







Project:  
2408  
-  
Temporary Child Care  
2901 St. Johns Street  
Drawing:  
GENERAL NOTES

Project Status:  
BP

SUBMISSION	
Date	Description
2024-06-12 issued for TUP	


REVISION		
No.	Date	Description


All Drawings in this set to be read in conjunction with each other. Any errors or omissions are to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is completed in the  
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Scale:  
DWG. NO:  
A004

6. DOORS SHALL BE SHOP FABRICATED AND EXTERIOR DOORS SHALL CONFORM TO:
- AMANAMOMACCSA 1011.5.24400 NAFS - North American Firestandard (Standard Specification for Windows, Doors, and Sluggers) (International Standard).
  - A4001, "Canadian Supplement to AMANAMOMACCSA 1011.5.24400 NAFS - North American Firestandard (Standard Specification for Windows, Doors, and Sluggers)".
7. SITE BUILT DOORS (SUCH AS SERVICE DOORS, WINDOW WALL DOORS AND CURTAIN WALL DOORS) MUST MEET AS STANDARDS AND CONFORM TO CANCSA A4001 AND ASTM E 1195. FIELD DETERMINATION OF WATER PENETRATION OF INSTALLED EXTERIOR CURTAIN WALLS AND DOORS, BY UNIFORM OR CYCLIC AIR PRESSURE DIFFERENCE, BY USING ANMA 50-52, VOLUNTARY SPECIFICATION FOR FIELD TESTING OF WINDOWS TEST METHOD B WITH A RESISTANCE TEST PRESSURE OF 320 PA.
8. SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN BC FOR REVIEW BY ARCHITECT. EXTERIOR DOORS WILL ALSO BE REVIEWED BY ENVELOPE CONSULTANT BEFORE INSTALLATION BEGINS.
9. ALL EXTERIOR DOORS SHALL HAVE THERMALLY BROKEN FRAMES. SHALL BE INSULATED (U.I.O.) WEATHER STRIPPED & CW THRESHOLDS & SHALL BE PROVIDED WITH A VINYL CAP TO DOOR HEADS.
10. ALL EXTERIOR DOORS SHALL BE SET INTO 2 CONTINUOUS BEADS OF URETHANE CAULK AT THE SILL AND 2 UP THE JAMB. THE DOOR FRAME BRICK MOLDS MUST ALSO BE BACK CAULKED.
11. HARDWARE SUPPLIER SHALL EMPLOY THE SERVICES OF A HARDWARE CONSULTANT TO PREPARE AND SUBMIT HARDWARE A KETING SCHEDULE FOR ARCHITECTS REVIEW.
12. RATED DOORS TO HAVE SELF-CLOSERS AND ALL DOORS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY.
- 17.6-FINISHES:**
1. PROVIDE WATER RESISTANT MOUNTING SURFACES FOR ALL CERAMIC TILED SURFACES AT TUBS AND SHOWERS.
2. FOR RATED WALLS: 5/8" TYPE 'X' GWS MUST BE CONTINUOUS BEHIND WATER-RESISTANT BOARDS TO MAINTAIN RATED ASSEMBLY.
3. FLAME SPREAD RATING FOR INTERIOR FINISHES TO CONFORM TO CBC 2024.
4. ARCHITECTURAL CONCRETE FINISH AS NOTED. VARIATE CONCRETE ADEQUATELY TO PRODUCE SURFACE CLEAR OF ANY VISIBLE HONEYCOMBS AND HAVE A SMOOTH EVEN TEXTURED FINISH.
5. REFER TO INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS FOR INTERIOR RELATED ITEMS, INTERIOR FINISH SCHEDULES, MATERIALS AND COLOUR SCHEMES.
- 18.6-MILL WORK:**
1. REFER TO INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS FOR INTERIOR RELATED MILLWORK ITEMS.
2. SUPPLY AND INSTALL CASEWORK INCLUDING BUT NOT LIMITED TO SHOP FABRICATED TRINE, INFLINE, PANNELLING, COUNTER TOPS, CABINETS, CASEWORK AND HARDWARE AS SHOWN ON ARCHITECTURAL AND INTERIOR DRAWINGS AND SCHEDULES AND AS INSTRUCTED.
- 19.6-FLOORS AND WALLS:**
1. BLOT ALL EXTERIOR PAVED AREAS (A MINIMUM 2% AND MAXIMUM 5%) AWAY FROM THE BUILDING OR AS NOTED OTHERWISE.
2. REFER TO NOTES AND DRAWINGS PREPARED BY THE LANDSCAPE ARCHITECT/ARCHITECT FOR LOCATION AND ASSEMBLY AND PATIO FINISH.
- 20.6-FLUISHING/BATHROOM/CHITCHEN FIXTURES, ACCESSORIES AND GRAB BARS:**
1. ITEMS SPECIFIED/REQUIRED BY THE INTERIOR DESIGNER TAKE PRECEDENCE OVER ITEMS INDICATED IN ARCHITECTURAL SPECIFICATIONS.
2. PROVIDE GRAB BARS AS NOTED ON DRAWINGS. REFER TO EQUIPMENT SCHEDULE, ELEVATIONS AND DETAILS.
3. PROVIDE ADEQUATE BLOCKING/BACKING PLATES TO SUPPORT GRAB BARS AND ACCESSORIES AS REQUIRED.
4. INSTALL ACCESSORIES TO MEET BARRIER FREE REQUIREMENTS WHERE INDICATED ON DRAWINGS.
5. REFER TO INTERIOR DESIGN DRAWINGS, SCHEDULES AND NOTES FOR ACCESSORIES.
6. REFER TO MECHANICAL DRAWINGS, SCHEDULES AND NOTES FOR FIXTURES.
7. CONFORM WITH PLUMBING REQUIREMENTS OF CBC 2024.
- 21.6-ELEVATORS:** [Not Applicable]
1. ELEVATORS TO CONFORM TO CBC 2024, SECTIONS 3.5.2.1, 3.5.3.1 AND 3.5.4.
2. DESIGN ELEVATOR TO FORM THE MOST ECONOMICAL SOLUTION WITH SMOOTH EFFICIENT OPERATIONS.
3. MANUFACTURER: RICHMOND ELEVATORS OR APPROVED EQUAL.
4. FIVE YEARS OF MAINTENANCE SERVICE SHALL BE PROVIDED BY THE ELEVATOR MANUFACTURER.
5. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF SINGLE SIDED OPENINGS AND DOUBLE SIDED OPENINGS.
6. CONFIRM ELEVATOR SPECIFICATIONS AND DIMENSIONS WITH SUPPLIER PRIOR TO FRAMING AND POURING OF CONCRETE.
7. INTERIOR OF CAB FINISHES AND COLOURS TO BE CHOSEN BY THE INTERIOR DESIGNER. REFER ALSO TO INTERIOR DESIGN SPECIFICATIONS.
8. LIGHTING: 4 LOW VOLTAGE POT LIGHTS IN SUSPENDED CEILING DIVIDED IN FOUR PANELS ONE OF WHICH SERVES AS AN EMERGENCY EXIT. ONE (1) OF THE POTLIGHTS TO SERVE AS THE BATTERY OPERATED EMERGENCY LIGHT.
9. PROVIDE ONE SET OF MOVERS PAN CW HANGING PINE IN CAB.
10. PROVIDE SHOP DRAWINGS FOR REVIEW BY CONSULTANTS PRIOR TO FABRICATION.
- 22.6-MOISTURE CONTROL:**
1. ROOFING - AS PER ARCHITECTURAL DRAWINGS - BUILD TO RCBC WARRANTY REQUIREMENTS.
2. 2-PLY SBS-ROOFING
- APPROVED MANUFACTURER: SORPENA. APPROVED PRODUCTS INCLUDING BUT NOT LIMITED TO: CAP SHEET, SORPENA TRAFFIC CAP, 96 TON APPROVED 4MM CAP SHEET MEMBRANE COLOUR/GRADES AS SELECTED BY ARCHITECT, BASE SHEET: SORPENA BASE CO, HIGH PERFORMANCE HEAT REFLECTED 2.5MM BASE SHEET, VAPOUR BARRIER, SORPENA SORPANA, PRIMER, ELASTOCOL, STICK, 3/16" (3 MM) SORPANA OVERLAYMENT, ADHERED WITH DOUTACOL.
3. APPLICATION OF SIB ROOFING
- ENSURE THAT ADEQUATE AMOUNTS OF PRIMER IS APPLIED TO CLEAN DRY
  - POSITIVELY LAP BASE SHEET AND CAP SHEET TO SLOPE TOWARDS DRAINAGE POINTS.
  - BASE SHEET SHALL RUN 6" UP VERTICAL FACES OF WALLS. GRANULATED CAP SHEET SHALL RUN MINIMUM 10" UP VERTICAL FACE OF WALLS AND FOR ROOF PARALLEL TO THE OUTER EDGE.
  - PROVIDE A LOCOS 285 MEMBRANE FLAP (TO LAP THE BUILDING WRAP UNDER) AT ALL ROOF EDGES TO VERTICAL WALL INTERFACES.

- CONFORM TO THE REQUIREMENTS OF CANCSA A123.21 OR FACTORY MUTUAL 1-90 WIND UPLIFT. USE THE STRINGENT REFERENCE DOCUMENT.
- ALL ROOF TO WALL FLASHINGS AND STEP FLASHING SHALL HAVE A 6" VERTICAL BACK LEG.
4. WINDOWS, DOORS AND OTHER EXTERIOR OPENINGS:
- ALSO REFER TO CATEGORIES 14.6.18 - WINDOW AND DOOR NOTES, FOR MORE REQUIREMENTS.
  - PROVIDE CALKING AROUND ALL EXTERIOR OPENINGS.
  - REFER TO STAGES OF WINDOW INSTALLATION DRAWINGS AND DETAILS.
  - EXTEND 4" HIGH BACK LEG FLASHING END DAMS BY 3/8" (10 MM) ON EITHER SIDE OF THE OUTER EDGE OF OPENINGS TO ALLOW FOR CALKING BETWEEN WINDOW FRAME AND WALLS.
  - PLACE WINDOWS ON 2" x 18" (25 x 3 MM) SHIMS AT 8" (200 MM) O.C. DO NOT TEAR OR PUNCTURE THE FEEL AND STICK (SELF-ADHESIVE) MEMBRANE AT SILL & APPLY URETHANE CALKING BETWEEN WINDOW FRAME INTERIOR AND THE 6 & S MEMBRANE. AT JAMBS, APPLY 6 & S UP THE JAMB. USE MANUFACTURER RECOMMENDED PRIMER FOR 6 & S.
  - INSTALL CALKING AROUND ALL OPENINGS TO THE EXTERIOR.
  - INSTALL PREFINISHED METAL FLASHING AND CALKING OVER THE HEAD OF ALL OPENINGS AND AT HORIZONTAL AND OBLIQUE CHANGES OF PLANES OR MATERIALS TO THE EXTERIOR.
5. SLOPED ROOFS:
- PROVIDE DIVERTER FLASHING AT THE BOTTOM OF SLOPED ROOF AND VERTICAL INTERACTIONS. REFER TO BUILDING ENVELOPE CONSULTANT DETAILS.
  - BEHIND ROOF-TO-WALL FLASHING AND STEP FLASHING PROVIDE ADEQUATE FLASHING PAPER OR ROOF FELT. ALSO REFER TO CATEGORY 30.0-SHEET METAL FLASHING.
6. NAIL BOTTOM EDGE OF ALL ROOF AND MECHANICAL VENT FLASHING TO ELIMINATE UPLIFT. CALK EXPOSED NAIL HEADS.
7. BUILD ROOF TO RCBC REQUIREMENTS. PROVIDE A FIVE (5) YEAR RCBC WARRANTY FOR ROOFS.
8. PROVIDE ADEQUATE AMOUNTS OF FLASHING (OR FELT PAPER) BEHIND ALL ROOF TO WALL FLASHING AND STEP FLASHINGS. SEE BUILDING ENVELOPE CONSULTANT DETAILS. PROVIDE 6" VERTICAL BACK LEG.
9. VERTICAL SURFACES AND WALLS: WEATHER BARRIER MEMBRANE OR BUILDING WRAP MUST BE PROVIDED UNDER ALL CLADDING. VERTICAL LAPS MUST BE BACK SEALED WITH A COMPATIBLE ASPHALTIC CALKING. HORIZONTAL JOINTS ARE TO BE POSITIVELY LAPPED TO SHED WATER. WEATHER BARRIER BREATHING MEMBRANE: TYPE: COMMERCIAL GRADE OR APPROVED EQUAL. AIR BARRIER PROVIDED BY INTERIOR RM, POLY AIR VAPOUR BARRIER.
10. ALL EXTERIOR DOORS SHALL BE SET INTO 2 CONTINUOUS BEADS OF URETHANE SEALANT TO RUN UP THE SIDE JAMBS & PRIOR TO INSTALLING THE DOORS, THE DOOR FRAME BRICK MOLDS SHALL ALSO BE BACK CAULKED.
11. ALL WOOD CLADDING PRODUCTS (E.G. KNEE BRACES, TRIM BOARDS) MUST BE BACK-PRIMED.
12. A THROUGH WALL FLASHING IS REQUIRED AT ALL HORIZONTAL EXPANSION JOINTS AND BUILDING BARRIERS A TRIM. ALL THROUGH WALL FLASHINGS MUST HAVE A 4" BACK LEG. ALL HORIZONTAL LAPS MUST BE 6" MIN. AND CALKED.
13. ALL WALL VENTS (DRYERS & FANS) SHALL BE BACK CAULKED AT THE TOP & SIDE FLANGES TO A 2" (51 MM) MINUTE FLASHING PAPER PLACED BEHIND THE VENT. PLACE THE FIELD MEMBRANE OVER THE TOP AND SIDE VENT FLANGES ONLY. LAP THE BOTTOM OF THE 2" FLASHING PAPER OVER THE FIELD MEMBRANE (SHINGLE STYLE). PROVIDE FLASHING ON END DAMS OVER ALL VENTS. CALK THE SIDE OF THE VENTS TO THE CLADDING. ALL VENTS MUST BE APPROVED BEFORE INSTALLING.
14. ALL EXTERIOR ELECTRICAL BOXES MUST HAVE FLANGES AND BE SEALED A 1/8"x1/8" PIECE OF FLASHING PAPER MUST BE SEALED TO THE BACK SIDE OF THE FLANGE AND THE FIELD MEMBRANE MUST BE SEALED TO THE BACK SIDE OF THE FLANGE AS WELL AS TO THE TOP AND SIDES OF THE FRONT OF THE FLANGE. LAP THE BOTTOM OF THE FLASHING PAPER UNDER THE FLANGE & OVER THE FIELD MEMBRANE (SHINGLE STYLE). ALL SURFACE MOUNTED LIGHT PANS MUST BE ON A 1/8"x1/8" PIECE OF FLASHING PAPER LAPPED ONTO THE FIELD MEMBRANE (SHINGLE STYLE). SEAL THE WIRE TO THE PAPER BEFORE INSTALLING THE PAN. PLACE ALL EXTERIOR HOSE BIBS THROUGH A 1" HOLE IN THE CENTRE OF A 12" x 12" PIECE OF EPDM ROOFING. THIS SHALL BE LAPPED SHINGLE STYLE ONTO THE WEATHER BARRIER MEMBRANE.
15. ALL PENETRATIONS MUST HAVE AN APPROVED VINYL TRIM KIT.
16. COORDINATION OF ALL PENETRATIONS THROUGH THE BUILDING ENVELOPE INCLUDING SECURITY WIRING IS REQUIRED. ALL ROUGH IN WIRING SHOULD BE COMPLETED PRIOR TO THE ENVELOPE BEING COMPLETED. UNDER NO CIRCUMSTANCES ARE WINDOW FRAMES OR ENVELOPE MEMBRANES TO BE COMPROMISED TO INSTALL SECURITY, CABLE, TELEPHONE OR ANY OTHER TYPE OF WIRING.
17. ALL EXTERIOR STRUCTURAL WOOD ELEMENTS SHALL BE PRESSURE TREATED OR HAVE AN APPROVED EXTERIOR PAINT OR STAIN APPLIED.
18. ENSURE THAT THE STANDARD BUILDING ENVELOPE DETAIL SHEETS ARE PROVIDED TO THE CREWS AT THE TIME OF WINDOW INSTALLATION AND INCLUDED IN THE CONSTRUCTION DOCUMENTS.
19. ENSURE THAT ALL PRE-FINISHED METAL CAPPING TO THE WOOD FASCIES, DECK TRIMS AND BAND BOARDS ON POSITIVE DRAINAGE LAPS.
20. 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. USE ONLY APPROVED PRIMER WITH ALL FELD-ASTIC PRODUCTS.
- 21.6-FIREPLACES:** [Not Applicable]
1. PREFABRICATED ZERO-CLEARANCE GAS FIREPLACES MUST BE ILC LISTED AND INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS AND IN CONFORMANCE WITH CBC 2024 SECTION 9.22.
2. REFER TO ARCHITECTURAL/INTERIOR DESIGN DRAWINGS, SCHEDULES AND NOTES.
3. FIELD VERIFY DIMENSIONS.
- 21.6-SIGNAGE:**
1. PROVIDE APPROPRIATE SIGNAGE FOR THE FUNCTIONS OF THE BUILDINGS, INCLUDING BUT NOT LIMITED TO STREET ADDRESS AT THE ENTRANCE, SUITE NUMBERS, EXIT STAIRS, EXIT SIGNS, PARKING MARKINGS, SIGNAGE, AND CLEARANCE SIGNS. ADD DIRECTIONAL SIGNAGE FOR FIRE FIGHTERS, UNIVERSALLY ACCEPTED SYMBOLS AND OTHER SIGNS AS INDICATED AND INSTRUCTED BY THE ARCHITECT, INTERIOR DESIGNER AND OTHER CONSULTANTS.
2. OTHER IMPORTANT SIGNAGE WITH UNIVERSALLY ACCEPTED GRAPHICS/SYMBOLS:
- FIRE DOOR - KEEP CLOSED AT ALL FIRE DOORS
  - GRAPHIC PLAN AT ANNUNCIATOR PANEL
  - STAIRWELL AND ELEVATOR FIRE FIGHTERS
  - IN CASE OF FIRE TAKE STAIRS - SAFETY WARNING AT ELEVATORS
- 21.6-FIRE SAFETY PLAN:**
1. PROVIDE A FIRE SAFETY PLAN AS REQUIRED BY CBC 2024. FIRE SAFETY PLANS MUST CONFORM TO SECTION 2.8.0 OF DIVISION B OF THE BC FIRE CODE.
2. ALSO REFER UNDER "FIRE STOPPING, FIRE SAFETY SYSTEMS AND ACCESSORIES" REQUIREMENTS IN 3.1.3 AND 3.1.11 OF THE CBC 2024.
- 21.6-ENERGY EFFICIENCY REQUIREMENTS COMPLIANCE:**
1. COMPLY WITH CBC 2024 BASED ON THIS PROJECT LOCATION AND CLIMATIC ZONE AS NOTED BY ENVELOPE CONSULTANT AND INDICATED IN THERMAL CALCULATIONS.
2. COMPLY WITH SECTIONS 9.36.2 TO 9.36.4 OF CBC 2024.
3. CONFORM WITH SECTION 10.2 OF CBC 2024 AND COMPLY WITH ANSIA/ASHRAES 90.1/IEBC.

**27.6-ACOUSTICAL REQUIREMENTS:** [Not Applicable]

1. CONFORM WITH CBC 2024 FOR ALL ACOUSTIC REQUIREMENTS.
2. PROVIDE ACOUSTICAL SEALANTS AT JUNCTIONS OF SOUND RATED PARTITIONS.
3. TAGGER ELECTRICAL AND OTHER OUTLETS IN SOUND RATED PARTITIONS AROUND THE MOUNTED STUD SPACES APART. PROVIDE ACOUSTICAL SEALANTS ALL AROUND THE OUTLETS.
4. REFER TO NOTES AND DRAWINGS PREPARED BY THE ACOUSTICAL CONSULTANT FOR MAXIMIZING ACOUSTICAL PERFORMANCE (IF AVAILABLE).
- 28.6-SHOP DRAWINGS AND OTHER DRAWINGS REQUIRED:**
1. SURVEYOR'S DRAWINGS WITH BUILDING LAYOUT TO CONFIRM FOUNDATIONS IN RELATION TO PROPERTY LINE AND APPROVED PERMIT PRIOR TO CONSTRUCTION.
2. METAL RAILINGS, METAL FENCE, WOOD RAILINGS AND WOOD FENCE.
3. PREFABRICATED STRUCTURAL WOOD T&J FLOOR SYSTEM, ROOF TRUSSES, WOOD BEAMS AND ENGINEERED WOOD PRODUCTS.
4. THERMAL AND MOISTURE PROTECTION PRODUCTS.
5. WINDOWS, DOORS AND FRAMES, CURTAIN WALLS, ALUMINUM DOORS, FRAMES AND SCREENS, WINDOW WALLS AND HARDWARE SCHEDULES.
6. SIGNAGE: ROOF HATCH, ROOF HATCH SAFETY RAILING/GUARD SYSTEM, ROOF ACCESS LADDER, ROOF ANCHORAGE CONNECTORS.
7. ELEVATORS.
8. MECHANICAL - HVAC UNITS.
9. ELECTRICAL - LIGHT FIXTURES, FIRE ALARM SYSTEM, SECURITY SYSTEM AND COMMUNICATION SYSTEM.
10. FIRE PROTECTION - FIRE STOPPING SYSTEMS AND SPRINKLER SYSTEM.

ALLOW MINIMUM 10 WORKING DAYS FOR REVIEW OF SHOP DRAWINGS.

SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE.

PRIOR TO SUBMITTING SHOP DRAWINGS FOR REVIEW THE GC SHALL REVIEW THE SHOP DRAWINGS AND STAMP INDICATING CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE GC SHALL REJECT SHOP DRAWINGS NOT CONFORMING WITH CONTRACT DOCUMENTS.

DO NOT START WORK THAT REQUIRES SUBMISSION OF SHOP DRAWINGS OR SAMPLES UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT

THE SUBCONTRACTOR SHALL NOTIFY GC AND THE ARCHITECT OF ANY DEVIATIONS FROM CONTRACT DOCUMENTS AND IDENTIFY ANY DEVIATIONS IN WRITING.

REVIEW OF DRAWINGS BY THE ARCHITECT DOES NOT RELIEVE THE GC AND SUBCONTRACTOR FROM ERRORS AND OMISSIONS OR DEVIATIONS FROM CONTRACT DOCUMENTS.

**28.6-PAINT AND COATINGS**

1. PREPARE SURFACE TO BE PAINTED IN ACCORDANCE WITH MASTER PAINTER'S INSTITUTE (MPI) PAINTING MANUAL - LATEST EDITION.
2. PAINT AND COATINGS AND OTHER MATERIAL USED FOR PAINTING SHALL BE LEAD AND MERCURY FREE AND SHALL HAVE LOW OR NO VOC AND CONFORM TO THE MPI GREEN PERFORMANCE REQUIREMENT.
3. REFER TO FINISH SCHEDULE AND INTERIOR DRAWINGS FOR PAINT MANUFACTURERS, COLOURS, TINTS AND PRODUCTS.
4. MULTIPLE COLOURS MAY BE REQUIRED IN INDIVIDUAL ROOMS.
5. CLEAN AND PREPARE SURFACE TO BE PAINTED AS RECOMMENDED BY THE MANUFACTURER AND THE MPI PAINTING MANUAL.
6. LIGHTLY SAND SURFACES BETWEEN COATS AND REMOVE DUST.
7. DO NOT APPLY PAINT IN UNDESIRABLE CONDITIONS INCLUDING BUT NOT LIMITED TO DUSTY, RAINY, OR FOGGY CONDITIONS.
8. PRIOR TO PAINTING ENSURE THAT THE SURFACE IS CLEAN, BROOM CLEAN SURFACE TO BE PAINTED.
9. APPLY BY BRUSH, ROLLER OR SPRAY AS RECOMMENDED BY THE CONSULTANT AND IN ACCORDANCE WITH THE MPI PAINTING MANUAL.
10. APPLY THREE (3) COATS OF PAINT HAVING CONSISTENCY AS RECOMMENDED BY MANUFACTURER AND MPI PREMIUM GRADE REQUIREMENTS.
11. PRIOR TO APPLYING COATS ENSURE THAT EACH COAT HAS DRIED AND HARDENED UNLESS INSTRUCTED OTHERWISE BY THE PAINT MANUFACTURER.
12. TINT FILLER TO MATCH WOOD FOR CLEAR FINISH.
13. FILL SURFACE FLAWS INCLUDING BUT NOT LIMITED TO CRACKS, SCRATCHES, DENTS AND ABRASIONS WITH JOINT COMPOUND, SAND SMOOTH AND FINISH FLUSH WITH ADJACENT SURFACES.
14. ALL FINAL PAINT SURFACES WILL BE FREE OF DEFECTS INCLUDING BUT NOT LIMITED TO MARKS, DUST AND INSECTS UNABLE TO IMPAIR THE FINISH.
15. FINISH SHALL BE UNIFORM IN SHEEN, COLOUR AND TEXTURE.
16. MATCH COLOUR OF CONDUITS, PIPES, HANGERS AND OTHER MECHANICAL AND ELECTRICAL ITEMS WITH ADJACENT SURFACE UNLESS NOTED OTHERWISE OR INSTRUCTED BY THE ARCHITECT.
17. DO NOT PAINT PREFINISHED PANELS, FIRE ALARMS OR PULL STATIONS.

**30.6-MIRRORS:**

1. PROVIDE MIRRORS IN PUBLIC AND PRIVATE WASHROOMS IN SIZES NOTED IN EQUIPMENT LIST OR AS DETAILER OR DRAWINGS. CENTER MIRRORS ABOVE VANITIES AND SURFACE MOUNT MIRRORS ON WALL FINISH.
2. MIRRORS TO BE MINIMUM 5 MM CLEAR FLOAT GLASS WITH 1" CHANNELS WITH MITRED CORNERS UNLESS NOTED OTHERWISE ON DRAWINGS.
3. BOTTOM AND ONE VERTICAL SIDE FRAME SHALL BE PRE-DRILLED AND SCREWED TO THE WALL.
4. ADHERE UNFRAMED MIRRORS WITH APPROVED MIRROR ADHESIVE RECOMMENDED BY THE MIRROR MANUFACTURER.

**31.6-RECESSED FLOOR MATS (WHERE NOTED ON DRAWINGS IF REQUIRED):**

1. PROVIDE RECESSED, SHOP MANUFACTURED AND FINISHED ALUMINUM FOOT GRILLES AS NOTED ON DRAWINGS WITH (HEAT) MITRED CORNERS, HELD TOGETHER WITH CORNER CLIPS.
2. PROVIDE ADEQUATE ANCHORS, BOLTS, INSERTS AND PIPE SLEEVES FOR COMPLETE INSTALLATION.

ATTACH WITH NON-CORROSIIVE SCREWS IN LEAD SHIELDS FOR MASONRY OR COUNTERSUNK WOOD SCREWS FOR WOOD.

INSTALL WOOD PLUMB, TRUE, SQUARE AND FITTED THOUGHTLY AND ACCURATELY TO ADJACENT WALLS.

**32.6-WIRE SHIELDS:** [Not Applicable]

1. PROVIDE WIRE SHIELDING AS INDICATED ON INTERIOR DRAWINGS.
2. INSTALL AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. PROVIDE ADEQUATE BLOCKING/BACKING PLATES TO SUPPORT AS REQUIRED.
4. PROVIDE BLOCKING/BACKING IN CEILING TO SUPPORT CEILING HUNG WALL AND WALL BRACED SHIELDING.

**33.6-BACKFILLING:**

1. DO BACKFILLING WORK ONLY AFTER AREAS OF WORK TO BE BACKFILLED HAVE BEEN INSPECTED. PIPE AND CONDUITS HAVE BEEN JOINT TESTED AND APPROVED BY THE OWNER/CONSULTANT.
2. ALL BACKFILL SHALL BE FREE FROM DEBRIS, SNOW, ICE, WATER OR FROZEN GROUND. DO NOT USE FROZEN BACK FILL MATERIAL.
3. PRIOR TO BACK-FILLING WORK COMPACT EXPOSED SUB-GRADE AS REQUIRED BY AND TO THE SATISFACTION OF GEO-TECHNICAL ENGINEER.

**34.6-BOLLARDS (WHERE REQUIRED):**

1. PROVIDE 150 MM (6") DIAMETER CONCRETE FILLED, STEEL PIPE BOLLARDS WHERE INDICATED ON DRAWINGS.
2. SET MINIMUM 310 MM (12") IN CONCRETE TO INDUSTRY STANDARDS. FINISH CONCRETE TO SLOPE AWAY FROM PIPE INSET.
3. COLOUR: TRAFFIC YELLOW OR AS INDICATED BY THE ARCHITECT.

**35.6-SHEET METAL FLASHING:**

1. INSTALL SHEET METAL FLASHING IN ACCORDANCE WITH SMACNA - ARCHITECTURAL MANUAL REQUIREMENTS AND WITH MANUFACTURER'S RECOMMENDATIONS.
2. DRIP JOINTS SHALL BE TIGHT BUT NOT DENTED TO PERMIT SLIGHT ADJUSTMENTS IN SHEET METAL FLASHING AND MUST REMAIN WATER-TIGHT.
3. LOCK SEAMS AT ALL CORNERS & CALK PRIOR TO INSTALLATION.
4. PROVIDE DRY SEPARATION SHEETING UNDER METAL FLASHING.

**36.6-ROOF HATCH (WHERE SHOWN ON DRAWINGS):** [Not Applicable]

1. HATCH TO BE NOT LESS THAN 500MMx500MM OR A FIXED LADDER.
2. PROVIDE MINIMUM 14 GAUGE (1.63 MM) (36 MP) PRIMED, GALVANIZED STEEL AND HEAVILY WELDED ROOF HATCH COMPLETE WITH MINIMUM 12" BEADED FLANGE, MINIMUM 1" (25 MM) (X 4 - 1/8") (1.63) POLYISOCYANURATE INSULATION FULLY COVERED BY PRIMER COATED METAL LINER, MINIMUM 22 GAUGE (0.64 MM) - PROVIDE 305 MM (12") HIGH MINIMUM 14 GAUGE (1.63 MM) GALVANIZED STEEL CORPS COMPLETE WITH INTEGRAL CAP FLASHING.
3. USE CADMIUM PLATE HARDWARE OR APPROVED EQUIVALENT.
4. SAFETY RAILING COATED WITH 20 MM (3/8 MM) PVC TO BE MOUNTED ON COUNTERPLATE OF ROOF HATCH WITHOUT IMPEDING DOOR OPERATIONS. 1070 MM (6'-6") SAFETY RAILINGS ON TWO SIDES TO INCLUDE CORNER POSTS, BRACKET, CENTRE POSTS TOP RAIL AND MIDDLE RAIL. PROVIDE A WATCHING SELF-CLOSING GATE ON THE FRONT AS PER MANUFACTURER'S RECOMMENDATIONS AND OSHA REQUIREMENTS.
5. INSTALL IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.

**37.6-LADDERS (WHERE INDICATED ON DRAWINGS):** [Not Applicable]

1. PROVIDE ROOF ACCESS LADDERS, ELEVATOR PIT LADDERS & ANY OTHER INTERIOR LADDERS AS INDICATED.

**38.6-CLEANING:**

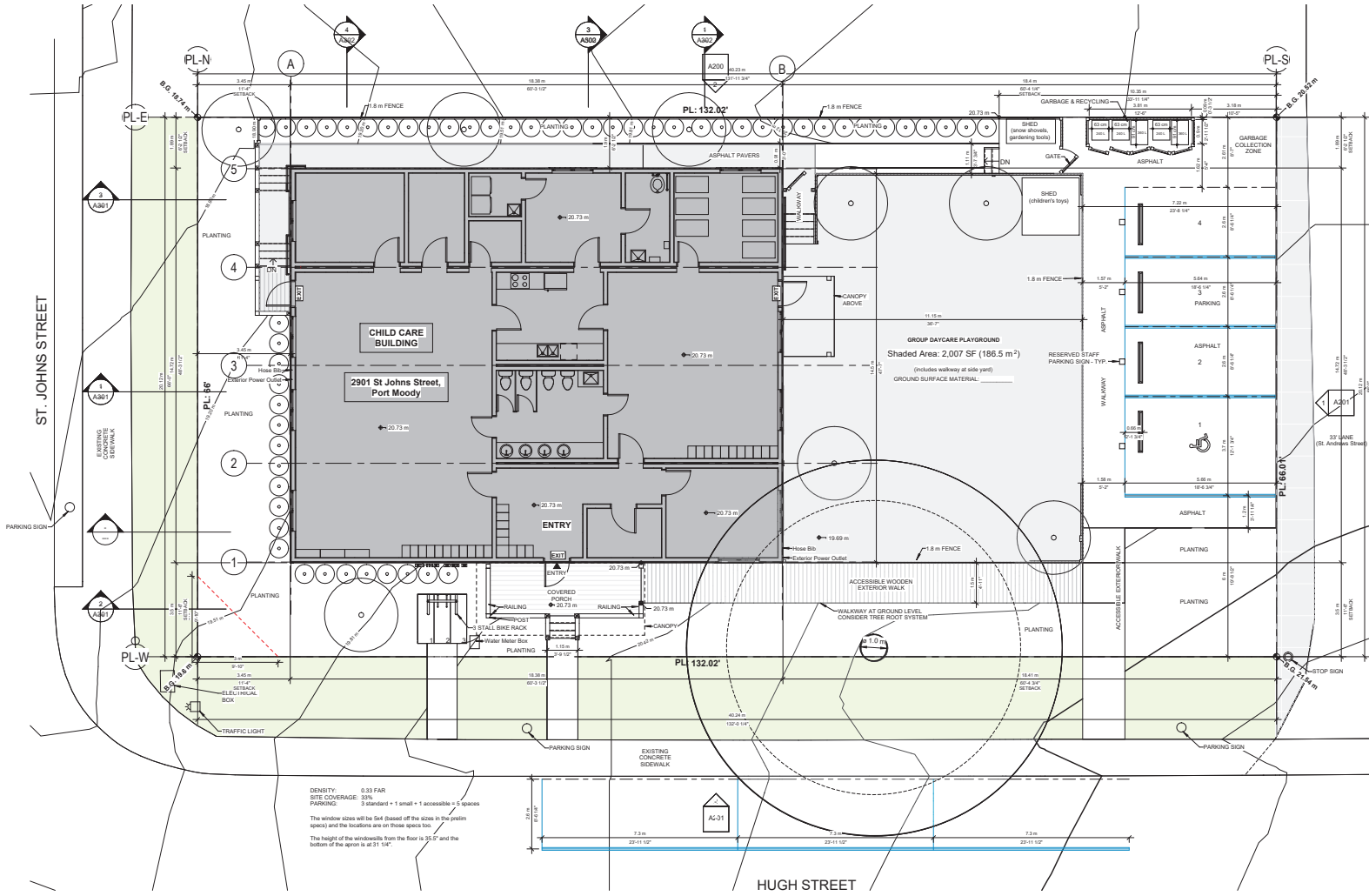
1. KEEP JOB SITE CLEAN AND ORDERLY. KEEP WORK AREA CLEAR. REMOVE RUBBISH AND SURPLUS MATERIAL.
2. CLEAN AREA AT THE END OF EACH DAY DURING THE CONSTRUCTION PERIOD.
3. CLEAN ALL SURFACES COMPLETELY PRIOR TO INSPECTION FOR SUBSTANTIAL COMPLETION AND FINAL INSPECTION BY THE OWNER.

## Plot Date: 2024-06-12 Wed 12:56:57 PM

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Plot Date: 2024-07-05 4:56:06 PM



DENSITY: 0.33 FAR  
SITE COVERAGE: 33%  
PARKING: 3 standard + 1 small + 1 accessible = 5 spaces  
The window sizes will be 5m (based off the sizes in the prelin specs) and the locations are off these specs too.  
The height of the windows from the floor is 35" and the bottom of the apron is at 31 1/4"

1 SITE PLAN (Ground)  
1: 75

ARCHITECTS

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Project:  
2408  
Temporary Child Care  
2901 St. Johns Street  
Drawing:  
SITE PLAN (Ground)  
Project Status:  
BP  
SUBMISSION  
Date (YYYY-MM-DD)  
Description  
2024-02-23 Issued for TUP  
REVISION  
No. Date Description  
No. Date Description  
Scale:  
1: 75  
DWG. NO:  
A100

1645 West 5th Avenue  
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Email: [office@AMArchitects.com](mailto:office@AMArchitects.com)



Project:

2408

**Temporary Child Care**  
2901 St. Johns Street

Drawing:  
**FLOOR PLAN**

Project Status:  
**BP**

## SUBMISSION

[illegible]

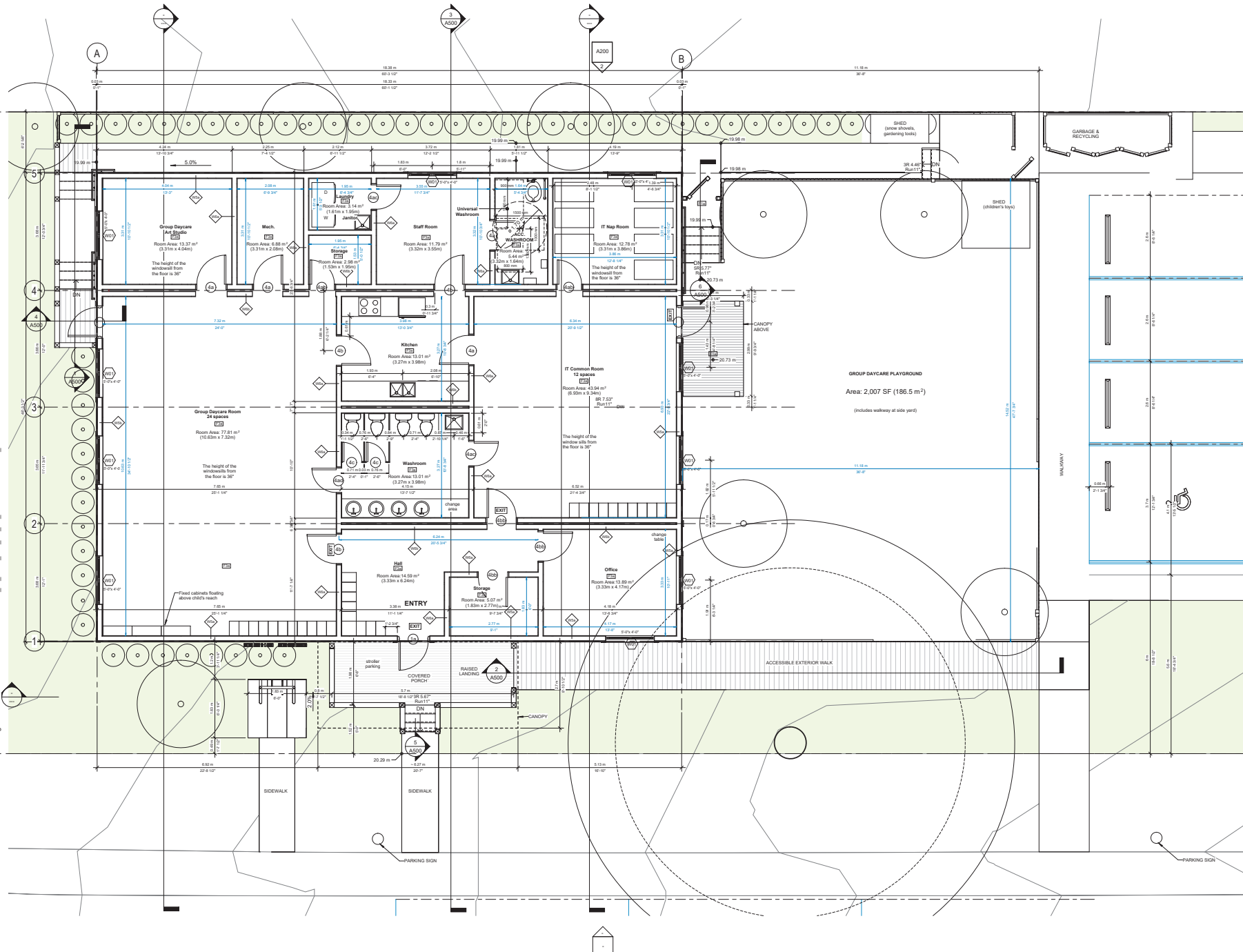
REVISION

No.	Date	Description

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Scale:  
1 : 50

DWG. NO:  
**A101**



ARCHITECTS

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Project:  
2408

Temporary Child Care  
2901 St. Johns Street

Drawing:  
ROOF PLAN

Project Status:  
BP

SUBMISSION

Date	Description
(17/17/2020)	
2024-06-12	Issued for TLP

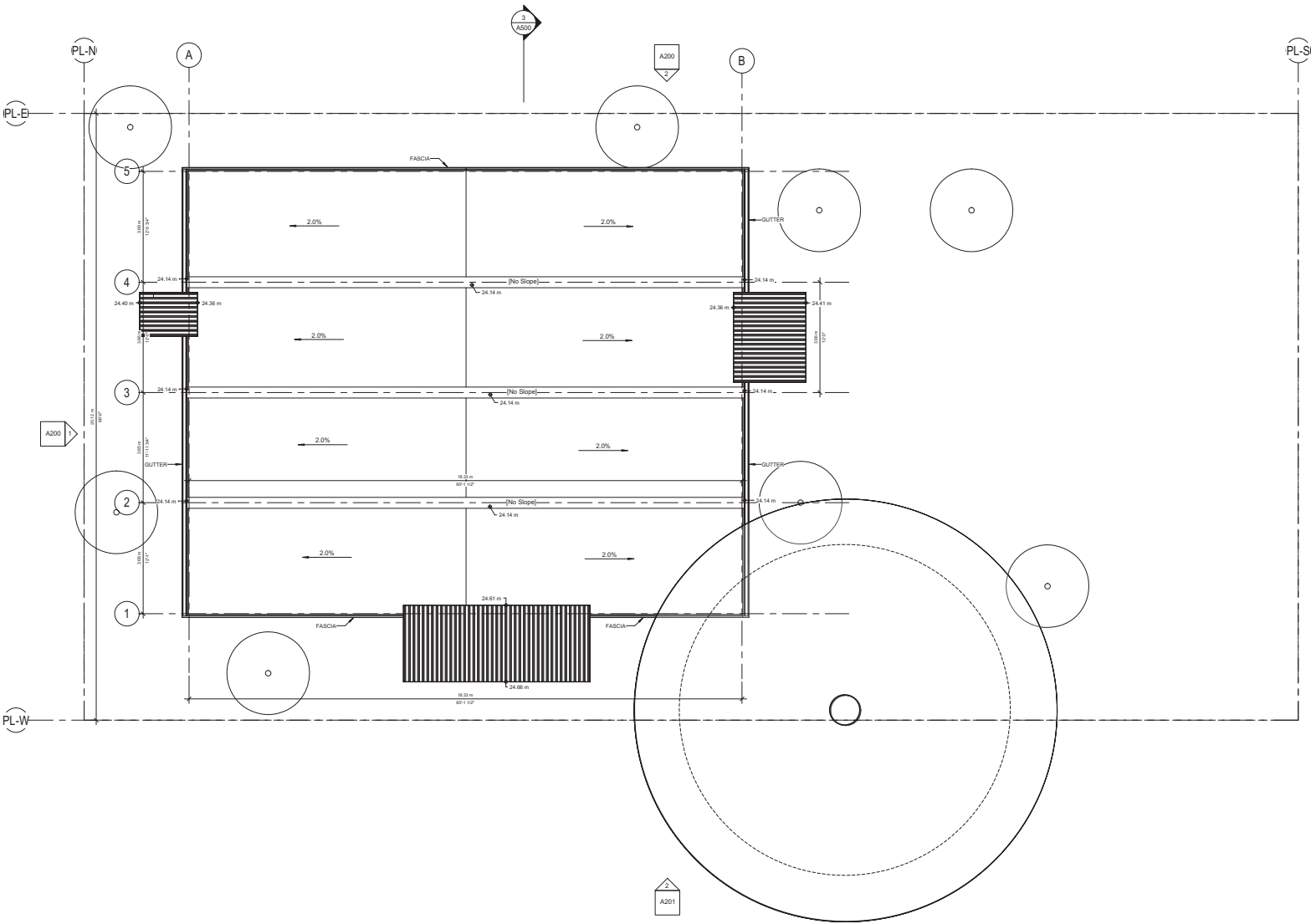
REVISION

No.	Date	Description

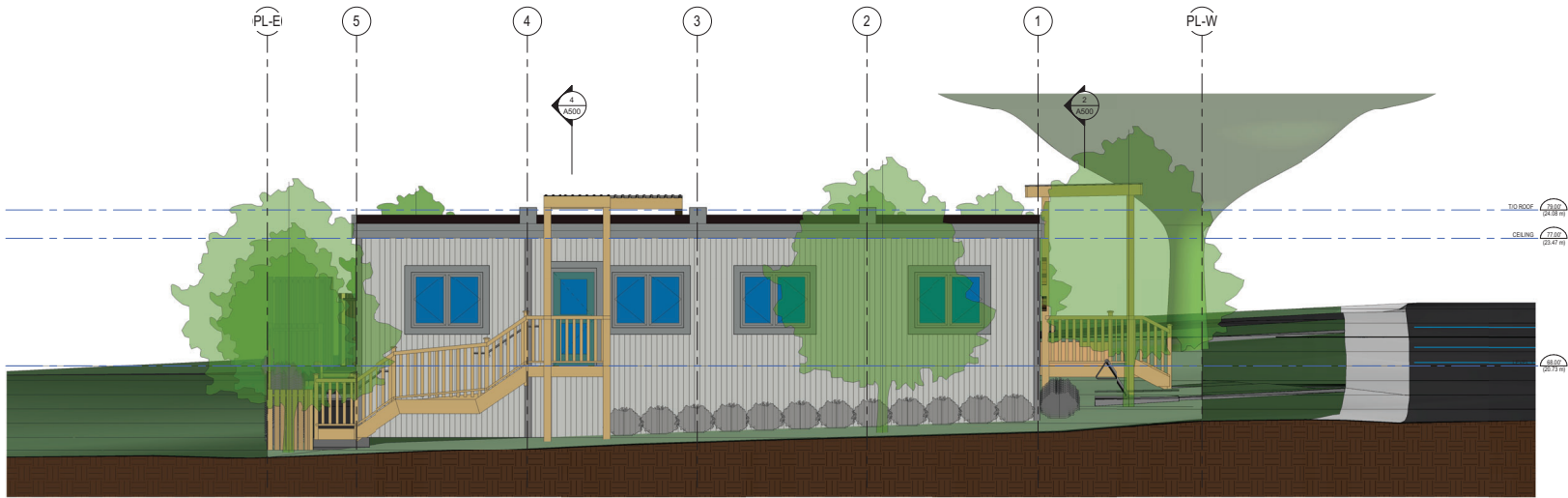
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Scale:  
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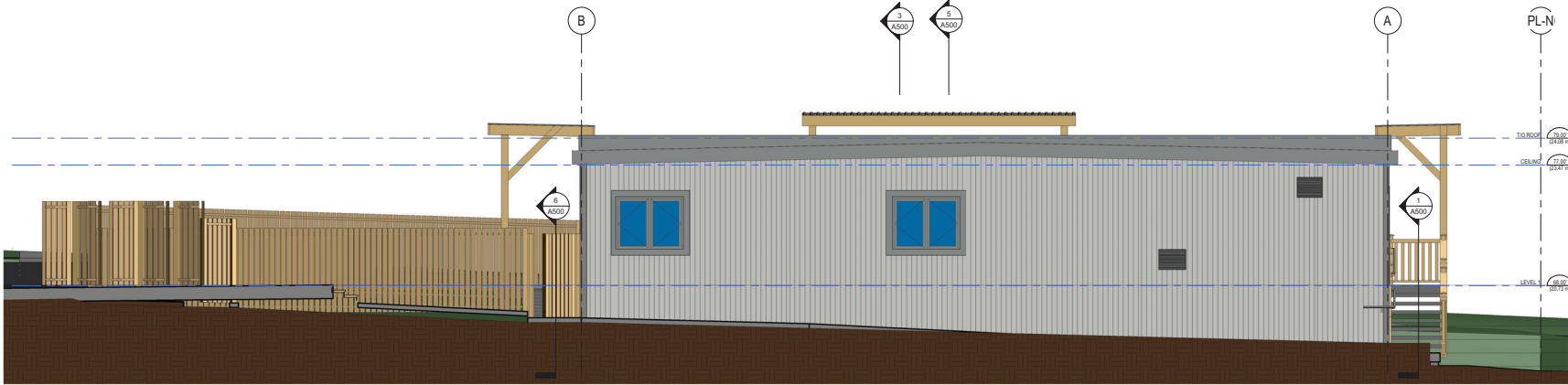
DWG. NO:  
A110



1 ROOF PLAN  
1 : 64



1 NORTH ELEVATION BP  
1 : 48



2 EAST ELEVATION BP  
1 : 48

ARCHITECTS

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ANKENMAN MARCHAND

Project:  
2408

Temporary Child Care  
2901 St. Johns Street

Drawing:  
ELEVATIONS

Project Status:  
BP

SUBMISSION

Date	Description
(17/17/2024)	
2024-06-12	Issued for TUP

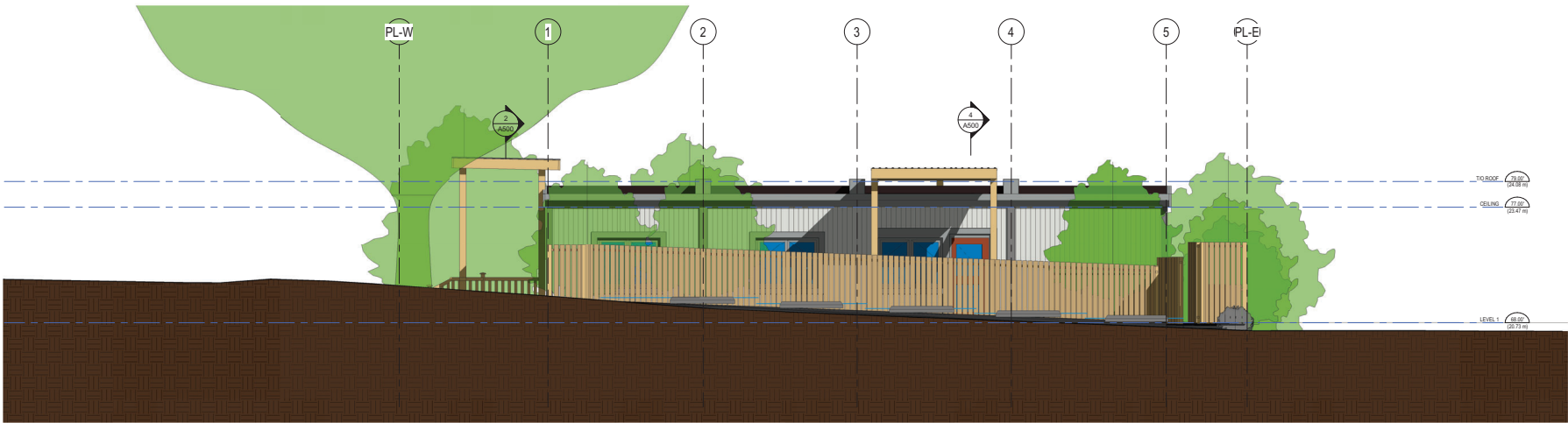
REVISION

No.	Date	Description

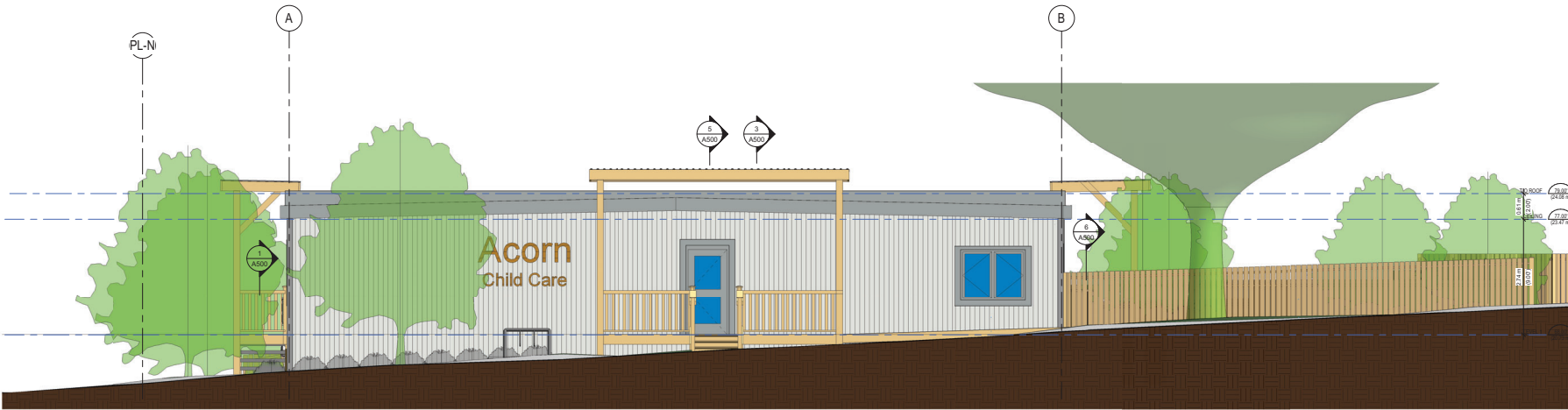
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Scale:  
1 : 48

DWG. NO:  
A200



1 SOUTH ELEVATION BP  
1:48



2 WEST ELEVATION BP  
1:48

ARCHITECTS

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Project:

2408

Temporary Child Care

2901 St. Johns Street

Drawing:

ELEVATIONS

Project Status:

BP

SUBMISSION

Date	Description
(17/17/2020)	
2024-06-12	Issued for TLP

REVISION

No.	Date	Description
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Scale:  
1:48

DWG. NO:  
A201

Project:  
2408

**Temporary Child Care**  
2901 St. Johns Street

Drawing:  
**DETAILS**

Project Status:  
**BP**

## SUBMISSION

Date (YYYY-MM-DD)	Description
2024-06-12	Issued for TUP

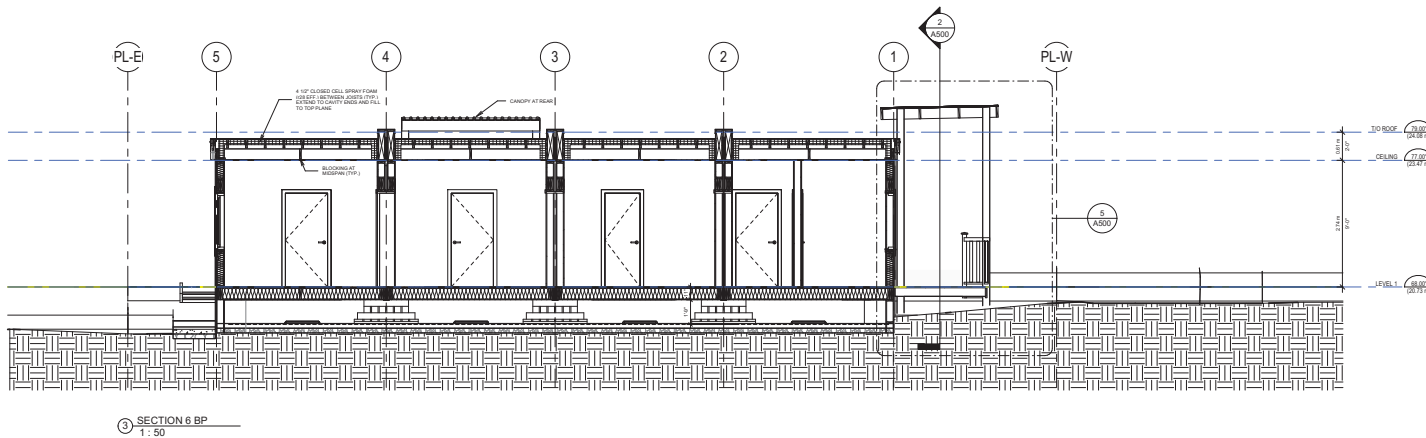
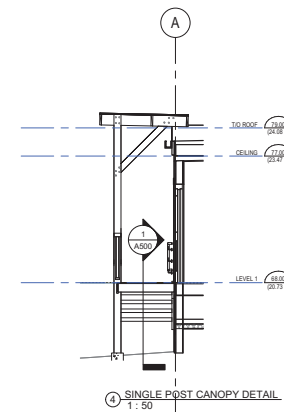
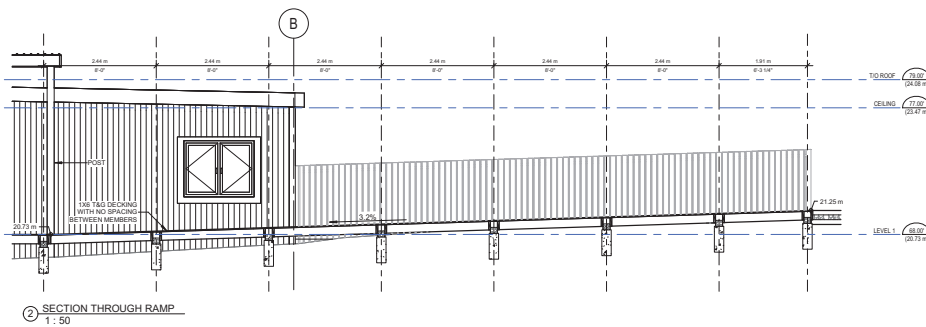
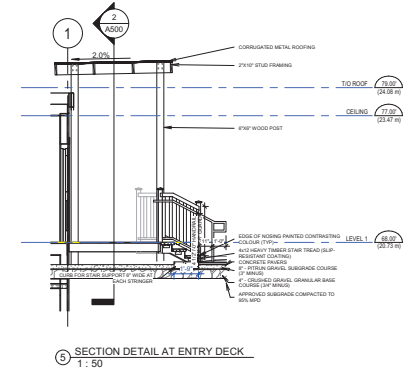
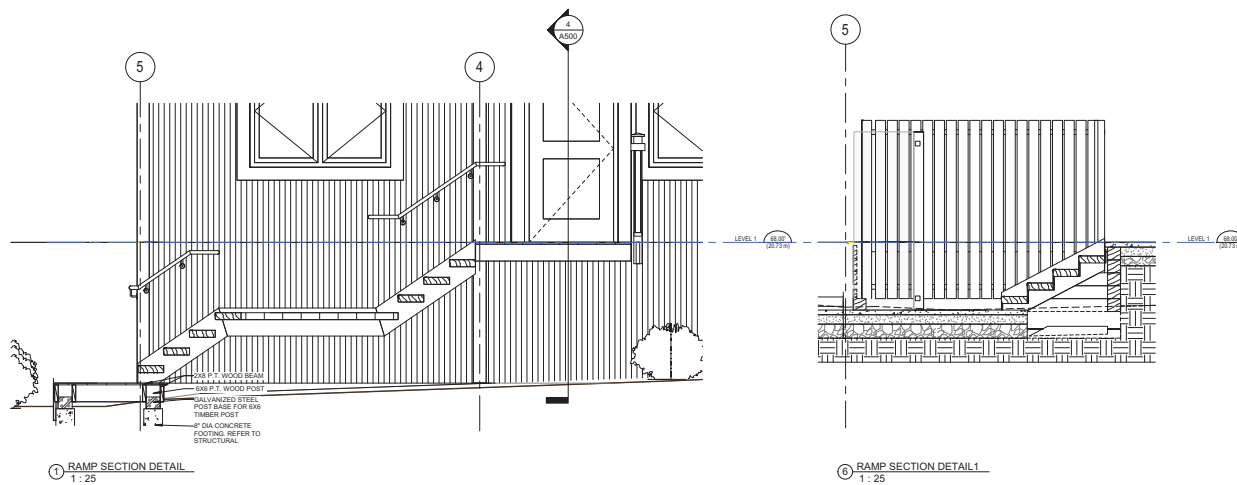
2024-06-12 Issued for TUP

REVISION		
No.	Date	Description

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Scale: As indicated	DWG. NO: <b>A500</b>
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**A500**



**SUBMISSION**

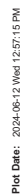
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Date (YYYY-MM-DD)	Description
2024-06-12	Issued for TUP

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## A501





1 3D VIEW FROM NORTH WEST



2 NORTH EAST 3D VIEW

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Project:  
2408  
Temporary Child Care  
2901 St. Johns Street

Drawing:  
3D REPRESENTATIONS

Project Status:  
BP

SUBMISSION

Date	Description
2024-06-12	Issued for TLP

REVISION

No.	Date	Description

Scale:

DWG. NO:  
A600

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