

COQUITLAM CITY HALL PLANNING & DEVELOPMENT OFFICE RENOVATION

ADDRESS: 3000 GUILDFORD WY, COQUITLAM, BC V3B 7N2

PROJECT TEAM

OWNER/CLIENT	CITY OF COQUITLAM 3000 GUILDFORD WY COQUITLAM, BC V3B 7N2 E-MAIL: GJUDD@COQUITLAM.CA CONTACT: GRAHAM JUDD
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ELECTRICAL	AES ENGINEERING 505 BURRARD ST SUITE 950 VANCOUVER, BC V7X 1M4 CONTACT: BRAD OU-YANG E-MAIL: BRAD.OUYANG@AESENGR.COM PH: 604-695-2719

DRAWING LIST

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A-002	PHASING PLAN
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ELECTRICAL	
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E100	DEMOLITION PLAN
E101	NEW ELECTRICAL PLAN
E200	ELECTRICAL DETAILS
E300	SPECIFICATIONS

LIST OF ABBREVIATIONS:

AHU	AIR HANDLING UNIT	NC	NOT IN CONTRACT	TYP.	TYPICAL
ASF	ALUMINUM STOREFRONT WINDOW	NTS	NOT TO SCALE	ULT	ULTRA LOW TEMP. FREEZER (-80)
B/O or B.O.	BOTTOM OF	O.C.	ON CENTER	UNO.	UNLESS NOTED OTHERWISE
CG	CORNER GUARD	P. LAM.	PLASTIC LAMINATE	U/S	UNDER SIDE
CLF	CHAIN LINK FENCE	PLYWD.	PLYWOOD	WD	WOOD
DIA	DIAMETER	R.A.G.	RETURN AIR GRILL	W.P.	WATER PROOFING
EP	ELECTRICAL PANEL	RB	RUBBER BASE		
EXIST	EXISTING	RD	ROOF DRAIN		
FD	FLOOR DRAIN	REV	REVERSE		
F/O or F.O.	FACE OF	RWL	RAIN WATER LEADER		
F.O.S.	FACE OF STUD	SC	STEEL COLUMN		
FRP	FIBREGLASS REINFORCED PANEL	SIM.	SIMILAR		
GWB	GYPSUM WALL BOARD, PAINTED	SS	STAINLESS STEEL		
HB	HOSE BIB	T/O or T.O.	TOP OF		



ARCHITECTURAL SYMBOLS

1 DRAWING TITLE
A-00 1:100

1 A
GRID LINES

1 A-00
SECTION MARKERS

1 A-00
BUILDING SECTION

1 A-00
INTERIOR ELEVATION MARKERS

1 A-00
DETAIL REFERENCE

1 A-00
WALL TYPE IDENTIFICATION

1 A-00
DOOR / WINDOW NUMBER IDENTIFICATION

1 A-00
ROOM NAME & NUMBER IDENTIFICATION

1 A-00
CEILING HEIGHT IDENTIFICATION

1 A-00
CONSTRUCTION NOTE REFERENCE

GENERAL CONSTRUCTION NOTES:

- THESE NOTES APPLY TO ALL DRAWINGS.
- THIS IS A COPYRIGHT DRAWING AND DESIGN, AND SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION.
- CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT PRIOR TO COMMENCING WORK.
- THESE DRAWINGS ARE NOT TO BE SCALED.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE IMPERIAL.
- ALL MATERIALS TO MEET FLAME SPREAD RATING REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- ALL WORK TO BE COMPLETED TO MEET THE APPLICABLE LOCAL BUILDING CODES, AND LOCAL HEALTH AND FIRE REGULATIONS.
- ALL WALL DIMENSIONS ARE TO THE CENTRE LINE OF STUD UNLESS OTHERWISE NOTED.
- TOUCH UP AND MAKE GOOD ALL EXISTING WALLS TO REMAIN SUITABLE TO RECEIVE NEW FINISH.
- PROVIDE CONTINUOUS PLYWOOD BACKING IN WALLS FOR ALL MILLWORKS & TV SECURED TO WALLS. REMOVE EXISTING GWB AND REINSTATE AS NEEDED FOR INSTALLATION OF NEW BLOCKING, REFINISH TO MATCH EXISTING.
- INTERIOR FURRING TO BE CONSTRUCTED TO UNDERSIDE OF GWB CEILING UNO.
- FIRESTOP ALL NEW CONDUITS AND PIPING PENETRATION THROUGH FLOOR SLAB.
- PROVIDE GPR TO FLOOR SLAB PRIOR TO CORING FOR NEW SERVICE PENETRATIONS.
- GWB FOR ALL GWB CEILING TO BE 5/8" THICK. ALL GWB IN WASHROOM TO BE MOISTURE RESISTANT.
- ALL APPLIANCES AND LOOSE FURNITURE IS NC, UNLESS NOTED OTHERWISE. LOOSE FURNITURE IS SHOWN FOR CLARIFICATION AND CONTRACTOR'S REFERENCE IN UNDERSTANDING ROOM USAGE AND FOR COORDINATION. CONTRACTOR TO CONNECT DATA AND ELECTRICAL TO WORKSTATIONS.

GENERAL DEMOLITION NOTES:

- DEMOLITION DRAWING ONLY SHOWS THE GENERAL SCOPE OF DEMOLITION. ALSO REFER TO OTHER ARCHITECTURAL DETAIL DRAWINGS, MECHANICAL & ELECTRICAL DRAWINGS FOR FULL SCOPE OF DEMOLITION WORKS REQUIRED TO PRODUCE NEW LAYOUT. CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING AND CARRYING OUT ALL NECESSARY DEMOLITION NOT SHOWN IN THE DEMOLITION PACKAGE IN ORDER TO PRODUCE NEW LAYOUT. CONTRACTOR TO VISIT THE SITE TO REVIEW ALL EXISTING SITUATIONS.
- ALL DEMOLISHED MATERIAL AND DEBRIS TO BE REMOVED PROMPTLY FROM SITE AND DISPOSED OF IN A LEGAL MANNER.
- SELLING OF ANY MATERIALS ON SITE IS NOT PERMITTED.
- MAKE GOOD DAMAGED AREA AND FIXTURES OR REPLACED WITH NEW WHICH ARE TO BE RETAINED AS SHOWN IN DRAWING.
- COMPLY WITH ALL BYLAWS AND ACQUIRE ALL NECESSARY PERMITS.
- DEMOLISH ALL EXPOSED & HIDDEN ELECTRICAL, MECHANICAL & PLUMBING FIXTURES, ENCLOSED CONDUITS AND PIPINGS, & OTHER FIXTURES AND FINISHES ASSOCIATED WITH DEMOLITION OF WALLS.

PROJECT DESCRIPTION:

COQUITLAM CITY HALL MAIN FLOOR (PLANNING & DEVELOPMENT DEPARTMENT) OFFICE RENOVATION WORK TO OFFICE SPACES, KITCHENETTES, NEW LUNCH ROOM, INTAKE BOOTH, AND SERVICE COUNTER SPACE.

PROJECT DATA:

CIVIC ADDRESS: 3000 GUILDFORD WAY, COQUITLAM, BC V3B 7N2

LEGAL DESCRIPTION: LOT 1, DISTRICT LOT 386, GROUP 1, NEW WESTMINSTER DISTRICT, LMP0135, PLAN 14861

PARCEL IDENTIFIER (PID): 010-596-712

PROJECT AREA: 959 SQM APPROX.

BUILDING CODE ANALYSIS:

- APPLICABLE CODE:
BC BUILDING CODE 2024 PART 3
- BASE BUILDING:
MAJOR OCCUPANCIES: D (OFFICE), F3 (PARKING GARAGE)
BUILDING AREA: 2,418 SQM APPROX.
BUILDING HEIGHT: 4 STOREYS
NUMBER OF STREET FACING: 2
BUILDING CODE CLASSIFICATION: 3.2.2.61/3.2.2.86
NON-COMBUSTIBLE CONSTRUCTION REQUIRED, NON-COMBUSTIBLE CONSTRUCTION PROVIDED.
FLOOR ASSEMBLY 1 HR FIRE SEPARATION, MEZZ 1 HR FRR
- FIRE ALARM: EXISTING SINGLE STAGE MONITORED
- EXIT SIGNS: PROVIDED ACCORDING TO 3.4.5
- EMERGENCY LIGHT: PROVIDED ACCORDING TO 3.2.7.3
- SPRINKLER: EXISTING AUTOMATIC SPRINKLER SYSTEM ACCORDING TO NFPA-13
- ACCESSIBILITY: AS PER 3.8
- NOTE: WASHROOMS ARE EXISTING. NO UPGRADE TO MEET 3.8 IS PROVIDED.
- DOOR & DOOR HARDWARE: PROVIDED ACCORDING TO 3.3.13
- OCCUPANT LOAD CALCULATIONS:
PD DEPARTMENT: 125 (109 OPEN WORKSTATIONS, 16 PRIVATE OFFICES
EX. PLUMBING FIXTURES PROVISION: 9 MALE FIXTURES AND 6 FEMALE FIXTURES

ALLOWABLE NO. OF OCCUPANTS BASED ON EXISTING NUMBER OF FIXTURES ACCORDING TO 3.7.2.2(B): 400 (250 PERSONS OF EACH SEX).

4 2025/05/12 ISSUED FOR TENDER

3 2025/05/01 ISSUED FOR BP

2 2025/04/24 ISSUED FINAL SET

1 2025/04/16 ISSUED 60% CD SET

No. DATE REVISION
(dd/mm/yy)

PROJECT TITLE
**COQUITLAM
CITY HALL
P&D OFFICE
RENOVATION**
3000 GUILDFORD WY
COQUITLAM, BC

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date

date

SHEET TITLE

**COVER PAGE,
KEY PLAN
& NOTES**

PROJECT No. 44018.0
DRAWN AR
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SCALE AS NOTED
DATE 2025/05/12
PRINTED 2025/05/12

REVISION No. 2

A-00

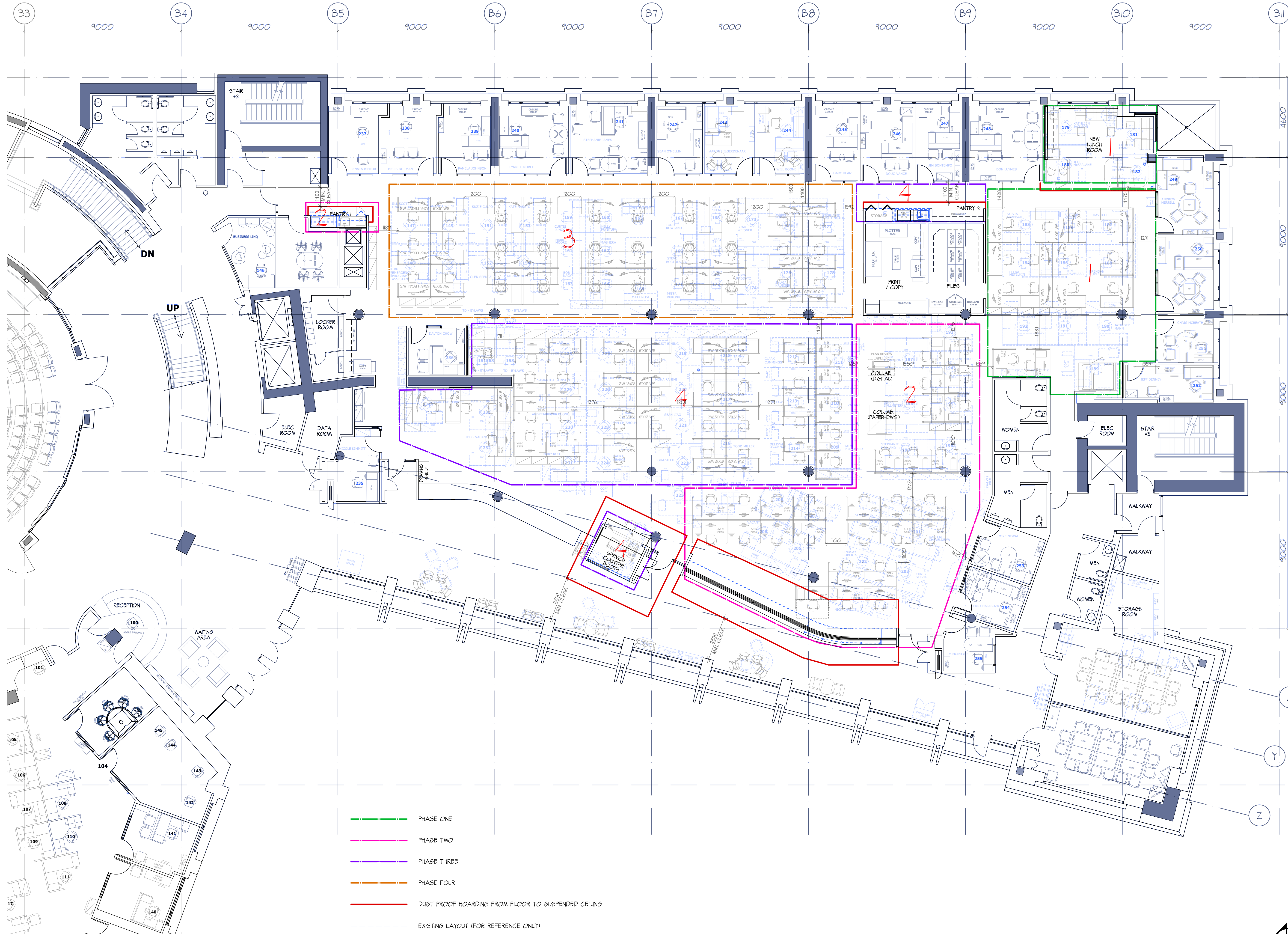
CHERNOFF THOMPSON ARCHITECTS

1340-1075 WEST GEORGIA, VANCOUVER, B.C. V6E 3C9
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A-001

CHERNOFF THOMPSON ARCHITECTS



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1	2025/04/16	ISSUED 60% CD SET
No.	DATE (dd/mm/yy)	REVISION

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**COQUITLAM
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3000 GUILDFORD WY
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SHEET TITLE
**PHASING
PLAN**

PROJECT No.	44018.0
DRAWN	AR
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SCALE	AS NOTED
DATE	2025/05/12
PRINTED	2025/05/12

REVISION No. 2

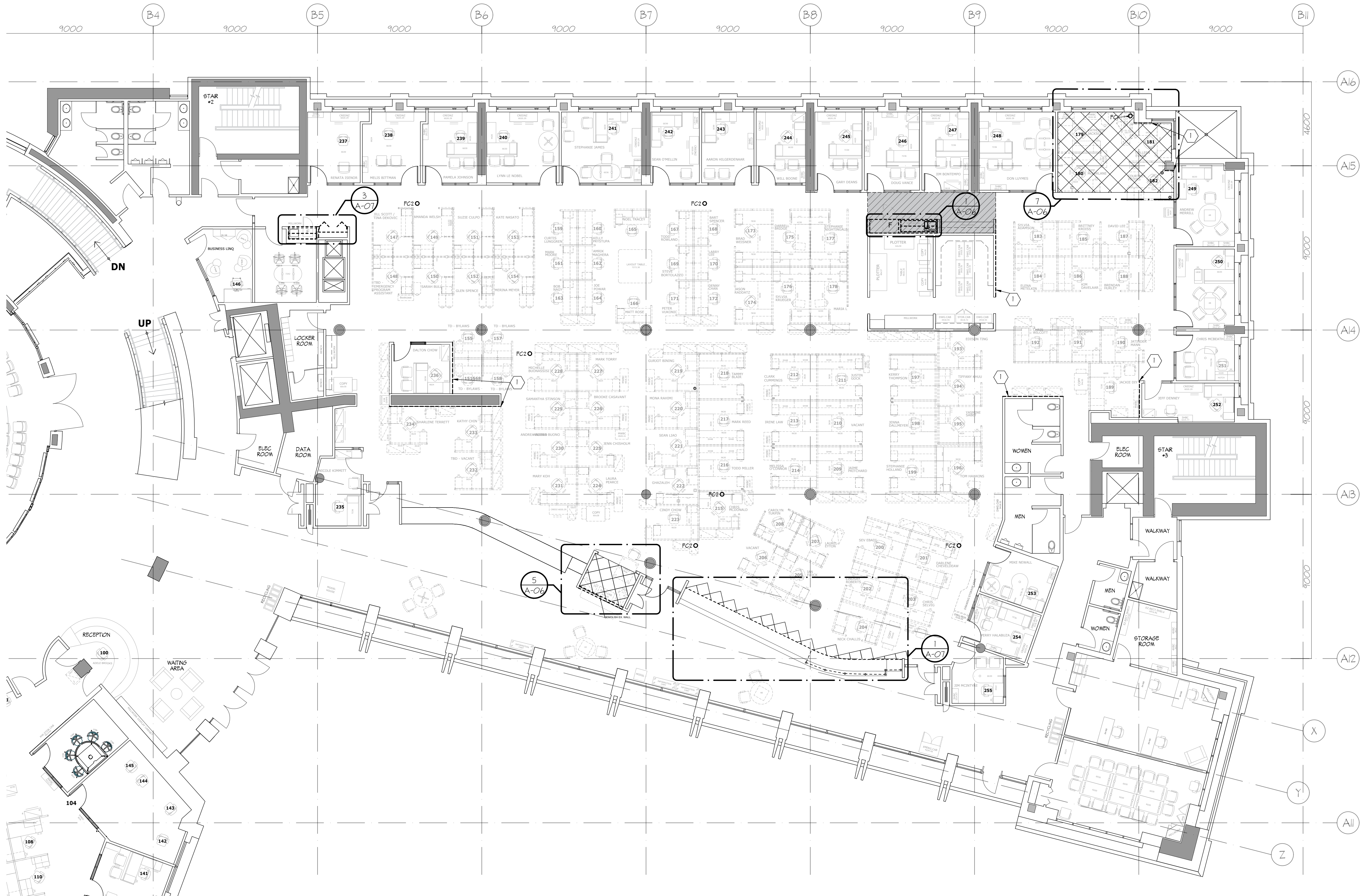
A-002

1 PHASING PLAN
A-002 1:100



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LEGEND:

---	EXISTING ITEM TO BE DEMOLISHED		EXISTING FURNITURE TO BE REMOVED
---	EXISTING WALL TO REMAIN		REMOVE EXISTING CARPET AND WALL BASE
- - -	DOOR/FRAME TO BE DEMOLISHED		REMOVE EXISTING SHEET FLOORING AND WALL BASE
- - -	EXISTING DOOR TO REMAIN		

DEMOLITION NOTE:

1 REMOVE EXISTING GWS FOR INSTALLATION OF NEW ELECTRICAL (REFER TO ELECTRICAL FOR EXACT EXTENT).

FC1 FLOOR SLAB CORING FOR NEW SANITARY PPE. FIRE STOP ALL FLOOR SLAB PENETRATIONS (REFER TO MECHANICAL).

FC2 FLOOR SLAB CORING FOR NEW ELECTRICAL CONDUIT. FIRE STOP ALL FLOOR SLAB PENETRATIONS (REFER TO ELECTRICAL).

EXISTING/DEMO MAIN FLOOR PLAN
1:100

PROTECT NORTH

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3000 GUILDFORD WY
COQUITLAM, BC

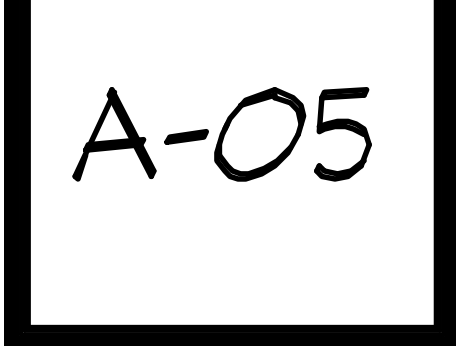
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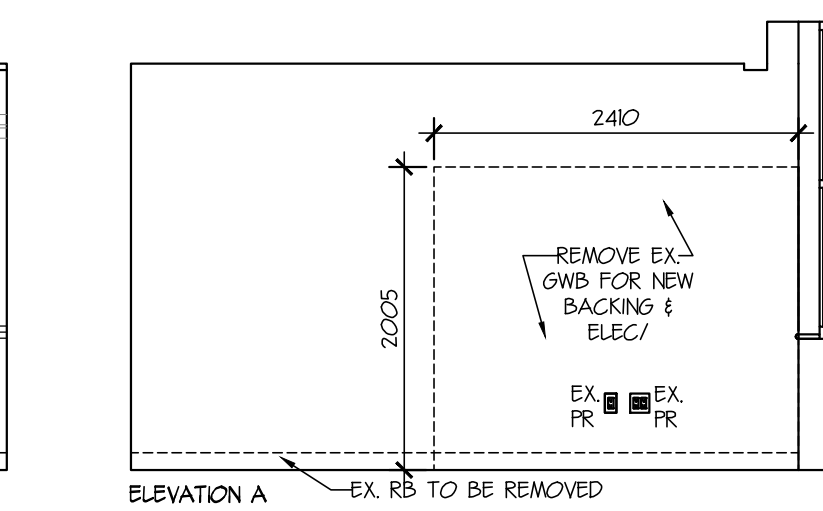
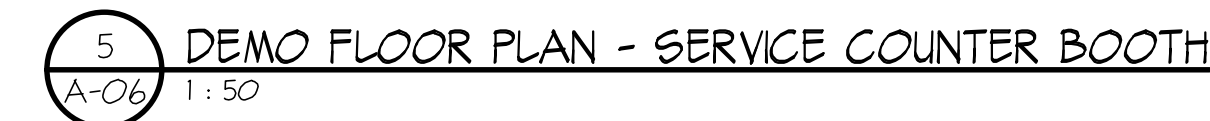
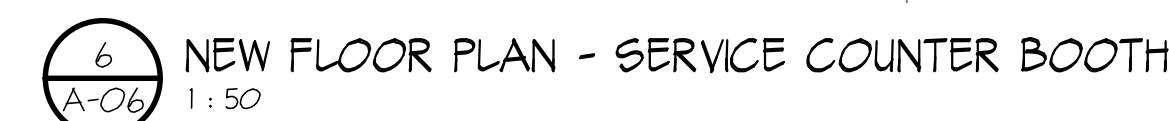
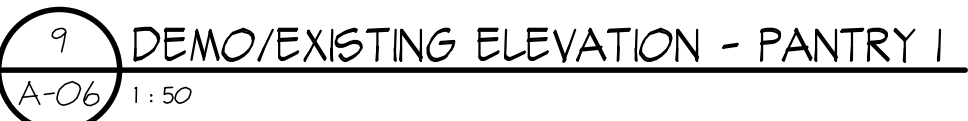
SHEET TITLE
EXISTING / DEMO MAIN FLOOR PLAN

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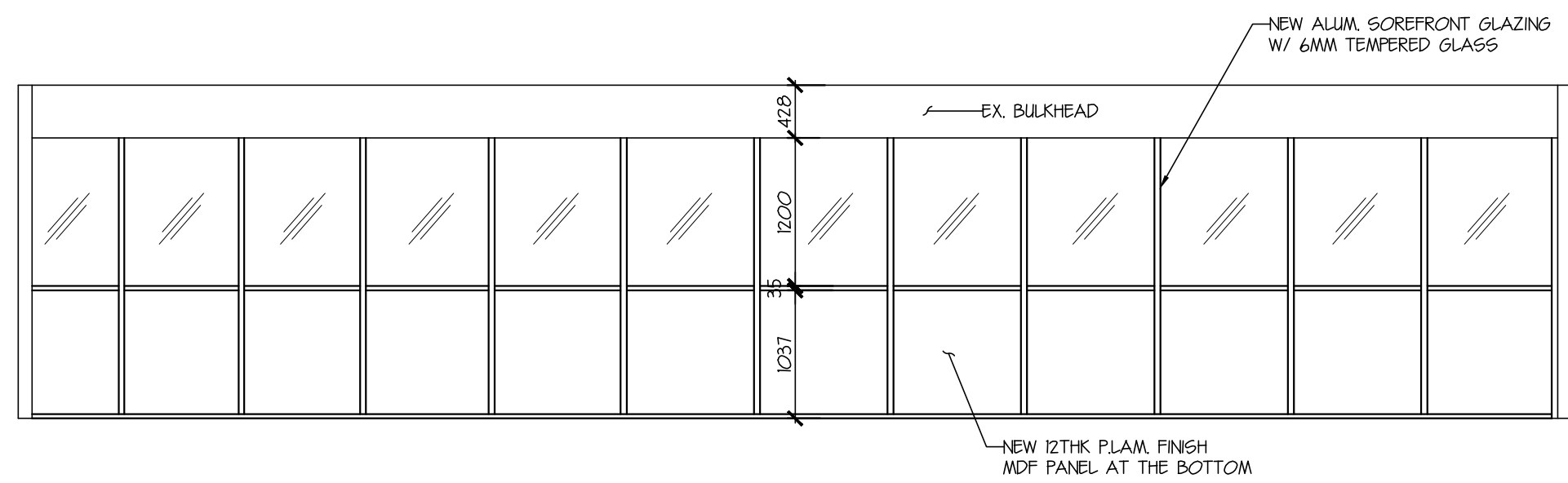
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A-01

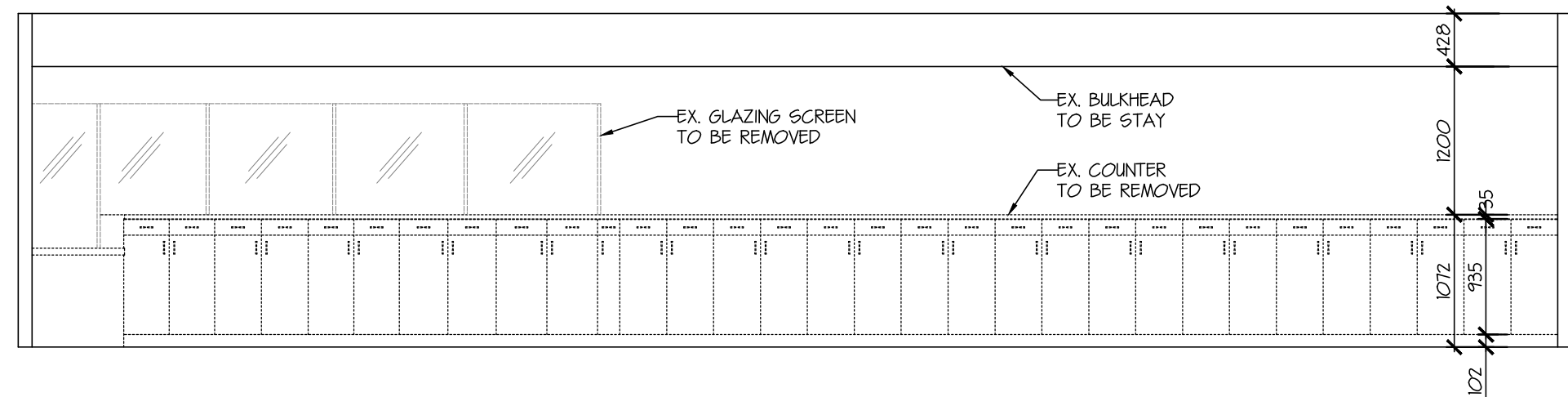




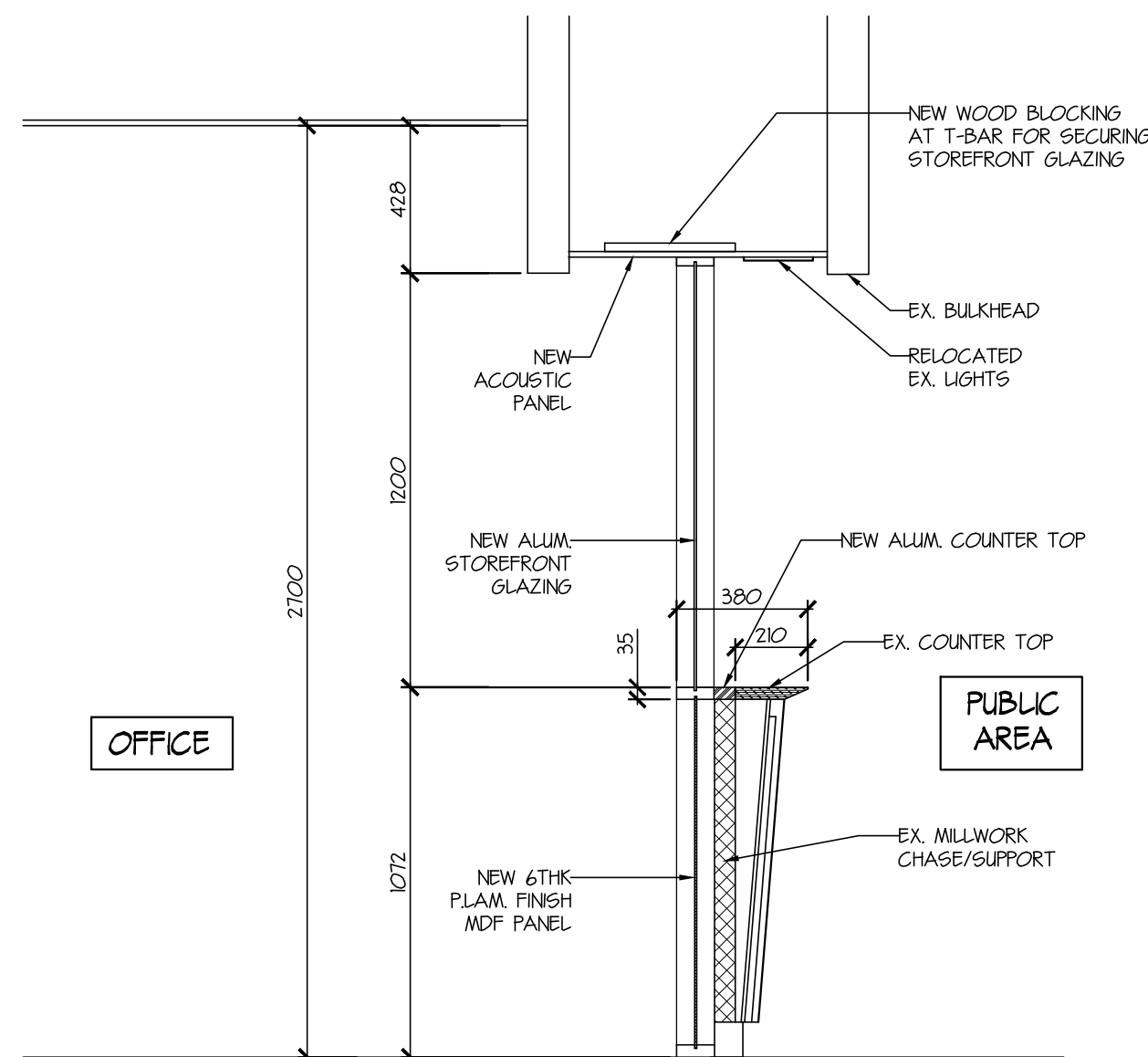
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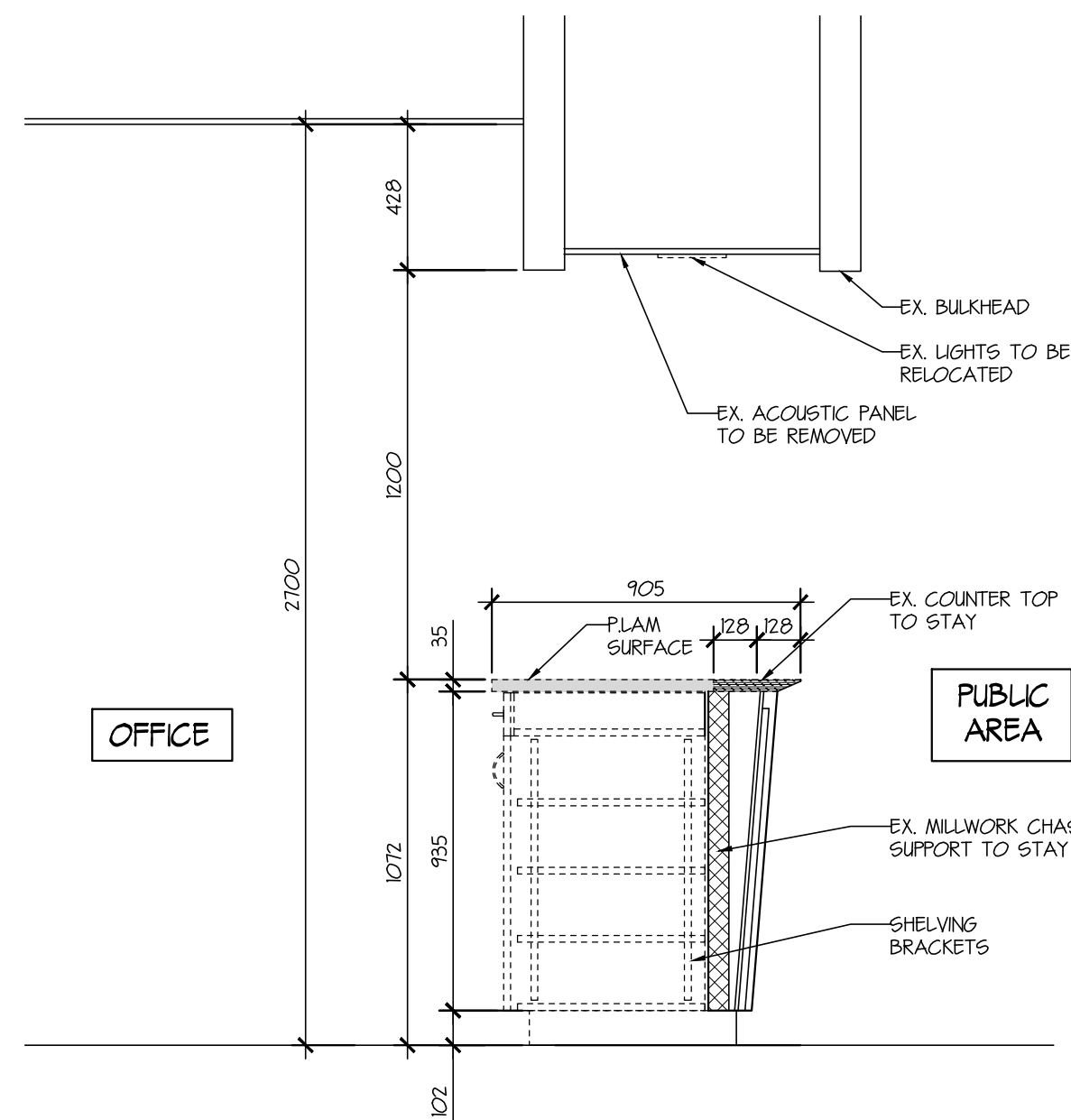
8 NEW SERVICE COUNTER ELEVATION
A-07 1:50



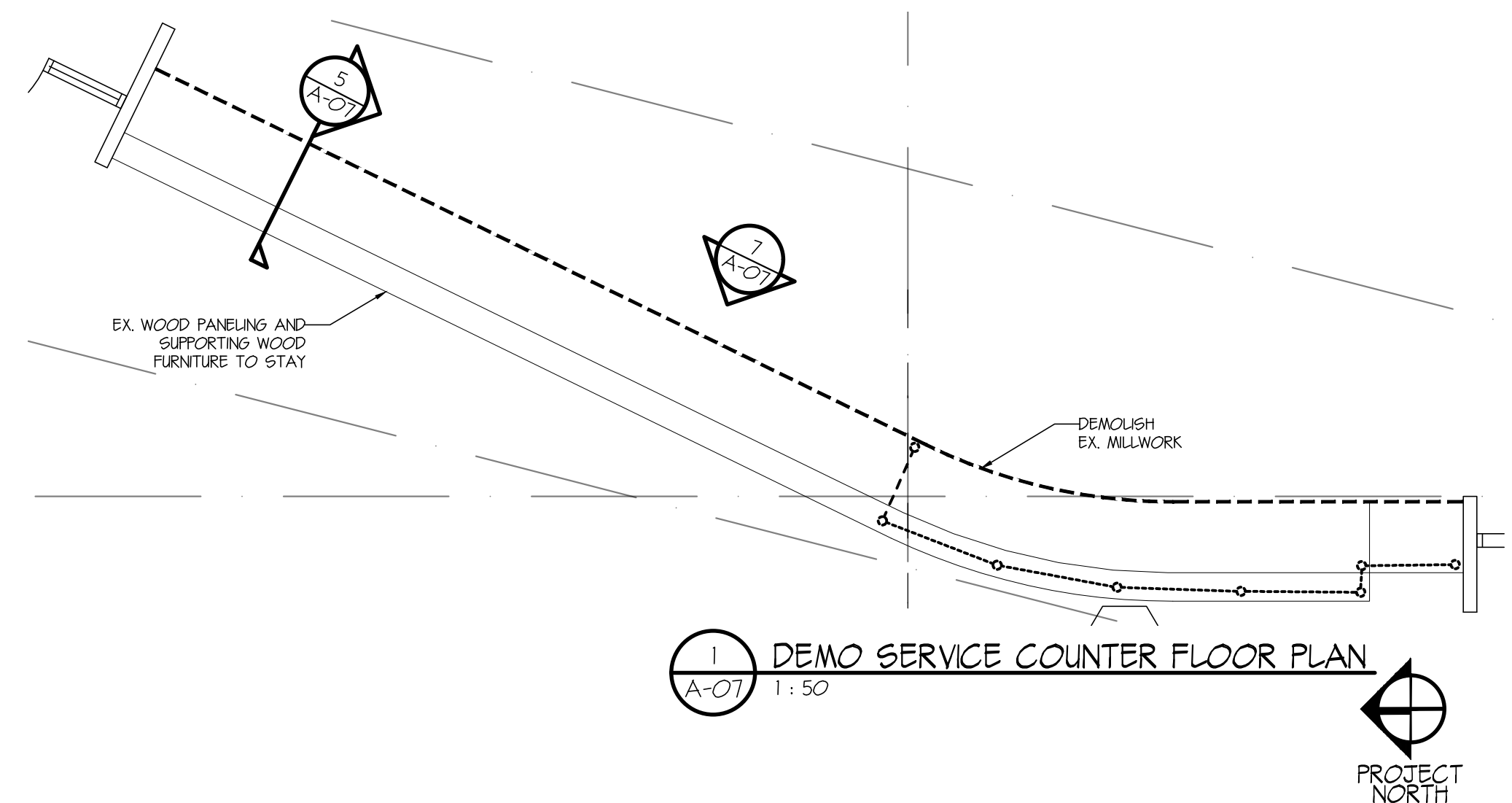
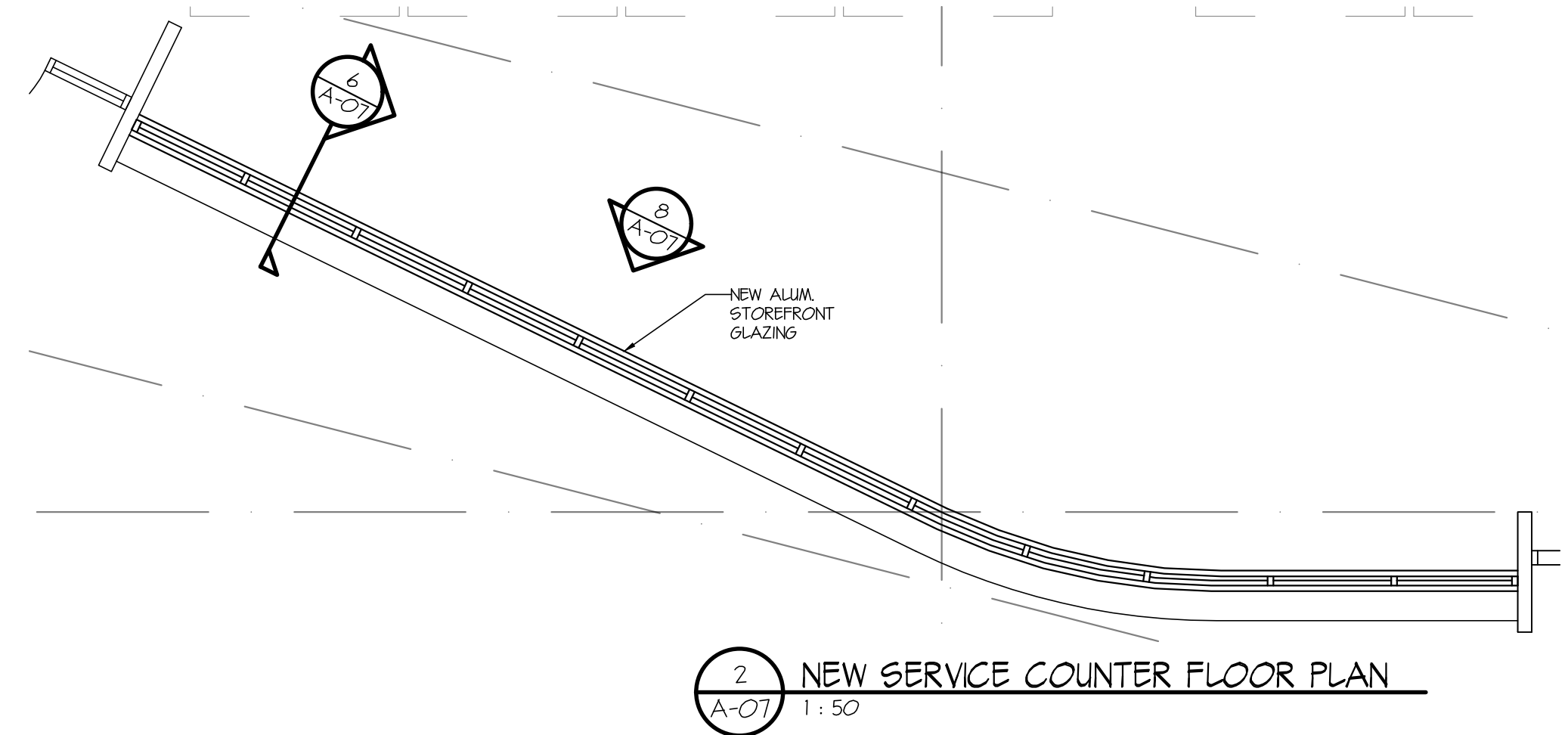
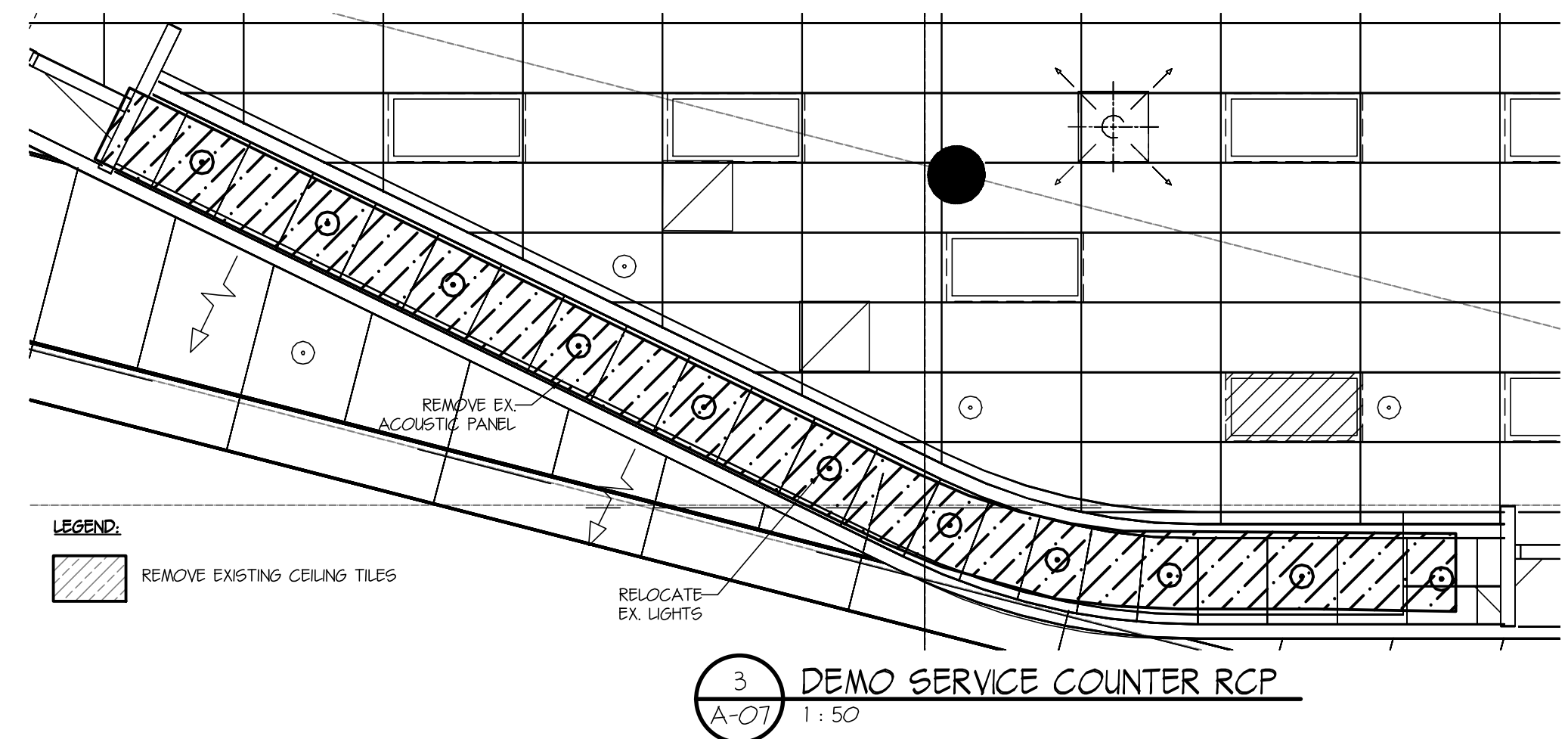
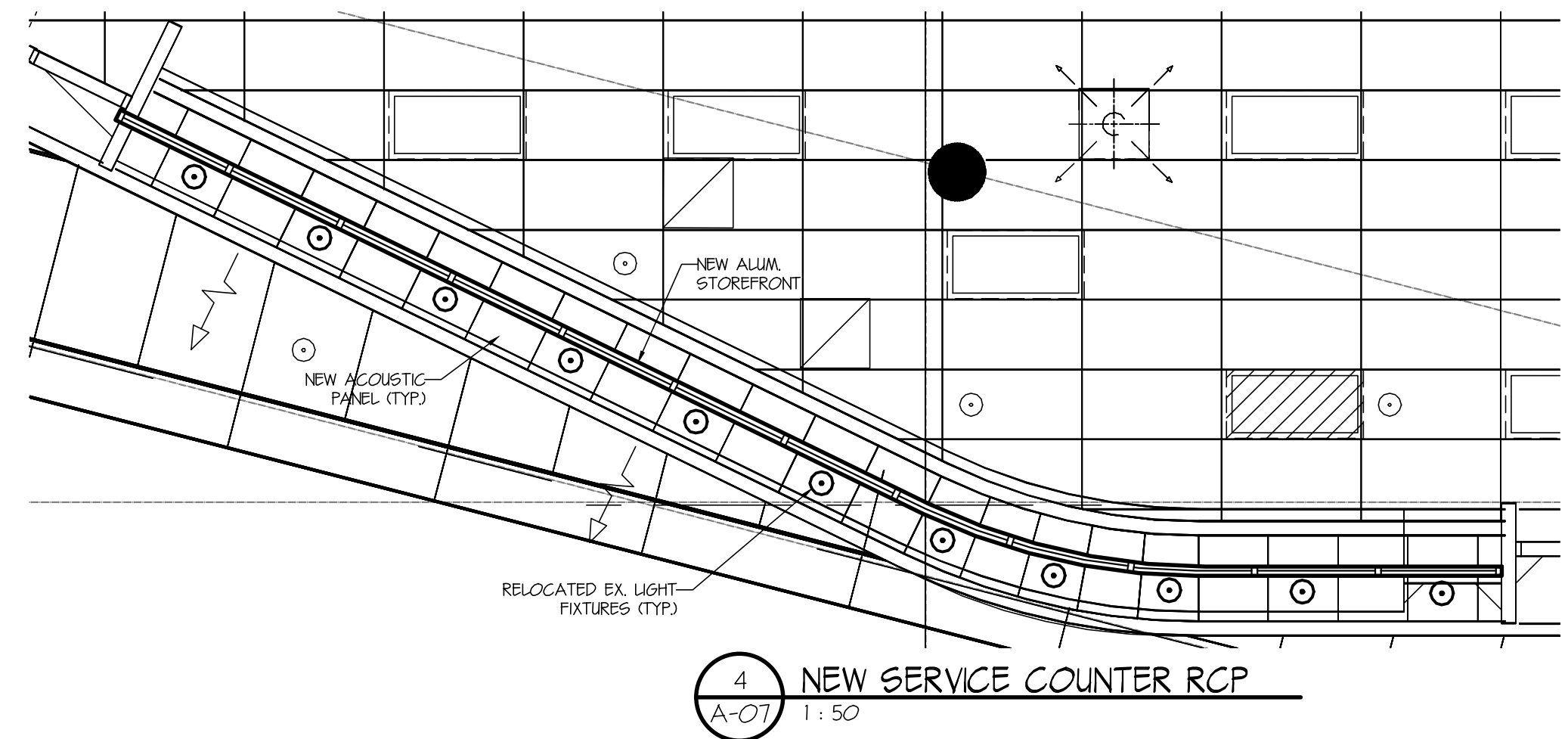
7 DEMO SERVICE COUNTER ELEVATION
A-07 1:50



6 NEW SERVICE COUNTER SECTION
A-07 1:20



5 DEMO SERVICE COUNTER SECTION
A-07 1:20



3	2025/05/12	ISSUED FOR TENDER
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CITY HALL
DEPT OFFICE
RENOVATION**
3000 GUILDFO RD WY
COQUITLAM, BC

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SHEET TITLE
**SERVICE
COUNTER
ENCLOSURE
DETAIL**

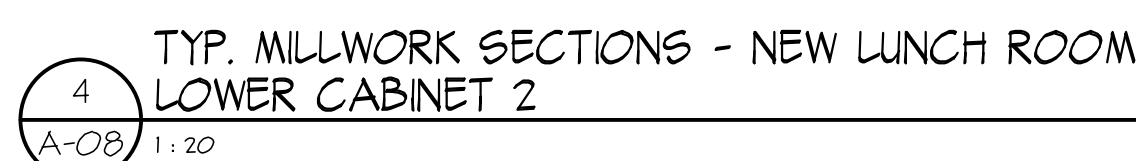
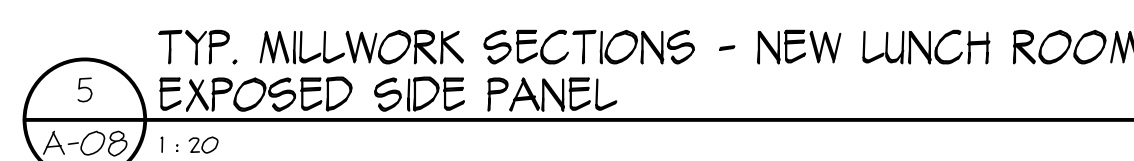
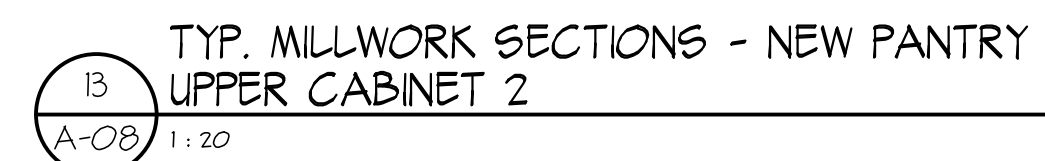
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A-07

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COQUITLAM
CITY HALL
P&D OFFICE
RENOVATION
3000 GUILDFORD W
COQUITLAM, BC

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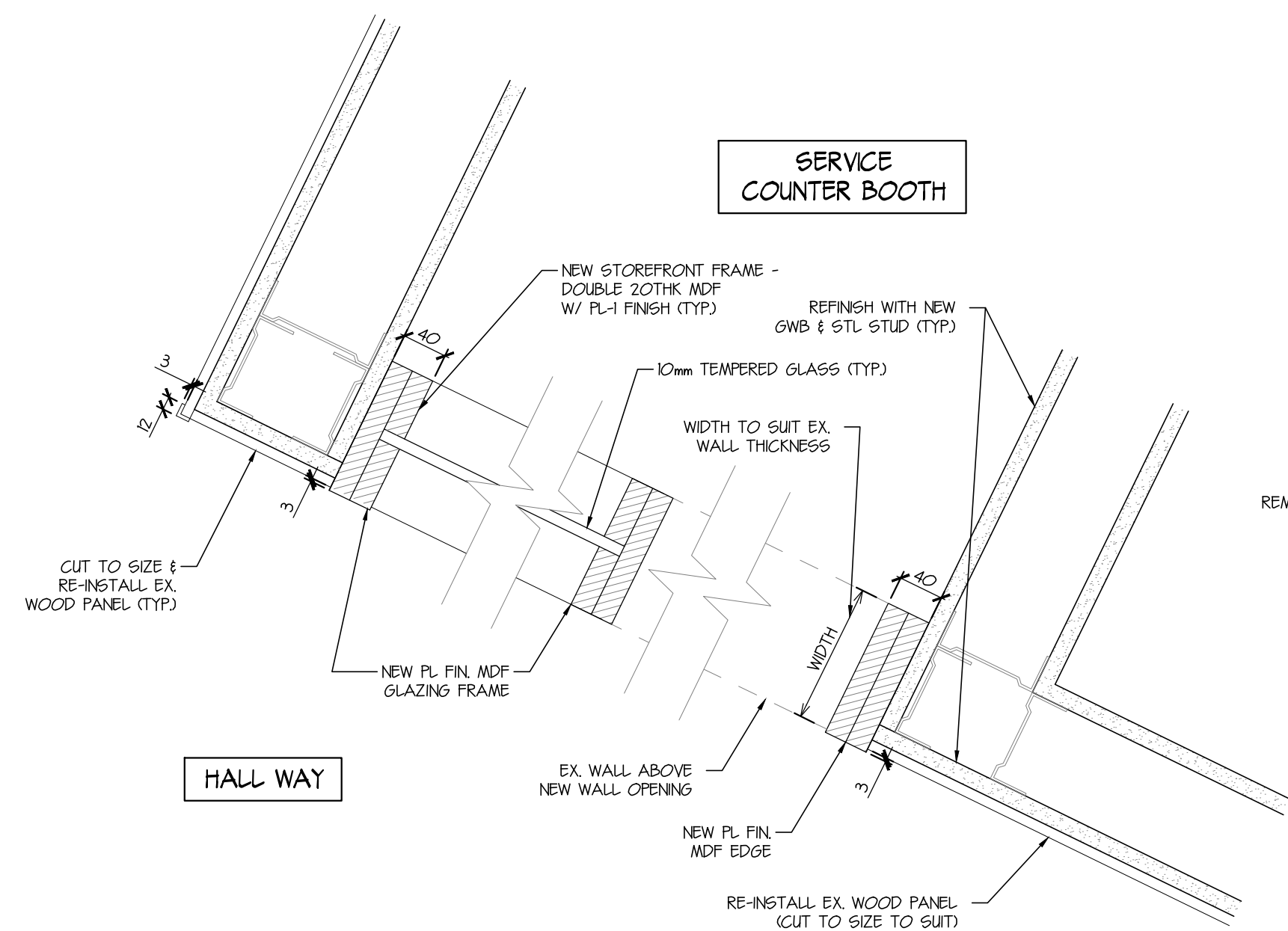
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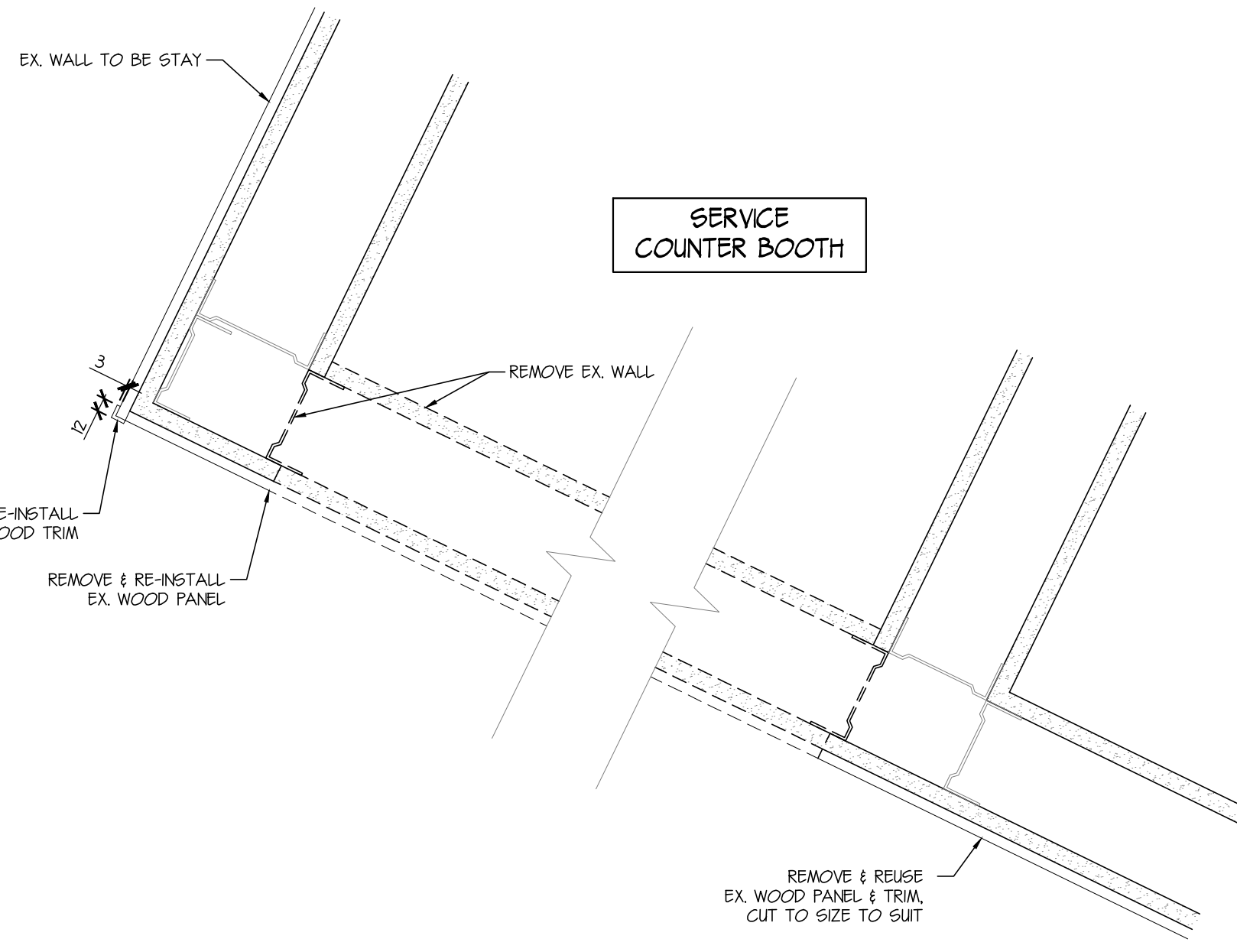
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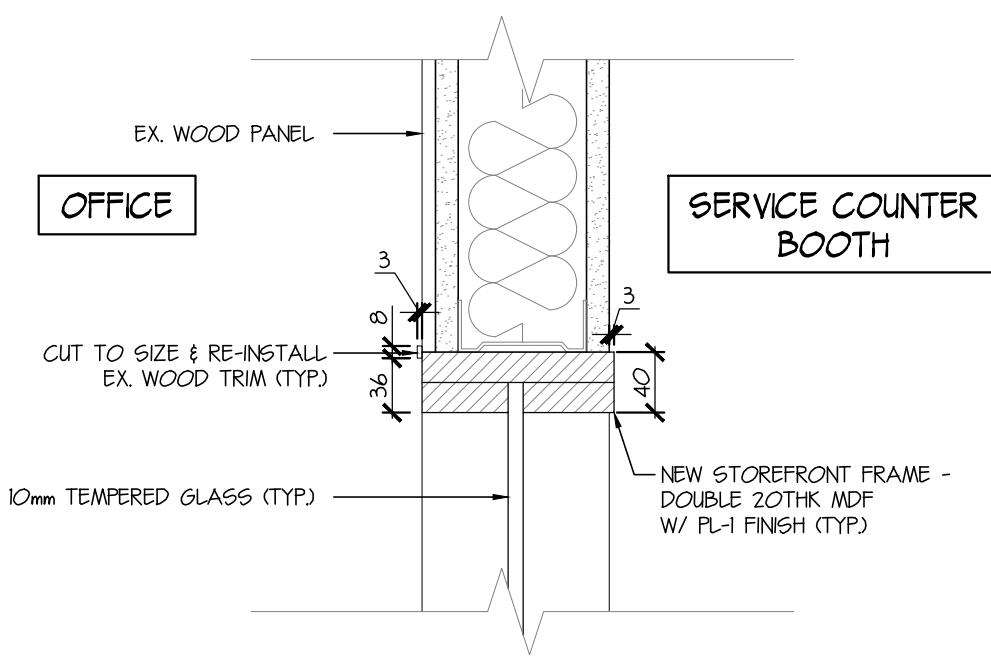
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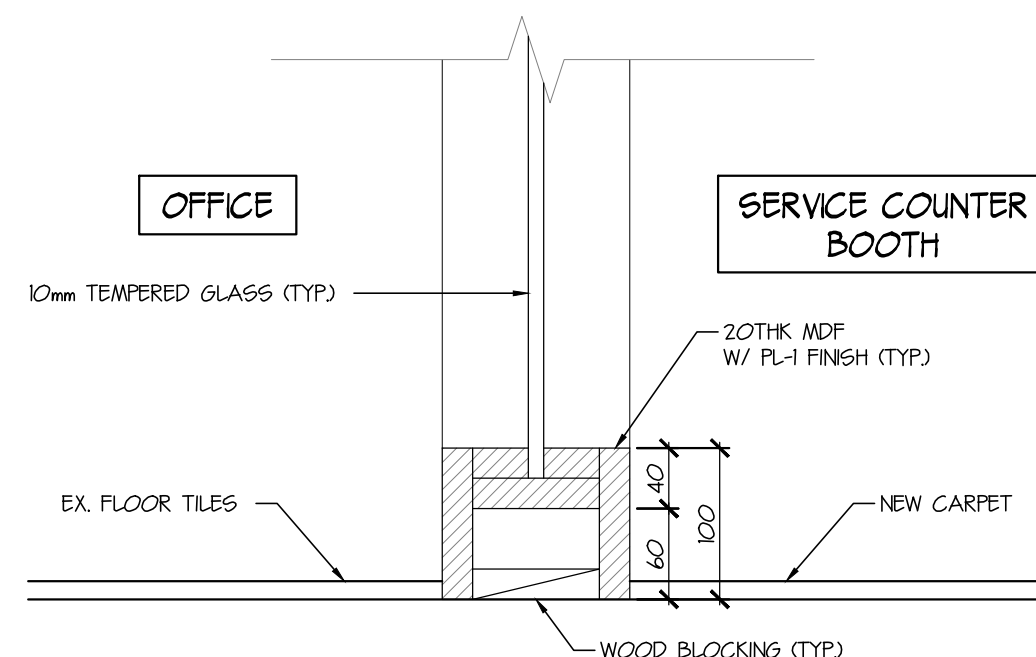
10 NEW WOOD STOREFRONT DETAIL - PLAN
A-09 1:5



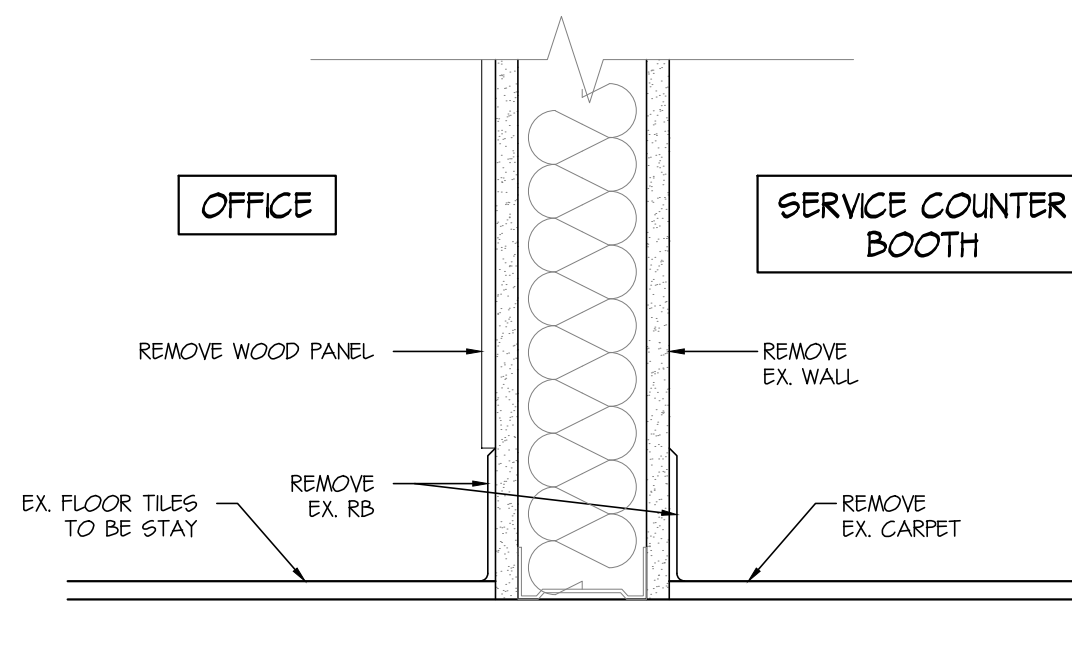
9 DEMO/EXISTING WALL DETAIL - PLAN
A-09 1:5



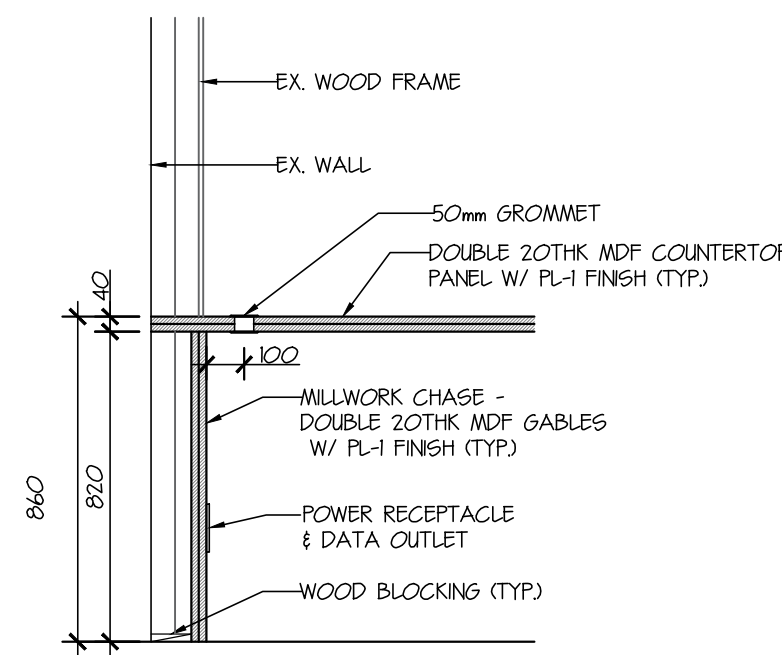
8 NEW WOOD STOREFRONT DETAIL 2
A-09 1:5



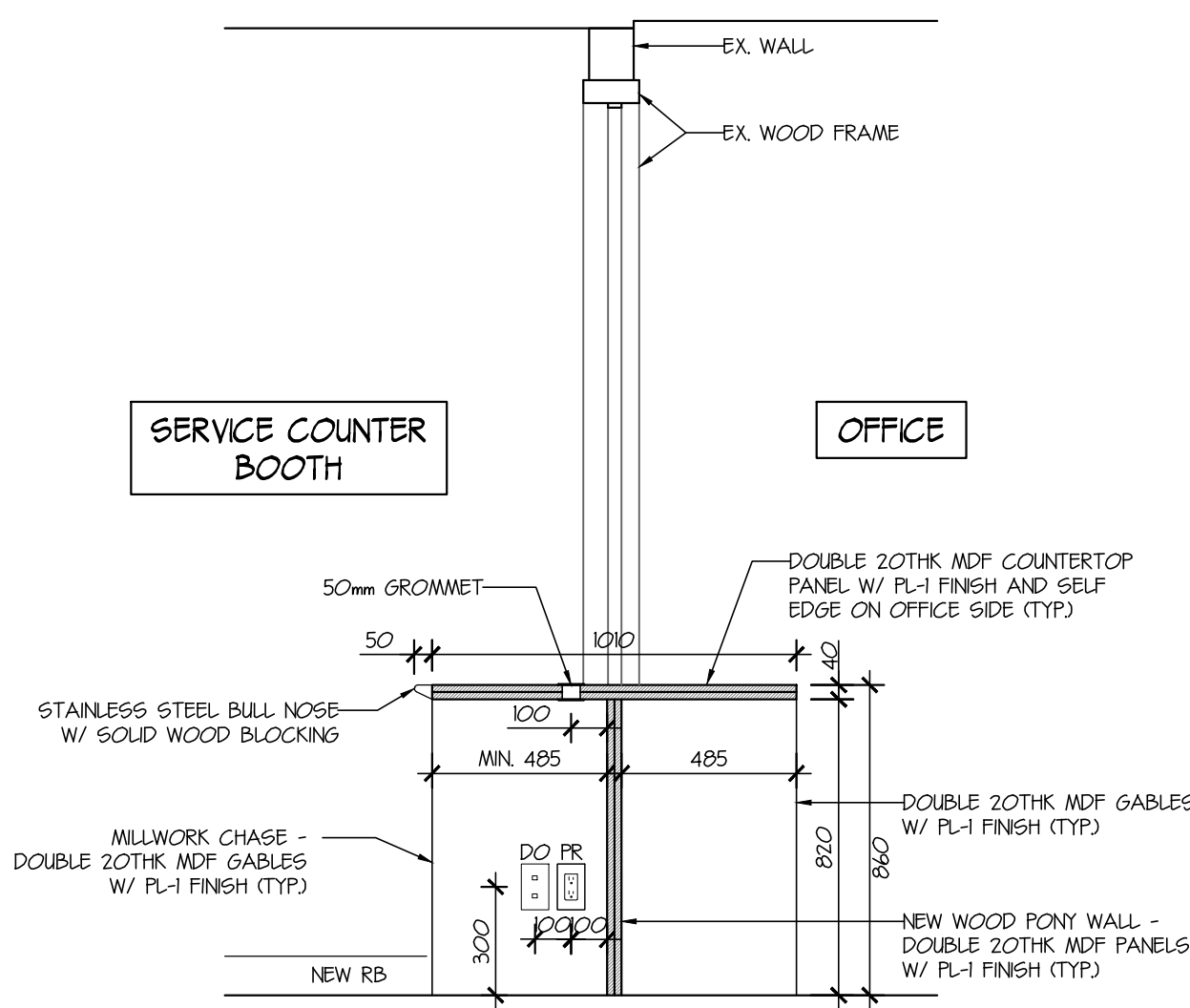
7 NEW WOOD STOREFRONT DETAIL 1
A-09 1:5



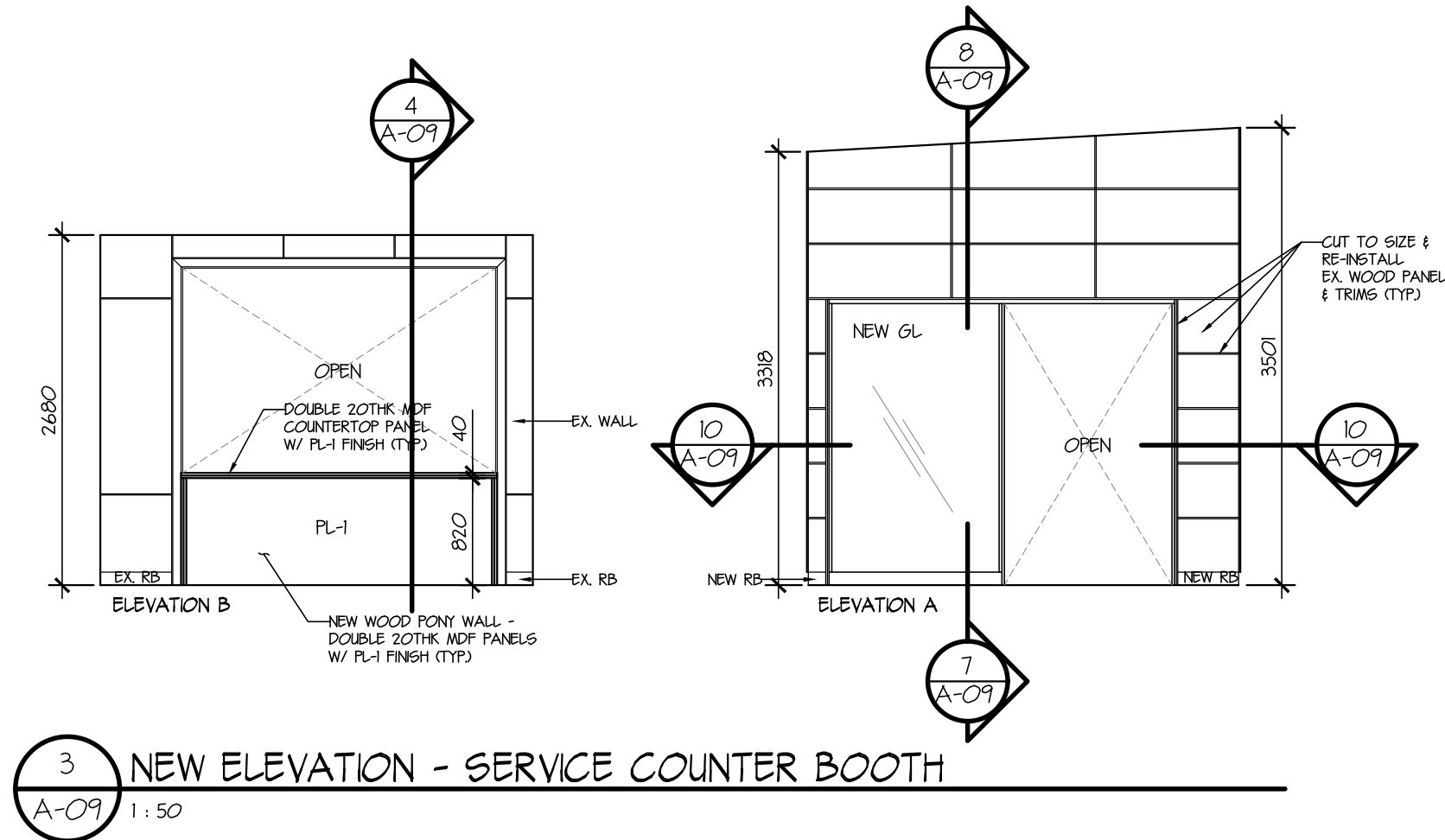
6 EX. WALL & FLOOR DETAIL
A-09 1:5



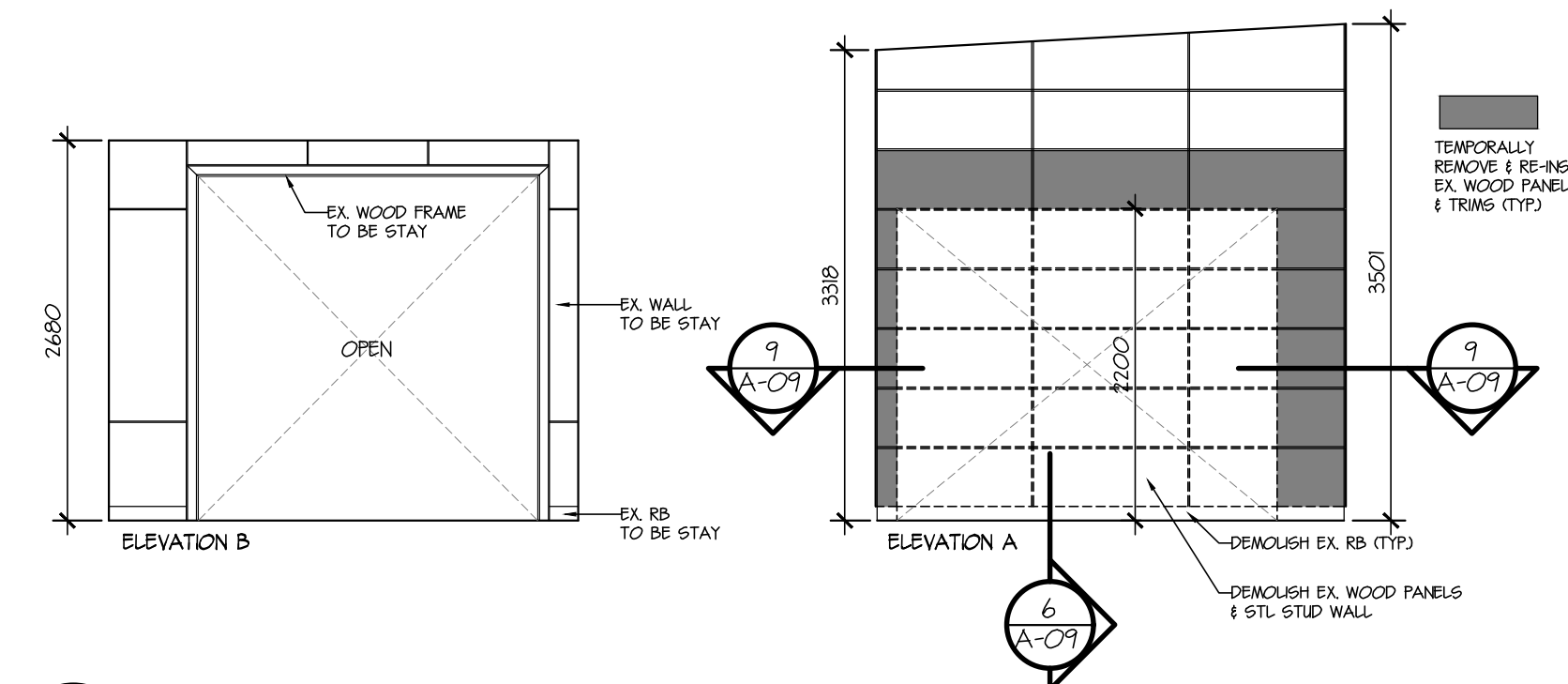
5 SERVICE COUNTER BOOTH - MILLWORK DETAIL 2
A-09 1:20



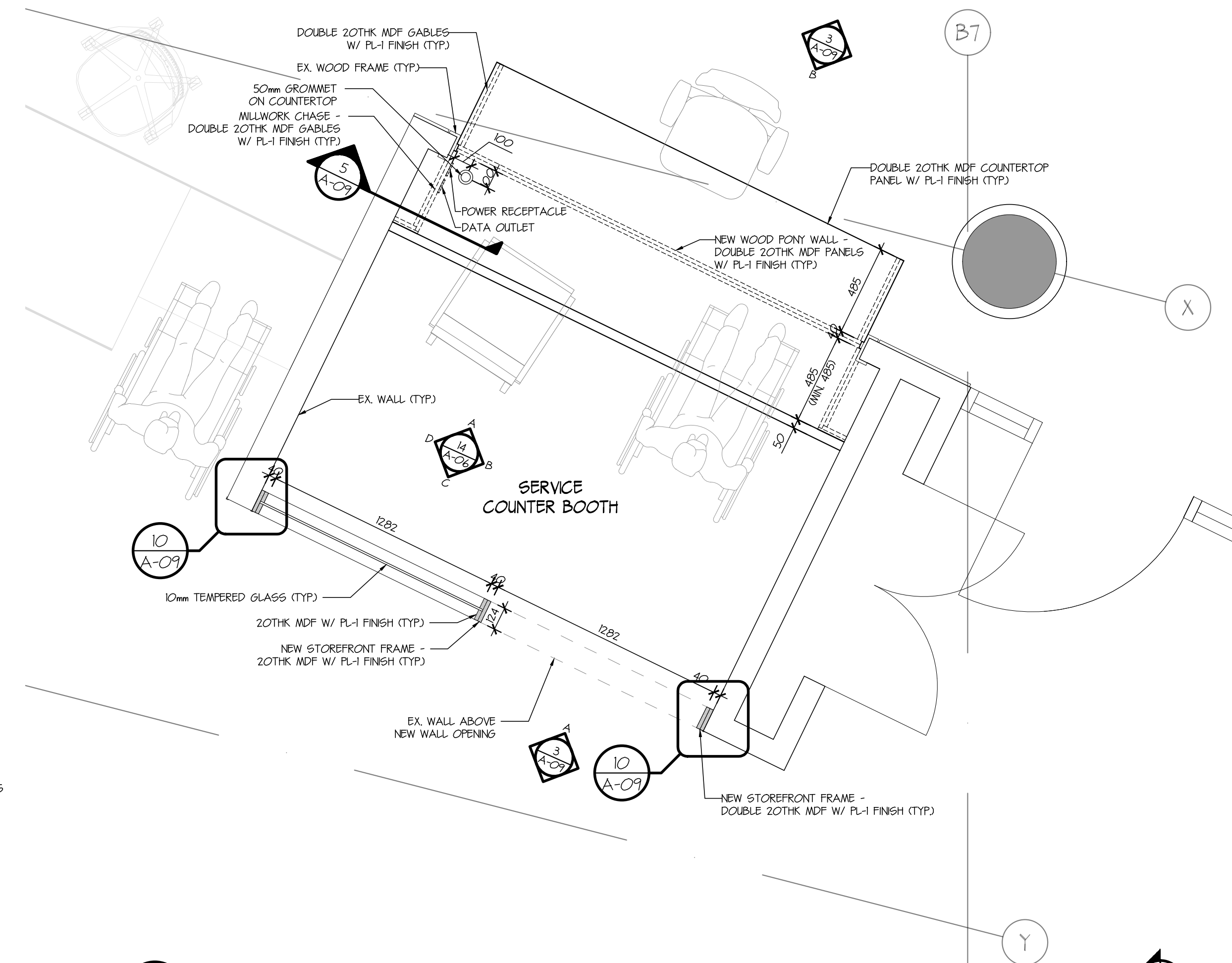
4 SERVICE COUNTER BOOTH - MILLWORK DETAIL 1
A-09 1:20



3 NEW ELEVATION - SERVICE COUNTER BOOTH
A-09 1:50



2 DEMO/EXISTING ELEVATION - SERVICE COUNTER BOOTH
A-09 1:50



1 SERVICE COUNTER BOOTH - PLAN
A-09 1:20

1 2025/05/12 ISSUED FOR TENDER
No. DATE REVISION
(dd/mm/yy)

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COQUITLAM CITY HALL DEPT OFFICE RENOVATION
3000 GUILDFORD WY
COQUITLAM, BC

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clor: dater:

SHEET TITLE
SERVICE COUNTER BOOTH DETAILS

PROJECT No. 44018.0
DRAWN JP
CHECKED TY
SCALE AS NOTED
DATE 2025/05/12
PRINTED 2025/05/12

REVISION No. 1

A-09

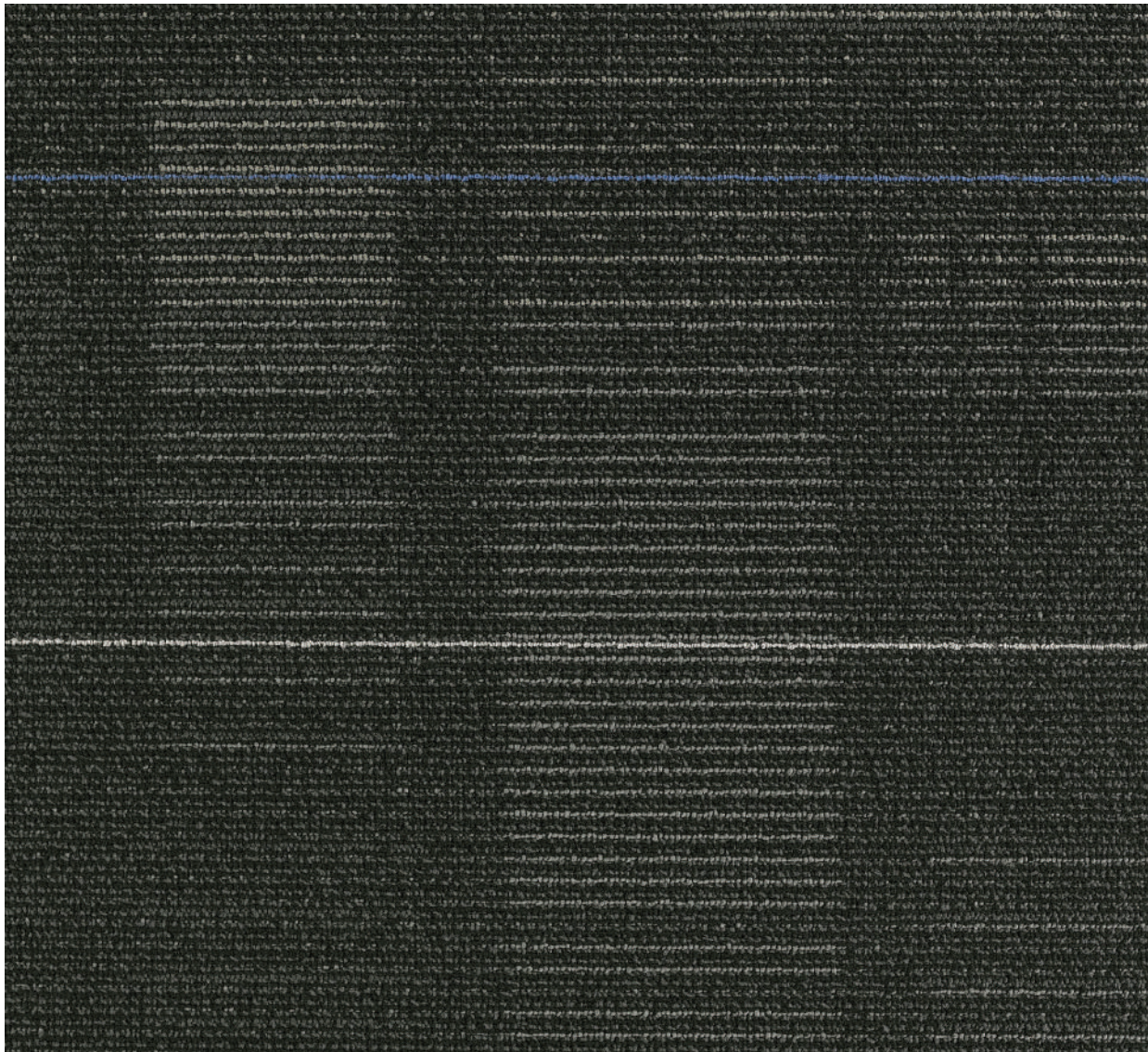


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CHERNOFF THOMPSON ARCHITECTS



FLOORING
MARMOLEUM
FORBO STRIATO
URBAN SILVER 5248



OFFICE CARPETING
SHAW CONTRACT
DIFFUSE TILE
MAGNETIC FIELDS 75505



MILLWORK SURFACES
NEVAMAR
PL-1
GOLD, ANIGRE WA0001 TEXTURED



MILLWORK SURFACES
NEVAMAR
PL-2
CHAI WK002 TEXTURED



SOLID SURFACE
CORIAN DESIGN
CORIAN QUARTZ
CLOUD WHITE

COQUITLAM CITY HALL P & D OFFICE RENOVATION
MATERIAL AND FINISHES BOARD
MAY 7, 2025

CHERNOFF THOMPSON
ARCHITECTS
1340-1075 WEST GEORGIA STREET, VANCOUVER, B.C. V6E 3C9
Telephone: (604) 669-9460 | Fax: (604) 683-7684



SERVICE COUNTER BOOTH



LUNCH ROOM - NORTH VIEW



LUNCH ROOM - EAST VIEW



LUNCH ROOM - SOUTH VIEW

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**COQUITLAM
CITY HALL
P&D OFFICE
RENOVATION**
3000 GUILDFORD WY
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All dimensions on the project must be checked by the contractor.

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SHEET TITLE
**SAMPLE
BOARD &
RENDERINGS**

PROJECT No. 44018.0
DRAWN AR
CHECKED TY
SCALE AS NOTED
DATE 2025/05/12
PRINTED 2025/05/12

REVISION No.

R-01

CHERNOFF THOMPSON ARCHITECTS

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