RAVENS LANDING INDUSTRIAL PARK

PO Box 370
Sooke, BC V9Z 1G1

July 30, 2019

British Columbia Utilities Commission
Suite 410, 900 Howe Street
Vancouver, BC V6Z 2N3

Attention: Commission Secretary

Re: Ravens Landing Industrial Park Ltd. (RLIP)
1763 Sean Heights, Saanichton, BC

Response to: A-4-RLIP-IR-1

Question 1.1:
*Please confirm, or explain otherwise, that RLIP is seeking exemption from part 3 of the UCA pursuant to section **88(3)** [emphasis added] of the UCA.*

Response 1.1:
RLIP is seeking partial exemption from Part 3 Section 88(3) of the *Utilities Commission Act (UCA)* and requests the exemption to apply to RLIP as the landlord, the equipment and facilities used to deliver electricity from BC Hydro to the tenants and other owner-occupants of the industrial park, both current and in the future.

Question 1.2:
Please confirm, or explain otherwise, that the requested exemptian is for the entirety of part 3 of the UCA.

Response 1.2:
Part 3 of the *UCA*, which encompasses the Regulation of Public Utilities, appears to apply to larger Public Utilities that may operate facilities in lieu of BC Hydro, or situations where there is a larger public customer base where it is appropriate and necessary to have regulations in place to protect that greater portion of the public.

The tenants and other owner-occupants of RLIP are a small, 'closed' public, in that the lease or purchase agreements have been made with the parties being fully informed, and professionally advised of the nature of the electrical supply. Now that leases greater than five-year have a class exemption, the extent of our 'public' utility designation is due to the mixed occupancy of the park that includes six owners, one of which is a related party.

That being said, RLIP would expect that there would be no exemptions from certain sections such as Sections 25, 38 and 42 of the *UCA*; these Sections protect the public while allowing the BCUC oversight powers if need be. During the research phase of this application process, there are some precedents for *UCA* Part 3 exemptions. Notably, Orders G-123-13, G-120-14, G-121-14 and G-71-16 provide protection to the public, but more importantly relief from the onerous obligation of meeting regulatory requirements as set out in other sections of Part 3.

Question 1.2.1:
If confirmed, please discuss why the exemption from all provisions of part 3 is requested.

Response 1.2.1:
Not applicable.

Question 1.2.2:
Please discuss what effect would exemption from part 3 of the UCA, with the exceptions of sections 24 and 25, have on the Application.

Response 1.2.2.
RLIP did not reference Section 24 in its' application submission, nor did it cite any specific exemption requests.

In fact, RLIP supports the regulations in Part 3 that deal with compliance in the event of a complaint, and specifically, safety-related matters as with Section 25.

A Part 3 exemption would enable RLIP to continue operating in the same manner as it always has, but without the financial and administrative burden of regulatory compliance, given that tariff rates are adhered to for all customers.

Question 1.3:
Please confirm, or explain otherwise, if RLIP is seeking relief or exemption from any provision of part 4 of the UCA.

Response 1.3:
RLIP is unclear how Part 4 of the *UCA* relates to this exemption application, and will defer to the BCUC on this matter.

Question 1.3.1:
If confirmed, please discuss the relief or exemption sought.

Response 1.3.1:
RLIP does not wish to become a common carrier, purchaser or processor of electricity. Those designations are outside of the scope of this small industrial park.

Question 2.1:
Please confirm the number of leases currently in place, including the lease term (i.e. over or under five years). Please also confirm how many occupants already own their units, and how many leaseholders may potentially become future owners of their units.

Response 2.1:
All leases for all strata lots will expire in less than 5-years. There have been no firm lease renewals negotiated at the time of this response; lease terms are not known at this time.

RLIP - Strata Lot Summary				
			Option	
Strata Lot	**Owned**	**Leased**	**to Purchase**	**Expiry Date**
1	Yes			30-Sep-19
2 & 10	Yes			
3 & 4		Yes	No	31-Dec-19
6 to 9		Yes	No	31-Dec-19
11	Yes			
12 & 13		Yes	No	31-Dec-19
14	Yes			
15 & 16		Yes	No	30-Nov-22
17 to 21		Yes	No	30-Nov-22
22		Yes	No	31-Jan-23
23 & 24		Yes	No	31-Jan-23
25 & 26	Yes			
27 & 28	Yes			

Question 2.2:
Please provide a list, in confidence, of all affected and potentially affected parties, such as current Lessees.

Response 2.2:
See confidential file attachment: CONFIDENTIAL Response 2.2 & 3.3 – RLIP A-4-RLIP-IR-1.pdf

Question 2.3:
Please provide a sample of a lease agreement.

Response 2.3:
See confidential file attachment: CONFIDENTIAL Response 2.3 – RLIP A-4-RLIP-IR-1.pdf

Question 2.4:
Please provide a copy of the site plan and the electric single line diagram showing the electrical distribution to the occupant's point of delivery, the location of the master meter(s), and the location of the sub meter(s).

Response 2.4:
Please see the attached strata plan.
The attached electrical plans (10 files) are for the 3 separate building and were part of the original building permit applications. These are large format PDF documents that should enable sufficient detail for your purposes.

Question 2.4.1:
Does RLIP foresee a possibility of extending electric services beyond the current strata park? If yes, please provide further detail.

Response 2.4.1:
No.

Question 3.1:
Please confirm, or explain otherwise, that RLIP currently owns all of the utility assets for the strata park.

Response 3.1:
Yes, all of the electrical infrastructure (other than BC Hydro equipment) is owned by RLIP.

Question 3.2:
Please provide the rate schedule number under which RLIP receives energy/power from BC Hydro.

Question 3.2:
RLIP receives power from BC Hydro at the Large General Service Rate 1600 for Building's A and B. Building C receives power based on the Medium General Service Rate 1500.

Question 3.3:
Please provide samples of monthly bills showing full calculations for costs for the known (and potential) Lessees, including all Landlord costs where applicable.

Response 3.3:
See confidential file attachment: CONFIDENTIAL Response 2.2 & 3.3 – RLIP A-4-RLIP-IR-1.pdf

Question 3.4:
Please explain if RLIP's proposed resale of electricity is in accordance with the BC Hydro Electric Tariff.

Response 3.4:
Quadlogic Meters Canada Inc. (QMC) reads the meters and prepares the electrical invoices for the tenants and owners. We have assurance from them that they prepare the invoices in compliance with the BC Hydro Electric Tariff in effect.

Question 3.5:
Please explain in detail how RLIP will ensure ongoing adherence to the BC Hydro Electric Tariff.

Response 3.5:
RLIP will continue the arrangement with QMC, and trust they will adhere to the correct rates in effect, with monitoring by our accountant.

Question 3.5.1:
Would RLIP be agreeable to some form of rate regulation, such as a rate cap?

Response 3.5.1:
RLIP understands that in some circumstances a rate cap can be mandated by the BCUC – particularly when a square foot allocation is used for calculating electricity in the absence of sub-meters.

However, because RLIP uses meters that bill for actual use and has to comply with the BC Hydro Tariff's, we understand that a rate cap would not be available to us.

Question 4.1:
In your opinion, please explain how RLIP's proposed exemption from part 3 of the UCA would limit the British Columbia Utilities Commission powers under section 83 of the UCA.

Response 4.1:
Section 83 grants the BCUC the power to regulate complaints. If RLIP is granted a partial exemption (with an example of some exceptions listed in Response 1.2) there would, in effect, be no limitation of oversight power. A partial exemption would still provide the public the ability to contact the BCUC and trigger an investigation, seek a remedy and order compliance.

Question 4.2:
If an RLIP occupant had a complaint or dispute with RLIP, what civil remedies for resolution would be available to them?

Response 4.2:
RLIP has, to date, enjoyed good relations with the occupants of the industrial park (with only a few exceptions) and feel that we are available and approachable to find workable solutions to any issues that have arisen, and could arise in the future.

Additionally, within all RLIP tenant leases there is reference to "Arbitration" with a definition provided. That option would also be extended to the occupants that have purchased strata units.

Our preference would always be to settle matters privately between parties, but acknowledge there are many regulatory bodies with oversight over a variety of areas that affect organizations – the BCUC being one of them.

Respectfully submitted,

Wm. Patterson
President,
Ravens Landing Industrial Park Ltd.

Proposed Phased Development of: Lot 8, Section 15, Range 2 East, South Saanich District, Plan 1495.

20 0 20 40 60

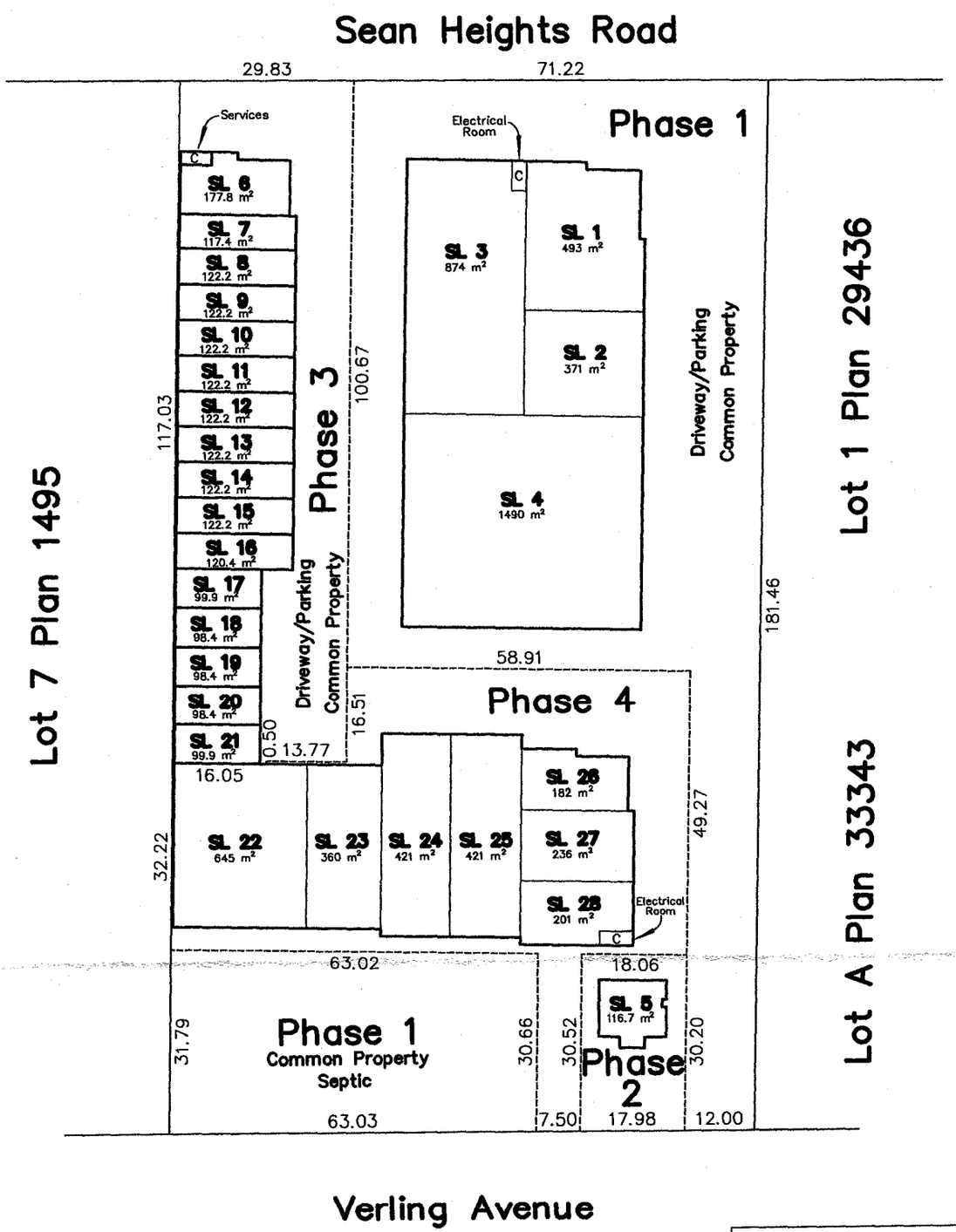
Scale = 1:1000

Dated this 25th day of June, 2010.

Distances shown are in metres.

Legend

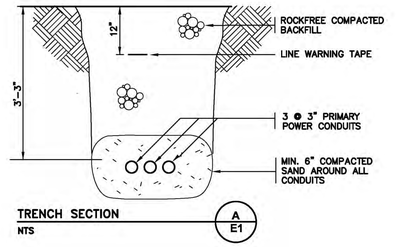
C Denotes Common Property



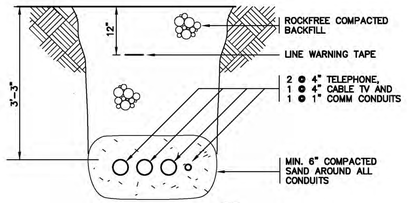
RICHARD J. WEY & ASSOCIATES
Land Surveying Inc.
www.weysurveys.com
#4–2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656–5155
File: 70166\PRO\BM

SYMBOL LEGEND

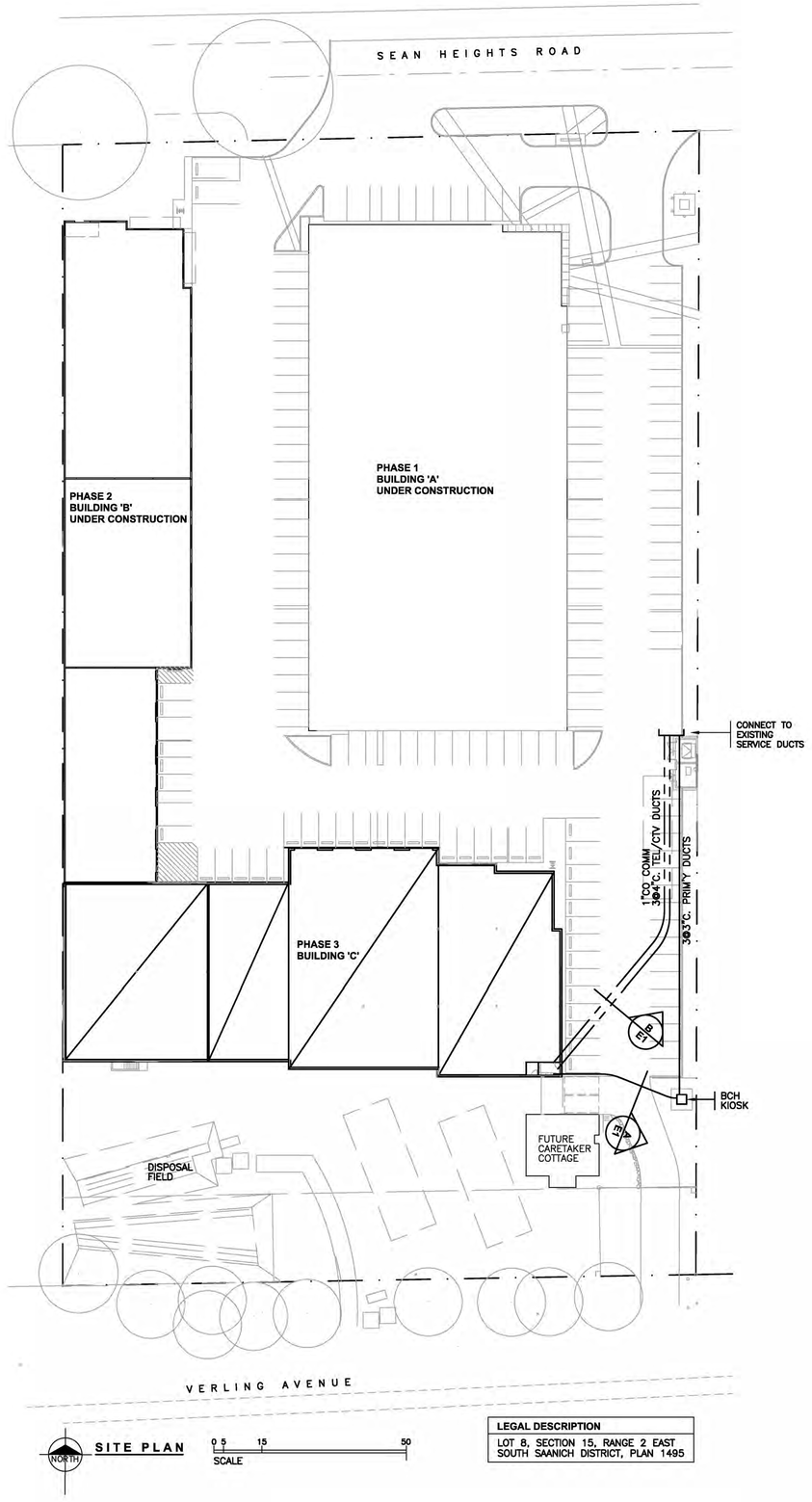
SYMBOL	DESCRIPTION	MOUNTING
	SURFACE MOUNTED LUMINAIRE	CEILING
	SURFACE MOUNTED LUMINAIRE	WALL
	RECESSED LUMINAIRE	CEILING
	RECESSED LUMINAIRE	WALL
	RECESSED WALL WASHER LUMINAIRE	CEILING
	ROADWAY/AREA LUMINAIRE	POLE
	LOW LEVEL AREA LUMINAIRE	POST
	TRACK LIGHT	AS SHOWN
	SURFACE MOUNTED FLUORESCENT LUMINAIRE	CEILING
	RECESSED MOUNTED FLUORESCENT LUMINAIRE	CEILING
	FLOODLIGHT	AS SHOWN
(B)	INDICATES LUMINAIRE TYPE 'B' – SEE LUMINAIRE SCHEDULE	
(2)	INDICATES NOTE REFERENCE NO. 2	
C2	INDICATES CIRCUIT NO.2 FROM PANEL 'C'	
WP	INDICATES WEATHERPROOF DEVICE	
	SINGLE POLE TOGGLE SWITCH (3=3 WAY, 4=4 WAY, D=DIMMER)	+48"(1200)
P	TOGGLE SW. (P=PILOT LT., P.C.=PULL CHAIN, K=KEY OPERATED)	+48"(1200)
D	LOW VOLTAGE LIGHT SWITCH (LETTER INDICATES CCT CONTROLLED)	+48"(1200)
	OUTLET/JUNCTION BOX	
	SINGLE CONVENIENCE RECEPTACLE	+12"(300)
	DUPLEX CONVENIENCE RECEPTACLE	+12"(300)
	FOURPLEX CONVENIENCE RECEPTACLE	+12"(300)
	DUPLEX CONVENIENCE RECEPTACLE PEDESTAL MOUNTED	FLOOR
	DUPLEX CONVENIENCE RECEPTACLE FLUSH MOUNTED	FLOOR
	DUPLEX CONVENIENCE RECEPTACLE SPLIT WIRED	ABOVE COUNTER
	DUPLEX CONVENIENCE RECEPTACLE ISOLATED GROUND (I.G.)	+12"(300)
	DUPLEX CONVENIENCE RECEPTACLE I.G. PEDESTAL	FLOOR
	DUPLEX CONVENIENCE RECEPTACLE I.G. FLUSH MOUNTED	FLOOR
	DUPLEX CONVENIENCE RECEPTACLE SWITCH ONE SIDE	+12"(300)
	DUPLEX CONVENIENCE RECEPTACLE GROUND FAULT INTERRUPTING	
	TWISTLOCK RECEPTACLE–RATING TO MATCH PROTECTIVE DEVICE	+12"(300)
	SINGLE RECEPTACLE 20A/240V–1Ø (AMPERAGE AS NOTED)	+12"(300)
	CABLE TELEVISION OUTLET	+12"(300)
	TELEPHONE OUTLET	+12"(300)
	TELEPHONE OUTLET PEDESTAL MOUNTED	FLOOR
	TELEPHONE OUTLET FLUSH MOUNTED	FLOOR
	DATA OUTLET	
	COMBINATION TELEPHONE/DATA OUTLET	+12"(300)
	DATA OUTLET FLUSH MOUNTED	FLOOR
	UNFUSED DISCONNECT SWITCH	AS SHOWN
	FUSED DISCONNECT SWITCH	AS SHOWN
	MAGNETIC MOTOR STARTER	+60"(1500)
	COMBINATION DISCONNECT/MAGNETIC MOTOR STARTER	+60"(1500)
M	MANUAL MOTOR STARTER	AS SHOWN
	ELECTRIC MOTOR CONNECTION	
	FIXED WIRE EQUIPMENT CONNECTION	
	THERMOSTAT	+60"(1500)
	ELECTRIC BASEBOARD HEATER UNLESS NOTED AS FOLLOWS: FF = FORCE FLOW, UH = UNIT HEATER, CH = CONVECTION HEATER KS = KICKSPACE HEATER, PD = PATIO DOOR HEATER (B.I. INDICATES BUILT–IN THERMOSTAT)	
	ELECTRICAL DISTRIBUTION PANELBOARD	SURFACE
	ELECTRICAL DISTRIBUTION PANELBOARD	FLUSH
	SPEAKER	CEILING
	SPEAKER	WALL
	INTRUDER ALARM MAGNETIC DOOR SWITCH	
	INTRUDER ALARM PASSIVE INFRARED DETECTOR	CEILING
(W)	CONNECTION TO DISHWASHER	+6"(150)
(G)	CONNECTION TO GARBURATOR	
(H)	CONNECTION TO HOT WATER TANK	
(R)	RECEPTACLE FOR RANGE CONNECTION (2P–40A BREAKER)	+6"(150)
(D)	RECEPTACLE FOR CLOTHES DRYER (2P–30A BREAKER)	
(M)	RECEPTACLE FOR MICROWAVE OVEN	+54"(1370)
(C)	CONNECTION TO COOK TOP STOVE	
(O)	CONNECTION TO WALL OVEN	
(F)	CONNECTION TO GAS FIRE PLACE	
(F)	CONNECTION TO RANGE HOOD FAN	
	DOOR BELL PUSHBUTTON	+48"(1200)
	DOOR CHIME–BUZZER	DN.12"(300)
	OUTLET BOX FOR CABLE TELEVISION SYSTEM	+48"(1200)
	OUTLET BOX FOR TELEPHONE SYSTEM	+48"(1200)
	REFER TO SEPARATE SPECIFICATION	



TRENCH SECTION A / E1
NTS



TRENCH SECTION B / E1
NTS



SITE PLAN
SCALE 0 5 15 50

LEGAL DESCRIPTION
LOT 8, SECTION 15, RANGE 2 EAST
SOUTH SAANICH DISTRICT, PLAN 1495

FIRE ALARM SYSTEM
SINGLE–STAGE, ZONED, NON–CODED

ALARM ZONE	DESCRIPTION	TROUBLE ZONE	DESCRIPTION
1	W/HSE #1 MAIN FL. – SPK'R	1	SPRINKLER FLOW
2	W/HSE #1 MAIN FL. – DEVICES	2	SPRINKLER TROUBLE
3	W/HSE #1 UPPER FL. – SPK'R	3	LOSS OF LOW PRESSURE
4	W/HSE #1 UPPER FL. – DEVICES	4	TAMPER – MAIN
5	W/HSE #2 MAIN FL. – SPK'R	5	TAMPER – MAIN FLOOR
6	W/HSE #2 MAIN FL. – DEVICES	6	TAMPER – UPPER FLOOR
7	W/HSE #3 MAIN FL. – SPK'R	7	SPARE
8	W/HSE #3 MAIN FL. – DEVICES	8	
9	GARBAGE/PUMP BUILDING	9	
10	SPARE	10	
11		11	
12		12	
13		13	
14		14	
15		15	
16		16	
17		17	
18		18	
19		19	
20		20	
21		21	
22		22	
23		23	
24		24	

NOTES:

1. PROVIDE CONNECTION TO CENTRAL MONITORING AGENCY VIA ULC APPROVED SECURITY PANEL.
2. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS OF SPRINKLER SYSTEM FLOW, TAMPER AND PRESSURE SWITCHES.

PANEL SCHEDULE

PANEL	CCTS	BUS	VOLTAGE	ϕ	W	MAIN BKR.	I.G. PAD	1P 15	1P 20	2P 15	3P 70	3P 100			
HC	30	100A	120/208	3	4			6		1					
C1	84	200A	120/208	3	4			6			2				
C2	84	200A	120/208	3	4			6			2				
C3	84	200A	120/208	3	4			6			2				
C4	84	200A	120/208	3	4			6			2				

LUMINAIRE SCHEDULE

TYPE	LUMINAIRE			LAMP		SEE NOTE
	MANUFACTURER	CATALOGUE NO.	VOLT	QTY.	TYPE	
A	LITHONIA	FSB654LSD120GEB	347	6	F54T5HO/835	
B	LITHONIA	WFL175MBP120	347	1	175 MH	
C	LITHONIA	S132T8GEB	120	1	F32T8/835	
D	LITHONIA	TWAC42TRTMVOLT	120	1	F42TRT/35	
F	LITHONIA	LB232120 GEB	120	2	F32T8/35	

WARNER JAMES ARCHITECTS
incorporated m.a.i.b.c.

SEAL

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ELECTRICAL CONSULTING ENGINEERING LTD.
1472 CRANKBROOK PLACE
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www.triumphengineering.ca

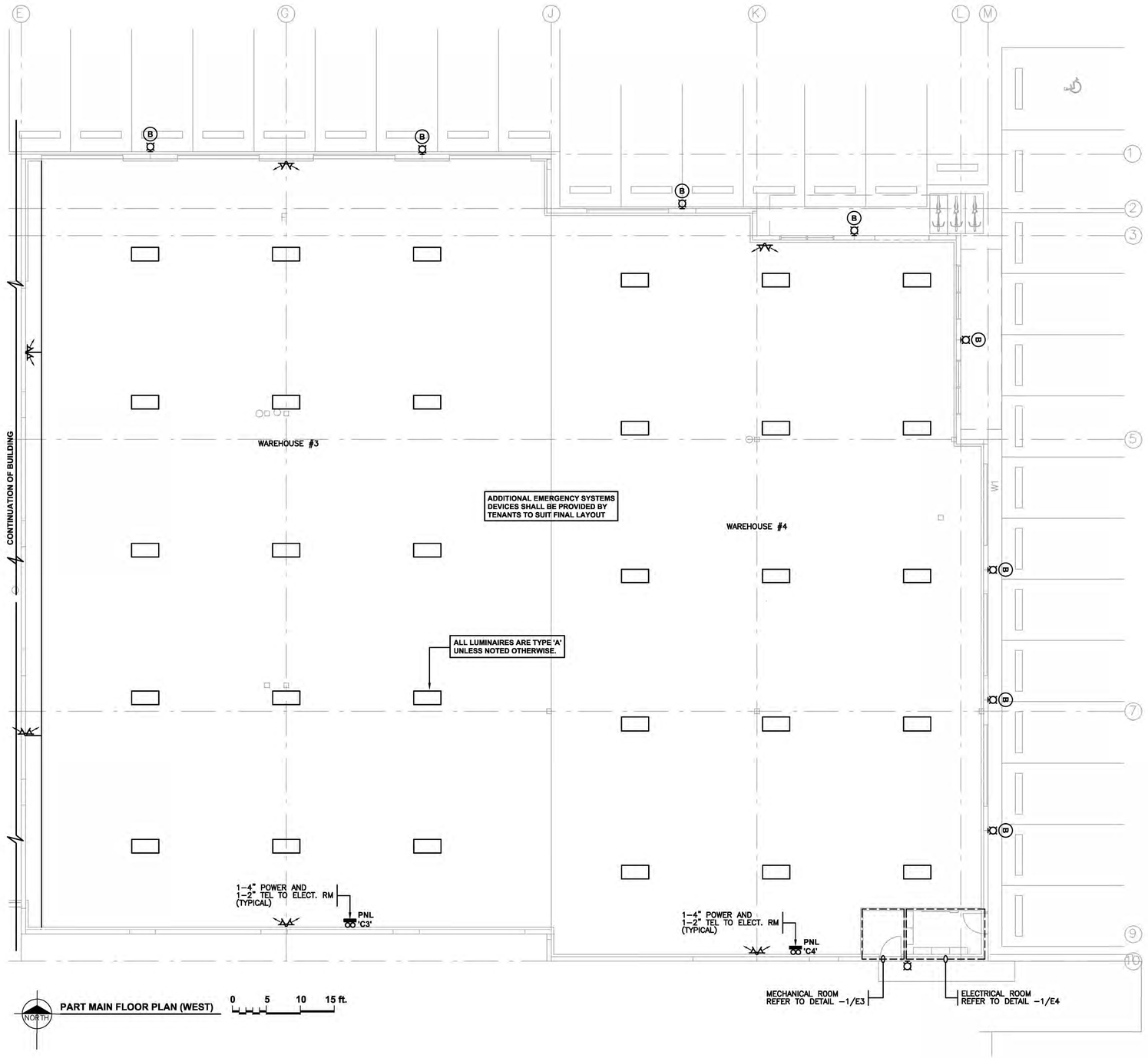
no:	date:	issued / revision:
1	DEC.15.09	FOUNDATION PERMIT

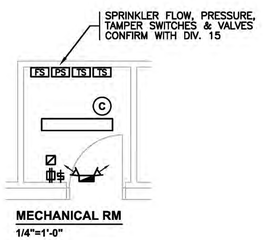
project title
RAVENS LANDING BUSINESS PARK
SEAN HEIGHTS ROAD
CENTRAL SAANICH, BC

drawing title
BUILDING 'C' SITE PLAN AND SYMBOL SCHEDULE

drawn	DG
check	RJS
job no.	09–WJA–02
scale	AS SHOWN
date	DEC.01.09

drawing no.
E1
OF 4





MECHANICAL RM
1/4"=1'-0"

PART MAIN FLOOR PLAN (WEST) 0 5 10 15 ft.

NORTH

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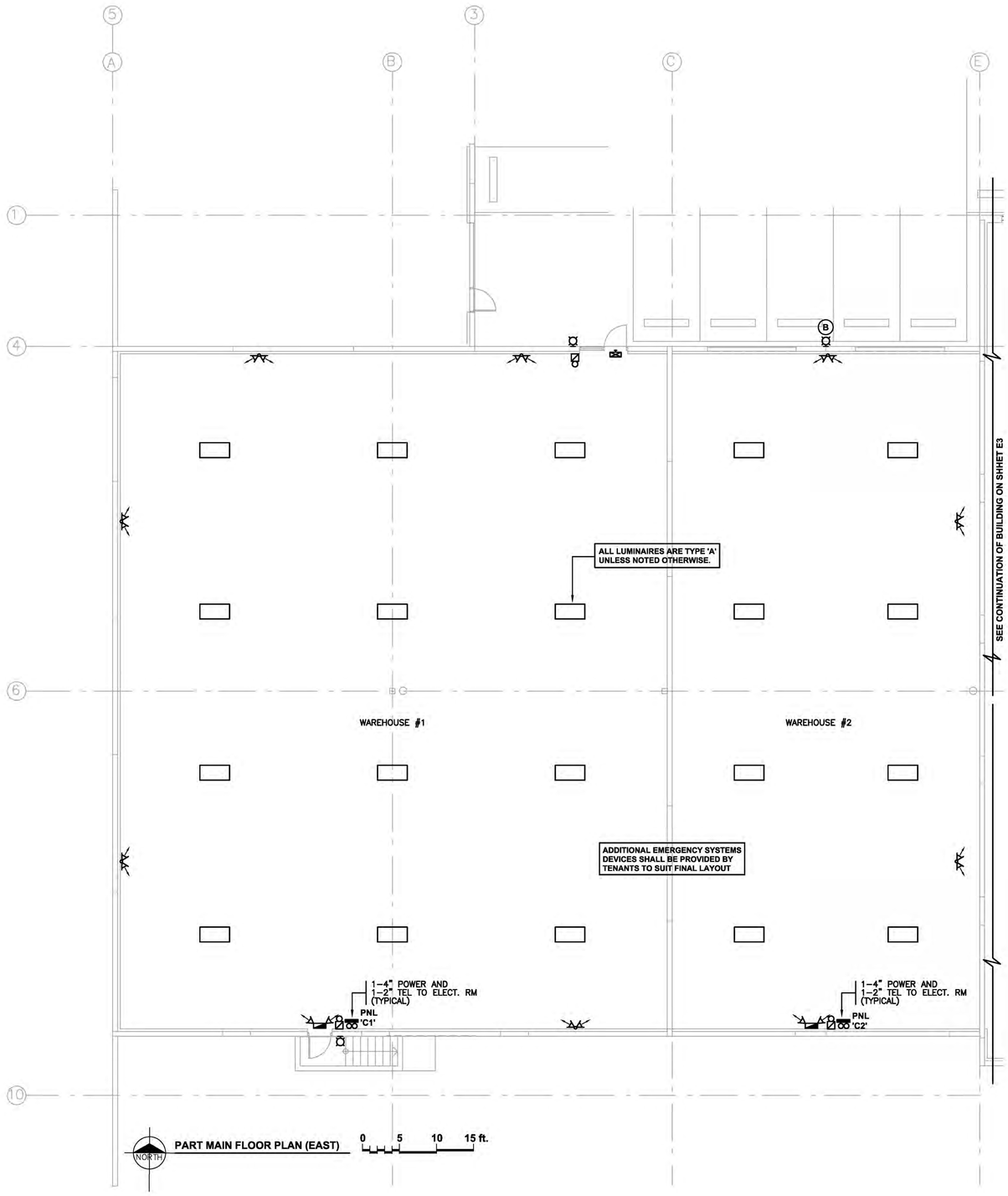
project title
RAVENS LANDING BUSINESS PARK
SEAN HEIGHTS ROAD
CENTRAL SAANICH, BC

drawing title
BUILDING 'C'
PART MAIN FLOOR PLAN - (WEST)

drawn	DG
check	RJS
job no.	09-WJA-02
scale	AS SHOWN
date	DEC.01.09

drawing no.
E3
OF 4



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no.	date:	issued / revision:
1	DEC.15.09	FOUNDATION PERMIT

project title

RAVENS LANDING
BUSINESS PARK

SEAN HEIGHTS ROAD
CENTRAL SAANICH, BC

drawing title

BUILDING 'C'
PART MAIN FLOOR PLAN - (EAST)

drawn	DG
check	RJS
job no.	09-WJA-02
scale	AS SHOWN
date	DEC.01.09

drawing no.

E2
OF 4

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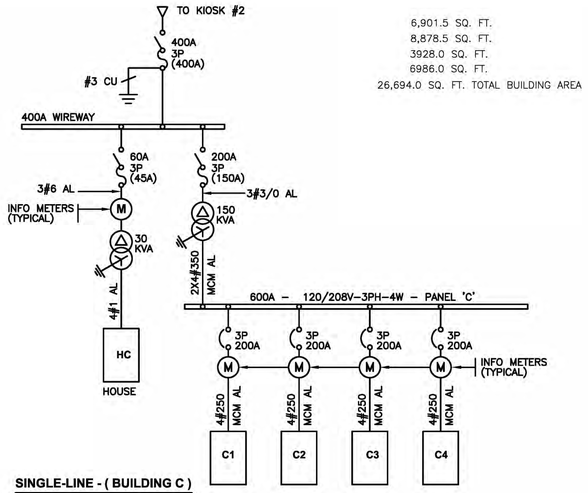


SINGLE-LINE - (BUILDING C)

6,901.5 SQ. FT.
8,878.5 SQ. FT.
3928.0 SQ. FT.
6986.0 SQ. FT.
26,694.0 SQ. FT. TOTAL BUILDING AREA

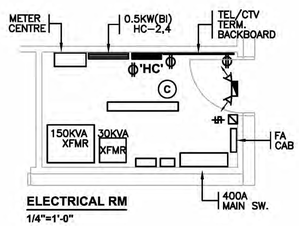
CODE LOAD - BLDG 'C'

OFFICE BASIC 500M² X 50W =	25000W
W/HSE BASIC 2480M² X 5W =	12400
ELECT. HT. 150000W X 75% =	112500
MECH. 15KW	15000
TENANTS EQUIP'T 50KW	50000
MISC PWR ALLOW 20KW	50000
HOUSE 2KW	2000
	266900W

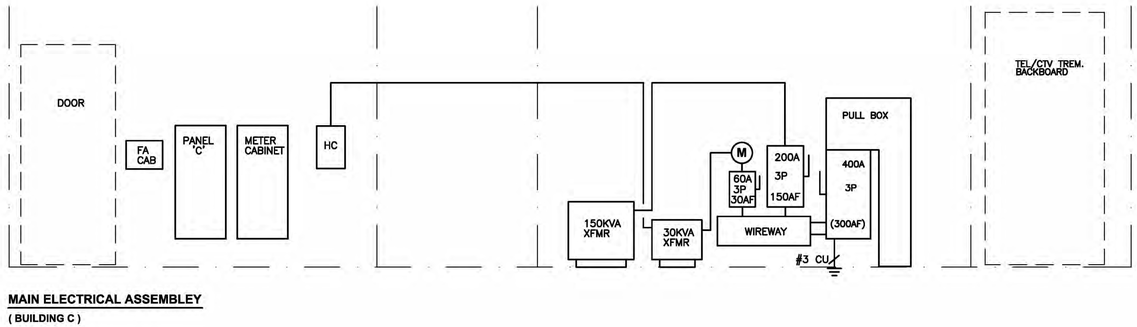
266900W X 125% = 333625W

AT 347/600V–3PH–4W = 322 AMPS

FUTURE BUILDING 'C'
387KW 400A 347/600V–3PH–4W MAIN BREAKER



ELECTRICAL RM
1/4"=1'-0"



MAIN ELECTRICAL ASSEMBLEY
(BUILDING C)

no:	date:	issued / revision:
1	DEC.15.09	FOUNDATION PERMIT

project title
RAVENS LANDING BUSINESS PARK
SEAN HEIGHTS ROAD
CENTRAL SAANICH, BC

drawing title
BUILDING 'C'
ELECT. RM DETAILS, CODE LOAD AND SINGLE-LINE DIAGRAM

drawn	DG
check	RJS
job no.	09–WJA–02
scale	AS SHOWN
date	DEC.01.09

drawing no.
E4
OF 4

SYMBOL LEGEND

SYMBOL	DESCRIPTION	MOUNTING
	SURFACE MOUNTED LUMINAIRE	CEILING
	SURFACE MOUNTED LUMINAIRE	WALL
	RECESSED LUMINAIRE	CEILING
	RECESSED LUMINAIRE	WALL
	RECESSED WALL WASHER LUMINAIRE	CEILING
	ROADWAY/AREA LUMINAIRE	POLE
	LOW LEVEL AREA LUMINAIRE	POST
	TRACK LIGHT	AS SHOWN
	SURFACE MOUNTED FLUORESCENT LUMINAIRE	CEILING
	RECESSED MOUNTED FLUORESCENT LUMINAIRE	CEILING
	FLOODLIGHT	AS SHOWN
(B)	INDICATES LUMINAIRE TYPE 'B' – SEE LUMINAIRE SCHEDULE	
(2)	INDICATES NOTE REFERENCE NO. 2	
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LVD	LOW VOLTAGE LIGHT SWITCH (LETTER INDICATES CCT CONTROLLED)	+48"(1200)
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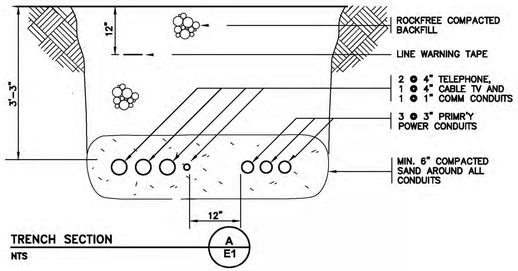
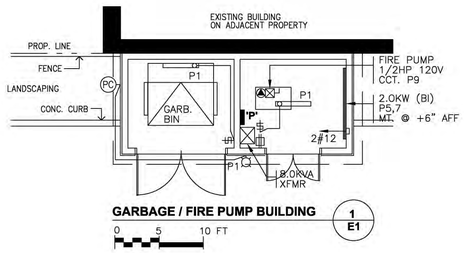
	SINGLE CONVENIENCE RECEPTACLE	+12"(300)
	DUPLEX CONVENIENCE RECEPTACLE	+12"(300)
	FOURPLEX CONVENIENCE RECEPTACLE	+12"(300)
	DUPLEX CONVENIENCE RECEPTACLE PEDESTAL MOUNTED	FLOOR
	DUPLEX CONVENIENCE RECEPTACLE FLUSH MOUNTED	FLOOR
	DUPLEX CONVENIENCE RECEPTACLE SPLIT WIRED	ABOVE COUNTER
	DUPLEX CONVENIENCE RECEPTACLE ISOLATED GROUND (I.G.)	+12"(300)
	DUPLEX CONVENIENCE RECEPTACLE I.G. PEDESTAL	FLOOR
	DUPLEX CONVENIENCE RECEPTACLE I.G. FLUSH MOUNTED	FLOOR
	DUPLEX CONVENIENCE RECEPTACLE SWITCH ONE SIDE	+12"(300)
	DUPLEX CONVENIENCE RECEPTACLE GROUND FAULT INTERRUPTING	
	TWISTLOCK RECEPTACLE–RATING TO MATCH PROTECTIVE DEVICE	+12"(300)
	SINGLE RECEPTACLE 20A/240V–1Ø (AMPERAGE AS NOTED)	+12"(300)
	CABLE TELEVISION OUTLET	+12"(300)
	TELEPHONE OUTLET	+12"(300)
	TELEPHONE OUTLET PEDESTAL MOUNTED	FLOOR
	TELEPHONE OUTLET FLUSH MOUNTED	FLOOR
	DATA OUTLET	
	COMBINATION TELEPHONE/DATA OUTLET	+12"(300)
	DATA OUTLET FLUSH MOUNTED	FLOOR
	UNFUSED DISCONNECT SWITCH	AS SHOWN
	FUSED DISCONNECT SWITCH	AS SHOWN
	MAGNETIC MOTOR STARTER	+60"(1500)
	COMBINATION DISCONNECT/MAGNETIC MOTOR STARTER	+60"(1500)
M	MANUAL MOTOR STARTER	AS SHOWN
	ELECTRIC MOTOR CONNECTION	
	FIXED WIRE EQUIPMENT CONNECTION	
	THERMOSTAT	+60"(1500)
	ELECTRIC BASEBOARD HEATER UNLESS NOTED AS FOLLOWS: FF = FORCE FLOW, UH = UNIT HEATER, CH = CONVECTION HEATER KS = KICKSPACE HEATER, PD = PATIO DOOR HEATER (B.I. INDICATES BUILT–IN THERMOSTAT)	
	ELECTRICAL DISTRIBUTION PANELBOARD	SURFACE
	ELECTRICAL DISTRIBUTION PANELBOARD	FLUSH
	SPEAKER	CEILING
	SPEAKER	WALL
	INTRUDER ALARM MAGNETIC DOOR SWITCH	
	INTRUDER ALARM PASSIVE INFRARED DETECTOR	CEILING
	CONNECTION TO DISHWASHER	+6"(150)
	CONNECTION TO GARBURATOR	
	CONNECTION TO HOT WATER TANK	
	RECEPTACLE FOR RANGE CONNECTION (2P–40A BREAKER)	+6"(150)
	RECEPTACLE FOR CLOTHES DRYER (2P–30A BREAKER)	
	RECEPTACLE FOR MICROWAVE OVEN	+54"(1370)
	CONNECTION TO COOK TOP STOVE	
	CONNECTION TO WALL OVEN	
	CONNECTION TO GAS FIRE PLACE	
	CONNECTION TO RANGE HOOD FAN	
	DOOR BELL PUSHBUTTON	+48"(1200)
	DOOR CHIME–BUZZER	DN.12"(300)
	OUTLET BOX FOR CABLE TELEVISION SYSTEM	+48"(1200)
	OUTLET BOX FOR TELEPHONE SYSTEM	+48"(1200)

REFER TO SEPARATE SPECIFICATION

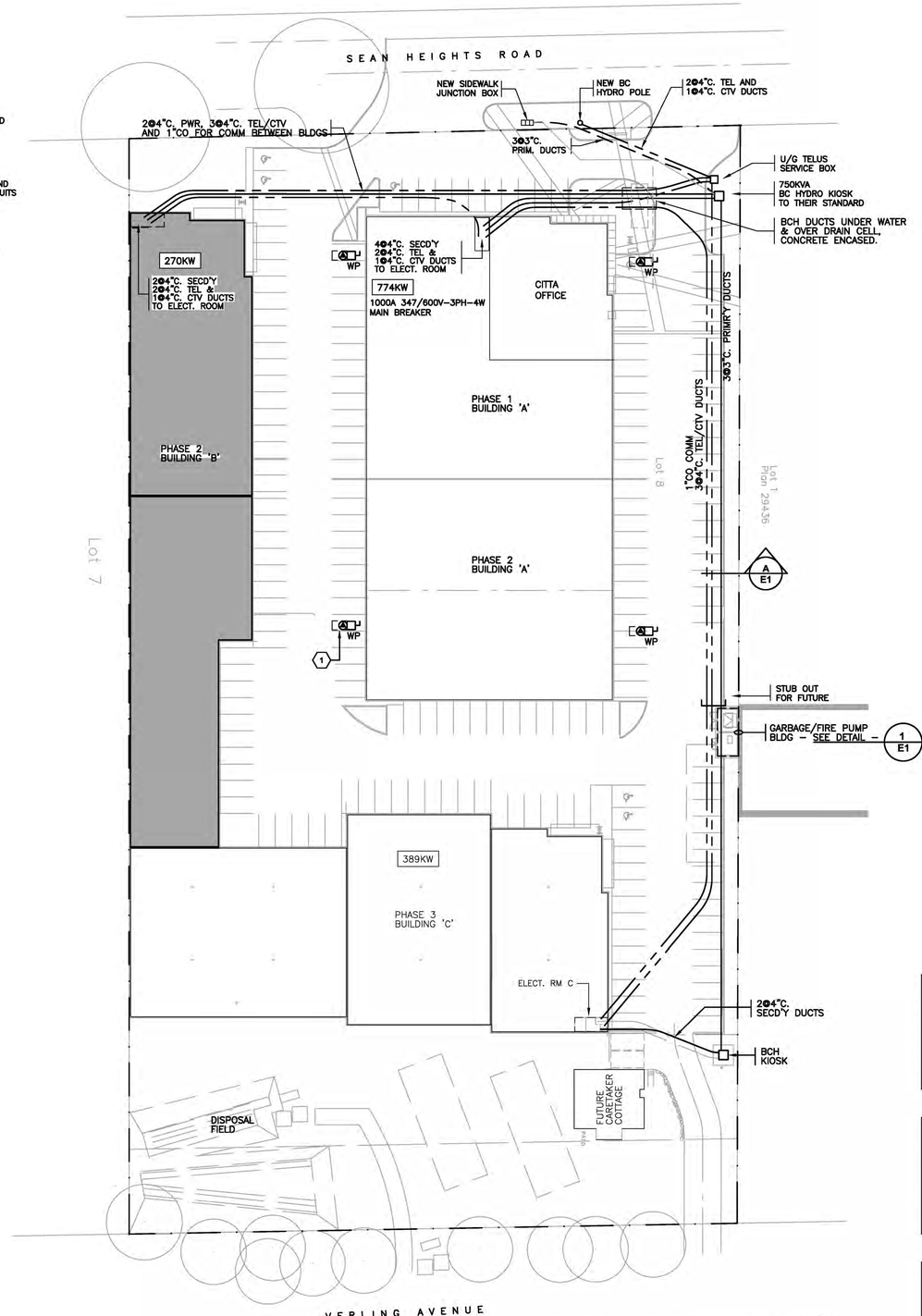


TRENCH SECTION — A / E1

NTS



GARBAGE / FIRE PUMP BUILDING — 1 / E1



SITE PLAN

0 25 100 ft.

NORTH

LEGAL DESCRIPTION

LOT 8, SECTION 15, RANGE 2 EAST SOUTH SAANICH DISTRICT, PLAN 1495

REFERENCE NOTE :

(1) SEWAGE LIFT STATION (4) – CONFIRM REQUIREMENTS WITH CIVIL DESIGN DRAWINGS.

100A–120/208V–3Ø–4W **PANEL 'P'** SURFACE MTD C/W HINGE DOOR

LOAD	TRIP AMP	BR. NO.	BUS A B C	BR. NO.	TRIP AMP	LOAD
GARBAGE/PUMP BLDG LIGHTS	15	1		2	15	SPARE
PUMP RM GFI REC	15	3		4		
PUMP RM B/BD HTR	15	5		6		
2.0KW	2P	7		8		
1/2HP FIRE PUMP	20	9		10		
SPARE		11		12		

PANEL SCHEDULE

PANEL	CCTS	BUS	VOLTAGE	Ø	W	MAIN BKR.	I.G. PAD	1P 15	1P 20	2P 15	3P 70	3P 100			
HB	30	100A	120/208	3	4			6		1					
B1	84	200A	120/208	3	4			6			2				
B2	84	200A	120/208	3	4			6			2				
B3	84	200A	120/208	3	4			6			2				
B4	84	200A	120/208	3	4			6			2				
B5	84	200A	120/208	3	4			6			2				
B6	84	200A	120/208	3	4			6			2				
B7	84	200A	120/208	3	4			6			2				
P	12	100A	120/208	3	4			4	1	1					

LUMINAIRE SCHEDULE

TYPE	LUMINAIRE MANUFACTURER	LUMINAIRE CATALOGUE NO.	LUMINAIRE VOLT	LAMP QTY.	LAMP TYPE	SEE NOTE
A	LITHONIA	FSB654LSD120GEB	347	6	F54T5HO/835	
B	LITHONIA	WFL175MBP120	347	1	175 MH	
C	LITHONIA	S132T8GEB	120	1	F32T8/835	
D	LITHONIA	TWAC42TRTMVOLT	120	1	F42TRT/35	
F	LITHONIA	LB232120 GEB	120	2	F32T8/35	

FIRE ALARM SYSTEM
SINGLE–STAGE, ZONED, NON–CODED

ALARM ZONE	DESCRIPTION	TROUBLE ZONE	DESCRIPTION
1	W/HSE #1 MAIN FL. – SPK'R	1	SPRINKLER FLOW
2	W/HSE #1 MAIN FL. – DEVICES	2	SPRINKLER TROUBLE
3	W/HSE #1 UPPER FL. – SPK'R	3	LOSS OF LOW PRESSURE
4	W/HSE #1 UPPER FL. – DEVICES	4	TAMPER – MAIN
5	W/HSE #2 MAIN FL. – SPK'R	5	TAMPER – MAIN FLOOR
6	W/HSE #2 MAIN FL. – DEVICES	6	TAMPER – UPPER FLOOR
7	W/HSE #3 MAIN FL. – SPK'R	7	SPARE
8	W/HSE #3 MAIN FL. – DEVICES	8	
9	GARBAGE/PUMP BUILDING	9	
10	SPARE	10	
11		11	
12		12	
13		13	
14		14	
15		15	
16		16	
17		17	
18		18	
19		19	
20		20	
21		21	
22		22	
23		23	
24		24	

NOTES:

1. PROVIDE CONNECTION TO CENTRAL MONITORING AGENCY VIA ULC APPROVED SECURITY PANEL.
2. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS OF SPRINKLER SYSTEM FLOW, TAMPER AND PRESSURE SWITCHES.

WARNER JAMES ARCHITECTS
Incorporated m.a.i.b.c.

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2	FEB.13.09	FOR PRICING
1	FEB.06.09	REVISED FOR BUILDING PERMIT

project title

RAVENS LANDING BUSINESS PARK

SEAN HEIGHTS ROAD
CENTRAL SAANICH, BC

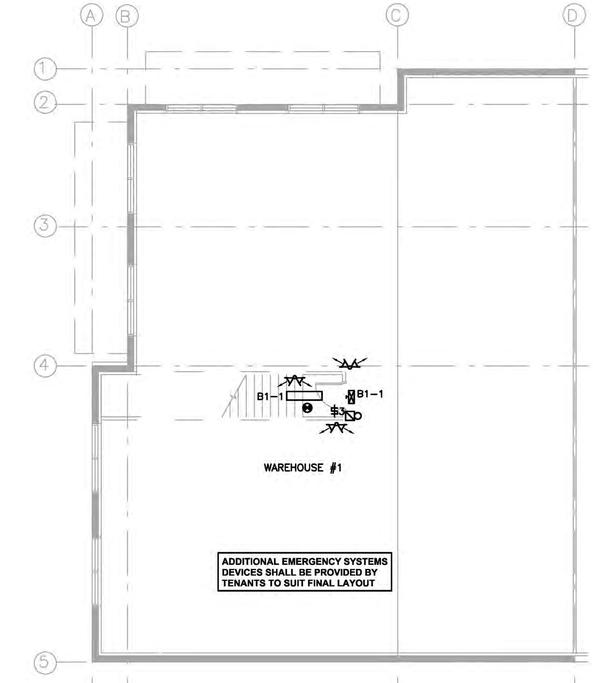
drawing title

BUILDING 'B' SITE PLAN AND SYMBOL SCHEDULE

drawn	DQ
check	RJS
job no.	WJA–01
scale	AS SHOWN
date	DEC.01.08

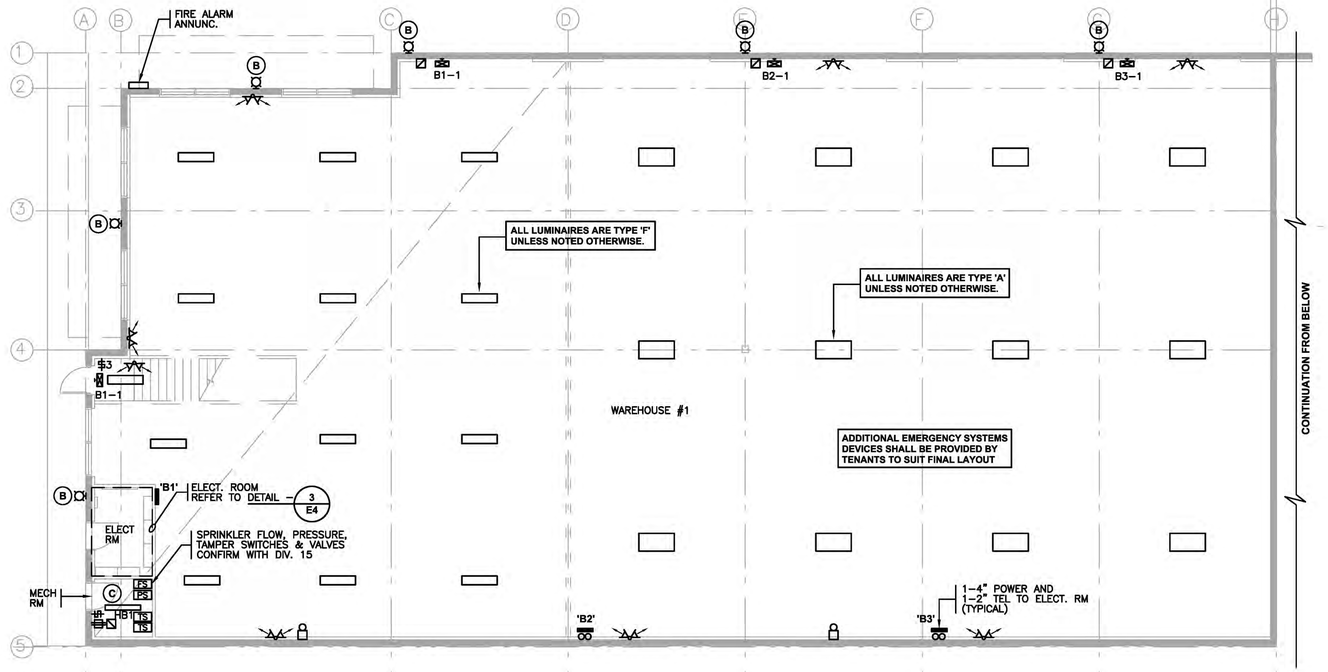
drawing no.

E1
OF 3



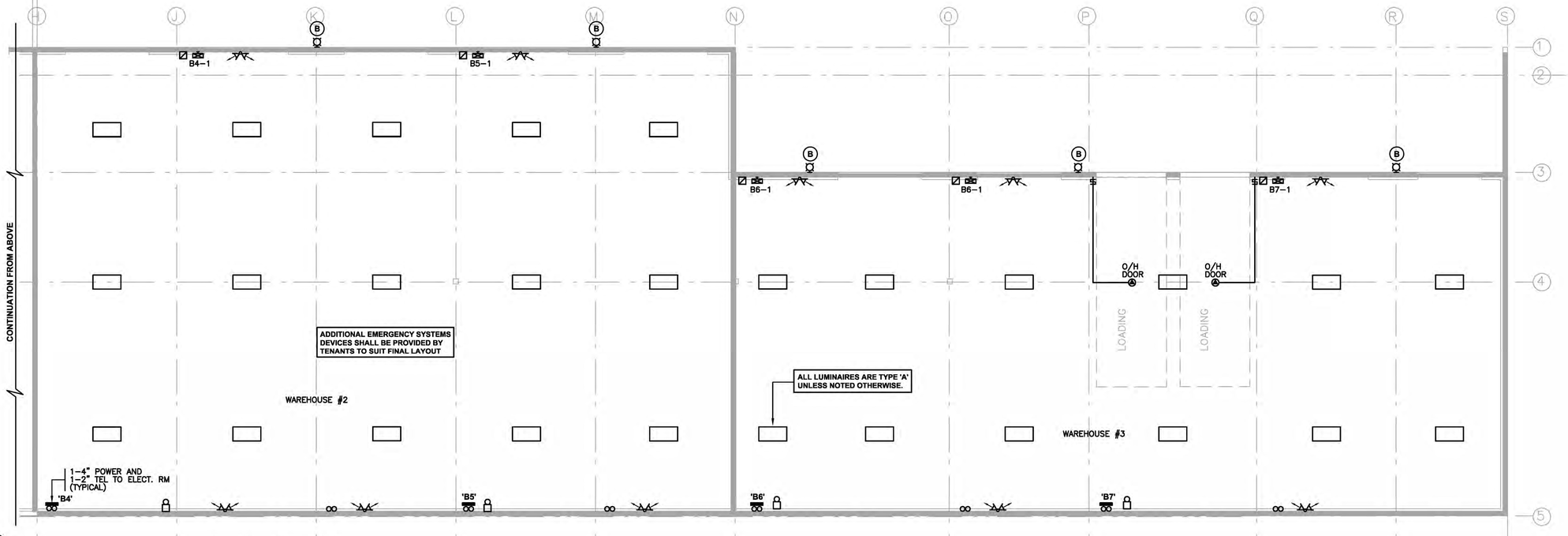
NORTH

UPPER FLOOR PLAN (NORTH) 0 5 10 15 ft.



NORTH

PART MAIN FLOOR PLAN (NORTH) 0 5 10 15 ft.



NORTH

PART MAIN FLOOR PLAN (SOUTH) 0 5 10 15 ft.

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2	FEB.13.09	FOR PRICING
1	FEB.06.09	REVISED FOR BUILDING PERMIT

project title

RAVENS LANDING
BUSINESS PARK

SEAN HEIGHTS ROAD
CENTRAL SAANICH, BC

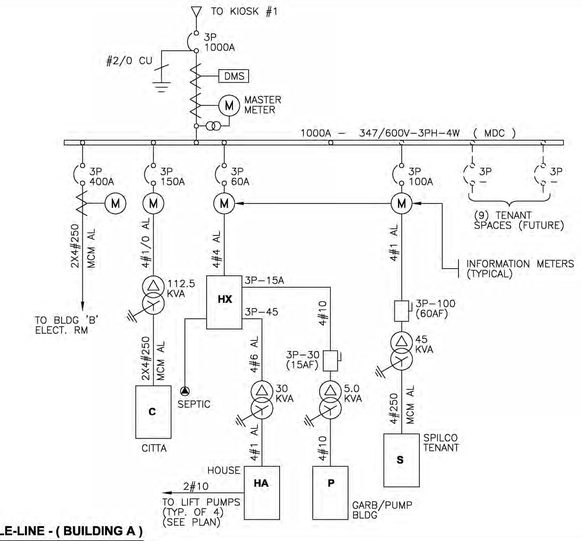
drawing title

BUILDING 'B'
MAIN & UPPER FLOOR PLANS

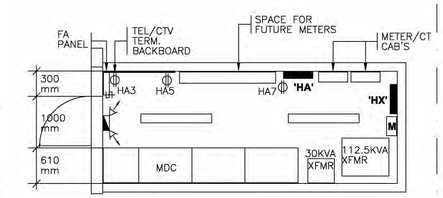
drawn	DQ
check	RJS
job no.	WJA–01
scale	AS SHOWN
date	DEC.01.08

drawing no.

E2
OF 3



SINGLE-LINE - (BUILDING A)



ELECT ROOM

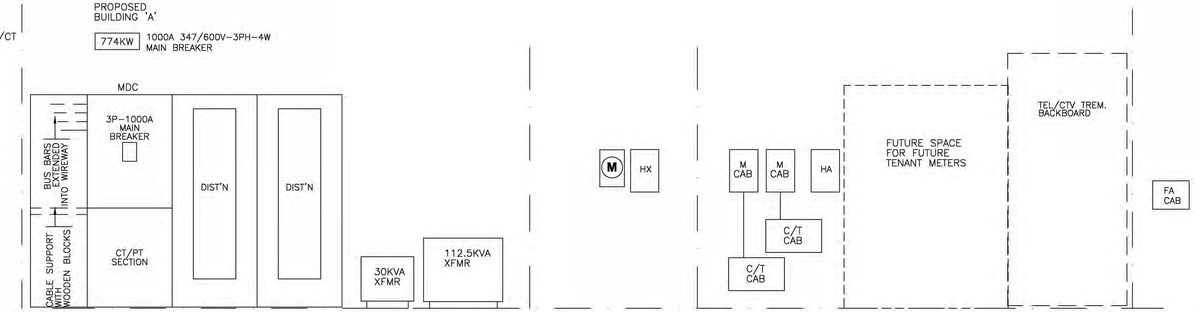
1/4"=1'-0"

CODE LOAD - BLDG 'A' & 'B'

OFFICE BASIC 720M² X 50W =	36000W
W/HSE BASIC 4768M² X 5W =	23840
ELECT. HT. 390000W X 75% =	292500
MECH. 45KW	45000
TENANTS EQUIP'T 150KW	150000
MISC PWR ALLOW 50KW	50000
HOUSE 4KW	4000
	601340W

601340W X 125% = 751675W

AT 347/600V–3PH–4W = 724 AMPS



MAIN ELECTRICAL ASSEMBLEY

(BUILDING A)

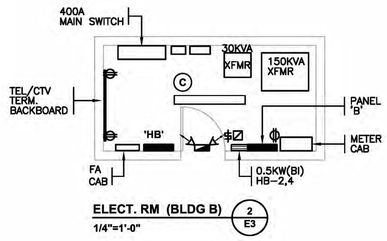
SINGLE-LINE - (BUILDING B)

CODE LOAD - BLDG 'B'

OFFICE BASIC 320M² X 50W =	16000W
W/HSE BASIC 1940M² X 5W =	9700
ELECT. HT. 150000W X 75% =	112500
MECH. 15KW	15000
TENANTS EQUIP'T 50KW	50000
MISC PWR ALLOW 20KW	50000
HOUSE 2KW	2000
	225200W

225200W X 125% = 281500W

AT 347/600V–3PH–4W = 271 AMPS



ELECT. RM (BLDG B) 2/E3

1/4"=1'-0"

MAIN ELECTRICAL ASSEMBLEY

(BUILDING B)

SINGLE-LINE - (BUILDING C)

CODE LOAD - BLDG 'C' - (FUTURE)

SIMILAR TO FUTURE BUILDING 'B'

FUTURE BUILDING 'C'

387KW 400A 347/600V–3PH–4W MAIN BREAKER

ELECT. RM (BLDG C)

1/4"=1'-0"

MAIN ELECTRICAL ASSEMBLEY

(BUILDING C)

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1	FEB.06.09	REVISED FOR BUILDING PERMIT

project title

RAVENS LANDING BUSINESS PARK

SEAN HEIGHTS ROAD
CENTRAL SAANICH, BC

drawing title

BUILDING 'B' ELECT. RM DETAILS, CODE LOAD AND SINGLE-LINE DIAGRAM

drawn	DQ
check	RJS
job no.	WJA–01
scale	AS SHOWN
date	DEC.01,08

drawing no.

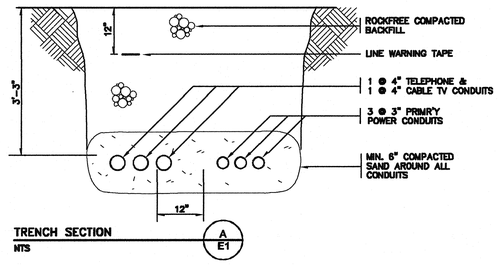
E3

OF 3

SYMBOL LEGEND

SYMBOL	DESCRIPTION	MOUNTING
	SURFACE MOUNTED LUMINAIRE	CEILING
	SURFACE MOUNTED LUMINAIRE	WALL
	RECESSED LUMINAIRE	CEILING
	RECESSED LUMINAIRE	WALL
	RECESSED WALL WASHER LUMINAIRE	CEILING
	ROADWAY/AREA LUMINAIRE	POLE
	LOW LEVEL AREA LUMINAIRE	POST
	TRACK LIGHT	AS SHOWN
	SURFACE MOUNTED FLUORESCENT LUMINAIRE	CEILING
	RECESSED MOUNTED FLUORESCENT LUMINAIRE	CEILING
	FLOODLIGHT	AS SHOWN
(1)	INDICATES LUMINAIRE TYPE "B" – SEE LUMINAIRE SCHEDULE	
(2)	INDICATES NOTE REFERENCE NO. 2	
C2	INDICATES CIRCUIT NO.2 FROM PANEL 'C'	
WP	INDICATES WEATHERPROOF DEVICE	
	SINGLE POLE TOGGLE SWITCH (3=3 WAY, 4=4 WAY, D=DIMMER)	+48"(1200)
P	TOGGLE SW. (P=PILOT LT., P.C.=PULL CHAIN, K=KEY OPERATED)	+48"(1200)
	LOW VOLTAGE LIGHT SWITCH (LETTER INDICATES CCT CONTROLLED)	+48"(1200)
	OUTLET/JUNCTION BOX	
	SINGLE CONVENIENCE RECEPTACLE	+12"(300)
	DUPLEX CONVENIENCE RECEPTACLE	+12"(300)
	FOURPLEX CONVENIENCE RECEPTACLE	+12"(300)
	DUPLEX CONVENIENCE RECEPTACLE PEDESTAL MOUNTED	FLOOR
	DUPLEX CONVENIENCE RECEPTACLE FLUSH MOUNTED	FLOOR
	DUPLEX CONVENIENCE RECEPTACLE SPLIT WIRED	ABOVE COUNTER
	DUPLEX CONVENIENCE RECEPTACLE ISOLATED GROUND (I.G.)	+12"(300)
	DUPLEX CONVENIENCE RECEPTACLE I.G. PEDESTAL	FLOOR
	DUPLEX CONVENIENCE RECEPTACLE I.G. FLUSH MOUNTED	FLOOR
	DUPLEX CONVENIENCE RECEPTACLE SWITCH ONE SIDE	+12"(300)
	DUPLEX CONVENIENCE RECEPTACLE GROUND FAULT INTERRUPTING	
	TWISTLOCK RECEPTACLE–RATING TO MATCH PROTECTIVE DEVICE	+12"(300)
	SINGLE RECEPTACLE 208/240V–1Ø (AMPERAGE AS NOTED)	+12"(300)
	CABLE TELEVISION OUTLET	+12"(300)
	TELEPHONE OUTLET	+12"(300)
	TELEPHONE OUTLET PEDESTAL MOUNTED	FLOOR
	TELEPHONE OUTLET FLUSH MOUNTED	FLOOR
	DATA OUTLET	
	COMBINATION TELEPHONE/DATA OUTLET	+12"(300)
	DATA OUTLET FLUSH MOUNTED	FLOOR
	UNFUSED DISCONNECT SWITCH	AS SHOWN
	FUSED DISCONNECT SWITCH	AS SHOWN
	MAGNETIC MOTOR STARTER	+60"(1500)
	COMBINATION DISCONNECT/MAGNETIC MOTOR STARTER	+60"(1500)
M	MANUAL MOTOR STARTER	AS SHOWN
	ELECTRIC MOTOR CONNECTION	
	FIXED WIRE EQUIPMENT CONNECTION	
	THERMOSTAT	+60"(1500)
	ELECTRIC BASEBOARD HEATER UNLESS NOTED AS FOLLOWS: FF = FORCE FLOW, UH = UNIT HEATER, CH = CONVECTION HEATER KS = KICKSPACE HEATER, PD = PATIO DOOR HEATER (B.I. INDICATES BUILT–IN THERMOSTAT)	
	ELECTRICAL DISTRIBUTION PANELBOARD	SURFACE
	ELECTRICAL DISTRIBUTION PANELBOARD	FLUSH
	SPEAKER	CEILING
	SPEAKER	WALL
	INTRUDER ALARM MAGNETIC DOOR SWITCH	
	INTRUDER ALARM PASSIVE INFRARED DETECTOR	CEILING
	CONNECTION TO DISHWASHER	+6"(150)
	CONNECTION TO GARBURATOR	
	CONNECTION TO HOT WATER TANK	
	RECEPTACLE FOR RANGE CONNECTION (2P–40A BREAKER)	+6"(150)
	RECEPTACLE FOR CLOTHES DRYER (2P–30A BREAKER)	
	RECEPTACLE FOR MICROWAVE OVEN	+54"(1370)
	CONNECTION TO COOK TOP STOVE	
	CONNECTION TO WALL OVEN	
	CONNECTION TO GAS FIRE PLACE	
	CONNECTION TO RANGE HOOD FAN	
	DOOR BELL PUSHBUTTON	+48"(1200)
	DOOR CHIME–BUZZER	BN.12"(300)
	OUTLET BOX FOR CABLE TELEVISION SYSTEM	+48"(1200)
	OUTLET BOX FOR TELEPHONE SYSTEM	+48"(1200)

REFER TO SEPARATE SPECIFICATION



TRENCH SECTION
NTS

A
E1

FIRE ALARM SYSTEM
SINGLE–STAGE, ZONED, NON–CODED

ALARM ZONE	DESCRIPTION	TROUBLE ZONE	DESCRIPTION
1	CITTA OFFICE – FIRST FLOOR	1	SPRINKLER FLOW
2	CITTA OFFICE – SECOND FLOOR	2	SPRINKLER TROUBLE
3	WAREHOUSE #1	3	LOSS OF LOW PRESSURE
4	WAREHOUSE #2	4	TAMPER
5	SPARE	5	
6	SPARE	6	
7	SPARE	7	
8	SPARE	8	

NOTES:

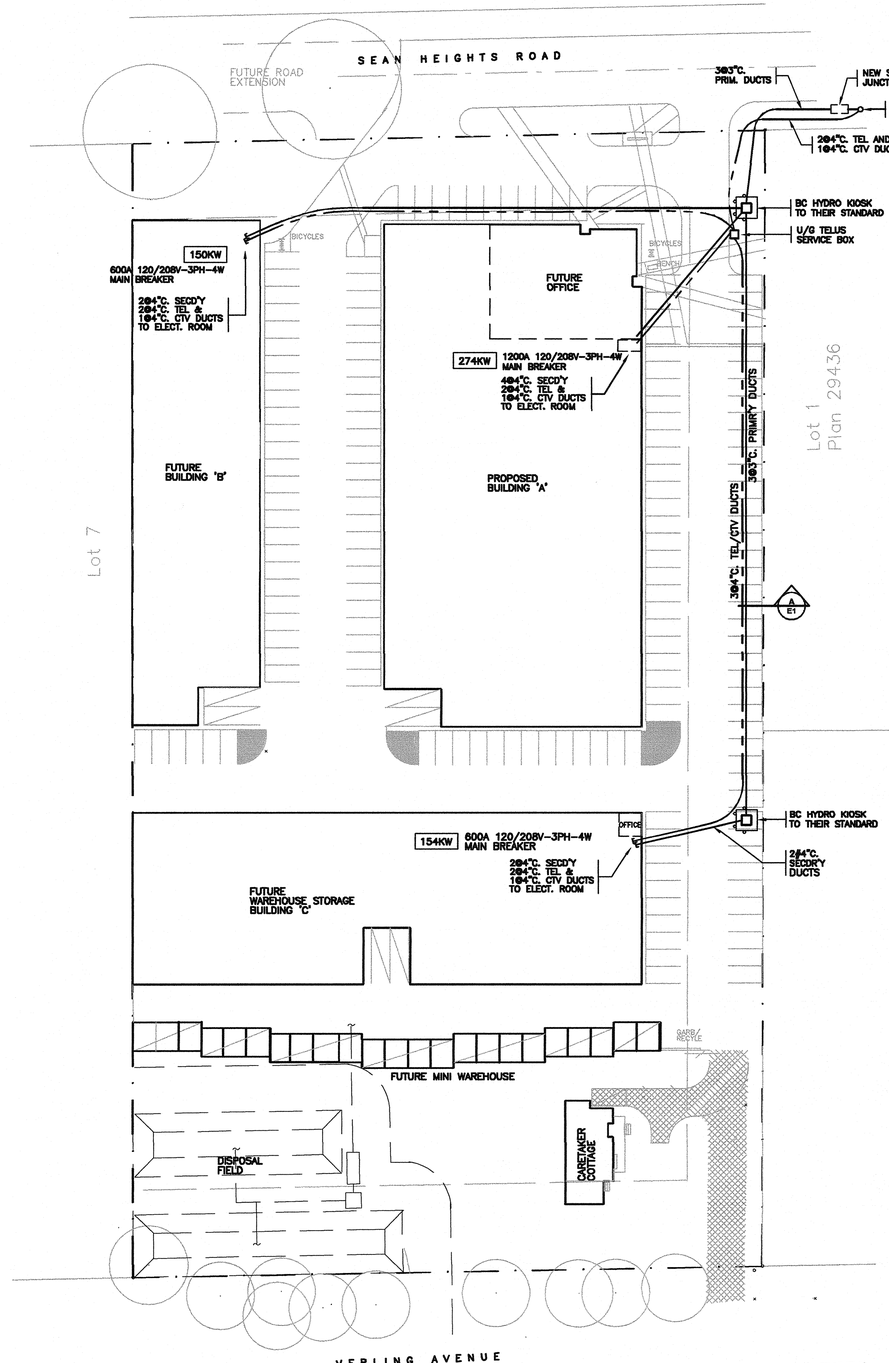
1. PROVIDE CONNECTION TO CENTRAL MONITORING AGENCY VIA ULC APPROVED SECURITY PANEL. PANEL].
2. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS OF SPRINKLER SYSTEM FLOW, TAMPER AND PRESSURE SWITCHES.
3. PROVIDE RELAYS FOR SPRINKLER HEAT TRACING CIRCUITS. WIRE RELAY CONTACTS TO FIRE ALARM PANEL TO INDICATE TROUBLE ON LOSS OF AC POWER TO THE HEAT TRACING CIRCUITS.

PANEL SCHEDULE

PANEL	CCTS	BUS	VOLTAGE	ϕ	W	MAIN BKR.	I.G. PAD	1P 15	2P 15	3P 70	3P 100				
HA	30	100A	120/208	3	4			6	1						
A1	84	400A	120/208	3	4			6			2				
A2	84	400A	120/208	3	4			6			2				
A3	84	400A	120/208	3	4			6			2				
A4	84	400A	120/208	3	4			6		2					
C	84	400A	120/208	3	4			12	6	2					

LUMINAIRE SCHEDULE

TYPE	LUMINAIRE MANUFACTURER	LUMINAIRE CATALOGUE NO.	LUMINAIRE VOLT	LAMP QTY.	LAMP TYPE	SEE NOTE
A	LITHONIA	FSB654LSD120GEB	120	6	F32T8/835	
B	LITHONIA	WFL175MBP120	120	1	175 MH	
C	LITHONIA	S132T8GEB	120	1	F32T8/835	



SITE PLAN
0 25 100 ft.
NORTH

LEGAL DESCRIPTION
LOT 8, SECTION 15, RANGE 2 EAST
SOUTH SAANICH DISTRICT, PLAN 1495

RECEIVED
MAR 13 2009
The Corporation of the District of Central Saanich
Building Inspections

WARNER JAMES ARCHITECTS
incorporated m.a.i.b.c.

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PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
R. U. SLADE

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no:	date:	revision:
2	FEB.13.09	FOR PRICING
1	FEB.06.09	REVISED FOR BUILDING PERMIT

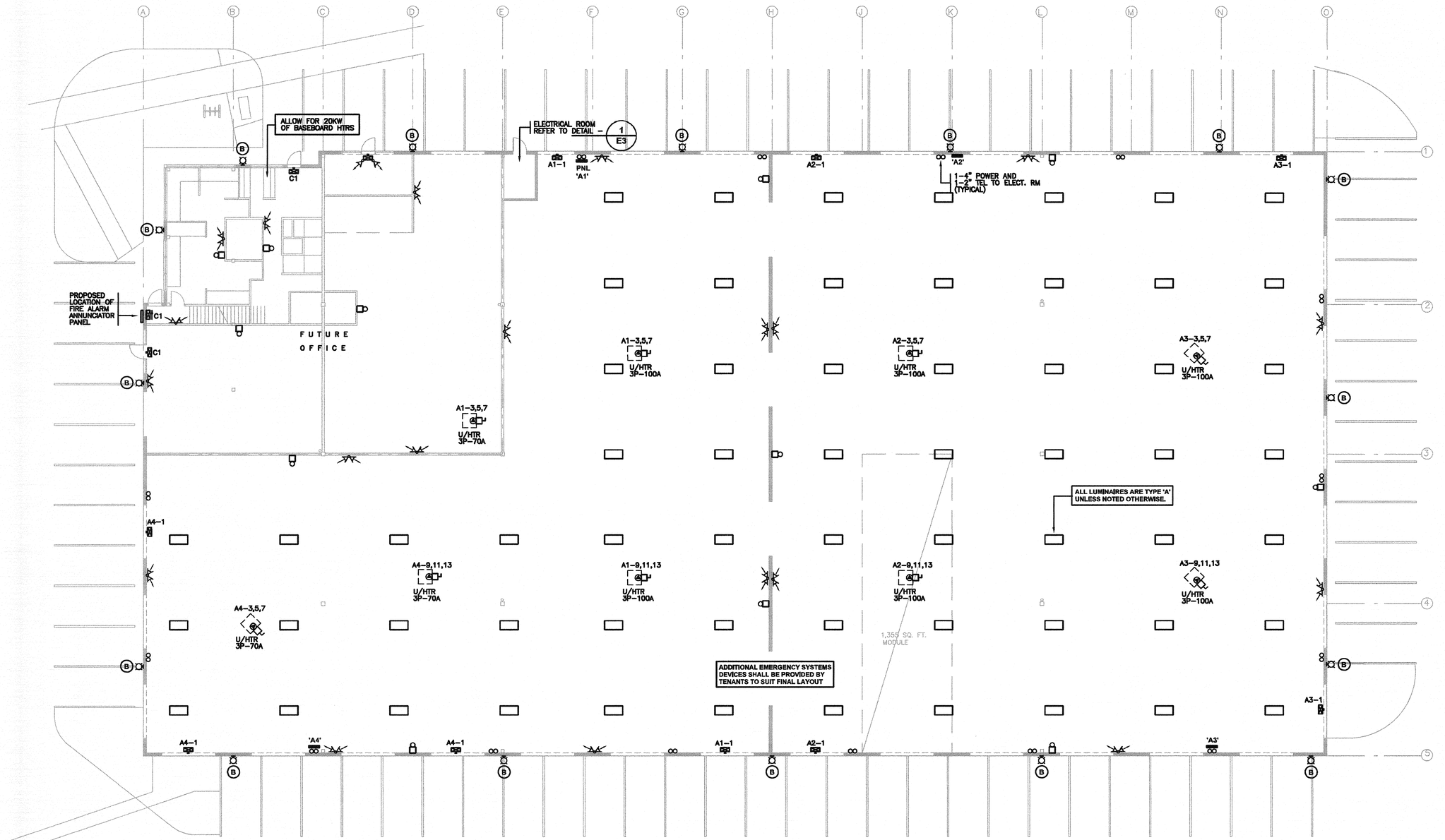
project title
RAVENS LANDING BUSINESS PARK
SEAN HEIGHTS ROAD
CENTRAL SAANICH, BC

drawing title
SITE PLAN AND SYMBOL SCHEDULE

drawn	DO
check	RJS
job no.	WJA–01
scale	AS SHOWN
date	DEC.01.08

drawing no.
E1
OF 3

BP 000 330



NORTH

MAIN FLOOR PLAN 3/32"=1'-0"

0 5 10 15 ft.

WARNER JAMES ARCHITECTS

incorporated m.a.i.b.c.

SEAL

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PROVINCE OF BRITISH COLUMBIA
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no:	date:	revision:
2	FEB.13.09	FOR PRICING
1	FEB.06.09	REVISED FOR BUILDING PERMIT

project title

RAVENS LANDING BUSINESS PARK

SEAN HEIGHTS ROAD
CENTRAL SAANICH, BC

drawing title

SINGLE-LINE DIAGRAMS & ELECT. RM DETAILS

RECEIVED
MAR 13 2009
The Corporation of the District of Central Saanich
Building Inspections

drawn	DO
check	RJS
job no.	WJA–01
scale	AS SHOWN
date	DEC.09.08

drawing no.

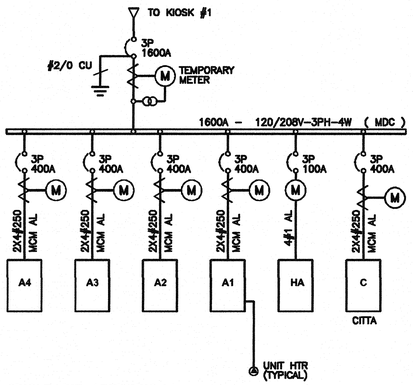
E2
OF 3

CODE LOAD - BLDG 'A'

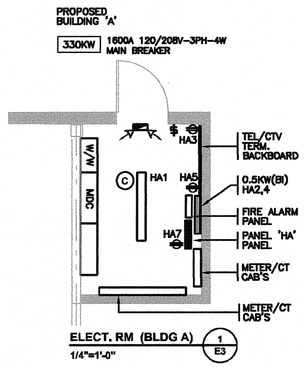
OFFICE BASIC 400M² X 50W =	20000W
W/HSE BASIC 2828M² X 5W =	14140
ELECT. HT. 260000W X 75% =	195000
MICRO WAVE	1000
REFRIDGE	1000
DHW TANK	3000
MECHANICAL ALLOW.	15000
MISC PWR ALLOW.	15000
	264140W

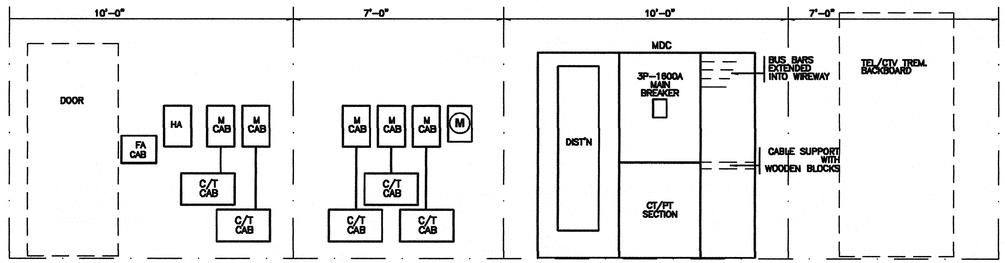
219140W X 125% = 330175W

AT 120/208V–3PH–4W = 917 AMPS



SINGLE-LINE - (BUILDING A)





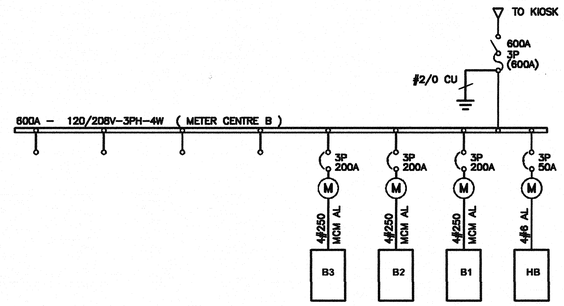
MAIN ELECTRICAL ASSEMBLEY

(BUILDING A)

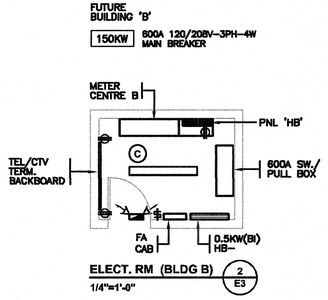
CODE LOAD - BLDG 'B' (FUTURE)

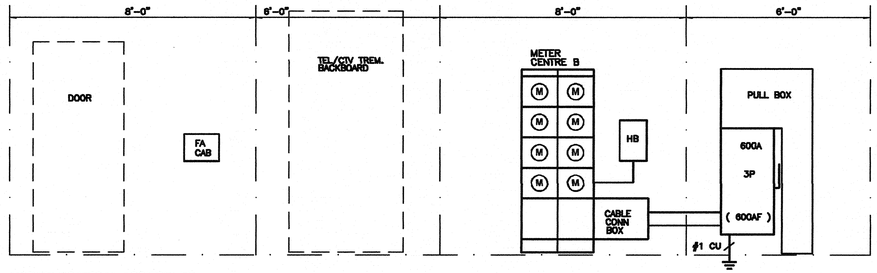
APPROX. 1/2 SIZE OF BLDG 'A'

AT 120/208V–3PH–4W = 380 AMPS



SINGLE-LINE - (BUILDING B)





MAIN ELECTRICAL ASSEMBLEY

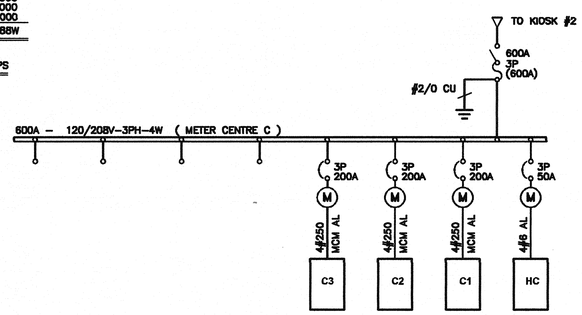
(BUILDING B)

CODE LOAD - BLDG 'C' - (FUTURE)

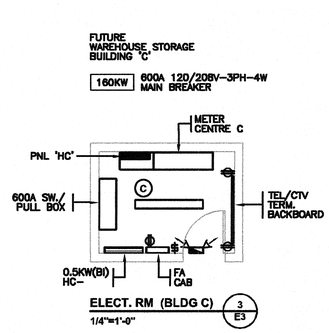
OFFICE BASIC 20M² X 50W =	1000W
W/HSE BASIC 2550M² X 5W =	12750
ELECT. HT. 127.5KW X 75% =	95625
MICRO WAVE	1000
REFRIDGE	1000
DHW TANK	1500
MECHANICAL ALLOW.	10000
MISC PWR ALLOW.	5000
	12788W

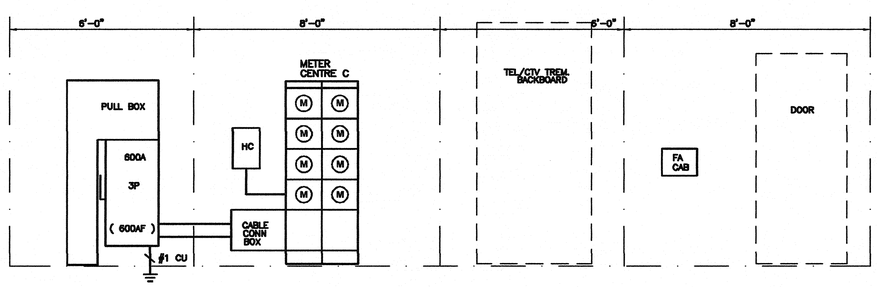
219140W X 125% = 159848W

AT 120/208V–3PH–4W = 444 AMPS



SINGLE-LINE - (BUILDING C)





MAIN ELECTRICAL ASSEMBLEY

(BUILDING C)

WARNER JAMES ARCHITECTS

incorporated m.a.i.b.c.

SEAL

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA R. J. SLADE

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