ISSUED FOR BP - MARCH. 31. 2017

LANGLEY BYPASS

20670 LANGLEY BYPASS, LANGLEY, BC



DRAWING LIST:

ARCHITECTURAL

3707 1st AVENUE, BURNABY, B.C., V5C 3V6 (tel) 604.298.3700 (fax) 604.298.6081 (e-mail) admin@lovickscott.com

LOVICK SCOTT ARCHITECTS LTD.

A0 COVER SHEET

A0.1 NOTES

AS1 SITE PLAN AS2 SITE PLAN

A1.0 FLOOR PLAN

A1.2 ROOF PLAN

A2.0 EXTERIOR ELEVATIONS

A2.1 EXTERIOR ELEVATIONS

A3.0 SECTIONS

A3.1 SECTIONS

A4.0 WALL SECTIONS
A4.1 WALL SECTIONS

A5.0 DETAILS

A5.1 DETAILS

A5.2 DETAILS

A6.0 WALL, ROOF & FLOOR ASSEMBLIES

A6.1 DOOR & WINDOW SCHEDULES

LANDSCAPING

C.KAVOLINAS & ASSOCIATES INC. BCSLA CSLA 21308 - 86 AVENUE, LANGLEY, B.C., V1M 1Z7 (tel) 604-888-2363

L-1 LANDSCAPE PLAN

STRUCTURAL

LONDON MAH & ASSOCIATES LTD. #103-1847 W.BROADWAY, VANCOUVER, BC V6J 1Y6 (tel) 604-739-8544 (e-mail) LONDONMAH@TELUS.COM

S-1.0 GENERAL NOTES & KEY PLAN

S-2.0 FOUNDATION PLAN

S-2.0a LOWER CANOPY PLAN & DETAILS

S-3.0 ROOF FRAMING PLAN

S-4.0 SECTION S-5.0 SECTION

MECHANICAL

ALBERTO BICOL CONSULTING INC.
7968 - WEDGEWOOD SREET,
BURNABY, B.C., V5E 2EB
(tel) 778-998-9651
(e-mail) albert.bicol@albertobconsulting.com

M-1 SITE PLAN

M-2 FOUNDATION PLAN
M-3 MECHANICAL PLAN

M-4 ROOF PLAN

M-5 DETAILS AND SCHEDULES

M-6 SPECIFICATION

ELECTRICAL

EDG ELECTRICAL CONSULTANTS CORP. 200-2764 BARNET HIGHWAY, COQUITLAM, BC, V3B 1B9 (tel) 604-474-4080 (e-mail) EDG@EDGCORP.CA

E1.0 SITE PLAN

E1.1 SITE SERVICING DETAILS

E2.0 FLOOR PLAN

E2.1 DETAILS AND NOTES

E3.0 SPECIFICATIONS

CIVIL

CORE GROUP CONSULTANTS LAND DEVELOPMENT SERVICES 320-8988 FRASERTON COURT, BURNABY, BC, 5J 5H8 (tel) 604-299-0605 (fax) 604-299-0629

C1 NOTES

C2 STORM & SANITARY

C3 GRADING AND WATER

LANGLEY BYPASS-13-94

EXTERIOR FINISHES SPECIFICATIONS:

JAMES HARDIE: HARDIEZONE (HZ5):

PANELS: SMOOTH FINISH 48" X 96" X 5/16" PANELS, UNLESS NOTED OTHERWISE. SHOP PAINTED - REFER TO ELEVATION FOR COLOURS REVEALS: CLEAR ANODIZED FINISH

- I. HARDIEPANEL FASTENERS: MUST LINE UP BOTH VERTICALLY & HORIZONTALLY. OFFSET FASTENERS WILL NOT BE ACCEPTED AND PANELS MAY HAVE TO BE REPLACED WHERE FASTENERS DO NOT LINE UP. ALL FASTENERS ARE TO BE STAINLESS STEEL, FACTORY PRE-PAINTED TO MATCH ADJACENT PANELS. G.C. TO RE-TOUCH PAINTED S.S. FASTENERS ONCE PANELS ARE INSTALLED (PAINT TO MATCH FACTORY PAINT COLOUR AND TYPE).
- 2. REVEALS ARE TO BE INSTALLED TRUE & PLUMB.
- 3. EASYTRIM J-CHANNEL MUST BE INSTALLED AROUND SIDE EDGES OF ALL DOORS, WINDOWS, LIGHT FIXTURES & WATER HOSE BOXES AND EASYTRIM b-CHANNEL OF ALL DOORS, WINDOWS, LIGHT FIXTURES & WATER HOSE BOXES HEAD.
- REVEALS INSTALLED OVER OTHER REVEALS THAT REQUIRE NOTCHING SHOULD BAMEONOS ONES ADELS NAFIRBATORE LA BHING NOTIONED BY PRESED AREVIDAL VIDER THAN NECESSARY. EXISTING CUTS MUST BE CONCEALED WITH J-CHANNEL OR
- THE PANELS REPLACED. 6. CARE MUST BE EXERCISED WHEN HANDLING/CUTTING THE PANELS TO AVOID CHIPPED EDGES. DAMAGED PANELS SHOULD NOT BE INSTALLED EXCEPT IN
- 7. EXPOSED PANEL EDGES ARE TO BE FACTORY EDGES AS OPPOSED TO CUT

LOW VISIBLE AREAS SUCH AS INSIDE FACES OF PARAPETS.

- 8. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL INSTALLATION
- REQUIREMENT'S. 9. EASY TRIM SURFACE MOUNTED BUTTON SCREWS REQD FOR SMOOTH HARDI
- PANEL TO BE SS AND PRE PAINTED TO MATCH THE SURROUNDING PANEL. IO. ALTERNATIVES FOR JAMES HARDIE HARDIEZONE (HZ5) & EASY TRIM PRODUCTS WILL NOT BE ACCEPTED.

METAL CAP FLASHING:

ALL JOINTS ARE TO BE S-JOINTS, NO EXPOSED FASTENERS PREFINISHED TO MATCH METAL PANEL AS PER ELEVATIONS

CULTURED STONE BRICK:

CONSTRUCTION AND SITE REVIEW NOTES

- THESE DRAWINGS HAVE BEEN ARCHITECTURALLY DESIGNED & ENGINEERED IN CONFORMANCE WITH PART 3 OF BCBC 2006. FOLLOWING IS A LIST OF SITE REVIEWS THAT ARE REQUIRED DURING CONSTRUCTION. CONTRACTOR IS TO NOTIFY ARCHITECT AND ENGINEER(S) 5 DAYS PRIOR TO REQUIRED SITE REVIEW. ALL INSPECTIONS MUST BE COMPLETE IF CONTRACTOR IS TO OBTAIN OCCUPANCY.
- CONTRACTOR IS TO KEEP PROGRESS PHOTOGRAPHS OF THE CONSTRUCTION. CONTRACTOR SHALL TAKE A MINIMUM OF 10 DIGITAL PHOTOGRAPHS ON THE FRIDAY OF EACH WEEK OF CONSTRUCTION. CONTRACTOR TO SUBMIT A CD OF THE PHOTOGRAPHS TO THE ARCHITECT AT THE CONCLUSION OF THE PROJECT.
- 3. CONTRACTOR TO INFORM ARCHITECT WHEN CONSTRUCTION BEGINS.
- 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND INFORM THE ARCHITECT IF THERE ARE ANY DISCREPANCIES.
- 5. CONTRACTOR TO PROVIDE A CONSTRUCTION SAFETY PLAN.

ARCHITECTURAL SITE REVIEWS:

- ON COMPLETION OF INSTALLATION OF INSULATION AND VAPOUR BARRIER PRIOR TO
- . ON COMPLETION OF WINDOW MEMBRANE FLASHING INSTALLATION.
- . ON COMPLETION OF PROJECT PRIOR TO OCCUPANCY INSPECTION & AFTER ENGINEERS FINAL REVIEWS WITH LOCAL BUILDING INSPECTOR.

STRUCTURAL INSPECTIONS:

- PRIOR TO COMMENCEMENT OF PILING. SOME JOBS REQUIRE INSPECTIONS FOR THE PILE LENGTH REINFORCING. IN OTHER CASES, A GEOTECHNICAL ENGINEER WILL BE DOING THE
- PRIOR TO POUR OF FIRST PILE CAPS (IF ANY).
- PRIOR TO POUR OF FIRST GRADE BEAM AND PRIOR TO SUBSEQUENT GRADE BEAM
- PRIOR TO POUR OF SLAB. IF SLAB IS DONE IN SEVERAL POURS, WE SHOULD BE CALLED FOR EACH PORTIONS.
- ONCE FRAMING IS UP, BUT BEFORE WALLS ARE CLOSED IN AND ROOFING IS ON. THEY WILL ALSO NEED TO ENSURE THE TRUSS SUPPLIER INSPECTS THE INSTALLATION BEFORE THE WALLS ARE CLOSED IN OR ROOFING/CEILING IS IN.
- AFTER THE NEW LINTELS ARE INSTALLED BUT BEFORE THEYARE CLOSED UP.
- AFTER THE EXTRA STUDS/BLOCKING IS IN PLACE FOR THE CANOPIES BUT BEFORE THE WALLS ARE CLOSED UP. AS WELL AS AFTER ALL THE CANOPY FRAMING IS INSTALLED.

ELECTRICAL SITE REVIEWS:

- AT COMPLETION OF ELECTRICAL WIRING ROUGH-IN PRIOR TO BOARDING.
- . AT COMPLETION OF PROJECT WHEN ALL LIGHTING, LIFE SAFETY AND POWER SYSTEMS ARE OPERATIONAL.

MECHANICAL SITE REVIEWS:

- BELOW GRADE PIPING COMPLETION PRIOR TO BACKFILLING.
- 2. AT COMPLETION OF PLUMBING ROUGH-INS AND PRESSURE TEST PRIOR TO BOARDING.
- AT COMPLETION OF H.V.A.C EQUIPMENT AND DUCTS ROUGH-IN PRIOR TO THE INSTALLATION OF CEILINGS.
- AT SUBSTANTIAL COMPLETION OF PROJECT WHEN ALL PLUMBING AND H.V.A.C. SYSTEMS ARE COMPLETE AND ARE OPERATIONALLY ON AFTER CITY FINAL.

FRAMING NOTES

- REFER TO STRUCTURAL DWG'S FOR INTERIOR BEARING AND SHEAR WALL INFORMATION. WHERE NEW PLUMBING VENTS PENETRATE CEILING (WITHIN STUD PARTITIONS) G.C.
- TO PROVIDE POSITIVE SEAL BETWEEN VENT AND SIDES OF OPENING. CONTRACTOR OR BUILDER TO VERIFY ALL DATUMS, DIMENSIONS, INCLUDING ROUGH OPENINGS OF ALL DOORS, WINDOWS, FITTINGS, APPLIANCES, AND BUILT-IN EQUIPMENT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO BEGINNING OF CONSTRUCTION.

EXTERIOR WALLS & GLAZING NOTES

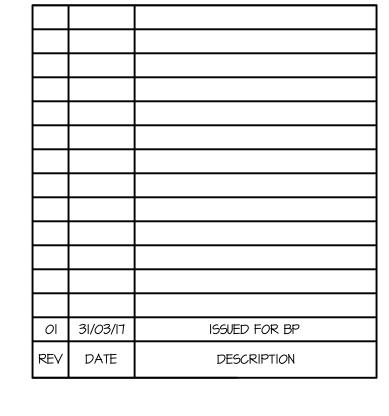
- SEAL ALL JOINTS BETWEEN TILT UP PANELS WITH A BACKER ROD & A CAULK JOINT. TREMCO DYMERIC OR APPROVED EQUAL. BACKER ROD TO BE CLOSED CELL AND DIAMETER EQUAL TO 150% OF THE JOINT WIDTH.
- SILL FLASHING SHOULD EXTEND FULLY UNDER THE MULLION RETURNING 3" UP THE BACK OF THE MULLION. ENDS OF FLASHINGS SHOULD BE TURNED UP AND CAULKED AT THE CORNERS TO FORM END DAMS. AVOID DRILLING THROUGH THE SILL FLASHINGS TO FASTEN THE MULLIONS.
- WHERE NECESSARY, ALL PENETRATIONS SHOULD BE PRE DRILLED AND THE HOLES FILLED WITH A GENEROUS AMOUNT OF APPROVED CAULKING.
- ENSURE THAT ALL METAL DOOR THRESHOLDS ARE PLACED IN TWO CONTINUOUS BREADS OF APPROVED CAULKING COMPOUND AT THE TIME OF THEIR INSTALLATION. SURFACE CAULK THE SIDES OF THE THRESHOLD TOT THE DOOR
- METHODS OF ATTACHMENT AND POWER SUPPLY FOR ANY SIGNS ATTACHED TO THE EXTERIOR OF THE BUILDING MUST BE REVIEWED AND APPROVED BEFORE
- INSTALLATION OF ANY ITEMS SUCH AS HOSE BIBS, LIGHTING FIXTURES, EXTERIOR ELECTRICAL OUTLETS OR OTHER PIECES OR EQUIPMENT THAT REQUIRE PIERCING THE EXTERIOR OF THE BUILDING MUST BE REVIEWED AND APPROVED BEFORE INSTALLATION.
- ALL MEMBRANES AND SEALANTS MUST BE APPROVED AND SAMPLES OF ALL VENTS, CAPS OR DUCTS THAT PENETRATE THE ENVELOPE OR ROOF MUST BE PROVIDED BEFORE INSTALLATION BEGINS
- ENSURE THAT ALL PREFINISHED METAL CAPS C/W POSITIVE DRAINAGE LABPS.
- ANY LARGE MECHANICAL GRILL OPENINGS MUST BE INSTALLED SIMILAR TO MINDOWS

GENERAL NOTES

IT IS THE INTENT OF THESE DRAWINGS THAT THE AREA SHOWN IN THE SCOPE OF WORK BE PREPARED FOR NEW CONSTRUCTION.

MECHANICAL, ELECTRICAL, AND INTERIOR DESIGN DRAWINGS AS A COMPLETE SET.

- THESE DRAWINGS SHALL NOT BE SCALED.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL,
- ALL WORK SHALL CONFORM TO THE CURRENT APPLICABLE PROVINCIAL BUILDING CODE AND ALL LOCAL MUNICIPAL CODES AND BYLAMS.
- CONTRACTOR TO VERIFY ALL DATUMS, DIMENSIONS, INCLUDING ROUGH OPENINGS OF ALL DOORS, WINDOWS, FITTINGS, APPLIANCES, AND BUILT-IN EQUIPMENT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO BEGINNING OF CONSTRUCTION, CONTRACTOR TO PRICE ALL DISCREPANCIES (BOTH SITE AND DRAWINGS) TO THE WORST CASE
- CONTRACTOR TO PROVIDE A COMPLETE MECHANICAL (VENTILATION) & PLUMBING SYSTEM IN ACCORDANCE WITH THE CURRENT APPLICABLE PROVINCIAL BUILDING CODE AND RELATED STANDARDS GOVERNING THE WORK.
- ELECTRICAL DESIGN AND INSTALLATION TO CONFORM TO THE CURRENT APPLICABLE PROVINCIAL BUILDING CODE AND ALL LOCAL MUNICIPAL BYLAWS.
- FASTEN ALL GYPSUM WALLBOARD (GWB) IN CONFORMANCE WITH SUBSECTION 9.29.5 OF THE APPLICABLE PROVINCIAL BUILDING CODE.
- ALL WORK DONE IN CONNECTION WITH THESE SPECIFICATIONS AND DRAWINGS MUST COMPLY WITH THE INDUSTRIAL HEALTH AND SAFETY REGULATIONS OF THE WORKERS COMPENSATION BOARD OF THE APPLICABLE PROVINCE.
- FLAME SPREAD RATING FOR INTERIOR FINISHES TO CONFORM TO THE CURRENT APPLICABLE PROVINCIAL BUILDING CODE.
- ALL FIRE SEPARATION PARTITIONS ARE TO EXTEND FROM THE FLOOR SLAB TO THE UNDERSIDE OF THE STRUCTURE ABOVE TO PROVIDE A SMOKE-TIGHT & FIRE STOPPER SEPARATION. CONTRACTOR IS TO MAINTAIN THE INTEGRITY OF THE EXISTING FIRE SEPARATIONS. FLOOR PENETRATIONS ARE TO BE WATER TIGHT.
- WHERE PLUMBING VENTS PENETRATE CEILING (WITHIN STUD PARTITIONS) G.C. TO PROVIDE POSITIVE SEAL BETWEEN VENT AND SIDES OF OPENING. ALL PENETRATION THROUGH FIRE RATED WALLS AND CEILING MUST BE SEALED WITH FIRE RATED CAULK OR CONTRACTOR MUST PROVIDE FIRE DAMPER.
- GENERAL CONTRACTOR TO REVIEW ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND IS RESPONSIBLE FOR ALL ADDITIONAL OPENINGS THRU ROOFS, WALLS, FIREPLACES, AND/OR FLOORS FOR MECHANICAL REQUIREMENTS, ELECTRICAL RISERS, EXHAUST RISERS, ACCESS PANELS AND OTHER OPENINGS NOT SHOWN ON DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT, DELIVERY, STORAGE, UNCRATING, ASSEMBLY AND FINAL PLACEMENT OF ALL ITEMS, INCLUDING OWNER SUPPLIED ITEM UNLESS NOTED OTHERWISE.
- ANY DAMAGE INCURRED DIRECTLY OR INDIRECTLY BY CONSTRUCTION WORK SHALL BE REPAIRED AND MADE GOOD AT NOT COST TO THE OWNER.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOILS CONDITIONS AND FOLLOW THE RECOMMENDATIONS OF THE SOIL REPORT.
- CONTRACTOR TO SLOPE FINISH GRADE AWAY FROM THE BUILDINGS MIN. 1/4" PER
- I'-O" TO PROVIDE ADEQUATE DRAINAGE AND MEET ALL CITY BUILDING GRADES.
- SUPPLY SHOP DRAWINGS OF ALL SPECIALTY ITEMS FOR ARCHITECTS APPROVAL.
- REFER TO STRUCTURAL DRAWINGS FOR INTERIOR BEARING AND SHEAR WALL
- ARCHITECTURAL CONCRETE TO BE WELL VIBRATED, CLEAR OF ANY HONEYCOMBS AND TO HAVE A SMOOTH EVEN TEXTURED FINISH OR AS NOTED ON DRAWINGS.
- 20. POLYETHYLENE VAPOUR BARRIER TO BE CAULKED CONTINUOUSLY AT ALL JOINTS TO ENSURE A CONTINUOUS SEAL.
- . ALL PLYWOOD AND WOOD BLOCKING USED AT GRADE OR AS PART OF THE ROOF CONSTRUCTION SHALL BE PRESSURE-TREATED.
- 22. ALL INTERIOR WALLS TO BE TYP. 2x4 CONSTRUCTION. (U.N.O.)
- 23. ALL INTERIOR WALLS DIMENSIONED FROM OUTSIDE OF EXTERIOR SHEATHING TO CENTERLINE OF WALL (U.N.O.).
- 4, U.N.O. ALL INTERIOR STEEL STUD WALL UNDER 12'-O" ARE TO BE 3 5/8", ALL STEEL STUD WALLS UP TO 20'-O" ARE TO BE 6". ALL INTERIOR WALLS/ BULKHEADS ENGINEERED BY STEEL STUD CONTRACTOR. CONTRACTOR TO PROVIDE SEISMIC ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
- 5 CONTRACTOR MUST EASE ALL FINISHED EXPOSED CORNERS OF NEW FLASHING IN AREAS ACCESSIBLE BY THE PUBLIC, CREATING FLASHING THAT ARE SMOOTH ROUNDED, FREE FROM PROTRUSIONS AND NOT SHARP IN ANY WAY.
- 26. THE DESIGN CONSULTANT WILL NOT BE RESPONSIBLE FOR ANY COST INCURED BY CONTRACTOR OR TENANT THROUGH ERRORS OR OMISSIONS IN THESE DRAWINGS OR SPECIFICATIONS.



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CONSULTANT SEAL

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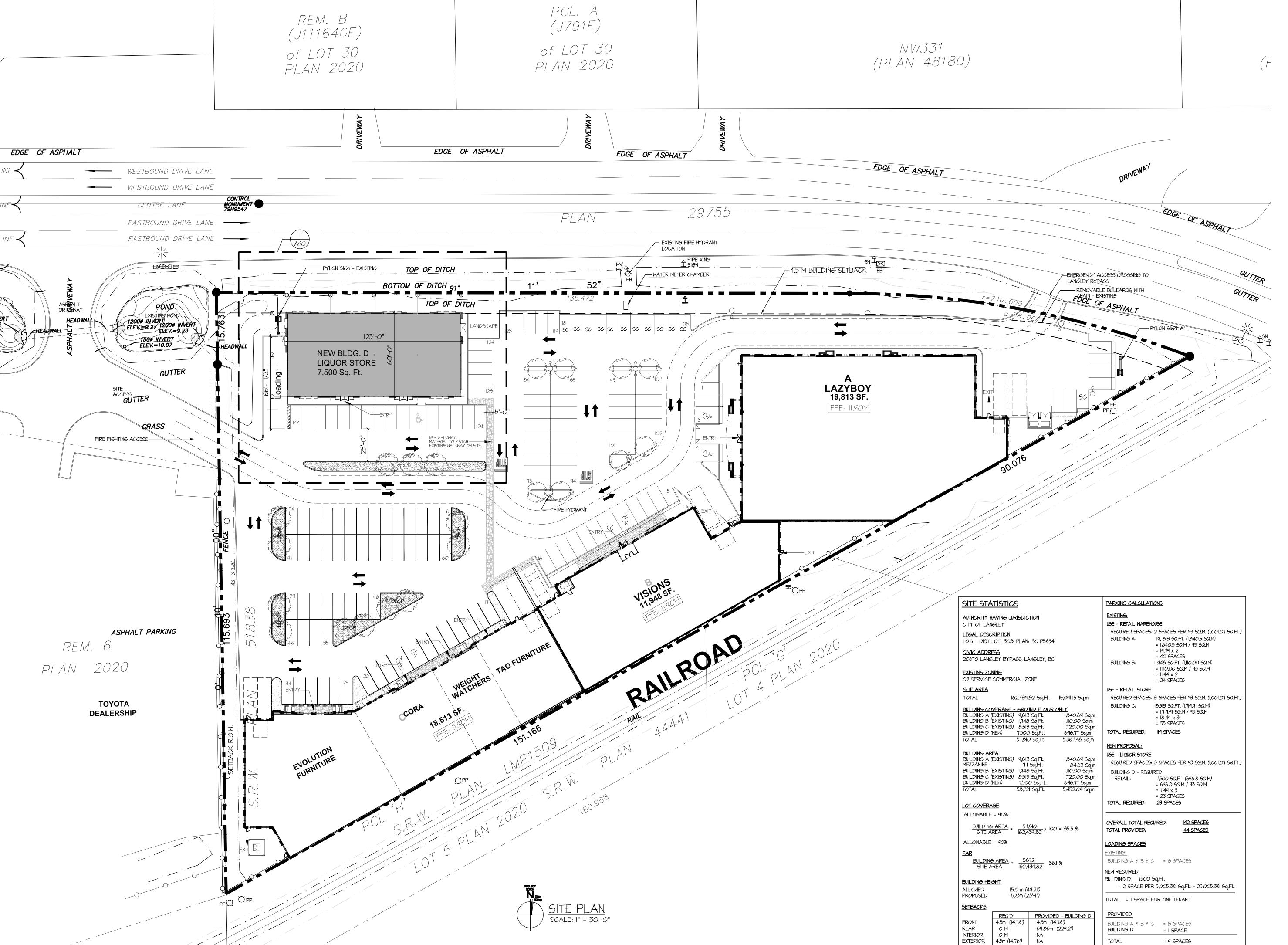
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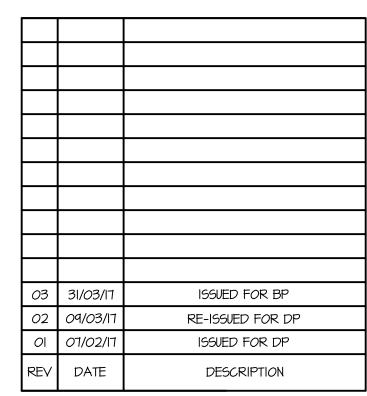
SCALE

NOV 2013

NOTES PROJECT NUMBER DRAWING NUMBER AO.I 13-94 1/4" = 1'-0"

31/03/17





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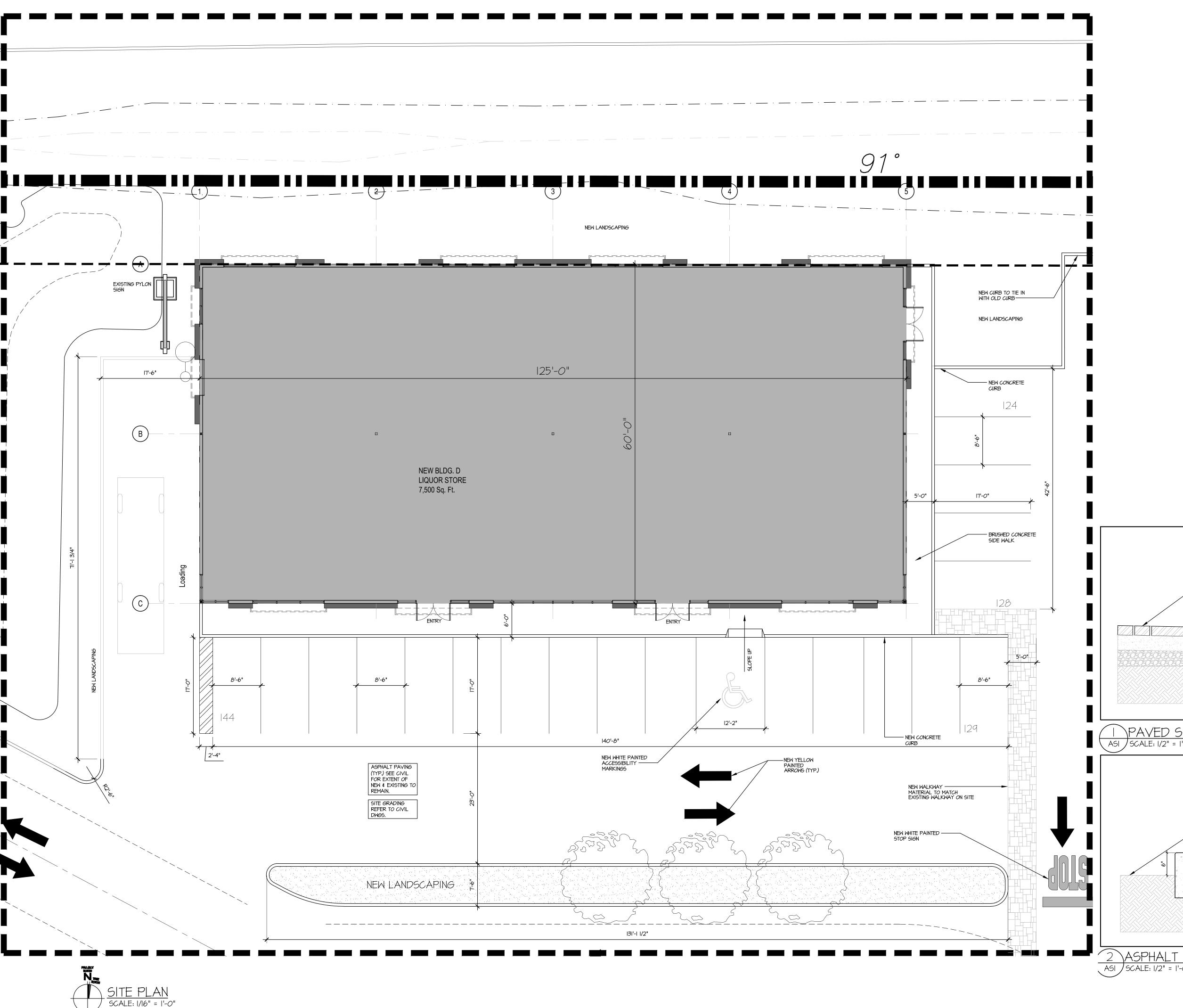
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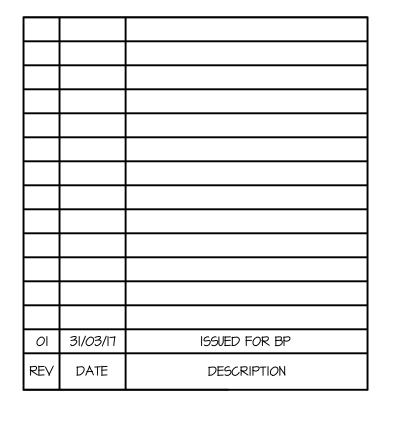
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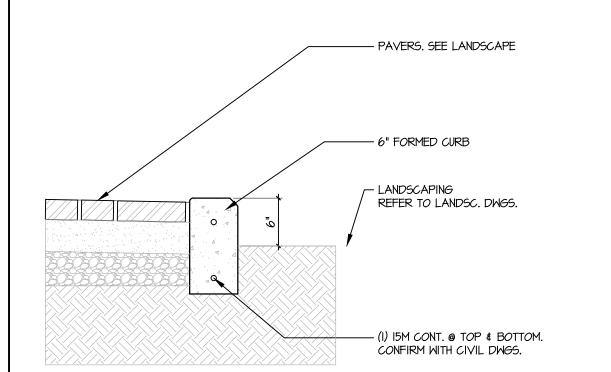
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	SITE PLAN	13-94
PROJECT NUMBER	DRAWING NUMBER	— ass 1
13-94	ASI	 Bypass
scale " = 30'-0"		 anglev
DATE	REVISION 31/03/17	anc





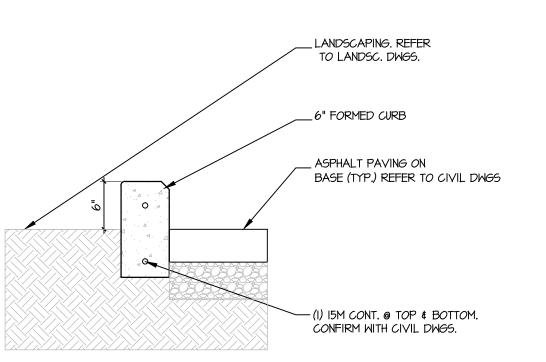


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PAVED SIDEWALK @ LANDSCAPING

ASI SCALE: 1/2" = 1'-0"



2 ASPHALT PAVING @ LANDSCAPING

ASI SCALE: 1/2" = 1'-0"

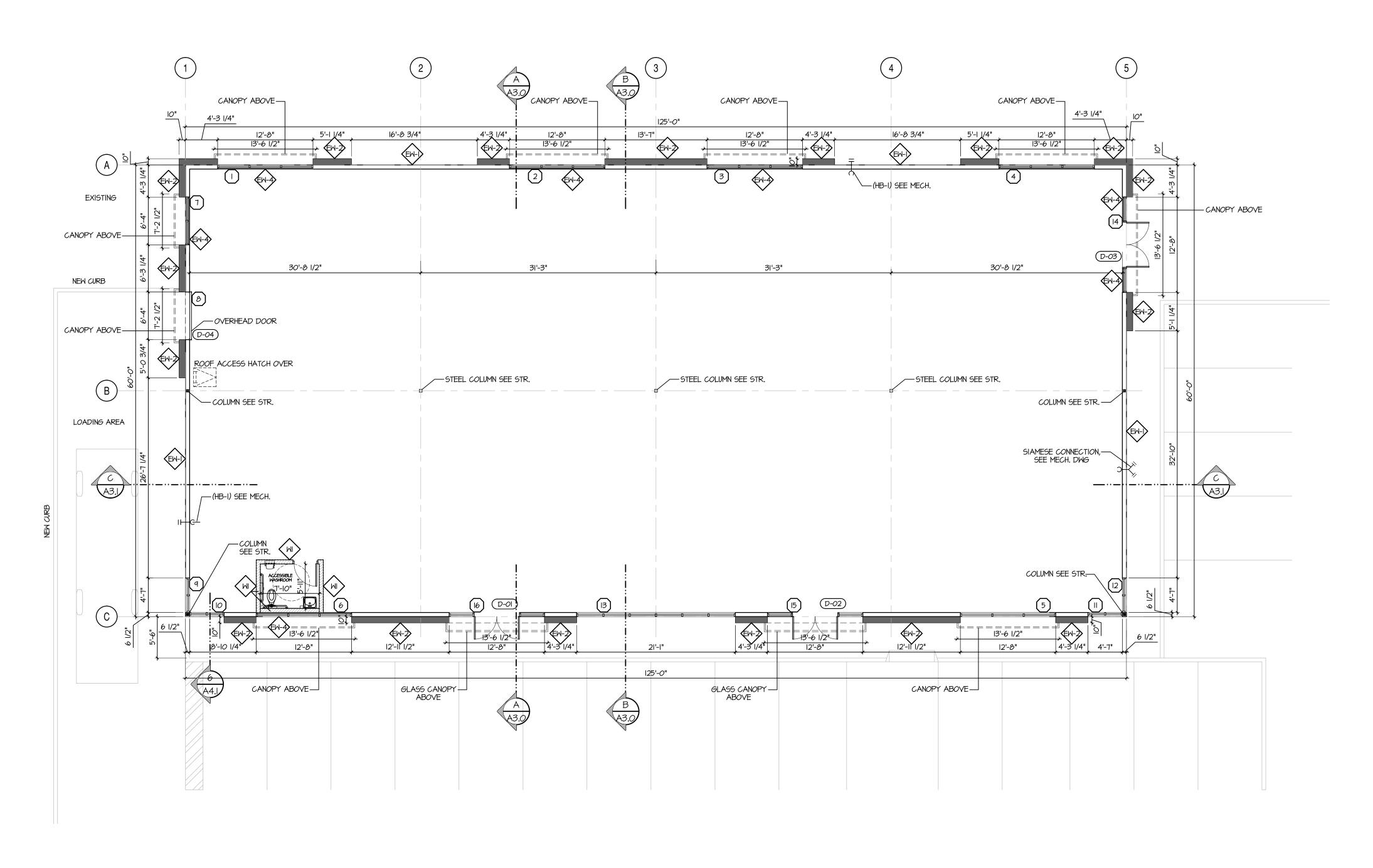
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SITE PLAN

PROJECT NUMBER DRAWING NUMBER AS2 13-94 SCALE <u>|" = 30'-0"</u> REVISION NOV 2013 31/03/17





FRAMING NOTES

- REFER TO STRUCTURAL DWG'S FOR INTERIOR BEARING AND SHEAR WALL INFORMATION.
- WHERE NEW PLUMBING VENTS PENETRATE CEILING (WITHIN STUD PARTITIONS) G.C.
 TO PROVIDE POSITIVE SEAL BETWEEN VENT AND SIDES OF OPENING.
 CONTRACTOR OR BUILDER TO VERIFY ALL DATUMS, DIMENSIONS, INCLUDING
 ROUGH OPENINGS OF ALL DOORS, WINDOWS, FITTINGS, APPLIANCES, AND BUILT-IN
- 3. CONTRACTOR OR BUILDER TO VERIFY ALL DATUMS, DIMENSIONS, INCLUDING ROUGH OPENINGS OF ALL DOORS, WINDOWS, FITTINGS, APPLIANCES, AND BUILT-IN EQUIPMENT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO BEGINNING OF CONSTRUCTION.

PROPOSED FLOOR PLAN LEGEND

WALL ASSEMBLY: REFER TO A5.1 DRAWING.

DOOR NUMBER: REFER TO A5.0 DOOR SCHEDULE

WINDOW NUMBER: REFER TO A5.0 WINDOW SCHEDULE

02	31/03/17	ISSUED FOR BP
Ol	07/02/17	ISSUED FOR DP
REV	DATE	DESCRIPTION

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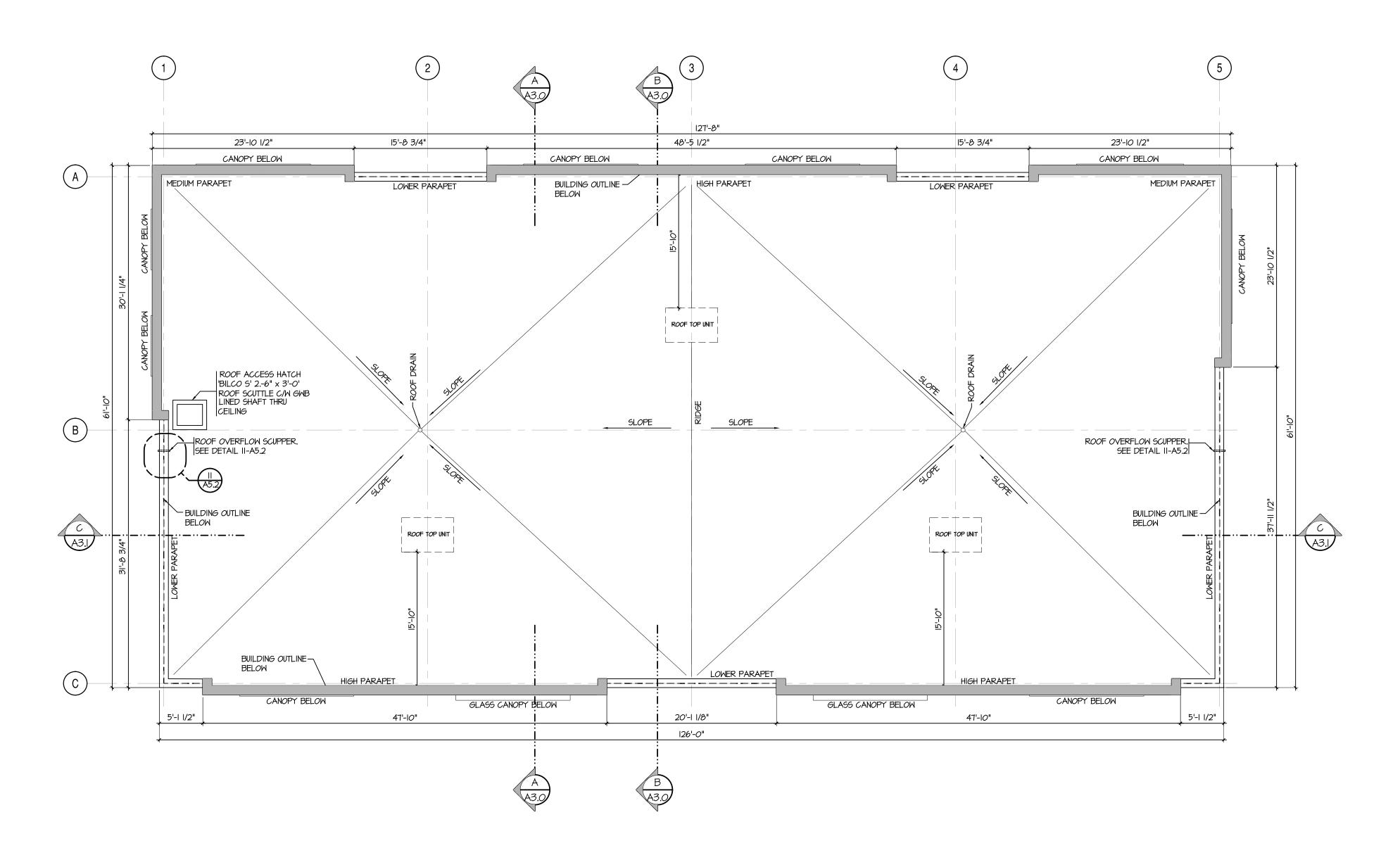
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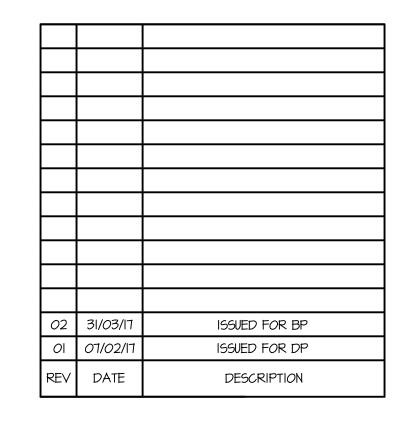
FLOOR PLAN





ROOF NOTES

- PROVIDE POSITIVE SLOPE TO ALL ROOF DRAINS TO ALLOW DRAINAGE. (NO PONDING ALLOWED)
- 2. PROVIDE BUILT-UP SADDLES AS REQUIRED TO CREATE POSITIVE DRAINAGE AROUND ALL EQUIPMENT.
- 3. REFER TO STRUCTURAL DRAWINGS FOR CONFIRMED LOCATIONS OF BEAMS,
- 4. CAULK, SEAL AND MAKE GOOD ALL ROOF PENETRATIONS.
- 5. GC TO PROVIDE TRUSS SHOP DRAWINGS.
- 6. GC TO VERIFY SIZE, TYPE AND LOCATION
 OF ALL ROOF TOP EQUIPMENT WITH MECH. DWG'S. INCLUDING ALL VENTS.



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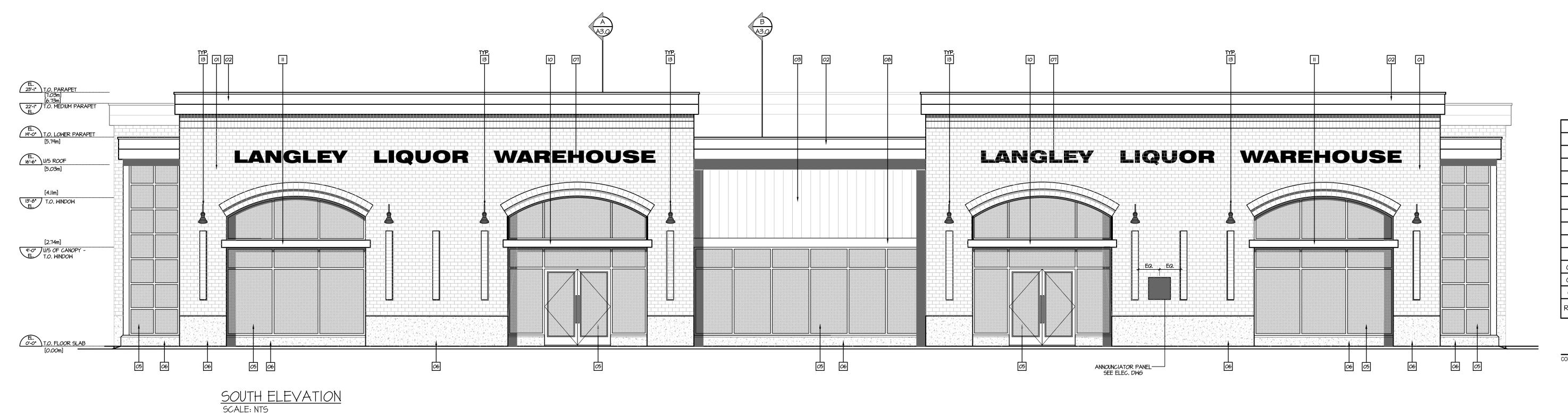
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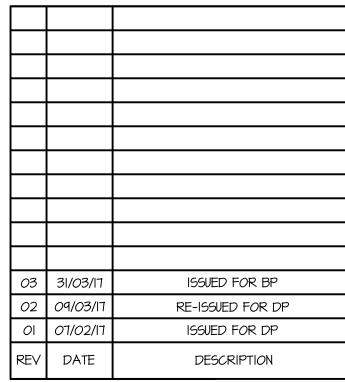
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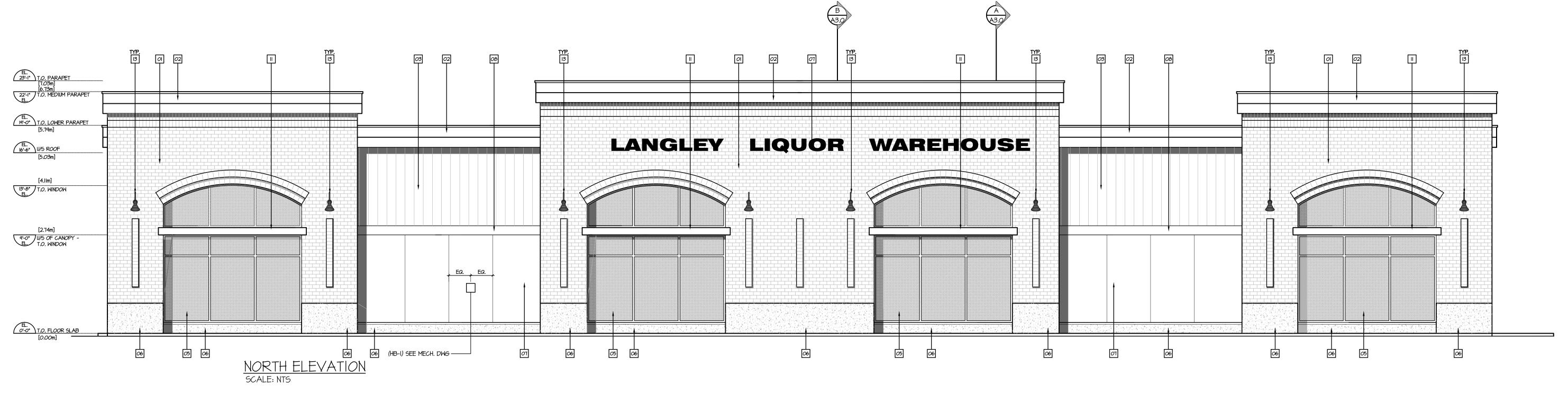
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ROOF PLAN

PROJECT NUMBER DRAWING NUMBER 13-94 SCALE |/8" = |'-0" 31/03/17 NOV 2013







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	TERIOR FINISHES Lours to be confirmed prior to painti	* ALL MATERIAL FLASHING TO BE 24 GA. NG
NO.	MATERIAL	COLOUR
1	CULTURED STONE BRICK	HIGH DESERT
2	METAL ROOF FLASHING	CHARCOAL
3	HARDIE PANEL VERTICAL SIDING	IRON GREY
5	STOREFRONT DOORS & WINDOW FRAMES	ANODIZED - BLACK
6	CONCRETE UPSTAND	STAINED TO MATCH BM HC-166 CHARCOAL
7	HARDIE PANEL SMOOTH (HZ5)	ARCTIC WHITE
8	HARDI TRIM	IRON GREY
9	SCUPER	PAINT EXPOSED PORTION CHARCOAL
Ю	CANOPY WITH GLASS	CHARCOAL
Ш	CANOPY WITHOUT GLASS	CHARCOAL
12	ALUMINUM OVERHEAD DOOR	CHARCOAL
13	GOOSENECK LIGHTING - SEE ELECTRICAL	CHARCOAL

SIGNAGE SHOWN FOR REFERENCE ONLY. SEPERATE SIGN PERMIT REQUIRED

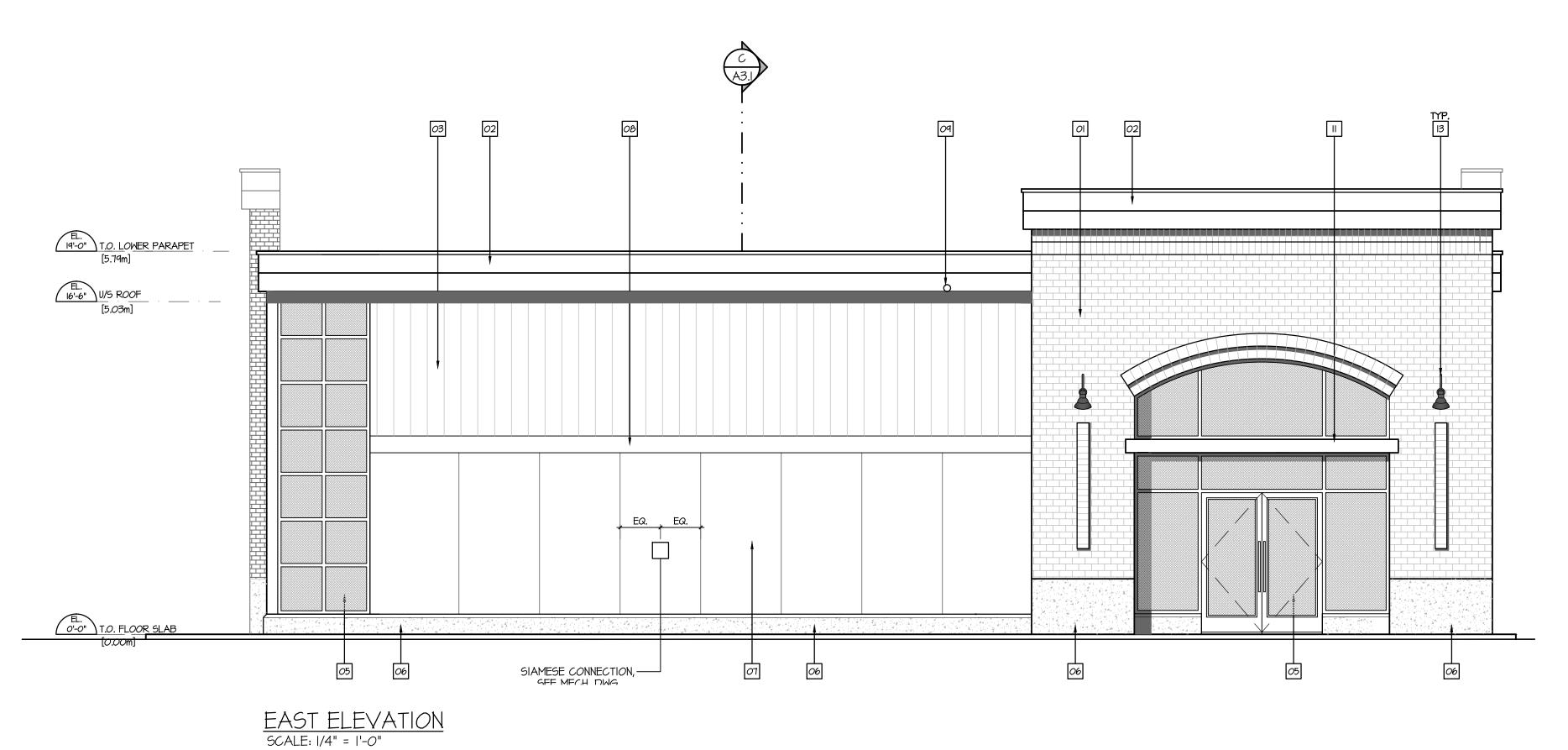
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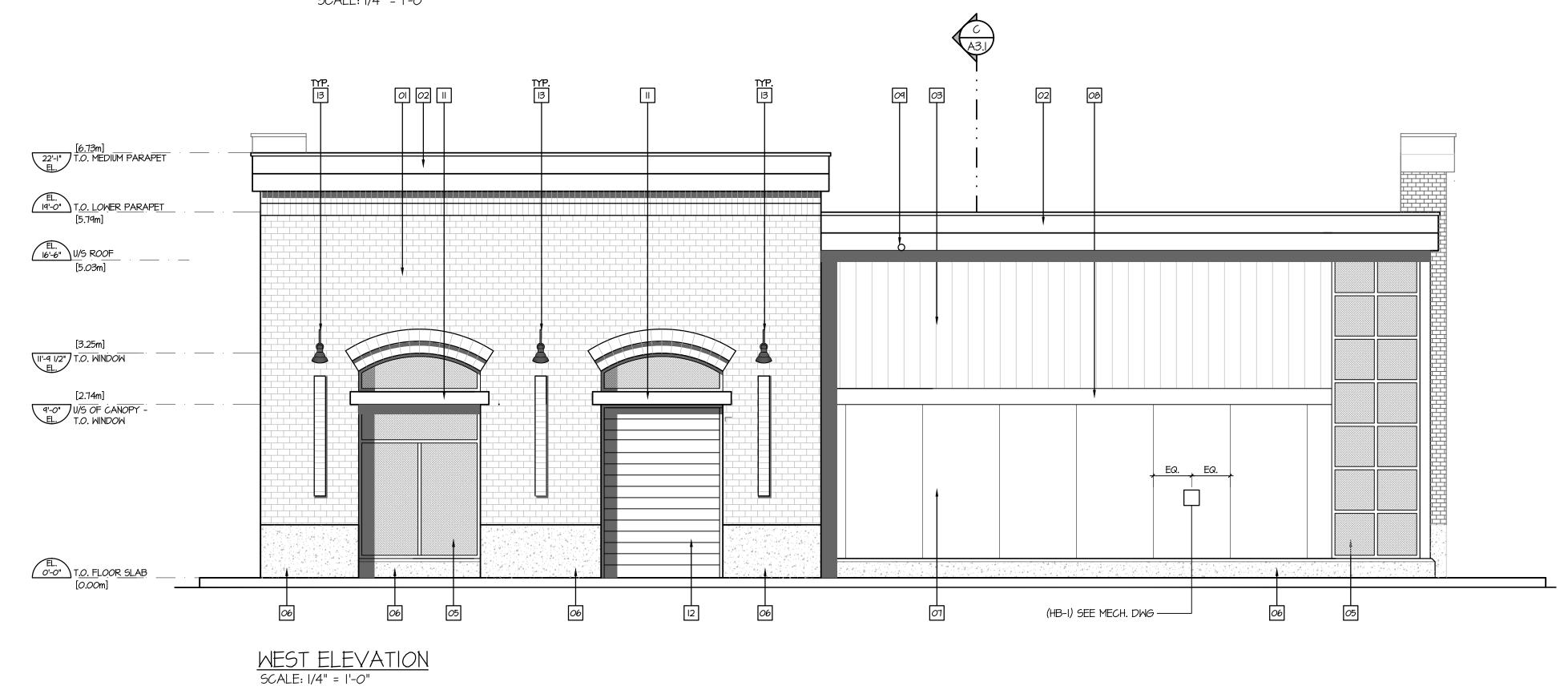
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EXTERIOR ELEVATIONS

PROJECT NUMBER	DRAWING NUMBER	
13-94	A2.0	
SCALE NTS		
DATE NOV 2013	REVISION 31/03/17	





	TERIOR FINISHES Lours to be confirmed prior to painti	* ALL MATERIAL FLASHING TO BE 24 GA. NG
NO.	MATERIAL	COLOUR
1	CULTURED STONE BRICK	HIGH DESERT
2	METAL ROOF FLASHING	CHARCOAL
3	HARDIE PANEL VERTICAL SIDING	IRON GREY
5	STOREFRONT DOORS & WINDOW FRAMES	ANODIZED - BLACK
6	CONCRETE UPSTAND	STAINED TO MATCH BM HC-166 CHARCOAL
7	HARDIE PANEL SMOOTH (HZ5)	ARCTIC WHITE
8	HARDI TRIM	IRON GREY
9	SCUPER	PAINT EXPOSED PORTION CHARCOAL
10	CANOPY WITH GLASS	CHARCOAL
П	CANOPY WITHOUT GLASS	CHARCOAL
12	ALUMINUM OVERHEAD DOOR	CHARCOAL
13	GOOSENECK LIGHTING - SEE ELECTRICAL	CHARCOAL

NOTE: SIGNAGE SHOWN FOR REFERENCE ONLY. SEPERATE SIGN PERMIT REQUIRED

03	31/03/17	ISSUED FOR BP
02	09/03/17	RE-ISSUED FOR DP
Ol	07/02/17	ISSUED FOR DP
REV	DATE	DESCRIPTION

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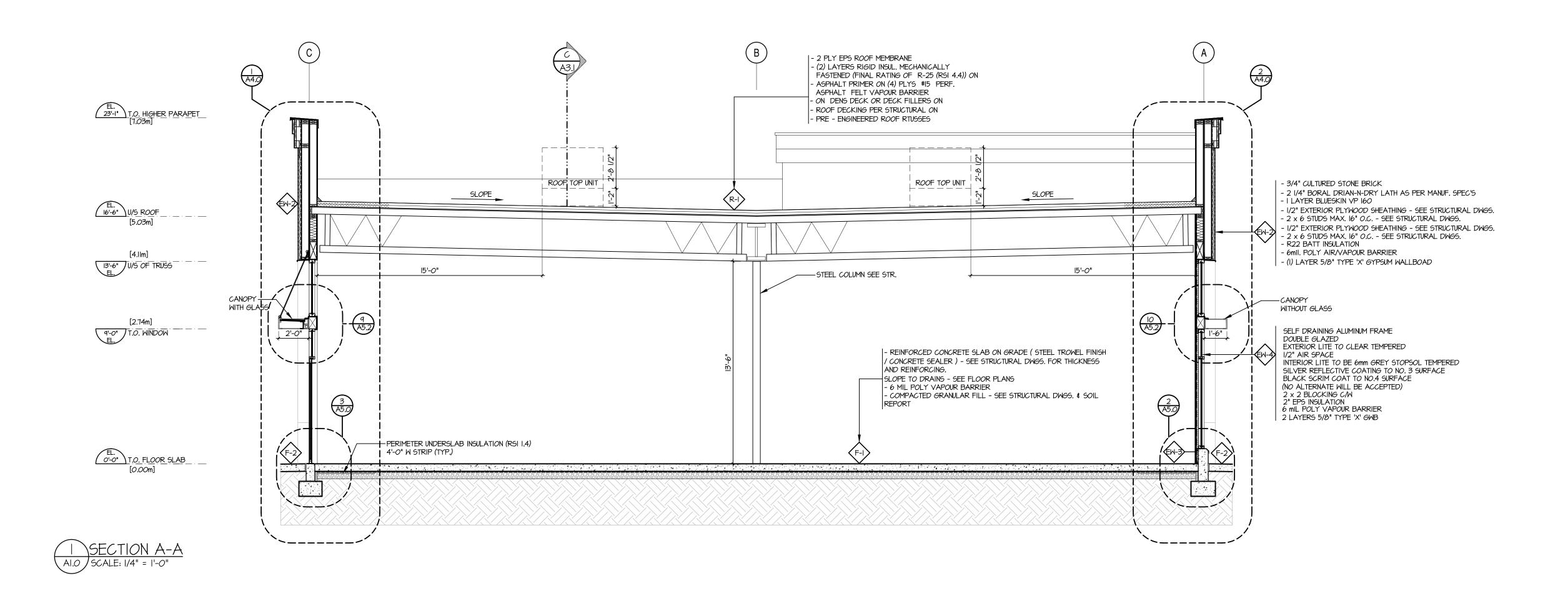
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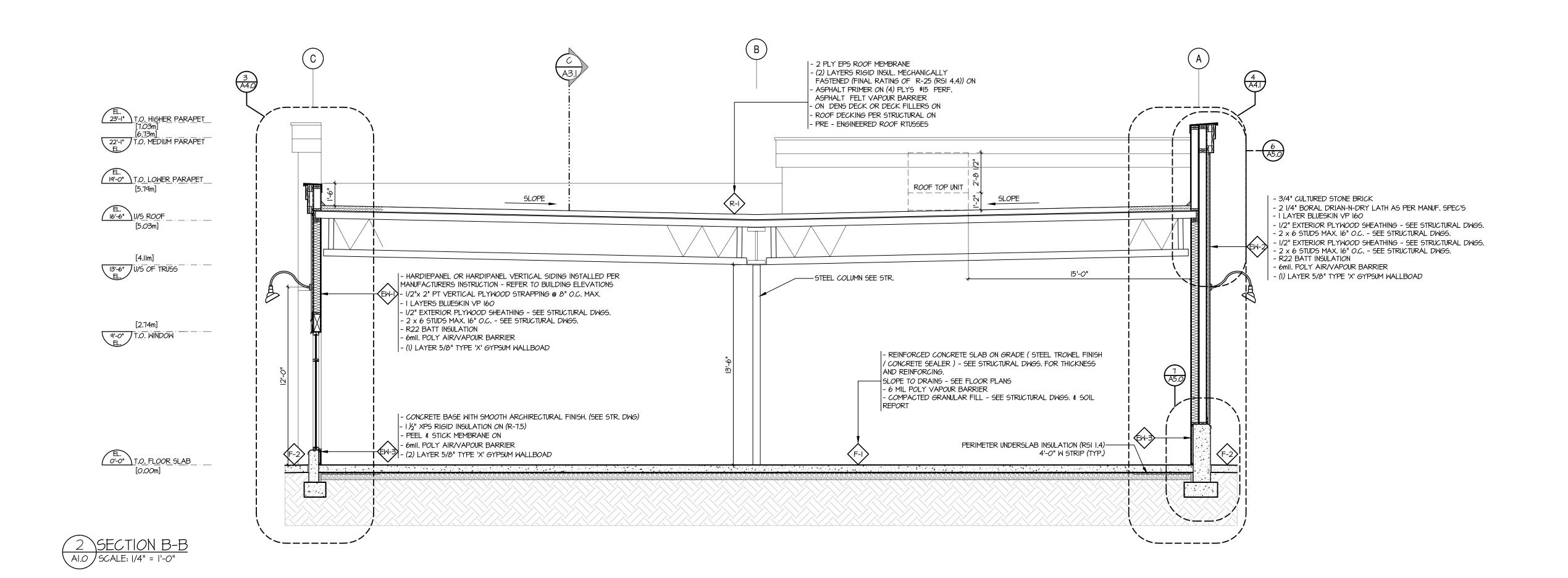
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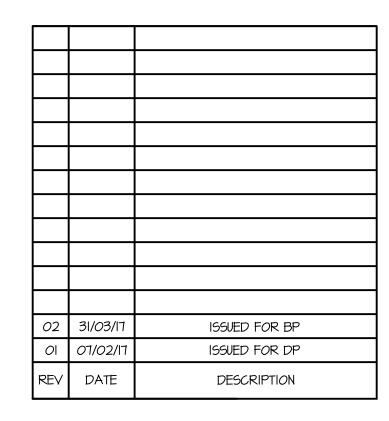
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EXTERIOR ELEVATIONS &

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ROJECT NUMBER	DRAWING NUMBER	
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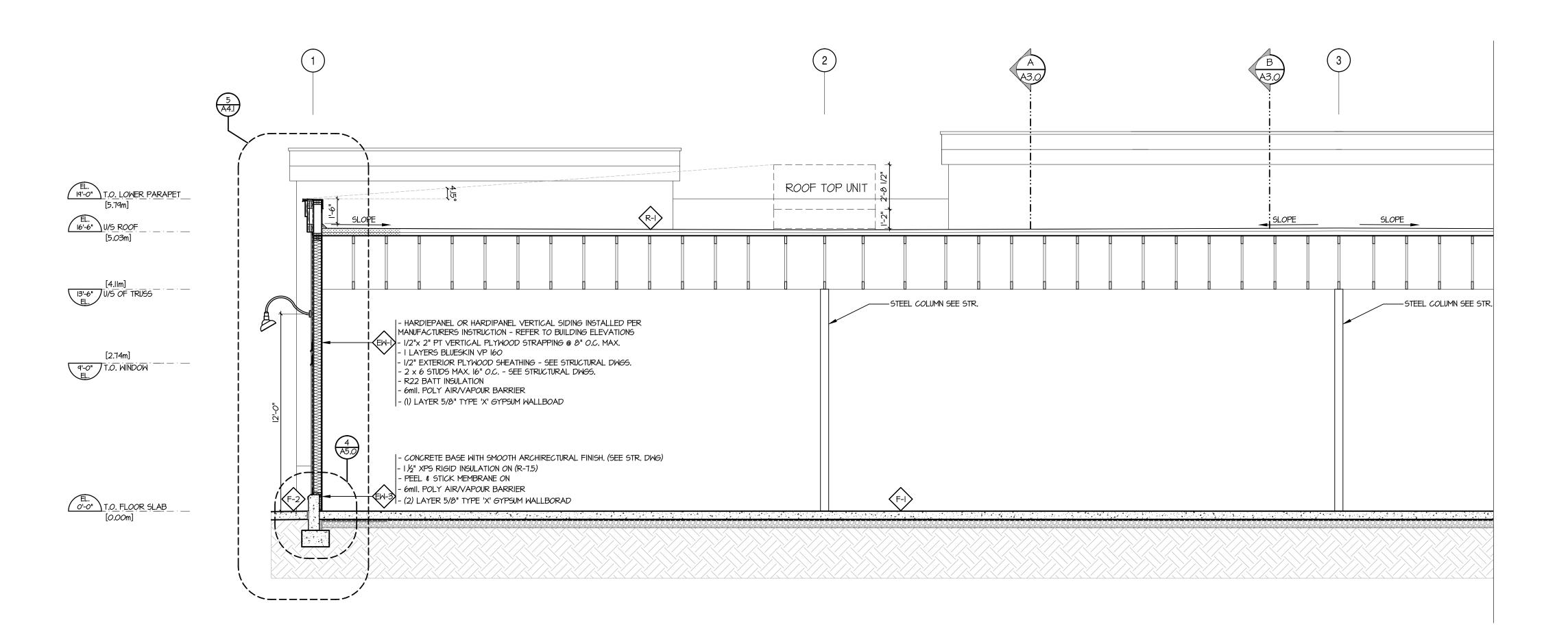
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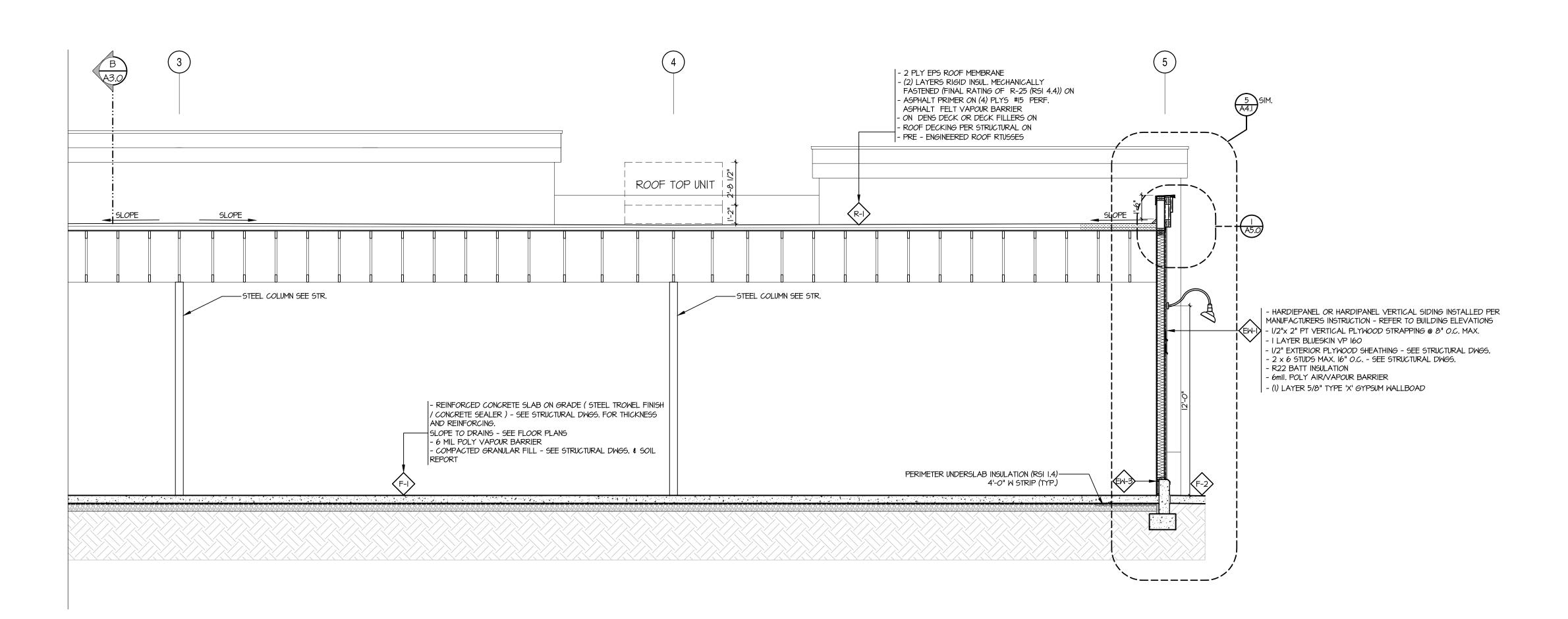
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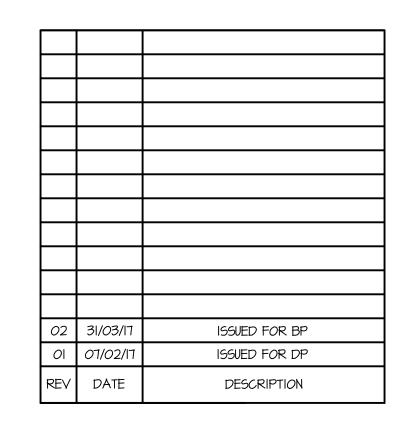
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DDAWING

	SECTIONS	2
PROJECT NUMBER	DRAWING NUMBER	
13-94		
SCALE /4" = '-0"		
DATE NOV 2013	revision 31/03/17	







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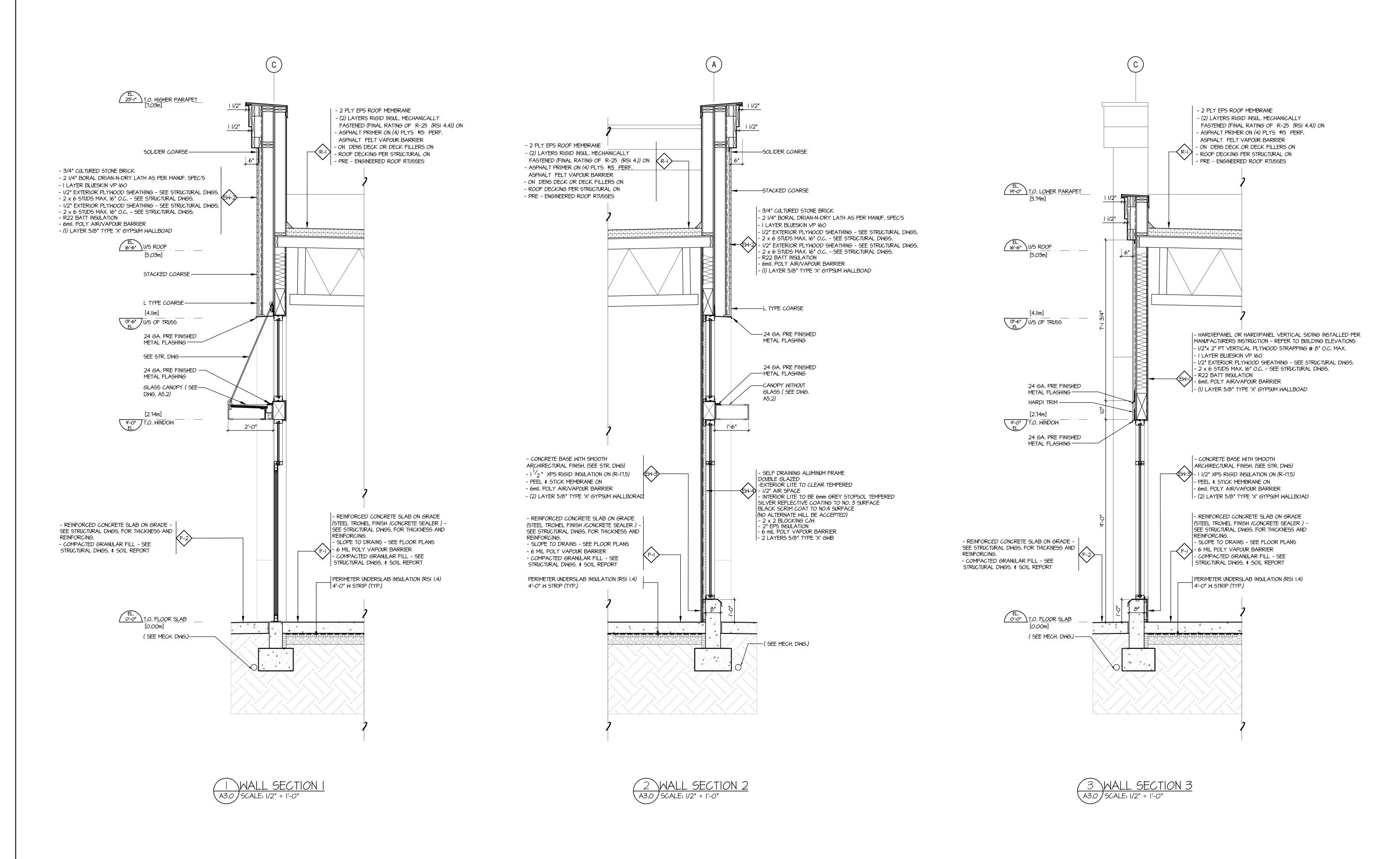
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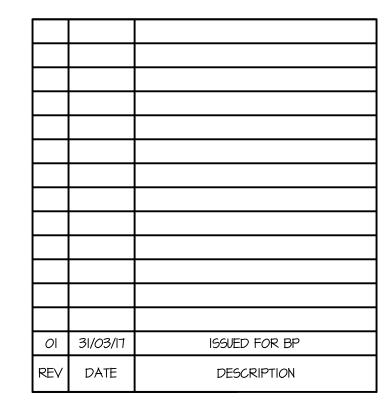
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DDAWING

	SECTIONS				
PROJECT NUMBER	DRAWING NUMBER				
13-94	A3.I				
SCALE 1/4" = 1'-0"					
date NOV 2013	REVISION 31/03/17				







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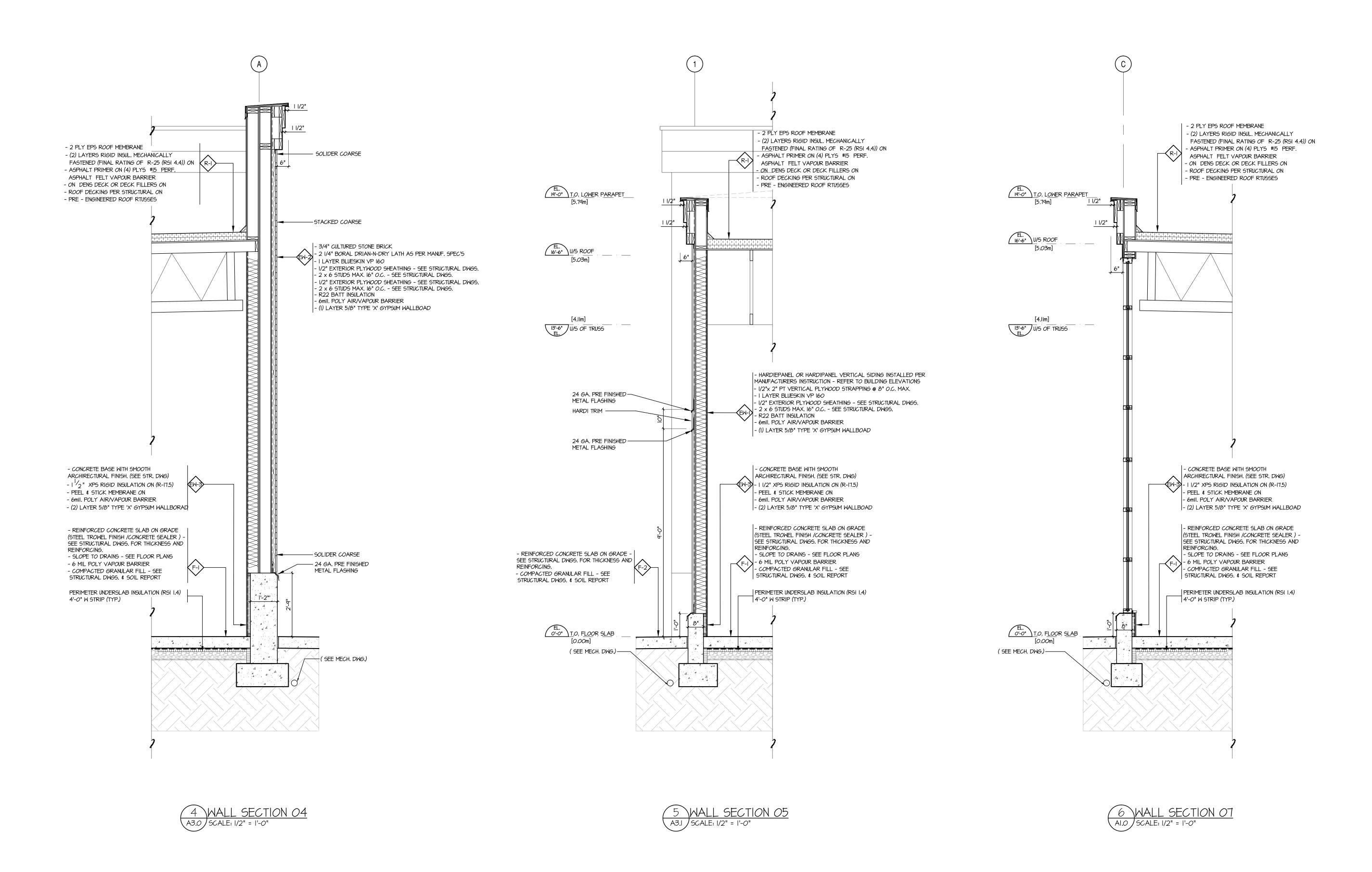
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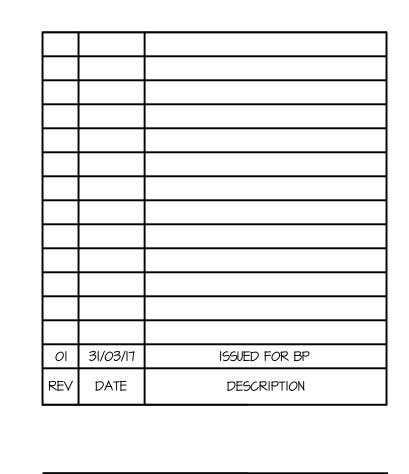
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WALL SECTIONS





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WALL SECTIONS

PROJECT NUMBER

13-94

SCALE

1/4" = 1'-0"

DATE

NOV 2013

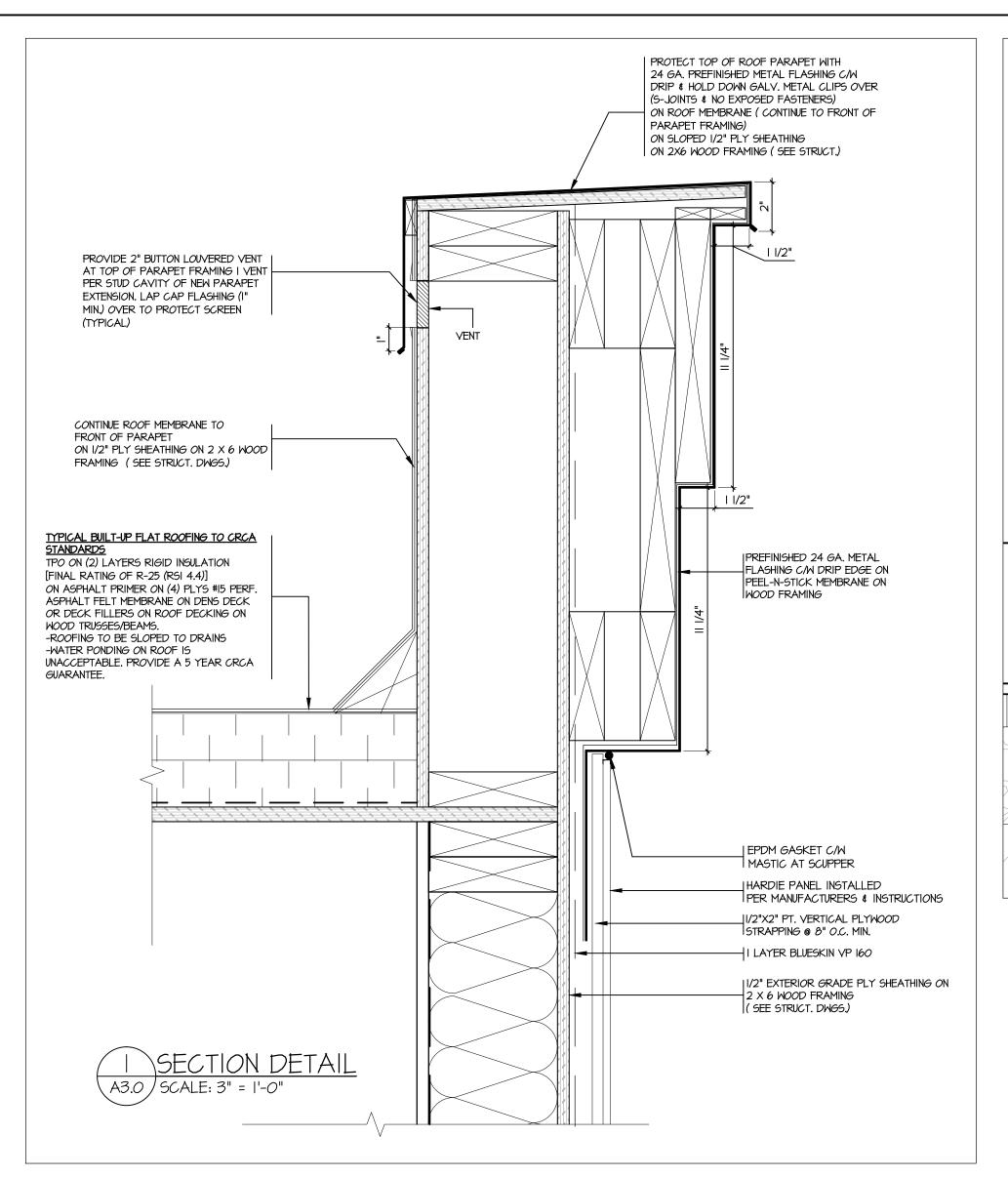
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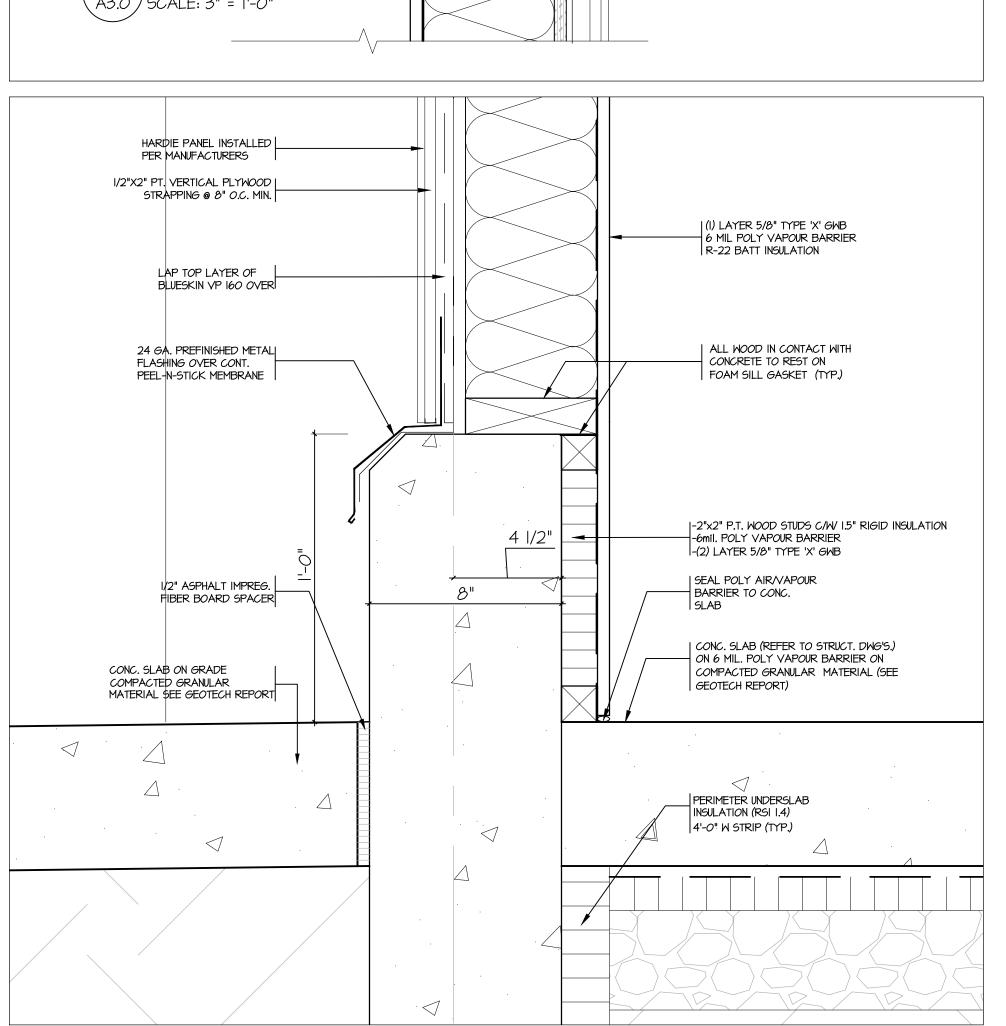
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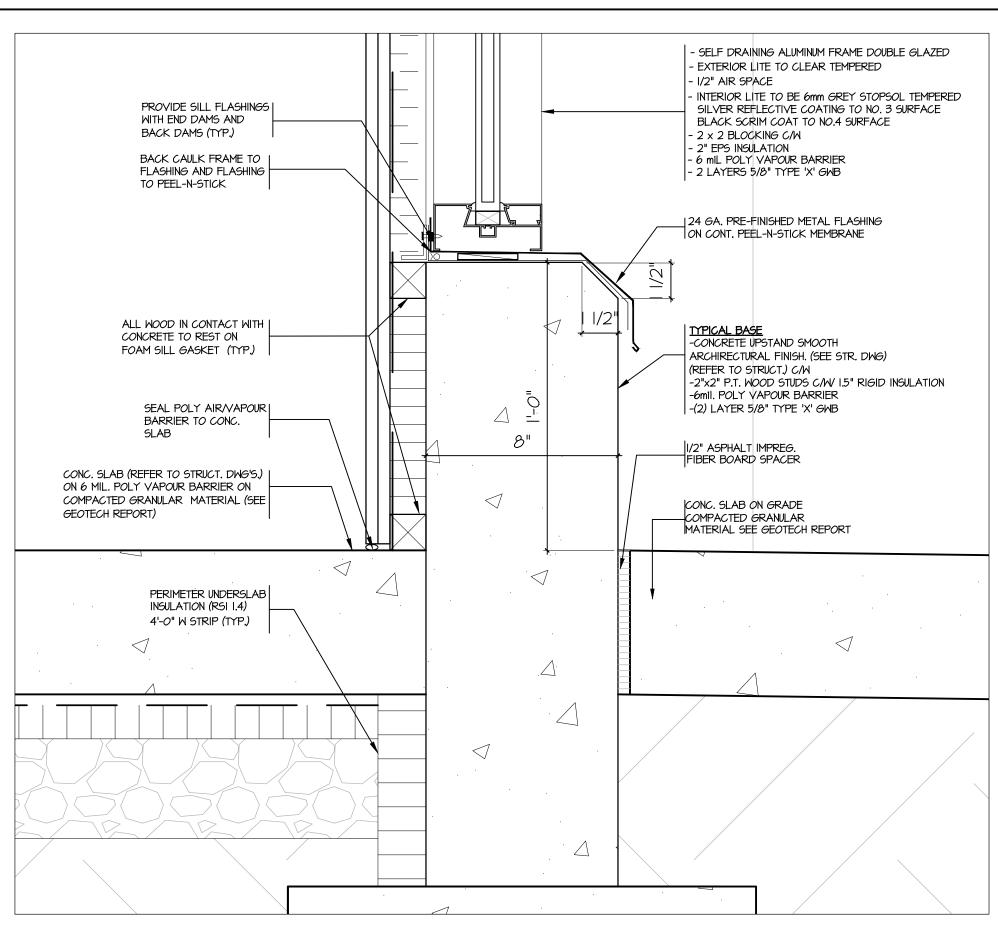
REVISION

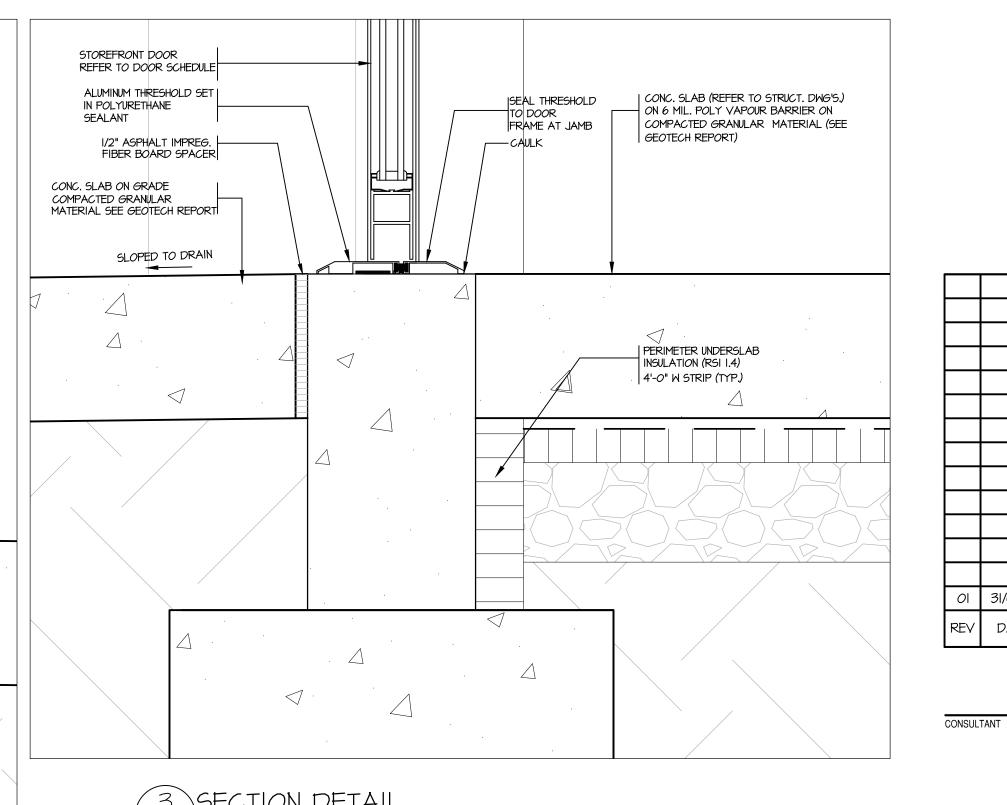
REVISION

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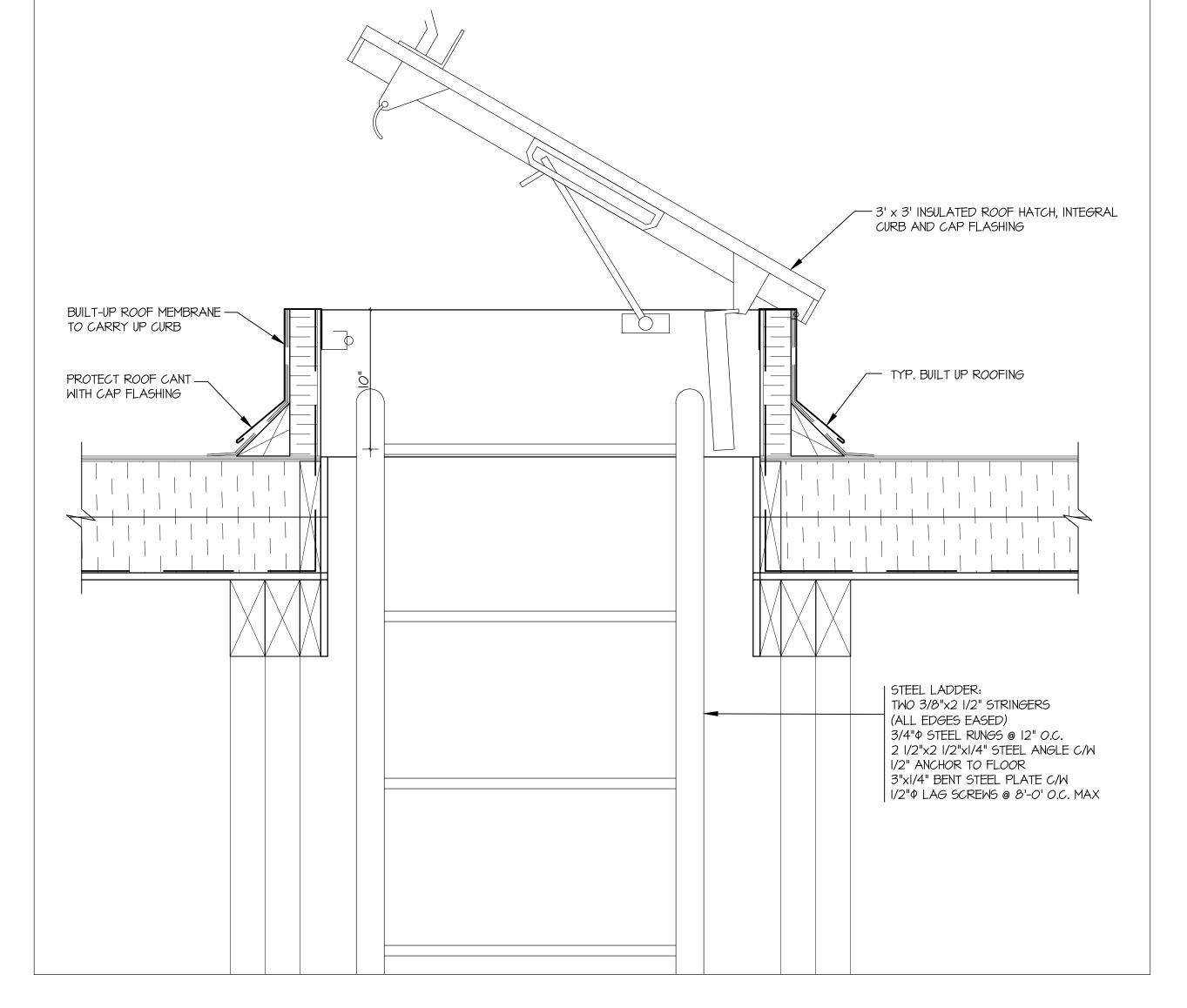
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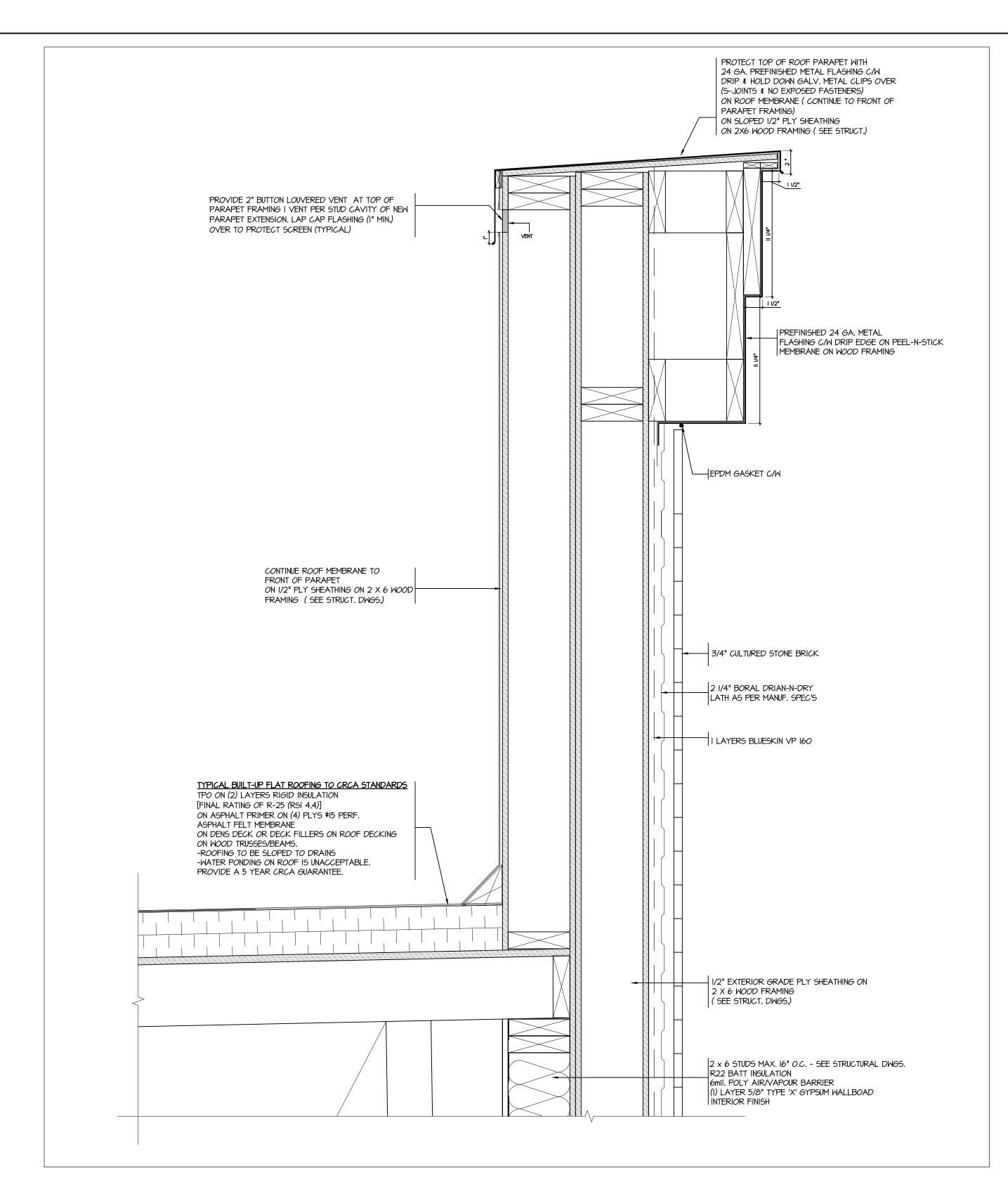
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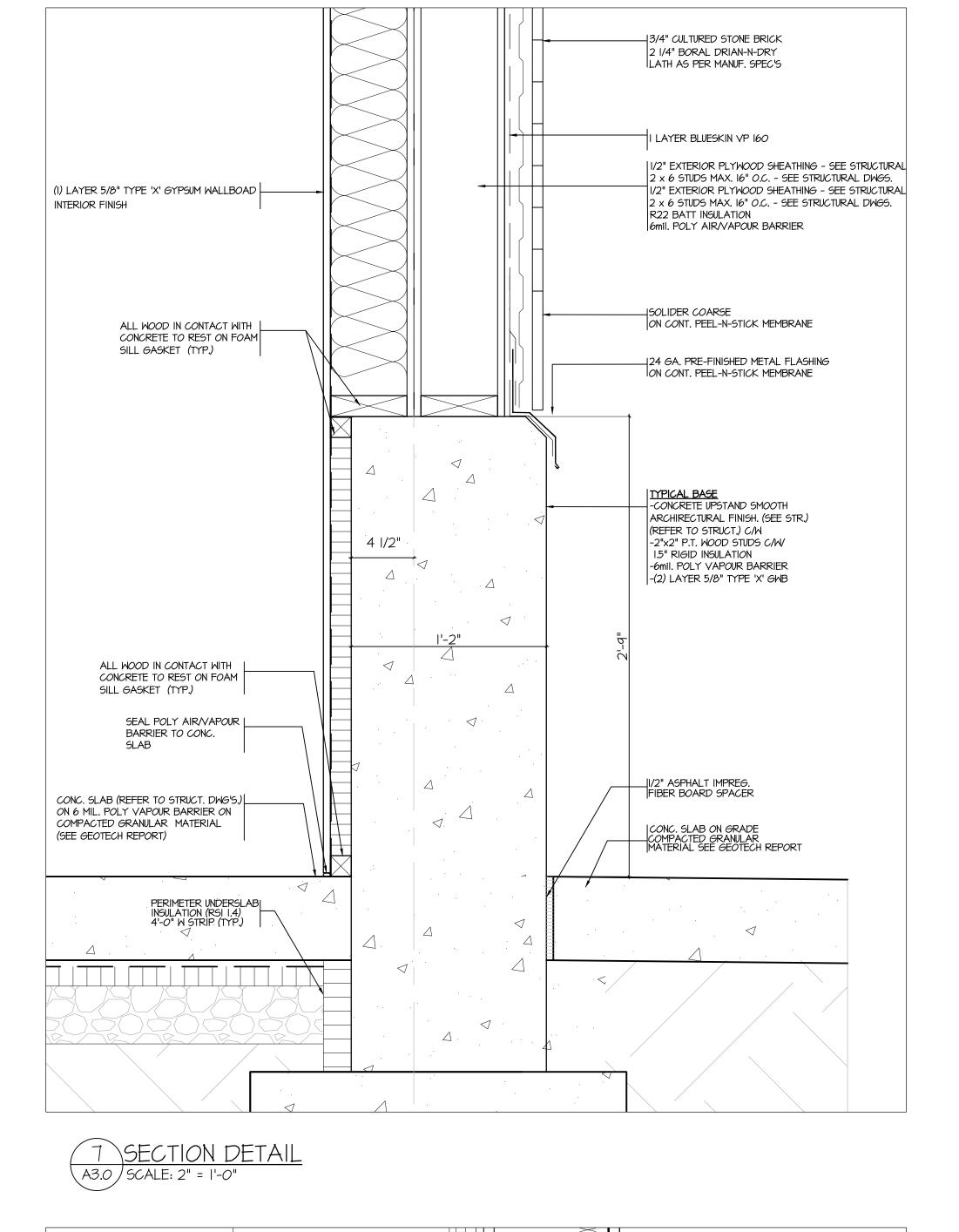
	DETAILS	3-94
PROJECT NUMBER	DRAWING NUMBER	
13-94	A5.0	
SCALE 3" = 1'-0"		
DATE NOV 2013	REVISION 31/03/17	

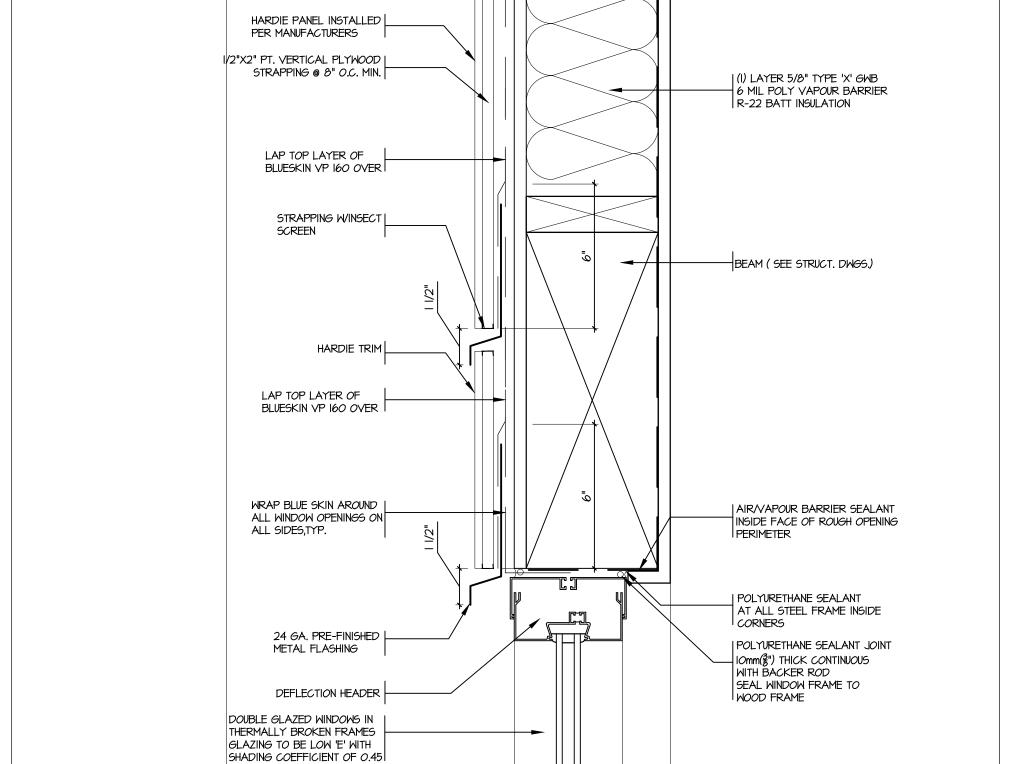


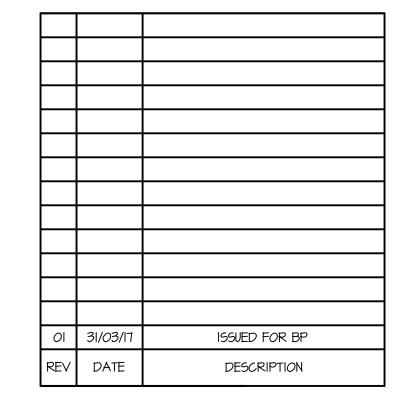
AI.0 / SCALE: 2" = 1'-0"



6 SECTION DETAI A3.0 SCALE: 2" = 1'-0"







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DETAILS

PROJECT NUMBER

DRAWING NUMBER

13-94

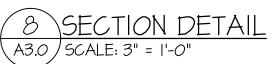
SCALE
2" = 1'-0"

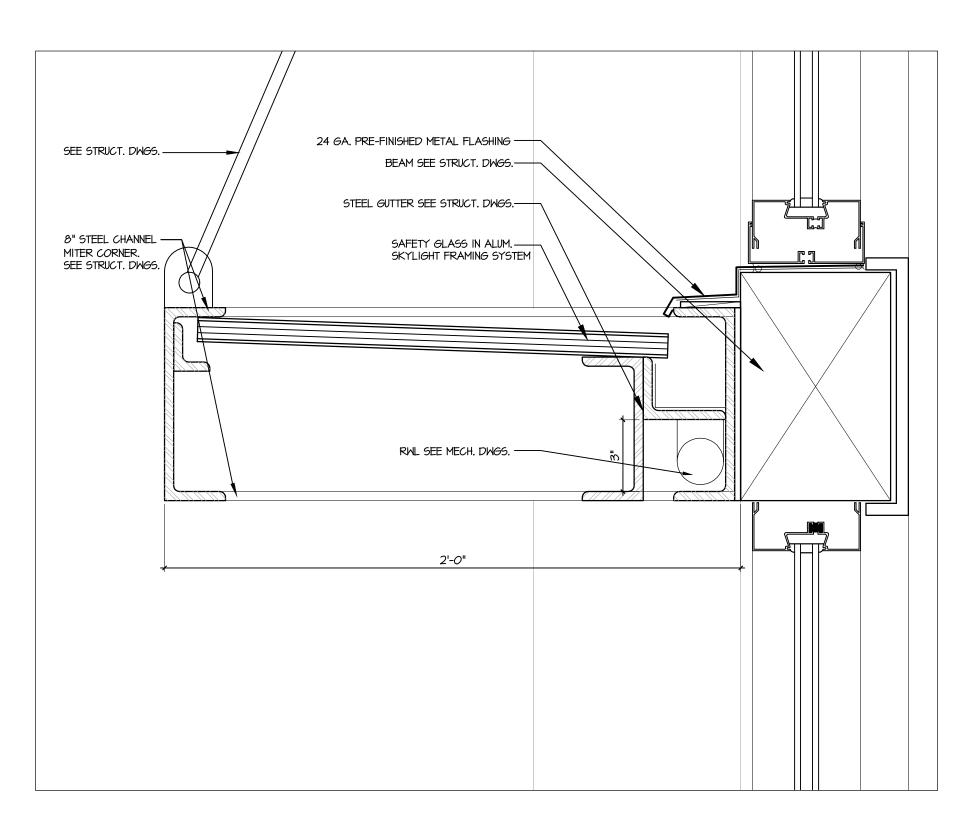
DATE

NOV 2013

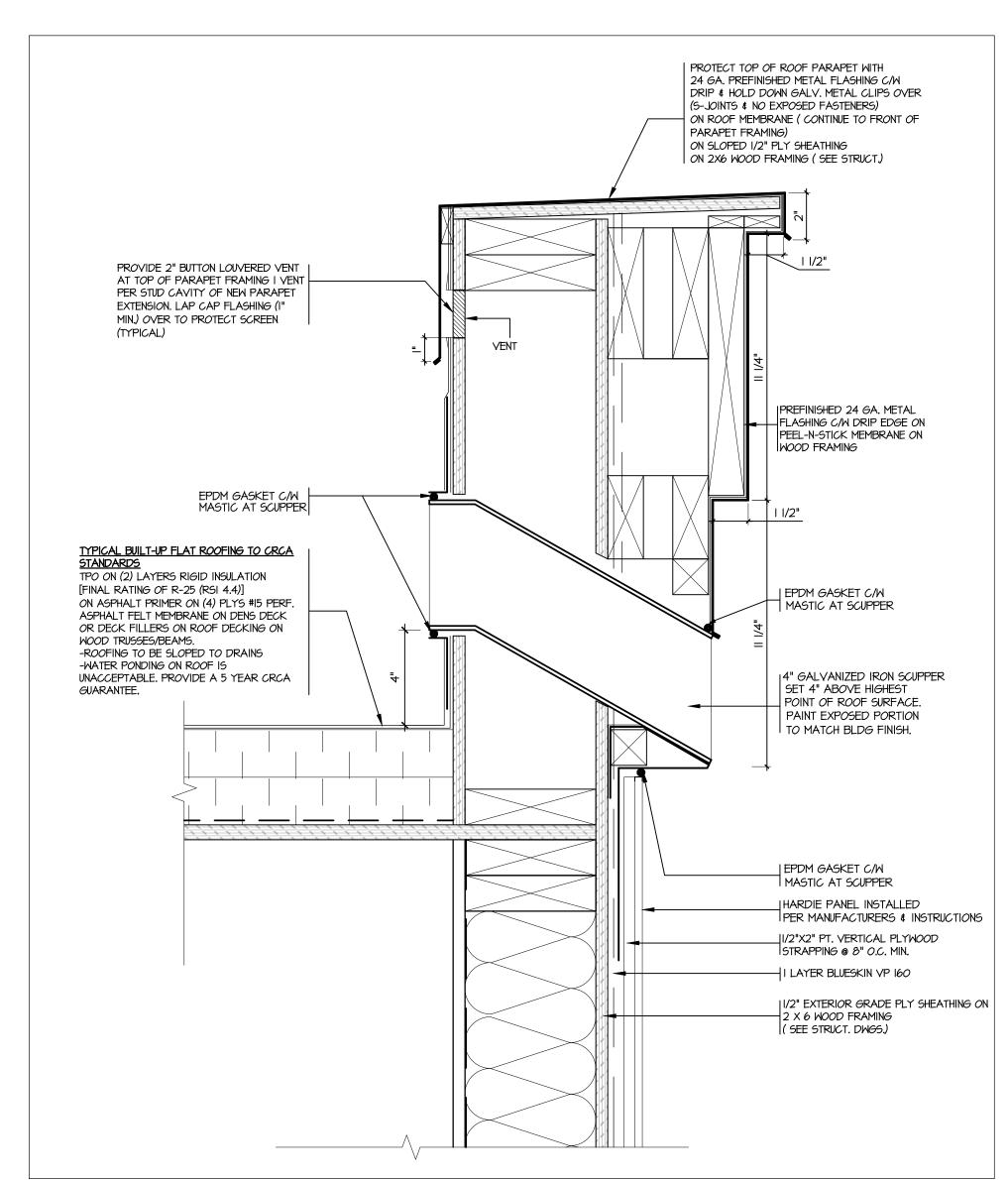
DETAILS

PROVIDED REVISION
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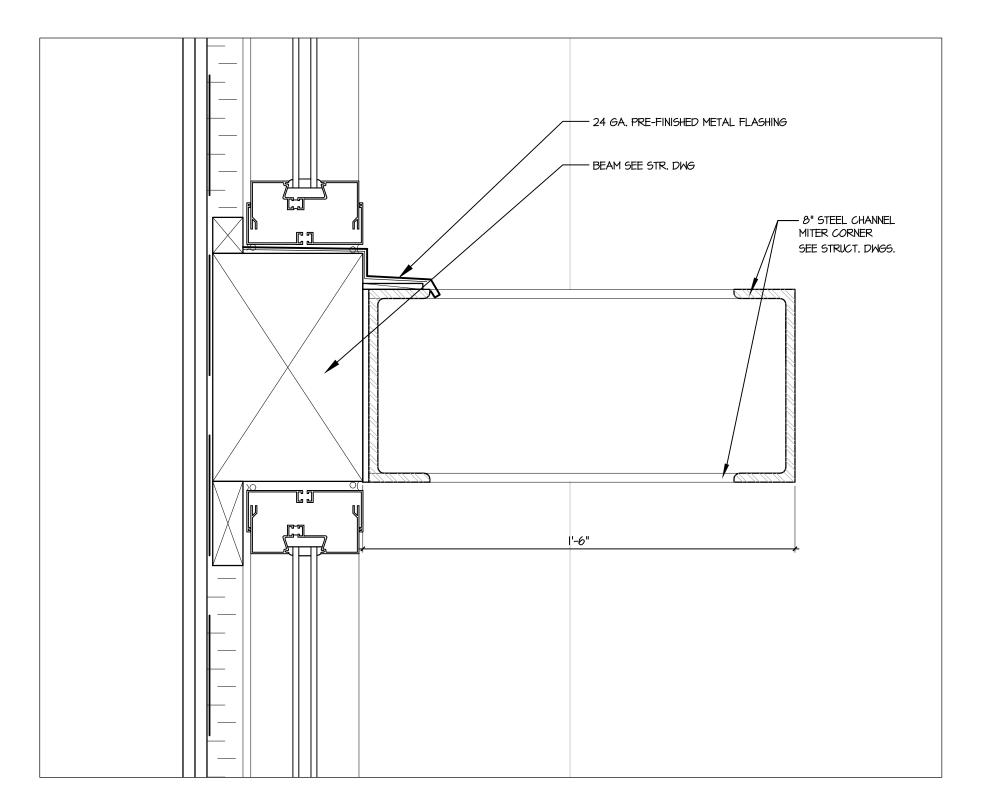


9 SECTION DETAIL-CANOPY WITH GLASS ABOVE TWO MAIN ENTRANCES
A3.0 SCALE: 3" = 1'-0"

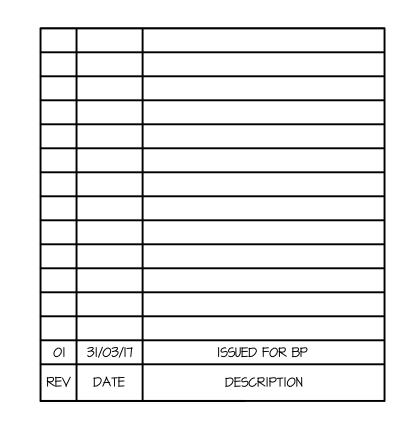


II SECTION DETAIL-TYPICAL SCUPPER

AI.I SCALE: 3" = 1'-0"



10 SECTION DETAIL-CANOPY WITHOUT GLASS ABOVE OTHER WINDOWS A3.0 | SCALE: 3" = 1'-0"



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Langley Bypass Commercial 20670 LANGLEY BYPASS

LANGLEY, BC

DETAILS

PROJECT NUMBER DRAWING NUMBER A5.2 13-94 SCALE 2" = |'-0" 31/03/17 NOV 2013

EXTERIOR WALL ASSEMBLIES

	<u>ERIOR WALL ASSEMBLIES</u>		_			
NO.	DESCRIPTION	DETAIL		₹.R •	S.T.C.	
EMI	EXTERIOR WALL: WOOD STUD FRAME WITH HARDIEPANEL - HARDIEPANEL OR HARDIPANEL VERTICAL SIDING INSTALLED PER MANUFACTURERS INSTRUCTION - REFER TO BUILDING ELEVATIONS - I/2"x 2" PT VERTICAL PLYWOOD STRAPPING @ 8" O.C. MAX I LAYER BLUESKIN VP 160	EXTERIOR SIDE	REQ'D I HOUR	PROVIDED I HOUR PER BCBC (2012) TABLE D-2.3.4.A AND D-2.3.4.C	REQ'D N/A	PROVIDED -
	- I/2" EXTERIOR PLYWOOD SHEATHING - SEE STRUCTURAL DWGS 2 x 6 STUDS MAX. I6" O.C SEE STRUCTURAL DWGS R22 BATT INSULATION - 6mil. POLY AIR/VAPOUR BARRIER - (I) LAYER 5/8" TYPE 'X' GYPSUM WALLBOAD 40 MIN.	INTERIOR SIDE				
EW2	EXTERIOR WALL: WOOD STUD FRAME WITH BRICK - 3/4" CULTURED STONE BRICK - 2 I/4" BORAL DRIAN-N-DRY LATH AS PER MANUF. SPEC'S - I LAYER BLUESKIN VP I60 - I/2" EXTERIOR PLYWOOD SHEATHING - SEE STRUCTURAL DWGS 2 x 6 STUDS MAX. I6" O.C SEE STRUCTURAL DWGS I/2" EXTERIOR PLYWOOD SHEATHING - SEE STRUCTURAL DWGS 2 x 6 STUDS MAX. I6" O.C SEE STRUCTURAL DWGS 2 x 6 STUDS MAX. I6" O.C SEE STRUCTURAL DWGS R22 BATT INSULATION - 6mil. POLY AIR/VAPOUR BARRIER - (I) LAYER 5/8" TYPE 'X' GYPSUM WALLBOAD 40 MIN.	EXTERIOR SIDE	I HOUR	I HOUR PER BCBC (2012) TABLE D-2.3.4.A AND D-2.3.4.C	N/A	-
EM3	FOUNDATION WALL / INSULATION - CONCRETE BASE WITH SMOOTH ARCHIRECTURAL FINISH. (SEE STR. DWG) - I ½" XPS RIGID INSULATION ON (R-IT.5) - PEEL & STICK MEMBRANE ON - 6mil. POLY AIR/VAPOUR BARRIER - (2) LAYER 5/8" TYPE 'X' GYPSUM WALLBOAD 80 MIN.	EXTERIOR SIDE	I HOUR	I HOUR PER BCBC (2012) TABLE D-2.3.4.A AND D-2.3.4.C	N/A	-
EW4	EXTERIOR (SPANDREL PANEL) SELF DRAINING ALUMINUM FRAME DOUBLE GLAZED EXTERIOR LITE TO CLEAR TEMPERED I/2" AIR SPACE INTERIOR LITE TO BE 6mm GREY STOPSOL TEMPERED SILVER REFLECTIVE COATING TO NO. 3 SURFACE BLACK SCRIM COAT TO NO.4 SURFACE (NO ALTERNATE WILL BE ACCEPTED) 2 x 2 BLOCKING C/M 2" EPS INSULATION 6 mil POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE 'X' GMB 80 MIN.		I HOUR	I HOUR PER BCBC (2012) TABLE D-2.3.4.A AND D-2.3.4.C	N/A	-

INTERIOR WALL ASSEMBLIES

NO. DESCRIPTION	DESCRIPTION	DETAIL	F.R.R		S.T.C.	
110.	DESCRIPTION		REQ'D	PROVIDED	REQ'D	PROVIDED
MI	INTERIOR - PLUMBING WALLS		I HOUR	I HOUR		
	- 5/8" TYPE 'X' GYPSUM WALLBOARD - 2x6 WOOD STUDS MAX. 24" O.C SEE STRUCTURAL DRAWINGS - 5/8" TYPE 'X' GYPSUM WALLBOARD			PER BCBC (2012) TABLE D-2.3.4.A AND D-2.3.4.C	N/A	-

FLOOR ASSEMBLIES

NO.	DESCRIPTION	DETAIL	F.R.R		S.T.C	·.
NO.	DESCRIPTION	DETAIL	REQ'D	PROVIDED	REQ'D	PROVIDED
FI	CONCRETE SLAB ON GRADE - REINFORCED CONCRETE SLAB ON GRADE (STEEL TROWEL FINISH / CONCRETE SEALER) - SEE STRUCTURAL DWGS. FOR THICKNESS AND REINFORCING. SLOPE TO DRAINS - SEE FLOOR PLANS - 6 MIL POLY VAPOUR BARRIER - COMPACTED GRANULAR FILL - SEE STRUCTURAL DWGS. & SOIL REPORT * PERIMETER UNDERSLAB INSULATION (RSI 1.4) 4'-0" W STRIP (TYP.)		N/A	-	N/A	-
F2	CONCRETE SLAB ON GRADE - REINFORCED CONCRETE SLAB ON GRADE - SEE STRUCTURAL DWGS. FOR THICKNESS AND REINFORCING. - COMPACTED GRANULAR FILL - SEE STRUCTURAL DWGS. & SOIL REPORT		N/A	-	N/A	-

FLOOR ASSEMBLIES

D. DESCRIPTION	DETAIL	F.R.F	2	S.T.C.		
. DESCINITION	DETAIL	REQ'D	PROVIDED	REQ'D	PROVIDED	
TYPICAL BUILT-UP FLAT ROOFING TO CRCA STANDARDS - 2 PLY EPS ROOF MEMBRANE - (2) LAYERS RIGID INSUL. MECHANICALLY FASTENED (FINAL RATING OF R-25 (RSI 4.4)) ON - ASPHALT PRIMER ON (4) PLYS #15 PERF. ASPHALT FELT VAPOUR BARRIER - ON DENS DECK OR DECK FILLERS ON - ROOF DECKING PER STRUCTURAL ON - PRE - ENGINEERED ROOF RTUSSES - ROOFING TO BE SLOPED TO DRAINS - WATER PONDING ON ROOF IS UNACCEPTABLE. (PROVIDE A 5 YEAR CRCA GUARANTEE ROOF INSULATION SPECS. TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. (PROVIDE A 5 YEAR CRCA GUARANTEE)		N/A	-	N/A	-	

01	31/03/17	ISSUED FOR BP
REV	DATE	DESCRIPTION

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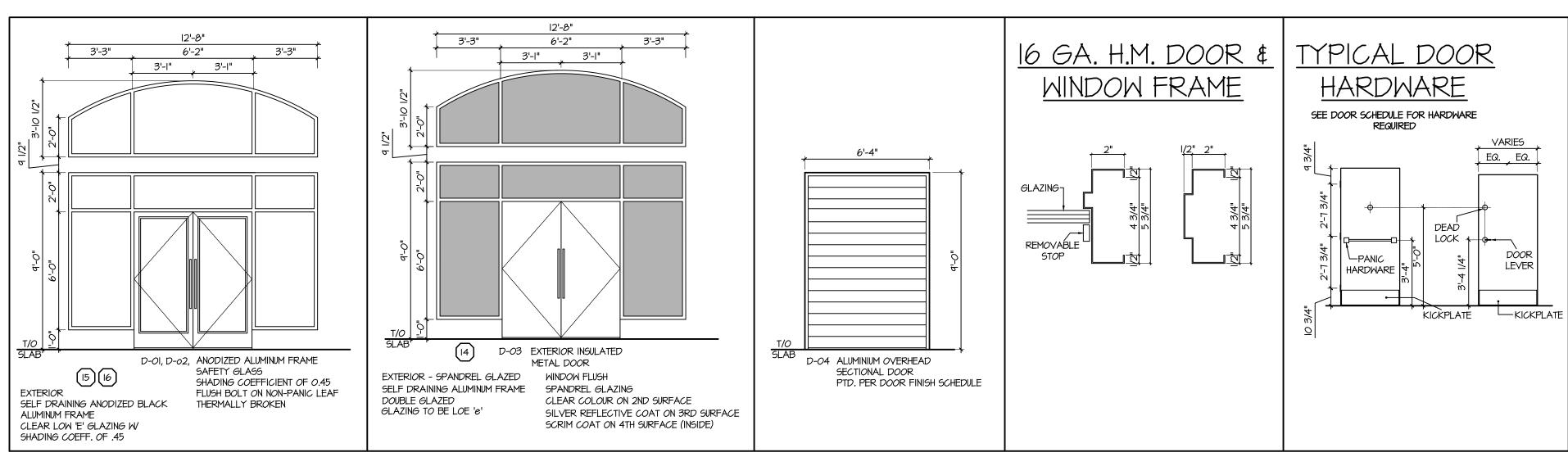
Langley Bypass Commercial 20670 LANGLEY BYPASS

LANGLEY, BC

WALL, ROOF & FLOOR ASSEMBLIES

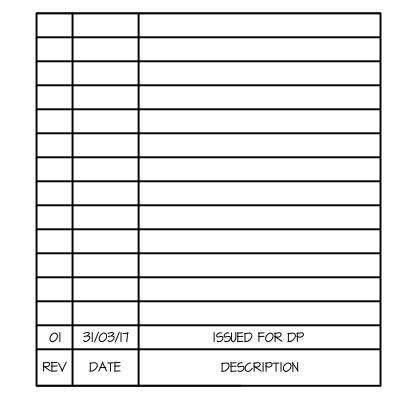
PROJECT NUMBER	DRAWING NUMBER	—
13-94	A6.0	,
SCALE /4" = '-0"		—- -
DATE NOV 2013	REVISION 31/03/17	_

							DOR SCHEI						
NO.	SIZE	LOCATION	MATERIAL		HARDWARE						TYPE REMARKS		
			DOOR	FRAME	BUTTS CLOSER PANIC HARDWARE		MEATHER STRIP KICKPLATE PUSH PLATES PULL BARS LOCKSET PASSAGE SET	CYLINDER LOCK COMBINATION LOCK LOCK GUARD DOOR STOP DOOR STOP \$ HOLDER BACKCHECK CHAIN	ALARM	PIVOT HINGES THUMB LATCH DOOR HOLDER DOOR MUTES FLUSH BOLTS		GENERAL I. INSTALL DOOR CLOSERS TO INTERIOR OF DOOR. ALL DOORS TO HAVE LEVER TYPE HANDLES U.N.O. 2. ALL DOORS TO BE ADJUSTED TO SUIT NEW FLOOR TILE LEVELS 3. EXTERIOR STOREFRONT DOORS TO BE THERMALLY BROKEN & CLEAR TEMPERED LOW 'E' GLAZING WIT SHADING COEFFICIENT OF .45.	
DOI	2-3'-0" x 7'-0"	TO EXTERIOR	GLAZING & ALUMINUM	CLEAR ANODIZED ALUMINUM	4	4	1 2 2	1		YES	1		
DO2	2-3'-0" x 7'-0"	TO EXTERIOR	GLAZING & ALUMINUM	CLEAR ANODIZED ALUMINUM	4	4	1 2 2	1		YES	1		
003	2-3'-0" x 7'-0"	TO EXTERIOR	SOLID CORE METAL INSULATED	HOLLOW METAL - BY MANUF.	4	4	1 2 2	1		YES	2		
DO4	6'-4" x 9'-0"	OH DOOR WEST SIDE	ALUMINIUM OVERHEAD SECTIONAL DOOR	BLACK ALUMINUM QC8262							3	MOTORIZED SECTIONAL INSULATED OVERHEAD DOOR C/W REMOTE CONTROL PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL	



12'-8" 4'-3" 4'-2" 4'-3"	6'-4"	4'-7" EQ. EQ.	EXTERIOR - SPANDREL GLAZED SELF DRAINING ALUMINUM FRAME DOUBLE GLAZED GLAZING TO BE LOE 'e' 21'-1" EQ. EQ. EQ. EQ. EQ. EQ.
EXTERIOR SELF DRAINING ANODIZED BLACK ALUMINUM FRAME CLEAR LOW 'E' GLAZING W	EXTERIOR SELF DRAINING ANODIZED BLACK ALUMINUM FRAME CLEAR LOW 'E' GLAZING W	EXTERIOR 9 10 11 12 SELF DRAINING ANODIZED BLACK ALUMINUM FRAME CLEAR LOW 'E' GLAZING W	EXTERIOR SELF DRAINING CLEAR ANODIZED ALIMINUM FRAME CLEAR LOW 'E' GLAZING W
SHADING COEFF. OF .45 2'-8"	SHADING COEFF. OF .45 6'-4" 3'-2" 3'-2" 7	SHADING COEFF. OF .45	SHADING COEFF. OF .45
EXTERIOR - SPANDREL GLAZED WINDOW F SELF DRAINING ALUMINUM FRAME SPANDREL DOUBLE GLAZED CLEAR CC GLAZING TO BE LOE 'e' SILVER RE			

TYPE	NO.	
		PROVIDE I 1/2 PR. BALL BEARING BUTTS FOR ALL 6'-8" & 7'-0" DOORS
	1.	MCKINNEY TA2314 4 $\frac{1}{2}$ " x 4" x NRP x C32D (EXTERIOR)
BUTTS	2.	MCKINNEY TA2714 4 $\frac{1}{2}$ " x 4" x C26D (INTERIOR)
	3.	CRL VIENNA SERIES
	I.	SARGENT EN351 (REGULAR DOORS)
	2.	SARGENT EN351-HO (HOLD OPEN)
CLOSER .	3.	SARGENT EN351-DA (DELAYED ACTION)
	4.	SARGENT ENII3I (ALUMINUM DOORS)
	1.	SARGENT 8800 (SINGLE DOORS)
PANIC HARDWARE	2.	SARGENT 8600 (DOUBLE DOORS)
	3.	SARGENT 8400/8500 (ALUMINUM DOORS)
ANIC HARDWARE TRIM		* AS FUNCTION DICTATES, CAN USE EITHER LEVER HANDLE OR PULLS AS SUPPLIED BY SARGENT
	I.	PEMKO ITTAF
THRESHOLD	2.	PEMKO ITIA
	3.	PEMK <i>O</i> 2005AV
WEATHER STRIPING	1.	PEMKO 319CR (JAMBS/HEADER)
	2.	PEMKO 315CN (DOOR BOTTOMS)
KICK PLATES	1.	65H 80A IO" HIGH x DOOR WIDTH LESS 2"
PUSH PLATES	i.	65H 80A 6"x20"
PULL BARS	i.	65H 4609 x C32D
1 022 27 (13)	2.	65H 166-F-C32D
	<u></u> .	SARGENT 10605-LL (OFFICE)
	2.	SARGENT 10604-LL (STORE ROOM)
LOCK SET	3.	SARGENT IOGIS-3-LL (EXIT)
LOOK SET	4.	CRL PTH3IIA
	5.	SARGENT 485 x C26D
PASSAGE SET	l.	SARGENT IOUIS-LL
PRIVACY SET	1.	SARGENT 10465-LL
CYLINDER LOCK	l.	SARGENT CYLINDER & CAM TO SUIT APPLICATION
	2.	ADAMS RITE MS-1850A DEADLOCK
COMBINATION LOCK	Z. I.	SARGENT KP-10677-LL
LOCKGUARD	''-	* SUGGEST USING ASTRAGAL STEEL OR ALUMINUM
	l _I .	FASTENED SECURELY TO THE DOOR (WELDED OR
	l.	65H 200 OR 2IB
DOOR STOP	2.	65H 24OB OR 25OB
		* SUGGEST USING OVERHEAD SURFACE MOUNTER OR CONCEALED STOP
DOOR STOP HOLDER	<u> </u>	RIXSON #I SERIES (CONCEALED)
DOOR STOLLHOLDER	2.	RIXSON #1 SERIES (CONCEALED) RIXSON #4 SERIES (SURFACE)
	<u> </u>	* DO NOT RECOMMEND USING, MANY ALTERNATIVES
BACKCHECK CHAIN		
	l. 	HARDWARE PRODUCTS PERFORM BETTER
DOOR ALARM	I.	#MI965 BY ANDERSON SAFES
DOOR VIEWER	 , 	PEEKO DSIOOO
DOOR HOLDER	l.	SAME AS DOOR STOP/HOLDER



CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.



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LSA

DRAWN BY
A.T.

Langley Bypass Commercial

20670 LANGLEY BYPASS LANGLEY, BC

DDAWING

DOOR & WINDOW SCHEDULE 5

		7
PROJECT NUMBER	DRAWING NUMBER	
13-94	A6.I	
SCALE /4" = '-0"		
date NOV 2013	revision 31/03/17	— <u></u>