

SEABIRD ISLAND COMMUNITY SCHOOL CLASSROOM EXPANSION

ISSUED FOR CONSTRUCTION KICK-OFF, JUNE 2021

AGASSIZ, B.C.

ARCHITECTURAL - David Nairne+Associates Ltd.

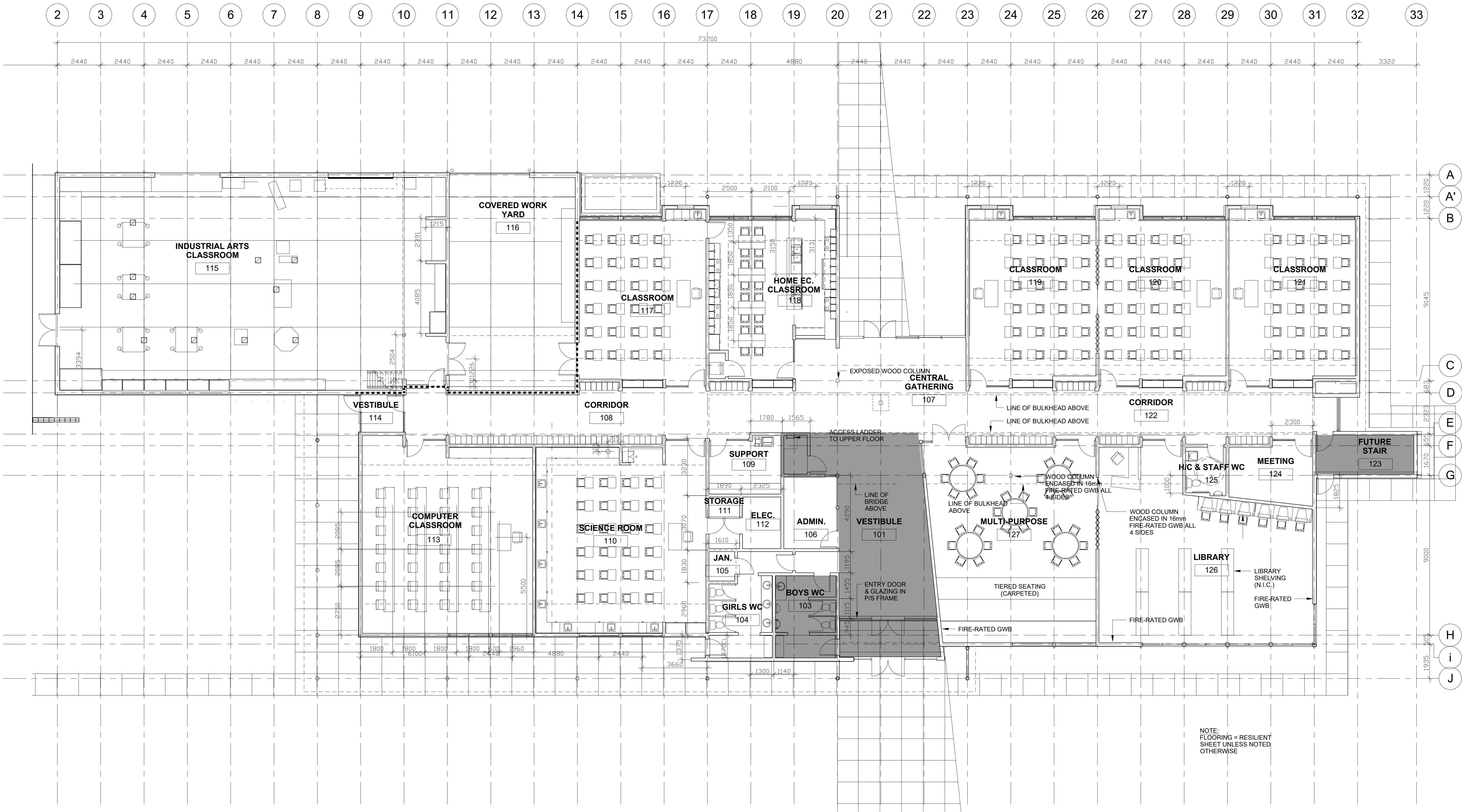
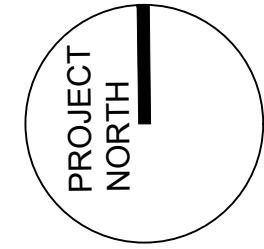
STRUCTURAL - David Nairne+Associates Ltd.

MECHANICAL - Inno Reflection ENfineering Ltd.

A101	GENERAL NOTES AND CODE SYNOPSIS - TBD
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A202	EXISTING CONDITIONS- UPPER FLOOR PLAN
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A301b	MAIN FLOOR PLAN - UPGRADES - OPTION B
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A302b	UPPER ROOF PLAN - UPGRADES - OPTION B
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A603	WALL SECTIONS - 3 - TBD
A701	INTERIOR ELEVATIONS - TBD
A801	MILLWORK - TBD
A901	SCHEDULES - DOOR - TBD

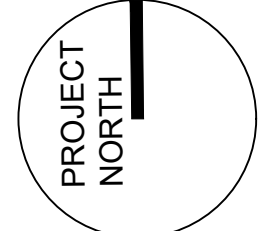
S1.1

M01	SITE PLAN ADN TITLE SHEET
M02	L01 - ENLARGED PLAN - EXISTING + DEMO + NEW
M03.1	L02 - ENLARGE PLAN - EXISTING + DEMO
M03.2	L02 - ENLARGE PLAN - NEW
M04	MECHANICAL DETAILS / SCHEMATICS
M05	MECHANICAL SCHEDULES
M06.1	MECHANICAL SPECIFICATIONS
M06.2	MECHANICAL SPECIFICATIONS

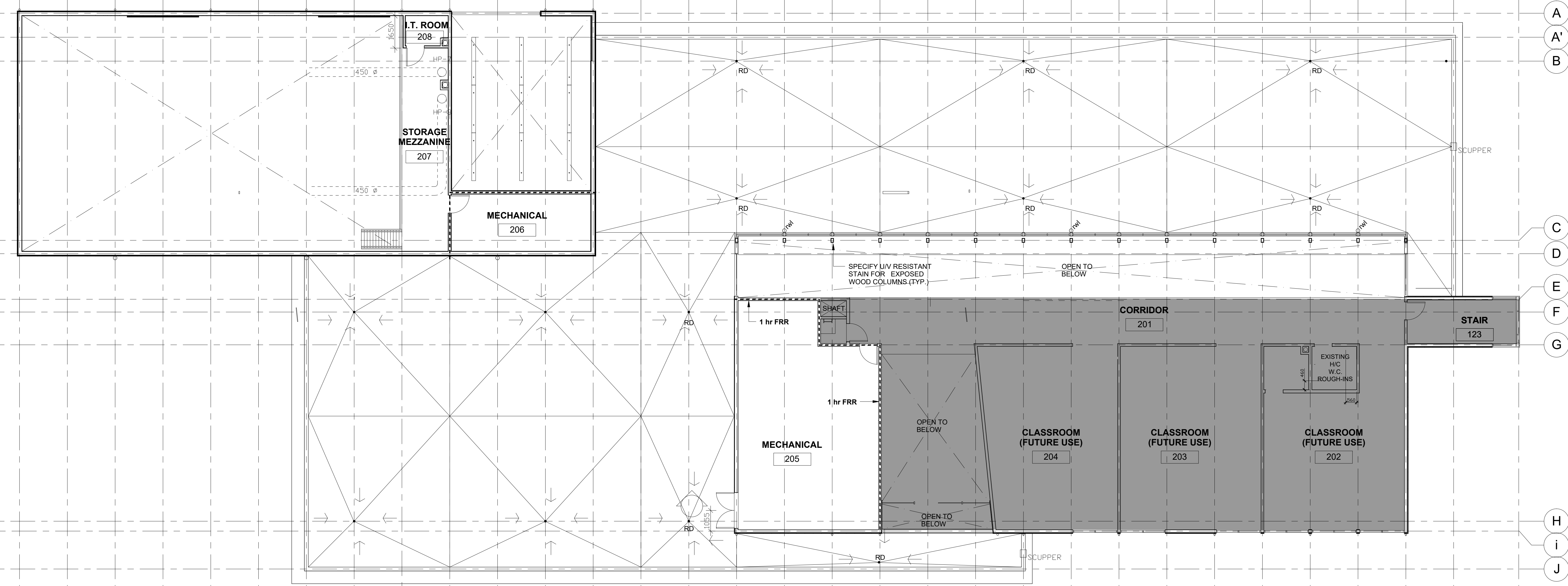


NOTE:
FLOORING = RESILIENT
SHEET UNLESS NOTED
OTHERWISE

LEGEND:	
	DENOTES FIRE SEPARATION FS/FRR = 1 h
	DENOTES AREA INCLUDED IN SCOPE OF WORK
	DENOTES AREA NOT INCLUDED IN SCOPE OF WORK



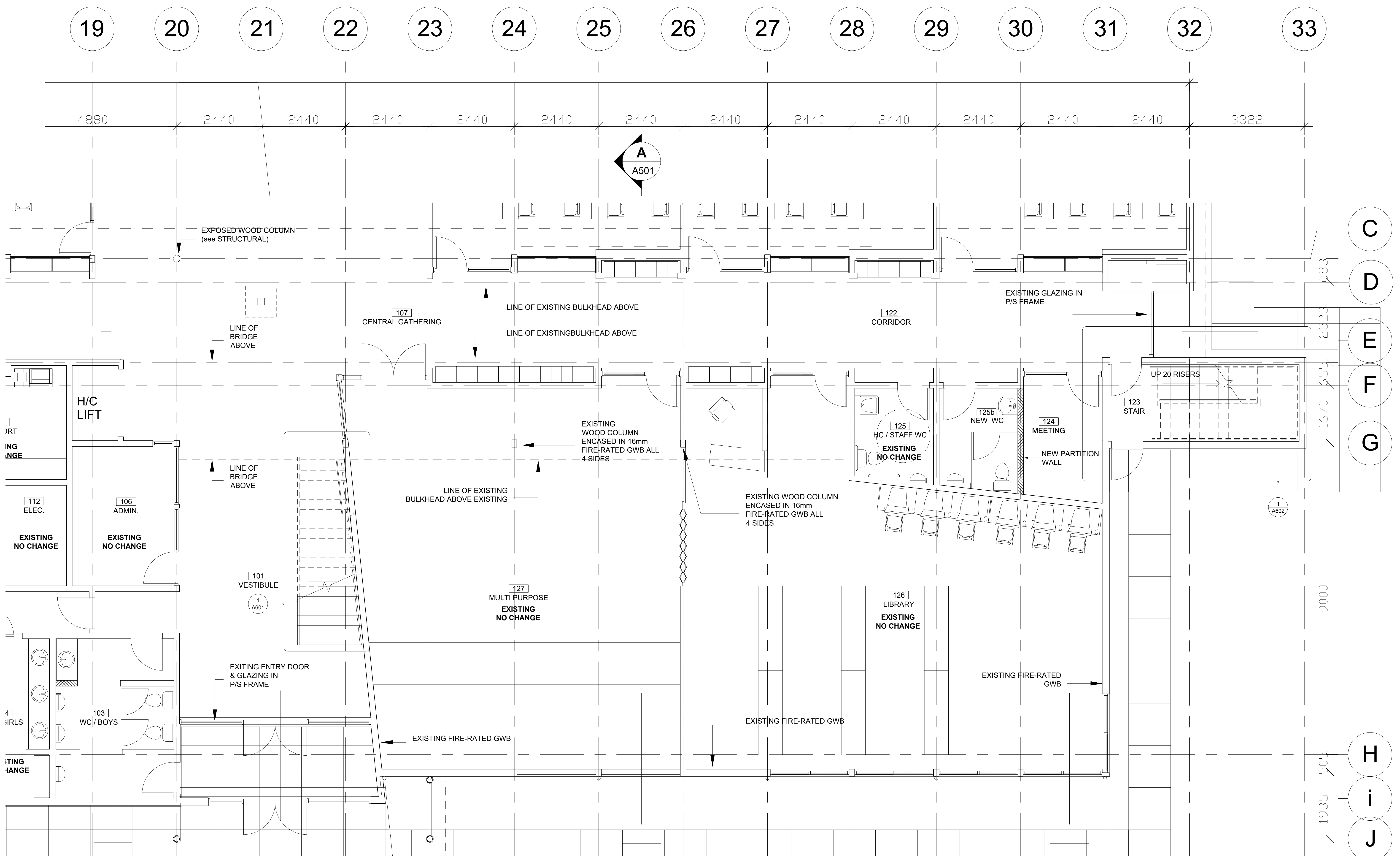
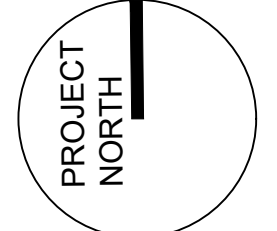
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ISSUED FOR CONSTRUCTION KICK-OFF	2
11 JUNE, 2021	
ISSUED FOR PRELIMINARY REVIEW	1
14 MAY, 2021	
REVISIONS	
DESIGNED BY:	
DNA	
CHECKED BY:	
DNA	
DRAWN BY:	
DNA	
DRAWING DATE	
MARCH, 2021	
SCALE:	
1 : 100	
CONSULTANT	

PROJECT NAME
SEABIRD ISLAND
COMMUNITY SCHOOL
CLASSROOM RENOVATION
CLIENT
SEABIRD ISLAND BAND
PROJECT ADDRESS
CHOWAT ROAD
AGASSIZ, BC
DRAWING TITLE
EXISTING CONDITION
UPPER FLOOR PLAN
REVISION No.

LEGEND:	
	DENOTES FIRE SEPARATION FS/FRR = 1 h
	DENOTES AREA INCLUDED IN SCOPE OF WORK
	DENOTES AREA NOT INCLUDED IN SCOPE OF WORK

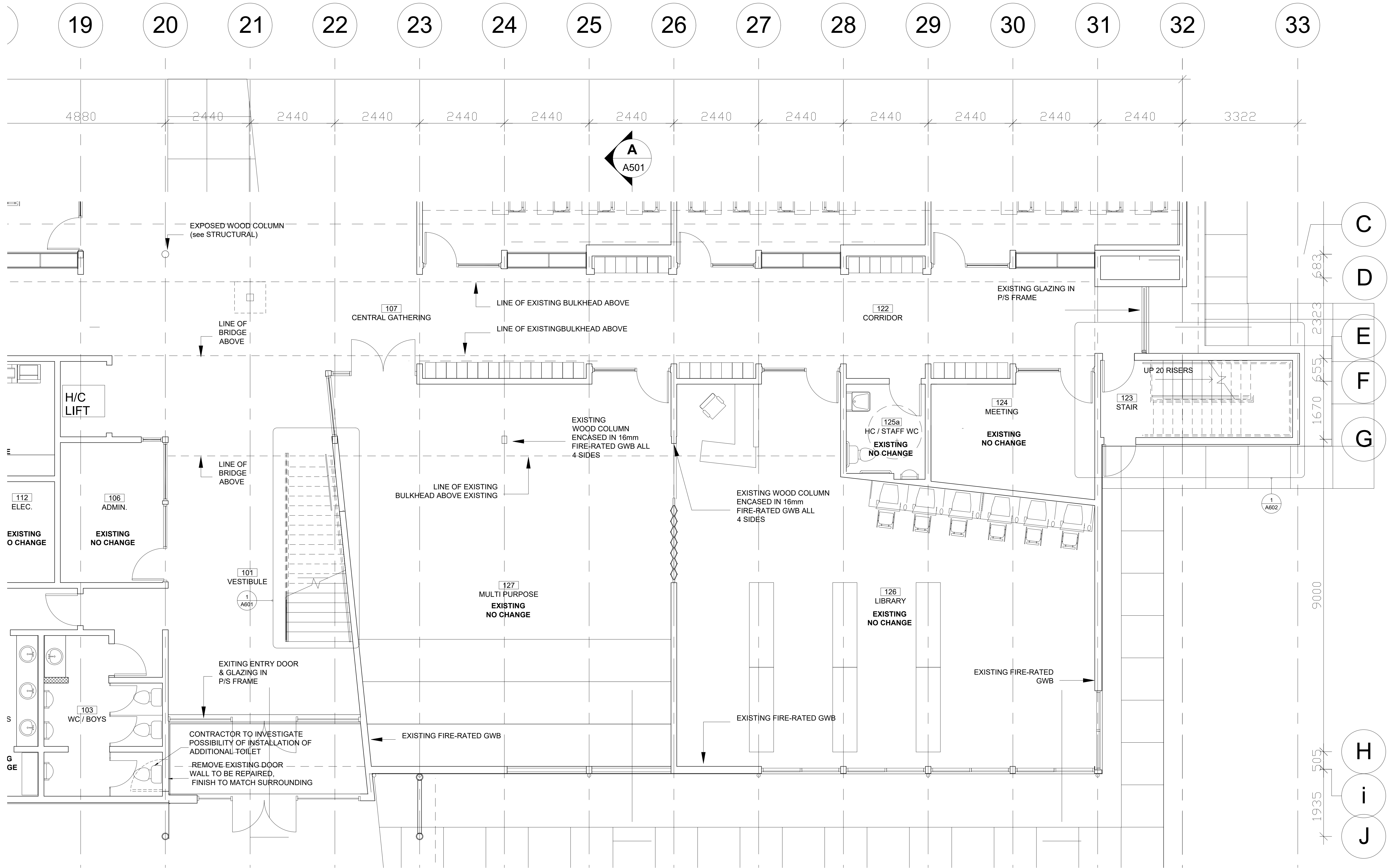
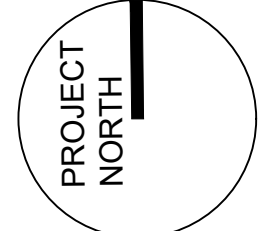


- LEGEND:**
- DENOTES FIRE SEPARATION FS/FRR = 1 h
 - ▨ DENOTES NEW WALL
 - ▧ DENOTES REMOVED WALL

1 MAIN FLOOR PLAN - OPTION A
A301 SCALE: 1:50

ISSUED FOR CONSTRUCTION KICK-OFF	11 JUNE, 2021	2
ISSUED FOR PRELIMINARY REVIEW	14 MAY, 2021	1
REVISIONS		
DESIGNED BY:	DNA	
CHECKED BY:	DNA	
DRAWN BY:	DNA	
DRAWING DATE	MARCH, 2021	
SCALE:	1:75	
CONSULTANT		

PROJECT NAME	SEABIRD ISLAND COMMUNITY SCHOOL CLASSROOM RENOVATION
CLIENT	SEABIRD ISLAND BAND
PROJECT ADDRESS	CHOWAT ROAD AGASSIZ, BC
DRAWING TITLE	MAIN FLOOR PLAN OPTION A
REVISION No.	



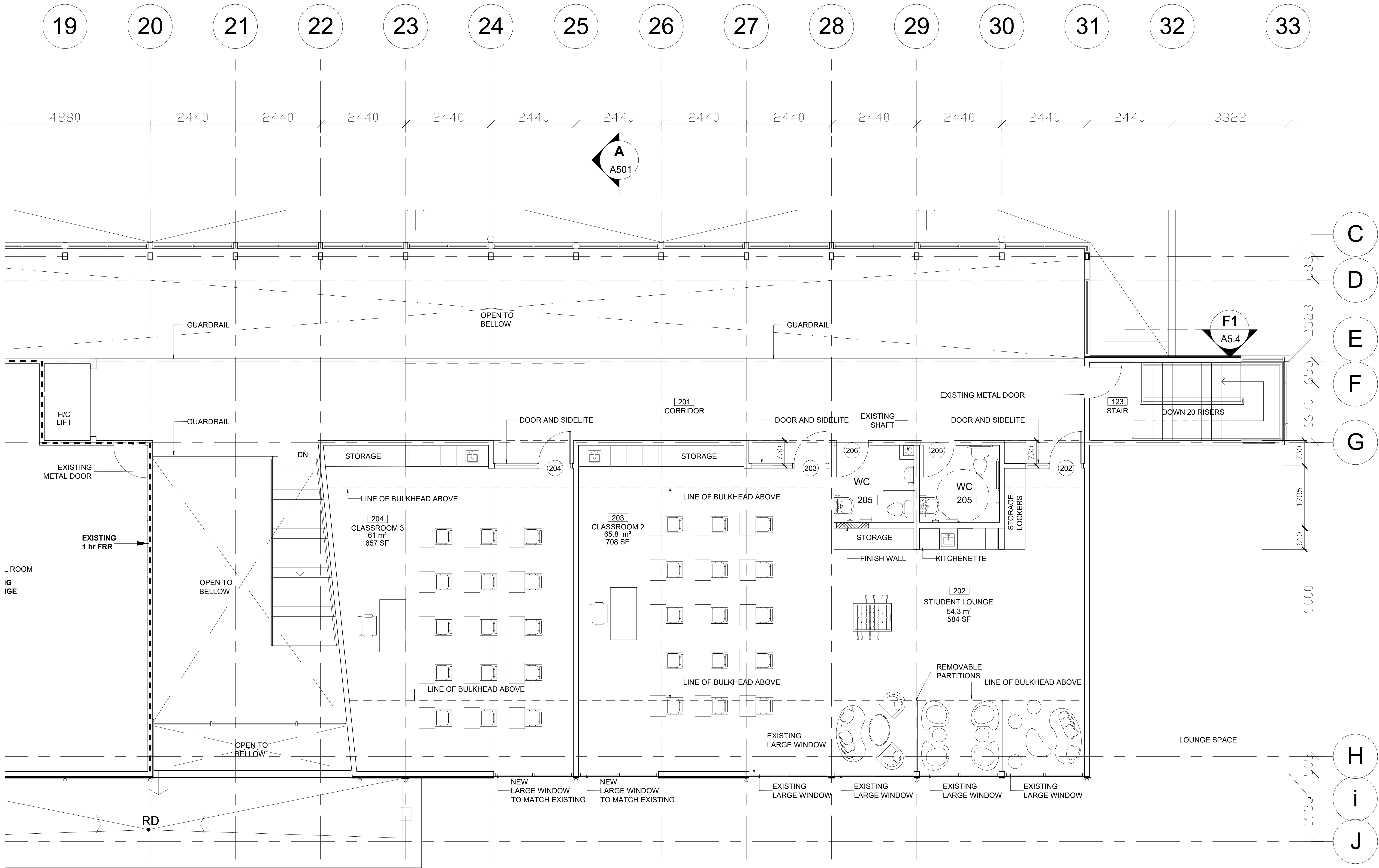
LEGEND:

----	DENOTES FIRE SEPARATION FS/FRR = 1 h
▨	DENOTES NEW WALL
▧	DENOTES REMOVED WALL

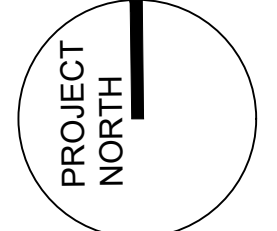
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11 JUNE, 2021	2
ISSUED FOR PRELIMINARY REVIEW	
14 MAY, 2021	1
REVISIONS	

DESIGNED BY:	DNA
CHECKED BY:	DNA
DRAWN BY:	DNA
DRAWING DATE	MARCH, 2021
SCALE:	1: 75
CONSULTANT	

PROJECT NAME	SEABIRD ISLAND COMMUNITY SCHOOL CLASSROOM RENOVATION
CLIENT	SEABIRD ISLAND BAND
PROJECT ADDRESS	CHOWAT ROAD AGASSIZ, BC
DRAWING TITLE	MAIN FLOOR PLAN OPTION B
REVISION No.	

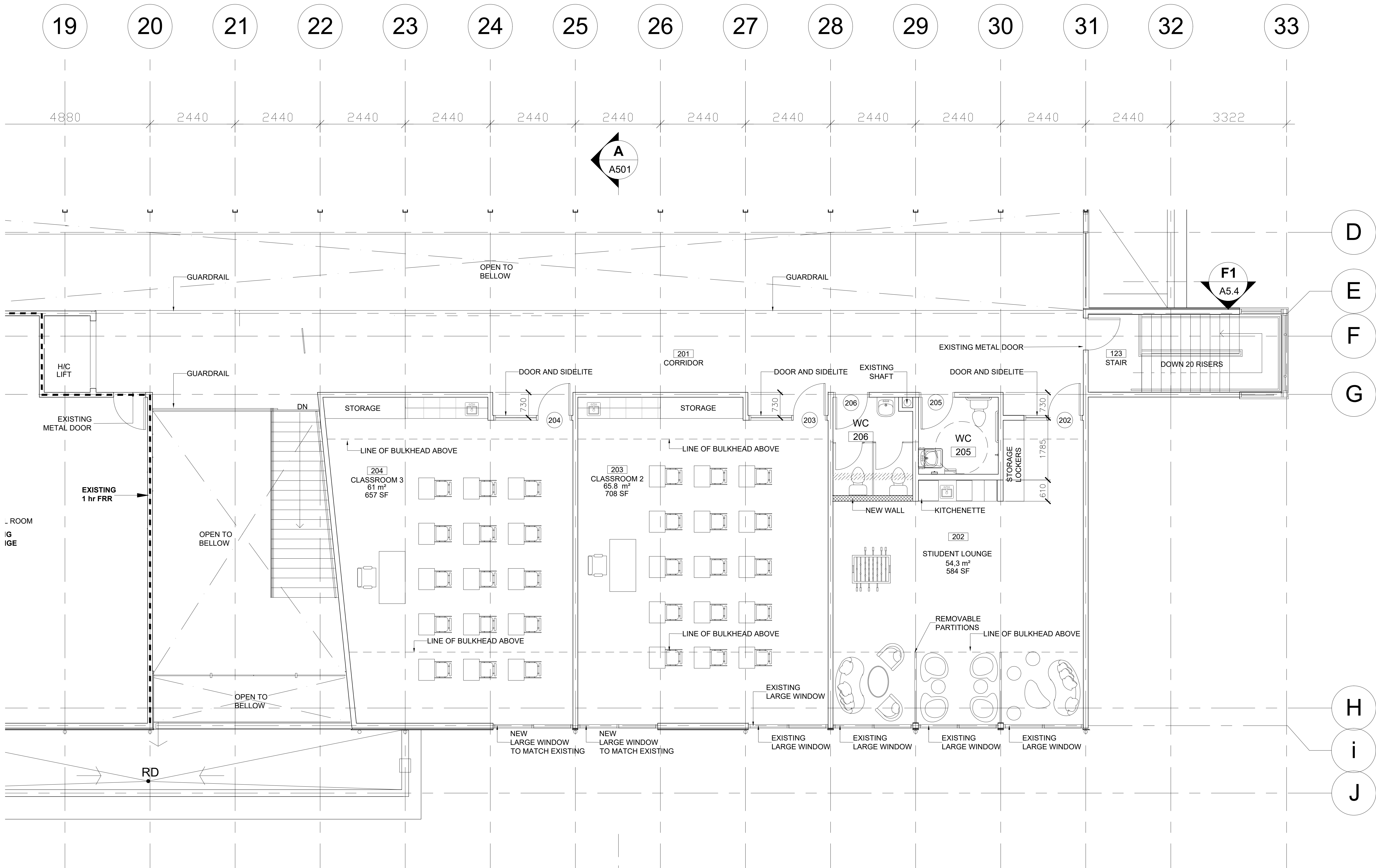


- LEGEND:**
- DENOTES FIRE SEPARATION FS/FRR = 1 h
 - DENOTES NEW WALL
 - DENOTES REMOVED WALL



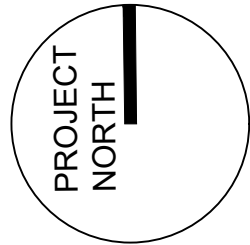
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CHECKED BY:	DNA
DRAWN BY:	DNA
DRAWING DATE:	MARCH 2021
SCALE:	1:75
CONSULTANT	

PROJECT NAME	SEABIRD ISLAND COMMUNITY SCHOOL CLASSROOM RENOVATION
CLIENT	SEABIRD ISLAND BAND
PROJECT ADDRESS	CHOWAT ROAD AGASSIZ, BC
DRAWING TITLE	UPPER FLOOR PLAN OPTION A
REVISION No.	



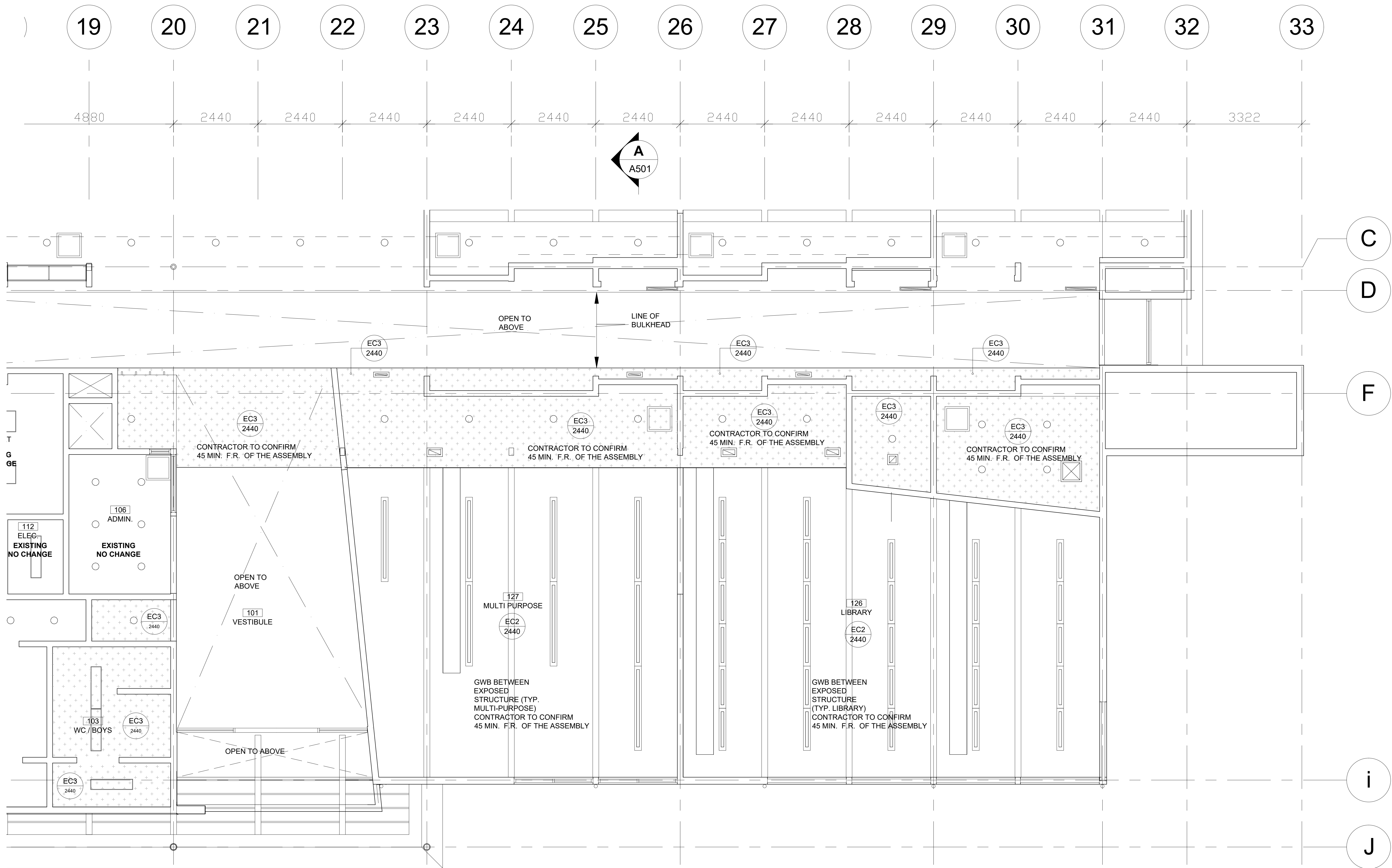
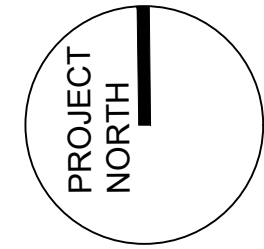
LEGEND:

- DENOTES FIRE SEPARATION FS/FRR = 1 h
- DENOTES NEW WALL
- DENOTES REMOVED WALL



DESIGNED BY:	DNA
CHECKED BY:	DNA
DRAWN BY:	DNA
DRAWING DATE	MARCH 2021
SCALE:	1 : 75
CONSULTANT	

PROJECT NAME	SEABIRD ISLAND COMMUNITY SCHOOL CLASSROOM RENOVATION
CLIENT	SEABIRD ISLAND BAND
PROJECT ADDRESS	CHOWAT ROAD AGASSIZ, BC
DRAWING TITLE	UPPER FLOOR PLAN OPTION B
REVISION No.	



LEGEND

- DENOTES FIRE SEPARATION FS/FRR = 1 h
- DENOTES AREA NOT INCLUDED IN SCOPE OF WORK ***
- DENOTES CEILING TYPE
- DENOTES HEIGHT ABOVE FINISHED FLOOR LEVEL IN MM.

- EC1 EXISTING EXPOSED STRUCTURE / CEILING TO REMAIN
- EC2 EXISTING EXPOSED STRUCTURE / CEILING TO REMAIN CONTRACTOR TO MAKE GOOD / FIRE-STOP AS REQUIRED NEW PAINT FINISH
- EC3 EXISTING GWB CEILING / BULKHEAD TO REMAIN CONTRACTOR TO MAKE GOOD/ FIRE STOP AS REQUIRED NEW PAINT FINISH

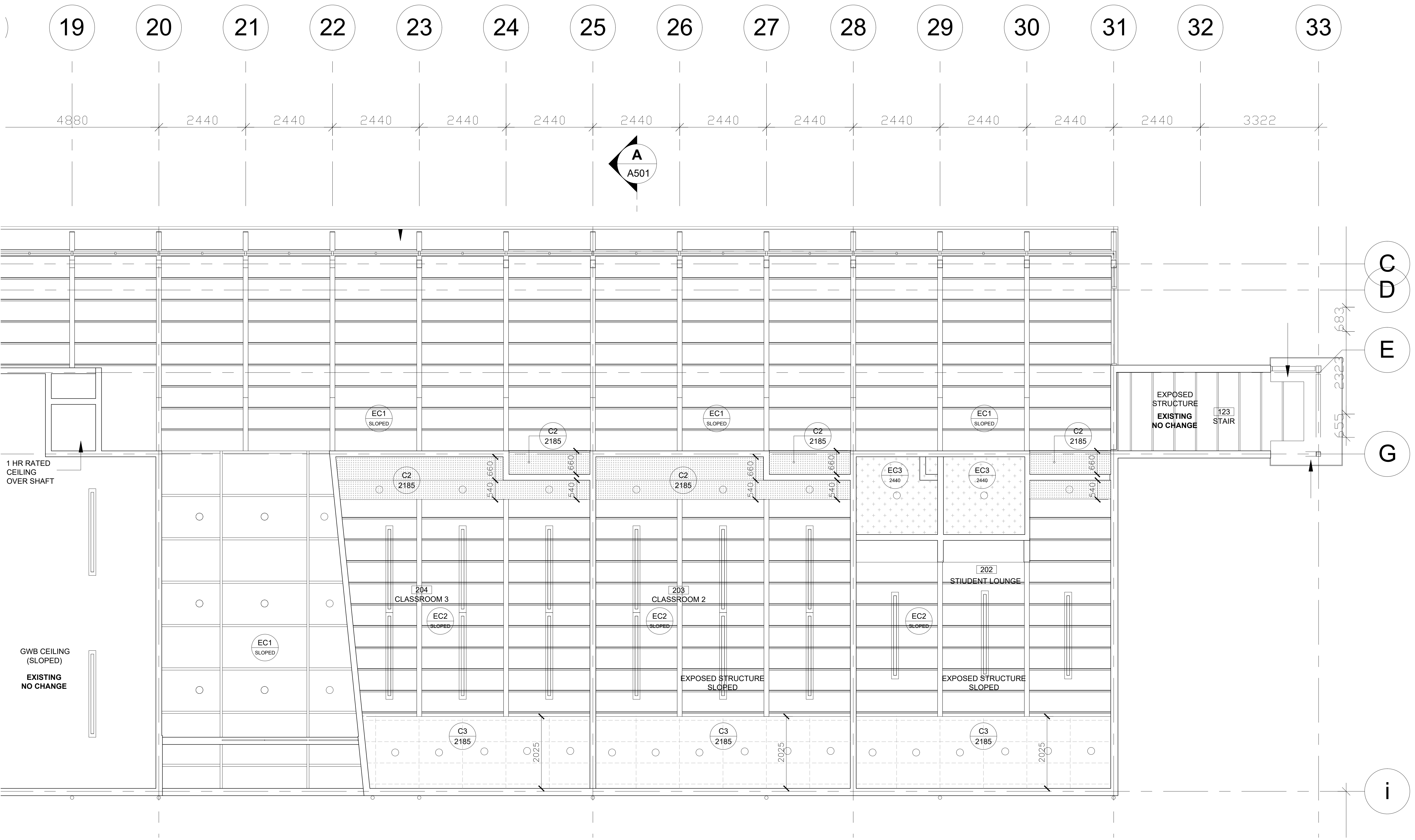
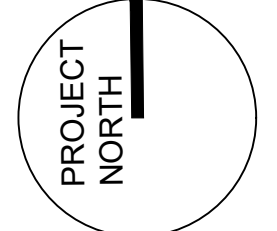
- C1 GWB CEILING / BULKHEAD STEEL STUD FRAMING on 16 mm TYPE X GYPSUM BOAF PAINT FINISH
- C2 ACOUSTIC INSULATED GWB CEILING / BULKHEAD STEEL STUD FRAMING c/w ACOUSTIC BATT INSULATION RESILIENT METAL CHANNELS @ 600 mm OC on 16 mm TYPE X GYPSUM BOARD - PAINT FINISH
- C3 T-BAR CEILING GRID AND ACOUSTIC TILE ACT2

- SUSPENDED LIGHT FIXTURE - TO MATCH EXISTING
- POT LIGHT - TBD

DESIGNED BY:	DNA
CHECKED BY:	DNA
DRAWN BY:	DNA
DRAWING DATE:	MARCH 2021
SCALE:	1: 75
CONSULTANT	

PROJECT NAME	SEABIRD ISLAND COMMUNITY SCHOOL CLASSROOM RENOVATION
CLIENT	SEABIRD ISLAND BAND
PROJECT ADDRESS	CHOWAT ROAD AGASSIZ, BC
DRAWING TITLE	MAIN FLOOR RCP

REVISION No.	
PROJECT NUMBER	5929



LEGEND

- DENOTES FIRE SEPARATION FS/FRR = 1 h
- DENOTES AREA NOT INCLUDED IN SCOPE OF WORK ***
- DENOTES CEILING TYPE
- DENOTES HEIGHT ABOVE FINISHED FLOOR LEVEL IN MM.

- EC1 EXISTING EXPOSED STRUCTURE / CEILING TO REMAIN
- EC2 EXISTING EXPOSED STRUCTURE / CEILING TO REMAIN CONTRACTOR TO MAKE GOOD / FIRE-STOP AS REQUIRED NEW PAINT FINISH
- EC3 EXISTING GWB CEILING / BULKHEAD TO REMAIN CONTRACTOR TO MAKE GOOD/ FIRE STOP AS REQUIRED NEW PAINT FINISH

- C1 GWB CEILING / BULKHEAD STEEL STUD FRAMING on 16 mm TYPE X GYPSUM BOAF PAINT FINISH
- C2 ACOUSTIC INSULATED GWB CEILING / BULKHEAD STEEL STUD FRAMING c/w ACOUSTIC BATT INSULATION! RESILIENT METAL CHANNELS @ 600 mm OC on 16 mm TYPE X GYPSUM BOARD - PAINT FINISH
- C3 T-BAR CEILING GRID AND ACOUSTIC TILE ACT2

- SUSPENDED LIGHT FIXTURE - TO MATCH EXISTING
- POT LIGHT - TBD

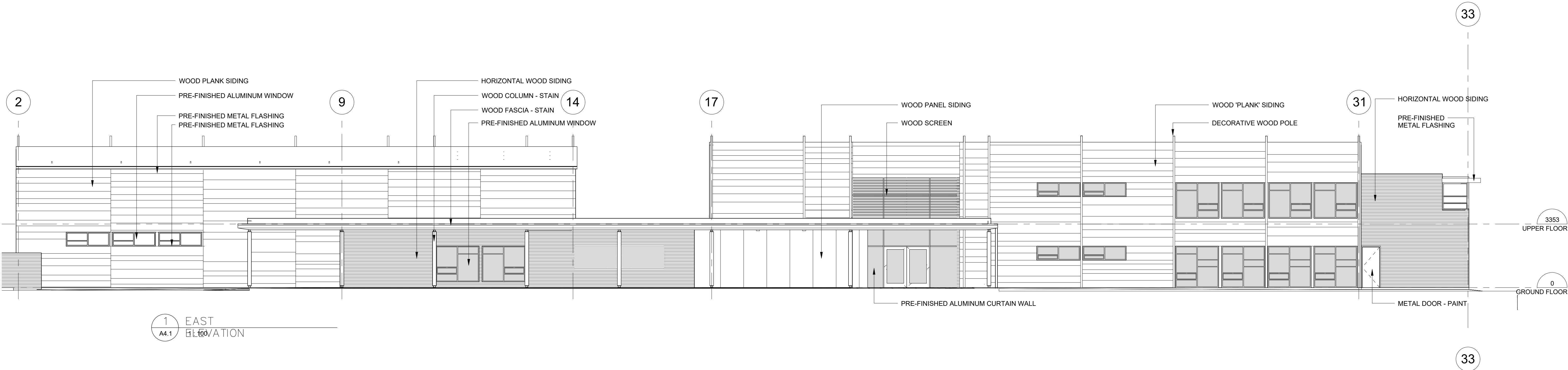
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DRAWN BY:	DNA
DRAWING DATE:	MARCH 2021
SCALE:	1: 75
CONSULTANT:	

PROJECT NAME
SEABIRD ISLAND
COMMUNITY SCHOOL
CLASSROOM RENOVATION
CLIENT

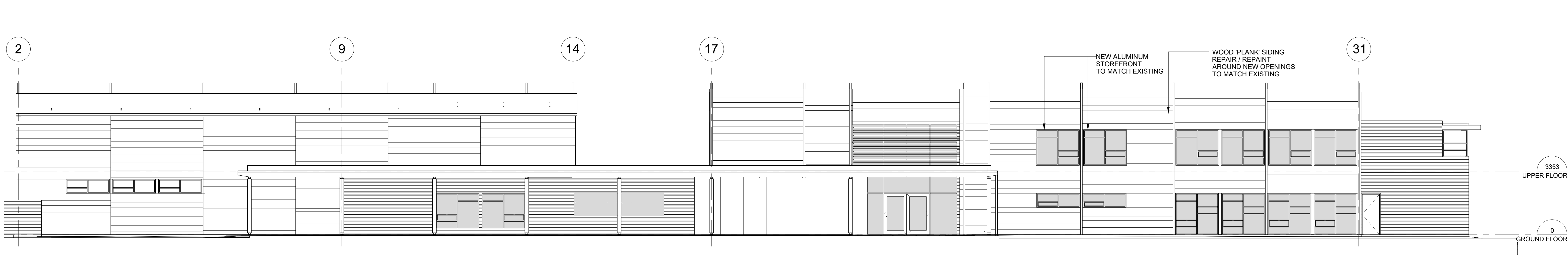
SEABIRD ISLAND BAND
PROJECT ADDRESS
CHOWAT ROAD
AGASSIZ, BC

DRAWING TITLE
UPPER FLOOR
RCP

REVISION No:

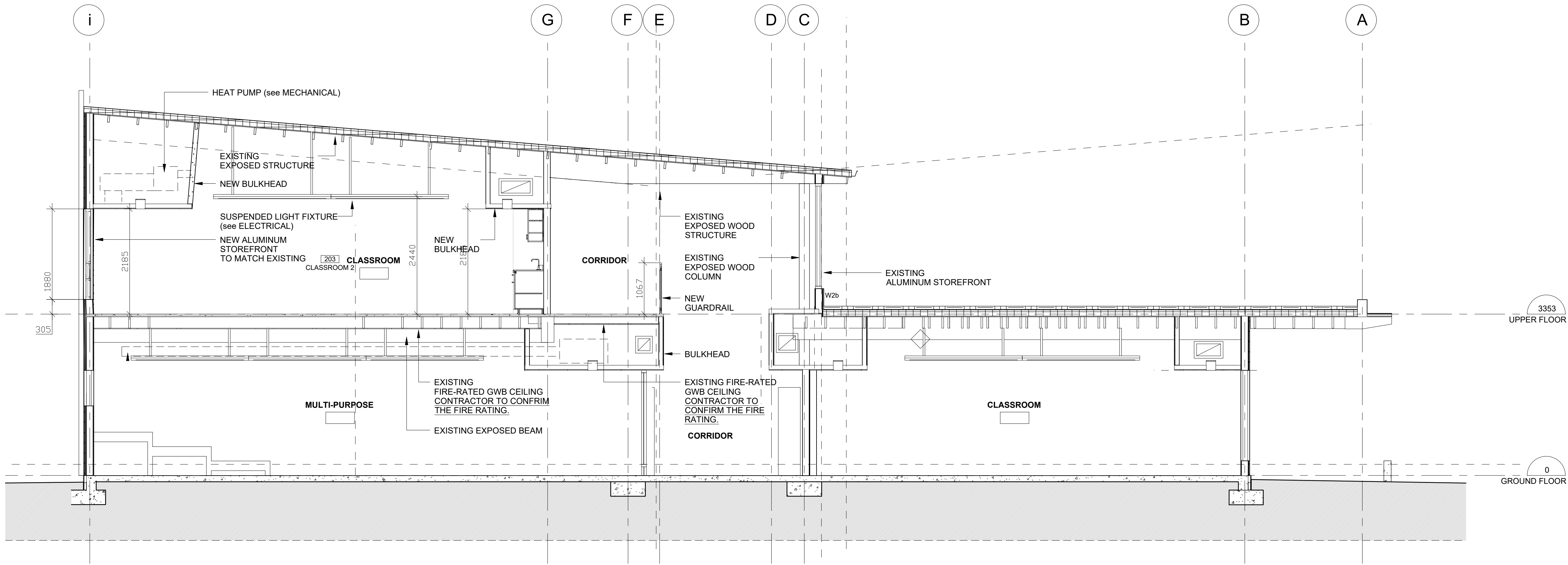


1 EAST ELEVATION - EXISTING CONDITION
A401 SCALE: 1:100

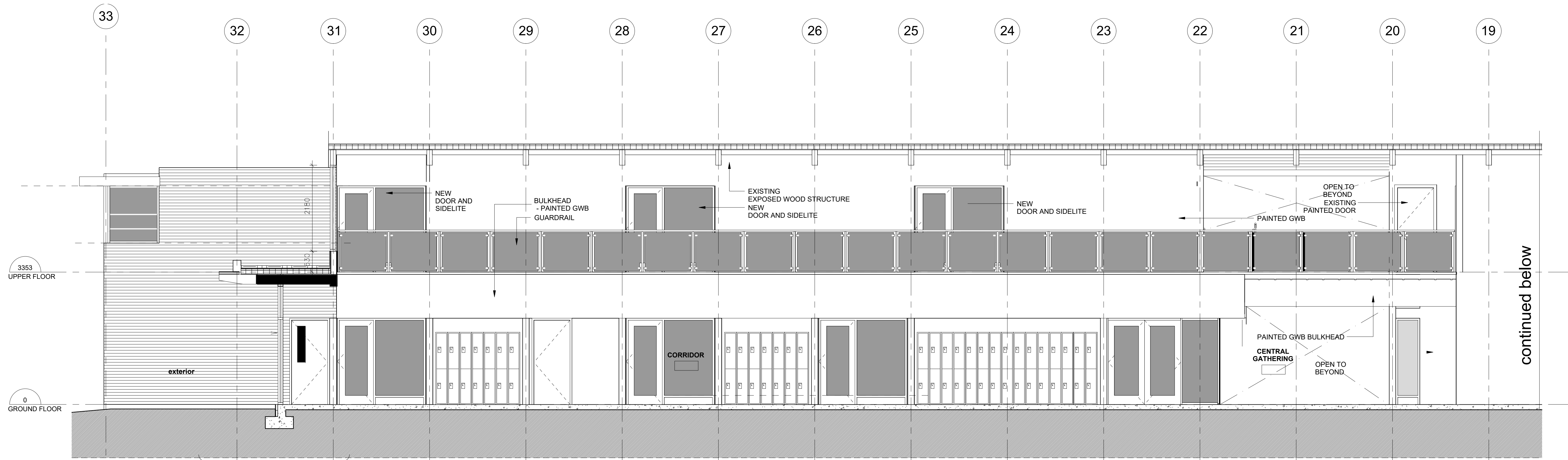


1 EAST ELEVATION - CHANGES
A401 SCALE: 1:100

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DRAWING DATE	MARCH 2021
SCALE:	1 : 100
CONSULTANT	
PROJECT NAME	SEABIRD ISLAND COMMUNITY SCHOOL CLASSROOM RENOVATION
CLIENT	SEABIRD ISLAND BAND
PROJECT ADDRESS	CHOWAT ROAD AGASSIZ, BC
DRAWING TITLE	BUILDING ELEVATIONS
REVISION No.	



1 SECTION A-A'
A501 SCALE: 1:50

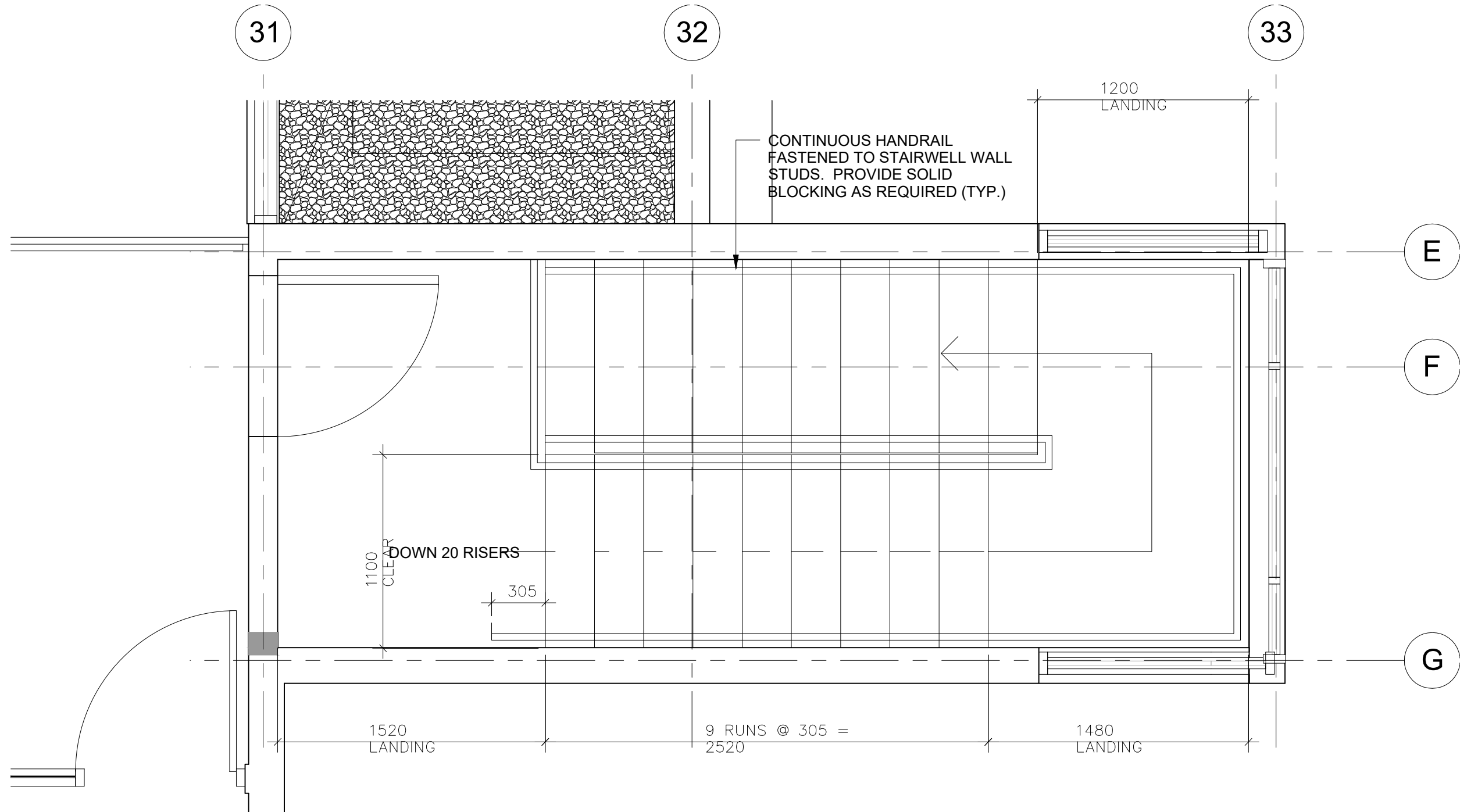


2 SECTION B-B'
A501 SCALE: 1:50

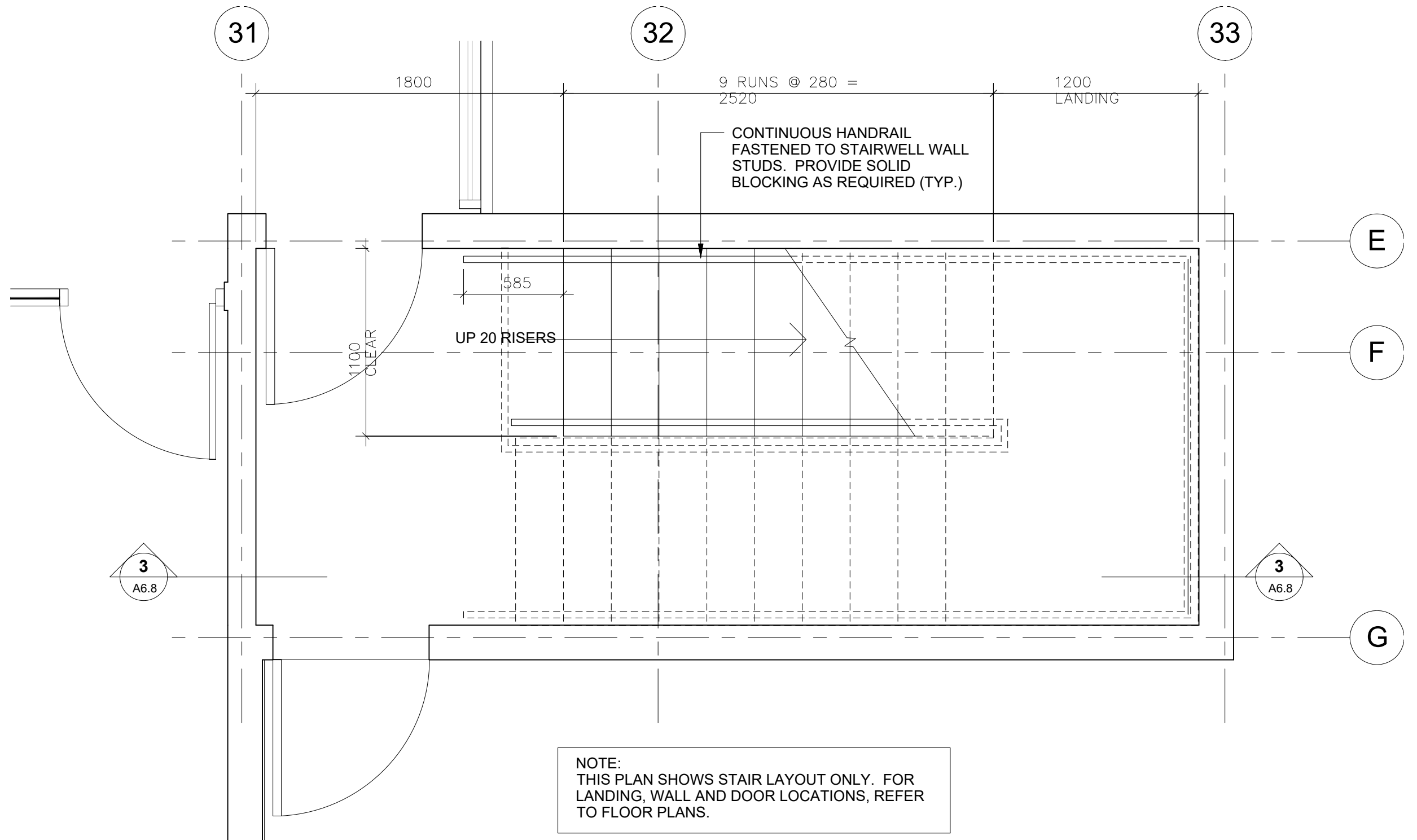
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ISSUED FOR CONSTRUCTION KICK-OFF 11 JUNE, 2021
2
ISSUED FOR PRELIMINARY REVIEW 14 MAY, 2021
1
REVISIONS

DESIGNED BY: DNA
CHECKED BY: DNA
DRAWN BY: DNA
DRAWING DATE MARCH 2021
SCALE: 1:50
CONSULTANT

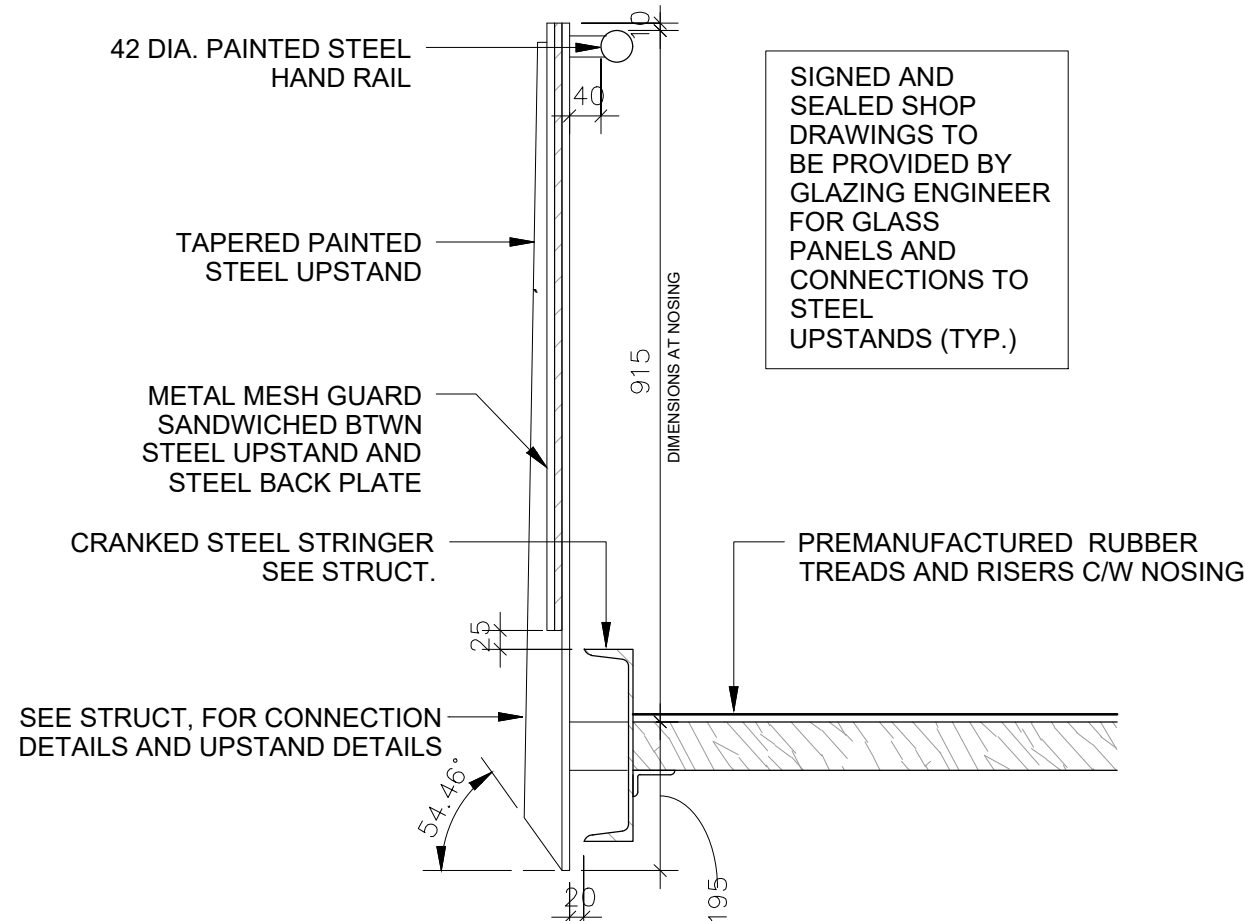
PROJECT NAME SEABIRD ISLAND COMMUNITY SCHOOL CLASSROOM RENOVATION
CLIENT SEABIRD ISLAND BAND
PROJECT ADDRESS CHOWAT ROAD AGASSIZ, BC
DRAWING TITLE SECTIONS
REVISION No.



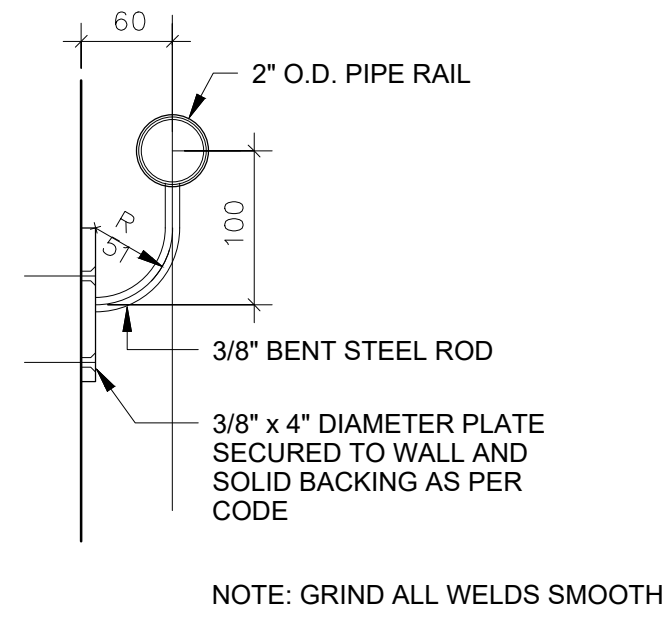
1 EXIT STAIR - PLAN (UOPER)
A602 SCALE: 1:25



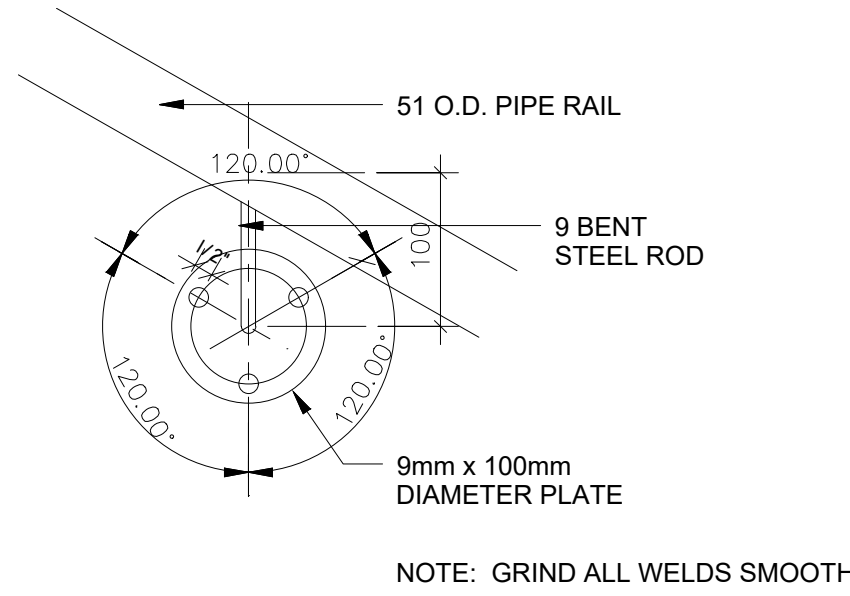
2 EXIT STAIR - PLAN (GROUND)
A602 SCALE: 1:25



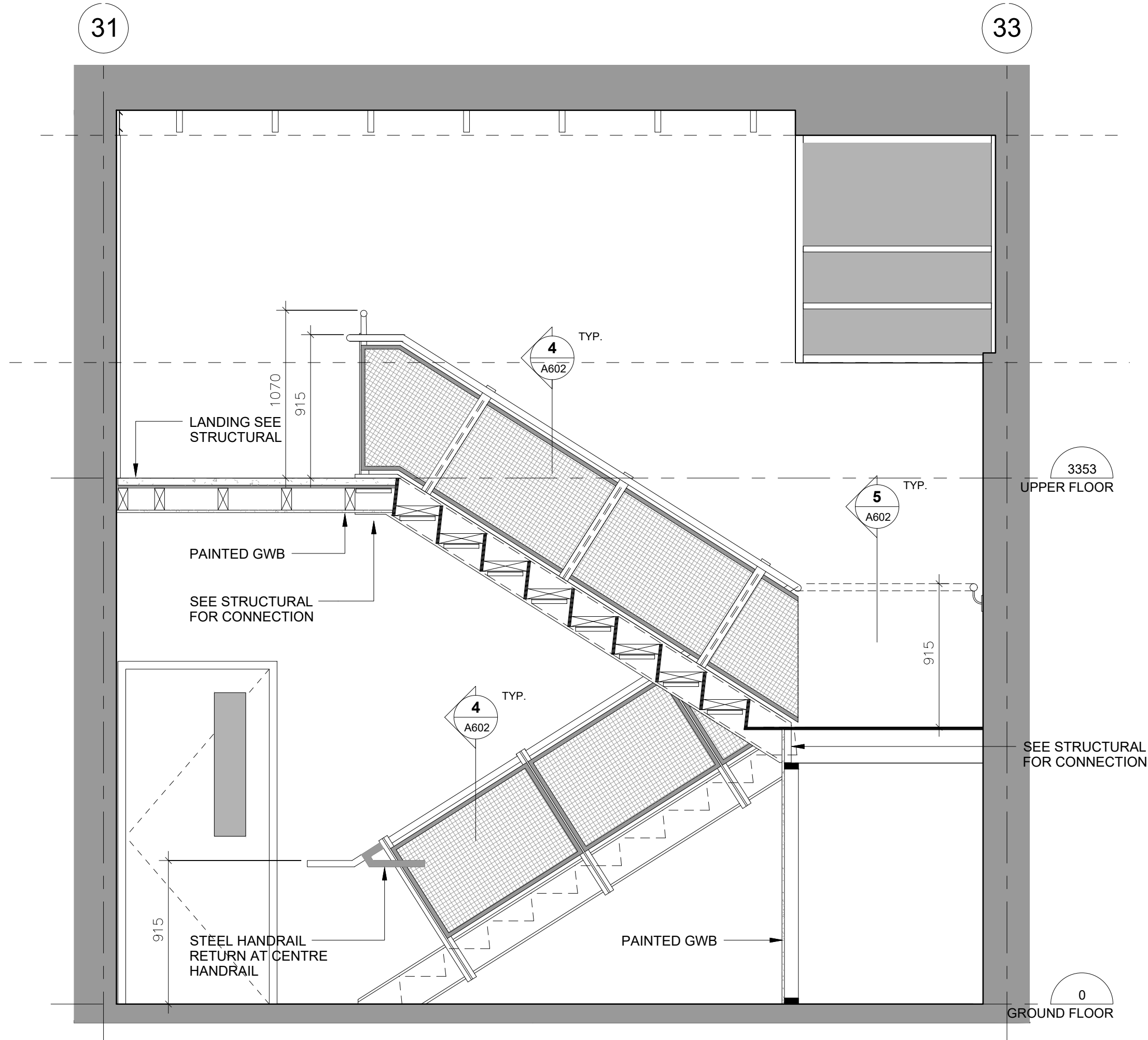
4 EXIT STAIR - HANDRAIL
A602 SCALE: 1:10



5 HANDRAIL WALL ATTACHMENT
A602 SCALE: 1:5



6 HANDRAIL WALL ATTACHMENT - ELEVATION
A602 SCALE: 1:5

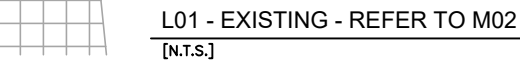


3 EXIT STAIR - SECTION
A602 SCALE: 1:25

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4
3
ISSUED FOR CONSTRUCTION KICK-OFF 11 JUNE, 2021
2
ISSUED FOR PRELIMINARY REVIEW 14 MAY, 2021
1
REVISIONS
DESIGNED BY: DNA
CHECKED BY: DNA
DRAWN BY: DNA
DRAWING DATE MARCH 2021
SCALE: AS NOTED
CONSULTANT

PROJECT NAME SEABIRD ISLAND COMMUNITY SCHOOL CLASSROOM RENOVATION
CLIENT SEABIRD ISLAND BAND
PROJECT ADDRESS CHOWAT ROAD AGASSIZ, BC
DRAWING TITLE EXIT STAIR
REVISION No.

5.			
4.			
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2.			
1.			
#	DESCRIPTION	DATE	BY
	REVISION		
5.			
4.			
3.			
2.	FOR COORDINATION	2021.06.11	DH
1.	PRELIMINARY FOR REVIEW	2021.06.01	DH
#	DESCRIPTION	DATE	BY
	ISSUED		



L02 - EXISTING / NEW - REFER TO M03.1 & M03.2
[N.T.S.]

SYMBOL	DESCRIPTION
	DEMOLITION
	SUPPLY AIR DIFFUSER
	SUPPLY AIR GRILLE
	RETURN AIR GRILLE
	EXHAUST AIR GRILLE
	TURNING VANES
	DUCT INTERNAL ACOUSTIC INSULATION
	DUCT EXTERNAL THERMAL INSULATION
	DUCT BALANCING DAMPER - BD
	DUCT OR PIPE CAP-OFF
	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
	DOMESTIC COLD WATER [DCWS]
	DOMESTIC HOT WATER [DHWS]
	DOMESTIC HOT WATER RECIRC. [DHWRC]
	NATURAL GAS
	FIRE
	SANITARY [SAN]
	SANITARY VENT [V]
	STORM DRAIN [STM]
	PIPE CLEAN-OUT
	PIPE CLEAN-OUT TO GRADE
	PIPE RISE UP
	PIPE DROP DOWN
	PIPE TEE DN
	DIRECTION OF FLOW
	PLUMBING SAN VENT UP
	CHECK VALVE
	SHUT OFF VALVE - NORMALLY OPEN
	SHUT OFF VALVE - NORMALLY CLOSE
	STRAINER
	BALANCING VALVE
	UNION
	P-TRAP
	INDIRECT DRAIN
	FLOOR DRAIN - [FD]
	DIGITAL ROOM THERMOSTAT (DDC)
	WALL SWITCH
X	EXISTING
UTR	UP TO ROOF
S/A	SUPPLY AIR
R/A	RETURN AIR
E/A	EXHAUST AIR
O/A	OUTDOOR AIR
A.F.F.L	ABOVE FINISH FLOOR LEVEL
B.F.F.L	BELOW FINISH FLOOR LEVEL
UTR	UP TO ROOF
F/B	FROM BELOW
X----	EXISTING
	DRAWING/DETAIL - TAG
	GRILLE/DIFFUSER - TAG
	EQUIPMENT/FIXTURE TAG

2821 CHOWAT ROAD, AGASSIZ, BC V0M 1A0

#	DESCRIPTION	SCALE
M01	SITE PLAN & TITLE SHEET	---
M02	L01 ENLARGE PLAN - PLUMB / HVAC (EXISTING/DEMO/NEW)	AS INDICATED
M03.1	L02 ENLARGE PLAN - PLUMB / HVAC (EXISTING/DEMO)	AS INDICATED
M03.2	L02 ENLARGE PLAN - PLUMB / HVAC (NEW)	AS INDICATED
M04	MECHANICAL DETAILS	N.T.S.
M05	MECHANICAL SCHEDULES	N.T.S.
M06	MECHANICAL SPECIFICATIONS	N.T.S.

1. EXISTING SPRINKLER SYSTEM OF THE RENOVATED CLASSROOMS TO BE UPGRADED TO SUIT THE NEW LAYOUT OF THE CLASSROOMS.
2. SPRINKLER SYSTEM TO BE UPGRADED TO THE REQUIREMENTS OF NFPA 13-2016 AND BOCB 2018.
3. CONTRACTOR SHALL RETAIN A SEPARATE PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA TO PERFORM DETAILED SPRINKLER DESIGN & HYDRAULIC LOADS. THE DRAWINGS SHALL BE SEALED & SIGNED & C/W LETTERS OF ASSURANCE (SCHEDULES 5B/CR).
4. SPRINKLER SHOP DRAWINGS & HYDRAULIC CALCULATION SHALL BE SUBMITTED TO THE CONSULTANTS FOR REVIEW PRIOR INSTALLATION.

1. CONTRACTOR SHALL REVIEW NEW MECHANICAL (PLUMBING & HVAC) SYSTEMS WITH THE MECHANICAL CONSULTANT PRIOR TO COMMENCING ANY WORK.
2. CONTRACTOR SHALL COORDINATE ALL SITE FIELD REVIEWS WITH THE MECHANICAL CONSULTANT FOR:
 - ABOVEGROUND PLUMBING SYSTEM: WHEN ALL PLUMBING SYSTEMS HAVE BEEN INSTALLED AND TESTED AND PRIOR TO ANY PIPE INSULATION AND DRYWALL INSTALLATIONS.
 - DUCT DISTRIBUTION AND EQUIPMENT INSTALLATIONS.
 - FINAL FIELD REVIEWS: WHEN ALL MECHANICAL (PLUMBING & HVAC) SYSTEMS HAVE BEEN COMPLETED AND ARE FULLY OPERATIONAL.
3. CONTRACTOR SHALL REVIEW ANY PIPE & DUCT SLAB/WALL OPENINGS WITH THE STRUCTURAL ENGINEER PRIOR TO ANY SLAB/WALL PENETRATIONS.

NOT FOR CONSTRUCTION

DNA
David Nairne + Associates Ltd
250-1711 W Esplanade, North Vancouver, BC V7M 3J9 Canada
T (604) 984-3503 F (604) 984-0627 E dna@davidnairne.com

 **InnoREFLECTION**
ENGINEERING LTD.

#8-10082 WILLIAMS RD.
CHILLIWACK, BC V2P 5H2

www.innoreflectioneng.ca
ph: (604) 845-7750

SEABIRD ISLAND COMMUNITY SCHOOL
CLASSROOM EXPANSION
2821 Chowat Road, Agassiz, BC V0M 1A0

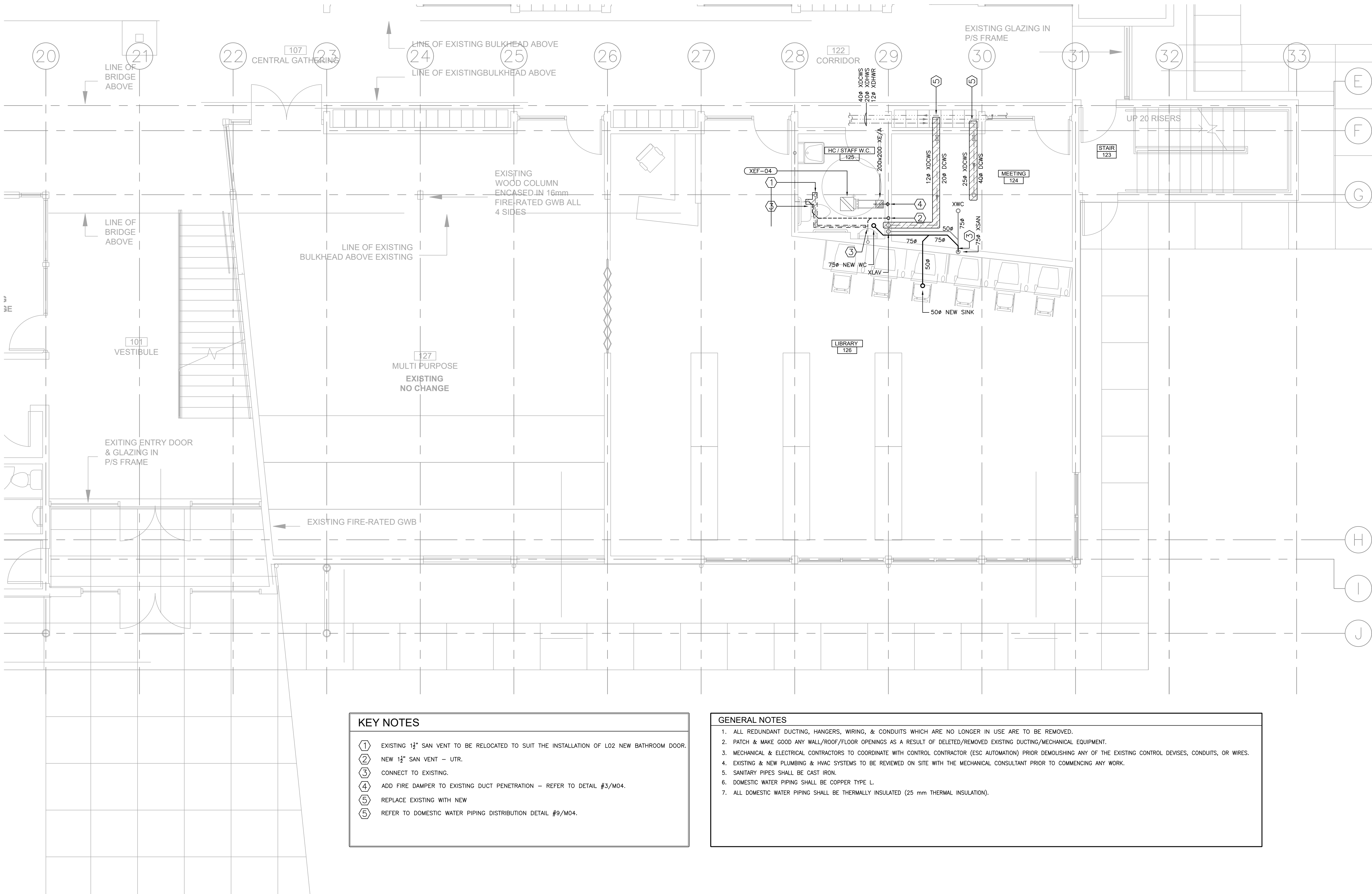
TITLE:

SITE PLAN & TITLE SHEET

DATE: 2021.05.14	M01
DRAWN BY: DH	
DESIGNED BY: DH	
CHECKED BY: DH	
1 OF 8	

M01

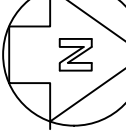

OF 8

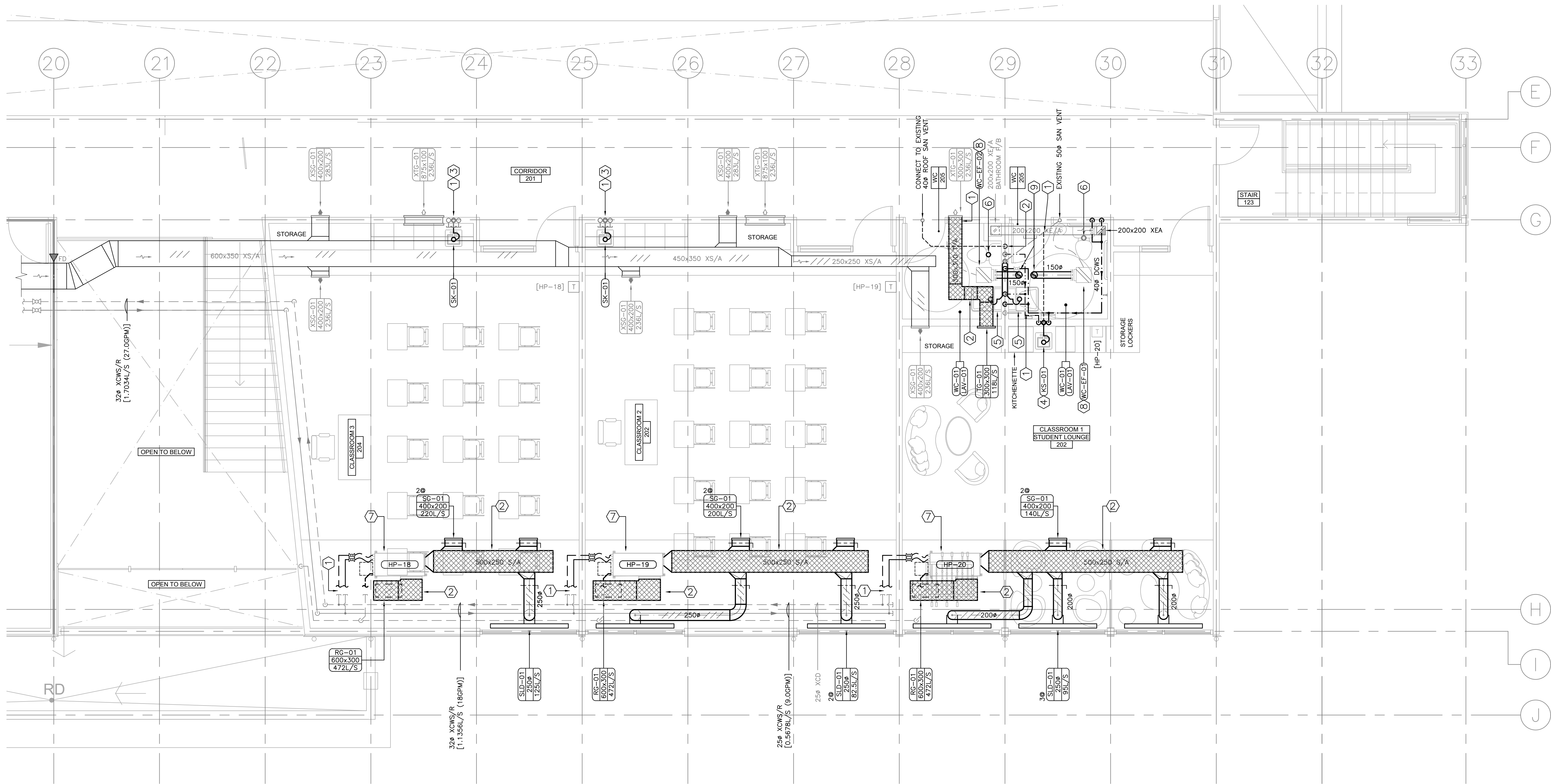


- KEY NOTES**
- ① EXISTING 1½" SAN VENT TO BE RELOCATED TO SUIT THE INSTALLATION OF L02 NEW BATHROOM DOOR.
 - ② NEW 1½" SAN VENT - UTR.
 - ③ CONNECT TO EXISTING.
 - ④ ADD FIRE DAMPER TO EXISTING DUCT PENETRATION - REFER TO DETAIL #3/M04.
 - ⑤ REPLACE EXISTING WITH NEW
 - ⑤ REFER TO DOMESTIC WATER PIPING DISTRIBUTION DETAIL #9/M04.

- GENERAL NOTES**
- 1. ALL REDUNDANT DUCTING, HANGERS, WIRING, & CONDUITS WHICH ARE NO LONGER IN USE ARE TO BE REMOVED.
 - 2. PATCH & MAKE GOOD ANY WALL/ROOF/FLOOR OPENINGS AS A RESULT OF DELETED/REMOVED EXISTING DUCTING/MECHANICAL EQUIPMENT.
 - 3. MECHANICAL & ELECTRICAL CONTRACTORS TO COORDINATE WITH CONTROL CONTRACTOR (ESC AUTOMATION) PRIOR DEMOLISHING ANY OF THE EXISTING CONTROL DEVICES, CONDUITS, OR WIRES.
 - 4. EXISTING & NEW PLUMBING & HVAC SYSTEMS TO BE REVIEWED ON SITE WITH THE MECHANICAL CONSULTANT PRIOR TO COMMENCING ANY WORK.
 - 5. SANITARY PIPES SHALL BE CAST IRON.
 - 6. DOMESTIC WATER PIPING SHALL BE COPPER TYPE L.
 - 7. ALL DOMESTIC WATER PIPING SHALL BE THERMALLY INSULATED (25 mm THERMAL INSULATION).

5.			
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1.			
#	DESCRIPTION	DATE	BY
REVISION			
5.			
4.			
3.			
2.	FOR COORDINATION	2021.06.11	DH
1.	PRELIMINARY FOR REVIEW	2021.06.01	DH
#	DESCRIPTION	DATE	BY
ISSUED			
NOTES:			
NOT FOR CONSTRUCTION			
KEYPLAN:			
OWNER:			
ARCHITECT:			
CONSULTANT:			
SEAL:			
PROJECT NAME:			
SEABIRD ISLAND COMMUNITY SCHOOL CLASSROOM EXPANSION 2821 Chowat Road, Agassiz, BC V0M 1A0			
PROJECT #: 2021-M007			
TITLE:			
L01 / ENLARGE PLAN PLUMB / HVAC EXISTING / DEMO / NEW			
SCALE:	AS INDICATED	DWG #:	M02 2 OF 8
DATE:	2021.05.14		
DRAWN BY:	DH		
CHECKED BY:	DH		

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2.	FOR COORDINATION	2021.06.11	DH
1.	PRELIMINARY FOR REVIEW	2021.06.01	DH
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NOTES:			
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KEYPLAN:			
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OWNER:			
ARCHITECT:			
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CONSULTANT:			
<div style="display: flex; align-items: center; justify-content: center;"><div style="text-align: center; margin-right: 10px;"> #8-10082 WILLIAMS RD. CHILLIWACK, BC V2P 5H2</div><div><p style="margin: 0;">InnoREFLECTION</p><p style="margin: 0; color: #00a08a;">ENGINEERING LTD.</p><p style="font-size: 0.8em; margin: 0;">www.innoreflectioneng.ca ph: (604) 845-7750</p></div></div>			
SEAL:			
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PROJECT NAME:			
SEABIRD ISLAND COMMUNITY SCHOOL CLASSROOM EXPANSION 2821 Chowat Road, Agassiz, BC V0M 1A0			
PROJECT #:			
TITLE:			
L02 / ENLARGE PLAN EXISTING / DEMO			
SCALE: AS INDICATED		DWG #:	
DATE: 2021.05.14		<div style="font-size: 3em; font-weight: bold; margin: 0;">M03.1</div> <div style="font-size: 1.2em; margin-top: 5px;">3 OF 8</div>	
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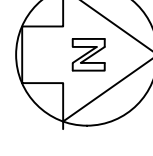



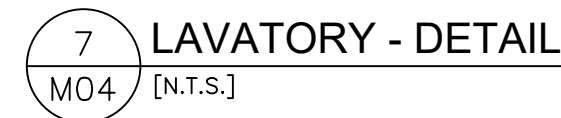
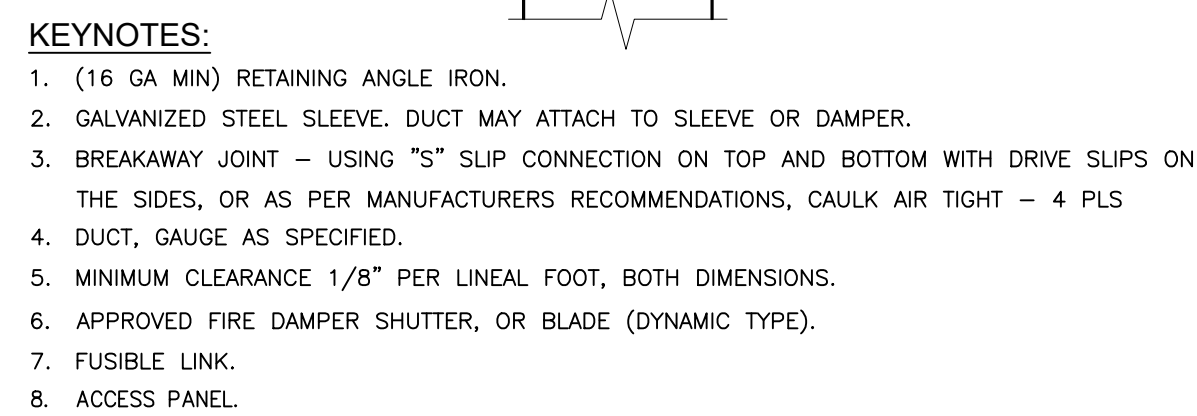
KEY NOTES

- CONNECT TO EXISTING
- C/W 1" INTERNAL ACOUSTIC THERMAL INSULATION.
- SINK - EXISTING TOUGH-IN - REFER TO DETAIL #5/M04.
- KITCHEN SINK - REFER TO DETAIL #6/M04.
- LAV - REFER TO DETAIL #7/M04.
- WC - REFER TO DETAIL #8/M04
- NEW WATER SOURCE HEAT PUMP - REFER TO DETAIL #4/M04.
- NEW EXHAUST FAN - REFER TO DETAIL #1/M04.
- 150 E/A UP TO ROOF - REFER TO DETAIL #2/M04

GENERAL NOTES

- ALL REDUNDANT DUCTING, HANGERS, WIRING, & CONDUITS WHICH ARE NO LONGER IN USE ARE TO BE REMOVED.
- PATCH & MAKE GOOD ANY WALL/ROOF/FLOOR OPENINGS AS A RESULT OF DELETED/REMOVED EXISTING DUCTING/MECHANICAL EQUIPMENT.
- MECHANICAL & ELECTRICAL CONTRACTORS TO COORDINATE WITH CONTROL CONTRACTOR (ESC AUTOMATION) PRIOR DEMOLISHING ANY OF THE EXISTING CONTROL DEVICES, CONDUITS, OR WIRES.
- EXISTING & NEW PLUMBING & HVAC SYSTEMS TO BE REVIEWED ON SITE WITH THE MECHANICAL CONSULTANT PRIOR TO COMMENCING ANY WORK.
- SANITARY PIPES SHALL BE CAST IRON.
- DOMESTIC WATER PIPING SHALL BE COPPER TYPE L.
- ALL DOMESTIC WATER PIPING SHALL BE THERMALLY INSULATED (25 mm THERMAL INSULATION).
- SEQUENCE OF OPERATIONS:
 - BATHROOM EXHAUST FANS [WC-EF-01] & [WC-EF-02]: TO BE CONTROLLED BY AN INTEGRATED MOTION SENSOR. (FANS TO RUN CONTINUOUSLY AT PRESET LOW FLOW RATE AND ENERGIZED TO HIGH FLOW RATE WHEN THE SPACE IS OCCUPIED).
 - HEAT PUMP [HP-18] , [HP-19] & [HP-20] SHALL BE DDC CONTROLLED - REFER TO M05.2 SPECIFICATION - SECTION 259001.

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CONSULTANT:					
<div><div><div>InnoREFLECTION ENGINEERING LTD.</div></div><div><div>#8-10082 WILLIAMS RD, CHILLIWACK, BC V2P 5H2</div><div>www.innoreflectioneng.ca ph: (604) 945-7750</div></div></div>					
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PROJECT #: 2021-M007					
TITLE:					
L02 / ENLARGE PLAN - NEW					
SCALE: AS INDICATED			DWG #:		
DATE: 2021.05.14			<div>M03.2</div> <div>4 OF 8</div>		
DRAWN BY: DH					
DESIGNED BY: DH					
CHECKED BY: DH					

M04

FANS - SCHEDULE:

TAG	DESCRIPTION	MANUFACTURER	MODEL	DUTY	LOCATION	AIR FLOW	ESP	SONES	FAN	MOTOR	ELECTRICAL DATA						WEIGHT	REMARKS
						RATE			SPEED	SPEED	POWER	CONNECTION						
						CFM	IN W.G.		RPM	RPM	HP	KW	AMPS	V	Hz	PH	LBS	
WC-EF-01	EXHAUST FAN	PANASONIC	FV-0511VKS2	VENTILATION	HC W/C	90	0.35	0.3	--	--	--	--	0.2	115	60	1	10.1	1,2,3,4,5,6,7,8,9,10
WC-EF-02	EXHAUST FAN	PANASONIC	FV-0511VKS2	VENTILATION	W/C	90	0.35	0.3	--	--	--	--	0.2	115	60	1	10.1	1,2,3,4,5,6,7,8,9,10
REMARKS:																		
1. INTEGRATED MOTION SENSOR MODEL # FV-MSVK1.																		
2. BUILT IN MULTI SPEED WITH TIME DELAY MODEL # VF-VS15VK1.																		
3. WALL SWITCH (SUPPLIED BY ELECTRICAL CONTRACTOR).																		
4. FAN TO RUN CONTINUOUSLY AT A PRESET LOWER LEVEL (0.50,100 CFM)																		
5. BUILT IN DAMPER.																		
6. ECM MOTOR ENGINEERED TO RUN CONTINUOUSLY.																		
7. 6" DUCT CONNECTION.																		
8. ENERGY STAR.																		
9. HVI CERTIFIED.																		
10. CSA																		

GRILLES & DIFFUSER SCHEDULE :

TAG	MANUFACTURER	MODEL	SERVICE	NOMINAL SIZE (mm)	CONNECTION SIZE (mm)	FINISH	MOUNTING	REMARKS
SG-01	E.H. PRICE	620DAL D / L / A / B12	SUPPLY	SEE DWG	SEE DWG	WHITE	SURFACE	1,2
SLD-01	E.H. PRICE	JS215/1/B12	SUPPLY	1800	SEE DWG	WHITE	T-BAR	3,4
RG-01	E.H. PRICE	EGG CRATE 80/F/A	EXHAUST	SEE DWG	SEE DWG	WHITE	T-BAR	
TG-01	E.H. PRICE	630 L / A / B12	TRANSFER	SEE DWG	SEE DWG	WHITE	SURFACE	
REMARKS: 1. DOUBLE DEFLECTION. 2. ALUMINUM VOLUME DAMPER. 3. LINEAR DIFFUSER. 4. C/W ENGINEERED INSULATED PLENUM.								

WSHP SCHEDULE - (NEW):

TAG	DESCRIPTION	MANUFACTURER	MODEL	LOCATION	AIR FLOW	ESP	WATER FLOW	COOLING CAPACITY	EWI 30°C	HEATING EWT 25°C	ELECTRICAL DATA							DIMENSION	WEIGHT	REMARKS
					L/S	Pg	L/S	BTUH	EEER	CAPACITY BTUH	QOP	BR	MCA	V	Hz	PH	mm	WxLxH	KG	
HP-18	WATER SOURCE HEAT PUMP	DAIKIN	WCCW.2.036	CLASSROOM	566.4	150	0.568	36,000	16.0	42,000	5.2	25	16.8	208	60	3	525x1150x500	165	1 TO 17	
HP-19	WATER SOURCE HEAT PUMP	DAIKIN	WCCW.2.036	CLASSROOM	566.4	150	0.568	36,000	16.0	42,000	5.2	25	16.8	208	60	3	525x1150x500	165	1 TO 17	
HP-20	WATER SOURCE HEAT PUMP	DAIKIN	WCCW.2.036	CLASSROOM	566.4	150	0.568	36,000	16.0	42,000	5.2	25	16.8	208	60	3	525x1150x500	165	1 TO 17	
REMARKS: 1. R-410A. 2. DISCHARGE AIR: END DISCHARGE. 3. RETURN AIR: RIGHT HAND. 4. EC FAN MOTOR. 5. MICRO TECH III CONTROL WITH Bacnet. 6. DIRECT DIGITAL CONTROL (DDC). 7. LOW LEAK 2" FILTER RACK. 8. MERV 13 FILTER. 9. DISCONNECT FUSE. 10. STAINLESS STEEL DRAIN PAN. 11. CLOSED CELL FOAM INSULATION. 12. HEAVY GAUGE GALVANIZED STEEL CABINET CONSTRUCTION. 13. ACCESS PANEL TO COMPRESSOR, BLOWER AND MOTOR ASSEMBLY. 14. COMPRESSOR: VIBRATION ISOLATED SCROLL COMPRESSOR C/W COMPRESSOR SOUND BLANKET. 15. C/W FLEXIBLE STAINLESS STEEL SUPPLY & RETURN HOSES & HOSE KITS: • SUPPLY HOSE: C/W UNION ENDED WITH SHUTOFF VALVE, ONE PRESSURE/TEMPERATURE PORT AND STRAINER. • RETURN HOSE: C/W SHUTOFF VALVE WITH AUTOMATIC FLOW LIMITING VALVE (CIRCUIT SENTRY) 16. C/W CONDENSATE TRAP. 17. 5 YEAR COMPRESSOR AND CIRCUIT WARRANTY.																				

PLUMBING FIXTURE - SCHEDULE:

TAG	DESCRIPTION	MANUFACTURER	MODEL	COLOR/FINISH	NOTES
SK-01	KITCHEN SINGLE SINK	BLANCO	401125	STAINLESS STEEL	TOPMOUNT SINGLE SINK (20"x20.5"x7")
	TRIM	GROHE	31349	00E STAR LIGHT CHROME	1.5 GPM DUAL SPRAY PULL-OUT KITCHEN FAUCET
	WASTE	---	---	---	STAINLESS STEEL SINK WASTE
	TRAP	---	---	---	KITCHEN SINK TRAP
	SUPPLIES	BRASSCRAFT	---	---	FAUCET CONNECTION, ¼ TURN BALL STOP & ESCUTCHEON
KS-01	KITCHEN SINGLE SINK	BLANCO	401125	STAINLESS STEEL	TOPMOUNT SINGLE SINK (20"x20.5"x7")
	TRIM	GROHE	31349	00E STAR LIGHT CHROME	1.5 GPM DUAL SPRAY PULL-OUT KITCHEN FAUCET
	WASTE	---	---	---	STAINLESS STEEL SINK WASTE
	TRAP	---	---	---	KITCHEN SINK TRAP
	SUPPLIES	BRASSCRAFT	---	---	FAUCET CONNECTION, ¼ TURN BALL STOP & ESCUTCHEON
LAV-01	LAVATORY	AMERICAN STANDARD	0954.004EC	WHITE	WALL MOUNTED
	SHROUD/KNEE CONTACT GUARD	AMERICAN STANDARD	0059.020EC	WHITE	---
	TRIM	AMERICAN STANDARD	702B.105	CHROME	0.5 GPM AUTOMATIC FAUCET
	CARRIER	WATTS	CA-411-0-WC	---	C/W THERMOSTATIC MIXING VALVE (605XTMV1070)
	WASTE	DELTA	337290	---	C/W AC POWER SUPPLY KIT FOR MULTI CONNECTIONS (PK00.MAC)
	TRAP	DELTA	337311	CHROME	FLOOR MOUNTED LAVATORY CARRIER -BACK TO BACK
	SUPPLIES	BRASSCRAFT	---	---	1½" TRAP -- C/W CLEANOUT
					FAUCET CONNECTION, ¼ TURN BALL STOP & ESCUTCHEON
WC-01	WATER CLOSET -- FLOOR MOUNTED	AMERICAN STANDARD	3461.001	WHITE	MADERA ELONGATED FLUSHOMETER TOILET -- EVERCLEAN (1.28 GPF/ 4.8LPF)
	FLUSH VALVE	AMERICAN STANDARD	606B.121	CHROME	SELECTRONIC SENSOR OPERATED EXPOSED TOILET FLUSH VALVE (100-240VAC/60Hz) HARD-WIRED AC POWER FLUSH VALVE (1.28 gpf / 4.8 Lpf)
	SEAT	BEMIS	1955SSC	WHITE	C/W POWER SUPPLY KIT FOR MULTI CONNECTIONS
	BACK REST-- ACCESSIBLE TOILET	FRANKE	CM-16104	STAINLESS STEEL	HEAVY DUTY OPEN FRONT LESS SEAT COVER

NOTES: 1. VITREOUS CHINA. 2. ELONGATED. 3. ½" TRAP PRIMER CONNECTION. 4. SEDIMENT BUCKET. 5. STAINLESS STEEL STRAINER. 6. BACKWATER VALVE. 7. VACUUM BREAKER. 8. OVAL FUNNEL DRAIN. 9. ADA COMPLIANT 10. CSA					

ELECTRICAL MOTOR LIST:

UNIT #	UNIT DESCRIPTION	SERVICE	LOCATION	ELECTRICAL DATA							STARTER		DIS'CNCT		STARTER TYPE	REMARKS		
				HP	KW	AMPS	BR	MCA	VOLT	PH	HZ	S	I	W			S	I
HP-18	WATER SOURCE HEAT PUMP	HVAC	CALSSROOM	--	--	--	25	16.8	208	3	60	M	E	E	E	E	MAN	DDC
HP-19	WATER SOURCE HEAT PUMP	HVAC	CALSSROOM	--	--	--	25	16.8	208	3	60	M	E	E	E	E	MAN	DDC
HP-20	WATER SOURCE HEAT PUMP	HVAC	CALSSROOM	--	--	--	25	16.8	208	3	60	M	E	E	E	E	MAN	DDC
WC-EF-01	EXHAUST FAN	BATHROOM VENTILATION	BATHROOM	--	--	0.2	--	--	115	1	60	E	E	E	E	E	MAN	SW, 1
WC-EF-02	EXHAUST FAN	BATHROOM VENTILATION	BATHROOM	--	--	0.2	--	--	115	1	60	E	E	E	E	E	MAN	SW, 1
POWER SUPPLY-PF	AUTOMATIC FLUSH VALVES	PLUMBING FIXTURES		--	--	--	--	--	115	1	60	E	E	E	E	E	--	1
REMARKS:																		
SW	WALL SWITCH																	
MAN	MANUAL STARTER																	
HOA	MAGNETIC STARTER C/W HAND/OFF/AUTO SWITCH & AUX STATUS CONTACTS																	
NOTES:																		
1.	SUPPLIED & INSTALLED BY ELECTRICAL CONTRACTOR																	
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CONSULTANT:			
<div><div><div><div></div></div><div>InnoREFLECTION</div><div>ENGINEERING LTD.</div></div><div>#8-10082 WILLIAMS RD, CHILLIWACK, BC V2P 6H2</div><div>www.innoreflectioneng.ca ph: (604) 845-7750</div></div>			
SEAL:			
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SEABIRD ISLAND COMMUNITY SCHOOL CLASSROOM EXPANSION 2821 Chowat Road, Agassiz, BC V0M 1A0			
PROJECT #: 2021-M007			
TITLE:			
MECHANICAL SCHEDULES			
SCALE:	AS INDICATED	DWG #:	M05
DATE:	2021.05.14		
DRAWN BY:	DH		
DESIGNED BY:	DH		
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DIVISION 23 - HVAC

233100HVAC DUCTWORK & DUCT ACCESSORIES

1. DUCTWORK AND DUCT ACCESSORIES:
1. GENERAL:
1. All ductwork on this project is classified as low pressure. Sheet metal screws may be used for fastening joints. Wrap all joints with fire and water resistive duct tape and sealant to ensure no discernible air leakage.
2. Maintain all ductwork installed on this project clean and free from dust and other workplace debris. If in the Consultant's opinion any ductwork installed has not been maintained in a clean condition the Contractor shall retain the services of a certified duct cleaning company to thoroughly vacuum and clean ALL outdoor, supply and return air ductwork installed.
3. Ducts that penetrate exterior walls assemblies must be sealed to the weather barrier using self adhesive bituminous membrane and expanding foam sealant.
2. DUCTING, FITTINGS & ACCESSORIES:
1. Ductwork:
1. Galvanized steel lock forming ductwork, with galvanized coating conforming to ASTM A525 G90, fabricated to the requirements of SMACNA standards for the specified classifications. All ductwork used on this project shall be clean and free of scale.
2. Duct Access Doors:
1. Access doors shall have ULC listing and shall be 450x450 unless otherwise required by duct size.
3. Balancing Dampers:
1. Fabricated from minimum 1.6 mm thick galvanized steel, with adjustment rod and lock screw.
4. Backdraft Dampers:
1. Fabricated of aluminum with frame minimum of 20 mm thick and blades minimum 2 mm thick. Axles minimum 12 mm diameter ball bearing pressed into the frame. Blade seals to have extruded vinyl seals. Provide adjustable counterbalances. Provide backdraft dampers at inlet to any exhaust fans not provided with automatic control dampers.
5. Flexible Connections:
1. Install canvas flexible connections on inlet to all exhaust fans, and inlet and outlet of roof mounted air handling units. Ensure that flex does not impede airflow and allows movement of equipment without transmitting vibration into the ductwork.
6. Turning Vanes:
1. Airfall type with runner channels. Provide for all square or rectangular duct elbows.
7. Fire Dampers:
1. Fire dampers shall be ULC listed and constructed to the requirements of ULC Standard S112, blade or curtain type. Fusible links to ULC Standard S505, set for operation at 72°C. Where requested by the Owner or consultant, demonstrate operation of fire dampers and re-set.
2. DUCT INSULATION:
1. Install insulation to the requirements of the latest edition of the British Columbia Insulation Contractors Association (BCICA) Standards Manual for Mechanical Insulation.
2. Insulation shall be installed by a skilled tradesman, holding a valid Heat and Frost Insulator certificate of Qualification and licensed in the province of British Columbia.
3. FIRE and Smoke Rating Requirements:
1. Provide materials conforming to the latest edition of the "British Columbia Building Code and in accordance with CAN/ULC-S102 requirements:
1. Maximum flame spread rating 25
2. Maximum smoke developed rating 50.
4. DUCT INSULATION:
1. Insulation to be type B-2 as defined by BCICA Quality Standards specification 1502, for the following systems.
1. Supply Air Ductwork for Air Conditioned Systems:
1. Except where ducts have internal acoustic duct lining, where supply air ductwork on air conditioned systems is concealed within ceiling plenums, chases or furrings provide 25-mm (1-inch) thick external, flexible mineral fibre thermal insulation with vapour barrier to ASTM C1290, with minimum thermal R-value of 1.9 hour-deg F-ft2/BTU. Insulation to be type B-2 as defined by BCICA Quality Standards specification 1502, for the following systems.
2. Exhaust Ductwork for Ventilation Systems:
1. Provide 25 mm (1 inch) thick external mineral fibre thermal insulation on all exhaust ductwork.
3. Acoustic Duct Liner (Supply, Return & Exhaust Ductwork):
1. Where indicated on the drawings and where required for acoustic purposes, provide acoustic duct liner with neoprene backing. Install on mechanical fasteners 300 mm centre to centre. Cut off ends of fasteners and cover with neoprene caps and provide metal Z bars to protect all edges of insulation.
- Internal Ductwork: 25 mm (1 inch) thick acoustic insulation.
- External Ductwork: 50 mm (2 inch) thick acoustic insulation.
5. EXECUTION:
1. Ensure all surfaces to be covered are clean and dry.
2. Ensure that insulation is clean and dry during installation and application of all finishes.
3. Install insulation with smooth and even surfaces.
4. Apply insulation materials, accessories and finishes in accordance with manufacturer's recommendations.

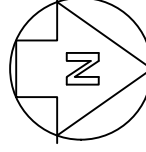

DIVISION 25 - DDC CONTROLS

250501DDC REQUIREMENTS & CONTROLS

1. Upgrade the sequence of operation of the existing DDC Controls to suit the new heat pump upgrade.
2. The system installed will be manufactured by Delta Controls and installed by ESC Automation Ltd.
3. Installation of all controls hardware, wiring and programming of software as required for a completely operational, commissioned control and monitoring installation for the mechanical systems described herein.
4. HVAC control system shall be based on Direct Digital Control, hard-wired, with electronic sensors.
5. System provided shall comply with the requirements of the latest version of ANSI/ASHRAE Standard 135 "Data Communication Protocol for Building Automation and Control Networks".
6. DDC Contractor shall coordinate the requirements of all mechanical equipment to be controlled and be responsible for the coordination and interface requirements between the Controls, and HVAC Systems, as well as existing conditions.
7. DDC Contractor shall coordinate with the Commissioning Agency (CA) work and cooperate with the Ox processes.
8. All new DDC controllers to be BTL listed.
9. All new electrical control components shall be CSA and ULC approved.
10. Provide complete dynamic color graphical user interface.
11. Wiring:
1. Provide all control wiring, whether line or low voltage, all system components, devices, actuators, relays, etc. as necessary for operation of the system.
2. Include for all wiring associated with the heating boilers, including low water cut-offs and high temperature limits.
3. All wiring shall conform to the requirements the Canadian Electrical Code.
4. Control wiring to be a minimum of 18 gauge, run in conduit or as plenum rated cable where described below.
12. For existing sites undergoing upgrades, subject to prior approval by the Owner, existing components maybe re-used such as relays, control panel enclosures, valves, damper actuators, temperature sensors, air proving switches, devices, components, wiring, conduit, etc., for line or low voltage interlocking.
13. Provide for inclusion of the Operation and Maintenance manual complete As-Built control drawings, sequences of operation, product data sheets for all newly installed products and end-to-end verification check sheets. Control drawings are to completely replace all existing control drawings for projects undergoing retrofit.
14. Provide and install point labels / baggage tags for all connected DDC points. The labeling standard Panduit L59 Labeller or equal.
15. DDC Contractor is to coordinate all shutdowns and system switchovers with the Owner prior to the activity taking place. Allow 2 weeks notice to allow adequate time for the Owner to coordinate the activity.
16. DDC Contractor is to include supply of any required software licences to allow the Owner to access and operate newly installed equipment.

259001DDC SEQUENCE OF OPERATIONS

1. Graphics:
1. All DDC system points and global variables for each piece of the new mechanical equipment shall appear on the DDC graphics.
2. Additional points on each graphic screen may be requested by Consultant to facilitate ease of monitoring of the systems.
3. Upgrade existing DDC graphics to suit the new boiler plant upgrades.
2. Sequence of operation:
1. HEAT PUMPS [HP-18], HP-19], [HP-20]:
1. DDC shall interface with the each heat pump controller via BACnet IP communications.
2. DDC shall always monitor the status of the heat pump operation.
3. DDC shall monitor and map all BACNet objects for each heat pump BACNet interface.
4. DDC shall enable the heat pump based on the school operation schedule.
5. DDC shall run the heat pump supply fan continuously during operation hours.
6. DDC shall modulate the heat pump operation to maintain the room set-point temperature as follows:
1. Occupied Mode: 20°C – 22°C (Adjustable)
2. Unoccupied mode:
- Outdoor temperature is below 5°C: 14°C (Adjustable)
7. Alarm:
1. Room temperature out of range:
- Occupied Mode (High:26°, Low:18°)
- Unoccupied Mode (Low 10°C)
2. Compressor Failure.

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OWNER:			
ARCHITECT:			
<div><div><div>DNA</div><div>David Nairne + Associates Ltd</div><div><small>250-171 W Esplanade, North Vancouver, BC V7M 3J8, Canada (604) 984-3303 • (604) 984-9027 • dna@dnainc.com</small></div></div></div>			
CONSULTANT:			
<div><div><div></div><div>InnoREFLECTION ENGINEERING LTD.</div></div><div><div>#8-10082 WILLIAMS RD. CHILLIWACK, BC V2P 6H2</div><div>www.innoreflectioneng.ca ph: (604) 845-7750</div></div></div>			
SEAL:			
<div><div></div><div></div></div>			
PROJECT NAME:			
SEABIRD ISLAND COMMUNITY SCHOOL CLASSROOM EXPANSION 2821 Chowat Road, Agassiz, BC V0M 1A0			
PROJECT #: 2021-M007			
TITLE:			
MECHANICAL SPECIFICATIONS			
SCALE: ---		DWG #:	
DATE: 2021.05.14		M06.2	
DRAWN BY: DH			
DESIGNED BY: DH			
CHECKED BY: DH			
		8 OF 8	