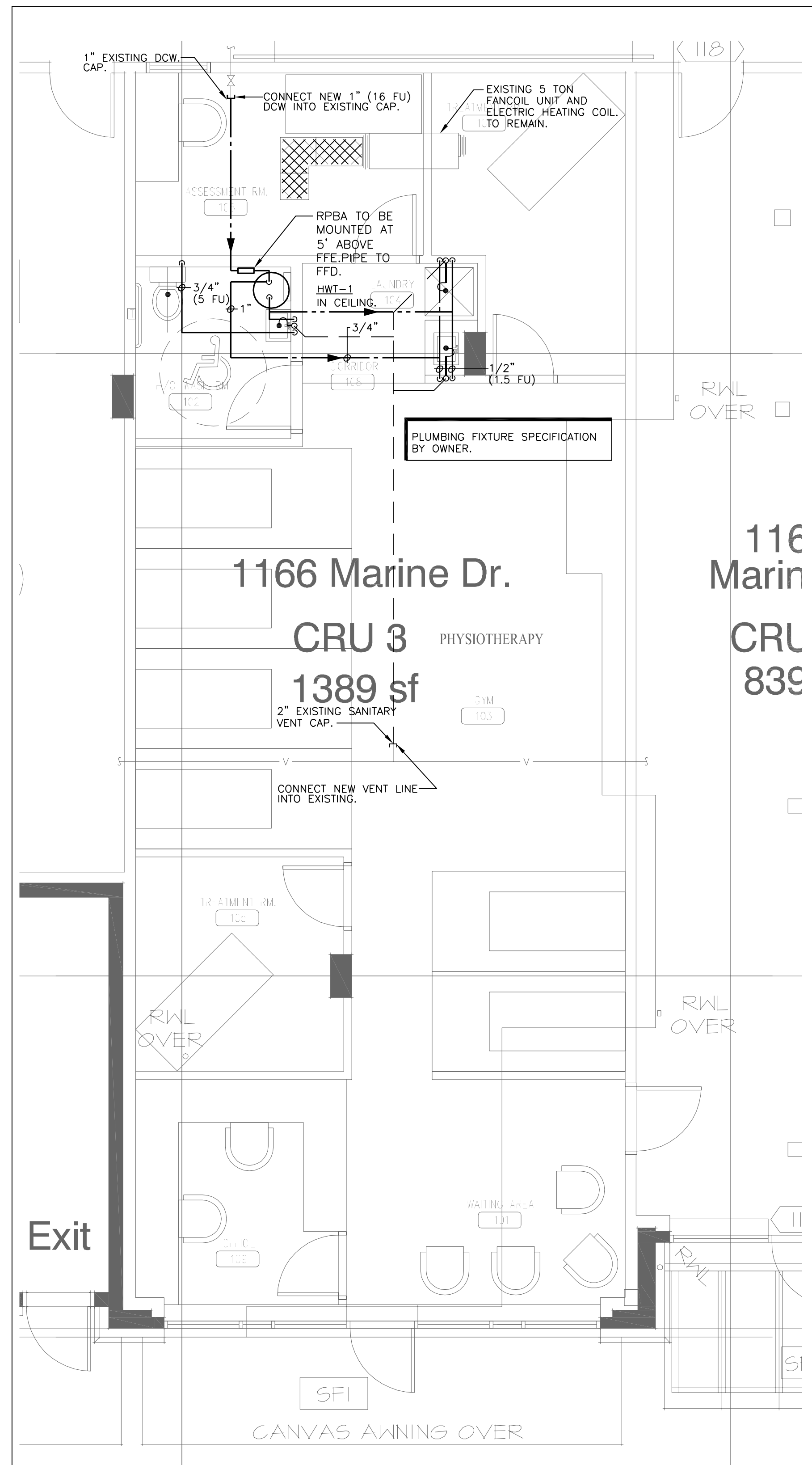
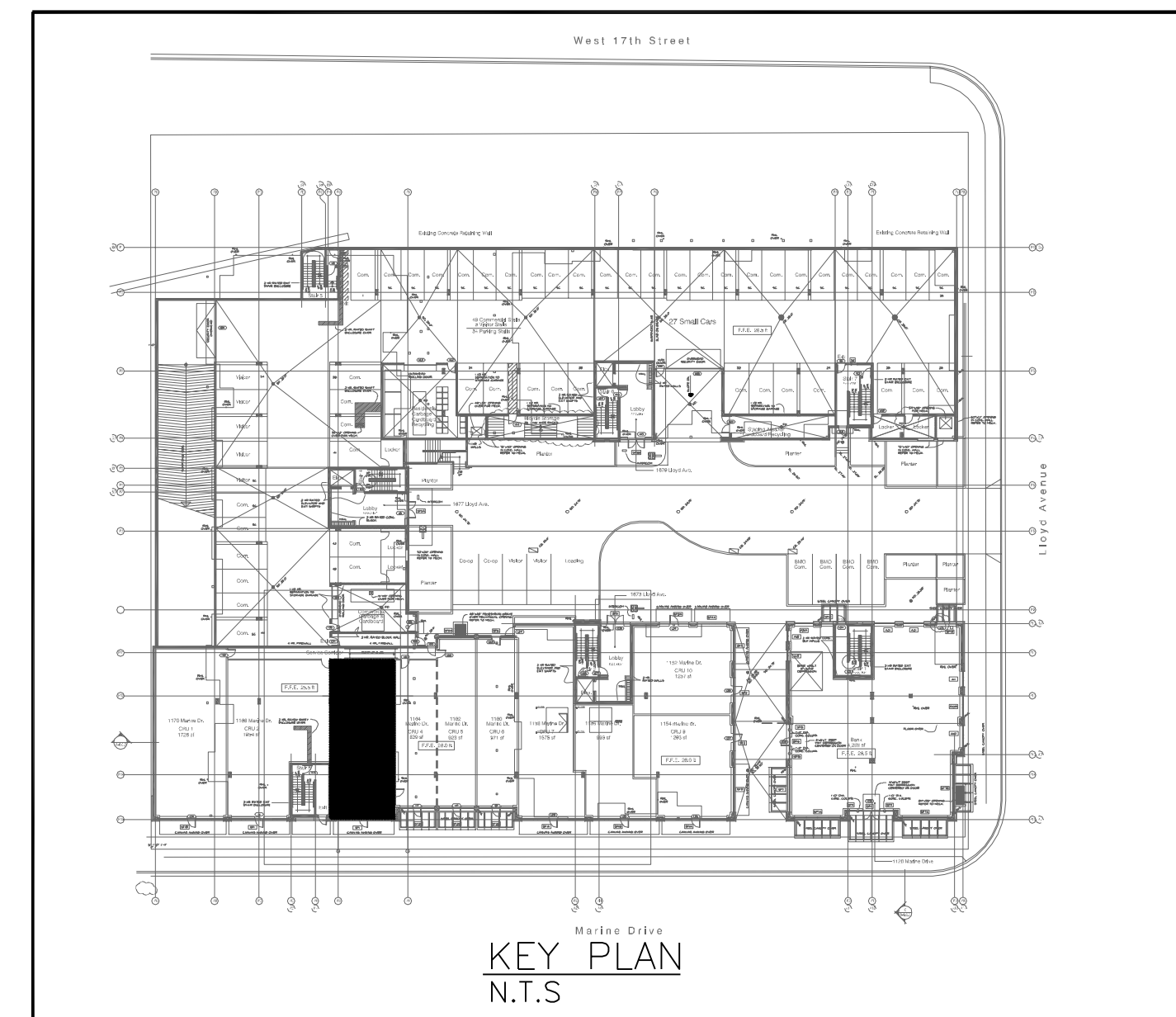


BELOW FLOOR PLAN- PLUMBING  
1/4"=1'-0"



FLOOR PLAN- PLUMBING  
1/4"=1'-0"



**DRAWING LIST**

- M-1.0 FLOOR PLAN-PLUMBING
- M-1.1 FLOOR PLAN-HVAC
- M-2.0 EQUIPMENT LIST & DETAILS
- M-3.0 SPECIFICATIONS
- TOTAL: 4 DWGS.

**ABBREVIATIONS**

- FFL FINISHED FLOOR LEVEL
- U/G UNDERGROUND
- S/A SUPPLY AIR
- R/A RETURN AIR
- O/A OUTDOOR AIR
- T/B TO BELOW
- T/A TO ABOVE
- F/B FROM BELOW
- F/A FROM ABOVE
- DCW COLD WATER
- DHW HOT WATER
- INV INVERT ELEVATION
- VTR VENT THROUGH ROOF
- BD BALANCING DAMPER
- BDD BACKDRAFT DAMPER
- RWL RAINWATER LEADER
- NTS NOT TO SCALE
- UNO UNLESS NOTED OTHERWISE

**LEGEND**

- HEAT TRACED & INSULATED PIPE
- DOMESTIC COLD WATER
- DOMESTIC HOT WATER
- DOMESTIC HOT WATER RECIRC.
- SANITARY DRAIN
- U/G SANITARY DRAIN
- STORM DRAIN
- U/G STORM DRAIN
- U/G FOOTING DRAIN
- LOW PRESSURE GAS
- HIGH PRESSURE GAS
- PLUMBING VENT
- DUCTWORK
- LANDSCAPE IRRIGATION
- CONDENSATE DRAIN
- DIRECTION OF FLOW
- FLEXIBLE DUCT CONNECTION
- ACOUSTICALLY LINED DUCT
- PLUMBING VENT RISER OR TERMINAL
- PUMP
- FIRE DEPT. SIAMISE PUMPER CONNECTION
- STRAINER
- PRV
- GAS COCK
- SHUT-OFF VALVE
- BALANCING VALVE
- CHECK VALVE
- THERMOSTAT
- PRESSURE GAUGE
- U/G CLEANOUT
- EXTEND TO GRADE/F.F.
- CLEANOUT (EXPOSED)
- HOSE BIBB
- FLOOR DRAIN
- ROOF DRAIN
- DECK DRAIN
- RWL
- COMBUSTIBLE GAS DETECTOR
- MAN HOLE
- CATCH BASIN
- FIRE DAMPER
- GRILLE/REGISTER/LOUVRE
- FIRE EXTINGUISHER
- CABINET FAN
- PROPELLER FAN

THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE LATEST ARCHITECTURAL, STRUCTURAL, CIVIL, LANDSCAPE, SPRINKLER & ELECTRICAL DRAWINGS.  
PRIOR TO PRICING/CONSTRUCTION REFER TO ARCHITECTURAL DRAWINGS FOR EXACT FLOOR PLAN, FLOOR ELEVATIONS, DIMENSIONS AND FIXTURE LOCATIONS.  
DO NOT SCALE OFF THIS DRAWING

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MARK	DATE	DESCRIPTION
1	OCT 12, 2011	ISSUED FOR B.P.

PROJECT: **INTEGRATED WELLNESS PHYSIOTHERAPY**  
1100 Marine Drive at Lloyd Ave  
North Vancouver, B.C.  
SHEET DESCRIPTION

FLOOR PLAN  
PLUMBING

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
855 GREENWOOD ROAD  
WEST VANCOUVER, BC V7S 1X8  
PH. (604)926-0322  
FAX. (604)926-0325

SCALE: AS SHOWN	PROJECT NO: 2270
DATE: OCT 2011	SHEET: M-1.0



EXHAUST FANS SCHEDULE										
TAG	SPECIFICATIONS/DESCRIPTION	SERVICE	LOCATION	MAKE/MODEL	CFM	S.P. (in.)	APPROX. WT.(LBS)	CONTROL	ELECTRICAL DATA (POWER/V/PH)	COMMENTS
FE-1	FORWARD CURVED CEILING FAN	BATHROOM EXHAUST	SUITES BATHROOM	BROAN S80U	70	0.15"	-	ON/OFF	88W/120/1	-1.5 SONES MAX. -B.D.D.

DOMESTIC HOT WATER HEATERS								
TAG	SPECIFICATIONS/DESCRIPTION	SERVICE	LOCATION	MAKE/MODEL	PERFORMANCE/SPECIFICATION	CONTROLS	ELECTRICAL	COMMENTS/NOTES
HWT-1	ELECTRIC HOT WATER TANK	DOMESTIC HOT WATER	WASHROOM	BRADFORD WHITE M-1-WH12U6SS	7USGH RECOVERY 12USG STORAGE	THERMOSTAT	2000W/208/1PH	- 18" DIAMETER, 17" HIGH -C/W 26" GAUGE GALVANIZED STEEL PAN & DRAIN

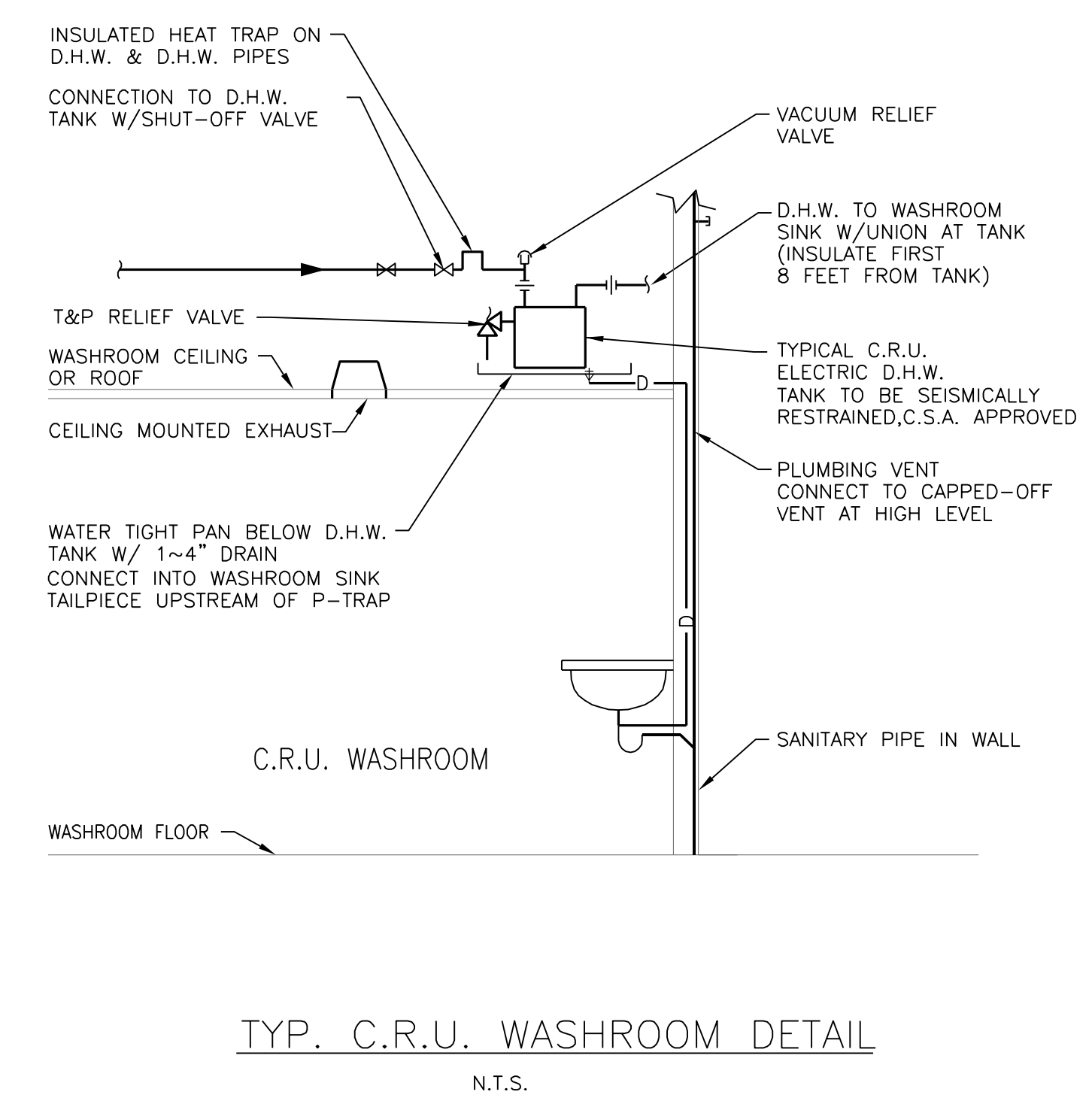
TYPE SIZE (IN) CAPACITY (CFM)						
TYPE	DESCRIPTION	MANUFACTURER	MODEL	SIZE	COLOUR	NOTES
S-1	SQUARE PLAQUE SUPPLY AIR DIFFUSER	PRICE	24"x24"/SPD/31/-	ON DRAWING	BY ARCHITECT	
R-1	EGG CRATE RETURN GRILLE	PRICE	80/F/A/B12	ON DRAWING	B12	
L-1	EXHAUST AIR LOUVRE	AIROLITE	K609X (c/w BIRDSCREEN)	ON DRAWING	SEE NOTE 1.	C/W 1.5" FLANGED FRAME
L-2	INTAKE AIR LOUVRE	AIROLITE	K638X (c/w BIRDSCREEN)	ON DRAWING	SEE NOTE 1.	C/W 1.5" FLANGED FRAME

NOTES:  
1: CUSTOM BAKED ENAMEL FINISH COLOUR - PAINTING AT FACTORY TO SUIT ARCHITECTURAL REQUIREMENTS - TO MATCH PAINT CHIP SUPPLIED BY ARCHITECT.

**EQUIPMENT SPECIFICATIONS**

**RIGHT ANGLE CEILING FANS**  
CEILING MOUNTED, DIRECT DRIVEN, ULC LISTED AMCA CERTIFIED RATING. DYNAMICALLY BALANCED WHEEL.

**ELECTRIC DOMESTIC WATER HEATER**  
ELECTRIC HOT WATER TANK, GLASS LINED CSA APPROVED. EFFICIENCY TO COMPLY WITH ASHARE STANDARD 90.1 C/W P.T.R.V., FACTORY INSTALLED HEAT TRAPS, SURFACE MOUNTED THERMOSTAT TOW NON-SIMULTANEOUS ELEMENTS.



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MARK	DATE	DESCRIPTION
1.	OCT 12 2011	ISSUED FOR B.P.

PROJECT: **INTEGRATED WELLNESS PHYSIOTHERAPY**  
1100 Marine Drive at Lloyd Ave  
North Vancouver, B.C.  
SHEET DESCRIPTION

EQUIPMENT LIST & DETAILS

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
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FAX. (604)926-0325

SCALE: AS SHOWN	PROJECT NO: 2270
DATE: OCT 2011	
DRAWN: OA	SHEET: M-2.0
REVISIONS:	



SPECIFICATIONS

MECHANICAL GENERAL - SECTION 15

- 1. GENERAL CONDITIONS
A) THE GENERAL CONDITIONS OF THE CONTRACT SHALL FORM AN INTEGRAL PART OF THIS DIVISION OF THE SPECIFICATIONS.
B) THE CONTRACTOR SHALL EXAMINE AND BE GOVERNED BY ALL SECTIONS OF THE SPECIFICATIONS, DRAWINGS AND TENDER DOCUMENTS PERTAINING TO THIS PROJECT.
C) WHEN WORK IS IN THE SPECIFICATION ONLY, OR SHOWN ON THE DRAWINGS ONLY, OR SHOWN ON ONE DRAWING AND NOT ON OTHER APPLICABLE DRAWINGS, IT SHALL BE DEEMED TO BE PART OF THE CONTRACT.
D) THE CONTRACTOR SHALL MAKE CERTAIN THAT HE HAS RECEIVED ALL ADDENDA TO THESE SPECIFICATIONS AND ALL REVISIONS TO THE DRAWINGS AND THAT ALL ADDITIONS, DELETIONS AND ALTERATIONS TO THE PROPOSED WORK HAVE BEEN INCLUDED IN HIS QUOTATION.
E) CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACE AND HEADROOM LIMITATIONS FOR WORK TO BE INSTALLED.
F) ENSURE THAT ANY BUILDING STRUCTURE LOADED DURING THE INSTALLATION IS ADEQUATE TO CARRY SUCH LOAD.
G) THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOUR, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE MECHANICAL WORK IN ACCORDANCE WITH THE DRAWINGS AND THESE SPECIFICATIONS.
H) THE CONSULTANT SHALL NOT BE LIABLE FOR CODE CHANGES OCCURRING BETWEEN THE TIME OF ISSUING OF THE DRAWINGS AND THE TAKING OF THE BUILDING PERMIT.
I) ALL PRODUCTS USED SHALL BEAR THE CSA STAMP OF APPROVAL TO MEET ALL CODES AND OTHER ENFORCEMENTS.
J) ALL WORK SHALL SATISFY THE REQUIREMENTS OF THE CURRENT B.C. BUILDING CODE, AND ALL APPLICABLE CODES (I.E. PLUMBING, GAS, ETC.) AND ALL AUTHORITIES HAVING JURISDICTION.
2. LABOUR
A) EMPLOY ONLY COMPETENT TRADESMEN TO PERFORM THE WORK AND ENSURE COOPERATION WITH OTHER TRADES.
3. SITE CONDITIONS
A) THE CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED CONSTRUCTION AND EXAMINE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS RELATING TO THE WORK.
B) THE CONTRACTOR SHALL MAKE COMPLETE HIS WORK AS QUICKLY AS REASONABLY POSSIBLE AND SHALL FOLLOW THE GENERAL CONTRACTOR'S WORK SCHEDULE.
4. DISCREPANCIES
A) ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND CLARIFIED IN WRITING PRIOR TO THE CONTRACTOR SUBMITTING HIS BID.
5. COORDINATION WITH OTHER TRADES
A) THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL, STRUCTURAL, ELECTRICAL, LANDSCAPING, (ETC) DRAWINGS.
B) THE ARCHITECTURAL PLANS SHALL HAVE PRECEDENCE OVER THE MECHANICAL PLANS WITH REFERENCE TO WALLS, FIXTURES, FINISH ETC.
6. CUTTING, PATCHING DIGGING AND PLACEMENT OF LARGE EQUIPMENT
A) ALL CUTTING, PATCHING (INCLUDING REPAIRS TO PLASTER), FIREPROOFING AND SEALING OF OPENINGS SHALL BE PROVIDED BY THIS DIVISION.
B) ALL CUTTING OR DRILLING OF STRUCTURAL ELEMENTS SHALL BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO WORK.
C) LAYOUT SLEEVES, OPENINGS, INSERTS FOR INSTALLATION OF WORK IN THIS DIVISION.
D) ROOF FLASHING SHALL BE SUPPLIED FOR INSTALLATION BY ROOFING DIVISION.
E) CONTRACTOR TO CO-ORDINATE WITH OTHER TRADES TO ENSURE CORRECT PLACEMENT OF LARGE EQUIPMENT.
7. APPROVAL OF ALTERNATES
A) WHERE TRADE NAMES ARE LISTED, THE FIRST MENTIONED NAME WAS USED TO ESTABLISH QUALITY, FUNCTIONS, PERFORMANCE AND DIMENSIONS TO PREPARE THE CONTRACT DOCUMENTS.
B) SUBSTITUTION OF ALTERNATES WILL BE ALLOWED IF:
C) DELIVERY, SCHEDULING AND PROTECTION OF WORK AND EQUIPMENT
D) FIRE STOPPING
E) INSULATION
F) ACCESS
G) HEAT TRACING
H) TESTING
I) STAND PIPE

- C) SUBMIT GUARANTEES AS REQUIRED ON EQUIPMENT AND WARRANTIES WHICH EXTEND BEYOND A 12 MONTH PERIOD.
10. CODES, PERMITS & FEES
A) OBTAIN AND PAY FOR ALL PERMITS, APPROVALS AND INSPECTIONS BY REGULATION AGENCIES UNLESS ADVISED OTHERWISE.
11. UTILITY CHARGES
A) THE OWNER SHALL PAY ALL UTILITIES USAGE CHARGES (I.E. GAS, ETC.).
12. MAINTENANCE MANUALS
A) ALL THE INFORMATION SHALL BE TYPEWRITTEN, INDEXED WITH IDENTIFICATION OF DESIGN AUTHORITIES, CONTRACTOR, SUBCONTRACTORS.
13. AS-BUILT DRAWINGS
A) THE CONTRACTOR SHALL KEEP A COMPLETE SET OF CONSTRUCTION DOCUMENTS (I.E. DRAWINGS, SPECIFICATIONS, SHOP DRAWINGS, ADDENDA, REVISIONS, ETC.) ON THE JOB SITE.
B) AS BUILT DRAWINGS AND MAINTENANCE MANUALS MUST BE SUBMITTED TO THE ENGINEER MINIMUM 15 WORKING DAYS BEFORE THE OWNER'S REQUEST FOR "OCCUPANCY PERMIT INSPECTION".
14. SHOP DRAWINGS
A) THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER, SHOP DRAWING FOR ALL MECHANICAL EQUIPMENT AS SPECIFIED ON THE EQUIPMENT SCHEDULE.
B) THE CONTRACTOR TO SUBMIT 3 COPIES OF SHOP DRAWINGS AND RESUBMIT AS REQUIRED.
C) EQUIPMENT SHALL NOT BE PURCHASED PRIOR TO THE COMPLETION OF SHOP DRAWINGS REVIEW PROCESS.
15. TESTING AND INSPECTIONS
A) THE CONTRACTOR SHALL PROVIDE ANY NECESSARY ASSISTANCE AND COOPERATION TO FACILITATE THE INSPECTION OF THE WORKMANSHIP AND MATERIAL AS SUPPLIED AND INSTALLED OR MATERIAL ON SITE TO BE INSTALLED UNDER THIS SPECIFICATION.
B) WORK SHALL NOT BE CLOSED IN OR COVERED BY CONCRETE OR OTHER MATERIAL BEFORE INSPECTION AND APPROVAL BY THE ENGINEER AND MUNICIPAL INSPECTOR.
16. IDENTIFICATION
A) IDENTIFY ALL MECHANICAL EQUIPMENT WITH PROPER LABELS (I.E. LAMICOID ETC.
17. MISCELLANEOUS METALS
A) PROVIDE MISCELLANEOUS METALS TO SUPPORT, SECURE OR PROTECT EQUIPMENT IN THIS DIVISION.
B) PRIME COAT MISCELLANEOUS STEEL AFTER INSTALLATION.
18. ELECTRICAL GENERAL
A) LINE VOLTAGE WIRING BY THE ELECTRICAL DIVISION, LOW VOLTAGE WIRING BY THIS DIVISION.
B) SUPPLY DISCONNECTS, STARTERS, BREAKERS, CONTROL TRANSFORMER, RELAYS ETC. ASSOCIATED WITH EQUIPMENT IN THIS DIVISION WHERE INTEGRAL WITH EQUIPMENT AND AS SPECIFIED.
C) ELECTRICAL SERVICE VOLTAGE SHALL BE CONFIRMED WITH THE ELECTRICAL ENGINEER/CONTRACTOR BEFORE EQUIPMENT ORDERED/INSTALLED.
D) CONTRACTOR TO ENSURE NO PLUMBING IS LOCATED IN ELECTRICAL ROOMS, ELECTRICAL CLOSETS AND ELEVATOR MACHINE ROOMS.
E) HEAT LAMPS MUST NOT BE INSTALLED WITHIN 12" (HORIZONTALLY) FROM A SHOWER ROD OR THE AREA COVERED BY THE SWING OF THE DOOR.
19. CLEAN UP
A) ON COMPLETION OF WORK ALL TOOLS, WASTE MATERIALS ARE TO BE REMOVED AND THE JOB LEFT IN A CLEAN CONDITION.
20. FIRE STOPPING
A) THE CONTRACTOR SHALL PROVIDE FIRE STOPPING FOR PLUMBING PENETRATIONS THROUGH RATED WALLS/FLOOR ASSEMBLIES.
B) THE FIRE STOPPING MATERIALS AND COMPONENTS SHALL COMPLY WITH ULC REQUIREMENTS AND INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
C) THE FIRE RESISTANCE RATING OF INSTALLED FIRE STOPPING ASSEMBLY SHALL NOT BE LESS THAN THE FIRE RESISTANCE RATING OF SURROUNDING FLOOR AND WALL ASSEMBLY.
D) THE FIRE STOPPING MATERIALS SHALL BE COMPATIBLE WITH VARIOUS PIPING MATERIALS.
E) SUBMIT SHOP DRAWINGS FOR DETAILS OF ULC APPROVED FIRE STOP ASSEMBLIES.
F) NOTIFY CONSULTANT (ENGINEER) WHEN READY FOR INSPECTION AND PRIOR TO CONCEALING OR ENCLOSING THE FIRE STOP ASSEMBLIES.

- 21. SCOPE OF WORK
A) SUPPLY AND INSTALL (PROVIDE) WORK AS SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN.
B) THIS SHALL INCLUDE BUT NOT BE LIMITED TO THE SUPPLY AND INSTALLATION OF THE FOLLOWING AS APPLICABLE:
- ALL WORK SHOWN OR IMPLIED ON MECHANICAL DRAWINGS.
- PLUMBING SYSTEM
- HEATING, VENTILATION AND AIR-CONDITIONING SYSTEM
- INSULATION
- SPRINKLER SYSTEM
- SEISMIC RESTRAINT
22. PLUMBING:
A) INSTALLATION AND MATERIALS TO B.C.B.C 2006 & LOCAL MUNICIPAL REQUIREMENTS.
B) PRIOR TO COMMENCING THE PLUMBING AND UNDERGROUND PIPING THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE FOLLOWING:
C) ALL ACCESS PANELS FOR ALL VALVES AND EQUIPMENT TO BE FIRE RATED TO MATCH RATINGS OF WALL, CEILING OR FLOOR STRUCTURE IN WHICH THEY ARE LOCATED.
23. HVAC SYSTEM
A) GENERAL
B) DUCTWORK
C) GRILLES, REGISTERS AND DIFFUSERS
D) ACCESS
E) INSULATION
F) PIPING TO BOICA #1501
G) DOMESTIC COLD WATER SUPPLY INCLUDING RUN OUTS TO HOSE BIBBS AND SPRINKLER P.W.L. IN HEATED AREAS
H) HOT WATER SUPPLY AND RECIRCULATING LINES
I) FINISH: CONCEALED PIPING WITHOUT FINISH, EXPOSED PIPING PF-3 ECONOMY.
J) PACK ALL VOIDS, SLEEVES WITH FIRE AND/OR SOUND STOPS AS REQUIRED.

- B) DUCTWORK TO BOICA #1502
C) HEAT TRACING
D) TESTING
E) STAND PIPE
26. SEISMIC CONSIDERATION FOR THE BUILDING
A) THE MECHANICAL CONTRACTOR MUST INCLUDE IN HIS PRICE TO ENGAGE THE SERVICES OF A STRUCTURAL CONSULTANT (REGISTERED PROFESSIONAL ENGINEER IN THE ASSOCIATION OF PROFESSIONAL ENGINEERS AND GEOSCIENTISTS OF BRITISH COLUMBIA) WHO SHALL ACT UNDER MECHANICAL CONSULTANTS DIRECTION TO PROVIDE DESIGN AND "FIELD REVIEW" FOR A COMPLETE SEISMIC PROTECTION SYSTEM.
B) THE SEISMIC ENGINEER RETAINED BY THE MECHANICAL CONTRACTOR SHALL PROVIDE THE FOLLOWING:
C) THE MECHANICAL CONTRACTOR MUST CONTACT AND CO-ORDINATE THIS PORTION OF THE WORK WITH THE CONSULTANTS AND SHALL ENSURE THAT THE SEISMIC RESTRAINT SYSTEM INSTALLED IS PER DESIGN AND/OR RECOMMENDATION OF THE SEISMIC/STRUCTURAL/MECHANICAL CONSULTANTS.
D) PROVIDE COMPLETE SEISMIC PROTECTION (I.E. STRUCTURAL SUPPORTS/BRACINGS, ETC.) FOR INSTALLATION OF MECHANICAL EQUIPMENT AND SYSTEMS.
E) THE MECHANICAL EQUIPMENT INSTALLATION SHALL BE PER PART 4 OF THE BUILDING CODE (REF. TABLE 4.1.9E), THE STRUCTURAL CONSULTANT DESIGN/RECOMMENDATION AND PER MUNICIPAL REQUIREMENTS.
27. SPRINKLER SYSTEM - FULLY SPRINKLERED BUILDING
A) GENERAL
B) THE SPRINKLER ENGINEER RETAINED BY THE SPRINKLER CONTRACTOR SHALL TAKE FULL RESPONSIBILITY OF THE COMPLETE ENGINEERING OF THE SPRINKLER SYSTEM INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
C) HEAT TRACING
D) TESTING
E) STAND PIPE

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Table with 4 columns: MARK, DATE, DESCRIPTION, ISSUED FOR B.P. Row 1: 1, OCT 12, 2011, MECHANICAL

PROJECT: INTEGRATED WELLNESS PHYSIOTHERAPY 1100 Marine Drive at Lloyd Ave North Vancouver, B.C. SHEET DESCRIPTION

SPECIFICATIONS

DOUGLAS R. JOHNSON ARCHITECT LTD. 855 GREENWOOD ROAD WEST VANCOUVER, BC V7S 1X8 PH. (604)926-0322 FAX. (604)926-0325

Table with 2 columns: SCALE, PROJECT NO., DATE, DRAWN, SHEET, REVISIONS. Values: AS SHOWN, 2270, OCT 2011, OA, M-3.0