



ANMORE COMMUNITY HUB

2697 SUNNYSIDE ROAD
ANMORE, B.C.

VILLAGE OF ANMORE
2697 SUNNYSIDE ROAD
ANMORE, BC V3H 5G9

KRAHN PROJECT No. 210647
PROJECT TEAM

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PRINCIPAL IN CHARGE: LARRY PODHORA, ARCHITECT ARBC

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EMAIL: CLIFF@KLTECH.COM
PROJECT MANAGER: CURTIS GREY
TECH LEAD: BLAKE WHITE

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PHONE: 604-862-8811
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PROJECT MANAGER: GERTF KRAHN

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PHONE: 604-862-8811
EMAIL: TREVOR@MOCONS.COM
PROJECT MANAGER: TREVOR SALVADINO

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EMAIL: JESSICA@OJCONS.COM
PROJECT MANAGER: JESSICA THEESSEN

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PRINCIPAL IN CHARGE: STUART MCCORMON

SHEET LIST

ARCHITECTURE
A0.00 COVER
A0.01 PERSPECTIVES
A1.01 SITE PLAN, CONTEXT PLAN & PROJECT INFORMATION
A2.00 BASEMENT PLAN
A2.01 MAIN FLOOR PLAN
A2.02 ROOF PLAN
A4.10 BUILDING ELEVATIONS
A4.21 BUILDING ELEVATIONS
A4.10 BUILDING SECTIONS

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DRAWING IS PRELIMINARY AND FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY THE ARCHITECT.

2 REVISIONS ISSUED IN VILLAGE REVIEW
1 REVISION ISSUED IN REVIEW
ALL DATE TIME, DISCIPLINE, CHANGES AND APPROVALS

larry podhora | architecture inc
142 HOBSEY RD. NORTH SAANICH, BC V8L 3K1

ANMORE COMMUNITY HUB

PROJECT ADDRESS
2697 SUNNYSIDE ROAD
ANMORE, B.C.

DISCIPLINE
COVER

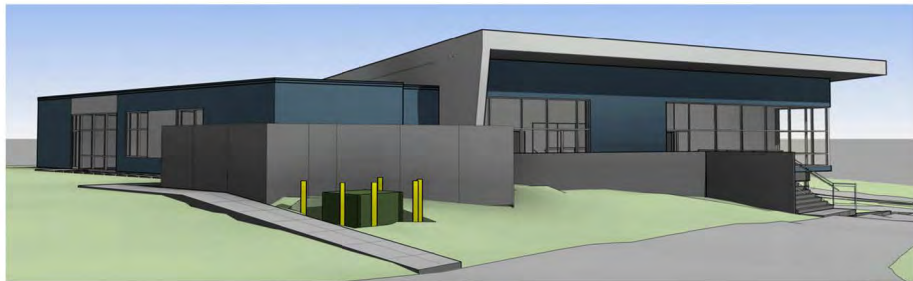
SCALE: 3/4" = 1'-0"
DRAWN: SM
REVIEWED: STW
PROJECT NO: 210647
DRAWING NO: **A0.00**



SW PERSPECTIVE



SE PERSPECTIVE



NW PERSPECTIVE



PRELIMINARY

NOT FOR CONSTRUCTION
This drawing is a preliminary architectural rendering and is not intended to be used for construction purposes. It is provided for informational purposes only and is subject to change without notice. The design is preliminary and is not intended to be used for construction purposes until it is approved for the project.

1	2024/08/16	ISSUED FOR VALIDATION REPORT
2	2024/08/16	ISSUED FOR REVIEW
NO.	DATE	ISSUE DESCRIPTION

ISSUES AND REVISIONS

SCALE

larry podhora | architecture inc
1857 HERRICKS RD NORTH SAUNDERS, BC, V2E 3K1

PROJECT NAME
ANMORE COMMUNITY HUB

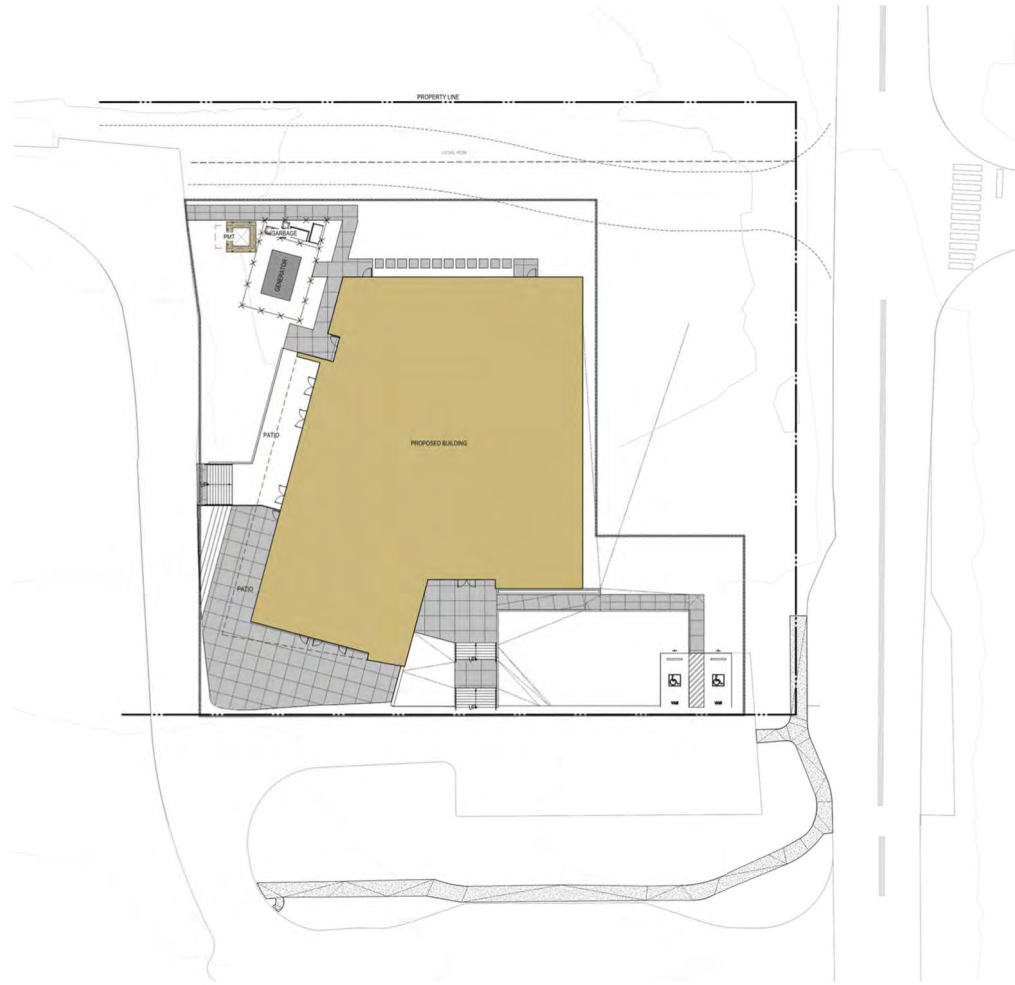
PROJECT ADDRESS
2897 SUNNYSIDE ROAD
ANMORE, B.C.

DRAWING TITLE
PERSPECTIVES

SCALE	
DRAWN	BP
REVIEWED	
PROJECT NO.	210847
DRAWING NO.	

A0.01

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1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



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This drawing is preliminary and is for informational purposes only. It is not intended for construction. The design is preliminary and is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. This drawing shall not be used for any other purpose until it is issued for the project.

2	2023/01/18	ISSUED FOR SALVATION REPORT
1	2023/01/18	ISSUED FOR REVIEW
NO.	DATE	ISSUE / DESCRIPTION
ISSUES AND REVISIONS		

larry podhora | architecture inc
1457 HURON STREET, SUITE 100, WINDSOR, ONTARIO, CANADA N9A 1K1

PROJECT NAME:
ANMORE COMMUNITY HUB

PROJECT ADDRESS:
2897 SUNNYSIDE ROAD
ANMORE, B.C.

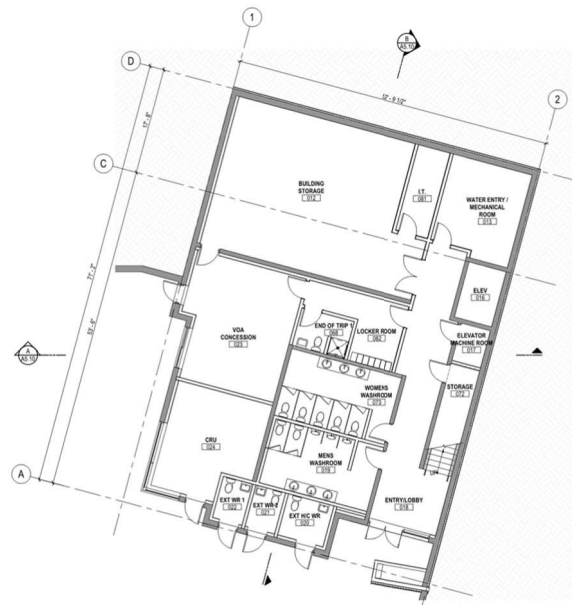
DRAWING TITLE:
**SITE PLAN, CONTEXT PLAN
& PROJECT INFORMATION**

SCALE:	1/8" = 1'-0"
DRAWN:	SM
REVIEWED:	
PROJECT NO.:	21887
DRAWING NO.:	



A1.01

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1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

FIRE RATING	
---	0 HR F.R.R.
---	45 MIN F.R.R.
---	1 HR F.R.R.
---	1.5 HR F.R.R.
---	2 HR F.R.R.
---	3 HR F.R.R.
---	4 HR F.R.R.

FIRE DOOR SWING (ON INSIDE SIDE OF DOOR WHEN OPEN)
 FIRE DOOR SWING (ON INSIDE SIDE OF DOOR WHEN OPEN)

WALL CONSTRUCTION
 ALL FIRE RATED WALLS MUST BE CONSTRUCTED TO A STRUCTURE ABOVE. REFER TO 1 AT 21
 ALL SOUND ATTENUATION WALLS, INDICATED BY SHADING, ARE TO BE CONSTRUCTED TO A STRUCTURE ABOVE. REFER TO 4 AT 21

WET WALLS
 JANITOR ROOM, CHANGE ROOMS, LOCKER ROOMS AND WASHROOMS - REPLACE CIP/SW BOARD w/ GREEN BOARD. ALL WET WALLS

GENERAL NOTES
 SEE SCHEDULES FOR ALL FLOOR, WALL, CEILING AND ROOF ASSEMBLIES - GENERAL CONTRACTOR TO COMPLY WITH ALL FIRE CODES AND REGULATIONS WITH IBC LISTINGS AND/OR LOCAL BUILDING CODES AS NOTED IN SPECIFIC CONSTRUCTION ASSEMBLY
 REFER TO LARGEST SCALE PLANS FOR DETAILED INFORMATION
EXIT SIGNAGE
 EXIT SIGNAGE TO BE PROVIDED PER ELECTRICAL DRAWINGS
FIRESTOPPING
 FIRESTOPPING SHALL COMPLY TO CANULC-515-M STANDARDS
FINISHES
 FINISHES MAY NOT BE SHOWN ON THESE DRAWINGS
 FINISHES ARE TO BE SPECIFIED BY OWNER OR INTERFERE REQUIREMENTS AT THE OWNER'S REQUEST
 INCLUDES ALL INTERIOR FINISHES INCLUDING WALLS, CEILING TYPES AND INTERIOR SIGNAGE
 UNLESS SPECIFICALLY IDENTIFIED IN THE DIMENSIONED CONTRACT, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR:
 - INTERIOR FINISHES
 - MILLWORK OR
 - INTERIOR SIGNAGE
 ALL FINISHES MUST COMPLY WITH CURRENT PROVINCIAL BUILDING CODE, CURRENT EDITION AND MUST MEET THE FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS CONTAINED WITHIN
DOOR SIGNAGE
 ALL DOORS NOT SPECIFIED IN DOOR SCHEDULES OR DOOR WINDOW SCHEDULES SHALL BE BY THE OWNER OR OTHERS
FIRE SAFETY PLAN
 FIRE SAFETY PLAN TO BE PROVIDED BY FIRE PROTECTION CONSULTANT, INSTALLED TO THEIR REQUIREMENTS AND TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION
PORTABLE FIRE EXTINGUISHERS
 FIRE EXTINGUISHERS SHALL BE PROVIDED AND INSTALLED ACCORDING WITH THE APPROPRIATE PROVINCIAL FIRE CODE AND TO THE SATISFACTION OF THE FIRE PROTECTION CONSULTANT
SPRINKLER BUILDING
 BUILDING IS FULLY SPRINKLERED PER CODE ANALYSIS. DRAWINGS AND PERMIT APPLICATION FOR SPRINKLER SYSTEM IS THE RESPONSIBILITY OF OTHERS. DESIGN PARAMETERS ARE PER THE MECHANICAL CONSULTANT'S DRAWINGS. PULL STATIONS AND FIRE ALARM SPECIFICATIONS FOR INSTALLATION AND MONITORING ARE PER THE ELECTRICAL DRAWINGS.



PRELIMINARY
 NOT FOR CONSTRUCTION
 This drawing is preliminary and shall not be used for construction purposes until it is issued for the project.

2	2024/04/16	ISSUED FOR VALIDATION REPORT
1	2024/03/06	ISSUED FOR REVIEW
		NO. DATE TIME DESCRIPTION
		ISSUES AND REVISIONS
		SCALE

larry podhora | architecture inc
 1057 HURON STREET, SUITE 100, NORTH BAYVILLE, ONT. L8N 2R4

PROJECT NAME:
ANMORE COMMUNITY HUB

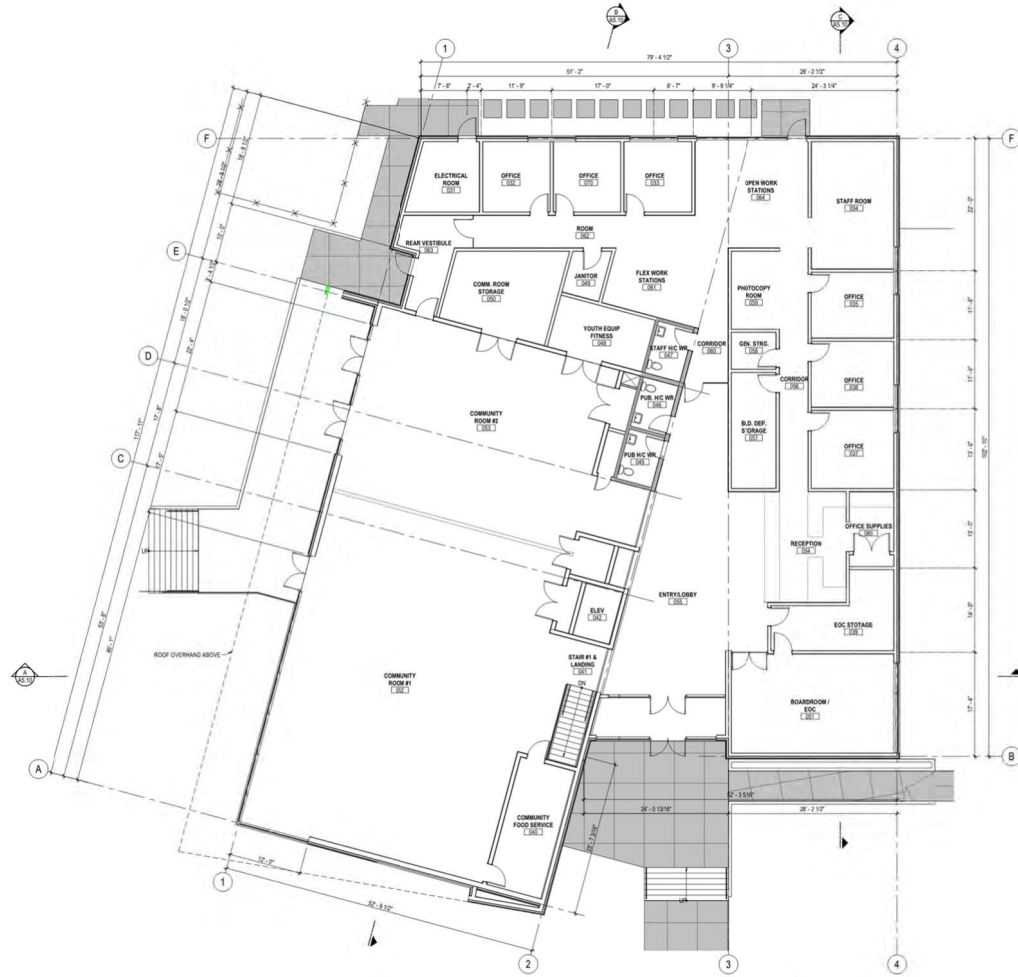
PROJECT ADDRESS:
 2097 SUNNYSIDE ROAD
 ANMORE, B.C.

DRAWING TITLE:
BASEMENT PLAN

SCALE: As indicated
 DRAWN: [blank]
 REVIEWED: [blank]
 PROJECT NO: 2024P
 DRAWN BY: [blank]



A2.00



1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

FIRE RATING

---	0 HR F.R.R.
---	45 MIN F.R.R.
---	1 HR F.R.R.
---	1.5 HR F.R.R.
---	2 HR F.R.R.
---	3 HR F.R.R.
---	4 HR F.R.R.

EXIT
 FIRE DOOR SIGN ON INSIDE SIDE OF DOOR WHEN OPEN
 FIRE DOOR SIGN ON OUTSIDE SIDE OF DOOR WHEN OPEN

WALL CONSTRUCTION
 ALL FIRE RATED WALLS MUST BE CONSTRUCTED TO AN STRUCTURE ABOVE. REFER TO 1-A1.21
 ALL SOUND ATTENUATION WALLS, INDICATED BY SHADING, ARE BELOW TO BE CONSTRUCTED TO AN STRUCTURE ABOVE. REFER TO 1-A1.21

WET WALLS
 JANITOR ROOM, CHANGE ROOMS, LOCKER ROOMS AND WASHROOMS - REPLACE GYP/SM BOARD w/ GREEN BOARD AS ALL WET WALLS

GENERAL NOTES
 SEE SCHEDULES FOR ALL FLOOR WALL, CEILING AND ROOF ASSEMBLIES - GENERAL CONTRACTOR TO CONFIRM ALL FIRE RATED PARTS/ASSEMBLIES WITH U.L.C. LISTING AND/OR LOCAL BUILDING CODES AS NOTED IN SPECIFIC CONSTRUCTION ASSEMBLY. REFER TO LARGEST SCALE PLANS FOR DETAILED INFORMATION.
EXIT SIGNAGE
 EXIT SIGNAGE TO BE PROVIDED PER ELECTRICAL DRAWINGS.
FIRESTOPPING
 FIRESTOPPING SHALL COMPLY TO CANULC-S115-M 61-INDICATED.
FINISHES
 FINISHES MAY NOT BE SHOWN ON THESE DRAWINGS. FINISHES ARE TO BE SPECIFIED BY OWNER OR INTERFERE REQUIRER AT THE OWNER'S REQUEST. INCLUDES ALL INTERIOR FINISHES INCLUDING: MILLWORK, CEILING TYPES AND EXTERIOR FINISHES.
 UNLESS SPECIFICALLY IDENTIFIED IN THE DIMENSIONED CONTRACT, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR:
 - DESIGN INTERIOR FINISHES.
 - MILLWORK OR INTERIOR SIGNAGE.
 ALL FINISHES MUST COMPLY WITH CURRENT PROVINCIAL BUILDING CODE, CURRENT EDITION AND MUST MEET THE FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS CONTAINED WITHIN DIMENSIONS.
DOOR SCHEDULE
 ALL DOORS NOT SPECIFIED IN DOOR SCHEDULES OR DOOR WINDOW SCHEDULES SHALL BE BY THE OWNER OR OTHERS.
FIRE SAFETY PLAN
 FIRE SAFETY PLAN TO BE PROVIDED BY FIRE PROTECTION CONSULTANT, INSTALLED TO THEIR REQUIREMENTS AND TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
PORTABLE FIRE EXTINGUISHERS
 FIRE EXTINGUISHERS SHALL BE PROVIDED AND INSTALLED ACCORDING WITH THE APPROPRIATE PROVINCIAL FIRE CODE AND TO THE SATISFACTION OF THE FIRE PROTECTION CONSULTANT.
SPRINKLER BUILDING
 BUILDING IS FULLY SPRINKLERED PER CODE ANALYSIS. DRAWINGS AND PERMIT APPLICATION FOR SPRINKLER SYSTEM IS THE RESPONSIBILITY OF OTHERS. DESIGN FINISHES ARE PER THE MECHANICAL CONSULTANT'S DRAWINGS. PULL STATIONS AND FIRE ALARM SPECIFICATIONS FOR INSTALLATION AND MONITORING ARE PER THE ELECTRICAL DRAWINGS.



PRELIMINARY
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 2 2024/04/18 ISSUED FOR VALIDATION REPORT
 1 2024/04/18 ISSUED FOR REVIEW
 NO DATE YMD, DESCRIPTION
 ISSUES AND REVISIONS
 NONE

larry podhora | architecture inc
 1057 HURONTARIO RD. NORTH BARRIE, ONT. L4N 8P4

PROJECT NAME
ANMORE COMMUNITY HUB

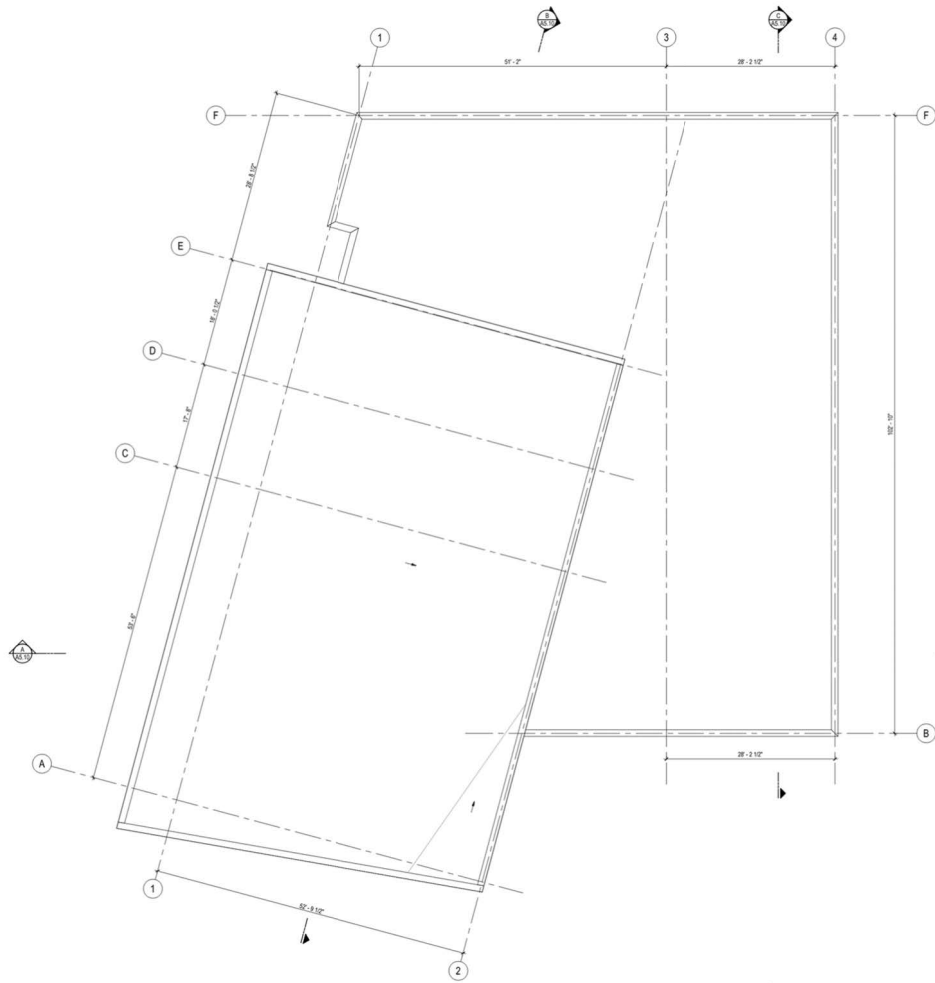
PROJECT ADDRESS
 2897 SUNNYSIDE ROAD
 ANMORE, B.C.

DRAWING TITLE
MAIN FLOOR PLAN

SCALE: As indicated
 DRAWN: SM
 REVIEWED:
 PROJECT NO: 21887
 DRAWING NO:

A2.01





1 ROOF PLAN
SCALE: 1/8" = 1'-0"

FIRE RATING	
---	0 HR F.R.R.
---	45 MIN F.R.R.
---	1 HR F.R.R.
---	1.5 HR F.R.R.
---	2 HR F.R.R.
---	4 HR F.R.R.

1/2" MIN. CLEARANCE TO STRUCTURE ABOVE. REFER TO 1.1 AT 21.

 1/2" MIN. CLEARANCE TO STRUCTURE ABOVE. REFER TO 1.1 AT 21.

 1/2" MIN. CLEARANCE TO STRUCTURE ABOVE. REFER TO 1.1 AT 21.

WALL CONSTRUCTION
 ALL FIRE-RATED WALLS MUST BE CONSTRUCTED TO A STRUCTURE ABOVE. REFER TO 1.1 AT 21.
 ALL SOUND ATTENTION WALLS, INDICATED BY SHADING, SEE BELOW TO BE CONSTRUCTED TO A STRUCTURE ABOVE. REFER TO 1.1 AT 21.

WET WALLS
 JANITOR ROOM, CHANGE ROOMS, LOCKER ROOMS AND WASHROOMS - REPLACE COPPER BOARDS w/ GREEN BOARDS ALL WET WALLS.

ROOF NOTES
 SEE SCHEDULES FOR ALL FLOOR, WALL, CEILING AND ROOF ASSEMBLIES. GENERAL CONTRACTOR TO COMPLY ALL FIRE, SOUND RATED ASSEMBLIES WITH I.C. LISTINGS AND/OR LOCAL BUILDING CODES AS NOTED IN SPECIFIC CONSTRUCTION ASSEMBLIES.
 UNLESS NOTED OTHERWISE, ALL SPOT ELEVATIONS ARE TO NOTED OTHERWISE (LOW OR ROOF DECK (R.O.D.))

- DRAINAGE**
- ALL ROOF DRAINS PER MECHANICAL DRAWINGS
 - ROOF FINISHES TO BE DRAINED TO DOWN SYSTEM PER MECHANICAL AND CIVIL DRAWINGS AND SPECIFICATIONS
 - POSITIVE DRAINAGE IS GENERALLY PROVIDED BY SLOPING OF STRUCTURE. ROOFING CONTRACTOR TO PROVIDE SLOPED INSULATION OR GASKETS AT ANY LOCATIONS WHERE ADJUSTABLE TO POSITIVE DRAINAGE IS REQUIRED
 - ROOF DRAIN SCUPPERS & FLASHINGS TO BE IN ACCORDANCE w/ LOCAL CODES AND BY LAWS AND GOOD ROOFING PRACTICES
 - ROOFING CONTRACTOR TO SEAL ANY GAPS TYPICAL
 - SECURE METAL FLASHINGS AND MUST EXTEND PAST THE BENCH OF THE METAL SLEEVE FLASHING
 - OVERFLOW SCUPPERS AS REQUIRED AND AS NOTED ON PLANS. CONTRACTOR TO PROVIDE SCUPPER OPENINGS OR CORE HOLES TO SATISFY PLUMBING CODE (MIN. 2" x 4" MIN. DIA.)
 - FLASHING TO BE 30 MIN. OR HIGHER RATED COORDINATE ROOFING INSULATION THICKNESS AND SLURRY APPLIED
 - METAL SCUPPER BOX MUST HAVE CONTINUOUS SIDES. METAL FLASHING MUST BE CONTINUOUS w/ ROOFING CORNERS
 - WATER CUT-OFF MASTIC MUST BE UNDER CONSTANT COMPRESSION

ROOFING
 CONTRACTOR TO CONFIRM ALL ASPECTS OF ROOF DESIGN WITH QUALIFIED ROOFING CONTRACTOR CONSULTANT
 WARRANTY FOR ROOFING MEMBRANE SHALL BE PROVIDED BY MANUFACTURER. COPY OF WARRANTY DOCUMENTATION TO BE PROVIDED TO KRAHN GROUP OF COMPANIES.

ROOF DRAINAGE FOR MECHANICAL EQUIPMENT
 ALL SIZES, LOCATIONS AND CURBS ASSOCIATED WITH EQUIPMENT SHOWN ON THIS PLAN TO BE CONFIRMED WITH MECHANICAL DRAWINGS AND SUPPLIER'S SPECIFICATIONS. SUPPORTS AROUND OPENINGS TO BE CONFIRMED w/ STRUCTURE.



PRELIMINARY
 NOT FOR CONSTRUCTION
 This drawing is preliminary and does not constitute a contract. It is subject to change without notice. The drawing shall not be used for construction purposes until it is issued for the project.

I, _____, ARCHITECT, DESIGN BY REVIEWER
 MR. DATE 1/10/2024, DESCRIPTION
 ISSUES AND REVISIONS
 SEAL

larry podhora | architecture inc
 1837 HORNCREST RD NORTH SAUNDERS, BC, V2E 3H4

PROJECT NAME
ANNORE COMMUNITY HUB

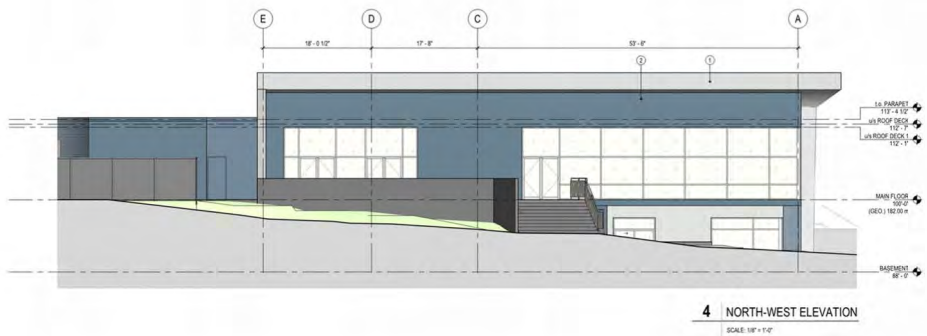
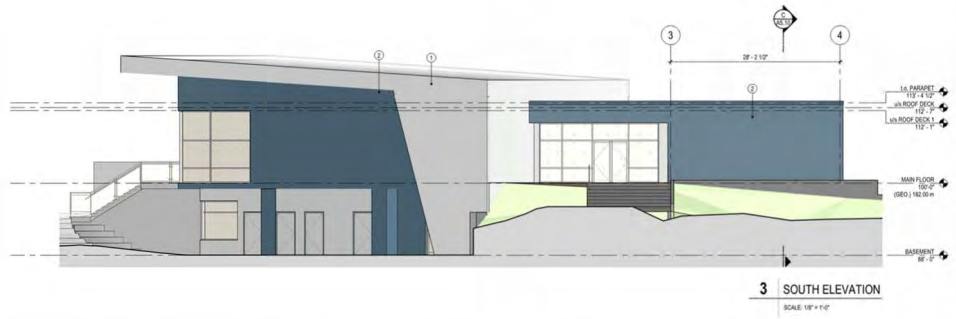
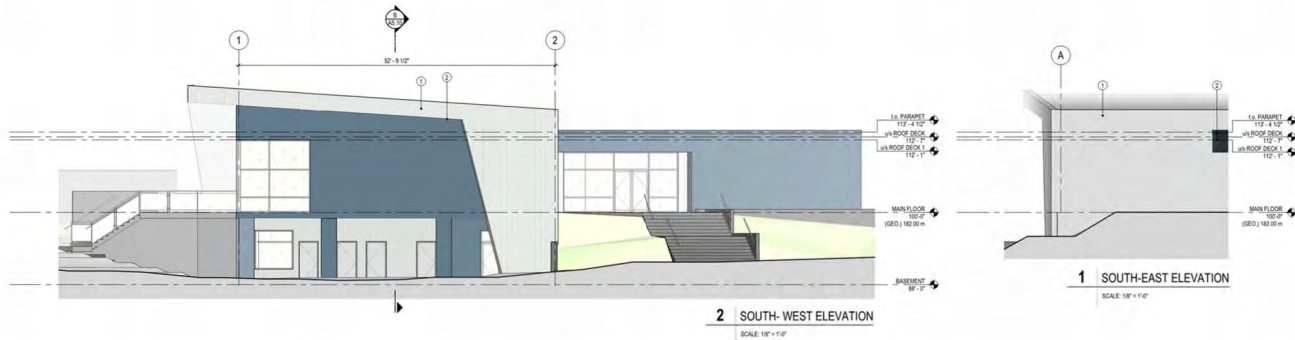
PROJECT ADDRESS
 2897 SUNNYSIDE ROAD
 ANNORE, B.C.

DRAWING TITLE
ROOF PLAN

SCALE: As Indicated
 DRAWN: SM
 REVISED:
 PROJECT NO: 210847
 DRAWING NO:

A2.02





MATERIAL LEGEND

TYPE	DESCRIPTION
1	METAL CLADDING COLOUR: C1
2	METAL CLADDING COLOUR: C2
3	RAW CONCRETE
4	STORMWATER GLAZING
5	ALUMINUM MULLION CLEAR ANODIZED



PROJECT COLOURS

C1 WESTFORM METALS BY 608-B	[Color swatch]
GALVALUME	[Color swatch]
C2 WESTFORM METALS BY 608-B FOR CORRUGATED TANKS BLUE	[Color swatch]

PRELIMINARY

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2 2024/08/08 ISSUED FOR VALIDATION REPORT
1 2024/08/08 ISSUED FOR REVIEW
NO DATE YARD DESCRIPTION
ISSUES AND REVISIONS

larry podhora | architecture inc
1457 HERRINGFIELD RD NORTH DENVER, CO 80241

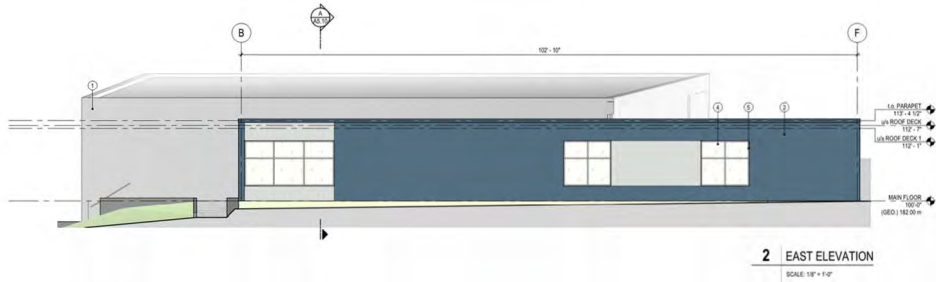
PROJECT NAME
ANMORE COMMUNITY HUB

PROJECT ADDRESS
2897 SUNNYSIDE ROAD
ANMORE, B.C.

DRAWING TITLE
BUILDING ELEVATIONS

SCALE: As Indicated
DRAWN: SM
REVIEWED:
PROJECT NO: 210847
DRAWING NO:

A4.10



TYPE	DESCRIPTION
1	METAL CLADDING COLOUR C1
2	METAL CLADDING COLOUR C2
3	RAW CONCRETE
4	STORMWATER GLAZING
5	ALUMINUM MULLION CLEAR ANODIZED



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NO.	DATE	ISSUED BY	DESCRIPTION
1	2024/01/08	ISSUED FOR VALIDATION REPORT	
2	2024/01/08	ISSUED FOR REVIEW	

ISSUES AND REVISIONS

larry podhora | architecture inc
 1457 HERRICKS RD NORTH SAUNDERS, BC V0L 3K1

PROJECT NAME
ANMORE COMMUNITY HUB

PROJECT ADDRESS
 2057 SUNNYSIDE ROAD
 ANMORE, B.C.

DRAWING TITLE
BUILDING ELEVATIONS

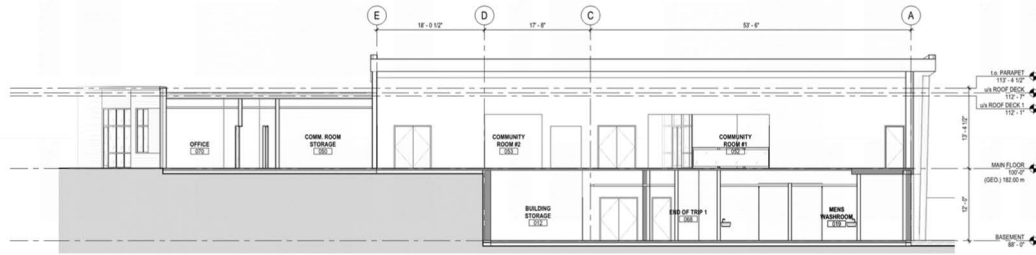
SCALE: 1/8" = 1'-0"
 DRAWN: SW
 REVIEWED:
 PROJECT NO: 210847
 DRAWING NO:

A4.21

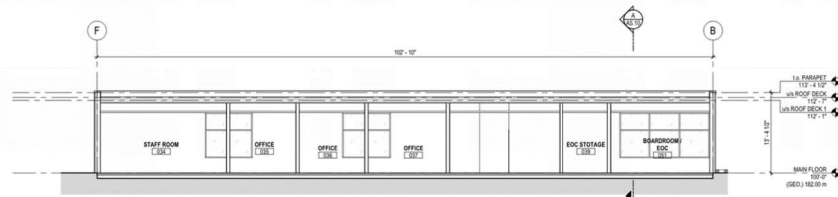
2024/01/08 10:00 AM LARRY PODHORA ARCHITECTURE INC.



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



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



C BUILDING SECTION
SCALE: 1/8" = 1'-0"

FIRE RATING	
---	0 HR F.R.R.
---	45 MIN F.R.R.
---	1 HR F.R.R.
---	1.5 HR F.R.R.
---	2 HR F.R.R.
---	3 HR F.R.R.
---	4 HR F.R.R.

FLOOR OF FINISH PANEL DISTANCE
 EXIT SIGN
 FIRE DOOR SIGN (ON INSIDE SIDE OF DOOR WHEN OPEN)
 FINISH FLOOR
 FINISH FLOOR

WALL CONSTRUCTION
 ALL FIRE-RATED WALLS MUST BE CONSTRUCTED TO THE STRUCTURE ABOVE. REFER TO 1-A/21.
 ALL SOUND ATTENUATION WALLS, INDICATED BY SHADING, SEE BELOW TO BE CONSTRUCTED TO THE STRUCTURE ABOVE. REFER TO 1-A/21.

WET WALLS
 JANITOR ROOM, CHANGE ROOMS, LOCKER ROOMS AND WASHROOMS - REPLACE CIP SLAB BOARD w/ GREEN BOARD @ ALL WET WALLS.



PRELIMINARY

NOT FOR CONSTRUCTION

This drawing is a preliminary design and does not represent a final design. It is intended for informational purposes only and should not be used for construction. Any changes or modifications should be approved by the architect.

2 2024/08/08 ISSUED FOR VALIDATION REPORT
 1 2024/08/08 ISSUED FOR REVIEW
 NO. DATE AND DESCRIPTION
 ISSUES AND REVISIONS

larry podhora | architecture inc
 1457 HURON STREET, SUITE 100, SOUTH BAY, ONT. M2H 3P4

PROJECT NAME
ANMORE COMMUNITY HUB

PROJECT ADDRESS
 2897 SUNNYSIDE ROAD
 ANMORE, B.C.

DRAWING TITLE
BUILDING SECTIONS

SCALE: As Indicated
 DRAWN: [Name]
 REVIEWED: [Name]
 PROJECT NO: 210847
 DRAWING NO: **A5.10**