

1 / ID01 SITE PLAN
Scale: 1"= 100 ft

PROJECT TITLE:

GIBRALTAR HOLDINGS LTD & TERIAN VENTURES LTD
105-2544 DOUGLAS ROAD, BURNABY, BC

LEGAL DESCRIPTION:

STRATA LOT 5, DL125, GROUP 1, NWD SP NW1201

MAIN LEVEL: 2325 SF

LESS OPENING: 387.5 SF
2 STAIRS: 133.5 SF

MEZZANINE: 1804 SF

TOTAL: 4129 SF

MAX DISTANCE TO EXIT:
15m = 49FT

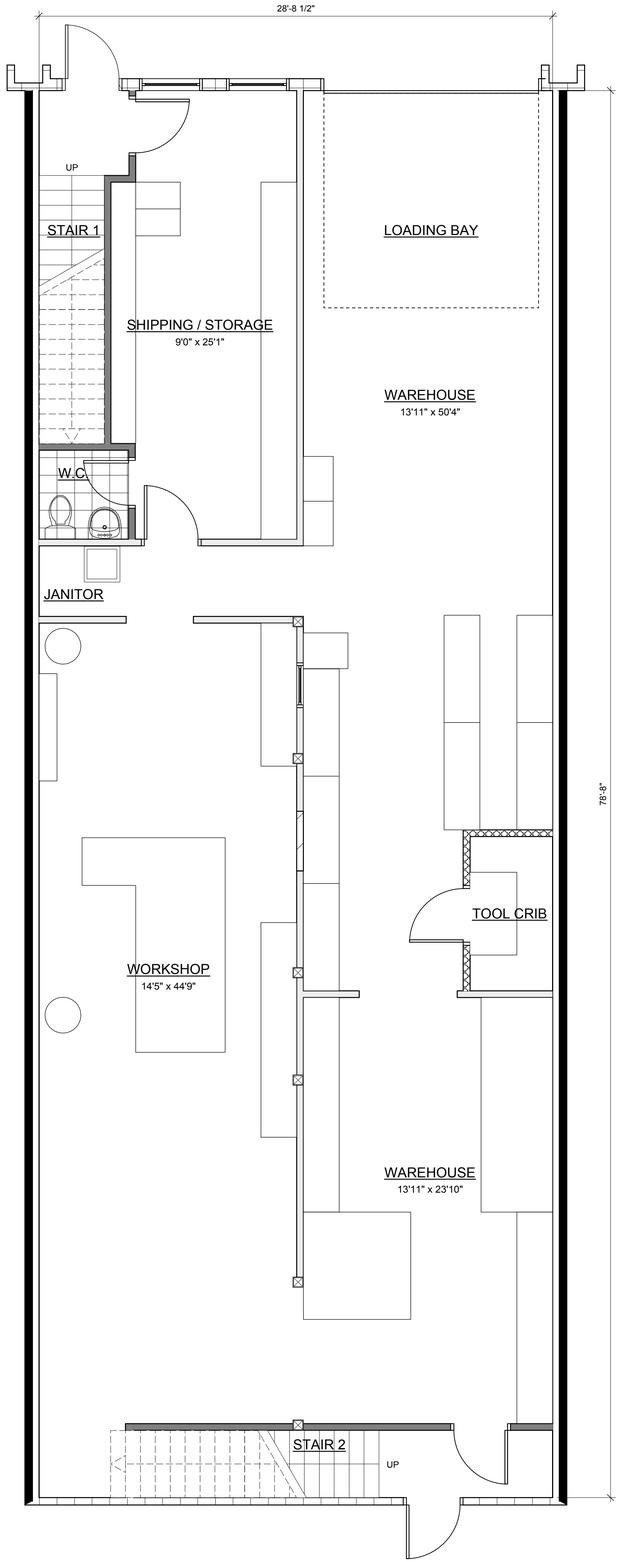
ZONING :
M2
F3 - LOWER HAS INDUSTRIAL

MAX ALLOWABLE OFFICE SPACE:
= 25% - 1032 SF

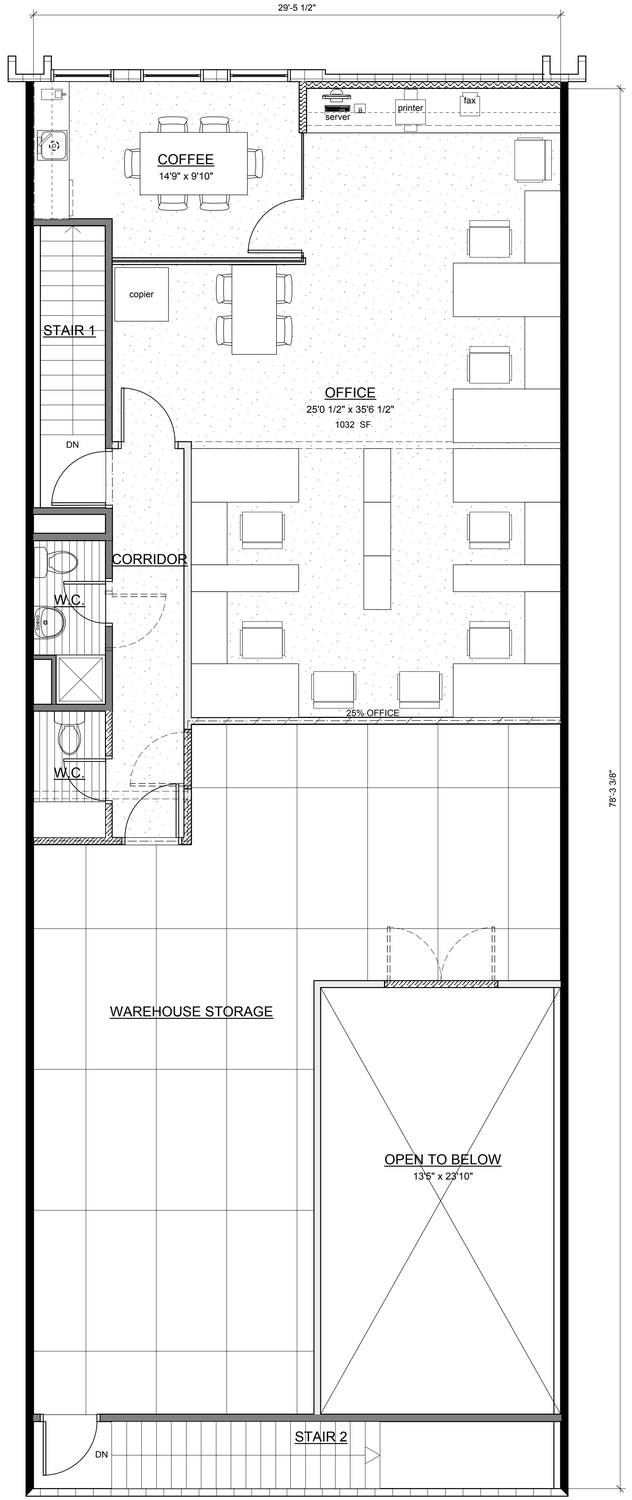
SCOPE OF WORK

DEMOLITION AS INDICATED:
- REMOVE OFFICE DEMISING WALL – UPPER FLOOR
- REMOVE EXISTING LIGHTING IN OFFICE AREA WHERE NEW T-BAR IS TO BE INSTALLED
- REMOVE EXISTING FLOORING IN WASHROOM ON UPPER LEVEL
- REMOVE DOORS FOR REPLACEMENT
- REMOVE PART OF UPPER CORRIDOR
- REMOVE EXISTING CARPET BASE

NEW AS INDICATED:
- NEW PARTITIONS AS INDICATED
- FURR OUT OFFICE EXTERIOR WALL
- NEW OFFICE DEMISING WALL
- NEW WASHROOM
- NEW EXTENDED CORRIDOR/ CEILING – UPPER FLOOR
- NEW TOOL CRIB WALLS
- NEW GLASS PARTITIONS
- NEW T-BAR CEILING IN OFFICE- SEISMICALLY RESTRAINED
- PAINT WALLS & DRYWALL CEILINGS AS INDICATED
- NEW CARPET STAIR NOSING & BASE
- NEW STRIP VINYL IN UPPER WASHROOMS
- NEW DOORS AS INDICATED- NEW LEVER HARDWARE
- NEW MILLWORK
  - COFFEE COUNTER
  - UPPERS @ SERVER/PRINTER ETC.
- NEW PLUMBING & FIXTURES AS INDICATED
  - EXISTING JANITOR SINK TO STAY
- NEW ROOF TOP HVAC UNIT
- ROOFING AS REQUIRED FOR HVAC UNIT
- ELECTRICAL
  - NEW OUTLETS AS INDICATED
  - CONFIRM FUNCTION OF ALL LIGHT FIXTURES ON LOWER LEVEL – REPLACE FIXTURES AND LAMPS AS REQUIRED
  - ALL EXISTING OUTLETS TO BE IN WORKING ORDER
  - NEW LIGHTING AS INDICATED. SEISMICALLY RESTRAINED 2X4'S
  - NEW TELEPHONE/ DATA AS PER LAYOUT
  - ALL LIGHTING ON LOWER LEVEL & UPPER WAREHOUSE STORAGE TO STAY
  - RELOCATE 2 LIGHT FIXTURES – UPPER FLOOR
  - NEW EXIT LIGHTS
  - NEW EMERGENCY LIGHTING AS REQUIRED BY CODE
  - REWORK SWITCHING W/ NEW LIGHTING



2 / ID01 LOWER FLOOR PLAN
Scale: 1/4" = 1'-0"



3 / ID01 UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"

N

NOV 19, 2014 FOR STRATA REVIEW

This drawing and related documents are the property of Marilyn McLean Interior Design. Reproductions in part or whole is forbidden without written consent. The contractor shall be responsible for verifying dimension on site before construction. This office shall be notified of any variation from the dimensions and conditions shown on the drawing. Written dimensions take precedence over scaled dimensions.

MARILYN McLEAN INTERIOR DESIGN INC
#16 - 650 Clyde Ave
West Vancouver, B.C. V7T 1E2
Phone: 604 922 5958
Fax: 604 676 2677
Email: mmclean@telus.net

CLIENT NAME :
GIBRALTAR HOLDINGS LTD

SUITE 105- 2544 DOUGLAS ROAD
BURNABY, BC

DRAWING NAME:
FURNITURE
& SITE PLAN

FILE NAME:	
DRAWN BY:	HS
CHECKED BY:	MM
DATE:	OCT 2014
SCALE:	1/4" = 1'-0"

DRAWING NO.
ID- 01

NOV 19, 2014

WALL LEGEND

TENANT SEPERATION- +/- 23' TO U/S ROOF DECK
- 2x6 STUDS @16" O.C.
C/W 5/8" TYPE X DRYWALL E/S

TENANT SEPERATION & INFILL (3/4 HR FIRE SEPERATION)
- 2x6 STUDS @16" O.C.
C/W 5/8" TYPE X DRYWALL E.S.
- 2x4 STUDS @16"" O.C.
5/8" TYPE X DRYWALL

EXISTING INTERIOR WALL TO STAY (3/4 HR FIRE SEPERATION)
- 2x4 STUDS @16"" O.C.
5/8" TYPE X DRYWALL E.S.

EXISTING INTERIOR WALL TO STAY (3/4 HR FIRE SEPERATION)
- 2x4 STUDS @16"" O.C.
1/2" TYPE X DRYWALL E.S.

EXISTING EXTERIOR PERIMETER WALL
- CONCRETE BLOCK/BRICK

EXISTING WALL TO BE REMOVED

NEW INTERIOR PARTITION WALL TO U/S ROOF DECK
- 3 5/8" ST. ST. @16" O.C.
C/W 5/8" TYPE X E.S.
C/W BATT INSULATION

NEW INTERIOR PARTITION WALL TO U/S DRYWALL CEILING +/- 8'0"
- 3 5/8" ST. ST. @16" O.C.
C/W 5/8" TYPE X E.S.

NEW INTERIOR PARTITION WALL TO U/S DRYWALL CEILING +/- 11'0"
- 3 5/8" ST. ST. @16" O.C.
C/W 5/8" TYPE X E.S.

NEW INTERIOR GLASS WALL
- PS 350 GLAZING SYSTEM

NEW INSULATED WALL
- 3 5/8" ST. ST. @ 16" O.C.
C/W 5/8" TYPE X E.S.
C/W BATT INSULATION

NEW INSULATED WALL ABOVE &
- 6mm CLEAR GLASS FROM 42" TO 6'-8"

DOOR SCHEDULE

1	EXISTING STOREFRONT ENTRY
2	EXISTING 3'-0" x 6'-8" METAL DOOR & FRAME
3	EXISTING DOOR TO BE REMOVED NEW 3'-0" x 6'-8" METAL DOOR & FRAME 3/4 HR FRR C/W LEVER HARDWARE & DOOR CLOSER
4	NEW 3'-0" x 6'-8" METAL DOOR & FRAME 3/4 HR FRR C/W LEVER HARDWARE & DOOR CLOSER
5	NEW 2'-4" x 6'-8" SOLID CORE PAINT GRADE DOOR C/W LEVER PRIVACY SET
6	EXISTING OVERHEAD DOOR
7	EXISTING DOOR TO STAY
8	NEW 3'-0" x 6'-8" METAL DOOR & FRAME C/W LEVER HARDWARE & DOOR CLOSER

FINISH LEGEND

	EXISTING CERAMIC TILE TO STAY
	EXISTING CARPET TO BE REMOVED - INSTALL NEW
	EXISTING CONCRETE FLOORS
	EXISTING PLYWOOD FLOORS
	NEW STRIP VINYL
4" RUBBER BASE	
PAINT	UPPER FLOOR: OFFICES, WASHROOMS LOWER FLOOR: WASHROOM OF STORAGE ROOM, NEW TOOL CRIB

ELECTRICAL LEGEND

E $	EXISTING SWITCH
$	PROPOSED SWITCH
E	EXISTING DUPLEX OUTLET
	PROPOSED DUPLEX OUTLET +/- 14" OC
E	EXISTING ABOVE COUNTER DUPLEX OUTLET
	PROPOSED ABOVE COUNTER DUPLEX OUTLET 44" UNLESS NOTED
	PROPOSED QUAD OUTLET +/- 14" OC
	GFI @ 44"
E	EXISTING TELEPHONE
	PROPOSED TELEPHONE
	PROPOSED FAX
	PROPOSED DATA
EP	EXISTING ELECTRICAL PANEL
E A	EXISTING ALARM PANEL
EXIT	EXIT LIGHT
	DEDICATED OUTLET

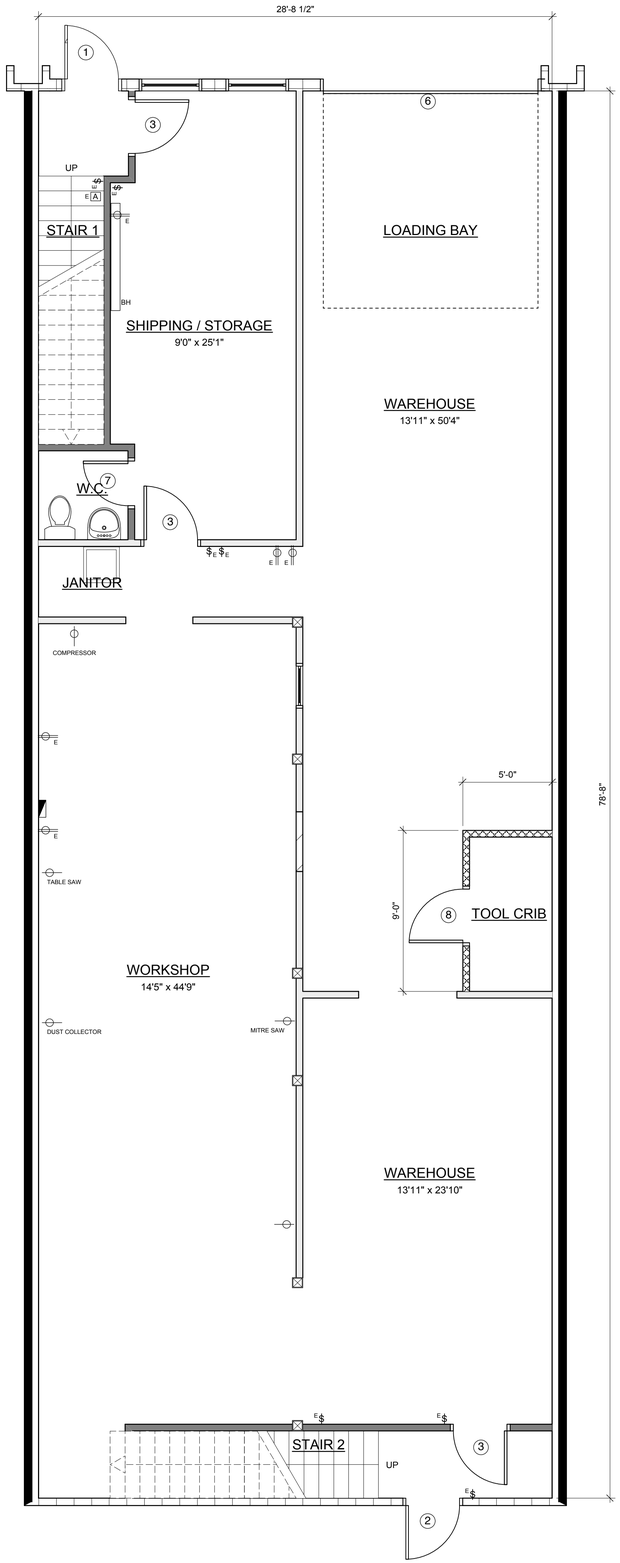
* SUPPLY POWER TO NEW HVAC ROOF TOP UNIT

** SUPPLY & INSTALL EMERGENCY LIGHTING AS REQUIRED BY CODE FOR NEW LAYOUT

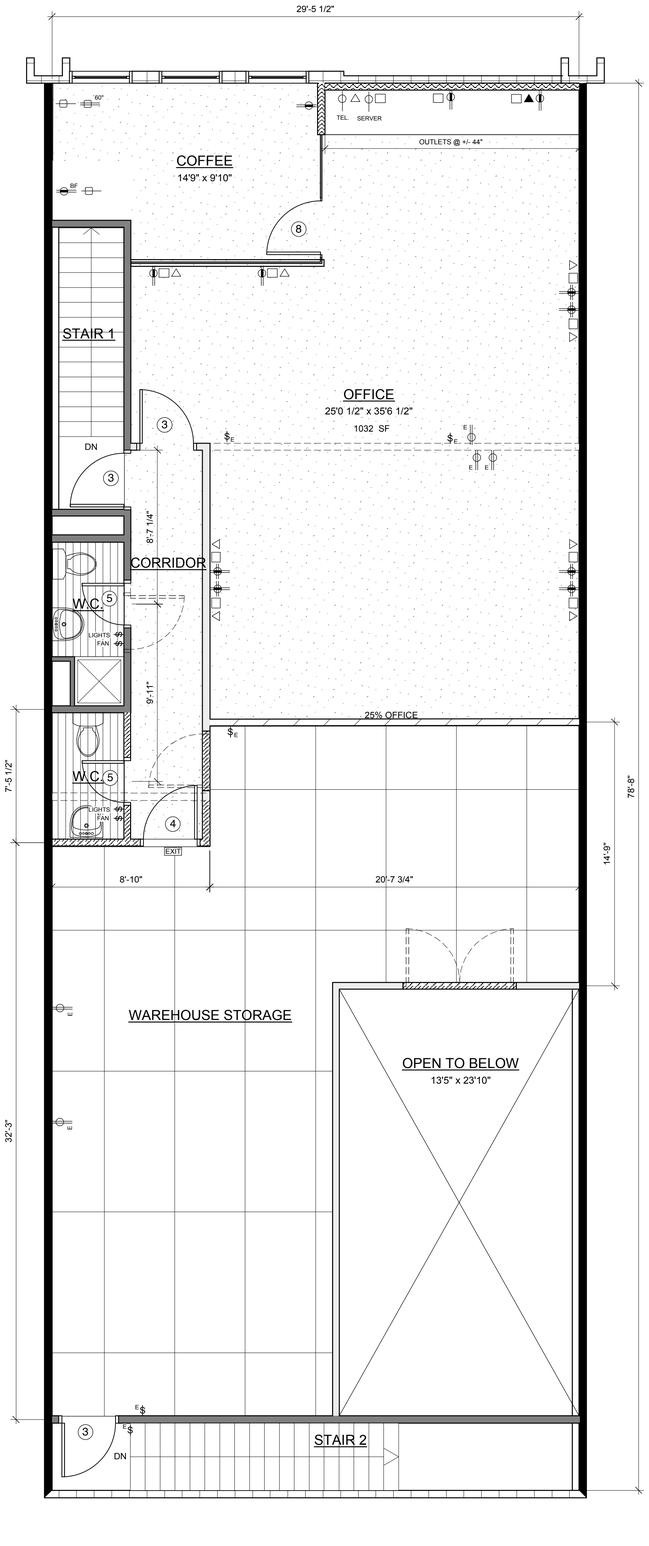
LIGHTING / CEILING LEGEND

E $	EXISTING SWITCH
$	PROPOSED SWITCH
	NEW 2'X4' T-BAR GRID @ +/- 8'-0" C/W 2'X4' RADAR ACOUSTIC TILE
	EXISTING OPEN CEILING - EXPOSED WILSON JOISTS OF ROOF DECK @ +/- 11'-0" HT
	EXISTING DRYWALL CEILING
	NEW DRYWALL CEILING TO MATCH EXISTING
	NEW WALL SCONCE
	EXISTING LIGHT FIXTURE TO BE REMOVED
	EXISTING WALL MOUNTED LIGHT FIXTURE
	EXISTING 1'X8' TROFFER LIGHT FIXTURE TO STAY OR TO BE RELOCATED
	EXISTING 1'X4' LIGHT FIXTURE TO STAY
	NEW 2'X4' LIGHT FIXTURE- SEISMICALLY RESTRAINED
	NEW EXHAUST FAN

* SUPPLY 2X2 DIFFUSERS AS REQUIRED BY CODE FOR NEW OFFICE LAYOUT



1 ID02 LOWER FLOOR PLAN
Scale: 1/4" = 1'-0"



2 ID02 UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"

N

NOV 19, 2014 FOR STRATA REVIEW

This drawing and related documents are the property of Marilyn McLean Interior Design. Reproductions in part or whole is forbidden without written consent. The contractor shall be responsible for verifying dimension on site before construction. This office shall be notified of any variation from the dimensions and conditions shown on the drawing. Written dimensions take precedence over scaled dimensions.

MARILYN McLEAN INTERIOR DESIGN INC
#16 - 650 Clyde Ave
West Vancouver, B.C. V7T 1E2
Phone: 604 922 8958
Fax: 604 676 2675
Email: mmclean@telus.net

CLIENT NAME :

GIBRALTAR HOLDINGS LTD

SUITE 105- 2544 DOUGLAS ROAD BURNABY, BC

DRAWING NAME:

CONSTRUCTION PLAN

FILE NAME:	
DRAWN BY:	HS
CHECKED BY:	MM
DATE:	OCT 2014
SCALE:	1/4" = 1'-0"

DRAWING NO.

ID- 02

NOV 19, 2014

WALL LEGEND

TENANT SEPERATION- +/- 23' TO U/S ROOF DECK
- 2x6 STUDS @16" O.C.
C/W 5/8" TYPE X DRYWALL E/S

TENANT SEPERATION & INFILL (3/4 HR FIRE SEPERATION)
- 2x6 STUDS @16" O.C.
C/W 5/8" TYPE X DRYWALL E.S.
- 2x4 STUDS @16"" O.C.
5/8" TYPE X DRYWALL

EXISTING INTERIOR WALL TO STAY (3/4 HR FIRE SEPERATION)
- 2x4 STUDS @16"" O.C.
5/8" TYPE X DRYWALL E.S.

EXISTING INTERIOR WALL TO STAY (3/4 HR FIRE SEPERATION)
- 2x4 STUDS @16"" O.C.
1/2" TYPE X DRYWALL E.S.

EXISTING EXTERIOR PERIMETER WALL
- CONCRETE BLOCK/BRICK

EXISTING WALL TO BE REMOVED

NEW INTERIOR PARTITION WALL TO U/S ROOF DECK
- 3 5/8" ST. ST. @16" O.C.
C/W 5/8" TYPE X E.S.
C/W BATT INSULATION

NEW INTERIOR PARTITION WALL TO U/S DRYWALL CEILING +/- 8'0"
- 3 5/8" ST. ST. @16" O.C.
C/W 5/8" TYPE X E.S.

NEW INTERIOR PARTITION WALL TO U/S DRYWALL CEILING +/- 11'0"
- 3 5/8" ST. ST. @16" O.C.
C/W 5/8" TYPE X E.S.

NEW INTERIOR GLASS WALL
- PS 350 GLAZING SYSTEM

NEW INSULATED WALL
- 3 5/8" ST. ST. @ 16" O.C.
C/W 5/8" TYPE X E.S.
C/W BATT INSULATION

NEW INSULATED WALL ABOVE &
- 6mm CLEAR GLASS FROM 42" TO 6'-8"

DOOR SCHEDULE

1. EXISTING STOREFRONT ENTRY
2. EXISTING 3'-0" x 6'-8" METAL DOOR & FRAME
3. EXISTING DOOR TO BE REMOVED
NEW 3'-0" x 6'-8" METAL DOOR & FRAME
3/4 HR FRR
C/W LEVER HARDWARE & DOOR CLOSER
4. NEW 3'-0" x 6'-8" METAL DOOR & FRAME
3/4 HR FRR
C/W LEVER HARDWARE & DOOR CLOSER
5. NEW 2'-4" x 6'-8" SOLID CORE PAINT GRADE DOOR
C/W LEVER PRIVACY SET
6. EXISTING OVERHEAD DOOR
7. EXISTING DOOR TO STAY
8. NEW 3'-0" x 6'-8" METAL DOOR & FRAME
C/W LEVER HARDWARE & DOOR CLOSER

FINISH LEGEND

- EXISTING CERAMIC TILE TO STAY
- EXISTING CARPET TO BE REMOVED
- INSTALL NEW
- EXISTING CONCRETE FLOORS
- EXISTING PLYWOOD FLOORS
- NEW STRIP VINYL
- 4" RUBBER BASE
- PAINT — UPPER FLOOR: OFFICES, WASHROOMS
LOWER FLOOR: WASHROOM OF STORAGE ROOM, NEW TOOL CRIB

ELECTRICAL LEGEND

- EXISTING SWITCH
- PROPOSED SWITCH
- EXISTING DUPLEX OUTLET
- PROPOSED DUPLEX OUTLET +/- 14" OC
- EXISTING ABOVE COUNTER DUPLEX OUTLET
- PROPOSED ABOVE COUNTER DUPLEX OUTLET 44" UNLESS NOTED
- PROPOSED QUAD OUTLET +/- 14" OC
- GFI @ 44"
- EXISTING TELEPHONE
- PROPOSED TELEPHONE
- PROPOSED FAX
- PROPOSED DATA
- EP — EXISTING ELECTRICAL PANEL
- A — EXISTING ALARM PANEL
- EXIT — EXIT LIGHT
- DEDICATED OUTLET

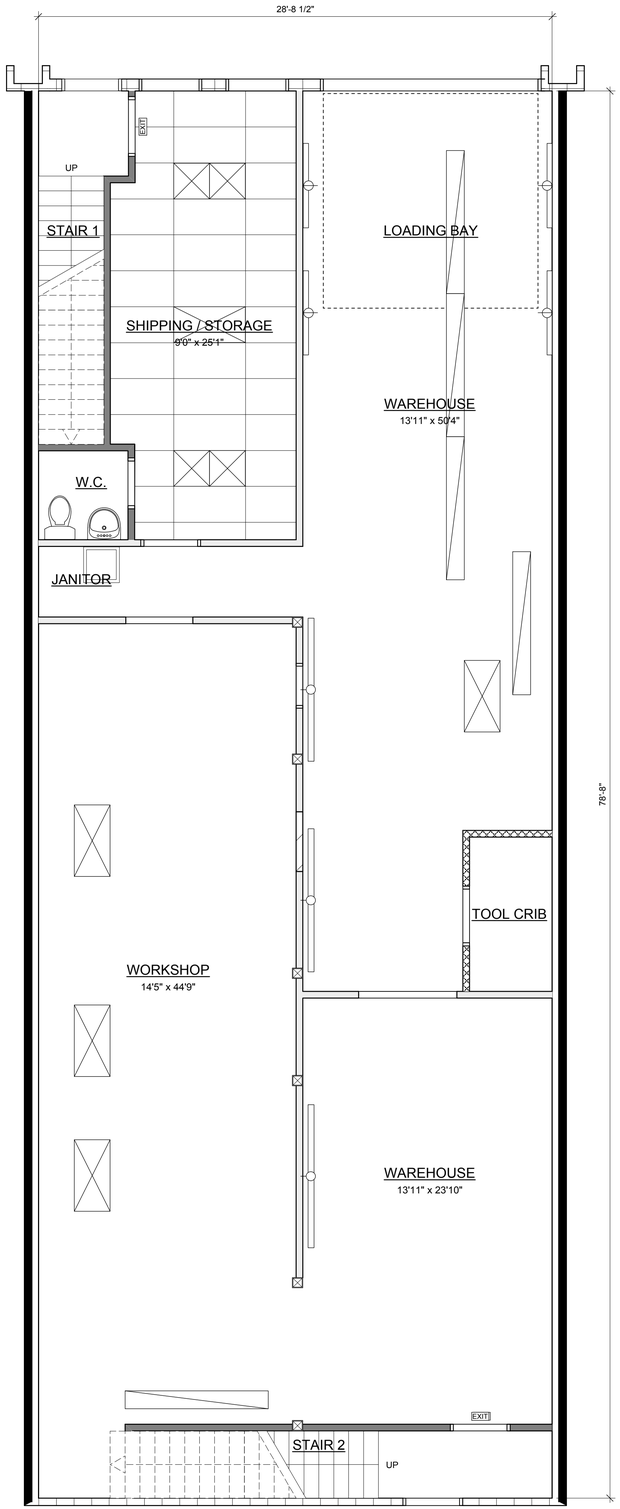
* SUPPLY POWER TO NEW HVAC ROOF TOP UNIT

** SUPPLY & INSTALL EMERGENCY LIGHTING AS REQUIRED BY CODE FOR NEW LAYOUT

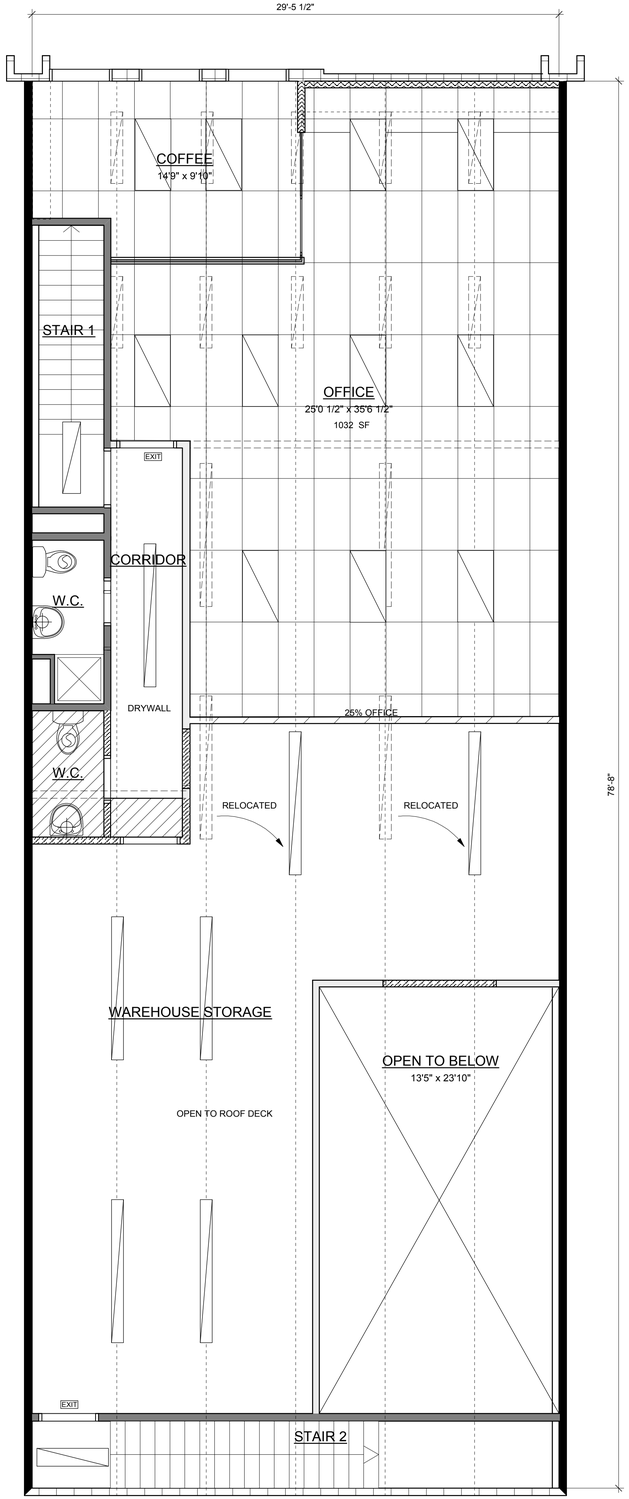
LIGHTING / CEILING LEGEND

- EXISTING SWITCH
- PROPOSED SWITCH
- NEW 2'X4' T-BAR GRID @ +/- 8'-0" C/W 2'X4' RADAR ACOUSTIC TILE
- EXISTING OPEN CEILING - EXPOSED WILSON JOISTS OF ROOF DECK @ +/- 11'-0" HT
- EXISTING DRYWALL CEILING
- NEW DRYWALL CEILING TO MATCH EXISTING
- NEW WALL SCONCE
- EXISTING LIGHT FIXTURE TO BE REMOVED
- EXISTING WALL MOUNTED LIGHT FIXTURE
- EXISTING 1'X8' TROFFER LIGHT FIXTURE TO STAY OR TO BE RELOCATED
- EXISTING 1'X4' LIGHT FIXTURE TO STAY
- NEW 2'X4' LIGHT FIXTURE- SEISMICALLY RESTRAINED
- NEW EXHAUST FAN

* SUPPLY 2X2 DIFFUSERS AS REQUIRED BY CODE FOR NEW OFFICE LAYOUT



1 ID03 LOWER FLOOR PLAN
Scale: 1/4" = 1'-0"



2 ID03 UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"

N

NOV 19, 2014 FOR STRATA REVIEW

This drawing and related documents are the property of Marilyn McLean Interior Design. Reproductions in part or whole is forbidden without written consent. The contractor shall be responsible for verifying dimension on site before construction. This office shall be notified of any variation from the dimensions and conditions shown on the drawing. Written dimensions take precedence over scaled dimensions.

MARILYN McLEAN INTERIOR DESIGN INC
#16 - 650 Clyde Ave
West Vancouver, B.C. V7T 1E2
Phone: 604 922 8958
Fax: 604 879 2675
Email: mmcleanid@telus.net

CLIENT NAME :
GIBRALTAR HOLDINGS LTD

SUITE 105- 2544 DOUGLAS ROAD BURNABY, BC

DRAWING NAME:
REFLECTED CEILING PLAN

FILE NAME:	
DRAWN BY:	HS
CHECKED BY:	MM
DATE:	OCT 2014
SCALE:	1/4" = 1'-0"

DRAWING NO.
ID- 03

NOV 19, 2014