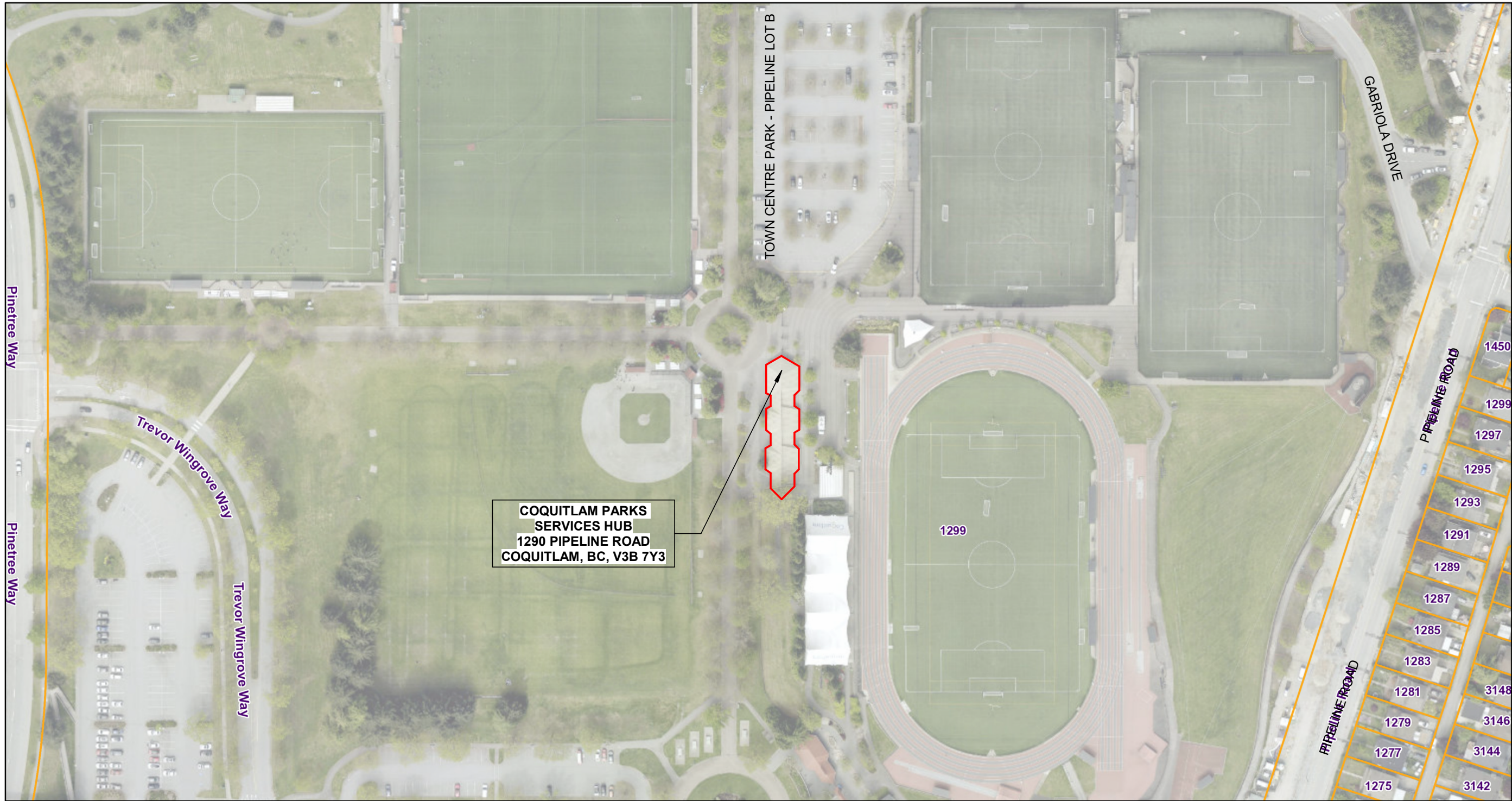


LOCATION PLAN



ABBREVIATIONS

A.B.	ANCHOR BOLT	INSUL.	INSULATION
ACOUST.	ACOUSTICAL	INT.	INTERIOR
A.F.F.	ABOVE FINISH FLOOR	I.M.P.	INSULATED METAL PANEL
A.H.U.	AIR HANDLING UNIT	JAN.	JANITOR
ALT.	ALTERNATE	JOINT	JOINT
ALUM.	ALUMINUM	LAM.	LAMINATE
ANOD.	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
BULKING	BLOCKING	MTD.	MOUNTED
BM.	BEAM	MTL.	METAL
B.O.	BOTTOM OF	N.I.C.	NOT IN CONTRACT
BOT.	BOTTOM	NO.	NUMBER
B.S.	BOTH SIDES	N.T.S.	NOT TO SCALE
C.I.P.	CAST IN PLACE	O.D.	OUTSIDE DIAMETER
C.J.	CONTROL JOINT	O/H	OVERHEAD
CLG.	CEILING	OPP.	OPPOSITE
CL.R.	CLEAR	ON CENTER	ON CENTER
C.M.U.	CONCRETE MASONRY UNIT	OP'NG	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	REQ'D	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	S.G.	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	STEEL	STEEL
FD.	FOUNDATION	S.T.L.	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	TPRD.	TEMPERED
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	UNO.	UNLESS NOTED OTHERWISE
GYP. / G.W.B.	GYPSPUM / GYPSUM WALL BOARD	U/S	UNDERSIDE
H.C.	HOLLOW CORE	VBBL	VANCOUVER BUILDING BYLAW
H.D.	HEAVY DUTY	V.C.T.	VINYL COMPOSITION TILE
HOWD.	HARDWOOD	W.	WITH
HORIZ.	HORIZONTAL	W.B.	WALL BASE
H.M.	HOLLOW METAL	WD.	WOOD
H.P.	HIGH POINT	WIRED.	WIRED
HT.	HEIGHT	WNDW.	WINDOW
I.D.	INSIDE DIAMETER		

SYMBOL LEGEND

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

PROJECT CONTACTS

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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

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F. 604 632 3351
www.omicronaec.com

CONSULTANT

ISSUED #	DATE	REMARKS
A	2025-11-20	30% DESIGN
B	2026-01-09	60% DESIGN
C	2026-02-18	90% DESIGN
D	2026-03-20	ISSUED FOR BP
E	2026-03-27	ISSUED FOR IFT
1	2026-04-16	ADDENDUM #1
2	2026-04-20	ADDENDUM #2

ISSUED FOR IFT



Coquitlam

PARKS SERVICES
HUB

1290 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

Drawn:	Checked:
Project Number	10-25-054

PROJECT INFORMATION

A0.0.1

C:\Users\paul.2\OneDrive\Documents\10-25-054 Coquitlam Park Services Hub_ARCH_10-25-054.dwg
4/27/2025 1:32:46 AM

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

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permitted in 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 the drawing are marked "Superseded", with reference to the latest issue, and used for reference purposes only.

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

ARCHITECTURAL SPECIFICATION

THE ARCHITECTURAL SPECIFICATION FORMS PART OF THE CONTRACT DOCUMENTS AND IS TO BE READ, INTERPRED, 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

- SUMMARY**
- WORK INCLUDES TENANT IMPROVEMENT CONSTRUCTION AS INDICATED ON THE DRAWINGS, INCLUDING SELECTIVE DEMOLITION, NEW PARTITIONS/FURRING, CEILINGS, FINISHES, MILLWORK AND SPATIAL DIVIDER, AND MODIFICATIONS TO OPENINGS/HARDWARE WITHIN THE TI SCOPE.
 - PROVIDE WATER-RESISTANT FLOOR AND BASEBOARD FINISH SUITABLE FOR WET MOPPING AND TRACKED-IN MOISTURE AT ENTRIES AND CIRCULATION WITHIN TI AREAS.
 - COORDINATE OWNER-FURNISHED ITEMS FOR CONTRACTOR INSTALLATION WHERE SHOWN, INCLUDING REFRIGERATOR AND PAPER TOWEL DISPENSER IN TI AREAS.

- WORK EXCLUDED**
- WASHROOMS ARE NOT IN SCOPE: NO DEMOLITION, FINISHES, FIXTURES, OR ACCESSORIES IN WASHROOMS UNLESS SPECIFICALLY SHOWN OTHERWISE.
 - FURNITURE AND LOOSE EQUIPMENT ARE BY OWNER UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
 - MECHANICAL, ELECTRICAL, PLUMBING, WORK IS SPECIFIED IN OTHER SECTIONS EXCEPT FOR COORDINATION AND MINOR INCIDENTAL SUPPORTS/BACKING REQUIRED FOR ARCHITECTURAL WORK.

- RELATED REQUIREMENTS**
- 01 31 00 PROJECT MANAGEMENT AND COORDINATION
 - 02 41 19 SELECTIVE DEMOLITION
 - 09 05 19 RESILIENT TILE FLOORING
 - 10 09 05 13 BASEBOARDS
 - 11 10 28 13 PAPER TOWEL DISPENSER
 - 12 12 35 30 CASEWORK AND ARCHITECTURAL MILLWORK

2. PRODUCTS

NOT USED.

3. EXECUTION

COORDINATION

- VISIT SITE PRIOR TO BID AND VERIFY CONDITIONS AND DIMENSIONS; DRAWINGS ARE BASED ON AVAILABLE AS-BUILT INFORMATION AND MAY NOT REFLECT ALL FIELD CONDITIONS.
- PROTECT EXISTING ELEMENTS TO REMAIN, INCLUDING WINDOWS AND EXTERIOR DOORS, MAINTAIN OPERABILITY WHERE REQUIRED.

01 31 00 PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 COORDINATION

- COORDINATE WORK WITH MECHANICAL/ELECTRICAL/PLUMBING AND BASE BUILDING OPERATIONS TO MAINTAIN EGRESS, FIRE PROTECTION SYSTEMS, AND SERVICES.
- COORDINATE ACCESS CONTROL, MODIFICATIONS, POWER/DATA REQUIREMENTS, AND UNDER-CABINET LIGHTING WITH ELECTRICAL.
- MAINTAIN OPERABLE WINDOW FUNCTION WHERE NOTED; ENSURE MINIMUM OPENING ANGLE IS MAINTAINED AFTER NEW WALL INSTALLATION ADJACENT TO WINDOW.

1.2 MEETINGS

- HOLD PRE-INSTALLATION MEETINGS FOR FLOORING, CEILINGS, AND MILLWORK/SPATIAL DIVIDER.

PART 2 - PRODUCTS

NOT USED.

PART 3 - EXECUTION

3.1 FIELD VERIFICATION

- CONFIRM DIMENSIONS, SUBSTRATE CONDITIONS, AND SERVICE LOCATIONS BEFORE FABRICATION AND INSTALLATION.
- REPORT DISCREPANCIES AND CONFLICTS TO CONSULTANT PRIOR TO COMMENCING WORK.

01 33 00 - SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.1 ADMINISTRATIVE REQUIREMENTS

- SUBMIT IN ACCORDANCE WITH CONTRACT REQUIREMENTS AND CCDC-2 PROCEDURES.
- PROVIDE SUBMITTALS SUFFICIENTLY IN ADVANCE TO AVOID DELAYS.

1.2 SUBMITTALS

- PRODUCT DATA AND SAMPLES: FLOORING, BASEBOARD, ABUSE-RESISTANT GYPSUM BOARD, SEALANTS, FIRESTOPPING, CEILING BAFFLES, ACOUSTIC WALL TREATMENT, PAINT, WINDOW FILM, LOCKERS, WHITEBOARD, AND CASEWORK MATERIALS.
- SHOP DRAWINGS: MILLWORK/SPATIAL DIVIDER (INCLUDING ANCHORAGE), BARN DOOR HARDWARE, CEILING COORDINATION DRAWINGS, AND DOOR HARDWARE SCHEDULE.
- CLOSEOUT: WARRANTIES, O&M DATA, CLEANING/MAINTENANCE INSTRUCTIONS.

PART 2 - PRODUCTS

NOT USED.

PART 3 - EXECUTION

NOT USED.

01 35 29 - HEALTH, SAFETY AND EMERGENCY RESPONSE PROCEDURES

PART 1 - GENERAL

1.1 REQUIREMENTS

- COMPLY WITH WORKSAFEBC AND APPLICABLE REGULATIONS.
- PROVIDE DUST CONTROL, BARRIERS, SIGNAGE, AND MAINTAIN SAFE EGRESS AT ALL TIMES.
- PROVIDE EMERGENCY CONTACT LIST AND INCIDENT RESPONSE PROCEDURES ON SITE.

PART 2 - PRODUCTS

NOT USED.

PART 3 - EXECUTION

IMPLEMENT CONTROLS; MAINTAIN HOUSEKEEPING; REMOVE WASTE REGULARLY.

01 41 00 - REGULATORY REQUIREMENTS

PART 1 - GENERAL

1.1 CODES AND STANDARDS

- COMPLY WITH BC BUILDING CODE 2024 AND APPLICABLE MUNICIPAL BYLAWS FOR ALTERATIONS AND TENANT IMPROVEMENTS.
- MAINTAIN INTEGRITY OF EXISTING FIRE-RATED AND SMOKE SEPARATIONS WHERE WORK INTERFACES: NO REDUCTIONS IN RATING OR PERFORMANCE IS PERMITTED.
- WHERE WORK AFFECTS ACCESSIBLE ROUTES, DOORS, OR ENTRANCES, COORDINATE TO MAINTAIN MINIMUM ACCESSIBLE USABILITY PER APPLICABLE CODE REQUIREMENTS.

PART 2 - PRODUCTS

NOT USED.

PART 3 - EXECUTION

NOT USED.

01 45 00 - QUALITY CONTROL

PART 1 - GENERAL

1.1 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.

1.2 QUALIFICATIONS

- ENGAGE INSTALLERS EXPERIENCED WITH THE SPECIFIED SYSTEMS.

PART 2 - PRODUCTS

NOT USED.

PART 3 - 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.

PART 2 - PRODUCTS

PROTECTION MATERIALS AS REQUIRED.

PART 3 - EXECUTION

REMOVE TEMPORARY PROTECTION AT COMPLETION; REPAIR DAMAGE.

01 74 19 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 - GENERAL

1.1 WASTE MANAGEMENT

- DIVERT WASTE WHERE PRACTICAL; RECYCLE METALS, CLEAN CARDBOARD, AND OTHER RECYCLABLES.
- DISPOSE OF WASTE LEGALLY AND IN ACCORDANCE WITH LOCAL REQUIREMENTS.

PART 2 - PRODUCTS

NOT USED.

PART 3 - EXECUTION

MAINTAIN A CLEAN SITE; REMOVE WASTE REGULARLY.

01 77 00 - CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 SUBSTANTIAL PERFORMANCE

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

PART 2 - PRODUCTS

NOT USED.

PART 3 - EXECUTION

SCHEDULE INSPECTIONS; RECTIFY DEFICIENCIES.

01 78 00 - CLOSEOUT SUBMITTALS

PART 1 - GENERAL

1.1 OPERATION AND MAINTENANCE DATA

- PROVIDE O&M MANUALS FOR FLOORING, BASEBOARD/SEALANTS, CEILING BAFFLES, WINDOW FILM, PAINT, CASEWORK, ACCESSORIES, HARDWARE, AND APPLIANCES.
- PROVIDE WARRANTIES AND MAINTENANCE INSTRUCTIONS.

PART 2 - PRODUCTS

NOT USED.

PART 3 - EXECUTION

NOT USED.

EXISTING CONDITIONS

02 41 19 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

- SELECTIVE DEMOLITION AS INDICATED ON DRAWINGS; REMOVE ONLY DESIGNATED ELEMENTS.
- PATCH AND MAKE GOOD EXISTING CMU AND SURFACES AFFECTED BY DEMOLITION.

1.2 PROTECTION

- PROTECT ELEMENTS TO REMAIN; MAINTAIN BUILDING SERVICES AND EGRESS.
- COORDINATE DISCONNECTS WITH TRADES.

PART 2 - PRODUCTS

NOT USED.

PART 3 - EXECUTION

3.1 EXECUTION

- PERFORM DEMOLITION TO MINIMIZE DAMAGE; REPAIR ADJACENT SURFACES TO MATCH EXISTING WHERE EXPOSED.
- REMOVE DEBRIS PROMPTLY; MAINTAIN SAFE CONDITIONS.

CONCRETE

03 01 30 - CONCRETE REHABILITATION

PART 1 - GENERAL

1.1 SUMMARY

- CONCRETE REHABILITATION INCLUDING:
 - SELECTIVE REMOVAL OF DETERIORATED CONCRETE.
 - STRUCTURAL AND NON-STRUCTURAL CONCRETE PATCHING.
 - CRAACK REPAIR.
 - PREPARATION OF EXISTING CONCRETE SURFACES.
 - INSTALLATION OF ANCHORS AND ANCHOR BOLTS.
 - SLAB REINSTATEMENT FOLLOWING REMOVAL OF EXISTING WASHROOM, INCLUDING CUTTING AND CAPPING UNDERSLAB SANITARY.

1.2 REFERENCES

- CAN/CSA A23.1/A23.2
- ICRI GUIDELINES
- ASTM STANDARDS

1.3 SUBMITTALS

- PRODUCT DATA FOR REPAIR MATERIALS AND ANCHORS.
- ANCHOR BOLT SHOP DRAWINGS.
- SLAB REINSTATEMENT AND SANITARY TERMINATION METHOD.

1.4 QUALITY ASSURANCE

- CONTRACTOR TO HAVE 5 YEARS MINIMUM RELEVANT EXPERIENCE.

PART 2 - PRODUCTS

2.1 REPAIR MATERIALS

- POLYMER-MODIFIED REPAIR MORTAR.
- EPOXY BONDING AGENTS.
- CRACK INJECTION RESINS.

2.2 ANCHORS AND ANCHOR BOLTS

- MECHANICAL ANCHORS: STAINLESS STEEL WEDGE OR SLEEVE TYPE.
- ADHESIVE ANCHORS: ICC-ES/CSA APPROVED EPOXY.
- ANCHOR BOLTS: ASTM F1554 GRADE 55; HOT-DIP GALVANIZED.
- EMBLEMENT: 8-12 DIAMETERS OR AS ENGINEERED.

2.3 SLAB REINSTATEMENT MATERIALS

- CONCRETE: 25 MPA MINIMUM
- GRANULAR BASE: 95% STANDARD PROCTOR.

PART 3 - EXECUTION

3.1 EXAMINATION

- VERIFY SLAB AND WALL CONDITIONS.
- CONFIRM ROUTING OF UNDERSLAB SANITARY.

3.2 PREPARATION

- REMOVE UNSOUND CONCRETE.
- PREPARE SURFACES TO ICRI CSP 5-7.
- CUT, CAP UNDERSLAB SANITARY.

3.3 ANCHOR AND ANCHOR BOLT INSTALLATION

- DRILL HOLES; CLEAN WITH BRUSH/AIR CYCLES.
- INSTALL PER MANUFACTURER; TORQUE MECHANICAL ANCHORS.
- ALLOW ADHESIVE ANCHORS TO CURE BEFORE LOADING.

3.4 SLAB REINSTATEMENT & PATCHING

- APPLY BONDING AGENT; REINSTATE SLAB FLUSH WITH ADJACENT.

3.5 CURING

- CURE PER MANUFACTURER REQUIREMENTS.

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.

PART 2 - PRODUCTS

2.1 CONCRETE MASONRY UNITS

- NEW CONCRETE MASONRY UNITS TO MATCH EXISTING IN SIZE, TEXTURE, DENSITY, AND COLOUR.

2.2 MORTAR

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

2.3 ACCESSORIES

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

2.4 PATCHING MATERIALS

- PRE-BLENDED MASONRY REPAIR MORTARS SUITABLE FOR CONCRETE MASONRY RESTORATION.

PART 3 - EXECUTION

3.1 EXAMINATION

- VERIFY MASONRY CONDITIONS AND OPENING REQUIREMENTS FOR NEW PENETRATIONS.

3.2 PREPARATION

- CAREFULLY REMOVE CONCRETE MASONRY UNITS TO CREATE NEW OPENINGS; AVOID DAMAGE TO ADJACENT MATERIALS.
- CLEAN SUBSTRATES AND REMOVE LOOSE MATERIALS.

3.3 MASONRY PATCHING

- INSTALL NEW CONCRETE MASONRY UNITS TO MATCH EXISTING BOND PATTERN AND ALIGNMENT.
- REINSTATE JOINT REINFORCEMENT WHERE REMOVED.
- TOOL JOINTS TO MATCH EXISTING.

3.4 MAKE-GOOD AT PENETRATION LOCATIONS

- FILL VOIDS, IRREGULAR EDGES, AND GAPS AROUND MECHANICAL EQUIPMENT.
- PREPARE SURFACES FOR PAINT FINISH IF REQUIRED.

3.5 CLEANING AND PROTECTION

- CLEAN MASONRY SURFACES OF MORTAR RESIDUE.
- PROTECT REPAIRS UNTIL CURED AND INTEGRATED WITH ADJACENT FINISHES.

METALS

05 58 00 - FORMED METAL FABRICATIONS

PART 1 - GENERAL

1.1 SUMMARY

- THIS SECTION INCLUDES FORMED METAL FABRICATIONS INCLUDING ALUMINUM TRIMS, STEEL PLATES, BRACKETS, SUPPORTS, AND CUSTOM-FORMED METAL COMPONENTS AS INDICATED IN THE ARCHITECTURAL DRAWINGS.

1.2 RELATED SECTIONS

- 05 50 00 - METAL FABRICATIONS
- 06 10 00 - ROUGH CARPENTRY
- 09 29 00 - GYPSUM BOARD
- 09 91 00 - PAINTING

1.3 REFERENCES

- CSA G40.20/G40.21, CSA G164, CSA S16, ASTM A36, ASTM A653, ASTM B209.

1.4 SUBMITTALS

- PROVIDE SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR ALL CUSTOM METAL COMPONENTS.

1.5 QUALITY ASSURANCE

- FABRICATOR: MINIMUM 5 YEARS EXPERIENCE. INSTALLER: QUALIFIED TRADESPERSON.

1.6 DELIVERY, STORAGE, AND HANDLING

- PROTECT MATERIALS FROM DAMAGE, DEFORMATION, AND CONTAMINATION.

PART 2 - PRODUCTS

2.1 MATERIALS

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

2.2 FABRICATION

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

2.3 ACCESSORIES

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

2.4 FINISHES

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

PART 3 - EXECUTION

3.1 EXAMINATION

- VERIFY DIMENSIONS AND COMPATIBILITY WITH SUBSTRATES.

3.2 INSTALLATION

- INSTALL TRUE, PLUMB, SECURE. COORDINATE WITH ADJACENT ASSEMBLIES.

3.3 TOLERANCES

- MAXIMUM DEVIATION: 2 MM IN 2 M.

3.4 CLEANING AND PROTECTION

- CLEAN EXPOSED METAL; PROTECT UNTIL PROJECT COMPLETION.

WOOD, PLASTICS, AND COMPOSITES

06 10 00 - ROUGH CARPENTRY

PART 1 - GENERAL

1.1 SUMMARY

- WORK INCLUDES NON-STRUCTURAL WOOD FRAMING, BLOCKING, NAILERS, GROUNDS, AND PLYWOOD BACKING REQUIRED TO SUPPORT ARCHITECTURAL WOODWORK AND CASEWORK SHOWN ON THE DRAWINGS.
- PROVIDE BACKING BETWEEN STUDS FOR MILLWORK, WATER FIXTURES, AUDIO VISUAL EQUIPMENT, AND OTHER WALL-MOUNTED EQUIPMENT AS REQUIRED (REFER TO NOTES ON A2.1.4).
- COORDINATE WITH: 01 31 00 PROJECT MANAGEMENT AND COORDINATION; 01 33 00 SUBMITTAL PROCEDURES; 01 35 29 HEALTH, SAFETY AND EMERGENCY RESPONSE PROCEDURES; 01 41 00 REGULATORY REQUIREMENTS.

1.2 REFERENCES

- CSA 086, CSA 0121, CSA 0151, CSA 080, BCBC 2024.
- 1.3 SUBMITTALS (01 33 00)
- PRODUCT DATA: PLYWOOD AND PANEL PRODUCTS; PRESERVATIVE-TREATED LUMBER (IF USED).

- SHOP DRAWINGS: BACKING/LOCKING LAYOUTS WHERE REQUIRED TO COORDINATE WITH MILLWORK/CASEWORK SHOP DRAWINGS.
- QUALITY ASSURANCE
 - INSTALLERS EXPERIENCED WITH COMMERCIAL TI WORK; COORDINATE PRE-INSTALLATION MEETING FOR MILLWORK/SPATIAL DIVIDER WHERE REQUIRED BY DIVISION 01.

1.5 DELIVERY, STORAGE AND HANDLING

- PROTECT FROM MOISTURE; STORE OFF GROUND; ACCLIMATIZE PRIOR TO INSTALLATION.

PART 2 - PRODUCTS

2.1 LUMBER

- SPE NO. 2 OR BETTER, KILN DRIED, MAXIMUM 19% MOISTURE CONTENT AT TIME OF INSTALLATION.

2.2 PRESERVATIVE-TREATED WOOD

- CSA 080; USE WHERE WOOD CONTACTS CONCRETE OR MASONRY. TREATMENT: CA OR ACQ.
- USE HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS IN CONTACT WITH TREATED WOOD.

2.3 PANELS / BACKING

- PLYWOOD TO CSA 0121/O151; MINIMUM 19 MM THICK FOR BACKING AT MILLWORK/CASEWORK AND ACCESSORIES UNLESS NOTED OTHERWISE.

2.4 FASTENERS

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

PART 3 - EXECUTION

3.1 EXAMINATION / FIELD VERIFICATION

- CONFIRM DIMENSIONS, SUBSTRATE CONDITIONS, AND SERVICE LOCATIONS BEFORE FABRICATION AND INSTALLATION; REPORT DISCREPANCIES PRIOR TO COMMENCING WORK.

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permitted 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 the 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 prefaced as follows:
A = Architectural
E = Electrical
S = Structural
FP = Fire Protection
M = Mechanical/HVAC
P = Plumbing
L = Landscape
C = Civil

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 ULC-LISTED FIRESTOP SYSTEM DATA AND INSTALLATION INSTRUCTIONS FOR EACH CONDITION.
- PART 2 – PRODUCTS**
2.1 MATERIALS
3. ULC-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 90 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 2S.
• 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.
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: RICHLEU INDUSTRIAL BARN DOOR SYSTEM – PRODUCT WEBKIT2439846 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 SH2FGCN (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: EZO BORD CEILING BAFFLES, COLOUR SG04 SILVER GRAY (OR APPROVED EQUIVALENT).
17. C2: EZO 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.

- 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**
2.1 MATERIALS
4. 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 26 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**
10. 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 PT1; 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**
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 7674 PEPPER CORN (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.

- 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.

- 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. ANSI 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**
1. 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.
2. TYPE B – REGULATORY / CODE-REQUIRED SIGNS: FIRE DOOR SIGNAGE, FIRE EXTINGUISHER ID, OUPANT LOAD; "NO SMOKING / NO VAPING"; "AUTHORIZED PERSONNEL ONLY".
3. TYPE C – OPERATIONAL SIGNS: HOURS OF OPERATION; STAFF-ONLY DOORS; ROOM-SPECIFIC INSTRUCTIONS.
4. 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 IN DOORS 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.

ISSUED	DATE	REMARKS
A	2026-02-18	90% DESIGN
B	2026-03-20	ISSUED FOR BP
C	2026-03-27	ISSUED FOR IFT
1	2026-04-16	ADDENDUM #1
2	2026-04-20	ADDENDUM #2

- 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**
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1. VERIFY SUBSTRATES, BACKING, AND SITE DIMENSIONS ARE READY TO ACCEPT LOCKERS.
- 3.2 INSTALLATION**
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3. ADJUST DOORS AND LATCHES FOR SMOOTH, QUIET OPERATION.
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Coquitlam

PARKS SERVICES HUB

1230 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

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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 TRADEPERSON 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 BQ8800s '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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1	2026-04-16	ADDENDUM #1
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PARKS SERVICES
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1290 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

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

SPECIFICATIONS

A0.0.4

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ISSUED FOR IFT



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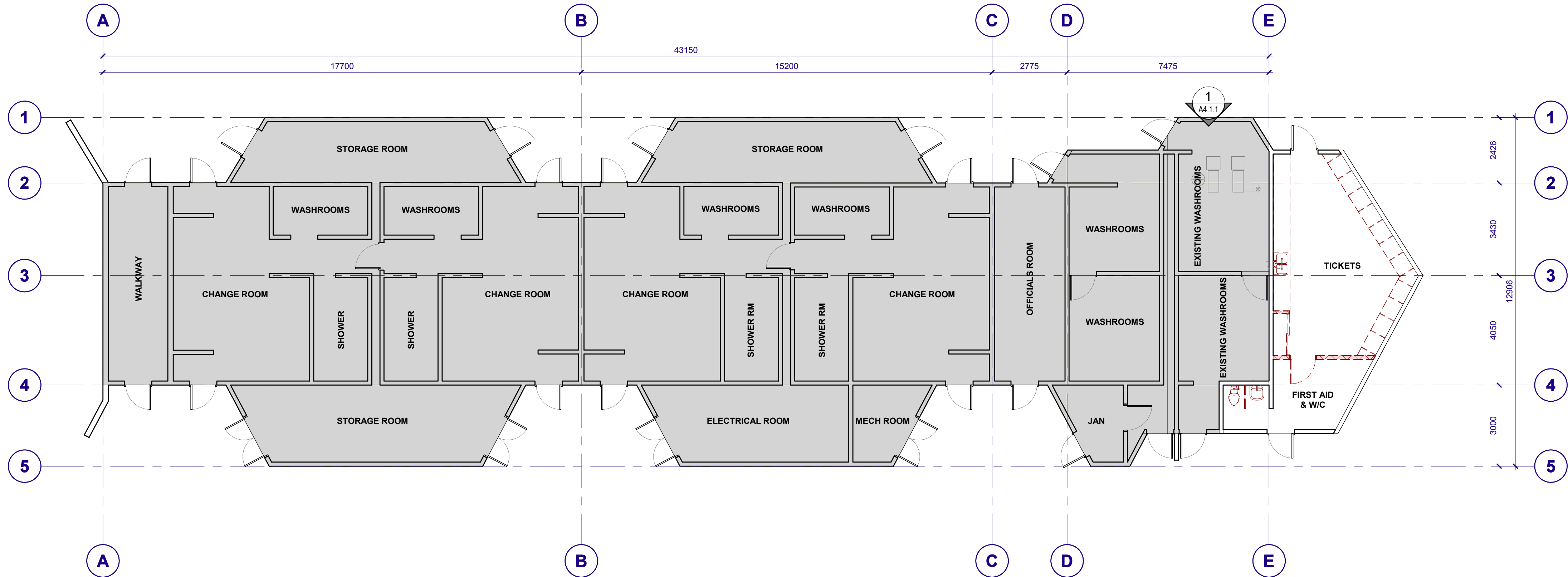
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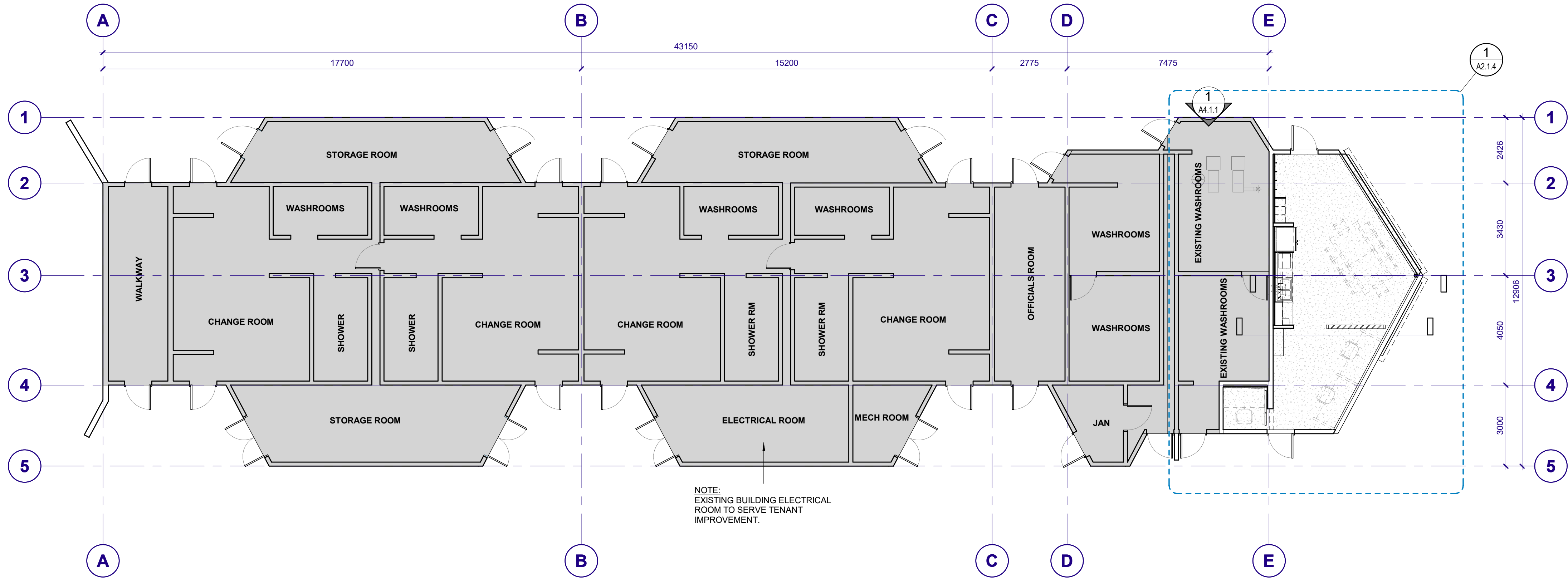
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Project Number 10-25-054

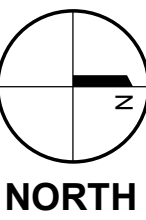


1 LEVEL 1 OVERALL FLOOR PLAN - EXISTING & DEMOLITION
A2.1.1 SCALE: 1: 100



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

NOT IN SCOPE



FLOORING

RESILIENT FLOORING

CODE: R1

ITEM: RESILIENT FLOORING

MANUFACTURER: SHAWCONTRACT

SERIES: INNATE AND IN TANDEM

COLOUR: NATURAL 95110

SIZE: 13" x 26"

GRAPHIC

F1*

* LETTER DENOTES MIN. FRAMING WIDTH

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

PLAN

F2*

* LETTER DENOTES MIN. FRAMING WIDTH

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

PLAN

F3*

* LETTER DENOTES MIN. FRAMING WIDTH

ACOUSTIC FURRING

SUBSTRATE FACE

- ADHESIVE
- GLUE ON ACOUSTIC MATERIAL

INTERIOR FACE

PLAN

WX

* LETTER
DENOTES MIN.
FRAMING WIDTH

PLAN

EXISTING WALL

EXISTING WALL AS PER SITE CONDITIONS

P1*

* LETTER
DENOTES MIN.
FRAMING WIDTH

PLAN

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

P2*

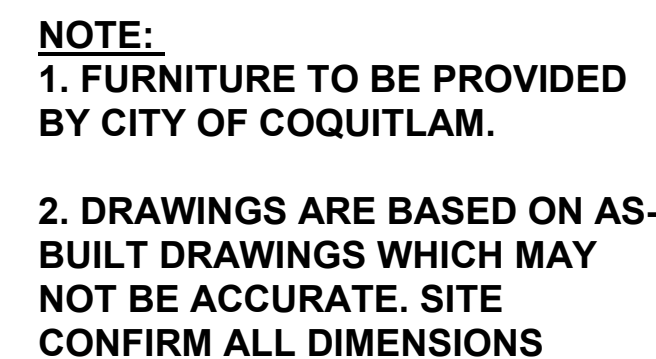
* LETTER
DENOTES MIN.
FRAMING WIDTH

PLAN

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

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A2.1.4

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

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Project Number 10-25-054

A3.1.1

ASSEMBLIES

CEILING ASSEMBLY SCHEDULE:

C1

SECTION

SUSPENDED ACOUSTIC BAFFLE SLATS

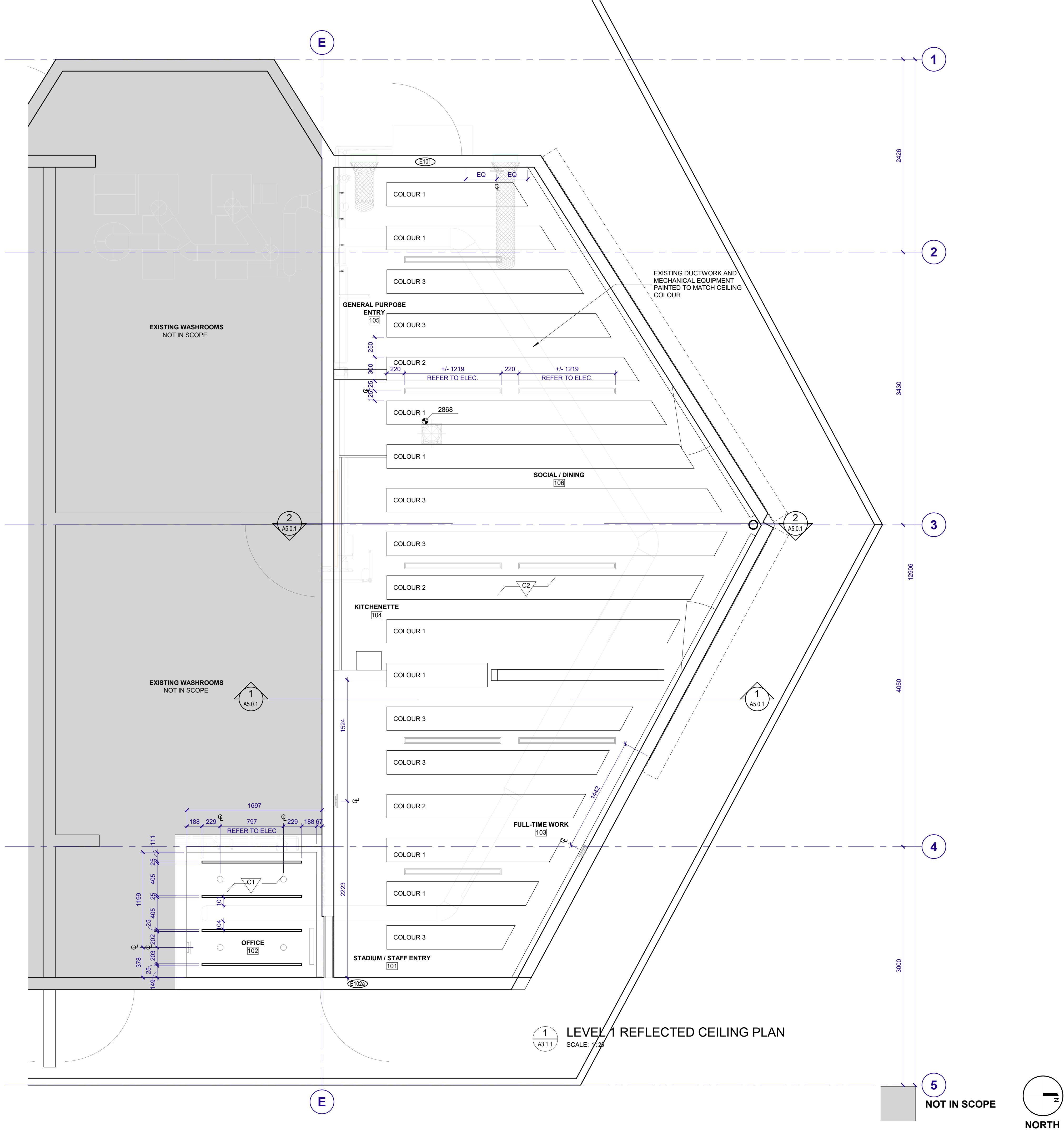
- SUSPENDED CEILING SUPPORT SYSTEM
- ACOUSTIC CEILING SLATS
- MANUFACTURER: EZO BORD
- SERIES: CEILING BAFFLES
- COLOUR: (SG04) SILVER GRAY

C2

SECTION

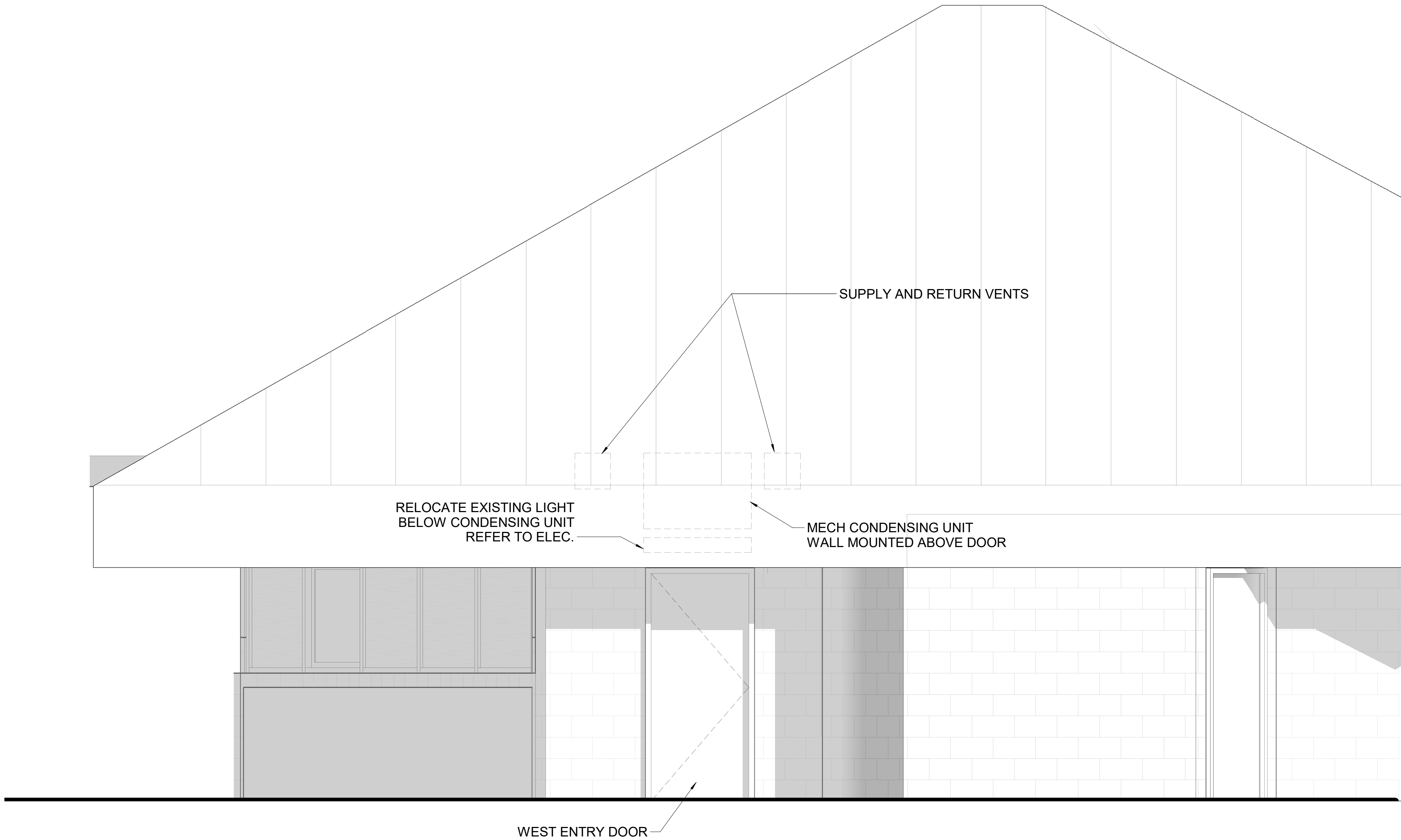
SUSPENDED ACOUSTIC BAFFLE PLANKS

- SUSPENDED CEILING SUPPORT SYSTEM
- ACOUSTIC CEILING PLANKS
- MANUFACTURER: EZO BORD
- SERIES: RAIL BAFFLES
- COLOUR 1: (SB32-D) STEEL BLUE
- COLOUR 2: (DE36-S) DENIM
- COLOUR 3: (EU22-D) EUCALYPTUS



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1 WEST ELEVATION
SCALE: 1 : 25



ISSUED #	DATE	REMARKS
A	2026-02-18	90% DESIGN
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ISSUED FOR IFT



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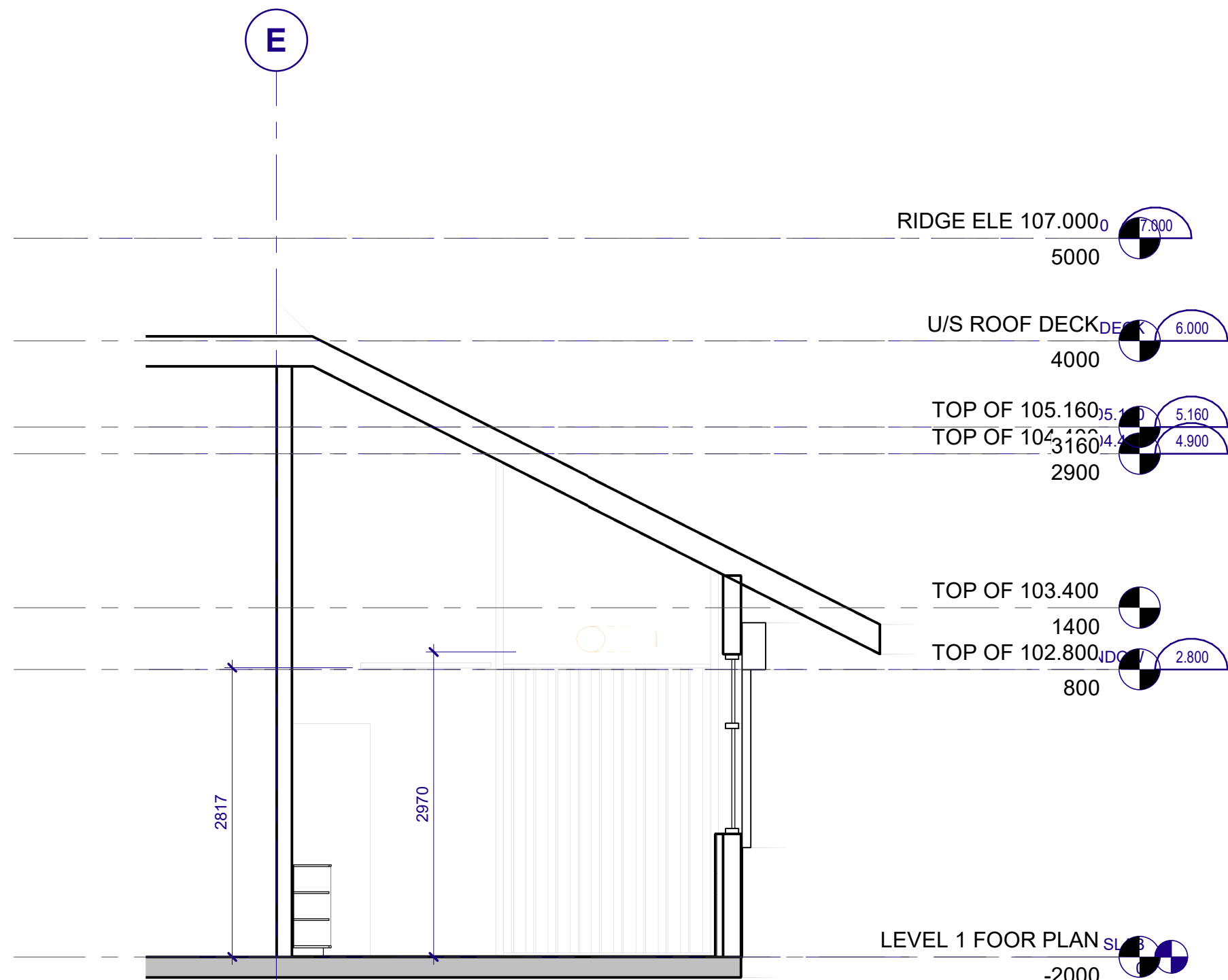
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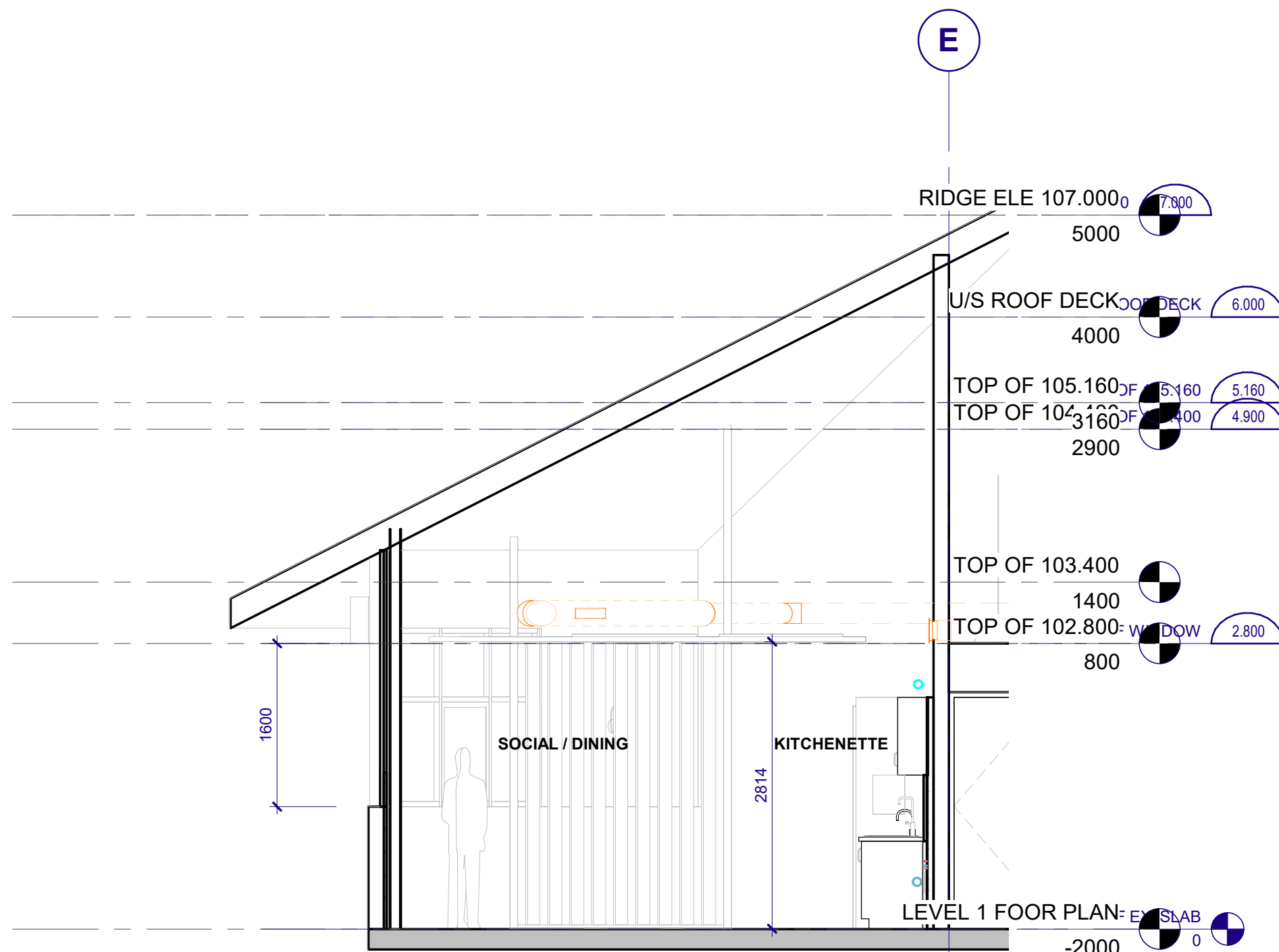
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Project Number 10-25-054

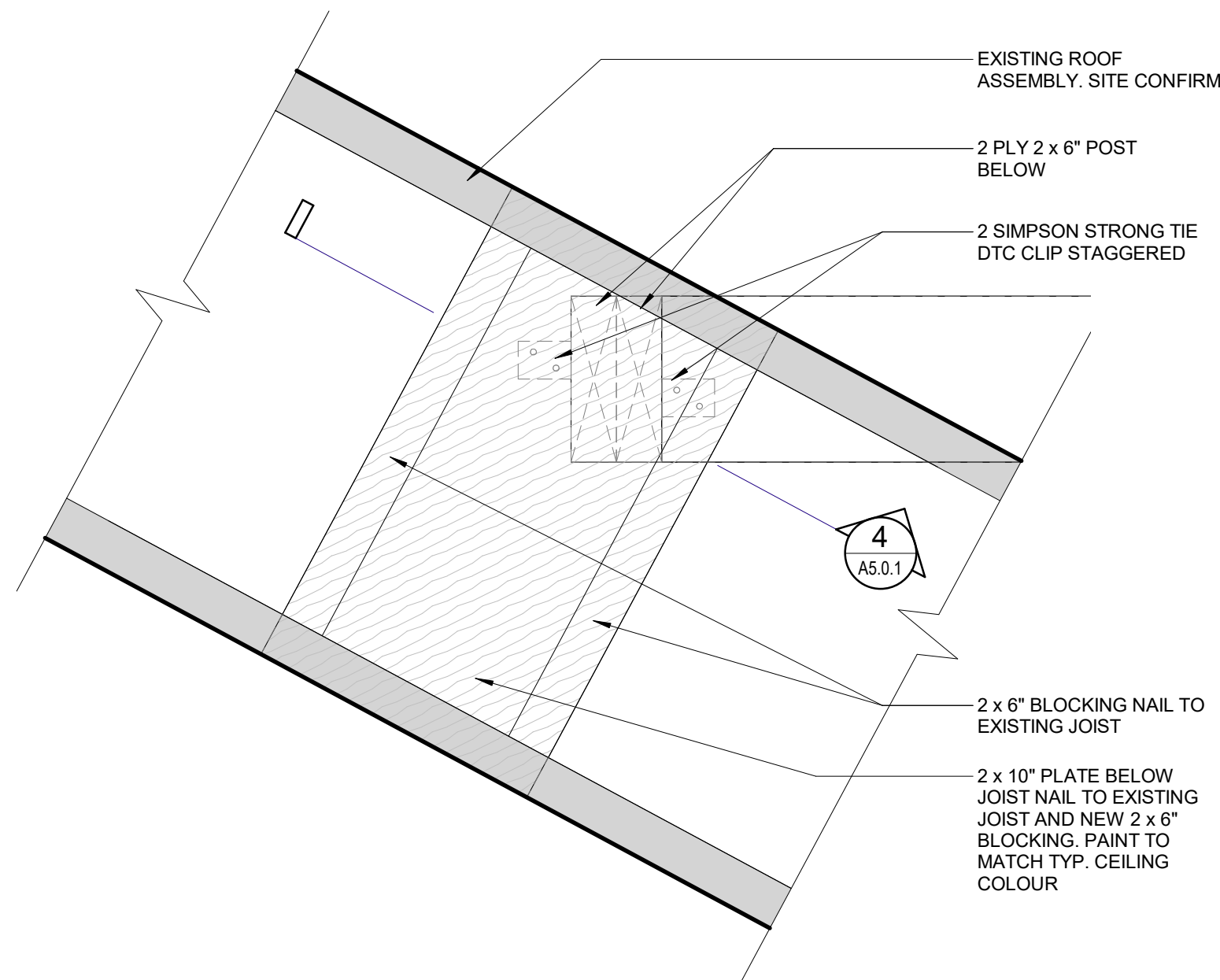
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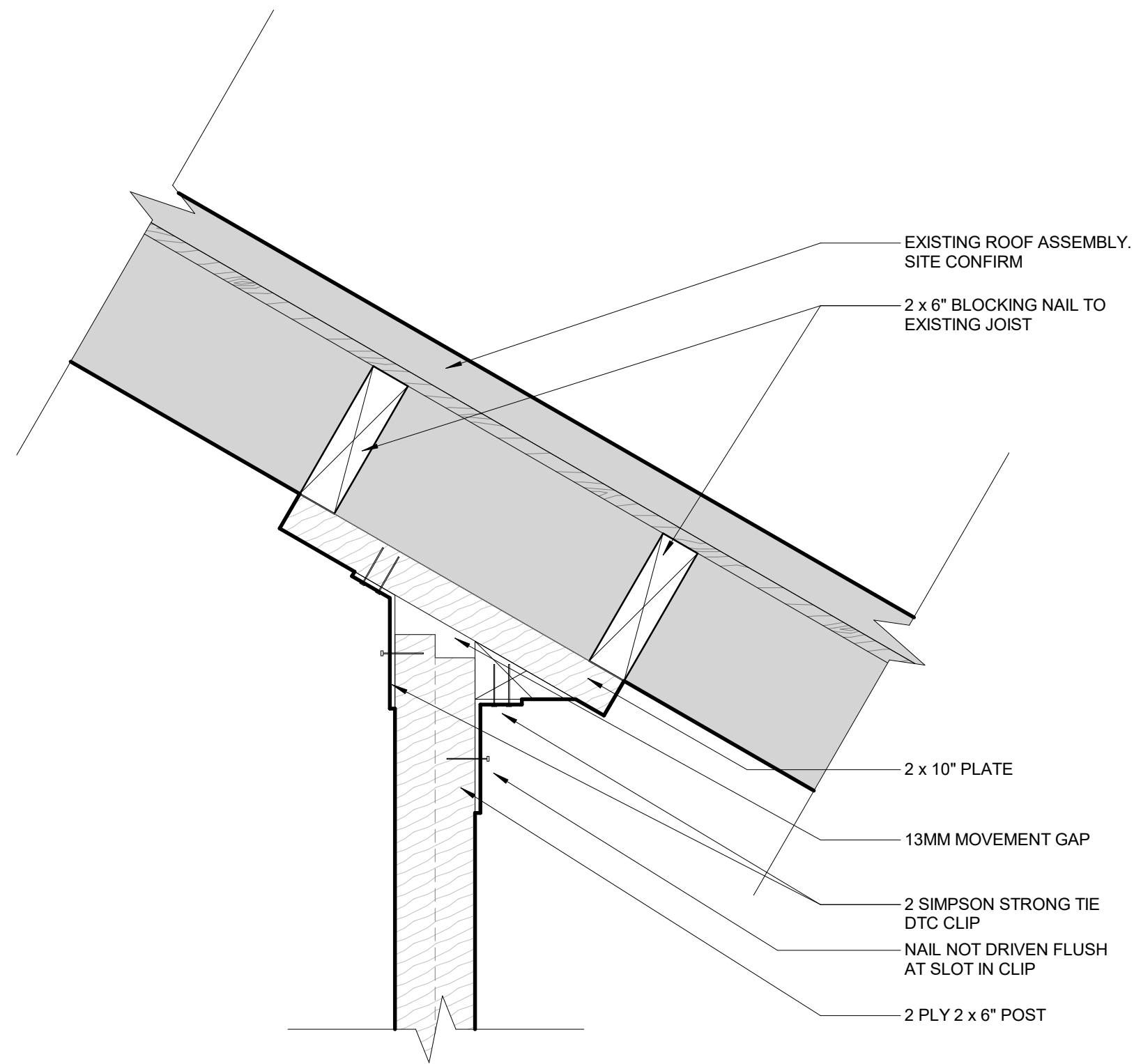
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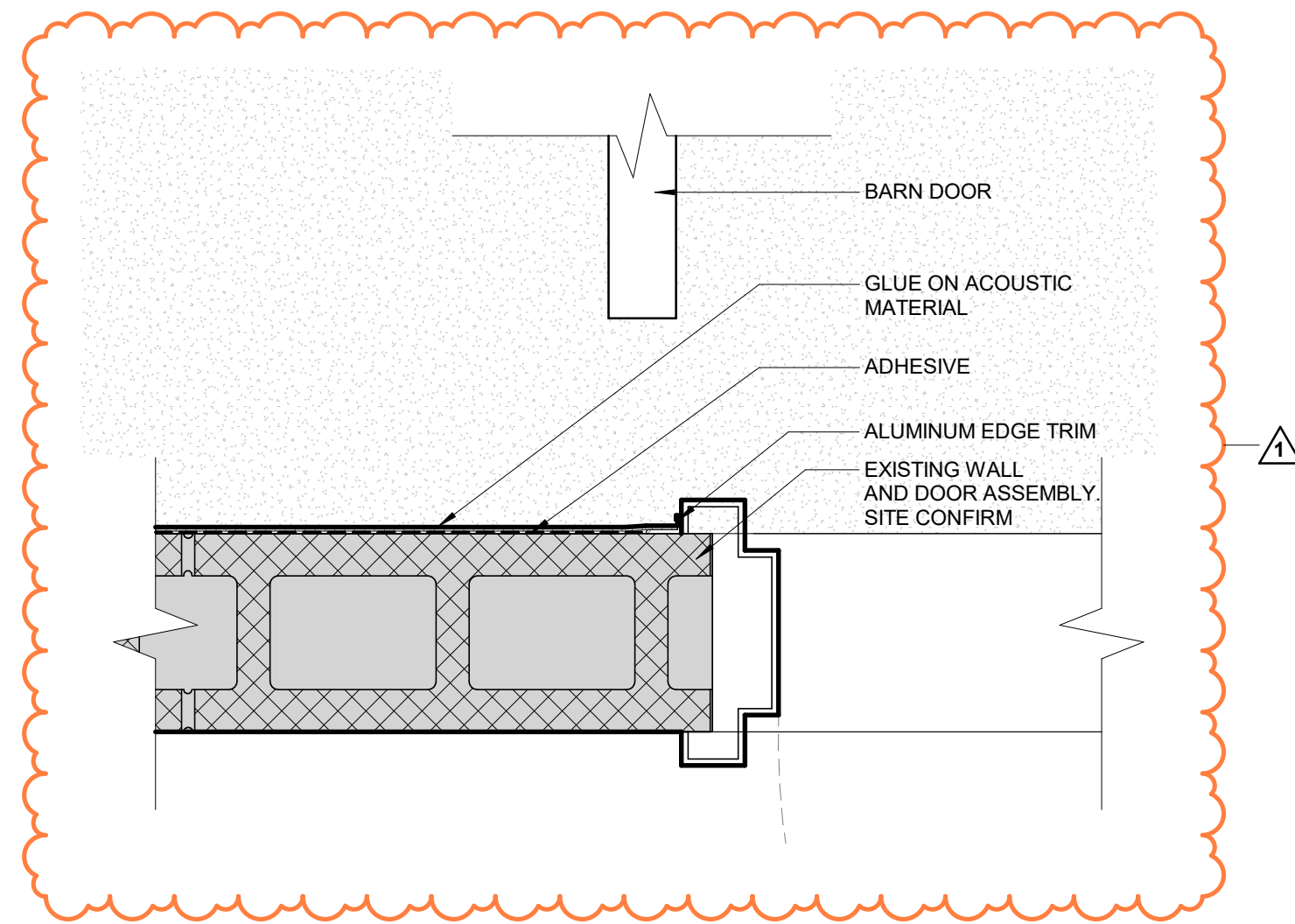
2 EAST SECTION
A5.0.1 SCALE: 1:50



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

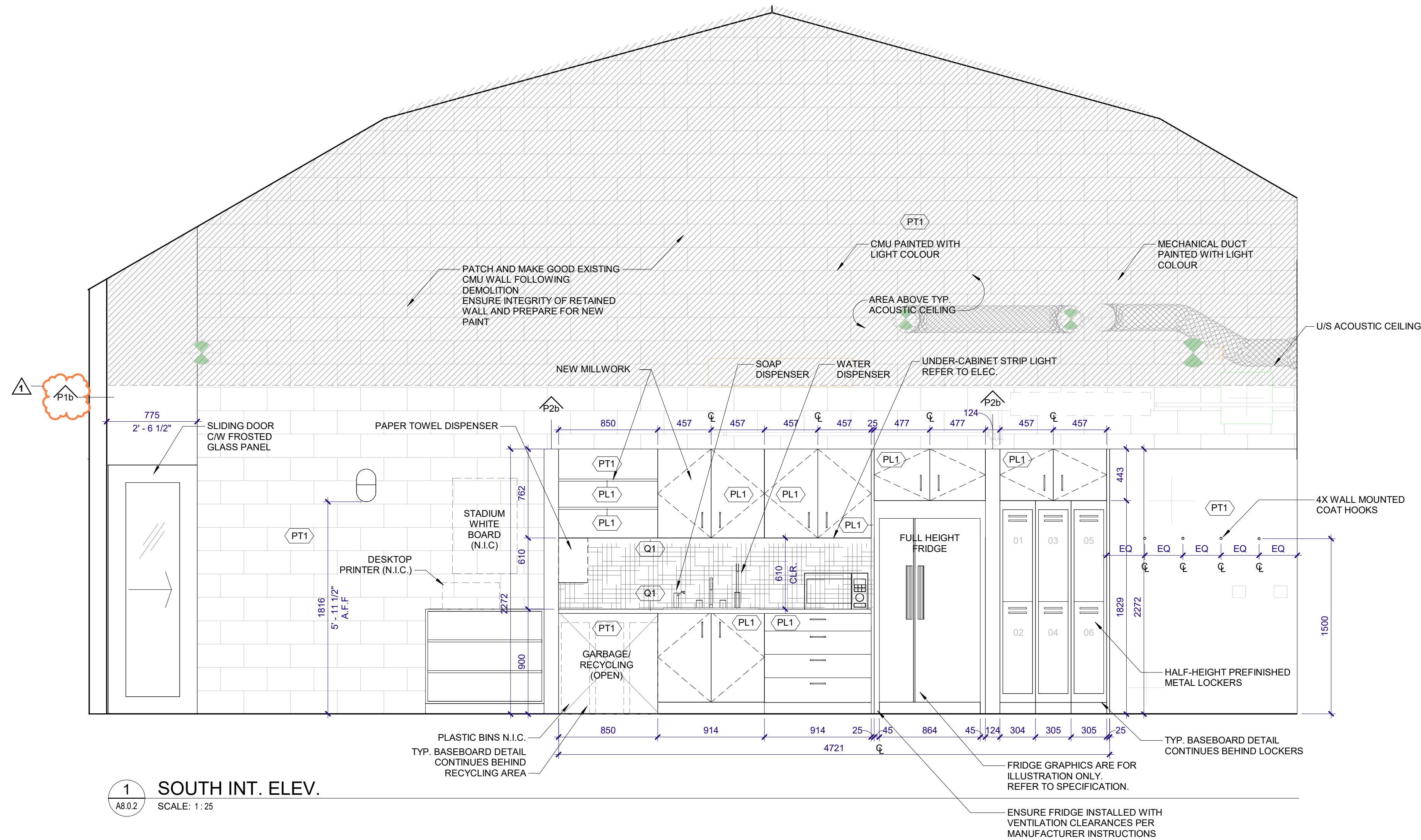


4 SECTION DETAIL - SPATIAL DIVIDER TO ROOF JOIST CONNECTION
A5.0.1 SCALE: 1:5



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

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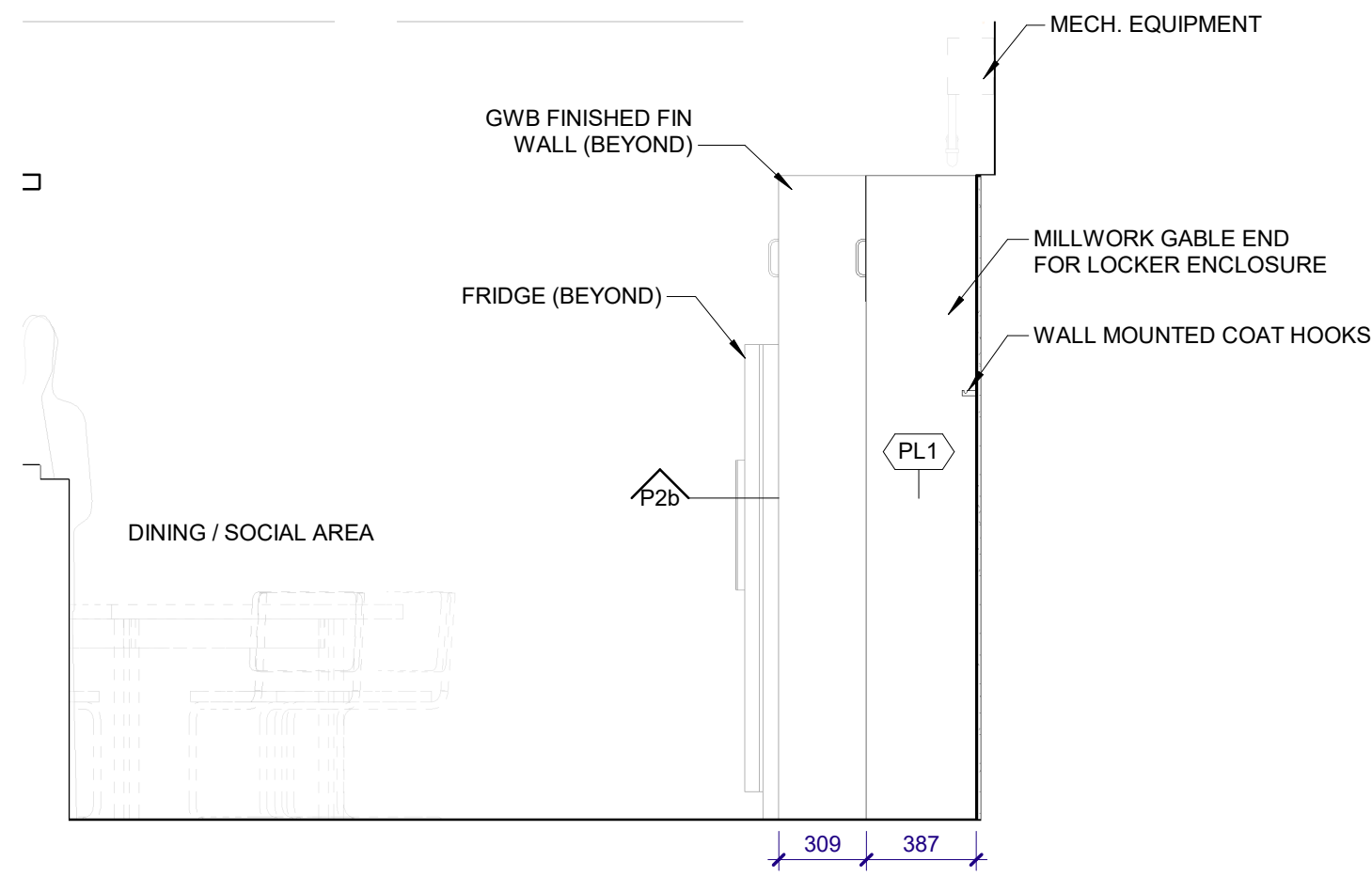
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MILLWORK SCHEDULE

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



2 West Entry Mudroom
SCALE: 1:25

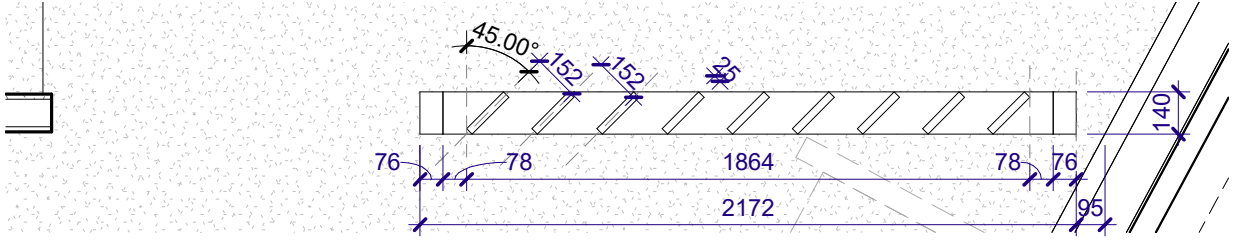


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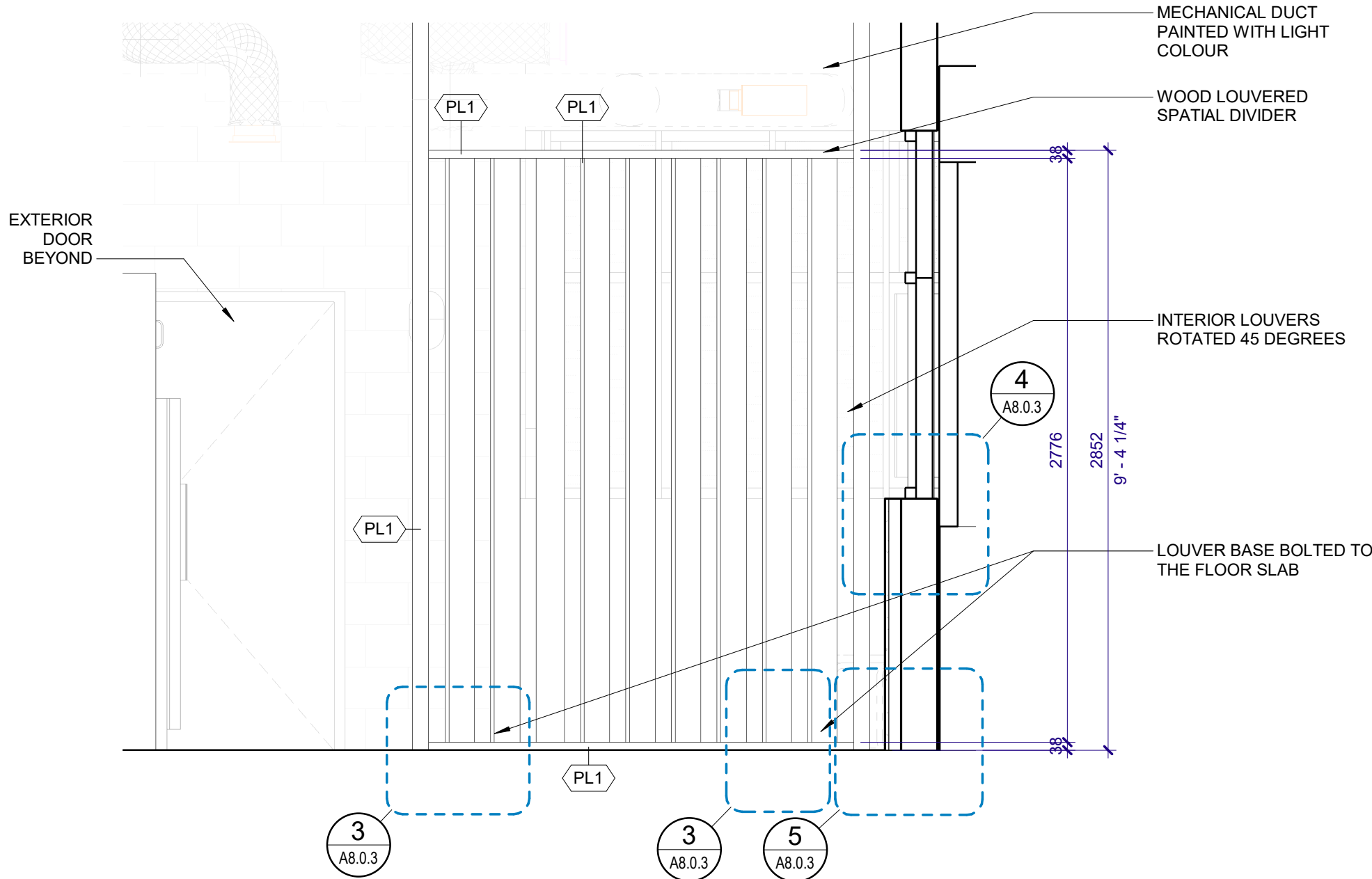
Drawn: Author Checked: Checker
Project Number 10-25-054

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
1	2026-04-16	ADDENDUM #1
2	2026-04-20	ADDENDUM #2

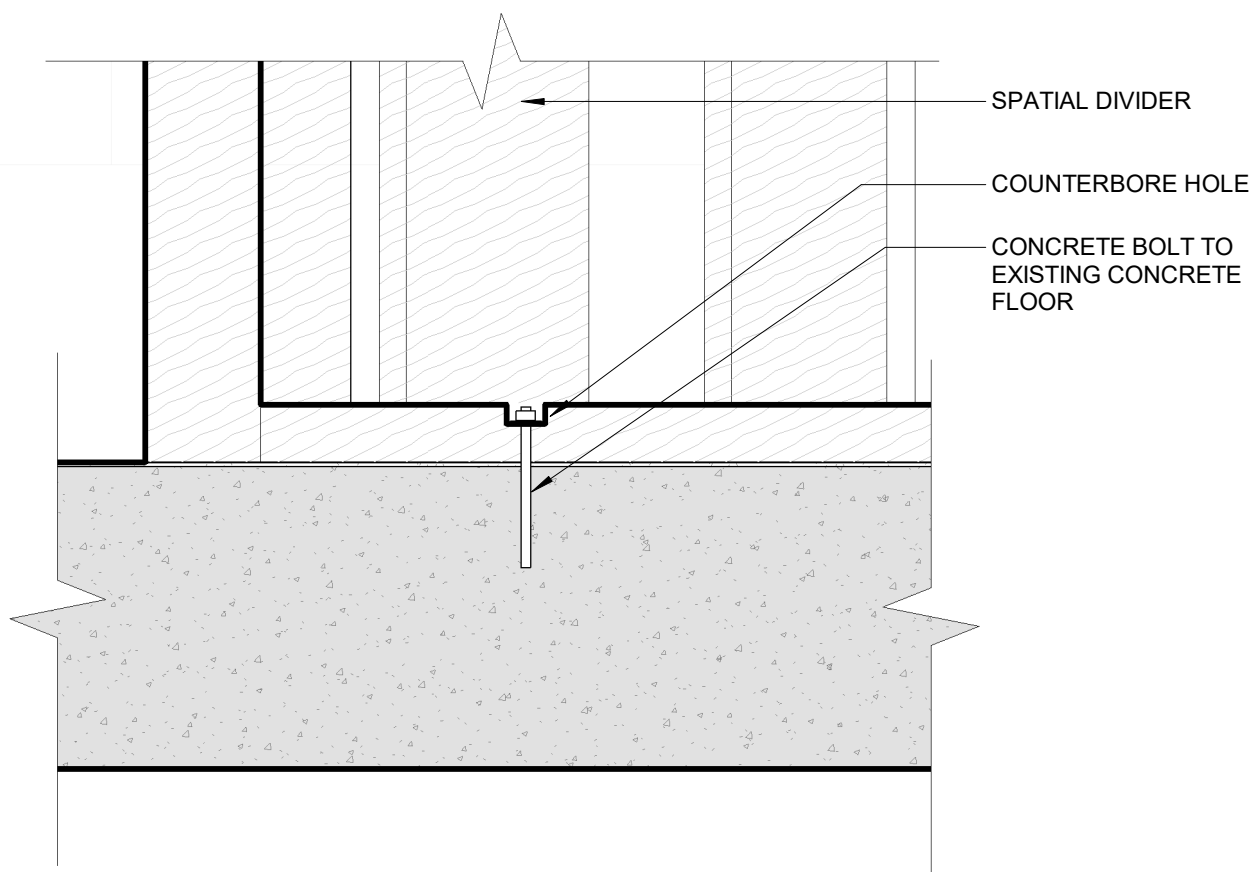
ISSUED FOR IFT



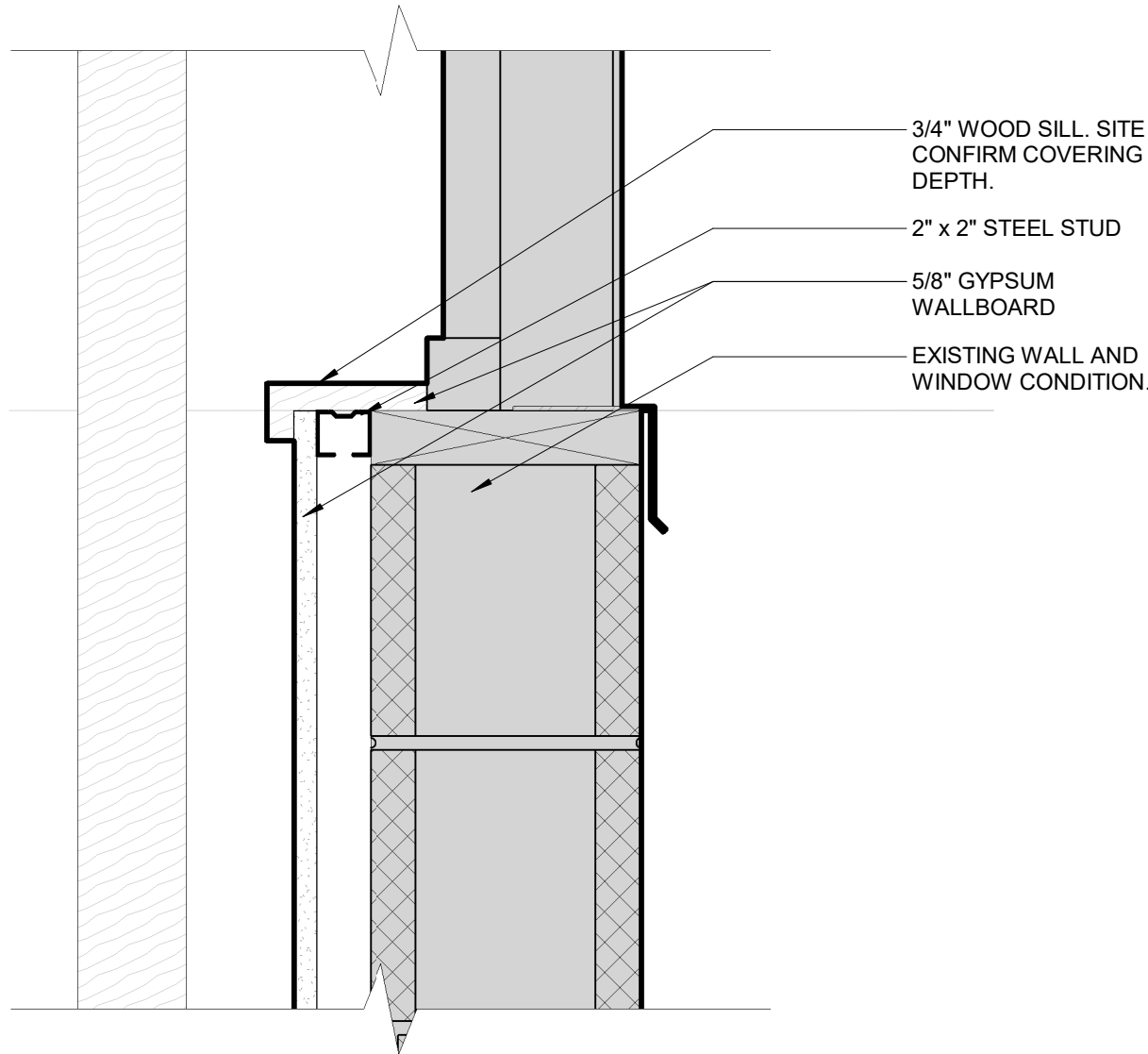
1 ENLARGED FLOOR PLAN - SPATIAL DIVIDER
SCALE: 1:25



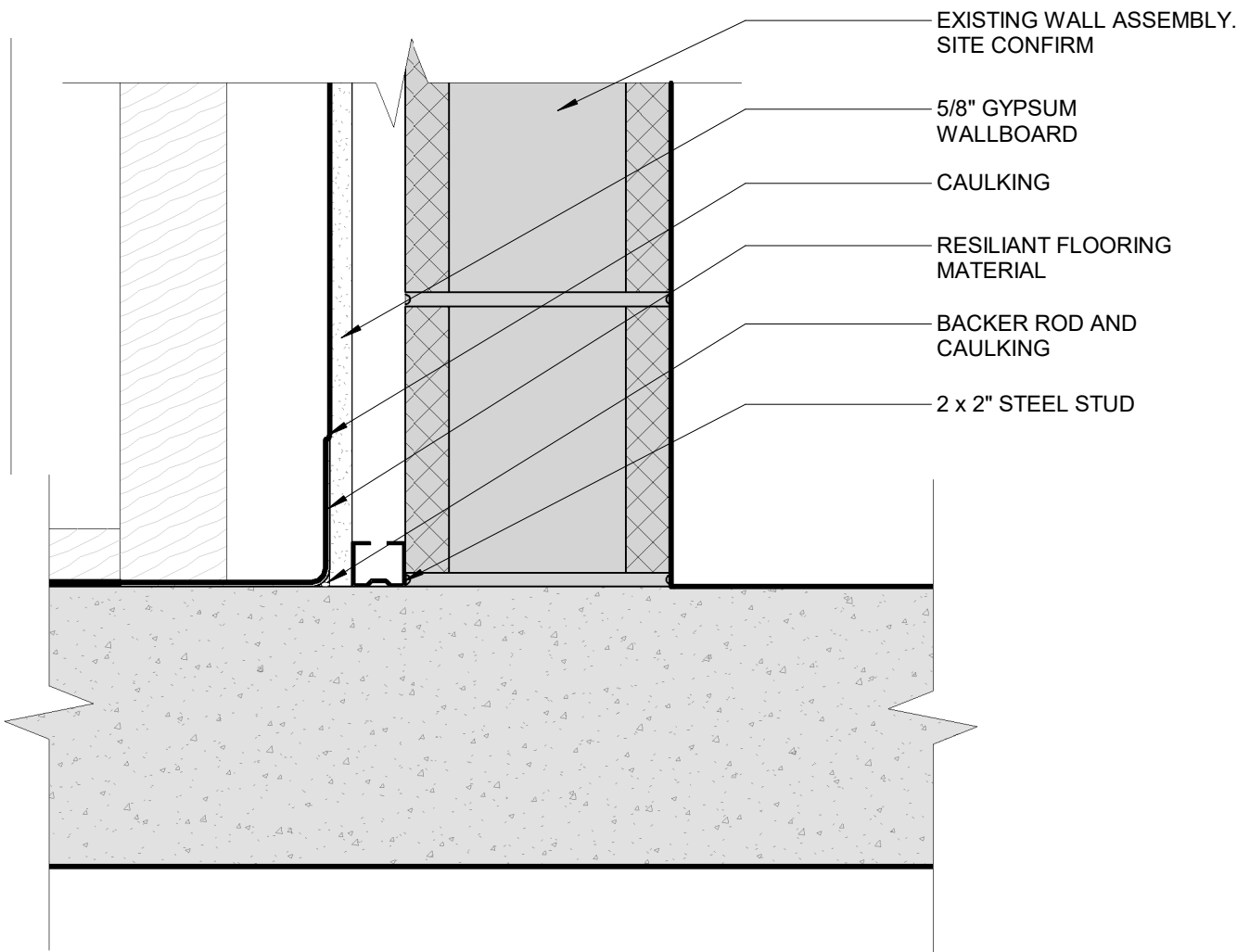
2 SPATIAL DIVIDER - ELEV.
SCALE: 1:25



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



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



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



6 VIEW FROM WORKSTATIONS LOOKING WEST
SCALE:

ADDENDUM #01

PROJECT NO: 25-848
PROJECT NAME: 25-848 CoC Parks TI
DATE: April 20, 2026
ISSUED BY: Metehan Yalcin

TO: Peter MacRae/Kenson Chan
Omicron Canada Inc.
Three Bentall Centre, 595 Burrard St Fifth Floor, Vancouver,
BC V6C 0E4

Permit to Practice No: 1001261



2026-04-21

PROFESSIONAL SEAL & SIGNATURE

The following Addendum shall form part of the referenced tender document for the stated project above, and is to be read, interpreted, and coordinated with all other items. As such, all costs for work performed herein, shall be included within the tender. Thus, the following revisions supersede any information contained within the project's original drawings and specifications. Except for items outlined below, all other terms and conditions shall remain the same as in the original tender documents and if applicable, any previously issued addenda.

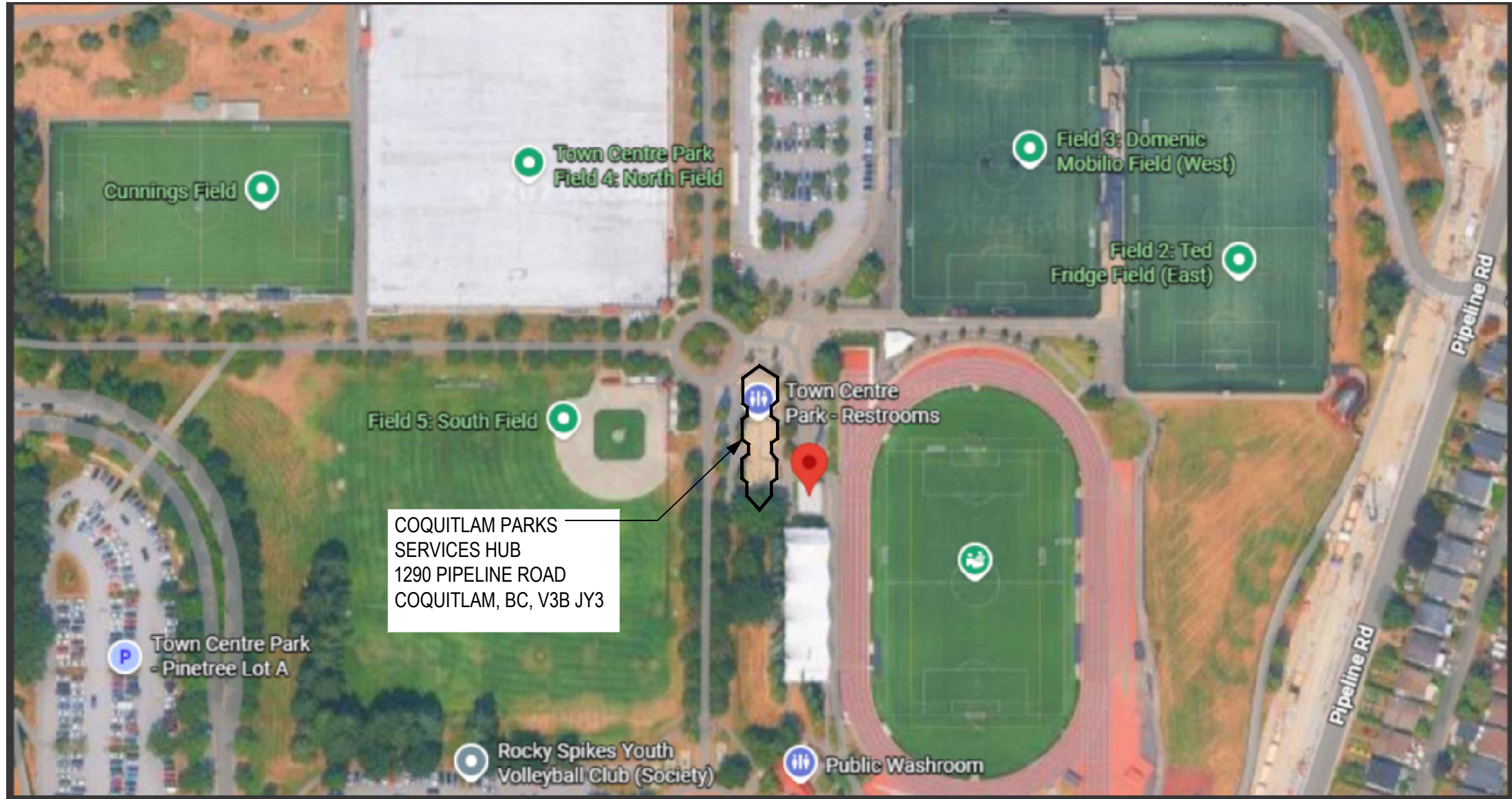
1. E2.0.0 - LEVEL 1 POWER AND CONSTRUCTION & DEMOLITION PLAN

- Contractor shall provide only rough-in conduits, cabling, and power supply for the new electronic door hardware and ACS equipment. All conduits shall be routed to the electrical room. The Contractor is responsible for coordinating with the City of Coquitlam to confirm the exact conduit termination points. Refer to the clouds on the attached drawings for further details.

END OF ELECTRICAL ADDENDUM #01

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 ROUGH-IN, CABLING AND POWER ACCESS CONTROL SYSTEM (ACS) FOR THE EXTERIOR OFFICE DOORS. ROUTE THE CONDUITS TO THE ELECTRICAL ROOM.

- 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
ELECTRICAL DESIGN:	
ENERGY STANDARD/CODE:	ASHRAE 90.1-2019
POWER COMPLIANCE PATH:	PRESCRIPTIVE
IN ACCORDANCE WITH:	SECTION 8 (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 C/W DISCONNECT
	MOTOR CONNECTION C/W DISCONNECT & MAGNETIC STARTER
	DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	DISCONNECT SWITCH C/W 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
	LIGHTENING 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 C/W TWIN HEADS
	BATTERY PACK C/W TWIN HEADS AND EXIT SIGN (FRONT FACE) - WALL OR CEILING MOUNTED
	BATTERY PACK C/W 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
 - ER = EXISTING EQUIPMENT TO BE RELOCATED
 - ERR = EXISTING EQUIPMENT TO BE RELOCATED AND REPLACED WITH NEW
 - RP = EXISTING EQUIPMENT IN RELOCATED POSITION
 - RN = EXISTING EQUIPMENT TO BE REPLACED WITH NEW
 - REIRE = REMOVE AND REINSTALL EXISTING EQUIPMENT
 - HE = HIGH ELEVATION (TO BE CONFIRMED WITH ARCHITECT)
 - BP# = BATTERY PACK (# INDICATES BP NUMBER)
 - GFCI = GROUND FAULT CIRCUIT INTERRUPTER
 - WP = WEATHERPROOF
 - ADO = AUTOMATIC DOOR OPERATOR
 - +XX = DIMENSIONED HEIGHT ABOVE FINISHED FLOOR
 - AFF = ABOVE FINISHED FLOOR
 - RI = ROUGH-IN
 - HK = HOUSEKEEPING RECEPTACLE
 - EM = EMERGENCY POWERED DEVICE
 - FR = FRIDGE (DEDICATED RECEPTACLE)
 - MW = MICROWAVE (DEDICATED RECEPTACLE)
 - WM = WATER MACHINE
 - CM = COFFEE MACHINE
 - DW = DISHWASHER

SINGLE DUPLEX		POWER AND COMMUNICATION OUTLETS									
		POWER		PWR & COMM COMBO		COMMUNICATIONS					
		QUAD	CORD REEL DROP	SPE. CIALTY	STRUCTURED OUTLET	DATA	VOICE				
WALL	5-15R										
	5-15R GFI										
	5-20R										
	5-20R GFI										
FLOOR	5-15R										
	5-20R										
CEILING	5-15R										
	W/ RCPT										
	W/O RCPT										
RECEPTACLE ABBREVIATIONS				COMMUNICATION ABBREVIATIONS				COMMUNICATION NOTES:			
IG: C/W DUAL MIN. 3.1A USB PORTS.				WAP: WIRELESS ACCESS POINT.				COMMUNICATION OUTLETS TO BE ANNOTATED AS #C FOR COAXIAL, #D FOR DATA, #V FOR VOICE AND #H FOR HDMI DROPS.			
UG: C/W ISOLATED GROUND				C: CATV.				IE: 1C/2D/2V/1H INDICATES 1 CCTV, 2 DATA, 2 VOICE AND 1 HDMI.			
HP: HOSPITAL GRADE				D: DATA.							
WP: WEATHER PROOF				H: HDMI.							
RI: ROUGH-IN				V: VOICE.							
ARC: ARC FAULT PROTECTION.											

FIRE ALARM	
	FIRE ALARM IN-SUITE MINI HORN - WALL
	FIRE ALARM IN-SUITE MINI HORN C/W 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 C/W 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
	EMEGENCY LOCK DOWN
	ALARM CONTROL PANEL
	DOOR ACCESS CONTROL PANEL
	INTERCOM UNIT
	MASTER INTERCOM AND DIRECTORY UNIT
	SECURITY STROBE - WALL / CEILING MOUNTED
	SECURITY ALARM - WALL / CEILING MOUNTED
	SECURITY ALARM AND STROBE - WALL / CEILING MOUNTED
	PANIC ALARM PUSH BUTTON (WALL MOUNTED / UNDER DESK)
	MOTION DETECTOR - WALL / CEILING MOUNTED
	GLASS BREAK DETECTOR - WALL / CEILING MOUNTED
	SECURITY KEY PAD
SECURITY ABBREVIATIONS	
PTZ: PAN/TILT/ZOOM	
ML: MAG-LOCK	

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630 - 8188 Maritima Street,
Vancouver, BC V5X 0L5
Office Tel # (236) 521 6900
Permit to Practice: #1001261

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
F	2026-04-20	ADDENDUM#01

PARKS SERVICES
HUB

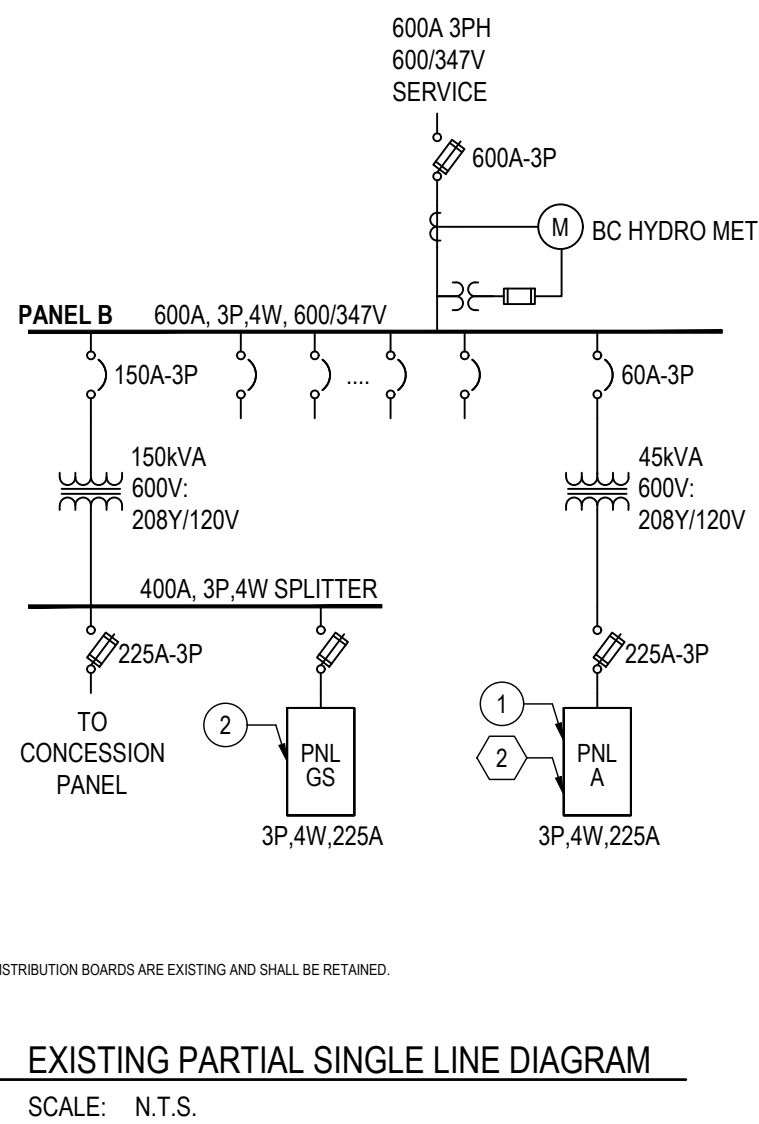
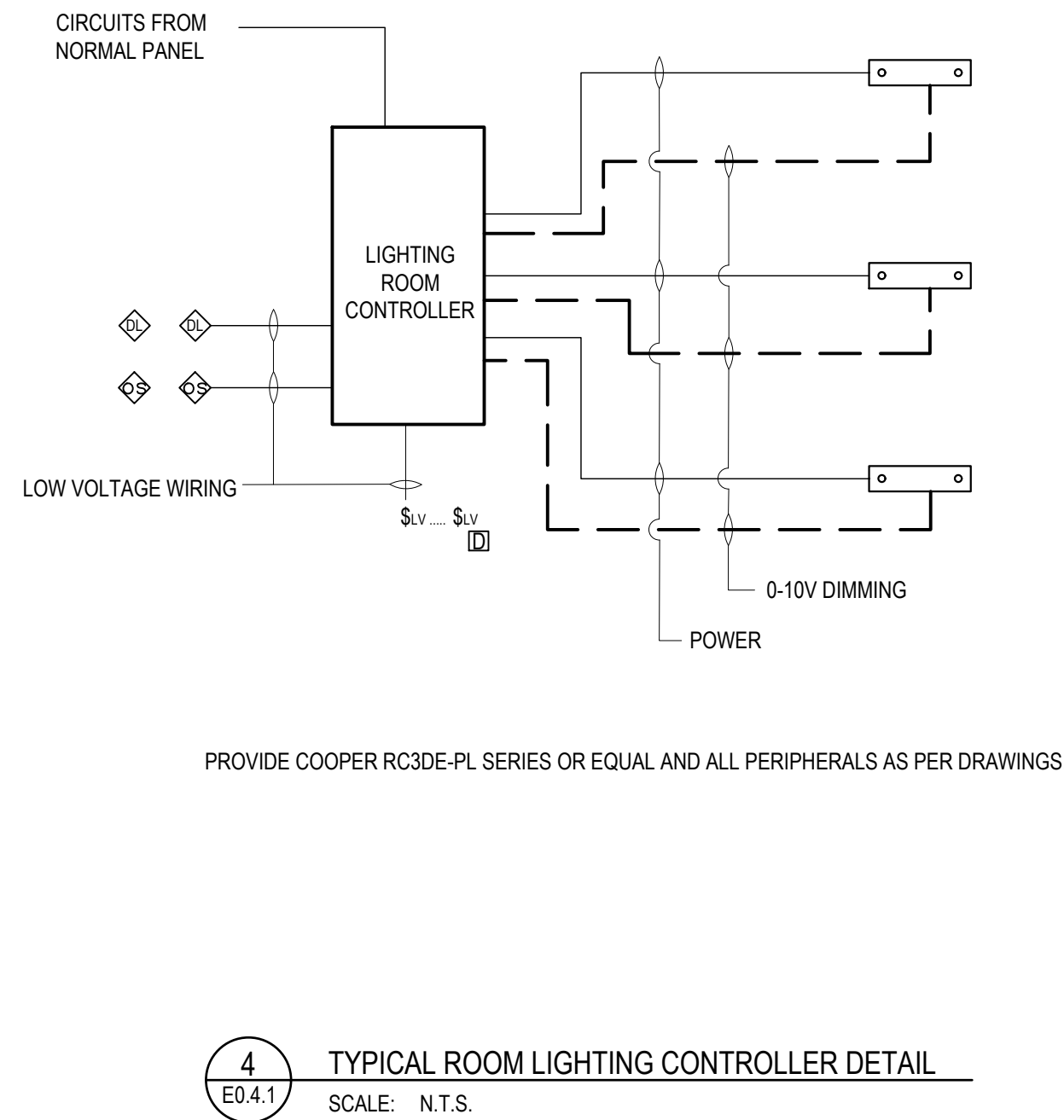
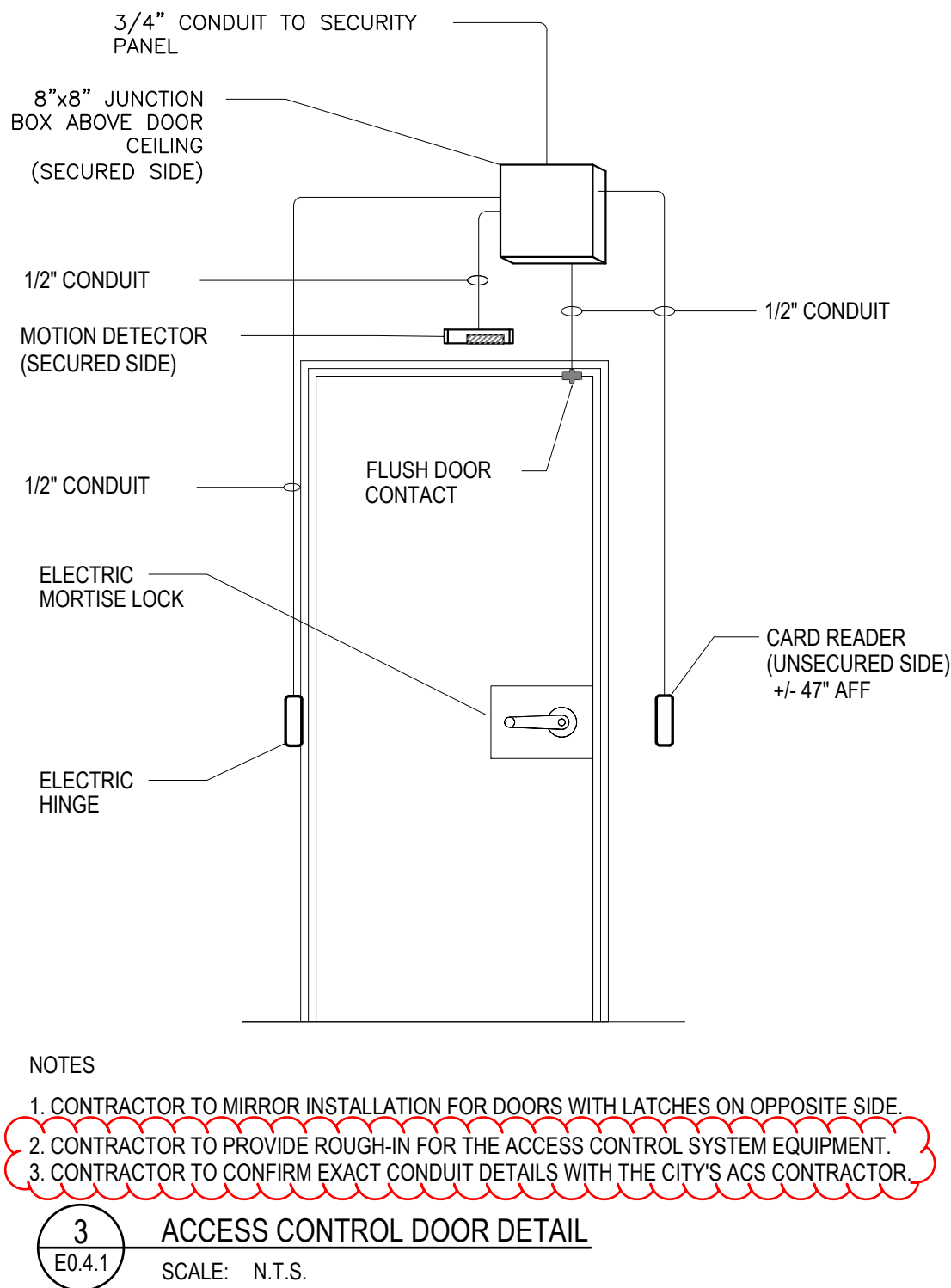
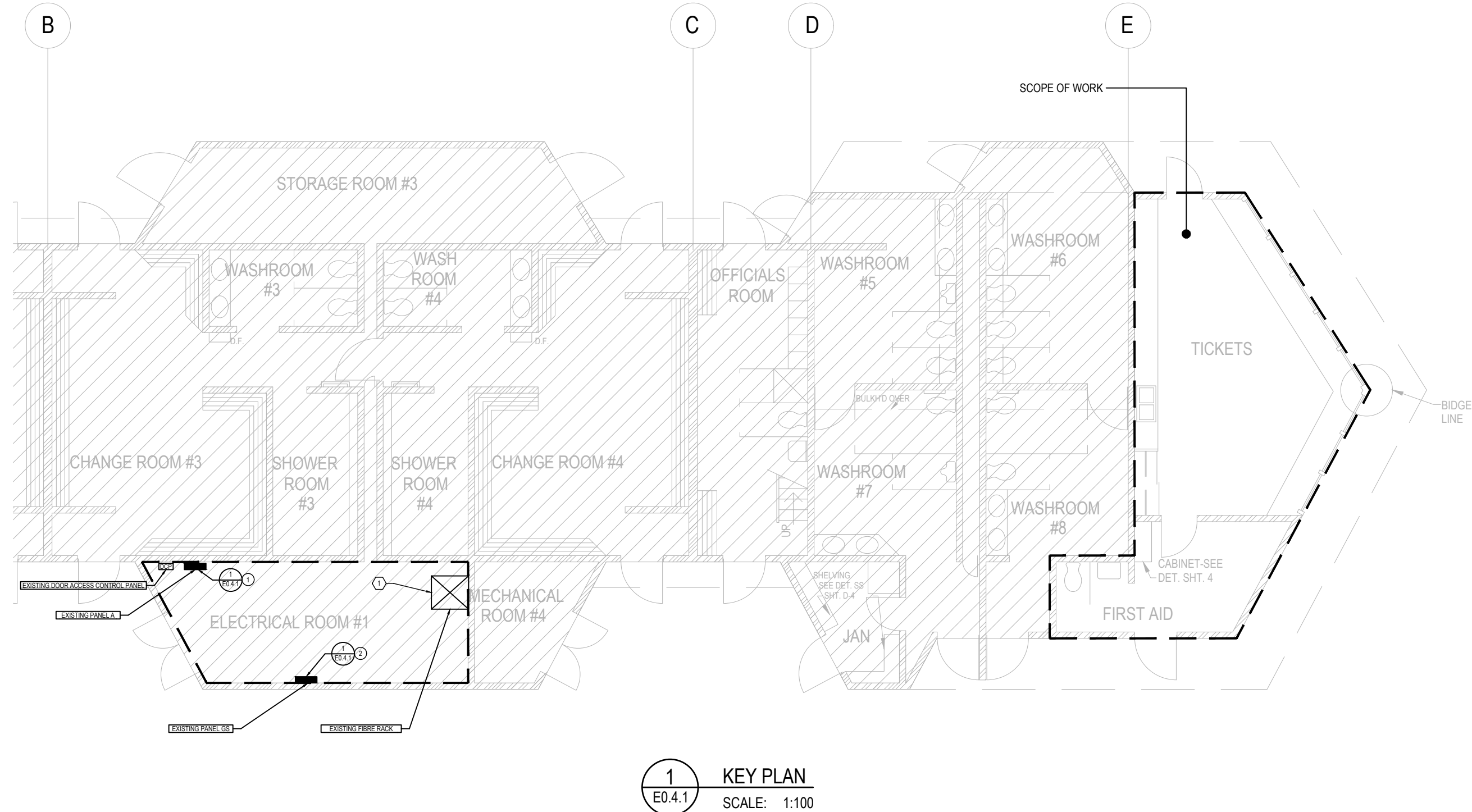
1290 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

Drawn: MY	Checked: PON
Project Number	25-848

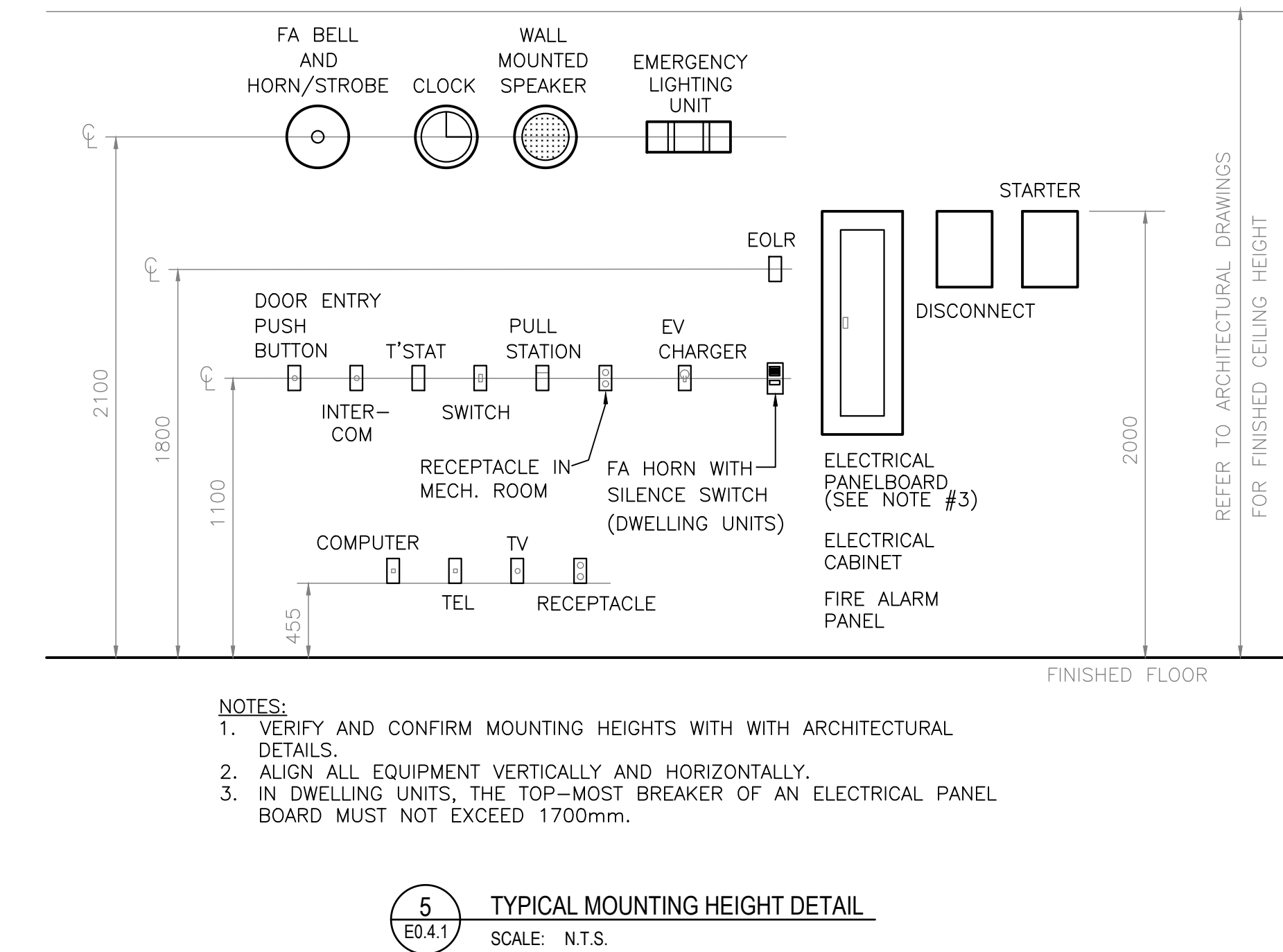
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E0.0.1

2026-03-20 10:11:19 AM: Home-20710341-Proposals & Projects/2025-848 CoC Parks T13 DRAWING/25-848_E0.4.1 KEY PLAN



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



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 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.

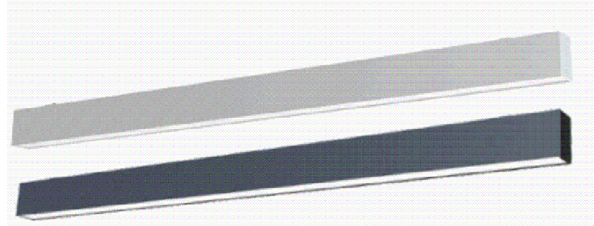
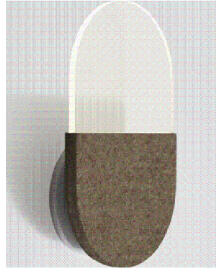
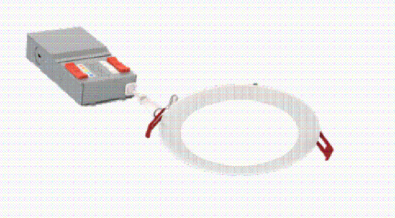
ISSUED	DATE	REMARKS
A	2025-12-22	30% DESIGN
B	2026-01-09	60% DESIGN
C	2026-02-06	90% DESIGN
D	2026-03-20	BUILDING PERMIT TENDER
F	2026-04-20	ADDENDUM#01

2026-03-20 10:11:19 AM Home-42401 Data\Proposals & Projects\2025-26-448 CoC Parks T13 DRAWINGS\25-448_E0.4.1 KEY PLAN

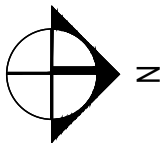
This drawing is a copyright instrument of service and remains the property of the Consultant. All information shown on this drawing is copyright material and is for use on the named project only. Information contained herein may not be used or reproduced in anyway without written permission. Drawings shall not be scaled. The Contractor shall verify and be responsible for all dimensions, datum, and elevations

permitted to exceeding 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: A = Architecture E = Electrical S = Structural M = Mechanical/HVAC P = Plumbing

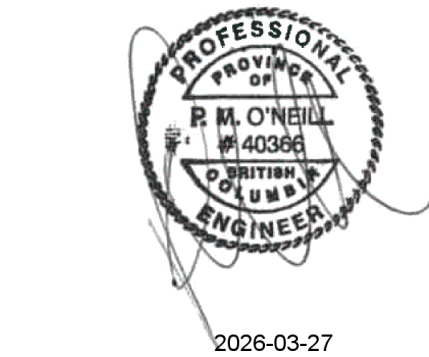
TYPE	IMAGE	GENERAL DESCRIPTION	PRODUCT DETAILS		SOURCE DETAILS				ELECTRONICS / CONTROL					GENERAL			NOTES
			MANUFACTURER	CATALOGUE NUMBER	TYPE	COLOR TEMPERATURE	CRI (MIN)	DELIVERED LUMENS	VOLTAGE	DIMMING PROTOCOL	MINIMUM DIMMING LEVEL	LOAD	INTEGRAL CONTROLS	FINISH	MOUNTING	IP RATING	NOTES
L1		4 FT 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 MADEFOR ADJUSTING AND COMMISIONING 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.

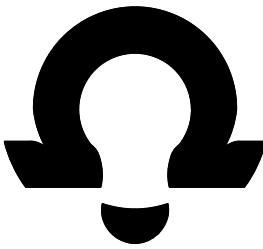


Drawn: MY Checked: PON
Project Number 25-848

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



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


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V7X 1L4 CANADA
Toll-free 1 877 632 3350
T. 604 632 3350
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2026-03-20 10:11:18 AM Name: a2-607 Data: Proposal & Project: 2025-848 CoC Park T13 DRAWING: S2025-848_E04.1 KEY PLAN

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

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

2 EXISTING PANEL GS SCHEDULE
E04.3 SCALE: N.T.S.

EXISTING

PANEL

FED FROM:

LOCATION:

FEED ENTRY:

NEMA:

GS

400A Splitter

Electrical Room

120/208 V

225 A

225 A

BONDING SURFACE

3 PH

MAIN BUS

MAIN BKR

BUS MOUNT

4 W

KA

	DESCRIPTION	BKR AMP	PL	NOTE	KILOWATTS			NOTE	PL	BKR AMP	DESCRIPTION	
					A	B	C					
1	Existing	Ex	1						1	Ex	Existing	2
3	Existing	Ex	1						1	Ex	Existing	4
5	Existing	Ex	1						1	Ex	Existing	6
7	Existing	Ex	1						1	Ex	Existing	8
9	Existing	Ex	1						1	Ex	Existing	10
11	Existing	Ex	1						1	Ex	Existing	12
13	Existing	Ex	1						1	Ex	Existing	14
15	Existing	Ex	1						1	Ex	Existing	16
17	Existing	Ex	1						1	Ex	Existing	18
19	Existing	Ex	1						1	Ex	Existing	20
21	Existing	Ex	1						1	Ex	Existing	22
23	Existing	Ex	1						1	Ex	Existing	24
25	Existing	Ex	1						1	Ex	Existing	26
27	Existing	Ex	1						1	Ex	Existing	28
29	Existing	Ex	1						1	Ex	Existing	30
31	Office - HRV	15	1						1	Ex	Existing	32
33	Office - Heat Pump	20	2						1	Ex	Existing	34
35									1	Ex	Existing	36
37	Space								1	Ex	Existing	38
39	Space										Space	40
41	Space										Space	42

1 MECHANICAL SCHEDULE
E04.3 SCALE: N.T.S.

EXISTING

PANEL

A

FED FROM:

B

LOCATION:

Electrical Room

FEED ENTRY:

NEMA:

120/208 V

225 A

225 A

3 PH

MAIN BUS

MAIN BKR

BUS MOUNT

BONDING SURFACE

DESCRIPTION

BKR AMP

PL

NOTE

A

B

C

NOTE

PL

BKR AMP

DESCRIPTION

1

LTG - Office

Ex

1

1

Ex

Existing

22

2

Existing

Ex

1

1

Ex

Existing

23

3a

Rec - Office

20A

1

1

1

Ex

Existing

24

3b

Rec - Office

20A

1

1

4

Existing

Ex

1

1

Ex

Existing

25

5a

Rec - Office

15A

1

1

1

Ex

Existing

26

5b

Rec - Office

15A

1

1

6

Fan - Office

Ex

1

1

Ex

Existing

27

7

Rec - Office

Ex

1

1

Ex

Existing

28

8

Existing

Ex

1

1

Ex

Existing

29

9a

Rec - Office

15A

1

1

1

Ex

Existing

30

9b

Rec - Office

15A

1

1

10

Existing

Ex

1

1

Ex

Existing

31

11

Rec - Office

Ex

1

1

Ex

Existing

32

12

Existing

Ex

1

1

Ex

Existing

33

13b

Rec - Office

15A

1

1

1

Ex

Existing

34

13b

Rec - Office

15A

1

1

14

Existing

Ex

1

1

Ex

Existing

35

15

Existing

Ex

1

1

Ex

Existing

36

16

Existing

Ex

1

1

Ex

Existing

37

17a

Office Kitchen Receptacle

20A

1

1

1

Ex

Existing

38

17b

Existing First Aid Room Receptacles

Ex

1

1

18

Existing

Ex

1

1

Ex

Existing

39

19

Existing

Ex

1

1

Ex

Existing

40

20

Door Access Control Panel

Ex

1

1

Ex

Existing

41

21

Existing

Ex

1

1

Ex

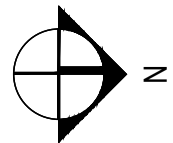
Existing

42

NOTE:

1 Provide miniature dual breaker that can fit the existing breaker space. Contractor shall confir availability of the breakers during tender stage.

3 EXISTING PANEL A SCHEDULE
E04.3 SCALE: N.T.S.



Drawn: MY Checked: PON
Project Number 25-848

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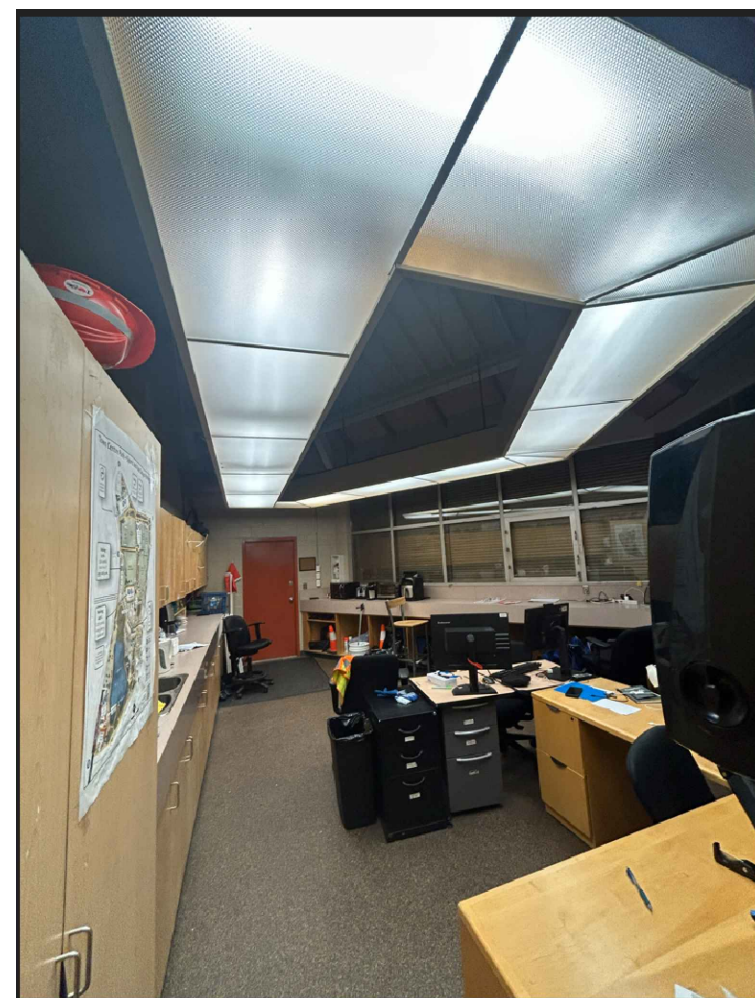
2026-03-19 2:45:16 PM \\omc-ar\proj\Drawings\25-448 E1.0.0 LEVEL 1 LIGHTING CONSTRUCTION DEMO PLAN

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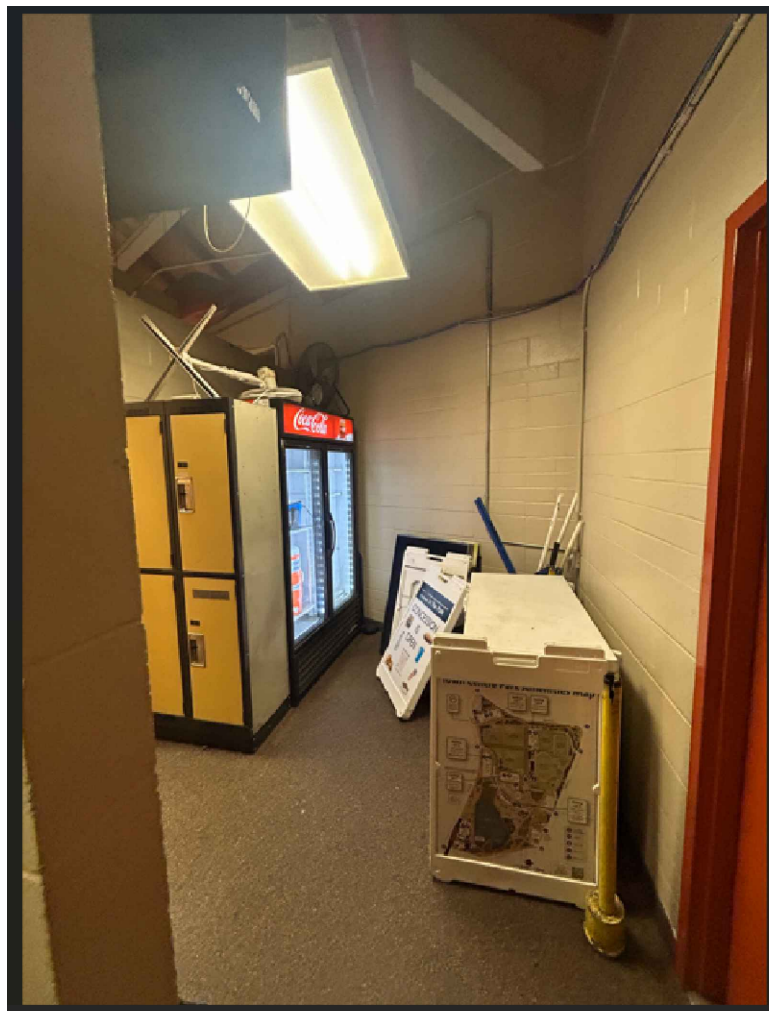
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permitted to exceeding the work. Discrepancies and variations shall be reported to the Consultant prior to commencing construction. In all cases, the latest issue of the drawing shall be used in the execution of the work. The Contractor shall ensure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

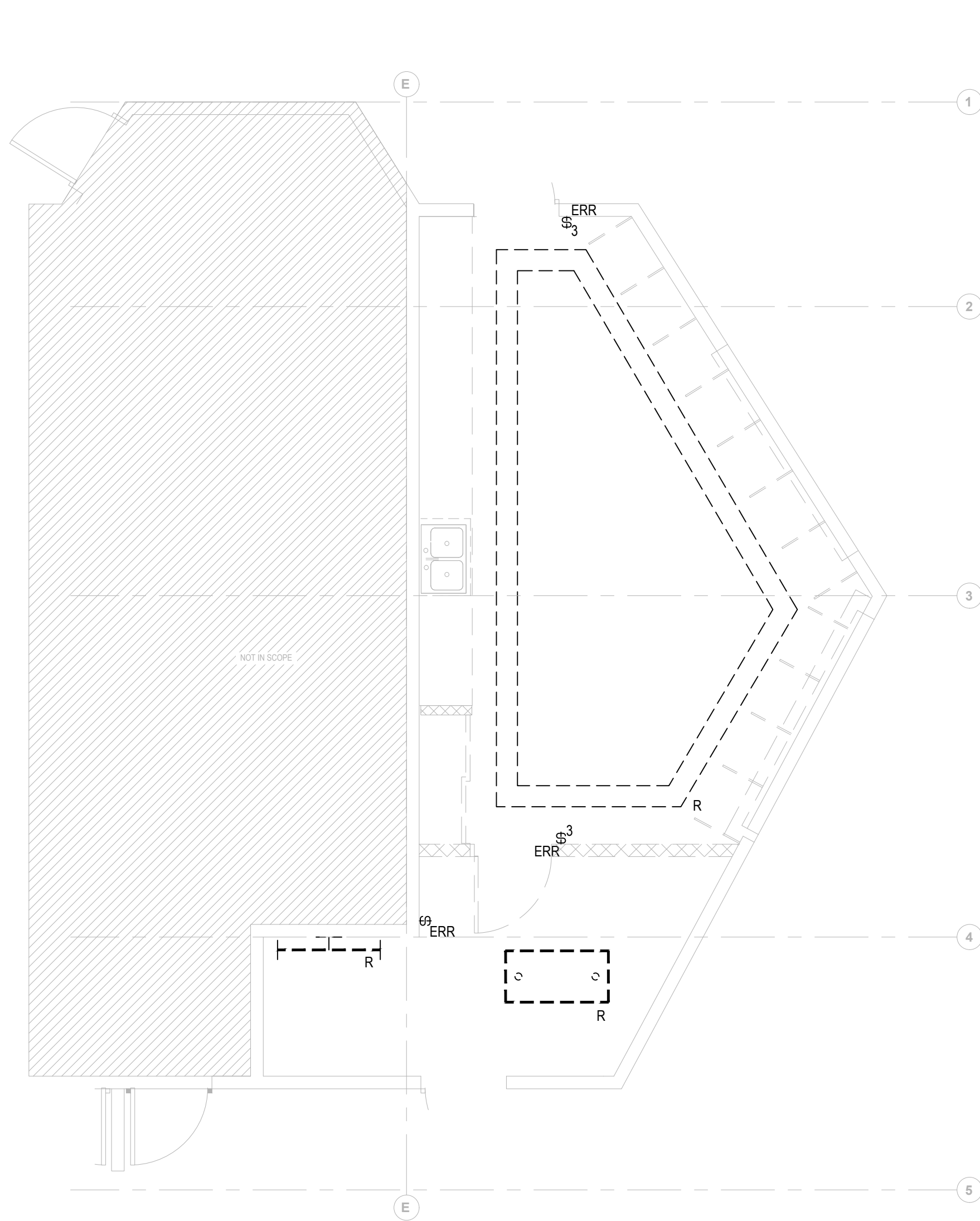
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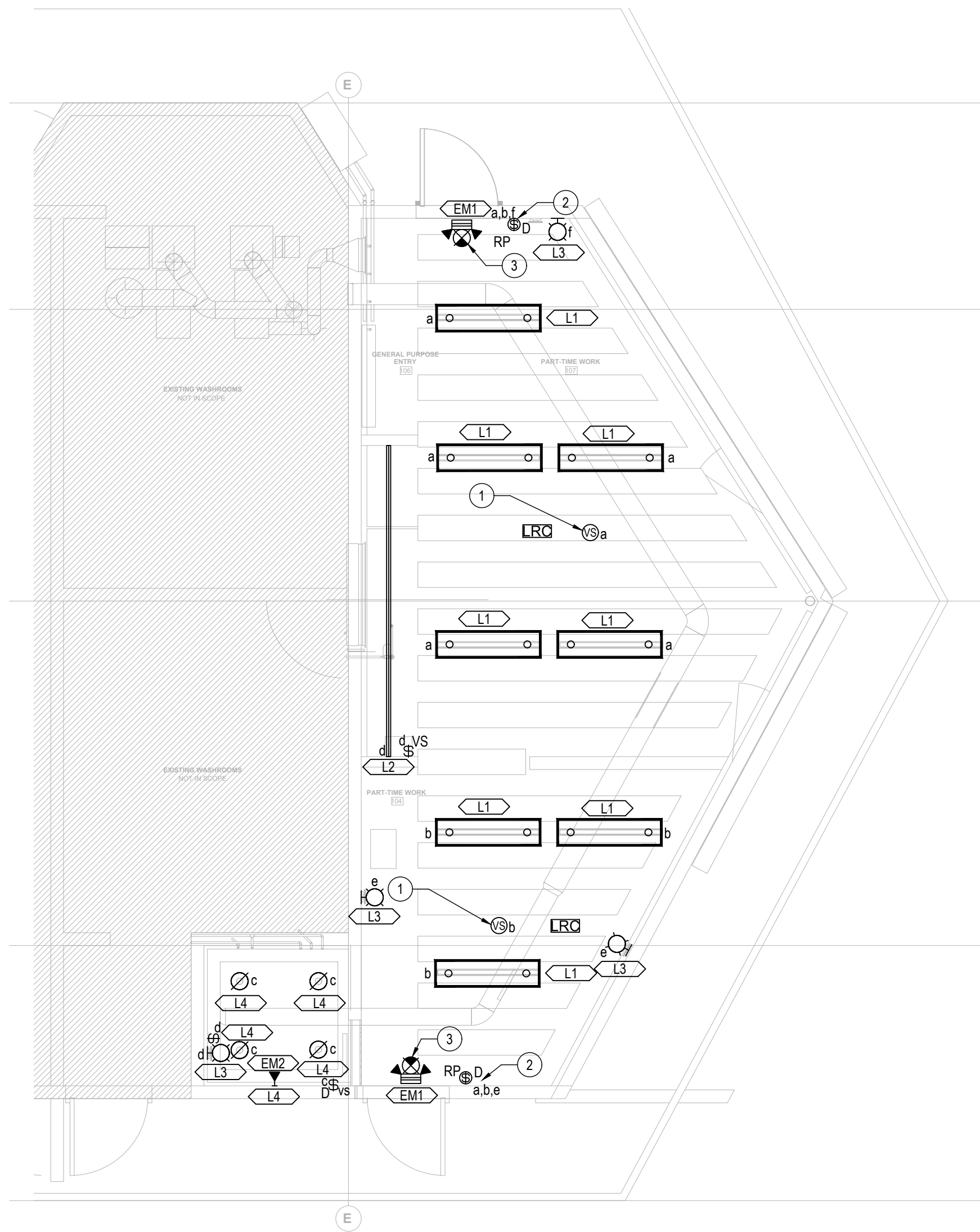
3 EXISTING OFFICE AREA I
E1.0.0 SCALE: N.T.S.



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



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



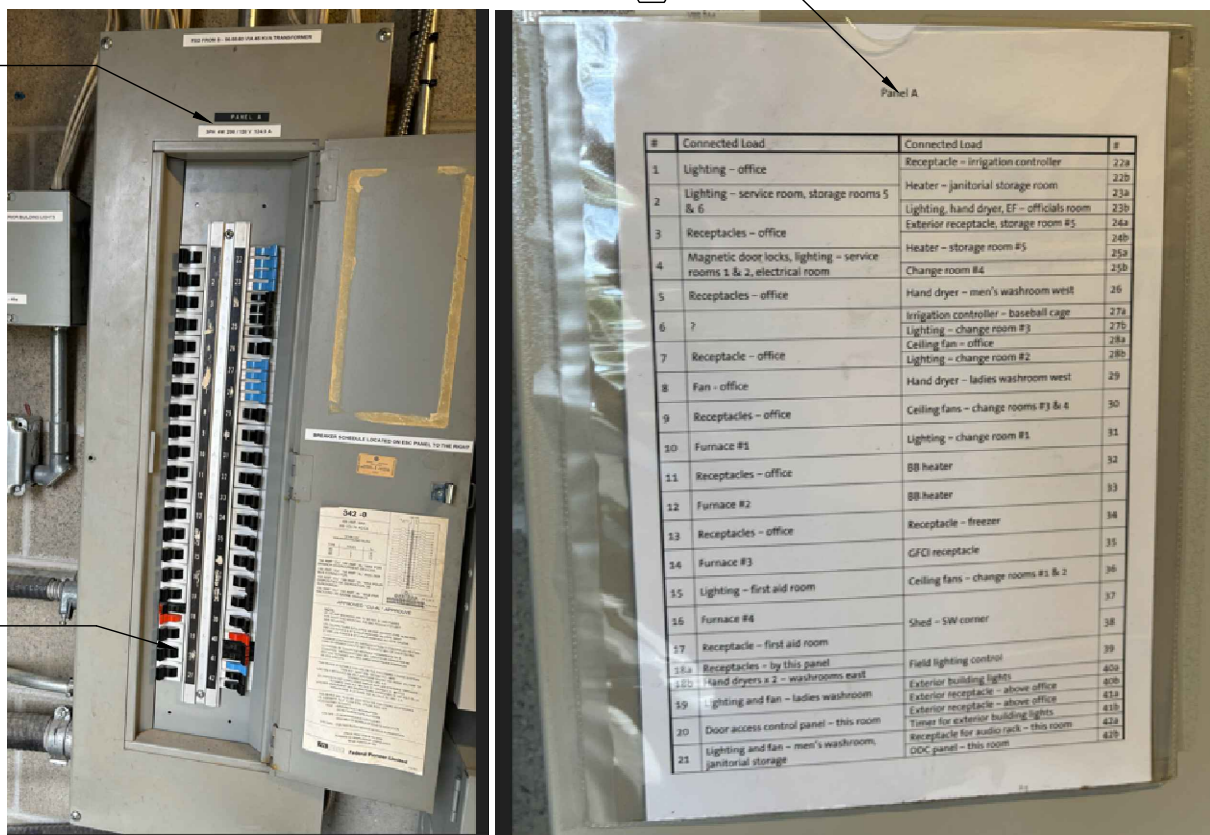
2026-03-19 3:15:24 PM home-az-7601 Data/Proposals & Projects/2025-25-848 CoC Parks TCU DRAWINGS/25-848 E2.0.0 LEVEL 1 POWER CONSTRUCTION DEMO PLAN



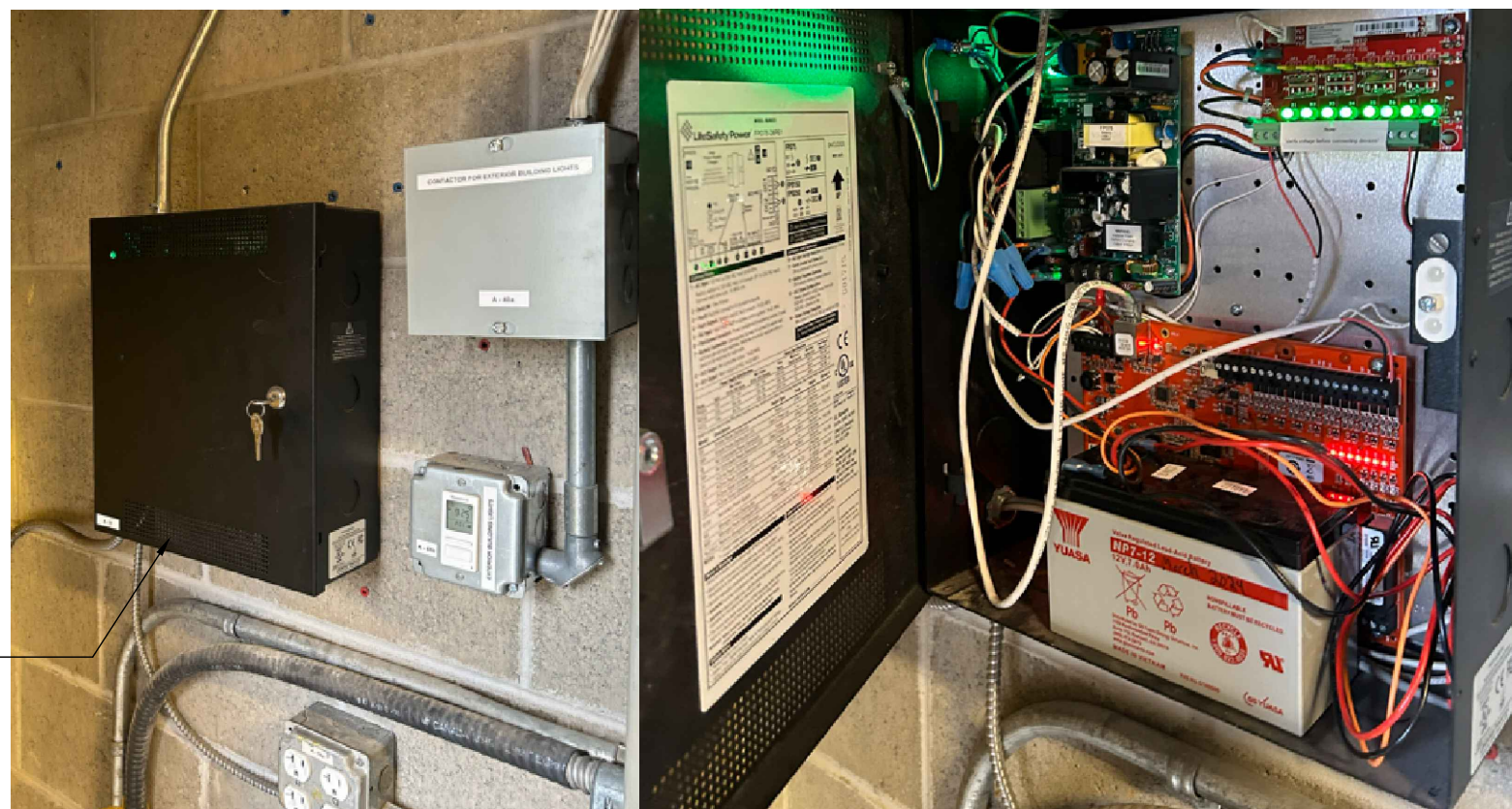
3 EXISTING DATA RACK
SCALE: N.T.S.



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



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



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

GENERAL LIGHTING NOTES:

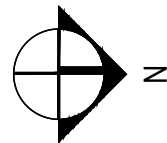
- ANY CHIPPING, CUTTING OR CORING OF CONCRETE SLABS MUST BE REVIEWED BY THE STRUCTURAL ENGINEER AND APPROVED BY THE LANDLORD.
- REFER TO ARCHITECTURAL INTERIOR ELEVATIONS FOR THE MOUNTING HEIGHTS OF POWER RECEPTACLES AND DATA OUTLETS, INCLUDING OUTLETS OF COUNTER TOP AND WORK.
- ELECTRICAL DRAWING SHOULD 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 1/8" (3MM) 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:

- THE CONTRACTOR SHALL PROVIDE ROUGH-IN CONDUITS, CABLING AND POWER FOR THE NEW ACCESS CONTROL EQUIPMENT TO BE INSTALLED AT OFFICE DOORS. ALL CONDUITS SHALL BE ROUTED TO THE EXISTING ELECTRICAL ROOM. THE EXACT TERMINATION LOCATIONS OF THE CONDUITS SHALL BE CONFIRMED WITH THE CITY OF COQUITLAM.
- 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.
- ALL THE ACS CONDUITS SHALL ROUTED TO THE EXISTING ELECTRICAL ROOM.

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.



OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

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

permitted 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.

LEVEL 1 POWER CONSTRUCTION & DEMOLITION PLAN

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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
F	2026-04-20	ADDENDUM#01

Coquitlam

PARKS SERVICES

HUB

1290 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

Drawn: MY Checked: PON
Project Number 25-848

E2.0.0

1. GENERAL



E4.0.0

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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.		
REFERENCES			
2.1.	THESE SPECIFICATIONS, DRAWINGS AND INSTRUCTIONS TO BIDDERS GOVERN THIS DIVISION.		
2.2.	ALL WORK IS TO BE PERFORMED IN ACCORDANCE BCBC VBLB 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.		
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.	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.
3.2.	PROVIDE ALL LABOUR, MATERIALS, EQUIPMENT, SERVICES AND EXPERTISE, REQUIRED FOR COMPLETING THE WORK OF THIS DIVISION.	9.4.	ALL MATERIALS SUPPLIED AND WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE BCBC 2024.
3.3.	THE PERSON OR FIRM UNDERTAKING THE WORK MUST BE SKILLED IN THE WORK INVOLVED AND THEREFORE NOT ENGAGE WHERE THE DOCUMENTS ARE INCOMPLETE OR IN CONFLICT. OBTAIN CLARIFICATION FROM THE CONSULTANT BEFORE PROCEEDING WITH THE WORK IN QUESTION.	9.5.	DESIGN AND INSTALL COMPONENTS OF THE MECHANICAL, PLUMBING SYSTEMS, AND FIRE PROTECTION TO COMPLY WITH BCBC 2024.
GENERAL SCOPE OF WORK			
4.1.	DEMOL/RELOCATE ALL HVAC SYSTEMS, CONTROL SYSTEMS, PLUMBING SYSTEMS, AND FIRE PROTECTION SYSTEMS AND INSTALL NEW AS INDICATED ON DRAWINGS.	9.6.	ALL WORK MUST FOLLOW THE GUIDELINES OF WORKSAFE BC.
4.2.	REMOVE ALL OBSOLETE EQUIPMENT, DUCTING AND ACCESSORIES, PIPING AND ACCESSORIES, CONTROLS, ETC. ALL MATERIALS SHALL BE DISPOSED OF UNDER THIS CONTRACT.	10.	SEISMIC CONTROL
4.3.	CONFIRM ALL EXISTING SERVICE LOCATIONS, SIZES, AND INVERTS BEFORE COMMENCING CONSTRUCTION.	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.
4.4.	BALANCE ALL EQUIPMENT TO SPECIFIC FLOW RATES AS NOTED ON DRAWINGS OR IN EQUIPMENT SCHEDULES.	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.
4.5.	COMMISSION ALL EQUIPMENT INCLUDING PRE-PURCHASED UNITS & PROVIDE A DEMONSTRATION TO OWNER AT THE END OF PROJECT.	10.3.	ALL DIFFUSERS IN T-BAR AND DRYWALL CEILING SHALL BE SEISMICALLY RESTRAINED.
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.	11.	PERMITS
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 CONTRACTORS 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 CONSULTANTS WRITTEN APPROVAL.	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.
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.	12.	WORKMANSHIP
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.	12.1.	CHANGES TO EXISTING SYSTEMS SHALL BE PERFORMED USING WORKMANSHIP THAT IS EQUAL OR BETTER IN STANDARD THAN THE EXISTING INSTALLATION.
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.	12.2.	WORK TO BE EXECUTED TO MAINTAIN MAXIMUM HEADROOM AND ACCESSIBILITY FOR SERVICING AND MAINTENANCE.
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.	12.3.	PLACE NO UNUSUAL ERECTION LOADS ON THE BUILDING STRUCTURE WITHOUT THE CONSULTANT'S APPROVAL.
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.	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.
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.	13.	MATERIALS
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.	13.1.	CHANGES TO THE EXISTING SYSTEM SHALL BE PERFORMED USING MATERIALS THAT ARE EQUAL OR BETTER IN STANDARD THAN THE EXISTING INSTALLATION.
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.	13.2.	IF THE PRODUCT MATCHING AS NOTED IN THE ABOVE CLAUSE IS NOT POSSIBLE, ALTERNATE PRODUCTS MUST BE APPROVED BY THE CONSULTANT.
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.	13.3.	PROVIDE MANUFACTURER'S RECOMMENDED AND CODE REQUIRED CLEARANCES AROUND ALL PIECES OF EQUIPMENT. PIPING AND CONDUIT SHALL NOT INTERFERE WITH REQUIRED ACCESS.
6.6.	EXISTING CONDITIONS ARE BASED ON LIMITED FIELD VERIFICATION. CONTRACTOR SHALL ADJUST TO ACTUAL FIELD CONDITIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.	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.
WARRANTY			
7.1.	WARRANT THAT ALL EQUIPMENT WITHIN THE SCOPE OF THE CONTRACT, INCLUDING PRE-PURCHASED EQUIPMENT, WILL DEVELOP THE CAPACITIES AND CHARACTERISTICS SPECIFIED.	14.	STANDARD OF MATERIALS AND EQUIPMENT
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.	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.
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.	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.
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.	14.2.1.	ACCESS DOORS: MAXAM, RUSKIN, MILCOR, BAUCO
8.2.	CONTRACTOR SHALL COORDINATE MECHANICAL SCOPE OF WORK WITH THAT OF OTHER TRADES, REFER TO ELECTRICAL, ARCHITECTURAL, STRUCTURAL DRAWINGS, AND SPECIFICATIONS.	14.2.2.	GRILLES, REGISTERS, DIFFUSERS: E.H. PRICE TITUS, NAILOR, TUTTLE & BAILEY, KRUEGER
8.3.	ASSUME FULL RESPONSIBILITY FOR LAYOUT OF OWN WORK SO AS NOT TO CONFLICT WITH OTHER TRADES AND ALSO FOR DAMAGE CAUSED TO OTHERS WORK BY IMPROPER LOCATION OR CARRYING OUT OF OWN WORK.	14.2.3.	DUCT INSULATION: KNAUF, CERTAINTED, JOHNS MANVILLE, OWENS CORNIN
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.	14.2.4.	PLUMBING AND PIPE INSULATION: KNAUF, CERTAINTED, JOHNS MANVILLE, OWENS CORNING
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.	14.2.5.	FLEXIBLE DUCTWORK: THERMAFLEX, GENFLEX, FLEXMASTER
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.	14.2.6.	PIPE SUPPORTS: GRINNELL, MYATT, CRANE
8.7.	DO NOT RUN ANY PIPES OR DUCTS OVER ANY ELECTRICAL PANEL OR SWITCH GEAR. COORDINATE PIPE AND DUCT LOCATIONS TO AVOID PANELS.	14.2.7.	PIPE HANGERS: GRINNELL, MYATT, UNISTRUT
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.	14.2.8.	VIBRATION ISOLATION: MASON, VIBRON, VIBRO-ACOUSTICS, KORFUND
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.	14.2.9.	PUMPS: BELL & GOSSETT, ARMSTRONG, GRUNDFOS, GRUNDFOS-PACO, TACO
		14.2.10.	EXPANSION TANKS: TACO, WHEATLEY, AMTROL
		14.2.11.	VALVES-GENERAL: TOYO/RED/WHITE, 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, BENEXE, 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 AND 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-T-RAP, 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 HILTI 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 VBLB 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 B88M, ASTM B88, TYPE 1, FOR DOMESTIC COLD WATER, TYPE K 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 REPLACABLE EPDM SEAT, WAFER 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, WAFER 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 98.9°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 (1/16 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 VALVE DRAIN COCK OFF BOTTOM OF BASKET.
		20.14.	FLOW CONTROLS - BALANCING VALVES
		20.14.1.	MANUFACTURER: ARMSTRONG ABV/BELL & GOSSETT CIRCUIT-SETTER
		20.14.2.	CONSTRUCTION: CLASS 125 BRASS OR BRONZE BODY WITH UNION ON INLET AND OUTLET, TEMPERATURE AND PRESSURE TEST PLUG ON INLET AND OUTLET.
		20.14.3.	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).
		20.15.	ALL SUPPLIES TO BE CHROME PLATED BRASS C/W WHEEL HANDLE STOPS AND ESCUTCHEONS.
		20.16.	ALL SANITARY WASTE & TRAPS TO BE CHROME PLATED BRASS C/W ESCUTCHEONS.
		20.17.	ALL PIPING INSULATION TO BE LABELLED C/W FLOW ARROWS.
		20.18.	PIPING TO BE HUNG WITH CLEVIS TYPE HANGERS. COPPER PIPING TO BE HUNG WITH COPPER HANGERS OR BE PROTECTED WITH TAPE.
		20.19.	SANITARY DRAINAGE PIPING FOR LOW FLOW FIXTURES AND BRANCHES SHALL BE INSTALLED AT A MINIMUM 2% SLOPE.

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MECHANICAL SPECIFICATION & LEGEND

M0.0.2

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

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

ISSUED	REMARKS
# DATE	
2026-03-20	ISSUED FOR BP
2026-03-27	ISSUED FOR TENDER
1 2026-04-21	ISSUED FOR ADDENDUM #1

OMICRON PERMIT TO PRACTICE: 1000709

CITY OF COQUITLAM
PARKS SERVICES
HUB
1260 PIPELINE RD, COQUITLAM, BC, V8B 7Y3

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

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

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		

1 LEVEL 1 HVAC - DEMOLITION PLAN
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

2 LEVEL 1 HVAC - CONSTRUCTION PLAN
SCALE: 1:50

KEYED NOTES

- SUPPLY AND INSTALL ONE NEW ENERGY RECOVERY VENTILATOR COMPLETE WITH INTEGRAL CONTROLS, FILTERS, AND MOUNTING ACCESSORIES. UNIT TO BE INSTALLED LOW ABOVE CEILING WITHOUT DISRUPTING EXISTING DUCTWORK.
- 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.

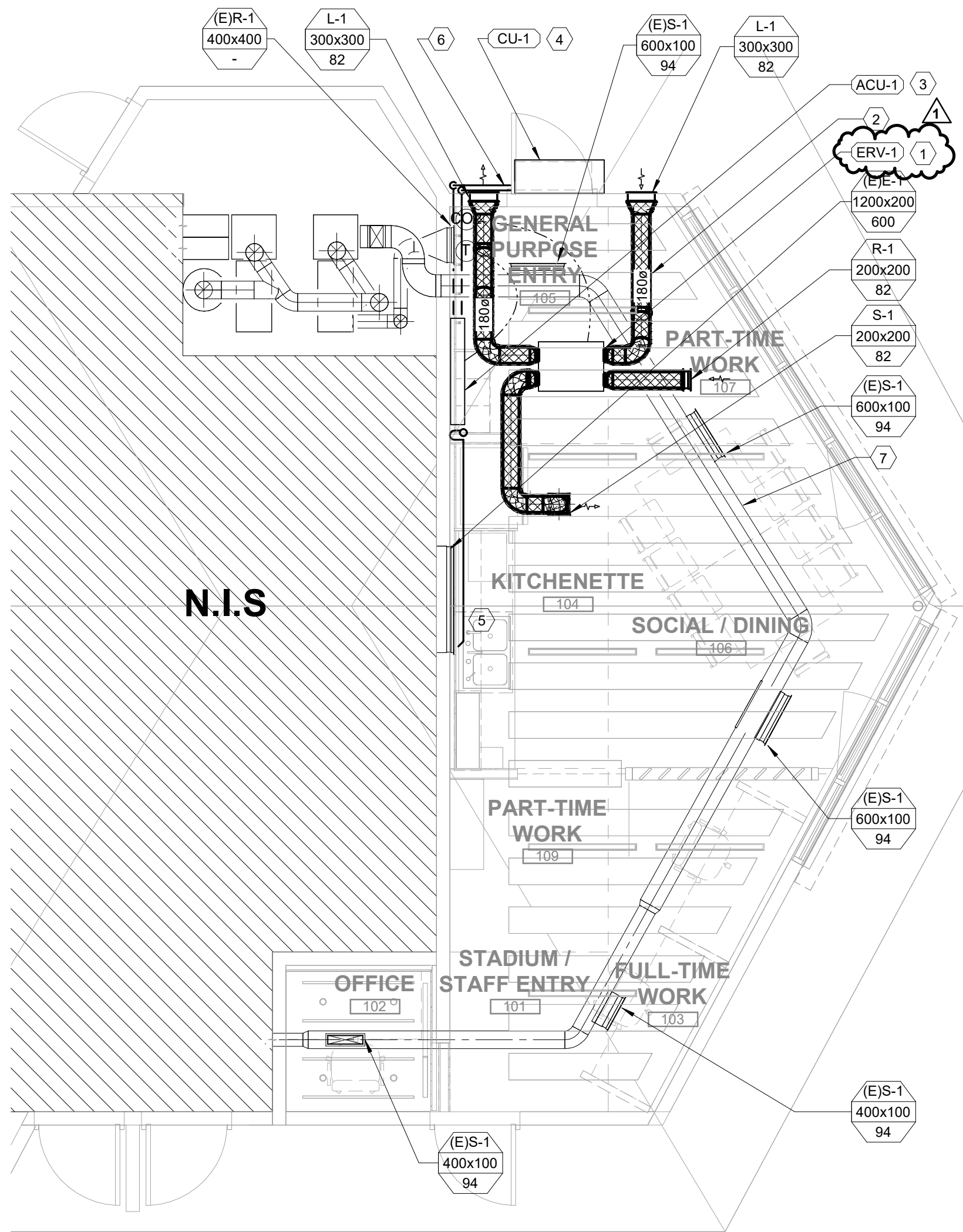
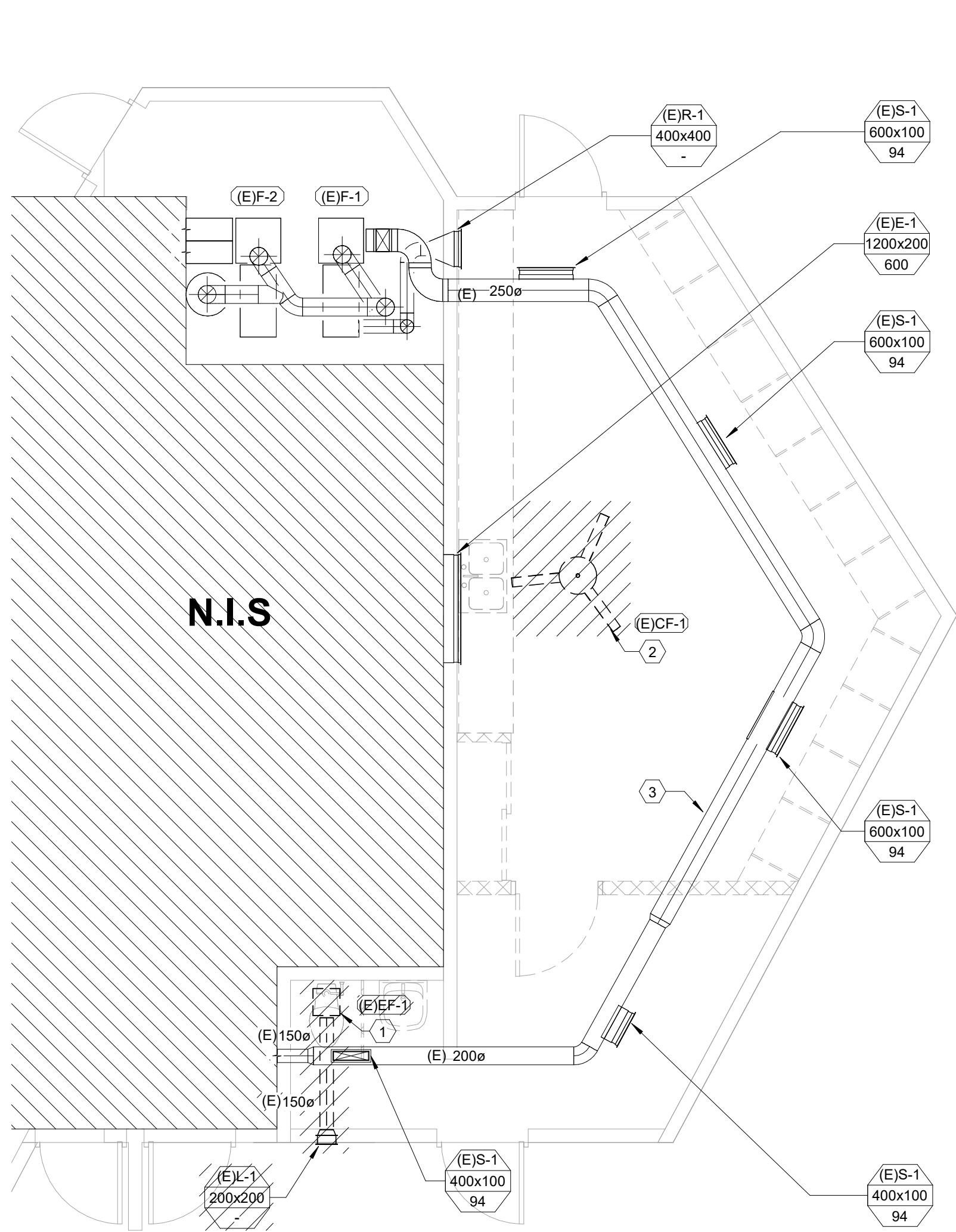
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CITY OF COQUITLAM
PARKS SERVICES
HUB
1290 PIPELINE RD, COQUITLAM, BC, V3B 7Y3

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

M2.1.1

LEVEL 1 HVAC CONSTRUCTION & DEMO PLAN



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permitted 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.

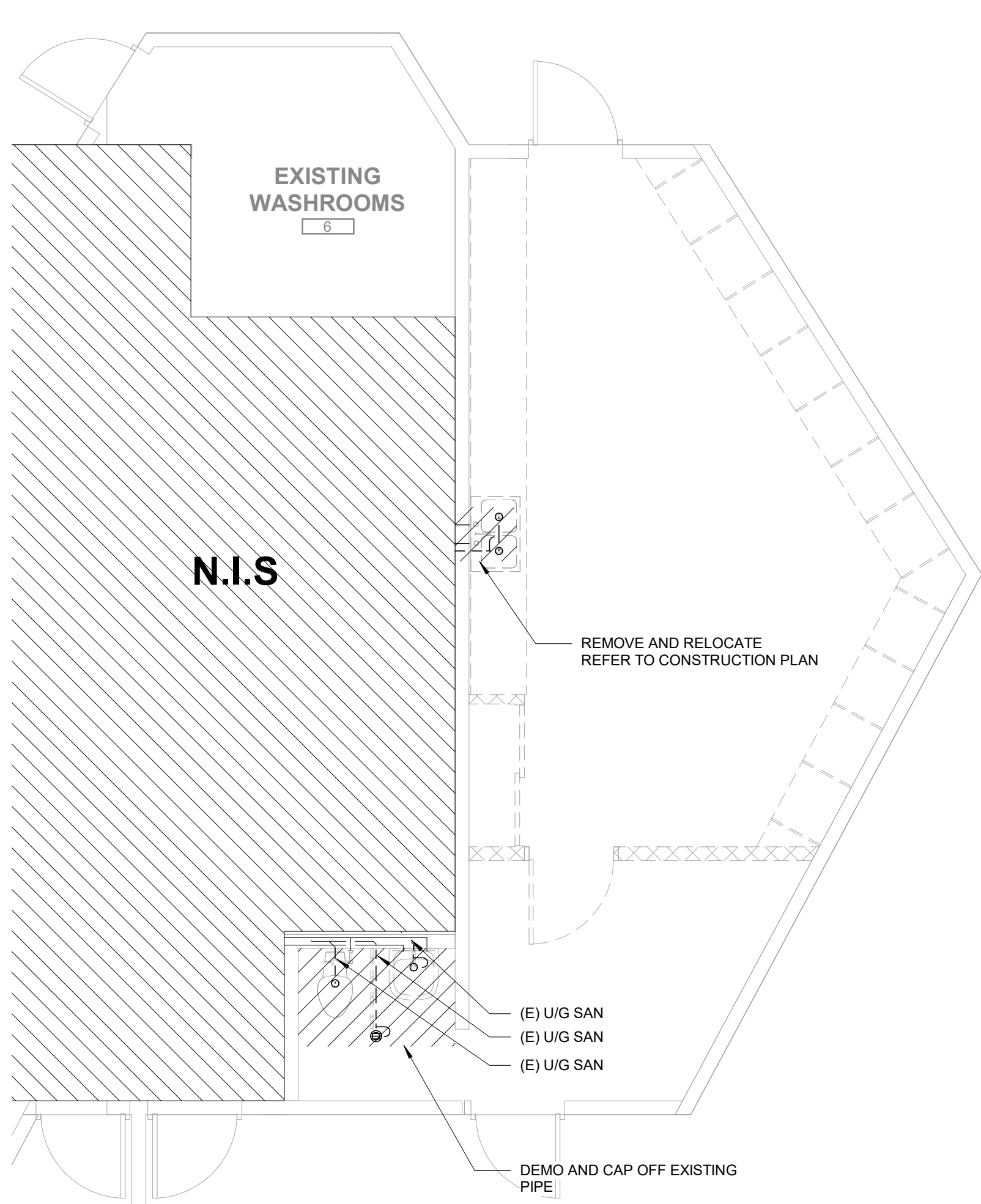
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GENERAL NOTES

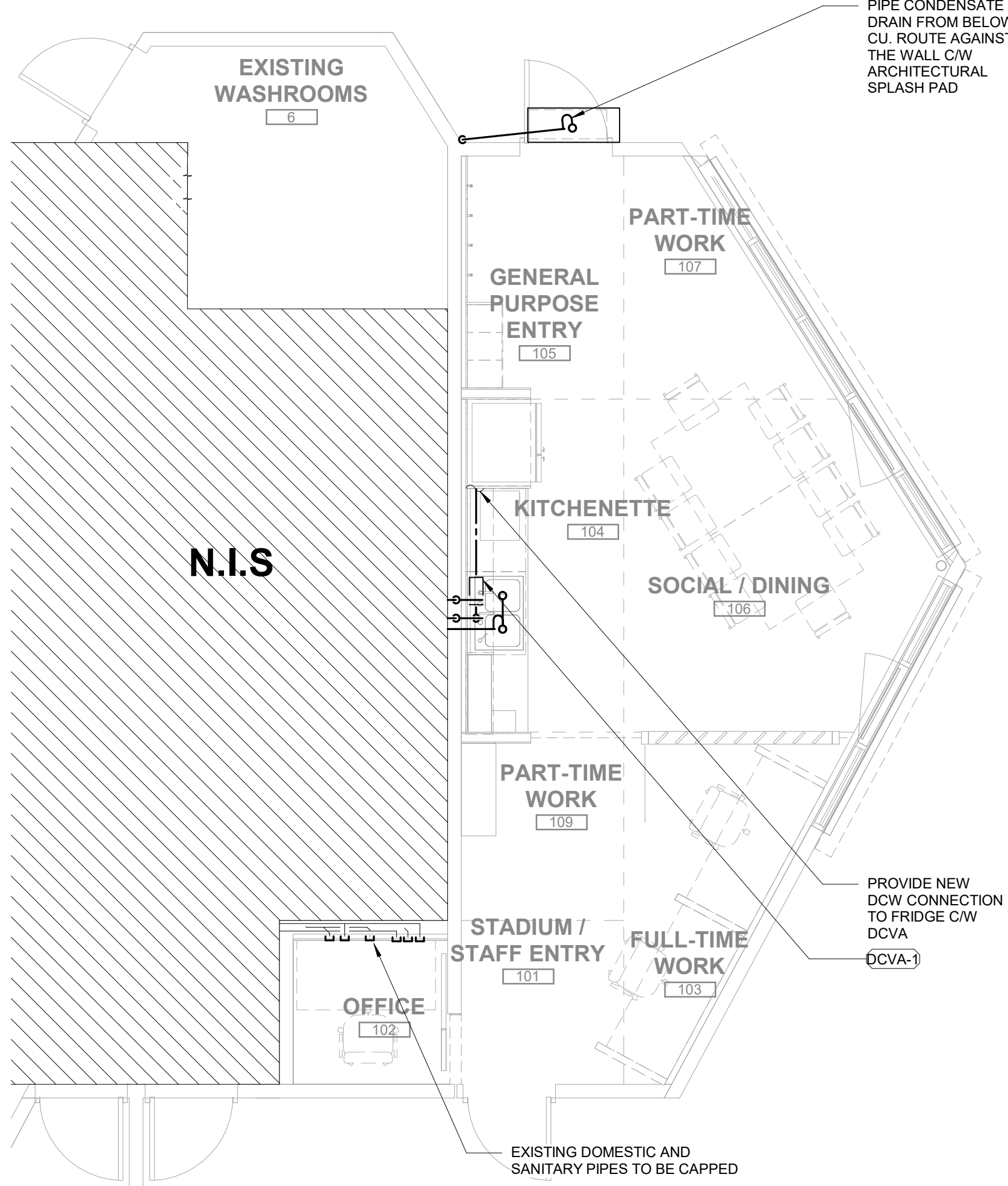
- THESE NOTES APPLY TO ALL MECHANICAL AND PLUMBING DRAWINGS.
- DO NOT RUN ANY PIPES OR DUCTS OVER ANY ELECTRICAL PANEL OR SWITCHGEAR. COORDINATE PIPE & DUCT LOCATIONS TO AVOID PANELS.
- PROVIDE MANUFACTURERS' RECOMMENDED & CODE REQUIRED CLEARANCES AROUND ALL PIECES OF EQUIPMENT. PIPING & CONDUIT SHALL 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



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

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

LEVEL 1 PLUMBING CONSTRUCTION & DEMO PLAN

P2.1.1