COV – GARDEN AUDITORIUM at PNE

WASHROOM RENOVATION

2901 E Hastings Street, Vancouver, B.C.

DRAWING & DOCUMENTATION LIST:

INTERIOR DESIGN DRAWINGS:

ID00	COVER SHEET
ID01	KEY PLAN & EXITING - GROUND FLOOR
ID02	KEY PLAN & EXITING - ARENA
ID03	DEMOLITION FLOOR PLAN
ID04	FLOOR PLAN
ID05	DEMOLITION & CONSTRUCTION REFLECTED CEILING PLAN
ID06	ELEVATIONS
ID07	MILLWORK DETAILS

FINISHES SPECIFICATIONS - REFER TO 8 1/2" X 11" SPECIFICATION PACKAGE.

MECHANICAL DRAWINGS:

M-1	GENERAL NOTES, LEGENDS, SCHEDULES & DETAILS.
M-2	MECHANICAL PLAN- HVAC & PLUMBING.
M-3	MECHANICAL SPECIFICATIONS.

ELECTRICAL DRAWINGS:

E-1	ELECTRICAL SPECIFICATIONS & LEGEND
E-2	ELECTRICAL DETAILS & KEY PLAN
E-3	LIGHTING & POWER PLAN

CODE REVIEW:

BUILDING TYPE: Existing - Heritage Class A.
Governing Building By-Law: Part 11 - Existing Buildings

OCCUPANCY CLASSIFICATION: A-2 Assembly.
CURRENT USE: Circus school, auditorium and exhibition hall.

BUILDING HEIGHT: 2 Stories (50'-0").

BUILDING SPRINKLERED THROUGHOUT: No.

CONSTRUCTION: Non-combustable - Existing. All walls concrete block construction.

OCCUPANT LOAD:
Area calculations: 1461 fixed seats, 1144 non-fixed seats (floor).
Current use: 450 maximum

WATER CLOSETS:
EXISTING NON_CONFIRMING AS PER PART 11 VANCOUVER BUILDING BYLAW (EXISTING BUILDINGS)
11.3.1.1 Item 2 - building is a heritage building.
11.5.1.1 Alternative Acceptable Solutions (for Heritage Buildings) & Table 11.5.1.1Item 34: Female: 7, Male 4+3 urinals, Universal Toilet Room: 2, Staff + Stage WC: 2.

MINIMUM NUMBER OF EXITS: Existing.

TRAVEL DISTANCE: 45m to at least 1 exit.

DOORS AND DOOR HARDWARE: Existing.

ACCESSIBILITY: As per section 3.8 Access to Public Viewing Areas & Universal Toilet Rooms provided.

EXIT SIGNS: Conforms to 3.4.5.1 Exit Signs.

INTERIOR FINISHES: FSR of all walls <75 as per 3.1.13.1 & Table 3.1.13.2

SCOPE OF WORK:

MINOR DEMOLITION OF:
- TOILET PARTITIONS
- PRIVACY SCREENS
- PLUMBING FIXTURES
- WALL/ URINAL TILE
- LIGHTING

INSTALLATION/REPAIR OF:
- NEW GWB WALLS
- TOILET PARTITIONS
- PLUMBING FIXTURES
- LIGHTING
- NEW MILLWORK
- NEW SHEET FLOORING
- NEW WALL TILE
- NEW PAINT
- CONCRETE FLOORS
- NEW ADDITIONAL ACCESSIBLE WC

LEGAL DESCRIPTION:	LOT 90, PLAN VAP100, BLOCK N/A DISTRICT LOT THSL NEW WESTMINSTER DISTRICT PLAN
CIVIC ADDRESS:	2901 HASTINGS ST E VANCOUVER BC, V5K 5J1
RENOVATION AREA:	GROUND FLOOR: 37.7 SM (406 SF)
UPGRADE AREA:	GROUND FLOOR: 103.3 SM (1114 SF) ARENA FLOOR: 2.6 SM (28 SF)
	TOTAL: 143.6 SM (1548 SF)

GENERAL NOTES

ONE SET OF CITY APPROVED DRAWINGS SHALL BE KEPT ON SITE AT ALL TIMES.

GENERAL CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS SET OUT BY LANDLORD - City of Vancouver.
TENANT CO-ORDINATOR CONTACT: Paul Fazekas t. 604.871.6694 **m.** 604.690.7162
e. Paul.Fazekas@vancouver.ca

ALL CONSTRUCTION AREAS TO BE ENCLOSED PREVENTING DUST FROM ENTERING ADJACENT SPACES.

GENERAL CONTRACTOR AND MAJOR SUBCONTRACTORS SHALL VISIT THE SITE, THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE WORK, AND COMPARE SUCH CONDITIONS WITH THE CONTRACT DOCUMENTS. NO CONSIDERATION WILL BE GRANTED FOR ANY ALLEGED MISUNDERSTANDINGS OF EXISTING CONDITIONS RESULTING FROM FAILURE TO VISIT THE SITE.

GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING HIS WORK AND NOTIFY THE DESIGNER IMMEDIATELY IF A CONFLICT ARISES THAT AFFECTS ANY WORK COVERED UNDER THIS CONTRACT.

GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING FABRICATION OR INSTALLATION OF ITEMS UNDER SEPARATE CONTRACTS (E.G. CUSTOM MILLWORK).

SHOULD THE GENERAL CONTRACTOR FIND ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS, THE INTERIOR DESIGNER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING WITH ANY RELATED WORK.

ALL CONSTRUCTION TO COMPLY WITH CURRENT EDITIONS OF BC BUILDING CODE AND CITY OF VANCOUVER BYLAWS AND PLANNING DEPARTMENT REGULATIONS.

INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS TO BE READ IN CONJUNCTION WITH MECHANICAL AND ELECTRICAL ENGINEER'S DRAWINGS. ANY CONFLICTS TO BE REPORTED IMMEDIATELY TO THE INTERIOR DESIGNER.

GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL, MECHANICAL, AND PLUMBING CONNECTIONS FOR ALL ITEMS INCLUDING ITEMS INSTALLED UNDER SEPARATE CONTRACT.

GENERAL CONTRACTOR SHALL DEFINE "INSTALLATION OF ITEMS UNDER SEPARATE CONTRACT" AS OWNER INSTALLED ITEMS DELIVERED, ERECTED, AND SET-IN-PLACE BY OTHERS.

GENERAL CONTRACTOR RESPONSIBLE FOR THE REMOVAL AND SAFE STORAGE OF ALL EXISTING WASHROOM ACCESSORIES TO BE REINSTALLED.

ALL PENETRATIONS OF FIRE-RATED ASSEMBLIES TO BE FIRESTOPPED TO MAINTAIN ASSEMBLY RATING.

GENERAL CONTRACTOR TO COORDINATE LOCATION AND ARRANGEMENT OF BLOCKING (METAL AND/OR WOOD) WITHIN WALLS AND CEILINGS FOR ATTACHMENT OF FIXTURES, FITTINGS, ARTIFACTS, ETC. WITH ALL SUBCONTRACTORS.

GENERAL CONTRACTOR IS RESPONSIBLE FOR RETAINING SEISMIC ENGINEER FOR LETTERS OF ASSURANCE WHERE APPLICABLE. REVIEW ALSO MECHANICAL & ELECTRICAL CONSULTANTS DRAWINGS FOR SEISMIC REQUIREMENTS.

ALL WOOD BLOCKING TO BE FIRE TREATED.

ALL MATERIALS TO MEET FLAME SPREAD REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

IN AREAS WHERE PAINTING OR FINISHING IS INDICATED, ALL SURFACES AND OBJECTS WITHIN THE ROOM SHALL BE PAINTED OR FINISHED EXCEPT WHERE SPECIFICALLY INDICATED OR SPECIFIED OTHERWISE. THIS INCLUDES CONNECTORS, PIPES, DUCTS, RADIATOR COVERS, GRILLES, SERVICE PANELS, ETC.

ALL TRADES, INCLUDING PAINTING, ELECTRICAL, MECHANICAL, AND MILLWORK, TO BE EXECUTED IN CONFORMANCE WITH THE HIGHEST STANDARDS IN THEIR RESPECTIVE TRADE PRACTICES MANUAL.

CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR MILLWORK, LIGHTING, PLUMBING FIXTURES, AND ALL CUSTOM FABRICATION TO THE INTERIOR DESIGNER FOR REVIEW PRIOR TO COMMENCEMENT OF FABRICATION.

CONTRACTOR SHALL THOROUGHLY REVIEW "HAZARDOUS MATERIALS SURVEY OF GARDEN AUDITORIUM" DOCUMENT DATED 2016-01-01 ISSUED WITH SPECIFICATIONS AND INFORM TENANT COORDINATOR AND PROJECT COORDINATION CONSULTANT OF ALL WORK WHERE HAZARDOUS MATERIALS MAY BE DISRUPTED.

PRIOR TO DISRUPTION OF ANY HAZARDOUS MATERIALS CONTRACTOR IS TO CONTACT COV HAZARDOUS MATERIAL TECHNICIAN: REBECCA YANCIW **t.** 604.873.7193 FOR ASSISTANCE WITH RISK ASSESSMENT CONTROL AND DISPOSAL PROCEDURES.

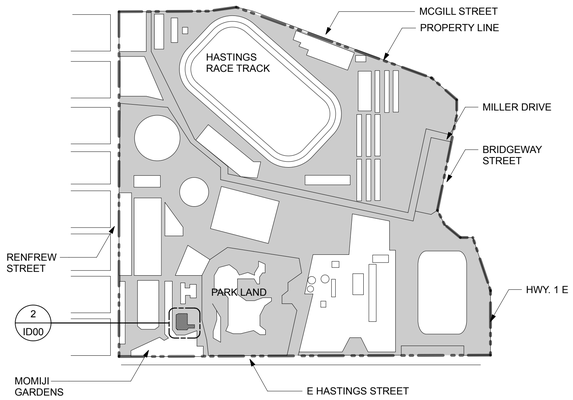
ALL HAZARDOUS MATERIAL REMOVAL MUST BE COMPLETED IN ACCORDANCE WITH WORKSAFE BC GUIDELINES.

GENERAL CONTRACTOR SHALL PROVIDE REFUSE BIN AND REFUSE COLLECTION FOR REFUSE PRODUCED IN CONJUNCTION WITH ALL WORK INSTALLED UNDER SEPARATE CONTRACTS NOTED ABOVE.

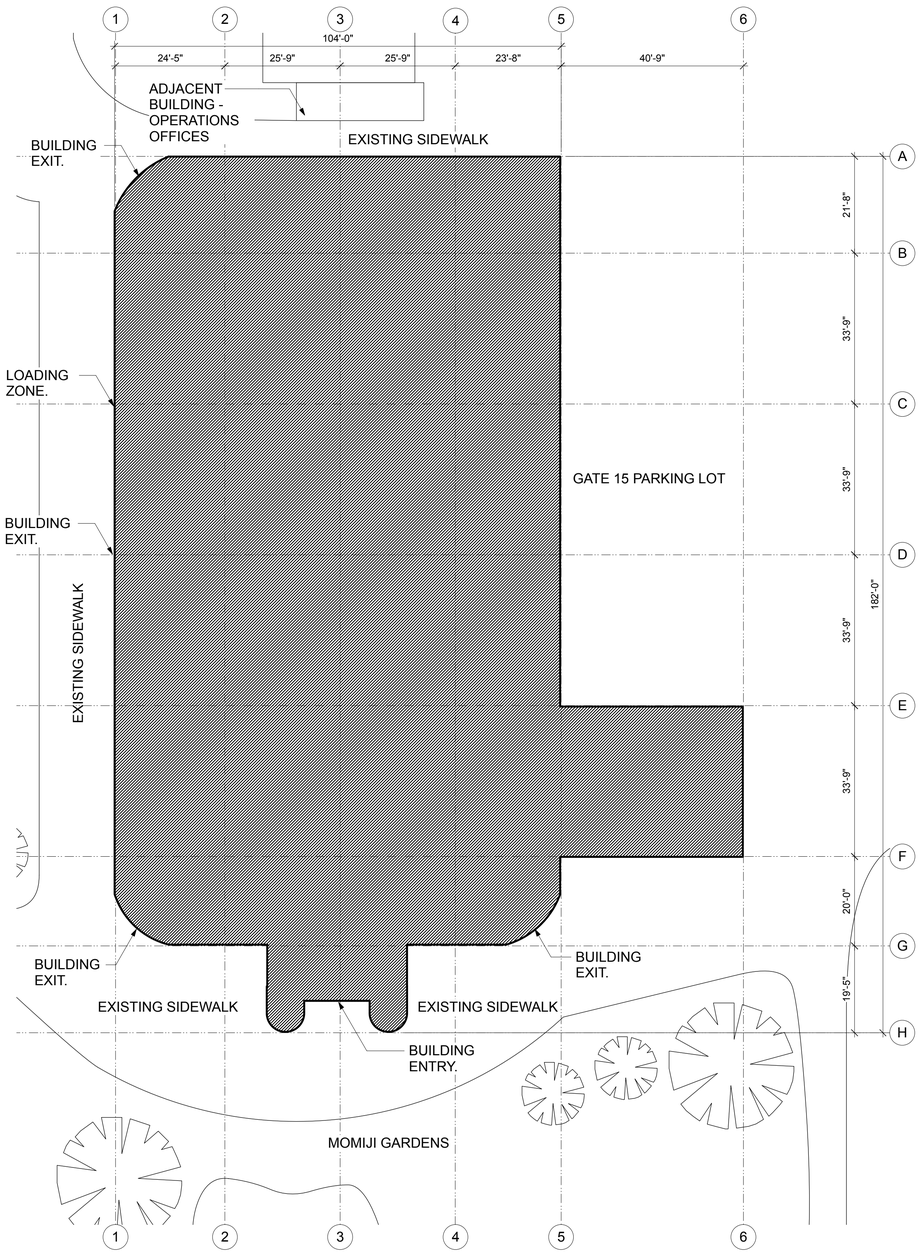
UPON PROJECT COMPLETION, GENERAL CONTRACTOR SHALL THOROUGHLY AND PROFESSIONALLY CLEAN ALL WORK INCLUDING WORK INSTALLED UNDER SEPARATE CONTRACTS NOTED ABOVE.

BUILDING WILL BE OCCUPIED DURING RENOVATIONS. CONTRACTOR MUST SCHEDULE WORK SO MINIMUM NUMBER OF WASHROOMS ARE OPERATIONAL FOR EACH SEX THROUGHOUT ENTIRE CONSTRUCTION PERIOD.

PROJECT COORDINATION CONSULTANT: BLUEFISH STUDIO - ALYSSA MYSHOK
t. 604.734.7307 **m.** 604.657.7778



1 ID00 SITE PLAN • PNE GROUNDS
SCALE: NTS



N

2 ID00 SITE PLAN • GARDEN AUDITORIUM
SCALE: 1/16"=1'-0"

INDICATES PROJECT LOCATION

BLUEFISH DESIGN STUDIO INC.
804 318 Homer Street
Vancouver BC
V6B 2V2 Canada
T 604.734.7307
F 604.734.7502

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All work shall conform to the current local Building Code and jurisdictional codes.

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rev.	description	by	date
7	REVISED TENDER/PERMIT		06.01.17
6	WC CODE REVISIONS	am	06.02.16
5	BUILDING PERMIT	am	05.12.16
4	CODE UPDATE	am	02.12.16
3	PERMIT		07.11.16
2	TENDER		07.11.16
1	CLIENT REVIEW		28.10.16

project
COV
GARDEN AUDITORIUM
WASHROOM RENO
2901 EAST HASTINGS ST
Vancouver, BC

drawing name
COVERSHEET
SITE PLAN
DWG LIST
SCOPE OF WORK
GENERAL NOTES

project no.
1602

date
7 OCTOBER 2016

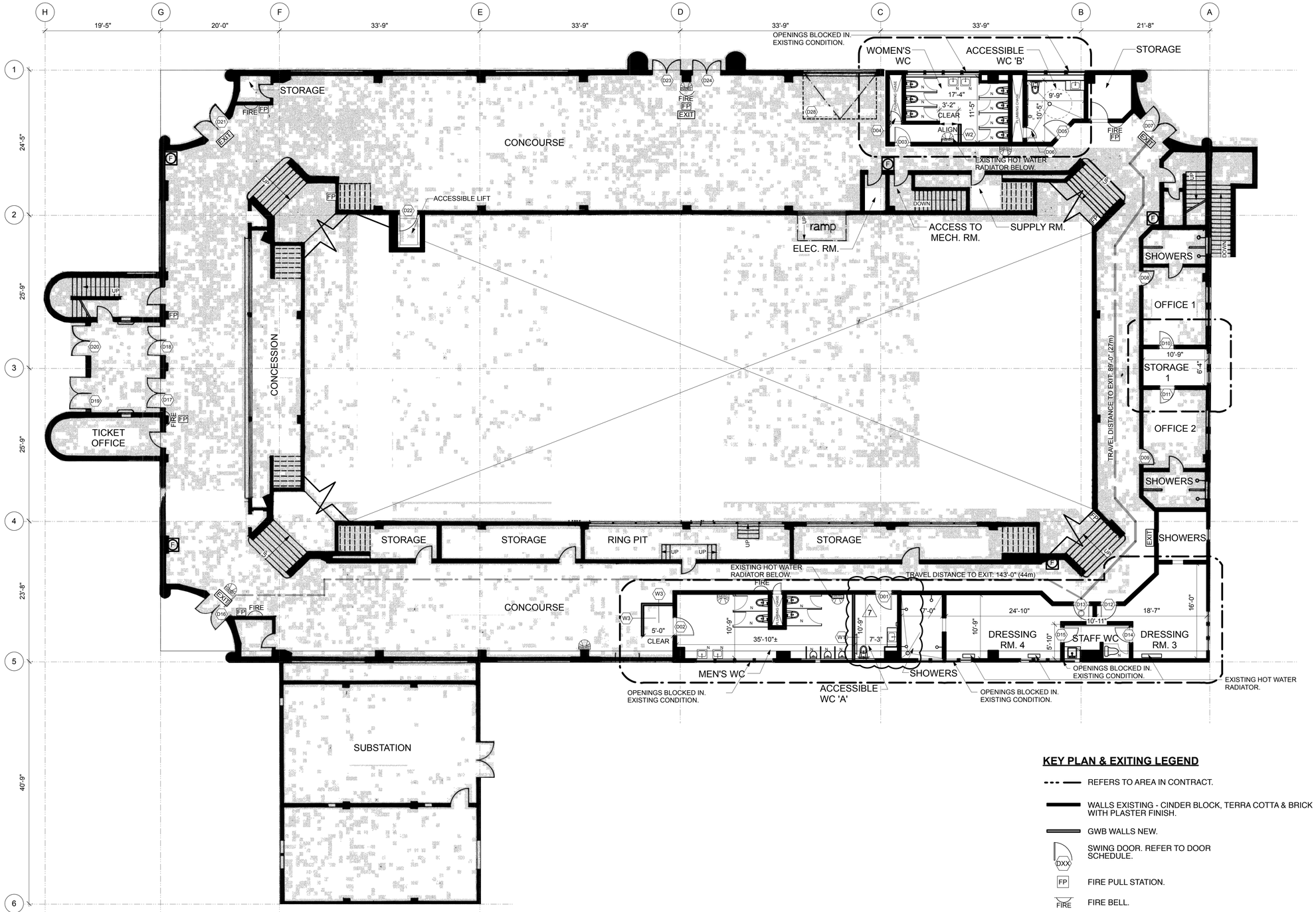
drawn HC | checked AM

cad file name/date
1602 • DRAWINGSET

scale
NTS

drawing number
ID-00

plot date:



1 / ID01 KEY PLAN & EXITING • Ground Floor

SCALE: 1/8" = 1'-0"

NOTE: REFER TO ID03, ID04 & ID05 FOR DETAILED DEMOLITION & CONSTRUCTION PLANS.

KEY PLAN & EXITING LEGEND

- REFERS TO AREA IN CONTRACT.
- WALLS EXISTING - CINDER BLOCK, TERRA COTTA & BRICK WITH PLASTER FINISH.
- GWB WALLS NEW.
- SWING DOOR. REFER TO DOOR SCHEDULE. (DXX)
- FP — FIRE PULL STATION.
- FIRE — FIRE BELL.
- F — EXISTING FIRE EXTINGUISHER CABINET.
- EMERG — EMERGENCY LIGHTS.
- EXIT — EMERGENCY EXIT SIGN.

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rev.	description	by	date
7	ADD HCWC #2	am	06.12.16
6	PERMIT		07.11.16
5	TENDER		07.11.16
4	CLIENT REVIEW		28.10.16
3	MECH/ELEC. COORD		21.10.16
2	MECH/ELEC. COORD		14.10.16
1	MECH/ELEC. COORD		07.09.16

project

COV
GARDEN AUDITORIUM
WASHROOM RENO

2901 EAST HASTINGS ST
Vancouver, BC

drawing name

KEY PLAN & EXITING FLOOR PLAN

project no. 1602

date 7 OCTOBER 2016

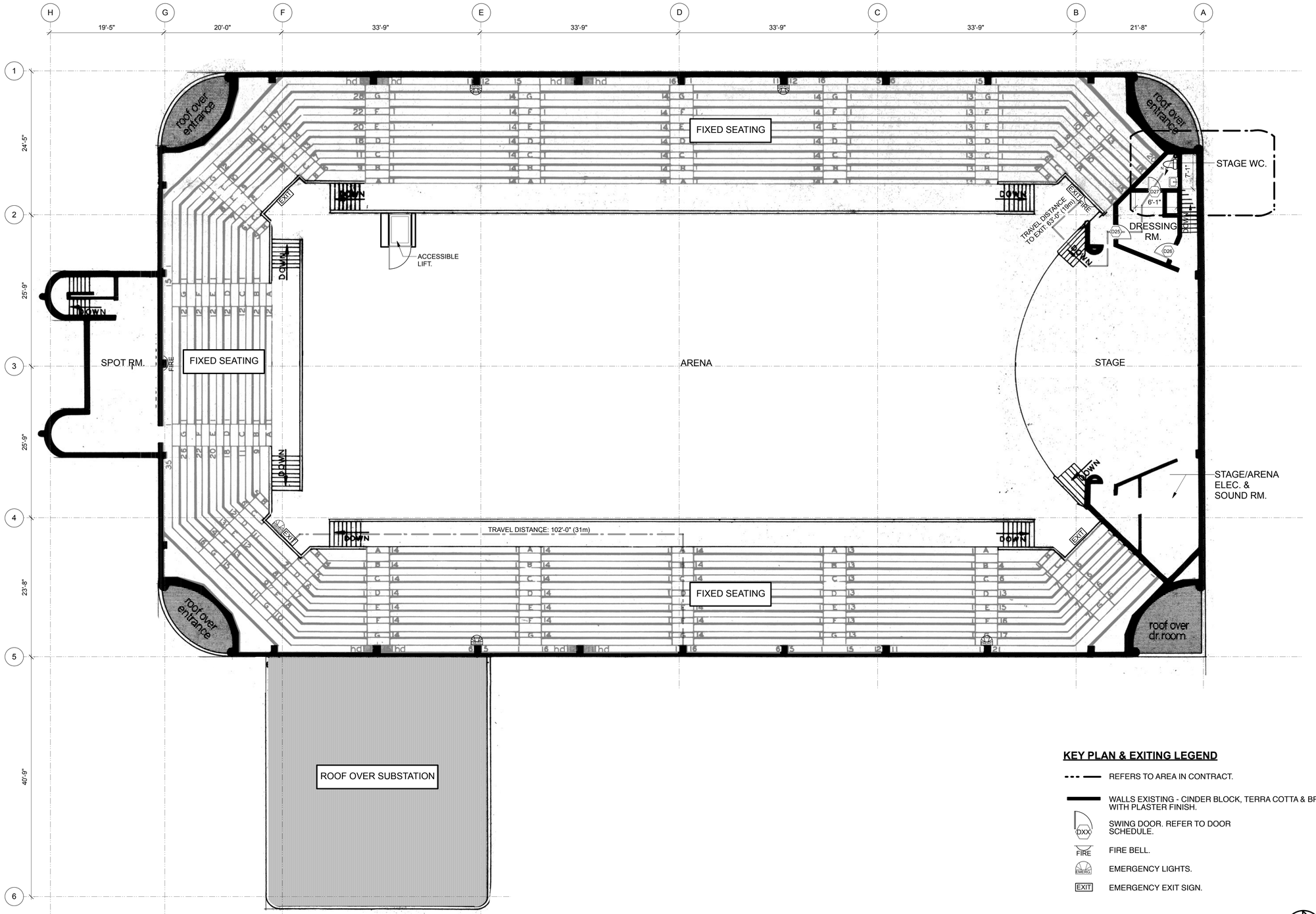
drawn HC | checked AM

cad file name/date 1602 • DRAWINGSET

scale 1/8" = 1'-0"

drawing number **ID-01**

plot date:



1 ID02 KEY PLAN & EXITING • Arena
SCALE: 1/8"=1'-0"

NOTE: REFER TO ID03, ID04 & ID05 FOR DETAILED DEMOLITION & CONSTRUCTION PLANS.

KEY PLAN & EXITING LEGEND

- REFERS TO AREA IN CONTRACT.
- WALLS EXISTING - CINDER BLOCK, TERRA COTTA & BRICK WITH PLASTER FINISH.
- DXX — SWING DOOR. REFER TO DOOR SCHEDULE.
- FIRE — FIRE BELL.
- EMERG — EMERGENCY LIGHTS.
- EXIT — EMERGENCY EXIT SIGN.

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5	TENDER		07.11.16
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3	MECH/ELEC. COORD		21.10.16
2	MECH/ELEC. COORD		14.10.16
1	MECH/ELEC. COORD		07.09.16

project
COV
GARDEN AUDITORIUM
WASHROOM RENO
2901 EAST HASTINGS ST
Vancouver, BC

drawing name
KEY PLAN & EXITING FLOOR PLAN

project no.
1602

date
7 OCTOBER 2016

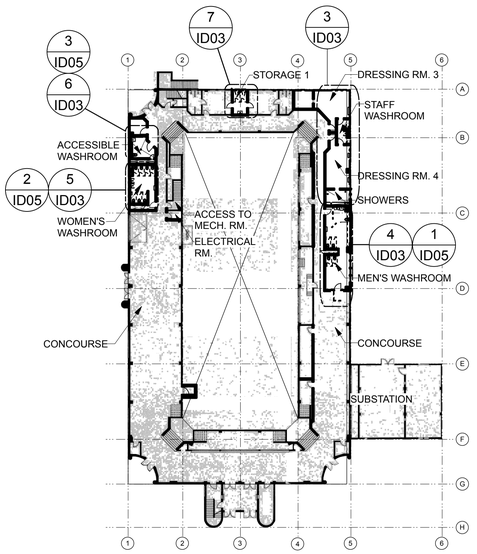
drawn HC | checked AM

cad file name/date
1602 • DRAWINGSET

scale
1/8"= 1'-0"

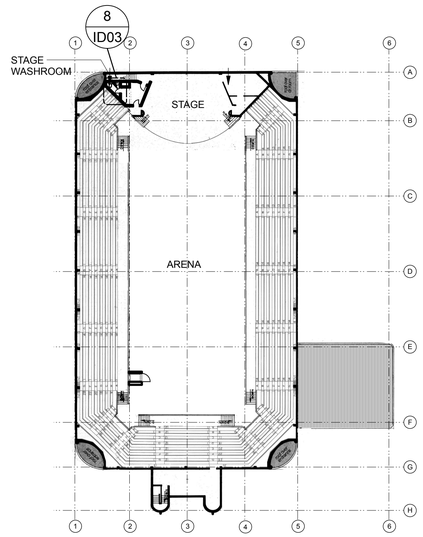
drawing number
ID-02

plot date:



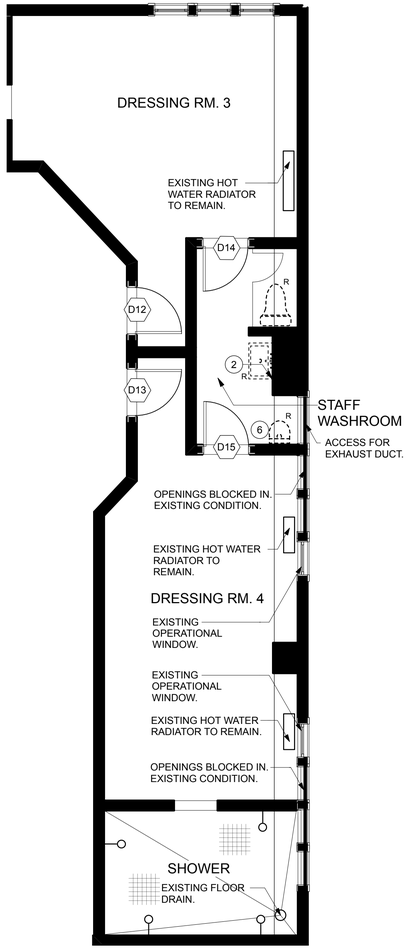
1 ID03 KEY PLAN • Ground Floor

SCALE: 1/32" = 1'-0"



2 ID03 KEY PLAN • Arena

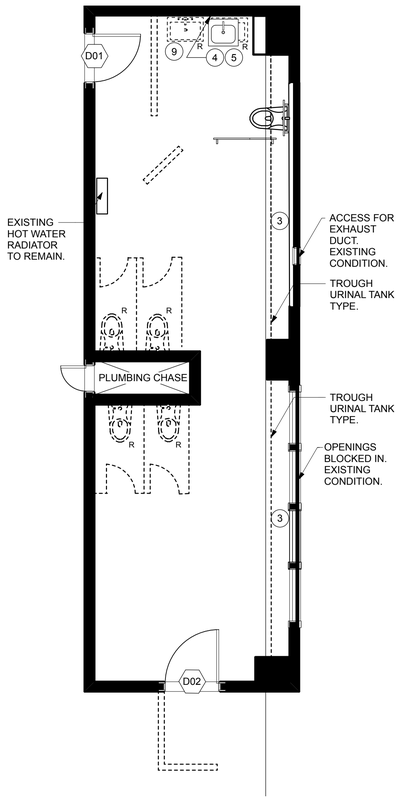
SCALE: 1/32" = 1'-0"



3 ID03 DEMOLITION PLAN • Staff WC

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

NOTE: FOR TENDER - PROVIDE BREAKOUT PRICE FOR ALL ITEMS.



4 ID03 DEMOLITION PLAN • Men's WC

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

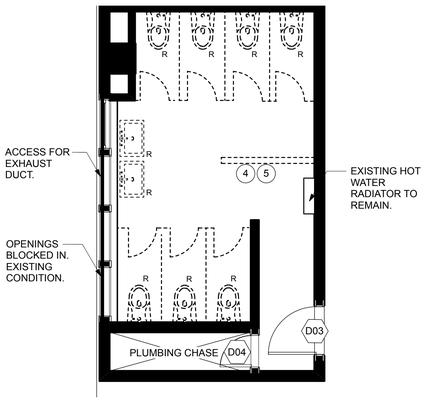
DEMOLITION LEGEND

- REFERS TO AREA IN CONTRACT.
- EXISTING PRIVACY PARTITIONS TO BE REMOVED.
- EXISTING TOILET PARTITION TO REMAIN.
- EXISTING TOILET PARTITION TO BE REMOVED C/W ALL ASSOCIATED HARDWARE.
- EXISTING TOILET TO REMAIN.
- EXISTING TOILET TO BE REMOVED.
- EXISTING SINK TO REMAIN.
- EXISTING SINK AND FAUCET TO BE REMOVED.
- EXISTING SHOWER HEAD. ALL EXISTING ASSOCIATED PLUMBING TO REMAIN.
- EXISTING URINAL TO BE REMOVED.
- EXISTING DUPLEX RECEPTACLE TO REMAIN.

DEMOLITION NOTES

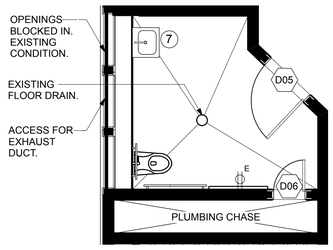
1. FAUCET TO BE REMOVED ONLY.
2. EXISTING PLUMBING LINES RELOCATED. REFER TO ID04 FOR NEW LOCATION.
3. REMOVE EXISTING WALL & URINAL TROUGH TILE. PREPARE SURFACE TO RECEIVE NEW FINISHES.
4. EXISTING MIRROR TO BE REMOVED.
5. RETAIN EXISTING MIRROR FOR REUSE.
6. EXISTING PLUMBING LINES TO BE CAPPED. SEE MECHANICAL ENGINEER'S DRAWINGS.
7. SINK TO BE REMOVED AND REUSED IN NEW MILLWORK. REFER TO ID07 FOR DETAILS. EXISTING FAUCET TO BE REMOVED.
8. EXISTING MIRROR TO REMAIN.
9. EXISTING PLUMBING LINES TO BE CAPPED AT SINKS ONLY.

- PATCH ALL HOLES & CRACKS IN WALLS RESULTING FROM DEMOLITION- PREPARE TO RECEIVE NEW FINISHES.
- FILL ALL EXISTING CRACKS IN PLASTER AT WALLS AND CEILING- PREPARE TO RECEIVE NEW FINISHES IN AREAS BEING RENOVATED.
- REMOVE ALL EXISTING ACCESSORIES & RETAIN FOR REINSTALLATION FOLLOWING APPLICATION OF NEW FINISHES. TYPICAL ALL WASHROOMS.
- DEMOLITION DESIGN DRAWINGS TO BE READ IN CONJUNCTION WITH ELECTRICAL & MECHANICAL ENGINEER'S DRAWINGS.



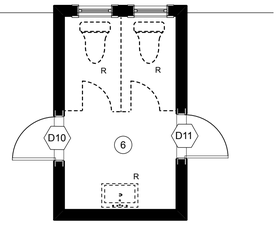
5 ID03 DEMOLITION PLAN • Women's WC

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



6 ID03 DEMOLITION PLAN • Accessible WC 'B'

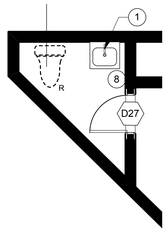
SCALE: 1/4" = 1'-0"



7 ID03 DEMOLITION PLAN • Storage 1

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

NOTE: FOR TENDER - PROVIDE BREAKOUT PRICE FOR ALL ITEMS.



8 ID03 DEMOLITION PLAN • Stage WC

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

N

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rev.	description	by	date
7	REVISED TENDER/PERMIT		06.01.17
6	PERMIT		07.11.16
5	TENDER		07.11.16
4	CLIENT REVIEW		28.10.16
3	MECH/ELEC. COORD		21.10.16
2	MECH/ELEC. COORD		14.10.16
1	MECH/ELEC. COORD		07.09.16

project

COV
GARDEN AUDITORIUM
WASHROOM RENO

2901 EAST HASTINGS ST
Vancouver, BC

drawing name

DEMOLITION
PLAN

project no.

1602

date

7 SEPTEMBER 2016

drawn: HC

checked: AM

cad file name/date

1602 • DRAWINGSET

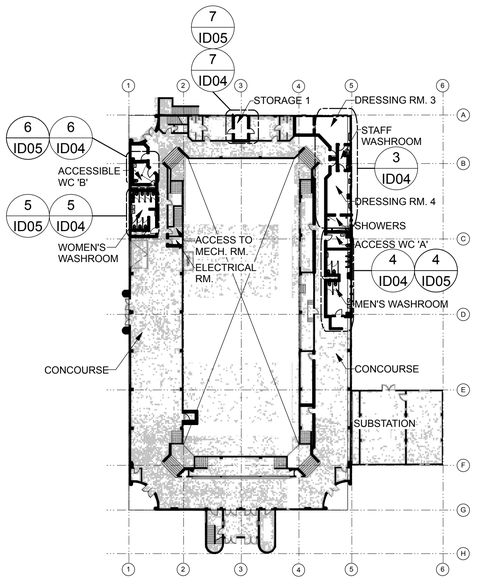
scale

AS NOTED

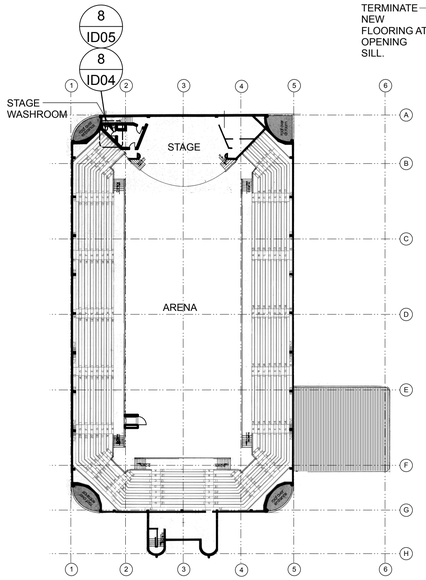
drawing number

ID-03

plot date:



1 ID04 KEY PLAN • Ground Floor
SCALE: 1/32" = 1'-0"



2 ID04 KEY PLAN • Arena
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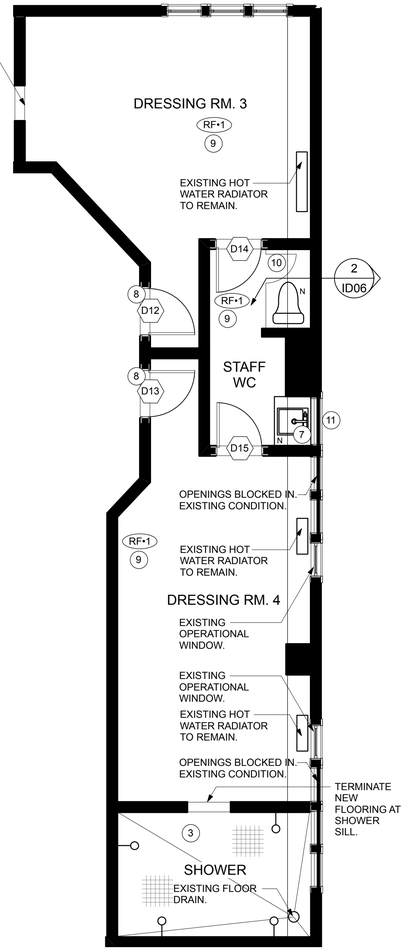
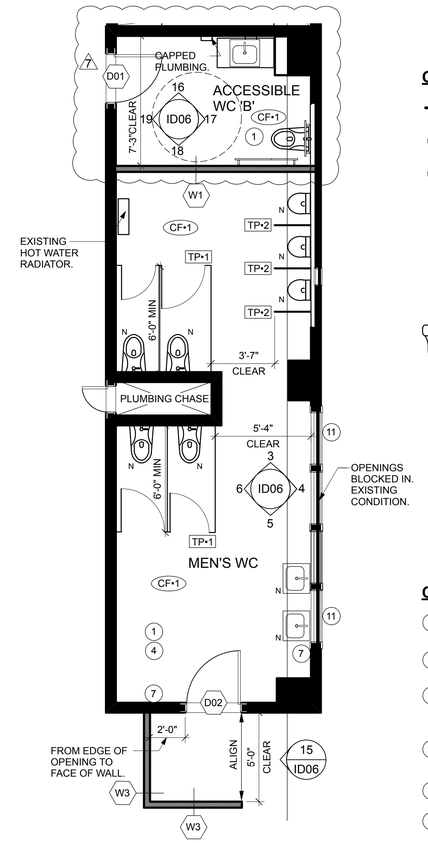


3 ID04 FLOOR PLAN • Staff WC
SCALE: 1/4" = 1'-0"

NOTE: FOR TENDER - PROVIDE BREAKOUT PRICE FOR ALL ITEMS.



4 ID04 FLOOR PLAN • Men's WC & Access WC 'A'
SCALE: 1/4" = 1'-0"

CONSTRUCTION LEGEND

- REFERS TO AREA IN CONTRACT.
- WALLS EXISTING
- GWB WALLS NEW.
- DXX — SWING DOOR. REFER TO DOOR SCHEDULE.
- TP•X — NEW TOILET PARTITION/URINAL PRIVACY SCREEN. REFER TO INTERIOR DESIGN SPECIFICATIONS.
- N — INDICATES NEW PLUMBING FIXTURE. REFER TO MECHANICAL DWGS FOR SPECIFICATION.
- TOILET.
- SINK.
- EXISTING SHOWER HEAD AND ASSOCIATED PLUMBING.
- URINAL.
- E — DUPLEX RECEPTACLE EXISTING.
- XX•XX — FINISHES CODE NEW. REFER TO INTERIOR DESIGN SPECIFICATIONS.

CONSTRUCTION NOTES

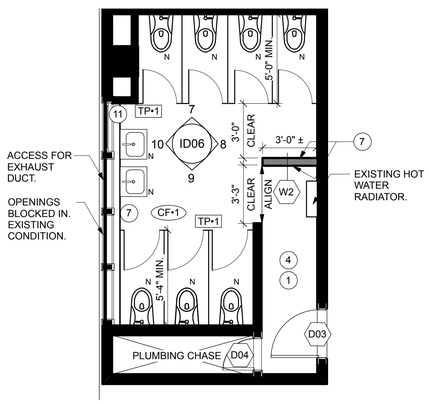
1. EXISTING CONCRETE FLOOR TO BE LEVELED AND REFINISHED INCLUDING TROUGH AT EAST WALL IN MEN'S WC.
2. EXISTING VCT TO REMAIN.
3. EXISTING TILE FLOOR TO REMAIN. CLEAN, RE-SEAL EXISTING GROUT WITH CLEAR SEALER. FILL LARGE HOLES OR CRACKS WITH CLEAR SILICONE.
4. NEW WALL TILE THROUGHOUT. REFER TO ID06 ELEVATIONS FOR EXTENT.
5. EXISTING SINK TO BE REUSED.
6. EXISTING HARDWOOD FLOOR AND BASEBOARDS TO REMAIN. TO BE PAINTED P•3.
7. CONFIRM SUFFICIENT BLOCKING EXISTING IN WALL FOR REATTACHMENT OF ACCESSORIES.
8. TRANSITION STRIP REQUIRED. REFER TO INTERIOR DESIGN SPECIFICATIONS.
9. NEW FLOORING TO BE INSTALLED OVER EXISTING. REFER TO INTERIOR DESIGN SPECIFICATIONS.
10. EXISTING TOILET PARTITION.
11. OPERABLE VENT WINDOW WITH SECURITY GRILLE. REMOVE GRILLE, PAINT SEPARATELY FROM WALL AND REINSTALL.
12. TOILET PAPER ACCESSORY TO BE REMOUNTED IN EXISTING LOCATION.

- REFER TO INTERIOR DESIGN SPECIFICATION BOOK FOR DOOR SCHEDULE.
- ALL DIMENSIONS FOR NEW CONSTRUCTION TAKEN TO FACE OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
- ALL FAUCETS ASSOCIATED WITH NEW & REUSED SINKS TO BE NEW.
- ALL EXISTING TOILET DRAIN LOCATIONS TO REMAIN.
- REFER TO MECHANICAL DRAWINGS FOR ALL PLUMBING FIXTURE SPECIFICATIONS.

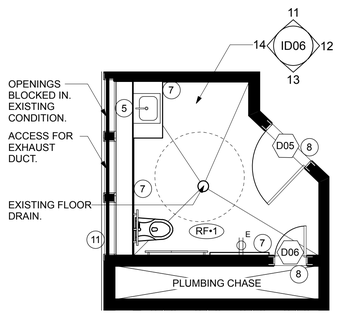
WALL TYPES

SEE ALSO WALL TYPES DETAIL PAGE ID07

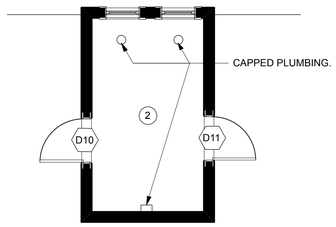
- W1 — 5/8" GWB TAPED, FILLED AND SANDED. B/S 3 5/8" SS STUDS READY TO RECEIVE NEW FINISHES. FLOOR TO U/S EXISTING CEILING.
- W2 — 5/8" GWB TAPED, FILLED AND SANDED. B/S 3 5/8" SS STUDS READY TO RECEIVE NEW FINISHES. FLOOR TO U/S EXISTING CEILING.
- W3 — 5/8" GWB TAPED, FILLED AND SANDED. B/S 3 5/8" SS TO 8'-0" READY TO RECEIVE NEW FINISHES. BRACE WITH BULKHEAD AT EAST SIDE.



5 ID04 FLOOR PLAN • Women's WC
SCALE: 1/4" = 1'-0"

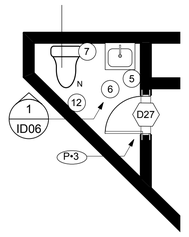


6 ID04 FLOOR PLAN • Accessible WC 'B'
SCALE: 1/4" = 1'-0"



7 ID04 FLOOR PLAN • Storage 1
SCALE: 1/4" = 1'-0"

NOTE: FOR TENDER - PROVIDE BREAKOUT PRICE FOR ALL ITEMS.



8 ID04 FLOOR PLAN • Stage WC
SCALE: 1/4" = 1'-0"

N

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rev.	description	by	date
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3	MECH/ELEC. COORD		21.10.16
2	MECH/ELEC. COORD		14.10.16
1	MECH/ELEC. COORD		07.09.16

project
COV
GARDEN AUDITORIUM WASHROOM RENO
2901 EAST HASTINGS ST
Vancouver, BC

drawing name
FLOOR PLAN

project no.
1602

date
7 SEPTEMBER 2016

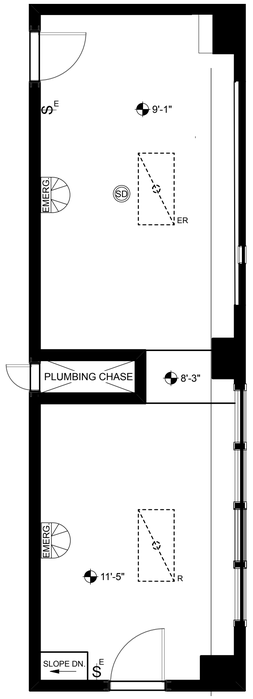
drawn: HC
checked: AM

cad file name/date
1602 • DRAWINGSET

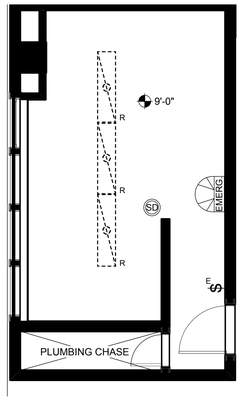
scale
AS NOTED

drawing number
ID-04

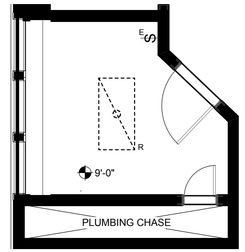
plot date:



1 ID05 DEMO RCP • Men's WC
SCALE: 1/4" = 1'-0"



2 ID05 DEMO RCP • Women's WC
SCALE: 1/4" = 1'-0"



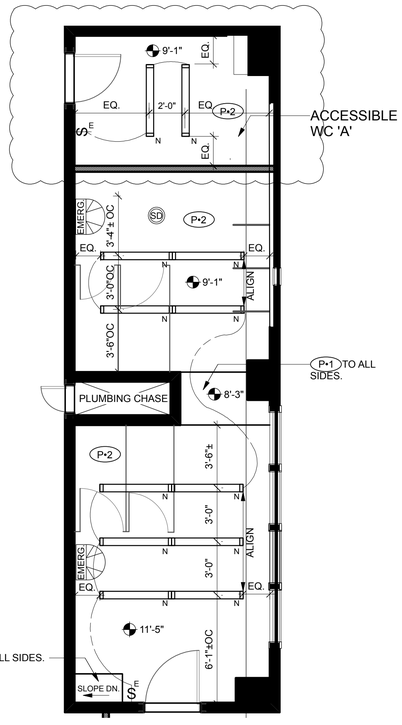
3 ID05 DEMO RCP • Accessible WC 'B'
SCALE: 1/4" = 1'-0"

DEMOLITION REFLECTED CEILING LEGEND

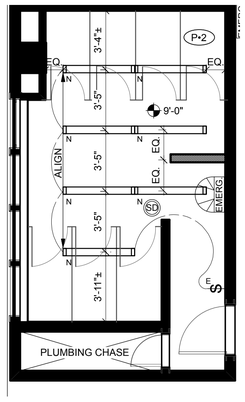
- INDICATES CEILING HEIGHT.
- EXISTING CEILING MOUNTED LIGHT FIXTURE TO BE REMOVED.
- EXISTING CEILING MOUNTED LIGHT FIXTURE TO BE REMOVED AND RELOCATED.
- EMERG. EXISTING EMERGENCY LIGHTS TO REMAIN.
- SD EXISTING SMOKE DETECTOR.
- $_E$ EXISTING SWITCHING TO REMAIN.

DEMOLITION REFLECTED CEILING NOTES

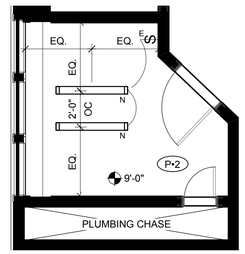
- ALL HOLES & CRACKS IN PLASTER OR GWB RESULTING FROM REMOVAL OF FIXTURES TO BE FILLED & SANDED SMOOTH.



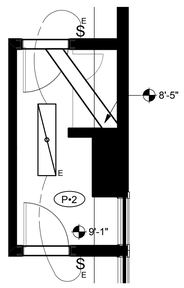
4 ID05 RCP • Men's WC & Accessible WC 'A'
SCALE: 1/4" = 1'-0"



5 ID05 RCP • Women's WC
SCALE: 1/4" = 1'-0"

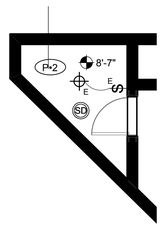


6 ID05 RCP • Accessible WC 'B'
SCALE: 1/4" = 1'-0"



7 ID05 RCP • Staff WC
SCALE: 1/4" = 1'-0"

NOTE: FOR TENDER - PROVIDE BREAKOUT PRICE FOR ALL ITEMS.



8 ID05 RCP • Stage WC
SCALE: 1/4" = 1'-0"

REFLECTED CEILING LEGEND

- INDICATES CEILING HEIGHT.
- N INDICATES NEW LIGHT FIXTURE .
- NEW LED STRIP LIGHT FIXTURE.
- EXISTING CEILING MOUNTED LIGHT FIXTURE TO REMAIN.
- EXISTING RELOCATED CEILING MOUNTED LIGHT FIXTURE.
- EMERG. EXISTING EMERGENCY LIGHTS TO REMAIN.
- SD EXISTING SMOKE DETECTOR TO REMAIN.
- $_E$ EXISTING SWITCHING TO REMAIN.
- P•XX PAINT FINISH, REFER TO INTERIOR DESIGN SPECIFICATIONS.

REFLECTED CEILING NOTES

- ALL ELECTRICAL SUPPLY FOR NEW FIXTURES TO BE THRU SURFACE CONDUIT FROM EXISTING FIXTURE LOCATION.
- REFER TO ELECTRICAL CONSULTANTS DRAWINGS FOR LIGHT FIXTURE SPECIFICATIONS.

N

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1	MECH/ELEC. COORD		07.09.16

project
COV
GARDEN AUDITORIUM
WASHROOM RENO
2901 EAST HASTINGS ST
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drawing name
DEMOLITION &
CONSTRUCTION
RCP

project no.
1602

date
7 SEPTEMBER 2016

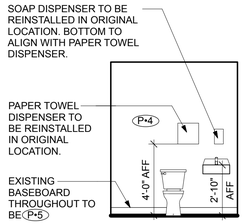
drawn HC | checked AM

cad file name/date
1602 • DRAWINGSET

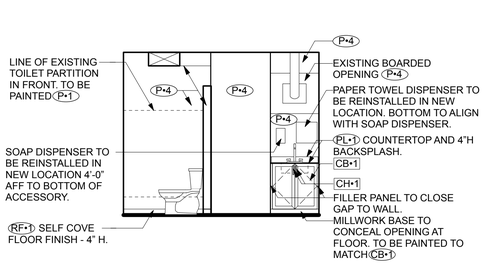
scale
1/4" = 1'-0"

drawing number
ID-05

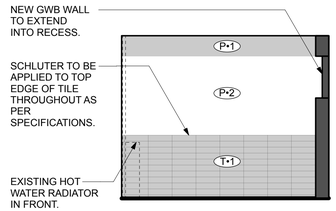
plot date:



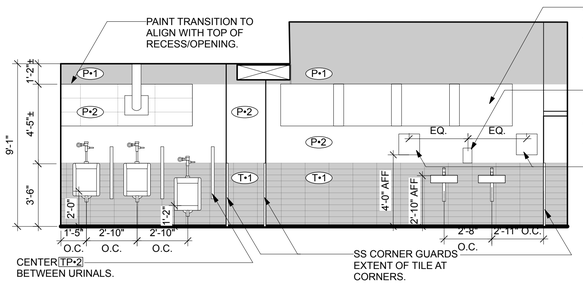
1 ID06 NORTH ELEV• Stage WC
1/4"=1'-0"



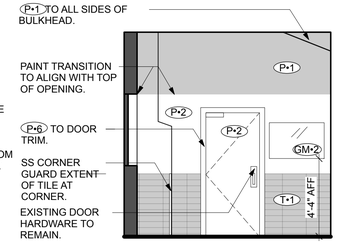
2 ID06 EAST ELEV• Staff WC
1/4"=1'-0"



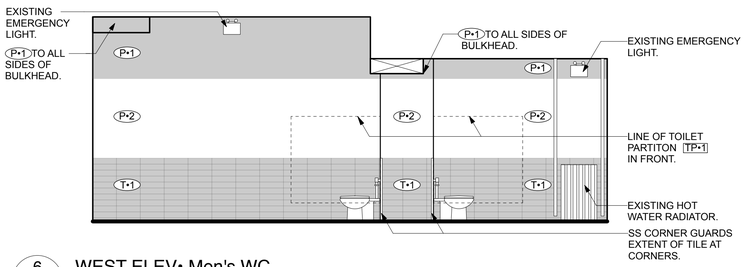
3 ID06 NORTH ELEV• Men's WC
1/4"=1'-0"



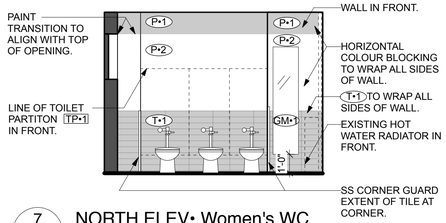
4 ID06 EAST ELEV• Men's WC
1/4"=1'-0"



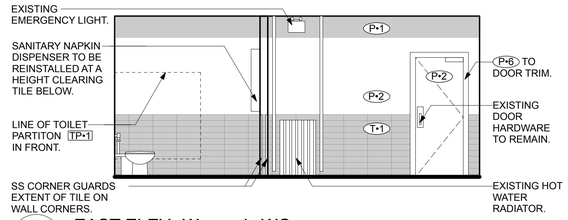
5 ID06 SOUTH ELEV• Men's WC
1/4"=1'-0"



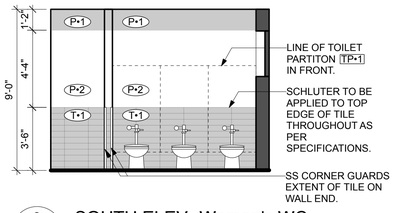
6 ID06 WEST ELEV• Men's WC
1/4"=1'-0"



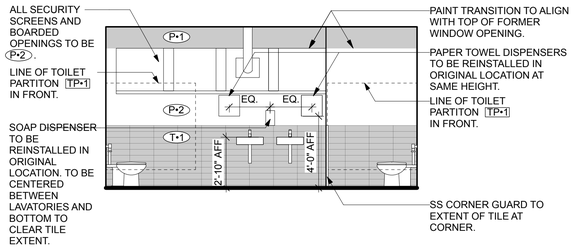
7 ID06 NORTH ELEV• Women's WC
1/4"=1'-0"



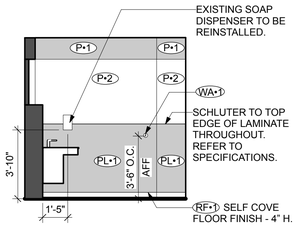
8 ID06 EAST ELEV• Women's WC
1/4"=1'-0"



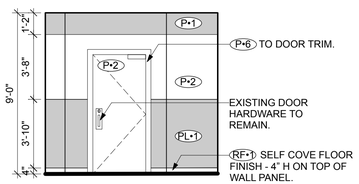
9 ID06 SOUTH ELEV• Women's WC
1/4"=1'-0"



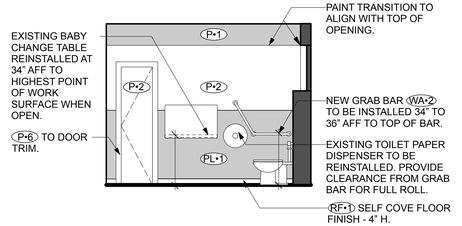
10 ID06 WEST ELEV• Women's WC
1/4"=1'-0"



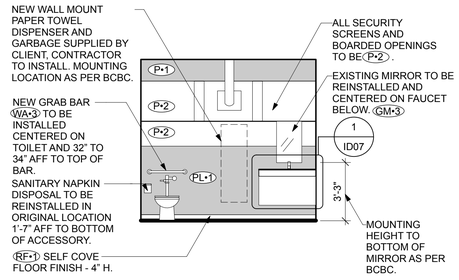
11 ID06 N. ELEV• Accessible WC 'B'
1/4"=1'-0"



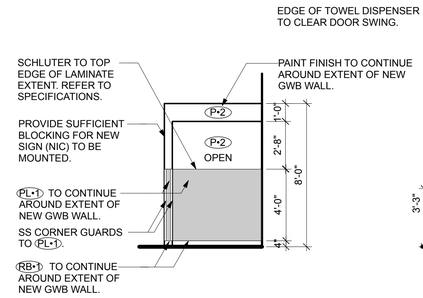
12 ID06 N. ELEV• Accessible WC 'B'
1/4"=1'-0"



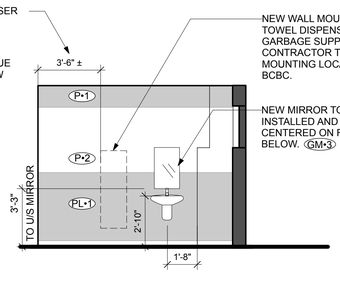
13 ID06 SOUTH ELEV• Accessible WC 'B'
1/4"=1'-0"



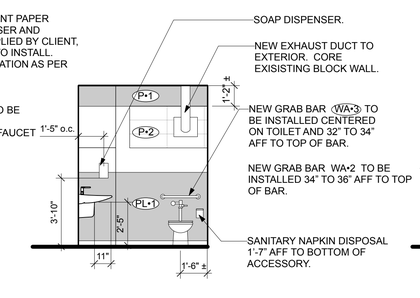
14 ID06 WEST ELEV• Accessible WC 'B'
1/4"=1'-0"



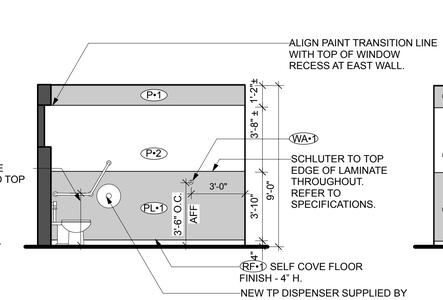
15 ID06 WEST ELEV• Men's WC Entrance
1/4"=1'-0"



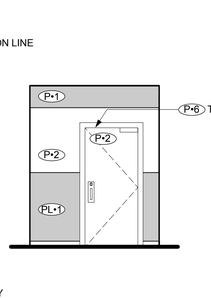
16 ID06 N. ELEV• Accessible WC 'A'
1/4"=1'-0"



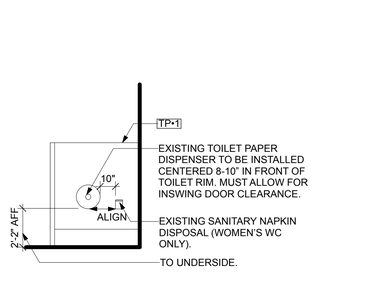
17 ID06 EAST ELEV• Accessible WC 'A'
1/4"=1'-0"



18 ID06 SOUTH ELEV• Accessible WC 'A'
1/4"=1'-0"



19 ID06 W. ELEV• Accessible WC 'A'
1/4"=1'-0"



20 ID06 ELEV• Typ. Interior Partition Wall
1/4"=1'-0"

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project
COV
GARDEN AUDITORIUM WASHROOM RENO
2901 EAST HASTINGS ST
Vancouver, BC

drawing name
ELEVATIONS

project no.
1602

date
7 OCTOBER 2016

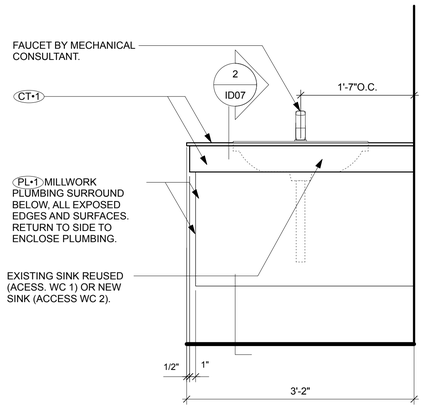
drawn HC | checked AM

cad file name/date
1602 • DRAWINGSET

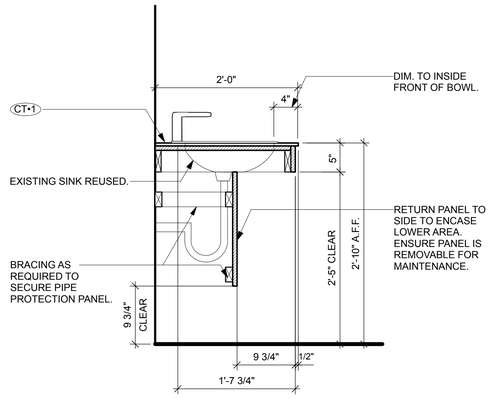
scale
1/4" = 1'-0"

drawing number
ID-06

plot date:

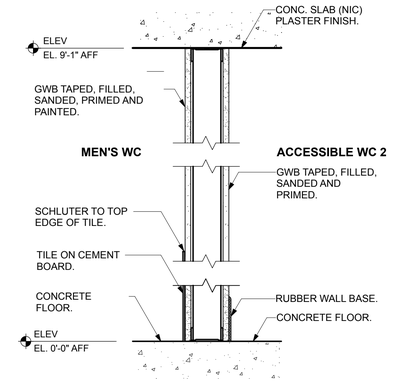


1 / ID07 ACCESSIBLE WASHROOM 'B' MILLWORK• Elevation
Scale: 1" = 1'-0"



2 / ID07 ACCESSIBLE WASHROOM MILLWORK• Section
Scale: 1" = 1'-0"

NOTE: REFER TO MECHANCIAL DWGS FOR ALL PLUMBING SPECIFICATIONS.



W1 SECTION AT PARTITION WALL• Men's WC
Scale: 1 1/2" = 1'-0"

NOTE: REFER TO ID ELEVATIONS FOR FINISH DETAILS.

W2 SECTION AT PARTITION WALL• Women's WC
Scale: 1 1/2" = 1'-0"

NOTE: REFER TO ID ELEVATIONS FOR FINISH DETAILS.

W3 SECTION AT PARTITION WALL• Men's Entrance
Scale: 1 1/2" = 1'-0"

NOTE: REFER TO ID ELEVATIONS FOR FINISH DETAILS.

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This drawing must not be scaled. Contractors shall verify and be responsible for all dimensions prior to commencement of work and any omissions or descrpancies shall be reported to the Designer immediately.

In all cases the latest version of the contract documents shall be used on site. The contractor shall ensure all previous versions are marked "Superseded" with reference to a revision number.

All work shall conform to the current local Building Code and jurisdictional codes.

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rev.	description	by	date
4	REVISE FOR PERMIT/TENDER		06.11.17
3	PERMIT		07.11.16
2	TENDER		07.11.16
1	CLIENT REVIEW		28.10.16

project
COV
GARDEN AUDITORIUM WASHROOM RENO
2901 EAST HASTINGS ST
Vancouver, BC

drawing name
CONSTRUCTION DETAILS

project no.
1602

date
7 OCTOBER 2016

drawn HC | checked AM

cad file name/date
1602 • DRAWINGSET

scale
AS NOTED

drawing number
ID-07

plot date: