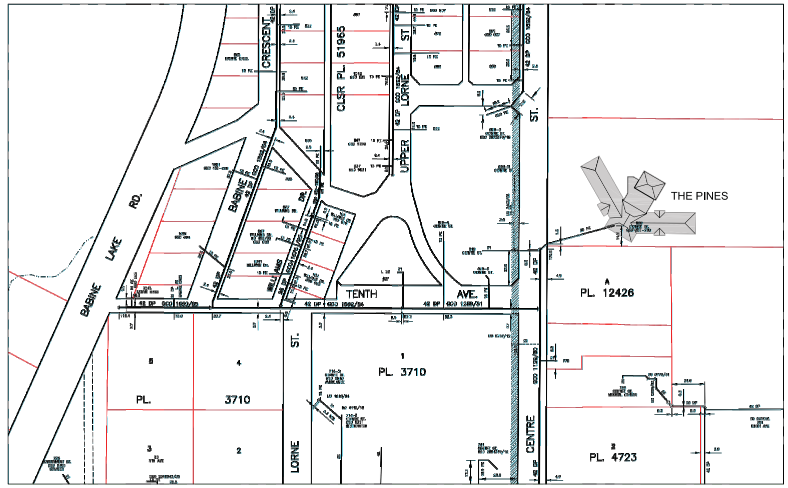
PINES EXTENDED CARE FACILITY
DINING ROOM ADDITION
BURNS LAKE, BRITISH COLUMBIA

1 VIEW - MAIN ENTRANCE
A100 SCALE: N.T.S.



2 LOCATION PLAN
A100 SCALE: N.T.S.

DRAWING LIST

ARCHITECTURAL
DGBK Architects

A-100	TITLESHEET, KEY PLAN, DRAWING LIST, PROJECT DATA
A-101	SITE PLAN
A-102	SITE PLAN - DEMOLITION
A-103	FLOOR & ROOF PLAN - EXISTING - DEMOLITION
A-104	SECTION - EXISTING - DEMOLITION & RECONSTRUCTION
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A-201	FLOOR PLAN - 1:100
A-202	FLOOR PLAN - 1:50
A-203	ROOF PLAN - 1:100
A-204	ROOF PLAN - 1:50
A-301	REFLECTED CEILING PLAN
A-401	BUILDING ELEVATIONS: EAST, NORTH & WEST
A-402	BUILDING ELEVATION: South & WINDOW AND GLAZING SCHEDULE
A-501	BUILDING SECTIONS
A-601	DETAILS - EXTERIOR - PLAN
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A-603	DETAILS - EXTERIOR - SECTION
A-701	INTERIOR ELEVATIONS, MILLWORK, WASHROOMS
A-901	INTERIOR FINISHES
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CIVIL
L&M Engineering Limited

C-001	OVERALL SITE PLAN
C-002	REMOVALS PLAN
C-003	GRADING PLAN
C-004	GEOMETRICS PLAN
C-005	CONSTRUCTION NOTES AND DETAILS

STRUCTURAL
BBP Consulting Engineers Ltd.

S-100	GENERAL NOTES AND TYPICAL DETAILS
S-200	PLANS
S-201	PLANS
S-300	SECTION DETAILS
S-301	SECTION DETAILS

MECHANICAL
AME Consulting Ltd.

M-001	TITLESHEET, SITE PLAN, DRAWING LIST, NOTES
M-101	FOUNDATION PLAN
M-102	PLUMBING PLAN
M-103	ROOF PLAN
M-201	FIRE PROTECTION PLAN
M-401	HVAC PLAN
M-501	SPECIFICATIONS

ELECTRICAL
AES Consulting Ltd.

E-000	LEGEND & SYMBOL SCHEDULE, DRAWING LIST
E-100	DEMOLITION AND NEW SERVICING PLAN
E-101	SINGLE LINE DIAGRAM & ELECTRICAL ROOM LAYOUT
E-102	ELECTRICAL SCHEDULES
E-200	AREA OF ADDITION POWER PLAN
E-201	AREA OF ADDITION LOW TENSION PLAN
E-301	AREA OF ADDITION LIGHTING PLAN
E-401	SPECIFICATIONS

KITCHEN
Lisa Bell & Associates

K-101	SERVERY EQUIPMENT - LAYOUT AND ELEVATIONS
K-102	SERVERY EQUIPMENT - BUILD, CONDITIONS, E & M CONNECTION POINTS

INDICATIVE DESIGN PROJECT TEAM

Owner:
Northern Health Authority
#300 - 299 Victoria Street
Prince George, B.C. V2L 5B8
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Consultants:

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STRUCTURAL	Bush Bohlman and Partners	t: (604) 688-9861	f: (604) 688-7039
MECHANICAL	**AME Group**	t: (604) 684-5995	f: (604) 684-5993
ELECTRICAL	**AES Engineering**	t: (604) 569-6500	f: (604) 569-6501
CIVIL	**L&M Engineering Ltd.**	t: (250) 562-1977	f: (250) 562-1967
QUANTITY SURVEYOR	**BTY Group**	t: (604) 734-3126	f: (604) 734-3136
GEOTECHNICAL	**Geonorth Engineering Ltd.**	t: (250) 564-4304	f: (250) 564-9323
SPECIFICATIONS	**Carl Selden Specifications Consultant**	t: (604) 469-0281	f: (604) 469-0394
HARDWARE	**L. Moffat**	t: (604) 785-1254	
FOOD SERVICES	**Lisa Bell & Associates**	t: (604) 538-5790	f: (604) 676-2255
INTERIOR	**Masson McMillan Interior Design**	t: (604) 730-6066	f: (604) 730-8684
BUILDING ENVELOPE	**EXP**	t: (604) 709-4636	f: (604)874-2358

PROJECT DATA

ADDRESS:
THE PINES CARE HOME
800 CENTRE STREET
BURNS LAKE, BRITISH COLUMBIA, V0J 1E0

LEGAL DESCRIPTION:
PID 029-603-188
Lot 1, DL 5343, Range 5,
Coast District Plan EPP48968

PROJECT DESCRIPTION

CONSTRUCTION OF NEW SINGLE STOREY DINING HALL ADDITION WITH ASSOCIATED SUPPORT FUNCTIONS AND SITEWORK TO AN EXISTING SENIORS CARE FACILITY.

CODE ANALYSIS

1.0 BUILDING DESCRIPTION AND CODE APPLICATION REQUIREMENTS

The following is a preliminary outline of requirements of the 2012 British Colombia Building Code (BCBC) for the above captioned project.

2.1 Project Data

Building Height:	1 storey
Building Area Existing:	1,550 m²
Building Area New:	440 m²
Covered Building Area New:	52 m² (Loading Bay)
Building area Proposed -Total:	2,042 m²

Construction: Combination of Non-combustible and Combustible

2.2 Occupancy Requirements

Table 3.1.2.1 classifies this building as a *Group B Division 3 care occupancy.*

2.3 Size and Construction Requirements

The overall new building must conform to the requirements of Article 3.2.2.45 as follows:

Building Height:	*2 storeys maximum*
Fire protection:	*Sprinklers required*
Building Area:	*Not more than 2,400 m² if 1 storey in building height.*
Construction:	*Non-combustible or Combustible*
Floors:	*Fire separations* having a 3/4 hour *fire separations*
Sleeping Compartments:	*1,000m² maximum with ¾ hour fire separation.*
Roof:	*Not rated*
Supporting structure:	*Fire resistance rating not less than that required for the supported assembly.*

2.4 Addition

The Project consists of a 482m² addition to an existing 1550 m² B3 Occupancy building, which was built in 1991 under the 1985 BCBC. The B3 classification is the new occupancy classification that this Care Occupancy falls under since the adoption of the 2012 BCBC. The Addition will be built to this new standard. The Pines Food Service Addition will increase the overall building area of the existing Pines Facility; however, it will still fall within the area limits for the 3.2.2.24 Category building.

DRAWING LEGEND

- DETAIL REFERENCE NUMBER / SHEET NUMBER
- ROOM NAME AND ROOM NUMBER
- DOOR NUMBER (SEE DOOR/SCREEN SCHEDULE)
- WINDOW NUMBER
- INTERIOR ELEVATION NUMBER / SHEET NUMBER
- WALL TYPE
- WALL PROTECTION AND TYPE
- CORNER GUARD
- CURTAIN TRACK
- GRID BUBBLE

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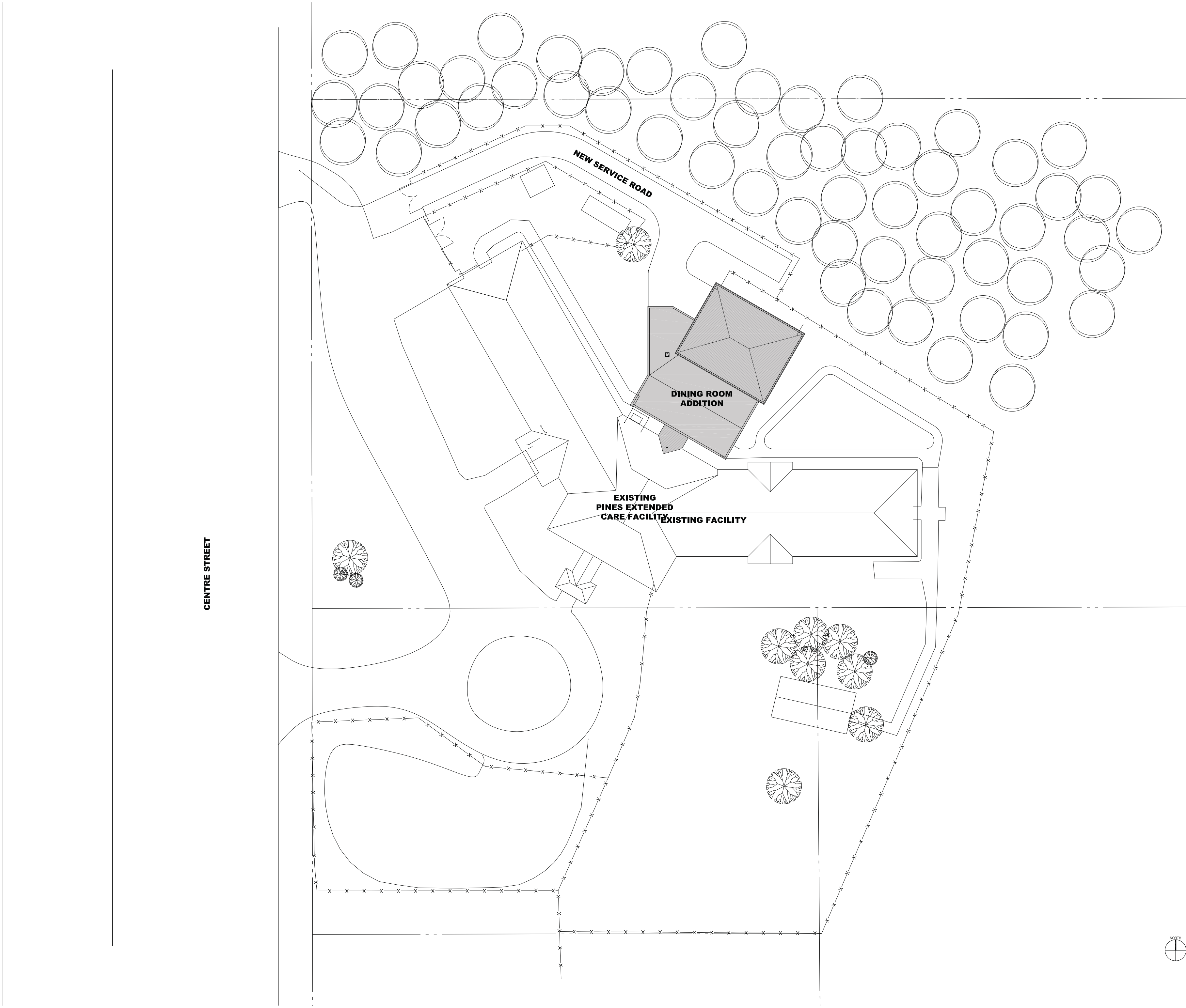
	revision / issue	date
1	Issued for Tender	2018-04-24
2	Issued for B.P.	2018-04-25
5	Issued for Post Tender Addendum	2018-06-22
6	Issued for Contract	2018-06-25
7	Issued for Construction	2018-06-25

project
THE PINES DINING HALL & SERVERY ADDITION
BURNS LAKE, BC

dgbk architects | design • planning • interiors
suite 950 • 1500 west georgia street • vancouver • bc • v6g 2z6
T: 604.682.1664 • F: 604.682.2405 • W: www.dgbk.com

title
TITLE SHEET PROJECT DATA DRAWING KEY

scale 1:00
date 2017.11.27
drawn
checked
project no. 17-110
drawing no.
A-100
latest revision no.



DGBK

revision / issue	date
1 Issued for Tender	2018-04-24
2 Issued for B.P.	2018-04-25
3 Issued for Post Tender Addendum	2018-06-22
4 Issued for Contract	2018-06-25
5 Issued for Construction	2018-06-25

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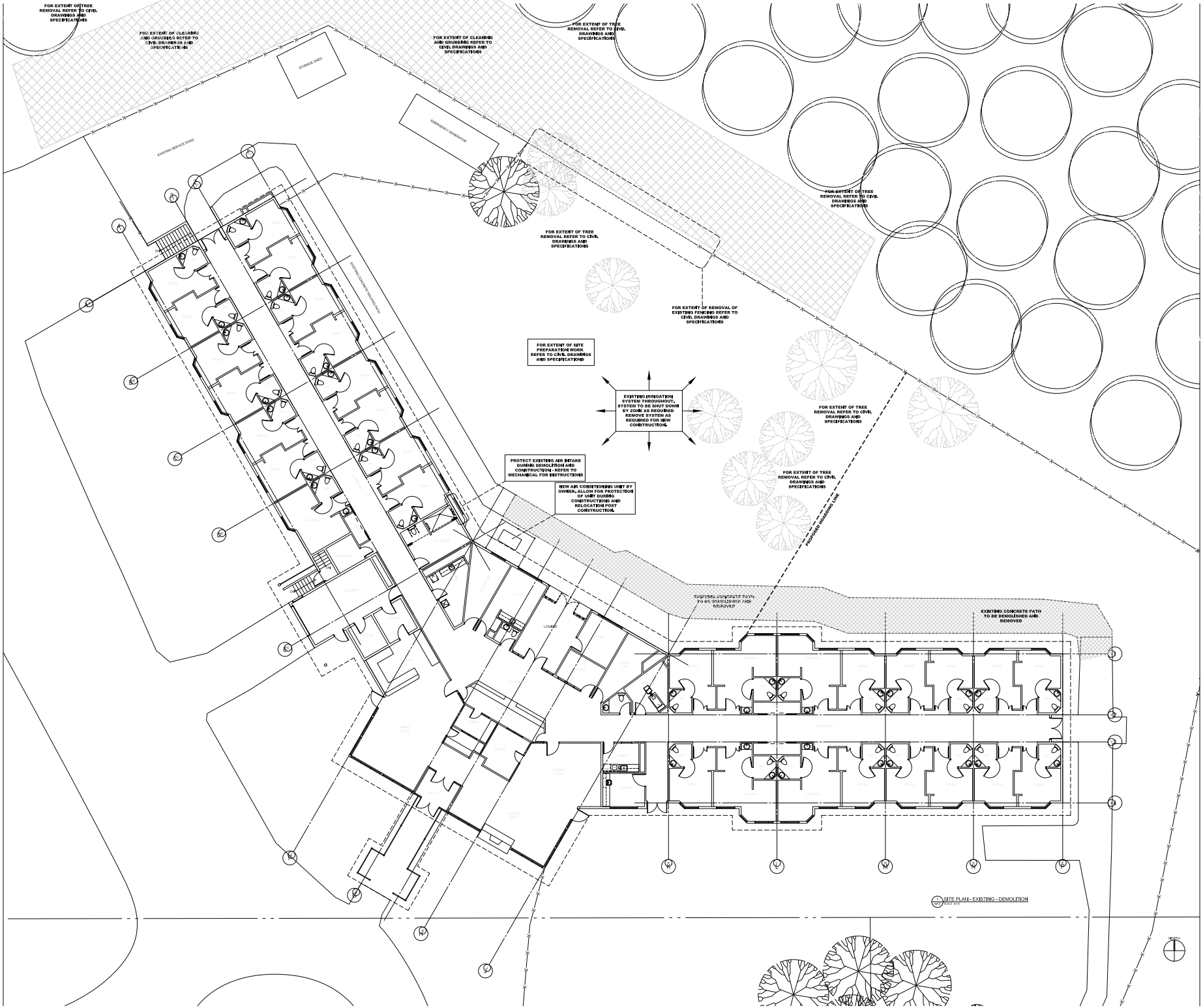
title
SITE PLAN

scale 1:200
date 2017.11.27
drawn
checked
project no. 17-110
drawing no.

A-101

latest revision no.



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no.	revision / issue	date
1	Issued for Tender	2018-04-24
1	Issued for B.P.	2018-04-25
1	Addendum 01	2018-05-04
1	Issued for Post Tender Addendum	2018-06-22
1	Issued for Contract	2018-06-25
1	Issued for Construction	2018-06-25

project

THE PINES DINING HALL & SERVERY ADDITION

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title

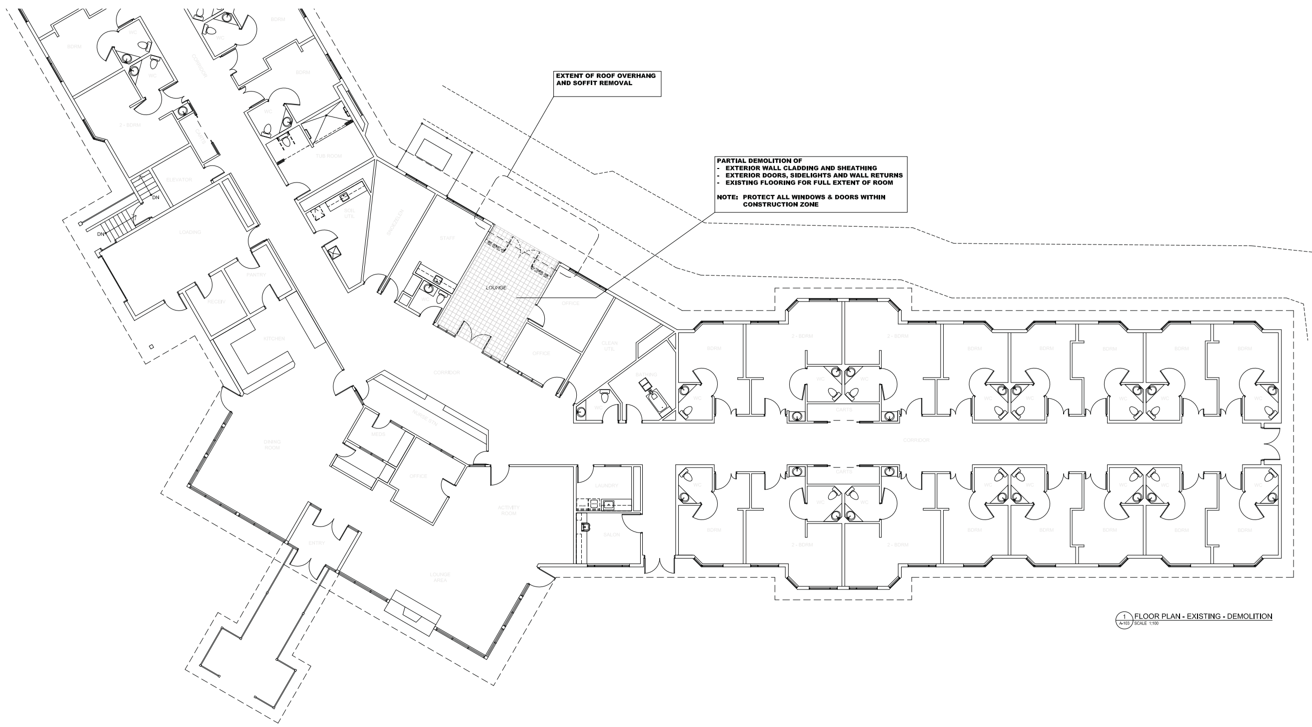
PLANS - EXISTING SITE DEMOLITION

scale 1:100
date 2018.04.20
drawn
checked
project no. 17-110
drawing no.

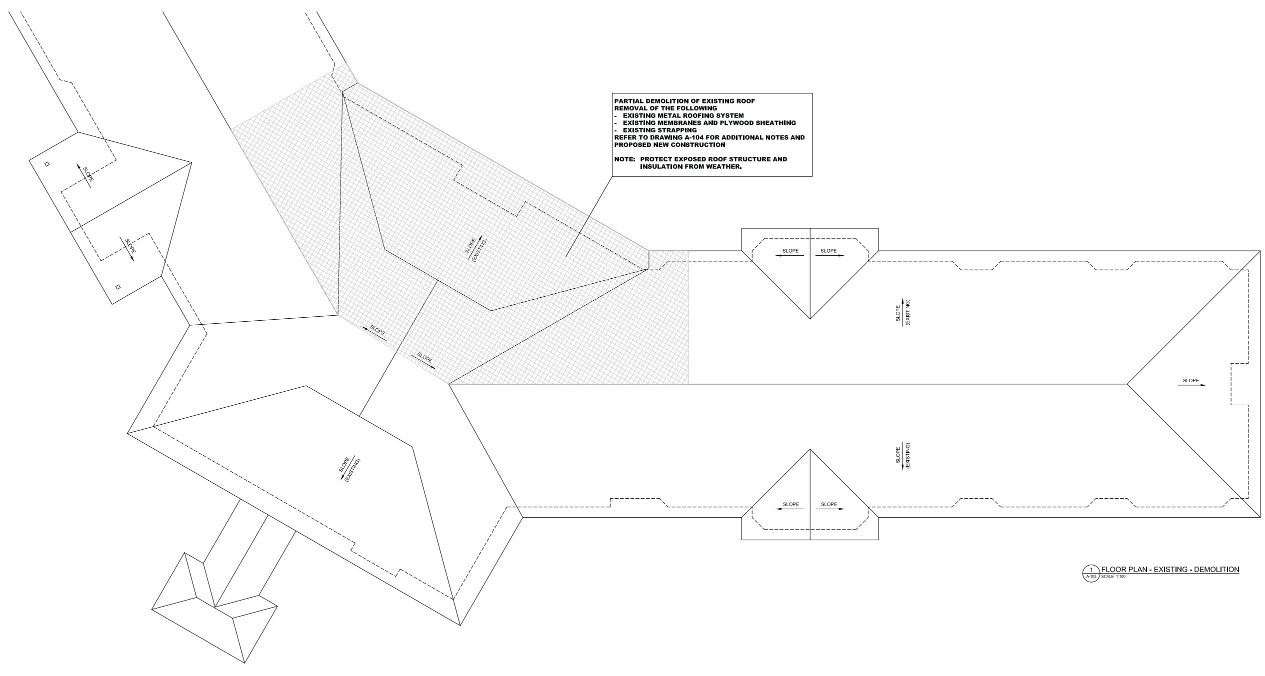
A-102

latest revision no.

NOTE:
- COORDINATE WITH SITE FOR EXTENT OF HOARDING LINES AND ZONES.
- COORDINATE WITH SITE LEVEL AND EXTENT OF INFECTION CONTROL MEASURES AND PROTOCOLS.
- COORDINATE WITH SITE LOCATION OF CONTRACTOR TRAILERS, DELIVERY AND STORAGE ZONES, AND REFUSE CONTAINERS


EXTENT OF ROOF OVERHANG AND SOFFIT REMOVAL
PARTIAL DEMOLITION OF
- EXTERIOR WALL CLADDING AND SHEATHING
- EXTERIOR DOORS, SIDELIGHTS AND WALL RETURNS
- EXISTING FLOORING FOR FULL EXTENT OF ROOM
NOTE: PROTECT ALL WINDOWS & DOORS WITHIN CONSTRUCTION ZONE
LOUNGE

1 A-103 FLOOR PLAN - EXISTING - DEMOLITION
SCALE 1:100


PARTIAL DEMOLITION OF EXISTING ROOF
REMOVAL OF THE FOLLOWING
- EXISTING METAL ROOFING SYSTEM
- EXISTING MEMBRANES AND PLYWOOD SHEATHING
- EXISTING STRAPPING
REFER TO DRAWING A-104 FOR ADDITIONAL NOTES AND PROPOSED NEW CONSTRUCTION
NOTE: PROTECT EXPOSED ROOF STRUCTURE AND INSULATION FROM WEATHER.
SLOPE
SLOPE (EXISTING)

1 A-103 FLOOR PLAN - EXISTING - DEMOLITION
SCALE 1:100

NORTH

DGBK

	revision / issue	date
1	Issued for Tender	2018-04-24
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5	Issued for Post Tender Addendum	2018-06-22
6	Issued for Contract	2018-06-25
7	Issued for Construction	2018-06-25

project

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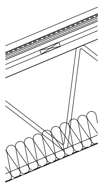
title

PLANS - EXISTING FLOOR & ROOF DEMOLITION

scale 1:100
date 2018.04.20
drawn
checked
project no. 17-110
drawing no.

A-103

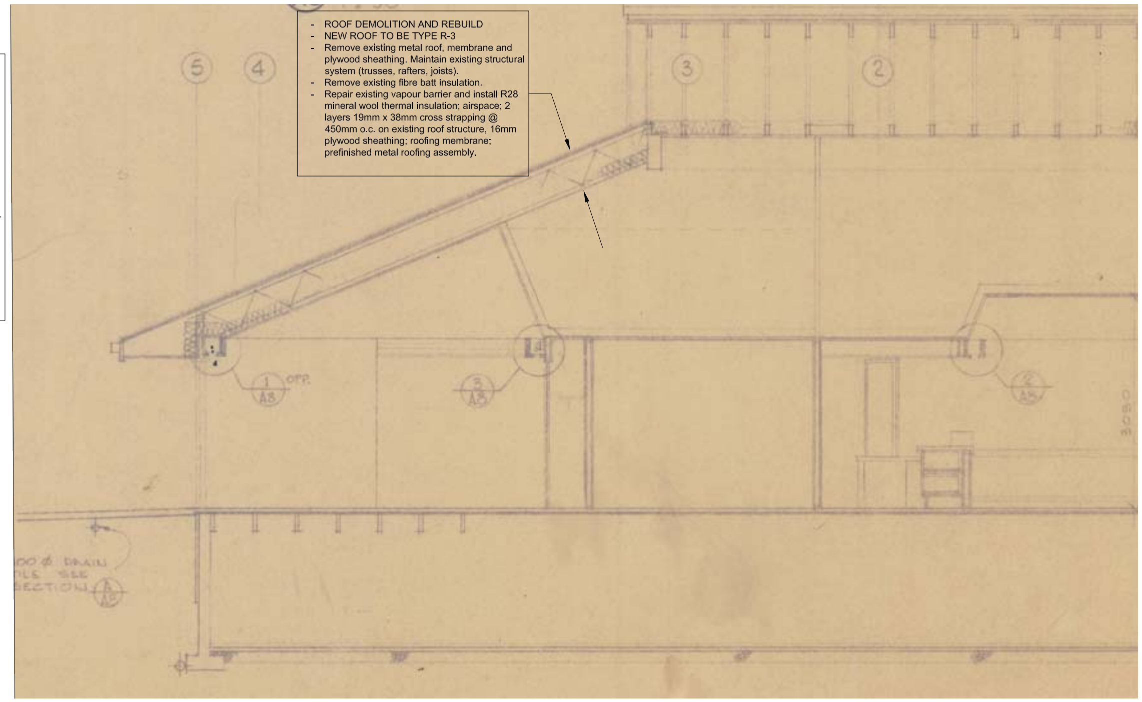
latest revision no.



R3

SLOPED ROOF - EXISTING
DEMOLITION
REMOVE EXISTING METAL ROOF, MEMBRANE AND PLYWOOD SHEATHING. MAINTAIN EXISTING STRUCTURAL SYSTEM (TRUSSES, RAFTERS, JOISTS).

NEW WORK
REPAIR EXISTNG VAPOUR BARRIER AND ADD NEW R28 MINERAL WOOL THERMAL INSULATION.
PROVIDE NEW -
2 LAYERS 19mm X 38mm CROSS STRAPPING @ 450mm O.C. ON EXISTING ROOF STRUCTURE
16mm PLYWOOD SHEATHING
ROOFING MEMBRANE
PREFINISHED METAL ROOFING ASSEMBLY FINISH TO MATCH EXISTING.



DGBK

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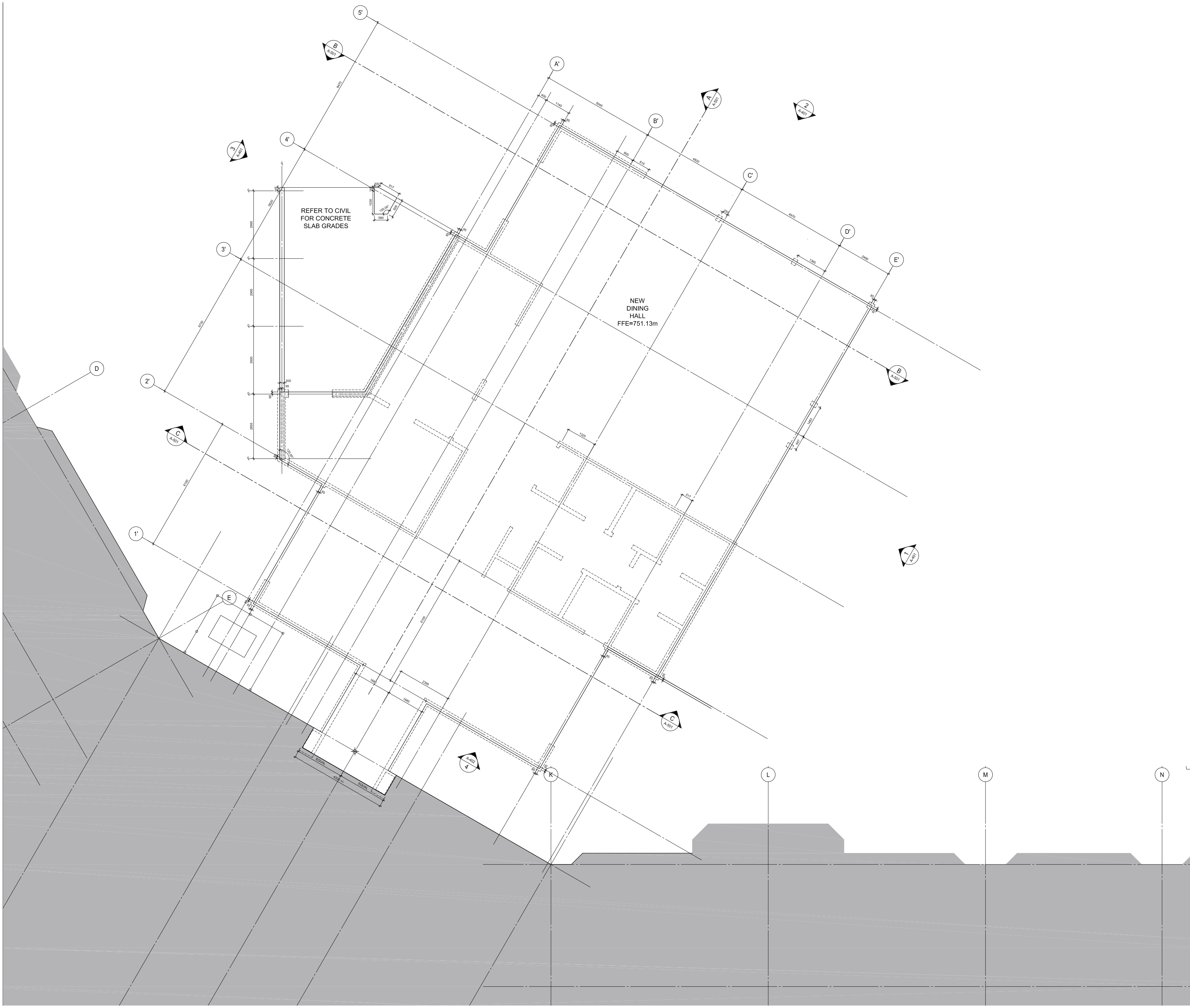
title

SECTIONS - EXISTING ROOF DEMOLITION & REBUILD

scale N.T.S.
date 2018.04.20
drawn
checked
project no. 17-110
drawing no.

A-104

latest revision no.



DGBK

revision / issue	date
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Issued for Post Tender Addendum	2018-06-22
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project

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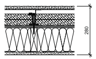
title
PLAN - SLAB

scale 1:50
date 2018.03.15
drawn
checked
project no. 17-110
drawing no.
A-200a
latest revision no.

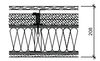
WALL, ROOF & FLOOR TYPES

EXTERIOR WALL TYPES:

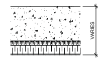
NOTE:
PROVIDE BUG SCREEN BEHIND CLADDING @ TOP AND BOTTOM OF AIR-SPACE.
8mm JOINTS BETWEEN PANELS. TYPICAL

E1


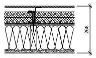
EXTERIOR WALL
20mm STUCCO ON METAL LATHE
CONT. DRAINAGE MAT (REF SPEC)
THERMALLY BROKEN CLADDING SUPPORT SYSTEM @ 400mm o.c.
2-32mm MINERAL FIBRE INSULATION
SELF ADHERED VAPOUR PERMEABLE MEMBRANE
13mm EXTERIOR GRADE PLYWOOD
38x140mm WOOD STUDS @ 400mm o.c.
140 mm FIBRE BATT INSULATION 6 MIL POLY VAPOUR RETARDER
16mm TYPE 'X' GYPSUM BOARD

E3


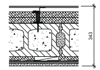
EXTERIOR WALL
19mm VERTICAL WOOD SIDING
CONTINUOUS FIBREGLASS MESH
(BLACK - uv RESISTANT)
THERMALLY BROKEN CLADDING SUPPORT SYSTEM @ 400mm o.c.
2-32mm MINERAL FIBRE INSULATION
SELF ADHERED VAPOUR PERMEABLE MEMBRANE
13mm EXTERIOR GRADE PLYWOOD
38x140mm WOOD STUDS @ 400mm o.c.
140 mm FIBRE BATT INSULATION
6 MIL POLY VAPOUR RETARDER
13mm PLYWOOD SHEATHING
16mm TYPE 'X' GYPSUM BOARD

E5


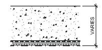
FOUNDATION WALL - EXPOSED CAST IN PLACE CONCRETE WALL REFER TO STRUCTURAL FOR THICKNESS
WATER PROOF MEMBRANE WITH MECHANICALLY SECURED TERMINATION BAR
25mm RIGID INSULATION
50mm RIGID INSULATION
C/W CEMENTITIOUS PARGING ON METAL LATHE TO 200mm BELOW GRADE

E2


EXTERIOR WALL
8mm CEMENTITIOUS PANEL OR SIDING
CONTINUOUS FIBREGLASS MESH
(BLACK - uv RESISTANT)
THERMALLY BROKEN CLADDING SUPPORT SYSTEM @ 400mm o.c.
2-32mm MINERAL FIBRE INSULATION
SELF ADHERED VAPOUR PERMEABLE MEMBRANE
13mm EXTERIOR GRADE PLYWOOD
38x140mm WOOD STUDS @ 400mm o.c.
140 mm FIBRE BATT INSULATION
6 MIL POLY VAPOUR RETARDER
16mm TYPE 'X' GYPSUM BOARD

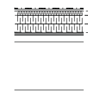
E4


EXTERIOR WALL
8mm CEMENTITIOUS PANEL OR SIDING
CONTINUOUS FIBREGLASS MESH
(BLACK - uv RESISTANT)
THERMALLY BROKEN CLADDING SUPPORT SYSTEM @ 400mm o.c.
2-32mm MINERAL FIBRE INSULATION
SELF ADHERED VAPOUR PERMEABLE MEMBRANE
190mm CONCRETE BLOCK
19x89 WOOD STRAPPING
19mm MINERAL FIBRE INSULATION
6 MIL POLY VAPOUR RETARDER
13mm PLYWOOD SHEATHING
16mm TYPE 'X' GYPSUM BOARD

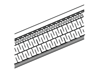
E6


FOUNDATION WALL - BELOW GRADE
CAST IN PLACE CONCRETE WALL
REFER TO STRUCTURAL FOR THICKNESS
WATER PROOF MEMBRANE WITH MECHANICALLY SECURED TERMINATION BAR
25mm RIGID INSULATION
DRAINAGE MAT
BACKFILL PROTECTION

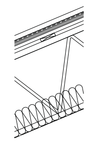
ROOF ASSEMBLIES:

R1


FLAT ROOF (LOW SLOPE)
GRANULAR CAP SHEET TRAFFIC LAYER
(WHERE INDICATED ON ROOF PLAN)
2-PLY ROOFING MEMBRANE
11mm PROTECTION BOARD
1 LAYER 25mm POLYISOCYANURATE BOARD INSULATION (R-7.5 MIN.)
2 LAYERS 50mm POLYISOCYANURATE BOARD INSULATION (2 X R-15 MIN.)
VAPOR RETARDER
16mm ROOF SHEATHING
ENGINEERED WOOD STRUCTURE
(REFER TO STRUC. DWGS)

R2


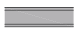
SLOPED ROOF
PREFINISHED 24 GA STEEL 25mm DOUBLE-LOCK STANDING SEAM ROOF CLADDING @ 406 mm O.C. c/w FASTENING SYSTEM ON SLIP SHEET
75mm `Z` GIRTS PERPENDICULAR TO ROOF SLOPE
25mm POLYISOCYANURATE BOARD INSULATION (R-7.5 MIN.)
50mm POLYISOCYANURATE BOARD INSULATION (R-15 MIN.)
50mm `Z` GIRTS RUNNING WITH ROOF SLOPE
50mm POLYISOCYANURATE BOARD INSULATION (R-15 MIN.)
VAPOUR RETARDER
16mm ROOF SHEATHING
STRUCTURAL WOOD TRUSS ASSEMBLY
(REFER TO STRUCTURAL)

R3


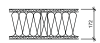
SLOPED ROOF - EXISTING
DEMOLITION
REMOVE EXISTING METAL ROOF, MEMBRANE AND PLYWOOD SHEATHING. MAINTAIN EXISTING STRUCTURAL SYSTEM (TRUSSES, RAFTERS, JOISTS).

NEW WORK
REPAIR EXISTNG VAPOUR BARRIER AND INSTALL NEW R28 MINERAL WOOL THERMAL INSULATION.
PROVIDE NEW -
2 LAYERS 19mm X 38mm CROSS STRAPPING @ 450mm O.C. ON EXISTING ROOF STRUCTURE
16mm PLYWOOD SHEATHING
ROOFING UNDERLAYMENT
PREFINISHED METAL ROOFING ASSEMBLY FINISH TO MATCH EXISTING.
REPAIR ANY DAMAGED VAPOUR BARRIERS

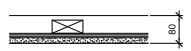
INTERIOR WALL TYPES:

WE


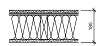
EXISTING WALL

W4


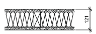
INTERIOR WALL
16mm TYPE 'X' GYPSUM BOARD
38x140mm WOOD STUDS @ 400mm o.c.
140 mm SOUND BATT INSULATION
16mm TYPE 'X' GYPSUM BOARD

W1


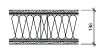
INTERIOR WALL
AIR SPACE
38x89mm WOOD STUDS ON SIDE @ 400mm o.c.
13mm PLYWOOD SHEATHING
16mm TYPE 'X' GYPSUM BOARD

W5


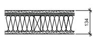
INTERIOR WALL
16mm TYPE 'X' GYPSUM BOARD
13mm PLY (CORRIDOR OR COMMON ROOM SIDE) TO U/S CLG.
38x140mm WOOD STUDS @ 400mm o.c.
140 mm SOUND BATT INSULATION
16mm TYPE 'X' GYPSUM BOARD

W2


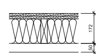
INTERIOR WALL
16mm TYPE 'X' GYPSUM BOARD
38x89mm WOOD STUDS @ 400mm o.c.
89 mm BATT INSULATION
16mm TYPE 'X' GYPSUM BOARD

W6


INTERIOR WALL
16mm TYPE 'X' GYPSUM BOARD
13mm PLY (CORRIDOR OR COMMON ROOM SIDE) TO U/S CLG.
38x140mm WOOD STUDS @ 400mm o.c.
140 mm SOUND BATT INSULATION
16mm TYPE 'X' GYPSUM BOARD

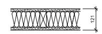
W3


INTERIOR WALL
16mm TYPE 'X' GYPSUM BOARD
13mm PLY (MILLWORK / EQUIPMENT SIDE OF WALL) TO U/S CLG.
38x89mm WOOD STUDS @ 400mm o.c.
89 mm BATT INSULATION
16mm TYPE 'X' GYPSUM BOARD

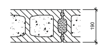
W7


FURRING WALL
16mm TYPE 'X' GYPSUM BOARD
38x140mm WOOD STUDS @ 400mm o.c.
140mm BATT INSULATION
AIR SPACE AS REQUIRED TO PLUMB WALL, ALIGN WITH EXIST. WALL &OR TO SUIT MECH. EXISTING WALL

RATED WALLS:

WR1


1-HOUR FIRE SEPARATION WALL
(AS PER NBC - 2010 - WALL NO. W1a) (ULC W301)
16mm TYPE 'X' GYPSUM BOARD
38x140mm WOOD STUDS @ 400mm o.c.
89 mm BATT INSULATION
16 mm TYPE 'X' GYPSUM BOARD (TO UNDERSIDE OF STRUCTURE)

WR2


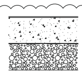
1-HOUR FIRE SEPARATION WALL
(AS PER NBC - 2010 - WALL NO. B1b)
190mm CONCRETE BLOCK WALL
REFER TO STRUCTURAL FOR REINFORCING AND EXTENT OF CONC. FILLED CORES (TO UNDERSIDE OF STRUCTURE)

SOFFIT TYPES:

S1

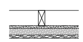
TYPICAL SOFFIT:
8mm PERFORATED CEMENTITIOUS BOARD
CONTINUOUS FIBREGLASS MESH
(BLACK - uv RESISTANT)
GALVANIZED METAL SUPPORT SYSTEM
(8mm JOINTS BETWEEN PANELS
REFER TO CEILING PLAN A-301
FOR PANEL JOINT LAYOUT)

FLOOR TYPES:

F1


INTERIOR FLOOR
FLOOR FINISH - REF. FINISH SCHEDULE
150mm CONCRETE FLOOR SLAB
10 MIL POLYETHYLENE VAPOUR RETARDER
STRUCTURAL FILL REFER TO STRUCTURAL AND GEOTECHNICAL DOCUMENTATION.

SPECIALTY CEILING TYPES:

C1


DINING HALL CEILING
16mm PERFORATED FIR PLYWOOD PANELS
QUARTER SAWN - MODULES AS PER A302
CLEAR MATTE FINISH
ON 38mm STRAPPING
c/w 38mm ACOUSTIC INSULATION
ON 16mm TYPE 'X' GWB

FIRE RATING NOTES:

1. THE FIRE SEPARATION BETWEEN FIRE COMPARTMENTS IS TO CONTINUE TO U/S OF ROOF.

GENERAL NOTES:

1. THE 'R' SUFFIX IS FOR 1HR OR 2HR RATED ASSEMBLY.
2. CARRY ALL DRYWALL UP TO UNDERSIDE OF EXISTING STRUCTURE.
3. ALL PENETRATIONS OF RATED WALL ASSEMBLIES TO BE SEALED WITH ULC LISTED FIRESTOPPING TO MAINTAIN THE FIRE-RATING.
4. ALL WALLS TO HAVE 16 GYPSUM BOARD TYPE 'X'.
5. WALL DIMENSIONS ARE TO CENTRE LINE U.N.O.
6. WALL TYPES TO BE CONTINUOUS AND BELOW WINDOWS/DOORS U.N.O..
7. FUR OUT AROUND BEAMS ETC. AS REQUIRED FOR CONTINUITY OF GYPSUM BOARD.
8. WHERE WALL TYPES ARE SCHEDULED TO BE USED AS A FURRING OR AS A NON-RATED ENCLOSING WALL OF A DUCT OR DEAD SPACE - GYPSUM BOARD REQUIRED ONE SIDE ONLY. IF USED WITH INSULATION FOR THESE APPLICATIONS PROVIDE 22 FURRING CHANNELS @ 600 O.C. MAX. OR AS REQUIRED TO RETAIN INSULATION. USE FULL STUD DEPTH INSULATION FOR THESE CASES.
9. REFER TO FINISH SCHEDULE FOR WALLS WITH SHEET VINYL. REPLACE GYPSUM BOARD WITH CEMENT BOARD AT WET LOCATIONS ONLY
10. REFER TO DETAILS FOR ADDITIONAL FINISHES AND SPECIAL CONDITIONS.
11. WALLS WITH DOUBLE LAYERS OF GWB - KEEP DOUBLE LAYER CORRIDOR SIDE.
12. REPAIR VAPOUR BARRIER ON EXTERIOR WALLS WHERE DAMMAGED AND SEAL TO u/s ROOF STRUCTURE.

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revision / issue	date
1 Issued for Tender	2018-04-24
2 Issued for B.P.	2018-04-25
4 Addendum 02	2018-05-10
5 Issued for Post Tender Addendum	2018-06-22
6 Issued for Contract	2018-06-25
7 Issued for Construction	2018-06-25

project
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title
WALL ASSEMBLIES, NOTES

scale 1:10
date 2018.02.26
drawn
checked
seal
project no. 17-110
drawing no.

A-200

latest revision no.


NEW ACCESS ROAD
NEW GATE
REFER TO CIVIL FOR ACESS ROAD DETAILS AND GRADES
AREA OF ADDITION: 430m² (4,629 ft²)
INCLUDING LOADING BAY: 482m² (5,189 ft²)
REFER TO CIVIL FOR CONCRETE SLAB GRADES
LANDSCAPED AREA
EXISTING PATH
LOADING BAY 1011
ROOF ACCESS HATCH
SERVERY 1009
PANTRY 1010
DINING HALL 1008
LOBBY 1001
CORRIDOR 1002
WASHROOM 1003
WASHROOM 1004
WASHROOM 1006
STAFF WASHROOM 1005B
STORAGE 1005A
STORAGE 1005
STORAGE 1005B
VESTIBULE 1000
CONNECTOR CORRIDOR
PATIO (CONCRETE BRUSHED FINISH)
REFER TO CIVIL FOR CONCRETE PATIO SLAB GRADES
NEW WALKING LOOP
NEW FENCE LINE
NEW PATH
EXISTING PATH

revision / issue		date
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7	Issued for Construction	2018-06-25

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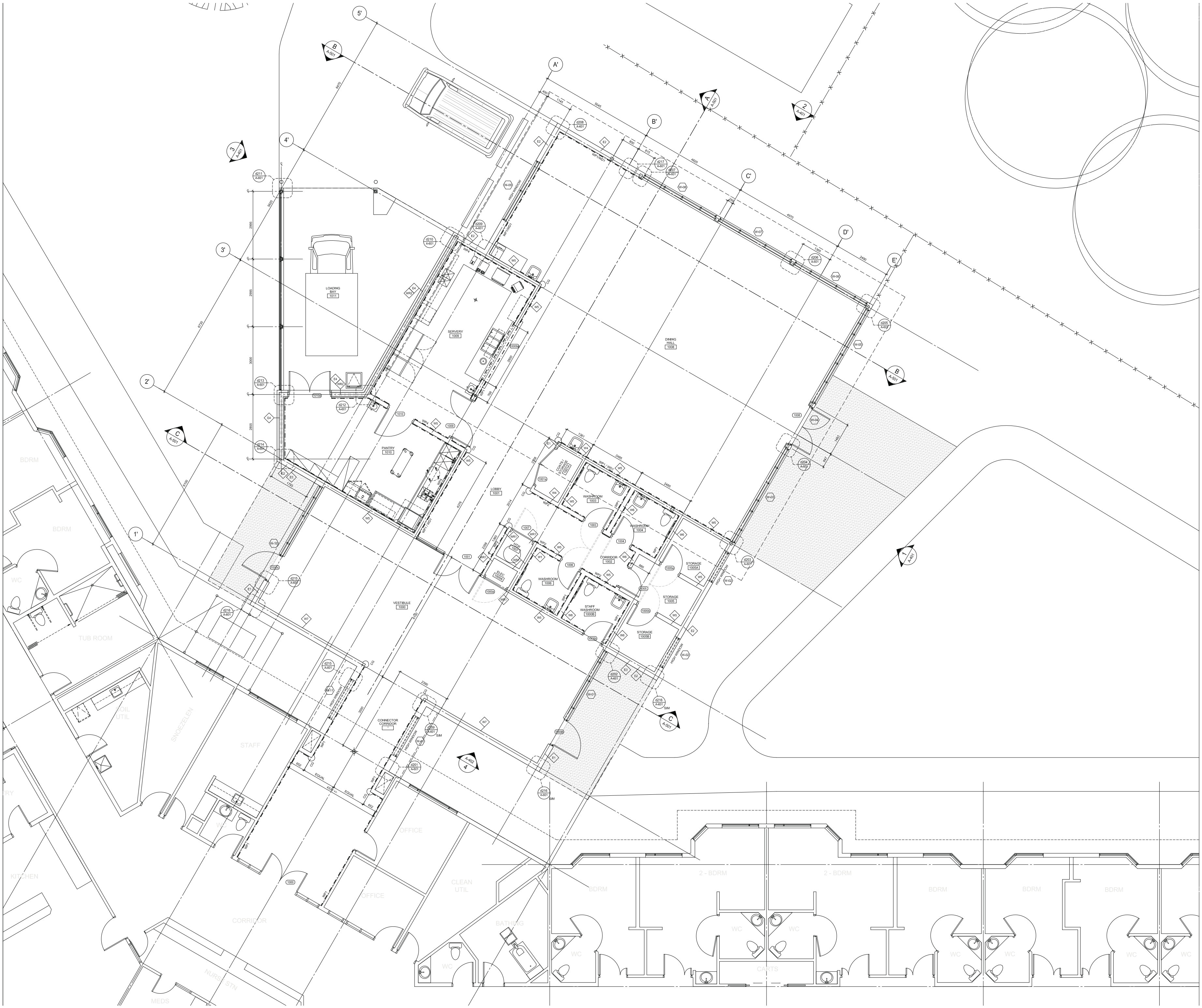
title

PLAN - MAIN FLOOR
EXISTING BUILDING
& ADDITION

scale 1:100
date 2017.11.21
drawn
checked
project no. 17-110
drawing no.

A-201

latest revision no.



DGBK

	revision / issue	date
1	Issued for Tender	2018-04-24
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5	Issued for Post Tender Addendum	2018-06-22
6	Issued for Contract	2018-06-25
7	Issued for Construction	2018-06-25

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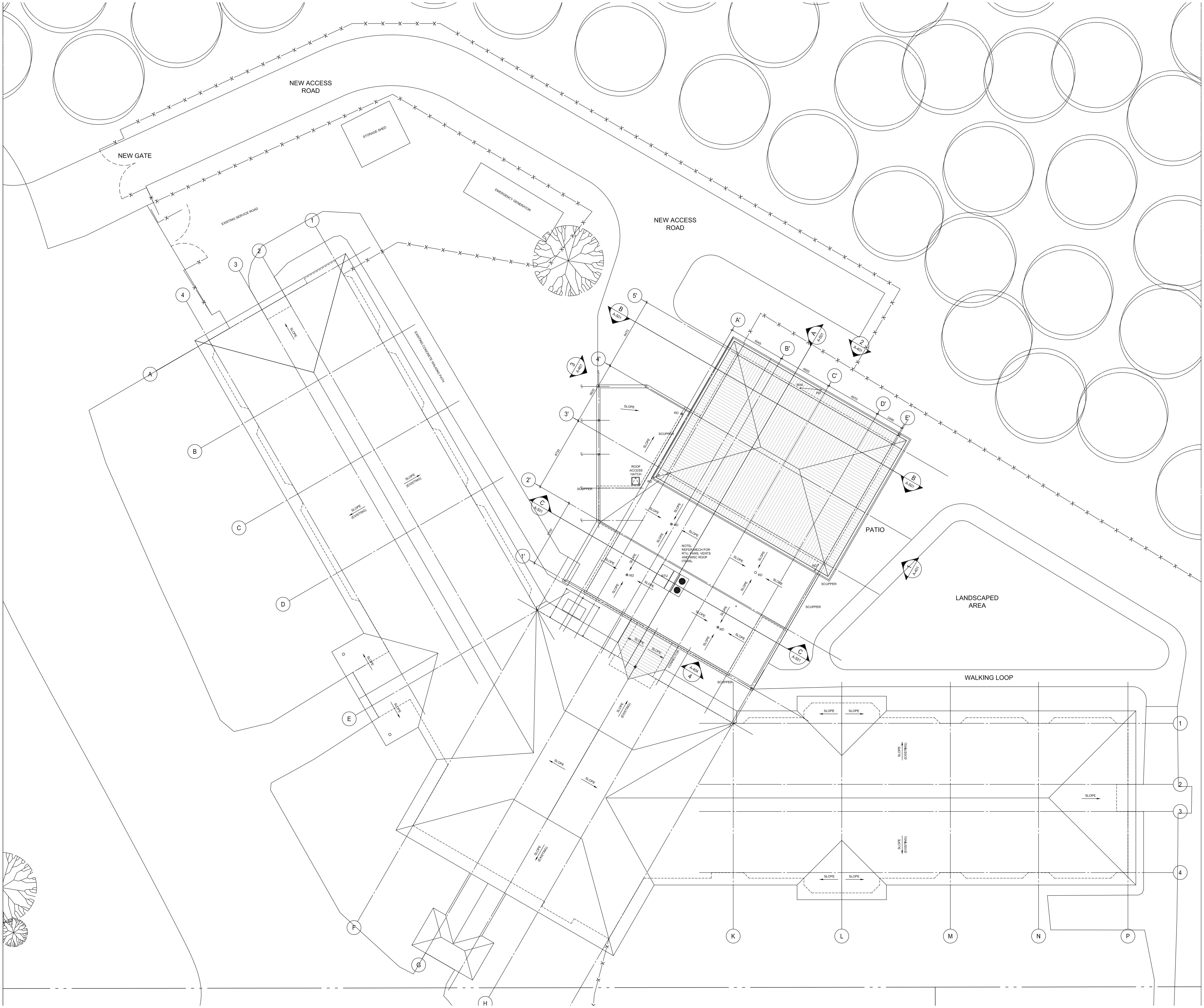
title
PLAN - FLOOR PLAN

scale 1:50
date 2018.03.15
drawn
checked
seal
project no. 17-110
drawing no.

A-202

latest revision no.



△	revision / issue	date
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7	Issued for Construction	2018-06-25

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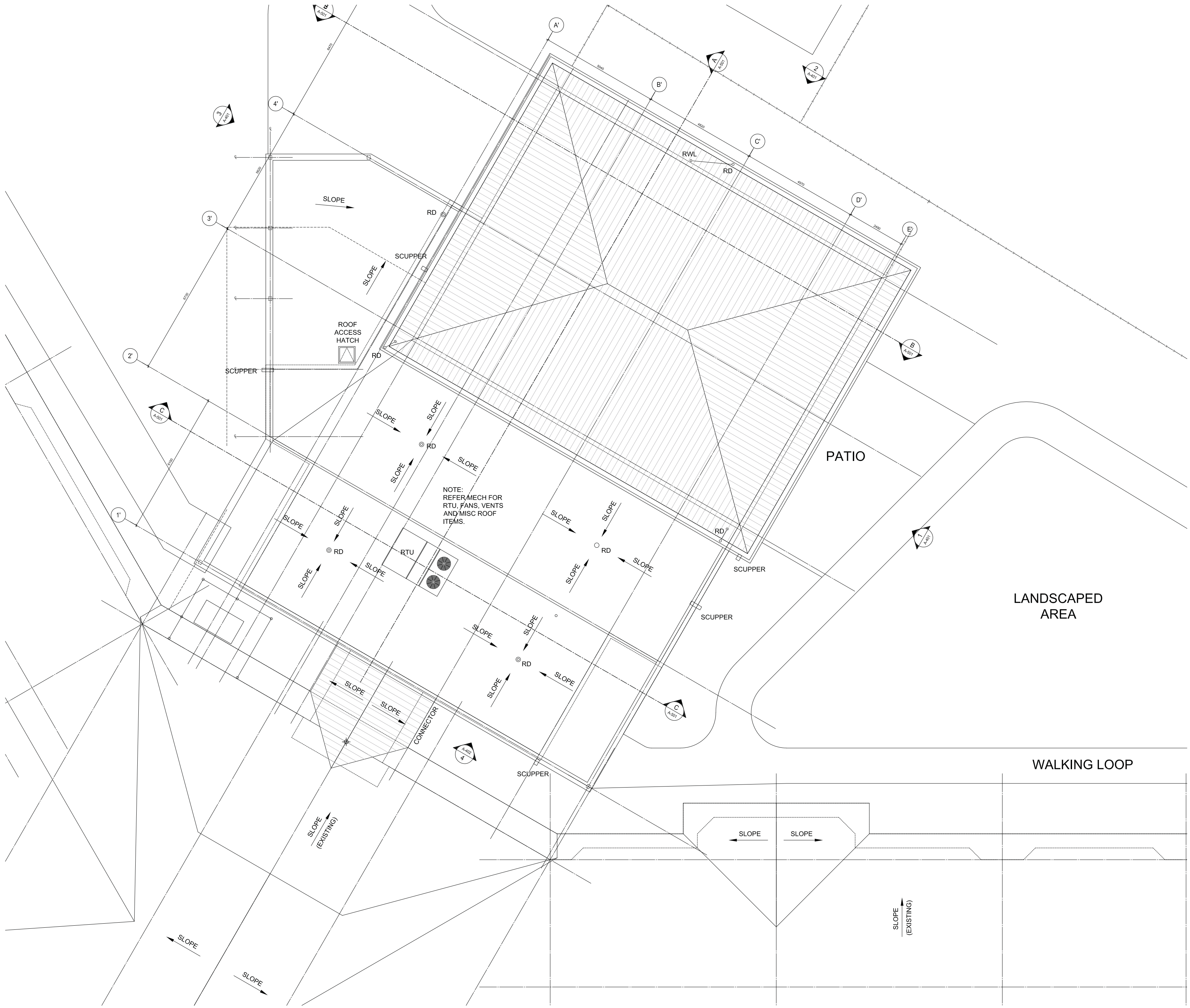
title

ROOF PLAN - 1:100
EXISTING BUILDING
& ADDITION

scale 1:100
date 2017.11.21
drawn
checked
project no. 17-110
drawing no.

A-203

latest revision no. △



DGBK

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1	Issued for Tender	2018-04-24
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5	Issued for Post Tender Addendum	2018-06-22
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7	Issued for Construction	2018-06-25

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title

ROOF PLAN - 1:50

scale 1:50
date 2017.11.21
drawn
checked
project no. 17-110
drawing no.

A-204

latest revision no.

DGBK

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7	Issued for Construction	2018-06-25

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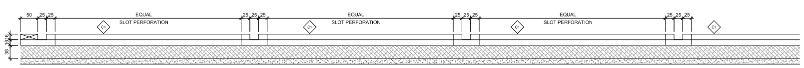
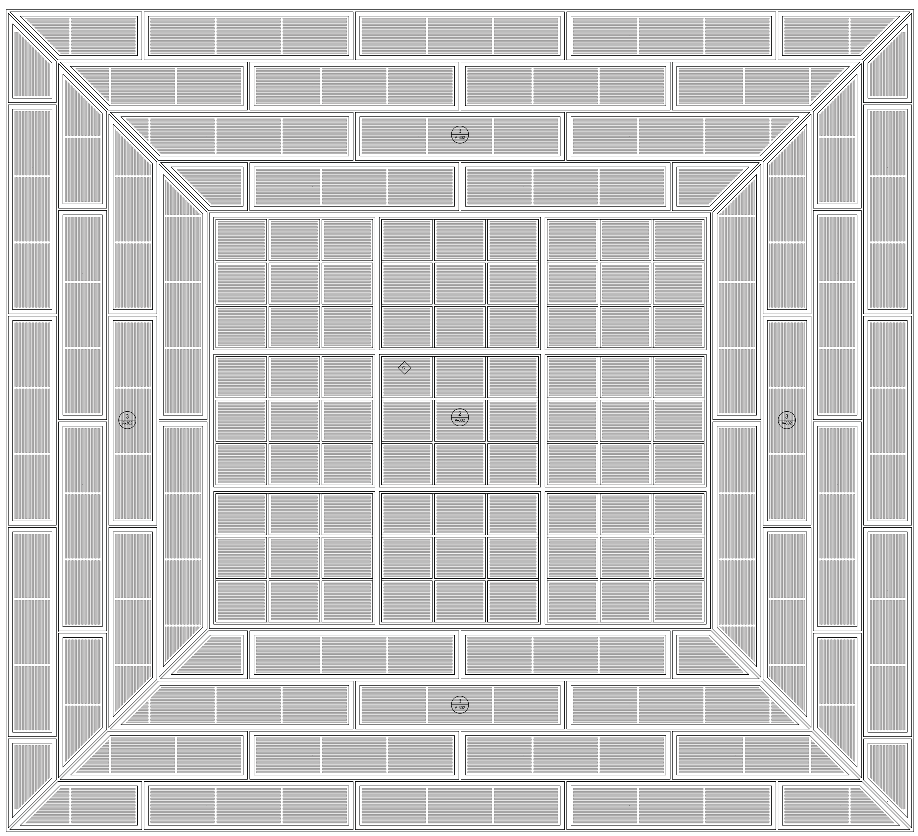
title
PLAN - CEILING

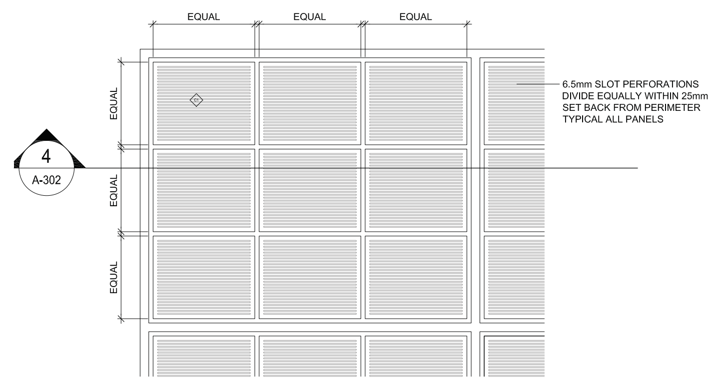
scale 1:50
date 2017.11.21
drawn
checked
project no. 17-110
drawing no.
A-301
latest revision no.



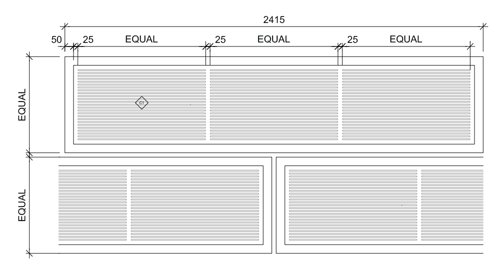
4 A-302 REFLECTED CEILING PLAN - PANEL SECTION



1 A-302 REFLECTED CEILING PLAN - PANEL LAYOUT



2 A-302 REFLECTED CEILING PLAN - CENTRAL PANEL LAYOUT DETAIL



3 A-302 REFLECTED CEILING PLAN - PERIMETER PANEL LAYOUT DETAIL

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1	Issued for Tender	2018-04-24
2	Issued for B.P.	2018-04-25
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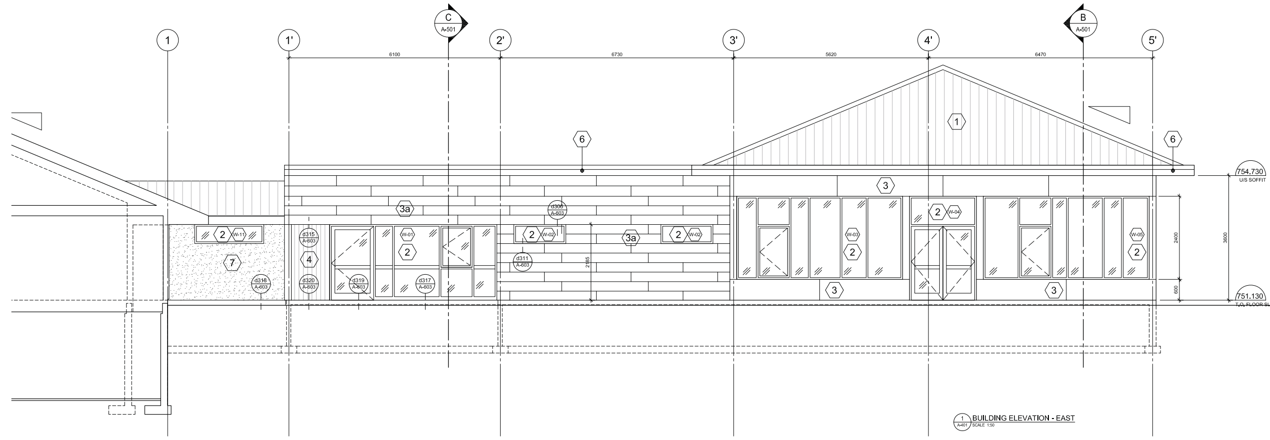
title

**PLAN - CEILING
DETAILS**

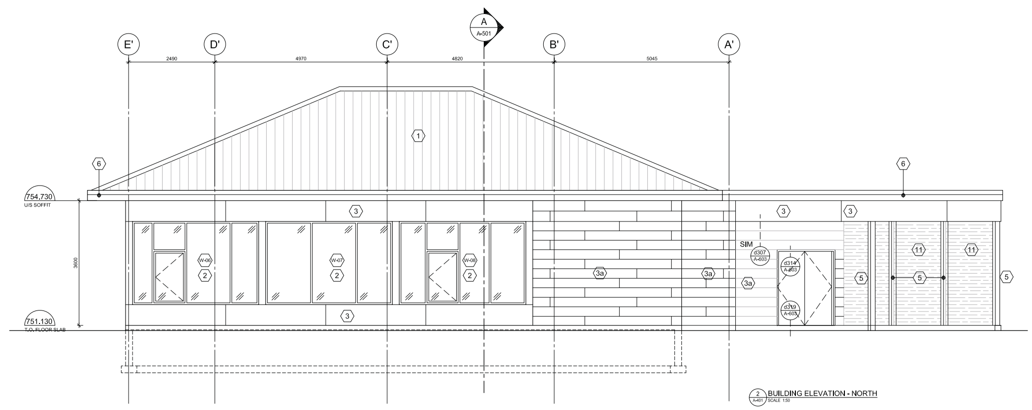
scale AS NOTED
date 2017.11.21
drawn
checked
project no. 17-110
drawing no.

A-302

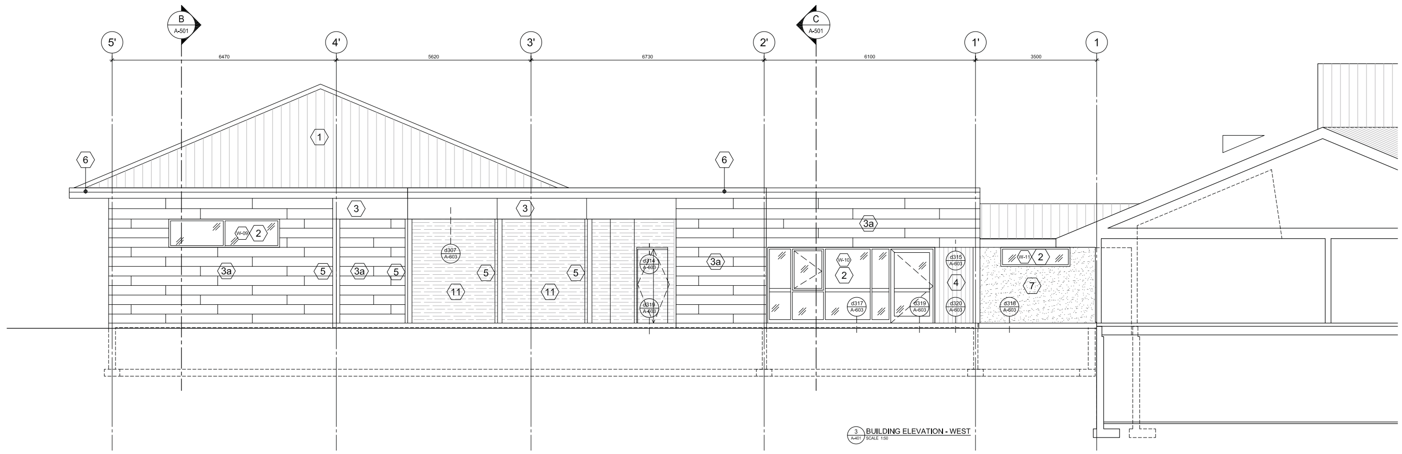
latest revision no. 4



1 BUILDING ELEVATION - EAST
SCALE 1:50



2 BUILDING ELEVATION - NORTH
SCALE 1:50



3 BUILDING ELEVATION - WEST
SCALE 1:50

ELEVATION KEYNOTES

1	PREFINISHED METAL ROOFING STYLE TO MATCH EXISTING
2	ALUMINIUM WINDOWS, CLEAR ANODIZED FINISH
3	PREFINISHED CEMENTITIOUS EXTERIOR PANELS.
3a	PREFINISHED CEMENTITIOUS EXTERIOR PLANKS.
4	CLEAR CEDAR WOOD SIDING STAINED FINISH
5	WOOD BEAMS & COLUMNS STAINED FINISH
6	WOOD FASCIA AND TRIM PAINTED FINISH
7	EXTERIOR STUCCO PAINTED FINISH TO MATCH EXISTING
8	2 PLY SBS ROOF MEMBRANE
9	MECHANICAL R.T.U.
10	SCUPPER
11	TRANSLUCENT POLYCARBONATE PANELS IN ALUMINIUM FRAMES

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	revision / issue	date
1	Issued for Tender	2018.04.24
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1	Addendum 02	2018.05.10
1	Issued for Post Tender Addendum	2018.06.22
1	Issued for Contract	2018.06.25
1	Issued for Construction	2018.06.25

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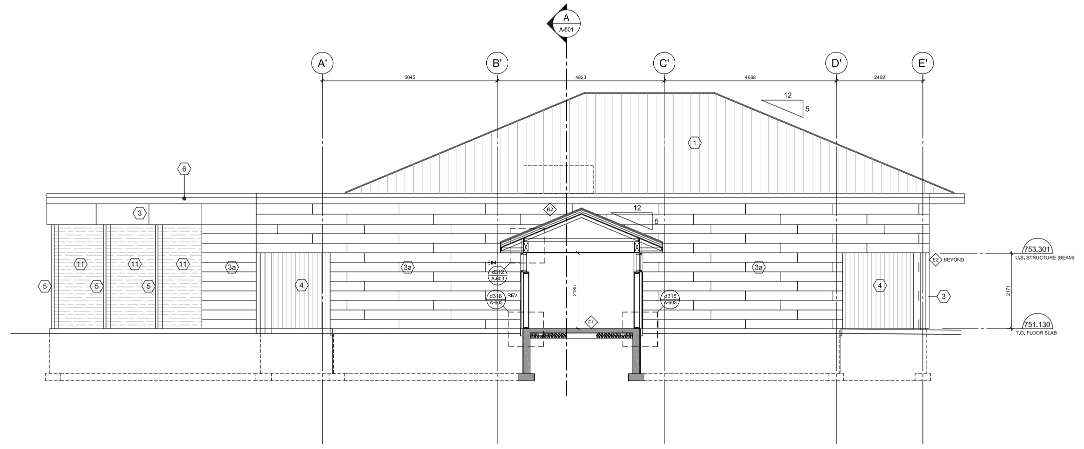
title
BUILDING
ELEVATIONS
EAST, NORTH, WEST

scale 1:50
date 2017.11.27
drawn
checked
project no. 17-110
drawing no.

A-401

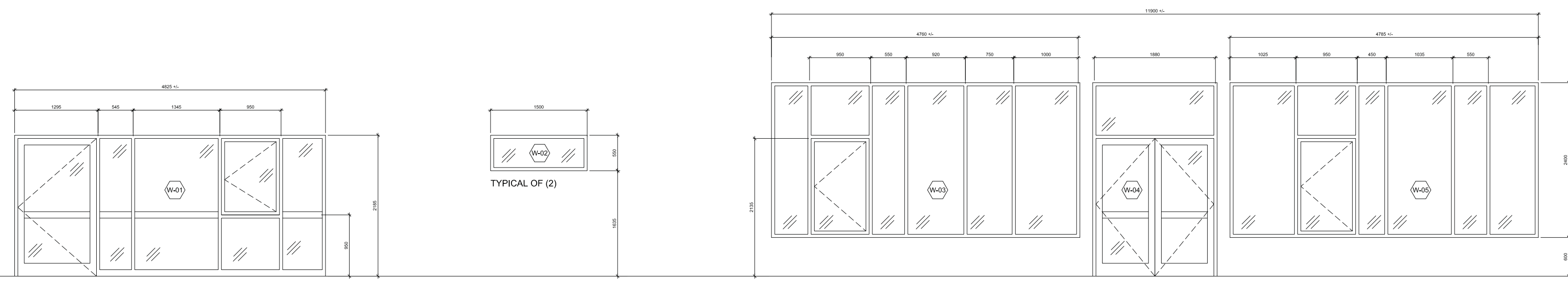
latest revision no.



4 BUILDING ELEVATION - SOUTH
SCALE 1:100

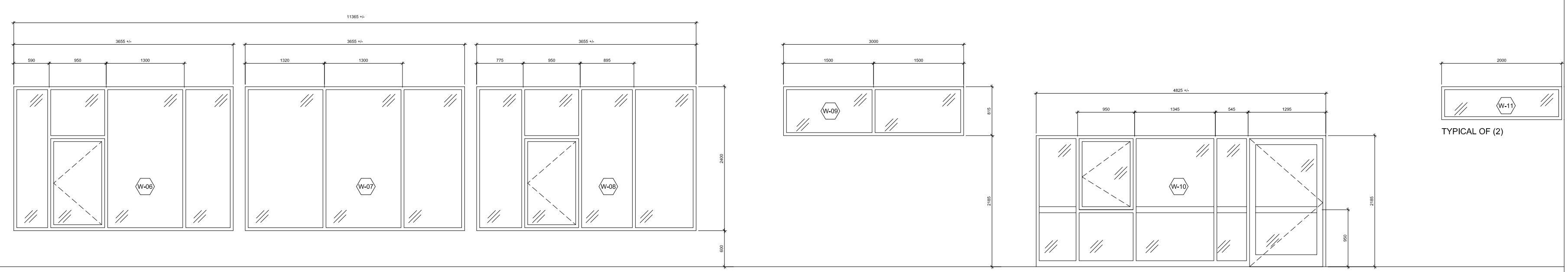
ELEVATION KEYNOTES

1. PREFINISHED METAL ROOFING STYLE TO MATCH EXISTING
2. ALUMINIUM WINDOWS, CLEAR ANODIZED FINISH
3. PREFINISHED CEMENTITIOUS EXTERIOR PANELS.
3a. PREFINISHED CEMENTITIOUS EXTERIOR PLANKS.
4. CLEAR CEDAR WOOD SIDING STAINED FINISH
5. WOOD BEAMS & COLUMNS STAINED FINISH
6. WOOD FASCIA AND TRIM PAINTED FINISH
7. EXTERIOR STUCCO PAINTED FINISH TO MATCH EXISTING
8. 2 PLY SBS ROOF MEMBRANE
9. MECHANICAL R.T.U.
10. SCUPPER
11. TRANSLUCENT POLYCARBONATE PANELS IN ALUMINIUM FRAMES



TYPICAL OF (2)

1 TYPE W-01 SCALE 1:20
2 TYPE W-02 SCALE 1:20
3 TYPE W-03 SCALE 1:20
4 TYPE W-04 SCALE 1:20
5 TYPE W-05 SCALE 1:20



TYPICAL OF (2)

6 TYPE W-06 SCALE 1:20
7 TYPE W-07 SCALE 1:20
8 TYPE W-08 SCALE 1:20
9 TYPE W-09 SCALE 1:20
10 TYPE W-10 SCALE 1:20
11 TYPE W-11 SCALE 1:20

DGBK

revision / issue	date
Issued for Tender	2018-04-24
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Addendum 01	2018-05-04
Issued for Post Tender Addendum	2018-06-22
Issued for Contract	2018-06-25
Issued for Construction	2018-06-25

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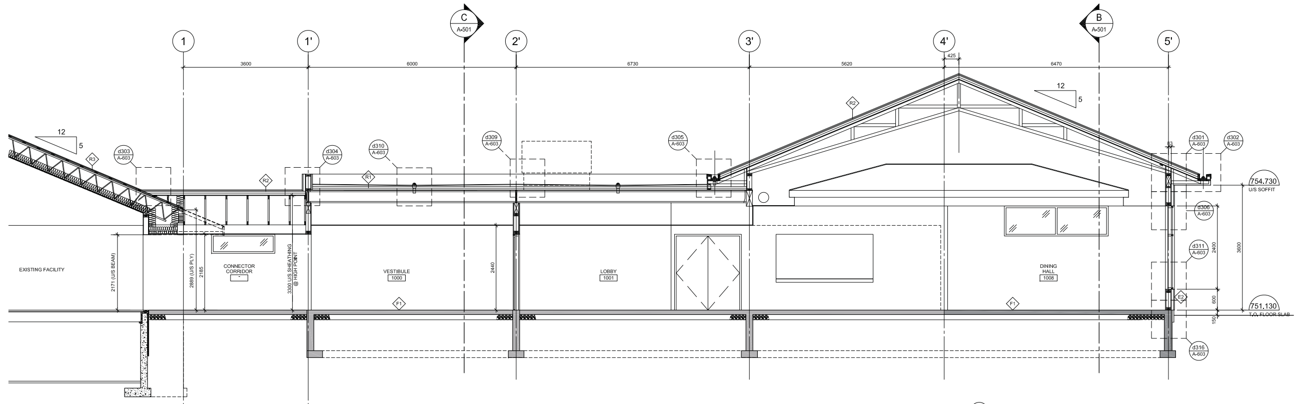
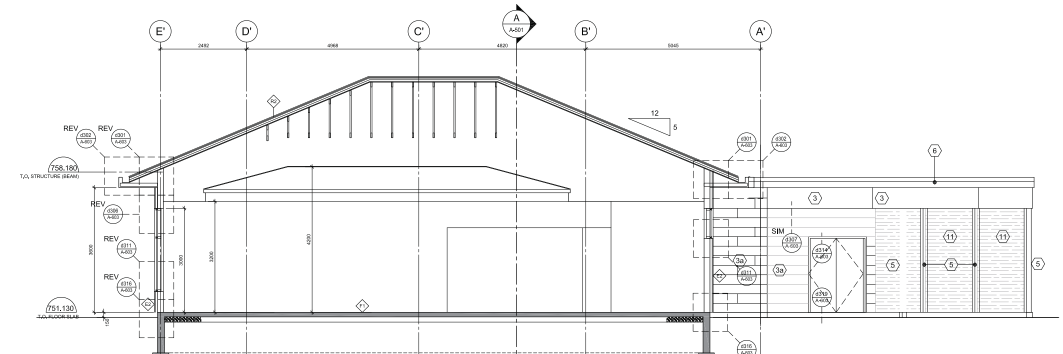
title
BUILDING ELEVATIONS SOUTH, WINDOW ELEVATIONS

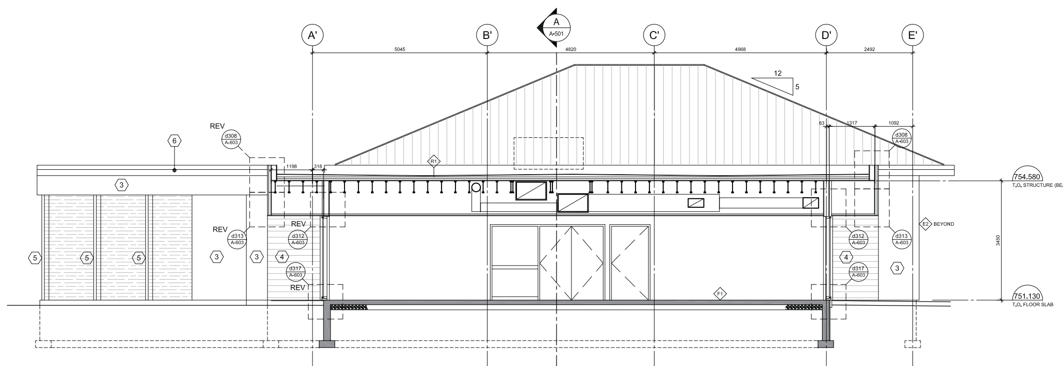
scale: AS NOTED
date: 2017.11.27
drawn:
checked:
project no.: 17-110
drawing no.: **A-402**
latest revision no.



A BUILDING SECTION
A501 SCALE: 1:50



B BUILDING SECTION
A501 SCALE: 1:50



C BUILDING SECTION
A501 SCALE: 1:50

DGBK

revision / issue	date
1 Issued for Tender	2018-04-24
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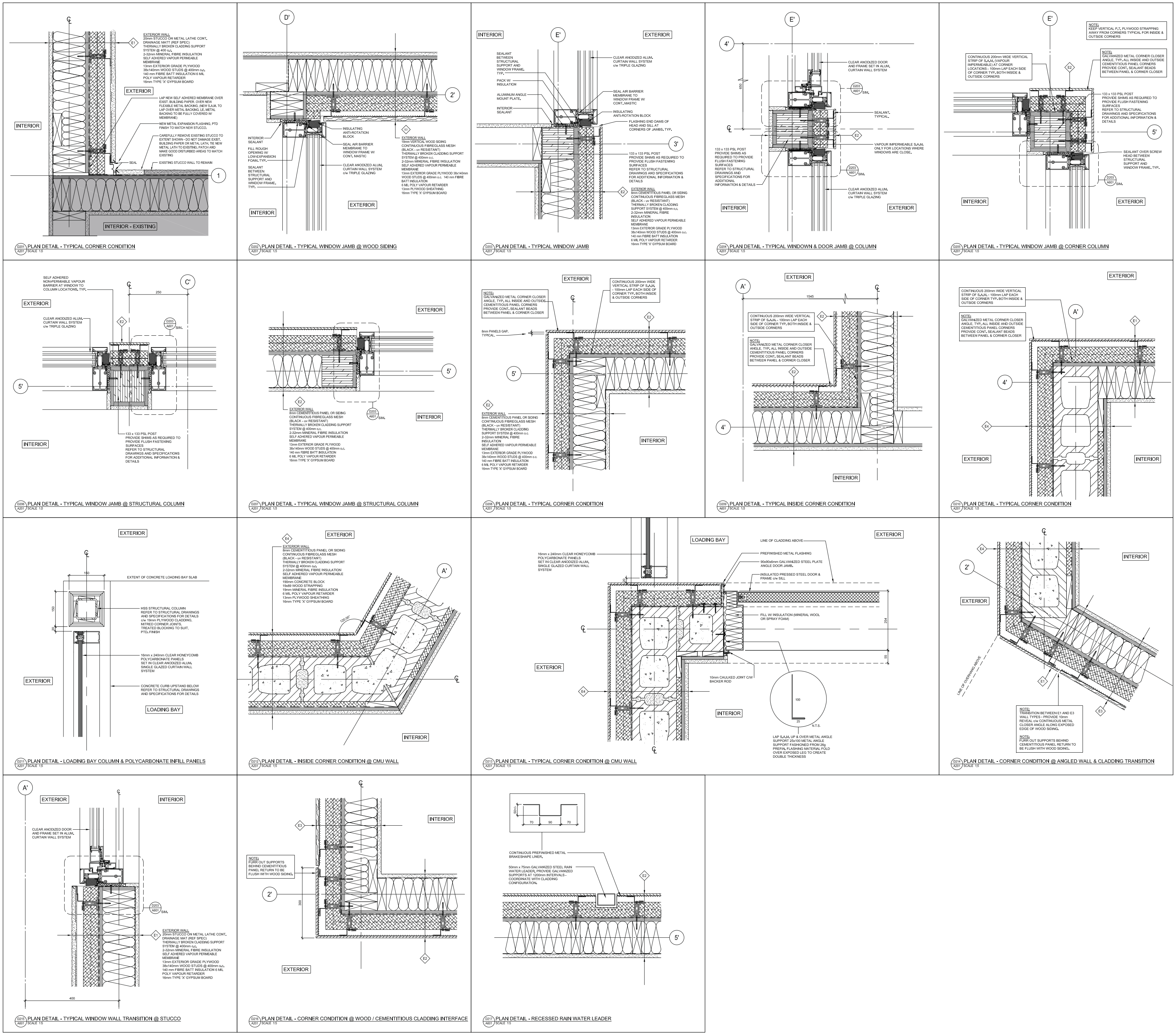
title
BUILDING SECTIONS

scale 1:50
date 2017.11.27
drawn
checked
project no. 17-110
drawing no.

A-501

latest revision no.


D201 PLAN DETAIL - TYPICAL CORNER CONDITION
D202 PLAN DETAIL - TYPICAL WINDOW JAMB @ WOOD SIDING
D203 PLAN DETAIL - TYPICAL WINDOW JAMB
D204 PLAN DETAIL - TYPICAL WINDOWN & DOOR JAMB @ COLUMN
D205 PLAN DETAIL - TYPICAL WINDOW JAMB @ CORNER COLUMN
D206 PLAN DETAIL - TYPICAL WINDOW JAMB @ STRUCTURAL COLUMN
D207 PLAN DETAIL - TYPICAL WINDOW JAMB @ STRUCTURAL COLUMN
D208 PLAN DETAIL - TYPICAL CORNER CONDITION
D209 PLAN DETAIL - TYPICAL INSIDE CORNER CONDITION
D210 PLAN DETAIL - TYPICAL CORNER CONDITION
D211 PLAN DETAIL - LOADING BAY COLUMN & POLYCARBONATE INFILL PANELS
D212 PLAN DETAIL - INSIDE CORNER CONDITION @ CMU WALL
D213 PLAN DETAIL - TYPICAL CORNER CONDITION @ CMU WALL
D214 PLAN DETAIL - CORNER CONDITION @ ANGLED WALL & CLADDING TRANSITION
D215 PLAN DETAIL - TYPICAL WINDOW WALL TRANSITION @ STUCCO
D216 PLAN DETAIL - CORNER CONDITION @ WOOD / CEMENTITIOUS CLADDING INTERFACE
D217 PLAN DETAIL - RECESSED RAIN WATER LEADER
SCALE 1:5

DGBK

revision / issue	date
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3 Issued for Construction	2018•06•25

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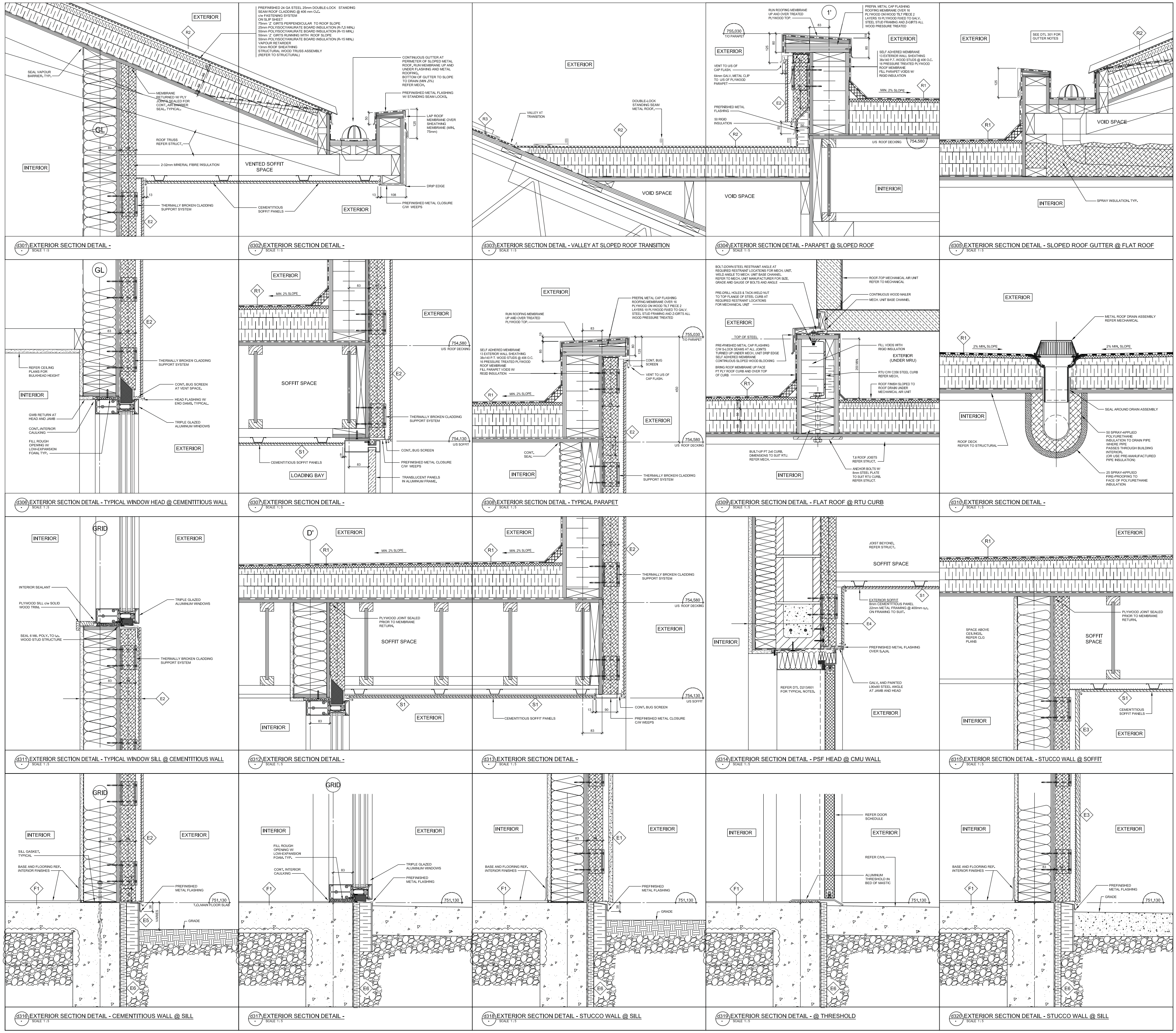
title
DETAILS - EXTERIOR PLAN D201 - D216

scale 1:5
date 2017.11.28
drawn
checked
project no. 17-110
drawing no.

A-601

latest revision no.



d301 EXTERIOR SECTION DETAIL -
SCALE 1 : 5
d302 EXTERIOR SECTION DETAIL -
SCALE 1 : 5
d303 EXTERIOR SECTION DETAIL - VALLEY AT SLOPED ROOF TRANSITION
SCALE 1 : 5
d304 EXTERIOR SECTION DETAIL - PARAPET @ SLOPED ROOF
SCALE 1 : 5
d305 EXTERIOR SECTION DETAIL - SLOPED ROOF GUTTER @ FLAT ROOF
SCALE 1 : 5
d306 EXTERIOR SECTION DETAIL - TYPICAL WINDOW HEAD @ CEMENTITIOUS WALL
SCALE 1 : 5
d307 EXTERIOR SECTION DETAIL -
SCALE 1 : 5
d308 EXTERIOR SECTION DETAIL - TYPICAL PARAPET
SCALE 1 : 5
d309 EXTERIOR SECTION DETAIL - FLAT ROOF @ RTU CURB
SCALE 1 : 5
d310 EXTERIOR SECTION DETAIL -
SCALE 1 : 5
d311 EXTERIOR SECTION DETAIL - TYPICAL WINDOW SILL @ CEMENTITIOUS WALL
SCALE 1 : 5
d312 EXTERIOR SECTION DETAIL -
SCALE 1 : 5
d313 EXTERIOR SECTION DETAIL -
SCALE 1 : 5
d314 EXTERIOR SECTION DETAIL - PSF HEAD @ CMU WALL
SCALE 1 : 5
d315 EXTERIOR SECTION DETAIL - STUCCO WALL @ SOFFIT
SCALE 1 : 5
d316 EXTERIOR SECTION DETAIL - CEMENTITIOUS WALL @ SILL
SCALE 1 : 5
d317 EXTERIOR SECTION DETAIL -
SCALE 1 : 5
d318 EXTERIOR SECTION DETAIL - STUCCO WALL @ SILL
SCALE 1 : 5
d319 EXTERIOR SECTION DETAIL - @ THRESHOLD
SCALE 1 : 5
d320 EXTERIOR SECTION DETAIL - STUCCO WALL @ SILL
SCALE 1 : 5
EXTERIOR
INTERIOR
VENTED SOFFIT SPACE
VOID SPACE
SOFFIT SPACE
LOADING BAY

DGBK

revision / issue	date
Issued for Tender	2018-04-24
Issued for B.P.	2018-04-25
Issued for Post Tender Addendum	2018-06-22
Issued for Contract	2018-06-25
Issued for Construction	2018-06-25

project

**THE PINES
DINING HALL &
SERVERY ADDITION**

BURNS LAKE, BC

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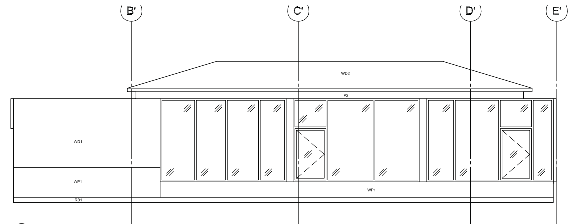
title
**DETAILS - EXTERIOR
SECTION D301 - D320**

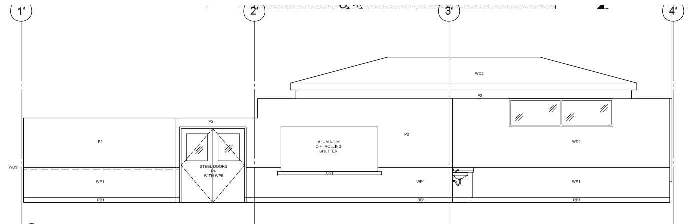
scale 1:5
date 2018.01.12
drawn
checked
project no. 17-110
drawing no.

A-603

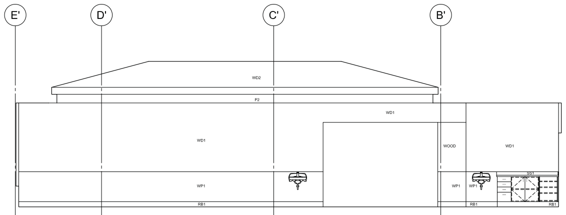
latest revision no.



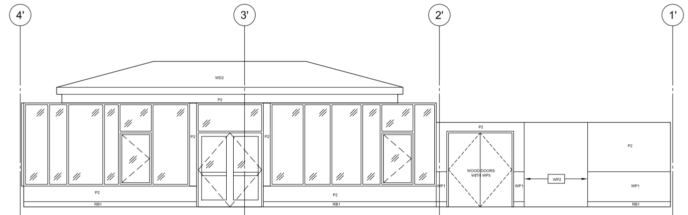
1 DINING HALL - NORTH ELEVATION
SCALE 1 : 50



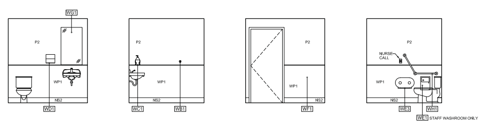
2 DINING HALL - WEST ELEVATION
SCALE 1 : 50



3 DINING HALL - SOUTH ELEVATION
SCALE 1 : 50

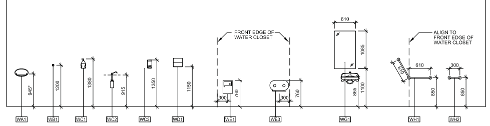


4 DINING HALL - EAST ELEVATION
SCALE 1 : 50



5 WASHROOM
SCALE 1 : 50

NOTES:
1. CONCEALED BLOCKING TO SUIT PERFORMANCE REQUIREMENT AS NEEDED
2. ALL GRAB BAR DIAMETER AND MOUNTING HEIGHT TO MEET THE 2005 NATIONAL BUILDING CODE OF CANADA REQUIREMENTS
3. * DENOTES MOUNTING HEIGHT AT BOTTOM SCREW OF BASE TO FINISH FACE OF FLOOR



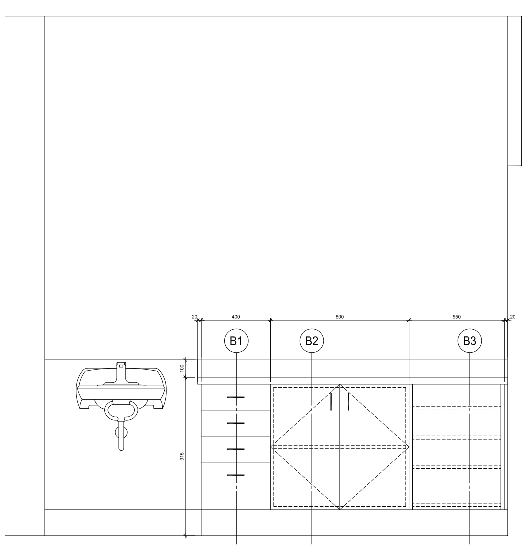
6 WASHROOM ACCESSORIES - TYPICAL MOUNTING HEIGHTS
SCALE 1 : 50

WASHROOM ACCESSORIES

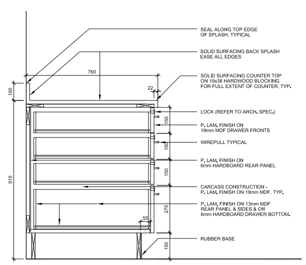
WA1	AUTOMATIC HAND DRYER	SURFACE MOUNTED
WB1	COAT HOOK	SURFACE MOUNTED
WC1	SOAP DISPENSER	SURFACE MOUNTED
WC2	HAND SANITIZER DISPENSER (NIC ITEM)	SURFACE MOUNTED
WD1	ROLL PAPER TOWEL DISPENSER	SURFACE MOUNTED
WE1	SANITARY NAPKIN DISPOSAL	SURFACE MOUNTED
WE2	TOILET TISSUE DISPENSER WITH SHELF	SURFACE MOUNTED
WG1	FRAMELESS MIRROR, EDGED	SURFACE MOUNTED
WH1	GRAB BAR	610mm x 610mm x 120°
WH2	GRAB BAR	300mm ON EACH SIDE

NOTE: FINISHES AS PER SPECIFICATIONS

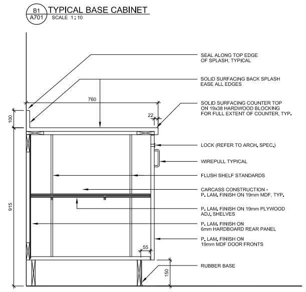
7 WASHROOM ACCESSORIES - LEGEND
SCALE 1 : 50



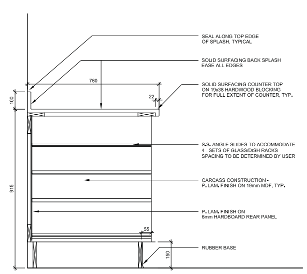
8 SIDEBOARD ELEVATION
A701 SCALE 1 : 10


SEAL ALONG TOP EDGE OF SPLASH, TYPICAL
SOLID SURFACING BACK SPLASH EASE ALL EDGES
SOLID SURFACING COUNTER TOP ON 19x38 HARDWOOD BLOCKING FOR FULL EXTENT OF COUNTER, TYP.
LOCK (REFER TO ARCH. SPEC.)
P. LAM. FINISH ON 19mm MDF DRAWER FRONTS
WIREPULL TYPICAL
P. LAM. FINISH ON 6mm HARDBOARD REAR PANEL
CARCASS CONSTRUCTION - P. LAM. FINISH ON 19mm MDF, TYP.
P. LAM. FINISH ON 13mm MDF REAR PANEL & SIDES & ON 6mm HARDBOARD DRAWER BOTTOM.
RUBBER BASE

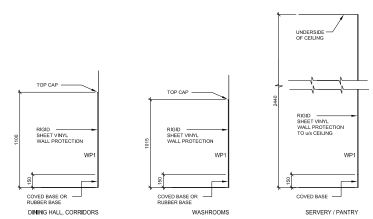
B1 TYPICAL BASE CABINET
A701 SCALE 1 : 10


SEAL ALONG TOP EDGE OF SPLASH, TYPICAL
SOLID SURFACING BACK SPLASH EASE ALL EDGES
SOLID SURFACING COUNTER TOP ON 19x38 HARDWOOD BLOCKING FOR FULL EXTENT OF COUNTER, TYP.
LOCK (REFER TO ARCH. SPEC.)
WIREPULL TYPICAL
FLUSH SHELF STANDARDS
CARCASS CONSTRUCTION - P. LAM. FINISH ON 19mm MDF, TYP.
P. LAM. FINISH ON 19mm PLYWOOD ADJ. SHELVES
P. LAM. FINISH ON 6mm HARDBOARD REAR PANEL
P. LAM. FINISH ON 19mm MDF DOOR FRONTS
RUBBER BASE

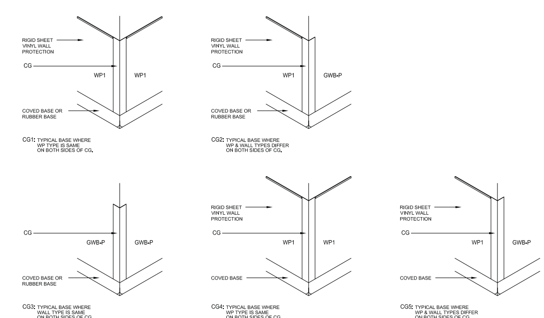
B2 TYPICAL BASE CABINET
A701 SCALE 1 : 10


SEAL ALONG TOP EDGE OF SPLASH, TYPICAL
SOLID SURFACING BACK SPLASH EASE ALL EDGES
SOLID SURFACING COUNTER TOP ON 19x38 HARDWOOD BLOCKING FOR FULL EXTENT OF COUNTER, TYP.
S/L ANGLE SLIDES TO ACCOMMODATE 4 - SETS OF GLASS/DISH RACKS SPACING TO BE DETERMINED BY USER
CARCASS CONSTRUCTION - P. LAM. FINISH ON 19mm MDF, TYP.
P. LAM. FINISH ON 6mm HARDBOARD REAR PANEL
RUBBER BASE

B3 TYPICAL BASE CABINET
A701 SCALE 1 : 10



1 TYPICAL WALL PROTECTION INSTALLATIONS
A-701 SCALE 1:20


CG1: TYPICAL BASE WHERE WP TYPE IS SAME ON BOTH SIDES OF CG.
CG2: TYPICAL BASE WHERE WP & WALL TYPES DIFFER ON BOTH SIDES OF CG.
CG3: TYPICAL BASE WHERE WALL TYPE IS SAME ON BOTH SIDES OF CG.
CG4: TYPICAL BASE WHERE WP & WALL TYPES DIFFER ON BOTH SIDES OF CG.
CG5: TYPICAL BASE WHERE WP & WALL TYPES DIFFER ON BOTH SIDES OF CG.

2 TYPICAL CORNER GUARD TYPES
A-701 SCALE 1:20

DGBK

revision / issue	date
1 Issued for Tender	2018-04-24
1 Issued for B.P.	2018-04-25
1 Issued for Post Tender Addendum	2018-06-22
1 Issued for Contract	2018-06-25
1 Issued for Construction	2018-06-25

project
THE PINES DINING HALL & SERVERY ADDITION
BURNS LAKE, BC

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title
ELEVATIONS - INTERIOR

scale AS NOTED
date 2018.03.03
drawn
checked
project no. 17-110
drawing no.
A-701
latest revision no.

1 INTERIOR FINISHES PLAN

DGBK

revision / issue	date
1 Issued for Tender	2018-04-24
2 Issued for B.P.	2018-04-25
5 Issued for Post Tender Addendum	2018-06-22
6 Issued for Contract	2018-06-25
7 Issued for Construction	2018-06-25

project

THE PINES
DINING HALL &
SERVERY ADDITION

BURNS LAKE, BC

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title
INTERIOR FINISHES

scale AS NOTED
date 2018.03.03
drawn
checked
project no. 17-110
drawing no.

A-901

latest revision no.

1 INTERIOR FINISHES PLAN - CEILING
SCALE 1:100

DGBK

revision / issue	date
Issued for Tender	2018-04-24
Issued for B.P.	2018-04-25
Issued for Post Tender Addendum	2018-06-22
Issued for Contract	2018-06-25
Issued for Construction	2018-06-25

project
THE PINES DINING HALL & SERVERY ADDITION

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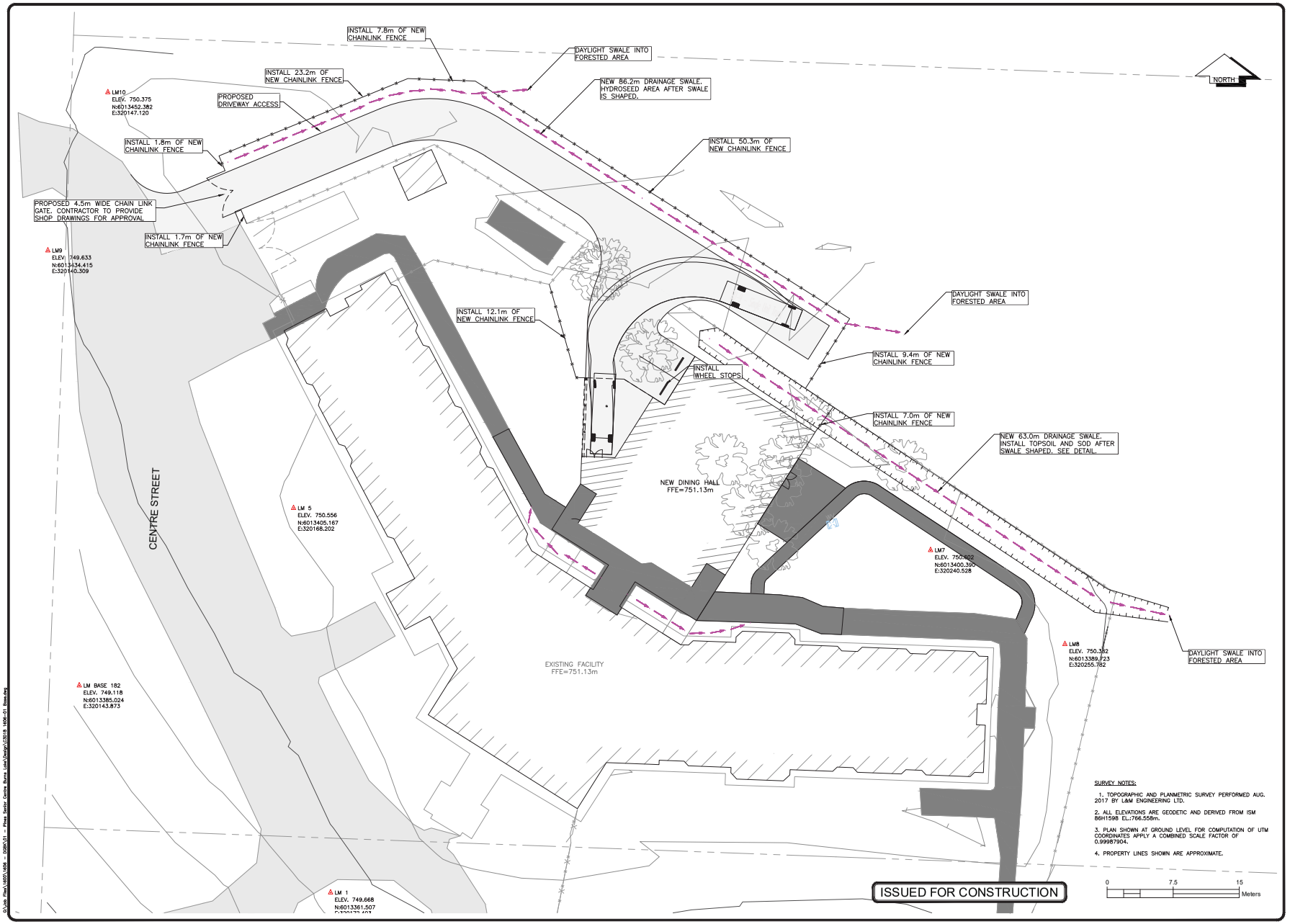
title
INTERIOR FINISHES CEILING

scale AS NOTED
date 2018.03.03
drawn
checked
project no. 17-110
drawing no.

A-902

latest revision no.



ISSUED FOR CONSTRUCTION

SURVEY NOTES:

1. TOPOGRAPHIC AND PLANMETRIC SURVEY PERFORMED AUG. 2017 BY L&M ENGINEERING LTD.

2. ALL ELEVATIONS ARE GEODETIC AND DERIVED FROM ISM 86H1598 EL.:786.558m.

3. PLAN SHOWN AT GROUND LEVEL FOR COMPUTATION OF UTM COORDINATES APPLY A COMBINED SCALE FACTOR OF 0.99987904.

4. PROPERTY LINES SHOWN ARE APPROXIMATE.

LEGEND

EXISTING

EX. TEST PIT & DRILL HOLE
EX. BENCHMARK & SURVEY HUBS
EX. IPs & ISMs
EX. LEGAL LINE
EX. LEGAL R.O.W. & EASEMENT
EX. SANITARY & MANHOLE
EX. SANITARY FORCE MAIN
EX. STORM & MANHOLE
EX. SINGLE & DOUBLE CATCHBASIN c/w CB LEADS
EX. CATCHBASIN MANHOLE
EX. CULVERT
EX. FIRE HYDRANT & VALVE ASSEMBLY
EX. WATERMAIN & VALVE
EX. BLOW-OFF ASSEMBLY
EX. CURB STOP
EX. ROAD & SIDEWALK
EX. ROAD SIGN(s)
EX. SHOULDER
EX. TOP OF SLOPE
EX. TOE OF SLOPE
EX. DITCH or SWALE
EX. FENCE
EX. OVERHEAD LINES
EX. UNDERGROUND LINES
EX. POWER POLE & ANCHOR
EX. GAS MAIN

PROPOSED

PR. LEGAL LINE
PR. LEGAL R.O.W. & EASEMENT
PR. SANITARY & MANHOLE
PR. STORM & MANHOLE
PR. SINGLE & DOUBLE CATCHBASIN c/w CB LEADS
PR. CATCHBASIN MANHOLE
PR. CULVERT
PR. DITCH or SWALE
PR. FIRE HYDRANT & VALVE ASSEMBLY
PR. WATERMAIN & VALVE
PR. GRAVEL SHOULDER
PR. ASPHALT
PR. CURB & SIDEWALK
PR. ROAD SIGN(s)

NO.	DATE	REVISION	DR.
3	25/6/18	ISSUED FOR CONSTRUCTION	KP
2	25/6/18	ISSUED FOR CONTRACT	KP
1	25/4/18	ISSUED FOR BUILDING PERMIT	KP
0	24/4/18	ISSUED FOR TENDER	KP

L&M ENGINEERING LIMITED
1210 FOURTH AVENUE
PRINCE GEORGE, B.C.
V2L 3J4
TEL (250) 562-1977
FAX (250) 562-1967

DRAWN:	KP
CHECKED:	TAF
ENGINEER:	TAF
SURVEY FILE:	
DRAWING FILE:	C3D18 1606-01 Base.dwg
CORRESPONDENCE:	NHA
GRID:	
DATE:	11 AUG 2017
SCALES:	1:200

NORTHERN HEALTH AUTHORITY
BURNS LAKE
THE PINES SENIOR CENTRE

OVERALL SITE PLAN

CONSULTANTS PROJECT No.
1606-01
DRAWING No.
C001

SHEET No.	REV. No.
1 OF 5	3

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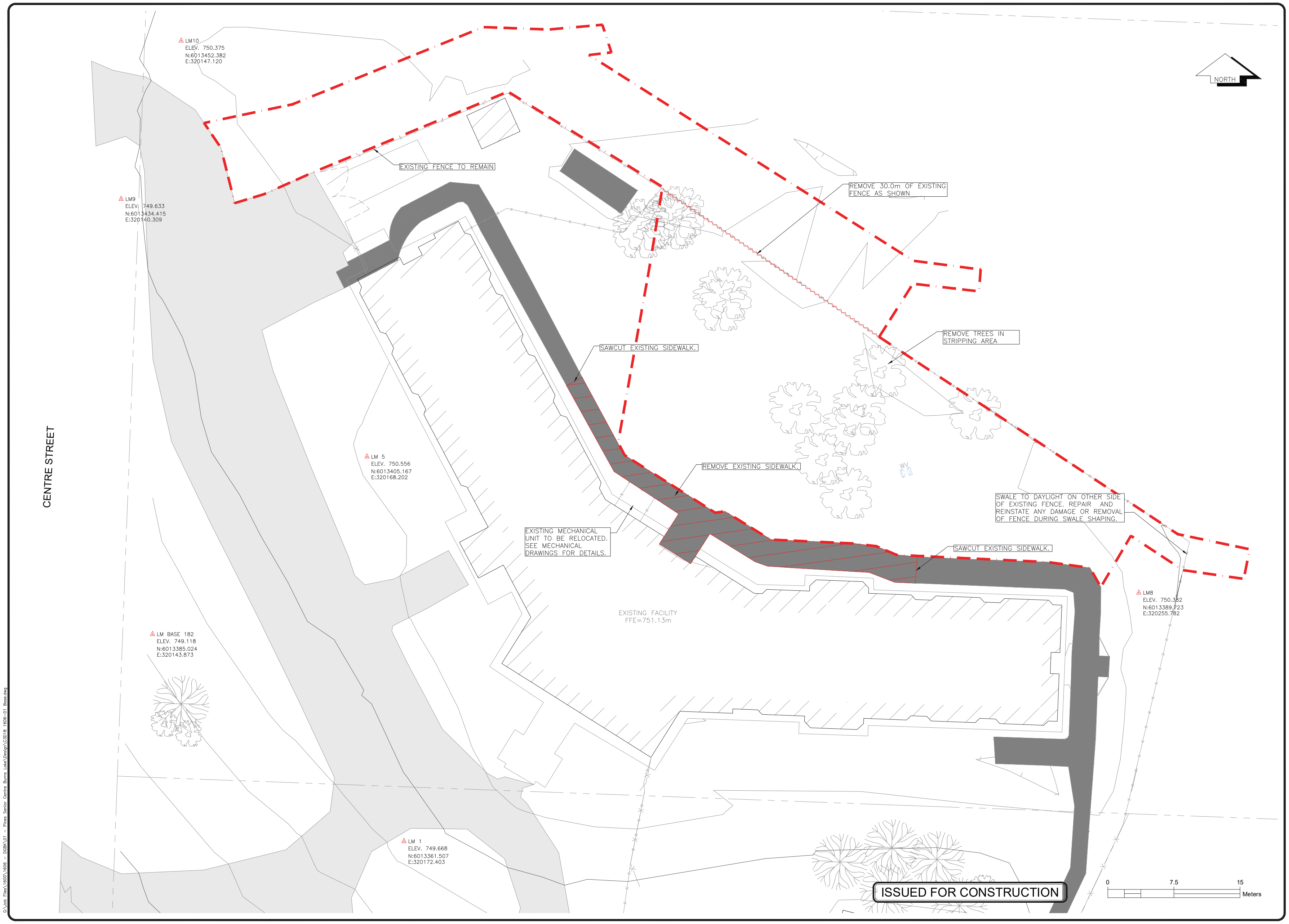

CENTRE STREET
NORTH
LM10
ELEV. 750.375
N:6013452.382
E:320147.120
LM9
ELEV. 749.633
N:6013434.415
E:320140.309
LM 5
ELEV. 750.556
N:6013405.167
E:320168.202
LM BASE 182
ELEV. 749.118
N:6013385.024
E:320143.873
LM 1
ELEV. 749.668
N:6013361.507
E:320172.403
LM8
ELEV. 750.382
N:6013389.723
E:320255.782
EXISTING FENCE TO REMAIN
REMOVE 30.0m OF EXISTING FENCE AS SHOWN
REMOVE TREES IN STRIPPING AREA
SAWCUT EXISTING SIDEWALK.
REMOVE EXISTING SIDEWALK.
EXISTING MECHANICAL UNIT TO BE RELOCATED. SEE MECHANICAL DRAWINGS FOR DETAILS.
SWALE TO DAYLIGHT ON OTHER SIDE OF EXISTING FENCE. REPAIR AND REINSTATE ANY DAMAGE OR REMOVAL OF FENCE DURING SWALE SHAPING.
SAWCUT EXISTING SIDEWALK.
EXISTING FACILITY
FFE=751.13m
WV
ISSUED FOR CONSTRUCTION
0
7.5
15
Meters

LEGEND

EXISTING

- EX. TEST PIT & DRILL HOLE
- EX. BENCHMARK & SURVEY HUBS
- EX. IP's & ISM's
- EX. LEGAL LINE
- EX. LEGAL R.O.W. & EASEMENT
- EX. SANITARY & MANHOLE
- EX. SANITARY FORCE MAIN
- EX. STORM & MANHOLE
- EX. SINGLE & DOUBLE CATCHBASIN c/w CB LEADS
- EX. CATCHBASIN MANHOLE
- EX. CULVERT
- EX. FIRE HYDRANT & VALVE ASSEMBLY
- EX. WATERMAIN & VALVE
- EX. BLOW-OFF ASSEMBLY
- EX. CURB STOP
- EX. ROAD & SIDEWALK
- EX. ROAD SIGN(s)
- EX. SHOULDER
- EX. TOP OF SLOPE
- EX. TOE OF SLOPE
- EX. DITCH or SWALE
- EX. FENCE
- EX. OVERHEAD LINES
- EX. UNDERGROUND LINES
- EX. POWER POLE & ANCHOR
- EX. GAS MAIN

PROPOSED

- PR. LEGAL LINE
- PR. LEGAL R.O.W. & EASEMENT
- PR. SANITARY & MANHOLE
- PR. STORM & MANHOLE
- PR. SINGLE & DOUBLE CATCHBASIN c/w CB LEADS
- PR. CATCHBASIN MANHOLE
- PR. CULVERT
- PR. DITCH or SWALE
- PR. FIRE HYDRANT & VALVE ASSEMBLY
- PR. WATERMAIN & VALVE
- PR. GRAVEL SHOULDER
- PR. ASPHALT
- PR. CURB & SIDEWALK
- PR. ROAD SIGN(s)

NO.	DATE	REVISION	DR.
3	25/6/18	ISSUED FOR CONSTRUCTION	KP
2	25/6/18	ISSUED FOR CONTRACT	KP
1	25/4/18	ISSUED FOR BUILDING PERMIT	KP
0	24/4/18	ISSUED FOR TENDER	KP

L&M ENGINEERING LIMITED
1210 FOURTH AVENUE
PRINCE GEORGE, B.C.
V2L 3J4
TEL. (250) 562-1977
FAX (250) 562-1967

DRAWN:	KP
CHECKED:	TAF
ENGINEER:	TAF
SURVEY FILE:	
DRAWING FILE:	C3D18 1606-01 Base.dwg
CORRESPONDENCE:	NHA
GRID:	
DATE:	11 AUG 2017
SCALES:	1:200

NORTHERN HEALTH AUTHORITY
BURNS LAKE
THE PINES SENIOR CENTRE

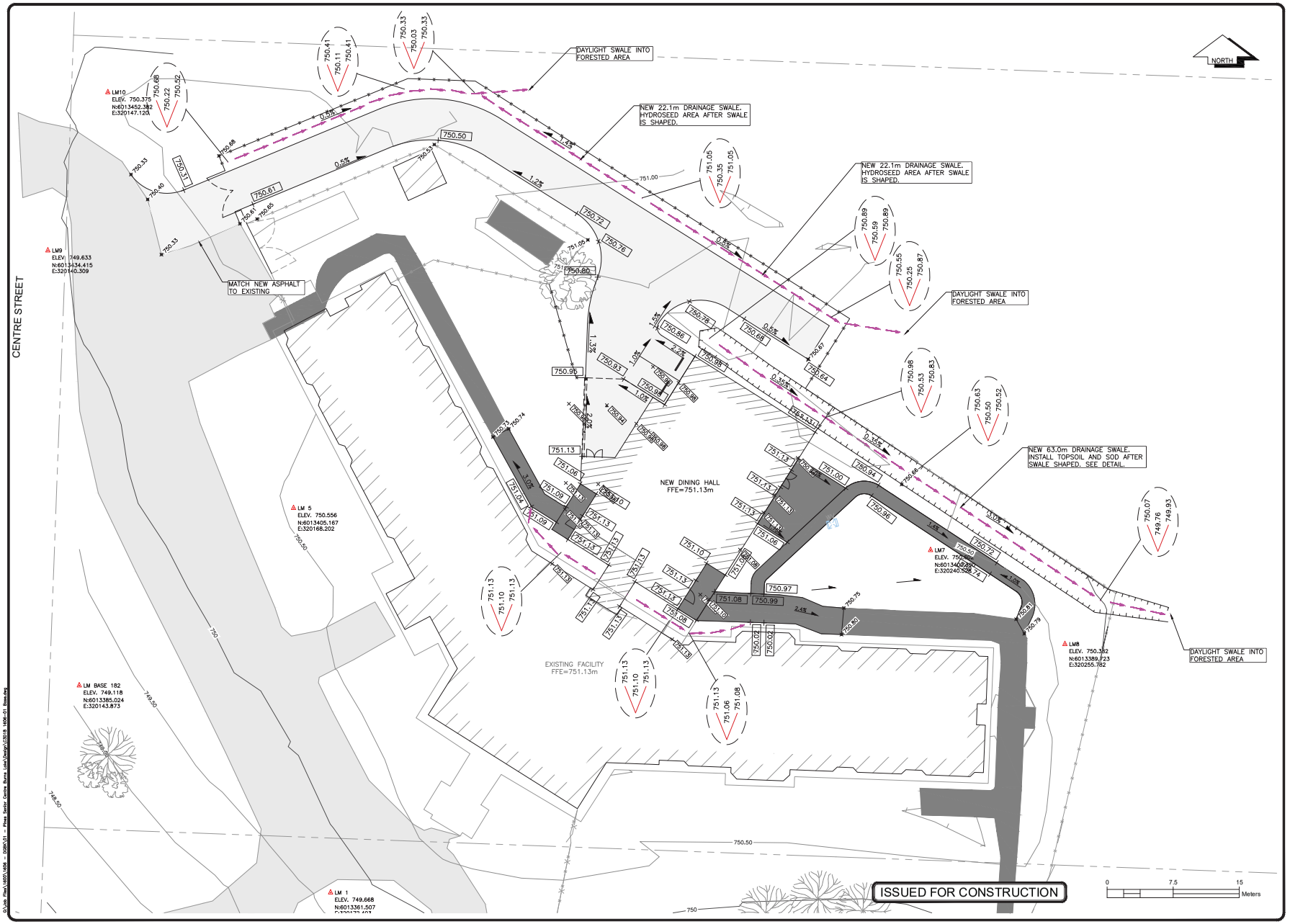
REMOVALS PLAN

CONSULTANTS PROJECT No.
1606-01

DRAWING No.
C002

SHEET No. 2 OF 5
REV. No. 3

G:\Job Files\1600\1606 - DGBK\01 - Pines Senior Centre Burns Lake\Design\C3D18 1606-01 Base.dwg



LEGEND

EXISTING

- EX. TEST PIT & DRILL HOLE
- EX. BENCHMARK & SURVEY HUBS
- EX. IPs & ISMs
- EX. LEGAL LINE
- EX. LEGAL R.O.W. & EASEMENT
- EX. SANITARY & MANHOLE
- EX. SANITARY FORCE MAIN
- EX. STORM & MANHOLE
- EX. SINGLE & DOUBLE CATCHBASIN c/w CB LEADS
- EX. CATCHBASIN MANHOLE
- EX. CULVERT
- EX. FIRE HYDRANT & VALVE ASSEMBLY
- EX. WATERMAIN & V.VALVE
- EX. BLOW-OFF ASSEMBLY
- EX. CURB STOP
- EX. ROAD & SIDEWALK
- EX. ROAD SIGN(s)
- EX. SHOULDER
- EX. TOP OF SLOPE
- EX. TOE OF SLOPE
- EX. DITCH or SWALE
- EX. FENCE
- EX. OVERHEAD LINES
- EX. UNDERGROUND LINES
- EX. POWER POLE & ANCHOR
- EX. GAS MAIN

PROPOSED

- PR. LEGAL LINE
- PR. LEGAL R.O.W. & EASEMENT
- PR. SANITARY & MANHOLE
- PR. STORM & MANHOLE
- PR. SINGLE & DOUBLE CATCHBASIN c/w CB LEADS
- PR. CATCHBASIN MANHOLE
- PR. CULVERT
- PR. DITCH or SWALE
- PR. FIRE HYDRANT & VALVE ASSEMBLY
- PR. WATERMAIN & V.VALVE
- PR. GRAVEL SHOULDER
- PR. ASPHALT
- PR. CURB & SIDEWALK
- PR. ROAD SIGN(s)

NO.	DATE	REVISION	DR.
3	25/6/18	ISSUED FOR CONSTRUCTION	KP
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1	25/4/18	ISSUED FOR BUILDING PERMIT	KP
0	24/4/18	ISSUED FOR TENDER	KP

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ENGINEER:	TAF
SURVEY FILE:	
DRAWING FILE:	C3D18 1606-01 Base.dwg
CORRESPONDENCE:	NHA
GRID:	
DATE:	11 AUG 2017
SCALES:	1:200

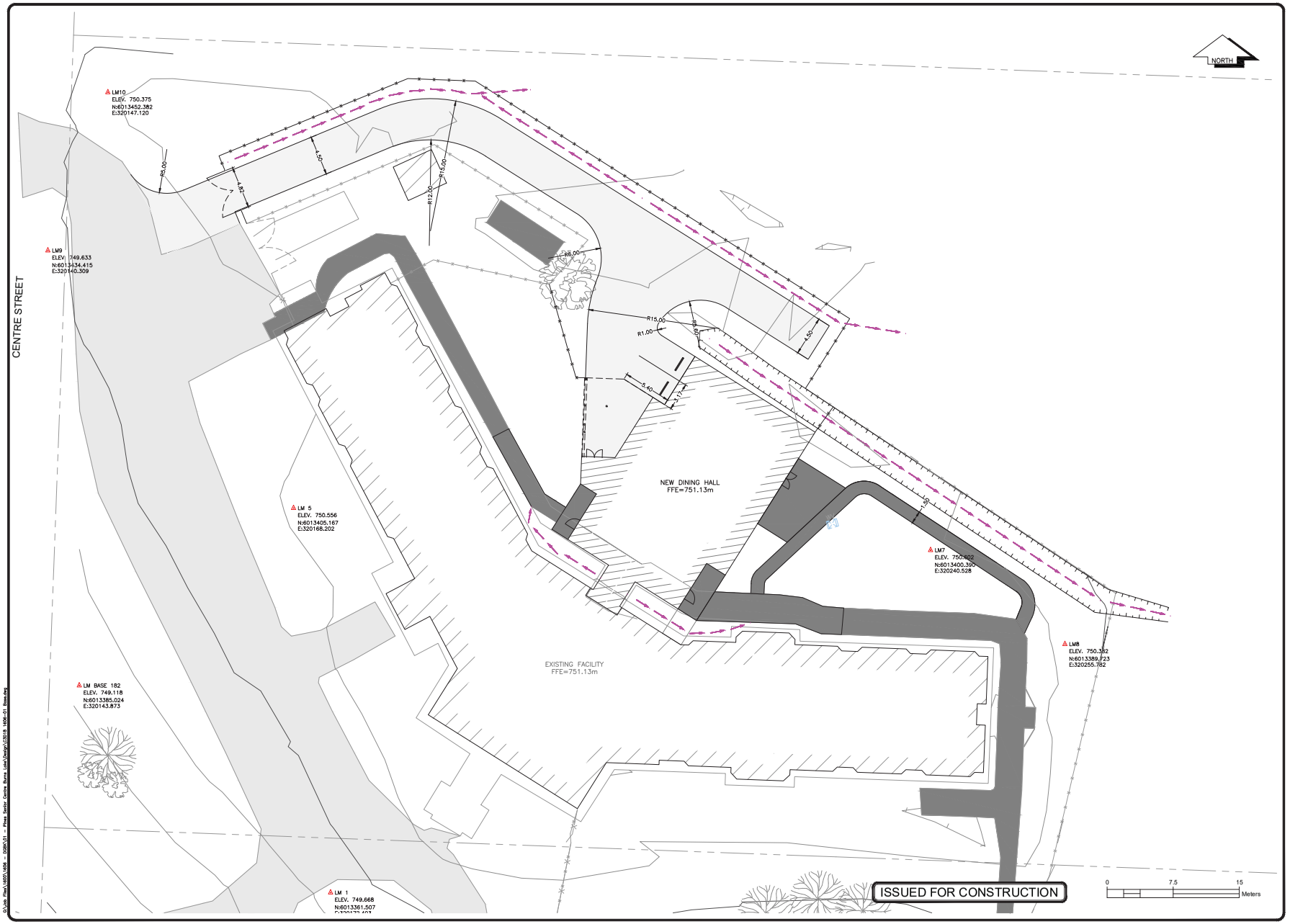
NORTHERN HEALTH AUTHORITY
BURNS LAKE
THE PINES SENIOR CENTRE

GRADING PLAN

CONSULTANTS PROJECT No.
1606-01

DRAWING No.
C003

SHEET No.	REV. No.
3 OF 5	3



LEGEND

EXISTING

EX. TEST PIT & DRILL HOLE
EX. BENCHMARK & SURVEY HUBS
EX. IPs & ISMs
EX. LEGAL LINE
EX. LEGAL R.O.W. & EASEMENT
EX. SANITARY & MANHOLE
EX. SANITARY FORCE MAIN
EX. STORM & MANHOLE
EX. SINGLE & DOUBLE CATCHBASIN c/w CB LEADS
EX. CATCHBASIN MANHOLE
EX. CULVERT
EX. FIRE HYDRANT & VALVE ASSEMBLY
EX. WATERMAIN & VALVE
EX. BLOW-OFF ASSEMBLY
EX. CURB STOP
EX. ROAD & SIDEWALK
EX. ROAD SIGN(s)
EX. SHOULDER
EX. TOP OF SLOPE
EX. TOE OF SLOPE
EX. DITCH or SWALE
EX. FENCE
EX. OVERHEAD LINES
EX. UNDERGROUND LINES
EX. POWER POLE & ANCHOR
EX. GAS MAIN

PROPOSED

PR. LEGAL LINE
PR. LEGAL R.O.W. & EASEMENT
PR. SANITARY & MANHOLE
PR. STORM & MANHOLE
PR. SINGLE & DOUBLE CATCHBASIN c/w CB LEADS
PR. CATCHBASIN MANHOLE
PR. CULVERT
PR. DITCH or SWALE
PR. FIRE HYDRANT & VALVE ASSEMBLY
PR. WATERMAIN & VALVE
PR. GRAVEL SHOULDER
PR. ASPHALT
PR. CURB & SIDEWALK
PR. ROAD SIGN(s)

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L&M ENGINEERING LIMITED
1210 FOURTH AVENUE
PRINCE GEORGE, B.C.
V2L 3J4
TEL (250) 562-1977
FAX (250) 562-1967

DRAWN:	KP
CHECKED:	TAF
ENGINEER:	TAF
SURVEY FILE:	
DRAWING FILE:	C3D18 1606-01 Base.dwg
CORRESPONDENCE:	NHA
GRID:	
DATE:	11 AUG 2017
SCALES:	1:200

NORTHERN HEALTH AUTHORITY
BURNS LAKE
THE PINES SENIOR CENTRE

GEOMETRICS PLAN

CONSULTANTS PROJECT No.
1606-01

DRAWING No.
C004

SHEET No.	REV. No.
4 OF 5	3

GENERAL CONSTRUCTION NOTES:

1. ALL WORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2009 MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD)

2. THE LOCATION OF EXISTING UTILITIES, AS SHOWN ON THE DESIGN DRAWINGS, ARE APPROXIMATE ONLY AND MAY NOT BE FULLY ACCURATE OR COMPLETE. THE CONTRACTOR SHALL EXPOSE ALL TIE-IN LOCATIONS AND POTENTIAL POINTS OF CONFLICT AND CONFIRM DESIGN ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY FOR DIRECTION. THE CONTRACTOR SHALL ASSUME ALL COSTS AND EXPENSES THAT MAY ARISE FROM DAMAGES AND REPAIR TO SUCH UTILITIES.

3. FOR ANY MATERIAL SUBSTITUTION OR CHANGE TO THE DESIGN, THE CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

4. ENVIRONMENTAL PROTECTION SHALL CONFORM TO SECTION 01 57 01 OF THE MMCD

5. THE LOCATION OF THE SURVEY CONTROL MONUMENTS SHALL BE PROVIDED BY THE ENGINEER. ALL SURVEY MONUMENTS, BENCHMARKS, AND LEGAL PINS MUST BE PROTECTED AND ANY DAMAGE CAUSED BY NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

SITEWORK

1. CLEARING, GRUBBING AND STRIPPING SHALL CONFORM TO SECTION 31 11 01 OF THE MMCD. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST FROM LEAVING THE SITE AS PER MMCD 31 15 60 DUST CONTROL.

2. LOT AND SITE GRADING SHALL CONFORM TO SECTION 31 22 01 OF THE MMCD.

3. EXCAVATION AND EMBANKMENT SHALL CONFORM TO SECTION 31 24 13 OF THE MMCD

a) ROADWAY - ALL EXCAVATED NATIVE MATERIALS WHICH ARE USED FOR EMBANKMENT SHALL BE PLACED IN LIFTS NOT EXCEEDING 200mm IN LOOSE THICKNESS, AND UNIFORMLY COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY. THE TOP 300mm OF SUBGRADE SHALL BE COMPACTED IN 200mm (LOOSE) LIFTS TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY

b) PARKING LOT - ALL EXCAVATED NATIVE MATERIALS WHICH WAS USED FOR EMBANKMENT WAS PLACED IN LIFTS NOT EXCEEDING 200mm IN LOOSE THICKNESS, AND UNIFORMLY COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY.

4. PARKING LOT SUBGRADE AFTER THE ORGANIC LAYER HAS BEEN REMOVED, AND THE SUBGRADE EXCAVATED (IN AREAS OF CUT) A PROOF ROLL IS TO BE PERFORMED WITH 2 PASSES OF A DUAL WHEEL TRUCK WITH A MINIMUM 8000 KG LOAD ON THE REAR AXLE. THE ENTIRE SURFACE MUST BE SUBJECTED TO AT LEAST ONE WHEEL PASS. SUB-EXCAVATE ANY LOOSE OR SOFT AREAS IDENTIFIED DOWN TO COMPETENT BEARING MATERIAL AND BACKFILL WITH ENGINEERED FILL COMPACTED TO 100%SPMDD. DO NOT PLACE GRANULAR SUB-BASE UNTIL THE SUBGRADE IS INSPECTED AND APPROVED BY THE ENGINEER.

5. GRANULAR SUBBASE SHALL CONFORM TO SECTION 32 11 16.1 OF THE MMCD. THE 400mm THICK LAYER OF 75mm MINUS GRANULAR SUBBASE MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 200mm MEASURED IN LOOSE THICKNESS AND COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY.

SIEVE SIZE (mm)	PERCENT PASSING
75	100
19	15-100
9.5	0-100
0.6	0-100
0.3	0-15
0.075	0-5

6. GRANULAR BASE COURSE SHALL CONFORM TO SECTION 32 11 23 OF THE MMCD. THE 150mm THICK LAYER OF 25mm MINUS GRANULAR BASE COURSE MATERIAL SHALL BE COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY.

SIEVE SIZE (mm)	PERCENT PASSING
25	100
19	80-100
9.5	50-85
4.75	35-70
2.36	25-50
1.18	15-35
0.3	5-20
0.075	0-5

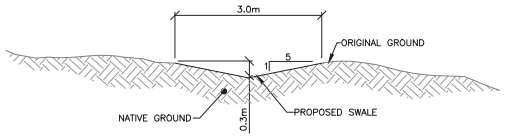
7. HOT-MIX ASPHALT CONCRETE PAVING SHALL CONFORM TO SECTION 32 12 16 OF THE MMCD. THE ASPHALT SURFACE SHALL CONSIST OF A MINIMUM THICKNESS OF 65mm OF THE MINISTRY OF TRANSPORTATION CLASS 1 MEDIUM MIX INSTALLED IN ONE LIFT. THE CONTRACTOR SHALL SUBMIT THE ASPHALT CONCRETE MIX DESIGN AND TRIAL MIX TEST RESULTS TO THE ENGINEER FOR REVIEW AT LEAST TWO WEEKS PRIOR TO COMMENCING WORK.

8. CONCRETE SIDE WALKS, CURBS, AND GUTTERS SHALL CONFORM TO SECTION 03 30 20 OF THE MMCD

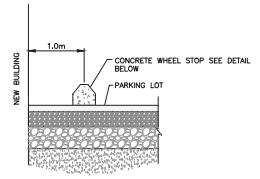
9. TOP SOIL & FINISHED GRADING SHALL CONFORM TO SECTION 32 91 21 OF THE MMCD

10. HYDRO SEEDING SHALL CONFORM TO SECTION 32 92 19 OF THE MMCD

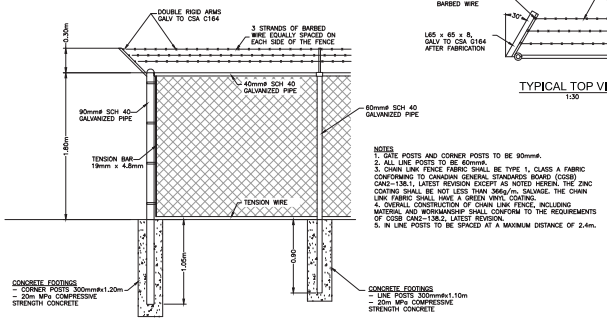
11. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT WORK SAFE B.C. REGULATIONS



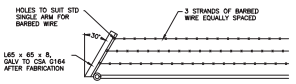
TYPICAL DRAINAGE SWALE
SCALE 1:50



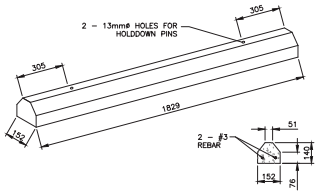
WHEEL STOP LOCATION DETAIL
N.T.S.



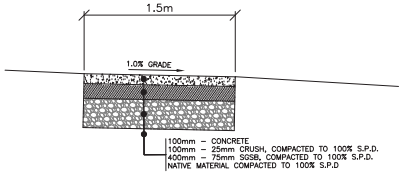
TYPICAL FENCE DETAIL
1:30



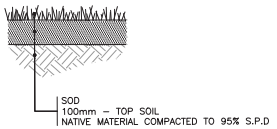
TYPICAL TOP VIEW
1:30



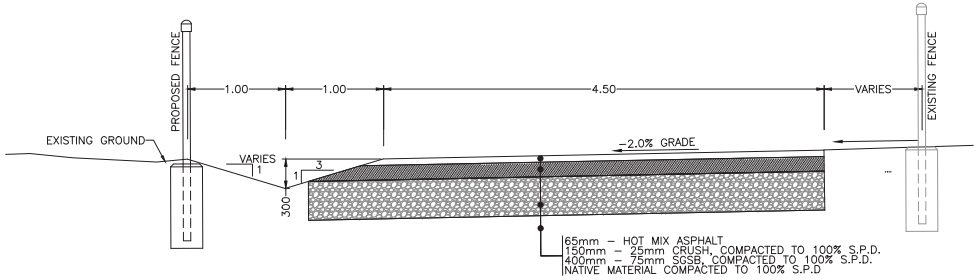
CONCRETE WHEEL STOPS
N.T.S.



WALKWAY SECTION
SCALE 1:25



SODDING DETAIL
1:10



TYPICAL DRIVEWAY ACCESS CROSS SECTION
1:40

ISSUED FOR CONSTRUCTION

LEGEND

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NORTHERN HEALTH AUTHORITY
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CONSTRUCTION
NOTES & DETAILS

CONSULTANTS PROJECT No.
1606-01
DRAWING No.
C005

SHEET No.	REV. No.
5 OF 5	3

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