



CORDOVA RESIDENCE

54 EAST CORDOVA STREET, VANCOUVER, BC

RM	DIVISION	ELEMENT	REQUIREMENT
RESIDENTIAL ROOM	08	<i>OPENINGS</i>	
		Window	Provide an operable window
		Doors	New pressed metal door, 20 min. FPR, in new metal buck or existing wood frame, made good
		Door Hardware	Proximity access control technology door hardware, closer in protective box/grille to prevent finger ingress and damage, wall-mounted door stop, door peep-hole
	09	<i>INTERNAL FINISHES</i>	
		Wall Finishes	Repair and refinish existing plaster/GWB finishes, OR provide new finished GWB & paint.
		Ceiling Finishes	Repair and refinish existing plaster/GWB finishes, OR provide new finished GWB & paint.
		Floor Finishes	New sheet vinyl w/ cove edges & cap
	12	<i>FURNISHINGS</i>	New free-standing stainless steel counter unit with integral single or double compartment basin and combined hot and cold water supplies, overflow, stainless steel or tile back-splash, stainless steel counter top with raised edge to impede drips, double stainless steel doors enclosing a double height shelving unit, solid wood frame and legs to ensure storage items are a minimum of 8" above the floor line, sheet stainless steel caps at the feet and to come with attachment clips to securely fasten to the wall. The Ikea Varde is an acceptable unit.
			New stainless steel wall mounted shelf unit consisting of two shelves, min. 4'-0" long, with support diagonal brackets for secure wall anchorage, and each shelf to come with raised edges on exposed sides to impede drips. The Ikea EKBY Robert shelf unit is an acceptable unit.
	15	<i>PLUMBING</i>	
			Single lever hot/cold faucet with rotatable gooseneck trim
	15	<i>HEATING VENTILATING & AIR CONDITIONING</i>	
			New hydronic heating system utilizing the existing refurbished cast iron radiators, unless directed otherwise by the Authority. Each residential room to have its own control of the heating system.
	16	<i>ELECTRICAL</i>	
			New surface mounted vandal resistant luminaire controlled by a light switch located at the unit entry door.
			Provide new duplex receptacles as required by CEC. In addition to code requirements, provide: <ul style="list-style-type: none"> • 2 new dedicated duplex receptacles for fridge and microwave, • New ground fault current interrupter duplex receptacle by the vanity sink • 1 voice and data line
			1 new cable television outlet, locate by general duplex receptacle in room.
		New combined fire alarm heat/smoke detector.	



room data sheet



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RM	DIVISION	ELEMENT	REQUIREMENT
ADMIN/CONTROL DESK	08	<i>OPENINGS</i>	
		Doors	New pressed metal door, 20 min. FPR in new metal door buck
		Door Hardware	New proximity access control technology door hardware
	09	<i>INTERNAL FINISHES</i>	
		Wall Finishes	Repair and refinish existing plaster/GWB finishes, OR provide new finished GWB & paint.
		Ceiling Finishes	Repair and refinish existing plaster/GWB finishes, or provide new finished GWB & paint.
		Floor Finishes	New sheet vinyl w/ cove edges & cap
	12	<i>FURNISHINGS</i>	
			New millwork computer station with laminate surfaces and convenient and adequate electrical receptacles, integral task lighting and communications outlets. Integral to the workstation millwork should be a higher countertop serving as a sill for vertical or horizontal operating glazed and lockable security window of minimum 1/4" tempered glass and 24 sq.ft. (2.23 sq.m)
	15	<i>HEATING VENTILATING & AIR CONDITIONING</i>	
			New ventilation as per ASHRAE 62.1. System may be stand-alone or part of the corridor pressurization ventilation system, as well as recommissioned cast iron radiator for heat, unless otherwise directed by the Authority. Radiator temperature control in room.
	16	<i>ELECTRICAL</i>	
			New surface mounted luminaires controlled by occupancy sensor switch.
			Each computer/work station will be provided with a new duplex receptacle and new voice and data outlet.
			Provide new duplex receptacles and voice and data outlets to meet room specific equipment needs.
			One new duplex receptacle will be provided for general use.



room data sheet



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RM	DIVISION	ELEMENT	REQUIREMENT
PROGRAM MANAGER'S OFFICE	08	<i>OPENINGS</i>	
		Doors	New pressed metal door, 20 min. FPR in new metal door buck
		Door Hardware	New proximity access control technology door hardware
		Interior Glazing	Provide a minimum of 12 sq.ft. (1.12 sq.m) of 1/4" (6 mm) temperd glass oriented to the lunch room or amenity space
	09	<i>INTERNAL FINISHES</i>	
		Wall Finishes	Repair and refinish existing plaster/GWB finishes, or provide new finished GWB & paint.
		Ceiling Finishes	Repair and refinish existing plaster/GWB finishes, or provide new finished GWB & paint.
		Floor Finishes	New sheet vinyl with cove edge and cap
	15	<i>HEATING VENTILATING & AIR CONDITIONING</i>	
			New ventilation as per ASHRAE 62.1. System may be stand-alone or part of the corridor pressurization ventilation system, as well as recommissioned cast iron radiator for heat, unless otherwise directed by the Authority. Radiator temperature control in room.
	16	<i>ELECTRICAL</i>	
			New surface mounted luminaires controlled by occupancy sensor switch.
			Each computer/work station will be provided with a new duplex receptacle and new voice and data outlet.
			Provide new duplex receptacles and voice and data outlets to meet room specific equipment needs.
			One new duplex receptacle will be provided for general use.





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RM	DIVISION	ELEMENT	REQUIREMENT
KITCHEN	08	<i>OPENINGS</i>	
		Doors	New metal slab door of the required FPR, with a 12"x12" wired glass lite, in a steel frame. The top of the window is to be at 5'-10", and it is to be centered on the width of the door.
		Door Hardware	New proximity access control technology door hardware, closer in protective box/grille to prevent finger ingress and damage, wall-mounted door stop, 12"x12" wired glass lite.
	09	<i>INTERNAL FINISHES</i>	
		Wall Finishes	Repair and refinish existing plaster/GWB finishes, OR provide new finished GWB & paint.
		Ceiling Finishes	Repair and refinish existing plaster/GWB finishes, OR provide new finished GWB & paint.
		Floor Finishes	New sheet vinyl w/ cove edges & cap
	12	<i>FURNISHINGS</i>	
			Millwork: laminate faced millwork and laminate countertops with a double compartment sink and integral splashback. Arrange the kitchen cabinetry for adequate preparation space between the range and sink, accommodation for a full size fridge, dishwasher and a microwave oven shelf, and lockable millwork drawers and doors.
	15	<i>PLUMBING</i>	
			Single lever hot/cold faucet
	15	<i>HEATING VENTILATING & AIR CONDITIONING</i>	
			New hydronic heating system utilizing the existing refurbished cast iron radiators for heat, unless otherwise directed by Authority. New kitchen exhaust and hood for the domestic range or cooktop.
	16	<i>ELECTRICAL</i>	
			New surface mounted vandal resistant luminaires controlled by occupancy sensor switch.
		Two new duplex split receptacles will be provided and mounted above the kitchen counter top.	
		Provide new electrical receptacles to meet specific kitchen equipment needs.	



room data sheet



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RM	DIVISION	ELEMENT	REQUIREMENT
A M E N I T Y	08	<i>OPENINGS</i>	
		Doors	New pressed metal door, 20 min. FPR, in new metal buck or existing wood frame, made good
		Door Hardware	Closer in protective box/grille to prevent finger ingress and damage, wall-mounted door stop, new proximity access control technology door hardware
	09	<i>INTERNAL FINISHES</i>	
		Wall Finishes	Repair and refinish existing plaster/GWB finishes, OR provide new finished GWB & paint.
		Ceiling Finishes	Repair and refinish existing plaster/GWB finishes, OR provide new finished GWB & paint.
		Floor Finishes	New sheet vinyl w/ cove edges & cap
	12	<i>FURNISHINGS</i>	
			New flush mount tv on wall brackets
			New wall counter supported on wall brackets at high stool height
			New millwork computer desk with two work stations with incorporated privacy barriers, cord holes and pull-out keyboard tray. Millwork to be all laminate outer face and with caulked kick plates at floor.
			Lockable cabinet on legs for games, books and general storage
			Optimum layout of comfortable seating as space permits for the number of users as specified in appendices and in consultation with the Authority.
	15	<i>HEATING VENTILATING & AIR CONDITIONING</i>	
			New ventilation as per ASHRAE 62.1. System may be stand-alone or part of the corridor pressurization system. New hydronic heating system utilizing the existing refurbished cast iron radiators for heat, unless otherwise directed by the Authority. Lockable thermostat/sensor for separate control of HVAC systems.
	16	<i>ELECTRICAL</i>	
			New surface mounted vandal resistant luminaires controlled by occupancy sensor switch.
			Each computer/work station will be provided with a new duplex receptacle and new voice and data outlet.
			Each TV will be provided with a new duplex receptacle and cable and data television outlet.
			Two new duplex receptacles will be provided for general use.





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RM	DIVISION	ELEMENT	REQUIREMENT
LAUNDRY	09	<i>INTERNAL FINISHES</i>	
		Wall Finishes	Repair and refinish existing plaster/GWB finishes, OR provide new finished GWB & paint.
		Ceiling Finishes	Repair and refinish existing plaster/GWB finishes, OR provide new finished GWB & paint.
		Floor Finishes	New sheet vinyl w/ cove edges & cap
	12	<i>FURNISHINGS/EQUIPMENT</i>	
			Millwork: Clothes folding table with a laminate countertop
	15	<i>PLUMBING</i>	
			Waste standpipe for washers, hot and cold supply to washers and to new laundry sink
	15	<i>HEATING VENTILATING & AIR CONDITIONING</i>	
			New hydronic heating system utilizing the existing refurbished cast iron radiators for heat, unless otherwise directed by Authority. Radiator temperature control in room. New dryer exhaust system to connect to new dryers, complete with lint traps.
	16	<i>ELECTRICAL</i>	
			New surface mounted vandal resistant luminaires controlled by occupancy sensor switch.
			Provide new electrical receptacles to meet specific room equipment needs.
		One new duplex receptacle will be provided for general use.	



room data sheet



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RM	DIVISION	ELEMENT	REQUIREMENT
NON - ACCESSIBLE W / C	08	<i>OPENINGS</i>	
		Doors	New pressed metal door, 20 min. FRR, in new metal buck or existing wood frame, made good
		Door Hardware	New proximity access control technology door hardware
	09	<i>INTERNAL FINISHES</i>	
		Wall Finishes	<i>Lower:</i> Abuse resistant GWB to be used from floor level up to approximately 4'-0" above finished floor. Small painted wood trim members to be installed at drywall joint approximately 4'-0" above finished floor level to simulate a wainscoting appearance. <i>Upper:</i> Provide new finished paperless GWB & paint.
		Ceiling Finishes	Provide new finished paperless GWB & paint.
		Floor Finishes	New sheet vinyl w/ cove edges & cap
	12	<i>FURNISHINGS</i>	
			Bench, toilet tissue holder, mirror, towel/clothes hooks, soap dispenser and paper towel dispenser, lockable needle disposal bin
	15	<i>PLUMBING</i>	
			New shower trim with thermostatic single lever shower mixing valve and tamper-proof shower head. New water closet, lavatory and trim.
	15	<i>HEATING VENTILATING & AIR CONDITIONING</i>	
			New hydronic heating system utilizing the existing refurbished cast iron radiators for heat, unless otherwise directed by Authority. Radiator temperature control in room.
	16	<i>ELECTRICAL</i>	
		New surface mounted vandal resistant luminaires controlled by occupancy sensor switch. Luminaires will be suitable for the environment where they will be installed.	





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RM	DIVISION	ELEMENT	REQUIREMENT
CORRIDOR/CIRCULATION	08	<i>OPENINGS</i>	
		Doors	As required by code compliance requirements, new pressed metal door, 20 min. FPR, in new metal bucks
		Door Hardware	Hardware tied to fire alarm, and panic bar or paddle latch hardware.
	09	<i>INTERNAL FINISHES</i>	
		Wall Finishes	<i>Lower:</i> Abuse resistant GWB to be used from floor level up to approximately 4'-0" above finished floor. Small painted wood trim members to be installed at drywall joint approximately 4'-0" above finished floor level to simulate a wainscoting appearance. <i>Transom windows:</i> insert 1/2" cement board over existing glazing. <i>Upper:</i> Repair and refinish existing plaster/GWB finishes, OR provide new finished GWB & paint.
		Floor Finishes	New sheet vinyl w/ cove edges & cap inlaid panels for aesthetics and wayfinding
		Ceiling Finishes	Repair and refinish existing plaster/GWB finishes, OR provide new finished GWB & paint.
	23	<i>HEATING VENTILATING & AIR CONDITIONING</i>	
			New corridor ventilation and pressurization system. New hydronic heating system utilizing the existing refurbished cast iron radiators for heat, unless otherwise directed by Authority.
	26	<i>ELECTRICAL</i>	
			New surface mounted vandal resistant luminaires.
			New duplex receptacles will be provided for general use. Maximum spacing between receptacles will be 25 feet.





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RM	DIVISION	ELEMENT	REQUIREMENT
JANITOR'S CLOSET	08	<i>OPENINGS</i>	
		Doors	New pressed metal door, 20 min. FPR, in new metal door buck
		Door Hardware	New proximity access control technology door hardware
	09	<i>INTERNAL FINISHES</i>	
		Wall Finishes	Repair and refinish existing plaster/GWB finishes, OR provide new finished GWB & paint.
		Ceiling Finishes	Repair and refinish existing plaster/GWB finishes, OR provide new finished GWB & paint.
		Floor Finishes	New sheet vinyl with cove edge and cap
	12	<i>FURNISHINGS</i>	
			Wall mount shelving for cleaning products and janitorial equipment
	15	<i>PLUMBING</i>	
			Floor mount mop sink with separate hot and cold water supplies
	16	<i>ELECTRICAL</i>	
		New surface mounted luminaire controlled by occupancy sensor switch.	
		One new ground fault current interrupter duplex receptacle.	





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RM	DIVISION	ELEMENT	REQUIREMENT
BASEMENT STORAGE	08	<i>OPENINGS</i>	
		Doors	New pressed metal door (if interior access from a stair or elevator lobby) 20 min. FPR, in new metal buck or existing wood frame, made good, or exterior metal slab door if exterior
		Door Hardware	New proximity access control technology door hardware
	09	<i>INTERNAL FINISHES</i>	
		Wall Finishes	Clean existing concrete foundation wall and prepare and paint existing plaster walls as required
		Floor Finishes	Clean and seal existing concrete floor
		Ceiling Finishes	Reinstate GWB fire separation, prepare and paint
	12	<i>FURNISHINGS</i>	
			Split level wire mesh cages adequate for all residents, oriented for the optimal space usage
			Heavy Duty metal shelving within a lockable wire mesh enclosure, located for the optimal space useage
			Anchored bike racks to accommodate 20 bicycles
	15	<i>HEATING VENTILATING & AIR CONDITIONING</i>	
			Provide sufficient hydronic heating to sustain a minimum 15 degree C room temperature
	16	<i>ELECTRICAL</i>	
		New surface mounted vandal resistant luminaires controlled by occupancy sensor switch	





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RM	DIVISION	ELEMENT	REQUIREMENT
GARBAGE ROOM	08	<i>OPENINGS</i>	
		Doors	New pressed metal door, 20 min. FPR, in new metal buck or existing wood frame, made good, as access from building interior
		Door Hardware	New proximity access control technology door hardware
		Overhead Door	Good quality metal sectional manually operated overhead door, lockable from interior
	09	<i>INTERNAL FINISHES</i>	
		Wall Finishes	Repair and refinish existing plaster/GWB finishes, or provide new finished GWB & paint
		Ceiling Finishes	Repair and refinish existing plaster/GWB finishes, or provide new finished GWB & paint
		Floor Finishes	Finished, sealed concrete sloped to floor drain
	12	<i>FURNISHINGS</i>	
			Metal ramp to roll out bins
	15	<i>HEATING VENTILATING & AIR CONDITIONING</i>	
			Exhaust fan, central floor drain and hose bibb
	16	<i>ELECTRICAL</i>	
		New surface mounted luminaire controlled by occupancy sensor switch	

