

MACKIN PARK CONCESSION RENEWAL

LEGENDS & ABBREVIATIONS

	DOMESTIC COLD WATER PIPE
	DOMESTIC HOT WATER PIPE
	SANITARY PIPE (ABOVE GRADE)
	SANITARY PIPE (BELOW GRADE)
	DOUBLE CHECK VALVE ASSEMBLY
	GATE VALVE
	VALVE CHECK
	STRAINER VALVE
	PRESSURE REDUCING VALVE
	PIPE ELBOW/DOWN
	PIPE ELBOW/TEE UP
	PIPE TEE DOWN
	PIPE CAP
	PIPE BREAK
	PIPE UNION
	PIPE FLOW DIRECTION ARROW
	PIPE TRAP
	FIXTURE DRAIN
	PIPE CLEANOUT TO GRADE
	HOSE BIB
	FLOOR DRAIN
	FAN SWITCH
	FLOW DIRECTION ARROW
	BALANCE DAMPER
	BACKDRAFT DAMPER
	MOTORIZED DAMPER
	CONNECT TO EXISTING
	DOUBLE CHECK VALVE ASSEMBLY

CIVIC ADDRESS

1046 BRUNETTE AVENUE, COQUITLAM, BC - V3K 1E7

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH LOCAL CODES, BYLAWS AND STANDARDS, INCLUDING BUT NOT LIMITED TO THE 2024 BC BUILDING CODE AND 2024 BC PLUMBING CODE.
- THE MECHANICAL SYSTEM SHALL CONSIST OF ALL THE WORK SHOWN ON DRAWINGS, SCHEMATICS, AND AS DESCRIBED IN SPECIFICATIONS.
- INSTALL ALL MECHANICAL WORK AS HIGH AS POSSIBLE, TIGHT TO STRUCTURE ABOVE, EXCEPT WHERE CONFLICT OCCURS WITH REQUIREMENTS LISTED UNDER SPECIFICATION (VIBRATION ISOLATION).
- THE MECHANICAL PLANS ARE DIAGRAMMATIC IN NATURE, AND DO NOT ATTEMPT TO SHOW ALL REQUIRED OFFSETS. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR CONSTRUCTION DETAILS.
- ITEMS NOTED "TYPICAL" OR "TYP" ON ANY SHEET APPLY TO THAT PARTICULAR SHEET.
- COORDINATE WITH SPECIFICATION. IN CASE OF CONFLICT BETWEEN SPECIFICATIONS AND DRAWINGS THE MORE STRINGENT SHALL APPLY.
- PROVIDE ELECTRICAL CODE MINIMUM HORIZONTAL AND VERTICAL WORKING CLEARANCE FOR ALL ELECTRICAL PANELS AND EQUIPMENT. OFFSET MECHANICAL AS REQUIRED.
- COORDINATE ALL MECHANICAL WORK WITH THAT OF OTHER TRADES TO ENSURE PROPER AND ADEQUATE INTERFACE OF THEIR WORK WITH THE WORK OF THIS CONTRACTOR. PROVIDE COORDINATED SHOP DRAWINGS PRIOR TO FABRICATION AND INSTALLATION.
- MECHANICAL EQUIPMENT SHALL NOT BE USED FOR TEMPORARY HEAT DURING CONSTRUCTION.
- ALL DUCTWORK SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS. ADD APPROPRIATE DIMENSION FOR INSULATION OR DUCT LINER TO OBTAIN "TOTAL" DUCT SIZE.
- PROVIDE TRANSITIONS AS REQUIRED TO CONNECT DUCTWORK TO FANS AND OTHER MECHANICAL EQUIPMENT.
- COORDINATE EXACT LOCATIONS OF ALL ROOM THERMOSTATS AND/OR ROOM TEMPERATURE SENSORS WITH ARCHITECT PRIOR TO INSTALLATION.
- COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES WITH CASEWORK AND ARCHITECTURAL DRAWINGS.
- INSULATE DUCT PLENUMS FOR OUTSIDE AIR, RETURN AIR AND EXHAUST AIR, FOR ALL OTHER DUCTWORK INSULATION REFER TO SPECIFICATIONS.
- REFER TO MECHANICAL DETAILS FOR ADDITIONAL ACOUSTICAL AND THERMAL INSULATION REQUIREMENTS FOR DUCT AND EQUIPMENT.
- SEISMIC RESTRAINTS FOR ALL EQUIPMENT AND PIPING SHALL BE COVERED BY MECHANICAL CONTRACTOR.
- UNLESS NOTED OTHERWISE, ALL SANITARY AND STORM DRAINS OF SIZES 3 INCHES (75 MM) AND SMALL SHALL BE SLOPED TO 2%, AND DRAINS OF SIZES 4 INCHES (100MM) AND LARGER TO BE SLOPED AT 1%.
- REFER TO AND FOLLOW MANUFACTURER'S REFERENCE AND INSTALLATION LITERATURE, SUPPLEMENTED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL PROVIDE ACCESS DOORS TO ALL EQUIPMENT VALVES WHICH REQUIRE ACCESS. COORDINATE WITH ARCHITECTURAL TRADE FOR LOCATIONS ON-SITE. DOOR SIZES SHALL BE LARGE ENOUGH TO FACILITATE SERVICE REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BOOKING CONSULTANT INSPECTIONS BEFORE COVERING ANY INSTALLATION. ALL PIPING PRESSURE TESTS MUST BE WITNESSED/APPROVED BEFORE REMOVAL OF TEST. ANY SYSTEM COVERED WITHOUT INSPECTION IS SUBJECT TO BE REQUESTED TO BE EXPOSED FOR ENGINEER'S REVIEW.
- ALL PIPING SYSTEMS SHALL BE INSTALLED SO THAT CONNECTED PIPING WILL IN NO WAY BE DISTORTED BY EXPANSION OR CONTRACTION OR SETTLING. ALL PIPING SHALL BE INSTALLED TO MANUFACTURER'S INSTALLATION MANUALS, INCLUDING REQUIREMENTS FOR EXPANSION LOOPS.
- INSTALL PIPING WITH ALL NECESSARY CHANGES OF DIRECTION, EXPANSION LOOPS, ANCHORS AND GUIDES TO PREVENT OVERTRESSING THE PIPING AND EQUIPMENT PIPING CONNECTIONS FROM THERMAL EXPANSION AND CONTRACTION.
- ALL SERVICE ISOLATION/BALANCE/STRAINER VALVES SHALL BE INSTALLED TO ENSURE ACCESS IS MAINTAINED FOR ADJUSTMENT/USE.
- ALL DRAINAGE PIPING SHALL BE SLOPED PER BC PLUMBING CODE.
- IN ADDITION TO THE PLUMBING CODE REQUIREMENT, PROVIDE CLEANOUTS ON DRAINAGE SYSTEMS AT CHANGES IN DIRECTION, BASE OF RISERS, MAINS EXITING THE BUILDING, FIXTURE DRAINS OF SINKS AND AT REGULAR INTERVALS.
25.1. CLEANOUTS SHALL BE FULL SIZE FOR PIPE UP TO 4" (100MM) AND NOT LESS THAN 4" (100MM) FOR LARGER PIPE SIZES.
25.2. COORDINATE INSTALLATION OF CLEANOUTS WITH MILL/WORK AND OTHER ARCHITECTURE OBSTRUCTIONS SUCH THAT THEY ARE LOCATED FOR EASY ACCESS WITH SUFFICIENT CLEARANCE FOR ROODING AND CLEANING.
25.3. EXTEND CLEANOUTS TO FINISHED FLOOR OR WALLS ABOVE THE MAIN FLOOR.
25.4. CLEANOUTS IN WET FLOOR AREAS SHALL EXTEND TO WALLS, OR BE PROVIDED WITH GASKETED WATERPROOF TOPS.
25.5. CLEANOUTS ON OUTSIDE DRAIN SHALL BE BROUGHT TO GRADE AND ANCHORED IN A CONCRETE COLLAR.

DRAWING LIST

M0.0	COVER SHEET, SITE PLAN & SCHEDULES
M1.0	MECHANICAL PLANS & SCHEMATICS
M2.0	DETAILS
M3.0	SPECIFICATIONS

PLUMBING FIXTURE SCHEDULE

UNIT TAG	TYPE	MANUFACTURER	MODEL	DESCRIPTION
BF-1	BOTTLE FILLER	ELKAY	LK1110	Elkay Lever Style Glass Filter. Overall dimensions are 2-1/2" x 1-1/8" x 9-1/2". Made of Stainless Steel. Chrome finish. 1lbs. C/w Elkay EWF3000 Universal Filtration Kit.
FD-1	FLOOR DRAIN	WATTS	FD-200-A	Watts FD-200-A epoxy coated cast iron floor drain with anchor flange, weephole, adjustable round heel proof nickel bronze strainer, and no hub (standard) outlet. AS - 5" dia., nickel-bronze strainer, -7" Trap primer tapping, 3" pipe size. C/w trap primer.
SK-1	KITCHEN SINK DOUBLE BOWL TOPMOUNT	FRANKE	D6408-1	Double compartment self rimming topmount sink less faucet ledge. 20 gauge (0.9 mm), type 302 (CNS 18/8) stainless steel. Exposed surfaces are #4 satin finished. Undercoated to reduce condensation and resonance. Includes waste fittings, factory applied rim seal, cutout template, and factory installed EZ TORQUE™ fasteners. Certified to ASME A112.19.3-2008 / CSA B45.4-08. Whitechisel accessible: meets ADA (Americans with disabilities act guidelines) and ANSI A117.1 (Accessible and usable buildings and facilities). Check local codes to ensure compliance. Centre waste location. Includes 3 1/2" (89 mm) crumb cup strainer with 1 1/2" (DN38) brass tailpiece. Sink has Spillway® partition. 18 7/16 x 31 1/4" Overall. 16 x 14 x 8" Bowl. (FB x LR x D). 468 x 794 mm Overall. 406 x 356 x 203 mm Bowl. (FB x LR x D). C/w Symmon Sereno S-2302-PD Kitchen Faucet, finish option to be specified by architectural. C/w McGuire Manufacturing Co. PW2000 Prowrap p-trap insulation kit.
SK-2	HANDWASH SINK SINGLE BOWL TOPMOUNT	FRANKE	ALBS1306P-1-1	Single compartment, self rimming topmount sink with faucet ledge. 18 gauge (1.2 mm), type 304 (CNS 18/10) stainless steel. Exposed surfaces are #4 satin finished. Undercoated to reduce condensation and resonance. Includes waste fitting, factory applied rim seal, cutout template, and factory installed EZ TORQUE™ fasteners. Certified to ASME A112.19.3-2008 / CSA B45.4-08. Whitechisel accessible: meets ADA (Americans with disabilities act guidelines) and ANSI A117.1 (Accessible and usable buildings and facilities). Check local codes to ensure compliance. Centre waste location. Includes 3 1/2" (89 mm) crumb cup strainer with 1 1/2" (DN38) brass tailpiece. Model ALBS1306P-1-1, 1 faucet hole, 1 1/2" diameter. Overall. 11 x 13 x 6" Bowl. (FB x LR x D). 392 x 384 mm Overall. 279 x 330 x 152 mm Bowl. (FB x LR x D). C/w Symmon Sereno S-2302-PD Kitchen Faucet, finish option to be specified by architectural. C/w Bradley SS9-4000BY Navigator Thermostatic Mixing Valve with 3/8" Compression Cold Side bypass. C/w McGuire Manufacturing Co. PW2000 Prowrap p-trap insulation kit.

AIR TERMINAL SCHEDULE

UNIT TAG	MANUFACTURER	MODEL	DUTY	NOMINAL	FINISH	MOUNTING	NOTES
EG-1	E.H. PRICE	80	EXHAUST GRILLE	SEE DWG	B12	DUCT	
L-1	E.H. PRICE	DE439	INTAKE/EXHAUST LOUVRE	SEE DWG	B12	WALL	

EXHAUST FAN SCHEDULE

UNIT TAG	MANUFACTURER	MODEL	DUTY	CAPACITY (CFM)	E.S.P. (IN WC)	SONES	MOTOR					SHIPPING WEIGHT (LBS)	REMARKS
							RPM	W	V/PHHZ	MCA	MOP		
EF-1	GREENHECK	CSP-A390-VG	EXHAUST FAN	150	0.25	1.1	941	20	115/60/1	1.9	15	24	1. BACKDRAFT DAMPER 2. DISCONNECT SWITCH 3. INTERLOCK WITH MOTORIZED DAMPER 4. WALL TIMER SWITCH

Alternates List		
Product	Approved Manufacturer	Shop Drawings Required
Access Doors	Acudor, E.H. Price, Maxam, Milcor, Mifab, Enpoco	
Air Vent (Automatic)	Spirax Sarco Ltd. Type 13W (up to 150 psi) or 13 WH (for over 150 psi) Hoffman, Braukman, Armstrong 1-AV, Maid-O-Mist	
Air Vent (Manual)	Cobraco 27 Series, Spirax Sarco Ltd.,Hoffman, Braukman, Armstrong, Maid-O-Mist	
Control Dampers – Low Leakage	American Warming, Tamco, Ruskin	Y
Domestic Hot Water Heaters (Electric)	Rheem Canada Ltd., John Wood (GSW Water Heating Co., A.O. Smith Water Products Co., Bradford White Canada Inc.	Y
Duct Silencers	Vibro Acoustics, VAW Systems	Y
Ductwork – Flexible	Thermaflex, Wiremold, Flexmaster, Canaflex	
Ductwork – Round and Oval Spiral	Spiro-Lock, Ecco	
Electric Terminal Heating Units		Y
Baseboard / Convector / Wallfin / Unit Heaters / Force Flow Heaters	Chromalox, Q-Mark, Thermolec, Calortech	Y
Expansion Tanks – Domestic Water	Watts Canada, Amtrol Inc. "Term-x-trol", Xylem inc. "Bell & Gossett", Taco Inc., Wessells Co.	Y
Fans – Cabinet	Greenheck, Cook, Delhi, Twin City	Y
Grilles, Registers and Diffusers	Titus, Tuttle & Bailey, Metalaire, Price Industries Inc., Nalor Industries, Krueger Division of Air System Components Inc.	Y
Pipe Couplings – Grooved	Victaulic, Grinnell, Shur Joint	
Pipe Couplings – Di-Electric	Watts, AG Specialties	
Pipe Couplings – Flexible	Mason, Flexonics, Hyspan, Goodall, Victaulic, Proco	
Pipe Fittings and Flanges	Crane, Grinnell, Jenkins	
Pipe Supports and Hangers	Crane, Unistrut, Myatt, Grinnell, Sarco, Hunt, Taylor	
Plumbing Fixtures - Vitreous China Fixtures	American Standard, Kohlr Co., Toto Ltd.	Y
Plumbing Fixtures - Fixture Water Supply and Drain Fittings	American Standard, Delta Faucet Co., Zurn Industries Ltd., Chicago Faucet, Cambridge Brass Inc., Moen Inc.	Y
Plumbing Fixtures - Stainless Steel Sinks	Frankie Kindred Canada Ltd., Elkay Manufacturing Co., Deschenes Group "Regionox", Kohler Co.	Y
Pressure Reducing Valves	Watts, Singer	Y
Pressure Relief Valves	ITT Bell & Gossett 3301/4100 or 790/1170, Spirax Sarco Ltd. SVI Series, McDonnell & Miller Models 250 & 260, Watts Industries (Canada) Inc. 174A or 740, Conbraco 10-600 Series	Y
Strainers	Red & White, Sarco, Armstrong, Mueller, Watts, Conbraco	
Testing, Adjusting and Balancing Agencies	MDT Systems, Scott Technical, Flotech, Honey's Technical, Western Mechanical, KD Engineering, BC Tech Engineering, Stasis, Airmec	
Valves (Ball, Gate, Globe, Check)	Red & White/Toys, Grinnell, Watts, Kitz, Crane, Milwaukee, Conbraco	

DOMESTIC WATER LOAD

DOMESTIC COLD WATER LOAD = 7.9 FU
EXISTING WATER ENTRY PRESSURE IN PUBLIC WASHROOM AFTER PRV = 60 PSI
TOTAL EQUIVALENT LENGTH TO HAND SINK = 150 FT (46 M)
MINIMUM PRESSURE NECESSARY AT THE HAND SINK: 20 PSI
PRESSURE LOSS DUE TO DCVA = 5 PSI
TOTAL PRESSURE AVAILABLE FOR FRICTION LOSS FROM THE WATER SERVICE ENTRY TO THE MOST REMOTE WATER SUPPLY OUTLET = 60 PSI - 20 PSI - 5 PSI = 35 PSI (241 KPA)
AVAILABLE PRESSURE FOR FRICTION LOSS PER METER = 241 KPA / 46 M = 5.2 KPA / M > 2.6 KPA/M
AVERAGE PRESSURE LOSS METHOD IS USED FOR PIPE SIZING

SANITARY LOAD

SANITARY LOAD = 3 FU

ELECTRIC BASEBOARD HEATER SCHEDULE

UNIT TAG	MANUFACTURER	MODEL	WATTS	ELECTRICAL (V/PHHZ)	DIMENSION (IN) LxWxH	WEIGHT (LB)	NOTES
BBH-1	OUELLET	OPR2000	2000	240/1/60	82 1/16 x 3 1/8 x10 1/8	47.5	1. C/W BUILT-IN THERMOSTAT

ELECTRIC CEILING FAN HEATER SCHEDULE

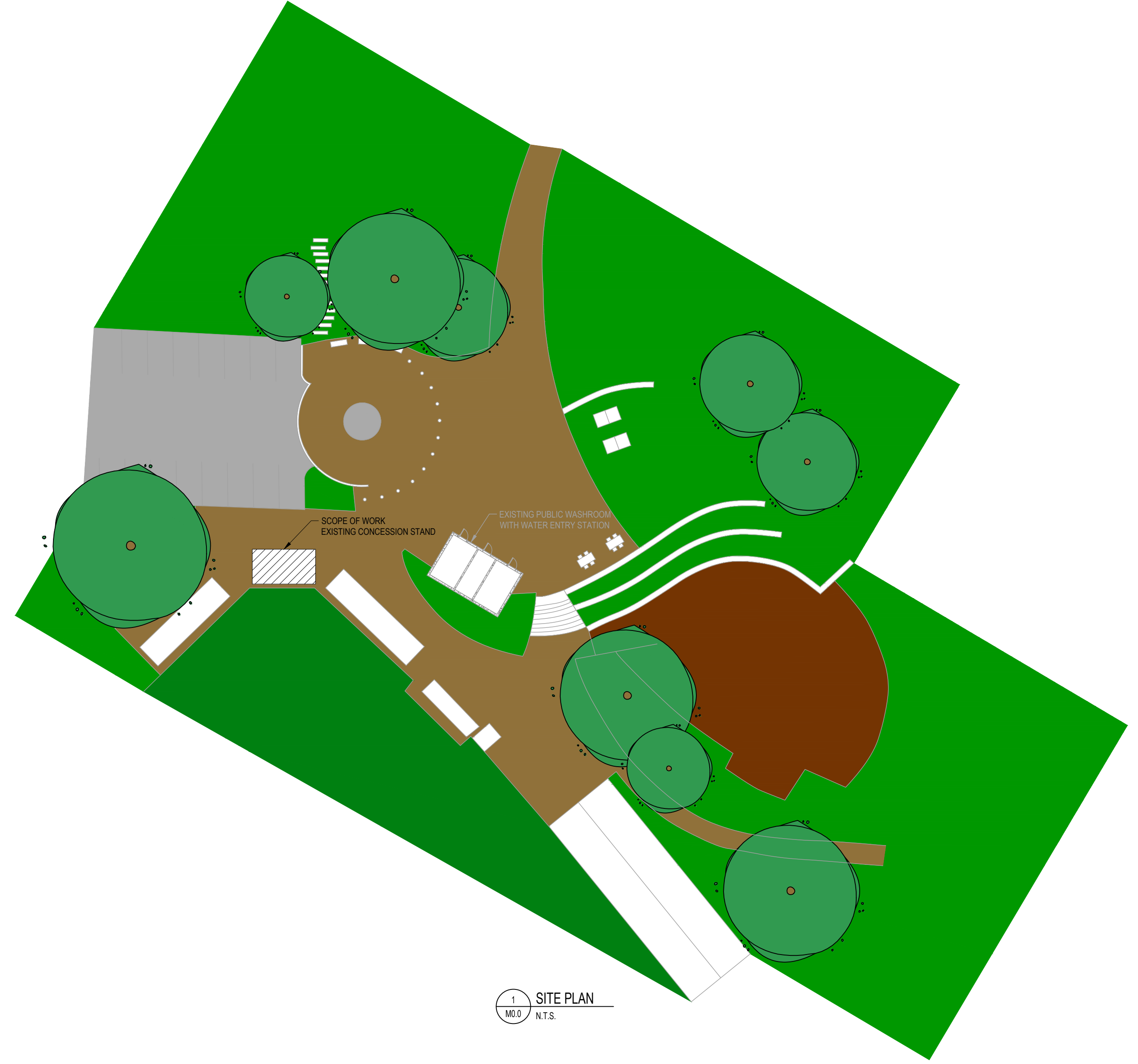
UNIT TAG	MANUFACTURER	MODEL	WATTS	ELECTRICAL (V/PHHZ)	DIMENSION (IN) LxWxH	WEIGHT (LB)	NOTES
EFH-1	OUELLET	OACPU3000	3000	240/1/60	22 1/16 x 16 1/8 x5 7/16	24	1. C/W WALL THERMOSTAT

ELECTRIC WATER HEATER SCHEDULE

UNIT TAG	MANUFACTURER	MODEL	TANK CAPACITY (GAL)	V/PHHZ	INPUT (KW)	DIAMETER (IN)	HEIGHT (IN)	SHIPPING WEIGHT (LBS)	NOTES
WH-1	AO SMITH	DEL-10	10	240/1/60	3.5	18	18-1/4	54	1. SIDE INLET AND OUTLET

HOT WATER EXPANSION TANK SCHEDULE

UNIT TAG	MANUFACTURER	MODEL	TANK VOLUME (GAL)	MAX ACCEPT. VOLUME (GAL)	DIAMETER (IN)	HEIGHT (IN)	SYSTEM CONNECTION (IN)	NOTES
ET-1	ATROL	ST-5	2.0	0.9	8	13	3/4	



KEYPLAN:

No.	DATE	DESCRIPTION	BY
8	2025.07.11	ISSUED FOR RFP	PL
7	2025.07.10	RE-ISSUED FOR BUILDING PERMIT	PL
6	2025.06.17	ISSUED FOR TENDER REVIEW	PL
5	2025.05.30	ISSUED FOR BUILDING PERMIT	PL
4	2025.04.28	ISSUED FOR PRICING	PL
3	2025.04.15	ISSUED FOR SCHEMATIC DESIGN	PL
2	2025.04.11	ISSUED FOR COORDINATION	PL
1	2025.03.28	ISSUED FOR COORDINATION	PL
REVISIONS:			
Mechanical drawings must be read with mechanical specifications. Drawing plot size is 36"x24". Drawings are to be read for the purpose identified in the revision/issue column. Drawings are not for pricing or construction unless specified. These documents are intellectual property of Rocky Point Engineering Ltd. and are for the project in the title block only. Reproduction in any form requires Rocky Point Engineering Ltd.'s express consent.			

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PROJECT:

MACKIN PARK CONCESSION RENEWAL

1046 BRUNETTE AVE.
COQUITLAM BC, V3K 1E7

DRAWING NAME:

COVER SHEET, SITE PLAN & SCHEDULES

PROJECT NUMBER:

24664-V

DRAWN BY:

PL

DESIGNED BY:

GHPL

APPROVED BY:

GH

SCALE:

REFER TO PLAN

DRAWING:

M0.0

SUB-CONSULTANT:

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MECHANICAL DRAWINGS MUST BE READ WITH MECHANICAL SPECIFICATIONS. DRAWING
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ph⁵ architecture inc

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COQUITLAM BC, V3K 1E7

DRAWING NAME:
MECHANICAL PLANS,
SCHEMATIC & DETAILS

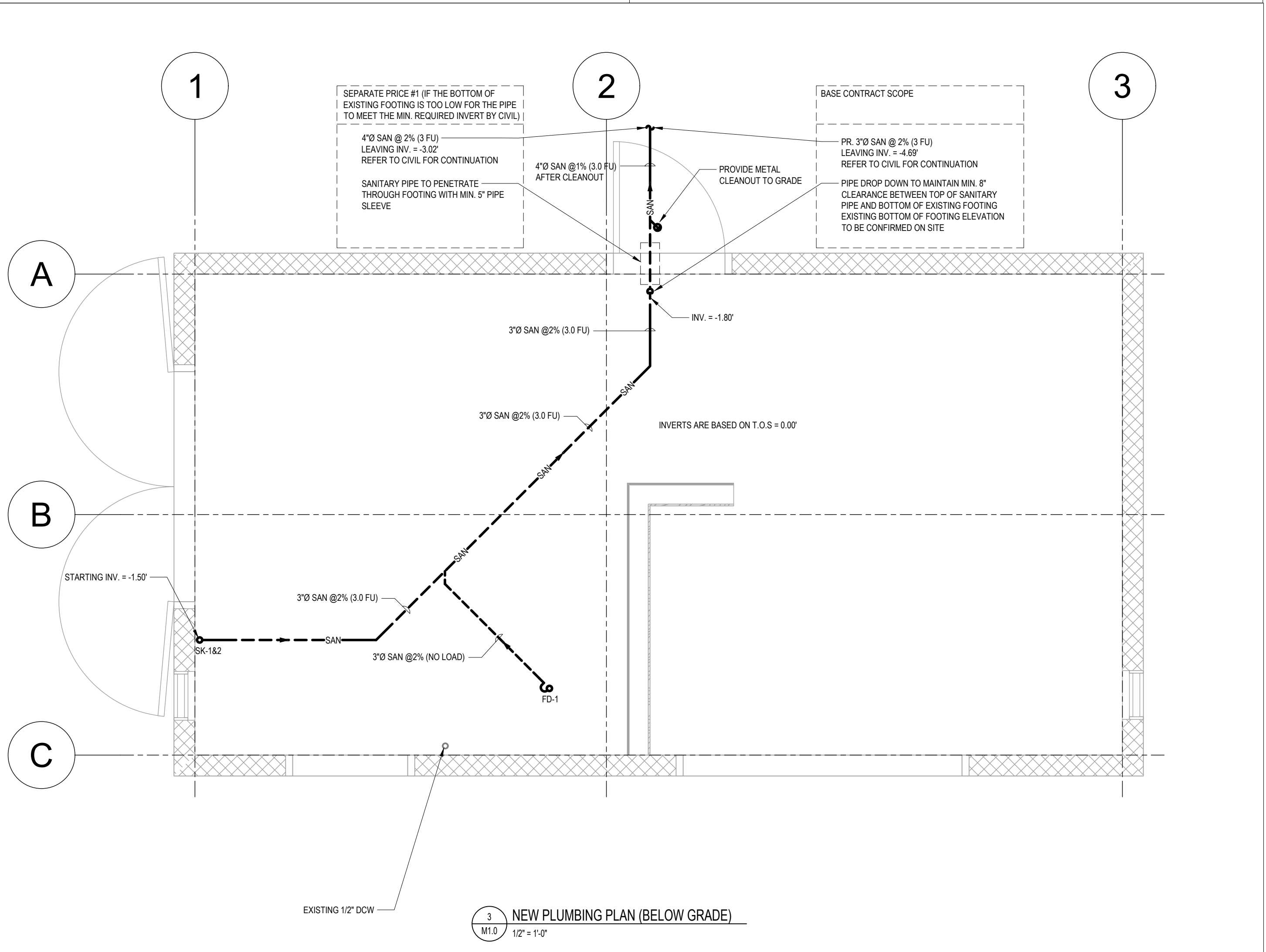
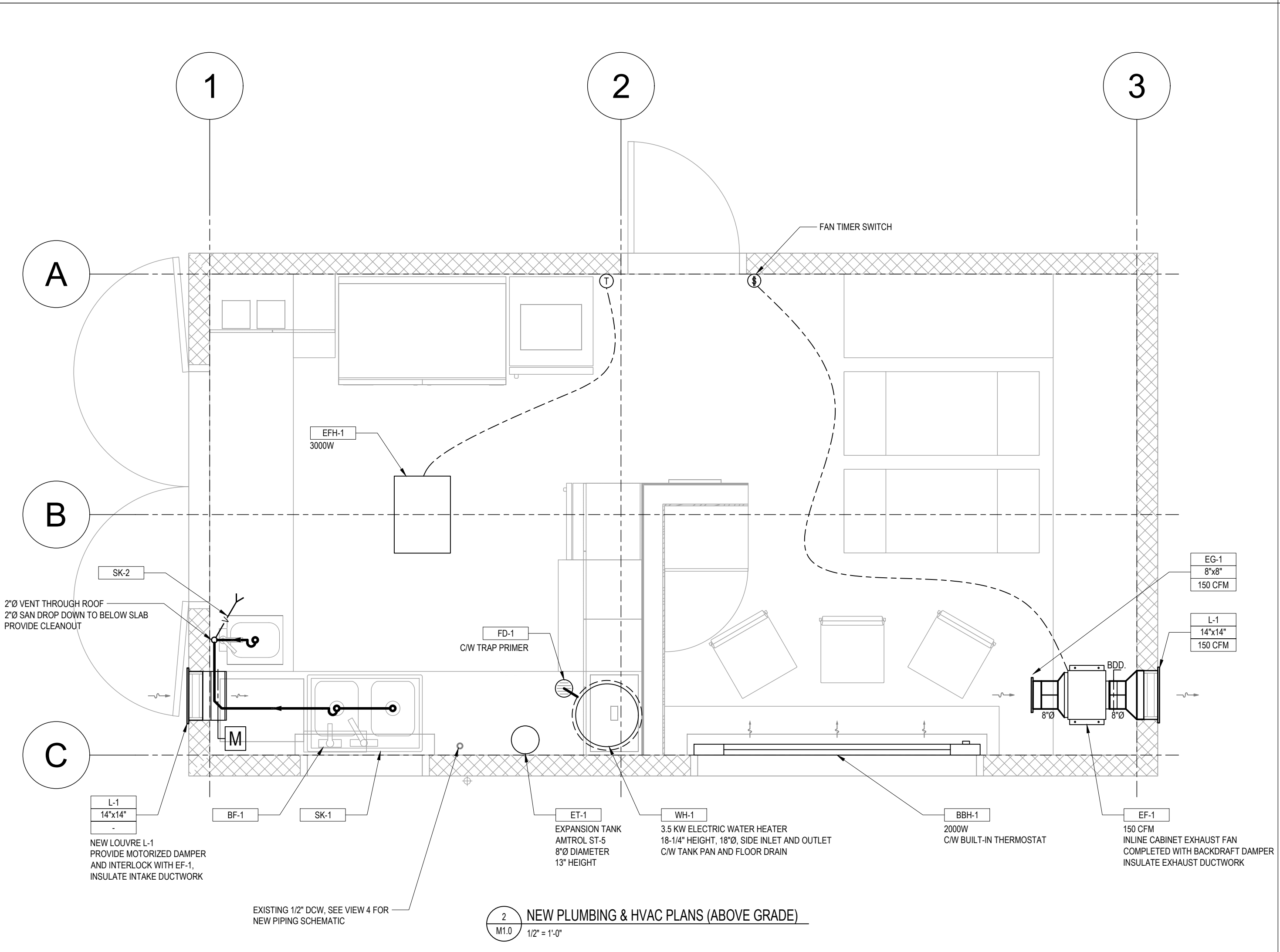
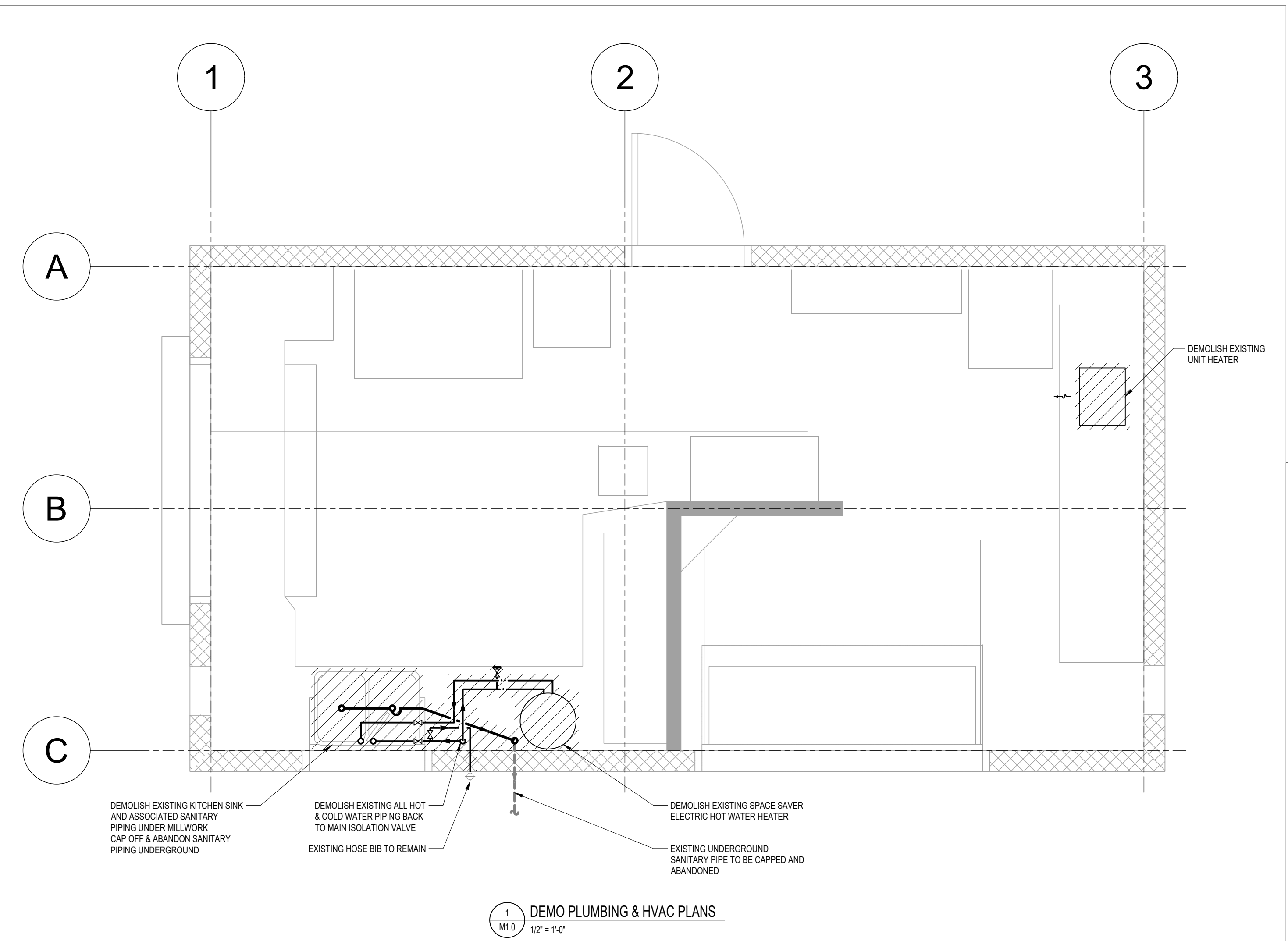
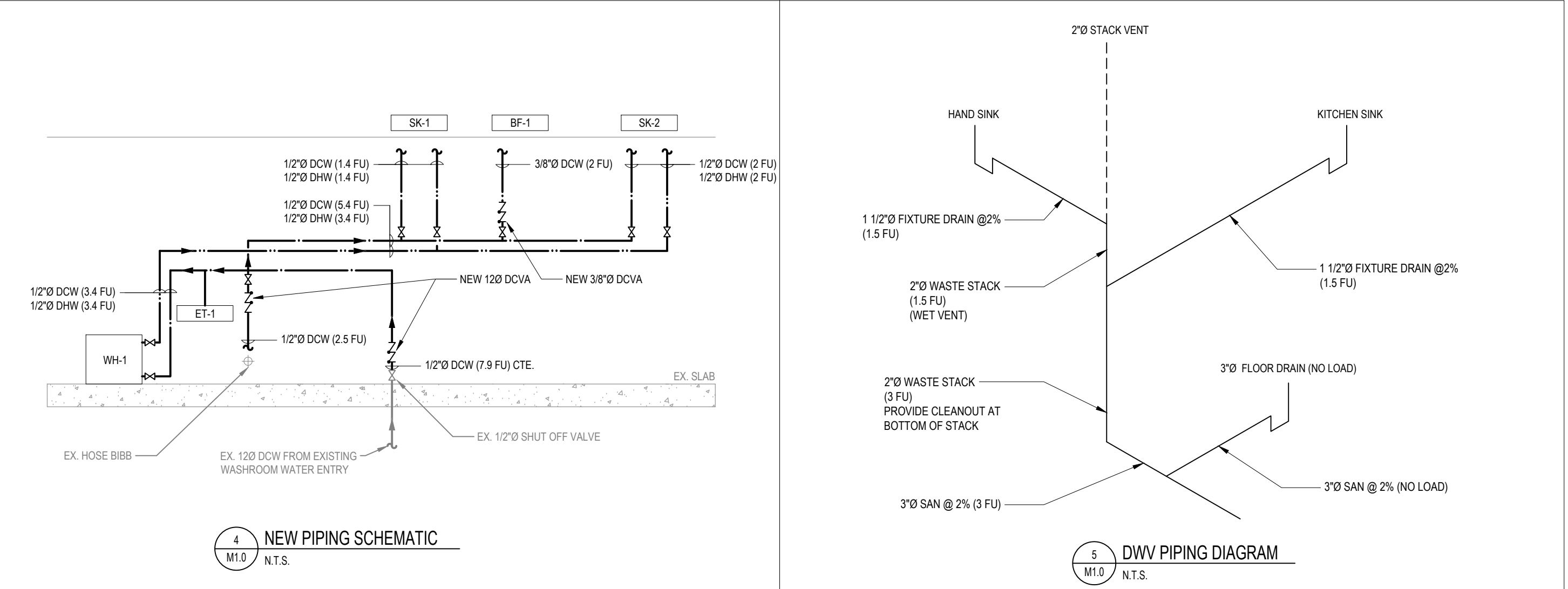
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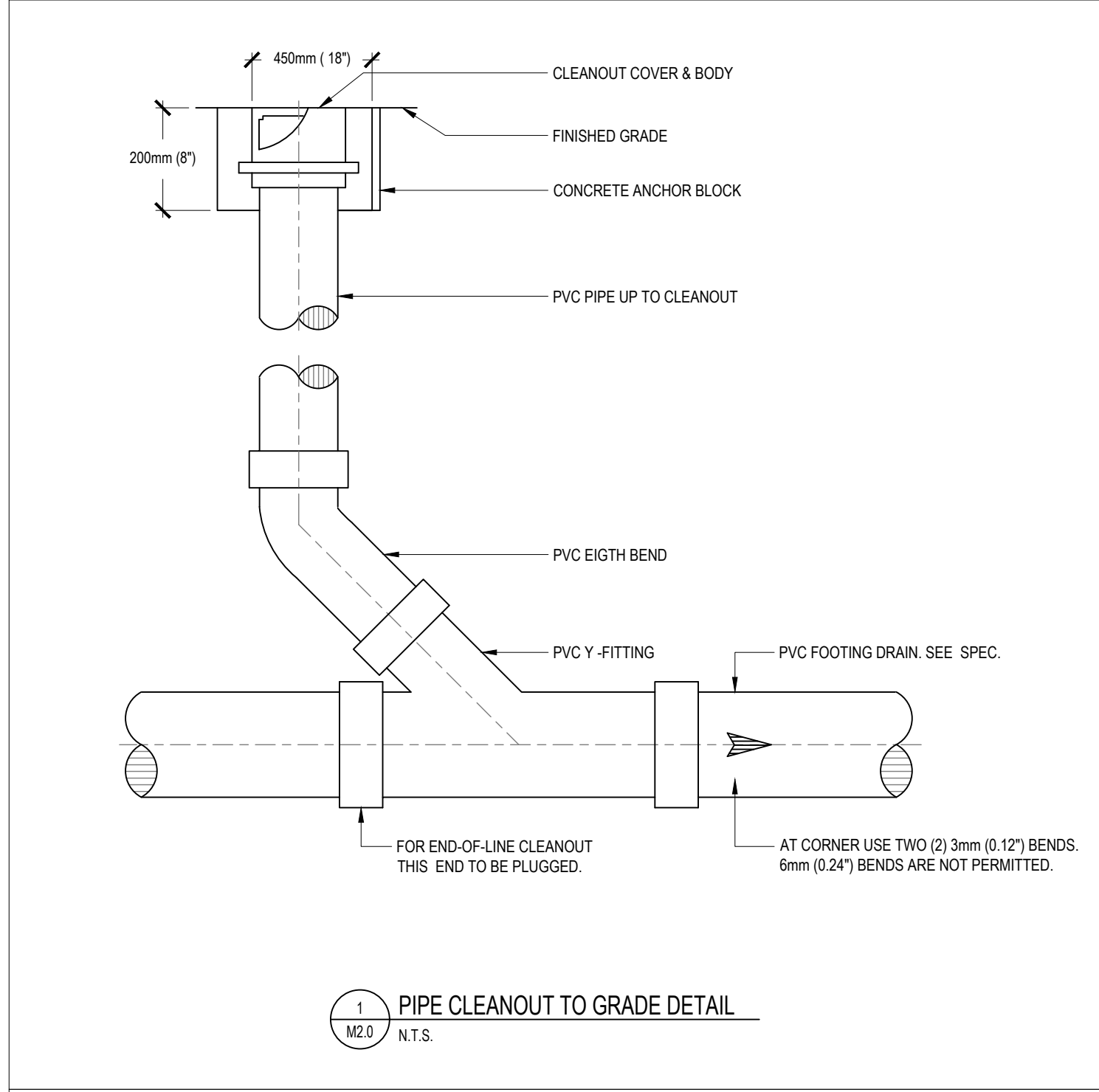
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DESIGNED BY: GHPL
APPROVED BY: GH
SCALE: REFER TO PLAN

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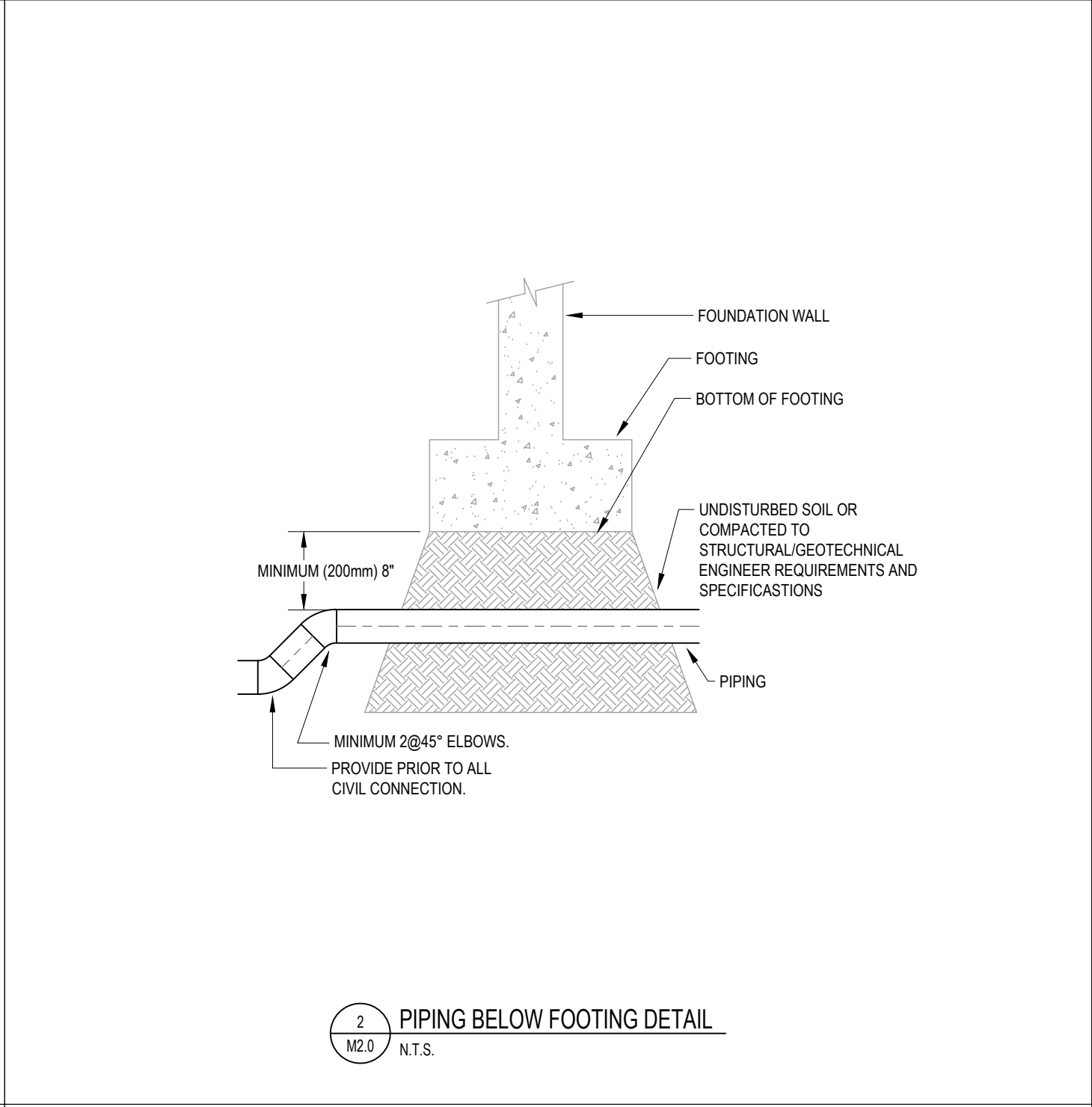
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PIPE SIZES FOR WATER SYSTEMS BASED ON NUMBER OF FIXTURE UNITS SERVED USING THE AVERAGE PRESSURE LOSS METHOD						
PIPE MATERIAL	PEX PIPE		SS & D.I. PIPE		COPPER PIPE	
PIPE SIZE	DCW (10 FT/S)	DHW (8 FT/S)	DCW&DHW (8 FT/S)		DCW (5 FT/S)	DHW (4 FT/S)
1/2	8	7	7	7	3.5	2.5
3/4	21	17	17	17	9	7.5
1	42	30	30	30	18	14
1 1/4	83	54	54	54	29	22
1 1/2	146	102	102	102	46	34
2	337	265	265	265	120	81
2 1/2	692	500	500	500	245	170
3	1018	750	750	750	400	295
4	2480	1800	1800	1800	850	600

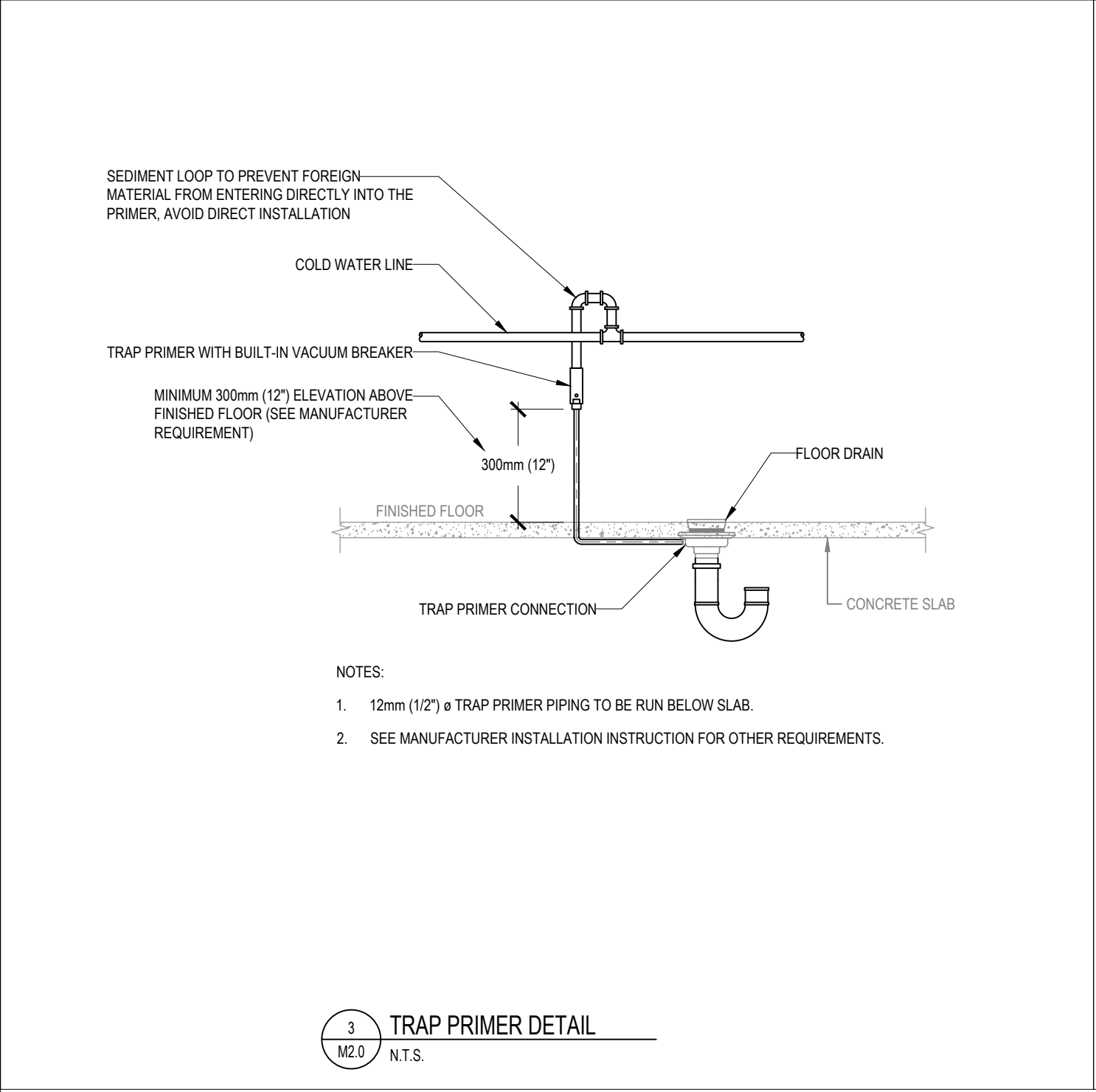




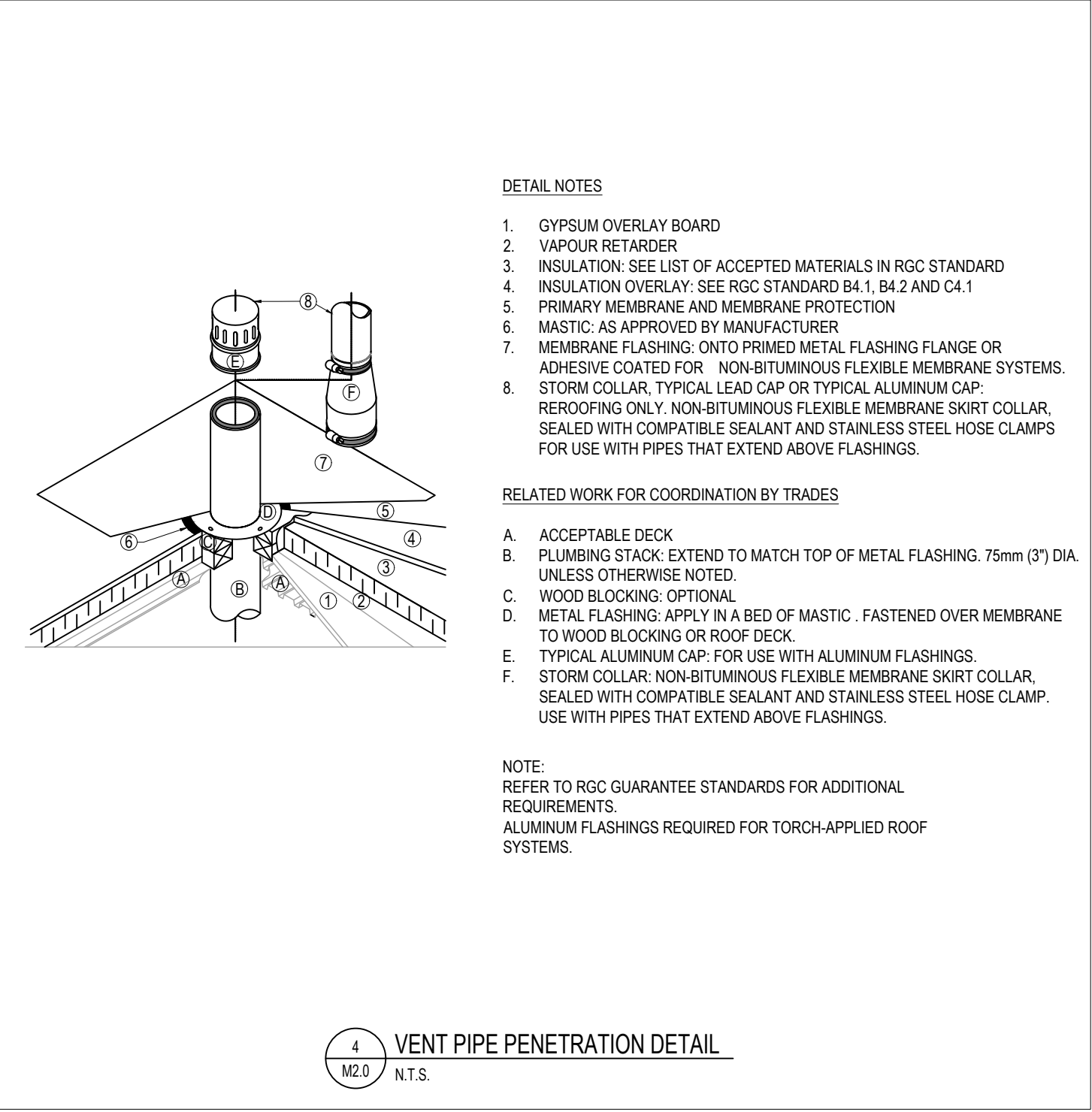
1 PIPE CLEANOUT TO GRADE DETAIL
M2.0 N.T.S.



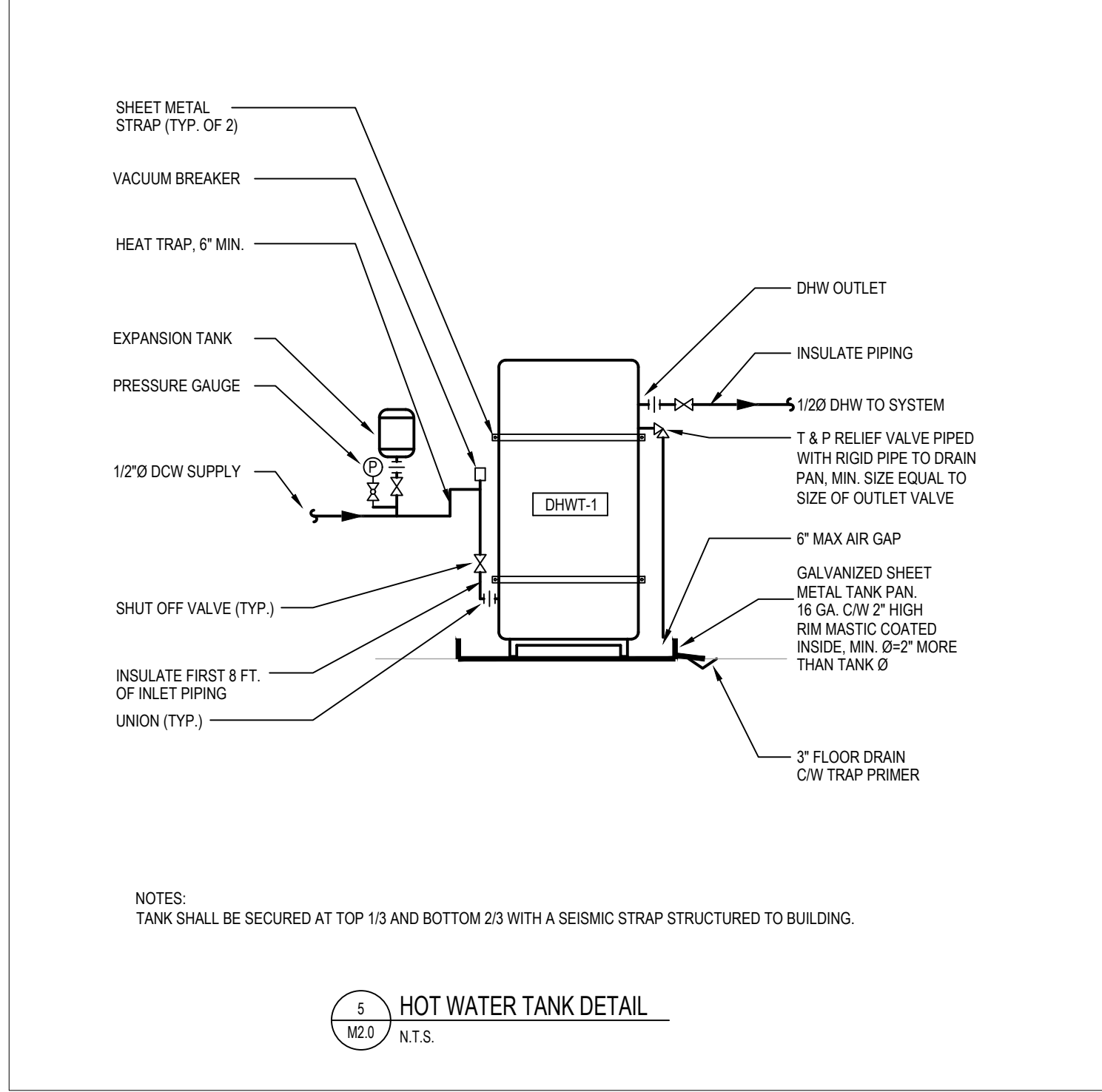
2 PIPING BELOW FOOTING DETAIL
M2.0 N.T.S.



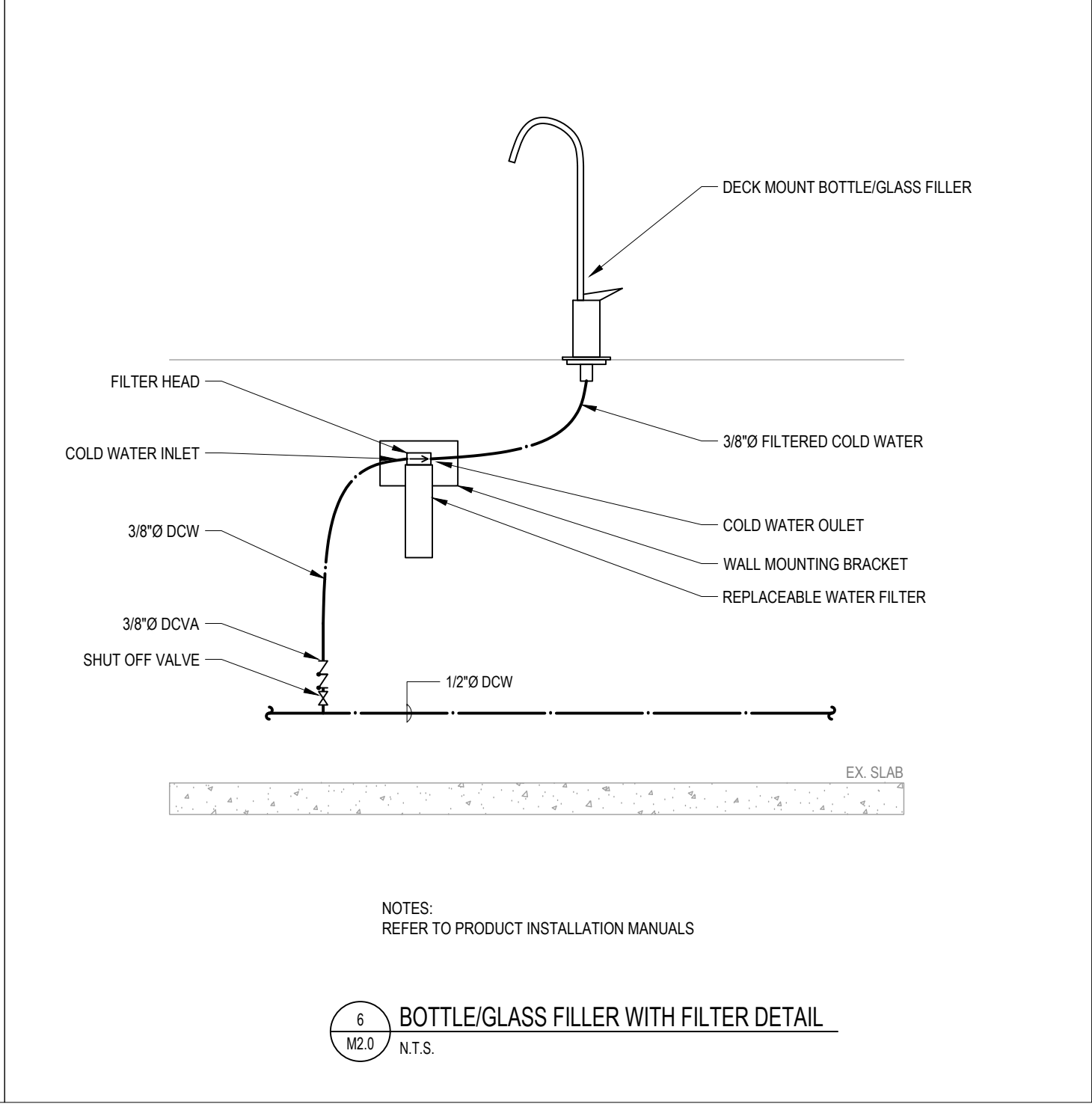
3 TRAP PRIMER DETAIL
M2.0 N.T.S.



4 VENT PIPE PENETRATION DETAIL
M2.0 N.T.S.



5 HOT WATER TANK DETAIL
M2.0 N.T.S.



6 BOTTLE/GLASS FILLER WITH FILTER DETAIL
M2.0 N.T.S.

SUB-CONSULTANT:

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DETAILS

PROJECT NUMBER:

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DESIGNED BY: GH/PL
APPROVED BY: GH
SCALE: REFER TO PLAN

DRAWING:

M2.0

