

AGENDA ITEM NO: 7.11

MEETING DATE: July 4, 2023

**STAFF REPORT – COVER SHEET**

SUBJECT: Provincial Rental Housing Corporation  
Site Specific Exemption / 45466 Yale Road DATE: June 21, 2023

DEPARTMENT: Planning Department – RZ001611 PREPARED BY:  Erin Leary/tr

**1. SUMMARY OF ISSUE:**

BC Housing is currently utilizing the site for a supportive housing facility. The subject property is located within the protected floodplain area and subject to the Floodplain Regulation Bylaw 2018, No. 4519. The applicant wishes to apply for a "Site Specific Exemption" in accordance with Provincial Guidelines and Schedule "B" of the Floodplain Regulation Bylaw 2018, No. 4519. The granting of this exemption would allow for the ground floor of the existing building to be utilized to house residents of the facility.

Terran Geotechnical Consultants Ltd. has provided supporting documentation for this exemption (see letter attached) and indicates that the finished floor elevation of approximately 9.1m for the development does not meet the required Flood Construction Level (FCL) of 12.2m. Given the flooding risks of not meeting the FCL, the applicant suggests that consideration be given for an alarm warning system as well as an evacuation plan be in place for safe egress of occupants.

It is recommended that BC Housing enter into a covenant registered on title under Section 219 of the Land Title Act with the following provisions:

- a. details of what the structure is used for;
- b. acknowledgement that the structure is located on a floodplain and could be subject to damage caused by flooding;
- c. details of required measures that reduce or mitigate the risk of flood; and,
- d. an indemnity agreement by the owner to indemnify the City from any damages with regard to the flooding of the property or flood damage to land, structures and the contents thereof as a result of the housing being at the subject location.


BC Housing acknowledges the risk associated with the request and has agreed to enter into the above noted indemnity agreement (see letter attached). As a Provincial agency, they are self-insured to meet Provincial Guidelines.

**2. RECOMMENDATION:**

Recommendation that, subject to a Section 219 covenant being entered into as outlined in the staff report, Council grant a "Site Specific Exemption" for the supportive housing facility at 45466 Yale Road, in accordance with the relevant Provincial enactments and "Floodplain Regulation Bylaw 2018, No.4519" and Schedule "B" of the said Bylaw.

**3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
\_\_\_\_\_  
Gillian Villeneuve  
Director of Planning

  
\_\_\_\_\_  
Chris Crosman  
Chief Administrative Officer

June 8th, 2023

The City of Chilliwack  
8550 Young Road  
Chilliwack, BC V2P 8A4

Attention: Planning Department

Dear Mayor and Council:

Re: Site Specific Exemption Request at 45466 Yale Road, Chilliwack, BC

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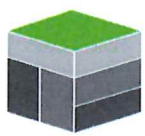
BC Housing is requesting a Site-Specific Exemption from the City of Chilliwack Floodplain Regulation Bylaw 2018, No. 4519 to facilitate the development of a Supportive Housing Development to be operated by Ruth and Naomi's Mission at 45466 Yale Road. BC Housing acknowledges that there is a risk of flood to this development as noted in the May 15th, 2023 letter from Terran Geotechnical, the finished floor elevation at 9.1m will be 3.1m below the required Flood Construction Level of 12.2 m.

By way of this letter, BC Housing, as owner (through PRHC) and project funder and as a self-insured provincial agency, acknowledges the risk associated with the requested exemption and agrees to absolve the City of Chilliwack of any liability with respects to the flooding of the property, or flood damage to land, structures, and contents thereof, and will coordinate with the City to register a restrictive covenant under Section 219 of the Land Title Act, in accordance with the City of Chilliwack Floodplain Regulation Bylaw 2018, No. 4519.

Sincerely,  
Yours Truly,



Stanley W. Yuen  
Development Manager  
BC Housing Management Commission



May 15, 2023

Project #: 6443-01

**Stanley W. Yuen**

BC Housing

1701 - 4555 Kingsway,

Burnaby, BC V5H 4V8

E: [syuen@bchousing.org](mailto:syuen@bchousing.org)

C: 236-982-8593

Regarding: **Flood Exemption Letter – Rev. 1**  
Site Location: 45466 Yale Rd, Chilliwack, BC  
Project Description: Proposed Development

As per your request, Terran Geotechnical Consultants Ltd. (TerranGeo) provides this letter to support the development at the project located at 45466 Yale Rd, Chilliwack, BC. The purpose of this letter is to address the Flood Construction Level (FCL) elevation for the subject site and the proposed development as it relates to habitable areas. Site plan from Chilliwack's GIS mapping is provided in **Appendix A** of this letter.

TerranGeo has been furnished with the following documents:

- Legal Survey by *Lyon, Flynn & Collins B.C. Land Surveyors* dated April 5, 2021.
- Partial Architectural Drawings by *DCYT Architecture* dated February 2022.
- Partial First Floor Plan by *Martin Pykalo Architect Inc.* dated March 3, 2023.

Referenced documents are provided in **Appendix B** of this letter. *Floodplain Regulation Bylaw 2018, No. 4519* was reviewed in the preparation of this letter.

Based on the provided documents as well as the City of Chilliwack GIS mapping, the following information, as it pertains to the Flood Construction Level (FCL), is noted:

- The property is located in a floodplain and is protected by Standard and Non-Standard Dykes to the north.
- Flood Construction Level at the subject site is  $\approx 12.2$ m geodetic (including 0.6m Freeboard).
- The average existing site grade is  $\approx 9.1$ m geodetic based on the Chilliwack's GIS mapping.
- The average elevation of the centerline (crown) of the road is  $\approx 9.4$ m geodetic.
- The existing elevation of the Lower Floor is understood to be flush with the surrounding grade at about 9.1m geodetic.



In connection to the noted information, the following comments are provided:

Based on the Floodplain Regulation Bylaw, the Second Level floor likely marginally meets the minimum requirements for habitable areas which may be confirmed by the topographic survey. The use of the second floor is understood to mainly be for habitation with about 50 bedrooms. The floor also has two proposed/existing office rooms and a storage room.

Lower (first) Floor is below the FCL of 12.2m geodetic and may be eligible for an exemption as outlined in General Exemptions of the Bylaw and provided that the owner enters into a Covenant absolving the City of Chilliwack of any liability with respect to the flooding of the property or flood damage to land, structures, and contents thereof. The first floor is understood to also be used for habitation with multiple bedrooms. The current scope of the renovation focuses on the non-habitable areas of the west corner of the building with fitness, laundry, and service rooms.

In line with this, TerranGeo finds that lower floor is exposed to potential inundation by flood waters. In order to meet the requirements of flood hazard safety and the Floodplain Regulation Bylaw, the owner shall enter into a Covenant absolving the City of Chilliwack of any liability with respect to the flooding of the property or flood damage to land, structures and contents thereof. It is recommended that the lower floor and the upper floor, should it not meet the established FCL, allow for safe egress of the occupants with an alarm warning system as well as an evacuation plan in place. No other flood-related hazards are found to be applicable to the subject site.

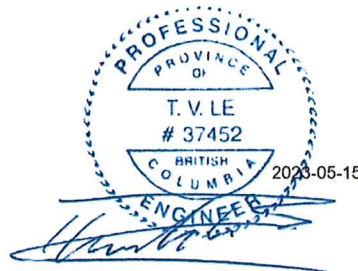
We trust that this meets your current requirements. If you should have any concerns or questions, please do not hesitate to contact us.

Kind Regards,

Terran Geotechnical Consultants Ltd.,



Sergey  
Makhov  
2023-05-1  
5 21:41:25



Sergey Makhov, *EIT*  
Geotechnical Engineer

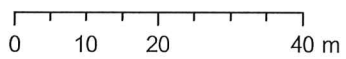
Thanh V. Le, *P.Eng.*  
Principal | Geotechnical Engineer

# Appendix A





Scale: 1:1,000



Data accuracy not guaranteed

# Appendix B



**B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION  
FOR BUILDINGS ON LOT 1 DISTRICT LOT 265 GROUP 2  
NEW WESTMINSTER DISTRICT PLAN EPP40425**

SCALE 1:30 ALL DIMENSIONS IN FEET  
0 40 80

ADDRESS:  
45486 YALE ROAD  
CHILLIWACK, B.C.  
PID: 029-571-987

Based on Land Title & Survey Authority Records and Field Survey.  
Unregistered interests have not been included or considered.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

Lyon, Flynn & Collins accept no responsibility for and hereby disclaim all obligations and liabilities for damages including, but not limited to, direct, indirect, special, and consequential damages arising out of or in connection with any direct or indirect use or reliance upon the Plan beyond its intended use.

This plan was prepared for mortgage purposes and is for the exclusive use of the client.

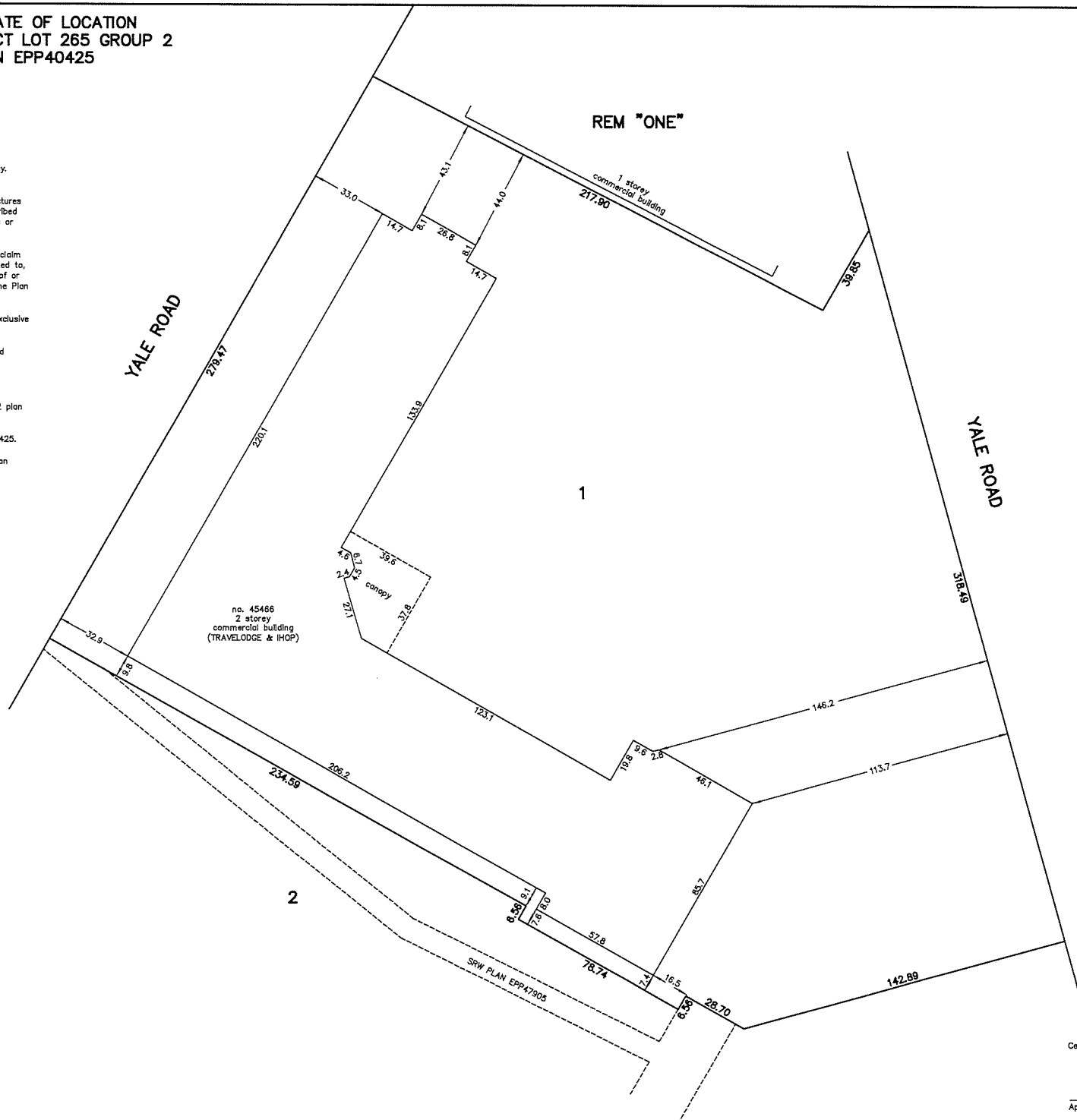
Lot is subject to covenants Z3053, CA4323403, CA4323406, and CA4407084.

**LEGAL NOTATIONS:**

Hereto is annexed easement ca4407085 over that part of Lot 2 plan EPP40425 as shown on plan EPP47805.

Hereto is annexed easement CA5225663 over Lot 2 plan EPP40425.

Hereto is annexed restrictive covenant CA5225664 over lot 2 plan EPP40425.



DRAWN: KP CHECK: KP  
OUR FILE: 21059MC



LYON, FLYNN & COLLINS B.C. LAND SURVEYORS  
102-1537 WEST 8TH AVENUE, VANCOUVER, B.C.  
T: 604-737-8777 E: LYON@TELUS.NET  
W: WWW.LFCSURVEY.COM

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Certified Correct:

April 5, 2021. B.C.L.S.

This document is not valid unless originally signed and sealed.





# CHILLIWACK IHART

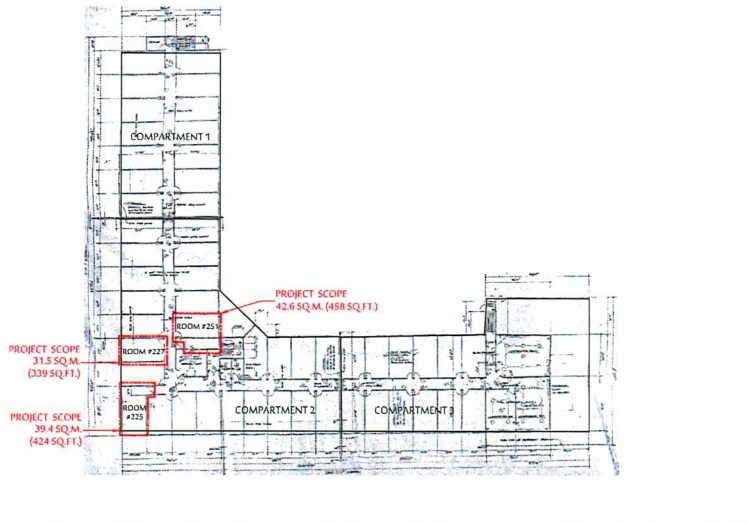
FHA PROJECT #: E156-00

ROOMS 251, 227 & 225 - 45466 YALE ROAD WEST, CHILLIWACK, BC

ISSUED FOR PRICING  
MAR 8, 2022

## LOCATION PLAN SECOND FLOOR

SCALE: 1 = 400



## PROJECT TEAM

<b>CLIENT:</b> FRASER HEALTH AUTHORITY #400 - 13450 102 AVE SURREY BC V3T 0H1	<b>ARCHITECTURAL CONSULTANT:</b> DCYT ARCHITECTURE 3022 CAMBRIE STREET VANCOUVER BC V5Z 2V9 T: 779.231.9001 E: dc@dcyarchitecture.ca
<b>PROJECT MANAGER:</b> BTY 300 - 30 E 6TH AVENUE VANCOUVER BC V5T 1Y4 T: 604.709.6120 E: hannah@btym.com	<b>ELECTRICAL &amp; RCDD CONSULTANT:</b> PBN ENGINEERING SUITE 300 - 131 WATER STREET VANCOUVER BC V6B 4N3 T: 604.685.2525 E: david@pbnengineering.com

## DRAWING LIST

<b>ARCHITECTURAL</b>	A1.01 LOCATION PLAN & GENERAL NOTES
	A2.01 SECOND FLOOR CONSTRUCTION PLAN
	A2.02 SECOND FLOOR FURNITURE & EQUIPMENT PLAN
	A3.01 SECOND FLOOR REFLECTED CEILING PLAN
	A5.01 SCHEDULES AND DETAILS
	A6.01 MILLWORK
	A7.01 SPECIFICATIONS - GENERAL CONDITIONS
	A7.02 SPECIFICATIONS - MATERIALS & FINISHES

## SITE PLAN N.T.S.



## PROJECT INFO & CODE ANALYSIS

<b>ADDRESS:</b> ROOM 251, 227 & 225 - 45466 YALE ROAD WEST, CHILLIWACK, BC V0R 3Z8	
<b>LEGAL DESCRIPTION:</b> 2ND FLOOR, 113.4 SM (1,221.97) - 5% OF 2ND FLOOR BUILDING AREA BUILDING AREA (2ND FLOOR): 2,270.54 (24,280.57) SF	
<b>CODE ANALYSIS:</b> BRITISH COLUMBIA BUILDING CODE 2018 (INCLUDING LATEST AMENDMENTS)	
<b>CODE APPLICATIONS:</b> DIVISION A, PARTS 2, 4 AND 9 DIVISION B, PARTS 7, 8 AND 10 DIVISION C, PARTS 3, 4, 5 AND 6 DIVISION E, PARTS 1 & 2	13.2.1 13.2.1 13.2.2 13.4.1
<b>MAJOR OCCUPANCIES:</b> EXISTING BUILDING - GROUP U (HOTEL) PROPOSED ROOM 251, 227 & 225 - GROUP U (OFFICE)	13.2.1 13.2.1
<b>SEPARATION OF MAJOR OCCUPANCIES:</b> NOT APPLICABLE - PROJECT AREA LESS THAN 10% OF BUILDING FLOOR AREA STORAGE GARAGE FIRE SEPARATION - NOT APPLICABLE	13.1.1 3.2.5.6
<b>OCCUPANT LOAD:</b> OFFICE = 9.3 SQ. M. PER PERSON PROJECT FLOOR AREA = 113.4 SM (1,221.97) TOTAL OCCUPANCY LOAD = 113.4 SM / 9.3 SM = 12 PERSONS	13.1.1.7
<b>BUILDING SIZE:</b> GROUP C - UP TO 3 STOREYS, NOT SPRINKLERED, FACING 2 STREETS EXISTING BUILDING HEIGHT: 2 STOREYS PROPOSED - NO CHANGE MAX BUILDING AREA ALLOWED FOR 2-STOREYS: 1,125 SM (12,037 SF) EXISTING BUILDING AREA - COMPARTMENT 1 = 600 SM (APPROX) COMPARTMENT 2 = 1,100 SM (APPROX) COMPARTMENT 3 = 880 SM (APPROX)	3.2.2.5.2
<b>FIRE SUPPRESSION:</b> BUILDING TO BE NOT SPRINKLERED EXISTING - NOT SPRINKLERED PROPOSED - NO CHANGE	3.2.2.5.2
<b>CONSTRUCTION TYPE:</b> COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION ALLOWED EXISTING - NON-COMBUSTIBLE CONSTRUCTION PROPOSED - NO CHANGE	3.2.2.5.2
<b>FIRE RESISTANCE RATING:</b> FLOOR - 45 MIN F.R. FIRE SEPARATIONS EXISTING - 45 MIN F.R. COMBUSTIBLE CONSTRUCTION PROPOSED - NO CHANGE ROOF - NO RATING REQUIRED EXISTING - COMBUSTIBLE CONSTRUCTION PROPOSED - NO CHANGE COLUMN & LOAD-BEARING WALL - 5 MIN AS SUPPORTED ASSEMBLY EXISTING - 45 MIN F.R. COMBUSTIBLE CONSTRUCTION PROPOSED - NO CHANGE	3.2.2.5.2
<b>SEPARATION OF SUITES:</b> ALL FLOOR AREAS - 1 HOUR EXCEPT 3/4 HR IF PERMITTED UNDER 3.2.2.3.2 BUSINESS & PERSONAL SERVICE OCCUPANCY RESIDENTIAL - 3/4 HOUR FOR FLOOR AND WALL IF PERMITTED UNDER 3.2.2.3.2.3.4.2(2) EXISTING - 3/4 HR FIRE SEPARATION (RESIDENTIAL) PROPOSED - NO CHANGE	3.3.1.1
<b>PUBLIC CORRIDOR SEPARATIONS:</b> FIRE SEPARATION WITH 3/4 HOUR F.R. REQ'D EXISTING - 3/4 HR FIRE SEPARATION PROPOSED - NO CHANGE	3.3.1.4

## GUIDANCE TO CONSTRUCTION SITES OPERATING DURING COVID-19

AS THE CHALLENGES CAUSED BY THE CORONAVIRUS OUTBREAK CONTINUE TO SHIFT, THE B.C. GOVERNMENT AND B.C.'S PROVINCIAL HEALTH OFFICER, DR. BONNIE HEVNER, ARE TAKING UNPRECEDENTED MEASURES TO SLOW THE TRANSMISSION OF COVID-19.

RECENTLY, DR. HEVNER ISSUED AN ORDER UNDER THE B.C. PUBLIC HEALTH ACT PROHIBITING THE GATHERING OF PEOPLE IN EXCESS OF 50 PEOPLE AT A PLACE OF BUSINESS OR PERSONAL SERVICE OCCUPANCY, OR OTHER PLACE, OR FOR WHICH YOU ARE OTHERWISE RESPONSIBLE. WE UNDERSTAND THAT EMPLOYERS IN THE CONSTRUCTION INDUSTRY ARE ASKING FOR CLARITY ABOUT WHAT THIS MEANS FOR THEM.

WHILE THIS ORDER DOES NOT APPLY TO CONSTRUCTION SITES AS A WHOLE, WE ARE DIRECTING EMPLOYERS TO TAKE ALL NECESSARY PRECAUTIONS TO MINIMIZE THE RISK OF COVID-19 TRANSMISSION AND RISK TO YOU AND YOUR EMPLOYEES. THIS INCLUDES:

1. THERE SHOULD BE NO MORE THAN 50 PEOPLE IN THE SAME SPACE IN ANY OCCASION.
2. WHERE POSSIBLE, EMPLOYEES SHOULD MAINTAIN A DISTANCE OF 2 METRES APART FROM EACH OTHER.
3. POST SIGNAGE THAT LIMITS THE NUMBER OF OCCUPANTS IN ANY LOCATION TO FOUR PEOPLE AT A TIME.
4. REDUCE IN-PERSON MEETINGS AND OTHER GATHERINGS AND HOLD SITE MEETINGS IN OPEN SPACES OR OUTSIDE.
5. INCREASE THE NUMBER OF HANDWASHING STATIONS AND POST SIGNAGE THAT IDENTIFIES THEIR LOCATION.
6. MAINTAIN A LIST OF EMPLOYEES WORKING ON SITES AND UPDATE THIS LIST DAILY.
7. ALL COMMON AREAS AND SURFACES SHOULD BE CLEANED AT THE END OF EACH DAY. EXAMINES INCLUDE WORKROOM, SHARED OFFICES, COMMON TRASH BINS, LIGHT SWITCHES AND DOOR HANDLES.
8. SELF-ISOLATION CAN END 14 DAYS AFTER THE LAST CONTACT OR RETURN TO CANADA IF YOU HAVEN'T DEVELOPED ANY SYMPTOMS.
9. WITH OR WITHOUT A HISTORY OF TRAVEL, IF YOU HAVE RESPIRATORY SYMPTOMS THAT CAN BE MANAGED AT HOME, SELF-ISOLATE AT HOME FOR AT LEAST 10 DAYS AFTER THE ONSET OF SYMPTOMS. AFTER 10 DAYS, IF YOUR TEMPERATURE IS NORMAL AND YOU FEEL BETTER, YOU CAN RETURN TO YOUR ROUTINE ACTIVITIES.
10. COUGHING - ONLY PREPARED FOR SEVERAL WEEKS, SO A COUGH/ALONE DOES NOT MEAN YOU NEED TO CONTINUE TO SELF-ISOLATE FOR MORE THAN 10 DAYS.

SECTION 4.85 OF THE OCCUPATIONAL HEALTH AND SAFETY REGULATION DOES PROVIDE FOR A MINIMUM STANDARD AROUND THE PROVISION OF WASHING AND HAND WASHING FACILITIES WHERE RUMORED FACILITIES ARE IMPRACTICABLE. EMPLOYERS MUST PROVIDE ACCESS TO PORTABLE WASHROOM AND HAND WASHING FACILITIES. THESE FACILITIES MUST BE MAINTAINED IN GOOD WORKING ORDER, AND MUST BE PROVIDED WITH THE SUPPLIES NECESSARY FOR THEIR USE.

EMPLOYERS SHOULD REASSESS THEIR WORK ENVIRONMENT EVERY DAY AND KEEP UPDATED WITH THE INFORMATION POSTED ON THE PROVINCE'S WEBSITE:  
<https://www.gov.bc.ca/covid19/>

## GENERAL NOTES

1. GENERAL
- 1.1 DO NOT SCALE THESE DRAWINGS. SEEK ARCHITECT FOR CLARIFICATION ON ANY MISSING DIMENSIONS.
- 1.2 VERIFY ALL DIMENSIONS AND SITE CONDITIONS ON SITE. ANY DISCREPANCIES FOUND ARE TO BE REPORTED IMMEDIATELY TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- 1.3 ALL DIMENSIONS ARE GIVEN IN METRIC. EXCEPT NOTED OTHERWISE, IRRAW CONSTRUCTION DIMENSIONS ARE FROM THE OUTSIDE FACE OF FINISH OF EXTERIOR WALLS AND FROM THE FINISHED FACE OF INTERIOR PARTITIONS, UNLESS NOTED OTHERWISE.
- 1.4 ALL DRAWINGS AND NOTES SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND DRAWINGS OF OTHER CONSULTANTS. ANY DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT BEFORE WORK IN THAT AREA CAN COMMENCE.
- 1.5 PROJECT AREA IN DASHED LINES DENOTES APPROXIMATE LIMITS FOR THE WORK IN PLAN. WORK IS NOT NECESSARILY LIMITED TO THE AREA ENCLOSED - ALSO REFER TO A&E DWGS FOR WORK OUTSIDE PROJECT AREA.
- 1.6 ALL WORK SHOWN WITHIN PROJECT AREA IS CONSIDERED AS NEW AND TO BE INCLUDED IN CONTRACT EXCEPT NOTED AS EXISTING ON CONSTRUCTION DOCUMENTS.
- 1.7 ALL CONSTRUCTION AND INSTALLATION IS TO BE QUOTED AND PERFORMED IN ACCORDANCE WITH THE CURRENT ISSUE OF THE BRITISH COLUMBIA BUILDING CODE 2018 AND ITS AMENDMENTS, AS WELL AS ALL OTHER CODES BY-LAWS AND REGULATIONS HAVING JURISDICTION.
- 1.8 ALL WORK PERFORMED BY TRADES AND SUB-TRADES SHALL MEET THE MINIMUM REQUIREMENTS OF WORKMANSHIP AS ACCEPTED IN THEIR OWN TRADE OR TRADE ASSOCIATION.
- 1.9 ALL MATERIALS, FITTINGS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
- 1.10 CONTRACTOR TO SUPPLY ALL NEW MATERIALS AND PERFORM ALL WORK TO FULFILL THE INTENT OF THE CONTRACT DOCUMENTS.
- 1.11 CONTRACTOR TO PROVIDE ALL NECESSARY COORDINATION AND SUPERVISION OF ALL SUB-TRADES.
- 1.12 NO STRUCTURAL ITEMS TO BE REMOVED, CUT OR ALTERED OTHER THAN THOSE SHOWN ON STRUCTURAL DRAWINGS.
- 1.13 CONTRACTOR TO ENSURE ALL CONSTRUCTION AND STORAGE OF MATERIALS AND EQUIPMENT TO BE STORED WITHIN THE PROJECT AREA THROUGHOUT CONSTRUCTION PERIOD. IN NO CIRCUMSTANCES SHALL ANY EXISTING EXIT ROUTE BE OBSTRUCTED.
- 1.14 CONTRACTOR TO POST ALL NECESSARY SAFETY AND EXIST SIGNS AT AND AROUND AS REQUIRED TO MAINTAIN A SAFE ENVIRONMENT WITHIN AND IN THE VICINITY OF THE SITE THROUGHOUT THE CONSTRUCTION PERIOD.
- 1.15 CONTRACTOR TO MAINTAIN (2) MEANS OF EGRESS FROM PROJECT AREA AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD.
- 1.16 CONTRACTOR TO NOTIFY, COORDINATE AND SEEK APPROVAL FROM CLIENT & SECURITY DEPT. 72 HOURS IN ADVANCE PRIOR TO ANY WORK OUTSIDE PROJECT AREA AS WELL AS ANY MECH. ELEC. PLUMB. FIRE SERVICES AND MEDICAL GASES SHUT OFF IF SUCH WORK NEEDS TO BE PERFORMED AFTER REGULAR HOURS AND SO THAT ANY INTERRUPTION OF THE NORMAL OPERATION OF THE SPACES OUTSIDE THE PROJECT AREA SUCH AS AFTER HOURS WORK WILL BE PART OF THE CONTRACT.
- 1.17 DELIVERY OF MATERIALS AND DISPOSAL OF GARBAGE MUST BE CARRIED OUT IN SEALED BINS AFTER REGULAR HOURS THROUGH SERVICE CONDUITS AS PERMITTED BY THE CLIENT.
- 1.18 SUPPLY, DELIVERY AND ASSEMBLY OF FURNITURE AND FIXTURES INDICATED BY OWNER IS NOT PART OF THIS CONTRACT. CONTRACTOR IS RESPONSIBLE ONLY FOR COORDINATION OF THE ABOVE PLUS INSTALLATION IF REQUIRED.
- 1.19 SUPPLY AND DELIVERY OF ELECTRICAL APPLIANCES ARE BY OWNER. CONTRACTOR IS RESPONSIBLE FOR HOOK UP OF ELECTRICAL APPLIANCES.

## ABBREVIATIONS

@	AT / EACH AT	GA	GAZE	R/A	RETURN AIR
ABR	AIR CONDITIONER	GB	GRAB BAR	REF	REFERENCE
AC	ACROUSTICAL	GWB	GYP/SUB WALL BOARDED	REFL	REFLECTED
ADJ	ADJUSTABLE	H	HIGH	REQ'D	REQUIRED
AF	AROMATIC FINISHED FLOOR	HC	HANDICAPPED	RM	ROOM
ALUM	ALUMINUM	HD	HAND DRYER	R/O	ROUGH OPENING
ATC	ACQUISITIVE TILE CEILING	HO	HOLLOW METAL	S/A	SCHEDULE
B	BUILDING	HOBZ	HORIZONTAL	SCD	SCOP DISPENSER
BLK	BLOCK	HV	HAND WOOD	SD	SIMILAR
B/S	BOTH SIDES	IB	INTERIOR	SMA	SANITARY NAPKIN DISPENSER
BTWN	BETWEEN	INCL	INCLUDING	SPC	SPECIFICATION
CG	CORNER GUARD	INSUL	INSULATION	STL	STEEL
CH	CLOTHES HOOK	INT	INTERIOR	STRCT	STRUCTURAL
CNG	CORNER	JUN	JUNCTION BOX	SUSP	SUSPENDED
CMU	CONCRETE MASONRY UNIT	L	LINE AIR DIFFUSER	T&C	TONGUE & GROOVE
CONC	CONCRETE	LA	LAUNDRY	T&B	TOP & BOTTOM
CONSTR	CONSTRUCTION	L&M	LINE AIR DIFFUSER	T&C	TONGUE & GROOVE
CONT	CONTINUOUS	LEA	LINE AIR DIFFUSER	T&C	TONGUE & GROOVE
COORD	COORDINATE	LEA	LINE AIR DIFFUSER	T&C	TONGUE & GROOVE
CT	CERAMIC TILE	ME	METAL	T&C	TONGUE & GROOVE
DEAD	DETERIOR / DEMOLISH	MECH	MECHANICAL	TYP	TYPICAL
DA	DIAMETER	MECH	MECHANICAL	US	UNDERSIDE
DB	DOOR	MECH	MECHANICAL	UNO	UNLESS NOTED OTHERWISE
DN	DOWN	MANUF	MANUFACTURER	VT	VINYL COMPOSITION
DN	DOWN	MAX	MAXIMUM	W/C	WATER CLOSET
DWG(S)	DRAWING(S)	M	MIRROR	W	WALL PROTECTION
E	ELEVATION	M&J	METAL JOINT	W	WALL PROTECTION
E	ELEVATION	MTL	METAL	W	WALL PROTECTION
EL	ELEVATION	N	NOT IN CONTRACT	W	WALL PROTECTION
ELEC	ELECTRICAL	NIC	NOT IN CONTRACT	W	WALL PROTECTION
EQ	EQUIPMENT	NTS	NOT TO SCALE	W	WALL PROTECTION
EX	EXTERIOR	NUM	NUMBER	W	WALL PROTECTION
EXT	EXTERIOR	OD	OUTSIDE DIAMETER	W	WALL PROTECTION
EXT	EXTERIOR	OD	OUTSIDE DIAMETER	W	WALL PROTECTION
FD	FLOOR DRAIN	PLAS	PLASTIC	W	WALL PROTECTION
FDN	FOUNDATION	PLUMB	PLUMBING	W	WALL PROTECTION
FE	FIRE EXTINGUISHER	PLYWD	PLYWOOD	W	WALL PROTECTION
FN	FINISH	PREIN	PRE-FINISHED	W	WALL PROTECTION
FRK	FUTURE	PANTE	PANTEE	W	WALL PROTECTION
FLOOR	FLOOR	PANTEE	PANTEE	W	WALL PROTECTION
FP	FULLER PANEL	PH	PAPER TUBE HOLDER	W	WALL PROTECTION
FIRE	FIRE RATED	PANTEE	PANTEE	W	WALL PROTECTION
FS	FIRE SERVICES			W	WALL PROTECTION

ARCHITECT:



WWW.DCYTARCHITECTURE.CA

3	ISSUED FOR PRICING	MAR 8, 2022	DCY
2	ISSUED FOR REVIEW	MAR 7, 2022	DCY
1	ISSUED FOR REVIEW	FEB 22, 2022	DCY
0	REVISION	DATE	BY

THIS DRAWING IS THE PROPERTY OF DCYT ARCHITECTURE. REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART IS PROHIBITED UNLESS WITH WRITTEN PERMISSION.



## CHILLIWACK IHART

ROOMS 251, 227 & 225 - 45466 YALE ROAD WEST, CHILLIWACK, BC V0R 3Z8

## LOCATION PLAN AND GENERAL NOTES

SCALE:	VARIES
DATE:	FEBRUARY 2022
DRAWN:	CW
CHECKED:	DC
DATE:	
DESIGN:	DCYT202

A1.01





ARCHITECT:



WWW.DCYTARCHITECTURE.CA

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ROOMS 251, 227 & 225 - 45466 YALE ROAD WEST, CHILLIWACK, BC V2R 3Z8

2ND FLOOR DEMO REFLECTED CEILING PLAN

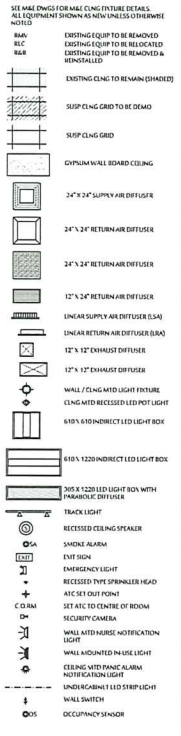
SCALE: 1 = 50  
DATE: FEBRUARY 2022  
DRAWN: CW  
CHECKED: DC  
JOB NO.: DCYT2202

A3.01

CONSTRUCTION GENERAL NOTES

1. ALL EXISTING AND NEW PARTITIONS, THROUGH FIRE RATED WALLS & FLOORS SHALL BE FIRESTOPPED & SHALL BE KEPT AS IS UNLESS OTHERWISE NOTED. THE PARTITIONING MUST BE PERFORMED WITHOUT DELAY AS SOON AS THEY ARE ORDERED TO PRESENT SPREAD OF FIRE AND SMOKE DURING CONSTRUCTION.
2. REPAIR, PATCH AND SEAM COAT AND LEVELLED EXISTING SUBFLOOR THROUGHOUT PROJECT AREA PER EQUIPMENT MANUFACTURER'S SPECIFICATION BEFORE INSTALLATION OF NEW FLOOR FINISHES.
3. EXISTING GYM WALLS SHOULD BE REPAIR AND REFINISHED. EXISTING WALLS TO BE REPAIR AND FINISHED WITH NEW GYPSUM BOARD AND SANDWICH INSULATION THROUGHOUT PROJECT AREA.
4. REMOVE, REPAIR & REFRESH EX DEMO WALLS AS BEFIT FOR INSTALLATION OF NEW MECH & ELEC PANELS. CONSULT A PROFESSIONAL CONTRACTOR.
5. STRUCTURAL DESIGN FOR NEW STEEL UNITS & CEILING TRUSSING & BRACING. IF ANY, SHALL BE PERFORMED BY A LICENSED STRUCTURAL ENGINEER BY CONTRACTOR.
6. PATCH AND REFRESH DEMO WALLS WHERE EX MECH WALLS, OUTLETS, PENETRATIONS & EQUIPMENT ARE REMOVED AND RESEGREGATED.
7. PROVIDE BACKING ON WALLS FOR MECHANICAL HANDRAILS, CHAIR WALLS, BATHROOM ACCESSORIES, MECH UNITS AND HWY EQUIP AS REQUIRED. SEE MECH AND EQUIP DWGS FOR BACKING, LOCATIONS AND REQUIREMENTS.

CEILING LEGEND



CONSTRUCTION KEY NOTES

ALL WORKS BELOW ARE NEW UNLESS SUPPLY & INSTALLATION OF MATERIALS (MFD)

ARCHITECTURAL:

- A101 REPAIR, PATCH AND MAKE SMOOTH ALL EXISTING DEMO WALL SURFACES TO RECEIVE NEW FLOOR FINISH (PT) & EXISTING DEMO WALLS.
- A102 NEW ACCENT PAINT (PT)
- A103 1. PATCH CRACKS IN CEILING AND REFINISH EXISTING CEILING WITH MATCHING TEXTURED CEILING. 2. REPAIR ALL OPENINGS BETWEEN CEILING AND FLOOR. 3. REPAIR AND REFINISH ALL TEXTURED CEILING AREAS (PT)
- A104 1. REMOVE EXISTING CARPET, UNDERLAY, GUESS AND UNDERLAME. 2. PATCH AND REPAIR FLOOR WITH FLOOR UNDERLAMENT (FL) TO RECEIVE NEW FLOOR FINISH BY THE MANUFACTURER'S SPECIFICATION. 3. INSTALL RUBBER BASE MATS THROUGHOUT PROJECT AREA.
- A105 1. STEAM CLEAN ALL FLOOR TILES, WALL TILES AND GROUT JOINTS. 2. GROUT ALL FLOOR TILES, WALL TILES AND GROUT JOINTS WITH EPOXY RESIN. 3. REPAIR ALL GROUT JOINTS. 4. REPAIR ALL GROUT JOINTS.
- A106 1. REMOVE EXISTING VALANCE, TRACK & CURTAIN. 2. SUPPLY AND INSTALL MANUAL ROLLER SHADES WITH ALUMINUM ROLLER SHADES TO THE "TOP" PROJECT AREA. 3. FABRIC TO BE: ACRYL TEX (8000 SFBS, 0.17% COEFFICIENT OF FRICTION).
- A107 REPLACE EX TOILET SET COVER WITH NEW TO MATCH EXISTING.
- A108 REPLACE EX SHOWER CURTAIN WITH NEW (ALLOW EXISTING MATERIALS).
- A109 3/8" FULL HEIGHT AND WIDTH FIRE RESISTANT FLOOR WITH INTERLOCKED JOINTS.
- A110 NEW PLASTIC LAMINATE FINISH COUNTERTOP AND BASE CABINET.
- A111 EXISTING BATHROOM TOILET TO BE DISABLED.
- A112 SECURE 3/4" X 1/2" BRACKETS AND PAINTED MET ON EXISTING SUBFLOOR FOR STORAGE PURPOSE (SHIMMED AREA).
- A113 TRANSITION STRIP (S2) (MDF) (CORRIDOR)
- A114 TRANSITION STRIP (S2) (MDF) (TEL)
- A115 NEW TRANSLUCENT SECURITY FILM (T1) ON EXISTING WINDOW (9'2" X 4'6").
- A116 NEW 1/2" DIA. QUARTER-ROUNDER CONVEN. SAFETY HANDBILL WITH SUPPORTING FLOOR MOUNT AT ALL EXISTING CORNERS AT CORRIDOR. EXACT LOCATION TO BE VERIFIED ON-SITE.

ELECTRICAL:

- E101 REFLECT ALL EXISTING ELEC DUPLEX & SWITCH OUTLETS WITH NEW WHITE LEXTON DECORA OUTLETS THROUGHOUT PROJECT AREA.
- E102 REFLECT ALL EXISTING LAMP WITH NEW LAMP OF SIMILAR LUMEN OUTPUT & 200W THROUGHOUT PROJECT AREA.
- E103 REFLECT EXISTING HEAT LAMP WITH NEW HEAT LAMP TO MATCH EXISTING WATTAGE.
- E104 NOT USED.
- E105 2" X QUAD 20A PLEGS BY TELLUS.

COMMUNICATION:

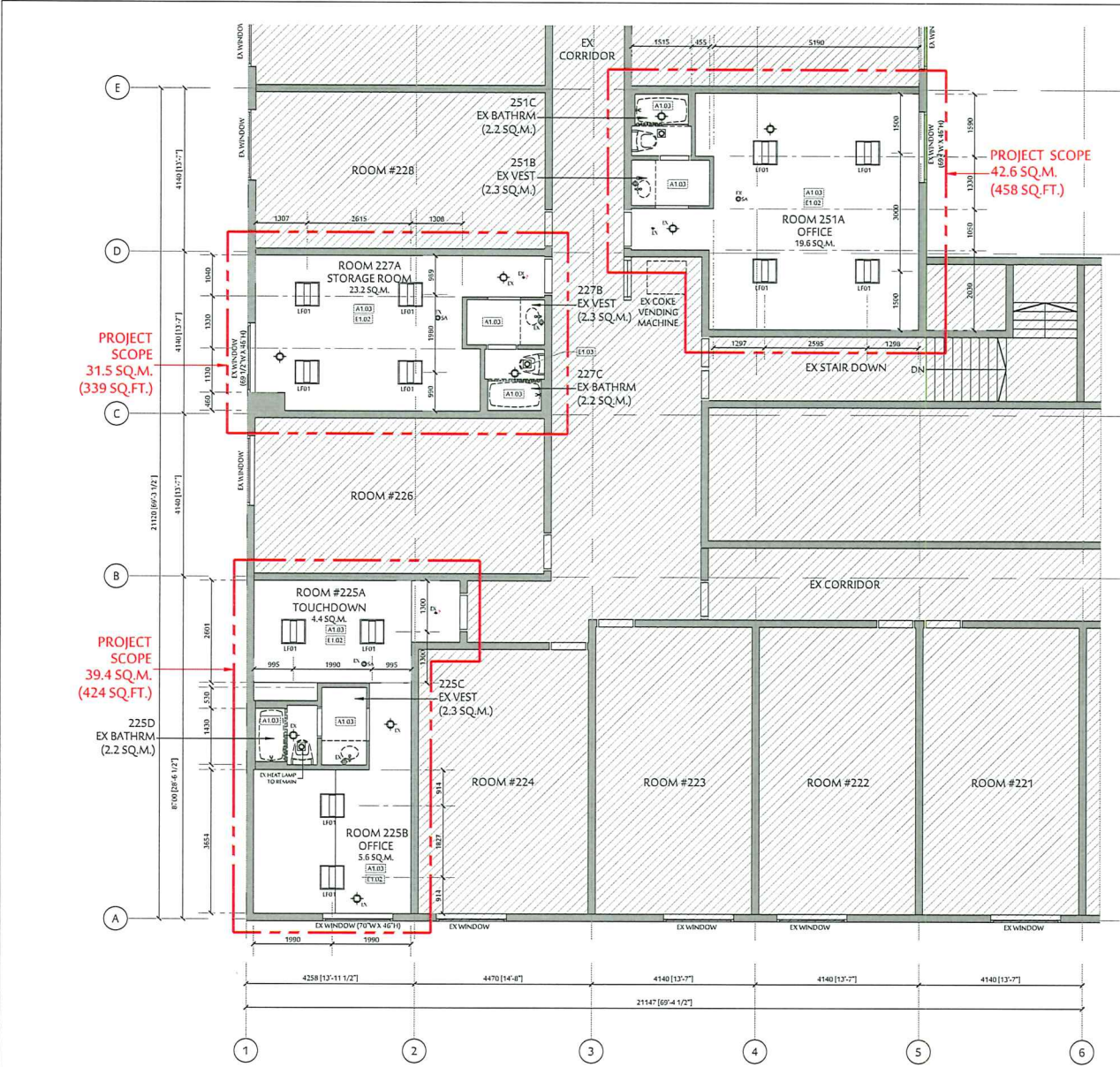
- FOR COMM NOTES REFER TO ELECTRICAL DRAWINGS FOR SPEC. DETAILS & SPCS.
- C101 REFLECT ALL EXISTING TEL & CABLE OUTLETS WITH NEW WHITE LEXTON DECORA OUTLETS THROUGHOUT PROJECT AREA.
- C102 WALL MOUNTED MODEM BY TELLUS.
- C103 WALL MOUNTED PATCH PANEL 24 PORT.

SECURITY AND ACCESS CONTROL:

- FOR SECURITY AND ACCESS CONTROL, REFER TO ELECTRICAL DRAWINGS FOR SPEC. DETAILS & SPCS.
- S101 TYPICAL 2402A INTRUSION ALARMS PANEL.

LIGHT FIXTURE SCHEDULE

- L101 60"X120" SURFACE MOUNTED RECESSED LED LIGHT BOX



2ND FLOOR REFLECTED CEILING PLAN  
SCALE: 1 = 50



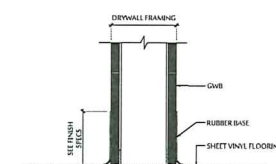
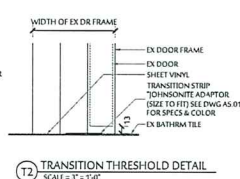
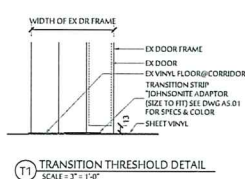
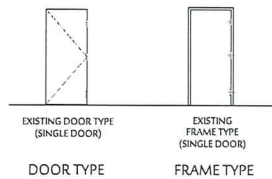
DOOR & FRAME SCHEDULE																							
DOOR NUMBER	LOCATION		DOOR				FRAME				GLASS		NOTES										
	FROM	TO	DOOR TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	CORE	FINISH	HARDWARE SET	MATL	FRAME TYPE		HEAD TYPE	FINISH	THRESHOLD	UNFINISHED	GLASS (VIEWED)	GLASS (UNVIEWED)	FINISH (UNVIEWED)			
EN01	EX CORRIDOR	ROOM 221A TOUCHDOWN	EX	865	2035	-	WOOD	SOLID	P33	Hw1	MTL	EX	EX	EX	PT4	T1	-	-	-	-	EX	INSTALL NEW DOOR CONTACT - SEE ELEC DWGS/PANT INSDR DOOR, SURFACE AND FRAME ONLY	
EN02	220C EX VEST	220D EX BATHRM	EX	715	2035	-	WOOD	HOLLOW	P33	Hw2	MTL	EX	EX	EX	PT4	T2	-	-	-	-	-	-	
EN03	EX CORRIDOR	ROOM 227A STORAGE ROOM	EX	865	2035	-	WOOD	SOLID	P33	Hw1	MTL	EX	EX	EX	PT4	T1	-	-	-	-	-	EX	INSTALL NEW DOOR CONTACT - SEE ELEC DWGS/PANT INSDR DOOR, SURFACE AND FRAME ONLY
EN04	227B EX VEST	227C EX BATHRM	EX	720	2035	-	WOOD	HOLLOW	P33	Hw2	MTL	EX	EX	EX	PT4	T2	-	-	-	-	-	-	
EN05	EX CORRIDOR	ROOM 231A OFFICE	EX	865	2035	-	WOOD	SOLID	P33	Hw1	MTL	EX	EX	EX	PT4	T1	-	-	-	-	-	EX	INSTALL NEW DOOR CONTACT - SEE ELEC DWGS/PANT INSDR DOOR, SURFACE AND FRAME ONLY
EN06	231B EX VEST	231C EX BATHRM	EX	720	2035	-	WOOD	HOLLOW	P33	Hw2	MTL	EX	EX	EX	PT4	T2	-	-	-	-	-	-	

NOTE:  
 1. REKEY ALL EXISTING DOOR LOCKS  
 2. SUBMIT FINISH SCHEDULE TO ARCHITECT FOR APPROVAL

DOOR HARDWARE SCHEDULE						
HARDWARE #	QTY	DESCRIPTION	MANUFACTURER	SPECIFICATION	FINISH	
Hw1 (BY EXISTING DOOR)	3	HINGE	EXISTING	TO REMAIN	-	-
	1	CLOSER	EXISTING	TO REMAIN	-	-
	1	LOCKSET	VINGCARD	REPLACE EXISTING HOTEL LOCK WITH NEW KEY LOCK. DO NOT COPY KEYS	-	-
	1	CARD READER	EXISTING	TO BE REMOVED	-	-
	1	DOOR VIEWER	EXISTING	TO REMAIN	-	-
	1	DOOR CONTACT	SEE ELEC SPECS	SEE ELEC SPECS	-	-
FRM1 (EXISTING BATHRM)	2	HINGE	EXISTING	TO REMAIN	-	-
	1	LOCKSET	SCHAGE	CYLINDRICAL LEVER PRIVACY NMD45 RHD	260	260

ARCHITECT:

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ROOM FINISH SCHEDULE									
RM #	LOCATION	WALL (SEE NOTE 1)				FLOOR	BASE	CEILING	NOTES
		NORTH	EAST	SOUTH	WEST				
221A	TOUCHDOWN	PAINT P11	PAINT P11	PAINT P11	PAINT P11	VINYL FLOOR V1	RUB BASE B01	FL FINISH TO MATCH EXISTING (SEE NOTE 1)	-
220B	OFFICE	PAINT P12	PAINT P11	PAINT P11	PAINT P12	VINYL FLOOR V1	RUB BASE B01	FL FINISH TO MATCH EXISTING (SEE NOTE 1)	-
220C	EX VEST	PAINT P11	PAINT P11	PAINT P11	PAINT P11	VINYL FLOOR V1	RUB BASE B01	FL FINISH TO MATCH EXISTING (SEE NOTE 1)	-
220D	EX BATHRM	PAINT P11/EX TILE	PAINT P11/EX TILE	PAINT P11/EX TILE	PAINT P11/EX TILE	EX FLOOR TILE	TRANSITION STRIP (SEE DWG AS 01 FOR SPEC & COLOR)	FL FINISH TO MATCH EXISTING (SEE NOTE 1)	-
227A	STORAGE ROOM	PAINT P11	PAINT P11	PAINT P11	PAINT P11	VINYL FLOOR V1	RUB BASE B01	FL FINISH TO MATCH EXISTING (SEE NOTE 1)	-
227B	EX VEST	PAINT P11	PAINT P11	PAINT P11	PAINT P11	VINYL FLOOR V1	RUB BASE B01	FL FINISH TO MATCH EXISTING (SEE NOTE 1)	-
227C	EX BATHRM	PAINT P11/EX TILE	PAINT P11/EX TILE	PAINT P11/EX TILE	PAINT P11/EX TILE	EX FLOOR TILE	TRANSITION STRIP (SEE DWG AS 01 FOR SPEC & COLOR)	FL FINISH TO MATCH EXISTING (SEE NOTE 1)	-
231A	OFFICE	PAINT P12	PAINT P11	PAINT P12	PAINT P11	VINYL FLOOR V1	RUB BASE B01	FL FINISH TO MATCH EXISTING (SEE NOTE 1)	-
231B	EX VEST	PAINT P11	PAINT P11	PAINT P11	PAINT P11	VINYL FLOOR V1	RUB BASE B01	FL FINISH TO MATCH EXISTING (SEE NOTE 1)	-
231C	EX BATHRM	PAINT P11/EX TILE	PAINT P11/EX TILE	PAINT P11/EX TILE	PAINT P11/EX TILE	EX FLOOR TILE	TRANSITION STRIP (SEE DWG AS 01 FOR SPEC & COLOR)	FL FINISH TO MATCH EXISTING (SEE NOTE 1)	-

NOTE:  
 1. SEE DWG 104-01 FOR RUBBER WALL BASE DETAIL  
 2. PATCH & MAKE GOOD TO LEVEL EX FLOOR ENCROACHMENT TO 1" SEE FINISH SPEC ON THIS DWG BEFORE INSTALLING SHEET VINYL FLOOR  
 3. PATCH & MAKE GOOD EX WALLS & CEILING BEFORE PROVIDING NEW PAINT FINISH

MATERIAL & FIXTURE SCHEDULE						
DESCRIPTION	TYPE	SIZE	BRAND	MODEL	COLOR/FINISH	NOTES
PAINT	WALL - FELD COLOR	P11	BENJAMIN MOORE	NATURA (ZERO VOC)	CC-30 ONYX OND WHITE	SHEIN: EGGSHILL
	WALL - ACCENT COLOR	P12	BENJAMIN MOORE	NATURA (ZERO VOC)	SUBMIT 3"X12" FOR APPROVAL	SHEIN: EGGSHILL. COLOR TO MATCH DULUX PPC1353.3 MIDSUMMER'S DREAM
	WOOD DOOR/WOOD WALL BASE	P73	BENJAMIN MOORE	NATURA (ZERO VOC)	CC-30 ONYX OND WHITE	SHEIN: SEMI-GLOSS
	MTL DOOR FRAME	P74	BENJAMIN MOORE	NATURA (ZERO VOC)	CC-30 ONYX OND WHITE	SHEIN: SEMI-GLOSS
	CEILING	P15	BENJAMIN MOORE	NATURA (ZERO VOC)	CC-30 ONYX OND WHITE	SHEIN: FLAT
FLOORING	VINYL FLOOR	V1	7.2"X 40"	TARKETT	NATURA (ZERO VOC) HANDED (ZENTRA) CRACKLED PLANK	ECF 2118 WHITTENASHED
	RUBBER BASE	R01	2" H X 1/8" THK	JOHNSONITE	TRANSITION STRIP (SEE DWG AS 01 FOR SPEC & COLOR)	48 GREY
	TRANSITION STRIP (VINYL CORRIDOR)	T51	1.3/8"	TARKETT	ADAPTOR CTA.XX.A	48 GREY
	TRANSITION STRIP (VINYL TRJ)	T52	1.3/8"	TARKETT	ADAPTOR CTA.XX.A	48 GREY
MILLWORK	PLASTIC LAMINATE - DODDS	PL1	-	WILSONART	-	PHANTOM PEARL 821 1K-20
	PLASTIC LAMINATE - COUNTER	PL2	-	WILSONART	-	DESIGNER WHITE D354-60
	DOOR HANDLE	DH1	-	RICHELIEU	1076CV	CHROME
FLOOR UNDERLAYMENT	SKIM COAT	FU1	-	ARDEX	FEATHER FINISH	-
GLAZING PARTITION	TRANSLUCENT SECURITY FILM	F11	-	3M	S70 ADD SECURITY	SEE DOOR SCHEDULE FOR DIMENSIONS
MISCELLANEOUS	B-HOOK CLOTHES HOOK	CH1	3"	UMBARA	700" W WALL MOUNTED BLACK	WHITE-ROCKEL
	DRY ERASE BOARD 1	DEB1	4'W X 2'H	ULINE	H-5827	WALL MOUNTED MAGNETIC WHITE BOB MID WITH ALUMINUM FRAME
	DRY ERASE BOARD 2	DEB2	3'W X 2'H	ULINE	H-5828	WALL MOUNTED MAGNETIC WHITE BOB MID WITH ALUMINUM FRAME
	ROLLER SHADES	RS1	-	ALTEX	MODULINE 85	10103-01 LIMESTONE 3% OPENNESS/SEE NOTE 3

NOTE:  
 1. SFT DWG A7-02 FOR ADDITIONAL SPECIFICATION REQUIREMENTS  
 2. PROVIDE 3/4" THK WALL BRACKET FOR FT1 AND FT2 ON SEPARATE DRYWALL SAMPLES ON SITE FOR FINAL APPROVAL BY ARCHITECT  
 3. PROVIDE 3/4" THK WALL BRACKET FOR FT1 AND FT2 ON SEPARATE DRYWALL SAMPLES ON SITE FOR FINAL APPROVAL BY ARCHITECT

3 ISSUED FOR PRICING  
 2 ISSUED FOR CD REVIEW  
 1 NOT BIDDING  
 N/A REVISION

DATE: MAR 8, 2022  
 DATE: MAR 7, 2022  
 DATE: [ ]  
 DATE: [ ]

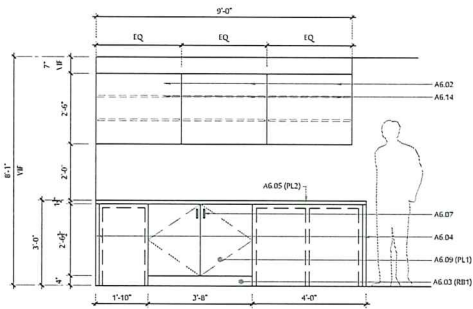
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ROOMS 221, 227 & 235 - 45466 VALE ROAD WEST, CHILLWACK, BC V2R 3Z8

SCHEDULES & DETAILS

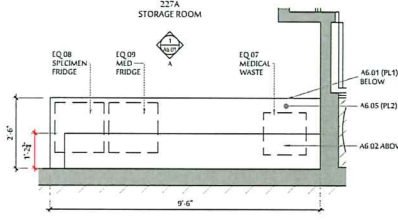
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 DATE: FEBRUARY 2022  
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 JOB NO: DCYT2202

A5.01



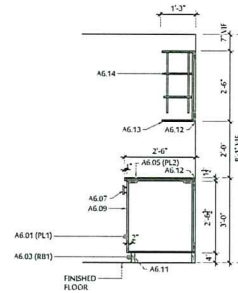
227A STORAGE ROOM  
MILLWORK MW01  
NORTH ELEVATION

1A  
SCALE = 1/2" = 1'-0"



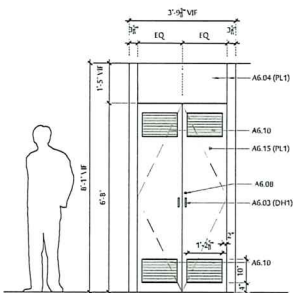
227A STORAGE ROOM  
MILLWORK MW01  
PLAN

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



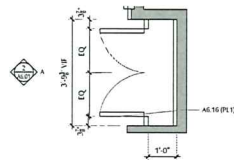
227A STORAGE ROOM  
MILLWORK MW01  
WEST ELEVATION

1B  
SCALE = 1/2" = 1'-0"



251B EX VESTIBULE  
MILLWORK MW02  
WEST ELEVATION

2A  
SCALE = 1/2" = 1'-0"



251B EX VESTIBULE  
MILLWORK MW02  
PLAN

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

INTERIOR KEY NOTES

1. ALL WORKS BELOW ARE NEW INCLUDING SUPPLY & INSTALLATION OF MATERIALS UNLESS NOTED.
2. SEE DWG. A6.01 FOR FINISHES.
3. ALL WOOD GRAINS FINISHES TO BE ORIENTED VERTICALLY UNLESS OTHERWISE NOTED.
4. ALL CABINETRY DOOR HINGES AND DRAWER SLIDES TO BE SOFT-CLOSING UNLESS OTHERWISE NOTED.
5. CONCRETE BACKS NOTED AS TO CODES. CONSTRUCTION MUST BE SCHEDULED TO CASE BODY & HANDED OVER PARTS TO FINISHING AND FLEED SHELVES.
6. ALL GAPS BETWEEN DOORS OR BETWEEN DOORS AND FLEED PANEL TO BE 1/16" WIDE.
- A6.01 BASE CABINET WITH DOORS / DRAWERS
- A6.02 3/8" X 1/8" X 3/8" PLASTIC LAMINATE UPPER SHELVES
- A6.03 RUBBER WALL BASE
- A6.04 FINISHED MID-BISE OR TOP PANEL
- A6.05 1 1/2" THICK DESKTOP WITH PLAS LAM C/W MATCHING PLAS LAM EDGE BAND
- A6.06 INSULATED
- A6.07 CABINET DOOR OR DRAWER HANDLE
- A6.08 KEY LOCK WITH CHROME FINISH
- A6.09 3/4" THICK CABINET DOORS WITH PLASTIC LAMINATE FINISH & MATCHING EDGE BANDING
- A6.10 DOOR LAMINATE (TOP AND BOTTOM) - SEE DWG. A6.05 FOR DIMENSIONS
- A6.11 WOOD BLOCK FRAMING
- A6.12 COINT COLOUR MATCHING CALLKING WHERE MILLWORK MEETS WALL AND TO DOOR AND SUSPENDED ACOUSTIC CEILING
- A6.13 ADJUSTABLE 2 1/4" THICK PLYWOOD SHEET WITH PLAS LAM FINISH AND 1/4" THICK RIGID PVC ACENT EDGE
- A6.14 ADJUSTABLE RECESSED METAL SHELF STANDARDS (TYP)
- A6.15 FULL HEIGHT MID DOORS WITH PLASTIC LAMINATE FINISH & MATCHING EDGE BANDING

ARCHITECT:



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3	ISSUED FOR PRICING	MAR 8, 2022	CW
2	ISSUED FOR EXHIBIT REVIEW	MAR 7, 2022	CW
1	NOT REVISION		
	REVISION:	(DATE)	(BY)

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ROOM 251, 227 & 225 - 45466 146 ROAD WEST, CHILLWACK, BC V2E 3Z8

MILLWORK

SCALE: VARIES  
DATE: FEBRUARY 2022  
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CHECKED: DC  
JOB NO: DCYT2202



A6.01









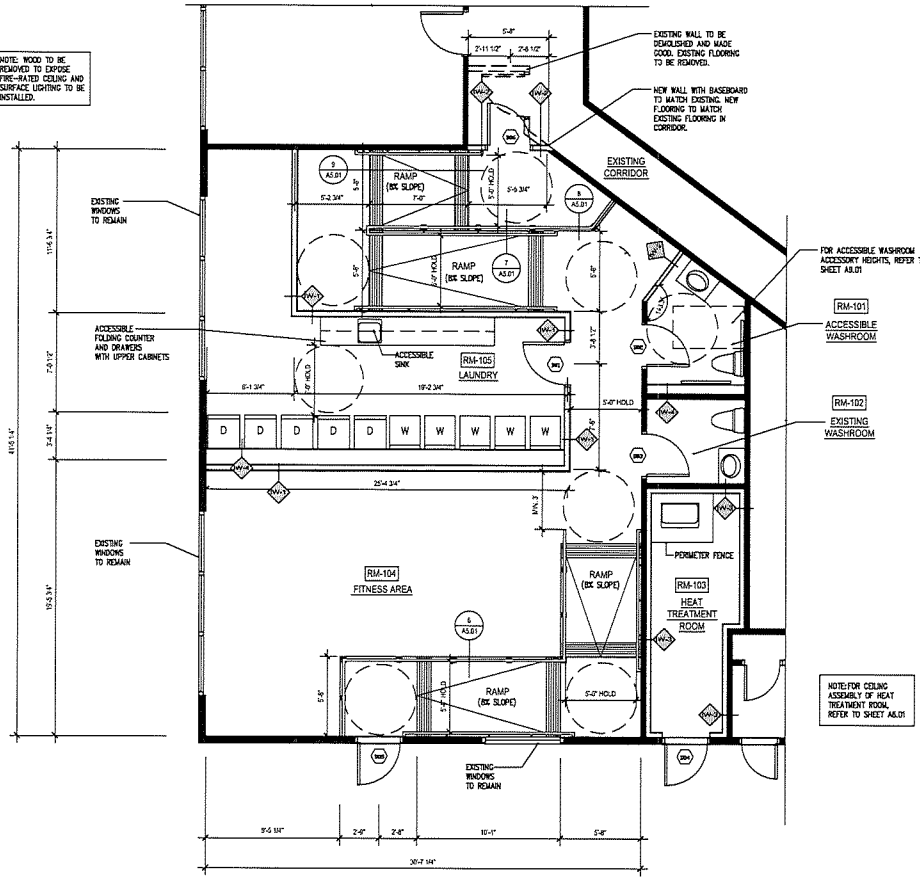


**LEGEND & NOTES**

-  ASSEMBLY TYPE DESIGNATION  
SEE DRAWING A8.01 ASSEMBLIES
-  DOOR TYPE DESIGNATION  
FOR RAMP PLANS & SECTIONS, SEE DRAWING A8.01

-  HOLD MIN. 5'-0" DIA. CLEAR
-  HOLD MIN. 2'-0" X 5'-0" CLEAR (TYP.)
-  FOR FIRE RATED CEILING AND SURFACE LIGHTING TO BE INSTALLED.
-  EXISTING WALL TO REMAIN

DOOR, FRAME, AND HARDWARE SCHEDULE - NON-SUITE AND COMMON AREAS																		
DOOR NO.	AREA	TYPE	DOOR					DOOR FRAME					FIR.	STC	HOLDING GROUP	NOTES		
			WIDTH	HEIGHT	THICK	MATL.	GLAZ.	FINISH	INSUL.	SCW	TYPE	MATL.					INSUL.	FINISH
D01	RE-ENTRY		3'-0"	6'-8"	1 3/4"	WD												EXISTING
D02	ACCESSIBLE WC	A1	3'-0"	6'-8"	1 3/4"	WD												EXISTING
D03	WC	A1	3'-0"	6'-8"	1 3/4"	WD												EXISTING
D04	CLOSET																	EXISTING
D05	STAFF LAUNDRY																	EXISTING
D06	HEAT TREATMENT	A2	3'-0"	6'-8"	1 3/4"	AL	T, U	AN	Y									REVLAND READER
D07	RE-ENTRY	A3	3'-0"	6'-8"	1 3/4"	AL	T, U	AN	Y									REVLAND READER
D08	LAUNDRY																	REVLAND READER



**1 PARTIAL FIRST FLOOR PLAN**  
Scale: 1/4" = 1'-0"

**NOTES**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE PROVINCE OF BRITISH COLUMBIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE PROVINCE OF BRITISH COLUMBIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE PROVINCE OF BRITISH COLUMBIA.

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

**NOT TO SCALE**



PROJECT NAME:  
The Interchange  
Renovation Project

PROJECT NUMBER:  
22-018

DATE:  
03-22-2023

DRAWN BY:  
Partial Floor Plan

**A2.01**