

**ATTENTION**  
 This drawing is prepared for the sole use of  
 DISTRICT OF UCLUELET  
 No representations of any kind are made by Urban Systems  
 Ltd. or its employees to any party with whom Urban Systems  
 Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from  
 information supplied by various parties and may not be  
 complete or accurate. Expose and conclusively confirm the  
 location in the field all underground utilities and structures  
 indicated on this drawing. all underground utilities in the area of  
 the proposed work and any utilities or structures reasonably  
 apparent from an inspection of the proposed work. Urban  
 Systems Ltd. assumes no responsibility for loss or damage  
 caused by third party negligence or failure to comply with the  
 above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca

Professional Seals

**public**

1495 FRANCES ST  
 VANCOUVER BC V6L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

**URBAN  
 SYSTEMS**

Scale  
 Quality Control by: BW  
 Designed by: BW  
 Drawn by: SM

**Amphitrite House**  
 Cover sheet

Sheet Number  
 Project Number: 2110  
 Drawing Number: A0.00  
 Revision: D

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1															
2															
3															
4															
5															
6															
7															
8															
9															
10															
11															

**Legal description**

Address: 954 COAST GUARD RD  
 PID: 030104009  
 Legal Text: Block B, District Lot 1517, Clayoquot Land District, & DL 1507

**Building code summary**

Regulated by: BCBC 2018, Part 3  
 Major occupancy: Group A, Division 2  
 Building area: 2481 ft<sup>2</sup> / 230.6m<sup>2</sup>  
 No. of storeys: 2  
 Building height: 6.4m  
 Streets/access routes: 1 road  
 Building classification(3.2.2.25): Group A, Division 2, up to 2 Storeys  
 Sprinkler system(3.2.4.1): No  
 Standpipe: No  
 Fire alarm(3.2.4.1): No  
 High building: No  
 Permitted construction(3.2.2.25): Combustible  
 Mezzanine area: 0  
 Occupant load(3.1.17.1): 230.6m<sup>2</sup> / 1.2m<sup>2</sup> pp = 234pp  
 Hazardous substances: Refer to Hazardous Materials Report

**Project team**

**Client**  
 James Macintosh  
 District of Ucluelet  
 200 Main Street  
 Ucluelet, BC, V0R 3A0  
 T: (250) 726-7744  
 E: jmacintosh@ucluelet.ca

**Prime Consultant**

Dan Todd  
 Urban Systems  
 312 - 645 Fort St.  
 Victoria, BC, V8W 1G2  
 T: (250) 220-7060 x6244  
 E: dtodd@urbansystems.ca

**Architect**

Brian Wakelin, MAIBC, MRAIC, LEED/AP  
 PUBLIC: Architecture + Communication  
 1495 Frances Street  
 Vancouver BC V5L 1Z1  
 T: (604) 738-4323  
 E: brian@publicdesign.ca  
 E: sasha@publicdesign.ca

**Structural Consultant**

Jeff Duncan  
 Herold Engineering Limited  
 7-1920 Lyche Road  
 Ucluelet, BC, V0R 3A0  
 T: (250) 534-9145  
 E: JDuncan@heroldengineering.com

**Mechanical Consultant**

Patrick Stewart  
 AME Group  
 200 - 638 Smithe Street,  
 Vancouver, BC, V6B 1E3  
 T: (604) 684-5995 x107  
 E: PatrickStewart@amegroup.ca

**Electrical Consultant**

Pelle Bjornert  
 AES Engineering  
 500-3795 Carey Rd.  
 Victoria, BC, V8Z 6T8  
 T: (778) 746-2009  
 E: Pelle.Bjornert@aesengr.com

**Cost Consultant**

Daniel Holland  
 RTAQ5  
 205 - 1777 56th Street  
 Tsawwassen (Delta), BC, V4L 0A6  
 T: (604) 616-0285  
 E: daniel@rtaqs.com

**Drawing list**

**Sheets - architectural**

A0.0 - General  
 A0.00 Cover sheet  
 A0.01 Project information and drawing list  
 A0.02 Legends and Schedules  
 A0.03 Assemblies  
 A0.04 Washroom accessibility requirements  
 A0.10 Site plan  
 A0.11 Context plan

A1.0 - Floor and ceiling plans  
 A1.01 Floor plan - L1  
 A1.02 Floor plan - L2  
 A1.03 Floor plan - Roof  
 A1.10 RCP - L1  
 A1.11 RCP - L2

**A2.0 - Elevations**

A2.01 Exterior elevations  
 A2.02 Exterior elevations  
 A2.03 Interior elevations  
 A2.04 Interior elevations

**A3.0 - Sections**

A3.01 Building sections  
 A3.02 Building sections  
 A3.03 Building sections  
 A3.10 Wall sections

**A4.0 - Large scale drawings**

A4.01 Enlarged floor plan - L2  
 A4.02 Enlarged exterior elevations  
 A4.03 Enlarged exterior elevations

**A5.0 - Details**

A5.01 Guard details - ext  
 A5.02 Guard details - ext  
 A5.10 Plan details - ext  
 A5.11 Plan details - int  
 A5.20 Section details - ext  
 A5.21 Section details - ext  
 A5.22 Section details - int

**A6.0 - Schedules**

A6.01 Door and frame schedule  
 A6.10 Window schedule

**A7.0 - Vertical circulation**

A7.01 Stair #1

**A8.0 - Casework**

A8.01 Casework  
 A8.02 Casework  
 A8.03 Casework

**Sheets - architectural demolition**

AD1.0 - Floor and ceiling plans  
 AD1.01 Demolition plans  
 AD3.0 - Sections  
 AD3.01 Demolition Sections  
 AD3.02 Demolition sections

**ATTENTION**

This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**

Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**

PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca

**Professional Seals**

**public**

1495 FRANCES ST  
 VANCOUVER BC V5L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

**URBAN  
 SYSTEMS**

**Scale**

Quality Control by: BW  
 Designed by: BW  
 Drawn by: SM

**Amphitrite House**  
 Project information and drawing list

Sheet Number	Project Number	Drawing Number	Revision
	2110	A0.01	D

**Room finish schedule**

Room number	Name	Floor finish	Base finish				Wall finish				Ceiling finish	Comments
			North	East	South	West	North	East	South	West		
101	Storage rm	N/A	N/A	N/A	N/A	PT.WH	PT.WH	PT.WH	PT.WH	PT.WH		
102	Service rm	N/A	N/A	N/A	N/A	PT.WH	PT.WH	PT.WH	PT.WH	PT.WH		
103	Inaccessible space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
105	Stair	N/A	N/A	N/A	N/A	PT.WH	PT.WH	PT.WH	PT.WH	PT.WH		
201	Multi-purpose rm	RES	WDT3	WDT3	WDT3	PT.WH	PT.WH	PT.WH	PT.WH	PT.WH		
202	Barista bar	RES	WDT3	WDT3	WDT3	PT.WH	PT	PT.WH	PT.WH	PT.WH		
203	Universal W/C	RES	WDT3	WDT3	WDT3	PT.WH	PT	PT.WH	PT.WH	PT.WH		
204	Gender neutral W/C	RES	WDT3	WDT3	WDT3	PT.WH	PT	PT.WH	PT.WH	PT.WH		
205	Stair	N/A	N/A	WDT3	N/A	PT.WH	PT	PT.WH	PT.WH	PT.WH		

**Specialty equipment schedule**

Specialty Equipment Schedule							
Mark	Model	Manufacturer	Description	Volts	Supplied by	Installed by	
SE 01	Mini	Mazzer	Small espresso grinder	100-120V	Owner	Owner	
SE 02	Knock Chute	Espresso Supply	Built-in knock box chute		Contractor	Contractor	
SE 03	2026696	Rubbermaid	Slim Jim 13gal under counter container		Owner	Owner	
SE 04	ROTARY VANE PUMP MOTOR - STANDARD 230V MOTOR	Espresso Parts	Espresso machine pump	230V	Owner	Owner	
SE 05			Cup Dispenser		Owner	Owner	
SE 06	Linea PB	La Marzocco	Espresso station	208-240V	Owner	Owner	
SE 07	EPPR724	Espresso Parts	Pitcher rinser		Contractor	Contractor	
SE 08	TUC-48G-LP-HC-FGD01	TRUE	LOW PROFILE GLASS DOOR REFRIGERATOR WITH HYDROCARBON REFRIGERANT-FRAMED GLASS DOOR VERSION 01	115V	Owner	Owner	
SE 09	FETCO A150	FETCO	Coffee pot		Owner	Owner	
SE 10	Ice Machine C-80BAJ-AD	Hoshizaki	Undercounter ice machine	115V	Owner	Owner	
SE 11	Jet Tech EV18	Jet Tech	High Temperature Undercounter Dishwasher	208-240V	Contractor	Contractor	

**Keystone legend**

Keystone	Description
AD	Access door - see mech
Baseboard	
GDS1	Roof gutter and leader assembly
GDS1.1	Clamp brackets
JS2	Rigid joint sealants
LAV	Lavatory - see mech
LT	See electrical
MWB1.1	Base cabinet - 1 door, 1 adjustable shelf
MWB2.05	Base cabinet - 2 doors, prepped for sink
MWC1	Bench
MWFP	Filler panel
MWW2.2	Wall cabinet - 2 doors, 2 adjustable shelves
WC	Water closet - see mech
WCA1	Toilet tissue dispenser
WCA1.2	Toilet tissue dispenser - double
WCA6	Soap dispenser
WCAB	Feminine napkin disposal bin
WCA10	Hand dryer
WCA16.H30	Grab bar - 90-degree two wall - 760 x 760mm [30 x 30"]
WCA16.S24	Grab bar - straight - 610mm [24"]
WCA21	Deodorant block holders
WCA25	Mirror
WCA26	Shelf
WCA27	Diaper changing station
WCA41	Sharps disposal

**Equipment legend**

- duplex receptacle - see electrical
- fourplex receptacle - see electrical
- single pole switch - see electrical
- occupancy sensor - see electrical
- vacancy sensor - see electrical
- exit sign - see electrical
- fire alarm pull station - see electrical
- fire alarm gong/speaker - see electrical
- smoke alarm - see electrical
- smoke detector - see electrical
- floor box - see electrical
- linear light - see electrical
- pot light - see electrical
- supply air - see mechanical
- return air - see mechanical
- exhaust air - see mechanical
- supply air, wall-mounted - see mechanical
- return air, wall-mounted - see mechanical
- ceiling-mounted sprinkler - see mechanical
- wall-mounted sprinkler - see mechanical
- thermostat - see mechanical
- floor drain - see mechanical
- camera - see security
- WAP - see communications

**Graphic legend**

- north arrow
- grid line identification
- LEVEL NAME 1000 elevation relative to main floor
- drawing number and sheet number section reference
- ROOM NAME 202 222m2 room tag and area
- D222b door tag / refer to schedule
- W2 window tag / refer to schedule
- XXX assembly tag / refer to assembly schedule
- ceiling elevation
- centre line
- existing construction to remain
- existing construction to be demolished
- new construction
- 0hr fire separation
- 3/4hr fire separation

**Abbreviation legend**

- aff = above finished floor
- cl = centre line
- c/w = complete with
- eq = equal
- exist = existing
- ext = exterior
- int = interior
- max = maximum
- min = minimum
- na = not applicable
- nic = not in contract
- oc = on centre
- osci = owner supplied contractor installed
- osoi = owner supplied owner installed
- rec = recessed
- reqd = required
- rm = room
- sim = similar
- time = to match existing
- t/o = top of
- typ = typical
- uno = unless noted otherwise
- u/s = underside
- wf = verify in field
- w/ = with

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**

PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

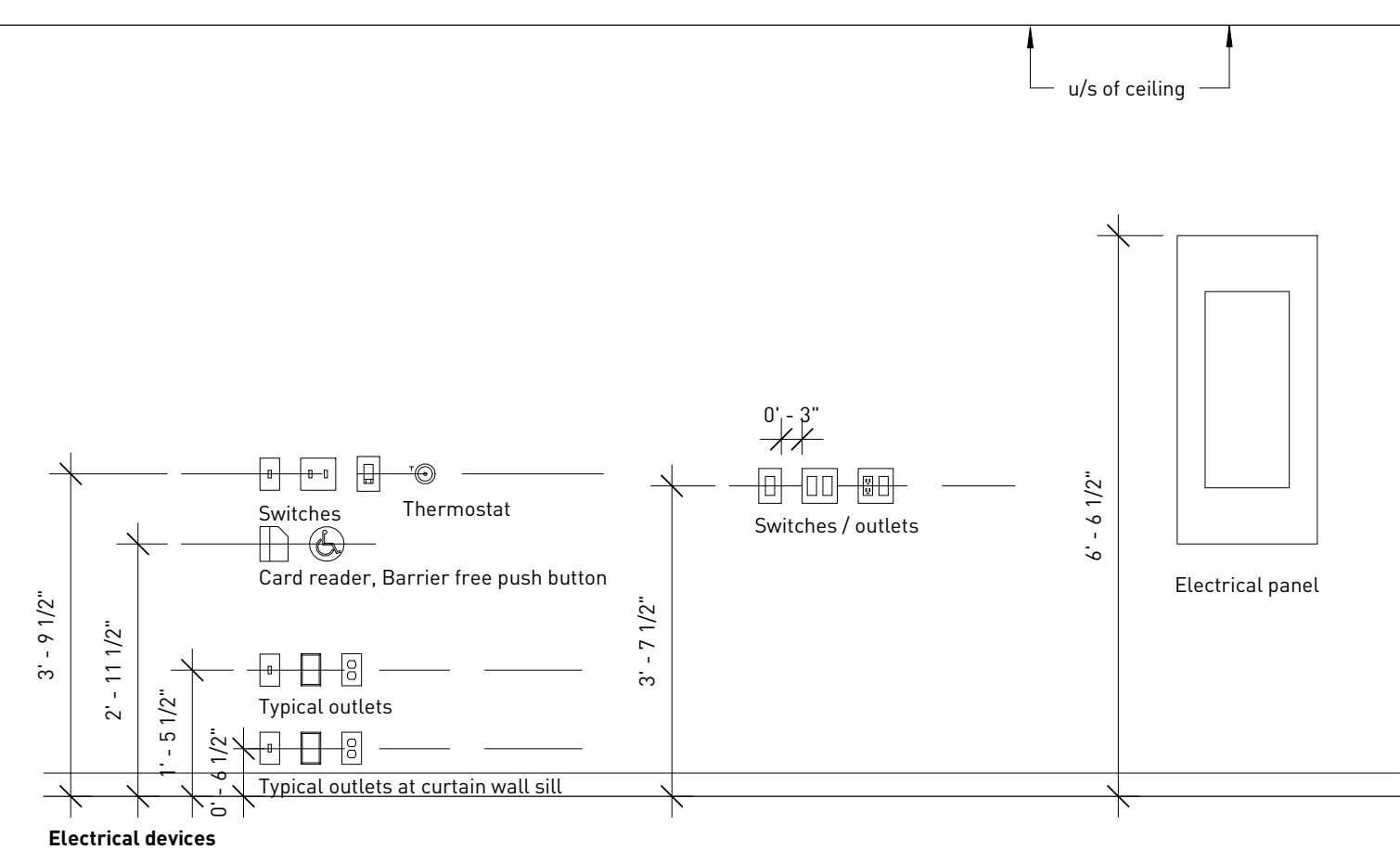
**Professional Seals**

public

1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604.738.4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

**Typical mounting heights**



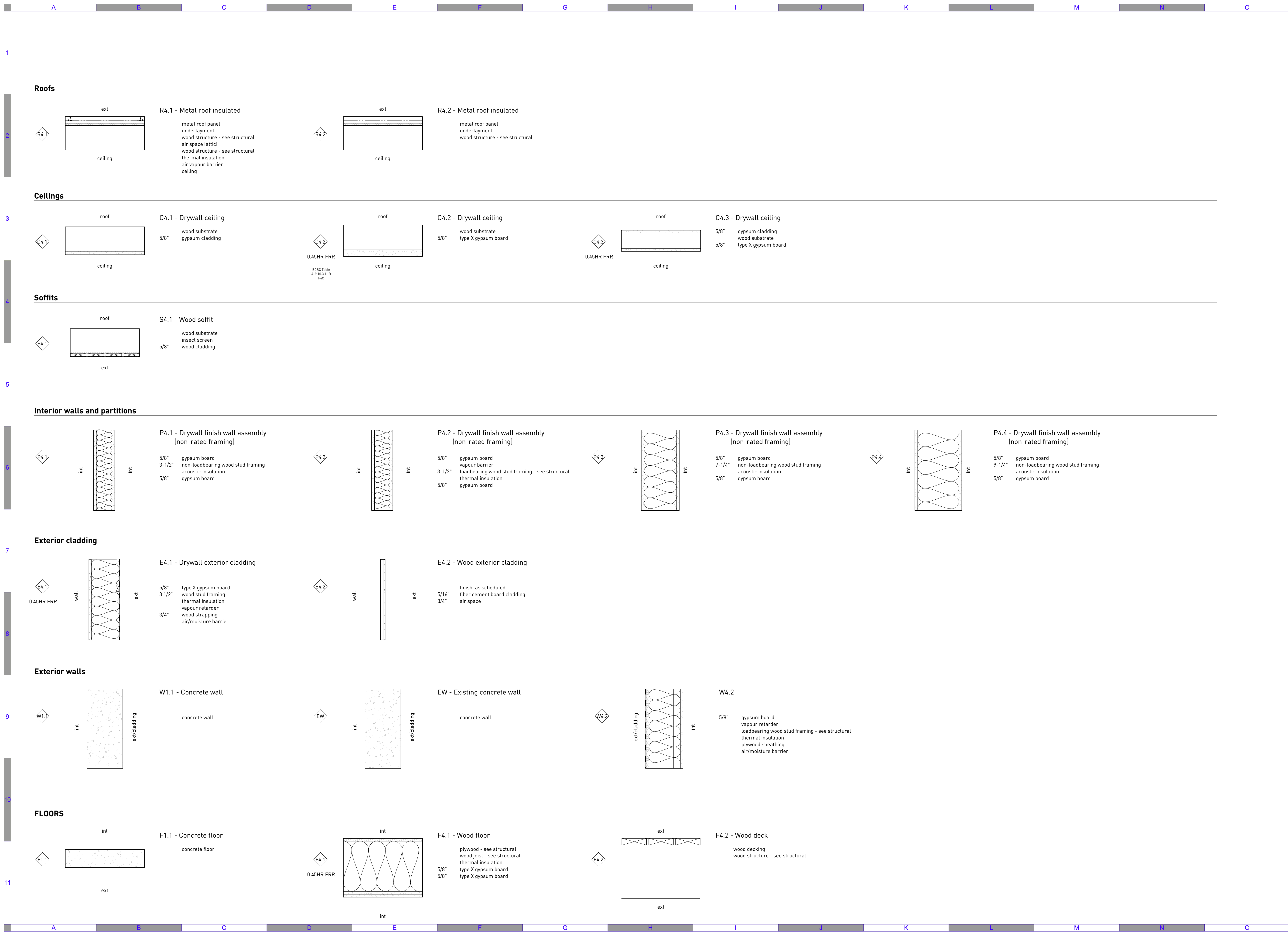
Typical mounting heights

**URBAN SYSTEMS**

Scale: As indicated  
Quality Control by: BW  
Designed by: BW  
Drawn by: SM

**Amphitrite House**  
Legends and Schedules

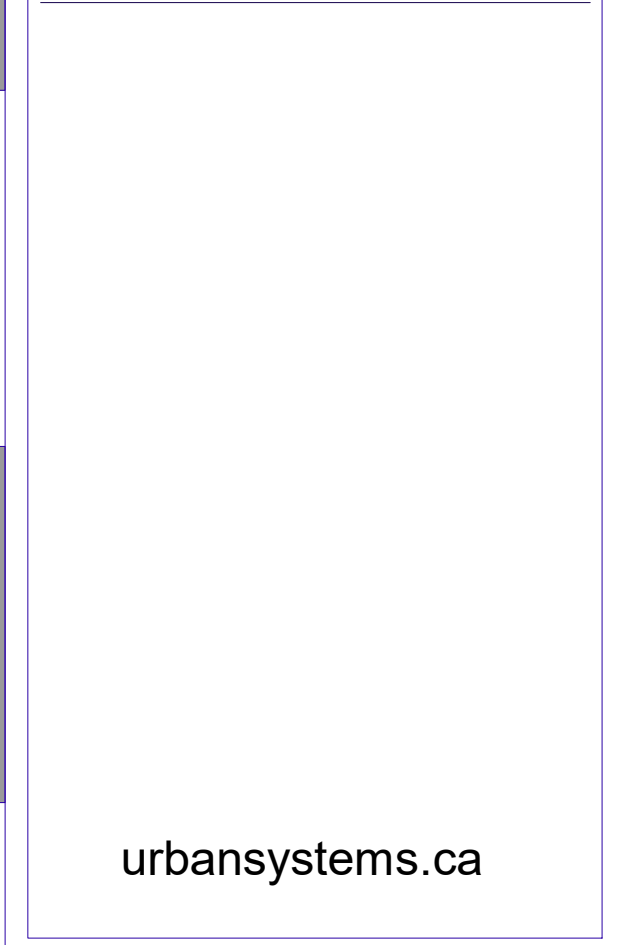
Sheet Number: 2110  
Project Number: 2110  
Drawing Number: A0.02  
Revision: D



**ATTENTION**  
 This drawing is prepared for the sole use of DISTRICT OF UCLUELET  
 No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:



Professional Seals

**public**  
 1495 FRANCES ST  
 VANCOUVER BC V6L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
C	Feb 8, 2022	Issue for Class B Costing - R1	
D	Jun 10, 2022	Issue for tender	



Scale  
 1 : 10

Quality Control by BW  
 Designed by BW  
 Drawn by SM

**Amhitrite House**  
 Assemblies

Sheet Number  
 Project Number 2110 Drawing Number A0.03 Revision D

**ATTENTION**  
 This drawing is prepared for the sole use of DISTRICT OF UCLUELET  
 No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
 1495 FRANCES ST  
 VANCOUVER BC V6L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

**URBAN SYSTEMS**

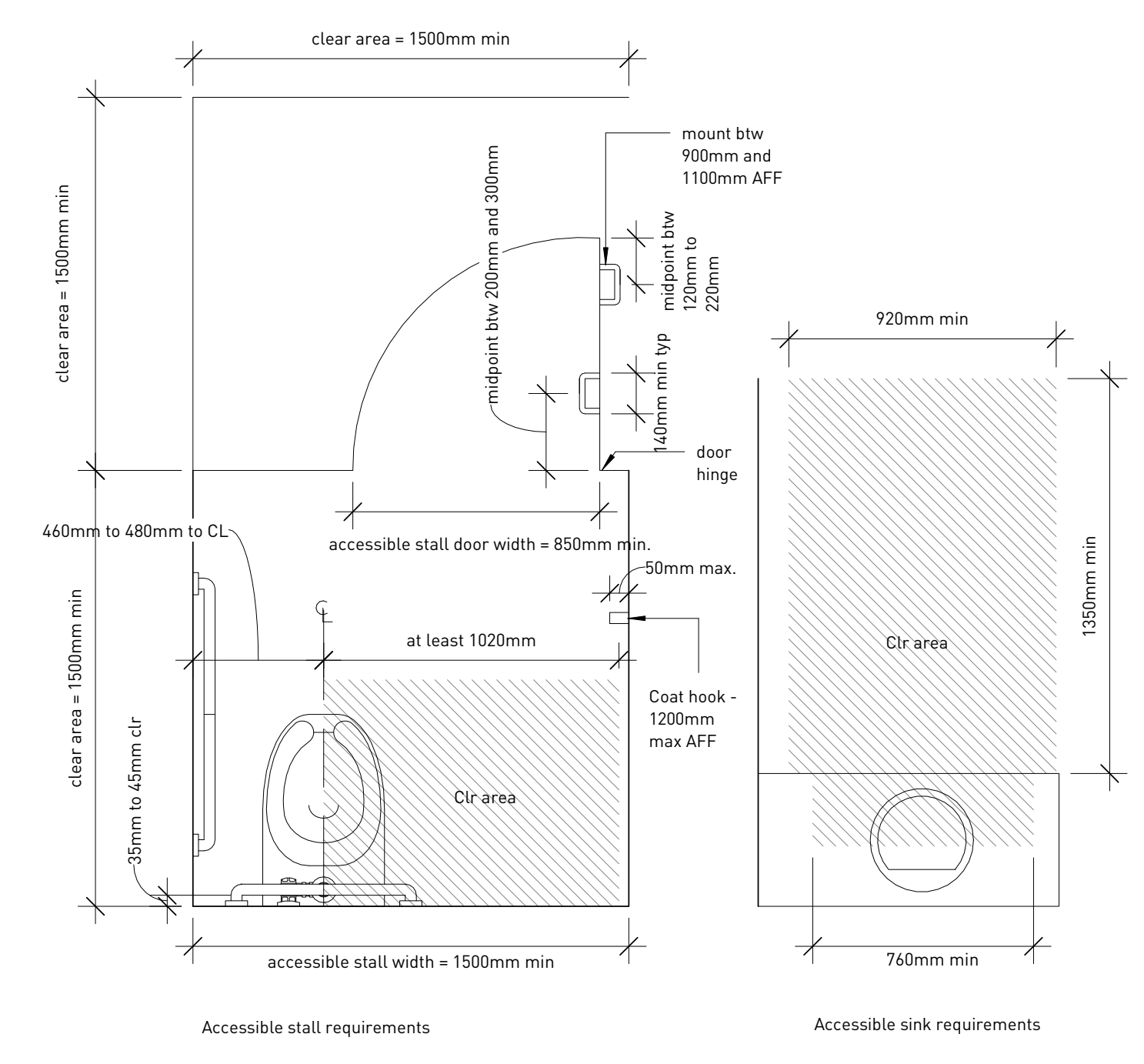
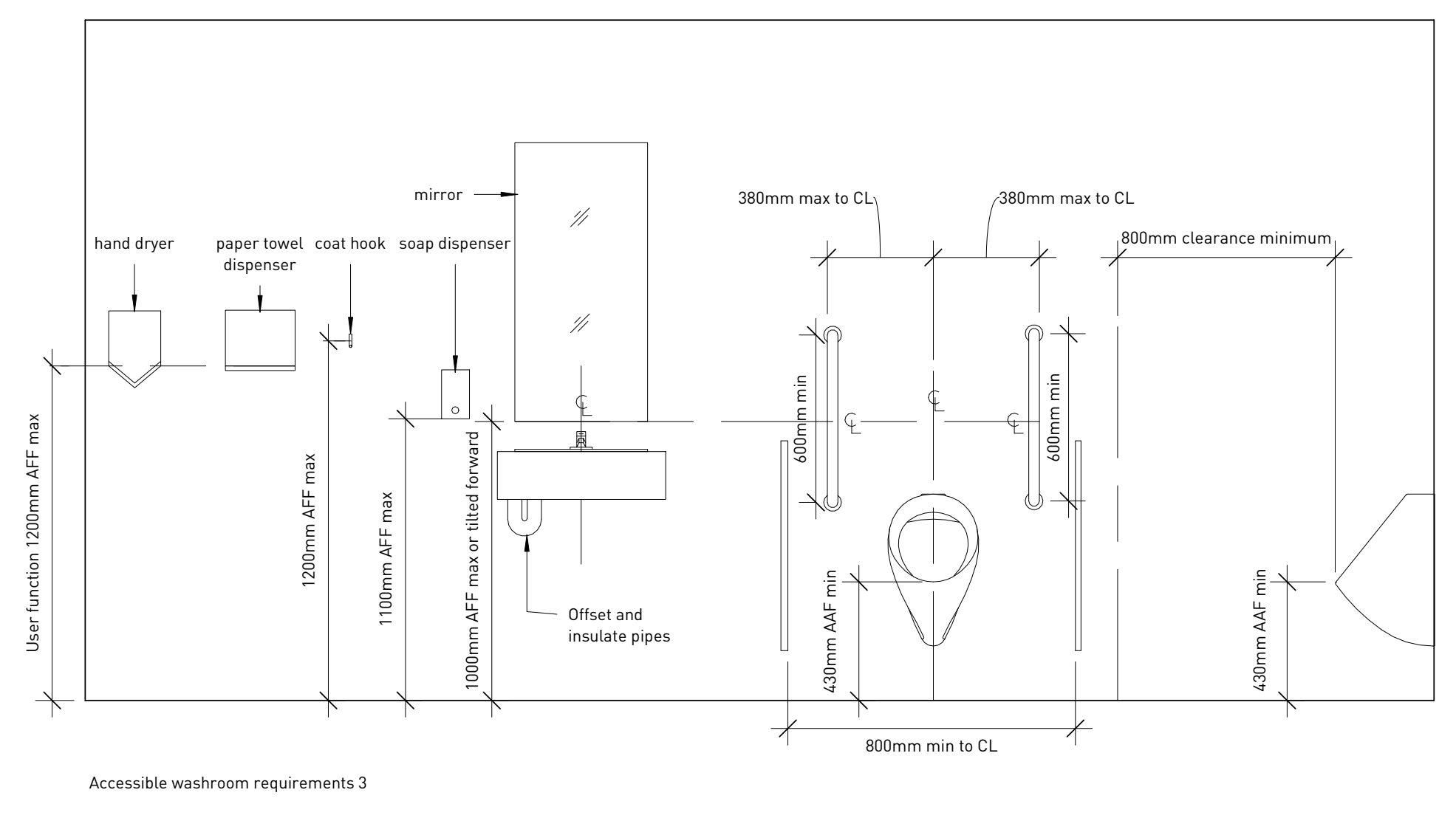
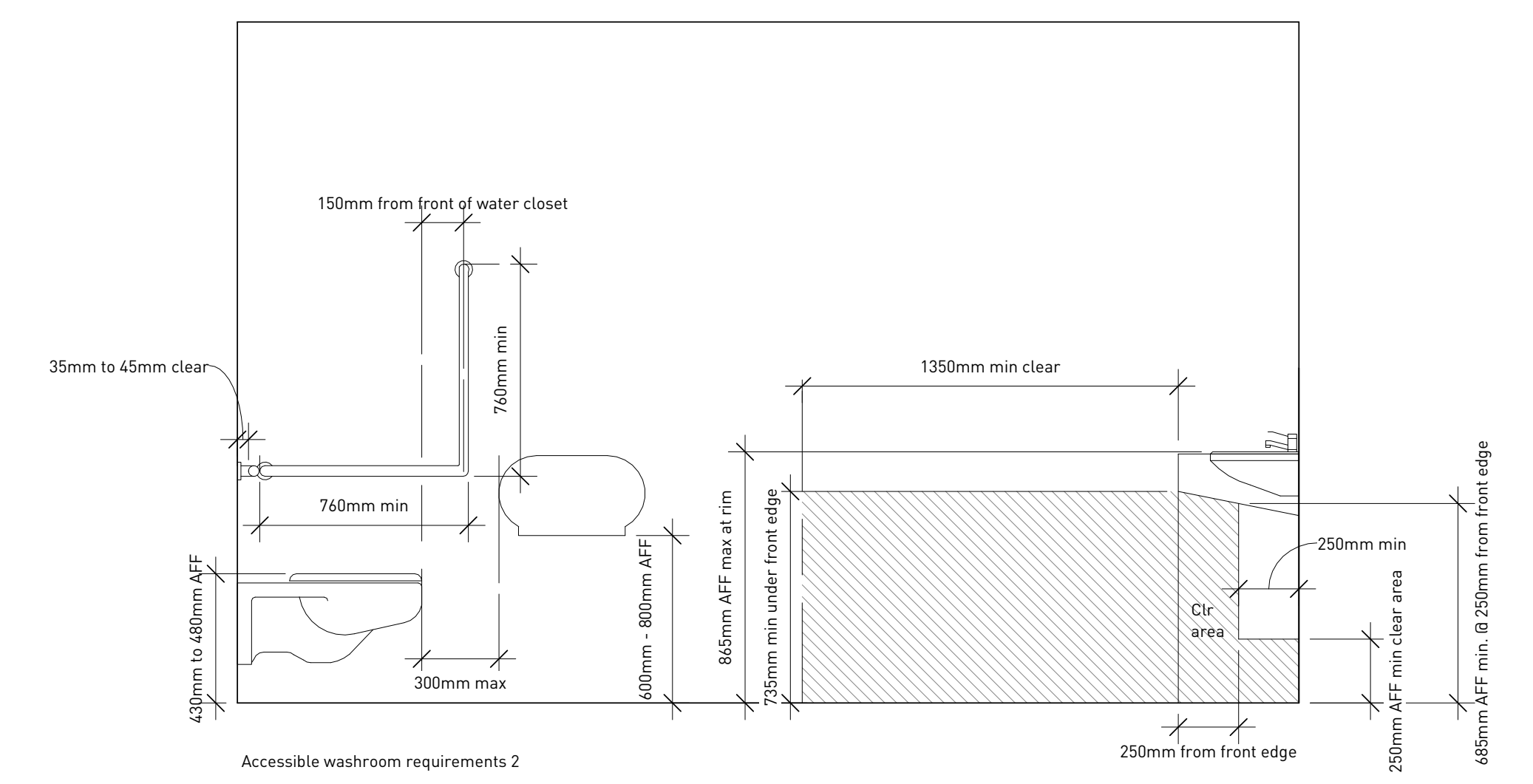
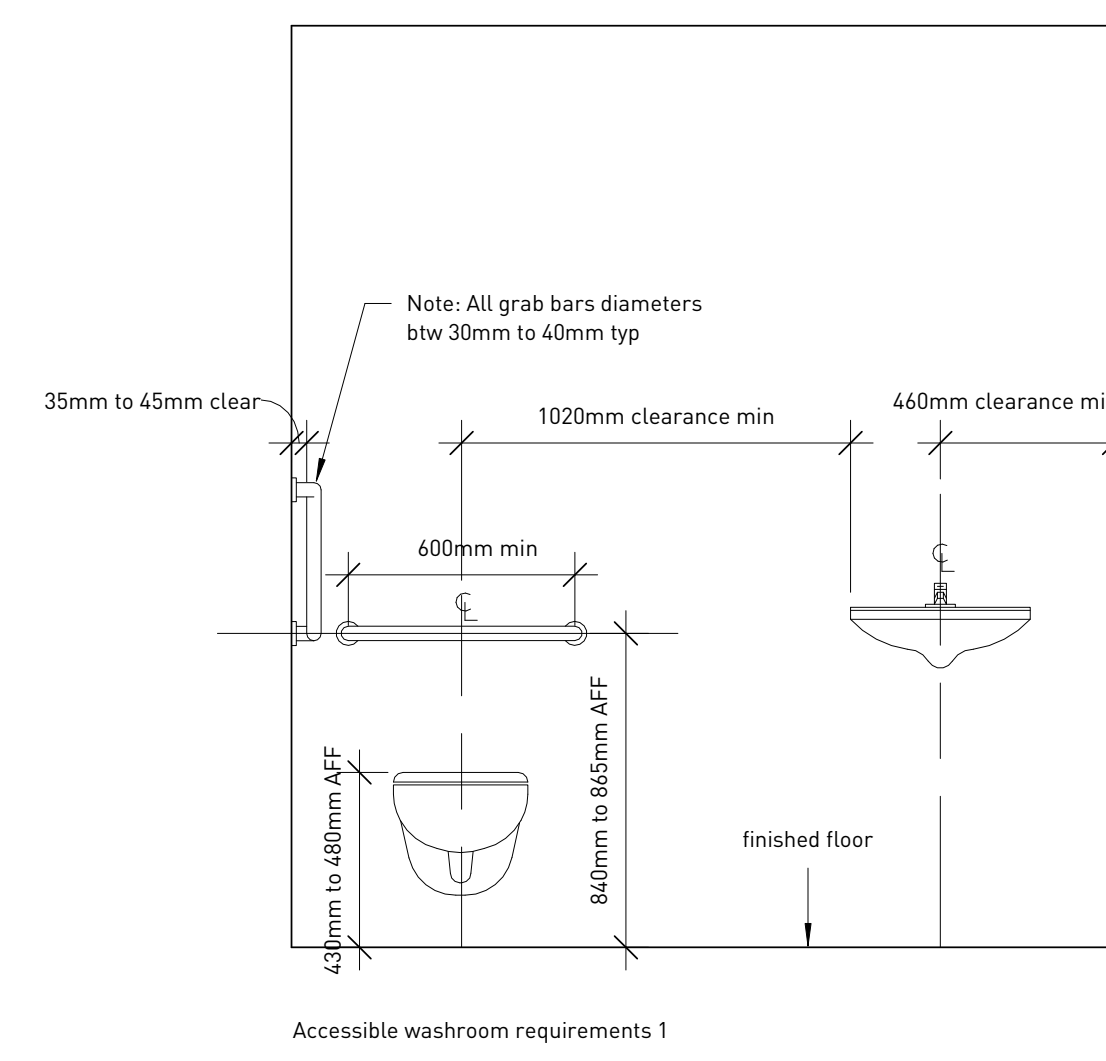
Scale  
 1 : 20

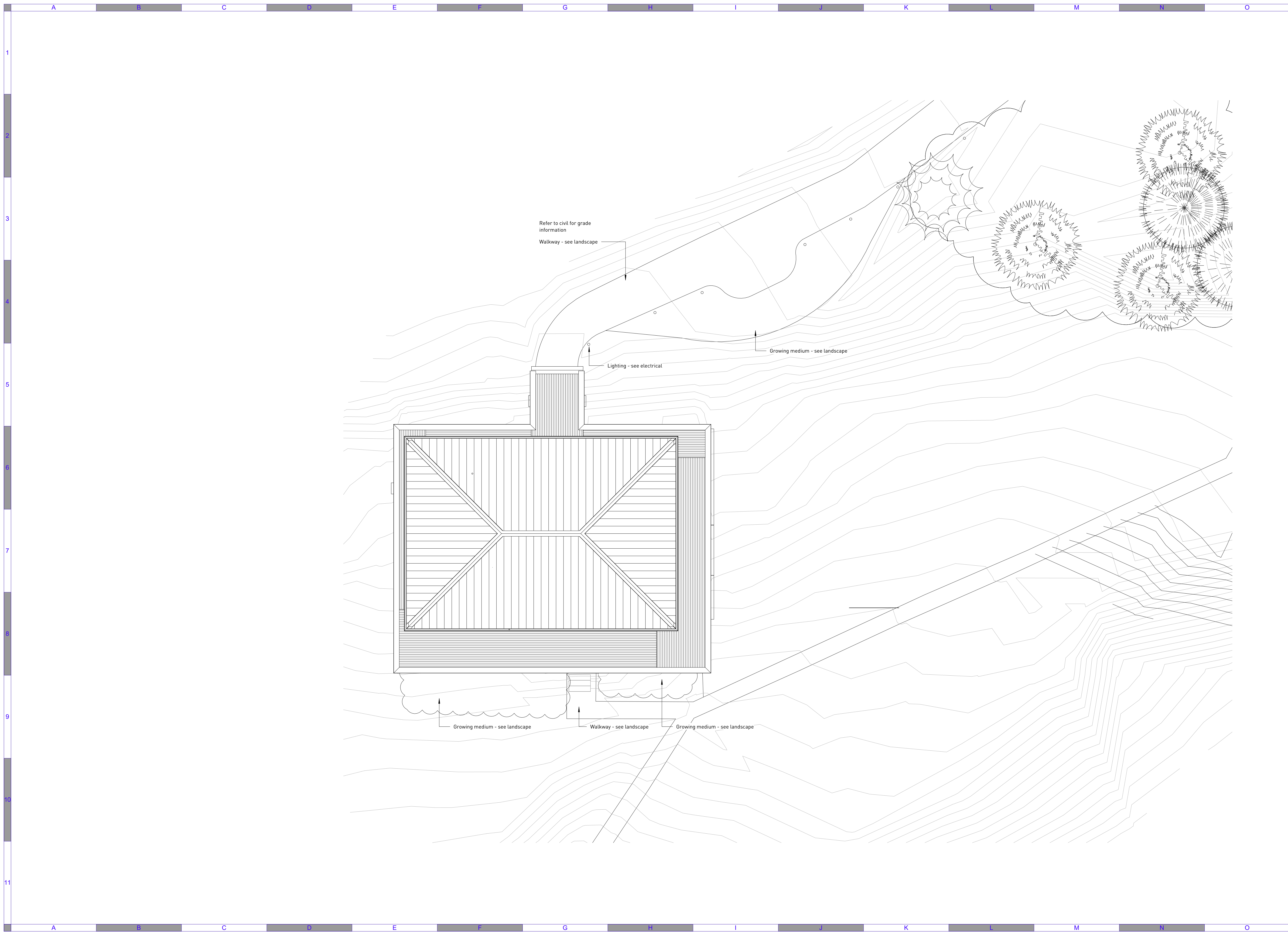
Quality Control by: BW  
 Designed by: BW  
 Drawn by: SM

**Amphitrite House**  
 Washroom accessibility requirements

Sheet Number  
 Project Number Drawing Number Revision  
 2110 A0.04 D

**Accessible washroom requirements**





**ATTENTION**  
 This drawing is prepared for the sole use of  
 DISTRICT OF UCLUELET  
 No representations of any kind are made by Urban Systems  
 Ltd. or its employees to any party with whom Urban Systems  
 Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from  
 information supplied by various parties and may not be  
 complete or accurate. Expose and conclusively confirm the  
 location in the field all underground utilities and structures  
 indicated on this drawing. All underground utilities in the area of  
 the proposed work and any utilities or structures reasonably  
 apparent from an inspection of the proposed work. Urban  
 Systems Ltd. assumes no responsibility for loss or damage  
 caused by third party negligence or failure to comply with the  
 above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
 1495 FRANCES ST  
 VANCOUVER BC V6L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

**URBAN  
 SYSTEMS**

Scale  
 1/8" = 1'-0"

Quality Control by BW  
 Designed by BW  
 Drawn by SM

**Amphitrite House**  
 Site plan

Sheet Number	Project Number	Drawing Number	Revision
	2110	A0.10	D



1 Context plan  
1/A2.01 1" = 40'-0"

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

**public**

1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
D	Jun 10, 2022	Issue for tender	

**URBAN SYSTEMS**

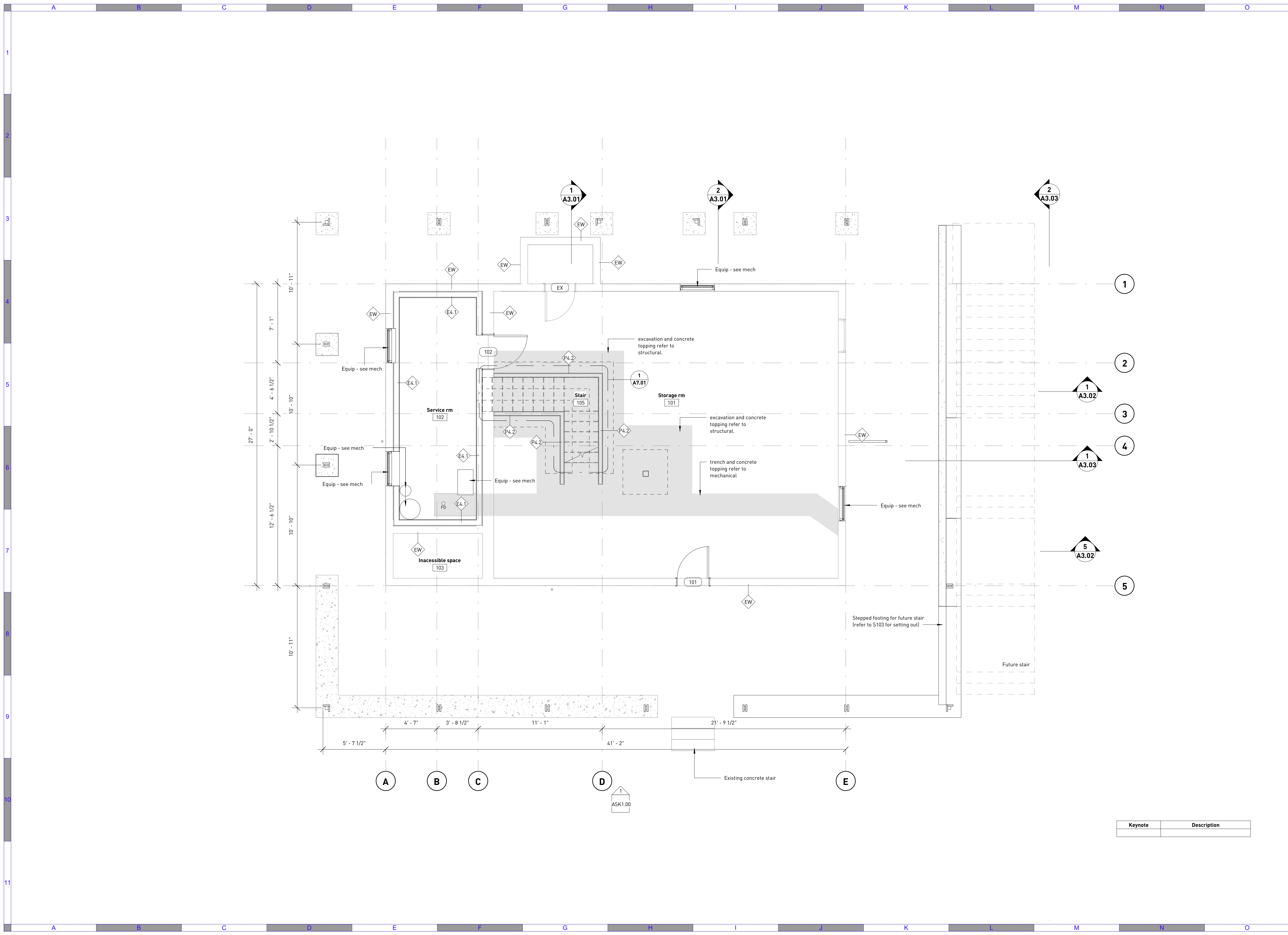
Scale  
1" = 40'-0"

Quality Control by BW  
Designed by BW  
Drawn by SM

Amphitrite House

Context plan

Sheet Number	Project Number	Drawing Number	Revision
	2110	A0.11	D



**ATTENTION**  
 This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
 1495 FRANCES ST  
 VANCOUVER BC V6L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
C	Feb 8, 2022	Issue for Class B Costing - R1	
D	Jun 10, 2022	Issue for tender	



Scale  
 1/4" = 1'-0"

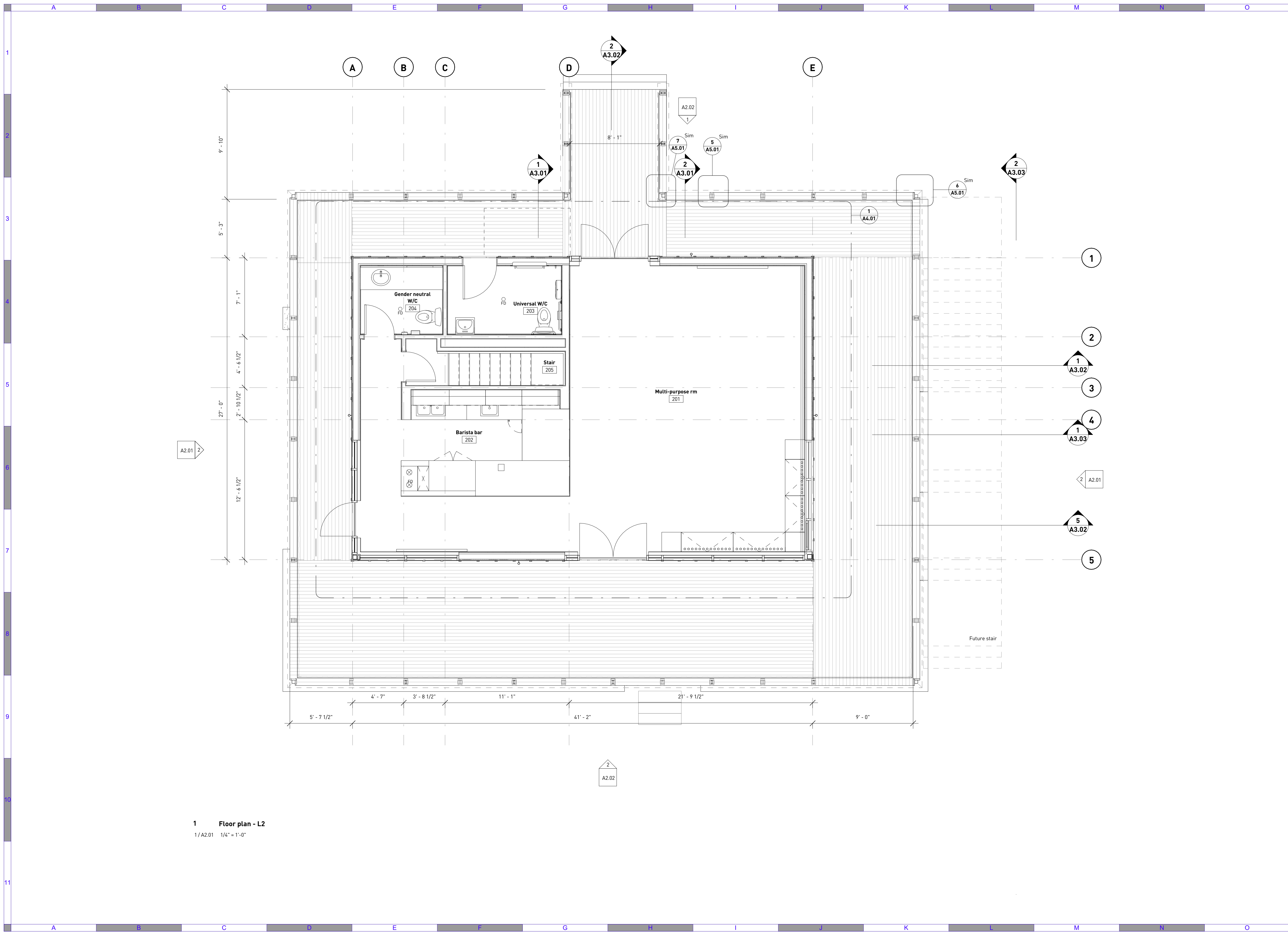
Quality Control by: BW  
 Designed by: BW  
 Drawn by: SM

**Amphitrite House**  
 Floor plan - L1

Sheet Number  
 Project Number: 2110  
 Drawing Number: A1.01  
 Revision: D

Keynote	Description





**1 Floor plan - L2**  
1/A2.01 1/4" = 1'-0"

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

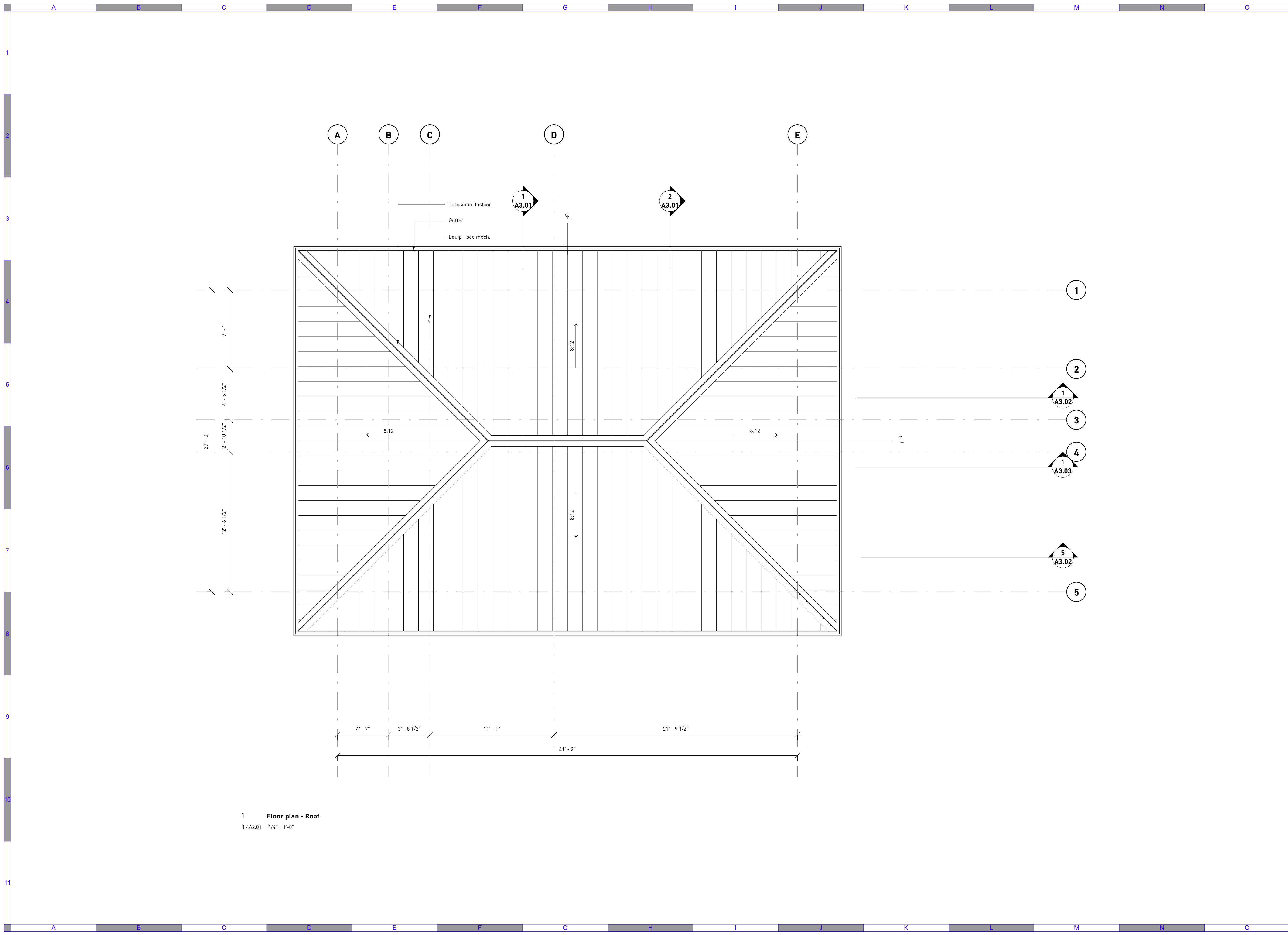
**URBAN SYSTEMS**

Scale  
1/4" = 1'-0"

Quality Control by: BW  
Designed by: BW  
Drawn by: SM

**Amphitrite House**  
Floor plan - L2

Sheet Number	Project Number	Drawing Number	Revision
	2110	A1.02	D



**ATTENTION**  
 This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
 1495 FRANCES ST  
 VANCOUVER BC V6L 1Z1  
 TEL 604.738.4323  
 WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

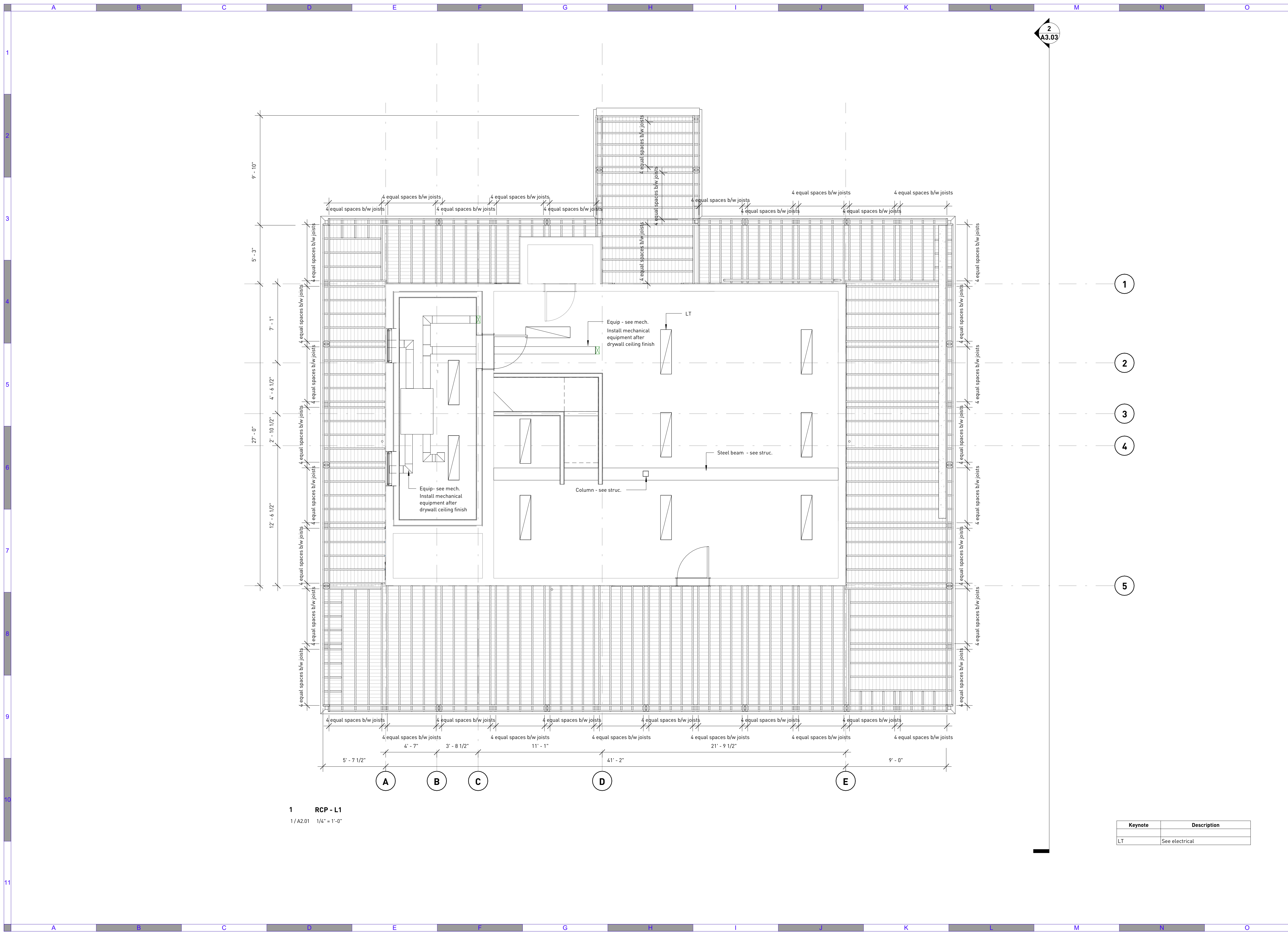
**URBAN SYSTEMS**

Scale  
 1/4" = 1'-0"

Quality Control by: BW  
 Designed by: BW  
 Drawn by: SM

**Amphitrite House**  
 Floor plan - Roof

Sheet Number	Project Number	Drawing Number	Revision
	2110	A1.03	D



1 RCP - L1  
1/A2.01 1/4" = 1'-0"

Keynote	Description
LT	See electrical

2  
A3.03

1  
2  
3  
4  
5

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

public

1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604.738.4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

**URBAN SYSTEMS**

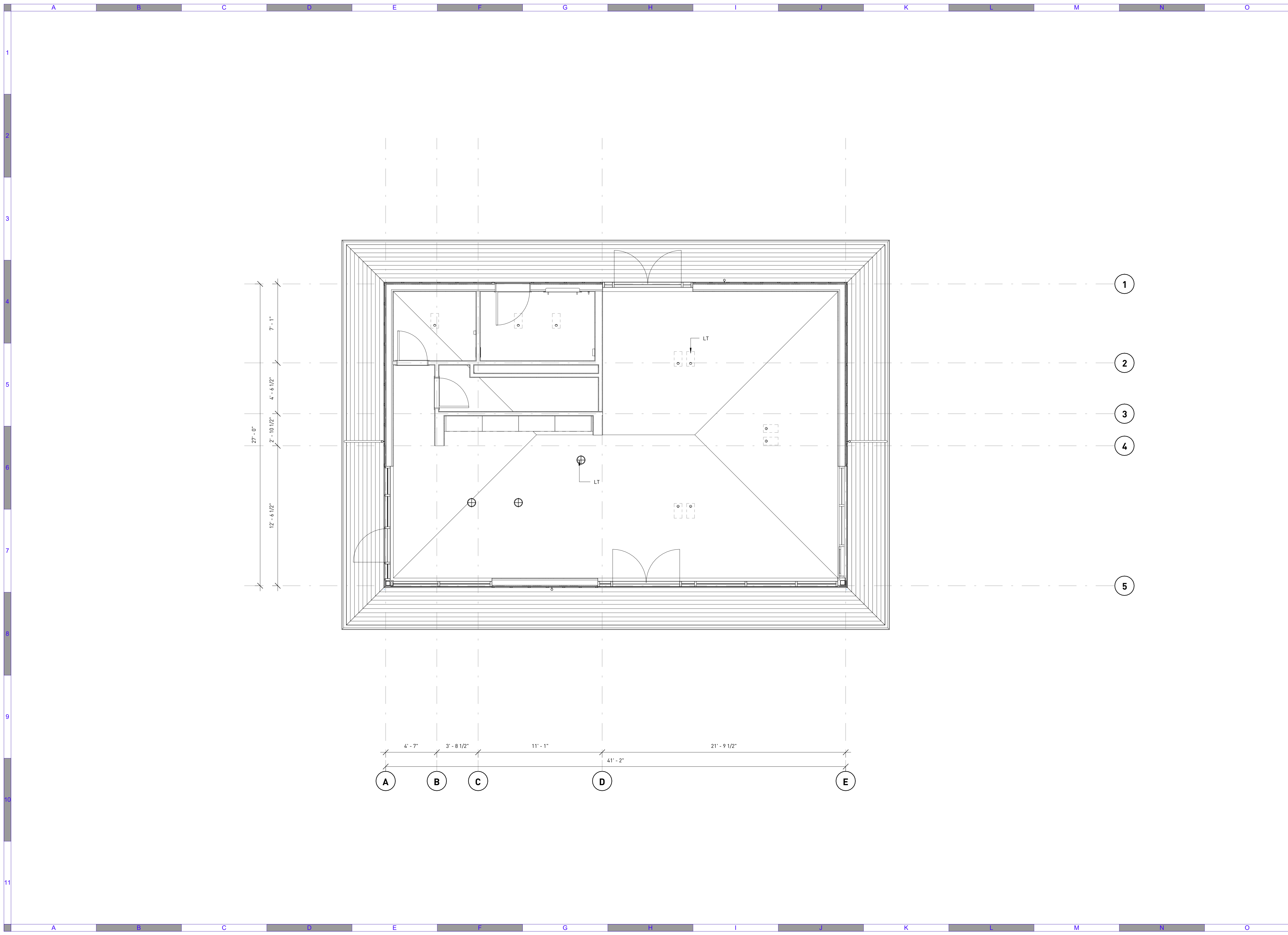
Scale  
1/4" = 1'-0"

Quality Control by BW  
Designed by BW  
Drawn by SM

Amphitrite House

RCP - L1

Sheet Number	Project Number	Drawing Number	Revision
	2110	A1.10	D



**ATTENTION**  
 This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
 1495 FRANCES ST  
 VANCOUVER BC V6L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

**URBAN SYSTEMS**

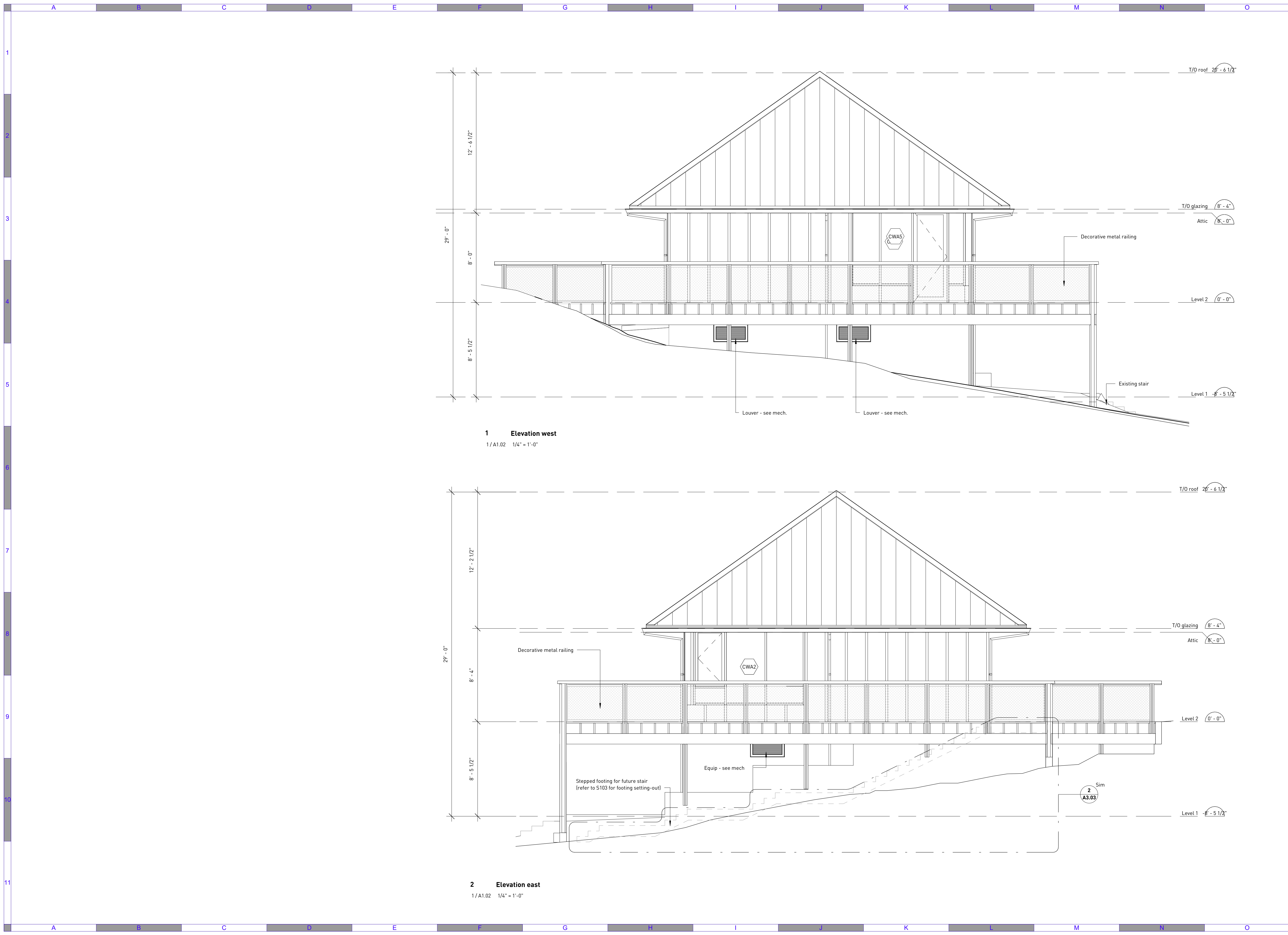
Scale  
 1/4" = 1'-0"

Quality Control by: BW  
 Designed by: BW  
 Drawn by: SM

Amphitrite House

RCP - L2

Sheet Number	Project Number	Drawing Number	Revision
	2110	A1.11	D



**1 Elevation west**  
1/A1.02 1/4" = 1'-0"

**2 Elevation east**  
1/A1.02 1/4" = 1'-0"

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

**public**

1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

**URBAN SYSTEMS**

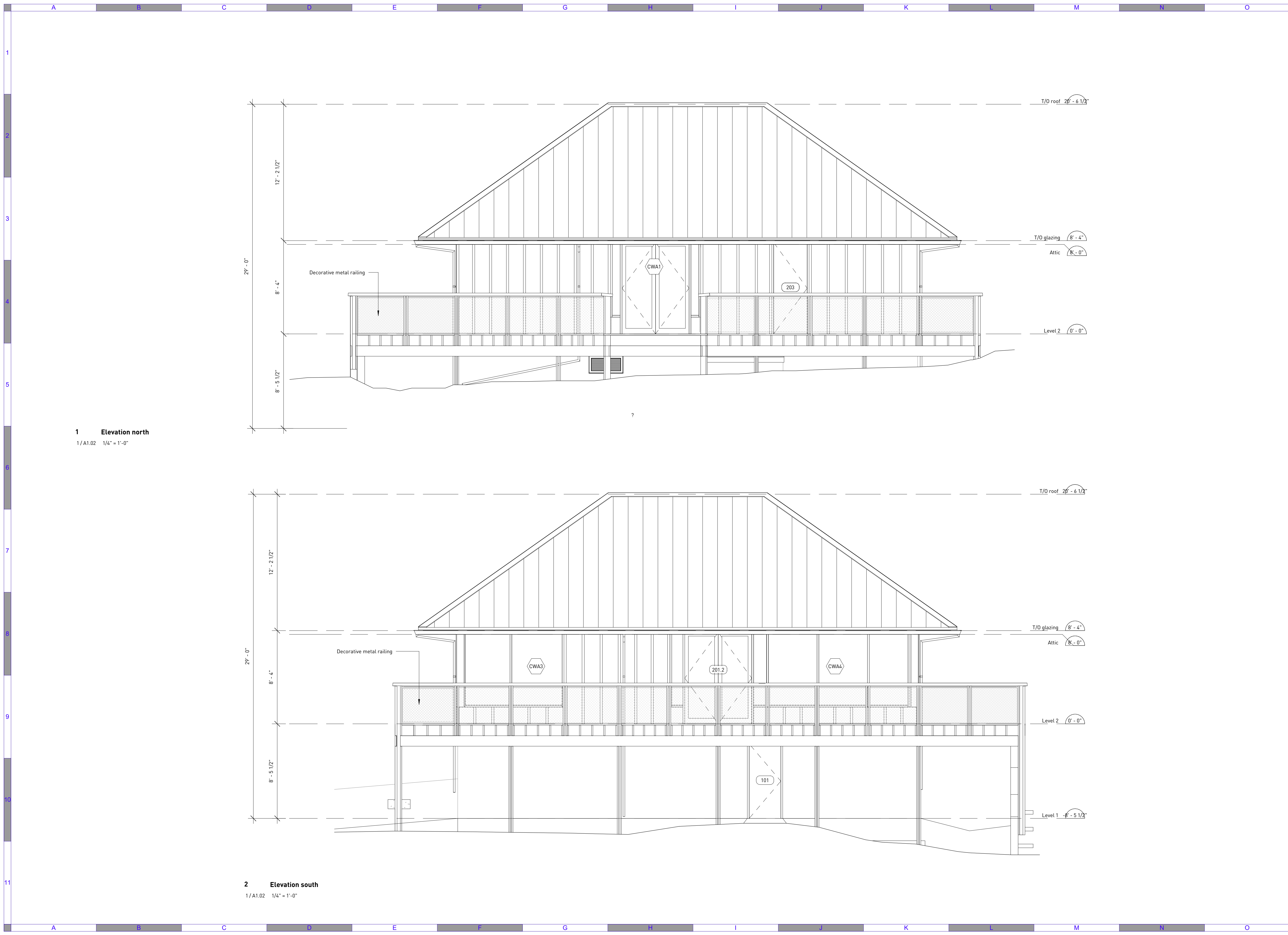
Scale  
1/4" = 1'-0"

Quality Control by: BW  
Designed by: BW  
Drawn by: SM

**Amphitrite House**

Exterior elevations

Sheet Number	Project Number	Drawing Number	Revision
	2110	A2.01	D



**1 Elevation north**  
1/A1.02 1/4" = 1'-0"

**2 Elevation south**  
1/A1.02 1/4" = 1'-0"

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

**public**

1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

**URBAN SYSTEMS**

Scale  
1/4" = 1'-0"

Quality Control by: BW  
Designed by: BW  
Drawn by: SM

**Amphitrite House**

Exterior elevations

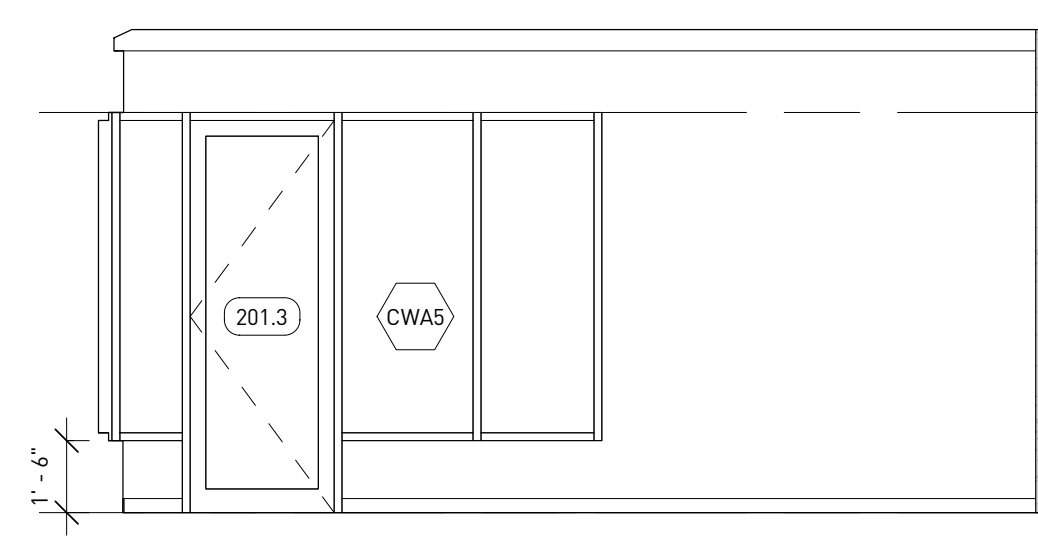
Sheet Number	Project Number	Drawing Number	Revision
	2110	A2.02	D

Keynote	Description
Baseboard	
LT	See electrical

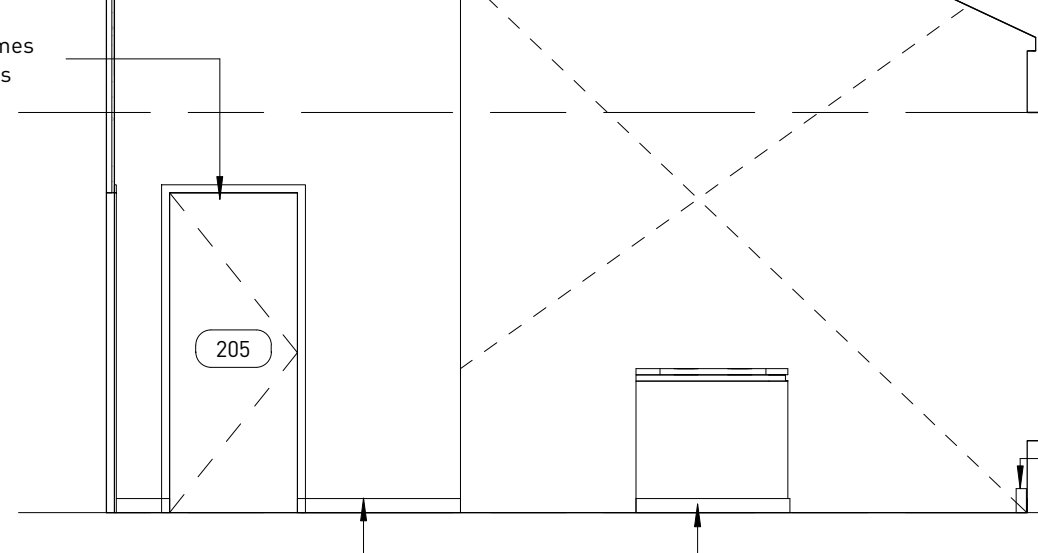
**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

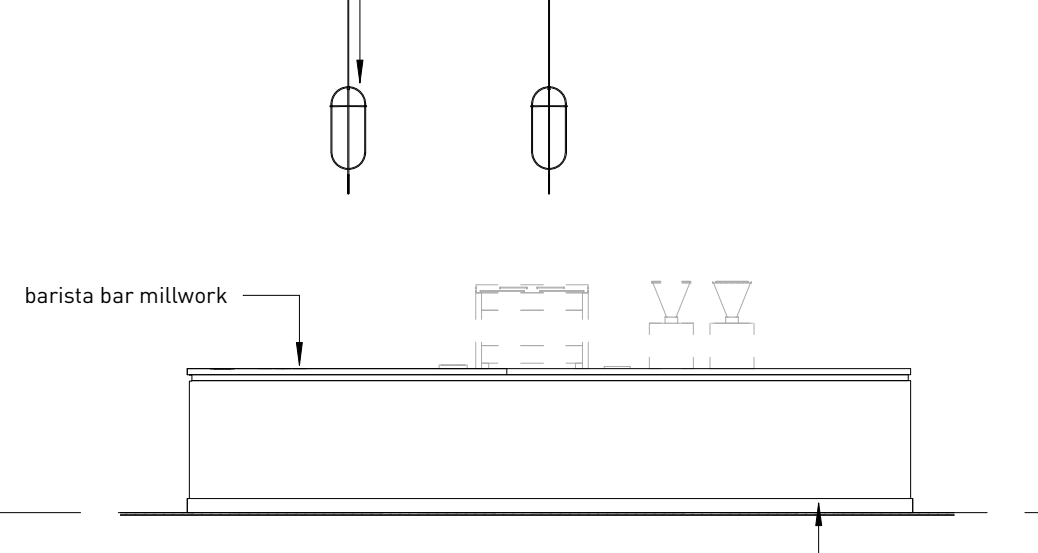
**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:



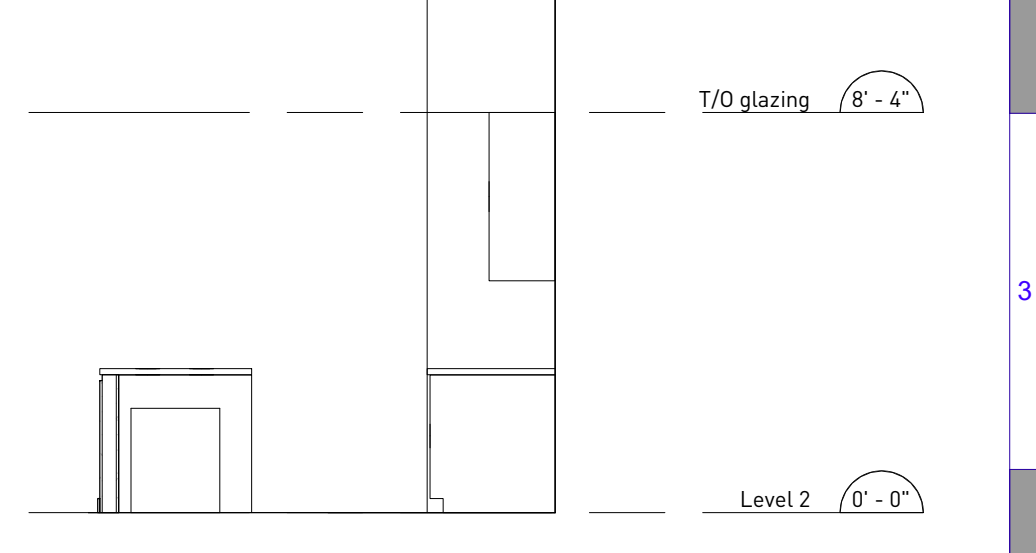
**11 Interior elevation - barista bar - west 2**  
1/A4.01 1/4" = 1'-0"



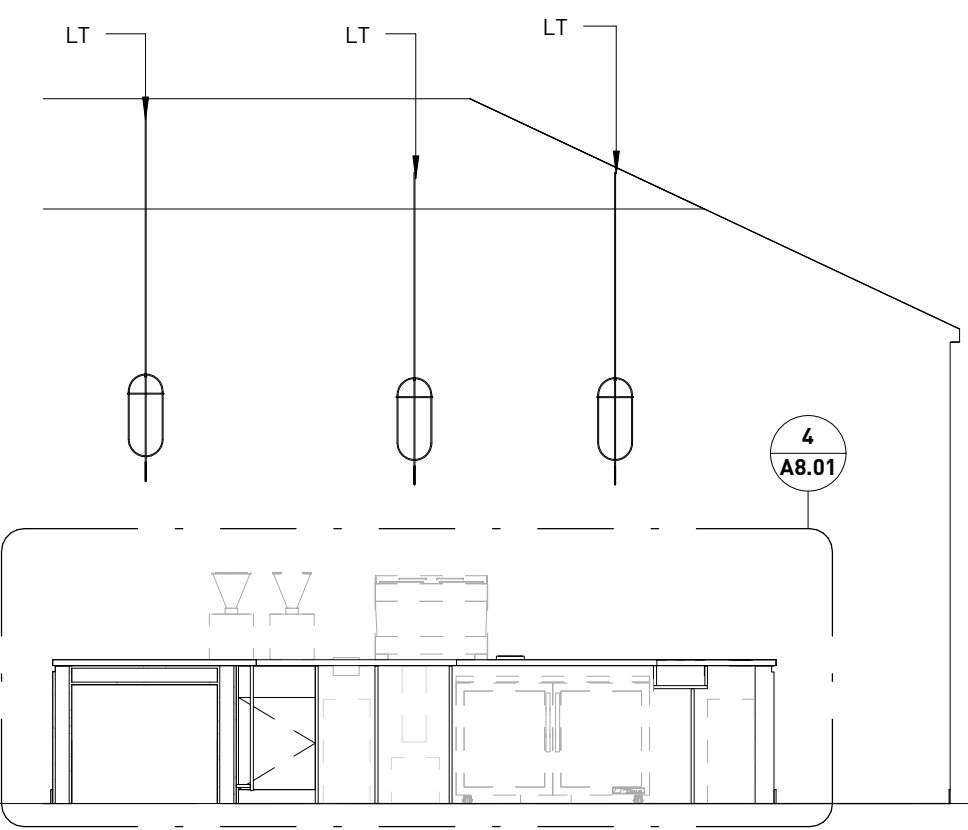
**10 Interior elevation - barista bar - east b**  
1/A4.01 1/4" = 1'-0"



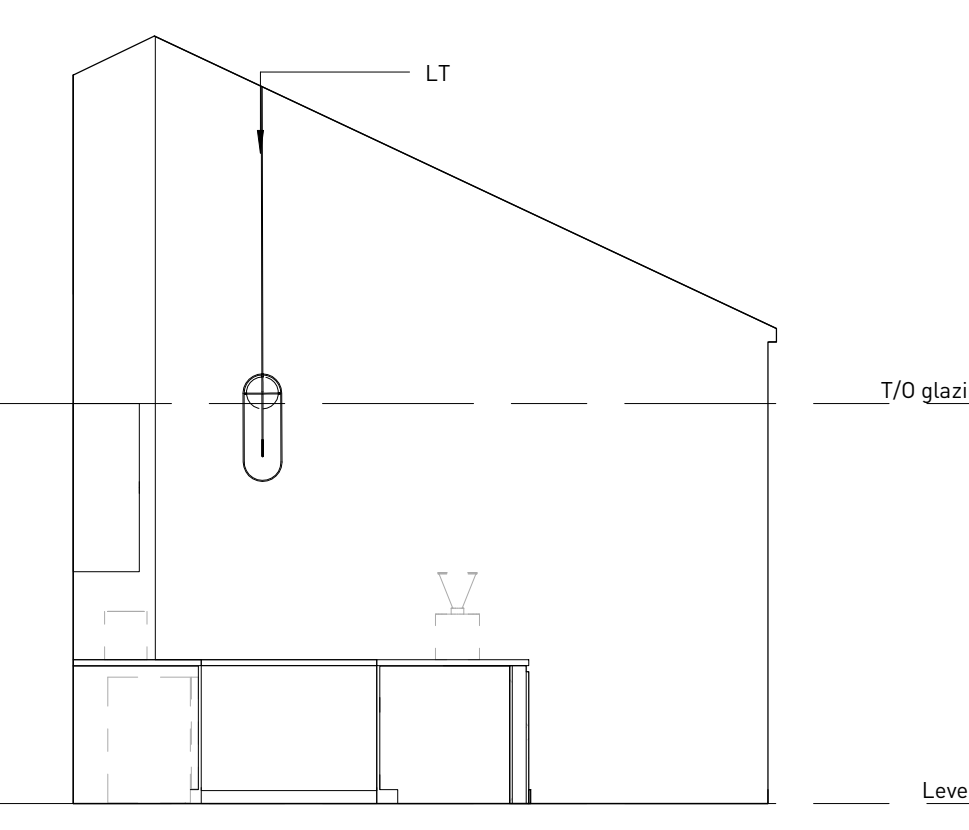
**9 Interior elevation - barista bar - north b**  
1/A4.01 1/4" = 1'-0"



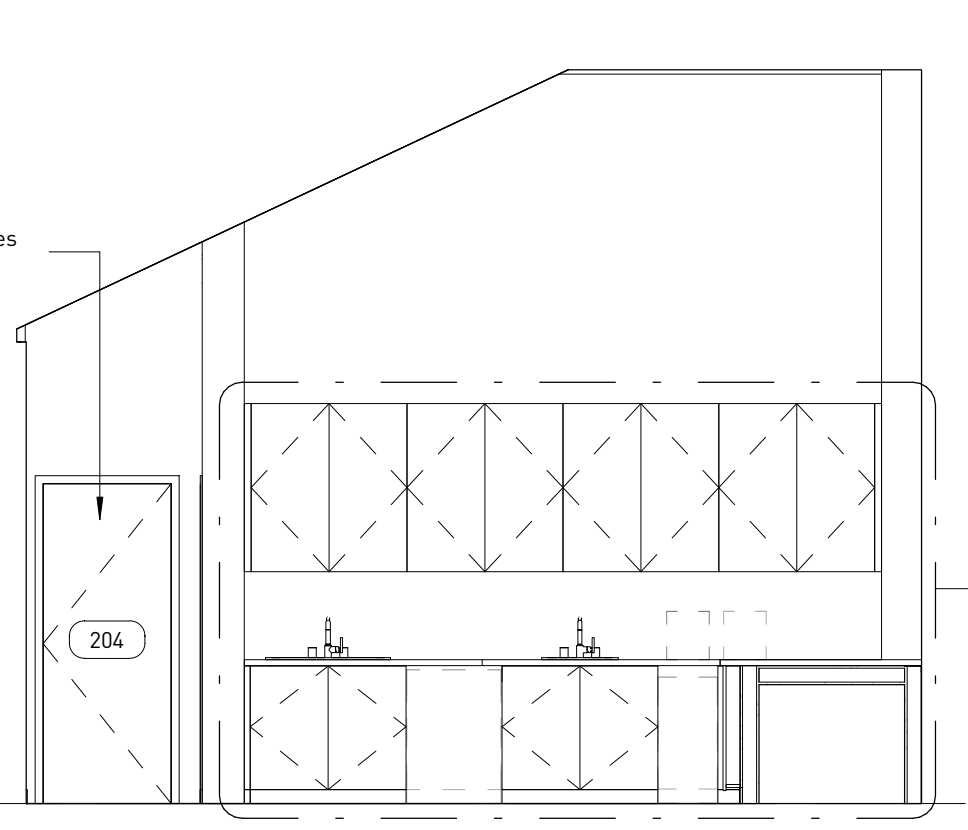
**8 Interior elevation - barista bar - west**  
2/A8.01 1/4" = 1'-0"



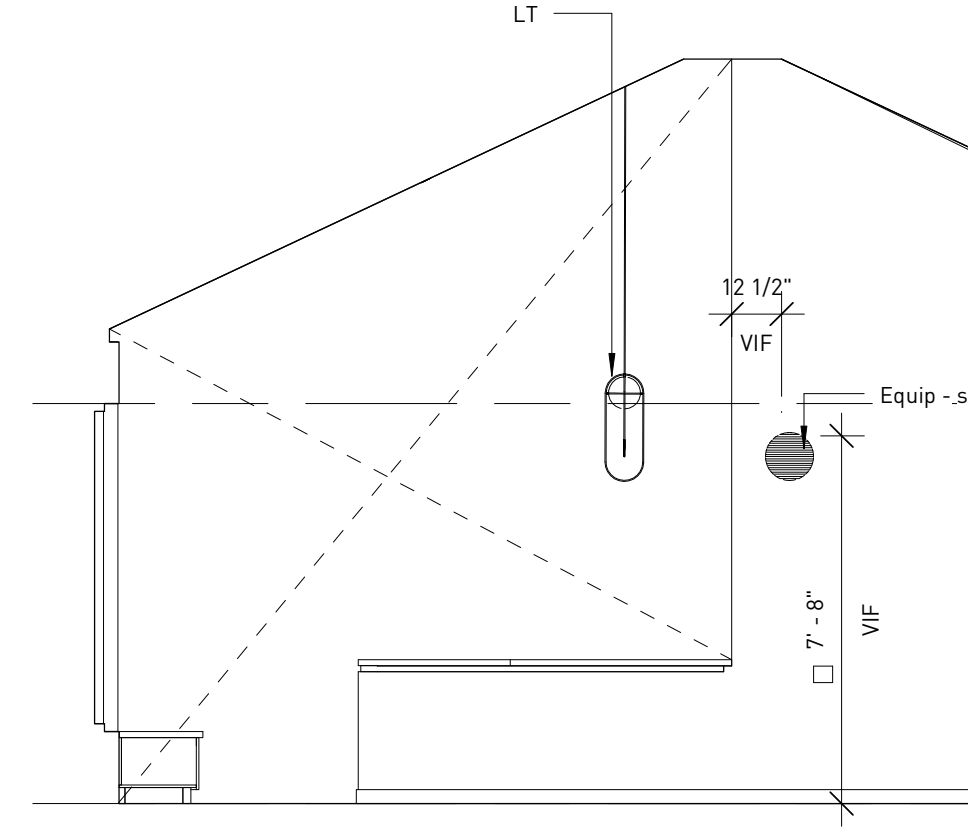
**7 Interior elevation - barista bar - casework**  
1/A4.01 1/4" = 1'-0"



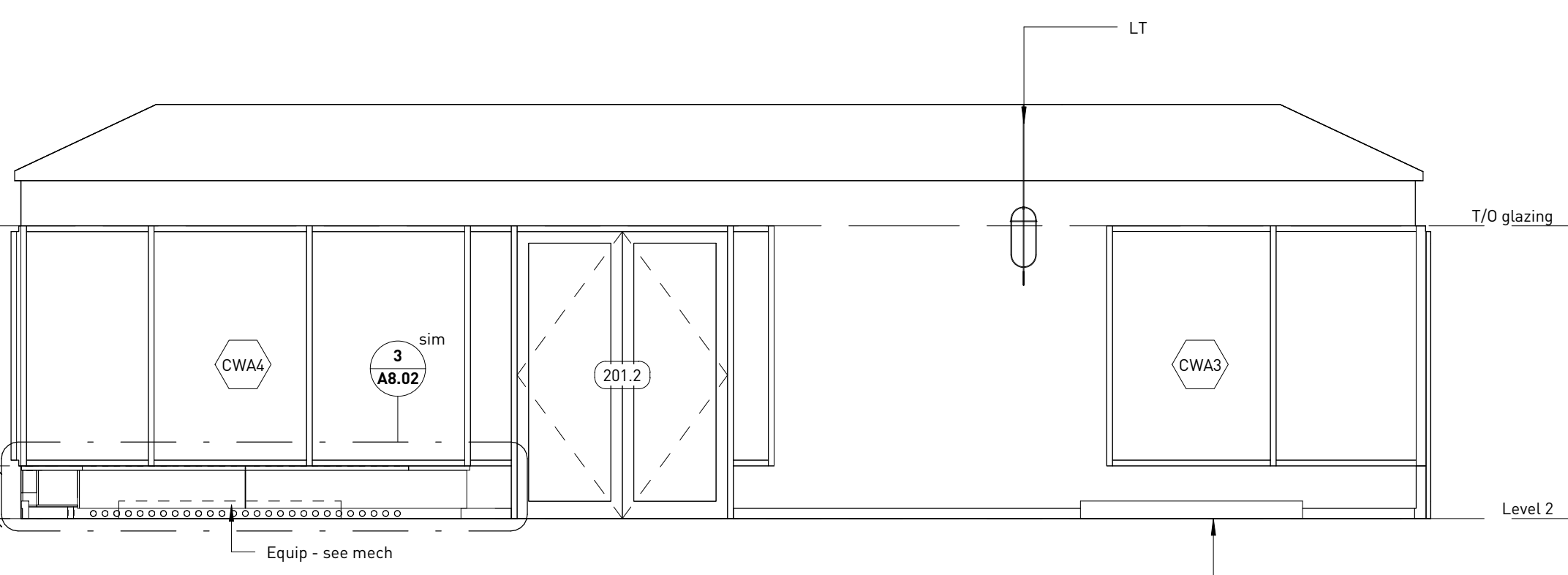
**6 Interior elevation - barista bar - east**  
2/A8.01 1/4" = 1'-0"



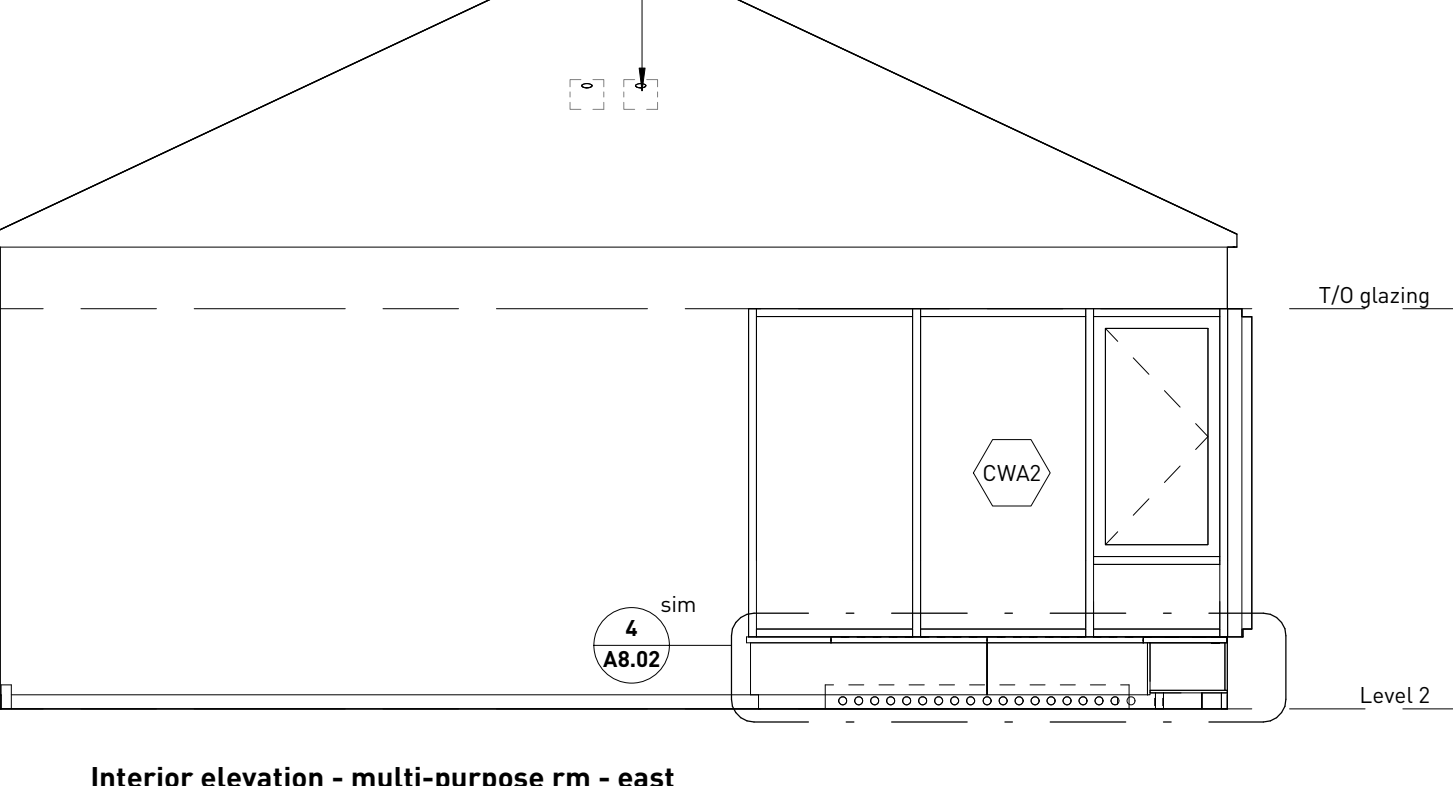
**5 Interior elevation - barista bar - north**  
5/A3.02 1/4" = 1'-0"



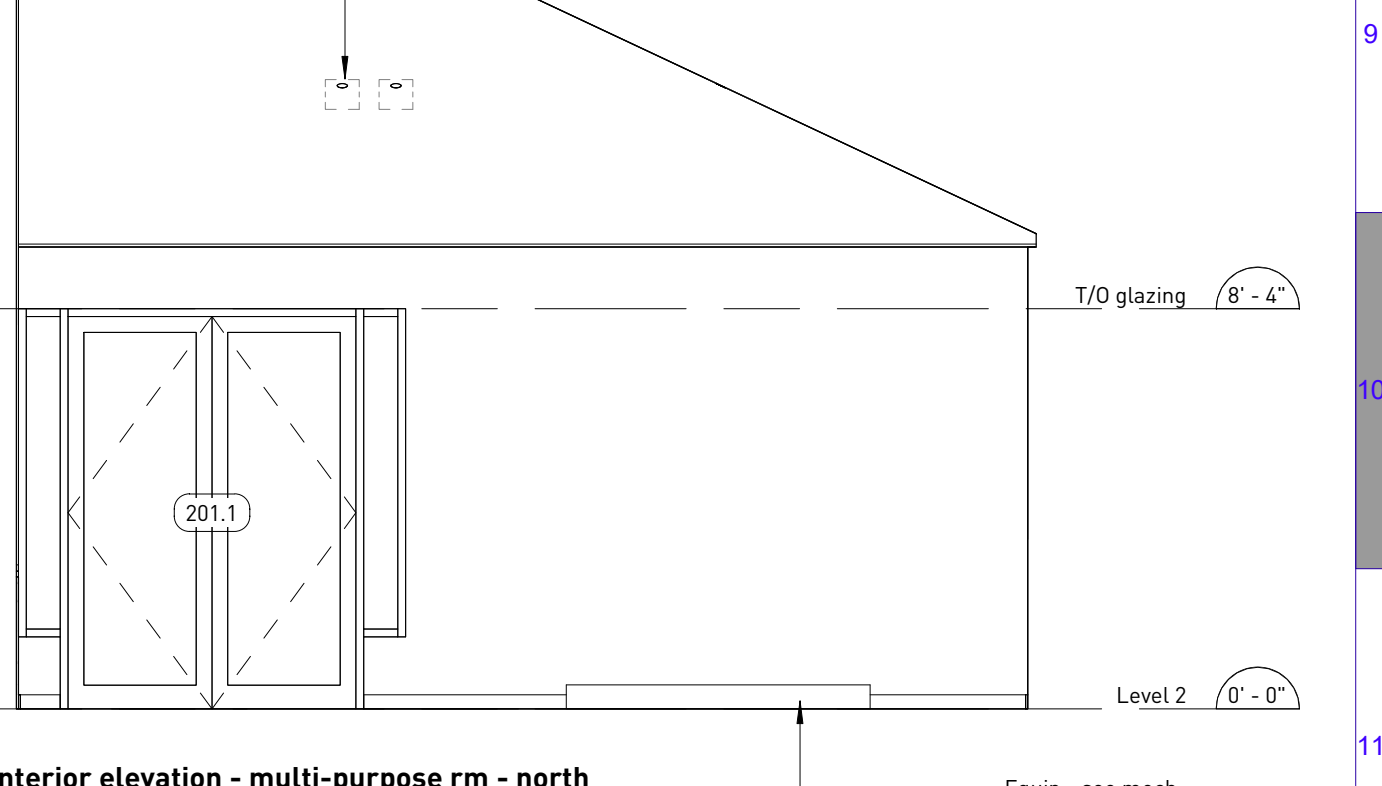
**4 Interior elevation - multi-purpose rm - west**  
1/A4.01 1/4" = 1'-0"



**3 Interior elevation - multi-purpose rm - south**  
1/A4.01 1/4" = 1'-0"



**2 Interior elevation - multi-purpose rm - east**  
1/A4.01 1/4" = 1'-0"



**1 Interior elevation - multi-purpose rm - north**  
1/A4.01 1/4" = 1'-0"

urbansystems.ca

Professional Seals

**public**  
1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

**URBAN SYSTEMS**

Scale  
1/4" = 1'-0"  
Quality Control by BW  
Designed by BW  
Drawn by SM

**Amphitrite House**  
Interior elevations

Sheet Number	Project Number	Drawing Number	Revision
	2110	A2.03	D

Keynote	Description
AD	Access door - see mech
Baseboard	
LT	See electrical
WC	Water closet - see mech
WCA1	Toilet tissue dispenser
WCA1.2	Toilet tissue dispenser - double
WCA6	Soap dispenser
WCA8	Feminine napkin disposal bin
WCA10	Hand dryer
WCA16.H30	Grab bar - 90-degree two wall - 760 x 760mm [30 x 30"]
WCA16.S24	Grab bar - straight - 610mm [24"]
WCA21	Deodorant block holders
WCA25	Mirror
WCA26	Shelf
WCA27	Diaper changing station
WCA41	Sharps disposal

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

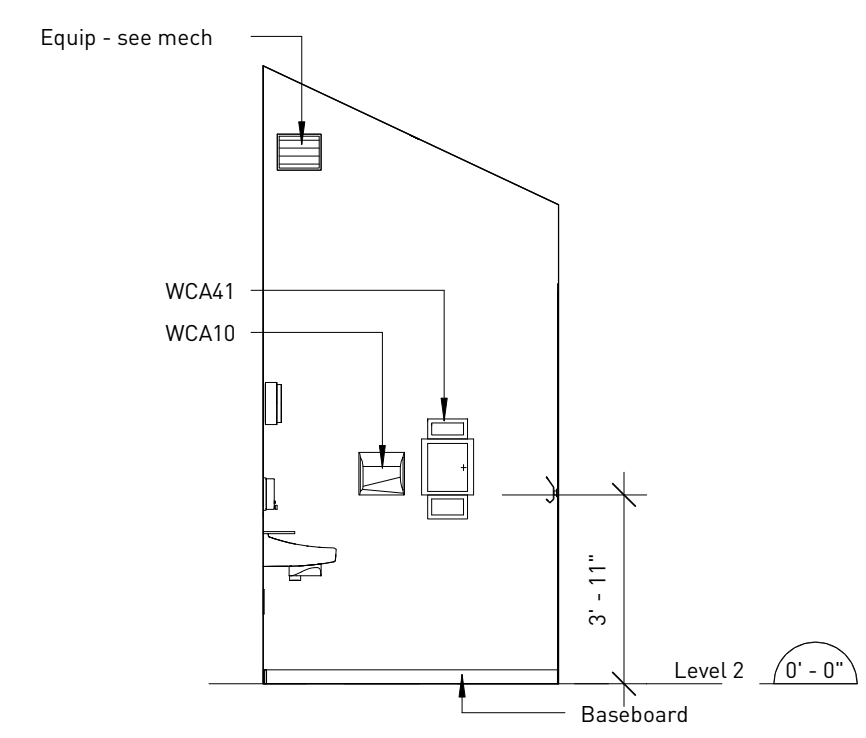
urbansystems.ca

Professional Seals

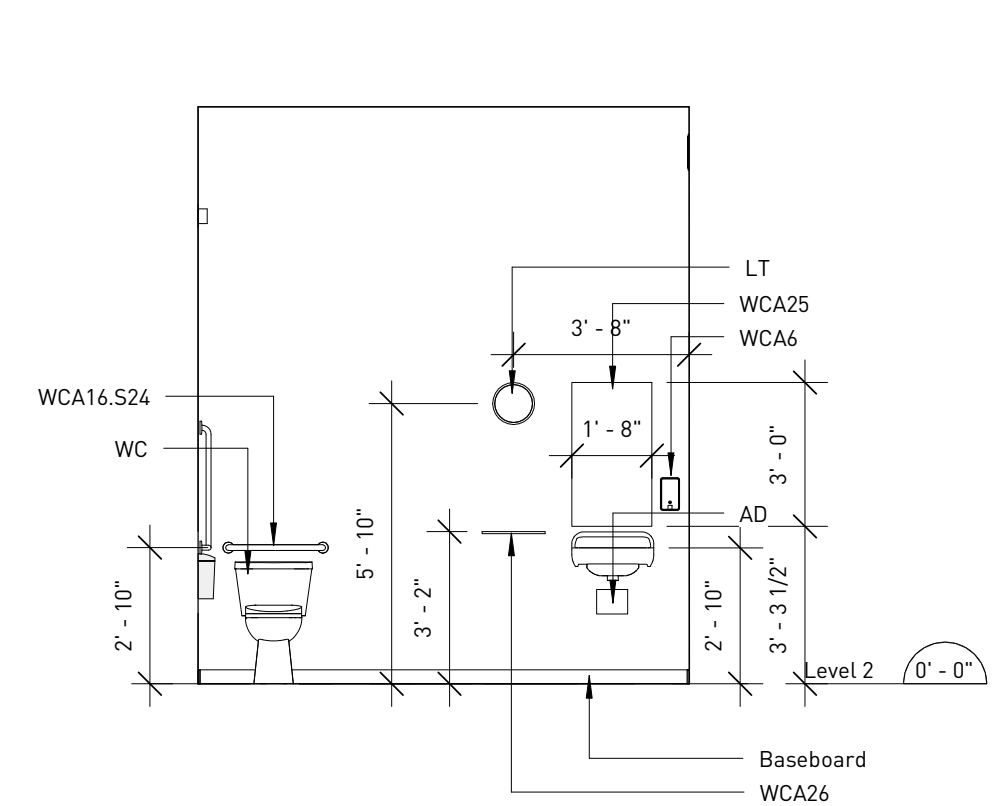
public

1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

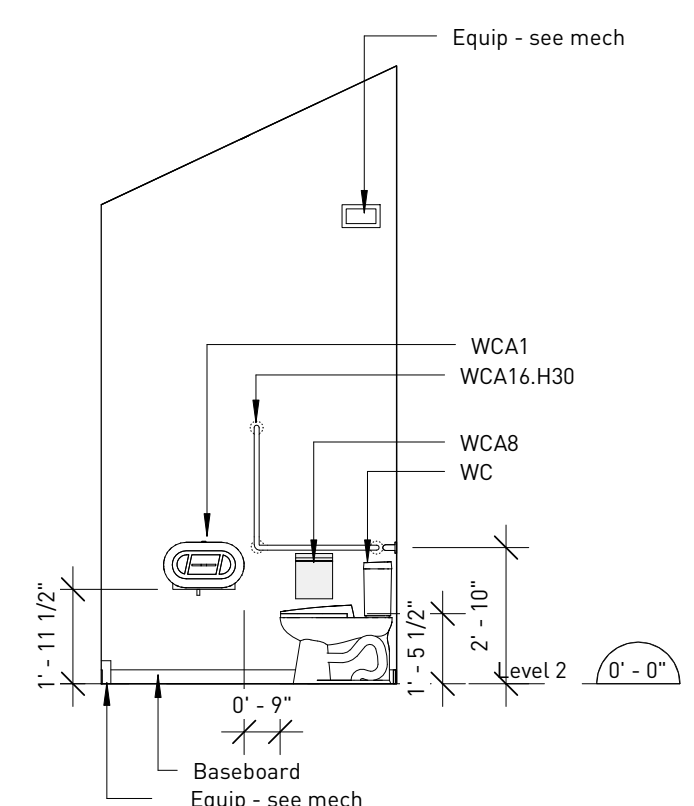
#	Date	Issue / Revision	App
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	



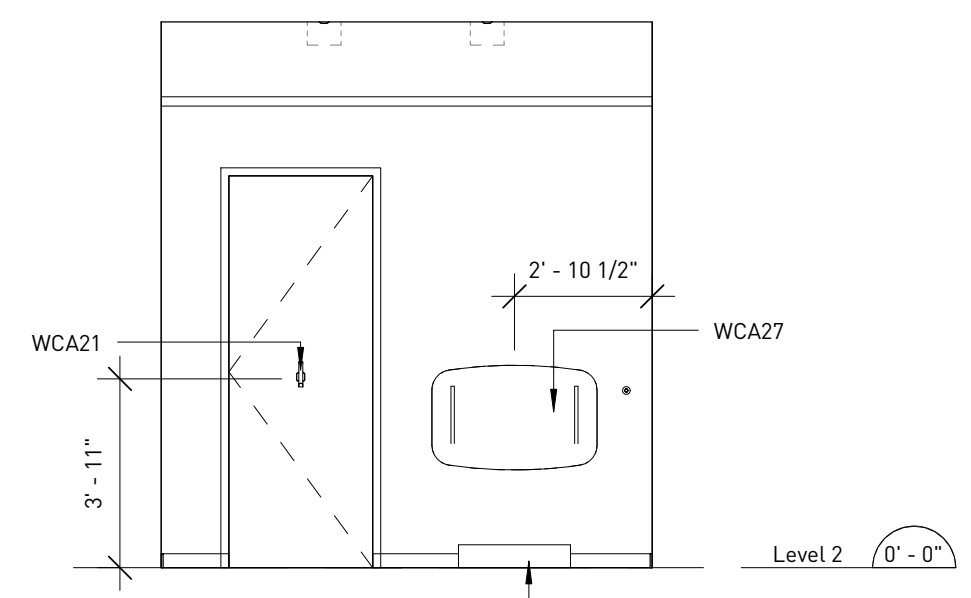
**8 Interior elevation - universal W/C - ext - west**  
1/A4.01 1/4" = 1'-0"



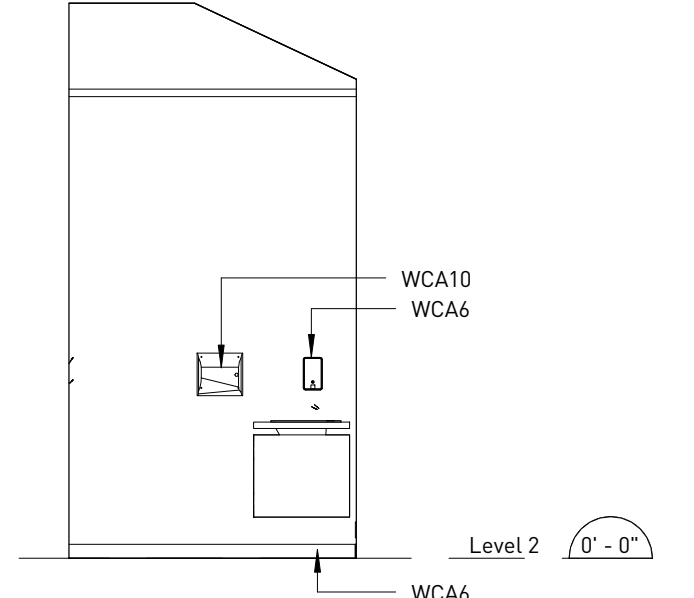
**7 Interior elevation - universal W/C - ext - south**  
1/A4.01 1/4" = 1'-0"



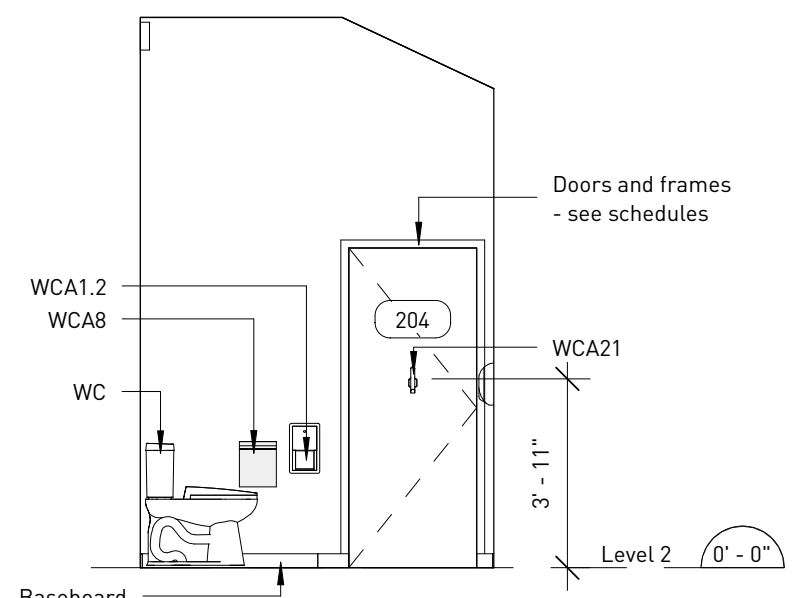
**6 Interior elevation - universal W/C - ext - east**  
1/A4.01 1/4" = 1'-0"



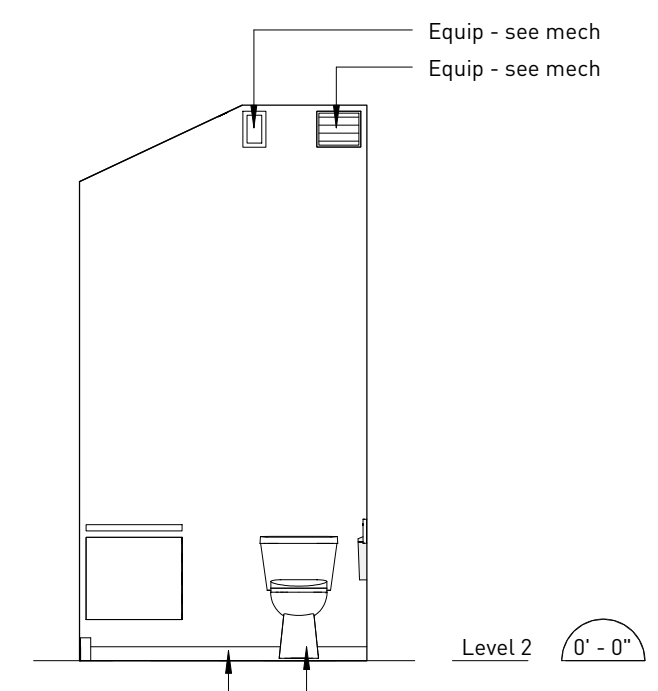
**5 Interior elevation - universal W/C - ext - north**  
1/A4.01 1/4" = 1'-0"



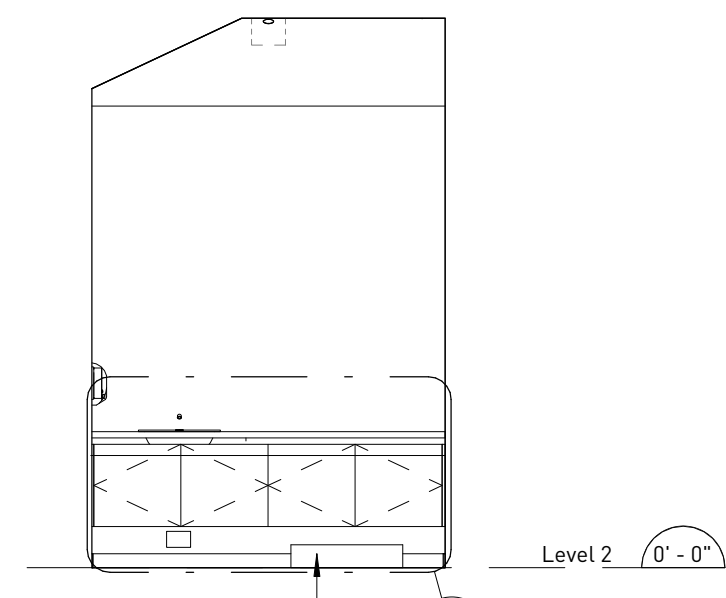
**4 Interior elevation - universal W/C - int - west**  
1/A4.01 1/4" = 1'-0"



**3 Interior elevation - universal W/C - int - south**  
1/A4.01 1/4" = 1'-0"



**2 Interior elevation - universal W/C - int - east**  
1/A4.01 1/4" = 1'-0"



**1 Interior elevation - universal W/C - int - north**  
1/A4.01 1/4" = 1'-0"

**URBAN SYSTEMS**

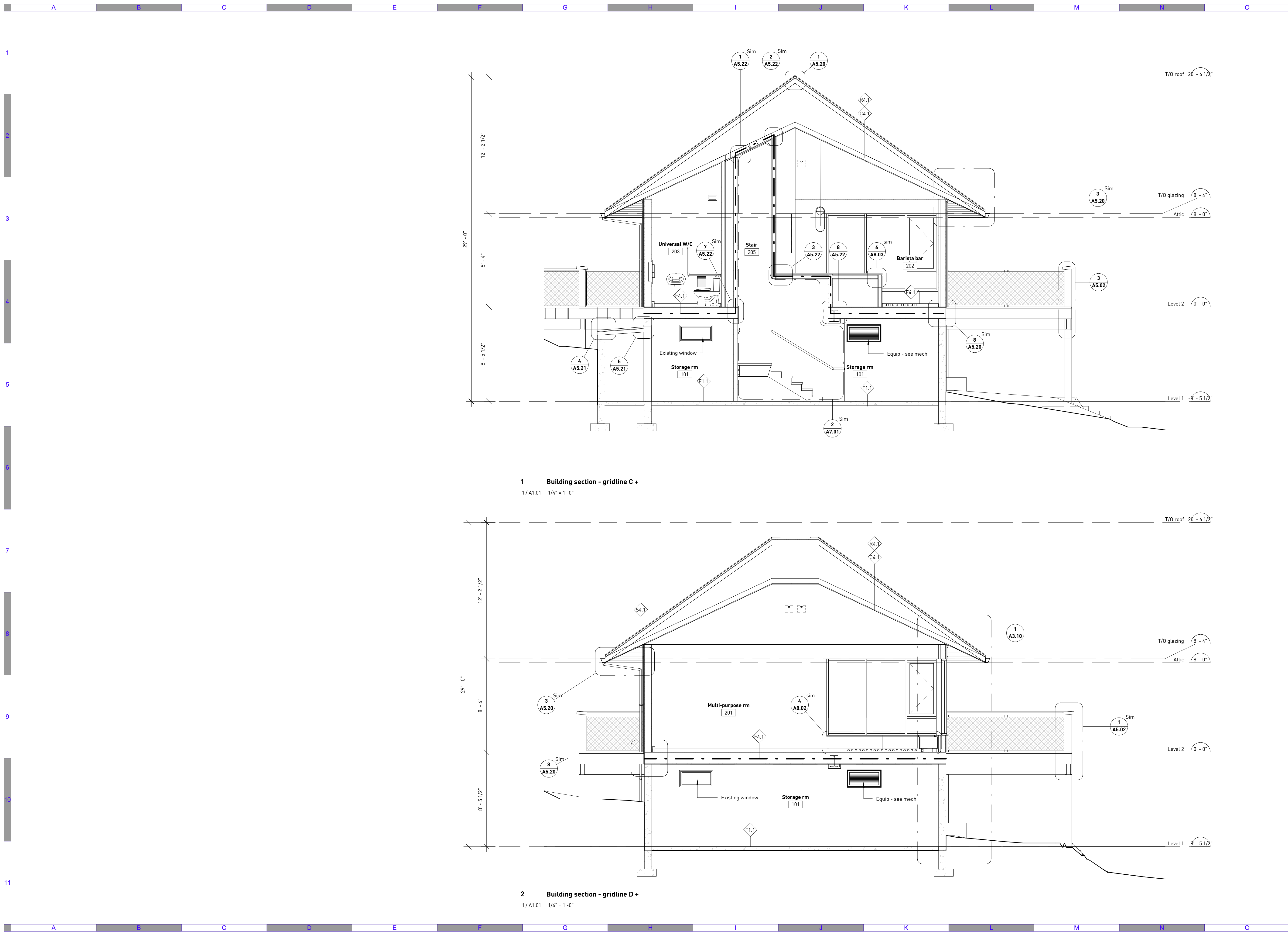
Scale  
1/4" = 1'-0"

Quality Control by BW  
Designed by BW  
Drawn by SM

Amhitrite House  
Interior elevations

Sheet Number	Project Number	Drawing Number	Revision
	2110	A2.04	D





**1 Building section - gridline C +**  
1/ A1.01 1/4" = 1'-0"

**2 Building section - gridline D +**  
1/ A1.01 1/4" = 1'-0"

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

**public**

1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

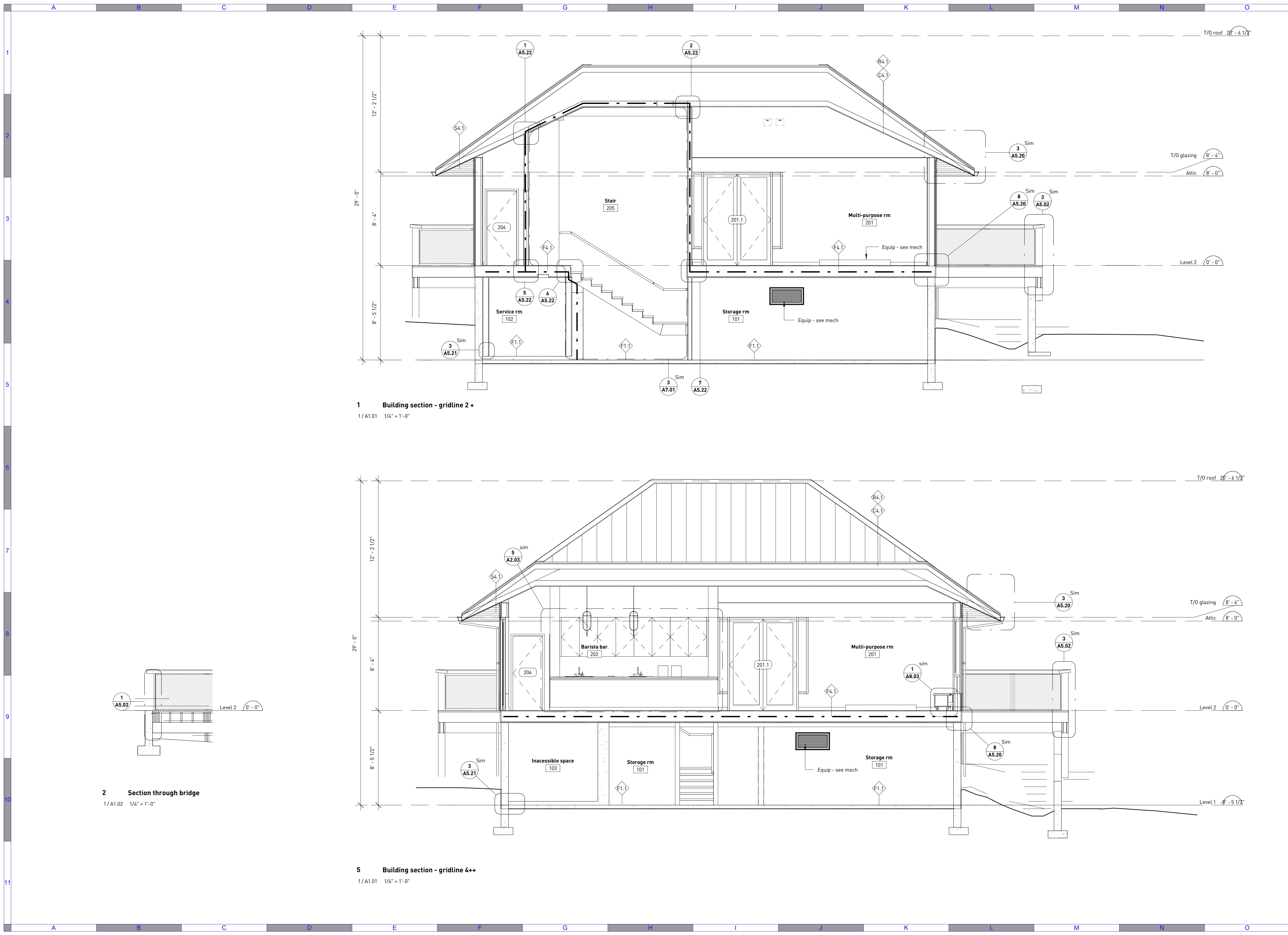
**URBAN SYSTEMS**

Scale  
1/4" = 1'-0"

Quality Control by BW  
Designed by BW  
Drawn by SM

**Amphitrite House**  
Building sections

Sheet Number	Project Number	Drawing Number	Revision
	2110	A3.01	D



**1 Building section - gridline 2+**  
1/ A1.01 1/4" = 1'-0"

**2 Section through bridge**  
1/ A1.02 1/4" = 1'-0"

**5 Building section - gridline 4++**  
1/ A1.01 1/4" = 1'-0"

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

**public**

1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

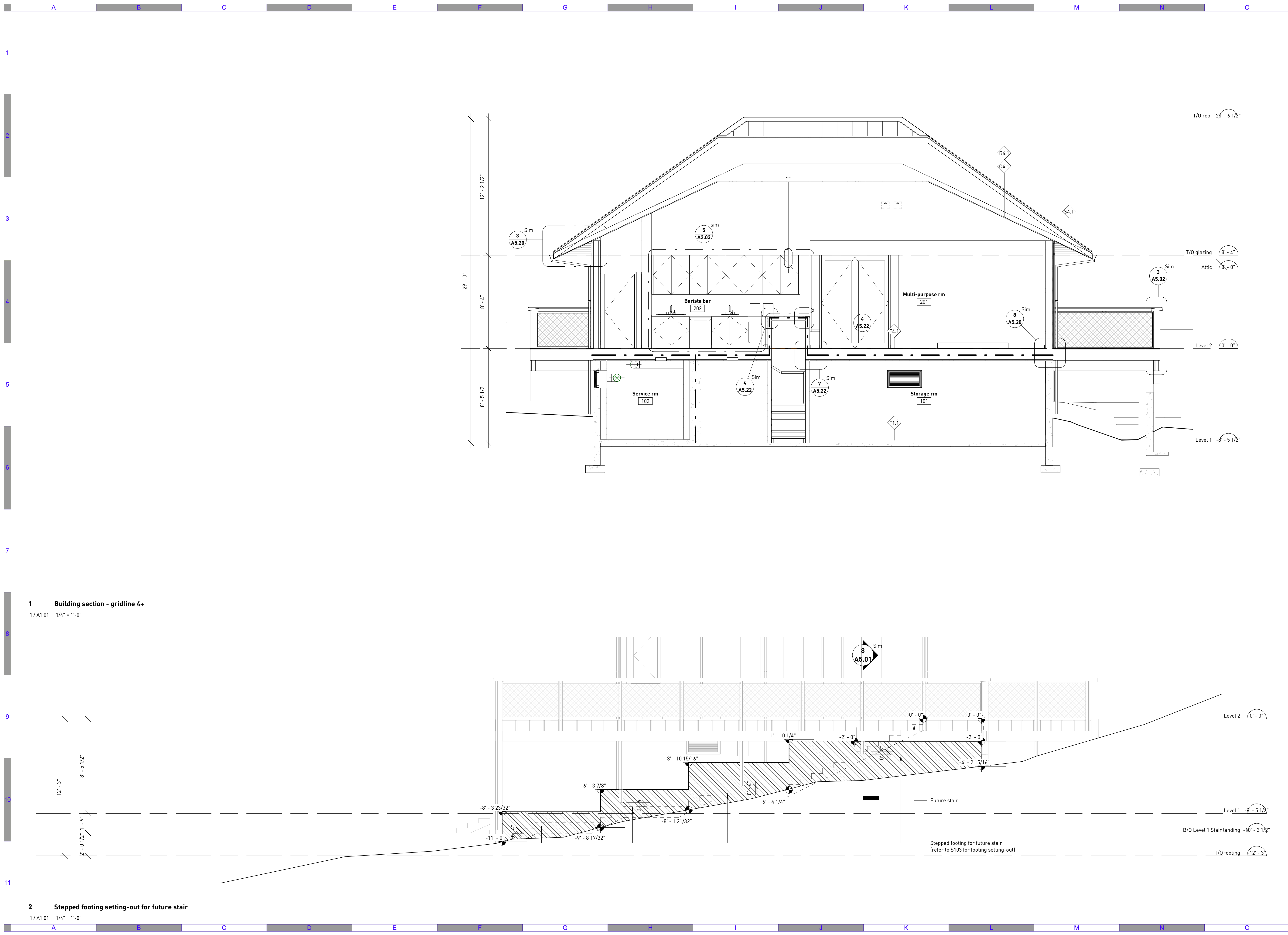
**URBAN SYSTEMS**

Scale  
1/4" = 1'-0"

Quality Control by BW  
Designed by BW  
Drawn by SM

**Amphitrite House**  
Building sections

Sheet Number	Project Number	Drawing Number	Revision
	2110	A3.02	D



**1 Building section - gridline 4+**  
1/A1.01 1/4" = 1'-0"

**2 Stepped footing setting-out for future stair**  
1/A1.01 1/4" = 1'-0"

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
D	Jun 10, 2022	Issue for tender	

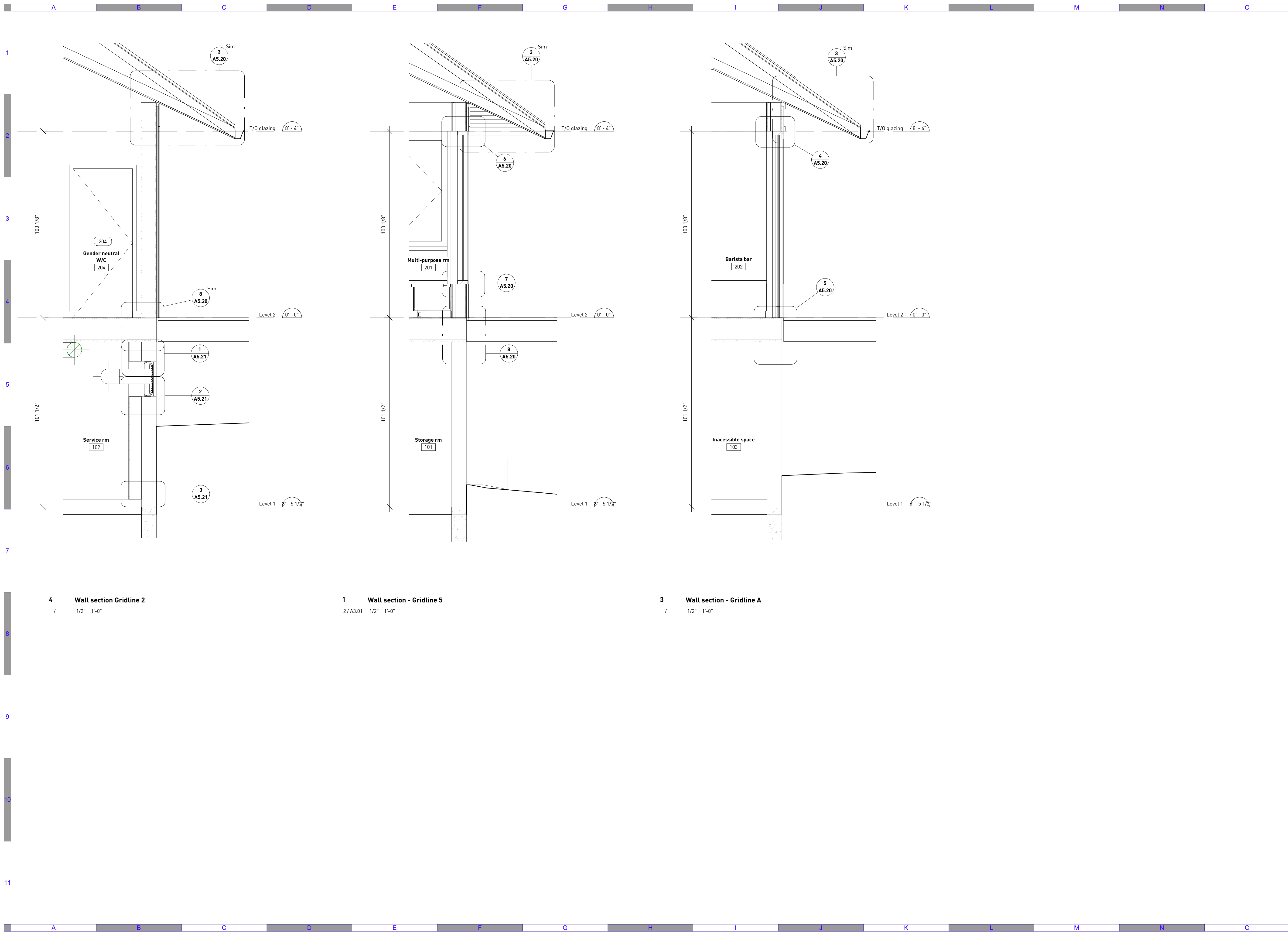
**URBAN SYSTEMS**

Scale  
1/4" = 1'-0"

Quality Control by: BW  
Designed by: BW  
Drawn by: SM

**Amphitrite House**  
Building sections

Sheet Number	Project Number	Drawing Number	Revision
	2110	A3.03	D



**ATTENTION**  
 This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
 1495 FRANCES ST  
 VANCOUVER BC V6L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

Scale  
 1/2" = 1'-0"

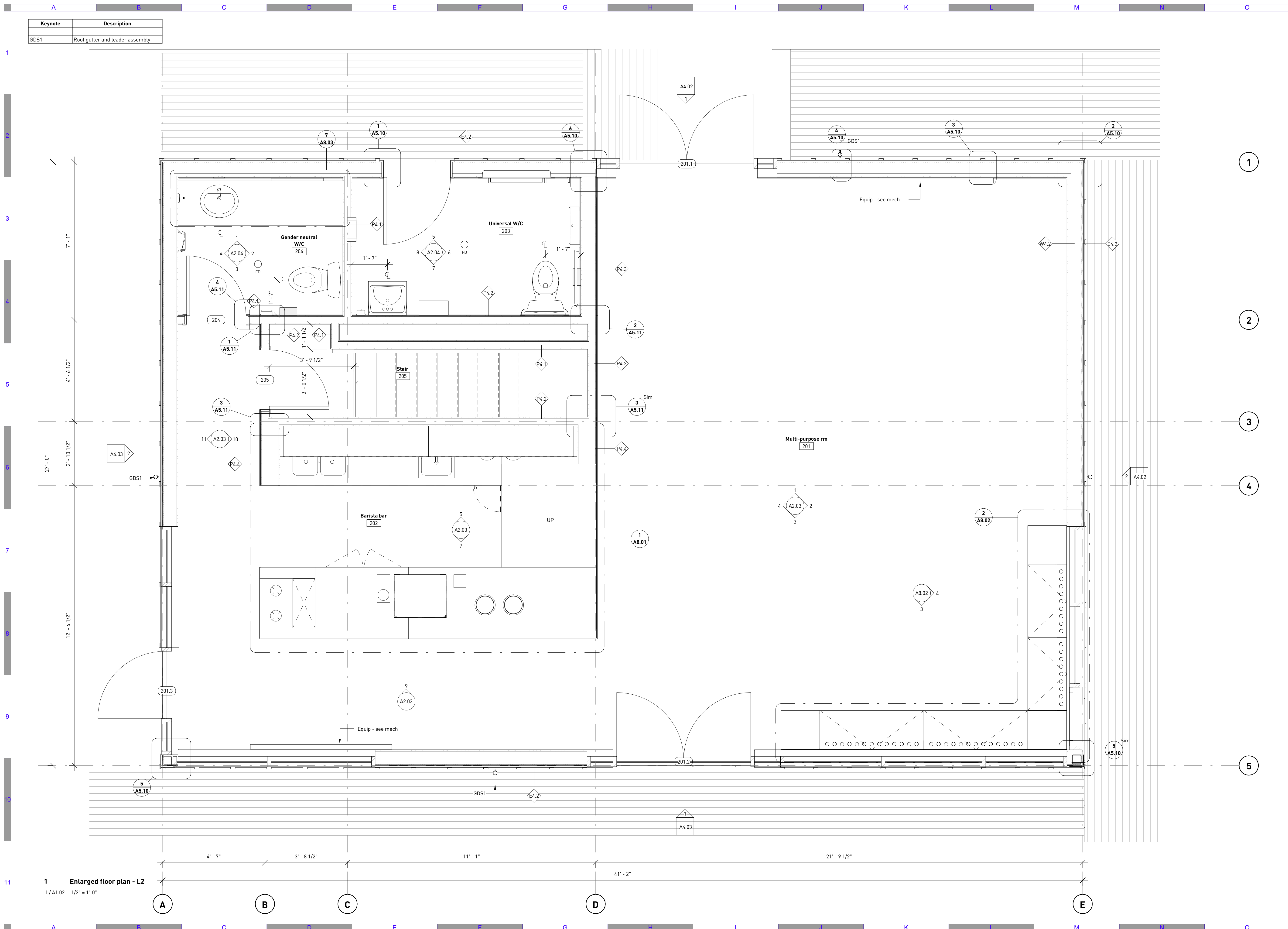
**URBAN SYSTEMS**

Quality Control by: BW  
 Designed by: BW  
 Drawn by: SM

**Amphitrite House**  
 Wall sections

Sheet Number  
 Project Number Drawing Number Revision  
 2110 A3.10 D

Keynote	Description
GDS1	Roof gutter and leader assembly



**ATTENTION**  
 This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca

Professional Seals

**public**

1495 FRANCES ST  
 VANCOUVER BC V6L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

**URBAN SYSTEMS**

Scale  
 1/2" = 1'-0"

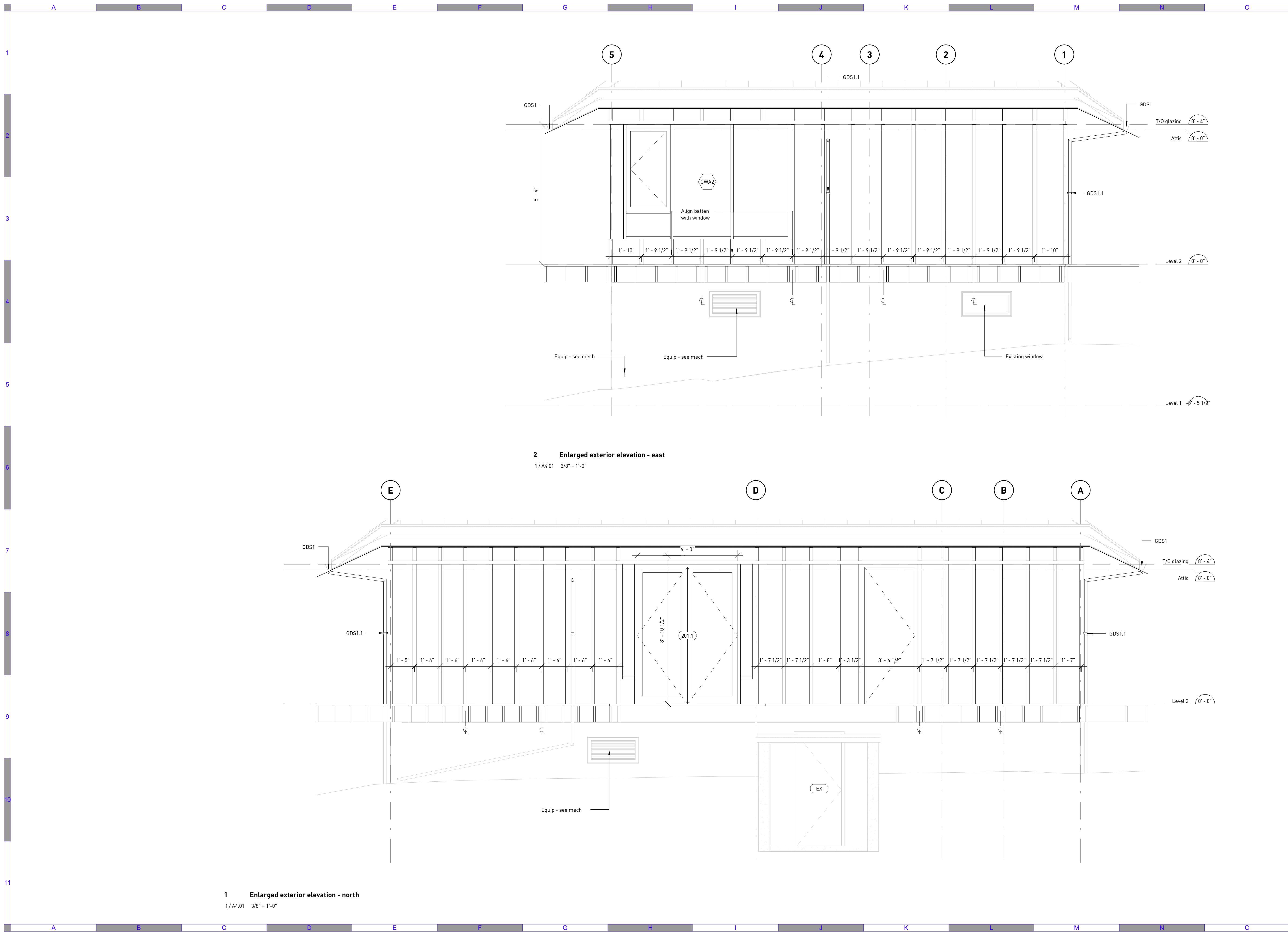
Quality Control by: BW  
 Designed by: BW  
 Drawn by: SM

Amphitrite House

Enlarged floor plan - L2

Sheet Number	Project Number	Drawing Number	Revision
1	2110	A4.01	D

**1 Enlarged floor plan - L2**  
 1/A1.02 1/2" = 1'-0"



**2 Enlarged exterior elevation - east**  
 1/A4.01 3/8" = 1'-0"

**1 Enlarged exterior elevation - north**  
 1/A4.01 3/8" = 1'-0"

**ATTENTION**  
 This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca

Professional Seals

**public**

1495 FRANCES ST  
 VANCOUVER BC V6L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
D	Jun 10, 2022	Issue for tender	

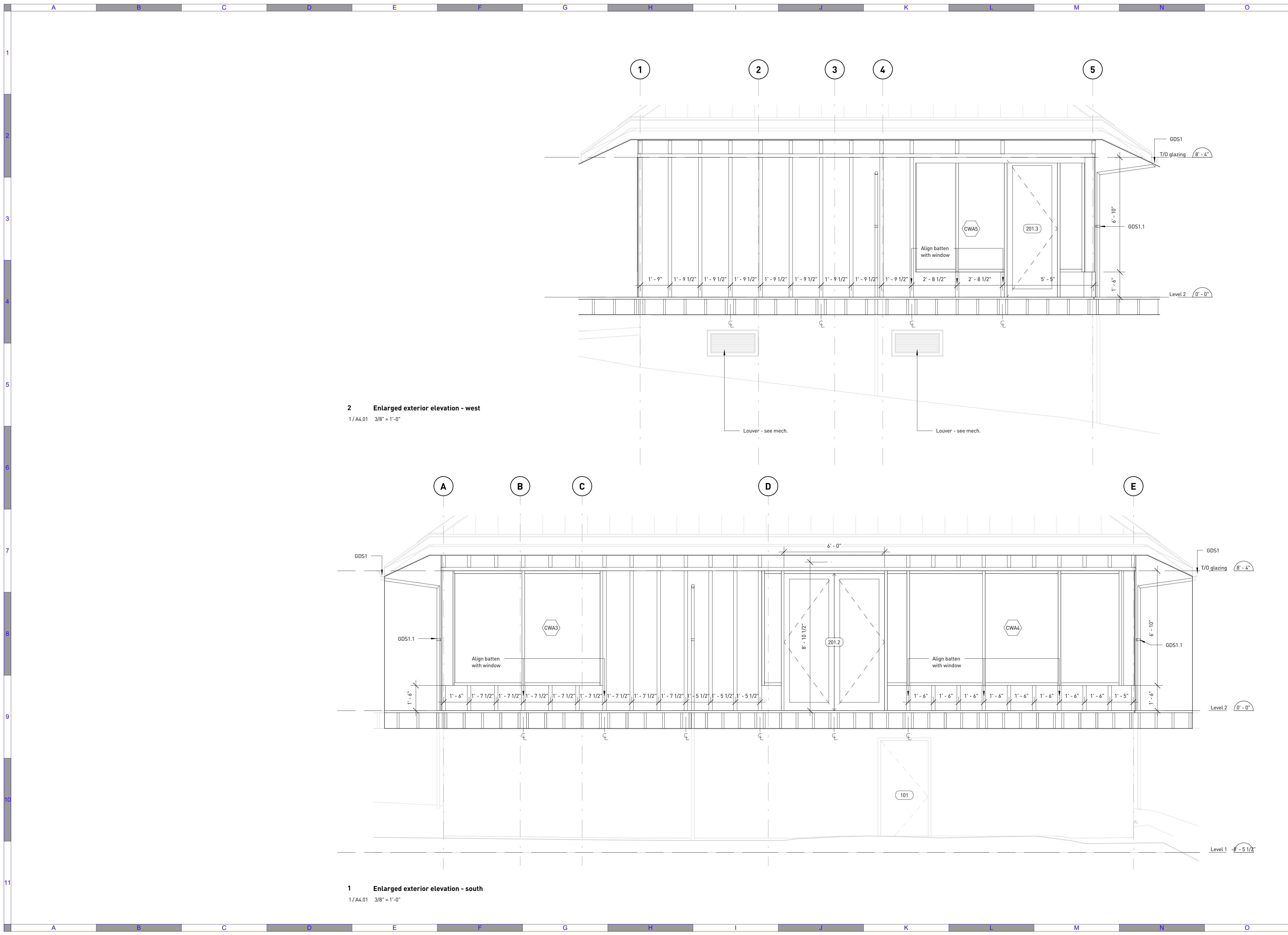
**URBAN SYSTEMS**

Scale  
 3/8" = 1'-0"

Quality Control by BW  
 Designed by BW  
 Drawn by SM

**Amphitrite House**  
 Enlarged exterior elevations

Sheet Number	Project Number	Drawing Number	Revision
	2110	A4.02	D



**2 Enlarged exterior elevation - west**  
 1/A4.01 3/8" = 1'-0"

**1 Enlarged exterior elevation - south**  
 1/A4.01 3/8" = 1'-0"

**ATTENTION**  
 This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
 1495 FRANCES ST  
 VANCOUVER BC V6L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

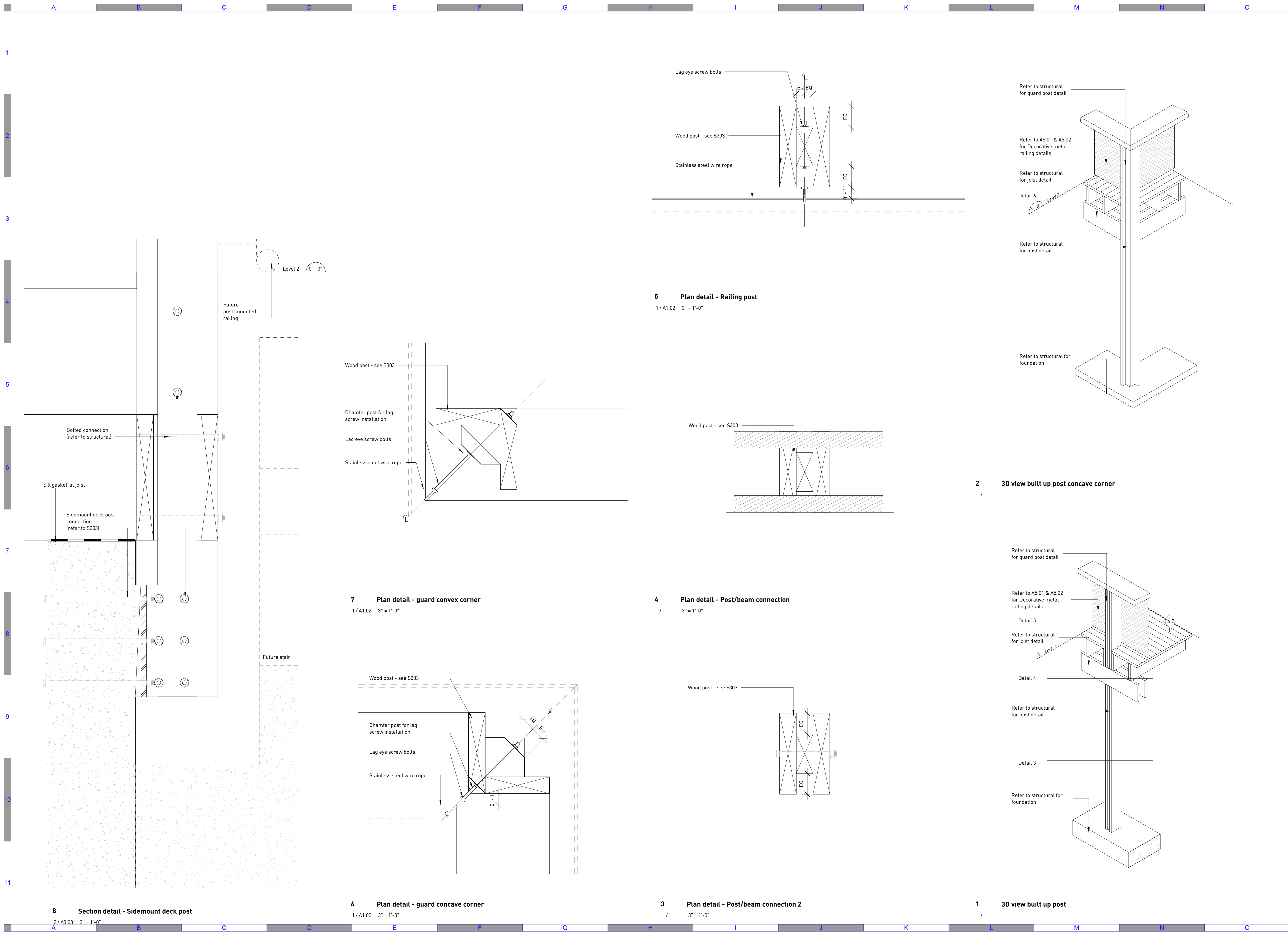
#	Date	Issue / Revision	App
D	Jun 10, 2022	Issue for tender	

**URBAN SYSTEMS**

Scale  
 3/8" = 1'-0"  
 Quality Control by BW  
 Designed by BW  
 Drawn by SM

**Amphitrite House**  
 Enlarged exterior elevations

Sheet Number	Project Number	Drawing Number	Revision
	2110	A4.03	D



**ATTENTION**  
 This drawing is prepared for the sole use of DISTRICT OF UCLUELET  
 No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
 1495 FRANCES ST  
 VANCOUVER BC V6L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

URBAN SYSTEMS

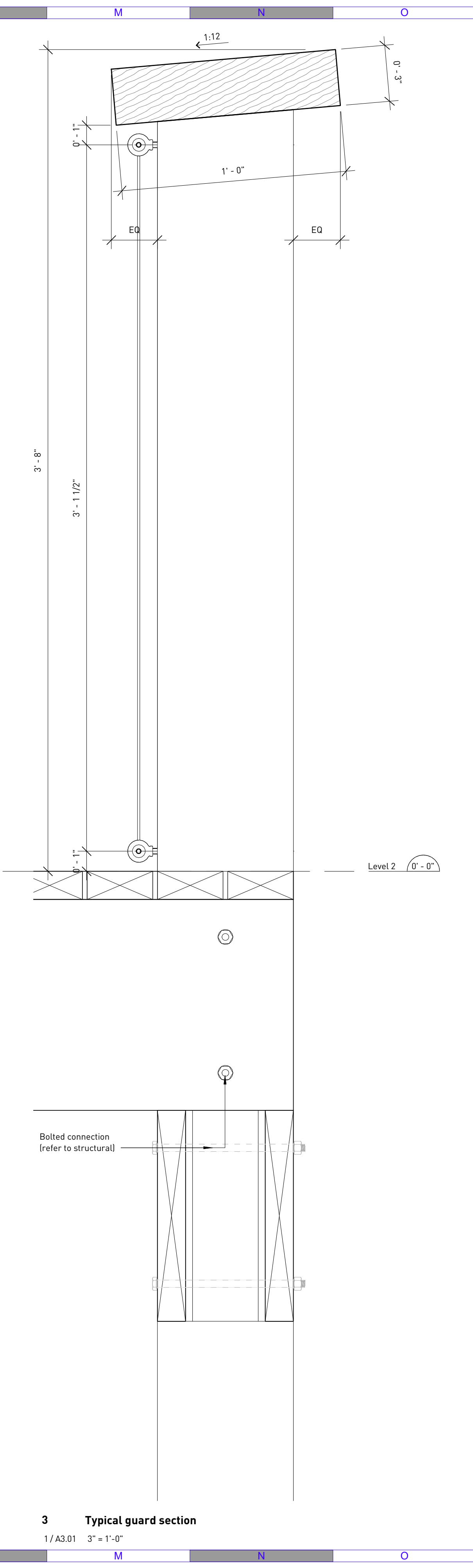
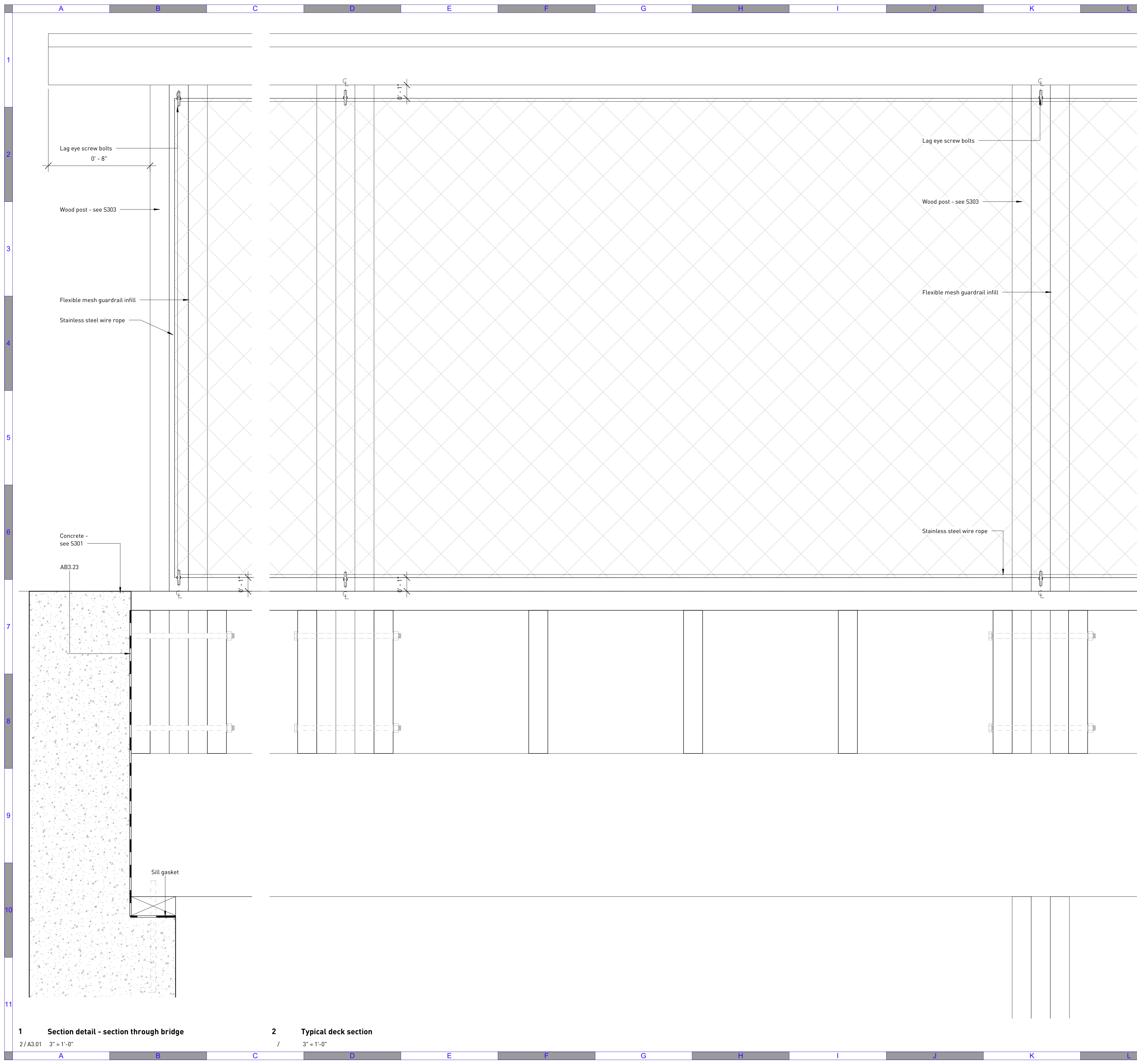
Scale  
 3" = 1'-0"

Quality Control by BW  
 Designed by BW  
 Drawn by SM

**Amphitrite House**  
 Guard details - ext

Sheet Number  
 Project Number 2110 Drawing Number A5.01 Revision D





**1 Section detail - section through bridge**  
2/A3.01 3" = 1'-0"

**2 Typical deck section**  
/ 3" = 1'-0"

**3 Typical guard section**  
1/A3.01 3" = 1'-0"

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
D	Jun 10, 2022	Issue for tender	

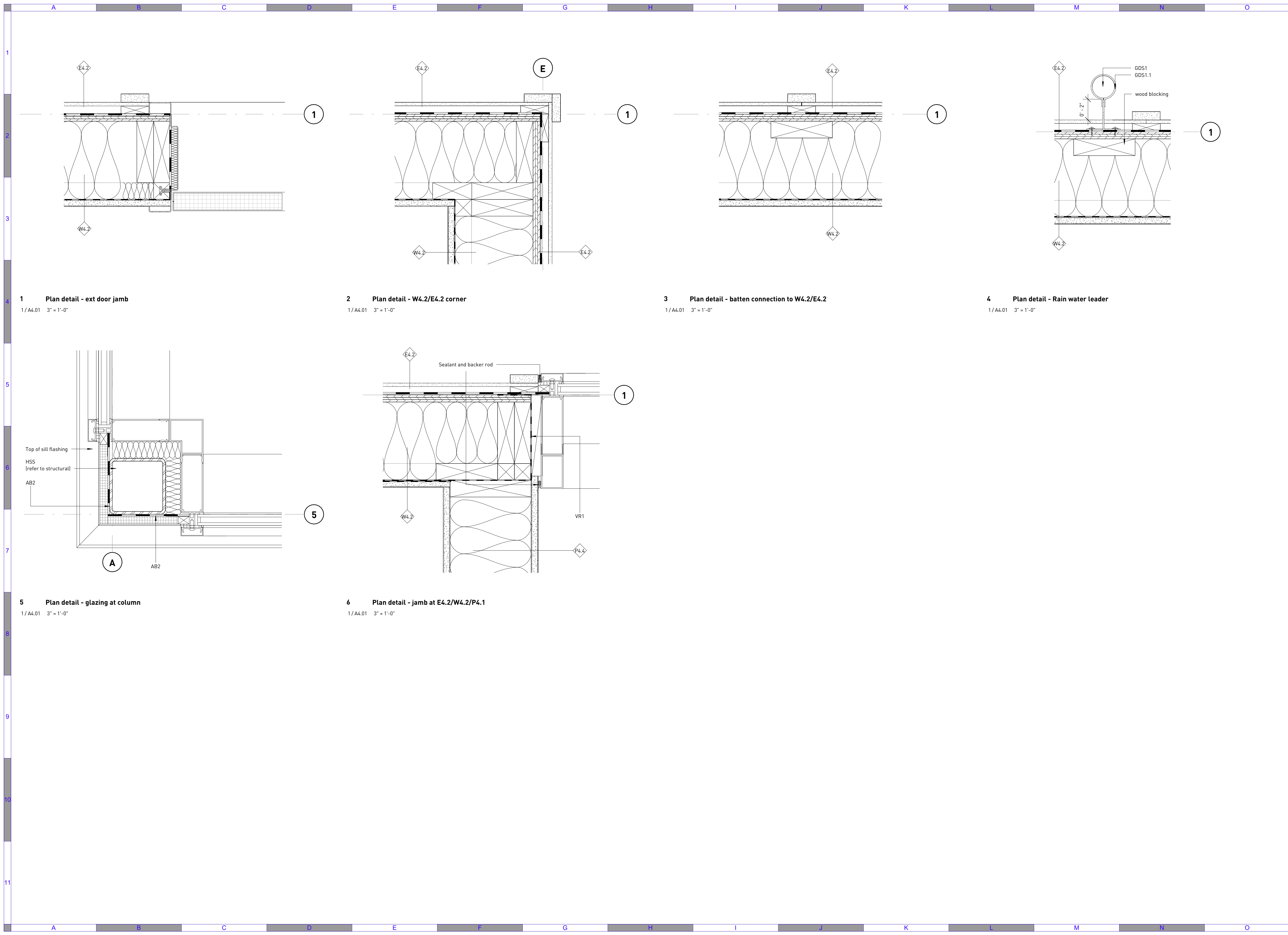
**URBAN SYSTEMS**

Scale  
3" = 1'-0"

Quality Control by: BW  
Designed by: BW  
Drawn by: SM

**Amphitrite House**  
Guard details - ext

Sheet Number	Project Number	Drawing Number	Revision
2110	2110	A5.02	D



**1 Plan detail - ext door jamb**  
1/A4.01 3" = 1'-0"

**2 Plan detail - W4.2/E4.2 corner**  
1/A4.01 3" = 1'-0"

**3 Plan detail - batten connection to W4.2/E4.2**  
1/A4.01 3" = 1'-0"

**4 Plan detail - Rain water leader**  
1/A4.01 3" = 1'-0"

**5 Plan detail - glazing at column**  
1/A4.01 3" = 1'-0"

**6 Plan detail - jamb at E4.2/W4.2/P4.1**  
1/A4.01 3" = 1'-0"

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

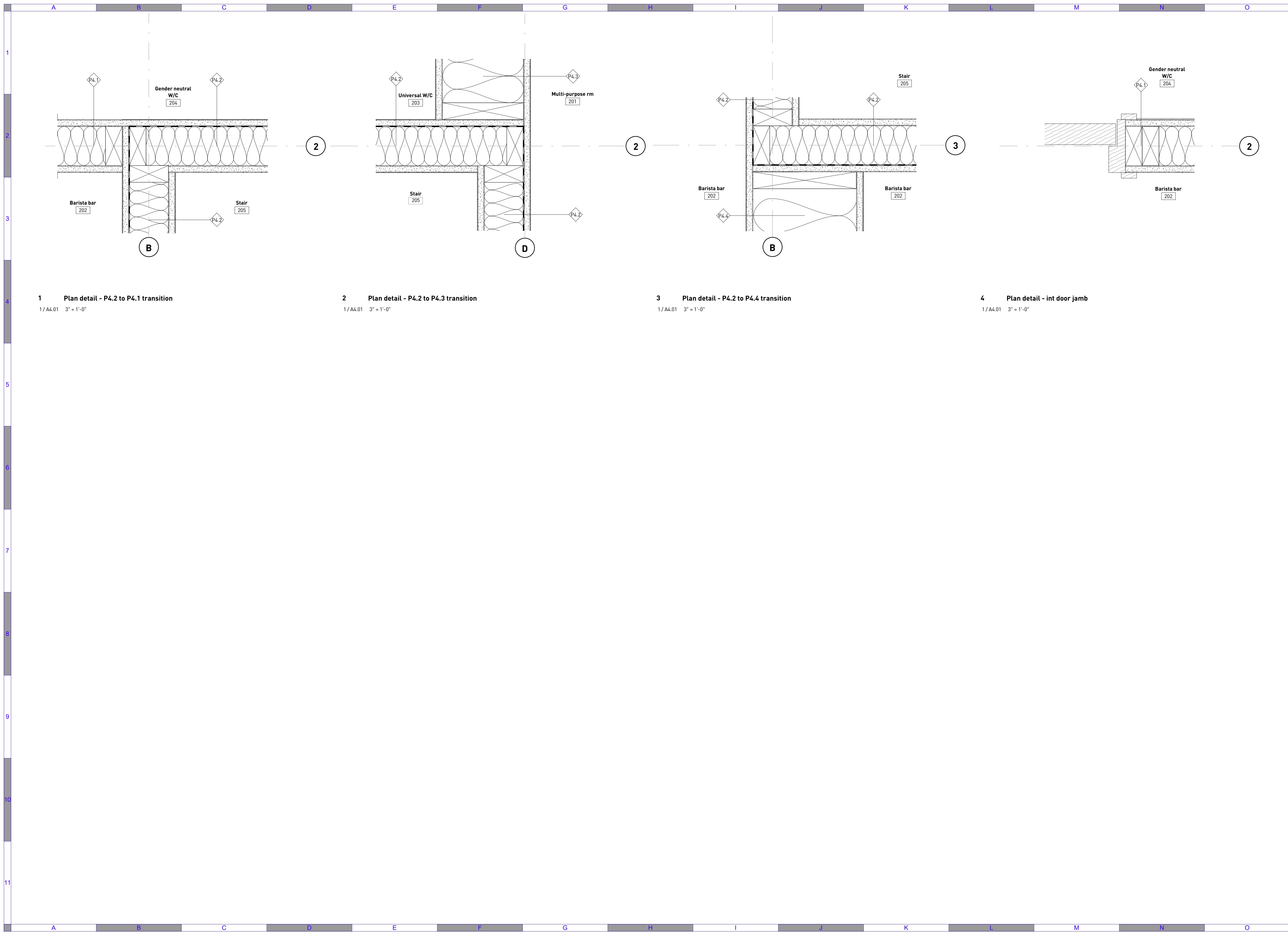
**URBAN SYSTEMS**

Scale  
3" = 1'-0"

Quality Control by: BW  
Designed by: BW  
Drawn by: SM

**Amphitrite House**  
Plan details - ext

Sheet Number	Project Number	Drawing Number	Revision
	2110	A5.10	D



**1 Plan detail - P4.2 to P4.1 transition**  
1/A4.01 3" = 1'-0"

**2 Plan detail - P4.2 to P4.3 transition**  
1/A4.01 3" = 1'-0"

**3 Plan detail - P4.2 to P4.4 transition**  
1/A4.01 3" = 1'-0"

**4 Plan detail - int door jamb**  
1/A4.01 3" = 1'-0"

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

**public**

1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604.738.4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
D	Jun 10, 2022	Issue for tender	

**URBAN SYSTEMS**

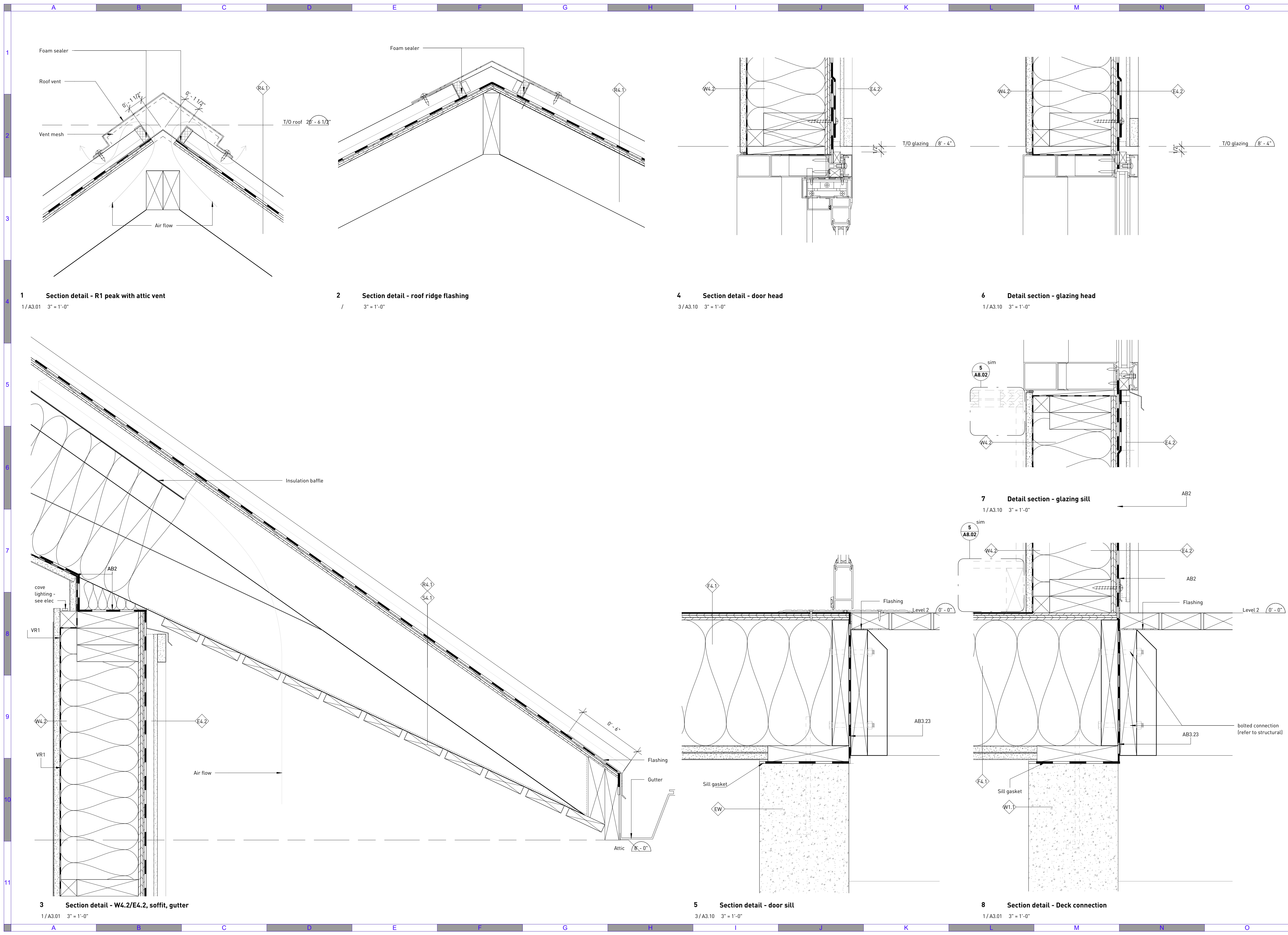
Scale  
3" = 1'-0"

Quality Control by: BW  
Designed by: BW  
Drawn by: SM

**Amphitrite House**

Plan details - int

Sheet Number	Project Number	Drawing Number	Revision
	2110	A5.11	D



**ATTENTION**  
 This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST.  
 SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
 1495 FRANCES ST  
 VANCOUVER BC V6L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

**URBAN SYSTEMS**

Scale  
 3" = 1'-0"

Quality Control by  
 Designed by  
 Drawn by

BW  
 BW  
 SM

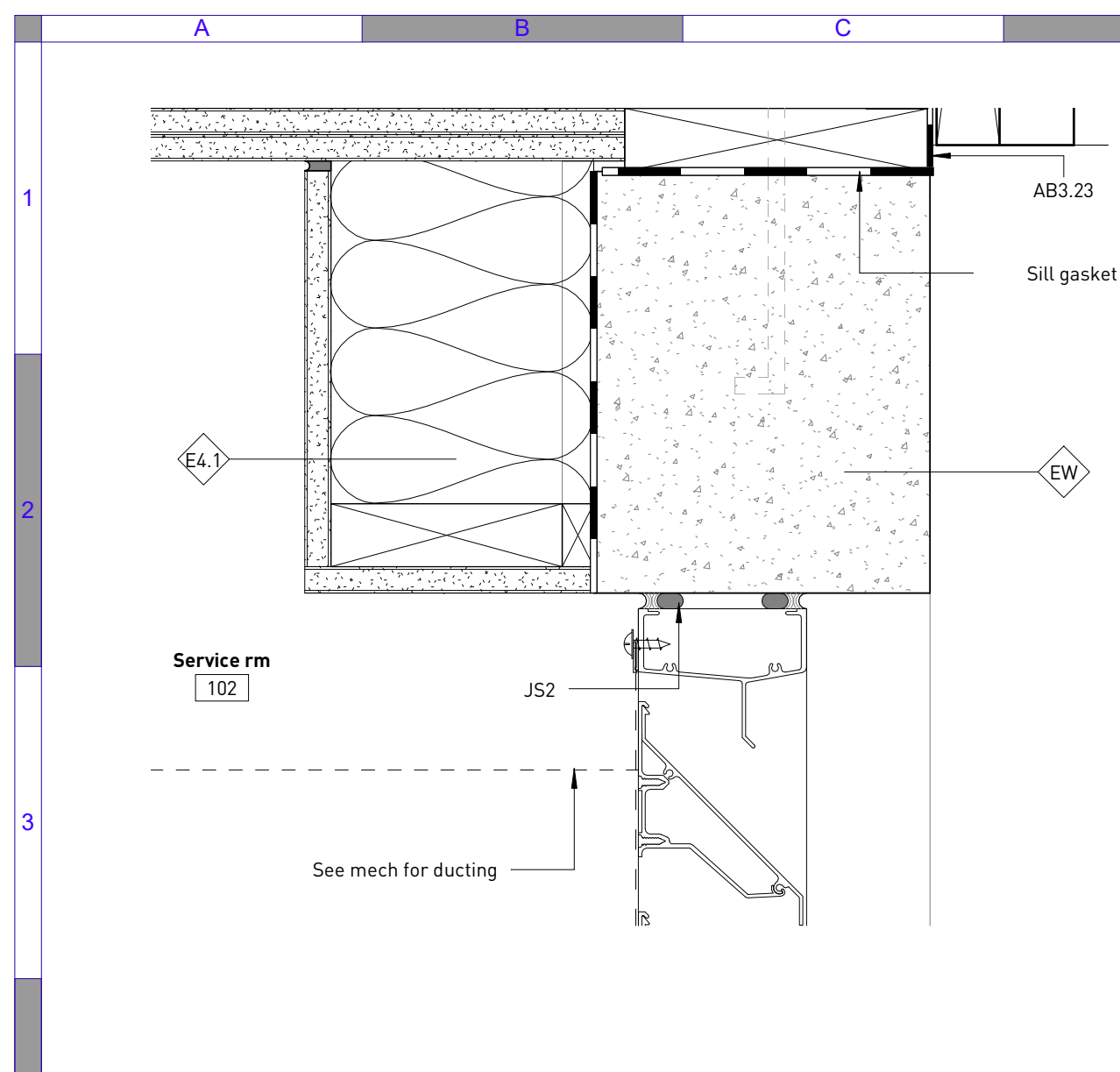
**Amphitrite House**

Section details - ext

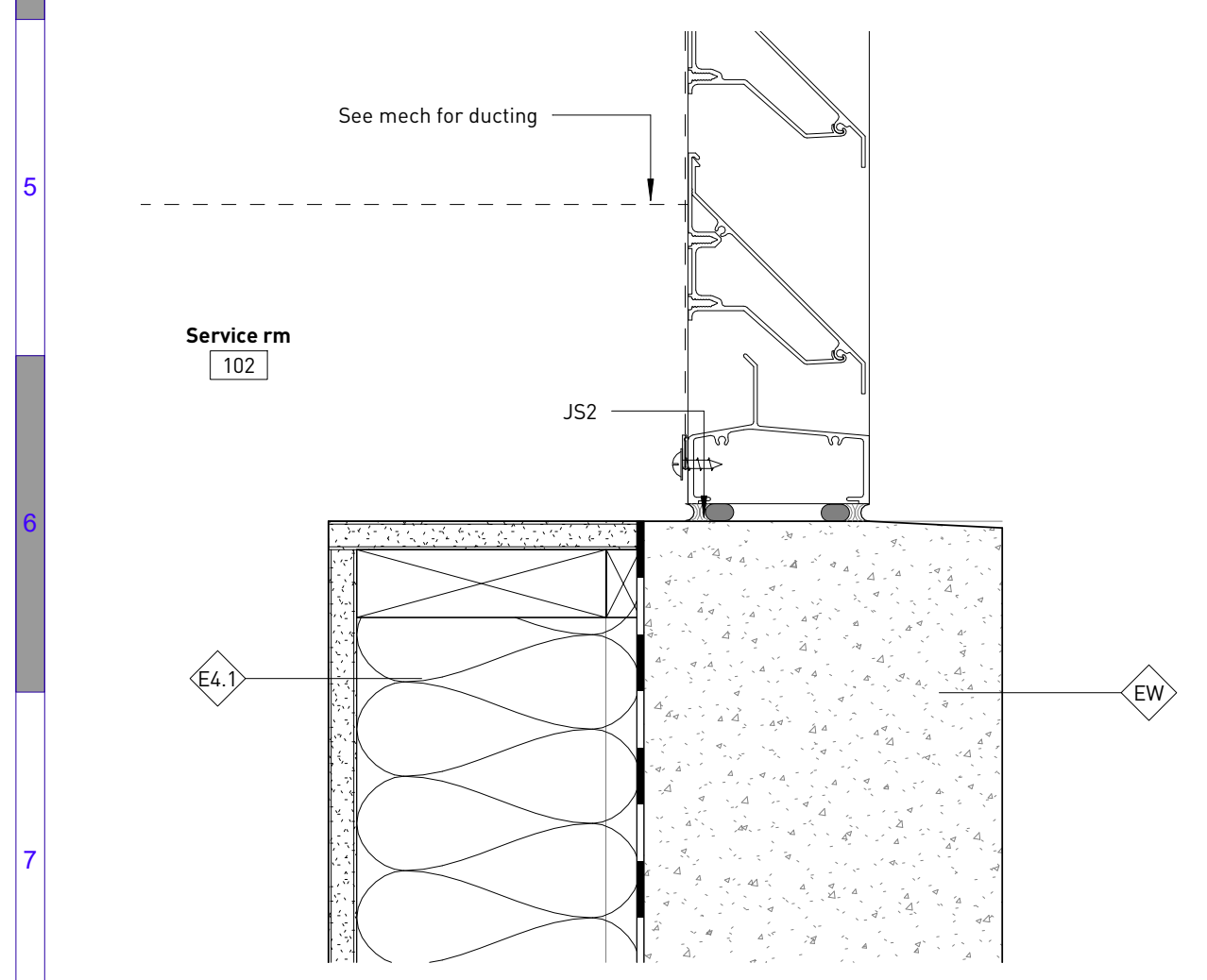
Sheet Number  
 Project Number  
 2110

Drawing Number  
 A5.20

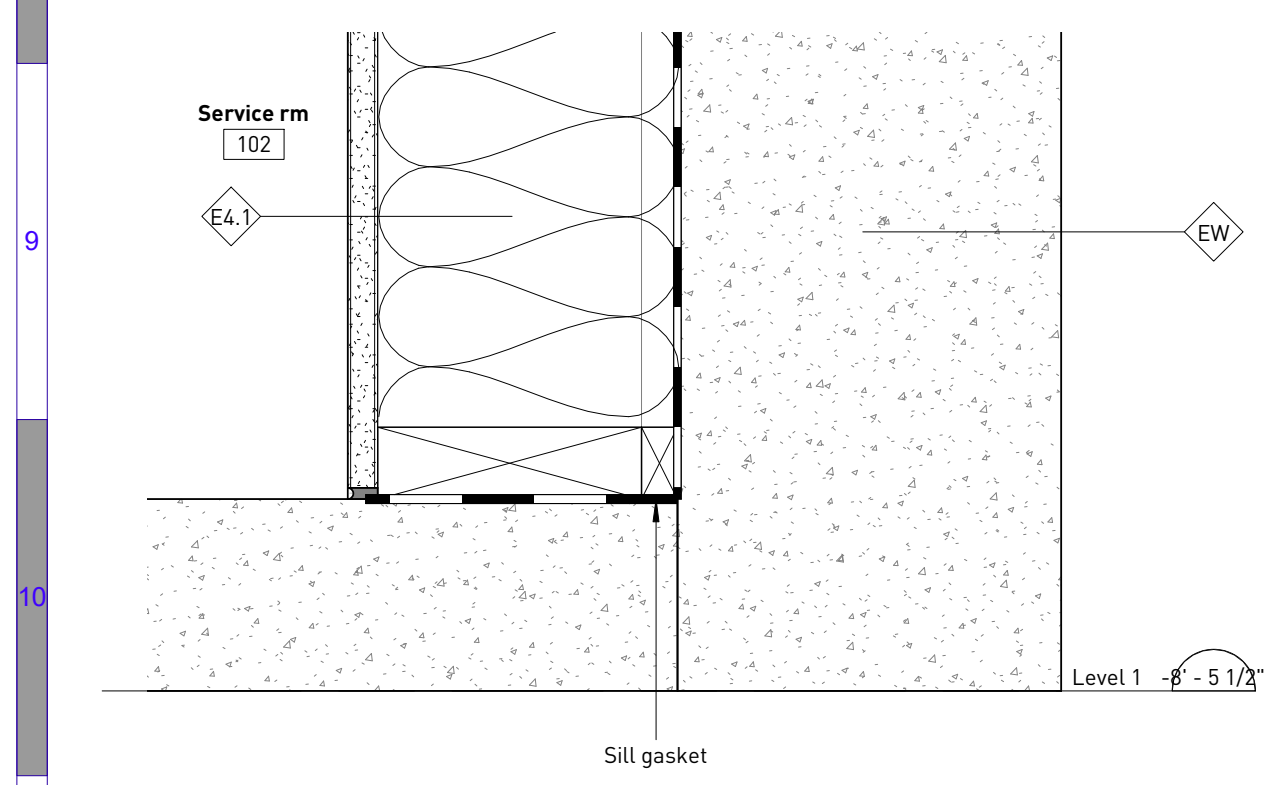
Revision  
 D



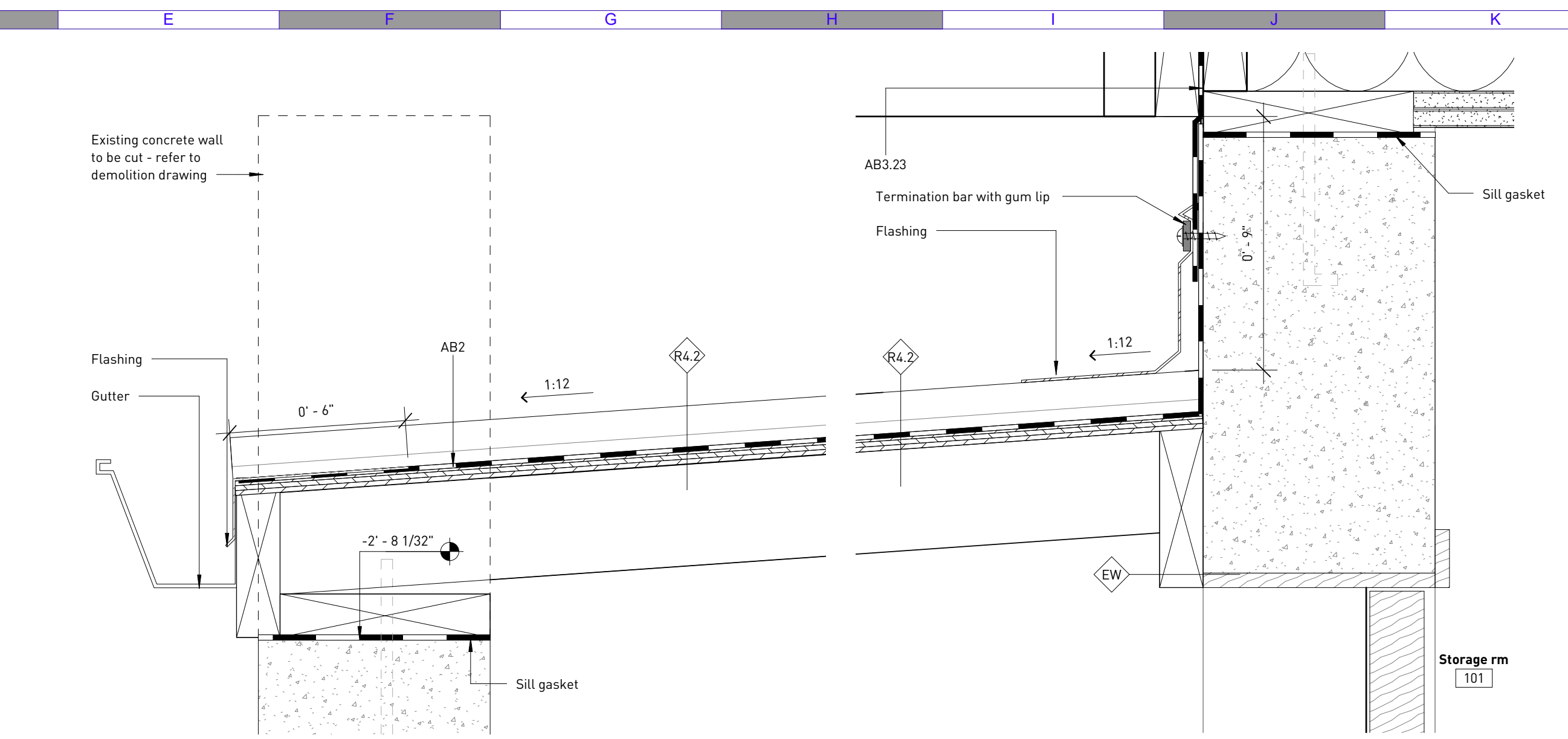
**1 Section detail - louver head**  
4 / A3.10 3" = 1'-0"



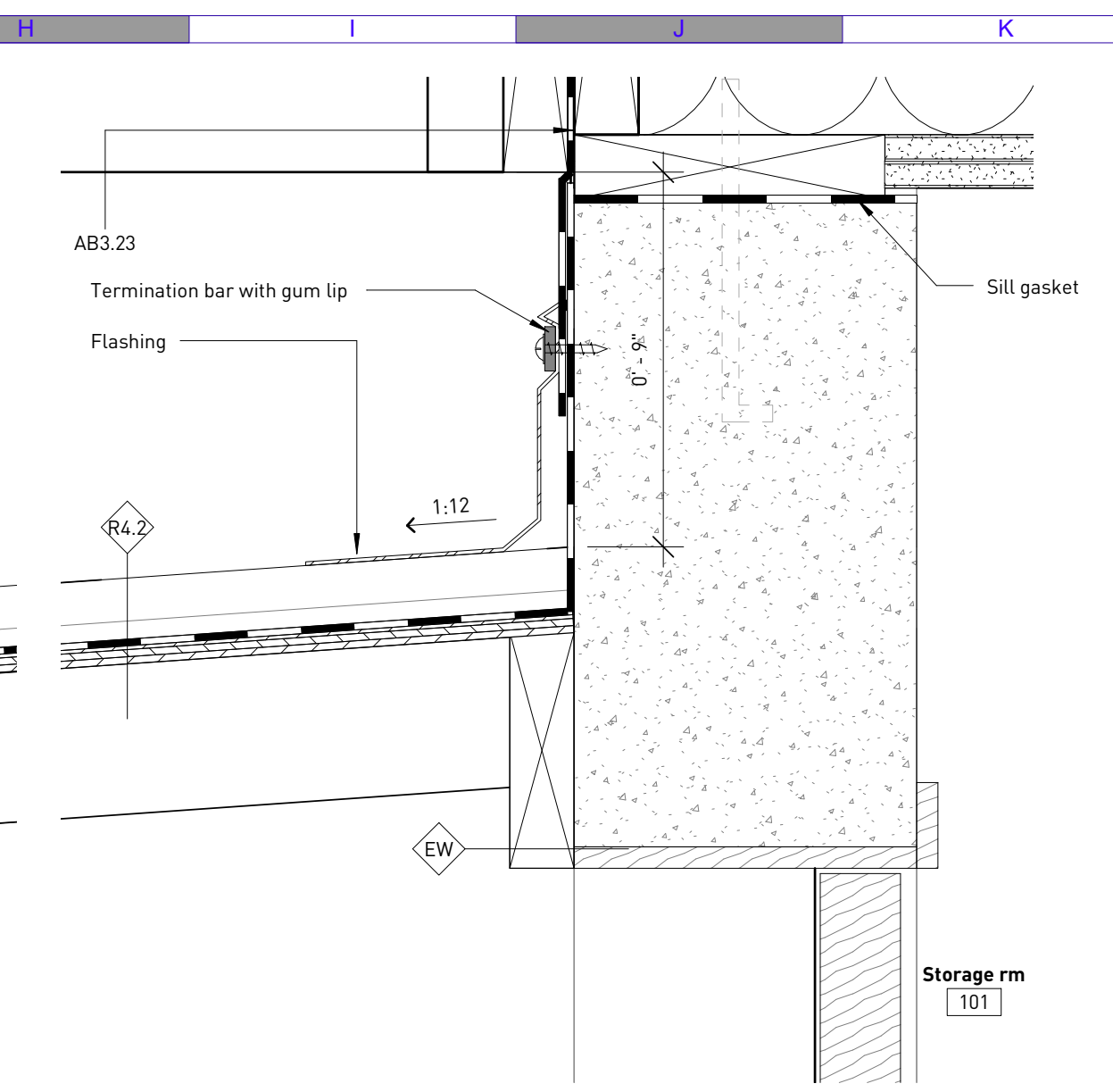
**2 Section detail - louver sill**  
4 / A3.10 3" = 1'-0"



**3 Section detail - service room floor**  
1 / A3.02 3" = 1'-0"



**4 Section detail - basement roof**  
1 / A3.01 3" = 1'-0"



**5 Section detail - top of basement roof to wall transition**  
1 / A3.01 3" = 1'-0"

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604.738.4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
D	Jun 10, 2022	Issue for tender	

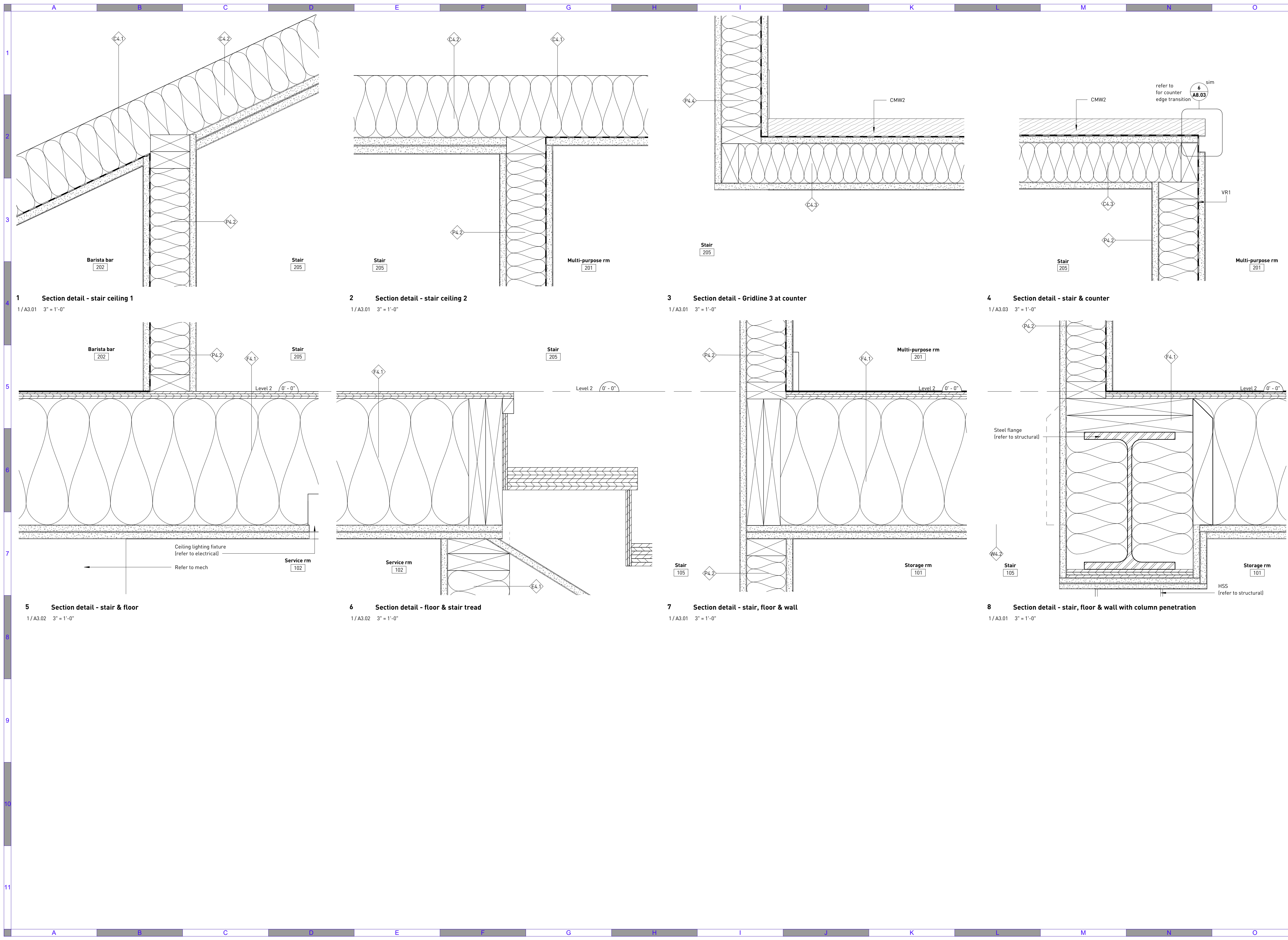
**URBAN SYSTEMS**

Scale  
3" = 1'-0"  
Quality Control by BW  
Designed by BW  
Drawn by SM

Amphitrite House

Section details - ext

Sheet Number	Project Number	Drawing Number	Revision
	2110	A5.21	D



**ATTENTION**  
 This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca

Professional Seals

**public**

1495 FRANCES ST  
 VANCOUVER BC V6L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
D	Jun 10, 2022	Issue for tender	

**URBAN SYSTEMS**

Scale  
 3" = 1'-0"

Quality Control by: BW  
 Designed by: BW  
 Drawn by: SM

Amphitrite House

Section details - int

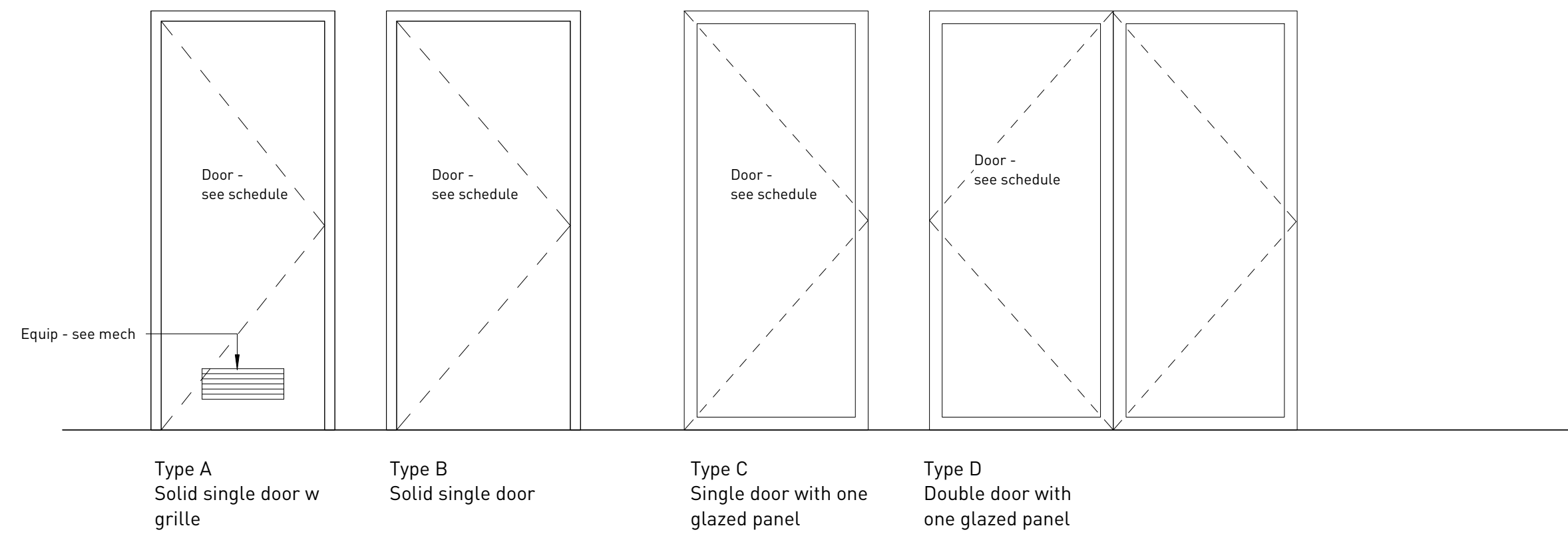
Sheet Number	Project Number	Drawing Number	Revision
	2110	A5.22	D



**Door schedule**

Door number	Height	Width	Door		Frame type	Hardware group	Comments
			Construction type	Configuration			
101	6' - 8"	2' - 10"	MTD1.X	B	MFT1.X		
102	6' - 8"	3' - 0"	WD2.45	B	WDF.45		
201.1	8' - 2"	6' - 0"	ENT1	D	-		Refer to Window Schedule for Frame Type
201.2	8' - 2"	6' - 0"	ENT1	D	-		Refer to Window Schedule for Frame Type
201.3	8' - 2"	3' - 0"	ENT1	C	-		Refer to Window Schedule for Frame Type
203	8' - 2"	3' - 0"	MTD1.X	B	MFT1.X		
204	6' - 8"	2' - 8"	WD2	B	WDF		
205	6' - 8"	2' - 8"	WD2.45	B	WDF.45		
EX	6' - 8"	2' - 8"	Existing	B	Existing		

**Door configuration**



**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604.738.4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

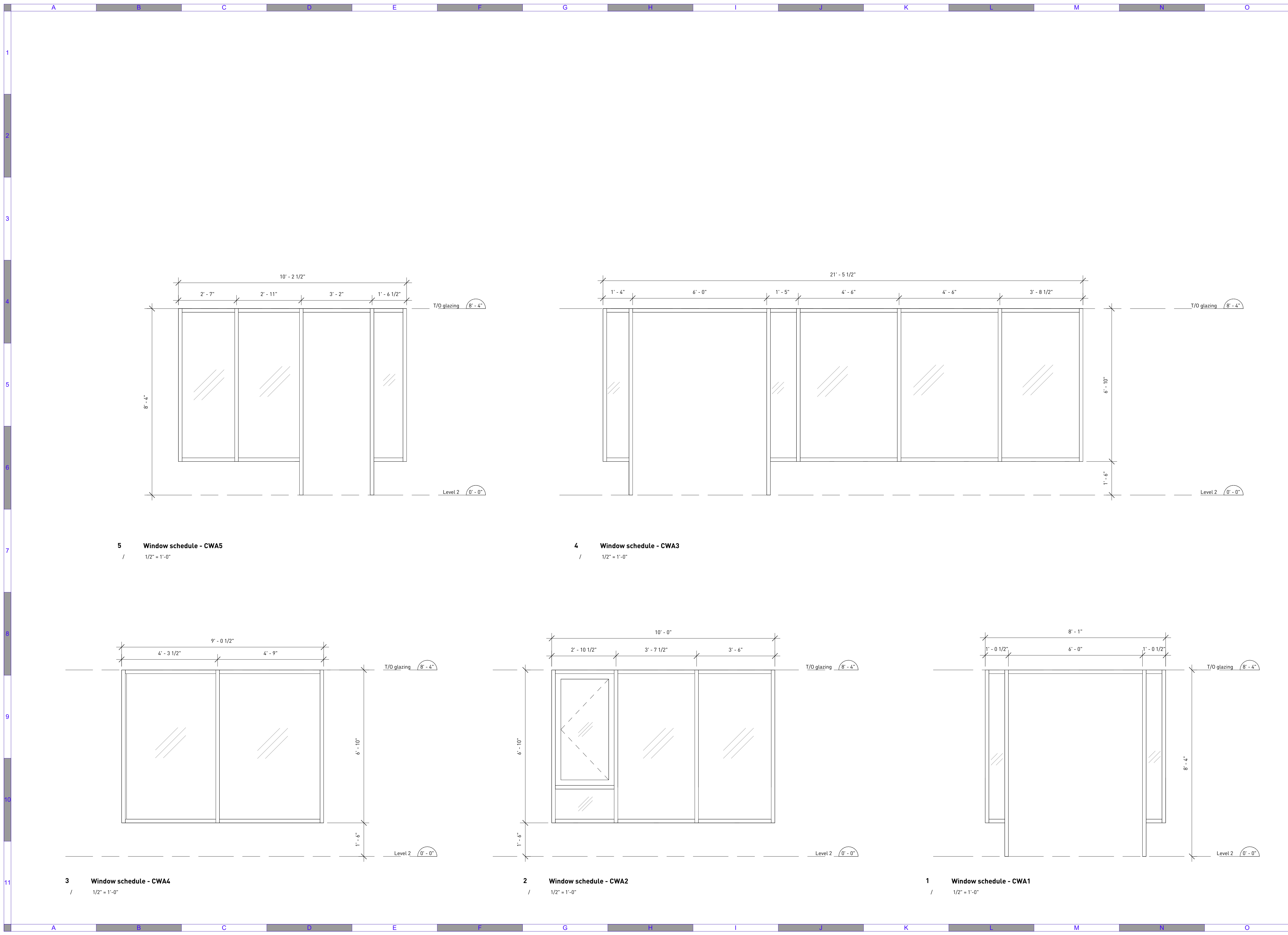
**URBAN SYSTEMS**

Scale  
1 : 25

Quality Control by: BW  
Designed by: BW  
Drawn by: SM

**Amphitrite House**  
Door and frame schedule

Sheet Number	Project Number	Drawing Number	Revision
	2110	A6.01	D



**ATTENTION**  
 This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca

Professional Seals

**public**

1495 FRANCES ST  
 VANCOUVER BC V6L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

**URBAN SYSTEMS**

Scale  
 1/2" = 1'-0"

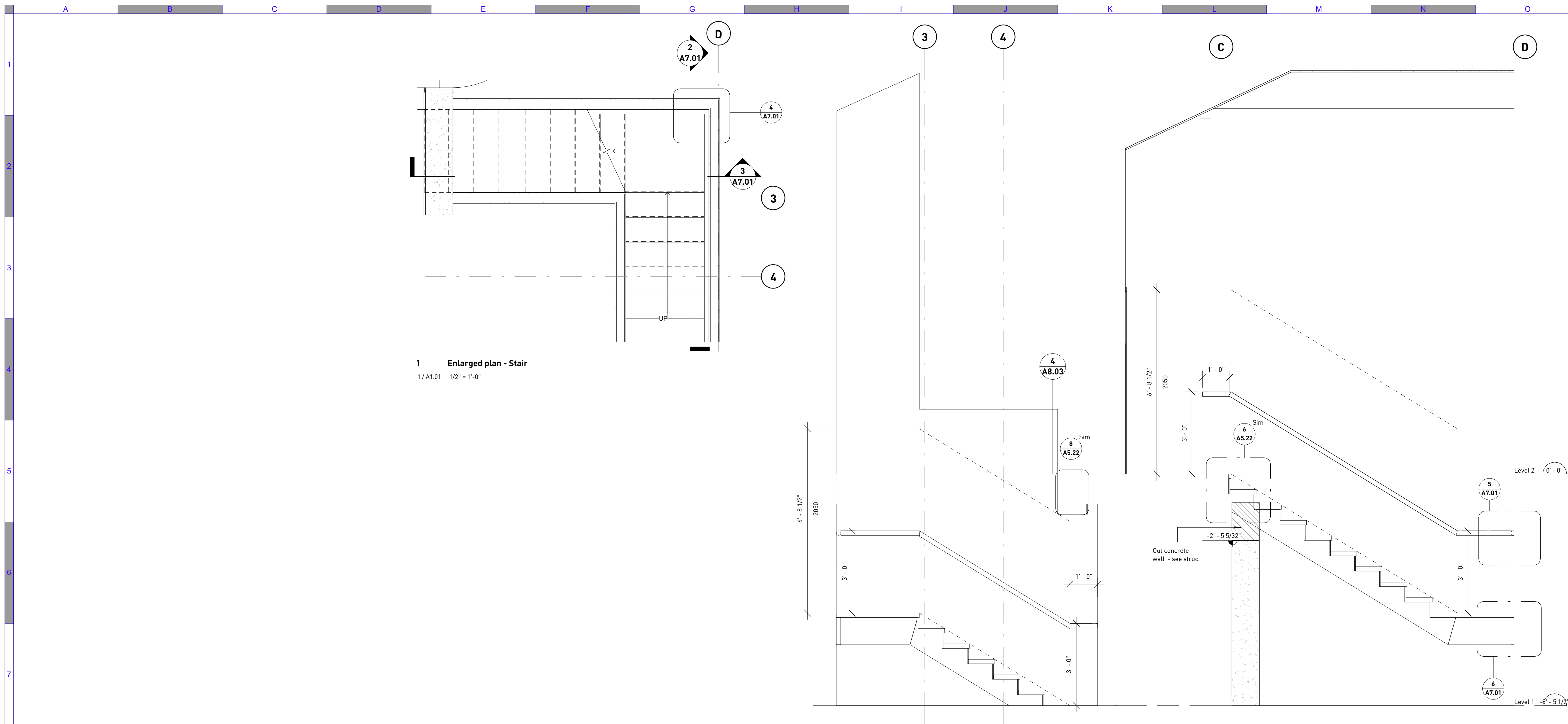
Quality Control by BW  
 Designed by BW  
 Drawn by SM

**Amphitrite House**

Window schedule

Sheet Number	Project Number	Drawing Number	Revision
	2110	A6.10	D





**1 Enlarged plan - Stair**  
1/A1.01 1/2" = 1'-0"

**2 Section - Transverse - Stair**  
1/A3.01 1/2" = 1'-0"

**3 Section - Longitudinal - Stair**  
1/A3.02 1/2" = 1'-0"

**4 Plan detail - Stair guard corner**  
1/A7.01 3" = 1'-0"

**5 Sectional detail - Stair guard at handrail**  
3/A7.01 3" = 1'-0"

**6 Sectional detail - Stair landing**  
3/A7.01 3" = 1'-0"

**7 Sectional detail - Stair stringer**  
/ 3" = 1'-0"

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

**public**

1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

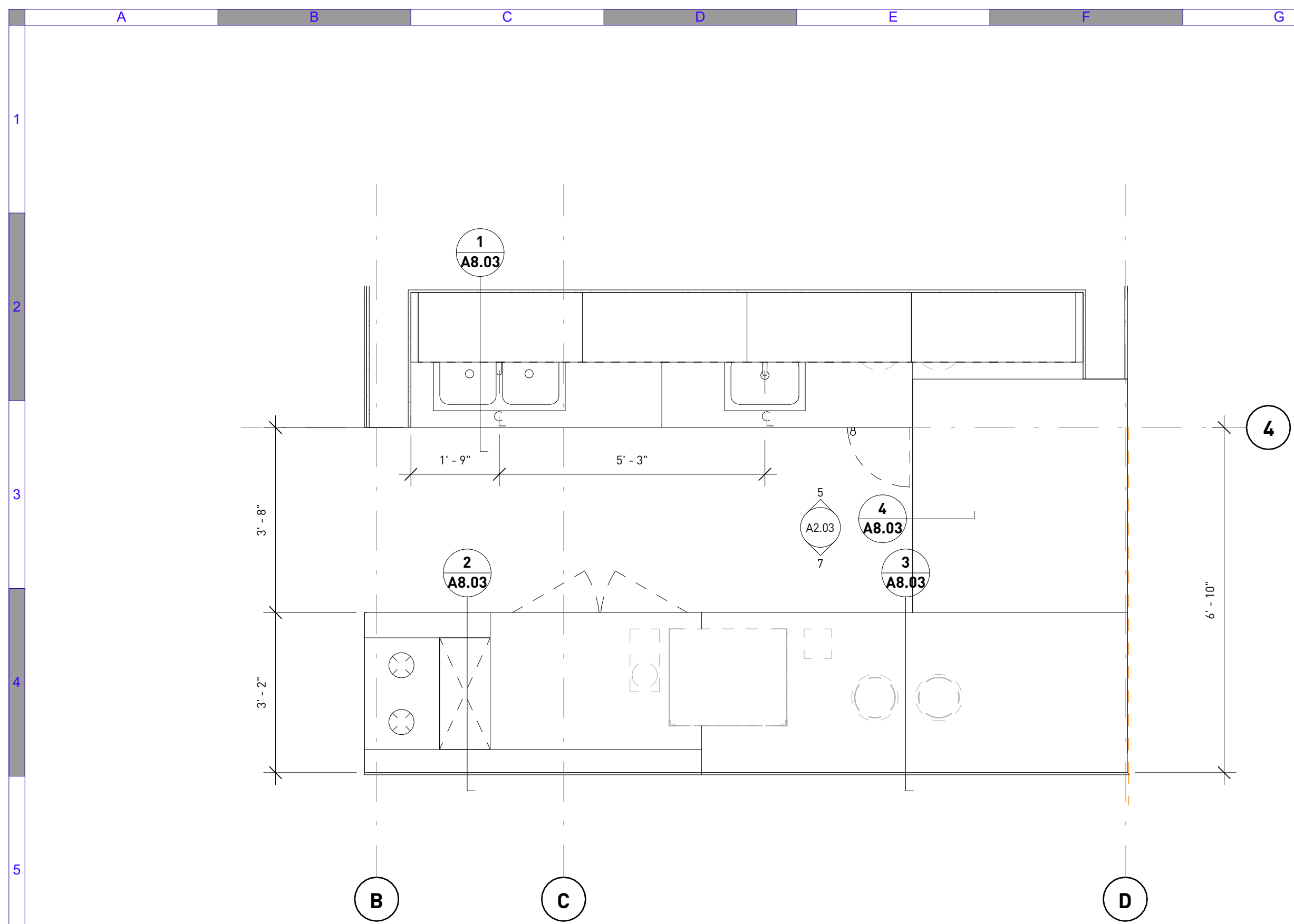
#	Date	Issue / Revision	App
D	Jun 10, 2022	Issue for tender	

**URBAN SYSTEMS**

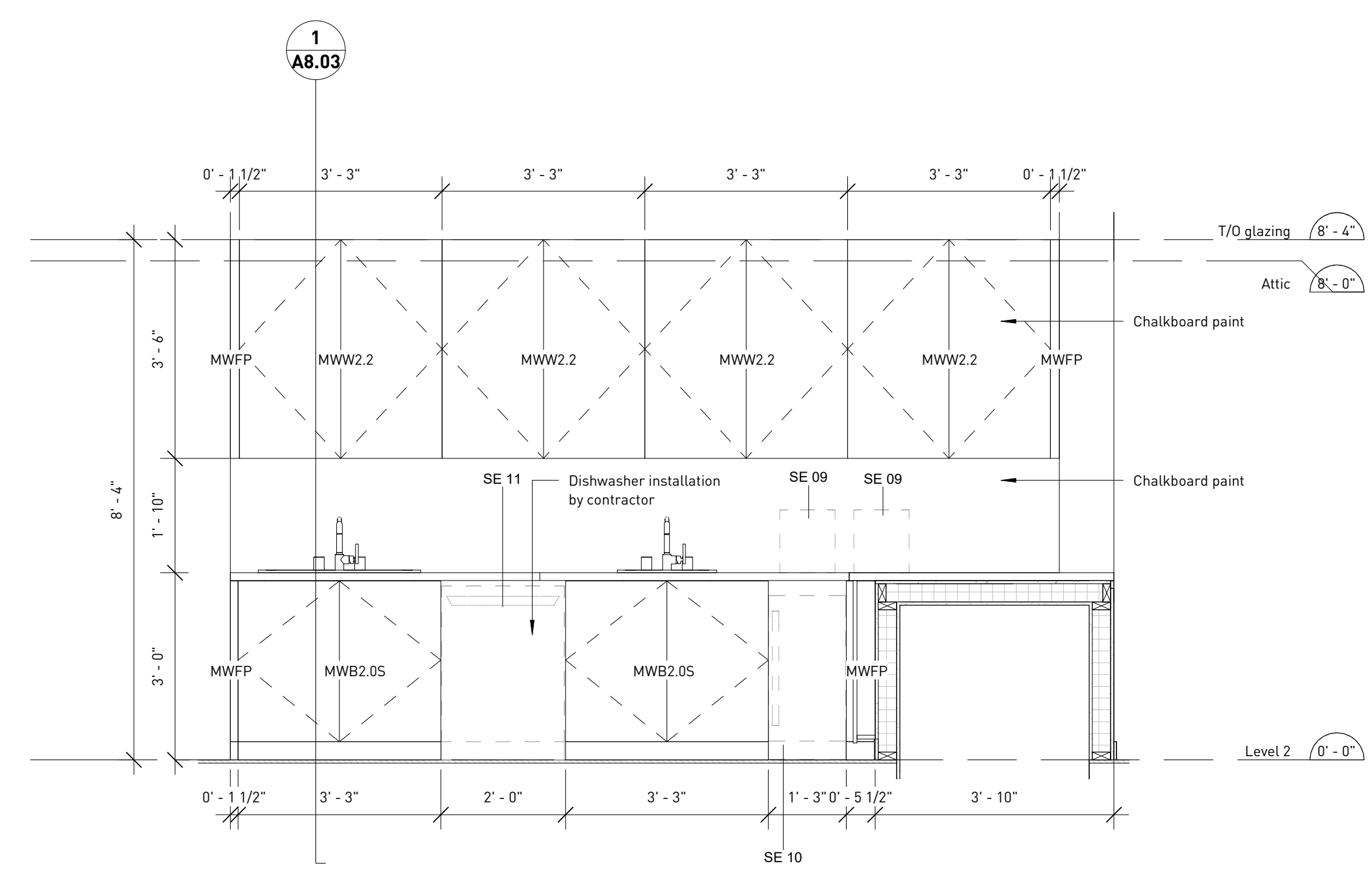
Scale  
As indicated  
Quality Control by BW  
Designed by BW  
Drawn by SM

**Amphitrite House**  
Stair #1

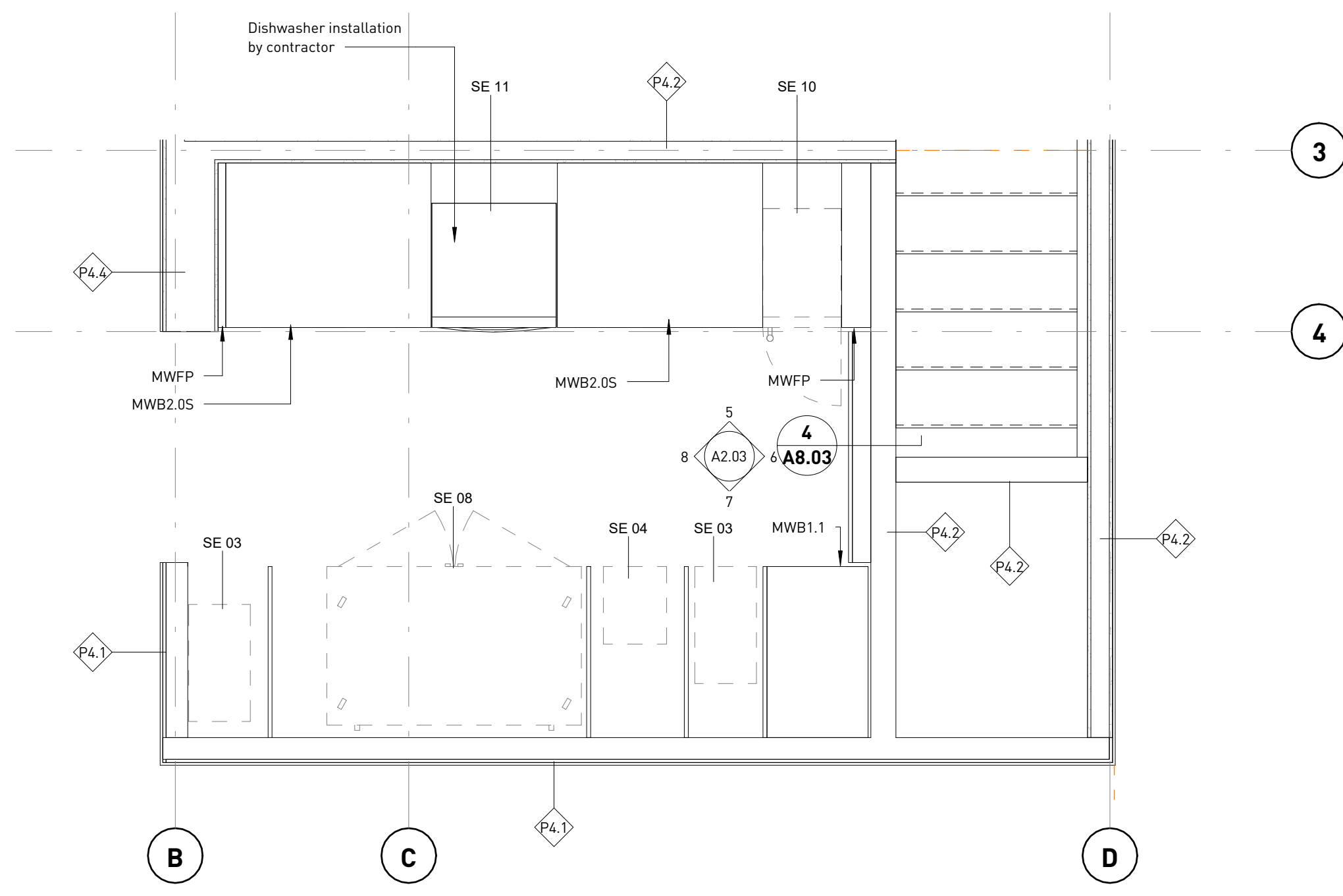
Sheet Number	Project Number	Drawing Number	Revision
	2110	A7.01	D



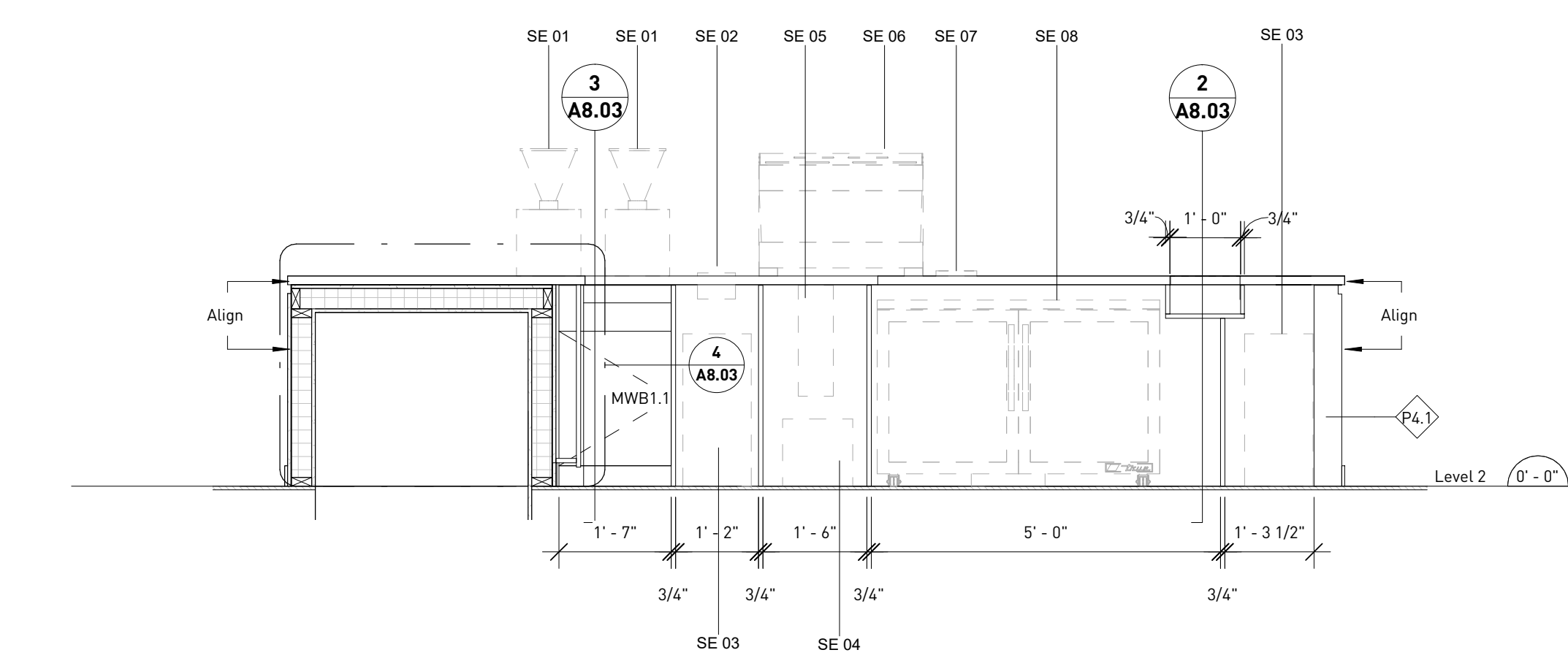
**1 Enlarged floor plan - Barista bar**  
1/A4.01 1/2" = 1'-0"



**3 Interior elevation - barista bar - north - casework**  
5/A2.03 1/2" = 1'-0"



**2 Enlarged floor plan - Barista bar - under counter**  
1/A2.01 1/2" = 1'-0"



**4 Interior elevation - barista bar - south - casework**  
7/A2.03 1/2" = 1'-0"

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

**public**

1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
D	Jun 10, 2022	Issue for tender	

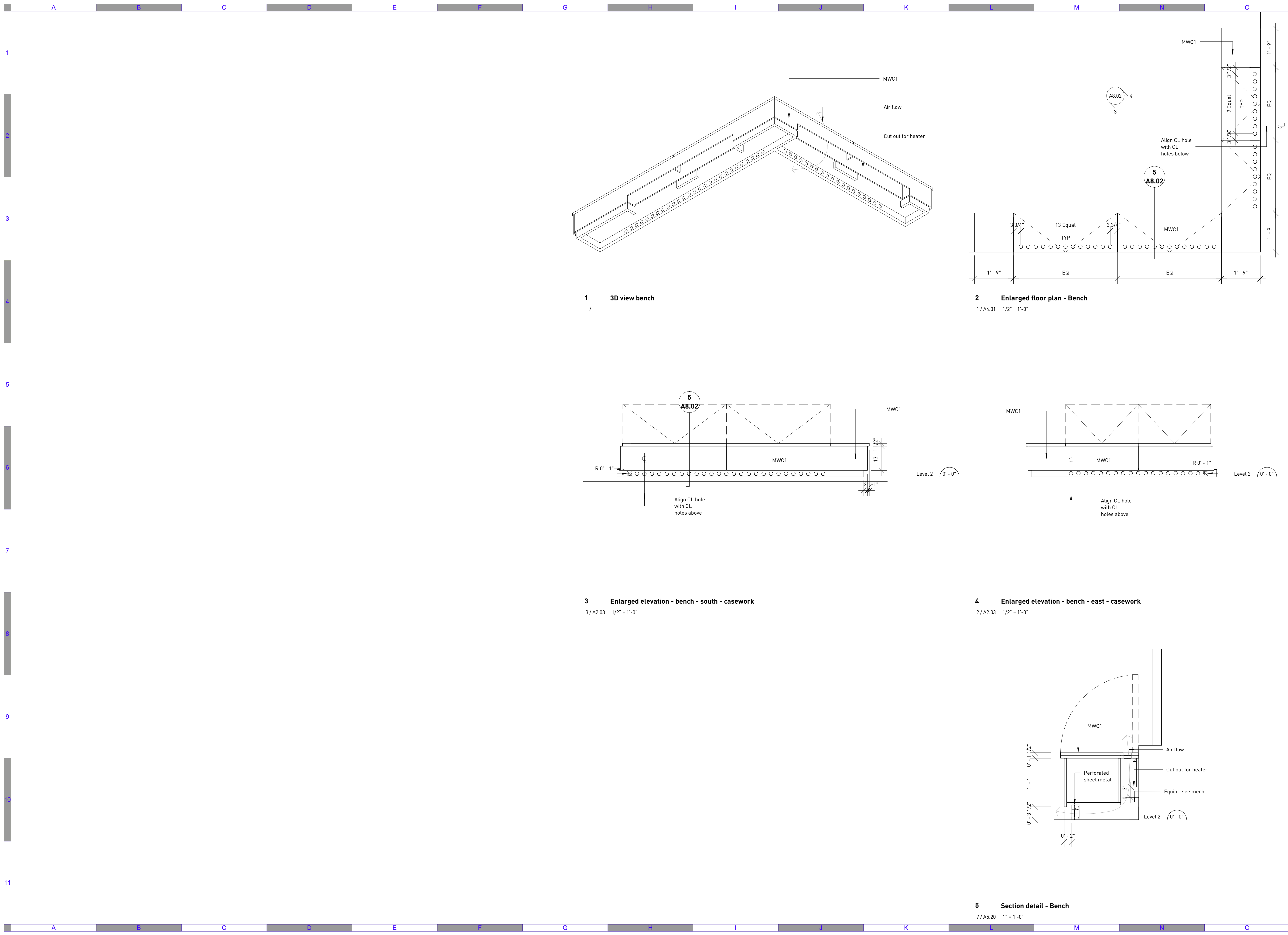
**URBAN SYSTEMS**

Scale  
1/2" = 1'-0"

Quality Control by BW  
Designed by BW  
Drawn by SM

**Amphitrite House**  
Casework

Sheet Number	Project Number	Drawing Number	Revision
	2110	A8.01	D



**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

**public**

1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
D	Jun 10, 2022	Issue for tender	

**URBAN SYSTEMS**

Scale  
As indicated  
Quality Control by BW  
Designed by BW  
Drawn by SM

**Amphitrite House**  
Casework

Sheet Number	Project Number	Drawing Number	Revision
	2110	A8.02	D

**ATTENTION**  
 This drawing is prepared for the sole use of DISTRICT OF UCLULELT  
 No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
 1495 FRANCES ST  
 VANCOUVER BC V6L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

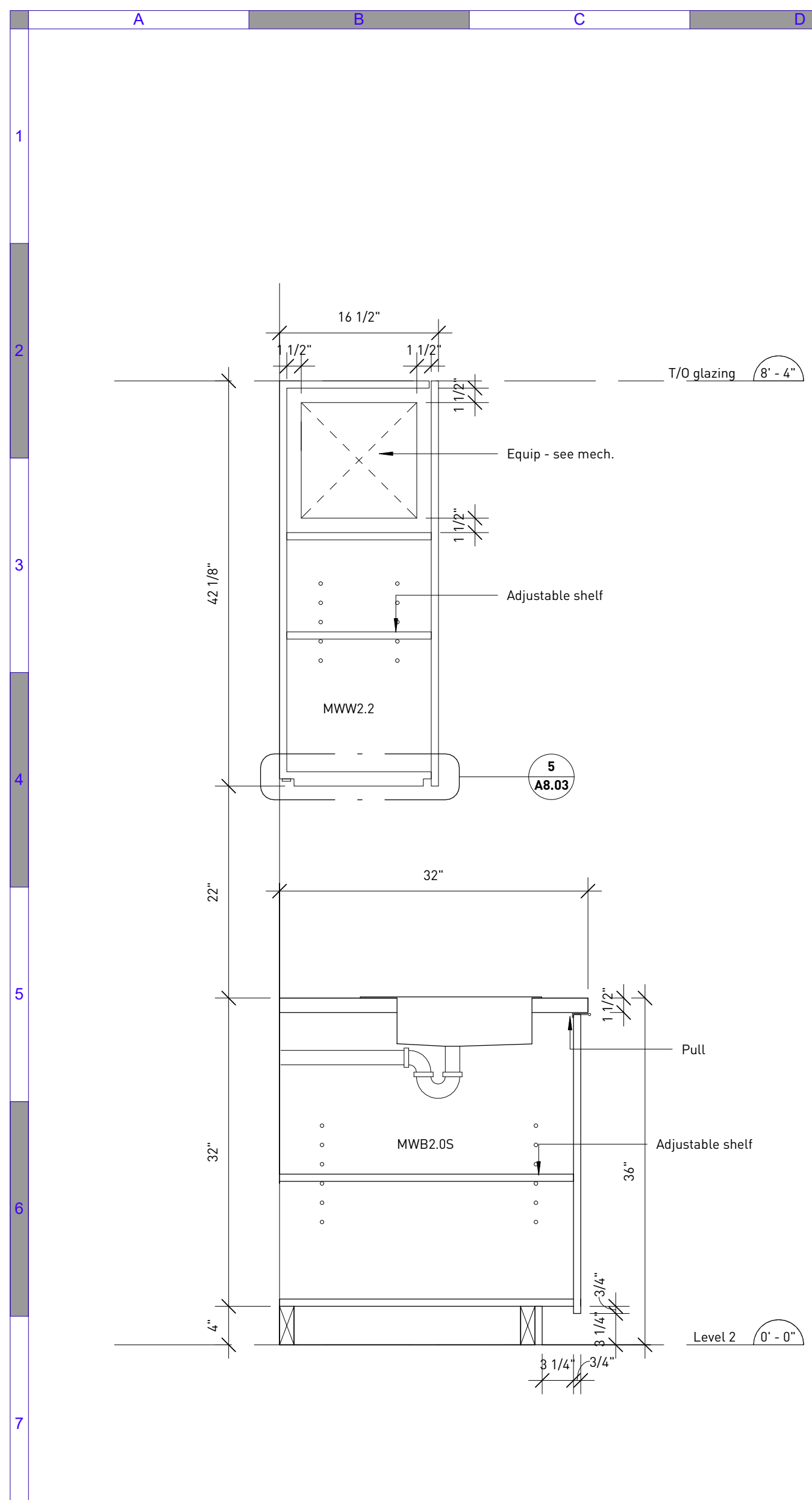
#	Date	Issue / Revision	App
D	Jun 10, 2022	Issue for tender	

**URBAN SYSTEMS**

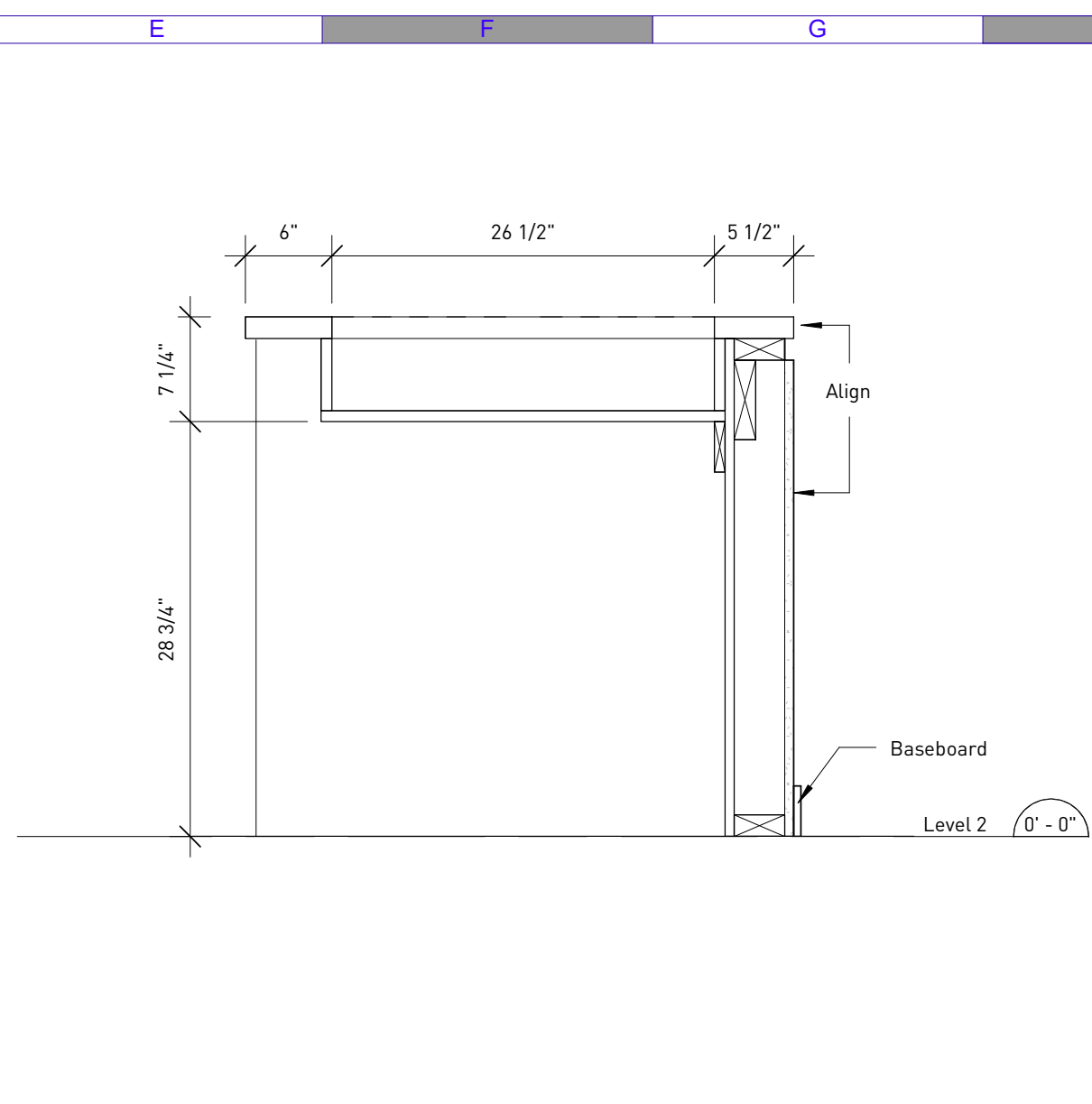
Scale  
 As indicated  
 Quality Control by BW  
 Designed by BW  
 Drawn by SM

**Amphitrite House**  
 Casework

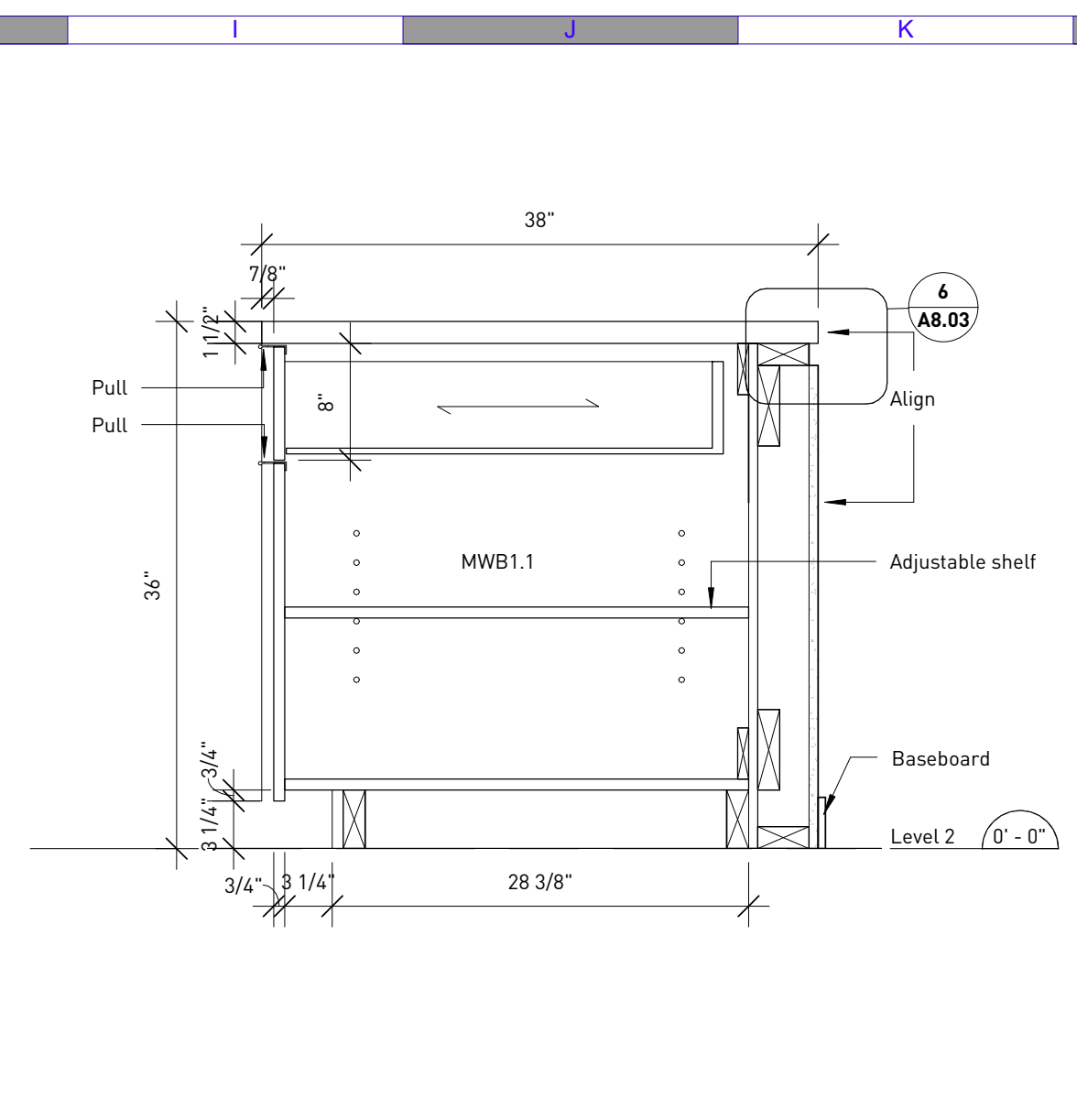
Sheet Number	Project Number	Drawing Number	Revision
	2110	A8.03	D



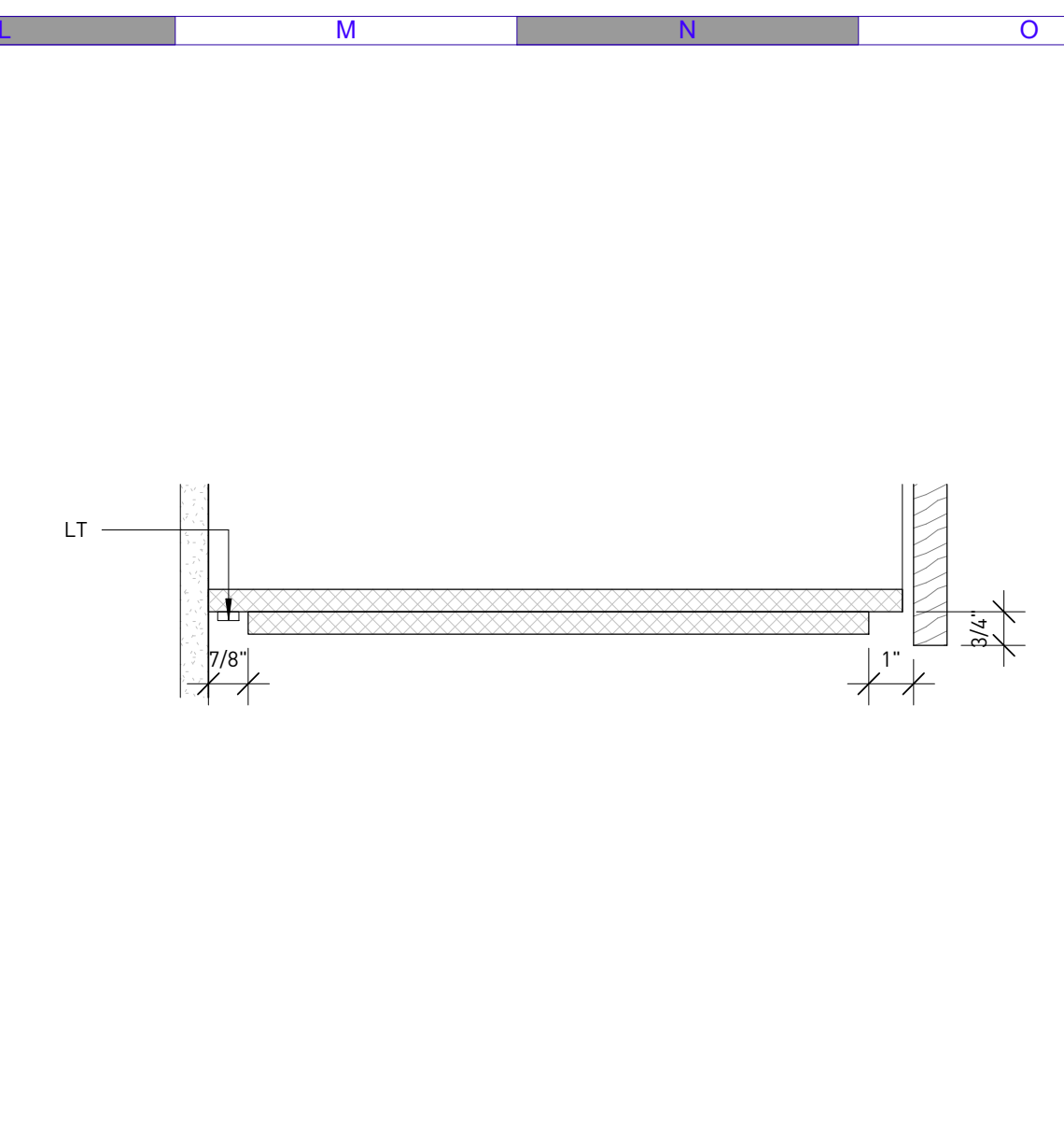
**1 Casework section - Cabinet typical**  
 5/A3.02 1" = 1'-0"



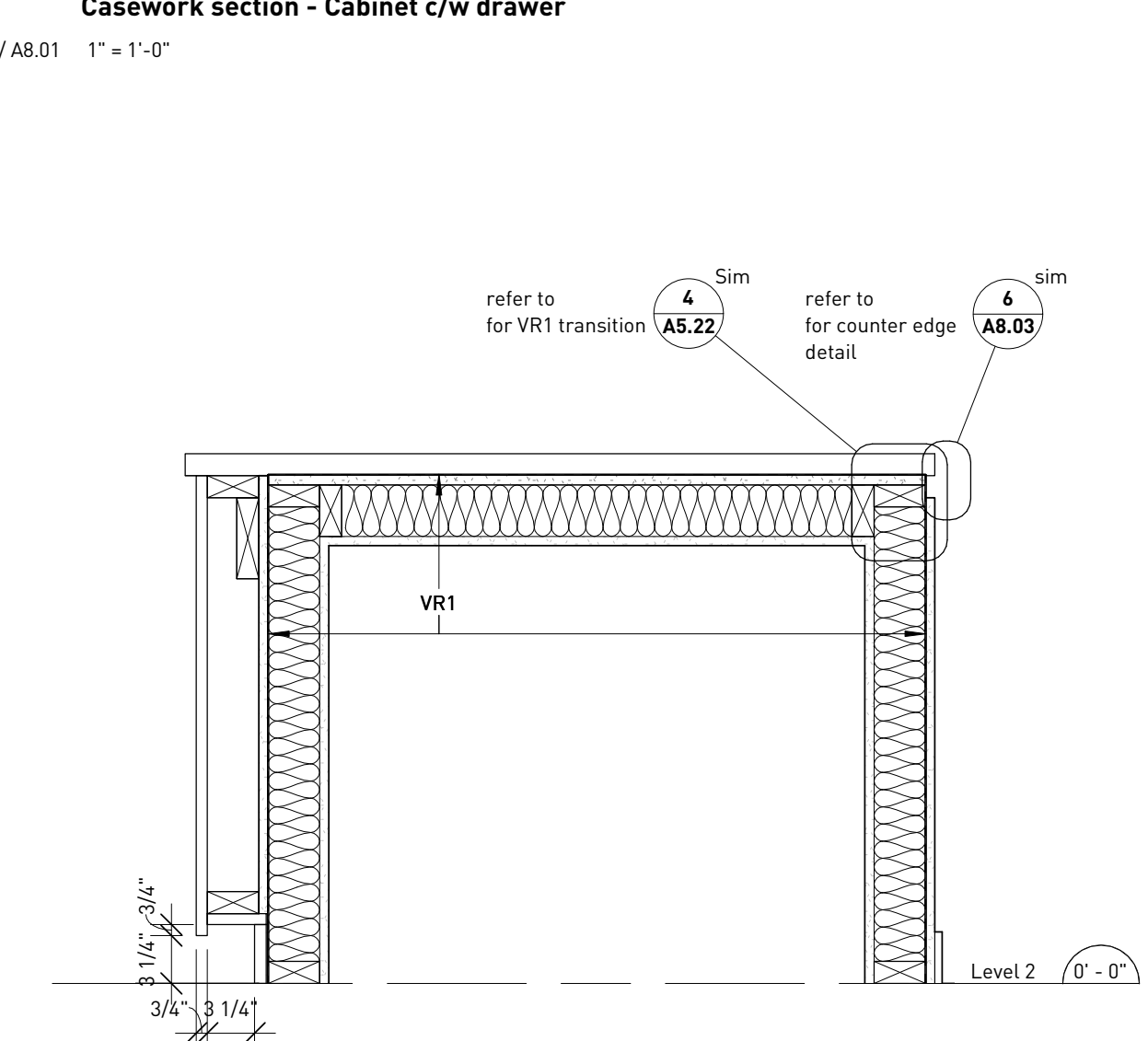
**2 Casework section - Condiment station**  
 1/A8.01 1" = 1'-0"



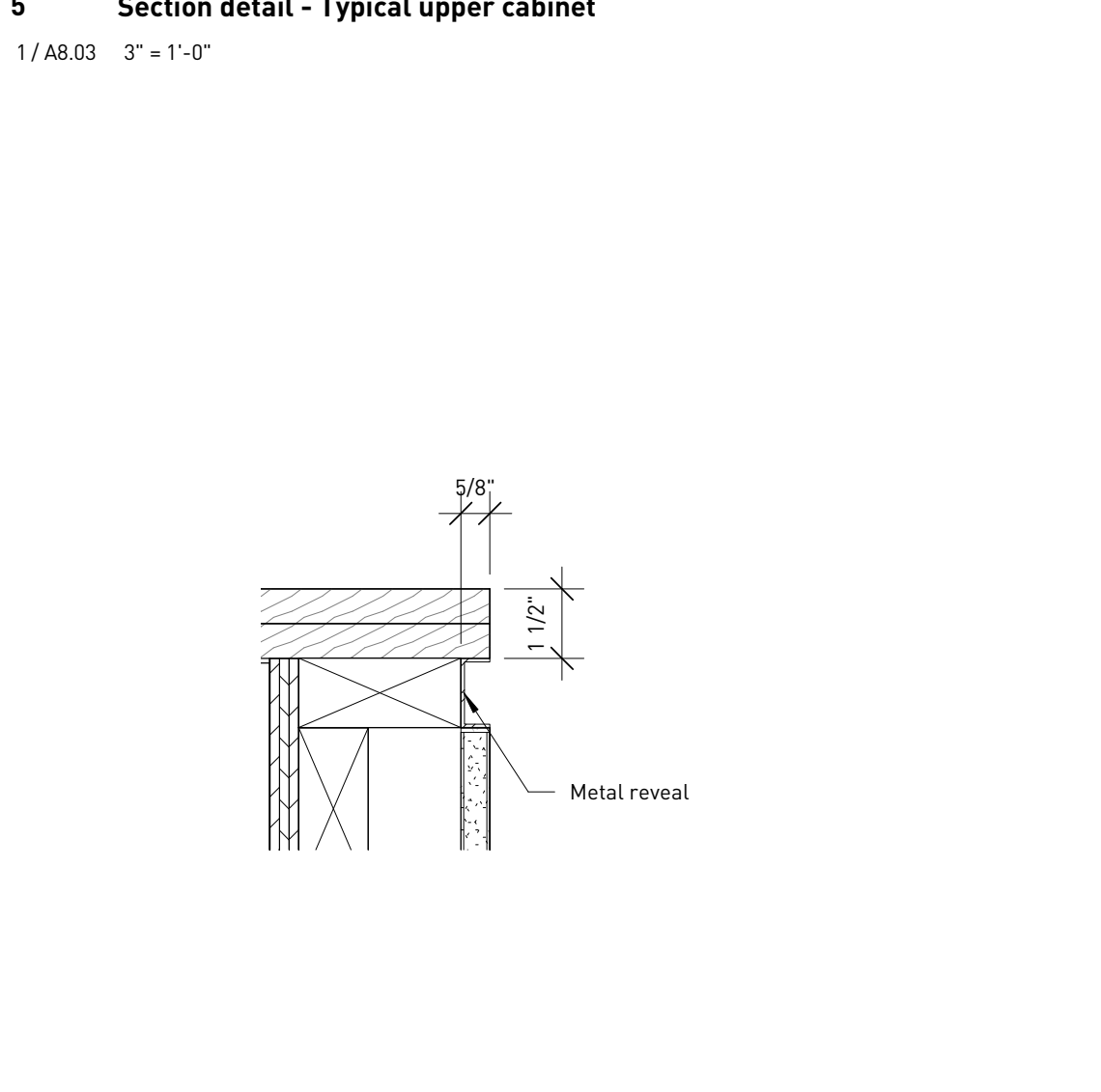
**3 Casework section - Cabinet c/w drawer**  
 1/A8.01 1" = 1'-0"



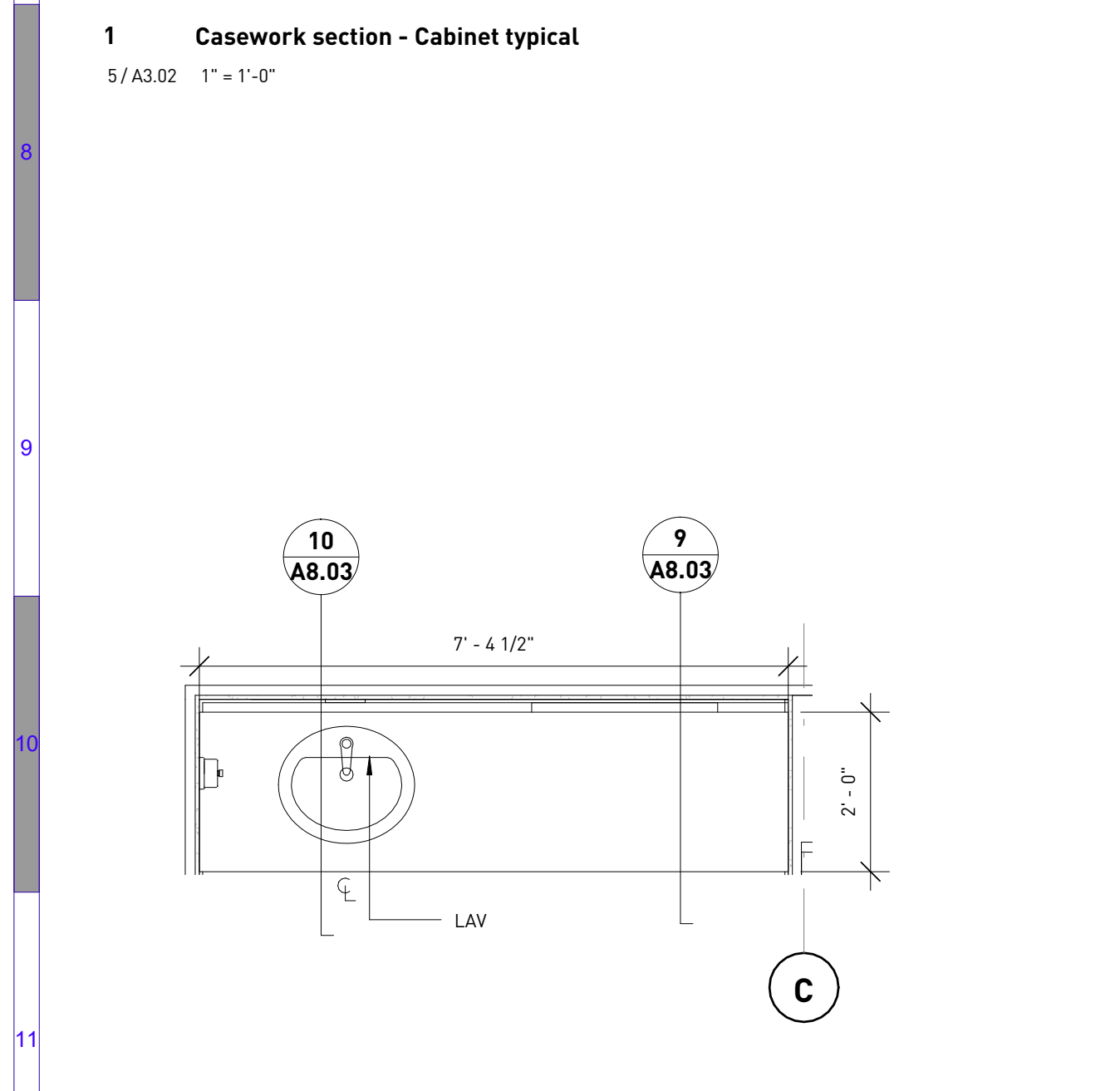
**5 Section detail - Typical upper cabinet**  
 1/A8.03 3" = 1'-0"



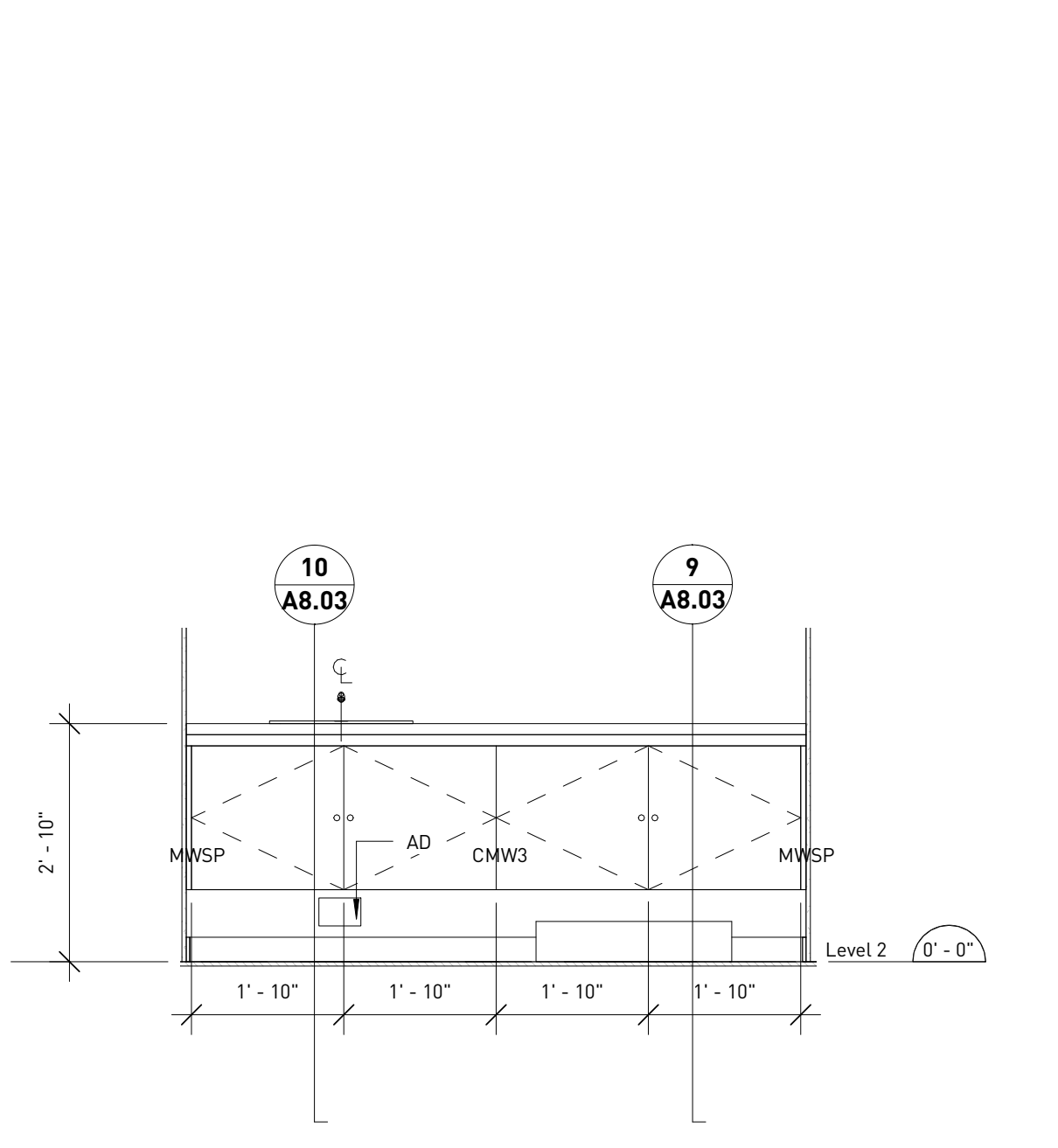
**4 Casework section - transaction counter**  
 2/A7.01 1" = 1'-0"



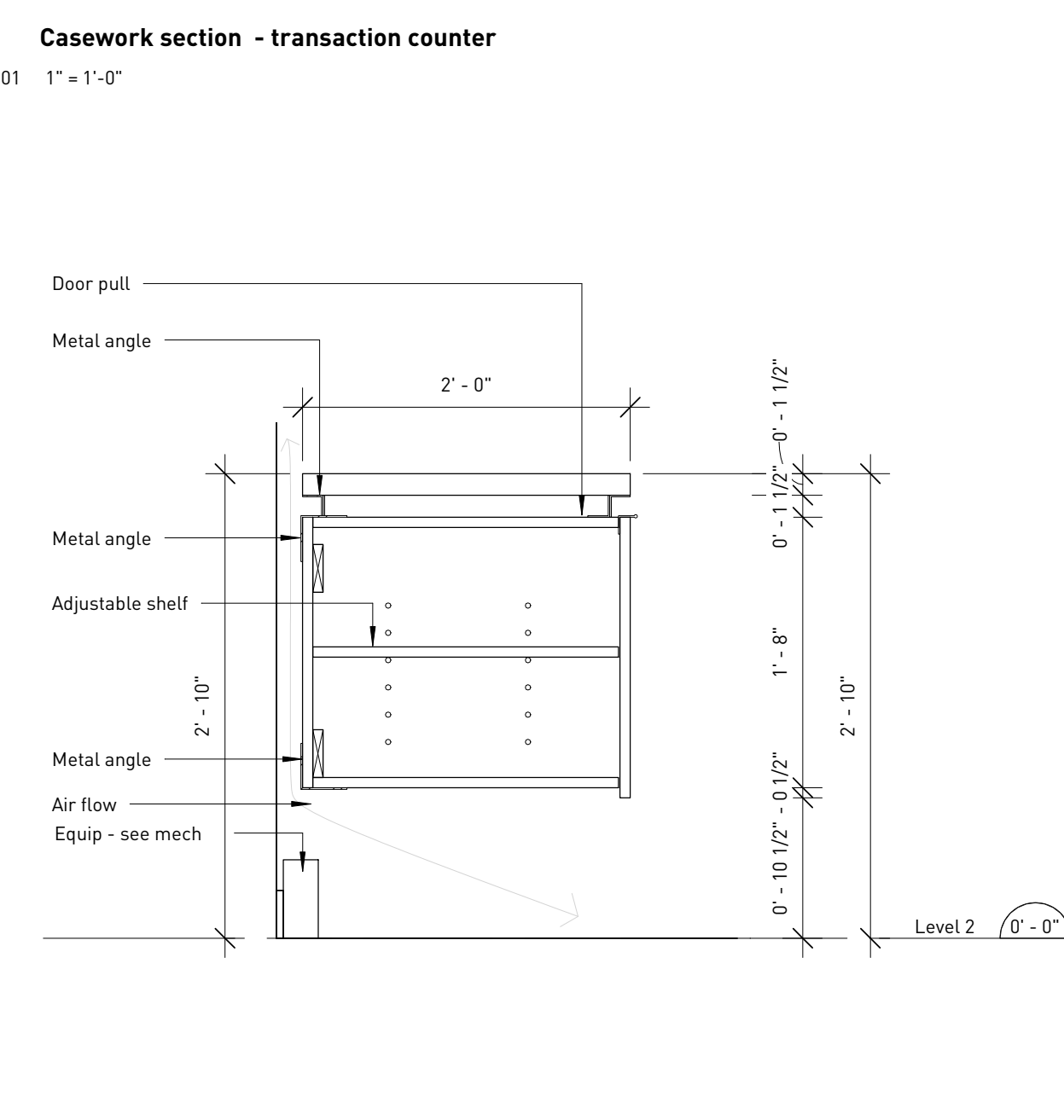
**6 Section detail - Typical counter edge**  
 1/A3.01 3" = 1'-0"



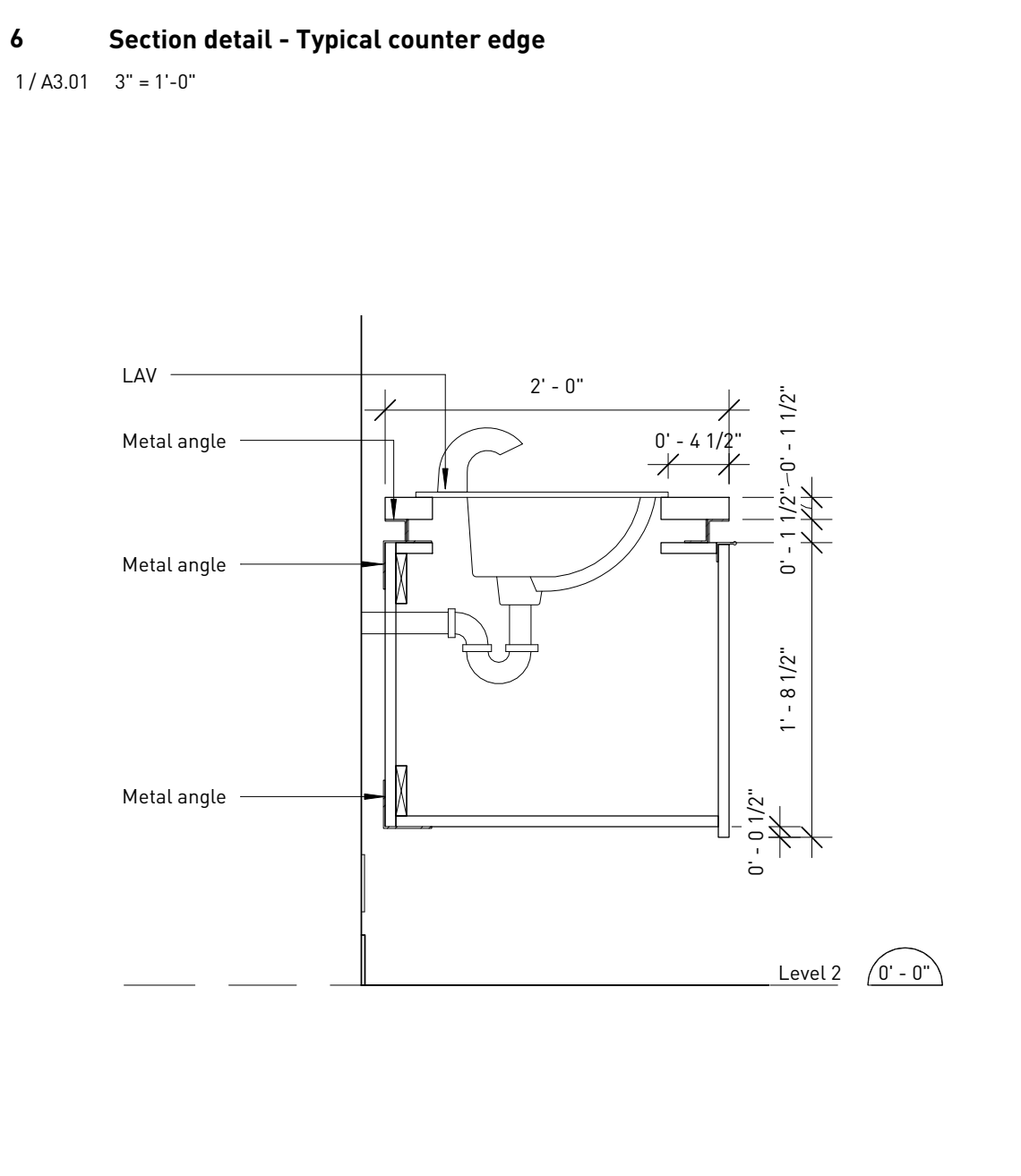
**7 Enlarged floor plan - W/C counter**  
 1/A4.01 1/2" = 1'-0"



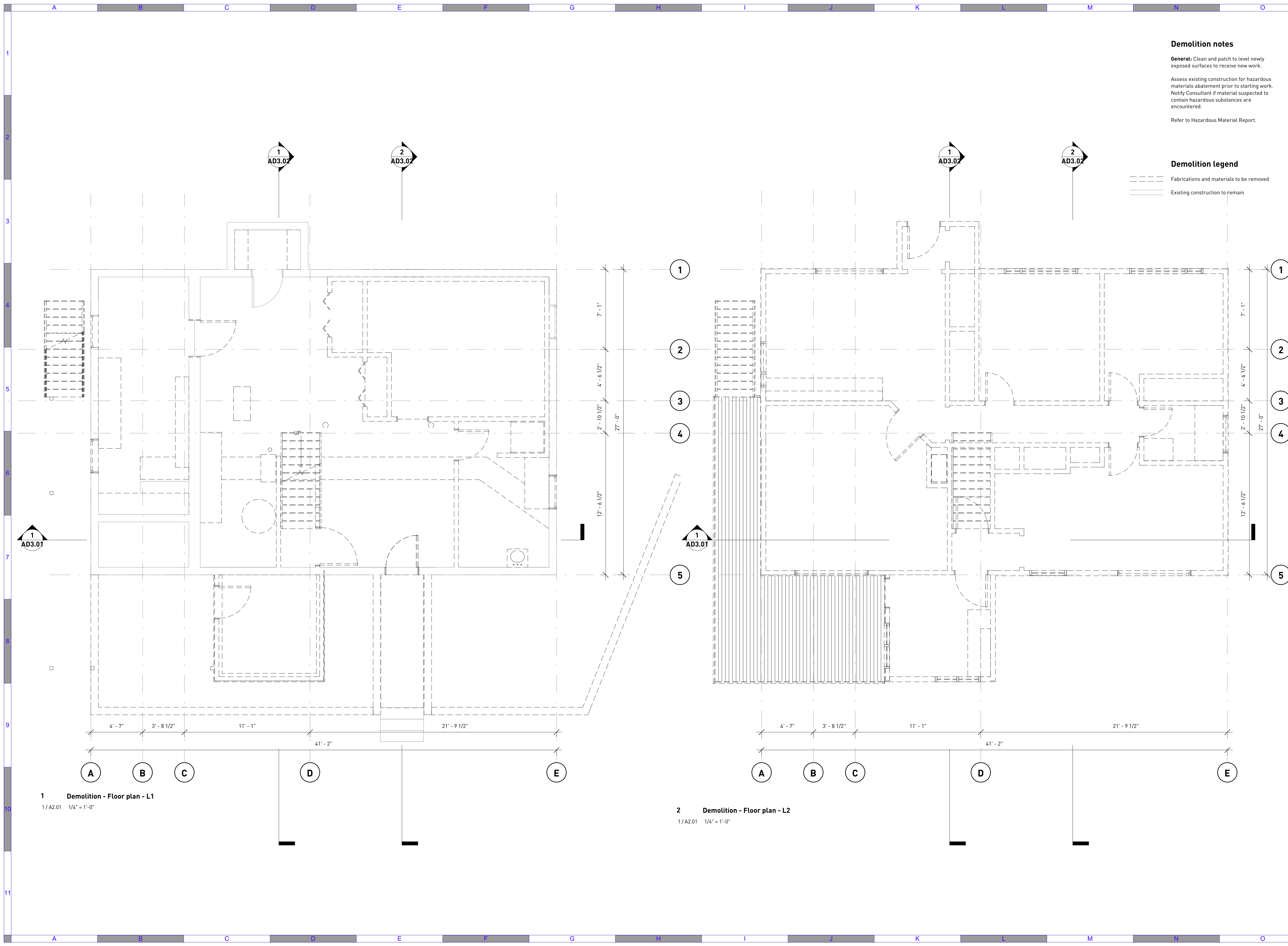
**8 Enlarged elevation - W/C counter**  
 1/A2.04 1/2" = 1'-0"



**9 Section detail - W/C counter**  
 7/A8.03 1" = 1'-0"



**10 Section detail - W/C counter w/ sink**  
 7/A8.03 1" = 1'-0"



**Demolition notes**

**General:** Clean and patch to level newly exposed surfaces to receive new work.  
 Assess existing construction for hazardous materials abatement prior to starting work.  
 Notify Consultant if material suspected to contain hazardous substances are encountered.  
 Refer to Hazardous Material Report.

**Demolition legend**

- Fabrications and materials to be removed
- Existing construction to remain

**ATTENTION**  
 This drawing is prepared for the sole use of DISTRICT OF UCLUELET  
 No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca

Professional Seals

**public**

1495 FRANCES ST  
 VANCOUVER BC V6L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	July 26, 2021	Issue for Class C Costing	
B	Feb 7, 2022	Issue for Class B Costing	
D	Jun 10, 2022	Issue for tender	

**URBAN SYSTEMS**

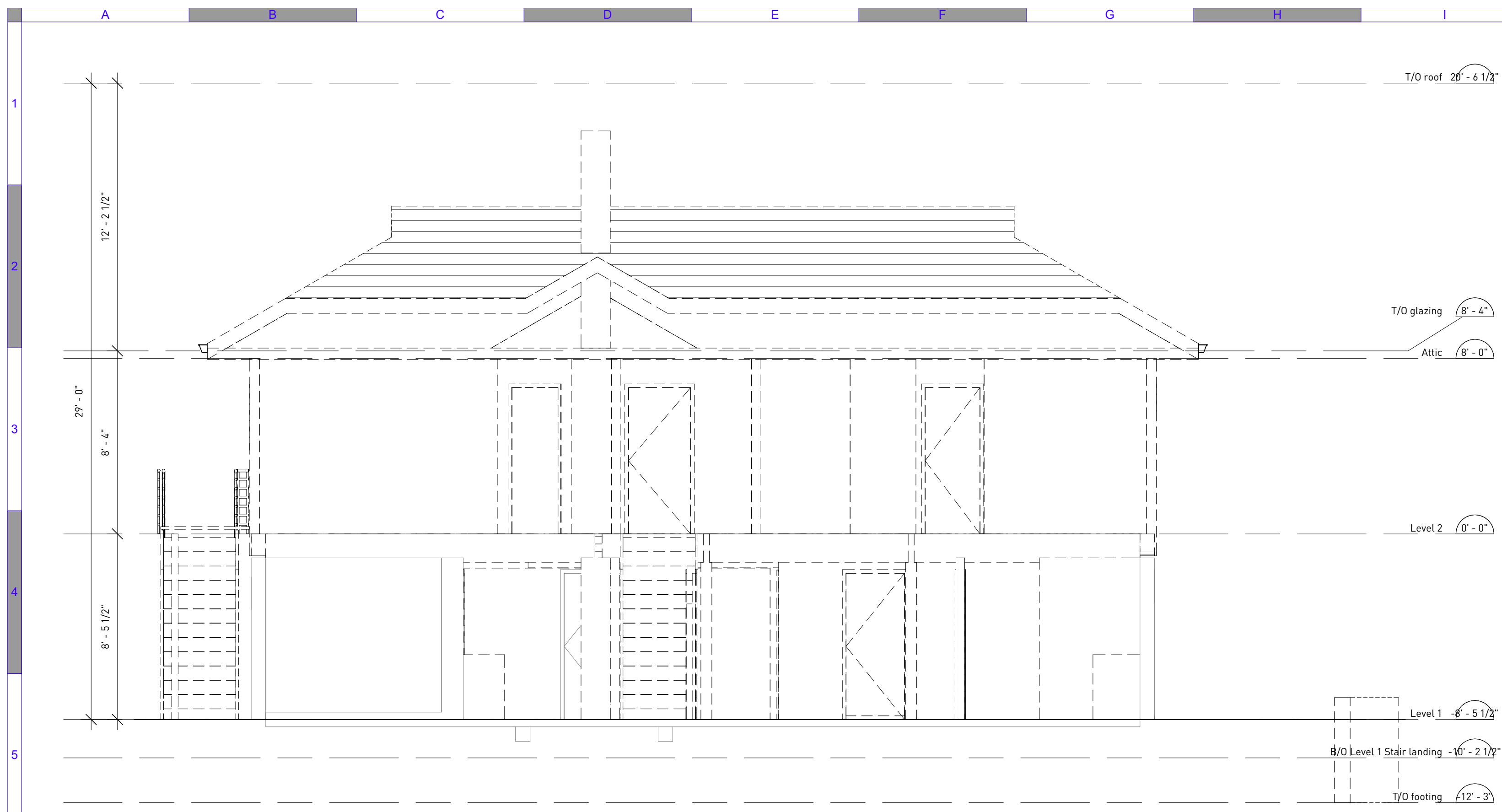
Scale  
 As indicated  
 Quality Control by BW  
 Designed by BW  
 Drawn by SM

**Amphitrite House**  
 Demolition plans

Sheet Number	Project Number	Drawing Number	Revision
	2110	AD1.01	D

**1 Demolition - Floor plan - L1**  
 1/A2.01 1/4" = 1'-0"

**2 Demolition - Floor plan - L2**  
 1/A2.01 1/4" = 1'-0"



**1 Demolition section 1 E-W**  
 1/AD1.01 1/4" = 1'-0"

**Demolition notes**  
**General:** Clean and patch to level newly exposed surfaces to receive new work.  
 Assess existing construction for hazardous materials abatement prior to starting work. Notify Consultant if material suspected to contain hazardous substances are encountered.  
 Refer to Hazardous Material Report.

**Demolition Legend**  
 - - - - - Fabrications and materials to be removed  
 \_\_\_\_\_ Existing construction to remain

**ATTENTION**  
 This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
 1495 FRANCES ST  
 VANCOUVER BC V6L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
D	Jun 10, 2022	Issue for tender	

**URBAN**  
 S Y S T E M S

Scale  
 As indicated  
 Quality Control by: BW  
 Designed by: BW  
 Drawn by: SM

**Amphitrite House**  
 Demolition Sections

Sheet Number	Project Number	Drawing Number	Revision
	2110	AD3.01	D



**Demolition notes**

**General:** Clean and patch to level newly exposed surfaces to receive new work.  
Assess existing construction for hazardous materials abatement prior to starting work. Notify Consultant if material suspected to contain hazardous substances are encountered.  
Refer to Hazardous Material Report.

**Demolition legend**

- Fabrications and materials to be removed
- Existing construction to remain

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

**public**

1495 FRANCES ST  
VANCOUVER BC V6L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
D	Jun 10, 2022	Issue for tender	

**URBAN SYSTEMS**

Scale  
As indicated  
Quality Control by BW  
Designed by BW  
Drawn by SM

**Amphitrite House**

Demolition sections

Sheet Number	Project Number	Drawing Number	Revision
	2110	AD3.02	D

GENERAL

HEL-001

- 1. ALL DESIGN HAS BEEN COMPLETED IN ACCORDANCE WITH THE 2018 EDITION OF THE BRITISH COLUMBIA BUILDING CODE, INCLUDING ALL ADDENDA.
2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE 2018 EDITION OF THE BRITISH COLUMBIA BUILDING CODE, INCLUDING ALL ADDENDA, ALL REFERENCED CODES AND ALL FEDERAL AND MUNICIPAL REGULATIONS AND BY-LAWS.
3. ALL REFERENCED CODES AND STANDARDS SHALL BE AS REFERENCED IN THE 2018 EDITION OF THE BRITISH COLUMBIA BUILDING CODE.
4. DESIGN CRITERIA: kPa (psf)

Table with columns for SNOW LOADS, WIND LOADS, SEISMIC LOADS, SPECTRAL ACCELERATION, and SPECIFIED FLOOR LOADING. Includes sub-tables for DEFLECTION CRITERIA and LIVE/TOTAL LOADS.

- 5. THESE DRAWINGS INCLUDING DIMENSIONS SHALL BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER FOR CLARIFICATION PRIOR TO COMMENCING CONSTRUCTION.
6. THESE DRAWINGS SHOW THE COMPLETED STRUCTURE ONLY. PROVIDE TEMPORARY BRACING AND SHORING FOR THE CONSTRUCTION LOADING CONDITIONS AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA TO DESIGN AND TAKE RESPONSIBILITY FOR ANY TEMPORARY SHORING, BRACING OR OTHER DESIGNS REQUIRED TO COMPLETE CONSTRUCTION.
8. THE CONTRACTOR SHALL SUBMIT WRITTEN RECOMMENDATIONS FOR FLATWORK PERFORMED DURING COLD (BELOW +5°C) AND HOT (ABOVE +25°C) WEATHER.
9. UNDER NO CIRCUMSTANCES SHALL DRAWINGS BE SCALED.
10. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING FABRICATION.

REFERENCE PUBLICATIONS

HEL-002

THESE DRAWINGS REFER TO THE FOLLOWING PUBLICATIONS, AND WHERE SUCH REFERENCE IS MADE, IT SHALL BE TO THE EDITION LISTED BELOW, INCLUDING ALL AMENDMENTS PUBLISHED THEREIN.

Table listing various standards and codes such as ACI SP-4-2005, ANS/APA PRG 320-2012, ASTM A53/A53M-18, etc., with corresponding reference numbers.

SUBMITTALS

HEL-003

- 1. WHERE SHOP DRAWINGS ARE REQUESTED IN THE GENERAL NOTES THE CONTRACTOR SHALL PROVIDE THEM IN EITHER HARD COPY OR DIGITAL FORMAT TO THE FOLLOWING REQUIREMENTS FOR THE ENGINEER'S REVIEW PRIOR TO FABRICATION.
2. IF HARD COPY FORMAT IS USED FIVE PAPER COPIES SHALL BE SUBMITTED, UNLESS NOTED OTHERWISE THEY SHALL BE SIGNED AND SEALED BY A SPECIALTY ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA.
3. DRAWINGS NOT SEALED BY THE SPECIALTY ENGINEER SHALL BE ACCOMPANIED BY A LETTER WITH A DRAWING LIST IDENTIFYING ALL DRAWING NUMBERS, TITLES, MOST RECENT REVISION NUMBERS AND DATES.
4. IF A DIGITAL SUBMISSION IS MADE THE FILES SHALL BE IN PDF FORMAT ON A DISC OR TRANSMITTED VIA E-MAIL.
5. THE FOLLOWING SUBMISSIONS ARE REQUIRED FOR THIS PROJECT:
- CONCRETE MIX DESIGNS
- REINFORCING BAR MILL CERTIFICATES IF REQUESTED
- WELDEABLE REINFORCING BAR MILL CERTIFICATES IF REQUESTED
- EPOXY REINFORCING BAR PERFORMANCE TEST CERTIFICATES IF REQUESTED
- STRUCTURAL STEEL MILL CERTIFICATES IF REQUESTED
- MASONRY 'TE SHOP DRAWINGS'
- STRUCTURAL STEEL SHOP DRAWINGS\*
- STRUCTURAL STEEL CONNECTION DESIGN NOTES\*
- CHERRY V-NOTCH TEST REPORT
- NON-DESTRUCTIVE TEST (NDT) WELD TEST REPORTS
- CWB PRE-QUALIFIED WELDING CERTIFICATES IF REQUESTED\*
- PREFABRICATED WOOD TRUSS SHOP DRAWINGS\*
- PREFABRICATED WOOD JOIST SHOP DRAWINGS\*
- STRUCTURAL COMPOSITE LUMBER SHOP DRAWINGS\*
- GLULAM SHOP DRAWINGS\*
- GLULAM CONNECTION DESIGN NOTES\*
- POST AND BEAM TIMBER FRAMING\*
- MULLION, SPANDREL AND GLAZING SUPPORT SHOP DRAWINGS

- 6. SHOP DRAWINGS WHICH ARE REQUIRED TO, BUT DO NOT HAVE THE APPROPRIATE ENGINEERS SEAL AND SIGNATURE WILL NOT BE REVIEWED.
7. SHOP DRAWINGS WILL BE REVIEWED ONLY FOR GENERAL CONFORMITY WITH THE PROJECT DRAWINGS AND SPECIFICATIONS, QUANTITIES AND DETAILED DIMENSIONS ARE THE CONTRACTORS RESPONSIBILITY.
8. SHOP DRAWING SUBMISSIONS FOR THE WORK OF SPECIALTY ENGINEERS SHALL BE AS SET OUT IN THIS SECTION.
9. THE QUALITY ASSURANCE FOR MATERIALS, FABRICATION AND INSTALLATION IS THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SPECIALTY ENGINEER.
10. THE SPECIALTY ENGINEER OR HIS REPRESENTATIVE SHALL VISIT THE SITE AND REVIEW THE COMPLETED WORK DESIGNED AND DETAILED ON HIS SHOP DRAWINGS TO SATISFY HIMSELF THAT THE FINISHED COMPONENTS AND ASSEMBLIES ARE IN COMPLIANCE WITH THE ENGINEERED DESIGN.

FIELD REVIEWS

HEL-005

- 1. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A MINIMUM OF 24 HOURS (1 WORKING DAY) ADVANCE NOTICE FOR FIELD REVIEWS.
2. THE FOLLOWING FIELD REVIEWS ARE CONSIDERED TO BE THE MINIMUM NUMBER OF STRUCTURAL FIELD REVIEWS REQUIRED FOR THE PROJECT:
CONCRETE: REINFORCING STEEL SHALL BE REVIEWED PRIOR TO PLACING CONCRETE.
TIMBER: FRAMING SHALL BE REVIEWED PRIOR TO COVERING ANY FRAMING AND BEFORE ADDITIONAL LOADS SUCH AS CONCRETE TOPPING AND MECHANICAL EQUIPMENT ARE APPLIED.
STEEL: STRUCTURAL STEEL SHALL BE REVIEWED AFTER THE MEMBERS HAVE BEEN FABRICATED AND ARE IN THEIR FINAL POSITION WITH ALL CONNECTIONS COMPLETE AND ALL BOLTS INSTALLED AND TIGHTENED.

MECHANICAL AND ADHESIVE ANCHORS

HEL-046

- 1. ALL ANCHORS ARE TO BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS AT THE TIME OF ANCHOR INSTALLATION, AND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. ALL ANCHORS ARE TO BE THE ADHESIVE TYPE. MECHANICAL ANCHORS ARE ONLY TO BE USED WHEN SPECIFICALLY CALLED-UP ON THE DRAWINGS.
3. UNLESS NOTED OTHERWISE ADHESIVE ANCHORS SHALL BE ASTM F1554 GRADE 36 THREADED ROD.
4. REFER TO DRAWINGS FOR MECHANICAL ANCHOR LOCATIONS, SIZES, CENTRES AND EMBEDMENT LENGTH.
5. HOLES FOR MECHANICAL ANCHORS SHALL BE CLEANED OUT WITH HIGH PRESSURE AIR OR BRUSH PRIOR TO ANCHOR INSTALLATION.
6. INSTALLERS OF HILTI PRODUCTS SHALL HAVE RECEIVED TRAINING BY HILTI (CANADA) CORP.
7. ALL ADHESIVE ANCHORS ARE TO HAVE A PERIODIC SPECIAL INSPECTION PERFORMED IN ACCORDANCE WITH ACI 308.4R-03.

FOUNDATIONS

HEL-006

- 1. ASSUMED DESIGN VALUES: FACTORED BEARING RESISTANCE 100 kPa (2100 psf), BEARING PRESSURE FOR SETTLEMENT 100 kPa (2100 psf). ALLOWABLE BEARING CAPACITY TO BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
2. CENTRE ALL FOOTINGS UNDER COLUMNS AND WALLS UNLESS NOTED OTHERWISE.
3. FOUNDATION BEARING MATERIAL SHALL BE PROTECTED FROM RAIN, FROST, SNOW AND WATER INFILTRATION.
4. FOOTING ELEVATIONS INDICATED ON THE DRAWINGS REPRESENT MINIMUM VALUES TO BE USED.
5. CONTRACTOR SHALL COORDINATE CONSTRUCTION OF FOUNDATIONS WITH UNDERGROUND SERVICES AS SHOWN ON CIVIL, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL DRAWINGS.
6. UNLESS NOTED OTHERWISE, MINIMUM ASSUMED COMPACTION UNDER ALL FOOTINGS AND SLABS FOR COMPACTED GRANULAR FILLS IS 98% STANDARD CORRECTED PROCTOR DENSITY.
7. THE BASE COURSE BELOW SLABS ON GRADE SHALL BE COMPOSED OF INERT, CLEAN, TOUGH, DURABLE CRUSHED AGGREGATE, UNIFORM IN QUALITY AND FREE FROM SOFT OR DISINTEGRATED PIECES.

CAST-IN-PLACE CONCRETE

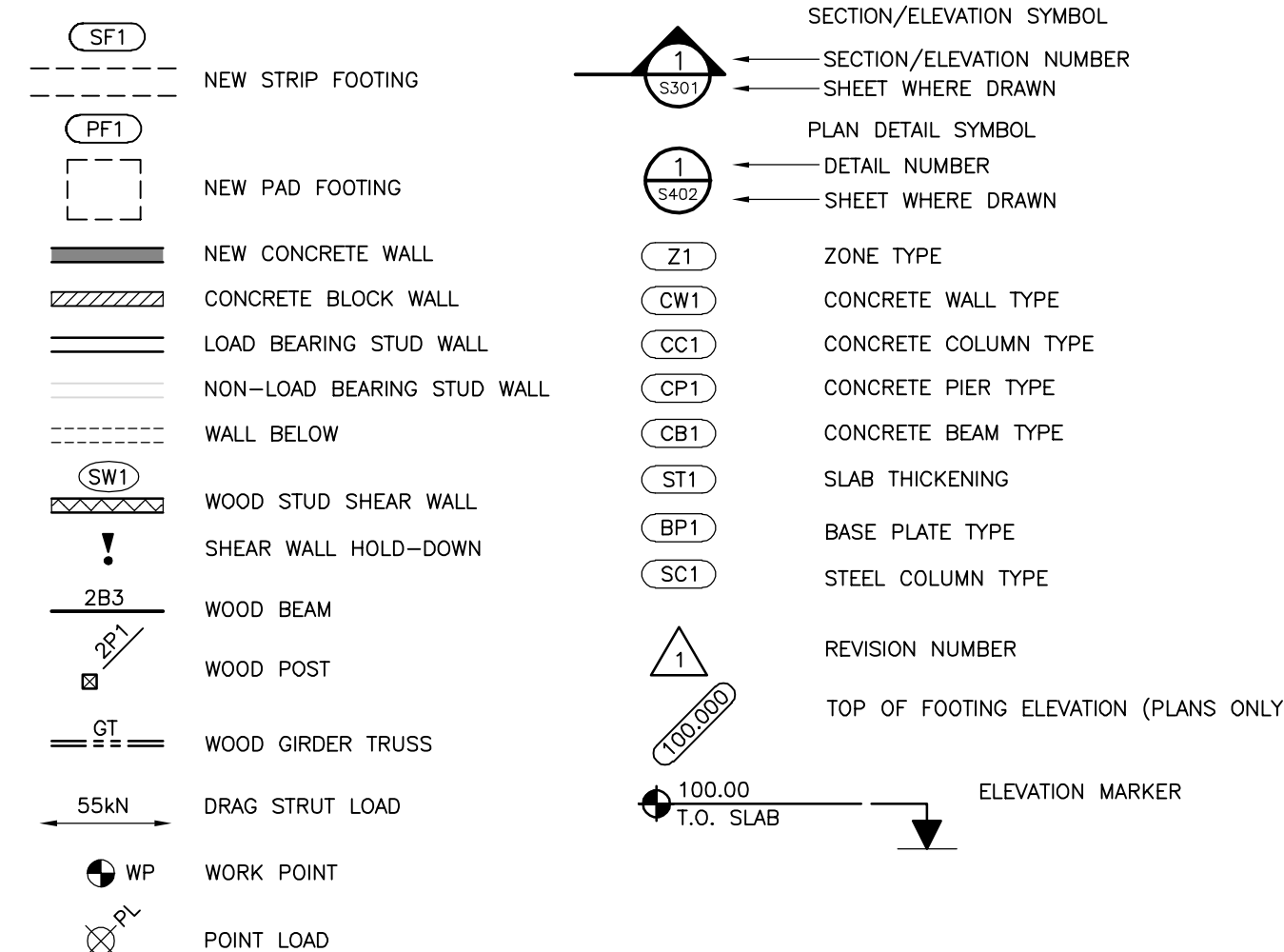
HEL-015

- 1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF CSA A23.1 AND A23.2.
2. CONCRETE MIXES, AGGREGATES AND CEMENTITIOUS MATERIALS, INCLUDING PORTLAND CEMENT AND PORTLAND LIMESTONE CEMENT, SHALL CONFORM TO THE REQUIREMENTS OF CSA A23.2 AND CAN/CSA-A3000 AND SHALL HAVE THE FOLLOWING PROPERTIES BASED UPON PERFORMANCE CRITERIA PROPORTIONING:
CLASS 28 DAY STRENGTH, EXPOSURE, CEMENT TYPE
3. PORTLAND LIMESTONE CEMENT (PLC) SHALL MEET THE REQUIREMENTS OF CSA A3000 FOR LIMESTONE CEMENTS.
4. CONCRETE TESTING SHALL BE CARRIED OUT BY THE CONTRACTOR AND PAID FOR BY THE OWNER AND SHALL BE IN ACCORDANCE WITH CAN/CSA A23.1 AND A23.2.
5. CHAMFER ALL EXPOSED EDGES OF CONCRETE WITH A 19mm (3/4") CHAMFER UNLESS NOTED OTHERWISE.
6. CONCRETE FINISHES SHALL BE IN ACCORDANCE WITH CAN/CSA A23.1 AND AS FOLLOWS UNLESS NOTED OTHERWISE:
INTERIOR SLABS: TROWELED FINISH
EXTERIOR SLABS: BROOM FINISH
WALLS (TYPICAL): FILL ALL DEFECTS LARGER THAN 25mm (1") DIAMETER AND GRIND RIDGES FLUSH WITH SURROUNDING SURFACES
EXPOSED AGGREGATE: SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS
7. ALL CONCRETE CURING SHALL BE IN ACCORDANCE WITH CAN/CSA A23.1.
8. UNLESS NOTED OTHERWISE, OR REQUIRED FOR FIRE RESISTANCE RATING, ALL REINFORCING STEEL SHALL HAVE THE FOLLOWING CLEAR COVER DISTANCES:
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 75 mm (3")
EXTERIOR MEMBERS: 40 mm (1.5")
INTERIOR BEAMS, GIRDERS, COLUMNS, AND PILES: 30 mm (1.25")
INTERIOR SLABS, WALLS, JOISTS, SHELLS AND FOLDED PLATES: 20 mm (0.75")
\* IN ADDITION, COVER MUST BE AT LEAST 1.0x THE BAR DIAMETER FOR INTERIOR EXPOSURE, AND 1.5x THE BAR DIAMETER FOR EXTERIOR EXPOSURE
9. MINIMUM CONCRETE COVER TO PRINCIPLE REINFORCING (EXCLUDING STIRRUPS AND TIES) FOR THE APPROPRIATE FIRE RATING SHALL BE:
FIRE RESISTANCE RATING: 0-1 HOUR, 2 HOURS, 3 HOURS
SUSPENDED SLABS: 20 mm (3/4"), 25 mm (1"), 30 mm (1 1/4")
WALLS: 25 mm (1"), 50 mm (2"), 50 mm (2")
COLUMNS: 25 mm (1"), 50 mm (2"), 50 mm (2")
BEAMS: 20 mm (3/4"), 25 mm (1"), 40 mm (1.5")
\* SEE ARCHITECTURAL DRAWINGS FOR FIRE RATINGS, THEIR LOCATIONS AND EXTENTS.

LIST OF ABBREVIATIONS

Table listing abbreviations for structural elements such as ALT (ALTERNATE), ARCH (ARCHITECTURAL), BCFE (BOTTOM CHORD EXTENSION), B/S (BOTH SIDES), etc.

SYMBOLS LEGEND



STRUCTURAL DRAWING LIST

Table listing drawing numbers and titles: S101 GENERAL NOTES, S102 GENERAL NOTES, S103 GENERAL NOTES AND DETAILS, S201 FOUNDATION PLAN, etc.

STRUCTURAL DRAWING ISSUE RECORD

Table with columns for ISSUE No., ISSUE DATE, ISSUED FOR, and DRAWING NUMBER (S101-S303).

ISSUES

Table with columns for No., DATE, and ISSUED FOR. Shows issues 01 (2022.05.17) and 02 (2022.06.09).

SUB CONSULTANT

AMPHITRITE PARK
UCLUELET, BC
PUBLIC ARCHITECTURE AND COMMUNICATION



3701 Shenton Rd, Nanaimo, BC V9T 2H1
Tel: 250-751-8558 Fax: 250-751-8559
Email: mail@heroldengineering.com

©Copyright reserved. This drawing remains the exclusive property of Herold Engineering Limited and may not be reused or reproduced without written consent of Herold Engineering Limited.

GENERAL NOTES

Table with columns for DESIGNED, DESIGN REVIEW, DRAFTED, DRAFTING REVIEW, PROJECT No., CLIENT DRAWING No., SCALE, PERMIT No., HEL DRAWING No., and REVISION.

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



**REINFORCING STEEL**

HEL-014

- REINFORCING STEEL SHALL BE DEFORMED STEEL 400 GRADE AND SHALL CONFORM TO CAN/CSA-G30.18
- WELDABLE LOW ALLOY DEFORMED STEEL REINFORCING BARS, GRADE 400W, SHALL CONFORM TO CAN/CSA-G30.18. MILL CERTIFICATES SHALL BE SUPPLIED TO THE STRUCTURAL ENGINEER FOR ALL WELDABLE REINFORCING STEEL USED IN THE PROJECT.
- WELDED WIRE FABRIC, DEFORMED, SHALL CONFORM TO ASTM 1064/1064M OR ASTM A497/A497M.
- WELDING OF REINFORCING STEEL SHALL CONFORM TO CSA W186-M "WELDING OF REINFORCING BARS IN REINFORCED CONCRETE CONSTRUCTION". WELDING OF REINFORCING SHALL BE ALLOWED ONLY AS NOTED ON PLANS. WHERE WELDING OF REINFORCING IS REQUIRED MILL CERTIFICATES FOR WELDABLE REINFORCING SHALL BE PROVIDED PRIOR TO WELDING. WRITTEN PERMISSION FROM THE STRUCTURAL ENGINEER IS REQUIRED FOR ANY ADDITIONAL WELDING.
- ALL REINFORCING BARS SHALL BE TIED SECURELY TO PREVENT DISPLACEMENT.
- UNLESS NOTED OTHERWISE ON PLANS, LAP LENGTHS FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

REINFORCING BAR LAP LENGTHS						
CONCRETE MPa	BAR SIZE					
	10M	15M	20M	25M	30M	35M
20	430 (17")	635 (25")	840 (33")	1320 (52")	1575 (62")	1855 (73")
25	380 (15")	560 (22")	760 (30")	1195 (47")	1370 (54")	1650 (65")
30	355 (14")	510 (20")	710 (28")	1065 (42")	1295 (51")	1500 (59")
35	330 (13")	480 (19")	660 (26")	990 (39")	1195 (47")	1395 (55")
40	305 (12")	455 (18")	610 (24")	940 (37")	1120 (44")	1320 (52")
45	280 (11")	430 (17")	560 (22")	890 (35")	1040 (41")	1245 (49")

NOTES:  
1. MULTIPLY VALUES BY 1.3 FOR HORIZONTAL REINFORCEMENT PLACED IN SUCH A WAY THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE SPLICE.  
2. MULTIPLY VALUES BY 1.5 FOR EPOXY COATED REINFORCEMENT WITH CLEAR COVER LESS THAN 3 BAR DIAMETERS OR BAR SPACING LESS THAN 7 BAR DIAMETERS.  
3. MULTIPLY VALUES BY 1.2 FOR ALL EPOXY COATED REINFORCEMENT OTHER THAN IN 2. ABOVE.

- NO SPLICES OTHER THAN THOSE NOTED ON THE DRAWINGS ARE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE STRUCTURAL ENGINEER.
- WHERE CONCRETE SURFACES ARE TO BE EXPOSED ONLY NON-CORROSIVE TYPE REINFORCING CHAIRS SHALL BE USED TO SUPPORT THE REINFORCING STEEL.
- DOWELS ARE TO BE TIED IN PLACE PRIOR TO POURING CONCRETE - "WET DOWELING" OF ANY REINFORCING STEEL IS NOT PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
- HOOKS ON ALL TIES SHALL BE BENT AT LEAST 135° AND HAVE A MINIMUM LEG OF 6 TIMES THE TIE BAR DIAMETER.
- PROVIDE CORNER BARS TO MATCH HORIZONTAL WALL REINFORCEMENT.
- ALL VERTICAL REINFORCING TO FOUNDATION WALLS AND PIERS SHALL HAVE A STANDARD HOOK AND BE EMBEDDED IN THE FOOTING.
- ALL BARS SHALL BE BENT AT TEMPERATURES GREATER THAN 10°C.
- NO BARS WHICH ARE PARTIALLY EMBEDDED IN CONCRETE SHALL BE FIELD BENT EXCEPT AS SHOWN ON THE DRAWINGS OR APPROVED IN WRITING BY THE PROJECT STRUCTURAL ENGINEER.

**WOOD FRAME CONSTRUCTION**

HEL-029

- ALL WOOD FRAMING, INCLUDING BRIDGING, NAILING AND OTHER DETAILS SHALL BE AS INDICATED ON THE STRUCTURAL DRAWINGS AND COMPLY WITH CAN/CSA-086 AND THE CURRENT BRITISH COLUMBIA BUILDING CODE.
- ALL NAILS SHALL MEET ASTM F1667 REQUIREMENTS FOR ENGINEERED CONSTRUCTION NAILS.
- WOOD SCREWS SHALL MEET THE REQUIREMENTS OF ASME B18.61.
- BOLTS SHALL HAVE PRE-DRILLED HOLES 1-2mm LARGER THAN THE BOLT DIAMETER.
- LAG SCREWS SHALL CONFORM TO CSA B34. PRE-DRILLED HOLES FOR LAG SCREWS MAY BE LUBRICATED WITH SOAP OR OTHER NON-PETROLEUM BASED LUBRICANT.
- ALL CONNECTORS AND FRAMING ANCHORS SPECIFIED ON THE DRAWINGS ARE BY SIMPSON STRONG-TIE, UNLESS NOTED OTHERWISE. ALTERNATES MUST BE PRE-APPROVED IN WRITING BY THE ENGINEER OF RECORD PRIOR TO ORDERING. INSTALLATION OF COMPONENTS AND ASSEMBLIES, INCLUDING STRONG-WALL SHEAR WALLS AND STRONG FRAMES, SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS AND/OR SHOP DRAWINGS.
- THE USE OF FINGER JOINTED WOOD SHALL BE RESTRICTED TO VERTICAL MEMBERS UNLESS PRIOR APPROVAL IS GIVEN BY THE ENGINEER OF RECORD. FINGER JOINTED WOOD SHALL BE GRADE STAMPED IN ACCORDANCE WITH NLGA SPS 1
- SHEAR WALLS SHALL BE CONSTRUCTED AS DETAILED ON THE DRAWINGS. ALL COUPLERS FOR HOLD DOWN RODS SHALL HAVE A MIN 125% CAPACITY OF CONNECTING RODS AND SHALL HAVE "WITNESS" HOLES AS PER SIMPSON STRONG-TIE CNW COUPLER NUTS OR EQUIVALENT.
- FLOOR SHEATHING AND ROOF SHEATHING TO BE AS DETAILED ON THE DRAWINGS. PANEL EDGE NAILING PATTERN SHALL ALSO APPLY TO DRAG STRUTS AND DIAPHRAGM EDGES.
- THE FOLLOWING MINIMUM SHANK DIAMETERS SHALL APPLY TO NAILS SPECIFIED ON THE STRUCTURAL DRAWINGS. IN PARTICULAR SHEAR WALL SHEATHING, AND FLOOR AND ROOF DIAPHRAGMS:

NAIL SIZE	MINIMUM SHANK DIAMETER
57mm (2.25")	2.52 mm (0.099")
65mm (2.50")	3.33 mm (0.131")
76mm (3.00")	3.76 mm (0.148")
83mm (3.25")	3.76 mm (0.148")
89mm (3.50")	4.12 mm (0.162")
- DIAPHRAGM AND SHEARWALL NAILS SHALL BE FULL HEADED NAILS.
- DIAPHRAGM AND SHEARWALL NAILS SHALL NOT BE LESS THAN 10mm (3/8") FROM THE EDGE OF THE PANEL OR EDGE OF THE FRAMING MEMBER.
- DIAPHRAGM AND SHEARWALL NAILING SHALL NOT BE OVER-DRIVEN BY MORE THAN THE FOLLOWING:

PANEL THICKNESS	OVER-DRIVE
9.5mm (3/8")	1.4mm (0.056")
12.5mm (1/2")	1.9mm (0.075")
15.9mm (5/8")	2.4mm (0.094")
19.0mm (3/4")	2.9mm (0.113")
- ALL STRUCTURAL LUMBER SHALL COMPLY WITH CSA-0141 AND SHALL BE KILN DRIED TO MAXIMUM 19% MOISTURE CONTENT PRIOR TO INSTALLATION.
- ALL WOOD FRAMING TO BE SPF#2 OR BETTER UNLESS NOTED OTHERWISE, BEARING THE GRADE STAMP OF AN AGENCY CERTIFIED BY THE CANADIAN LUMBER STANDARDS ACCREDITATION BOARD.
- PLYWOOD FOR ROOFS, FLOORS AND WALLS SHALL BE EXTERIOR GRADE DOUGLAS FIR PLYWOOD TO CSA-0121 OR CANADIAN SOFTWOOD PLYWOOD TO CSA-0151. OSB MAY BE SUBSTITUTED FOR PLYWOOD ON INTERIOR SHEAR WALLS ONLY. OSB SHALL BE EXTERIOR GRADE CONFORMING TO CSA 0325. SUBSTITUTION MUST BE APPROVED BY THE PROJECT ENGINEER IN WRITING.

PLYWOOD THICKNESS	EQUIVALENT OSB MARK
3/8"	2R24
1/2"	2R32 /2F16 OR 1F16
5/8"	2R40 /2F20

- PLYWOOD PANELS FOR FLOORS AND ROOFS SHALL BE LAID WITH A HALF-SHEET STAGGER AND BE FASTENED TO SUPPORTS WITH 65mm (2 1/2") COMMON NAILS AT 150mm o/c (6") ALONG PANEL EDGES AND 300mm (12") o/c ALONG INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE ON THE PLANS. THICKNESS AS NOTED ON THE DRAWINGS.
- PLYWOOD PANELS FOR WALLS SHALL BE LAID WITH A HALF-SHEET STAGGER AND BE FASTENED TO SUPPORTS WITH 65mm (2 1/2") COMMON NAILS AT 75mm o/c (3") ALONG PANEL EDGES FOR BLOCKED EDGES, 150mm o/c (6") FOR UNBLOCKED EDGES, AND 300mm (12") o/c ALONG INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE ON THE PLANS. PLYWOOD THICKNESS AS NOTED ON THE DRAWINGS.
- SHEARWALL PANELS SHALL NOT BE GLUED IN PLACE UNLESS PRIOR APPROVAL IS RECEIVED FROM THE ENGINEER OF RECORD.
- PLYWOOD FOR DIAPHRAGMS AND SHEARWALLS SHALL HAVE A 2mm GAP BETWEEN PANELS.
- EXTERIOR WALLS TALLER THAN 2400mm (8'-0") SHALL HAVE ALL PANEL EDGES BLOCKED WITH 38x89 (2x4) ON THE FLAT.
- "ACO" (AMINE COPPER QUAT) PRESSURE TREATED WOOD SHALL BE USED WHERE SPECIFIED ON THE DRAWINGS, WHERE TIMBER COMES IN DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHERE IT IS EXPOSED TO THE WEATHER. CUT SURFACES OF TREATED TIMBER ARE TO RECEIVE A BRUSH APPLIED COAT OF COLOURED PRESERVATIVE. WORK SHALL BE IN ACCORDANCE WITH CSA-080 SERIES-08, "CCA" (CHROMIATED COPPER ARSENATE) IS NOT TO BE USED. TREATED WOOD PRODUCTS SHALL BEAR THE STAMP OF THE CANADIAN WOOD PRESERVERS BUREAU (CWPB).
- FASTENERS FOR USE IN ACO TREATED TIMBER SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A653. CONNECTORS SHALL HAVE A C185 GALVANIZED DESIGNATION OR MEET ASTM A123. ALTERNATIVELY ALL METAL CONNECTORS INCLUDING NAILS, BOLTS, HANGERS, HOLD-DOWNS, STEEL STRAPS, POST BASES, ETC. SHALL BE STAINLESS STEEL TYPES 304 OR 316. REFER ALSO TO THE PRESERVATIVE MANUFACTURER'S WRITTEN RECOMMENDATIONS.
- WALL STUDS SHALL NOT BE NOTCHED, DRILLED OR OTHERWISE DAMAGED SO THAT THE UNDAMAGED PORTION OF THE STUD IS LESS THAN TWO-THIRDS OF THE DEPTH OF THE STUD IF THE STUD IS LOADBEARING OR 40mm (1 1/2") IF THE STUD IS NON-BEARING, UNLESS THE WEAKENED STUDS ARE SUITABLY REINFORCED. SUCH REINFORCEMENT SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO THE REINFORCING BEING CARRIED OUT.
- TOP AND BOTTOM PLATES IN WALLS SHALL NOT BE NOTCHED, DRILLED OR OTHERWISE DAMAGED SO THAT THE UNDAMAGED WIDTH IS LESS THAN 50mm (2"), UNLESS THE WEAKENED PLATES ARE SUITABLY REINFORCED. SUCH REINFORCEMENT SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO THE REINFORCING BEING CARRIED OUT. IF PLATES ARE TO BE USED AS DRAG STRUTS SEE DETAILS.
- ALL POSTS, INCLUDING 2-PLY POSTS, ARE TO BE CARRIED DOWN TO BEARING AND SOLID BLOCKED AT EACH FLOOR LEVEL.
- EXCEPT AT SHEARWALLS, ANCHOR BOLTS SHALL BE 16x200 LONG @ 1200o/c (3/8"x8" @ 48"o/c) MAXIMUM. LOCATE BOLTS WITHIN 300mm OF EACH WALL END AND EACH SIDE OF OPENINGS WHICH EXTEND TO THE TOP OF CONCRETE. REFER TO SHEARWALL SCHEDULE FOR SHEARWALL ANCHOR BOLTS.
- ALL BOLTS USED IN WOOD FRAME CONSTRUCTION SHALL CONFORM TO ASTM A307 OR SAE J429 GRADE 2. THREADED ROD SHALL BE TO ASTM F1554 GRADE 36 (36 ksi YIELD STRENGTH). USE OF OTHER BOLTS MUST BE PRE-APPROVED BY THE ENGINEER OF RECORD.

**PRE-ENGINEERED WOOD TRUSSES**

HEL-031

- DESIGN OF PREFABRICATED TRUSSES SHALL BE CARRIED OUT IN ACCORDANCE WITH CAN/CSA-086.
- FABRICATION OF PREFABRICATED TRUSSES SHALL BE CARRIED OUT IN ACCORDANCE WITH CAN/CSA 3-086 AND THE REVIEWED SHOP DRAWINGS.
- PREFABRICATED TRUSSES SHALL BE TRANSPORTED, STORED AND ERECTED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS IN SUCH A MANNER THAT BENDING, WARPING, AND OVERTURNING ARE PREVENTED.
- TEMPORARY HORIZONTAL AND VERTICAL BRACING OF TRUSSES SHALL BE IMPLEMENTED UNTIL PERMANENT BRACING AND DECKING ARE INSTALLED.
- THE PREFABRICATED TRUSS MANUFACTURER SHALL ACCOMMODATE ALL OPENINGS IN ACCORDANCE WITH THE ARCHITECTURAL PLANS WITH APPROPRIATE GIRDERS. PROVIDE FOR ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL EQUIPMENT SUPPORTED BY THE ROOF OR FLOORS. REFER TO THE DRAWINGS OF THESE DISCIPLINES.
- THE TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AS SPECIFIED UNDER 'SUBMITTALS' TO THE PROJECT ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE MANUFACTURER SHALL INSPECT THE ERECTED TRUSSES TO VERIFY CORRECT INSTALLATION AND PROVIDE THE STRUCTURAL ENGINEER WITH WRITTEN CONFIRMATION OF SUCH PRIOR TO THE STRUCTURAL ENGINEER CERTIFYING THE FRAMING AS BEING COMPLETE.
- LATERAL SPLAY OF TRUSSES TO BE LIMITED TO 19mm (3/4") TOTAL FROM TRUE ALIGNMENT UNLESS NOTED OTHERWISE.
- DO NOT STACK PLYWOOD OR OTHER MATERIALS ON TRUSSES BEFORE TEMPORARY BRACING OR SHEATHING HAS BEEN INSTALLED. UNDER NO CIRCUMSTANCES ARE APPLIED CONSTRUCTION LOADS TO EXCEED DESIGN LOADS.
- LUMBER USED IN THE FABRICATION OF THE TRUSSES IS TO BE SPF#2 OR BETTER COMPLYING WITH CAN/CSA-0141 AND NLGA STANDARD RULES FOR CANADIAN LUMBER.
- DO NOT CUT OR REMOVE TRUSS MATERIAL WITHOUT THE PRIOR WRITTEN APPROVAL OF THE SPECIALTY STRUCTURAL ENGINEER.
- THE TRUSS MANUFACTURER SHALL PROVIDE FULL-HEIGHT BLOCKING BETWEEN TRUSSES AT ALL EXTERIOR WALLS AND OVER SHEAR WALLS PERPENDICULAR TO TRUSS SPANS. TRUSSES SHALL BE ALIGNED OVER SHEAR WALLS WHEN SHEAR WALLS RUN PARALLEL TO TRUSSES TO FACILITATE CONNECTION BETWEEN DIAPHRAGM AND SHEAR WALL. CHECK DRAWINGS FOR OTHER SIMILAR LOCATIONS.

**PRE-ENGINEERED WOOD JOISTS**

HEL-030

- DESIGN OF PREFABRICATED JOISTS SHALL BE CARRIED OUT IN ACCORDANCE WITH CAN/CSA-086.
- PREFABRICATED JOISTS SHALL MEET THE REQUIREMENTS OF AND BE DESIGNED TO ASTM D-5055. ADHESIVES USED IN THEIR MANUFACTURE SHALL MEET CSA 0112.6 OR CSA 0112.7. ALTERNATE ADHESIVES MEETING CSA 0112.9 OR CSA 0112.10 MAY BE USED.
- UNDER NO CIRCUMSTANCES SHALL FLANGES OF PREFABRICATED JOISTS BE NOTCHED OR CUT.
- WEB OPENINGS, BEARING LENGTHS AND WEB STIFFENER REQUIREMENTS ARE THE RESPONSIBILITY OF THE MANUFACTURER.
- FABRICATION OF PREFABRICATED JOISTS SHALL BE CARRIED OUT IN ACCORDANCE WITH CAN/CSA 3-086 AND THE REVIEWED SHOP DRAWINGS.
- PREFABRICATED JOISTS SHALL BE TRANSPORTED, STORED AND ERECTED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS IN SUCH A MANNER THAT BENDING, WARPING, AND OVERTURNING ARE PREVENTED.
- TEMPORARY HORIZONTAL AND VERTICAL BRACING OF JOISTS SHALL BE IMPLEMENTED UNTIL PERMANENT BRACING AND DECKING ARE INSTALLED.
- THE PREFABRICATED JOIST MANUFACTURER SHALL ACCOMMODATE ALL OPENINGS IN ACCORDANCE WITH THE ARCHITECTURAL PLANS WITH APPROPRIATE GIRDERS. PROVIDE FOR ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL EQUIPMENT SUPPORTED BY THE ROOF OR FLOORS. REFER TO THE DRAWINGS OF THESE DISCIPLINES.
- THE JOIST MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AS SPECIFIED UNDER 'SUBMITTALS' TO THE PROJECT ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE MANUFACTURER SHALL INSPECT THE ERECTED JOISTS TO VERIFY CORRECT INSTALLATION AND PROVIDE THE STRUCTURAL ENGINEER WITH WRITTEN CONFIRMATION OF SUCH PRIOR TO THE STRUCTURAL ENGINEER CERTIFYING THE FRAMING AS BEING COMPLETE.
- LATERAL SPLAY OF JOISTS TO BE LIMITED TO 13mm (1/2") FROM TRUE ALIGNMENT.
- DO NOT STACK PLYWOOD OR OTHER MATERIALS ON JOISTS BEFORE TEMPORARY BRACING OR SHEATHING HAS BEEN INSTALLED. UNDER NO CIRCUMSTANCES ARE APPLIED CONSTRUCTION LOADS TO EXCEED DESIGN LOADS.
- LUMBER USED IN THE FABRICATION OF THE JOISTS IS TO BE SPF#2 OR BETTER COMPLYING WITH CAN/CSA-0141 AND NLGA STANDARD RULES FOR CANADIAN LUMBER.
- DO NOT CUT OR REMOVE JOIST MATERIAL WITHOUT THE PRIOR WRITTEN APPROVAL OF THE SPECIALTY STRUCTURAL ENGINEER.
- THE JOIST MANUFACTURER SHALL PROVIDE FULL-HEIGHT BLOCKING BETWEEN JOISTS AT ALL EXTERIOR WALLS AND OVER SHEAR WALLS PERPENDICULAR TO JOIST SPANS. JOISTS SHALL BE ALIGNED OVER SHEAR WALLS WHEN SHEAR WALLS RUN PARALLEL TO JOISTS TO FACILITATE CONNECTION BETWEEN DIAPHRAGM AND SHEAR WALL. CHECK THE DRAWINGS FOR OTHER SIMILAR LOCATIONS.

**STRUCTURAL COMPOSITE LUMBER (SCL)**

HEL-033

- ALL SCL MEMBERS SHALL BE DESIGNED AND MANUFACTURED TO ASTM D5456
- LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL) SHALL CONFORM TO CAN/CSA-086.
- THE MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AS SPECIFIED UNDER 'SUBMITTALS' TO THE PROJECT ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE MANUFACTURER SHALL INSPECT THE INSTALLED PRODUCT TO VERIFY CORRECT INSTALLATION AND PROVIDE THE STRUCTURAL ENGINEER WITH WRITTEN CONFIRMATION OF SUCH PRIOR TO THE STRUCTURAL ENGINEER CERTIFYING THE FRAMING AS BEING COMPLETE.
- STRUCTURAL COMPOSITE LUMBER (SCL) MEMBERS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. MEMBERS SHALL BE PROTECTED FROM MOISTURE AS PER THE MANUFACTURER'S WRITTEN REQUIREMENTS WHEN STORED ON SITE AND AFTER INSTALLATION.
- LVL MEMBERS SHALL BE GRADE 1.9E UNLESS NOTED OTHERWISE. BEAMS UP TO 3 PLY WIDE SHALL BE NAILED TOGETHER AND 4 PLY BEAMS BOLTED TOGETHER IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PSL MEMBERS SHALL BE GRADE 2.0E UNLESS NOTED OTHERWISE.
- DRILLING, NOTCHING AND CUTTING OF MEMBERS IS NOT PERMITTED UNLESS APPROVED BY THE PROJECT ENGINEER. SUCH APPROVAL SHOULD BE REQUESTED WITH THE SHOP DRAWING SUBMISSION.
- SUPPLIERS OF FRAMING MATERIALS USING SYSTEMS NOT CALLED FOR ON THE STRUCTURAL DRAWINGS SHALL RECEIVE APPROVAL FROM THE STRUCTURAL ENGINEER PRIOR TO SHOP DRAWING PRODUCTION. THE APPLICATION SHALL INCLUDE THE PRODUCTS TECHNICAL LITERATURE WHICH SHALL BE SUFFICIENT FOR THE ENGINEER TO DETERMINE THE SYSTEM AND PRODUCT SUITABILITY ON THE PROJECT.

**GLULAM MEMBERS**

HEL-034

- GLULAM MEMBERS ARE TO BE DESIGNED IN ACCORDANCE WITH CAN/CSA-086 AND CSA-0122 TO RESIST MOMENTS, SHEARS AND FORCES INDICATED.
- LUMBER USED IN THE MANUFACTURE OF GLULAM MEMBERS SHALL BE KILN DRIED TO MAXIMUM 19% MOISTURE CONTENT PRIOR TO FABRICATION.
- GLULAMS SHALL BE FABRICATED TO CAN/CSA-0122 USING ADHESIVE SUITABLE FOR THE GRADE OF SERVICE AND MEETING THE REQUIREMENTS OF CAN/CSA-0112. SEE PLANS FOR TIMBER SPECIES AND SERVICE CLASSIFICATION.
- MEMBERS SHALL BE FABRICATED IN ACCORDANCE WITH CSA-0122 AND IN A PLANT CERTIFIED BY CSA TO THE REQUIREMENTS OF CAN/CSA-0177. THEY SHALL CARRY AUTHORIZATION LABELS TO INDICATE MANUFACTURE IN A CERTIFIED PLANT.
- THE MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AS SPECIFIED UNDER 'SUBMITTALS' TO THE PROJECT ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE MANUFACTURER SHALL INSPECT THE INSTALLED PRODUCT TO VERIFY CORRECT INSTALLATION AND PROVIDE THE STRUCTURAL ENGINEER WITH WRITTEN CONFIRMATION OF SUCH PRIOR TO THE STRUCTURAL ENGINEER CERTIFYING THE STRUCTURE AS BEING COMPLETE.
- GLULAMS EXPOSED TO VIEW SHALL BE APPEARANCE GRADE WITH SANDED SURFACES.
- ALL GLULAMS ARE TO RECEIVE A CLEAR, NON-YELLOWING SEAL COAT EXCEPT WHERE A STAINED FINISH OR PRESERVATIVE TREATMENT IS REQUIRED. REFER TO ARCHITECTURAL DRAWINGS FOR FINISHING REQUIREMENTS.
- MEMBERS ARE TO BE PROTECTED AGAINST DAMAGE FROM MOISTURE DURING TRANSPORTATION, STORAGE ON SITE AND AFTER ERECTION. CORNERS SHALL BE PROTECTED AGAINST PHYSICAL DAMAGE WITH WOOD BLOCKING. STORE AND HANDLE MEMBERS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- GLULAM TO GLULAM CONNECTIONS ARE TO BE DESIGNED BY THE MANUFACTURER. CONNECTIONS TO OTHER MATERIALS SHALL BE AS DETAILED ON THE STRUCTURAL DESIGN DRAWINGS AND COORDINATED WITH THE WORK OF OTHER TRADES.
- THE MANUFACTURER IS TO INCLUDE ALL REQUIRED FASTENERS SUCH AS SPLIT RING AND SHEAR PLATE CONNECTORS, SIDE PLATES, DRIFT PINS, BOLTS AND GLULAM RIVETS. BOLTS AND DRIFT PINS SHALL BE TO ASTM A307. THREADED ROD SHALL BE TO ASTM F1554 GRADE 36 (36 ksi YIELD STRENGTH).
- GLULAMS SHALL BE ERECTED IN ACCORDANCE WITH THE MANUFACTURER'S ERECTION DRAWING. PROVIDE TEMPORARY BRACES AND ANCHORS UNTIL PERMANENTLY SECURED BY THE STRUCTURE. ADEQUATE PROVISIONS SHALL BE MADE FOR ERECTION STRESSES.
- DO NOT FIELD CUT OR OTHERWISE ALTER GLULAM MEMBERS WITHOUT THE ENGINEERS PRIOR WRITTEN CONSENT. IF APPROVAL IS GIVEN TOUCH-UP END CUTS WITH PRESERVATIVE, SEALER OR FINISH.
- ALL CONNECTIONS NOT DETAILED ON THE STRUCTURAL DRAWINGS SHALL BE DESIGNED FOR THE UNFACTORED LOADS INDICATED ON THE DRAWINGS. CONNECTION DETAILS ARE SCHEMATIC ONLY UNLESS NOTED OTHERWISE. FINAL CONNECTION CONFIGURATION IS THE RESPONSIBILITY OF THE FABRICATOR. USE A MINIMUM OF 2-M20 (3/4") A307 BOLTS PER CONNECTION. CONNECTIONS DESIGNED BY THE CONTRACTOR SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA. CONNECTIONS SHALL BE DESIGNED TO CSA S16-09 TO RESIST FORCES, MOMENTS AND SHEARS INDICATED ON THE PLANS. IN INSTANCES OF NON-COMPLIANCE THE FABRICATOR SHALL BE RESPONSIBLE FOR ADDITIONAL COSTS ASSOCIATED WITH ACHIEVING COMPLIANCE WITH THE STANDARD.
- CONNECTORS SHALL BE FABRICATED FROM STEEL CONFORMING TO CAN/CSA-G40.21 AND SHOP PRIMED. WHERE SPECIFIED, CONNECTORS SHALL BE HOT DIP GALVANIZED TO CAN/CSA-G164.
- ALL WELDING SHALL BE IN ACCORDANCE WITH CSA W59 AND SHALL BE PERFORMED BY FABRICATORS "FULLY APPROVED" BY THE CANADIAN WELDING BUREAU UNDER CSA W55.3. FABRICATING SHOP TO HAVE A MINIMUM DIVISION 2.1 CERTIFICATION BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA W47.1 AND CSA W55.3 FOR RESISTANCE WELDING OF STRUCTURAL COMPONENTS. THE FABRICATOR SHALL SUBMIT PROOF OF CERTIFICATION PRIOR TO START OF WORK.

**HEAVY TIMBER FRAMING**

HEL-035

- ALL TIMBER FRAMING AND HEAVY TIMBER TRUSSES, INCLUDING CONNECTIONS, SHALL BE AS INDICATED ON THE STRUCTURAL DRAWINGS AND COMPLY WITH CAN/CSA-086 AND THE CURRENT BRITISH COLUMBIA BUILDING CODE.
- THE TIMBER FRAMER SHALL SUBMIT SHOP DRAWINGS AS SPECIFIED UNDER 'SUBMITTALS' TO THE PROJECT ENGINEER FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INDICATE COMPONENT SIZES AND SHAPES, CONNECTION DETAILS INCLUDING ANY REQUIRED STEEL WORK, FINISHES, METHODS OF ASSEMBLY, MATERIALS SPECIFICATIONS AND DESIGN LOADS. INCLUDE DETAILED CALCULATIONS IF REQUIRED TO DO SO BY THE PROJECT ENGINEER.
- ALL CONNECTIONS NOT DETAILED ON THE STRUCTURAL DRAWINGS SHALL BE DESIGNED FOR THE UNFACTORED LOADS INDICATED ON THE DRAWINGS. CONNECTIONS DESIGNED BY THE CONTRACTOR SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA. CONNECTIONS SHALL BE DESIGNED TO CAN/CSA-086 TO RESIST FORCES, MOMENTS AND SHEARS INDICATED ON THE PLANS. CONNECTION DESIGN SHALL ALLOW FOR SHRINKAGE, CHECKING AND TWISTING. IN INSTANCES OF NON-COMPLIANCE THE FABRICATOR SHALL BE RESPONSIBLE FOR ADDITIONAL COSTS ASSOCIATED WITH ACHIEVING COMPLIANCE WITH THE STANDARD.
- SITE VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO SHOP DRAWINGS PRODUCTION.
- PROTECT TIMBER COMPONENTS FROM DAMAGE DURING SHIPPING, STORAGE ON SITE AND ERECTION. STORE IN A DRY AND WELL VENTILATED AREA. DAMAGED MEMBERS SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.
- UNLESS NOTED OTHERWISE ALL TIMBER SHALL BE DOUGLAS FIR #1 OR BETTER, S4S. TIMBER SHALL BE GRADED ACCORDING TO THE NATIONAL LUMBER GRADING ASSOCIATION (NLGA). GRADE STAMPS SHALL BE LOCATED SO AS NOT TO BE VISIBLE IN THE FINAL ASSEMBLY. THE CONTRACTOR SHALL MAINTAIN RECORDS OF GRADE MARKS AND CERTIFICATES INDICATING CONFORMANCE WITH THE DRAWINGS.
- IT IS ASSUMED THAT TIMBERS ARE TO BE CUT AND ASSEMBLED IN THEIR "GREEN" STATE. THE CONTRACTOR IS TO CONFIRM WITH THE BUILDING OWNER IF KILN DRYING IS DESIRED. UNDER EITHER CONDITION THE OWNER MUST EXPECT MOVEMENT OF THE MEMBERS WHICH COULD INCLUDE SHRINKAGE, CHECKING, TWISTING AND/OR BOWING.
- ALL JOINERY SHALL BE ACCURATELY CUT SO AS TO MAKE A NEAT, SNUG FIT. EXPOSED EDGES OF MEMBERS SHALL HAVE A MICRO-BEVEL.
- SUPPLY AND INSTALL ALL MISCELLANEOUS METALS AND FASTENERS REQUIRED FOR ASSEMBLY AND ERECTION. STEEL PLATE SHALL BE 300W (44W) GRADE. ERECTION BOLTS SHALL BE ASTM A307. THREADED ROD SHALL BE ASTM F1554, GRADE 36 OR ASTM A193 GRADE B7. BOLTS, NUTS AND WASHERS IN CONTACT WITH HOT DIPPED GALVANIZED STEEL SHALL BE HOT DIPPED GALVANIZED.
- EXCEPT PARTS OF MEMBERS TO BE GALVANIZED OR UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL STEEL WORK SHALL BE SHOP PRIMED. PRIMING SHALL BE IN ACCORDANCE WITH CISG/CPMA-1-73a "QUICK DRYING PRIMER" WHEN NO TOP COAT IS REQUIRED AND IN ACCORDANCE WITH CISG/CPMA-2-75 WHEN A TOP COAT IS SPECIFIED. IF A TOP COAT IS SPECIFIED THE PRIMER SHALL BE SELECTED ENSURING COMPATIBILITY WITH THE SPECIFIED SYSTEM. ITEMS SPECIFIED SHALL BE GALVANIZED SHALL BE HOT DIPPED GALVANIZED TO ASTM A123, C185 OR A653 MINIMUM ZINC COATING OF 600g/sq.m. FIELD TOUCH-UP ALL ABRASIONS, SCRATCHES, WELDS OR BOLTS.
- TIMBERS SHALL RECEIVE ONE COAT OF SHOP APPLIED CLEAR SEALER COMPATIBLE WITH THE FINAL FINISH SYSTEM.
- TIMBERS AND HEAVY TIMBER TRUSSES SHALL BE ERECTED IN CONFORMANCE WITH THE REVIEWED SHOP DRAWINGS, CODE REQUIREMENTS AND BEST TRADE PRACTICE. USE TEMPORARY BRACING AND GUY LINES TO ENSURE SAFETY AND PROPER ALIGNMENT. USE PADDING, BLOCKING AND NON-MARKING SLINGS TO PROTECT THE WORK DURING ERECTION.
- ASSEMBLED MEMBERS SHALL BE STRAIGHT, PLUMB, LEVEL AND SQUARE. PORTIONS OF THE STRUCTURE NOT ADEQUATELY BRACED BY DESIGN SHALL HAVE TEMPORARY BRACES UNTIL DECKING IS APPLIED. ALL JOINTS SHALL BE TIGHT.
- TOOLS USED TO DRIVE OR PULL JOINTS TOGETHER SHALL NOT PERMANENTLY MAR THE SURFACE OF THE MEMBERS.

**ISSUES**

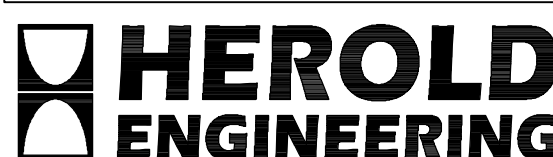
No.	DATE	ISSUED FOR
01	2022.05.17	50% REVIEW
02	2022.06.09	ISSUED FOR TENDER

SUB CONSULTANT

AMPHITRITE PARK

UCLUELET, BC

PUBLIC ARCHITECTURE AND COMMUNICATION



3701 Shenton Rd, Nanaimo, BC V9T 2H1  
Tel: 250-751-8558 Fax: 250-751-8559  
Email: mail@heroldengineering.com

©Copyright reserved. This drawing remains the exclusive property of Herold Engineering Limited and may not be reused or reproduced without written consent of Herold Engineering Limited.

**GENERAL NOTES**

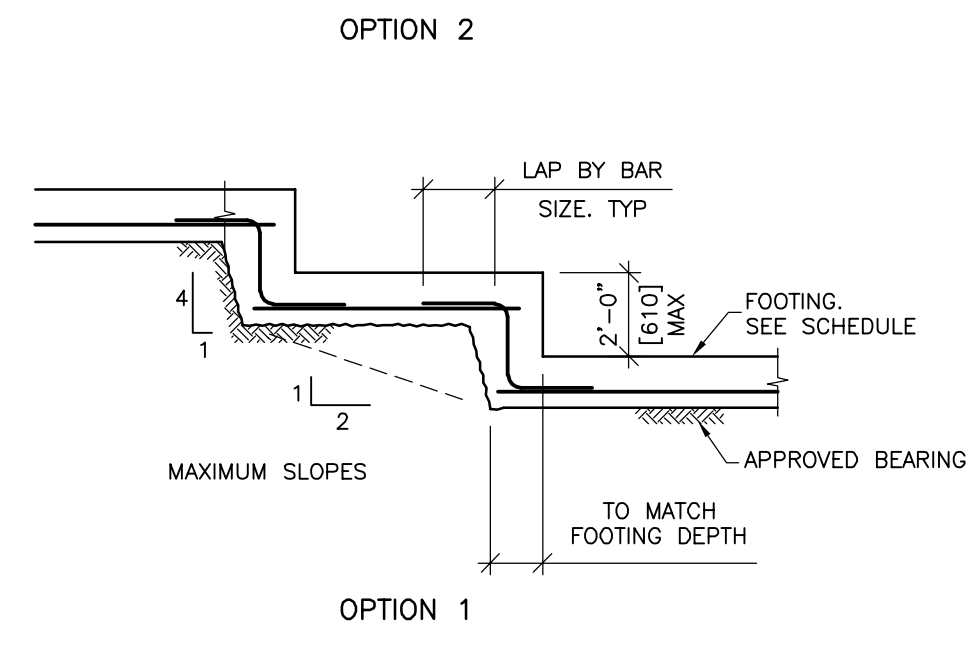
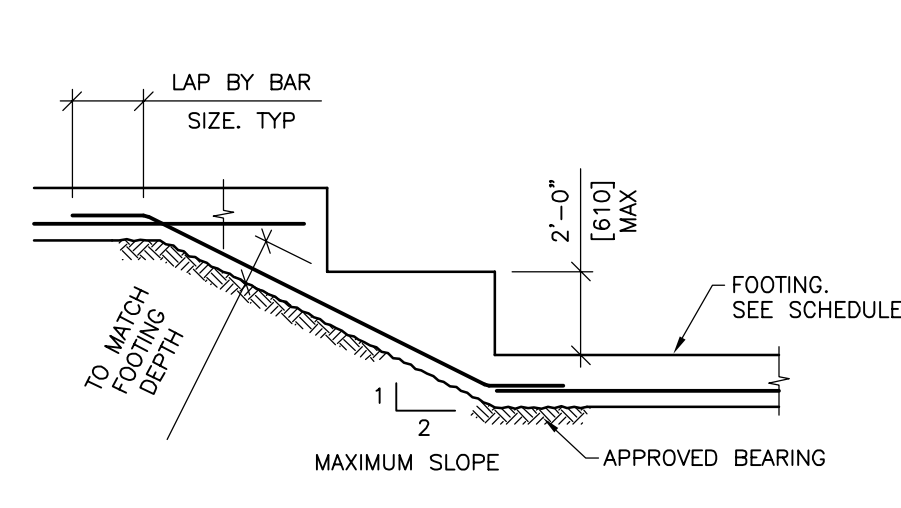
DESIGNED JDD	ENGINEER'S SEAL
DESIGN REVIEW	
DRAFTED JDD	
DRAFTING REVIEW	
PROJECT No. 5470-002	CLIENT DRAWING No. n/a
SCALE AS SHOWN	PERMIT No. n/a
HEL DRAWING No. <b>S102</b>	REVISION 02

STRUCTURAL STEEL HEL-024

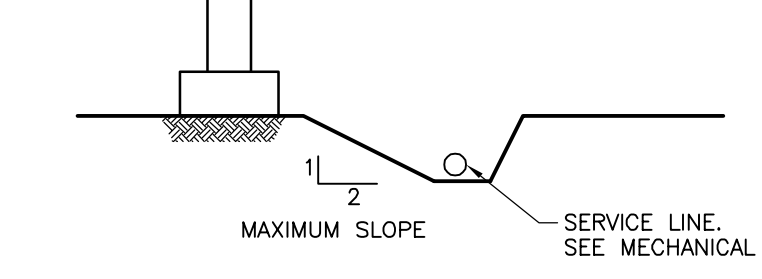
- ALL STEEL WORK SHALL BE IN ACCORDANCE WITH CSA-S16 AND THE REVIEWED SHOP DRAWINGS.
- THE STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS AS SPECIFIED UNDER 'SUBMITTALS' TO THE PROJECT ENGINEER FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INDICATE ALL DETAILS, FASTENERS, MATERIAL SPECIFICATIONS, FINISHES AND DESIGN LOADS.
- A COPY OF THE FABRICATOR'S CANADIAN WELDING BUREAU CERTIFICATES SHALL BE INCLUDED WITH THE SHOP DRAWING SUBMISSION.
- ALL WELDING SHALL BE IN ACCORDANCE WITH CSA W59 AND SHALL BE PERFORMED BY FABRICATORS "FULLY APPROVED" BY THE CANADIAN WELDING BUREAU UNDER CSA W55.3. FABRICATING SHOP TO HAVE A MINIMUM DIVISION 2.1 CERTIFICATION BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA W47.1 AND CSA W55.3 FOR RESISTANCE WELDING OF STRUCTURAL COMPONENTS. THE FABRICATOR SHALL SUBMIT PROOF OF CERTIFICATION PRIOR TO START OF WORK.
- ALL WELDING ELECTRODES SHALL CONFORM TO CSA W48.
- JOINTS THAT ARE TO BE WELDED SHALL BE KEPT FREE OF ALL FOREIGN MATTER INCLUDING PAINT, PRIMER OR OTHER COATINGS WHICH COULD BE DETRIMENTAL TO ACHIEVING A SOUND WELDMENT.
- CONNECTIONS NOT DETAILED ON THE STRUCTURAL DRAWINGS SHALL BE DESIGNED FOR THE LOADS INDICATED ON THE DRAWINGS. UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS CONNECTION DETAILS ARE SCHEMATIC ONLY AND FINAL CONNECTION CONFIGURATION IS THE RESPONSIBILITY OF THE FABRICATOR. USE A MINIMUM OF 2-M20 (3/4") A325 BOLTS PER CONNECTION. CONNECTIONS DESIGNED BY THE CONTRACTOR SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA. CONNECTIONS SHALL BE DESIGNED TO CSA-S16 TO RESIST FORCES, MOMENTS AND SHEARS INDICATED ON THE PLANS. IN INSTANCES OF NON-COMPLIANCE THE FABRICATOR SHALL BE RESPONSIBLE FOR ADDITIONAL COSTS ASSOCIATED WITH ACHIEVING COMPLIANCE WITH THE STANDARD.
- CONNECTIONS DETAILED ON THESE STRUCTURAL DRAWINGS SHALL BE FABRICATED AND ERECTED AS SHOWN. ALTERNATIVES MAY BE CONSIDERED AT THE SOLE DISCRETION OF THE STRUCTURAL ENGINEER OF RECORD BUT MUST BE PRE-APPROVED BY SAME. WHERE AN ALTERNATIVE IS APPROVED IT SHALL BE AT NO ADDITIONAL COST TO THE OWNER AND SHALL NOT NEGATIVELY IMPACT THE CONSTRUCTION SCHEDULE.
- FABRICATOR SHALL INCREASE WELD SIZES TO ACCOMMODATE SLOT WIDTHS SO THAT LEG SIZE AS SPECIFIED IS FULLY ON STEEL CONNECTION ELEMENT. FINAL WELD SIZE TO BE SHOWN ON THE SHOP DRAWINGS.
- STEEL USED IN THE SEISMIC FORCE RESISTING SYSTEM (SFRS) SHALL BE LIMITED TO CSA G40.20/G40.21, ASTM A913/A913M, ASTM A992/A992M, OR ASTM 1085.
- BOLTS AND ANCHOR RODS SHALL BE LONG ENOUGH THAT THE END OF THE BOLT OR ROD IS OUTSIDE THE FACE OF THE NUT.
- ALL BOLTS WITH OVERSIZED BOLT HOLES SHALL BE SLIP CRITICAL.
- SECONDARY STRUCTURAL ELEMENTS ARE TO BE DETAILED SUCH THAT THEY DO NOT IMPOSE DIRECT LOAD TRANSFER TO THE SFRS (SEISMIC FORCE RESISTING SYSTEM) WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.
- ALL WELDED, HEADED STUDS, AND WELDED DEFORMED BAR ANCHORS SHALL BE INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS IN ACCORDANCE WITH CSA W55.3.
- DO NOT FIELD BURN BASE PLATE HOLES OR CONNECTION BOLT HOLES UNLESS APPROVED IN WRITING BY THE ENGINEER. NO FIELD CUTTING OR ALTERATION OF STRUCTURAL MEMBERS IS TO OCCUR WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- IF ANCHOR BOLTS ARE MISPLACED OR BOLT HOLES MISAIGNED, INFORM THE ENGINEER.
- EXCEPT PARTS OF MEMBERS TO BE EMBEDDED IN CONCRETE OR GALVANIZED OR UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL STEEL WORK SHALL BE SHOP PRIMED. PRIMING SHALL BE IN ACCORDANCE WITH CISC/CPMA-1-73a "QUICK DRYING PRIMER" WHEN NO TOP COAT IS REQUIRED AND IN ACCORDANCE WITH CISC/CPMA-2-75 WHEN A TOP COAT IS SPECIFIED. IF A TOP COAT IS SPECIFIED THE PRIMER SHALL BE SELECTED ENSURING COMPATIBILITY WITH THE SPECIFIED SYSTEM. ITEMS SPECIFIED TO BE GALVANIZED SHALL BE HOT DIPPED GALVANIZED TO ASTM A123/A123M, MINIMUM ZINC COATING OF 600g/sq.m. FIELD TOUCH-UP ALL ABRASIONS, SCRATCHES, WELDS OR BOLTS WITH GALVAON OR EQUIVALENT.
- ALL EXTERIOR STEEL WORK AND STEEL PROTRUDING THROUGH THE BUILDING ENVELOPE SHALL BE HOT DIP GALVANIZED.
- GROUT UNDER BASE PLATES TO BE NON-SHRINK 48 MPa (7000 psi) AT 28 DAYS.
- PROVIDE STRUCTURAL STEEL TO CSA G40.20-04/G40.21-04 OR ASTM A992 WITH THE FOLLOWING GRADES:
 

PIPE RAILINGS	240W (35W)	TO ASTM A53
WIDE FLANGE BEAMS AND COLUMNS	350W (50W) OR ASTM A992/A992M OR ASTM A913/A913M	GRADE 50
CHANNELS AND ANGLES	300W (44W)	
HSS SECTIONS	350W (50W) CLASS 'C' OR ASTM 1085	
MISCELLANEOUS STEEL PLATES	300W (44W)	
- BOLT SIZING SHALL BE AS NOTED ON DRAWINGS AND DETAILS. PROVIDE BOLTS TO CSA G40.21-04 WITH THE FOLLOWING GRADES:
 

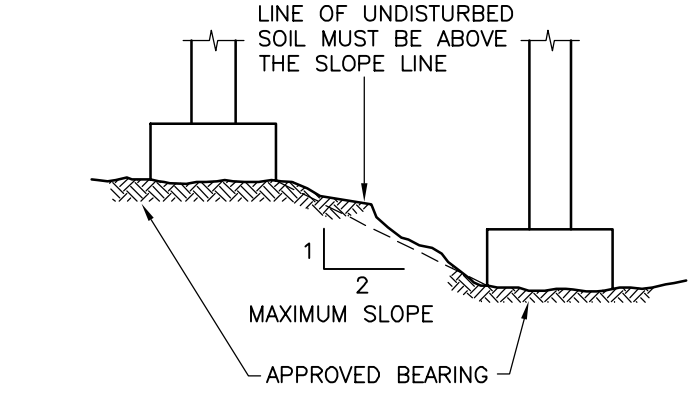
ERECTOR BOLTS TO ASTM A325	
FINAL BOLTED CONNECTIONS; ASTM A325 UNLESS NOTED OTHERWISE	
ANCHOR BOLTS SHALL MEET THE REQUIREMENTS OF ASTM F1554, GRADE 36 (36ksi YIELD STRENGTH)	
- WHEN ASTM 490/490M BOLTS ARE USED, THEY SHALL HAVE A ZINC/ALUMINUM COATING MEETING THE REQUIREMENTS OF ASTM F1136 GRADE 3. CORRESPONDING WASHERS SHALL BE COATED AS PER ASTM F1136 GRADE 3 DIP-SPIN, AND NUTS SHALL BE COATED AS PER ASTM F1136 GRADE 5 DIP-SPIN.
- THREADED ROD SHALL BE TO ASTM F1554 GRADE 36 (36 ksi YIELD STRENGTH)
- ALL PERIMETER DECK ANGLES REQUIRED TO BE CONTINUOUS AND FUNCTION AS PART OF THE ASSOCIATED DIAPHRAGM. PERIMETER ANGLE CONTINUITY SHALL BE MAINTAINED THROUGH THE USE OF FULL STRENGTH BUTT WELD OR SPLICE PLATES SIZED AND WELDED TO DEVELOP FULL TENSION CAPACITY OF ANGLE. UNLESS NOTED ON PLANS OR IN DETAILS THE PERIMETER ANGLE SHALL BE A MINIMUM SIZE OF L75x75x6 (L3"x3"x0.25").
- THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING DURING CONSTRUCTION. THE BRACING SHALL BE DESIGNED, INSTALLED AND MAINTAINED BY THE CONTRACTOR. THE BRACING SHALL BE REMOVED ONLY AFTER PERMANENT ROOF AND FLOOR DIAPHRAGMS, SHEAR WALLS AND BRACING ARE COMPLETE.
- THE CONTRACTOR SHALL PROVIDE SEAL WELDED CLOSURE PLATES AT ALL OPEN ENDS OF EXTERIOR HSS COLUMNS. PLATE THICKNESS SHALL BE A MINIMUM OF 6 mm (1/4") UNLESS NOTED OTHERWISE.
- THE ARCHITECT IS RESPONSIBLE FOR ENSURING ADEQUATE FIRE PROTECTION FOR ALL STRUCTURAL STEEL IN ACCORDANCE WITH CAN/ULC-S101.
- WELDING OF STEEL USED IN THE 'SFRS' SHALL BE MADE WITH FILLER METALS THAT HAVE A MINIMUM AVERAGE CHARPY V-NOTCH IMPACT TEST VALUE OF 27J AT -18°C. THE IMPACT TESTS SHALL BE CERTIFIED IN ACCORDANCE WITH CSA W48-06. IN ADDITION, DEMAND CRITICAL WELDS SHALL BE MADE WITH FILLER METALS THAT HAVE A MINIMUM AVERAGE CHARPY V-NOTCH IMPACT TEST VALUE OF 54J AT -18°C. DEMAND CRITICAL WELDS SHALL BE INDICATED ON THE DRAWINGS.
- ALL BOLTS USED IN CONNECTIONS OF THE 'SFRS' SHALL BE PRE-TENSIONED AND HAVE SURFACES OF CLASS 'A' OR BETTER.
- AT EVERY STOREY, THE TWO DISCONTINUOUS FRAMING MEMBERS IN EVERY CROSS BRACING BAY SHALL BE FABRICATED FROM THE SAME HEAT.
- "PROTECTED ZONES" OF THE 'SFRS' AS INDICATED ON THE DRAWINGS SHALL NOT HAVE ANY ATTACHMENTS OR PENETRATIONS WITHIN THE ZONE. THIS INCLUDES BUT IS NOT LIMITED TO; WELDING, BOLTING, SCREWING, POWDER ACTUATED PIN CONNECTIONS, FACADES, PARTITIONS, DUCTWORK AND PIPING. PUDDLE WELDING TO SECURE DECKING IS THE ONLY EXCEPTION ALLOWED. PROTECTED ZONES MUST BE CLEARLY INDICATED ON SITE BY MEANS OF COATINGS AND LABELS ON BOTH SIDES OF THE MEMBER WITH LARGE LETTERING CONVEYING THE RESTRICTIONS.



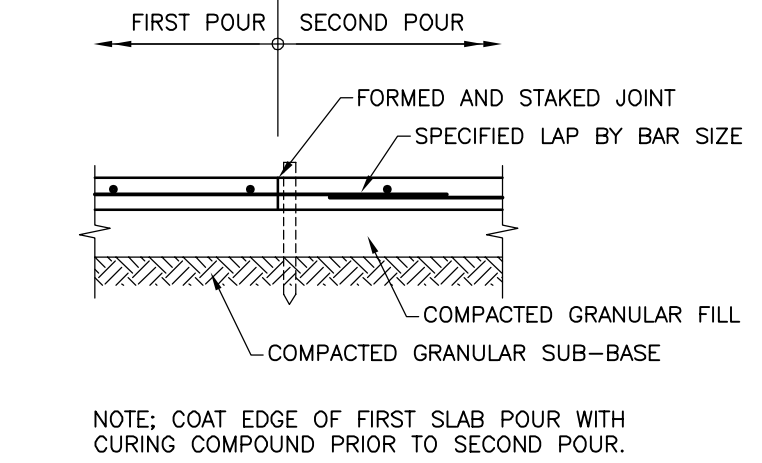
TYPICAL STEPPED FOOTING DETAIL  
NOT TO SCALE



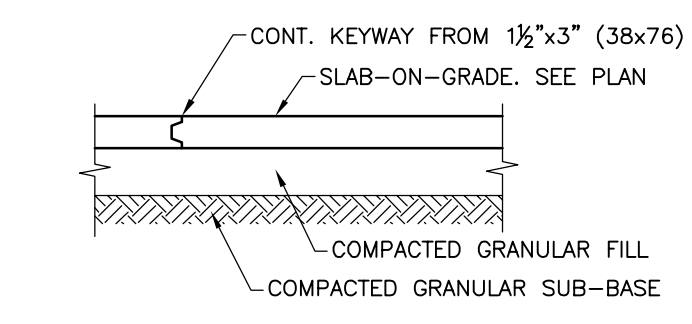
TYPICAL SERVICE TRENCH  
NOT TO SCALE



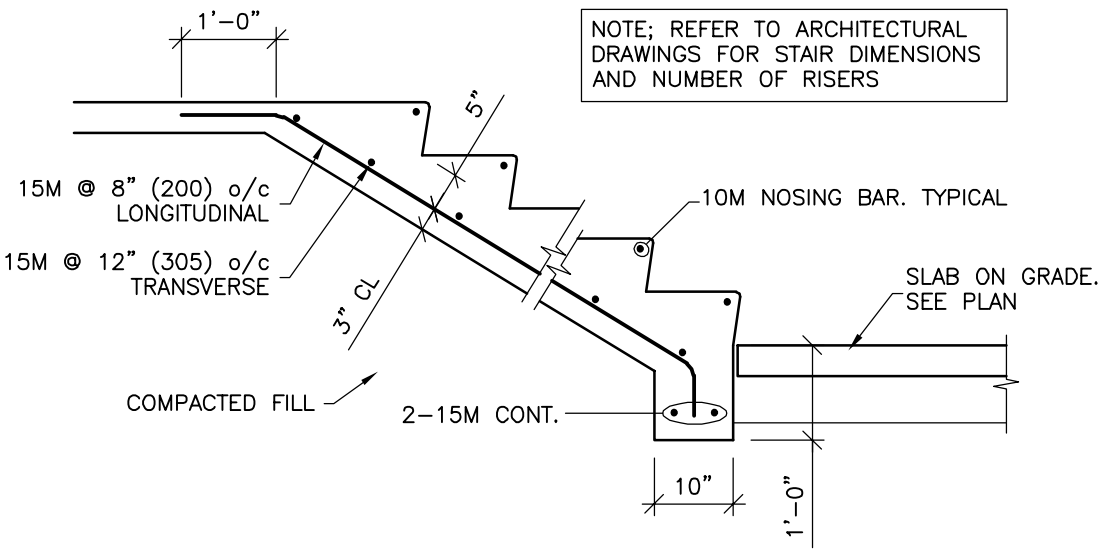
TYPICAL ADJACENT FOOTINGS  
NOT TO SCALE



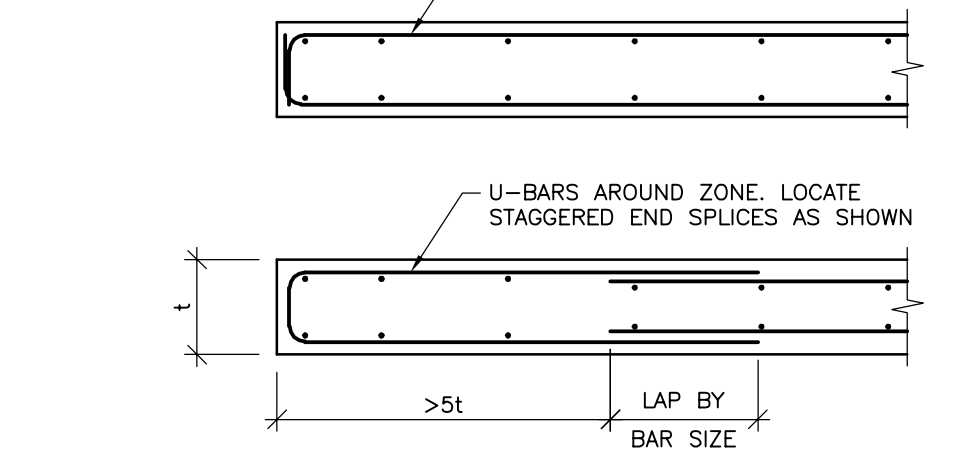
REINFORCED SLAB  
TYPICAL SLAB-ON-GRADE CONSTRUCTION JOINT  
NOT TO SCALE



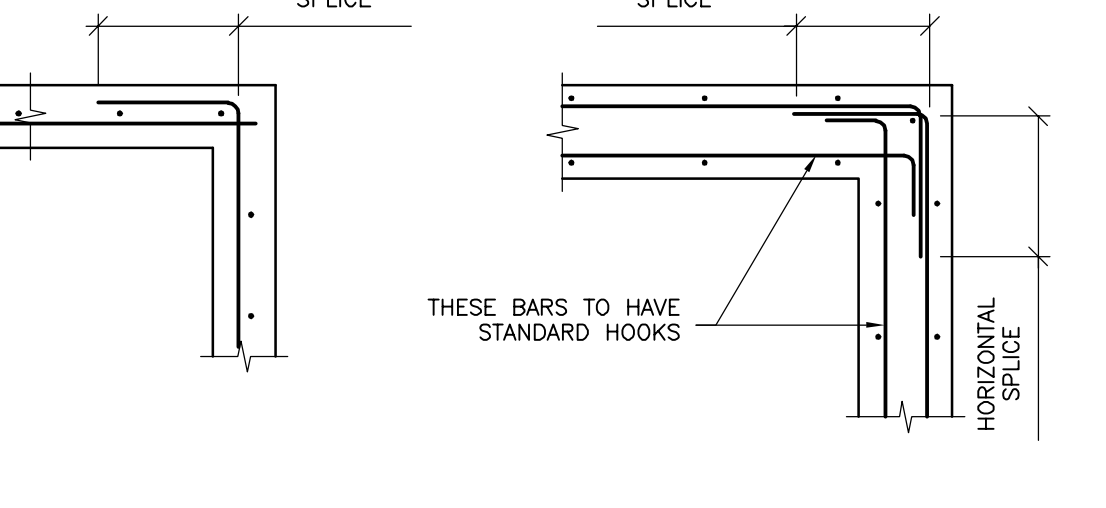
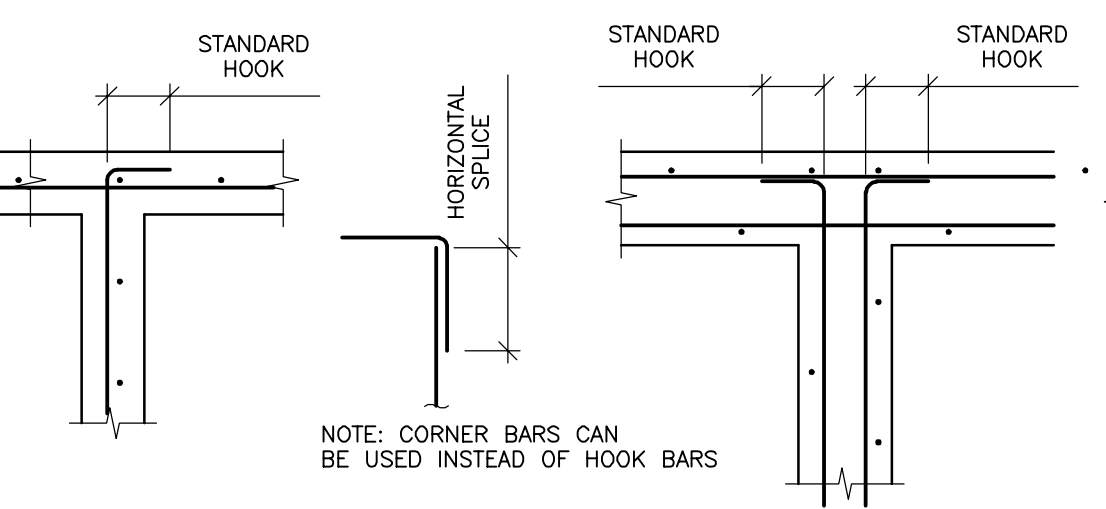
UNREINFORCED SLAB  
TYPICAL SLAB-ON-GRADE CONSTRUCTION JOINT  
NOT TO SCALE



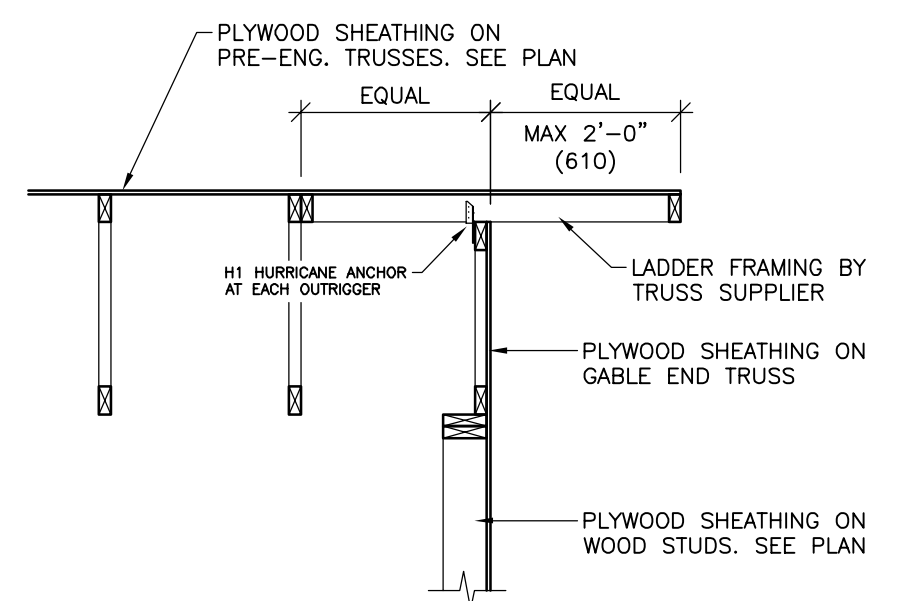
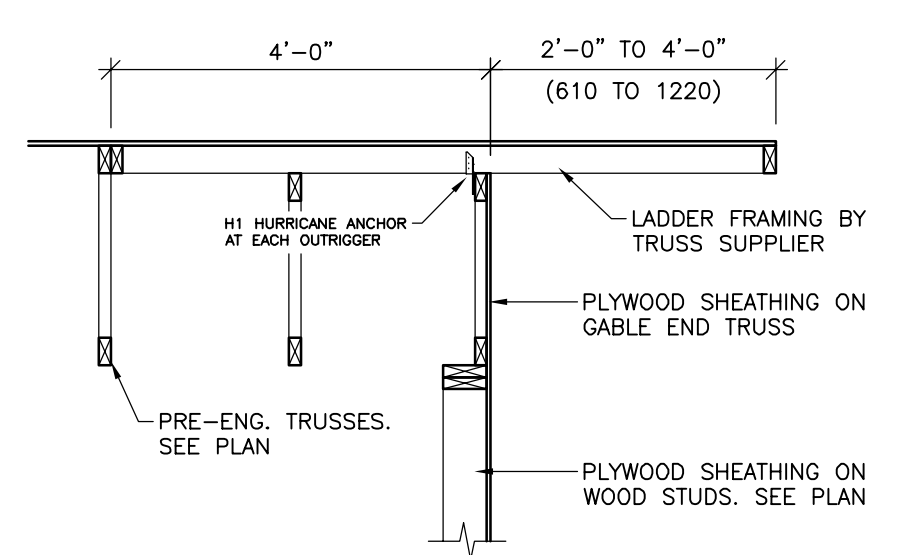
TYPICAL ON-GRADE STAIR DETAIL  
NOT TO SCALE



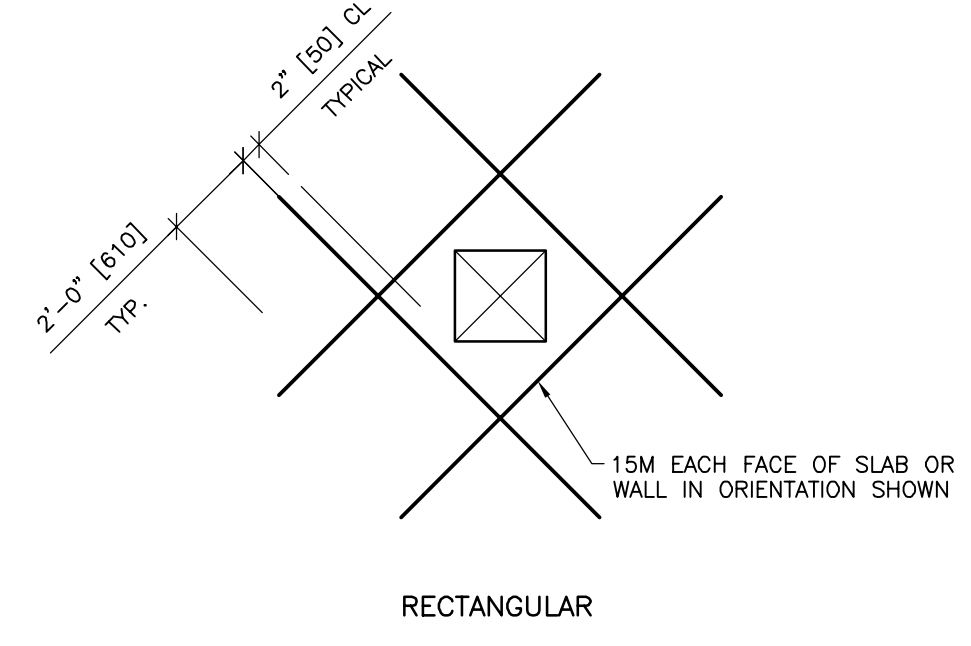
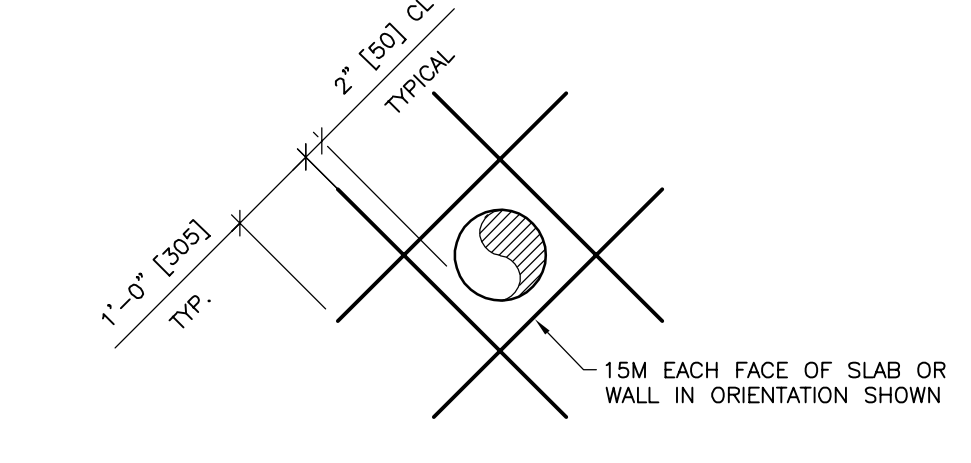
TYPICAL REINFORCING AT WALL ENDS  
NOT TO SCALE



TYPICAL WALL REINFORCING AT CORNERS  
NOT TO SCALE



TYPICAL GABLE OVERHANG DETAIL  
NOT TO SCALE



FOR OPENINGS UP TO 24"x24"  
TYPICAL REINFORCING AROUND OPENINGS  
NOT TO SCALE

ISSUES		
No.	DATE	ISSUED FOR
01	2022.05.17	50% REVIEW
02	2022.06.09	ISSUED FOR TENDER

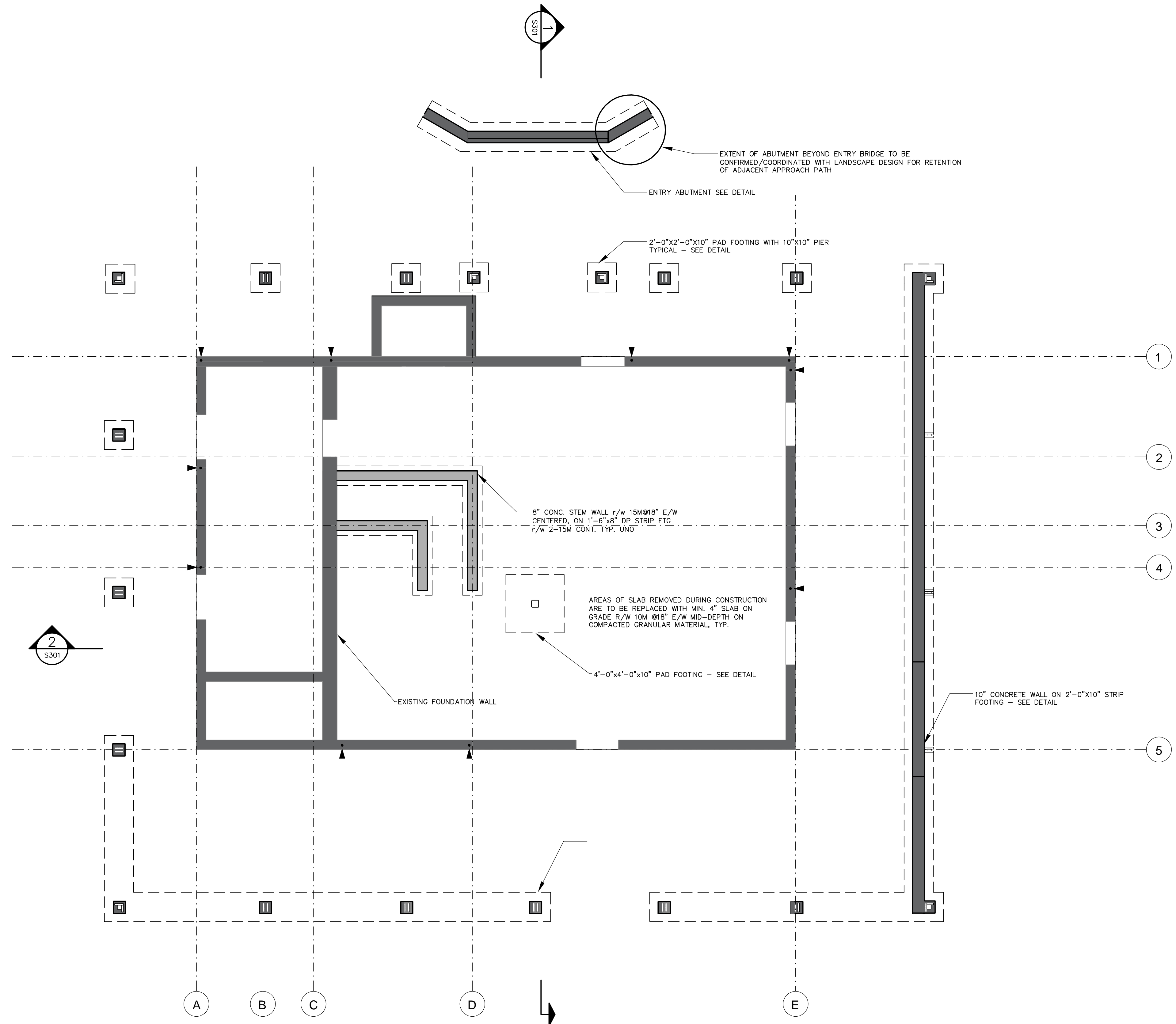
SUB CONSULTANT

AMPHITRITE PARK  
UCLUELET, BC  
PUBLIC ARCHITECTURE AND COMMUNICATION

**HEROLD ENGINEERING**  
3701 Shenton Rd, Nanaimo, BC V9T 2H1  
Tel: 250-751-8558 Fax: 250-751-8559  
Email: mail@heroldengineering.com

©Copyright reserved. This drawing remains the exclusive property of Herold Engineering Limited and may not be reused or reproduced without written consent of Herold Engineering Limited.

GENERAL NOTES & TYPICAL DETAILS	
DESIGNED JDD	ENGINEER'S SEAL
DESIGN REVIEW	
DRAFTED JDD	
DRAFTING REVIEW	
PROJECT No. 5470-002	CLIENT DRAWING No. n/a
SCALE AS SHOWN	PERMIT No. n/a
HEL DRAWING No. <b>S103</b>	REVISION 02



**FOUNDATION PLAN**  
1/4" = 1'-0"

▼ DENOTES LOCATION OF SEISMIC HOLD DOWNS AT SHEAR WALL LOCATIONS. REFER TO HOLD DOWN/SHEAR WALL SCHEDULE

ISSUES	
No.	DATE ISSUED FOR
01	2022.05.17 50% REVIEW
02	2022.06.09 ISSUED FOR TENDER

SUB CONSULTANT

**AMPHITRITE PARK**

UCLUELET, BC

PUBLIC ARCHITECTURE + COMMUNICATION

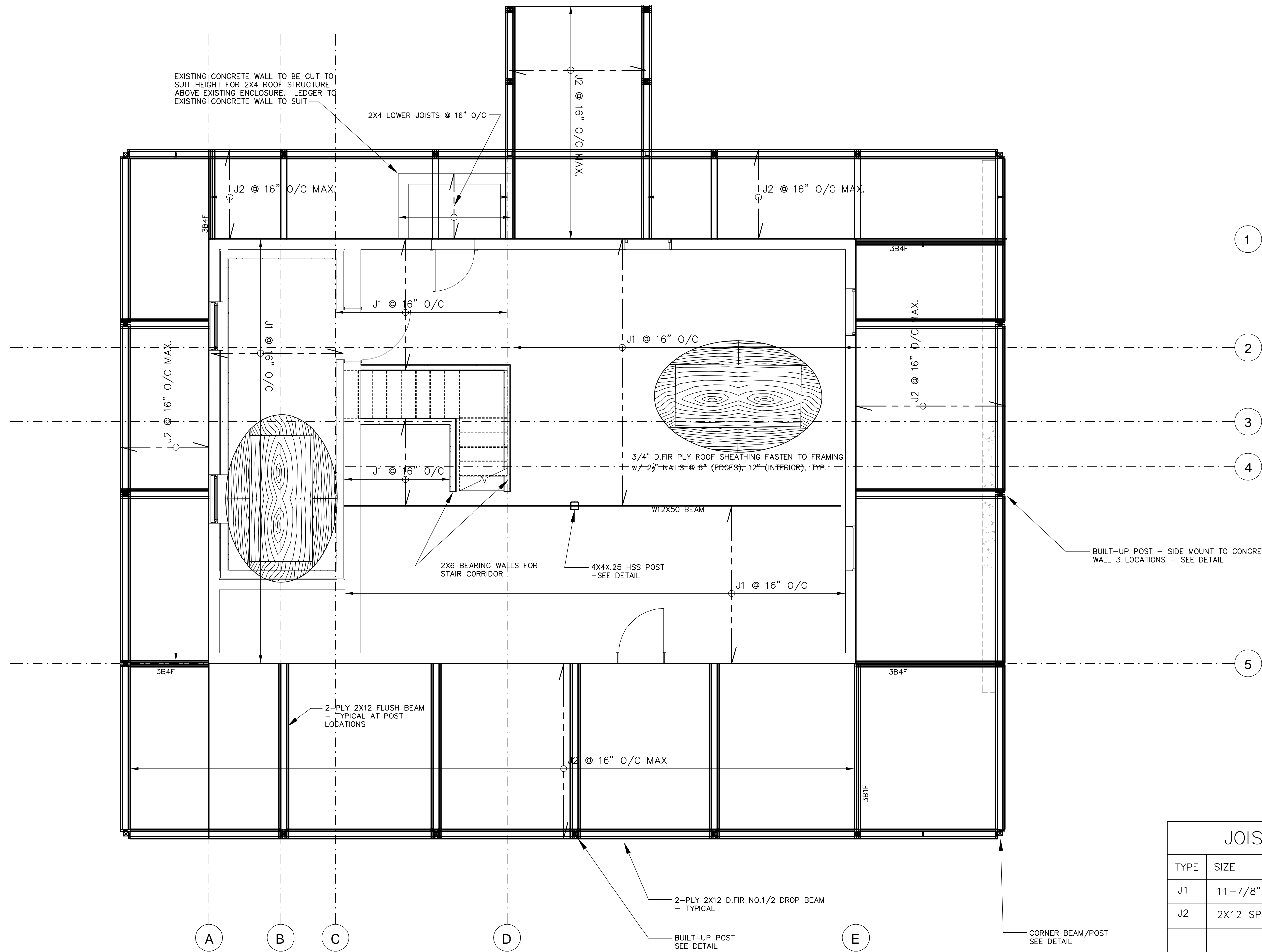
**HEROLD ENGINEERING**

3701 Shenton Rd, Nanaimo, BC V9T 2H1  
Tel: 250-751-8558 Fax: 250-751-8559  
Email: mail@heroldengineering.com

©Copyright reserved. This drawing remains the exclusive property of Herold Engineering Limited and may not be reused or reproduced without written consent of Herold Engineering Limited.

**FOUNDATION PLAN**

DESIGNED JDD	ENGINEER'S SEAL
DESIGN REVIEW	
DRAFTED JDD	
DRAFTING REVIEW	
PROJECT No. 5470-002	CLIENT DRAWING No. n/a
SCALE AS SHOWN	PERMIT No. n/a
HEL DRAWING No. <b>S201</b>	REVISION 02



NOTE: DECK JOIST SPACING IS NOTED AS MAXIMUM SPACING. REFER TO A1.1 FOR LAYOUT/QUANTITIES

NOTE: ENGINEERED ROOF AND FLOOR SYSTEM SHOP DRAWINGS TO BE SUBMITTED TO ENGINEER FOR REVIEW AND CO-ORDINATION PRIOR TO FABRICATION

FLOOR AND DECK FRAMING PLAN  
1/4" = 1'-0"

JOIST SCHEDULE	
TYPE	SIZE
J1	11-7/8" TJI BY OTHERS
J2	2X12 SPF NO.1/2

POST SCHEDULE		
POST TYPE	SIZE	CRIPPLE TYPE
P1	2x6 SPF NO.1/2	C1
P2	2x4 SPF NO.1/2	C2
P3	4X4X.25 HSS	

**POST LEGEND**

UNLABELLED POSTS TO BE 2 PLY; 1 STUD & 1 CRIPPLE FOR DROPPED BEAMS

LABELLED POSTS

TOTAL NUMBER OF PLYS  
SIZE OF STUD

NUMBER OF CRIPPLES  
SIZE OF CRIPPLE

ALL UNLABELLED CRIPPLES ARE 2 PLY

NOTE: GRAVITY POSTS SPECIFIED HERE AND ON PLAN ARE IN ADDITION TO SHEARWALL POSTS

BEARING WALL SCHEDULE	
EXTERIOR WALLS	INTERIOR PARTITIONS
2x6 @ 16" o/c SPF #1/2	2x4 @ 16" o/c SPF #1/2

NOTES: STUDS AND PLATES SPF No. 1/2 OR BETTER. ALL ANCHOR BOLTS TO BE 3/8" x 8" LG @ 48" o/c C/W 3" PROJECTION U.N.O.

WOOD BEAM SCHEDULE		
TYPE	SIZE	GRADE
B1	2X10 H.FIR OR SPF	NO.1/NO.2
B2	1-3/4" x 9-1/4" MICROLAM LVL	2.0E
B3	1-3/4" x 11-7/8" MICROLAM LVL	2.0E
B4	2X12 SPF NO.1/2	2.0E
B5	1-3/4" x 14" MICROLAM LVL	2.0E

**LEGEND**

SIZE OF MEMBER  
DENOTES FLUSH BEAM

NOTES:

- ALL BEAMS DROPPED U.N.O.
- MULTI PLY SCL NOT ALLOWED UNLESS APPROVED BY THE ENGINEER
- ALL UNLABELLED BEAMS ARE 2B1

**DRAWING NOTES:**

- ALL JOIST AND BEAM HANGERS FOR ENGINEERED MATERIAL BY SUPPLIER.
- SIMPSON HURRICANE CLIPS BETWEEN TRUSSES AND WALLS BY TRUSS SUPPLIER.
- REFER TO GENERAL NOTES FOR ADDITIONAL SPECIFICATIONS.

NOTE: THESE PLANS HAVE BEEN PREPARED FROM ARCHITECTURAL BASE PLANS. ALL DIMENSIONS ARE TO BE CONFIRMED WITH CURRENT ARCHITECTURAL DRAWINGS AND DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION FOR EVALUATION.

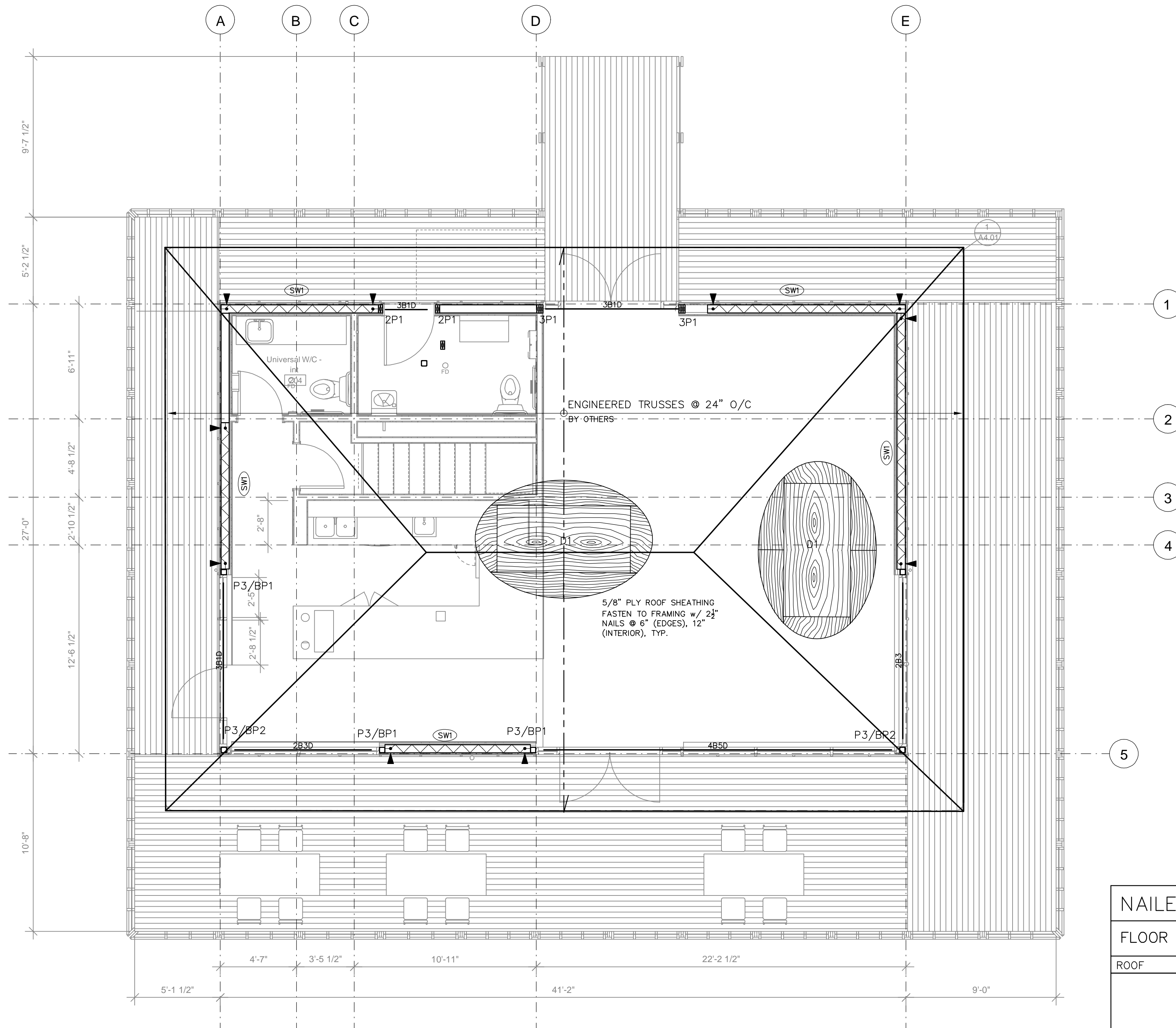
ISSUES	
No.	DATE ISSUED FOR
01	2022.05.17 50% REVIEW
02	2022.06.09 ISSUED FOR TENDER

SUB CONSULTANT

AMPHITRITE PARK  
UCLUELET, BC  
PUBLIC ARCHITECTURE + COMMUNICATION

**HEROLD ENGINEERING**  
3701 Shenton Rd, Nanaimo, BC V9T 2H1  
Tel: 250-751-8558 Fax: 250-751-8559  
Email: mail@heroldengineering.com

DECK AND FLOOR FRAMING PLAN	
DESIGNED JDD	ENGINEER'S SEAL
DESIGN REVIEW	
DRAFTED JDD	
DRAFTING REVIEW	
PROJECT No. 5470-002	CLIENT DRAWING No. n/a
SCALE AS SHOWN	PERMIT No. n/a
HEL DRAWING No. <b>S202</b>	REVISION 02



**SHEAR WALL AND ROOF FRAMING PLAN**  
1/4" = 1'-0"

NOTE: ENGINEERED ROOF AND FLOOR SYSTEM SHOP DRAWINGS TO BE SUBMITTED TO ENGINEER FOR REVIEW AND CO-ORDINATION PRIOR TO FABRICATION

**BEARING WALL SCHEDULE**

EXTERIOR WALLS	INTERIOR PARTITIONS
2x6 @ 16" o/c SPF #1/2	2x4 @ 16" o/c SPF #1/2

NOTES: STUDS AND PLATES SPF No. 1/2 OR BETTER. ALL ANCHOR BOLTS TO BE 5/8"Øx8" LG @ 48" o/c C/W 3" PROJECTION U.N.O.

**WOOD BEAM SCHEDULE**

TYPE	SIZE	GRADE
B1	2X10 H.FIR OR SPF	NO.1/NO.2
B2	1-3/4" x 9-1/4" MICROLAM LVL	2.0E
B3	1-3/4" x 11-7/8" MICROLAM LVL	2.0E
B4	2X12 SPF NO.1/2	2.0E
B5	1-3/4" x 14" MICROLAM LVL	2.0E

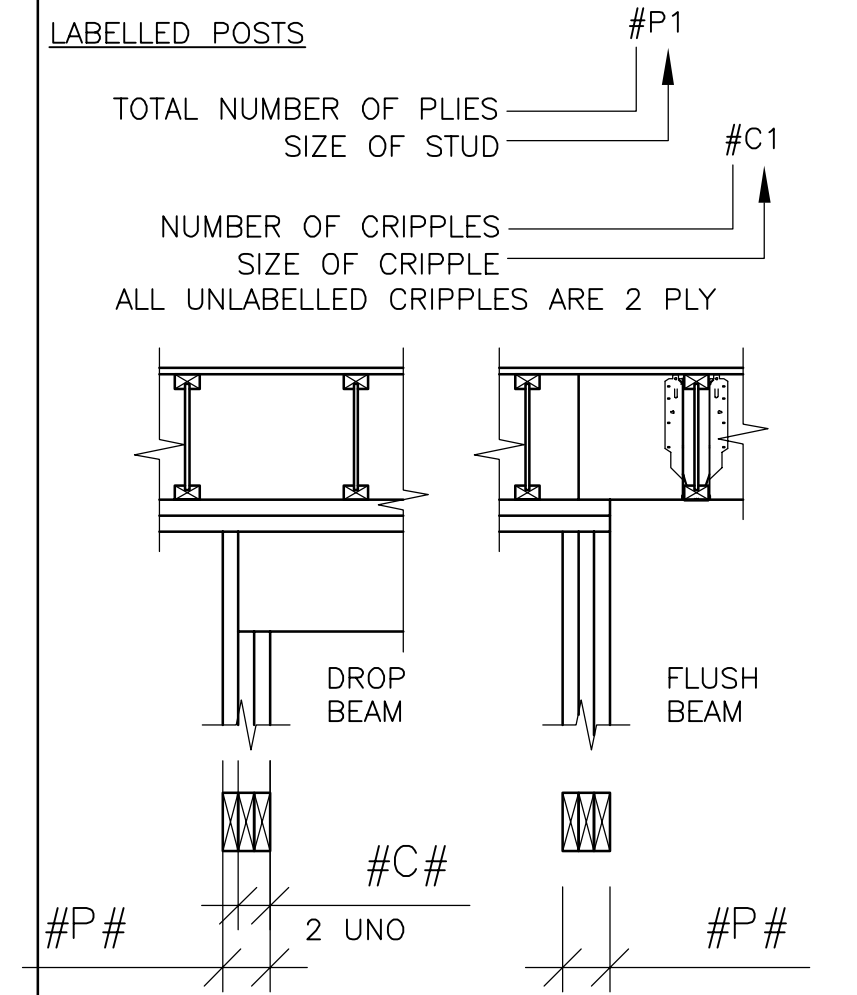
**LEGEND**  
SIZE OF MEMBER DENOTES FLUSH BEAM

NOTES:  
1. ALL BEAMS DROPPED U.N.O.  
2. MULTI PLY SCL NOT ALLOWED UNLESS APPROVED BY THE ENGINEER  
3. ALL UNLABELLED BEAMS ARE 2B1

**POST SCHEDULE**

POST TYPE	SIZE	CRIPPLE TYPE
P1	2x6 SPF NO.1/2	C1
P2	2x4 SPF NO.1/2	C2
P3	4X4X.25 HSS	

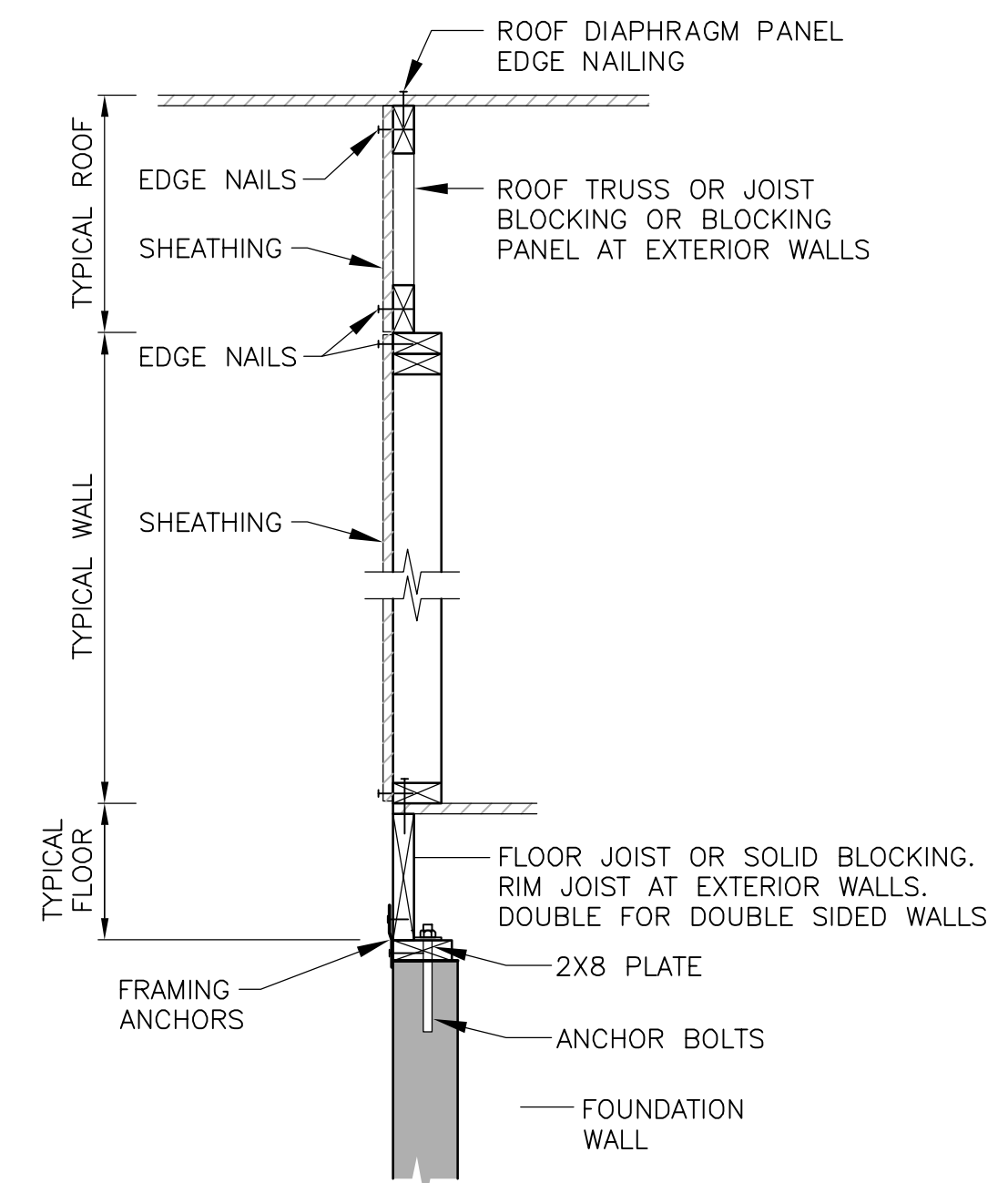
**POST LEGEND**  
UNLABELLED POSTS TO BE 2 PLY; 1 STUD & 1 CRIPPLE FOR DROPPED BEAMS



**NAILED PLYWOOD SHEAR WALL SCHEDULE**

FLOOR	LEGEND	(SW1)
ROOF		
MAIN FLOOR	FRAMING ANCHORS END POSTS EDGE NAILS SHEATHING STUD SIZE & SPACING	A35 @ 4" o/c 3-2x6 2 1/2" @ 2" o/c 1/2", 1 SIDE 2x6 @ 16" o/c SPF #1/2 STUDS
	BOTTOM PLATE ANCHOR BOLTS	5/8"Ø @ 8" o/c 8" LG, 5" EMBED
	HOLD-DOWN TYPE H.D. ANCHOR ROD	SIMPSON HDU11, 1"Ø ANCHOR ROD DRILL AND EPOXY SET WITH SIMPSON "SET XP" HIGH STRENGTH EPOXY. EMBED 16" INTO EXISTING CONC. WALL

NOTE: SEE DRAWING NOTES ON SHEAR WALL DETAIL SHEET. ALL TIE-DOWNS, HOLD-DOWNS AND FRAMING ANCHORS ARE BY SIMPSON STRONG-TIE UNLESS NOTED OTHERWISE. ALTERNATES ARE TO BE APPROVED BY THE ENGINEER PRIOR TO MATERIAL ORDERING. POSTS SPECIFIED HERE ARE IN ADDITION TO GRAVITY POSTS SPECIFIED ON PLAN. REFER TO SIMPSON CATALOG FOR INSTALLATION REQUIREMENTS.



**SHEARWALL KEY SECTION**  
N.T.S.

**ISSUES**

No.	DATE	ISSUED FOR
01	2022.05.17	50% REVIEW
02	2022.06.09	ISSUED FOR TENDER

SUB CONSULTANT

**AMPHITRITE PARK**  
UCLUELET, BC  
PUBLIC ARCHITECTURE AND COMMUNICATION

**HEROLD ENGINEERING**  
3701 Shenton Rd, Nanaimo, BC V9T 2H1  
Tel: 250-751-8558 Fax: 250-751-8559  
Email: mail@heroldengineering.com

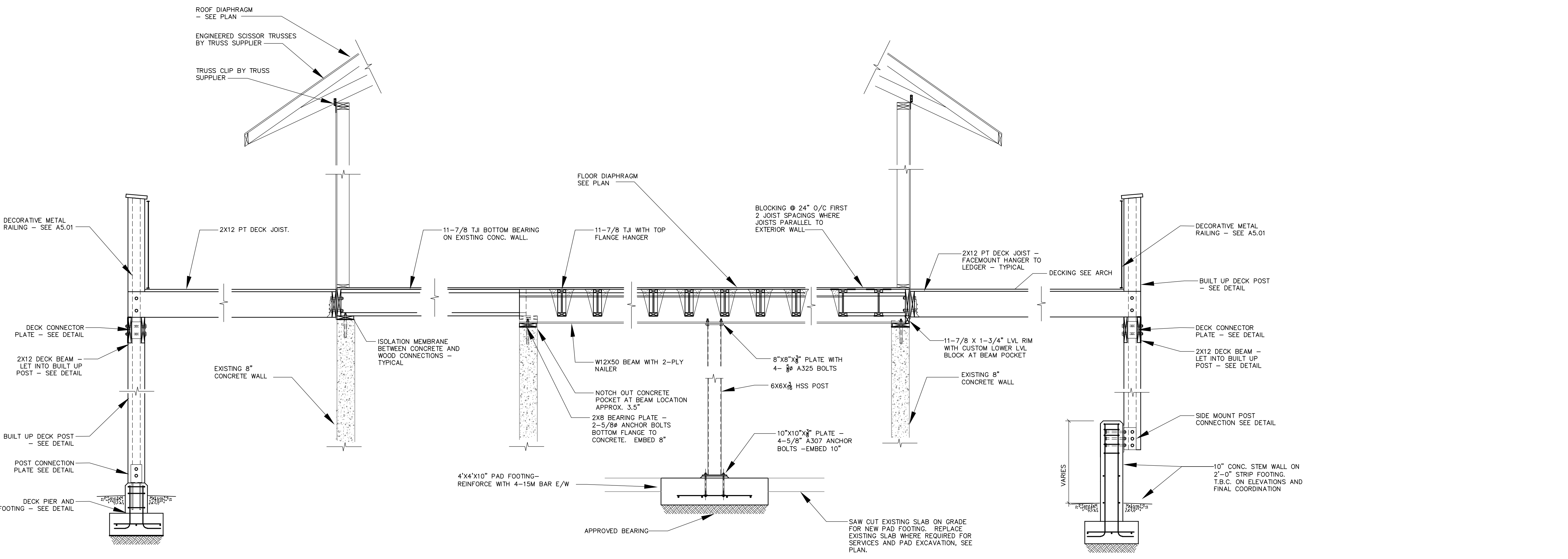
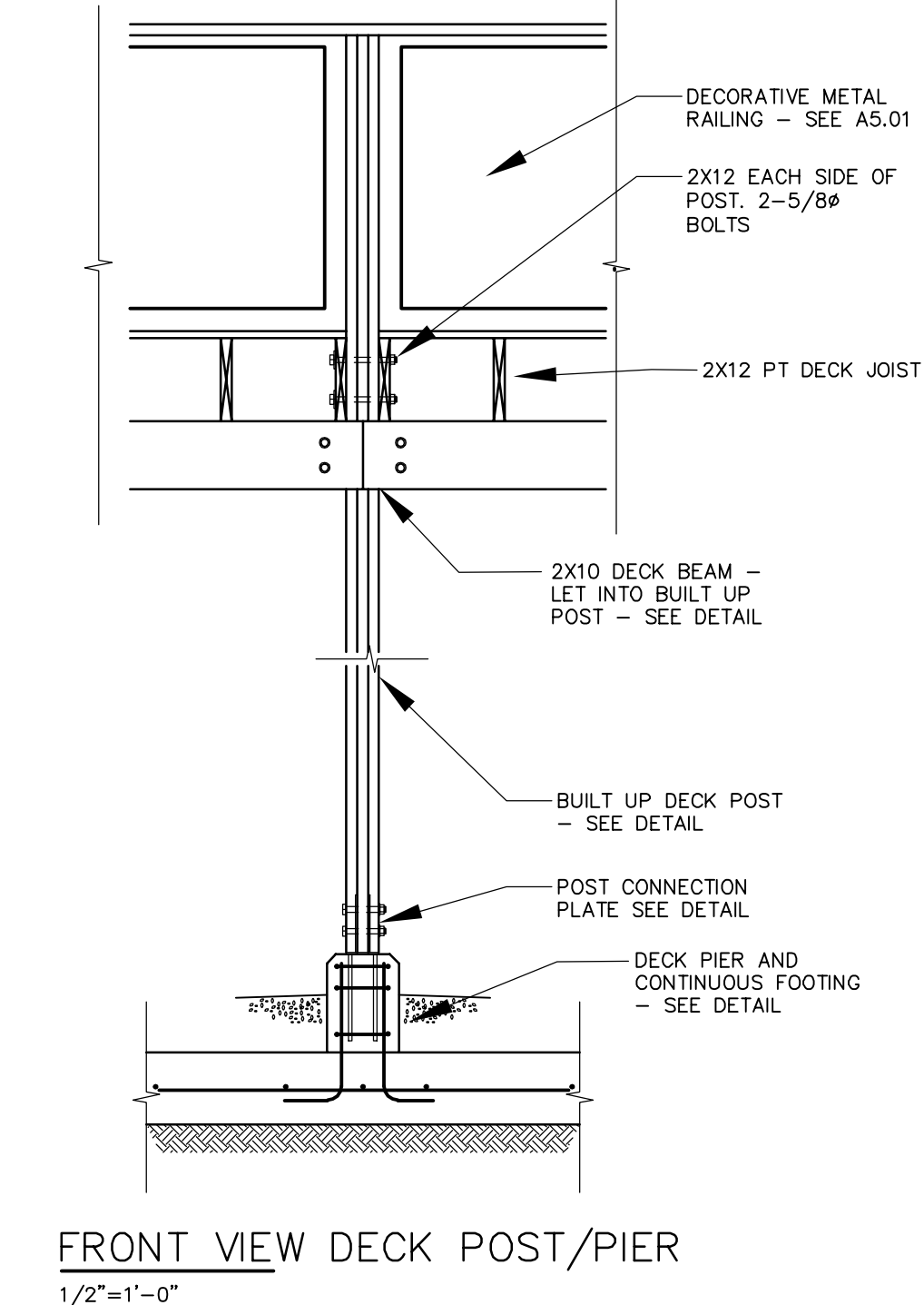
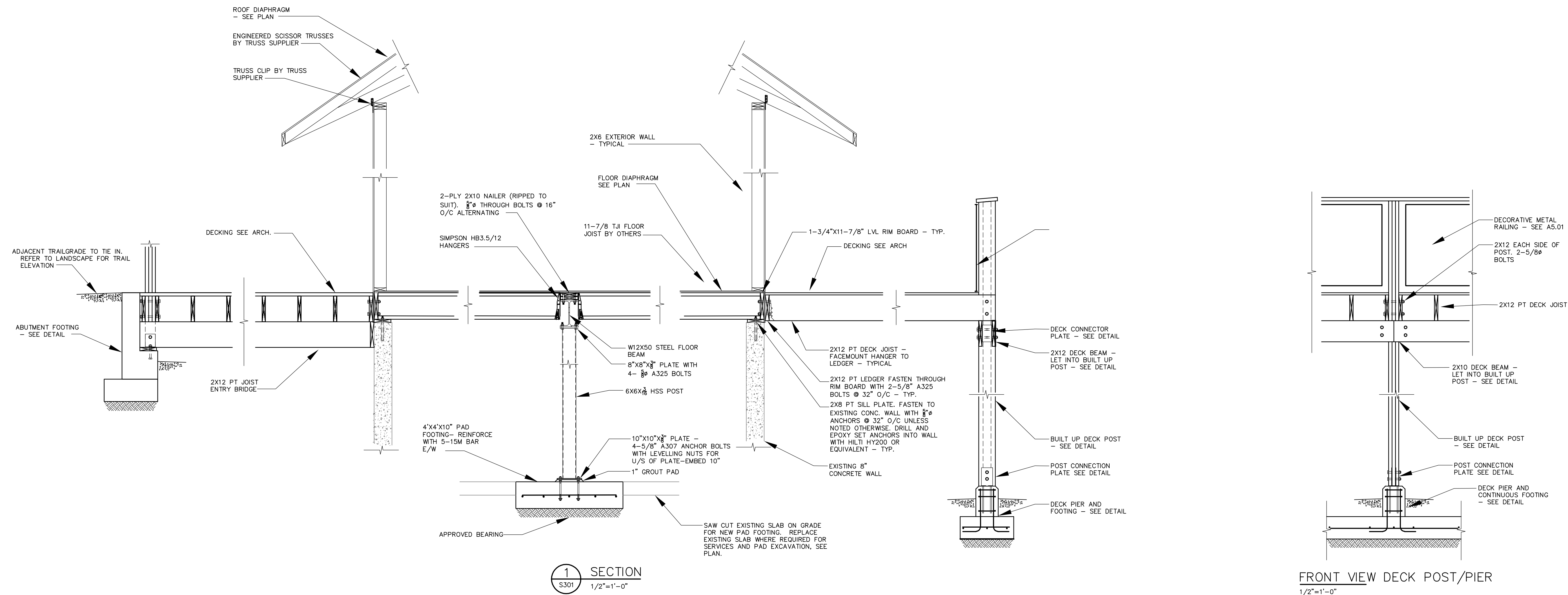
Copyright reserved. This drawing remains the exclusive property of Herold Engineering Limited and may not be reused or reproduced without written consent of Herold Engineering Limited.

**MAIN FLOOR AND ROOF FRAMING PLAN**

DESIGNED JDD	ENGINEER'S SEAL
DESIGN REVIEW JDD	
DRAFTED JDD	PROJECT No. 5470-002
DRAFTING REVIEW	
	CLIENT DRAWING No. n/a
	SCALE AS SHOWN
	PERMIT No. n/a
HEL DRAWING No. <b>S203</b>	REVISION 02

ISSUES	
No.	DATE ISSUED FOR
02	2022.05.17 50% REVIEW
02	2022.06.09 ISSUED FOR TENDER

SUB CONSULTANT



AMPHITRITE PARK  
UCLUELET, BC  
PUBLIC ARCHITECTURE AND COMMUNICATION

**HEROLD ENGINEERING**  
3701 Shenton Rd, Nanaimo, BC V9T 2H1  
Tel: 250-751-8558 Fax: 250-751-8559  
Email: mail@heroldengineering.com

©Copyright reserved. This drawing remains the exclusive property of Herold Engineering Limited and may not be reused or reproduced without written consent of Herold Engineering Limited.

STRUCTURAL SECTIONS	
DESIGNED JDD	ENGINEER'S SEAL
DESIGN REVIEW	
DRAFTED JDD	
DRAFTING REVIEW	
PROJECT No. 5470-002	CLIENT DRAWING No. n/a
SCALE AS SHOWN	PERMIT No. n/a
HEL DRAWING No. <b>S301</b>	REVISION 02

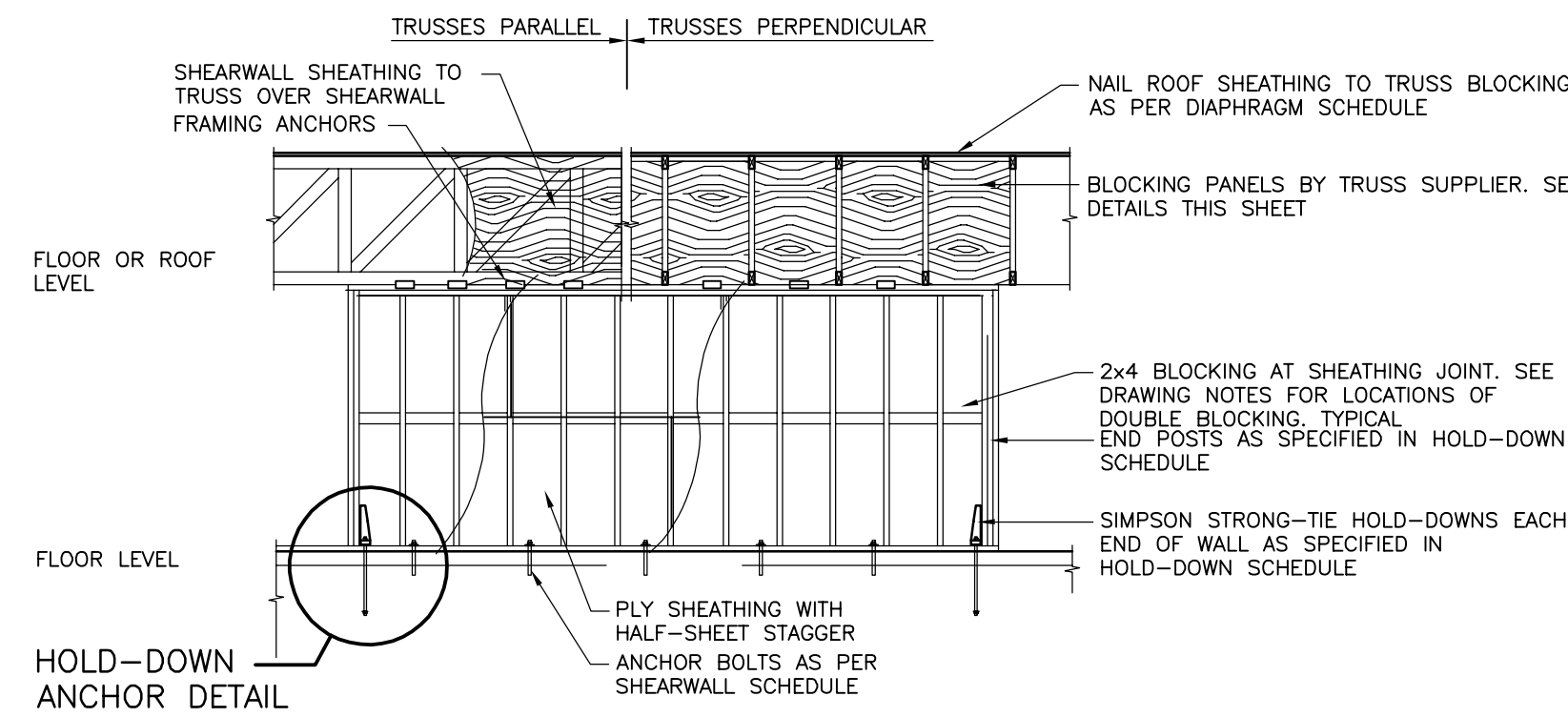
DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

**ALLOWABLE SHEARWALL OPENING NOTES**

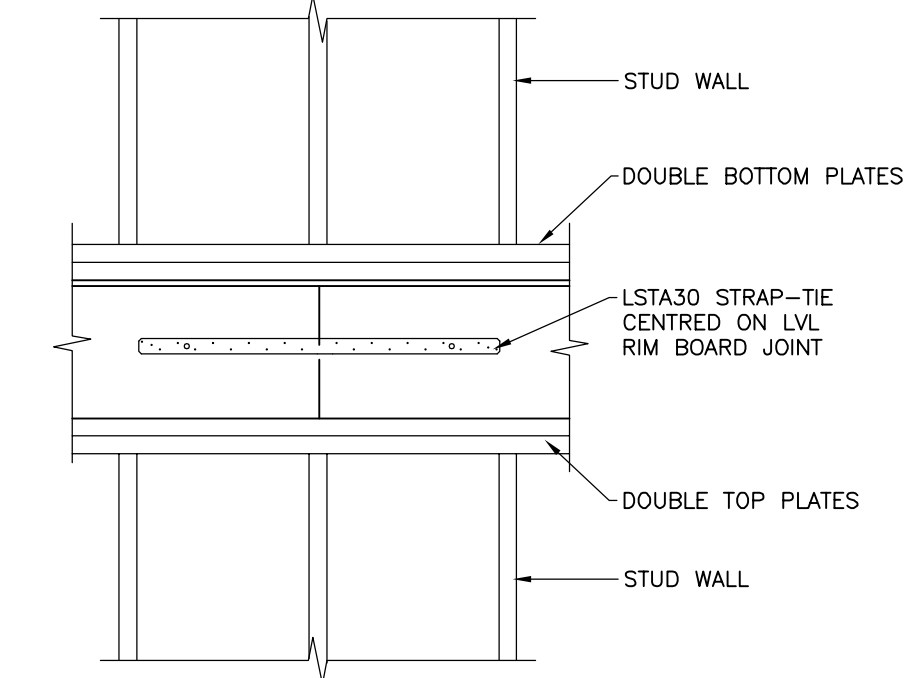
1. OPENINGS SHALL NOT DISPLACE ANCHORAGE AT THE TOP AND BOTTOM OF THE WALL.
2. LOCATE OPENINGS AT LEAST 2'-6" HORIZONTALLY FROM TIE-DOWNS AND HOLD-DOWN BRACKET POSTS.
3. LOCATE OPENINGS SO THERE IS AT LEAST 12" OF PLYWOOD ABOVE AND/OR BELOW.
4. TOP AND BOTTOM PLATES OF SHEARWALLS SHALL NOT BE CUT EXCEPT AS NOTED IN 5, 6 AND 7 BELOW.
5. HOLES IN 2x4 TOP PLATES SHALL NOT EXCEED ONE 1" HOLE PER STUD SPACE.
6. HOLES IN 2x6 TOP PLATES SHALL NOT EXCEED ONE 1 1/2" HOLE PER STUD SPACE.
7. HOLES IN 2x8 TOP PLATES SHALL NOT EXCEED ONE 1 3/4" HOLE PER STUD SPACE.
8. OPENINGS MUST FIT BETWEEN STUDS. STUDS SHALL NOT BE CUT.
9. FOR OPENINGS BETWEEN 6" AND 8" IN ANY DIRECTION INSTALL SOLID BLOCKING THE SAME SIZE AS THE STUDS ABOVE AND BELOW THE OPENING. NAIL SHEATHING AROUND THE OPENING AS SPECIFIED IN THE SHEARWALL SCHEDULE FOR PANEL EDGE NAILING.
10. WHERE THERE IS NOT A SPECIFIC STRUCTURAL INSTRUCTION OR DRAWING, AND WHERE THERE IS MORE THAN ONE 8"x8" DUCT OPENING, THE OPENINGS SHALL BE MIN. 4'-0" APART. WHERE ELECTRICAL CONDUITS OR PLUMBING PIPES, IN THE SAME PLANE, REQUIRE OPENINGS BETWEEN 4" AND 8" THERE SHALL BE AT LEAST 2'-0" CLEAR SPACING FOR 4"x4" AND 4'-0" CLEAR SPACING FOR 8"x8".
11. OPENINGS THROUGH OR WITHIN SHEARWALLS WHERE THE SHEATHING IS CUT MUST BE AVOIDED UNLESS THERE IS NO ALTERNATIVE. THE MECHANICAL AND ELECTRICAL TRADES SHALL COORDINATE ROUTING OF DUCTS, PIPING AND CONDUITS SO THAT PENETRATIONS THROUGH SHEARWALLS ARE MINIMIZED. WHERE THERE IS NO ROUTING ALTERNATIVE APPROVAL MUST BE RECEIVED FROM THE STRUCTURAL ENGINEER FOR LOCATION AND FRAMING REQUIREMENTS.

**DRAWING NOTES**

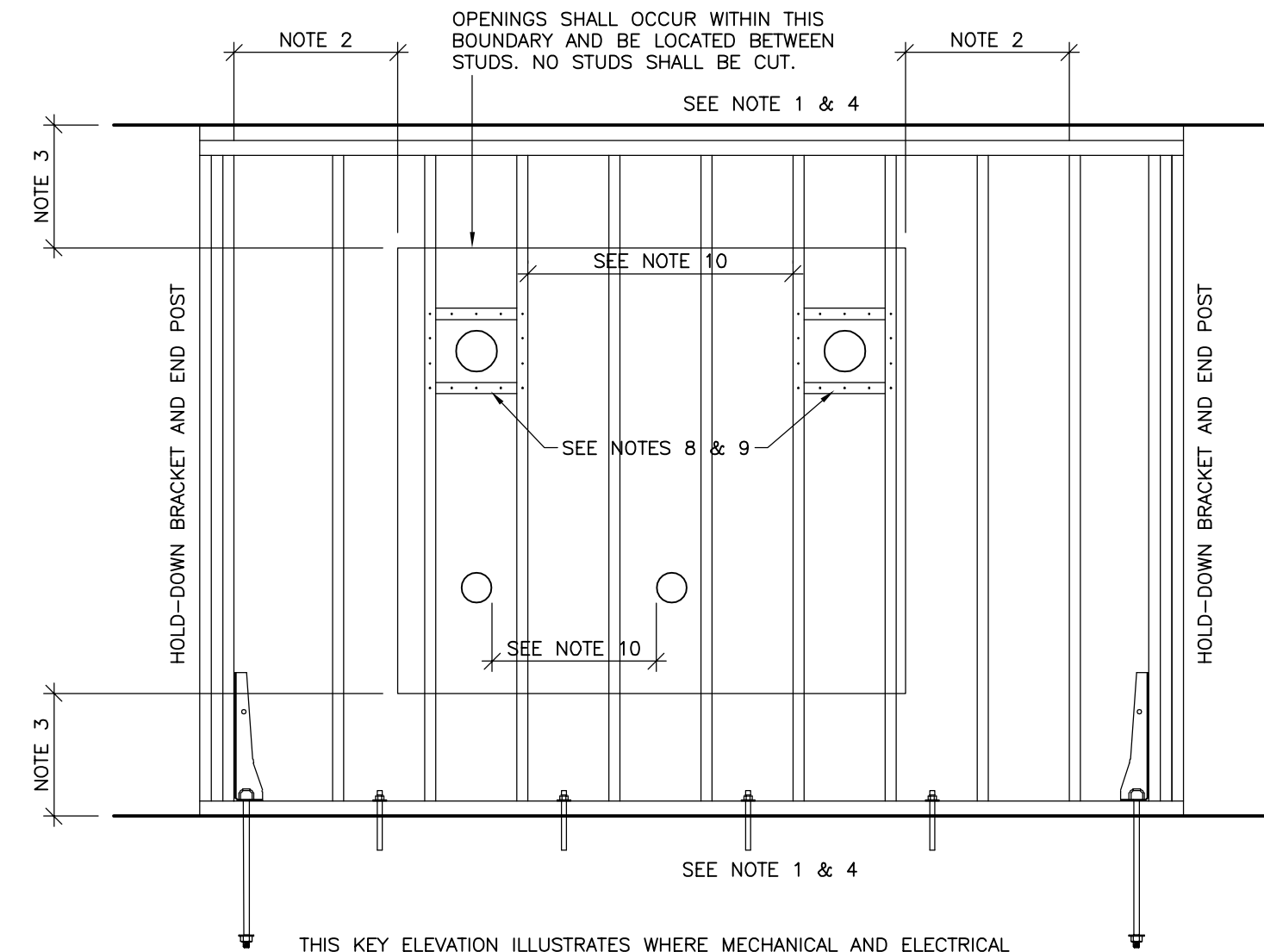
1. DETAILS ON THIS SHEET SHOW CRITICAL CONNECTIONS TO TRANSFER LOADS THROUGH THE BUILDING. ANY VARIATION FROM THESE DETAILS MUST RECEIVE APPROVAL FROM THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DESIGN AND REMEDIATION IF FRAMING DOES NOT CONFORM TO THESE DETAILS.
2. SEE FRAMING PLANS FOR SHEARWALL TYPES AND LOCATIONS.
3. PLACING PLYWOOD SHEETS VERTICALLY IS ACCEPTABLE.
4. NO PANEL JOINTS ARE TO OCCUR AT END POSTS.
5. SHEATHING TO BE D.FIR PLYWOOD OR OSB GRADE 2R32/2F16. OSB MAY ONLY BE USED ON INTERIOR SHEARWALLS IN ACCORDANCE WITH THE GENERAL NOTES.
6. NAIL SPACING AT ALL PANEL EDGES IS TO BE AS PER THE SHEARWALL SCHEDULE.
7. SHEARWALL INTERMEDIATE SUPPORT NAILS TO BE THE SAME AS EDGE NAILS BUT @ 12" o/c.
8. FOR 2 1/2" NAILS @ 2" o/c, AND 3" NAILS AT ANY SPACING, PROVIDE DOUBLE BLOCKING @ PANEL EDGES, TYPICAL.
9. 2 1/2" NAILS TO BE 0.128" DIAMETER, 3" NAILS TO BE 0.144" DIAMETER.
10. PLACE PLYWOOD FOR SINGLE SIDED WALLS ON SAME SIDE AS SYMBOL ON PLAN.
11. SHEATHING AND BLOCKING FOR DOUBLE SIDED SHEARWALLS ARE SHOWN WITH BROKEN LINES. NAILING AND FRAMING ANCHORS SPECIFIED APPLY TO BOTH SIDES OF THE WALL.



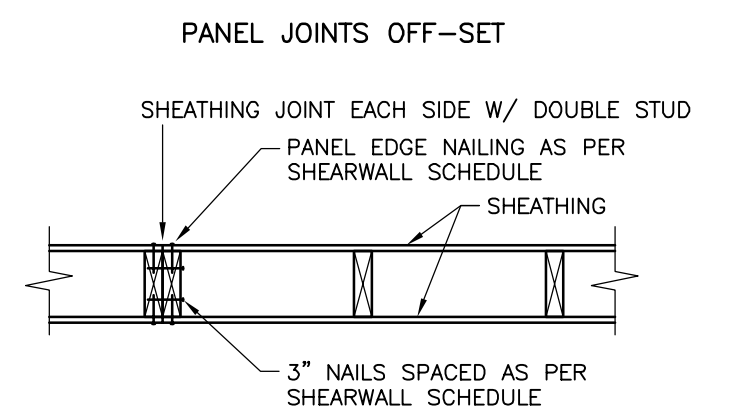
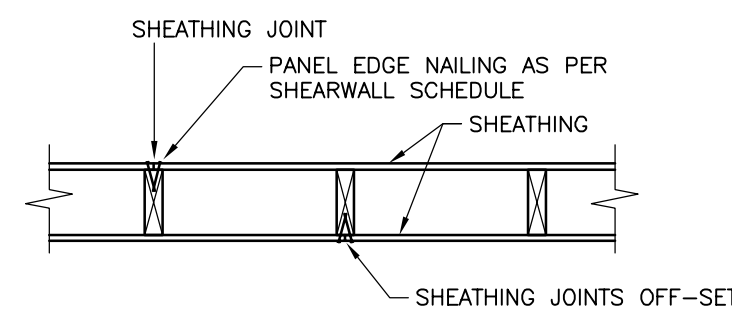
**SHEARWALL KEY ELEVATION**  
NOT TO SCALE



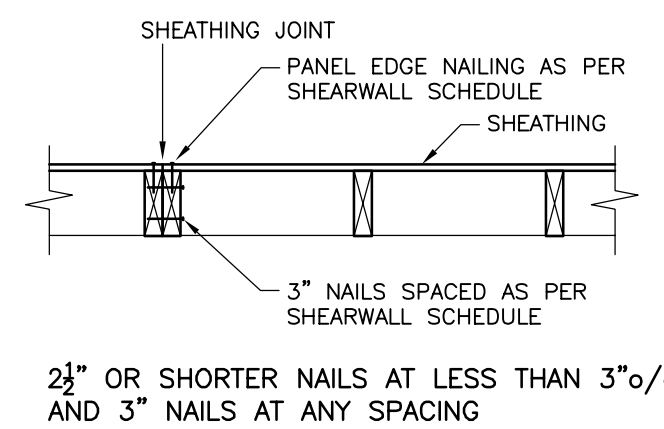
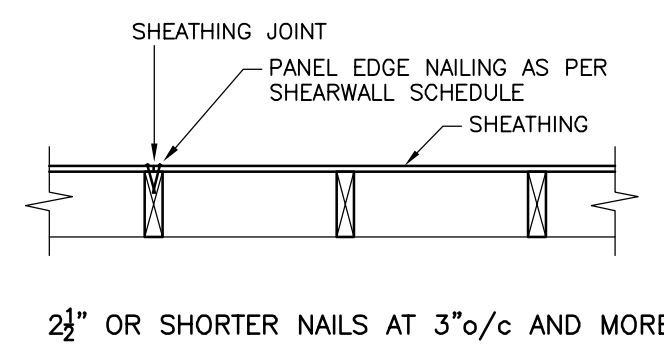
AT ALL EXTERIOR WALLS  
**TYPICAL RIM BOARD JOINT**  
3/4" = 1'-0"



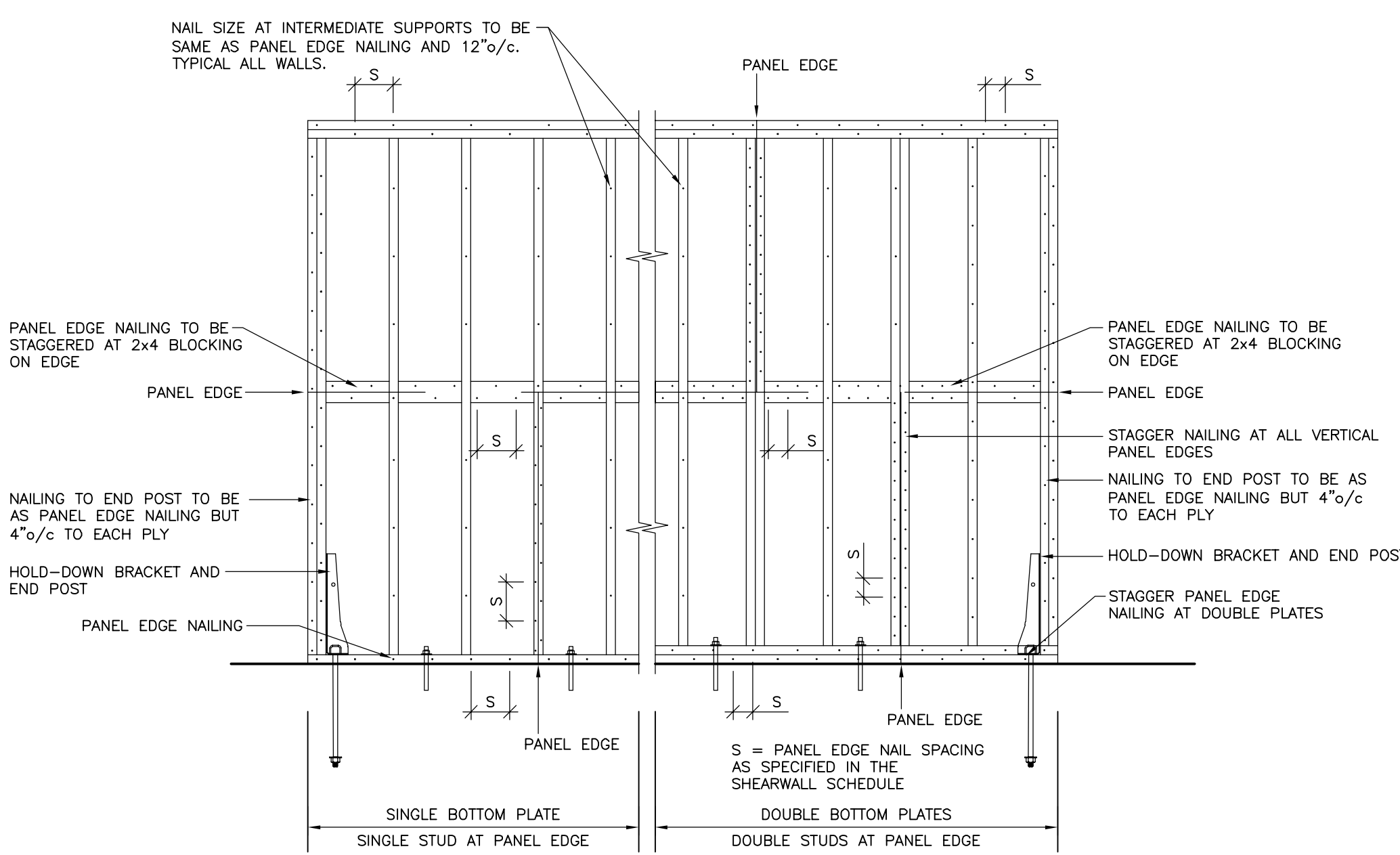
KEY ELEVATION  
**ALLOWABLE SHEARWALL OPENINGS**  
NOT TO SCALE



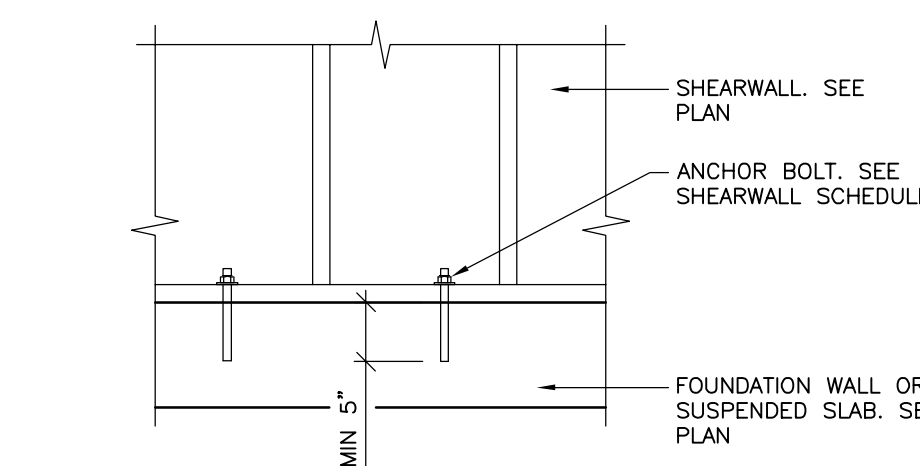
FOR SHEARWALLS  
**PANEL JOINTS IN DOUBLE SIDED WALL**  
SCALE 3/4" = 1'-0"



FOR SHEARWALLS  
**PANEL JOINTS IN SINGLE SIDED WALL**  
SCALE 3/4" = 1'-0"

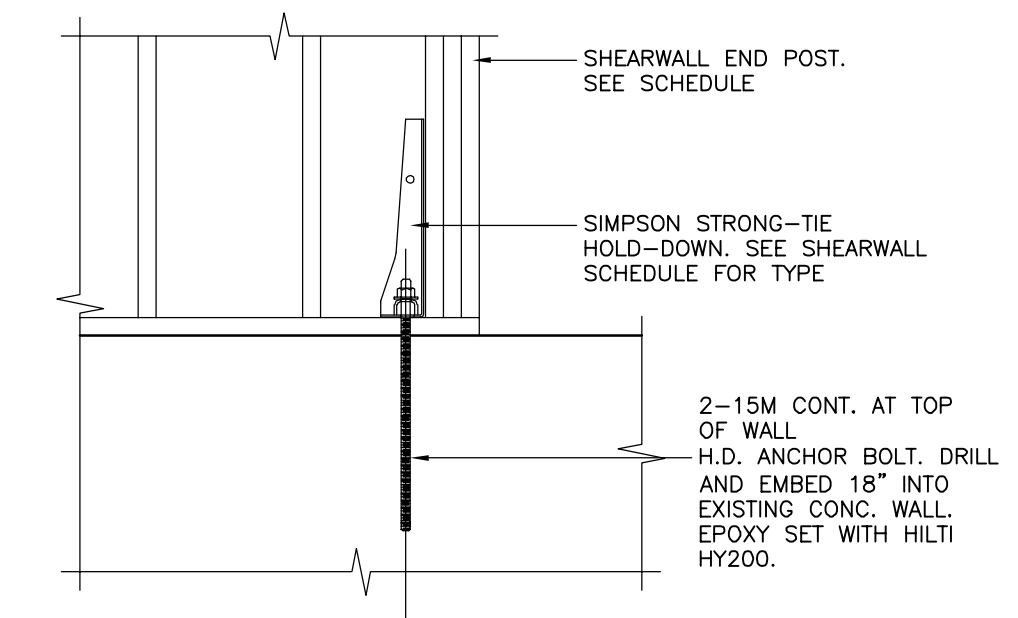


FOR SHEARWALL SHEATHING  
**SHEARWALL NAILING PATTERNS**  
NOT TO SCALE

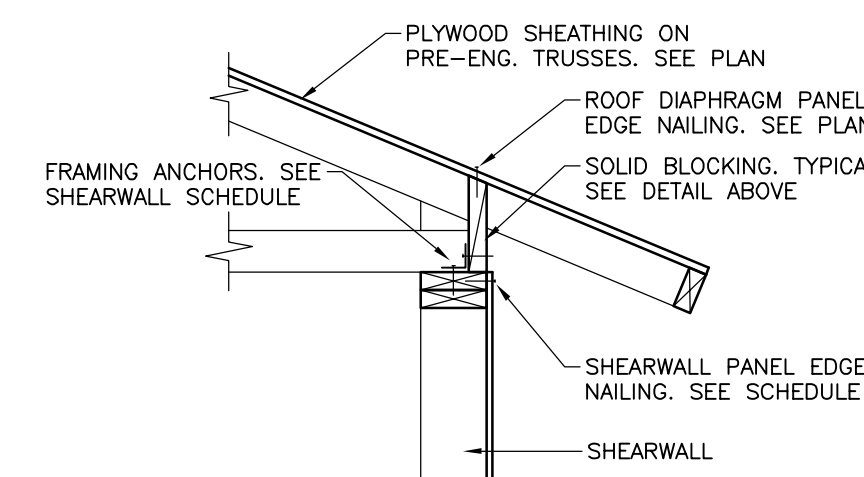


NOTE: ANCHOR BOLTS MAY BE CAST INTO THE CONCRETE OR DRILLED AND GROUTED LATER. IF DRILLED USE EPOXY ADHESIVE. MECHANICAL ANCHORS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE PROJECT ENGINEER. SEE GENERAL NOTES FOR ANCHOR AND ADHESIVE TYPE.

FOR SHEARWALLS WITH HOLD-DOWNS  
**TYPICAL ANCHOR BOLT**  
SCALE 3/4" = 1'-0"

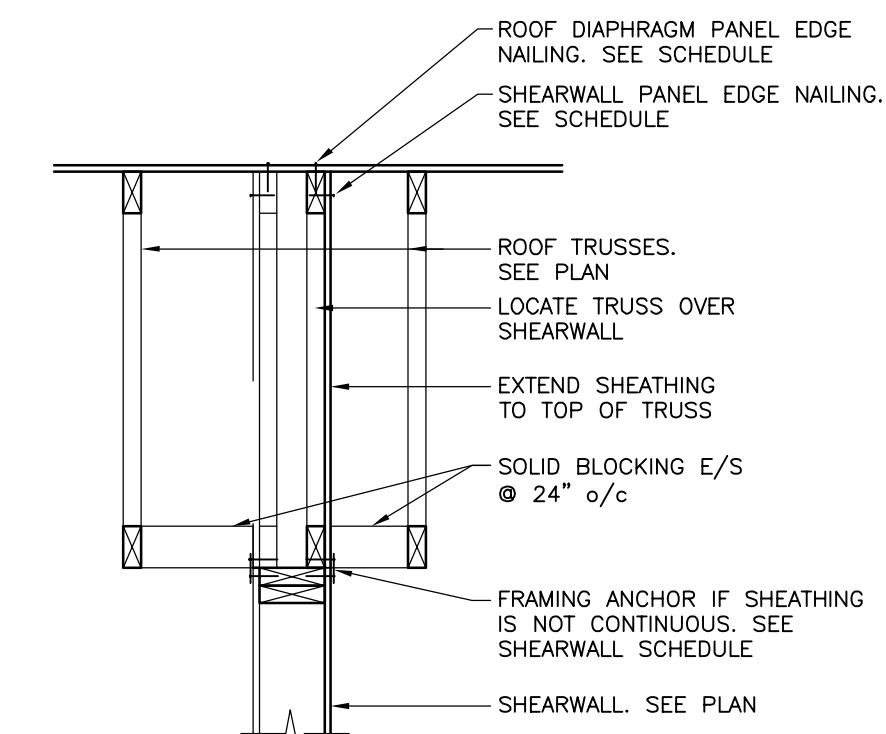


**HOLD-DOWN ANCHOR DETAIL**  
SCALE 3/4" = 1'-0"

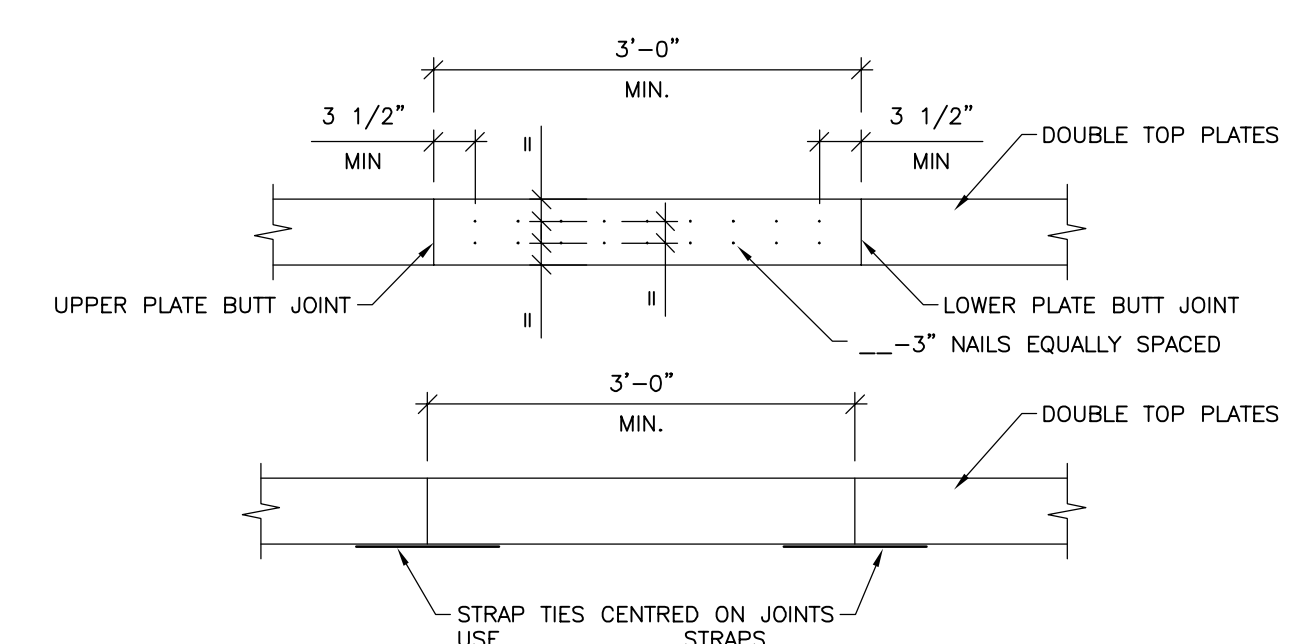


**LOW HEEL TRUSS**

TRUSSES PERPENDICULAR  
**SHEARWALL/ROOF CONNECTION**  
SCALE 3/4" = 1'-0"



TRUSSES PARALLEL  
**SHEARWALL/ROOF CONNECTION**  
SCALE 3/4" = 1'-0"



**TOP PLATE SPLICE DETAIL**  
NOT TO SCALE

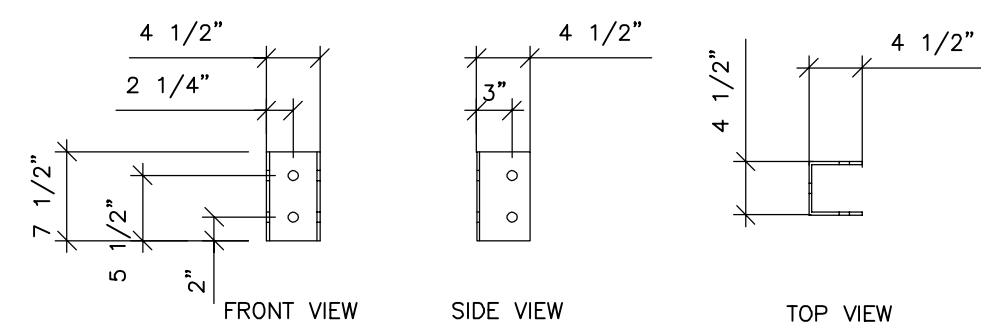
ISSUES		
No.	DATE	ISSUED FOR
01	2022.05.17	50% REVIEW
02	2022.06.09	ISSUED FOR TENDER

AMPHITRITE PARK  
UCLUELET, BC  
PUBLIC ARCHITECTURE AND COMMUNICATION

**HEROLD ENGINEERING**  
3701 Shenton Rd, Nanaimo, BC V9T 2H1  
Tel: 250-751-8558 Fax: 250-751-8559  
Email: mail@heroldengineering.com

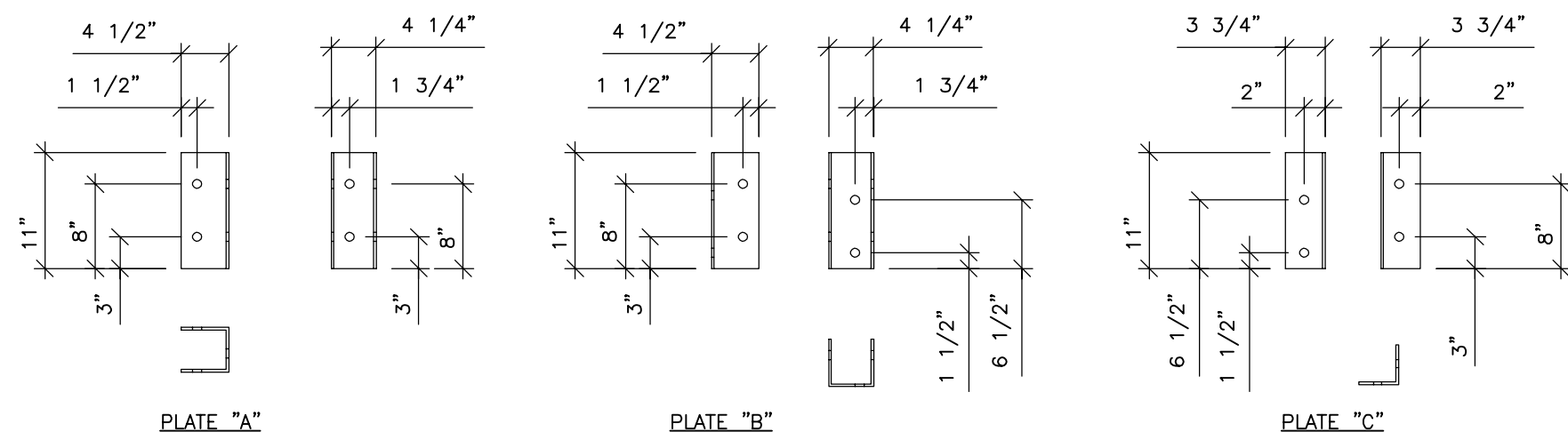
©Copyright reserved. This drawing remains the exclusive property of Herold Engineering Limited and may not be reused or reproduced without written consent of Herold Engineering Limited.

DESIGNED		ENGINEER'S SEAL
JDD		
DESIGN REVIEW		
JDD		
DRAFTED		
JDD		
DRAFTING REVIEW		
PROJECT No. 5470-002	CLIENT DRAWING No. n/a	
SCALE AS SHOWN	PERMIT No. n/a	
HEL DRAWING No. <b>S302</b>	REVISION 02	



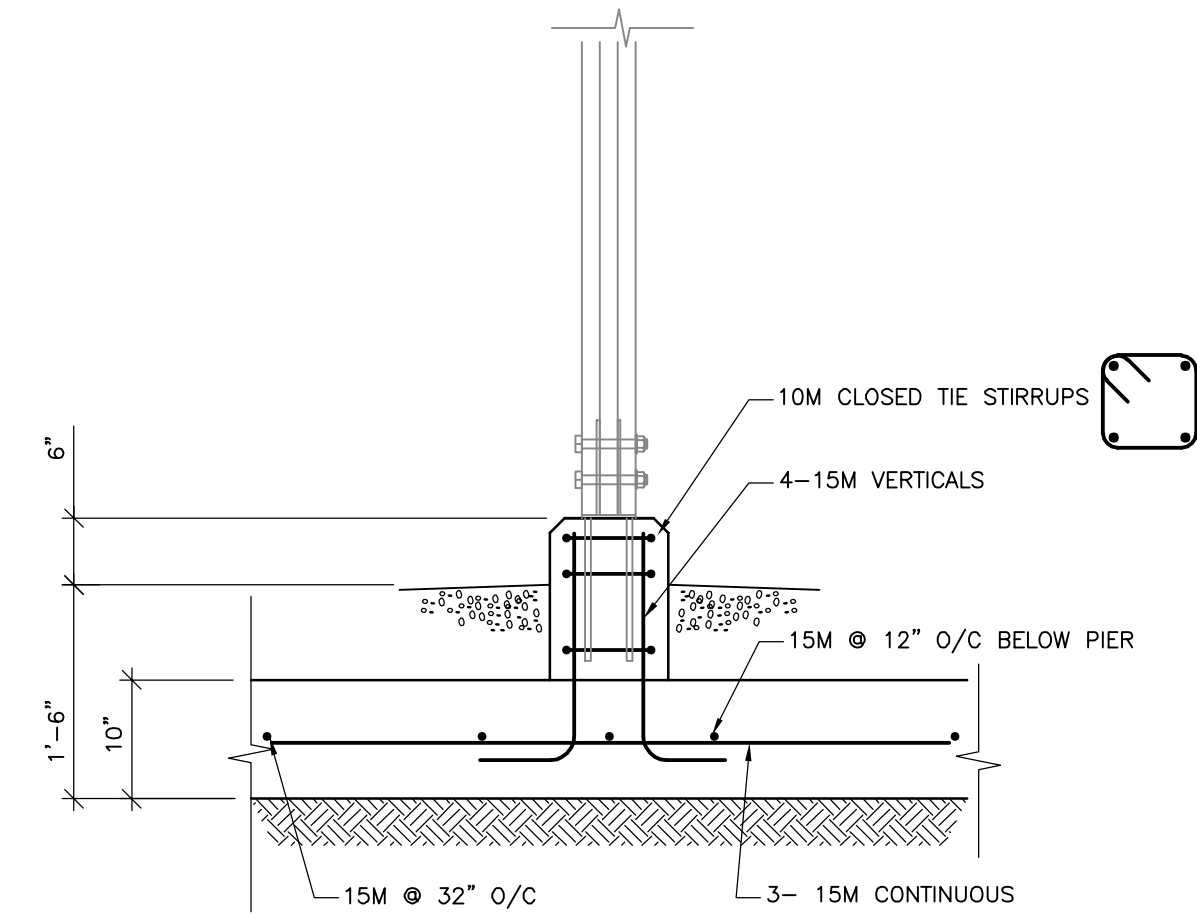
NOTE: ALL PLATE TO BE 1/2" GALVANIZED STEEL. HOLES TO BE 5/8" FOR 3/4" BOLTS

DECK BEAM/POST PLATE DETAILS  
3/4"=1'-0"

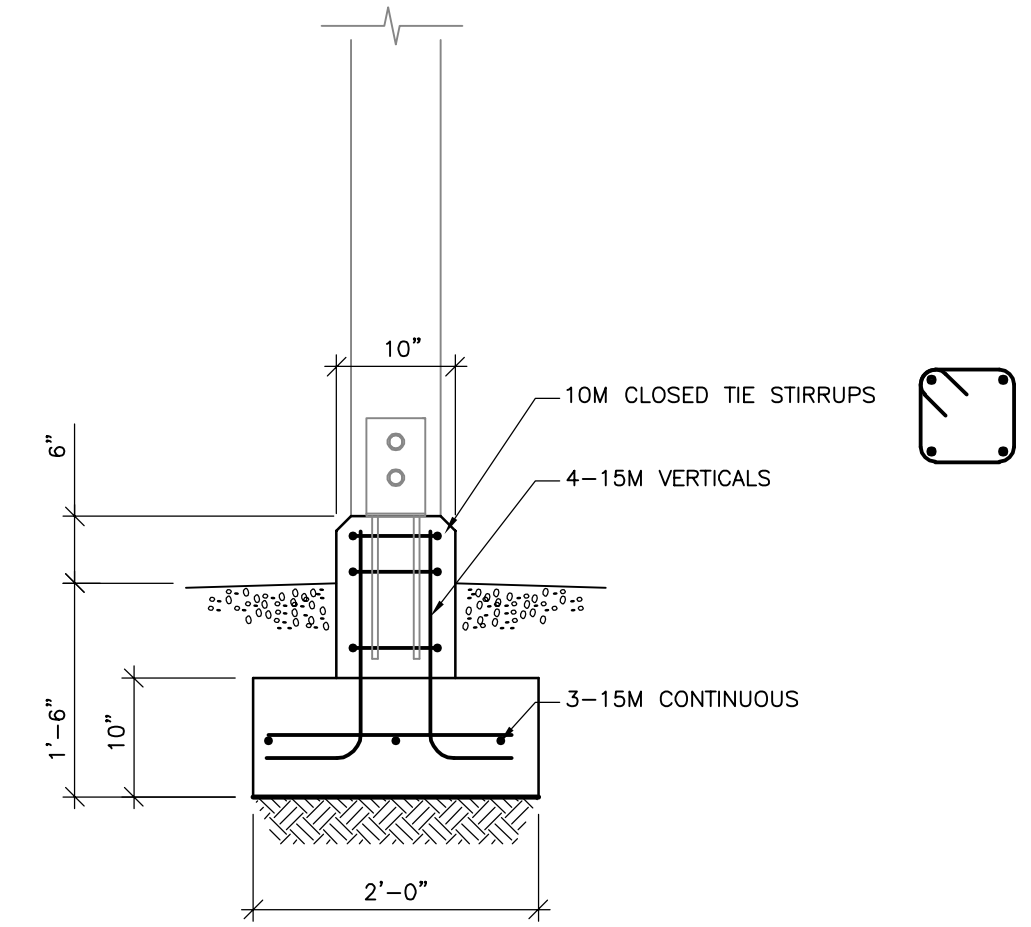


NOTE: ALL PLATE TO BE 1/2" GALVANIZED STEEL. HOLES TO BE 5/8" FOR 3/4" BOLTS

CORNER DECK BEAM/POST PLATES DETAILS  
3/4"=1'-0"



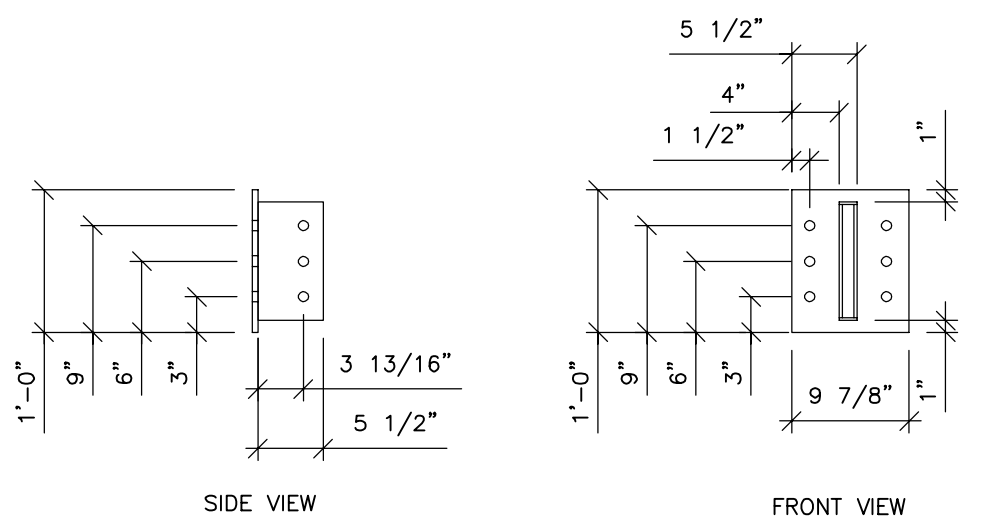
DECK FOOTING DETAIL  
3/4"=1'-0"



DECK FOOTING DETAIL  
3/4"=1'-0"

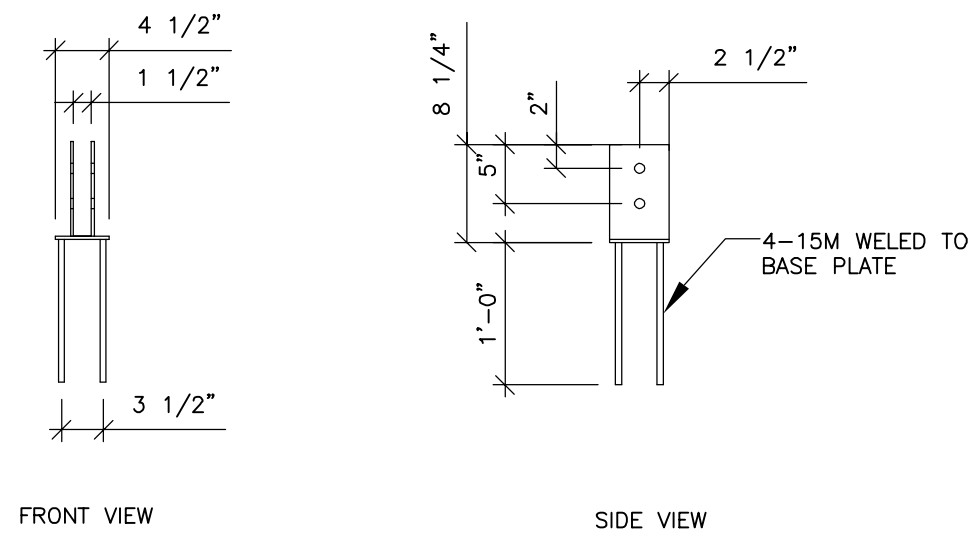
ISSUES	
No.	DATE ISSUED FOR
01	2022.05.17 50% REVIEW
02	2022.06.09 ISSUED FOR TENDER

SUB CONSULTANT



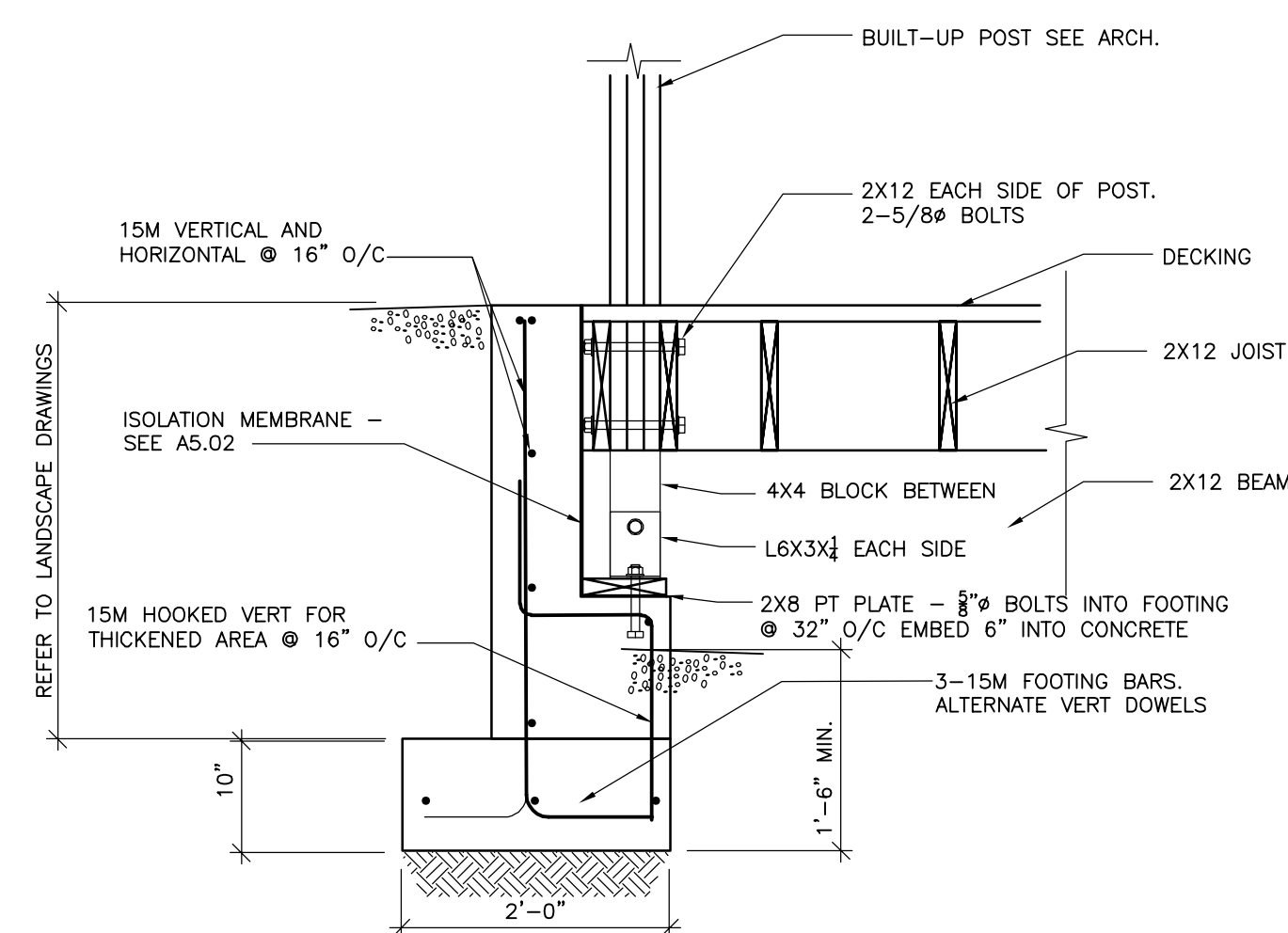
NOTE: ALL PLATE TO BE 1/2" GALVANIZED STEEL. HOLES TO BE 5/8" FOR 3/4" BOLTS

SIDEMOUNT DECK POST CONNECTION PLATE  
3/4"=1'-0"

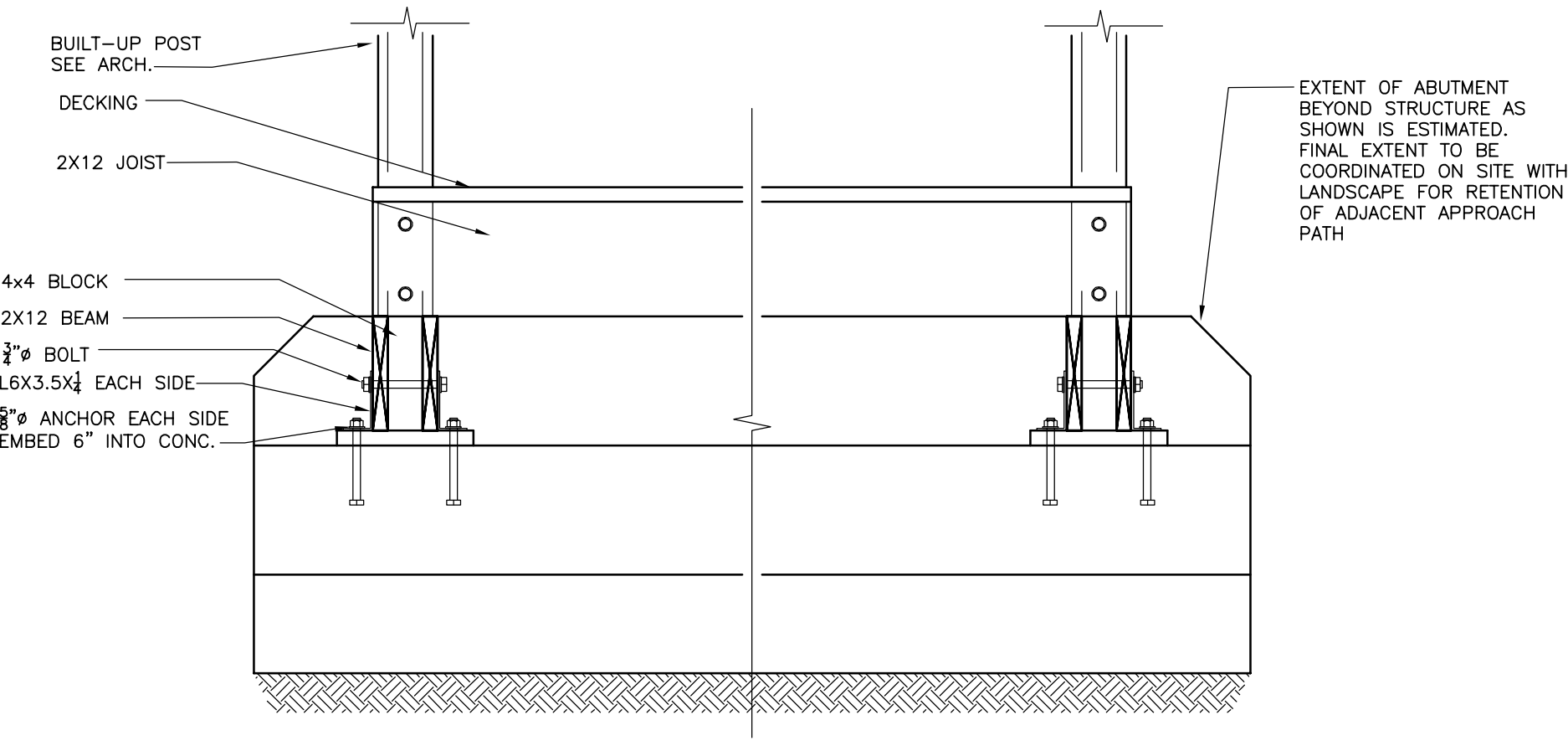


NOTE: ALL PLATE TO BE 3/8" GALVANIZED STEEL. HOLES TO BE 5/8" FOR 3/4" BOLTS

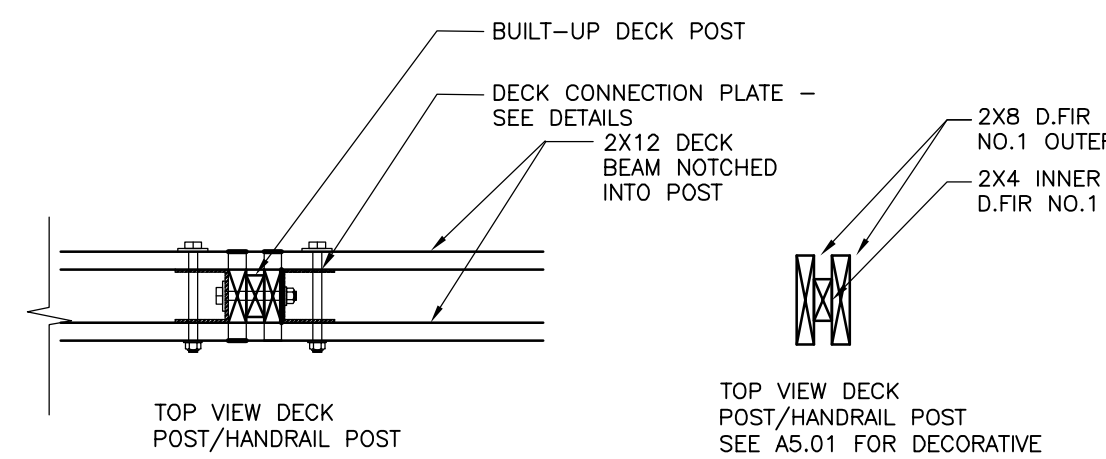
DECK POST BASE CONNECTORS  
3/4"=1'-0"



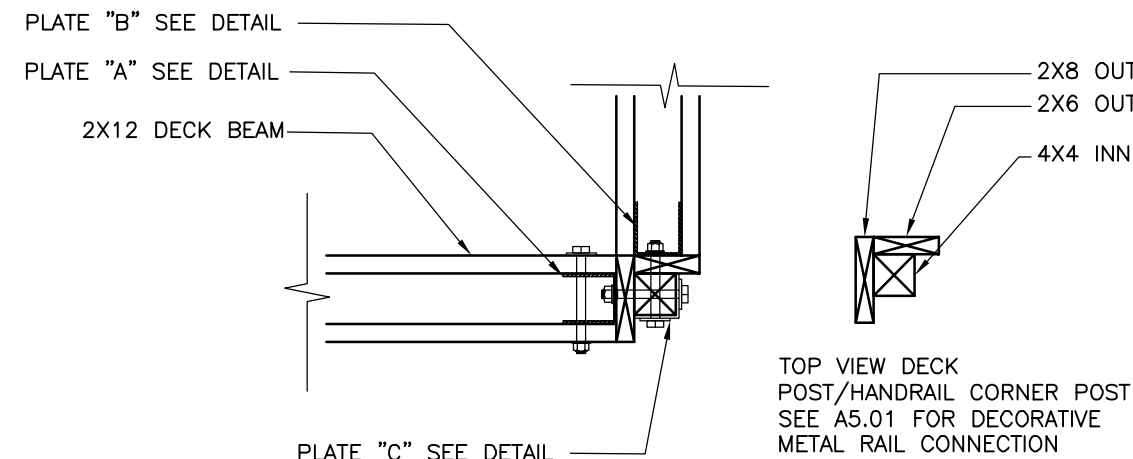
ABUTMENT SECTION DETAIL  
3/4"=1'-0"



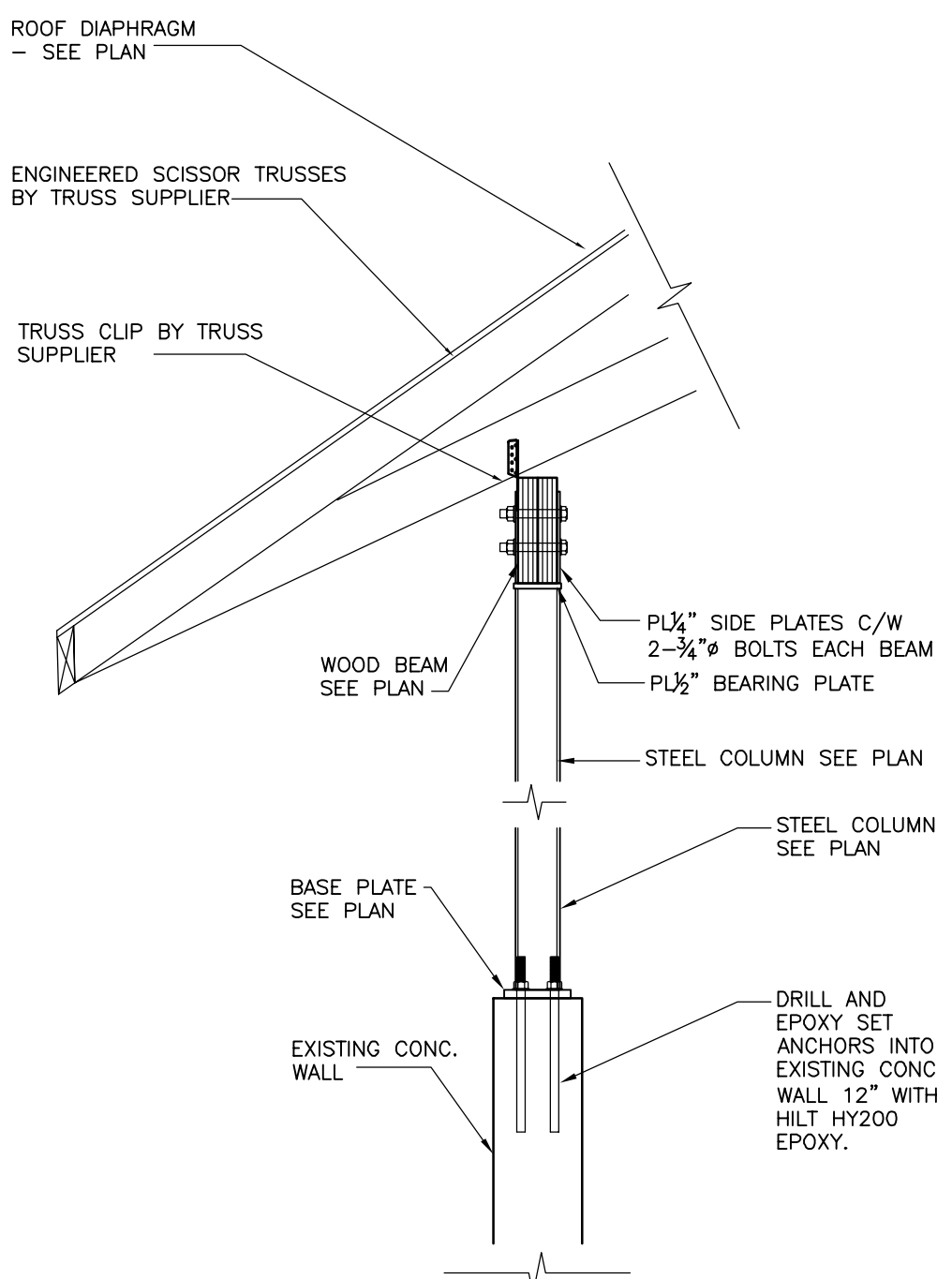
ABUTMENT ELEVATION DETAIL  
3/4"=1'-0"



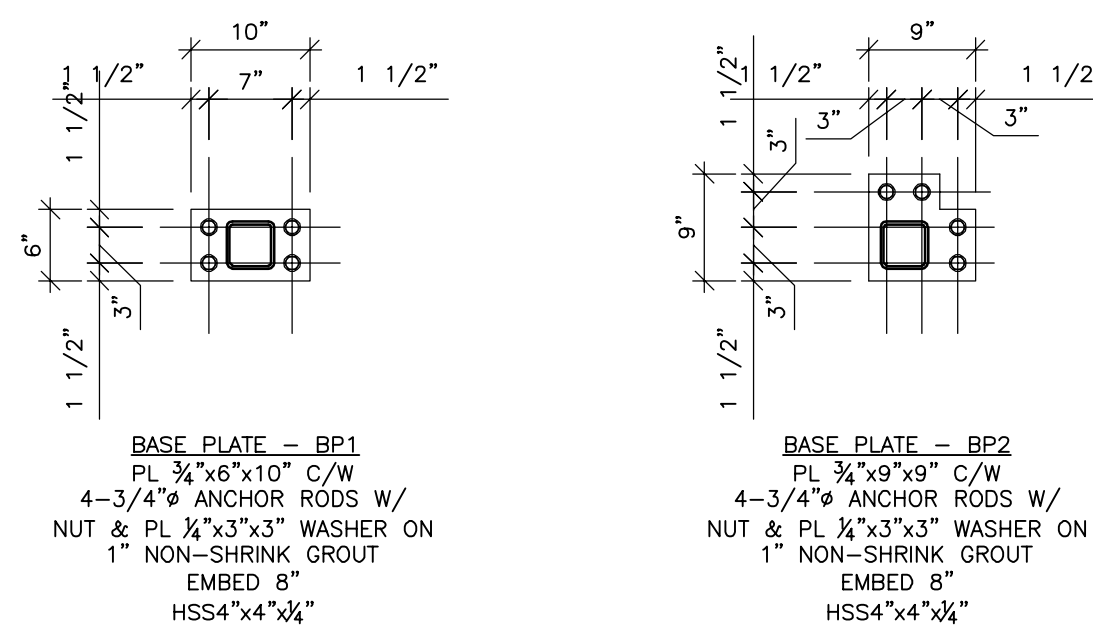
DECK/POST CONNECTION DETAIL  
3/4"=1'-0"



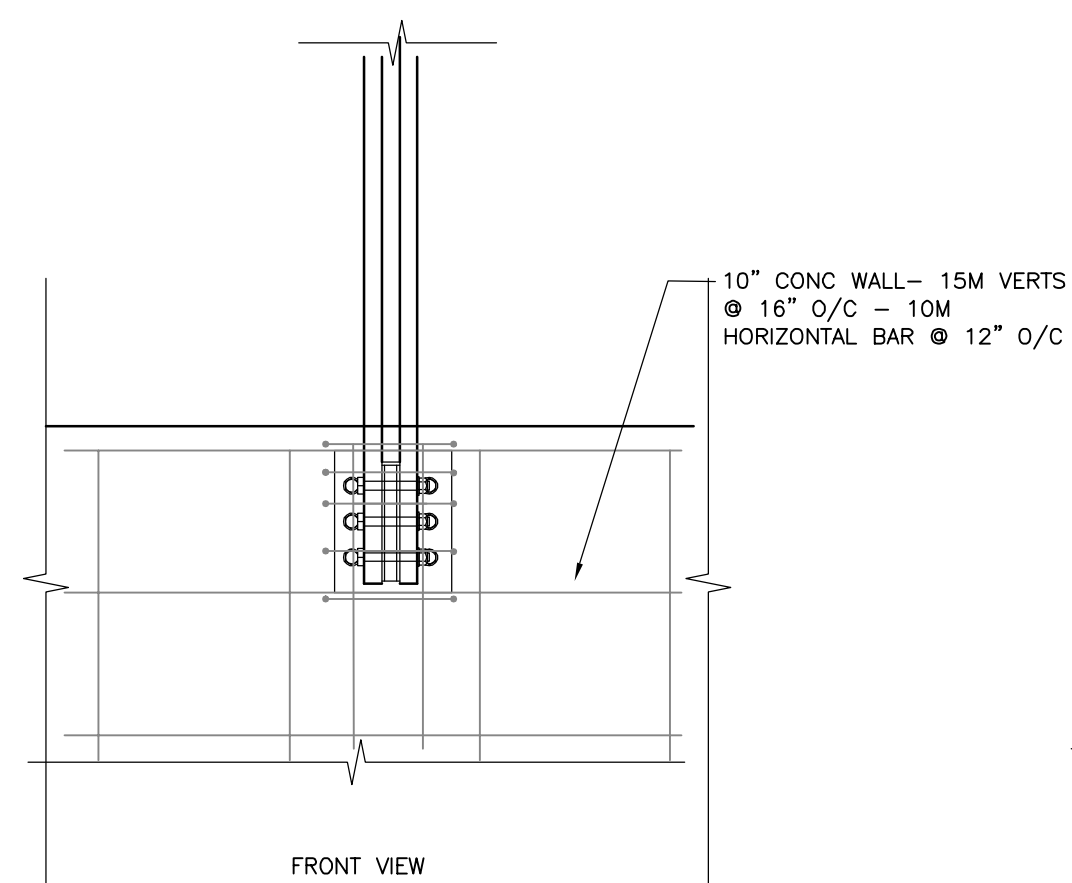
DECK/POST CONNECTION DETAIL AT CORNER  
3/4"=1'-0"



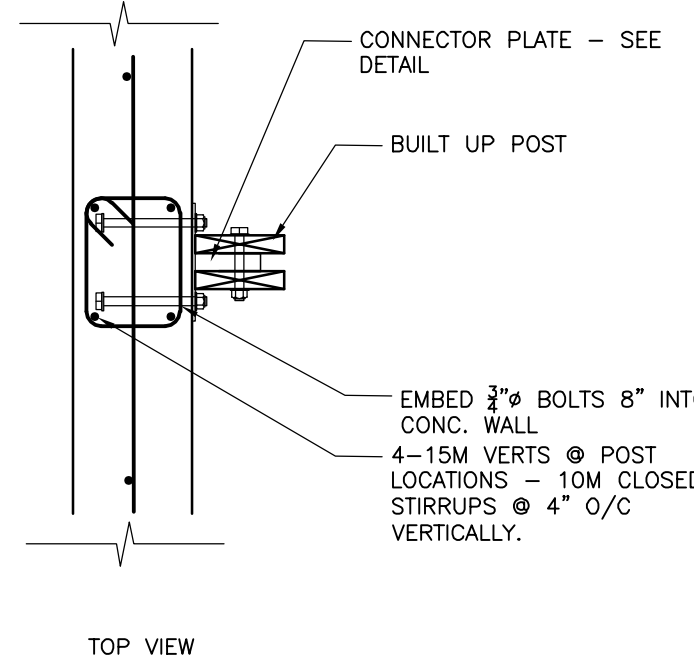
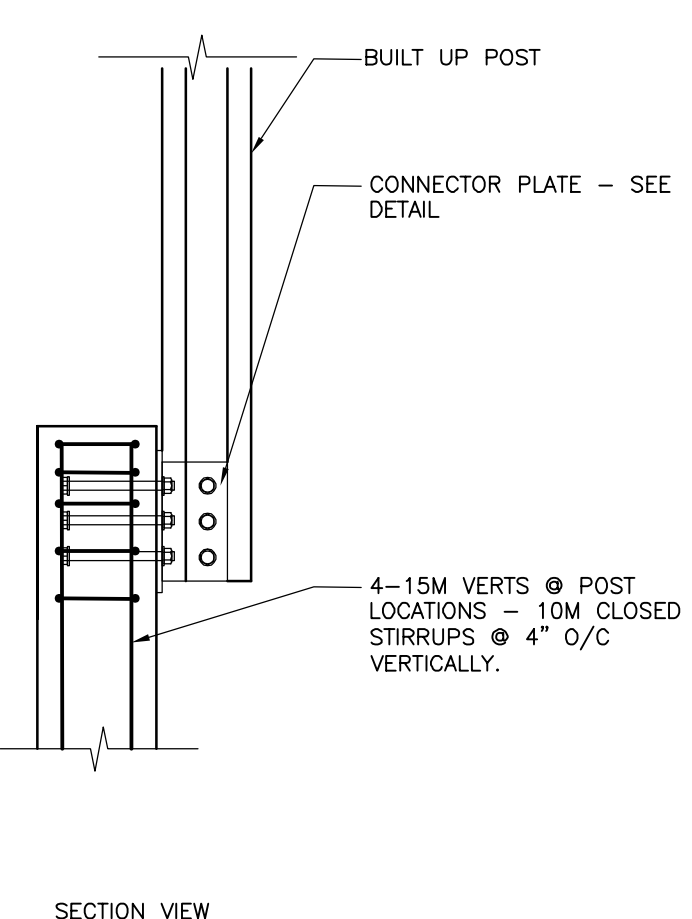
STEEL WIND POST/COLUMN DETAIL  
3/4"=1'-0"



BASE PLATE DETAILS  
3/4"=1'-0"



SIDEMOUNT DECK POST CONNECTION DETAIL  
3/4"=1'-0"



AMPHITRITE PARK  
UCLUELET, BC  
PUBLIC ARCHITECTURE AND COMMUNICATION

**HEROLD ENGINEERING**  
3701 Shenton Rd, Nanaimo, BC V9T 2H1  
Tel: 250-751-8558 Fax: 250-751-8559  
Email: mail@heroldengineering.com

MISCELLANEOUS DETAILS	
DESIGNED JDD	ENGINEER'S SEAL
DESIGN REVIEW JDD	
DRAFTED JDD	
DRAFTING REVIEW	
PROJECT No. 5470-002	CLIENT DRAWING No. n/a
SCALE AS SHOWN	PERMIT No. n/a
HEL DRAWING No. <b>S303</b>	REVISION 02



# AMPHITRITE PARK

## UCLUELET, BRITISH COLUMBIA

MECHANICAL DRAWING LIST	
DRAWINGS NO.	DESCRIPTION
M01	COVER SHEET
M02	MECHANICAL EQUIPMENT SCHEDULES
M03	MECHANICAL ROOF PLAN
M04	PLUMBING L1
M05	PLUMBING L2
M06	HVAC L1
M07	HVAC L2
M08	SPECIFICATIONS I
M09	SPECIFICATIONS II

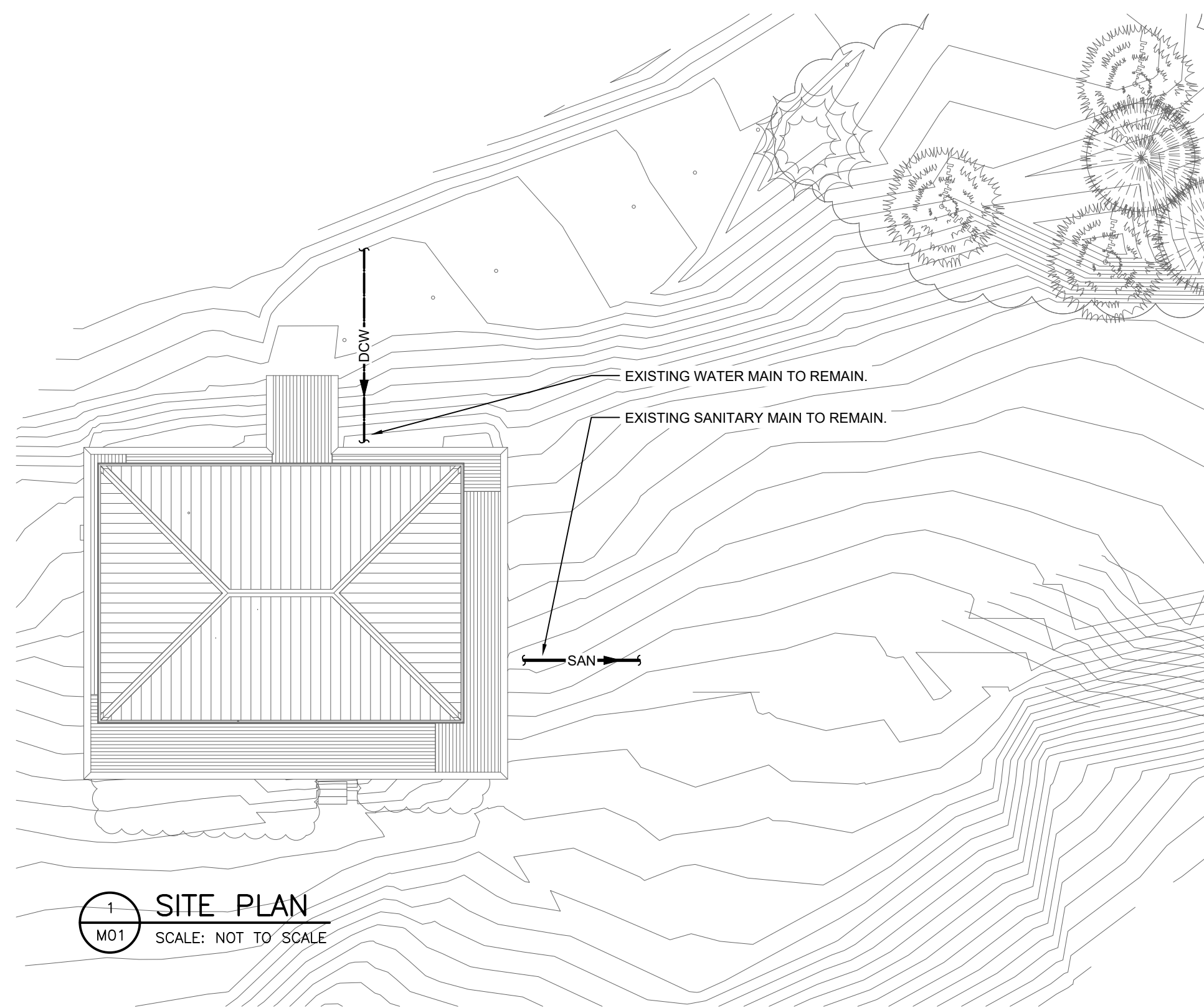
**CIVIC ADDRESS:**  
954 COAST GUARD RD

**LEGAL DESCRIPTION:**  
PID: 030104009  
LEGAL TEXT: (PID 030104009) BLOCK B, DISTRICT LOT 1517, CLAYOQUOT LAND DISTRICT, & DL 1507

SYMBOL SCHEDULE	
<b>PIPING</b>	
—•—	DOMESTIC COLD WATER (DCW)
—••—	DOMESTIC HOT WATER (DHW)
—V—	SANITARY VENT
—SAN—	SANITARY SEWER ABOVE GRADE
—SAN—	SANITARY SEWER BELOW FLOOR
—H—	PIPE CLEAN-OUT
—C—	PIPE CLEAN-OUT TO GRADE
—C—	CONDENSATE DRAIN
<b>FITTINGS AND VALVES</b>	
→	DIRECTION OF FLOW
○	PIPE DROP
○	PIPE RISE
○	PIPE TEE UP
○	PIPE TEE DOWN
— —	PIPE UNION
— NO—	ISOLATION VALVE (NORMALLY OPEN)
— NC—	ISOLATION VALVE (NORMALLY CLOSED)
—	CHECK VALVE
—	BALANCING VALVE
—	PRESSURE REDUCING VALVE (PRV)
—	HEAT TRACE
—	STRAINER
—	RELIEF VALVE
—	BACKFLOW PREVENTOR (BFP)
—	AUTOMATIC AIR VENT (AAV)
<b>SYSTEM MONITORING</b>	
Ⓢ	ROOM TEMPERATURE SENSOR
<b>OUTLETS AND DRAINS</b>	
○	FLOOR DRAIN (FD)
○	FUNNEL FLOOR DRAIN
■	AREA DRAIN
<b>DUCTWORK</b>	
Ⓢ	SUPPLY OR OUTDOOR AIR DUCT UP
Ⓢ	SUPPLY OR OUTDOOR AIR DUCT DOWN
Ⓢ	RETURN AIR DUCT UP
Ⓢ	RETURN AIR DUCT DOWN
Ⓢ	EXHAUST AIR DUCT UP
Ⓢ	EXHAUST AIR DUCT DOWN
Ⓢ	TURNING VANES
Ⓢ	ACOUSTIC INSULATION
Ⓢ	BALANCING DAMPER (BD)
Ⓢ	BACKDRAFT DAMPER (BDD)
Ⓢ	MOTORIZED DAMPER (MD)
Ⓢ	DUCT OR PIPE CAP-OFF
Ⓢ	RETURN OR EXHAUST AIR GRILLE
Ⓢ	DOOR GRILLE
Ⓢ	FIRE DAMPER
<b>EQUIPMENT TAGS</b>	
Ⓢ	GRILLE TYPE
Ⓢ	NECK / GRILLE SIZE
Ⓢ	AIR VOLUME (L/s)
Ⓢ	EQUIPMENT / FIXTURE TYPE
Ⓢ	GENERAL NOTE
Ⓢ	DRAWING REVISION
Ⓢ	DETAIL NUMBER
Ⓢ	DRAWING NUMBER
Ⓢ	SECTION NUMBER
Ⓢ	DRAWING NUMBER

MECHANICAL GENERAL NOTES	
1.	THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS.
2.	THE MECHANICAL SYSTEMS CONSIST OF ALL WORK INDICATED ON THE DRAWINGS, SCHEMATICS, DIAGRAMS, AND AS DESCRIBED IN THE SPECIFICATIONS.
3.	REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFIC DIMENSIONS, BENCHMARKS, ELEVATIONS AND SETBACKS.
4.	THE MECHANICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT ATTEMPT TO SHOW ALL REQUIRED OFFSETS. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL CONSTRUCTION DETAILS.
5.	WHERE THERE IS A CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS THE MOST STRINGENT REQUIREMENT SHALL APPLY.
6.	COORDINATE ALL MECHANICAL WORK WITH OTHER TRADES TO ENSURE PROPER AND ADEQUATE INTERFACE WITH THE WORK OUTLINED FOR THIS PROJECT.
7.	PROVIDE CANADIAN ELECTRICAL CODE (CEC) REQUIRED CLEARANCES FOR ALL INSTALLED EQUIPMENT. OFFSET MECHANICAL WORK AS REQUIRED TO SUIT THIS REQUIREMENT.
8.	MECHANICAL EQUIPMENT SHALL NOT BE USED FOR TEMPORARY HEATING OR COOLING DURING THE CONSTRUCTION PROCESS WITHOUT A WRITTEN LETTER FROM THE OWNER.
9.	INSTALL MECHANICAL WORK AS HIGH AS POSSIBLE, TIGHT TO STRUCTURE AND SQUARE TO BUILDING LINES.
10.	COORDINATE EXACT LOCATIONS OF ALL WALL OR CEILING MOUNTED SENSORS WITH THE ARCHITECT BEFORE FINAL ROUGH-IN.
<b>FIRESTOPPING:</b>	
1.	ALL PENETRATIONS OF FIRE RATED SEPARATIONS WILL BE FIRESTOPPED IN ACCORDANCE WITH SUBSECTION 3.1.9 OF THE BRITISH COLUMBIA BUILDING CODE 2018. ALL FIRESTOP SYSTEMS WILL REQUIRE "F" RATED FIRESTOPPING IN ACCORDANCE WITH THE GRADE OF FIRE SEPARATION BEING PENETRATED.
2.	THE MECHANICAL CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER, REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA, TO PROVIDE A COMPLETE DESIGN AND REVIEW OF ALL FIRESTOPPING SYSTEMS REQUIRED FOR MECHANICAL, PLUMBING AND FIRE SUPPRESSION SYSTEMS. THE CONTRACTOR'S ENGINEER WILL BE THE "REGISTERED PROFESSIONAL OF RECORD" FOR THE FIRESTOPPING SYSTEMS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3.	FIRESTOP CUSTOM DETAILS GENERATED BY MANUFACTURER FOR APPLICATIONS WHICH NO LISTED SYSTEM TESTED TO CAN/ULC-S115-11 IS AVAILABLE TO BE SUBMITTED TO LOCAL AUTHORITIES HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
4.	CONTRACTOR IS RESPONSIBLE FOR FIRE STOPPING ALL EXISTING BASE BUILDING MECHANICAL SYSTEMS (DUCTS & PIPES) THAT PENETRATE NEW FIRE SEPARATIONS (I.E. FILE ROOM PARTITIONS)
<b>SEISMIC RESTRAINTS:</b>	
1.	THE MECHANICAL CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER, REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA, TO PROVIDE A COMPLETE DESIGN, SIZING AND DETAILING OF ALL ANCHORS, SUPPORTS AND SEISMIC RESTRAINT FOR ALL MECHANICAL, PLUMBING AND FIRE SUPPRESSION SYSTEMS. THE CONTRACTOR'S ENGINEER WILL BE THE "REGISTERED PROFESSIONAL OF RECORD" FOR THE SEISMIC RESTRAINT SYSTEMS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2.	POST-INSTALLED DROP-IN OR POWER DRIVEN ANCHORS ARE NOT PERMITTED.
<b>DUCTWORK:</b>	
1.	ALL DUCTWORK SIZES NOTED ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS. ADD APPROPRIATE DIMENSIONS FOR DUCT LINER TO OBTAIN OUTSIDE DUCT DIMENSIONS.
2.	REFER TO ARCHITECTURAL REFLECTED CEILING PLANS AND ELEVATIONS FOR EXACT LOCATION AND ELEVATION OF DIFFUSERS AND GRILLES.
3.	MAXIMUM FLEXIBLE DUCT LENGTH SHALL BE NO LONGER THAN 5 FT UNLESS NOTED OTHERWISE FOR SPECIFIC APPLICATION. DO NOT USE FLEXIBLE DUCT FOR CHANGES IN DIRECTION GREATER THAN 60°. ENSURE FLEXIBLE DUCTWORK IS SUPPORTED WITHOUT SAGGING.
4.	PROVIDE SIMILAR TYPE DUCT CONSTRUCTION FOR ALL EXPOSED APPLICATIONS. FLANGE TYPE AND SNAP-LOCK DUCTWORK ARE PROHIBITED IN EXPOSED AREAS.
5.	PROVIDE METAL DUCTWORK TRANSITIONS BETWEEN ALL EQUIPMENT AND DUCT CONNECTIONS.
6.	PROVIDE DIFFUSERS AND GRILLES COMPATIBLE WITH ARCHITECTURAL CEILING AND WALL TYPES. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS.
7.	PROVIDE BALANCING DAMPERS FOR EACH SUPPLY, RETURN AND EXHAUST DUCT WITH TWO OR MORE OPENINGS OR BRANCH LINES. REFER TO DRAWINGS FOR ADDITIONAL BALANCING DAMPER LOCATIONS AND REQUIREMENTS.
8.	PROVIDE 1" THICK DUCT LINER ON ALL TRANSFER DUCTS, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
9.	REFER TO SPECIFICATION FOR DUCT PRESSURE CLASSIFICATIONS. WHERE DUCT PRESSURE CLASSIFICATIONS ARE NOT NOTED FOR A SPECIFIC APPLICATION, CONFIRM WITH THE MECHANICAL CONSULTANT DURING TENDER.
10.	ALL DUCTWORK AND PLENUMS SHALL BE CONSTRUCTED TO SEAL CLASS A. REFER TO SPECIFICATIONS FOR DETAILS.
11.	LEAK TEST REPRESENTATIVE SECTION OF DUCTWORK DESIGNED TO OPERATE IN EXCESS OF 3" W.G. AND ALL OUTDOOR DUCTWORK. REFER TO SPECIFICATIONS FOR DETAILS.

MECHANICAL RENOVATION NOTES:	
1.	CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND VERIFYING ACTUAL ONSITE CONDITIONS AND EQUIPMENT LOCATIONS PRIOR TO ANY AND ALL DEMOLITION WORK AND/OR EQUIPMENT REMOVAL.
2.	CONTRACTOR TO INCLUDE AS A PART OF THE BID ALL COSTS ASSOCIATED WITH CUTTING AND PATCHING THAT IS REQUIRED TO INSTALL ALL NEW MECHANICAL SYSTEMS AS REQUIRED TO MEET THE SITE CONDITIONS AS SHOWN ON THE DRAWINGS. PATCHING SHALL MEET THE AESTHETIC CONDITIONS WHICH WAS THE CONDITION PRIOR TO ANY CUTTING BEING PERFORMED.
3.	CONTRACTOR TO PROPERLY SEAL AND REPAIR ANY AND ALL DAMAGE THAT IS A RESULT OF REMOVAL OR DEMOLITION OF MECHANICAL EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO WALL, DOOR, CEILING.
4.	THE EXISTING DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. AS A RESULT, THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT
5.	ALL EXISTING DUCTWORK INDICATED ON PLAN WAS TAKEN FROM EXISTING MECHANICAL PLANS AND SHALL NOT BE CONSIDERED 100% ACCURATE. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING SYSTEMS PRIOR TO CONSTRUCTION.
6.	DURING REMOVAL OF ITEMS SO INDICATED, CAUTION SHOULD BE USED TO PREVENT DAMAGE TO ANY EQUIPMENT REQUESTED FOR SALVAGE (IF ANY). ALL REUSABLE SALVAGED MATERIAL SHALL REMAIN THE PROPERTY OF THE OWNER AND BE RETAINED FOR THEIR INSPECTION. ONLY ITEMS AGREED BY THE OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR
7.	DEMOLITION CONTRACTOR SHALL REFER TO FRONT END SPECIFICATION FOR WASTE REMOVAL GUIDELINES.



**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities and structures of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

public

1495 FRANCES ST  
VANCOUVER BC V5L 1Z1  
TEL: 604 738 4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
1	Feb 07, 2022	Issue for Class B Costing	
2	June 10, 2022	Issue for Tender	

Professional Seals

URBAN  
SYSTEMS

Scale NTS

Quality Control by PS  
Designed by SL  
Drawn by SL

Amphitrite Park

Cover Sheet

Sheet Number  
Project Number Drawing Number Revision  
047B-032-21 M01 A

HEAT TRACE											
EQUIPMENT TAG	SERVICE	LOCATION	MANUFACTURER	TYPE	MEAN AMBIENT TEMP (DEG.F)	PIPES SIZE (IN)	MODEL & NO. RUNS	CAPACITY (W/FT)	MAX. CIRCUIT LENGTH (FT)	ELECTRICAL (V/PH/Hz)	NOTES
HTRC-1	DOMESTIC WATER	LEVEL 1	NVENT RAYCHEM	XL TRACE SYSTEM	14	VARIABLE	5XL2-CR	5	196	208/1/60	ALL
NOTES:											
1	REFER TO MECHANICAL FLOOR PLANS FOR ACTUAL LENGTH OF HEAT TRACING REQUIRED.										
2	PROVIDE AMBIENT AIR SENSOR CONTROL HEAT TRACE TO SHUT OFF AT 40 DEG. F AMBIENT										
3	PROVIDE HEAT TRACE FOR ALL PIPING EXPOSED TO OUTDOOR CONDITIONS (i.e. OUTSIDE OF HEATED SPACE)										
4	SEE MECHANICAL MOTORLIST FOR HEAT TRACING ELECTRICAL LOADS										

### PLUMBING FIXTURES

**WC-1 (FLUSH TANK, FLOOR MOUNT, ADA):**  
 TOTO ECO DRAKE CLOSE COUPLED TOILET CST744EL, ADA COMPLIANT, LOW CONSUMPTION 1.28GPF, ELONGATED FRONT BOWL AND TANK SET, COMMERCIAL SEAT, COTTON COLORS/FINISHES, MEETS ASME A112.19.2/CSA B45.1, EPA WATERSENSE CERTIFIED, TANK FLUSH SWITCH (HAND TRIP LEVER) TO BE ON THE TRANSFER SIDE OF THE TOILET.

**LAV-1 (COUNTERTOP):**  
 SINK: AMERICAN STANDARD COUNTERTOP SINK 'COLONY' 0346 001, VITREOUS CHINA, SELF-RIMMING, CENTRE HOLE, WHITE.  
 FAUCETS: TOTO STANDARD ECOPOWER FAUCET, TEL105-D10E #CP, 0.5 GPM, BRUSHED NICKEL FINISH, VANDAL RESISTANT AERATOR HOUSING, SELF-GENERATING HYDROPOWERED SELF-GENERATING ECOPOWER SYSTEM WITH MICRO SENSOR, COMES WITH SPOUT BODY, CONTROLLER BOX AND MOUNTING HARDWARE, MCGUIRE H170BVRB C.P. POLISHED BRASS SUPPLY PIPES WITH STOPS, PROVIDE PVC JACKET COVERING OFFSET P-TRAP AS PER BCBC REQUIREMENT. TOTO LEAD-FREE THERMOSTATIC MIXING VALVE TLT110R.

**LAV-2 (WALL HUNG, ADA):**  
 SINK: AMERICAN STANDARD WALL-HUNG SINK 'LUCERNE' 0356 041, VITREOUS CHINA, FRONT OVERFLOW, CENTRE HOLE, WHITE, MEETS ADA.  
 FAUCET: TOTO STANDARD ECOPOWER FAUCET, TEL105-D10E #CP, 0.5 GPM, BRUSHED NICKEL FINISH, VANDAL RESISTANT AERATOR HOUSING, SELF-GENERATING HYDROPOWERED SELF-GENERATING ECOPOWER SYSTEM WITH MICRO SENSOR, COMES WITH SPOUT BODY, CONTROLLER BOX AND MOUNTING HARDWARE, MCGUIRE H170BVRB C.P. POLISHED BRASS SUPPLY PIPES WITH STOPS, PROVIDE PVC JACKET COVERING OFFSET P-TRAP AS PER BCBC REQUIREMENT. TOTO LEAD-FREE THERMOSTATIC MIXING VALVE TLT110R.

**KS-1 (KITCHEN SINK):**  
 SINK: FRANKIE MODEL LBD4410P-1, STAINLESS STEEL, DOUBLE BOWL, SINGLE CENTER HOLE, INTEGRAL DRAIN AND STRAINER, 10" DEEP TUB.  
 FAUCET: KOHLER PURIST K-7506-CP, 7" PULL-OUT SPOUT, 1.5 GPM, ADA COMPLIANT, VIBRANT STAINLESS FINISH.

**KS-2 (KITCHEN SINK):**  
 SINK: FRANKIE MODEL ALBS2705P-1/1, STAINLESS STEEL, SINGLE COMPARTMENT, SINGLE CENTER HOLE, INTEGRAL DRAIN AND STRAINER, 5" DEEP TUB, MEETS ADA.  
 FAUCET: KOHLER PURIST K-7509-CP, 6" SPOUT, 1.5 GPM, ADA COMPLIANT, VIBRANT STAINLESS FINISH.

**FD-1 (FLOOR DRAIN):**  
 WATTS FD-100-C-A5-1 FLOOR DRAIN, EPOXY COATED, CAST IRON BODY, REVERSIBLE FLASHING CLAMP WITH PRIMARY AND SECONDARY WEEPHOLES, NO HUB OUTLET, UNSPECIFIED.

**FFD-1 (FUNNEL FLOOR DRAIN):**  
 WATTS FD-100-C-EG-1-7 FLOOR DRAIN, EPOXY COATED, CAST IRON BODY, REVERSIBLE FLASHING CLAMP WITH PRIMARY AND SECONDARY WEEPHOLES, NO HUB OUTLET, TRAP PRIMER.

**HB-1 (HOSE BIBB, NON-FREEZE):**  
 3/4" WALL MOUNTED HOSE BIBB, RECESSED BOX WITH COVER AND SUITABLE FOR COLD CLIMATES WITH FREEZE PROTECTION.

### DIFFUSERS AND GRILLES

EQUIPMENT TAG	DESCRIPTION/TYPE	MANUFACTURER	SERVICE	MODEL NUMBER	NOTES
S-1	LOUVERED FACE SUPPLY AIR GRILLE	EH PRICE	SUPPLY AIR	RSG/SM	2.3
T-1	EGG CRATE RETURN AIR GRILLE	EH PRICE	TRANSFER AIR	80/F/A	2.3
E-1	EGG CRATE EXHAUST AIR GRILLE	EH PRICE	EXHAUST AIR	80/F/A	2.3
L-1	6" DEEP DRAINABLE LOUVER	EH PRICE	INTAKE/EXHAUST	DE 635	ALL
DG-1	DOOR TRANSFER GRILLE	EH PRICE	RETURN AIR	STG/A	ALL
NOTES - COMMON FOR ALL:					
A. PROVIDE DIFFUSERS AND GRILLES WITH BORDER STYLES THAT ARE COMPATIBLE WITH ADJACENT WALLS AND CEILING SYSTEMS.					
REFER TO ARCHITECTURAL DRAWINGS.					
B. REFER TO PLANS FOR DIFFUSER NECK SIZES / GRILLE SIZES.					
C. ALL CEILING MOUNTED DIFFUSERS AND GRILLES SHALL BE COMPLETE WITH SEISMIC RESTRAINT CONNECTION CLIPS.					
NOTES - SPECIFIC:					
1. LOUVRE FINISH TO ARCHITECT'S SELECTION. SIZE SHOWN IS FOR PERFORMANCE ONLY. SIZE SHALL MATCH SIZE SHOWN ON ARCHITECTURAL DRAWINGS.					
2. CONCEALED SCREW HOLES.					
3. COLOUR OF PRODUCT TO BE SELECTED BY THE ARCHITECT DURING THE SHOP DRAWINGS SUBMITTAL PROCESS.					

### GREASE INTERCEPTOR

UNIT TAG	DESCRIPTION	LOCATION	MANUFACTURER	MODEL	SIZE	INLET SIZE (IN)	WATER CAPACITY (GAL)	GREASE CAPACITY (LBS)	FLOW RATE (GPM)	NOTES
GI-1	GREASE INTERCEPTOR	LEVEL 1	ZURN	Z1170	400	2	10	30	15	ALL
NOTES:										
1	ACID RESISTANT COATED FABRICATED STEEL									
2	FILL WITH CLEAN WATER PRIOR TO START-UP OF SYSTEM.									

### HEAT RECOVERY UNIT VENTILATOR SCHEDULE

EQUIPMENT TAG	LOCATION	MANUFACTURER	MODEL	SERVICE	EXHAUST SIDE		SUPPLY SIDE		NOTES
					AIR FLOW (CFM)	ESP (IN.WC)	AIR FLOW (CFM)	ESP (IN.WC)	
ERV-1	L1 MECHANICAL ROOM	RENEWAIR	HE1XINH	ENTIRE BUILDING	400	0.75	400	0.75	ALL
NOTES:									
1. PROVIDE DIRECT DRIVE FANS WITH ECM MOTORS FOR SUPPLY AND EXHAUST									
2. FILTER SECTION (MERV-8)									
3. INTERLOCKED MOTORIZED ISOLATION DAMPERS FOR BOTH AIRSTREAMS									
4. C/W SPEED CONTROL, TIME DELAY SWITCH (WALL MOUNTED)									

### EXPANSION TANK

EQUIPMENT TAG	LOCATION	TYPE	MANUFACTURER	MODEL	VOLUME (GAL)	ACCEPTANCE VOLUME (GAL)	TANK DIAMETER (IN)	TANK HEIGHT (IN)	BLADDER CHARGE (PSI)	MAX WORKING PRESS. (PSI)	NOTES
ET-1	L1 MECHANICAL ROOM	DIAPHRAGM	AMTROL	ST-20VC	8	3.2	12	19	55	250	ALL
NOTES:											
1	ANTI-LEGIONELLA LINER & FRESH WATER TURBULATOR										
2	TANK TO BE ASME RATED.										
3	TANK SUPPLIED WITH SEISMIC MOUNTING KIT.										

### DOMESTIC WATER HEATER (ELECTRIC)

EQUIPMENT TAG	LOCATION	MANUFACTURER	MODEL	INPUT (KW)	TANK CAPACITY (USG)	RECOVERY AT TEMP RISE 90F (GPH)	DIMENSION (DxH) IN	SHIPPING WEIGHT (LB)	NOTES
DHWT-1	L1 MECHANICAL ROOM	GSW SPACE SAVER	GSW S5630SSEBN-30	3.0	30	14.00	22x30	101	ALL
NOTES:									
1. C/W DRAIN PAN.				4. 6 YEARS TANK WARRANTY					
2. C/W VACUUM RELIEF VALVE.				5. 1 YEAR PARTS WARRANTY					
3. GLASS-LINED TANKS									

### MECHANICAL MOTORLIST

UNIT NUMBER	UNIT DESCRIPTION	UNIT LOCATION	STANDBY PWR (YES/NO)	ELECTRICAL LOAD				VOLT	PH	EQUIPMENT				STARTER				DISCONNECT			CONTROL				NOTES
				MCA	FLA	KW	HP			S	I	C	TYPE	S	I	C	S	I	C	TYPE					
ERV-1	HEAT RECOVERY VENTILATOR	L1 MECHANICAL ROOM	N	20.3	9	-	0.75	120	1	M	M	E	E	E	E	MRR	E	E	E	M	M	M	PCS	-	
DHWT-1	DOMESTIC HOT WATER TANK	BASEMENT SERVICE ROOM	N	-	-	3	-	240	1	M	M	E	-	-	-	PCS	E	E	E	-	-	-	PCS	-	
EBB-1	ELECTRIC BASEBOARD HEATERS	REFER TO DRAWINGS	N	-	-	-	-	-	-	E	E	E	-	-	-	-	-	-	-	-	-	-	-	-	
HTRC-1	HEAT TRACE	LEVEL 1	N	-	-	-	-	120	1	M	M	E	E	E	E	MAG	E	E	E	M	M	M	PCS	-	
-	MISCELLANEOUS	VARIOUS	N	-	-	-	-	120	1	M	M	E	-	-	-	-	E	E	E	-	-	-	-	-	

#### SUPPLIER / INSTALL / WIRE CODES:

MECH = MECHANICAL  
 ELEC = ELECTRICAL  
 G = GENERAL CONTRACTOR  
 S = SUPPLIED BY  
 I = INSTALLED BY  
 C = CONNECTED BY

**STARTER CODES:**  
 MAN = MANUAL STARTER  
 HOA = MAGNETIC STARTER W/ HAND/OFF/AUTO SWITCH W/ AUX. CONTACTS  
 MAG = MAGNETIC STARTER C/W AUX STATUS CONTACTS  
 MRR = MOTOR RATED RELAY, 24 VAC COIL & MOTOR PROTECTION SWITCH  
 PCS = PACKAGED CONTROL SYSTEM  
 VFD = VARIABLE FREQUENCY DRIVE  
 RVS = REDUCED VOLTAGE STARTER  
 WS = WALL SWITCH  
 CP = CONTROL PANEL

**EMERGENCY POWER CODES:**  
 VP = VITAL POWER  
 DVP = DELAYED VITAL POWER  
 CP = CONDITIONAL POWER  
 NP = NORMAL POWER

#### CONTROL DEVICE CODES:

AQUA = PUMP CONTROLLED BY AQUASTAT  
 BMS = BLDG MANAGEMENT SYSTEM  
 ES = END SWITCH  
 ET = LINE VOLTAGE T'STAT  
 FA = FIRE ALARM  
 FAP = FIRE ALARM PANEL  
 FS = FLOW SWITCH  
 GS = GAS SENSOR  
 H = HUMIDITY SENSOR  
 I = INTERLOCK, SEE NOTES  
 LIGHT = WIRED TO LIGHT SWITCH  
 LS = LEVEL SWITCH  
 OS = OCCUPANT SENSOR  
 PS = PRESSURE SWITCH  
 R. STAT = REVERSE ACTING THERMOSTAT  
 TC = TIME CLOCK  
 T = LOW VOLTAGE T'STAT OR SENSOR  
 TS = TAMPER SWITCH  
 VS = VARIABLE SPEED SWITCH  
 WS = WALL SWITCH

#### ELECTRICAL LOAD CODES:

BHP = BREAK HORSEPOWER  
 FLA = UNIT FULL LOAD AMPS  
 HP = UNIT OR MOTOR HORSE POWER  
 PH = POWER PHASE  
 MCA = MINIMUM CIRCUIT AMPS  
 VOLT = REQUIRED SUPPLY VOLTAGE

#### MISCELLANEOUS CODES:

FFCP = FIRE FIGHTERS CONTROL PANEL  
 FRAC = FRACTIONAL HORSEPOWER  
 INT = INTEGRAL PART OF UNIT

#### GENERAL NOTES:

A. ALL FIRE ALARM DEVICES WIRED BY ELECTRICAL  
 B. CONTROL PANELS ARE SHIPPED LOSS & REQUIRE FIELD WIRING  
 C. PCS EQUIPMENT REQUIRES SINGLE SOURCE POWER CONNECTION, UNLESS NOTED OTHERWISE  
 D. CP, VFD EQUIPMENT REQUIRES POWER WIRING TO AND FROM CONTROL PANEL TO CONTROLLED EQUIPMENT

### ATTENTION

This drawing is prepared for the sole use of DISTRICT OF UCLUELET  
 No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

### WARNING

Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

### SURVEY INFORMATION

PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca



1495 FRANCES ST  
 VANCOUVER BC V5L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

### # Date Issue / Revision App

1	Feb 07, 2022	Issue for Class B Costing	
2	June 10, 2022	Issue for Tender	

### Professional Seals



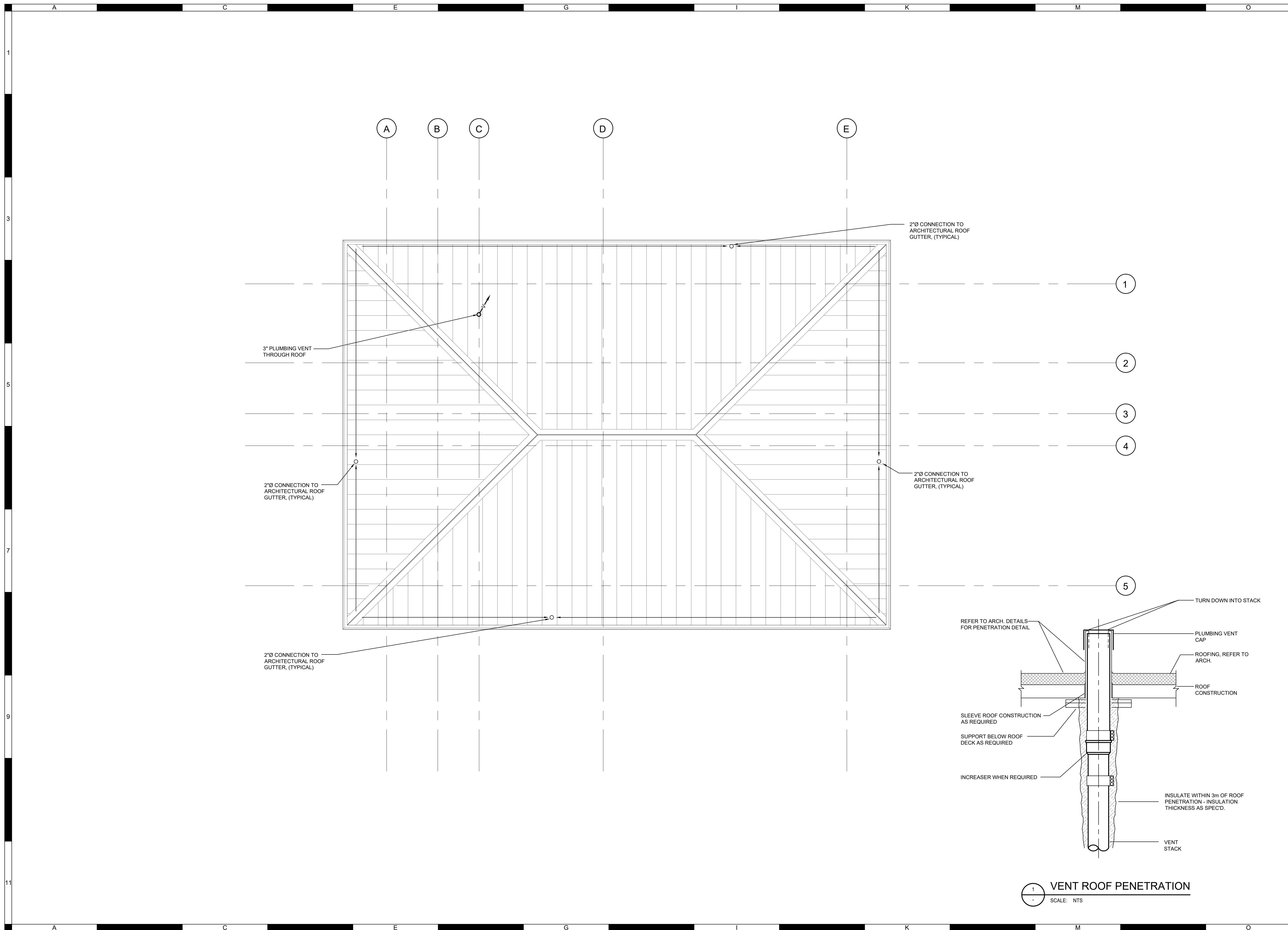
Scale NTS

Quality Control by PS  
 Designed by SL  
 Drawn by SL

Amhitrite Park

Mechanical Equipment Schedules

Sheet Number  
 Project Number Drawing Number Revision  
 047B-032-21 M02 A



**ATTENTION**  
 This drawing is prepared for the sole use of DISTRICT OF UCLUELET  
 No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 PREPARED BY:  
 COORD SYST:  
 SURVEY DATE:

urbansystems.ca

**public**  
 1495 FRANCES ST  
 VANCOUVER BC V5L 1Z1  
 TEL 604 738 4323  
 WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
1	Feb 07, 2022	Issue for Class B Costing	
2	June 10, 2022	Issue for Tender	

Professional Seals

**URBAN SYSTEMS**

Scale 1/4" = 1'-0"  
 Quality Control by PS  
 Designed by SL  
 Drawn by SL

Amphitrite Park  
 Mechanical Roof Plan

Sheet Number  
 Project Number 047B-032-21 Drawing Number M03 Revision A

A C E G I K M O

1 3 5 7 9 11

A C E G I K M O

1 3 5 7 9 11

- GENERAL NOTES**
1. ALL PENETRATIONS THROUGH STRUCTURAL WALLS SHALL BE CONFIRMED WITH STRUCTURAL PRIOR TO CORING
  2. ALL PENETRATION THROUGH SLAB AND SERVICE ROOM WALLS SHALL BE PROVIDED WITH APPROVED FIRE STOPPING MATERIALS.
  3. ALL DOMESTIC WATER PIPE DROPS IN EXTERIOR WALLS TO BE ON WARM SIDE OF VAP. BARRIER.
  4. ALL SANITARY PIPING SHALL BE SLOPED AT MIN. 2% UNLESS NOTED OTHERWISE.
  5. CONTRACTOR TO ALLOW FOR SAW CUTTING OF EXISTING SLAB ON GRADE FOR NEW SANITARY ROUGH-IN. CONNECT TO NEARBY UNDERGROUND EXISTING SANITARY MAIN.

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

**public**  
1495 FRANCES ST  
VANCOUVER BC V5L 1Z1  
TEL 604 739 4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
1	Feb 07, 2022	Issue for Class B Costing	
2	June 10, 2022	Issue for Tender	

Professional Seals

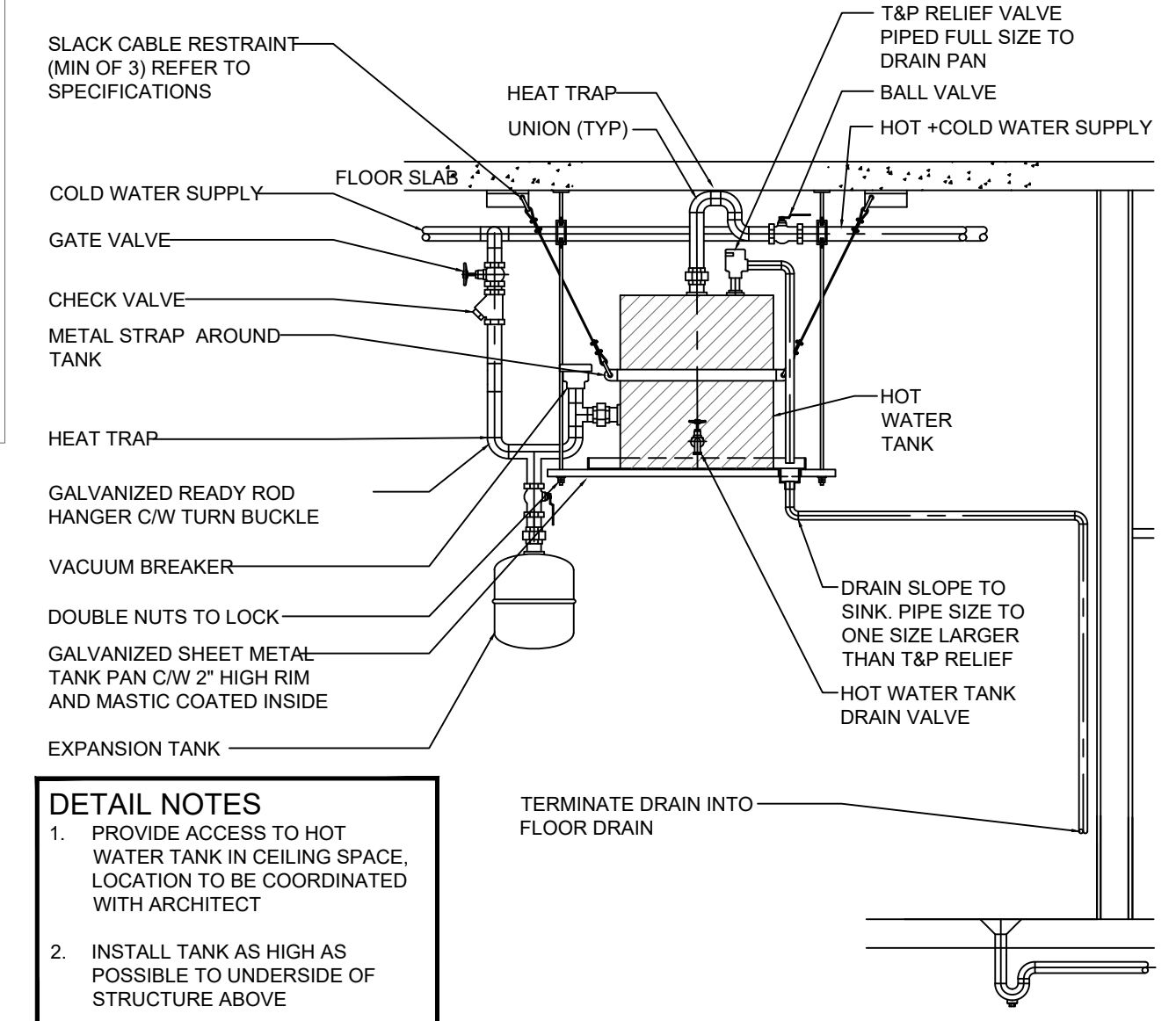
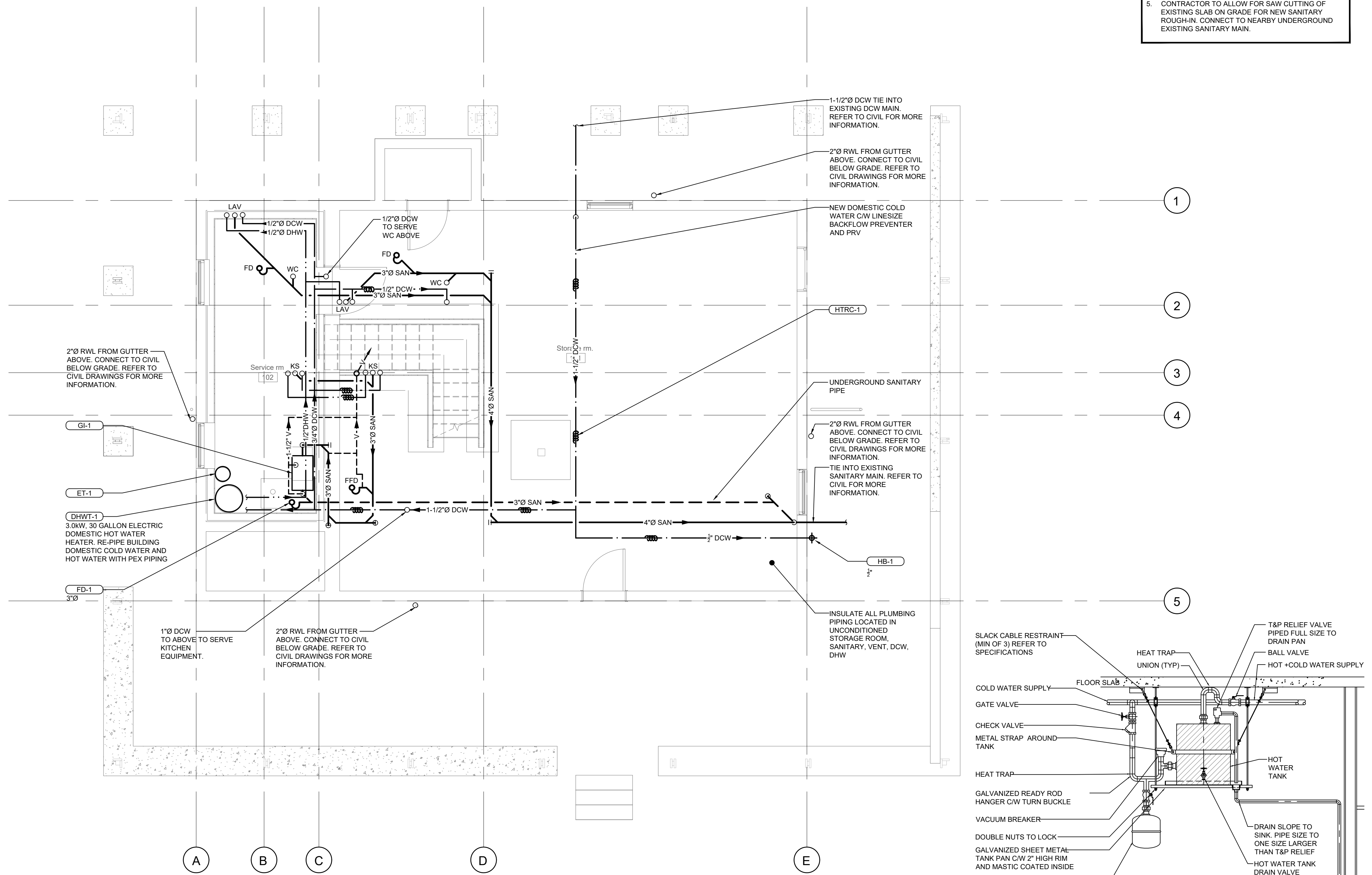
**URBAN SYSTEMS**

Scale 1/4" = 1'-0"

Quality Control by PS  
Designed by SL  
Drawn by SL

**Amphitrite Park**  
Plumbing L1

Sheet Number  
Project Number 047B-032-21 Drawing Number M04 Revision A



- DETAIL NOTES**
1. PROVIDE ACCESS TO HOT WATER TANK IN CEILING SPACE. LOCATION TO BE COORDINATED WITH ARCHITECT
  2. INSTALL TANK AS HIGH AS POSSIBLE TO UNDERSIDE OF STRUCTURE ABOVE

**1 CEILING MOUNTED DOMESTIC HOT WATER TANK**  
SCALE: NTS

- GENERAL NOTES**
1. ALL PENETRATIONS THROUGH STRUCTURAL WALLS SHALL BE CONFIRMED WITH STRUCTURAL PRIOR TO CORING
  2. ALL PENETRATION THROUGH SLAB AND SERVICE ROOM WALLS SHALL BE PROVIDED WITH APPROVED FIRE STOPPING MATERIALS.
  3. ALL DOMESTIC WATER PIPE DROPS IN EXTERIOR WALLS TO BE ON WARM SIDE OF VAP. BARRIER.
  4. ALL SANITARY PIPING SHALL BE SLOPED AT MIN. 2% UNLESS NOTED OTHERWISE.
  5. CONTRACTOR TO ALLOW FOR SAW CUTTING OF EXISTING SLAB ON GRADE FOR NEW SANITARY ROUGH-IN. CONNECT TO NEARBY UNDERGROUND EXISTING SANITARY MAIN.
  6. PLUMBING FIXTURES SERVED FROM BELOW, REFER TO LEVEL 1 FOR MORE INFORMATION.

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca



#	Date	Issue / Revision	App
1	Feb 07, 2022	Issue for Class B Costing	
2	June 10, 2022	Issue for Tender	

Professional Seals

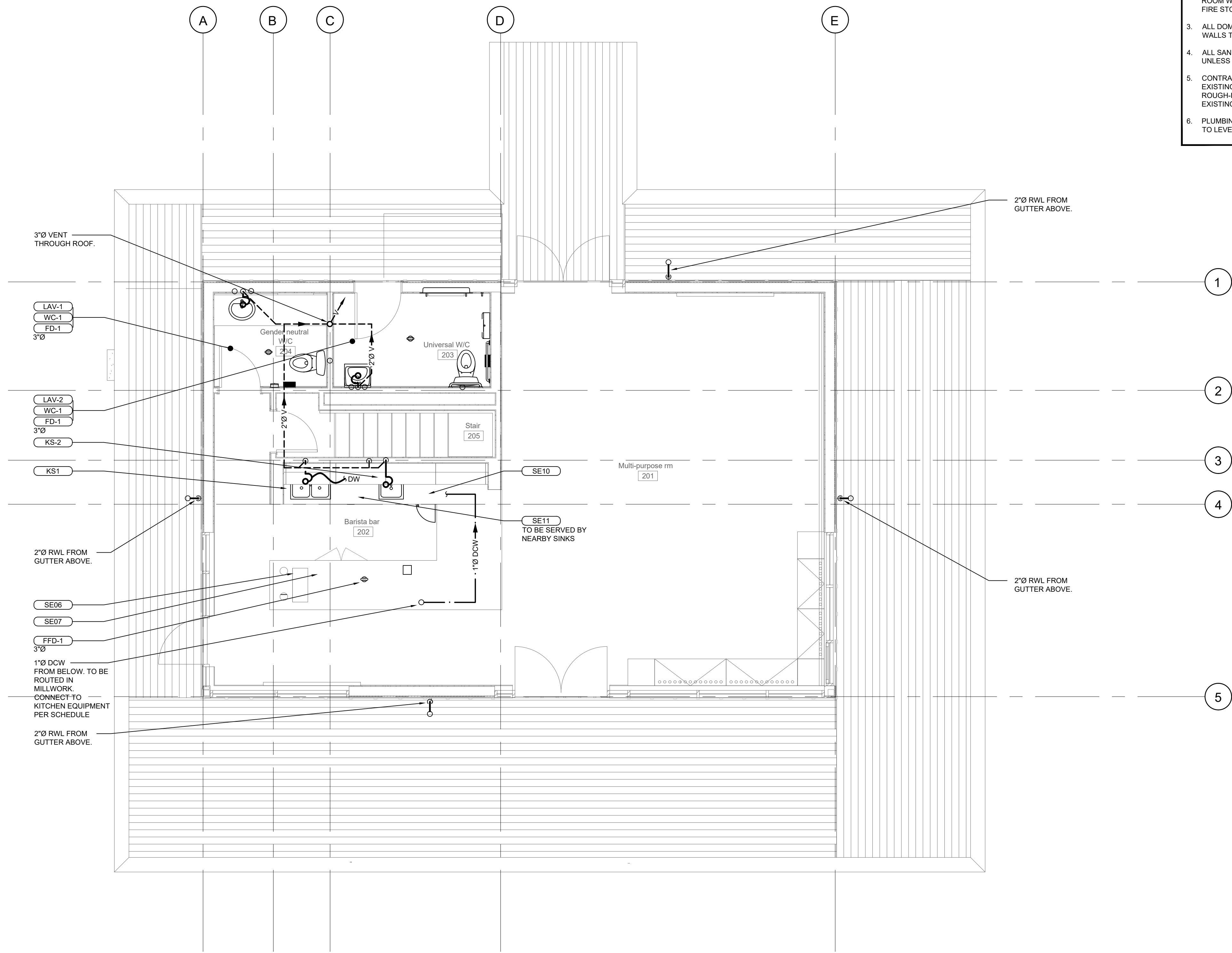


Scale 1/4" = 1'-0"

Quality Control by PS  
Designed by SL  
Drawn by SL

Amphitrite Park  
Plumbing L2

Sheet Number  
Project Number Drawing Number Revision  
047B-032-21 M05 A



**KITCHEN EQUIPMENT LIST**

EQUIPMENT TAG	MODEL	MANUFACTURER	ROUGH-IN CONNECTIONS (IN)				PLUMBING VALVE	NOTES
			WASTE	VENT	COLD WATER	HOT WATER		
SE07	EPPR724	EXPRESSO PARTS	1/2	-	3/8	-	RPBP	ALL
SE06	LINEA PB	LA MARZOCCO	3/4	-	3/8	-	DUAL CHECK	ALL
SE11	JET TECH EV18	JET TECH	1	-	-	1/2	RPBP	ALL
SE10	ICE MACHINE C-80BAJ-AD	HOSHIZAKI	1/2	-	1/2	-	RPBP	ALL

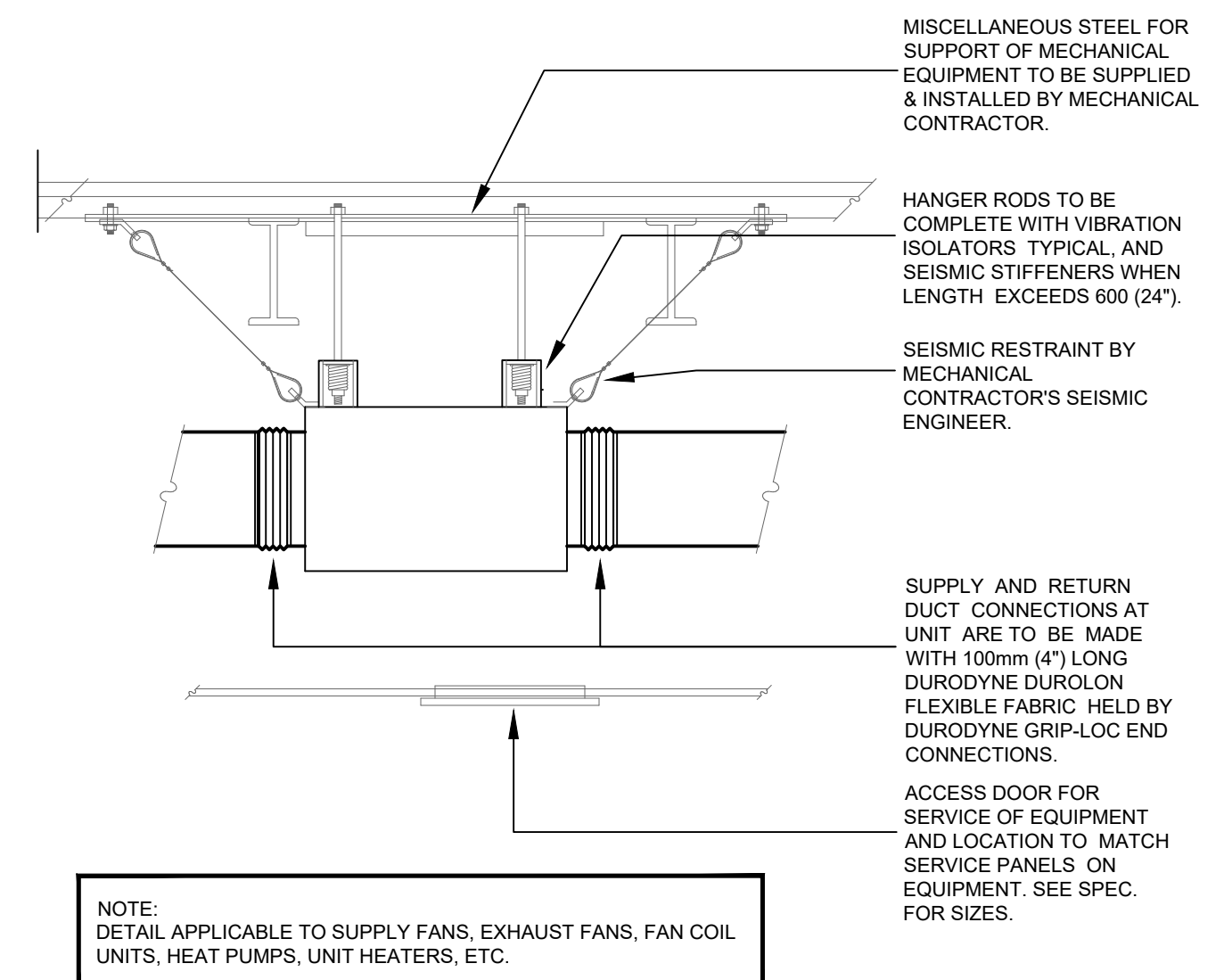
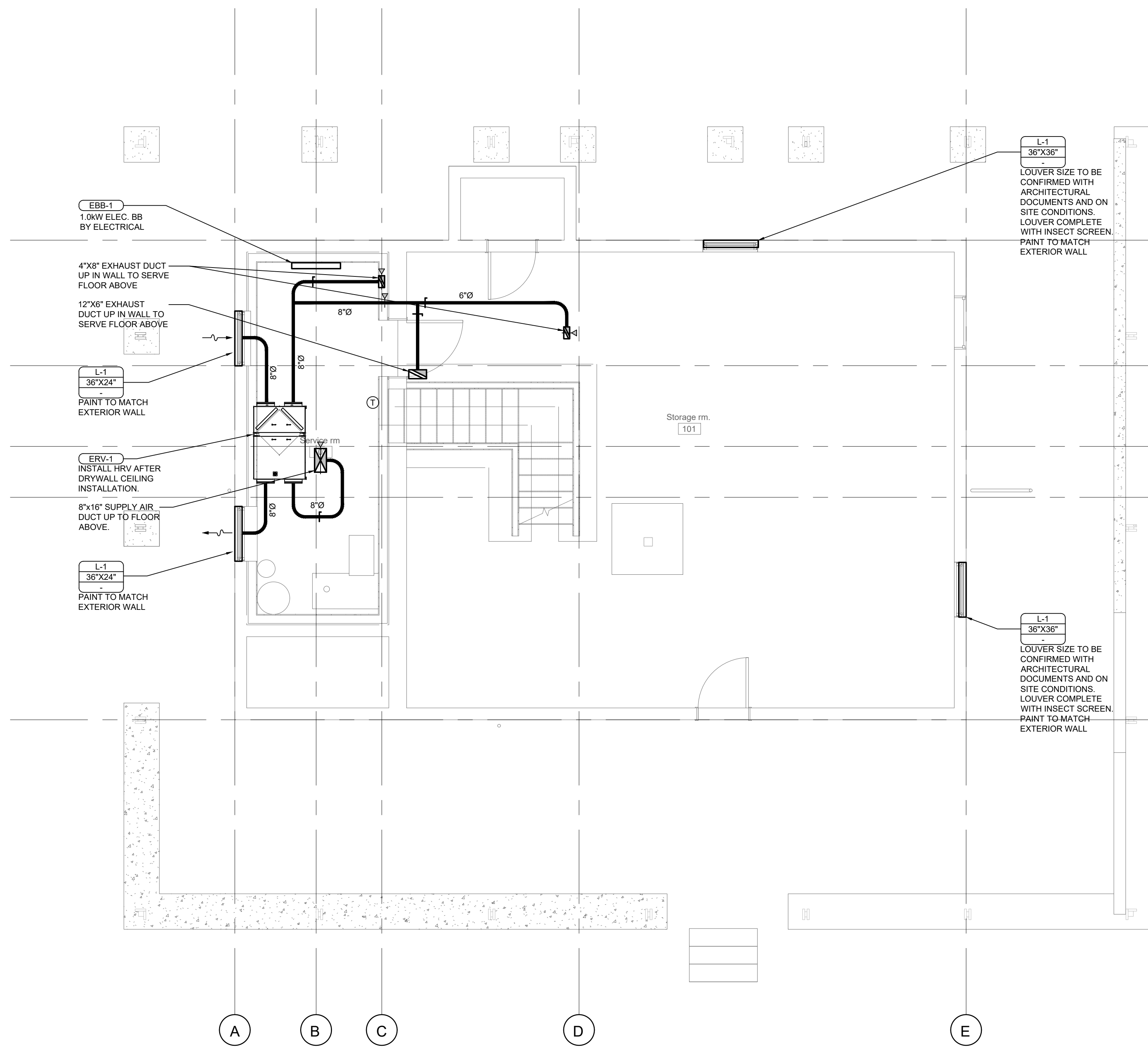
NOTES:  
1 REFER TO ARCHITECTURAL/MANUFACTURER'S DRAWINGS FOR INSTALLATION DETAILS.  
2 SPECIALTY EQUIPMENT BY OTHERS.  
3 MECHANICAL SHALL CONNECT ALL PLUMBING NOTED IN SCHEDULE TO KITCHEN EQUIPMENT. INSTALL BACKWATER VALVES AS NOTED IN SCHEDULE.

- GENERAL NOTES**
- CONTRACTOR TO COORDINATE FINAL LOCATIONS OF GRILLES & DIFFUSERS WITH ARCHITECTURAL & INTERIOR PLANS AND ELEVATIONS.
  - WALL MOUNTED CONTROL DEVICES (TEMPERATURE SENSORS, HUMIDITY SENSORS, CO2 SENSORS) TO BE MOUNTED 5 FT. UNLESS NOTED OTHERWISE.
  - BRANCH DUCT TO MATCH GRILLE/DIFFUSER SIZE UNLESS NOTED OTHERWISE
  - ALL PENETRATIONS THROUGH SHEAR WALLS SHALL BE X-RAYED/SCANNED PRIOR TO CUTTING & CORING
  - SHIFT/OFFSET ALL NEW DUCTING AROUND EXISTING SERVICES AND STRUCTURE COMPONENTS AS REQUIRED. TYP.

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:



NOTE:  
DETAIL APPLICABLE TO SUPPLY FANS, EXHAUST FANS, FAN COIL UNITS, HEAT PUMPS, UNIT HEATERS, ETC.

1  
TYPICAL SUSPENDED MECHANICAL EQUIPMENT  
SCALE: NTS

urbansystems.ca

**public**  
1495 FRANCES ST  
VANCOUVER BC V5L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
1	Feb 07, 2022	Issue for Class B Costing	
2	June 10, 2022	Issue for Tender	

Professional Seals

**URBAN SYSTEMS**

Scale 1/4" = 1'-0"

Quality Control by PS  
Designed by SL  
Drawn by SL

**Amphitrite Park**  
HVAC L1

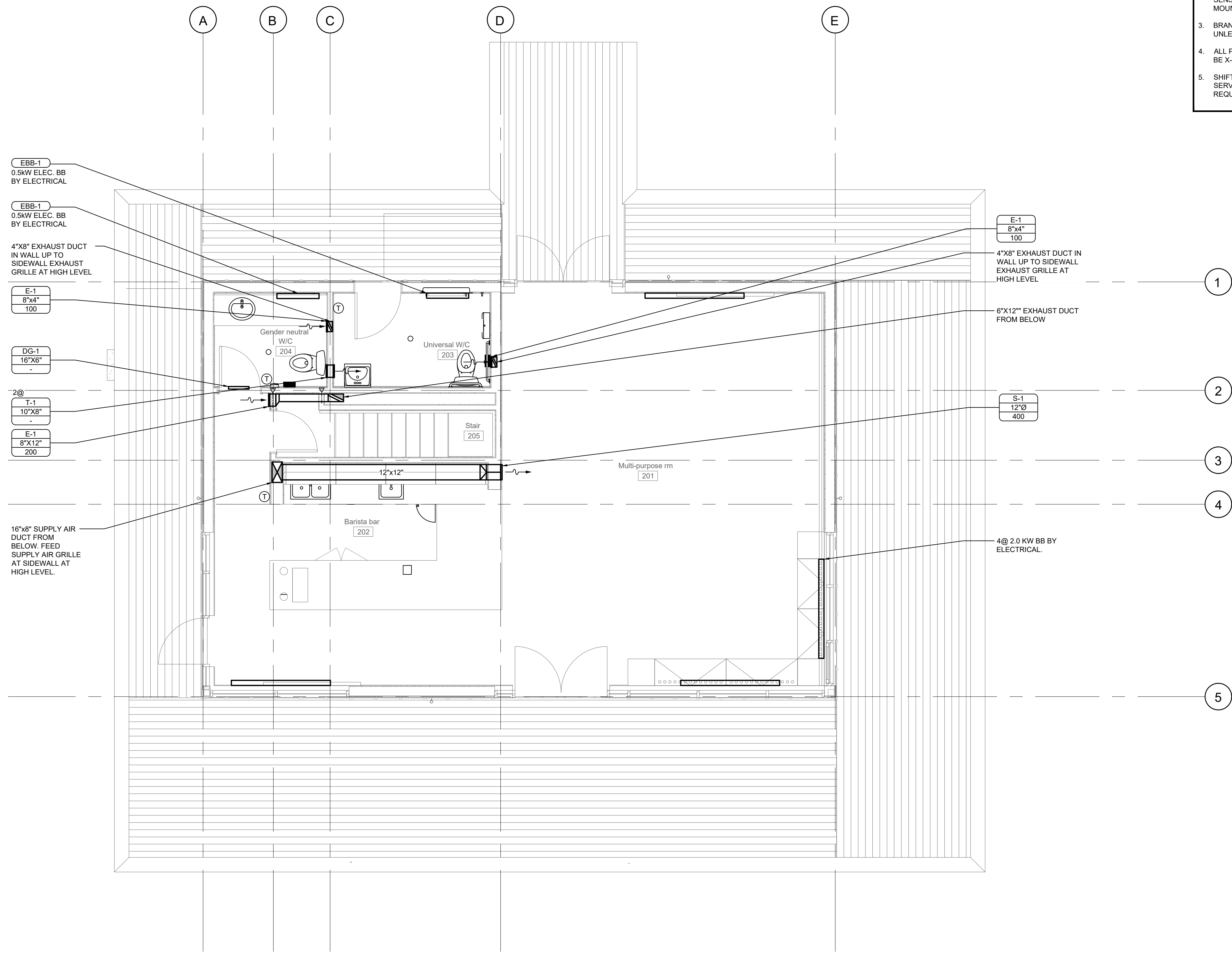
Sheet Number  
Project Number Drawing Number Revision  
047B-032-21 M06 A

- GENERAL NOTES**
- CONTRACTOR TO COORDINATE FINAL LOCATIONS OF GRILLES & DIFFUSERS WITH ARCHITECTURAL & INTERIOR PLANS AND ELEVATIONS.
  - WALL MOUNTED CONTROL DEVICES (TEMPERATURE SENSORS, HUMIDITY SENSORS, CO2 SENSORS) TO BE MOUNTED 5 FT. UNLESS NOTED OTHERWISE.
  - BRANCH DUCT TO MATCH GRILLE/DIFFUSER SIZE UNLESS NOTED OTHERWISE
  - ALL PENETRATIONS THROUGH SHEAR WALLS SHALL BE X-RAYED/SCANNED PRIOR TO CUTTING & CORING
  - SHIFT/OFFSET ALL NEW DUCTING AROUND EXISTING SERVICES AND STRUCTURE COMPONENTS AS REQUIRED. TYP.

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:



urbansystems.ca



#	Date	Issue / Revision	App
1	Feb 07, 2022	Issue for Class B Costing	
2	June 10, 2022	Issue for Tender	

Professional Seals



Scale 1/4" = 1'-0"

Quality Control by PS  
Designed by SL  
Drawn by SL

**Amphitrite Park**  
HVAC L2

Sheet Number  
Project Number 047B-032-21 Drawing Number M07 Revision A

Grid A-O, 1-9. Contains 'COMMON WORKS' section with sub-sections 1. GENERAL, 1.1 General Scope, 1.2 Code Compliance, Permits and Fees, 1.3 Submittals, 1.4 Quality of Work, 1.5 Metric Conversion, 1.6 Drawings and Specifications, 1.7 Cutting, Patching and Coring, 1.8 Installation of Equipment, 1.9 Connections to Existing Services, 1.10 Selective Demolition, 1.11 Equipment and Materials, 1.12 Delivery, Storage and Handling, 1.13 Escutcheons and Plates, 1.14 Guarantee / Warranty, 1.15 Balancing, 1.16 Commissioning and Demonstration, 1.17 Flashing and Roof Curbs, 1.18 Seismic Control.

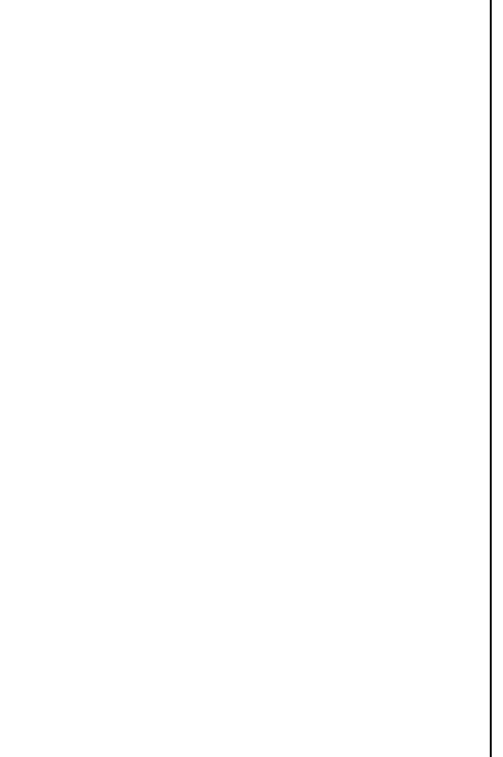
Grid A-O, 1-9. Contains technical specifications and standards for materials and construction. Includes sections for Vibration Isolation, Products (Acceptable Manufacturers, Pipe Hangers and Supports, Access Doors), Identification, Execution (Painting, Demonstration, Pipe Hangers, Access Doors, Vibration Isolation), Valves, Safes, Flashing and Vent Terminals, Expansion Tanks, Piping, Pressure Testing, and Piping Insulation.

Grid A-O, 1-9. Contains detailed technical specifications for piping, valves, and insulation. Includes sections for Piping (connections, support, identification, execution), Valves (types, installation), Safes, Flashing and Vent Terminals, Expansion Tanks, Piping Insulation (minimum thickness, schedule), and Piping Finishes.

ATTENTION
This drawing is prepared for the sole use of DISTRICT OF UCLUELET

WARNING
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate.

SURVEY INFORMATION
PREPARED BY: COORD SVST: SURVEY DATE:



public logo and contact information: 1495 FRANCES ST, VANCOUVER BC V5L 1Z1, TEL. 604 728 4233, WWW.PUBLICDESIGN.CA

Table with 4 columns: #, Date, Issue / Revision, App. Contains two revision entries.

Professional Seals
Quality Control by PS
Designed by SL
Drawn by SL

URBAN SYSTEMS logo
Scale 1/4" = 1'-0"
Sheet Number: 047B-032-21
Drawing Number: M08
Revision: A



	A	C	E	G	I	K	M	O
	<p><b>DIVISION 23 HVAC</b> .1 Heat trace shall be controlled using packaged controls</p> <p><b>1. GENERAL</b></p> <p><b>1.1 Grilles, Louvres and Diffusers</b>  Airflow tests and sound level measurement shall be made in accordance with applicable ADC equipment test codes, ASHRAE Standards and AMCA Standards. Manufacturer shall certify catalogued performance and ensure correct application of air outlet types.  Outside louvers shall bear AMCA seal for free area and water penetration.  Project Conditions: Review requirements of outlets as to size, finish and type of mounting prior to submitting shop drawings and schedules of outlets. Positions indicated are approximate only. Check locations of outlets and make necessary adjustments in position to conform with Architectural features, symmetry, and lighting arrangement.</p> <p><b>2. PRODUCTS</b></p> <p><b>2.1 Ductwork and Accessories</b>  Provide ductwork constructed, reinforced, sealed, and installed to withstand 1-½ times the working static pressure.  Provide Low Pressure Ductwork 500 Pa (2" W.G.) for supply ductwork and plenums on systems without terminal mixing boxes or air valves, supply ductwork downstream from terminal mixing boxes or air valves, outdoor air ductwork and plenums, return air ductwork and plenums, exhaust and relief air ductwork and plenums, unless noted otherwise.  Low pressure insulated flexible ductwork shall be equal to Thermaflex Type M-KC.</p> <p><b>2.2 Duct Sealing</b>  Duct sealing low pressure ductwork 500 Pa (2" W.G.) and under shall be SMACNA seal class A. Seal all supply, return and exhaust duct joints, longitudinal as well as transverse joints as follows:  Slip Joints: Apply heavy brush-on high pressure duct sealant. Apply second application after the first application has completely dried out. Where metal clearance exceeds 1.5 mm (1/16") use heavy mastic type sealant.  Flanged Joints: Soft elastomer butyl or extruded form of sealant between flanges followed by an application of heavy brush-on high pressure duct sealant.  Other Joints: Heavy mastic type sealant.  Duct tapes as a sealing method are not permitted, except on residential ductwork - minimum 2 wraps of 2" wide (50mm) foil duct tape is acceptable.  Do not insulate any section of the ductwork until it has been inspected and approved of duct sealant application, by the Consultant.</p> <p><b>2.3 Duct Hangers and Supports</b>  Hangers and Supports to SMACNA standards.  Strap hangers: of same material as duct but next sheet metal thickness heavier than duct.  Maximum size duct supported by strap hanger: 500 mm.  Hangers: Galvanized steel angle with galvanized steel rods to SMACNA.  Toggle hangers and/or strap hangers shall not be used.  Power actuated fasteners and "drop-in" anchors shall not be used.</p> <p><b>2.4 Grilles, Louvres and Diffusers</b>  Acceptable Manufacturers for Air Terminals: E.H. Price, Titus, Anemostat, Nalor.  Acceptable Manufacturers for Louvres: Airollite, Penn, Airstream, West Vent, Nalor, Ruskin.  Provide baffles to direct air away from walls, columns or other obstructions within the radius of diffuser operation.  Provide plaster frame for diffusers located in plaster surfaces and anti-smudge frames or plaques on diffusers located in rough textured surfaces such as acoustical plaster.  Provide 30 mm margin frame on grilles with [countersunk screw holes] [concealed fastening].  Provide opposed blade balance damper, accessible from grille face on all grilles located in drywall ceilings or bulkheads.  All grilles and dampers shall be aluminum in wet areas (i.e. showers, aquatic areas, dishwashing etc.)  Refer to Grilles and Diffuser schedule for types and capacities.</p> <p><b>3. EXECUTION</b></p> <p><b>3.1 Ductwork and Accessories</b>  Fabricate ductwork in accordance with SMACNA Duct Construction Standards - metal and flexible, NFPA 90A Standard for the Installation of Air-Conditioning and Ventilating Systems, and NFPA 90B Standard for the Installation of Warm Air Heating and Air-Conditioning Systems  Prior to fabrication of ductwork, check all ceiling spaces and heights and conflicts with other trades.  Duct sizes indicated are inside clear dimensions. For acoustically lined or internally insulated ducts allow for insulation thickness and maintain interior clear dimensions indicated.  Connect outlet terminals to low pressure ducts with 900mm (36") maximum length of stretched flexible duct. Hold in place with strap or clamp, caulk sealed. Do not use flexible duct to change directions.  Provide a flexible connection where low pressure ducts are connected to fan equipment, terminal boxes or any other apparatus. Joint shall be screwed or bolted flexible gasketed joint, minimum 50mm (2") wide.  Provide balancing dampers where indicated on drawings and at points on low pressure supply, return and exhaust ducts where branches are taken from larger ducts.  Modify ceiling system where required to accommodate grilles and diffusers.  Size round ducts, installed in place of rectangular ducts, from ASHRAE table of equivalent rectangular and round ducts. No variation of duct configuration or sizes permitted except by permission from the Consultant.  Exposed round ductwork to be spiral lock seam type only.  Provide duct hangers and supports in accordance with SMACNA manuals.  Confirm the existing base building standards prior to submitting tender.  Ductwork shall be galvanized steel unless noted otherwise.</p> <p><b>3.2 Duct Hangers and Supports</b>  Duct support shall be:  Up to 750mm duct size: angle size 25x25x3 mm with 6mm rod size</p> <p><b>Duct Insulation Minimum Thickness Table (Climatic Zone 5)</b></p> <p><b>Rigid Exterior Duct Insulation Duty/Plenum(4)Duct LocationInterior/Exterior/Conditioned Space/Unconditioned Space/Minimum Insulation Thickness in mm (in.)Outdoor Air Supply/38 (1-1/2)/38 (1-1/2)/Exhaust Air (1)/205 (1)25 (1)25 (1)Tempered Air Supply or Makeup Air/205 (1)125 (2) (See note (6) for factory installed duct and plenums</b></p> <p>Note (1): Air temperatures 15°C to 49°C (60°F to 120°F).  Note (2): Provide 38mm (1-1/2") flexible duct insulation on all exhaust air ductwork from outside wall or roof to damper but a minimum of 1.5 m (5 ft.) inside building.  Note (3): Mixed Air includes tempered air downstream of heat recovery units.  Note (4): Plenums located outside the building shall be insulated to the values listed in the exterior column.  Note (5): Provides 1 hour fire rating. Thickness shall be doubled for 2 hour applications.  Note (6): Factory installed ductwork and plenums provided with equipment need not comply with this table provided they meet the requirements of the relevant CSA Standard for that equipment and is insulated to RSI 0.58 (R3.3) or greater. Refer to NECB article 5.2.12.1 for relevant CSA Standards.</p> <p><b>3.3 Duct Finishes Table</b>  Indoors concealed; factory finish  Indoors exposed in mechanical room and elsewhere: canvas jacket as per TIAC standard CRF/1 - CRD/1</p> <p><b>3.4 Grilles, Louvres and Diffusers</b>  Paint ductwork visible behind air outlets matte black.  All air outlets mounted in a T-bar ceiling shall be seismically restrained by either secure attachment to solid ductwork, which is brazed at the outlet or wire hangers attached to structure. Wire hangers shall be a minimum of two (2) per outlet and one per 1200 mm length.  Air outlets other than T-bar mounting must be securely attached to the building elements.</p> <p><b>DIVISION 25 INTEGRATED AUTOMATION</b></p> <p><b>1. GENERAL</b></p> <p><b>1.1 Section Scope</b>  Provide a complete system of automatic controls to match the base building standard with regard to control devices, components, wiring and materials. All control work associated with the work of Divisions 22 and 23.</p> <p><b>1.2 Related Requirements</b>  This section of the Specification forms part of the Contract Documents and is to be read, interpreted and coordinated with all other parts. For general conditions refer to Heating, Ventilation and Air Conditioning (HVAC) section.</p> <p><b>1.3 Code Compliance</b>  All work shall comply with current editions of the National, Provincial and Municipal Codes, Standards, Acts and Bylaws and will meet the requirements of the Authority having jurisdiction.</p> <p><b>2. PRODUCTS</b></p> <p><b>2.1 Thermostats</b>  Provide new thermostats where indicated of building standard type. Ensure operating characteristics are compatible with control components (i.e. direct/reverse acting).  All thermostats to be wall or column mounted at 1500mm above finished floor unless specifically noted otherwise.  All thermostats, existing and new, are to be calibrated prior to air balancing. Contact building owner if an existing thermostat needs replacing.</p> <p><b>3. EXECUTION</b></p> <p><b>3.1 Sequence of Operation</b></p> <ol style="list-style-type: none"> <li>1. ERV <ol style="list-style-type: none"> <li>.1 ERV shall run on an adjustable schedule. Provide 7-day programmable thermostat for operation</li> </ol> </li> <li>2. DHWT <ol style="list-style-type: none"> <li>.1 DHWT shall be controlled by packaged controls with an adjustable setpoint</li> </ol> </li> <li>3. Electric Baseboards <ol style="list-style-type: none"> <li>.1 Electric baseboards shall be controlled with a temperature setpoint adjustable thermostat</li> </ol> </li> <li>4. Heat trace</li> </ol>							
1								
3								
5								
7								
9								
11								
	A	C	E	G	I	K	M	O

**ATTENTION**  
This drawing is prepared for the sole use of DISTRICT OF UCLUELET  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

**public**

1495 FRANCES ST  
VANCOUVER BC V5L 1Z1  
TEL 604 738 4263  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
1	Feb 07, 2022	Issue for Class B Costing	
2	June 10, 2022	Issue for Tender	

Professional Seals

**URBAN SYSTEMS**

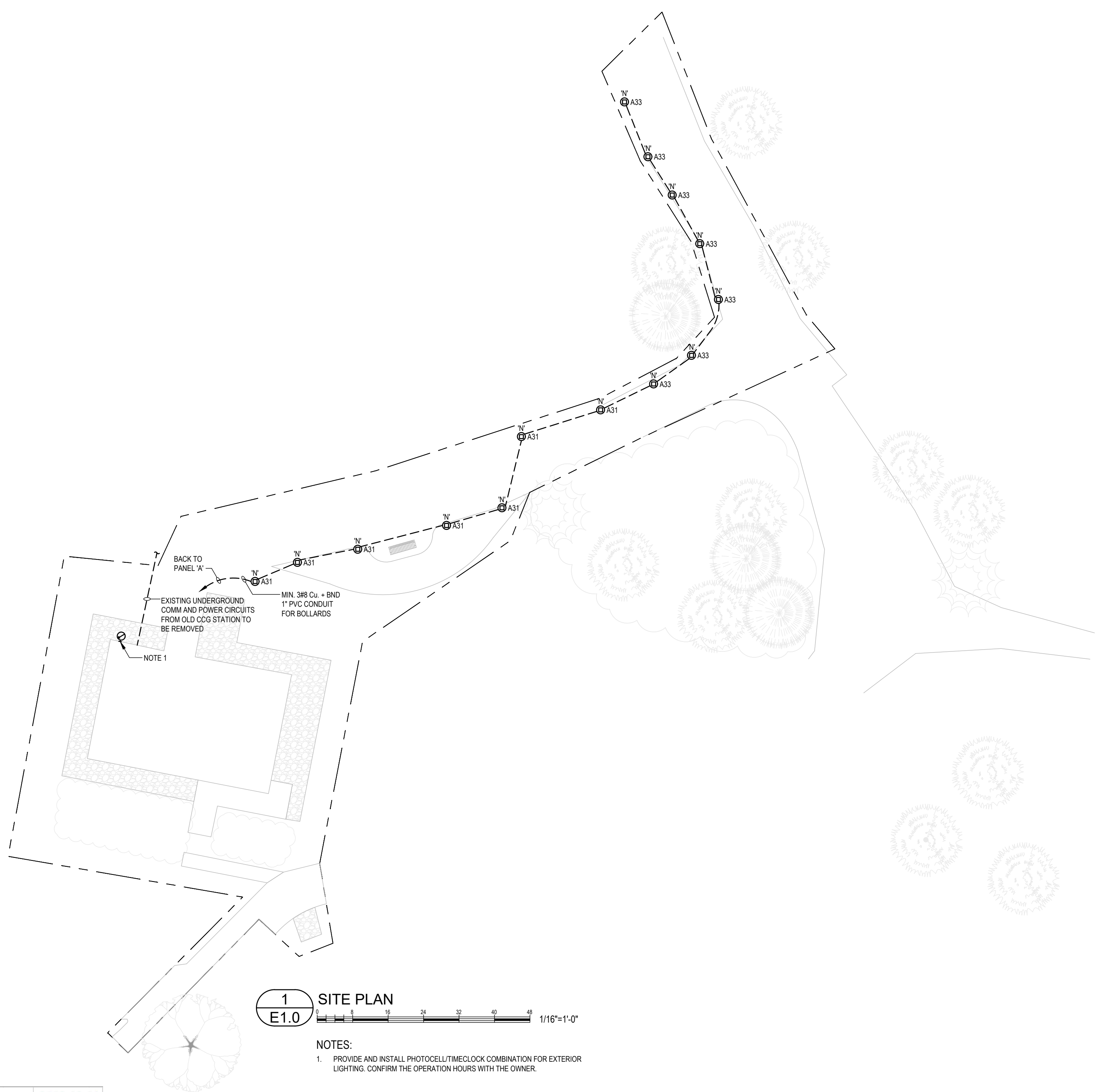
Scale 1/4" = 1'-0"

Quality Control by PS  
Designed by SL  
Drawn by SL

**Amphitrite Park**

**Specifications II**

Sheet Number  
Project Number Drawing Number Revision  
047B-032-21 M09 A

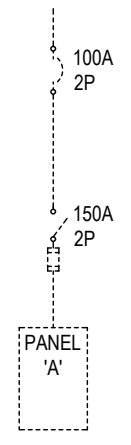


**1 SITE PLAN**  
E1.0

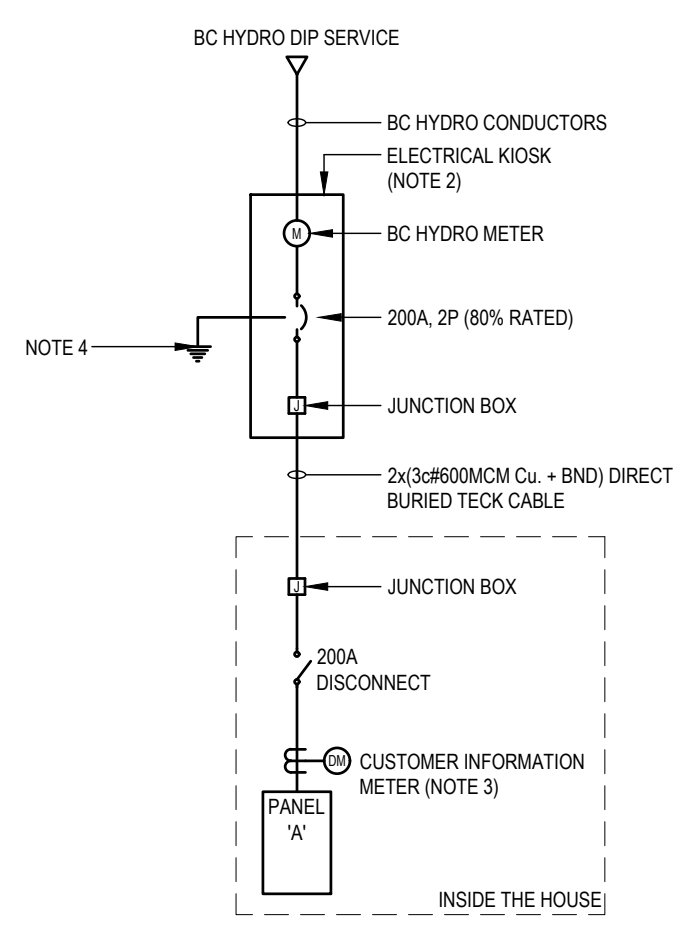
NOTES:  
1. PROVIDE AND INSTALL PHOTOCELL/TIMECLOCK COMBINATION FOR EXTERIOR LIGHTING. CONFIRM THE OPERATION HOURS WITH THE OWNER.

1-21-188 Amphitrite House Load Calculation				2022-02-01
<b>Basic Load</b>				
Store/Restaurant	107 m <sup>2</sup>	@ 30 W/m <sup>2</sup>	=	3210 W
Storage	110 m <sup>2</sup>	@ 5 W/m <sup>2</sup>	=	550 W
<b>Equipment</b>				
Café Equipment			=	9450 W
Mechanical Equipment			=	16000 W
<b>Total Load</b>				<b>29210 W</b>
SPARE 0% 29210 W				
	29210 W	@ 240 V	1 PH	= 122 A
		122 A x 125%		= 152 A
<b>Required Service Protection</b>				<b>= 200 A</b>
Existing Service Breaker				= 100 A

**2 EXISTING SINGLE LINE DIAGRAM**  
E1.0



**3 REVISED SINGLE LINE DIAGRAM**  
E1.0



NOTES:  
1. MAKE THE ADJUSTMENTS TO CABLE SIZE BASED ON FIELD COMPLETE VOLTAGE DROP CALCULATION.  
2. REFER TO DETAIL 6E1.1 FOR KIOSK DETAIL AND INFORMATION.  
3. CUSTOMER INFORMATION METER TRACTA POWERHAWK 4000 SERIES OR EQUIVALENT. PROVIDE 20A 2P DEDICATED CIRCUIT FOR THE METER PANEL. PROVIDE DATA DROP NEAR THE METERING PANEL.  
4. STABILIZE SERVICE GROUND IN THE KIOSK AND EXTEND TO THE BUILDING AS PER CED SECTION 10.

ELECTRICAL SYMBOL LEGEND	
ABBREVIATIONS	
WP	DENOTES WEATHER PROOF DEVICE
LIGHTING	
	LUMINAIRE ON EMERGENCY CIRCUIT
	FLUORESCENT STRIP LIGHT
	SURFACE MOUNTED LUMINAIRE
	WALL MOUNTED DOWN LIGHT
	PENDANT LUMINAIRE
	RECESSED DOWN LIGHT
	BOLLARD LUMINAIRE
	SINGLE POLE TOGGLE SWITCH, GANGED AS SHOWN
	LOW VOLTAGE SWITCH, GANGED AS SHOWN
	DIMMER SWITCH
	OCCUPANCY SENSOR, WALL MOUNTED
	OCCUPANCY SENSOR, CEILING MOUNTED
	VACANCY SENSOR, CEILING MOUNTED
	VACANCY SENSOR, WALL MOUNTED
	PHOTOCELL
	EXIT SIGN - DIRECTION AS INDICATED ON PLANS
POWER	
	5-20R DUPLEX RECEPTACLE (T-SLOT)
	5-20R DUPLEX RECEPTACLE (T-SLOT) GROUND FAULT CIRCUIT INTERRUPTER (GFCI)
	ABOVE COUNTER 5-20R GFCI DUPLEX RECEPTACLE (T-SLOT)
	JUNCTION BOX
	MECHANICAL MOTOR CONNECTION
	DISCONNECT SWITCH
	PANEL BOARD
	MECHANICAL EQUIPMENT CONNECTION
	HEAT TRACE
	KITCHEN EQUIPMENT CONNECTION
	BASEBOARD HEATER WITH INTERNAL THERMOSTAT, WATTAGE AS NOTED ON PLANS
COMMUNICATIONS	
	COMBINATION TELEPHONE AND DATA OUTLET WALL
	CEILING MOUNTED COMBINATION TELEPHONE AND DATA OUTLET
	ABOVE COUNTER COMBINATION TELEPHONE AND DATA OUTLET
SINGLE LINE	
	SERVICE PROVIDER METER
	DIGITAL METERING UNIT

**ATTENTION**  
This drawing is prepared for the sole use of Amphitrite Park.  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

**public**  
1495 FRANCES ST  
VANCOUVER BC V5L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	DEC 14, 2021	ISSUED FOR REVIEW	
B	FEB 1, 2022	ISSUED FOR REVIEW	
C	MAY 6, 2022	ISSUED FOR REVIEW	
D	MAY 18, 2022	ISSUED FOR 50% COORDINATION	
E	JUN 10, 2022	ISSUED FOR TENDER	

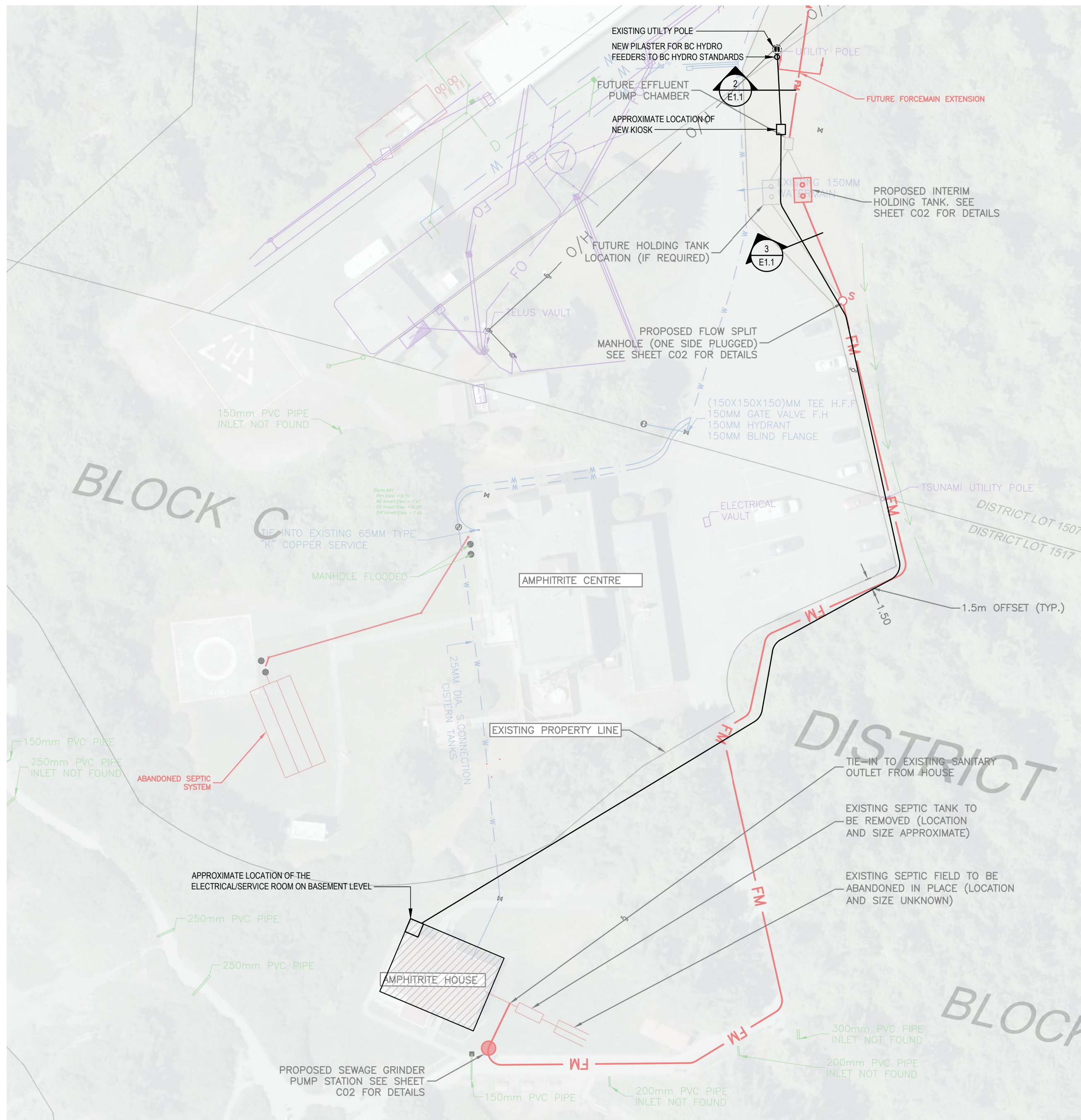
**AES**  
Designing A Better Tomorrow  
500 - 3795 Carey Road, Victoria, BC V8Z 6T8  
250.383.6321 | www.aes-nz.com  
CALGARY | VANCOUVER | VICTORIA

**URBAN SYSTEMS**

Scale: AS NOTED  
Quality Control by AT  
Designed by PB  
Drawn by JB

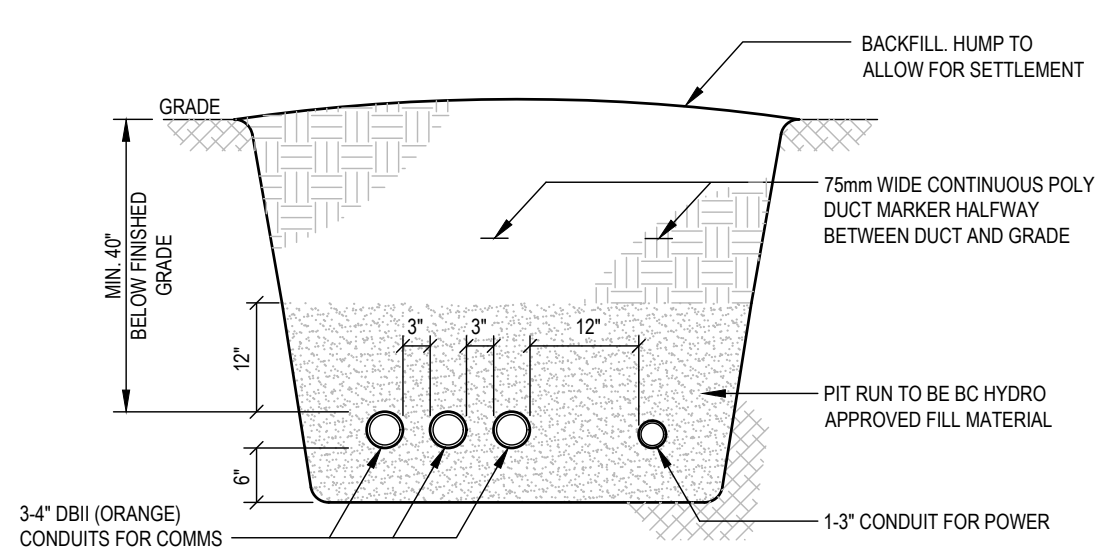
**Amphitrite Park**  
SITE PLAN  
AND LEGEND

Project Number 1-21-188 Drawing Number E1.0 Revision E

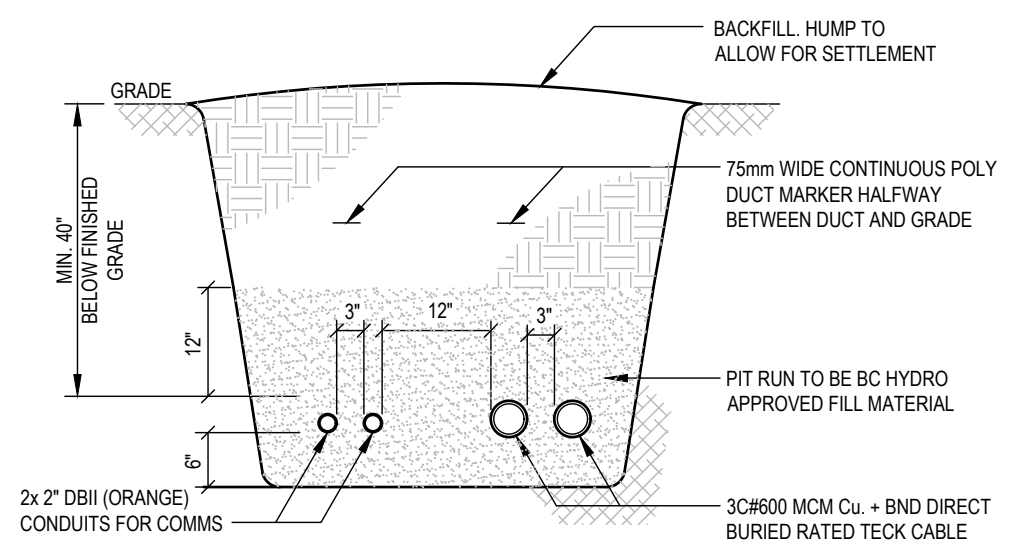


**1 SITE SERVICING PLAN**  
E1.1 NOT TO SCALE

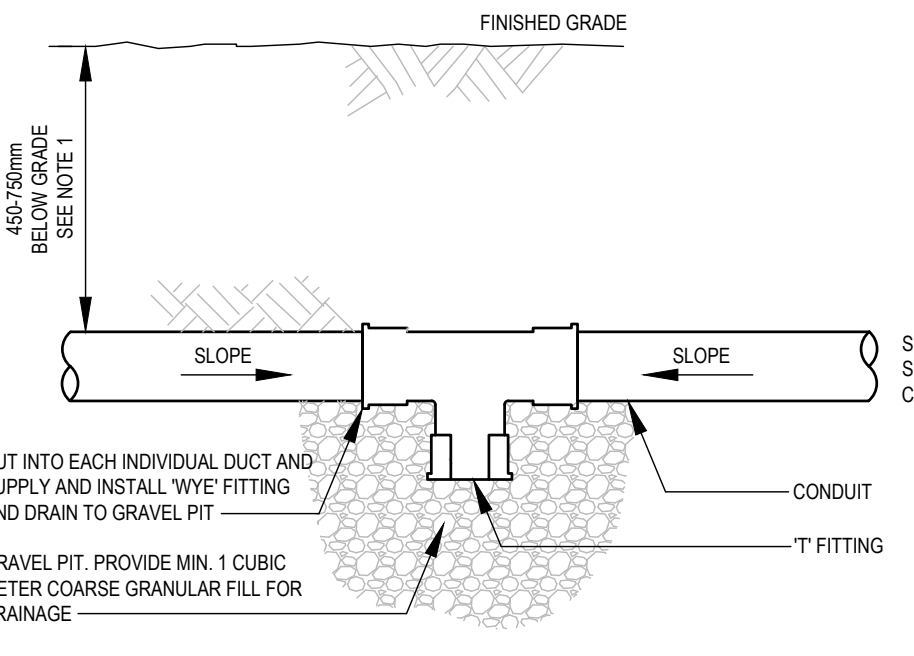
NOTES:  
1. PROVIDE PULL BOX IF NEEDED FOR THE CABLE TENSION ALONG THE UNDERGROUND PATH.



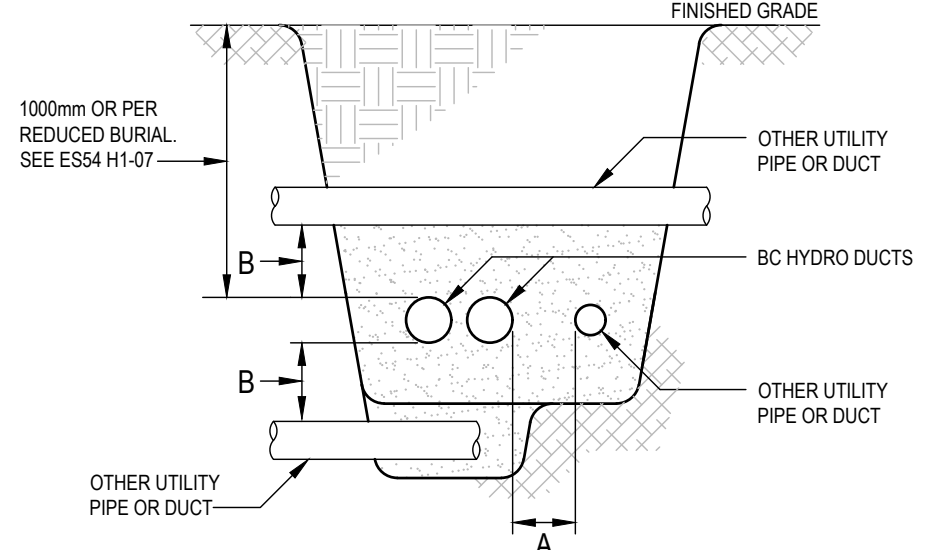
**2 BC HYDRO TRENCH DETAIL**  
E1.1 NOT TO SCALE



**3 CUSTOMER TRENCH DETAIL**  
E1.1 NOT TO SCALE



**4 T-DRAIN DETAIL**  
E1.1 NOT TO SCALE

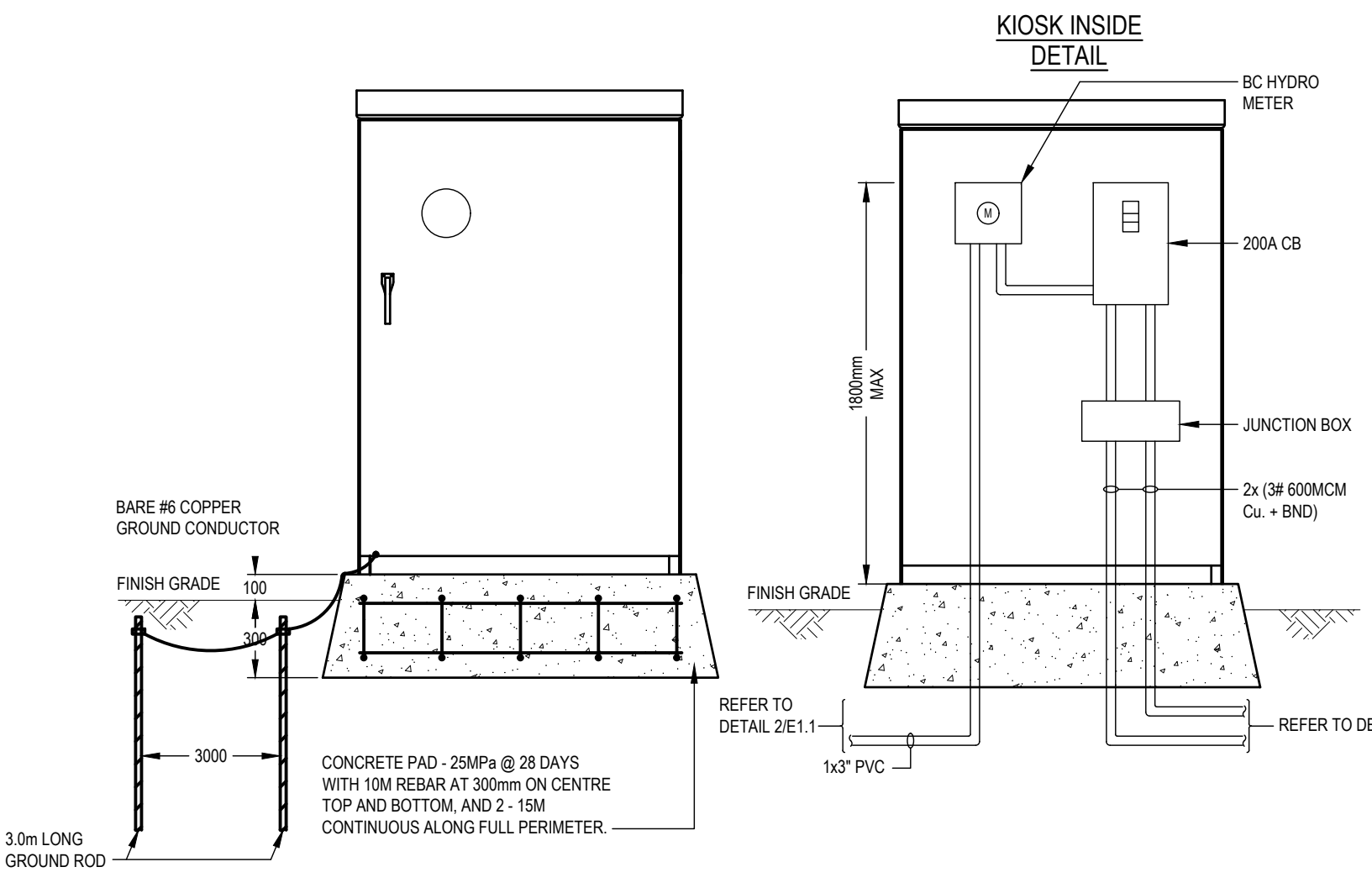


**CLEARANCE SCHEDULE**

TYPE OF PIPE OR DUCT	DIRECT BURIED BC HYDRO DUCTS		CONCRETE ENCASED * BC HYDRO DUCTS	
	A	B	A	B
TELEPHONE, CABLEVISION OR STREET LIGHTS	300	150	75	150
GAS MAINS	300	300	300	300
WATER, OIL PIPELINES, JET FUEL LINES, STORM AND SANITARY SEWER LINES	900	300	300	300
STEAM PIPES, MAX ID 225mm	1500	1500 **	1500	1500 **

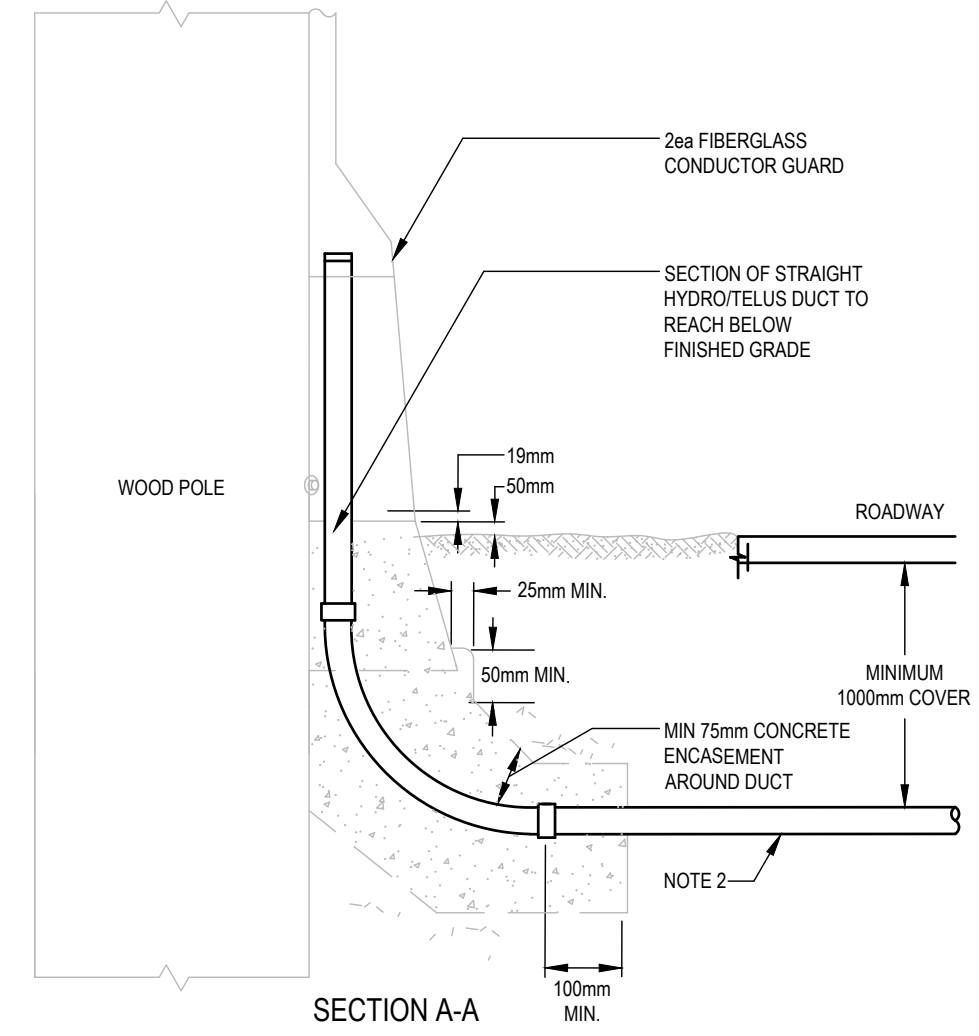
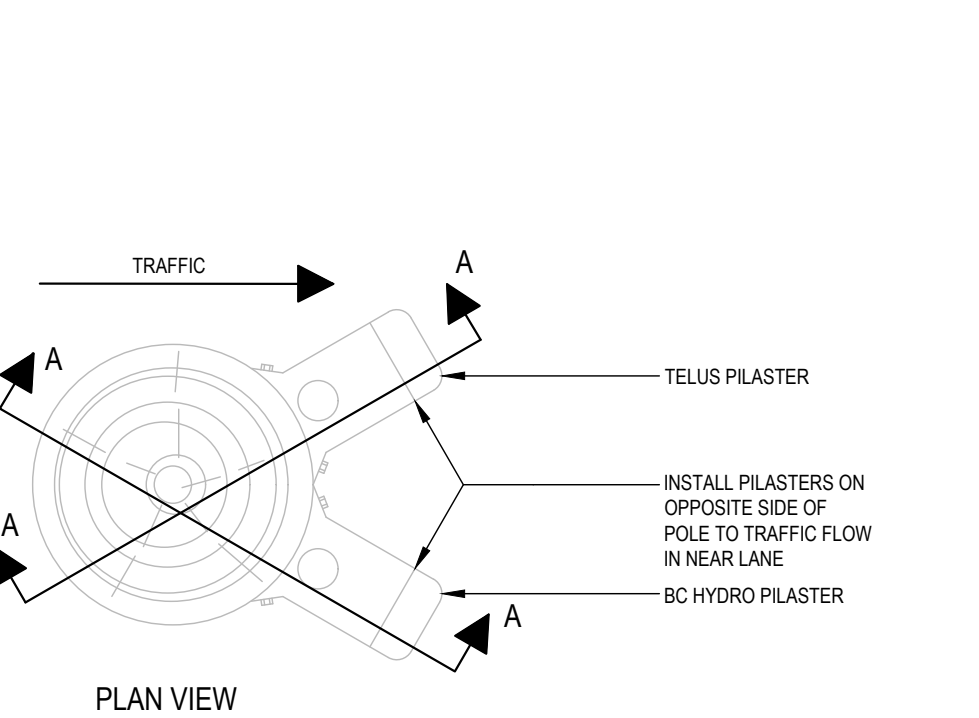
\* CONCRETE ENCASEMENT SHALL EXTEND A MINIMUM OF 1500mm ON EITHER SIDE OF CROSSING.  
\*\* SEPARATION FOR STEAM PIPES CROSSING ABOVE DUCT BANKS IS 300mm.

**5 DUCT SERVICE CROSSING DETAIL**  
E1.1 NOT TO SCALE



**6 ELECTRICAL KIOSK**  
E1.1 NOT TO SCALE

NOTES:  
1. VALID MANUFACTURING # BC4-400-1-240 LOCKABLE METERED KIOSK, CUSTOMIZED DOUBLE SIDED ON CONCRETE BASE. CONTRACTOR TO USE THIS AS BASE DESIGN AND CONFIRM WITH MANUFACTURER FOR ALL REQUIREMENTS ACCORDING TO SLD.  
2. MINIMUM BC HYDRO SERVICE DUCT SIZE FOR METERED KIOSK SHALL BE 103mm DIAMETER.  
3. ALL THE NOTED DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.  
4. KIOSK MUST COMPLY WITH BC HYDRO SECTION 4.2.3, SELF-CONTAINED METERING REQUIREMENTS FOR SECONDARY VOLTAGE REVENUE METERING.



NOTES:  
1. PILASTER INSTALLATION BY BC HYDRO CONTRACTOR ONLY. DO NOT EXCAVATE AT POLE BASE.  
2. INSTALL RACEWAY TO WITHIN 1m OF POLE.  
3. LOCATE ALL UNDERGROUND SERVICES BEFORE DIGGING.

**7 BC HYDRO PILASTER DETAIL**  
E1.1 NOT TO SCALE

**ATTENTION**  
This drawing is prepared for the sole use of Amphitrite Park.  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Exposure and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
1495 FRANCES ST  
VANCOUVER BC V5L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

#	Date	Issue / Revision	App
A	DEC 14, 2021	ISSUED FOR REVIEW	
B	FEB 1, 2022	ISSUED FOR REVIEW	
C	MAY 6, 2022	ISSUED FOR REVIEW	
D	MAY 18, 2022	ISSUED FOR 50% COORDINATION	
E	JUN 10, 2022	ISSUED FOR TENDER	

**AES**  
Designing A Better Tomorrow  
500 - 3795 Carey Road, Victoria, BC V8Z 6T8  
250.383.6321 | www.aes-np.com  
CALGARY | VANCOUVER | VICTORIA

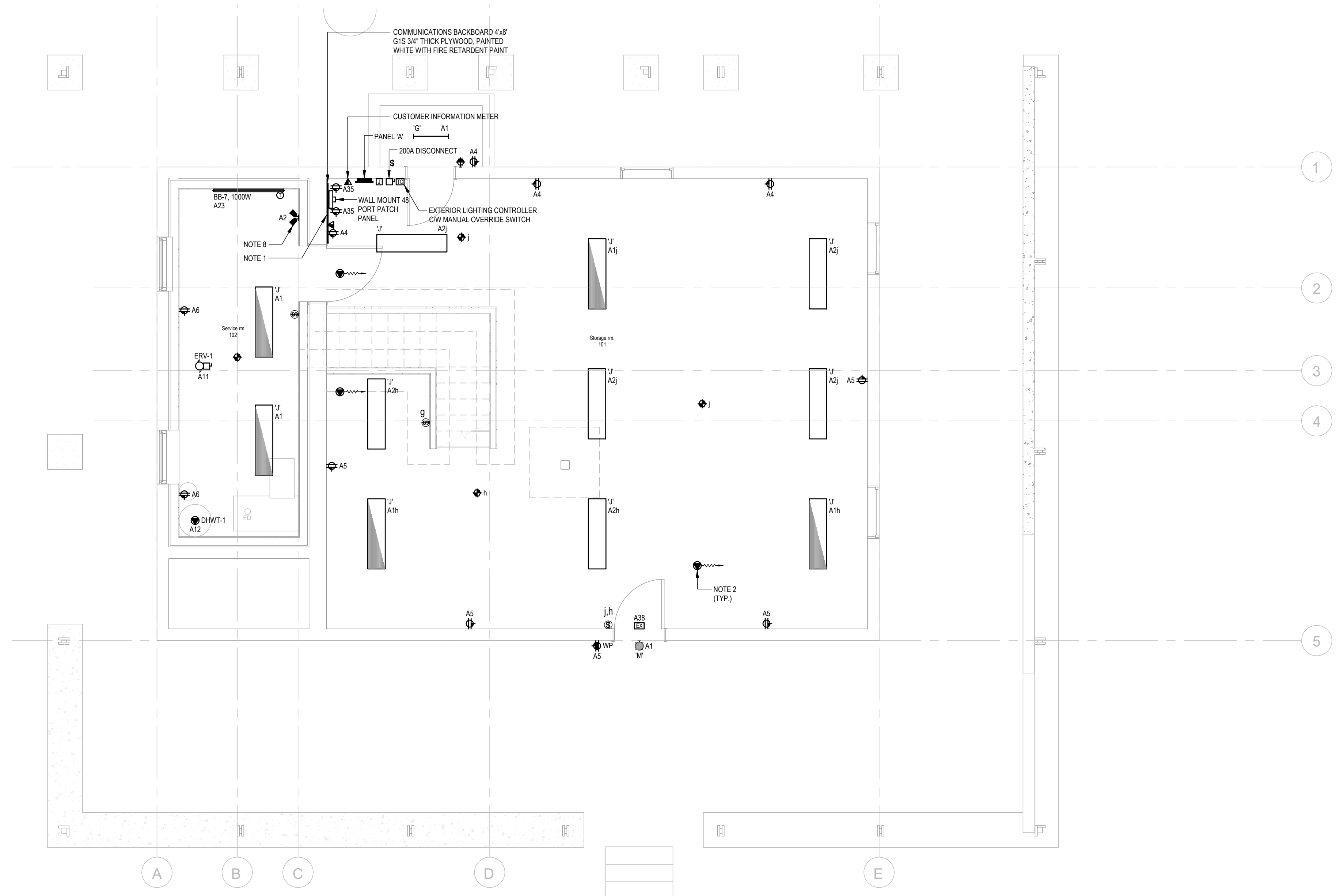
**URBAN SYSTEMS**

Scale: AS NOTED

Quality Control by: AT  
Designed by: PB  
Drawn by: JB

**Amphitrite Park**  
SITE ELECTRICAL AND COMMUNICATIONS SERVICE

Project Number: 1-21-188  
Drawing Number: E1.1  
Revision: E



**1**  
**E2.0** LEVEL 1 ELECTRICAL LAYOUT  
1/4"=1'-0"

PANELBOARD SCHEDULE												
JOB NO./NAME : 1-21-188/ AMPHITRITE PARK												
PANEL : A												
SYSTEM : 120/240V, 1PH, 3W												
TYPE : LEVEL 1												
LOCATION : SURFACE												
MOUNTING : 60												
BUS SIZE : 200A												
SYM. FAULT RATING : 10KAIC												
DESCRIPTION	BRK	POLE	CCT	POLE	BRK	DESCRIPTION						
EMERGENCY LIGHTING *	20	1	01	02	1	15	LEVEL 1 LIGHTING					
LEVEL 2 LIGHTING	20	1	03	04	1	20	LEVEL 1 RECEPTACLE					
LEVEL 1 RECEPTACLE	20	1	05	06	1	20	LEVEL 1 RECEPTACLE					
LEVEL 2 RECEPTACLE	20	1	07	08	1	20	LEVEL 2 RECEPTACLE					
KITCHEN RECEPTACLE	20	1	09	10	1	15	EQ-2 FREEZER					
ERV-1	30	1	11	12	2	40	DHWT-1					
SPARE	20	1	13	14								
BB-1	20	2	15	16	2	20	BB-2					
			17	18								
BB-3	20	2	19	20	2	20	BB-4					
			21	22								
BB-5, BB-6, BB-7	20	2	23	24	1	15	EQ-3 GRINDER					
			25	26	2	50	EQ-6 ESPRESSO STATION					
EQ-7 DISHWASHER	40	2	27	28								
			29	30	1	20	EQ-8 REFRIGERATOR					
EXTERIOR PATH LIGHTING	15	1	31	32	1	15	SPARE					
EXTERIOR PATH LIGHTING	15	1	33	34	1	15	SPARE					
COMM PANEL RECEPTACLE	20	1	35	36	1	15	SPARE					
METER PANEL	20	2	37	38	1	15	EXIT SIGNS					
			39	40	1	20	SEASONAL LIGHTING					
FAUCET	15	1	41	42	2	20	HEAT TRACE (GFCI) **					
SPARE	15	1	43	44								
SPARE	15	1	45	46	2	20	HEAT TRACE (GFCI) **					
SPARE	15	1	47	48								
			49	50	2	20	HEAT TRACE (GFCI) **					
			51	52								
			53	54								
			55	56								
			57	58								
			59	60								
* Emergency Lighting												
** GFCI Breaker												
PANEL CW 200A - 2P MAIN BREAKER												

MECHANICAL EQUIPMENT SCHEDULE																																	
Q#	DESCRIPTION	EQUIPMENT LOCATION	LOAD			VOLTS	PHASE	UNIT			STARTER			DISC.			CONTROL			SUPPLY PANEL			WIRE & CONDUIT			NOTE							
			MCA	KW	HP			SUPPLY	MOUNT	CONNECT	SUPPLY	MOUNT	CONNECT	SUPPLY	MOUNT	CONNECT	SUPPLY	MOUNT	CONNECT	TYPE	SUPPLY	MOUNT	CONNECT	TYPE	WIRE SIZE		CONDUIT SIZE (mm)	TOTAL AMPS					
ERV-1	HEAT RECOVERY VENTILATOR	L1 MECHANICAL ROOM	20.3	-	0.75	120	1	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M							
DHWT-1	DOMESTIC HOT WATER TANK	BASEMENT SERVICE ROOM	-	3.0	-	240	1	M	M	E	-	-	-	PCS	E	E	E	-	-	-	PCS	2	A	LEVEL 1 STORAGE	20	2	A12	12	3	21	16	-	
HTRC-1	HEAT TRACE	LEVEL 1	-	-	-	240	1	M	M	E	E	E	E	MAG	E	E	E	M	M	M	PCS	2	A	LEVEL 1 STORAGE	20	2	SEE PANELBOARD SCHEDULE	12	3	21	12	3	

**LEGEND**  
M = DENOTES BY MECHANICAL CONTRACTOR  
E = DENOTES BY ELECTRICAL CONTRACTOR  
PCS = PACKAGED CONTROL SYSTEM  
MRR = MOTOR RATED RELAY, 24 VAC COIL AND MOTOR PROTECTION SWITCH  
MAG = MAGNETIC STARTER WITH AUX STATUS CONTACTS

**NOTES**  
1. ALL VARIABLE SPEED DRIVES TO HAVE A DEDICATED COPPER GROUND CONDUCTOR SIZED TO MATCH PHASE CONDUCTOR.  
2. CONFIRM FINAL MECHANICAL EQUIPMENT REQUIREMENTS WITH MECHANICAL CONTRACTOR'S SHOP DRAWINGS AND ADJUST CIRCUIT WIRING AND BREAKER RATING IF REQUIRED AT NO ADDITIONAL COST.  
3. COORDINATE WITH MECHANICAL FOR CONNECTION TO HEAT TRACE. REFER TO PANELBOARD SCHEDULE FOR CIRCUITING.

- NOTE:**
- REMOVE ALL EXISTING POWER AND COMMUNICATION ENTRANCE EQUIPMENT. ESTABLISH NEW POWER AND COMMUNICATION DISTRIBUTION AS SHOWN.
  - CONTRACTOR TO COORDINATE WITH MECHANICAL FOR THE CONNECTION TO THE HEAT TRACE. FOR HEAT TRACE CIRCUITING, REFER TO PANELBOARD SCHEDULE.
  - PROVIDE AND INSTALL EMERGENCY LIGHTING INVERTER WIRE TO CIRCUIT A1. READY LITE RMI-1440 OR APPROVED EQUIVALENT.
  - EXIT SIGNS SHALL BE GREEN COMMERCIAL GRADE WITH INTEGRAL BATTERY PACK. EXIT SIGN TO BE AIMLITE RPTTE EDGELIT UNIVERSAL MOUNTING.
  - ELECTRICAL CONTRACTOR TO PROVIDE ALL BASEBOARD HEATERS COME WITH BUILT IN THERMOSTAT.  
i. 500W BASEBOARD HEATERS SHALL BE OUELLET ODL0500  
ii. 1000W BASEBOARD HEATERS SHALL BE OUELLET ODL0500  
iii. 2000W BASEBOARD HEATERS SHALL BE OUELLET ODL0500
  - PROVIDE EMERGENCY LIGHT OVERRIDE RELAY: ELCU-200 FOR EACH SWITCH LEG OF CIRCUIT LEG. ALL THE LIGHTS SHOWN AS EMERGENCY TO TURN ON TO FULL BRIGHTNESS IN EVENTS OF LOSING CIRCUIT A1.
  - BATTERY PACKS SHALL BE AIMLITE EBST SERIES 24V, 320W OR EQUIVALENT. REMOTE HEADS SHALL BE AIMLITE RIMS1 SERIES 5W LED, 24V OR EQUIVALENT.

**ATTENTION**  
This drawing is prepared for the sole use of Amphitrite Park.  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals



#	Date	Issue / Revision	App
A	DEC 14, 2021	ISSUED FOR REVIEW	
B	FEB 1, 2022	ISSUED FOR REVIEW	
C	MAY 6, 2022	ISSUED FOR REVIEW	
D	MAY 18, 2022	ISSUED FOR 50% COORDINATION	
E	JUN 10, 2022	ISSUED FOR TENDER	



Scale: AS NOTED

Quality Control by AT  
Designed by PB  
Drawn by JB

Amphitrite Park  
LEVEL 1  
ELECTRICAL LAYOUT

Project Number Drawing Number Revision  
1-21-188 E2.0 E

**ATTENTION**  
This drawing is prepared for the sole use of Amphitrite Park.  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities and structures of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
PREPARED BY:  
COORD SYST:  
SURVEY DATE:

urbansystems.ca

Professional Seals

**public**  
1495 FRANCES ST  
VANCOUVER BC V5L 1Z1  
TEL 604 738 4323  
WWW.PUBLICDESIGN.CA

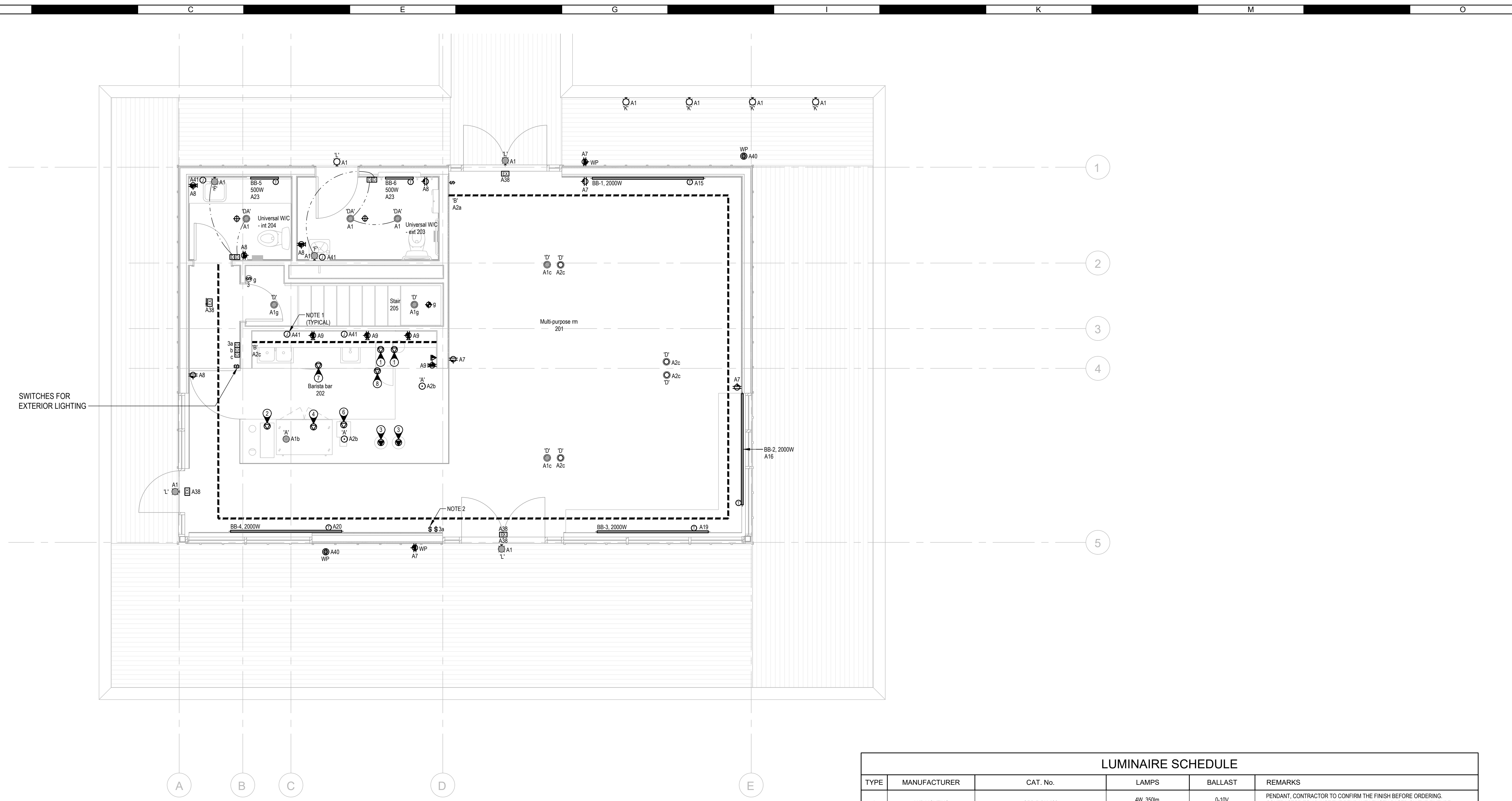
#	Date	Issue / Revision	App
A	DEC 14, 2021	ISSUED FOR REVIEW	
B	FEB 1, 2022	ISSUED FOR REVIEW	
C	MAY 6, 2022	ISSUED FOR REVIEW	
D	MAY 18, 2022	ISSUED FOR 50% COORDINATION	
E	JUN 10, 2022	ISSUED FOR TENDER	

**AES**  
Designing A Better Tomorrow  
500 - 3795 Carey Road, Victoria, BC V8Z 6T8  
250.383.6321 | www.aes-np.com  
CALGARY | VANCOUVER | VICTORIA

**URBAN SYSTEMS**  
Scale: AS NOTED  
Quality Control by AT  
Designed by PB  
Drawn by JB

**Amphitrite Park**  
LEVEL 2  
ELECTRICAL LAYOUT

Project Number 1-21-188 Drawing Number E2.1 Revision E



**1**  
**E2.1** LEVEL 2 ELECTRICAL LAYOUT  
1/4"=1'-0"

**NOTE:**  
1. CONTRACTOR TO SUPPLY 120V AT THE JUNCTION BOX FOR THE NO TOUCH FAUCETS. COORDINATE WITH MECHANICAL FOR THE EXACT LOCATION AND REQUIREMENTS.  
2. WIRE OUTDOOR CEILING MOUNTED RECEPTACLE CIRCUITED TO A40, TO BE CONTROLLED BY THE SWITCH.

#	DESCRIPTION	ELECTRICAL				CIRCUIT NUMBER	BREAKER	WIRE SIZE	CONNECTION		MOUNTING HEIGHT	REMARKS
		V	PH	kW	hp				JB	REC		
2	UNDERCOUNTER FREEZER	120	1	-	1/4	A-10	15A-1P	2#12	-	5-15R	-	COORDINATE THE ELVATION AND EXACT LOCATION PRIOR TO ROUGH-IN
3	FLAT BURR GRINDER	120	1	0.25	-	A-24	15A-1P	2#12	-	5-15R	-	COORDINATE THE ELVATION AND EXACT LOCATION PRIOR TO ROUGH-IN
6	ESPRESSO STATION	240	1	4.6	-	A-26	50A-2P	3#6	X	-	-	COORDINATE THE ELVATION AND EXACT LOCATION PRIOR TO ROUGH-IN
7	UNDERCOUNTER DISHWASHER	208	1	4.9	1.0	A-27	40A-2P	3#6	X	-	-	COORDINATE THE ELVATION AND EXACT LOCATION PRIOR TO ROUGH-IN
8	UNDERCOUNTER REFRIGERATOR	120	1	-	1/3	A-30	20A-1P	2#12	-	5-20R	-	COORDINATE THE ELVATION AND EXACT LOCATION PRIOR TO ROUGH-IN

TYPE	MANUFACTURER	CAT. No.	LAMPS	BALLAST	REMARKS
A	AND LIGHTING	ORB-P-BK-120	4W, 350m, 3000K	0-10V DIMMABLE	PENDANT. CONTRACTOR TO CONFIRM THE FINISH BEFORE ORDERING. CONTRACTOR TO ADJUST THE PENDANT LENGTH BASED ON THE FIXTURE POSITION ON ANGLED CEILING.
B	BL LIGHTING	BL FLEXFORM DOT-FREE D3-30-20	44WFT LED 420LMFT 3000K	0-10V DIMMABLE REMOTE DRIVER	IN-DIRECT COVE LIGHT. LENGTH AS INDICATED ON DRAWING. COORDINATE EXACT MOUNTING LOCATION WITH ARCHITECT.
D	LIGHTHEADED	T2RA-TL-B55-3018-8015-P-120-1C4-R	12W, 1500lm, 3000-1800K	0-10V DIMMING	4" DOWNLIGHT TILTABLE 15-30 DEGREE. CONTRACTOR TO CONFIRM THE ANGLE OF FIXTURE WITH ARCHITECT WHILE INSTALLING.
DA	LIGHTHEADED	T2RA-TL-B55-3018-9510-P-120-1C4-R	10W, 1000lm, 3000-1800K	0-10V DIMMING	4" DOWNLIGHT TILTABLE 15-30 DEGREE. CONTRACTOR TO CONFIRM THE ANGLE OF FIXTURE WITH ARCHITECT WHILE INSTALLING.
F	LITON	WST00S-UE-D10-T30	10W LED, 600m, 3000K	0-10V DIMMING	WASHROOM VANITY FIXTURE. MOUNT +6" ABOVE MIRROR. CONFIRM EXACT MOUNTING LOCATION WITH ARCHITECT.
G	METALUX	2SNLED-LDS-30HL-SLW-UNV-L835-CD1-U	27W LED, 3077lm, 3500K	0-10V DIMMING	2" LINEAR FIXTURE. SURFACE MOUNT ON WALLS AS INDICATED ON DRAWING.
J	LEDALITE	VERSA FORM 411-14-S1-ST-L-8C-D-S-7-D-E	36.1W, 3500lm, 3000K	0-10V DIMMING	SURFACE MOUNTED 1/4" STRIP LIGHT.
K	WAGNER BANTAM SQ	LULF-27K-70-S-XTS	2.2W, 116lm, 2700K	0-10V DIMMABLE REMOTE DRIVER	POST SURFACE LUMINAIRE. COORDINATE CAREFULLY WITH LUMENRAIL MANUFACTURER / PROVIDER. CONFIRM MOUNTING PRIOR TO ORDERING.
L	ORIGINAL BTC	MAST LIGHT 0749	GU10 LED, 2700K	INCANDESCENT DIMMING	WALL MOUNTED LUMINAIRE. MOUNT ABOVE DOOR. SANDBLASTED BRONZE FINISH.
M	COOPER LIGHTING	303-W1-LEDB1-2700K-UNV-T4-DIM10-NSS	8.5W LED, 475lm, 2700K	0-10V DIMMING	EXTERIOR WALL MOUNTED LUMINAIRE. TYPE 4 DISTRIBUTION. MOUNT AT +8FT. A.F.F.
N	BEGA	BOLLARD 84 02SK27 / POST 79 817	9.8W LED, 100lm, 2700K	0-10V DIMMING	180 DEGREE DISTRIBUTION DIE CAST MARINE GRADE ALUMINUM BOLLARD AND POST. OPAL CLASS DIFFUSER WITH STAINLESS STEEL HARDWARE.

**NOTE:**  
1. RECEPTACLE INSTALLED IN SOFFIT FOR SEASONAL LIGHTING CONTROLLED BY SWITCH INSIDE MAIN ENTRANCE.

Table with columns A, C, E, G, I, K, M, O and rows 1-11. Each cell contains a numbered list of electrical specifications and requirements.

ATTENTION
This drawing is prepared for the sole use of Amphitrite Park.
WARNING
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate.
SURVEY INFORMATION
PREPARED BY: COORD SYST: SURVEY DATE:
urbansystems.ca
Professional Seals
# Date Issue / Revision App
A DEC 14, 2021 ISSUED FOR REVIEW
B FEB 1, 2022 ISSUED FOR REVIEW
C MAY 6, 2022 ISSUED FOR REVIEW
D MAY 18, 2022 ISSUED FOR 50% COORDINATION
E JUN 10, 2022 ISSUED FOR TENDER
AES
Designing A Better Tomorrow
URBAN SYSTEMS
Scale: AS NOTED
Quality Control by: AT
Designed by: PB
Drawn by: JB
Amphitrite Park
ELECTRICAL SPECIFICATIONS
Project Number 1-21-188 Drawing Number E3.0 Revision E

U:\projects\_vic\1427\0009\10\1D-Design\20\_PROD\C00-1427\000901.dwg, C01 LEGEND, 2022-06-13 10:18 am awilliams

ATTENTION  
This drawing is prepared for the sole use of District of Ucluelet  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

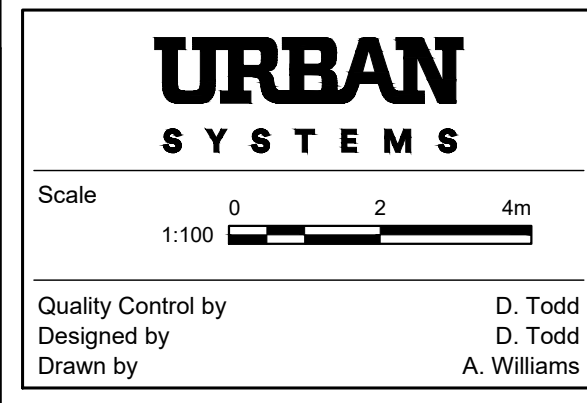
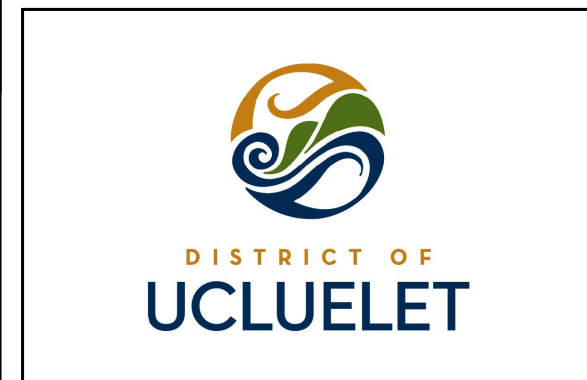
WARNING  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

SURVEY INFORMATION  
Prepared by: -  
Coordinate System: -  
Compilation Date: -

ISSUED FOR TENDER  
JUNE 10TH, 2022  
urbansystems.ca

Professional Seals

#	Date	Issue / Revision	App
A	2022.02.07	DESIGN DEVELOPMENT 100%	DT
B	2022.05.19	CONSTRUCTION DOCUMENTS 50%	DT
C	2022.06.10	ISSUED FOR TENDER	DT

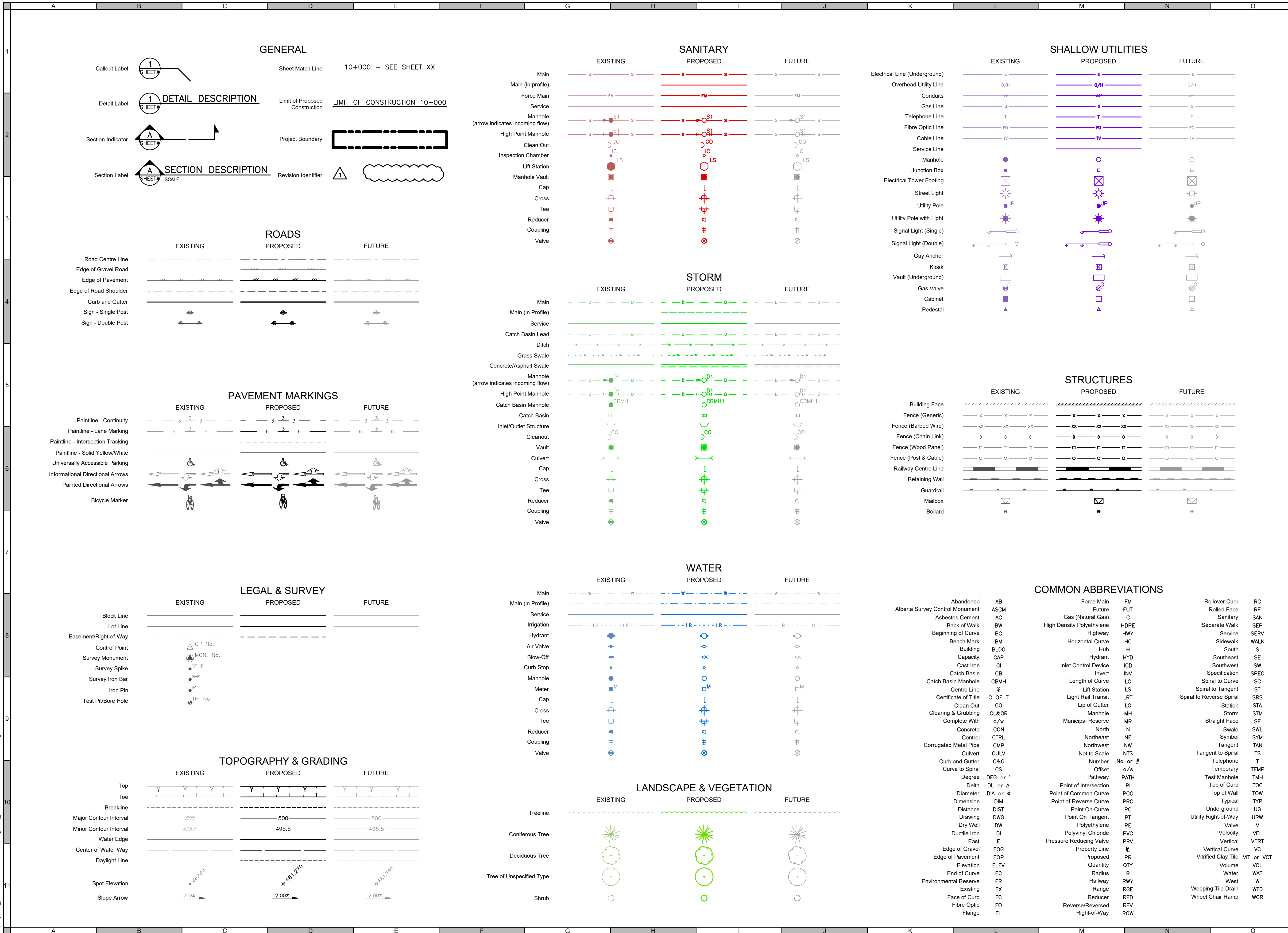


AMPHITRITE POINT  
AMPHITRITE HOUSE AND AREA  
LEGEND

Sheet Number 1 of 15  
Project Number 1427.0009.01 Drawing Number C101 Revision C

ANSI expand D (34.00 x 22.00 Inches) 25mm

NOT FOR CONSTRUCTION



GENERAL

SANITARY

SHALLOW UTILITIES

ROADS

PAVEMENT MARKINGS

LEGAL & SURVEY

TOPOGRAPHY & GRADING

STORM

WATER

LANDSCAPE & VEGETATION

STRUCTURES

COMMON ABBREVIATIONS

U:\projects\_vic\1427000901\1D-Design\20\_PROD\Civil Servicing\DES-1427000901-StePlan.dwg, C03 REMOVALS PLAN, 2022-06-13 10:19 am awilliams



**ATTENTION**  
This drawing is prepared for the sole use of District of Ucluelet.  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
Prepared by: -  
Coordinate System: -  
Compilation Date: -

**ISSUED FOR TENDER**  
JUNE 10TH, 2022  
urbansystems.ca

Professional Seals

#	Date	Issue / Revision	App
A	2022.02.07	DESIGN DEVELOPMENT 100%	DT
B	2022.05.19	CONSTRUCTION DOCUMENTS 50%	DT
C	2022.06.10	ISSUED FOR TENDER	DT



**URBAN SYSTEMS**

Scale 1:250  
0 5 10m

Quality Control by D. Todd  
Designed by D. Todd  
Drawn by A. Williams

**AMPHITRITE POINT**  
AMPHITRITE HOUSE AND AREA  
REMOVALS PLAN

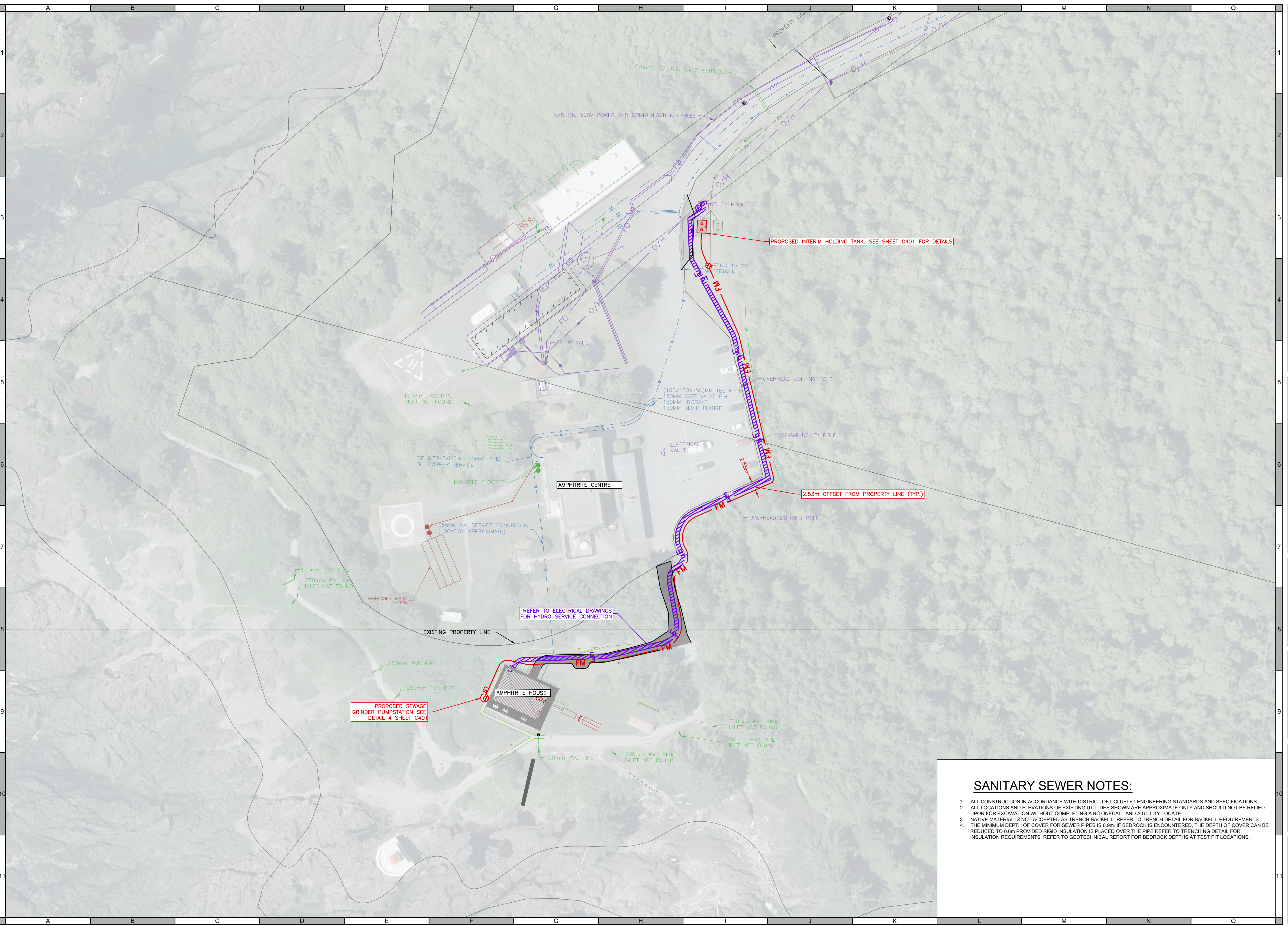
Sheet Number	2 of 15	
Project Number	Drawing Number	Revision
1427.0009.01	C102	C

ANSI expand D (34.00 x 22.00 Inches) 25mm

NOT FOR CONSTRUCTION



U:\projects\_vic\1427000901\DESIGN\20\_PROD\Civil Servicing\DES-1427000901-SitePlan.dwg, C04 SANITARY SERVICING PLAN, 2022-06-13 10:19 am awilliams



**ATTENTION**  
This drawing is prepared for the sole use of District of Ucluelet. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

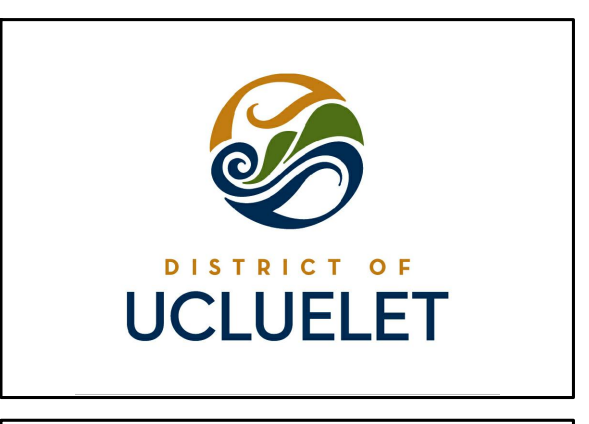
**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
Prepared by: -  
Coordinate System: -  
Compilation Date: -

**ISSUED FOR TENDER**  
JUNE 10TH, 2022  
urbansystems.ca

Professional Seals

#	Date	Issue / Revision	App
A	2022.02.07	DESIGN DEVELOPMENT 100%	DT
B	2022.05.19	CONSTRUCTION DOCUMENTS 50%	DT
C	2022.06.10	ISSUED FOR TENDER	DT



**URBAN SYSTEMS**

Scale 1:500  
0 10 20m

Quality Control by D. Todd  
Designed by D. Todd  
Drawn by A. Williams

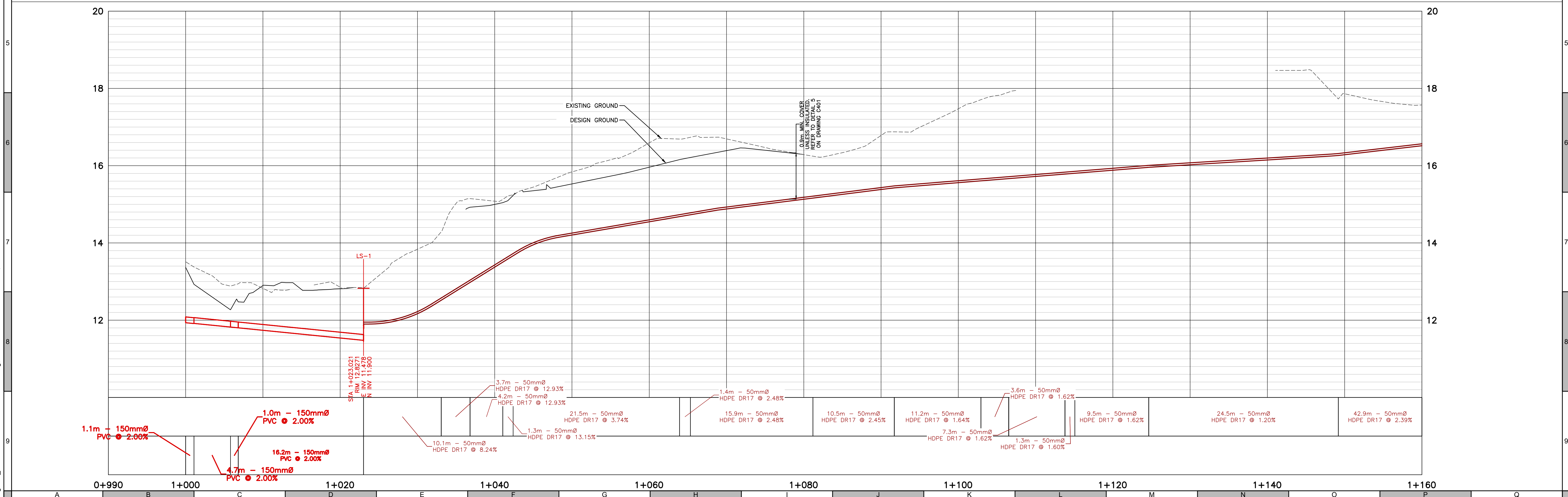
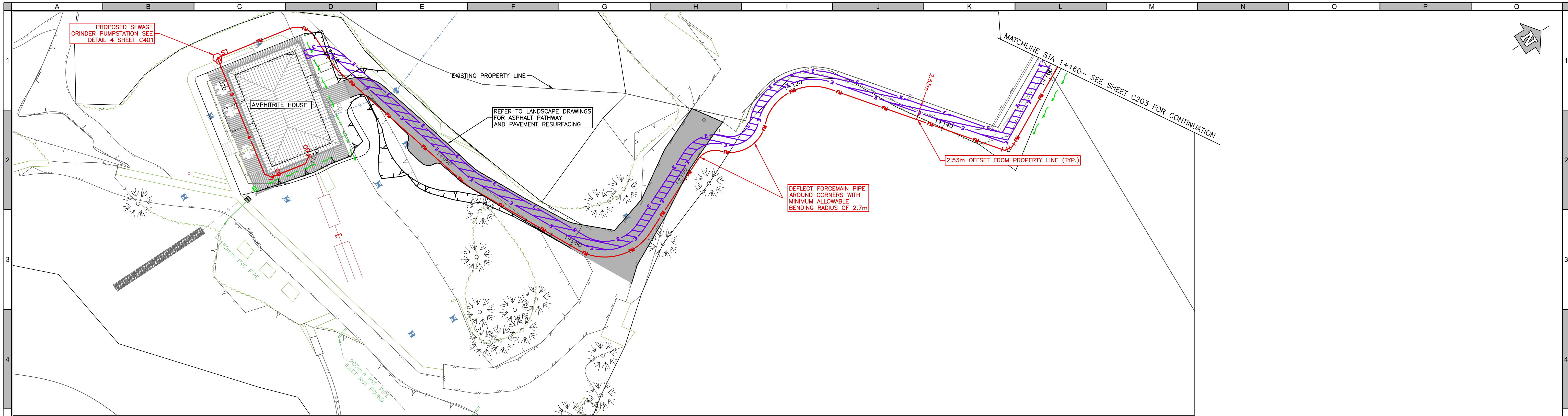
**SANITARY SEWER NOTES:**

- ALL CONSTRUCTION IN ACCORDANCE WITH DISTRICT OF UCLUELET ENGINEERING STANDARDS AND SPECIFICATIONS
- ALL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON FOR EXCAVATION WITHOUT COMPLETING A BC ONECALL AND A UTILITY LOCATE.
- NATIVE MATERIAL IS NOT ACCEPTED AS TRENCH BACKFILL. REFER TO TRENCH DETAIL FOR BACKFILL REQUIREMENTS.
- THE MINIMUM DEPTH OF COVER FOR SEWER PIPES IS 0.9m. IF BEDROCK IS ENCOUNTERED, THE DEPTH OF COVER CAN BE REDUCED TO 0.6m PROVIDED RIGID INSULATION IS PLACED OVER THE PIPE REFER TO TRENCHING DETAIL FOR INSULATION REQUIREMENTS. REFER TO GEOTECHNICAL REPORT FOR BEDROCK DEPTHS AT TEST PIT LOCATIONS.

**AMPHITRITE POINT**  
AMPHITRITE HOUSE AND AREA  
SANITARY SERVICING PLAN

Sheet Number 3 of 15  
Project Number Drawing Number Revision  
1427.0009.01 C201 C

NOT FOR CONSTRUCTION



U:\projects\_vic\1427\0009\010-Design\20\_PROD\CXX-1427000901-UTIL.dwg, 34x22-HORZ PLAN PROFILE, 2022-06-13 10:19 am awilliams

**ATTENTION**  
 This drawing is prepared for the sole use of District of Ucluelet  
 No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 Prepared by: -  
 Coordinate System: -  
 Compilation Date: -

**ISSUED FOR TENDER**  
 JUNE 10TH, 2022  
 urbansystems.ca

Professional Seals

#	Date	Issue / Revision	App
A			DT
B	2022.05.19	CONSTRUCTION DOCUMENTS 50%	DT
C	2022.06.10	ISSUED FOR TENDER	DT



**URBAN SYSTEMS**

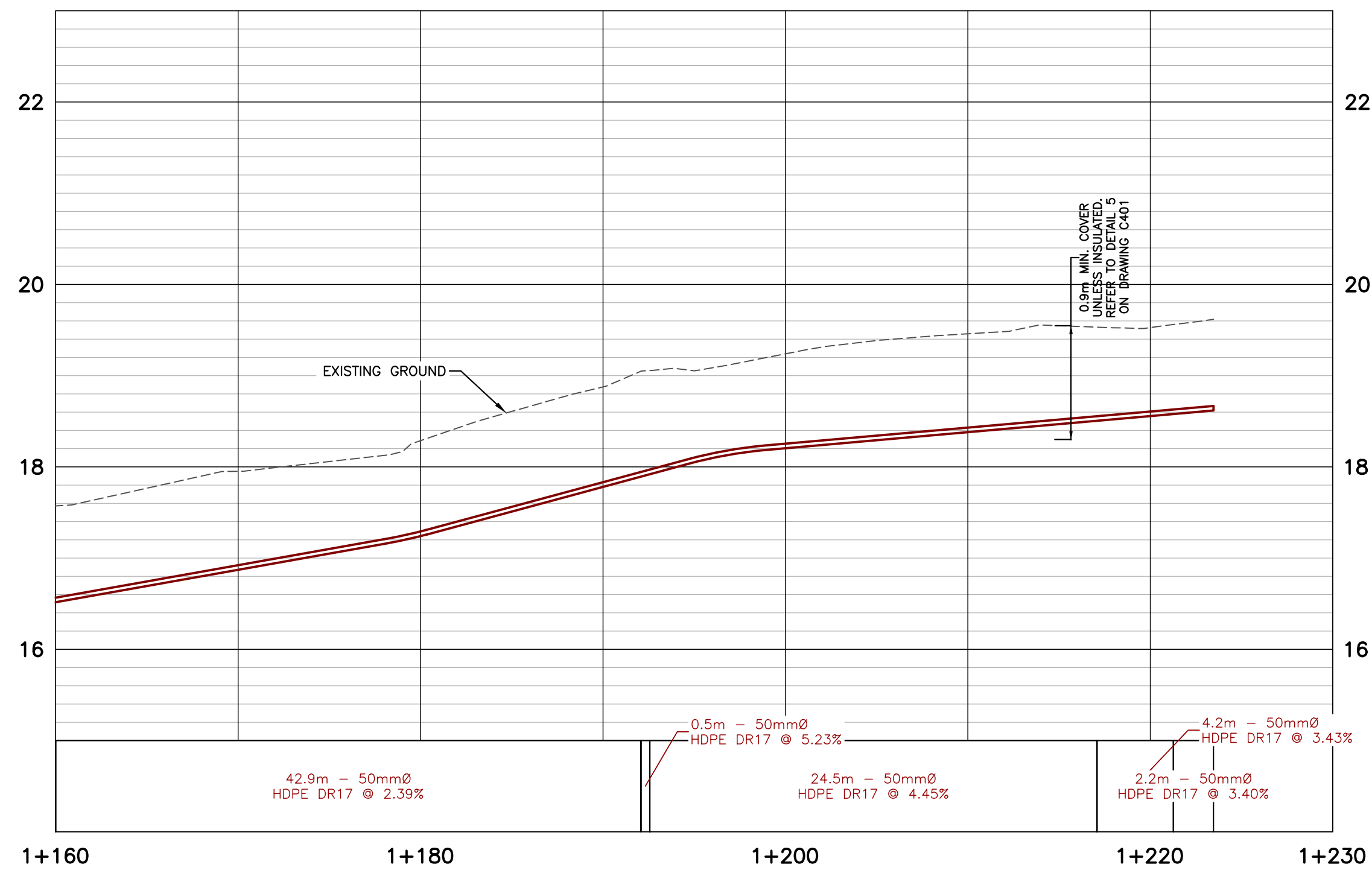
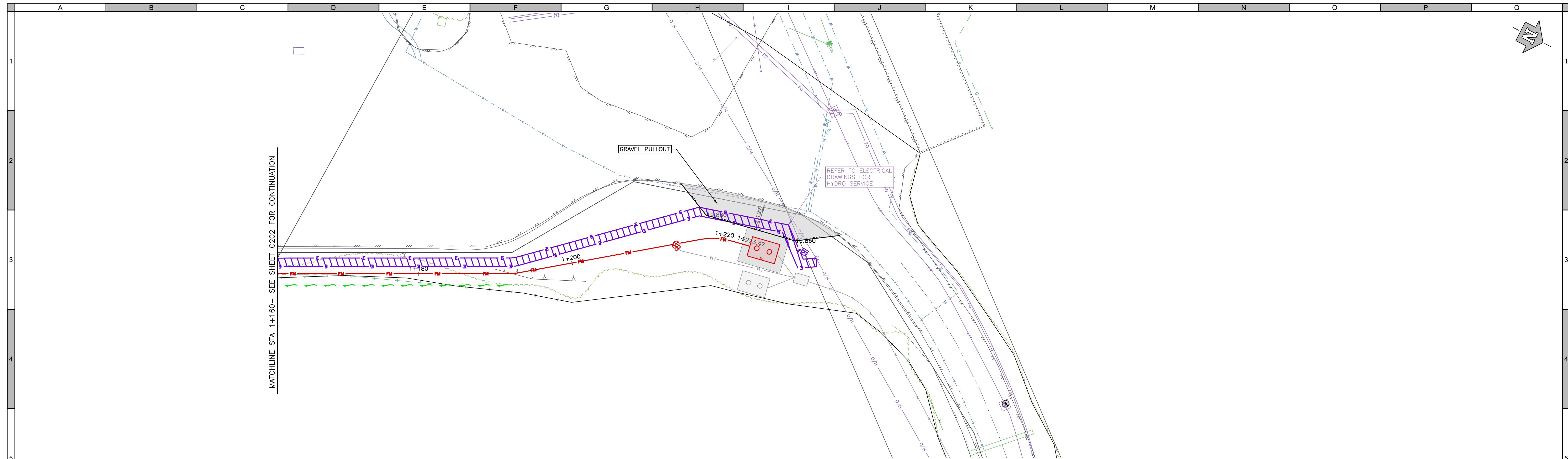
Scale 1:250H 0 5 10m  
 1:50V 0 1 2m

Quality Control by D. Todd  
 Designed by D. Todd  
 Drawn by A. Williams

**AMPHITRITE POINT**  
 SANITARY SERVICING  
 Station 1+000 to 1+160

Sheet Number 4 of 15  
 Project Number 1427.0009.01  
 Drawing Number C203  
 Revision C

NOT FOR CONSTRUCTION



U:\projects\_vic\1427\0009101D-Design\20\_PROD\CXX-1427000901-UTIL.dwg, 34x22-HORZ PLAN PROFILE (2), 2022-06-13 10:19 am awilliams

**ATTENTION**  
 This drawing is prepared for the sole use of District of Ucluelet. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

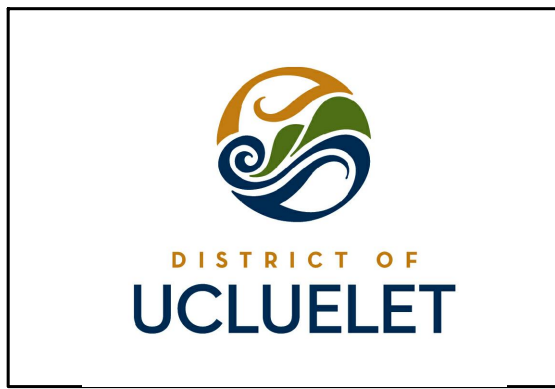
**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing. All underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 Prepared by: -  
 Coordinate System: -  
 Compilation Date: -

**ISSUED FOR TENDER**  
 JUNE 10TH, 2022  
 urbansystems.ca

Professional Seals

#	Date	Issue / Revision	App
A			DT
B	2022.05.19	CONSTRUCTION DOCUMENTS 50%	DT
C	2022.06.10	ISSUED FOR TENDER	DT



**URBAN SYSTEMS**

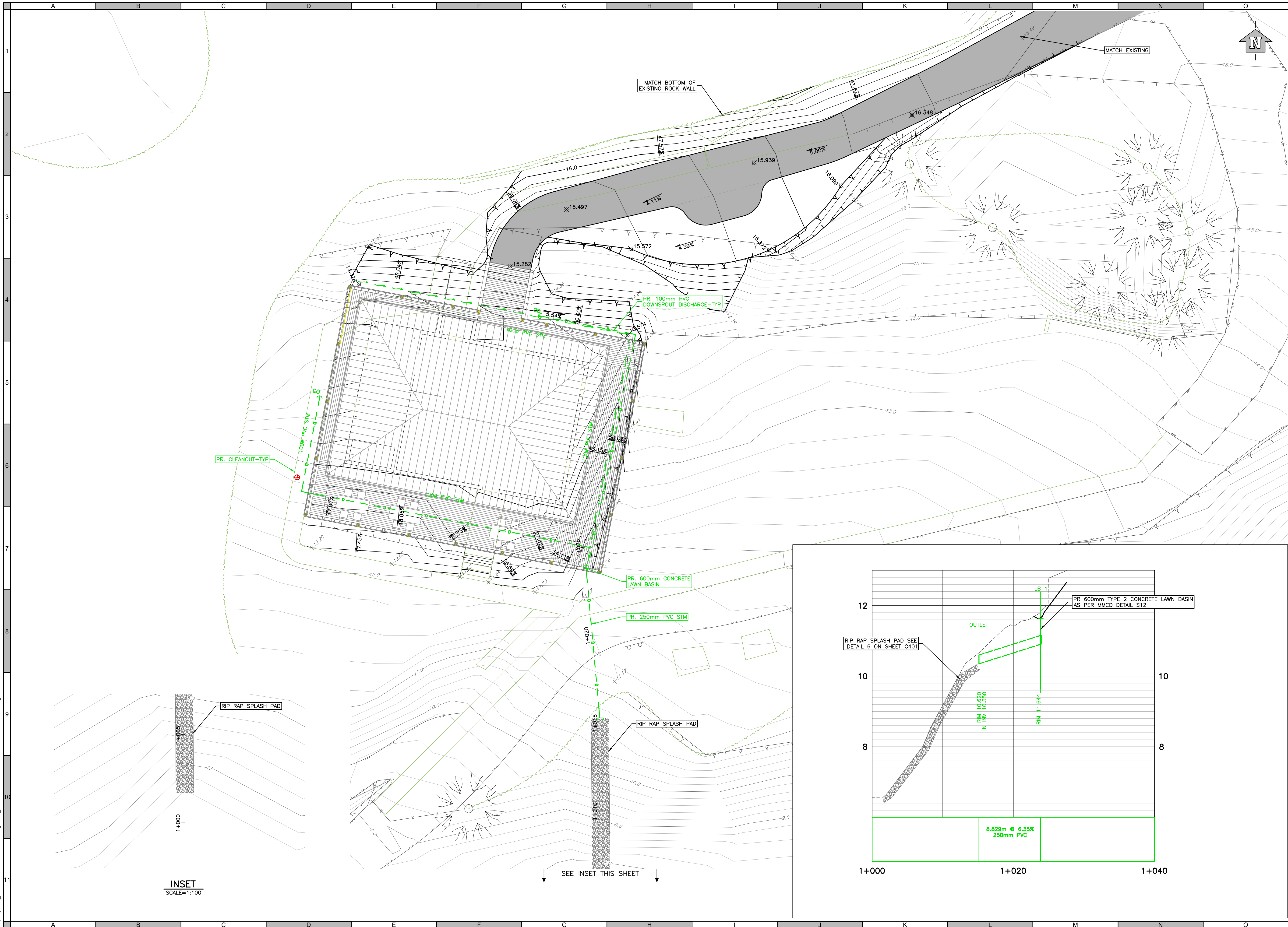
Scale 1:250H 0 5 10m  
 1:50V 0 1 2m

Quality Control by D. Todd  
 Designed by D. Todd  
 Drawn by A. Williams

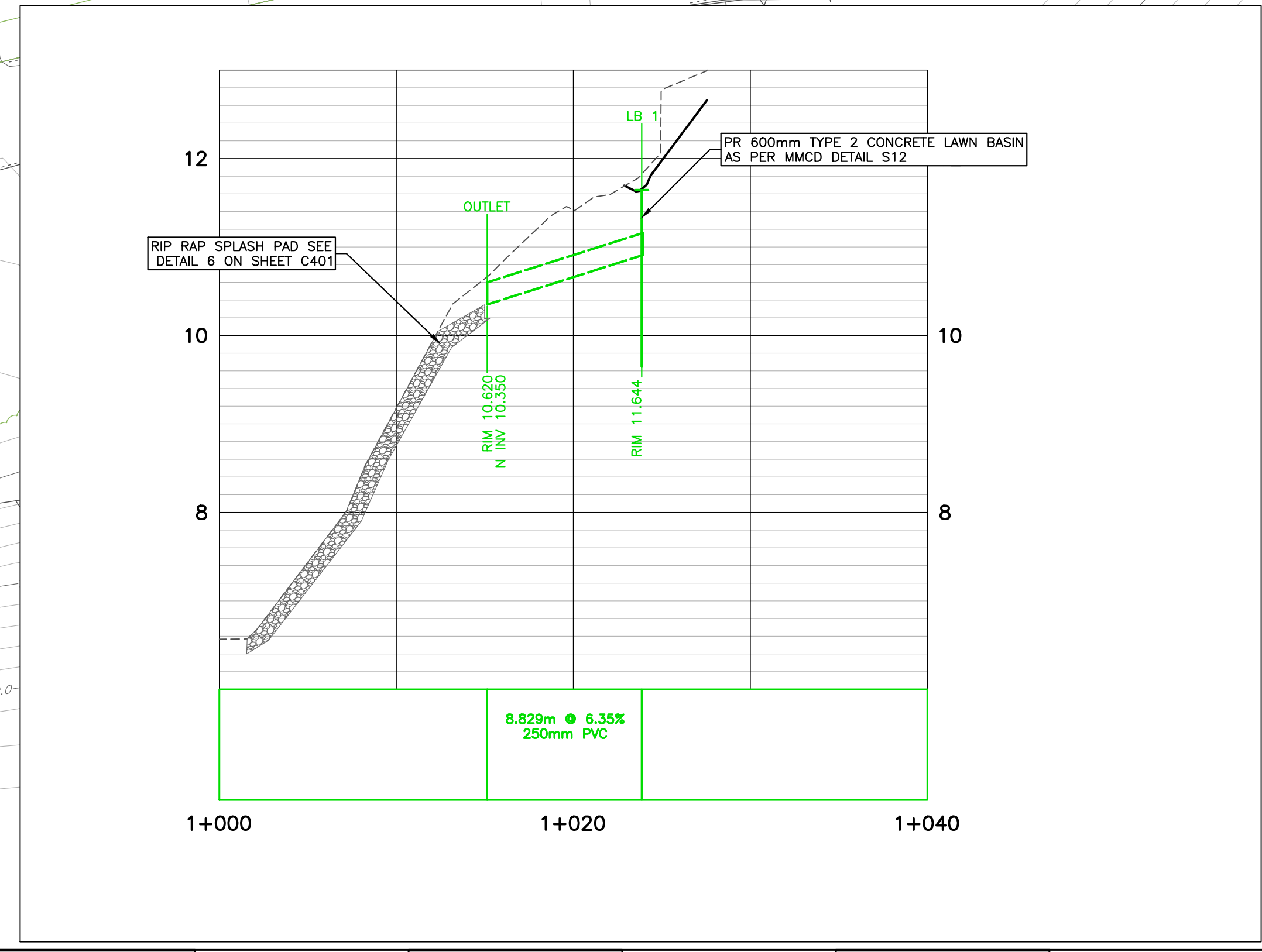
AMPHITRITE POINT SANITARY SERVICING Station 1+160 to 1+220		
Sheet Number	5 of 15	
Project Number	Drawing Number	Revision
1427.0009.01	C203	C

NOT FOR CONSTRUCTION

U:\projects\_vic\1427\0009\01\ID-Design\20\_PROD\CXX-1427000901-GRADING.dwg, C05 GRADING AND DRAINAGE PLAN, 2022-06-13 10:20 am avilliams



**INSET**  
SCALE=1:100



**ATTENTION**  
This drawing is prepared for the sole use of District of Ucluelet. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

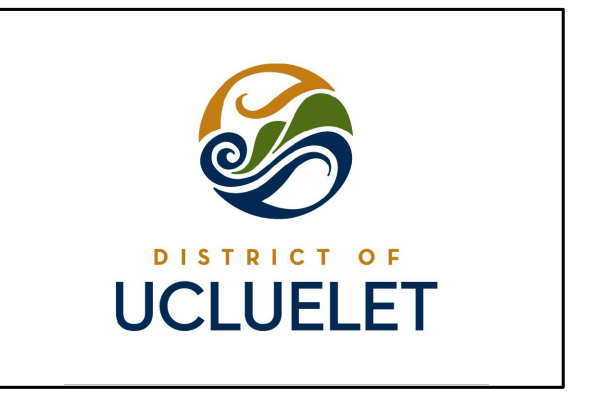
**SURVEY INFORMATION**  
Prepared by: -  
Coordinate System: -  
Compilation Date: -

**ISSUED FOR TENDER**  
JUNE 10TH, 2022  
urbansystems.ca

Professional Seals

#	Date	Issue / Revision	App
A	2022.02.07	DESIGN DEVELOPMENT 100%	DT
B	2022.05.19	CONSTRUCTION DOCUMENTS 50%	DT
C	2022.06.10	ISSUED FOR TENDER	DT

#	Date	Issue / Revision	App
A	2022.02.07	DESIGN DEVELOPMENT 100%	DT
B	2022.05.19	CONSTRUCTION DOCUMENTS 50%	DT
C	2022.06.10	ISSUED FOR TENDER	DT



**URBAN SYSTEMS**

Scale 1:100

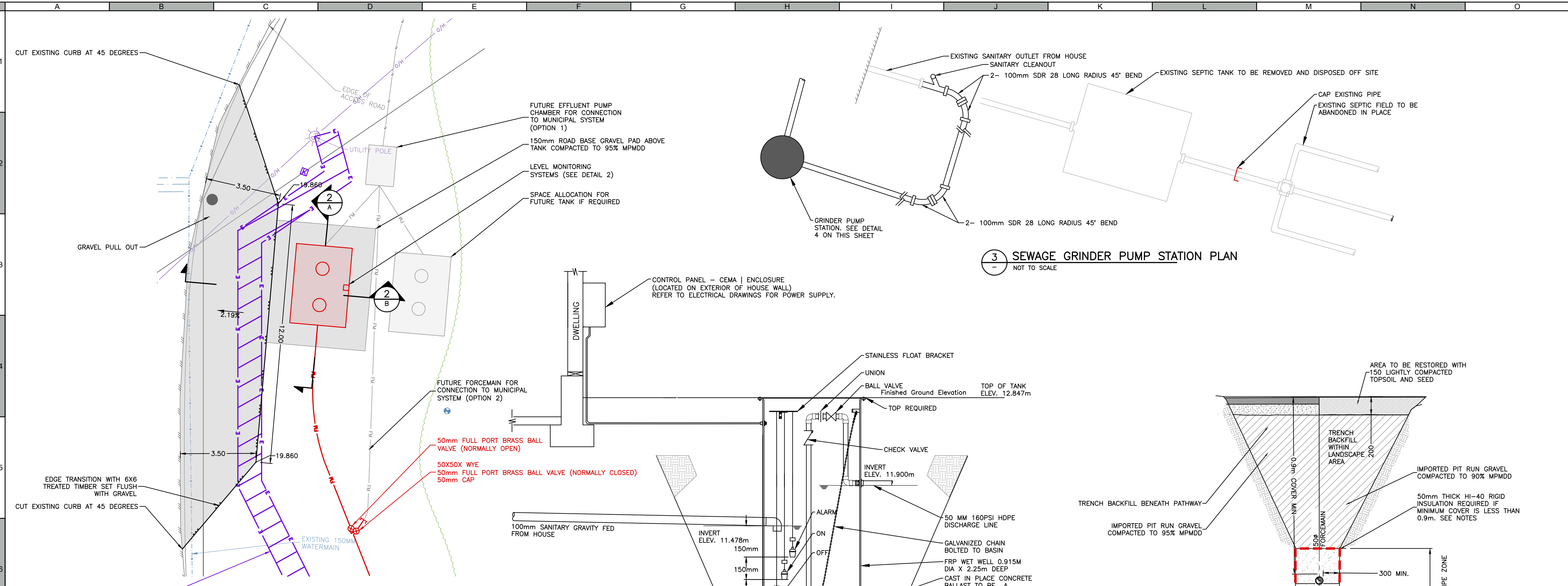
Quality Control by: D. Todd  
Designed by: E. Karaim  
Drawn by: E. Karaim

**AMPHITRITE POINT**  
AMPHITRITE HOUSE AND AREA  
GRADING AND DRAINAGE PLAN

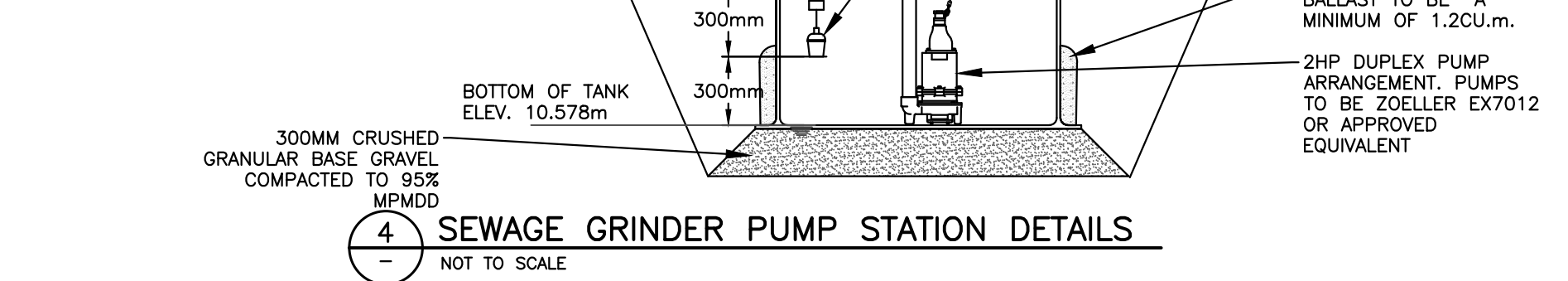
Sheet Number: 6 of 15  
Project Number: 1427.0009.01  
Drawing Number: C301  
Revision: C

NOT FOR CONSTRUCTION

U:\projects\_vic\14270009\0101D-Design\20\_PROD\Civil Servicing\DES-1427000901-StepPlan.dwg, 2022-06-13 10:20 am avilliams



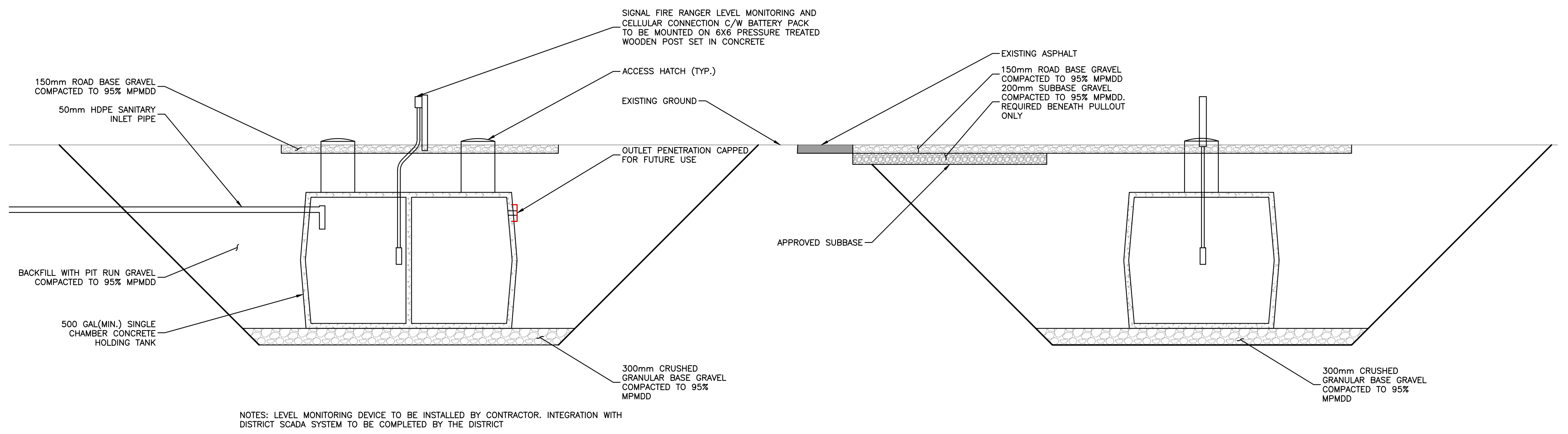
1 SANITARY HOLDING TANK SITE PLAN NOT TO SCALE



4 SEWAGE GRINDER PUMP STATION DETAILS NOT TO SCALE

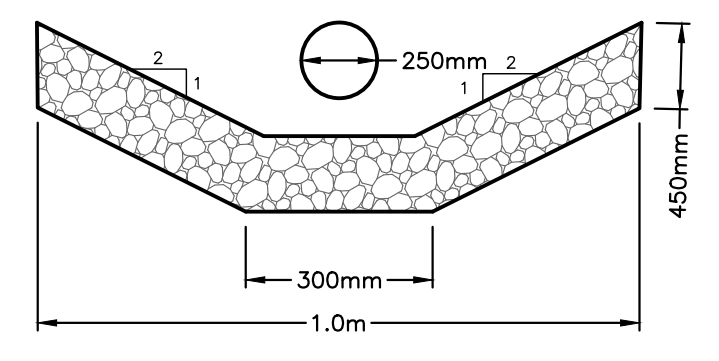


5 TWINNED FM/E IN COMMON TRENCH NOT TO SCALE



2 HOLDING TANK DETAILS NOT TO SCALE

2 HOLDING TANK DETAILS NOT TO SCALE



6 RIPRAP ARMOURING NOT TO SCALE

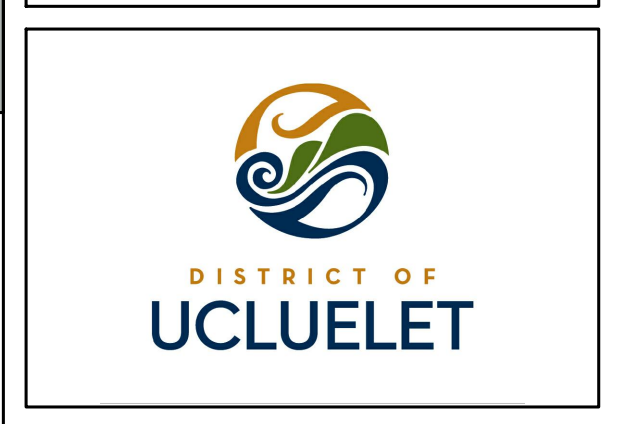
**ATTENTION**  
This drawing is prepared for the sole use of District of Ucluelet  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
Prepared by: -  
Coordinate System: -  
Compilation Date: -

**ISSUED FOR TENDER**  
JUNE 10TH, 2022  
urbansystems.ca

#	Date	Issue / Revision	App
A	2022.02.07	DESIGN DEVELOPMENT 100%	DT
B	2022.05.19	CONSTRUCTION DOCUMENTS 50%	DT
C	2022.06.10	ISSUED FOR TENDER	DT



**URBAN SYSTEMS**

Scale AS SHOWN

Quality Control by D.Todd  
Designed by D.Todd  
Drawn by A.Williams

**AMPHITRITE POINT**  
DETAILS

Sheet Number 7 of 15  
Project Number 1427.0009.01 Drawing Number C401 Revision C

NOT FOR CONSTRUCTION

## LANDSCAPE NOTES

ALL OF THE CLAUSES STATED BELOW ARE THE **MINIMUM** STANDARD UNLESS A HIGHER STANDARD HAS BEEN INDICATED ELSEWHERE IN THE CONTRACT DOCUMENTS.

### A. GENERAL NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE WRITTEN SPECIFICATIONS, DRAWINGS, AND OTHER DETAILS AS ISSUED FOR THIS PROJECT.
- THE LIMITS OF THE WORK ARE TO BE CLEARLY UNDERSTOOD BY THE CONTRACTOR PRIOR TO ANY WORK TAKING PLACE ON SITE. THE CONTRACTOR IS TO CONTACT THE CONSULTANT FOR CLARIFICATION IF REQUIRED.
- ALL ANCILLARY WORK NORMALLY ASSOCIATED WITH THE TYPE OF CONSTRUCTION INDICATED ON THE CONTRACT DRAWINGS AND DOCUMENTS SHALL BE DEEMED TO BE PART OF THE CONTRACT.
- ANY AMBIGUITY IN THIS DRAWING OR ACCOMPANYING DETAILS IS TO BE REPORTED TO THE CONSULTANT. THE CONTRACTOR SHALL NOT PROCEED WITHOUT A CLEAR UNDERSTANDING OF THE WORK.
- THE CONTRACTOR IS RESPONSIBLE, PRIOR TO THE START CONSTRUCTION, TO COORDINATE WITH LOCAL UTILITY CORPORATIONS TO LOCATE, OR ARRANGE THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE HOARDING AND PROTECTION OF ALL RETAINED ELEMENTS WITHIN THE LIMITS OF WORK, INCLUDING BUT NOT LIMITED TO: EXISTING CURBS, CONCRETE, ASPHALT, GRANULAR OR OTHER SURFACES, LANDSCAPE AMENITIES AND LIVE LANDSCAPE MATERIAL, INCLUDING TREES, SHRUBS, GRASSES AND GROUNDCOVERS WITHIN, OR ADJACENT TO, THE LIMITS OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT OF ALL EXISTING CATCHBASINS, MANHOLES, WATER VALVES, HYDRANTS, ETC. TO MATCH PROPOSED GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE HAULING OF ALL EXCESS MATERIALS OFF THE SITE TO A SUITABLE AND CONTRACT ADMINISTRATOR APPROVED LOCATION.
- THE CONTRACTOR IS RESPONSIBLE FOR GENERAL SITE CLEAN UP.
- THE CONTRACTOR SHALL REPAIR, AT THEIR OWN EXPENSE, ANY DISTURBANCE OR DAMAGE BEYOND THAT STATED EXTENTS OF WORK CAUSED DURING THE COURSE OF CONSTRUCTION.
- ALL LANDSCAPE CONSTRUCTION SHOULD BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD SECOND EDITION
- COMPACTED BASE AND GRANULAR SUB-BASE DEPTHS TO BE CONFIRMED BY GEOTECH.

### B. PERMITS, MATERIAL STANDARDS AND PRODUCT TESTING

- THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY ARRANGEMENTS ARE MADE WITH APPROPRIATE REGULATORY AUTHORITIES CONCERNING THE MOVEMENT AND STORAGE OF MATERIALS AND EQUIPMENT TO, FROM AND AT THE PLACE OF WORK.
- THE CONTRACTOR SHALL PROVIDE, OR DESIGNATE A QUALITY CONTROL TEST PANEL, MIN 2.0m<sup>2</sup> IN SIZE, FOR ALL HARD SURFACE INSTALLATION AND FINISHING TREATMENTS, THESE PANELS SHALL BE COORDINATED WITH THE CONTRACT ADMINISTRATOR PRIOR TO THE START OF WORK AND USED FOR THE PURPOSE OF ESTABLISHING A MINIMUM FINISHING STANDARD FOR ALL SUBSEQUENT WORK.
- THE CONTRACTOR SHALL PROVIDE PRODUCT SAMPLES FOR ALL GRANULAR SURFACING, MULCHES AND DECORATIVE STONE. THESE SAMPLES SHALL BE PROVIDED TO THE CONTRACT ADMINISTRATOR IN SUFFICIENT QUANTITY FOR REVIEW AND APPROVAL PRIOR TO PURCHASE AND DELIVERY TO THE SITE.
- CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS TO THE CONTRACT ADMINISTRATOR FOR EACH TYPE OF GROWING MEDIUM OR TOPSOIL SPECIFIED ON THE CONTRACT DOCUMENTS. SOIL TESTS SHALL BE FROM A QUALIFIED TESTING AGENCY AND SHALL INCLUDE SOIL TEXTURE AND NUTRIENT ANALYSIS AND PROVIDED PRIOR TO PURCHASE AND DELIVERY TO THE SITE. REFER TO SPECIFICATION 329119 TOPSOIL AND FINISH GRADING FOR PRODUCT STANDARDS.

### C. LAYOUT

- THE CONTRACTOR SHOULD UTILIZE THE ORIGIN POINTS AS THE POINT OF REFERENCE FOR ON SITE LAYOUT.
- THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR FURTHER DIRECTION.
- ON-SITE LAYOUT SHALL BE REVIEWED AND CONFIRMED BY THE CONTRACT ADMINISTRATOR PRIOR TO IMPLEMENTATION OF WORK.

### D. MATERIALS

- THE CONTRACTOR SHALL SUPPLY ALL MATERIALS NEW AND IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS. ANY DISCREPANCIES IN QUANTITIES SHALL BE REPORTED TO THE CONSULTANT FOR DIRECTION.
- THERE SHALL BE NO SUBSTITUTIONS OF CONTRACT DOCUMENT SPECIFIED MATERIALS AND PRODUCTS WITHOUT PRIOR APPROVAL OR DIRECTION IN WRITING FROM THE CONTRACT ADMINISTRATOR.

### E. PLANTING

- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK; LOCALLY HARDENED AND ACCLIMATIZED UNLESS APPROVED OTHERWISE, AND SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR SIZE, HEIGHT, SPREAD, GRADING, QUALITY, AND METHOD OF CULTIVATION.
- ALL SOD AREAS SHALL HAVE A MINIMUM TOPSOIL/GROWING MEDIUM DEPTH OF 100mm UNLESS OTHERWISE NOTED.
- ALL SEED AREAS SHALL HAVE A MINIMUM TOPSOIL/GROWING MEDIUM DEPTH OF 150mm UNLESS OTHERWISE NOTED.
- ALL PLANTING BEDS AND TREE WELLS SHALL RECEIVE 75mm DEPTH BARK MULCH UNLESS OTHERWISE NOTED.
- ALL PLANTING SOIL INCLUDING GROWING MEDIUM AND SITE TOPSOIL SHALL BE DEEMED AND GUARANTEED TO BE FREE OF WEEDS AND WEED SEEDS PRIOR TO PLACEMENT.
- SITE TOPSOIL, RELOCATED OR PLACED FROM STOCKPILE, SHALL BE MANAGED AND/OR TREATED TO RENDER PRE-EXISTING SEED BANK WITHIN THE SOIL STERILE.

### F. ESTABLISHMENT MAINTENANCE

- ESTABLISHMENT MAINTENANCE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR INSTALLING THE LANDSCAPE MATERIAL, AND SHALL BE PERFORMED UNTIL THE CONTRACTUAL CONDITIONS OF ACCEPTANCE HAVE BEEN MET COLLECTIVELY FOR ALL LANDSCAPE WORKS, INCLUDING: TREES, SHRUBS, GROUNDCOVERS, SOD GRASS, HYDROSEED GRASS, AND NATURALIZED AREAS.
- THE CONDITIONS OF ACCEPTANCE SHALL MEAN:
  - TREES, SHRUBS, GROUNDCOVERS HAVE BEEN INSTALLED AS PER THE CONTRACT DOCUMENTS.
  - SOD HAS BEEN INSTALLED AS PER THE CONTRACT DOCUMENTS AND THE ROOTS ARE SUFFICIENTLY KNITTING INTO THE GROWING MEDIUM.
  - HYDROSEED/SEED GRASS IRRIGATED AREAS ARE ENTIRELY FREE OF UNDESIRABLE WEEDS OR BARE SPOTS; GRASS HAS BEEN FERTILIZED AT LEAST TWICE; AND GRASS HAS BEEN MOWN AT LEAST TWICE TO A HEIGHT OF 60mm.
  - HYDROSEED UN-IRRIGATED NATURALIZED GRASS AREAS ARE ENTIRELY FREE OF UNDESIRABLE WEEDS; GRASS OF SPECIFIED SPECIES HAS GERMINATED WITH A MINIMUM 25mm GROWTH ABOVE AND BELOW GRADE; A MINIMUM OF 25 GERMINANTS ARE VISIBLE IN ANY GIVEN 1.0m<sup>2</sup>.
- ON UN-IRRIGATED SITES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF SUPPLEMENTAL WATER AS NECESSARY TO ALL INSTALLED LANDSCAPE UNTIL THE CONDITIONS OF ACCEPTANCE HAVE BEEN MET (HAND WATER, TRUCK WATER OR TEMPORARY IRRIGATION SYSTEM).
- THE WARRANTEE PERIOD FOR ALL PLANT MATERIAL SHALL NOT BEGIN UNTIL THE CONDITIONS OF ACCEPTANCE HAVE BEEN MET COLLECTIVELY FOR ALL LANDSCAPE WORKS, INCLUDING: TREES, SHRUBS, GROUNDCOVERS, SOD GRASS, HYDROSEED GRASS, AND NATURALIZED AREAS.
- ALL TREE STAKES ARE TO BE REMOVED BY THE CONTRACTOR AT THE END OF THE WARRANTEE PERIOD. NO ADDITIONAL PAYMENT WILL BE MADE FOR STAKE REMOVAL.

## LANDSCAPE SHEET INDEX

SHEET	DESCRIPTION
L01	OVERALL LANDSCAPE PLAN
L02	DEMOLITION AND REMOVALS PLAN
L03	MATERIALS PLAN
L04	LAYOUT PLAN
L05	PLANT LIST AND NOTES
L06	PLANTING PLAN
L07	DETAILS
L08	DETAILS



**ATTENTION**  
This drawing is prepared for the sole use of District of Uluélet  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
Prepared by: -  
Coordinate System: -  
Compilation Date: -

**ISSUED FOR Tender**  
June 10th, 2022  
urbansystems.ca

Professional Seals

#	Date	Issue / Revision	App
A	2022.02.07	DESIGN DEVELOPMENT 100%	TT
B	2022.05.26	CONSTRUCTION DOCUMENTS 50%	TT
C	2022.06.10	ISSUED FOR TENDER	TT

**URBAN SYSTEMS**

Scale  
1:200  
0 4 8m

Quality Control by D. Todd  
Designed by T. Thompson  
Drawn by B. Mendes

**AMPHITRITE POINT**  
OVERALL LANDSCAPE PLAN

Sheet Number	Project Number	Drawing Number	Revision	## of 15
	1427.0009.01	L01	C	

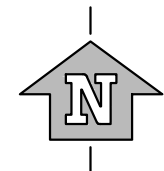
\\usurban-systems.com\projects\Projects\_VIC\1427000901\1D-Design\20\_PROD\L01-L04-1427000901-PLANS.dwg, L02 DEMOLITION AND REMOVALS PLAN, 2022-06-10 07:36 am bmemdes

### DEMOLITIONS AND REMOVALS LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONCRETE TO BE REMOVED
	EXISTING RETAINING WALL TO BE REMOVED
	EXISTING PATHWAY TO BE REMOVED
	EXISTING SHRUBS TO REMAIN AND PROTECT
	TREE PROTECTION FENCING
	EXISTING TREES TO BE REMAIN AND PROTECT

### DEMOLITIONS AND REMOVALS NOTES

1. VEGETATION TO BE REMOVED PER CLEARING AND GRUBBING SPECIFICATIONS.
2. EXISTING SOD THAT MUST BE REMOVED FROM CONSTRUCTION SHALL BE DISPOSED OF TO A COMPOST FACILITY. CONTRACTOR TO PROVIDE VERIFICATION TO CONTRACT ADMINISTRATOR.
3. PROTECT AND RETAIN EXISTING CONCRETE WHERE SHOWN.



**ATTENTION**  
This drawing is prepared for the sole use of District of Ucluelet  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
Prepared by: -  
Coordinate System: -  
Compilation Date: -

**ISSUED FOR TENDER**  
JUNE 10TH, 2022  
urbansystems.ca

Professional Seals

#	Date	Issue / Revision	App
A	2022.02.07	DESIGN DEVELOPMENT 100%	TT
B	2022.05.26	CONSTRUCTION DOCUMENTS 50%	TT
C	2022.06.10	ISSUED FOR TENDER	TT

**URBAN SYSTEMS**

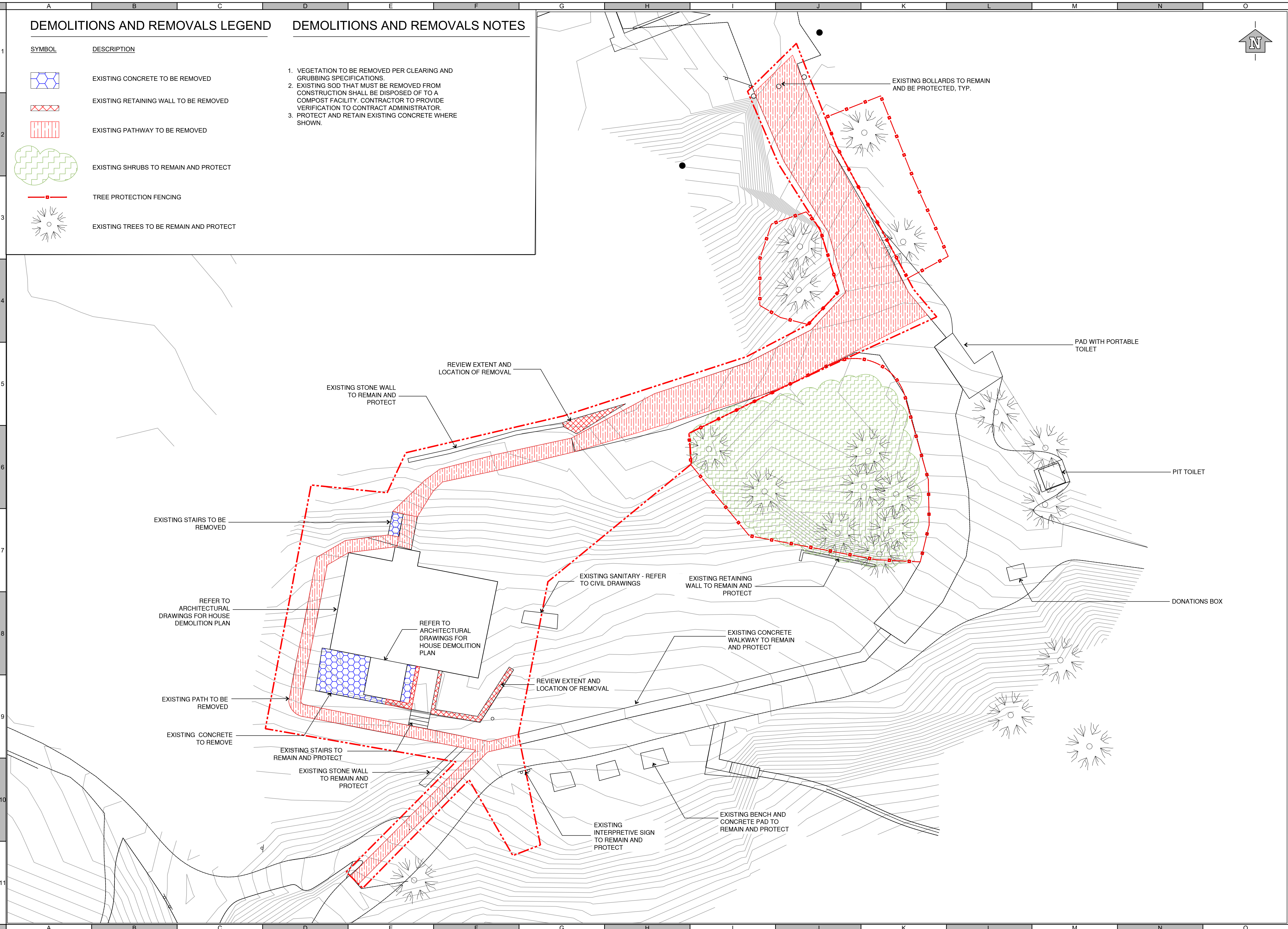
Scale 1:150  
0 3 6m

Quality Control by D. Todd  
Designed by T. Thompson  
Drawn by B. Mendes

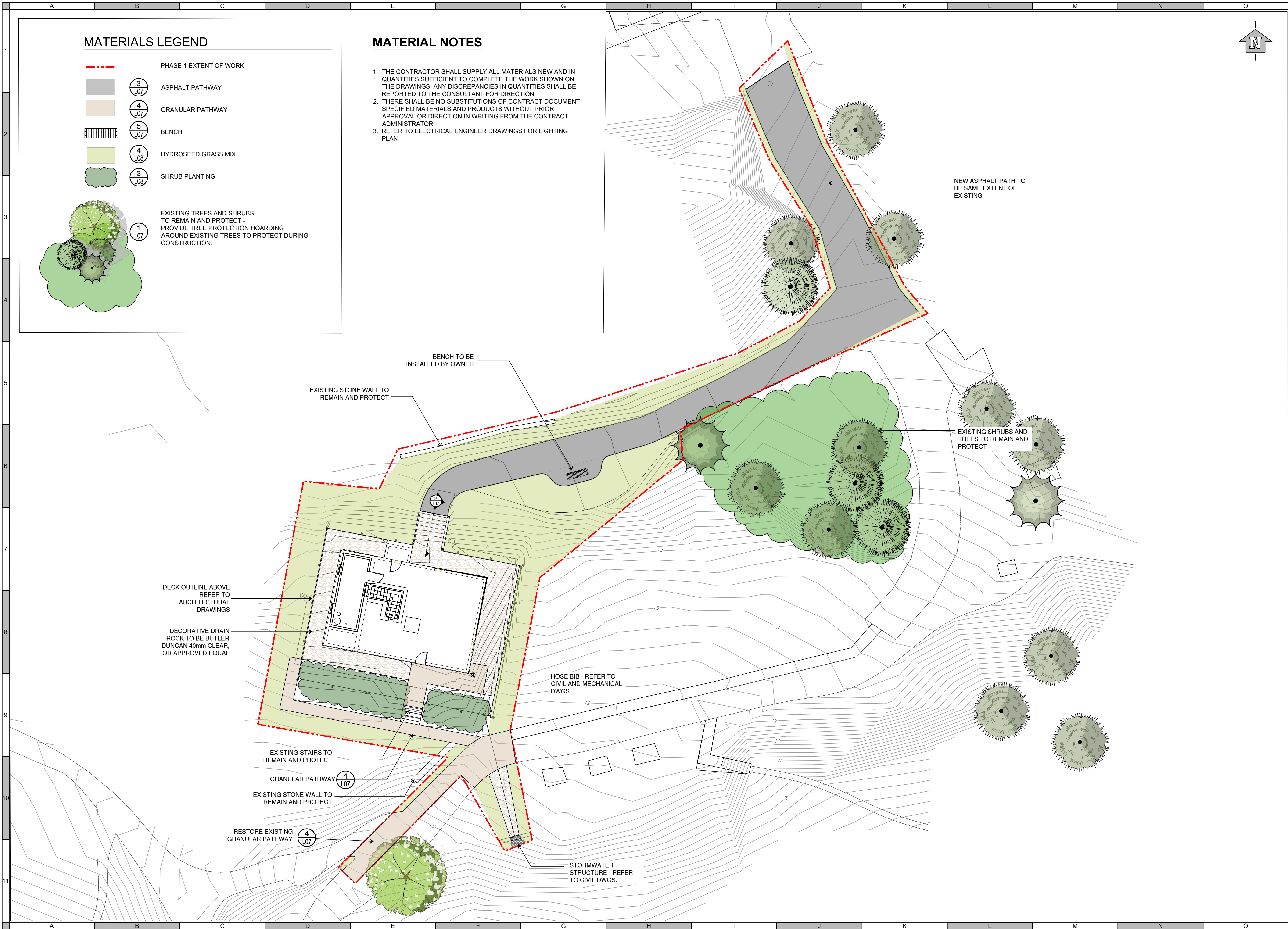
**AMPHITRITE POINT**  
DEMOLITION AND REMOVALS PLAN

Sheet Number **## of 15**  
Project Number **1427.0009.01** Drawing Number **L02** Revision **C**

NOT FOR CONSTRUCTION



\\usurban-systems.com\projects\Projects\_VIC\1427000901\1D-Design\20\_PROD\L01-L04-1427000901-PLANS.dwg, L03 MATERIALS PLAN, 2022-06-10 07:36 am bremendes

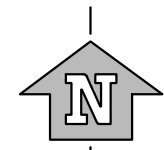


### MATERIALS LEGEND

- - - PHASE 1 EXTENT OF WORK
- 3 L07 ASPHALT PATHWAY
- 4 L07 GRANULAR PATHWAY
- 5 L07 BENCH
- 4 L08 HYDROSEED GRASS MIX
- 3 L08 SHRUB PLANTING
- 1 L07 EXISTING TREES AND SHRUBS TO REMAIN AND PROTECT - PROVIDE TREE PROTECTION HOARDING AROUND EXISTING TREES TO PROTECT DURING CONSTRUCTION.

### MATERIAL NOTES

1. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS NEW AND IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS. ANY DISCREPANCIES IN QUANTITIES SHALL BE REPORTED TO THE CONSULTANT FOR DIRECTION.
2. THERE SHALL BE NO SUBSTITUTIONS OF CONTRACT DOCUMENT SPECIFIED MATERIALS AND PRODUCTS WITHOUT PRIOR APPROVAL OR DIRECTION IN WRITING FROM THE CONTRACT ADMINISTRATOR.
3. REFER TO ELECTRICAL ENGINEER DRAWINGS FOR LIGHTING PLAN



**ATTENTION**  
 This drawing is prepared for the sole use of District of Ucluelet  
 No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

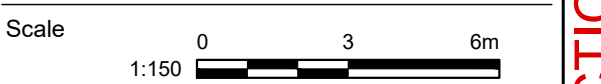
**SURVEY INFORMATION**  
 Prepared by: -  
 Coordinate System: -  
 Completion Date: -

**ISSUED FOR TENDER**  
 JUNE 10TH, 2022  
 urbansystems.ca

Professional Seals

#	Date	Issue / Revision	App
A	2022.02.07	DESIGN DEVELOPMENT 100%	TT
B	2022.05.26	CONSTRUCTION DOCUMENTS 50%	TT
C	2022.06.10	ISSUED FOR TENDER	TT

**URBAN SYSTEMS**



Quality Control by D. Todd  
 Designed by T. Thompson  
 Drawn by B. Mendes

**AMPHITRITE POINT**  
 MATERIALS PLAN

Sheet Number ## of 15  
 Project Number Drawing Number Revision  
 1427.0009.01 L03 C

NOT FOR CONSTRUCTION



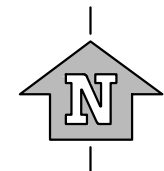
\\usurban-systems.com\projects\Projects\_VIC\14270009010\1D-Design\20\_PROD\L01-L04-1427000901-PLANS.dwg, L04 LAYOUT PLAN, 2022-06-10 07:36 am bmmendes

### LAYOUT LEGEND

SYMBOL	DESCRIPTION
	ORIGIN POINT Point of beginning;
	ALIGN SURFACES, JOINTS Areas to be flush with adjacent surfaces.

### LAYOUT NOTES

1. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR FURTHER DIRECTION.
2. ON-SITE LAYOUT SHALL BE REVIEWED AND CONFIRMED BY THE CONTRACT ADMINISTRATOR PRIOR TO IMPLEMENTATION OF WORK.
3. DIMENSIONS ARE IN METERS AND DECIMALS THEREOF UNLESS OTHERWISE STATED



**ATTENTION**  
This drawing is prepared for the sole use of District of Ucluelet  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
Prepared by: -  
Coordinate System: -  
Compilation Date: -

**ISSUED FOR TENDER**  
JUNE 10TH, 2022  
urbansystems.ca

Professional Seals

#	Date	Issue / Revision	App
A	2022.02.07	DESIGN DEVELOPMENT 100%	TT
B	2022.05.26	CONSTRUCTION DOCUMENTS 50%	TT
C	2022.06.10	ISSUED FOR TENDER	TT

**URBAN SYSTEMS**






Quality Control by D. Todd  
Designed by T. Thompson  
Drawn by B. Mendes

**AMPHITRITE POINT**  
LAYOUT PLAN

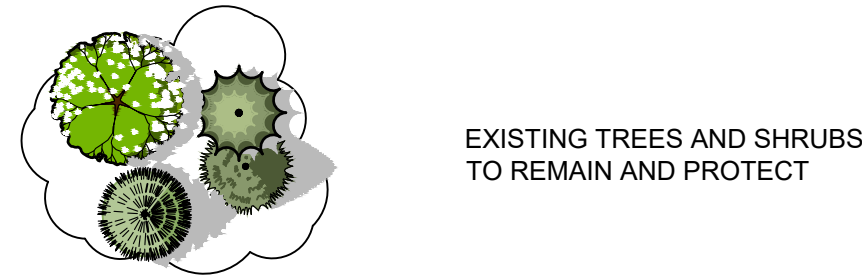
Sheet Number	Project Number	Drawing Number	Revision	## of 15
	1427.0009.01	L04	C	

NOT FOR CONSTRUCTION

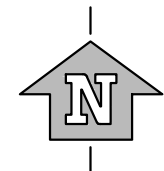
**PLANT SCHEDULE**

SHRUBS	CODE	COMMON NAME	BOTANICAL NAME	CONTAINER	SPACING (M)	HEIGHT (MM)	SPREAD (MM)
	BS	DEER FERN	BLECHNUM SPICANT	#1	0.60	600	300
	GS	SALAL	GAULTHERIA SHALLON	#1	1.00	450	400
	PM	WESTERN SWORD FERN	POLYSTICHUM MUNITUM	#2	0.90	600	400

 HYDROSEED GRASS MIX  
REFER TO NOTES AND SPECIFICATIONS



EXISTING TREES AND SHRUBS  
TO REMAIN AND PROTECT



**ATTENTION**  
This drawing is prepared for the sole use of District of Ucluelet  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
Prepared by: -  
Coordinate System: -  
Compilation Date: -

**ISSUED FOR TENDER**  
JUNE 10TH, 2022  
urbansystems.ca

**HYDROSEED GRASS MIX - GRASS RESTORATION**

- GRASS SEEDING SHALL BE TO THE STANDARD OF CLASS 1 (LAWN) AS SPECIFIED IN THE CANADIAN LANDSCAPE STANDARD.
- TOPSOIL / GROWING MEDIUM FOR SEEDED AREAS SHALL MEET THE CANADIAN LANDSCAPE STANDARD SPECIFICATIONS FOR TYPE 2L.
- SUBCONTRACTOR EXPERIENCE
  - THE SUBCONTRACTOR PERFORMING HYDRAULIC SEEDING SHALL HAVE A MINIMUM 10 YEARS OF EXPERIENCE AND PROVEN SUCCESS IN THE INSTALLATION AND ESTABLISHMENT OF NATURALIZED BUNCHGRASS USING HYDRAULIC SEEDING METHODOLOGY.
  - EXPERIENCE SHALL INCLUDE THE SUCCESSFUL SEEDING AND ESTABLISHMENT OF AT LEAST 5 PROJECTS WITHIN THE LAST 5 YEARS OF SIMILAR SCOPE, SIZE AND CLIMATIC CONDITIONS.
  - THE SUBCONTRACTOR SHALL PROVIDE PROOF OF EXPERIENCE FOR REVIEW BY THE CONTRACT ADMINISTRATOR PRIOR TO COMMENCING APPLICATION OF HYDRAULIC SEEDING.
  - THE CONTRACT ADMINISTRATOR RESERVES THE RIGHT TO REJECT ANY SUBCONTRACTOR THAT DOES NOT MEET THESE STATED QUALIFICATIONS.

- GROWING MEDIUM/TOPSOIL
  - IMPORTED GROWING MEDIUM, INTENDED FOR USE AT NATURALIZED GRASS AREAS SHALL CLEAN, AND ENTIRELY FREE OF WEED SEEDS.
  - SITE TOPSOIL, IF USED, SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE, APPLIED AND INCORPORATED INTO THE SOIL AS PER MANUFACTURER'S INSTRUCTIONS. SEED APPLICATION SHALL BE DELAYED AS NECESSARY TO ACCOMMODATE RECOMMENDATION OF THE PRE-EMERGENT MANUFACTURER.

**5. SEED MIX (RICHLAWN SUN & SHADE LAWN MIX)**

COMMON NAME	BOTANICAL NAME	% BY WEIGHT
5.1. KENTUCKY BLUEGRASS	ACHILLEA MILLEFOLIUM	5%
5.1. CREEPING RED FESCUE	FESTUCA CAMPESTRIS	30%
5.1. CHEWINGS FESCUE	FESTUCA SAXIMONTANA	15%
5.1. TURF PERENNIAL RYEGRASS	KOELERIA CRISTATA	50%

- SEEDING RATE  
APPLY SEED MIX AT 300 KG PER HECTARE

**7. HYDRO MULCH PRODUCTS**

- APPROVED SOIL AMENDMENTS AND HYDRAULIC MULCH FOR THIS PROJECT INCLUDE THE FOLLOWING PRODUCTS:
  - PROFILE PRODUCTS - AQUA PHIX
  - PROFILE PRODUCTS - JUMPSTART
  - PROFILE PRODUCTS - BIOPRIME
  - PROFILE PRODUCTS - PROGANICS
  - PROFILE PRODUCTS - FLEXTERRA
  - PROFILE PRODUCTS - FLEXTERRA HP-FGM
- NO SUBSTITUTES FOR SPECIFIED PRODUCTS WILL BE ALLOWED

**8. HYDRO MULCH APPLICATION RATES**

- AS NOTED OR AS AMENDED PER SOIL TEST RESULTS
  - SOLUBLE GYPSUM (GENERIC) 560 KG/ ha (500lb/Ac)
  - PROFILE AQUA PHIX 42.5 l/ha (10 USgal/Ac)
  - PROFILE JUMPSTART 21.25 l/ha (5 USgal/Ac)
  - PROFILE BIOPRIME 180 kg/ha (160lb/Ac)
  - PROFILE PROGANICS 5000 kg/ha (4500lb/Ac)
  - PROFILE FLEXTERRA 3950 kg/ha (3500lb/Ac)
- AS NOTED OR TO SUIT NUTRIENT DEFICIENCIES AND DESIRED ESTABLISHMENT PARAMETERS
  - FERTILIZER 500 KG/ha

**9. HYDROMULCH EXECUTION (TWO STEP PROCESS)**

- THOROUGHLY MIX GYPSUM, AQUA PHIX, FERTILIZER, JUMPSTART, BIOPRIME, PROGANICS AND ANY OTHER RECOMMENDED AMENDMENTS IN HYDRAULIC SEED TANK AND SPRAY ON SLOPE.
- THOROUGHLY MIX FLEXTERRA AND SPRAY ON SLOPE TO CAP OTHER APPLICATIONS.
- ESTABLISHMENT
  - CONTRACTOR SHALL INCLUDE AND CONFIRM ESTABLISHMENT OF THE NATURALIZED GRASS AREAS IN THE BID PRICE U.N.O.
  - CONTRACTOR SHALL MONITOR, OBSERVE AND PERFORM NECESSARY ESTABLISHMENT TASKS FOR ONE FULL GROWING SEASON FOLLOWING INITIAL APPLICATION.
  - THROUGHOUT THE ESTABLISHMENT PERIOD THE CONTRACTOR SHALL PERFORM THE FOLLOWING TASKS:
    - VISIT THE SITE AT 3 WEEK INTERVALS THROUGH THE FIRST 12 WEEKS TO OBSERVE DESIRED SEED GERMINATION AND BROADLEAF WEED GROWTH.
    - HAND-WEED OR APPLY BROADLEAF HERBICIDE

Professional Seals

#	Date	Issue / Revision	App
A	2022.02.07	DESIGN DEVELOPMENT 100%	TT
B	2022.05.26	CONSTRUCTION DOCUMENTS 50%	TT
C	2022.06.10	ISSUED FOR TENDER	TT

**URBAN SYSTEMS**

Scale: NOT TO SCALE  
Quality Control by: D. Todd  
Designed by: T. Thompson  
Drawn by: B. Mendes

AMPHITRITE POINT  
PLANT LIST AND NOTES

Sheet Number	## of 15
Project Number 1427.0009.01	Drawing Number ###
Revision ###	C

NOT FOR CONSTRUCTION

\\urban-systems.com\projects\Projects\_VIC\1427000901\1D-Design\20\_PROD\L05-L06-1427000901-PLANTING.dwg, L06 PLANTING PLAN, 2022-06-10 07:36 am bremendes



- 33 BS
- 12 GS
- 18 GS
- 40 PM
- 23 BS

**ATTENTION**  
 This drawing is prepared for the sole use of District of Ucluelet  
 No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
 Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
 Prepared by: -  
 Coordinate System: -  
 Completion Date: -

**ISSUED FOR TENDER**  
 JUNE 10TH, 2022  
 urbansystems.ca

Professional Seals

#	Date	Issue / Revision	App
A	2022.02.07	DESIGN DEVELOPMENT 100%	TT
B	2022.05.26	CONSTRUCTION DOCUMENTS 50%	TT
C	2022.06.10	ISSUED FOR TENDER	TT

#	Date	Issue / Revision	App
A	2022.02.07	DESIGN DEVELOPMENT 100%	TT
B	2022.05.26	CONSTRUCTION DOCUMENTS 50%	TT
C	2022.06.10	ISSUED FOR TENDER	TT

**URBAN SYSTEMS**

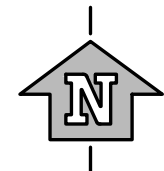
Scale 1:150

Quality Control by D. Todd  
 Designed by T. Thompson  
 Drawn by B. Mendes

**AMPHITRITE POINT**  
 PLANTING PLAN

Sheet Number 1427.0009.01      ## of 15  
 Project Number 1427.0009.01      Drawing Number ###      Revision C

NOT FOR CONSTRUCTION



**ATTENTION**  
This drawing is prepared for the sole use of District of Uluélet  
No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
Prepared by: -  
Coordinate System: -  
Compilation Date: -

**ISSUED FOR TENDER**  
JUNE 10TH, 2022  
urbansystems.ca

Professional Seals

#	Date	Issue / Revision	App
A	2022.02.07	DESIGN DEVELOPMENT 100%	TT
B	2022.05.26	CONSTRUCTION DOCUMENTS 50%	TT
C	2022.06.10	ISSUED FOR TENDER	TT

#	Date	Issue / Revision	App

**URBAN SYSTEMS**

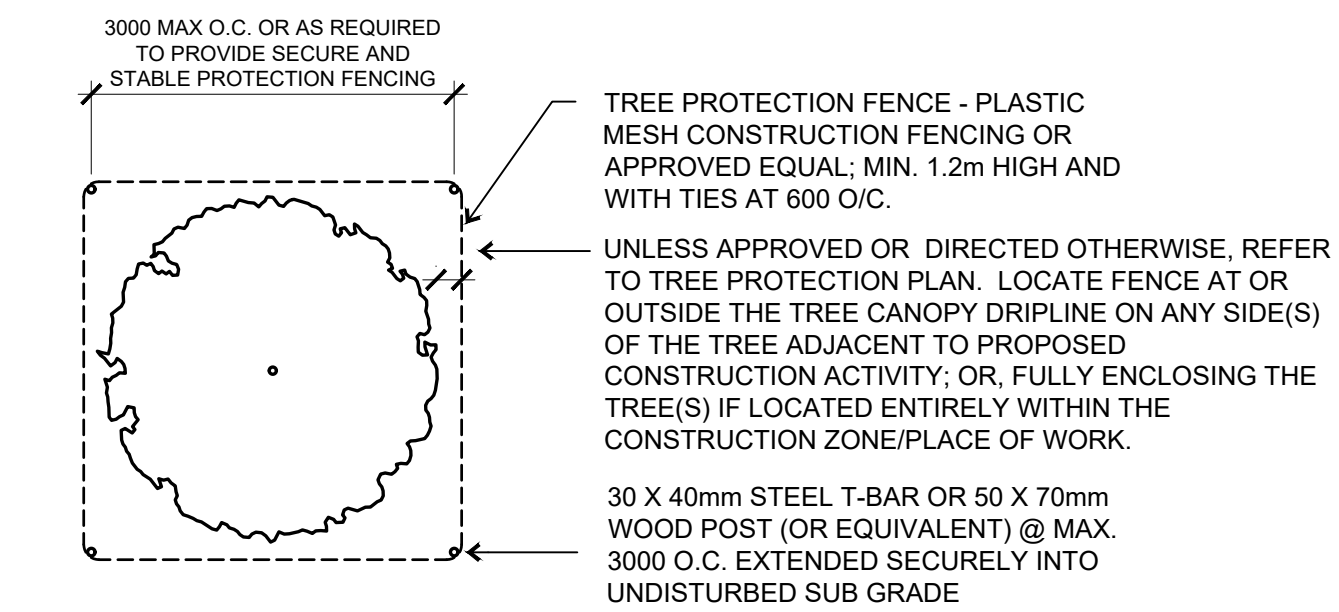
Scale 1:XXX SCALE NOT SELECTED

Quality Control by D. Todd  
Designed by T. Thompson  
Drawn by B. Mendes

**AMPHITRITE POINT DETAILS**

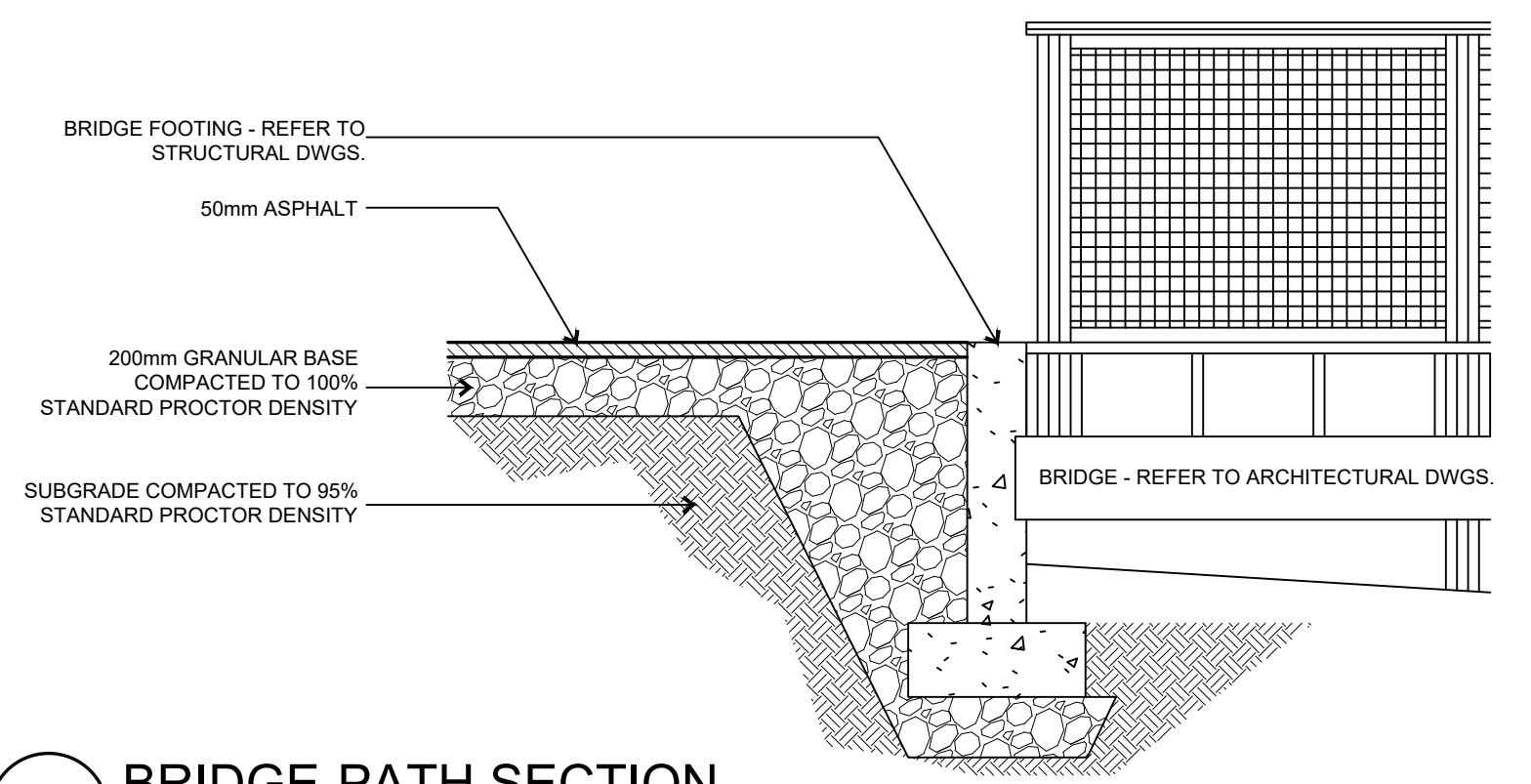
Sheet Number 14 of 15  
Project Number 1427.0009.01 Drawing Number L07 Revision C

NOT FOR CONSTRUCTION

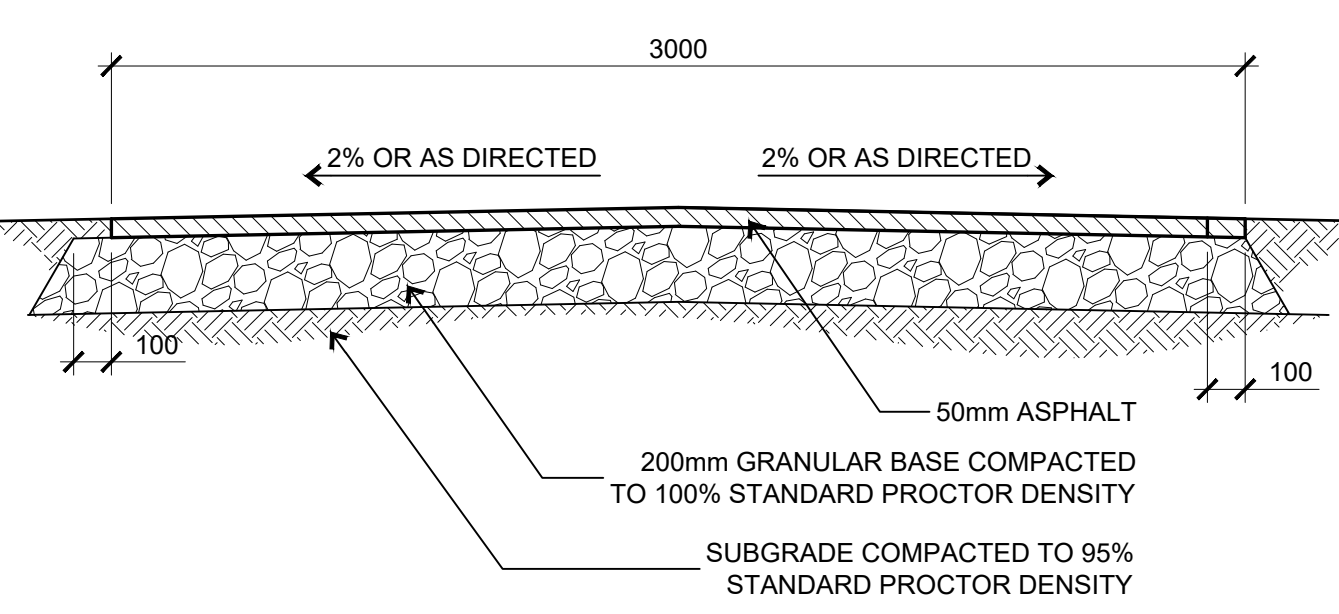


- NOTES:**
- TREE PROTECTION DETAIL IS SHOWN FOR INDIVIDUAL TREES.
  - TREE PROTECTION FENCING TO BE INSTALLED AROUND ALL RETAINED TREES.
  - EXTEND FENCING AS NECESSARY WHERE GROUPINGS OF RETAINED TREES HAVE OVERLAPPING CANOPIES.

**1 TREE PROTECTION FENCING**  
SCALE 1:100 P1-1427-0009-01-05

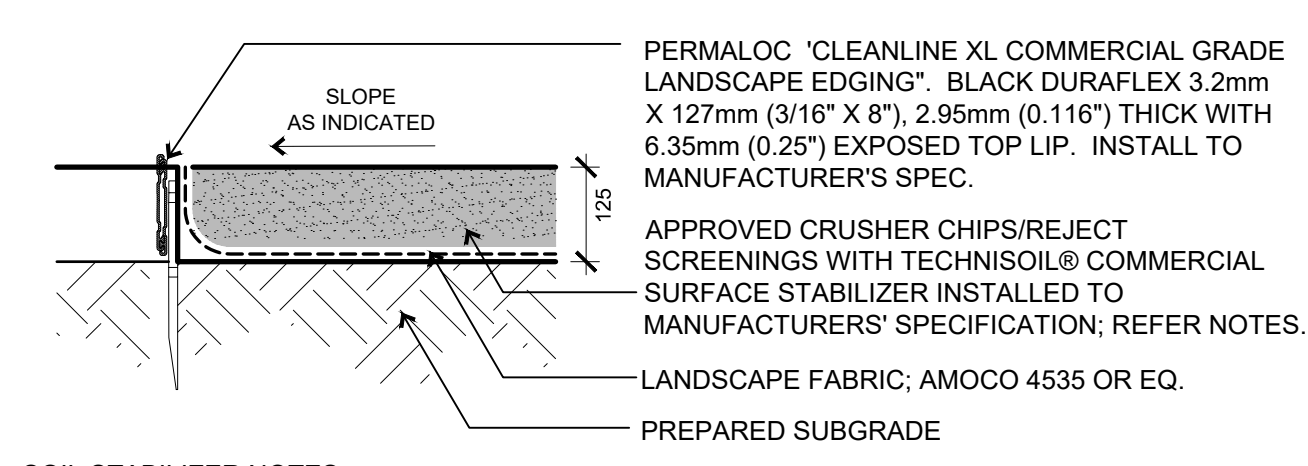


**2 BRIDGE-PATH SECTION**  
SCALE 1:25 P1-1427-0009-01-67



- NOTES:**
- SURFACE COURSE AGGREGATES OF ALL HOT MIX ASPHALT PAVED TRAILS TO CONFORM TO FINE MIX (12.5mm) STANDARDS

**3 ASPHALT PATHWAY**  
SCALE 1:20 P1-1427-0009-01-28



- SOIL STABILIZER NOTES:**
- PREPARE SUBGRADE TO 98%MPD AND INSTALL AGGREGATE TO SPEC'D THICKNESS.
  - ENSURE MOISTURE CONTENT IS WITHIN MANUFACTURERS SPECIFICATION.
  - APPLY TECHNISOIL® COMMERCIAL SURFACE TOPICALLY TO SURFACE AT 20 SF./GALLON.
  - COMPACT ALL WITH VIBRATORY PLATE COMPACTOR OR DOUBLE DRUM ROLLER IN 2 PASSES.
  - APPLY TECHNISOIL® COMMERCIAL SURFACE "2ND COAT" AT 30 SF./ GALLON.
  - APPLY TECHNISOIL® "TOP COAT" AT 40 SF./ GALLON.
- THIS IS AN ABBREVIATED FORM OF THE MANUFACTURERS REQUIREMENTS. (REFER TO THE MANUFACTURERS INFORMATION FOR DETAILED INSTALLATION & SPECIFICATIONS.)

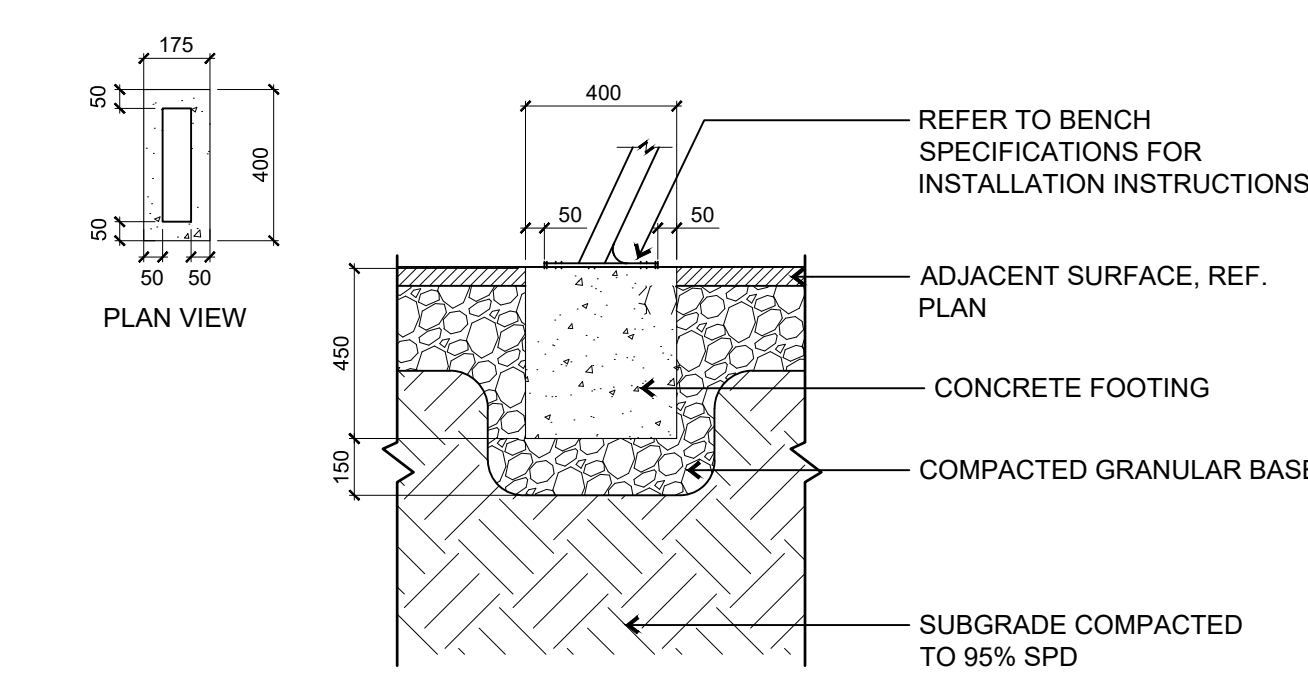
**4 GRANULAR PATHWAY**  
SCALE 1:10 P1-1427-0009-01-35



- NOTES:**
- MODEL: BAYSIDE PARK BENCH WITH ARMRESTS (BS-6).
  - FINISHES/ MATERIALS: POWDER COATED FRAME; TEXTURED SILVER RECYCLED PLASTIC LUMBER; SAND SURFACE MOUNT TO CONCRETE FOOTINGS AS PER MANUFACTURERS SPECIFICATIONS.
  - AVAILABLE FROM: WISHBONE SITE FURNISHINGS TEL: +18666260476 <https://wishbonetd.com/>

**SITE FURNISHINGS WILL BE SUPPLIED BY OWNER**

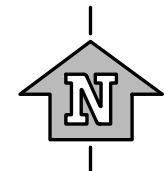
**5 BENCH**  
SCALE N.T.S. P1-1427-0009-01-61



**6 BENCH CONCRETE FOOTING**  
SCALE 1:20 P1-1427-0009-01-72

\\us1.urban-systems.com\projects\Projects\_V\1427000901\1D-Design\00\_PROD\L07-L08-1427000901-DETAILS.dwg, L07, 2022-06-10 07:37 am b.mendes

\\us1.urban-systems.com\projects\Projects\_V\1427000901\1D-Design\00\_PROD\L07-L08-1427000901-DETAIL.S.dwg, L08, 2022-06-10 07:37 am bmenedes



**ATTENTION**  
This drawing is prepared for the sole use of District of Ucluelet. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract.

**WARNING**  
Utilities or structures shown on this drawing were compiled from information supplied by various parties and may not be complete or accurate. Expose and conclusively confirm the location in the field all underground utilities and structures indicated on this drawing, all underground utilities in the area of the proposed work and any utilities or structures reasonably apparent from an inspection of the proposed work. Urban Systems Ltd. assumes no responsibility for loss or damage caused by third party negligence or failure to comply with the above.

**SURVEY INFORMATION**  
Prepared by: -  
Coordinate System: -  
Compilation Date: -

**ISSUED FOR TENDER**  
JUNE 10TH, 2022  
urbansystems.ca

Professional Seals

#	Date	Issue / Revision	App
A	2022.02.07	DESIGN DEVELOPMENT 100%	TT
B	2022.05.26	CONSTRUCTION DOCUMENTS 50%	TT
C	2022.06.10	ISSUED FOR TENDER	TT

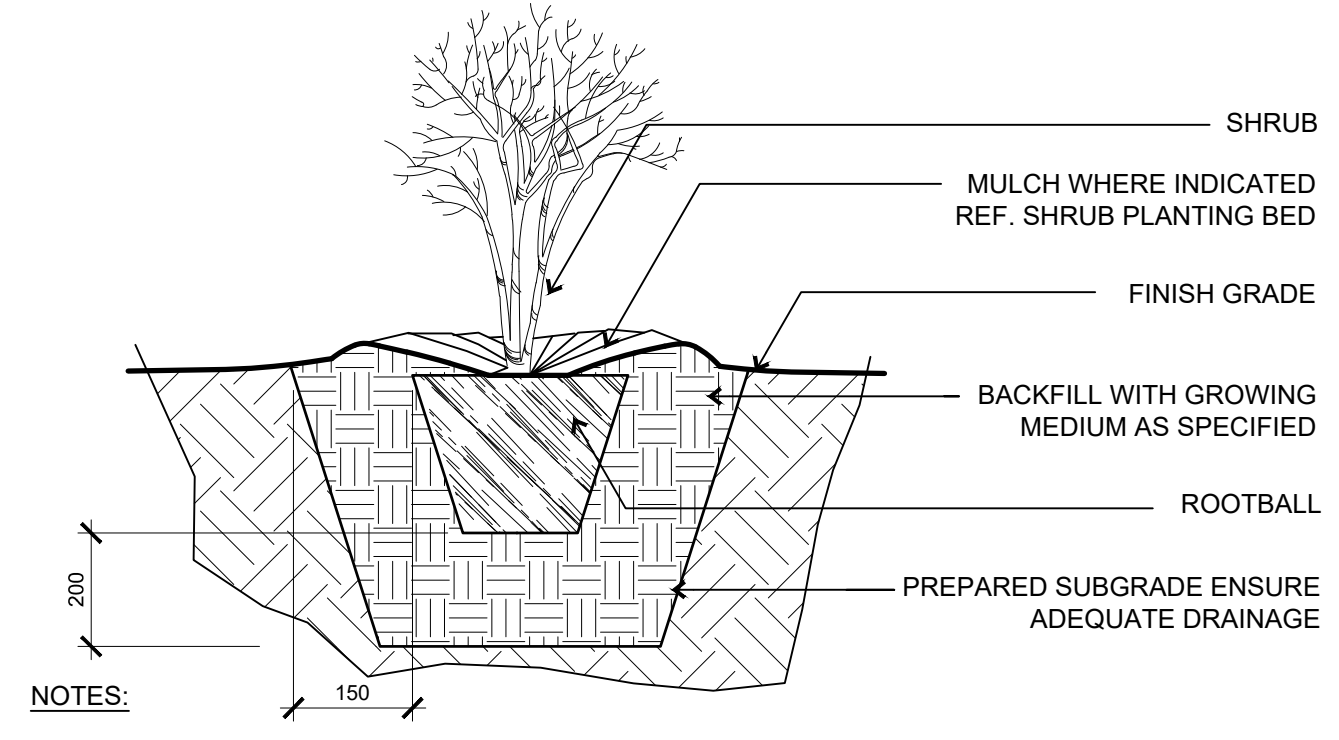
**URBAN SYSTEMS**

Scale 1:XXX **SCALE NOT SELECTED**

Quality Control by D. Todd  
Designed by T. Thompson  
Drawn by B. Mendes

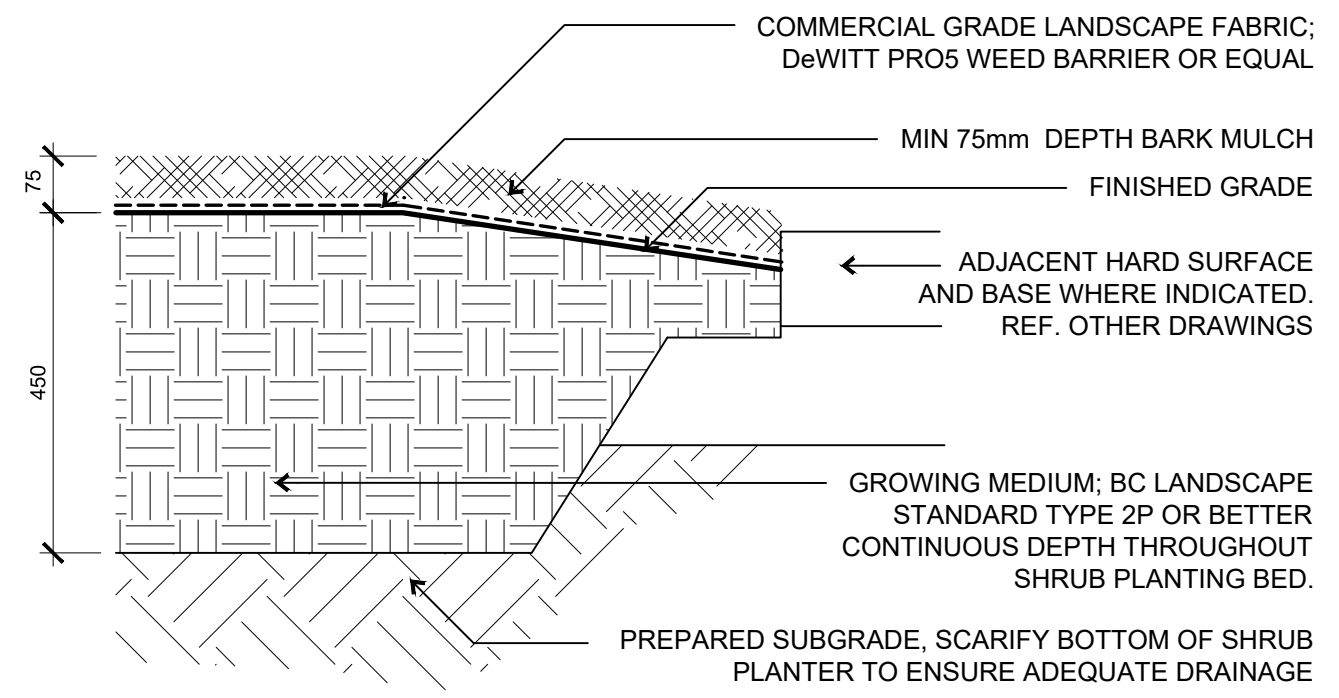
**AMPHITRITE POINT DETAILS**

Sheet Number 15 of 15  
Project Number 1427.0009.01 Drawing Number L08 Revision C

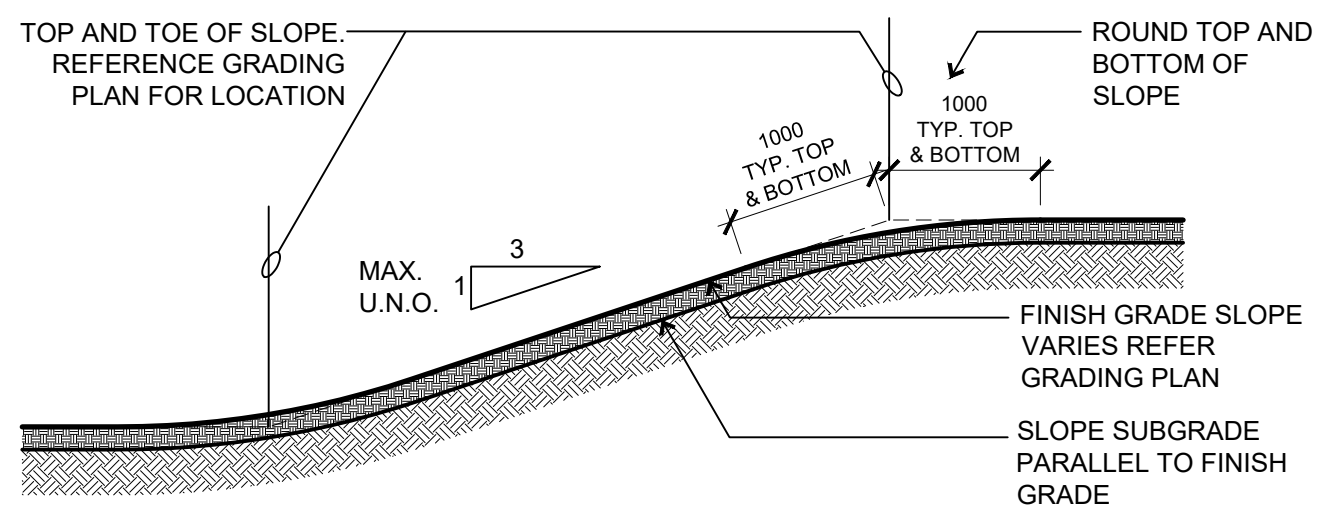


**NOTES:**  
1. SHRUBS SHOWN IN INDIVIDUAL PLANTING PITS FOR CLARITY ONLY. ALL SHRUBS TO BE INSTALLED IN SHRUB PLANTING BED TO DEPTHS SHOWN UNLESS OTHERWISE INDICATED.

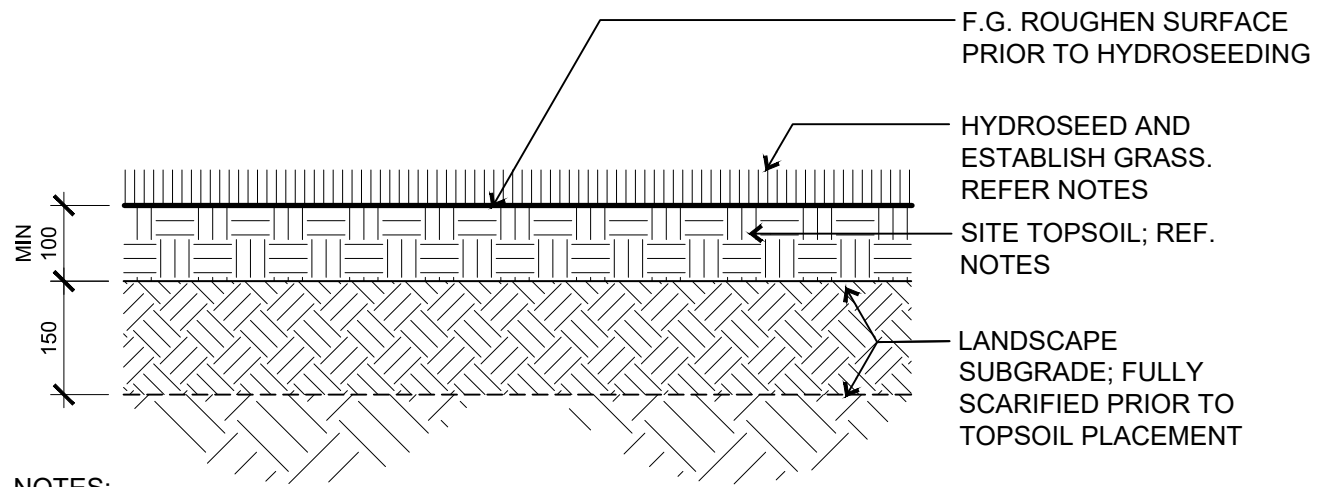
**3 SHRUB PLANTING**  
SCALE 1:10 P1-1427-0009-01-56



**2 SHRUB PLANTING BED**  
SCALE 1:10 P1-1427-0009-01-01



**1 LANDSCAPE GRADING**  
SCALE 1:50 P1-1427-0009-01-24



**NOTES:**

- SITE TOPSOIL TO BE GENERALLY FREE OF WOODY DEBRIS AND DELETERIOUS MATERIAL GREATER THAN 150mm DIAMETER.
- IMPORTED TOPSOIL SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD TYPE 3L.
- PLACEMENT DEPTH MAY VARY; HOWEVER MINIMUM DEPTH SHALL NOT BE LESS THAN INDICATED.
- HYDROSEED APPROVED GRASS SEED MIX AND 18 MONTH EROSION BLANKET AS PER MANUFACTURER/SUPPLIER RECOMMENDED PRODUCT AND APPLICATION RATES. ADD ANNUAL RYE COVER CROP AT 25kg/ha.

**4 HYDROSEED GRASS MIX**  
SCALE 1:10 P1-1427-0009-01-70

NOT FOR CONSTRUCTION