BUILDING SERVICES
 - THERMOSTAT, SWITCH, AND TEMPERATURE SENSOR LOCATIONS ARE APPROXIMATE. FINAL LOCATIONS TO BE COORDINATED ON SITE WITH INTERIOR DESIGNER
 - FIELD VERIFY LOCATIONS AND SIZES OF EXISTING DUCTWORK AND SERVICES.
 - PROVIDE SUFFICIENT ACCESS TO ALL EQUIPMENT FOR MAINTENANCE. IF SUFFICIENT ACCESS CANNOT BE ENSURED, CONTRACTOR SHALL INFORM THE CONSULTANT.
 - ALL PIPING & DUCTWORK IN EXPOSED CEILING AREAS TO BE PAINTED AS PER INTERIOR DESIGNER'S REQUIREMENTS.
 - INSULATE ALL NEW AND EXISTING DUCTWORK WITHIN CEILING PLENUM AS PER MECHANICAL SPECIFICATIONS. CONTRACTOR SHALL FIELD VERIFY EXTENT OF ALL EXISTING UN-INSULATED DUCTWORK.

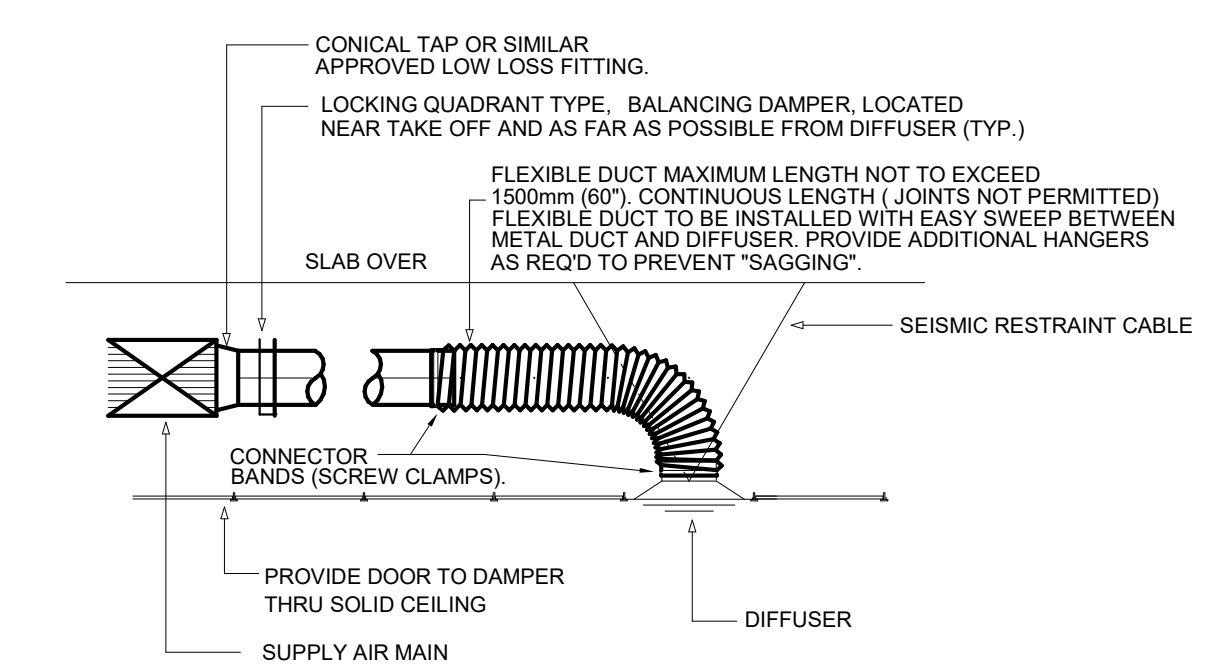
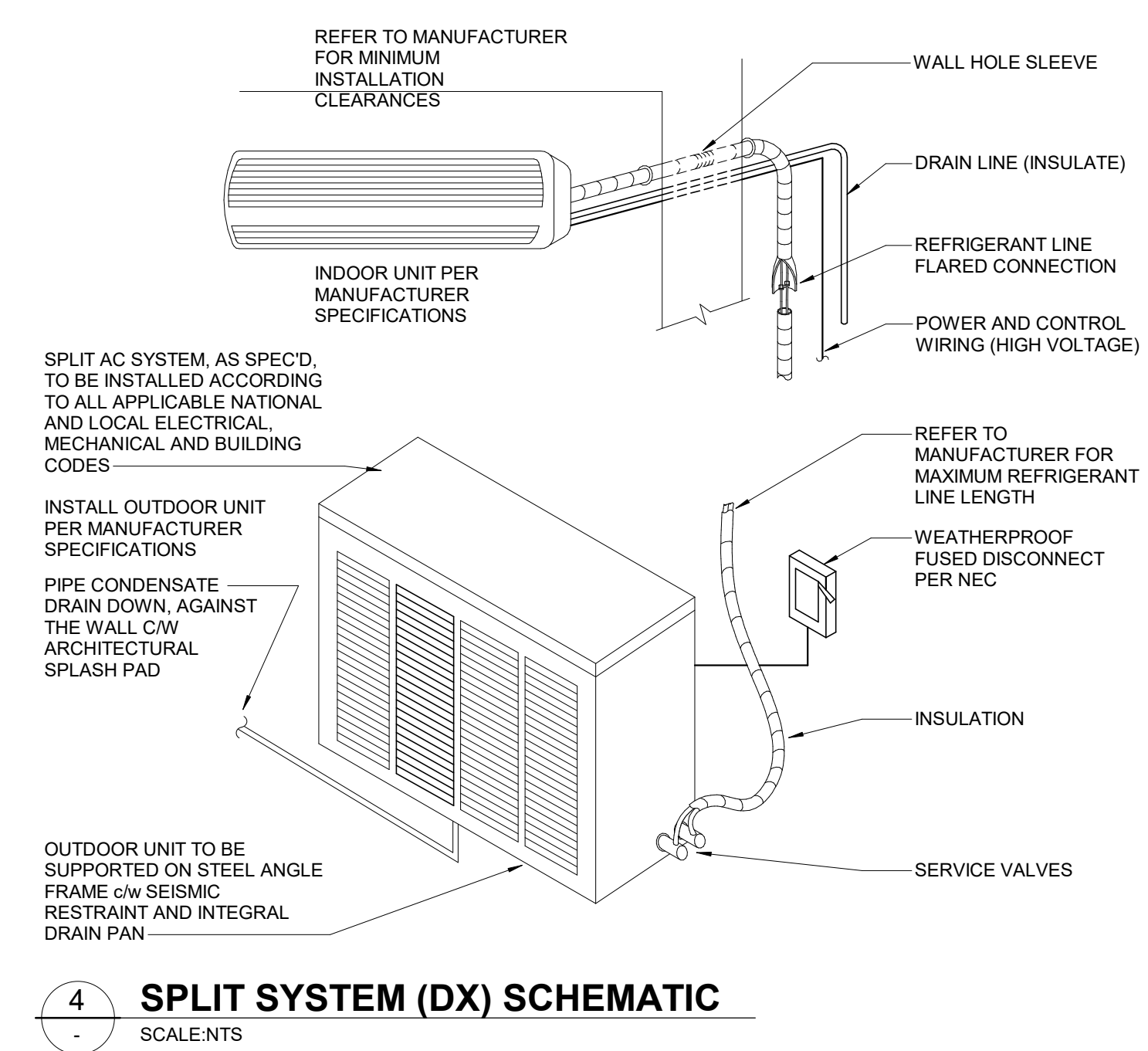
DUCT SYMBOL LEGEND

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

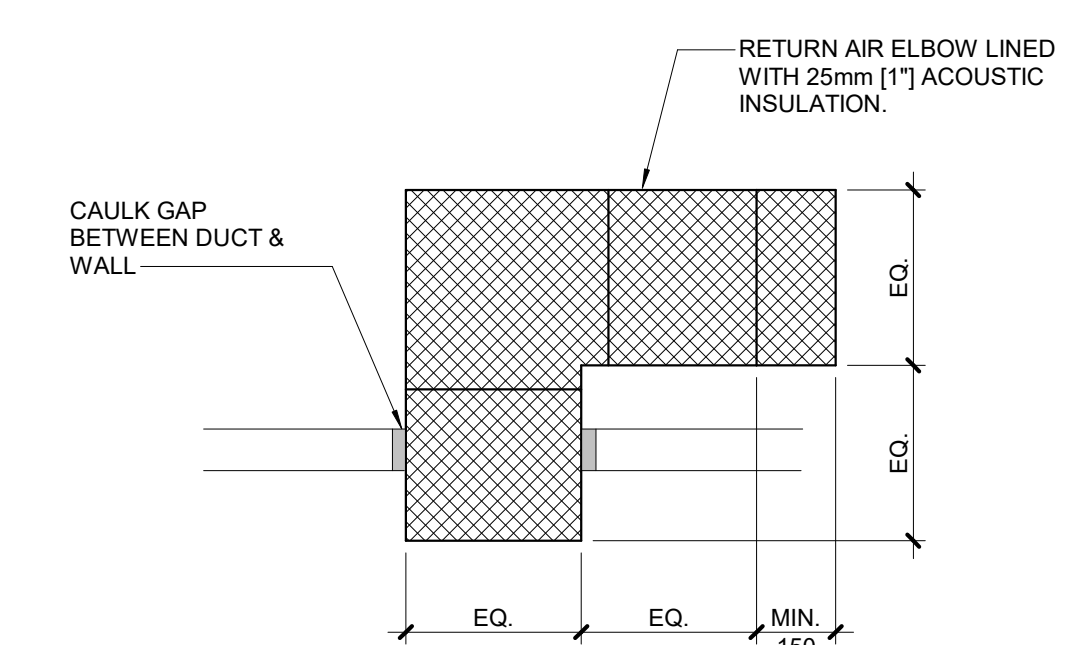
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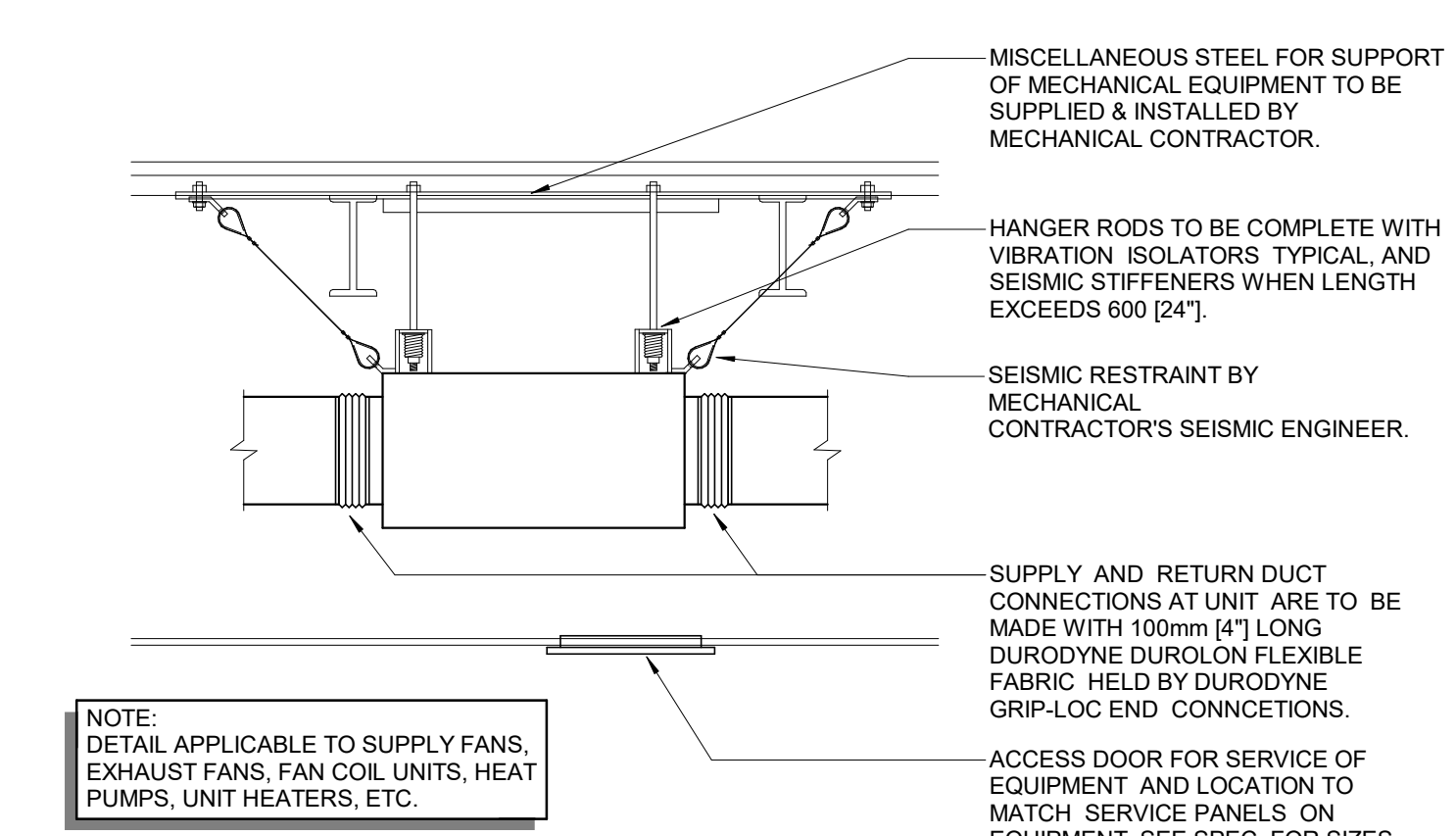
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1 DIFFUSER DUCT ASSEMBLY
SCALE:N/T



2 TRANSFER AIR ELBOW DETAIL
SCALE:N/T



3 TYP. SUSPENDED MECHANICAL EQUIPMENT
SCALE:N/T

AIR TERMINALS					
TAG	MAKE	MODEL	INSTALLTION	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)

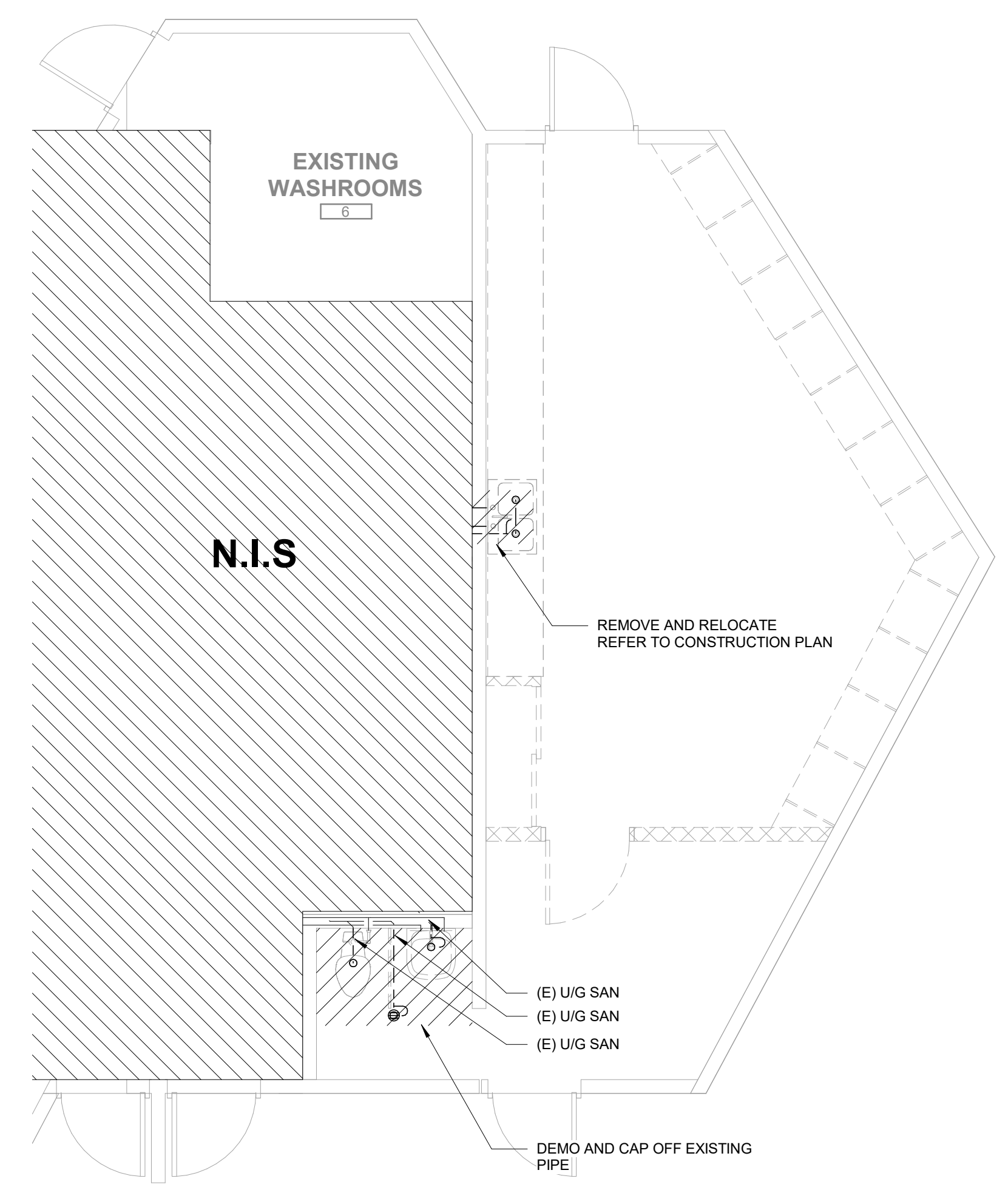
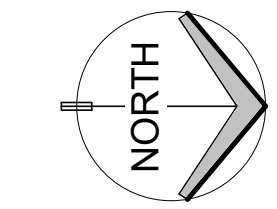
ISSUED #	DATE	REMARKS
2026-03-20		ISSUED FOR BP
2026-03-27		ISSUED FOR TENDER

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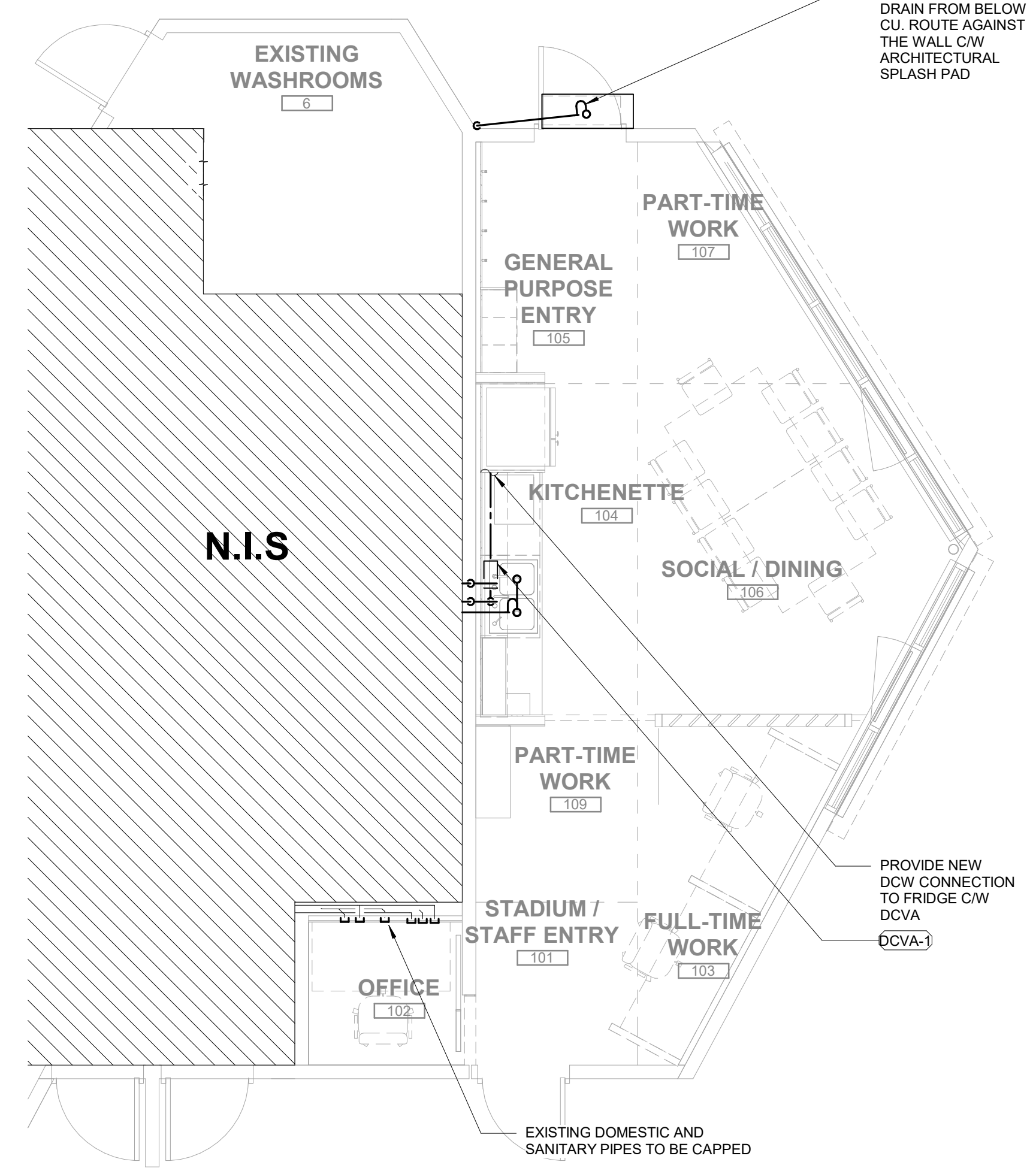
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 Project Number 10-25-054

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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

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

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

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