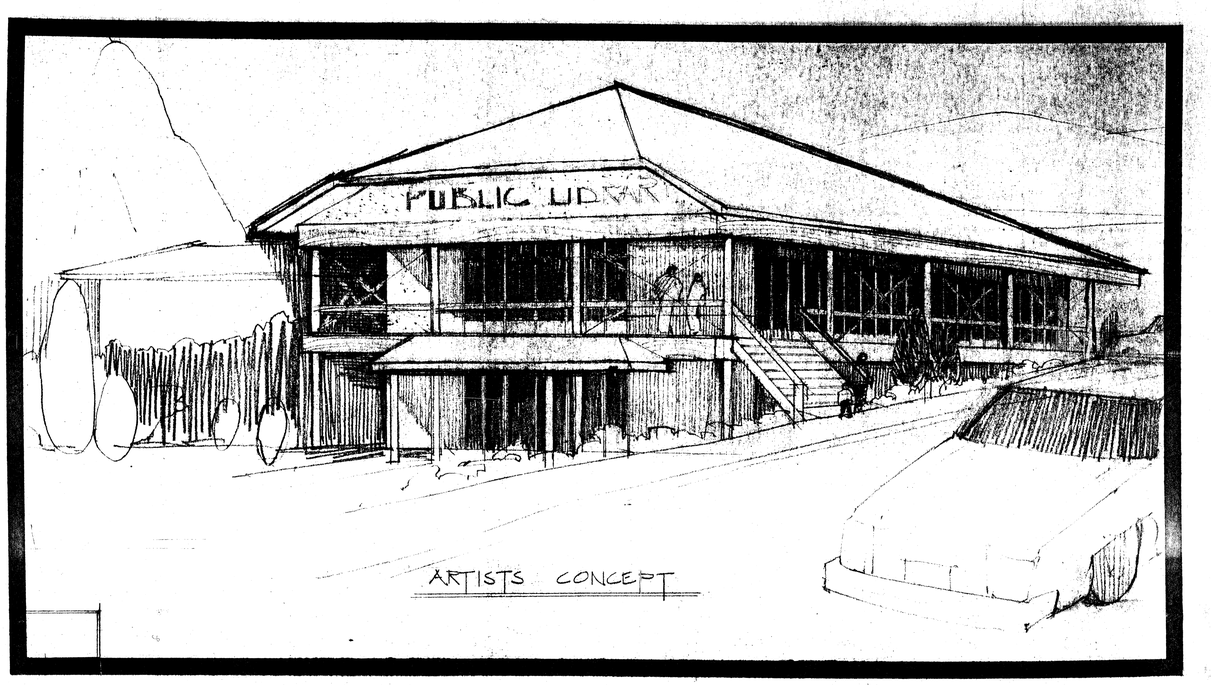
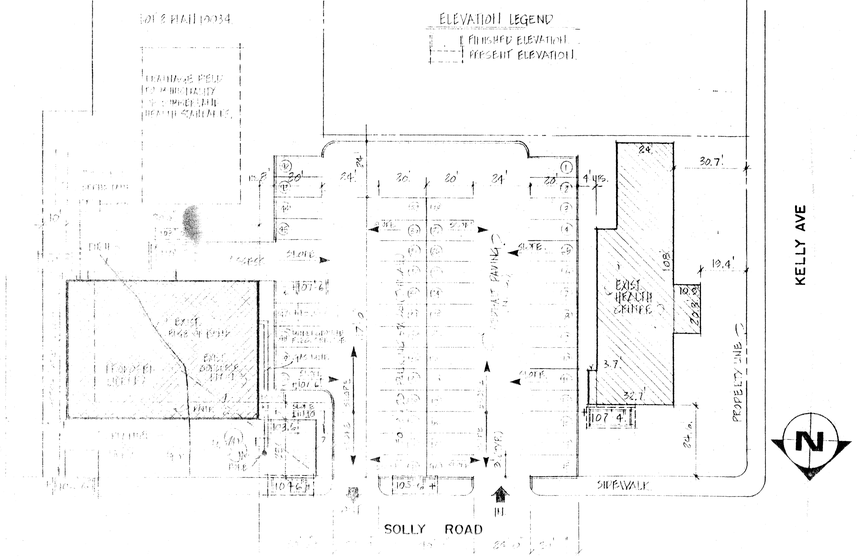
16
Library
9525 Wharton Street
Rem C Plan 35904





SITE PLAN SCALE 1"=30'
LOT 2 PLAN 10034

DRAWING INDEX

1 SITE PLAN, PERSPECTIVE
2 LOWER FLOOR PLAN & FOUNDATION
3 UPPER FLOOR PLAN
4 ROOF FRAMING PLAN
5 SECTIONS
6 ELEVATIONS
7 ELEVATIONS
8 SECTION & DETAILS
9 STAIR SECTIONS & DETAILS
10 LOWER FLOOR REFLECTED CEILING PLAN
11 UPPER FLOOR REFLECTED CEILING PLAN
12 DETAILS
13 WINDOW DETAILS
14 FINISH SCHEDULES

No.	BY	DATE

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JOB TITLE
SUMMERLAND LIBRARY

JOB NO. 983
DRAWN GBA & WR
SCALE AS NOTED
DRAWING TITLE SITE PLAN

A1

MALE 101W

FEMALE 102W

OFFICE 103 100'-0"

STORAGE 104 100'-0"

FURNACE ROOM 108 100'-0"

MAIN ENTRY

LOBBY 100 100'-0"

STAIR NO. 1

STAIR NO. 2

HALL 107

STUDIO SPACE 105 100'-0"

VIDEO ROOM 106

FURNACE

ADJUSTABLE SHELVES

12'-0"

11'-6"

16'-0"

44'-0"

37'-6"

108'-0"

4'-0"

8'-0"

12'-0"

6'-0"

TRUSSES THIS AREA @16" %.

22" I-JOISTS @ 16" % DIRECTION OF SPAN. LIVEBOARD FLOOR

3-2x6 LINTEL OVER

2x6 BEARING WALL ON CONC. CURB WALL.

4" CONC. SLAB 4 MIL POLY V. BARRIER. MIN 1'-0" COMPACTED PIT RUN GRAVEL @ 95 % PROCTER DENSITY.

CRACK CONTROL JOINTS IN CONC. SLAB PANNED IN APPROXIMATE SQUARES NOT GREATER THAN 15'-0" ± (TYP.)

3" CONC. SLAB ON 6" COMPACTED SAND

BOTTOM BEARING PLATE 8"x8"x½" WITH 4 ½" ϕ BOLTS TYPICAL.

TOP BEARING PLATE SEE A8

6¾"x10" (TYPICAL)

W 18" I-JOISTS SEE STAIR DETAIL

2x6 BEARING WALL ON CONC. CURB WALL.

TOP BEARING PLATE 6¾"x12"x24"x½" PIPE 60L-ROUND HOLLOW SECTION 6⅝" O.D. x .28 x 19 PLF. (TYPICAL)

TYPICAL PLATE 17"-10" x ¾" BOTTOM 2000 LB. BEARING PLATE 6¾"x15" FOR 2000 LB.

W8x13 GLU LAM BEAM 6¾", 25½" ± DEPTH

HSS 8"x6"x.188" x 15'-5" LONG WITH 12"x12"x½" PLATE

6x12½" GLU LAM BEAM

need. 3.2 units. have. 5 units. Exits OK. 120 persons

35 x 22 770 / 103 / 1330 / 30 / 1-1400

10 / 15 / 130

need. 1.13 units of Exit. have 1.6 units. 48 persons Exits OK.

2.6 / 19

1.6 units.

1.6 units.

STEP FOOTING

3-2x10

3-2x10.

3'-0"

16'-0"

2'-0"x2'-0" TYPICAL.

10"x20" CONC. FTG. UNDER ALL BEARING WALLS (TYPICAL)

3-2x10 BUILT UP BEAM OVER

2x6 BEARING WALL ON CONC. CURB WALL.

WINDOW LINTEL 3-2x8 OVER

HSS 8"x6"x.188" x 15'-5" LONG WITH 12"x12"x½" PLATE

6x12½" GLU LAM

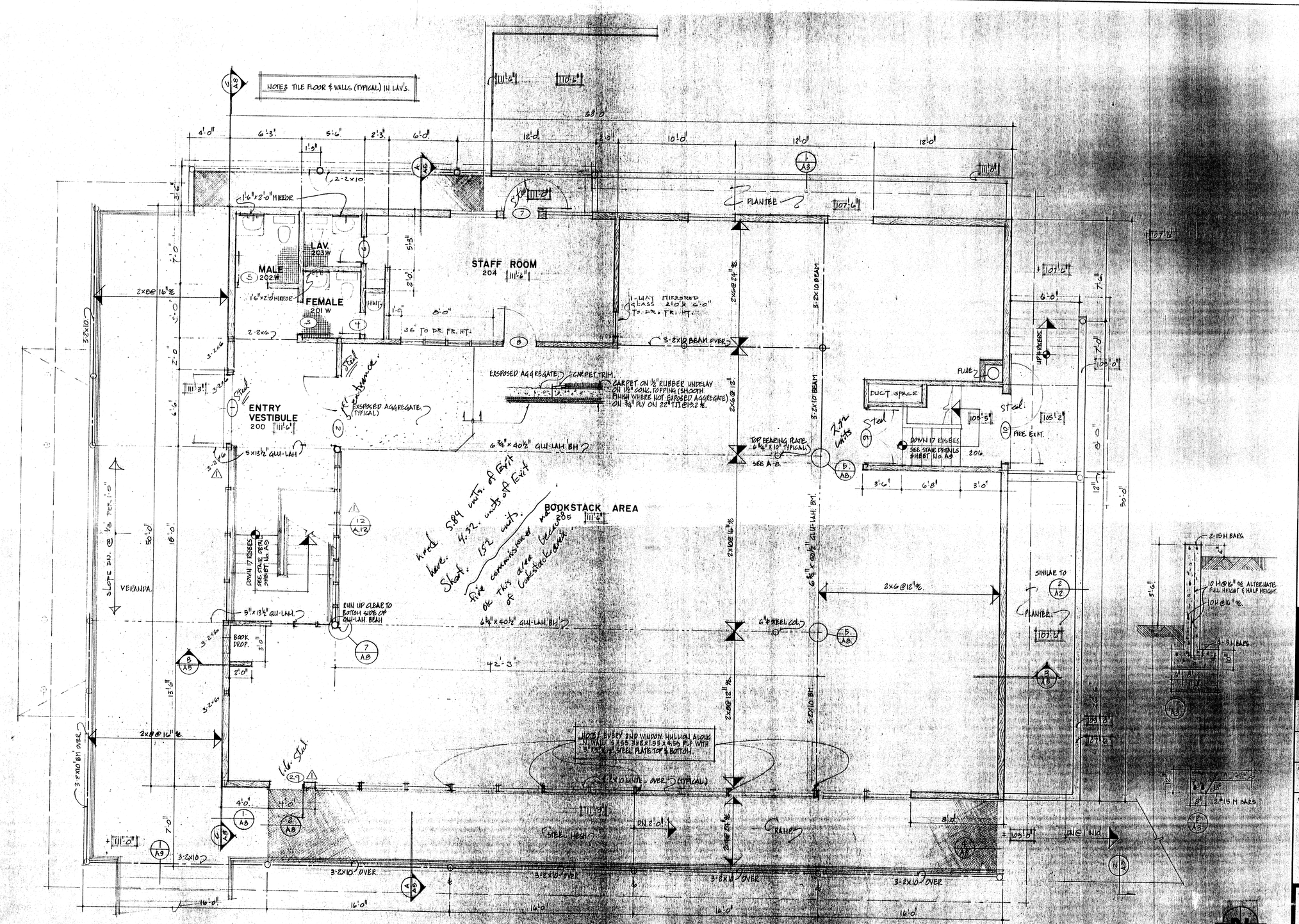
3.5 units.

Exit

Steel

Steel

Steel



UPPER FLOOR PLAN SCALE 1/4"=1'-0"

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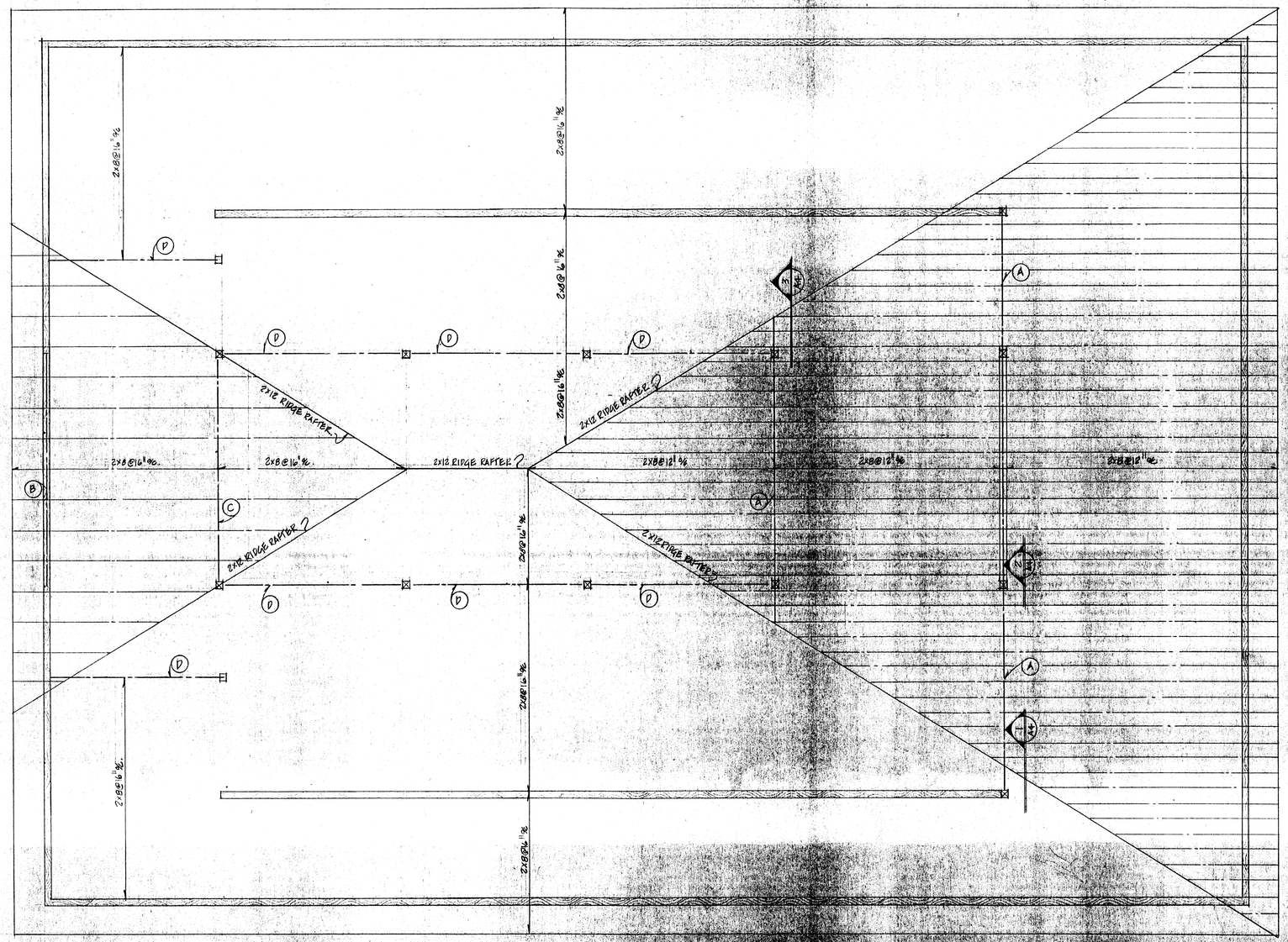
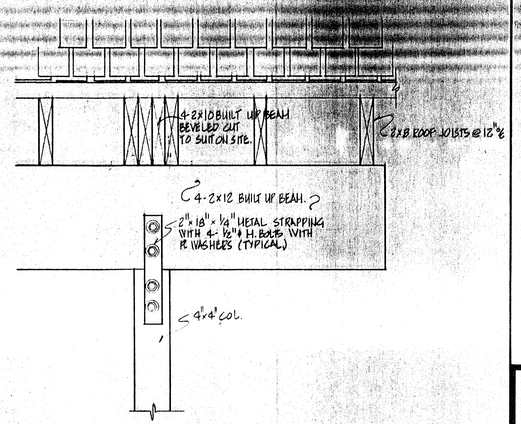
DRAWING TITLE
UPPER FLOOR PLAN

DRAWING No.
A3

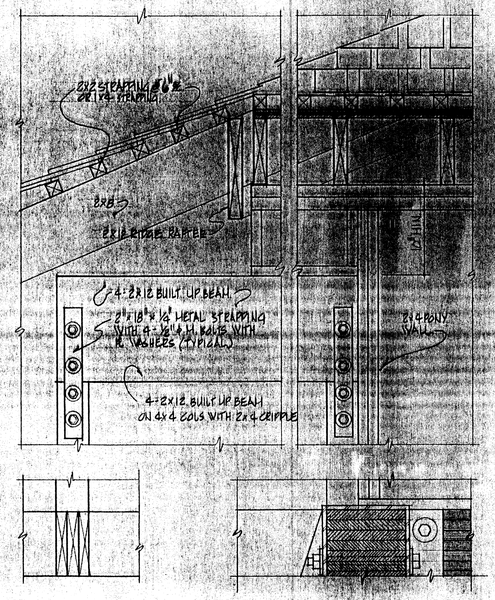


ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



3 / A4 TYPICAL ROOF DETAIL.
SCALE: 1 1/2" = 1'-0"



1 / A4 TYPICAL ROOF DETAIL.
SCALE 1 1/2" = 1'-0"

2 / A4 TYPICAL ROOF DETAIL.
SCALE: 1 1/2" = 1'-0"

(A) 4-2x12 BUILT UP BEAM
(B) 5-2x10 BUILT UP BEAM
(C) 5-2x12 BUILT UP BEAM
(D) 4-2x12 BUILT UP BEAM

NOTES: USE #2 SPRUCE OR BETTER STUDS FOR BEARING WALLS.
USE #3 FIR OR BETTER FOR JOISTS, UNLESS NOTED OTHERWISE.

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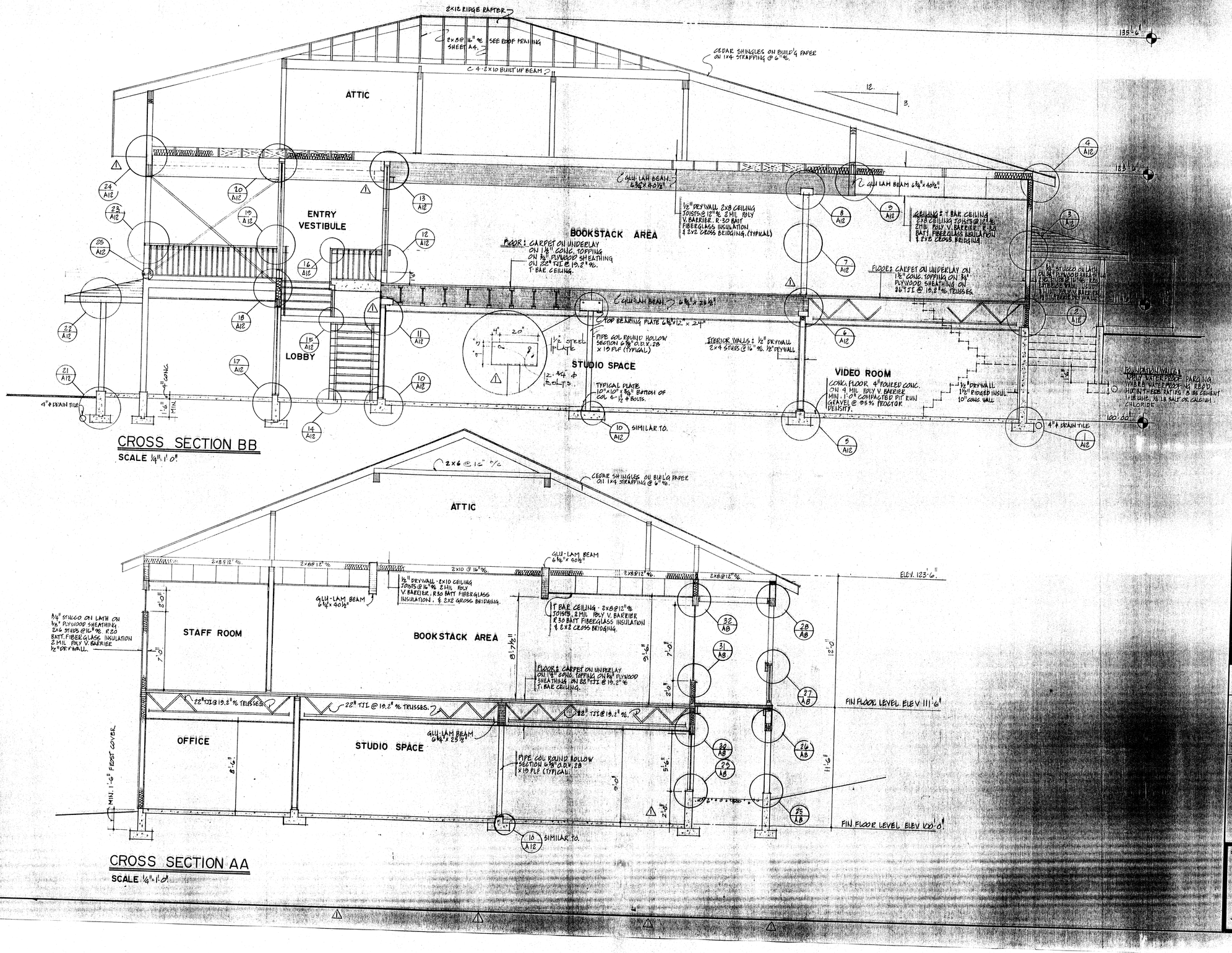
SCALE: AS NOTED

DRAWING TITLE: ROOF FRAMING

DRAWING No. A4 OF



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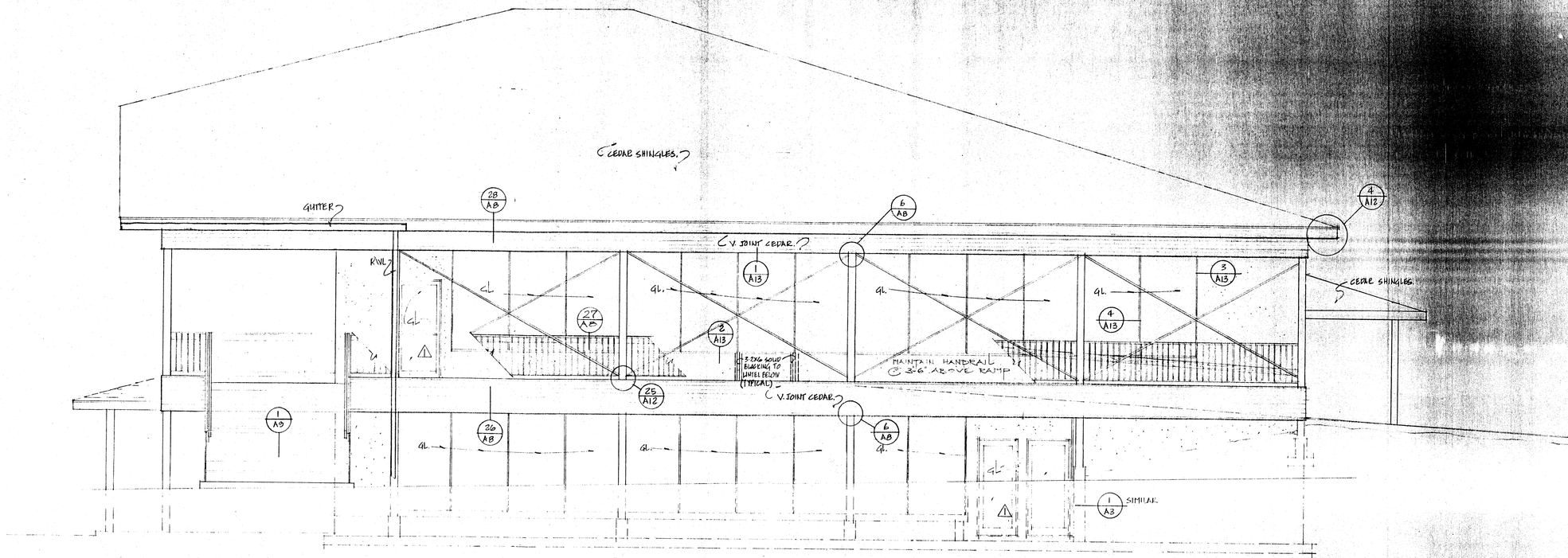
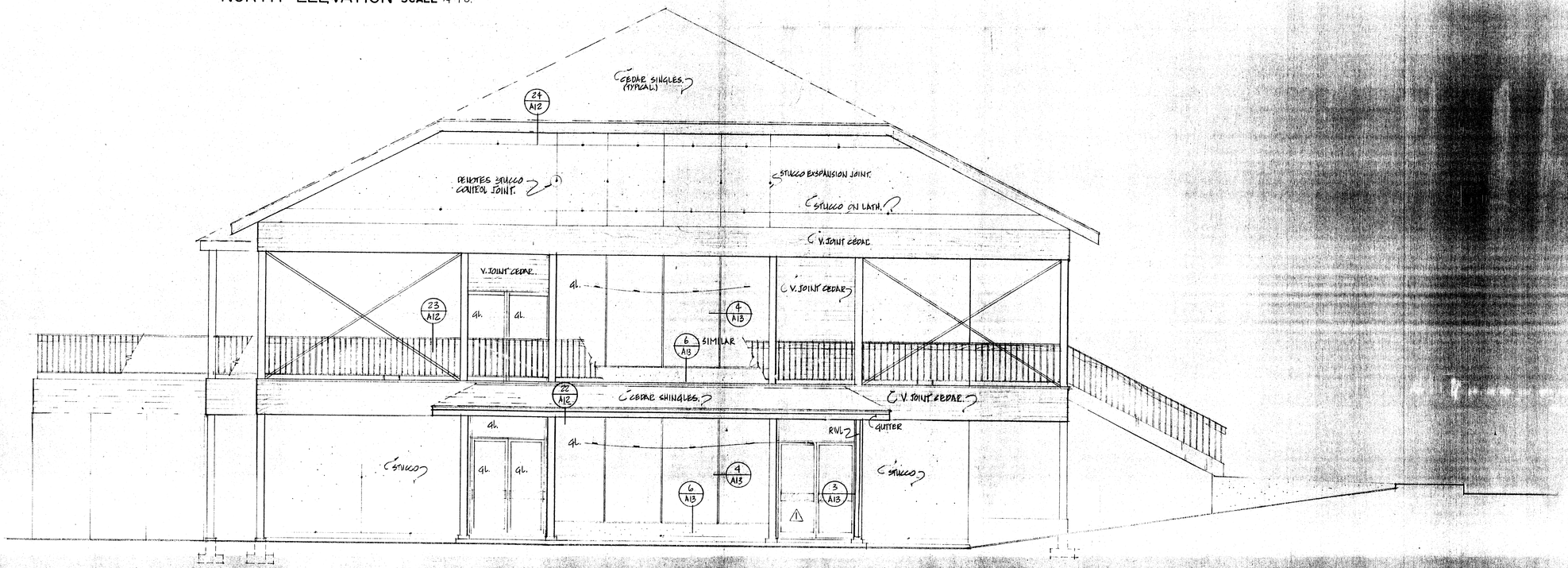
SCALE: AS NOTED

DRAWING TITLE: SECTIONS

DRAWING NO. A5 OF



NORTH ELEVATION SCALE 1/4"-1'-0"



EAST ELEVATION SCALE 1/4"-1'-0"

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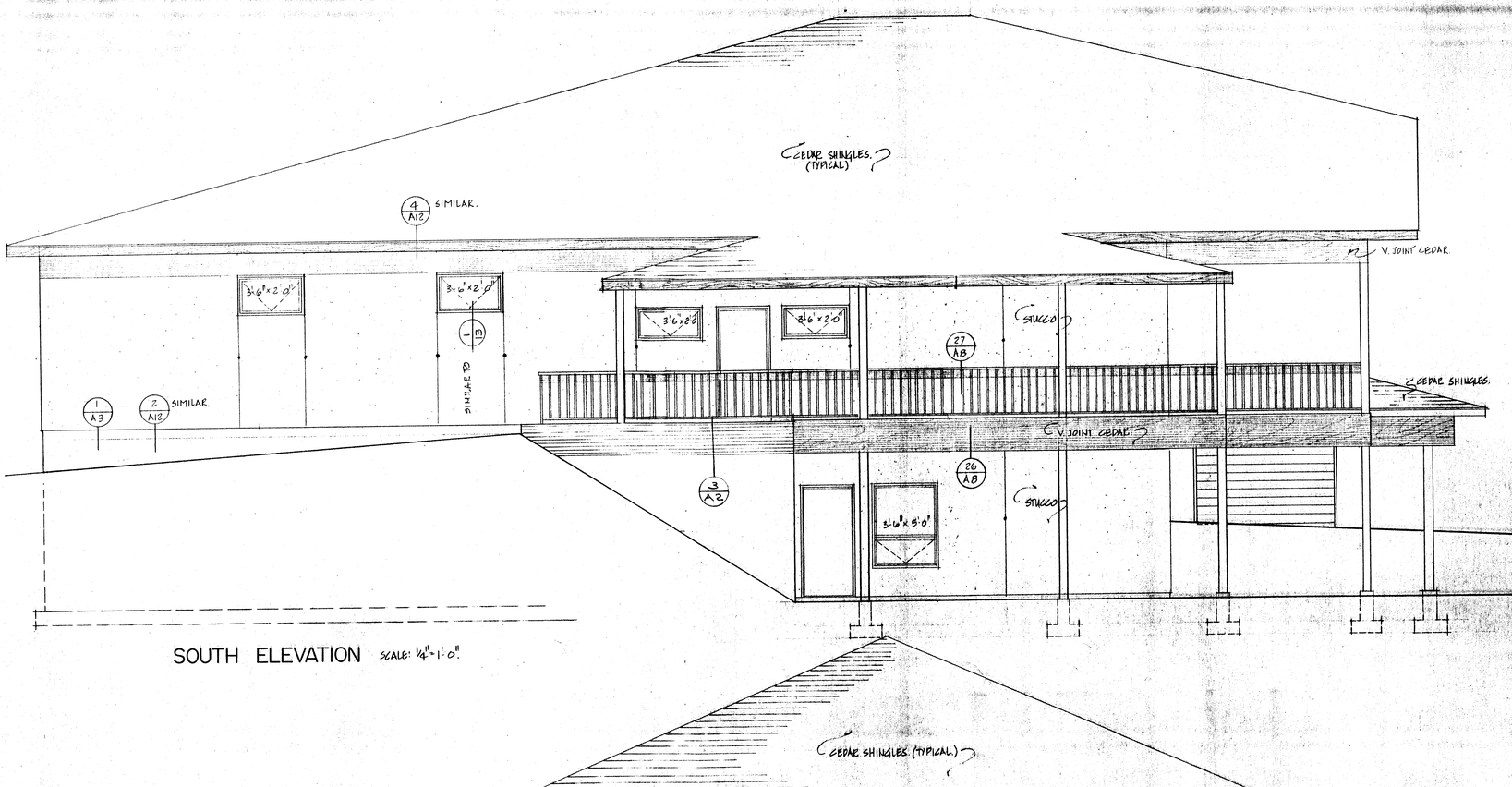
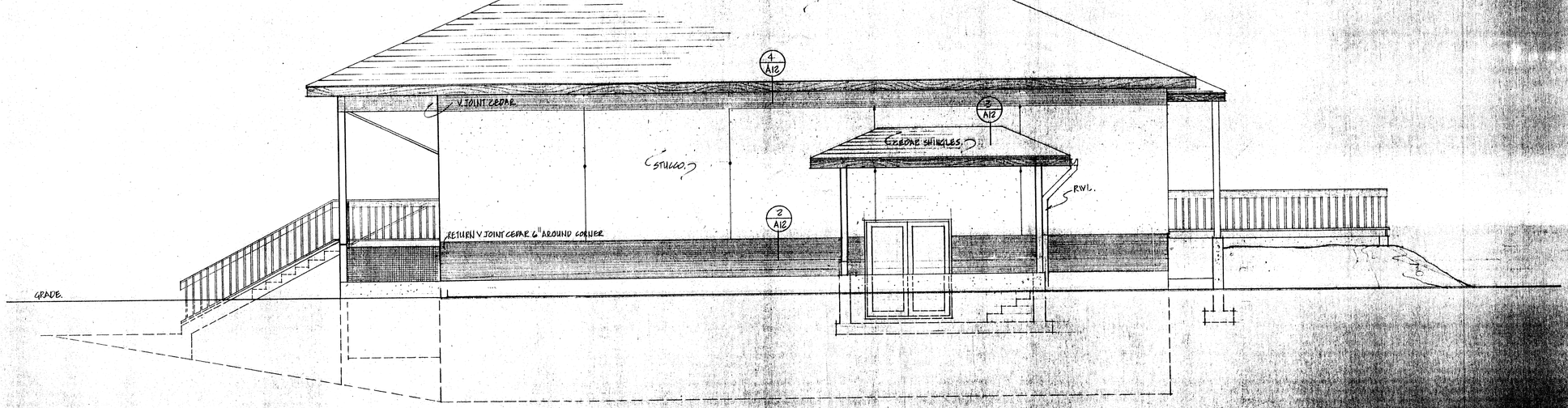
SCALE AS NOTED

DRAWING TITLE
ELEVATIONS

DRAWING NO.
A6



SOUTH ELEVATION SCALE: 1/4"=1'-0"



WEST ELEVATION SCALE 1/4"=1'-0"

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JOB TITLE
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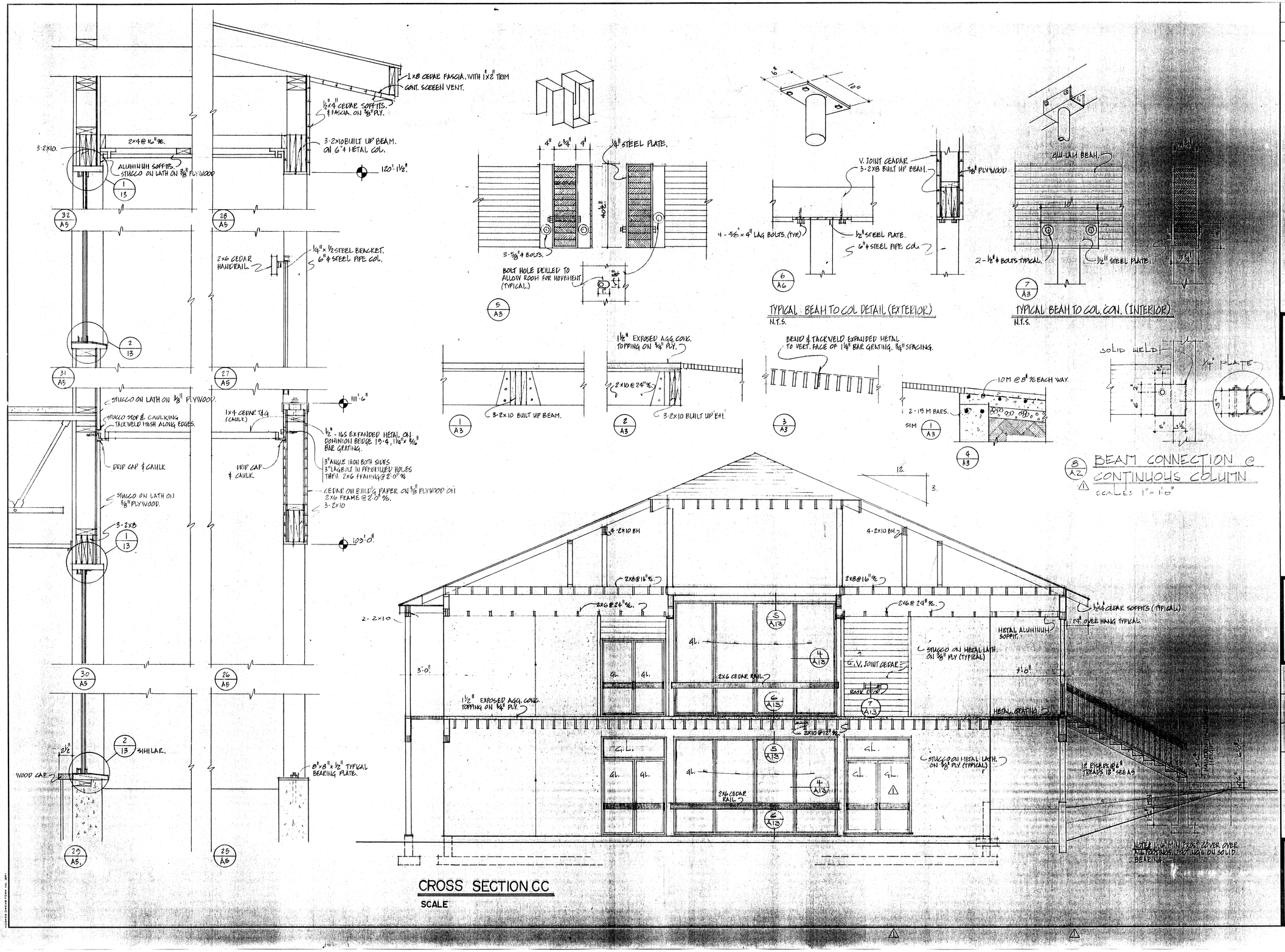
JOB NO. 983 DATE

DRAWN WR

SCALE AS NOTED

DRAWING TITLE
ELEVATIONS

DRAWING NO. A7



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JOB No. 983
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DRAWING TITLE
SECTION

DRAWING No.
A8

GRIND WELD, & FILL PACKS WITH AUTO. BODY FILLER. (TYPICAL)

2'-6" STEEL JOIST. FABRICATED FROM BENT METAL

BOLT TO HSS WINDOW MULLION OR WALL FRAMING AS SUITS

2 A3

4 A7

13'-0"

12"

2'-0"

11'-0"

DOWN 14 RISERS

6'-0"

1 A7

2 A9

12"

TO CITY SIDEWALK

1½" CONC. TOPPING ON METAL ROOF DECK.

DOWN 13 RISERS

108'-4"

DOWN 5 RISERS.

11'-6"

NOMINAL CORNER

4'-4"

4 A7

2 A9

EXTERIOR STAIR PLAN

SCALE ½"=1'-0"

7'-0"

DUCT SYSTEM

DN. 9 RISERS.

2'-4"

6'-0"

11'-6"

10'5"-0"

10'5"-6"

2 A2 SIMILAR

DN. 9 RISERS

10" TYP.

HANDRAIL

3 A9

FLOOR DRAIN

3'-0"

6'-8"

5'-0"

10'2"-6"

6'-0"

STAIR NUMBER 2 PLAN

SCALE ½"=1'-0"

2x6 PIPE

2'-0" H WOOD SCREEN CONSTRUCTION TO SUIT

1"x¼" STEEL FLAT BAR

½"x½" STEEL BAR @ 4'-0" O/C

TYP. RAIL

2x6 HANDRAIL

DRYWALL

PAINT STEEL

CONTINUOUS WELD

SKIRT/GUSSET

WORKER PLACED WELDING TYP.

CONC. TOPPING

2x10 STEEL STRINGER FABRICATED FROM BENT METAL

½" DRYWALL BOTH SIDES ON 2x4 @ 2'-0" OC.

100'-0

2x6 RIPPED TO SUIT

DRYWALL

2x12 STRINGER

CARPET ON ¾" PLY.

UP 9 RISERS

DRYWALL

OPEN

UP 9 RISERS

FLOOR DRAIN

4" ø DRAIN

7'-0"

6'-0"

3'-0"

6" ø & STEEL COLS.

3'-0"

2x6 PINE HANDRAIL

2x12 STEEL STRINGER FABRICATED FROM BENT METAL

TREADS CAST IN STEEL PAN.

7'-0" HEIGHT

SIMILAR TO 1 A3

10 M @ 8" ø EACH WAY.

1 A9 EXTERIOR STAIR SECTION

SCALE ½"=1'-0"

2 A9 STAIR SECTION

SCALE ½"=1'-0"

* FABRICATOR TO PROVIDE SHOP DRWGS.

3 A9 STAIR SECTION

SCALE ½"=1'-0"

NO.	BY	DATE	DESCRIPTION
1	RBA	DEC/81	¾ HR FIREWALL @ STAIR #2

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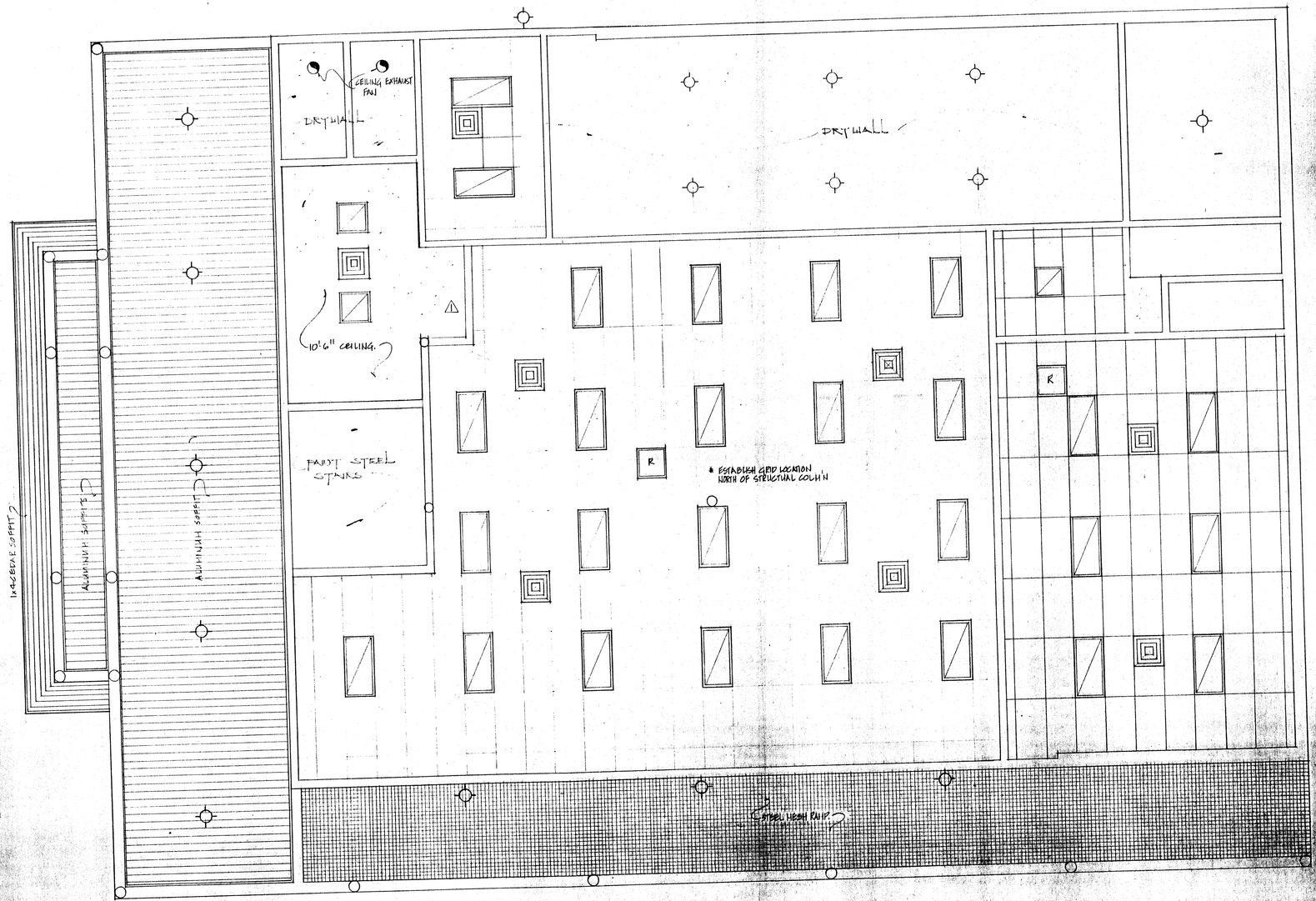
DRAWING TITLE
STAIR SECTIONS & DETAILS

DRAWING No.
A9



LOWER FLOOR REFLECTED CEILING PLAN

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	GBA	DEC/81	STEEL JOISTS

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JOB No. 983 | DATE

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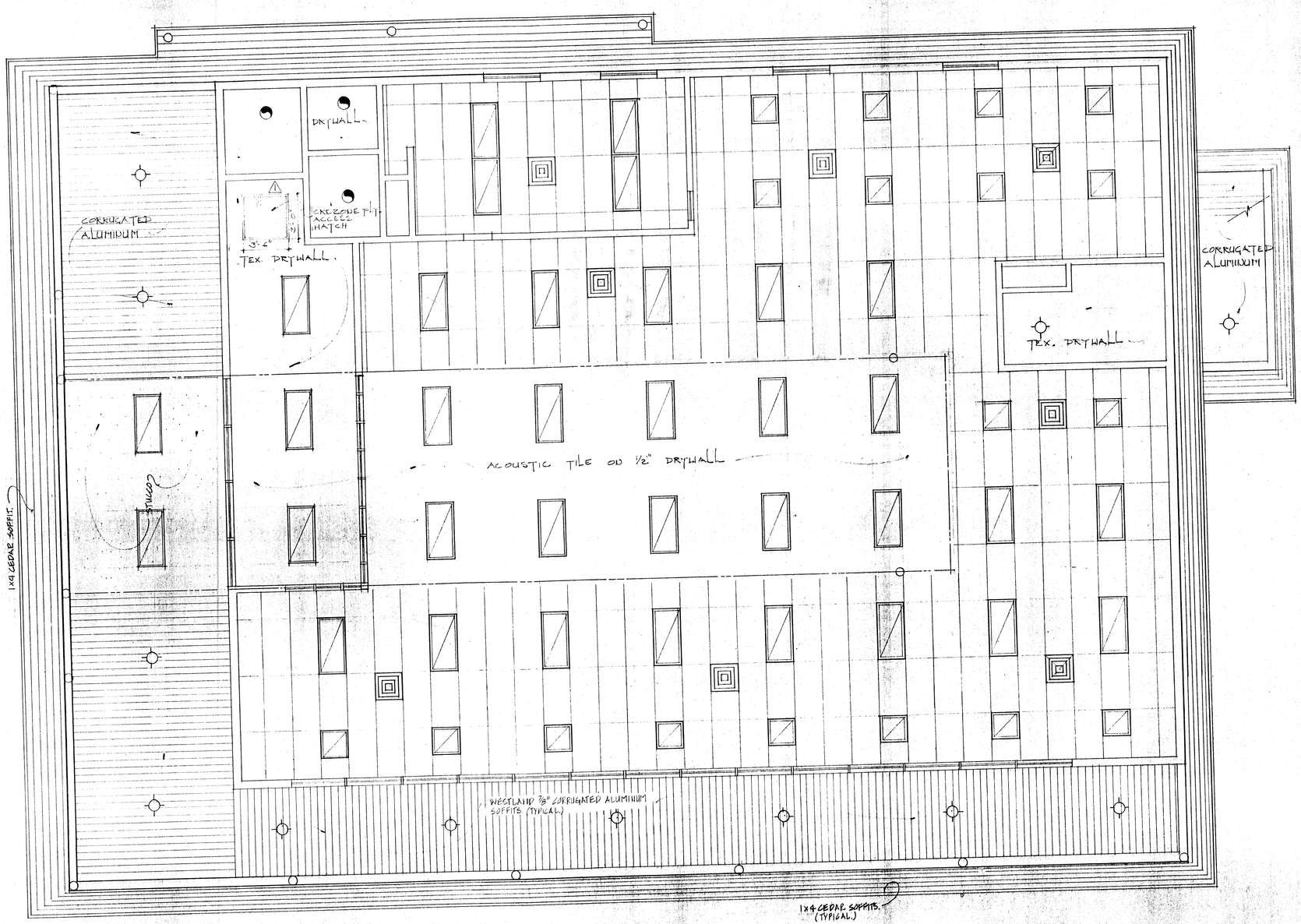
SCALE 1/4"=1'-0"

DRAWING TITLE
LOWER FLOOR REFLECTED CEILING

DRAWING No.
A10 OF



UPPER FLOOR REFLECTED CEILING PLAN

REVISION			
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JOB NO.	DATE
983	
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WK	

SCALE 1/4" = 1'-0"

DRAWING TITLE
UPPER FLOOR REFLECTED CEILING

DRAWING NO.
A11

CEDAR SHINGLES ON BUILD'G PAPER ON 1X4 SHEATHING @ 6"%.

1X8 CEDAR FASCIA WITH 1X2 CEDAR TRIM

CONT. SCREEN VENT.

1X4 CEDAR SOFFITS.

3-2X8 BUILT UP BEAM WITH ½" PLY. FILLER.

¾" STUCCO ON LATH ON ⅜" PLYWOOD SHEATHING ON 2X10 CEILING JOISTS @ 16" %

¾" STUCCO ON LATH ON ⅜" PLYWOOD SHEATHING. 2X6 STUDS @ 16" %.

3'-0"

GALVANIZED FLASHING DRIP CAP

½"X4 V. JOINT CEDAR ON BUILDING PAPER ON ⅜" PLYWOOD SHEATHING.

3-2X8 BUILT UP BEAM WITH ½" PLYWOOD FILLER.

120'-1½"

½"X4 V. JOINT CEDAR

NOTE: STUCCO TEXT. TO MATCH INTERIOR ACOUSTIC TILE.

2X10 CEILING JOISTS @ 16" % R30 FIBER GLASS INSULATION 2 MIL POLY V. BARRIER ½" DRYWALL ACOUSTIC TILE.

5 / 13

5 / 13 SIMILAR

5" X 10½" GLU-LAM. BEAM ON ¼" STEEL PLATE ON NOTCHED 6¾" X 9½" GLU-LAM. ¾" Ø SHEAR PIN 2" BOTH SIDES.

10"

SEE 5 / A13 FOR BEAM CONNECTION

123'-6"

1X8 CEDAR FASCIA WITH 1X2 TRIM.

⅝"X4 V JOINT CEDAR ON BUILD'G PAPER ON ⅜" PLYWOOD SHEATHING 24" O. HANG.

121'-0"

120'-1½"

G GALVANIZED FLASH'G DRIP CAP.

10'

24 / A5 · 20 / A5 · 13 / A5 · 8 / A5 · 9 / A5 · 4 / A5

6"ϕ STEEL PIPE COL

1½" ANGLE BRACE BOLTED TO COL. WITH ½" ϕ GALV. BOLT. CONNECTION FROM ⅜" STEEL PLATE SOLID WELD TO COL.

1½" ANGLE BRACING SEE ELEVATIONS.

½" - 1¼" STEEL SUPPORT BRACKETS @ 12" %

2X6 PINE HANDRAIL (TYPICAL)

TOP & BOTTOM ¾" x ½" STEEL TUBE WITH ½" x ⅛" BARS @ 4" %

41"

5 / A9

6 / A13 SIMILAR.

7 / A5

3 / A5

25 / A12 · 23 / A5 · 19 / A5 · 16 / A5 · 12 / A5

6 / A15 SIM LINE

1½" CONC. TOPPING ON 6 MIL POLY ON ¾" PLYWOOD

DRYWALL ON 2X6 STUDS ON ½" DRYWALL

111'-6"

22" TJI @ 19.2" %

OFFSET 6¾" X 10" BEARING PLATE

109'-3¼"

109'-0"

6¾" X 25½" GLU-LAM BEAM.

1½" CONC. TOPPING ON 6 MIL POLY ON ¾" PLYWOOD ON 26" TJI @ 19.2" %.

¾" STUCCO ON LATH ON ⅜" PLYWOOD SHEATHING, 2X6 STUDS @ 16" %. R20 BATTBLOE WALL INSULATION, 2 MIL POLY V. BARRIER, ½" DRYWALL.

½"X4" V JOINT CEDAR ON BUILD'G PAPER ON ⅜" PLY ON 2X6 STUDS.

CAULK

CO.'S. SOLID WELD TO CHANNEL SEC. 4 CURB CAD DET. 1 OF CHANNEL SECTION CFB 12 BOLTED @ 4'-0" %.

1 DT. OF CURB BETWEEN CAT 5 CONC. IS ON "40 ALODIZED ALU. ON ⅜" PLY.

2X6 BLOCKING

2X6 @ 16" % RIPPED LENGTH WISE TO CREATE DROP ⅛" PER FOOT CROWN @ CENTER OF DECK.

2X4 @ 16" %.

2X4 BLOCKING.

105.00

ALUMINUM SOFFITS. 3-2X8 BUILT UP BEAM WITH ½" PLYWOOD FILLER. ½"X4 CEDAR.

6"ϕ STEEL PIPE COL.

CONT. SCREEN VENT. ½ X 4 CEDAR SOFFITS ON ⅜" PLYWOOD.

CEDAR SHINGLES ON BUILDING PAPER ON ½" PLYWOOD SHEATHING.

½" V JOINT CEDAR.

ALUMINUM SOFFIT 5 X 13½" GLU-LAM BEAM.

6"ϕ STEEL PIPE COL. 5'-0" IN LENGTH.

STUCCO ON ⅝" PLY. 5-2X10 BUILT UP BEAM WITH ½" PLY FILLER.

4 / A5

22 / A5 · 18 / A5 · 15 / A5 · 11 / A5 · 6 / A5 · 2 / A5

8" BOTH WAYS.

8" x 8" x ½" BEARING PLATE TYPICAL FOR EXTERIOR COL'S.

6 / 13

½" DRYWALL ON 2X6 @ 2'-0" %

100'-4"

100'-0"

10" X 10" X ¾" BEARING PLATE (TYPICAL FOR INTERIOR COL'S.

SEE PLANS FOR PIG SIZE (TYPICAL)

1½" RIGID INSULATION (TYPICAL)

21 / A5 · 17 / A5 · 14 / A5 · 10 / A5 · 5 / A5 · 1 / A5

REVISION

No.	BY	DATE	DESCRIPTION
1	G.BA	DEC/81	GENERAL REVISIONS

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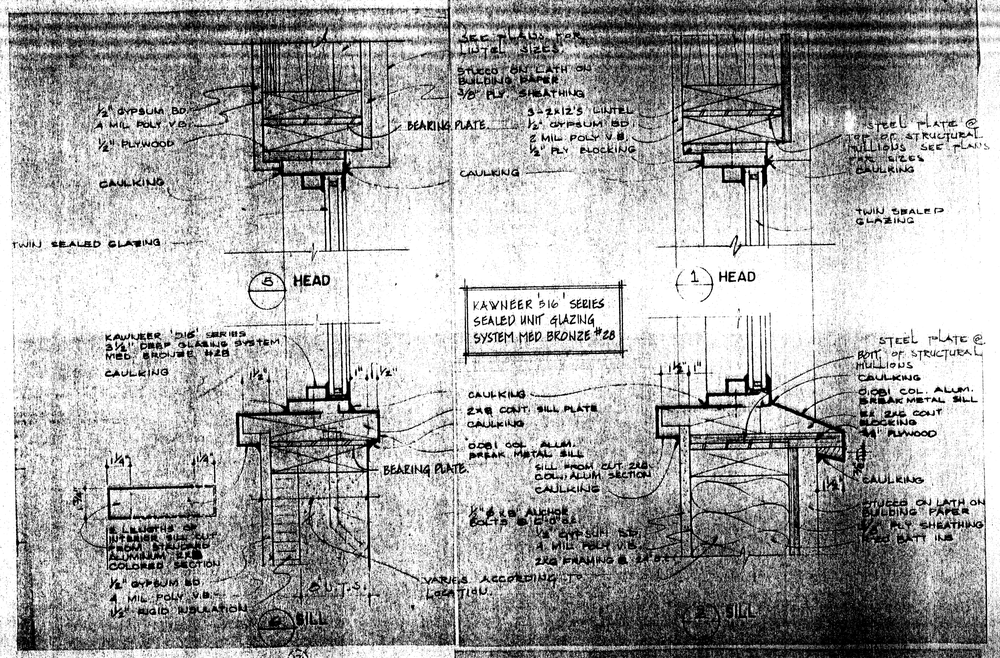
JOB NO. 983 DATE

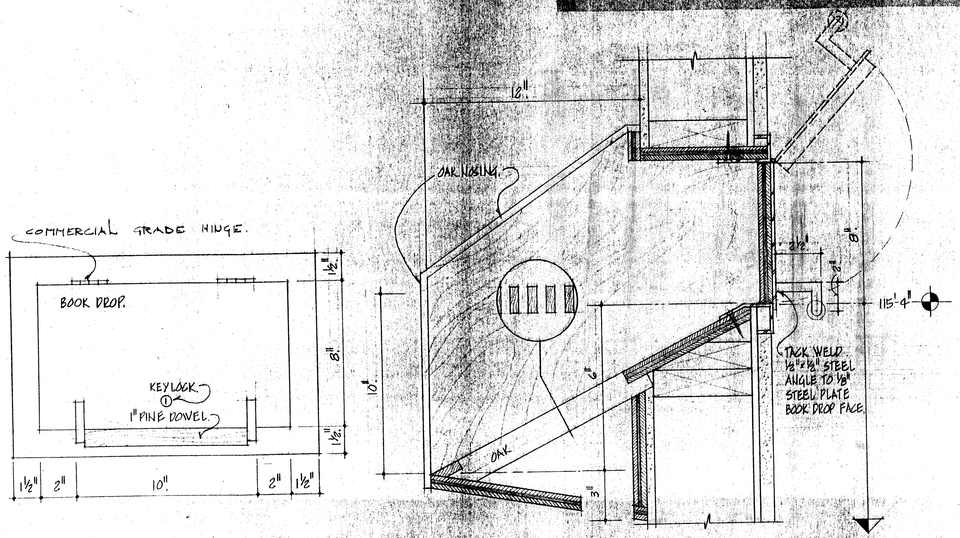
DRAWN K CHECKED

SCALE 1" = 1'-0"

DRAWING TITLE
DETAILS

DRAWING NO.
A12





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JOB No. 983 DATE

DRAWN GBA CHECKED

SCALE 1/4" = 1"

DRAWING TITLE
WINDOW DETAILS

DRAWING No. A-13

DOOR NUMBER	DOOR SIZE	AUTO. DOOR C/L.	DOOR TYPE	FRAME NUMBER	SOLID CORE WOOD	GLAZED SIDELIGHT	HOLLOW CORE WOOD	6mm SAFETY GLASS	WEATHERSTRIPPED	ALUMINUM	REMARKS	DOOR COLOUR

LOWER FLOOR PLAN

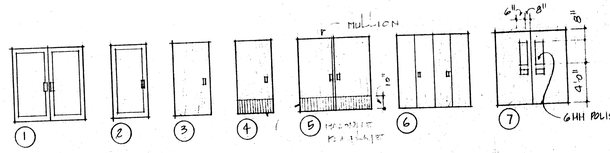
13	3'-0" x 6'-8"	●	4	3			●				KEYLOCK BOTH SIDES 20 MIN. FIRE RATING.	
14	3'-0" x 6'-8"		3	3			●					
15	3'-0" x 6'-8"		4	3			●				KEYLOCK - STUDIO SIDE, 20 MIN FIRE RATING	
16	3'-0" x 6'-8"	●	4	3		●					KEYLOCK - STAIRWAY SIDE 20 MIN FIRE RATING	
17	3'-0" x 6'-8"		4	3		●					KEYLOCK STUDIO SIDE.	
18	3'-0" x 6'-8"		3	2	●					●	KEYLOCK FROM EXTERIOR	
19	2'-8" x 6'-8"		4	3			●				PRIVACY LOCK	
20	2'-8" x 6'-8"		4	3			●				PRIVACY LOCK	
21	2'-8" x 6'-8"		3	3			●				KEYLOCK FROM LOBBY	
22	6'-0" x 6'-8"		1	2					● ● ●		EMERGENCY EXIT HARDWARE	
23	3'-0" x 6'-8"		2	2					● ● ●		" " "	
24	3'-0" x 6'-8"		2	2					● ● ●		" " "	
25	6'-0" x 6'-8"		6				●				BIFOLD.	
⚠ 26	6'-0" x 6'-8"	●	1	2						●	3/4 HR. FIRERATED EMERGENCY EXIT HARDWARE	
⚠ 27	3'-0" x 6'-8"	●	2	2						●	3/4 HR. FIRERATED KEYLOCK, FROM LOBBY	
28	2'-0" x 6'-8"		1	2					● ● ●		EMERGENCY EXIT HARDWARE	

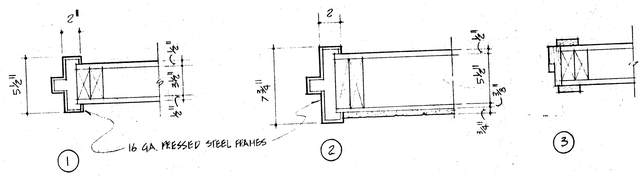
UPPER FLOOR PLAN

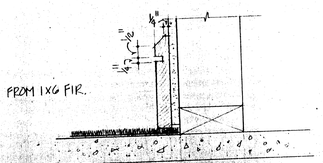
1	6'-0" x 6'-8"		1	2					● ● ●		EMERGENCY EXIT HARDWARE	
2	6'-0 x 6'-8"		1	2					● ● ●		EMERGENCY EXIT HARDWARE	
3	2'-8" x 6'-8"		4	3			●				PRIVACY LOCK	
4	2'-8" x 6'-8"		3	3			●				KEYLOCK	
5	2'-8" x 6'-8"		4	3			●				PRIVACY LOCK	
6	2'-8" x 6'-8"		4	3			●				PRIVACY LOCK	
7	3'-0" x 6'-8"		3	2	●					●	KEYLOCK	
8	3'-0" x 6'-8"		4	3			●				KEYLOCK	
9	5'-0" x 6'-8"	●	7	1	●				●		EMERGENCY EXIT HARDWARE FIRE RATING 20 MIN. EMERGENCY EXIT HARDWARE	
10	6'-0" x 6'-8"		5	2	●					●	WIDE THROW HINGES #2	
⚠ 27	3'-0" x 6'-8"		2	2					● ● ●		EMERGENCY EXIT HARDWARE #2	

⚠ #2 'VON DUPRIN' EMERGENCY GUARD — BRONZE (BOTH DOORS)

DOOR SCHEDULE







ROOM NAME	No.	FLOOR MATERIAL	FLOOR COL.	BASE MATERIAL	BASE COL.	NORTH WALL MATERIAL	NORTH WALL COL.	EAST WALL MATERIAL	EAST WALL COL.	SOUTH WALL MATERIAL	SOUTH WALL COL.	WEST WALL MATRIAL	WEST WALL COL.	CEILING MATERIAL	CEILING COL.	CEILING HT.	NOTES

LOWER FLOOR PLAN

LOBBY	100	SEAL CONC.			GLAZING & 1/2" DRYWALL		GLAZING & 1/2" DRYWALL *		DRYWALL *		1/2" DRYWALL *		DRYWALL *		10'-6"	3/4HR. FIRE RATED TEX. CEILING
HALL LAV.	101 W	SEAL CONC.					1/2" DRYWALL *		DRYWALL				DRYWALL *		8'-0"	
FEMALE LAV.	102 W	SEAL CONC.			DRYWALL				DRYWALL		DRYWALL		DRYWALL *		8'-0"	
OFFICE	103	SEAL CONC.			DRY WALL		DRYWALL		DRYWALL ABOVE CONC.				T. BAR *		8'-0"	
STORAGE	104	SEAL CONC.			"				DRYWALL		DRYWALL		DRYWALL *		9'-0"	
STUDIO SPACE	105	SEAL CONC.			DRYWALL		DRY WALL		DRYWALL		DRY WALL		T. BAR *		8'-0"	
VIDEO ROOM	106	CARPET		WOOD	DRYWALL		DRYWALL		DRYWALL		DRY WALL		T. BAR *		8'-0"	
HALL	107	CARPET		WOOD	DRYWALL		DRYWALL		DRYWALL		DRYWALL		DRYWALL *		8'-0"	
FURNACE ROOM	108	SEAL CONC.			EXPOSED AGG.								ALUMINUM			
DECK																

UPPER FLOOR PLAN

ENTRY VESTIBULE	200	EXPOSED AGG.		WOOD	DRYWALL, GLASE CEIL		GLAZE & DRYWALL		DRYWALL & CEDAR		DRYWALL & GLAZE		DRYWALL ACOUSTIC TILE		11'-0"	TEX. DRYWALL.
FEMALE LAV.	201 W	CERAMIC TILE		WOOD	CERAMIC TILE		CERAMIC TILE		CERAMIC TILE		CERAMIC TILE		DRYWALL		8'-0"	
HALL LAV	202 W	CERAMIC TILE		WOOD	"		"		"		"		DRYWALL		8'-0"	
STAFF LAV	203 W	CERAMIC TILE		"	DRYWALL		DRYWALL		DRYWALL		DRY WALL		T=BAR #1		8'-0"	
STAFF ROOM	204	CARPET		"	"		"		"		"		T-BAR #1 & ACOUSTIC TILE ON DRYWALL		9'-6"	
BOOKSTACKS	205	CARPET		"	"		"		"		"		"		8'-6"	
STAIRWELL	206	CARPET		"	"		"		"		"		ALUMINUM & STUCCO		8'-0"	
VERANDAH		EXPOSED AGG.														STUCCO TEX. TO MATCH ACOUSTIC TILE.

NOTES
* 3/4 HR FIRERATING TO ALL CEILINGS AND STRUCTURAL WOOD FRAMING.

FINISH SCHEDULE

MATERIALS
ALUMINUM SOFFIT - WESTLAND 7/8" CORRUGATED ALUMINUM: FINISH WHITE L-1097
ACOUSTIC TILE ON DRYWALL - ARMSTRONG "SANSERRA DESIGN 582"
TILE IN T-BAR - ARMSTRONG "SECOND LOOK II"
GLAZING SYSTEM - KAWNEER S16 - 3 1/8" DEEP.

No.	BY	DATE	DESCRIPTION
⚠			

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DRAWING TITLE
FINISH & DOOR SCHEDULES

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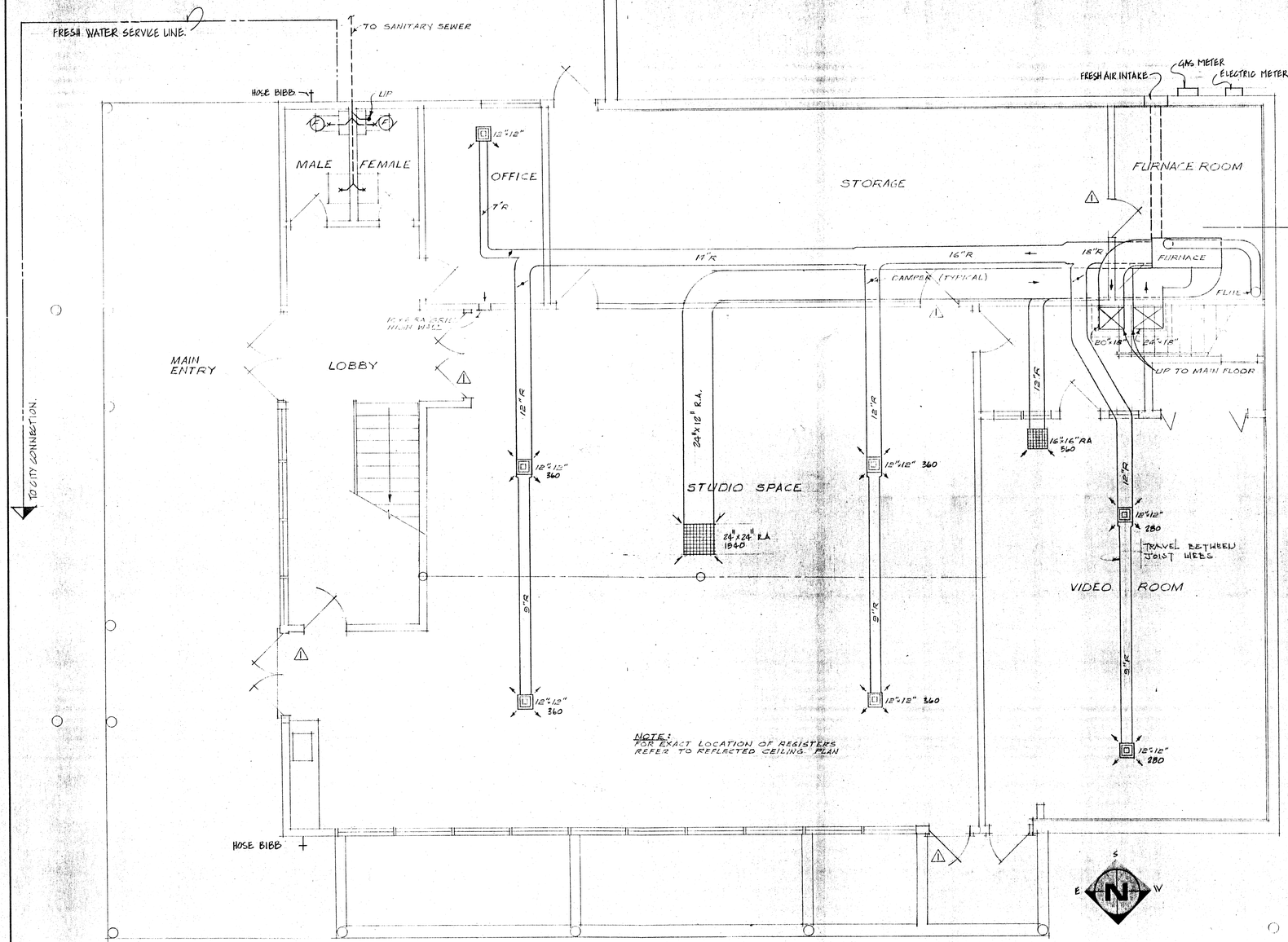
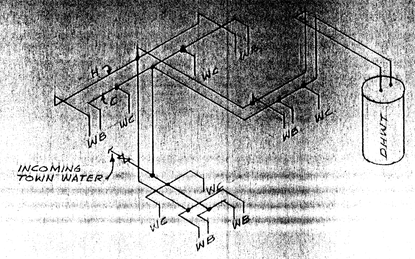
A14



LOWER FLOOR PLAN

SCALE:- 1/4"= 1'-0"



PLUMBING SCHEMATIC
(VENTS, SEWER NOT SHOWN)
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REVISIONS

No.	BY	DATE	DESCRIPTION
1	GBA	DEC/81	DOOR LOCATIONS.

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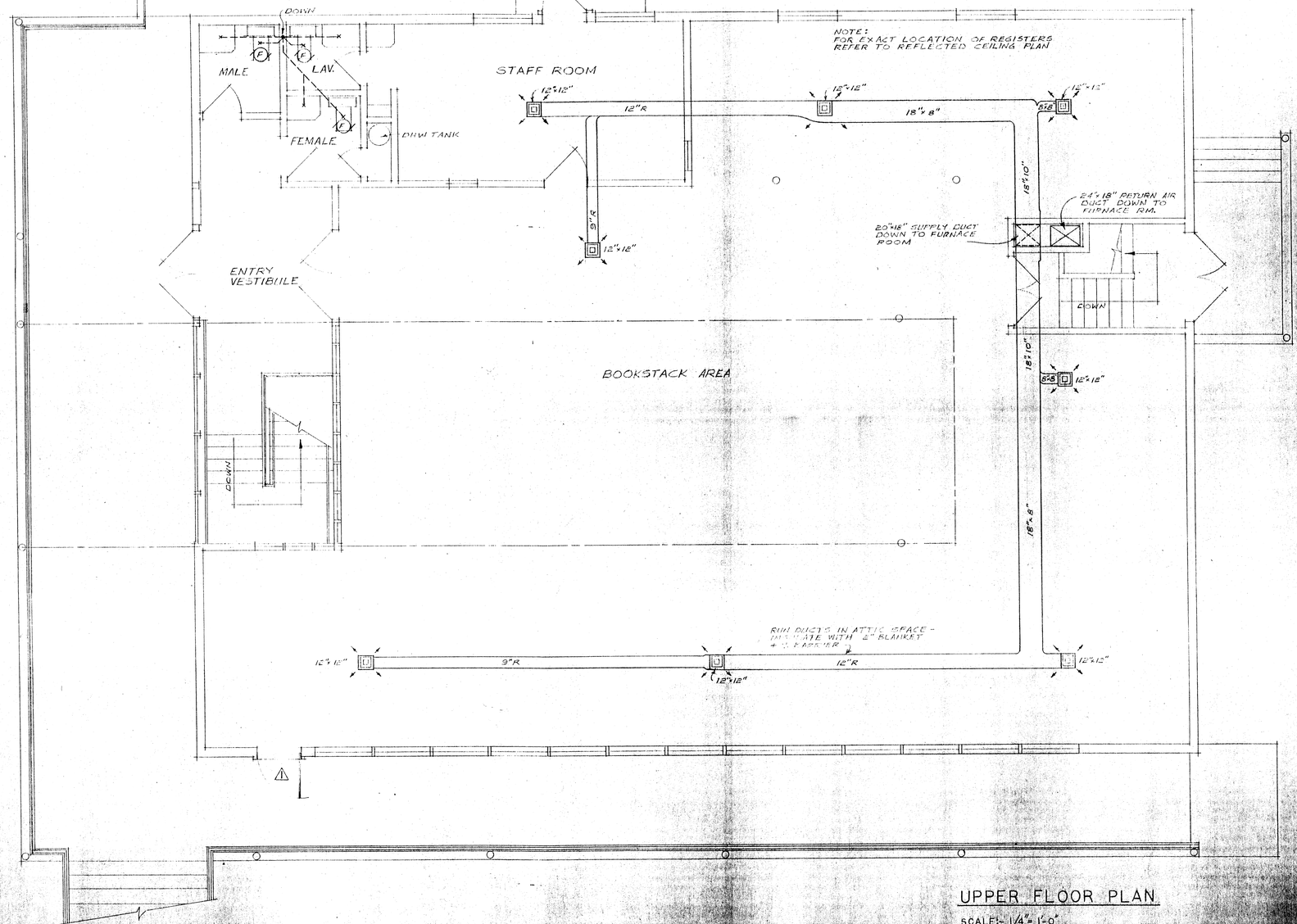
DRAWING TITLE
LOWER FLOOR PLAN MECHANICAL LAYOUT

DRAWING No.
M1

OF 3



UPPER FLOOR PLAN

SCALE:- 1/4"= 1'-0"

REVISIONS			
No.	BY	DATE	DESCRIPTION
1	GBA	DEC/81	ADDITIONAL LINK

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UPPER FLOOR
PLAN
MECHANICAL
LAYOUT

DRAWING NO.
M2
OF 3

MECHANICAL SPECIFICATIONS

1. The Contractor shall provide all equipment, materials, tools, labour, scaffolding, etc., required to complete the installation. The work shall be performed in a neat and workmanlike manner following normal trade practices. The contract shall include testing, balancing and commissioning as may be required to hand over to the Owner a satisfactory system free from defects.

2. The entire installation shall comply with the current requirements of all Authorities having jurisdiction. The Contractor shall apply for, obtain and pay for all permits, fees, drawing approvals, inspections, etc.

3. The Contractor shall guarantee the performance of the entire installation for a period of one year commencing at the time of acceptance by the Owner. Any defects occuring during this period shall be promptly rectified by the Contractor at no cost to the Owner. This guarantee shall apply to and include failures of equipment and materials supplied by the Contractor.

4. All ducts run in non-conditioned (heated and/or cooled) spaces shall be insulated to R14 minimum. The external surface of such insulation shall be protected with a canvas jacket. (Or other suitable material).

5. All diffusers and registers to be equipped with adjustable volume dampers. The Contractor shall adjust air volumes as closely as possible to match those shown on the drawings and he shall provide a marked up print showing actual measured volumes and velocities.

6. The Contractor shall provide plumbing vents, traps, clean-outs, water pressure reducing station, hot water safety blow-offs, etc., as required. These and similar items may not be shown on the drawings.

7. Gas piping, metering equipment, gas fired equipment vents and chimneys shall comply with the Natural Gas Code and I.N.G. The Contractor shall pay all fees and other costs in connection with the obtaining of gas services.

8. Unless specifically excluded elsewhere, the mechanical contract shall include:
   a) All trenching and backfilling including the removal from the site of all unsuitable excavated material and its replacement with material suitable for backfill.
   b) Concrete slabs.
   c) Structural supports, pipe, duct and equipment hangers.
   d) All cutting, patching and painting associated with the installation of mechanical equipment and materials.
   e) All electric wiring, materials and equipment associated with the mechanical installation which operate at voltages less than 100.
   f) All electrical controls operating at voltages over 100 where such controls are associated with mechanical equipment. Such controls to be installed and wired by electrical contractor.
   g) Sewage disposal system consisting of a 600 gallon tank and 150 linear feet of drain field, confer with the Corporation of the District of Summerland for further details.

SCOPE OF WORK

The contract shall include the following sections of work:

1. Provide a gas fired forced air furnace with spool piece sized to accommodate a future cooling coil. Furnace to be equipped with blower sized for future cooling.

2. Provide an air conditioning duct system consisting of plenums, ducting, registers, grilles, diffusers, volume dampers, fresh air intake.

3. Provide a domestic hot and cold water system consisting of connections to Town of Summerland main, P.R. Station (if needed), gas fired domestic hot water tank, basins, all associated piping.

4. Provide a sanitary sewer system consisting of connections to the Town of Summerland main, WCs, urinals, vents, clean-outs, etc.

ELECTRICAL SPECIFICATIONS

1. The Contractor shall provide all equipment, materials, tools, labour, scaffolding, etc., required to complete the installation. The work shall be performed in a neat and workmanlike manner following normal trade practices. The Contractor shall include testing and comissioning as may be required to hand over to the Owner a satisfactory system - free from defects.

2. The entire installation shall comply with the current requirements of all Authorities having jurisdiction. The Contractor shall apply for, obtain and pay for all permits, fees, drawing approvals, inspections, etc.

3. The Contractor shall guarantee the entire installation for a period of one year commencing at the time of acceptance by the Owner. Any defects occuring during this period shall be promptly rectified by the Contractor at no cost to the Owner. This guarantee shall apply to and include failures of equipment and materials supplied by the Contractor.

4. All electrical equipment and materials shall be CSA approved or shall bear the approval stamp of the B.C. Electrical Safety Branch.

SCOPE OF WORK

The contract shall include the following sections of work:

1. Provide a 200 ampere, 208Y/120 volt, 3 phase, 4 wire service underground from the nearest service pole - make all arrangements with and pay necessary fees to the Town of Summerland for this work.

2. Provide a complete power, lighting, and distribution system, in accordance with the intent of the drawings.

3. Provide all electric wiring, materials and equipment associated with the mechanical installation which operate over 100 volts. (Note: controls over 100 volts associated with mechanical equipment will be supplied by the mechanical contractor and wired and installed by the electrical contractor).

4. Provide and install a fire alarm system.

PARTIAL BILL OF MATERIALS - MECHANICAL

SYMBOL	QTY	DESCRIPTION	MANUFACTR	MODEL OR CAT NUMBER
	1	NATURAL GAS FIRED FORCED AIR FURNACE 176,000 BTUH OUTPUT C/WITH 2HP DRIVE MOTOR & PULLEY TO SUPPLY 4600 CFM @ 0.6" S.P. 945 RPM. UNIT TO OPERATE ON 208/3/60HTS. UNIT TO BE SUITABLE FOR ACCEPTING 11 TONS FUTURE COOLING.	LENNOX	G61-220T
	1	SPOOL PIECE TO MATCH SIZE OF LENNOX C2-185V 11/2-FLO EVAPORATOR - MOUNT BETWEEN FURNACE TOP & PERMANENT DUCTWORK	—	—
DO NOT	ORDER	EVAPORATOR TO MATCH LENNOX G61-220T FURNACE. 11 TONS COOLING CAPACITY.	LENNOX	C2-185V
DO NOT	ORDER	CONDENSING UNIT, 104,000 BTUH CAPACITY WHEN USED WITH LENNOX C2-185V EVAPORATOR. UNIT TO OPERATE ON 208/3/60 HZ POWER	LENNOX	H56-135V
(F)		CEILING EXHAUST FANS, 50 CFM, 4.5 SONES MAXIMUM, C/W TIME CONTROL SWITCH.	PRYNE (GESCAN)	V-223 (FAN) SW621 (SWITCH)
DHWT	1	30 USG., GLASS LINED, NATURAL GAS FIRED, HOT WATER TANK - RECOVERY 30.5 USGPH - 100°F RISE	RUUD	EH30-30T

NOTES

1. ROUTING OF GAS FIRED EQUIPMENT FLUES TO BE CLEARED WITH ARCHITECT BEFORE PROCEEDING.
2. ALL DUCTS RUN IN NON CONDITIONED SPACES TO BE BLANKET INSULATED WITH 3" MATERIAL PLUS VAPOUR BARRIER.
3. UPPER FLOOR RETURN AIR IN CEILING SPACE THROUGH LIGHT FIXTURE SLOTS.
4. PROVIDE SUITABLE SLAB FOR FUTURE CONDENSER - SEE ARCHITECT FOR LOCATION.
5. PROVIDE CONDENSATE DRAINS FOR FUTURE COOLING EQUIPMENT. TIE INTO NEAREST CONVENIENT DRAIN. ENSURE FREEZING CAN NOT OCCUR.
6. SUPPLY PLUMBING FIXTURES IN ACCORDANCE WITH ARCHITECTURAL SCHEDULES.

REVISIONS

No.	BY	DATE	DESCRIPTION

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DRAWING TITLE
MECHANICAL SCHEDULES

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M3
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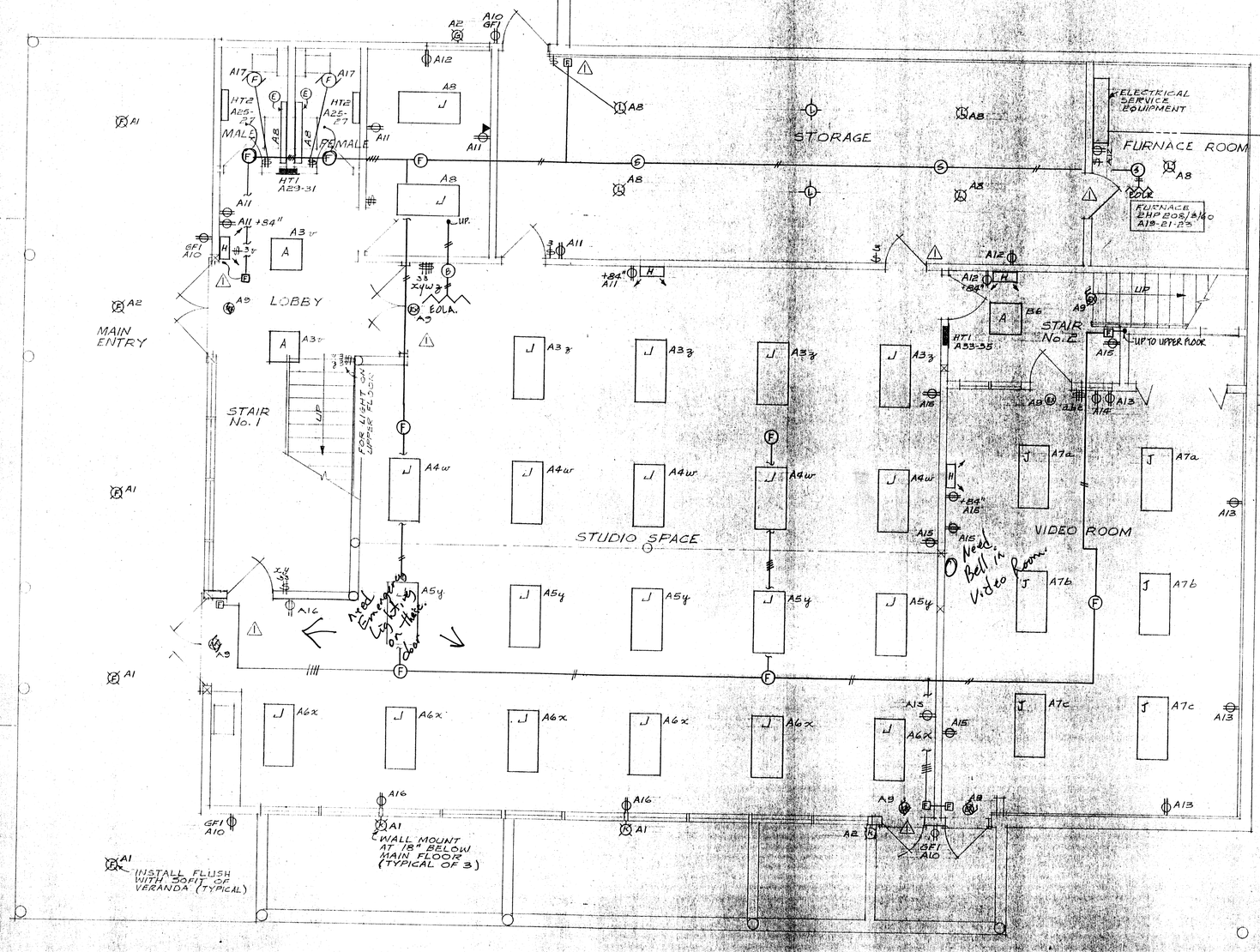
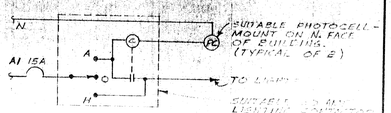


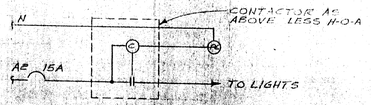
LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"



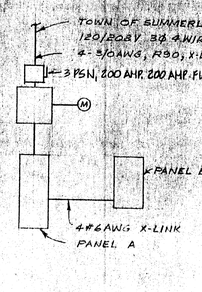
PHOTOCELL CONTROL CIRCUITS A1, B1

NTS



PHOTOCELL CONTROL CIRCUIT A2

NTS



SINGLE LINE DIAGRAM

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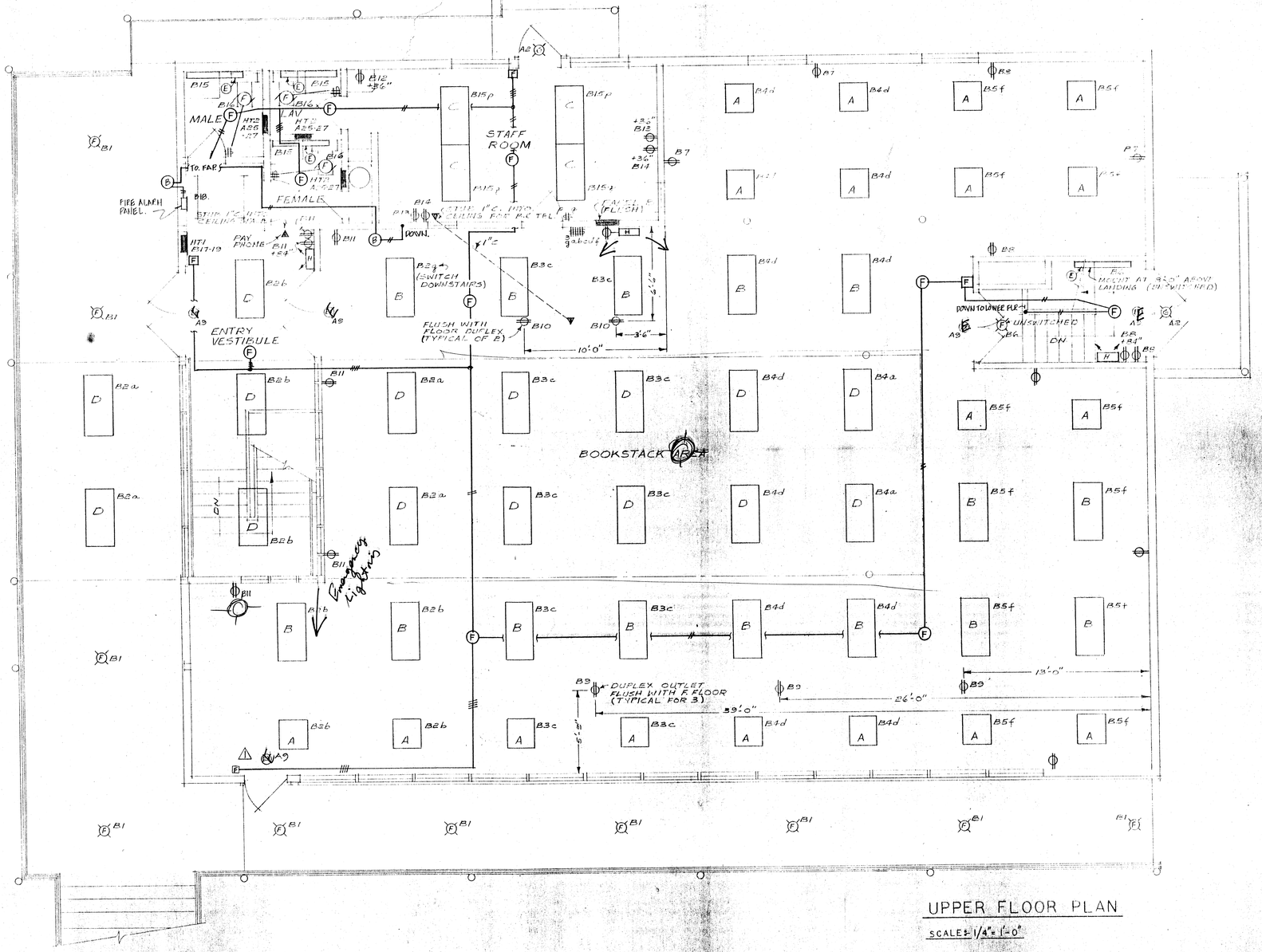
DRAWING TITLE: LOWER FLOOR PLAN ELECTRICAL LAYOUT

DRAWING NO. E1

OF 3



UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

REVISIONS			
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UPPER FLOOR PLAN ELECTRICAL LAYOUT

DRAWING No.
E2
OF 3

NOTES

1. PROVIDE METERING ARRANGEMENTS AS REQUIRED BY THE TOWN OF SUMMERLAND. ADJUST ONE LINE DIAGRAM AS REQUIRED.
2. FOR UNDERGROUND SERVICE, CONTRACTOR MAY USE RIGID PVC CONDUIT OR TECK CABLE OR AS PER SUIT UTILITY REQUIREMENTS.
3. SERVICE PANELS ARE SUITABLE FOR 10,000 AMPERES RMS SYMMETRICAL MAXIMUM. CONTRACTOR SHALL CONFIRM TOWN OF SUMMERLAND'S SUPPLY AT POINT OF ENTRY TO BUILDING AND NOT EXCEED THIS VALUE.
4. CONTRACTOR SHALL INSTAL EMPTY CONDUIT FROM NEAREST B.C. TELEPHONE CONNECTION TO CEILING SPACE WITHIN BUILDING. SIZE, ROUTING & TERMINUS OF CONDUIT PER B.C. TELEPHONE REQUIREMENTS.
5. ALL FLUORESCENT TUBES TO BE WARM WHITE. FLUORESCENT FIXTURES LOCATED IN UNHEATED AREAS TO BE FITTED WITH LOW TEMPERATURE BALLASTS. ALL BALLASTS TO BE H.P.F.
6. ALL INCANDESCENT LAMPS TO BE ROUGH SERVICE.
7. PANEL DIRECTORIES ARE TO BE TYPEWRITTEN.
8. ALL RECEPTACLES & WALL SWITCHES SHALL BE SPECIFICATION GRADE.
9. CONFIRM HEIGHT OF WALL RECEPTACLES IN BOOK STACK AREA WITH OWNER.

PARTIAL BILL OF MATERIALS - ELECTRICAL

SYMBOL	QTY	DESCRIPTION	MANUFACTR	MODEL OR CAT. NUMBER
A		FLUORESCENT FIXTURE, 2'-2" PAN, 2-40 WATT 120 V. C/W RETURN AIR SLOTS - FOR TEE BAR	ELECTRO-LIER	K19A-106-240-U
B		FLUORESCENT FIXTURE, 2'-4' PAN, 2-40 WATT 120V, C/W RETURN AIR SLOTS - FOR TEE BAR, LAY IN LENS 5/32" THICK	ELECTRO-LIER	K19A-106-
C		AS PER B EXCEPT 4-40 WATT		K19A-106-448
D		FLUORESCENT FIXTURE, 2'-4' SURFACE MOUNT, 2-40W, 120 VOLT. C/W ACRYLIC, DROP DISH LENS	C&M	CO-7424-4
E		FLUORESCENT FIXTURE, 1-40W, 120V, WALL MOUNT	ELECTRO-LIER	KACB-100-148
EX		EXIT SIGN; UNIVERSAL TYPE, 120V.	C&M	X2
F		INCANDESCENT FIXTURE, 130V, 100 WATTS A-23, DROPPED OPAL LENS, 12"x12"	ELECTRO-LIER	R-11-10-D (ORDER WITH PLASTER RING OR TO SUIT CEILING TYPE
G		M/V WALL BRACKET, OPAL LENS, 120V, 125 WATTS	ELECTRO-LIER	ME-550-125
H		EMERGENCY PACK 2 LIGHT - 1.5 HRS. OPERATION	EXIDE	MG-2
J		FLUORESCENT FIXTURE, 2'-4', 4-40 WATT (RS) 120V, FOR TEE BAR - LAY-IN LENS 5/32" THICK	ELECTRO-LIER	K19A-58-448
K		INCANDESCENT, 120 VOLT, 200 WATT, A26 LAMP, WALL MOUNT	ELECTRO-LIER	B30
L		4" PORCELAIN OUTLET BOX RECEPTACLE C/W 100W LAMP	SMITH & STONE	1-1353
FAP.		FIRE ALARM PANEL. NBC TYPE 1, SINGLE ZONE C/W STANDBY BATTERY	EDWARDS	1527
F		FIRE ALARM STATION.	EDWARDS	270690
F		THERMAL FIRE DETECTOR, 60HD, FIXED T & ROR 135°F	EDWARDS	353 SERIES
S		SMOKE DETECTOR	EDWARDS	6350
HT1		ELECTRIC FAN FORCED WALL HEATER, 4000 WATTS, 208/1/60 C/W THERMOSTAT	FPE	FAB7-408
HT2		ELECTRIC RADIANT WALL HEATER C/W THERMOSTAT, 1500 WATTS, 208/1/60	FPE	RT-500-8
PANEL A		PANELBOARD, 200 AMP MAINS, 42 CCTS, SURFACE MOUNT, 3-PHASE, 4 WIRE, 208Y/120 VOLT, C/W CIRCUIT BREAKERS	FPE	STAB-LOK
PANEL B		PANELBOARD, 100 AMP MAINS, 24 CCTS, FLUSH MOUNT, 3-PHASE, 4 WIRE, 208Y/120 VOLTS, C/W CIRCUIT BREAKERS	FPE	STAB-LOK
B		FIRE BELL 10" 24 VAC. USE WITH #340 BOX FOR EXTERIOR USE.	EDWARDS	6100 D
COIL		END OF LINE RESISTOR.	EDWARDS	——

PANEL A

208Y/120V

1000	LTS. EXTERIER. N&E, LOWER LEVEL	15	1	2	15	LTS. EXTERIOR AT DOORS UPPER & LOWER LEVELS
1128	LTS. STUDIO S.	15	3	4	15	LTS. STUDIO S.
1128	LTS. STUDIO M.	15	5	6	15	LTS. STUDIO N.
1128	LTS. VIDEO ROOM	15	7	8	15	LTS. MACHINE RM, OFFICE, STORAGE, FURNACE ROOM
	EXIT LIGHTS	15	9	10	15 (SPL)	RECEP. EXTERIOR
	REC. LOBBY, OFFICE, STUDIO S., STORAGE	15	11	12	15	REC. OFFICE, STORAGE, FURNACE ROOM
	REC. VIDEO ROOM S.W.	15	13	14	15	REC. VIDEO ROOM S.
	REC. VIDEO ROOM E, STUDIO W, STAIR 2	15	15	16	15	REC. STUDIO N.
	WASHROOM FANS (2)	15	17	18	15	SPARE
	FURNACE 208/3/60	15	19	20	70	FUTURE CONDENSER 65 AMPS, 208/3/60
			21	22		
			23	24		
2500	WASHROOM HEATERS (6)	15	25	26		FEED TO PANEL B
			27	28		
4000	HEATER AT EAST ENTRANCE LOWER FLOOR	30	29	30		
			31	32	15	SPARE
4000	HEATER AT STAIR 2	30	33	34	15	SPARE
			35	36	15	SPARE
	SPACE		37	38		SPACE
	SPACE		39	40		SPACE
	SPACE		41	42		SPACE

PANEL B

208Y/120V

1000	LTS. EXTERIOR N&E. UPPER FLOOR	15	1	2	15	LTS. ENTRY, EXTERIOR ENTRY, BOOK AREA A — 1800 / 1400
1000	LTS. BOOK AREA CENTRE	15	3	4	15	LTS. BOOK AREA W
1800	LTS. BOOK AREA S.W.	15	5	6	15	LTS WEST STAIRWELL
	REC. BOOK AREA S.W.	15	7	8	15	REC. S.W. & STAIR 2
	REC FLOOR N.	15	9	10	15	REC. FLOOR AT BOOK DESK
	REC. ENTRY, BOOK AREA E.	15	11	12	15	REC. STAFF ROOM S.E.
	REC. STAFF ROOM N.W.	15	13	14	15	REC. STAFF ROOM NW
	LTS. STAFF ROOM, WASHROOMS	15	15	16	15	WASHROOM FANS (3)
4000	HEATER AT EAST ENTRANCE	30	17	18	15	FIRE ALARM SYSTEM
			19	20	15	SPARE
	SPACE	15	21	22		SPACE
	SPACE	15	23	24		SPACE

REVISIONS			
No.	BY	DATE	DESCRIPTION

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