

# DIETRICH PENTHOUSE

## Civic Address:

Suite 1803  
 980 Coopergate Way  
 Vancouver, BC  
 L1 86 DL FC LD 36  
 Plan BCS2846

## Area of Construction:

Main Floor : 1,537 sf  
 Upper Floor: 440 sf

## Legal Description:

1. All work for this project is to conform to the requirements of the latest edition of the City of Vancouver Building Bylaw VBL 2014 and all Authorities having jurisdiction (AHJ) over this project.
2. All sprinkler work is to conform to the requirements of the latest edition of NFPA-13.
3. The General Contractor (Contractor) is to be responsible for obtaining all required permits, licenses, and inspectors relevant to the scope of this project, including the Occupancy Permit.
4. The Contractor is to obtain a copy of the latest edition of the building's tenant construction guidelines and to adhere to the requirements contained within and to ensure all sub-trades comply.
5. The Contractor and all sub-trades are to provide proof of coverage and be in good standing with Worksafe BC prior to startup of work onsite.
6. All heavy and/or disruptive work is to be undertaken during after Client/ Building business hours. Coordinate with the Client/ Building manager for specific hours. Advantages for all other hours work or scheduling is to be included in the base bid.
7. It is the responsibility of the Contractor and all sub-trades to confirm appropriate access routes to workers, vendors, elevators. Use of designated building freight elevator is to be coordinated with the building manager and use of protection pads is mandatory at all times.
8. Project Discrepancies:
  - a. Tender Stages: The Contractor(s) is to advise the Designer of any and all discrepancies and/or errors or omissions in the tender documents that come to light during the tender stage. The design will issue written clarification relating to the discrepancy for inclusion in the base bid. Requests for additional funds for items that were failed to be reported during tender may not be covered by Client.
  - b. Construction Stage: The Contractor(s) is to confirm all existing critical dimensions and site conditions prior to commencement of work. Any discrepancies, errors or omissions are to be reported to the Designer for resolution.
  - c. Change Orders: Required changes and/or modifications to the scope of work will be issued by the Designer with a written Change Order.
  - d. DO NOT SCALE DRAWINGS - written dimensions are to have precedence. The Contractor is to verify, coordinate and be responsible for all dimensions on the jobsite. Dimensions noted as to site verified are to be confirmed with the Designer prior to the related work proceeding.
  - e. Large scale details are to take precedence over smaller scaled drawings.
  - f. Architectural dimensions and layouts are to take precedence over Mechanical and Electrical layout and dimensions, The Contractor is to coordinate and to advise the Designer of any such discrepancies prior to proceeding with the work.
  - g. All work is to be performed to related industry standards and methods by experienced tradesmen. Refer to the Submittals section regarding alternate materials.
  - h. Except where otherwise noted in the contract documents, the Contractor and all sub-trades are responsible for the supply and installation of all items indicated and specified in the contract documents, civil accessories and fittings for a complete installation.
1. The Contractor is to undertake daily cleanups of the project area and is responsible to keep the site and all sub-trades free of debris and materials at all times during normal building operating hours and as instructed by the building manager.

## GENERAL NOTES

1. This drawing must be read in conjunction with all other drawings, product data sheets, fixture legends, etc. Advise Designer of any conflicts between services and fixtures. Refer to additional notes on ID-2 through 6.
2. The General Contractor (GC) and their Electrical trades are to include, for Design-Build services for the project, All items required including, but not limited to, engineered drawings, permits, fixtures, seismic restraints, grounding as per code, conduits, wall boxes, pull strings, fittings, outlets, switches, coordination with existing communications equipment, fire stopping, final connection of all equipment, appliances and furniture, testing, CM certificates, seismic schedules, shop drawings, updating of electrical/communication panel schedules, maintenance schedules, shop drawings, calculations etc. for a complete installation. All locations are to be confirmed by Designer on site.
3. All work is to comply with the latest edition of the British Columbia Electrical Code and all other applicable codes required by the Authorities having jurisdiction.
4. Ensure coordination of all mechanical equipment and services requiring connection.
5. Apply and pay for all required permits, licenses and inspectors for the project.
6. All cutting or trenches deeper than 3/4" need to be x-rayed unless waived by building manager. Floor slabs to be x-rayed and skins submitted for approval by the building structural engineer prior to coring, cutting, chipping or jack hammering.
7. Coordinate with Tenant representative and Building Manager with respect to the disconnection of all mechanical equipment, plumbing fixtures to ensure that mechanical shut-downs of mechanical services are scheduled and confirmed with the affected occupants or non-business hours.
8. All services are to be restored to full operation for next business day.
9. Contractor is responsible for updating all electrical directories.

## MECHANICAL DESIGN/BUILD NOTES

1. This drawing must be read in conjunction with all other drawings, product data sheets, fixture legends, etc. Advise Designer of any conflicts between services and fixtures. Refer to additional notes on ID-2 through 6.
2. The General Contractor and their Mechanical trades are to include for Design-Build services for the project, All items required, including, but not limited to, engineered drawings, permits, fixtures, seismic restraints, service lines, venting, hot/cold water lines, sanitary drains, basins, access cover plates, pressure gauges, stoppings, and connections of equipment and piping, including, but not limited to, the following: a. All equipment and services to be installed, as-built drawings, etc. for a complete installation. All locations are to be confirmed by Designer on site.
3. Provide and install all required HVAC, plumbing fixtures, ductwork, fans, plumbing fixtures, supports, etc. for a complete and functional HVAC and plumbing system. All fixtures, equipment etc. to be supplied and installed by this trade and is to meet the requirements of respective governing codes and good workmanship practices.
4. All work is to comply with the latest edition of the British Columbia Plumbing Code and all other applicable codes as required by the Authorities having jurisdiction.
5. Apply and pay for all required permits, licenses and inspectors for the project.
6. The sprinkler contractor is to submit signed and sealed detailed shop drawings and supporting documentation as required by the Authorities having jurisdiction along with a copy of the sprinkler permit.
7. All existing and/or new penetrations through rated walls and floor slabs are to be fire-stopped with a UL/C approved fire-stopping material. This is to include, but not limited to pipes, ducts, conduits, etc.
8. All coring or trenches deeper than 3/4" need to be x-rayed unless waived by building manager. Floor slabs to be x-rayed and skins submitted for approval by the building structural engineer prior to coring, cutting, chipping or jack hammering.
9. Coordinate with Tenant representative and Building Manager with respect to the disconnection of all mechanical equipment, plumbing fixtures to ensure that mechanical shut-downs of mechanical services are scheduled and confirmed with the affected occupants or non-business hours.
10. All services are to be restored to full operation for next business day.

## ELECTRICAL DESIGN/BUILD NOTES

1. This drawing must be read in conjunction with all other drawings, product data sheets, fixture legends, etc. Advise Designer of any conflicts between services and fixtures. Refer to additional notes on ID-2 through 6.
2. The General Contractor (GC) and their Electrical trades are to include, for Design-Build services for the project, All items required including, but not limited to, engineered drawings, permits, fixtures, seismic restraints, grounding as per code, conduits, wall boxes, pull strings, fittings, outlets, switches, coordination with existing communications equipment, fire stopping, final connection of all equipment, appliances and furniture, testing, CM certificates, seismic schedules, shop drawings, updating of electrical/communication panel schedules, maintenance schedules, shop drawings, calculations etc. for a complete installation. All locations are to be confirmed by Designer on site.
3. All work is to comply with the latest edition of the British Columbia Electrical Code and all other applicable codes required by the Authorities having jurisdiction.
4. Ensure coordination of all mechanical equipment and services requiring connection.
5. Apply and pay for all required permits, licenses and inspectors for the project.
6. All cutting or trenches deeper than 3/4" need to be x-rayed unless waived by building manager. Floor slabs to be x-rayed and skins submitted for approval by the building structural engineer prior to coring, cutting, chipping or jack hammering.
7. Coordinate with Tenant representative and Building Manager with respect to the disconnection of all mechanical equipment, plumbing fixtures to ensure that mechanical shut-downs of mechanical services are scheduled and confirmed with the affected occupants or non-business hours.
8. All services are to be restored to full operation for next business day.
9. Contractor is responsible for updating all electrical directories.

## SUBMITTALS

1. Prior to the onsite startup of the Work the Contractor is to submit to the Designer copies of all Landlord required documentation and proof of insurance for the Designer's files.
2. The Contractor is to submit complete sets of the manufacturer's specifications and/or cut sheets of proposed materials to the Designer for review and acceptance.
3. Complete set of Manufacturer's specification 'cut sheets' for all equipment and specialties are to be submitted to the Designer for review and acceptance prior to ordering. Failure to do so may result in rejection of non-approved products.
4. Complete sets of all Mechanical and Electrical manufacturer's equipment and fixture 'cut sheets' are to be forwarded to the Designer for review only, prior to being forwarded to the respective consultant for approval.
5. The sprinkler contractor is to submit signed and sealed detailed shop drawings and supporting documentation as required by the Authority having jurisdiction to the Designer.
6. The Contractor is to complete sets of Architectural Millwork shop drawings to the Designer for review prior to the start of fabrication. The shop drawings are to be in accordance with Section 1 of the latest edition of the AIA/CES quality standards manual.

## SUBSTANTIAL COMPLETION & OCCUPANCY

1. Upon notification of the substantial completion date, the Designer and related consultants will undertake to carry out their respective site inspections and prepare a list of deficiencies as of the date of inspection.
2. The Contractor is to endeavor to complete the deficient items within a reasonable period of time depending on the nature of the deficiencies.
3. All fire safety items must be completed and by the Contractor and approved by the AHJ prior to submitting a claim for substantial performance.
4. The Contractor is to apply for and obtain a temporary occupancy permit as required by the AHJ.
5. The Contractor is to apply for and obtain the final Occupancy Permit from the AHJ over the project within 30 days of the date of substantial completion.

## PROJECT WARRANTY

1. As of the date of Substantial Completion the Contractor is to provide the Tenant with a one (1) year all inclusive warranty for all materials, finishes, equipment, workmanship etc. provided and installed by the Contractor and sub-trades for the project.

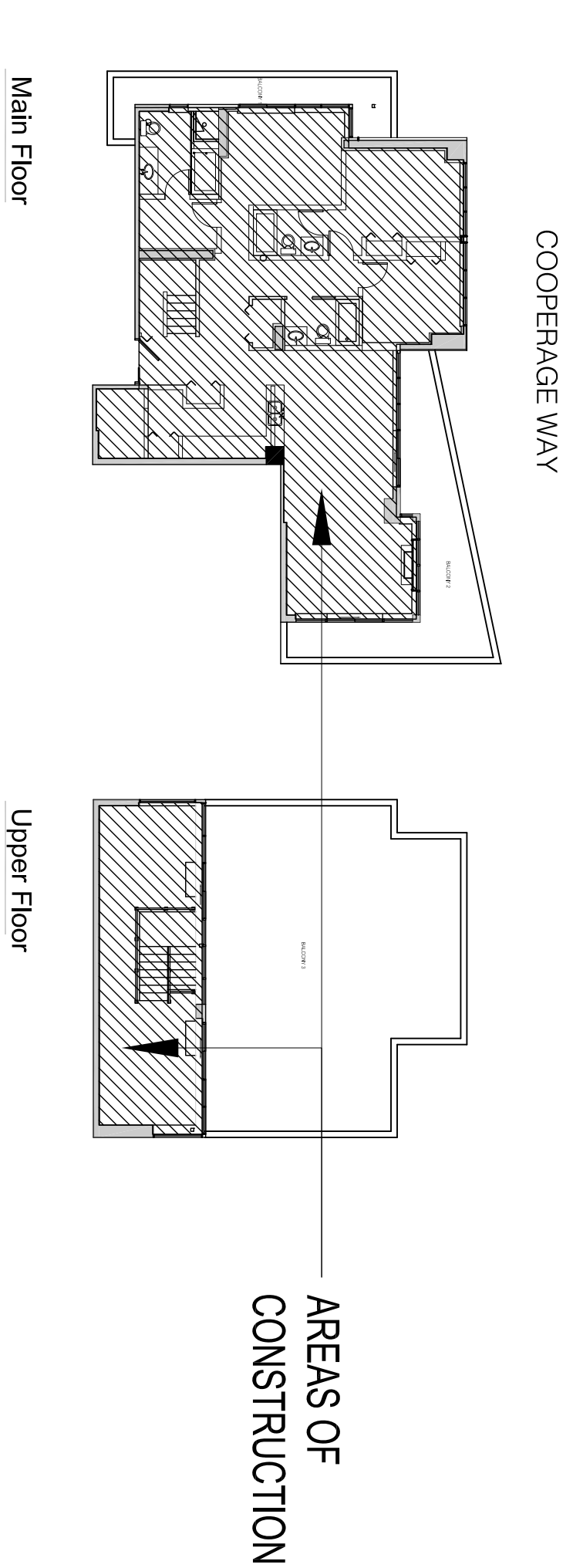
## CLOSE OUT

1. Within 30 days of the substantial completion date the Contractor is to submit to the Designer and landlord the following documents:
  - a. One digital copy of all Architectural, Mechanical and Electrical updated 'seal-off' drawings.
  - b. Product operational manuals for all equipment and fixtures CM registered warranty cards.
  - c. Manufacturer's maintenance manuals for all applied finishes (carpet - resilient flooring stone and/or tile flooring, wallcoverings etc).
  - d. Provide the Tenant with all maintenance, warranty and finishes information.

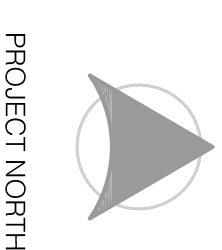
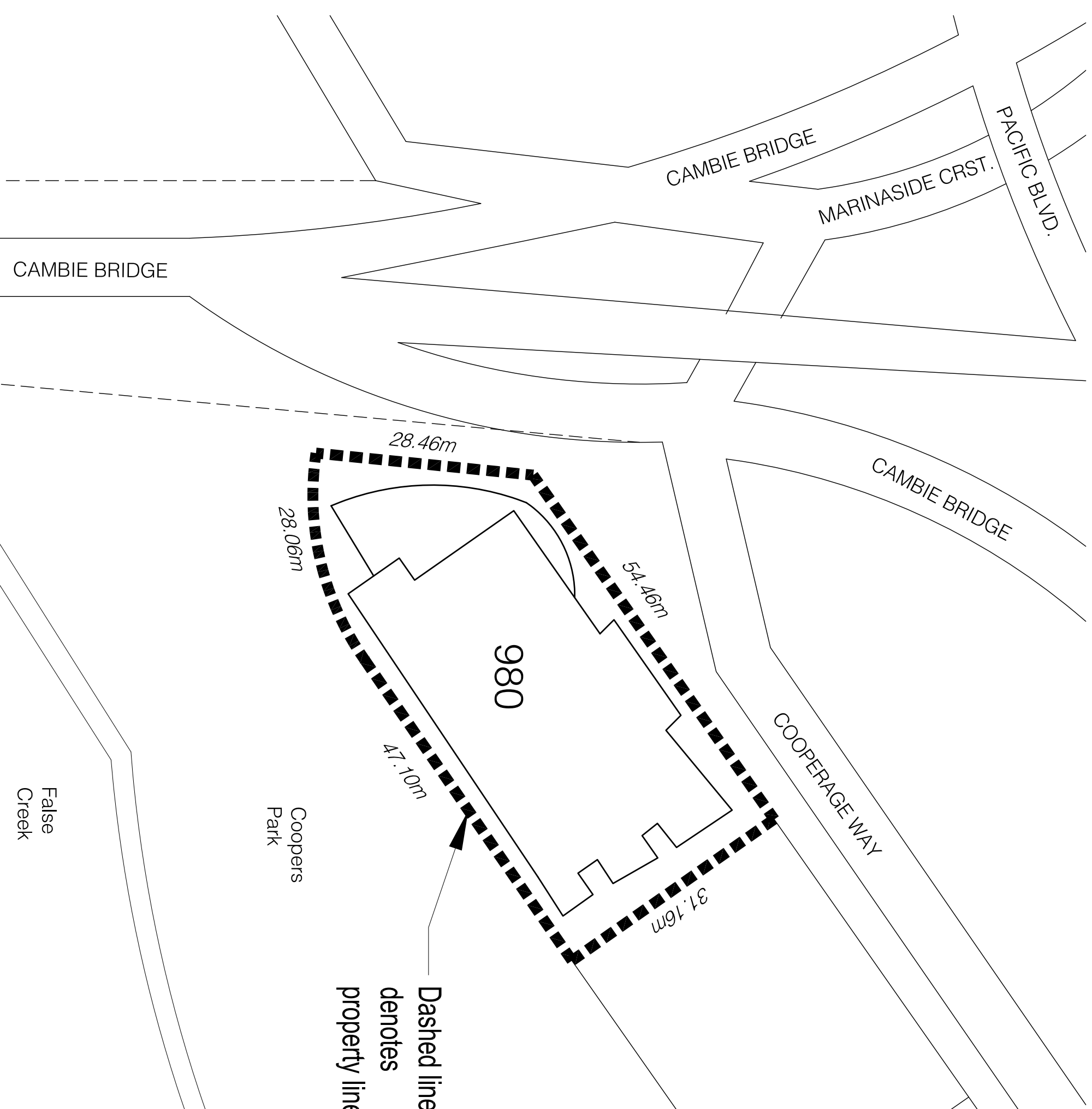
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## KEY PLAN: 1/16" = 1'-0"



## SITE PLANS



PROJECT NORTH

Contractor must check and verify all dimensions and conditions on site and include engineer prior to proceeding with work.

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PRODUCTION DRAWINGS BY:



1005 Cambie St., Vancouver, BC, V6B 5L7

604-408-4547 info@artisdesign.ca

Signatures indicate approval of drawings by the Designer. Any changes following the approval will result in a change in scope. The Designer is not responsible for any errors or omissions that may occur. The Designer is not responsible for the overall cost of the job and construction schedule.

Dietch Penthouse

# ISSUED FOR PERMIT

1 Issued for permit 15,12,15

# Description Date

PROJECT NAME:

DIETRICH  
PENTHOUSE

1803-980 Coopergate Way  
Vancouver, BC

DRAWING TITLE:

COVERSHEET

DATE:	01.12.2015
SCALE:	1/4" = 1'-0"
DRAWN BY:	SM
CHECKED BY:	SM
JOB NUMBER:	2015121
DRAWING NUMBER:	

# ID-0



PROJECT NORTH

Contractor must check and verify all dimensions and conditions on site and include engineer prior to proceeding with work.

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ISSUED FOR PERMIT

#	Description	Date
1	Issued for permit	15.12.15

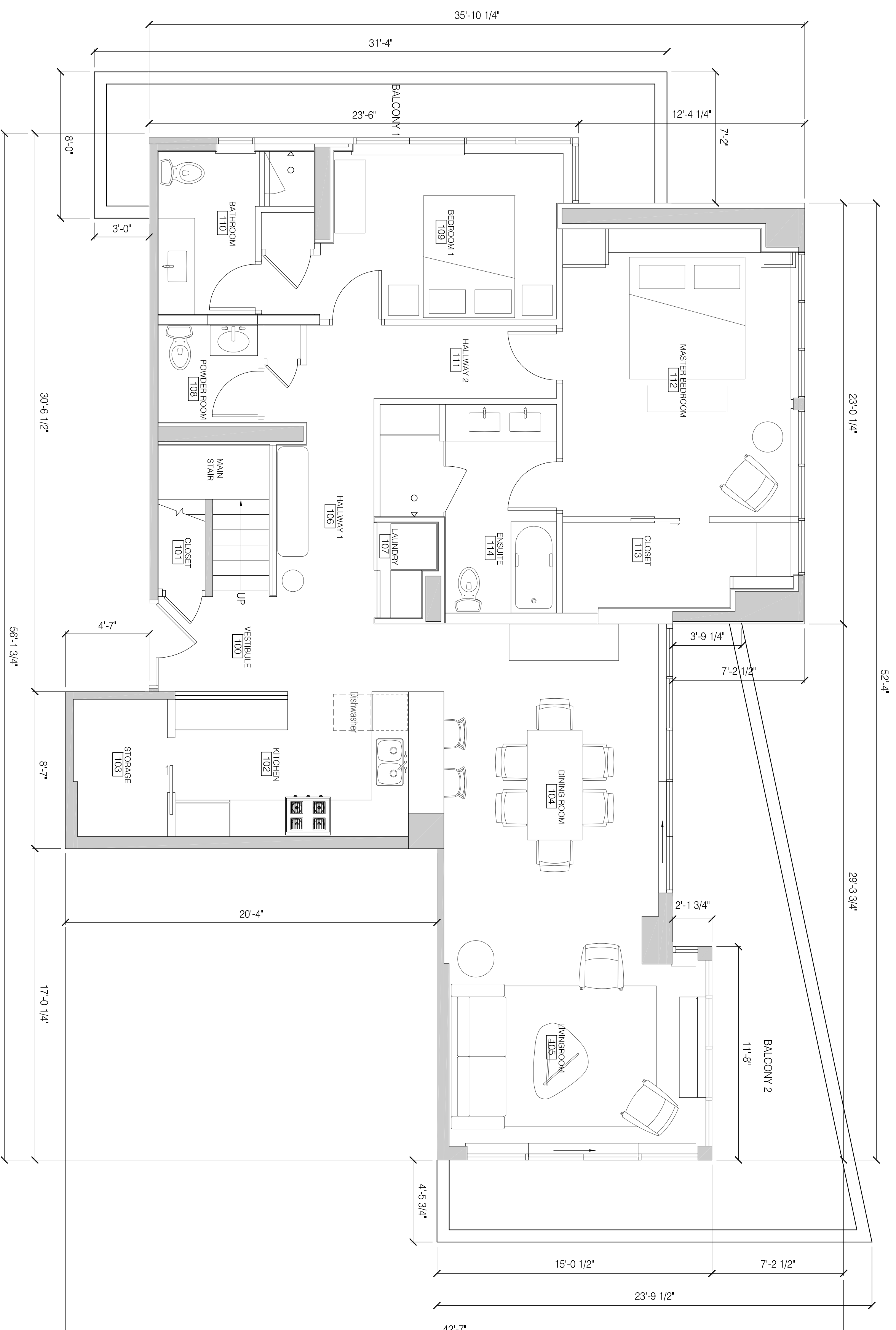
DIETRICH  
PENTHOUSE

1803-980 Coopérage  
Vancouver, BC

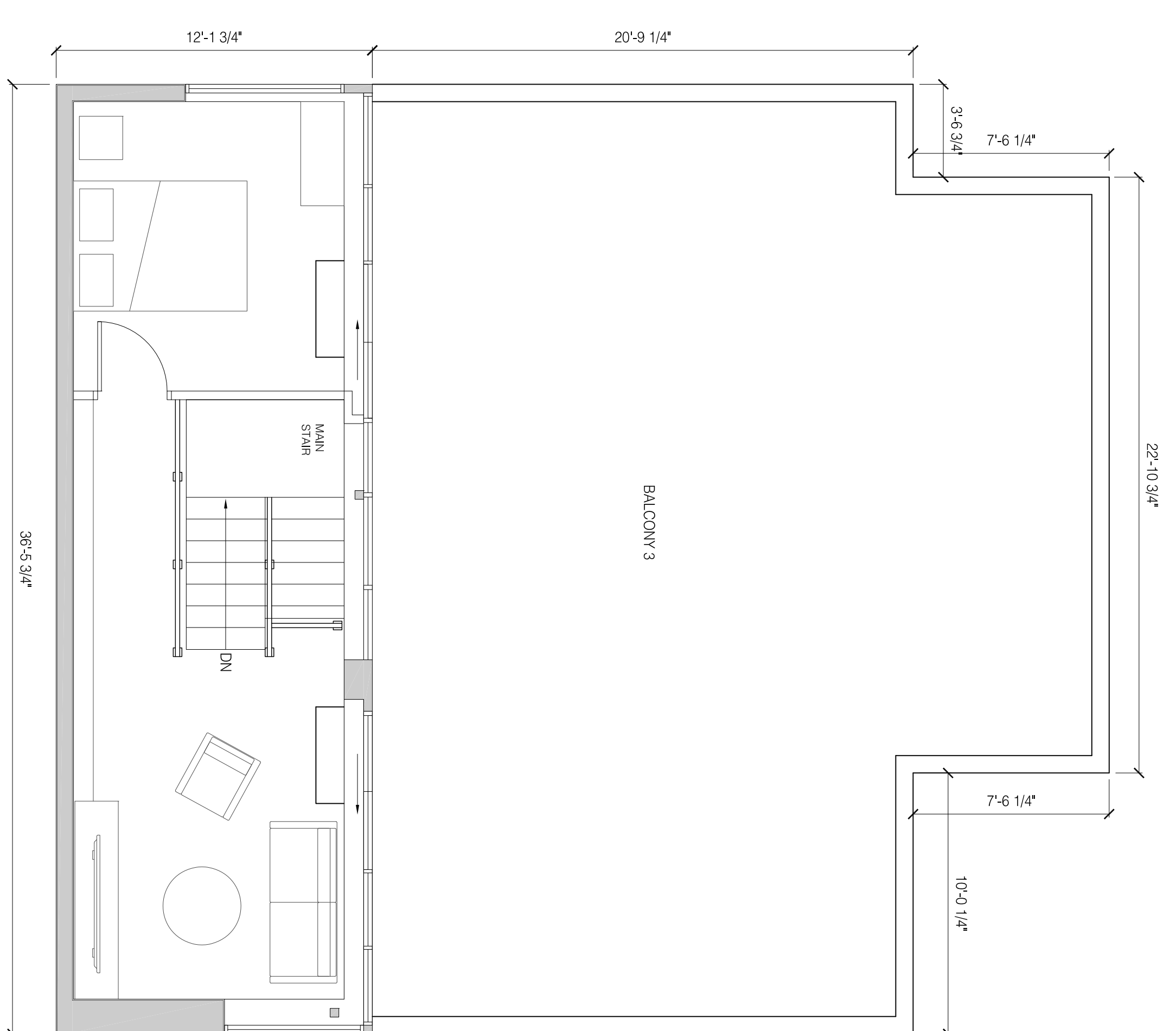
DRAWING TITLE

**DIMENSIONED  
PLAN**

DATE:	01.12.2015
SCALE:	1/4" = 1'-0"
DRAWN BY:	SM
CHECKED BY:	SM
JOB NUMBER:	2015121
DRAWING NUMBER:	



MAIN FLOOR PLAN  
Area: 1,537 SF  
Balcony 1: 152 SF  
Balcony 2: 271 SF



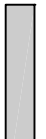

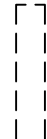
UPPER FLOOR PLAN  
Area: 440 SF  
Roof Deck: 877 SF

ID-06

**DEMOLITION**

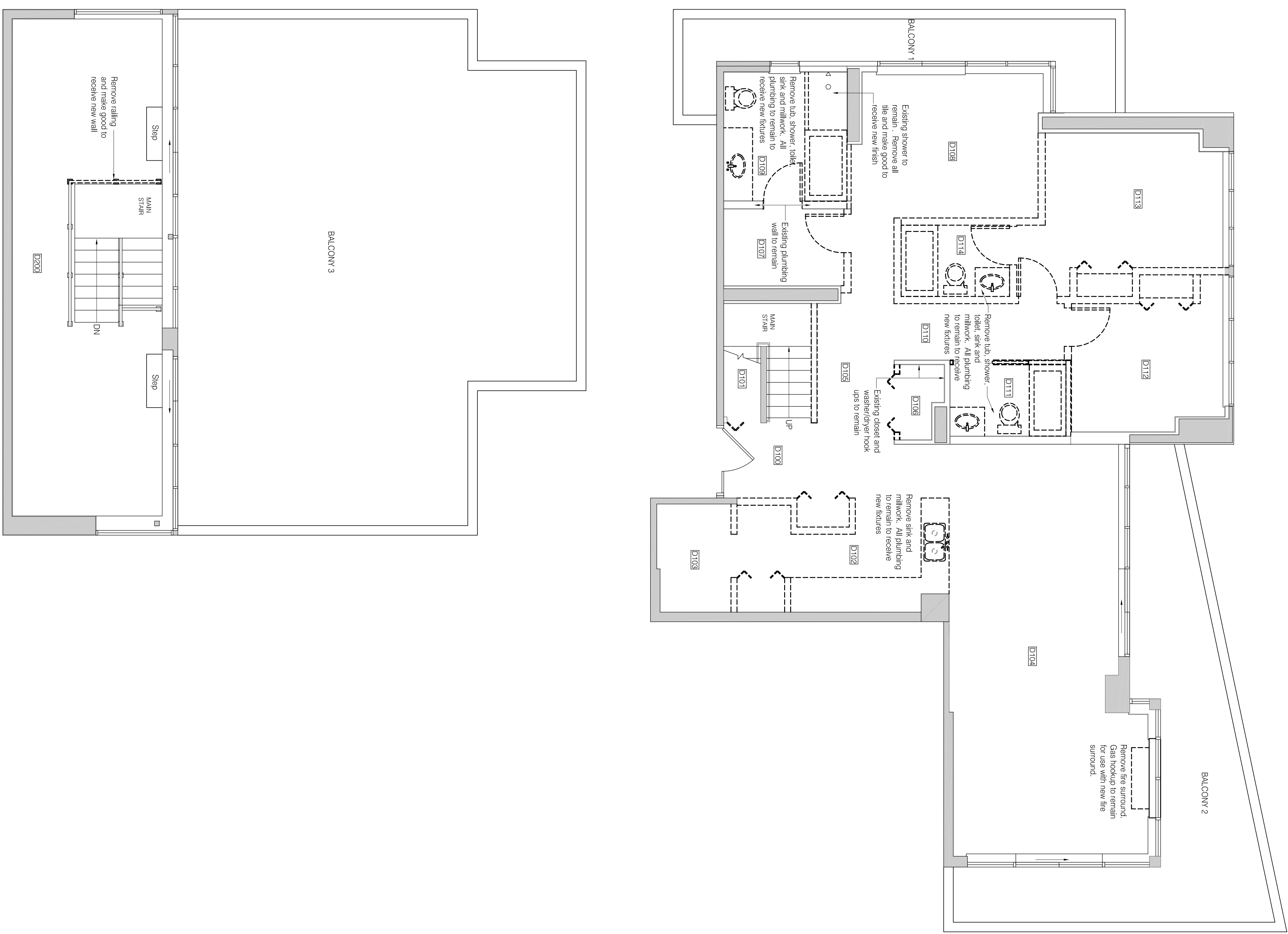
1. The Demolition Contractor (DC) is to review the demolition work in conjunction with the Construction Plan and is to leave all existing wall and cuts etc. suitable for tie in to new work.
2. The DC is to confirm the placement of the demolition material's dumpster boxes with the Building manager prior to the delivery of the boxes.
3. The DC is to protect all base building surfaces and finishes for the duration of the project as required.
4. The DC is to undertake daily cleanups of the project area and is responsible to keep all public corridors, stairs, lobbies, elevators, etc. clear of all construction debris and materials at all times during normal building operating hours and as instructed by the building manager.
5. All non-reusable materials are to be sorted and disposed of in accordance with the local Authorities having jurisdiction.
6. Ensure that all remaining walls, ceilings, fixtures and other existing elements are secure and safe following demolition of adjacent elements.
7. All flooring finishes (carpet, carpet tile, base, resilient sheet goods, ceramic tile etc.) are to be removed and disposed of in an environmentally approved way. The floor is to be scraped and disposed of in a dumpster, setting compactors and left ready for preparation of new flooring installation.

**DEMOLITION LEGEND**

-  Existing base building walls to remain
-  Existing interior partitions, doors and glazing to remain
-  Existing interior partitions, doors and glazing to be removed

**KEY NOTES**

1. All existing drywall to be removed. Return walls to stud condition. (main floor only)



PROJECT NORTH

Contractor must check and verify all dimensions and conditions on site and advise engineer prior to proceeding with work

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ISSUED FOR PERMIT

**DIETRICH  
PENTHOUSE**

1803-880 Coopersage  
Vancouver, BC

DRAWING TITLE:

**DEMOLITION  
PLAN**

DATE:	01.12.2015
SCALE:	1/4" = 1'-0"
DRAWN BY:	SM
CHECKED BY:	SM
JOB NUMBER:	2015 023
DRAWING NUMBER:	

ID-1

**CONSTRUCTION NOTES**

- Partitions: (Refer to RCP legend for drywall ceiling notes and D-D for General Notes)
  - All metal stud and gypsum drywall work is to conform to the requirements of the latest edition of the Association of Wall and Ceiling Contractors of BC (AWCC) Specification Standards Section 9.5, Gypsum Wall and Section 9.7 Interior Steel Studs and Furring suitable for each respective finish.
  - Only professional tradesmen qualified for drywall installation may perform the work of this project.
  - Studs to be installed to sizes and spacing as noted, and be plumb and true. All screw holes, dents, gouges, scrapes, etc. are to be filled and sanded smooth. All joints are to be taped, filled sanded and sealed. Corner beads are to be metal and installed plumb, filled and feathered out to a minimum 1/2" (300mm). End walls are to be filled, leveled and sanded smooth. Horizontal drywall seams are not acceptable.
  - Install two (2) layers of acoustic tape to the center underside of floor wall track and one strip of acoustic tape at the ceiling over top track (or over reveal strip where applicable).
  - All partitions shown in line with one face of the building wall or column is to be constructed to be finished flush as one continuous surface.
  - All partitions are to be centered on the ceiling grid and/or building glazing mullion where applicable or otherwise dimensioned or noted on the drawings.
  - All partitions dimensions are to the centre of new walls and face of existing walls unless otherwise noted.
  - All partitions are to be centered on the ceiling grid and/or building glazing mullion where applicable or otherwise dimensioned or noted on the drawings.
  - The GC is to supply and install solid wood and/or plywood wall blocking as required for the installation of all casework where indicated on the drawings as well as for roller partitions, handrails, grab bars, etc.

**PROJECT NOTES**

- All new walls are to be constructed to a minimum LEVEL 5 standard as defined by AWCC.
- All partition layouts are to be reviewed onsite by the Designer prior to installation of metal studs.
- Patch, repair and make good all areas affected by demolition, construction or ceiling conditions as required for application of new finishes. Include all base building columns and surfaces.

**PARTITION LEGEND**

Existing base building and demising walls to remain. Patch and make good all walls including base building columns and surfaces.

Existing interior partitions to remain. Patch and make good all walls

TYPE 1: New floor to top of grab ceiling header partition.

5/8" fire rated glass fibre noise blanket to all stud voids. Top and bottom wall plates to receive acoustic sound tape. All wall penetrations are to be acoustically sealed. All joints to be taped, filled and sanded to receive (new) paint finish.

TYPE 2: New floor to 40-1/2" (1030mm) ponywall with glazing above

1/2" (13mm) GWB to both sides of 3/8" (9.5mm) studs at 16" (400mm) O.C. The wall to be constructed to a minimum LEVEL 5 standard as defined by AWCC. The partition, reduce stud spacing and/or increase stud gauge as required. Install 3/8" (10mm) clear tempered glazing set in back to back clear anodized aluminum channel at top of ponywall and minimum 1" (25mm) clear anodized aluminum channel at the ceiling. Provide secure fire rated backing in ceiling. All vertical joints to receive clear silicone caulking.

Hatch denotes new millwork.

**DOOR & HARDWARE NOTES**

- All doors are to meet the requirements of the current edition of the WDMA IS-14-11 Architectural Wood Finish Doors. Latching jamb to be anchored to floor with metal plate.
- Undercut door allowance to be from (1/4") to 12mm (1/2") above the floor finish. Doors not meeting this requirement will be rejected.
- All new doors & frames to be installed 2" from corner, unless otherwise noted.
- All new & existing doors to have door mules (ballon bumpers).
- Hardware:
  - Door Hardware: All door hardware to be Schlegel AL-Series Jupiter (E28 satin chrome finish). Refer to door symbol for keyed functions.
  - Hinges: Knuckle full mortise hinges - Stanley 4 1/2" x 4" CB1900H in C28D steel polished and plated. 1 1/2" pair per door (max. 7-00 doors) or 2 pair per door.
  - Door stops: Supply and install door stops on floor to all new and relocated doors. Gallery Specialty Hardware No. 239

**DOOR LEGEND**

- EX1** Existing 3'-0" x 6'-6" x 1 3/4" steel door and frame frame c/w 18" operable leaf and hardware to remain.
- D1** New Interior Door: 2'-6" x 6'-0" x 1 3/4" wood veneer, solid core door with 2" solid wood frame and hardware.
- D2** New Interior Door: 2'-6" x 6'-0" x 1 3/4" wood veneer, solid core door with 2" solid wood frame and hardware.
- D3** New Interior Pocket Door: 3'-0" x 6'-0" x 1 3/4" wood veneer, solid core pocket door and solid wood frame on extra heavy duty track c/w aluminum ball bearing rollers.
- CL1** New Interior Clear Door: Size to suit x 6'-0" x 1 3/4" wood veneer, solid core door with 2" wood frame and hardware c/w dummy lever set function. Supply and install wood veneer rail shell and stainless steel coat rod to suit width. Installed at 66" air.
- CL2** New Interior By-Pass Door: Two (2) +/- 30" x 6'-0" x 1 3/4" wood veneer, solid core door with 2" wood frame and hardware on sliding track.

**KEY NOTES**

- Contractor to add layer of P1 painted fire rated plywood panel in server room to walls where indicated on plan.



**PROJECT NORTH**



Contractor must check and verify all dimensions and conditions on site and report any discrepancies to the Designer and/or engineer prior to proceeding with work.  
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**ISSUED FOR PERMIT**

#	Description	Date
1	Issued for permit	15.12.15

**DIETRICH PENTHOUSE**  
 1803-880 Cooverage  
 Vancouver, BC

**CONSTRUCTION PLAN**

DATE:	01.12.2015
SCALE:	1/4" = 1'-0"
DRAWN BY:	SKM
CHECKED BY:	SKM
JOB NUMBER:	2015 021
DRAWING NUMBER:	

**ID-2**







