PROCUREMENT SERVICES

CITY OF SURREY, SURREY CITY HALL
13450 – 104 Avenue, Surrey, B.C., V3T 1V8
Tel: 604-590-7274
E-mail: purchasing@surrey.ca

ADDENDUM No. 3

REQUEST FOR QUOTATIONS No.:	**1220-040-2024-045**
TITLE:	**TENANT IMPROVEMENTS OF BRIDGEVIEW CHILDCARE CENTRE**
ADDENDUM ISSUE DATE:	**SEPTEMBER 5, 2024**
CLOSING DATE:	**PREFER TO RECEIVE SUBMISSION ON OR BEFORE SEPTEMBER 11, 2024**

INFORMATION FOR CONTRACTORS

Contractors are advised that Addendum No. 3 to 1220-040-2024-045 is hereby issued by the City. This addendum shall form part of the contract documents and is to be read, interpreted and coordinated with all other parts. The following information is provided to answer questions raised by Contractors for the above-named project, to the extent referenced and shall become a part thereof. No consideration will be allowed for extras due to the Contractors or any sub-contractor not being familiar with this addendum. This Addendum No. 3 contains 83 pages.

1. ADDITIONAL INFORMATION

Please see the following additional drawings and specifications below attached to this Addendum #3:

a) **SCHEDULE B – APPENDIX 2-A – CONTRACT DRAWINGS (PROJECT)**

Add:

- Addendum #1 Schedule B - Appendix 2-A Contract Drawings [Architectural, Electrical, Mechanical, Structural]
- Addendum #2 Schedule B - Appendix 2-A Contract Drawings [Electrical]
- Addendum #2 Schedule B - Appendix 2-A Contract Drawings [Architectural]
- Addendum #3 Schedule B - Appendix 2-A Contract Drawings [Architectural, Mechanical]

b) **SCHEDULE B – APPENDIX 2 – SUPPLEMENTARY SPECIFICATIONS (PROJECT)**

Add:

- Hazardous Building Materials Survey

2. QUESTIONS AND ANSWERS:

Q1. Drawing S 201 shows the Beam Schedule / please identify the location of Beam B5 / not shown plan?

A1. Beam B5 is located along Gridline H between 1 & 2.

Q2. Clarify what the symbols 3 S and 4 S represent as key notes do not identify these symbols.

A2. These reference the number of supporting studs underneath a load bearing element (beam) – please refer to item #22 of the structural plan legend on drawing S201.

Q3. With reference to Washroom Vanity's DRWG A8.04 / 7 & MC2 section A9.00 / Counter tops solid surface show these being 20mm thick in elevation, but it shows these being 35mm +/- cross section. Please clarify which is correct.

A3. Refer to Addendum 2 Schedule B - Appendix 2-A Contract Drawings [Architectural].

Q4. Vanity Counter top edges show these being 152mm thick in elevation, but show these being 75mm in cross section? Clarify which is correct.

A4. Refer to Addendum 2 Schedule B - Appendix 2-A Contract Drawings [Architectural].

Q5. Please provide the finished wood specification for the C4 bulkheads.

A5. Wood Specifications for C4 bulkheads found on Specifications pg. 76 – Finish Carpentry 06 20 00 – Azorba 1 inch – wood veneered White Oak Panels. (Azorba Acoustics.) Please not this is a dropped ceiling not bulkhead.

Q6. Please clarify, the door schedule is calling outdoor 106 B as a 45minute fire door with a glass insert. The glass insert is too large and therefore does not meet code.

The maximum available size for a 45 min rated wood door with Lites is 0.46 sm single aperture or multiple apertures with a sum total of 0.80 sm. Clarify if this door is in fact a 45 min fire rated door or redesign the door to meet the building code requirements.

A6. Refer to Addendum 2 Schedule B - Appendix 2-A Contract Drawings [Architectural].

Q7. AWMAC regulations - Case work door and drawer fronts are not allowed to be constructed as veneer core. A waiver would be required if MDF is not acceptable. Please clarify how you wish to proceed.

A7. Refer to Addendum #2 Schedule B - Appendix 2-A Contract Drawings [Architectural].

Q8. Millwork

1. Cubbies noted ae being made of " wood veneer on plywood" . Is this meant as a pre-finished birch-plywood or actual stained veneer?

2. Please provide spec for countertops marked "MC3"

A8. Answers:

1. Prefinished birch-plywood complete with pvc 3 mm to match wood veneer

2. Specifications for MC3 are noted on drawing A9.00 (PLAM – 1) Refer to specifications section Architectural Woodwork 06 40 00 for PLAM requirements.

Q9. Doors

1. Since most walls have STC ratings , please confirm id STC-rated wood doors and hollow metal frames are required.

2. Please provide door hardware specifications.

A9. Answers:

1. Not applicable

2. Door Hardware specifications have been submitted under Addendum #1.

Q10. Can you please provide us with any information you have on the existing fire system?

A10. Mircom FA-300 Series control panel (FA-301-8LW) c/w RAM-1032TZDS remote LED annunciator.

Q11. During my initial drawing review, I only noticed a new sliding window frame and interior storefront glass, mirrors & 7 door lites for the scope of work.

1. For the door lites, it is noted that glazing film will be applied to 5 of them. Is the supply and installation of the glazing film something you would like included in the quote?

A11. Refer to Addendum #1 Schedule B - Appendix 2-A Contract Drawings [Architectural, Electrical, Mechanical, Structural], response #9.

Q12. Are the door lites the ones with the Insulated glass units that are mentioned in the spec sheets? There is mention of exterior windows, but I am not sure which ones in the drawing are the new windows.

A12. There are no exterior windows in the project.

Q13. Who is the base building Fire Alarm contractor?

A13. City of Surrey Civic Facilities - Operations and Maintenance.

Q14. Who is the base building controls contractor?

A14. Ainsworth.

Q15. Can you provide further clarification/specs on the “NPT” to wrap the existing column? We didn’t find anything in the specs.

A15. Refer to Addendum #2 Schedule B - Appendix 2-A Contract Drawings [Architectural].

Q16. With a lot of drywall joint compound containing asbestos, we must assume that all drywall is considered hazardous. Although we believe the intent is to maintain the drywall fire separation between ceiling and roof, and to maintain some drywall along existing and perimeter walls. Some of the work (i.e. structural, mechanical, and electrical rough-in) will require additional drywall to be removed. It’s very difficult to quantify at this stage. Should we allow to remove all drywall within the renovated space including all perimeter, or carry an additional cash allowance for the area’s that will have to be assessed on site?

A16. Please refer to the attached Pre-Project Hazardous Building Materials Survey issued by Astech Consultants Ltd. on March 18, 2024. No asbestos materials were observed.

Q17. We could not find the door hardware specs or section 08 71 00 in the specification. Could this be provided? The door schedule calls for maglocks, although we would recommend using electric strikes or electrified locksets

A17. Please refer to:

- Addendum #1 Schedule B - Appendix 2-A Contract Drawings [Architectural, Electrical, Mechanical, Structural] for new door schedule and new hardware submitted.
- Addendum #2 Schedule B - Appendix 2-A Contract Drawings [Architectural] for new door Type D.

Q18. We noticed that there’s a liquidated damage clause included in the RFQ. While our goal is always to meet the specified timelines, there’s often delays that are well outside of our control. Will the liquidated damage clause be applicable if delays arise from unforeseen condition, changes in the scope, or any delays outside of the contractors control?

A18. No.

Q19. If for any reason the work can’t start on October 1st as specified, will the substantial completion date be pushed back accordingly.

A19. Yes.

Q20. Security System

1. What is the brand/ type of existing security devices?
2. Provide locations for new panic buttons in washrooms.

A20. Answers:

1. Altronix access control system with HID Signo card readers.
2. No panic buttons present in the project.

Q21. Fire Alarm System: What fire alarm system is currently in the building? Who does the verification?

A21. Conventional Fire Alarm Panel – Mircom FA 300. Verification done by Mircom.

Q22. What is the Count on the quantity of each appliance that is needed.

A22. Refer to architectural floor plans and interior elevations.

Q23. Would they be open to alternative brands? I have had much better reliability from GE for these types of products, and they usually come in at the same pricing level as well

A23. Yes, subject to contractor supplied documentation of alternate product and City's approval.

Q24. In the lighting package there are 2 fixtures that require lengths, L7 and L9. Can you please provide the details?

A24. L7 linears: room 104 Max. 1750mm, room 105 Max. 746 mm.L9 tapelights room 106 +/-5,400 mm, room 107 +/-6,400 mm, room 108 +/- 12,100 mm. Please refer to Electrical Addendum #2 for revised light fixtures in rooms 106A, 107A, 108A.

Q25. What brands or suppliers prefer for wood slats on the ceiling

A25. Refer to answer in question 5 and architectural specifications.

Q26. Is there any trade list that already worked on that project?

A26. No.

Q27. There's a toilet specified for toddlers – WC-3. However, all the toilets tagged on M200 are WC-1's and WC-2's, which are for adults. Shouldn't some or all the toilets in rooms 106A (Infant Washroom), 107A (Toddler Washroom) and 108A (Over 3's Washroom) be WC-3's?

A27. Toddlers water closets to be WC-3.

Q28. There are 2 LAV-3's tagged on M200 that are not specified on the Plumbing Fixture Schedule on M001. Can a spec be provided for LAV-3?

A28. LAV-3 to be LAV-1.

Q29. Toilets specified for toddlers are listed as WC - 3 ? However, all of the toilets tagged on M200 are WC-1's and WC-2's, which are for adults.

A29. Toddlers water closets to be WC-3

Q30. Shouldn't some or all of the toilets in rooms 106A (Infant Washroom), 107A (Toddler Washroom) and 108A (Over 3's Washroom) be WC-3's?

A30. LAV-3 TO BE LAV-1.

Q31. There are 2 LAV-3's tagged on M200 that are not specified on the Plumbing Fixture Schedule on M001. Can a spec be provided for LAV-3?

A31. LAV – 3 TO BE LAV-1

Q32. Please confirm how many gwb ceiling access hatches will be required.

A32. Access panels are required in the hard ceiling where there are electrical boxes. By Code, they need to be accessible. Typically, the GC will coordinate this effort with their subtrades as the locations and quantities of boxes are dictated by the install. Also refer to Mechanical Addendum #1 attached.

Q33. Please provide specs for the NPT column wrap. Mentioned in building sections.

A33. Refer to Addendum #2 Schedule B - Appendix 2-A Contract Drawings [Architectural]. Sheet A701

Q34. Please confirm if glazing film is to be applied to the windows and doors.

A34. Refer to Addendum #2 Schedule B - Appendix 2-A Contract Drawings [Architectural].

Q35. Please provide specifications for the windows. SF1, SF2, SF3.

A35. Refer to SF1/SF2 is a corner window as noted in the drawings in A0.03 refer to Specification section 08 11 16 Aluminum Doors and Frames for Frame profile and refer to 08 80 50 Glazing for glazing requirements.

For SF 3 refer to specifications section 08 11 16 Aluminum Doors and Frames 2.4.2 and for frame profile and 08 80 50 Glazing for glazing requirements.

Q36. Please confirm the extent of new roller shades if they are required. There is nothing shown in the drawings for new roller shades, but there is a specification for them.

A36. Refer to Addendum #1 Schedule B - Appendix 2-A Contract Drawings [Architectural, Electrical, Mechanical, Structural], Question 9.

Q37. Please provide a specification for the C3 13mm Gypsum Panels.

A37. Refer to specifications Gypsum Board Assemblies 09 21 16 Section 2.2.7.

Q38. Is a 10% bid bond required for this tender?

A38. None.

Q39. Lighting - is this supplied by the Owner or by the General Contractor - material supply?

A39. Lighting is supplied and installed by the contractor.

Q40. Please clarify the cash allowance against signage and the graphics? Does the word graphics include the window film?

A40. Yes, it includes the window film.

All Addenda will become part of the Contract Documents.

studioHuB architects

Addendum

Addendum No. 1

Date Out:	August 21st, 2024
Project Name:	Bridgeview Metis Daycare
Project Number:	2315
Client:	City of Surrey
Attention:	Carlos Aller
Number of Pages:	39

This addendum is issued after the tendering posting date but prior to start of construction. It is to revise the tender/contract documents, and as such is part of those documents; the value of all items shall be included in the tender. After acceptance of a tender, claims for cost will not be considered by reason of failure by the bidder to have read the addenda. It is the responsibility of the general contractor to distribute this addendum to all bidders.

ARCHITECTURAL:

1.0 Sheet A003:

1.1 Replace pocket door Type-C with Sliding Door. Refer to section 08 34 00.

2.0 Add Hardware Groups Schedule to project specifications. See attached.

3.0 Add Specifications 08 34 00 – Special Function Doors. See attached.

4.0 Sheet A101:

4.1 Refer to drawing note: PLAYGROUND UPGRADES TO SITE (NOT INCLUDED IN THIS PROJECT SCOPE)

5.0 Sheet A201:

1.1 Refer to drawing note: WOOD PANEL TO MATCH EXISTING GYMNASIUM WOOD VENEER PANEL, SEE DETAIL 3/A 7.01

6.0 Sheet A301:

6.1 Note 3 has been removed: “Refer to Fire protection Drawings for sprinkler head locations.” The project does not have sprinklers, therefore no need of Fire protection Drawings.

7.0 Sheet A804:

7.1 Replace note 11 with the following: “APPLIANCES TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR AS PER SPECIFICATIONS.”

8.0 Add smoke detector to existing Communication Room. Refer to Electrical Addendum #1 attached.

9.0 Per section 10 14 00 Signage:

9.1 Contractor should provide a cash allowance of $2,500.00 + GST for signage and graphics.

10.0 Replace section 10 21 13 Toilet Compartments from Specifications with attached. (10 21 13 – Toilet Compartments – Addendum 1)

STRUCTURAL:

11.0 Replace Structural Drawings with attached. (Re-Issued for Permitting Purposes) June 25/24

ELECTRICAL:

12.0 Refer to Electrical Tender Addendum No. 01 attached.

MECHANICAL:

Q11. Please clarify, Ainsworth is the base building controls contractor. There is currently a Delta Controls system installed by Ainsworth.

A11. AME: Delta Controls has been rebranded to Ainsworth. Delta Controls = Ainsworth.

Q12. What new equipment is controlled or monitored by the DDC.

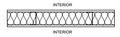
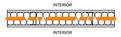
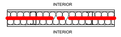
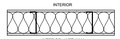
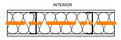
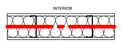
A12. AME: Please refer to below.

- **Split System**
  - **Monitored**
- **Energy Recovery Ventilator**
  - **Controlled**
- **Exhaust Fans**
  - **Controlled**
- **Force Flow Heaters**
  - **Monitored**
- **Electric Baseboard Heaters**
  - **Monitored**
- **Domestic Hot Water Tank & Recirculation Pump Monitored**

Addendum No. 1

Date: August 21st, 2024
Sarah Bjornson Architect AIBC

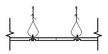
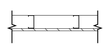
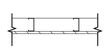
INTERIOR WALLS

TAG	ASSEMBLY	CONSTRUCTION	STC	FRR	ULC REFERENCE
P1		**INTERIOR - PARTITION** - 13mm GYPSUM BOARD - 92mm STEEL STUD @ 400MM O.C. (REFER TO STRUCT) C/W ACOUSTIC BATT INSULATION - 13mm GYPSUM BOARD	**46 STC**	**N/A**	**N/A**
P1a		**INTERIOR - PARTITION (45 MIN. RATED)** - 13mm TYPE 'X' GYPSUM BOARD - 92mm STEEL STUD @ 400MM O.C. (REFER TO STRUCT) C/W ACOUSTIC BATT INSULATION - 13mm TYPE 'X' GYPSUM BOARD	**46 STC**	**45 MIN** *PER EXISTING*	**W454**
P1b		**INTERIOR - PARTITION (1 HOUR RATED)** - 13mm TYPE 'X' GYPSUM BOARD - 92mm STEEL STUD @ 400MM O.C. (REFER TO STRUCT) C/W ACOUSTIC BATT INSULATION - 13mm TYPE 'X' GYPSUM BOARD	**46 STC**	**1 HR** *PER EXISTING*	**W453**
P2		**INTERIOR - PARTITION** - 13mm GYPSUM BOARD - 152mm STEEL STUD @ 400MM O.C. (REFER TO STRUCT) C/W ACOUSTIC BATT INSULATION - 13mm GREEN BOARD (AT WET WALLS)	**51 STC**	**N/A**	**N/A**
P2a		**INTERIOR - PARTITION (45 MIN. RATED)** - 16mm TYPE 'X' GYPSUM BOARD - 152mm STEEL STUD @ 400MM O.C. (REFER TO STRUCT) C/ W ACOUSTIC BATT INSULATION - 16mm TYPE 'X' GYPSUM BOARD	**51 STC**	**45 MIN** *PER EXISTING*	**W454**
P2b		**INTERIOR - PARTITION (1 HOUR RATED)** - 16mm TYPE 'X' GYPSUM BOARD - 152mm STEEL STUD @ 400MM O.C. (REFER TO STRUCT) C/W ACOUSTIC BATT INSULATION - 16mm TYPE 'X' GYPSUM BOARD	**51 STC**	**1 HR** *PER EXISTING*	**W453**
P3		**INTERIOR - PARTION** - 16mm GYPSUM BOARD - (2x) 92mm STEEL STUD @ 400 O.C. STAGGERED (REFER TO ASBUCT) C/W ACOUSTIC BATT INSULATION - 12mm AIR SPACE - 16mm GYPSUM BOARD	**58 STC**	**N/A**	**N/A**
P3a		**INTERIOR - PARTION (45 MIN. RATED)** - WOOD VENEER PANEL TO MATCH EXISTING GYMNASIM WOOD VENEER PANEL - 16mm TYPE 'X' GYPSUM BOARD - STEEL STUD, SIZE TO BE SITE VERIFIED TO MATCH EXISTING WALL @ 400 O/C (REFER TO STRUCT) C/W ACOUSTIC BATT INSULATION - 12mm AIR SPACE - 16mm TYPE 'X' GYPSUM BOARD	**58 STC**	**45 MIN** *PER EXISTING*	**W454**
F1		**INTERIOR - FURRING** - 13mm AQUABOARD (AT WET WALLS) - 92mm STEEL STUD @ 400 O/C	**N/A**	**N/A**	**N/A**
F2		**INTERIOR - FURRING** - 13mm GYPSUM BOARD - 92mm STEEL STUD @ 400 O/C FILL STUDS WITH BATT INSULATION	**N/A**	**N/A**	**N/A**

WALL ASSEMBLIES GENERAL NOTES

1. ALL ASSEMBLIES AS PER STRUCTURE; TYP.

CEILINGS

TAG	ASSEMBLY	CONSTRUCTION
C1		**ACOUSTIC CEILING TILE** - STEEL SUSPENSION - GRID SYSTEM - REFER TO RCP FOR ACT TYPE ACOUSTIC CEILING PANELS C/W SUSPENDED T-BAR SYSTEM **HOLD-DOWN CLIPS FOR CAT AREAS, REFER TO SPECIFICATIONS
C2		**GYPSUM BOARD CEILING** - 92 STEEL STUDS @ 600 O.C., - 16mm TYPE 'X' GWB
C3		**PEROFRATED GYPSUM BOARD CEILING CLOUD** - 92 STEEL STUDS @ 600 O.C., - 13mm GYPSORB PANEL
C4		**WOOD SLAT PANELS (LINEAR WOOD CEILING SUSPENSION SYSTEM)** - 92 STEEL STUDS @ 600 O.C., - SUPPORT SYSTEM - ACOUSTIC INSULATION - WOOD SLATS

FINISH SCHEDULE LEGEND

RF	RESILIENT VINYL SHEET FLOORING (REFER TO FINISH PLAN AND SPECS. FOR TYPE AND COLOUR)
TL	TILE (REFER TO INTERIOR ELEVATIONS AND SPECS. FOR COLOURS AND PATTERNS)
PTD	PAINT (REFER TO INTERIOR ELEAVTIONS AND SPECS. FOR COLOURS)
FRP	FIBERGLASS REINFORCED PLASTIC (REFER TO INTERIOR ELEVATIONS AND SPECS.)
RB	RUBBER BASE (REFER TO INTERIOR ELEVATIONS AND SPECS.)
CB	COVE BASE (COMPLY WITH FLOOR FINISH OF THE ROOM)
ACT	ACOUSTIC TILE CEILING (REFER TO RCP AND SPECS.)
GWB	GYPSUM WALL BOARD (REFER TO WALL ASSEMBLIES, INTERIOR ELEVATIONS, AND SPECS.)

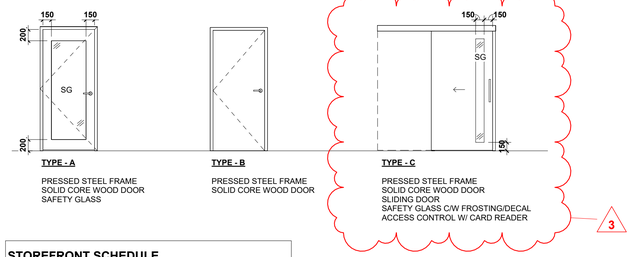
DOOR AND FRAME SCHEDULE

#	FROM ROOM	TO ROOM	DOOR STYLE	DIMENSIONS WIDTH	DIMENSIONS HEIGHT	F.R.R.	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	COMMENTS
D101	EXISTING CORRIDOR	MFS OFFICE	C	1029	2121		SCW	CLEAR	PSF	PTD	GLAZING FILM
D102	EXISTING CORRIDOR	POS DESK	C	1029	2121		SCW	CLEAR	PSF	PTD	GLAZING FILM
D103	EXISTING CORRIDOR	MFS STAFF ROOM	B	915	2135		SCW	CLEAR	PSF	PTD	
D105	EXISTING CORRIDOR	UNIVERSAL WC	B	915	2135		SCW	CLEAR	PSF	PTD	
D106	EXISTING CORRIDOR	INFANT PROGRAM	A	915	2135		SCW	CLEAR	PSF	PTD	GLAZING FILM - CENTRE TO TOP
D106B	INFANT PROGRAM	NAP	A	915	2135	45 MIN	SCW	CLEAR	PSF	PTD	ROLLER SHADES
D107	EXISTING CORRIDOR	TODDLER PROGRAM	A	915	2135		SCW	CLEAR	PSF	PTD	GLAZING FILM - CENTRE TO TOP
D107B	TODDLER PROGRAM	NAP	A	915	2135		SCW	CLEAR	PSF	PTD	ROLLER SHADES
D108	EXISTING CORRIDOR	OVER 3'S PROGRAM	A	915	2135		SCW	CLEAR	PSF	PTD	GLAZING FILM - CENTRE TO TOP
D109	EXISTING CORRIDOR	JANITOR'S CLOSET	B	915	2135	45 MIN	SCW	CLEAR	PSF	PTD	
OPEN	TODDLER PROGRAM	TODDLER WASHROOM	N/A	1800	2185						WALL OPENING
OPEN	OVER 3'S PROGRAM	OVER 3'S WASHROOM	N/A	1250	2185						WALL OPENING
OPEN	INFANT PROGRAM	INFANT WASHROOM	N/A	1100	2185						WALL OPENING

DOOR HARDWARE SCHEDULE

#	FROM ROOM	TO ROOM	HARDWARE: HINGE	OFFICE SLID (AD SYSTEMS)	CLASSROOM SECURITY	STOREROOM LOCK	PRIVACY LOCK	MORTISE CYLINDER	OVERHEAD STOP	SURFACE CLOSER	WALL STOP	ELECTRIC STRIKE	SURFACE AUTO OPERATOR	ACTUATOR	KICK PLATE	GASKETING	DOOR BOTTOM	WIRE HARNESS	KEY SWITCH	CARD READER	POWER SUPPLY
D101	EXISTING CORRIDOR	MFS OFFICE		X				X				X								X	
D102	EXISTING CORRIDOR	POS DESK		X				X				X								X	
D103	EXISTING CORRIDOR	MFS STAFF ROOM	X		X				X						X						
D105	EXISTING CORRIDOR	UNIVERSAL WC	X				X				X				X						
D106	EXISTING CORRIDOR	INFANT PROGRAM	X		X				X	X					X						
D106B	INFANT PROGRAM	NAP	X		X			X	X			X	X	X	X	X	X	X	X		X
D107	EXISTING CORRIDOR	TODDLER PROGRAM	X		X				X	X					X						
D107B	TODDLER PROGRAM	NAP	X		X				X	X					X						
D108	EXISTING CORRIDOR	OVER 3'S PROGRAM	X		X				X	X					X						
D109	EXISTING CORRIDOR	JANITOR'S CLOSET	X			X				X					X	X	X				
OPEN	TODDLER PROGRAM	TODDLER WASHROOM																			
OPEN	OVER 3'S PROGRAM	OVER 3'S WASHROOM																			
OPEN	INFANT PROGRAM	INFANT WASHROOM																			

DOOR TYPES



TYPE - A

PRESSED STEEL FRAME
SOLID CORE WOOD DOOR
SAFETY GLASS

TYPE - B

PRESSED STEEL FRAME
SOLID CORE WOOD DOOR

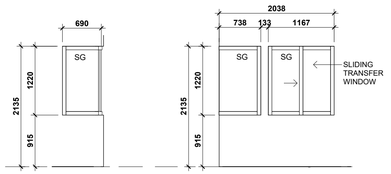
TYPE - C

PRESSED STEEL FRAME
SOLID CORE WOOD DOOR
SLIDING DOOR
SAFETY GLASS C/W FROSTING/DECAL
ACCESS CONTROL W/ CARD READER

3

STOREFRONT SCHEDULE

TYPE MARK	COUNT	COMMENTS
MAIN FLOOR		
SF1	1	SILICONE BUTT JOINT AT CORNER
SF2	1	SILICONE BUTT JOINT AT CORNER
SF3	1	SLIDING TRANSFER WINDOW



SF1 ELEVATION
1 : 50

SF2 / SF3 ELEVATION
1 : 50

DOOR SCHEDULE GENERAL NOTES

1. DOOR SCHEDULE AND HARDWARE SCHEDULE TO BE READ IN CONJUNCTION. REFER TO DOORWARE FOR COMPLETE SCHEDULE. GC TO QUERY ANY DISCREPANCIES.
2. DOOR FRAME FINISH TO BE **PTD-7** U.N.O. REFER TO SPECS.
3. DOOR PANEL TO BE CLEAR FINISHED U.N.O. REFER TO SPEC
4. VINYL SAFETY FILM TO PROVIDE 50% OPACITY FROSTING AND MEET BCBC REQUIREMENTS (3.3.1.19). FINAL DESIGN TBD

DOOR SCHEDULE LEGEND

PSF	PRESSED STEEL FRAME
PTD	PAINTED FINISH
SCW	SOLID CORE WOOD
SG	SAFETY GLASS

WINDOW SCHEDULE LEGEND

1. ALL DIMENSIONS TO ROUGH OPENING U.N.O.
2. ALL WINDOWS TO MEET BCBC LOAD REQUIREMENTS FOR GUARDS (4.1.15.14)

WINDOW SCHEDULE ABBREVIATIONS

FLM	SAFETY FILM DECAL (D)
G	GLAZING
L	LOUVRE
OPG	OPENER - GLAZING
OPG - SCG	OPENER - SECURITY GLAZING
SCG	SECURITY GLAZING
SCG - FLM	SECURITY GLAZING WITH SAFEY FILM DECAL
SG	GLAZING - SAFETY
SPAN	SPANDREL

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR MATERIAL	WALLS N	WALLS E	WALLS S	WALLS W	WALLS FIELD	WALL BASE	CEILINGS MATERIAL	CEILINGS FINISH	REMARKS
100	EXISTING CORRIDOR	RF	PTD	PTD	PTD	PTD		RB	GWB	PTD	
101	MFS OFFICE	RF	PTD	PTD	PTD	PTD		RB	ACT	N/A	
102A	POS DESK	RF	PTD	PTD	PTD	PTD		RB	ACT	N/A	
102B	COS OFFICE	RF	PTD	PTD	PTD	PTD		RB	ACT	N/A	
103	MFS STAFF ROOM	RF	PTD	PTD	PTD	PTD		RB	ACT	N/A	
104	GENDER NEUTRAL WC	RF	TL, PTD	TL, PTD	TL, PTD	TL, PTD		CB	GWB	PTD	
105	UNIVERSAL WC	RF	TL, PTD	TL, PTD	TL, PTD	TL, PTD		CB	GWB	PTD	
106	INFANT PROGRAM	RF	PTD	PTD	PTD	TL, PTD		RB	ACT	N/A	
106A	INFANT WASHROOM	RF	TL, PTD	TL, PTD	TL, PTD	TL, PTD		CB	GWB	PTD	
106B	NAP	RF	PTD	PTD	PTD	PTD		RB	GWB	PTD	
106C	STORAGE	RF	PTD	PTD	PTD	PTD		RB	GWB	PTD	
107	TODDLER PROGRAM	RF	TL, PTD	PTD	PTD	PTD		RB	ACT	N/A	
107A	TODDLER WASHROOM	RF	TL, PTD	TL, PTD	TL, PTD	TL, PTD		CB	GWB	PTD	
107B	NAP	RF	PTD	PTD	PTD	PTD		RB	ACT	N/A	
108	OVER 3'S PROGRAM	RF	PTD	TL, PTD	PTD	PTD		RB	ACT	N/A	
108A	OVER 3'S WASHROOM	RF	TL, PTD	TL, PTD	TL, PTD	TL, PTD		CB	GWB	PTD	
108L	STORAGE	RF	PTD	PTD	PTD	PTD		RB	GWB	PTD	
109	JANITOR'S CLOSET	RF	PTD	PTD	FRP, PTD	FRP, PTD		CB	GWB	PTD	

studioHuB architects

1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.03.07	ISSUED FOR BUILDING PERMIT
2	2024.08.02	ISSUED FOR TENDER
3	2024.08.15	ADDENDUM #1

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

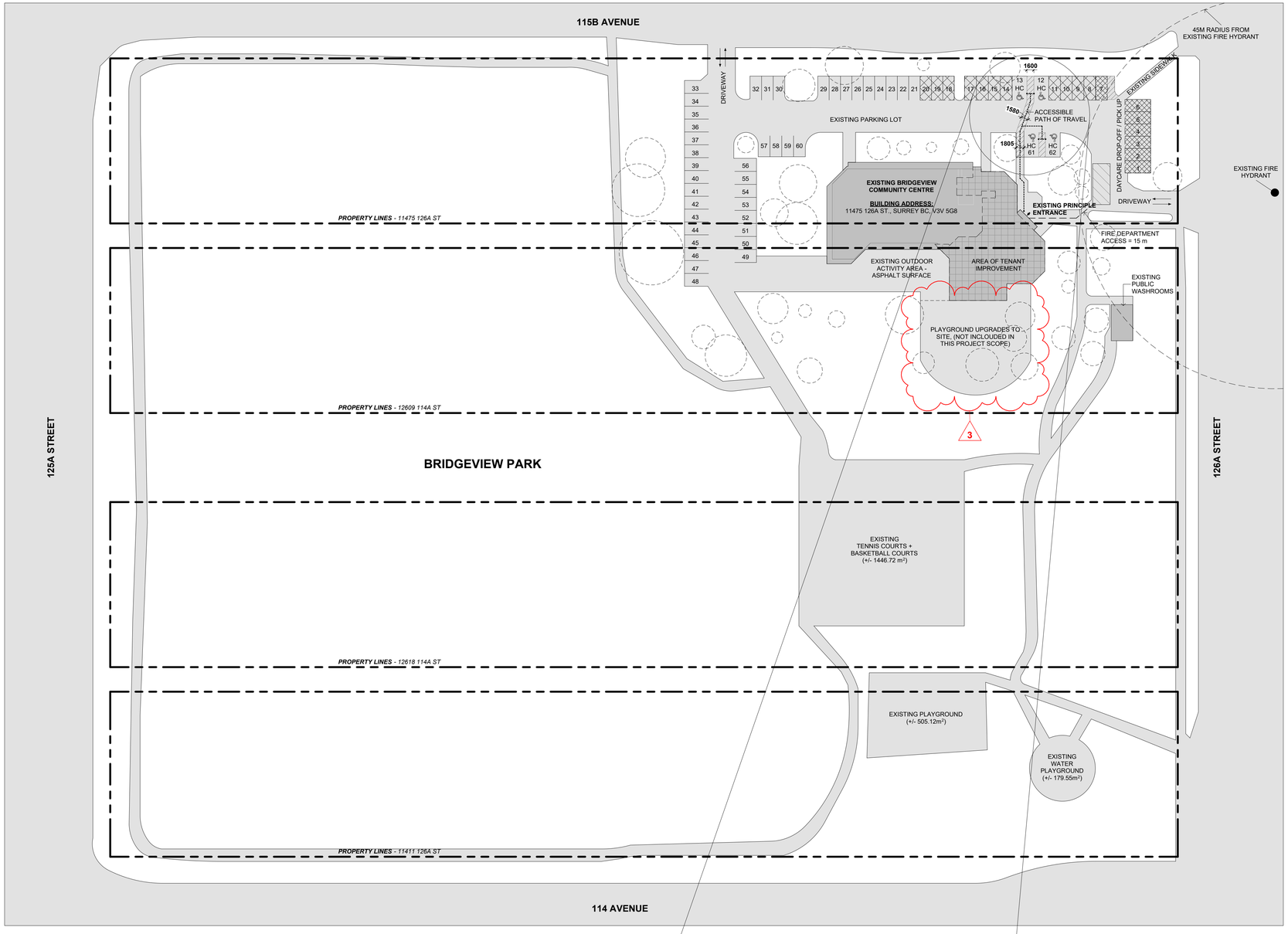
11475 126A St, Surrey, BC V3V 5G8

SCHEDULES + ASSEMBLIES

A0.03

Scale: As indicated

Plot Date: 8/21/2024 1:53:34 PM



EXISTING PARKING LOT
(@ PEDESTRIAN WALKWAY TO PRINCIPLE ENTRANCE)

SITE PLAN GENERAL NOTES

1. EXISTING PARKING LOT (PAVED) INCLUDING DRIVEWAYS TO REMAIN.
2. EXISTING PARKING SPACES TO BE RE-ALLOCATED AS INDICATED, FOR CHILD CARE USE.
3. ALL OTHER EXISTING PARKING SPACES TO REMAIN AS IS (UTILIZED BY COMMUNITY CENTRE).
4. ALL EXISTING TREES, GRASS AREAS, AND HARDSCAPE AREAS (CONCRETE SIDEWALKS, ASPHALT PARKING) TO REMAIN AS IS.
5. REFER TO PARKS FOR OUTDOOR PLAY REQUIREMENTS

SITE PLAN LEGEND

- EXISTING BUILDINGS TO REMAIN WITH NO RENOVATIONS
- AREA OF TENANT IMPROVEMENT WITHIN EXISTING BUILDING
- CHILD DROP-OFF PARKING SPACES
- DAY CARE STAFF PARKING SPACES
- HC ACCESSIBLE PARKING SPACES (EXISTING)
- EXISTING TREES (TO REMAIN)
- PROPERTY LINES

ZONING BYLAW REVIEW:

Off Street Parking and Loading/Unloading

Daycare:

Infant Program (12 infants):	3 Staff minimum.
Toddler Program (12 toddlers):	3 Staff minimum.
Over 3's Program (24 toddlers) :	3 Staff minimum.
Full-time Manager and Support Staff:	Up to 7.

Total staff (worse case scenario) = 16 staff
(Total 48 Children - As per child care licensing requirements)

0.15 parking spaces per licensed child for drop-off,
or 2 parking spaces, whichever is greater.
Parking Required: **7**
Parking Proposed: **7**

0.70 parking spaces per staff member (16 staff members)
Parking Required: **11**
Parking Proposed: **11**

Recreational:

Gymnasium:	435 sm
Kitchen:	24 sm
Office:	7 sm

Total area = 446 sm

3.6 parking spaces per per 100 sq m of floor area
Parking Required: **16**
Parking Proposed: **16**

TOTAL PARKING REQUIRED:	**34** stalls
TOTAL PARKING EXISTING:	**62** stalls
H/C PARKING PROVIDED:	**4** (of 62) stalls

Bicycle parking not required.

studioHuB architects

1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.03.07	ISSUED FOR BUILDING PERMIT
2	2024.08.02	ISSUED FOR TENDER
3	2024.08.15	ADDENDUM #1

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

11475 126A St, Surrey, BC V3V 5G8

SITE PLAN

A1.01

Scale: As indicated

Plot Date: 8/21/2024 1:53:36 PM

FLOOR PLAN GENERAL NOTES

1. DIMENSION STRING TO FACE OF DRYWALL UNLESS NOTED OTHERWISE
2. PROVIDE BLOCKING AT ALL MILLWORK, PARTITIONS,WALL HUNG EQUIPMENT, ACCESSORIES, FIXTURES, GRAB BARS, TYP.

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL
- EXISTING COLUMN (EXACT LOCATION TO BE SITE CONFIRMED)
- EXISTING FIRE SEPARATION 60 min. F.R.R
- FIRE SEPARATION WITH 45 min. F.R.R
- FIRE SEPARATION WITH 60 min. F.R.R
- FIRE SEPARATION WITH 45 min. F.R.R
- CRAWL SPACE ACCESS HATCH

FLOOR PLAN KEYNOTES

- (A) INFILL WALL TO BE FLUSH WITH EXISTING WALL
- (B) ALIGN WALL WITH BREAK IN EXTERIOR WINDOWS
- (C) LOCATION OF EXISTING CRAWL SPACE ACCESS HATCH (TO REMAIN)
- (D) LOCATION OF EXISTING CRAWL SPACE ACCESS HATCH (TO RELOCATE)
- (E) LOCATION OF RELOCATED CRAWL SPACE ACCESS HATCH

studioHuB architects

1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.03.07	ISSUED FOR BUILDING PERMIT
2	2024.07.05	RE-ISSUED FOR BP
3	2024.08.02	ISSUED FOR TENDER
4	2024.08.15	ADDENDUM #1

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

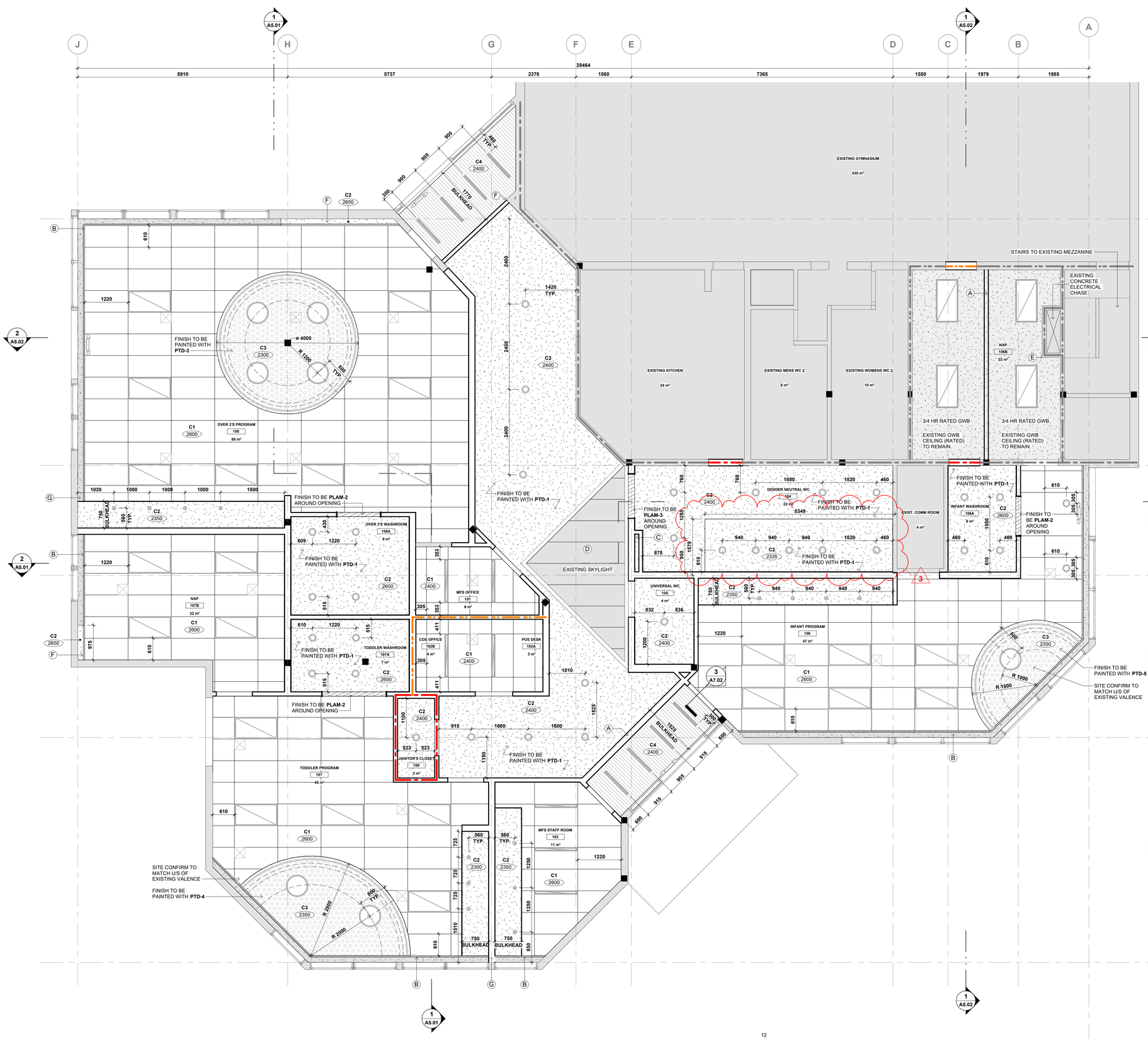
11475 126A St, Surrey, BC
V3V 5G8

PROPOSED FLOOR PLAN

A2.01

Scale: 1:50

Plot Date: 8/21/2024 1:53:42 PM



REFLECTED CEILING PLAN NOTES

3

1. WHERE LOCATION OF MECHANICAL & ELECTRICAL FIXTURES DIFFERS FROM ARCHITECTURAL, CONSULTANTS TO BE NOTIFIED.
2. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ACTUAL LAYOUT OF LIGHTING AND HVAC SYSTEMS. LAYOUT SHOWN ON ARCHITECTURAL IS FOR REFERENCE ONLY
3. PROVIDE ACCESS OPENINGS ABOVE T-BAR CEILING IN WALLS TO ADJACENT SPACES WITH GYPSUM BOARD CEILINGS
4. GENERAL CONTRACTOR TO LOCATE AND PROVIDE FOR ALL ACCESS HATCHES AS REQUIRED, NOT LIMITED TO THE ACCESS HATCHES SHOWN ON DRAWINGS
5. GC TO COORDINATE ACCESS HATCHES AS REQUIRED (MINIMIZE AS MUCH AS POSSIBLE ANY HATCHES IN WOOD SLAT AND GYPSUM CEILINGS)

REFLECTED CEILING PLAN LEGEND

- EXISTING COLUMN (EXACT LOCATION TO BE SITE CONFIRMED)
- RECESSED DOWNLIGHT; REFER TO ELEC.
- CEILING RECESSED LIGHT FIXTURE; REFER TO ELEC.
- CEILING RECESSED LIGHT FIXTURE; REFER TO ELEC.
- PENDANT LIGHT; REFER TO ELEC.
- STRIP LIGHT; REFER TO ELEC.
- SUSPENDED LIGHT FIXTURE; REFER TO ELEC.
- EXIT LIGHT; REFER TO ELEC.
- MECHANICAL FIDDUSER; REFER TO MECH.
- EXISTING FIRE SEPARATION 60 min. F.R.R
- EXISTING FIRE SEPARATION 45 min. F.R.R
- FIRE SEPARATION WITH 60 min. F.R.R
- FIRE SEPARATION WITH 45 min. F.R.R

CEILING TYPE LEGEND

REFER TO ASSEMBLIES FOR CEILING & SOFFIT CONSTRUCTION

- **C1** ACT T-BAR CEILING 610 x 1220
- **C2** GYPSUM BOARD CEILING
- **C3** PERFORATED GYPSUM BOARD CEILING CLOUD
- **C4** WOOD SLAT CEILING

CEILING KEYNOTE LEGEND

- A APPROXIMATE LOCATION OF EXISTING DRYWALL BULKHEAD (TO BE MAINTAINED)
- B APPROX. LOCATION OF EXISTING DRYWALL VALANCE (TO BE MAINTAINED)
- C APPROX. LOCATION OF EXISTING STRUCTURE
- D EXISTING SKYLIGHT ABOVE
- E ALIGN
- F EXTEND GWB VALANCE TO INTERSECTING WALL. MATCH EXISTING.
- G CUT VALANCE TO ACCOMMODATE NEW WALL.

studioHuB architects

1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.03.07	ISSUED FOR BUILDING PERMIT
2	2024.08.02	ISSUED FOR TENDER
3	2024.08.15	ADDENDUM #1

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

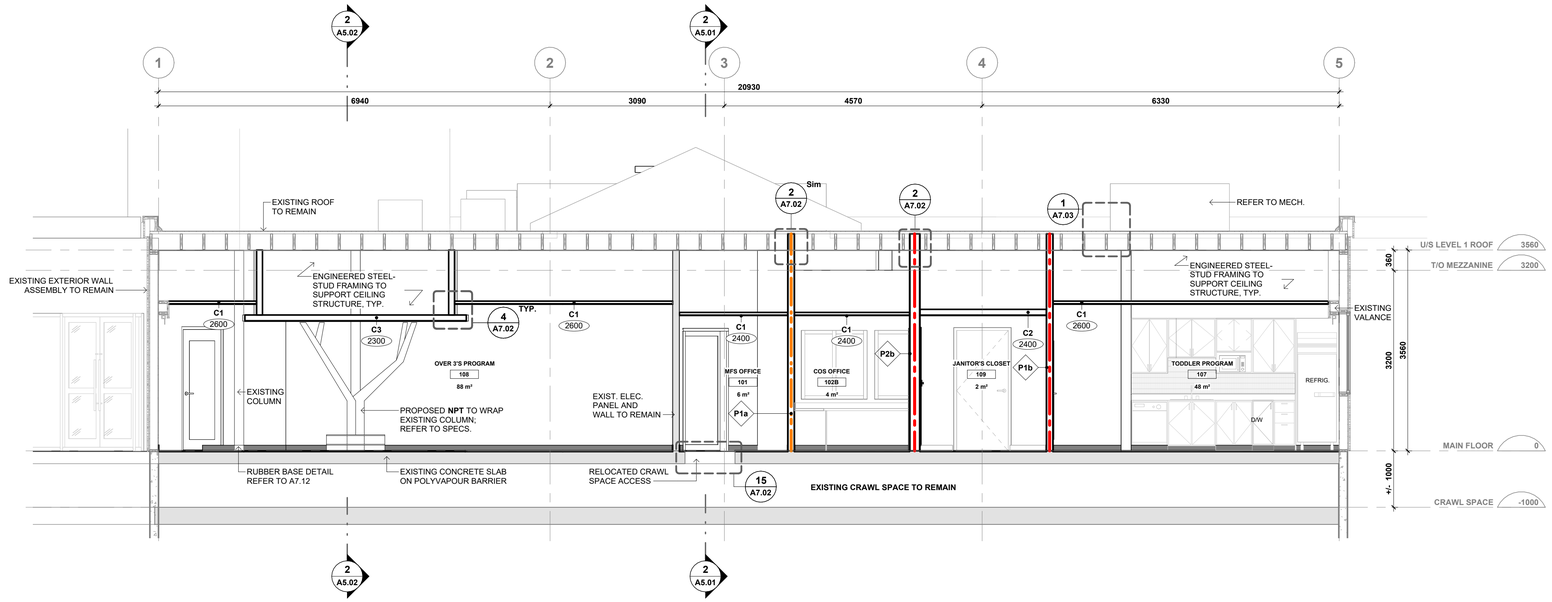
11475 126A St, Surrey, BC
V3V 5G8

PROPOSED RCP

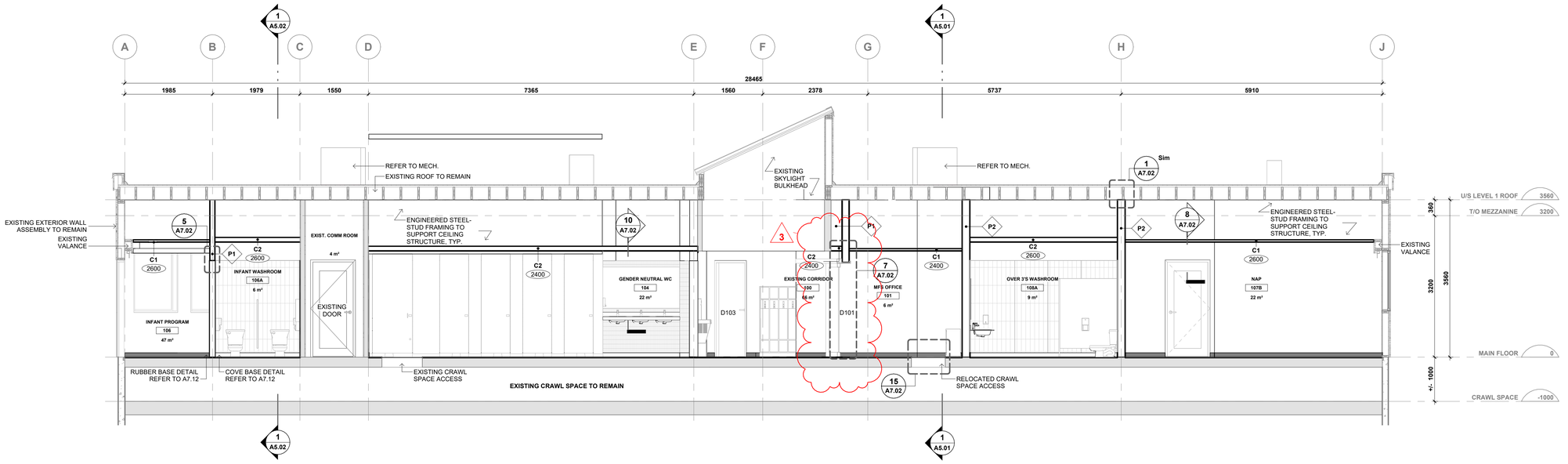
A3.01

Scale: 1:50

Plot Date: 8/21/2024 1:53:45 PM



1 / A2.01 — CROSS-SECTION WEST/EAST - OVER 3'S & TODDLER PROGRAM
SECTION DETAIL 1 : 50



2 / A2.01 — CROSS-SECTION SOUTH/NORTH - GENDER NEUTRAL & MFS OFFICE
PLAN DETAIL 1 : 50

CROSS-SECTION LEGEND

- DENOTES EXISTING TO REMAIN
- NEW CONSTRUCTION
- EXISTING FIRE SEPARATION 60 min. F.R.R
- EXISTING FIRE SEPARATION 45 min. F.R.R
- FIRE SEPARATION WITH 60 min. F.R.R
- FIRE SEPARATION WITH 45 min. F.R.R

studioHuB architects
1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.03.07	ISSUED FOR BUILDING PERMIT
2	2024.08.02	ISSUED FOR TENDER
3	2024.08.15	ADDENDUM #1

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

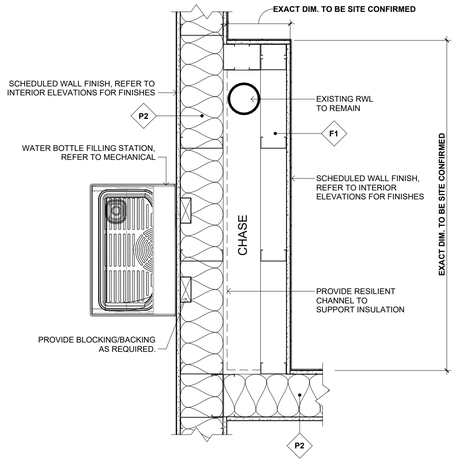
11475 126A St, Surrey, BC V3V 5G8

BUILDING CROSS-SECTIONS

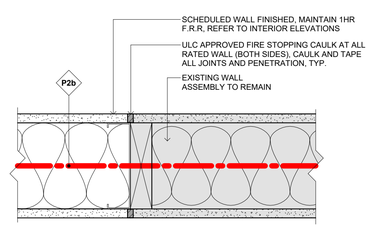
A5.01

Scale: 1:50

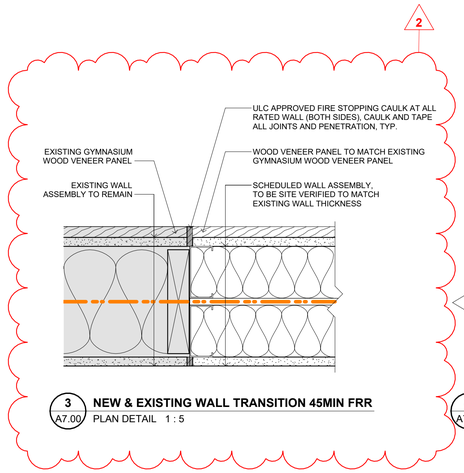
Plot Date: 8/21/2024 1:53:48 PM



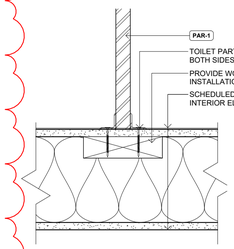
1 A7.00 GENDER NEUTRAL RWL CHASE
PLAN DETAIL 1 : 10



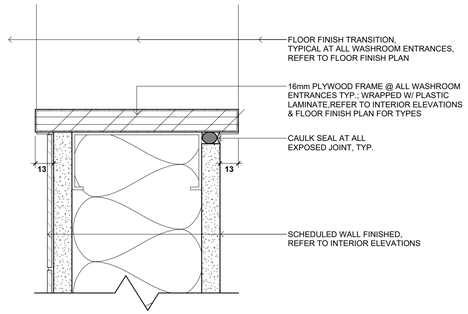
2 A7.00 NEW & EXISTING WALL TRANSITION 1HR FRR
PLAN DETAIL 1 : 5



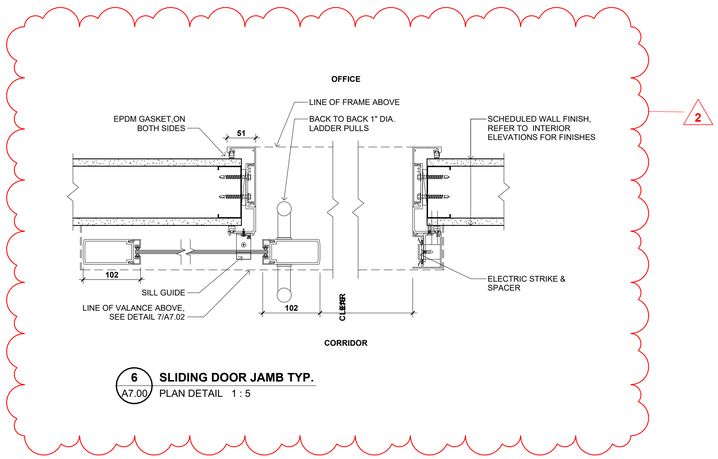
3 A7.00 NEW & EXISTING WALL TRANSITION 45MIN FRR
PLAN DETAIL 1 : 5



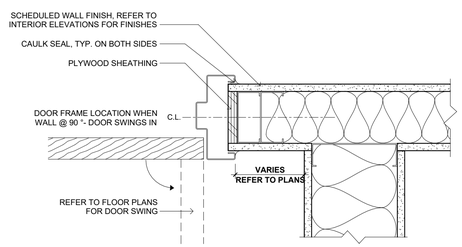
4 A7.00 TOILET PARTITION MOUNTING
PLAN DETAIL 1 : 5



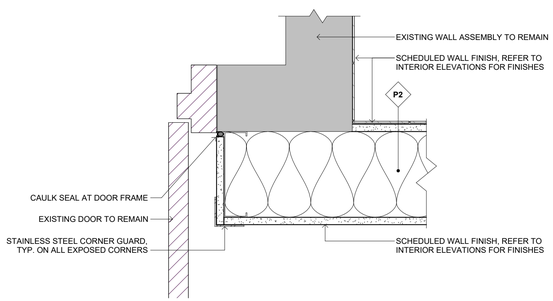
5 A7.00 BOTH SIDES OF OPENING @ WASHROOM TYP.
PLAN DETAIL 1 : 2



6 A7.00 SLIDING DOOR JAMB TYP.
PLAN DETAIL 1 : 5



8 A7.00 FLUSH DOOR JAMB TYP.
PLAN DETAIL 1 : 5



7 A7.00 NEW & EXISTING WALL CONNECTION @ RM 106
PLAN DETAIL 1 : 5

9 A7.00 COS OFFICE WINDOW BUTT JOINT
PLAN DETAIL 1 : 5

studioHuB architects

1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.08.02	ISSUED FOR TENDER
2	2024.08.15	ADDENDUM #1

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

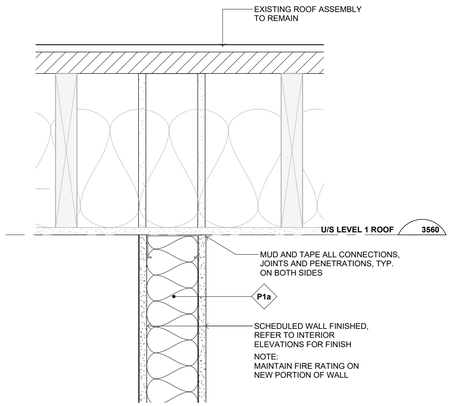
11475 126A St, Surrey, BC V3V 5G8

PLAN DETAILS

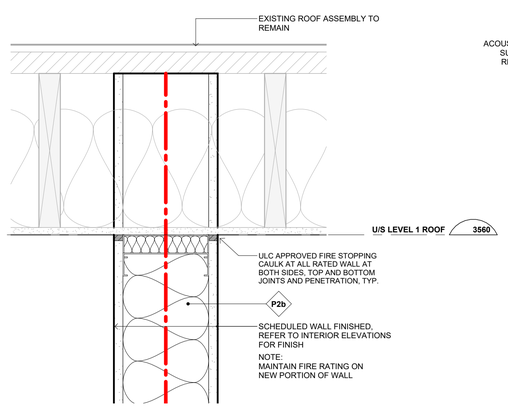
A7.01

Scale: As indicated

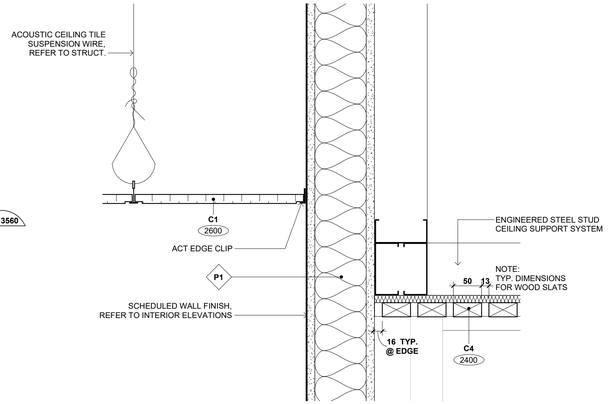
Plot Date: 8/21/2024 1:53:51 PM



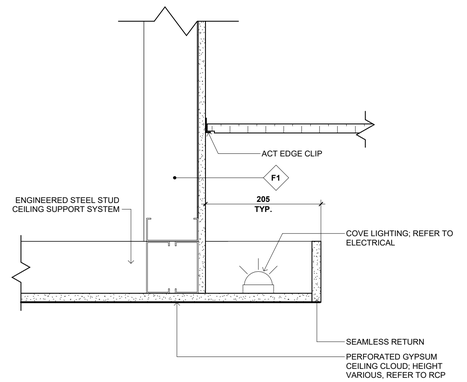
1 A5.01 TOP OF NON-RATED STUD PARTITION
SECTION DETAIL 1 : 5



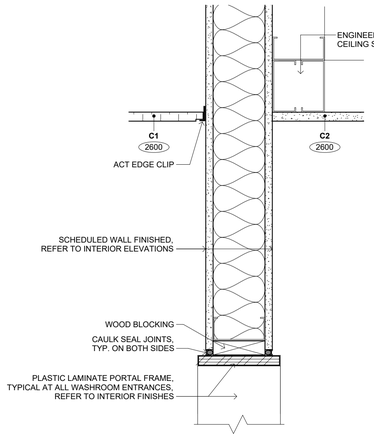
2 A5.01 TOP OF RATED STUD PARTITION
PLAN DETAIL 1 : 5



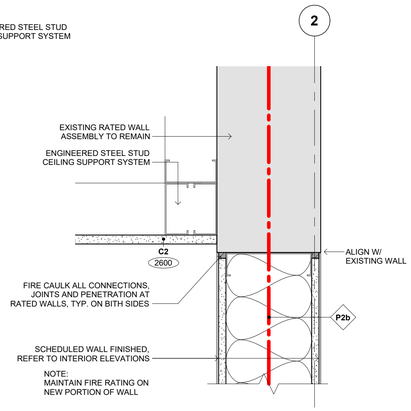
3 A3.01 ACOUSTIC PANEL CEILING & WOODE SLAT CEILING
SECTION DETAIL 1 : 5



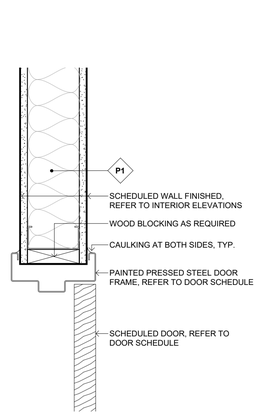
4 A5.01 CEILING CLOUD EDGE TYP.
PLAN DETAIL 1 : 5



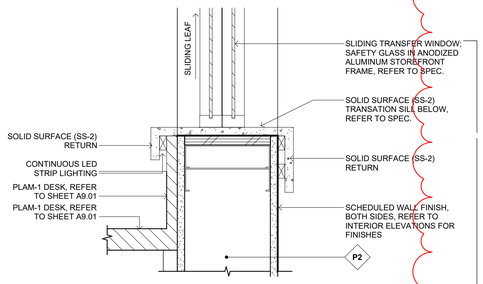
5 A5.01 OPENING HEAD @ WASHROOM TYP.
SECTION DETAIL 1 : 5



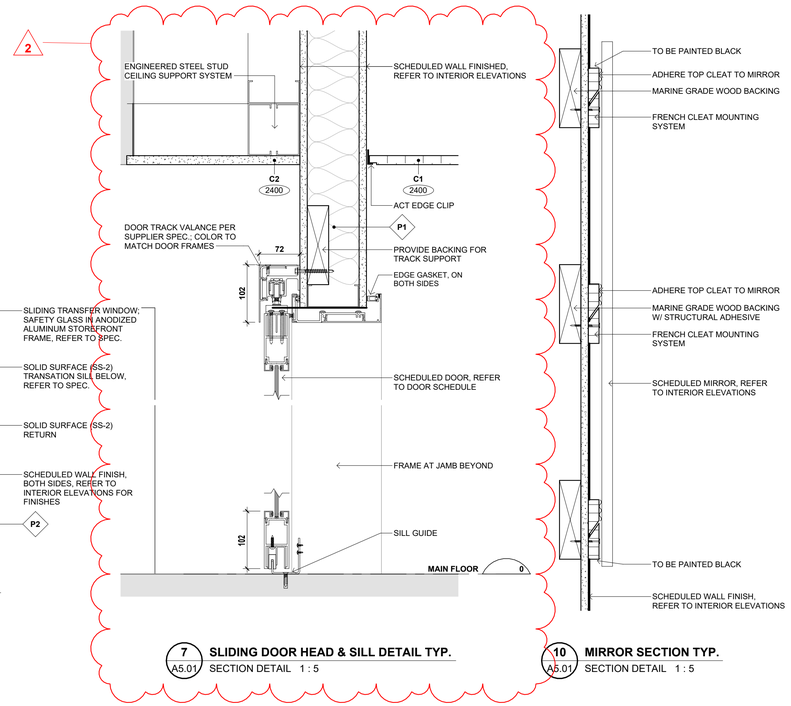
6 A5.02 NEW & EXISTING WALL CONNCETION
SECTION DETAIL 1 : 5



8 A5.01 DOOR HEAD DETAIL TYP.
SECTION DETAIL 1 : 5

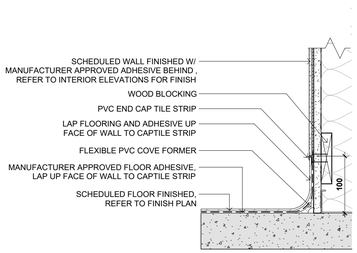


9 A7.00 COS OFFICE WINDOW SILL
PLAN DETAIL 1 : 5

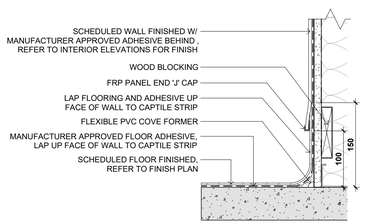


7 A5.01 SLIDING DOOR HEAD & SILL DETAIL TYP.
SECTION DETAIL 1 : 5

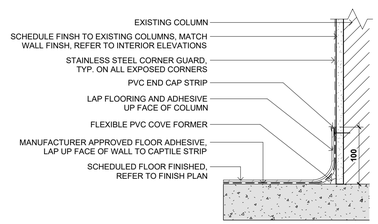
10 A5.01 MIRROR SECTION TYP.
SECTION DETAIL 1 : 5



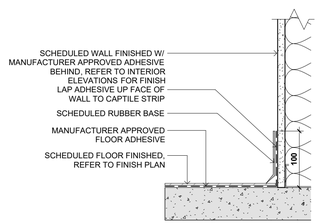
11 COVE BASE @ TILE DETAIL TYP.



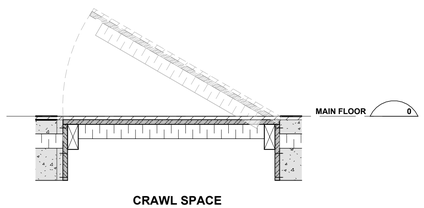
12 COVE BASE @ FRP TYP.



13 COVE BASE @ COLUMN TYP.



14 RUBBER BASE DTEAIL TYP.



CRAWL SPACE

15 CRAWL SPACE ACCESS HATCH

studioHuB architects

1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.08.02	ISSUED FOR TENDER
2	2024.08.15	ADDENDUM #1

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

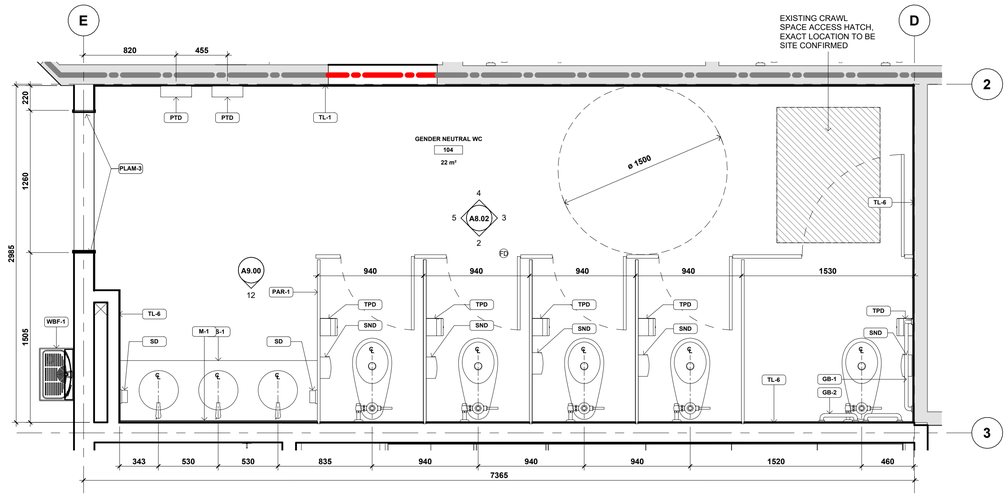
11475 126A St, Surrey, BC V3V 5G8

SECTION DETAILS

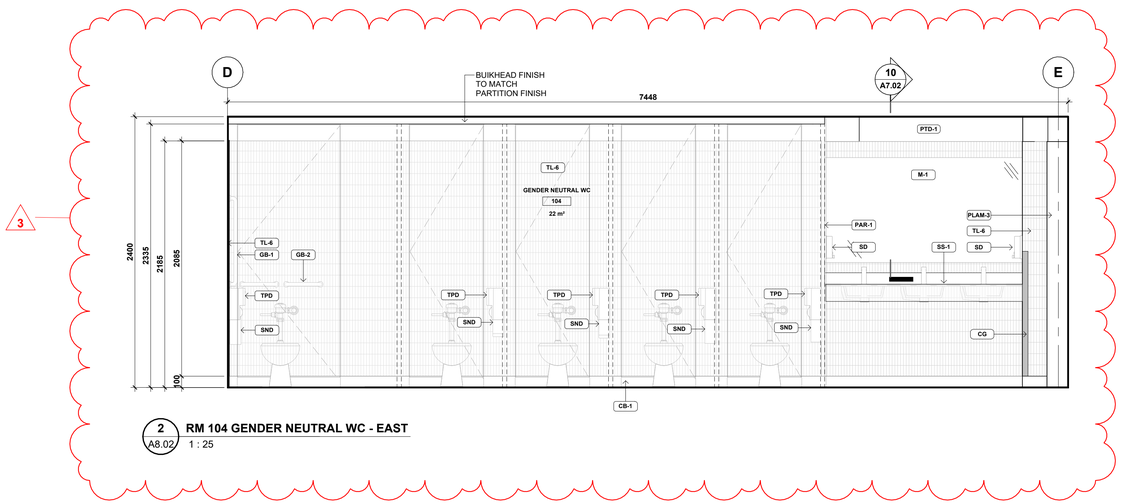
A7.02

Scale: As indicated

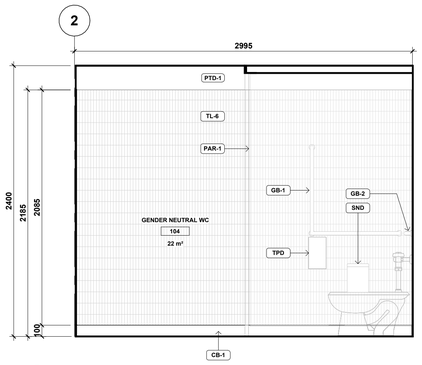
Plot Date: 8/21/2024 1:53:53 PM



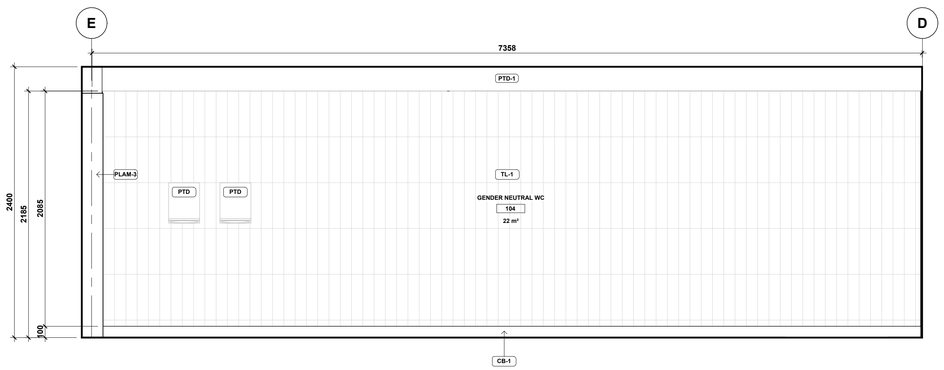
1 / A8.00 RM 104 GENDER NEUTRAL WC - ENLARGED PLAN
PLAN DETAIL 1 : 25



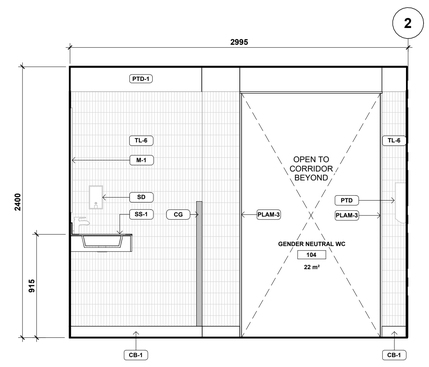
2 / A8.02 RM 104 GENDER NEUTRAL WC - EAST
1 : 25



3 / A8.02 RM 104 GENDER NEUTRAL WC - NORTH
1 : 25



4 / A8.02 RM 104 GENDER NEUTRAL WC - WEST
1 : 25



5 / A8.02 RM 104 GENDER NEUTRAL WC - SOUTH
1 : 25

INTERIOR ELEVATIONS GENERAL NOTES

1. ALL COUNTERS, PRESSES AND SHELVES SHALL BE **PLAM-1** U.N.O.
2. ALL WALLS TO BE PAINTED PT-1 U.N.O.
3. ALL WALL BASE 100mm U.N.O.
4. ALL WALL BASE RB-1 U.N.O.
5. REFER TO A8.00 FOR TYPICAL MOUNTING HEIGHTS
6. REFER TO A900+ FOR MILLWORK DETAILS
7. WALL TILE TO THE HEIGHT OF DOOR FRAME, U.N.O.
8. PROVIDE FILLER PANELS AT MILLWORK CABINETS AS REQUIRED
9. ALL TILES SHORT OF CEILING TO RECEIVE SCHLUTER TERMINATION TRIM
10. ALIGN ALL TOP OF WHITEBOARDS/TACKBOARDS WITH TOP OF DOOR FRAME, U.N.O.
11. APPLIANCES TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR AS PER SPECIFICATIONS.
12. ALL COMBUSTIBLE INTERIOR FINISHES TO MEET THE REQUIREMENTS OF BCBC 2018 3.1.5.12
13. GENERAL CONTRACTOR TO LOCATE AND PROVIDE FOR ALL ACCESS HATACHES AS REQUIRED, NOT LIMITED TO THE ACCESS HATCHES SHOWN ON DRAWINGS
14. ALL EXPOSED DUCTS & PIPES TO BE PAINTED WHITE U.N.O
15. ALL EXPOSED CORNERS TO RECIEVE STAINLESS STEEL CORNER GUARDS @ 1220mm A.F.F. TYP.

MATERIAL LEGEND

REFER TO SPECIFICATION BOOK FOR DETAILS

CO-#	CONCRETE FINISH - SEALED
AP-#	ACOUSTIC WALL PANEL
PLAM-#	PLASTIC LAMINATE
PTD-#	PAINT
RB-#	RUBBER BASE
CB-#	COVE BASE
TL-#	TILE
WS-#	WOOD SLAT
WP-#	WALL PROTECTION - MDF
PAR-#	PARTITIOM
CG	STAINLESS STEEL CORNER GUARD

MILLWORK LEGEND

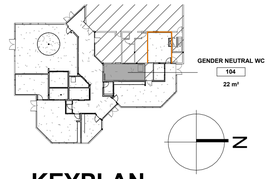
REFER TO A900 SERIES FOR MILLWORK DETAILS

PLAM-#	PLASTIC LAMINATE
SS-#	SOLID SURFACE

WASHROOM ACCESSORIES LEGEND

REFER TO SPECIFICATION BOOK FOR DETAILS

TPD	TOILET PAPER DISPENSER
PTD	PAPER TOWEL DISPENSER
SD	SOAP DISPENSER
AHD	AUTOMATIC HAND SOAP DISPENSER
M	MIRROR
HD	HAND DRYER
BCT	BABY CHANGING TABLE
SND	SANITARY NAPKIN DISPOSAL BINS
PT	PAPER TOWEL DISPENSER
GB	GRAB BARS
SLF	SHELF
MH	MOP HOLDER



KEYPLAN

studioHuB architects

1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.03.07	ISSUED FOR BUILDING PERMIT
2	2024.08.02	ISSUED FOR TENDER
3	2024.08.15	ADDENDUM #1

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

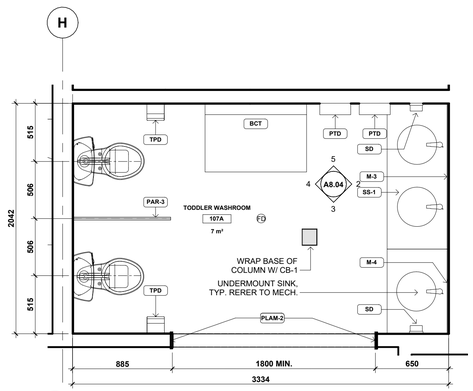
11475 126A St, Surrey, BC V3V 5G8

INTERIOR ELEVATIONS

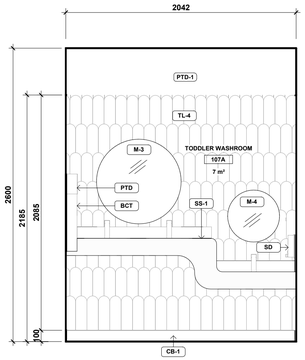
A8.02

Scale: As indicated

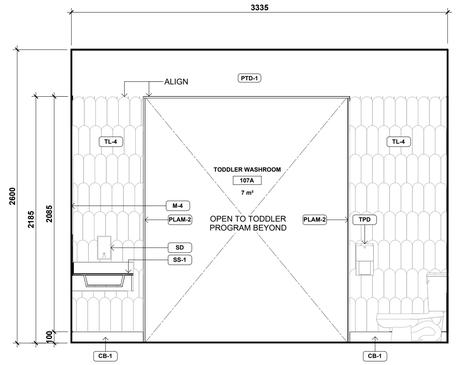
Plot Date: 8/21/2024 1:53:56 PM



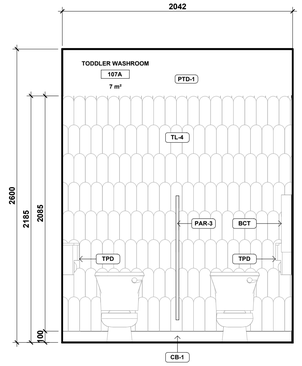
1 A8.00 RM 107A TODDLER WC - ENLARGED PLAN
PLAN DETAIL 1 : 25



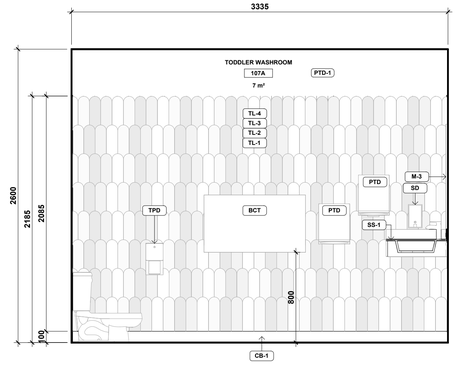
2 A8.04 RM 107A TODDLER WC - NORTH
1 : 25



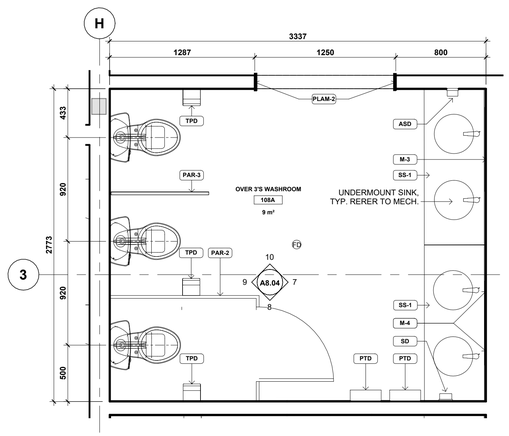
3 A8.04 RM 107A TODDLER WC - EAST
1 : 25



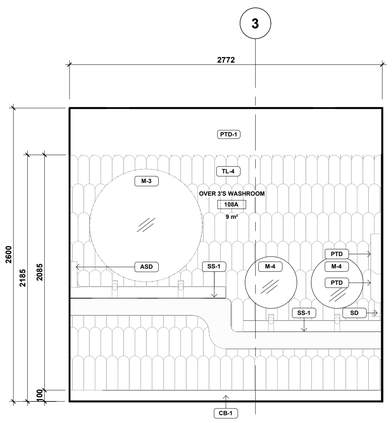
4 A8.04 RM 107A TODDLER WC - SOUTH
1 : 25



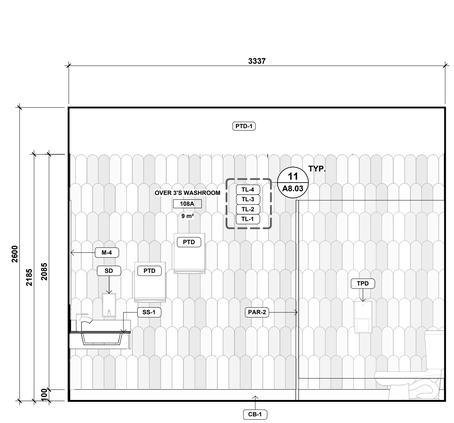
5 A8.04 RM 107A TODDLER WC - WEST
1 : 25



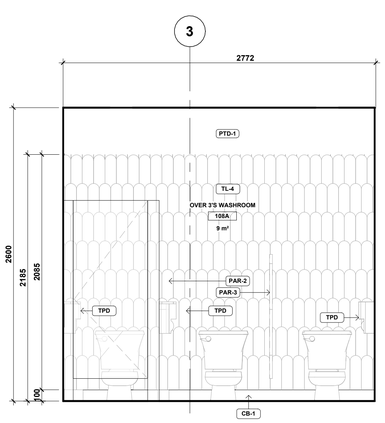
6 A8.00 RM 108A OVER 3'S WC - ENLARGED PLAN
PLAN DETAIL 1 : 25



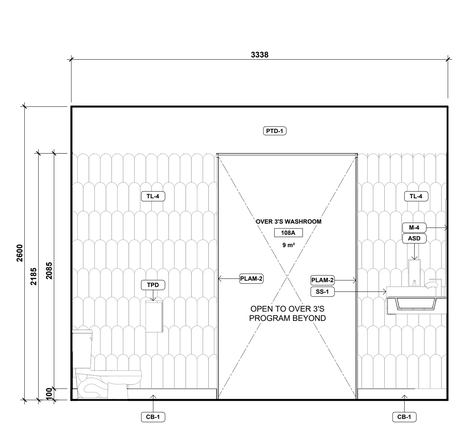
7 A8.04 RM 108A OVER 3'S WC - NORTH
1 : 25



8 A8.04 RM 108A OVER 3'S WC - EAST
1 : 25



9 A8.04 RM 108A OVER 3'S WC - SOUTH
1 : 25



10 A8.04 RM 108A OVER 3'S WC - WEST
1 : 25

INTERIOR ELEVATIONS GENERAL NOTES

1. ALL COUNTERS, PRESSES AND SHELVES SHALL BE **PLAM-1** U.N.O.
2. ALL WALLS TO BE PAINTED PT-1 U.N.O.
3. ALL WALL BASE 100mm U.N.O.
4. ALL WALL BASE RB-1 U.N.O.
5. REFER TO A8.00 FOR TYPICAL MOUNTING HEIGHTS
6. REFER TO A900+ FOR MILLWORK DETAILS
7. WALL TILE TO THE HEIGHT OF DOOR FRAME, U.N.O.
8. PROVIDE FILLER PANELS AT MILLWORK CABINETS AS REQUIRED
9. ALL TILES SHORT OF CEILING TO RECEIVE SCHLUTER TERMINATION TRIM
10. ALIGN ALL TOP OF WHITEBOARDS/TACKBOARDS WITH TOP OF DOOR FRAME, U.N.O.
11. APPLIANCES TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR AS PER SPECIFICATIONS.
12. ALL COMBUSTIBLE INTERIOR FINISHES TO MEET THE REQUIREMENTS OF BCBC 2018 3.1.5.12
13. GENERAL CONTRACTOR TO LOCATE AND PROVIDE FOR ALL ACCESS HATACHES AS REQUIRED, NOT LIMITED TO THE ACCESS HATCHES SHOWN ON DRAWINGS
14. ALL EXPOSED DUCTS & PIPES TO BE PAINTED WHITE U.N.O
15. ALL EXPOSED CORNERS TO RECIEVE STAINLESS STEEL CORNER GUARDS @ 1220mm A.F.F, TYP.

MATERIAL LEGEND

REFER TO SPECIFICATION BOOK FOR DETAILS

CO-#	CONCRETE FINISH - SEALED
AP-#	ACOUSTIC WALL PANEL
PLAM-#	PLASTIC LAMINATE
PTD-#	PAINT
RB-#	RUBBER BASE
CB-#	COVE BASE
TL-#	TILE
WS-#	WOOD SLAT
WP-#	WALL PROTECTION - MDF
PAR-#	PARTITIOM
CG	STAINLESS STEEL CORNER GUARD

MILLWORK LEGEND

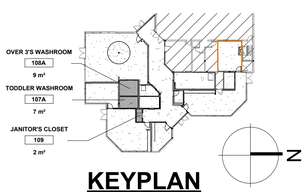
REFER TO A900 SERIES FOR MILLWORK DETAILS

PLAM-#	PLASTIC LAMINATE
SS-#	SOLID SURFACE

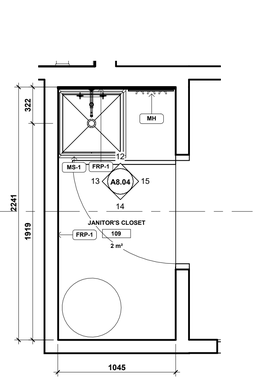
WASHROOM ACCESSORIES LEGEND

REFER TO SPECIFICATION BOOK FOR DETAILS

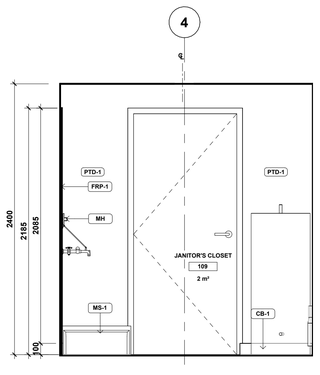
TPD	TOILET PAPER DISPENSER
PTD	PAPER TOWEL DISPENSER
SD	SOAP DISPENSER
AHD	AUTOMATIC HAND SOAP DISPENSER
M	MIRROR
HD	HAND DRYER
BCT	BABY CHANGING TABLE
SND	SANITARY NAPKIN DISPOSAL BINS
PT	PAPER TOWEL DISPENSER
GB	GRAB BARS
SLF	SHELF
MH	MOP HOLDER



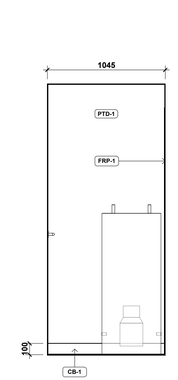
KEYPLAN



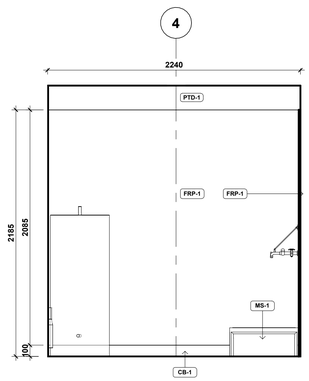
11 A8.00 RM 109 JANITOR'S ENLARGED PLAN
PLAN DETAIL 1 : 25



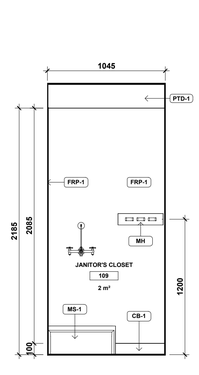
15 A8.04 RM 109 JANITORS CLOSET - NORTH
1 : 25



14 A8.04 RM 109 JANITOR'S - EAST
1 : 25



13 A8.04 RM 109 JANITOR'S - SOUTH
1 : 25



12 A8.04 RM 109 JANITOR'S - WEST
1 : 25

studioHuB architects

1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.08.02	ISSUED FOR TENDER
2	2024.08.15	ADDENDUM #1

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

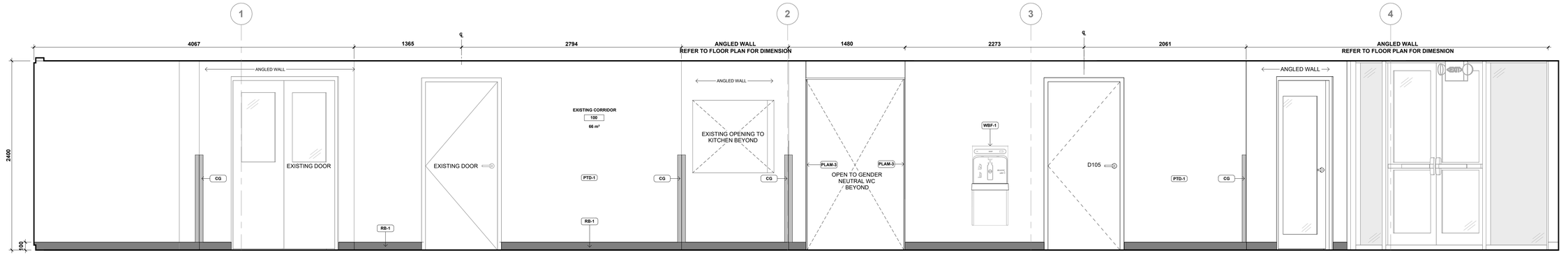
11475 126A St, Surrey, BC V3V 5G8

INTERIOR ELEVATIONS

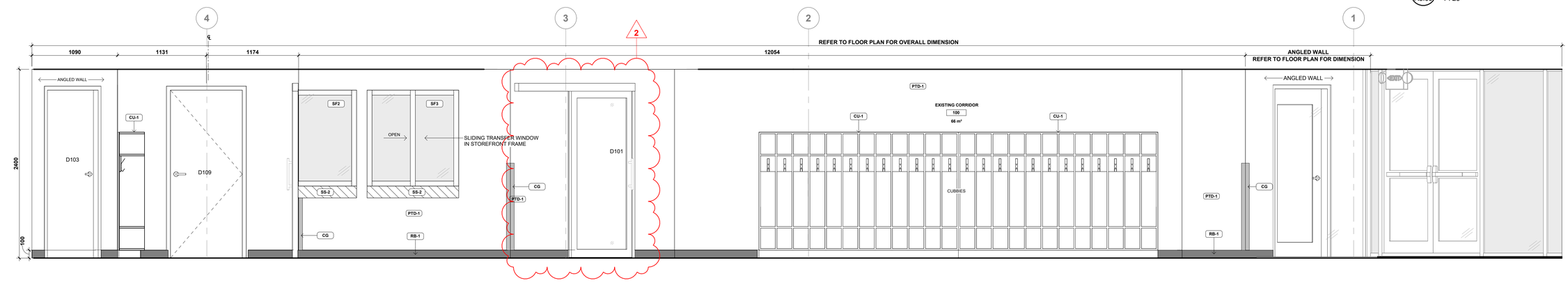
A8.04

Scale: 1:50

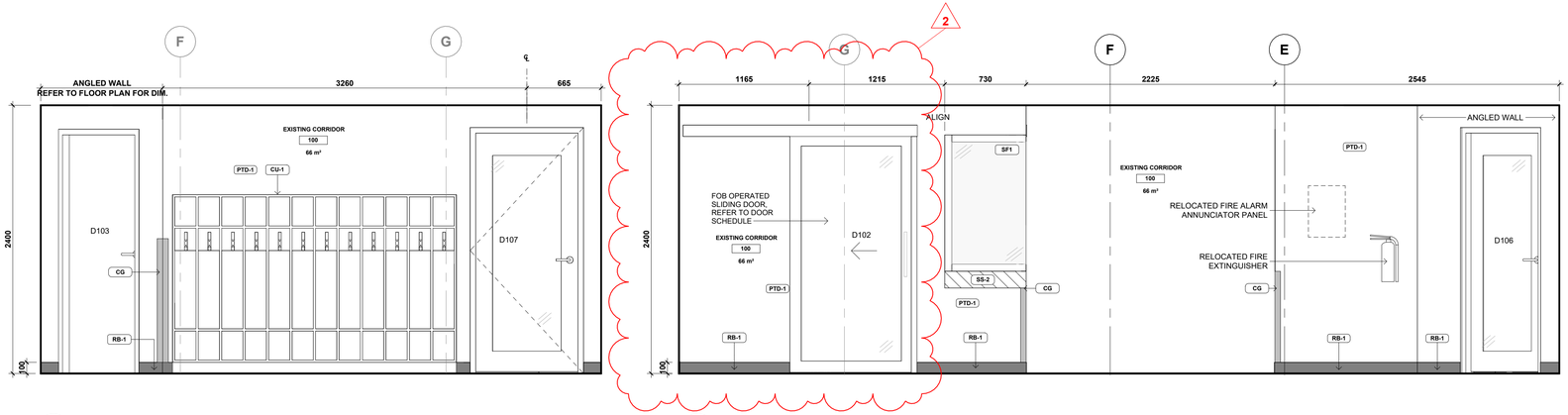
Plot Date: 8/21/2024 1:54:00 PM



1 A8.05 **CORRIDOR RM 100 - NORTH**
1 : 25



2 A8.05 **CORRIDOR RM 100 - SOUTH**
1 : 25



3 A8.05 **CORRIDOR RM 100 - EAST**
1 : 25

4 A8.05 **CORRIDOR RM 100 - WEST**
1 : 25

INTERIOR ELEVATIONS GENERAL NOTES

1. ALL COUNTERS, PRESSES AND SHELVES SHALL BE **PLAM-1** U.N.O.
2. ALL WALLS TO BE PAINTED PT-1 U.N.O.
3. ALL WALL BASE 100mm U.N.O.
4. ALL WALL BASE RB-1 U.N.O.
5. REFER TO A8.00 FOR TYPICAL MOUNTING HEIGHTS
6. REFER TO A900+ FOR MILLWORK DETAILS
7. WALL TILE TO THE HEIGHT OF DOOR FRAME, U.N.O.
8. PROVIDE FILLER PANELS AT MILLWORK CABINETS AS REQUIRED
9. ALL TILES SHORT OF CEILING TO RECEIVE SCHLUTER TERMINATION TRIM
10. ALIGN ALL TOP OF WHITEBOARDS/TACKBOARDS WITH TOP OF DOOR FRAME, U.N.O.
11. APPLIANCES TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR AS PER SPECIFICATIONS.
12. ALL COMBUSTIBLE INTERIOR FINISHES TO MEET THE REQUIREMENTS OF BCBC 2018 3.1.5.12
13. GENERAL CONTRACTOR TO LOCATE AND PROVIDE FOR ALL ACCESS HATACHES AS REQUIRED, NOT LIMITED TO THE ACCESS HATCHES SHOWN ON DRAWINGS
14. ALL EXPOSED DUCTS & PIPES TO BE PAINTED WHITE U.N.O
15. ALL EXPOSED CORNERS TO RECIEVE STAINLESS STEEL CORNER GUARDS @ 1220mm A.F.F, TYP.

MATERIAL LEGEND

REFER TO SPECIFICATION BOOK FOR DETAILS

CO-#	CONCRETE FINISH - SEALED
AP-#	ACOUSTIC WALL PANEL
PLAM-#	PLASTIC LAMINATE
PTD-#	PAINT
RB-#	RUBBER BASE
CB-#	COVE BASE
TL-#	TILE
WS-#	WOOD SLAT
WP-#	WALL PROTECTION - MDF
PAR-#	PARTITIOM
CG	STAINLESS STEEL CORNER GUARD

MILLWORK LEGEND

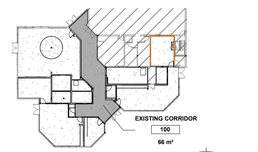
REFER TO A900 SERIES FOR MILLWORK DETAILS

PLAM-#	PLASTIC LAMINATE
SS-#	SOLID SURFACE

WASHROOM ACCESSORIES LEGEND

REFER TO SPECIFICATION BOOK FOR DETAILS

TPD	TOILET PAPER DISPENSER
PTD	PAPER TOWEL DISPENSER
SD	SOAP DISPENSER
AHD	AUTOMATIC HAND SOAP DISPENSER
M	MIRROR
HD	HAND DRYER
BCT	BABY CHANGING TABLE
SND	SANITARY NAPKIN DISPOSAL BINS
PT	PAPER TOWEL DISPENSER
GB	GRAB BARS
SLF	SHELF
MH	MOP HOLDER



KEYPLAN

N

studioHuB architects

1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.08.02	ISSUED FOR TENDER
2	2024.08.15	ADDENDUM #1

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

11475 126A St, Surrey, BC V3V 5G8

INTERIOR ELEVATIONS

A8.05

Scale: As indicated

Plot Date: 8/21/2024 1:54:02 PM

Legend:
Link to catalog cut sheet
Electrified Opening

Hardware Group No. 01

For use on Door #(s):
D103

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
3	EA	HINGE	5BB1HW 114X102MM		652	IVE
1	EA	CLASSROOM SECURITY	ND78P6D RHO 47342586		626	SCH
1	EA	OH STOP	90S		652	GLY
1	EA	KICK PLATE	8400 255MM X 40MM LDW B-CS		630	IVE

Hardware Group No. 02

For use on Door #(s):
D105

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
3	EA	HINGE	5BB1HW 114X102MM		652	IVE
1	EA	PRIVACY LOCK W/ OUTSIDE INDICATOR	ND40S RHO OS-OCC		626	SCH
1	EA	KICK PLATE	8400 255MM X 40MM LDW B-CS		630	IVE
1	EA	WALL STOP	WS406/407CVX		626	IVE

Hardware Group No. 03

For use on Door #(s):
D106 D107

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
3	EA	HINGE	5BB1HW 114X102MM		652	IVE
1	EA	CLASSROOM SECURITY	ND78P6D RHO 47342586		626	SCH
1	EA	OH STOP	90S		652	GLY
1	EA	SURFACE CLOSER	4040XP REG		689	LCN
1	EA	KICK PLATE	8400 255MM X 40MM LDW B-CS		630	IVE

Hardware Group No. 04

For use on Door #(s):
D106B

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER			FINISH	MFR
3	EA	HINGE	5BB1HW 114X102MM			652	IVE
1	EA	CLASSROOM SECURITY	ND78P6D RHO 47342586			626	SCH
1	EA	MORTISE CYLINDER	20-001 X CAM & COLLAR TO SUIT			626	SCH
1	EA	ELECTRIC STRIKE	6211 FSE CON 12/16/24/28 VAC/VDC			630	VON
1	EA	OH STOP	100S ADJ			630	GLY
1	EA	SURF. AUTO OPERATOR	4631 CS WMS 120 VAC			689	LCN
2	EA	ACTUATOR, TOUCH	8310-836T			630	LCN
1	EA	KICK PLATE	8400 255MM X 40MM LDW B-CS			630	IVE
1	EA	GASKETING	188SBK PSA			BK	ZER
1	EA	DOOR BOTTOM	364AA X SIZE TO SUIT			AA	ZER
1	EA	WIRE HARNESS	CON-___ X SIZE TO SUIT				SCH
1	EA	WIRE HARNESS	CON-6W				SCH
1	EA	KEY SWITCH	653-1414 L2 12/24 VDC			630	SCE
1	EA	POWER SUPPLY	PS902 900-4RL 120/240 VAC			LGR	SCE

NOTE: TIE IN ADO TO FIRE ALARM (TO SHUNT HOLD OPEN)

DESCRIPTION OF OPERATORS:
DOOR NORMALLY CLOSED AND UNLOCKED
ENTRY BY PASSAGE SET OR OUTSIDE ACTUATOR
FREE EGRESS AT ALL TIMES BY PASSAGE SET OR INSIDE ACTUATOR

Hardware Group No. 05

For use on Door #(s):
D107B

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER			FINISH	MFR
3	EA	HINGE	5BB1HW 114X102MM			652	IVE
1	EA	CLASSROOM SECURITY	ND78P6D RHO 47342586			626	SCH
1	EA	OH STOP	90S			652	GLY
1	EA	SURFACE CLOSER	4040XP REG			689	LCN
1	EA	KICK PLATE	8400 255MM X 40MM LDW B-CS			630	IVE

Hardware Group No. 06

For use on Door #(s):
D108

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
3	EA	HINGE	5BB1HW 114X102MM		652	IVE
1	EA	CLASSROOM SECURITY	ND78P6D RHO 47342586		626	SCH
1	EA	OH STOP	90S		652	GLY
1	EA	SURFACE CLOSER	4040XP REG		689	LCN
1	EA	KICK PLATE	8400 255MM X 40MM LDW B-CS		630	IVE

Hardware Group No. 07

For use on Door #(s):
D109

Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
3	EA	HINGE	5BB1HW 114X102MM		652	IVE
1	EA	STOREROOM LOCK	ND80P6D RHO		626	SCH
1	EA	SURFACE CLOSER	4041 DEL SCUSH ST-3068		689	LCN
1	EA	KICK PLATE	8400 255MM X 40MM LDW B-CS		630	IVE
1	EA	GASKETING	188SBK PSA		BK	ZER
1	EA	DOOR BOTTOM	364AA X SIZE TO SUIT		AA	ZER

Hardware Group No. 08

For use on Door #(s):
D101 D102

Provide each PD door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER		FINISH	MFR
1	EA	OFFICE SLIDE (AD SYSTEMS)	REFER TO SECTION 08 34 00			
1	EA	MORTISE CYLINDER	20-001 X CAM & COLLAR TO SUIT		626	SCH
1	EA	ELECTRIC STRIKE	REFER TO SECTION 08 34 00			
1			CARD READER - WORK OF DIVISION 28			

NOTE: ALL ACCESSORIES AND HARDWARE BY SECTION 08 34 00

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.02 SUMMARY

A. Section includes:

1. Interior Aluminum-Framed Top-Hung Sliding Doors

B. Related Sections:

1. Section 08 14 16 – Flush Wood Doors
2. Section 08 13 16 – Aluminum Doors

1.03 REFERENCES

A. ANSI – American National Standards Institute

1. ANSI 156.18 Materials and Finishes
2. ANSI A117.1 Specifications for making buildings and facilities usable by physically handicapped people.

B. BHMA – Builders Hardware Manufacturers Association

C. DHI – Door and Hardware Institute

D. NFPA – National Fire Protection Association

1. NFPA 80 – Fire Doors and Windows
2. NFPA 101 – Life Safety code
3. NFPA 105 – Smoke and Draft Control Door Assemblies
4. NFPA 252 – Fire Tests of Doors Assemblies

E. AWS – Architectural Woodwork Standards

1.04 SUBMITTALS

A. Comply with Section 01 33 00 – Submittal Procedures

B. Product Data: Submit manufacturer’s product data, including installation instructions.

C. Shop Drawings: Submit manufacturer’s shop drawings, including plans, elevations, sections, and details, indicating dimensions, tolerances, materials, components, hardware, finish, options, and accessories. Shop Drawings to show required blocking by others.

D. Samples: Submit manufacturer's samples of the following sliding door components:

1. Door veneer or laminate sample.
2. Aluminum Frame finish sample.

E. Manufacturer's Certification: Submit manufacturer's certification that materials comply with specified requirements and are suitable for intended application.

F. Warranty Documentation: Submit manufacturer's standard warranty.

G. Test Reports: Submit acoustical reports or UL1784 as applicable.

1.05 QUALITY ASSURANCE

A. Product Options: Drawings indicate size, profiles, and dimensional requirements of interior aluminum frames and doors.

B. Source: Obtain sliding aluminum framed doors and hardware from single source.

C. Manufacturer's Qualifications: Manufacturer regularly engaged for past 5 years in manufacture of sliding doors similar to that specified.

1.06 PERFORMANCE

A. Aluminum perimeter frames with integral acoustic seals at all door/frame interfaces

1. Architect to verify frame thickness suitable for required application

B. Soft-closing mechanism at both sides of door integrated with top track. Soft Closers tested to a minimum of 150,000 cycles.

C. Concealed door guide.

D. Manufacturer to 3rd party acoustical performance test data

E. Manufacturer to submit 3rd party test data on air infiltration and/or smoke ratings as applicable

1.07 DELIVERY, STORAGE, AND HANDLING

A. Delivery and Acceptance Requirements: Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly identifying product name and manufacturer.

B. Notify manufacturer immediately of any shipping damage.

C. Storage and Handling Requirements:

1. Store and handle materials in accordance with manufacturer's instructions.
2. Keep materials in manufacturer's original, unopened containers and packaging until installation.
3. Store materials in clean, dry area indoors.

4. Protect materials and finish during storage, handling, and installation to prevent damage.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. **AD SYSTEMS** 2201 100th St. SW, Everett, WA 98204 | Website: http://specADsystems.com | Phone: 425-740-6011 | ADSystems.Estimating@allegion.com

2.02 INTERIOR SLIDING ALUMINUM-FRAMED DOORS AND PARTITIONS

A. Manufacturer:

1. Scheduled Manufacturer: OfficeSlide™ High Performance Barn (Sliding) Door System by AD Systems.
2. Acceptable Substitute: No Substitution.

B. Specified Wall Thickness 4-7/8

C. Frame Profiles: Extruded aluminum frame “wrap” frame with integral vertical jamb (stile pocket).

D. Finish:

1. Custom Painted Hardcoat (Kyanar or other architectural paint) Finish: to match Sherwin Williams PTD7-Heartstone #1601– Grey

E. Frame Profiles: Extruded aluminum frame “wrap” frame with integral vertical jamb (stile pocket).

F. Door Leaves: all Doors to be factory machined for hardware including pilot and function holes.

1. 1-3/4" Flush Wood Door: Reference Spec Section 08 14 16 Flush Wood Doors or other section as applicable.

a. Standard stile widths are 6” with a 10” bottom rail.

G. Door Components:

1. Single Top Track: AD Systems extruded aluminum track by AD Systems
2. Valances: Extruded aluminum with integral end caps
3. Top Rollers: tandem nylon roller sized to match door weight.
4. Concealed Floor Guide: Integral Jamb floor guide by AD Systems.
5. Soft-Closers: Soft-closing dampener mechanism at both sides of door leaf Demonstrate closers as tested to 150k cycles.
6. Pull Handles:

a. AD Systems Standard Straight Pull: 12” long x 1” diameter. Finish: US32D Satin Stainless Steel.

7. Door Locks Electric Strike with control trim and single action egress

a. Lever Lock with electronic strike with ladder pull and interior egress lever trim

H. Additional hardware functionality can be accommodated. Please contact AD Systems with your hardware requirements and we evaluate system compatibility and create specification language.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Examine wall openings to receive sliding doors for plumb, level, and square. Note: Finish door operation will be affected by out of tolerance framing.

B. Verify dimensions of wall openings.

C. Examine surfaces to receive top and bottom guide.

D. Notify Architect of conditions that would adversely affect installation or subsequent use of sliding doors.

E. Do not begin installation until unacceptable conditions are corrected.

F. Base of door side to be flush or minimal. Rubber Base acceptable.

3.02 INSTALLATION

A. Install sliding doors in accordance with manufacturer’s instructions at locations indicated on the Drawings.

B. Install sliding doors plumb, level, square, and in proper alignment.

C. Install sliding doors to close against walls without gaps.

D. Install sliding doors to open and close smoothly.

E. Anchor sliding doors securely in place to supports. Required: Fire treated 2 x 6 blocking required full length of track.

3.03 ADJUSTING

A. Adjust sliding doors for proper operation in accordance with manufacturer’s instructions.

B. Adjust sliding doors to operate smoothly without binding.

C. Repair minor damages to finish in accordance with manufacturer's instructions and as approved by Architect.

3.04 CLEANING

A. Clean sliding doors promptly after installation in accordance with manufacturer's instructions.

B. Do not use harsh cleaning materials or methods that could damage materials or finish.

3.05 PROTECTION

A. Protect installed sliding doors from damage during construction.

END OF SECTION

Part 1 General

1.1 SUMMARY

.1 Provide alternate pricing for the metal toilet compartments.

1.2 RELATED REQUIREMENTS

.1 Section 06 10 00 – Rough Carpentry

.2 Section 06 40 00 – Architectural Woodwork

.3 Section 09 21 16 – Gypsum Board Assemblies

.4 Section 09 30 13 – Tiling

.5 Section 13 05 41 - Seismic Restraint Requirements for Non-Structural Components

.6 Section 10 28 10 – Toilet and Bath Accessories

1.3 REFERENCES

.1 American National Standards Institute (ANSI) / National Particleboard Association (NPA):

.1 NPA A208.1-2009, Particleboard.

.2 American Society for Testing and Materials International (ASTM):

.1 ASTM A240/A240M-22b, Standard Specification for Chromium and Chromium-Nickel Stainless Steel Plate, Sheet, and Strip for Pressure Vessels and for General Applications.

.2 ASTM A480/A480M-22a, Standard Specification for General Requirements for Flat-Rolled Stainless and Heat Resisting Steel Plate, Sheet, and Strip.

.3 ASTM A653/A653M-22, Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.

.4 ASTM D1972-97 (2005), Standard Practice for Generic Marking of Plastic Products. (Withdrawn 2014)

.5 ASTM E84-23, Standard Test Method for Surface Burning Characteristics of Building Materials.

.3 Canadian General Standards Board (CGSB):

.1 CAN/CGSB-71.20-M88, Adhesive, Contact, Brushable. (Withdrawn)

.4 Canadian Standards Association (CSA International):

.1 CAN/CSA-B651.2-07 (R2017), Accessible Design for Self-Service Interactive Devices.

.5 Health Canada/Workplace Hazardous Materials Information System (WHMIS):

.1 SDS - Safety Data Sheets.

.6 National Fire Protection Agency (NFPA):

.1 NFPA (Fire) 286, Standard Methods of Fire Tests for Evaluating Contribution of Wall and Ceiling Interior Finish to Room Fire Growth, 2019 Edition.

.7 South Coast Air Quality Management District (SCAQMD), California State:

.1 SCAQMD Rule 1168-17, Adhesives and Sealants Applications.

1.4 ADMINISTRATIVE REQUIREMENTS

.1 Pre-Installation Meetings: convene pre-installation meeting one week prior to beginning work of this Section and on-site installation, with contractor's representative and Consultant in accordance with Section 01 32 16 - Construction Schedule to:

.1 Verify project requirements.

.2 Review installation and substrate conditions.

.3 Co-ordination with other building subtrades.

.4 Review manufacturer's installation instructions.

1.5 ACTION SUBMITTALS / INFORMATIONAL SUBMITTALS

.1 Submit product data in accordance with Section 01 33 00 – Submittal Procedures:

.1 Submit manufacturer's printed product literature for toilet partitions or components, specifications and datasheet and include product characteristics, performance criteria, physical size, finish and limitations.

.2 Submit shop drawings in accordance with Section 01 33 00 – Submittal Procedures:

.1 Indicate fabrication details, plans, elevations, hardware, and installation and backing details.

.2 Provide seismic restraint for partitions designed by a Structural Engineer in accordance with Section 01 35 00 – Delegated Design.

.3 Delegated Design Submittals: Submit letters of commitment and compliance in accordance with Section 01 35 00 – Delegated Design Submittals as follows:

.1 Provide Letter of Commitment (Schedule S-B Assurance of Professional Design and Commitment for Field Review) signed and sealed by the professional engineer required by the Work of this Section.

.2 Provide Letter of Compliance (Model Schedule S-C Assurance of Professional Field Review and Compliance), signed and sealed by the professional engineer required by the Work of this Section indicating that connections and reinforcement of installed system is in compliance with the intent of the Building Code and reviewed shop drawings before declaration of Substantial Performance.

.4 Submit samples in accordance with Section 01 33 00 – Submittal Procedures:

.1 Submit duplicate 300 x 300 mm samples of panel showing finish on both sides, two finished edges and core construction.

.2 Submit duplicate representative samples of each hardware item, including brackets, fastenings and trim.

.5 Manufacturer's Instructions:

.1 Manufacturer's Instructions: submit manufacturer's installation instructions and special handling criteria, installation sequence and cleaning procedures.

.6 Manufacturer's Field Reports: submit manufacturer's written reports within three days of review, verifying compliance of Work, as described in PART THREE - FIELD QUALITY CONTROL.

1.6 CLOSEOUT SUBMITTALS

.1 Submit closeout data in accordance with Section 01 78 40 – Maintenance Requirements:

.1 Provide manufacturer’s printed recommendations for general maintenance, including cleaning instructions.

1.7 QUALITY ASSURANCE

.1 Test Reports: certified test reports showing compliance with specified performance characteristics and physical properties.

.2 Certificates: product certificates signed by manufacturer certifying materials comply with specified performance characteristics and criteria and physical requirements.

1.8 DELIVERY, STORAGE, AND HANDLING

.1 Deliver, handle and store units in accordance with manufacturer’s instructions.

.2 Store units on raised wood pallets protected from the elements and corrosive materials.

.3 Do not remove from crates or other protective covering until ready for installation.

.4 Packaging Waste Management

.1 Separate and recycle waste materials in accordance with Section 01 74 19 – Sustainable Design Construction Waste Management.

Part 2 Products

2.1 MANUFACTURERS

.1 Subject to compliance with the requirements of this Section and Drawings, manufacturers offering products that may be incorporated into the Work include the following:

.1 Hadrian

2.2 MATERIALS

.1 Toilet Partition Type:

.1 Elite Max Plus Series

.1 PAR-1: AFF 1/2” with 92” door, RM 104 Gender Neutral WC.

.2 Colour: Field Elm 317 Class B.

.3 Phenolic Toilet Partitions: solid phenolic with resin impregnated kraft paper fused at high temperature and pressure. Phenolic core colour to be the same as surface sheets with finished and polished edges.

.1 PAR-2: ROOM 108A OVER 3'S WC

.2 PAR-3: ROOM 106a INFANT WC

.2 Minimum panel thickness:

.1 Doors and pilasters: 19 mm.

.2 Panels: 13 mm.

.4 Pilaster support: adjustable bolts with stainless steel collar to ASTM A240.

.5 Anchor Hardware: Wall and panel brackets, full height continuous channels or double angles, stainless steel. Overhead bracing with anti-grip design.

.6 Pilaster shoe: 0.9 mm thick stainless steel, not less than 75 mm high.

.7 Exposed fasteners: stainless steel, tamper-proof type.

.8 Concealed fasteners: stainless steel.

.9 Provide accessories as required for complete installation.

.10 Colour: consultant to choose from standard range of colours.

2.3 COMPONENTS

.1 Hinges:

.1 Heavy duty, non-lubricating nylon bushings.

.2 Material/finish: stainless steel casting.

.3 Swing: As indicated on Drawings.

.4 Return movement: self-closing continuous hinge, 1.6 mm thick, stainless steel full-length door stops.

.5 Emergency access feature.

.2 Latch set: ADA compliant handicap accessible, extra heavy-duty institutional sliding door latch with shock-resistant nylon track and one-piece 4.4 mm stainless steel keeper. Complete with green/red occupancy indicator.

.3 Coat hook: combination hook and rubber door bumper, non-ferrous chrome plated.

.4 Door pull: Barrier-free type suited for out swinging doors, stainless steel.

2.4 FABRICATION

.1 Fabricate standard access stall doors a minimum 610 mm wide inward swinging and barrier free access stall doors a minimum 900 mm clear wide outward swinging or as noted on drawings with stall widths to minimum dimensions indicated on Drawings and in accordance with CAN/CSA B651 and Current Building Code.

.2 Fabricate door panels to have custom height as indicated in drawings.

.3 Provide formed and closed edges for doors, panels and pilasters. Miter and weld corners and grind smooth.

.4 Provide internal reinforcement at areas of attached hardware and fittings. Temporarily mark location of reinforcement for tissue holders grab bars.

Part 3 Execution

3.1 EXAMINATION

.1 Examine site conditions where Work will be applied and ensure acceptability for complete and satisfactory installation. Report unsatisfactory conditions to Consultant.

.2 Install partitions when unsatisfactory conditions have been corrected.

3.2 PREPARATION

.1 Ensure supplementary anchorage, if required, is in place.

.2 Do work in accordance with CAN/CSA-B651.

3.3 INSTALLATION

.1 Compliance: comply with manufacturer's written recommendations or specifications, including product technical bulletins, handling, storage and installation instructions, and datasheets.

.2 Install partitions secure, plumb and square.

.3 Leave 12 mm space between wall and panel or end pilaster.

.4 Attach panel and pilaster to brackets with through type sleeve bolt and nut.

.5 Provide for adjustment of floor variations with screw jack through steel saddles made integral with pilaster. Conceal floor fixings with stainless steel shoes.

.6 Equip each door with hinges, latch set indicator, and coat hooks, and as follows:

.1 Mount coat hook on door as indicated in Section 10 28 10 – Toilet and Bath Accessories.

.2 Provide one coat hook at 1650 mm for standard stalls.

.3 Provide one additional coat hook (two total) at 1200 mm from floor on barrier free door:

.1 Adjust and align hardware for easy, proper function.

.2 Set door open position at 30° to front. Install door bumper; door mounting.

.7 Equip outswinging doors with door pulls on inside and outside of door in accordance with CAN/CSA-B651.

.8 Floor supported and overhead braced partition installation:

.1 Attach pilasters to floor with pilaster supports and level, plumb, and tighten installation with levelling device.

.2 Secure pilaster shoes in position.

.3 Secure headrail to pilaster face with not less than two fasteners per face.

.4 Set tops of doors parallel with overhead brace when doors are in closed position.

.9 Screen installation:

.1 Provide urinal stall screens consisting of panel, pilaster and headrail as specified for toilet compartments.

.2 Anchor screen panels to walls with full length channels or double angles pilaster complete with floor, anchored to floor.

3.4 FIELD QUALITY CONTROL

.1 Manufacturer's Field Services:

.1 Provide manufacturer's field services consisting of product use recommendations and periodic site visits for inspection of product installation in accordance with manufacturer's instructions.

3.5 CLEANING

.1 Proceed in accordance with Section 01 74 00 – Construction Cleaning.

.2 On completion and verification of performance of installation, remove surplus materials, excess materials, rubbish, tools and equipment.

END OF SECTION

GENERAL STRUCTURAL NOTES

1. Professional engineer of record is making certain assumptions regarding the existing structure. Based on experience, and information presented on the architectural drawings all existing structural elements of the building have neither been exposed nor confirmed. The existing structural elements, including their specifics, their direction and location, and their suitability, are to be examined and considered on site during construction conditions other than those assumed may require changes to the design shown on these structural drawings.
2. Read structural drawings in conjunction with the architectural and mechanical drawings for detailed dimensions of doors, windows, ducts, openings, rebates, chases, nailers, etc.
3. Check and verify all dimensions with the architectural drawings before commencing with any work. Notify the architect of any errors or omissions.
4. Drawings show completed structures only. Temporary bracing for construction loading conditions is the responsibility of the contractor. All formwork to be designed and built in accordance with worksafe occupational health and safety. Formwork and shoring must be inspected by a registered professional engineer prior to placing any concrete. Provide 24 hours notice for all inspections. The inspection certificate must be signed and sealed by the engineer. Submit sealed shoring drawings and schedules to engineer of record and authority having jurisdiction.
5. Do not construct from these drawings unless marked "issued for construction".

FIELD REVIEW

6. Allester Engineering Ltd. field reviews are periodic and are to confirm that the structural portion is built in general conformance with the structural drawings. The contractor is responsible for overall quality and construction in accordance with the contract drawings.

DESIGN

7. All new structural work has been designed in accordance with BCBC 2018 Part 4.

Design Criteria - Surrey	
Ground Snow Load (Ss):	2.40 kPa
Rain Load (Sr):	0.3 kPa
1/50 One Day Rain:	128 mm
1/50 Wind Load:	0.44 kPa
Future Solar Panel Loads:	0.24 kPa
Design Loads	
Roof Dead Load:	25 psf
Floor Live Load:	N/A
Floor Dead Load:	N/A
Live Load Deflection Floors:	L/360
Live Load Deflection Roof:	L/240
Minimum Foundation Frost Depth:	1'-6" (18 in)
Soil Loading:	50 psf / Foot of Depth

1. Where applicable live loads have been reduced as per section 4.1.5.8.

Seismic Loading		
Cb	=	0.80
Sa (0.2)	=	0.79
Sa (0.5)	=	0.69
Sa (1.0)	=	0.39
Sa (2.0)	=	0.24
Sa (5.0)	=	0.08
PGA	=	0.34
PGV	=	0.51
F (0.2)	=	0.975
F (0.5)	=	1.175
Rd	=	N/A
Ro	=	N/A
Site Class	=	D

Importance Factors - High		
	ULS	SLS
Snow (Is):	1.15	0.9
Wind (Iw):	1.15	0.75
Seismic (Ie):	1.3	-

STRUCTURAL STEEL

1. Fabricate and erect structural steel to CSA S16.
2. Provide structural steel to CSA G40.21 with the following grades:

Wide Flange Beams and Columns	50W
Channels and Angles	44W
HSS Sections (Class C)	50W
Structural Bars and Plates	44W
Miscellaneous Steel	36W or 44W
Pipe Columns	ASTM A53 Gr.B
Erection Bolts - Min. 3/4"Ø	ASTM A325
Anchor Bolts	ASTM F1554
Galvanizing	G164

3. Design of connections by steel fabricator unless detailed on the drawings. Use minimum 2 bolts per connection and design for bearing connections with threads included in shear plane.
4. Tighten all bolts with impact wrench.
5. Provide continuous 35 MPa grout bed beneath base plates and other connections bearing onto concrete.
6. Frame openings in steel deck greater than 18" with L 3 ½"x3 ½"x¼" angle minimum.
7. Paint steel surfaces intended for heated interior areas with one coat of primer to CISC/CPMA 1-73A.
   - 7.1. Use one coat of CGSB 1-GP-40 primer for all steel surfaces exposed directly to weather and for steel in unheated but covered areas such as canopies.
   - 7.2. Primers may be excluded only where sprayed fire proofing is specified or specifically approved by the owner and the engineer.
8. Submit four sets of shop drawings to the engineer and receive approval prior to fabrication. Show all details, including field welds, and material specifications. Shop drawings to be sealed by a B.C. professional engineer for design of connections.

WELDING

9. Weld to CSA W59 by fabricators qualified to CSA W47.1.
10. Weld reinforcement steel to CSA W186. Use weldable reinforcement to CSA G30.18 Grade 400.
11. Minimum size of field welds, 1/16" less than the thickness of material but not less than 1/4".
12. Touch up all field welds with primer after slag has been removed.

SEISMIC STEEL

13. For all bolted moment frame connections surfaces must be clean mill scale and be free of oil, paint, lacquer, or any other coating for all areas within the bolt pattern and for a distance beyond the edge of the bolt hole that is the greater of 25mm or the bolt diameter.
    a. For classes 'a' and 'b', the blast-cleaning and the coating application shall be the same as those used in the tests to determine the mean slip coefficient.
    b. For class 'c', hot-dip galvanized shall be done in accordance with CAN/CSA-G164 and the surface subsequently roughened by hand wire-brushing. Power wire-brushing shall not be used.
    c. For all other coating, the surface preparation and coating application for the joint shall be the same as those used in the tests to determine the mean slip coefficient.
    d. Coated joints shall not be assembled before the coatings have cured for the minimum time used used in the tests to determine the mean slip coefficient.
14. Weld of primary structural elements of seismic system to have filler material with charpy impact test value of 27J at -30 °C.
15. No fastenings may be connected to seismic systems within the protected zone defined on drawings.

GLUE-LAMINATED TIMBER AND STRUCTURAL COMPOSITE LUMBER (SCL)

1. This specification includes glue-laminated beams and structural composite lumber:
   PSL = parallel strand lumber
   LVL = laminated veneer lumber
   LSL = laminated strand lumber
2. Manufacture glue-laminated members to CSA O122 by manufacturer qualified to CSA O177.
3. Provide the following grades unless otherwise specified on the drawings:

GLULAM BEAMS: Stress grades as follows:
24f-E simple spans
24f-EX continuous spans
Wire brush appearance grade for exterior service.

GLULAM COLUMNS: 16C Stress grade, industrial appearance grade for exterior service.

STRUCTURAL COMPOSITE LUMBER:

	PSL	LVL	LSL
Modulus of Elasticity:	2,200,000 psi	2,000,000 psi	1,700,000 psi
Specified Bending Stress:	5,360 psi	4,805 psi	3,140 psi
Specified Shear Stress:	540 psi	530 psi	745 psi
Specified Bearing Stress:	1,365 psi	1,365 psi	1,365 psi

4. Camber beams for full dead load deflection or a minimum of L/360.
5. Nail SCL beam together with 2 rows of 3 ½" nails @ 12" o/c. Use 3 rows for 14" beams and deeper.
6. Support beams on minimum 12 ga. steel hangers or brackets for loads as specified on DWG's. Minimum load capacity for SCL beam hangers:

Beam Width:	1 ¾"	3 ½"	5 ¼"
Load Capacity:	2,000 lbs	3,500 lbs	4,500 lbs

7. Protect members from the weather and moisture prior to and during installation.
8. Submit shop drawings to the engineer and receive approval prior to fabrication. Show all material specifications, sizes and connections.

STRUCTURAL WOOD AND PLYWOOD

1. Supply and install structural wood and decking to CSA O86 and BCBC 2018
2. Provide the following grades unless otherwise specified on the drawings:

Timber	#1 or Better Douglas Fir.
Joists	#2 Hem-Fir or #2 D.Fir. or #2 K.D. S.P.F.
Plates	#2 K.D. S.P.F. or #2 D.Fir.
Vertical Studs	#2 K.D. S.P.F. or #2 Hem-Fir.
Headers	#2 Hem-Fir or #2 D.Fir.
Sheathing	D.Fir or Spruce Plywood

3. Use tapers @16" o/c for slopes with min. 2" depth.
4. Finger jointed studs are acceptable, except at:
   a. Shear wall hold down studs
   b. Built up columns
5. Nail sheathing to framing members with 2 ½" nails @ 6" o/c on all panel edges and 12" o/c intermediate bearing members. Block all edges of floor sheathing unless T+G joint is provided. Glue floor sheathing to joists U.N.O.
6. Nail "2x6" decking with 1-4" face nail and 1-4" toe nail at each support.
7. Provide 16 ga. metal framing angles each side of joists framing into flush beams (Simpson A35 or equal). Pressure blocking acceptable on joist spans less than 10'-0".
8. Unless as noted otherwise on plans, support all beams/headers/girder truss (G.T.) on solid studs carried down to foundations as noted below:

Beam/Header/(G.T.)	Number of Studs
2-2x	2 Studs
3-2x	3 Studs
4-2x	4 Studs
3 ½" SCL	3 Studs
5 ¼" SCL	4 Studs
7" SCL	5 Studs
Girder Truss	4 Studs

9. Treat all wood in contact with concrete or ground with green cuprinol or equal preservative.
10. Except at shear walls. Fasten exterior stud walls to concrete with 1/2"Ø anchor bolts @ 4'-0" o/c and interior walls with 3/8"Ø head x long 3" drive pins (0.170"Ø min. shank) or equivalent at 16" o/c.
11. Solid block joists at all interior bearing walls and dropped beams or headers when supporting more than one floor + roof.
12. Nail built-up beams or headers together with 2 rows of 3" nails @ 12" o/c.
13. Floor sheathing:

With no concrete topping	=	Min. 5/8" T+G Ply
With concrete topping	=	Min. 5/8" Square Edge Ply
Roof sheathing:		
Flat roofs	=	Min. 5/8" T+g ply
Sloping roofs	=	Min. 1/2" Ply
Wall Sheathing:		
General	=	Min. 3/8" Ply
At vertically applied siding or stucco	=	Min. 1/2" Ply

14. Wood design conforms to CSA O86 with reference also to CWC Engineering Guide to Wood Framed Construction.

STRUCTURAL LIGHT GAUGE STEEL FRAMING

1. Supply and install LG (light gauge) steel framing where indicated on structural and architectural drawings.
2. Framing members to be cold-formed steel, hot dipped galvanized (Z180), to ASTM A653/A653M, Grade 33 for 18 ga. (0.048") material and thinner, Grade 50 for 16 ga. (0.060") material and thicker.
   Minimum size as follows:

Channel joists (studs)	3 5/8" x 20 ga. (.033)
Track end closures	3 5/8" x 20 ga.
Angle support members	3" x 20 ga.

3. Size of framing member to be sufficient to carry weight of finishing materials (minimum 10 psf) plus a horizontal wind load as noted below 10 psf or a vertical snow load as specified on drawings.
4. Provide lapped connections and fasten with minimum 3 - #8 TEK screws.
5. Support horizontal and vertical members at max. 2'-0" o/c. use clip angles to structural steel framing, concrete or masonry. Secure with 3/8" bolt or other approved fastener. Wire hangers are permitted where adequate lateral bracing is used.
6. Submit 4 sets of shop drawings to the engineer and obtain approval prior to fabrication. show all sizes, connection details and material specifications. Work and design to conform to CSA S136 and CSSBI standards.

EXTERNAL CLADDING

7. Design external cladding/walls to carry the following unfactored wind pressures and suctions:

Height (ft.)	Pressure (psf)
0 to 20	23
20 to 39	25
39 to 66	28
66 to 98	30
98 to 144	33
144 to 210	35
201 to 279	38

8. Maximum deflection for the above wind loads not to exceed L/360 minimum 18 gauge for all studs in brick veneer backup walls.
9. Design exterior light gauge steel wall studs with 'unsheathed' properties. Provide bridging to resist lateral and torsional buckling of the studs.

SEISMIC BRACING NOTES FOR SUSPENDED CEILING, ACOUSTIC TILES AND LAY IN PANELS.

1. Seismic bracing to be in accordance with ASTM E580-14 and architectural specifications. Ceiling bracing also to meet the requirements of the 2015 NBCC Code and the 2019 Vancouver Building Bylaw where applicable. Where there is overlap the more stringent code shall govern.
2. Partition walls, duct work, piping, cable trays, electrical conduits and sprinkler systems to be braced by others independent of the suspended ceiling seismic system.
3. Ceilings less than 144 ft ² and surrounded by walls connected to the structure above are exempt from these requirements
4. Ceilings areas of 1000 ft or less are exempt from the lateral bracing requirements of this section.
5. Ceilings constructed of gypsum board which is screw or nail attached to suspended members that support a ceiling on one level extending from wall to wall are exempt from these requirements
6. The main runners and cross runners of the ceiling system and their splices, intersection connectors and expansion devices shall be designed and constructed to carry a mean tensile load of not less than 180 lbs in compression and tension. Main tees shall be heavy duty as defined in ASTM C635 shall be used
7. Main runners and/or cross runner ends shall be attached to the perimeter on two adjacent walls. A clearance of 3/4" shall be maintained on the two opposite walls. On the walls where the terminal end runners are not fixed to the perimeter supporting closure, allow for 3/4" axial movement.
8. Suspension wires of galvanized, soft-annealed mild steel wire meeting the requirements of HILTI KWIK HUS EZ641 (zinc coated-galvanized carbon steel wire) shall not be smaller than No. 12 gauge spaced at 4 ft on center along each main runner.
9. Each vertical wire shall be attached to the ceiling suspension system and to the support above such that the wire loops shall be tightly wrapped and sharply bent to prevent any vertical movement or rotation of the member within the loops. The wire must be wrapped around itself a minimum of three full turns within 3" of length. Connection devices to the supporting constructions shall be capable of carrying not less than a 100 lb allowable load. Each wire shall have its own ceiling connection
10. Vertical wires shall be provided within 8" of all walls on the main and cross runners.
11. Suspension wires shall not hang more than one in six out of plumb unless counter sloping wires are provided.
12. Wires shall not attach to or bend around interfering equipment or material. A trapeze or equivalent device shall be used when obstructions preclude direct suspension.
13. All ceiling penetrations (columns etc.) and independently supported fixtures shall be considered as perimeter closures and must allow the required clearance by using a suitable closure detail.

SUSPENDED PIPE

1. Suspended pipe includes, but not limited to, cast-iron, steel, copper, stainless steel, and PVC piping. The following pipe must be restrained:
   - 1" diameter pipe and larger, containing hazardous materials and medical piping.
   - 1" diameter pipe and larger, for pipe that is required to function for life safety after an earthquake.
   - 2.5" diameter pipe and larger, in general areas.
   - 1.25" diameter pipe and larger, in mechanical rooms.
   - Trapeze assemblies supporting pipes with a total weight (including contents) greater than 10lb/ft.
2. Pipe that is less than the sizes shown above may be exempt from restraint, as long as high deformability piping is used and provisions are made to avoid impact with other building components.
3. In certain instances, pipe smaller than noted above might require restraint. These instances apply for pipe that is required for continued operation of a facility, and its failure could impair continued operation of the facility.
4. The maximum seismic restraint spacing for different kind of pipes is as follows:
   - 20'-0" for lateral and 40'-0" for longitudinal for applicable no-hub (e.g. cast-iron pipe) and PVC or PVDF.
   - 20'-0" for lateral and 40'-0" for longitudinal for piping containing hazardous materials.
   - 40'-0" for lateral and 80'-0" for longitudinal for applicable steel and copper pipe with welded longitudinal, brazed grooved, or screwed connections.

SUSPENDED DUCTWORK

1. The following ductwork must be restrained:
   - All duct required to function for life safety after an earthquake.
   - Square/rectangular duct with face area 6 square feet or greater.
   - Round duct 28" diameter and larger.
   - Trapeze assemblies supporting multiple ducts with a total weight greater than 10lb/ft.
2. Duct work that is less than the sizes shown above may be exempted from restraint as long as provisions are made to avoid impact with other building components.
3. Duct containing hazardous materials, should be reviewed by the seismic engineer.
4. In certain instances, ductwork smaller than noted above might require restraint. These instances apply for ductwork that is required for continued operation of a facility, and its failure could impair continued operation of the facility.
5. The maximum seismic restraint spacing for ductwork is 30"-0" for lateral and 60"-0" for longitudinal restraint.

SEISMIC BRACING NOTES FOR SUSPENDED CEILING, GYPSUM BOARD OR PLASTER

1. Seismic bracing to be in accordance with reference to manufactures and architectural specifications. Ceiling bracing also to meet the requirements of the 2015 NBCC building code and the 2019 Vancouver Building Bylaw where applicable. Where there is overlap the more stringent code shall govern.
2. Partition walls, duct work, piping, cable trays, electrical conduits and sprinkler systems to be braced by others independent of the suspended ceiling seismic system.
3. Ceilings less than 144 ft ² and surrounded by walls or soffits that are laterally braced to the structure, are exempt from this requirement.
4. Ceilings constructed of gypsum board which is screw or nail attached to suspended members that support a ceiling on one level (constructed on a single plane) that are surrounded by and connected to walls or soffits that are laterally braced are exempt from this requirement. Note this exemption does not apply to gypsum board or plaster ceilings on multiple levels (constructed in more than one ceiling plane elevation).
5. This drawings provides prescriptive details for suspended gypsum board ceilings where the grid is composed of channel sections for the main runners with hat channels wired below as the cross furring. Check with manufacturers for alternative proprietary systems that use t-bars for both the main and cross runners.
6. Ceiling anchorage needs to be coordinated with the anchorage for lighting, air diffusers, and sprinkler lines. All recessed or drop-in light fixtures and diffusers must be supported directly by main runners or by supplemental framing with positive attachment to main runners. In order to minimize their potential falling hazard, lights, diffusers and similar items are required to be independently supported by the structure, typically with a minimum of two wires, see lighting notes.
7. Main runners and/or cross runner ends shall be attached to the perimeter on two adjacent walls. A clearance of 3/4" shall be maintained on the two opposite walls. On the walls where the terminal end runners are not fixed to the perimeter supporting closure, allow for 3/4" axial movement.
8. Suspension wires of galvanized, soft-annealed mild steel wire meeting the requirements of ASTM A641 (zinc coated-galvanized carbon steel wire) shall not be smaller than No. 8 gage spaced at 4 ft on center along each main runner.
9. Each vertical wire shall be attached to the ceiling suspension system and to the support above such that the wire loops shall be tightly wrapped and sharply bent to prevent any vertical movement or rotation of the member within the loops. The wire must be wrapped around itself a minimum of four full turns within 3" of length. Connection devices to the supporting constructions shall be capable of carrying not less than a 100 lb allowable load. Each wire shall have its own ceiling connection.
10. Suspension wires shall not hang more than one in six out of plumb unless counter sloping wires are provided.
11. Wires shall not attach to or bend around interfering equipment or material. a trapeze or equivalent device shall be used when obstructions preclude direct suspension.
12. All ceiling penetrations (columns etc.) and independently supported fixtures shall be considered as perimeter closures and must allow the required clearance by using a suitable closure detail.

SUSPENDED MECHANICAL UNITS (UP TO 1300 LBS)

1. Brace with 4- 8 gauge wires see Detail 08 and on sheet S301.

LIGHT FIXTURE APPLICATION

1. All light fixtures hall be positively attached to the suspended ceiling by mechanical connectors. With a capacity of 100% of the weight of the light fixture acting in any direction.
2. A minimum of two attachment devices are required for each fixture. Unless otherwise noted.
3. Lighting fixtures less than or equal to 10 lbs shall have one no. 12 gauge safety wire connected from the fixture housing to the structure above. It is not necessary for these safety wires to be taut.
4. Lighting fixtures weighing greater than 10lbs but less than or equal to 56 lbs shall have two no. 12 gauge safety wires connected from the fixture housing to the structure above.
5. Consult p.Eng for fixtures weighing more than 56 lbs.
6. Pendant hung lighting fixtures shall be supported directly from the structure above using no less than no. 9 gauge wire or an approved alternate support.
7. Rigid conduit shall not be used for the attachment of fixtures.

MISCELLANEOUS

1. Seismic restraint detailing for all other items not included within this drawing set to be reviewed and assessed on site with P.Eng. Restraint detailing to be issued as a site instruction.

SUPPLEMENTARY WOOD NOTES

1. Min. Joists to be 2x10 @ 16" o/c unless noted otherwise on structural plan.
2. Min. Beams to be ——— – ——— 2-2x10.
3. Provide 2 -2x6 posts min. For support of all beams or number of studs to match beam width.
4. Shaded wall (XXXXXXXX or /////////) indicates load bearing wall over (for wall thickness see architectural drawings).
5. Provide min. 1 ½" solid blocking between joists at all bearing walls. Blocking may be omitted to allow for building services, but do not omit consecutive sets of blocking.
6. Install plywood and GWB sheathing directly to face of studs. Do not separate with resilient channels.

GUARDS, POSTS, HANDRAILS AND STAIRS

1. Guards, posts, and handrails to be designed to all relevant requirements outlined in the 2018 B.C. Building Code, and not limited to only the building code sections noted below.
2. Owner, contractor, and architect or designer to consider, review, and agree upon handrail, post, guard and stringer design, and present design to Professional Engineer of Record for approval, description of process, and involvement, prior to beginning construction.
3. Glazed guard panels to be laminated or tempered glass and conform to Section 9.8.8.7 of the 2018 B.C. Building Code.
4. Guards, posts, and continuous top rails to be designed to withstand uniform and concentrated loads described in section 9.8.8.2.
5. Glazing panel lengths limited to maximum 4 feet wide, and to be fully fixed at all four panel edges unless design is otherwise approved by a Professional Engineer provided by glazing contractor, and Professional Engineer of Record.
6. Glazing thickness and all connection details to be designed, reviewed, and approved by Professional Engineer provided by the glazing contractor, and then reviewed by Professional Engineer of Record.
7. Submit shop drawings to the engineer of record and receive approval prior to fabrication. Show all details including materials, welds and connection to structure. Shop drawings to be sealed by a B.C. Professional Engineer.

Standard Structural Drawing Abbreviations	
Abbreviation	Description
EL.	Elevation
EX.	Existing
ALT	Alternate
BF	Bottom Flush
BOT	Bottom
(C)	Cripple(s)
CANT	Cantilever
CL	Center Line
CLR	Clear Or Clearance
COL	Column
CONC	Concrete
CONT	Continuous
DS	Drag Strut
EA	Each
EQ	Equal
EW	Each Way
EXT	Exterior
(F)	Flush
FF	Finish Floor
FIN	Finish(Ed)
FT	Foot/Feet
FTG	Footing
GA	Gage, Gauge
GALV	Galvanized
GR	Grade
GT	Girder Truss
HD	Holdown
HORIZ	Horizontal
HSS	Hollow Structural Section (Tube Steel)

Standard Structural Drawing Abbreviations Cont.	
Abbreviation	Description
KP	King Post
KB	Knee Brace
LBW	Load Bearing Wall
LL	Live Load
LSL	Laminated Strand Lumber
LVL	Laminated Veneer Lumber
MF	Moment Frame
MFR	Manufacturer
NTS	Not To Scale
OC	On Center
PSL	Parallel Strand Lumber
PT	Pressure Treated
R/W	Reinforced With
REQ	Required
(S)	Stud(s)
SCL	Structural Composite Lumber
SIM	Similar
SL	Snow Load
SLS	Service Limit State
SOG	Slab On Grade
SW	Shear Wall
TBC	To Be Confirmed
TBD	To Be Determined
TF	Top Flush
TYP	Typical
UNO	Unless Noted Otherwise
VERT	Vertical
W/	With
WWM	Welded Wire Mesh

REQUIRED FIELD REVIEW LIST:

Notify Allester Engineering Ltd. in advance for field reviews as follows.

Do not cover structural components prior to inspections

Concrete reinforcement	Before each pour	1 day (24 hrs.)
Masonry reinforcement	Before each grout pour	1 day (24 hrs.)
Piling	Before driving first pile	2 days
Wood framing	Before covering up	3 days
Structural steel	Before covering up	3 days
Steel decking	Before covering up	3 days
Light gauge steel studs	Before covering up	3 days

For projects located outside of GVRD — 3 days for all items listed above
For projects located outside of B.C. — 5 days for all items listed above

Advance notice must be received before 12:00 pm.
Notice received after 12:00 pm may not be processed until the following day.

Structural Drawing List

Revisions				
	Description	D	E	Date
1	Issued for Review and Coordination	HL	JP	Mar. 05/24
2	Issued for Permitting Purposes	HL	JP	Mar. 06/24
3	Issued for Tender	JC	JP	Mar. 28/24
4	Re-Issued for Permitting Purposes	AF	JP	Jun. 25/24

ALLESTER ENGINEERING LTD.

(604) 228-0518
303-1930 Pandora Street
Vancouver, B.C. V5L 0C7
e-mail: info@allesterengineering.com
web: www.allesterengineering.com

Bridgeview Metis Daycare

Tenant Improvement

11475 126A Street,
City of Surrey, BC

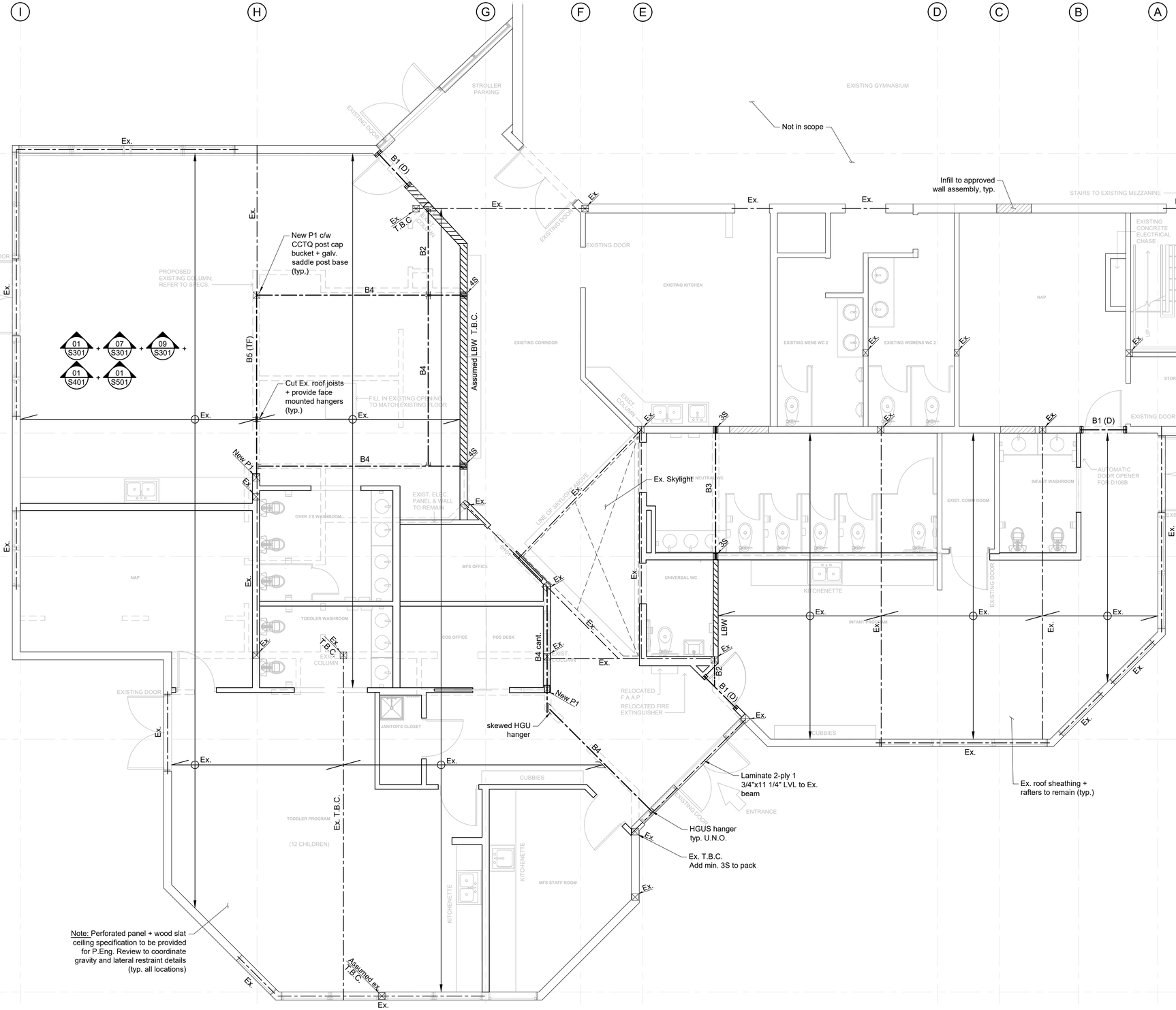
EGBC Permit to Practice
Licence Number 1001451

SEAL

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — J. T. ALLESTER

2024-06-25

Job No.	
23-579	
Drawn By	Date
HL/JC	Feb./29/24
Designed By	Date
JP	Mar./04/24
Checked By	Date
JTA	Jun./25/24
Scale:	AS NOTED
Drawing No.	
S101	



Main Floor Plan Showing Roof Framing Plan Over

1/4" = 1'=0"

• REFER TO ARCH. DWGS. FOR ADDITIONAL DIMENSIONS AND DETAILS

Beam Schedule	
B1	2-2x10 Built-up beam
B2	2-2x12 Built-up beam
B3	3 1/2" x 11 1/4" PSL
B4	5 1/4" x 11 1/4" PSL
B5	5 1/4" x 14" PSL

Notes:
- 2-2x10 Built-up beam typical U.N.O.
- For end supports, see plan and end supports schedule, typ. U.N.O.

Post Schedule	
P1	5 1/4" x 7" 1.8E PSL

All posts c/w galv. mechanical connectors to beam above. Use simpson nail plates, framing anchors, H6 twist straps, or other approved equal. Minimum 2 each post top U.N.O.

Connection @ base plate to concrete, use Simpson HTT5 or CBQGT U.N.O.

Connection @ base to wood frame, minimum 2-Simpson H6 twist straps or approved equal, U.N.O.

Legend

1.		Exist. Concrete Wall
2.		Wall
3.		Removed Exist. Wall
4.		Wall Above
5.		Bearing Wall (L.B.W.)
6.		Bearing Wall (L.B.W.)
7.	×	Point Load From Above
8.	B (D)	Drop Beam
9.	B (TF)	Top Flush Beam
10.	B (BF)	Bottom Of Beam Flush
11.	D.S.	Drag Strut
12.	KB	Structural Knee Brace
13.	KP	King Post
14.	MF	Moment Frame Connection
15.	T.B.C.	To Be Confirmed
16.		Beam
17.		Joist
18.	SWx	SW (Shear Wall) See Schedule
19.		MST48 Strap (U.N.O.)
20.		Hold Down
21.	2C	# Cripple Studs Under
22.	2S	# Studs Under
23.	P2 CCQ66	Post Type - See Schedule c/w Top Connector Type.

Revisions				
	Description	D	E	Date
1	Issued for Review and Coordination	HL	JP	Mar. 05/24
2	Issued for Permitting Purposes	HL	JP	Mar. 06/24
3	Issued for Tender	JC	JP	May 28/24
4	Re-Issued for Permitting Purposes	AF	JP	Jun. 25/24

ALLESTER ENGINEERING LTD.
(604) 228-0518
303-1930 Pandora Street
Vancouver, B.C. V5L 0C7
e-mail: info@allesterengineering.com
web: www.allesterengineering.com

Bridgeview Metis Daycare

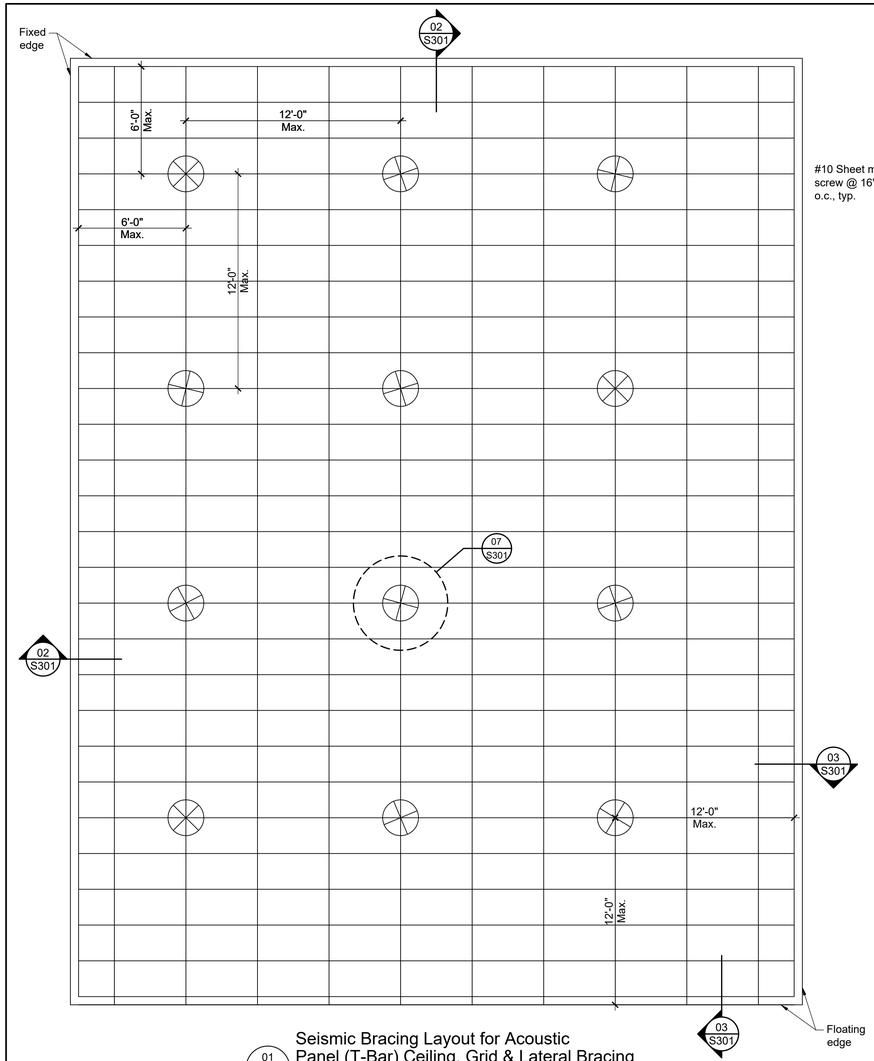
Tenant Improvement

11475 126A Street,
City of Surrey, BC

EGBC Permit to Practice
Licence Number 1001451

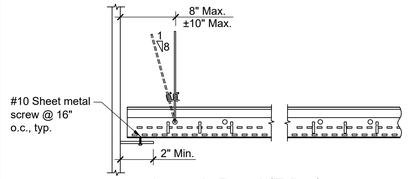
SEAL
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA J. T. ALLESTER
2024-06-25

Job No.	
23-579	
Drawn By	Date
HL/JC	Feb./29/24
Designed By	Date
JP	Mar./04/24
Checked By	Date
JTA	Jun./25/24
Scale:	AS NOTED
Drawing No.	S201



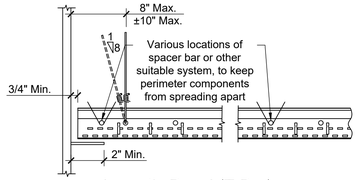
01 S201 Seismic Bracing Layout for Acoustic Panel (T-Bar) Ceiling. Grid & Lateral Bracing

1/4" = 1'-0"



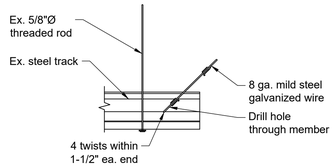
02 S301 Acoustic Panel (T-Bar) Fixed Wall Perimeter

N.T.S.



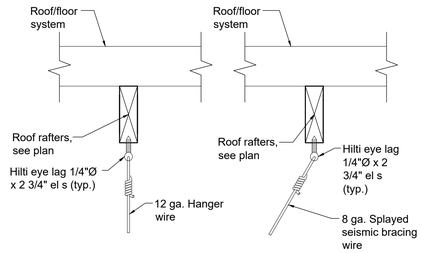
03 S301 Acoustic Panel (T-Bar) Floating Wall Perimeter

N.T.S.



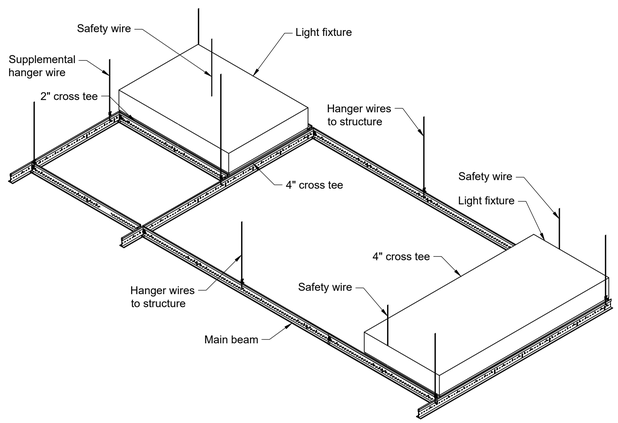
04 S301 Lateral Brace Assembly

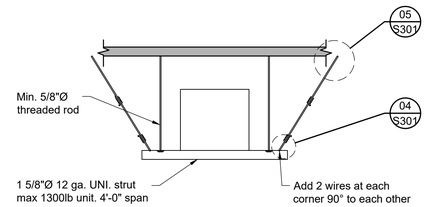
N.T.S.



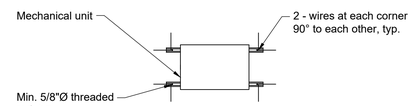
05 S301 Suspended Ceiling To Wood I-joists

N.T.S.





Mechanical Unit Elevation

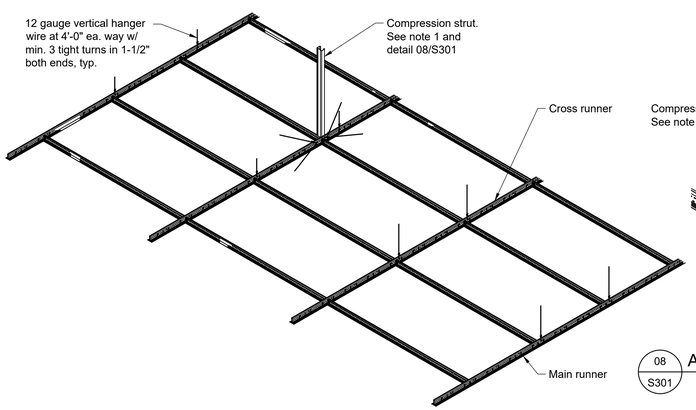


Mechanical Unit Plan View

06 - Mechanical Unit Detail

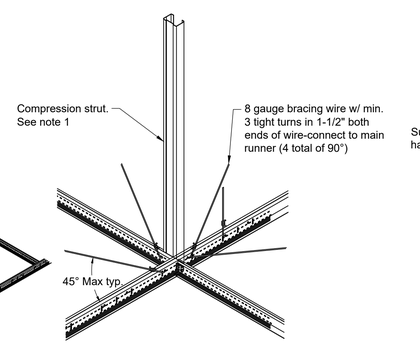
For reference

N.T.S.



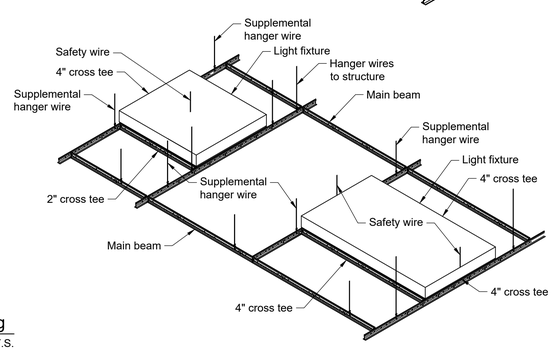
07 S201 Acoustic Panel (T-Bar) Seismic Lateral Bracing

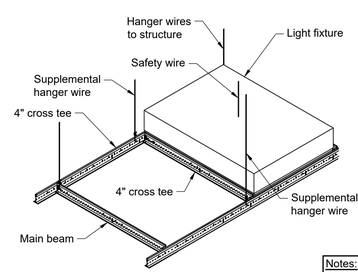
N.T.S.



08 S301 Acoustic Panel (T-bar) Seismic lateral bracing

N.T.S.





09 S201 Supplemental Hanger Wires at Light Fixtures

N.T.S.

Notes:

Note 1: Compression strut shall not replace hanger wire. Compression strut consists of a steel section attached to main runner with 2- #12 sheet metal screws and to structure with 2 - #12 screws to wood or 1/4" min. anchor to structure. Size of strut is dependant on distance between ceiling and structure. A 1" Ø conduit can be used for up to 6'-0", a 1 5/8" x 1 1/4" metal stud can be used for up to 10'-0".

Revisions

	Description	D	E	Date
1	Issued for Review and Coordination	HL	JP	Mar. 05/24
2	Issued for Permitting Purposes	HL	JP	Mar. 06/24
3	Issued for Tender	JC	JP	May 28/24
4	Re-Issued for Permitting Purposes	AF	JP	Jun. 25/24

ALLESTER ENGINEERING LTD.

(604) 228-0518
303-1930 Pandora Street
Vancouver, B.C. V5L 0C7
e-mail: info@allesterengineering.com
web: www.allesterengineering.com

Bridgeview Metis Daycare

Tenant Improvement

11475 126A Street, City of Surrey, BC

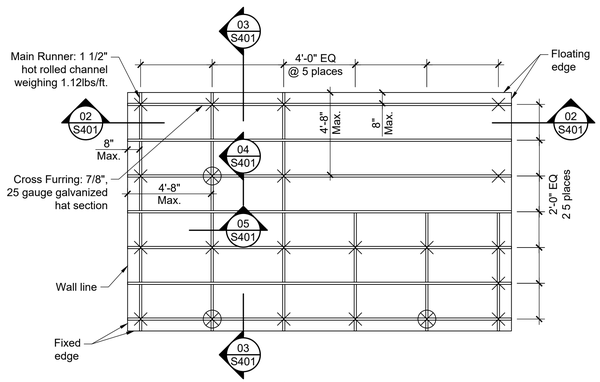
EGBC Permit to Practice Licence Number 1001451

SEAL

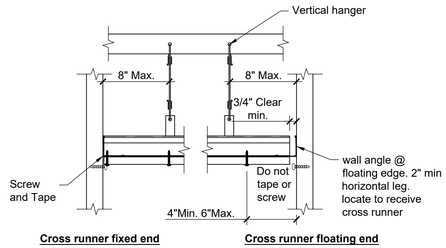
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA J. T. ALLESTER

2024-06-25

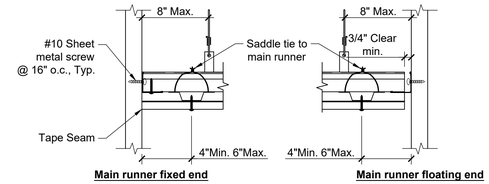
Job No.	
23-579	
Drawn By	Date
HL/JC	Feb./29/24
Designed By	Date
JP	Mar./04/24
Checked By	Date
JTA	Jun./25/24
Scale:	AS NOTED
Drawing No.	S301



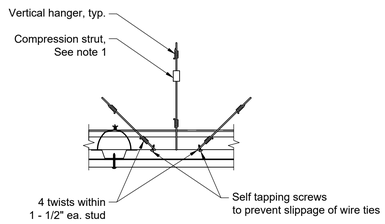
01 S201 Seismic Bracing Layout for Suspended Gypsum Ceiling Grid and Lateral Bracing
N.T.S.



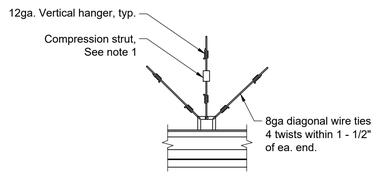
02 S401 Gypsum Cross Runner At Perimeter
N.T.S.



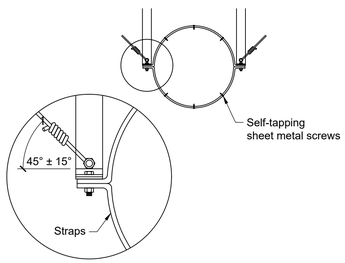
03 S401 Gypsum Main Runner At Perimeter
N.T.S.



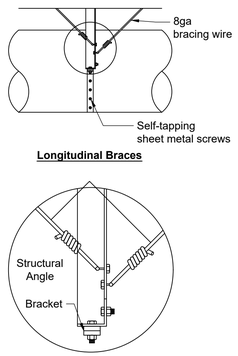
04 S401 Gypsum Brace Assembly (Parallel)
N.T.S.



05 S401 Gypsum Brace Assembly (Perpendicular)
N.T.S.



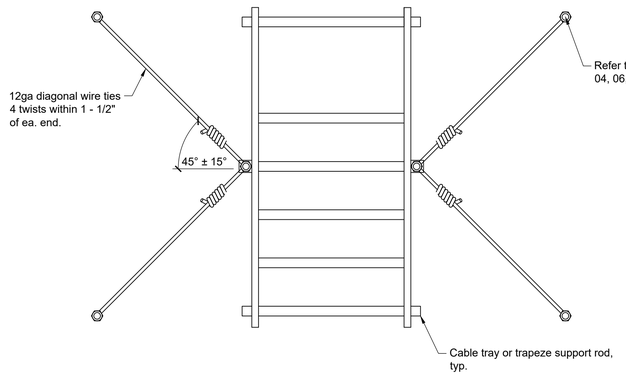
Front View - Transverse Brace



Longitudinal Braces

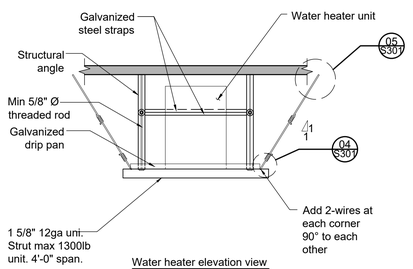
Side View - Longitudinal Brace

06 - Duct Bracing
For reference
N.T.S.

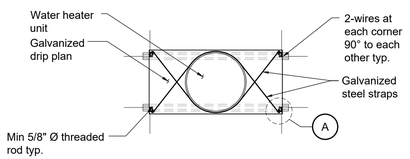


07 - Electrical Cable Tray Bracing
For reference
N.T.S.

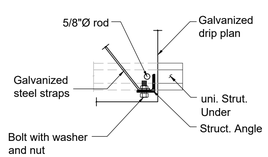
08 - Tracking Lighting Restraint
For reference
N.T.S.



Water heater elevation view
N.T.S.

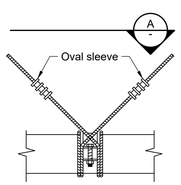


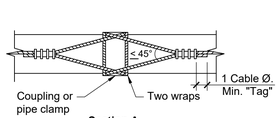
Water heater plan view
N.T.S.



detail 'A'
N.T.S.

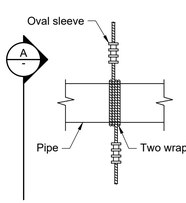
12 - Suspended water heater detail
For reference
N.T.S.

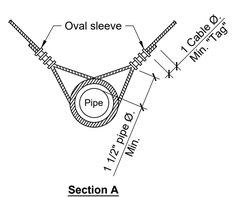




Section A

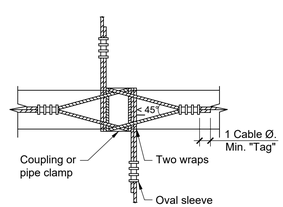
09 - Seismic Wire Rope/Cable Longitudinal Bracing
For reference
N.T.S.





Section A

10 - Seismic Wire Rope/Cable Lateral Bracing
For reference
N.T.S.



11 - Seismic Wire Rope/Cable 4 - Way Bracing
For reference
N.T.S.

Revisions				
	Description	D	E	Date
1	Issued for Review and Coordination	HL	JP	Mar. 05/24
2	Issued for Permitting Purposes	HL	JP	Mar. 06/24
3	Issued for Tender	JC	JP	May 28/24
4	Re-Issued for Permitting Purposes	AF	JP	Jun. 25/24

ALLESTER ENGINEERING LTD.
(604) 228-0518
303-1930 Pandora Street
Vancouver, B.C. V5L 0C7
e-mail: info@allesterengineering.com
web: www.allesterengineering.com

Bridgeview Metis Daycare

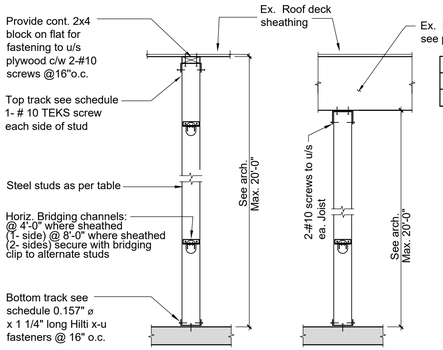
Tenant Improvement

11475 126A Street,
City of Surrey, BC

EGBC Permit to Practice
Licence Number 1001451

SEAL
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA J. T. ALLESTER
2024-06-25

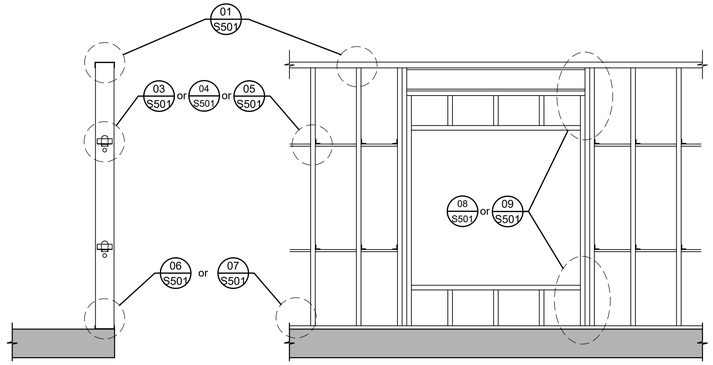
Job No.	
23-579	
Drawn By	Date
HL/JC	Feb./29/24
Designed By	Date
JP	Mar./04/24
Checked By	Date
JTA	Jun./25/24
Scale:	AS NOTED
Drawing No.	S401



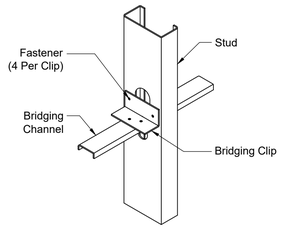
Track schedule			
Stud	Outer top	Inner top	Bottom
362S162-43	N/a	362t300-43	362t200-43

light gauge steel designation
362S162-43 Means 3 5/8" x 1 5/8" x 0.043 (studs)
375T300-43 Means 3 3/4" x 3" x 0.043 (track)

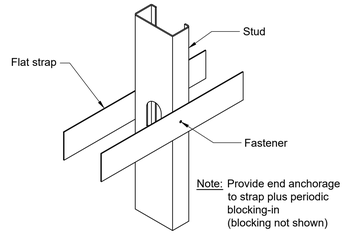
01 / S201 **Full height steel stud partition wall** N.T.S.



02 / S501 **Axial Load Bearing Wall** N.T.S.

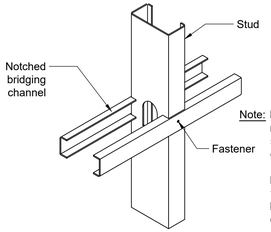


03 / S501 **Through - The - Stud Bridging** N.T.S.



Note: Provide end anchorage to strap plus periodic blocking-in (blocking not shown)

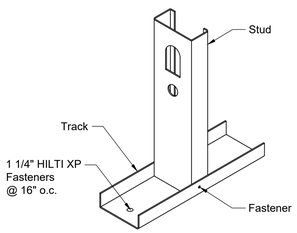
04 / S501 **Flat Strap Bridging** N.T.S.



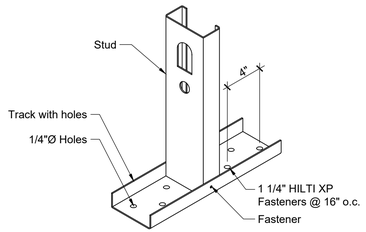
Note: Bridging channels are notched to match stud spacing (12", 16" 24" centers)

Provide end anchorage to strap plus periodic blocking-in (blocking not shown

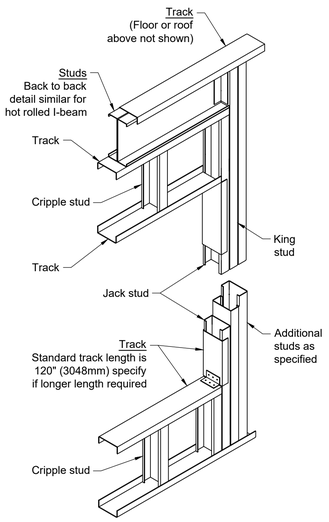
05 / S501 **Channel Strap Bridging** N.T.S.



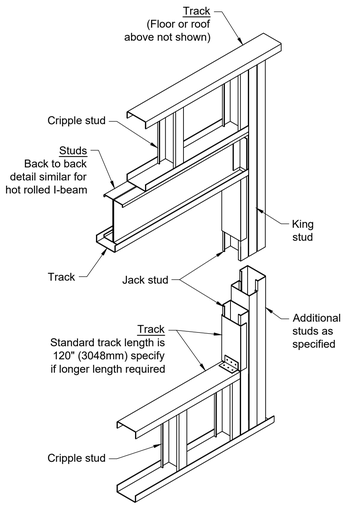
06 / S501 **Stud to Track** N.T.S.



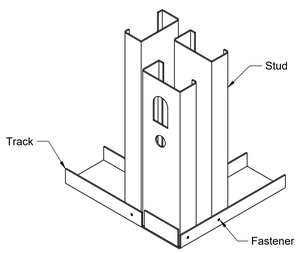
07 / S501 **Stud to Track With Holes** N.T.S.



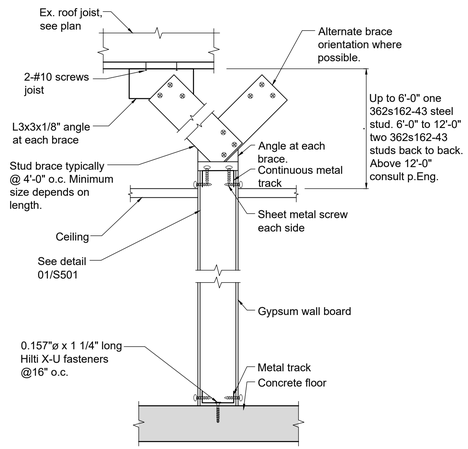
08 / S501 **Wall Opening With Upper Lintel** N.T.S.



09 / S501 **Wall Opening With Upper Lintel** N.T.S.



10 / - **Stud to Track at Corners** For reference N.T.S.



11 / - **Partial height Non bearing stud wall** N.T.S.

Revisions				
	Description	D	E	Date
1	Issued for Review and Coordination	HL	JP	Mar. 05/24
2	Issued for Permitting Purposes	HL	JP	Mar. 06/24
3	Issued for Tender	JC	JP	Mar. 28/24
4	Re-Issued for Permitting Purposes	AF	JP	Jun. 25/24

ALLESTER ENGINEERING LTD.
(604) 228-0518
303-1930 Pandora Street
Vancouver, B.C. V5L 0C7
e-mail: info@allesterengineering.com
web: www.allesterengineering.com

Bridgeview Metis Daycare

Tenant Improvement

11475 126A Street,
City of Surrey, BC

EGBC Permit to Practice
Licence Number 1001451

SEAL
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA J. T. ALLESTER
2024-06-25

Job No.	
23-579	
Drawn By	Date
HL/JC	Feb./29/24
Designed By	Date
JP	Mar./04/24
Checked By	Date
JTA	Jun./25/24
Scale:	AS NOTED
Drawing No.	
S501	

Electrical Tender Addendum No. 01

PROJECT NAME:	City of Surrey Bridgeview Daycare	PROJECT No:	0223.0752
		CONTRACT:	ELECTRICAL
ATTN:	Ana Cadena	DATE:	August 21, 2024
TO:	StudioHub Architects Ltd.	PAGE:	1 of 8
ISSUED BY:	Tim Ng		

PROFESSIONAL'S SEAL AND SIGNATURE:

NOTE:

The following addendum supersedes information contained in drawings and specifications issued for the project to the extent referenced. This addendum forms part of the contract documents and is subject to all of the conditions set out in the contract conditions.

☒ No seal and signature required

H:\PROJECTS\2023\0223.0752\TENDER\ADDENDA\

1. Sheet E0.0 – Cover Page, Symbol Legend and Key Plan

.1 Added a new symbol legend "Key Switch".

2. Sheet E1.0 & E2.0 – Existing and Revised Lighting and Life Safety Layouts

.1 Replace existing heat detector with new smoke detector as required.

3. Sheet E1.1 – Existing Power and Systems Layout

.1 Revised "RE" Access control set to "R".

4. Sheet E2.1 – Revised Power and Systems Layout

.1 Added (1) set of ADO for 106B NAP.

.2 Deleted (1) set of ADO in 105 universal WC.

.3 Deleted (1) set of access control in MFS staff room 103.

.4 Revised (1) magnetic lock to (1) electric strike and (1) door contact for each pocket door in 101 and 102A.

5. Sheet E3.0 – Details and schedules

.1 Revised detail drawing for electric strike for pocket door.

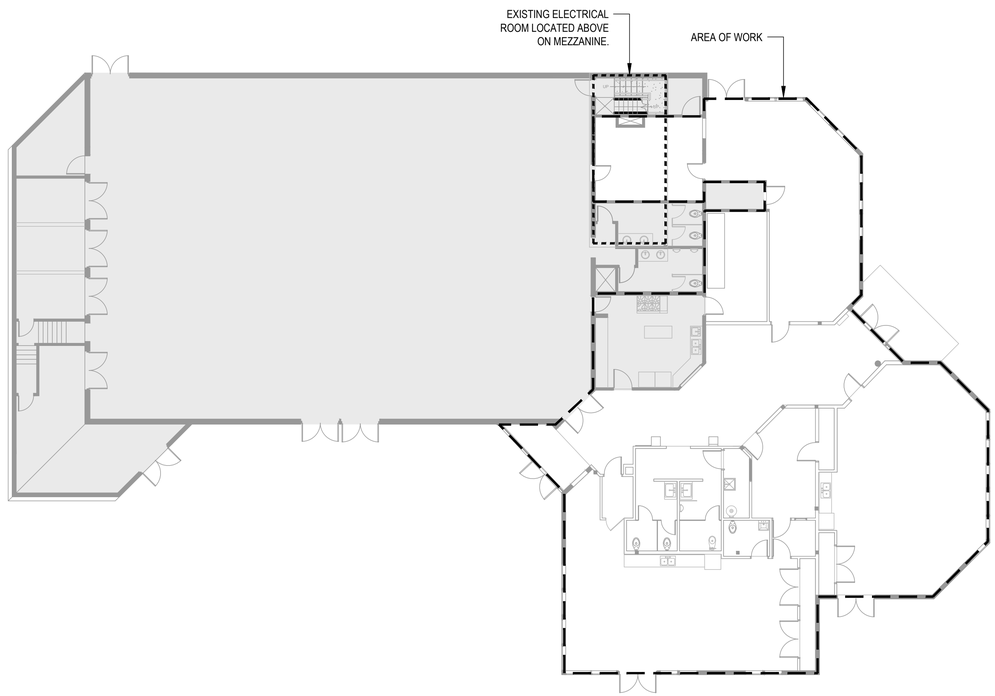
.2 Added detail drawing for ADO infrastructure.

BRIDGEVIEW METIS DAYCARE

11475 126A ST, SURREY, BC, V3V 5G8

ISSUED FOR TENDER

2ND AUGUST, 2024



1 / E000 SITE KEY PLAN
NTS

DRAWING LIST	
E0.0	COVER PAGE, SYMBOL LEGEND AND KEY PLAN
E1.0	EXISTING LIGHTING AND LIFE SAFETY LAYOUT
E1.1	EXISTING POWER AND SYSTEMS LAYOUT
E2.0	REVISED LIGHTING AND LIFE SAFETY LAYOUT
E2.1	REVISED POWER AND SYSTEMS LAYOUT
E3.0	DETAILS AND SCHEDULES
E4.0	ELECTRICAL SPECIFICATIONS
E4.1	COMMUNICATION SPECIFICATIONS

ELECTRICAL SYMBOL LEGEND

LIGHTING	POWER	FIRE ALARM	COMMUNICATIONS
EMERGENCY/NIGHT LIGHT LUMINAIRE	SINGLE RECEPTACLE	SMOKE DETECTOR	TELEPHONE OUTLET
SURFACE MOUNTED LUMINAIRE	DUPLEX RECEPTACLE	DUCT MOUNTED SMOKE DETECTOR	FLOOR MOUNTED TELEPHONE OUTLET
CEILING RECESSED LUMINAIRE	FOUR PLEX RECEPTACLE	120V SMOKE ALARM C/W BATTERY BACKUP	PAY TELEPHONE OUTLET
CEILING SUSPENDED LINEAR LUMINAIRE	ABOVE COUNTER DUPLEX RECEPTACLE	THERMAL DETECTOR	CATV OUTLET
STRIP LIGHT	ABOVE COUNTER FOUR PLEX RECEPTACLE	DUCT MOUNTED SMOKE DETECTOR	FLOOR MOUNTED CATV OUTLET
SURFACE MOUNTED LUMINAIRE	5-20R DUPLEX RECEPTACLE (T-SLOT)	FIRE ALARM PIEZO WITH SILENCE SWITCH	CEILING MOUNTED CATV OUTLET
RECESSED DOWN LIGHT	ABOVE COUNTER 5-20R DUPLEX RECEPTACLE (T-SLOT)	FIRE ALARM HORN (W/STROBE)	COMBINATION COAXIAL/RJ45 OUTLET
WALL MOUNTED DOWN LIGHT	1/2 SWITCHED DUPLEX RECEPTACLE	FIRE ALARM PULL STATION	COMBINATION TELEPHONE AND DATA OUTLET WALL
RECESSED STEP LIGHT	SPLIT DUPLEX RECEPTACLE	FIRE ALARM BELL	COMBINATION TELEPHONE AND DATA OUTLET ABOVE COUNTER
PENDANT LUMINAIRE	ABOVE COUNTER SPLIT DUPLEX RECEPTACLE	FIRE ALARM GONG	COMBINATION TELEPHONE AND DATA OUTLET CEILING
UNDER CUPBOARD STRIP/PUCK LIGHT	ISOLATED GROUND DUPLEX RECEPTACLE	FIRE ALARM GONG W/STROBE	COMBINATION TELEPHONE AND DATA OUTLET FLOOR
TRACK	ISOLATED GROUND FOUR PLEX RECEPTACLE	FIRE ALARM HORN	WIREMOLD MOUNTED DATA/TEL
TRACK HEAD	GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE	FIRE ALARM STROBE	WIREMOLD MOUNTED TEL OUTLET
SPOT LIGHT	GROUND FAULT INTERRUPTER FOUR PLEX RECEPTACLE	FIRE ALARM REMOTE TROUBLE	WIREMOLD MOUNTED TV OUTLET
POLE LUMINAIRE	ABOVE COUNTER GFCI DUPLEX RECEPTACLE	FIREFIGHTERS TELEPHONE	COMBINATION OUTLET
TWO HEAD POLE LUMINAIRE	FLOOR MOUNTED DUPLEX RECEPTACLE	CEILING MOUNTED FIRE ALARM SPEAKER	WIRELESS ACCESS POINT
BOLLARD	FLOOR MOUNTED FOUR PLEX RECEPTACLE	SURFACE MOUNTED FIRE ALARM SPEAKER	VOLUME CONTROL
INGROUND LIGHTING	CEILING MOUNTED DUPLEX RECEPTACLE	END OF LINE RESISTER	VOLUME CONTROL STATION
SINGLE POLE TOGGLE SWITCH, GANGED AS SHOWN	CEILING MOUNTED FOUR PLEX RECEPTACLE	FIRE ALARM PANEL	INTERCOM OUTLET
LOW VOLTAGE SWITCH, GANGED AS SHOWN	SYSTEMS FURNITURE POWER WHIP CONNECTION	FIRE ALARM ANNUNCIATOR	FLOOR MOUNTED INTERCOM OUTLET
THREE WAY TOGGLE SWITCH	SERVICE PAC POLE	SPRINKLER FLOW SWITCH	**ABBREVIATIONS**
OCCUPANCY SENSOR, WALL MOUNTED	JUNCTION BOX	SPRINKLER VALVE SUPERVISORY	AC ABOVE COUNTER
LINE VOLTAGE, OCCUPANCY SENSOR	MECHANICAL EQUIPMENT DIRECT CONNECTION	CARBON MONOXIDE DETECTOR	D INDICATES CIRCUIT TO BE DEDICATED
LOW VOLTAGE, DUAL-TECH OCCUPANCY SENSOR	KITCHEN EQUIPMENT CONNECTION	**SECURITY (ROUGH-IN ONLY)**	EM INDICATES CONNECTED TO EMERGENCY POWER CIRCUIT
DIMMER SWITCH	VARIABLE SPEED SWITCH	PERIMETER DOOR ALARM	E EXISTING DEVICE TO BE REMAIN
EXIT SIGN - ARROWS AS INDICATED	THERMOSTAT	SPECIAL PERIMETER DOOR ALARM	R EXISTING DEVICE TO BE REMOVED
EXIT SIGN - SINGLE SIDED	BASEBOARD HEATER, WATTAGE AS NOTED ON PLANS	CCTV	RR EXISTING DEVICE TO BE REMOVED AND RELOCATED
EMERGENCY BATTERY PACK	FORCE FLOW HEATER	CCTV - ALTERNATE	RE EXISTING DEVICE IN NEW RELOCATED POSITION
DUAL REMOTE EMERGENCY HEADS, CEILING MOUNTED	MECHANICAL MOTOR CONNECTION	CCTV - RECORDING	RP EXISTING DEVICE TO BE REPLACED WITH NEW
DUAL REMOTE EMERGENCY HEADS, WALL MOUNTED	DISCONNECT SWITCH	MAGNETIC DOOR HOLD OPEN	TL TWIST LOCK RECEPTACALE
SINGLE REMOTE EMERGENCY HEADS, CEILING MOUNTED	MAGNETIC STARTER	DOOR CONTACT	WP WEATHER PROOF
	CONTACTOR	CARD READER	HK HOUSEKEEPING
	MANUAL STARTER	ELECTRIC STRIKE	AED AUTOMATED EXTERNAL DEFIBRILLATOR
	GROUND BUS	KEY PAD	NOTE EQUIPMENT SHOWN DOTTED IS EXISTING AND TO REMAIN UNLESS INDICATED OTHERWISE
	PANEL BOARD	REQUEST TO EXIT SENSOR	
	CONDUIT RUN UP	GLASS BREAK DETECTOR	
	CONDUIT RUN DOWN	SECURITY SYSTEM ELECTRIC STRIKE	
	PUSH BUTTON	INTRUSION MOTION DETECTOR 180°	
	EMERGENCY PUSH BUTTON	INTRUSION MOTION DETECTOR 360°	
	MAGNETIC DOOR LOCK	INTRUSION MOTION DETECTOR WALL MOUNTED	
	AUTOMATIC DOOR OPERATOR	INTRUSION ALARM HORN	
	KEY SWITCH	VAULT ALARM PANEL	
		INTRUSION ALARM ANNUNCIATOR	
		INTRUSION ALARM KEY PAD	
		INTRUSION ALARM CONTROL PANEL	
		DURESS DOME LIGHT	
		PANIC ALARM CALL BUTTON	
		LOCK DOWN PUSH BUTTON	

NOTE: NOT ALL SYMBOLS SHOWN IN LEGEND ARE USED

PROJECT NORTH

PRODUCTION DRAWINGS BY:

AES Designing A Better Tomorrow
505 Burrard Street, Suite 950, Vancouver, BC V7X 1M4
604.569.6500 | www.aesengr.com
CALGARY | EDMONTON | **VANCOUVER** | VICTORIA

REV	DESCRIPTION	DATE
6	ISSUED FOR TENDER ADDENDUM #1	16/08/2024
5	ISSUED FOR TENDER	02/08/2024
4	ISSUED FOR REVIEW	28/05/2024
3	ISSUED FOR PERMIT RE-SUBMISSION	22/04/2024
2	ISSUED FOR PERMIT	06/03/2024
1	ISSUED FOR COORDINATION	16/02/2024

PROJECT NAME:

BRIDGEVIEW METIS DAYCARE

11475 126A St
Surrey, BC, V3V 5G8

DRAWING TITLE:

COVER PAGE, SYMBOL LEGEND AND KEY PLAN

DATE:	AUG 2024
SCALE:	AS NOTED
DRAWN BY:	TN
CHECKED BY:	KS
JOB NUMBER:	0223.0752

DRAWING NUMBER:

E0.0

1 / E1.0 EXISTING LIGHTING AND LIFE SAFETY LAYOUT

0 2000 4000 6000 1:100

GENERAL NOTES

A. EXISTING DOUGLAS LIGHTING CONTROL MASTER PANEL LOCATED IN THE MEZZANINE ELECTRICAL ROOM SHALL REMAIN.

DRAWING KEY NOTES

1. EXISTING DOUGLAS LIGHTING RELAY PANEL 'A' C/W WLC-3150 LIGHTING CONTROLLER TO REMAIN.
2. EXISTING DOUGLAS LIGHTING RELAY PANEL 'C' TO REMAIN.
3. THIS CONTRACTOR TO PATCH AND REPAIR THE CEILING AFTER REMOVAL OF LIGHTS W/ FIRE RATED GWB AND FIRE PENETRATION TO MAINTAIN THE EXISTING FIRE RATING.
4. THIS CONTRACTOR TO RETROFIT EXISTING FLUORESCENT T8 LAMPS AND BALLAST WITH NEW LED PHILIPS INSTANTFIT (579045) AND ELECTRONIC BALLAST.

Contractor must check and verify all dimensions and conditions on site and report any discrepancies to designer and/or engineer prior to proceeding with work

DO NOT SCALE DRAWINGS

PROJECT NORTH

PRODUCTION DRAWINGS BY:

AES Designing A Better Tomorrow
505 Burrard Street, Suite 950, Vancouver, BC V7X 1M4
604.569.6500 | www.aesengr.com
CALGARY | EDMONTON | VANCOUVER | VICTORIA

REV	DESCRIPTION	DATE
6	ISSUED FOR TENDER ADDENDUM #1	16/08/2024
5	ISSUED FOR TENDER	02/08/2024
4	ISSUED FOR REVIEW	28/05/2024
3	ISSUED FOR PERMIT RE-SUBMISSION	22/04/2024
2	ISSUED FOR PERMIT	06/03/2024
1	ISSUED FOR COORDINATION	16/02/2024

PROJECT NAME:

BRIDGEVIEW METIS DAYCARE

11475 126A St
Surrey, BC, V3V 5G8

DRAWING TITLE:

EXISTING LIGHTING AND LIFE SAFETY LAYOUT

DATE:	AUG 2024
SCALE:	AS NOTED
DRAWN BY:	TN
CHECKED BY:	KS
JOB NUMBER:	0223.0752

DRAWING NUMBER:

E1.0

1 / E1.1 EXISTING POWER AND SYSTEMS LAYOUT

0 2000 4000 6000 1:100

GENERAL NOTES

A. EXISTING ELECTRICAL AND COMMUNICATION EQUIPMENT LOCATED IN THE MEZZANINE ELECTRICAL ROOM SHALL REMAIN.

B. THIS CONTRACTOR SHALL REPLACE ALL EXISTING RECEPTACLES WITH NEW TAMPER RESISTANT TYPE C/W NEW WALLPLATE.

C. CONTRACTOR TO REMOVE THE POWER FOR MECHANICAL EQUIPMENTS WHICH ARE SHOWN AS DEMOLITION ON MECHANICAL DRAWINGS.

DRAWING KEY NOTES

1. EXISTING ELECTRICAL PANEL 'C', 225A RATED, 120/208V, 3PH, 4W, 72 CCT., TO REMAIN. THIS PANEL IS FED BY 150A-3P BREAKER IN EXISTING 600A, MAIN SWITCHBOARD LOCATED IN THE ELECTRICAL ROOM ON MEZZANINE LEVEL.
2. EXISTING ELECTRICAL PANEL 'A', 225A RATED, 120/208V, 3PH, 4W, 72 CCT., TO REMAIN. THIS PANEL IS FED BY 150A-3P BREAKER IN EXISTING 600A, MAIN SWITCHBOARD LOCATED IN THE ELECTRICAL ROOM ON MEZZANINE LEVEL.
3. EXISTING SENTINEL ALARM PANEL TO REMAIN
4. EXISTING COMMUNICATIONS EQUIPMENT AND POWER IN COMM ROOM TO REMAIN.
5. THIS CONTRACTOR SHALL RETAIN KEYSTONE JACKS C/W DATA CABLING AND PROVIDE NEW BLANK WALLPLATE FOR ALL EXISTING DATA WALLPLATES ON THE BUILDING PERIMETER WALL.
6. DEMO EXISTING FORCE FLOW HEATER.

PROJECT NORTH

PRODUCTION DRAWINGS BY:

AES Designing A Better Tomorrow

505 Burrard Street, Suite 950, Vancouver, BC V7X 1M4
604.569.6500 | www.aesengr.com
CALGARY | EDMONTON | **VANCOUVER** | VICTORIA

REV	DESCRIPTION	DATE
6	ISSUED FOR TENDER ADDENDUM #1	16/08/2024
5	ISSUED FOR TENDER	02/08/2024
4	ISSUED FOR REVIEW	28/05/2024
3	ISSUED FOR PERMIT RE-SUBMISSION	22/04/2024
2	ISSUED FOR PERMIT	06/03/2024
1	ISSUED FOR COORDINATION	16/02/2024

PROJECT NAME:

BRIDGEVIEW METIS DAYCARE

11475 126A St
Surrey, BC, V3V 5G8

DRAWING TITLE:

EXISTING POWER AND SYSTEMS LAYOUT

DATE:	AUG 2024
SCALE:	AS NOTED
DRAWN BY:	TN
CHECKED BY:	KS
JOB NUMBER:	0223.0752

DRAWING NUMBER:

E1.1

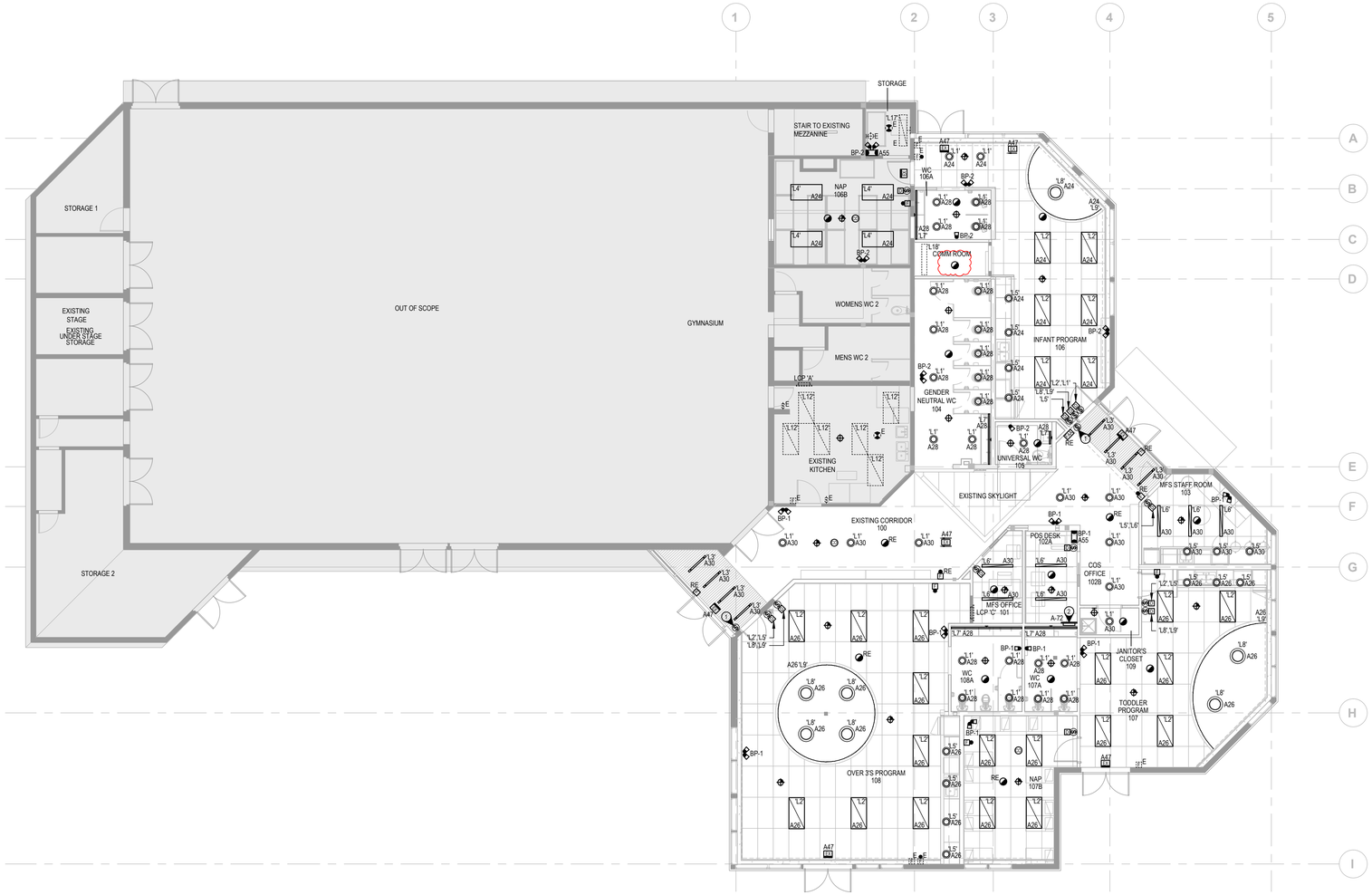
GENERAL NOTES

A. NEW CARBON MONOXIDE DETECTORS SHALL BE 'SYSTEM SENSOR CO1224 SERIES CO1224TR' AND TIED TO THE FIRE ALARM SYSTEM.

B. COORDINATE WITH INTERIOR DESIGNER FOR EXACT LOCATIONS OF EXIT SIGNAGES PRIOR TO ROUGH-IN.

DRAWING KEY NOTES

1. 3-WAY CONTROL FOR CORRIDOR LIGHTS.
2. NEW nLIGHT WIRED LIGHTING CONTROL PANEL. REFER TO PLANS FOR LOW-VOLTAGE SYMBOLS.



1 / E2.0 REVISED LIGHTING AND LIFE SAFETY LAYOUT

1:100

PROJECT NORTH

PRODUCTION DRAWINGS BY:

AES Designing A Better Tomorrow
505 Burrard Street, Suite 950, Vancouver, BC V7X 1M4
604.569.6500 | www.aesengr.com
CALGARY | EDMONTON | VANCOUVER | VICTORIA

REV	DESCRIPTION	DATE
7	ISSUED FOR PERMIT AMENDMENT	16/08/2024
6	ISSUED FOR TENDER ADDENDUM #1	16/08/2024
5	ISSUED FOR TENDER	02/08/2024
4	ISSUED FOR REVIEW	28/05/2024
3	ISSUED FOR PERMIT RE-SUBMISSION	22/04/2024
2	ISSUED FOR PERMIT	06/03/2024
1	ISSUED FOR COORDINATION	16/02/2024

PROJECT NAME:

BRIDGEVIEW METIS DAYCARE

11475 126A St
Surrey, BC, V3V 5G8

DRAWING TITLE:

REVISED LIGHTING AND LIFE SAFETY LAYOUT

DATE:	AUG 2024
SCALE:	AS NOTED
DRAWN BY:	TN
CHECKED BY:	KS
JOB NUMBER:	0223.0752

DRAWING NUMBER:

E2.0

1 E2.1 REVISED POWER AND SYSTEMS LAYOUT

0 2000 4000 6000 1:100

GENERAL NOTES

1. ALL NEW RECEPTACLES SHALL BE TAMPER RESISTANT TYPE.
2. NEW DATA CABLING IN MFS OFFICE 101 SHALL TERMINATE TO NEW SERVER RACK IN MFS OFFICE. NEW DATA CABLING IN COS OFFICE 102B SHALL TERMINATE TO THE EXISTING SERVER RACK IN COMM ROOM.
3. DATA DROPS FOR CCTV AND WIFI ACCESS POINT SHALL TERMINATE TO THE EXISTING SERVER RACK IN COMM ROOM.
4. THIS CONTRACTOR TO PROVIDE 3/4" CONDUIT INFRASTRUCTURE C/W PULL STRING FOR THE INTRUSION SYSTEM INCLUDING GLASS BREAKER SENSORS, MOTION DETECTORS, DOOR ACCESS CONTROLS AND CONTROL PANEL, LOCK DOWN SYSTEM, PANIC ALARM SYSTEM AND SECURITY SYSTEM.
5. CONTRACTOR TO UPDATE THE BREAKER LABELS TO 'SPARE' FOR EXISTING CIRCUITS WHICH IS NO LONGER TO PROVIDE ANY POWER AFTER DEMOLITION.

DRAWING KEY NOTES

1. SUPPLY AND INSTALL A NEW WALL-MOUNTED SERVER RACK EQUAL TO PANDUIT PZWMC12W WALL MOUNT CABINET, 12RU C/W RACK PDU P08E14M. ENSURE RACK IS GROUNDED AND PROVIDE 3/4" THICK PLYWOOD BACKBOARD.
2. MECHANICAL UNITS LOCATED ON ROOF. CONTRACTOR TO COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR ON SITE. CONTRACTOR TO SUPPLY AND INSTALL WEATHERPROOF GFCI RECEPTACLE C/W "WHILE-IN-USE" COVER BESIDE EACH UNIT.
3. THIS CONTRACTOR TO PROVIDE 2X2" CONDUITS C/W TWO (2) CAT6A BACKBONE FOR THE CONNECTION BETWEEN THE NEW SERVER RACK IN MFS OFFICE AND THE EXISTING SERVER RACK IN COMM ROOM.
4. PROVIDE AN EMERGENCY CALL SYSTEM (CAMDEN CX-WEC10K2). COORDINATE WITH INTERIOR DESIGNER FOR EXACT LOCATION OF EMERGENCY PUSH BUTTON PRIOR TO ROUGH-IN.

EXISTING POWER PANEL "A" 225A(RATED), 120/208V 3P/4W

DESIGNATION		CCT. NO.	PH. A	PH. B	PH. C	CCT. NO.	BKR	DESIGNATION
SOUTH EAST RECEPTACLES*	15A	1				2	15A	NORTHEST LIGHTS*
SOUTH EAST AND 107B NAP RECEPTACLES**	15A	3				4	15A	RECEPTION / LOBBY / WASHROOM / LIGHTS*
108A WASHROOM GFCI**	15A	5				6	15A	SOUTH LIGHTS*
107A WASHROOM GFCI**	15A	7				8	15A	SOUTHEAST LIGHTS*
CHILD MINDING RECEPTACLES*	15A	9				10	15A	SPARE
CHILD MINDING RECEPTACLES*	15A	11				12	15A	SPARE
COMPUTER / KITCHEM PREP RECEPTACLES*	15A	13				14	15A	102A POS DESK RECEPTACLES**
COMPUTER ROOM RECEPTACLES*	15A	15				16	15A	101 MOS OFFICE RECEPTACLES**
CCTV RECEPTACLE*	15A	17				18	15A	RE-CIRCULATING PUMP*
RECEPTION OFFICE RECEPTACLE*	15A	19				20	15A	WATER FOUNTAIN RECEPTACLE**
NIGHT LIGHTS / EXITS/ EM*	15A	21				22	15A	LIGHTING RELAY PANEL H*
109 JAN. CLOSET RECEPTACLES**	15A	23				24	15A	LIGHTING FOR 106 106B**
108 FRIDGE**	15A	25				26	15A	LIGHTING FOR 107 107B 108**
108 DISHWASHER**	**20A**	27				28	15A	LIGHTING FOR WC 104 105 106A 107A 108A**
108 COUNTERTOP GFCI**	15A	29				30	15A	LIGHTING FOR 100 101 102A 103 109**
OUTSIDE RECEPTACLE*	15A	31				32	**20A**	HOUSE KEEPING
108 COUNTERTOP GFCI**	15A	33				34	15A	NAP 106B RECEPTACLE
108 COUNTERTOP RECEPTACLE**	15A	35				36	15A	WC106A GFCI
108 MICROWAVE**	**20A**	37				38	15A	106 COUNTERTOP RECEPTACLE
101 MOS OFFICE RECEPTACLES**	15A	39				40	**20A**	106 MICROWAVE
SPARE	15A	41				42	15A	106 COUNTERTOP GFCI
SPARE	15A	43				44	**20A**	106 DISHWASHER
EAST AUTO DOOR*	15A	45				46	15A	106 COUNTERTOP GFCI
EXIT SIGN FOR EAST AREA**	15A	47				48	15A	106 FRIDGE
DOMESTIC HOT WATER TANK DHWT-1**	15A	49				50	15A	AUTOMATIC DOOR OPERATOR
WEST AUTO DOOR	15A	51				52	15A	103 COUNTERTOP RECEPTACLE
FLUSH/SINNK VALVES	15A	53				54	15A	103 GFCI
EMERGENCY REMOTE HEAD	15A	55				56	**30A**	103 DRYER
EMERGENCY CALL SYSTEM FOR 105	15A	57				58		
EXTERIOR EVENT PLUG*	**50A**	59				60	15A	105 HAND DRYER
		61				62	**20A**	106 WASHER
107 DISHWASHER	**20A**	63				64	15A	103 FRIDGE
107 COUNTERTOP GFCI	15A	65				66	**20A**	106 MICROWAVE
107 MICROWAVE	**20A**	67				68	15A	UNIVERSAL/GENDER NEUTRAL WC GFCI
107 COUNTERTOP GFCI	15A	69				70	15A	SPARE
107 FRIDGE	15A	71				72	**20A**	LIGHTING CONTROL PANEL

DENOTED [*] IS EXISTING
DENOTED [**] IS NEW

2 E2.1 PANEL 'A' NTS

EXISTING POWER PANEL "B" 225A(RATED), 120/208V 3P/4W

DESIGNATION		CCT. NO.	PH. A	PH. B	PH. C	CCT. NO.	BKR	DESIGNATION
SPARE/OUTSIDE LIGHTS*	15A	1				2	15A	GYM WASHROOM/STORAGE/STAGE RECEPTACLE*
SPARE/OUTSIDE LIGHTS*	15A						15A	GYM WASHROOM/STORAGE/STAGE RECEPTACLE*
OUTSIDE LIGHTS/SPARE*	15A	3				4	15A	STORAGE/STAGE/GYM RECEPTACLE*
OUTSIDE LIGHTS/SPARE*	15A						15A	STORAGE/STAGE/GYM RECEPTACLE*
WEST EXTERIOR EVENT RECEPTACLE*	**50A**	5				6	15A	OUTSIDE WASHROOM/WATER PARK PANEL*
		7				8	15A	OUTSIDE WASHROOM/WATER PARK PANEL*
GYM LIGHTS*	**20A**	9				10	**20A**	MECHANICAL ROOM RECEPTACLE*
GYM LIGHTS*	**20A**	11				12	**20A**	GYM RECEPTACLES*
TRACK LIGHTS*	**20A**	13				14	**20A**	RTU4 CONV. PLUG*
TRACK LIGHTS*	**20A**	15				16	**20A**	RTU3 CONV. PLUG*
POWER BASKETBALL HOOP*	15A	17				18	15A	SPARE
GYM LIGHTS*	15A	19				20		
GYM LIGHTS*	15A	21				22		
CU-1	**20A**	23				24	**20A**	NL/EM/EXITS/STORAGE LIGHTS/MEZZANINE LIGHTS*
		25				26		
GFCI FOR CU-1	15A	27				28	**30A**	MECHANICAL ROOM HEATER*
RELAY PANEL B*	15A	29				30		
POT LIGHTS*	**20A**	31				32	**20A**	CU-2
SPARE	15A	33				34		
SPARE		35				36	15A	SPARE/HONEYWALL FA PANEL*
							15A	SPARE/HONEYWALL FA PANEL*
DDC*	15A	37				38	15A	GFCI FOR CU-2
SEWAGE CAONTROL PANEL*	**60A**	39				40	15A	MROM FA PANEL*
		41				42	15A	GYM EXIT SIGNS*

DENOTED [*] IS EXISTING

3 E2.1 PANEL 'B' NTS

EXISTING POWER PANEL "C" 225A(RATED), 120/208V 3P/4W

DESIGNATION		CCT. NO.	PH. A	PH. B	PH. C	CCT. NO.	BKR	DESIGNATION
EXTERIOR EVENT RECEPTACLE NORTH*	**50A**	1				2	15A	COUNTER RECEPTACLE*
		3				4		
DRYER RECEPTACLE*	30A	5				6	15A	COUNTER RECEPTACLE*
		7				8		
SERVER UPS TWISTLOCK DRYER RECEPTACLE*	20A	9				10	20A	RANGE RECEPTACLE*
		11				12	20A	LIGHITG RELAY PANEL C*
SERVER UPS TWISTLOCK DRYER RECEPTACLE*	20A	13				14	15A	SPARE IN KITCHEN CEILING*
		15				16	15A	SPARE IN KITCHEN CEILING*
COUNTER RECEPTACLE*	15A	17				18	15A	MICROWAVE RECEPTACLE*
		19				20	15A	NORTH LIGHTING*
FRIDGE RECEPTACLE*	15A	21				22		NIGHT LIGHTING / EM / EXITS*
		23				24	15A	FIDGE RECEPTACLE
COUNTER RECEPTACLE*	**20A**	25				26	15A	GYM WASHROOM FLUSH VALVES*
SERVER ROOM RECEPTACLE*	15A	27				28	15A	HOOD FAN*
SERVER ROOM RECEPTACLE*	**20A**	29				30	15A	ACCESS CONTROL*
SERVER ROOM FAN*	15A	31				32	15A	FAN COIL FC-1
SERVER ROOM RECEPTACLE*	15A	33				34		
WASHER RECEPTACLE*	15A	35				36	15A	FAN COIL FC-2
SPARE**	15A	37				38		
SPARE**	15A	39				40	**20A**	ENERGY RECOVERY VENTILATOR ERV-1
LOBBY RECEPTACLE*	15A	41				42	**20A**	ENERGY RECOVERY VENTILATOR ERV-2
LOBBY WALL HEATER*	15A	43				44	15A	WASHROOM EXHAUST FAN EF-1
LOBBY WALL HEATER*	15A	45				46	15A	EXHAUST FAN EF-2
SPARE**	**30A**	47				48	**20A**	FORCE FLOW HEATER FF-1
		49				50		
		51				52	**20A**	FORCE FLOW HEATER FF-2
SPARE**	15A	53				54		
		55				56	**20A**	FORCE FLOW HEATER FF-3
		57				58		
RECIRCULATION PUMP RP-1	15A	59				60	**20A**	FORCE FLOW HEATER FF-4
KITCHEN DISHWASHER DW	**40A**	61				62		
		63				64	15A	ELECTRIC BASEBOARD HEATER EBB-1
EXHAUST FAN EF-3	15A	65				66	15A	ELECTRIC BASEBOARD HEATER EBB-2
SPARE	15A	67				68	15A	ELECTRIC BASEBOARD HEATER EBB-3
SPARE	15A	69				70		
ELECTRIC BASEBOARD HEATER EBB-4	15A	71				72	15A	ELECTRIC BASEBOARD HEATER EBB-5

DENOTED [*] IS EXISTING
DENOTED [**] IS NEW

4 E2.1 PANEL 'C' NTS

Contractor must check and verify all dimensions and conditions on site and report any discrepancies to designer and/or engineer prior to proceeding with work

DO NOT SCALE DRAWINGS

PROJECT NORTH

PRODUCTION DRAWINGS BY:

AES Designing A Better Tomorrow
505 Burrard Street, Suite 950, Vancouver, BC V7X 1M4
604.569.6500 | www.aesengr.com
CALGARY | EDMONTON | VANCOUVER | VICTORIA

REV	DESCRIPTION	DATE
6	ISSUED FOR TENDER ADDENDUM #1	16/08/2024
5	ISSUED FOR TENDER	02/08/2024
4	ISSUED FOR REVIEW	28/05/2024
3	ISSUED FOR PERMIT RE-SUBMISSION	22/04/2024
2	ISSUED FOR PERMIT	06/03/2024
1	ISSUED FOR COORDINATION	16/02/2024

PROJECT NAME:

BRIDGEVIEW METIS DAYCARE

11475 126A St
Surrey, BC, V3V 5G8

DRAWING TITLE:

REVISED POWER AND SYSTEMS LAYOUT

DATE:	AUG 2024
SCALE:	AS NOTED
DRAWN BY:	TN
CHECKED BY:	KS
JOB NUMBER:	0223.0752

DRAWING NUMBER:

E2.1

TYPE	DESCRIPTION	PRODUCT	MOUNTING	LAMP					VOLTAGE	REMARKS	NOTES
				WATTS (W)	TYPE	LED LUMENS	COLOUR	MIN CRI			
L1	4" LED DOWN LIGHT	GOTHAM EVO GENERAL ILLUMINATION ROUND DOWNLIGHT 4" EVO4 40/25 XX XX XX WD MVOLT GZ1 NLT	RECESSED	25.7	LED	2580	4000K	85	120 0-10V DIMMING		
L2	4'x2' LED PANEL	MARK ARCHITECTURAL LIGHTING WHISPER LED TROFFER 2'x 4' WHSPR 2X4 80CRI 40K 7200LM MIN1 MVOLT SWC NLIGHT	RECESSED	57	LED	7214	4000K	80	120 0-10V DIMMING		
L3	LED LINEAR	MARK ARCHITECTURAL LIGHTING SLOT 2 PENDANT DRIECT S2PD LLP MSL3 80CRI 40K 800LMF DBW SCT MIN1 FLL MVOLT NLIGHT F1/72A	PENDANT	6.27	LED	702	4000K	80	120 0-10V DIMMING	WATT PER FT, LUMEN PER FT	
L4	4'x2' LED PANEL	LIHONIA LIGHTING CPX LED PANEL CPX-2X4-ALO7-80CRI-SWWT-SWL-MVOLT-NLIGHT	SURFACE	24.9	LED	3672	4000K	80	120 0-10V DIMMING		
L5	4" LED DOWN LIGHT	GOTHAM EVO GENERAL ILLUMINATION ROUND DOWNLIGHT 4" EVO4 40/15 XX XX XX WD MD GZ1 NLT	RECESSED	13.7	LED	1500	4000K	85	120 0-10V DIMMING		1
L6	LED LINEAR	MARK ARCHITECTURAL LIGHTING SLOT 4 RECESSED LINEAR SL4L LOP 4FT FLP FL 80CRI 40K 800LMF MIN1 120 NLIGHT	RECESSED	8	LED	734	4000K	80	120 0-10V DIMMING	WATT PER FT, LUMEN PER FT	
L7	LED LINEAR	MARK ARCHITECTURAL LIGHTING SLOT 2 WALL DIRECT S2WD LLP XFT 80CRI 40K 600LMF SCT MIN1 FLL MVOLT NLIGHT	SURFACE	4.68	LED	547	4000K	80	120 0-10V DIMMING	WATT PER FT, LUMEN PER FT LENGTH TO SUIT	
L8	LED PANDANT CIRCULAR	MARK ARCHITECTURAL LIGHTING MAGELLAN PENDANT MGLR 24IN FL 80CRI 40K 5000LM MIN1 FLL MVOLT FLT XX NLIGHT	RECESSED	49	LED	5000	4000K	80	120 0-10V DIMMING		
L9	LED STRIP LIGHT	VEROBOARD VBD-2020-SFD-W + VBDFS-2835-4000-168-24-NS-10	COVE	4.2	LED	500	4000K	80	120 0-10V DIMMING	WATT PER FT, LUMEN PER FT LENGTH TO SUIT	3
EX	EDGE-LIT GREEN RUNNING MAN EXIT SIGN	AIMLITE RPEL-U-M-WHT-BAT	RECESSED	2.5	LED	-	-	-	120	SELF-POWERED FOR 90 MINUTES	
RH	LED REMOTE HEADS	AIMLITE RMSM-REFER TO PLANS-12-24V-6W-LA-WHT	SURFACE	6	LED	-	-	-	12-24		
BP-#	12-VOLT EMERGENCY LED BATTERY KIT	AIMLITE EBST-12-XX-REFER TO PLANS-6WLA-WHT-NLC	CEILING/WALL MOUNT		LED	-	-	-	120-347		2

NOTES:
1. CONTRACTOR TO INCLUDE PARTS FOR RECESSED MOUNTING ON DRYWALL CEILING.
2. EMERGENCY BATTERY PACKS SHALL BE LOADED SUCH THAT THE LOAD MAY BE OPERATED BY THE BATTERY PACK FOR AT LEAST 30 MINUTES.
3. CONTRACTOR TO PROVIDE nLIGHT COMPATIBLE DRIVER OR POWER PACK. CONTRACTOR TO PROVIDE FLEXIBLE CLIPS FOR MOUNTING.

GENERAL NOTES:
A. DUE TO CONSTANT CHANGES IN CATALOGUE NUMBERS, ALL NUMBERS INDICATED MUST BE VERIFIED WITH THE MANUFACTURER PRIOR TO ORDERING.
B. ALL LUMINAIRE FINISHES TO BE APPROVED BY ARCHITECT PRIOR TO ORDERING.
C. TYPE OF CONSTRUCTION FOR ALL CEILINGS TO 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.
D. CONTRACTOR TO ALLOW A MINIMUM 2 WEEKS 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.
E. ALL CONTROLS INTEGRATED WITH LUMINAIRES TO BE COMMISSIONED ON SITE AFTER INSTALL. CONTRACTOR TO ENSURE THAT ALLOWANCE IS MADE FOR ADJUSTING AND COMMISSIONING OF ALL CONTROLS AS REQUIRED.
F. 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.
G. ALL JUNCTION BOXES FOR SURFACE MOUNT LUMINAIRES SHALL NOT BE WIDER THAN THE LUMINAIRE MOUNTING PLATE.
H. ALL LED LUMINAIRES ARE BE INCLUDED WITH CONSTANT CURRENT DRIVERS UNLESS SPECIFIED.
I. ALL LUMINAIRES SHALL BE APPROVED AS DEFINED IN CURRENT CANADIAN ELECTRICAL CODE (CEC)
J. DEVIATIONS FROM THE SPECIFIED LUMINAIRE INDICATED IN THE LUMINAIRE SCHEDULE AND CONTROLS PACKAGE WILL REQUIRE ASHRAE 90.1 COMPLIANCE FORMS AND THE LIGHTING DESIGN TO BE REVISED AND RESUBMITTED TO THE AUTHORITY HAVING JURISDICTION BY THE ELECTRICAL ENGINEER OF RECORD. IF A REQUEST TO APPROVE AN ALTERNATE PACKAGE IS MADE AT DURING TENDER/BIDDING. THE COST OF REVISING AND RESUBMITTING THE FORMS AND DRAWINGS WILL BE AT THE EXPENSE OF THE LIGHTING SALES AGENCY. ALLOW FOR THE FOLLOWING TO BE PAID UP-FRONT TO THE ELECTRICAL CONSULTANT, FOR THE RE-DESIGN WORK. SHOULD THIS PROCEDURE NOT BE FOLLOWED, ALTERNATE PRODUCTS WILL BE REJECTED. CONTRACTORS WILL NOT BE ALLOWED ADDITIONAL COMPENSATION FOR REJECTED PRODUCT ALTERNATES. ALL APPROVALS PRODUCTS WILL BE CONFIRMED BY ADDENDUM.
$5,000 PER ALTERNATE PACKAGE SUBMISSION TO REVIEW AND ENSURE ENERGY AND CONTROL TARGETS ARE NOT DEVIATED FROM.
$8,000 TO COMPLETE THE COMPLIANCE FORMS AND REVISED THE PLANS WITH THE ACCEPTED ALTERNATE LUMINAIRES/CONTROL PACKAGE.

1 E3.0 LUMINAIRE SCHEDULE
NTS

MECHANICAL EQUIPMENT SCHEDULE

UNIT No.	UNIT DESCRIPTION	UNIT LOCATION	V	Ø	LOAD MCA	LOAD FLA	LOAD KW	LOAD HP	A	kVA	BREAKER	FEEDER	CONDUIT	PANEL	STARTER TYPE	STARTER SUPPLIED	STARTER INSTALLED	STARTER WIRED	DISC. SUPPLIED	DISC. INSTALLED	DISC. WIRED	CONTROL TYPE	CONTROL SUPPLIED	CONTROL INSTALLED	CONTROL WIRED	KEY NOTES
FC-1	FAN COIL	REFER TO POWER PLAN	208	1	9.8				7.84	1.63	15	2c 14	21mm	C	INT	-	-	-	E	E	E	TSTAT	M	M	M	1,2
FC-2	FAN COIL	REFER TO POWER PLAN	208	1	9.8				7.84	1.63	15	2c 14	21mm	C	INT	-	-	-	E	E	E	TSTAT	M	M	M	1,2
CU-1	CONDENSING UNIT	REFER TO POWER PLAN	208	1	10.9				8.72	1.81	20	2c 14	21mm	B	INT	-	-	-	E	E	E	TSTAT	M	M	M	1,2
CU-2	CONDENSING UNIT	REFER TO POWER PLAN	208	1	10.9				8.72	1.81	20	2c 14	21mm	B	INT	-	-	-	E	E	E	TSTAT	M	M	M	1,2
ERV-1	ENERGY RECOVERY VENTILATOR	REFER TO POWER PLAN	120	1			0.263		2.19	0.26	15	2c 14	21mm	C	INT	-	-	-	E	E	E	TC	M	E	E	1,2
ERV-2	ENERGY RECOVERY VENTILATOR	REFER TO POWER PLAN	120	1			0.263		2.19	0.26	15	2c 14	21mm	C	INT	-	-	-	E	E	E	TC	M	E	E	1,2
EF-1	WASHROOM EXHAUST FAN	REFER TO POWER PLAN	120	1				FRAC			15	2c 14	21mm	C	INT	-	-	-	E	E	E	TC	M	E	E	1,2
EF-2	EXHAUST FAN	REFER TO POWER PLAN	120	1				FRAC			15	2c 14	21mm	C	INT	-	-	-	E	E	E	I	M	E	E	1,2
EF-3	EXHAUST FAN	REFER TO POWER PLAN	120	1				FRAC			15	2c 14	21mm	C	INT	-	-	-	E	E	E	RSTAT	M	E	E	1,2
FF-1	FORCE FLOW HEATER	REFER TO POWER PLAN	208	1			3		14.42	3.0	20	2c 14	21mm	C	INT	-	-	-	E	E	E	INT	-	-	-	1,2
FF-2	FORCE FLOW HEATER	REFER TO POWER PLAN	208	1			3		14.42	3.0	20	2c 14	21mm	C	INT	-	-	-	E	E	E	INT	-	-	-	1,2
FF-3	FORCE FLOW HEATER	REFER TO POWER PLAN	208	1			3		14.42	3.0	20	2c 14	21mm	C	INT	-	-	-	E	E	E	INT	-	-	-	1,2
FF-4	FORCE FLOW HEATER	REFER TO POWER PLAN	208	1			3		14.42	3.0	20	2c 14	21mm	C	INT	-	-	-	E	E	E	INT	-	-	-	1,2
EBB-1	ELECTRIC BASEBOARD HEATER	REFER TO POWER PLAN	120	1			0.5		4.17	0.5	15	2c 14	21mm	C	INT	-	-	-	E	E	E	ET	M	E	E	1,2
EBB-2	ELECTRIC BASEBOARD HEATER	REFER TO POWER PLAN	120	1			0.5		4.17	0.5	15	2c 14	21mm	C	INT	-	-	-	E	E	E	ET	M	E	E	1,2
EBB-3	ELECTRIC BASEBOARD HEATER	REFER TO POWER PLAN	208	1			1.9		9.13	1.9	15	2c 14	21mm	C	INT	-	-	-	E	E	E	ET	M	E	E	1,2
EBB-4	ELECTRIC BASEBOARD HEATER	REFER TO POWER PLAN	120	1			0.5		4.17	0.5	15	2c 14	21mm	C	INT	-	-	-	E	E	E	ET	M	E	E	1,2
EBB-5	ELECTRIC BASEBOARD HEATER	REFER TO POWER PLAN	120	1			0.5		4.17	0.5	15	2c 14	21mm	C	INT	-	-	-	E	E	E	ET	M	E	E	1,2
DHWT-1	DOMESTIC HOT WATER TANK	REFER TO POWER PLAN	120	1	5				4.0	0.48	15	2c 14	21mm	A	INT	-	-	-	E	E	E	PCS	-	-	-	1,2,3
RP-1	RECIRCULATION PUMP	REFER TO POWER PLAN	120	1				FRAC			15	2c 14	21mm	C	INT	-	-	-	E	E	E	AQUA	-	-	-	1,2
DW	KITCHEN DASHWASHER	REFER TO POWER PLAN	208	1			6		28.85	6.0	40	2c 8	27mm	C	INT	-	-	-	E	E	E	INT	-	-	-	1,2

GENERAL NOTES:
A. CONTRACTOR TO OBTAIN AND REVIEW MECHANICAL DRAWINGS AND SCHEDULES DURING TENDER TO ENSURE ALL SCOPE REQUIRED FOR ELECTRICAL CONNECTION TO MECHANICAL UNITS HAS BEEN ALLOWED FOR. NO EXTRAS WILL BE ALLOWED FOR STARTERS, DISCONNECTS, OR ANY OTHER EQUIPMENT IF IT IS SHOWN ON THE MECHANICAL TENDER DRAWINGS TO BE SUPPLIED BY ELECTRICAL.
B. CONTRACTOR TO REVIEW MECH SHOP DRAWINGS AND CONFIRM ALL EQUIPMENT LOADS, OVERCURRENT PROTECTION, WIRE AND CONDUIT SIZES AND MOUNTING HEIGHTS PRIOR TO ROUGH-IN.
C. CONTRACTOR TO INSPECT ALL MECH EQUIPMENT LABELS ON SITE PRIOR TO INSTALLATION AND INFORM THE CONSULTANT OF ANY DISCREPANCIES. FOLLOW THE MECH LABELS FOR FINAL SIZE OF THE BREAKERS AS PER C.E.C.
D. ALL MOTORS LOCATED OUTSIDE TO BE C/W WEATHER PROOF DISCONNECT SWITCHES & RAIN TIGHT CONNECTIONS.
E. DIV. 26 TO PROVIDE SEPARATE LOCAL DISCONNECT SWITCH FOR MECH EQUIPMENT IF NOT SUPPLIED WITH THE PACKAGED UNIT.
F. ALL MOTOR RATED RELAYS ARE TO BE WITH A HOA POSITION SWITCH, MOTOR PROTECTION SWITCH AND 24 VAC CONTROL CIRCUIT.
G. ELECTRICAL CONTRACTOR IS TO COORDINATE LOCATION OF ALL ELECTRICAL CONNECTIONS AND JUNCTION BOXES BEING PROVIDED WITH MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR ON SITE.
H. LOCATIONS OF MECHANICAL EQUIPMENT HAVE BEEN SHOWN AS REFERENCE ONLY ON ELECTRICAL DRAWINGS. CONTRACTOR IS TO REVIEW MECHANICAL DRAWINGS TO VERIFY QUANTITIES AND LOCATIONS OF ALL EQUIPMENT REQUIRING AN ELECTRICAL CONNECTION. MAKE ALLOWANCES AS NECESSARY.

KEY NOTES:
1. ALL DISCONNECTS ARE S,I AND C BY ELECTRICAL
2. SINGLE POINT CONNECTION UNIT
3. GAS WATER HEATER, PROVIDE ELECTRICAL FOR IGNITION

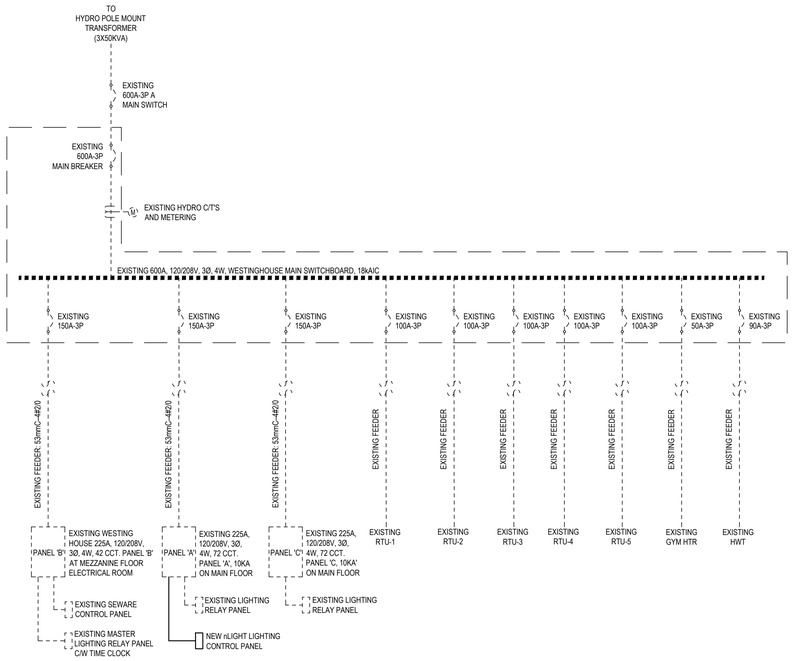
MECH MOTOR SCHEDULE ABBREVIATIONS:

(A) SUPPLIED BY:
E = ELECTRICAL
M = MECHANICAL
O = OWNER OR OTHERS

(B) STARTER TYPE:
MAN = MANUAL STARTER
MAG = MAGNETIC STARTER W/ HOA SWITCH W/ AUX. CONTACTS
MRR = MOTOR RATED RELAY C/W 24VAC COIL, HOA SWITCH AND MOTOR PROTECTION SWITCH
INT = INTEGRAL TO UNIT
VFD = VARIABLE FREQUENCY DRIVE COMPLETE WITH BYPASS AND HOA MAGNETIC STARTER (ALSO NOTED AS VSD).
HOA = MAGNETIC STARTER COMPLETE WITH HAND/ON-OFF/AUTO SWITCH
PCS = PACKAGED CONTROL SYSTEM
SW OR WS = WALL SWITCH
CP = CONTROL PANEL

(C) CONTROL TYPE:
BMS = BUILDING MANAGEMENT SYSTEM
D = DDC SYSTEM
ES = END SWITCH
ET = LINE VOLTAGE THERMOSTAT
TSTAT = THERMOSTAT
FA = FIRE ALARM
FS = FLOW SWITCH
GS = GAS SENSOR
H = HUMIDITY SENSOR
I = INTERLOCK
LS = LEVEL SWITCH
PCS = PACKAGED CONTROL SYSTEM
T = LOW VOLTAGE T'STAT OR SENSOR
TS = TAMPER SWITCH
FAP = FIRE ALARM PANEL
CC = CHEMICAL CONTROLLER
LGP = LIFE GUARD PANEL
C = CONTINUOUS OPERATION
SW OR WS = WALL SWITCH
RSTAT = REVERSE ACTING THERMOSTAT
VS = VARIABLE SPEED CONTROL SWITCH
PS = PRESSURE SWITCH
TC = TIME CLOCK
AQUA = PUMP CONTROLLED BY AQUASTAT

2 E3.0 MECHANICAL SCHEDULE
NTS



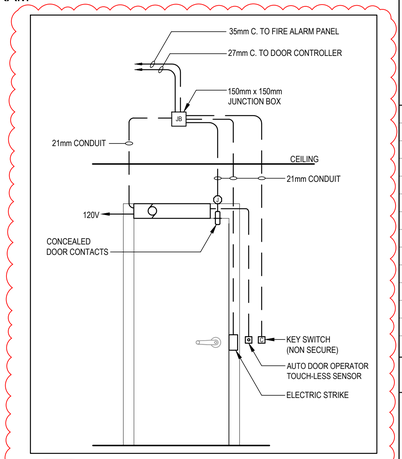
3 E3.0 SINGLE LINE DIAGRAM
NTS

FIRE ALARM SCHEDULE

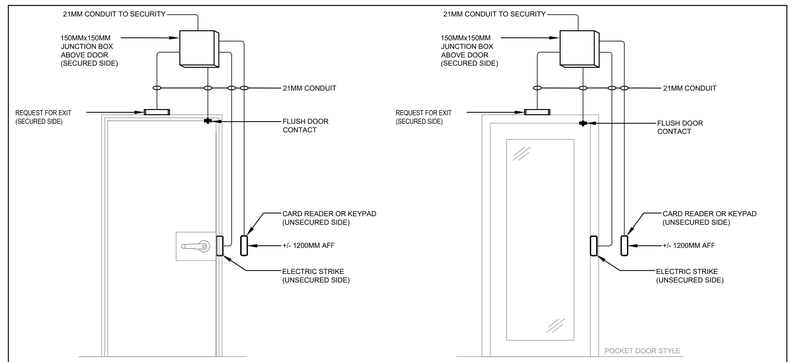
ZONE	AREA	DEVICES
Z1	MAIN FLOOR	PS/HD/CO/SMOKE
Z2	MAIN FLOOR GYMNASIUM	PS/HD/SMOKE
Z3	MAIN FLOOR KITCHEN	CO/HD/SMOKE
Z4	MEZZANNIE FLOOR	HEAT
Z5	NORTH STAIR	SMOKE
Z6	WEST STAIR	SMOKE
Z7	KITCHEN HOOD SUPRESSION	ACTIVATION
Z8	SPARE	-

NOTES:
PS = PULL STATION, HD = HEAT DETECTOR, CO = CARBON MONOXIDE

4 E3.0 FIRE ALARM SCHEDULE
NTS



5 E3.0 ADO - INFRASTRUCTURE
NTS



1. CONTRACTOR TO MIRROR INSTALLATION FOR DOORS WITH LATCHES ON OPPOSITE SIDE.
2. NOT ALL HARDWARE MAY BE UTILIZED, REFER TO SECURITY DRAWINGS FOR HARDWARE TO BE INSTALLED AT DOORS; THIS DETAIL IS FOR DIAGRAMMATIC PURPOSES ONLY.

6 E3.0 ACCESS CONTROL - ELECTRIC STRIKE INFRASTRUCTURE
NTS

PROJECT NORTH

PRODUCTION DRAWINGS BY:
AES Designing A Better Tomorrow
505 Burrard Street, Suite 950, Vancouver, BC V7X 1M4
604.569.6500 | www.aesengr.com
CALGARY | EDMONTON | VANCOUVER | VICTORIA

REV	DESCRIPTION	DATE
6	ISSUED FOR TENDER ADDENDUM #1	16/08/2024
5	ISSUED FOR TENDER	02/08/2024
4	ISSUED FOR REVIEW	28/05/2024
3	ISSUED FOR PERMIT RE-SUBMISSION	22/04/2024
2	ISSUED FOR PERMIT	06/03/2024
1	ISSUED FOR COORDINATION	16/02/2024

PROJECT NAME:

BRIDGEVIEW METIS DAYCARE

11475 126A St
Surrey, BC, V3V 5G8

DRAWING TITLE:

DETAILS AND SCHEDULES

DATE:	AUG 2024
SCALE:	AS NOTED
DRAWN BY:	TN
CHECKED BY:	KS
JOB NUMBER:	0223.0752

DRAWING NUMBER:

E3.0

Electrical Tender Addendum No. 02

PROJECT NAME:	City of Surrey Bridgeview Daycare	PROJECT No:	0223.0752
		CONTRACT:	ELECTRICAL
ATTN:	Ana Cadena	DATE:	August 29, 2024
TO:	StudioHub Architects Ltd.	PAGE:	1 of 3
ISSUED BY:	Tim Ng		

PROFESSIONAL'S SEAL AND SIGNATURE:

NOTE:

The following addendum supersedes information contained in drawings and specifications issued for the project to the extent referenced. This addendum forms part of the contract documents and is subject to all of the conditions set out in the contract conditions.

☒ No seal and signature required

H:\PROJECTS\2023\0223.0752\TENDER\ADDENDA\

1. Sheet E2.0 – Revised Lighting and Life Safety Layout

.1 Deleted (1) L7 in each room at 106A, 107A, 108A.

.2 Added (2) L1 in each room at 107A and 108A.

.3 Revised the location of L7 in 105 to suit the updated layout.

.4 Revised the length of L7 in 104 to suit the updated layout.

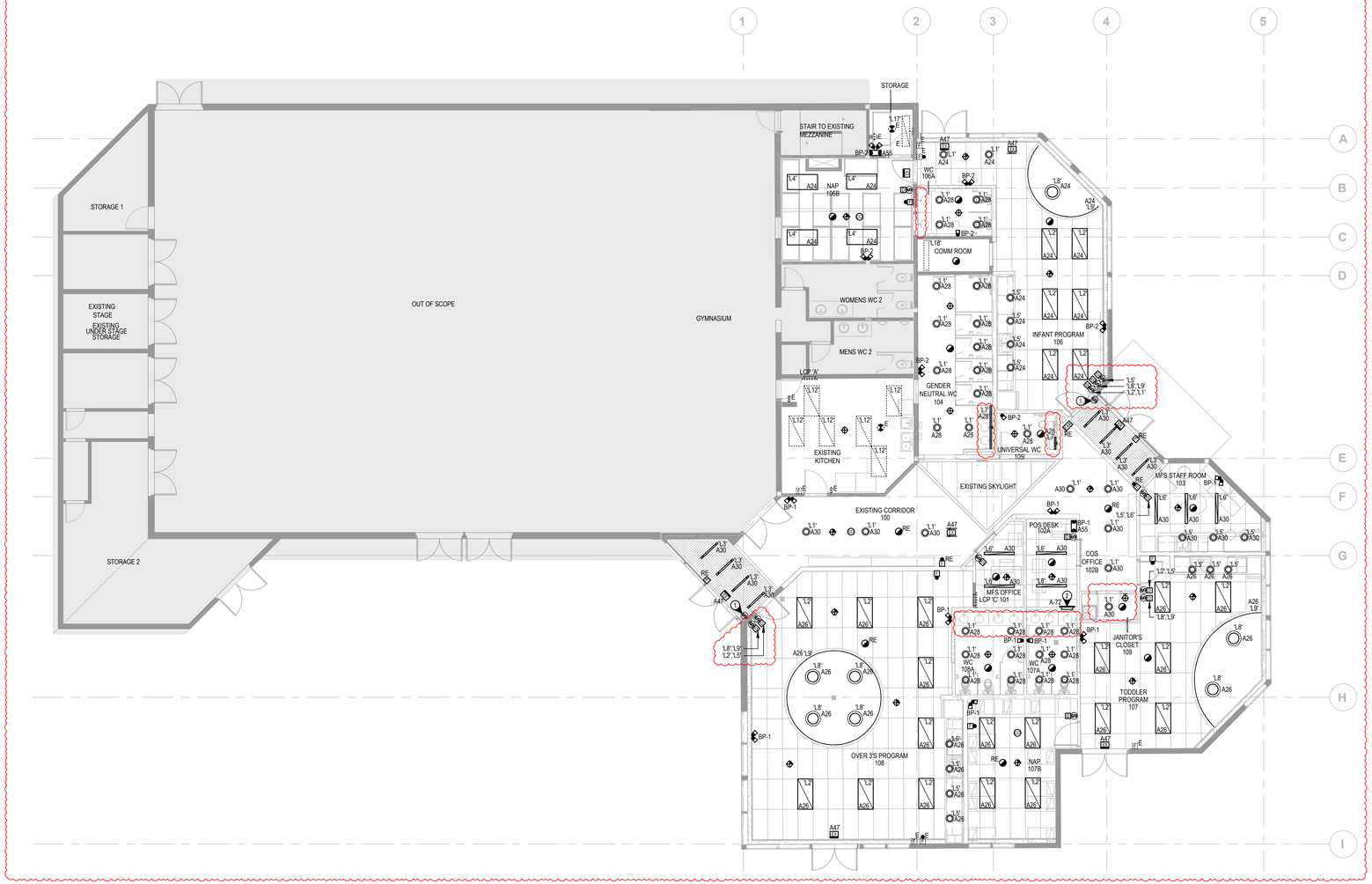
.5 Revised the location of switches in 100, 106, 108, 109 suit the updated layout.

.6 Revised the lighting layout as per updated RCP plan.

2. Sheet E2.1 – Revised Power and Systems Layout

.1 Revised the location of electrical in universal WC 105.

.2 Deleted (1) emergency call button in gender neural WC 104.



1 E2.0 REVISED LIGHTING AND LIFE SAFETY LAYOUT

0 2000 4000 6000 1:100

GENERAL NOTES

A. NEW CARBON MONOXIDE DETECTORS SHALL BE 'SYSTEM SENSOR CO1224 SERIES CO1224TR' AND TIED TO THE FIRE ALARM SYSTEM.

B. COORDINATE WITH INTERIOR DESIGNER FOR EXACT LOCATIONS OF EXIT SIGNAGES PRIOR TO ROUGH-IN.

DRAWING KEY NOTES

1. 3-WAY CONTROL FOR CORRIDOR LIGHTS.
2. NEW nLIGHT WIRED LIGHTING CONTROL PANEL. REFER TO PLANS FOR LOW-VOLTAGE SYMBOLS.

PROJECT NORTH

PRODUCTION DRAWINGS BY:

AES Designing A Better Tomorrow

505 Burrard Street, Suite 950, Vancouver, BC V7X 1M4
604.569.6500 | www.aesengr.com
CALGARY | EDMONTON | VANCOUVER | VICTORIA

REV	DESCRIPTION	DATE
8	ISSUED FOR TENDER ADDENDUM #2	29/08/2024
7	ISSUED FOR PERMIT AMENDMENT	16/08/2024
6	ISSUED FOR TENDER ADDENDUM #1	16/08/2024
5	ISSUED FOR TENDER	02/08/2024
4	ISSUED FOR REVIEW	28/05/2024
3	ISSUED FOR PERMIT RE-SUBMISSION	22/04/2024
2	ISSUED FOR PERMIT	06/03/2024
1	ISSUED FOR COORDINATION	16/02/2024

PROJECT NAME:

BRIDGEVIEW METIS DAYCARE

11475 126A St
Surrey, BC, V3V 5G8

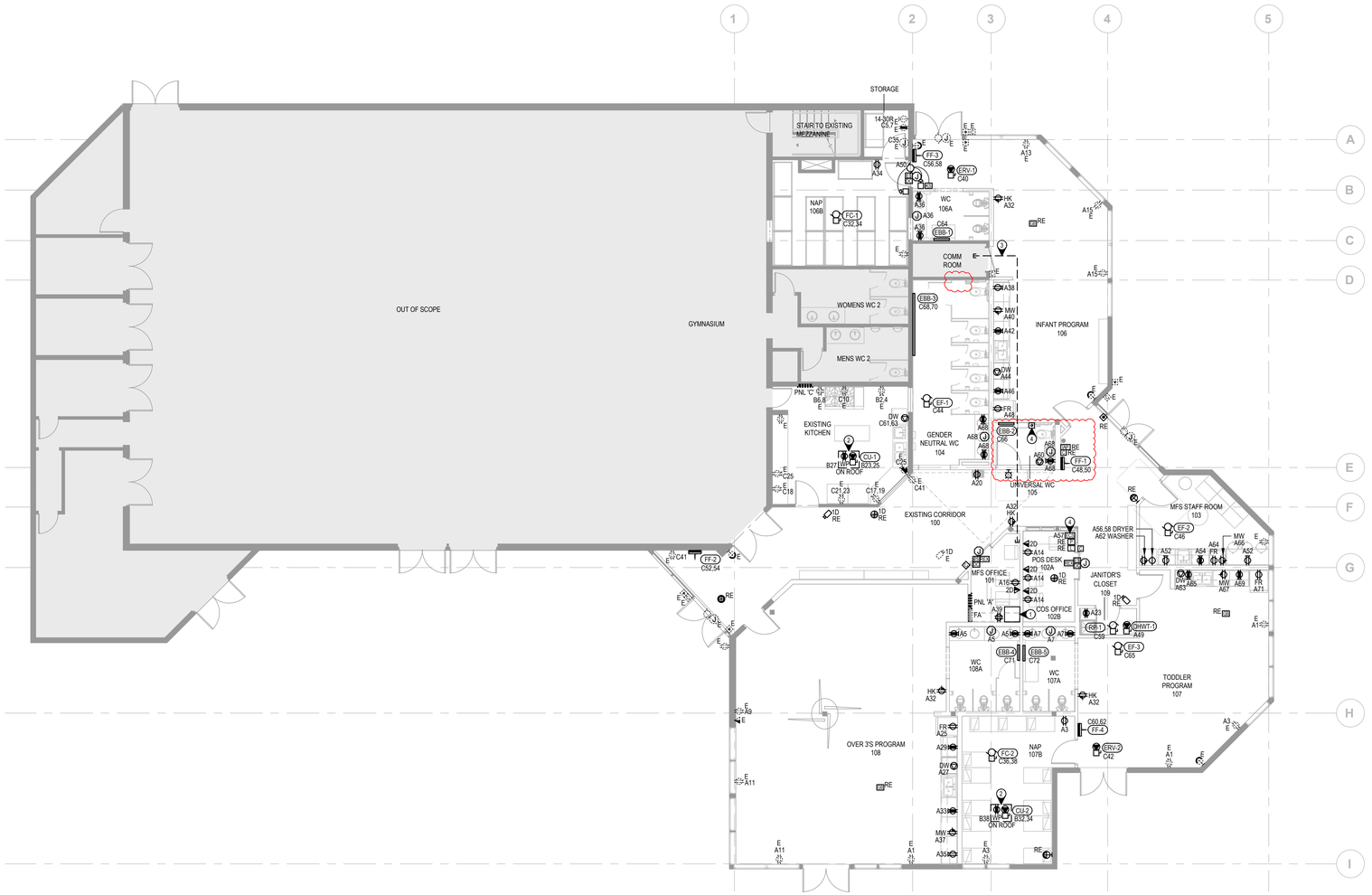
DRAWING TITLE:

REVISED LIGHTING AND LIFE SAFETY LAYOUT

DATE:	AUG 2024
SCALE:	AS NOTED
DRAWN BY:	TN
CHECKED BY:	KS
JOB NUMBER:	0223.0752

DRAWING NUMBER:

E2.0



1 E2.1 REVISED POWER AND SYSTEMS LAYOUT

0 2000 4000 6000 1:100

GENERAL NOTES

1. ALL NEW RECEPTACLES SHALL BE TAMPER RESISTANT TYPE.
2. NEW DATA CABLING IN MFS OFFICE 101 SHALL TERMINATE TO NEW SERVER RACK IN MFS OFFICE. NEW DATA CABLING IN COS OFFICE 102B SHALL TERMINATE TO THE EXISTING SERVER RACK IN COMM ROOM.
3. DATA DROPS FOR CCTV AND WIFI ACCESS POINT SHALL TERMINATE TO THE EXISTING SERVER RACK IN COMM ROOM.
4. THIS CONTRACTOR TO PROVIDE 3/4" CONDUIT INFRASTRUCTURE C/W PULL STRING FOR THE INTRUSION SYSTEM INCLUDING GLASS BREAKER SENSORS, MOTION DETECTORS, DOOR ACCESS CONTROLS AND CONTROL PANEL, LOCK DOWN SYSTEM, PANIC ALARM SYSTEM AND SECURITY SYSTEM.
5. CONTRACTOR TO UPDATE THE BREAKER LABELS TO 'SPARE' FOR EXISTING CIRCUITS WHICH IS NO LONGER TO PROVIDE ANY POWER AFTER DEMOLITION.

DRAWING KEY NOTES

1. SUPPLY AND INSTALL A NEW WALL-MOUNTED SERVER RACK EQUAL TO PANDUIT PZWMC12W WALL MOUNT CABINET, 12RU C/W RACK PDU P08E14M. ENSURE RACK IS GROUNDED AND PROVIDE 3/4" THICK PLYWOOD BACKBOARD.
2. MECHANICAL UNITS LOCATED ON ROOF. CONTRACTOR TO COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR ON SITE. CONTRACTOR TO SUPPLY AND INSTALL WEATHERPROOF GFCI RECEPTACLE C/W "WHILE-IN-USE" COVER BESIDE EACH UNIT.
3. THIS CONTRACTOR TO PROVIDE 2X2" CONDUITS C/W TWO (2) CAT6A BACKBONE FOR THE CONNECTION BETWEEN THE NEW SERVER RACK IN MFS OFFICE AND THE EXISTING SERVER RACK IN COMM ROOM.
4. PROVIDE AN EMERGENCY CALL SYSTEM (CAMDEN CX-WEC10K2). COORDINATE WITH INTERIOR DESIGNER FOR EXACT LOCATION OF EMERGENCY PUSH BUTTON PRIOR TO ROUGH-IN.

EXISTING POWER PANEL "A" 225A(RATED), 120/208V 3P/4W

DESIGNATION		CCT. NO.	PH. A	PH. B	PH. C	CCT. NO.	BKR	DESIGNATION
SOUTH EAST RECEPTACLES*	15A	1				2	15A	NORTHEST LIGHTS*
SOUTH EAST AND 107B NAP RECEPTACLES**	15A	3				4	15A	RECEPTION / LOBBY / WASHROOM / LIGHTS*
108A WASHROOM GFCI**	15A	5				6	15A	SOUTH LIGHTS*
107A WASHROOM GFCI**	15A	7				8	15A	SOUTHEAST LIGHTS*
CHILD MINDING RECEPTACLES*	15A	9				10	15A	SPARE
CHILD MINDING RECEPTACLES*	15A	11				12	15A	SPARE
COMPUTER / KITCHEM PREP RECEPTACLES*	15A	13				14	15A	102A POS DESK RECEPTACLES**
COMPUTER ROOM RECEPTACLES*	15A	15				16	15A	101 MOS OFFICE RECEPTACLES**
CCTV RECEPTACLE*	15A	17				18	15A	RE-CIRCULATING PUMP*
RECEPTION OFFICE RECEPTACLE*	15A	19				20	15A	WATER FOUNTAIN RECEPTACLE**
NIGHT LIGHTS / EXITS/ EM*	15A	21				22	15A	LIGHTING RELAY PANEL H*
109 JAN. CLOSET RECEPTACLES**	15A	23				24	15A	LIGHTING FOR 106 106B**
108 FRIDGE**	15A	25				26	15A	LIGHTING FOR 107 107B 108**
108 DISHWASHER**	**20A**	27				28	15A	LIGHTING FOR WC 104 105 106A 107A 108A**
108 COUNTERTOP GFCI**	15A	29				30	15A	LIGHTING FOR 100 101 102A 103 109**
OUTSIDE RECEPTACLE*	15A	31				32	**20A**	HOUSE KEEPING
108 COUNTERTOP GFCI**	15A	33				34	15A	NAP 106B RECEPTACLE
108 COUNTERTOP RECEPTACLE**	15A	35				36	15A	WC106A GFCI
108 MICROWAVE**	**20A**	37				38	15A	106 COUNTERTOP RECEPTACLE
101 MOS OFFICE RECEPTACLES**	15A	39				40	**20A**	106 MICROWAVE
SPARE	15A	41				42	15A	106 COUNTERTOP GFCI
SPARE	15A	43				44	**20A**	106 DISHWASHER
EAST AUTO DOOR*	15A	45				46	15A	106 COUNTERTOP GFCI
EXIT SIGN FOR EAST AREA**	15A	47				48	15A	106 FRIDGE
DOMESTIC HOT WATER TANK DHWT-1**	15A	49				50	15A	AUTOMATIC DOOR OPERATOR
WEST AUTO DOOR	15A	51				52	15A	103 COUNTERTOP RECEPTACLE
FLUSH/SINNK VALVES	15A	53				54	15A	103 GFCI
EMERGENCY REMOTE HEAD	15A	55				56	**30A**	103 DRYER
EMERGENCY CALL SYSTEM FOR 105	15A	57				58		
EXTERIOR EVENT PLUG*	**50A**	59				60	15A	105 HAND DRYER
		61				62	**20A**	106 WASHER
107 DISHWASHER	**20A**	63				64	15A	103 FRIDGE
107 COUNTERTOP GFCI	15A	65				66	**20A**	106 MICROWAVE
107 MICROWAVE	**20A**	67				68	15A	UNIVERSAL/GENDER NEUTRAL WC GFCI
107 COUNTERTOP GFCI	15A	69				70	15A	SPARE
107 FRIDGE	15A	71				72	**20A**	LIGHTING CONTROL PANEL

DENOTED [*] IS EXISTING
DENOTED [**] IS NEW

2 E2.1 PANEL 'A' NTS

EXISTING POWER PANEL "B" 225A(RATED), 120/208V 3P/4W

DESIGNATION		CCT. NO.	PH. A	PH. B	PH. C	CCT. NO.	BKR	DESIGNATION
SPARE/OUTSIDE LIGHTS*	15A	1				2	15A	GYM WASHROOM/STORAGE/STAGE RECEPTACLE*
SPARE/OUTSIDE LIGHTS*	15A						15A	GYM WASHROOM/STORAGE/STAGE RECEPTACLE*
OUTSIDE LIGHTS/SPARE*	15A	3				4	15A	STORAGE/STAGE/GYM RECEPTACLE*
OUTSIDE LIGHTS/SPARE*	15A						15A	STORAGE/STAGE/GYM RECEPTACLE*
WEST EXTERIOR EVENT RECEPTACLE*	**50A**	5				6	15A	OUTSIDE WASHROOM/WATER PARK PANEL*
		7				8	15A	OUTSIDE WASHROOM/WATER PARK PANEL*
GYM LIGHTS*	**20A**	9				10	**20A**	MECHANICAL ROOM RECEPTACLE*
GYM LIGHTS*	**20A**	11				12	**20A**	GYM RECEPTACLES*
TRACK LIGHTS*	**20A**	13				14	**20A**	RTU4 CONV. PLUG*
TRACK LIGHTS*	**20A**	15				16	**20A**	RTU3 CONV. PLUG*
POWER BASKETBALL HOOP*	15A	17				18	15A	SPARE
GYM LIGHTS*	15A	19				20		
GYM LIGHTS*	15A	21				22		
CU-1	**20A**	23				24	**20A**	NL/EM/EXITS/STORAGE LIGHTS/MEZZANINE LIGHTS*
		25				26		
GFCI FOR CU-1	15A	27				28		
RELAY PANEL B*	15A	29				30	**30A**	MECHANICAL ROOM HEATER*
POT LIGHTS*	**20A**	31				32	**20A**	CU-2
SPARE	15A	33				34		
SPARE		35				36	15A	SPARE/HONEYWALL FA PANEL*
							15A	SPARE/HONEYWALL FA PANEL*
DDC*	15A	37				38	15A	GFCI FOR CU-2
SEWAGE CAONTROL PANEL*	**60A**	39				40	15A	MROM FA PANEL*
		41				42	15A	GYM EXIT SIGNS*

DENOTED [*] IS EXISTING

3 E2.1 PANEL 'B' NTS

EXISTING POWER PANEL "C" 225A(RATED), 120/208V 3P/4W

DESIGNATION		CCT. NO.	PH. A	PH. B	PH. C	CCT. NO.	BKR	DESIGNATION
EXTERIOR EVENT RECEPTACLE NORTH*	**50A**	1				2	15A	COUNTER RECEPTACLE*
		3				4		
DRYER RECEPTACLE*	30A	5				6	15A	COUNTER RECEPTACLE*
		7				8		
SERVER UPS TWISTLOCK DRYER RECEPTACLE*	20A	9				10	20A	RANGE RECEPTACLE*
		11				12	20A	LIGHITG RELAY PANEL C*
SERVER UPS TWISTLOCK DRYER RECEPTACLE*	20A	13				14	15A	SPARE IN KITCHEN CEILING*
		15				16	15A	SPARE IN KITCHEN CEILING*
COUNTER RECEPTACLE*	15A	17				18	15A	MICROWAVE RECEPTACLE*
		19				20	15A	NORTH LIGHTING*
FRIDGE RECEPTACLE*	15A	21				22		NIGHT LIGHTING / EM / EXITS*
		23				24	15A	FIDGE RECEPTACLE
COUNTER RECEPTACLE*	**20A**	25				26	15A	GYM WASHROOM FLUSH VALVES*
SERVER ROOM RECEPTACLE*	15A	27				28	15A	HOOD FAN*
SERVER ROOM RECEPTACLE*	**20A**	29				30	15A	ACCESS CONTROL*
SERVER ROOM FAN*	15A	31				32	15A	FAN COIL FC-1
SERVER ROOM RECEPTACLE*	15A	33				34		
WASHER RECEPTACLE*	15A	35				36	15A	FAN COIL FC-2
SPARE**	15A	37				38		
SPARE**	15A	39				40	**20A**	ENERGY RECOVERY VENTILATOR ERV-1
LOBBY RECEPTACLE*	15A	41				42	**20A**	ENERGY RECOVERY VENTILATOR ERV-2
LOBBY WALL HEATER*	15A	43				44	15A	WASHROOM EXHAUST FAN EF-1
LOBBY WALL HEATER*	15A	45				46	15A	EXHAUST FAN EF-2
SPARE**	**30A**	47				48	**20A**	FORCE FLOW HEATER FF-1
		49				50		
		51				52	**20A**	FORCE FLOW HEATER FF-2
SPARE**	15A	53				54		
		55				56	**20A**	FORCE FLOW HEATER FF-3
		57				58		
RECIRCULATION PUMP RP-1	15A	59				60	**20A**	FORCE FLOW HEATER FF-4
KITCHEN DISHWASHER DW	**40A**	61				62		
		63				64	15A	ELECTRIC BASEBOARD HEATER EBB-1
EXHAUST FAN EF-3	15A	65				66	15A	ELECTRIC BASEBOARD HEATER EBB-2
SPARE	15A	67				68	15A	ELECTRIC BASEBOARD HEATER EBB-3
SPARE	15A	69				70		
ELECTRIC BASEBOARD HEATER EBB-4	15A	71				72	15A	ELECTRIC BASEBOARD HEATER EBB-5

DENOTED [*] IS EXISTING
DENOTED [**] IS NEW

4 E2.1 PANEL 'C' NTS

Contractor must check and verify all dimensions and conditions on site and report any discrepancies to designer and/or engineer prior to proceeding with work

DO NOT SCALE DRAWINGS

PROJECT NORTH

PRODUCTION DRAWINGS BY:

AES Designing A Better Tomorrow
505 Burrard Street, Suite 950, Vancouver, BC V7X 1M4
604.569.6500 | www.aesengr.com
CALGARY | EDMONTON | VANCOUVER | VICTORIA

REV	DESCRIPTION	DATE
7	ISSUED FOR TENDER ADDENDUM #2	29/08/2024
6	ISSUED FOR TENDER ADDENDUM #1	16/08/2024
5	ISSUED FOR TENDER	02/08/2024
4	ISSUED FOR REVIEW	28/05/2024
3	ISSUED FOR PERMIT RE-SUBMISSION	22/04/2024
2	ISSUED FOR PERMIT	06/03/2024
1	ISSUED FOR COORDINATION	16/02/2024

PROJECT NAME:

BRIDGEVIEW METIS DAYCARE

11475 126A St
Surrey, BC, V3V 5G8

DRAWING TITLE:

REVISED POWER AND SYSTEMS LAYOUT

DATE:	AUG 2024
SCALE:	AS NOTED
DRAWN BY:	TN
CHECKED BY:	KS
JOB NUMBER:	0223.0752

DRAWING NUMBER:

E2.1

studioHuB architects

Addendum

Addendum No. 2

Date Out:	August 29th, 2024
Project Name:	Bridgeview Metis Daycare
Project Number:	2315
Client:	City of Surrey
Attention:	Carlos Aller
Number of Pages:	22 pages

This addendum is issued after the tendering posting date but prior to start of construction. It is to revise the tender/contract documents, and as such is part of those documents; the value of all items shall be included in the tender. After acceptance of a tender, claims for cost will not be considered by reason of failure by the bidder to have read the addenda. It is the responsibility of the general contractor to distribute this addendum to all bidders.

ARCHITECTURAL:

1.0 Sheet A0.03:
- 1.1 Replace D106B and D107B Door with Door Type D. Please refer to revised specifications 08 14 16 Flush Wood Doors.

2.0 Sheet A7.01:
- 2.1 Revised detail #9.
- 2.2 New column detail #10 including material instructions.

3.0 Sheet A7.02:
- 3.1 Revised detail #9 including new dimensions. Detele SS-2 from Specifications 06 40 00 Architectural Woodwork.
- 3.2 Revised detail #13 for cove base at columns.
- 3.3 New detail #14 for rubber base at columns.

4.0 Sheet A8.00:
- 4.1 Reference to detail 10 in A7.01.

5.0 Sheet A8.01:
- 5.1 Revise mounting height of lavatory Infant/Toddler and Over's and mirrors.

6.0 Sheet A8.02:
- 6.1 Revised detail MC2 Section on A9.00.

7.0 Sheet A8.03:
- 7.1 Sink height adjusted to Infant WC detail 7 and detail 10.

8.0 Sheet A8.04:
- 8.1 Refer to Sink height adjusted to Over 3's WC details 1,2,3,6,7.
- 8.2 Refer to adjusted information for tiles on detail 8/A8.04.

9.0 Sheet A9.00:
- 9.1 Refer to adjusted sink height in MC2 and detail for countertop edge height.
- 9.2 Refer to new detail MC2a for Vanity Countertop height and thickness.
- 9.3 Refer to CU1 for specs on PVC 3mm edge.
- 9.4 Refer to B1, B2, B3 for drawers and door fronts to go with PLAM on MDF core per AWMAC standards.

10.0 Sheet A9.01:
- 10.1 Refer to W1,W2,W3 and W4 for drawers and door fronts to go with PLAM on MDF core per AWMAC standards.

11.0 Replace Section 08 87 53 Glazing Films with attached (08 87 53 Glazing Films Revised – Addendum #2)

12.0 Delete section 2.4 of Specifications 08 80 50 Glazing.

studioHuB architects
1725 West 3rd Avenue, Vancouver, BC V6J 1K7 Phone: 604.738.0201 Email: sayhello@studiohub.ca **studiohub.ca**

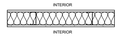
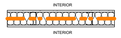
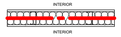
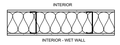
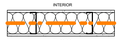
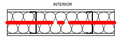
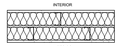
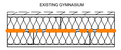
ELECTRICAL:

13.0 Refer to attached electrical addendum#2.

Addendum No. 2

Date: August 29th, 2024
Sarah Bjornson Architect AIBC

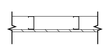
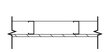
INTERIOR WALLS

TAG	ASSEMBLY	CONSTRUCTION	STC	FRR	ULC REFERENCE
P1		**INTERIOR - PARTITION** - 13mm GYPSUM BOARD - 92mm STEEL STUD @ 400MM O.C. (REFER TO STRUCT) C/W ACOUSTIC BATT INSULATION - 13mm GYPSUM BOARD	**46 STC**	**N/A**	**N/A**
P1a		**INTERIOR - PARTITION (45 MIN. RATED)** - 13mm TYPE 'X' GYPSUM BOARD - 92mm STEEL STUD @ 400MM O.C. (REFER TO STRUCT) C/W ACOUSTIC BATT INSULATION - 13mm TYPE 'X' GYPSUM BOARD	**46 STC**	**45 MIN** *PER EXISTING*	**W454**
P1b		**INTERIOR - PARTITION (1 HOUR RATED)** - 13mm TYPE 'X' GYPSUM BOARD - 92mm STEEL STUD @ 400MM O.C. (REFER TO STRUCT) C/W ACOUSTIC BATT INSULATION - 13mm TYPE 'X' GYPSUM BOARD	**46 STC**	**1 HR** *PER EXISTING*	**W453**
P2		**INTERIOR - PARTITION** - 13mm GYPSUM BOARD - 152mm STEEL STUD @ 400MM O.C. (REFER TO STRUCT) C/W ACOUSTIC BATT INSULATION - 13mm GREEN BOARD (AT WET WALLS)	**51 STC**	**N/A**	**N/A**
P2a		**INTERIOR - PARTITION (45 MIN. RATED)** - 16mm TYPE 'X' GYPSUM BOARD - 152mm STEEL STUD @ 400MM O.C. (REFER TO STRUCT) C/ W ACOUSTIC BATT INSULATION - 16mm TYPE 'X' GYPSUM BOARD	**51 STC**	**45 MIN** *PER EXISTING*	**W454**
P2b		**INTERIOR - PARTITION (1 HOUR RATED)** - 16mm TYPE 'X' GYPSUM BOARD - 152mm STEEL STUD @ 400MM O.C. (REFER TO STRUCT) C/W ACOUSTIC BATT INSULATION - 16mm TYPE 'X' GYPSUM BOARD	**51 STC**	**1 HR** *PER EXISTING*	**W453**
P3		**INTERIOR - PARTION** - 16mm GYPSUM BOARD - (2x) 92mm STEEL STUD @ 400 O.C. STAGGERED (REFER TO STRUCT) C/W ACOUSTIC BATT INSULATION - 12mm AIR SPACE - 16mm GYPSUM BOARD	**58 STC**	**N/A**	**N/A**
P3a		**INTERIOR - PARTION (45 MIN. RATED)** - WOOD VENEER PANEL TO MATCH EXISTING GYMNASIM WOOD VENEER PANEL - 16mm TYPE 'X' GYPSUM BOARD - STEEL STUD, SIZE TO BE SITE VERIFIED TO MATCH EXISTING WALL @ 400 O/C (REFER TO STRUCT) C/W ACOUSTIC BATT INSULATION - 12mm AIR SPACE - 16mm TYPE 'X' GYPSUM BOARD	**58 STC**	**45 MIN** *PER EXISTING*	**W454**
F1		**INTERIOR - FURRING** - 13mm AQUABOARD (AT WET WALLS) - 92mm STEEL STUD @ 400 O/C	**N/A**	**N/A**	**N/A**
F2		**INTERIOR - FURRING** - 13mm GYPSUM BOARD - 92mm STEEL STUD @ 400 O/C FILL STUDS WITH BATT INSULATION	**N/A**	**N/A**	**N/A**

WALL ASSEMBLIES GENERAL NOTES

1. ALL ASSEMBLIES AS PER STRUCTURE; TYP.

CEILINGS

TAG	ASSEMBLY	CONSTRUCTION
C1		**ACOUSTIC CEILING TILE** - STEEL SUSPENSION - GRID SYSTEM - REFER TO RCP FOR ACT TYPE ACOUSTIC CEILING PANELS C/W SUSPENDED T-BAR SYSTEM **HOLD-DOWN CLIPS FOR CAT AREAS, REFER TO SPECIFICATIONS
C2		**GYPSUM BOARD CEILING** - 92 STEEL STUDS @ 600 O.C., - 16mm TYPE 'X' GWB
C3		**PEROFRATED GYPSUM BOARD CEILING CLOUD** - 92 STEEL STUDS @ 600 O.C., - 13mm GYPSORB PANEL
C4		**WOOD SLAT PANELS (LINEAR WOOD CEILING SUSPENSION SYSTEM)** - 92 STEEL STUDS @ 600 O.C., - SUPPORT SYSTEM - ACOUSTIC INSULATION - WOOD SLATS

FINISH SCHEDULE LEGEND

RF	RESILIENT VINYL SHEET FLOORING (REFER TO FINISH PLAN AND SPECS. FOR TYPE AND COLOUR)
TL	TILE (REFER TO INTERIOR ELEVATIONS AND SPECS. FOR COLOURS AND PATTERNS)
PTD	PAINT (REFER TO INTERIOR ELEAVTIONS AND SPECS. FOR COLOURS)
FRP	FIBERGLASS REINFORCED PLASTIC (REFER TO INTERIOR ELEVATIONS AND SPECS.)
RB	RUBBER BASE (REFER TO INTERIOR ELEVATIONS AND SPECS.)
CB	COVE BASE (COMPLY WITH FLOOR FINISH OF THE ROOM)
ACT	ACOUSTIC TILE CEILING (REFER TO RCP AND SPECS.)
GWB	GYPSUM WALL BOARD (REFER TO WALL ASSEMBLIES, INTERIOR ELEVATIONS, AND SPECS.)

DOOR AND FRAME SCHEDULE

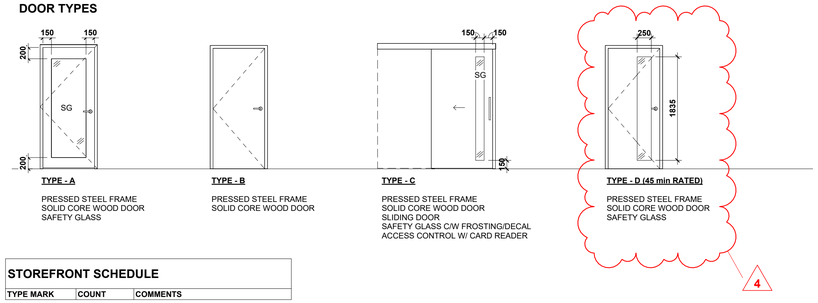
#	FROM ROOM	TO ROOM	DOOR TPYE	DIMENSIONS WIDTH	DIMENSIONS HEIGHT	F.R.R.	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	COMMENTS
D101	EXISTING CORRIDOR	MFS OFFICE	C	1029	2121		SCW	CLEAR	PSF	PTD	GLAZING FILM
D102	EXISTING CORRIDOR	POS DESK	C	1029	2121		SCW	CLEAR	PSF	PTD	GLAZING FILM
D103	EXISTING CORRIDOR	MFS STAFF ROOM	B	915	2135		SCW	CLEAR	PSF	PTD	
D105	EXISTING CORRIDOR	UNIVERSAL WC	B	915	2135		SCW	CLEAR	PSF	PTD	
D106	EXISTING CORRIDOR	INFANT PROGRAM	A	915	2135		SCW	CLEAR	PSF	PTD	GLAZING FILM - CENTRE TO TOP
D106B	INFANT PROGRAM	NAP	D	915	2135	45 MIN	SCW	CLEAR	PSF	PTD	ROLLER SHADES
D107	EXISTING CORRIDOR	TODDLER PROGRAM	A	915	2135		SCW	CLEAR	PSF	PTD	GLAZING FILM - CENTRE TO TOP
D107B	TODDLER PROGRAM	NAP	A	915	2135		SCW	CLEAR	PSF	PTD	ROLLER SHADES
D108	EXISTING CORRIDOR	OVER 3'S PROGRAM	A	915	2135		SCW	CLEAR	PSF	PTD	GLAZING FILM - CENTRE TO TOP
D109	EXISTING CORRIDOR	JANITOR'S CLOSET	B	915	2135	45 MIN	SCW	CLEAR	PSF	PTD	
OPEN	TODDLER PROGRAM	TODDLER WASHROOM	N/A	1800	2185						WALL OPENING
OPEN	OVER 3'S PROGRAM	OVER 3'S WASHROOM	N/A	1250	2185						WALL OPENING
OPEN	INFANT PROGRAM	INFANT WASHROOM	N/A	1100	2185						WALL OPENING

4

DOOR HARDWARE SCHEDULE

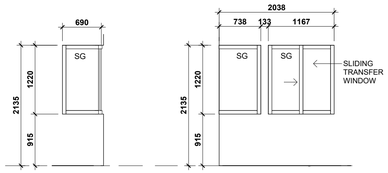
#	FROM ROOM	TO ROOM	HARDWARE: HINGE	OFFICE SLID (AD SYSTEMS)	CLASSROOM SECURITY	STOREROOM LOCK	PRIVACY LOCK	MORTISE CYLINDER	OVERHEAD STOP	SURFACE CLOSER	WALL STOP	ELECTRIC STRIKE	SURFACE AUTO OPERATOR	ACTUATOR	KICK PLATE	GASKETING	DOOR BOTTOM	WIRE HARNESS	KEY SWITCH	CARD READER	POWER SUPPLY
D101	EXISTING CORRIDOR	MFS OFFICE		X				X				X								X	
D102	EXISTING CORRIDOR	POS DESK		X				X				X								X	
D103	EXISTING CORRIDOR	MFS STAFF ROOM	X		X				X						X						
D105	EXISTING CORRIDOR	UNIVERSAL WC	X				X				X				X						
D106	EXISTING CORRIDOR	INFANT PROGRAM	X						X	X					X						
D106B	INFANT PROGRAM	NAP	X		X			X	X			X	X	X	X	X	X	X	X		X
D107	EXISTING CORRIDOR	TODDLER PROGRAM	X		X				X	X					X						
D107B	TODDLER PROGRAM	NAP	X		X				X	X					X						
D108	EXISTING CORRIDOR	OVER 3'S PROGRAM	X		X				X	X					X						
D109	EXISTING CORRIDOR	JANITOR'S CLOSET	X			X				X					X	X	X				
OPEN	TODDLER PROGRAM	TODDLER WASHROOM																			
OPEN	OVER 3'S PROGRAM	OVER 3'S WASHROOM																			
OPEN	INFANT PROGRAM	INFANT WASHROOM																			

DOOR TYPES



STOREFRONT SCHEDULE

TYPE MARK	COUNT	COMMENTS
MAIN FLOOR		
SF1	1	SILICONE BUTT JOINT AT CORNER
SF2	1	SILICONE BUTT JOINT AT CORNER
SF3	1	SLIDING TRANSFER WINDOW



WINDOW SCHEDULE LEGEND

1. ALL DIMENSIONS TO ROUGH OPENING U.N.O.
2. ALL WINDOWS TO MEET BCBC LOAD REQUIREMENTS FOR GUARDS (4.1.15.14)

WINDOW SCHEDULE ABBREVIATIONS

FLM	SAFETY FILM DECAL (D)
G	GLAZING
L	LOUVRE
OPG	OPENER - GLAZING
OPG - SCG	OPENER - SECURITY GLAZING
SCG	SECURITY GLAZING
SCG - FLM	SECURITY GLAZING WITH SAFEY FILM DECAL
SG	GLAZING - SAFETY
SPAN	SPANDREL

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR MATERIAL	WALLS N	WALLS E	WALLS S	WALLS W	WALLS FIELD	WALL BASE	CEILINGS MATERIAL	CEILINGS FINISH	REMARKS
100	EXISTING CORRIDOR	RF	PTD	PTD	PTD	PTD		RB	GWB	PTD	
101	MFS OFFICE	RF	PTD	PTD	PTD	PTD		RB	ACT	N/A	
102A	POS DESK	RF	PTD	PTD	PTD	PTD		RB	ACT	N/A	
102B	COS OFFICE	RF	PTD	PTD	PTD	PTD		RB	ACT	N/A	
103	MFS STAFF ROOM	RF	PTD	PTD	PTD	PTD		RB	ACT	N/A	
104	GENDER NEUTRAL WC	RF	TL, PTD	TL, PTD	TL, PTD	TL, PTD		CB	GWB	PTD	
105	UNIVERSAL WC	RF	TL, PTD	TL, PTD	TL, PTD	TL, PTD		CB	GWB	PTD	
106	INFANT PROGRAM	RF	PTD	PTD	PTD	TL, PTD		RB	ACT	N/A	
106A	INFANT WASHROOM	RF	TL, PTD	TL, PTD	TL, PTD	TL, PTD		CB	GWB	PTD	
106B	NAP	RF	PTD	PTD	PTD	PTD		RB	GWB	PTD	
106C	STORAGE 3	RF	PTD	PTD	PTD	PTD		RB	GWB	PTD	
107	TODDLER PROGRAM	RF	TL, PTD	PTD	PTD	PTD		RB	ACT	N/A	
107A	TODDLER WASHROOM	RF	TL, PTD	TL, PTD	TL, PTD	TL, PTD		CB	GWB	PTD	
107B	NAP	RF	PTD	PTD	PTD	PTD		RB	ACT	N/A	
108	OVER 3'S PROGRAM	RF	PTD	TL, PTD	PTD	PTD		RB	ACT	N/A	
108A	OVER 3'S WASHROOM	RF	TL, PTD	TL, PTD	TL, PTD	TL, PTD		CB	GWB	PTD	
108L	STORAGE	RF	PTD	PTD	PTD	PTD		RB	GWB	PTD	
109	JANITOR'S CLOSET	RF	PTD	PTD	FRP, PTD	FRP, PTD		CB	GWB	PTD	

DOOR SCHEDULE GENERAL NOTES

1. DOOR SCHEDULE AND HARDWARE SCHEDULE TO BE READ IN CONJUNCTION. REFER TO DOORWARE FOR COMPLETE SCHEDULE. GC TO QUERY ANY DISCREPANCIES.
2. DOOR FRAME FINISH TO BE **PTD-7** U.N.O. REFER TO SPECS.
3. DOOR PANEL TO BE CLEAR FINISHED U.N.O. REFER TO SPEC
4. VINYL SAFETY FILM TO PROVIDE 50% OPACITY FROSTING AND MEET BCBC REQUIREMENTS (3.3.1.19). FINAL DESIGN TBD

DOOR SCHEDULE LEGEND

PSF	PRESSED STEEL FRAME
PTD	PAINTED FINISH
SCW	SOLID CORE WOOD
SG	SAFETY GLASS

studioHuB architects

1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.03.07	ISSUED FOR BUILDING PERMIT
2	2024.08.02	ISSUED FOR TENDER
3	2024.08.15	ADDENDUM #1
4	2024.08.29	ADDENDUM #2

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

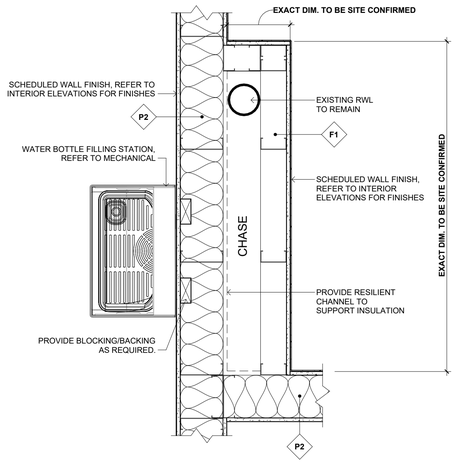
11475 126A St, Surrey, BC V3V 5G8

SCHEDULES + ASSEMBLIES

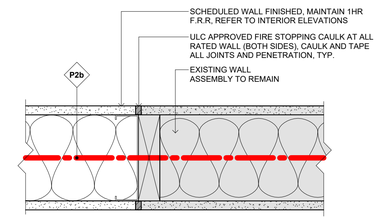
A0.03

Scale: As indicated

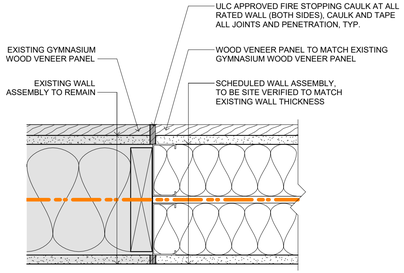
Plot Date: 8/29/2024 3:59:14 PM



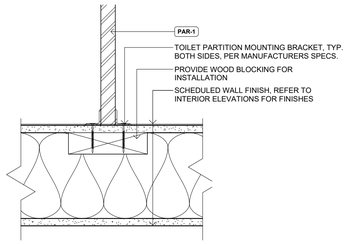
1 A7.00 GENDER NEUTRAL RWL CHASE
PLAN DETAIL 1 : 10



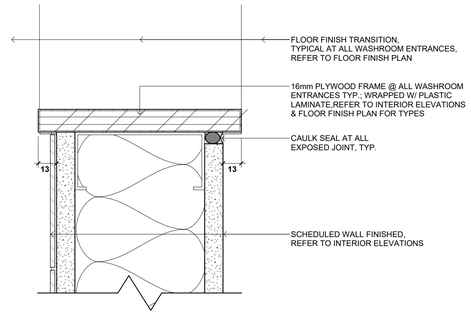
2 A7.00 NEW & EXISTING WALL TRANSITION 1HR FRR
PLAN DETAIL 1 : 5



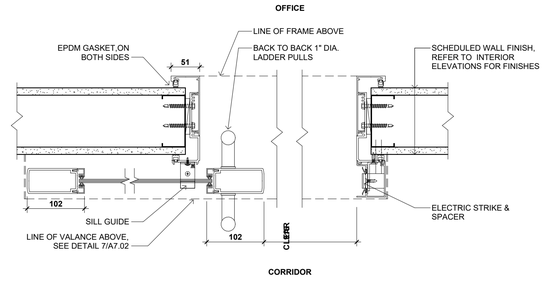
3 A7.00 NEW & EXISTING WALL TRANSITION 45MIN FRR
PLAN DETAIL 1 : 5



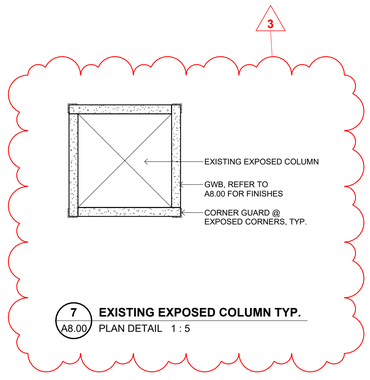
4 A7.00 TOILET PARTITION MOUNTING
PLAN DETAIL 1 : 5



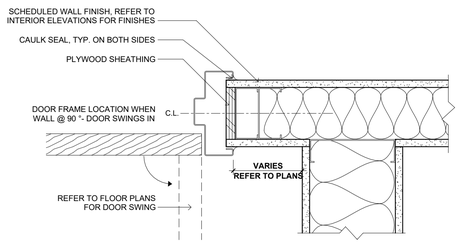
5 A7.00 BOTH SIDES OF OPENING @ WASHROOM TYP.
PLAN DETAIL 1 : 2



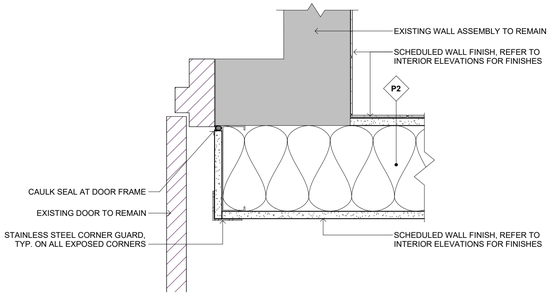
6 A7.00 SLIDING DOOR JAMB TYP.
PLAN DETAIL 1 : 5



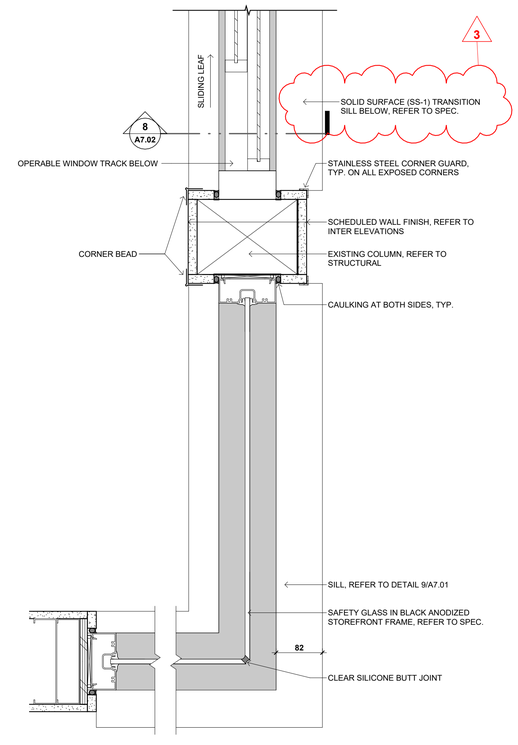
7 A8.00 EXISTING EXPOSED COLUMN TYP.
PLAN DETAIL 1 : 5



8 A7.00 FLUSH DOOR JAMB TYP.
PLAN DETAIL 1 : 5



9 A7.00 NEW & EXISTING WALL CONNECTION @ RM 106
PLAN DETAIL 1 : 5



10 A7.00 COS OFFICE WINDOW BUTT JOINT
PLAN DETAIL 1 : 5

studioHuB architects

1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.08.02	ISSUED FOR TENDER
2	2024.08.15	ADDENDUM #1
3	2024.08.29	ADDENDUM #2

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

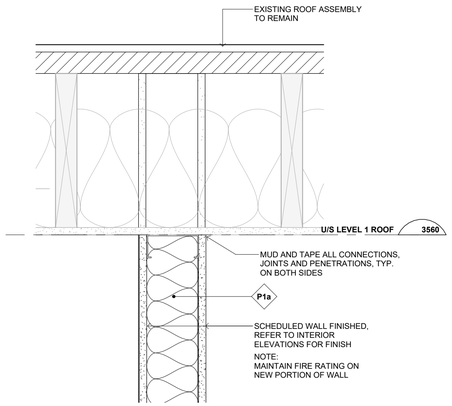
11475 126A St, Surrey, BC V3V 5G8

PLAN DETAILS

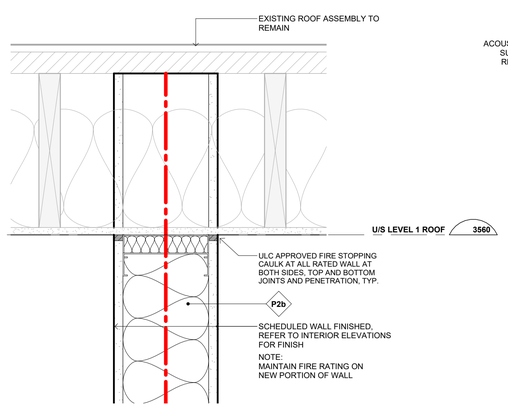
A7.01

Scale: As indicated

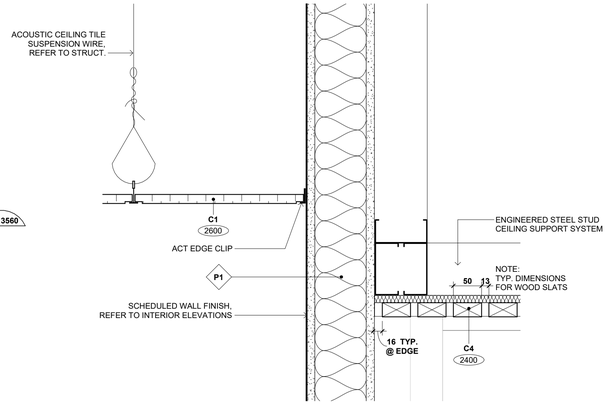
Plot Date: 8/29/2024 3:59:17 PM



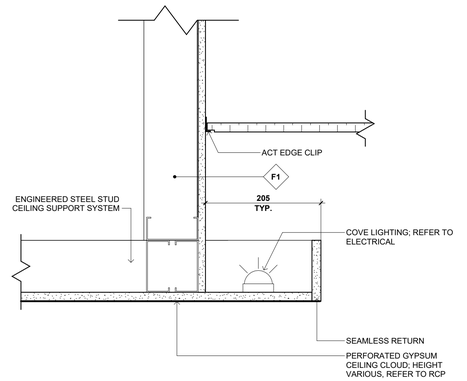
1 A5.01 TOP OF NON-RATED STUD PARTITION
SECTION DETAIL 1 : 5



2 A5.01 TOP OF RATED STUD PARTITION
PLAN DETAIL 1 : 5



3 A3.01 ACOUSTIC PANEL CEILING & WOODE SLAT CEILING
SECTION DETAIL 1 : 5



4 A5.01 CEILING CLOUD EDGE TYP.
PLAN DETAIL 1 : 5

5 A5.01 OPENING HEAD @ WASHROOM TYP.
SECTION DETAIL 1 : 5

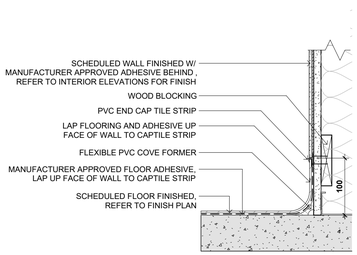
6 A5.02 NEW & EXISTING WALL CONNCETION
SECTION DETAIL 1 : 5

7 A5.01 DOOR HEAD DETAIL TYP.
SECTION DETAIL 1 : 5

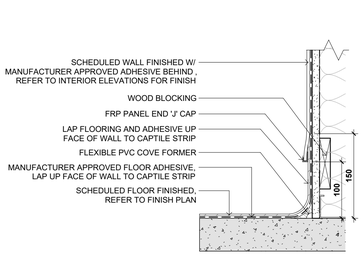
8 A7.00 COS OFFICE WINDOW SILL
SECTION DETAIL 1 : 5

9 A5.01 SLIDING DOOR HEAD & SILL DETAIL TYP.
SECTION DETAIL 1 : 5

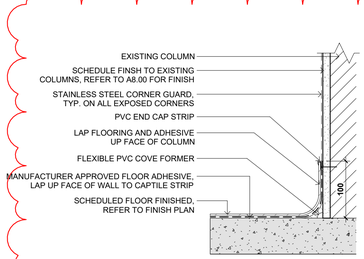
10 A5.01 MIRROR SECTION TYP.
SECTION DETAIL 1 : 5



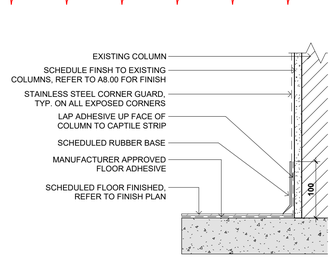
11 COVE BASE @ TILE DETAIL TYP.



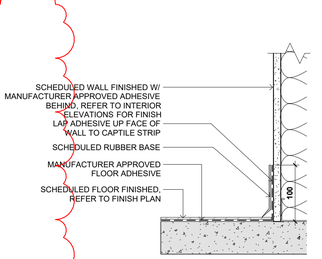
12 COVE BASE @ FRP TYP.



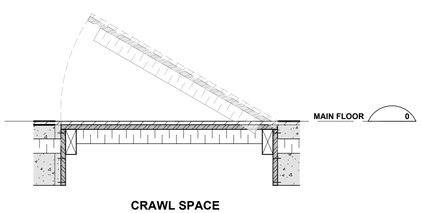
13 COVE BASE @ COLUMN TYP.



14 RUBBER BASE @ COLUMN TYP.



16 RUBBER BASE DTEAIL TYP.



CRAWL SPACE

15 CRAWL SPACE ACCESS HATCH

studioHuB architects
1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.08.02	ISSUED FOR TENDER
2	2024.08.15	ADDENDUM #1
3	2024.08.29	ADDENDUM #2

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

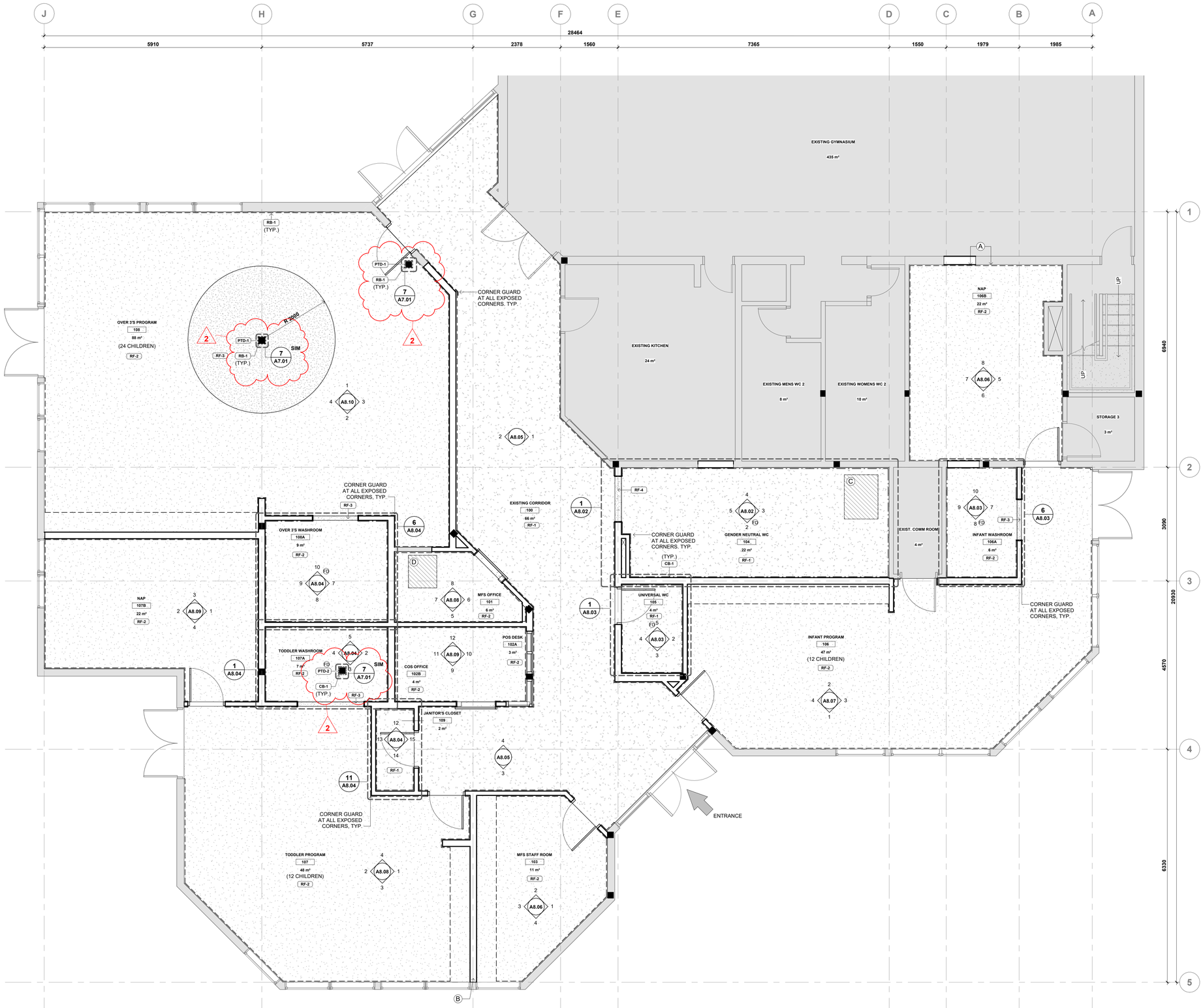
11475 126A St, Surrey, BC V3V 5G8

SECTION DETAILS

A7.02

Scale: As indicated

Plot Date: 8/29/2024 3:59:18 PM



FLOOR FINISH PLAN NOTES

1. FLOOR TRANSITION STRIPS TO BE INCLUDED BETWEEN ANY CHANGE IN FLOOR FINISH
2. REFER TO INTERIOR ELEVATIONS FOR WALL FINISHES
3. ALL COMBUSTIBLE INTERIOR FINISHES TO MEET THE REQUIREMENTS OF BCBC 2018 3.1.5.12
4. ALL EPOXY FLOORING TO BE INSTALLED WITH INTEGRATED COVE BASE
5. ALL RUBBER BASES TO BE "28 MEDIUM GREY CG", U.N.O.
6. ALL EXPOSED CORNERS TO RECEIVE STAINLESS STEEL CORNER GUARD @ 4'-0" A.F.F.

FLOOR FINISH PLAN LEGEND

RF-1
RESILIENT VINYL SHEET FLOORING, LIGHT WARM GREY; REFER TO SPEC.

RF-2
RESILIENT VINYL SHEET FLOORING, WHITE; REFER TO SPEC.

RF-3
RESILIENT VINYL SHEET FLOORING, DUSTY GREEN; REFER TO SPEC.

RF-4
RESILIENT VINYL SHEET FLOORING, BRICK; REFER TO SPEC.

FD **FD**
FLOOR DRAIN

BASEBOARD LEGEND

RB-1
RUBBER BASE, REFER TO SPEC.

CB-1
COVE BASE, WITH VINYL SHEET FLOORING 100mm HEIGHT; REFER TO SPEC.

FLOOR PLAN KEYNOTES

- A INFILL WALL TO BE FLUSH WITH EXISTING WALL
- B ALIGN WALL WITH BREAK IN EXTERIOR WINDOWS
- C LOCATION OF EXISTING CRAWL SPACE ACCESS HATCH (TO REMAIN)
- D RELOCATED LOCATION FOR CRAWL SPACE ACCESS HATCH

WASHROOM ACCESSORIES	
Fixture Type	Comments
GENDER NEUTRAL WC	
SD	
SD	
GB-2	
GB-1	
SND	
GB-2	
PTD	
PTD	
TPD	
TPD	
TPD	
TPD	
TPD	
SND	
SND	
SND	
SND	
INFANT WASHROOM	
BCT	
SD	
ASD	
PTD	
PTD	
TPD	
TPD	
OVER 3'S WASHROOM	
ASD	
SD	
PTD	
PTD	
TPD	
TPD	
TPD	
TODDLER WASHROOM	
BCT	
SD	
SD	
PTD	
PTD	
TPD	
TPD	
UNIVERSAL WC	
GB-2	
GB-1	
SD	
SND	
GB-2	
TPD	

studioHuB architects

1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.08.02	ISSUED FOR TENDER
2	2024.08.29	ADDENDUM #2

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

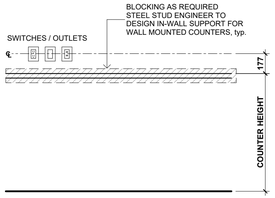
11475 126A St, Surrey, BC V3V 5G8

FLOOR FINISH PLAN

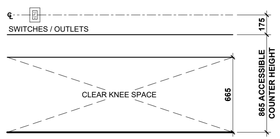
A8.00

Scale: As indicated

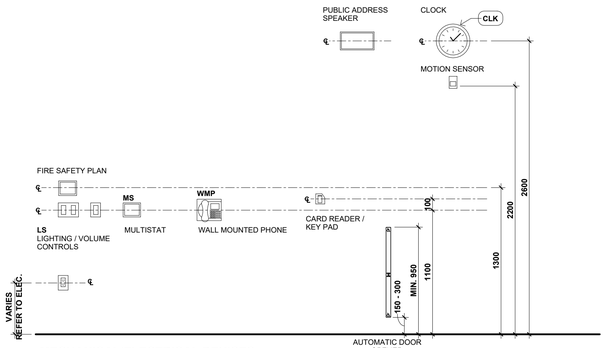
Plot Date: 8/29/2024 3:59:20 PM



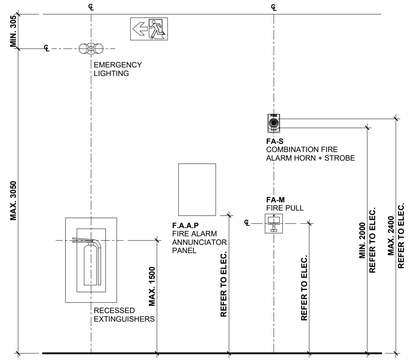
COUNTER



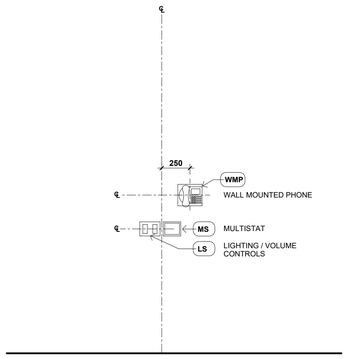
ACCESSIBLE COUNTERS



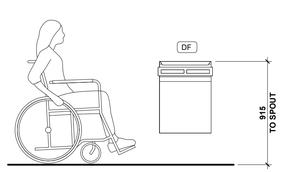
MECHANICAL/ELECTRICAL DEVICES
(REFER TO MECHANICAL & ELECTRICAL DRAWINGS)



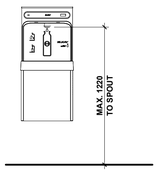
FIRE DEVICES
(REFER TO ELECTRICAL & MECHANICAL DRAWINGS, ARCHITECTURAL PLANS)



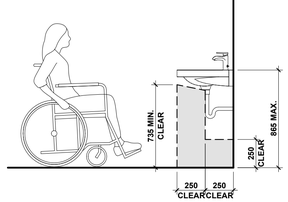
TYPICAL CLASSROOM ENTRY DEVICES
(REFER TO ELECTRICAL & MECHANICAL DRAWINGS, ARCHITECTURAL PLANS)



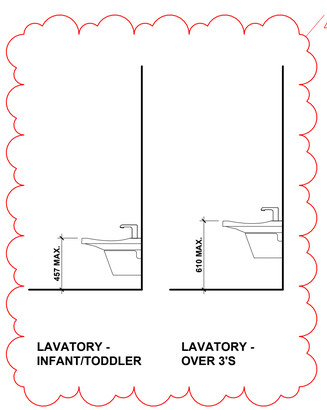
ACCESSIBLE WATER FOUNTAIN



WATER BOTTLE FILLER

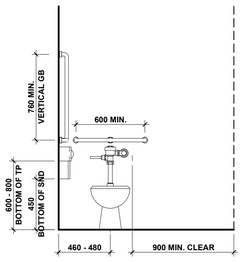


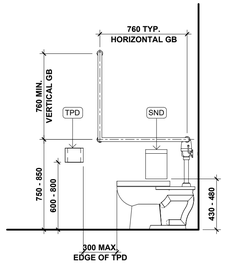
VANITY - ACCESSIBLE



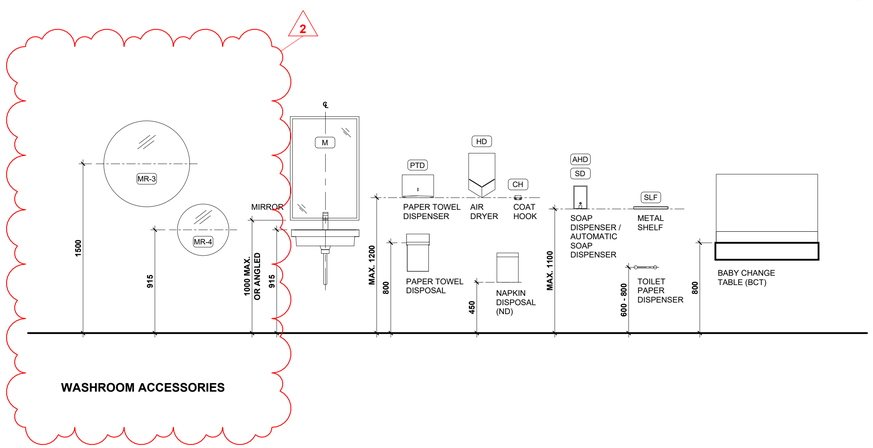
LAVATORY - INFANT/TODDLER

LAVATORY - OVER 3'S





ACCESSIBLE BATHROOM FIXTURES & ACCESSORIES



WASHROOM ACCESSORIES

GENERAL NOTES

PROVIDE BLOCKING AT ALL WALL HUNG EQUIPMENT, ACCESSORIES, FIXTURES, GRAB BARS, TYP.

studioHuB architects

1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.08.02	ISSUED FOR TENDER
2	2024.08.29	ADDENDUM #2

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

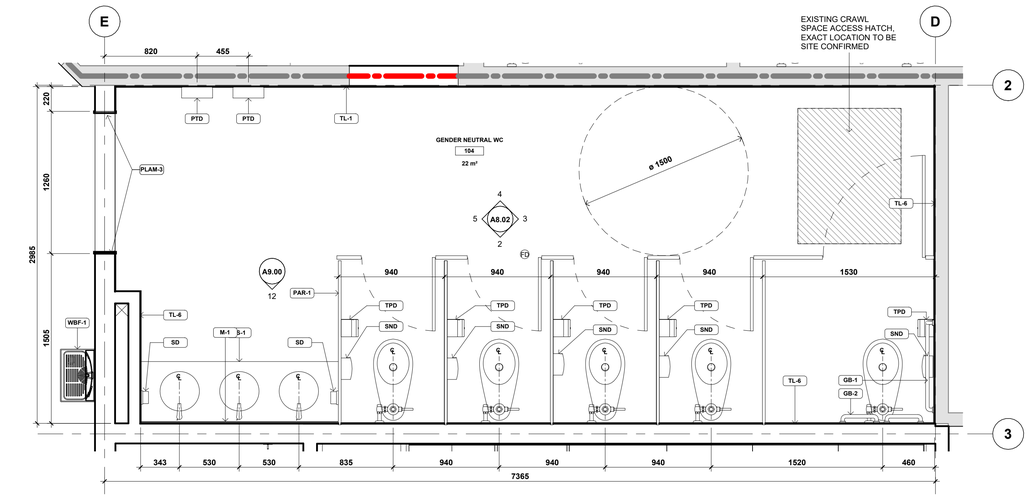
11475 126A St, Surrey, BC V3V 5G8

TYPICAL MOUNTING HEIGHTS

A8.01

Scale: 1 : 25

Plot Date: 8/29/2024 3:59:22 PM



1 / A8.00 **RM 104 GENDER NEUTRAL WC - ENLARGED PLAN**
PLAN DETAIL 1 : 25

2 / A8.02 **RM 104 GENDER NEUTRAL WC - EAST**
1 : 25

3 / A8.02 **RM 104 GENDER NEUTRAL WC - NORTH**
1 : 25

4 / A8.02 **RM 104 GENDER NEUTRAL WC - WEST**
1 : 25

5 / A8.02 **RM 104 GENDER NEUTRAL WC - SOUTH**
1 : 25

INTERIOR ELEVATIONS GENERAL NOTES

1. ALL COUNTERS, PRESSES AND SHELVES SHALL BE **PLAM-1** U.N.O.
2. ALL WALLS TO BE PAINTED PT-1 U.N.O.
3. ALL WALL BASE 100mm U.N.O.
4. ALL WALL BASE RB-1 U.N.O.
5. REFER TO A8.00 FOR TYPICAL MOUNTING HEIGHTS
6. REFER TO A900+ FOR MILLWORK DETAILS
7. WALL TILE TO THE HEIGHT OF DOOR FRAME, U.N.O.
8. PROVIDE FILLER PANELS AT MILLWORK CABINETS AS REQUIRED
9. ALL TILES SHORT OF CEILING TO RECEIVE SCHLUTER TERMINATION TRIM
10. ALIGN ALL TOP OF WHITEBOARDS/TACKBOARDS WITH TOP OF DOOR FRAME, U.N.O.
11. APPLIANCES TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR AS PER SPECIFICATIONS.
12. ALL COMBUSTIBLE INTERIOR FINISHES TO MEET THE REQUIREMENTS OF BCBC 2018 3.1.5.12
13. GENERAL CONTRACTOR TO LOCATE AND PROVIDE FOR ALL ACCESS HATACHES AS REQUIRED, NOT LIMITED TO THE ACCESS HATCHES SHOWN ON DRAWINGS
14. ALL EXPOSED DUCTS & PIPES TO BE PAINTED WHITE U.N.O
15. ALL EXPOSED CORNERS TO RECIEVE STAINLESS STEEL CORNER GUARDS @ 1220mm A.F.F. TYP.

MATERIAL LEGEND

REFER TO SPECIFICATION BOOK FOR DETAILS

CO-#	CONCRETE FINISH - SEALED
AP-#	ACOUSTIC WALL PANEL
PLAM-#	PLASTIC LAMINATE
PTD-#	PAINT
RB-#	RUBBER BASE
CB-#	COVE BASE
TL-#	TILE
WS-#	WOOD SLAT
WP-#	WALL PROTECTION - MDF
PAR-#	PARTITIOM
CG	STAINLESS STEEL CORNER GUARD

MILLWORK LEGEND

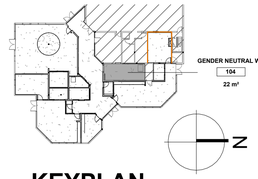
REFER TO A900 SERIES FOR MILLWORK DETAILS

PLAM-#	PLASTIC LAMINATE
SS-#	SOLID SURFACE

WASHROOM ACCESSORIES LEGEND

REFER TO SPECIFICATION BOOK FOR DETAILS

TPD	TOILET PAPER DISPENSER
PTD	PAPER TOWEL DISPENSER
SD	SOAP DISPENSER
AHD	AUTOMATIC HAND SOAP DISPENSER
M	MIRROR
HD	HAND DRYER
BCT	BABY CHANGING TABLE
SND	SANITARY NAPKIN DISPOSAL BINS
PT	PAPER TOWEL DISPENSER
GB	GRAB BARS
SLF	SHELF
MH	MOP HOLDER



KEYPLAN

studioHuB architects

1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.03.07	ISSUED FOR BUILDING PERMIT
2	2024.08.02	ISSUED FOR TENDER
3	2024.08.15	ADDENDUM #1
4	2024.08.29	ADDENDUM #2

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

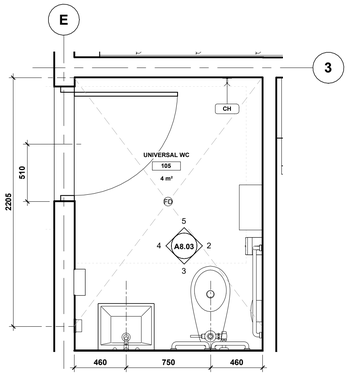
11475 126A St, Surrey, BC V3V 5G8

INTERIOR ELEVATIONS

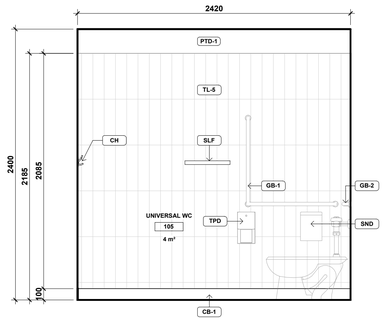
A8.02

Scale: As indicated

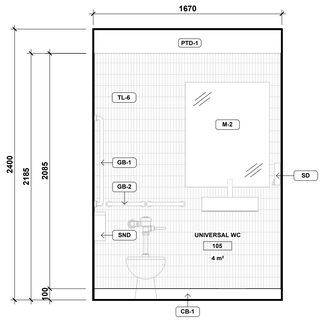
Plot Date: 8/29/2024 3:59:25 PM



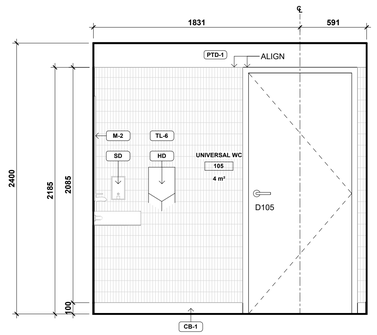
1 A8.00 **RM 105 UNIVERSAL WC - ENLARGED PLAN**
PLAN DETAIL 1 : 25



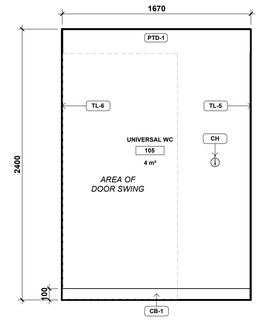
2 A8.03 **RM 105 UNIVERSAL WC - NORTH**
1 : 25



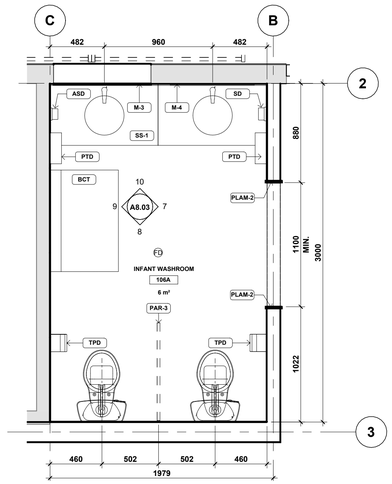
3 A8.03 **RM 105 UNIVERSAL WC - EAST**
1 : 25



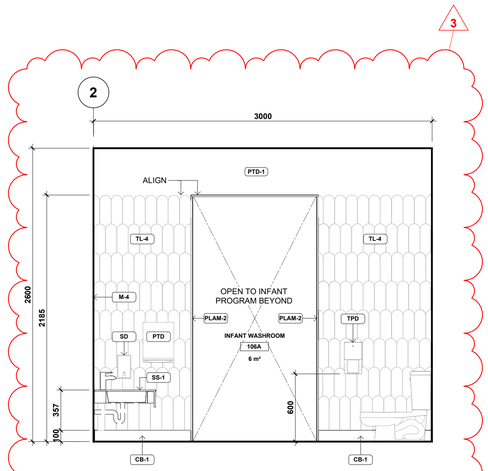
4 A8.03 **RM 105 UNIVERSAL WC - SOUTH**
1 : 25



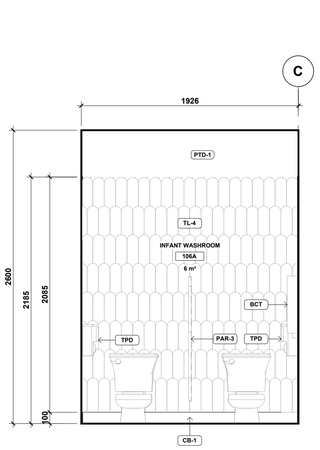
5 A8.03 **RM 105 UNIVERSAL WC - WEST**
1 : 25



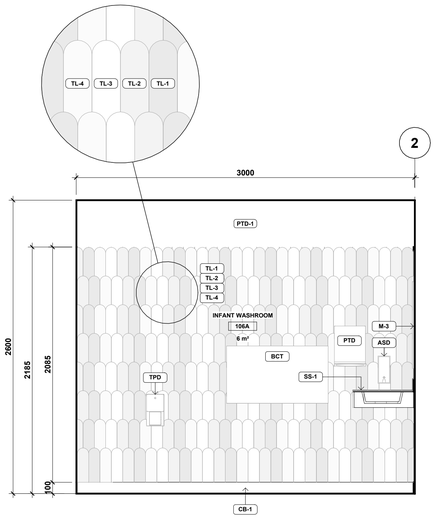
6 A8.00 **RM 106A INFANT WC - ENLARGED PLAN**
PLAN DETAIL 1 : 25



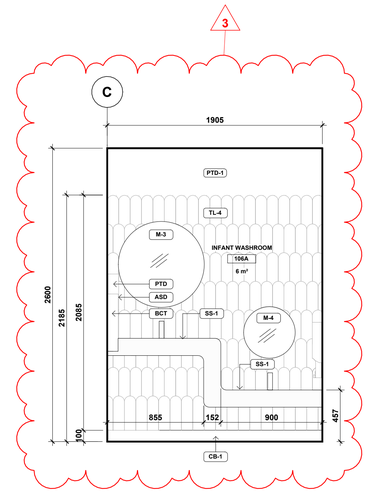
7 A8.03 **RM 106A INFANT WC - NORTH**
1 : 25



8 A8.03 **RM 106A INFANT WC - EAST**
1 : 25



9 A8.03 **RM 106A INFANT WC - SOUTH**
1 : 25



10 A8.03 **RM 106A INFANT WC - WEST**
1 : 25

INTERIOR ELEVATIONS GENERAL NOTES

1. ALL COUNTERS, PRESSES AND SHELVES SHALL BE **PLAM-1** U.N.O.
2. ALL WALLS TO BE PAINTED PT-1 U.N.O.
3. ALL WALL BASE 100mm U.N.O.
4. ALL WALL BASE RB-1 U.N.O.
5. REFER TO A8.00 FOR TYPICAL MOUNTING HEIGHTS
6. REFER TO A900+ FOR MILLWORK DETAILS
7. WALL TILE TO THE HEIGHT OF DOOR FRAME, U.N.O.
8. PROVIDE FILLER PANELS AT MILLWORK CABINETS AS REQUIRED
9. ALL TILES SHORT OF CEILING TO RECEIVE SCHLUTER TERMINATION TRIM
10. ALIGN ALL TOP OF WHITEBOARDS/TACKBOARDS WITH TOP OF DOOR FRAME, U.N.O.
11. APPLIANCES TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR AS PER SPECIFICATIONS.
12. ALL COMBUSTIBLE INTERIOR FINISHES TO MEET THE REQUIREMENTS OF BCBC 2018 3.1.5.12
13. GENERAL CONTRACTOR TO LOCATE AND PROVIDE FOR ALL ACCESS HATACHES AS REQUIRED, NOT LIMITED TO THE ACCESS HATCHES SHOWN ON DRAWINGS
14. ALL EXPOSED DUCTS & PIPES TO BE PAINTED WHITE U.N.O
15. ALL EXPOSED CORNERS TO RECIEVE STAINLESS STEEL CORNER GUARDS @ 1220mm A.F.F, TYP.

MATERIAL LEGEND

REFER TO SPECIFICATION BOOK FOR DETAILS

CO-#	CONCRETE FINISH - SEALED
AP-#	ACOUSTIC WALL PANEL
PLAM-#	PLASTIC LAMINATE
PTD-#	PAINT
RB-#	RUBBER BASE
CB-#	COVE BASE
TL-#	TILE
WS-#	WOOD SLAT
WP-#	WALL PROTECTION - MDF
PAR-#	PARTITIOM
CG	STAINLESS STEEL CORNER GUARD

MILLWORK LEGEND

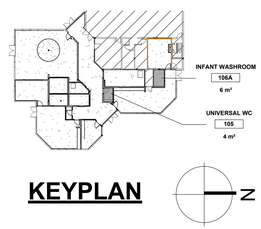
REFER TO A900 SERIES FOR MILLWORK DETAILS

PLAM-#	PLASTIC LAMINATE
SS-#	SOLID SURFACE

WASHROOM ACCESSORIES LEGEND

REFER TO SPECIFICATION BOOK FOR DETAILS

TPD	TOILET PAPER DISPENSER
PTD	PAPER TOWEL DISPENSER
SD	SOAP DISPENSER
AHD	AUTOMATIC HAND SOAP DISPENSER
M	MIRROR
HD	HAND DRYER
BCT	BABY CHANGING TABLE
SND	SANITARY NAPKIN DISPOSAL BINS
PT	PAPER TOWEL DISPENSER
GB	GRAB BARS
SLF	SHELF
MH	MOP HOLDER



KEYPLAN

N

studioHuB architects

1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.03.07	ISSUED FOR BUILDING PERMIT
2	2024.08.02	ISSUED FOR TENDER
3	2024.08.29	ADDENDUM #2

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

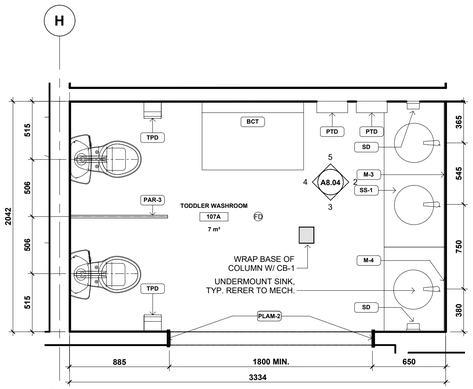
11475 126A St, Surrey, BC V3V 5G8

INTERIOR ELEVATIONS

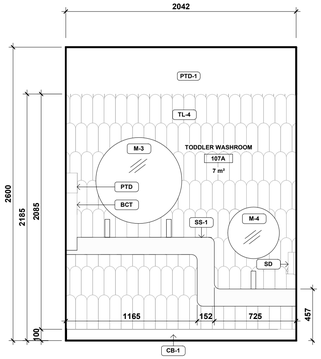
A8.03

Scale: 1:50

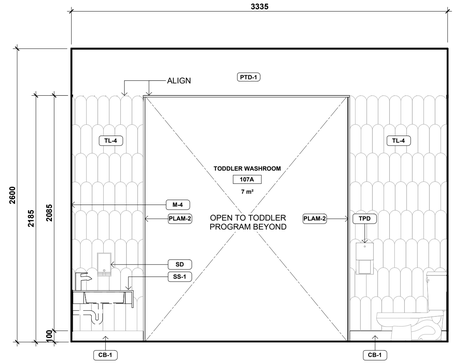
Plot Date: 8/29/2024 3:59:27 PM



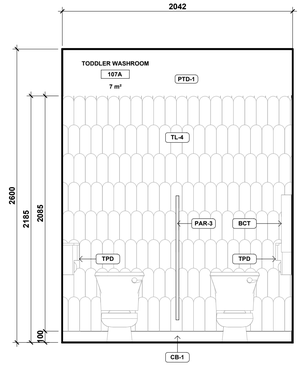
1 A8.00 **RM 107A TODDLER WC - ENLARGED PLAN**
PLAN DETAIL 1 : 25



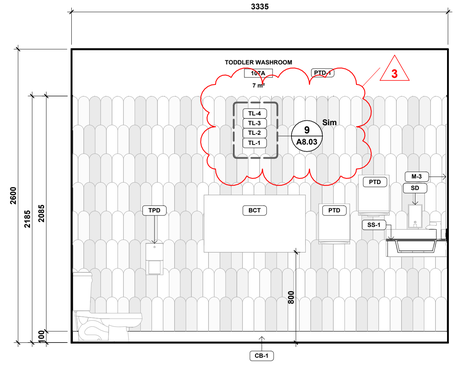
2 A8.04 **RM 107A TODDLER WC - NORTH**
1 : 25



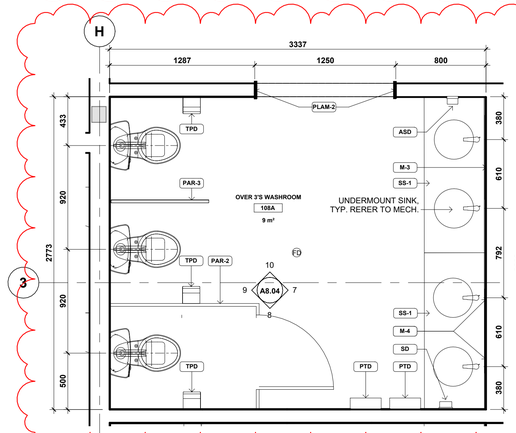
3 A8.04 **RM 107A TODDLER WC - EAST**
1 : 25



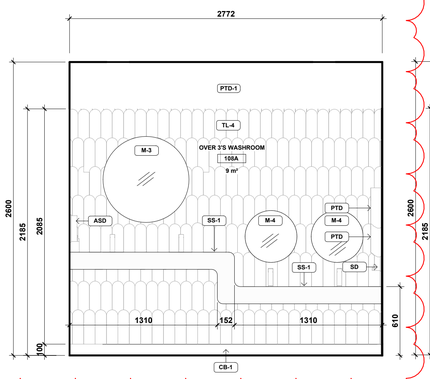
4 A8.04 **RM 107A TODDLER WC - SOUTH**
1 : 25



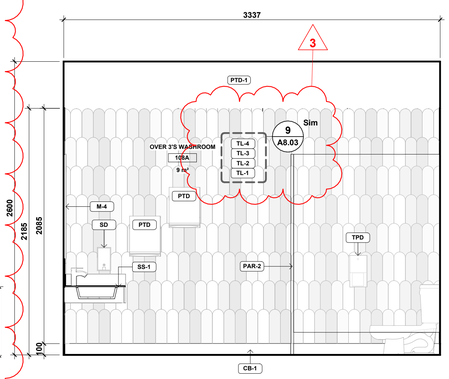
5 A8.04 **RM 107A TODDLER WC - WEST**
1 : 25



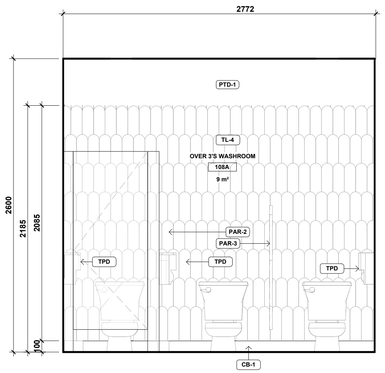
6 A8.00 **RM 108A OVER 3'S WC - ENLARGED PLAN**
PLAN DETAIL 1 : 25



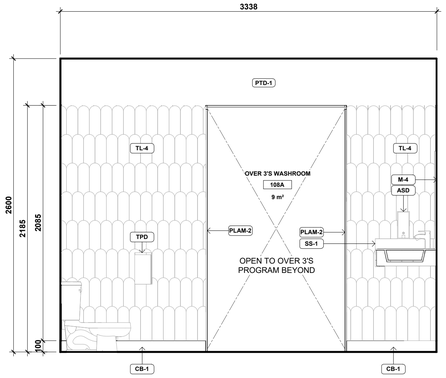
7 A8.04 **RM 108A OVER 3'S WC - NORTH**
1 : 25



8 A8.04 **RM 108A OVER 3'S WC - EAST**
1 : 25



9 A8.04 **RM 108A OVER 3'S WC - SOUTH**
1 : 25



10 A8.04 **RM 108A OVER 3'S WC - WEST**
1 : 25

INTERIOR ELEVATIONS GENERAL NOTES

1. ALL COUNTERS, PRESSES AND SHELVES SHALL BE **PLAM-1** U.N.O.
2. ALL WALLS TO BE PAINTED PT-1 U.N.O.
3. ALL WALL BASE 100mm U.N.O.
4. ALL WALL BASE RB-1 U.N.O.
5. REFER TO A8.00 FOR TYPICAL MOUNTING HEIGHTS
6. REFER TO A900+ FOR MILLWORK DETAILS
7. WALL TILE TO THE HEIGHT OF DOOR FRAME, U.N.O.
8. PROVIDE FILLER PANELS AT MILLWORK CABINETS AS REQUIRED
9. ALL TILES SHORT OF CEILING TO RECEIVE SCHLUTER TERMINATION TRIM
10. ALIGN ALL TOP OF WHITEBOARDS/TACKBOARDS WITH TOP OF DOOR FRAME, U.N.O.
11. APPLIANCES TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR AS PER SPECIFICATIONS.
12. ALL COMBUSTIBLE INTERIOR FINISHES TO MEET THE REQUIREMENTS OF BCBC 2018 3.1.5.12
13. GENERAL CONTRACTOR TO LOCATE AND PROVIDE FOR ALL ACCESS HATACHES AS REQUIRED, NOT LIMITED TO THE ACCESS HATCHES SHOWN ON DRAWINGS
14. ALL EXPOSED DUCTS & PIPES TO BE PAINTED WHITE U.N.O
15. ALL EXPOSED CORNERS TO RECIEVE STAINLESS STEEL CORNER GUARDS @ 1220mm A.F.F, TYP.

MATERIAL LEGEND

REFER TO SPECIFICATION BOOK FOR DETAILS

CO-#	CONCRETE FINISH - SEALED
AP-#	ACOUSTIC WALL PANEL
PLAM-#	PLASTIC LAMINATE
PTD-#	PAINT
RB-#	RUBBER BASE
CB-#	COVE BASE
TL-#	TILE
WS-#	WOOD SLAT
WP-#	WALL PROTECTION - MDF
PAR-#	PARTITIOM
CG	STAINLESS STEEL CORNER GUARD

MILLWORK LEGEND

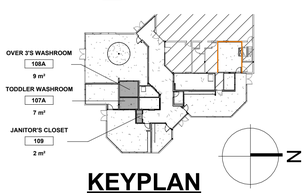
REFER TO A900 SERIES FOR MILLWORK DETAILS

PLAM-#	PLASTIC LAMINATE
SS-#	SOLID SURFACE

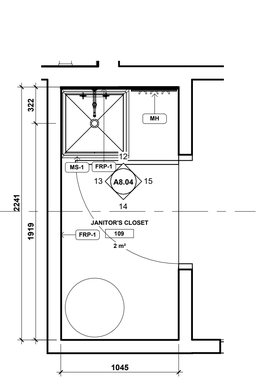
WASHROOM ACCESSORIES LEGEND

REFER TO SPECIFICATION BOOK FOR DETAILS

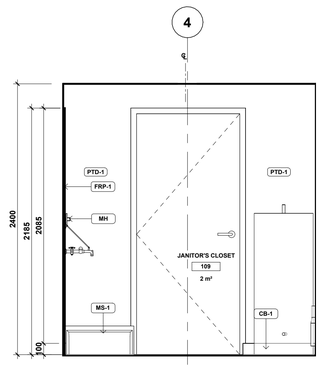
TPD	TOILET PAPER DISPENSER
PTD	PAPER TOWEL DISPENSER
SD	SOAP DISPENSER
AHD	AUTOMATIC HAND SOAP DISPENSER
M	MIRROR
HD	HAND DRYER
BCT	BABY CHANGING TABLE
SND	SANITARY NAPKIN DISPOSAL BINS
PT	PAPER TOWEL DISPENSER
GB	GRAB BARS
SLF	SHELF
MH	MOP HOLDER



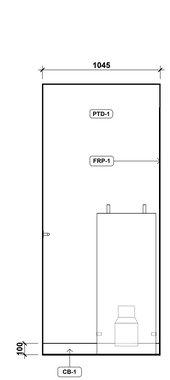
KEYPLAN



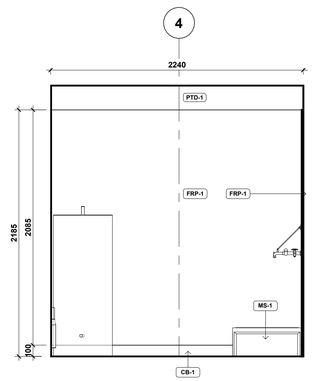
11 A8.00 **RM 109 JANITOR'S ENLARGED PLAN**
PLAN DETAIL 1 : 25



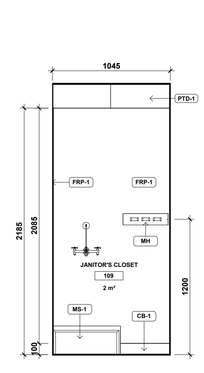
15 A8.04 **RM 109 JANITORS CLOSET - NORTH**
1 : 25



14 A8.04 **RM 109 JANITOR'S - EAST**
1 : 25



13 A8.04 **RM 109 JANITOR'S - SOUTH**
1 : 25



12 A8.04 **RM 109 JANITOR'S - WEST**
1 : 25

studioHuB architects

1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.08.02	ISSUED FOR TENDER
2	2024.08.15	ADDENDUM #1
3	2024.08.29	ADDENDUM #2

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

11475 126A St, Surrey, BC V3V 5G8

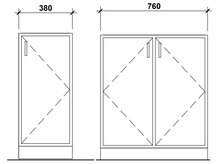
INTERIOR ELEVATIONS

A8.04

Scale: 1:50

Plot Date: 8/29/2024 3:59:31 PM

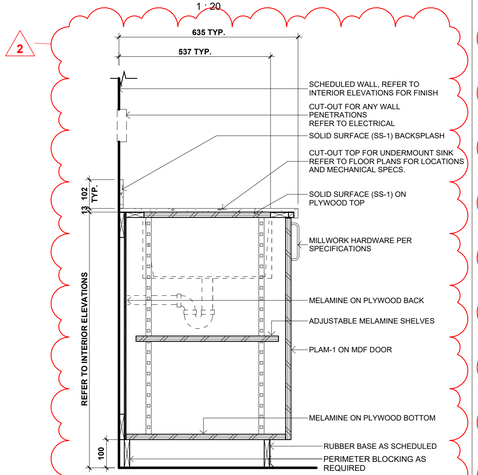
B1, B2 BASE UNIT - SINGLE, DOUBLE DOORS



VARIATIONS	
B2a:	600W
B2b:	660W
B2c:	865W

OR AS WIDTH REQUIRED FOR SINK

B1 / B2 Elevation
1 : 20

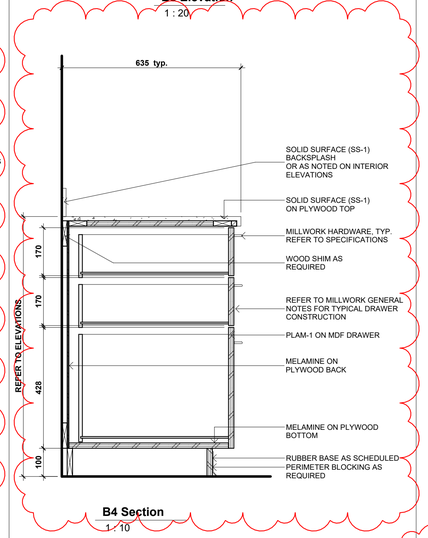


B1 / B2 SECTION
1 : 10

B3 BASE 3 DRAWER UNIT - COUNTER HEIGHT

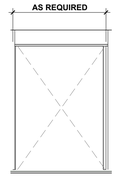
VARIATIONS:	
B3a:	610W
B3b:	450W
B3c:	750W

B3 Elevation
1 : 20

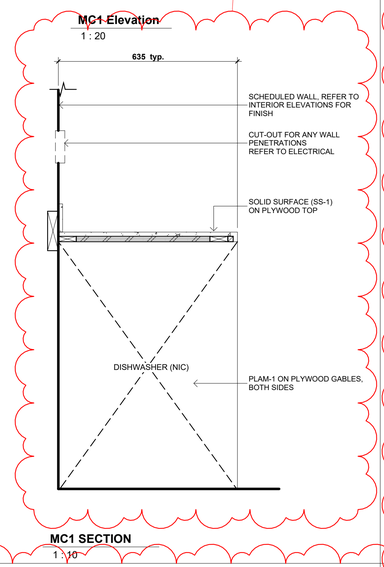


B4 Section
1 : 10

MC1 COUNTER AT DISHWASHER

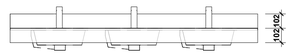


MC1 Elevation
1 : 20

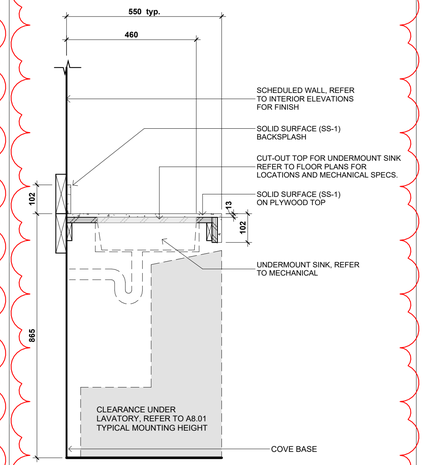


MC1 SECTION
1 : 10

MC2 COUNTER IN GENDER NEUTRAL WASHROOM

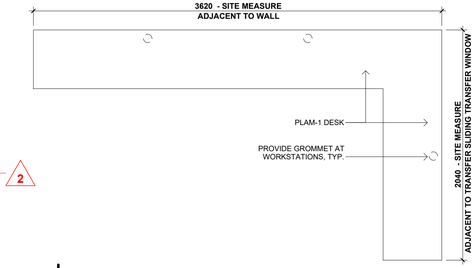


MC2 ELEVATION
1 : 20

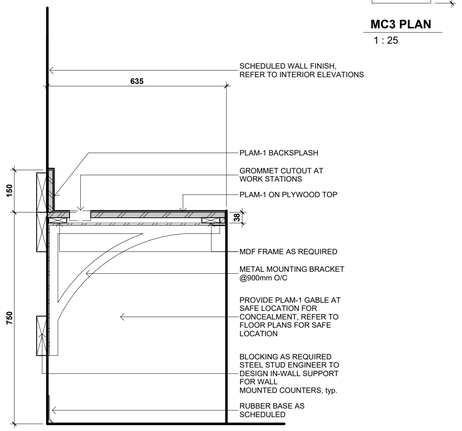


MC2 SECTION
1 : 10

MC3 MFS STAFF DINING COUNTER

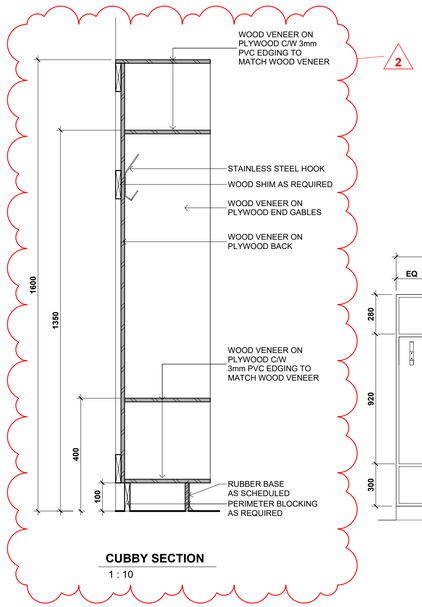


MC3 PLAN
1 : 25

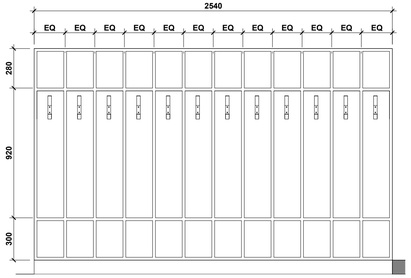


MC3 SECTION
1 : 10

CU1 CUBBY - EXISTING CORRIDOR AND INFANTS PROGRAM

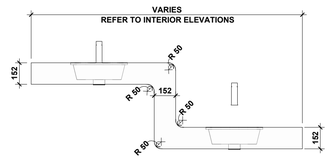


CUBBY SECTION
1 : 10



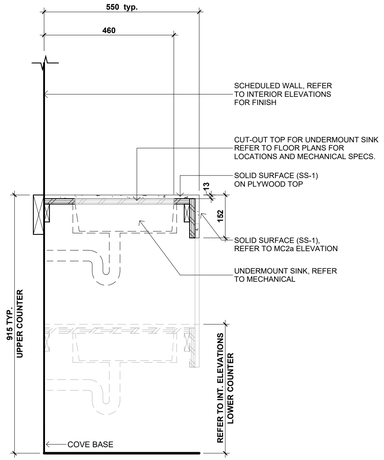
CUBBY ELEVATION
1 : 20

MC2a COUNTER IN INFANT, TODDLER, AND OVER 3's WASHROOMS

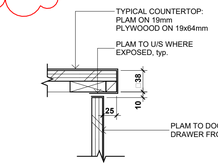


MC2a ELEVATION
1 : 20

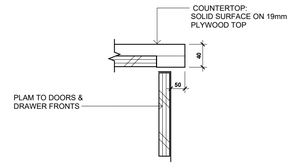
NOTE:
INFANT, TODDLER AND OVER 3's WASHROOM COUNTER HAVE DIFFERENT LENGTH & HEIGHT



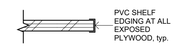
MC2a SECTION
1 : 10



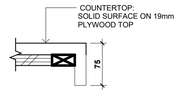
PLAM COUNTERTOP - TYPICAL



SOLID SURAFCE COUNTERTOP - KITCHENETTE



EDGE OF EXPOSED PLYWOOD - TYPICAL



SOLID SURAFCE COUNTERTOP - WASHROOM

EDGE OF COUNTERTOP - TYP.
1 : 5

MILLWORK GENERAL NOTES

A. CONFIRM AND VERIFY ALL DIMENSIONS ON SITE

B. PROVIDE ADEQUATE BLOCKING IN WALL TO AWMAC STANDARDS

C. REFER TO INTERIOR ELEVATIONS FOR FINISHES/COLOR. ALL EXPOSED WOOD VENEER EDGES TO BE C/W PVC EDGING

D. RUBBER BASE FOR ALL MILLWORK BASES, UNLESS AS NOTED ON INTERIOR ELEVATIONS

E. REFER TO SPECIFICATIONS FOR ALL HARDWARE

F. FOR BASE UNIT WITH SINK, REFER TO FLOOR PLAN FOR LOCATION, COORDINATE MILLWORK DIMENSION WITH SINK SIZE, COORDINATE WITH PLUMBING & MECHANICAL

G. FOR UNIT WITH DISHWASHER, SEE FLOOR PLAN FOR LOCATION. CONFIRM DIMENSIONS OF APPLIANCES PRIOR TO FABRICATION OF UNITS

H. UPPER WALL UNIT ALIGN TOP WITH DOOR FRAME, OR AS SHOWN IN INTERIOR ELEVATION

I. TYPICAL DRAWER CONSTRUCTION:
   a. PLAM ON 19mm PLYWOOD FRONT
   b. 12mm SIDES & BACK

I. TYPICAL END ELEVATION FOR BASE UNIT:
   a. PROVIDE ADEQUATE FILLER TO ALLOW DOORS TO OPEN 90deg., FINISH TO MATCH DOOR FRONTS AND FLUSH WITH DOOR FRONTS

J. TYPICAL WHEN END BASE CABINET IS NOT ABUTTING A WALL:
   a. PROVIDE FINISHED END GABLE, WRAP RUBBER BASE WHERE APPLICABLE

studioHuB architects

1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.08.02	ISSUED FOR TENDER
2	2024.08.29	ADDENDUM #2

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

11475 126A St, Surrey, BC V3V 5G8

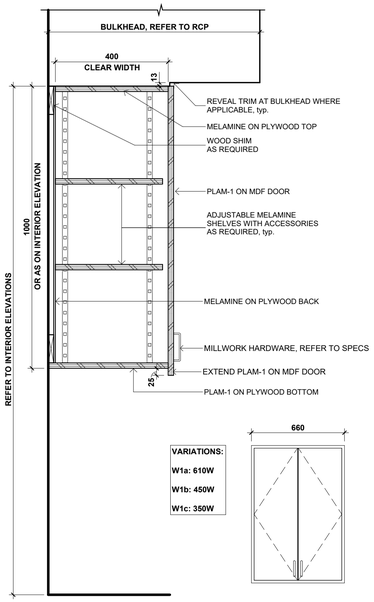
MILLWORK DETAILS

A9.00

Scale: As indicated

Plot Date: 8/29/2024 3:59:32 PM

W1,W2 WALL UNIT - SINGLE, DOUBLE DOORS

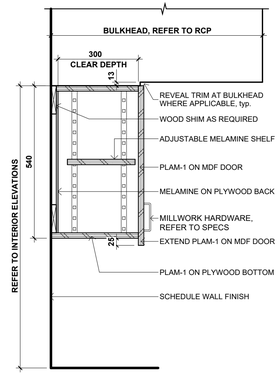


W1 / W2 SECTION
1 : 10

VARIATIONS:
W1a: 610W
W1b: 450W
W1c: 350W

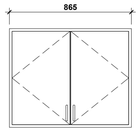
W1 / W2 Elevation
1 : 20

W3 WALL UNIT - ABOVE SINK



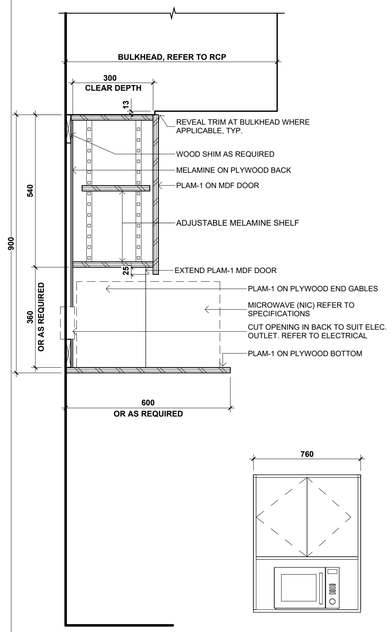
W3 SECTION
1 : 10

VARIATIONS:
W2a: 710W
W2b: 915W
W2c: 750W
W2d: 850W



W3 Elevation
1 : 20

W4 WALL UNIT - MICROWAVE



W4 SECTION
1 : 10

W4 Elevation
1 : 20

2

studioHuB architects

1725 West Third Avenue
Vancouver BC V6J 1K7
604 738 0201

Issued/Revisions

#	Date:	Issued:
1	2024.08.02	ISSUED FOR TENDER
2	2024.08.29	ADDENDUM #2

Metric

All dimensions are in millimeters, unless otherwise noted. Verify dimensions. Do not scale this drawing.

Report inconsistences and omissions to the consultant for clarification before commencing with the work.

Deviations from the contract documents without written approval from the consultant are subject to correction at the contractors expense.

Owner

City of Surrey

Consultants

Allester Engineering Ltd.
AME Group
AES Engineering Ltd.

Seal

Project No: **2315**

Bridgeview Metis Daycare

11475 126A St, Surrey, BC V3V 5G8

MILLWORK DETAILS

A9.01

Scale: As indicated

Plot Date: 8/29/2024 3:59:32 PM

Part 1 General

1.1 RELATED REQUIREMENTS

.1 Section 08 11 13 – Steel Doors and Frames

.2 Section 08 71 00 – Door Hardware

.3 Section 08 80 50 – Glazing

.4 Section 09 91 00 – Painting

1.2 REFERENCES

.1 American National Standards Institute (ANSI):

.1 ANSI A208.1-2009, Particleboard.

.2 ANSI/WDMA 1.S.1A-13, Industry Standard for Interior Architectural Wood Flush Doors.

.2 American Society for Testing and Materials International (ASTM):

.1 ASTM E413-16, Classification for Rating Sound Insulation.

.2 ASTM E1408-91 (2000), Standard Test Method for Laboratory Measurement of the Sound Transmission Loss of Door Panels and Door Systems (Withdrawn 2009),

.3 Architectural Woodwork Manufacturers Association of Canada (AWMAC):

.1 North American Architectural Woodwork Standards (NAAWS), Most Recent Edition.

.4 Canadian Hardwood Plywood and Veneer Association (CHPVA):

.1 CHPA Official Grading Rules for Rotary Cut Face Veneers.

.5 Canadian Standards Association (CSA International):

.1 CSA O115-M1982(R2001), Hardwood and Decorative Plywood.

.2 CSA O112.2 Series-90 (R1998) Wood Flush Doors.

.3 CSA O132.4-M1980 (R1998), Hinged Exterior Wood Door Frames

.6 UL Environmental Choice Program (ECP):

.1 UL 2761 (formerly CCD-045) 2011, Sealants and Caulking Compounds.

.2 UL 2762 (formerly CCD-046), Adhesives.

.7 National Lumber Grades Authority (NLGA):

.1 NLGA Standard Grading Rules for Canadian Lumber (Aug. 1 2017 Edition).

.8 National Fire Protection Association (NFPA):

.1 NFPA (Fire) 105, Standard for Smoke Door Assemblies and other Opening Protectives, 2019 Edition.

1.3 ACTION SUBMITTALS / INFORMATIONAL SUBMITTALS

.1 Submit product data in accordance with Section 01 33 00 – Submittal Procedures.

.1 Submit manufacturer's printed product literature, specifications and data sheet.

.2 Submit two copies of WHMIS SDS - Safety Data Sheets. Indicate VOC's:

.1 For caulking materials during application and curing.

.2 For door materials and adhesives.

.2 Submit shop drawings in accordance with Section 01 33 00 – Submittal Procedures.

.1 Show construction and materials used in cores, size and species of edge strip, thickness and species of cross-banding, and thickness and species of face veneer.

.2 Show details of openings and mouldings for glazing.

.3 Indicate locations, door handing, sizes and types of all doors to be supplied reference to the Door and Hardware Schedule.

.4 Indicate elevation of each kind of door, details of construction, location and extent of hardware blocking, jointing, anchors, requirements for factory finishing and other pertinent data.

.5 Provide details of perimeter and interface conditions.

.6 Include finishing specifications for doors to receive factory-applied finish.

.7 Include certifications as might be required to show compliance with specifications.

.3 Submit samples in accordance with Section 01 33 00 – Submittal Procedures.

.1 Submit one 300 x 300 mm corner sample of each type wood door to Consultant for approval.

.2 Show door construction, core, and faces.

1.4 QUALITY ASSURANCE

.1 Fabricate doors in accordance with the NAAWS, Section 9 - Doors, Premium grade.

.2 Qualifications

.1 Manufacturer Qualification: Manufacturer should work up to the standards of AWMAC.

.3 Certifications:

.1 Product certificates signed by manufacturer certifying materials comply with specified performance characteristics and criteria and physical requirements.

.4 Preconstruction Testing:

.1 Certified test reports showing compliance with specified performance characteristics and physical properties.

.5 Guarantee and Inspection Service (GIS)

.1 Architectural Woodwork Standards (NAAWS) published by the Architectural Woodwork Manufacturers Association of Canada, together with authorized additions and amendments will be used as a reference standard and shall form part of this project specification. Where

differences occur between the drawings and specifications requirements and the NAAWS, the more restrictive requirement shall prevail.

.

1.5 DELIVERY, STORAGE, AND HANDLING

.1 Delivery and Acceptance Requirements:

.1 Deliver doors and panels to minimize storage on site and when site conditions conform to requirements for storage.

.2 Inspect frames on delivery for damage, and notify shipper and supplier if damage is found. Minor damages may be repaired provided refinished items match new work and are acceptable to Consultant. Remove and replace damaged items that cannot be repaired as directed.

.2 Storage and Protection:

.1 Store and handle doors and panels in accordance with NAAWS requirements, and as follows:

.1 Protect doors from dampness. Arrange for delivery after work causing abnormal humidity has been completed.

.2 Store doors in well ventilated room, off floor, in accordance with manufacturer's recommendations.

.3 Protect doors from scratches, handling marks and other damage.

.4 Store doors away from direct sunlight.

.3 Packaging Waste Management

.1 Separate and recycle waste materials in accordance with Section 01 74 19 – Sustainable Design Construction Waste Management.

1.6 WARRANTY

.1 Provide warranty issued in the name of the Owner stating that doors are warranted against defects in materials and workmanship for the life of the original installation.

.2 Warranty to include coverage for reasonable amount to remove, replace, refinish, and re-hang doors that do not meet accepted NAAWS tolerances.

.3 Provide two year warranty to match AWMAC GIS Guarantee from date of Ready for Takeover.

Part 2 Products

2.1 SMOKE CONTROL WOOD DOORS

.1 Doors complying with NFPA 105.

2.2 FLUSH SOLID CORE DOORS

.1 Flush wood doors: solid core to NAAWS Standard.

.2 Dry lumber to an average moisture content of between 6 and 12% maximum at time of manufacture.

.3 Construction:

.1 Solid particleboard core having minimum density of 449 kg/m^3 in accordance with ANSI A208.1 and as follows:

.1 Stiles and Rails: Structural Composite Lumber (SCL) bonded to core to NAAWS Manual standards and as follows:

.1 Side Stiles: SCL with 16 mm hardwood edge, to match face veneers; no finger jointed materials permitted.

.2 Top and Bottom Rails: SCL with 16 mm soft wood cap.

.2 Reinforcement: with wood lock blocks.

.3 Construction: 5-ply.

.4 Use: interior.

.2 Edges: Solid lumber matching face veneer.

.3 Door cores to be fully bonded and abrasive planed or sanded prior to laminating faces to core materials.

.4 Door Thickness: 45 mm overall.

.4 Duty Rating: Extra Heavy Performance Grade in accordance with WDMA I.S. 1-A.

.1 NAAWS Edge Type A-Solid Wood Edge Band; veneer and crossband edges show.

.5 Face Panels:

.1 Decorative Wood Veneer: NAAWS quality grade and hardwood species, supplied from same source, clear and bright in colour with minimum of pin knots, mineral or sugar streaks, no open defects, heartwood, or wild grain, and minimal colour variation between flitches, meeting the requirements for Hardwood Plywood Veneer Association (HPVA) quality grade and hardwood species as indicated.

.1 Grade: Premium, with Grade A faces.

.2 Species: Raw Birch with no grain to match with PLAM 1: Formica Raw Birch Natural Grain 8910-NG.

.3 Cut: Rotary cut.

.4 Match between Veneer Leaves: Book match, center balanced. Double doors to be “pair matched”.

.5 Finish: Factory finished as indicated below for ~~whitewash~~ clear finish.

.6 Minimum Thickness: 0.50 mm.

.7 Paired doors to have matching veneer pattern for uniform appearance.

2.3 Fire rated doors – Type D

.1 Lynden Door CD45AG FSC HPDL FD45-5 or alternate product approved by consultant. HPDL to match PLAM-1.

2.4 ACCESSORIES

.1 Adhesive: Type I (waterproof)

.2 Metal Door Frames: Refer to Section 08 11 13 – Steel Doors and Frames.

2.5 FABRICATION

.1 Fabricate doors in accordance with NAAWS section 9.

.2 Vertical edge strips to match face veneer.

.3 Seal top and bottom of doors to allow for cleaning and to prevent wicking of water.

.4 Doors shall be pre-fitted, bevelled and machined at the factory for all mortise hardware items as per templates and approved hardware schedules provided.

.5 Bevel vertical edges of single acting doors 3 mm in 50 mm on lock side and 1.5 mm in 50 mm on hinge side.

.6 Radius vertical edges of double acting doors to 60 mm radius.

2.6 FINISHES

.1 Clear, in accordance with Section 09 91 00 – Painting.

Part 3 Execution

3.1 INSTALLATION

.1 Compliance: comply with manufacturer's written data, including product technical bulletins, product catalogue installation instructions, product carton installation instructions, and data sheets.

.2 Unwrap and protect doors in accordance with NAAWS.

.3 Install doors and hardware in accordance with manufacturer's printed instructions and NAAWS.

.4 Adjust hardware for correct function.

.5 Secure transom and side panels by means of stops, concealed fasteners or countersunk screws concealed by means of wood plugs matching panel in grain and colour.

.6 Install smoke-control doors according to NFPA 105.

3.2 ADJUSTMENT

.1 Re-adjust doors and hardware just prior to completion of building to function freely and properly.

3.3 CLEANING

.1 Perform cleaning as soon as possible after installation to remove construction and accumulated environmental dirt.

.2 Remove traces of primer, caulking; clean doors and frames.

.3 Clean glass and glazing materials with approved non-abrasive cleaner.

.4 On completion of installation, remove surplus materials, rubbish, tools and equipment barriers.

END OF SECTION

Part 1 General

1.1 RELATED REQUIREMENTS

.1 Section 08 80 50 - Glazing

1.2 REFERENCES

.1 American National Standards Institute (ANSI):

.1 ANSI Z97.1-2015 (R2020), Safety Glazing Materials Used in Buildings - Safety Performance Specifications and Methods of Test.

.2 American Society for Testing and Materials (ASTM):

.1 ASTM D1004-21, Standard Test Method for Tear Resistance (Graves Tear) of Plastic Film and Sheeting.

.2 ASTM D3330/D3330M-04(2018), Standard Test Method for Peel Adhesion of Pressure-Sensitive Tape.

.3 ASTM E84-21, Standard Test Method for Surface Burning Characteristics of Building Materials.

.3 Consumer Product Safety Commission Publications (CPSC)/Code of Federal Regulations (CFR):

.1 CPSC, 16 CFR 1201 CAT I.

.2 CPSC, 16 CFR 1201 CAT II.

.4 General Services Administration (GSA):

.1 GSA-TS01-03, Test Method for Glazing and Window Systems Subject to Dynamic Overpressure Loadings.

.5 International Window Film Association (IWFA):

.1 IWFA Architectural Visual Inspection Standard Window Film.

.6 Underwriters Laboratories (UL):

.1 UL-972-2006, Burglary Resisting Glazing Material.

.7 Underwriters Laboratories of Canada (ULC):

.1 ULC 332, Standard for Burglary Resisting Material. (ULC-S332-1993(R1998))

1.3 ACTION SUBMITTALS / INFORMATIONAL SUBMITTALS

.1 Submit product data in accordance with Section 01 33 00 – Submittal Procedures:

.1 Submit WHMIS SDS - Safety Data Sheets in accordance with WHMIS acceptable to Labour Canada, and Health and Welfare Canada.

.2 Submit samples in accordance with Section 01 33 00 – Submittal Procedures:

.1 Submit one 500 x 500 mm sample of glazing film of each product colour specified.

1.4 CLOSEOUT SUBMITTALS

.1 Submit Closeout Submittals in accordance with Section 01 78 40 – Maintenance Requirements.

.1 Provide operation and maintenance data for window film for incorporation into manual specified in Section 01 78 40 – Maintenance Requirements.

.2 Follow manufacturers written instructions for care and maintenance of security and safety film.

.3 Use only cleaning solution recommended by manufacturer for regularly scheduled cleaning of security film.

1.5 QUALITY ASSURANCE

.1 Film installation Subcontractor to be factory approved and have a minimum of three years documented experience on not less than five similar installations.

.2 Comply with requirements of the International Window Film Association (IWFA).

.3 Use adequate numbers of skilled workmen, thoroughly trained and experienced in the installation of this film system.

1.6 DELIVERY, STORAGE, AND HANDLING

.1 Deliver, store and handle materials in accordance with section 01 61 00 - Common Product Requirements.

.2 Provide and maintain dry, off-ground weatherproof storage.

.3 Store rolls of film flat on cross supports. Do not stand rolls of film on end.

.4 Remove from storage, in quantities required for same day use.

.5 Store materials in accordance with manufacturers written instructions.

.6 Packaging Waste Management

.1 Separate and recycle waste materials in accordance with Section 01 74 19 – Sustainable Design Construction Waste Management.

1.7 WARRANTY

.1 Ensure warranty includes items as follows:

.1 Maintaining adhesion properties without blistering, bubbling or delaminating from glass surface.

.2 Maintaining appearance without discolouration.

.3 Removing, replace and reapply defective materials.

Part 2 Products

2.1 MATERIALS

.1 Translucent Glazing Film (FLM.01): decorative type, vinyl film, computer generated and cut, adhered to face of glass of glazed doors as mentioned in door schedule, center to top:

.1 Flammability: Surface burning characteristics when tested in accordance ASTM E84, demonstrating film applied to glass rated Class A for Interior Use:

.1 Flame Spread Index: no greater than 25.

.2 Smoke Developed Index: no greater than 55.

.2 Pattern: Pattern: UV Matte Frosted, SFWH60, white 60% opacity. Printed in reverse. Install on window face which receives the least amount of foot traffic. Confirm final pattern with Consultant prior to ordering.

.3 Colours and Pattern as selected by consultant.

.4 Acceptable Materials:

.1 Smartfilms

.2 Approved Substitution.

2.2 GLAZING FILM ACCESSORIES

.1 Adhesive: pressure sensitive acrylic adhesive system.

.2 Cleaners, primers and sealers: types as recommended by glazing film manufacturer.

Part 3 Execution

3.1 PREPARATION

.1 Clean glass before beginning installation using neutral cleaning solution.

.2 Ensure no deleterious material adheres to glass by scraping surface of glass using industrial razors.

.3 Ensure dust, grease, and chemical residue are removed from surface of glass before installation of film.

.4 Examine glass under natural daylight and identify cracks, blisters, bubbles, discolouration, edge defects or other anomalies that may cause film to delaminate or cause vision transparency or distortion problems. Report findings to Consultant.

.5 Before beginning Work, place absorbent material on window sill or at sash frame to absorb moisture accumulation generated by film application.

3.2 INSTALLATION

.1 Comply with glazing film manufacturer’s written installation instructions.

.2 Cut film edges straight and square.

.3 Ensure film is installed behind window stops.

.4 Cut edges 3 mm maximum from edge of glass sealing device in accordance with manufacturers written instructions.

.5 Apply and attach film to glass in accordance with manufacturer's written instructions.

.6 Splicing:

.1 Splice film only when glass is greater in width than film.

.2 Splice film only after receipt of written approval from Consultant.

.3 Use butt factory edges only.

.4 Install with no gaps or overlaps.

.7 Use only water and film slip solution on glass to facilitate positioning of film.

.8 Ensure removal of excess water from between film and glass.

.9 Remove left over material from work area and return work area to original condition.

3.3 SITE QUALITY CONTROL

.1 Installer’s Inspection: Visual Inspection: in accordance with IWFA – Architectural Visual Inspection Standard Window Film.

.2 Remove and replace film that continues to show blisters, bubbles, tears, scratches, edge defects or vision distortion in film when viewed under natural daylight from 2 m minimum after 30 day period.

3.4 CLEANING

.1 Follow manufacturer's recommendations and instructions for all cleaning procedures.

END OF SECTION

Addendum No. 3

Date Out:	September 4th, 2024
Project Name:	Bridgeview Metis Daycare
Project Number:	2315
Client:	City of Surrey
Attention:	Carlos Aller
Number of Pages:	2 pages

This addendum is issued after the tendering posting date but prior to start of construction. It is to revise the tender/contract documents, and as such is part of those documents; the value of all items shall be included in the tender. After acceptance of a tender, claims for cost will not be considered by reason of failure by the bidder to have read the addenda. It is the responsibility of the general contractor to distribute this addendum to all bidders.

Mechanical:

1.0 Refer to attached mechanical addendum#1.

Addendum No. 3

Date: August 30th, 2024
Sarah Bjornson Architect AIBC

The following addendum supersedes information contained in drawings and specifications issued for the project to the extent referenced. This Addendum forms part of the Tender Documents and is subject to all of the conditions set out in the contract conditions.

1. GENERAL NOTE:

1.1 Contractor to determine quantity of access panels as per site conditions.

2. DRAWINGS – MECHANICAL

2.1 Drawing No.: M200 – Plumbing Renovation Plan

.1 Revise: Toddlers water closet tagging

.1 Water closets in toddlers washrooms to be WC-3

.2 Revise: Lavatory Tagging

.1 LAV-3 to be revised to LAV-1

END OF MECHANICAL ADDENDUM NO. 1

Regards,

Wesley Quan

Mechanical Designer - Vancouver, BC

Attachment(s): *N/A*

PROFESSIONAL'S SEAL & SIGNATURE

March 18, 2024

CITY OF SURREY
Planning and Development, Civic Facilities
13450 - 104th Avenue
Surrey, BC V3T 1V8

Attention: Mr. Carlos Aller
Project Manager

Ref: PRE-PROJECT HAZARDOUS BUILDING MATERIALS SURVEY FOR THE PLANNED INTERIOR RENOVATION OF THE BRIDGEVIEW COMMUNITY CENTRE LOCATED AT 11475 - 126A STREET, SURREY, BC

1.0 INTRODUCTION

Astech Consultants Ltd. (Astech) was retained by City of Surrey to conduct a Pre-Project Hazardous Building Materials Survey and compile a detailed report on the presence and location of asbestos containing building materials, lead, polychlorinated biphenyls (PCBs), mercury, stored chemicals, and silica to be impacted by the planned interior renovation of the Bridgeview Community Centre located at 11475 - 126A Street, Surrey, BC. The subject areas of this report include rooms listed in Section 4.1 below.

Astech's survey and report format is designed specifically to satisfy the current applicable regulation from the Workers' Compensation Board of British Columbia (WCB) Occupational Health and Safety Regulation 20.112 regarding hazardous building material assessments by a Qualified Person for buildings and structures.

This survey was conducted on March 5 and 11, 2024 by Scott Price assisted by Jesse James of Astech. It must be emphasized that this survey was concerned exclusively with the subject areas of the building. The site survey was non-destructive in nature due to building occupancy. Also, inaccessible areas which would require the actual dismantling of substantial portions of the building in order to gain access were not investigated. No attempt was made to investigate other areas of the building, underground services, or the surrounding property. Therefore, if during work activities, other hazardous materials, asbestos containing materials, or potential asbestos containing materials not included in this report are discovered, work should immediately cease in the affected area. At that time, Astech should be contacted so that they can initiate immediate appropriate action so that there are no undue delays.

2.0 BUILDING DESCRIPTION

The subject building on site is described as a two-storey community centre building with attached gymnasium and faced with composite board siding. It is estimated that the building was originally constructed in the 1960's. The building is heated by rooftop air handling units. Documentation provided by Client (including Abatement Contractor Clearance Letter, Waste Manifest Forms, and photographs) determined that the interior of the building underwent an extensive hazardous materials abatement by Phoenix Enterprises Ltd. in 2012.

#101-Bldg.C-17802-66th Avenue
Cloverdale, BC, Canada V3S 7X1
Tel: 604-575-1122 Fax: 604-575-1152

3.0 METHODOLOGY

3.1 ASBESTOS CONTAINING MATERIALS

A visual inspection was undertaken in order to determine the type, location, and homogeneous nature of asbestos and potential asbestos containing building materials located at the subject renovation areas. During this inspection, eleven (11) bulk samples of potential asbestos containing materials were collected from specific locations of the building. The number of samples collected during this survey are in accordance with the guidelines established by the WCB in their 2020 publication Safe Work Practices for Handling Asbestos, and as indicated by actual site conditions. The samples collected were submitted for analysis at our in-house laboratory in accordance with the WCB Occupational Health and Safety Regulation, utilizing polarized light microscopy, and dispersion staining techniques. Results of laboratory analysis of the samples collected during this survey are attached.

3.2 LEAD FINISHES

A visual inspection was undertaken in order to determine the type and location of paints, primers, coatings, and/or glazing finishes suspected of containing lead at the subject renovation areas. During this inspection, nine (9) potential lead finishes were analyzed from specific locations of the building. The finishes were analyzed in accordance with US EPA methods and the requirements of the WCB Occupational Health and Safety Regulation. Results of the finishes analyzed during this survey are attached.

3.3 LEAD CONSTRUCTION MATERIALS, SOLID PCBs, MERCURY, STORED CHEMICALS, AND SILICA

A visual inspection was undertaken at the subject areas in order to determine the presence of:

- construction materials suspected of containing lead and other heavy metals,
- fluorescent and high intensity discharge (HID) light fixtures suspected of containing PCB ballasts or capacitors,
- thermostats, light tubes/bulbs, and associated equipment suspected of containing mercury,
- stored chemicals suspected of being toxic, flammable, or explosive, and
- building materials suspected of containing silica in crystalline and non-crystalline forms.

4.0 INSPECTION RESULTS

4.1 ASBESTOS CONTAINING MATERIALS

The visual inspection and/or analytical results determined that containing materials are located at the following specific locations:

BRIDGEVIEW COMMUNITY CENTRE - GROUND FLOOR (SUBJECT AREAS)

Lobby,
Multi-Purpose Room #1,
Multi-Purpose Room #2,
Reception Including Closet,
Small Office (Adjoining Reception),
Public Men and Women's Washroom, and
Janitor/Mechanical Room
- No asbestos materials observed.

Multi-Purpose Room #3 Including Closets,
Children's Washroom,
Kitchen,
Kitchen Prep Room,
Storage Room #2,
Water Main / Laundry Room, and
Wall Cavities and Ceiling Spaces
- No asbestos materials observed.

BRIDGEVIEW COMMUNITY CENTRE - SECOND FLOOR (SUBJECT AREAS)

Mechanical Room
- No asbestos materials observed.

4.2 LEAD

The visual inspection and/or laboratory analytical results determined the following at the subject areas (some of which is in a deteriorated condition and flaking):

INTERIOR (SUBJECT AREAS)
- dark grey glazing finish containing 264 parts per million (PPM) of **lead** was used on ceramic wall tiles,
- dark grey glazing finish containing 185 PPM of **lead** was used on ceramic floor tiles,
- grey glazing finish containing 175 PPM of **lead** was used on ceramic wall tiles,
- white glazing finish containing 170 PPM of **lead** was used on ceramic wall tiles,
- dark grey (with brown streaks) glazing finish containing 63 PPM of **lead** was used on ceramic floor tiles,
- dark grey paint containing 62 PPM of **lead** was used on metal surfaces,
- white paint containing 11 PPM of **lead** was used on gypsum board surfaces, and
- grey paint containing less than 8 PPM of **lead** was used on gypsum board surfaces.

4.3 PCBs

The visual inspection determined that there are ninety-one (91) newer fluorescent light fixtures at the subject areas not suspected of having PCB containing ballasts.

4.4 MERCURY

The visual inspection determined that there are no wall mounted thermostats at the subject areas that contain mercury. However, there are numerous fluorescent light tubes at the subject areas that contain mercury.

4.5 STORED CHEMICALS AND OTHER HAZARDOUS MATERIALS

The following list of materials were present in and around the subject areas at time of inspection (including items likely to be retained by current occupants):

- several containers of cleaners,
- several door closers bearing petroleum products within,
- a cylinders of fire suppression chemical,
- a few fire extinguishers,

- batteries in emergency lighting, alarm system, fire control system, and defibrillator,
- compressors and piping with suspect ozone depleting substances (CFC's) in four refrigerators, and
- piping containing natural gas leading to heating equipment.

4.6 SILICA

All concrete, cement, ceramic tile, gypsum board, grout, mortar, and any other cementitious building materials located at the subject areas are suspected of containing silica in crystalline and non-crystalline forms.

4.7 GYPSUM BOARD

The visual inspection and/or laboratory analytical results determined that there is non-asbestos filling compound on gypsum board located throughout the subject areas.

5.0 RECOMMENDATIONS

5.1 LEAD

Paints/Primers
Where lead (or considered to be lead) based paints and/or primers are affected by a project, the work must be performed by a qualified contractor in accordance with the WCB Occupational Health and Safety Regulation and their 2020 publication entitled Safe Work Practices For Handling Lead.

Where the base substrate material is to be removed in conjunction with lead paint removal, the base substrate and lead based paints and/or primers should be removed intact by the contractor, in accordance with the contractor's risk assessment and site specific work procedures. The workers conducting the work and workers in close proximity to the work being performed, should be protected with personal protective equipment as determined by the contractor's risk assessment and site specific work procedures.

Lead containing paints which remain attached to wood and/or other building materials must be labelled as lead based paints (LBP) for transporting to a licensed/approved disposal site or recycling facility. A licensed/approved facility receiving the waste must be informed of the lead content of these materials and be agreeable to receiving these materials. Prior to acceptance of waste with lead paints at a licensed/ approved disposal facility, the contractor generating the waste must ensure that all waste materials containing LBP's are sampled intact, fastened directly to the base substrate, and representative of the waste stream created by demolition. The contractor shall have any representative samples analyzed utilizing a Toxicity Characteristic Leachate Procedure for lead (TCLP lead) test to determine the potential for soil and/or groundwater contamination, if deemed necessary by the site receiving the waste.

If the lead paints are to be separated or removed from the building materials by means of sanding, scraping, abrading, blasting, etc., more stringent work procedures would apply. The removed lead paints, depending on lead concentrations and leachate results, may become a Hazardous Waste and therefore must be disposed of in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

Glazing Finishes
Where ceramic tiles with lead (or potential lead) glazing finishes are to be removed, the ceramic tile and glazing finish should be removed intact. The workers conducting the work and workers in close proximity to the work being performed, should be protected with personal protective equipment as determined by the

removal contractor's risk assessment and site specific work procedures. Ceramic tiles and glazing finishes that are removed intact may be disposed of as normal construction waste.

If the lead glazing finishes are to be separated or removed from the ceramic tiles by means of sanding, scraping, abrading, blasting, etc., more stringent work procedures by a qualified abatement contractor would apply in order to satisfy the WCB Occupational Health and Safety Regulation and their 2020 publication entitled Safe Work Practices For Handling Lead.

5.2 MERCURY

Where affected by a renovation project, the mercury containing light tubes must first be removed, and be salvaged, recycled or disposed of, in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

5.3 STORED CHEMICALS AND OTHER HAZARDOUS MATERIALS

Stored Chemicals
Where affected by a renovation project, stored chemicals and ozone depleting substances within refrigeration equipment must first be removed, and be recycled or disposed of, in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

Natural Gas
The natural gas must be shut off and purged by Fortis BC or a qualified trades person prior to work that would affect the gas.

5.4 SILICA

Where cementitious building materials that are suspected of containing silica in crystalline form are directly impacted by the project (i.e. drilling, cutting, abrading, etc.), the work should be performed in a controlled manner to avoid the release of crystalline silica dust. Cutting, drilling, or otherwise disturbing these building materials must be performed by a qualified contractor's trained personnel in accordance with the WCB Occupational Health and Safety Regulation.

5.5 RECYCLABLE GYPSUM BOARD

Where affected by a renovation project, the gypsum board with no asbestos finishes (a provincially regulated construction waste) must first be removed by a qualified contractor, and be recycled or disposed of in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation. Landfills are issued operational certificates from the BC Ministry of Environment, and for local landfills and others their certificate specifies that gypsum board cannot be accepted for disposal, and therefore local depots offer recycling services.

6.0 OWNER'S AND ABATEMENT CONTRACTOR'S RESPONSIBILITIES

For the remediation of hazardous building materials, contract specifications, quality control, and final acceptance of the work remain the responsibility of the Owner. In order to ensure that the Owner has acted in a responsible manner, and to ensure regulatory board compliance, it is recommended that the work be performed by a qualified contractor (to be hired as prime contractor). The prime contractor is to be responsible for advising all workers of the contents of this report to assure that hazardous building materials affected by the work are handled in an approved manner and that hazardous building materials not impacted by the work are not inadvertently disturbed. As well, a copy of this report should be posted on site during the project for easy reference.

Owner's Responsibilities
For the remediation of hazardous building materials, contract specifications, quality control, and final acceptance of the work remain the responsibility of the Owner. In order to ensure that the Owner has acted in a responsible manner, and to ensure regulatory board compliance, it is recommended that the work and project air monitoring be performed by a qualified and properly insured (with proof of necessary asbestos inclusion rider) Hazardous Materials Abatement Contractor.

Abatement Contractor's Responsibilities
The Abatement Contractor upon completing the work shall have their "Qualified Person" inspect the worksite in its entirety to confirm that asbestos and other hazardous building materials have been properly removed, then promptly provide the Owner with a signed Letter of Completion.

As well, prior to transport of hazardous waste, the Abatement Contractor shall assist the Owner by completing and submitting the BC Ministry of Environment and Climate Change Strategy Waste Generator Number Registration Form (Schedule 5 Form 1), once signed by the Owner, if no BC Generator number exists. If a BC Generator number exists and requires updating for this specific project, the Abatement Contractor shall assist with completing and submitting the update.

Project Documentation should also be provided to the Owner including, but not necessarily limited to, a Notice of Project for work involving Asbestos and/or Lead Paint, Risk Assessment, Exposure Control Plan, and Site Specific Work Procedures, Worker Respirator Fit Test Forms/Logs and Training Acknowledgement Forms, Certification of DOP Testing of HEPA Filtered Equipment used on site, Air Sample Results, Material Safety Data Sheets (MSDS) for products used on site, Transportation Waybills, and Waste Manifest Forms.

7.0 APPROXIMATE QUANTITIES FOR HAZARDOUS MATERIALS

The following approximate quantities for hazardous materials are provided as a means to satisfy the requirements of the WCB, and are provided for reference only. Contractors shall be responsible for verifying exact quantities for the purpose of bidding the work.

ASBESTOS CONTAINING MATERIALS	APPROXIMATE QUANTITIES
OTHER HAZARDOUS MATERIALS	
Lead Paint Remaining Attached to Building Materials for Recycle/Disposal	Not Determined
Mercury Containing Light Tubes	184 tubes

We hope you have found the above information useful. If you have any questions, or require clarification please contact this office.

Sincerely,

Scott Price, Principal
Astech Consultants Ltd.
Ref: 27222HE01.SP

ASBESTOS BULK SAMPLE REPORT

Date: March 18, 2024

Client: **CITY OF SURREY**

Location: **Bridgeview Community Centre**
11475 - 126A Street
Surrey, BC

Comments:
1) Asbestos (bulk) by PLM analyzed as per NIOSH 9002 Issue 2.
2) Workers' Compensation Board of British Columbia (WCB) defines asbestos containing material as 0.5% or more asbestos, with the exception of Vermiculite Insulation which is defined as “any asbestos”.
3) Samples will be disposed of after 90 days, unless the Client requests otherwise.

Sample(s) Collected on March 5, 2024

				Non-Asbestos	Asbestos
Sample	**Location**	**Description**	**Layer: Colour**	**% Type**	**% Type**
27222 BS01	Ground Floor - Small Office (adjoining Reception)	Sealant (in Interior Metal-Framed Window)	1: Black	1% Cellulose 99% Non-Fibrous	None Detected
27222 BS02	Ground Floor - Small Office (adjoining Reception)	Sealant (in Window of Interior Metal Door)	1: Black	1% Cellulose 99% Non-Fibrous	None Detected
27222 BS03	Ground Floor - Lobby	Sealant (in Interior Metal-Framed Window)	1: Black	1% Cellulose 99% Non-Fibrous	None Detected
27222 BS04	Ground Floor - Multi-Purpose Room #1	Sealant (in Window of Interior Metal Door)	1: Black	1% Cellulose 99% Non-Fibrous	None Detected
27222 BS05	Ground Floor - Kitchen Prep Room	Sealant (in Window of Interior Metal Door)	1: Black	100% Non-Fibrous	None Detected
27222 BS06	Ground Floor - Kitchen	Sealant (in Window of Interior Metal Door)	1: Black	1% Cellulose 99% Non-Fibrous	None Detected
27222 BS07	Ground Floor - Multi-Purpose Room #2	Sealant (in Interior Metal-Framed Window)	1: Black	1% Cellulose 99% Non-Fibrous	None Detected
27222 BS08	Ground Floor - Multi-Purpose Room #1	Coating (on Underside of Metal Sink)	1: Grey	100% Non-Fibrous	None Detected
27222 BS09	Ground Floor - Multi-Purpose Room #3	Coating (on Underside of Metal Sink)	1: Grey	100% Non-Fibrous	None Detected

#101-Bldg.C-17802-66th Avenue
Cloverdale, BC, Canada V3S 7X1
Tel:604-575-1122 Fax:604-575-1152

				Non-Asbestos	Asbestos
Sample	**Location**	**Description**	**Layer: Colour**	**% Type**	**% Type**
27222 BS10	Ground Floor - West Stairwell to Second Floor	Pipe Thread Compound (at Fitting of Natural Gas Piping)	1: Grey	100% Non-Fibrous	None Detected
27222 BS11	Second Floor - Mechanical Room	Pipe Thread Compound (at Fitting of Natural Gas Piping)	1: Blue	1% Cellulose 99% Non-Fibrous	None Detected

Analyst(s): Jessica Young

American Industrial Hygiene Association (AIHA) Bulk Asbestos Proficiency Analytical Testing (BAPAT)
Astech Consultants Ltd. Laboratory Participant ID# 200542

LEAD BULK SAMPLE REPORT

Date: March 18, 2024

Client: **CITY OF SURREY**

Location: **Bridgeview Community Centre**
11475 - 126A Street
Surrey, BC

Comments:
1) The Workers' Compensation Board of British Columbia (WCB) no longer allows reference to Health Canada's definition of a lead-containing surface coating material.
2) WCB does not define a safe level for a lead-containing surface coating material.
3) Analyzed by X-Ray Fluorescence (XRF) with direct read parts per million (PPM).
4) Sample results report lead only.
5) < means less than, > means more than.

Sample(s) Analyzed on March 11, 2024

Sample	Location	Description	Colour	Lead PPM
27222 LS01	Ground Floor - Lobby	Glazing Finish (on Ceramic Floor Tile)	Dark Grey	**185 PPM**
27222 LS02	Ground Floor - Public Men and Women's Washroom	Glazing Finish (on Ceramic Floor Tile)	Dark Grey and Brown Streaks	**63 PPM**
27222 LS03	Ground Floor - Public Men and Women's Washroom	Glazing Finish (on North Ceramic Wall Tile)	White	**170 PPM**
27222 LS04	Ground Floor - Public Men and Women's Washroom	Glazing Finish (on North Ceramic Wall Tile)	Grey	**175 PPM**
27222 LS05	Ground Floor - Public Men and Women's Washroom	Glazing Finish (on North Ceramic Wall Tile)	Dark Grey	**264 PPM**
27222 LS06	Ground Floor - Lobby	Paint (on East Gypsum Board Wall)	White	**11 PPM**
27222 LS07	Ground Floor - Lobby	Paint (on East Gypsum Board Wall)	Grey	**<8 PPM**
27222 LS08	Ground Floor - Multi-Purpose Room #2	Paint (on East Metal Door)	Dark Grey	**58 PPM**
27222 LS09	Ground Floor - Kitchen	Paint (on East Metal Door Frame)	Dark Grey	**62 PPM**

Analyst(s): Scott Price

Natural Resources Canada / Ressources naturelles Canada
Canada

Certified to ISO:20807; and Health Canada's and Natural Resources Canada's requirements for compliance with Health Canada Safety Code 32 & 34

#101-Bldg.C-17802-66th Avenue
Cloverdale, BC, Canada V3S 7X1
Tel:604-575-1122 Fax:604-575-1152

- END OF ADDENDUM -