

April 14, 2021

FOI No: 2021-19

VIA E-MAIL – Redacted

Redacted

Dear Redacted

Re: Request for Records
Freedom of Information and Protection of Privacy Act

The City of White Rock has reviewed your request for access to the following records pursuant to the Freedom of Information and Protection of Privacy Act (the "Act"):

- *any mechanical plans and/or other building plans for the strata corporation NW 2057 at 15989 Marine Drive*

Access to these records is available. Please find copies attached.

Please contact our office if you have any questions or concerns.

Sincerely,



Ken Overton
Manager, Property, Risk Management, and FOI
604-541-2104

Att.

Corporate Administration
P: 604.541.2212 | F: 604.541.9348

City of White Rock
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

WHITE ROCK
City by the Sea!

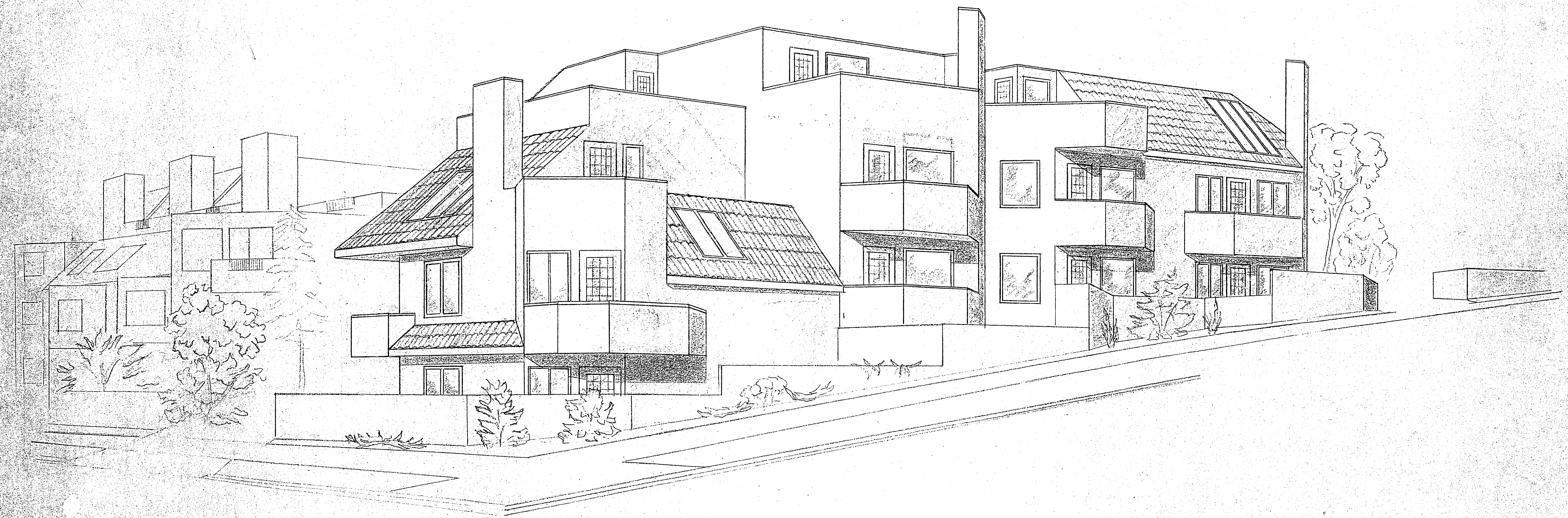
www.whiterockcity.ca

If you believe that the City of White Rock has been unreasonable in its handling of your request, you may ask the Information and Privacy Commissioner to review our response. You have 30 days from receipt of this notice to request a review by writing to:

Office of the Information and Privacy Commissioner
3rd Floor, 756 Fort Street
Victoria BC V8W 1H2

Should you decide to request a review, please provide the Commissioner's office with:

1. your name, address and telephone number;
2. a copy of this letter;
3. a copy of your original request sent to the City of White Rock; and
4. the reasons or grounds upon which you are requesting the review.

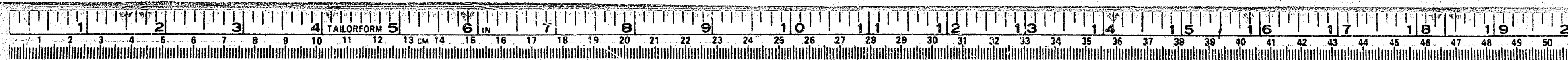


BILTSYDE IND LTD
MARINER'S ESTATE II
PERSPECTIVE OF SOUTH
AND EAST
ELEVATIONS

D.P. Plan Approved Dec 14/81 M.D.

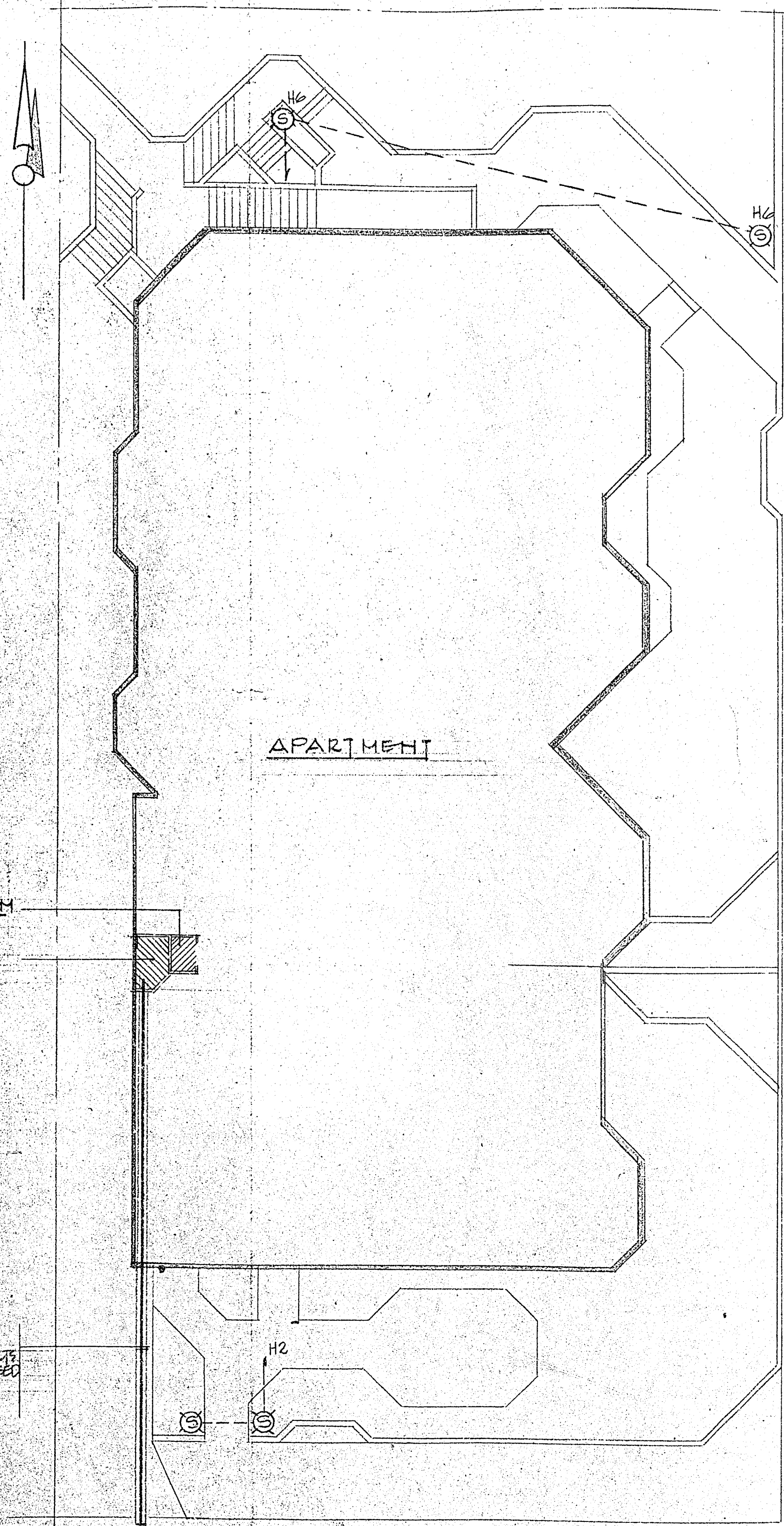
△ △
D 1

△ △
2 C



△ △
C 2

△ △
1 D



SUITE PANEL 'S' 120/208V 1Ø
BOLT ON BREAKERS 100A 3/4" R90

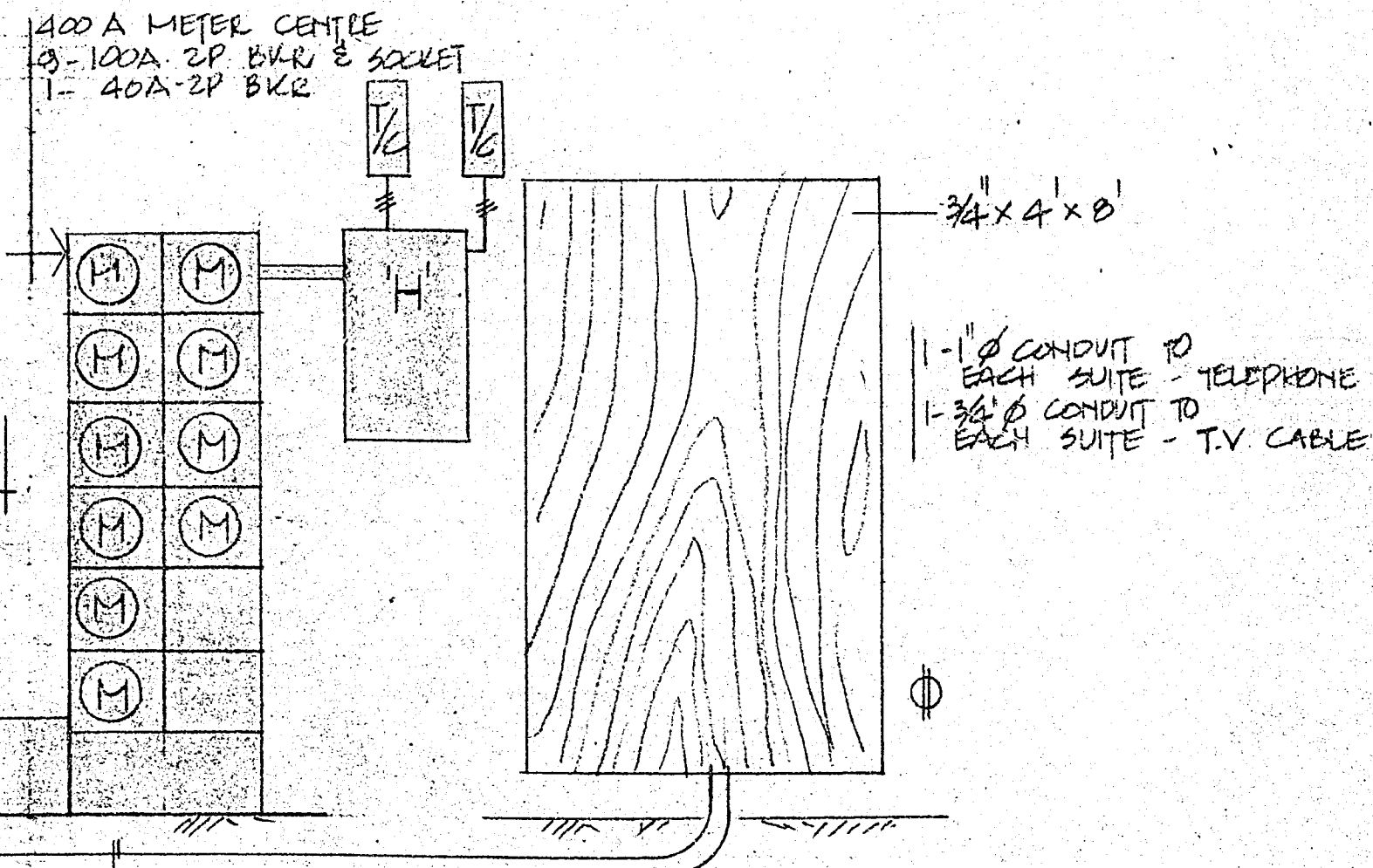
LOAD	BK/CT	CT BKR	LOAD
LIGHTING	15 1	2 15	RECEPTACLE
"	15 2	4 15	"
"	15 5	6 15	"
HOT WATER HTG	20 7	8 15	"
"	9	10 40	RANGE
WASHER	15 11	12	ELCT. HTG
DRYER	20 13	14 20	"
"	15	16	"
DISHWASHER	15 17	18 20	"
GARB.	15 19	20	"
"	21	22 20	"
"	23	24	"
"	25	26	"
"	27	28	"
"	29	30	"

HOUSE PANEL 'H' 120/208V 1Ø
BOLT ON BREAKER 2" R90

LOAD	BK/CT	CT BKR	LOAD
LIGHTING	15 1	2 15	LIGHTING
"	15 3	4 15	"
"	15 5	6 15	"
"	7	8	"
"	9	10	"
"	11	12	"

BEST ELECTRICAL LOAD

CODE CALL (9 UNITS) 500W
ELCT HTG 50
PUBLIC 4
TOTAL 1140W



LEGEND OF SYMBOLS

- INCANDESCENT CEILING MOUNTED LUMINAIRE TYPE A
- INCANDESCENT WALL MOUNTED LUMINAIRE TYPE B
- 120 VOLT 15 A DUPLEX RECEPTACLE IVORY NH 12" AFF
- AS ABOVE BUT MOUNTED 6" ABOVE COUNTER OR 42" AFF
- AS ABOVE BUT SPLIT 2-CIRCUIT
- RANGE OR DRYER OUTLET & RECEPTACLE 2 POLE 208 VOLT
- SWITCH 120 VOLT 2-TWO POLE: 3-THREWAY
- THERMOSTAT LINE VOLTAGE TYPE
- MOTOR CONNECTION
- RECEPTACLE SWITCHED
- TIME CLOCK- ASTRONIC #72002
- DISCONNECT SWITCH
- SMOKE ALARM 120 VOLT
- TELEPHONE OUTLET- CONDUIT TO ELECTRICAL ROOM FROM TOWNHOUSE 1" C.O.
- CABLE TV OUTLET 3/4" C.O. FROM ELECTRICAL ROOM
- ELECTRIC BASEBOARD HEATER 2P- 208 VOLT
- CONNECTION TO EQUIPMENT NOTED
- LOW VOLTAGE DOOR CHIME

ELECTRICAL SPECIFICATIONS

THE GENERAL CONDITIONS OF THE CONTRACT SHALL FORM AN INTEGRAL PART OF THE SPECIFICATIONS. REFER TO ALL OTHER DRAWINGS, ARCHITECTURAL FOR DETAILS.

PROVIDE ALL LABOUR & MATERIALS FOR A COMPLETE JOB.

VISIT THE SITE & CONDITIONS AFFECTING THE WORK, CO-ORDINATE THE WORK WITH OTHER TRADES, & BEFORE INSTALLING ANY DUCTS OBTAIN APPROVALS FOR SERVICE TO SITE & BUILDING FROM BC HYDRO & BC TEL.

OBTAIN ALL PERMITS & PAY ALL FEES IN CONNECTION WITH THE WORK. INCLUDE ALL FEDERAL, PROVINCIAL, MUNICIPAL TAXES. THE OWNER WILL PAY THE BC HYDRO & BC TEL CHARGES ON REQUEST BY THE CONTRACTOR TO DO SO.

ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CANADIAN ELECTRICAL CODE, NB CODE PROVINCIAL REGULATIONS & MUNICIPAL BY-LAWS. WORK FROM APPROVED BUILDING PERMIT DRAWINGS & FIRE CHIEF APPROVED DRAWINGS. OBTAIN ALL APPROVED DRAWINGS FROM THE GENERAL CONTRACTOR.

GUARANTEE IN WRITING THAT THE WORK IS FREE OF ALL DEFECTS IN WORKMANSHIP & MATERIALS FOR ONE YEAR AFTER FINAL ACCEPTANCE OF THE WORK OR PART THEREOF, OR FINAL CERTIFICATE OF ACCEPTANCE ISSUED. MAKE GOOD ALL SYSTEMS & PARTS DURING THIS PERIOD AT THE CONTRACTOR'S EXPENSE.

CUTTING, PATCHING, DIGGING, BACKFILLING & CONCRETE WORK WILL BE PROVIDED BY GENERAL CONTRACTOR ON REQUEST OF THIS TRADE.

REMOVE ALL SURPLUS MATERIALS, PACKAGING, DEBRIS DURING THE WORK & ON COMPLETION.

BEFORE LAYING OUT ELECTRICAL WIRING, REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF DOORS, KITCHEN APPLIANCES, STAIRS.

GROUND ALL SYSTEMS & PARTS IN ACCORDANCE WITH THE CODE & ELECTRICAL INSPECTOR'S APPROVALS. TIE TO INCOMING WATER COPPER LINE. GROUND RODS AT EACH ELECTRICAL ROOM.

CONDUITS UNDERGROUND SHALL BE RIGID PVC WITH BONDING CONDUCTOR.

ALL WIRING SHALL BE COPPER DMH #7 LOMEX. ALL DIRECT BURIED CABLE SHALL BE RWU 90.

PANELS SHALL BE BOLT-ON BREAKER TYPE. FULL HEIGHT HINGED DOOR WHERE MOUNTED IN FINISHED WALLS. APPROVED PANELS CEB RATED 125 AMPS.

PROVIDE OUTLET BOXES FOR ALL DEVICE CONNECTIONS. ALL JOINTS IN BOXES.

PROVIDE MAIN INCOMING DUCTS UNDERGROUND FOR POWER & COMMUNICATION SERVICES.

MAIN DISTRIBUTION & METERING FACILITIES IN ELECTRICAL ROOMS WITH METERS FOR & WIRING UNDERGROUND TO EACH SUITE. SUITE FEEDER MAY BE TECK.

PROVIDE 1" C.O. TO EACH SUITE FOR TELEPHONE & 1" C.O. FOR CABLE TV.

INSTALL LUMINAIRES AS PER LUMINAIRE SCHEDULE. PROVIDE PORCELAIN KEYLESS RECEPTACLES WITH 1x 100 WATT LAMPS-TYPE P LUMINAIRE.

TYPE S LUMINAIRE SHALL BE IN CONCRETE BASE; TIME CLOCK CONTROLLED.

SMOKE ALARMS SHALL BE CONNECTED TO LIGHT CIRCUIT.

OUTLETS SHALL BE PROVIDED FOR & CONNECTIONS TO FURNACE, DISHWASHER, RANGE, RANGE HOOD FAN.

PROVIDE EX. FANS (BRAUN), ELECTRIC BASEBOARDS & THERMOSTATS.

LUMINAIRE SCHEDULE

- A INCANDESCENT CEILING MOUNTED ON BALCONIES 1x100 WATT LAMP
- B WALL MOUNTED INCANDESCENT 120 WATT IN BATHROOMS
- C CEILING MOUNTED INCANDESCENT 1x100 WATT IN CLOSETS
- D CEILING MOUNTED INCANDESCENT 1x360 WATT IN DINING ROOMS
- F WALL MOUNTED INCANDESCENT ON EXTERIOR OF BUILDING 1x100 WATT TIME CLOCK CONTROLLED WHERE CONNECTED TO HOUSE PANEL
- G WALL MOUNTED INCANDESCENT 1x100 WATT IN STAIRS, TIME CLOCK CONTROLLED WHERE LOCATED IN OPEN STAIRS
- H CEILING MOUNTED INCANDESCENT 1x100 WATT IN HALLS
- J HIGH OUTPUT FLUORESCENT STRIP, BAYONETTE SOCKET 2x60 WATT LAMPS IN PARKING LEVEL
- SI POST TOP INCANDESCENT 1x150 WATT, CONNECT TO TIME CLOCK CONTROL FROM PANEL 'H'
- S POST TOP LUMINAIRE IN CONCRETE BASE MAX 200 WATTS, FROM PANEL 'H' TIME CLOCK CONTROLLED

MARINE DRIVE

15991 MARINE DR #46 | 81

LEGAL DESCRIPTION
LOTS 1 & 2 - BLOCK 1
OF EAST 1/2 SECT 11
TOWNSHIP 1 PLAN 1924
NWR

MAIN DISTRIBUTION RISER
120/208V 3Ø-4W

RECEIVED
DEC 30 1981
BUILDING DEPARTMENT
CITY OF WHITE ROCK

MUST BE NON-COMBUSTIBLE

PROFESSIONAL
ENGINEER
A. METZ
BRITISH COLUMBIA

PROJECT:
MARINER'S ESTATE II
BILTZYDE INDUSTRIES LTD.

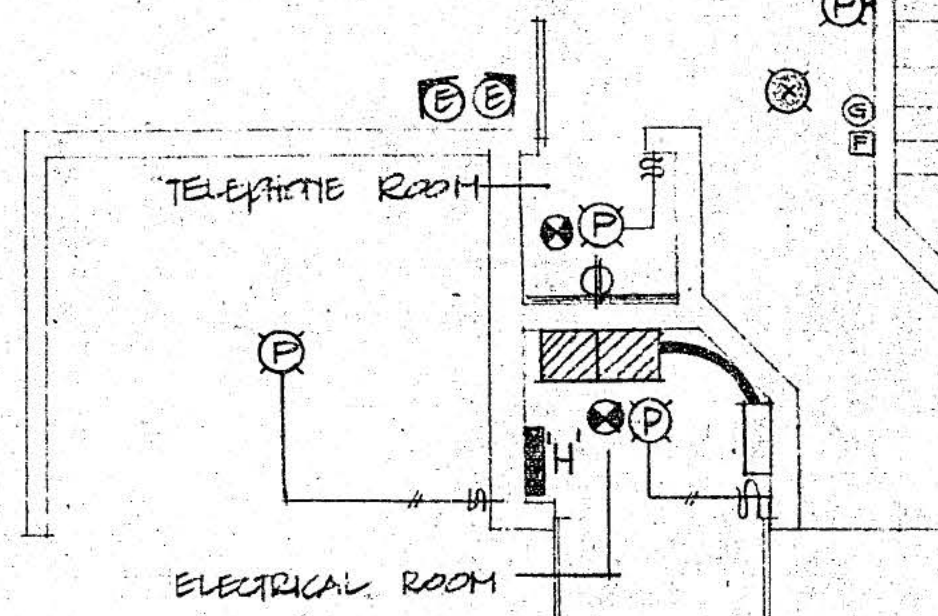
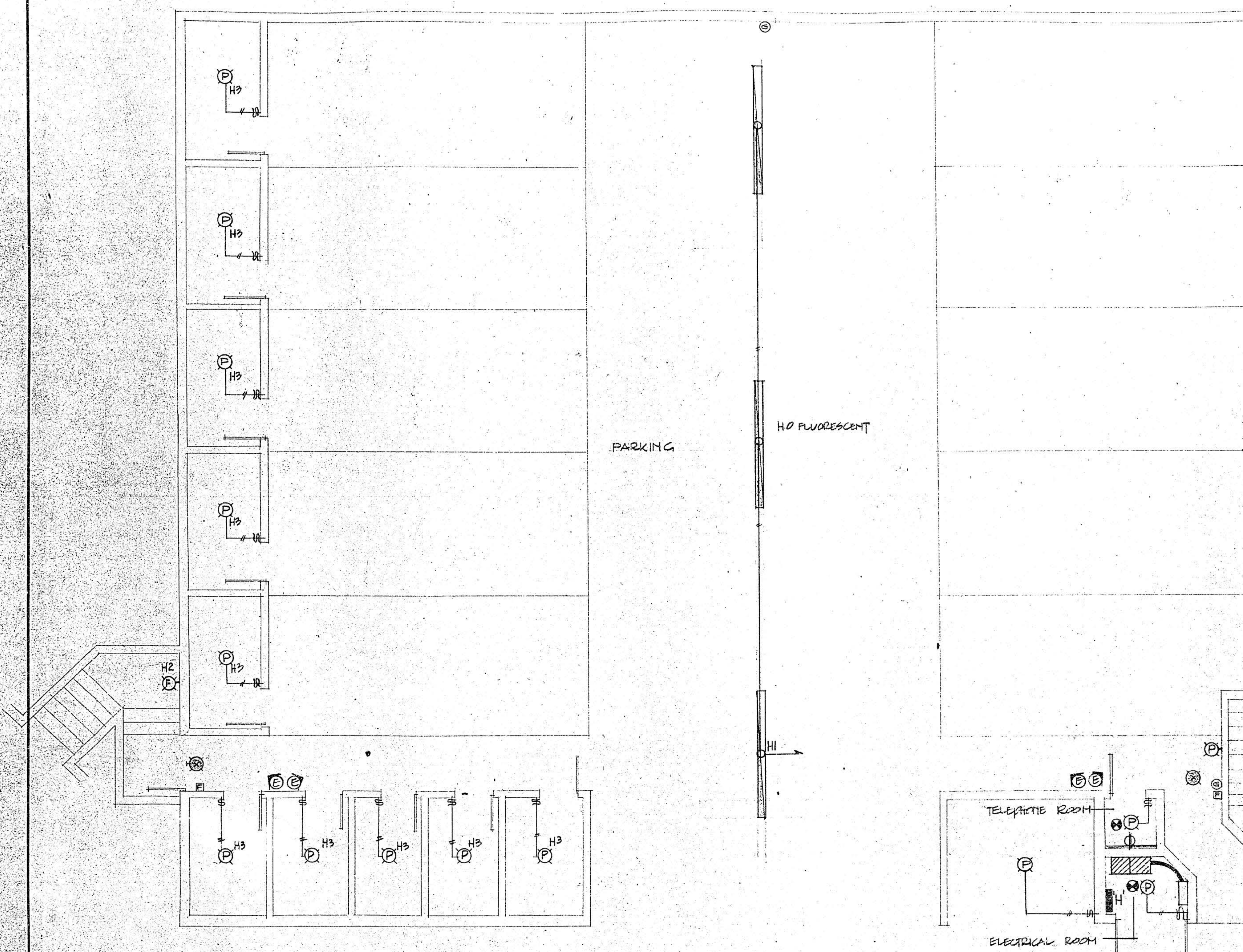
NEMETZ FLAGEL LTD.
308 - 604 COLUMBIA ST
NEW WESTMINSTER B.C.

SHEET CONTENTS:
ELECTRICAL

DATE DRAWN: DEC 81 SHEET NO.
CHECKED BY: LGS
DRAWN BY: AMI
DESIGNED BY:

E1

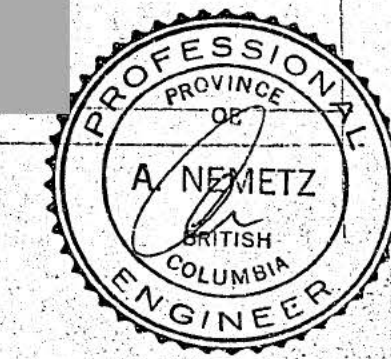
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PARKING
SCALE: 1/4" = 1'-0"

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

RECEIVED
DEC 30 1961
BUILDING DEPARTMENT
CITY OF WHITE ROCK



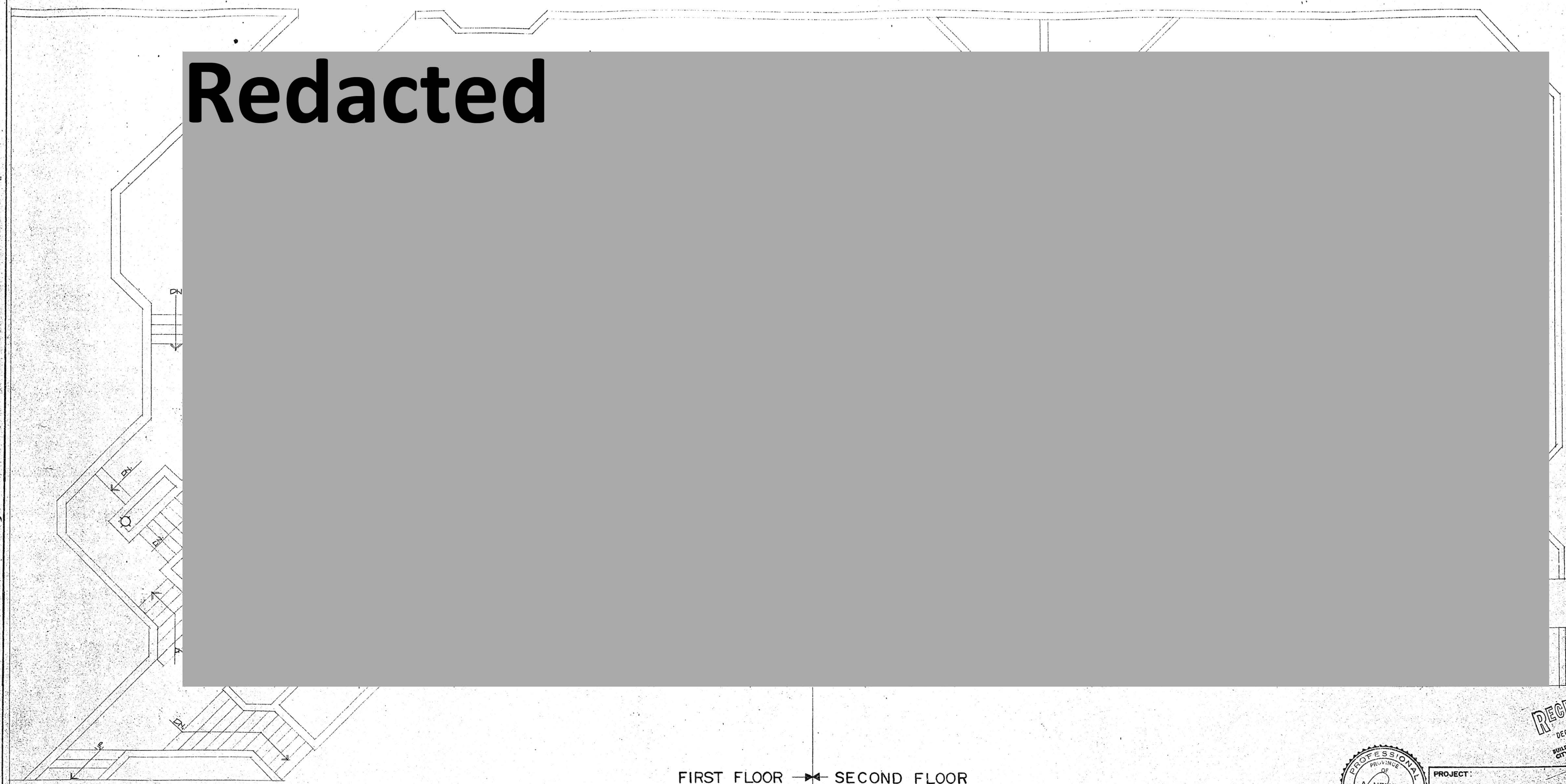
PROJECT: MARINER'S ESTATE II BILTSYDE INDUSTRIES LTD.	
NEMETZ FLAGEL LTD. 308 - 604 COLUMBIA ST NEW WESTMINSTER B.C.	
SHEET CONTENTS: ELECTRICAL	
DATE DRAWN:	SHEET NO.
DRAWN BY:	E2
CHECKED BY:	
DESIGNED BY:	



Grid lines: D 1, 2, C

Grid lines: C 2, 1 D

Redacted



FIRST FLOOR ← SECOND FLOOR
SCALE : 1/4" = 1'-0" SCALE : 1/4" = 1'-0"

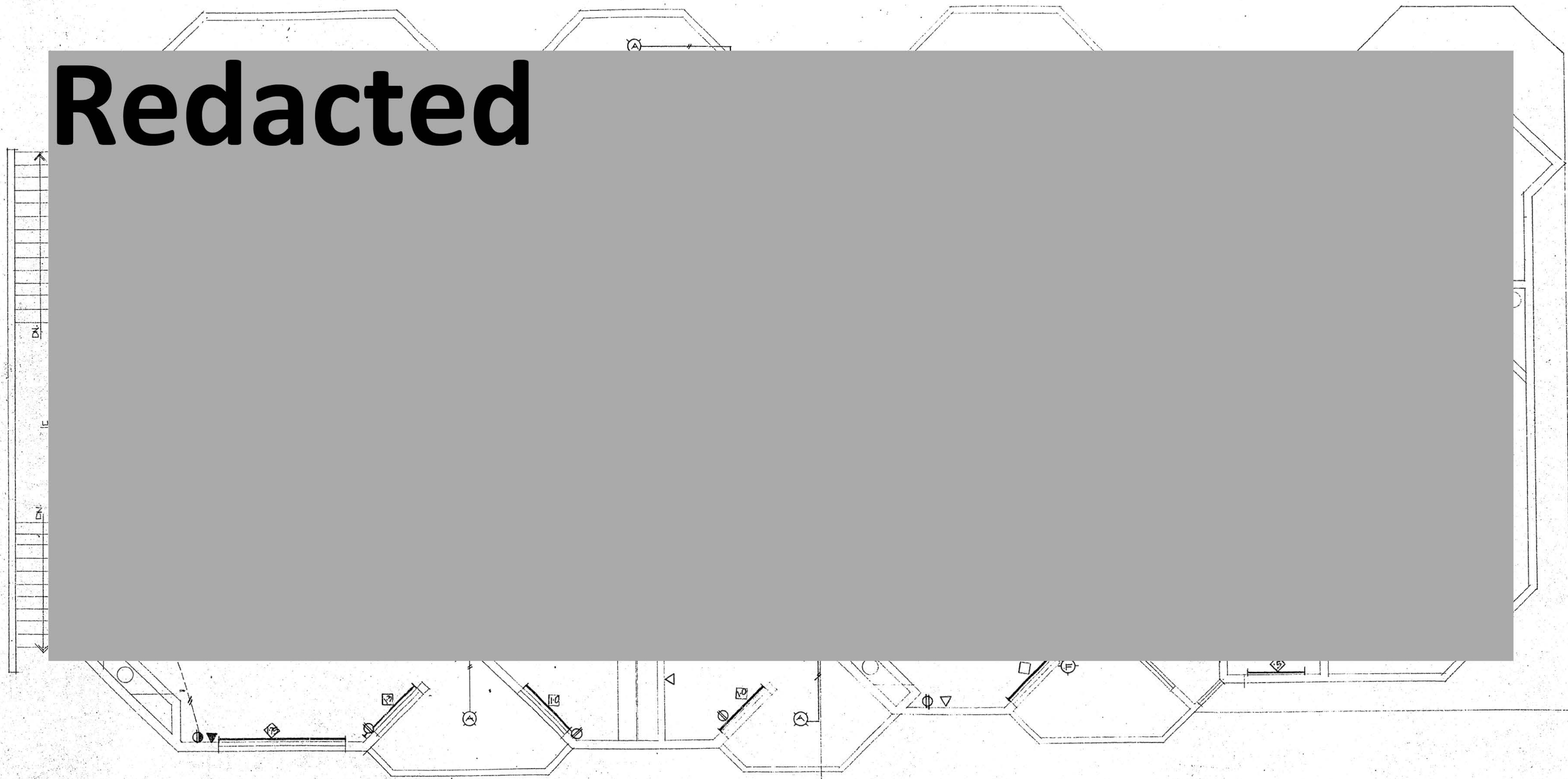


RECEIVED
DEC 30 1981
BUILDING DEPARTMENT
CITY OF WHITE ROCK

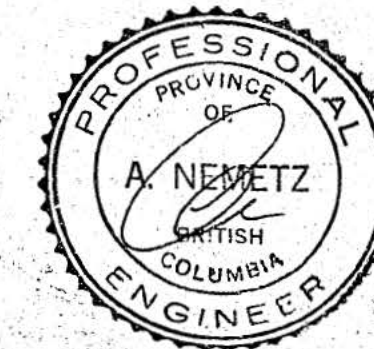
PROJECT: MARINER'S ESTATE II BILTSYDE INDUSTRIES LTD	
NEMETZ FLAGEL LTD. 308 - 604 COLUMBIA ST NEW WESTMINSTER B.C.	
SHEET CONTENTS: ELECTRICAL	
DATE DRAWN:	SHEET NO. E3
DRAWN BY:	
CHECKED BY:	
DESIGNED BY:	



Redacted



SECOND FLOOR THIRD FLOOR
SCALE : 1/4" = 1'-0" SCALE : 1/4" = 1'-0"



RECEIVED
DEC 30 1991
BUILDING DEPARTMENT
CITY OF WHITE ROCK

PROJECT: MARINER'S ESTATE II BILTSYDE INDUSTRIES LTD.	
NEMETZ FLAGEL LTD. 308 - 604 COLUMBIA ST NEW WESTMINSTER B.C.	
SHEET CONTENTS: ELECTRICAL	
DATE DRAWN:	SHEET NO: E4
CHECKED BY:	
DESIGNED BY:	
DRAWN BY:	



F

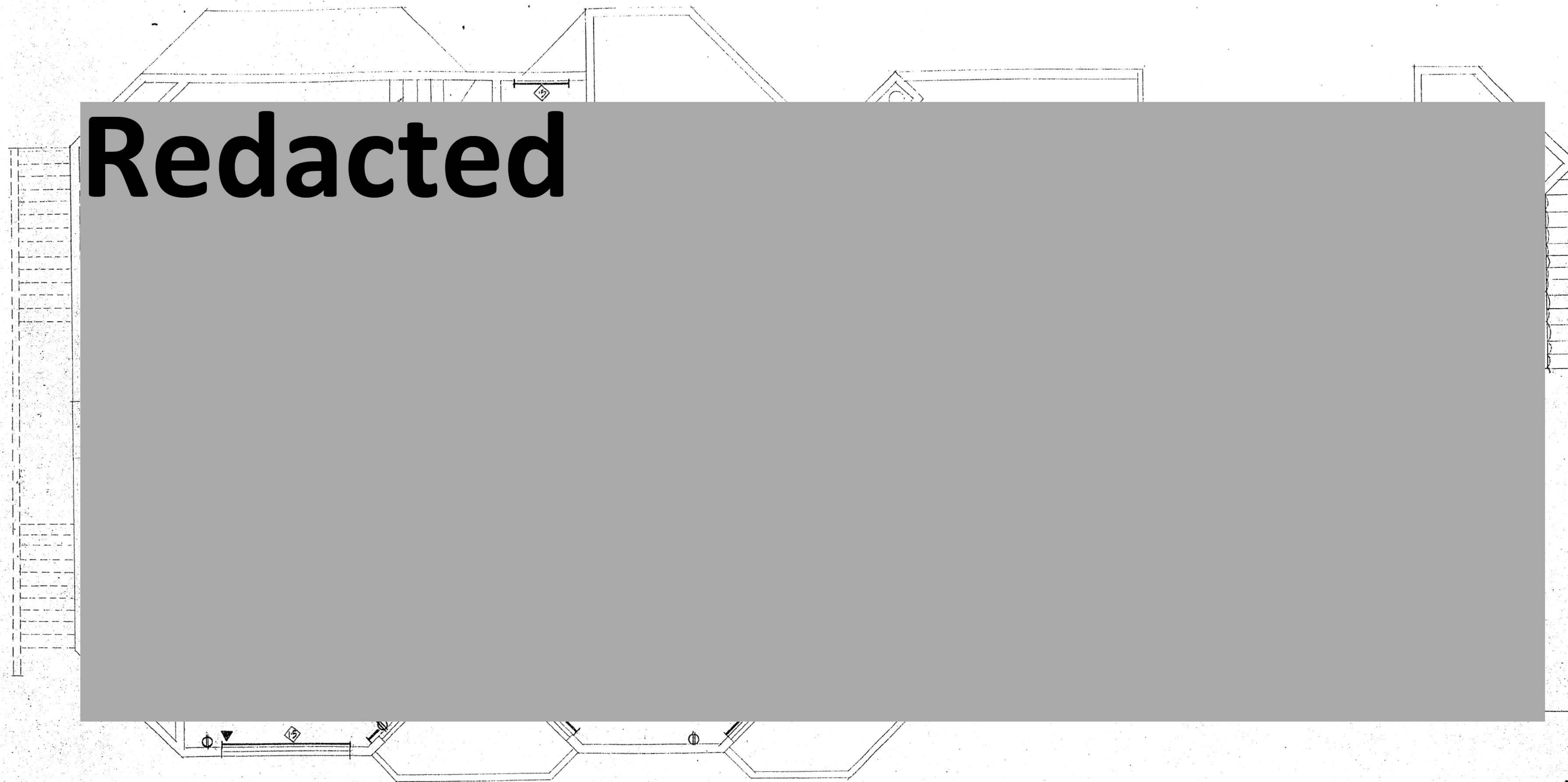
D 1

C 2

C 2

D 1

Redacted



THIRD FLOOR & MEZZANINE

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



RECEIVED
DEC. 30 1981
BUILDING DEPARTMENT
CITY OF WHITE ROCK

PROJECT :	
MARINER'S ESTATE II BILTSYDE INDUSTRIES LTD.	
NEMETZ FLAGEL LTD. 308 - 604 COLUMBIA ST NEW WESTMINSTER B.C.	
SHEET CONTENTS: ELECTRICAL	
DATE DRAWN: DEC 8	SHEET NO.
CHECKED BY: LGS	E5
DRAWN BY: AMI	
DESIGNED BY:	



△ △
D 1

△ △
C 2

△ △
C 2

△ △
D 1

△ △
F

Redacted

ROOF PLAN
SCALE: 1/4" = 1' 0"



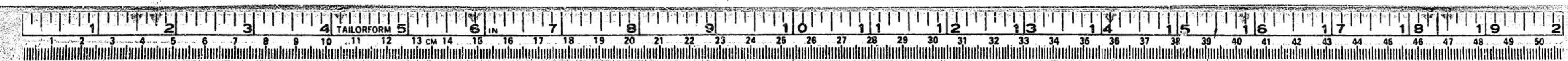
RECEIVED
DEC 30 1961
BUILDING DEPARTMENT
CITY OF WHITE ROCK

PROJECT:
MARINER'S ESTATE II
BILTSYDE INDUSTRIES LTD.

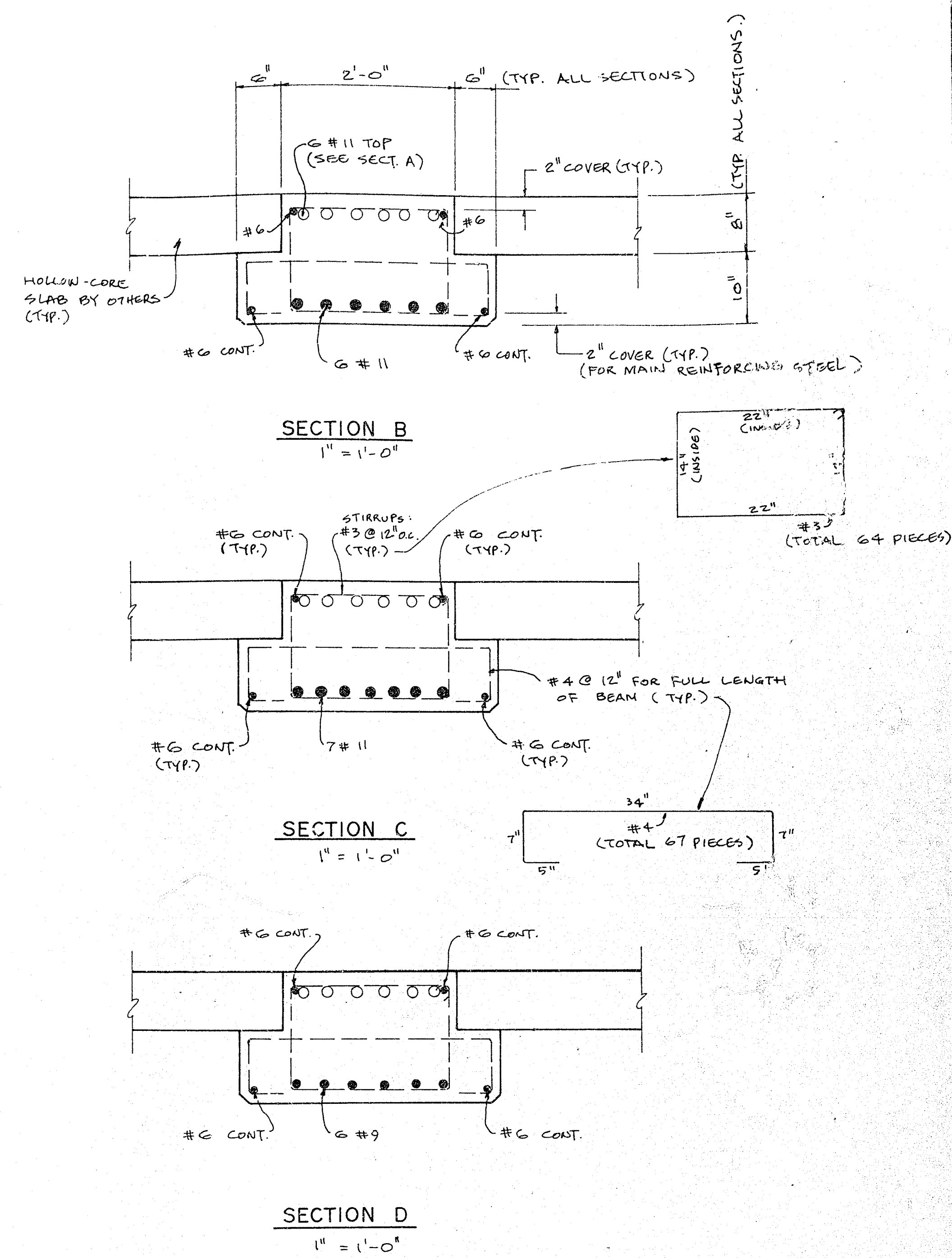
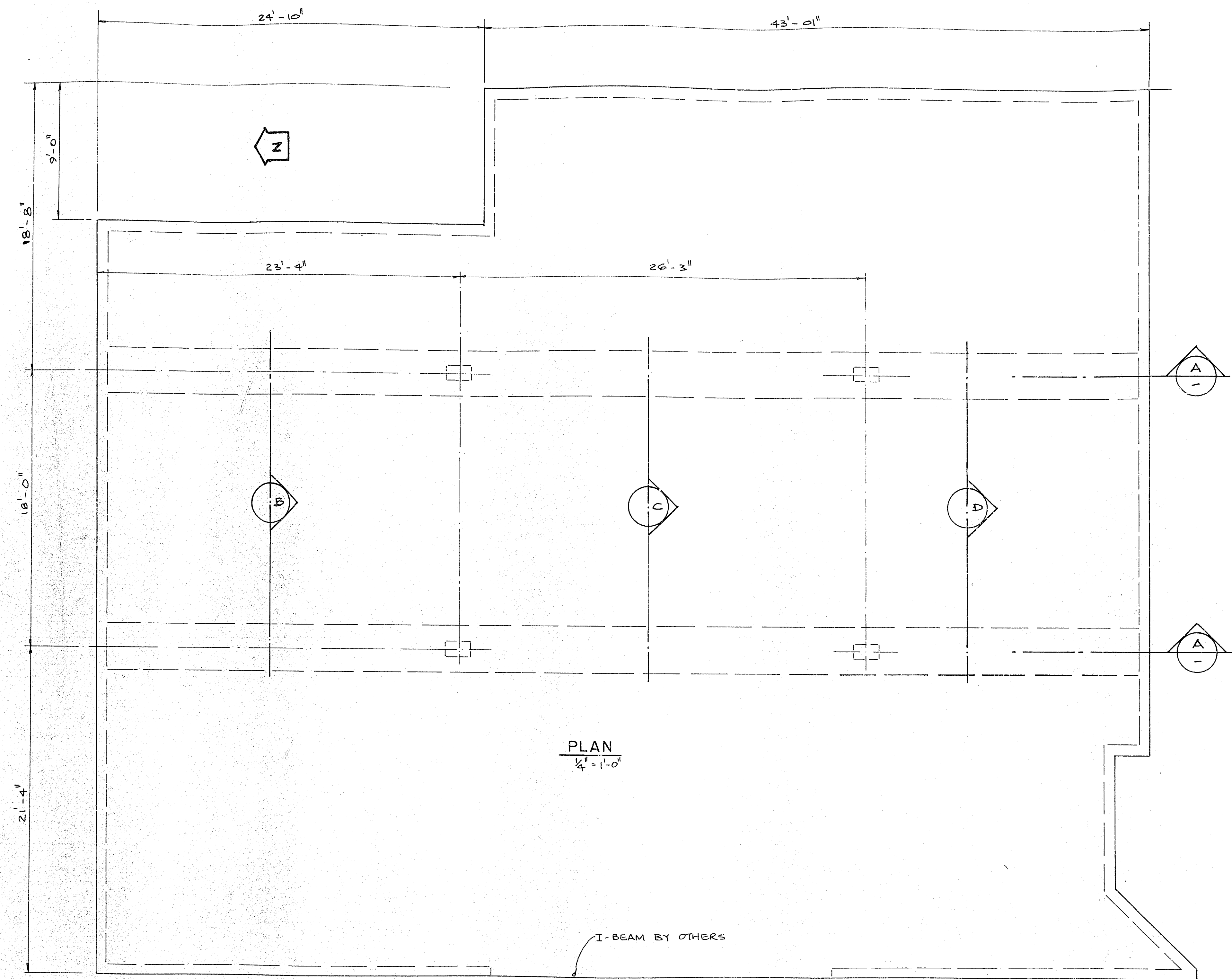
NEMETZ FLAGEL LTD.
308 - 604 COLUMBIA ST
NEW WESTMINSTER B.C.

SHEET CONTENTS:
ELECTRICAL ROOF PLAN

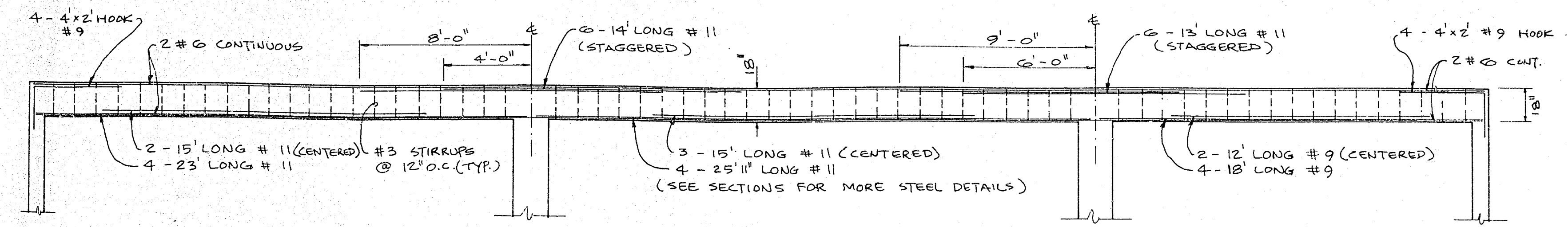
DATE DRAWN:	SHEET NO.
DRAWN BY:	E6
CHECKED BY:	
DESIGNED BY:	



Grid lines: D 1, C 2, C 2, 1 D, F

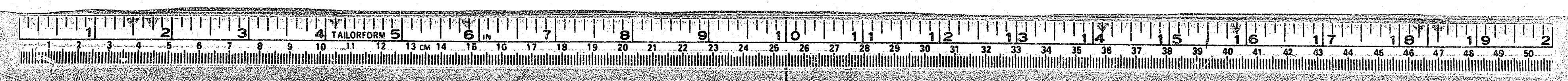


- NOTES:
1. ALL REINFORCING STEEL BARS TO BE GRADE 40 (INTERMEDIATE GR.) OVERLAPPING LENGTH - 40 DIAMETERS.
 2. ALL CONCRETE TO HAVE COMP. STRENGTH OF MIN. 4,000 P.S.I. AT 28 DAYS.

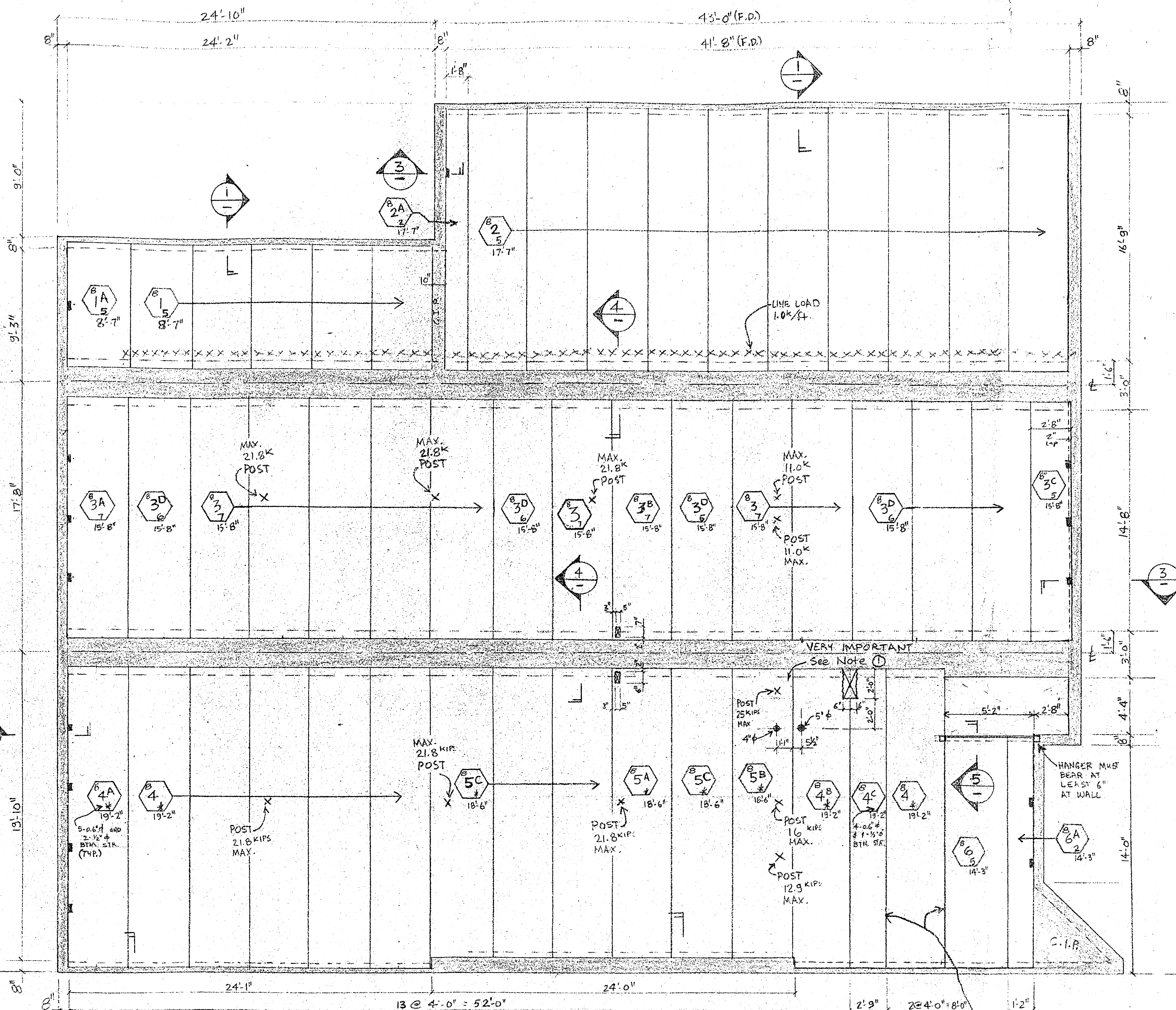


RECEIVED
MAY 27 1985
BUILDING DEPARTMENT
CITY OF WHITE ROCK

DATE _____ REMARKS _____ REV. _____				A. C. NG ENGINEERING & DEVELOPMENT LTD. Engineering and Development Consultants Ste. 6, 17655 - 57 AVENUE, SURREY, B. C. V3S 1H1 (604) 576-1715	Developer TULIP DEVELOPMENT INC. 15988 MARINE DRIVE, WHITE ROCK, B. C. Date 1983 01 18 File 55-2 Dwg. No. 1 of 1 Rev.
1983 03 25					

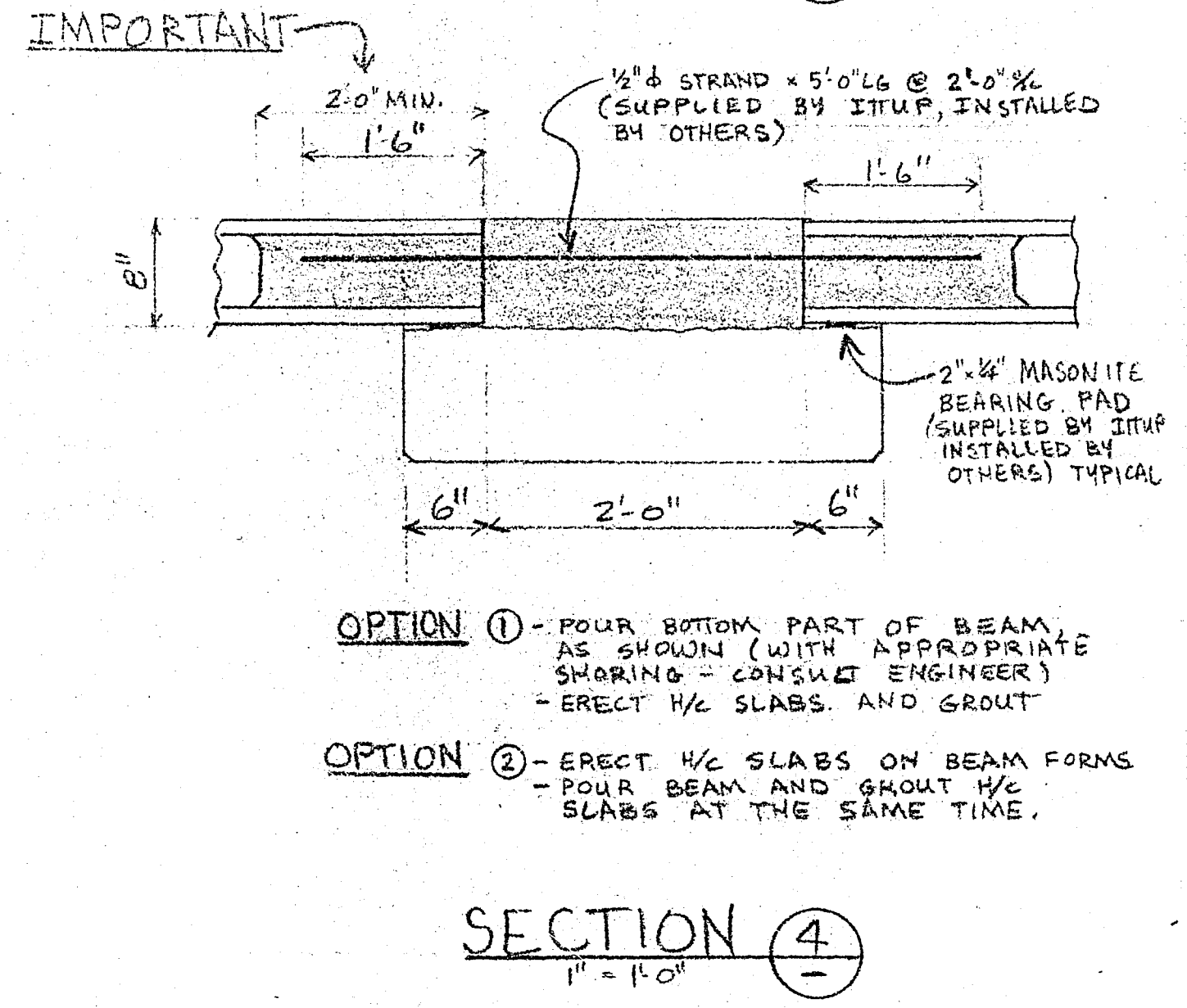
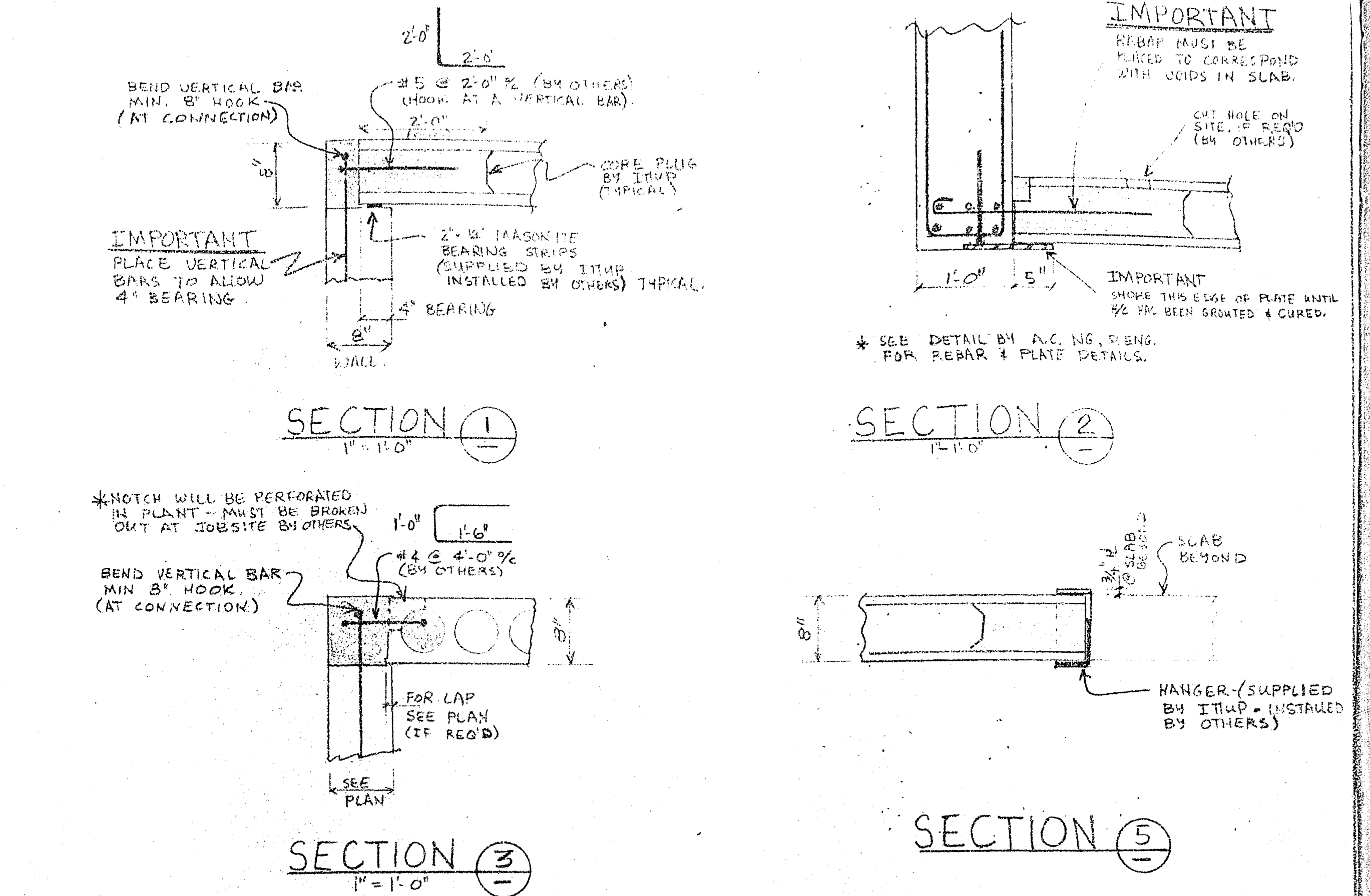


1 2 C 1 D



MAIN FLOOR PLAN
1/4" = 1' 0"

* FLOOR TOPPING TO CONSIST OF EITHER 1/2" GYPSUM OR 1/2" CONCRETE TOPPING.



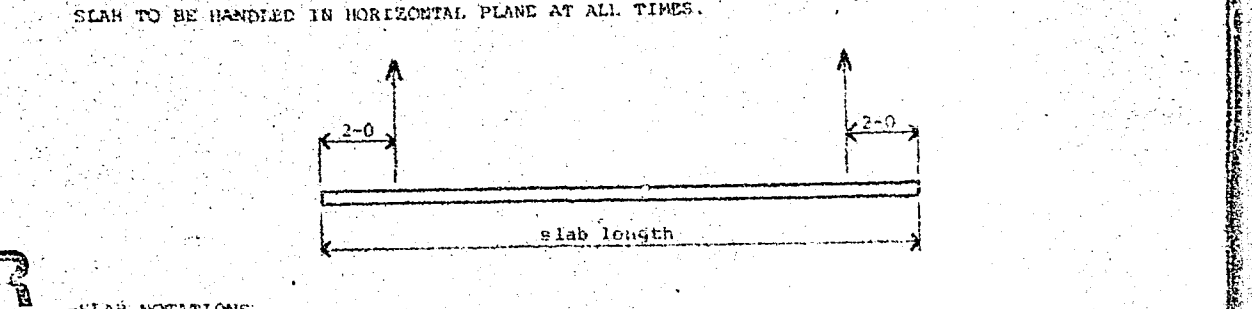
NOTE ① - ALL THE CORES OF THIS SLAB MUST BE GROUTED SOLID 3'-0" FROM END OF SLAB $\#5$ 1-#5 BAR PER CORE (BY OTHERS)

NOTES: Top finish to be - 'AS CAST'
- DESIGN CRITERIA N.S.C. OF CANADA
- DESIGN LOADS AS SHOWN ON PLAN PLUS:
THIS IS A 1/2" SLAB WITH 1/2" STRAND REINFORCEMENT. THE DESIGN IS BASED ON THE ASSUMPTION OF A LIVE LOAD AND SUPPORTING STRUCTURE TO BE PROVIDED BY OTHERS.
- SECTION PROPERTIES:

D (in)	I (in ⁴)	A (in ²)	Yb (in)	Yt (in)	Zb (in ³)	Zt (in ³)	W (psf)
8"	1778	241	4.0"	4.0"	444.5	444.5	62.8

CONCRETE	RELEASE STRENGTH	4.000 PSI
OF 28 DAYS	OF 28 DAYS	4.000 PSI
ULTIMATE STRENGTH (KSI)	21.0	21.0
ULTIMATE FORCE/STRAND (KIPS)	21.0	21.0
INITIAL FORCE/STRAND (KIPS)	21.0	21.0

* ALL MATERIALS REQUIRED TO CONSTRUCT THE HOLLOWCORE SLAB TO THE SUPPORTING STRUCTURE TO BE SUPPLIED AND INSTALLED BY OTHERS.
- SEE STRUCTURAL ENGINEERING DRAWINGS FOR SIZES AND LOCATION OF BEAMS AND NOTES.
- ITUP TO PROVIDE PAPER PLAYS IN EACH END OF EACH CORE OF ALL HOLLOWCORE SLABS.
- SLAB BEAMS TO BE GROUTED BY OTHERS WITH 1:1 SAND/CEMENT GROUT PRIOR TO PLACING TOPPING (BY OTHERS).
- HANDLING DIAGRAM:
SLAB TO BE HANDLED IN HORIZONTAL PLANE AT ALL TIMES.



VERY IMPORTANT
GROUT KEYS BETWEEN ALL HOLLOWCORE SLABS MUST BE GROUTED BEFORE UPPER FLOORS ARE CONSTRUCTED.

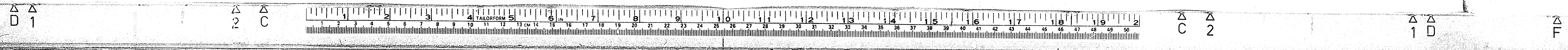
CERTIFIED FOR THE DESIGN OF INDIVIDUAL HOLLOWCORE UNITS ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR OVERALL STABILITY INCLUDING EARTHQUAKE OR WIND DESIGN.
IMPORTANT
IF THERE IS A DANGER OF WATER BEING TRAPPED IN THE CORES OF HOLLOWCORE UNITS DURING OR AFTER CONSTRUCTION ONE DRAIN HOLE PER CORE MUST BE DRILLED BY GENERAL CONTRACTOR.

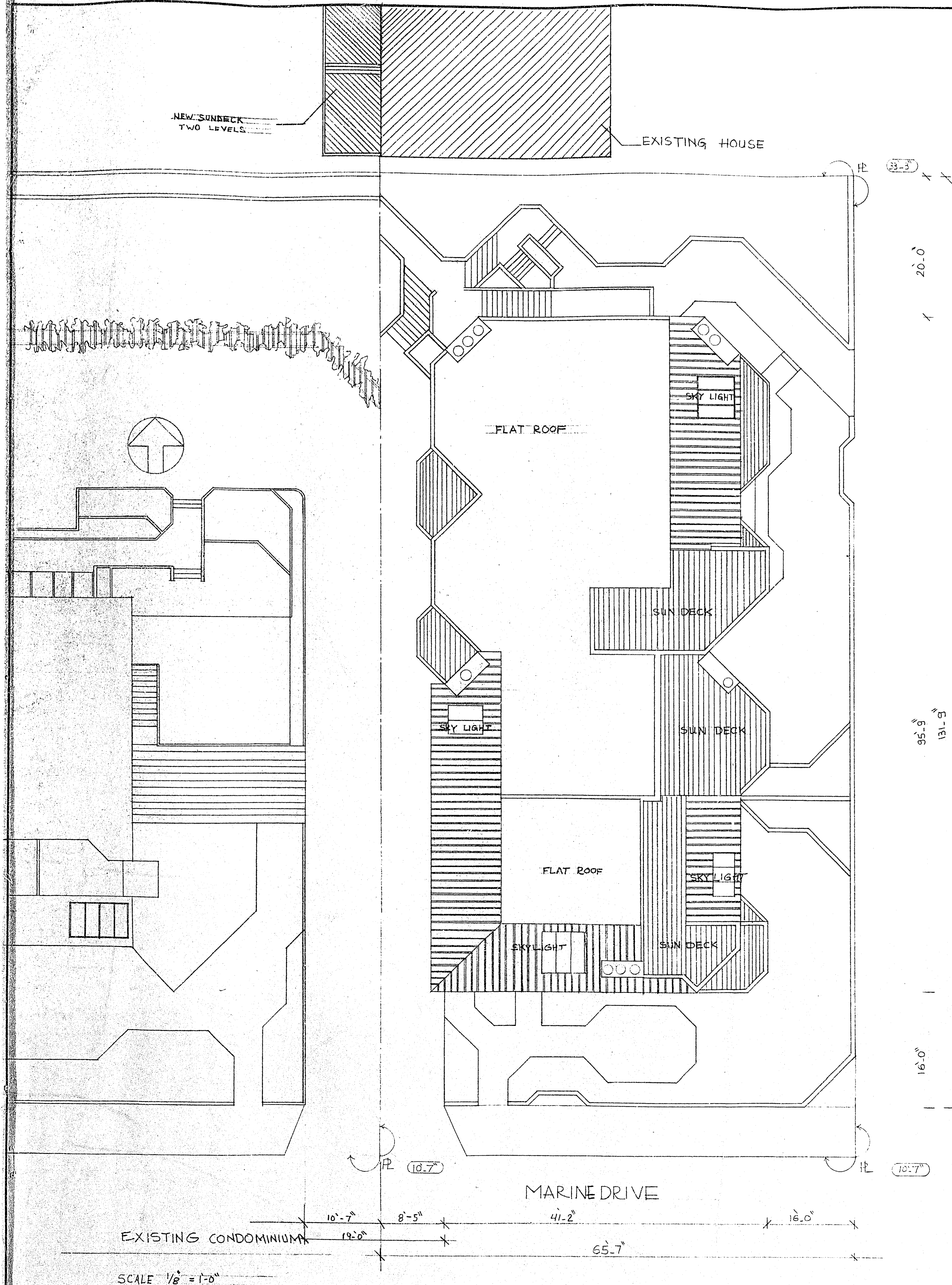
APR 20 1985
ISSUED FOR CONSTRUCTION

REVISIONS					
Date	Issued	No.	Description	By	Date
		1	ISSUED FOR CONSTRUCTION	JMM	APR 20/85
		2	ISSUED FOR APPROVAL	JMM	APR 20/85

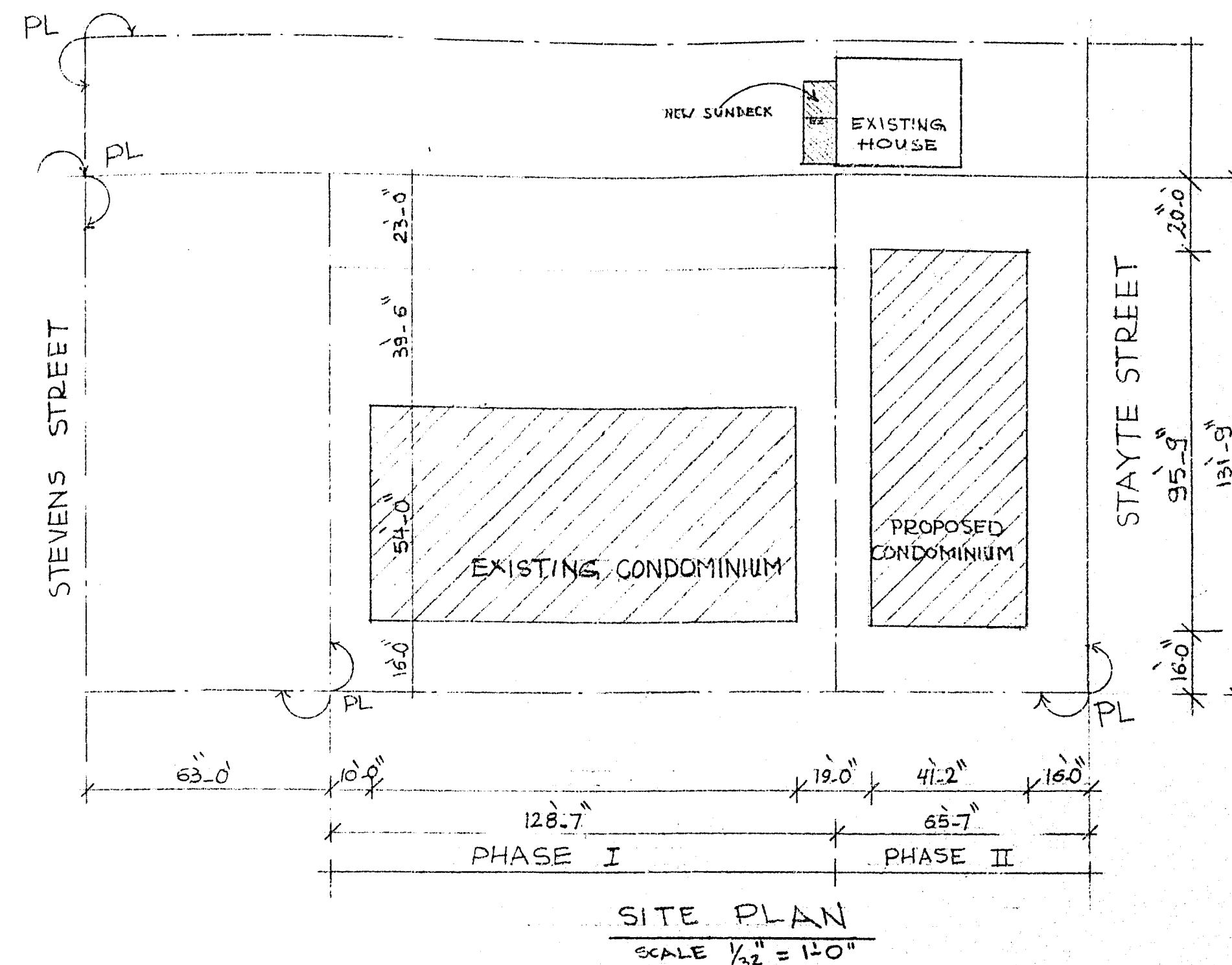
MPI HOLLOWCORE INTERNATIONAL Ltd.
P.O. BOX 85995, NORTH VANCOUVER, B.C. V7L 4P6 PHONE 990-8581

PROJECT: RESIDENTIAL BUILDING - 2 MARINE DRIVE AND STAYNE ST - WHITE ROCK
TITLE: 1/2" SLAB LAYOUT AND DETAILS
SCALE: AS SHOWN DATE: APR 8/85 FILE NO: 93-07 DWG NO: E1
DRAWN: JMM CHECKED: JMM





SCALE 1/8" = 1'-0"



SITE PLAN
SCALE 1/32" = 1'-0"

PHASE 2

LEGAL DESCRIPTION
PLAN OF LOTS 1 AND 2
BLOCK 1 OF THE EAST 1/2 OF SECT. 11
TOWNSHIP 1
PLAN 1334 N.W.D.

TOPOGRAPHIC INFORMATION
DERIVED FROM THE SURVEY PLAN
BY ALLAN OLSEN, B.C. LAND SURVEYOR
PLAN DATED SEPTEMBER 23, 1980

SITE INFORMATION

ZONING PROPOSED RM 2		
SITE AREA	= 65.7 x 131.9	= 8640.58 SF
SITE COVERAGE		
PERMITTED	= 45%	= 3888.24 SF
PROPOSED	= U1 + U2 + U3 + U4	= 980 + 913 + 763 + 933 = 3589.0 SF

ALLOWABLE GROSS FLOOR AREA

1.0 x SITE AREA	= 8640.7 SF
PROPOSED AREA	= 8392 SF

BUILDING INFORMATION

UNITS PROVIDED	5	2 BEDROOM	
	1	1 BEDROOM	
	3	1 BEDROOM WITH MEZANINE	

3 STOREY FRAME BUILDING WITH UNDERGROUND PARKING
OFF STREET PARKING

REQUIRED	1 CAR PER UNIT
PROVIDED	10 CARS

UNITS SIZES

UNIT 1	2 BEDROOM	980	SF
2	2 BEDROOM	913	SF
3	1 BEDROOM	763	SF
4	2 BEDROOM	933	SF
5	2 BEDROOM	955	SF
6	1 BEDROOM + MEZ	925 + 191	SF
7	1 BEDROOM + MEZ	763 + 211	SF
8	2 BEDROOM	985	SF
9	1 BEDROOM + MEZ	955 + 160	SF
	2 BEDROOM	1133	SF
TOTAL		9305	SF

PHASE 1

SITE AREA	= 132 x 128.59	= 16975.0 SF
SITE COVERAGE		
PERMITTED	= 45%	= 7638.75 SF
PROPOSED		= 5184.0 SF

GROSS FLOOR AREA

PERMITTED	= 16975.0 SF
PROPOSED	= 15097.0 SF

COVERED PARKING PROVIDED

UNITS PROVIDED	4	1 BEDROOM SUITES
	10	2 BEDROOM SUITES

OFF STREET PARKING

REQUIRED	1 CAR PER UNIT
REQUIRED	14 CARS
PROVIDED	14 CARS

TOTAL GROSS FLOOR AREA PHASE 1 AND 2

PERMITTED	= 16975.0 + 8640.7	= 25615.7 SF
PROPOSED	= 15097.0 + 8392	= 23489 SF

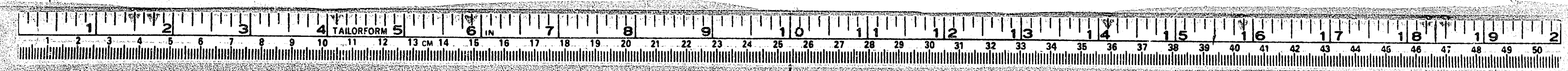
RECEIVED
DEC 16 1981
BUILDING DEPARTMENT
CITY OF WHITE ROCK

PYRAMID ENGINEERING LTD
CONSULTING ENGINEERS
202,5658.176ST. SURREY B.C. V3S 4C6

PROJECT: MARINER'S ESTATE II
SHEET TITLE: SITE PLAN

CHECKED: M. BADRAB
REVISION: SEPT. 8/81
DRAWING BY: M. BADRAB
SHEET NO: A1 OF 8

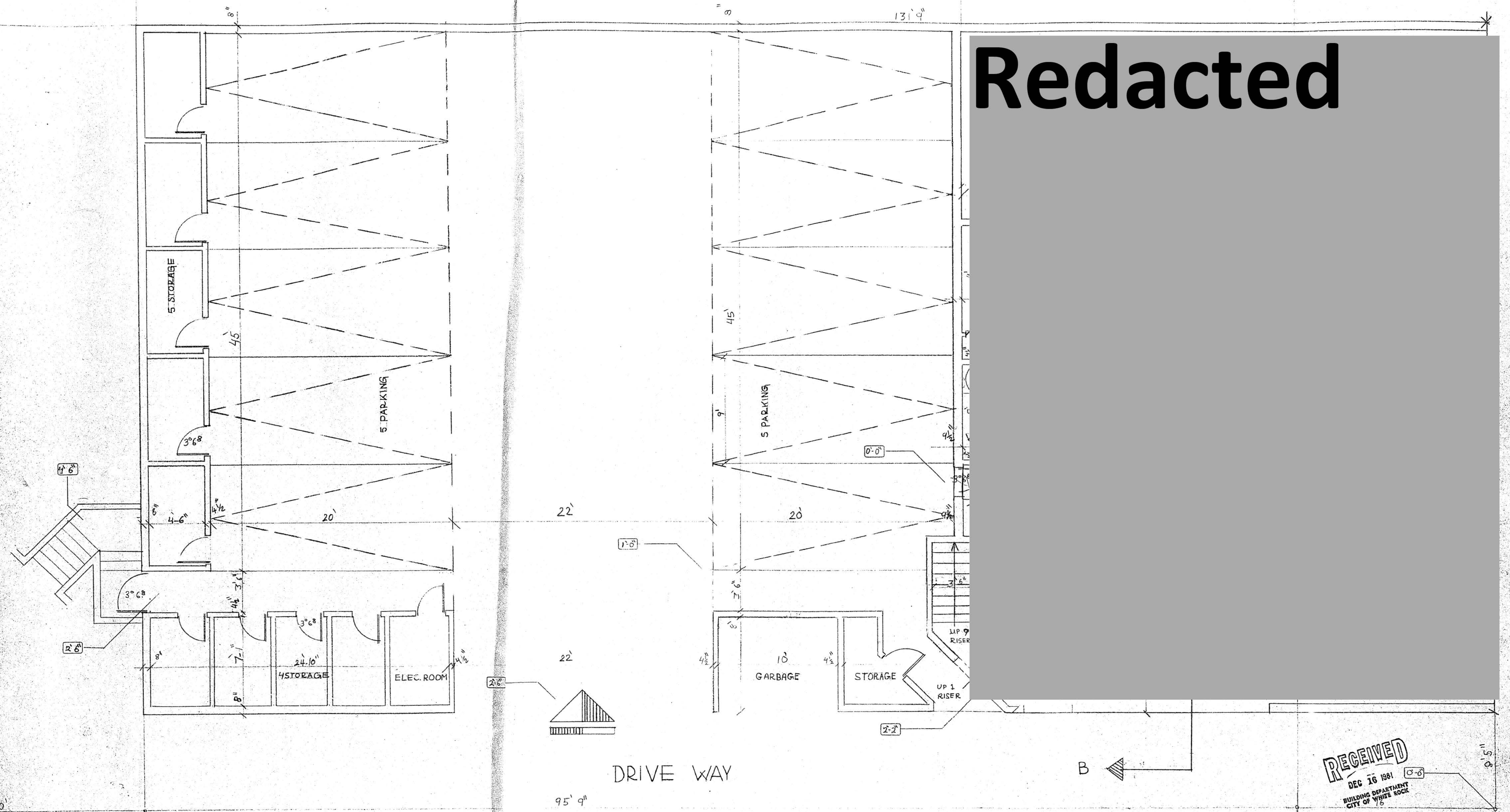
PROJECT NO: 8021
DATE: 3 JUNE 81
SCALE: REVISION JULY 14 81



UNDERGROUND PARKING
67'-11"

FIRST FLOOR
27'-10"

Redacted



PARKING & FIRST FLOOR
SCALE 1/4" = 1'-0"

RECEIVED
DEC 16 1981
BUILDING DEPARTMENT
CITY OF WHITE ROCK



PYRAMID ENGINEERING LTD	
202-5658 176 ST. SURREY, B.C.	
PHN. 576-1717	PROJECT NO.
DATE JUNE 3 rd 1981	REVISION JULY 14 th 81
REVISION SEPT. 21/81	8021
SHEET 62 OF 8	

FIRST FLOOR

SECOND FLOOR

Redacted



FIRST FLOOR & SECOND FLOOR

SCALE 1/4" = 1'-0"

RECEIVED

DEC 16 1981

BUILDING DEPARTMENT

CITY OF WHITE ROCK

PYRAMID ENGINEERING LTD

202-5658, 176 ST. SURREY, B.C.

PHN. 576 1717

DEC 15 1981

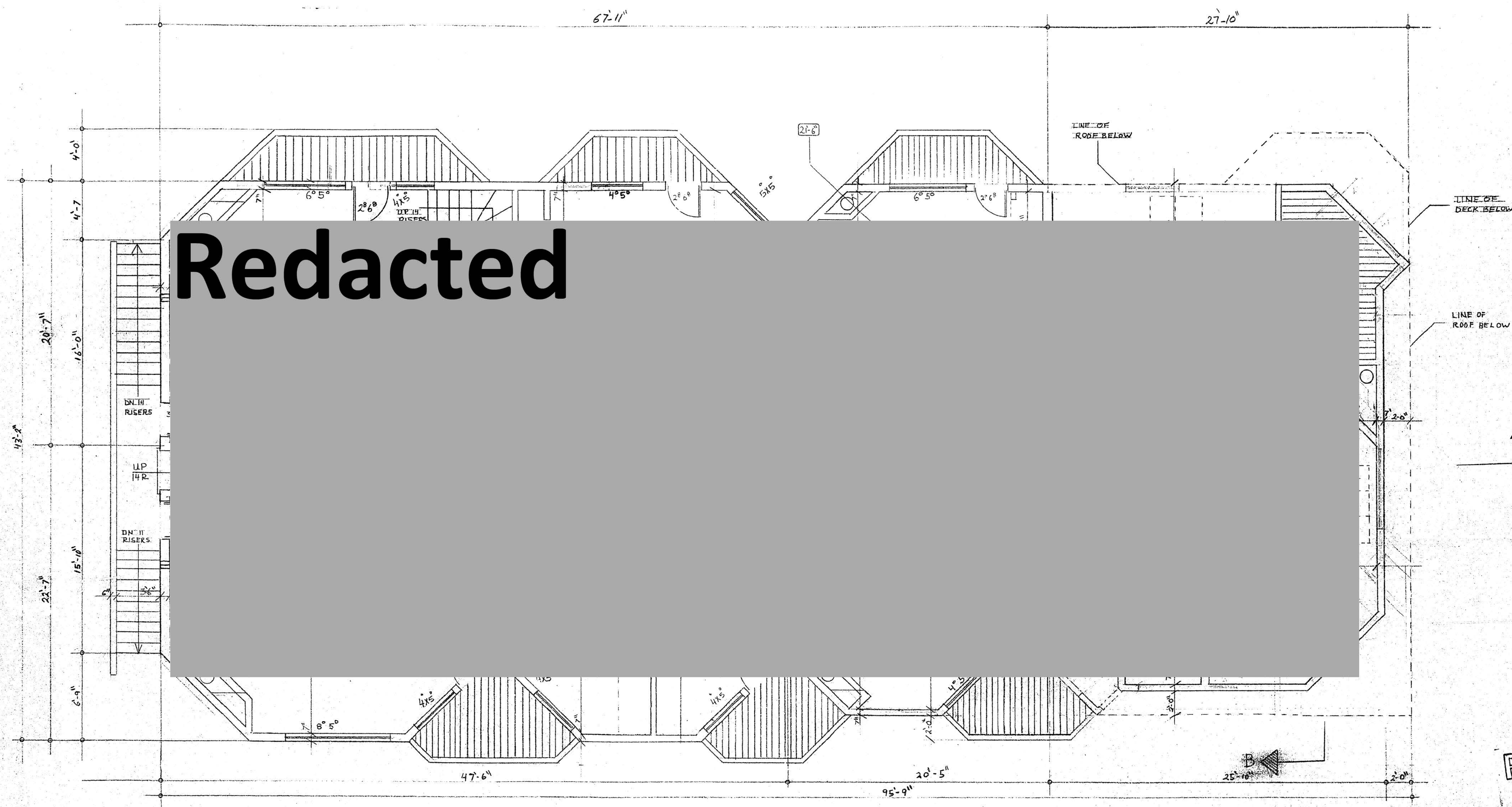


PROJECT NO. 8021	DATE June 8 81	REVISION SEPT 8/81	A3 OF 8
		REVISION JULY 14 81	



SECOND FLOOR

MEZZANINE LEVEL



Redacted

SECOND FLOOR & THIRD FLOOR
SCALE 1/4" = 1'-0"

RECEIVED
DEC 18 1998
BUILDING DEPARTMENT
CITY OF WHITE ROCK

DEC 15 1998

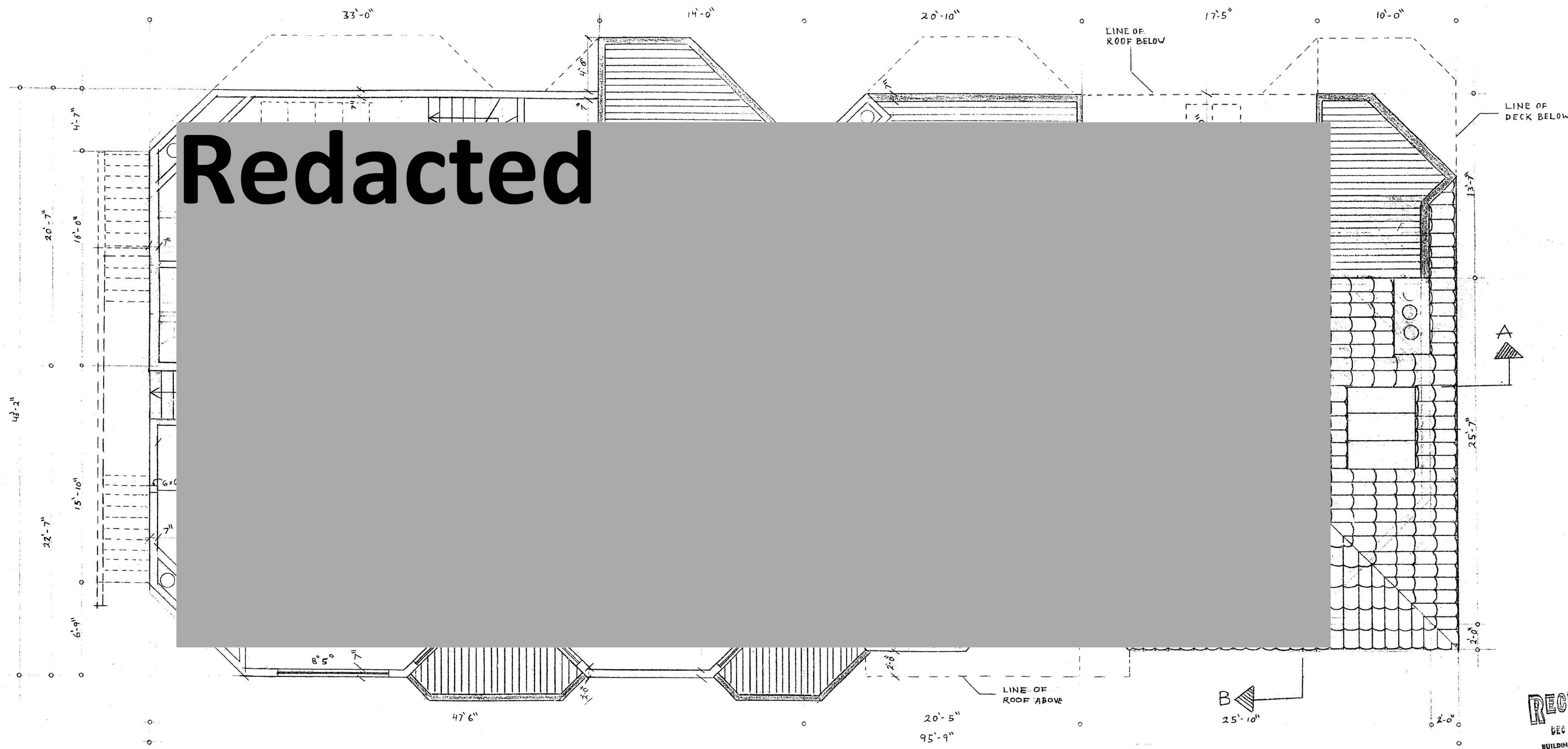


PYRAMID ENGINEERING LTD	
202-5658-1776 ST. SUDBY, B.C.	
PHN. 576-1717	REVISIONS
DATE: JUNE 5 1998	REVISION: JUNE 1998
DRAWN	SHEET (A4) OF 8

MEZANINE LEVEL + THIRD FLOOR

MEZZANINE LEVEL + ROOF DECKS

Redacted



THIRD FLOOR & MEZZANINE FLOOR

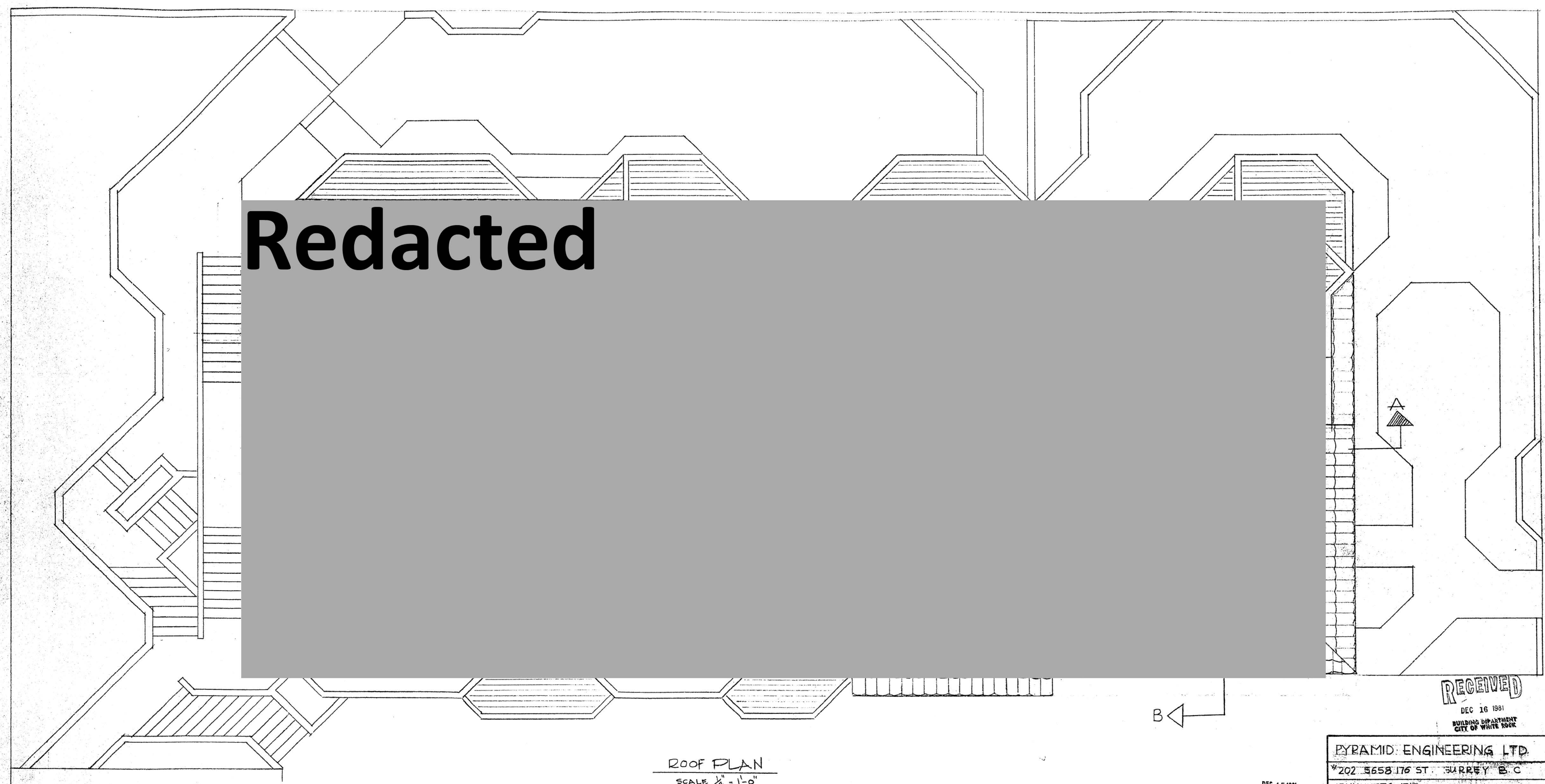
SCALE 1/4" = 1'-0"

RECEIVED
DEC 16 1981
BUILDING DEPARTMENT
CITY OF WHITE ROCK



PYRAMID ENGINEERING LTD. 202-5658-176 ST. SURREY, B.C.		
PHN. 576-1717		
REVISION JULY 14	REVISION SEPT. 8/81	SHEET A5 OF 8
DATE June 3 81	PROJECT NO. 8021	

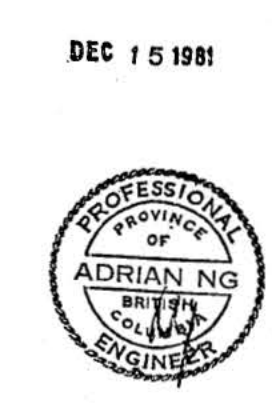
Redacted



ROOF PLAN
SCALE 1/4" = 1'-0"

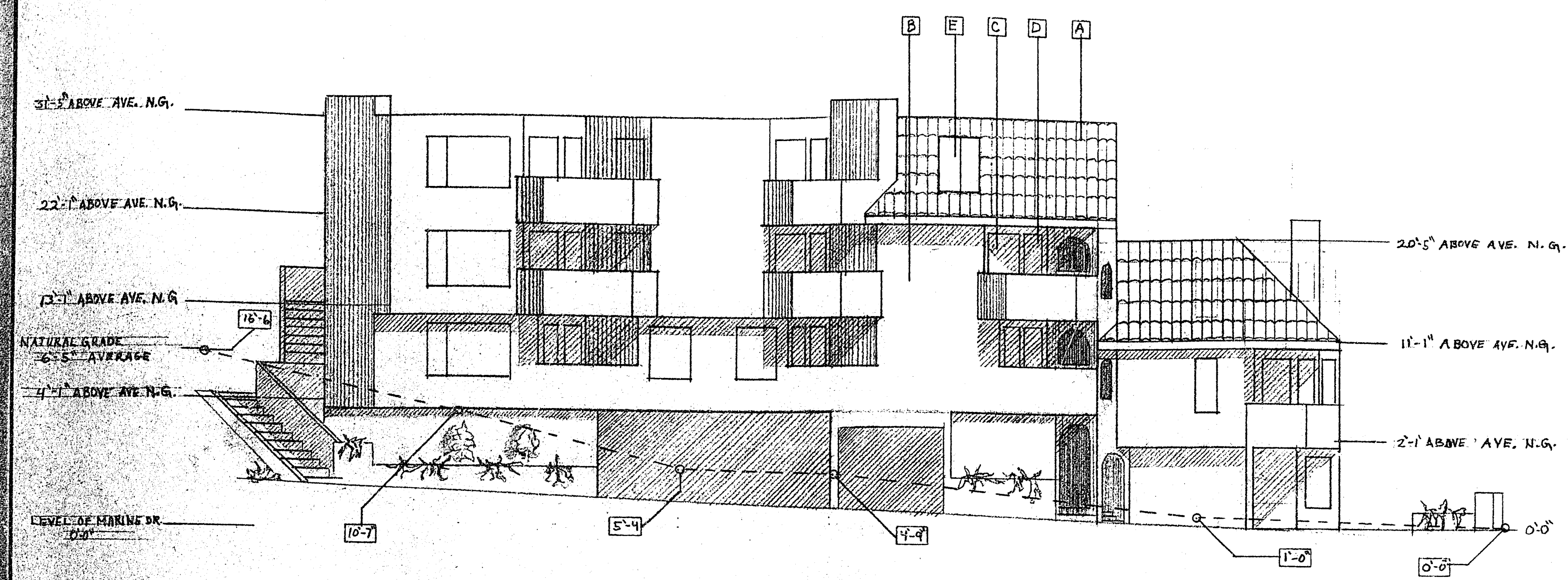
RECEIVED
DEC 16 1981
BUILDING DEPARTMENT
CITY OF WHITE ROCK

PYRAMID ENGINEERING LTD.		
*202 5658 176 ST. SURREY B.C.		
PHN 576-1717		
PROJECT NO	DATE	REVISION
8021	June 3 81	JULY 14 81
		REVISION SEPT 8/81
		SHEET A6 OF 8

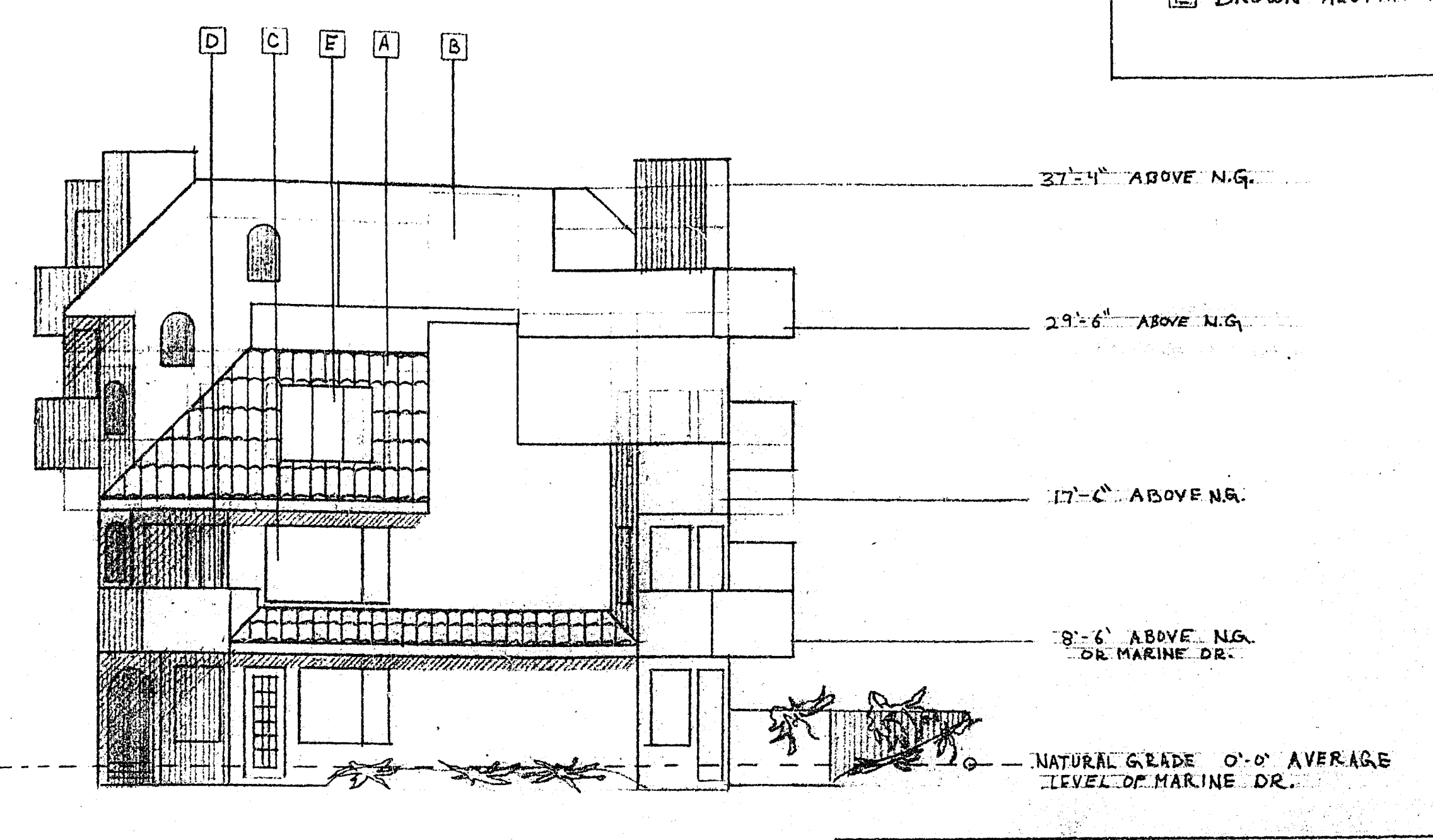


Grid lines and markers: D 1, 2, C, 1, D, F

- EXTERIOR FINISHES
- A RED CLAY ROOF TILE
 - B OFF WHITE CALIFORNIA STUCCO
 - C WOOD FRAME WINDOWS
 - D WOOD FRAME FRENCH DOORS
 - E BROWN ALUMINUM FRAME SKYLIGHTS



WEST ELEVATION
SCALE 1/8" = 1'-0"

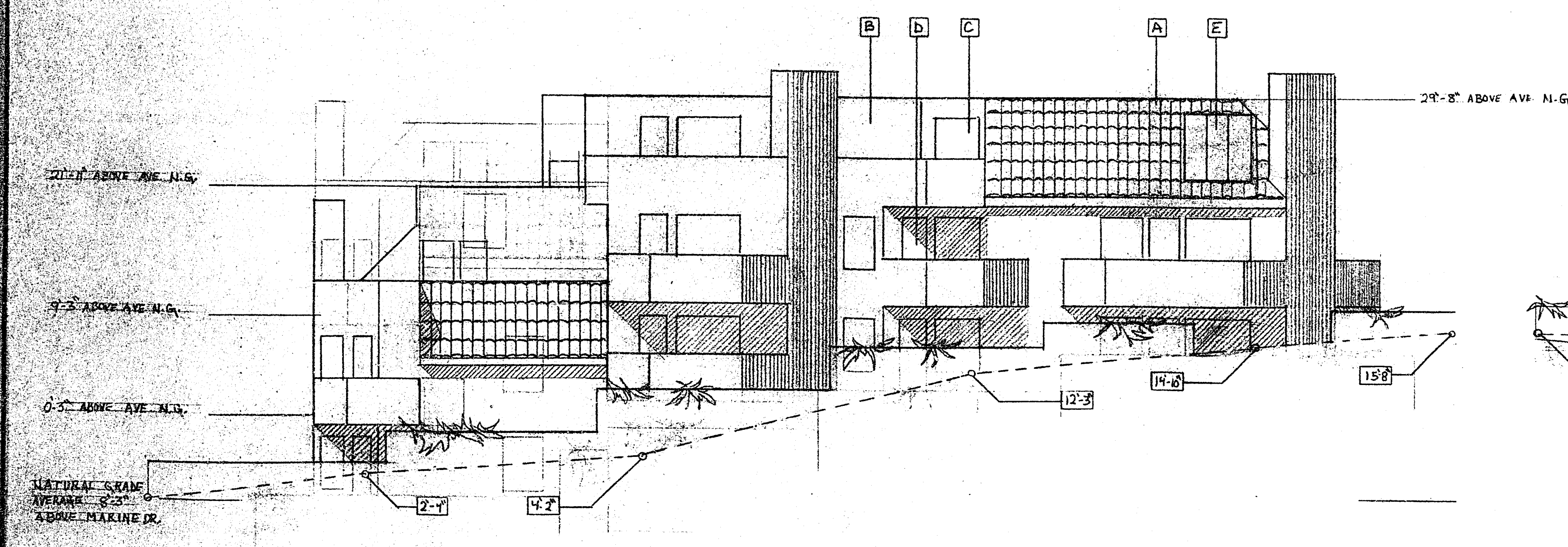


SOUTH ELEVATION
SCALE 1/8" = 1'-0"

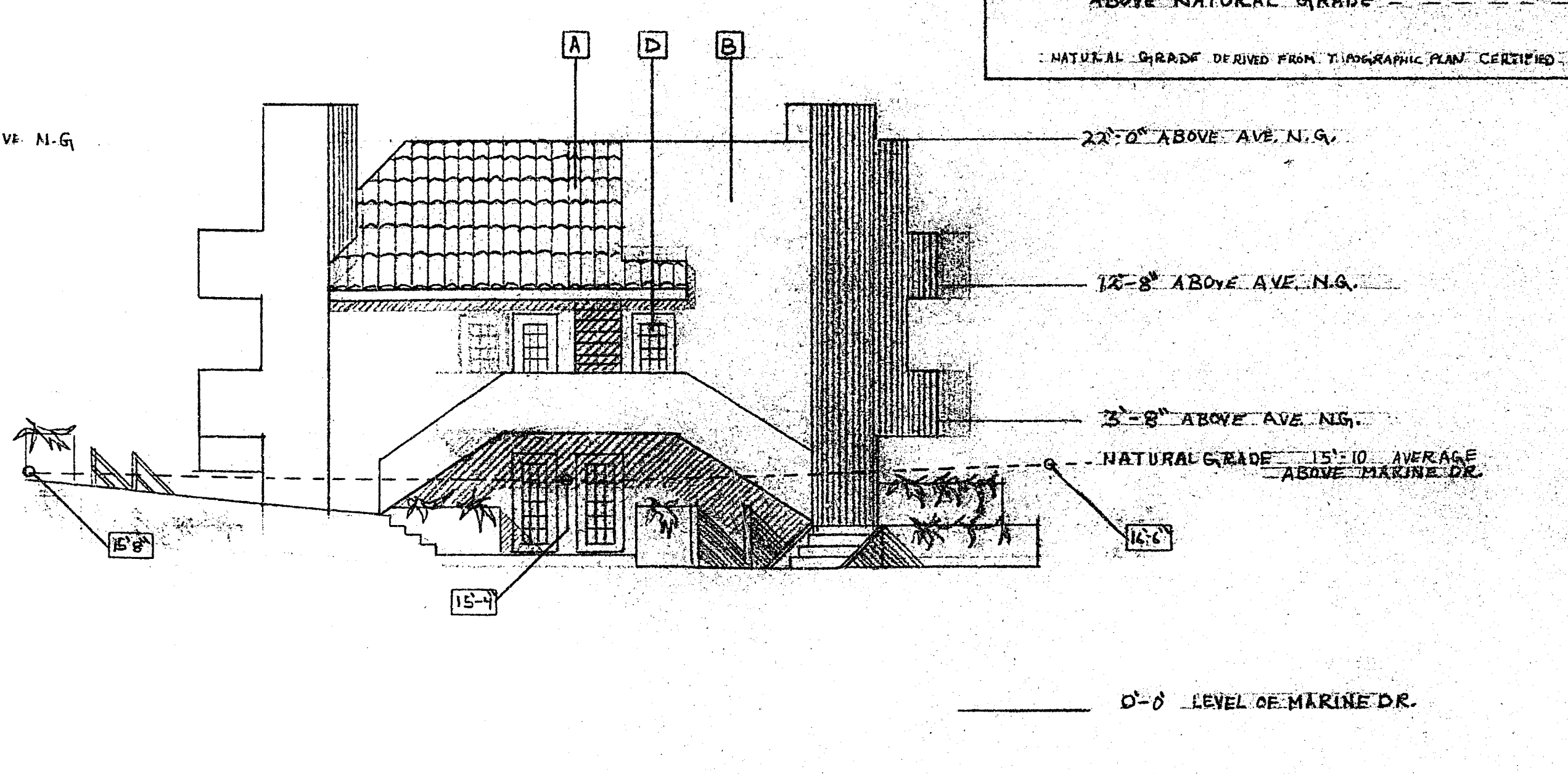
ELEVATION STATISTICS

SOUTH ELEVATION SEEN FROM MARINE DR.	FRONT FACE	30'-2" ABOVE MARINE DR.
	TOP OF FRONT ROOF LINE	35'-4" ABOVE MARINE DR.
EAST ELEVATION SEEN FROM STAYE ST.	EAST FACE	23'-10" ABOVE NATURAL GRADE
	TOP OF EAST ROOF LINE	29'-8" ABOVE NATURAL GRADE
TOTAL AVERAGE HEIGHT ABOVE NATURAL GRADE		29'-7"

NATURAL GRADE DERIVED FROM TOPOGRAPHIC PLAN CERTIFIED BY ASHCROFT ON SEPT. 23, 1960



EAST ELEVATION
SCALE 1/8" = 1'-0"

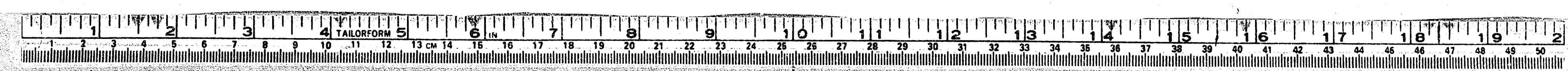
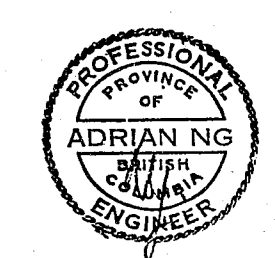


NORTH ELEVATION
SCALE 1/8" = 1'-0"

RECEIVED
DEC 16 1961
BUILDING DEPARTMENT
CITY OF WHITE ROCK

PYRAMID ENGINEERING LTD.			
202-5658 176 ST. SURREY, B.C.			
PHN. 576-1717			
MARINER'S ESTATE II		ELEVATIONS	
BILTSYDE IND. LTD.			
PROJECT NO	8021	REVISION	Sept. 3
DATE	3 June 61	REVISION	JULY 14 61
			SHEET A7 OF 8

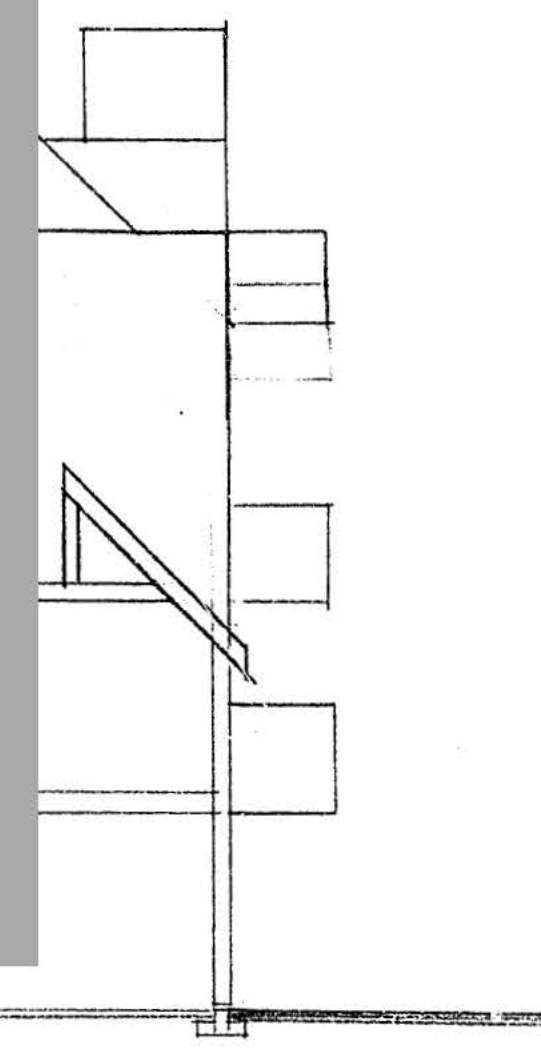
DEC 15 1961



Grid lines: D 1, 2, C, 1, D, F

NEIGHBOUR'S HOUSE

27-0
12'-0" ABOVE N.G.



HEIGHT OF
NEW SUNDECK

SECTION A-A
SCALE 1/8" = 1'-0"

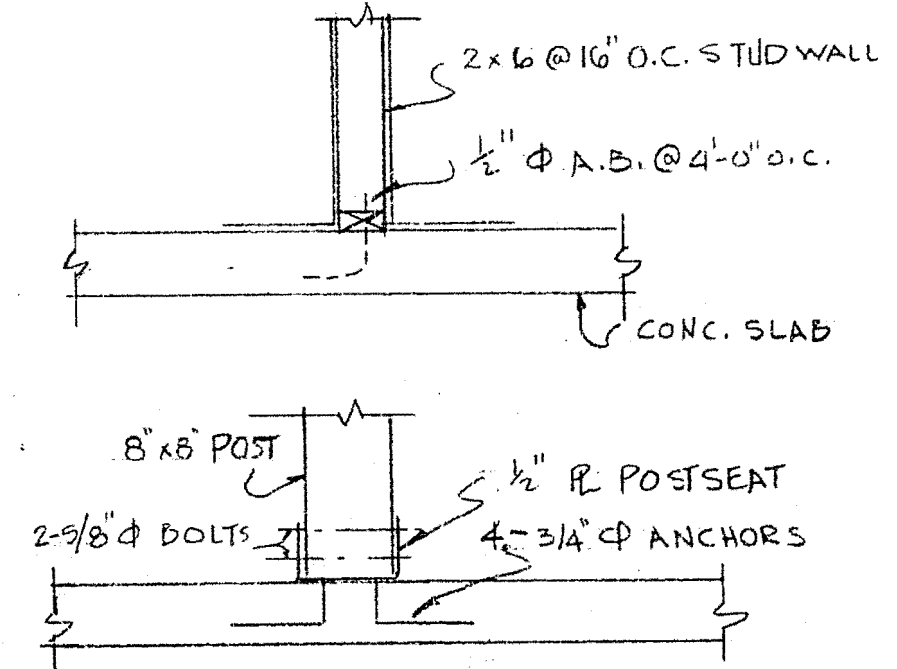
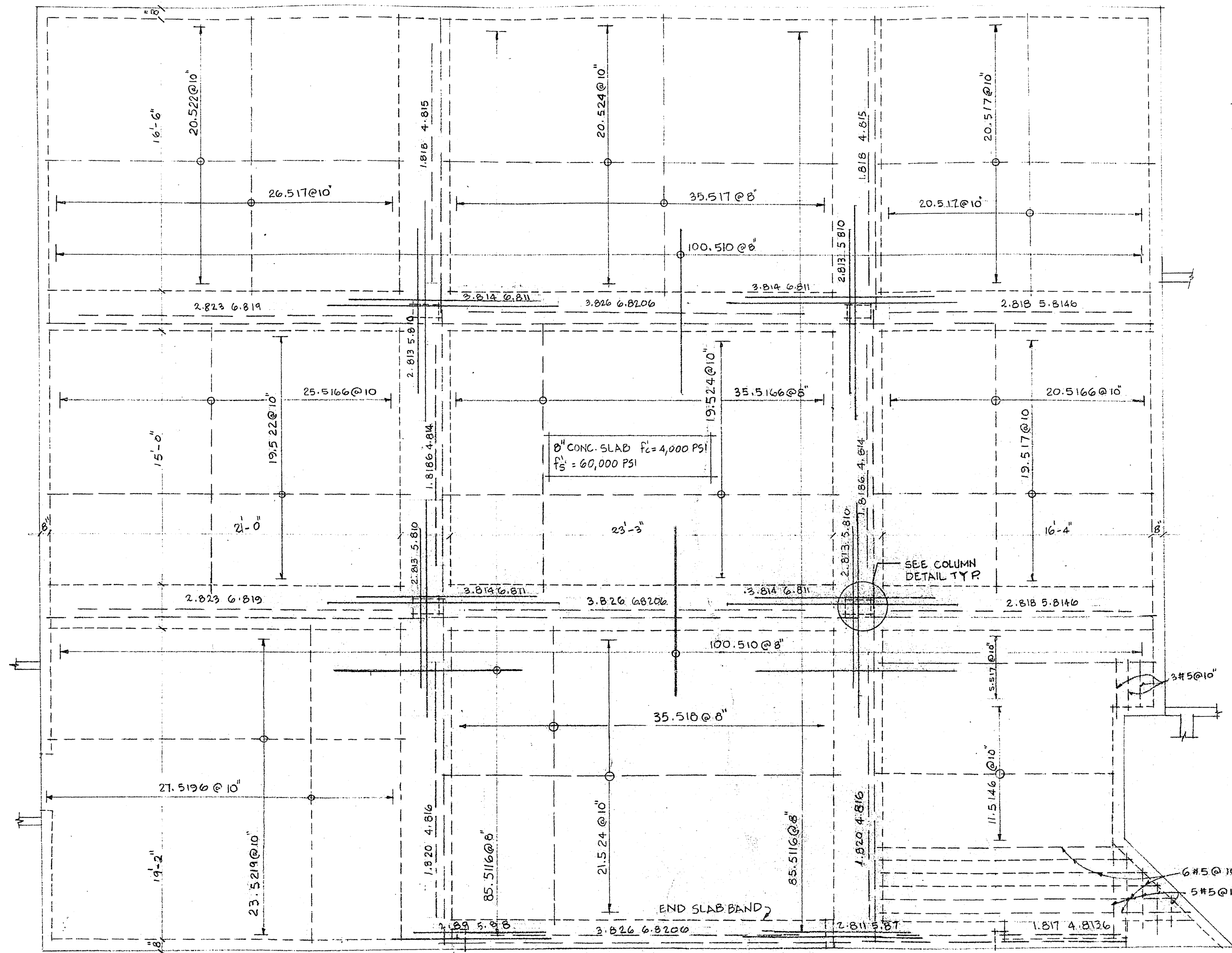
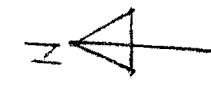
SECTION B-B
SCALE 1/8" = 1'-0"

RECEIVED
DEC 16 1981
BUILDING DEPARTMENT
CITY OF WHITE ROCK

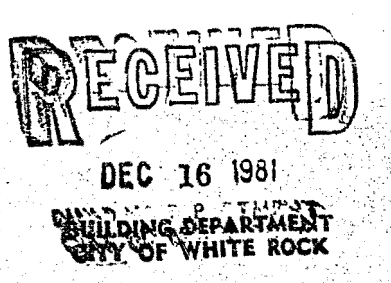
DEC 15 1981



PYRAMID ENGINEERING LTD.		
202 5658 176 ST. SURREY B.C.		
PHN 576-1717		
MARINER'S ESTATE II BILTSYDE IND. LTD.		
PROJECT NO 8021	REVISION SEPT. 8/81	SHEET AB OF B
DATE JUNE 3 1981	REVISION JULY 14 81	



15 DECEMBER 1981 ISSUED FOR BUILDING PERMIT



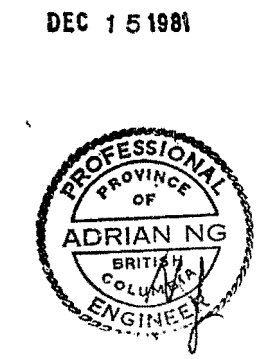
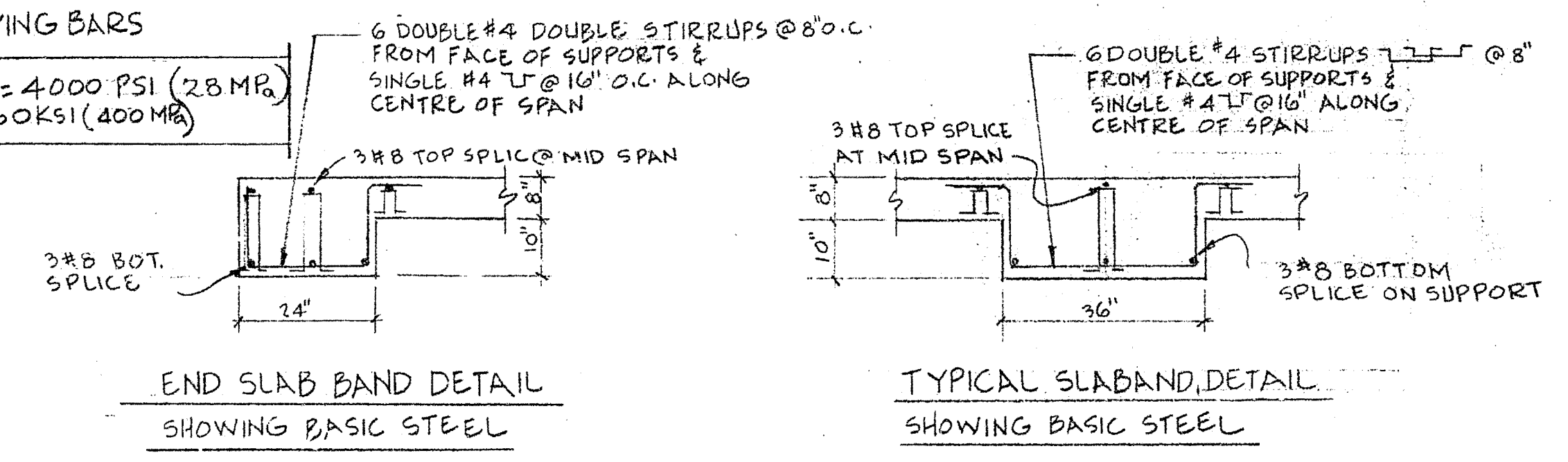
Pyramid Engineering Ltd
consultant engineers civil, structural

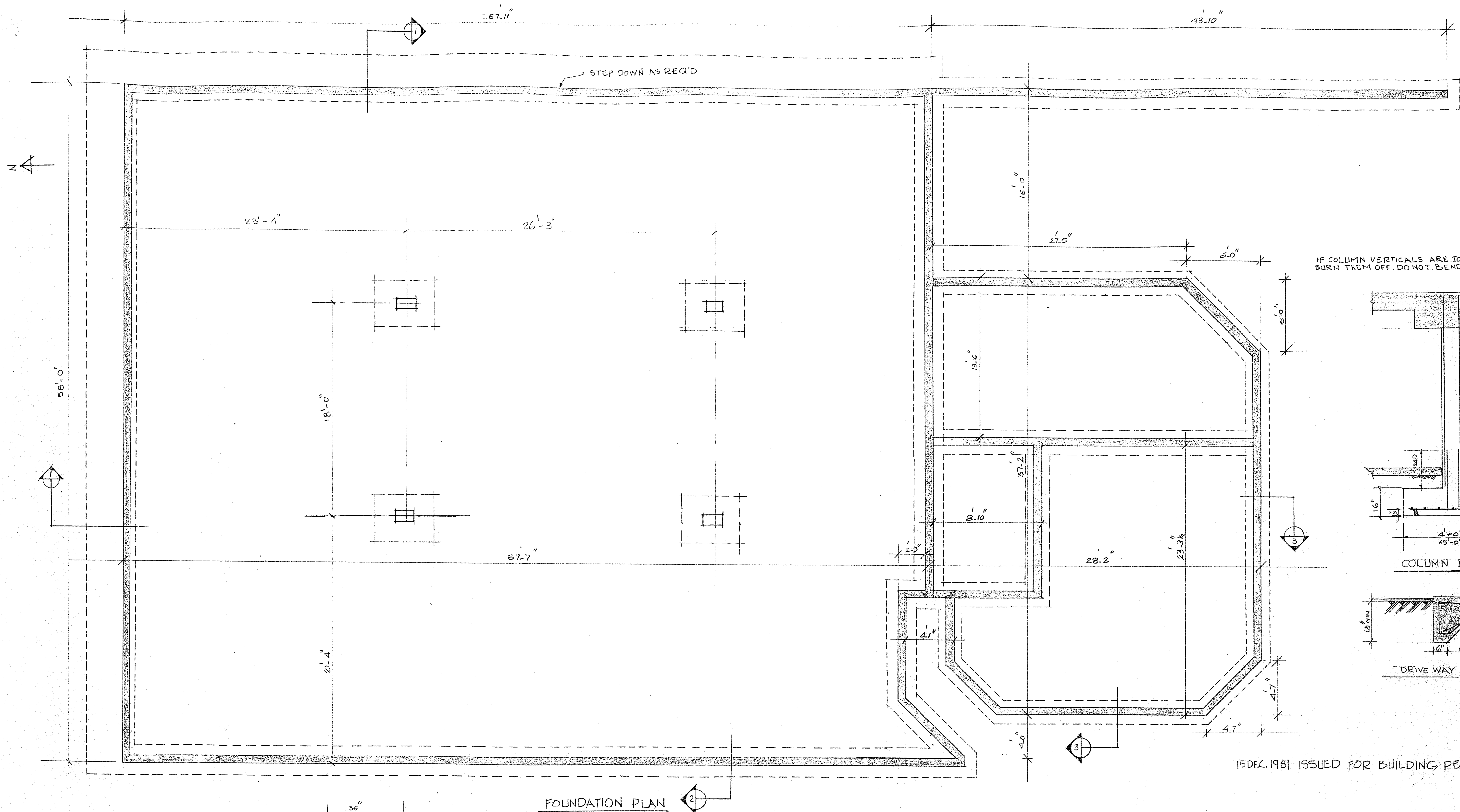
#202-5658-176 ST. SURREY
PHN. 576-8959 OR 576-1717

project		sheet title	
PROPOSED APT. BLOCK 15900 MARINE DR. WHITEROCK		SUSPENDED SLAB DETAIL	
project no	drawn by	date	sheet no
81-01-23	M	15 DEC. 1981	5/2
		scale	
		AS SHOWN	

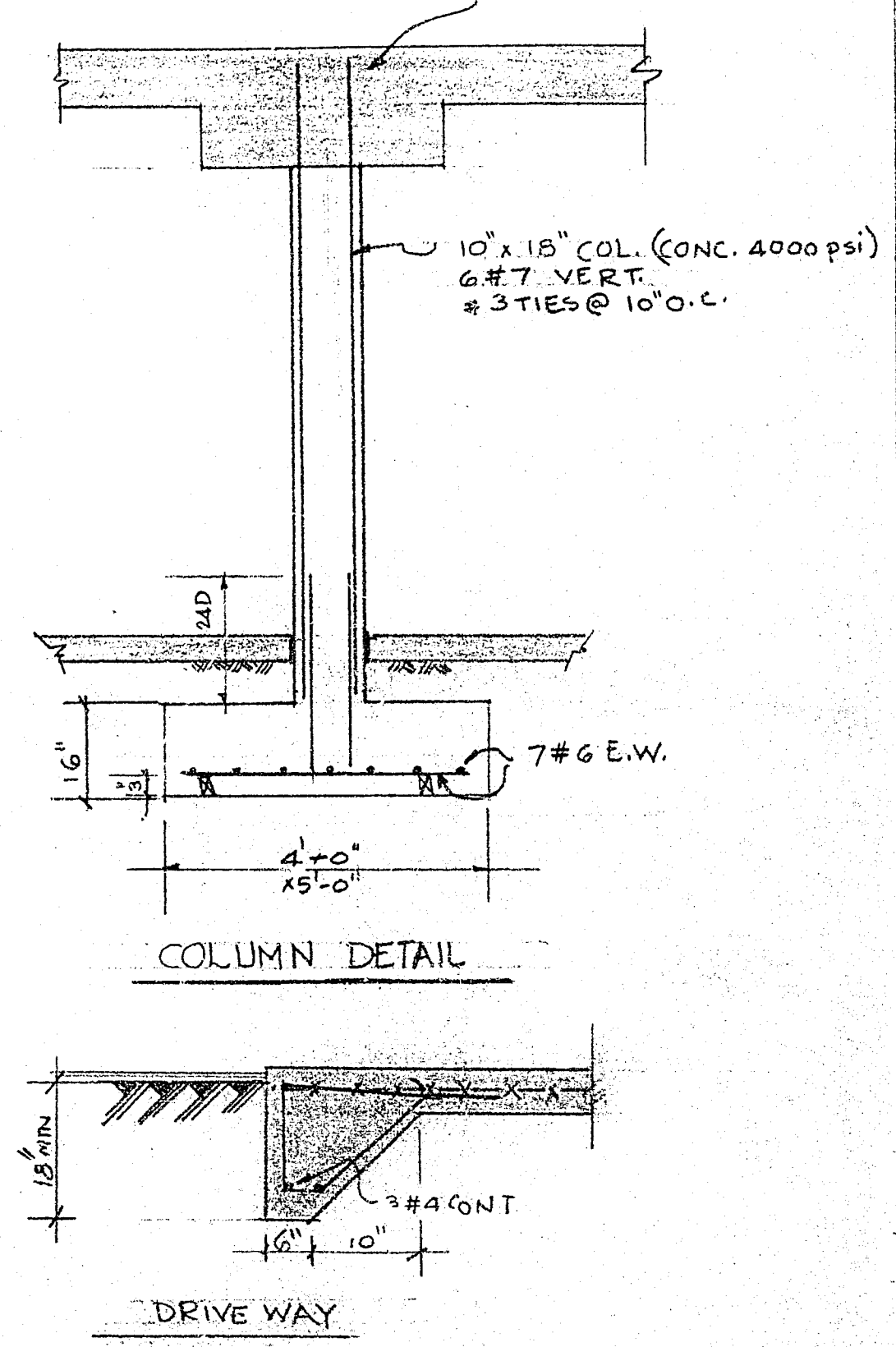
SLAB OVER PARKING SCALE 1/4"=1'-0"
USE #4 TEMP STEEL & #5 CARRYING BARS

FOR SLABS & SLAB BAND CONC. $f'_c = 4000$ PSI (28 MPa)
ALL REINF. TO BE ASTM 432 $f_y = 60$ KSI (400 MPa)





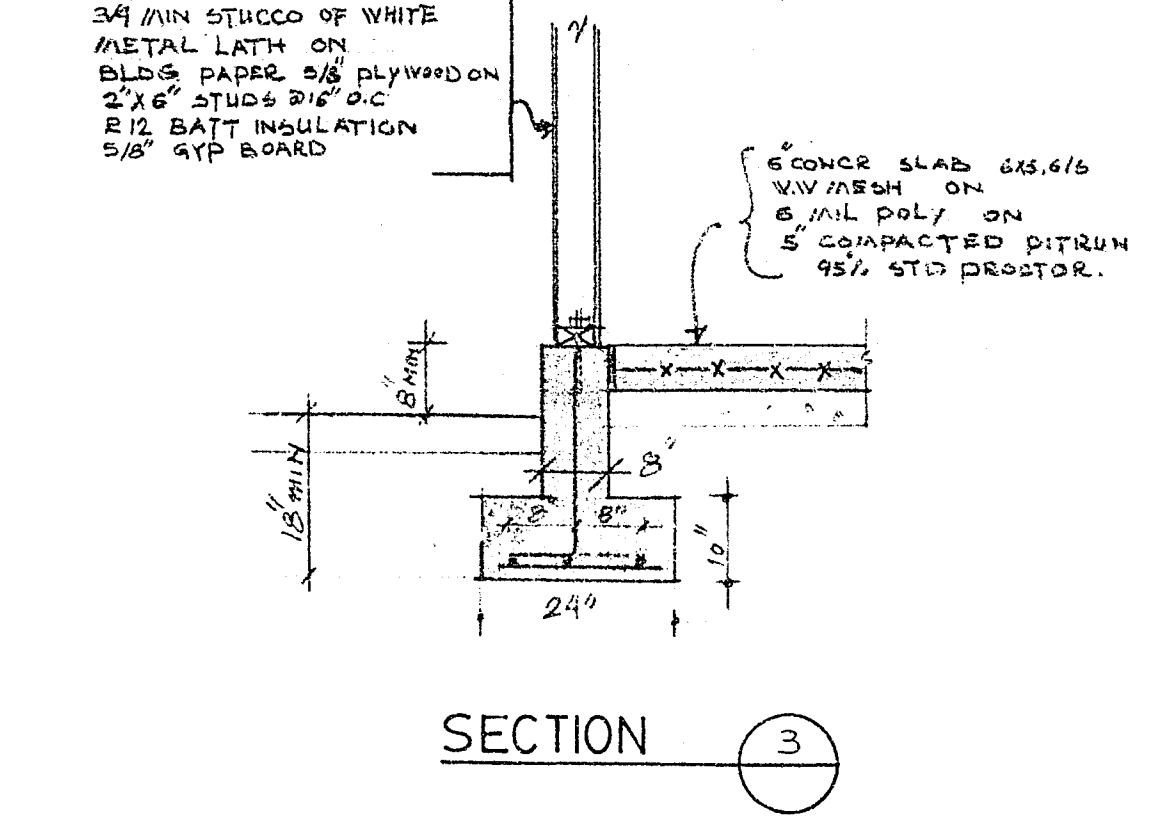
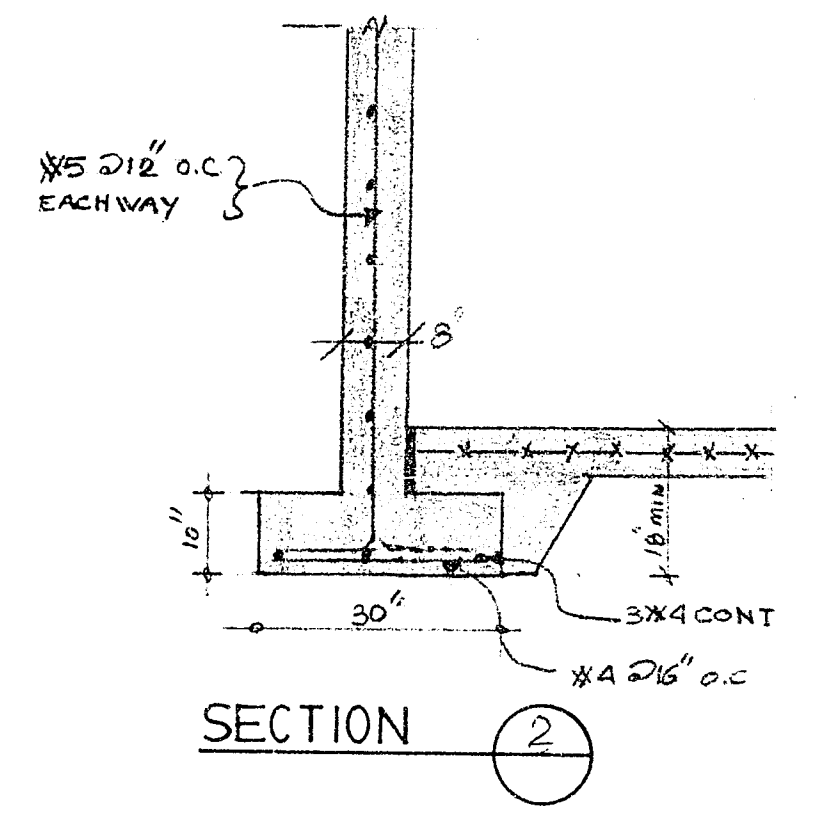
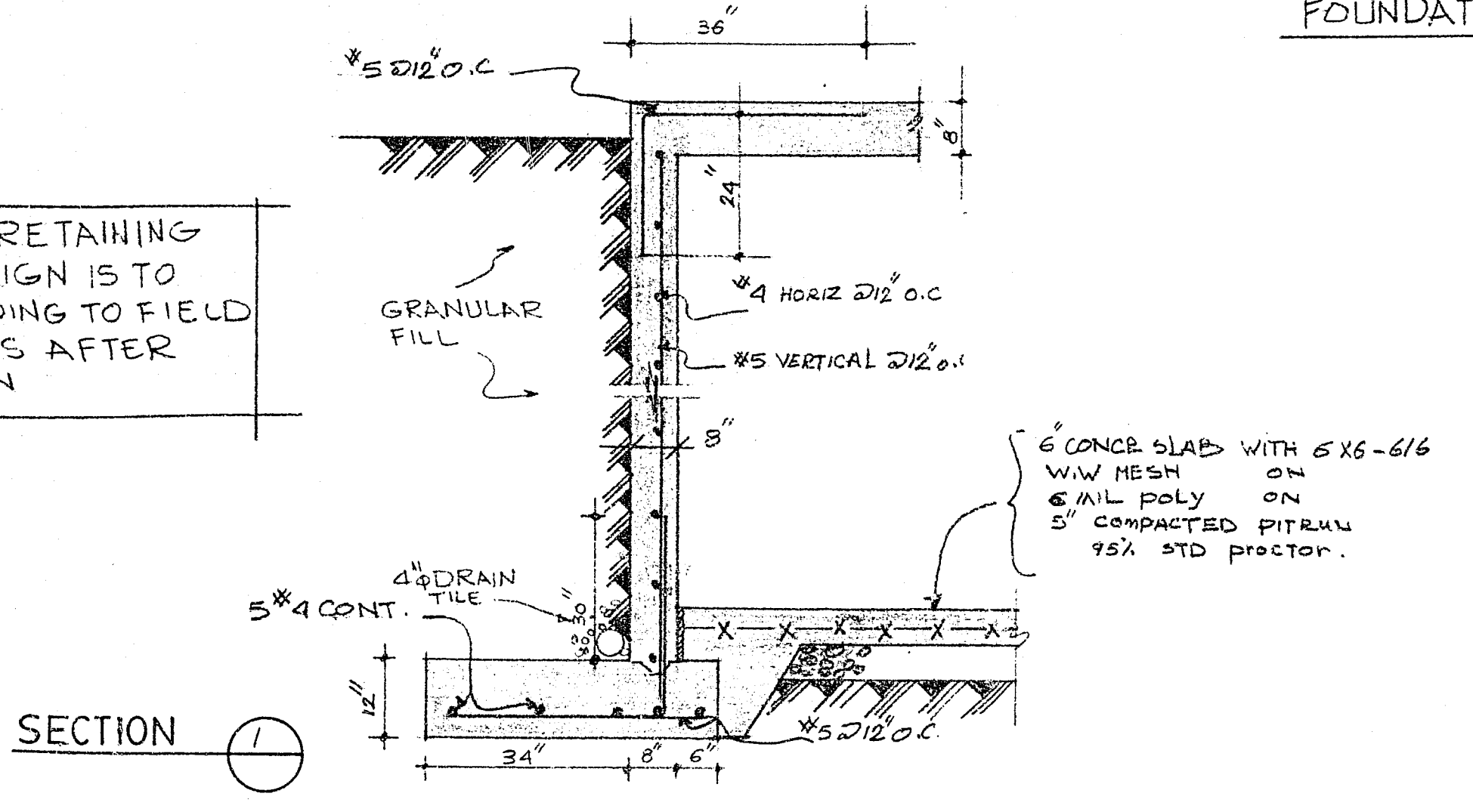
IF COLUMN VERTICALS ARE TOO LONG
BURN THEM OFF. DO NOT BEND DOWN



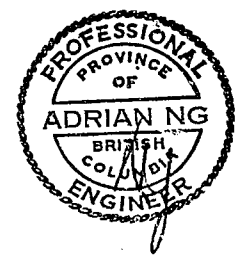
15 DEC. 1981 ISSUED FOR BUILDING PERMIT

FOUNDATION PLAN

FOR BACK RETAINING WALLS DESIGN IS TO BE ACCORDING TO FIELD CONDITIONS AFTER EXCAVATION



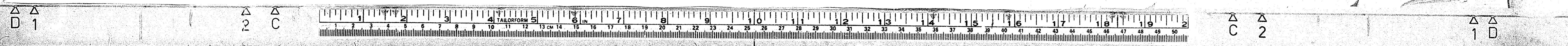
DEC 15 1981

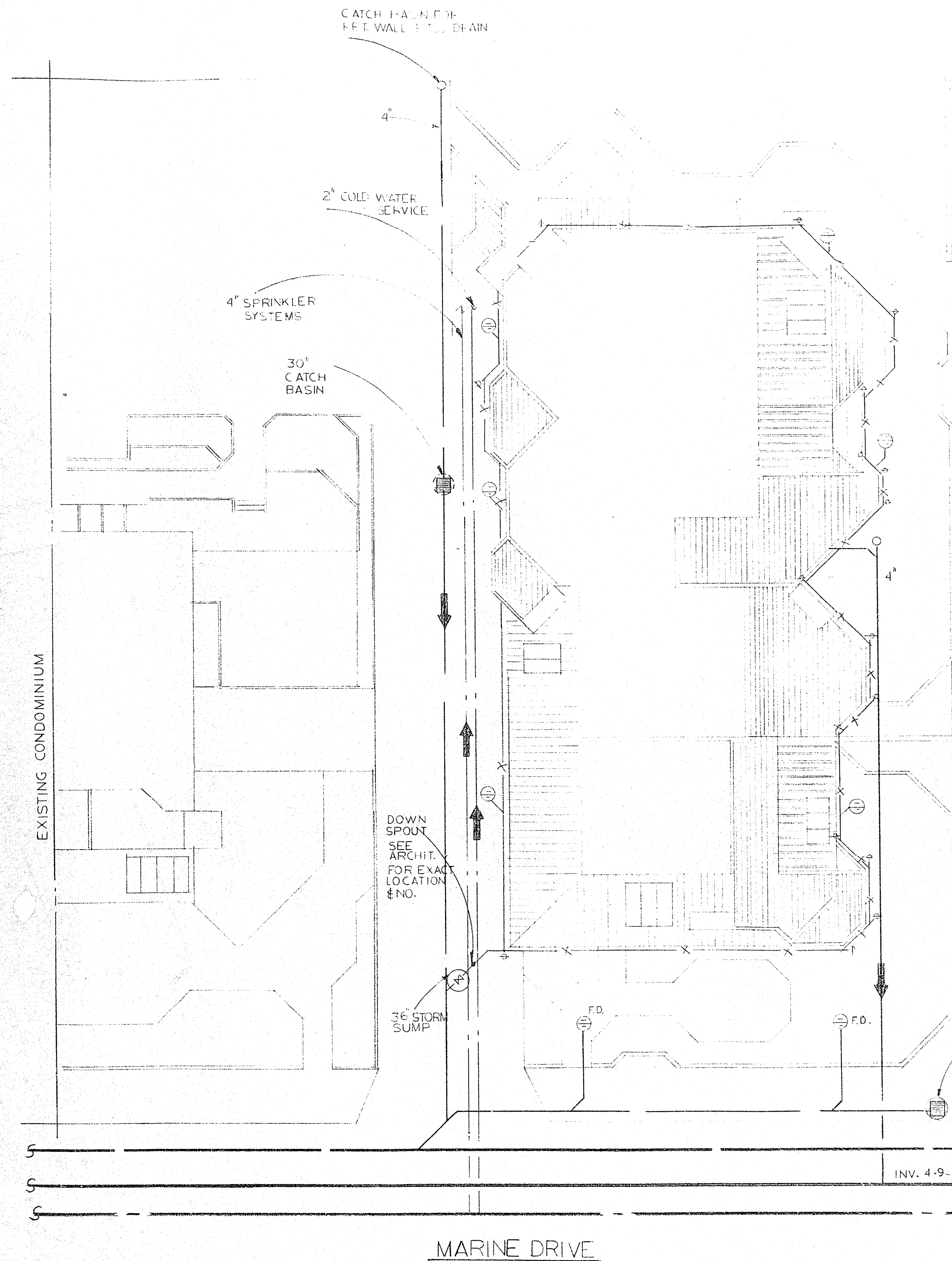
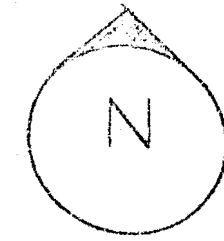


RECEIVED
DEC 16 1981
BUILDING DEPARTMENT
CITY OF WHITE ROCK

Pyramid Engineering Ltd
consultant engineers civil, structural

project PROPOSED APT. BLOCK AT 15988 MARINE DR. WHITE ROCK		sheet title FOUNDATION PLAN & DETAILS	
project no. BL-01-23	drawn by M.B.	date 15 DEC. 1981	sheet no. S2/2
		scale PLAN 1/4" = 1'-0" DETAIL 1/2" = 1'-0"	





LEGAL DESCRIPTION

LOTS 1 & 2 BLOCK 1 OF THE EAST 1/2 1/4 SEC. 11 TOWNHIP 1, PLAN 1334 N.W.D.

BENCH MARK

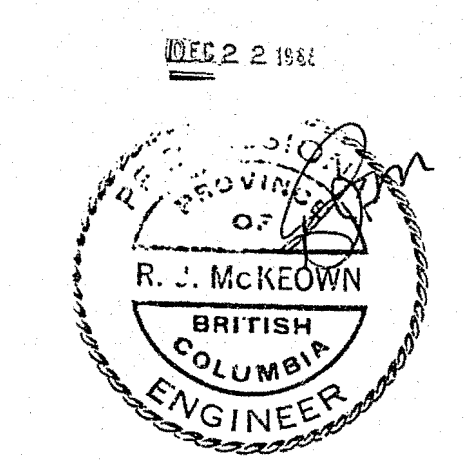
CONTROL MONUMENT ON MARINE DRIVE AT THE STAYTE ST. CROSSING AT ELEV. 10.45

LEGEND

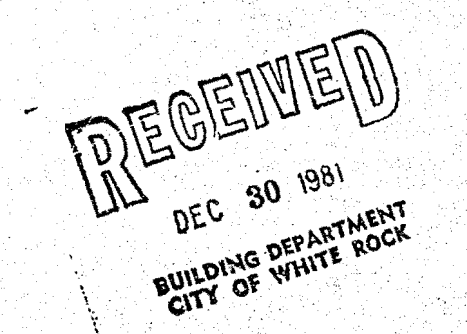
- JANITARY DRAIN
- STORM DRAIN
- COLD WATER PIPING
- HOT WATER PIPING
- x - 6" FOOTING DRAIN
- ⊕ C.O. CLEAN OUT TO GRADE
- ⊙ THERMOSTAT
- ⊙ DEHUMUMIDISTAT
- ⊙ FAN SPEED CONTROL
- HOSE BIBB
- ⊕ F.D. FLOOR DRAIN
- ⊗ SHUT OFF OR GATE VALVE

NOTE

CONFIRM ALL INVERTS AND SEWER CONNECTION POINTS WITH MUNIC. SEWER & WATER DEPT. PRIOR TO COMMENCING ANY WORK ON TRENCHES FOR PIPING



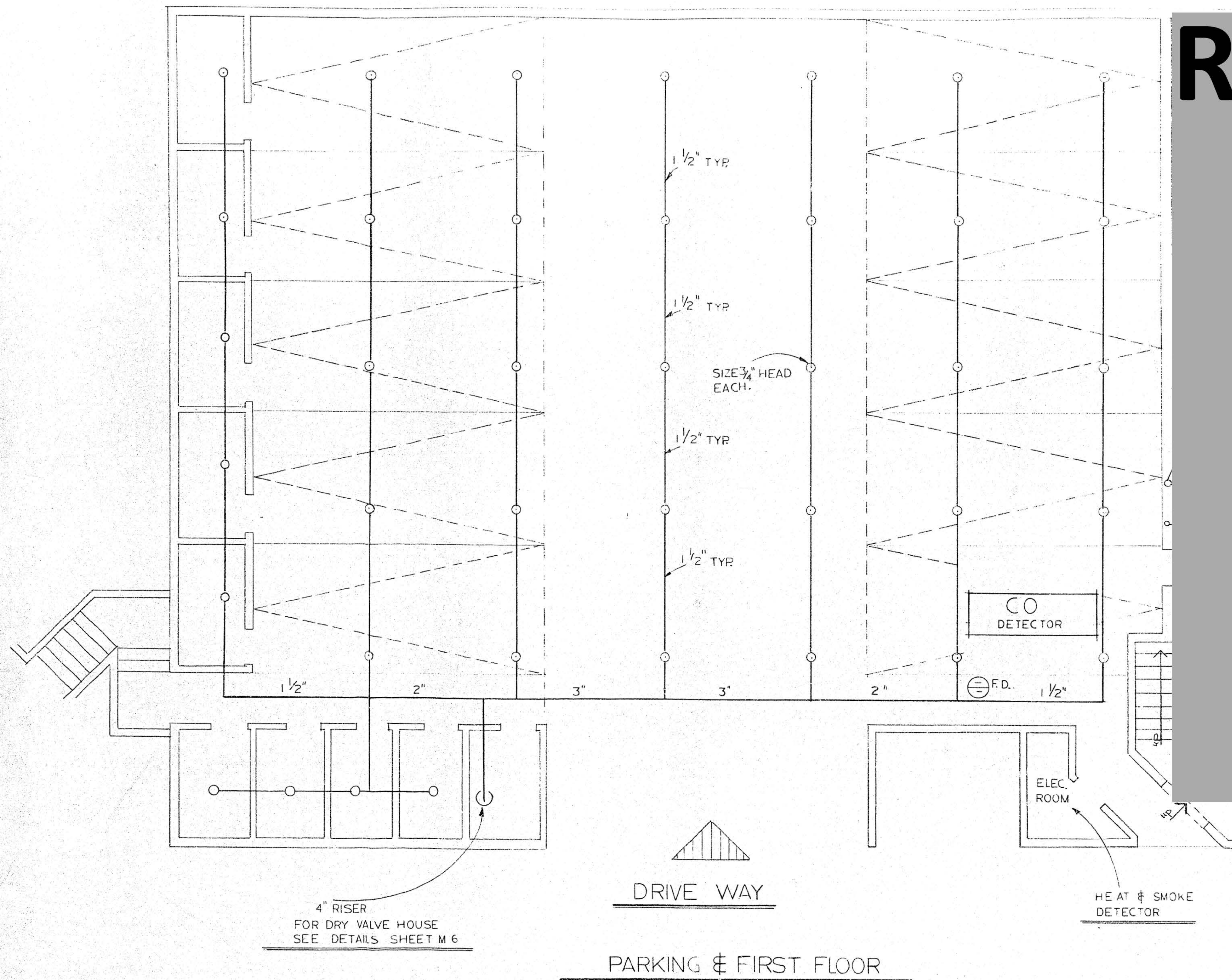
R. J. McKEOWN
CONSULTING ENGINEERING
VANCOUVER B.C.
(604) 687-5121



Pyramid Engineering Ltd
consultant engineers civil, structural

project MARINER'S ESTATE II		sheet title SITE PLAN PLUMBING	
client BILTYSDE IND. LTD.		sheet no. MI	
project no. 8021	drawn by A. R.	date DEC. 81	scale N.T.S.

Redacted



RANGE EXH. HOOD (TYP.)
10' X 3' IN JOIST SPACE (TYP.)
10 X 6" ALUM. GRILLE (TYP.)

RECEIVED
DEC 30 1981
BUILDING DEPARTMENT
CITY OF WHITE ROCK

Pyramid Engineering Ltd
consultant engineers civil, structural



project MARINER'S ESTATE II BILTSYDE IND. LTD.		sheet title PLUMBING SPRINKLER & VENT	
project no 8021	drawn by A. R.	date DEC, 81 scale 1/4" = 1'-0"	sheet no M2



Grid lines: D 1, 2, C, 1, D, F

FIRST FLOOR

SECOND FLOOR

Redacted

HEAT RECOVERY FAN
C/W 5 SPEED CONTROL
(TYP)

16' X 10" ALUM. EXH.
GRILLE (TYP)

16' X 10" ALUM. EXH.
GRILLE (TYP)

FOR DRAINAGE
STACKS DETAILS
SEE SHEET M 6

B

HUMIDITY
CONTROL EXH. FAN
C/W DEHUMIDSTAT
(TYP)

4" DRYER EXH. W
WALL CAP (TYP)

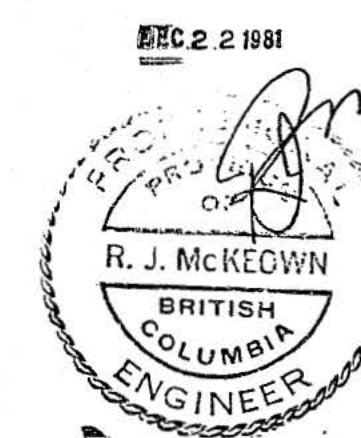
10' X 8" ALUM. GRILL

FIRST FLOOR & SECOND FLOOR

SCALE 1/4" = 1'-0"

RECEIVED
DEC 30 1981
BUILDING DEPARTMENT
CITY OF WHITE ROCK

Yramid Engineering Ltd
consultant engineers civil, structural



project MARINER'S ESTATE II BILTSYDE IND. LTD		sheet title PLUMBING & VENT.	
project no 8021	drawn by A.R.	date DEC. 81 scale 1/4" = 1'-0"	sheet no M3



SECOND FLOOR

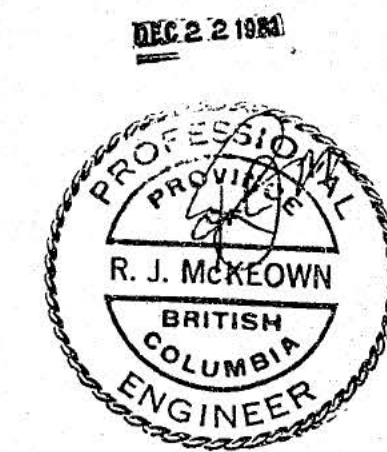
MEZZANINE LEVEL

Redacted

Ⓟ
FOR DETAILS
SEE M6

8" φ RANGE EXH.
DUCT TYP.

SECOND FLOOR & THIRD FLOOR
SCALE 1/4" = 1'-0"



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DEC 30 1981
BUILDING DEPARTMENT
CITY OF WHITE ROCK

Pyramid Engineering Ltd
consultant engineers civil, structural

project MARINER'S ESTATE II BILTSYDE IND. LTD.		sheet title PLUMBING & VENT	
project no 8021	drawn by	date DEC. 81 scale 1/4" = 1'-0"	sheet no M 4



△
D 1

△
2 C

△
C 2

△
1 D

MEZZANINE LEVEL & THIRD FLOOR

MEZZANINE LEVEL & ROOF DECKS

Redacted

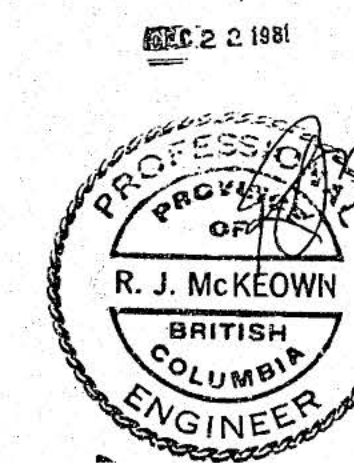
SMOKE
DECTOR

HEAT
RECOVERY
FAN C/W 5
SPEED
CONTROL
(TYP.)

HUMIDITY CONTROL
EXH. FAN C/W
DEHUMIDSTAT (TYP.)
C/W RAIN CAP (TYP.)

THIRD FLOOR & MEZZANINE FLOOR

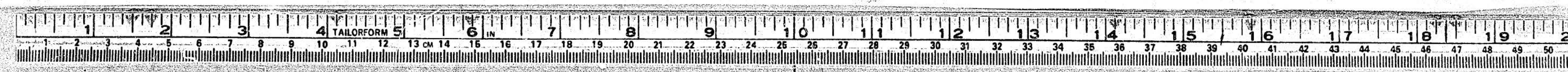
SCALE 1/4" = 1'-0"



RECEIVED
DEC 30 1981
BUILDING DEPARTMENT
CITY OF WHITE ROCK

Yramid Engineering Ltd
consultant engineers civil, structural

project	MARINER'S ESTATE - II BILTSYDE IND. LTD	sheet title	PLUMBING & VENT.
project no	8021	date	DEC. 80
drawn by	A.R.	scale	1/4" = 1'-0"
		sheet no	M5

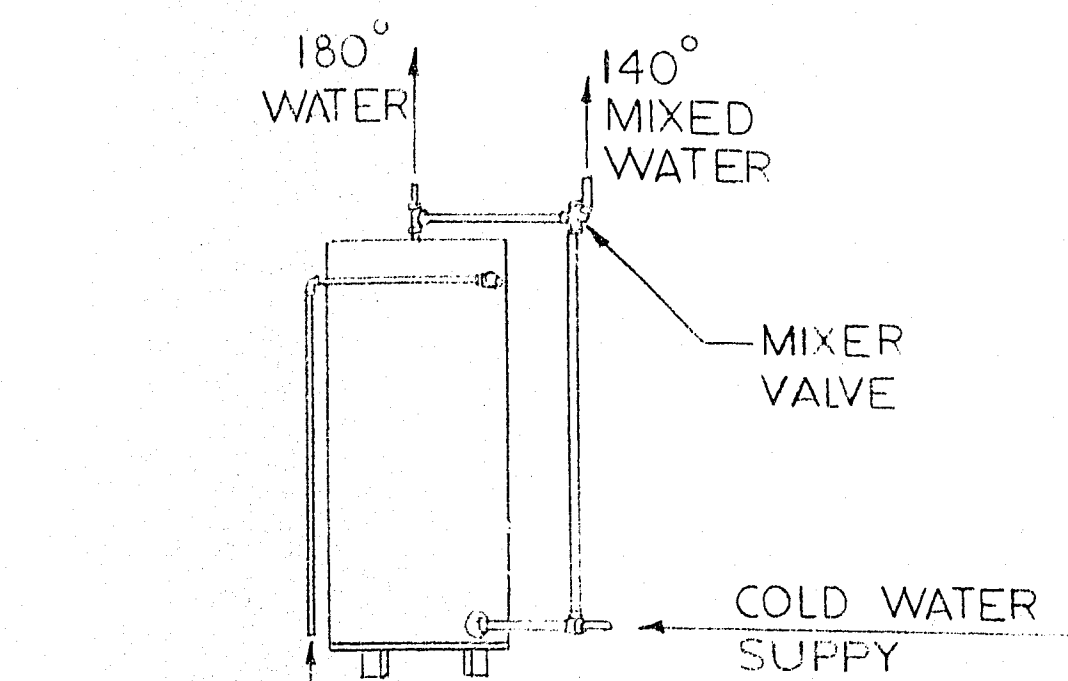


D 1

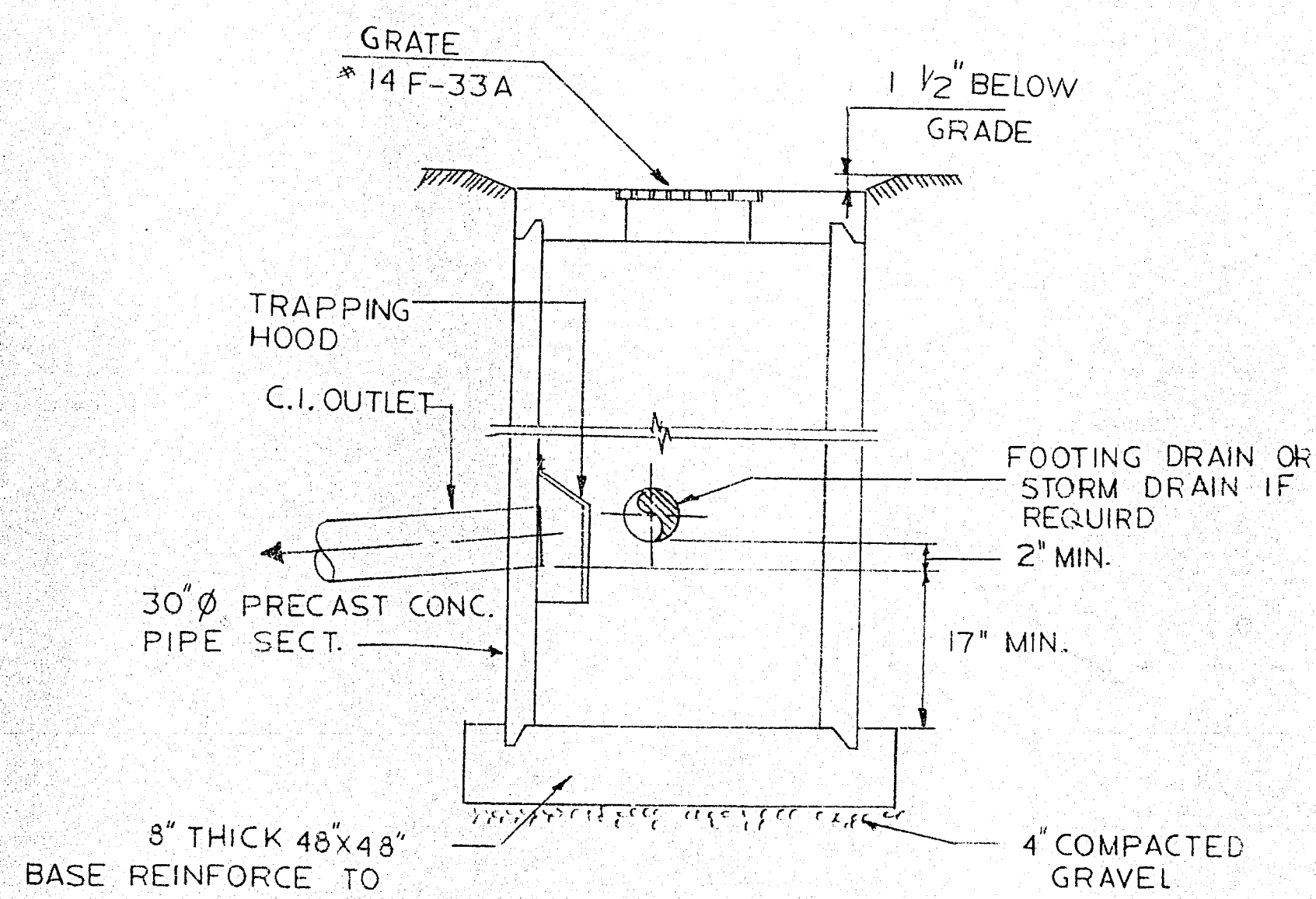
2 C

C 2

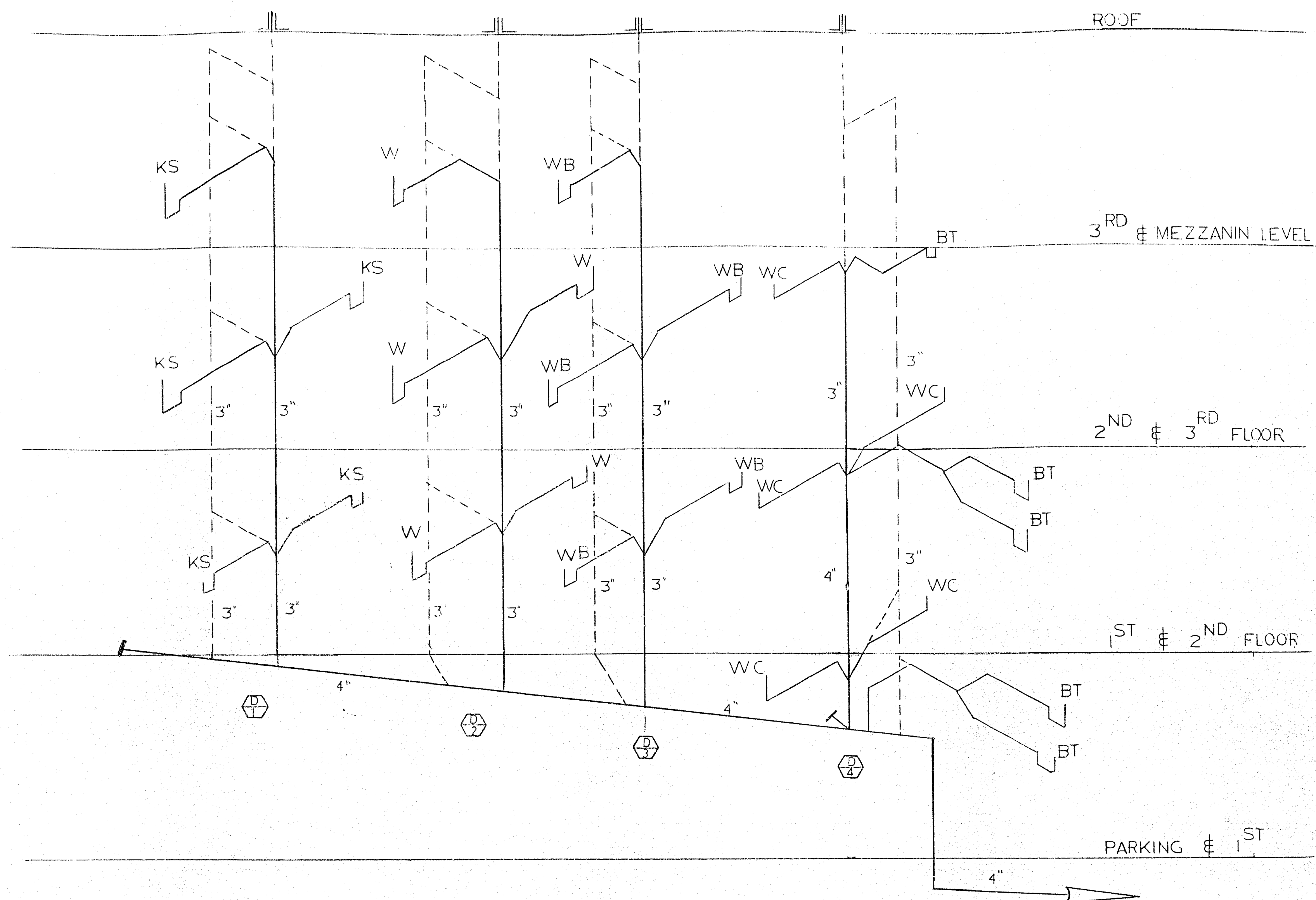
1 D



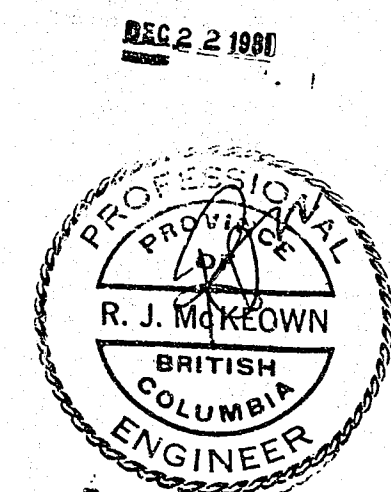
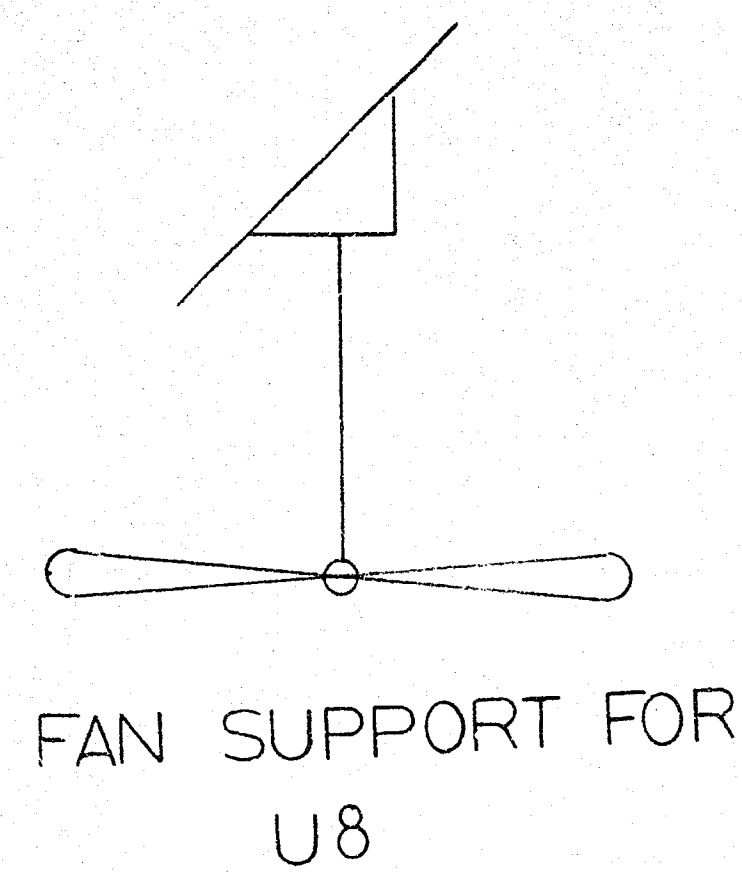
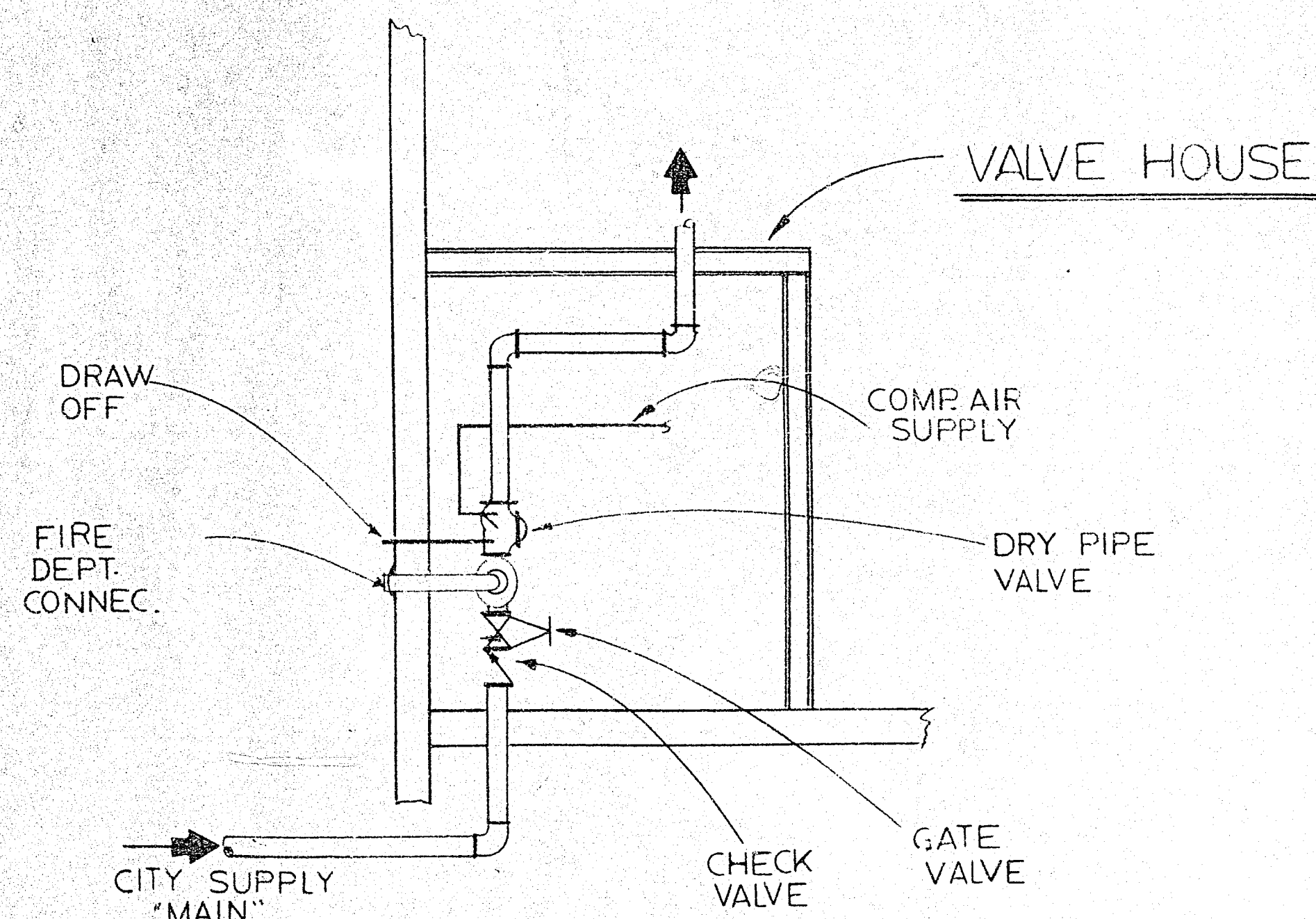
TYP INSTALLATION WITH MIXING VALVE DUAL TEMP WATER



CATCH BASIN DETAIL



DRAINAGE STACKS AT GRID "B"



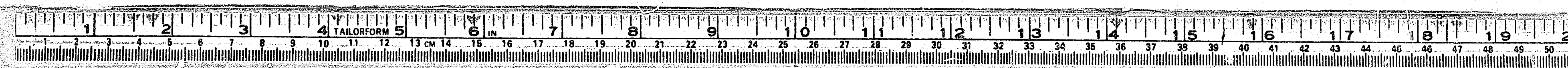
RECEIVED
DEC 30 1981
BUILDING DEPARTMENT
CITY OF WHITE ROCK

Pyramid Engineering Ltd
consultant engineers civil, structural

project MARINER'S ESTATE II		sheet title PLUMBING DETAILS	
project no 8021		sheet no M 6	
drawn by A. R.	date DEC. 81	scale 1/4" = 1'-0"	
BILTSYDE IND. LTD.		PROJECT NO. 8021	

D 1

D 2



C 2

D 1

F

STATE STREET

SIDEWALK ~ INTERLOCKING PAVERS

LAWN

GRAVEL ENTRY

PATIO

PATIO

SIDE WALK ~ INTERLOCKING PAVERS

PLANT LIST:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES					
2	ACER CIRCINATUM	VINE MAPLE	25-40' HT.	CONTAINER	3+ CLUMPS
6	ACER PALMATUM	JAPANESE MAPLE	8'-10' HT.	CONTAINER	
5	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	5 GAL. POT.		
1	MAGNOLIA GRANDIFLORA	EUROPEAN MAGNOLIA	10' HT.	CONTAINER	SPECIMEN
10	PRUNUS NIGRA	AUSTRIAN PINE	21' HT.	CONTAINER	
7	FRUNUS YEDDENSIS AKEBONO	DAYBERRY CHERRY	2" CAL.	CONTAINER	
SHRUBS					
6	AUCUBA JAPONICA SERRATIFOLIA	AUCUBA	36" HT.	CONTAINER	
16	CHORSIA TERNATA	MEXICAN ORANGE BLOSSOM	24" HT.	CONTAINER	
10	PHOTINIA FRAGRANS	PHOTINIA	36" HT.	CONTAINER	
10	PRUNUS LINDLAYERIUS ZABALIANA	LABEL LAUREL	24" HT.	CONTAINER	
35	RHOODODENDRON 'ERMINIE'	'ERMINIE' RHOODODENDRON	36" HT.	CONTAINER	
100	SKIMMIA JAPONICA FOREMANI	SKIMMIA	16" HT.	CONTAINER	
GROUND COVER					
C.A.S.	COTONEASTER DAMMELI	COTONEASTER	4" POT	2 GAL. POT.	15" OC.
C.A.S.	COTONEASTER LOWPAET	COTONEASTER	20" LEADS		24" OC.
C.A.S.	HEBERA HELIX	ENGLISH IVY	1 GAL. POT		15" OC.

ENTRY

BUILDING

GARAGE

ENTRY

BUILDING OVERHANG (TYP.)

DRIVEWAY

DOWN

SCALE 1/4" = 1'-0"

NOTES:

- STAKE ALL TREES
- MINIMUM 18" TOPSOIL IN ALL PLANTED AREAS - IN PLANTERS 18" TOPSOIL ON FIBREGLASS FILTER ON 1" GRAVEL
- GRAVEL ENTRY - MINIMUM 4" GRAVEL STERILIZED UNDER W/ CASORAN OR EQUAL 2" X 1/4" EDGING STAKED 4' OC. W/ PRESSURE TREATED CEDAR STAKES
- RIVER ROCK - 3" Ø MINIMUM 4" DEPTH MINIMUM W/ POLYETHYLENE UNDER
- LAWN - MINIMUM 6" TOPSOIL UNDER 2" X 1/4" HEMLOCK STAKED 4' OC. W/ PRESSURE TREATED CEDAR STAKES
- PLANTS SHOWN OUTSIDE PROPERTY LINE - SUBJECT TO MUNICIPAL APPROVAL



NORTH

MARINER'S ESTATES
WHITE ROCK B.C.

LANDSCAPE PLAN
FOR: PYRAMID ENGINEERING

REVISIONS:
14 JULY 1981 SVL
2 NOV 1981 SVL
SCALE 1/4" = 1'-0" 81.65

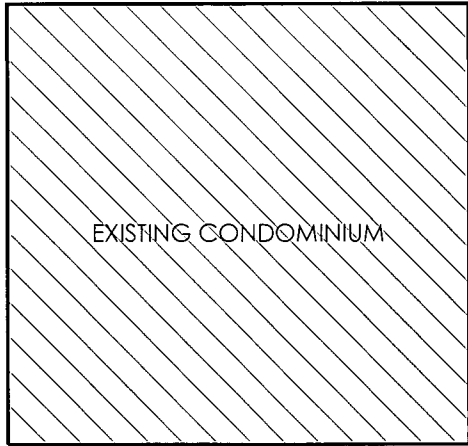
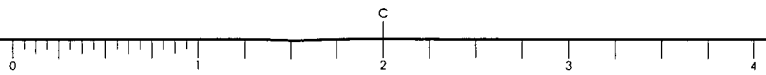
landscape architecture
recreational planning
urban design

ron rule consultants ltd.
vancouver, b.c.

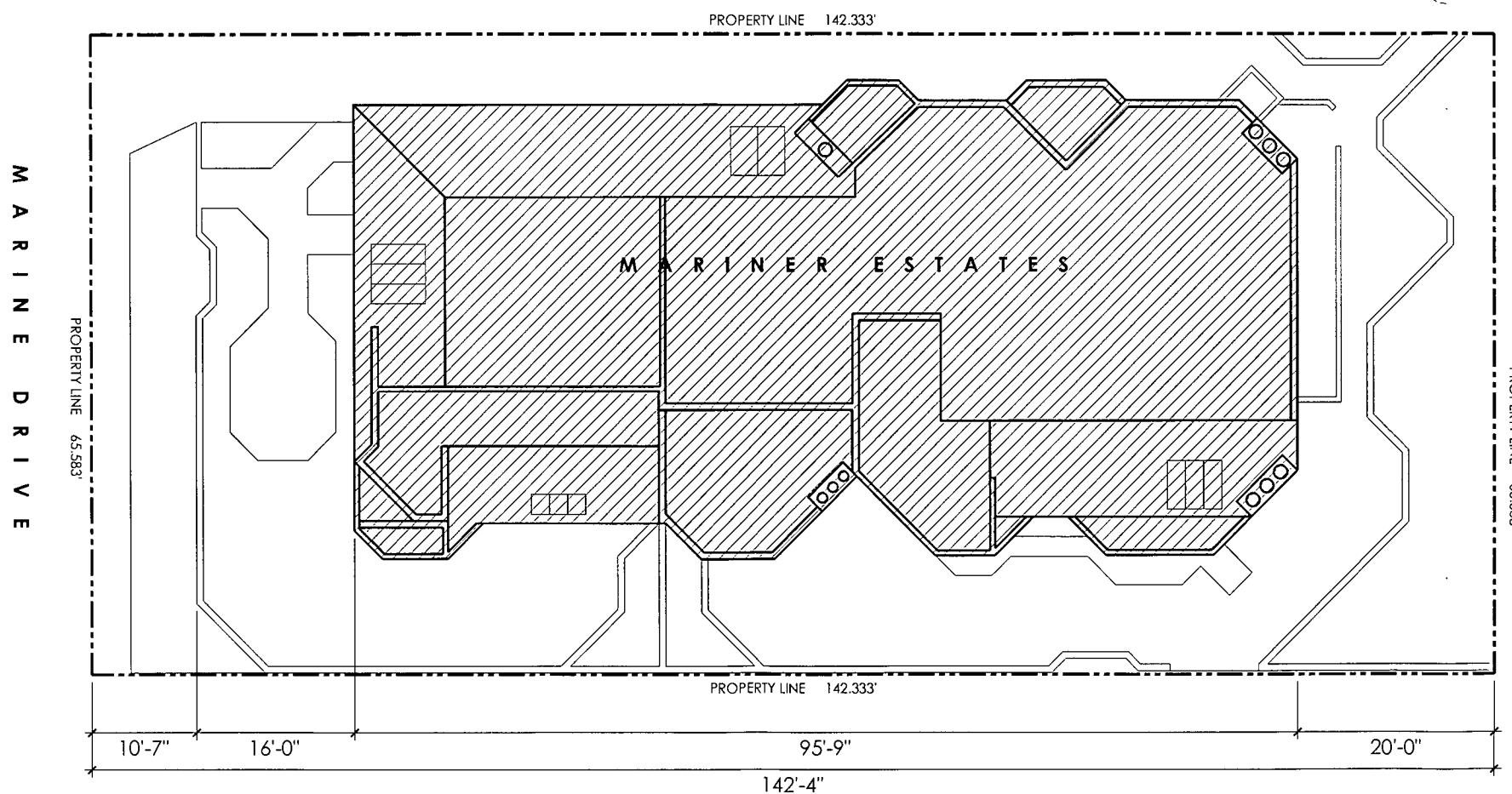
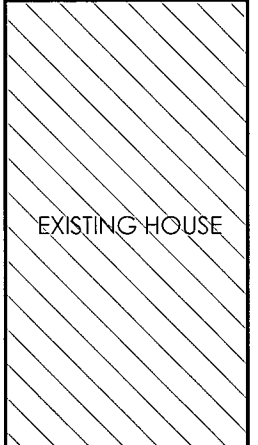
RECEIVED
NOV 6 1981
MULLEN DEPARTMENT
CITY OF WHITE ROCK

MARINE DRIVE

51
11/11/81



The review of these plans shall not in any way relieve the owner of any building or structure from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of all the applicable by-laws of the Corporation of the City of White Rock



1 SITE PLAN
A0.00 1/16" = 1'00"

S T A Y T E S T R E E T

GENERAL NOTE: THICKNESS AND SPACING OF ELEMENTS IN ASSEMBLY ARE EXAGGERATED FOR CLARITY.

CSA BUILDING SCIENCES WESTERN LTD.
Consulting Engineers & Project Managers
#12 - 62 Fawcett Road, Coquitlam, BC V3K 6V5

PROJECT TITLE:
MARINER ESTATES
TARGETED BUILDING ENVELOPE RESTORATION
15989 MARINE DRIVE, WHITE ROCK

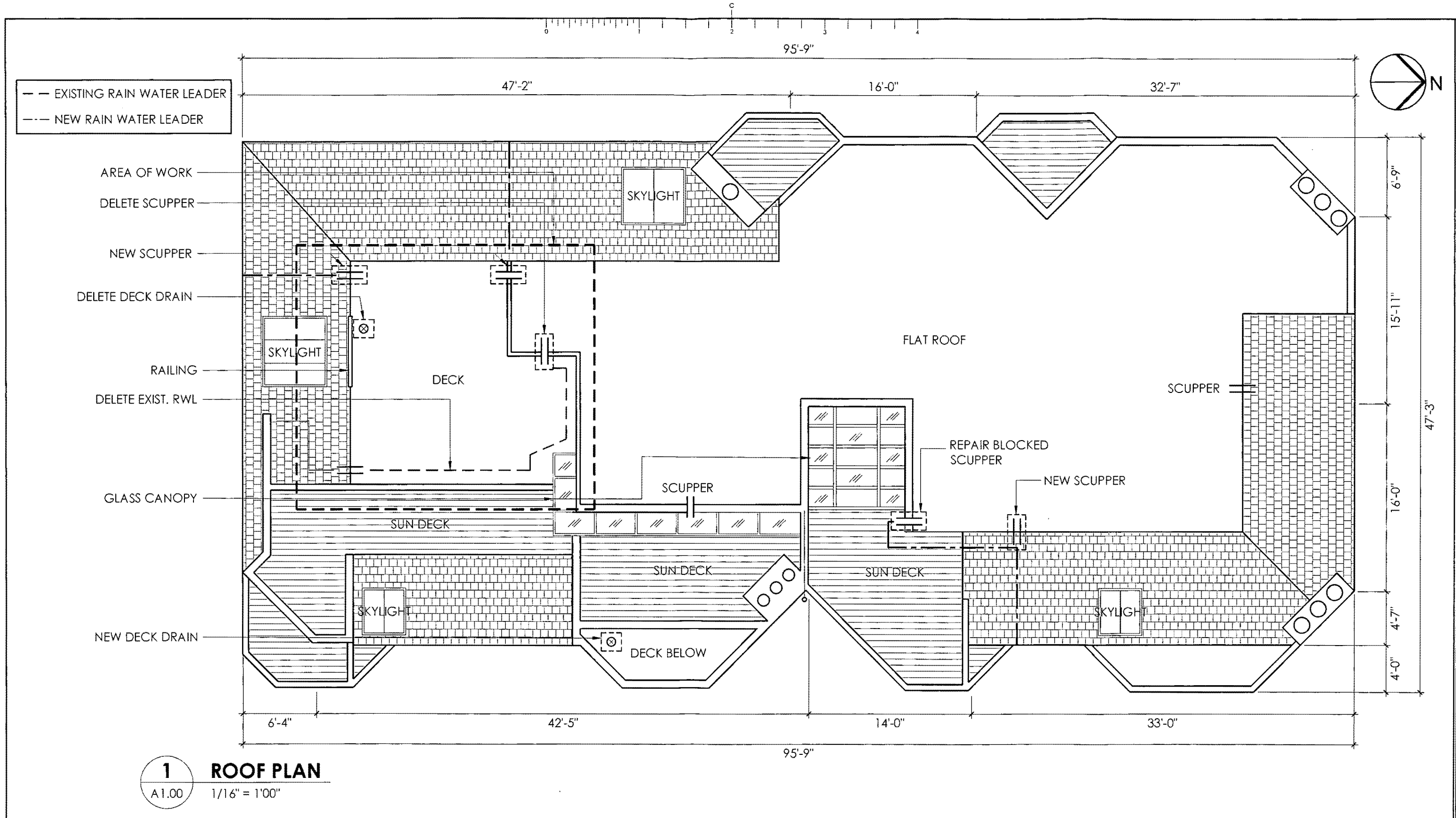
DRAWING TITLE:
SITE PLAN

REVISION:		
NO.	REVISION	DATE

SCALE: 1/16" = 1'-0"
DRAWN BY: BT
PROJECT NO. 15106
PLOT DATE: October 1, 2015
PM/CHECKED BY: PS
FILE LOCATION: N:\2015 Projects

DRAWING NO.: A0.00
REVISION:

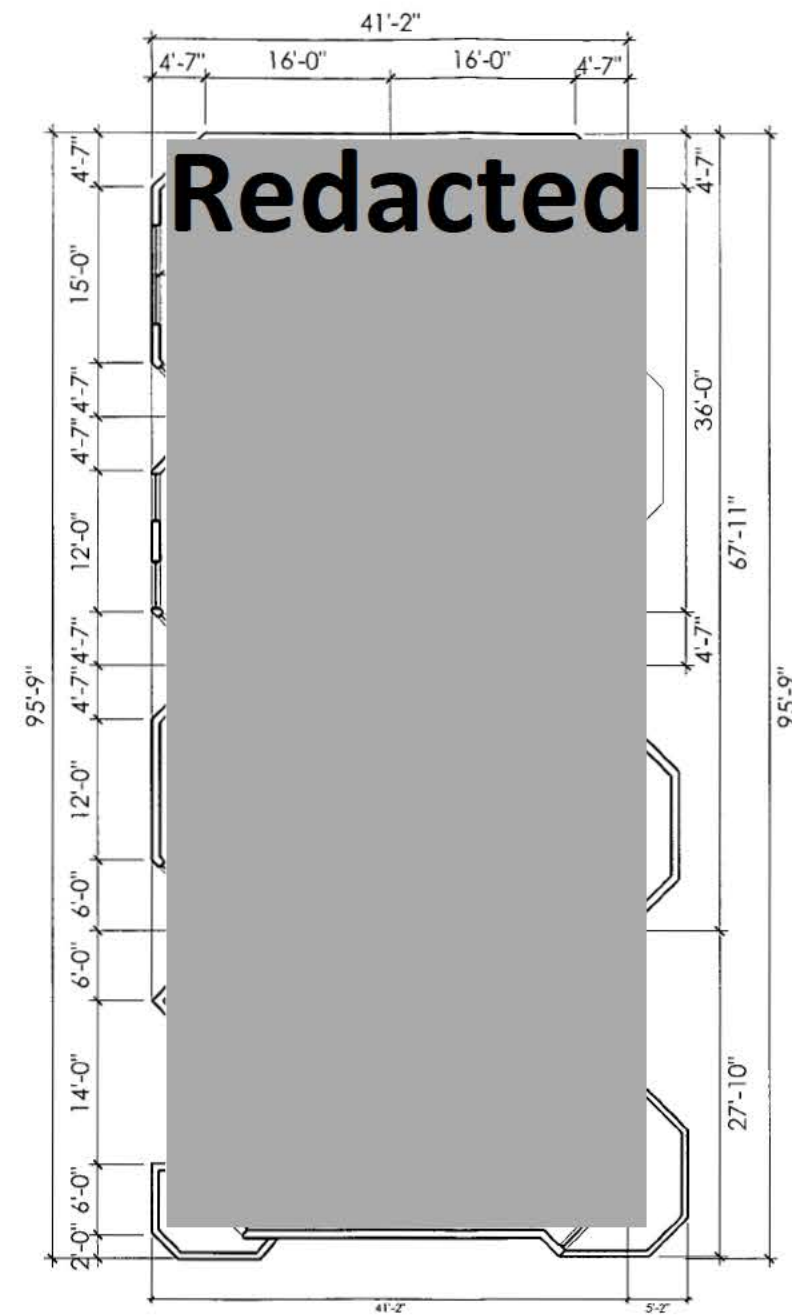
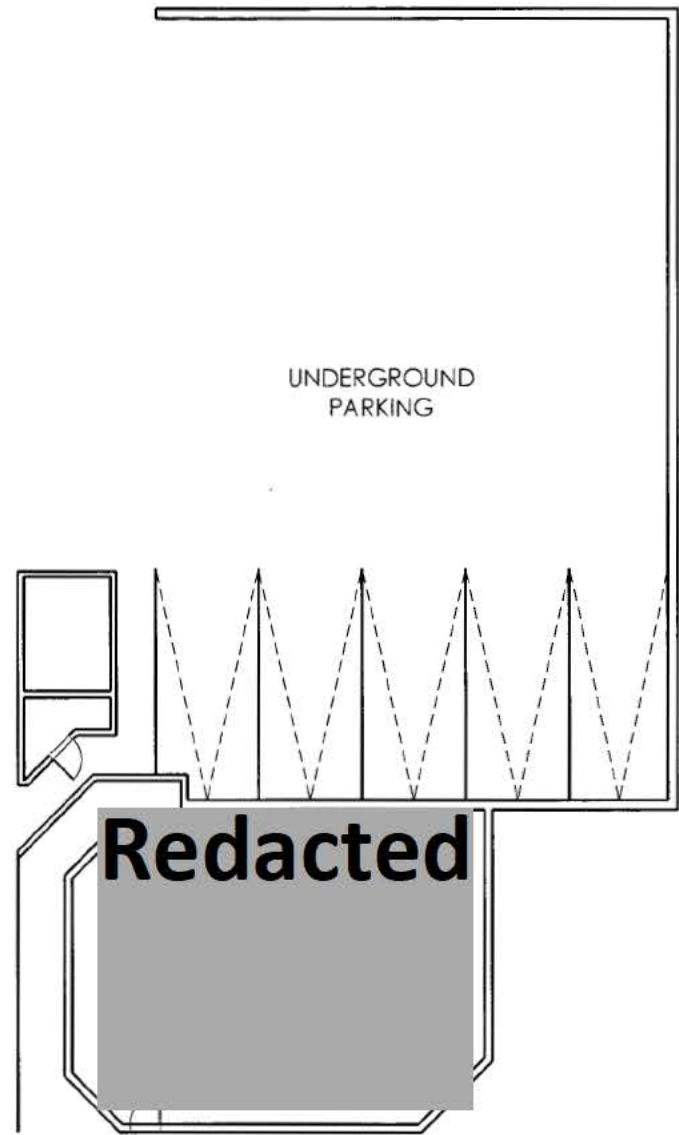




1 ROOF PLAN
 A1.00 1/16" = 1'00"

GENERAL NOTE: THICKNESS AND SPACING OF ELEMENTS IN ASSEMBLY ARE EXAGGERATED FOR CLARITY.

 CSA BUILDING SCIENCES WESTERN LTD. <i>Consulting Engineers & Project Managers</i> #12 - 62 Fawcett Road, Coquitlam, BC V3K 6V5	PROJECT TITLE:	DRAWING TITLE:	REVISION:	SCALE:	PLOT DATE:	DRAWING NO.:	SEAL:	
	MARINER ESTATES TARGETED BUILDING ENVELOPE RESTORATION 15989 MARINE DRIVE, WHITE ROCK	ROOF PLAN	NO.	REVISION	1/8" = 1'-0"	October 1, 2015	A1.00	
			DATE	NO.	REVISION	BT	PS	
					PROJECT NO.	15106	REVISION:	
		FILE LOCATION:	N:\2015 Projects					



1 PARTIAL U/G PARKING & GROUND FLOOR
A1.01 1/16" = 1'00"

2 GROUND FLOOR & SECOND FLOOR
A1.01 1/16" = 1'00"

GENERAL NOTE: THICKNESS AND SPACING OF ELEMENTS IN ASSEMBLY ARE EXAGGERATED FOR CLARITY.

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LTD.**
Consulting Engineers & Project Managers
#12 - 62 Fawcett Road, Coquitlam, BC V3K 6V5

PROJECT TITLE:
**MARINER ESTATES
TARGETED BUILDING ENVELOPE RESTORATION
15989 MARINE DRIVE, WHITE ROCK**

DRAWING TITLE:
**PARTIAL UNDER GROUND PARKING, GROUND FLOOR,
AND SECOND FLOOR PLAN**

REVISION:		
NO.	REVISION	DATE

SCALE:
1/16" = 1'-0"

DRAWN BY:
BT

PROJECT NO.
15106

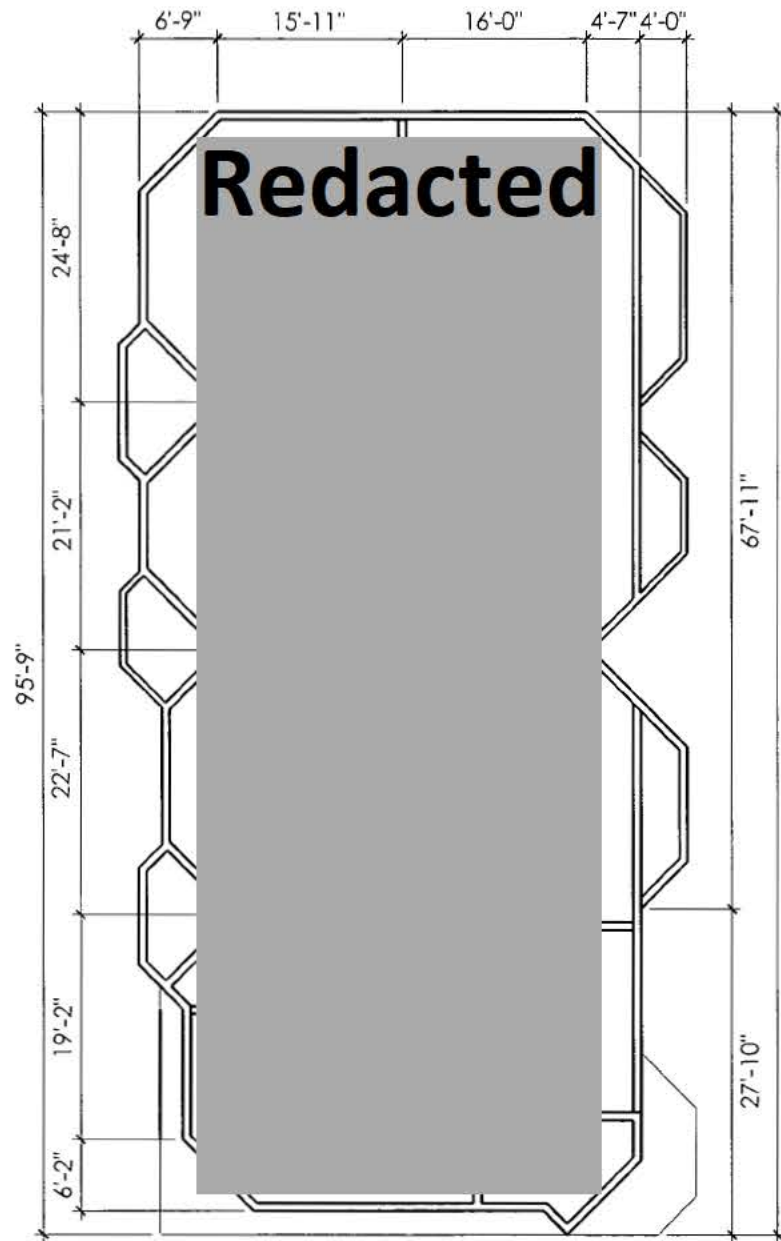
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PLOT DATE:
October 1, 2015

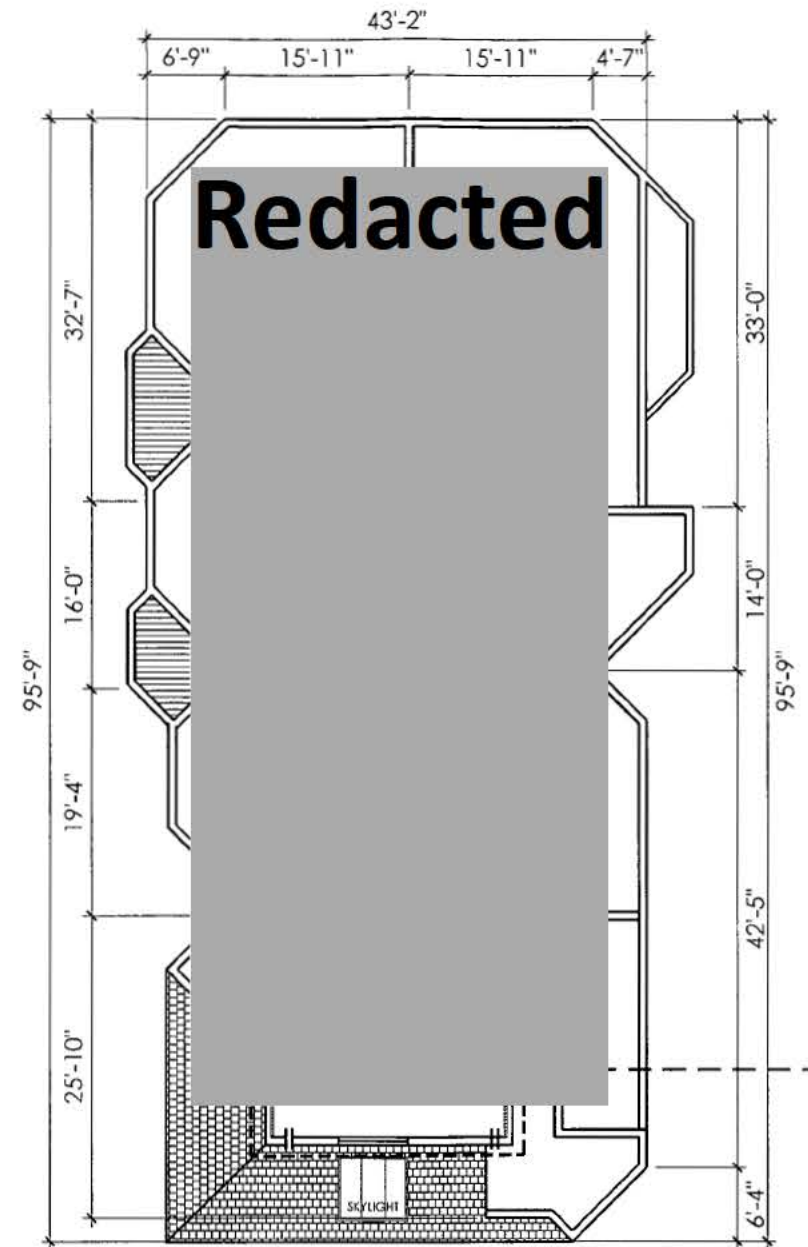
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A1.01

REVISION:





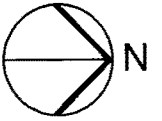
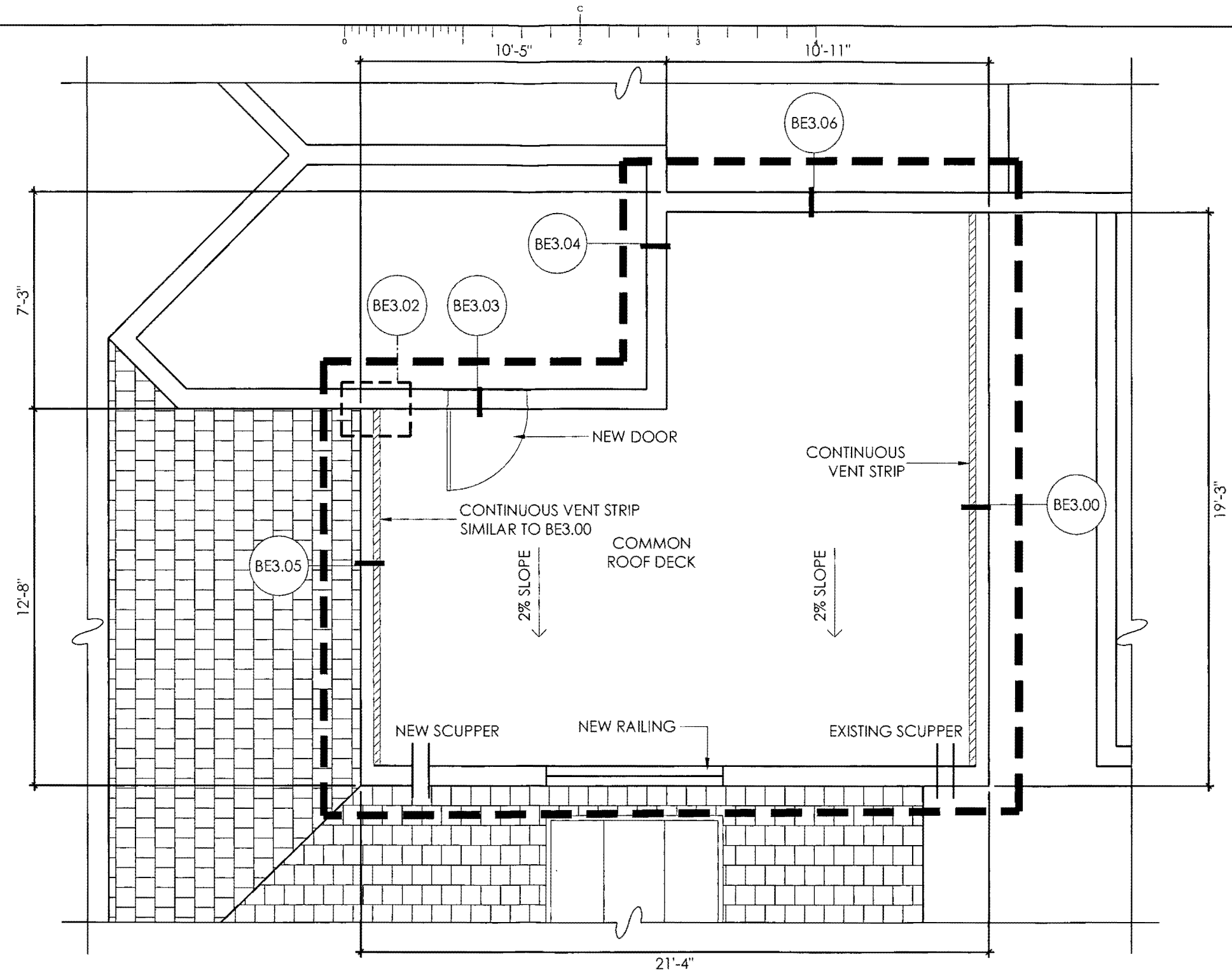
1 2ND & 3RD FLOOR
A1.02 1/16" = 1'00"



2 3RD & MEZZANINE FLOOR
A1.02 1/16" = 1'00"



GENERAL NOTE: THICKNESS AND SPACING OF ELEMENTS IN ASSEMBLY ARE EXAGGERATED FOR CLARITY.

 CSA BUILDING SCIENCES WESTERN LTD. Consulting Engineers & Project Managers #12 - 62 Fawcett Road, Coquitlam, BC V3K 6V5	PROJECT TITLE: <p style="text-align: center;">MARINER ESTATES TARGETED BUILDING ENVELOPE RESTORATION 15989 MARINE DRIVE, WHITE ROCK</p>	DRAWING TITLE: <p style="text-align: center;">FIRST, SECOND, AND MEZZANINE FLOOR PLANS</p>	REVISION: <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE																						SCALE: 1/16" = 1'-0" DRAWN BY: BT PROJECT NO. <p style="text-align: center;">15106</p> FILE LOCATION: N:\2015 Projects\15106-WhiteRock\15106-SitePlan.dwg	PLOT DATE: October 1, 2015 PM/CHECKED BY: PS DRAWING NO.: <p style="text-align: center;">A1.02</p> REVISION: 	SEAL: 
	NO.	REVISION	DATE																											

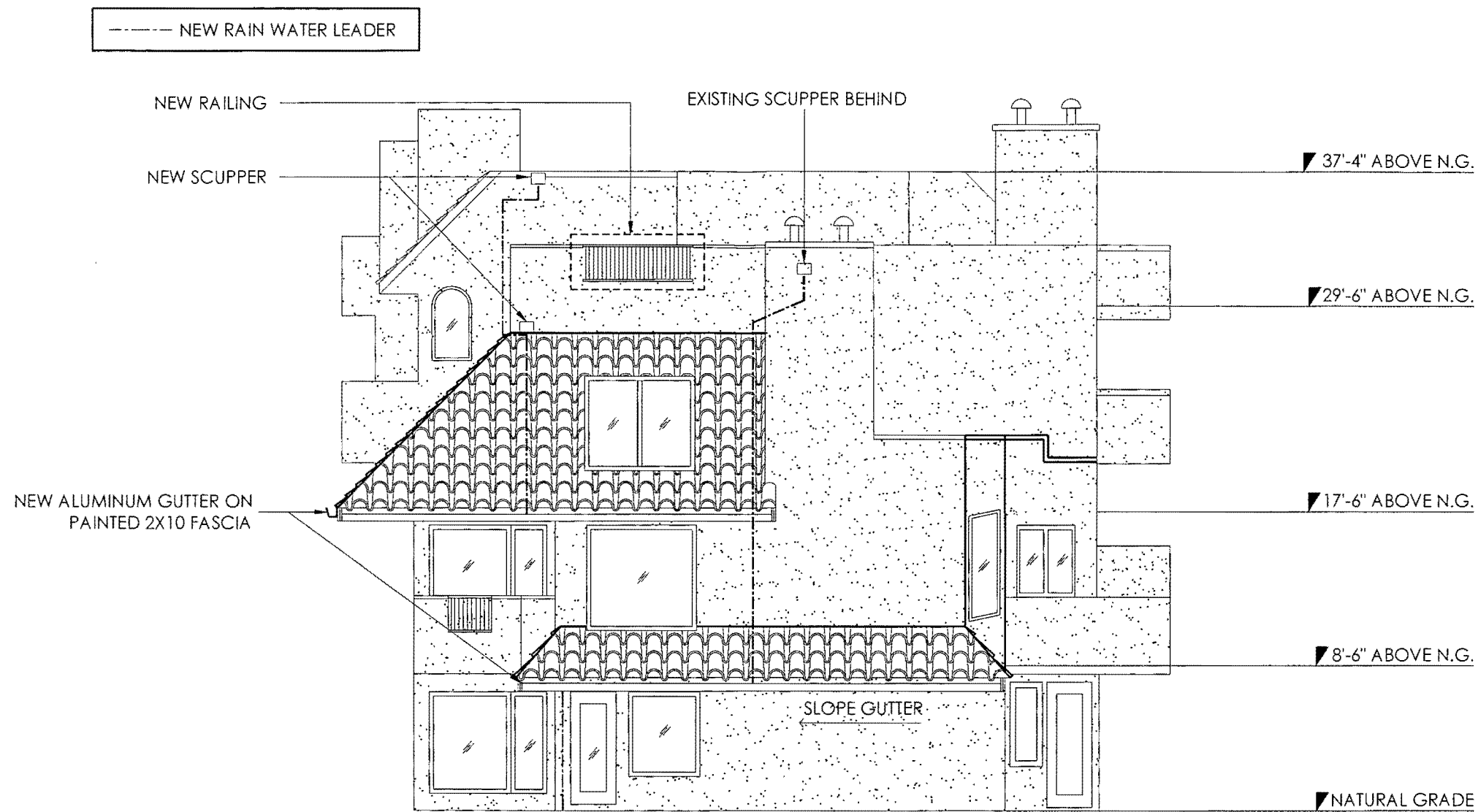
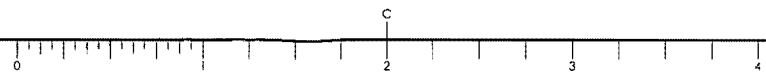


1 COMMON ROOF DECK
A1.03 1/4" = 1'00"

GENERAL NOTE: THICKNESS AND SPACING OF ELEMENTS IN ASSEMBLY ARE EXAGGERATED FOR CLARITY.

 <p>CSA BUILDING SCIENCES WESTERN LTD. Consulting Engineers & Project Managers #12 - 62 Fawcett Road, Coquitlam, BC V3K 6V5</p>	PROJECT TITLE:	DRAWING TITLE:	REVISION:	SCALE:	PLOT DATE:	DRAWING NO.:	
	<p>MARINER ESTATES TARGETED BUILDING ENVELOPE RESTORATION 15989 MARINE DRIVE, WHITE ROCK</p>	<p>FIRST, SECOND, AND MEZZANINE FLOOR PLANS</p>		1/4" = 1'-0"	October 1, 2015	A1.03	
				DRAWN BY:	PM/CHECKED BY:	REVISION:	
				BT	PS		
	PROJECT NO.		NO.	REVISION	DATE	15106	

FILE LOCATION: N:\2015\Projects\15106-StePlan.dwg

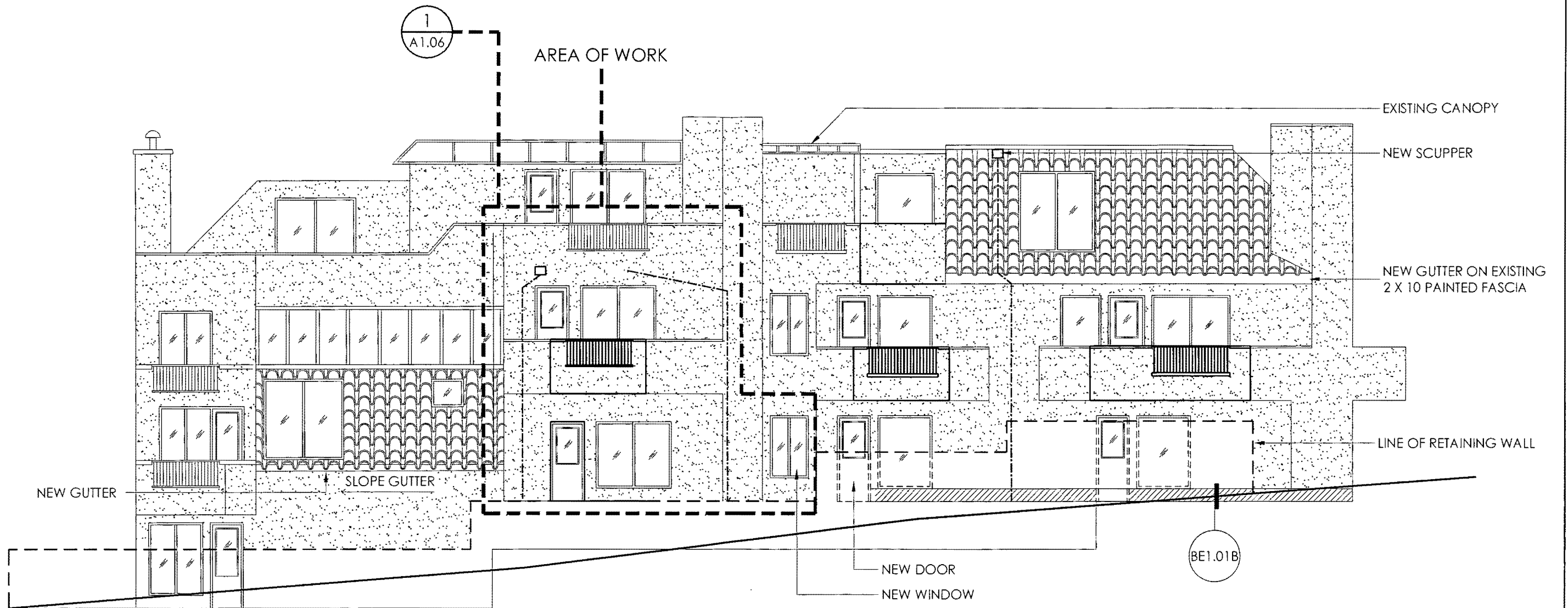


1 SOUTH ELEVATION
 A1.04 1/16" = 1'00"

GENERAL NOTE: THICKNESS AND SPACING OF ELEMENTS IN ASSEMBLY ARE EXAGGERATED FOR CLARITY.

 <p>CSA BUILDING SCIENCES WESTERN LTD. <i>Consulting Engineers & Project Managers</i> #12 - 62 Fawcett Road, Coquitlam, BC V3K 6V5</p>	PROJECT TITLE:	DRAWING TITLE:	REVISION:	SCALE: 1/8" = 1'-0"	PLOT DATE: October 1, 2015	DRAWING NO.:	SEAL:	
	<p>MARINER ESTATES TARGETED BUILDING ENVELOPE RESTORATION 15989 MARINE DRIVE, WHITE ROCK</p>	<p>SOUTH ELEVATION</p>	NO.	REVISION	DRAWN BY: BT	PM/CHECKED BY: PS	A1.04	
			DATE	PROJECT NO. 15106	REVISION:	FILE LOCATION: NA\2015 Projects\15106-SitePlan.dwg		

0 1 2 3 4



1 EAST ELEVATION
A1.05 1/16" = 1'00"

GENERAL NOTE: THICKNESS AND SPACING OF ELEMENTS IN ASSEMBLY ARE EXAGGERATED FOR CLARITY.

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#12 - 62 Fawcett Road, Coquitlam, BC V3K 6V5

PROJECT TITLE:
MARINER ESTATES
TARGETED BUILDING ENVELOPE RESTORATION
15989 MARINE DRIVE, WHITE ROCK

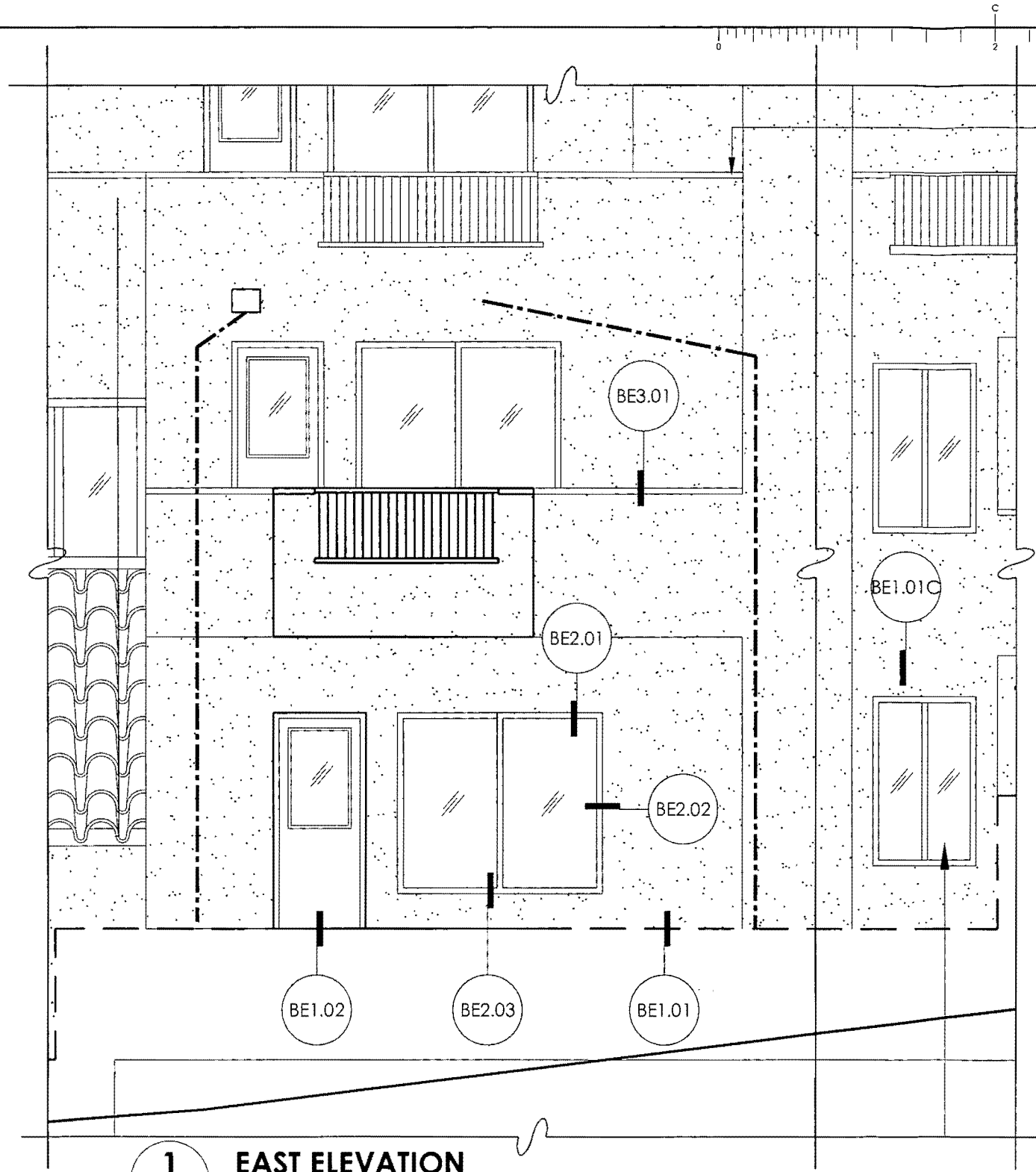
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EAST ELEVATION

REVISION:		
NO.	REVISION	DATE

SCALE: 1/8" = 1'-0"
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PROJECT NO. 15106
PLOT DATE: October 1, 2015
PM/CHECKED BY: PS
FILE LOCATION: N:\2015\Projects\15106-SitePlan.dwg

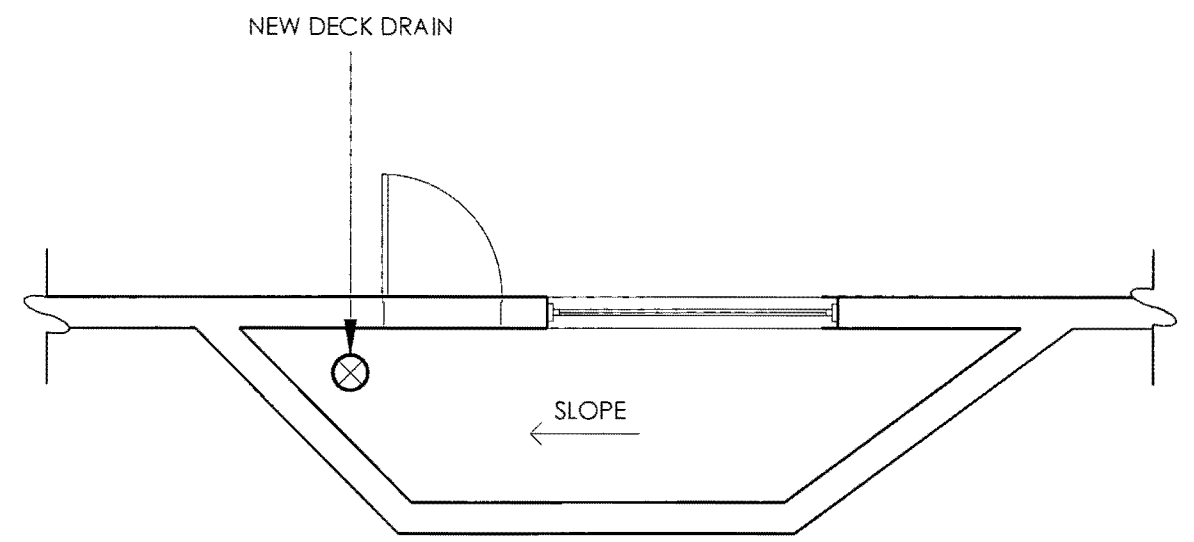
DRAWING NO.: **A1.05**
REVISION:

PROFESSIONAL ENGINEER
R. A. SAPOLNIK
NO. 23
PROVINCE OF BRITISH COLUMBIA



1 EAST ELEVATION
A1.06 1/4" = 1'00"

NEW CAP FLASHING



2 UNIT #6 EAST ELEVATION BALCONY
A1.06 1/4" = 1'00"

GENERAL NOTE: THICKNESS AND SPACING OF ELEMENTS IN ASSEMBLY ARE EXAGGERATED FOR CLARITY.

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Consulting Engineers & Project Managers
#12 - 62 Fawcett Road, Coquitlam, BC V3K 6V5

PROJECT TITLE:
MARINER ESTATES
TARGETED BUILDING ENVELOPE RESTORATION
15989 MARINE DRIVE, WHITE ROCK

DRAWING TITLE:
EAST ELEVATION

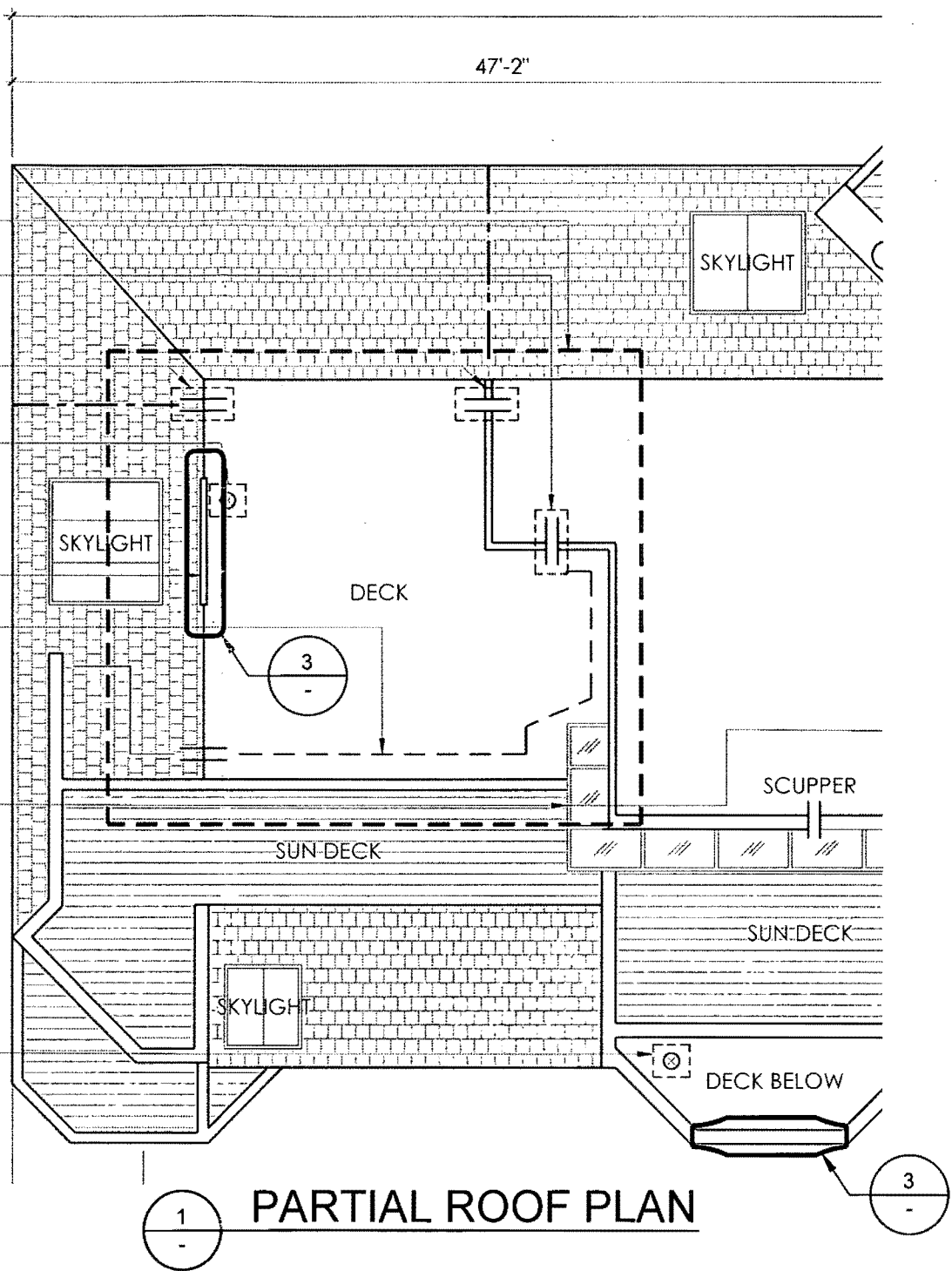
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NO.	REVISION	DATE

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PROJECT NO. 15106		
FILE LOCATION: N:\2015 Projects 15106-SitePlan.dwg		

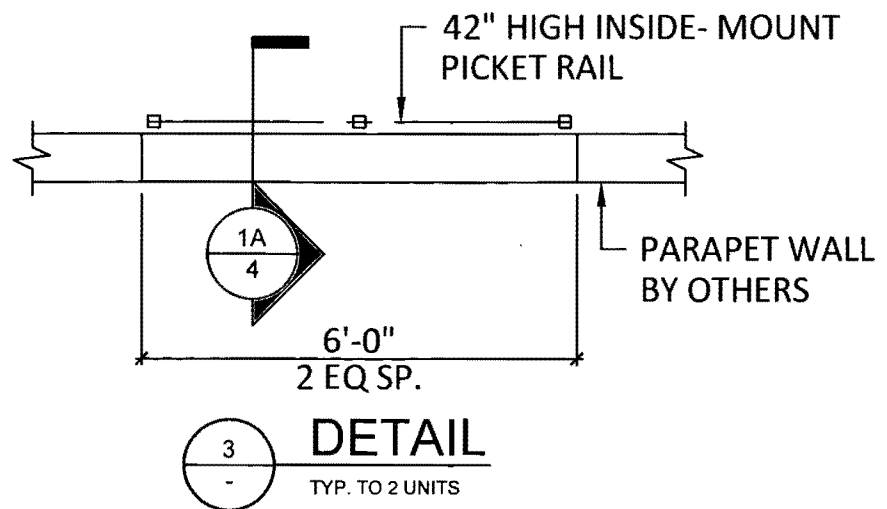
SEAL:
PROFESSIONAL ENGINEER
PROVINCE OF
R. A. SAPOLLNIK
37523

--- EXISTING RAIN WATER LEADER
 --- NEW RAIN WATER LEADER

AREA OF WORK
 DELETE SCUPPER
 NEW SCUPPER
 DELETE DECK DRAIN
 RAILING
 DELETE EXIST. RWL
 GLASS CANOPY
 NEW DECK DRAIN

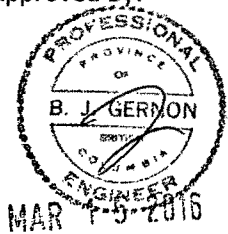


1 - PARTIAL ROOF PLAN 3 -



CONTEMPORARY ALUMINUM RAILINGS LTD.
 18521-97TH Avenue,
 Surrey, BC V4N 3N9
 Tel. 604-455-0703
 Fax. 604-455-0723
 www.contemporaryrailings.com
 info@contemporaryrailings.com

Customer	: COLUMBUS CONSTRUCTION & RESTORATION	
Project Name	: MARINER ESTATES	
Project Address	: 15989 MARINE DRIVE, WHITE ROCK	
Drawing Title	: SITE PLAN/ DECK LAYOUT	
Colour	: BLACK	
Date	: MAR. 2016	Scale : NTS
Ref	:	

Approved By:

 B. J. GERMON
 ENGINEER
 MAR 15 2016

Drawing No.
3

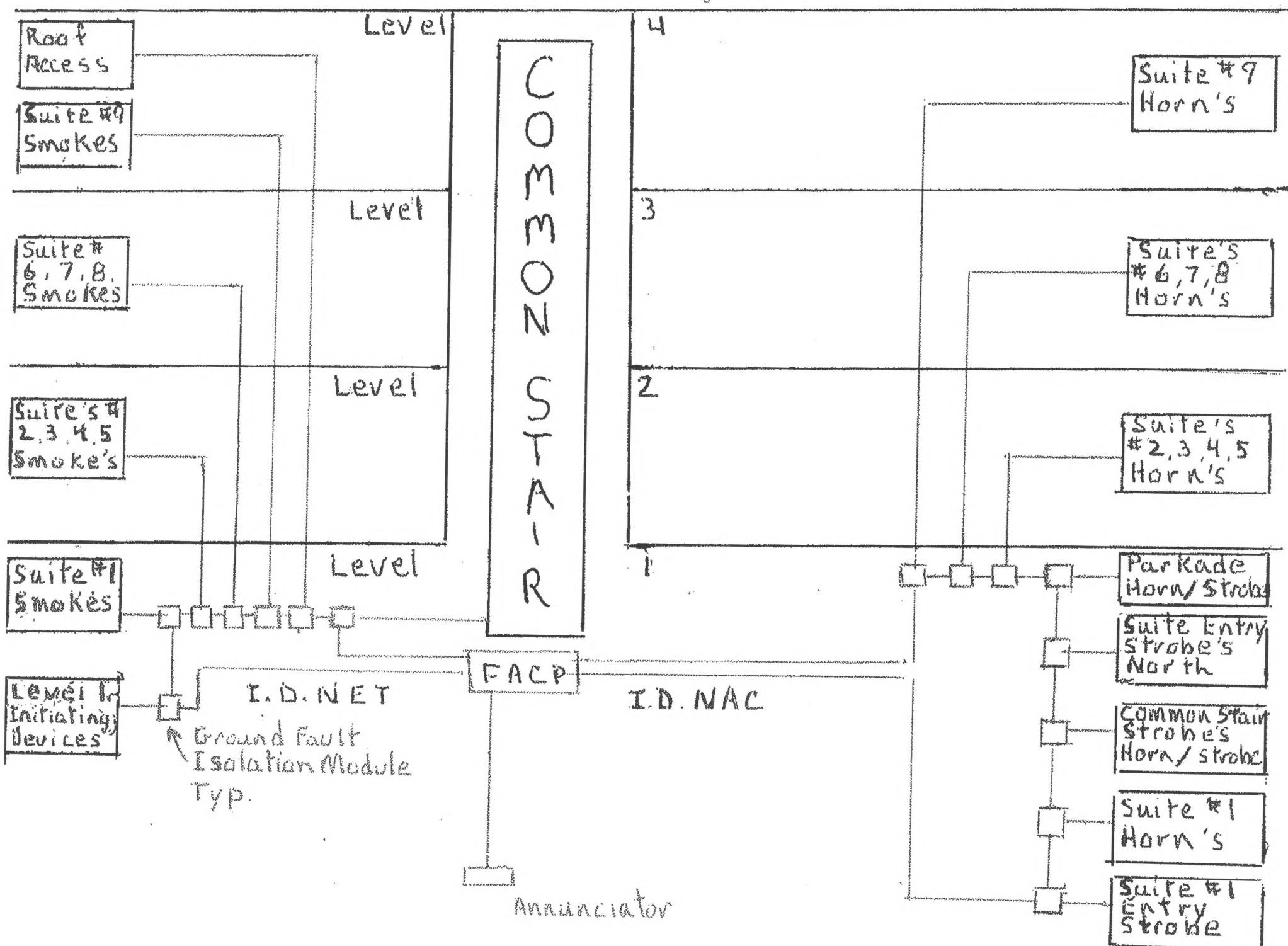
Zoning & Ground Fault Isolation

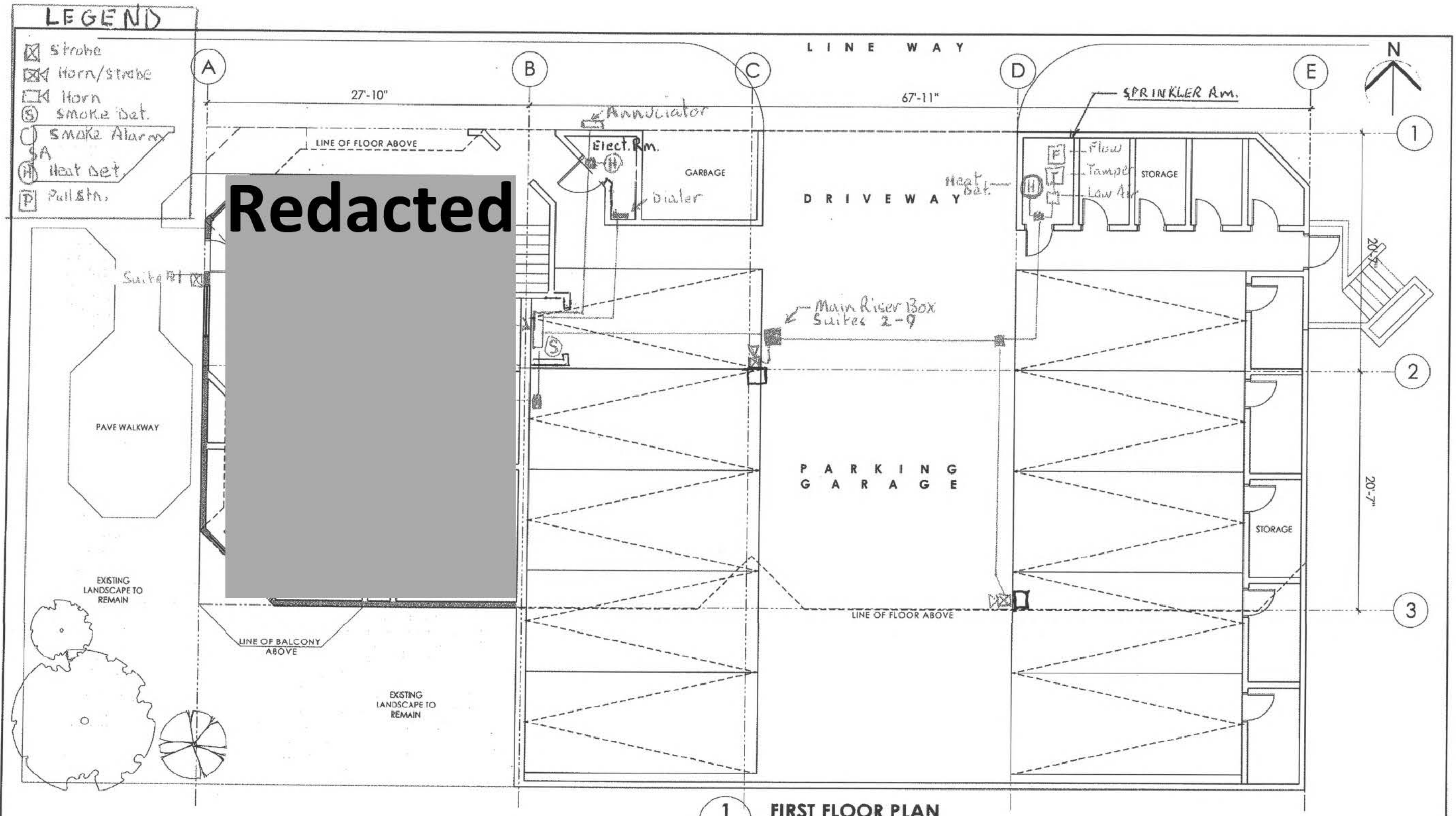
- Fire Alarm system is zoned by levels through isolation modules for both, the addressable Initiating system, (I.D.-NET) and for the addressable Indicating system (I.D.-NAC). System is also isolated for suite's from common area's, as represented in the riser diagram below.

Function of system

- Suite's have Smoke Alarms (OSA) tied into the system. These are a 2-stage device for both smoke & heat. Smoke detection will sound SA bases, which is interconnected with all SA's within suite. (all will sound) If heat detection is activated, this will trigger general alarm to the Fire Alarm panel, which will sound horn's within suite's as well as Horn/strobe appliance's in common area's. The Strobe only, which is located outside each suite's main entry is to indicate which suite or suite's have initiated alarm condition to Fire Alarm Panel.

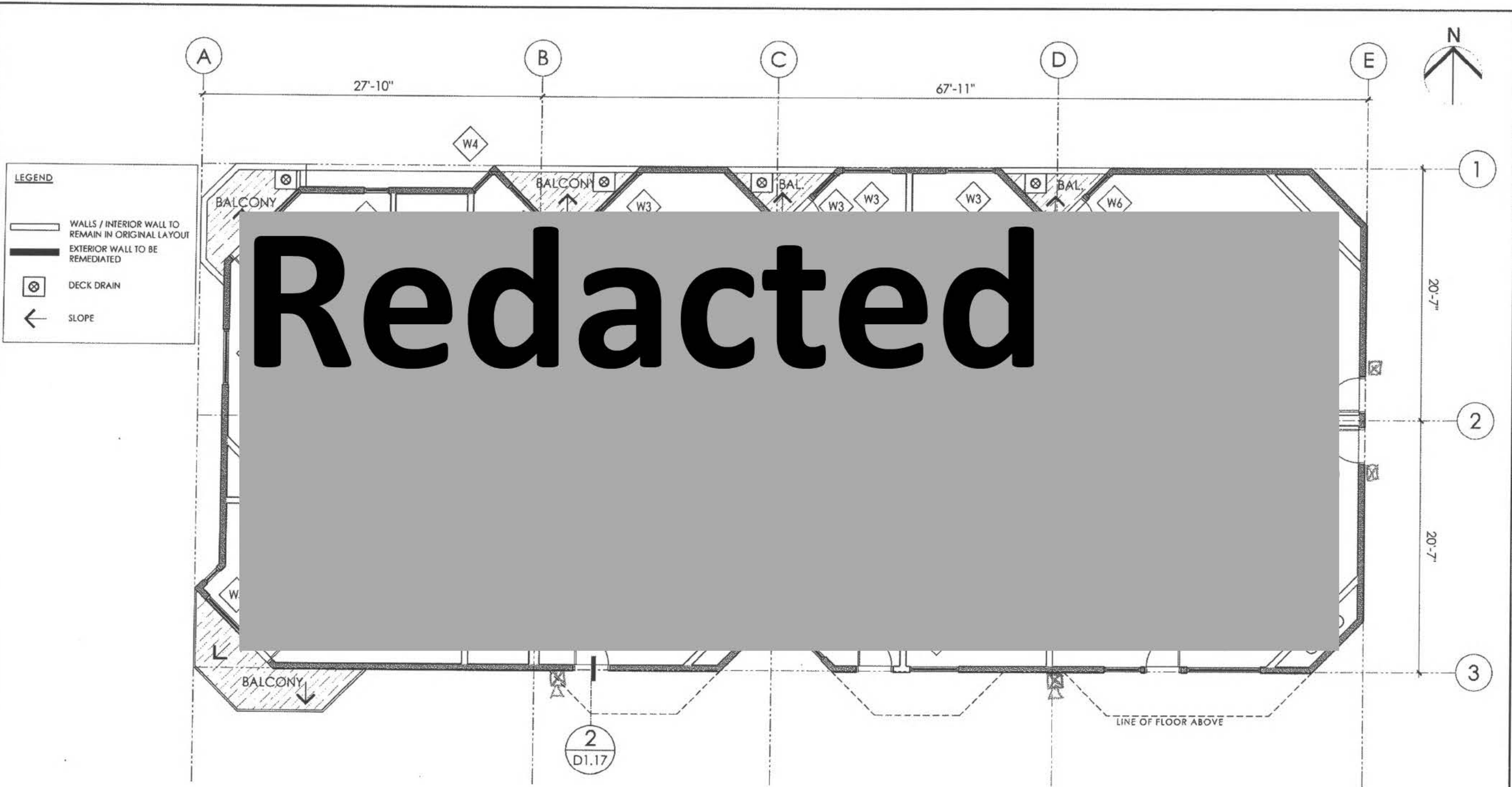
Riser Diagram





GENERAL NOTE: THICKNESS AND SPACING OF ELEMENTS IN ASSEMBLY ARE EXAGGERATED FOR CLARITY.

<p>CSA BUILDING SCIENCES WESTERN LTD. Consulting Engineers & Project Managers #12 - 62 Fawcett Road, Coquitlam, BC V3K 6V5</p>	PROJECT TITLE:	DRAWING TITLE:	REVISION:	SCALE:	PLOT DATE:	DRAWING NO.:	SEAL:	
	<p>MARINER ESTATES 15989 MARINE DRIVE, WHITE ROCK, B.C.</p>	<p>BUILDING ENVELOPE REMEDIATION</p>	FOR REVIEW	2018-02-09		February 9, 2018	D1.01	
			NO.	REVISION	DATE	PROJECT NO.:	REVISION:	
						17164		
						FILE LOCATION:		



Redacted

1 SECOND FLOOR PLAN
D1.02 1/8" = 1'00"

GENERAL NOTE: THICKNESS AND SPACING OF ELEMENTS IN ASSEMBLY ARE EXAGGERATED FOR CLARITY.

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Consulting Engineers & Project Managers
#12 - 62 Fosssett Road, Coquitlam, BC V3K 6V5







PROJECT TITLE:
MARINER ESTATES
15989 MARINE DRIVE, WHITE ROCK, B.C.

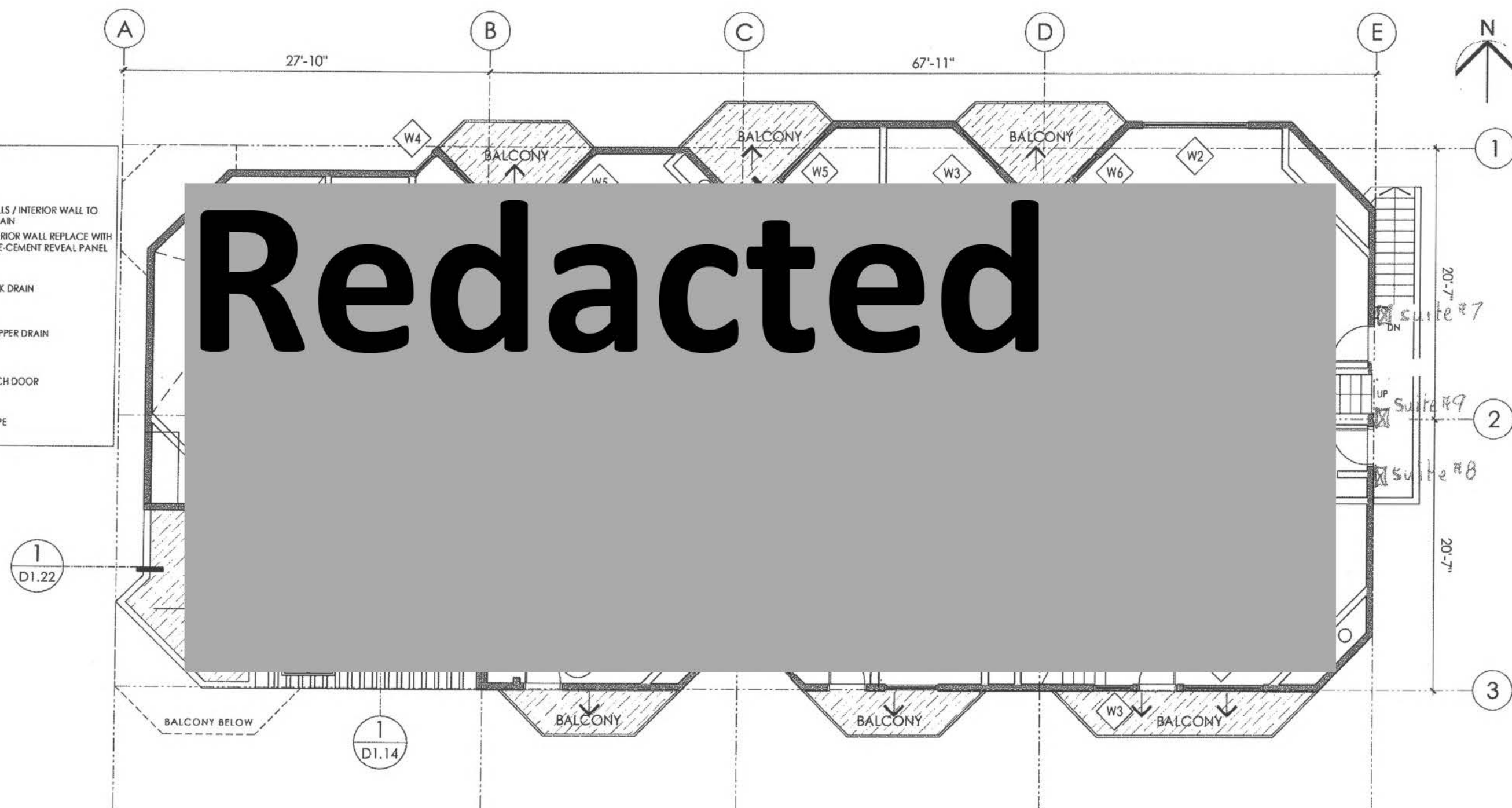
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BUILDING ENVELOPE REMEDIATION

REVISION:		
	FOR REVIEW	2018-02-09
NO.	REVISION	DATE

SCALE: 1/8" = 1'-0"	PLOT DATE: February 9, 2018	DRAWING NO.:	SEAL:
DRAWN BY: ME	CHECKED BY (PM / RPR): PS	D1.02	
PROJECT NO. 17164		REVISION:	
FILE LOCATION:			

Redacted

- LEGEND**
-  WALLS / INTERIOR WALL TO REMAIN
 -  EXTERIOR WALL REPLACE WITH FIBRE-CEMENT REVEAL PANEL
 -  DECK DRAIN
 -  SCUPPER DRAIN
 -  HATCH DOOR
 -  SLOPE



1 MEZZANINE FLOOR PLAN
 1/8" = 1'00"

GENERAL NOTE: THICKNESS AND SPACING OF ELEMENTS IN ASSEMBLY ARE EXAGGERATED FOR CLARITY.



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Consulting Engineers & Project Managers
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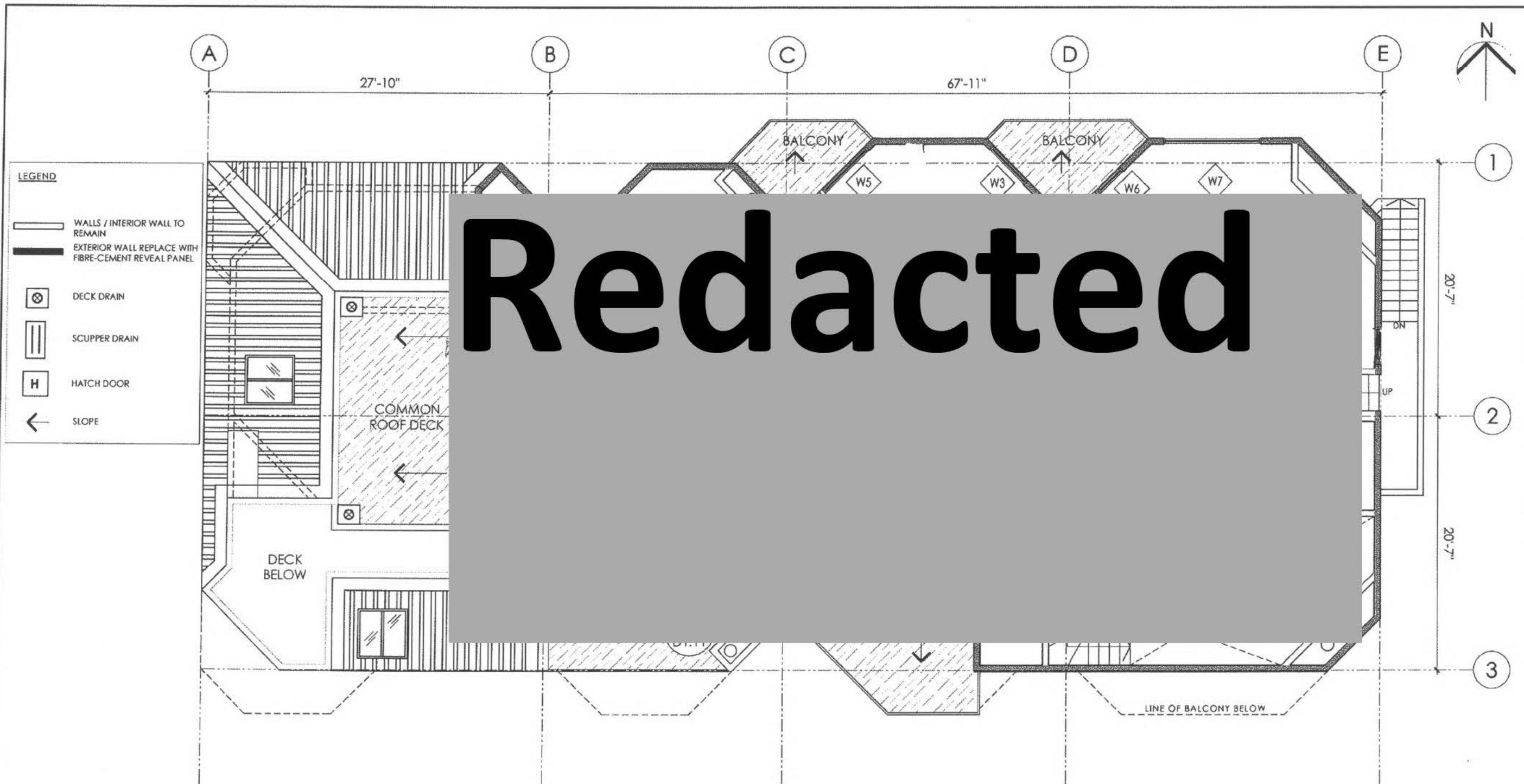
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MARINER ESTATES
 15989 MARINE DRIVE, WHITE ROCK, B.C.

DRAWING TITLE:
BUILDING ENVELOPE REMEDIATION

REVISION:		
	FOR REVIEW	2018-02-09
NO.	REVISION	DATE

SCALE: 1/8" = 1'-0"
 PLOT DATE: February 9, 2018
 DRAWN BY: ME
 CHECKED BY (PM / RPR): PS
 PROJECT NO. 17164
 FILE LOCATION: N:\2015 Projects\file Path Here \17164DP-1\17set.dwg


DRAWING NO.: **D1.03**
 SEAL:
 REVISION:



Redacted

1 THIRD FLOOR PLAN
D1.04 1/8" = 1'00"

GENERAL NOTE: THICKNESS AND SPACING OF ELEMENTS IN ASSEMBLY ARE EXAGGERATED FOR CLARITY.

 <p>CSA BUILDING SCIENCES WESTERN LTD. Consulting Engineers & Project Managers #12 - 62 Fawcett Road, Coquitlam, BC V3K 6V5</p>	<p>PROJECT TITLE:</p> <p>MARINER ESTATES 15989 MARINE DRIVE, WHITE ROCK, B.C.</p>	<p>DRAWING TITLE:</p> <p>BUILDING ENVELOPE REMEDIATION</p>	<p>REVISION:</p> <table border="1"> <tr> <td></td> <td>FOR REVIEW</td> <td>2018-02-09</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td>NO.</td> <td>REVISION</td> <td>DATE</td> </tr> </table>		FOR REVIEW	2018-02-09																NO.	REVISION	DATE	<p>SCALE: 1/8" = 1'-0"</p> <p>PLOT DATE: February 9, 2018</p> <p>DRAWN BY: ME</p> <p>CHECKED BY (PM / RPR): PS</p> <p>PROJECT NO. 17164</p> <p>FILE LOCATION: N:\2015 Projects\File Path Here \17164DP-1\17164.dwg</p>	<p>DRAWING NO.: D1.04</p> <p>REVISION:</p>	<p>SEAL:</p>
		FOR REVIEW	2018-02-09																								
NO.	REVISION	DATE																									
<p>01'x 17A)</p>																											